

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - NOVEMBER 2021

FOR SALE



**2440 West Amarillo Blvd
WAREHOUSE**
4,182 sf at the NE corner of McMasters & Amarillo Blvd west intersection. Includes: 2,700 sf warehouse & 1,428 sf office/showroom space. Secured by an alarm system w/ security cameras & fenced lot for outside storage.
Zoned HC - Heavy Commercial \$350,000
Ben Whittenburg ben@gwamarillo.com

FOR SALE



**11903 S Coultter
LAND**
1.3 acres on Coultter just south of Loop 335. Outside city limit w/ easy access to I-27 & Loop 335. The owner is willing to complete a build to suit warehouse/office for purchase or lease. Call for pricing!
Miles Bonifield miles@gwamarillo.com

FOR LEASE



**905 S Polk
OFFICE**
22,784 sf at 9th & Polk in the heart of Downtown Amarillo. 3 story office building has been renovated in 2020 w/ nice modern exterior and interior. Zoned CB - Central Business. \$12/sf/yr (NNN)
Aaron Emerson, CCIM, SIOR & Kristen Chilcote

SALE/LEASE



**301 N Buchanan
WAREHOUSE**
1,175 sf just north of Downtown Amarillo. Includes: 2 offices, 2 restrooms, coffee bar, (2) 9' overhead doors, & floor drains. Perfect for a detail shop, car lot, mechanic shop or car storage. Zoned LC - Light Commercial. \$125,000 or \$950/mo.
Gabe Irving, CCIM gabe@gwamarillo.com

FOR SALE



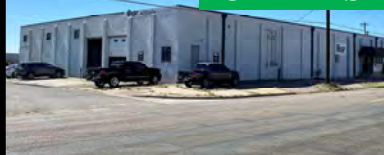
**NW Corner of Bell & Loop 335
DEVELOPMENT LAND**
22.95 total acres on the NW Corner of S Bell & Loop 335. 1 block east of the I-27 & Loop 335/ Hollywood Rd intersection. Lot sizes can be altered to fit buyer's needs.
Zoned LC - Light Commercial. \$8 - \$25 /sf.
Ben Whittenburg ben@gwamarillo.com

FOR SALE



**26th & Britain
LAND**
3.47 acres just east of growing S Georgia St. retail area. Level lot. 370' frontage on SW 26th, 437' frontage on Britain Dr. & 321' frontage on SW 27th. Zoned LC - Light Commercial. \$8/sf for east half, \$9/sf for west half, or \$8.50 for all.
J. Gaut, CCIM, SIOR j@gwamarillo.com

FOR LEASE



**1010 NE 3rd
WAREHOUSE W/ OFFICE**
15,900 sf in NE Amarillo at the SW corner of NE 3rd & N Arthur St. Includes: 3,500 sf office space, 2 covered dock doors, 1 drive-in dock door, & 1 standard dock door. Zoned I-1 Light Industrial. \$4,637.50/mo.
Ben Whittenburg ben@gwamarillo.com

SALE/LEASE



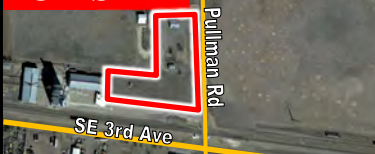
**101 East Amarillo Blvd
RETAIL**
2,576 sf just outside Downtown Amarillo, in a busy retail area. Free standing building w/ open space & ample parking.
Zoned LC - Light Commercial. \$225,000 or \$12/sf/yr.
Cathy Derr, CCIM cathy@gwamarillo.com

FOR SALE



**5 Mobile Homes
INVESTMENT OPPORTUNITY**
9,188 total sf in 5 well managed mobile homes. All 5 properties have HVAC systems, & are on city streets paved, guttered, & w/ access to gas, electricity, water, sewer, trash services. \$325,000
Miles Bonifield miles@gwamarillo.com

FOR SALE



**3rd & Pullman Rd
DEVELOPMENT LAND**
4.35 acres inside the Amarillo City Limits, just north of I-40 on Pullman Road. Easy access to I-40, HWY 287 & Amarillo International Airport. City utilities on site. Seller will consider dividing.
Zoned AG - Agricultural \$6/sf
Bo Wulfman, CCIM bo@gwamarillo.com

FOR LEASE



**2809 Wolflin Ave
RETAIL**
932 sf just West of Georgia in busy retail area. Includes: showroom, office, & bullpen.
Zoned LC - Light Commercial. \$1,100/mo.
Miles Bonifield miles@gwamarillo.com

FOR LEASE



**1900 S Coultter Suite H
OFFICE**
1,981 sf in Coultter Professional Center. BSA Hospital is 1/8 mile north on Coultter & Northwest Texas Hospital is 1/2 mile north on Coultter. Includes: waiting room, 4 exam rooms, 2 restrooms, large office, & breakout room.
Zoned PD - Planned Development. \$2,800/mo.
Miles Bonifield miles@gwamarillo.com

FOR SALE



**6031 W Amarillo Blvd
LAND**
9,147.6 sf directly across from the VA Hospital. High visibility from Amarillo Blvd. +/- 50' frontage & 180' depth. Zoned GR - General Retail. \$70,000
Miles Bonifield miles@gwamarillo.com

FOR SALE



**1619 S Kentucky
WELLINGTON SQUARE**
104,531 sf Class A office / retail building situated on 9.26 acres at the intersection of I-40 & Georgia. Currently 76% occupied. High traffic area.
Zoned PD - Planned Development. 7% cap rate. \$7,500,000
Cathy Derr, CCIM cathy@gwamarillo.com



Bo Wulfman CCIM Cathy Derr CCIM Gabe Irving CCIM J. Gaut CCIM, SIOR Ben Whittenburg Aaron Emerson CCIM, SIOR Miles Bonifield Jeff Gaut Kristen Chilcote Jennifer Webber

Since 1899...

