

DALHART, TX

TOO GREAT FOR JUST ONE COUNTY!

Located in the heart of Downtown Dalhart, this versatile 5,105 SF building offers a mix of retail and office space suitable for a wide range of commercial uses. The property features an open floor plan with ample display and work areas, making it easy to customize for your business needs. Large storefront windows provide strong street visibility and natural light, enhancing its appeal to walk-in customers. Previously operated as a consignment department store, the building is well-positioned for retail, professional services, or a multi-use setup in a high-traffic, central location.

Contact us today! DalhartEDC@DalhartTX.gov or (806)244-5511

RETAIL

218 Denrock Ave.

218 Denrock Ave., Dallam County, Dalhart, TX 79022



Site Details

City Limits Yes Municipality Dalhart
ETJ No

Building Size

Building Size 5,105 SF Rentable Space 5,105 SF
Office Space 5,105 SF Retail Space 5,105 SF

Building Details

Building Status Existing Construction Masonry
Number of Buildings 1.00 Floors 3.00
Elevators No Restrooms 1.00
Sprinklers No Air Conditioning Yes
Heating Yes Vacant Yes
Occupancy Type Multi-Tenant

Covered Parking Spaces: 0

Building Features: Air Conditioning, Central Heating, Drop Ceiling, High Ceilings, Partitioned Offices, Within City Limits

Building Details: The property contains a single commercial building in a downtown setting with a flat roof. The rear facade, visible from an alley, appears to be painted masonry or stucco and is in fair condition. The building has direct frontage on Denrock Ave.

Land and Utilities

Land (Acres) 0.22 Acres Land (SF) 9,583.20 SF
Lot Frontage 162.60 FT Lot Depth 49.20 FT
Zoning Commercial Land Use Commercial
Electricity Yes Water Yes
Wastewater Septic Telecommunications Yes
Body of Water No

Additional Details: Soil is Dallam fine sandy loam (DIA) covering 0.22 acres (100% of site). The soil is well drained (Hydrologic Group B), with 65% sand, 21% silt, 14% clay; septic tank absorption fields and shallow excavations are noted as somewhat limited; corrosion potential is low for concrete and moderate for steel.

Incentives and Abatements

Incentive Zone Yes Tax Incentives Yes
 Abatements Yes

Incentive Zones: New Market Tax Credit (NMTC)

Tax Incentives: The site’s census tract is qualified for the New Markets Tax Credit and is eligible for a 48C tax credit (the tract is not eligible for the 48C energy-community portion). The tract is ERP-eligible and designated a CMF High Opportunity Area; the location is also within a Texas NONENTITLEMENT CDBG grantee area (2024).

Abatements: Available incentives and designations from the provided datasets include: - Not an Opportunity Zone (Opportunity_Zone: No) but the tract is New Market Tax Credit qualified. - Eligible for a federal 48C tax credit, but NOT eligible for the energy community portion of the 48C program. - Located in an ERP (Emergency Relief Program) eligible census tract. - Located in a CMF High Opportunity Area (CMF_High_Opportunity_Area: YES). - Located in a Texas nonentitlement Community Development Block Grant (CDBG) grantee area (TX NONENTITLEMENT, 2024). - CDFI qualifying tract dataset indicates this tract does NOT qualify under the listed CDFI criteria (unemployment, poverty rate, median family income, population loss, etc.).

Additional Details: The property’s census tract qualifies for New Markets Tax Credit and is eligible for a 48C tax credit (not eligible for the energy-community portion). The tract is ERP-eligible and designated a CMF High Opportunity Area; the site is also within a TX NONENTITLEMENT CDBG grantee area (2024).

