

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

## NEW LISTINGS - NOVEMBER 2020



**FOR SALE**

**3437 I-40 West LAND**  
38,816 sf lot located on the southeast corner of I-40 West & Western Plaza Dr. in a high traffic area. 300' frontage on I-40. One of the only pad sites available on I-40 West.  
Zoned LC - Light Commercial.  
\$621,056 (\$16/sf) **PRICE REDUCED!**  
Ben Whittenburg ben@gwamarillo.com



**FOR LEASE**

**4200 I-40 East WAREHOUSE W/OFFICE**  
14,400 sf on 76,687 sf lot located in high traffic area. Includes 2,000 sf office or showroom, (2) 14' x 12' grade level doors, (1) dock high door, 20' side walls, fenced yard, & 1,600 sf outdoor storage.  
Zoned HC - Heavy Commercial.  
\$7,500/mo. (NNN)  
Bo Wulfman, CCIM bo@gwamarillo.com



**FOR SALE**

**Care Circle BUILD-READY LOT**  
32,869 sf located in the Legacy Square Professional Park less than 1/2 mile to Hanington Medical Center. Great lot for medical or general office space. Lot is flat, & served by utilities.  
Zoned HC - Heavy Commercial.  
\$213,647 (\$6.50/sf)  
Ben Whittenburg ben@gwamarillo.com



**FOR LEASE**

**1003 N Fillmore MULTI - USE BUILDING**  
1,750 sf retail/office building located in the corner of 10th & Fillmore. Great location for a Boutique or Beauty shop. Zoned LC - Light Commercial  
\$900/mo.  
Cathy Derr, CCIM  
cathy@gwamarillo.com



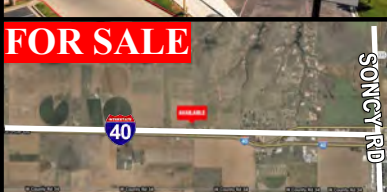
**FOR SALE**

**12500 S Coulter WAREHOUSE W/ OFFICE**  
9,500 total sf on 2.25 acres located between Amarillo & Canyon just north of McCormick Rd outside city limits. Office: 1,500 sf (3) offices, 2 full restrooms & laundry room. Shop: 8,000 sf (3) 10' x 14' OH doors Out Bldg: 450 sf. Well, septic, & sprinkler system.  
Gabe Irving, CCIM gabe@gwamarillo.com



**FOR LEASE**

**5512 Gem Lake Rd THE FORUM AT GEM LAKE**  
1,650 - 7,611 sf available. Prime retail center located on Gem Lake Rd, adjacent to United Supermarket. 1,650 sf drive-thru space available. Current tenants: T-Mobile, Wells Fargo, Men's Only Haircuts, & Wing Stop. Zoned GR - General Retail.  
Asking \$19.95 - \$21.00/sf (NNN)  
Ben Whittenburg ben@gwamarillo.com



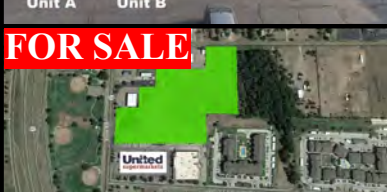
**FOR SALE**

**Silverpointe Subdivision COMMERCIAL TRACTS**  
Lots from 8 - 20 acres. Located just north of the I-40 West and Amot Rd intersection, this land includes one mile of frontage on Indian Hills Rd, between Amot Rd and Dowell Rd. Silverpointe Residential development is currently under construction. Call for Pricing!  
Bo Wulfman, CCIM bo@gwamarillo.com



**FOR LEASE**

**2730 Duniven Circle RETAIL**  
1,600 - 3,200 sf located across from Home Depot & in the middle of the largest retail area in Amarillo. Unit A includes tile floor & restroom. Unit B is a shell space ready for a build out. Bldg. includes ample parking. Zoned LC - Light Commercial.  
\$1,200 - \$2,400/mo.  
Miles Bonifield miles@gwamarillo.com



**FOR SALE**

**River Rd & Hastings MULTI-USE LAND**  
11.08 acres located off the intersection of River Rd & Hastings, adjacent to United Supermarkets, & Mariposa Senior Living Community. 275' frontage on River Rd, & 310' frontage on Hastings.  
Zoned GR - General Retail & Residential.  
PRICE REDUCED! \$485,000 (\$1 / sf)  
Ben Whittenburg ben@gwamarillo.com



