

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### NEW LISTINGS - MARCH 2023

<p><b>LEASE</b></p>  <p><b>Zoned: I1 Light Industrial</b></p>	<p><b>2000 SW 3rd INDUSTRIAL</b></p> <p>5,500 sf on SW 3rd Ave, between Milam &amp; Fannin St. Includes: showroom, offices, &amp; 12' OH doors. Zoned I-1 - Light Industrial. \$2,500 /mo.</p> <p><b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>	<p><b>SALE</b></p>  <p><b>Zoned: CBD - Central Business District</b></p>	<p><b>700 S Polk OFFICE /RETAIL</b></p> <p>25,140 sf at the corner of 7th &amp; Polk in Downtown Amarillo. Multi-level Building includes a freight elevator, &amp; an open floor plan. \$1,231,860</p> <p><b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
<p><b>SALE</b></p>  <p><b>Zoned: I1 Light Industrial</b></p>	<p><b>501 N Arthur INDUSTRIAL</b></p> <p>15,428 sf office &amp; warehouse space at NE 6th &amp; N Arthur St. Includes: 5 offices, conference room, cold storage in the warehouse, &amp; adjacent 1 acres land. \$645,000</p> <p><b>Jeff Gaut</b> jeff@gwamarillo.com</p>	<p><b>SALE/LEASE</b></p>  <p><b>Zoned: LC - Light Commercial</b></p>	<p><b>401 Amarillo Blvd East RETAIL</b></p> <p>3,452 sf at the intersection of pierce St &amp; Amarillo Blvd. Former restaurant space w/ drive-thru space. Ground lease is possible. \$695,000 or \$5,950 /mo.</p> <p><b>Jeff Gaut</b> jeff@gwamarillo.com</p>
<p><b>LEASE</b></p>  <p><b>Zoned: GR - General Retail</b></p>	<p><b>7620 Hillside RETAIL</b></p> <p>1,800 sf on Hillside, between Coulter &amp; Soncy. Newly renovated &amp; move-in ready. Zoned GR - General Retail. \$20.00 sf /yr. (NNN)</p> <p><b>Ben Whittenburg</b> ben@gwamarillo.com</p>	<p><b>SALE</b></p>  <p><b>Zoned: I1 Light Industrial</b></p>	<p><b>100 &amp; 101 S Lincoln &amp; 100 S Johnson WAREHOUSE &amp; LOTS</b></p> <p><b>Warehouse:</b> 25,166 sf building /24,393 sf lot. <b>Lot A (101 S Lincoln):</b> 14,374.8 sf <b>Lot B (100 S Johnson):</b> 16,552.8 sf (2) tenants in warehouse. \$400,000.00 for all</p> <p><b>Cathy Derr, CCIM</b> cathy@gwamarillo.com</p>
<p><b>SALE</b></p>  <p><b>Zoned: I1 Light Industrial</b></p>	<p><b>1515 NE 3rd DOCK HIGH WAREHOUSE</b></p> <p>9,708 sf w/ 8,236 sf warehouse &amp; 1,472 sf office. 8 dock doors &amp; 1 dock door w/ramped access. 2 dock doors covered for weather protection. All dock door have elevelers. \$395,000</p> <p><b>Ben Whittenburg</b> ben@gwamarillo.com</p>	<p><b>LEASE</b></p>  <p><b>Zoned: GR - General Retail</b></p>	<p><b>3300 S. Soncy, Suite 300 RPIME RETAIL LOCATION</b></p> <p>1,495 sf end cap w/ drive-thru potential. Located adjacent to World Market, Kirkland's Home, Lane Bryant, Guitar Center, FedEx, Crackin' Crab, Chico's, Sleep Number. \$26/sf + \$7.47/sf NNN.</p> <p><b>Ben Whittenburg</b> ben@gwamarillo.com</p>
<p><b>SALE</b></p>  <p><b>Zoned: General Retail</b> Currently AG</p>	<p><b>SE Corner Soncy &amp; Hillside RETAIL PAD SITE</b></p> <p>Located adjacent to The Greenways &amp; across Hillside from The Colonies. Both are very nice, high-end residential &amp; commercial developments. \$12 - \$25 psf.</p> <p><b>Ben Whittenburg</b> ben@gwamarillo.com</p> <p><b>Jeff Gaut</b> jeff@gwamarillo.com</p>	<p><b>LEASE</b></p>  <p><b>Zoned: GR - General Retail</b></p>	<p><b>9404 Hillside Rd, Suite 101 NEW CONSTRUCTION RETAIL</b></p> <p>1,440 sf 1st generation retail / office space. Front door parking. Adjacent to the Colonies, Townsquare, Hillside Terrace &amp; Greenways. Completion date 4/1/23. \$22/sf + NNN</p> <p><b>Miles Bonifield</b> miles@gwamarillo.com</p>

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## Property Management

### CONSTRUCTION & PROPERTY MANAGEMENT

From design, permitting, and construction all the way through the certificate of occupancy, and final delivery, we manage the entire process.

