

FOR SALE

4908 LEXINGTON SQUARE EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	4,000 SF
Year Built:	2021
Lot Size:	17,464 SF
Traffic Count:	25,500 cars /day per TXDOT
Zoning:	GR - General Retail
Taxes:	\$18,859 /yr
Zoning:	GR - General Retail

PROPERTY OVERVIEW

This **4,000-square-foot office building** offers a flexible, high-quality workspace in a **new office development in Southwest Amarillo**. Constructed in **2021**, the property features **Class A finishes throughout the existing 2,500 square feet of completed office space**, with an additional **1,500 square feet of shell space** that can be customized to meet a variety of business needs.

Situated on a **0.4-acre site**, the building provides a functional and efficient layout designed for professional office users. The finished portion of the office includes **seven private offices**, a **welcoming reception area**, a **conference room**, and a **full kitchen/break area**, creating an ideal environment for both client interaction and daily operations. Additional support areas include an **equipment room, file room, mechanical room, and two restrooms**.

The 1,500 square feet of unfinished shell space offers a valuable opportunity for expansion, additional offices, or specialized workspace, allowing an owner or tenant to tailor the property to their specific operational needs.

Located in **Southwest Amarillo**, one of the city's fastest-growing commercial corridors, the property benefits from strong surrounding development, convenient access, and a professional setting suitable for a wide range of office users.

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

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ADDITIONAL INFORMATION

Total office Size: 4,000 sf, with 2,500 sf finished Class A, and 1,500 sf shell space.

Land Size: 17,464 SF

Year Built: 2021

Office Includes:

- 7 offices
- Reception Area
- Conference Room
- Full Kitchen/Break Area
- Equipment Room
- File Room
- Mechanical Room
- 2 Restrooms

LOCATION OVERVIEW

4908 Lexington Square is located in southwest Amarillo within the Lexington Square development near the intersection of 45th and Soncy Road. The property provides access to Loop 335 and Interstate 40, supporting connectivity across Amarillo and surrounding areas. Surrounding properties include retail centers, medical offices, restaurants, and service providers, along with residential neighborhoods such as Greenways, Heritage Hills, and Windsor.



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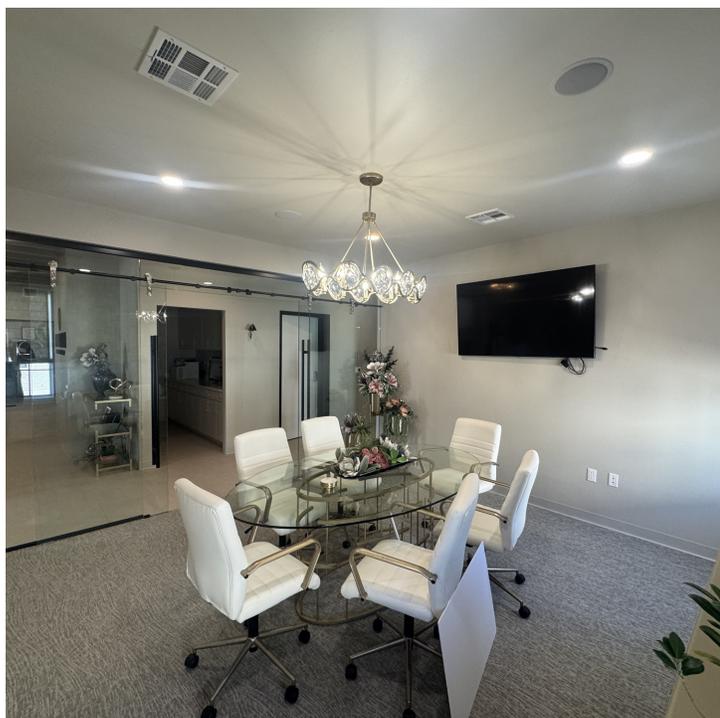
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4908 LEXINGTON SQUARE ADDITIONAL PHOTOS

