



# DALHART, TX

*TOO GREAT FOR JUST ONE COUNTY!*

## GREAT DEVELOPMENT OPPORTUNITY

This building is where US Highways 87, 385, and 54 intersect. Key roads visible include Railroad Street, Liberal Street, and Denver Avenue, along with the BNSF Dallhart Subdivision and UP Tucumcari Subdivision railway lines. Several local businesses are marked, such as Wolf Express Laundry and Bartlett's Lumber, along with a Toot'n Totum convenience store. The map highlights a mix of commercial and residential buildings, parking areas, and railway crossings near the junction of the highways.

For More Information Contact Us at: [DalhartEDC@DalhartTX.gov](mailto:DalhartEDC@DalhartTX.gov) or (806) 244-5511

# Annual Average Daily Traffic

U.S. Highway 54 at U.S. Highway 87 14,499 VPD  
U.S. Highway 87 at U.S. Highway 385 10,337 VPD  
U.S. Highway 87 at E. 2nd St. 15,504 VPD



THINK OF THE POTENTIAL!

RETAIL/RESTAURANT  
**110 Denrock Avenue**  
 110 Denrock Ave., Dalhart, TX 79022



**Site Details**

City Limits ..... Yes      Municipality ..... Dalhart, TX

**Building Size**

Building Size ..... 17,832 SF

**Building Details**

Building Status ..... Existing      Year Built ..... 1908  
 Number of Buildings ..... 1.00      Vacant ..... Yes

Building Features: 24 Hour Access, Freeway Visibility, High Ceilings, Within City Limits  
 Building Details: The property offered was formerly the Dalhart Fire Department, providing a unique opportunity to redevelop a historic municipal facility for new use.

**Land and Utilities**

Land (Acres) ..... 0.56 Acres	Land (SF) ..... 24,500 SF
Lot Frontage ..... 144.00 FT	Lot Depth ..... 99.00 FT
Subdividable ..... Unknown	Zoning ..... Commercial
Electricity ..... Yes	Water ..... Yes
Water Provider ..... City of Dalhart	Wastewater ..... Yes
Wastewater Provider ..... City of Dalhart	Telecommunications ..... Yes
Telecommunications Provider ..... ZAYO-360	Yard ..... No
Fenced ..... No	Body of Water ..... No

Minimum Divisible: 1.61  
 Additional Details: This map shows the drive time zones around 100 W. 2nd St., Dalhart, TX 79022. The colored areas represent the distance that can be traveled by car in 15, 30, and 60 minutes under typical traffic conditions.

**Incentives and Abatements**

Incentive Zone ..... Yes      Tax Incentives ..... Yes  
 Abatements ..... Yes

Incentive Zones: New Market Tax Credit (NMTC)

Incentive Zone Details: The property is in a High Opportunity Area and eligible for an Emergency Relief Program (ERP) census tract incentive, Community Development Block Grant (CDBG) incentives, New Market Tax Credit (NMTC), and a 48C tax credit (not energy community portion). It is not in an Opportunity Zone or CDFI investment area. These federal and community incentives may provide benefits for property development, investment, and improvement.

Tax Incentives: The property is within an Emergency Relief Program (ERP) eligible census tract, making it potentially eligible for related incentives and abatements. It also qualifies for New Market Tax Credit (NMTC) incentives, and Community Development Block Grant (CDBG) incentives as it is in a nonentitlement area. The property is eligible for a 48C tax credit (but not for the energy community portion). These incentives may provide tax credits and funding for qualifying developments and improvements.

Additional Details: The site is eligible for several incentive and abatement programs: it is located within an Emergency Relief Program (ERP) eligible census tract and a Community Development Block Grant Nonentitlement area. The property is also eligible for New Market Tax Credits and a 48C tax credit (excluding the energy community portion). The site qualifies as a High Opportunity Area (2024) but does not meet criteria for poverty, unemployment, or economic distress. It is not in an Opportunity Zone, an empowerment zone, or a CDFI investment area.

## Roads

Property Access ..... Yes      Road Constraints ..... No

Road	Type	Distance
 U.S. HWY 54	Highway	0.0 miles
 U.S. HWY 87	Highway	0.0 miles

Additional Details: This map shows the drive time zones around the selected site. The colored areas represent the distance that can be traveled by car in 15, 30, and 60 minutes under typical traffic conditions.

