

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - JUNE 2022

FOR SALE

515 East Amarillo Blvd
RETAIL
 2,376 sf at the intersection of Amarillo Blvd & N Lincoln St. High traffic area (29,359 cars/day) at the intersection of Amarillo Blvd & Buchanan. Includes 21 parking spaces & drive up window. Adjacent property likely available for larger land requirements. \$450,000
J. Gaut, CCIM, SIOR j@gwamarillo.com

FOR SALE

5740 Canyon Dr
INDUSTRIAL
 13,300 sf off of Canyon Drive & I-27. Includes: reception, showroom, office, restrooms w/ showers, clear span warehouse w/ 13' sidewalls & overhead doors, & 4 heaters.
 Zoned LC - Light Commercial.
 \$1,100,000
Miles Bonifield miles@gwamarillo.com

FOR LEASE

4247 S Georgia
OFFICE
 1,625 sf on 25,700 sf lot just north of Mazda of Amarillo and across Georgia from Brown GMC. Includes: 3 renovated offices, 2 renovated bathrooms (1 private), reception area & 600 sq ft garage w/ 10' overhead door.
 \$3,500/mo.
Jeff Gaut jeff@gwamarillo.com

SALE/LEASE

6022 SW 48th
RETAIL / INDUSTRIAL / OFFICE
 30,286 sf just off Bell St, across from John Stiff park w/ easy access to Bell & 45th from Parkside Dr & 48th. Could be transformed into 10,000 sf of retail & 20,000 sf of warehouse.
 Zoned LC - Light Commercial.
 \$2,350,000 or \$6 sf/yr.
J. Gaut, CCIM, SIOR@gwamarillo.com

FOR SALE

4800 East Amarillo Blvd
WAREHOUSE
 21,600 sf on 6.63 ac, at Amarillo Blvd just west of Eastman St. Includes: (1) 10' x 10' overhead door, & 8 metal double doors. Office/Concession Bldg consists of 1,510 sf, 2 offices, recep. area & 2 ADA restrooms. Zoned LC - Light Commercial.
 \$1,200,000 **PRICE REDUCED!**
Cathy Derr, CCIM cathy@gwamarillo.com

FOR SALE

2301 S Western
RETAIL
 4,176 sf on 10,500 sf lot w/ easy access to I-40, adjacent to Western Crossing Center. High traffic area (25,914 cars/day) on Western St. 150' frontage on Western St. Zoned LC - Light Commercial. \$450,000 for the bldg. & \$75,000 for misc. equipment.
Cathy Derr, CCIM cathy@gwamarillo.com

FOR LEASE

501 SW 6th
INDUSTRIAL
 576 sf at the intersection of SW 6th & S Jackson St, near Downtown Amarillo on Historic Route 66. Includes: Covered parking for +/- 14 vehicles, 10-20 open area parking spaces, & 2 entrances w/ rolling gates. Fully fenced & well lit.
 Zoned HC - Heavy Commercial. \$1,500/mo.
Gabe Irving, CCIM gabe@gwamarillo.com

FOR LEASE

4080 Beacon
NEW CONSTRUCTION SHOPS
 600 - 6,000 sf in 2 bldgs. at the NE corner of S Western & Beacon w/ easy access to I-27 on Sundown Ln. Includes: 14' overhead doors, 15' sidewalls, fenced storage yards, spray foam insulation, & fully air conditioned.
 \$600 - \$2,000/mo.
Gabe Irving, CCIM gabe@gwamarillo.com

FOR SALE

13510 FM 2590
INDUSTRIAL
 12,200 combined sf in 2 bldgs. Just west of I-27 at McCormick & FM 2590 (Soney). Small warehouse includes: 3,200 sf w/ 2 offices, restrooms, & break room. Large warehouse includes: 9,000 sf (6 units). Both bldgs have heaters, 16' sidewalls. \$1,250,000
Miles Bonifield miles@gwamarillo.com

FOR SALE

702 Quail Creek
OFFICE / MEDICAL
 5,487 sf bldg. w/ 2,200 sf warehouse adjacent to Quail Creek Surgical Hospital & Southwest Neuroscience & Spine Center. Includes 2 offices, 3 exam rooms, 1 surgery room, 4 restrooms, waiting area, reception area, & (2) 10' x 10' overhead doors. \$850,000
Jeff Gaut jeff@gwamarillo.com

FOR LEASE

3319 I-40 West
RESTAURANT
 6,465 sf at I-40, adjacent from Red Lobster & El Patron. High visibility & easy access to & from I-40. Open & ready for build out. Includes: high ceilings, vent hood & walk-in freezer, & ample parking. Zoned LC - Light Commercial.
 \$18 /sf (NNN).
Cathy Derr, CCIM cathy@gwamarillo.com

AVAILABLE!