Roads

Property Access Yes Road Constraints No

Road	Type	Distance
 US HWY 87	Highway	0.0 miles
 US HWY 385	Highway	0.0 miles
 US HWY 54	Highway	0.0 miles

Existing Access Road(s): Property has direct local access and nearby highway connections: the structure at 216 Denrock Ave is at the site (0 ft). Local roads: E 2nd St is ~238 ft from the site. Major nearby highways: US Hwy 54 is ~499–518 ft away; US Hwy 87 Business is ~499 ft away; US Hwy 87 and US Hwy 385 are ~1,085–1,104 ft away. Interstate access (I40) is much farther (~67 miles).

Additional Details: The site has a very gentle slope (0.5%) and negligible runoff.

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	36.9 miles

Additional Details: Dalhart Municipal Airport (DHT) is approximately 3.88 miles from the property. It is a public-use airport offering 100LL and A1 fuel and provides major airframe and engine repair services, plus agricultural, ambulance, and instrument operations.

Taxes

Transfer Tax No

Acquisition

Status Sale or Lease Real Estate Representative No

Sale Terms: Form of conveyance: General Warranty Deed or Special Warranty Deed. State encumbrance forms commonly used: vendor's lien retained in deed and deed of trust. Customary fee allocations: seller typically pays owner's title policy premium and to record the deed (and documents to remove encumbrances), while buyer typically pays the loan policy premium and to record the mortgage; recording, survey, and closing fees are negotiable.

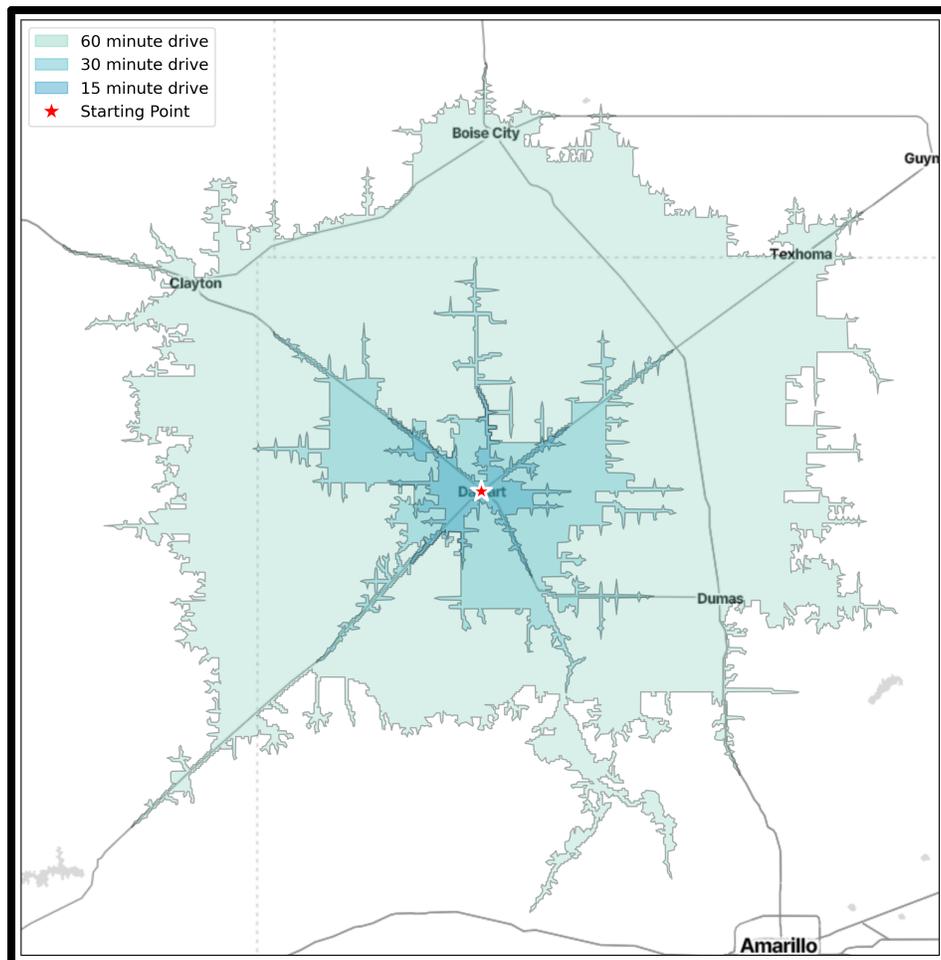
Additional Details: Customary closing entities in Texas are title companies or attorneys. Owner's title policy premium is typically paid by the seller and the loan policy premium by the buyer; survey, closing, and recording fees are generally negotiable.

