

January, 2025 DONE DEALS

January, 2025 NEW LISTINGS

SOLD



**Soncy & Town Square Blvd
RETAIL LOT**

30,000 SF lot with 100 feet of prime Soncy frontage, just south of Braum's.

Bo Wulfman, CCIM
bo@gwamarillo.com

MORE LOTS AVAILABLE

**7765 Longoria
SHOP SPACE**

LEASED (2) 1,500 SF units, with more available between Amarillo & Canyon. 2 miles from Amarillo, this property offers flexible buildout options, utilities included, versatile space, & fenced storage yard.

Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED



MORE SPACE AVAILABLE

SOLD



**Coulter & Collins Road
COMMERCIAL LOTS**

88,397 SF across two lots, featuring a 5,500 SF newly built industrial building. More lots are available for your needs. Contact us today for details!

Gabe Irving, CCIM
gabe@gwamarillo.com

MORE LOTS AVAILABLE

**8111 Soncy
INDUSTRIAL UNITS**

1,200 SF unit at 8111 Soncy! Prime location with units still available for lease ranging from 1,000 SF to 4,500 SF at \$950 - \$3,000/month (including utilities). Easy access to Loop 335 & highways.


Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED



MORE SPACE AVAILABLE

LEASED



**2301 S Georgia
WOLFIN VILLAGE - RETAIL SPACE**

One of Amarillo's premier shopping destinations, offers retail spaces for lease starting at \$15/SF NNN. With a newly leased 2,525 SF, businesses have the chance to join top retailers and eateries like Office Depot, Starbucks, Jason's Deli, and many more..

Ben Whittenburg ben@gwamarillo.com

MORE SPACE AVAILABLE

**7106 & 7108 Canyon E-way
WAREHOUSE/OFFICE/SHOWROOM**


18,500 SF of heavy commercial space located in a high-traffic area w/ 33,184 cars/day, includes 2 buildings: a 9,500 SF front building w/ showroom/office & shop space, & 9,000 SF rear warehouse w/ office & fenced storage yards.

Ben Whittenburg ben@gwamarillo.com

LEASED



SOLD



**Tascosa Road
DEVELOPMENT LAND**

Miles Bonifield represented the Buyer in the successful purchase of 91.62 acres on Tascosa Road, adjacent to the Estancia subdivision, for future development.

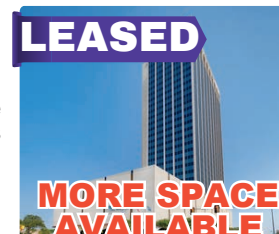
Miles Bonifield milest@gwamarillo.com

**600 S Tyler
FIRSTBANK SOUTHWEST TOWER**

LEASED entire 10,500 SF floor in the FirstBank Southwest Tower! More spaces are available ranging from 160 SF to an entire floor (10,500 SF) at \$18.50 per SF.

Aaron Emerson, CCIM SIOR
aaron@gwamarillo.com

LEASED



MORE SPACE AVAILABLE

LEASED



**201-G Westgate Parkway
RETAIL SPACE**

4,893 SF retail space, formerly Brides. This single-story center, featuring a sleek masonry & glass facade w/ curbside parking.

Bo Wulfman, CCIM bo@gwamarillo.com

MORE SPACE AVAILABLE

**7701 SW 81st
WAREHOUSE/SHOPS**

1,250 SF unit at Hodges Business Park! Still available: 2,050 SF spaces from \$800 - \$950/month (MG). New construction warehouses offer fenced storage yards, 12'-14' OH doors, & prime location.

Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED



MORE SPACE AVAILABLE

LEASED



**7871 Longoria
INDUSTRIAL SHOP UNITS**

leased 2,500 SF and 5,000 SF units at Cedar Post Business Park, 7871 Longoria! Still available: 5,000 SF at \$3,300/month (Gross). Prime location west of I-27 & north of McCormick Rd,

Gabe Irving, CCIM
gabe@gwamarillo.com

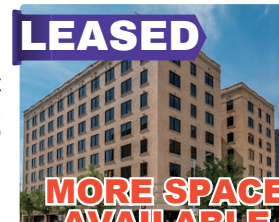
MORE SPACE AVAILABLE

**301 S Polk
THE AMARILLO BUILDING**

Single office leased in Amarillo's first skyscraper, offering modern amenities, a conference center, & proximity to downtown dining in a beautifully refreshed space.

