

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - JULY 2020

 FOR SALE	7701 S. Coulter Retail 15,856 sf building on 2.04 acres located just south of Arden Rd. 8 classrooms, 15 restrooms, Commercial kitchen, sprinkler system, alarm system & Porte cochere entrance. Zoned GR- General Retail. \$3,150,000 Miles Bonifield	 FOR SALE	Coffee Street Apartments Investment Property 26 units (14,580 total sf) on 2 acres. 20 units in 3 two story apartments & 6 units in 3 duplexes. Landlord pays water, Tenant pays electric, & Duplex pays utilities. \$1,550,000. Cathy Derr, CCIM cathy@gwamarillo.com
 SALE/LEASE	2301 S. Western Street Retail 4,175 sf on 10,500 sf lot located adjacent to Western Crossing Center w/ easy access off I-40 & Western. Zoned LC-Light Commercial. \$600,000 or \$5,600 / mo. Cathy Derr, CCIM cathy@gwamarillo.com	 FOR LEASE	15724 - 15734 I-27 New Construction Warehouses (2) 2,400 sf bldgs. Each bldg. has (3) 14' x 14' overhead garage doors, office space, restroom, and fenced yard. Can be leased separately or as a pair. \$2,750/month. Ben Whittenburg ben@gwamarillo.com
 FOR SALE	807 N. Mississippi Land 26,475 sf lot located close to Tascosa and La Paloma developments, w/ easy access to Amarillo Blvd. Adjacent block could be combined for an entire city block. Zoned LC - Light Commercial. \$99,950.00 Ben Whittenburg ben@gwamarillo.com	 FOR SALE	NW corner of I-20 & FM 2932 Kaufman County, TX Land 6.6 acres located outside city limits of Forney & Mesquite. Property is paved on both sides, currently has no city utilities, & no zoning. Call today for price. J. Gaut, CCIM, SIOR j@gwamarillo.com
 FOR LEASE	3333 S. Coulter Coulter Forum- Retail 4,800 sf end cap space. Located on NE corner of 34th & Coulter. Includes office space and storage in the back. Zoned GR - General Retail. Call for rate. Ben Whittenburg ben@gwamarillo.com	 SALE/LEASE	7620 McCormick Warehouse 6,500 sf bldg. on 1.65 acre lot located south of Amarillo, outside of city limits. Includes 1,500 sf office space. Additional land is available. \$695,000 or \$5,000 / mo. Gabe Irving, CCIM gabe@gwamarillo.com
 FOR LEASE	4614 Maverick Warehouse 1,600 sf flex space. 12' x 14' overhead door, 16' sidewalls, 15' clearance. Good amount of parking & fenced yard. Zoned LC - Light Commercial. \$1,320/mo. Miles Bonifield miles@gwamarillo.com	 FOR LEASE	13480 FM 2590 Warehouse 2,500 sf space located at the corner of Sony & McCormick, near Wildflower Village. Space includes, 2 offices, 1 reception area, washer/dryer hook ups, & 12' overhead door. Outside city limits. \$1,500/mo. (+ utilities). Gabe Irving, CCIM gabe@gwamarillo.com
 FOR LEASE	4130 Business Park Office/Retail 1,550 sf space located south of Hillside on Western. Tenant pays utilities. Zoned LC - Light Commercial. \$825/mo. Cathy Derr, CCIM cathy@gwamarillo.com	 FOR LEASE	708 N. Hobart, Pampa Retail 6,850 sf bldg. on 31,363 sf lot. Located in the center of Pampa. Formerly known as Advanced Auto Parts. \$4,500/mo. Jeff Gaut jeff@gwamarillo.com
 FOR SALE	SW corner of I-20 & FM 2932 Kaufman County, TX Land 22 acres located inside the city limits of Mesquite. Property includes approximately 1,123' frontage & 36,362 cars per day on I-20. \$1.95/ sf. J. Gaut, CCIM, SIOR j@gwamarillo.com	 FOR LEASE	2600 S. Lincoln Warehouse 3,750 sf unit on 42,688 sf lot w/ 2 offices, 3 grade level overhead doors, 15' sidewalls & fenced yard. Zoned I-1 Light Industrial. \$1,600/mo. Miles Bonifield miles@gwamarillo.com
 FOR LEASE	2600 Paramount Offices Suite H-2: \$875.00 / month - 1,069 sf Reception area, 3 offices, break room & 2 restrooms Suite G -1 Courtyard: \$750.00 / month - 1,000 sf 3 offices, reception area, break room & storage. Tenant pays utilities. Cathy Derr, CCIM	 FOR LEASE	2730 Duniven Office/Retail 1,600 sf space located across from the Quick Quack & Home Depot in a high traffic area. Space includes 9 offices. Zoned LC- Light Commercial. \$1,100/ mo. Cathy Derr, CCIM cathy@gwamarillo.com
 FOR SALE	7701 SW 81st New Construction Warehouses (4) 5,000 sf bldgs. located outside the city limits, near Greenways, Westover and Windsor Additions. Bldgs. can be divided. 5,000 sf \$2,500/mo. or 2,500 sf \$1,250/mo. Gabe Irving, CCIM gabe@gwamarillo.com	 FOR SALE	South corner of I-20 & FM 2932 Kaufman County, TX Land 14.31 acres located inside the city limits of Mesquite. 629' frontage on I-20 & 279' frontage on FM 2932 in a high traffic area. \$2.95/ sf J. Gaut, CCIM, SIOR j@gwamarillo.com

