

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

## NEW LISTINGS - September 1, 2019

<b>FOR LEASE</b>		<p><b>2811 4th Ave, Canyon</b>  <b>RESTAURANT</b>                      5,844 sf, fully equipped large scale restaurant for lease adjacent to WT Campus. Walk in freezer &amp; fridge, overhead fire suppression, full kitchen, tables, chairs, barstools, TV &amp; audio equipment, security cameras, \$26/sf/NNN                      Jeff Gaut <a href="mailto:jeff@gwamarillo.com">jeff@gwamarillo.com</a></p>	<b>FOR SALE</b>	<p><b>3311 Olsen</b>  <b>MULTI - USE BUILDING</b>                      8,365 sf Multiple uses possible - Retail, Restaurant, Call Center, Offices, Salon . 70,132 sf corner lot. Existing beauty/nail salon. Zoned GR—General Retail \$900,000.00                      Cathy Derr, CCIM  <a href="mailto:cathy@gwamarillo.com">cathy@gwamarillo.com</a></p>
<b>FOR SALE</b>		<p><b>45th &amp; Georgia</b>  <b>PRICE REDUCED</b>  <b>LAND</b>                      43,800 sf lot with multiple uses possible. Build to Suit possible. Zoned LC- Light Commercial. \$299,000.00                      Miles Bonifield <a href="mailto:miles@gwamarillo.com">miles@gwamarillo.com</a></p>	<b>LEASE/SALE</b>	<p><b>6055 I-40 East</b>  <b>PRICE REDUCED</b>  <b>WAREHOUSE</b>                      19,250 sf warehouse / 4 acres. \$1,700,000 or \$10,000/NNN. Property is located in the East Gateway TIRZ. 1 dock high door, dock well w/pump. 2 grade level doors. Miles Bonifield</p>
<b>FOR LEASE</b>		<p><b>206 S Arthur</b>  <b>CLEAR SPAN WAREHOUSE</b>                      7,263 sf w/ 2 dock doors and 1 ramp. 2 offices, vestibule and breakroom. Overhead fire suppression and onsite owner/management. \$4,100 / month. Zoned I-1.                      Ben Whittenburg  <a href="mailto:ben@gwamarillo.com">ben@gwamarillo.com</a></p>	<b>FOR SALE</b>	<p><b>1015 S Polk</b>  <b>MULTI-USE OFFICE</b>                      1st floor = 6,672 sf, 2nd floor = 2,180 sf, 3rd floor = 6,579 sf &amp; Basement = 3,809 sf. Constructed in 1926 as an office/warehouse . Completely renovated, open layout, multi-functional office. \$3,750,000. Ben Whittenburg</p>
<b>FOR SALE</b>		<p><b>500 Quail Creek</b>  <b>MEDICAL OFFICE</b>                      6,765 sf w/ 2 suites. Ste A is 7 dental operatory spaces, utility room, reception, lab, sterilization room &amp; 2 ADA restrooms. Ste B - Currently leased. 8 exam rooms, 4 offices, x-ray room, kitchen &amp; 3 restrooms. \$1,100,000.                      Miles Bonifield</p>	<b>FOR LEASE</b>	<p><b>807/809 E. Amarillo Blvd. 807 N Hayes</b>  <b>LEASED INVESTMENT</b>  <b>807 Amarillo Blvd:</b> 900 sf retail building. <b>809 Amarillo Blvd:</b> 3,000 sf retail building, divided into (2) spaces: 1,000 sf and 2,000 sf. <b>807 N Hayes:</b> 2 bedroom, house with basement and garage. Yearly income: \$49,200.00 \$679,000. Cathy Derr, CCIM</p>
<b>FOR LEASE</b>		<p><b>2920 SW 6th &amp; 507 S Alabama</b>  <b>RETAIL</b>                      2 retail buildings on Historic Route 66. Near Golden Light Cafe, El Braceros &amp; Smokey Joes. 6,472 SF total. 2926 SW 6th: 4,172 sf 507 S Alabama: 2,300 sf. 11,669 sf lot. Zoned LC-Light Comm. \$2,900 / month Gabe Irving, CCIM</p>	<b>FOR LEASE</b>	<p><b>750 &amp; 764 N GRAND</b>  <b>WAREHOUSE /OFFICE</b>                      12,000 sf total on 1.5 acre fenced lot. Best used for storage (4) overhead doors, (2) offices, showroom &amp; breakroom. 7,000 sf warehouse w/ overhead pulley system, 12' sidewalls, 19' centerpoint, (2) overhead doors. \$2,000 / mo. Zoned Heavy Industrial. Miles Bonifield</p>
<b>FOR SALE</b>		<p><b>1801 S. Lakeside</b>  <b>HOTEL</b>                      74 room hotel property located in East Amarillo at the intersection of Interstate 40 and Loop 335 East. 34,245 sf building on 5.41 acres. Zoned I-1 Light Industrial. \$900,000.00 Bo Wulfman, CCIM</p>	<b>FOR LEASE</b>	<p><b>4000 S. Georgia</b>  <b>OFFICE SUITE</b>                      1,244 sf office space w/ 7 offices, parking directly in front of building, pole sign usage available. Landlord pays water, sewer and trash. \$1,275 / month                      Jeff Gaut, <a href="mailto:jeff@gwamarillo.com">jeff@gwamarillo.com</a></p>
<b>FOR SALE</b>		<p><b>4409 I-40 East</b>  <b>LAND</b>                      5.52 acres on I-40 East. All utilities to site. Access from I-40 frontage road and 17th Ave. Clean environmental. Excellent visibility from east and westbound I-40. Zoned LC - Light Commercial. \$1,200,000.00 Bo Wulfman, CCIM</p>	<b>LEASED</b>	<p><b>316 SW 6th</b>  <b>MULTI USE SPACE</b>                      2,280 sf. Abundant parking. This Could be converted to office, retail, restaurant or warehouse space. Plumbing &amp; other upgrades for restaurant and bar use. TI allowance available. \$2,800 / month                      Gabe Irving, CCIM</p>
<b>SALE/ LEASE</b>		<p><b>1410 S Madison</b>  <b>OFFICE</b>                      2,344 sf home on the corner of 15th and Madison converted into an office space featuring wood floors with 8 office spaces. Just reduced to \$179,000.00                      Jeff Gaut <a href="mailto:jeff@gwamarillo.com">jeff@gwamarillo.com</a></p>	<b>FOR SALE</b>	<p><b>1601 S Lincoln</b>  <b>MINI STORAGE WAREHOUSE</b>                      3 buildings / 21 storage units. Building 1 - 2,100 sf includes apartment, Building 2 - 3,200 sf, Building 3 - 1,600 sf. NOI: 26,680 / year. Reduced to \$350,000.00                      Bo Wulfman, CCIM  <a href="mailto:bo@gwamarillo.com">bo@gwamarillo.com</a></p>
<b>PRICE REDUCED</b>		<p><b>HWY 60, East of Lakeside</b>  <b>LAND</b>                      90 acres located near Rick Husband International Airport. Ideal for large industrial site. Access to city water. Zoned I-1—Light Industrial \$450,000.00                      Miles Bonifield <a href="mailto:miles@gwamarillo.com">miles@gwamarillo.com</a></p>	<b>FOR SALE</b>	<p><b>1222 S. Fillmore</b>  <b>DOWNTOWN OFFICE</b>                      2,966 sf 10 offices, Conference room, Reception, 2 break areas, 2 ADA restrooms, Signage and visibility to the main thoroughfares of Downtown which are direct access to I-27, Beautifully restored and converted to office space in 2002. \$285,000 Miles Bonifield</p>

