

Highway Retail-Flex with Frontage and Expansion Acreage for Sale

ADAPTIVE-REUSE OPPORTUNITY NEAR I-20



±6,250 SF Commercial Facility
±13.76 Acres Across Two Parcels
State Highway 64 Frontage
Approximately 0.2 Miles From I-20
Indoor and Outdoor Use Areas

29993 SH 64 | Canton, TX 75103

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Property Overview

CONNECTED | ADAPTABLE | EXPANSIVE

A ±6,250-square-foot highway-front commercial facility on approximately 13.76 acres, positioned less than half a mile from Interstate 20 in Canton.

For Info:
Kevin Weable, CCIM | 214.801.7787



Property Overview

HIGHWAY-FRONT FACILITY WITH ADAPTABLE ACREAGE

M&D CRE is pleased to present 29993 State Highway 64, an approximately 6,250-square-foot commercial facility on ±13.76 acres in Van Zandt County. Positioned along State Highway 64 approximately 0.2 mile south of Interstate 20, the property provides convenient regional access and visibility within an established commercial and highway-service corridor.

The existing one-story metal building is configured with a storefront, sizeable employee or production workspace, private office, storage room, restroom and three specialized indoor range areas. The facility also includes concrete and vinyl flooring, three pedestrian doors, one roll-up or sliding door, electric heating, refrigerated air conditioning and a security system. The existing configuration may support continued recreational, sporting-goods or specialty retail use, while also providing a framework for conversion to showroom, service-commercial, flex, contractor or other owner-user operations.

The acreage extends behind the commercial improvements and has historically supported outdoor recreational areas and wooded trails. Approximately 4.50 acres were previously reported in a flood zone. The property is reported outside Canton city limits with no municipal zoning identified, providing potential flexibility subject to county requirements, deed restrictions, utility capacity and buyer due diligence.

For more information, contact **Kevin Weable, CCIM** at **214.801.7787** or kevin@mdcregroup.com.

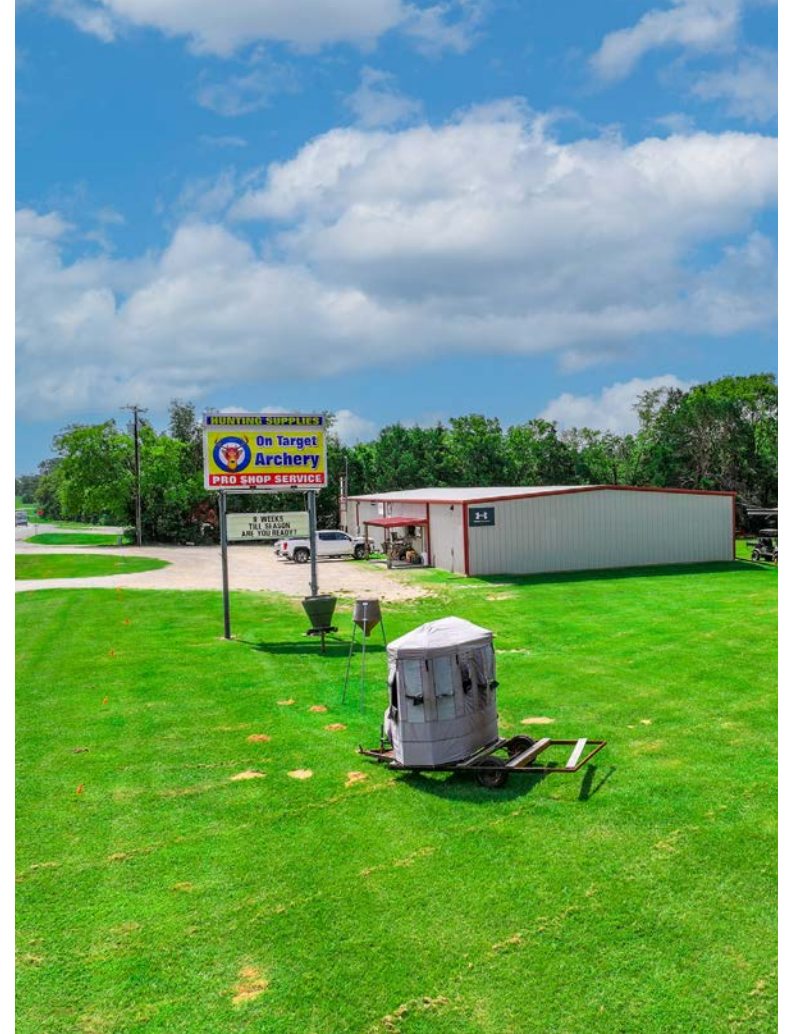
Land Size	±13.76 Acres
Offering	Land and Improvements
Building Size	±6,250 SF
Parking	20 Parking Spots
County	Van Zandt County
Parcels	R000037689 & R000037670
Utilities	Reported Electricity, Water & Sewer



