

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - APRIL 2021



4600 S Osage LAND
2.82 acres in southwest corner of 46th & Osage, in high density residential area. Osage is a primary commuter route to Lake Tanglewood, River Falls, & Timber creek. 646.5' frontage on S. Osage & 190' depth. Zoned GR - General Retail. \$276,388
Bo Wulfman, CCIM
bo@gwamarillo.com



3305 NE 24th SHOPPING CENTER
62,640 sf corner of NE 24th & Grand. The main building consists of a 56,235 sf grocery store w/ 6,405 sf retail center, separated into 6 retail stores. The grocery store and all associated retail businesses are owned by the seller and are being sold for the real estate only. Zoned GR - General Retail. \$3,758,400
Ben Whittenburg



601 S Ross WAREHOUSE W/ OFFICE
21,300 sf warehouse w/ 3,000 sf office at the intersection of SE 6th & Ross St. Includes: Clear span, Dock high, 4 ramps for drive thru access, (14) overhead doors, paved lot, 14' peak, 8'10" sidewalls. Zoned HC - Heavy Commercial. \$3,000/sf/yr
J. Gaut, CCIM, SIOR
j@gwamarillo.com



1004 SE 5th FLEX WAREHOUSE
6,944 sf w/ fenced yard in Downtown Amarillo. Office area includes: 2 offices, reception area, conference room, restroom & bullpen area. Warehouse includes: 6 overhead doors, 2 restrooms, RV/carport, & extra storage bldg. Zoned I-1 Light Industrial. \$3,500/mo.
Miles Bonifield
miles@gwamarillo.com



Hollywood Rd/ Loop 335 PAD SITE
57,063 sf located on the north side of Hollywood Rd. /Loop 335, between I-27 & Bell. 162' frontage on Hollywood Rd. Zoned LC - Light Commercial. \$21.75/sf.
Ben Whittenburg
ben@gwamarillo.com



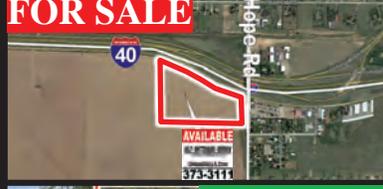
4701 & 4511 Scotty Dr DEVELOPMENT LAND
13.24 acres non contiguous land. West parcel (8.95 ac) includes 567' frontage on Scotty Rd & +/- 49 lots for development. East Parcel (4.29 ac) includes 222' frontage on Scotty Rd. & +/- 19 lots possible. Zoned Single Family R & R-2. \$785,000/\$1,366psf
J. Gaut, CCIM, SIOR
j@gwamarillo.com



4514 Cornell St Suite B MEDICAL OFFICE
9,248 sf newly remodeled office adjacent to Amarillo Town Club, just off SW 45th & Bell. Includes: 16 exam rooms, 2 executive offices, 3 ADA restrooms, & covered parking. Zoned PD - Planned Development. \$11,250/mo.
Ben Whittenburg
ben@gwamarillo.com



3310 I-40 West OFFICE BUILDINGS
Bldg. 1 - 4,866 sf, 9 offices, recep. area, breakroom, restrooms, supply room, built-in cabinets, storage, & outdoor seating. **Bldg. 2** - 1,643 sf, 2 offices, breakroom, large multi purpose room, & restrooms. Zoned LC - Light Commercial. \$1,100,000
Aaron Emerson, CCIM, SIOR



I-40 & Hope DEVELOPMENT LAND
20 acres located on the SW corner of I-40 & Hope Rd. 2 miles west of the Amarillo City Limits. High visibility location w/ easy access to I-40. Can be divided. Zoned - Agricultural. Call for pricing!
Bo Wulfman, CCIM
bo@gwamarillo.com



5807 S Georgia RETAIL PAD SITE
35,255 sf just south of 58th & Georgia intersection. Developing area w/ several established neighborhoods & new ones near by. City utilities serve the property. Zoned AG - Agricultural (Surrounded by General Retail) \$352,550
Ben Whittenburg
ben@gwamarillo.com



