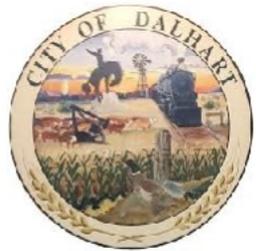




DALHART, TX

TOO GREAT FOR JUST ONE COUNTY!



**SO MUCH
POTENTIAL**



Site Details

City Limits Yes Municipality Dalhart

Building Size

Building Size 6,696 SF Rentable Space 6,361 SF
 Retail Space 502 SF Industrial Space 30,260 SF

Building Details

Building Class B Building Status Existing
 Year Built 1980 Number of Buildings 2.00
 Floors 1.00 Parking Spaces 12
 Parking Ratio 4.03 :1000 Vacant No
 Occupancy Type Single Tenant

Building Features: Partitioned Offices, Within City Limits

Land and Utilities

Land (Acres) 1.00 Acres Land (SF) 6,696.00 SF
 Lot Frontage 138.90 FT Lot Depth 217.90 FT
 Subdividable Unknown Electricity Yes
 Water Yes Wastewater Septic
 Telecommunications Yes Body of Water No

Additional Details: This location has fiber, cable, DSL/copper, and wireless broadband services reported as available in the census block. Actual availability should be directly confirmed with the providers. The highest reported speed is 2000 Mbps symmetrical for fiber.

Incentives and Abatements

Tax Incentives Yes

Incentive Zones: New Market Tax Credit (NMTC)

Incentive Zone Details: The site is not in a federal Opportunity Zone, but it is in a New Market Tax Credit (NMTC)-eligible census tract (qualified for New Markets Tax Credit financing). It is also eligible for the 48C federal tax credit (but not the energy community portion), for Community Development Block Grant (CDBG) funding as a Texas non-entitlement area, and for Emergency Relief Program (ERP) tract eligibility. The site is in a CMF High Opportunity Area (not low income or economic distress). Not eligible for CDFI, Empowerment, or other designated incentive areas based on the data provided.

Tax Incentives: Tax incentives include eligibility for the federal 48C Tax Credits (excluding the energy community portion), New Market Tax Credits (NMTC), Community Development Block Grant (CDBG) funding, and Emergency Relief Program (ERP) tract incentives. The site is also listed within a CMF High Opportunity Area, which may offer additional targeted incentives for development.

Additional Details: The property is eligible for several incentive and abatement programs including the 48C federal tax credit (but not the energy community portion), Emergency Relief Program, and Community Development Block Grant (CDBG) as a non-entitlement area. It is not in a designated Opportunity Zone, but is a New Market Tax Credit (NMTC) qualified tract. The census tract is a High Opportunity Area but not a low-income or economic distress area.

Roads

Property Access Yes Road Constraints No

Road	Type	Distance
 U.S. HIGHWAY 87	Highway	0.1 miles
 U.S. HIGHWAY 54	Highway	0.1 miles
 U.S. HIGHWAY 385	Highway	0.5 miles

Road Constraints: Soil constraints may cause some limitations regarding shallow excavations and local roads and streets, but there is no mention of existing road infrastructure or specific road constraints. The site has negligible runoff and a very slight slope (0.5%), indicating minimal natural constraints for road development.

Additional Details: The map provides drive time zones around 202 Rock Island Ave., Dalhart, TX 79022 and illustrates areas reachable by car in 15, 30, and 60 minutes under typical traffic conditions.

Airports

Airport	Type	Distance
 Dalhart Muni	General Aviation Airport	3.5 miles
 Stratford Field	General Aviation Airport	33.0 miles
 Moore County	General Aviation Airport	37.0 miles

Taxes

Transfer Tax No

Acquisition

Status Sale Real Estate Representative No

Sale Price is Negotiable Yes

Sale Terms: Redevelopment Project

Conditions & Opportunities: Redevelopment Project

Parcel ID: 00009013247
 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.

Real Estate Company: Dalhart Edc

Additional Details: This property is owned by the City of Dalhart/Dalhart EDC

Laborshed Demographics

Dalhart Texas - 60 mile radius



Population		
Population		47,673
Median Age		36.0
Age Distribution		
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%
Age Segmentation		
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%
Dependency Ratios		
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+)

