

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### NEW LISTINGS - OCTOBER 2021



**FOR SALE**

#### 2017 Mirror LAND

25,164 sf at the corner of N Mirror & NE 24th Ave. 146' frontage on NE 24th & 171' frontage on N Mirror. Zoned GR - General Retail. \$80,000

Jeff Gaut &  
J. Gaut, CCIM, SIOR



**FOR SALE**

#### Housing Complex

#### INVESTMENT PROPERTY

12 (2 & 3 bedroom) houses on 17.33 acres at Paradise Ranch Development. Beautiful landscaping & country living. Located between Bushland & Wildorado. 100% occupied. \$1,200,000 PRICE REDUCED!

Cathy Derr, CCIM  
cathy@gwamarillo.com



**FOR LEASE**

#### 11807 I-27

#### CHOICE BUSINESS PARK

1,207 sf between McCormick & Sundown. High traffic area (40,419 cars/day). 29' x 42' bldg w/ 12' x 14' overhead door, & large shared storage yard.

Gabe Irving, CCIM  
gabe@gwamarillo.com



**FOR LEASE**

#### 6900 I-40 West

#### THE ATRIUM AT COULTER RIDGE

1,172 - 1,395 sf just off I-40 on the frontage road, in high traffic area. Included amenities: key card access, security cameras, new LED lighting, new parking lot lighting, & professionally managed by Gaut Whittenburg Emerson Property Management. Call for Rates.

Aaron Emerson, CCIM, SIOR



**FOR SALE**

#### 6031 W Amarillo Blvd LAND

9,147.6 sf directly across from the VA Hospital. High visibility from Amarillo Blvd. +/- 50' frontage & 180' depth. Zoned GR - General Retail. \$70,000

Miles Bonifield  
miles@gwamarillo.com



**SALE/LEASE**

#### 3312 SW 45th Ave

#### WAREHOUSE W/ OFFICE

7,708 sf on 45th Ave, just west of I-27. In a center location w/ a newer roof. Includes: 6 offices, 2 restrooms, 2 overhead doors, floor drain, & fenced yard. Zoned LC - Light Commercial. \$375,000 or \$3,860/mo.

Miles Bonifield  
miles@gwamarillo.com



**FOR LEASE**

#### 600 S. Tyler

#### FIRSTBANK SOUTHWEST TOWER

338 - 10,699 sf class A office spaces available in the heart of Downtown Amarillo w/ beautiful views. Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barber shop, & on-site management. \$16.50 - \$18.64/sf/yr.

Aaron Emerson, CCIM, SIOR



**FOR LEASE**

#### 1838 S Georgia OFFICE

3,342 sf office building just south of I-40 along Amarillo's busiest retail corridor. Easy access from Georgia, I-40, & Wolflin. Includes: pole signage, 2 covered drive up bank teller windows, 19 parking spaces, & 150' frontage on Georgia St. Zoned GR - General Retail. \$8,500/mo.

J. Gaut, CCIM, SIOR j@gwamarillo.com



**FOR SALE**

#### 1619 S Kentucky

#### WELLINGTON SQUARE

104,531 sf Class A office / retail building situated on 9.26 acres at the intersection of I-40 & Georgia. Currently 76% occupied. High traffic area. Zoned PD - Planned Development. 7% cap rate. \$7,500,000

Cathy Derr, CCIM  
cathy@gwamarillo.com



**FOR SALE**

#### I-40 West LAND

5 acres on south I-40 frontage road between Amot & Hope Rd. High traffic location w/ traffic heading to & from the Cadillac Ranch on frontage road. +/- 270' of frontage on I-40 Frontage Rd. \$653,400

Miles Bonifield  
miles@gwamarillo.com



**FOR LEASE**

#### 1900 S Coulter Suite H OFFICE

1,981 sf in Coulter Professional Center. BSA Hospital is 1/8 mile north on Coulter & Northwest Texas Hospital is 1/2 mile north on Coulter. Includes: waiting room, 4 exam rooms, 2 restrooms, large office, & breakroom. Zoned PD - Planned Development. \$2,800/mo. Miles Bonifield miles@gwamarillo.com



