



# DALHART, TX

*TOO GREAT FOR JUST ONE COUNTY!*

## Prime Industrial Site - Dalhart, Texas

Excellent location with direct access to U.S. Highway 54 and easy connection to U.S. Highway 87, offering superior regional reach for logistics, manufacturing, or agribusiness. Situated in Dalhart's established industrial corridor, this site provides ideal visibility, transportation efficiency, and access to key markets across Texas, New Mexico, Colorado, and Oklahoma.

### Highlights:

Direct frontage on U.S. 54, minutes from U.S. 87

Ideal for light industrial, logistics, or small to large scale operations

Strong infrastructure and pro-business city support

Central Panhandle location with excellent highway connectivity

# AMENDED PLAT #161 DALHART BUSINESS & INDUSTRIAL PARK SUBDIVISION Unit No. 1

AN ADDITION TO THE CITY OF DALHART, HARTLEY COUNTY, TEXAS  
& PART OF THE STATE OF TEXAS, COUNTY OF HARTLEY, TEXAS, BEING THE



Vicinity Map North South

**LEGEND:**

- 1/4 SECTION
- 1/2 SECTION
- 3/4 SECTION
- 1/8 SECTION
- 1/16 SECTION
- 1/32 SECTION
- 1/64 SECTION
- 1/128 SECTION
- 1/256 SECTION
- 1/512 SECTION
- 1/1024 SECTION
- 1/2048 SECTION
- 1/4096 SECTION
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# Site Specifications

## Location:

- 3 miles South West of the City of Dalhart
- Adjacent to HWY 54 3 Miles to HWY 87
- Immediately West of the runways of Dalhart City Airport
- Light Industrial /Commercial

## Land:

- 377 acres of very level land

## Zoning:

- Industrial /Commercial

## Electricity

- Service Voltage Lines to Site (KV) 120.5KV
- "NEW SUBSTATION UNDER CONSTRUCTION"

## Gas:

- To the park

## Sewer:

- Municipal sewer available in Park

## Water:

- 12" water line Coming into park
- 8" water line leading to 6" water line to sites

## Highways:

- Adjacent to US Hwy 54
- US Hwy 385 – 2 mile

## Railways:

- Union Pacific Railroad across Hwy 54
- BNSF Railroad—2 Miles

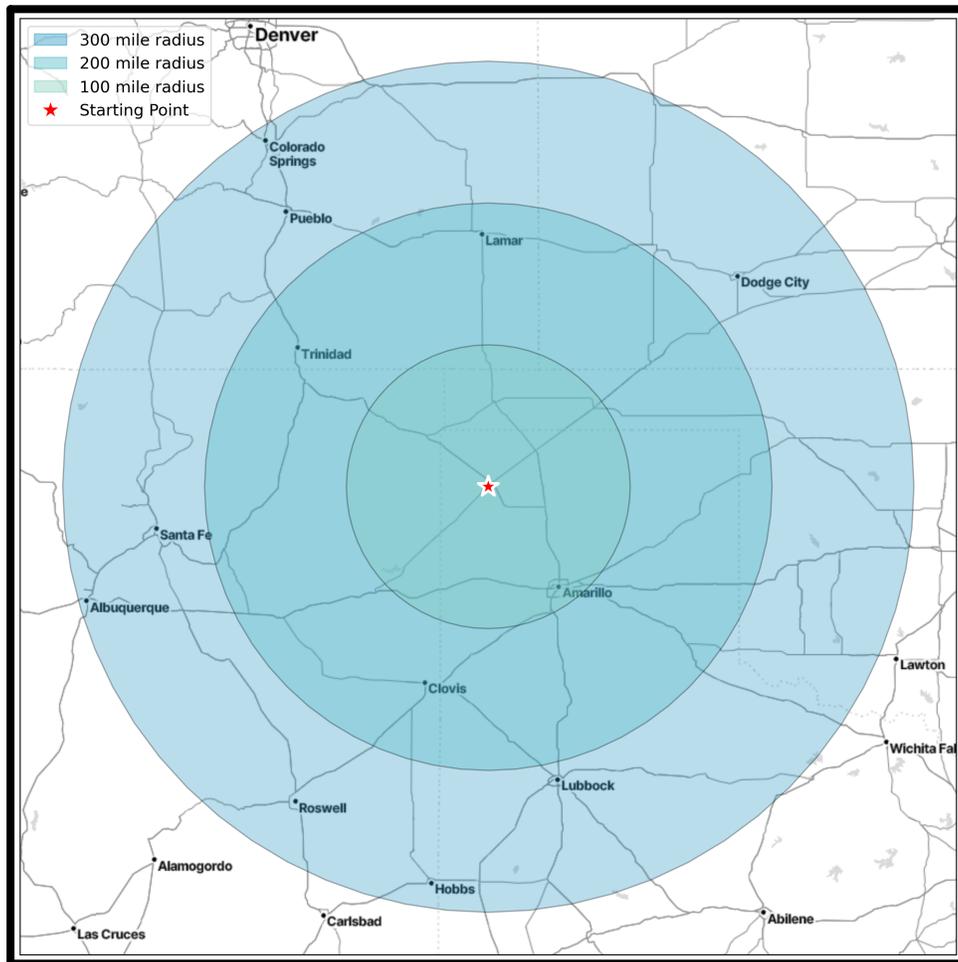
## Airport DHT: Adjacent to Industrial Park.

