

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - APRIL 2022

**FOR SALE**

AVAILABLE  
373-3111

**I-40 & Hwy 287  
LAND**

370 acres on the east side of the I-40 East & Hwy 287 intersection, less than 1 mile from Rick Husband International Airport. Frontage on I-40 East, Hwy 287, S Parsley, & Spur 228.  
\$1,725,000

**Ben Whittenburg**  
ben@gwamarillo.com

**FOR SALE**

Business Park Dr  
Western St  
Storage Dr  
Office Park Dr

**3701 Business Park  
PARADISE VILLA'S OFFICE PARK**

Located in southwest Amarillo, just south of I-27 & Western on Business Park Drive, w/ access to I-27. Offers stand alone metal buildings in various sizes that can be finished out to meet your business' specific needs.  
Starting at \$95 /sf depending on finish out.  
**Bo Wulfman, CCIM** bo@gwamarillo.com

**FOR LEASE**

**2410 Climer Circle  
WAREHOUSE**

3,000 sf near I-40 & Helium Rd, east of Cadillac Ranch. Includes: 14' overhead doors, 220 plugs, tall ceilings, 3 offices, reception area, & solid fenced storage yard. \$2,000/mo.

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

**FOR LEASE**

**1009 - 1017 SW4th Ave  
WAREHOUSE**

5,250 sf on SW 4th Ave, between Washington & Hayden St. Includes: offices, refrigeration, 10' x 10' overhead door, & large fenced storage yard.  
Zoned I-2 Heavy Industrial.  
\$1,500/mo.

**Cathy Derr, CCIM**  
cathy@gwamarillo.com

**FOR SALE**

17.50 Acres For Sale

**UNDER CONTRACT!**

**Westwood Dr  
LAND**

17.5 acres on Westwood Dr, east of the intersection of Hwy 287 & Hwy 40. The property is well located and is easily accessible to the property. City utilities, sewer are accessible to the property.  
Zoned - Residential.

**Ben Whittenburg**  
ben@gwamarillo.com

**FOR SALE**

27  
SW 45th  
Harden

**46th & Washington  
LAND**

1.34 acres just east of Georgia off of 45th Ave. Easy access to I-27 & Georgia. Flat land ready to develop. 430' frontage on 45th / 46th.  
Zoned PD - Planned Development.  
\$160,000

**Miles Bonifield**  
miles@gwamarillo.com

**FOR LEASE**

MISSION NUTRITION

**28 Medical Dr  
OFFICE**

1,000 sf close to the medical district. Includes: 2-3 offices or 2 offices & bullpen, reception area, & recently remodeled bathroom. Zoned O-1 - Office District. \$1,200/mo.

**Miles Bonifield**  
miles@gwamarillo.com

**FOR LEASE**

**8900 SW 34th Ave  
RETAIL/OFFICE/WAREHOUSE**

(2) 2,500 sf spaces just west of Soncy & 34th Ave. Built in 2007. Tenant pays utilities & Landlord pays water, sewer, & trash. Zoned LC - Light Commercial. \$1,950 - \$2,150/mo.

**Jeff Gaut**  
jeff@gwamarillo.com

**FOR LEASE**

**4107 SW 45th  
WAREHOUSE W/ OFFICE**

1,152 - 2,472 sf at 45th & Western, behind the Party Stop. High traffic area (45,881 cars /day on 45th & Western. Includes: offices, restrooms, overhead doors, & dock high doors.  
Zoned LC - Light Commercial. \$675 - \$1,625/mo.

**Jeff Gaut**  
jeff@gwamarillo.com

**FOR LEASE**

**705 S Van Buren  
OFFICE**

2,677 sf on the west side of Downtown Amarillo. Includes: 6 offices, kitchen /break room, conference room, & reception area.  
Zoned CBD - Central Business District.  
\$14/sf/mo.

**Jeff Gaut**  
jeff@gwamarillo.com

**FOR LEASE**

**320 S Polk  
OFFICE**

4,873 sf on the corner of Polk & SW 4th Ave w/ easy access to I-27 & I-40. Direct access to Downtown Athletic Club. Established landscaping & ample parking (including parking garage).  
Zoned CB - Central Business. \$15.50/sf/yr.

**Aaron Emerson, CCIM, SIOR**  
aaron@gwamarillo.com

**FOR LEASE**

**3505 Olsen Blvd  
OLSEN PARK OFFICE COMPLEX**

839 - 6,363 sf just off Western St in SW Amarillo. Easy access to I-40, Western St, & Paramount Blvd. High retail/ office corridor. Includes: common break room, conference room, signage & ample parking. \$13/sf/yr. (Full Service).

**Miles Bonifield**  
miles@gwamarillo.com



**FIRSTBANK SOUTHWEST TOWER  
600 South Tyler Street**

**OFFICE SPACE AVAILABLE**

24/7 Security	Dry Cleaning Service	Coffee Shop	Shoe Shine	Covered Parking	Massage	On Site Management	Barber Shop	Yoga Studio	Personal Trainer	24 Hour Gym	Fine Dining

**Contact:**

**Aaron Emerson, CCIM, SIOR | aaron@gwamarillo.com**

**Kristen Chilcote | kristen@gwamarillo.com**

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### DONE DEALS - APRIL 2022



**SOLD**

#### 5700 S Georgia **LAND**

2 acres just north of the Pak A Sak on Georgia St. Sold for a future Joe Taco.

