



Market Rules & Bylaws

The Railcar Indoor Market is a seasonal extension of Railcar Farmers Market, created to keep our community connected and support local small businesses throughout the fall and winter months. The Indoor Market brings together food producers, bakers, artisans, artists, and small businesses offering quality products to the Van Alstyne community.

Vendor Categories

Agricultural & Specialty Food Producers

- Farmers, ranchers, growers, beekeepers, and other producers selling products they grow, raise, harvest, or produce.
- Locally sourced agricultural products and specialty food items may be accepted when appropriate for the market.
- Products must be accurately represented, safe for sale, and compliant with applicable regulations.

Cottage Foods & Manufactured Foods

- Baked goods, candies, jams, sauces, seasonings, packaged foods, and other culinary products.
- Vendors are responsible for researching and complying with applicable Texas Cottage Food laws, labeling requirements, food safety rules, and any requirements for production in an inspected commercial kitchen.

Prepared Food & Beverages

- Vendors offering freshly prepared food or drinks for immediate consumption, including hot or cold ready-to-eat items.



- Vendors must obtain all permits, licenses, and approvals required for their products and operations.

Artisans & Handmade Goods

- Handcrafted products made or designed by the vendor, including jewelry, art, ceramics, beauty and skincare products, soaps, home goods, and other artisan items.

Artists & Creative Businesses

- Original artwork, paintings, illustrations, photography, and other creative work produced by the vendor.

Home, Seasonal Decor & Gifts

- Seasonal decorations, home accessories, gift items, and specialty products that complement the market's small-business focus.
- All products are subject to approval by Swell Markets.

Sponsors

- Businesses or organizations supporting the market through sponsorship, promotional opportunities, or other approved contributions.
- Sponsorship does not automatically include permission to sell products.

Nonprofits & Community Partners

- Nonprofit, nonpartisan organizations and community groups may apply for space based on availability and approval.
- Examples include youth organizations, schools, service groups, educational demonstrations, and community-focused activities.



All vendor categories are subject to approval. Acceptance into one Swell Markets event does not guarantee acceptance into another.

Vendor Expectations & Booth Requirements

1. Booth Size & Equipment

- Each indoor vendor space measures 8 ft x 8 ft.
- Vendors must bring their own tables, tablecloths, signage, displays, shelving, chairs, and all other booth equipment.
- Swell Markets does not provide tables, linens, chairs, or display equipment for indoor vendor spaces.
- All equipment and merchandise must fit within the assigned space.
- Keep aisles, entrances, exits, and shared walkways clear at all times.
- Booths must be neat, professional, stable, and welcoming to shoppers.
- Vendors may not expand beyond their assigned space or occupy additional spaces without prior approval.

2. Vendor Fees & Reservations

- The standard vendor fee is \$20 per market date unless otherwise specified in the vendor's approval or reservation details.
- Reservations must be paid at least one day before the market date to allow the manager to complete the layout.
- Only approved vendors may reserve spaces through the vendor portal.
- Vendors may participate only in the dates and locations for which they have been approved.



- **Outdoor spaces, when offered, are separate from indoor spaces and require prior approval. Vendors must supply their own tents, weights, tables, and other equipment for any approved outdoor setup.**

3. Arrival, Setup & Market Hours

- **Vendors must arrive with enough time to unload, set up, and be completely ready to sell by 3:00 PM.**
- **Vendors are expected to remain open and ready to serve customers until 7:00 PM.**
- **Early departure is not permitted without prior approval from Swell Markets.**
- **If you sell out early, consider accepting preorders, promoting your social media pages, educating shoppers about your products, or visiting fellow vendors.**
- **Please be considerate of fellow vendors during setup and teardown.**

4. Professional Conduct & Customer Service

- **Treat customers, fellow vendors, Recreation Center staff, and market management with courtesy and respect.**
- **Greet shoppers warmly and represent your business professionally.**
- **Respect the facility, neighboring organizations, and all community members.**
- **No harassment, discrimination, disruptive behavior, or conduct that compromises the safety or experience of others will be tolerated.**
- **Vendors are responsible for their staff, helpers, and anyone representing their business.**

5. Product Standards & Restrictions

- **All products must be accurately represented and suitable for sale at a family-friendly community market.**
- **Vendors must sell only the product categories approved in their application.**
- **Resale, multi-level marketing (MLM), and mass-produced merchandise are not accepted.**
- **3D-printed products are not accepted.**



- Swell Markets reserves the right to decline products or ask a vendor to remove items that do not meet market standards or the approved product category.
- Vendors may not transfer, sublet, or share their booth with another business without prior written approval.

