

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - SEPTEMBER 2020



12180 Tascosa Rd.
LAND
12.58 acres located 3 miles from Loop 335 on Tascosa Rd. just past Bishop Hills. Great location for a warehouse with outside storage. 920' frontage on Tascosa Rd. Outside City Limits. \$150,000.00
Jeff Gaut
jeff@gwamarillo.com



2209 SW 7th
OFFICE BUILDING
28,748 sf bldg. for large single user / investment property for multiple tenants. Includes 3 lots, 4 floors, 40 +/- offices, remodeled executive suites, conference rooms, & 1st floor training/ large meeting room. Zoned LC - Light Commercial. \$550,000.00 **Gabe Irving, CCIM**
gabe@gwamarillo.com



6009 Belpree
OFFICE
1,695 sf bldg. located 1 block south of I-40 & Bell. New paint, lighting, & laminate floor. Includes reception area, office, storage room, break room, 3 exam rooms w/ sink, & 8 parking spaces. Zoned Office. \$1,800/mo. (+ utilities)
Cathy Derr, CCIM
cathy@gwamarillo.com



13480 FM 2590
WAREHOUSE
2,500 sf space located at the corner of Soney & McCormick, near Wildflower Village. Space includes, 2 offices, 1 reception area, washer/dryer hook ups, & 12' overhead door.
Outside city limits. \$1,500 / mo. (+ utilities).
Gabe Irving, CCIM
gabe@gwamarillo.com



807 N Mississippi
LAND
26,475 sf lot located close to Tascosa and La Paloma developments. Easy access to Amarillo Blvd. Adjacent block could be combined for an entire city block.
Zoned LC - Light Commercial. \$99,950.00
Ben Whittenburg
ben@gwamarillo.com



4500 I-40 West Suite A & B
OFFICE
3,819 sf bldg. 11,546 sf lot located on I-40 between Western & Bell St. 98' frontage. High traffic area. Includes 10 offices, conference room, 2 bathrooms and kitchen
Zoned GR - General Retail \$329,000.
Jeff Gaut
jeff@gwamarillo.com



1602 SW 8th
WAREHOUSE/SHOP
1,500 sf metal building on 6,992 sf lot w/ restroom, 12' sidewalls, 14' peak, 12' x 10' overhead door, concrete drive, & fenced yard. Move-in ready! Great for a user or an investor looking for rental income.
Zoned I-1 Industrial. \$140,000.
Ben Whittenburg ben@gwamarillo.com



809 S. Georgia
MULTI-USE BUILDING
2,650 sf move-in ready space, at 9th & Georgia. Includes showroom, waiting room, 2 storage rooms, 6 offices, 2 restrooms, & break room/kitchenette.
Zoned LC - Light Commercial. \$2,600/ mo.
Ben Whittenburg
ben@gwamarillo.com



12541 Equestrian Trail
BARNDO AT RIVER FALLS
1,800 sf located 15 minutes southeast of Amarillo, 1,050 sf living quarters w/ attached 750 sf shop & 12' x 12' overhead door, spray foam insulation on 1.5 acre lot w/ gated entry. Many amenities are accessible. Outside City Limits. \$235,000
Ben Whittenburg ben@gwamarillo.com



805 S. Bryan
OFFICE W/ WAREHOUSE
5,000 sf located just off Georgia. **Office:** 2,000 sf. 5 offices, reception area, kitchen, & 2 restrooms. **Warehouse:** 3,000 sf, 16' sidewalls, (2) 12' tall overhead doors, 2 heaters, & floor drain. Includes fenced storage yard w/ 2 gates & covered parking. \$350,000 or 2,500/mo.
Gabe Irving, CCIM



6707 Wolflin
OFFICE/WAREHOUSE
8,250 sf in west Amarillo & medical district between Bell & Coulter. Easy access to I-40. **Office:** 2,017 sf, 6 offices, receipt. area, & 2 restrooms. **Warehouse:** 6,233 sf, office, 8' x 10' overhead door, 12' ceiling & restroom.
\$5,000/ mo. **Bo Wulfman, CCIM**
bo@gwamarillo.com



