

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - MAY 2021



FOR SALE

25 Property Portfolio INVESTMENT

+/- 50,250 sf (68 units) of single family homes & multi family properties. 95% occupied, some improvements, & ability to add +/- 7 more houses. NOI: \$336,152 and 8.3% cap rate. \$4,050,000

Miles Bonifield
miles@gwamarillo.com



FOR SALE

I-40 & Bushland Rd LAND

40 acres located on I-40 & Blessen Rd. 2,700' frontage on I-40. Seller will divide into tracts of 5 acres. \$2.00/sf

Jeff Gaut
jeff@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 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



FOR SALE

Sony & Arden Rd (NWC) LAND

4 acres at the intersection of S Sony & Arden Rd. Property has 355' frontage on Sony & 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

3445 S Western FORMER FIRE STATION

4,573 sf on the corner of 34th & Western. Great visibility, high traffic count, 2 restrooms, office, kitchen, & 2 garage bays. Zoned MF-1 Multi-family. \$350,000

Aaron Emerson, CCIM, SIOR
aaron@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 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

1301 SE 10th RETAIL /WAREHOUSE

8,471 sf at the corner of 10th & Houston. One mile from the Downtown ballpark. Building in good condition w/ open floor plan, 290' frontage on 10th St., & ample parking on east & west side of the building. Zoned HC - Heavy Commercial \$380,000

Jeff Gaut, jeff@gwamarillo.com



FOR SALE

27th & S Osage DEVELOPMENT LAND

10.85 acres located in SE Amarillo. +/- 110' frontage on 27th. City water & sewer available through the alley & 27th St. Zoned GR - General Retail & R2- Residential. \$800,000

Miles Bonifield
miles@gwamarillo.com



FOR LEASE

1004 SE 5th FLEX WAREHOUSE

6,944 sf w/ fenced yard in Downtown Amarillo. Office area includes: 2 offices, reception area, conference room, restroom & bullpen area. Warehouse includes: 6 overhead doors, 2 restrooms, RV/carpport, & extra storage bldg. Zoned I-1 Light Industrial. \$3,500/mo.

Miles Bonifield miles@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

3221 Church & 2501 Lakeview OFFICE

9,677 sf in 2 bldgs, just off Paramount, south of I-40. **3221 Church:** 6 offices, 3 restrooms, 2 car garage, 30+ parking spaces, & courtyard. **2501 Lakeview:** 6 offices, 2 restrooms, kitchen, large work area, & 15+ parking. Zoned LC - Light Commercial. \$1,495,000

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



FOR SALE

601 S Ross WAREHOUSE W/ OFFICE

21,300 sf warehouse w/ 3,000 sf office at the intersection of SE 6th & Ross St. Includes: Clear span, Dock high, 4 ramps for drive thru access, (14) overhead doors, paved lot, 14' peak, 8'10" sidewalls. Zoned HC - Heavy Commercial. \$3.00 sf/yr

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

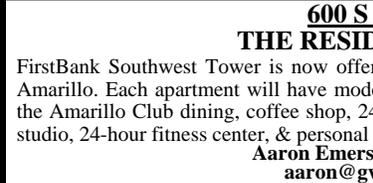


FOR LEASE

3505 NE 24th SHOPPING CENTER

62,640 sf corner of NE 24th & Grand. The main building consists of a 56,235 sf grocery store w/ 6,405 sf retail center, separated into 6 retail stores. The grocery store and all associated retail businesses are owned by the seller and are being sold for the real estate only. Zoned GR - General Retail. \$3,758,400

Ben Whittenburg



FOR SALE

600 S Tyler St. THE RESIDENCE AT 600

FirstBank Southwest Tower is now offering luxury living in the heart of Downtown Amarillo. Each apartment will have modern features with gorgeous views. Amenities: the Amarillo Club dining, coffee shop, 24/7 security, FirstBank Southwest Bank, yoga studio, 24-hour fitness center, & personal training. 14 units starting at \$1995/mo.

Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



FOR SALE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

DONE DEALS - MAY 2021



SOLD

**Care Circle
DEVELOPMENT LAND**
32,869 sf located in Legacy Square Professional Park less than 1/2 mile to the Harrington Regional Medical Center. Lot is to be developed into a doctor's office.
Sale negotiated by
Ben Whittenburg
ben@gwamarillo.com



SOLD

**7581 Longoria Lot H
LAND**
1.6 acre lot located west of I-27 & north of McCormick Rd, outside city limits. Plotted & ready for well & septic.
Sale negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**7910 McCormick Unit 500
WAREHOUSE**
2,400 sf flex space w/ interior buildout, restroom, 16' sidewalls, & 14' overhead doors. Located outside city limits, minutes from Amarillo & Canyon.
Lease Negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**750 & 764 N Grand
INDUSTRIAL**
750 N Grand (4,000 sf warehouse) Includes 2 overhead doors. 764 N Grand (8,000 total sf) Includes: 1,000 sf in 2 offices & break room & 7,000 sf warehouse w/ overhead doors, 19' center point, & 12' sidewalls.
Lease negotiated by
Miles Bonifield miles@gwamarillo.com



SOLD

**25501 Laguna Vista Rd
RESIDENTIAL LAND**
5.01 acres southeast of Amarillo outside city limits. Beautiful terrain, 290' frontage on Laguna Vista Rd. limited restrictions, & partial flood zone. Great location for a homestead.
Sale negotiated by
Miles Bonifield
miles@gwamarillo.com



LEASED

**2203 S Austin
HIGH-END RESTAURANT**
4,154 sf adjacent to Wolflin Village Shopping Center. 162 occupancy w/ covered patio, & ample parking. Zoned PD - Planned Development.
Lease negotiated by
Cathy Derr, CCIM & Ben Whittenburg



LEASED

**2600 Paramount Suite G-1A
OFFICE**
1,000 sf at the intersection of Olsen & Paramount, on the courtyard side of Peppertree Square. Includes: 3 offices, reception area, break room, & storage.
Lease negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com



LEASED

**18901 19th Bushland TX
WAREHOUSE/STORAGE UNIT**
Unit 200: 1,000 sf in fast growing Bushland, just off I-40 & Bushland Rd. 12' x 14' overhead door, 220 plug, foam insulated, & walk thru door.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



SOLD

**FM 2590 & Costley Rd
LAND**
6.73 acres located on the east side of FM 2590 at the intersection of FM 2590 & Costley Rd. Outside city limits.
Sale negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**7765 Longoria
WAREHOUSES**
3,000 sf warehouses located 1/2 mile to I-27 & McCormick & 1/2 mile from Sony & McCormick. Property includes 10' overhead doors, 12' sidewalls, restroom, & fenced storage yard.
Leases negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**2730 Duniven Circle Suite D
RETAIL**
1,600 sf shell space across from Home Depot, near Georgia St w/ ample parking.
Zoned LC - Light Commercial
Lease negotiated by
Miles Bonifield
miles@gwamarillo.com



LEASED

**3941 N Western
RARE OFFICE SPACE**
1,040 sf northwest of Amarillo, outside city limits. 6 offices, joint conference room, data room, & break room (not included in sf) 567' frontage on Western. Zoned O-1 Office District 1.
Lease negotiated by
Miles Bonifield
miles@gwamarillo.com



LEASED

**18901 19th Bushland, TX
STORAGE UNITS**
Unit 300 & 400 (4,000 sf) in fast growing Bushland. Located just off I-40 & Bushland Rd. Outside City Limits.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



LEASED

**5611 Gem Lake Rd
NEW CONSTRUCTION RETAIL**
3,504 sf (Suites 200 & 300) across from the United Supermarket on Amarillo Blvd.
Zoned GR - General Retail.
Lease negotiated by
Jeff Gaut
jeff@gwamarillo.com



LEASED

**12941 Raymond Rd
WAREHOUSES**
12,500 sf warehouses located west of I-27, north of McCormick Rd at Raymond Rd & McCormick. Interior buildout w/ restroom in each unit & fenced storage yard.
Leases negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com

GAUT · WHITTENBURG · EMERSON
Property Management

JOIN OUR TEAM
POSITION AVAILABLE :
BUILDING ENGINEER

Qualifications:

- High school diploma or general education degree (GED)
- Minimum of 4 years of related experience and/or trade school training.
- Customer Service skills are a must
- Job experience—Must have some prior Mechanical, Electrical or Plumbing experience.

Email your resume to gwamarillo@gmail.com