

# AVAILABLE

**GAUT · WHITTENBURG · EMERSON**  
Commercial Real Estate

**GWAMARILLO.COM**

**806-373-3111**

June, 2024

## Since 1899...

## NEW LISTINGS

the Gaut name has represented a legacy of success and a commitment to excellence in the Amarillo commercial real estate market.



|                                  |                                    |                                    |                                     |                                       |                                           |                                                       |                                  |                                  |                           |                                                                     |
|----------------------------------|------------------------------------|------------------------------------|-------------------------------------|---------------------------------------|-------------------------------------------|-------------------------------------------------------|----------------------------------|----------------------------------|---------------------------|---------------------------------------------------------------------|
| <b>SHERIL BLACKBURN</b><br>AGENT | <b>BO WULFMAN</b><br>CCIM<br>AGENT | <b>CATHY DERR</b><br>CCIM<br>AGENT | <b>GABE IRVING</b><br>CCIM<br>AGENT | <b>J. GAUT</b><br>CCIM SIOR<br>BROKER | <b>BEN WHITTENBURG</b><br>PARTNER / AGENT | <b>AARON EMERSON</b><br>CCIM SIOR<br>PARTNER / BROKER | <b>KRISTEN CHILCOTE</b><br>AGENT | <b>MILES BONIFIELD</b><br>BROKER | <b>JEFF GAUT</b><br>AGENT | <b>JENNIFER WEBBER</b><br>PARTNER / DIRECTOR<br>PROPERTY MANAGEMENT |
|----------------------------------|------------------------------------|------------------------------------|-------------------------------------|---------------------------------------|-------------------------------------------|-------------------------------------------------------|----------------------------------|----------------------------------|---------------------------|---------------------------------------------------------------------|

### 2915 I-40 West OFFICE/RETAIL BUILDING

6,040 SF office/retail building on I-40, priced at \$1,200,000. Features include a large 1.41-acre lot with excellent visibility, ample parking, unique architecture, & chiropractic area setup. **Miles Bonifield** [miles@gwamarillo.com](mailto:miles@gwamarillo.com)



### 4805 LEXINGTON SQUARE OFFICE BUILDING

2,643 SF property on a 22,511 SF lot in SW Amarillo. High ceilings, built-ins, stone and granite counters, and wood detailing. Includes 15 parking spaces and a private restroom. \$695,000 **Aaron Emerson, CCIM SIOR** [aaron@gwamarillo.com](mailto:aaron@gwamarillo.com)



### 411 N Mirror

**WELL MAINTAINED WAREHOUSE** 12,970 SF building on 1.42 acres. Include office spaces w/ 6 offices, conference room, large reception area, kitchenette, & clearspan warehouse w/ 3 heaters, three overhead doors, & fenced yard. \$600,000. **Miles Bonifield** [miles@gwamarillo.com](mailto:miles@gwamarillo.com)



### 913 Amarillo Blvd. West CONVENIENCE STORE

2,050 SF convenience store on a 12,632 SF lot at the SE corner of AMA W & Washington St. Metal building w/ drop-in ceiling, coolers, drive-thru window, & concrete drive/parking lot. \$275,000 or lease at \$2,200/mo. **Bo Wulfman, CCIM** [bo@gwamarillo.com](mailto:bo@gwamarillo.com)

### Lair Rd (FM 2219) & Marlas Ln LAND

16.5 acres zoned OCL, \$190,000 - \$200,000. Ideal for new construction from 2,000 sf to 10,000 sf, surrounded by commercial activity including Cefco Truck Stop, Sonic, and Yates Flooring Center. **Gabe Irving, CCIM** [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)



### Bushland Rd S of Hollywood RESIDENTIAL LAND

80 acres/5 lots, each 15-20 acres, ideal for residential development w/ electrical service on Bushland Road. Located in the Bushland school district. **Bo Wulfman, CCIM** [bo@gwamarillo.com](mailto:bo@gwamarillo.com)



### SE Corner of Hillside & Town Sq LAND

1.4-acre lot, priced at \$600,000. Zoned PD - Planned Development, this flat property is ready to build with city utilities available on-site. **J. Gaut, CCIM SIOR** [j@gwamarillo.com](mailto:j@gwamarillo.com)



### SE Corner of Hillside & Town Sq LAND

2.4-acre lot at \$850,000, zoned for General Retail. The property is flat, ready to build, and equipped with city utilities. **J. Gaut, CCIM SIOR** [j@gwamarillo.com](mailto:j@gwamarillo.com)

### 8201 Amarillo Blvd West

#### INDUSTRIAL BUILDING

41,796 SF building on 3.01 ac. in west Amarillo, priced at \$4,950,000 or lease for \$30,000/month. 36,796 SF of warehouse, 5,000 SF office/showroom, overhead fire suppression, radiant heaters, fenced yard w/ security gate, & more. **Ben Whittenburg** [ben@gwamarillo.com](mailto:ben@gwamarillo.com) **Miles Bonifield** [miles@gwamarillo.com](mailto:miles@gwamarillo.com)



### 11 Medical Drive MEDICAL OFFICE

2,000 SF office space, \$1,850/month (Gross). 4 offices, 2 break rooms, ADA restroom, reception desk, and waiting room. Contact us for survey, floor plan, and Phase 1 details. **Jeff Gaut** [jeff@gwamarillo.com](mailto:jeff@gwamarillo.com)



