

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### NEW LISTINGS - January 2023



#### **John's Way and Claude Hwy LAND**

5.56 acres located at the intersection of Johns Way & Claude Hwy, at the entrance of River Falls. Flat land ready for construction. \$242,193

Miles Bonifield  
miles@gwamarillo.com



#### **FOR SALE**

#### **2108 Paramount RESTAURANT**

8,117 sf bldg/ 57,000 sf lot. Nice full service restaurant w/2 main floor dining areas & bar, 2 upstairs private dining areas & covered patio. Total Occupancy: 323 \$1,100,000

Bo Wulfman, CCIM  
bo@gwamarillo.com



#### **FOR SALE**

#### **704 SW 9th DOWNTOWN OFFICE**

5,180 sf in Downtown Amarillo. Includes: offices, private restrooms, reception, conference room, copier/work area, storage, breakroom, basement, & ample parking. \$495,000

Kristen Chilcote  
kristen@gwamarillo.com



#### **FOR LEASE**

#### **2326 Lakeview RETAIL**

2,400 sf end cap space just south of I-40 & west of Paramount St. Includes: 4 offices, 2 restrooms, waiting area, conference room, breakroom, file room, & garage. \$1,400/mo.

Cathy Derr, CCIM  
cathy@gwamarillo.com



#### **FOR SALE**

#### **512 S Jackson LAND**

7,000 sf build ready lot in Downtown Amarillo, just north of 6th St. 50' frontage on Jackson, 140' depth. Zoned HC - Heavy Commercial. \$25,000

Ben Whittenburg  
ben@gwamarillo.com



#### **FOR LEASE**

#### **6661 Canyon Dr RETAIL W/ WAREHOUSE**

2,000 - 6,000 sf on the eastside of I-27, between Bell & Hillside. Suites can be combined. Zoned PD - Planned Development. \$1,800/mo.

Sheril Blackburn  
sheril@gwamarillo.com



#### **FOR LEASE**

#### **907 23rd, Canyon, TX RETAIL**

1,695 sf Former Domino's Pizza/El Tropic. Signage available. 23rd Street is a major retail corridor in Canyon. \$9/ sf/ NNN

Jeff Gaut  
jeff@gwamarillo.com



#### **FOR LEASE**

#### **4211 I-40 West CHICAGO TITLE BUILDING**

2,149 sf second floor space available. Great I-40 Visibility (signage available). Onsite Owner & Property Management. \$16/ sf. Full Service Lease

Kristen Chilcote  
kristen@gwamarillo.com



#### **FOR LEASE**

#### **1201 Polk St RETAIL /OFFICE**

1,148 sf on the corner of 12th & Polk in Downtown Amarillo. Near Chamber of Commerce & First Baptist Church, & Polk Street Methodist. \$950/mo.

Gabe Irving, CCIM  
gabe@gwamarillo.com



#### **FOR LEASE**

#### **10090 FM 1541 INDUSTRIAL**

5,150 sf in 2 warehouses on 5.59 acres, just south of Loop 335 on FM 1541 (Washington), outside the city limits. Includes: fenced yard w/ 600 sf covered shed, & 6 OH doors. \$4,200/mo.

Miles Bonifield  
miles@gwamarillo.com



#### **FOR SALE**

#### **I-40, Bushland LAND**

1.8 acres on the eastside of From 6th Collective, in Bushland TX. Zoned AG - Agriculture. \$5/ sf

Bo Wulfman, CCIM  
bo@gwamarillo.com



#### **FOR LEASE**

#### **600 S Tyler OFFICE**

495 sf - 10,500 sf at 6th St & Tyler. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management. \$17.50 sf/yr

Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



#### **FOR SALE**

#### **6011 SW 45th OFFICE**

10,290 sf just west of the Bell & 45th intersection. Consists of 9,410 sf office & 880 sf shop w/ OH door. Currently operates as the Girl Scouts of Texas Oklahoma Plains. \$875,000