10554 FM 2219 Unit 15
NEW CONSTRUCTION SHOP
 1,500 sf near Soney on FM 2219. West of Strawberry Fields, Four Corners, & other housing developments. Includes: spray foam insulated, 10' overhead door, & outside storage.
 \$800/mo.
Gabe Irving, CCIM gabe@gwamarillo.com

FOR LEASE

311 E Hastings
VALLEY PLAZA CENTER
 3,000 - 10,000 sf at the corner of Hastings & River Rd. No Event Centers or Bars.
307 B Hastings: 10,000 sf \$2,500/mo.
377-339 Hastings: 6,000 sf \$1,500/mo.
4010 River Rd: 3,000 sf \$1,500/mo.
 Zoned GR - General Retail.
Cathy Derr, CCIM cathy@gwamarillo.com

FOR LEASE

710 SW 3rd
WAREHOUSE W/ OFFICE
 10,122 sf at the intersection of SW 3rd & S Jefferson. Includes: 1,322 sf office, 8,000 sf warehouse, & 800 sf utility bldg. & large fenced storage yard. Zoned I-1 Light Industrial.
 \$1,000/mo.
Cathy Derr, CCIM cathy@gwamarillo.com

FOR LEASE

6009 Canyon Dr
INDUSTRIAL
 6,150 sf just off I-27 between Hillside & Criss St. Includes: 3,600 sf Warehouse w/ 18' clear span & floor drains, 1,800 sf Warehouse w/ 12' clear span & floor drains, & 750 sf Utility building. Fully fenced w/ 3 gates.
 Zoned HC - Heavy Commercial. \$4,500/mo.
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)
Ben Whittenburg ben@gwamarillo.com

FOR SALE

SE 58th & S Grand
LAND
 +/- 552 acres at the intersection of SE 58th & S Grand. 1 mile south of SE 34th & Grand Street intersection. Outside City Limits. Seller to retain the frontage to a depth of 600', providing two street access points to the interior tract. \$22,000/acre.
Bo Wulfman, CCIM bo@gwamarillo.com

FOR SALE

4401 Raef Rd
WAREHOUSE / SHOPS
 4,360 total sf in 2 shops just off Hwy 60, east of the Rick Husband International Airport. Outside City Limit. Includes: Overhead cranes, 2 overhead doors, & power enter gate w/ keypad & openers.
 \$599,900
Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

DONE DEALS - JUNE 2022



SOLD

**I-27 & Coulter - Lot G
DEVELOPMENT LAND**
1.6 acres west of I-27 & North of McCormick Road. Outside the city limits. High traffic area (40,419 cars/day) on I-27.

Sale negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



SOLD

**18500 I-40 West, Bushland TX
LAND**
3.7 acres on I-40 Frontage Rd, between Blessen & Rock Creek Rd. 740' frontage on I-40.

Sale negotiated by
Jeff Gaut for the Seller &
Cathy Derr, CCIM for the Buyer



LEASED

**7701 SW 81st
HODGES BUSINESS PARK**
1,500 sf close to the Greenways, Westover, & Windsor additions outside city limits. Includes: (2) 10' x 12' overhead doors, & fenced yard.

Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**7684 SW 81st Unit 200 & 500
WAREHOUSE**
(2) 1,500 sf shops just west of Coulter St, 1 mile to Soncy & 1/2 miles to Hollywood (Loop 335) or Arden Rd. Includes: 14' overhead doors, & fenced storage yards.

Leases negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



SOLD

**1801 S Lakeside
REDEVELOPMENT PROPERTY**
5.41 acre hotel site purchased for redevelopment by local investor to be combined w/ the adjacent 2 acre site. Located on the NEC of Loop 335 & Loop 335 East. Zoned I-1 Light Industrial.