- **Runway 17/35**  
Dimensions: 6400 x 75 ft. / 1951 x 23 m
- **Runway 3/21**  
Dimensions: 5440 x 75 ft.



# Radius Map

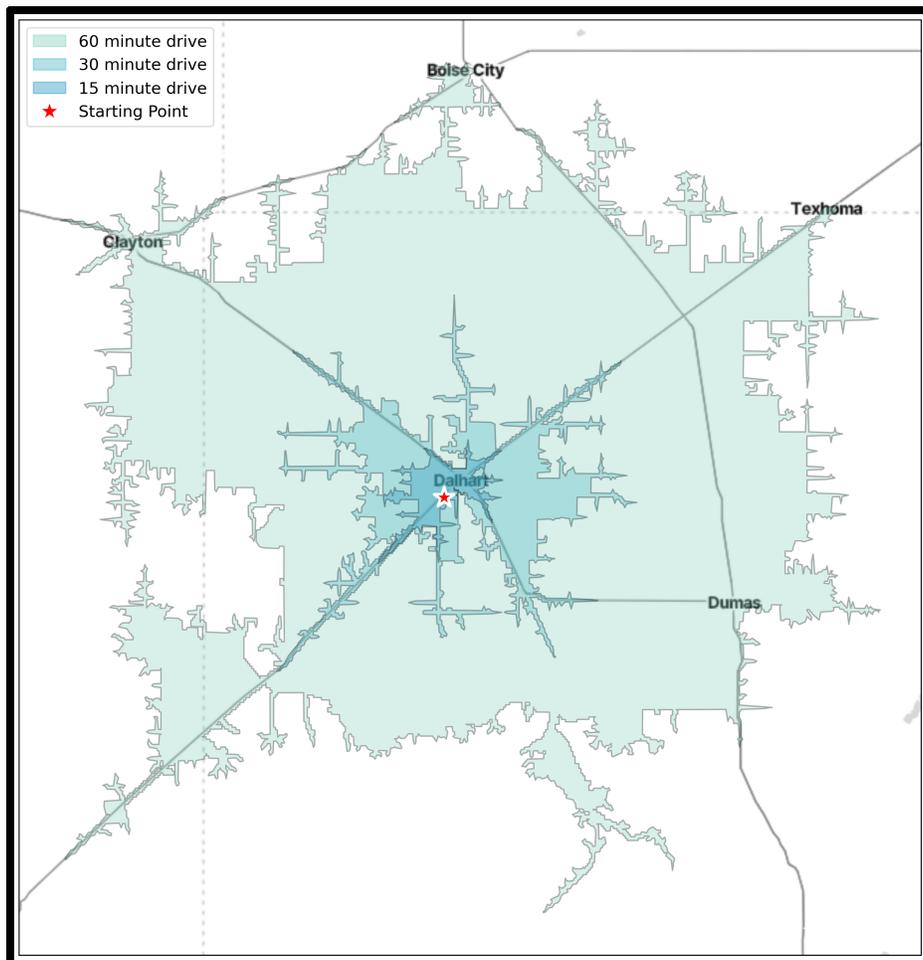
US-54  
Dalhart, TX 79022





## Drive Time Map

2970 US-54  
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.



# Railroad Map

US-54  
Dalhart, TX 79022



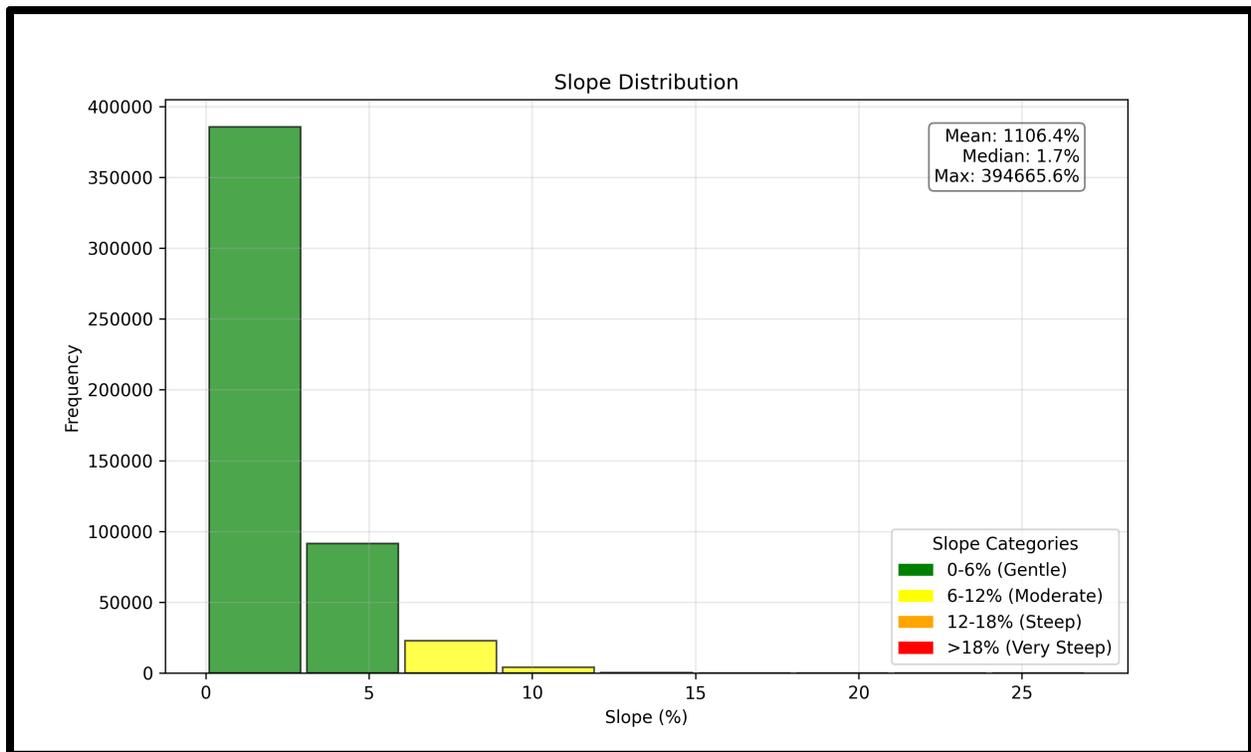
Feature	Legend
Railroads	

Data Source: North American Rail Network (NTAD, Bureau of Transportation Statistics)



# Slope Analysis Report

US-54  
Dalhart, TX 79022



*Slope Distribution*

## Combined Analysis

Metric	Value
Minimum Elevation:	3,991.3 ft
Maximum Elevation:	3,994.4 ft
Elevation Range:	3.1 ft

