



**AUCTION SALE: JULY 13-15, 2026**  
**STARTING BID: \$350,000 | RESERVE AUCTION**

**OLD MILL MARKET PLACE**  
108.5+ ACRES | CANTON, TX 542 E DALLAS STREET, CANTON, TX 75103

Marcus & Millichap  
FLUELLEN-HOOVER  
MULTIFAMILY GROUP

# ONLINE AUCTION

**R MARKETPLACE**

Starting Bid: \$350,000

Auction Dates: July 13-15, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

## AUCTION DATE

The Auction end date is set for July 13-15, 2026

## RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

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## *The Offering*

Property	Old Mill Marketplace
Address	542 E Dallas St, Canton, TX 75103
County	Van Zandt
Site	108.5+ acres
Auction Dates	July 13–15, 2026
Starting Bid	\$350,000 (Reserve Auction)

## Investment Highlights

*108.5+ acres adjacent to First Monday Trade Days*

America’s largest and longest-running outdoor flea market.  
Over 100,000 shoppers per Trade Days weekend.

*60+ acres inside Canton city limits zoned FMB-A1  
(First Monday Business District)*

48+ acres in Van Zandt County available for annexation  
and rezone. Planned Development optionality for  
residential or mixed-use.

*One hour from Dallas and DFW Metroplex  
eastward expansion*

Recent I-20 / FM 859 bridge replacement (completed  
2024–2025) improves regional access. All utilities to site.





## Existing Improvements

Metal Buildings	Approximately 23 metal buildings totaling 174,864 SqFt
Food Courts	Approximately 6,080 SqFt of food court structures
RV Hookups	Approximately 143 RV campsites/hookups
Mini Storage	Approximately 40 mini storage units

**Zoning & Parcels**

Inside Canton city limits	<b>60+ Acres</b> Zoned <b>FMB-A1</b> (First Monday Business District) diverse commercial uses
Outside city limits (county)	<b>48+ Acres</b> Unzoned, annexation / rezone optionality (PD potential)
Total	<b>108.5+ Acres</b> Multi-parcel; full roll in data room

**Utilities**

- Municipal water, sewer, and electricity to most parcels
- Natural gas, cable TV, internet, and phone available
- Northern parcels would require infrastructure extension for new development

**Additional Site Info**

FEMA Flood Zone	Zones A & X per Panel 48467C0300C (Dec 17, 2010); western portion in 100-yr zone, elevated areas unaffected
Existing Use	Flea market / vendor / RV park facility
Construction Era	1994–1995



# FIRST MONDAY TRADE DAYS

## THE LOCATION ADVANTAGE



Old Mill Marketplace sits adjacent to First Monday Trade Days — the largest and longest-running outdoor flea market in the United States. The market draws shoppers from Texas, Louisiana, Oklahoma, and beyond, generating monthly demand surges that are unmatched in the region.

<b>First Monday Trade Days</b>	<b>Over 400 acres</b>
<b>Vendors:</b>	<b>Over 5,000</b>
<b>Visitors:</b>	<b>Up to 100,000+ shoppers per weekend</b>
<b>Covered Shopping:</b>	<b>Over 700,000 sf</b>
<b>Schedule:</b>	<b>Thursday–Sunday before the first Monday of each month, year-round</b>
<b>Anniversary:</b>	<b>153rd in September 2026</b>

## Canton & Van Zandt County

- 66,994 Van Zandt County population (2026)
- +19.6% Population growth since 2010
- 1 hour Drive time from Dallas
- \$83,273 5-mile average household income

Canton is the retail hub of Van Zandt County and a Texas Main Street community. Recent infrastructure investment includes the I-20 / FM 859 bridge replacement (completed 2024–2025). The Canton Economic Development Corporation (Type B) offers infrastructure grants, tax abatements, sales tax rebates, downtown rent subsidies, and low-interest financing for qualifying projects.