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## DONE DEALS - SEPTEMBER 1, 2019

 <p><b>SOLD</b></p>	<p><b>2226 SW 27th MULTI-USE BUILDING</b></p> <p>12,525 sf bldg. located in southeast Amarillo. Sold to local investor.</p> <p>Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>2813 SW 6th RESTAURANT</b></p> <p>2,190 sf bldg. on 20,160 lot. 190' frontage on Historic Route 66 leased.</p> <p>Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>Moore County LAND</b></p> <p>1,600 acre ranch located in Moore County sold to local rancher/cattle operator.</p> <p>Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>4634 Amarillo Blvd LAND</b></p> <p>5.52 acres with 2 double wides, pipe fence and signage.</p> <p>Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>9901 S Georgia WAREHOUSE</b></p> <p>11,400 sf warehouse on 5.66 acre lot. Located south of Amarillo.</p> <p>Sale negotiated by Jeff Gaut jeff@gwamarillo.com for Seller &amp; Gabe Irving, CCIM gabe@gwamarillo.com for Buyer.</p>	 <p><b>SOLD</b></p>	<p><b>I-27, North of FM 2219 LAND</b></p> <p>30,056.4 acre lot on I-27 sold to local Buyer</p> <p>Sale negotiated by Miles Bonifield miles@gwamarillo.com for Seller &amp; Gabe Irving, CCIM gabe@gwamarillo.com for Buyer.</p>
 <p><b>LEASED</b></p>	<p><b>1800 S. Hughes OFFICE</b></p> <p>1,508 sf office with I-40 visibility.</p> <p>Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>1102 I 40 West OFFICE</b></p> <p>1,250 sf office with I-40 visibility.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>7481 Longoria WAREHOUSE</b></p> <p>6,500 sf warehouse located outside city limits.</p> <p>Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>2014 &amp; 2016 SW 3rd WAREHOUSES</b></p> <p>Two warehouse buildings, 3,468 sf combined, on 115' X 75' corner lot located at SW 3rd and S Milam.</p> <p>Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>600 S Tyler, 20th floor OFFICE</b></p> <p>550 sf lease renewed</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p> <p><b>More office spaces available</b></p>	 <p><b>LEASED</b></p>	<p><b>600 S Tyler, 20th floor OFFICE SUITE</b></p> <p>1,678 sf lease renewed</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p> <p><b>More office spaces available</b></p>
 <p><b>LEASED</b></p>	<p><b>600 S Tyler, 22nd floor OFFICE</b></p> <p>538 sf lease</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p> <p><b>More office spaces available</b></p>	 <p><b>LEASED</b></p>	<p><b>508 S Jackson WAREHOUSE</b></p> <p>Newly refurbished 9,292 sf warehouse sold.</p> <p>Lease negotiated by Aaron Emerson, CCIM SIOR</p>
 <p><b>SOLD</b></p>	<p><b>6826 Plum Creek Drive DOCTORS OFFICE</b></p> <p>7,183 sf building in medical district. Multiple exam rooms with sinks, built-in cabinets, full security system in place, &amp; attached 2 car garage for secure parking.</p> <p>Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>316 SW 6th MULTI USE SPACE</b></p> <p>2,280 sf. Abundant parking. This Could be converted to office, retail, restaurant or warehouse space. Plumbing &amp; other upgrades for restaurant and bar use. TI allowance available. \$2,800 / month</p> <p>Gabe Irving, CCIM</p>
 <p><b>SOLD</b></p>	<p><b>919 S Polk RETAIL SPACE</b></p> <p>25,000 sf retail building on the corner of 10th &amp; Polk.</p> <p>Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>Farmers at Georgia SEC LAND</b></p> <p>190 acres of development land located on the east side of Georgia, between Farmers and Loop 335.</p> <p>Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>