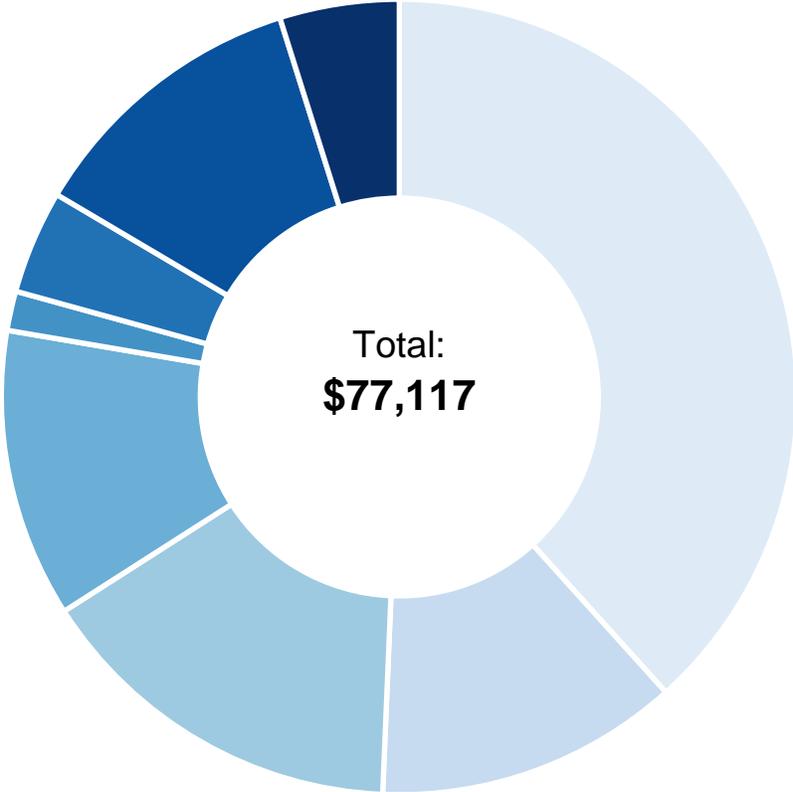
High school graduate (includes equivalency)	11,418	36.9%
Some college, no degree	5,323	17.2%
Associate's degree	2,383	7.7%
Bachelor's degree	4,300	13.9%
Graduate or professional degree	1,464	4.7%
High school graduate or higher	24,888	80.4%
Bachelor's degree or higher	5,764	18.6%
Labor Force Participation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

Consumer Spending

Dalhart, Texas



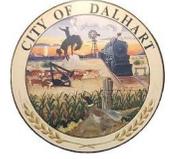
	Housing & Household Essentials	\$29,551	38.3%
	Food & Beverage	\$9,523	12.3%
	Transportation & Travel	\$11,780	15.3%
	Personal & Health	\$9,055	11.7%
	Education	\$1,235	1.6%
	Entertainment, Recreation & Pets	\$3,249	4.2%
	Insurance, Pensions & Social Security	\$8,980	11.6%
	Other	\$3,745	4.9%

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

Source: Esri Consumer Spending, 2025

Laborshed Workforce

Dalhart Texas - 60 mile radius



Labor Force Participation				
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%	
Unemployment				
Unemployment rate				2.00%
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%	
Earnings				
Per capita income				\$31,301
Median household income				\$66,604
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%	
Industry by NAICS				
		Establishments	Jobs	% of Jobs
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%

Occupation by SOC		Jobs	% of Jobs
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%

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

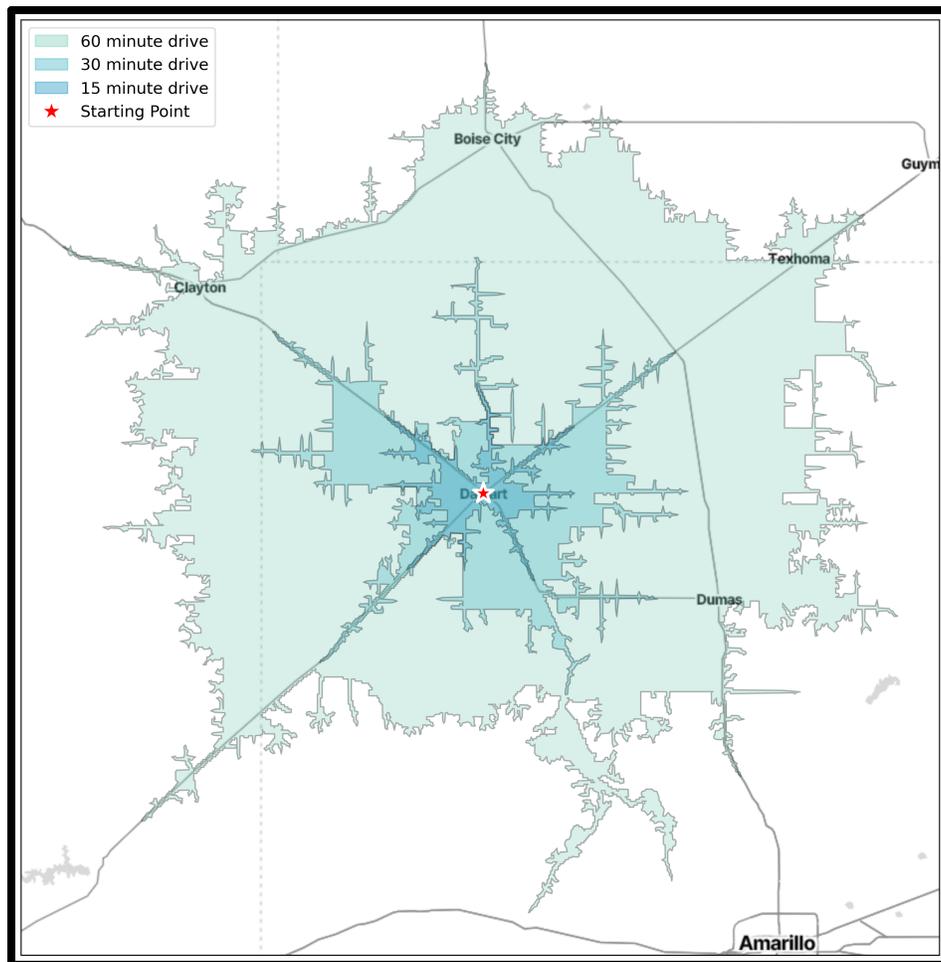
Percentages may not total 100% due to rounding, overlapping, or cumulative categories.

