

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - October 2022

SALE/LEASE



**1931 Medi Park
MULTI USE BUILDING**
44,249 sf shell space, ready to develop. 2.27 acre hard corner lot w/ high visibility and close to BSA, Northwest Texas hospital and medical district. Zoned General Retail. \$1,295,000. Lease rates are negotiable.
Miles Bonifield miles@gwamarillo.com

FOR LEASE



**1301 SE 10th
PROPERTY DESCRIPTION**
Corner property located on 10th Street, 1 mile from the downtown Ballpark. Large warehouse/office type space. 8,471 sf open floor plan. Fire sprinklered, walk in freezer and concrete basement safe. Parking on both East and West sides of the building. \$3,500/month
Jeff Gaut jeff@gwamarillo.com

FOR LEASE



**4200 I-40 East
WAREHOUSE/OFFICE/SHOWROOM**
14,400 sf building with 2,000 sf office/showroom on 1.76 acres on south frontage road. 20' sidewalls, (2) 14' x 12' grade level doors, 1 dock door and fenced yard - asphalt - 1 acre. Zoned Heavy Commercial. \$7,500/mo./NNN
Bo Wulfman, CCIM bo@gwamarillo.com

FOR SALE



**906.910 & 922 SW 6th
WAREHOUSE COMPLEX**
Great warehouse complex located on west end of downtown Amarillo. 27,995 sf in 3 buildings: 1) 922 SW 6th 2) 910 SW 6th & 3) 906 SW 6th. Asking \$595,000 for all three properties (Only \$21.25/sf). Zoned Light Industrial \$595,000.00
Ben Whittenburg ben@gwamarillo.com

FOR LEASE



**3333 S Coulter
COULTER FORUM RETAIL**
Suite D 2,400 sf. Open retail area, with office and storage in back. Located in the Coulter Forum. Other tenants in the center include Texas Firehouse, Public House, Redwing Shoes, Edward Jones, and more. Competitive lease rates.
Ben Whittenburg ben@gwamarillo.com

FOR SALE



**1801 - 1805 S Lakeside
LAND
I-40 & LOOP 335 VISIBILITY**
Excellent signage and visibility from both I-40 and Loop 335. 7.2 acres. Property may be utilized for retail, trucking service related business. All improvements have been demolished. \$18/sf
Bo Wulfman, CCIM bo@gwamarillo.com

FOR SALE



**4800 E Amarillo Blvd
EAST AMARILLO MARKET**
Operational Business: 2 buildings w/ ample parking. Warehouse: 21,600 sf, (1) 10' x 10' OH door, (8) double doors, & space heater. Office/Concession Building: 1,510 sf, (2) offices, reception area, bathroom, kitchenette, & storage room. Concession area is a single room w/ storage, ADA restrooms. Zoned Light Commercial. \$950,000
Cathy Derr, CCIM cathy@gwamarillo.com

FOR SALE



**2415 Line Ave
OFFICE BUILDING**
1,308 sf office building just off Georgia St & Plains Ave, just minutes from Downtown Amarillo. 2 offices, 2 restrooms, conference room, & kitchenette. Zoned: I-1 Light Industrial. \$90,000.00
Sheril Blackburn sheril@gwamarillo.com

SALE/LEASE



**1003 N Fillmore
FREE STANDING RETAIL**
1,750 sf former convenience store on 14,000 sf lot. Would be a great location for salon, barber shop or boutique. Drive up window. Zoned Light Commercial. \$110,000.00 or \$900.00/month.
Cathy Derr, CCIM cathy@gwamarillo.com

FOR SALE



**704 SW 9th
DOWNTOWN OFFICE BUILDING**
5,180 sf building on 8,276 sf lot. Includes several offices, reception, conference room, copier/work area, storage, breakroom and basement. Lots of updates have been made throughout the interior and exterior of the building. Zoned Light Commercial. \$495,000.00.
Aaron Emerson, CCIM aaron@gwamarillo.com

FOR LEASE



**1011 N Fillmore
OFFICE/RETAIL**
1,750 sf building located at the intersection of N Fillmore & NE 11th Ave in Downtown Amarillo. 13,939 sf corner lot. \$900.00/month.
Cathy Derr, CCIM cathy@gwamarillo.com

FOR LEASE



**2918 SW 6th
RETAIL PROPERTY / ROUTE 66**
1,950 sf building with private parking lot. Near 6th & Alabama on heavy walking corridor for retail business. Good signage. \$1,500/month
Gabe Irving, CCIM gabe@gwamarillo.com

FOR LEASE



**9901 S Georgia
WELL BUILT WAREHOUSE**
3,000 - 6,000 sf clear span warehouse available. Ste 200-300: Retail w/ showroom, upstairs apartment, 2 offices, kitchen, & 2 RR. Warehouse w/ 3 OH doors 16.5' middle clearance. Ste 400: Warehouse w/ 2 OH doors, RR & 16.5' middle clearance. \$2,400.00 - \$5,850.00/month
Miles Bonifield miles@gwamarillo.com