Our company has been the leader in the Amarillo commercial real estate market

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Commercial Real Estate

DONE DEALS - NOVEMBER 2021



SOLD

2017 N Mirror LAND
25,264 sf at the intersection of N Mirror St & NE 24th Ave. 146' frontage on NE 24th Ave & 171' frontage on N Mirror St. Zoned GR - General Retail.
Sale negotiated by J. Gaut, CCIM, SIOR & Jeff Gaut



SOLD

6707 Wolflin WAREHOUSE & OFFICE
8,250 sf bldg. in the medical district between Bell & Coulter w/ easy access to I-40. Zoned HC - Heavy Commercial.
Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com



LEASED

3318 S Georgia, Suite 2708 WESTHAVEN VILLAGE
1,049 sf at the intersection of Georgia & 34th. Includes 2 pylon signs & ample parking. High traffic area (37,764 cars/day). Zoned GR - General Retail.
Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com



LEASED

1619 S Kentucky Suite D1330 WELLINGTON SQUARE
3,491 sf in busy retail/office center at the intersection of I-40 & Georgia. Beautiful courtyard & mature landscaping in the center of the property. Zoned PD - Planned Development.
Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com



SOLD

3221 Church & 2501 Lakeview OFFICE
9,677 sf in 2 bldgs. just off Paramount, south of I-40. Zoned LC - Light Commercial.
Sale negotiated by J. Gaut, CCI, SIOR j@gwamarillo.com



SOLD

3445 S Western INDUSTRIAL
4,573 sf Former fire station located on the corner of 34th and Western. Great visibility, high traffic area, corner lot, kitchen, office space, & restroom. Zoned MF-1 - Multiple Family.
Sale negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com



LEASED

4109 Western OFFICE
1,800 sf at the intersection of Western & Paramount Blvd. Next to Scott's Oyster Bar. Formerly Lewfin America, LLC. Zoned GR - General Retail.
Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com



LEASED

7765 Longoria WAREHOUSES
4,500 total sf in 3 warehouses located 1/2 mile to I-27 & McCormick & 1/2 mile from Soncy & McCormick. Includes: 10' overhead doors, 12' sidewalls, restroom, & fenced storage yard.
Leases negotiated by Gabe Irving, CCIM gabe@gwamarillo.com



SOLD

3rd & Big Texan Rd LAND
6.87 acres at the hard corner of SE 3rd Ave & Big Texan Rd. Includes: paved roads, flat land, & easy access to I-40. Zoned HC - Heavy Commercial.
Sale negotiated by Miles Bonifield miles@gwamarillo.com



SOLD

18901 19th, Bushland TX WAREHOUSE
16,750 sf in fast growing Bushland. Just off I-40 & Bushland Rd. Outside city limit.
Sale negotiated by Gabe Irving, CCIM & Cathy Derr, CCIM



LEASED

4000 S Georgia OFFICE
1,286 sf on Georgia, just north of I-27. Ample parking directly in front of the building & great pole signage.
Lease negotiated by Jeff Gaut jeff@gwamarillo.com



LEASED

3350 Olsen Suites 200 & 1100 OFFICE W/ WAREHOUSE
2,738 total sf just west of Paramount Blvd & south of I-40 & Western. Zoned LC - Light Commercial.
Leases negotiated by Ben Whittenburg ben@gwamarillo.com



LEASED

7701 SW 81st WAREHOUSES
5,500 total sf new construction warehouses located near Coulter, Soncy, & Loop 335 to I-27. Outside City Limit.
Leases negotiated by Gabe Irving, CCIM gabe@gwamarillo.com



LEASED

7910 McCormick Unit 800 WAREHOUSE
2,400 sf located outside city limits, minutes away from Amarillo & Canyon. Flex space w/ interior buildout, restroom, 16' sidewalls, & 14' overhead doors.
Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com



LEASED

6801 Bell, Suite 400 RETAIL
3,000 sf in the Copper Ridge Shopping Center. High traffic area (18,926 cars/day). Ample parking & good signage. Zoned GR - General Retail.
Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com



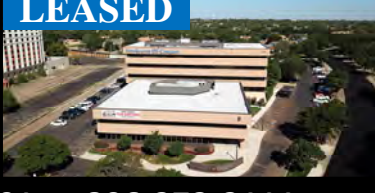
LEASED

8951-9001 FM 2219 WAREHOUSES
3,900 total sf in 2 warehouses near multiple housing developments & 1 miles to I-27. Outside City Limits. Includes: 10' overhead doors, 12' sidewalls, restroom, & fenced storage yard.
Leases negotiated by Gabe Irving, CCIM gabe@gwamarillo.com



LEASED

2650 Dumas Dr Suite 140-142 HAMLET SHOPPING CENTER
2,784 sf on Dumas Dr. south of Hastings Ave. & north of Downtown Amarillo. Zoned GR - General Retail.
Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com



LEASED

1616 Kentucky Suite 100 & 114 OFFICE
3,190 total sf office space. Easy access from I-40 & Georgia w/ on-site management, new roof, renovated conference room, & parking garage w/ security door.
Leases negotiated by Jeff Gaut jeff@gwamarillo.com