

DALHART, TX

TOO GREAT FOR JUST ONE COUNTY!

Discover 102 Texas Blvd., a versatile Class A Office property designed with modern aesthetics and your business needs in mind.

Enjoy a modern design, open layout, and the flexibility to tailor spaces to your requirements. This corner location offers an easy commute and is fiber-ready for high-speed connectivity, ensuring your operations run efficiently.

OFFICE

102 Texas Blvd.

102 Texas Blvd., Hartley County, Dalhart, TX 79022

Contact Dalhart Economic Development today to learn more about this available property at: (806) 244-5511 or DalhartEDC@DalhartTX.gov



Site Details

City Limits Yes Municipality Dalhart

Building Size

Building Size 1337.32 SF Rentable Space 0 SF
Office Space 1337.32 SF

Building Details

Building Status Existing Year Built 1977
Year Renovated 2019 Construction Wood Frame
Number of Buildings 1.00 Floors 1.00
Restrooms 2.00 Sprinklers No
Air Conditioning Yes Heating Yes
Vacant Yes

Covered Parking Spaces: 0

Building Features: Air Conditioning, Bio-Tech/Lab Space, Central Heating, Partitioned Offices, Reception, Within City Limits

Building Details: The parcel contains a single building with a dark, complex roof, possibly gabled or hipped, replaced in 2019. The structure is slightly obscured by mature trees, suggesting significant landscaping. It is a one story building with access from a Texas Blvd. to the north.

Land and Utilities

Land (Acres) 0.04 Acres Land (SF) 1,742.40 SF
Lot Frontage 69.80 FT Lot Depth 25.70 FT
Subdividable No Zoning Commercial
Land Use Commercial On-Site Expansion No
Electricity Yes Water Yes
Water Provider City of Dalhart Wastewater Yes
Wastewater Provider Dalhart WWTP Telecommunications Yes
Body of Water No

Additional Details: According to the FEMA NFHL data, there are no FEMA-designated flood hazard zones intersecting the property or its buffer area.

Incentives and Abatements

Incentive Zone Yes Tax Incentives Yes
 Abatements Yes

Incentive Zone Details: Key incentive / program designations for the property's census tract (Census Tract 9502 / FIPS 48205950200): - Opportunity Zone: No (property is NOT in an Opportunity Zone). - New Markets Tax Credit (NMTC) Qualified: No. - CMF (Century/Major Fund) designation: CMF_Low_Income_Area = YES (the tract is designated a low-income area for CMF purposes). - CDFI (Community Development Financial Institutions) qualifying tract: Investment_Area_Qualified = Yes; eligible due to population loss in a nonmetro area (Population_Loss_Eligible = Yes-nonmetro). - ERP (Emergency Relief Program) eligibility: No (ERP_Eligible_Census_Tract = No). - 48C Tax Credit: Tract is eligible for a 48C tax credit but is NOT eligible for the energy community portion of the 48C program. - Community Development Block Grant (CDBG): the area is listed as TX NONENTITLEMENT (CDBG grantee area).
 Tax Incentives: Available/identified tax or incentive-related designations for the tract: - 48C Tax Credit: The tract is eligible for a 48C tax credit, though it is NOT eligible for the energy community portion of the 48C program. - CDFI: The tract qualifies as a Community Development Financial Institutions (CDFI) investment area (eligible due to nonmetro population loss). - CMF designation: The tract is identified as a CMF low-income area (CMF_Low_Income_Area = YES). - CDBG: The area is within the TX NONENTITLEMENT CDBG grantee area (Community Development Block Grant funding context). - Not eligible for ERP (Emergency Relief Program) and not in an Opportunity Zone or NMTC-qualified area per the provided datasets.
 Additional Details: The tract qualifies as a CDFI investment area (eligible due to nonmetro population loss) and is designated a CMF low-income area. It is also eligible for a 48C tax credit (but not for the 48C energy-community portion). The property is NOT in an Opportunity Zone.

Roads

Property Access Needs Improvement Road Constraints Yes

Existing Access Road(s): Local roads and streets are described as "Somewhat limited" in the soil report, indicating limited/ constrained local access.
 Road Constraints: Key constraints/opportunities affecting site access from GIS data: - On-site / crossing rail: GIS rail datasets indicate single-track rail lines cross the property (BNSF-owned lines with Union Pacific track rights; a segment is recorded as spanning ~4,664 ft across the site). Presence of an active rail corridor and its Strategic Rail Corridor designation can constrain vehicle access and require grade separations or coordination for new driveways or development. - Nearest highways: US Hwy 54 is ~1.15 miles away; several US highways (US 87 Bus., US 87, US 385) are within ~0.6–0.9 miles to the site—primary regional access is by these routes rather than by an interstate (I-40 is ~66 miles away). - Local roads: E 2nd St / E 3rd St and nearby local roads are roughly 1.0–1.02 miles from the site; Heights Ave is ~1.16 miles away, and a few local streets are ~4,500 ft away. - Rail crossing plus distance to arterial highways suggests that site access improvements (turn lanes, crossing gates, or over/underpasses) and coordination with rail owners may be needed for heavy truck traffic or new entrances. - No nearby interstate-level access; regional freight may require short connecting moves to US highways or rail interchange points.
 Additional Details: Railroad map for 102 Texas Blvd., Hartley County (Dalhart), TX 79022 shows rail lines at or adjacent to the site. Data source: North American Rail Network (NTAD, Bureau of Transportation Statistics).