We achieve economies of scale and value-added opportunities through our reputation, construction volume, contractor relationships, and years of proven experience.

### BUILDING OPERATIONS

Ensuring business continuity is essential to maintaining a profitable bottom line for any real estate asset.

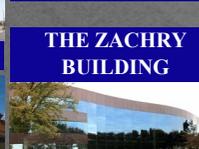
Our team manages all day-to-day operations, customer service requests, and work orders, as well as maintenance and repairs for tenants, reducing unanticipated fees and ensuring smooth operations for our clients.

### CAPITAL IMPROVEMENT PROJECTS

Our team has extensive knowledge and experience in designing and managing capital improvement projects.

- Parking lot repairs
- Elevator modifications
- Chiller replacements
- Electrical upgrades
- Roof replacements
- ADA restrooms
- Energy management system installation
- Fire sprinkler installation
- Smoke detection system replacement

### CURRENTLY MANAGED PROPERTIES

<p><b>FIRSTBANK SOUTHWEST TOWER</b></p>  <p><b>600 S. Tyler</b></p>	<p><b>THE ATRIUM AT COULTER RIDGE</b></p>  <p><b>6900 I-40 West</b></p>	<p><b>SOUTHTREE OFFICE PARK</b></p>  <p><b>5809 S Western</b></p>
<p><b>GOLDEN SPREAD CENTER</b></p>  <p><b>905 S. Fillmore</b></p>	<p><b>OLSEN PARK OFFICE COMPLEX</b></p>  <p><b>3505 Olsen Blvd</b></p>	<p><b>WELLINGTON OFFICE PARK</b></p>  <p><b>1601 Kentucky</b></p>
<p><b>3300 Soncy</b></p> 	<p><b>THE ZACHRY BUILDING</b></p>  <p><b>5601 I-40 West</b></p>	<p><b>5305 I-40 West</b></p> 
<p><b>7501 Wallace Blvd</b></p> 		

For information on property management services, contact Aaron Emerson, aaron@gwamarillo.com (806) 373-3111

