

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - DECEMBER 2020

Gaut Whittenburg Emerson is proud to welcome **JENNIFER WEBBER** Director of Property Management

As the Director of Property Management for Gaut Whittenburg Emerson, Jennifer is responsible for the day-to-day operations, tenant relations, financial reporting, budget oversight and construction supervision of client properties. Prior to joining Gaut Whittenburg Emerson, Jennifer was an Associate Director with CBRE and Senior Vice President with JLL in the Amarillo and Dallas markets. With more than 20 years of property management experience, Jennifer has managed more than 2.3 million SF of office space for clients including JP Morgan, Goldman Sachs, L&B Realty, SMA Equities, DL Long Properties, Galloway-Emerson CAM, GID and Spaulding & Slye.

Jennifer graduated from Tascosa High School and graduated magna cum laude from Texas Tech University with a Bachelor of Arts degree in political science. She is a Certified Commercial Investment Member (CCIM) candidate, a Certified Property Manager (CPM) candidate as well as a member of the Building Owners and Managers Association (BOMA). She also currently holds an active Texas real estate salesperson's license.



FOR LEASE

2112 S Coulter
RETAIL/RESTAURANT/OFFICE
2,256 sf on 1.19 acre lot located on Coulter between I-40 & Amarillo Blvd. Great location for medical office or retail. Newer electronic signage & kitchen has recently been installed.
Zoned HC - Heavy Commercial
\$3,000/mo. (+ utilities).
Miles Bonifield miles@gwamarillo.com

FOR LEASE

Bell St. & Hillside Rd.
WINPARK PLACE
700 - 10,800 sf retail spaces. Built in 2017. Hillside, west of Bell. Excellent traffic counts. Current tenants: Edes Meats, Dickey's BBQ, Lazy Gator, Golden Waffle, Venetian Nail Spa, Amarillo Police Department. Tenant Improvements negotiable.
Zoned GR - General Retail. \$19.95 sf/yr. (NNN)
Ben Whittenburg ben@gwamarillo.com

FOR SALE

6009 Belpree
FREE STANDING OFFICE BLDG
1,695 sf bldg. on 7,440 sf lot w/ new 3 yr. tenant, thru 11/30/2023. Tenant pays utilities.
Cap rate 6.11% & NOI \$15,894
Zoned Office. \$260,000.00

Cathy Derr, CCIM
cathy@gwamarillo.com

FOR SALE

801 SW 7th & 702 S Jefferson
OFFICE SPACE & VACANT LOT
4,751 sf building on 8,400 sf lot w/ 8,400 sf adjacent lot located just west of Downtown Amarillo. Building can be divided into 4 units that can be combined as needed.
Zoned I-1 Light Industrial. \$115,000.00
Cathy Derr, CCM
cathy@gwamarillo.com

FOR LEASE

6707 Wolflin
WAREHOUSE & OFFICE
8,250 sf in medical district between Bell & Coulter w/ easy access to I-40. Office: 2,017 sf w/ 6 offices, reception area, break room & 2 restrooms. Warehouse: 6,233 sf w/ 8' x 10' OH door & 12' ceiling. Zoned HC - Heavy Commercial. \$5,000/mo. + utilities

Bo Wulfman, CCIM

FOR SALE

904 S. Grant
WAREHOUSE W/ OFFICE
26,712 sf bldg. located on the corner of SE 9th & Grant. Includes 1,600 sf office space & 25,112 sf warehouse space w/ grade level & dock level overhead doors, wood beams, & new roof in 2017.
Zoned I-1 - Light Industrial. \$659,000

Ben Whittenburg ben@gwamarillo.com

FOR SALE

PRICE REDUCED!