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.



Drive Time Map

218 Denrock Ave.
Dallam County, Dalhart, TX 79022



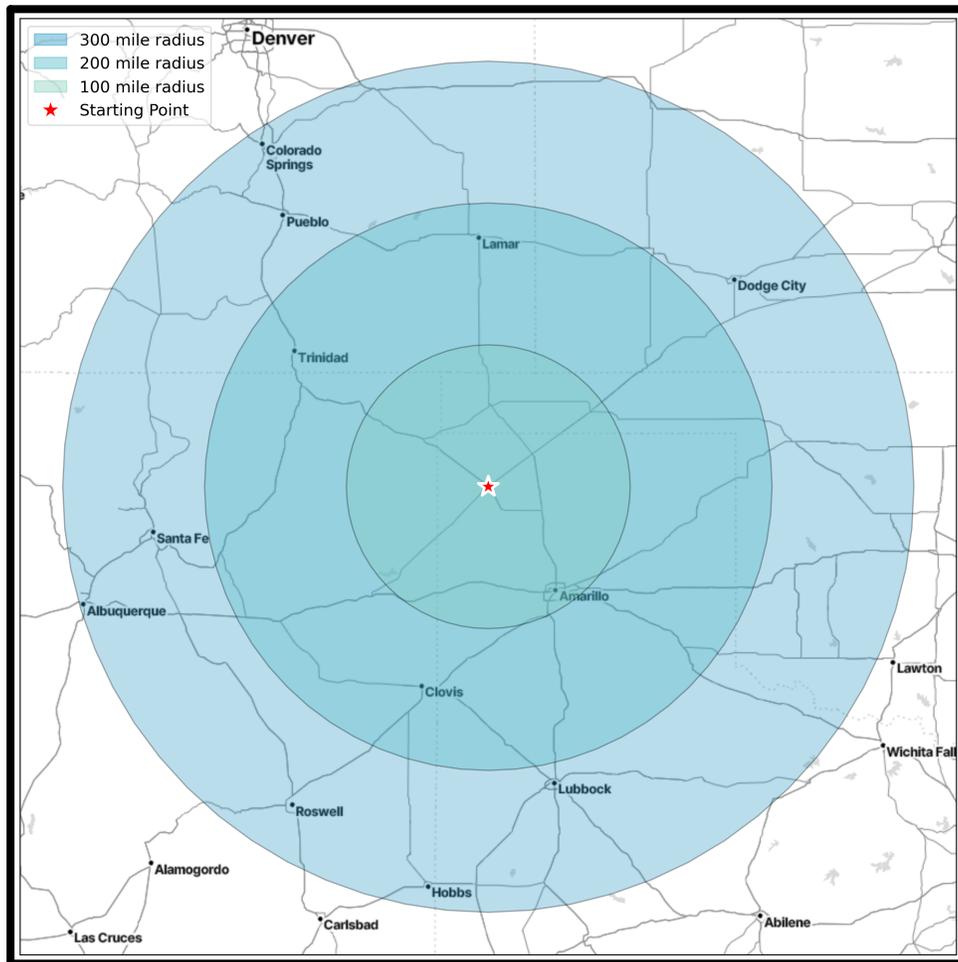
This map shows the drive time zones around the selected site. The colored areas represent the distance that can be traveled by car in 15, 30, and 60 minutes under typical traffic conditions.





