

# LAWNDALE OFFICE AND DATA CENTER CAMPUS AVAILABLE FOR LEASE OR SALE

## LOCATION:

NEC of S Osage St & SE 27th Ave  
Amarillo, Texas 79103

## AVAILABLE:

- 7,161 SF – 59,220 SF
- Call for Pricing

## DESCRIPTION:

- Take advantage of this **rare, turnkey opportunity** with fully built-out, well-appointed buildings including newly-remodeled private offices, conference rooms, cubicles and break rooms
- Extremely unique property characteristics of the freestanding 7,161 SF data center building includes: **F4 tornado rating, 4 backup generators, 15K gallon underground storage tank, CAT generators**
- Complete, exterior upgrade planned!
- Excellent access to both I-40 & I-27
- Massive parking field
- Huge offering of amenities nearby including restaurants, grocers, and many other retail uses
- Flexible zoning permits many uses

## TRAFFIC COUNTS:

S Osage St: 14,146 VPD  
SE 27th Ave: 7,780 VPD  
(Kalibrate 2024)

## DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2024 Population	9,682	55,206	132,115
Daytime Population	9,505	62,018	130,304
Average HH Income	\$71,289	\$73,596	\$73,198



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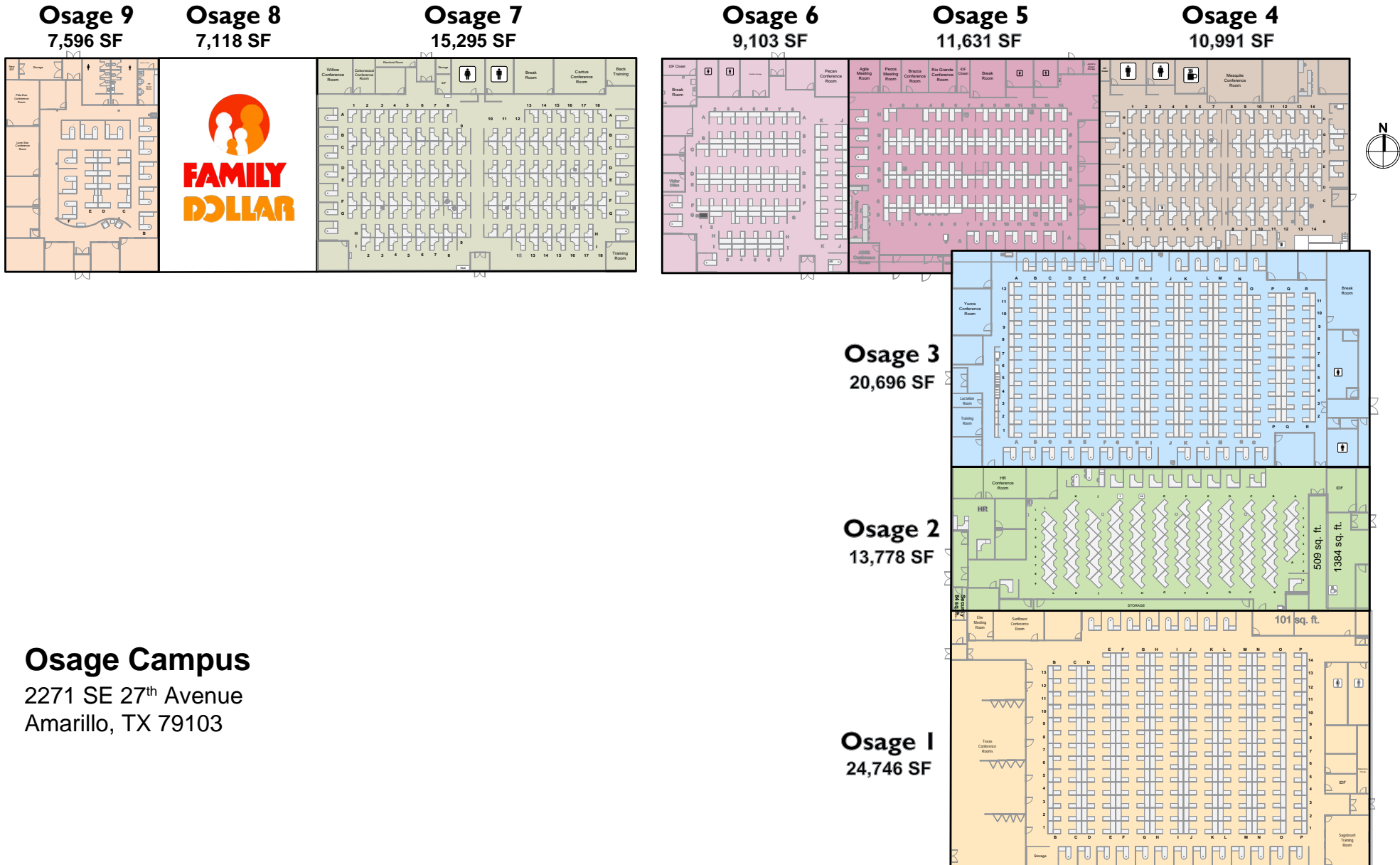
Proposed façade remodel. Subject to change.



