

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

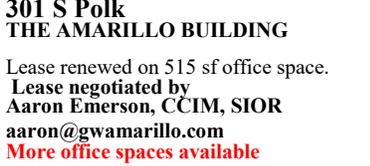
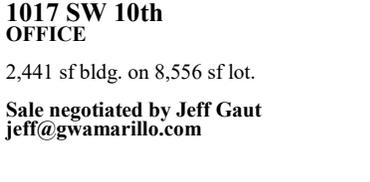
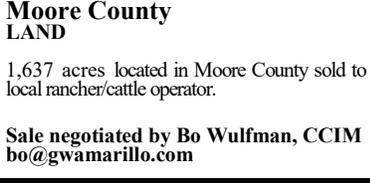
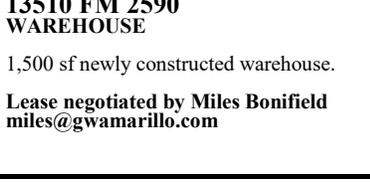
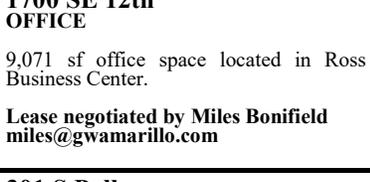
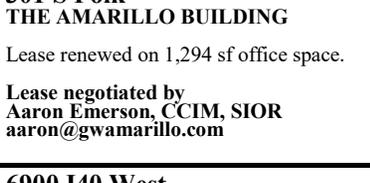
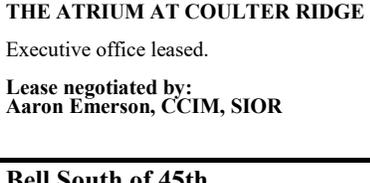
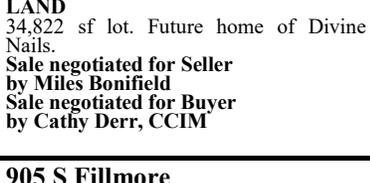
NEW LISTINGS - OCTOBER 1, 2019

<p>FOR LEASE</p> 	<p>8351 Amarillo Blvd East OFFICE 2 bldg. 38,300 sf total on 8.32 acres. Located at Amarillo Blvd E & Loop 335. Front bldg.: 26,748 sf. \$9,500 / mo. Rear bldg.: 11,250 sf. \$4,500 / mo. Traffic count 25,681 cars per day. Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p>LEASE/SALE</p> 	<p>207 Carolina, Borger, TX OFFICE/WAREHOUSE 5,228 sf on 2.516 ac lot. Mezzanine/Shop: 2 offices, breakroom, reception area & 5 OH doors. Inside Shop: metal bldg. 2 OH doors & 2 storage bldgs. \$900/mo. or \$250,000. Cathy Derr, CCIM cathy@gwamarillo.com</p>
<p>FOR LEASE</p> 	<p>120 SW 6th RETAIL/OFFICE 2,750 sf bldg. on corner lot. Downtown, catty-corner from FirstBank Southwest Tower. Warehouse space & employee parking lot available, OH door, negotiable tenant improvements. \$1,200 / mo. Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p>FOR SALE</p> 	<p>Coulter & Pinnacle Dr. LAND 1.1 ac lot just west of Coulter, leading into Westover Village Neighborhood. Great office or retail location. Traffic count 12,661 cars per day on Coulter. Zoned Agricultural. \$385,000. Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>FOR SALE</p> 	<p>624 NW 5th, Dimmitt, TX MULTI FAMILY INVESTMENT 24 units in 9 buildings. 18,100 sf on 3.488 ac lot. 1 and 2 bedroom units. 92% occupied. Cap rate 11.2%. Proforma NOI \$98,447. Asking price - \$880,000. Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p>FOR SALE</p> 	<p>Coulter & Outlook LAND SE corner of Outlook & Research. 4.4 acres w/ 642' of frontage on Outlook & 300' of frontage on Research. Seller will divide. Across Coulter from hospitals west of Toot'n'Totum /Which Wich. \$7.00 / sf. Ben Whittenburg</p>
<p>FOR LEASE</p> 	<p>7751 Longoria WAREHOUSE Newly constructed warehouses located 1/2 mile from I-27 & McCormick north & Soney & McCormick. 16' sidewalls & 2 OH doors. Outside City Limits. 1,500 sf per bldg. \$895 / mo. per bldg. Gabe Irving, CCIM gabe@gwamarillo.com</p>	<p>FOR LEASE</p> 	<p>7551 Longoria WAREHOUSE New construction - 5,000 sf warehouse w/ 1,500 sf office/reception. Located south of Amarillo. 17' side walls & (2) 14' drive thru bays. Spray foam insulation & LED lighting. \$5,000 / mo. Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>FOR SALE</p> 	<p>4400 South Washington SOUTHLAWN PLAZA 61,896 sf bldg. on 6.17 ac lot. Long standing shopping center adjacent to new Toot'n'Totum. Average lease rates currently under market value at \$2.25 / sf. \$1,200,000. Jeff Gaut jeff@gwamarillo.com</p>	<p>FOR SALE</p> 	<p>6018 Canyon Dr WAREHOUSE 12,000 sf bldg. on .71 ac lot located at the intersection of I-27 & Hillside. 3 small offices inside w/ HVAC, 3 OH doors & fenced yard. Zoned Heavy Commercial. Asking price \$690,000. Jeff Gaut jeff@gwamarillo.com</p>
<p>FOR LEASE</p> 	<p>3109 SW 27th LAND - BUILD TO SUIT 0.22 ac lot. Located just east of Paramount on SW 27th. Easy access to Georgia & I-40. Great location for warehouse or office. Area is a mix of office & multifamily properties. Miles Bonifield miles@gwamarillo.com</p>	<p>LEASE/SALE</p> 	<p>809 S Tyler (121 SW 8th) OFFICE / RETAIL 8,136 sf bldg. on a 8,400 sf lot. Across from WTA&M downtown Campus. Open retail/office area attached to a secured, temp controlled parking garage \$5,200 / mo. or \$795,000. Ben Whittenburg ben@gwamarillo.com</p>
<p>FOR LEASE</p> 	<p>1001 S Harrison OFFICE SPACE 3,000 - 5,304 sf of office space available in nice building, close to downtown at SW 10th & Harrison. Drive up window available and on-site parking. \$14.50 sf/yr. Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p>LEASE/SALE</p> 	<p>715 S Polk BAR / RESTAURANT 10,433 sf bldg. located in the center of downtown activity on Polk St. Over 20 years of continuous bar and restaurant use. \$7,000 / mo. or \$800,000. Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>FOR SALE</p> 	<p>2 Care Circle MEDICAL OFFICE 4,529 sf bldg. on 20,525 sf lot. 3 exam rooms, break room, reception area, 3 ADA restrooms & garage. Base floor +/-3,013 sf, 2nd floor +/-1,000 sf & basement +/-516 sf. Zoned Heavy Commercial. \$599,000. Miles Bonifield miles@gwamarillo.com</p>	<p>FOR SALE</p> 	<p>505 US 87, Tulia Texas WAREHOUSE 127,120 sf bldg. on 7.49 ac lot. Industrial Sale/Leaseback investment opportunity. 7 individual warehouses: 3,000 sf -29,000 sf. Generates yearly income: \$105,516 on 100,000 leased sf. \$1,200,000. Jeff Gaut jeff@gwamarillo.com</p>
<p>FOR LEASE</p> 	<p>800 S Polk OFFICE / RETAIL - PSC BUILDING Recently remodeled building First floor retail 2,259 sf - \$25.00 sf/yr. First floor office w/ mezzanine 4,938 sf - \$9,000 / mo. Second floor office space: 5,520 sf. \$25.00 sf/yr. Cathy Derr, CCIM cathy@gwamarillo.com</p>	<p>FOR LEASE</p> 	<p>1619 S Kentucky WELLINGTON SQUARE 260 sf to 7,031 sf office & retail spaces available in busy center at the intersection of Georgia & I-40. Zoned Planned Development. \$13.50 sf/yr. Cathy Derr, CCIM cathy@gwamarillo.com</p>

