

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - MAY 2022



SE 58th & S Grand
LAND
+/- 552 acres at the intersection of SE 58th & S Grand. 1 mile south of SE 34th & Grand Street intersection. Outside City Limits. Seller to retain the frontage to a depth of 600', providing two street access points to the interior tract. \$22,000/acre.
Bo Wulfman, CCIM
bo@gwamarillo.com



4401 Raef Rd
WAREHOUSE / SHOPS
4,360 total sf in 2 shops just off Hwy 60, east of the Rick Husband International Airport. Outside City Limit. Includes: Overhead cranes, 2 overhead doors, & power enter gate w/ keypad & openers. \$599,900
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



320 S Polk
MAXOR BUILDING
4,873 sf on the 5th floor. located at the corner of Polk & SW 4th, in Downtown Amarillo. Includes: ample covered & surface parking, access to Downtown Athletic Club, & security guard services. Zoned CBD - Central Business District. \$15.5/sf/yr.
Aaron Emerson, CCIM, SIOR



1920 S Western
RETAIL
4,100 sf bldg on 28,749 sf lot located 1 block north of I-40 w/ high traffic & high visibility. Includes: Large showroom, Storage room, & restroom. Locally owned. 145' frontage on Western & 200' Frontage on Wollfin. Zoned GR - General Retail. \$6,500/mo.
J. Gaut, CCIM, SIOR j@gwamarillo.com



I-40 & Pullman Rd
LAND
39.9 acres at I-40 East & Pullman w/ easy access to I-40. Flat piece of land ready for development. City water & sewer available on Pullman Rd. Zoned HC - Heavy Commercial & AG - Agricultural. \$1,000,000 or \$25,000/acre.
Miles Bonifield miles@gwamarillo.com



3701 Business Park
PARADISE VILLA'S OFFICE PARK
Located in southwest Amarillo, just south of I-27 & Western on Business Park Drive, w/ access to I-27. Offers stand alone metal buildings in various sizes that can be finished out to meet your business' specific needs.
Starting at \$95 /sf depending on finish out.
Bo Wulfman, CCIM bo@gwamarillo.com



2921 I-40 West, Suite 100
WOLFLIN POINTE
1,150 sf on I-40 West, at the corner of I-40 & Wollfin w/ I-40 access & visibility. Open layout w/ vinyl plank wood floors, exposed ceiling, large retail area, restroom, kitchenette & office area. Move-in ready. Zoned GR - General Retail. \$16/sf/yr NNN
Ben Whittenburg ben@gwamarillo.com



8900 SW 34th Ave
RETAIL/OFFICE/WAREHOUSE
(2) 2,500 sf spaces just west of Soncy & 34th Ave. Built in 2007. Tenant pays utilities & Landlord pays water, sewer, & trash.
Zoned LC - Light Commercial.
\$1,950 - \$2,150/mo.
Jeff Gaut
jeff@gwamarillo.com



2410 Climer Circle
WAREHOUSE
3,000 sf near I-40 & Helium Rd, east of Cadillac Ranch. Includes: 14' overhead doors, 220 plugs, tall ceilings, 3 offices, reception area, & solid fenced storage yard. \$2,000/mo.
Gabe Irving, CCIM
gabe@gwamarillo.com



1009 - 1017 SW4th Ave
WAREHOUSE
5,250 sf on SW 4th Ave, between Washington & Hayden St. Includes: offices, refrigeration, 10' x 10' overhead door, & large fenced storage yard.
Zoned I-2 Heavy Industrial.
\$1,500/mo.
Cathy Derr, CCIM
cathy@gwamarillo.com

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Commercial Real Estate
Property Management

Our brokerage business spans all realms of the commercial real estate market. Our services include assisting our clients regarding land, industrial, retail, office, investment and multi-family properties. Our vast knowledge of the various commercial real estate sectors allows us to serve all of our clients' needs.

Additionally, We provide a full range of property management services. With more than 700,000 square feet currently under management, Gaut Whittenburg Emerson is forging a path of adding value to our clients' properties. We are proficient in building operations, utility savings, property tax evaluations, tax credits, construction management, capital improvement projects, detailed financial reporting, budgeting, due-diligence, property lease-up, & tenant retention.

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GWAMARILLO.COM



Bo Wulfman CCIM Cathy Derr CCIM Gabe Irving CCIM J. Gaut CCIM, SIOR Ben Whittenburg Aaron Emerson CCIM, SIOR Kristen Chilcote Miles Bonifield Jeff Gaut Jennifer Webber