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## Osage Campus

2271 SE 27<sup>th</sup> Avenue  
Amarillo, TX 79103

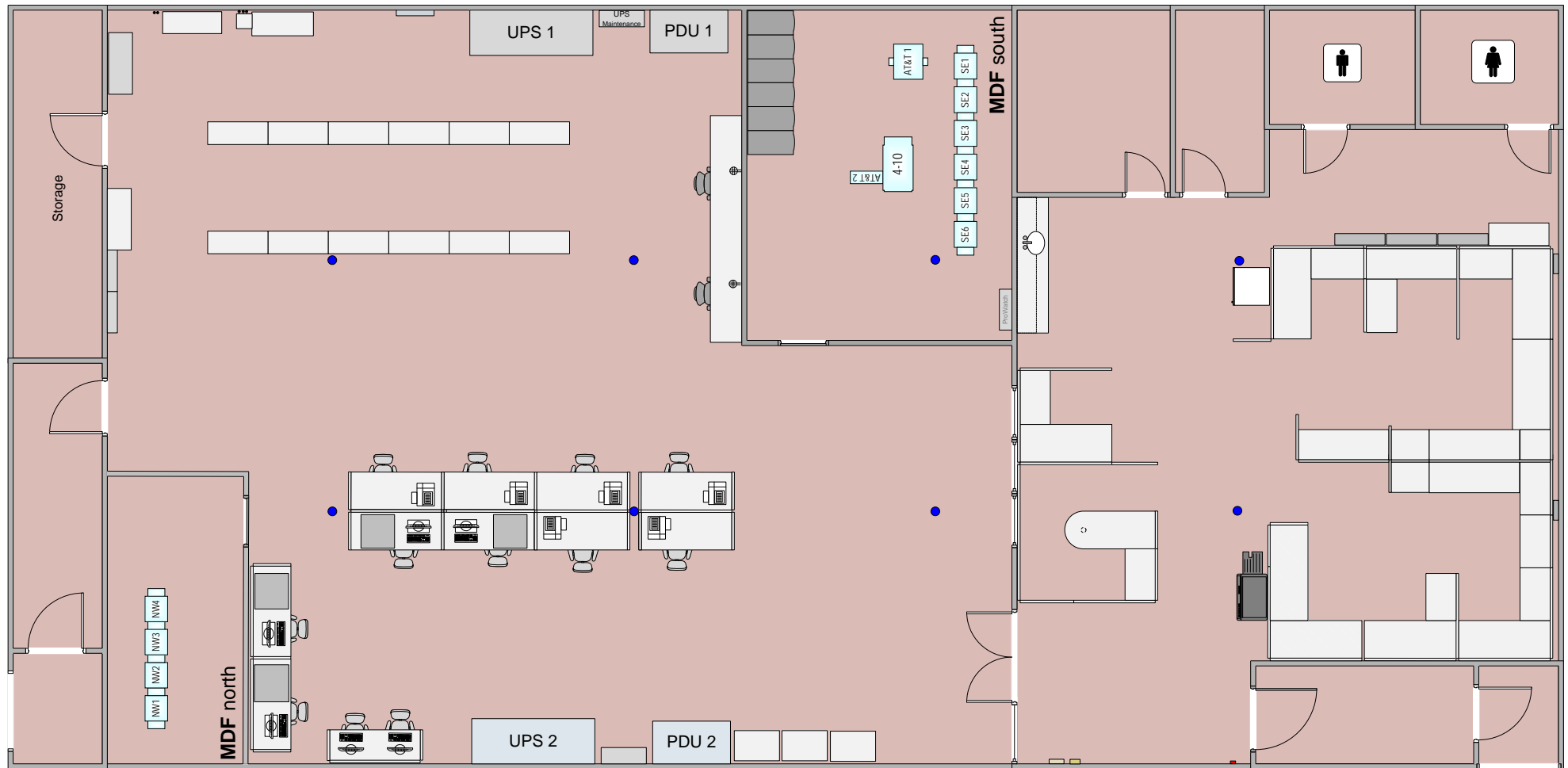
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## DATA CENTER BUILDING 2401 S Osage St.