**FOR SALE**

**Paradise Ranch, Wildorado TX INVESTMENT PROPERTY**  
12 houses (100% occupied) on 10 acres. Located between Bushland TX & Wildorado Texas, outside city limits. Houses are all electric. Tenant pays electric & maintains own lawn.  
NOI: \$139,292.00 Cap Rate: 11.14%  
\$1,250,000.  
Cathy Derr, CCIM cathy@gwamarillo.com



**FOR LEASE**

**600 S. Tyler FIRSTBANK SOUTHWEST TOWER**  
338 - 10,699 sf class A office spaces available in the heart of Downtown Amarillo w/ beautiful views. Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barber shop, & onsite management. \$16.50 - \$18.64 sf/yr.  
Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



**FOR SALE**

**801 SW 7th & 702 S Jefferson OFFICE SPACE & VACANT LOT**  
4,751 sf building on 8,400 sf lot w/ 8,400 sf adjacent lot located just west of Downtown Amarillo. Building can be divided into 4 units that can be combined as needed.  
Zoned I-1 Light Industrial. \$115,000.00  
Cathy Derr, CCM  
cathy@gwamarillo.com



**FOR LEASE**

**6900 I-40 West ATRIUM AT COULTER RIDGE**  
1,395 - 1,786 sf office space available. Located on I-40 West. Convenient to SW Amarillo, minutes from medical district, Westgate mall, restaurants, etc. Call for Rates!  
Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



**FOR SALE**

**2005, 2007, 2009 S Washington LAND**  
19,185 total sf located on S Washington 1 block south of I-40. Great location for an office with good traffic counts, demographics, and easy access.  
Price Reduced! \$11.20/sf or \$215,000.00  
Ben Whittenburg ben@gwamarillo.com



**FOR LEASE**

**301 S. Polk St. AMARILLO BUILDING**  
150 - 3,770 sf office space located at 3rd & Polk St. Newly renovated common areas, onsite bldg. engineer, walking distance to many restaurants, conference room, great tenant mix, & onsite owners Kevin & Ginger Nelson. \$14.50 sf/yr.  
Aaron Emerson, CCIM, SIOR  
aaron@gwamarillo.com



**FOR SALE**

**2900 Tee Anchor MULTI-USE OFFICE & INDUSTRIAL**  
34,099 total sf in 4 bldgs. Located 1 block north of I-40 & Quarter Horse Dr. Bldg. 1: 4,500 sf office, 7,783 sf temp. controlled production space, & 7,200 sf warehouse Bldg. 2: 1,200 sf metal bldg. Bldg. 3 & 4: 6,708 sf each open warehouses.  
\$995,000  
Ben Whittenburg ben@gwamarillo.com



**SALE/LEASE**

**4600 I-40 West OFFICE SPACES**  
810 - 2,430 sf w/ I-40 visibility. Suite A :1,620 sf recently remodeled w/ reception area, 5 offices, conference room, & kitchenette. Suite B: 810 sf w/ reception area, 2 offices, conference room, & Zoned PD - Planned Development.  
\$350,000 or \$1,200 - \$2,250/mo.  
Miles Bonifield miles@gwamarillo.com



**FOR LEASE**

**1900 S Coulter Suite P MEDICAL OFFICE**  
2,148 sf located on the northwest corner of Amarillo Blvd & Coulter Rd, in medical area. Includes waiting area, 4 exam rooms, break room, storage, private office, & lab area w/ sink.  
\$2,950/mo. (+ utilities)  
Ben Whittenburg ben@gwamarillo.com