2301 S Western
RETAIL
4,175 sf on 10,500 sf lot w/ easy access to I-40 and adjacent to Western Crossing Center. White Lotus Holistic Spa. Zoned Light Commercial. \$450,000 (Bldg.) \$500,000 (Business & Bldg.) or \$4,500 / mo.
Cathy Derr, CCIM
cathy@gwamarillo.com



The Markets at Hillside
OFFICE SUITE
Suite 600: 2,000 sf located in desirable retail corridor at The Markets at Hillside, between Coulter & Soney. Includes 6 offices, 2 ADA restrooms, reception area, conference room, & kitchenette. Zoned GR - General Retail. \$18.00/sf/yr (NNN)
Ben Whittenburg ben@gwamarillo.com



800 S. Arthur
WAREHOUSE
4,240 sf (100' x 40') warehouse includes, fenced yard, (2) 10' x 10' overhead doors, 2 storage bldgs., & office bldg.
Zoned - HC Heavy Commercial
\$150,000 or 1,500/ mo.
Cathy Derr, CCIM
cathy@gwamarillo.com



2730 Duniven
OFFICE / RETAIL
1,600 sf space located across from the Quick Quack & Home Depot in a high traffic area. Space includes 9 offices.
Zoned LC - Light Commercial. \$1,100/ mo.
Cathy Derr, CCIM
cathy@gwamarillo.com



3500 SE 11th
OFFICE/WAREHOUSE
6,064 total sf w/ fenced yard. **Office:** 2,681 sf w/ offices, confer. room, 2 restrooms, & kitchenette. **Warehouse 1:** 1,325 sf w/ air compressor & (2) 8' x 8' OH doors. **Warehouse 2:** 1,325 sf w/ (2) 7' x 10' OH doors. \$275,000 or \$3,000/mo.
Miles Bonifield miles@gwamarillo.com



6822 Plum Creek
MEDICAL OFFICE
5,741 sf bldg. on 40,946 sf lot. Across from Quail Creek Surgical Hospital. Very nice medical office ready for occupancy. (3) floors: 4,225 1st floor, 1,516 sf second floor, and 1,728 sf basement/garage (not included in sf). \$1,875,000.
Ben Whittenburg ben@gwamarillo.com





Fritch Hwy at Bennet Rd.
LAND
541.6 acres located inside the city limits. City Water Service is accessible from Hwy 136 to the west.
Zoned AG - Agriculture. \$10,000/ ac.
Bo Wulfman, CCIM
bo@gwamarillo.com