Ben Whittenburg  
ben@gwamarillo.com



#### **FOR SALE**

#### **5 Residential Rentals INVESTMENT PORTFOLIO**

5 residential properties, includes 4 duplexes & 1 tri-plex. NOI: \$75,747 \$905,000

Cathy Derr, CCIM  
cathy@gwamarillo.com



#### **FOR LEASE**

#### **8101 - 8111 Soncy INDUSTRIAL**

900 sf - 7,500 sf at the intersection of Soncy & SW 81st, outside of the city limits. Includes: 1 restroom, 220V plugs, 3 phase electric, & central HVAC. \$950 - \$5,500/mo.

Gabe Irving, CCIM  
gabe@gwamarillo.com



#### **FOR LEASE**

#### **1701 S Avondale RETAIL**

1,400 sf - 16,147 sf at the intersection of S Avondale & Plains Blvd. Several spaces are currently being remodeled w/ new flooring, paint, & restrooms. \$8.50 - \$12 sf/yr. (+NNN)

Sheril Blackburn  
sheril@gwamarillo.com



#### **FOR LEASE**

#### **3501 Maverick Units A & B RETAIL**

4,035 sf. With 2,700 sf front space w/ windows, (2) offices, (2) dressing rooms, (2) rear storage rooms, (1) 8' x 8' OH door in rear, (2) restrooms & 16' clear ceiling height. \$10/sf/NNN

Bo Wulfman, CCIM  
bo@gwamarillo.com



#### **FOR SALE**

#### **3403 SW 6th FREE STANDING RETAIL**

1,442 sf retail building on the Historic 6th Street. One of a few properties on 6th street w/ parking lot. Showroom, workroom, 2 offices, & bathroom. Zoned: Light Commercial \$240,000.

Miles Bonifield  
miles@gwamarillo.com

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### DONE DEALS - January 2023



**LEASED**

**MORE OFFICE SPACE AVAILABLE**

**1616 S Kentucky  
WELLINGTON OFFICE PARK**

Several offices leased in Locally owned Class A office building w/great I-40 visibility within walking distance to several restaurants. On site management/locally owned. Parking garage.

Jeff Gaut  
jeff@gwamarillo.com



**LEASED**

**3801 Olsen  
OLSEN VILLAGE WEST**

1,455 sf retail space for lease in high traffic retail center. Within walking distance to Comfort Suites, Candlewood Suites, Staybridge Suites, & Health & Human Services Office.

Ben Whittenburg  
ben@gwamarillo.com



**LEASED**

**MORE BUILDINGS AVAILABLE**

**12941 Raymond Road  
CEDAR POST BUSINESS PARK**

10,000 sf warehouse with 16' sidewalls, 14' overhead doors, & fenced storage yard. Located west of I-27, north of McCormick Road at Raymond Rd & McCormick

Gabe Irving, CCIM  
gabe@gwamarillo.com



**SOLD**

**SOLD**

**I-40, West of Soncy  
I-40 DEVELOPMENT LAND**

15.41 acres Between the new Loop 335 and Soncy on the south frontage road sold for future medical office development.

**ADJACENT ACREAGE AVAILABLE.**

Bo Wulfman, CCIM  
bo@gwamarillo.com



**LEASED**

**MORE RETAIL SPACE AVAILABLE**

**3318 S Georgia  
WESTHAVEN VILLAGE**

2 retail spaces located on the SWC of Georgia & 34th Ave. 2 pylon signs visible to 34th, & Georgia St.

Gabe Irving, CCIM  
gabe@gwamarillo.com



**LEASED**

**MORE SPACE AVAILABLE**

**4107 SW 45th  
WAREHOUSE**

1,140 sf warehouse with office space available in high traffic area (45,881 cars / day ) at 45th & Western.