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AC IN DATA CENTER



CAT BACKUP GENERATOR OUTSIDE



BACKUP GENERATOR



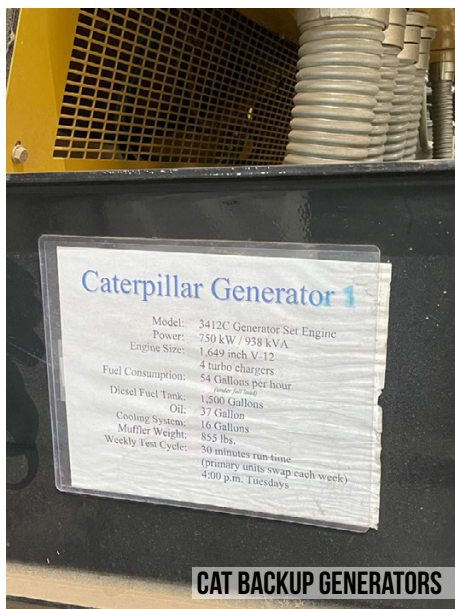
15K GALLON UST



SERVER RACKS IN DATA



CAT BACKUP GENERATOR IN DATA CENTER



CAT BACKUP GENERATORS



DATA CENTER

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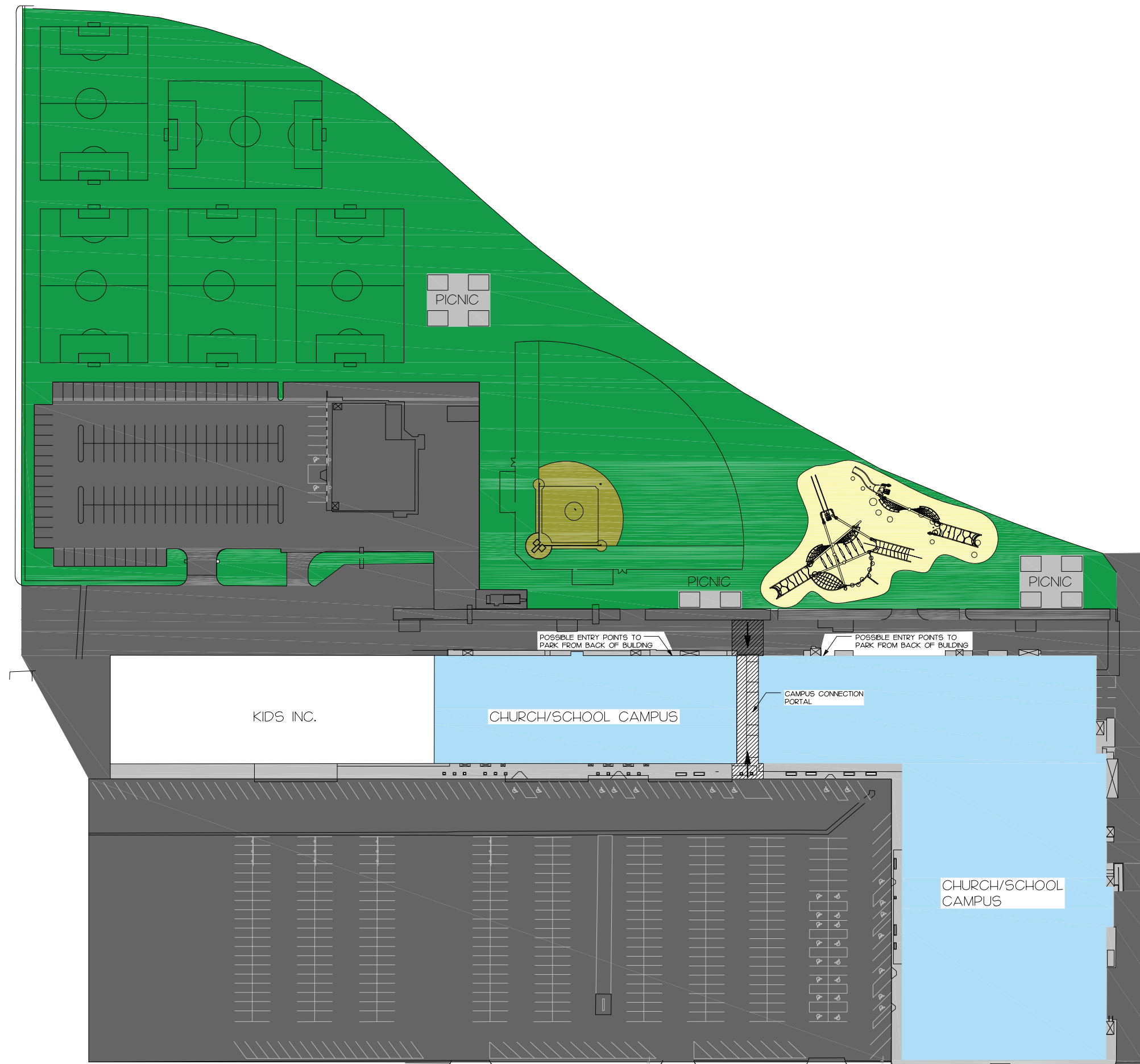


CHURCH/SCHOOL CAMPUS CONCEPT

NOT TO SCALE







# CHURCH/SCHOOL CAMPUS CONCEPT

NOT TO SCALE





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## AMARILLO FACTS

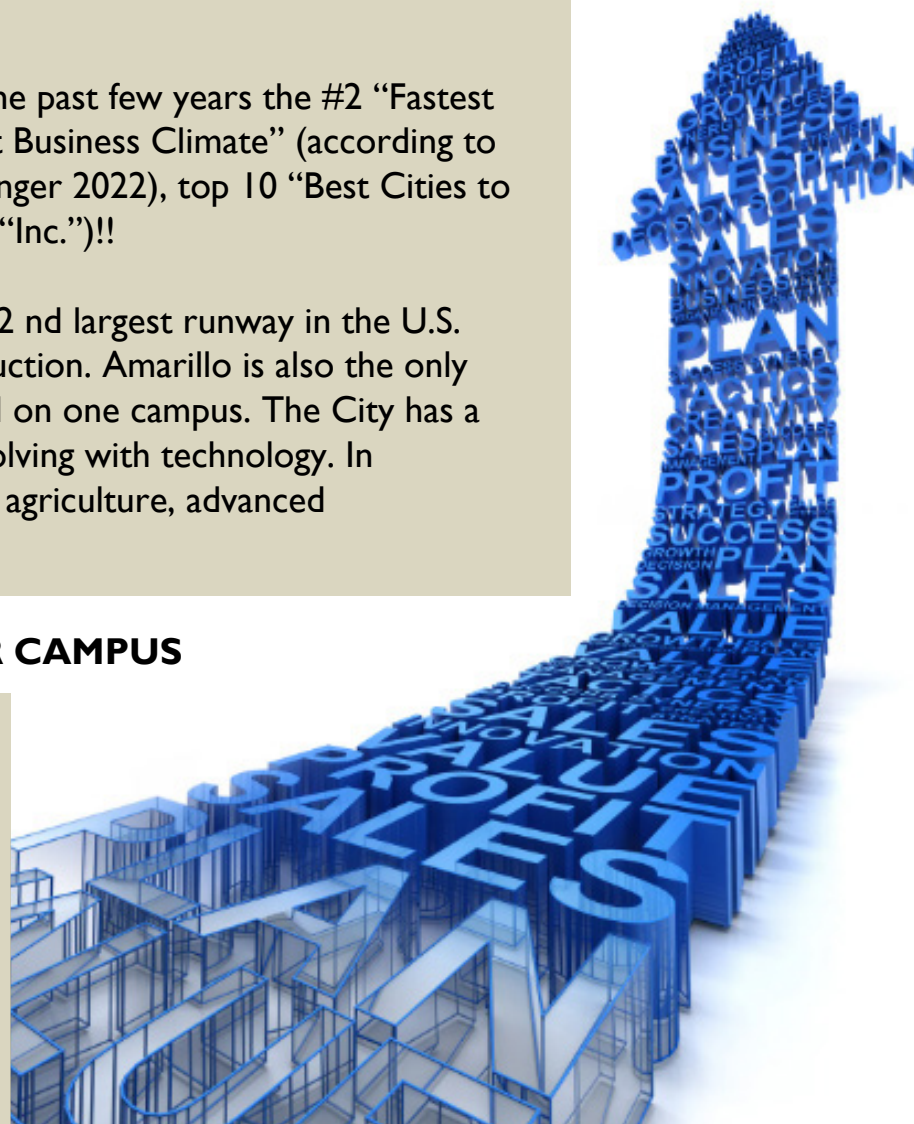
There is no better place for doing business than Amarillo, TX!