## Slope Statistics

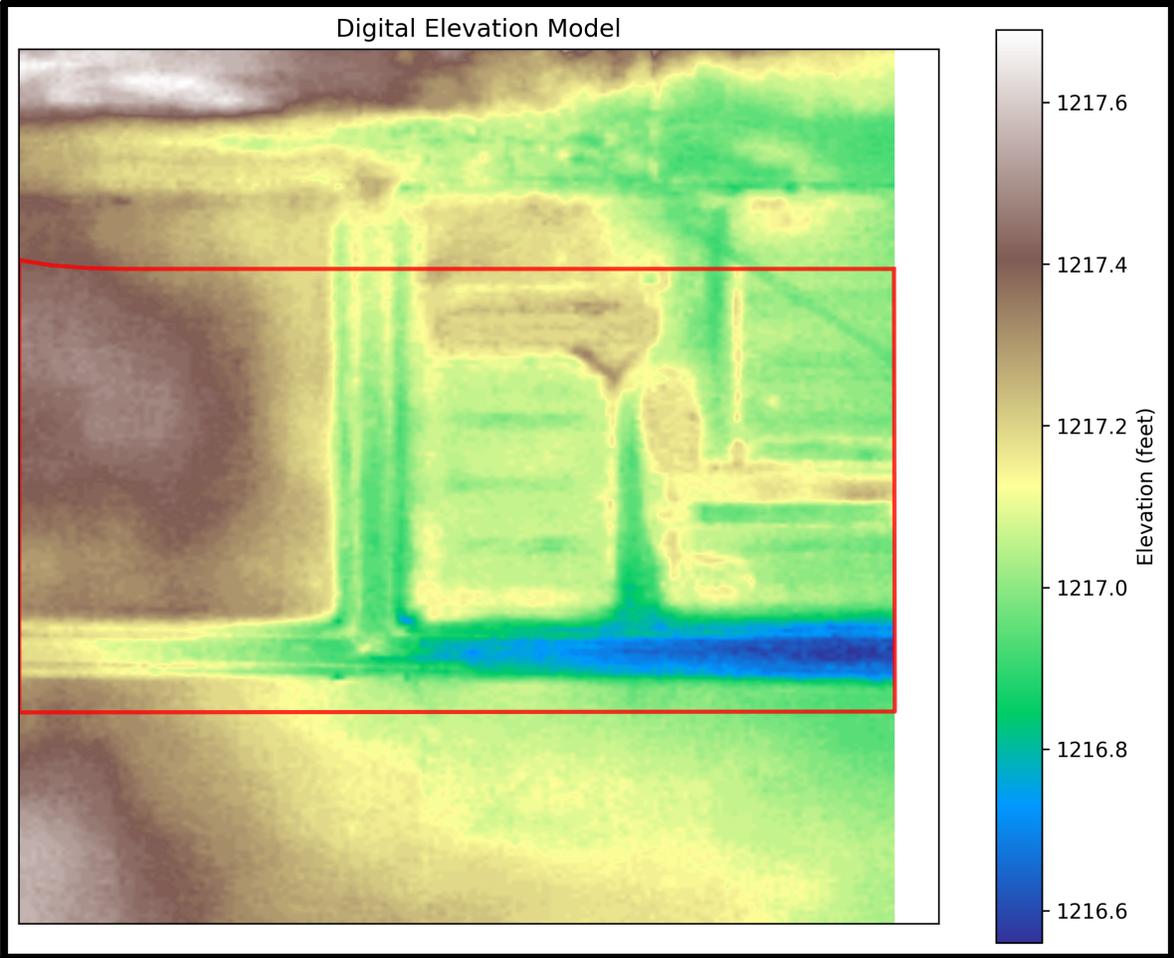
Metric	Value
Mean Slope:	1.0°
Median Slope:	0.2°
Maximum Slope:	90.0°
Minimum Slope:	0.0°

