

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - OCTOBER 2020

FOR SALE

Washington St.
Wheeler Rd.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

**Washington & Wheeler Rd
PLATTED LOTS**
1.13 - 1.95 acre lots located north of McCormick & south of Claude Highway. Ready for construction & can be combined up to 10.1 acres. No zoning requirements & no city regulations. Outside City Limits. \$95,000 - \$130,000.00 per lot
Gabe Irving, CCIM
gabe@gwamarillo.com

FOR SALE

Bonham St
2nd Ave
Crockett St

**215 S. Bonham
LAND**
Fenced corner lot on SW 2nd & Bonham. Perfect location to build a shop for contractor or storage. Zoned I-1 Light Industrial. \$30,000
Ben Whittenburg
ben@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

I-40 Frontage
PRICE REDUCED

**3437 I-40 West
LAND**
38,816 sf corner lot located on the SE corner of I-40 W & Western Plaza Drive. One of the only pad sites available on I-40 West. High traffic area. Zoned LC - Light Commercial. \$16 /sf or \$621,056.00
Ben Whittenburg
ben@gwamarillo.com

FOR SALE

**702 Quail Creek
OFFICE / MEDICAL SPACE**
5,487 sf bldg, w/ 2,200 sf warehouse. Adjacent to Quail Creek Surgical Hospital & Southwest Neuroscience & Spine Center. Includes 2 offices, 3 exam rooms, 1 surgery room, 4 restrooms, waiting area, reception area, & (2) 10' x 10' overhead doors. Zoned O-2 Office District 2. \$950,000.00
Jeff Gaut jeff@gwamarillo.com

FOR SALE

Sundown Ln
Coulter St
INTERSTATE 27

**Coulter, South of Sundown
LAND**
20 acres located Outside of City Limits in SW Amarillo. Access to Loop 335 and I-27. Ideal development site for residential or commercial use. 660' frontage on Coulter & 1,270' depth. City Water and Sewer at the Coulter & Sundown intersection, 700' to the north of parcel. Zoned - Agricultural \$750,000.00 **Bo Wulfman, CCIM**

FOR LEASE

**114 SW 6th
MULTI-USE RETAIL**
1,400 sf located in Downtown Amarillo between Polk St. & Tyler St. 1 block to FirstBank Southwest Tower & Amarillo National Bank. Great visibility on SW 6th. Includes vent hood, upstairs office & storage. \$975/mo.
Cathy Derr, CCIM
cathy@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, & kitchenette. Zoned PD - Planned Development. \$350,000 or \$1,200 - \$2,250 /mo.
Miles Bonifield miles@gwamarillo.com

FOR LEASE

**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

FOR SALE

PRICE REDUCED

**11 Medical Dr
MEDICAL OFFICE**
6,480 sf located 1 mile east of Harrington Regional Medical Center. Consists of 11 exam rooms, procedure room, x-ray room, 6 offices, large waiting room, lab, ample storage, restrooms throughout, & 35 parking spaces.
\$525,000.00
Ben Whittenburg ben@gwamarillo.com

FOR LEASE

Unit A
Unit B

**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

**12541 Equestrian Trail
BARNDO AT RIVER FALLS**
Nice airport lot Bamdo on 1.5 acres. Built in 2016. Like new and ready for occupancy. Spray foam insulation. 1,050 sf living quarters with an attached 750 sf shop, w/ 12' x 12' OH door, two bedrooms, 1 bathroom, covered sitting porch, and large living room/kitchen combination. \$235,000.
Ben Whittenburg ben@gwamarillo.com

FOR SALE

**904 S. Grant
WAREHOUSE W/ OFFICE**
26,712 sf bldg. located on the corner of SE 9th & Grant. Includes 1,600 sf office space & 25,112 sf warehouse space w/ grade level & dock level overhead doors, wood beams, & new roof in 2017. Zoned I-1 - Light Industrial. \$659,000
Ben Whittenburg ben@gwamarillo.com

FOR SALE

INTERSTATE 40
SONEY RD

**Silverpointe
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

**Bell St. & Hillside Rd.
WINPARK PLACE**
700 - 10,800 sf retail spaces. Built in 2017. Hillside, west of Bell. Excellent traffic counts. Current tenants: Edes Meats, Dickey's BBQ, Lazy Gator, Golden Waffle, Venetian Nail Spa, Amarillo Police Department. Tenant Improvements negotiable. Zoned GR - General Retail. \$19.95 sf/yr. (NNN)
Ben Whittenburg ben@gwamarillo.com

FOR SALE

PRICE REDUCED
AVAILABLE
373-3111

**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. \$11.20 /sf or \$215,000.00
Ben Whittenburg
ben@gwamarillo.com

FOR SALE

PRICE REDUCED
AVAILABLE
373-3111

Georgia St.
SW 58th Ave

**58th & Georgia
LAND**
9 acres at NW corner of 58th & Georgia. **Lot 1**: 10,800 sf Frontage = 2.72 acres asking \$9.50/sf. Zoned General Retail. **Lot 2**: Interior Piece = 3.75 acres asking \$4.50/sf. Zoned General Retail/ Mini-Storage. **Lot 3**: 58th Frontage = 2.52 acres Asking \$9.50/sf. Zoned General Retail.
Ben Whittenburg ben@gwamarillo.com

