

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - SEPTEMBER 2021

FOR SALE
FM-2590
Coulter
AVAILABLE
GAUT · WHITTENBURG · EMERSON
GWMARILLO.COM
373-3111

10920 S Coulter
LAND
76.58 total acres on Coulter just south of Sundown, outside city limits. 68 acres is residential development land. +/- 980' frontage on Coulter St. Survey & phase 1 available. Seller would consider dividing into 1-10 acres. Call for Pricing.
Miles Bonifield
miles@gwamarillo.com

FOR SALE

600 West Amarillo Blvd
BAR / LOUNGE
1,664 sf located on Amarillo Blvd, between N Monroe St & N Madison St. Includes: large open space, 2 restrooms, 1 dry storage/kitchen w/ 3 hole sink. 139' frontage on Amarillo Blvd.
Zoned LC - Light Commercial. \$150,000
Cathy Derr, CCIM
cathy@gwamarillo.com

SALE/LEASE

717 SW 16th
BAR / LOUNGE
1,922 sf bar/lounge just off Washington on SW 16th Ave. Next to Stumpy's Lounge. Includes a backyard area. Surrounding businesses include: Bullard Auto repair, FAVS, Impact Martial Arts Academy, Youngblood's Café, & more. Zoned LC - Light Commercial. \$160,000 or \$1,500/mo.
Cathy Derr, CCIM
cathy@gwamarillo.com

SALE/LEASE

3312 SW 45th Ave
WAREHOUSE W/ OFFICE
7,708 sf on 45th Ave, just west of I-27. In a center location w/ a newer roof. Includes: 6 offices, 2 restrooms, 2 overhead doors, floor drain, & fenced yard. Zoned LC - Light Commercial.
\$375,000 or \$3,860 sf/yr.
Miles Bonifield
miles@gwamarillo.com

FOR LEASE

1204 N Western
WAREHOUSE W/ OFFICE
2,500 sf in Suite A & B just north of Amarillo Blvd & 12th St. Includes: 2 offices, 2 restrooms, (2) 10' x 10' overhead doors, 220 plug, & central HVAC. Zoned I-1 Light Industrial. \$2,500/mo. Suite B can be leased at \$1,250/mo.
Miles Bonifield
miles@gwamarillo.com

FOR LEASE

1838 S Georgia
OFFICE
3,342 sf office building just south of I-40 along Amarillo's busiest retail corridor. Easy access from Georgia, I-40, & Wolflin. Includes: pole signage, 2 covered drive up bank teller windows, 19 parking spaces, & 150' frontage on Georgia St.
Zoned GR - General Retail. \$8,500/mo.
J. Gaut, CCIM, SIOR
jgaut@gwamarillo.com

FOR LEASE

4109 S Western
RETAIL
1,800 sf at the intersection of Western & Paramount Blvd, next to Scott's Oyster Bar. High traffic area (25,414 cars/day) at the intersection. Formerly Lewfin America, LLC.
Zoned GR - General Retail. \$1,500/mo.
Cathy Derr, CCIM
cathy@gwamarillo.com

SALE/LEASE

5305 I-40 West
OFFICE BUILDING
3,189 sf on the South I-40 Frontage Rd, between Bell & Western. Includes: 6 offices, conference room, break room, workroom, large basement & separate men & women restrooms.
Zoned LC - Light Commercial.
\$710,000 or 5,000/mo.
Aaron Emerson, CCIM, SIOR

FOR LEASE

2001 - 2335 S Georgia
WOLFLIN VILLAGE
1,671 - 2,730 sf retail space located 1 mile south of I-40, in a prime retail area. Some current tenants include: Office Depot, Starbucks, Jason's Deli, Talbot's & many more. Last renovated in 2018.
Zoned GR - General Retail & LC - Light Commercial. \$15 - \$20 sf/yr.
Ben Whittenburg
ben@gwamarillo.com

FOR SALE

1619 S Kentucky
WELLINGTON SQUARE
104,531 sf Class A office / retail building situated on 9.26 acres at the intersection of I-40 & Georgia. Currently 76% occupied. High traffic area.
Zoned PD - Planned Development. 7% cap rate.
\$7,500,000
Cathy Derr, CCIM
cathy@gwamarillo.com

