

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - JULY 2022



FOR SALE
4101, 4105 Canyon & 4006 Bonham INDUSTRIAL
15,748 total sf in 3 bldg. Located at the corner of Canyon Dr / Bonham & I-27. **4101 Canyon Dr** - 3,348 sf, 4 OH doors, paint booth, & lift. **4105 Canyon Dr** - 6,000 sf, 4 offices, 2 shop areas, & 7 OH doors. **4006 Bonham** - 6,000 sf warehouse / office w/ kitchenette & 3 OH doors. \$1,600,000
Cathy Derr, CCIM cathy@gwamarillo.com



FOR SALE
Hollywood & Helium DEVELOPMENT 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
2623 Paramount Blvd, Suite 5 RETAIL /OFFICE
1,200 sf at the intersection of Paramount Blvd & Olsen Blvd. Includes: 3 offices, reception area, kitchenette, & restroom. Tenant pays utilities. Sublease for the remaining term ending on 07/31/2022. Zoned GR - General Retail.
\$1,100/mo.
Sheril Blackburn sheril@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 SALE
8513 N Broadway POTENTIAL INCOME PROPERTY
8 ac w/ House & RV /Mobile Park on Broadway just west of Dumas Hwy. Outside city limits. Includes: 5 wells on the property, house (1,598 sf), RV / Mobile Park (9 units), shop & storage building. \$495,000
Cathy Derr, CCIM cathy@gwamarillo.com



FOR SALE
1712 N Forest OFFICE W/ WAREHOUSE
3,750 sf in northwest Amarillo, just off Western by Tascosa Country Club. Includes: 1,838 sf office, 5 offices, break room, restroom, conference room, & 1,912 sf warehouse w/ 10' OH door. Racking available. Zoned I-1 Light Industrial. \$468,750
Bo Wulfman, CCIM bo@gwamarillo.com



FOR LEASE
701 SE 10th Ave RETAIL/OFFICE/WAREHOUSE
13,436 sf at the intersection of 10th & Johnson. Unique downtown space remodeled in 2020. Includes: 2 showrooms, work areas, loft area, warehouse space w/ 2 OH doors, 3 restrooms, & basement. Zoned CB - Central Business.
\$6,500/mo.
Miles Bonifield miles@gwamarillo.com



FOR LEASE
6605 I-40 West, Suite A-6 WESTRIDGE SHOPPING CENTER
1,000 sf office space between Coulter & Bell on I-40 Frontage Rd. High visibility from I-40 w/ signage. Zoned GR - General Retail. \$9.50 sf/yr
Bo Wulfman, CCIM bo@gwamarillo.com



Sheril Blackburn serves as a commercial real estate agent for Gaut Whittenburg Emerson. She has been with the firm since 2020 and has been of great value to numerous transactions during that time. She is proficient in lease and contract preparation, marketing, and client service.

She strives to provide the highest level of integrity & commitment to her clients. She is a member of the North Texas Commercial Association of Realtors as well as the National Association of Realtors.

Sheril grew up in Panhandle TX. She enjoys spending quality time with her two kids, as well as playing golf & tennis.