Radius Map

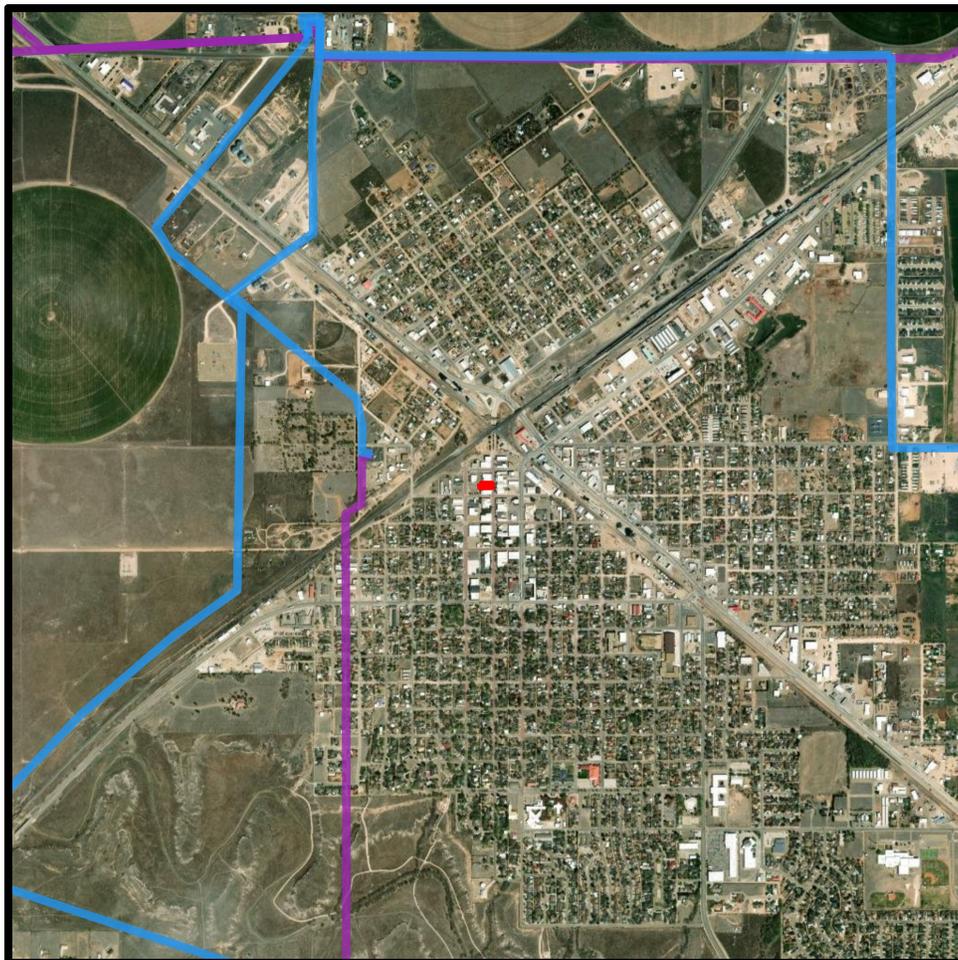
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Transmission Map

218 Denrock Ave.
Dallam 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)





Broadband Services Report

218 Denrock Ave.
Dallam County, 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.

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

Verizon Services

Technology	Download Speed (Mbps)	Upload Speed (Mbps)
Licensed Fixed Wireless	10	1