For Info:
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29993 SH 64—CANTON



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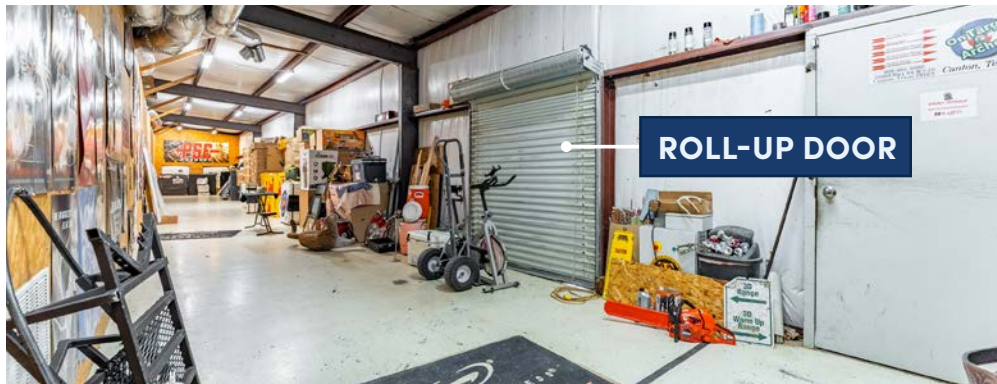
29993 SH 64—CANTON



