

February, 2025

DONE DEALS

SOLD

+/- 200 Acres West of Academy Sports + Outdoors 45TH W OF SONCY

Development opportunity just outside Amarillo city limits. Convenience of city utilities running adjacent to the property. Positioned near retail, residential, & multifamily developments.

Ben Whittenburg ben@gwamarillo.com

1731 Hagy Blvd MEDICAL OFFICE

4,205 SF office in Amarillo's medical district with 13 offices, ADA restrooms, and reception. Perfect for medical or professional use near hospitals.

Cathy Derr, CCIM cathy@gwamarillo.com
Meagan Brown meagan@gwamarillo.com

SOLD

2203 Paramount RETAIL/OFFICE W/ DRIVE-UP

4,004 SF commercial building represented by Ben Whittenburg. Features flexible layout, drive-thru potential, 36 parking spaces, and prime location near I-40 on Paramount Blvd.

Ben Whittenburg ben@gwamarillo.com

7701 SW 81st HODGES BUSINESS PARK

1,000 sf leased. Warehouse space for lease, 1,250-5,000 SF, starting at \$800/mo. Near Soncy, Coulter, & Loop 335. 12'-14' OH doors & fenced yards.

Gabe Irving, CCIM Gabe@gwamarillo.com

LEASED

12721 Indian Hills Rd WAREHOUSE

2,400 SF on 1.5 acres. Ideal for businesses needing secure storage & easy access. Fenced yard w/ gated entry, restroom w/ shower, 480V 3 Phase Power, hoist/crane, & drive-through doors.

Bo Wulfman, CCIM bo@gwamarillo.com

1619 S. Kentucky WELLINGTON SQUARE

841 sq ft office space leased at Wellington Square, a Class A Office/Retail building located at I-40 & Georgia. This 9.26-acre property features a beautiful courtyard, mature landscaping, ample parking,

Cathy Derr, CCIM cathy@gwamarillo.com

LEASED

905 S Fillmore GOLDEN SPREAD CENTER

5,488 SF leased. Amarillo's premier Class "A" office destination. Downtown location offers seamless accessibility, covered and surface parking, & unique underground tunnel connections to nearby buildings.

Aaron Emerson, CCIM SIOR aaron@gwamarillo.com

1900 S Coulter MEDICAL OFFICE

1,981 SF medical office, strategically located in the Coulter Professional Center, offers 4 exam rooms, a waiting room, and proximity to Amarillo's major hospitals.

Miles Bonifield miles@gwamarillo.com
Sheril Blackburn sheril@gwamarillo.com

SOLD

Amarillo Blvd West DEVELOPMENT LAND

8.65 acres at W Amarillo Blvd & Kilgore St, Sale negotiated by Ben Whittenburg. located adjacent to the Texas A&M AgriLife Research & Extension Center, this prime property offers great potential for future development.

Ben Whittenburg ben@gwamarillo.com

5411 McCormick WAREHOUSE

This 6,300 SF warehouse, represented by Gabe Irving, CCIM, and Bo Wulfman, CCIM, offers 15' sidewalls, 1,500 SF office, and great access 1 mile from I-27.

Gabe Irving, CCIM gabe@gwamarillo.com
Bo Wulfman, CCIM bo@gwamarillo.com

SOLD

Coulter & Collins Road COMMERCIAL LOTS

88,397 SF across two lots, featuring a 5,500 SF newly built industrial building. More lots are available for your needs. Contact us today for details!

Gabe Irving, CCIM Gabe@gwamarillo.com

6017 Hillside WINPARK PLACE

Attracting great tenants! Ben Whittenburg successfully represented the landlord in leasing 3,600 SF at this thriving retail center. Built in 2017, the property boasts prime SW Amarillo visibility, strong traffic counts (47,120 cars/day), and established tenants.

Ben Whittenburg ben@gwamarillo.com

SOLD

Soncy & Town Square Blvd RETAIL LOT

1.21 acres on the northwest corner of Soncy and Times Square Blvd. Look for this prime corner lot to be developed soon.

Bo Wulfman, CCIM bo@gwamarillo.com
Jeff Gaut jeff@gwamarillo.com

February, 2025

NEW LISTINGS

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

Since 1899...

The Gaut name has been the leader in the Amarillo commercial real estate market

Meagan Brown Sheril Blackburn Bo Wulfman Cathy Derr Gabe Irving J. Gaut Ben Whittenburg Aaron Emerson Kristen Chilcote Miles Bonifield Jeff Gaut Jennifer Webber

CCIM CCIM CCIM CCIM SIOR CCIM SIOR

SALE

3020 SW 27th PATTERSON PLACE APARTMENTS

38,790 SF multifamily property with 56 units, 95% occupancy, built in 1974. Unit mix: 4 (2BR/1BA) and 52 (1BR/1BA). Tenant-paid utilities. Prime location near I-40 and Georgia, priced at \$2,250,000.