## Airports

Airport	Type	Distance
 Dalhart Muni	General Aviation Airport	3.7 miles
 Stratford Field	General Aviation Airport	32.9 miles
 Moore County	General Aviation Airport	36.9 miles

Additional Details: The drive time map provides visual information about access to the site from various time intervals (15, 30, and 60 minutes) of travel under typical traffic.

## Taxes

Special Assessments ..... No      Transfer Tax ..... No

## Acquisition

Status ..... Sale      Real Estate Representative ..... No

Sale Price is Negotiable Yes

Sale Terms: This is a property owned by the Dalhart Economic Development Corporation

Conditions & Opportunities: Improvement Allowance, Potential for Rezoning Approval, Redevelopment Project

Parcel ID 13291

Legal Description LOTS 4-10 BLK 41 TOWNSITE FIRE STATION

Additional Details: Contact Economic Development at 806-244-5511 or [DalhartEDC@DalhartTX.gov](mailto:DalhartEDC@DalhartTX.gov) for more information

This report includes information from public records, third-party sources, and content provided by local organizations. Certain data elements have been sourced or interpreted using automated technologies. While efforts are made to ensure accuracy, the information may be incomplete, outdated, or contain errors. No warranties are provided regarding the reliability, legal status, or fitness of the property for any specific use. Users should verify all information prior to use.

# Laborshed Workforce

Dalhart Texas - 60 mile radius



<b>Labor Force Participation</b>				
Total population 16-64		29,342		
Civilian labor force		23,604	80.4%	
Employed		23,141	98.0%	
Unemployed		463	2.0%	
Women in labor force		9,614	40.7%	
<b>Unemployment</b>				
Unemployment rate				2.00%
<b>Workforce Composition</b>				
Private wage and salary workers		16,338	74.4%	
Government workers		3,344	15.2%	
Self-employed		2,146	9.8%	
Unpaid family workers		123	0.6%	
<b>Earnings</b>				
Per capita income				\$31,301
Median household income				\$66,604
<b>Educational Attainment (age 25+)</b>				
High school graduate (includes equivalency)		11,418	36.9%	
Some college, no degree		5,323	17.2%	
Associate's degree		2,383	7.7%	
Bachelor's degree		4,300	13.9%	
Graduate or professional degree		1,464	4.7%	
High school graduate or higher		24,888	80.4%	
Bachelor's degree or higher		5,764	18.6%	
<b>Industry by NAICS</b>				
		<b>Establishments</b>	<b>Jobs</b>	<b>% of Jobs</b>
11	Agriculture, forestry, fishing, and hunting	137	2,735	11.8%
21	Mining, quarrying, and oil and gas extraction	10	204	0.9%
22	Utilities	15	167	0.7%

23	Construction	103	1,888	8.2%
31-33	Manufacturing	50	4,531	19.6%
42	Wholesale trade	95	367	1.6%
44-45	Retail trade	255	2,353	10.2%
48-49	Transportation and warehousing	91	1,151	5.0%
51	Information	40	205	0.9%
52	Finance and insurance	91	445	1.9%
53	Real Estate, rental and leasing	69	75	0.3%
54	Professional, scientific, and technical services	71	600	2.6%
55	Management of companies and enterprises	7	0	0.0%
56	Administrative and support and waste management	25	577	2.5%
61	Educational services	77	2,056	8.9%
62	Health care and social assistance	108	1,643	7.1%
71	Arts, entertainment, and recreation	25	176	0.8%
72	Accommodation and food services	169	1,505	6.5%
81	Other services (except public administration)	293	942	4.1%
92	Public administration	186	1,521	6.6%

<b>Occupation by SOC</b>		<b>Jobs</b>	<b>% of Jobs</b>
11	Management	2,801	12.1%
13	Business and financial operations	440	1.9%
15	Computer and mathematical	183	0.8%
17	Architecture and engineering	310	1.3%
19	Life, physical, and social science	355	1.5%
21	Community and social service	375	1.6%
23	Legal	326	1.4%
25	Educational instruction and library	1,363	5.9%
27	Arts, design, entertainment, sports, and media	123	0.5%
29	Healthcare practitioners and technician	699	3.0%
31	Healthcare support	428	1.8%
33	Protective service	710	3.1%
35	Food preparation and serving	1,249	5.4%
37	Buildings and grounds cleaning and maintenance	896	3.9%
39	Personal care and service	355	1.5%
41	Sales and related	1,656	7.2%
43	Office and administrative support	1,828	7.9%
45	Farming, fishing, and forestry	842	3.6%
47	Construction and extraction	1,246	5.4%
49	Installation, maintenance, and repair	915	4.0%

