

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

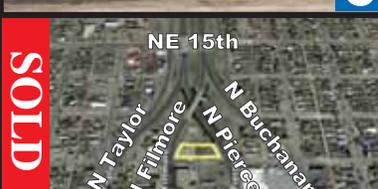
## NEW LISTINGS - DECEMBER 2019

 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>2803 Wolflin Ave</b> <b>Retail</b> 8,740 sf space located west of Georgia St. Showroom, office, workroom &amp; two bathrooms. Traffic count 7,161 cars per day on Wolflin. Zoned Light Commercial. \$1,250 / mo. Miles Bonifield miles@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p> <p style="color: red; font-weight: bold; text-align: center;">REDUCED</p>	<p><b>4500 I-40 West, Suite C</b> <b>Office</b> 1,700 sf space w/ I-40 visibility, 4 offices, private restroom, kitchen, Restroom, shower, jacuzzi &amp; skylights. Zoned GR - General Retail. \$900 / mo. Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>Borger, Texas</b> <b>Furnished Rental House</b> Investment property consisting of 12 fully furnished houses. Asking price \$250,000. Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>3852 S Soncy</b> <b>Land</b> First time available. 40,946 sf lot. 182' frontage on Soncy. 47,017 cars per day at 45th &amp; Soncy. Area businesses: Texas Furniture, Academy Sports, United Supermarkets. \$900,000 (\$22. / sf) J Gaut, CCIM, SIOR j@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>7701 S Coulter</b> <b>School</b> 15,856 sf bldg. on 2.04 ac lot. Location in SW Amarillo south of Arden Rd. Lobby, 8 classrooms, 15 bathrooms, commercial kitchen, gym, play area, sprinkler &amp; alarm system. \$3,700,000. Miles Bonifield miles@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>9400 Canyon Dr</b> <b>Sports World</b> 3,000 sf bldg. on 5.07 ac lot. Family fun center w/ go-kart track, batting cages, miniature golf &amp; arcade games. Located near Cinemark Hollywood 16, Preston West Golf Course &amp; Skate plex. Zoned Outside City Limits. \$1,800,000. Miles Bonifield miles@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>7765 Longoria</b> <b>Newly Constructed Warehouse</b> Located 1/2 mile from I-27 &amp; McCormick north &amp; Soncy &amp; McCormick. 16' sidewalls &amp; 2 OH doors. Water, trash &amp; septic paid by Landlord. Outside City Limits. <b>Suite 100, 300 &amp; 400:</b> 1,500 sf bldg. \$895 / mo. per bldg. Gabe Irving, CCIM</p>	 <p style="color: red; font-weight: bold; text-align: center;">NOW FOR SALE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE/LEASE</b></p>	<p><b>2203 S Austin</b> <b>Restaurant</b> 4,154 sf bldg. on 1.05 ac lot. Located 1/3 mile from I-40 W &amp; Georgia. Formerly BL Bistro/ The Gem. Some restaurant equipment included. Covered outdoor patio. Zoned PD - Planned Development. \$775,000 or \$4,950 / mo. (NNN) Ben Whittenburg / Cathy Derr, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>18500 W I-40, Bushland, TX</b> <b>Land</b> Last 2 available lots on north I-40 frontage east of Bushland. Estimated 1,600 homes being developed this year in Bushland. 16,164 cars per day traffic count. <b>Lot B:</b> \$199,000 (1.85 ac) <b>Lot C:</b> \$199,000 (1.85 ac) Jeff Gaut jeff@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>Coulter &amp; SW 81st Ave</b> <b>Land</b> 1-3 ac lots located west of Coulter. 1 mile to Soncy. 1/2 mile to Hollywood (Loop 335) or Arden Rd. Near Greenways, Westover &amp; Windsor Additions. Platted lots, ready for well &amp; septic. <b>Lot 1A:</b> 1 ac \$140,000. <b>Lot 1B:</b> 1 ac \$150,000 <b>Lot 1C:</b> 1 ac \$160,000. Gabe Irving, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>600-614 N Polk</b> <b>Property Description</b> <b>608 N Polk</b> - \$1,800/mo. 7,200 sf office/retail bldg. 10 offices, 2 meeting rms, break rm, 2 bathrooms. <b>612 N Polk</b> - Apartment/Storage - \$1,200/mo. 5,400 sf total w/ 3,900 sf warehouse &amp; 1,500 sf apartment/man cave. Zoned Light Industrial. Miles Bonifield miles@gwamarillo.com</p>	 <p style="color: red; font-weight: bold; text-align: center;">REDUCED</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>2813 SW 6th</b> <b>Restaurant</b> 2,190 sf bldg. on 20,160 sf lot. Fully equipped with furniture and kitchen equipment. Bar area, large dining area, kitchen &amp; security camera system. 190' on SW 6th. Traffic count 6,599 cars per day on 6th. Zoned LC - Light Commercial. \$2,975 / mo. Cathy Derr, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>2203 S Bell</b> <b>Retail</b> 2,000 sf bldg. Open floor plan retail space. High traffic location next to Divine Nails. Visible from I-40. Restroom and storage. Zoned PD - Planned Development. \$16.00 sf/yr. (NNN). Cathy Derr, CCIM</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>9901 S Georgia</b> <b>Warehouse</b> 1,200 sf to 3,000 sf available. Recently remodeled warehouse w/ (5) 15' OH door. Located 1 mile from Hollywood Rd (Loop 335). Clear span w/ a 16' peak. Unfinished 2nd floor. Spaces can be combined. \$1,100 - \$2,000 / mo. Gabe Irving, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>4107 SW 45th</b> <b>Warehouse</b> <b>Suite 2:</b> 1,300 total sf. Office area consists of entry with coffee bar, two private offices, and a restroom. Warehouse has an 8' x 10' dock high overhead door. Warehouse also has a lab area in back. Zoned LC - Light commercial \$725 / mo. Ben Whittenburg ben@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE/LEASE</b></p>	<p><b>207 Carolina</b> <b>Warehouse</b> 5,228 sf bldg. on 2,516 ac lot. Shop w/ mezzanine. 2 offices, breakroom, reception area, wet bar, restrooms, (4) 12' x 12' ext. OH doors &amp; (1) 8' x 8' ext. door &amp; (2) 12' x 12' OH doors to divide shop, skylights &amp; 2 storage bldg. \$900 / mo. or \$250,000. Cathy Derr, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p> <p style="text-align: center;">FM 2219</p>	<p><b>13222 Dowell Rd</b> <b>Land</b> 355.61 ac tract on Dowell Rd 1 mile north of FM 2219 between Amarillo &amp; Canyon, 3 miles west of I-27. Nice, affordable development opportunity. Within miles of multiple housing developments Outside City Limits. \$3,900 / ac. Gabe Irving, CCIM</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>Bell, South of 45th</b> <b>Land</b> 34,844 sf lot. Located near high traffic intersection Approx. 236' of frontage on Bell x 150' depth. Surrounding businesses: United Supermarkets &amp; BSA Urgent Care. Zoned Planned Development. \$495,000. (14.22 / sf) Cathy Derr, CCIM</p>

