

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - JANUARY 2022



FOR SALE
909 S Van Buren WAREHOUSE
 AMARILLO GLOBE NEWS BUILDING
 84,251 sf on 10th St, between Van Buren & Harrison in Downtown Amarillo. Includes: 2 lots (19,601 total sf) of adjacent land for parking. 160' frontage on S Van Buren St.
 Zoned CBD - Central Business District. \$750,000
Jeff Gaut jeff@gwamarillo.com



FOR LEASE
4205 Ridgecrest OFFICE
 2,400 sf just north of 45th & Western St. Adjacent to Randall County Annex. Includes: 5 newly renovated offices, break room, kitchen, restroom, file room, & conference room. Great for medical office, tax office, or accounting office.
 Zoned GR - General Retail. \$2,700/mo.
Jeff Gaut jeff@gwamarillo.com



FOR LEASE
803 S Garfield WAREHOUSE
 29,498 sf just north of SE 10th on Garfield. Includes: (5) 10' to 15' dock high & grade level doors, loading docks & ramps, 1,500 sf office, 2 restrooms, & 12' sidewalls.
 Zoned I-1 - Light Industrial. \$5,000/mo.
Gabe Irving, CCIM
 gabe@gwamarillo.com



FOR SALE
901 S Buchanan MULTI - USE BUILDING
 8,400 sf (40' x 100') just south of Hodgetown Baseball Stadium. Includes: clear span, 1' grade level overhead door, & 13' wall height. Great use for restaurant, retail, or office.
 Zoned CBD - Central Business District. \$425,000
Cathy Derr, CCIM
 cathy@gwamarillo.com



FOR SALE
6022 SW 48th WAREHOUSE
 30,286 sf just off of Bell St at 48th. Includes: 237' frontage on SW 48th Ave, 325' depth, 69 parking spaces, & access to Bell via Parkside Dr. & 48th.
 Zoned LC - Light Commercial. \$2,350,000 (\$78 /sf)
J. Gaut, CCIM, SIOR j@gwamarillo.com



FOR SALE
Hollywood Rd / Loop 335 LAND
 2.34 acres on Hollywood Rd at Bell St. Directly north of Randall High School. 1 block east of the I-27 & Loop 335/Hollywood Rd. intersection. 277' frontage on Hollywood Rd.
 Zoned LC - Light Commercial. \$10/sf
Cathy Derr, CCIM, SIOR
 cathy@gwamarillo.com



FOR LEASE
2600 Paramount RETAIL / OFFICE
H-2: 1,069 sf \$975/mo. **H-3:** 3,485 sf \$2,614/mo.
 In the Peppertree Square, just off of the Olsen & Paramount intersection. Suites include: offices, restrooms, break room, & reception areas.
 Zoned PD - Planned Development.
Cathy Derr, CCIM
 cathy@gwamarillo.com



FOR LEASE
4010 Beacon Rd NEW CONSTRUCTION SHOPS
 (7) 30' x 50' (1,500 sf) shops outside the city limits at the NE corner of S Western & Beacon. Includes: 14' Overhead doors, 15' sidewalls, fenced storage yards, & spray foam insulated. Units can be combined to 3,000 sf. \$1,000 - \$1,100/mo.
Gabe Irving, CCIM
 gabe@gwamarillo.com



FOR LEASE
6900 I-40 West THE ATRIUM AT COULTER RIDGE
 1,172 - 1,395 sf just off I-40 on the frontage road, in high traffic area. Included amenities: key card access, security cameras, new LED lighting, new parking lot lighting, & professionally managed by Gaut Whittenburg Emerson Property Management. Call for Rates.
Aaron Emerson, CCIM, SIOR



FOR LEASE
301 S Polk St THE AMARILLO BUILDING
 250 - 3,770 sf office space located at 3rd & Polk St. Newly renovated common areas, onsite bldg. engineer, walking distance to many restaurants, conference room, great tenant mix, & onsite owners Kevin & Ginger Nelson.
 \$14.50 - \$15 sf /yr.
Aaron Emerson, CCIM, SIOR

GAUT · WHITTENBURG · EMERSON

Property Management



THE ATRIUM AT COULTER RIDGE
 6900 I-40 West



SOUTHTREE OFFICE PARK
 5809 S Western

CURRENTLY MANAGING
 710,000 sf
 For More Information
 Contact Aaron Emerson, CCIM, SIOR
 806-373-3111 aaron@gwamarillo.com



FIRSTBANK SOUTHWEST TOWER
 600 S Tyler



ZACHRY BUILDING
 5601 I-40 West



WELLS FARGO BUILDING
 905 S Fillmore



WELLINGTON OFFICE PARK
 1616 S. Kentucky

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DONE DEALS - JANUARY 2022

SOLD

**2440 West Amarillo Blvd
WAREHOUSE**
4,182 sf at the NE corner of McMasters & W Amarillo Blvd intersection. Includes: 2,700 sf warehouse & 1,428 sf office/showroom. Zoned HC - Heavy Commercial.
Sale negotiated by Ben Whittenburg
ben@gwamarillo.com