Aaron Emerson, CCIM SIOR
aaron@gwamarillo.com

LEASED



MORE SPACE AVAILABLE

LEASED



**320 S POLK
MAXOR BUILDING**

3,674 SF in downtown Amarillo! This space offers proximity to dining, courthouses, the Downtown Athletic Club, ample parking, and serene Maxor Park—an ideal spot for business and wellness.

Aaron Emerson, CCIM SIOR
aaron@gwamarillo.com+

MORE SPACE AVAILABLE

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

Since 1899...

The Gaut name has been the leader in the Amarillo commercial real estate market



Meagan Brown Sheril Blackburn Bo Wulfman Cathy Derr Gabe Irving J. Gaut Ben Whittenburg Aaron Emerson Kristen Chilcote Miles Bonifield Jeff Gaut Jennifer Webber

CCIM CCIM CCIM CCIM SIOR CCIM SIOR CCIM SIOR

SALE



**5811 S Western
LARGE RETAIL BUILDING**

38,610 SF grocery store property on 3.28 acres. Features an open floor plan, dock-high door, LED lighting, fire suppression, 2,000 SF upstairs office space, LC zoning, & great visibility near I-27. \$2,500,000..

Miles Bonifield miles@gwamarillo.com

**7410 Hillside, Suite B
RETAIL SPACE**

Beautifully finished 2,259 SF retail space. Modern features like a coffee bar, seven glass-front offices, a conference room in prime location near HTeaO & Adobe Walls, Exceptional visibility (47,442 cars/day). \$24.00 SF/yr (NNN, estimated at \$11.50 psf).

Miles Bonifield miles@gwamarillo.com

LEASE AVAILABLE



SALE



**1911 Port Lane
MEDICAL OFFICE**

3,320 SF medical office. Five exam rooms, private office w/ an en-suite restroom, waiting/reception, and ample parking, \$431,600.

Sheril Blackburn sheril@gwamarillo.com

**5507 SW 9th
MEDICAL/GENERAL OFFICE**


4,943 SF of office space for \$525,000 or \$5,250/month (MG). Private offices, open work areas, & new HVAC units installed in 2023, it's ideal for medical or general office use. 3/4 mile from Harrington Medical Center.

Ben Whittenburg ben@gwamarillo.com

SALE/LEASE



LEASE



**1600 S Western
FORMER WALGREENS**

At Western St. & Plains Blvd., 15,036 SF former Walgreens is available for \$22/SF/yr (NNN). Open layout, 75 parking spaces, drive-thru, & fire suppression. High visibility with 30,067 cars/day.

Ben Whittenburg ben@gwamarillo.com

SALE



**7145 S. Bell
BUILD READY LOT**

Build-ready lot - 26,136 SF, zoned for Light Commercial use. Located near the intersection of I-27 and Bell Street, and surrounded businesses like Popeye's, Sonic, & Dollar General. Asking \$315,000

Ben Whittenburg ben@gwamarillo.com

**603 Quail Creek
GENERAL OR MEDICAL OFFICE**

2,400 SF office space in Amarillo's Medical District with hardwood floors, utilities included, private restrooms, drive-up parking, and signage. Lease: \$14.00 SF/yr (NN). Ready to occupy near medical services, restaurants, and banks.

Jeff Gaut jeff@gwamarillo.com

LEASE



SALE



**2500 Folsom
FORMER DAY CARE**

4,524 SF commercial property, \$452,400. Kitchen w/ vent hood, ADA-compliant restrooms, fire suppression system, fenced yard, & front parking. Suitable for various uses & minutes from I-40, Rick Husband Airport, and major destinations like Amazon and Buc-ee's

Sheril Blackburn sheril@gwamarillo.com

**316 SW 6th
DOWNTOWN RETAIL**


2,280 SF space, ideal for restaurant or bar use. Upgrades include, drive-thru windows, 28+ parking spaces, and a tenant remodel allowance. \$2,750/month (MG) in opportunity zone near downtown employment hubs.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASE



SALE



**9325 E St. Francis Ave
78 ACRES W/ LARGE BUILDING**

78-acre property includes a 45,671-sf industrial building. Priced at \$390,000 (\$5,000/acre). Located on Highway 136, with paved frontage and fencing on three sides.

Ben Whittenburg ben@gwamarillo.com

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SALE

6801 S Bell
RETAIL INVESTMENT

Copper Ridge Shopping Center is a prime retail investment property offering 20,844 SF of space on an 80,234 SF lot. Triple-net (NNN) leases, & excellent tenant mix. 3,975,000.