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DONE DEALS - SEPTEMBER 2020

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|  <p>LEASED</p> | <p>101 S. Grant WAREHOUSE Lease renewed for 55,514 sf building located in downtown Amarillo.</p> <p>Lease Negotiated by Miles Bonifield for the Landlord & J. Gaut, CCIM, SIOR & Bo Wulfman, CCIM for the Tenant</p> |  <p>LEASED</p> | <p>3350 Olsen Blvd Suite 500 RETAIL W/ WAREHOUSE 1,250 sf Move-in ready. South of I-40 & Western w/ open retail area. Warehouse in the rear includes 12' x 12' grade level door. Zoned LC - Light Commercial. Lease Negotiated by Ben Whittenburg ben@gwamarillo.com</p> |
|  <p>LEASED</p> | <p>600 S. Tyler FIRSTBANK SOUTHWEST TOWER 3,086 sf office. Building Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, and onsite management. Lease Negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p> |  <p>LEASED</p> | <p>500 S. Fannin INDUSTRIAL 9,000 sf bldg. on 12,500 sf lot located on the SW corner of 5th & Fannin. 6,354 sf warehouse includes Mezzanine for storage. 2,646 sf office/showroom. Lease Negotiated by Ben Whittenburg ben@gwamarillo.com</p> |
|  <p>SOLD</p> | <p>Lot 72A Turkey Trail LAND 7.7 acres w/ Canadian River frontage in Valley De Oro, TX. Zoned OCL - Outside City Limits. Sale Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p> |  <p>SOLD</p> | <p>Forney, TX - FM 548 LAND 38.7 acres located in Forney, TX. 1416' frontage on FM 548. Zoned PD for Residential & Daycare w/ city utilities to site. Sale Negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com</p> |
|  <p>LEASED</p> | <p>1616 S. Kentucky WELLINGTON OFFICE PARK 2,092 sf office suite. Easy access from I-40 & Georgia w/ on-site management, new roof, renovated conference room, & parking garage w/ security garage door. Lease Negotiated by Jeff Gaut jeff@gwamarillo.com</p> |  <p>LEASED</p> | <p>2316 Lakeview Dr. OFFICE 400 sf with 2 offices, waiting area, wet bar & restroom. Zoned LC - Light Commercial. Lease Negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p> |
|  <p>SOLD</p> | <p>706 S. Travis WAREHOUSE 2,000 sf metal bldg. w/ restroom, concrete drive, fenced yard, 12' sidewalls, 14' peak, 12' x 10' grade level overhead door. Sale Negotiated by Ben Whittenburg for the Seller Aaron Emerson, CCIM, SIOR for the Buyer</p> |  <p>SOLD</p> | <p>Turkey Trail - Lot 73 LAND Lot 73: 14.4 acres w/ Canadian River frontage in Valley De Oro, TX. Zoned OCL - Outside City Limits. Sale Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p> |
|  <p>LEASED</p> | <p>12821 - 12827 Indian Hills WAREHOUSES 6,750 sf (2) bldgs. Located outside of Amarillo City Limits w/ easy access to I-40 at Arnot Rd. Properties include fenced yard, well/septic, & sprinkler system. Lease Negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p> |  <p>LEASED</p> | <p>600 S. Tyler FIRSTBANK SOUTHWEST TOWER 1,969 sf office suite. Building Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, and onsite management. Lease Negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p> |
|  <p>SOLD</p> | <p>20 acres Hwy 60 LAND 20 acres located near Rick Husband International Airport w/ access to city water. Ideal for large industrial site. Zoned I-1 Light Industrial. Sale Negotiated by Miles Bonifield miles@gwamarillo.com</p> |  <p>LEASED</p> | <p>101 S. Ong Suite B WAREHOUSE 5,700 sf includes (2) 20' x 8' drive thru overhead doors, office, break room, 2 small storage closets, & restroom. Zoned I-1 Light Industrial. Lease Negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p> |
|  <p>LEASED</p> | <p>600 S. Tyler FIRSTBANK SOUTHWEST TOWER 1,482 sf office. Building Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, and onsite management. Lease Negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p> |  <p>LEASED</p> | <p>6900 I-40 West THE ATRIUM AT COULTER RIDGE 2,068 sf office suite. Class A atrium office bldg. located on I-40 West. Convenient to SW Amarillo, minutes from the medical district, Westgate mall, restaurant, etc. Lease Negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p> |
|  <p>LEASED</p> | <p>2600 S. Lincoln WAREHOUSE 3,750 sf space (50' deep x 75' wide) w/ fenced yard, 2 offices, (2) 12' x 12' grade level overhead doors, (1) 10' x 12' grade level overhead doors, & 15' sidewalls. Lease Negotiated by Miles Bonifield miles@gwamarillo.com</p> |  <p>LEASED</p> | <p>421 SE 34th MULTI-USE INDUSTRIAL 112,775 sf on 9.57 acres includes 36,399 sf office, +/- 40,126 sf warehouse, & +/- 36,230 sf new warehouse. Zoned I-1 Light Industrial Lease Negotiated by Ben Whittenburg ben@gwamarillo.com</p> |