

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - SEPTEMBER 2022

FOR SALE



7469 Pennsylvania
INVESTMENT OPPORTUNITY
4,197 sf new construction building leased to Mariner Wealth Advisers. Leased west of Coulter between 45th & Hillside Rd. NOI: \$84,368 with 6% cap rate. NNN lease.
Zoned GR - General Retail. 1,400,000
Miles Bonifield
miles@gwamarillo.com

FOR SALE



4341 & 4381 Canyon Dr
RV'S.COM BY CAMPING WORLD
37,681 sf of building space sitting on 4.84 acres on Canyon Drive, between S. Georgia & SW 45th. Consists of a mix of retail, office, warehouse, service, & covered lot space.
Zoned HC - Heavy Commercial.
\$3,500,000
Ben Whittenburg ben@gwamarillo.com

FOR LEASE



5501 Enterprise Circle
STAND ALONE OFFICE
3,632 sf on Enterprise Circle at I-40 & Bell. Former bank drive-up. I-40 Signage & Bell Signage available.
Zoned PD - Planned Development.
\$20 sf/yr. (Full Service).
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com

SALE/LEASE



2203 S Austin
HIGH-END RESTAURANT
4,154 sf adjacent to Wolflin Village Shopping Center. 162' occupancy w/ covered patio, ample parking, security cameras, & some restaurant equipment. \$775,000 or \$15 sf/yr. (NNN)
Cathy Derr, CCIM
cathy@gwamarillo.com

FOR SALE



2200 SE 27th
LAND
3 acres at the SE corner of 27th & Osage, 1/2 mile south of I-40. High traffic area (26,817 cars/day) on Osage. Owner will consider dividing or a ground lease. Zoned GR - General Retail.
\$12.50/sf.
Ben Whittenburg
ben@gwamarillo.com

FOR LEASE



4722 S Western St
OFFICE
2,800 sf at 47th & western just north of I-27. High traffic area (19,235 cars/day) on Western. Easy access with parking in front. Includes: 7 offices, 2 restrooms, conference room, reception area, storage room, & kitchen. \$12 sf/yr.
Jeff Gaut jeff@gwamarillo.com

FOR LEASE



8005 SW 34th
OFFICE
3,816 sf on the southwest side of 34th between Coulter & Sony. Remodeled office bldg. includes: 3 offices, 2 restrooms, & fireplace. Landlord pays water. Tenant pays electrical & gas.
Zoned PD - Planned Development. \$1,600/mo.
Miles Bonifield
miles@gwamarillo.com

FOR LEASE



5208 S Western
INDUSTRIAL / RETAIL
1,500 - 2,000 sf on Western, near I-27. Includes: large office/showroom, 1 ADA restroom, & heated warehouse w/ overhead door.
Zoned GR - General Retail.
\$12.00/sf/yr.
Miles Bonifield
miles@gwamarillo.com

FOR SALE



6500 W Amarillo Blvd
OFFICES W/ CLASSROOMS
26,410 sf on 20.99 acres. Includes office space, classrooms, break room, shop w/ grade level door & auditorium. Land & buildings can be sold separately. Zoned PD for Office & Medical Office.
\$5,495,000
Ben Whittenburg
ben@gwamarillo.com

FOR SALE



6610 W Amarillo Blvd
OFFICES W/ LAB
23,470 sf on 9 acres at Amarillo Blvd & Killgore Dr. Includes office & lab spaces, w/ several small rooms & a shop area. Zoned PD for Office & Medical Office. \$2,150,000
Ben Whittenburg
ben@gwamarillo.com

AVAILABLE FOR LEASE



1915 S Washington
RETAIL
1,500 sf at the SE corner of I-40 & Washington w/ easy access to & from I-40. Includes: large retail area, storage or kitchen area, & 2 restrooms. Zoned GR - General Retail.
\$2,250 /mo. + (\$550/mo. NNN)
Ben Whittenburg & Sheril Blackburn

