

SUBWAY & MEXICO MART

Dalhart, Texas



100% Occupied | NNN Leases | Long Operating History



Subway & Mexico Mart

216-218 Liberal St
Dalhart, TX 79022

OFFERING SUMMARY

Price	\$675,000
Cap Rate	7.47%
Net Operating Income	\$50,400
Price PSF	\$174.24
Occupancy	100.0%
Gross Leasable Area	3,874 SF
Lot Size	0.50 Acres



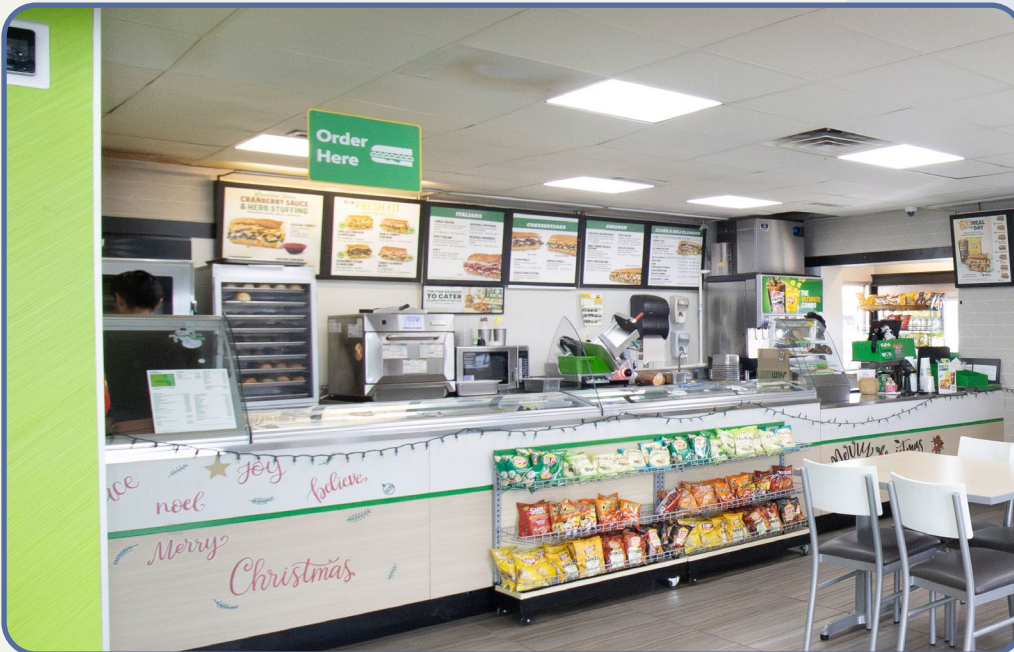
Suite	Tenant	Sq Ft	% of SQ FT	Start	End	Annual Rent	PSF	Escalation Date	Escalation Amount	Options	Lease Type
216	Subway	1,874	48.37%	1/1/2026	12/31/2040	\$43,800	\$23.37	01/01/2031 01/01/2036	\$48,180 \$52,998	2 x 5	NNN
218	Mexico Mart	2,000	51.63%	1/1/2026	12/31/2030	\$6,600	\$3.30	-	-	1 x 5	NNN
	Occupied	3,874	100%			\$50,400	\$13.01				
	Vacant	0	0%								
	Total	3,874	100%								



Subway is a popular fast-food restaurant chain known for its customizable sandwiches and emphasis on fresh ingredients. Founded in 1965, the restaurant allows customers to choose their bread, proteins, vegetables, sauces, and seasonings, making each meal personalized to individual tastes. Subway is especially recognized for promoting healthier fast-food options, offering whole-grain breads, fresh vegetables, and lower-calorie choices compared to many traditional fast-food restaurants. With thousands of locations around the world, Subway is easily accessible and widely recognized for its quick service and casual dining experience. Overall, the restaurant has built a strong reputation by combining convenience, variety, and freshness in its menu offerings.