FOR SALE

3310 I-40 West
OFFICE BUILDINGS
Bldg. 1 - 4,866 sf, 9 offices, recep. area, break room, restrooms, supply room, built-in cabinets, storage, & outdoor seating. **Bldg. 2** - 1,643 sf, 2 offices, break room, large multi-purpose room, & restrooms. Zoned LC - Light Commercial.
\$1,100,000
Aaron Emerson, CCIM, SIOR

FOR LEASE

4812 SE 22nd
WAREHOUSE W/ OFFICE
5,600 sf dock high warehouse w/ 2,400 sf office. 1 block south of I-40, between Eastern & Bolton. Completely remodeled w/ large fenced lot. Includes: 18 dock doors, security lighting outside, restroom, 4 offices, & large conference room.
\$4,500/mo. +N>NN
Ben Whittenburg
ben@gwamarillo.com

FOR SALE

Lowes Outparcel Land
BUILD TO SUIT LAND
9.82 acres located in front of Lowes Home Improvement, just south of the Gem Lake Rd./Amarillo Blvd West intersection. Includes large sign along Amarillo Blvd. City water & sewer access the site. Zoned GR - General Retail.
\$7.25/sf (can be divided)
Ben Whittenburg
ben@gwamarillo.com

FOR LEASE

5801 I-40 West, Suite 108
OFFICE SPACE
750 sf newly remodeled, just off the SE corner of I-40 & Bell St. Includes: entry/ waiting area, office, executive office w/ fireplace, & private restroom. High traffic area (51,898 cars/day). Front door parking & nicely manicured courtyard. \$900/mo.
Ben Whittenburg
ben@gwamarillo.com

FOR LEASE

301 S Polk St
THE AMARILLO BUILDING
250 - 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 - \$15 sf/yr.
Aaron Emerson, CCIM, SIOR

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, & on-site management.
\$16.50 - \$18.64 sf/yr.
Aaron Emerson, CCIM, SIOR

FOR LEASE

6900 I-40 West
THE ATRIUM AT COULTER RIDGE
1,172 - 1,395 sf just off I-40 on the frontage road, in high traffic area. Included amenities: key card access, security cameras, new LED lighting, new parking lot lighting, & professionally managed by Gaut Whittenburg Emerson Property Management. Call for Rates.
Aaron Emerson, CCIM, SIOR

FOR LEASE

2801 Duniven Circle
OFFICE W/ WAREHOUSE
11,515 total sf located on Duniven Circle, between Church St & Blackburn St. **Office includes:** 7,771 sf, 11 offices/classrooms, 3 restrooms, & mechanical room. **Warehouse includes:** 3,744 sf, 14' x 12' OH door, & commercial kitchen.
Zoned LC - Light Commercial. \$6,000/mo.
Miles Bonifield
miles@gwamarillo.com

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

DONE DEALS - SEPTEMBER 2021



SOLD

**4701 & 4511 Scotty Dr
DEVELOPMENT LAND**
13.47 acres non contiguous land. West parcel (8.95 ac) includes 567' frontage on Scotty Rd & +/- 49 lots for development. East Parcel (4.29 ac) includes 222' frontage on Scotty Rd. & +/- 19 lots possible. Zoned Single Family R & R-2.
Sale negotiated by
J. Gaut, CCIM, SIOR j@gwamarillo.com



SOLD

**2900 Tee Anchor Blvd
MULTI-USE BLDGS.**
34,099 total sf just 1 block north I-40 & Quarter Horse Dr. 3 buildings w/ large fenced yard. Paved for ample secured storage. Facility is monitored with an alarm system with cameras. New roofs on all buildings in 2017.
Sale negotiated by
Ben Whittenburg ben@gwamarillo.com



LEASED

**1200 Ross Suite 200
RETAIL**
1,701 sf on corner of 12th & Ross, 3 miles to Downtown Amarillo. Includes: 4 offices, conference room, & kitchenette. High traffic area. Zoned HC - Heavy Commercial.
Lease Negotiated by
Miles Bonifield
miles@gwamarillo.com



SOLD / LEASED

**7625 Fleming
MEDICAL OFFICE**
12,806 sf at the intersection of Halstead St & Fleming Ave. New construction building. Zoned O-1 - Office District.
Sale & Lease Negotiated by
Miles Bonifield
miles@gwamarillo.com