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## DONE DEALS - DECEMBER 2019

 <p><b>SOLD</b></p>	<p><b>715 S Polk</b> <b>Restaurant / Bar</b></p> <p>10,433 sf retail building sold in downtown Amarillo.</p> <p>Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>314 S Fannin</b> <b>Warehouse</b></p> <p>12,068 sf warehouse leased.</p> <p>Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>1915 S Washington</b> <b>Retail</b></p> <p>1,400 sf retail space leased.</p> <p>Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>905 S Fillmore</b> <b>Wells Fargo Building</b></p> <p>7,362 sf office space leased.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>601 S Western</b> <b>Former Fire Station</b></p> <p>6,688 sf building sold.</p> <p>Sale negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>7751 Longoria</b> <b>Warehouse</b></p> <p>1,500 sf bldg. leased.</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>2409 Ridgemere</b> <b>Warehouse</b></p> <p>4,000 sf Warehouse with office space leased.</p> <p>Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>600 S Buchanan</b> <b>Retail</b></p> <p>4,851 sf retail space in downtown.</p> <p>Bo Wulfman, CCIM bo@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>NW 12th</b> <b>Land</b></p> <p>24,219 sf of land located on NW 12th between Fillmore &amp; Pierce.</p> <p>Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>5801 I-40 West</b> <b>Office</b></p> <p>750 sf office leased.</p> <p>Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>6900 I-40 West</b> <b>The Atrium at Coulter Ridge</b></p> <p>5,003 sf office space leased.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>3121 SW 6th</b> <b>Retail</b></p> <p>4,200 sf bldg. on 18,700 sf lot. Located on the corner of 6th &amp; Louisiana leased.</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>700 S Harrison</b> <b>Land</b></p> <p>42,000 sf lot purchased for additional parking for the First Bank Southwest Tower.</p> <p>Sale negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>120 SW 6th</b> <b>Office / Fabrication</b></p> <p>2,750 sf bldg. in downtown leased.</p> <p>Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>600 S Tyler</b> <b>First Bank Southwest Tower</b></p> <p>3,105 sf office space lease renewed.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>1616 S Kentucky</b> <b>Office</b></p> <p>1,205 sf office space leased.</p> <p>Jeff Gaut jeff@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>4107 SW 45th</b> <b>Warehouse</b></p> <p>1,300 sf warehouse leased.</p> <p>Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>5410 S Bell</b> <b>Office</b></p> <p>620 sf office space leased.</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>