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DONE DEALS - JULY 2020

 <p>SOLD</p>	<p>518 SE 10th Nu-Castle Diner 1,986 sf diner at 10th and Lincoln accompanied by .58 acres of land. Fully equipped kitchen with walk-in freezer and refrigerator included. Sale Negotiated by: Jeff Gaut for the Seller & Cathy Derr, CCIM for the Buyer</p>	 <p>SOLD</p>	<p>701 SE 10th Ave. Multi - use Building 13,436 sf bldg. on 16,100 sf lot located at the NE corner of SE 10th & Johnson in Downtown Amarillo. Consists of a three total levels. Sale Negotiated by: Ben Whittenburg for Seller & Miles Bonifield for Buyer</p>
 <p>LEASED</p>	<p>2203 S. Bell St. Suite 200 Retail 2,000 sf open floor plan space, located next to Divine Nails, in a high traffic area. Includes, restroom & storage. Visibility from I-40. Zoned PD - Planned Development. Lease Negotiated by: Cathy Derr, CCIM</p>	 <p>LEASED</p>	<p>7910 McCormick Suite 800 Warehouse 2,400 sf flex space w/ interior build out, restroom, 16' sidewalls, & 14' overhead doors. Located outside city limits, minutes away from Amarillo & Canyon. Lease Negotiated by: Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>SOLD</p>	<p>8705 S. Osage Warehouse 3,325 sf bldg. on 4.5 acres located outside city limits. Warehouse includes, living quarters, commercial kitchen, ADA restroom, Security system, & 4 bay shop. Sale Negotiated by: Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p>SOLD</p>	<p>200 N. Jackson Industrial 4,800 sf bldg. on 25,200 sf lot includes, 3 offices, conference room, kitchenette, restroom & 4 grade level overhead doors. Zoned I-1 Light Industrial. Sale Negotiated by: Miles Bonifield for Seller & Aaron Emerson, CCIM, SIOR for Buyer</p>
 <p>LEASED</p>	<p>1408 S. Jefferson Suite 109 Office Space 343 sf space move in ready w/ convenient parking (no parking meters), great signage, & all bills paid. Lease Negotiated by: Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>800 S. Polk Suite 103 Office Space 4,200 sf Historic Downtown property in Amarillo. Newly Renovated, class A space. Includes, 18' ceilings, terrazzo flooring, & adjacent secured parking lot. Landlord represented by: Cathy Derr, CCIM Tenant represented by: Bo Wulfman, CCIM</p>
 <p>SOLD</p>	<p>18901 19th Bushland, TX Warehouse 16,750 sf bldg. on 43,560 sf lot located outside city limits. 11 total units w/ walk through doors, & overhead doors. 6 units include restrooms. Seller represented by: Bo Wulfman, CCIM Buyer represented by: Gabe Irving, CCIM</p>	 <p>LEASED</p>	<p>8101 S. Soncy Warehouse 3380 sf bldg. on 14,000 sf lot located across from Heritage Hills & Hillside Terrace Estates. Easy access along Loop 335 to I-27, I-40 & Coulter. Lease Negotiated by: Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>LEASED</p>	<p>5801 I-40 West Suite 112 Office 750 sf space located just off the SE corner of I-40 West & Bell in a high traffic area. Front door parking & beautiful courtyard. Zoned PD - Planned Development Lease Negotiated by: Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASED</p>	<p>4714 NE 24th Office/ Distribution/ Warehouse 127,560 sf space located one mile from Loop 335 & NE 24th. Access controlled bldg. w/ 31 dock high doors & 3 grade level doors. Zoned I-1 Light Industrial. Lease Negotiated by: Bo Wulfman, CCIM bo@gwamarillo.com</p>
 <p>LEASED</p>	<p>8101 S. Soncy #160 Warehouse 1,200 sf bldg. (30'x40') w/ (2) 10' overhead doors, 14' sidewalls & restroom. Fully fenced parking w/ 3 gates. Located outside city limits. Lease Negotiated by: Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>SOLD</p>	<p>16847 High Country Warehouse 3,200 sf bldg. on 1.03 acre lot located outside city limits & easy access to I-27. Property includes, office space, overhead doors, & spray foam insulation. Sale Negotiated by: Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>LEASED</p>	<p>409 S. Lakeside Warehouse 4,500 sf bldg. on 45,825 sf lot w/ easy access to Loop 335, I-40, & SE 3rd Ave. Space includes, 2 offices, 2 restrooms, mezzanine storage, & fenced lot. Lease Negotiated by: Bo Wulfman, CCIM bo@gwamarillo.com</p>	 <p>LEASED</p>	<p>413 S. Lakeside Land 3.20 acres located adjacent to Pilot Truck Stop, w/ easy access to I-40. Zoned I-1 Light Industrial. 155' frontage on Lakeside & 900' depth. Lease Negotiated by: Bo Wulfman, CCIM bo@gwamarillo.com</p>
 <p>LEASED</p>	<p>18901 19th Bushland, TX Warehouse/ Storage unit 1,000 sf storage unit #190 in fast growing Bushland. Located just off I-40 & Bushland Rd. Outside city limits. Lease Negotiated by: Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>8101 Soncy Unit 300 Warehouse 3380 sf bldg. located across from Heritage Hills Development. 1,600+ home development & Elementary. Easy access along Loop 335. Lease Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>