

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

June, 2024

Since 1899...

NEW LISTINGS

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

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

6,040 SF office/retail building on I-40, priced at \$1,200,000. Features include a large 1.41-acre lot with excellent visibility, ample parking, unique architecture, & chiropractic area setup.
Miles Bonifield miles@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



**411 N Mirror
WELL MAINTAINED WAREHOUSE**
12,970 SF building on 1.42 acres. Include office spaces w/ 6 offices, conference room, large reception area, kitchenette, & clearspan warehouse w/ 3 heaters, three overhead doors, & fenced yard. \$600,000.
Miles Bonifield miles@gwamarillo.com



**913 Amarillo Blvd. West
CONVENIENCE STORE**
2,050 SF convenience store on a 12,632 SF lot at the SE corner of AMA W & Washington St. Metal building w/ drop-in ceiling, coolers, drive-thru window, & concrete drive/parking lot. \$275,000 or lease at \$2,200/mo.
Bo Wulfman, CCIM bo@gwamarillo.com

**Lair Rd (FM 2219) & Marlas Ln
LAND**

16.5 acres zoned OCL, \$190,000 - \$200,000. Ideal for new construction from 2,000 sf to 10,000 sf, surrounded by commercial activity including Gefco Truck Stop, Sonic, and Yates Flooring Center.
Gabe Irving, CCIM gabe@gwamarillo.com



**Bushland Rd S of Hollywood
RESIDENTIAL LAND**

80 acres/5 lots, each 15-20 acres, ideal for residential development w/ electrical service on Bushland Road. Located in the Bushland school district.
Bo Wulfman, CCIM bo@gwamarillo.com



**SE Corner of Hillside & Town Sq
LAND**
1.4-acre lot, priced at \$600,000. Zoned PD - Planned Development, this flat property is ready to build with city utilities available on-site.
J. Gaut, CCIM SIOR j@gwamarillo.com



**SE Corner of Hillside & Town Sq
LAND**
2.4-acre lot at \$850,000, zoned for General Retail. The property is flat, ready to build, and equipped with city utilities.
J. Gaut, CCIM SIOR j@gwamarillo.com

**8201 Amarillo Blvd West
INDUSTRIAL BUILDING**
41,796 SF building on 3.01 ac. in west Amarillo, priced at \$4,950,000 or lease for \$30,000/month. 36,796 SF of warehouse, 5,000 SF office/showroom, overhead fire suppression, radiant heaters, fenced yard w/ security gate, & more.
*Ben Whittenburg ben@gwamarillo.com
Miles Bonifield miles@gwamarillo.com*



**11 Medical Drive
MEDICAL OFFICE**
2,000 SF office space, \$1,850/month (Gross). 4 offices, 2 break rooms, ADA restroom, reception desk, and waiting room. Contact us for survey, floor plan, and Phase 1 details.
Jeff Gaut jeff@gwamarillo.com



**7001 I-40 West
LEASED INVESTMENT**
6,000 SF building on 1.48 acres at I-40 and Waldorf. \$2,100,000. This net lease investment is fully occupied by the Milan Institute until June 30, 2026, with a monthly rent of \$14,000.
Jeff Gaut jeff@gwamarillo.com



**Coulter & Collins
DEVELOPMENT LOTS**
62.15 acres in Stone Crossing Business Park, just outside Amarillo. Lots from 1.01 to 9.73 acres, w/ utilities from Xcel & West Texas Gas in place.
Gabe Irving, CCIM gabe@gwamarillo.com

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DONE DEALS

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501 S Arthur
DISTRIBUTION WAREHOUSE

3,360 sf building, formerly Miller Distribution facility in Amarillo, TX. Features include 5+ offices, breakroom, bathrooms, meeting room, and fenced yard.

Jeff Gaut jeff@gwamarillo.com



4021 SW 49th
WAREHOUSE/OFFICE

18,400 sf along I-27, east of Western St., 6 overhead doors, office space w/ 2 offices, kitchen, & reception area.

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



LEASED



7701 SW 81st
WAREHOUSE UNITS

1000 SF leased. Hodges Business Park with versatile options ranging from 1,250 to 5,000 SF. Lease rates from \$800 to \$1,800/mo. Fenced storage yards & OH doors.

Gabe Irving, CCIM gabe@gwamarillo.com

SOLD



I-27 & 4th, Canyon
RETAIL DEVELOPMENT LAND

This 1.75-acre parcel of land, adjacent to an Allsup's offers strategic advantages w. a TxDOT curb cut & city utilities in place. Located near Palo Duro Canyon State Park & WTAMU.

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

Coulter & Sundown
DEVELOPMENT LOTS

First time on the market, Stone Crossing outside city limits. Utilities by Xcel and West Texas Gas completed. Coulter St. just south of Sundown Ln. Easy access to I-27 & Loop 335.

Miles Bonifield miles@gwamarillo.com
Gabe Irving, CCIM gabe@gwamarillo.com



8951 FM 2219
WAREHOUSE UNITS

Leased: 2,400 sf unit at Four Corners Business Park. Still available: 2,400 SF unit for lease at \$1,500/month 12' x 14' overhead door & outside storage space.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



SOLD



704 N Fillmore
RETAIL BUILDING

Sale of 7,455 sf building located just off Amarillo Blvd in a high-traffic location negotiated for the Seller.

Cathy Derr, CCIM cathy@gwamarillo.com

SOLD



6009 Belpree
OFFICE BUILDING

Negotiated the sale of 1,695 SF free-standing office building between the landlord & current tenant. Include reception area, large office, exam rooms, lab room, private & handicap restrooms, & 8 parking spaces.

Cathy Derr, CCIM cathy@gwamarillo.com
Miles Bonifield miles@gwamarillo.com

4018 SW 50th
OFFICE BUILDING

4,128 SF. 8+ offices, reception area, kitchen, multiple restrooms, & storage space, plus temperature-controlled server room.

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



LEASED



3318 S Georgia
WESTHAVEN VILLAGE

800 sf retail space leased at Westhaven Village. High traffic count, pylon signs, and hair salon ready spaces.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



12941 Raymond Rd
CEDAR POST BUSINESS PARK

5,000 sf Prime Commercial Units. Available: (2) 2,500 sf units with customizable interiors and functional design, located at Raymond Rd & McCormick. Utilities included.

Gabe Irving, CCIM gabe@gwamarillo.com