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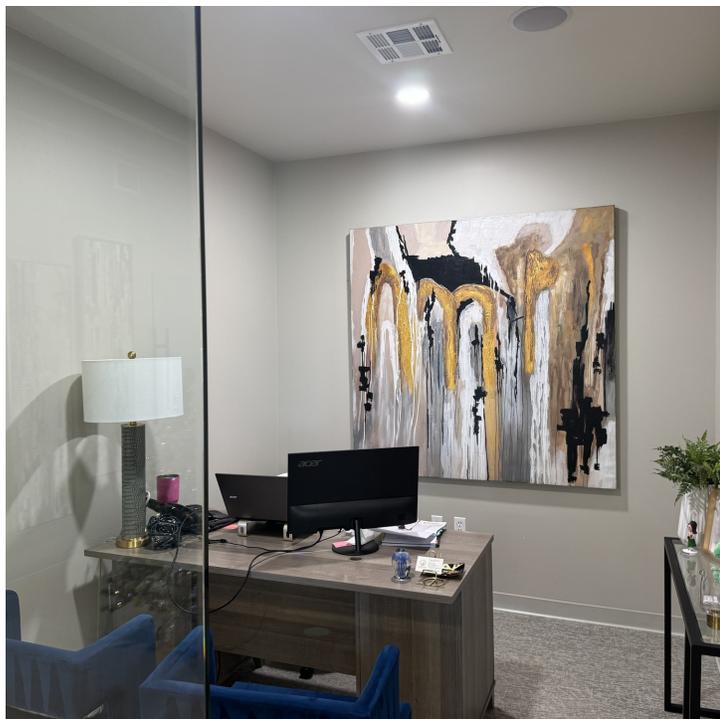
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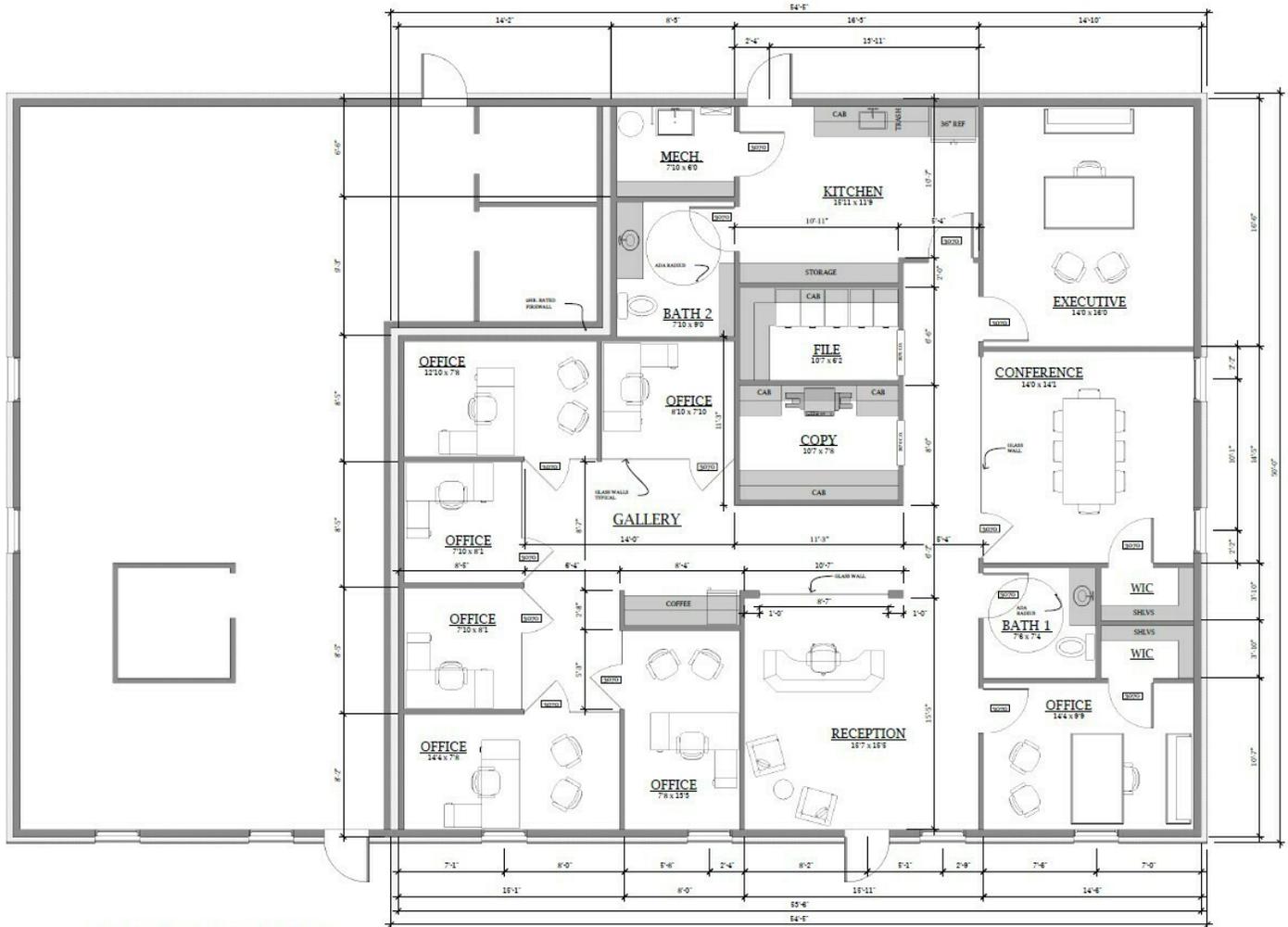
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4908 LEXINGTON SQUARE FLOOR PLANS