Source: Esri, 2025



Drive Time Map

202 Rock Island Ave.
Dalhart, TX 79022

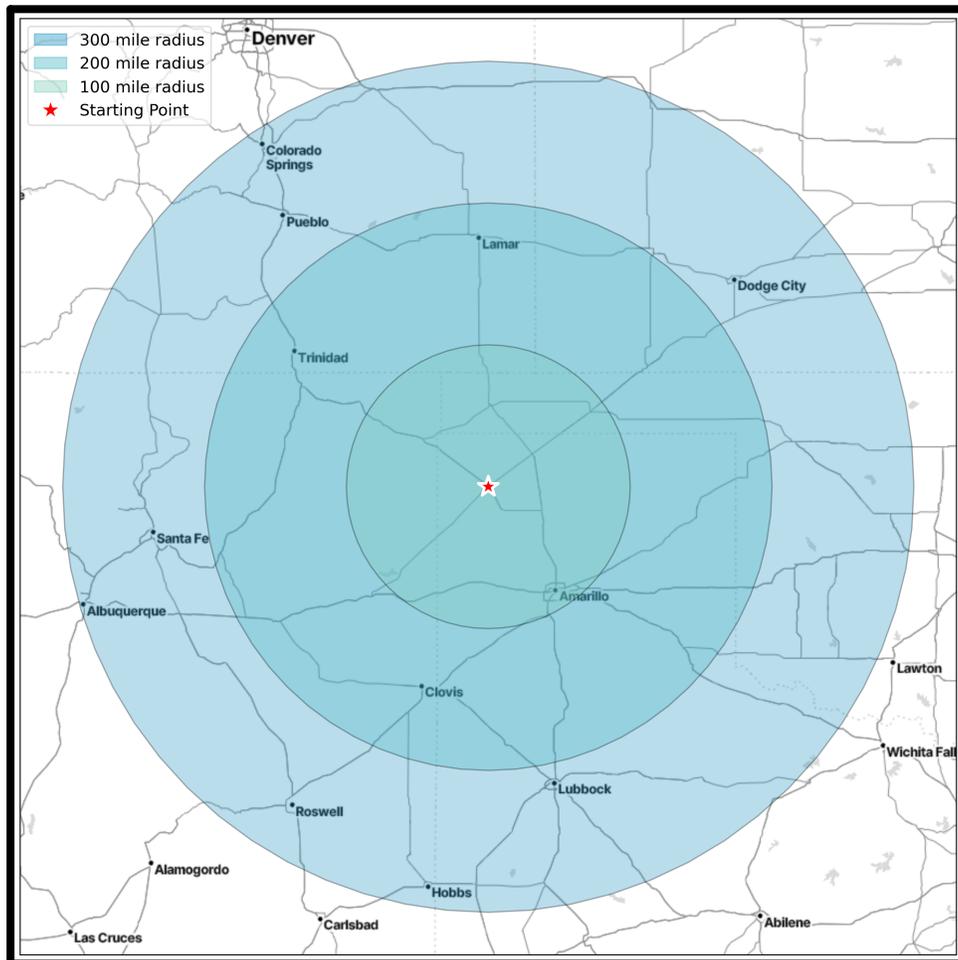


This map shows the drive time zones around the selected site. The colored areas represent the distance that can be traveled by car in 15, 30, and 60 minutes under typical traffic conditions.



Radius Map

202 Rock Island Ave.
Dalhart, TX 79022





Broadband Services Report

202 Rock Island 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