

# AVAILABLE

## GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

[GWAMARILLO.COM](http://GWAMARILLO.COM)

806-373-3111

# December 2023

# NEW LISTINGS



**SALE**



**804 S. Madison DOWNTOWN OFFICE BUILDING**  
well-maintained 5,009 SF downtown office building, n a half-acre lot. Priced at \$375,600 & zoned LC. 7 spacious offices, a conference room, break room, ample storage, restrooms, & generous parking area.  
*Kristen Chilcote kristen@gwamarillo.com*

**LEASE**



**3620 S. Western OFFICE WITH MODERN FINISH**  
1,131 SF office space for \$1,950.00 /mo. Prime location on Western. Built in 2017, it features 4 offices, a reception area, ADA compliant restroom, full-size kitchen, and modern finishes. Quick access to I-40 and I-27.  
*Kristen Chilcote kristen@gwamarillo.com*

**Hastings & River RD RETAIL SPACES - VALLEY PLAZA**  
341 Hastings: 6,000 SF @ \$1,800/mo.  
377-339 Hastings: 6,000 SF @ \$1,800/mo.  
4010 River Rd: 3,000 SF @ \$1,500/mo.  
Join neighbors like Dollar General and Thai Pepper. Zoned GR - General Retail (no event centers/bars).  
*Cathy Derr CCIM cathy@gwamarillo.com*



**LEASE**

**626 S Polk ICONIC WOOLWORTHS BUILDING!**  
3 versatile spaces perfect for restaurant, event venue, or upscale lounge. Located at the corner of 7th & Polks. **Suite 101** (3,588 SF, \$13.00 SF/yr), **Suite 102** (4,347 SF, \$13.00 SF/yr), and **Suite 200** (7,200 SF, \$10.00 SF/yr).  
*Cathy Derr CCIM cathy@gwamarillo.com*



**LEASE**



**LEASE**

**2821 Wolflin RETAIL BUILDING**  
3,219 SF retail space at \$3,800/mo, zoned LC - Light Commercial. Prime corner location near I-40, w/ spacious front area, good lighting, 2 OH doors, ADA bathrooms, & kitchen.  
*Jeff Gaut jeff@gwamarillo.com*



**LEASE**

**2005 A Ave HANGAR 5000**  
63,766 SF former Air Base Hangar, zoned I-1 Light Industrial. Features a 40-ft ceiling peak, 30-ft clearance, and heavy electrical. \$10,000/mo.  
*Bo Wulfman CCIM bo@gwamarillo.com*  
*Miles Bonifield miles@gwamarillo.com*

**3429 Osage PRIME RETAIL OR OFFICE SPACE**  
34th & Osage in Southeast Amarillo. Offering 3,600 SF, high visibility w/ 32,645 daily vehicles, & competitive rate of \$22-24/SF + NNN. Ample parking and customizable space.  
*Miles Bonifield miles@gwamarillo.com*



**LEASE**

**8801 Hollywood PRIME 1.01-ACRE LAND**  
Outside city limits, this property offers a strategic location adjacent to Toot N' Totum. Lot is 200' x 251.46'. Priced competitively at \$20.00/SF. Note: Deed restriction against mini storage businesses.  
*Ben Whittenburg ben@gwamarillo.com*



**SALE**



**SALE**

**1101 S Johnson DOCK HIGH WAREHOUSE**  
Downtown 15,240 SF light industrial warehouse, \$850,000. Features include a TPO roof, three dock high doors, office space, & LED lighting w/ a 12' clearance. Easy access to I-40/I-27.  
*Miles Bonifield miles@gwamarillo.com*



**SALE**

**1002 S Dumas Ave., Dumas RETAIL/WAREHOUSE BUILDING**  
8,455 SF building at Dumas Ave and 10th Street. 2,225 sf of retail space, 1,550 sf of office area, & 4,655 sf warehouse. Move-in ready. 8,500 sq ft fenced yard & a large, visible sign on the property front. \$795,000.  
*Jeff Gaut jeff@gwamarillo.com*

**34th & Tradwind 3.01-ACRE INDUSTRIAL LOT**  
Zoned I-1, at \$786,693. Paved frontages on Tradewind St., Pony Express, & King Air St. Priced at \$6/sq ft, survey ready, no flood zones, w/ complete utility access. Ideal for warehouse development.  
*Miles Bonifield miles@gwamarillo.com*



**SALE**

**4001 SW 51st 20-YEAR ESTABLISHED BUSINESS**  
4,200 SF building on an 18,295 SF lot, offered at \$800,000 w/ the Whiskey River Bar business. Lease option available at \$4,200/month + business purchase. High-traffic location near I-27, w/20 parking spaces, security features, and entertainment amenities. Financials for qualified buyers.  
*Sheril Blackburn sheril@gwamarillo.com*



**SALE/LEASE**



**SALE**

**2203 Paramount VERSATILE RETAIL BUILDING**  
4,004 SF commercial property on 24,829 SF lot, zoned light commercial. Includes open spaces, private offices, quality signage, & 36 parking spaces. Ready-to-use drive-thru. Priced at \$450,000.  
*Ben Whittenburg ben@gwamarillo.com*



