

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - JULY 2021

FOR SALE

Western St
Loop 335

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/psf. **Lot 2:** 1.37 acres \$10/psf. **Lot 3:** 1.37 acres \$10/psf. **Lot 4:** 10 acres \$3/psf.

Jeff Gaut & J. Gaut, CCIM, SIOR

FOR SALE

Western St

6700 Western LAND

18 total acres on Western adjacent to Spicy Mike's BBQ. High traffic area: 5,076 cars/day & 875' frontage on Western. Zoned R-1-Residential 1.
Lots 1-5: \$6/psf
Lots 6-7: \$2/psf.

Jeff Gaut & J. Gaut, CCIM, SIOR

FOR LEASE

5411 McCormick WAREHOUSE

9,960 sf on McCormick between Bell St. & Palo Pinto, 1 mile from I-27. Outside city limit. Solid fenced yard. Includes: 1,500 sf office w/ recep. area, confer. area, 2 offices, & break room. Warehouse includes: (4) 10' x 12' overhead doors & 15' sidewalls. \$6,000/mo.

Gabe Irving, CCIM gabe@gwamarillo.com

FOR LEASE

3318 S Georgia WESTHAVEN VILLAGE

800 - 1,363 sf at the intersection of Georgia & 34th. Includes: 2 pylon signs & ample parking. High traffic area (37,764 cars/day). Hair salon ready spaces. Zoned GR - General Retail.
\$650 - \$995 /mo.

Gabe Irving, CCIM gabe@gwamarillo.com

FOR SALE

S Georgia St
SW 34th Ave

3401 S Georgia LAND

18,295 sf located at the corner of 34th & Georgia, adjacent from Toot N' Totum. Approximately 135' frontage on 34th & 135' frontage on Georgia. Zoned GR - General retail. \$315,000

Jeff Gaut jeff@gwamarillo.com

FOR SALE

W Sandelewood Dr
N Hobart St

W Sandelewood Dr, Pampa TX LAND

15.14 acres located on Sandelewood 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 LEASE

4211 I-40 Suite 101 OFFICE

3,313 sf located near I-40 & Western. High visibility & signage from I-40. Suites have floor to ceiling windows on all exterior walls, Shared restrooms on each floor. Zoned O - Office. \$4,417 /mo. (full service).

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

FOR LEASE

4514 Cornell St Suite B MEDICAL OFFICE

9,248 sf newly remodeled office adjacent to Amarillo Town Club, just off SW 45th & Bell. Includes: 16 exam rooms, 2 executive offices, 3 ADA restrooms, & covered parking. Zoned PD - Planned Development. \$11,250/mo.

Ben Whittenburg ben@gwamarillo.com

FOR SALE

3310 I-40 West OFFICE BUILDINGS

Bldg. 1 - 4,866 sf, 9 offices, recep. area, breakroom, restrooms, supply room, built-in cabinets, storage, & outdoor seating. **Bldg. 2** - 1,643 sf, 2 offices, breakroom, large multi-purpose room, & restrooms. Zoned LC - Light Commercial. \$1,100,000

Aaron Emerson, CCIM, SIOR

FOR SALE

Bent Tree Rd
S 45th

S Soncy & Bent Tree Rd LAND

5.71 acres at the intersection of 45th & Soncy Rd, next to Academy Sports & Outdoors. 135' frontage on Soncy Rd. Surrounding businesses: Pak A Sak, Dunkin Donuts, Sakura Japanese Steakhouse, & FirstCapital Bank of Texas. Zoned GR - General Retail. \$28 & \$12 psf

Bo Wulfman, CCIM

FOR LEASE

719 S Georgia RETAIL / WAREHOUSE

3,050 sf near to 6th St & Georgia St. Includes: 2 separate warehouse spaces, retail space w/ counter, & 1 restroom. High traffic area (15,409 cars/day). Good parking & outdoor storage. Central location to the city. Zoned LC - Light Commercial. \$1,500/mo.

Gabe Irving, CCIM gabe@gwamarillo.com

FOR LEASE

2414 Paramount Blvd RETAIL / OFFICE

2,000 sf on Paramount, between I-40 & 26th St. Large open retail area w/ offices in the middle, & storage in the back. Includes front parking w/ access to pole for additional visibility. Zoned LC - Light Commercial. \$2,000/mo.

Ben Whittenburg ben@gwamarillo.com

FOR LEASE

Soncy Rd
Westgate Parkway

200 Westgate Parkway WESTGATE PARK CENTER

1,037 - 12,589 sf just off Soncy Rd, adjacent to Westgate Mall. High traffic area (55,000 cars/day). Current Tenants: First Medical, Unknown Comic, Accents, T-Mobile, Any Lab Test, & Marble Slab. Zoned PD - Planned Development. \$14 - \$16 sf/yr

Bo Wulfman, CCIM bo@gwamarillo.com

FOR LEASE

Coulter St
Westgate Parkway

7203 I-40 West COULTER PLAZA

1,124 - 3,692 sf office/retail space located on the SWC of I-40 and Coulter Road immediately adjacent to east entrance of Westgate Mall. Surrounding businesses: Verizon, Hoffbrau Steakhouse, & Amarillo National Bank. Zoned GR - General Retail. \$8 - \$10 sf/yr. (NNN)

Bo Wulfman, CCIM

FOR LEASE

I-40 Frontage
Hansford Rd

6605 I-40 West Suite A-7 WESTRIDGE SHOPPING CENTER

1,000 sf office space between Coulter & Bell on I-40 Frontage Rd. High visibility from I-40 w/ signage available. Zoned GR - General Retail \$9.50 sf/yr NNN

Bo Wulfman, CCIM bo@gwamarillo.com

FOR LEASE

1410 S Washington RETAIL/OFFICE

Space 1: 300 sf w/ shampoo bowls, separate studio, washer and dryer and private bathroom. Leases for \$500/mo. **Space 2:** 500 sf w/ multiple shampoo bowls in place. Leases for \$800/mo. Located on 15th & Washington just 1 mile from Downtown Amarillo.

