

AVAILABLE**GAUT · WHITTENBURG · EMERSON**
Commercial Real Estate**GWAMARILLO.COM****806-373-3111**

May, 2024

Since 1899...

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

NEW LISTINGS**LOOP 335 & S. GEORGIA
SOUTHEAST CORNER**2 lots, totaling 62 acres. **Lot 1:** 2 acre corner w/ 295' frontage on both Loop 335 & S. Georgia, \$12/sf. **Lot 2:** 60 acres, w/ 1,641' frontage on Loop 335 & 745' on S. Georgia, \$4/sf. w/ flexible division options.**Ben Whittenburg** ben@gwamarillo.com**SALE****158.76 ACRES ON S.
WASHINGTON**

158.76 acres, offering industrial potential outside City Limits. \$25,000/acre. Flexible on division. City utilities. 80 acres on the eastern side within the flood plain, ensuring effective drainage.

Ben Whittenburg ben@gwamarillo.com**SALE****SALE****2701 WEST FARMERS
AVENUE**2 lots totaling 7.4 acres, outside city limits, served by city water & sewer. **Lot 1:** 2 acres at the corner with 295' frontage, \$17/sf. **Lot 2:** 5.4 acres with 510' total frontage, \$10/sf.**Ben Whittenburg** ben@gwamarillo.com**SALE/LEASE****8201 W AMARILLO BLVD
INDUSTRIAL BUILDING**

\$4,950,000 or \$30,000/mo. 41,796 SF on 3.01 acres w/ warehouse & office space, overhead doors, & fire suppression system. Fenced yard w/ security features.

Miles Bonifield miles@gwamarillo.com
Ben Whittenburg ben@gwamarillo.com**4805 LEXINGTON SQUARE
OFFICE BUILDING**

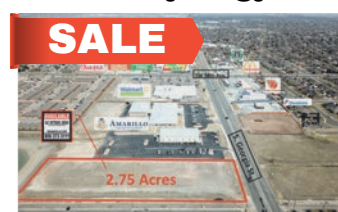
2,643 SF property on a 22,511 SF lot in SW Amarillo. High ceilings, built-ins, stone and granite counters, and wood detailing. Includes 15 parking spaces and a private restroom. \$695,000

Aaron Emerson, CCIM/SIOR aaron@gwamarillo.com**SALE****7001 WEST I-40
DEVELOPMENT LAND**

2.75 Acres/ \$9.50/SF. Rapidly developing area. Property (200' x 600') comes ready w/ city utilities & is surrounded by thriving businesses like Walmart, Chick-Fil-A, and Starbucks.

Ben Whittenburg ben@gwamarillo.com**LEASE****SALE****SEC FARMERS AVENUE
& S. GEORGIA ST**

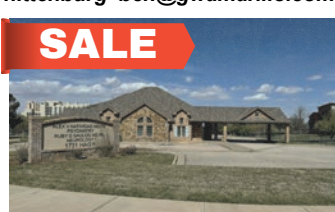
1.80-acre property outside city limits, priced at \$10/sf (\$784,080). Features city water and sewer services, with approximately 330' frontage on W. Farmers and 240' on S. Georgia.

Ben Whittenburg ben@gwamarillo.com**SALE****6150 S GEORGIA ST**

2.75 acres priced at \$9.50/sf, totaling \$1,138,005. Zoned for general retail, with city utilities. Located near major businesses including Walmart Neighborhood Market, Chick-Fil-A, and Starbucks.

Ben Whittenburg ben@gwamarillo.com**1731 HAGY BOULEVARD
MEDICAL OFFICE**

4,205 SF on 24,829 SF lot near I-40, zoned PD-2. Waiting area, 9 exam rooms, nurse's stations, administrative offices, & basement. Ample parking with handicapped spots. \$1,250,000.

Cathy Derr, CCIM cathy@gwamarillo.com**SALE****COULTER & COLLINS RD
COMMERCIAL LOTS**

29 commercial lots in Stone Crossing Business Park, \$125,000 and \$300,000. .01 to 9.73 acres. Located outside city limits, Easy I-27 and I-40 access. Utilities in place.

Gabe Irving, CCIM gabe@gwamarillo.com**SALE****LEASE****S11 MEDICAL DRIVE
MEDICAL OFFICE**

2,000 sf office space in the Medical District, featuring 4 offices plus an extra in the basement, 2 break rooms, ADA restroom, and reception area. \$1,850/month.

Jeff Gaut jeff@gwamarillo.com**LEASE****5507 SW 9th
DESCRIPTION**

4,943 SF retail-zoned office at \$5,250/month. Private offices and open areas. Tenant covers utilities & repairs and taxes. Recent upgrades with new HVAC units and sewer line.