SOLD

**1104 E Amarillo Blvd
BAR / LOUNGE**
2,065 sf in busy retail area on East Amarillo Blvd. Includes: Nice bar, pool table area, restrooms, & ample parking.
Zoned LC - Light Commercial.
Sale negotiated by Cathy Derr, CCIM
cathy@gwamarillo.com

LEASED

**2410 Climer Circle
WAREHOUSE**
3,000 sf just off I-40, east of Cadillac Ranch. Outside City Limits.
Lease negotiated by Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED

**7203 I-40 West
COULTER PLAZA**
1,124 sf on the SWC of I-40 & Coulter Rd immediately adjacent to east entrance of Westgate Mall. High traffic count (53,000 cars / day). Leased to Evolve Esthetics
Lease negotiated by Bo Wulfman, CCIM
bo@gwamarillo.com

SOLD

**4600 S Osage
LAND**
2.62 acres SW corner of 46th & Osage, just south of the Tradewinds residential development on South Osage Dr. 646' frontage on S Osage. Zoned GR - General Retail.
Sale negotiated by Bo Wulfman, CCIM for Seller & Ben Whittenburg for Buyer

SOLD

**2005, 2007, 2009 S Washington
LAND**
19,185 sf (3) lots w/ 150' frontage on Washington St. Located just 1 block east of entrance of I-40 & immediately north of Amarillo College (10,000 student enrollment). Zoned O - Office.
Sale negotiated by Ben Whittenburg
ben@gwamarillo.com

LEASED

**4812 SE 22nd
WAREHOUSE**
8,000 total sf just west of Eastern St. on 22nd. 5,600 sf remodeled dock high warehouse w/ 2,400 sf office, & large fenced lot w/ exterior security lighting. Zoned HC - Heavy Commercial.
Lease negotiated by Ben Whittenburg
ben@gwamarillo.com

LEASED

**1204 N Western
WAREHOUSE W/ OFFICE**
2,500 sf just north of Amarillo Blvd on Western. Located just 1 block east of entrance of I-40 & immediately north of Amarillo College (10,000 student enrollment). Zoned O - Office.
Lease negotiated by Miles Bonifield
miles@gwamarillo.com

SOLD

**3310 I-40 West
OFFICE**
6,509 total sf on 33,103 sf land, just north of I-40 Frontage Rd & Julian Blvd. Includes: 2 lots & 2 buildings. Zoned LC - Light Commercial.
Sale negotiated by Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com

SOLD

**3400 Airway Blvd
LAND**
1.75 acres on 34th Ave, just east of Tradewind Rd. Zoned I-1 Light Industrial.
Sale negotiated by Jeff Gaut
jeff@gwamarillo.com

LEASED

**7765 Longoria Unit 300
WAREHOUSE**
1,500 sf located 1/2 mile to I-27 & McCormick & 1/2 mile from Sony & McCormick. Includes: 10' overhead door, 12' sidewalls, restroom, & fenced storage yard.
Lease negotiated by Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED

**Olsen Village East
RETAIL**
2,064 sf in high traffic retail center just off Western. Zoned GR - General Retail. Leased to Boss Nails. Other spaces still available.
Lease negotiated by Ben Whittenburg
ben@gwamarillo.com

SOLD

**Bushland Dr
LAND**
49,500 sf just north of I-40 on Bushland Rd. Sold for a future Dollar General.
Sale negotiated by Bo Wulfman, CCIM
bo@gwamarillo.com

SOLD

**6031 Amarillo Blvd
LAND**
9,147 sf directly across from the VA Hospital on Amarillo Blvd. High traffic area (15,643 cars / day). +/- 50' frontage on Amarillo Blvd, & 180' depth. Zoned GR - General Retail.
Sale negotiated by Miles Bonifield
miles@gwamarillo.com

LEASED

**1616 S Kentucky Suite D120
OFFICE**
1,070 sf office space. Easy access from I-40 & Georgia w/ on-site management, new roof, renovated conference room, & parking garage w/ security door.
Lease negotiated by Jeff Gaut
jeff@gwamarillo.com

LEASED

**4514 Cornell Suite B
MEDICAL OFFICE**
8,933 sf adjacent to the Amarillo Town Club, just off SW 45th & Bell. Newly remodeled & consists of 16 exam rooms, 2 executive offices, 3 ADA restrooms, kitchen, conference room, & more. Zoned PD - Planned Development.
Lease negotiated by Ben Whittenburg
ben@gwamarillo.com

SOLD

**800 N Nelson, Pampa, TX
GWENDOLEN APARTMENTS**
49,861 sf in 48 units (7 buildings) on 3.65 acres just west of Hobart St. Brick veneer w/ pitched roofs, maintenance shop, & leasing office.
Sale negotiated by Cathy Derr, CCIM
cathy@gwamarillo.com

SOLD

**I-40 West
LAND**
5 acres on south I-40 frontage road between Amot & Hope Rd w/ traffic to & from the Cadillac Ranch on frontage road. +/- 370' frontage on I-40 Frontage Rd. Sold to local investors.
Sale negotiated by Miles Bonifield for Seller & Bo Wulfman, CCIM for Buyer