SOLD

**Point West & W Amarillo Blvd
LAND**
5.45 acres located at the NW corner of Point West Parkway & Amarillo Blvd West, in Point West Business Campus. Sold to a medical client.
Sale Negotiated by
Ben Whittenburg
ben@gwamarillo.com



LEASED

**1800 S Hughes
STORAGE**
1,472 sf metal storage building w/ overhead door. On westbound I-40 Frontage Road, one block west of the I-40 & Washington intersection.
Lease negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com



LEASED

**7110 Canyon Dr
INDUSTRIAL**
4,800 sf on the west side of I-27, between Bell & Hillside. Grade level warehouse w/ 2 overhead doors (18' x 13' 8" and 12' x 12'). Heated & insulated with 220 electrical. 14' sidewalls with an 18' peak. Zoned HC - Heavy Commercial.
Lease negotiated by
Ben Whittenburg & Gabe Irving, CCIM



LEASED

**600 S Tyler Suite 2000
FIRSTBANK SOUTHWEST TOWER**
1,678 sf office space on the 20th floor. Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management.
Lease negotiated by
Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com



SOLD

**34th & Osage
LAND**
38,768.4 sf across the street from Walgreens, Pak a Sak, Toot N' Totum, Anytime Fitness, Regence Health, and Walmart Neighborhood Market. Osage is the prime retail corridor in SE Amarillo. Zoned HC - Heavy Commercial.
Sale negotiated by
Ben Whittenburg & Miles Bonifield



SOLD

**Coulter & Outlook
NORTH SIDE OF OUTLOOK**
2.99 acres in the medical district, across Coulter St from BSA Hospital & Northwest Texas Hospital. Outlook Dr has been expanded & now goes from Coulter to Research St. Zoned GR - General Retail.
Sale negotiated by
Ben Whittenburg
ben@gwamarillo.com



LEASED

**15734 I-27
WAREHOUSE W/ OFFICE**
2,400 sf on the north side of Rockwell Rd, west side of I-27 between Amarillo & Canyon. Includes: office, restroom, fenced yard, & 3 overhead doors, foam insulated, & great signage.
Lease negotiated by
Ben Whittenburg
ben@gwamarillo.com



LEASED

**3318 S Georgia
WESTHAVEN VILLAGE**
1,146 sf on the SW corner of Georgia & 34th. High traffic area (37,764 car / day). Ample parking & great signage. Zoned GR - General Retail.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



SOLD

**Washington & Wheeler
LAND**
10.1 acres north of McCormick & south of Claude Hwy. Platted lots ready for construction. No zoning requirements. No city regulation. Traffic Count (6,422 cars/day)
Sale negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



SOLD

**809 S Georgia
MULTI-USE BUILDING**
1,995 sf on the corner of SW 9th & Georgia St. High traffic area (15,409 cars / day). Includes: showroom, waiting room, 6 offices, 2 restrooms, kitchenette & 2 storage rooms.
Zoned LC-Light Commercial.
Lease negotiated by
Ben Whittenburg ben@gwamarillo.com



LEASED

**1004 SE 5th
FLEX WAREHOUSE**
6,944 sf just off S Arthur, south of SE 3rd. Less than 1 minute east of the Amarillo Civic Center in Downtown Amarillo. Includes: office, updated electrical, newer gas line, & HVAC.
Lease negotiated by
Miles Bonifield
miles@gwamarillo.com



LEASED

**5411 McCormick
WAREHOUSE**
9,960 sf on McCormick between Bell St & Palo Pinto. Outside city limit. Includes: 1,500 sf office, & solid fenced yard.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com



SOLD

**209 Carolina, Borger, TX
WAREHOUSE**
5,288 sf shop/ mezzanine w/ 4 overhead doors, 3 phase electric, overhead heaters, floor drain, office area & 2 storage buildings.
Sale negotiated by
Cathy Derr, CCIM
cathy@gwamarillo.com



LEASED

**18901 19th #120, Bushland TX
WAREHOUSE**
2,000 sf unit located outside city limit in Bushland, w/ easy access to I-40. Unit includes overhead door, walk through door, & foam insulated.
Lease negotiated by
Gabe Irving, CCIM
gabe@gwamarillo.com