

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - AUGUST 2022



SALE/LEASE

**6600 Killgore Dr
BIVINS POINTE**
129,593 sf on 14.5 acres at 9th Ave & Killgore Dr. Class A healthcare facility ready for occupancy. Property can be divided. Consists of 107,723 sf main facility, 13,771 sf culinary center, & 8,100 sf storage warehouse. Zoned - Office /Medical Office. **Call For Pricing!**
Ben Whitten@gwamarillo.com



SALE/LEASE

**3333 SE 3rd
WAREHOUSE W/OFFICE**
+/- 25,254 sf warehouse & 3,000 sf office located at the intersection of S Grand & SE 3rd. Warehouse includes: 3 temp controlled areas, (2) grade level doors, & 1 dock high door. Office includes: recep. area, 4 offices, restrooms, confer. room, & more. 1,300,000 or \$4 sf/yr.
Bo Wulfman, CCIM bo@gwamarillo.com



FOR LEASE

**4722 S Western St
OFFICE**
2,800 sf at 47th & western just north of I-27. High traffic area (19,235 cars /day) on Western. Easy access with parking in front. Includes: 7 offices, 2 restrooms, conference room, reception area, storage room, & kitchen. \$12 sf/yr.
Jeff Gaut jeff@gwamarillo.com



FOR LEASE

**1004 SE 5th Ave
FLEX WAREHOUSE**
6,944 sf just off S Arthur, south of SE 3rd. Less than 1 minute east of the Amarillo Civic Center in Downtown Amarillo. Includes: office, updated electrical, newer gas line, & HVAC. Zoned I-1 Light Industrial. \$3,500/mo.
Miles Bonifield miles@gwamarillo.com



FOR SALE

**204 N Van Buren
FLEX WAREHOUSE**
1,475 sf in 2 bldgs, between NW 3rd Ave & NW 2nd Ave on N Van Buren. Includes a fenced yard, Bldg 1: 750 sf 2 offices, restroom, break room, & 7' x 7' OH door & Bldg 2: 725 sf warehouse. \$125,000
Miles Bonifield miles@gwamarillo.com



FOR SALE

**2700 S Western, Suite 300
OFFICE CONDO**
1,590 sf in the Olsen Plaza on Western St. Includes: 3 offices w/ fireplaces, 1 restroom w/ shower, reception area, & breakroom w/ sink. \$249,000
Bo Wulfman, CCIM bo@gwamarillo.com



FOR LEASE

**1001 SE 3rd
ARCHITECTURAL OFFICE**
815 sf unique one of a kind office in Downtown Amarillo. Includes: 1 large open office, restroom w/ shower, & sound proof windows & insulation. Zoned I-1 Light Industrial. \$1,750/mo. (full service lease)
Miles Bonifield & Cathy Derr, CCIM



FOR LEASE

**1306 NE 3rd Ave
RETAIL**
1,200 sf on NE 3rd, between Mirror St & Houston St. Formerly known as Red Rock Saloon. Includes large fenced yard & ample parking. Tenant pays utilities. Zoned H-2 - Heavy Industrial. \$950/mo.
Cathy Derr, CCIM cathy@gwamarillo.com



FOR SALE

**Airport Rd & Pullman Rd
DEVELOPMENT LAND**
4521 acres at Airport Rd & Pullman Rd, across from Bell Helicopter & Rick Husband International Airport. City water & sewer available. Zoned A - Agricultural & GR - General Retail. \$700,000
Gabe Irving, CCIM gabe@gwamarillo.com



FOR SALE

**Hollywood & Helium
LAND**
94 acres on the hard corner of Hollywood & Helium in the Grey Hawk area. 1 mile south of the new West Plains High School. Outside the city limits. 625' frontage on Hollywood. \$15/sf
Miles Bonifield miles@gwamarillo.com



FOR LEASE

**6661 Canyon Dr Suite C
WAREHOUSE W/ OFFICE**
2,000 sf in the I-27 Business Center on the east side of I-27, between Bell & Hillside. Includes: 1,000 sf office space w/ 2 offices, reception area, restroom & conference room, & 1,000 sf warehouse w/ 11' x 10' overhead door. Zoned PD - Planned Development. \$1,800/mo.
Sheril Blackburn sheril@gwamarillo.com