Slope Distribution	Percentage
0-5%:	99.2%
5-10%:	0.0%
10-15%:	0.0%
15%+:	0.8%

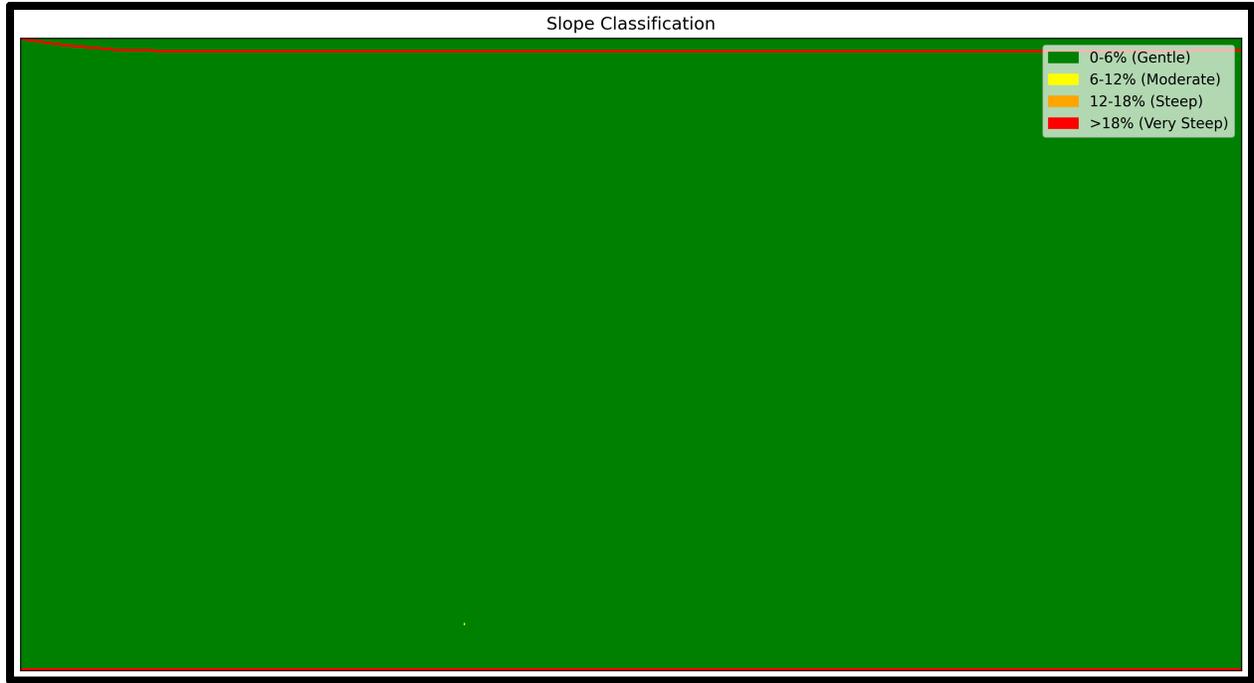
## Buildable Area Analysis

Metric	Value
Total Buildable Area:	208,717.9 sq ft
Maximum Width:	578.7 ft
Maximum Depth:	360.7 ft