COMPANY SUMMARY

Company	Subway
Ownership	Private
Number of Locations	37,000+ Worldwide
Years in Business	60 Years
Headquarters	Shelton, CT
Website	www.subway.com



- Subway has operated at the property since 2000, demonstrating long-term location viability; the franchisee operates eight (8) Subway locations across the Texas Panhandle.
- Mexico Mart is one of only eight Latino-centered grocery stores in the entire Panhandle, serving a loyal and underserved customer base in Dalhart with strong daily-needs demand.
- Absolute NNN leases on both tenants with zero landlord responsibility for taxes, insurance, maintenance, or capital expenditures.
- Low rent basis and attractive price point, providing strong yield potential and an accessible entry opportunity for private capital.
- Hard-corner location at a primary in-town intersection with excellent visibility and site functionality.
- Highly accessible site with immediate access off a major highway, ideal for quick-service food and daily-needs retail.
- Dalhart's economy is anchored by cattle feedlots, dairies, and grain production, providing a stable employment base and consistent demand for essential retail.

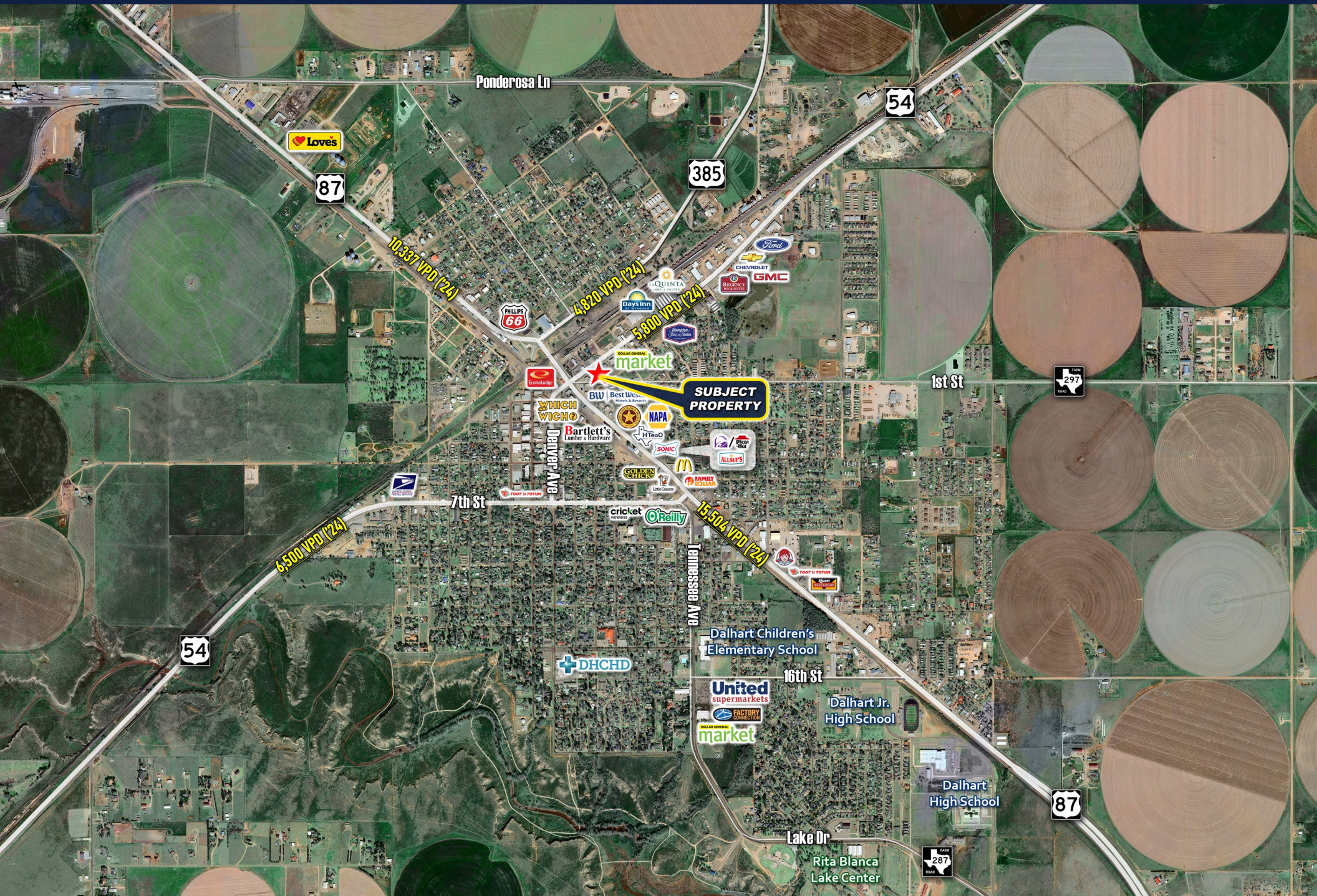
POPULATION
WITHIN 5 MILE RADIUS
10,159

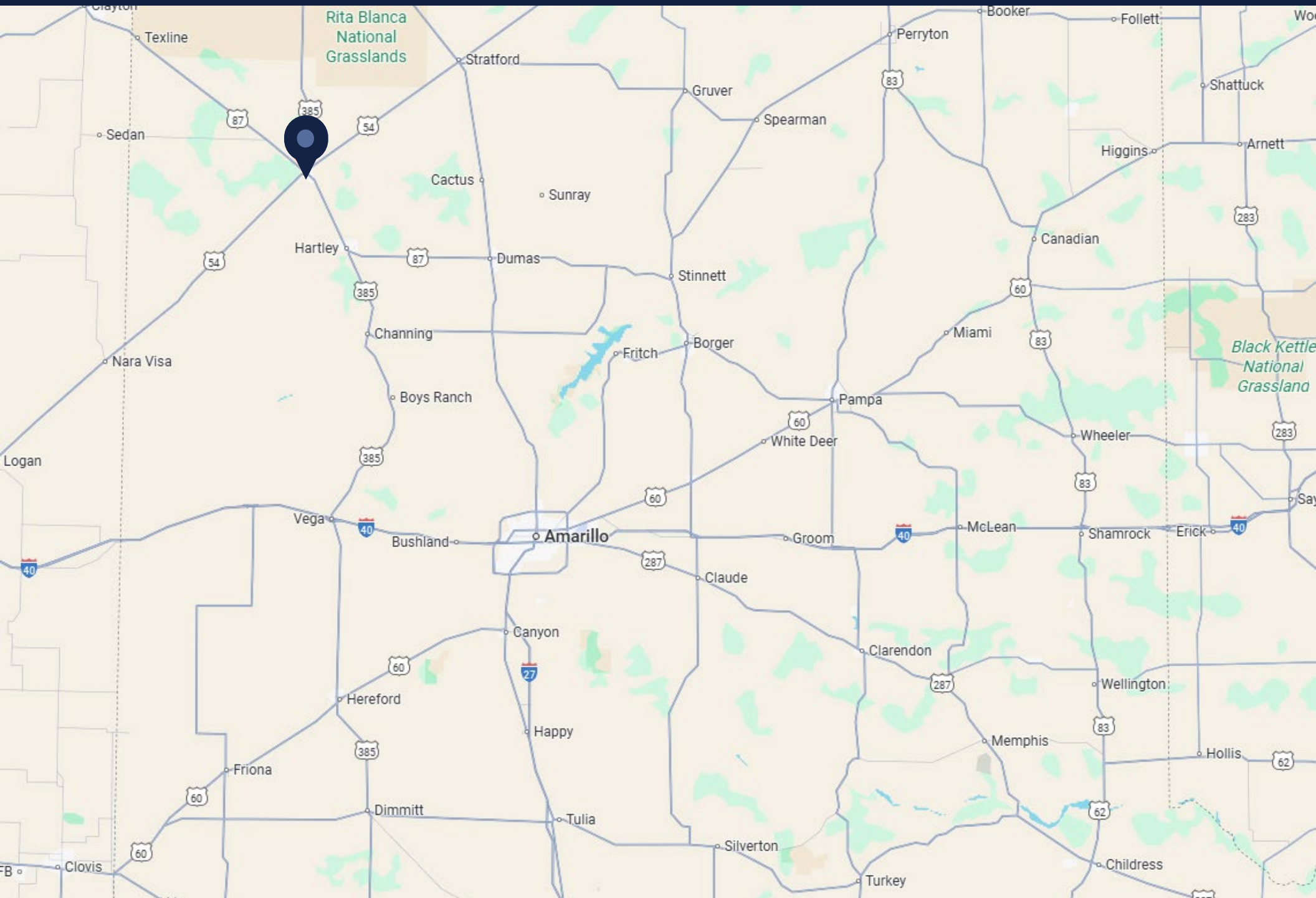
AVERAGE HOUSEHOLD
INCOME
\$80,379

ANNUAL GROWTH
PER YEAR
1.80%

VEHICLES
PER DAY
21,304









AMARILLO, TX

OVERVIEW

Amarillo, Texas, is a city in and the county seat of Potter County. The largest city in the Texas Panhandle and the 14th-most populous city in the state, Amarillo's estimated population was 199,371 as of 2019. The five-county Amarillo metropolitan area has an estimated population of 265,053, as of 2019. Originally named Oneida, Amarillo is situated in the Llano Estacado region with Interstate 40 — and previously U.S. Route 66 — running through the city.