A handful of data points to back this up includes Amarillo being over the past few years the #2 “Fastest Growing Economy in the U.S.” (Kenan Institute at UNC), the #4 “Best Business Climate” (according to “Business Facilities”), the #13 “Most Affordable City in the U.S.” (Kiplinger 2022), top 10 “Best Cities to Live and Work” (Zippia) and top 10 “Best Places to Start a Business” (“Inc.”)!!

Some particular facts to highlight include that Amarillo is home to the 2nd largest runway in the U.S. making it an ideal location for aviation and aerospace testing and production. Amarillo is also the only city in the U.S. with a medical, pharmaceutical and veterinary school all on one campus. The City has a strong history in food processing and agriculture, that is constantly evolving with technology. In addition, Amarillo boasts a very active economy for food processing & agriculture, advanced manufacturing, logistics and distribution and sources of energy.

## POTENTIAL USES FOR THE OFFICE AND DATA CENTER CAMPUS

Perfect “plug and play” for a multitude of uses, including: call center, data center, school, charter school, office use, claims center, medical office use, medical use, adult daycare/memory care, satellite junior college/college/high school campus, corporate training center, civic/government office use, community center, banquet hall, recreation center, church/church campus, television/radio station, shipping facility and many more!



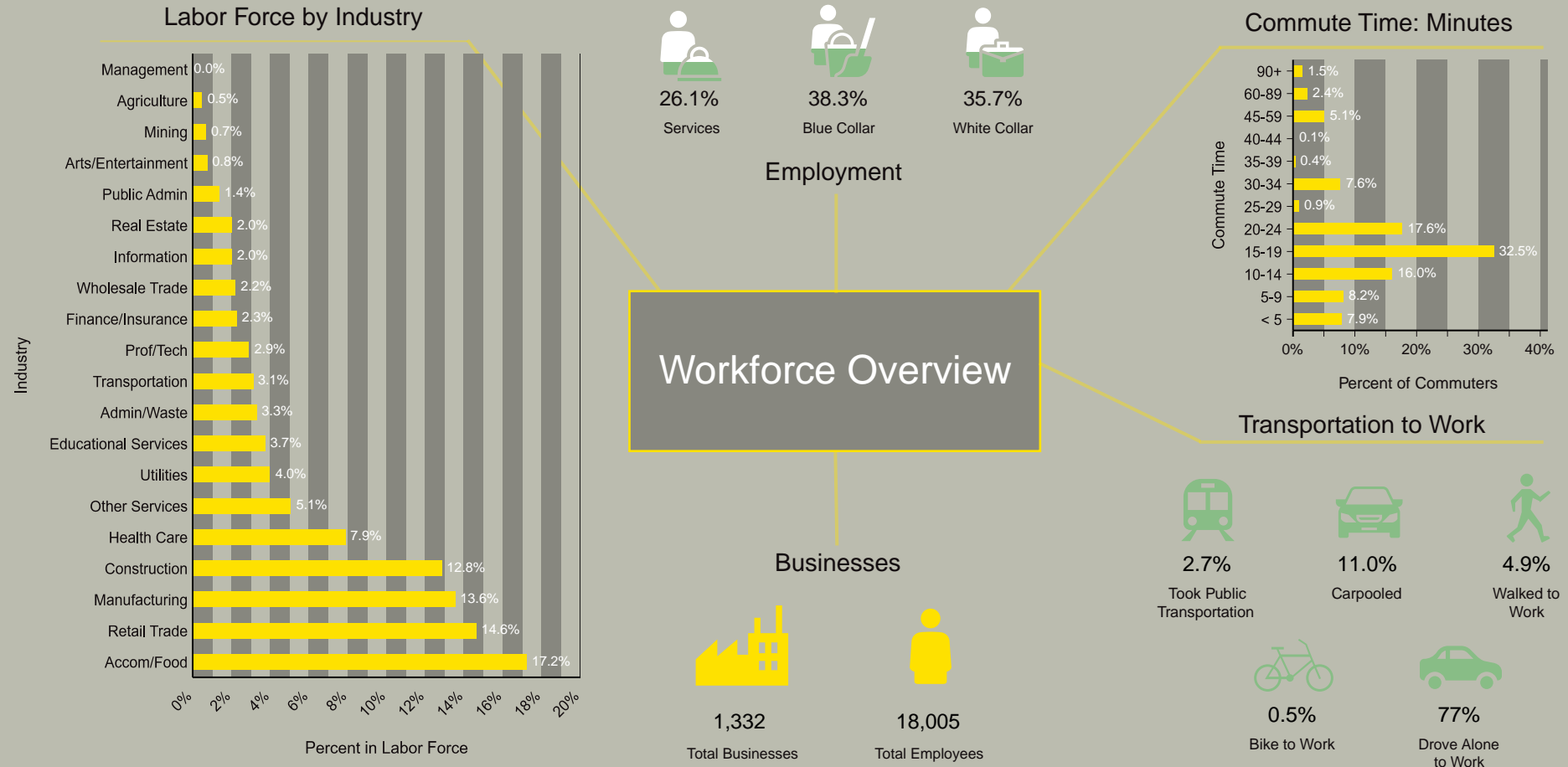
### Area Top Employers

Company Name	Employees	Company Name	Employees
Amarillo Independent School District	4500	Amarillo National Bank	568
Tyson Foods, Inc.	4300	Potter County Courthouse	530
CNS Pantex	3844	Friona Industries	467
BSA Health System	3100	Baptist Community Services	400
Northwest Texas Healthcare System	2150	Walmart Supercenters	400
City of Amarillo	1953	Texas Department of Transportation	374
Xcel Energy	1431	Merrick Pet Care Inc.	350
Affiliated Foods	1250	Atmos Energy	333
Canyon ISD	1168	Texas Panhandle Centers Behavioral & Developmental Health	330
Amarillo VA Health Care System	984	AT & T	320
Bell	900	Cal Farley's	307
United Supermarkets	900	Region 16 Education Service Center	301
Happy State Bank (Taylor)	897	Yellowhouse Machinery Company	300
Maxor National Pharmacy Services	860	GRI Towers Texas	295
West Texas A&M University	856	Ben E Keith Foods	250
Texas Department of Criminal Justice - Clements Unit	850	Micro Technologies MWI Veterinary Supply	250
Toot'n Totum Food Stores, LLC	743	Potter County Sheriff Office	240
Owens Corning	650	Lone Star Calf Ranch, LLC	230
Amarillo College	625	J Lee Milligan Inc	225
Texas Tech University Health Sciences Center	621	Family Medicine Centers, L.P.	204



