

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

## NEW LISTINGS - MARCH 2021

**FOR SALE**

**Hollywood Rd/ Loop 335  
PAD SITE**  
57,063 sf located on the north side of Hollywood Rd. /Loop 335, between I-27 & Bell. 162' frontage on Hollywood Rd. Zoned LC - Light Commercial. \$21.75/sf.  
**Ben Whittenburg**  
ben@gwamarillo.com

**FOR SALE**

**719 S Georgia  
RETAIL/ WAREHOUSE**  
3,050 sf located near 6th St. Property includes 2 separate warehouse spaces, retail space w/ counter & one restroom. Zoned LC - Light Commercial \$110,000.00  
**Miles Bonifield**  
miles@gwamarillo.com

**FOR LEASE**

**3505 I-40 West  
RETAIL SPACE**  
Located on I-40 West just east of the I-40 & Western intersection. **Suite 200:** 2,838 sf inline space. Space can be divided into 2 smaller spaces. **Suite 100:** 2,389 sf end cap space w/ drive-thru in place. 255' Frontage. Zoned - Retail. \$21 sf/yr.  
**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. \$250,000.00  
**Cathy Derr, CCIM**  
cathy@gwamarillo.com

**FOR SALE**

**UNDER CONTRACT!**

**2820 Virginia Circle  
FREE STANDING BUILDING**  
8,859 sf building located on Virginia Circle near Paramount & I-40. Ideal for a church center. Open entry, large sanctuary, 4 restrooms, kitchen, storage, reception area, & garage w/ attached carport. \$495,000.00  
**Aaron Emerson, CCIM, SIOR**  
aaron@gwamarillo.com

**FOR SALE**

**4701 & 4511 Scotty Dr  
DEVELOPMENTAL LAND**  
13.24 acres non contiguous land. West parcel (8.95 ac) includes 567' frontage on Scotty Rd & +/- 49 lots for development. East Parcel (4.29 ac) includes 222' frontage on Scotty Rd. & +/- 19 lots possible. Zoned Single Family R & R-2. \$785,000 / \$1.36 psf  
**J. Gaut, CCIM, SIOR**  
jgaut@gwamarillo.com

**FOR SALE**

**2727 Virginia Circle  
OAKRIDGE APARTMENTS**  
195,703 sf Class C property with deferred maintenance. 27 multi-family buildings - 232 rental units. Two story buildings, 4,600 sf office/clubhouse, central HVAC, & tenant pays electric. \$9,976,000.00  
**Cathy Derr, CCIM**  
cathy@gwamarillo.com

**SALE/LEASE**

**800 S Arthur  
WAREHOUSE**  
4,240 sf (100' x 40') warehouse includes fenced yard, (2) 10' x 10' overhead doors, 2 storage buildings, & an office building. Zoned HC - Heavy Commercial. \$150,000 or 1,500/ mo.  
**Cathy Derr, CCIM**  
cathy@gwamarillo.com

**FOR SALE**

**Care Circle  
MEDICAL DISTRICT LAND**  
Lot 13 - 91,476 sf located in the Legacy Square Medical Center. West of Coulter on Amarillo Blvd West. Property includes 2 platted lots to make the largest parcel in the office park. Zoned HC - Heavy Commercial. \$640,332.00  
**Bo Wulfman, CCIM**  
bo@gwamarillo.com

**FOR SALE**

**I-40 & 12050 SE 3rd  
LAND**  
32.86 acres on I-40 East. 5,400' frontage on SE 3rd. Property has access to Pullman, 3rd, & I-40. City utilities are accessible. Ideal for industrial use. Zoned HC - Heavy commercial. Call For Price!  
**Miles Bonifield**  
miles@gwamarillo.com

**FOR SALE**

**101 East Amarillo Blvd  
RETAIL BUILDING**  
13,777 sf located outside of Downtown Amarillo in busy retail area. Former convenience store w/ open space. +/- 15 parking spaces. Zoned LC - Light Commercial. \$249,000  
**Cathy Derr, CCIM**  
cathy@gwamarillo.com

**FOR LEASE**

**1000 SW 9th Ave  
MEDICAL OFFICE**  
15,500 sf office located on the property of 5500 SW 9th (also known as the Craig Senior Living). Includes: large waiting area, reception area, many exam rooms, several work rooms, x-ray room, & ample parking. \$18.75 sf/yr.  
**Aaron Emerson, CCIM, SIOR**  
aaron@gwamarillo.com