114 SW 6th RETAIL & OFFICE SPACE
1,400 sf in Downtown Amarillo, between Polk St. & Tyler St. 1 block to FirstBank Southwest Tower. Great visibility on SW 6th. Includes upstairs office w. storage. Zoned CB - Central Business. \$975/mo. No restaurant use.
Cathy Derr, CCIM
cathy@gwamarillo.com



3221 Church & 2501 Lakeview OFFICE
9,677 sf in 2 bldgs, just off Paramount, south of I-40. **3221 Church:** 6 offices, 3 restrooms, 2 car garage, 30+ parking spaces, & courtyard. **2501 Lakeview:** 6 offices, 2 restrooms, kitchen, large work area, & 15+ parking. Zoned LC - Light Commercial. \$1,495,000
J. Gaut, CCIM, SIOR
j@gwamarillo.com



I-40 & Arnot Rd DEVELOPMENT LAND
20 acres just east of the I-40 & Arnot Rd intersection on the southeast corner. Outside city limits. Access to the I-40 East frontage rd. w/ an on ramp directly in front of property. Seller will divide into 5 acre parcels. \$6,000/sf
Bo Wulfman, CCIM
bo@gwamarillo.com



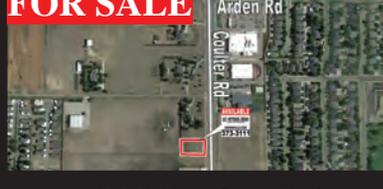
25501 Laguna Vista LAND
5.01 acres in a ravine that will be a great homesite. Limited restrictions, & partial flood zone. 290' frontage on Laguna Vista Rd. \$30,000
Miles Bonifield
miles@gwamarillo.com



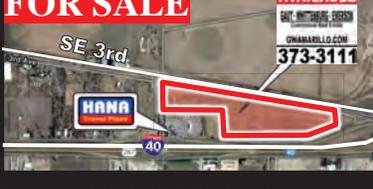
17300 Laguna Vista LAND
8 acres in a ravine that will be a great homesite. Limited restrictions, & partial flood zone. 540' frontage on Laguna Vista Rd. \$50,000
Miles Bonifield
miles@gwamarillo.com



719 S Georgia RETAIL/ WAREHOUSE
3,050 sf located near 6th St. Property includes 2 separate warehouse spaces, retail space w/ counter & one restroom. Zoned LC - Light Commercial \$110,000.00
Miles Bonifield
miles@gwamarillo.com



7800 S Coulter LAND
21,780 sf located on the west side of Coulter, south of Arden Rd. 115' frontage on Coulter. 10,528 cars/ day on Coulter. Zoned R-1 - Residential District I. \$99,000.00
Jeff Gaut
jeff@gwamarillo.com



I-40 & 12050 SE 3rd LAND
32.86 acres on I-40 East. 5,400' frontage on SE 3rd. Property has access to Pullman, 3rd, & I-40. City utilities are accessible. Ideal for industrial use. Zoned HC - Heavy commercial
Call For Price!
Miles Bonifield
miles@gwamarillo.com

