

DALHART, TX

TOO GREAT FOR JUST ONE COUNTY!

106 W. Third St. in Downtown Dalhart, TX carries a warm, welcoming charm thanks to its history as both a donut shop and an alterations shop—two businesses rooted in community connection and personal service. Its past uses reflect a place where people gathered for fresh treats, friendly conversation, and the thoughtful craftsmanship of tailored clothing. This combination of comfort and creativity gives the property an inviting character, making it easy to imagine new possibilities thriving in a spot already touched by so much local goodwill.

Contact us today to discuss your next venture!

DalhartEDC@DalhartTX.gov or (806) 244-5511

RETAIL

New Site

106 W. Third St., Dallam County, Dalhart, TX 79022



Site Details

City Limits Yes Municipality Dalhart

Building Size

Building Size 680 SF Rentable Space 680 SF
Retail Space 8,563 SF

Building Details

Building Status Existing Number of Buildings 1.00

Building Features: Within City Limits

Building Details: The parcel contains a single commercial building with a flat, white roof. It is situated in a dense commercial area, directly adjacent to similar buildings. The building occupies the majority of the parcel with no visible landscaping or parking on the property. Access appears to be from the street to the east.

Land and Utilities

Land (Acres) 0.20 Acres Land (SF) 8,712.00 SF
Lot Frontage 17.50 FT Lot Depth 56.00 FT
Subdividable No Zoning Commercial
Land Use Commercial On-Site Expansion No
Electricity Yes Gas Natural Gas
Water Yes Water Provider Dalhart
Wastewater Yes Wastewater Provider Dalhart
Telecommunications Yes Yard No
Fenced No Body of Water No

Additional Details: Fiber, cable, DSL/copper, and fixed wireless services are reported for the census block containing this site. Reported speeds include fiber-to-the-premises up to 2000 Mbps symmetric, cable up to 1000/50 Mbps, and licensed fixed wireless options.

Incentives and Abatements

Incentive Zone Yes Tax Incentives Yes
Abatements Yes

Incentive Zones: New Market Tax Credit (NMTTC)

Incentive Zone Details: The property is located in multiple federally and locally recognized incentive areas: it lies within an Emergency Relief Program (ERP) eligible census tract; is designated a CMF High Opportunity Area (Census Tract 9503) and is not a CMF low-income or economic distress area; is inside a 2024 Community Development Block Grant (TX NONENTITLEMENT) grantee area; qualifies for the New Market Tax Credit (NMTC); and is eligible for a 48C tax credit (but not the energy community portion). Note that specific program benefits, abatement amounts, and eligibility requirements are determined by each program's rules and application processes.

Tax Incentives: Several federal and local incentive programs apply: the site is in an Emergency Relief Program (ERP) eligible census tract (which can enable federal incentives/abatements), is within a CMF High Opportunity Area, falls in the TX Nonentitlement Community Development Block Grant (CDBG) area for 2024, qualifies for the New Market Tax Credit (NMTC), and is eligible for a 48C tax credit (though not the energy-community portion). Specific tax benefit availability and amounts depend on program eligibility rules and application processes for each incentive.

Abatements: The property's location in an ERP-eligible census tract and within a TX Nonentitlement CDBG grantee area suggests it may qualify for program-specific abatements or incentives administered at the federal or local level. Additionally, the site's qualification for NMTC and a 48C tax credit (subject to program restrictions) represent tax-incentive opportunities; exact abatement terms and applicability must be confirmed with the administering agencies and local economic development authorities.

Additional Details: The site qualifies for several federal/local incentives (ERP-eligible tract, NMTC qualification, 48C tax credit eligibility, and inclusion in a TX CDBG grantee area). Note that the tract is not CDFI-qualified, so some financial-institution program benefits do not apply.

Roads

Property Access Yes Road Constraints No

Road	Type	Distance
 US HWY 54	Highway	0.0 miles
 US HWY 87	Highway	0.1 miles
 US HWY 385	Highway	0.1 miles

Existing Access Road(s): Local roads and streets — dominant condition: somewhat limited.