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51	Production	2,980	12.9%
53	Transportation and material moving	3,061	13.2%

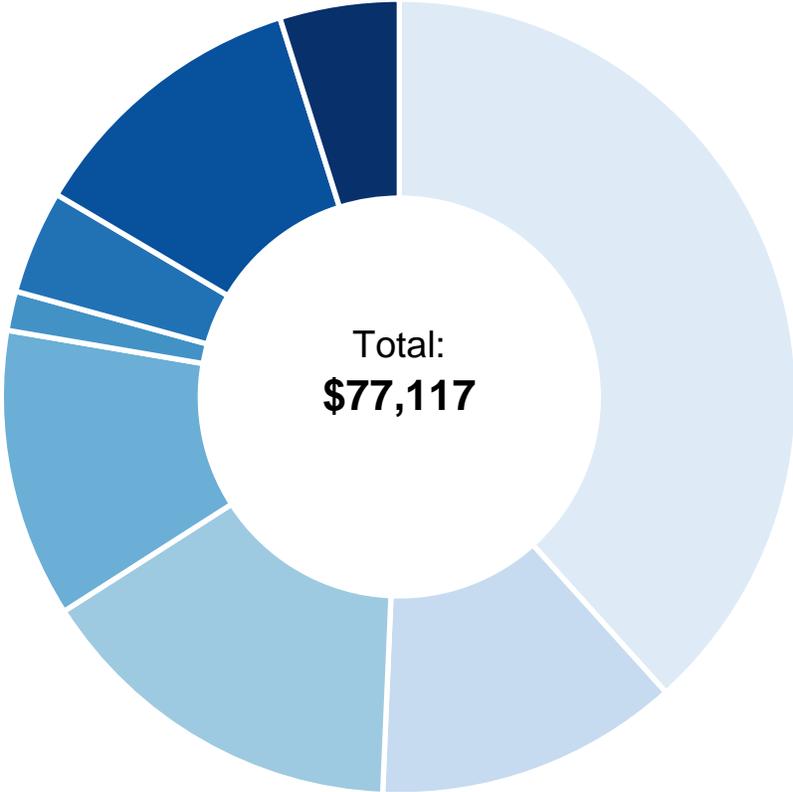
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*Percentages may not total 100% due to rounding, overlapping, or cumulative categories.*

Source: Esri, 2025

# Consumer Spending

Dalhart, Texas



	Housing & Household Essentials	\$29,551	38.3%
	Food & Beverage	\$9,523	12.3%
	Transportation & Travel	\$11,780	15.3%
	Personal & Health	\$9,055	11.7%
	Education	\$1,235	1.6%
	Entertainment, Recreation & Pets	\$3,249	4.2%
	Insurance, Pensions & Social Security	\$8,980	11.6%
	Other	\$3,745	4.9%

