# T • WHITTENBURG • EMERS

## Commercial Real Estate

#### **NEW LISTINGS - SEPTEMBER 2022**

# FOR SALE

#### 7469 Pennsylvania **INVESTMENT OPPORTUNITY**

4,197 sf new construction building leased to Mariner Wealth Advisers. Leased west of Coulter between 45th & Hillside Rd. NOI: \$84,368 with 6% cap rate. NNN lease. Zoned GR - General Retail. 1,400,000

Miles Bonifield miles@gwamarillo.com



#### 4341 & 4381 Canyon Dr RV'S.COM BY CAMPING WORLD

37,681 sf of building space sitting on 4.84 acres on Canyon Drive, between S. Georgia & SW 45th. Consists of a mix of retail, office, warehouse, service, & covered lot space.

Zoned HC - Heavy Commercial.

Ben Whittenburg ben@gwamarillo.com



#### 5501 Enterprise Circle STAND ALONE OFFICE

3,632 sf on Enterprise Circle at I-40 & Bell. Former bank drive-up. I-40 Signage & Bell Signage available. Zoned PD - Planned Development.

\$20 sf/yr. (Full Service). Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com



#### 2203 S Austin HIGH-END RESTAURANT

4,154 sf adjacent to Wolflin Village Shopping Center. 162 occupancy w/ covered patio, ample parking, security cameras, & some restaurant equipment. \$775,000 or \$15 sf/yr. (NNN)

Cathy Derr, CCIM cathy@gwamarillo.com



#### 2200 SE 27th LAND

3 acres at the SE corner of 27th & Osage, 1/2 mile south of I-40. High traffic area (26,817 cars /day) on Osage. Owner will consider dividing or a ground lease. Zoned GR - General Retail. \$12.50/sf.

Ben Whittenburg ben@gwamarillo.com



#### 4722 S Western St **OFFICE**

2,800 sf at 47th & western just north of I-27. High traffic area (19,235 cars /day) on Western. Easy access with parking in front. Includes: 7 offices, 2 restrooms, conference room, reception area, storage room, & kitchen. \$12 sf/yr.

Jeff Gaut jeff@gwamarillo.com



#### 8005 SW 34th **OFFICE**

3,816 sf on the southwest side of 34th between Coulter & Soncy. Remodeled office bldg, includes: 3 offices, 2 restrooms, & fireplace. Landlord pays water. Tenant pays electrical & gas. Zoned PD - Planned Development. \$1,600/mo.

Miles Bonifield miles@gwamarillo.com



heated warehouse w/ overhead door. Zoned GR - General Retail. \$12.00 sf/yr. Miles Bonifield



#### 6500 W Amarillo Blvd OFFICES W/ CLASSROOMS

26,410 sf on 20.99 acres. Includes office space, classrooms, break room, shop w/ grade level door & auditorium. Land & buildings can be sold separately. Zoned PD for Office & Medical Office. \$5,495,000

Ben Whittenburg ben@gwamarillo.com



#### miles@gwamarillo.com 6610 W Amarillo Blvd **OFFICES W/ LAB**

23,470 sf on 9 acres at Amarillo Blvd & Killgore Dr. Includes office & lab spaces, w/ several small rooms & a shop area. Zoned PD for Office & Medical Office. \$2,150,000

Ben Whittenburg ben@gwamarillo.com



#### 1915 S Washington RETAIL

1,500 sf at the SE comer of I-40 & Washington w/ easy access to & from I-40. Includes" large retail area, storage or kitchen area, & 2 restrooms. Zoned GR - General Retail. \$2,250 /mo. + (\$550/mo. NNN) Ben Whittenburg &

Sheril Blackburn



#### 6600 Killgore Dr **BIVINS POINTE**

129,593 sf on 14.5 acres at 9th Ave & Killgore Dr. Class A healthcare facility ready for occupancy. Property can be divided. Consists of 107,723 sf main facility, 13,771 sf culinary center, & 8,100 sf storage warehouse. Zoned - Office Medical Office.

Ben Whitten@gwamarillo.com



#### Hollywood & Helium LAND

9.4 acres on the hard corner of Hollywood & Helium in the Grey Hawk area. I mile south of the new West Plains High School. Outside the city limits. 625' frontage on Hollywood. \$15/sf

> Miles Bonifield miles@gwamarillo.com



#### 1001 SE 3rd ARCHITECTURAL OFFICE

815 sf unique one of a kind office in Downtown Amarillo. Includes: 1 large open office, restroom w/ shower, & sound proof windows & insulation. Zoned I-1 Light Industrial. \$1,750/mo. (full service lease)

Miles Bonifield & Cathy Derr, CCIM



Amarillo Blvd

335

#### 1306 NE 3rd Ave RETAIL

1,200 sf on NE 3rd, between Mirror St & Houston St. Formerly known as Red Rock Saloon. Includes large fenced yard & ample parking. Tenant pays utilities. Zoned H-2 - Heavy Industrial. \$950/mo.

Cathy Derr, CCIM cathy@gwamarillo.com



#### 3333 SE 3rd WAREHOUSE W/OFFICE

+/- 25,254 sf warehouse & 3,000 sf office located at the intersection of S Grand & SE 3rd. Warehouse includes: 3 temp controlled areas, (2) grade level doors, & 1 dock high door. Office includes: recep. area, 4 offices, restrooms, confer. room, & more. 1,300,000 or \$4 sfyr.