Cathy Derr, CCIM cathy@gwamarillo.com

4001 River Road CORNER RETAIL

NW corner of River Road & E. Hastings. Suite A (1,800 SF) w/ drive-through, offices, & restroom/shower. Suite B (650 SF), ideal for a salon or barbershop, restroom/shower. \$850-\$1,950/mo. gross.

Jeff Gaut jeff@gwamarillo.com

SALE/LEASE

1716 SE 16th FLEX WAREHOUSE SPACE

4,440 SF property on a 16,863 SF lot, \$300,000 or lease \$2,750/month. 40' x 110' warehouse w/ 14' sidewalls, 2 overhead doors, heating, HVAC, two bathrooms, & fenced yard. Located 4 blocks north of I-40, west of Ross Street.

Miles Bonifield miles@gwamarillo.com

SALE

5811 S Western LARGE RETAIL BUILDING

38,610 SF grocery store property on 3.28 acres. Features an open floor plan, dock-high door, LED lighting, fire suppression, 2,000 SF upstairs office space, LC zoning, & great visibility near I-27. \$2,500,000.

Miles Bonifield miles@gwamarillo.com

7410 Hillside, Suite B RETAIL SPACE

Beautifully finished 2,259 SF retail space. Modern features like a coffee bar, seven glass-front offices, a conference room in prime location near HTeaO & Adobe Walls. Exceptional visibility (47,442 cars/day). \$24.00 SF/yr (NNN, estimated at \$11.50 psf).

Miles Bonifield miles@gwamarillo.com

SALE

501,509,517 S Grant REDEVELOPMENT OPPORTUNITY

Downtown Amarillo. 42,096 SF mixed-use office/warehouse on 1.05 acres, plus ±28,000 SF basement. 2 buildings w/ freight elevators & fenced lot for storage or parking. Priced at \$1,425,000.

Ben Whittenburg ben@gwamarillo.com

2 Glorieta NEW CONSTRUCTION OFFICE/RETAIL

3,358 SF office/retail at Glorieta & FM 2590. Shell space, tenant improvement allowance, concrete parking, & easy access to I-27. Zoned commercial w/ city utilities. Anchored by Sparkman Orthodontist. \$26/sf/NNN

Miles Bonifield miles@gwamarillo.com

SALE

904 Grant LIGHT INDUSTRIAL WAREHOUSE

26,712 SF warehouse on a 34,412 SF lot for \$675,000 (\$25.27/SF). 16' ceilings, 25,112 SF warehouse space, 1,600 SF office, overhead doors, & a 2017 roof. Versatile and well-maintained, ideal for logistics or distribution.

Miles Bonifield miles@gwamarillo.com

SALE

7145 S. Bell BUILD READY LOT

Build-ready lot - 26,136 SF, zoned for Light Commercial use. Located near the intersection of I-27 and Bell Street, and surrounded businesses like Popeye's, Sonic, & Dollar General. Asking \$315,000

Ben Whittenburg ben@gwamarillo.com

603 Quail Creek GENERAL OR MEDICAL OFFICE

2,400 SF office space in Amarillo's Medical District with hardwood floors, utilities included, private restrooms, drive-up parking, and signage. Lease: \$14.00 SF/yr (NN). Ready to occupy near medical services, restaurants, and banks.

Jeff Gaut jeff@gwamarillo.com

February, 2025

NEW LISTINGS

**5507 SW 9th
MEDICAL/GENERAL OFFICE**

SALE/LEASE

4,943 SF of office space for \$525,000 or \$5,250/month (MG). Private offices, open work areas, & new HVAC units installed in 2023, it's ideal for medical or general office use. 3/4 mile from Harrington Medical Center.

Ben Whittenburg ben@gwamarillo.com



SALE

**1911 Port Lane
MEDICAL OFFICE**

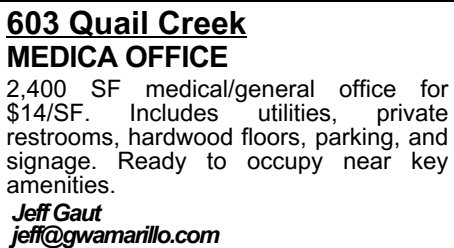
3,320 SF medical office. Five exam rooms, private office w/ an en-suite restroom, waiting/reception, and ample parking. \$431,600.

Sheril Blackburn sheril@gwamarillo.com

**603 Quail Creek
MEDICA OFFICE**

2,400 SF medical/general office for \$14/SF. Includes utilities, private restrooms, hardwood floors, parking, and signage. Ready to occupy near key amenities.