## Economic Development Profile - Amarillo, Texas

Ring of 1 mile



**Source:** This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

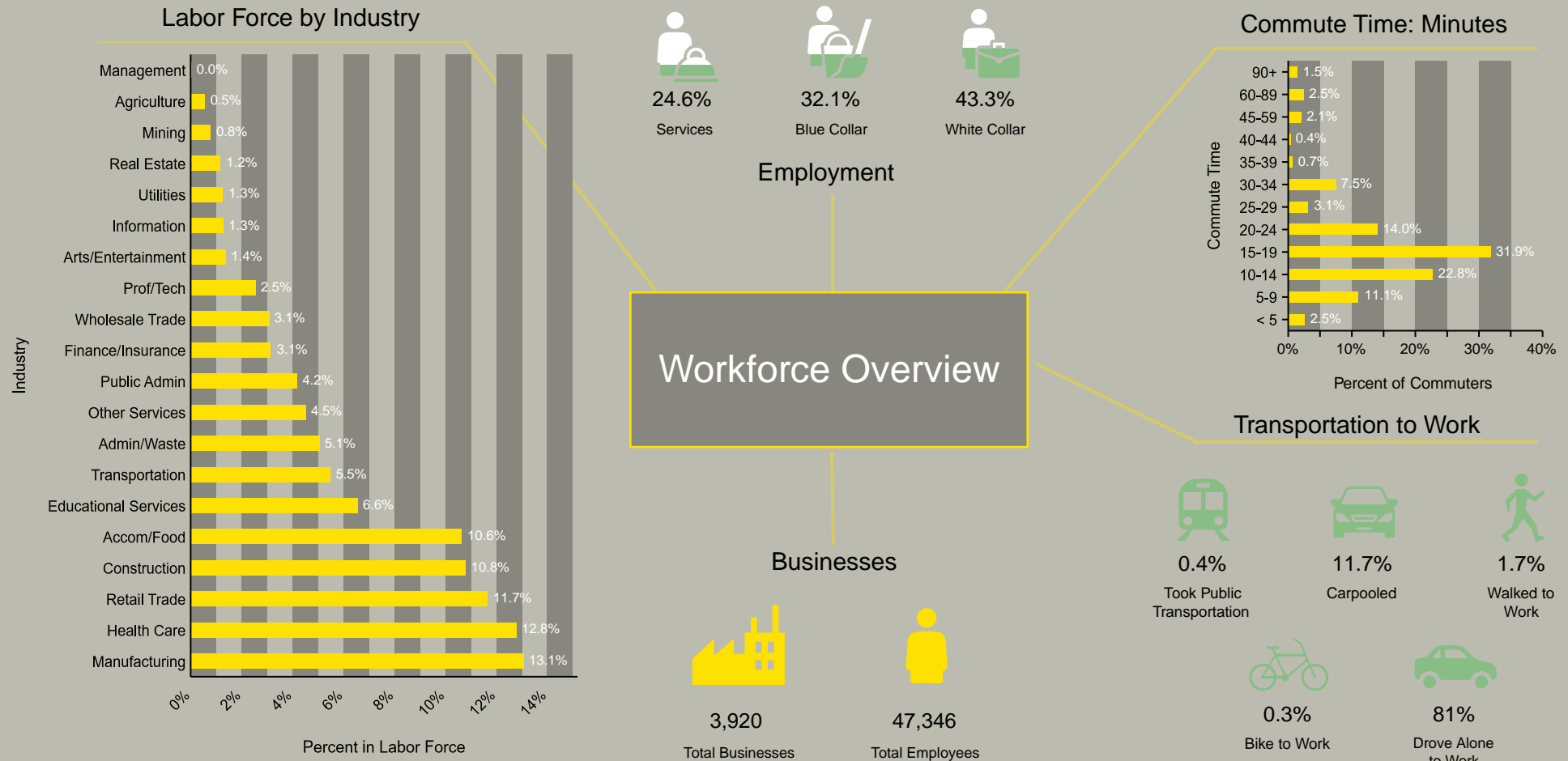
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## Economic Development Profile - Amarillo, Texas