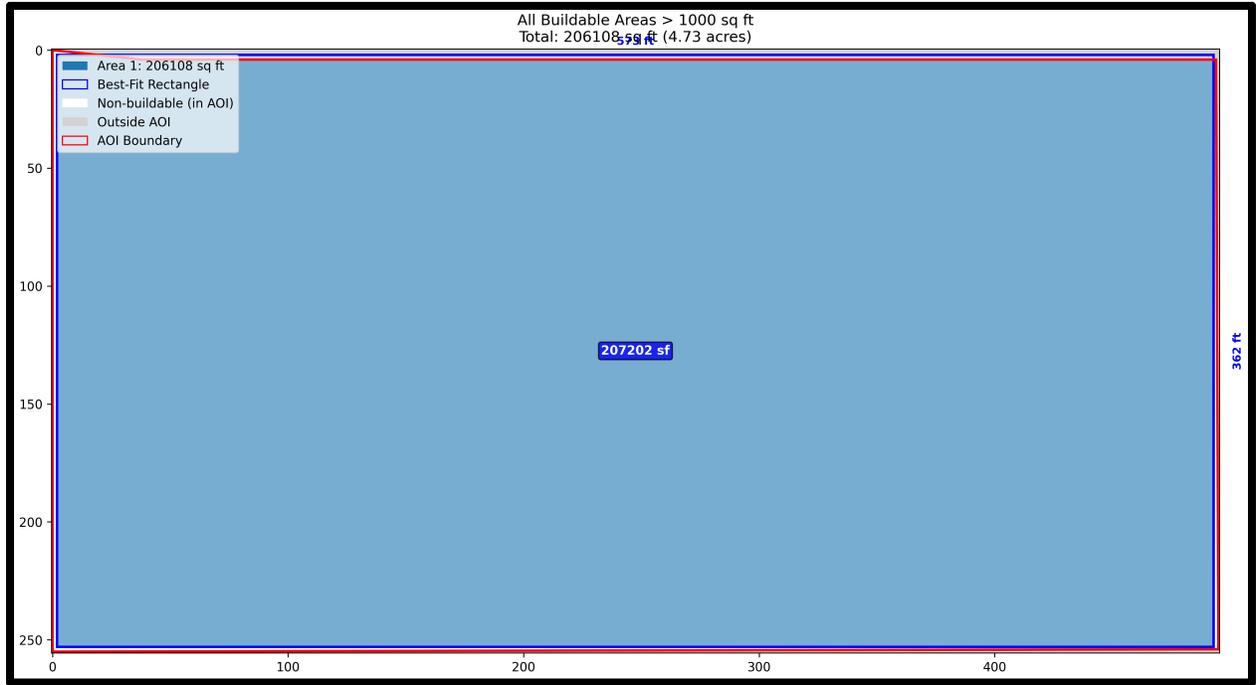
# Site Analysis Visualizations



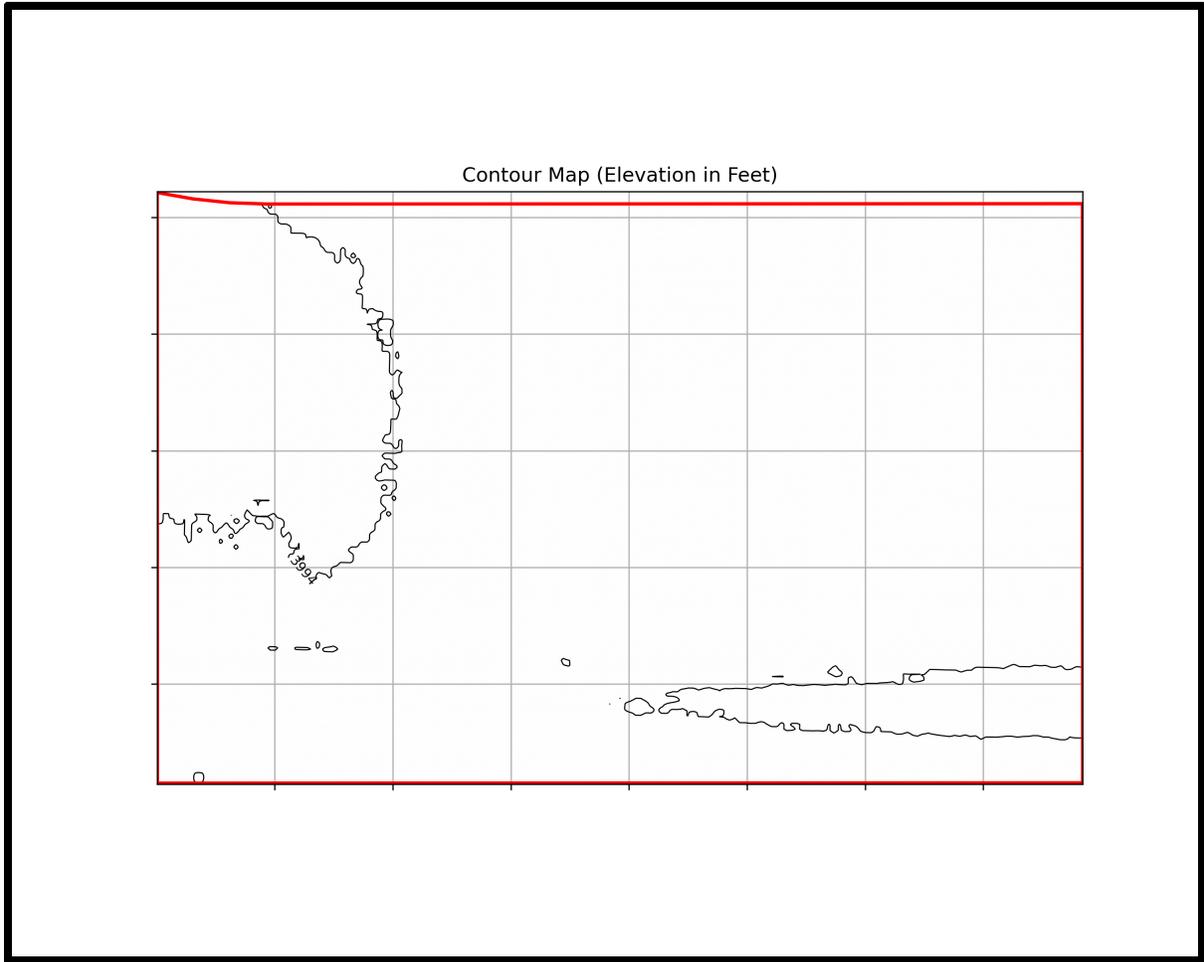
*Digital Elevation Model*



*Slope Classification*



*Buildable Area Analysis*



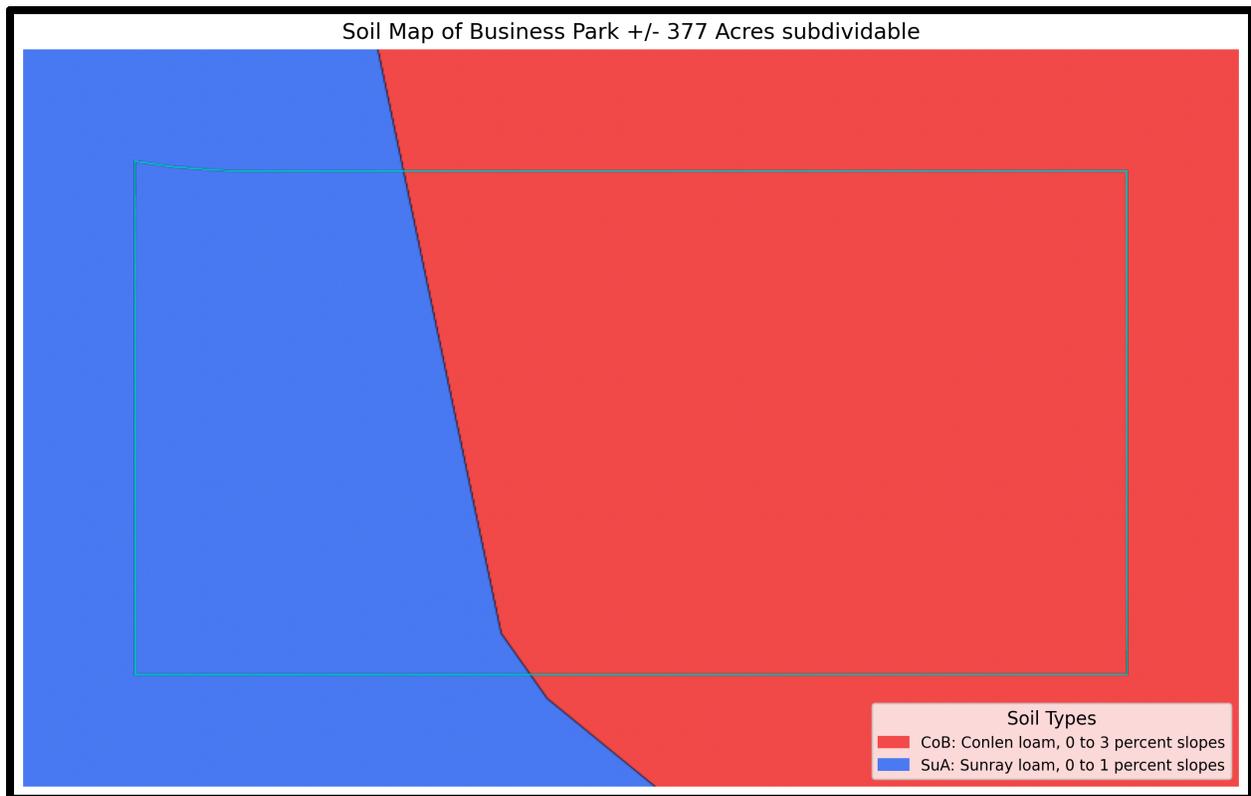
*Contour Analysis*

This slope analysis report is based on data from digital elevation models and computational analysis. No guarantees of accuracy, completeness, or suitability for specific uses are provided. Site-specific applications require professional engineering evaluation and consultation.



# Soil Analysis Report

US-54  
Dalhart, TX 79022



# Soil Composition Analysis

Soil Type	Symbol	Area (acres)	% of Site
Conlen loam, 0 to 3 percent slopes	CoB	3.24	67.43%
Sunray loam, 0 to 1 percent slopes	SuA	1.57	32.57%

Conlen loam	3.24 acres (67.43% of site)
Map Unit Symbol	CoB
Map Unit Name	Conlen loam, 0 to 3 percent slopes
Slope Gradient, Weighted Average	1.5 %
Runoff Class	Low