Jeff Gaut jeff@gwamarillo.com

FOR SALE

Soncy Rd
Arden Rd

Soncy & Arden Rd (NWC) LAND

4 acres at the intersection of S Soncy & Arden Rd. Property has 355' frontage on Soncy & 495' frontage on the future Arden Rd. City utilities completely access the property. Zoned GR - General Retail. \$13/sf or \$2,265,120

Ben Whittenburg ben@gwamarillo.com

FOR SALE

1104 East Amarillo Blvd FREE STANDING BUILDING

2,065 sf in northeast Amarillo. Local neighborhood bar / cocktail lounge. Includes nice bar area, pool table area, restrooms, & ample parking. Zoned LC - Light Commercial. \$250,000

Cathy Derr, CCIM cathy@gwamarillo.com

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Commercial Real Estate

DONE DEALS - JULY 2021

 <p>SOLD</p>	<p>I-20 & FM 2932 Mesquite, TX LAND 14.31 acres inside the city limits of Mesquite, TX. High traffic area (36,362 cars /day). 629' frontage on I-20 & 279' frontage on FM 2932. Not currently zoned. Sale negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com</p>	 <p>SOLD</p>	<p>3437 I-40 West DEVELOPMENT LAND 37,016 sf on the southeast corner of I-40 West & Western Plaza Drive. High traffic area (66,000 cars/day) on I-40. Zoned LC - Light Commercial. Sale Negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p>LEASED</p>	<p>7910 McCormick Unit 700 WAREHOUSE 2,400 sf located outside city limits, minutes away from Amarillo & Canyon. Flex space w/ interior buildout, restroom, 16' sidewalls, & 14' overhead doors. Lease Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>6801 S Bell RETAIL 1,500 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</p>
 <p>LEASED</p>	<p>2615 S Georgia WOLFLIN VILLAGE 1,671 sf retail space located 1 mile south of I-40, in prime retail area. Some current tenants include: Office Depot, Starbucks, Jason's Deli, Talbot's & many more. Lease Negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>SOLD</p>	<p>3318 S Georgia WESTHAVEN VILLAGE 1,578 sf on the southwest corner of Georgia & 34th Ave. High traffic area (37,764 cars /day). Ample parking (+/- 91 spaces) Zoned GR - General Retail. Sale Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>LEASED</p>	<p>1003 N Fillmore MULTI-USE BUILDING 1,750 sf at the corner of 10th & Fillmore. 100' frontage on Fillmore, former convenience store. Includes drive-thru. Zoned LC - Light Commercial. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>LEASED</p>	<p>1408 Jefferson Suite 116 OFFICE 859 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</p>
 <p>SOLD</p>	<p>719 S Georgia RETAIL / WAREHOUSE 3,050 sf located close to 6th street. Includes: 2 separate warehouse spaces, retail space, & 1 restroom. Zoned LC - Light Commercial. Sale negotiated by Miles Bonifield for the Seller & Gabe Irving, CCIM for the Buyer</p>	 <p>SOLD</p>	<p>2820 Virginia Circle FREE STANDING BUILDING 8,859 sf on Virginia Circle near Paramount & I-40. Large open area w/ several private rooms/offices, seating area w/ wet bar, 4 restrooms, kitchen, garage, & storage. Sale negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p>LEASED</p>	<p>601 Ross WAREHOUSE W/ OFFICE 24,300 sf located at the intersection of SE 6th & Ross St. Includes 14 overhead doors, paved lot, & fenced yard. Zoned HC - Heavy Commercial. Lease negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com</p>	 <p>LEASED</p>	<p>7701 SW 81st Unit 420 WAREHOUSE 3,000 sf new construction located near Coulter, Sony, & Loop 335 to I-27. Outside City Limit. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>SOLD</p>	<p>800 S Arthur WAREHOUSE W/ OFFICE 4,240 sf located near Downtown Amarillo. Warehouse is 100'x 40' w/ 2 overhead doors, office building, 2 extra storage buildings, & fenced yard. Zoned HC - Heavy Commercial. Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>SOLD</p>	<p>8351 Amarillo Blvd East WAREHOUSE 37,998 sf in 4 buildings at the intersection of Amarillo Blvd & Loop 335 (Lakeside). High traffic area (25,681 cars /day). Zoned I-1 Light Industrial Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>LEASED</p>	<p>18901 19th Unit 120 WAREHOUSE/ STORAGE 2,000 sf shop in fast growing Bushland. Just off I-40 & Bushland Rd. Outside City Limit. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>7910 McCormick Unit 300-400 WAREHOUSE 4,800 sf flex space with interior buildout, restroom, 16' sidewalls, & 14' overhead doors. Located outside city limit, minutes from Amarillo & Canyon. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>SOLD</p>	<p>801 SW 7th & 702 S Jefferson OFFICE BUILDING W/ LOT 4,751 sf building on 8,400 sf lot located on the southwest corner of SW 7th & Jefferson. Includes 8,400 sf lot on 702 S Jefferson. Zoned I-1 Light Industrial. Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>LEASED</p>	<p>3913 S Bell OFFICE 3,000 sf w/ high visibility on Bell with great signage. Zoned PD - Planned Development. Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>