

# AVAILABLE

**GAUT · WHITTENBURG · EMERSON**  
Commercial Real Estate

**GWAMARILLO.COM**

**806-373-3111**

# September 2023

## NEW LISTINGS

### Since 1899...

the Gaut name has represented a legacy of success and a commitment to excellence in the Amarillo commercial real estate market.



### 511 N Fillmore OFFICE/WAREHOUSE

3,440 SF warehouse in Amarillo, TX. 2 story office, shop, restroom, spray foam insulated. 16' overhead door, covered parking, solid fence. \$239,000.  
**Gabe Irving, CCIM gabe@gwamarillo.com**



**SALE**

### 13900 I-27 12,300 SF INDUSTRIAL PROPERTY.

\$9/SF/yr (NNN). Two buildings, 7,800 SF office, 4,500 SF clear span warehouse. Fenced yard, paved parking, pole sign.  
**Bo Wulfman, CCIM bo@gwamarillo.com**



**LEASE**



**SALE**

### 8081 SW 77th DEVELOPMENT LAND

4.77 acres in Amarillo, TX. 1,446 SF building, OCL zoning. \$500,000. Ready for development. Existing house, pole barn, solar panels, well, septic systems. Potential for city utilities.  
**Miles Bonifield miles@gwamarillo.com**



**SALE**

### 8172 S Osage LAND W/ 2 FRONTAGES

46.58 acres of land in Amarillo, TX. Perfect for agricultural, residential, or commercial development. Frontage on Osage and Tradewind Rd. \$2.50/SF. Seller willing to divide.  
**Bo Wulfman, CCIM bo@gwamarill.com**

### 6900 WOLFLIN: THE ARBORS: SKILLED NURSING FACILITY, TOWNHOMES, & LAND

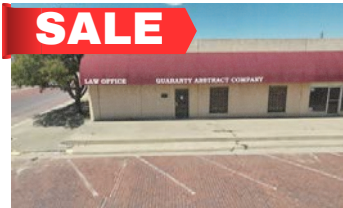
- Skilled Nursing Facility: 42,635 square feet, 60 beds, 3.71 acres, \$4,500,000.
- Townhomes: 6 townhomes, 4 currently occupied, \$1,350,000.
- Land Tract A: 31,500 square feet, frontage on Medipark Drive and Phil Langden Blvd., \$275,000.
- Land Tract B: 65,000 square feet, frontage on Wolflin Avenue, Phil Langen Blvd., and Medipark Drive, \$412,000.

\*\*\*SELLER WILL CONSIDER DIVIDING THE PROPERTY AND SELLING INDIVIDUAL PIECES.\*\*\*

**Ben Whittenburg ben@gwamarillo.com**



**SALE**



**SALE**

### 144 Broadway, Tulia, TX UPSCALE LAW OFFICE

upscale lawyers office in a prime location. 4,150 sf of space, 0.17 acres of land. 6+ offices & 2+ conference rooms. move-in ready w/wood finish outs throughout. \$149,000  
**Jeff Gaut jeff@gwamarillo.com**

**Jeff Gaut jeff@gwamarillo.com**



**LEASE**

### 3606 S Washington PRIME OFFICE SPACE

1,041 sf located in a prime location at I-27 & Washington St. Offers maximum visibility and exposure to potential clients(4) offices & spacious work area. \$1,200/month  
**Bo Wulfman, CCIM bo@gwamarillo.com**

**Bo Wulfman, CCIM bo@gwamarillo.com**

**3019 N Grand  
89-ACRE LAND / NE AMARILLO**  
Ideal for residential development & construction companies. Located in a high traffic area w/city water & sewer. Zoned Agricultural. \$1,350,000.00  
**Jeff Gaut jeff@gwamarillo.com**

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**SALE**

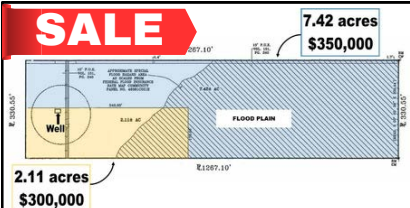
### 408 S Bonham STEEL SHOP W/ OFFICE

2,160 sq ft steel building with shop and office space for lease at \$1,800/mo. Located in Contractor Corridor near Rexel, Tx Route 66 Visitor Center.  
**Gabe Irving, CCIM gabe@gwamarillo.com**

**Gabe Irving, CCIM gabe@gwamarillo.com**



**LEASE**



### 10777 S Western & 10895 S Western DEVELOPMENT LAND

(2) lots 7.42 acres & 2.11 acres of land available for development. Located across the street from Perry Williams' new residential development Beacon Pointe. 2 miles west of I-27 and 1 mile south of the loop, making it easily accessible from major highways. Could be purchased together for a total of 9.53 acres, providing even more space for development.  
**Miles Bonifield miles@gwamarillo.com**