Erosion Class	None - deposition
Sand Content	39 %
Silt Content	39 %
Clay Content	22 %
Linear Extensibility	0.2 %
Total Subsidence	0 cm
Drainage Class	Well drained
Hydrologic Group - Dominant Condition	B
Hydric Classification - Presence	0
Saturated Hydraulic Conductivity	9 $\mu\text{m/s}$
Flood Frequency	None
Canopy Cover	Arizona cottontop, sideoats grama, other perennial forbs, annual grasses, post oak, silver bluestem, winged elm, big bluestem, Texas wintergrass, other trees, little bluestem, blackjack oak, yellow Indiangrass
Unified Soil Classification	CL-ML
AASHTO Group Index	3
Corrosion Concrete	Low
Corrosion Steel	Low
Shallow Excavations	Somewhat limited
Excavation Difficulty	Moderate
Excavation Difficulty - Soil Moisture	Dry

Septic Tank Absorption Fields	Somewhat limited
Dwellings without Basements	Not limited
Dwellings with Basements	Not limited
Local Roads and Streets - Dominant Condition	Somewhat limited
Small Commercial Buildings	Not limited

<b>Sunray loam</b>	<b>1.57 acres (32.57% of site)</b>
Map Unit Symbol	SuA
Map Unit Name	Sunray loam, 0 to 1 percent slopes
Slope Gradient, Weighted Average	0.5 %
Runoff Class	Negligible
Erosion Class	Class 1
Erosion Kind	Wind erosion
Sand Content	42 %
Silt Content	33 %
Clay Content	25 %
Plasticity	Slightly plastic
Linear Extensibility	3.2 %
Total Subsidence	0 cm
Drainage Class	Well drained
Hydrologic Group - Dominant Condition	B
Hydric Classification - Presence	0
Saturated Hydraulic Conductivity	9 $\mu\text{m/s}$
Flood Frequency	None
Canopy Cover	Arizona cottontop, sideoats grama, other perennial forbs, annual grasses, post oak, silver bluestem, winged elm, big bluestem, Texas wintergrass, other trees, little bluestem, blackjack oak, yellow Indiangrass
Unified Soil Classification	CL
AASHTO Group Index	9
Corrosion Concrete	Low
Corrosion Steel	Moderate
Shallow Excavations	Somewhat limited
Excavation Difficulty	Moderate

