

FOR SALE

DUMAS, TX REGIONAL SHOPPING CENTER

76,650 SF

\$4,800,000



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PROPERTY OVERVIEW

Dumas, TX Regional Shopping Center

Currently this property serves as home to Bible Baptist Church but was formerly a retail center with space to fill big box retailers. Located on the main intersection of Dumas Ave. (U.S. HWY 287) and First St. (HWY 87). The property is in a high traffic area. Dumas is a growing town of approximately 14,000 residents and serves as a regional destination for smaller communities in the panhandle area.

ADDRESS: 212 W 1st Dumas, TX 79029

LOCATION: Located in Dumas, TX which is the county seat for Moore Co. Currently Moore Co. is home to the Valero Oil Refinery, Cactus Feeders, Dumas Cattle Feeders Feedlots, JBS Packing Plant, Faria Dairy, Continental Carbon Plant, Pioneer Natural Resources, Moore County Hospital District, Amarillo College, multiple natural gas companies, and several grain companies. U.S. 287 is a part of a major corridor throughout the United States into Canada.

TRAFFIC COUNTS: From the intersection of Dumas Ave. (U.S. HWY 287) and 1st St. (HWY 87) going north shows over 10,000 vehicles per day. Going south shows over 13,000 vehicles per day.

BUILDING SIZE: 76,650 SF +/-

LOT SIZE: 6.4 Acres

YEAR BUILT: Estimated 1972

PARKING SPACES: The parking lot has 122 striped parking spaces with additional parking towards the east boundary along Dumas Ave. The parking lot is designed with concrete parking islands and is landscaped with trees.

INTERIOR FINISH OUT: The south 30,000 SF of the building is empty. The last tenant to occupy the space was a grocery store. The remaining 46,650 SF of the building is occupied by the church. The church finish out consists of office space, classrooms, a large sanctuary, and a large entryway.

EXTERIOR: In June of 2020, a new TPO roof with a 20 year warranty was installed on the building less the 30,000 SF of the unoccupied space. When the church bought the building, the entire façade was renovated.

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