

0 State Hwy 19, Canton TX

±11.75 Acres—Subdividable to ≥1 Acre
State Highway 19 Frontage
Growing Trade Area Population
Market Ideal for Retail & Service Uses
Prime Hwy 19 Frontage & Visibility

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Property Overview

M&D CRE is pleased to present a prime ground lease opportunity on ±11.75 acres with prominent State Highway 19 frontage in Canton, Texas, positioned within a growing and affluent rural trade area.

Listed By:
Shane Hendrix | 214.460.8926



Property Summary

M&D CRE is pleased to present a prime commercial land opportunity totaling ±11.75 acres (511,830 SF) along State Highway 19 in Canton, TX. This versatile site features substantial highway frontage and can be subdivided to accommodate parcels as small as one acre, offering flexibility for a range of commercial uses including retail, restaurant, service, or light industrial development. The property supports tailored site planning with ample space for parking, circulation, and phased development.

Positioned within a growing Canton trade area, the property benefits from a stable and increasingly affluent population base, supported by strong household incomes, high homeownership rates, and consistent population and household growth—driving long-term demand for retail and service-oriented uses.

The site offers excellent accessibility via State Highway 19, a primary north-south corridor serving local commuters and regional traffic. With a highly drive-oriented demographic and limited nearby commercial competition, the property is well-positioned to capture demand from both residents and daytime traffic within the surrounding area.

Contact Shane Hendrix for more information at 214.460.8926.

Size	±11.75 Acres
SF	511,830
Typography	Level
Option to Subdivide	Yes ≥ 1 Acre
Site Planning	Flexible Layout & Variety
Access	Direct/Efficient Ingress/Egress
Phasing	Supported/Multi-Tenant Dev
Parking	Ample Capacity



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Opitz Dairy

**Cool Springs
Cemetery**

**R B
Fabrication**

**Twin Lakes
Nursery**



MES (2024) Distribution Airbus DS

Listed By:
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Highlights

±11.75 Acres with High
Visibility & Accessibility

Level Topography on
Strategic Highway 19
Frontage

Subdividable to ±1
Acre Parcels

Flexible Commercial
Zoning Potential

Supports Retail,
Restaurant, Service, or
Light Industrial Uses

Functional Site Layout
for Development

Suitable for Phased
Development

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Shane Hendrix | 214.460.8926



Location Overview

Canton, Texas is a growing East Texas community known for its regional draw, anchored by the nationally recognized First Monday Trade Days and steady small-market expansion.

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Shane Hendrix | 214.460.8926



Canton, TX — A Drive-Oriented Market with Proven Retail Demand

Canton, TX—Overview

Canton, Texas is a growing regional trade area in East Texas, supported by steady population and household growth and a stable, predominantly owner-occupied housing base. The 15-minute population is projected to exceed 15,500 by 2030, supporting long-term demand for commercial services. The area offers a strong income profile, with average household incomes reaching approximately \$119,836 within a 5-minute radius and over \$92,000 within 15 minutes, supporting demand for retail, restaurant, and service uses. The market also benefits from a daytime population exceeding 15,000 within 15 minutes and a highly drive-oriented demographic, reinforcing the value of highway-accessible locations. Overall, Canton presents a stable and expanding market with a solid foundation for continued commercial growth.

15,533

2030 Projected
Total Population
(15 Min)

\$321,868

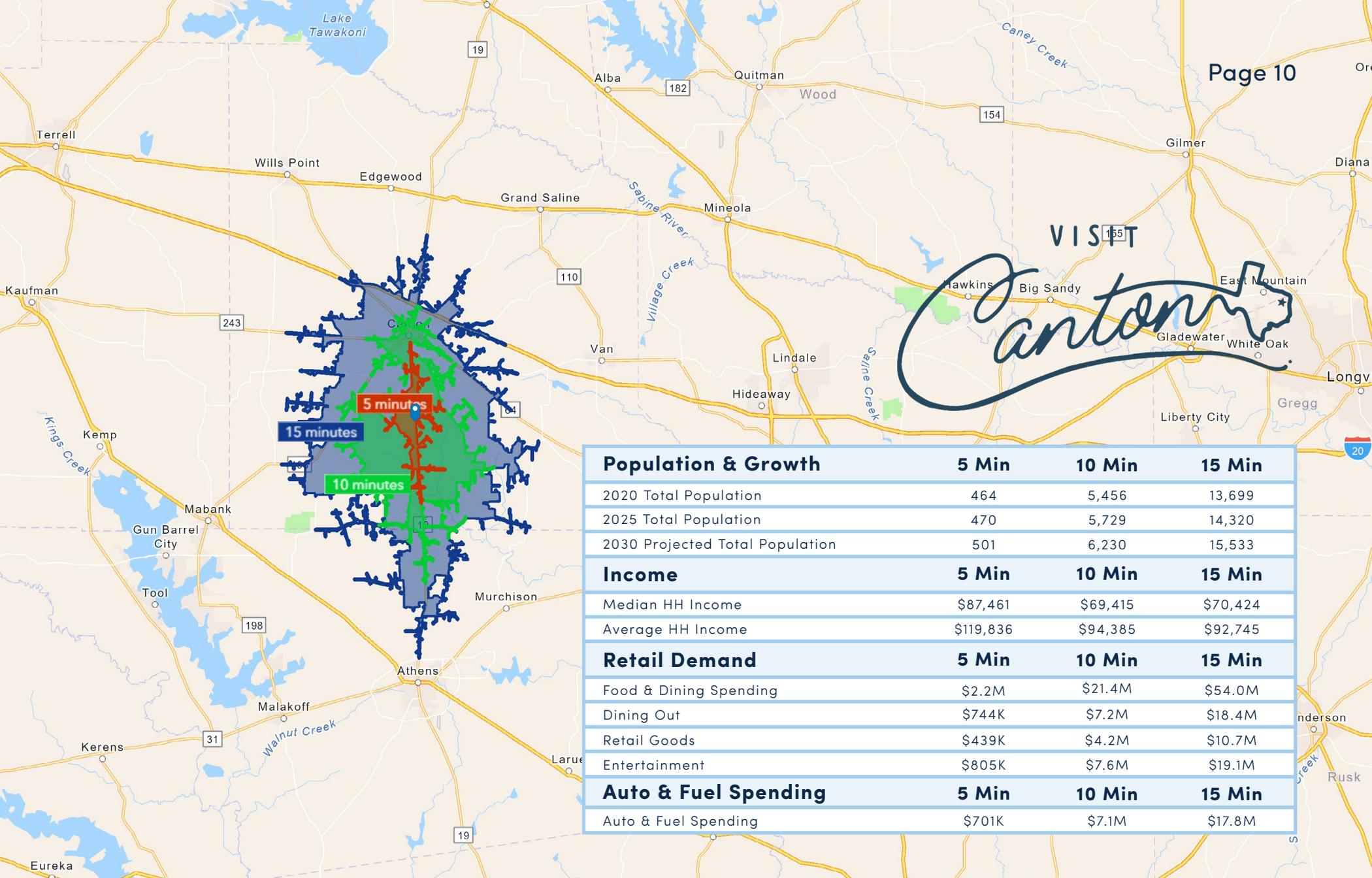
Avg Home
Value
(15 Min)