702 Quail Creek
OFFICE /MEDICAL SPACE
5,487 sf bldg. w/ 2,220 sf warehouse adjacent to Quail Creek Surgical Hospital & Southwest Neuroscience & Spine Center. Includes 2 offices, 3 exam rooms, 1 surgery room, 4 restrooms, waiting area, reception area, & (2) 10' x 10' overhead doors.
\$875,000.00 **PRICE REDUCED!!!**
Jeff Gaut jeff@gwamarillo.com

FOR SALE

58th & Georgia
LAND
9 acres at NW corner of 58th & Georgia.
Lot 1: Georgia Frontage = 2.72 acres asking \$9.50/sf. Zoned General Retail. **Lot 2:** Interior Piece = 3.75 acres asking \$4.50/sf. Zoned General Retail Mini-Storage. **Lot 3:** 58th Frontage = 2.52 acres Asking \$9.50/sf. Zoned General Retail.
Ben Whittenburg ben@gwamarillo.com

FOR LEASE

1800 S Hughes
OFFICE W/ STORAGE
1,508 sf Office bldg. located westbound I-40 Frontage Rd. Intersection of I-40 & Washington. Includes 2 offices, bull pen, reception area, conference room, 2 restrooms & 1,472 sf metal storage bldg. w/ overhead door. Zoned O2 Office District 2. \$2,300/mo. Cathy Derr, CCIM
cathy@gwamarillo.com

SALE/LEASE

4600 I-40 West
OFFICE SPACES
810 - 2,430 sf w/ I-40 visibility. **Suite A:** 1,620 sf recently remodeled w/ reception area, 5 offices, conference room, & kitchenette. **Suite B:** 810 sf w/ reception area, 2 offices, conference room, & Zoned PD - Planned Development.
\$350,000 or \$1,200 - \$2,250/mo.
Miles Bonifield miles@gwamarillo.com

FOR SALE

Lowes Outparcel Land
BUILD TO SUIT LAND
9.82 acres located in front of Lowes Home Improvement, just south of the Gem Lake Rd/ Amarillo Blvd West intersection. Includes large sign along Amarillo Blvd. City water & sewer access the site. Zoned GR - General Retail.
\$7.25/sf (can be divided)
Ben Whittenburg ben@gwamarillo.com

FOR SALE

Care Circle
BUILD-READY LOT
32,869 sf located in the Legacy Square Professional Park less than 1/2 mile to Hanington Medical Center. Great lot for medical or general office space. Lot is flat, & served by utilities.
Zoned HC - Heavy Commercial.
\$213,647 (\$6.50/sf)
Ben Whittenburg ben@gwamarillo.com