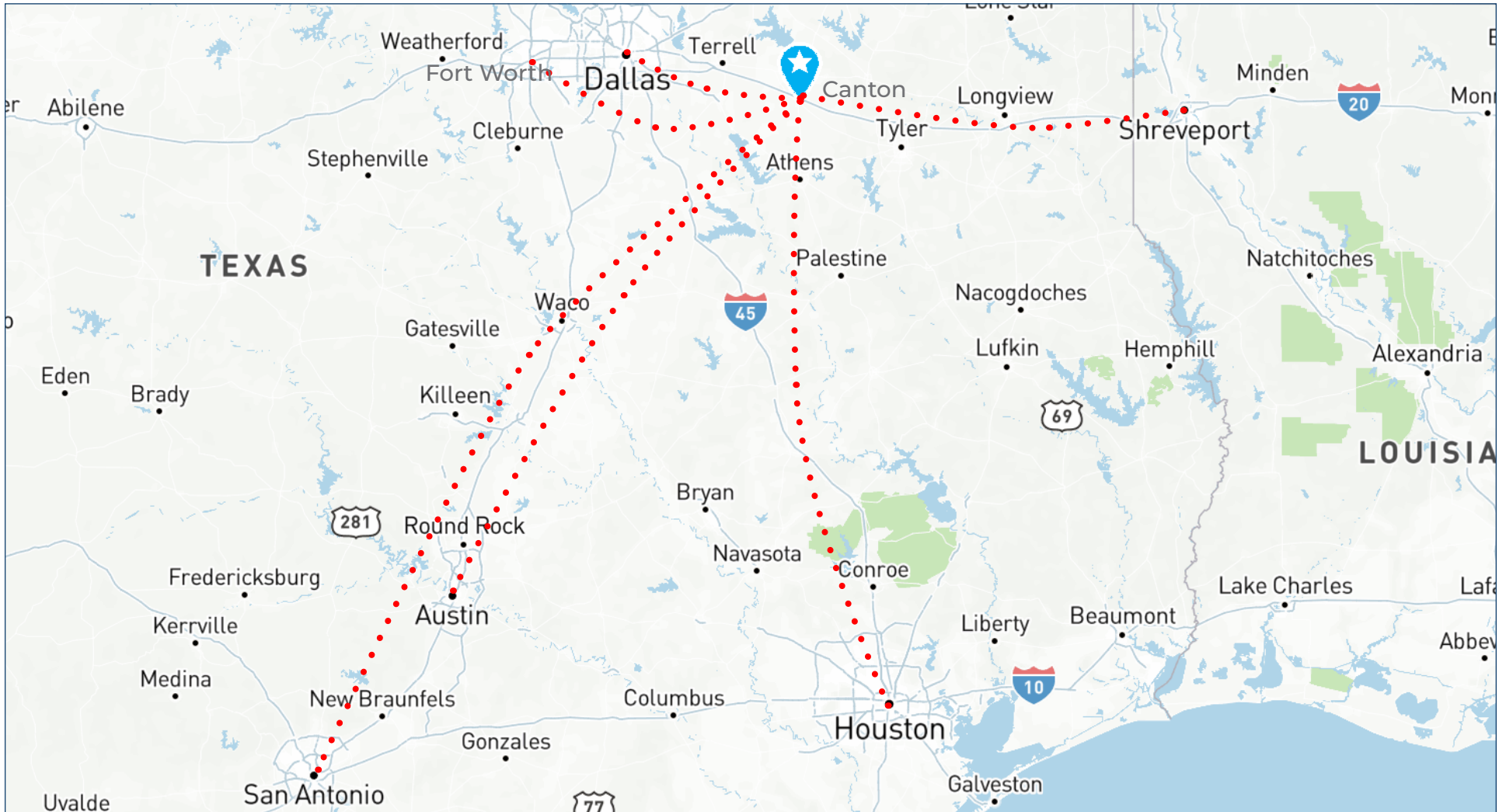
DFW Metroplex eastward expansion continues to drive housing, retail, and mixed-use demand in communities along the I-20 corridor.

## Key Corridors

- I-20: direct east-west access to DFW and Shreveport
- State Highway 64: site frontage (E Dallas St)
- FM 17: secondary site frontage
- State Highway 19: north-south corridor through Canton

## Regional Drive Times from Canton

Dallas	1 hour
Fort Worth	1.5 hours
Shreveport	2 hours
Houston	3.5 hours
Austin	3.5 hours
San Antonio	4 hours





## Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

● **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

● **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David Fersing	TX 415687	David.Fersing@MarcusMillichap.com	(972) 755-5151
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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