FOR SALE

PRICE REDUCED
AVAILABLE
373-3111

**River Rd & Hastings
LAND**
11.08 acres located off the intersection of River Rd. & Hastings in high traffic area. Utility access on both River Rd. & Hastings. 8.04 acres is zoned for General Retail. 3.04 acres being zoned for Residential.
\$485,000 or \$1.00/sf
Ben Whittenburg ben@gwamarillo.com

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

DONE DEALS - OCTOBER 2020

 <p>SOLD</p>	<p>10207 S Western LAND 1.11 acre lot at the NE corner of S. Western & Beacon. Easy access to I-27 on Sundown Ln. Frontage: 357.45' on Western St. and 672.01' on Beacon Rd. Outside City Limits. Sale Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>SOLD</p>	<p>4400 S Washington SOUTHLAWN PLAZA 61,896 sf adjacent to new Toot'n Totum. Long standing Amarillo Shopping Center w/ great upside potential. 640' frontage on Washington St. Zoned GR - General Retail. Sale Negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>LEASED</p>	<p>2920 SW 6th Street RETAIL/WAREHOUSE 4,172 sf located on the hard corner of S Historic Route 66 and S. Alabama. Near Golden Light Café, El Braceros & Smokey Joes. Lease Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>112 SW 6th RETAIL 1,400 sf retail space in Downtown Amarillo between Polk St. and Tyler St. 1 block to FirstBank Southwest Tower and Amarillo National Bank. Great visibility on SW 6th. Zoned CB - Central Business. Lease Negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>SOLD</p>	<p>707 Amarillo Blvd RETAIL BUILDING 6,732 sf free standing building. 13,590 sf lot. High visibility w/ large traffic count, & +/- 50 parking spaces. Zoned LC - Light Commercial. Sale Negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com</p>	 <p>SOLD</p>	<p>12180 Tascosa Rd LAND 12.58 acres located on Tascosa Rd just past Bishop Hills. 3 miles from Loop 335 and Tascosa Rd. Outside City Limits. Great location for a warehouse w/ outside storage. 920' frontage on Tascosa Rd. Sale Negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>LEASED</p>	<p>2811 4th Canyon, TX RESTAURANT 5,844 sf large scale restaurant adjacent to the WTAMU campus. Walk in freezer & fridge, fire suppression, full kitchen, tables, seating, security cameras, TV, & audio equipment. Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>	 <p>LEASED</p>	<p>507 S Alabama RETAIL 2,300 sf retail building on Historic Route 66. Near Golden Light Cafe, El Braceros & Smokey Joes. Visible from 6th Street with signage & an overhead door. Zoned LC - Light Commercial. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>SOLD</p>	<p>I-27, Country Club Rd SPRING CANYON- LOT 15A 2 acre corner lot at the intersection of Soney & Buffalo Stadium Rd, north of Canyon. Access from Soney, I-27 & Country Club Rd. City water & septic permitted. Sale Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>SOLD</p>	<p>I-27 & Sundown / Coulter READY BUILD LOT 10 acre, flat, build-ready lot. Previous sales include: Rockwood Amish Furniture, Medley Equipment, Top of Texas Irrigation, H.F & C Supply, Metal Mart, & Enerpipe Pipeline Specialists. Additional land available. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p>LEASED</p>	<p>7765 Longoria #400 INDUSTRIAL 1,500 sf newly constructed warehouse w/ 10' OH doors, 12' sidewalls, & fenced storage. 1/2 mile northwest of I-27 & McCormick. Outside City Limits. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>4231 Ridgcrest Suite B OFFICE 2,060 sf office w/ easy access from Western or 45th. Includes, 4 offices, 3 restrooms, reception area, conference room, 2 closets, & large basement w/ storage. Zoned GR - General Retail. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>SOLD</p>	<p>27th & Pine LAND 81,457 sf in 2 lots. Located just west of S. Osage Zoned HC - Heavy Commercial Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>	 <p>LEASED</p>	<p>7910 McCormick Suite 100-200 WAREHOUSE 4,800 sf flex space w/ interior build out, restroom, 16' sidewalls, & 14' overhead doors. Located outside city limits, minutes away from Amarillo & Canyon. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>LEASED</p>	<p>3350 Olsen Blvd - Suite 200 OFFICE W/ WAREHOUSE 1,250 sf move-in ready space. Nice open office w/ warehouse & 12' x 12' grade level door. Located just west of Paramount. Great location for an office w/ warehouse or retail space w/ warehouse. More units available. Zoned LC - Light Commercial. Lease Negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASED</p>	<p>1900 S Coulter Suite O MEDICAL OFFICE 2802 sf located in SW Medical area close to Kindred, BSA, & Northwest Texas Hospitals. Includes 10 exam rooms & 4 restrooms. Great space for 2-3 doctors. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>SOLD</p>	<p>Point West Pkwy LAND 5.67 acres on the northwest corner of Wallace Blvd & Point West Parkway. Easy access to Point West Business Campus from I-40, and Loop 335. Zoned PD - Planned Development Sale Negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>SOLD</p>	<p>7910 McCormick Suite 300 - 400 WAREHOUSE 4,800 sf flex space w/ interior build out, restroom, 16' sidewalls, & 14' overhead doors. Located outside city limits, minutes away from Amarillo & Canyon. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>