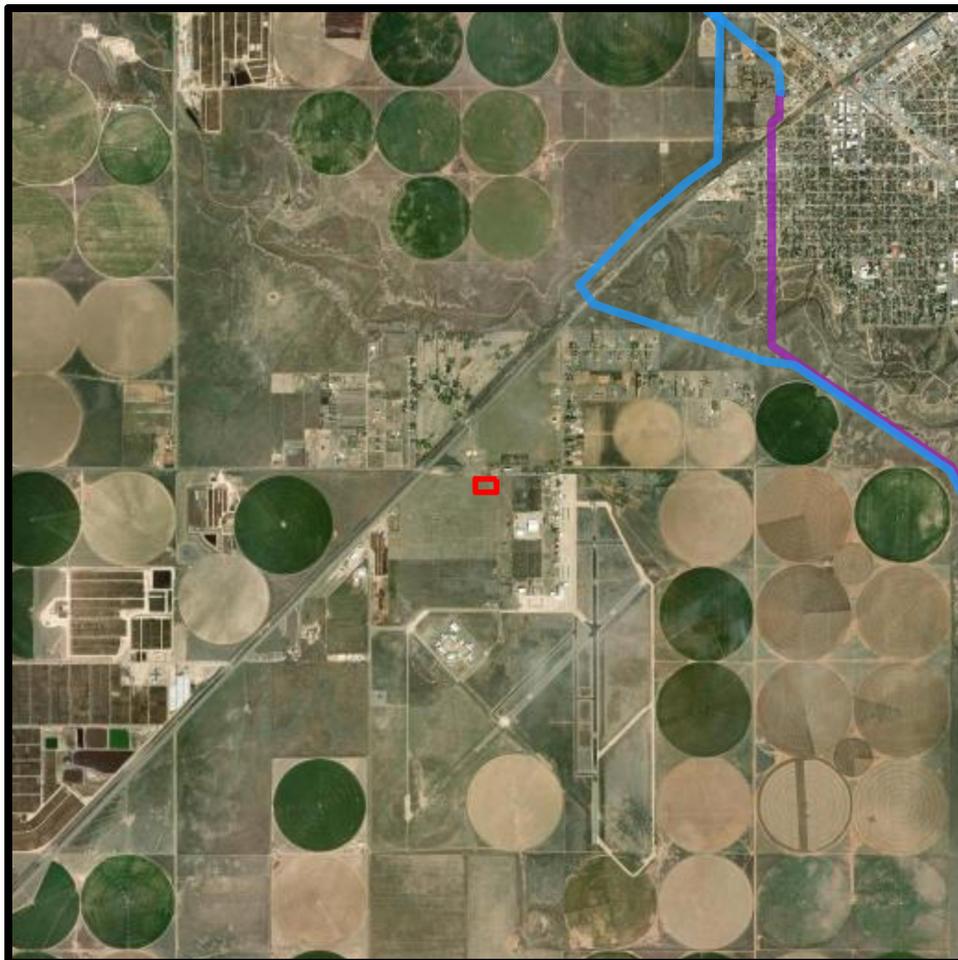
Excavation Difficulty - Soil Moisture	Moderately dry
Septic Tank Absorption Fields	Somewhat limited
Dwellings without Basements	Somewhat limited
Dwellings with Basements	Somewhat limited
Local Roads and Streets - Dominant Condition	Somewhat limited
Small Commercial Buildings	Somewhat limited

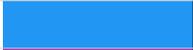
This soil report is based on data from the Soil Survey Geographic (SSURGO) Database, managed by the USDA Natural Resources Conservation Service. No guarantees of accuracy, completeness, or suitability for specific uses are provided. Site-specific applications require professional soil testing and consultation.



# Transmission Map

US-54  
Dalhart, TX 79022



Voltage Class	Legend
100-161 kV	
Under 100 kV	

Data Source: U.S. Electric Power Transmission Lines (HIFLD, U.S. Department of Homeland Security)