Cathy Derr, CCIM
cathy@gwamarillo.com



7686 SW 81st
81ST STREE BUSINESS PARK

1,000 SF for \$850/month and 2,500 SF for \$1,700/month. Each unit features a 14' overhead door, ideal for loading and unloading. Outside city limits, free from city regulations.

Gabe Irving, CCIM
gabe@gwamarillo.com

LEASE



SALE

Coulter & Collins
STONE CROSSING BUSINESS PARK

29 commercial lots for sale, ranging from 1.01 to 9.73 acres, priced between \$125,000 and \$300,000. Situated just south of Amarillo, this area provides easy access to I-27, I-40, and Loop 335. Utilities are in place.

Gabe Irving, CCIM
gabe@gwamarillo.com



6801 S Bell
COPPPER RIDGE CENTER

Retail space w/ high visibility, ample parking, & professional management. **Ste 400-600 (3,000 SF)** w/ flexible layout options & **Ste 1400 (4,000 SF)** designed for office or open-use purposes. \$14.00/SF/yr

Cathy Derr, CCIM
cathy@gwamarillo.com

LEASE



SALE

I-27 & Georgia
LARGE COMMERCIAL LOT

5.8-acres 1st time on the market for \$5,000,000! High visibility frontage & an electric billboard generating \$25,000/year, this property is ideal for retail, dining, fuel, or storage businesses. Excellent investment.

Cathy Derr, CCIM
cathy@gwamarillo.com




7489 Pennsylvania
NEW RETAIL | OFFICE

1,556 SF retail or office space for lease at the entrance to The Colonies, Shell space is ready to customize, complete w/fire suppression system & tenant improvement allowance. \$24/sf+NNN

Miles Bonifield
miles@gwamarillo.com

LEASE



SALE

1600 S Coulter
17,973 SF MEDICAL FACILITY

Designed for 4 practitioners w/ separate entrances, this modern facility /includes a 1,400 SF basement storage area. Easily adaptable for division into (4) 4,000 SF units or for a single user. Convenient parking surrounds the building.

J. Gaut, CCIM SIOR
j@gwamarillo.com
Jeff Gaut
jeff@gwamarillo.com



719 S Georgia
WAREHOUSE/RETAIL

3,050 SF retail/warehouse \$1,800/month (Gross). 2 warehouse spaces, retail area w/ counter, bathroom, parking, & fenced outdoor storage. South of Historic 6th Street, w/ excellent visibility, high traffic.

Gabe Irving, CCIM
gabe@gwamarillo.com

LEASE




SALE

I-40 & Blessen Road
COMMERCIAL ACREAGE

6.25 acres available at the SW corner of I-40 & Blessen Road in Bushland, TX. Ideal for industrial use. 1.75-acre parcel, \$6/sq ft (\$457,380) & 4.5-acre parcel at \$5/sq ft (\$980,100).

Miles Bonifield
miles@gwamarillo.com



708 S. Georgia
FREE STANDING RETAIL BUILDING

5,000 SF stand-alone building offers unbeatable visibility near historic Route 66 & downtown. Open showroom, warehouse space, and ample storage. \$230,000 or lease for \$3,000/mo. (gross)

Aaron Emerson CCIM, SIOR
Kristen Chilcote
kristen@gwamarillo.com

SALE/LEASE




SALE

940 Buena Vista
5,504 SF MEDICAL BUILDING

Updated facility w /10 treatment rooms, 4 restrooms, 2 breakrooms, newer roof, HVAC, & LED lighting. Ample parking, rear entrances, & expansion potential. Ideal for medical & therapy practices. \$525,000

Meagan Brown
meagan@gwamarillo.com



I-40 & Blessen Road
COMMERCIAL ACREAGE

6.25 acres available at the SW corner of I-40 & Blessen Road in Bushland, TX. Ideal for industrial use. 1.75-acre parcel, \$6/sq ft (\$457,380) & 4.5-acre parcel at \$5/sq ft (\$980,100).

Miles Bonifield
miles@gwamarillo.com

SALE




SALE

9325 E St. Francis Ave
78 ACRES W/ LARGE BUILDING

78-acre property includes a 45,671-sf industrial building. Priced at \$390,000 (\$5,000/acre). Located on Highway 136, with paved frontage and fencing on three sides.