Ring of 3 miles



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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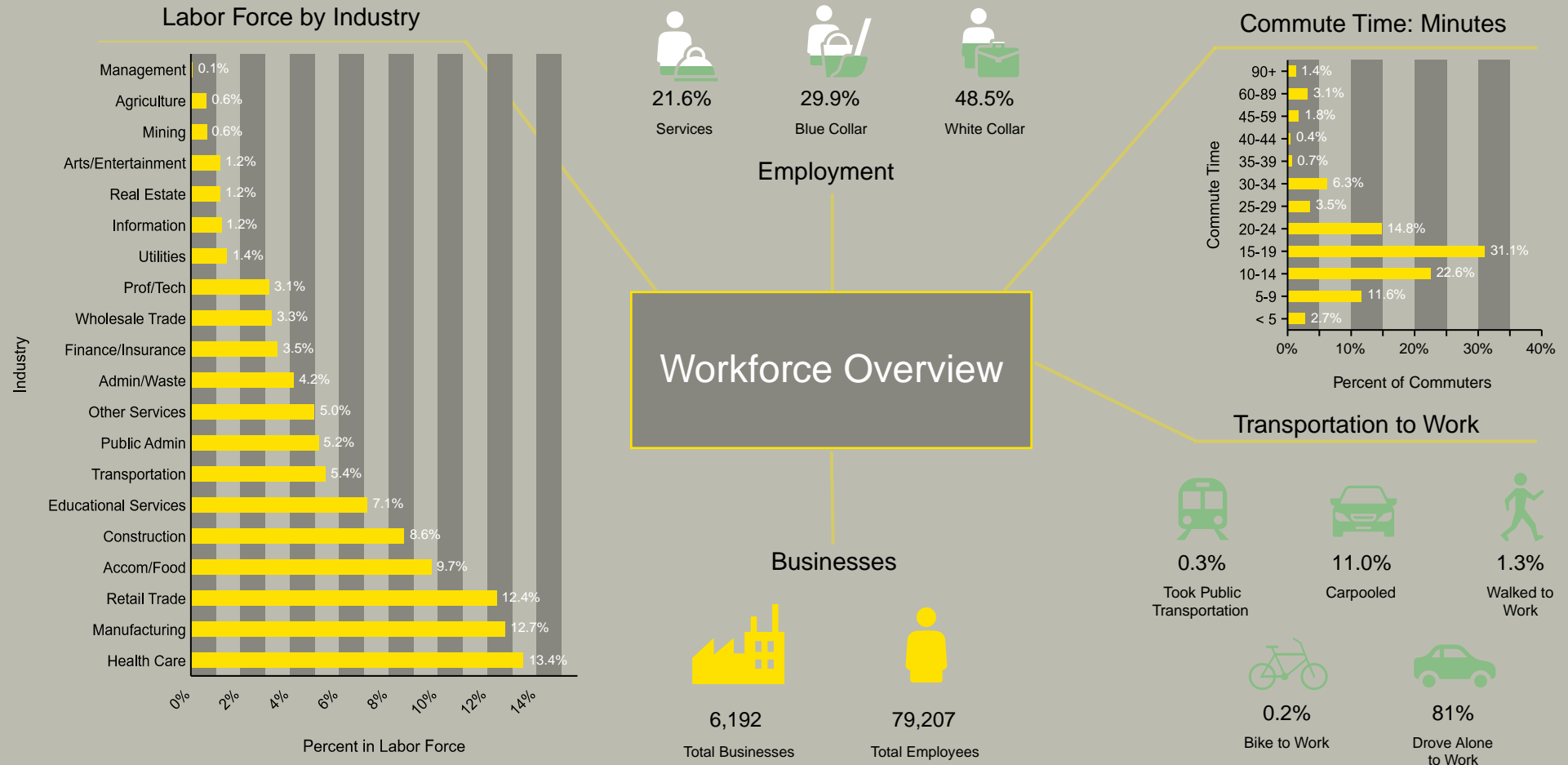
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## Economic Development Profile - Amarillo, Texas

Ring of 5 miles



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