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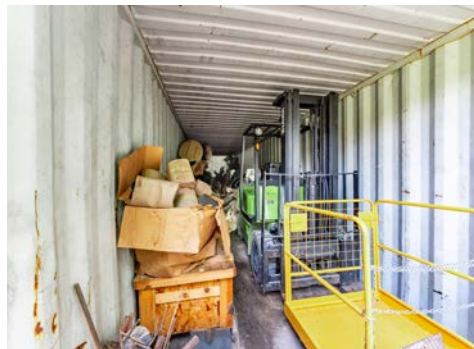
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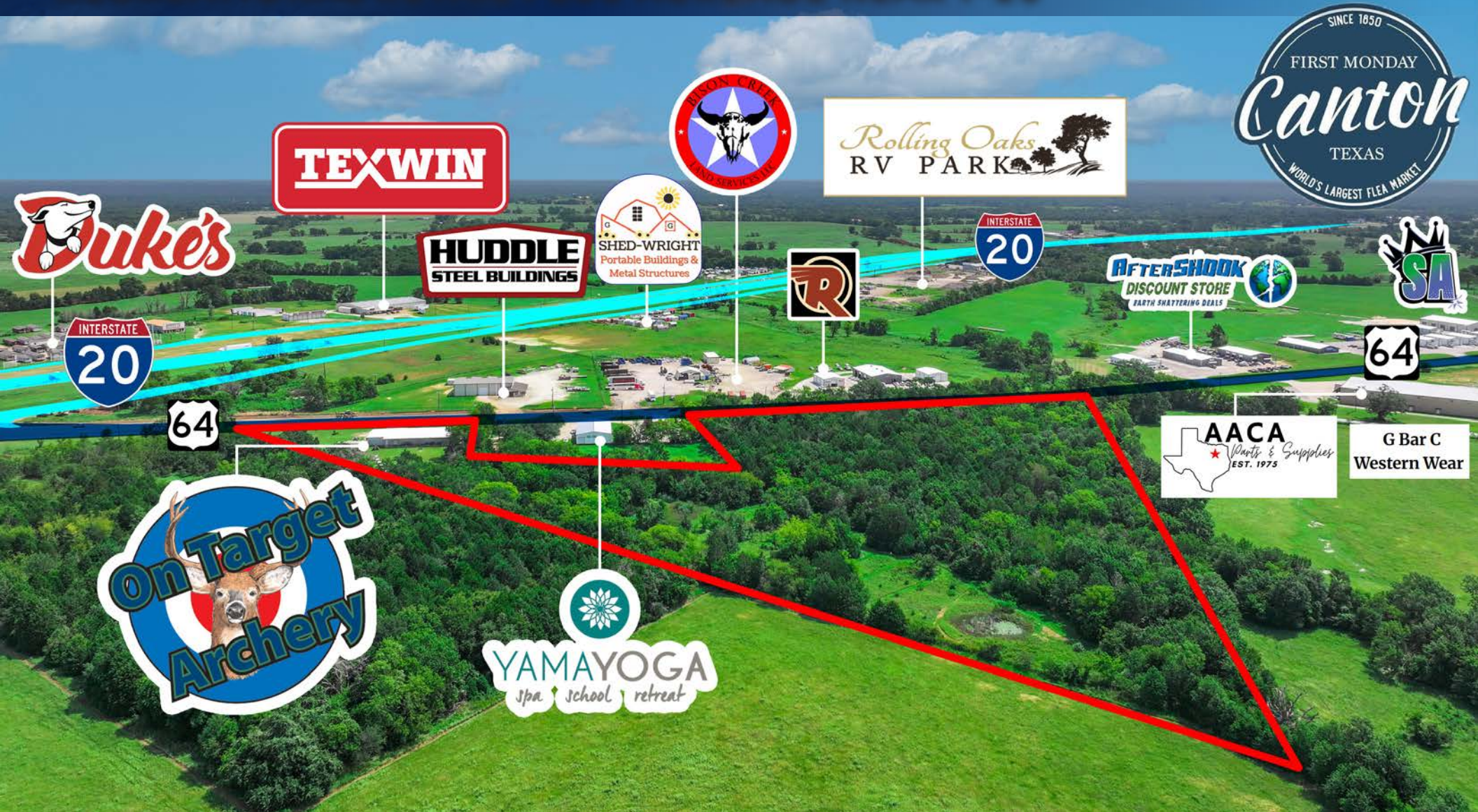
Highlights

- ±6,250 SF Commercial Facility
- ±13.76 Acres Across Two Parcels
- ±0.2 Miles From I-20
- Direct SH 64 Frontage
- Outside Canton City Limits
- Existing Retail and Work Areas
- Three Specialized Indoor Range Areas
- Established Outdoor Use Areas
- ±20 Parking Spaces
- One Roll-Up or Sliding Door
- No Municipal Zoning Reported
- Owner-User or Adaptive-Reuse Potential

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RECREATIONAL RETAIL PLUS ACREAGE NEAR I-20



Location Overview

Located near the I-20 and State Highway 64 interchange, the property offers regional connectivity between Canton, Terrell, Tyler and the greater East Texas market.

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Canton, Texas— East Texas Access with Regional Reach

Canton, TX Overview

Canton is the county seat of Van Zandt County and occupies a strategic position along Interstate 20 approximately 60 miles east of Dallas. The city serves local residents, surrounding rural communities, highway travelers and visitors drawn to Canton's nationally recognized First Monday Trade Days.

The property lies along State Highway 64 approximately half a mile south of I-20, within a corridor containing truck service, equipment, building-supply, manufactured-housing and highway-oriented commercial businesses. This setting supports uses that benefit from regional accessibility, highway visibility, outdoor operational space and proximity to both DFW and East Texas markets. The prior marketing material reported more than 49,000 vehicles per day along nearby I-20.

