


December, 2024 DONE DEALS

December, 2024 NEW LISTINGS

SOLD

1518 S Alabama INVESTMENT PROPERTY
3-bed, 3-bath home w/ a double car garage, cozy galley kitchen complete w/ breakfast nook, & access to community amenities—in a well-established Amarillo neighborhood, close to Georgia Street & I-40.
Cathy Derr, CCIM cathy@gwamarillo.com
Meagan Brown meagan@gwamarillo.com




6900 I-40 West THE ATRIUM AT COULTER RIDGE

1,594 SF office is part of a modernized property featuring excellent amenities, including card key access, security systems, LED lighting, and a conference center. 357 SF space available for \$525/month (Full Service).
Aaron Emerson, CCIM SIOR aaron@gwamarillo.com

LEASED


MORE SPACE AVAILABLE



LEASED

2301 S Georgia WOLFEN VILLAGE - RETAIL SPACE
One of Amarillo's premier shopping destinations, offers retail spaces for lease starting at \$15/SF NNN. With a newly leased 2,525 SF, businesses have the chance to join top retailers and eateries like Office Depot, Starbucks, Jason's Deli, and many more..
Ben Whittenburg ben@gwamarillo.com

MORE SPACE AVAILABLE



7765 Longoria SHOP BUILDING

Leased: 1,500 SF shop! Another 1,500 SF available for \$995/month (Gross). Prime location near Amarillo and Canyon, with customizable interiors, utilities included, and fenced storage.
Gabe Irving, CCIM gabe@gwamarillo.com


LEASED

MORE SPACE AVAILABLE



SOLD

121 S. Bonham INDUSTRIAL BUILDING W/ OFFICE
4,050 SF industrial property with five offices, conference room, two restrooms, breakroom, two warehouse areas, garage, and fenced yard. Zoned I-1 for versatile industrial use.
Gabe Irving, CCIM gabe@gwamarillo.com



6900 I-40 West THE ATRIUM AT COULTER RIDGE

2 spaces have been leased at this GWEM-managed property, known for its high standards & recent upgrades. Enjoy LED lighting, secure card key access, advanced security, & the convenience of an on-site full-service bank.
Aaron Emerson, CCIM SIOR aaron@gwamarillo.com


LEASED

MORE SPACE AVAILABLE



SOLD

Tascosa Road DEVELOPMENT LAND
Miles Bonifield represented the Buyer in the successful purchase of 91.62 acres on Tascosa Road, adjacent to the Estancia subdivision, for future development.
Miles Bonifield miles@gwamarillo.com



1619 S Kentucky SINGLE OFFICE

The last available 100 SF space in our dynamic coworking hub has been sub-leased!
Sheril Blackburn sheril@gwamarillo.com

LEASED



LEASED

2800 Civic Circle MEDICAL OFFICE
Ready to move in! 2,845 SF medical office features tile flooring, granite countertops, a large waiting room, consultation & procedural rooms w/ sinks, offices, a kitchen, & more.
Ben Whittenburg ben@gwamarillo.com




301 S Polk THE AMARILLO BUILDING

Single office leased in Amarillo's first skyscraper, offering modern amenities, a conference center, & proximity to downtown dining in a beautifully refreshed space.
Aaron Emerson, CCIM SIOR aaron@gwamarillo.com

LEASED

MORE SPACE AVAILABLE



SOLD

9375 Hillside DEVELOPMENT LAND
1.4 acres located just east of Loop 335 in a fast-growing South Amarillo neighborhood, near the Colonies, Townsquare, and Greenways. Ideal for investment.
J. Gaut, CCIM SIOR j@gwamarillo.com




905 S Fillmore GOLDEN SPREAD CENTER

5,488 SF leased. Amarillo's premier Class "A" office destination. Downtown location offers seamless accessibility, covered and surface parking, & unique underground tunnel connections to nearby buildings.
Aaron Emerson, CCIM SIOR aaron@gwamarillo.com

LEASED

MORE SPACE AVAILABLE



LEASED

320 S POLK MAXOR BUILDING
3,674 SF in downtown Amarillo! This space offers proximity to dining, courthouses, the Downtown Athletic Club, ample parking, and serene Maxor Park—an ideal spot for business and wellness.
Aaron Emerson, CCIM SIOR aaron@gwamarillo.com