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FOR LEASE 1,517 SF
SCALE 1/4" = 1'

FLOOR PLAN 2,473 SF
SCALE 1/4" = 1'

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4908 LEXINGTON SQUARE RETAILER MAP



Google

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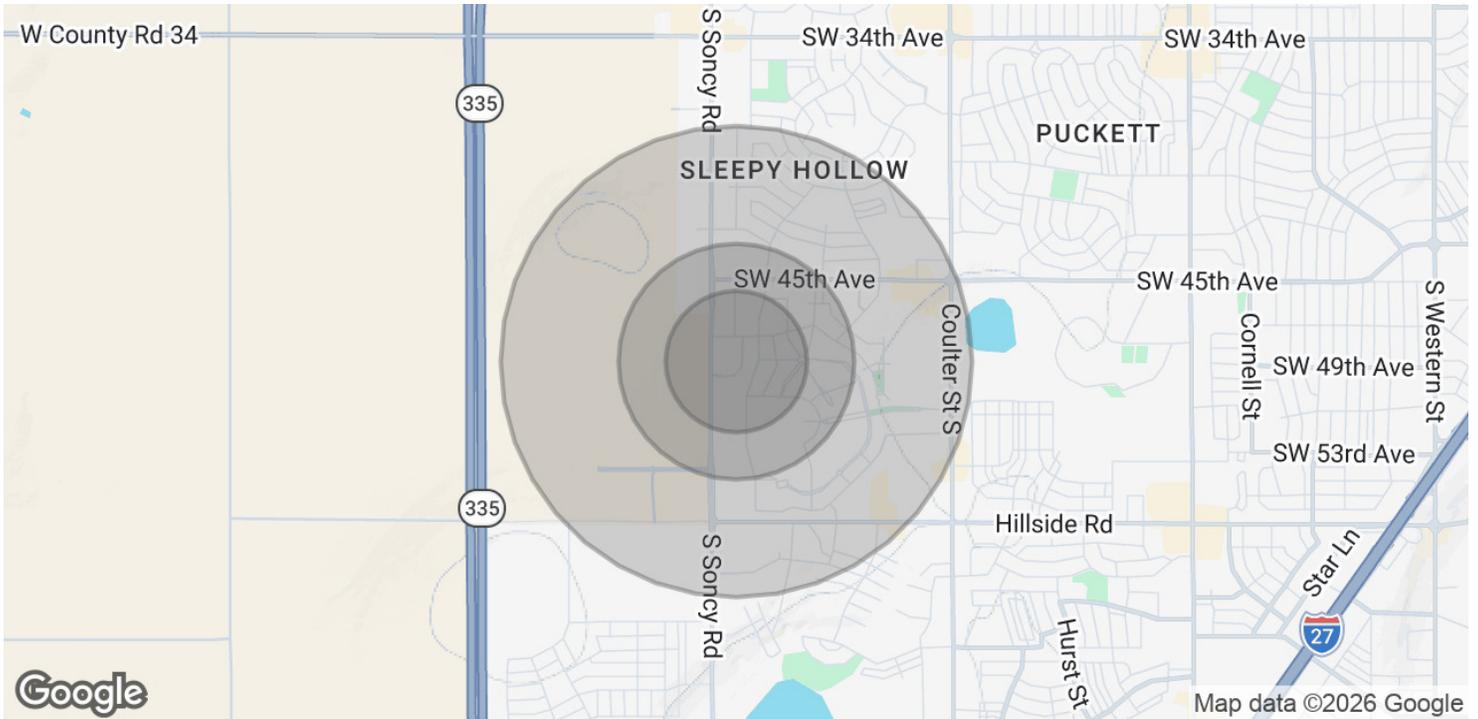
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4908 LEXINGTON SQUARE
DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	222	1,237	7,808
Average Age	46	44	42
Average Age (Male)	45	43	42
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	494	3,353
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$190,893	\$178,808	\$144,570
Average House Value	\$543,200	\$510,394	\$483,381

Demographics data derived from AlphaMap

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Gaut Whittenburg Emerson CRE	475878	aaron@gwamarillo.com	806.373.3111
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Aaron Emerson, CCIM SIOR	477647	aaron@gwamarillo.com	(806)373-3111
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Bo Wulfman, CCIM	375664	bo@gwamarillo.com	806.373.3111
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date