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

## DONE DEALS - NOVEMBER 2020

 <p><b>SOLD</b></p>	<p><b>807 N Mississippi LAND</b> 52,950 sf lot located on the northwest corner of Amarillo Blvd &amp; Mississippi, between Western &amp; Georgia. Zoned LC - Light Commercial.</p> <p>Sale negotiated by <b>Ben Whittenburg</b> ben@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>SW 45th &amp; Georgia LAND</b> 43,645 sf lot with 292' frontage on 45th. Located just west of Georgia and adjacent to The Loft Church. Zoned LC - Light Commercial</p> <p>Sale Negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>18901 19th Bushland, TX WAREHOUSE / STORAGE UNIT</b> 1,000 sf shop in fast growing Bushland. Located just off I-40 &amp; Bushland Rd. Outside City Limits.</p> <p>Lease Negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>1619 Kentucky Suite B202 WELLINGTON SQUARE</b> 1,966 sf space in busy center at 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>SOLD</b></p>	<p><b>16865 High Country LAND</b> 1.03 acre located off I-27 &amp; High Country. Just south of Rockwell Rd. Outside City Limits.</p> <p>Sale Negotiated by <b>Gabe Irving, CCIM for the Seller &amp; Miles Bonifield for the Buyer</b></p>	 <p><b>SOLD</b></p>	<p><b>1001 NW 1st WAREHOUSE W/ OFFICE</b> 140,208 sf on 5.06 acres located north of Downtown Amarillo at NW 1st &amp; Hughes w/ fenced yard for storage. Zoned I-1 Light Industrial.</p> <p>Sale Negotiated by <b>Ben Whittenburg</b> ben@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>800 S Arthur WAREHOUSE</b> 4,240 sf warehouse includes fenced yard, 2 overhead doors, 2 storage buildings, &amp; office building. Zoned HC - Heavy Commercial.</p> <p>Lease negotiated by <b>Cathy Derr, CCIM</b> cathy@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>7910 McCormick Suite 800 WAREHOUSE</b> 2,400 sf flex space w/ interior buildout, restroom, 16' sidewalls, &amp; 14' overhead doors. Located outside city limits, minutes from Amarillo &amp; Canyon.</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>2201 &amp; 2209 SW 7th &amp; 715 Rusk OFFICE</b> 28,748 sf on 49,000 sf (3 lots) w/ ample parking. Includes 4 floors, 40 +/- offices, conference rooms, cubical areas, &amp; remodeled executive suites. Zoned I-1 Light Industrial</p> <p>Sale negotiated by <b>Gabe Irving, CCIM for the Seller &amp; Ben Whittenburg for the Buyer</b></p>	 <p><b>SOLD</b></p>	<p><b>7701 81st Suite 100 WAREHOUSE</b> 2,500 sf new construction located near Coulter, Soney, &amp; Loop 335 to I-27. Outside City Limits.</p> <p>Sale negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>805 S Bryan OFFICE W/ WAREHOUSE</b> 5,000 sf located just off Georgia. Property includes office, warehouse, fenced yard, 2 gates &amp; covered parking.</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>1408 Jefferson Suite 101 OFFICE SPACE</b> 472 sf space move in ready w/ convenient parking (no parking meters), great signage, &amp; all bills paid.</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
 <p><b>SOLD</b></p>	<p><b>3617 S Georgia St. OFFICE</b> 1,877 sf on 8,794 sf lot located at the corner of Georgia St &amp; Rebecca St. Zoned O - 2 Office District 2</p> <p>Sale negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>	 <p><b>SOLD</b></p>	<p><b>I-27 &amp; High Country LAND</b> 1.0 acre located off I-27 &amp; High Country. Just south of Rockwell Rd. Outside City Limits.</p> <p>Sale negotiated by <b>Miles Bonifield</b> miles@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>301 Buchanan INDUSTRIAL</b> 1,175 sf bldg. located on a corner lot w/ 2 overhead doors, floor drains, 2 offices, &amp; 2 restrooms. Zoned I-1 Light Industrial</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>1408 Jefferson Suite 110 OFFICE SPACE</b> 278 sf space move in ready w/ convenient parking (no parking meters), great signage, &amp; all bills paid.</p> <p>Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
 <p><b>LEASED</b></p>	<p><b>907 23rd Canyon, TX RETAIL SPACE</b> 1,695 sf space located in a major retail corridor in Canyon, TX. Includes signage, &amp; ample parking. Zoned GR - General Retail.</p> <p>Sale negotiated by <b>Jeff Gaut</b> jeff@gwamarillo.com</p>	 <p><b>LEASED</b></p>	<p><b>6705 Woodward RETAIL/OFFICE</b> Unit A Office w/ Warehouse &amp; B Retail space 3,300 total sf in Medical District Zoned GR - General Retail</p> <p>Lease negotiated by <b>Miles Bonifield for the Landlord &amp; Cathy Derr, CCIM for the Tenant</b></p>