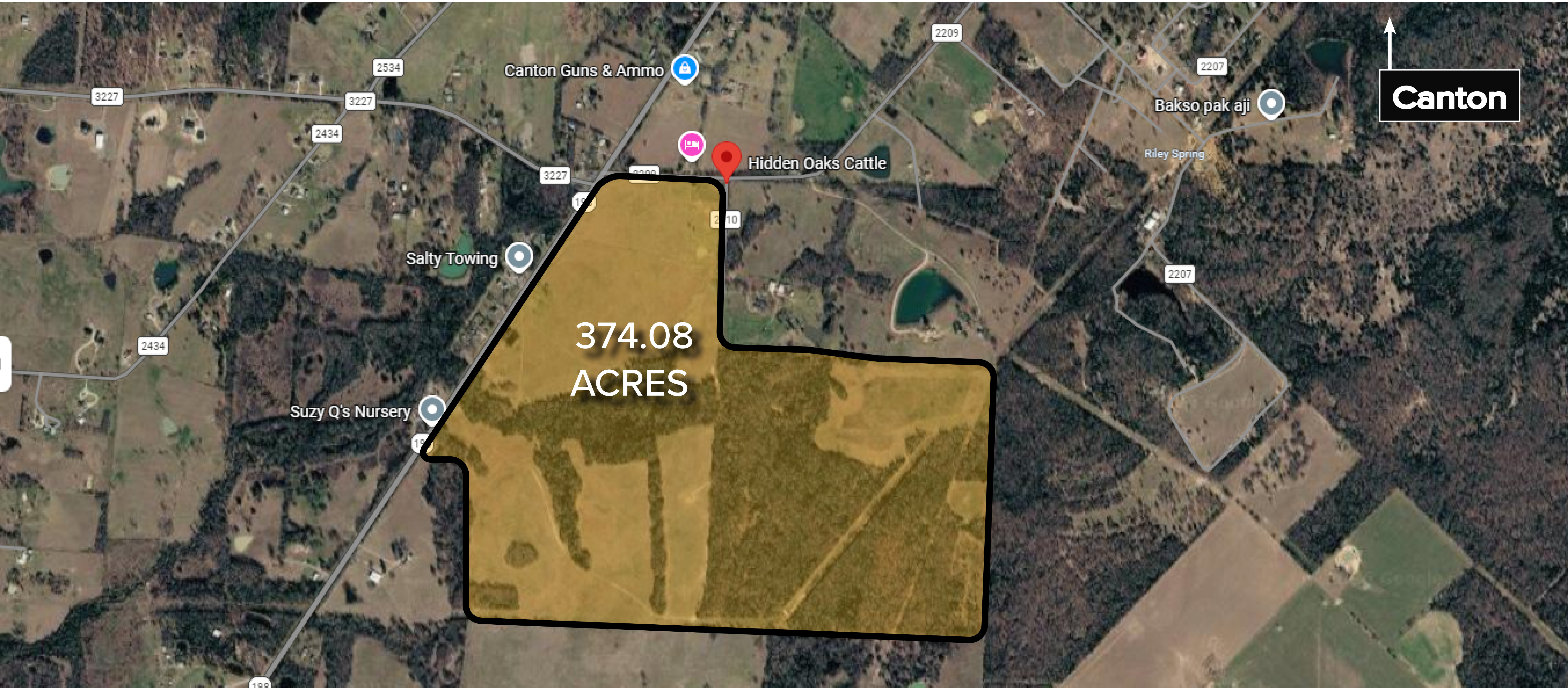
FOR SALE • COMMERCIAL LAND - Stanford Farm

South of 310 County Road 2210, Canton, TX 75103 • Van Zandt County

Note: These are approximate boundaries; please refer to the survey for the exact property lines.



- 0.5-Mile of Direct Frontage on TX-198
- Artesian Water Well
- Well-Maintained Roads & Trail System
- Less than 10 Minutes from Downtown Canton
- Flexible Zoning - Outside of City Limits
- A-Rated Canton ISD

Commercial Land | Size — 374.08 AC

the multifamily group.