6. Food Safety, Permits & Compliance

- Vendors are responsible for obtaining and maintaining all applicable permits, licenses, registrations, insurance, and approvals required for their business and products.
- Food vendors must comply with applicable Texas food safety regulations, labeling requirements, and local health department requirements.
- Vendors must accurately disclose ingredients and allergens as required by law.
- Vendors are responsible for safe storage, handling, transportation, and display of their products.
- Approval by Swell Markets does not constitute a determination that a vendor's products or business comply with all applicable laws.

7. Parking & Unloading — READ CAREFULLY

Our new location is shared with the Senior Center. Vendors must follow all parking and unloading instructions to protect our relationship with the facility and surrounding neighborhood.

ABSOLUTELY NO VENDOR PARKING IN THE RECREATION CENTER PARKING LOT. This lot is designated for Senior Center use and shoppers.

- Permitted street parking: Parallel parking spaces along the WEST side of W A Denton Dr.
- Field parking: The field north of the Recreation Center may be used only when the ground is dry. Do not use the field on rainy days or after several days of rain.
- NO PARKING ON THE EAST SIDE OF W A DENTON DR AT ANY TIME, including unloading and loading.
- DO NOT BLOCK RESIDENTIAL DRIVEWAYS AT ANY POINT, including during unloading, loading, setup, and teardown.
- If you cannot use an approved parking area, find another legal parking location.



Unload promptly and move your vehicle to an approved parking location before completing your booth setup. These rules apply throughout the entire event, including setup and teardown. Share these instructions with anyone helping you transport supplies.

Failure to follow parking instructions may jeopardize your ability to participate in future markets.

8. Electricity & Facility Use

- **Do not assume electrical outlets are available for vendor use.**
- **Electricity may be used only with prior approval from Swell Markets and the facility, where applicable.**
- **Vendors must not create trip hazards with cords or equipment.**
- **Do not attach signage, decorations, or other materials to facility walls, doors, or fixtures without permission.**
- **Protect the facility and leave your assigned area clean and in its original condition.**
- **Vendors are responsible for damage caused by themselves, their staff, equipment, or guests.**

9. Trash & Cleanup

- **Vendors must collect and remove all trash, packaging, and waste generated by their business.**
- **Do not leave merchandise, boxes, supplies, or other belongings behind.**
- **Leave your assigned space clean at the end of the market.**
- **Follow any additional cleanup or facility instructions provided by market management.**

10. Refunds, Cancellations & Credits

- **Vendor fees are generally nonrefundable once paid.**
- **If a vendor cannot attend a reserved date, any request to transfer the fee to a future market date must be communicated to Swell Markets in advance and is subject to approval and availability.**



- No transfer or credit is guaranteed.
- If Swell Markets cancels a market date, a credit or other resolution will be communicated to affected vendors.
- Vendors who fail to attend without notifying management may forfeit their fee.
- Swell Markets reserves the right to make operational adjustments when necessary.

11. Market Management & Participation

- Vendor acceptance and continued participation are at the discretion of Swell Markets.
- Applications are reviewed based on product suitability, available space, market balance, and the needs of the event.
- Submitting an application does not guarantee acceptance.
- Swell Markets may deny or revoke participation for failure to follow these rules, misrepresentation in an application, nonpayment, unsafe practices, or conduct that negatively affects the market or facility.
- Vendors must follow reasonable instructions from Swell Markets and facility management.

Communication

Communication with the market manager is essential. Questions, attendance changes, cancellations, and transfer requests should be submitted in writing by email and confirmed by the market manager.

Please include your business name and the specific market date in all communications. If you send an email about an urgent matter, please send a text to let me know.

Ashley Higdem
Swell Markets & Events, LLC
Text: 972.836.9044
Email: hi@swellmarkets.com



Disclaimer & Agreement

- Swell Markets & Events, LLC reserves the right to interpret and enforce these rules, make reasonable operational adjustments, and determine vendor eligibility. Vendors are responsible for their merchandise, equipment, staff, transactions, and compliance with applicable laws and regulations.
- The term “Vendor” includes the approved applicant, employees, assistants, contractors, and other individuals representing or providing support to the vendor's business.
- By submitting a vendor application and participating in the Railcar Indoor Market, the applicant acknowledges that they have read, understood, and agree to comply with these rules and bylaws, as well as any additional instructions provided by Swell Markets.
- Failure to comply may result in removal from a market date, loss of fees, or denial of future participation.