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

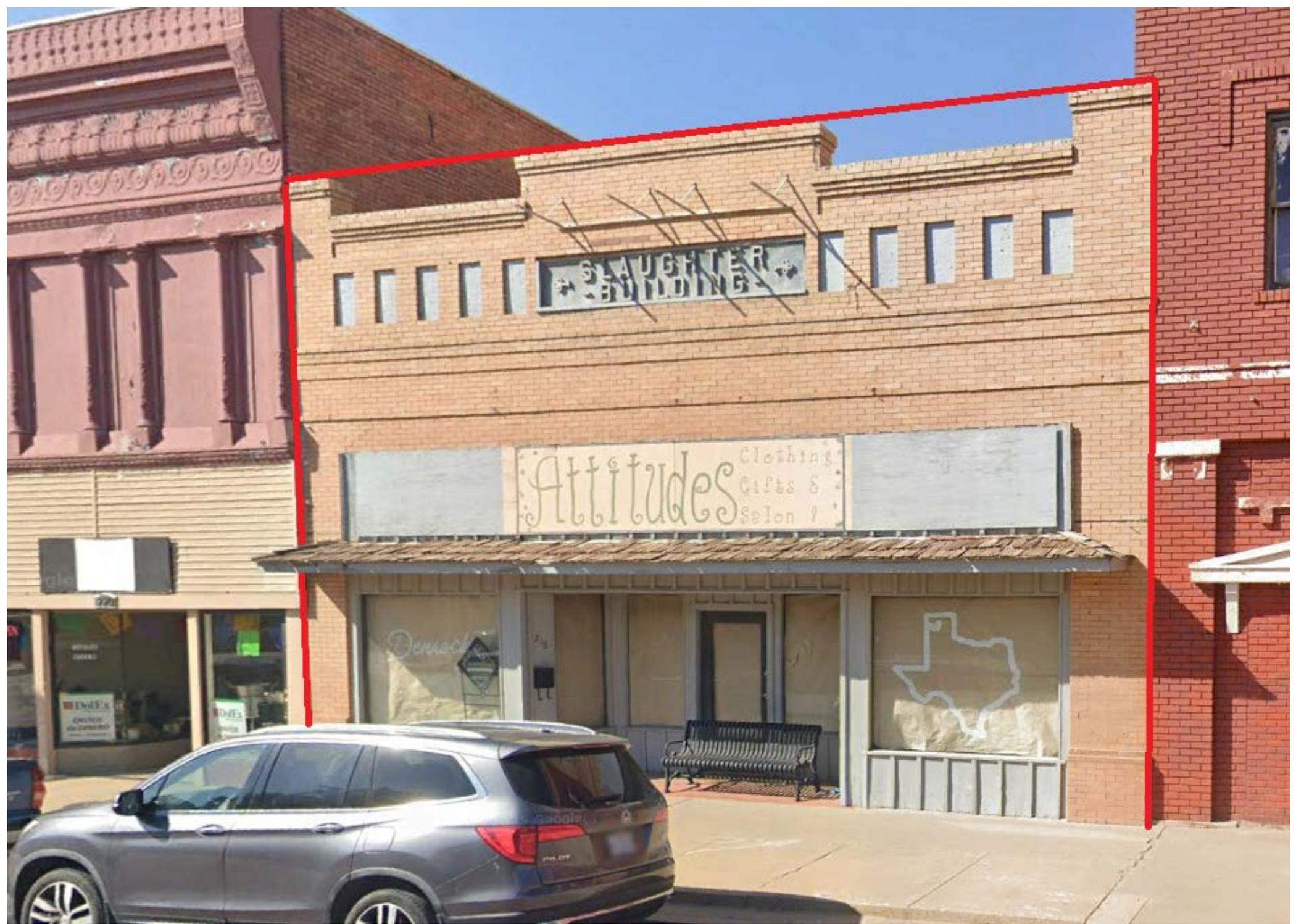
Based on available data, this site has fiber optic service reported in the area, which typically offers the best performance for business applications with symmetric upload and download speeds. This is ideal for data-intensive operations. For accurate information about service availability, installation 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 18, 2025