Bo Wulfman, CCIM bo@gwamarillo.com

#### Amarillo Blvd & Folsom Rd DEVELOPMENT LAND

20,037 sf at the southwest corner of Amarillo Blvd & Folsom Rd. High traffic area (13,243 cars /day). City water & sewer available. 175' frontage on City water & sewer available. 175' frontage on Amarillo Blvd & 170' frontage on Folsom Rd. Ideal for warehouse or mobile home development. Zoned I-1 - Light Industrial. \$35,000 Gabe Irving, CCIM gabe@gwamarillo.com



#### 1102 I-40 West **EXECUTIVE OFFICE**

 $300~{\rm sf}$  at the northwest corner of I-40 & Washington. \$500/mo.

Jeff Gaut jeff@gwamarillo.com

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## **Commercial Real Estate**

#### **DONE DEALS - SEPTEMBER 2022**



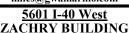
LEASED

SOLD

#### 46th & Georgia (0 Hardin) LAND

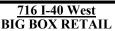
1.34 acres just east of Georgia St off of SW 45th. Easy access to I-27 & Georgia St. 430' of frontage on 45th/46th. Zoned PD - Planned Development.

Sale negotiated by Miles Bonifield miles@gwamarillo.com



1,847 sf on I-40 & Bell. Class A office building w/ great signage, significant green area for employees, & easy access from I-40 East & I-40 West.

Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com



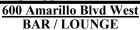
57,149 sf at the NE comer of I-40 & Washington w/ I-40 & Washington Street access and visibility. High traffic area (65,767 car/day) on I-40. Open layout with 2 bay dock & ramp for deliveries. Zoned PD - Planned Development.

Sale negotiated by Ben Whittenburg



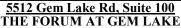
1,500 sf new construction warehouse, just west of Coulter St, 1 mile to Soncy & 1/2 miles to Hollywood (Loop 335) or Arden Rd. Includes 14' overhead door & fenced storage yard.

Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com



1,664 sf located on Amarillo Blvd, between N Monroe St & N Madison St. Incudes: large open space, 2 restrooms, 1 dry storage/kitchen w/ 3 hole sink. 139' frontage on Amarillo Blvd. Zoned LC - Light Commercial. Sale negotiated by

Cathy Derr, CCIM



1,650 sf in a prime retail center located on Gem Lake Rd, adjacent to United Supermarket. Leased to Abbie Normals Pizza.

Lease negotiated by Ben Whittenburg for the Landlord & Jeff Gaut for the Tenant

# <u>College Ave, Forney TX</u>

Sale negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com

#### 301 S Polk

Includes: newly renovated common areas, on-site management, conference room, & on-site owners.

> Lease negotiated by Aaron Emerson, CCIM, SIOR

1,037 sf retail space just off Soncy on Westgate Parkway. Leased to Luv-Ly Wear Boutique.

Lease negotiated by Bo Wulfman, CCIM for the Landlord & Sheril Blackburn for the Tenant







# 1.6 acres west of I-27 & north of McCormick, outside the city limits. 2 miles to Amarillo City Limits & 4 miles to Canyon City Limits. High traffic area (40,419 cars/day) on I-27.



#### Gabe Irving, CCIM gabe@gwamarillo.com 1619 S Kentucky, Suite A505 **RETAIL**

508 sf at the intersection of I-40 & Georgia. Includes: ample parking, mature landscaping, & beautiful courtyard.

2700 S Western, Suite 300

**OLSEN PLAZA** 

Sale negotiated by Bo Wulfman, CCIM for the Seller & Miles Bonifield for the Buyer

18901 19th, Suite 200, Bushland

**INDUSTRIAL** 1,000 sf outside city limits in Bushland, w/ easy access to I-40. Unit includes 12' x 14' overhead

Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com

I-27 & Coulter, Lot F

LAND

Sale negotiated by

door, walk through door, & foam insulated.

shower, reception area, & breakroom w/ sink.

,590 sf in the Olsen Plaza on Western St. Includes: 3 offices w/ fireplaces, 1 restroom w/

Zoned PD - Planned Development. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com

#### Lakeside Dr & NE 24th DEVELOPMENT LAND

541 acres in East Amarillo on East Loop 335, 3 miles north of the I-40 & Loop 335 intersection. City Water & Sewer Service is accessible. City water & Service is accessible. Immediately adjacent to the new Amazon Distribution Center to the south.

Sale negotiated by

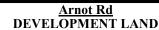
Bo Wulfman, CCIM bo@gwamarillo.com



#### 600 S Tyler **OFFICE**

3,352 total sf office space at 6th St & Tyler in Downtown Amarillo. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.

Lease negotiated by Aaron Emerson, CCIM, SIOR



671 acres located southwest of Amarillo, just off of Hollywood Rd on Amot Rd. Sold to a local developer.

Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com



4,578 total sf in Downtown Amarillo. Includes surface & covered parking, full service bank, walking distance to Hodgetown Ballpark & convenience store, & on-site owne

Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com

#### 1001 N Forest FLEX WAREHOUSE

12,000 sf just north of the Amarillo Blvd & Western St. intersection. Includes: 3 dock high Western St. intersection. Includes: 3 dock high overhead doors, 2 trailer high overhead doors, 2 restrooms, & 14' high ceilings.

Zoned I-1 - Light Industrial.
Lease negotiated by
Bo Wulfman, CCIM & Miles Bonifield





# DEVELOPMENT LAND 3.09 acres on College Ave in Forney TX. 1,069' frontage w/ access along the north side. Great location for medical office or financial use.

### THE AMARILLO BUILDING

1,047 sf on Polk St in Downtown Amarillo.

aaron@gwamarillo.com

#### 200 Westgate Pkwy WESTGATE PARK CENTER

Hollywood-Rd

**LEASED**