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DONE DEALS - APRIL 2021

<p>SOLD</p> 	<p>1602 SW 8th WAREHOUSE 1,500 sf new metal shop w/ restroom, concrete drive, rocked fenced yard, 12' x 10' grade level overhead door, 12' sidewalls, & 14' peak. Zoned I-1 Industrial. Sale negotiated by Ben Whittenburg & Aaron Emerson, CCIM, SIOR</p>	<p>SOLD</p> 	<p>Hwy 60, East of Lakeside LAND 71.5 acres on Highway 60, near Rick Husband International Airport, 1 mile east of Loop 335 (Lakeside). Sale Negotiated by Miles Bonifield for Seller & Bo Wulfman, CCIM for Buyer</p>
<p>LEASED</p> 	<p>8101 S Soncy WAREHOUSE #160 (1,200 sf) (30' x 40') w/ (2) 10' overhead doors, 14' sidewalls & restroom. Fully fenced parking w/ 3 gates. Located outside city limits. Lease Negotiated by Gabe Irving, CCIM for Seller & Miles Bonifield for Buyer</p>	<p>LEASED</p> 	<p>9901 S Georgia INDUSTRIAL #100 (2,400 sf) located 1 miles from Loop 335, outside city limits. Includes spray foam insulation, 16' peak, city water & septic. Lease Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>SOLD</p> 	<p>Western & Beacon Lots 1 & 3 LAND 2.37 acres at the NE corner of S Western & Beacon w/ easy access to I-27 on Sundown Lane. 145' frontage on Beacon. Sale Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p>SOLD</p> 	<p>2617 SE 11th RETAIL /WAREHOUSE 10,700 sf bldg, 4 offices, reception/waiting area. Zoned LC - Light Commercial. Sale Negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
<p>LEASED</p> 	<p>7701 SW 81st WAREHOUSES NEW CONSTRUCTION: (3) 1,250 sf units near Greenways, Westover, & Windsor Additions. 12' - 14' overhead doors, & fenced yard. Outside city limits. Leases negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p>LEASED</p> 	<p>8101 S Soncy WAREHOUSE #150 (1,200 sf) (30' x 40') w/ (2) 10' overhead doors, 14' sidewalls & restroom. Fully fenced parking w/ 3 gates. Located outside city limits. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>SOLD</p> 	<p>1402 SW 15th RETAIL/WAREHOUSE 2,152 sf centrally located w/ a large lot. Includes: showroom w/ window, 2 workrooms, 2 restrooms, warehouse, & fenced yard. Zoned GR - General Retail. Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>	<p>SOLD</p> 	<p>9901 S Georgia INDUSTRIAL 11,400 sf located 1 miles from Loop 335, outside city limits. Plenty of land to construct similar warehouses. Includes city water, & septic. Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>LEASED</p> 	<p>1619 S Kentucky B220 WELLINGTON SQUARE 8,808 sf retail space in busy center at the intersection of I-40 & Georgia. Beautiful courtyard & mature landscape in the center of the property. Zoned PD - Planned Development. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p>LEASED</p> 	<p>2219 S Georgia WOLFLIN VILLAGE 2,522 sf retail space located 1 mile south of I-40, in a prime retail area. Some current tenants include: Office Depot, Starbucks, Jason's Deli, Talbot's & many more. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>
<p>LEASED</p> 	<p>2219 S Georgia WOLFLIN VILLAGE 8,620 sf located on Georgia, just south of I-40, in one of the most desired shopping centers in Amarillo. Other tenants are: Jimmy's Egg, GNC, Raffkind's, Five Guys, & more. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	<p>LEASED</p> 	<p>2850 Dumas Dr Suite 146 HAMLET SHOPPING CENTER 1,305 sf located on Dumas Dr. Zoned GR - General Retail Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
<p>LEASED</p> 	<p>9901 S Georgia INDUSTRIAL #200 & #300 (6,000 sf) located 1 miles from Loop 335, outside city limits. Includes spray foam insulation, 16' peak, city water & septic. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p>LEASED</p> 	<p>7701 SW 81st WAREHOUSE 5,000 sf new construction warehouse located near Coulter, Soncy, & loop 335 to I-27. Outside city limits. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>LEASED</p> 	<p>3350 Olsen Suite 700 OFFICE W/ WAREHOUSE 1,250 sf just west of Paramount Blvd & south of I-40 & Western. Zoned LC - Light Commercial. Leased to Jolie Blanc Teeth Whitening. Lease negotiated by Ben Whittenburg for Landlord & Cathy, Derr, CCIM for Tenant</p>	<p>LEASED</p> 	<p>8951 FM 2219 Unit 100 WAREHOUSE 2,400 sf w/ one man door & (2) 14' overhead doors. Near multiple housing developments and 1 mile to I-27. Outside City Limits. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>