

**AVAILABLE**

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

**GWAMARILLO.COM**

**806-373-3111**

October, 2024

**NEW LISTINGS**

**Since 1899...**

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

**1716 SE 14th WAREHOUSE**

4,440 SF HC-zoned warehouse, \$3,500/mo. Showroom, heated warehouse w/ high ceilings & 2 overhead doors, plus a secure yard. Near I-40 & Ross St. for easy access.  
Miles Bonifield miles@gwamarillo.com



**LEASE**

**101 S. Grant EXTRA LARGE WAREHOUSE**

55,514 SF I-1 zoned industrial warehouse in downtown Amarillo for \$2.95/SF/yr. Includes 8 dock doors, covered loading dock, fire suppression, & office space. Near the Civic Center.  
Jeff Gaut at jeff@gwamarillo.com



**LEASE**



**SALE**

**1721 S Tyler OFFICE**

4,680 SF office building zoned PD, priced at \$500,000. Includes six offices, a large meeting room with a full kitchen, and ADA-compliant facilities. Located for easy access near I-40 on Tyler St.  
Miles Bonifield miles@gwamarillo.com



**SALE**

**Tulia TX INDUSTRIAL STORAGE SPACE**

977,400 SF w/ rail spurs. Zoned C2  
\$3.5M: 714,000 SF 11 bldgs, 73 ac.  
\$395K: 38,400 SF whse, grain elev, 5 ac  
\$950K: 185,000 SF 6 bldgs, grain elevator.  
\$495K 40,000 SF, grain elev, 16.42 ac.  
Jeff Gaut jeff@gwamarillo.com

**8607 Hillside Rd LOT WITH CURBCUT**

30,000 SF lot on Hillside for \$22/SF or \$660,000. Zoned General Retail with utilities and shared curb cut. High-traffic area near Sonic, Rosa's, and Starbucks.  
Ben Whittenburg ben@gwamarillo.com  
Jeff Gaut jeff@gwamarillo.com



**SALE**

**2210 Whitaker Rd WAREHOUSE/OFFICE**

46,815 SF warehouse/office on 10.12 acres off East I-40 in Amarillo, TX. 24 overhead doors, 11 pull-through bays, and multiple offices. Zoned HC (Heavy Commercial). Priced at \$5.9M.  
Jeff Gaut jeff@gwamarillo.com



**SALE**



**LEASE**

**3918 Canyon Dr OFFICE BUILDING**

8,160 SF office. \$10.00 SF/yr (NNN). Zoning: GR (General Retail). 24 offices, reception, conference room, breakroom, storage, server room, & 2 OH doors for parking/storage. 34 parking spaces.  
Cathy Derr, CCIM cathy@gwamarillo.com



**SALE**

**121 S Bonham INDUSTRIAL W/OFFICE**

4,050 SF industrial property on 20,216 SF lot. \$160k. Zoned I-1. 5 offices, 2 warehouses, garage, & fenced yard. SW Amarillo, minutes from Downtown.  
\$160,000  
Gabe Irving, CCIM gabe@gwamarillo.com

**100 Westgate Parkway WAREHOUSE/OFFICE**

14,461 SF on 1.37 acres priced at \$3,290,000 or lease at \$20.00 SF/yr (NNN). Includes 11 offices, 4 bathrooms, a loading dock & ample parking. Located near major retailers and restaurants.  
Meagan Brown meagan@gwamarillo.com



**SALE/LEASE**

**1375 N Western THE PLAZA AT TASCOSA**

4,730 SF of retail space for lease at in NW Amarillo! This center is anchored by a brand-new fitness facility and is situated in a rapidly growing, high-income area. NNN leases with build-to-suit options.  
Meagan Brown meagan@gwamarillo.com



**LEASE**



**SALE**

**10250 Hwy 60, Canyon, TX LEVEL 1.94 ACRES**

300 feet of HWY 60 frontage, 284 feet deep. Just 2 miles west of I-87 and 1 mile from Perry Williams' development. Ideal for warehouse or commercial use. Outside City Limits. \$298,000.  
Miles Bonifield miles@gwamarillo.com



**SALE**

**10350 HWY 60, Canyon, TX LEVEL 2.14 ACRES**

300' of frontage along HWY 60, 300' deep, flat, and ready for development. 2 miles west of I-87 & 1 mile east of Perry Williams' new development. Ideal for warehouse use. Outside City Limits. \$298,500.  
Miles Bonifield miles@gwamarillo.com

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**DONE DEALS**

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**4018 SW 50th**  
**OFFICE BUILDING**

4,128 SF. 14+ offices & ample parking. Includes a reception area, kitchen, 2 restrooms, & storage. Executive office w/ private restroom w/ shower & temp-controlled server room.

