

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - JANUARY 2021



**3410 Western
RETAIL SPACE**
1,250 sf located in the Mayco Shopping center, between Mayco Laundry (on the south corner) & Jp Press. Zoned GR - General Retail. \$7.50 sf/mo.
Cathy Derr, CCIM
cathy@gwamarillo.com



**5801 I-40 West
OFFICE**
750 sf located on corner of I-40 West & Bell in high traffic area. Includes entry/waiting area, office, executive office w/ fireplace, coffee room w/ sink, & restroom. Newly remodeled w/ front parking. \$900/mo.
Ben Whittenburg
ben@gwamarillo.com



**4211 I-40 West Suite 200
OFFICE SPACE**
2,098 sf located at I-40 & Western in the northeast corner of the Chicago Title Building on the 2nd floor. Includes 6 offices, conference room, kitchen, file/storage room, work area, & I-40 signage. Zoned PD - Planned Development. \$2,578/mo.
J. Gaut, CCIM, SIOR
j@gwamarillo.com



**3620 Western
THE RESERVE OFFICES**
NEW CONSTRUCTION: 1,131 sf office space on Western Street just North of 45th Street. Includes: 4 offices, reception area, ADA restroom, & fully equipped kitchen, & storage room. \$1799 sf/yr. (Full Service)
Jeff Gaut
jeff@gwamarillo.com



**15595 County Rd K, Samnorwood, TX
RECREATIONAL RANCH**
160.85 acres w/ 1,850 sf manufactured home. 15 minutes between Wellington TX & Shamrock TX. Property includes: 15'x25' building, storm shelter, city water, water well, stock tank, pond, & ample wildlife. \$475,000.00
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



**2112 S Coulter
RETAIL/RESTAURANT/OFFICE**
2,256 sf on 1.19 acre lot on Coulter between I-40 & Amarillo Blvd. Great location for medical office or retail. Newer electronic signage & kitchen has recently been installed.
Zoned HC - Heavy Commercial
\$3,000/mo. (+ utilities).
Miles Bonifield miles@gwamarillo.com



**3333 SE 3rd
WAREHOUSE / OFFICE**
28,254 sf space available. Warehouse includes: +/-25,254 sf; control temp areas, (1) dock high door, (2) grade level doors, & (2) fenced yards. Office includes: +/-3,000 sf, 4 offices, reception area, conference area, bullpen area, drivers room, & restrooms. Zoned I-2 Heavy Industrial. \$4 sf/yr.
Bo Wulfman, CCIM bo@gwamarillo.com



**1000 SW 9th Ave
MEDICAL OFFICE**
15,500 sf office located on the property of 5500 SW 9th (also known as The Craig Senior Living) . Includes: large waiting area, reception area, many exam rooms, several work rooms, x-ray room, & ample parking. \$18.75 sf/yr.
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



**7800 S Coulter
LAND**
21,780 sf located on the West side of Coulter & 1/4 mile South of Arden Rd. 115' frontage on Coulter. Zoned R-1 Residential District 1. \$99,000.00
Jeff Gaut
jeff@gwamarillo.com



**9th & Coulter
DEVELOPMENTAL LAND**
54.68 acres in Medical District, north of 9th & Coulter intersection, on east side of Coulter. Great land for multi-family, retirement/assisted living, medical, or office development. 1,312' frontage on Coulter. Can be divided. (\$5.04/ sf) or \$12,000,000
Ben Whittenburg
ben@gwamarillo.com



**3505 I-40 West
RETAIL SPACE**
Located on I-40 West, just east of the I-40 & Western intersection. Suite 200: 2,838 sf inline space. Space can be divided into 2 smaller spaces. Suite 100: 2,389 sf end cap space w/ drive-thru in place. 250' frontage. Zoned - Retail.
Ben Whittenburg
ben@gwamarillo.com



**4211 I-40 West Suite 201
OFFICE SPACE**
2,149 sf located at I-40 & Western on the northwest corner of the Chicago Title Bldg. on the 2nd floor. Includes 2 private offices, reception area, conference room, kitchen, & workroom for 8+ stations. Zoned PD - Planned Development \$2,641/mo.
J. Gaut, CCIM, SIOR j@gwamarillo.com



**Care Circle
MEDICAL LOT**
91,476 sf lot located in the Legacy Square Medical Center in Amarillo's Medical District, just west of Coulter on Amarillo Blvd West. Includes: 2 platted lots, which combine to make the largest parcel in the office park. Zoned HC - Heavy Commercial. \$640,332.00
Bo Wulfman, CCIM bo@gwamarillo.com



**1800 S Hughes
OFFICE W/ STORAGE**
1,508 sf Office bldg. located westbound I-40 Frontage Rd. Intersection of I-40 & Washington. Includes 2 offices, bull pen, reception area, conference room, 2 restrooms & 1,472 sf metal storage bldg. w/ overhead door. Zoned O2 Office District 2. \$2,300/mo. **Cathy Derr, CCIM**
cathy@gwamarillo.com



**4211 I-40 West Suite 205
OFFICE SPACE**
2,376 sf located at I-40 & Western in the southeast corner of the Chicago Title Bldg. on the 2nd floor. Includes 7 offices, entry/reception area, kitchen, & I-40 signage. Zoned PD - Planned Development \$2,920.5/mo.
J. Gaut, CCIM, SIOR
j@gwamarillo.com



