

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### NEW LISTINGS - NOVEMBER 2022



**FOR SALE**

**3403 SW 6th**  
**FREE STANDING RETAIL**  
1,442 sf retail building for sale on the Historic 6th Street. One of a few properties on 6th street with a parking lot. Consists of a showroom, workroom, 2 offices, & bathroom. Zoned: Light Commercial. \$240,000.  
Miles Bonifield miles@gwamarillo.com



**FOR SALE**

**704 SW 9th**  
**DOWNTOWN OFFICE BUILDING**  
Nice office building located in Downtown Amarillo. Easy access to I-27 and I-40. Lots of updates have been made throughout the interior and exterior of the building. Zoned Light Commercial. \$495,000  
Kristen Chilcote kristen@gwamarillo.com



**FOR LEASE**

**1201 S. Polk**  
**DOWNTOWN OFFICE/RETAIL**  
Suite 201 at the Vineyard Manor is available. 1,148 sf / \$950 per month. 12th & Polk in Downtown Amarillo. Near Chamber of Commerce & First Baptist Church, Polk Street Methodist, Amarillo College, \$950/mo. Gabe Irving, CCIM gabe@gwamarillo.com



**FOR LEASE**

**15734 I-27**  
**WAREHOUSE**  
2,400 sf Warehouse w/ small office, restroom, fenced yard & (3) 14' x 14' grade level OH doors. Spray foam insulated w/15' sidewalls & 18' center peak. Signage on I-27 & the Rockwell Rd. entrance. \$2,850/month.  
Ben Whittenburg ben@gwamarillo.com



**FOR LEASE**

**2921 I-40 West**  
**WOLFLIN POINTE**  
Suite 1,000: 1,134 sf at \$14.29/sf NNN (\$1,350/month + NNN). Open layout with vinyl plank wood floors, exposed ceiling, restroom, & office area. Move-in ready. Mixed use office/retail center w/ local ownership/management. \$1,350/mo  
Ben Whittenburg ben@gwamarillo.com



**FOR SALE**

**2200 SE 27th**  
**LAND - GOOD RETAIL LOCATION**  
3 acres on S. Osage, which is a major north/south connector to I-40. Property currently has 2 buildings that could be razed for redevelopment. Frontage: S. Osage (375') & SE 27th (357'). Seller will consider dividing the property or a ground lease. Zoned GR. \$12.50/sf  
Ben Whittenburg ben@gwamarillo.com



**FOR LEASE**

**9901 S Georgia**  
**WELL BUILT WAREHOUSE**  
3,000 - 6,000 sf clear span warehouse (1) Retail w/ showroom, apt, 2 offices, kitchen & 2 RR & warehouse w/ 3 OH doors, 16.5' middle. (2) Warehouse w/ 2 OH doors, RR & 16.5' middle. \$2,400 - \$5,850/mo.  
Miles Bonifield miles@gwamarillo.com



**FOR LEASE**

**5501 Enterprise**  
**STANDALONE OFFICE**  
3,655 sf former bank drive-up. Can be converted to standalone office or bank branch. Easy ingress & egress to I-40 and Bell Street, I-40 & Bell Street signage opportunities. \$20 / sf  
Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



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Ben Whittenburg ben@gwamarillo.com



**FOR LEASE**

**4211 I-40 West**  
**CHICAGO TITLE BUILDING**  
2,149 - 3,313 sf office space available. 1st Floor Space Available. Great I-40 Visibility (signage available). Onsite Owner & Property Management. \$16/sf. Full Service  
Kristen Chilcote kristen@gwamarillo.com



**FOR LEASE**

**3501 Maverick Units A & B**  
**RETAIL SPACE**  
4,035 sf. Tascosa Plaza w/ Abuelo's Mexican Restaurant. 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 LEASE**

**4614 Maverick**  
**FLEX WAREHOUSE**  
1,600 sf w/ 15' clearance, 16' sidewalls, 12' x 14' OH door, 220 & 3 phase capability, sand separator & filtration system, infrared tube heater, ADA restroom & side yard. \$1,500 / mo.  
Miles Bonifield miles@gwamarillo.com



**FOR LEASE**

**3350 Olsen**  
**OFFICE/RETAIL/WAREHOUSE**  
Convenient location on Olsen Blvd. South of I-40 & Western. High traffic retail area. Available units are 1,000 sf & 1,250 sf finished w/ shop/storage space w/12' x 12' OH door. \$1,150 - \$1,500/month.  
Ben Whittenburg ben@gwamarillo.com



**FOR LEASE**

**7200 McCormick**  
**MCCORMICK RETAIL CENTER**  
New retail center under construction. Retail strip center & single pad site for a build to suit or ground lease. Adjacent to The Station Convenience Store. Visibility & access from I-27 & McCormick Rd.  
Bo Wulfman, CCIM bo@gwamarillo.com



**FOR SALE**

**4341 & 4381 Canyon Drive**  
**RETAIL/OFFICE/WAREHOUSE SERVICE & COVERED LOT**  
37,681 sf of building on 4.84 acres. The perimeter of the property is fenced. Warehouse/service buildings accessible by 20 grade level OH doors ranging in height from 12' to 16'. Zoned Heavy Commercial \$3,500,000.00.  
Ben Whittenburg ben@gwamarillo.com



**SALE/LEASE**

**1931 Medi Park**  
**MEDICAL DISTRICT**  
44,249 sf shell space ready for development on 2.27 acre, high visibility hard corner. Potential uses include: medical, apartments, office & retail. GR - General Retail. \$1,295,000. or negotiable lease rate  
Miles Bonifield miles@gwamarillo.com