Sale negotiated by
Bo Wulfman, CCIM
bo@gwamarillo.com



SOLD

**1805 S Lakeside
REDEVELOPMENT PROPERTY**
18,300 sf just north of I-40 East & Loop 335 intersection, which is the primary intersection for the trucking industry related service business in Amarillo. Excellent signage & visibility on I-40 & Loop 335. Sold to a local investor.

Sale negotiated by
Bo Wulfman, CCIM bo@gwamarillo.com



LEASED

**1619 S Kentucky Suite F600 & B210
OFFICE**
15,808 total sf at the intersection of I-40 & Georgia. Ample parking, mature landscaping, beautiful courtyard. Zoned PD - Planned Development.

Leases negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com



LEASED

**8111 S Soncy Unit 300
INDUSTRIAL**
1,200 sf warehouse buildings at Soncy & SW 81st w/ easy access along Loop 335 to I-27, I-40 & Coulter. Includes: overhead doors, central heat & air, electric garage door openers, 220V plugs, & 3 phase electric.

Lease negotiated by
Gabe Irving, CCIM gabe@gwamarillo.com



SOLD

**1009 SW 4th
INDUSTRIAL**
5,250 sf on SW 4th Ave between Washington & Hayden St. Includes: offices, refrigeration, (10 x 10') overhead drive thru door, & large fenced storage yard. Zoned I-2 Heavy Industrial.

Sale negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com



SOLD

**6817-C Wolflin Ave
MEDI-PARK APARTMENTS**
9,842 sf (12) 2 bd/1 ba apartment complex, just off Wolflin Ave & Hardy St. Two story, pitched roof w/ central HVAC. Washer/dryer furnished in each unit. Zoned PD - Planned Development.

Sale negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com



LEASED

**500 Quail Creek
OFFICE**
3,383 sf just off of Amarillo Blvd in medical area. Includes: operatory spaces, reception room, 2 ADA restrooms, utility room, lab, & sterilization room. Zoned O-2 Office District 2.

Lease negotiated by
Miles Bonifield
miles@gwamarillo.com



LEASED

**717 SW 16th
BAR / LOUNGE**
1,922 sf bar/lounge w/ backyard. Just off Washington on SW 16th Ave. Next to Stumpy's Lounge. Surrounding businesses include: Bullard Auto Repair, FAV's, Impact Martial Arts Academy, & Youngblood's Café.

Lease negotiated by
Cathy Derr, CCIM cathy@gwamarillo.com



SOLD

**904 S Grant
WAREHOUSE W/ OFFICE**
26,712 sf on the corner of SE 9th & Grant. Includes 1,600 sf office space & 25,112 sf warehouse space w/ grade level & dock level overhead doors, & wood beams.

Sale negotiated by
Ben Whittenburg for the Seller &
Miles Bonifield for the Buyer



LEASED

**408 Bonham
INDUSTRIAL W/ OFFICES**
2,160 sf at the intersection of SW 5th & S Bonham. Includes 10' overhead door, modern offices, good parking, & large fenced storage yard w/ 2 gates. Zoned I-1 Light Industrial.

Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**301 N Buchanan
RETAIL / WAREHOUSE**
1,175 sf just north of Downtown Amarillo. Includes: 2 offices, 2 restrooms, coffee bar, (2) 9' overhead doors, & floor drains. Perfect for a detail shop, car lot, mechanic shop or car storage.

Zoned LC - Light Commercial.
Lease negotiated by
Gabe Irving, CCIM gabe@gwamarillo.com



LEASED

**3318 S Georgia
WESTHAVEN VILLAGE**
800 sf on the SWC of Georgia & 34th Ave. 2 pylon signs visible to 34th, & Georgia. High traffic area (37,764 cars/day) w/ ample parking. Zoned GR - General Retail.

Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**7701 SW 81st
INDUSTRIAL**
2,000 sf close to the Greenways, Westover, & Windsor additions outside city limits. Includes: (2) 10' x 12' overhead doors, & fenced yard.

Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**750 & 764 N Grand
INDUSTRIAL**
12,000 sf in 2 buildings just off Amarillo Blvd on N Grand. High traffic area (15,477 cars/day) on Grand. Zoned I-2 Heavy Commercial.

Lease negotiated by
Miles Bonifield
miles@gwamarillo.com