**3500-3502 SE 16th
LAND**
15,081 sf ground lease property located in prime retail corridor w/ high visibility & frontages on SE 16th, I-40 Frontage Rd, & South Fairfield. Zoned GR - General Retail. \$600/mo.
Cathy Derr, CCIM
cathy@gwamarillo.com



**6900 I-40 West
ATRIUM AT COULTER RIDGE**
1,395 - 1,786 sf office space available. Located on I-40 West. Convenient to SW Amarillo, minutes from medical district, Westgate mall, restaurants, etc. **Call for Rates!**
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



**600 S. Tyler
FIRSTBANK SOUTHWEST TOWER**
338 - 10,699 sf class A office spaces available in the heart of Downtown Amarillo w/ beautiful views. Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barber shop, & on-site management. \$16.50 - \$18.64 sf/yr.
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com

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DONE DEALS - JANUARY 2021

<p>SOLD</p> <p>SE-34th Osage St</p>	<p>34th & Osage DEVELOPMENTAL LAND 1.13 acres located in southeast Amarillo on prime retail corridor. 32,645 cars/day. Zoned HC - Heavy Commercial</p> <p>Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>	<p>SOLD</p> <p>Hollywood Rd</p>	<p>6200 Hollywood Rd DEVELOPMENTAL LAND 35,846.20 sf located on hard corner of Viking & Hollywood Rd. 121' frontage on Hollywood Rd & 296.38' frontage on Viking. Utilities to the site. Zoned LC - Light Commercial.</p> <p>Sale Negotiated by Ben Whittenburg ben@gwamarillo.com</p>
<p>LEASED</p>	<p>4130 Business Park RETAIL 1,550 sf retail space located on Western St. in Western Business Park. Zoned LC - Light Commercial</p> <p>Lease Negotiated by Cathy Derr, CCIM for the Landlord & Miles Bonifield for the Tenant</p>	<p>LEASED</p>	<p>2600 Paramount OFFICE 1,400 sf located in Peppertree Square, just off the Olsen & Paramount intersection. High traffic area. Zoned PD - Planned Development.</p> <p>Lease Negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
<p>SOLD</p> <p>2 ac. Parking 3 ac. Parking Street TOYOTA Pilgrim St</p>	<p>45th & Soncy LAND 5.08 acres located at 45th & Soncy, behind Street Volkswagen & McGavock Nissan Amarillo.</p> <p>Sale Negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com</p>	<p>SOLD</p>	<p>3609 45th RESTAURANT 2,257 sf free standing restaurant w/ easy access to I-27. High visibility & traffic count (12,676 cars per day). 87' frontage on 45th. Zoned LC - Light Commercial.</p> <p>Sale Negotiated by Ben Whittenburg ben@gwamarillo.com</p>
<p>LEASED</p>	<p>4714 NE 24th WAREHOUSE 161,060 sf located in NE Amarillo, one mile from Loop 335 & NE 24th. Zoned I-1 Light Industrial.</p> <p>Lease negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	<p>LEASED</p>	<p>7765 Longoria WAREHOUSE 1,500 sf located 1/2 mile to I-27 & McCormick & 1/2 mile from Soncy & McCormick. Property includes 10' overhead doors, 12' sidewalls, restroom, & fenced storage yard.</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>SOLD</p> <p>Hillside Rd Soncy Rd</p>	<p>Soncy, South of 45th RETAIL DEVELOPMENT 1.34 acres located in SW Amarillo at Town Square Blvd & Soncy Rd. Utilities on-site. Zoned GR - General Retail. Sold to Braum's Restaurant.</p> <p>Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	<p>LEASED</p>	<p>600 S Tyler FIRSTBANK SOUTHWEST TOWER 538 sf executive office on the 22nd floor. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
<p>LEASED</p>	<p>5700 Enterprise (5801 I-40) OFFICE 750 sf located just off SE corner of I-40 West & Bell. Newly remodeled w/ front door parking.</p> <p>Lease negotiated by Ben Whittenburg for Landlord & Gabe Irving, CCIM for Tenant</p>	<p>LEASED</p>	<p>1616 S Kentucky OFFICE SPACE 1,110 sf office suite. Easy access from I-40 & Georgia w/ on-site management, new roof, renovated conference room, & parking garage w/ security garage door.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
<p>SOLD</p> <p>19th St Simmons St</p>	<p>18841 19th Bushland, TX LAND 1.64 acre lot located in Bushland, TX</p> <p>Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	<p>SOLD</p>	<p>5562 Bluebird RETAIL 4,000 sf end cap w/ easy access to Canyon Dr. & Visible sign. Includes 5 offices, 2 restrooms, confer. Room, storage, showroom w/ kitchen, front parking, & alarm system. Condo Association. Zoned HC - Heavy Commercial.</p> <p>Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>
<p>LEASED</p>	<p>3220 Church OFFICE/WAREHOUSE 8,906 sf located on the corner of Church Ave & Lakeview. Consists of 2,500 sf office space & 6,400 sf of warehouse. Zoned LC - Light Commercial</p> <p>Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	<p>LEASED</p>	<p>600 S Tyler FIRSTBANK SOUTHWEST TOWER 1,574 sf office space on the 19th floor. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
<p>SOLD</p>	<p>I-40 & Arnot Rd DEVELOPMENTAL LAND 20 acres located east of Arnot Rd w/ frontage on I-40.</p> <p>Sale negotiated by Cathy Derr, CCIM for Seller & Bo Wulfman, CCIM for Buyer</p>	<p>LEASED</p>	<p>600 S Tyler FIRSTBANK SOUTHWEST TOWER 546 sf office space on the 15th floor. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>