600 S Tyler, Suite 101 • Amarillo, Texas 79101 • 806-373-3111 • www.gwamarillo.com

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### DONE DEALS - MARCH 2023

 <p><b>SOLD</b></p>	<p><b>704 SW 9th Ave OFFICE BUILDING</b></p> <p>5,180 sf in Downtown Amarillo. Includes: offices, private restrooms, reception area, conference room, copier /work area, storage, breakroom, basement, &amp; ample parking.</p> <p>Kristen Chilcote kristen@gwamarillo.com</p>	 <p><b>LEASED</b></p> <p><b>MORE SPACE AVAILABLE</b></p>	<p><b>3350 Olsen RETAIL/OFFICE/WAREHOUSE</b></p> <p>1,250 sf located just west of Paramount Blvd. Move-in ready. 12' x 12' grade level door in warehouse. (2) units available. 1,250 sf each.</p> <p>Ben Whittenburg ben@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>1204 N. Western, Unit A OFFICE/WAREHOUSE</b></p> <p>2,500 sf w/ 2 offices, 2 bathrooms &amp; warehouse w/ (2) 10' x 10' overhead doors, 220 plug.</p> <p>Miles Bonifield miles@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>8900 SW 34th OFFICE/RETAIL/WAREHOUSE</b></p> <p>2,500 sf office/retail with warehouse and OH door in the back. Great location just off Soncy on 34th.</p> <p>Jeff Gaut jeff@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>1301 SE 10th WAREHOUSE / RETAIL</b></p> <p>8,471 sf warehouse/office. Open floor plan. Fire sprinklered. 3 Phase Power. Walk in freezer. Concrete basement safe. Corner property located on 10th Street, 1 mile from the downtown Ballpark.</p> <p>Jeff Gaut jeff@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>Cottonwood Townhomes INVESTMENT PROPERTY</b></p> <p>29 - 2 story units with fireplaces, ceiling fans, fully appliance kitchens with pantry, full size washer/dryer hook-ups and single car detached garages.</p> <p>Cathy Derr, CCIM Cathy@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>4200 I-40 East INDUSTRIAL</b></p> <p>14,400 sf at the intersection of I-40 &amp; Bolton St. Includes: office/showroom, (2) 14' x 12' OH doors, 20' sidewalls, &amp; fenced yard. Leased to a National Service Company.</p> <p>Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>4401 Raef Road SHOP BUILDINGS W/ACREAGE</b></p> <p>4,360 sf in 2 completely updated shop buildings with a 6.47 acre fenced yard covered with asphalt and crushed asphalt. Outside City Limits.</p> <p>Aaron Emerson, CCIM, SIOR Kristen Chilcote</p>
 <p><b>LEASED</b></p> <p><b>MORE SPACE AVAILABLE</b></p>	<p><b>9901 S Georgia CLEAR SPAN WAREHOUSE</b></p> <p>Miles Bonifield and Gabe Irving, CCIM have negotiated the lease on 6,000 sf of clear span warehouse space with a large fenced yard.</p> <p>Miles Bonifield miles@gwamarillo.com</p> <p>Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>13510 FM 2590 WAREHOUSE INVESTMENT</b></p> <p>Bldg. 1: 3,200 sf - 2 offices w/ restroom, break room, (2) 14' x 12' OH doors Bldg. 2: 9,000 sf - (6) units: each unit is 1,500 sf w/ (1) 14' x 12' OH door. 7,000 sf lot for additional building.</p> <p>Miles Bonifield miles@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>3701 Olsen OLSEN VILLAGE EAST</b></p> <p>Gaut Whittenburg Emerson Commercial Real Estate can assist Tenants in the negotiations of lease renewals. Cathy just negotiated another term for 4,397 sf in this great retail center.</p> <p>Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p><b>SALE</b></p>	<p><b>7765 Longoria NEW BUILD WAREHOUSE</b></p> <p>1,500 sf warehouse, 12'- 14' sidewalls, 10' - 12' overhead doors &amp; fenced storage yard. (3) units still available.</p> <p>Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p><b>LEASED</b></p> <p><b>MORE SPACE AVAILABLE</b></p>	<p><b>1769 Avondale AVONDALE CENTER</b></p> <p>Looking for a good retail center for your business? Avondale Center has space from 1,920 sf - 16,147 sf available. This is a good neighborhood center with competitive lease rates. \$2.67/sfNNN (NNN's include taxes, insurance, and cam). Several of the spaces are currently being remodeled with new flooring, paint, and restrooms. Spaces can be combined. The largest combination available is 16,147 square feet. Suite 1739 - Church suite holds approximately 145 in the sanctuary</p> <p>Sheril Blackburn sheril@gwamarillo.com</p>		
 <p><b>LEASED</b></p> <p><b>MORE SPACE AVAILABLE</b></p>	<p><b>7701 SW 81st HODGES BUSINESS PARK</b></p> <p>2,000 sf leased. The property is new construction warehouses w/5,000 sf buildings which can be divided to 1,250 - 5,000 sf spaces. (2) units available for lease. \$600 - \$1,000 per month</p> <p>Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p><b>LEASED</b></p> <p><b>MORE SPACE AVAILABLE</b></p>	<p><b>600 S Tyler FIRSTBANK SOUTHWEST TOWER</b></p> <p>Several office leases have been negotiated. The FirstBank Southwest Tower is ground zero for downtown business activity. Class A office space w/ best views in the Texas panhandle.</p> <p>Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p><b>LEASED</b></p> <p><b>MORE SPACE AVAILABLE</b></p>	<p><b>6661 Canyon Drive I-27 BUSINESS CENTER</b></p> <p>Sheril recently completed the lease of 2,000 sf. and has (2) 2,000 sf units coming available 4/1/23. Each unit has office, showroom, retail space with warehouse in rear.</p> <p>Sheril Blackburn agent@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>2918 SW 6th RETAIL ON ROUTE 66</b></p> <p>1,950 sf retail property near Golden Light, Smokey Joes, El Bracero on Route 66, a heavy walking retail corridor. This property has a private parking lot &amp; good signage.</p> <p>Gabe Irving, CCIM gabe@gwamarillo.com</p>