Miles Bonifield miles@gwamarillo.com

**LEASED**



**3300 Soney, #300**  
**RETAIL SPACE**

End-cap with drive-thru potential. Surrounded by major retailers like World Market, Guitar Center, and more. Ideal layout with open retail space, office, storage, and restroom.

Ben Whittenburg ben@gwamarillo.com

**LEASED**



**SOLD**



**N Western**  
**9.78 ACRES | DEVELOPMENT LAND**

Located near Tascosa Country Club. Ideal for residential development with utilities on-site and easy access to Amarillo Blvd and Loop 335.

Miles Bonifield miles@gwamarillo.com

**LEASED**



More space available

**1619 S KENTUCKY**  
**WELLINGTON SQUARE**

260 sf office lease secured! Spaces from 841 sf - 6,698 sf available at I-40 & Georgia, all-inclusive leases. High-traffic area w/ ample parking & a courtyard.

Cathy Derr, CCIM cathy@gwamarillo.com  
Sheril Blackburn sheril@gwamarillo.com

**4206 Amarillo Blvd East**  
**COLD STORAGE FACILITY**

42,673 SF cold storage facility on 6.56 acres. Includes 28,000 SF of cold storage, 12 dock doors, security fence, and cameras. Ideal for warehousing and distribution.

Ben Whittenburg ben@gwamarillo.com

**SOLD**



**Westwood & Tascosa Rd**  
**BUILD READY SITE**

3 ac. near VA Nursing Home, Harrington Regional Medical Center, & growing Woodlands & Westcliff subdivisions. Close to Amarillo National Bank, Happy State Bank, Tractor Supply, Walmart, Lowe's, & United Supermarkets.

Ben Whittenburg ben@gwamarillo.com  
Miles Bonifield miles@gwamarillo.com

**SOLD**



**LEASED**



**2921 I-40 West**  
**WOLFLIN POINTE**

1,134 sf leased. 1,134 SF retail/office available. \$14.29/SF NNN Open layout, restroom, office/storage in back. Prime I-40 & Wolfli location. NNN covers water, sewer, taxes, insurance, HVAC.

Ben Whittenburg ben@gwamarillo.com

**LEASED**



**15724 I-27**  
**WAREHOUSE**

2,400 SF warehouse, Lease includes 2 months free ad on a 14'x48' digital billboard. Small office, restroom, fenced yard, (3) 14'x14' OH doors, spray foam insulation, 15' sidewalls, 18' center peak.

Ben Whittenburg ben@gwamarillo.com

**8201 Amarillo Blvd West**  
**INDUSTRIAL BUILDING**

+/- 36,796 SF warehouse & 5,000 SF office/showroom. Fire suppression, overhead doors, fenced yard w/ security gate, wash bays, 3-phase power.

Ben Whittenburg ben@gwamarillo.com  
Miles Bonifield miles@gwamarillo.com

**LEASED**



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

1,000 sf leased. Warehouse space for lease, 1,250-5,000 SF, starting at \$800/mo. Near Soney, Coulter, & Loop 335. 12'-14' OH doors & fenced yards.

Gabe Irving, CCIM  
gabe@gwamarillo.com

**LEASED**



**LEASED**



**3318 S Georgia**  
**WESTHAVEN VILLAGE**

1,146 SF LEASED, 1,413 SF AVAILABLE Salon-ready spaces, high visibility (37,764 cars daily), covered parking, 24/7 security.

Gabe Irving, CCIM  
gabe@gwamarillo.com

**LEASED**



**600 S Tyler**  
**FIRSTBANK SOUTHWEST TOWER**

Leased several offices this month! Class A space w/ covered parking, 24/7 security, on-site coffee shop, gym, yoga, conference center, & private dining.

Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com