Additional Details: Map indicates presence of railroad features at 106 W. Third St., Dalhart (Dallam County), TX 79022. 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	32.9 miles
 Moore County	General Aviation Airport	36.9 miles

Additional Details: Dalhart Municipal Airport (DHT) is approximately 3.86 miles away and offers public-use services including major airframe and engine repair as well as 100LL and A1 fuel, which may support aviation-related logistics or services for nearby businesses.

Taxes

Transfer Tax No

Acquisition

Status 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; deed of trust. Customary closing entity: title company or attorney. Deed transfer tax: none at the state level (Texas does not impose a state transfer tax); mortgage tax and leasehold tax: not applicable. Closing and recording fees are negotiable; buyer typically pays to record the mortgage and seller typically pays to record the deed and documents to remove encumbrances. Customary fee splits: owner's title policy premium paid by seller; loan policy premium paid by buyer. Title search/examination is included in the premium. Survey charges are negotiable (unless residential loan requirements state otherwise).

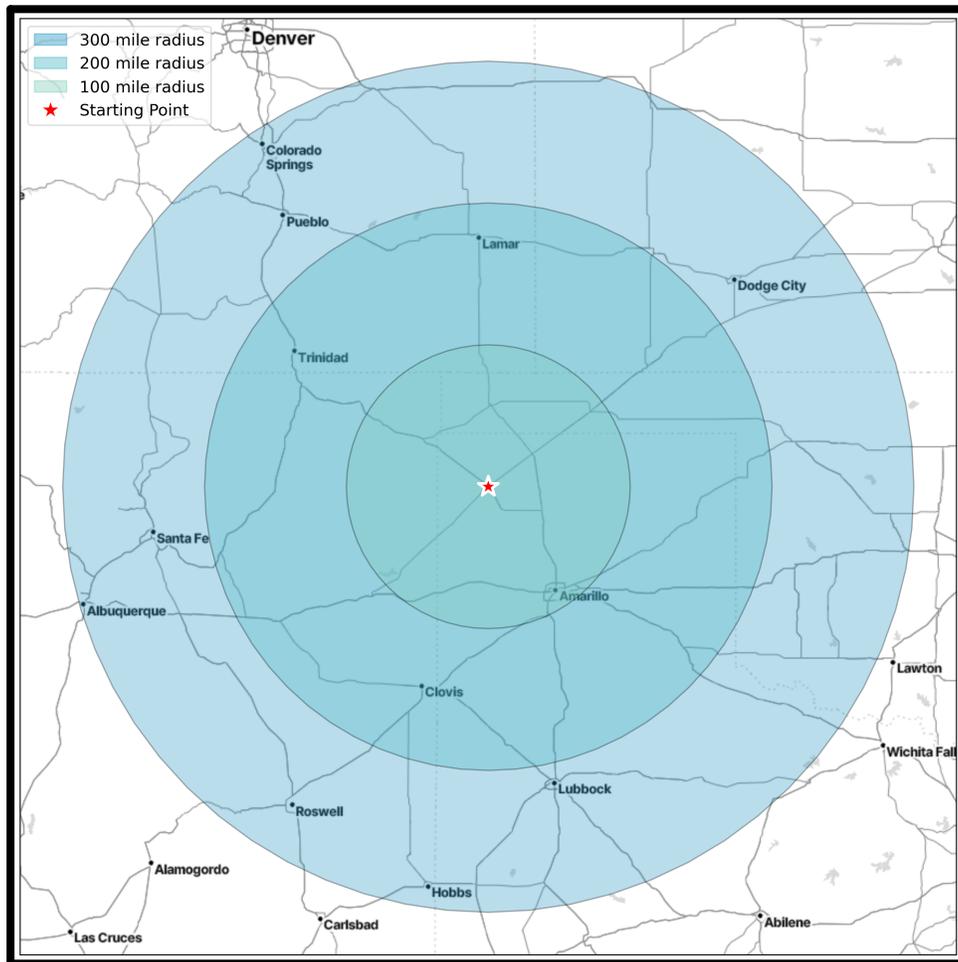
Additional Details: Soil summary: Dallam fine sandy loam (DIA), covering 0.20 acres (100% of site) with 0–1% slopes; well drained, negligible runoff, erosion class 1 (wind erosion), texture ~65% sand / 21% silt / 14% clay, Unified Soil Class SC■SM, Hydrologic Group B, saturated hydraulic conductivity 28 µm/s, and flood frequency: none. Engineering/site notes: corrosion potential — concrete low, steel moderate; shallow excavations and septic tank absorption fields are somewhat limited; dwellings with basements are not limited.