FOR LEASE

**1102 I-40 West
EXECUTIVE OFFICE**
300 sf at the northwest corner of I-40 & Washington. \$500/mo.
Jeff Gaut jeff@gwamarillo.com



FOR SALE

**1712 N Forest
OFFICE W/ WAREHOUSE**
3,750 sf in northwest Amarillo, just off Western by Tascosa Country Club. Includes: 1,838 sf office, 5 offices, break room, restroom, conference room, & 1,912 sf warehouse w/ 10' OH door. Racking available. Zoned I-1 Light Industrial. \$468,750
Bo Wulfman, CCIM bo@gwamarillo.com



FOR SALE

**Amarillo Blvd & Folsom Rd
DEVELOPMENT LAND**
20,037 sf at the southwest corner of Amarillo Blvd & Folsom Rd. High traffic area (13,243 cars /day). City water & sewer available. 175' frontage on Amarillo Blvd & 170' frontage on Folsom Rd. Ideal for warehouse or mobile home development. Zoned I-1 - Light Industrial. \$35,000
Gabe Irving, CCIM gabe@gwamarillo.com



FOR LEASE

**1701 S Avondale
AVONDALE SHOPPING CENTER**
1,400 - 16,147 sf at the intersection of S Avondale & Plains Blvd, just north of I-40. Several spaces are currently being remodeled w/ new flooring, paint, & restrooms. Spaces can be combined. Zoned GR - General Retail. \$8.50 sf/yr (NNN)
Sheril Blackburn sheril@gwamarillo.com



FOR LEASE

**600 S Tyler St
FIRSTBANK SOUTHWEST TOWER**
338 - 10,500 sf class A office spaces available in the heart of Downtown Amarillo w/ beautiful views. Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barber shop, & on-site management. \$17.50-\$18.64 sf/yr
Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com



FOR SALE

**6500 W Amarillo Blvd
OFFICES W/ CLASSROOMS**
26,410 sf on 20.99 acres. Includes office space, classrooms, break room, shop w/ grade level door & auditorium. Land & buildings can be sold separately. Zoned PD for Office & Medical Office. \$5,495,000
Ben Whittenburg ben@gwamarillo.com



FOR SALE

**6610 W Amarillo Blvd
OFFICES W/ LAB**
23,470 sf on 9 acres at Amarillo Blvd & Killgore Dr. Includes office & lab spaces, w/ several small rooms & a shop area. Zoned PD for Office & Medical Office. \$2,150,000
Ben Whittenburg ben@gwamarillo.com

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Commercial Real Estate

DONE DEALS - AUGUST 2022

SOLD

FM 1541

1st House
2nd House
Event Center

22200 FM 1541
EVENT CENTER / WAREHOUSE
3,000 sf bldg on 5 acres. Located 8 miles to Palo Duro Canyon. Includes: high ceiling, 3 restrooms, two rental houses, & 80-120 occupancy. **1st House:** 2 bd/1 ba. **2nd House:** 3-4 bd/ 2 ba. Water well services all three properties.
Sale negotiated by
Cathy Derr, CCIM cathy@gwamarillo.com

SOLD

Lakeside Dr
NE 24th

Lakeside Dr & NE 24th
DEVELOPMENT LAND
541 acres in East Amarillo on East Loop 335, 3 miles north of the I-40 & Loop 335 intersection. City Water & Sewer Service is accessible. Immediately adjacent to the new Amazon Distribution Center to the south.
Sale negotiated by
Bo Wulfman, CCIM bo@gwamarillo.com

LEASED

2623 Paramount Blvd

2623 Paramount Blvd
RETAIL / OFFICE
1,200 sf at the intersection of Paramount Blvd & Olsen Blvd. Includes: 3 offices, reception area, kitchenette, & restroom.
Zoned GR - General Retail.
Lease negotiated by
Sheril Blackburn sheril@gwamarillo.com

LEASED

311 Hastings Ave

311 Hastings Ave
RETAIL
10,000 sf at the corner of Hastings & River Rd. Surrounding businesses include: Dollar General, Thai Pepper, & Amarillo Discount Convenience Store. Zoned GR - General Retail.
Lease negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com