Ben Whittenburg
ben@gwamarillo.com



SOLD

+/- 200 Acres West of Academy Sports + Outdoors
45TH W OF SONCY

Development opportunity just outside Amarillo city limits. Convenience of city utilities running adjacent to the property. Positioned near retail, residential, & multifamily developments

Ben Whittenburg
ben@gwamarillo.com



1731 Hagy Blvd
MEDICAL OFFICE

4,205 SF office in Amarillo's medical district with 13 offices, ADA restrooms, and reception. Perfect for medical or professional use near hospitals.

Cathy Derr, CCIM
cathy@gwamarillo.com
Meagan Brown
meagan@gwamarillo.com

LEASED



SOLD

2203 Paramount
RETIAL/OFFICE W/ DRIVE-UP

4,004 SF commercial building represented by Ben Whittenburg. Features flexible layout, drive-thru potential, 36 parking spaces, and prime location near I-40 on Paramount Blvd.

Ben Whittenburg
ben@gwamarillo.com



600 S Tyler
FIRSTBANK SOUTHWEST TOWER

Office spaces at FirstBank Southwest Tower, downtown Amarillo. Aaron Emerson, CCIM, SIOR, has closed several recent leases. Spaces from 165 SF to 10,500 SF with top amenities like covered parking, 24/7 security, and an on-site café.

Aaron Emerson, CCIM SIOR

LEASED



LEASED

12721 Indian Hills Rd
WAREHOUSE

2,400 SF on 1.5 acres. Ideal for businesses needing secure storage & easy access. Fenced yard w/ gated entry, restroom w/ shower, 480V 3 Phase Power, hoist/crane, & drive-through doors.

Bo Wulfman, CCIM
bo@gwamarillo.com



1619 S. Kentucky
WELLINGTON SQUARE

841 sq ft office space leased at Wellington Square, a Class A Office/Retail building located at I-40 & Georgia. This 9.26-acre property features a beautiful courtyard, mature landscaping, ample parking,

Cathy Derr, CCIM
cathy@gwamarillo.com

LEASED

MORE SPACE AVAILABLE



LEASED

905 S Fillmore
GOLDEN SPREAD CENTER

5,488 SF leased. Amarillo's premier Class "A" office destination. Downtown location offers seamless accessibility, covered and surface parking, & unique underground tunnel connections to nearby buildings.

Aaron Emerson, CCIM SIOR
aaron@gwamarillo.com

MORE SPACE AVAILABLE



1900 S Coulter
MEDICAL OFFICE

1,981 SF medical office, strategically located in the Coulter Professional Center, offers 4 exam rooms, a waiting room, and proximity to Amarillo's major hospitals.

Miles Bonifield
miles@gwamarillo.com
Sheril Blackburn
sheril@gwamarillo.com

LEASED



SOLD

Amarillo Blvd West
DEVELOPMENT LAND

8.65 acres at W Amarillo Blvd & Kilgore St. Sale negotiated by Ben Whittenburg. located adjacent to the Texas A&M AgriLife Research & Extension Center, this prime property offers great potential for future development.

Ben Whittenburg
ben@gwamarillo.com




5411 McCormick
WAREHOUSE

This 6,300 SF warehouse, represented by Gabe Irving, CCIM, and Bo Wulfman, CCIM, offers 15' sidewalls, 1,500 SF office, and great access 1 mile from I-27.

Gabe Irving, CCIM
gabe@gwamarillo.com
Bo Wulfman, CCIM
bo@gwamarillo.com

LEASED



SOLD

Coulter & Collins Road
COMMERCIAL LOTS

88,397 SF across two lots, featuring a 5,500 SF newly built industrial building. More lots are available for your needs. Contact us today for details!

Gabe Irving, CCIM
gabe@gwamarillo.com

MORE LOTS AVAILABLE



6017 Hillside
WINPARK PLACE

Attracting great tenants! Ben Whittenburg successfully represented the landlord in leasing 3,600 SF at this thriving retail center. Built in 2017, the property boasts prime SW Amarillo visibility, strong traffic counts (47,120 cars/day), and established tenants.

Ben Whittenburg
ben@gwamarillo.com

LEASED



SOLD

Soncy & Town Square Blvd
RETAIL LOT

1.21 acres on the northwest corner of Soncy and Times Square Blvd. Look for this prime corner lot to be developed soon.

Bo Wulfman, CCIM
bo@gwamarillo.com
Jeff Gaut
jeff@gwamarillo.com

MORE LOTS AVAILABLE