Chris Siemasko c. 224.515.0607

Investment Strategy

Summary:

The Multifamily Group is pleased to present the exclusive offering of Stanford Farm, a 374.08-acre tract located just south of Canton, Texas, along TX-198 in Van Zandt County. The property offers approximately 0.5 miles of frontage on TX-198 with multiple access points and is positioned less than ten minutes from downtown Canton while remaining outside city limits.

Approximately 190-210 acres consist of productive pastureland, complemented by gently rolling terrain, mature hardwoods, multiple ponds, an artesian water well, and the scenic Wet Lacy Fork Creek traversing the property. An established network of roads and trails provides easy access throughout the ranch, making it ideal for agricultural, recreational, residential, or future development opportunities.

Property Details

General

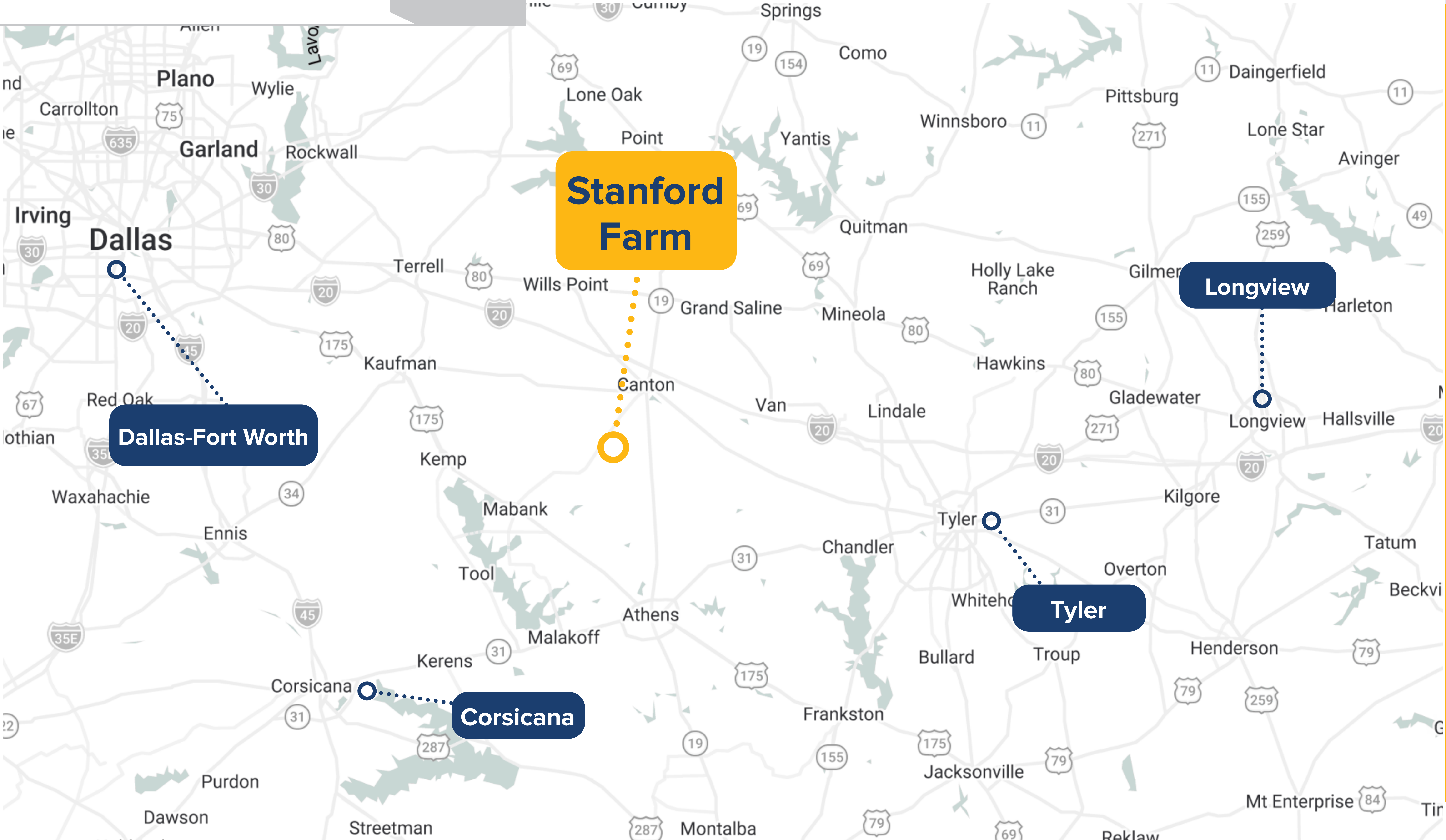
Address	South of 310 County Road 2210, Canton, TX	Utilities	Artesian Water Well
Site Size	374.08 Acres	Water Features	Wet Lacy Fork Creek & Ponds
Zoning	OCL (Outside of City Limits)	Terrain	Gently Rolling Pasture & Wooded Areas
Frontage	Approx. 0.5 Miles on TX-198	School District	Canton ISD
Access	TX-198 & County Road 2209	Flood Zone	Partially in a Flood Zone