**SALE/LEASE**

**7469 Pennsylvania**  
**LEASED INVESTMENT - OFFICE**  
4,197 sf office building adjacent to the Colonias subdivision. Built in 2022 by HBL Construction. NNN lease, start date is June 1st, 2022. Tenant: Mariner Wealth Advisors.  
\$1,400,000.00  
Miles Bonifield miles@gwamarillo.com



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## Commercial Real Estate

### DONE DEALS - NOVEMBER 2022

 <p><b>LEASED</b></p>	<p><b>8111 Soncy WAREHOUSE</b> 1,200 sf warehouse located across from 1,600 + home development &amp; Heritage Hills Elementary. Easy access along Loop 335 to I-27, I-40 &amp; Coulter. Lease negotiated by Gabe Irving, CCIM</p>	 <p><b>LEASED</b> <b>SPACE AVAILABLE</b></p>	<p><b>6900 I-40 ATRIUM AT COULTER RIDGE</b> Offices leased. The Atrium at Coulter Ridge is a Class A atrium office building. Convenient to SW Amarillo, minutes from the medical district. mall, restaurants, etc. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p><b>LEASED</b> <b>SPACE AVAILABLE</b></p>	<p><b>600 S Tyler FIRSTBANK SOUTHWEST TOWER</b> 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. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p><b>SOLD</b></p>	<p><b>Soncy &amp; Bent Tree CORNER RETAIL LOT</b> SW corner of Soncy &amp; Bent Tree for a future Dutch Bros location. 3.02 acres adjacent to this property is still available. Sale Negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>
 <p><b>LEASED</b> <b>100% LEASED</b></p>	<p><b>800 S Polk DOWNTOWN OFFICE</b> 1,114 sf office leased in historic downtown property. 18' ceilings and terrazzo flooring. Plenty of adjacent secured parking. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>4247 S Georgia RETAIL BUILDING</b> 1,625 sf Office build w/paved parking lot. 3 renovated offices, 2 renovated bathrooms (1 private), &amp; reception area - 600 sq ft garage w/ 10' overhead door. Lease Negotiated by Jeff Gaut</p>
 <p><b>LEASED</b> <b>SPACE AVAILABLE</b></p>	<p><b>34th &amp; Coulter SUMMIT SHOPPING CENTER</b> Leased 2,175 sf retail. AVAILABLE Suite 4: 3,445 sf. open retail area up front w/ storage &amp; restroom. Mezzanine for additional storage. Lease negotiated by Ben Whittenburg</p>	 <p><b>LEASED</b></p>	<p><b>207 &amp; 209 S Johnson DOWNTOWN WAREHOUSE</b> 16,800 sf dock high warehouse on the corner of 3rd &amp; Johnson.  Lease negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com</p>
 <p><b>LEASED</b> <b>SPACE AVAILABLE</b></p>	<p><b>1769 AVONDALE AVONDALE SHOPPING CENTER</b> 1,400 sf retail space. Great neighborhood center located at South Avondale &amp; Plains Blvd. <b>SPACE AVAILABLE 1,920 sf - 16,147 sf.</b> \$8.50 + \$1.97/sf NNN Lease negotiated by Sheril Blackburn</p>	 <p><b>SOLD</b></p>	<p><b>North Western LAND</b> 239.17 ac. north of Paloma Golf Course on Western. Beautiful views of La Paloma, Tascosa Country Club, Downtown Skyline &amp; Medical Center. Sale Negotiated by Bo Wulfman, CCIM</p>
 <p><b>LEASED</b></p>	<p><b>4612 Maverick WAREHOUSE</b> 2,000 sf warehouse with 15' clearance, 16' sidewalls, 12' x 14' overhead door, 220 and 3 phase capability, side yard space, good amount of parking. Lease negotiated by Miles Bonifield</p>	 <p><b>LEASED</b> <b>SPACE AVAILABLE</b></p>	<p><b>301 S Polk AMARILLO BUILDING</b> 8,294 sf office in Amarillo's first skyscraper featuring modern office spaces. In the heart of Downtown Amarillo. On-site building engineer, walking distance to restaurants, common conference center &amp; on-site owners. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p><b>SOLD</b></p>	<p><b>1909 Ave J OPERATING RESTAURANT</b> 1,719 sf operating restaurant, just east of Rick Husband International Airport &amp; the Amazon distribution center. Great access from I-40 &amp; Highway 60. Sale negotiated by Miles Bonifield &amp; Bo Wulfman</p>	 <p><b>LEASED</b></p>	<p><b>612 SW 10th FREE STANDING RETAIL</b> 1,000 sf free standing retail building on SW 10th. Great location at 10th &amp; Madison with off street parking and great visibility. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>1011 N Fillmore OFFICE/RETAIL BUILDING</b> 1,800 sf office/retail building at the intersection of N Fillmore &amp; NE 11th Ave in Downtown Amarillo. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p><b>LEASED</b> <b>100% LEASED</b></p>	<p><b>6801 S Bell COPPER RIDGE SHOPPING CENTER</b> This property is 100 % leased. The final available space has been leased. All Leases negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>2600 Paramount OFFICE</b> 1,100 sf office leased at Peppertree Square, just off the Paramount &amp; Olsen intersection. Reception, 3 offices, break room &amp; restroom. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p><b>LEASED</b> <b>SPACE AVAILABLE</b></p>	<p><b>6017 Hillside WINPARK PLACE</b> 3,600 sf retail space leased in great retail center. Prime location w/ excellent traffic counts &amp; strong demographics. Additional space available from 1,800 - 3,600 sf Lease negotiated by Ben Whittenburg</p>