**FOR SALE**

**I-40 & Hope  
DEVELOPMENTAL LAND**  
20 acres located on the SW corner of I-40 & Hope Rd. 2 miles west of the Amarillo City Limits. High visibility location w/ easy access to I-40. Can be divided. Zoned - Agricultural. Call for pricing!  
**Bo Wulfman, CCIM**  
bo@gwamarillo.com

**FOR SALE**

**NW Corner of Lakeside & NE 24th  
LAND**  
541.76 acres inside the city limits. East Amarillo on East Loop 335, 3 miles north of the I-40 & Loop 335 intersection. City water is accessible. Zoned Agricultural & adjacent to property zoned LC - Light Industrial to the south. \$10,000/ acre.  
**Bo Wulfman, CCIM**  
bo@gwamarillo.com

**FOR LEASE**

**8951 FM 2219  
INDUSTRIAL**  
2,400 sf building one mile to I-27. Multiple housing development near by. Includes man door & (2) 14' overhead door w/ outside storage. Outside City Limits. \$1,250/ mo.  
**Gabe Irving, CCIM**  
gabe@gwamarillo.com

**FOR LEASE**

**3500-3502 SE 16th  
LAND**  
15,081 sf ground lease property in prime retail corridor w/ high visibility & frontages on SE 16th, I-40 Frontage Rd, & South Fairfield. Zoned GR - General Retail. \$600/ mo.  
**Cathy Derr, CCIM**  
cathy@gwamarillo.com

**FOR SALE**

**7800 S Coulter  
LAND**  
21,780 sf located on the west side of Coulter, south of Arden Rd. 115' frontage on Coulter. 10,528 cars/ day on Coulter. Zoned R-1 - Residential District 1. \$99,000.00  
**Jeff Gaut**  
jeff@gwamarillo.com

**FOR LEASE**

**LEASED!**

**3620 Western  
THE RESERVE OFFICES**  
**NEW CONSTRUCTION:** 1,131 office space on Western Street just North of 45th Street. Includes: 4 offices, reception area, ADA restroom, fully equipped kitchen, & storage room. \$17.99 sf/yr. (Full Service)  
**Jeff Gaut**  
jeff@gwamarillo.com