**FOR LEASE**

#### 2001 - 2335 S Georgia WOLFLIN VILLAGE

1,671 - 2,730 sf retail space located 1 mile south of I-40, in a prime retail area. Some current tenants include: Office Depot, Starbucks, Jason's Deli, Talbot's & many more. Last renovated in 2018. Zoned GR - General Retail & LC - Light Commercial. \$15 - \$20/sf/yr. Ben Whittenburg ben@gwamarillo.com



**FOR SALE**

#### W Sandlewood Dr, Pampa TX LAND

15.14 acres located on Sandlewood Dr, between Hobart & Crest Rd. Surrounding businesses include: Walmart, GNC, Cato's Fashion, Sally's Beauty Supply, Niva Nail Salon, Toot N' Totum, Hobby Lobby, Burkes Outlet, Ollie's Bargain Outlet. \$300,000

J. Gaut, CCIM, SIOR j@gwamarillo.com



**FOR SALE**

#### Big Texan Rd & SE 3rd St LAND

6.87 acres at the hard corner of SE 3rd Ave & Big Texan Rd. Flat land ready for development w/ easy access to I-40. +/- 430' frontage on Big Texan Rd & +/- 630' frontage on SE 3rd. Great land for a lay yard. Zoned HC - Heavy Commercial. \$95,620

Miles Bonifield  
miles@gwamarillo.com



**FOR LEASE**

#### 12609 Indian Hills Rd LAND

2.5 acres located on Indian Hills Rd, just west of Hope Rd w/ visibility from I-40. 133' frontage on Indian Hills Rd. Partially fenced. \$700/mo.

Miles Bonifield  
miles@gwamarillo.com



**FOR LEASE**

#### 301 S Polk St THE AMARILLO BUILDING

250 - 3,770 sf office space located at 3rd & Polk St. Newly renovated common areas, onsite bldg. engineer, walking distance to many restaurants, conference room, great tenant mix, & onsite owners Kevin & Ginger Nelson. \$14.50 - \$15/sf/yr.

Aaron Emerson, CCIM, SIOR



**FOR SALE**

#### Hollywood Rd at Western St LAND

15.12 total acres on the northwest corner of Western & Hollywood Rd. 705' frontage on Hollywood Rd (Loop 335). High traffic area.  
Lot 1: 2.38 acres \$16/sf. Lot 2: 1.37 acres \$10/sf. Lot 3: 1.37 acres \$10/sf. Lot 4: 10 acres \$3/sf.

Jeff Gaut & J. Gaut, CCIM, SIOR



**FOR SALE**

#### Lowes Outparcel Land BUILD TO SUIT LAND

9.82 acres located in front of Lowes Home Improvement, just south of the Gem Lake Rd/ Amarillo Blvd West intersection. Includes large sign along Amarillo Blvd. City water & sewer access the site. Zoned GR - General Retail. \$7.25/sf (can be divided)

Ben Whittenburg ben@gwamarillo.com

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### DONE DEALS - OCTOBER 2021



**SOLD**

#### **6100 Hollywood Rd LAND**

1.33 acre on the northside of Hollywood Rd/ Loop 335, between I-27 & Bell. 162' frontage on Hollywood & an access drive to/from Viking Dr.

Sale negotiated by  
**Ben Whittenburg**  
ben@gwamarillo.com



**SOLD**

#### **2401 Pullman Rd LAND**

39.9 acres just off I-40 West. Great location close to the airport w/ easy access from I-40 & Pullman Rd.

Sale negotiated by  
**Miles Bonifield**  
miles@gwamarillo.com



**LEASED**

#### **3318 S Georgia WESTHAVEN VILLAGE**

4,731 total sf at the intersection of Georgia & 34th. Includes 2 Pylon signs & ample parking. High traffic area (37,764 cars/day). Zoned GR - General Retail

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



**LEASED**

#### **34th & Coulter SUMMIT SHOPPING CENTER**

1,500 sf retail space in high traffic retail center. Located at 34th & Coulter.