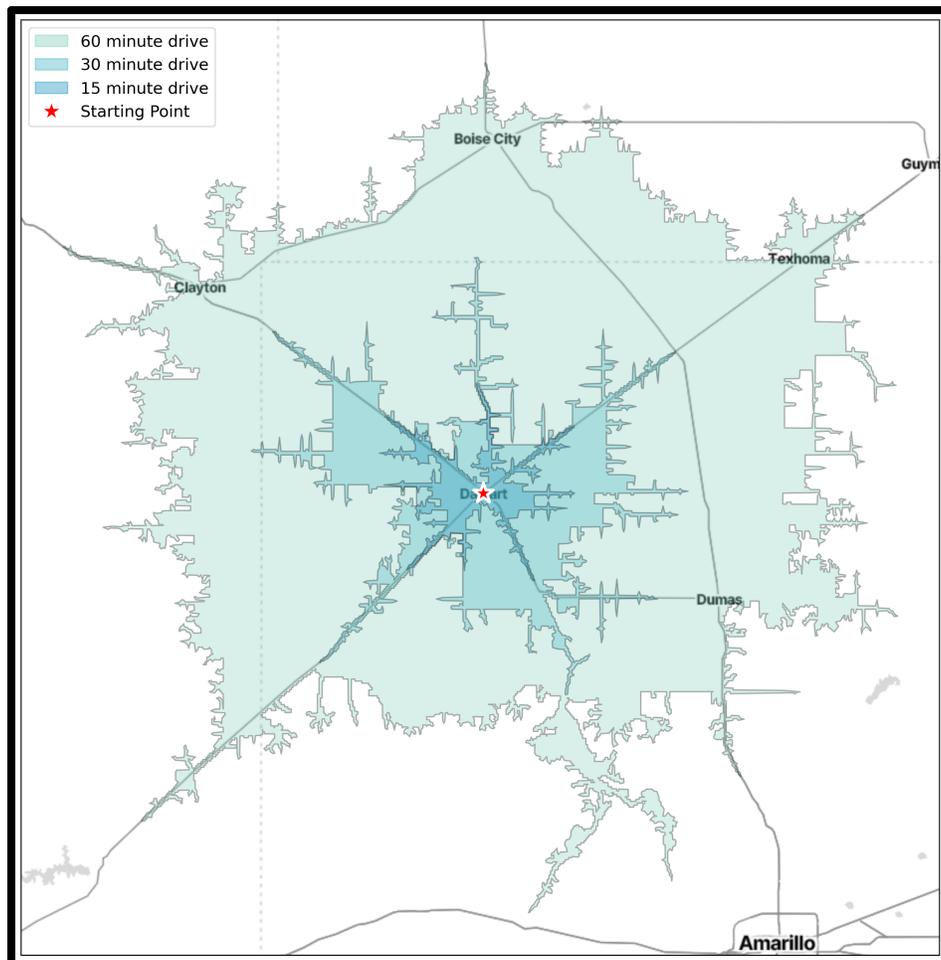
<b>Annual Budget Expenditures</b>		
Total Annual Expenditures	\$77,117	100.0%
<b>Housing &amp; Household Essentials</b>		
Housing	\$24,450	31.7%
Household Operations	\$2,163	2.8%
Housekeeping Supplies	\$696	0.9%
Household Furnishings and Equipment	\$2,242	2.9%
<b>Food &amp; Beverage</b>		
Food at Home	\$3,137	4.1%
Food Away from Home	\$5,906	7.7%
Alcoholic Beverages	\$480	0.6%
<b>Transportation &amp; Travel</b>		
Transportation	\$9,193	11.9%
Travel	\$2,587	3.4%
<b>Personal &amp; Health</b>		
Apparel and Services	\$1,841	2.4%
Healthcare	\$6,440	8.4%
Personal Care Products and Services	\$775	1.0%
<b>Education</b>		
Education	\$1,235	1.6%
<b>Entertainment, Recreation &amp; Pets</b>		
Entertainment/Recreation/Pets	\$3,249	4.2%
<b>Other</b>		
Other Spending	\$3,745	4.9%

Source: Esri Consumer Spending, 2025



## Drive Time Map

110 Denrock Ave.  
Dalhart, TX 79022



This map shows the drive time zones around the selected site. The colored areas represent the distance that can be traveled by car in 15, 30, and 60 minutes under typical traffic conditions.

# Laborshed Demographics

Dalhart Texas - 60 mile radius



<b>Population</b>		
Population		47,673
Median Age		36.0

<b>Age Distribution</b>		
Under 5 years	3,351	7.0%
5 to 9 years	3,424	7.2%
10 to 14 years	3,343	7.0%
15 to 19 years	3,484	7.3%
20 to 24 years	3,122	6.5%
25 to 29 years	3,152	6.6%
30 to 34 years	3,330	7.0%
35 to 39 years	3,146	6.6%
40 to 44 years	3,106	6.5%
45 to 49 years	2,770	5.8%
50 to 54 years	2,743	5.8%
55 to 59 years	2,597	5.4%
60 to 64 years	2,604	5.5%
65 to 69 years	2,442	5.1%
70 to 74 years	1,969	4.1%
75 to 79 years	1,402	2.9%
80 to 84 years	904	1.9%
85 years and over	782	1.6%

<b>Age Segmentation</b>		
Child population (Age < 18)	12,283	25.8%
Working-age population (Age 18-64)	27,890	58.5%
Senior population (Age 65+)	7,500	15.7%

<b>Dependency Ratios</b>		
Age dependency ratio		70.9%
Senior dependency ratio		26.9%

Child dependency ratio		44.0%
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### Race and Hispanic Origin

White	26,183	54.9%
Black or African American	1,340	2.8%
American Indian and Alaska Native	896	1.9%
Asian	851	1.8%
Native Hawaiian and Pacific Islander	59	0.1%
Other	9,582	20.1%
Two or more races	8,761	18.4%
Total Hispanic population	23,123	48.5%