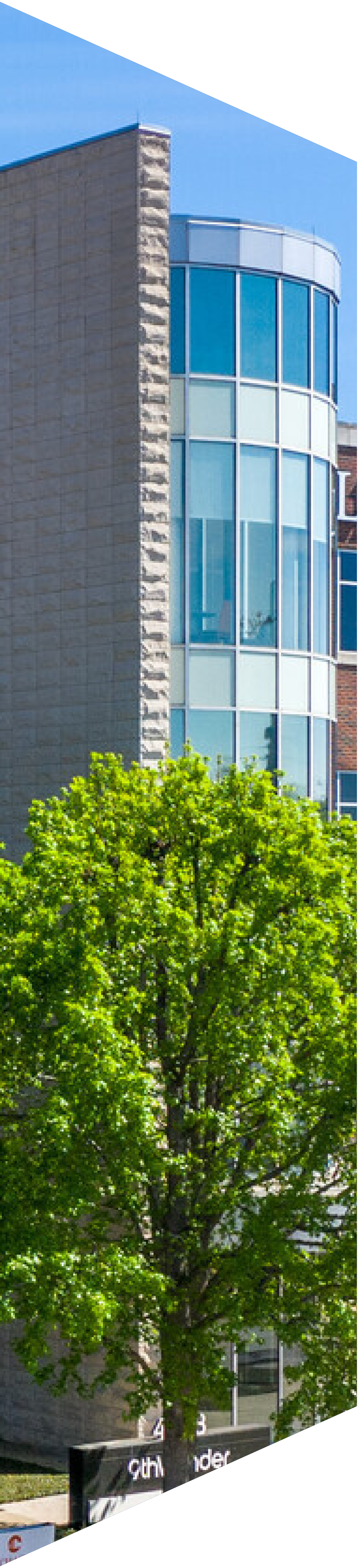
County Appraisal District Link

Investment Highlights:

- ±374.08 Acres with Approximately 0.5 Miles of TX-198 Frontage
- Less Than 10 Minutes South of Downtown Canton
- Multiple Access Points from TX-198 & County Road 2209
- Outside City Limits with Flexible Development Potential
- Artesian Water Well, Wet Lacy Fork Creek & Multiple Ponds
- Gently Rolling Terrain with Productive Pastureland
- Existing Road & Trail Network Throughout the Property
- A-Rated Canton ISD

Location


Stanford Farm
Dallas-Fort Worth
Corsicana
Tyler
Longview
Springs
Como
Lone Oak
Point
Yantis
Winnsboro
Pittsburg
Daingerfield
Lone Star
Avinger
Plano
Wylie
Carrollton
Garland
Rockwall
Irving
Dallas
Terrell
Wills Point
Grand Saline
Mineola
Quitman
Holly Lake Ranch
Gilmer
Kaufman
Canton
Van
Lindale
Hawkins
Gladewater
Hallsville
Red Oak
Kemp
Waxahachie
Ennis
Mabank
Tool
Chandler
Overton
Kilgore
Tatum
Athens
Malakoff
Kerens
Bullard
Troup
Henderson
Frankston
Jacksonville
Purdon
Dawson
Streetman
Montalba
Mt Enterprise
Reklaw



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Disclaimer

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The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

Neither The Multifamily Group Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future condition, operations or financial performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property based on certain assumptions. These assumptions may or may not be proven to be correct, and there can be no assurance that such results will be achieved. Further, The Multifamily Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of those materials shall not look to Owner or The Multifamily Group Advisor nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Multifamily Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

2-10-2025

TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date


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CANTON