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## DONE DEALS - MARCH 2021

<p><b>SOLD</b></p>	<p><b>W. Mobley DEVELOPMENTAL LAND</b></p> <p>15 acres located at the intersection of W. Mobley &amp; Broadway.</p> <p>Sale negotiated by <b>Ben Whittenburg</b> ben@gwamarillo.com</p>	<p><b>LEASED</b></p>	<p><b>5801 I-40 West OFFICE SPACE</b></p> <p>750 sf located just off SE corner of I-40 West &amp; Bell. Newly remodeled w/ front door parking.</p> <p>Lease negotiated by <b>Ben Whittenburg</b> ben@gwamarillo.com</p>
<p><b>LEASED</b></p>	<p><b>13510 FM 2590 Suite J INDUSTRIAL</b></p> <p>1,500 sf new construction warehouse w/ restroom &amp; heater. 16' side walls, 20' peak, 14' x 12' overhead door. &amp; 220V plug. Zoned OCL - Outside City Limits</p> <p>Lease Negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>	<p><b>LEASED</b></p>	<p><b>7765 Longoria WAREHOUSE</b></p> <p>1,500 sf located 1/2 mile to I-27 &amp; McCormick &amp; 1/2 mile from Soncy &amp; McCormick. Property includes 10' overhead doors, 12' sidewalls, restroom, &amp; fenced storage yard.</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
<p><b>SOLD</b></p>	<p><b>11 Medical Dr MEDICAL OFFICE</b></p> <p>6,480 sf medical office 1 mile east of Harrington Regional Medical Center. 11 exam rooms, 6 offices, waiting area, lab area, break room, newer roof, &amp; ample parking. Zoned - Office.</p> <p>Sale Negotiated by <b>Ben Whittenburg</b> ben@gwamarillo.com</p>	<p><b>SOLD</b></p>	<p><b>Soncy Land CARMAX</b></p> <p>4.36 acres located in SW Amarillo at Lexington Square &amp; Soncy Rd. Zoned PD - Planned Development. Sold to CarMax.</p> <p>Sale Negotiated by <b>Bo Wulfman, CCIM</b> bo@gwamarillo.com</p>
<p><b>LEASED</b></p>	<p><b>7406 34th SUMMIT SHOPPING CENTER</b></p> <p>1,755 sf retail space in high traffic retail center. Located at 34th &amp; Coulter. Leased to Cold Stone Creamery.</p> <p>Lease negotiated by <b>Ben Whittenburg for Landlord &amp; Cathy Derr, CCIM for Tenant</b></p>	<p><b>LEASED</b></p>	<p><b>9901 S Georgia INDUSTRIAL</b></p> <p>3,000 sf located 1 mile from Loop 335, outside city limits. Includes spray foam insulation, 16' peak, city water, &amp; septic.</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
<p><b>SOLD</b></p>	<p><b>7305 Wallace Blvd OFFICE SUITE</b></p> <p>2,474 sf office space located in high traffic medical area.</p> <p>Sale negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>	<p><b>SOLD</b></p>	<p><b>7305 Wallace Blvd OFFICE SUITE</b></p> <p>2,261 sf office space located in high traffic medical area.</p> <p>Sale negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>
<p><b>LEASED</b></p>	<p><b>7765 Longoria WAREHOUSE</b></p> <p>1,500 sf located 1/2 mile to I-27 &amp; McCormick &amp; 1/2 mile from Soncy &amp; McCormick. Property includes 10' overhead doors, 12' sidewalls, restroom, &amp; fenced storage yard.</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>	<p><b>LEASED</b></p>	<p><b>1200 Ross RETAIL/OFFICE/MEDICAL</b></p> <p><b>NEW CONSTRUCTION:</b> 2,026 sf located at the corner of 12th &amp; Ross in high traffic area. 3 miles to downtown.</p> <p>Zoned HC - Heavy Commercial.</p> <p>Lease negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>
<p><b>SOLD</b></p>	<p><b>3855 Business Park RETAIL CENTER</b></p> <p>10,000 sf multi tenant retail center in Western Business Park. Includes tilt-up concrete walls, concrete parking, &amp; overhead door for each space. Zoned PD - Planned Development</p> <p>Sale negotiated by <b>Bo Wulfman, CCIM</b> bo@gwamarillo.com</p>	<p><b>LEASED</b></p>	<p><b>3436 Western MAYCO CENTER</b></p> <p>1,250 sf retail space in the Mayco Center on Western St in a high traffic area. Ample parking &amp; many tenants in the center. Zoned GR - General Retail.</p> <p>Lease negotiated by <b>Cathy Derr, CCIM</b> cathy@gwamarillo.com</p>
<p><b>LEASED</b></p>	<p><b>4525 Maverick RETAIL SPACE</b></p> <p>1,500 sf retail/industrial space w/ 2 offices, reception area, &amp; restroom. Insulated warehouse w/ access from office &amp; 10' x 10' overhead door to outside. Zoned LC - Light Commercial</p> <p>Lease negotiated by <b>Jeff Gaut</b> jeff@gwamarillo.com</p>	<p><b>LEASED</b></p>	<p><b>2730 Duniven Suite E RETAIL SPACE</b></p> <p>1,600 sf retail space located across from Home Depot near Georgia St. Includes finished tile floor, restroom, &amp; ample parking in busy retail area. Zoned LC - Light Commercial.</p> <p>Lease negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>
<p><b>LEASED</b></p>	<p><b>1619 S Kentucky RETAIL/OFFICE</b></p> <p>895 sf in busy retail center at the intersection of I-40 &amp; Georgia. Zoned PD - Planned Development. Beautiful courtyard &amp; mature landscape in the center of the property.</p> <p>Lease negotiated by <b>Cathy Derr, CCIM</b> cathy@gwamarillo.com</p>	<p><b>LEASED</b></p>	<p><b>2921 I-40 West WOLFLIN POINTE</b></p> <p>1,134 sf leased for use as a retail store and design studio. Located on I-40 West, at the corner of I-40 &amp; Wolflin. Great I-40 access &amp; visibility.</p> <p>Lease negotiated by <b>Ben Whittenburg</b> ben@gwamarillo.com</p>