### Population Characteristics

Veterans	1,947	5.6%
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### Marriage Status

Married	20,043	53.4%
Widowed	2,270	6.0%
Divorced	3,472	9.2%
Never Married	11,770	31.3%

### Households

Total households		17,209
Average household size		2.67
Average family size		3.27
Households with one or more people under 18 years		36.4%
Households with one or more people 65 years and over		30.5%

### Language Spoken at Home

English only	28,239	63.5%
Language other than English	16,207	36.5%

### Computer and Internet Use

With a computer	44,364	96.6%
With a broadband internet subscription	10,412	22.7%

### Educational Attainment (age 25+)

High school graduate (includes equivalency)	11,418	36.9%
Some college, no degree	5,323	17.2%
Associate's degree	2,383	7.7%
Bachelor's degree	4,300	13.9%
Graduate or professional degree	1,464	4.7%
High school graduate or higher	24,888	80.4%
Bachelor's degree or higher	5,764	18.6%

### Labor Force Participation

Population (Age 16-64)	29,342	
Civilian labor force	23,604	80.4%
Employed	23,141	98.0%
Unemployed	463	2.0%
Women in labor force	9,614	40.7%

### Unemployment

Unemployment rate		2.00%
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### Workforce Composition

Private wage and salary workers	16,338	74.4%
Government workers	3,344	15.2%
Self-employed	2,146	9.8%
Unpaid family workers	123	0.6%

### Household Income and Poverty

Median household income		\$66,604
Per capita income		\$31,301
Persons in poverty		12.9%

### Health

With a disability	4,568	28.3%
Persons without health insurance	9,233	20.1%

Percentages may not total 100% due to rounding, overlapping, or cumulative categories.

Source: Esri, 2025



## Broadband Services Report

110 Denrock Ave.  
Dalhart, TX 79022

This report provides information about broadband services that may be available at the site location. The data is sourced from FCC and carrier-provided information for the census block containing this site. Actual service availability may vary and should be verified with service providers directly.

### Broadband Services Summary

Metric	Value
Number of Providers:	3
Maximum Download Speed:	2000 Mbps
Maximum Upload Speed:	2000 Mbps
Fiber Service Available:	Yes
Cable Service Available:	Yes
DSL/Copper Service Available:	Yes
Wireless Service Available:	Yes

## Detailed Broadband Services

The following tables show detailed information about broadband services reported by providers in the census block containing this site. Service types, technologies, and speeds are listed for each provider.

### T-Mobile Services

Technology	Download Speed (Mbps)	Upload Speed (Mbps)
Licensed Fixed Wireless	100	20

### Valor Telecommunications of Texas, LP Services

Technology	Download Speed (Mbps)	Upload Speed (Mbps)
Copper	50	3
Fiber to the Premises	2000	2000

### Vyve Broadband Services

Technology	Download Speed (Mbps)	Upload Speed (Mbps)
Cable	1000	50

# Broadband Technology Information

**Fiber to the Premises:** Provides the fastest and most reliable internet connections using fiber optic cables directly to the building. Typical speeds range from 100 Mbps to 5 Gbps or more.

**Cable:** Uses the same coaxial cable as cable television service to deliver broadband. Typically offers download speeds from 25 Mbps to 1 Gbps, with upload speeds usually lower than download.

**Copper/DSL:** Uses existing telephone lines to deliver broadband. Typically slower than cable or fiber, with speeds ranging from 1 Mbps to 100 Mbps depending on the distance from the central office.

**Fixed Wireless:** Transmits data using radio signals rather than cables. Speeds vary widely depending on the technology, from 5 Mbps to 100+ Mbps.

**5G:** The newest generation of cellular technology offering high-speed internet access. Can provide speeds from 50 Mbps to 1 Gbps or more, depending on network conditions and proximity to cell towers.

## Recommendations for Site Connectivity

Based on available data, this site has fiber optic service reported in the area, which typically offers the best performance for business applications with symmetric upload and download speeds. This is ideal for data-intensive operations. For accurate information about service availability, installation timeframes, and costs, direct contact with the listed service providers is recommended.

## Disclaimer

This report is based on broadband service data reported by providers to the FCC and other public sources. The information is collected at the census block level and may not precisely reflect the services available at the specific site address. Actual service availability, technologies, speeds, and prices should be verified directly with service providers. The presence of a provider in this report does not guarantee service at this location. Additionally, providers may offer different tiers of service than what is reported here.

Report generated: November 03, 2025