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**DONE DEALS**

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**10000 S Georgia  
OFFICE/WAREHOUSE**

11,449 SF office warehouse with large fenced yard in SE Amarillo. 3,805 sf office, 7,644 sf of clear span warehouse w/ 3 grade level OH doors & 1 dock door.  
*Ben Whittenburg* *Jeff Gaut*



**LEASED**

**3562 S Soney  
RETAIL SPACE - SONCY MARKET**

2,263 SF retail space in Soney Market, Anchored by United Supermarkets, with Torchy's Tacos, Palio's Pizza, and more. Located on one of Amarillo's fastest-growing retail corridors.  
*Ben Whittenburg* *ben@gwamarillo.com*



**LEASED**



**1619 S Kentucky  
WELLINGTON SQUARE**

895 square feet leased at Wellington Square. This center is a bustling commercial hub with courtyard, landscaping, and ample parking. Space Available - Contact us today!  
*Cathy Derr, CCIM* *cathy@gwamarillo.com*



**LEASED**



**LEASED**

**3318 S Georgia  
WESTHAVEN VILLAGE**

2,068 sf retail space leased at Westhaven Village. High traffic count, pylon signs, and hair salon ready spaces.  
*Bo Wulfman, CCIM* *bo@gwamarill.com*



**LEASED**

**8500 SW 81st  
HERITAGE BUSINESS PARK**  
1,200 square feet at Heritage Business Park. Great location! Central heat & air, 220V, 3 phase, 14' doors. Contact us today!  
*Gabe Irving, CCIM* *gabe@gwamarillo.com*



**LEASED**

**1900 S Coulter  
MEDICAL OFFICE**  
1,981 square feet leased at Coulter Professional Center. Ideal location for medical practice. High visibility, TI allowance, remodeled.  
*Miles Bonifield* *Sheril Blackburn*



**LEASED**



**2921 I-40 West  
WOLFLIN POINTE**  
1,134 sf Open layout with vinyl plank wood floors, exposed ceiling, restroom, & office area. Move-in ready. Mixed use office/retail center w/ local ownership/management.  
*Ben Whittenburg* *ben@gwamarillo.com*

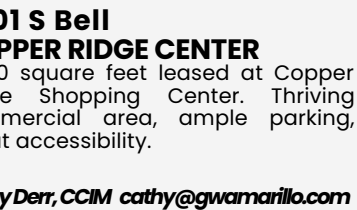


**LEASED**



**LEASED**

**6801 S Bell  
COPPER RIDGE CENTER**  
3,000 square feet leased at Copper Ridge Shopping Center. Thriving commercial area, ample parking, great accessibility.  
*Cathy Derr, CCIM* *cathy@gwamarillo.com*



**LEASED**

**15734 I-27  
NEW CONSTRUCTION**  
2,400 sf warehouse w/ small office, restroom, and fenced yard. (3) 14' x 14' grade level overhead doors for easy access. 15' sidewalls & 18' center peak. Signage on I-27 & Rockwell Rd.  
*Ben Whittenburg* *ben@gwamarillo.com*



**LEASED**

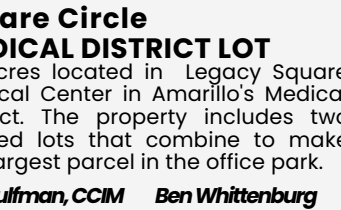
**2203 S Austin  
RESTAURANT PRIME LOCATION**  
4,154 SF ready for occupancy & includes some restaurant equipment. Covered outdoor patio seating, & ample parking.  
*Cathy Derr, CCIM* *cathy@gwamarillo.com*



**SOLD**



**11 Care Circle  
MEDICAL DISTRICT LOT**  
2.1 acres located in Legacy Square Medical Center in Amarillo's Medical District. The property includes two platted lots that combine to make the largest parcel in the office park.  
*Bo Wulfman, CCIM* *Ben Whittenburg*

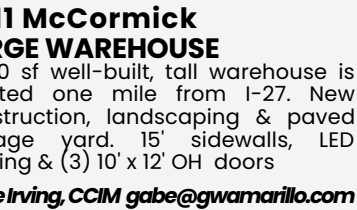


**LEASED**



**LEASED**

**5411 McCormick  
LARGE WAREHOUSE**  
5,500 sf well-built, tall warehouse is located one mile from I-27. New construction, landscaping & paved storage yard. 15' sidewalls, LED lighting & (3) 10' x 12' OH doors  
*Gabe Irving, CCIM* *gabe@gwamarillo.com*



**LEASED**