Founded in 1887, Amarillo's early growth was fueled by the availability of the railroad and freight service provided by the Fort Worth and Denver City Railroad. This helped power the city to become the cattle-marketing center in the late 19th century. The city was also once the self-proclaimed "Helium Capital of the World" for having one of the country's most productive helium fields. Additionally, the city is known as "The Yellow Rose of Texas" (as the city takes its name from the Spanish word for yellow), and operates one of the largest meat-packing areas in the United States.

Amarillo is considered the regional economic center for the Texas Panhandle as well as Eastern New Mexico and the Oklahoma Panhandle. The meat packing industry is a major employer in Amarillo; about one-quarter of the United States' beef supply is processed in the area. The city is also the location of headquarters for the Texas Cattle Feeders Association. Petroleum extraction is also a major industry. Approximately 14 million acres of agricultural land surrounds the city with corn, wheat, and cotton as the primary crops.

The city also is home to Cadillac Ranch, a public art installation with several mid-twentieth century Cadillacs buried nose-first into the ground. The Palo Duro Canyon State Park, located south of Amarillo, is the United States' second largest canyon system after the Grand Canyon. The canyon is a prominent mountain biking destination and hosts the annual 50-mile Palo Duro Canyon Trail Run. Additionally, since 1921 Amarillo has hosted the Tri-State Fair & Rodeo, which brings participants mostly from Oklahoma, New Mexico and Texas to Amarillo.



