

# AVAILABLE

## GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

### GWAMARILLO.COM

# 806-373-3111



# November 2023

# NEW LISTINGS

### SALE



### Mid Country, Bushland TX PLATTED LOTS

112 platted residential lots on 147 acres, adjacent to the Mid-Country Estates in Bushland, Texas. No zoning restrictions in unincorporated Randall County. \$1,990,000 (\$17,700 /lot)

J. Gaut CCIM, SIOR [j@gwamarillo.com](mailto:j@gwamarillo.com)

### SALE



### Loop 335 South DEVELOPMENT LAND

Prime 40+ acres situated in front of the 'Storybook Estates' residential project, where construction is already underway, this property offers 10 lots ranging from 1 - 10 acres at \$3/sf and located outside of city limits

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

### 13511 Indian Hill Road LARGE WAREHOUSE

27,178 SF of industrial space at \$9,000/month. Zoned OCL - Outside City Limits. Exceptional industrial property w/ large warehouse, office building, and more. Easy I-40 access.

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



### LEASE

### 100 S. Lincoln WAREHOUSE SPACE

14,400 SF warehouse in Downtown Amarillo. Dock high building, 13.5' ceiling, 11.5' clearance, 3 overhead doors. Office space, 2 lots for parking. Zoning: II. \$4,000/month. Located near Amarillo Civic Center.

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



### LEASE

### SALE/LEASE



### 10300 W. Interstate 40 CAMPING WORLD

Impressive commercial property! \$11.5M sale price, \$16/sf/yr lease rate. 50,790 SF building on 6.46 acres. Prime I-40 West location near Loop 335.

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



### LEASE

### LEASE



### 3620 S. Western SMALL OFFICE

1,131 SF, \$1,950/mo (MG). Ideal for small businesses. Features 4 offices, reception, ADA restroom, full kitchen, & modern design. centrally located on Western near 45th with easy access to I-40 and I-27.

Kristen Chilcote [kristen@gwamarillo.com](mailto:kristen@gwamarillo.com)

### 2503 SW 45th WAREHOUSE W/OFFICE/RETAIL

8,000 sf in a high-traffic area features 1,800 SF of office & retail space at the front & 6,000 SF of open space at the rear. Three offices, break room, two restrooms, & is fully heated and cooled. \$625,000.00

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



### SALE

### 601 S. Travis BODY SHOP READY

Clear span w/ fully operational paint booth in place. It features 16 sidewalls & 14' X 12' OH door, dividing the warehouse into (2) spaces. Fenced w/ electric gate, (2) heaters, compressor, surveillance cameras, & restroom. \$3,500/month

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



### LEASE

### 7501 Wallace Blvd CLASS A MEDICAL SPACE

Class A Medical Facility: 44,494 SF for lease. \$33.00/SF/yr (NNN) in PD Zoning. Features ICU, hospital, imaging area, kitchen, and more. Ideal for medical professional.

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



### LEASE

### 905 S. Fillmore GOLDEN SPREAD CENTER

Prime downtown Amarillo office space. 1,354 - 5,448 SF \$15.50 - \$16.50 SF/yr (Full Service). Class A space with covered parking, full-service bank, and convenient access.

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



### 702 S. Pierce DOWNTOWN CORNER LOT

14,375 SF lot in downtown Amarillo w/ CB zoning. Ideal for commercial or residential development. Frontage on both Pierce St & SE 7th, Highly visible w/ heavy foot traffic, near the new Potter County Courthouse, \$295,000

J. Gaut CCIM SIOR [j@gwamarillo.com](mailto:j@gwamarillo.com)



### SALE

### 800 S. POLK FIRST FLOOR OFFICE

Versatile 6,279 SF Space for Lease at \$21.50/SF/yr (Full Service) in CB Zoning. Ideal for businesses with reception, offices, and more!

Cathy Derr, CCIM [cathy@gwamarillo.com](mailto:cathy@gwamarillo.com)



### LEASE

### 600 S. Tyler FIRSTBANK SOUTHWEST TOWER

Prime Class A office space with stunning views in Amarillo's heart. Sizes from 304 to 9,800 sq ft. Enjoy amenities like covered parking, 24/7 security, coffee shop, and more!

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



### LEASE

### 2301 S. Western MULTI USE BUILDING

4,176 SF property for lease at \$4,176.00/mo. (NNN). LC zoning. Formerly a spa/salon, ideal for offices or medical use. Open reception, offices, waiting area, retail space, kitchen, 12 treatment rooms, storage, 4 restrooms, & ample parking.

Cathy Derr CCIM [cathy@gwamarillo.com](mailto:cathy@gwamarillo.com)



### LEASE

# AVAILABLE

**GAUT · WHITTENBURG · EMERSON**  
Commercial Real Estate

**GWAMARILLO.COM**

**806-373-3111**

# November 2023

# DONE DEALS



**LEASED**



**18901 19th STORAGE UNITS/WAREHOUSE**  
(1) unit leased. Located in Bushland. Each unit has a 12' x 14' overhead door and walk through door. Easy access from I-40 & Bushland Road

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

**LEASED**



**1002 S Georgia RETAIL BUILDING**  
3,111 sq. ft. retail building situated on a generous 17,859 sq. ft. lot. This prime location is on Georgia Street, just south of Plains Boulevard, and boasts General Retail zoning.

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

**1616 S Kentucky WELLINGTON OFFICE PARK**

Leased 2,382 sq ft 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)



**8500 SW 81st HERITAGE BUSINESS PARK**  
1,200 square feet at Heritage Business Park. Great location! Central heat & air, 220V, 3 phase, 14' doors. Contact us today!

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



**LEASED**



**1401 NE 24th RETAIL BUILDING**  
1,998 sf building on NE corner of 24th & Mirror. Tenant will be remodeling and opening soon.

Cathy Derr, CCIM [cathy@gwamarillo.com](mailto:cathy@gwamarillo.com)

**LEASED**



**7410 Golden Pond OFFICE CONDO**  
Sheril Blackburn represented the Tenant in the leasing of 1,085 sf office condo near 45th & Coulter.

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

**7701 SW 81st HODGES BUSINESS PARK**

1,250 sf warehouse leased. 14' OH doors. Great affordable warehouse development located near Greenways, Westover, Heritage Hills, & Windsor additions.

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



**3350 Olsen OFFICE|RETAIL|WAREHOUSE**  
1,488 sf 2 private offices, an open work area, restroom, and warehouse in back. Has vinyl plank wood floors in the office area. Rear warehouse has a 12' x 12' grade level door. Move-in ready.

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



**LEASED**



**8951 FM 2219 FOUR CORNERS BUSINESS PARK**  
Gabe accessfully extended a lease for a 2,400 sf. Located near FM 2219 & Soncy, adjacent to several residential developments, & 1 mile from I-27 & located outside the city limits.

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

**LEASED**



**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)



Please share your commercial real estate experience with us by leaving us a review!



visit this link: [https://g.page/r/CW395Dr9ynx\\_EB0/review](https://g.page/r/CW395Dr9ynx_EB0/review)  
or scan the QR code above