Sale negotiated by  
**Ben Whittenburg for Seller &  
Bo Wulfman, CCIM for Buyer**



**SOLD**

#### 3407 - 3409 S Georgia **LAND**

117,612 sf on Georgia at 34th w/ 195' frontage on Georgia.  
Zoned PD - Planned Development

Sale negotiated by  
**Cathy Derr, CCIM  
cathy@gwamarillo.com**



**LEASED**

#### 4000 S Georgia **OFFICE**

782 sf at the intersection of Mohawk & Georgia, just north of I-27. Includes: 132' frontage on Georgia, tile floors, pole signage & parking directly in front of building.

Lease negotiated by  
**Jeff Gaut  
jeff@gwamarillo.com**



**LEASED**

#### 4406 S Bell **RETAIL**

3,488 sf just north of 45th & Bell intersection. High traffic area (49,596 cars /day) at 45th & Bell. Includes: drive-thru, tables, chairs, walk-in coolers, & 3 compartment sink.

Zoned GR - General Retail.  
Lease negotiated by  
**Ben Whittenburg ben@gwamarillo.com**



**SOLD**

#### 909 S Van Buren **WAREHOUSE**

84,251 sf on 10th St, between Van Buren & Harrison in Downtown Amarillo. Includes: 2 lots (19,601 total sf) of adjacent land for parking, 160' frontage on S Van Buren St.  
Zoned CBD - Central Business District.

Sale negotiated by  
**Jeff Gaut jeff@gwamarillo.com**



**SOLD**

#### 3460 River Rd **RETAIL**

6,860 sf metal building in north Amarillo, adjacent to United Supermarkets & residential neighborhoods. Sold for a future NAPA Auto Parts.

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



**LEASED**

#### 200 Westgate Pkwy Suite 200-C **RETAIL /OFFICE**

1,086 sf immediately adjacent to Westgate Mall, & centrally located in the regional retail district. Curbside parking w/ visibility on Westgate Parkway, the primary access drive to Westgate Mall from Sony Road. **More Spaces Available.**

Lease negotiated by  
**Bo Wulfman, CCIM**



**LEASED**

#### 4614 Maverick **WAREHOUSE**

1,600 sf on Maverick St between Prairie Ave & Howell St. Includes: fenced yard, ample parking, overhead door, & ADA restroom.

Zoned LC - Light Commercial.  
Lease negotiated by  
**Miles Bonifield  
miles@gwamarillo.com**



**SOLD**

#### 34th & Osage **RETAIL LAND**

1.01 acres just north of Toot N' Totum. Located in developing area with good mix of residential, multi-family housing, industrial and retail development. Property to be developed into a restaurant.

Sale negotiated by  
**Ben Whittenburg  
ben@gwamarillo.com**



**SOLD**

#### Amarillo Blvd & Plum Creek **LAND**

35,000 sf located at the corner of Amarillo Blvd and Plum Creek. Property is going to be developed into a Starbucks. Adjacent property available for sale. Zoned GR - General Retail.

Sale negotiated by  
**Ben Whittenburg  
ben@gwamarillo.com**



**LEASED**

#### 3505 Olsen Blvd Suite 203-205 **OFFICE**

2,663 sf just off Western St in SW Amarillo. Easy access to I-40, Western St, & Paramount Blvd. High retail/ office corridor. Includes: common break room, conference room, signage & ample parking. **More Spaces Available.**

Lease negotiated by  
**Miles Bonifield miles@gwamarillo.com**



**LEASED**

#### 2650 Dumas Dr Unit 152 **HAMLET SHOPPING CENTER**

2,800 sf on Dumas Dr, south of Hastings Ave. & north of Downtown Amarillo.

Zoned GR - General Retail.  
Lease negotiated by  
**Cathy Derr, CCIM  
cathy@gwamarillo.com**



**SOLD**

#### 3401 S Georgia St **LAND**

18,295 sf at 34th and Georgia. Adjacent from brand new Toot N' Totum. 135' frontage on Georgia & 135' frontage on 34th.  
Zoned GR - General Retail.

Sale negotiated by  
**Jeff Gaut  
jeff@gwamarillo.com**



**SOLD**

#### 500 S Harrison **INDUSTRIAL OFFICE**

13,200 sf at the intersection of 5th & Harrison in Downtown Amarillo. Includes: 5 offices, 4 restrooms, 3 overhead doors, bedroom w/ closet, & utility hook up.

Zoned CBD - Central Business District.  
Sale negotiated by  
**Miles Bonifield miles@gwamarillo.com**



**LEASED**

#### 7684 SW 81st #400 **INDUSTRIAL**

1,500 sf just west of Coulter St, 1 mile to Sony & 1/2 miles to Hollywood (Loop 335) or Arden Rd. Includes: 14' overhead doors, & fenced storage yard. **More Spaces Available.**

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



**LEASED**

#### 7620 Hillside Suite 300 **MARKETS AT HILLSIDE**

1,800 sf, on Hillside, between Coulter & Sony. Space is newly renovated. Highly desirable retail corridor w/ great demographics.

Zoned GR - General Retail.  
**More Spaces Available.**  
Lease negotiated by  
**Ben Whittenburg ben@gwamarillo.com**



**LEASED**

#### 3350 Olsen Blvd Suite 2000 **OFFICE W/ WAREHOUSE**

25,250 sf just west of Paramount & south of I-40 & Western. High traffic area.  
Zoned LC - Light Commercial.

**More Spaces Available.**  
Lease negotiated by  
**Ben Whittenburg  
ben@gwamarillo.com**



**LEASED**

#### 4010 Beacon Dr **INDUSTRIAL**

9,000 total sf at the NE corner of S Western & Beacon. Easy access to I-27 on Sundown Lane. +/- 1 mile to Loop 335 /Hollywood Rd and I-27. 145' frontage on Beacon. **More Spaces Available.**

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