**SALE**

**1501 Kenneth, Spearman PRIME RETAIL SPACE**  
10,198 SF on 0.54 Acres. \$290,000. Zoned for Commercial use. Multiple well-lit showrooms, convertible to office or warehouse space. Ample parking & prime location at the town's busiest intersection w/ pole signage.  
*Jeff Gaut jeff@gwamarillo.com*



# AVAILABLE

## GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

[GWAMARILLO.COM](http://GWAMARILLO.COM)

806-373-3111

# December 2023

# DONE DEALS



**SOLD**

### 917 SW 5th DOWNTOWN WAREHOUSE

Gabe Irving represented the Buyer in the purchase of 17,537 sf warehouse at the corner of 5th & SW Washington. Zoned II - Light Commercial

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

### 1616 S Kentucky WELLINGTON OFFICE PARK

Leased 1,739 sf office in a locally owned Class A building with I-40 visibility. On-site management, new upgrades, parking, storage, and more!

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



**LEASED**

### 4614 Maverick WAREHOUSE/SHOP

1,600 SF flex warehouse on a 0.33-acres, 15' clearance, 16' sidewalls, a 12' x 14' OH door, 220, 3-phase electrical capabilities, a sand separator & filtration system, infrared tube heater & ample parking & side yard.

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

### 7910 McCormick CEDAR RIDGE BUSINESS PARK

4,000 sf warehouse located outside city limits, minutes away from Amarillo & Canyon. Flex space w/ interior buildout, restroom, 16' sidewalls, & 14' overhead doors.

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



**LEASED**

Managed by  
GWE Management

**More space available**

### 600 S Tyler FIRSTBANK SOUTHWEST TOWER

Prime Class A office space in FirstBank Southwest Tower. Unbeatable views, covered parking, 24/7 security, coffee shop, gym, yoga studio, conference center, shoe shine, Amarillo Club dining.

Aaron Emerson CCIM, SIOR  
[Aaron@gwamarillo.com](mailto:Aaron@gwamarillo.com)

### 1118 S Taylor DOWNTOWN OFFICE

Miles represented the Buyer in the purchase of 3,474 sf building located at the intersection of 12th & Taylor. This property offers exceptional visibility to the high traffic flow from downtown

Miles Bonifield [miles@gwamarillo.com](mailto:miles@gwamarillo.com)



**LEASED**

### 1219 SW 3rd MULTI-USE BUILDING

4000 sf with office/storage flexibility, 9' ceiling, and 20 parking spaces. Situated at SW 3rd & S Ong St, near downtown Amarillo. High traffic area and visibility.

Sheril Blackburn [sheril@gwamarillo.com](mailto:sheril@gwamarillo.com)



**LEASED**

Managed by  
GWE Management

**More space available**



**LEASED**

**More space available**



**SOLD**



**LEASED**

Managed by  
GWE Management

**More space available**

### 5700 Enterprise OFFICE CONDO

1,500 sf office condo with 3 large offices, reception, 2 restrooms and coffee bar with easy access from both Bell and I-40

Ben Whittenburg [ben@gwamarillo.com](mailto:ben@gwamarillo.com)

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



**LEASED**

### 6900 I-40 West ATRIUM AT COULTER RIDGE

Class A atrium office building for lease at The Atrium at Coulter Ridge. Near medical district, mall, & restaurants. Card key access & security camera system. Conference center and full-service bank.

Aaron Emerson CCIM, SIOR  
[Aaron@gwamarillo.com](mailto:Aaron@gwamarillo.com)



**LEASED**

### 3318 S Georgia WESTHAVEN VILLAGE

1,049 SF retail space at Westhaven Village. This highly visible space is located in a busy shopping center with excellent traffic counts.

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



**LEASED**

### 301 S Polk AMARILLO BUILDING

Amarillo's first skyscraper! Modern office spaces in downtown Amarillo. Renovated common areas, walking distance to restaurants, common conference center, great tenant mix, On-site owners Kevin & Ginger Nelson.

Aaron Emerson CCIM, SIOR  
[Aaron@gwamarillo.com](mailto:Aaron@gwamarillo.com)



**LEASED**

**More space available**

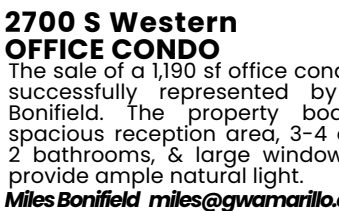


**LEASED**

### 100 N 23rd, Canyon COMING TO CANYON SOON

36,800 sq. ft. ground lease for New Whataburger at 23rd St & 2nd Ave, the former Donut Stop site. Prime location on a busy retail corridor near WTAMU.

Bo Wulfman CCIM [bo@gwamarillo.com](mailto:bo@gwamarillo.com)



### 2700 S Western OFFICE CONDO

The sale of a 1,190 sf office condo was successfully represented by Miles Bonifield. The property boasts a spacious reception area, 3-4 offices, 2 bathrooms, & large windows that provide ample natural light.

Miles Bonifield [miles@gwamarillo.com](mailto:miles@gwamarillo.com)



**SOLD**



**LEASED**

### 4086 Beacon Road BEACON POINT BUSINESS PARK

1,200 sf warehouse strategically located near Pinnacle Development, w/ 750 homesites, Sundown Elementary & Randall High School. Across from Beacon Point Development, w/ 1626 homesites!

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