

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

September, 2024
NEW LISTINGS

Since 1899...

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



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

I-40 & Airport Blvd/Juett-Attebury Rd **BUC-EE'S PAD SITES ON I-40**

Prime 82.44-acre commercial land for sale w/ frontage on I-40 & Airport Blvd. \$6 - \$12/sf, 12 lots, w/ options to combine or divide as needed. Ideal for heavy commercial, agricultural, or other uses.

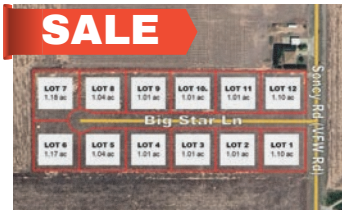
Ben Whittenburg ben@gwamarillo.com



Point West Business Campus **LOTS: 1.81 ACRES TO 7.12 AC**

Lots from 1.81 to 7.12 acres, priced at \$8 - \$10/sf. Office or medical office development. Enjoy a prestigious location with manicured, tree-lined streets maintained by strict covenants.

Ben Whittenburg ben@gwamarillo.com



Big Star Lane **1 ACRE LOTS**

1-acre lots. \$145,000 - \$175,000. south of Amarillo. 1 mile west of I-27. Zoned OCL w/ paved road access and underground utilities. Lots can be combined.

Bo Wulfman, CCIM bo@gwamarillo.com

7820 Hillside Road, Suite 100 **OFFICE/RETAIL SPACE**

2,622 SF office/retail space @ \$20 SF/year + NNN. Located in Princeton Park w/ open floor plan & curbside parking. Additional parking is available in the main area.

Bo Wulfman, CCIM bo@gwamarillo.com



7106 S Bell **SW AMARILLO OFFICE**

9,853 SF office and warehouse space for lease in SW Amarillo. Includes a 5,053 SF office and 4,800 SF warehouse with drive-thru access near I-27. Lease rate: \$14.00 SF/yr (NNN).

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

16750 Interstate 27 **OFFICE/WAREHOUSE**

4,125 SF office/warehouse. \$5,600 /mo. West of I-27 between Amarillo & Canyon. Updated office interior w/ showroom, 2-3 offices, & kitchen/breakroom. Warehouse w/ 16' x 14' OH doors w/ pull-through capability.

Jeff Gaut jeff@gwamarillo.com



1730 W Loop 335 **DRY STORAGE/INDUSTRIAL**

215,000 SF dry storage industrial facility. Along BNSF railway & Loop 335 between Georgia St. & Washington St. 8 active rail spurs, multiple warehouses, & office/warehouse w/ a tenant. \$3,900,000.

Jeff Gaut jeff@gwamarillo.com



Fritch Highway & Amarillo Blvd **LIGHT INDUSTRIAL LAND**

11.3 acres. \$250,000. Zoned I-1 Light Industrial, offering flexible use options. Accessible location with high visibility. Utilities ready on site.

Sheril Blackburn sheril@gwamarillo.com

1712 SE 14th **WAREHOUSE/RETAIL**

2,000 SF warehouse w/ retail showroom, office, & large bathroom. 10' x 16' overhead door & 14' side walls. Ample parking & fenced side yard. \$189,000, zoned HC - Heavy Commercial.

Miles Bonifield miles@gwamarillo.com



1525 N Forest **WAREHOUSE W/ OFFICES**

2,400 SF warehouse on 7,248 sf lot. 3 offices, showroom, & functional bathroom w/ shower. 12' overhead door & 15' sidewalls w/ 20' center peak. \$275,000, zoned I1 - Light Industrial.

Miles Bonifield miles@gwamarillo.com



4018 SW 50th **OFFICE BUILDING**

4,128 SF. \$339,000 or \$2,800/mo. 14+ offices & ample parking. Includes a reception area, kitchen, 2 restrooms, & storage. Executive office w/ private restroom w/ shower & temp-controlled server room.

Miles Bonifield miles@gwamarillo.com



4385 Canyon Expressway **OFFICE/WAREHOUSE**

Office/warehouse space on I-27. Two suites: 1,600 sf & 1,700 sf. Both include reception, offices, kitchenette, bathroom, and warehouse. Lease rate per unit is \$1,800/month.

Jeff Gaut jeff@gwamarillo.com

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DONE DEALS



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200J Westgate Parkway **OFFICE /RETAIL**

1,968 sf w/ great access from I-40 via Soncy Rd, surrounded by popular businesses like Barnes and Noble, Kohl's, & Best Buy. Space leased to a local men's hair salon.

Bo Wulfman, CCIM bo@gwamarillo.com



301 S Polk **THE AMARILLO BUILDING**

2 premium office spaces just leased, w/ more available from 349 sf to 4,712 sf in Amarillo's original skyscraper. On-site management, nearby dining, & a vibrant tenant mix. Lease rates are \$12.03 to \$19.00 SF/yr (Full Service)
Agent Agent@gwamarillo.com



600 S Tyler **FIRSTBANK SOUTHWEST TOWER**

9,600 sf office space offering covered parking, 24/7 security, on-site amenities including a coffee shop, workout facility, & more.

Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



9404 Hillside **HILLSIDE SQUARE II**

1,440 sf new construction retail space in rapid growing southwest Amarillo. Includes: front door parking, high traffic area, 4-5 offices, & breakroom.

Miles Bonifield miles@gwamarillo.com

7710 Hillside, Suite 600 **MARKETS AT HILLSIDE**

2,000 sf located on Hillside, between Coulter & Soncy. Move-in ready space leased to a physical therapist.

Ben Whittenburg ben@gwamarillo.com
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



1204 N Western **RETAIL W/ WAREHOUSE**

1,250 sf on Western St, just north of Amarillo Blvd. Space leased to a woman's dance and fitness studio.

Sheril Blackburn sheril@gwamarillo.com



329 - 331 N Nelson **WAREHOUSE**

23,600 sf in NE Amarillo, just off NE 3rd and N Nelson St. Includes 4,840 sf office, 18,760 sf warehouse, dock high doors, & fenced lot for parking and storage.

Ben Whittenburg ben@gwamarillo.com



I-40 & Whitaker **DEVELOPMENT LAND**

10 acres on I-40, just west of the Whitaker intersection. High-traffic location w/ excellent infrastructure support.

Miles Bonifield miles@gwamarillo.com

2909 I-40 West **I-40 RESTAURANT BUILDING**

5,713 sf restaurant on I-40. Sold to a local real estate investor.

Jeff Gaut jeff@gwamarillo.com



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

6,040 sf on south side of I-40, between Wolfelin & Georgia. High traffic area and great visibility. 3 offices, conference room, 4 restrooms, & workroom.

Miles Bonifield miles@gwamarillo.com
Jeff Gaut jeff@gwamarillo.com



1616 S Kentucky **WELLINGTON OFFICE PARK**

3,787 sf local office space w/ great visibility on I-40 & on-site management. Leased to Champion Feeders.

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



7765 Longoria **WAREHOUSE/SHOP UNIT**

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