### 7001 I-40 West

#### LEASED INVESTMENT

6,000 SF building on 1.48 acres at I-40 and Waldorf. \$2,100,000. This net lease investment is fully occupied by the Milan Institute until June 30, 2026, with a monthly rent of \$14,000. **Jeff Gaut** [jeff@gwamarillo.com](mailto:jeff@gwamarillo.com)



### Coulter & Collins DEVELOPMENT LOTS

62.15 acres in Stone Crossing Business Park, just outside Amarillo. Lots from 1.01 to 9.73 acres, w/ utilities from Xcel & West Texas Gas in place. **Gabe Irving, CCIM** [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)



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## DONE DEALS

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SHERIL BLACKBURN  
AGENT

BO WULFSMAN  
CCIM  
AGENT

CATHY DERR  
CCIM  
AGENT

GABE IRVING  
CCIM  
AGENT

J GAUT  
CCIM SIOR  
BROKER

BEN WHITTENBURG  
PARTNER / AGENT

AARON EMERSON  
CCIM SIOR  
PARTNER / BROKER

KRISTEN CHILCOTE  
AGENT

MILES BONIFIELD  
BROKER

JEFF GAUT  
AGENT

JENNIFER WEBBER  
PARTNER / DIRECTOR  
PROPERTY MANAGEMENT

### 501 S Arthur DISTRIBUTION WAREHOUSE

3,360 sf building, formerly Miller Distribution facility in Amarillo, TX. Features include 5+ offices, breakroom, bathrooms, meeting room, and fenced yard.

Jeff Gaut [jeff@gwamarillo.com](mailto:jeff@gwamarillo.com)



**SOLD**

### 4021 SW 49th WAREHOUSE/OFFICE

18,400 sf along I-27, east of Western St., 6 overhead doors, office space w/ 2 offices, kitchen, & reception area.

Jeff Gaut [jeff@gwamarillo.com](mailto:jeff@gwamarillo.com)  
J Gaut, CCIM SIOR [j@gwamarillo.com](mailto:j@gwamarillo.com)  
Miles Bonifield [miles@gwamarillo.com](mailto:miles@gwamarillo.com)



**SOLD**

### LEASED



More space available

### 7701 SW 81st WAREHOUSE UNITS

1000 SF leased. Hodges Business Park with versatile options ranging from 1,250 to 5,000 SF. Lease rates from \$800 to \$1,800/mo. Fenced storage yards & OH doors.

Gabe Irving, CCIM [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)

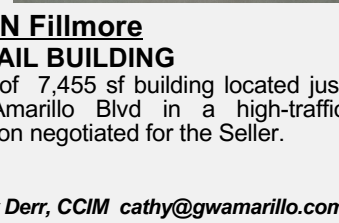


**SOLD**

### Coulter & Sundown DEVELOPMENT LOTS

First time on the market, Stone Crossing outside city limits. Utilities by Xcel and West Texas Gas completed. Coulter St. just south of Sundown Ln. Easy access to I-27 & Loop 335.

Miles Bonifield [miles@gwamarillo.com](mailto:miles@gwamarillo.com)  
Gabe Irving, CCIM [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)



**SOLD**

### SOLD



### 704 N Fillmore RETAIL BUILDING

Sale of 7,455 sf building located just off Amarillo Blvd in a high-traffic location negotiated for the Seller.

Cathy Derr, CCIM [cathy@gwamarillo.com](mailto:cathy@gwamarillo.com)

### SOLD



### 8951 FM 2219 WAREHOUSE UNITS

Leased: 2,400 sf unit at Four Corners Business Park. Still available: 2,400 SF unit for lease at \$1,500/month 12' x 14' overhead door & outside storage space.

Gabe Irving, CCIM [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)



**LEASED**

More space available

### 4018 SW 50th OFFICE BUILDING

4,128 SF. 8+ offices, reception area, kitchen, multiple restrooms, & storage space, plus temperature-controlled server room.

Jeff Gaut [jeff@gwamarillo.com](mailto:jeff@gwamarillo.com)  
J Gaut, CCIM SIOR [j@gwamarillo.com](mailto:j@gwamarillo.com)  
Miles Bonifield [miles@gwamarillo.com](mailto:miles@gwamarillo.com)



**SOLD**

### 7910 MCCORMICK RD WAREHOUSE

Cedar Ridge Business Park has leased 2,400 sf with 2- 2,400 sf units available & utilities included. #600 and #800, \$1,295/month each.

Gabe Irving, CCIM [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)



**LEASED**

More space available

### LEASED



MORE SPACE AVAILABLE

### 3318 S Georgia WESTHAVEN VILLAGE

800 sf retail space leased at Westhaven Village. High traffic count, pylon signs, and hair salon ready spaces.

Gabe Irving, CCIM [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)

### LEASED



More space available

### 12941 Raymond Rd CEDAR POST BUSINESS PARK

5,000 sf Prime Commercial Units. Available: (2) 2,500 sf units with customizable interiors and functional design, located at Raymond Rd & McCormick. Utilities included.

Gabe Irving, CCIM [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)