	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	5,747	9,356	10,159
2024 Population	6,156	9,862	10,575
2029 Population Projection	6,372	10,031	10,709
Annual Growth 2020–2024	1.80%	1.40%	1.00%
Annual Growth 2024–2029	0.70%	0.30%	0.30%
Median Age	33.7	35.2	35.8
Bachelor's Degree or Higher	14%	17%	17%
U.S. Armed Forces	0	0	0
POPULATION BY RACE			
White	3,412	5,818	6,250
Black	68	159	222
American Indian / Alaskan Native	104	132	135
Asian	13	31	31
Hawaiian & Pacific Islander	4	6	7
Two or More Races	2,554	3,716	3,929
Hispanic Origin	3,135	4,516	4,771
HOUSING			
Median Home Value	\$117,996	\$138,915	\$141,872
Median Year Built	1975	1980	1980

Demographic data © CoStar 2025

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	2,102	3,307	3,476
2024 Households	2,240	3,466	3,599
2029 Household Projection	2,310	3,509	3,633
Annual Growth 2020–2024	0.70%	0.90%	0.90%
Annual Growth 2024–2029	0.60%	0.20%	0.20%
Owner Occupied Households	1,346	2,123	2,208
Renter Occupied Households	965	1,386	1,425
Avg Household Size	2.7	2.7	2.7
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$68.8M	\$104.6M	\$109.3M
INCOME			
Avg Household Income	\$80,379	\$76,740	\$77,033
Median Household Income	\$65,973	\$62,400	\$62,362
< \$25,000	303	465	475
\$25,000 – \$50,000	537	969	1,010
\$50,000 – \$75,000	514	761	788
\$75,000 – \$100,000	403	504	512
\$100,000 – \$125,000	70	171	183
\$125,000 – \$150,000	223	323	332
\$150,000 – \$200,000	95	163	187
\$200,000+	96	110	112

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Exclusively Listed



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