LEASED

1010 NE 3rd

1010 NE 3rd
WAREHOUSE W/ OFFICE
15,900 sf in NE Amarillo at the SW corner of NE 3rd & N Arthur St. Includes: 3,500 sf office space, 2 covered dock doors, 1 drive-in dock door, & 1 standard dock door.
Lease negotiated by
Ben Whittenburg for the Landlord & Miles Bonifield for the Tenant

LEASED

7910 McCormick

7910 McCormick, Unit 100-200
INDUSTRIAL
5,000 sf located outside city limits, minutes away from Amarillo & Canyon. Flex space w/ interior buildout, restroom, 16' sidewalls, & 14' overhead doors.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED

2918 SW 6th Ave

2918 SW 6th Ave
RETAIL
1,950 sf at 6th Ave & Alabama, near Golden Light, & Smokey Joes on Historic Route 66. Includes: private parking lot & good signage. Zoned LC - Light Commercial.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED

6900 I-40 West, Suite 304D

6900 I-40 West, Suite 304D
OFFICE
357 sf at I40 & Coulter, minutes from the medical district. High traffic area (51,000 cars/ day) on I-40. Includes: LED lighting, key card access, & great parking.
Lease negotiated by
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com

LEASED

7871 Longoria

7871 Longoria, Unit 400
INDUSTRIAL
2,500 sf warehouse located west of I-27, north of McCormick Rd at Raymond Rd & McCormick. Interior buildout w/ restroom & fenced storage yard.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com

LEASED

College Ave, Forney TX

College Ave, Forney TX
DEVELOPMENT LAND
3.09 acres on College Ave in Forney TX. 1,069' frontage w/ access along the north side. Great location for medical office or financial use.
Lease negotiated by
J. Gaut, CCIM, SIOR
j@gwamarillo.com

LEASED

600 S Tyler, Suite 2410

600 S Tyler, Suite 2410
OFFICE
349 sf office space on the 24th floor. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.
Lease negotiated by
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com

LEASED

1616 S Kentucky, Suite C205

1616 S Kentucky, Suite C205
OFFICE
697 sf office space. Locally owned Class A office building w/ great I-40 visibility & walking distance to several restaurants. New roof, HVAC, & security system. Onsite management, secure parking garage, & storage units on site.
Lease negotiated by
Jeff Gaut jeff@gwamarillo.com

LEASED

905 S Fillmore

905 S Fillmore
OFFICE
3,341 sf on the 7th floor in the Wells Fargo Building. Amenities include: covered parking, onsite owner, full service bank, & walking distance to many more downtown amenities.
Lease negotiated by
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com

LEASED

600 S Tyler St

600 S Tyler St
RESIDENCE AT 600
1,673 sf (2 bed / 2 bath) apartment in the FirstBank Southwest Tower. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.
Lease negotiated by
Aaron Emerson, CCIM, SIOR

LEASED

1001 N Forest

1001 N Forest
FLEX WAREHOUSE
35,000 sf just north of the Amarillo Blvd & Western St. intersection. Includes: 3 dock high overhead doors, 2 trailer high overhead doors, 2 restrooms, & 14' high ceilings.
Zoned I-1 - Light Industrial.
Lease negotiated by
Bo Wulfman, CCIM bo@gwamarillo.com

LEASED

8951 FM 2219, Unit 200

8951 FM 2219, Unit 200
WAREHOUSE
2,400 sf, one mile to I-27, near multiple housing developments outside the city limits. Includes 12' & 14' overhead doors, & outside storage.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com

SOLD

Arnot Rd

Arnot Rd
DEVELOPMENT LAND
671 acres located southwest of Amarillo, just off of Hollywood Rd on Arnot Rd. Sold to a local developer.
Sale negotiated by
Bo Wulfman, CCIM
bo@gwamarillo.com

SOLD

504 23rd, Canyon TX

504 23rd, Canyon TX
RETAIL
1,587 sf retail space on 20,908 sf lot on 23rd St in Canyon TX. Car wash not included in the sf.
Sale negotiated by
Miles Bonifield
miles@gwamarillo.com