MORE SPACE AVAILABLE



AVAILABLE

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The Gaut name has been the leader in the Amarillo commercial real estate market



Meagan Brown Sheril Blackburn Bo Wulfman Cathy Derr Gabe Irving J. Gaut Ben Whittenburg Aaron Emerson Kristen Chilcote Miles Bonifield Jeff Gaut Jennifer Webber
CCIM CCIM CCIM CCIM SIOR CCIM SIOR

LEASE


7489 Pennsylvania NEW RETAIL | OFFICE
1,556 SF retail or office space for lease at the entrance to The Colonies, Shell space is ready to customize, complete w/fire suppression system & tenant improvement allowance. \$24/sf+NNN
Miles Bonifield miles@gwamarillo.com



4411 S. Soncy RETAIL W/ DRIVE THRU


2,250 SF former Dunkin' Donuts available for sublease Drive-thru, vent hoods, walk-in freezer, & ample parking. Prime location near Westgate Mall and major retailers.
Sheril Blackburn sheril@gwamarillo.com

LEASE



LEASE

1004 SE 5th DOWNTOWN WAREHOUSE
Located in Downtown Amarillo. 6,944 SF flex warehouse offers versatile space w/ office areas, overhead doors, a fenced yard, & updated utilities. Perfect for light industrial needs in a historic building.
Miles Bonifield miles@gwamarillo.com



4525 Maverick, Suite B RETAIL | OFFICE | WAREHOUSE

4,500 SF space, avail Apr 2025, includes retail, office, & warehouse areas w/ 3 overhead doors. Perfect for startups or growing biz, near I-27 in busy retail area, w/ ample parking & landlord-covered utils
Sheril Blackburn sheril@gwamarillo.com

LEASE AVAILABLE



SALE

801 S. Grant LEASED INVESTMENT
21,739 SF building with Pittsburgh Glass Works (PGW) as a national credit tenant. PGW will sign a 7-year lease upon sale. Priced at \$1,499,000, just west of the Amarillo Sod Poodles ballpark.
Jeff Gaut jeff@gwamarillo.com



SALE/LEASE

708 S. Georgia FREE STANDING RETAIL BUILDING
5,000 SF stand-alone building offers unbeatable visibility near historic Route 66 & downtown. Open showroom, warehouse space, and ample storage. \$230,000 or lease for \$3,000/mo. (gross)
Aaron Emerson CCIM, SIOR
Kristen Chilcote kristen@gwamarillo.com



1731 Hagy MEDICAL OFFICE

4,205 SF multi-purpose office ideal for healthcare or professional services. Features flexible office spaces, large reception, double garage, and ample storage.
Cathy Derr, CCIM cathy@gwamarillo.com
Meagan Brown meagan@gwamarillo.com

SALE/LEASE



SALE

I-27 & Georgia LARGE COMMERCIAL LOT
5.8-acres 1st time on the market for \$5,000,000! High visibility frontage & an electric billboard generating \$25,000/year, this property is ideal for retail, dining, fuel, or storage businesses. Excellent investment.
Cathy Derr, CCIM cathy@gwamarillo.com



4413 S Soncy HIGH TRAFFIC RETAIL SPACE

3,600 SF of flexible retail space available for \$30.48 SF/yr (NNN). Former Burger Fi location. It features a vent hood, grease trap, outdoor seating, and more. Situated on high-traffic Soncy Rd near major retailers and affluent residential areas
Sheril Blackburn sheril@gwamarillo.com

LEASE



SALE

I-40 & Blessen Road COMMERCIAL ACREAGE
6.25 acres available at the SW corner of I-40 & Blessen Road in Bushland, TX. Ideal for industrial use. 1.75-acre parcel, \$6/sq ft (\$457,380) & 4.5-acre parcel at \$5/sq ft (\$980,100).
Miles Bonifield miles@gwamarillo.com



NEW LISTINGS

DONE DEALS

LEASE

**34th & Coulter
SUMMIT SHOPPING CENTER**

Versatile spaces for retailers. Suite 23 (2,175 SF), Suite 4 (3,445 SF), Suite 15 (12,036 SF Jr. Anchor), & (38,925) SF Anchor Space. High-traffic location w/ established tenants. Call for rates