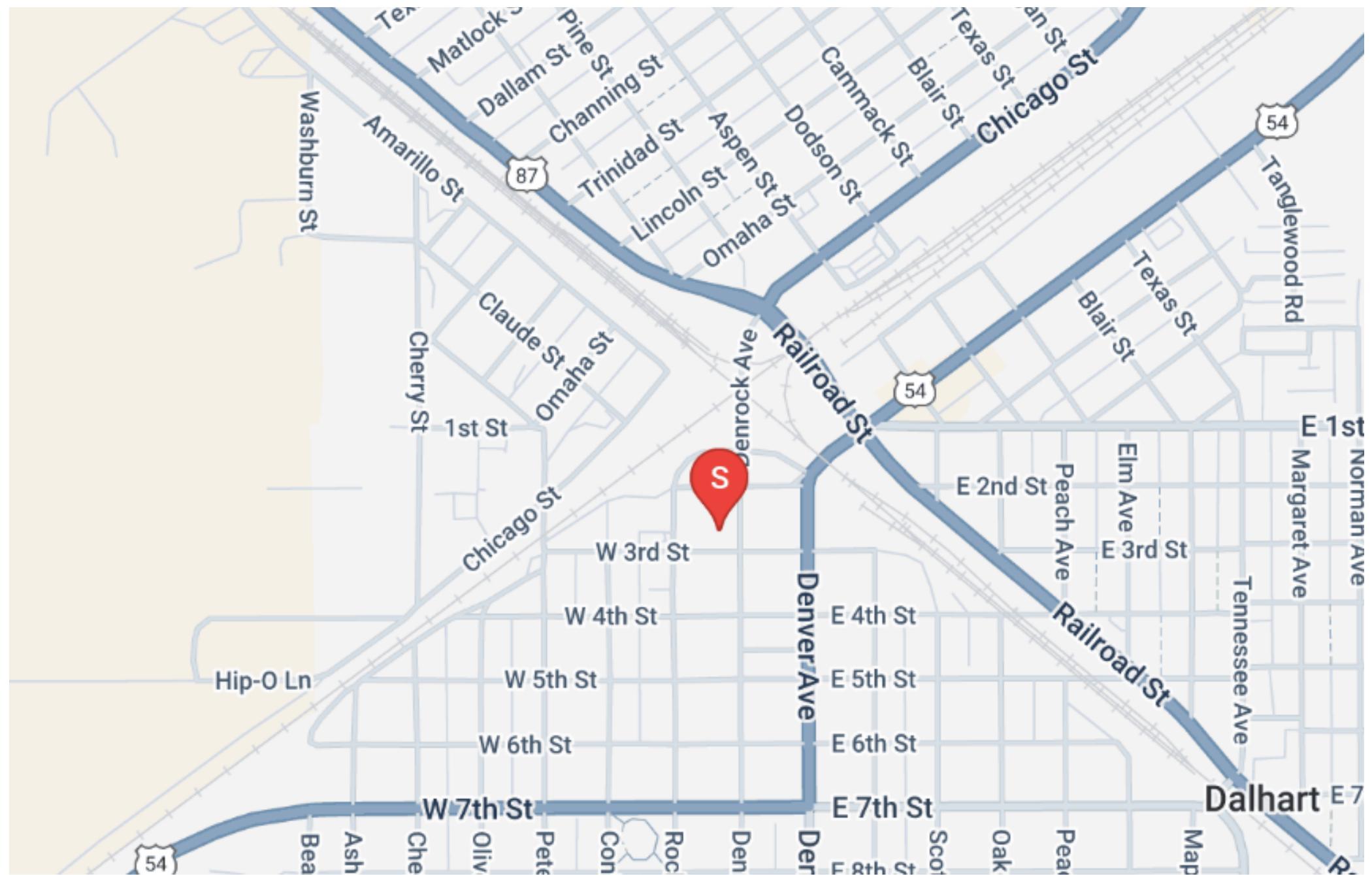


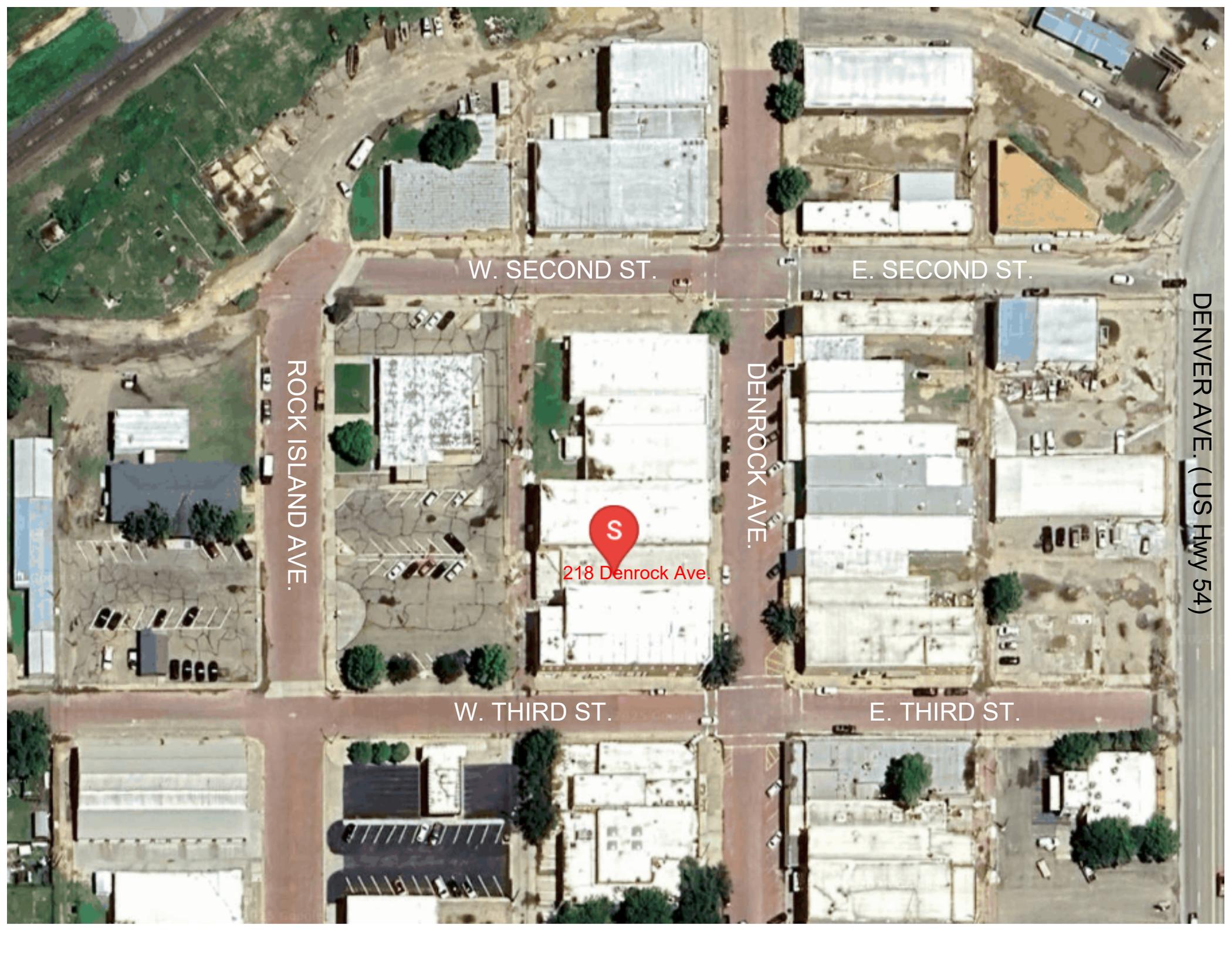
SLAUGHTER BUILDING

Attitudes Clothing Gifts & Salon



Democh





W. SECOND ST.

E. SECOND ST.

ROCK ISLAND AVE.

DENROCK AVE.

DENVER AVE. (US Hwy 54)



218 Denrock Ave.

W. THIRD ST.

E. THIRD ST.