\$119,836

2025 Average
HH Income
(5 Min)

15,247

2025 Daytime
Population
(15 Min)



Population & Growth	5 Min	10 Min	15 Min
2020 Total Population	464	5,456	13,699
2025 Total Population	470	5,729	14,320
2030 Projected Total Population	501	6,230	15,533
Income	5 Min	10 Min	15 Min
Median HH Income	\$87,461	\$69,415	\$70,424
Average HH Income	\$119,836	\$94,385	\$92,745
Retail Demand	5 Min	10 Min	15 Min
Food & Dining Spending	\$2.2M	\$21.4M	\$54.0M
Dining Out	\$744K	\$7.2M	\$18.4M
Retail Goods	\$439K	\$4.2M	\$10.7M
Entertainment	\$805K	\$7.6M	\$19.1M
Auto & Fuel Spending	5 Min	10 Min	15 Min
Auto & Fuel Spending	\$701K	\$7.1M	\$17.8M

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Shane Hendrix

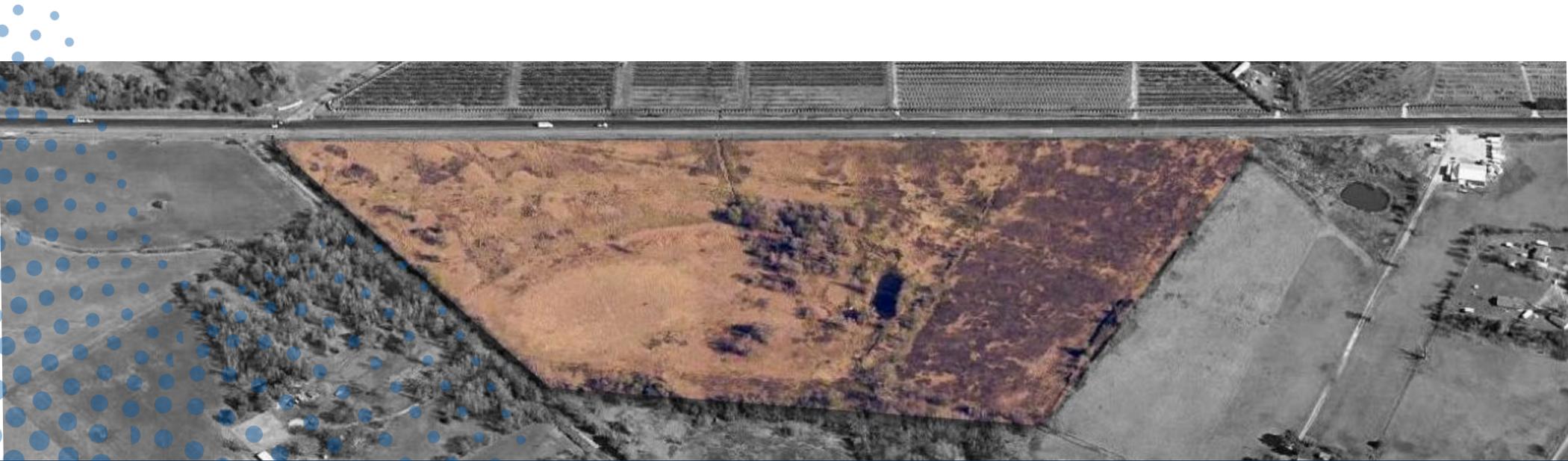
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Information About Brokerage Services

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

2-10-2025



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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Buyer/Tenant/Seller/Landlord Initials	Date		