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DONE DEALS - DECEMBER 2020

 <p>SOLD</p>	<p>18771 19th Bushland, TX LAND</p> <p>1.64 acre located in rapidly growing retail area in Bushland, TX. Zoned OCL - Outside City Limits</p> <p>Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p>SOLD</p>	<p>7701 S Coulter SPECIAL PURPOSE</p> <p>15,856 sf school bldg. in SW Amarillo. Just south of Arden Rd. Includes 8 class rooms, 15 restrooms, commercial grade kitchen, 3 outdoor play areas, Porte cochere entrance, & alarm system. Zoned GR - General Retail</p> <p>Sale Negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASED</p>	<p>9901 S Georgia WAREHOUSE</p> <p>3,000 sf located 1 mile from Loop 335, outside city limits. Includes spray foam insulation, 16' peak, city water & septic.</p> <p>Lease Negotiated by Gabe, Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>4612 Maverick FLEX WAREHOUSE</p> <p>2000 sf w/ fenced yard & good amount of parking. Zoned LC - Light Commercial</p> <p>Lease Negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>SOLD</p>	<p>3 Locations INVESTMENT PROPERTY</p> <p>3 Car Wash Centers (Champion Car Wash) Ross Street Self Storage Center & land. All were purchased by California based investment group.</p> <p>Sale Negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p>SOLD</p>	<p>215 S Bonham DEVELOPMENT LAND</p> <p>8,625 sf fenced corner lot located on 2nd & Bonham. 75' frontage on Bonham & 115' frontage on SW 2nd. Zoned I-1 Light Industrial.</p> <p>Sale Negotiated by Aaron Emerson, CCIM, SIOR & Ben Whittenburg for Seller & Cathy Derr, CCIM for Buyer</p>
 <p>LEASED</p>	<p>2326 Lakeview OFFICE SPACE</p> <p>2,400 sf end cap space w/ easy access from I-40 & Paramount exit, east bound. Includes 4 offices, 2 restrooms, conference room, break room, waiting area, file room, & garage. Zoned LC - Light Commercial.</p> <p>Lease negotiated by Cathy Derr, CCIM</p>	 <p>LEASED</p>	<p>114 SW 6th RETAIL & OFFICE SPACE</p> <p>1,400 sf located in Downtown Amarillo, between Polk Street & Tyler St. 1 block to FirstBank Southwest Tower. Great visibility on SW 6th. Includes upstairs office w/ storage.</p> <p>Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>SOLD</p>	<p>I-27 & Country Club SPRING CANYON LOTS</p> <p>Lot 12 (6.45 acres) commercial lot in Spring Canyon Subdivision, north of Canyon Access from Soney, I-27 Frontage Rd, & Country Club. City water & septic permitted.</p> <p>Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>SOLD</p>	<p>1900 Coulter Suite P MEDICAL OFFICE</p> <p>2,148 sf located on the northwest corner of Amarillo Blvd & Coulter St. Includes updated carpet, paint, crown molding, base boards, & bathroom fixtures.</p> <p>Sale negotiated by Bo Wulfman, CCIM for Seller & Ben Whittenburg & J. Gaut for Buyer</p>
 <p>LEASED</p>	<p>6009 Belpree MEDICAL OFFICE</p> <p>1,695 sf located 1 block south of I-40 & Bell. Newly remodeled office w/ paint, lighting, & flooring. Property includes: reception area, office w/ restroom, lab room, 3 exam rooms, & storage.</p> <p>Lease negotiated by Cathy Derr, CCIM for the Landlord & Miles Bonifield for the Tenant</p>	 <p>LEASED</p>	<p>4614 Maverick WAREHOUSE /SHOP</p> <p>1,600 sf bldg. on 14,375 sf lot. Warehouse includes 12' x 14' overhead door, sand separator & filtration system, ADA restroom, 220 & 3 phase capability, ample parking & fenced yard. Zoned LC - Light Commercial.</p> <p>Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>SOLD</p>	<p>8951, 9001 FM 2219 WAREHOUSES W/ LAND</p> <p>7,200 sf in 3 buildings on 2.32 acres of land. Located near the intersection of FM 2219 & VFW Rd (Soney)</p> <p>Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>1616 S Kentucky WELLINGTON OFFICE PARK</p> <p>1,110 sf office suite. Easy access from I-40 & Georgia w/ on-site management, new roof, renovated conference room, & parking garage w/ security garage door.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>LEASED</p>	<p>7710 Hillside THE MARKETS AT HILLSIDE</p> <p>2,000 sf newly renovated & move in ready space located between Coulter & Soney. Adjacent to Amarillo Town Club, the 428 unit The Colonies at Hillside Apartment Complex.</p> <p>Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASED</p>	<p>2314 9th (911 23rd) Canyon, TX RETAIL SPACE</p> <p>1,695 sf space in major retail corridor in Canyon, TX. Formerly known as Domino's Pizza w/ signage. Zoned GR - General Retail.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>LEASED</p>	<p>1616 S Kentucky WELLINGTON OFFICE PARK</p> <p>11,007 sf office suite. Easy access from I-40 & Georgia w/ on-site management, new roof, renovated conference room, & parking garage w/ security garage door.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>	 <p>LEASED</p>	<p>7701 SW 81st WAREHOUSE</p> <p>5,000 sf new construction located near Coulter, Soney, & Loop 335 to I-27. Outside City limits.</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>