±0.1 Mi

to Interstate-20
from Property

1 MIN—Google Maps

24,325

2026
Population

15 MIN—ESRI

\$274,965

2026 Median
Home Value

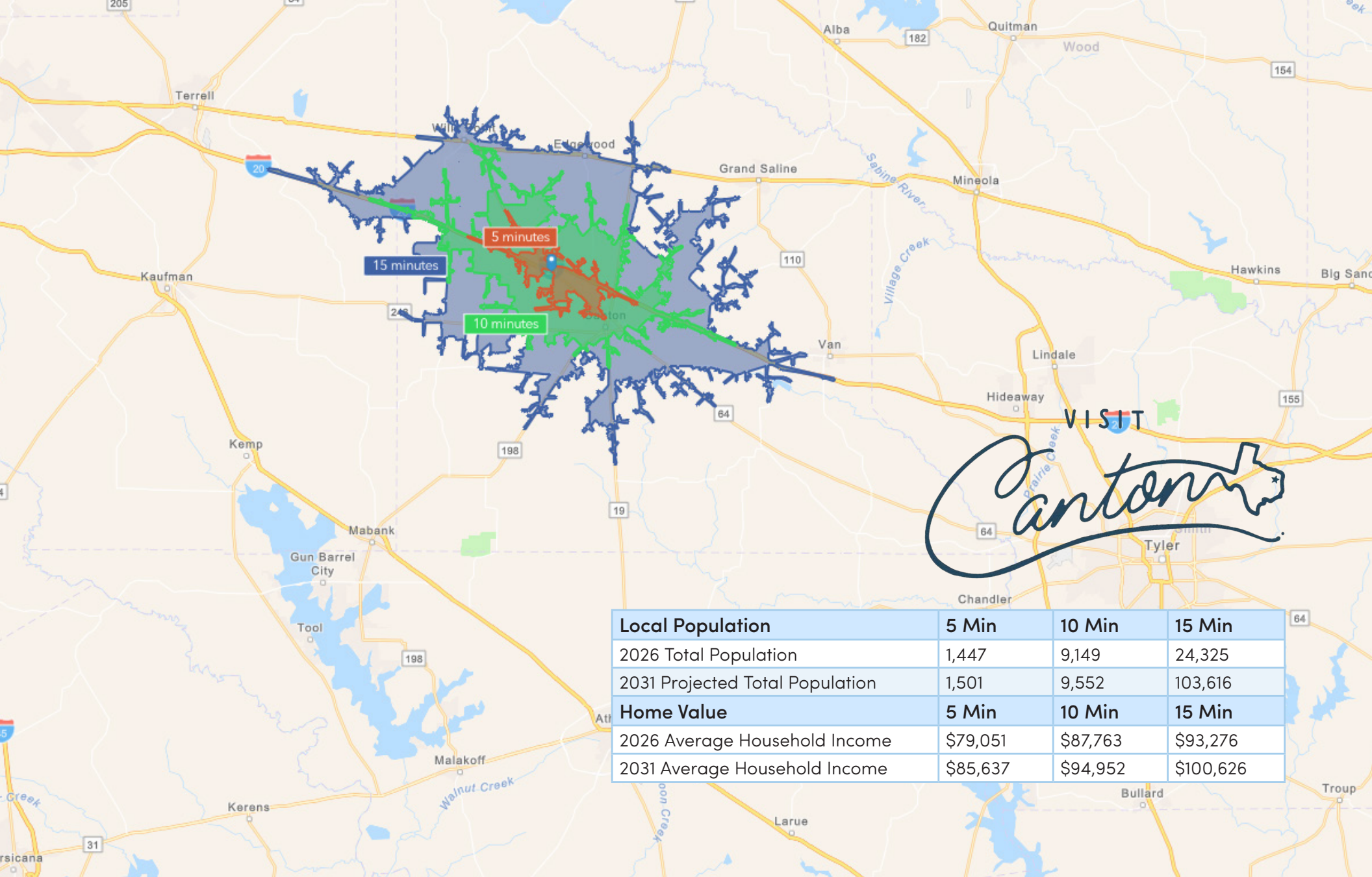
15 MIN—ESRI

\$93,276

Avg Household
Income

15 MIN—ESRI





Local Population	5 Min	10 Min	15 Min
2026 Total Population	1,447	9,149	24,325
2031 Projected Total Population	1,501	9,552	103,616
Home Value	5 Min	10 Min	15 Min
2026 Average Household Income	\$79,051	\$87,763	\$93,276
2031 Average Household Income	\$85,637	\$94,952	\$100,626

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±13.76 ACRES

CLOSE PROXIMITY TO I-20

215' FRONTAGE

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