**WELCOME TO OUR TEAM
SHERIL!**

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DONE DEALS - JULY 2022

<p>SOLD</p> 	<p>11 Medical Dr MEDICAL OFFICE 3,600 sf retail space leased to The Designers Group Salon & Barber Shop. Located at just off Soney on Westgate Parkway. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>	<p>SOLD</p> 	<p>904 S Grant WAREHOUSE W/ OFFICE 26,712 sf on the corner of SE 9th & Grant. Includes 1,600 sf office space & 25,112 sf warehouse space w/ grade level & dock level overhead doors, & wood beams. Sale negotiated by Ben Whittenburg for the Seller & Miles Bonifield for the Buyer</p>
<p>LEASED</p> 	<p>1800 S Hughes OFFICE W/ STORAGE BLDG 1,505 sf office bldg & 1,472 sf storage bldg on westbound I-40 Frontage Rd, 1 block west of the I-40 & Washington intersection. Easy access to both I-40 east & west just 2 minutes from Downtown Amarillo. Zoned O-2 Office District 2. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p>LEASED</p> 	<p>206 S Arthur WAREHOUSE 7,263 sf at the intersection of SE 3rd & Arthur in Downtown Amarillo. Includes: clear span warehouse w/ 2 dock doors & 1 ramp, 2 offices, a vestibule, restroom, break room w/ sink & washer/dryer hookups. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>
<p>LEASED</p> 	<p>7910 McCormick Unit 700 INDUSTRIAL 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>8111 S Soney Unit 250 SONCY BUSINESS PARK 2,400 sf at Soney & SW 81st w/ easy access along Loop 335 to I-27, I-40 & Coulter. Includes: overhead door, central heat & air, 220V plugs, & 3 phase electric. Leased to Ama Techtel. Lease negotiated by Gabe Irving, CCIM for the Landlord & Bo Wulfman, CCIM for the Tenant</p>
<p>LEASED</p> 	<p>18901 19th, Bushland TX WAREHOUSE 6,000 total sf in 3 units located outside city limits in Bushland, w/ easy access to I-40. Units includes 12' x 14' overhead doors, walk through doors, & foam insulated. Great, tall storage for boats, RVs, & tractor trailers. Leases negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p>LEASED!</p> 	<p>10554 FM 2219, Unit 15 INDUSTRIAL 1,500 sf near Soney on FM 2219. West of Strawberry Fields, Four Corners, & other housing developments. Includes: spray foam insulated, 10' overhead door, & outside storage. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>LEASED</p> 	<p>7701 SW 81st, Unit 420 WAREHOUSE 3,000 sf close to the Greenways, Westover, & Windsor additions outside city limits. Includes: (2) 10' x 12' overhead doors, & fenced yard. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p>LEASED</p> 	<p>710 SE 3rd WAREHOUSE W/ OFFICE 10,122 sf at the intersection of SW 3rd & S Jefferson. Includes: 1,322 sf office, 8,000 sf warehouse, & 800 sf utility bldg. & large fenced storage yard. Zoned I-1 Light Industrial. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
<p>LEASED</p> 	<p>8951 FM 2219, Unit 100 WAREHOUSE 2,400 sf, one mile to I-27, near multiple housing developments outside the city limits. Includes 12' & 14' overhead doors, & outside storage. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p>LEASED</p> 	<p>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. Zoned GR - General Retail. Lease negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>
<p>LEASED</p> 	<p>2921 I-40 West, Suite 100 WOFLIN POINTE 1,150 sf on I-40 West, at the corner of I-40 & Wolflin w/ I-40 access & visibility. Open layout w/ vinyl plank wood floors, exposed ceiling, retail area, restroom, kitchenette & office area. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	<p>LEASED</p> 	<p>1616 S Kentucky WELLINGTON OFFICE Suite C430 & C252, 1,272 total sf Class A office space w/ great I-40 visibility & walking distance to several restaurants. New roof, HVAC, & security system. Onsite management, secure parking garage for tenants, & storage units. Leases negotiated by Jeff Gaut jeff@gwamarillo.com</p>
<p>LEASED</p> 	<p>200 Westgate Pkwy, Suite 201-A1 WESTGATE PARK CENTER 3,600 sf retail space leased to The Designers Group Salon & Barber Shop. Located at just off Soney on Westgate Parkway. Lease negotiated by Bo Wulfman, CCIM for the Landlord & Cathy Derr, CCIM for the Tenant</p>	<p>LEASED</p> 	<p>6009 Canyon Dr WAREHOUSE 6,150 sf just off I-27 between Hillside & Criss St. Includes: 3,600 sf Warehouse w/ 18' clear span & floor drains, 1,800 sf Warehouse w/ 12' clear span & floor drains, & 750 sf Utility building. Lease negotiated by Gabe Irving, CCIM for the Landlord & Miles Bonifield for the Tenant</p>
<p>LEASED</p> 	<p>4107 SW 45th, Suite 4 WAREHOUSE 2,472 sf at 45th & Western, behind the Party Stop. High traffic area (45,881 cars / day) at the intersection of Western & 45th. Includes: offices, restrooms, overhead doors, & dock high doors. Zoned LC - Light Commercial. Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>	<p>SOLD</p> 	<p>18500 I-40 West, Bushland TX LAND 3.7 acres on I-40 Frontage Rd, between Blessen & Rock Creek Rd. 740' frontage on I-40. Sale negotiated by Jeff Gaut for the Seller & Cathy Derr, CCIM for the Buyer</p>