

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

DONE DEALS DECEMBER 2017

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>		<p>2901 LA FAYETTE LANE WAREHOUSE & STORAGE YARD 5,100 sf building on 75,252 sf lot near Georgia & Hollywood. (4) OH doors, fenced yard with 2 gates, (6) offices & reception with nice finish. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>		<p>6400 WASHINGTON LARGE SHOP WITH OFFICE 11,840 sf bldg w/ 2,000 sf office. (3) 12' OH doors, 240V 3 phase electrical, tube heaters, air compressor lines throughout, shop restroom. Fully fenced and well lit. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">SOLD</p>	<p>710 N POLK HELM PLAZA II 31,839 sf building located at N Polk and Amarillo Blvd. Seller represented by Aaron Emerson, CCIM, SIOR. Buyer represented by Arra Coleman</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">SOLD</p>	<p>3010 SW 27TH FREE STANDING OFFICE 2,744 sf bldg on 15,0738 sf lot. Seller represented by Ben Whittenburg Buyer represented by Miles Bonifield</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>		<p>I-40 & WASHINGTON OFFICE BUILDING 1,508 sf building with 2 offices, large bull pen area, reception area, conference room, new carpet & 2 restrooms. Zoned Office. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>		<p>4101 CANYON DRIVE RETAIL/SHOP 3,346 sf shop on 18,843 sf lot. Office/showroom, (2) restrooms, (4) OH doors and fenced lot. High visibility from I-27. Zoned Light Commercial. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>	<p>5406 WINNERS CIRCLE SUITE B OFFICE SUITE 1,612 sf office located in SW Amarillo with easy access to I-27. Lease negotiated by Arra Coleman arra@gwamarillo.com</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>	<p>8005 SW 34TH OFFICE SUITE 410 sf suite. Great location in SW Amarillo on 34th between Coulter and Soncy. (2) private offices, bathroom, wood floors & textured walls. Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>		<p>2314 LAKEVIEW OFFICE 880 sf with (2) offices, reception area, wet bar, restroom and large open area. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>		<p>4105 CANYON DRIVE MULTI-USE BUILDING 6,400 sf building on 32,545 sf lot. (4) offices & showroom with breakroom & restrooms. (2) large shop areas with 15' & 13' ceiling height. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>	<p>2740 DUNIVEN RETAIL BUILDING 3,924 sf bldg on 14,696 sf lot. Conveniently located directly across from the Home Depot. Plenty of parking and local ownership/management. Lease negotiated by Arra Coleman arra@gwamarillo.com</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">SOLD</p>	<p>3855 BUSINESS PARK DRIVE INVESTMENT PROPERTY 10,000 sf bldg on 2.56 acres. Property is conveniently located 1/2 miles South of I-27, just off Western. Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">SOLD</p>		<p>AMARILLO BLVD & PLUM CREEK LAND RETAIL DEVELOPMENT LAND 1.54 acres sold to national auto parts retailer. Corner pad Amarillo Blvd and Plum Creek still available. Last pad site left on Amarillo Blvd. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">SOLD</p>		<p>HOLLYWOOD/COULTER/SONCY LAND 620 acres on the South side of Hollywood Road (Loop 335), between Soncy and Coulter. Sale negotiated by Ben Whittenburg & J Gaut, CCIM, SIOR</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>	<p>5001 S WESTERN FREE STANDING RETAIL BLDG 6,000 sf bldg on 16,800 sf lot. Large open showroom with showroom windows, high ceiling, warehouse/retail area with 12' x 12' OH door. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASED</p>	<p>6601 I-40 WEST #300 OFFICE SUITE 1,192 sf office space has been leased to Guild Mortgage. Includes (2) private offices, (2) large open work areas, (2) restrooms and reception. Lease negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>