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.



Radius Map

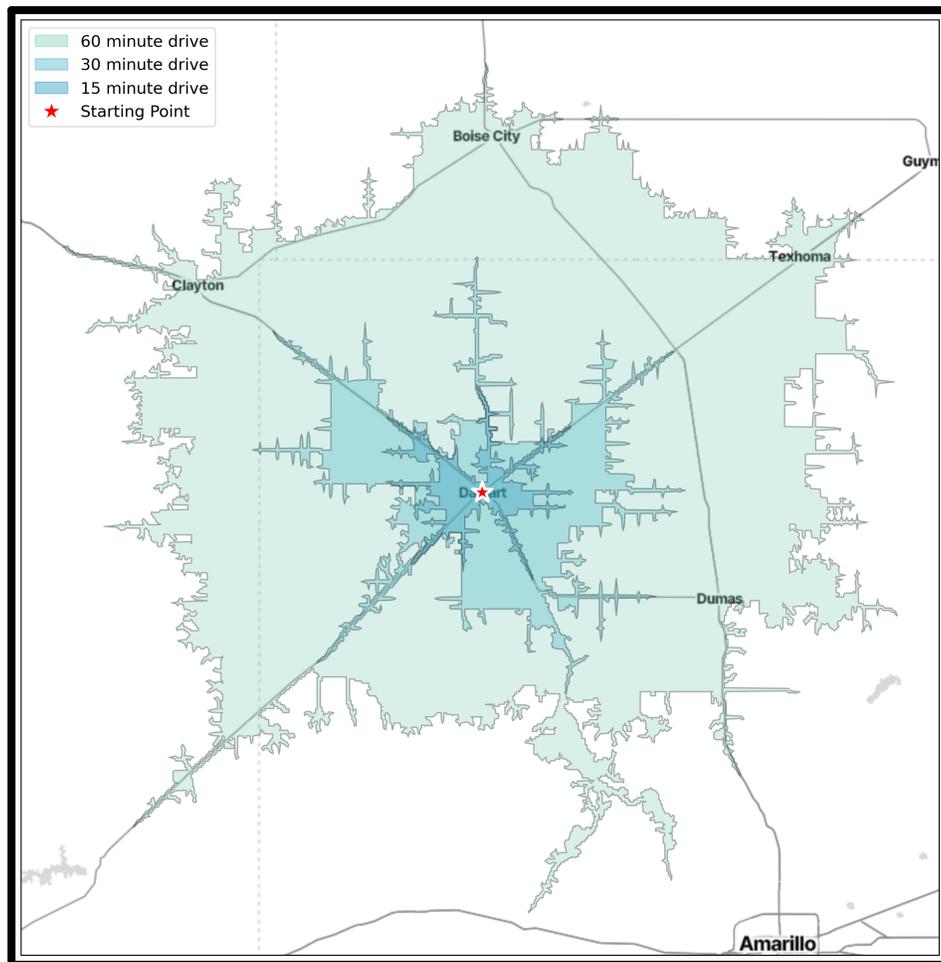
106 W. Third St.
Dallam County, Dalhart, TX 79022





Drive Time Map

106 W. Third St.
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.





Transmission Map

106 W. Third St.
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

106 W. Third St.
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