Lease negotiated by  
**Ben Whittenburg for Landlord & Miles Bonifield for Tenant**



**SOLD**

#### **5807 S Georgia RETAIL PAD**

.81 acre pad site in a developing area with several established neighborhoods and new ones nearby. City utilities serve the property.

Sale negotiated by  
**Ben Whittenburg**  
ben@gwamarillo.com



**SOLD**

#### **808 & 810 N Lincoln MULTI-FAMILY PROPERTY**

13,647 sf. Located just off Amarillo Blvd East. At the corner of N Lincoln & NE 9th St. Zoned LC - Light Commercial.

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



**LEASED**

#### **6801 S Bell RETAIL**

3,000 sf on Bell St, between Arden Rd & Hillside. High traffic area (18,926 cars/day). Zoned GR - General Retail.

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



**LEASED**

#### **1303 A Avenue WAREHOUSE**

4,800 sf at the intersection of NE 13th & A Avenue. Includes: Two overhead doors 12' x 12' 20' x 20' office. Zoned L-1 - Light Commercial.

Lease negotiated by  
**Miles Bonifield & Bo Wulfman, CCIM**



**LEASED**

#### **1619 S Kentucky Suite E-526 WELLINGTON SQUARE**

7,454 sf in busy retail/office center at the intersection of I-40 & Georgia. Beautiful courtyard & mature landscape in the center of the property. Zoned PD - Planned development.

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



**LEASED**

#### **1408 S Jefferson OFFICE**

343 sf at the intersection of SW 15th & Washington, in Downtown Amarillo. Office space w/ reception, ample parking, & great signage. Zoned GR - General Retail.

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



**LEASED**

#### **7765 Longoria WAREHOUSES**

9,000 total sf in 5 warehouses located 1/2 mile to I-27 & McCormick & 1/2 mile from Soney & McCormick. Includes: 10' overhead doors, 12' sidewalls, restroom, & fenced storage yard.

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



**LEASED**

#### **512 SE 11th & 1008 S Lincoln WAREHOUSE**

4,352 sf on the SW corner of 11th & Lincoln. Visible from Buchanan at the entrance to downtown Amarillo. Includes: overhead doors, office space, reception, & fenced yard. Zoned CBD - Central Business District.

Lease negotiated by  
**Gabe Irving, CCIM**



**LEASED**

#### **7701 SW 81st Unit 730 WAREHOUSE**

1,000 sf new construction located near Coulter St, Soney Rd, & Loop 335 to I-27. Outside City Limit.

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



**LEASED**

#### **5601 I-40 West ZACHARY PLAZA**

13,375 sf on Enterprise Circle just off of I-40 & Bell. Significant I-40 frontage signage & Bell St signage. Professionally managed by Gaut Whittenburg Emerson CRE.

Lease negotiated by  
**Aaron Emerson, CCIM, SIOR**  
aaron@gwamarillo.com



**LEASED**

#### **600 S Tyler, Suite 107 FIRSTBANK SOUTHWEST TOWER**

5,665 sf office space. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.

Lease negotiated by  
**Aaron Emerson, CCIM, SIOR**  
aaron@gwamarillo.com



**LEASED**

#### **18901 19th, Bushland TX WAREHOUSE**

1,000 sf shop in fast growing Bushland. Just off I-40 & Bushland Rd. Outside city limit.

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



**LEASED**

#### **5801 I-40 West, Suite 108 OFFICE**

750 sf just off the SE corner of I-40 West and Bell, directly east of Donut Stop and Chase Bank. High traffic area (51,898 car/day). Newly remodeled with new flooring, paint, and counter tops.

Lease negotiated by  
**Ben Whittenburg**  
ben@gwamarillo.com



**LEASED**

#### **4614 Maverick FLEX WAREHOUSE**

1,600 sf on Maverick St between Prairie Ave & Howell St. Includes: fenced yard, ample parking, overhead door, & ADA restroom. Zoned LC - Light Commercial.

Lease negotiated by  
**Miles Bonifield**  
miles@gwamarillo.com