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NEW LISTINGS DECEMBER 2017

FOR SALE		3208 SE 10TH MULTI-USE PROPERTY 17,086 sf bldg located on the SW corner of 10th & Seminole across from Tri State Fairgrounds. Multiple usage possibilities. Plenty of storage and yard space. \$750,000. Arra Coleman arra@gwamarillo.com	FOR LEASE		2101 E I-40 HOTEL BAR 1,350 sf space located in the Comfort Inn & Suites. Some equipment provided: (2) coolers, ice maker, chairs, tables, booth & POS system. Easy access to I-40. Local ownership/management. \$2,000/month. Arra Coleman arra@gwamarillo.com
	FOR LEASE	2112 S COULTER MEDICAL OFFICE/RESTAURANT Front bldg: 2,256 sf. (1) bathroom & signage available. \$2,500/month + utilities. Back bldg: 11,250 sf. Heated & cooled, (1) OH door, & fenced yard. \$7,500/month. + utilities \$10,000/month + utilities for both. Miles Bonifield	SALE/LEASE		4317 TECKLA DRIVE THRU RESTAURANT 3,482 sf bldg on 46,668 sf lot. Great visibility & access with drive thru in place. Currently leased to Burger King through April 30, 2018. \$750,000 or \$26.50/sf/NNN. Ben Whittenburg ben@gwamarillo.com
FOR LEASE		12821 INDIAN HILL ROAD WAREHOUSE WITH OFFICE 3,600 sf (combined) bldg. 800 sf office with reception area and HVAC. 2,800 sf shop equipped with (3) OH doors w/ electric opener, sealed concrete floor, 16' sidewalls. Bo Wulfman, CCIM bo@gwamarillo.com	FOR LEASE		12827 INDIAN HILL ROAD WAREHOUSE 3,150 sf bldg. 14' x 16' OH grade door w/ electric opener, sealed concrete floor, full security system. Well & septic, sprinkler system in yard & fenced yard. Bo Wulfman, CCIM bo@gwamarillo.com
	FOR SALE	4015 RIVER ROAD OFFICE/WAREHOUSE/SHOP 10,000 sf bldg on 28,506 sf lot. (4) offices, conference room & security cameras. (2) separate warehouse areas w/ 12' x 12' OH doors & electronic gates. Zoned LC. \$550,000 Cathy Derr, CCIM cathy@gwamarillo.com		FOR SALE	GIVENS & BROADWAY DEVELOPMENT LAND 327.20 acres. Located 1/10 of a mile off the Dumas Hwy. Electricity runs along (3) sides. Electric & sewer run through the middle of the property. Outside City Limits. \$950/acre or \$310,840. Ben Whittenburg ben@gwamarillo.com
FOR SALE		314 S FANNIN WAREHOUSE W/ FREEZER SPACE 12,068 sf bldg on 34,500 sf lot. Approx. 6,000 sf of refrigerated/freezer space & 6,000 sf of general storage. (3) dock doors, security system w/ cameras and exterior lighting. \$485,000. Ben Whittenburg ben@gwamarillo.com	SALE/LEASE		3319 I-40 WEST RESTAURANT 6,465 sf bldg on 33,469 sf lot. Upscale former restaurant on I-40. Interior/exterior cameras & OH fire suppression system. Large pole signage. High visibility & easy access to I-40. \$28/sf/NNN or \$2,200,000. Ben Whittenburg ben@gwamarillo.com
	FOR LEASE	1222 FILLMORE OFFICE 2,966 sf bldg on 7,613 sf lot. (10) offices, conference room, reception, breakroom & (2) bathrooms. Signage & high visibility downtown. Great architecture & design. (7) parking spaces. Gabe Irving, CCIM gabe@gwamarillo.com		FOR LEASE	3855 BUSINESS PARK DR #190 OFFICE/RETAIL 1,250 sf total. 600 sf office/retail and 650 sf shop space 14' x 12' grade level OH door. ADA restroom, customer curbside parking in front and additional parking in rear. \$833.33/month plus electric and gas. Bo Wulfman, CCIM bo@gwamarillo.com
FOR SALE		2704 SE 10TH CAR LOT 972 sf bldg on 23,800 sf lot. Located on the NE corner of SE 10th & Philadelphia. Property is currently a car lot. Lighted lot with pole barrier perimeter. Seller will provide new roof. Zoned Light Commercial. \$320,000. Arra Coleman arra@gwamarillo.com	FOR SALE		MOORE COUNTY, TEXAS RANCH BORDERING LAKE MEREDITH 1,637 acre ranch located approximately 40 minutes north of Amarillo. One water well with both windmill and solar pump. Excellent property for cattle operation, recreational activities, hunting, (deer, quail), etc. \$1,000 per acre. Bo Wulfman, CCIM bo@gwamarillo.com
	SALE/LEASE	4400 S GEORGIA WAREHOUSE/FORMER BAR 31,030 sf bldg on 5.41 acres. (3) dock high doors, 24' middle clearance & OH fire suppression system. HVAC in main bar area & 3 phase electrical. \$16,000/month/NNN/ utilities or \$1,500,000. Miles Bonifield miles@gwamarillo.com		FOR LEASE	4506 S GEORGIA RETAIL/WAREHOUSE (3) 1,000 sf units. Located just SW of the 45th & Georgia intersection. All units include: warehouse space, restroom & 10' x 10' OH door. \$550 - \$650/month/utilities. Miles Bonifield miles@gwamarillo.com

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