Jeff Gaut  
jeff@gwamarillo.com



**LEASED**

**619 S Tyler  
COBLE BUILDING**

998 sf office leased in the Coble Building. Located in downtown with easy access to restaurants, Potter County Court and Amarillo Cit Offices.

Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



**LEASED**

**MORE SPACE AVAILABLE**

**3350 Olsen  
OFFICE/RETAIL/WAREHOUSE**

1,000 sf in convenient location on Olsen Blvd. South of I-40 & Western. High traffic retail area. Space finished w/ shop/storage space w/12' x 12' OH door.

Ben Whittenburg & Miles Bonifield



**LEASED**

**MORE BUILDINGS AVAILABLE**

**7765 Longoria  
WAREHOUSE**

1,500 sf newly constructed warehouses w/ 12' - 14' sidewalls, 10' - 12' OH doors & fenced storage yard. 1/2 mile NW of I-27 & McCormick & 1/2 mile E of Soncy

Gabe Irving, CCIM  
gabe@gwamarillo.com



**SOLD**

**508 S Jackson  
WAREHOUSE**

9,297 sf refurbished warehouse on 22,400 sf lot. Includes: fenced yard, 2 offices, reception area, & restroom w/ shower.

Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



**SOLD**

**1306 NE 3rd  
FORMER RED ROCK SALOON**

1,200 sf building with large fenced yard for ample parking. Located on NE 3rd, between Mirror St & Houston St.

Cathy Derr, CCIM  
cathy@gwamarillo.com



**SOLD**

**7479 Pennsylvania  
LEASED INVESTMENT**

4,197 sf leased investment adjacent to the Colonies subdivision in a prime retail area. New construction built in 2022 by HBL Commercial.

Miles Bonifield  
miles@gwamarillo.com



**SOLD**

**ADDITIONAL LOTS AVAILABLE**

**Bushland Rd, Bushland TX  
LAND FOR DEVELOPMENT**

1.26 acres sold for the development of a new dental office. Located on the north side of the newly built Toot N Totum.

Bo Wulfman, CCIM  
bo@gwamarillo.com



**LEASED**

**MORE BUILDINGS AVAILABLE**

**8111 Soncy  
SONCY BUSINESS PARK**

1,200 sf warehouse in the Soncy Business Park. Easy access along Loop 335 to I-27, I-40 & Coulter. 10' x 10', 10' 6" x 20' & 14' OH doors, central heat & air, restroom, 220V/3 Phase.

Gabe Irving, CCIM  
gabe@gwamarillo.com



**LEASED**

**OFFICE SPACE AVAILABLE**

**600 S. Tyler  
FIRSTBANK SOUTHWEST TOWER**

Several office leases have been negotiated. The FirstBank Southwest Tower is ground zero for downtown business activity. Class A office space w/ best views in the Texas panhandle.

Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



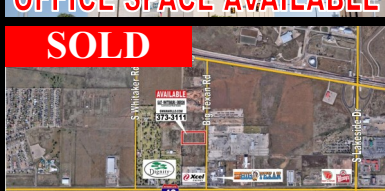
**LEASED**

**RETAIL SPACE AVAILABLE**

**6015 Hillside  
WINPARK PLACE**

674 sf retail space leased in great retail center. Prime location w/ excellent traffic counts & strong demographics. Additional space available from 1,800 - 3,600 sf

Ben Whittenburg  
ben@gwamarillo.com



**SOLD**

**Big Texan Road  
LAND PARCEL NORTH OF I-40**

Industrial site w/ easy access to I-40. Located close to the airport, Starlight Ranch, I-40 East corridor. Good lay down yard. Usable layout with 300' of frontage by 620' deep.

Miles Bonifield  
miles@gwamarillo.com



**LEASED**

**6661 Canyon Drive  
I-27 BUSINESS CENTER**

1,800 sf w/ showroom/reception, conference room, 2 offices and 1,000 sf shop w/ 17' ceiling. Zoned Planned Development.

Sheril Blackburn  
sheril@gwamarillo.com