SALE/LEASE



6600 Killgore Dr
BIVINS POINTE
129,593 sf on 14.5 acres at 9th Ave & Killgore Dr. Class A healthcare facility ready for occupancy. Property can be divided. Consists of 107,723 sf main facility, 13,771 sf culinary center, & 8,100 sf storage warehouse. Zoned - Office/Medical Office.
Call For Pricing!
Ben Whitten@gwamarillo.com

FOR SALE



Hollywood & Helium
LAND
9.4 acres on the hard corner of Hollywood & Helium in the Grey Hawk area. 1 mile south of the new West Plains High School. Outside the city limits. 625' frontage on Hollywood. \$15/sf
Miles Bonifield
miles@gwamarillo.com

FOR LEASE



1001 SE 3rd
ARCHITECTURAL OFFICE
815 sf unique one of a kind office in Downtown Amarillo. Includes: 1 large open office, restroom w/ shower, & sound proof windows & insulation.
Zoned I-1 Light Industrial.
\$1,750/mo. (full service lease)
Miles Bonifield & Cathy Derr, CCIM

FOR LEASE



1306 NE 3rd Ave
RETAIL
1,200 sf on NE 3rd, between Mirror St & Houston St. Formerly known as Red Rock Saloon. Includes large fenced yard & ample parking. Tenant pays utilities. Zoned H-2 - Heavy Industrial. \$950/mo.
Cathy Derr, CCIM
cathy@gwamarillo.com

SALE/LEASE



3333 SE 3rd
WAREHOUSE W/OFFICE
+/- 25,254 sf warehouse & 3,000 sf office located at the intersection of S Grand & SE 3rd. Warehouse includes: 3 temp controlled areas, (2) grade level doors, & 1 dock high door. Office includes: recep. area, 4 offices, restrooms, confer. room, & more. 1,300,000 or \$4 sf/yr.
Bo Wulfman, CCIM bo@gwamarillo.com

FOR SALE



Amarillo Blvd & Folsom Rd
DEVELOPMENT LAND
20,037 sf at the southwest corner of Amarillo Blvd & Folsom Rd. High traffic area (13,243 cars/day). City water & sewer available. 175' frontage on Amarillo Blvd & 170' frontage on Folsom Rd. Ideal for warehouse or mobile home development.
Zoned I-1 - Light Industrial. \$35,000
Gabe Irving, CCIM gabe@gwamarillo.com

FOR LEASE



1102 I-40 West
EXECUTIVE OFFICE
300 sf at the northwest corner of I-40 & Washington. \$500/mo.
Jeff Gaut
jeff@gwamarillo.com

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

DONE DEALS - SEPTEMBER 2022

SOLD

46th & Georgia (0 Hardin)
LAND
1.34 acres just east of Georgia St off of SW 45th. Easy access to I-27 & Georgia St. 430' of frontage on 45th/46th. Zoned PD - Planned Development.

Sale negotiated by
Miles Bonifield
miles@gwamarillo.com

LEASED

5601 I-40 West
ZACHRY BUILDING
1,847 sf on I-40 & Bell. Class A office building w/ great signage, significant green area for employees, & easy access from I-40 East & I-40 West.

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

SOLD

716 I-40 West
BIG BOX RETAIL
57,149 sf at the NE corner of I-40 & Washington w/ great signage, significant green area and visibility. High traffic area (65,767 car/day) on I-40. Open layout with 2 bay dock & ramp for deliveries. Zoned PD - Planned Development.

Sale negotiated by
Ben Whittenburg

LEASED

7684 SW 81st, Suite 700
81ST STREET BUSINESS PARK
1,500 sf new construction warehouse, just west of Coulter St. 1 mile to Soncy & 1/2 miles to Hollywood (Loop 335) or Arden Rd. Includes 14' overhead door & fenced storage yard.