Airports

Airport	Type	Distance
 Dalhart Muni	General Aviation Airport	3.7 miles
 Stratford Field	General Aviation Airport	33.7 miles
 Moore County	General Aviation Airport	36.7 miles

Additional Details: This slope analysis was produced from digital elevation models and computational analysis for 102 Texas Blvd., Hartley County (Dalhart), TX. It reports elevation, slope distribution, and buildable-area metrics; no guarantees of accuracy or suitability are provided and site-specific engineering evaluation is recommended.

Taxes

Transfer Tax No

Acquisition

Status Sale Sale Price \$ 225,000

Sale Price \$ 168 (approximate) /SF Real Estate Representative No

Sale Terms: Form of conveyance: General Warranty Deed or Special Warranty Deed. State encumbrance forms: Vendor's lien retained in deed; Deed of Trust. Customary closing entities: Title company or attorney. State-level deed transfer, mortgage, and leasehold taxes: none (Texas does not impose a state-level transfer tax), though county or municipal transfer taxes should be verified. Customary fee splits: Seller typically pays Owner's Policy premium; Buyer pays Loan Policy premium; Title search/examination is included in the premium. Closing and recording fees are negotiable; buyer typically records the mortgage and seller typically records the deed and documents removing encumbrances. Survey charges: negotiable (unless residential loan requirements dictate otherwise).

Parcel ID: R000005564

Legal Description: 00004, Blk: 00185, Subd: DALHART, DALHART;BLOCK 185;S/15' LOT 4 & N/45' LOT 5

Additional Details: Floodplain mapping (FEMA NFHL) for 102 Texas Blvd., Hartley County shows the site does not intersect any FEMA flood hazard zones.

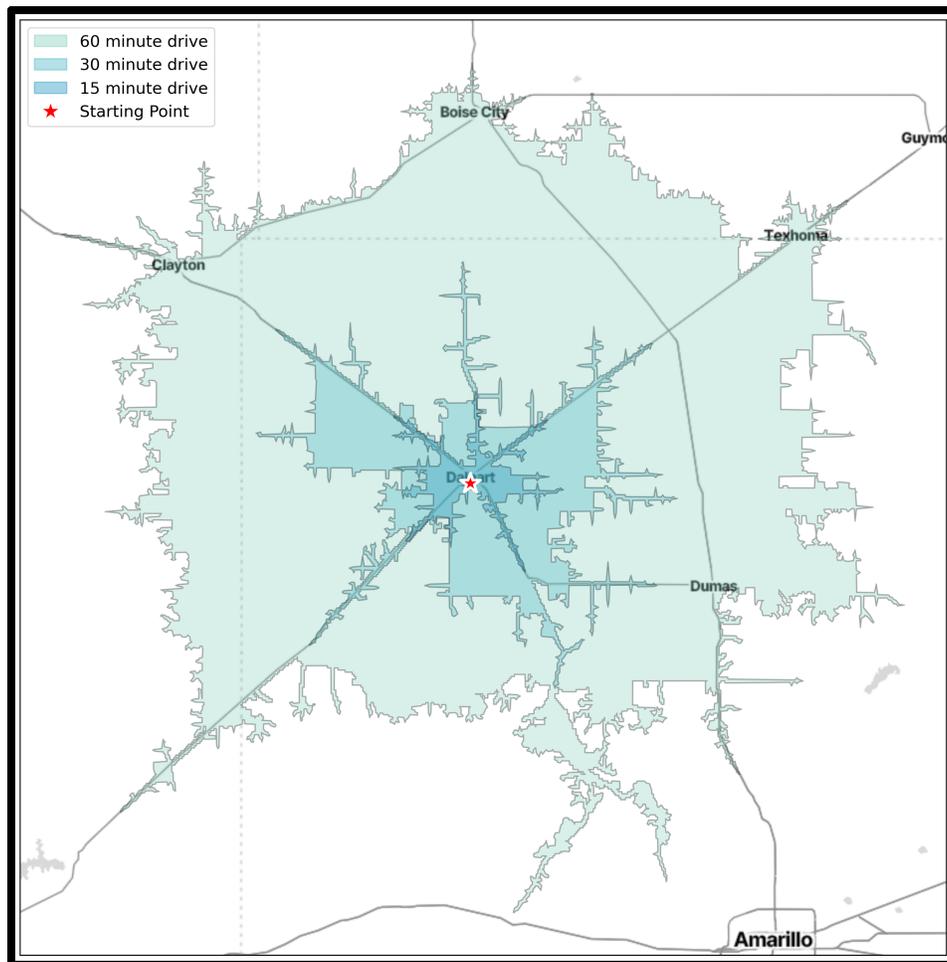
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Drive Time Map

102 Texas Blvd.
Hartley County, 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.





Transmission Map

102 Texas Blvd.
Hartley County, Dalhart, TX 79022



Voltage Class	Legend
100-161 kV	[Blue Box]
Under 100 kV	[Purple Box]

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