SALE/LEASE



**1931 Medi Park
HIGH VISIBILITY CLOSE TO 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

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

SALE/LEASE



**7469 Pennsylvania
LEASED INVESTMENT - OFFICE**
4,197 sf office building adjacent to the Colonies 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

FOR SALE



**2200 SE 27th
LAND - GOOD RETAIL LOCATION**
3 acres located 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 on 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 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

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DONE DEALS - OCTOBER 2022

 <p>LEASED</p>	<p>3319 I-40 West FREE STANDING RESTAURANT This 6,465 sf building on a 33,469 sf lot is located on I-40 with high visibility and signage. Zoned LC - Light Commercial</p> <p>Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>SOLD</p> <p>LOT AVAILABLE</p>	<p>SONCY & BENT TREE PROPERTY DESCRIPTION Sold .72 acres on the SW corner of Soney & Bent Tree. High traffic location. Zoned GR—General Retail. Adjacent 4.99 acres available.</p> <p>Sale Negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>
 <p>SOLD</p>	<p>Roach Drive DEVELOPMENT LAND 149 acres sold for development. Located just west of Soney and north of 34th.</p> <p>Sale Negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p>SOLD</p>	<p>Osage, North of Claude Hwy LAND 1.53 acres, on the north side of Pak-A-Sak at Osage and Claude Highway.</p> <p>Sale Negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASED</p>	<p>6801 S Bell COPPER RIDGE CENTER 2,433 sf retail space leased. Additional 3,000 sf still available. Open floor plan w/ office & 2 restrooms. Great restaurant location w/ high visibility from Bell.</p> <p>Lease Negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>LEASED</p>	<p>4086 Beacon Rd WAREHOUSE 600 SF unit leased. Available - 6,000 - 8,400 sf. 1,000 sf (30' x 40') up to 6,000 sf (60' x 100'), 14' OH doors, 15' sidewalls, fenced storage yards, spray foam insulation, LED lighting & AC</p>
 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>8900 SW 34th OFFICE/RETAIL/WAREHOUSE 2,500 sf office/showroom in front and warehouse in back. Just west of Soney on 34th. 2,500 sf still available.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>	 <p>LEASED</p>	<p>1102 I-40 West EXECUTIVE OFFICE Executive office located just west of Washington on I-40 frontage road.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>LEASED</p>	<p>800 S. Polk 1ST FLOOR OFFICE SPACE 1,316 sf office leased in historic downtown property. 18' ceilings and terrazzo flooring. Plenty of adjacent secured parking.</p> <p>Lease negotiated by Cathy Derr, CCIM and Miles Bonifield cathy@gwamarillo.com miles@gwamarillo.com</p>	 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>905 S Fillmore GOLDEN SPREAD CENTER 1,937 sf office leased. Located at the entrance to downtown Amarillo. Class A office w/ great downtown ingress/egress. Covered & surface parking. Space available: 834-4,010 \$15.50 - \$16.50/sf</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p>SOLD</p>	<p>1712 N Forest OFFICE BUILDING 3,750 sf metal building with very nice offices and clean warehouse. Located in NW Amarillo just off Western.</p> <p>Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p>SOLD</p>	<p>1001 S Harrison OFFICE BUILDING 8,304 sf office building close to downtown. Building includes drive-up window, on site parking and nice landscaping.</p> <p>Sale negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>3333 S Coulter COULTER FORUM CENTER 2,400 sf end cap retail space.</p> <p>AVAILABLE SPACE: Suite D 2,400 sf. Open retail area, with office and storage in back..</p> <p>Lease negotiated by Ben Whittenburg Ben@gwamarillo.com</p>	 <p>SOLD</p>	<p>Airport Blvd & Pullman LAND 46.91 acres located across from Rick Husband International Airport and Bell Helicopter.</p> <p>Sale negotiated for Seller by Gabe Irving, CCIM Sale negotiated for Buyer by Ben Whittenburg</p>
 <p>LEASED</p>	<p>1915 S. Washington I-40 RETAIL SPACE 1,500 sf retail space with I-40 visibility and signage.</p> <p>Lease negotiated by Ben Whittenburg and Sheril Blackburn ben@gwamarillo.com sheril@gwamarillo.com</p>	 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>301 S Polk AMARILLO BUILDING 8,294 sf office space in Amarillo's first skyscraper featuring modern office spaces. 3rd & Polk in the heart of Downtown Amarillo. On-Site Building Engineer, Walking Distance to Restaurants, Common Conference Center On-Site Owners</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>7701 SW 81st HODGES BUSINESS PARK 2,500 sf warehouse with 14' OH doors and fenced yard.</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>4086 Beacon Road BEACON POINT BUSINESS PARK (2) units: 2,400 sf warehouse w/ 14' OH door, 15' sidewalls, spray foam, air conditioned, LED lighting & fenced yard. Outside city limits.</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>