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

SOLD

600 Amarillo Blvd West
BAR / LOUNGE
1,664 sf located on Amarillo Blvd, between N Monroe St & N Madison St. Includes: large open space, 2 restrooms, 1 dry storage/kitchen w/ 3 hole sink. 139' frontage on Amarillo Blvd. Zoned LC - Light Commercial.

Sale negotiated by
Cathy Derr, CCIM

LEASED

5512 Gem Lake Rd, Suite 100
THE FORUM AT GEM LAKE
1,650 sf in a prime retail center located on Gem Lake Rd, adjacent to United Supermarket. Leased to Abbie Normals Pizza.

Lease negotiated by
Ben Whittenburg for the Landlord & Jeff Gaut for the Tenant

SOLD

College Ave, Forney TX
DEVELOPMENT LAND
3.09 acres on College Ave in Forney TX. 1,069' frontage w/ access along the north side. Great location for medical office or financial use.

Sale negotiated by
J. Gaut, CCIM, SIOR
j@gwamarillo.com

LEASED

301 S Polk
THE AMARILLO BUILDING
1,047 sf on Polk St in Downtown Amarillo. Includes: newly renovated common areas, on-site management, conference room, & on-site owners.

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

LEASED

200 Westgate Pkwy
WESTGATE PARK CENTER
1,037 sf retail space just off Soncy on Westgate Parkway. Leased to Luv-Ly Wear Boutique.

Lease negotiated by
Bo Wulfman, CCIM for the Landlord & Sheril Blackburn for the Tenant

LEASED

1001 N Forest
FLEX WAREHOUSE
12,000 sf just north of the Amarillo Blvd & Western St. intersection. Includes: 3 dock high overhead doors, 2 trailer high overhead doors, 2 restrooms, & 14' high ceilings.

Lease negotiated by
Bo Wulfman, CCIM & Miles Bonifield

SOLD

2700 S Western, Suite 300
OLSEN PLAZA
1,590 sf in the Olsen Plaza on Western St. Includes: 3 offices w/ fireplaces, 1 restroom w/ shower, reception area, & breakroom w/ sink.

Sale negotiated by
Bo Wulfman, CCIM for the Seller & Miles Bonifield for the Buyer

LEASED

18901 19th, Suite 200, Bushland
INDUSTRIAL
1,000 sf outside city limits in Bushland, w/ easy access to I-40. Unit includes 12' x 14' overhead door, walk through door, & foam insulated.

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

SOLD

I-27 & Coulter, Lot F
LAND
1.6 acres west of I-27 & north of McCormick, outside the city limits. 2 miles to Amarillo City Limits & 4 miles to Canyon City Limits. High traffic area (40,419 cars/day) on I-27.

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

LEASED

1619 S Kentucky, Suite A505
RETAIL
508 sf at the intersection of I-40 & Georgia. Includes: ample parking, mature landscaping, & beautiful courtyard.

Zoned PD - Planned Development.
Lease negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com

SOLD

Lakeside Dr & NE 24th
DEVELOPMENT LAND
541 acres in East Amarillo on East Loop 335, 3 miles north of the I-40 & Loop 335 intersection. City Water & Sewer Service is accessible. Immediately adjacent to the new Amazon Distribution Center to the south.

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

LEASED

600 S Tyler
OFFICE
3,352 total sf office space at 6th St & Tyler in Downtown Amarillo. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.

Lease negotiated by
Aaron Emerson, CCIM, SIOR

SOLD

Arnot Rd
DEVELOPMENT LAND
671 acres located southwest of Amarillo, just off of Hollywood Rd on Arnot Rd. Sold to a local developer.

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

LEASED

905 S Fillmore
GOLDEN SPREAD CENTER
4,578 total sf in Downtown Amarillo. Includes: surface & covered parking, full service bank, walking distance to Hodgetown Ballpark & convenience store, & on-site owner.

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

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