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DONE DEALS - MAY 2022

 <p>SOLD</p>	<p>2501 S Kentucky RETAIL</p> <p>3,446 sf at the intersection of Kentucky & Virginia Circle, just off Georgia St. 100 person capacity, drive-thru capability, 49 parking spaces, large pole sign, & patio area. Zoned LC - Light Commercial. Sale negotiated by Miles Bonifield for the Seller & Ben Whittenburg for the Buyer</p>	 <p>SOLD</p>	<p>101 East Amarillo Blvd RETAIL</p> <p>2,576 sf just outside Downtown Amarillo, in a busy retail area. Free standing building w/ ample parking. Former convenience store w/ open space +/- 15 parking spaces. Zoned LC - Light Commercial. Sale negotiated by Cathy Derr, CCIM</p>
 <p>LEASED</p>	<p>12941 Raymond Rd CEDAR POST BUSINESS PARK</p> <p>10,000 total sf west of I-27, north of McCormick Rd at Raymond Rd. Includes: 16' sidewalls, 14' & 10' overhead doors & fenced storage yard. More Spaces Available. Leases negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>2650 Dumas Dr Unit 150 HAMLET SHOPPING CENTER</p> <p>2,000 sf on Dumas Dr, south of Hastings Ave. & north of Downtown Amarillo. Zoned GR - General Retail. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>LEASED</p>	<p>805 S Bryan OFFICE W/ WAREHOUSE</p> <p>5,000 sf just off 8th & Georgia St. Office includes: 2,000 sf, 5 offices, reception area, kitchen, & 2 restrooms. Warehouse includes: 3,000 sf, 16' sidewalls, 2 overhead doors, fenced yard & covered parking. Zoned LC - Light Commercial. Sale negotiated by Gabe Irving, CCIM</p>	 <p>SOLD</p>	<p>Amarillo Blvd & Plum Creek LAND</p> <p>35,000 sf located at the corner of Amarillo Blvd and Plum Creek. Property is going to be developed into a Starbucks. Adjacent property available for sale. Zoned GR - General Retail. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p>LEASED</p>	<p>3203 SW 58th OFFICE</p> <p>9,600 sf located at 58th & Ray St. Zoned O-2 Office District 2 Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>	 <p>LEASED</p>	<p>7684 SW 81st 81ST STREET BUSINESS PARK</p> <p>1,500 sf just west of Coulter St, 1 mile to Soncy & 1/2 miles to Hollywood (Loop 335) or Arden Rd. Includes: 14' overhead doors, & fenced storage yard. More Spaces Available. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>SOLD</p>	<p>3401 S Georgia St LAND</p> <p>18,295 sf at 34th and Georgia. Adjacent from brand new Toot N' Totum. 135' frontage on Georgia & 135' frontage on 34th. Zoned GR - General Retail. Sale negotiated by Jeff Gaut jeff@gwamarillo.com</p>	 <p>SOLD</p>	<p>500 S Harrison INDUSTRIAL OFFICE</p> <p>13,200 sf at the intersection of 5th & Harrison in Downtown Amarillo. Includes: 5 offices, 4 restrooms, 3 overhead doors, bedroom w/ closet, & utility hook up. Zoned CBD - Central Business District. Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASED</p>	<p>3505 Olsen Blvd Suite 105 OLSEN PARK OFFICE</p> <p>1,170 sf just off Western St in SW Amarillo. Easy access to I-40, Western St, & Paramount Blvd. High retail/ office corridor. Includes: common break room, conference room, signage & ample parking. More Spaces Available. Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>	 <p>LEASED</p>	<p>4205 Ridgecrest OFFICE</p> <p>2,400 sf just north of 45th & Western St. Adjacent to Randall County Annex. Includes: 5 newly renovated offices, break room, kitchen, restroom, file room, & conference room. Zoned GR - General Retail. Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>SOLD</p>	<p>3312 SW 45th Ave INDUSTRIAL</p> <p>7,708 sf on SW 45th just west of I-27 in a central location. Includes: 6 offices, 2 restrooms, 2 overhead doors, floor drain, & fenced yard. Zoned LC - Light Commercial. Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>	 <p>SOLD</p>	<p>34th & Osage RETAIL LAND</p> <p>1.01 acres just north of Toot N' Totum. Located in developing area w/ good mix of residential, multi-family housing, industrial & retail development. To be developed into a restaurant. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p>LEASED</p>	<p>3350 Olsen Blvd Suite 2000 OFFICE W/ WAREHOUSE</p> <p>25,250 sf just west of Paramount & south of I-40 & Western. High traffic area. Zoned LC - Light Commercial. More Spaces Available. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASED</p>	<p>4010 Beacon Dr INDUSTRIAL</p> <p>9,000 total sf at the NE corner of S Western & Beacon. Easy access to I-27 on Sundown Lane. +/- 1 mile to Loop 335 /Hollywood Rd and I-27. 145' frontage on Beacon. More Spaces Available. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>LEASED</p>	<p>1619 S Kentucky Suite C318 RESTAURANT</p> <p>6,314 sf in busy center at the intersection of I-40 & Georgia. Convenient parking throughout. Beautiful courtyard & mature landscaping. Zoned PD - Planned Development. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>LEASED</p>	<p>7701 SW 81st #310 HODGES BUSINESS PARK</p> <p>1,250 sf new construction warehouse, near Coulter, Soncy, & Loop 335 to I-27. Includes 12'-14' overhead doors & fenced storage yard. Only one left! Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>