Ben Whittenburg ben@gwamarillo.com

**3318 S Georgia
WESTHAVEN VILLAGE**

Suite 2706 (600 SF) - \$950/mo, Suite 2708 (1,049 SF) - \$1,100/mo, Suite 2718 (813 SF) - \$850/mo. Busy intersection of Georgia & 34th Ave w/ 37,764 daily cars, offering salon-ready spaces & high visibility.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASE

MORE SPACE AVAILABLE

SALE

**Soncy & Lonestar
COMMERCIAL LOTS**

1-acre lot located just south of Amarillo High visibility & 400' of Soncy Road frontage. Close proximity to Amarillo (2 miles), Canyon (4 miles), and I-27 (1 mile). More land available. \$170,000.00

Gabe Irving, CCIM gabe@gwamarillo.com

**511 N Fillmore
INDUSTRIAL BUILDING**

3,440 SF light industrial property with a two-story office, warehouse shop, 16' overhead door, covered parking, and secured fencing. \$239,000 or lease: \$2,000/month (MG).

Gabe Irving, CCIM gabe@gwamarillo.com

LEASE/LEASE

SALE/LEASE

**100 Westgate Parkway
FORMER BARNES JEWELRY**

14,461 SF building on 1.37 acres near I-40 & Soncy. Features include 11 offices, 4 bathrooms, loading dock, ample parking, and strong visibility. Sale: \$3,290,000 | Lease: \$20/SF.

Meagan Brown meagan@gwamarillo.com

**7701 SW 81st
WAREHOUSE
HODGES BUSINESS PARK**

New construction warehouse starting at 800 - 1,250 sf, with fenced storage, 12'-14' overhead doors, and easy access to Soncy, Coulter, and Loop 335. \$800-\$950/Month

Gabe Irving, CCIM gabe@gwamarillo.com

LEASE

SALE

**1600 S Coulter
17,973 SF MEDICAL FACILITY**

Designed for 4 practitioners w/ separate entrances, this modern facility includes a 1,400 SF basement storage area. Easily adaptable for division into (4) 4,000 SF units or for a single user. Convenient parking surrounds the building.

J. Gaut, CCIM SIOR j@gwamarillo.com
Jeff Gaut jeff@gwamarillo.com

**1408 Jefferson
THE INVESTMENT BUILDING**

397 SF downtown office at SW 15th & S Washington, \$375/month (Full Service). Includes all bills paid, ground-floor access, convenient parking (33 spaces), and signage options. Ideal for single office or reception use.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASE

LEASE

**301 N Buchanan
CORNER SHOP**

1,175 SF \$950/month (+ utilities). I-1 Light Industrial zoning, 2-bay garage w/ 9' doors, floor drains, 2 offices, 2 bathrooms, & coffee bar. Corner lot w/ fenced storage yard, 2 gates, and high-traffic intersection.

Gabe Irving, CCIM gabe@gwamarillo.com

**18901 19th, Bushland
FLEXIBLE STORAGE/WAREHOUSE**

Units from 2,000 to 3,000 SF, featuring overhead/walk-through doors & select units with bathrooms. Lease rates from \$950-\$1,525/mo.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASE

SALE

**12400 I-40
I-40FRONTAGE**

Near Buc-ee's and the airport, offering four +/- 5 acre parcels with I-40/US 287 access. Features include two concrete curb cuts, city water (pending septic variance), and 37,739 daily traffic count.

Miles Bonifield miles@gwamarillo.com

**1375 N. Western
THE PLAZA AT TASCOSA**

Up to 4,730 SF of customizable NNN space available Spring 2025. Options for drive-up access & overhead doors. Lease rates range from \$21-\$25/SF. Ample parking provided.

Meagan Brown meagan@gwamarillo.com

LEASE

SALE

**940 Buena Vista
5,504 SF MEDICAL BUILDING**

Updated facility w/ 10 treatment rooms, 4 restrooms, 2 breakrooms, newer roof, HVAC, & LED lighting. Ample parking, rear entrances, & expansion potential. Ideal for medical & therapy practices. \$525,000

Meagan Brown meagan@gwamarillo.com

LEASED

**4805 LEXINGTON
OFFICE BUILDING**

2,643 SF office at 4805 Lexington Square has leased! Located in South Amarillo, this modern office building boasts high-end finishes, ample parking, & excellent visibility in a thriving market.

Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com

**4614 Maverick
FLEX WAREHOUSE**

1,600 SF flex warehouse. 15-foot clearance, 16-foot sidewalls, 12' x 14' overhead door, 220 & 3-phase power, sand separator, filtration system, infrared heater, ADA- restroom, side yard.

Miles Bonifield miles@gwamarillo.com
Jeff Gaut jeff@gwamarillo.com

LEASED

SOLD

**Soncy & Town Square Blvd
RETAIL LOT**

30,000 SF lot with 100 feet of prime Soncy frontage, just south of Braum's.

Bo Wulfman, CCIM bo@gwamarillo.com

MORE LOTS AVAILABLE

**7765 Longoria
SHOP SPACE**

LEASED (2) 1,500 SF units, with more available between Amarillo & Canyon. 2 miles from Amarillo, this property offers flexible buildout options, utilities included, versatile space, & fenced storage yard.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED

MORE SPACE AVAILABLE

SOLD

**Coulter & Collins Road
COMMERCIAL LOTS**

88,397 SF across two lots, featuring a 5,500 SF newly built industrial building. More lots are available for your needs. Contact us today for details!

Gabe Irving, CCIM Gabe@gwamarillo.com

MORE LOTS AVAILABLE

**8111 Soncy
INDUSTRIAL UNITS**

1,200 SF unit at 8111 Soncy! Prime location with units still available for lease ranging from 1,000 SF to 4,500 SF at \$950 - \$3,000/month (including utilities). Easy access to Loop 335 & highways.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED

MORE SPACE AVAILABLE

SOLD

**1411 S Washington
LOT W/ FRONTAGE ON 3 SIDES**

29,054 SF land parcel at the NE corner of SW 15th & Washington in Amarillo. This prime location, perfect for retail or office use, showcased high visibility and strong development potential.

Ben Whittenburg ben@gwamarillo.com

**1619 S. Kentucky
WELLINGTON SQUARE**

841 sq ft office space leased at Wellington Square, a Class A Office/Retail building located at I-40 & Georgia. This 9.26-acre property features a beautiful courtyard, mature landscaping, ample parking,

Cathy Derr, CCIM cathy@gwamarillo.com

LEASED

MORE SPACE AVAILABLE

LEASED

**201-G Westgate Parkway
RETAIL SPACE**

4,893 SF retail space, formerly Brides. This single-story center, featuring a sleek masonry & glass facade w/ curbside parking.

Bo Wulfman, CCIM bo@gwamarillo.com

MORE SPACE AVAILABLE

**600 S Tyler
FIRSTBANK SOUTHWEST
TOWER**

LEASED entire 10,500 SF floor in the FirstBank Southwest Tower! More spaces are available ranging from 160 SF to an entire floor (10,500 SF) at \$18.50 per SF.

Aaron Emerson, CCIM SIOR aaron@gwamarillo.com

LEASED

MORE SPACE AVAILABLE

LEASED

**7871 Longoria
INDUSTRIAL SHOP UNITS**

leased 2,500 SF and 5,000 SF units at Cedar Post Business Park, 7871 Longoria! Still available: 5,000 SF at \$3,300/month (Gross). Prime location west of I-27 & north of McCormick Rd.

Agent agent@gwamarillo.com
Agent agent@gwamarillo.com

MORE SPACE AVAILABLE

**7701 SW 81st
WAREHOUSE/SHOPS**

1,250 SF unit at Hodges Business Park! Still available: 2,050 SF spaces from \$800 - \$950/month (MG). New construction warehouses offer fenced storage yards, 12'-14' OH doors, & prime location.

Agent agent@gwamarillo.com
Agent agent@gwamarillo.com

LEASED

MORE SPACE AVAILABLE

SOLD

**209 Carolina, Borger
SHOP BUILDING**

J,228 SF property on 2.52 acres. Shop with mezzanine, offices, breakroom, wet bar, and more. Equipped with multiple overhead doors, 220 & 3-phase electrical, and additional storage buildings.

Cathy Derr, CCIM cathy@gwamarillo.com