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DONE DEALS - October 1, 2019

SOLD		6826 Plum Creek MEDICAL OFFICE 7,183 sf bldg. on 40,075 sf lot. Located in Quail Creek Medical area. Sale negotiated by Ben Whittenburg ben@gwamarillo.com	LEASED	 301 S Polk THE AMARILLO BUILDING Lease renewed on 515 sf office space. Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com More office spaces available
LEASED		316 SW 6th RESTAURANT/BAR 2,280 sf restaurant/bar leased. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com	SOLD	 1017 SW 10th OFFICE 2,441 sf bldg. on 8,556 sf lot. Sale negotiated by Jeff Gaut jeff@gwamarillo.com
LEASED		600 S Tyler, 20th floor OFFICE 516 sf lease renewed. Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com More office spaces available	SOLD	 Moore County LAND 1,637 acres located in Moore County sold to local rancher/cattle operator. Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com
SOLD		616 S Jackson OFFICE/WAREHOUSE 11,600 sf bldg. with 15 offices and a warehouse/garage. Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com	LEASED	 13510 FM 2590 WAREHOUSE 1,500 sf newly constructed warehouse. Lease negotiated by Miles Bonifield miles@gwamarillo.com
LEASED		9785 Amarillo Blvd West WAREHOUSE 7,630 sf shop space and shop with office. Located on West Amarillo Blvd. Lease negotiated by Ben Whittenburg ben@gwamarillo.com	LEASED	 1700 SE 12th OFFICE 9,071 sf office space located in Ross Business Center. Lease negotiated by Miles Bonifield miles@gwamarillo.com
LEASED		1800 S. Hughes OFFICE 1,508 sf office with I-40 visibility. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com	LEASED	 301 S Polk THE AMARILLO BUILDING Lease renewed on 1,294 sf office space. Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com
LEASED		2813 SW 6th RESTAURANT 2,190 sf bldg. on 20,160 lot. 190' frontage on Historic Route 66 leased. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com	LEASED	 6900 I40 West THE ATRIUM AT COULTER RIDGE Executive office leased. Lease negotiated by: Aaron Emerson, CCIM, SIOR
SOLD		2620 SE 10th WAREHOUSE / OFFICE 5,008 sf bldg. on 12,000 sf lot. Zoned LC - Light Commercial Sale negotiated by Cathy Derr, CCIM	SOLD	 Bell South of 45th LAND 34,822 sf lot. Future home of Divine Nails. Sale negotiated for Seller by Miles Bonifield Sale negotiated for Buyer by Cathy Derr, CCIM
SOLD		7481 Longoria WAREHOUSE 6,500 sf warehouse located outside city limits. Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com	LEASED	 905 S Fillmore OFFICE 5,322 sf office space leased. Lease negotiated by: Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com