Ben Whittenburg ben@gwamarillo.com**1700 S MAIN, BORGER
DESCRIPTION**

9.348-acres w/ extensive development potential. Seller will clear existing structures, readying site for new ventures. \$3.50/sf.

Cathy Derr, CCIM cathy@gwamarillo.com**SALE****1619 S KENTUCKY
OFFICE SPACE**

1,100 sf Sublease option includes 4 executive offices with a shared restroom, & conference room. \$300.00 - \$1,200.00 /month

Sheril Blackburn sheril@gwamarillo.com**LEASE****SALE****100 S HAYDEN
WAREHOUSE**

3,600 sf. 40' X 90' layout, 2 OH doors, & HC zoning. Includes 2 offices, paint spray room, compressor, insulated walls, full bathroom, mezzanine, gas heater, & large fenced yard w/ storage racks. \$255,000

Cathy Derr, CCIM cathy@gwamarillo.com**LEASE****1404 4TH AVE, CANYON
OFFICE BUILDING**

3,145 sf building w/ 6 offices, 2 restrooms, 2 waiting rooms, reception area, copy room, & break room. Near Canyon's Downtown Square, close to West Texas A&M University. \$13.50/sf/yr

Sheril Blackburn sheril@gwamarillo.com

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DONE DEALS



SHERIL BLACKBURN
AGENT

BO WULFMAN
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

SE CORNER OF SONCY & HILLSIDE

1.31 acres sold for new Starbucks location. General Retail zoning. 2 lots still available 1.3 acres @ \$22/sf and 1.69 acres @ \$25/sf

Ben Whittenburg ben@gwamarillo.com
Jeff Gaut jeff@gwamarillo.com



SW 58TH & GEORGIA

2 acres sold for new Chick-fil-A. **Available Lots:** Lot 1: SW 58th Frontage, 1.3 acres @ \$12/sf, includes mutual access easement, zoned GR.

Lot 2: Rear Piece, 4.58 acres @ \$6.50/sf, w/ access to SW 58th & S. Georgia.

Ben Whittenburg ben@gwamarillo.com



LEASED



1616 S KENTUCKY WELLINGTON OFFICE PARK

Several office leases recently finalized at a locally owned Class A office building, managed by GWE Property Management. Ideal location at Kentucky & I-40, just one block from Georgia Street.

Jeff Gaut jeff@gwamarillo.com

LEASED



1619 S KENTUCKY WELLINGTON SQUARE

Office leases secured! Spaces from 841 sf - 6,698 sf available at I-40 & Georgia, all-inclusive leases. High-traffic area with ample parking and a courtyard.

Cathy Derr, CCIM cathy@gwamarillo.com

3620 S WESTERN OFFICE

4326 SF office space, fully leased, includes four offices and a full-size kitchen. Located on Western near 45th with easy access to I-40 and I-27.

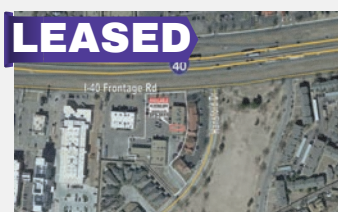
Aaron Emerson, CCIM SIOR aaron@gwamarillo.com
Kristen Chilcote kristen@gwamarillo.com



WESTRIDGE SHOPPING CENTER 6605 I-40 WEST

1,076 sf leased with I-40 visibility in a prime location with notable tenants like Cici's Pizza, Express Employment, Allstate Insurance, and AT&T.

Bo Wulfman, CCIM bo@gwamarillo.com



SOLD



204 N VAN BUREN INDUSTRIAL PROPERTY

1,475 SF across two buildings, offering office and warehouse space plus a fenced yard.

Miles Bonifield miles@gwamarillo.com

SOLD



4019 SW 49TH AVE OFFICE/WAREHOUSE

1,705 SF office with amenities and 3,005 SF warehouse, located on I-27 with 100' frontage on 49th Street.

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

7765 LONGORIA WAREHOUSE

Prime 1,500 sf unit located between Amarillo & Canyon, just 2 miles from Amarillo & 4 miles from Canyon. 12'-14' sidewalls and 10'-12' overhead doors

Gabe Irving, CCIM gabe@gwamarillo.com



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



LEASED



3912-3914-3916 NW 12TH WAREHOUSE

1,800 sf warehouse leased. 5,800 sq ft available with three offices, restroom, three dock-high doors, 12-foot clear height, and fire suppression.

Jeff Gaut jeff@gwamarillo.com

LEASED



8111 S. SONCY WAREHOUSE

1,200 sf leased! Additional units available w/ access to I-27, I-40. Features include overhead doors, climate control, and 3-phase electrical. Ideal for various business operations.

Gabe Irving, CCIM gabe@gwamarillo.com