Jeff Gaut jeff@gwamarillo.com



LEASE

SALE /LEASE

**1600 S Western
FORMER WALGREENS**

At Western St. & Plains Blvd., 15,036 SF former Walgreens is available for \$3,500,000 or lease at \$22/SF/yr (NNN). Open layout, 75 parking spaces, drive-thru, & fire suppression. High visibility with 30,067 cars/day.

Ben Whittenburg ben@gwamarillo.com

**6801 S Bell
COPPPER RIDGE CENTER**

Retail space w/ high visibility, ample parking, & professional management. Ste 400-600 (3,000 SF) w/ flexible layout options & Ste 1400 (4,000 SF) designed for office or open-use purposes. \$14.00/SF/yr (NNN)

Cathy Derr, CCIM cathy@gwamarillo.com



LEASE

SALE

**I-27 & Georgia
LARGE COMMERCIAL LOT**

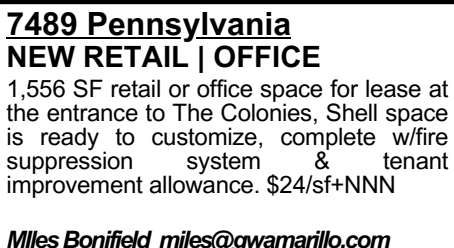
5.8-acres 1st time on the market for \$5,000,000! High visibility frontage & an electric billboard generating \$25,000/year, this property is ideal for retail, dining, fuel, or storage businesses. Excellent investment.

Cathy Derr, CCIM cathy@gwamarillo.com

**7489 Pennsylvania
NEW RETAIL | OFFICE**

1,556 SF retail or office space for lease at the entrance to The Colonies, Shell space is ready to customize, complete w/fire suppression system & tenant improvement allowance. \$24/sf+NNN

Miles Bonifield miles@gwamarillo.com



LEASE

SALE

**2500 Folsom
FORMER DAY CARE**

4,524 SF commercial property, \$452,400. Kitchen w/ vent hood, ADA-compliant restrooms, fire suppression system, fenced yard, & front parking. Suitable for various uses & minutes from I-40, Rick Husband Airport, and major destinations like Amazon and Buc-ee's

Sheril Blackburn sheril@gwamarillo.com

**316 SW 6th
DOWNTOWN RETAIL**

2,280 SF space, ideal for restaurant or bar use. Upgrades include, drive-thru windows, 28+ parking spaces, and a tenant remodel allowance. \$2,750/month (MG) in opportunity zone near downtown employment hubs.

Gabe Irving, CCIM gabe@gwamarillo.com



LEASE

SALE

**9325 E St. Francis Ave
78 ACRES W/ LARGE BUILDING**

78-acre property includes a 45,671-sf industrial building. Priced at \$390,000 (\$5,000/acre). Located on Highway 136, with paved frontage and fencing on three sides.

Ben Whittenburg ben@gwamarillo.com

**708 S. Georgia
FREE STANDING RETAIL BUILDING**

5,000 SF stand-alone building offers unbeatable visibility near historic Route 66 & downtown. Open showroom, warehouse space, and ample storage. \$230,000 or lease for \$3,000/mo. (gross)

Aaron Emerson CCIM, SIOR
Kristen Chilcote kristen@gwamarillo.com



SALE/LEASE

SALE

**940 Buena Vista
5,504 SF MEDICAL BUILDING**

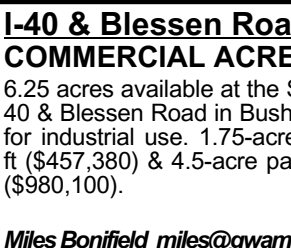
Updated facility w/ 10 treatment rooms, 4 restrooms, 2 breakrooms, newer roof, HVAC, & LED lighting. Ample parking, rear entrances, & expansion potential. Ideal for medical & therapy practices. \$525,000

Meagan Brown meagan@gwamarillo.com

**I-40 & Blessen Road
COMMERCIAL ACREAGE**

6.25 acres available at the SW corner of I-40 & Blessen Road in Bushland, TX. Ideal for industrial use. 1.75-acre parcel, \$6/sq ft (\$457,380) & 4.5-acre parcel at \$5/sq ft (\$980,100).

Miles Bonifield miles@gwamarillo.com



SALE

SOLD

2 LOTS
AVAILABLE**Soncy & Hillside
RETAIL LOT**

24,794 sf lot adjacent to the new Starbucks sold to Oil Changers. 2 remaining Lots in this fast growing retail area. Lot 5: 1.5 acres and Lot 7A 1.12 acres.

Ben Whittenburg ben@gwamarillo.com
Jeff Gaut jeff@gwamarillo.com

**8801 Buccola
MARKETS AT SONCY**

Neighborhood center built in 2017 Suite 900 (1,508 SF) available \$16/SF + \$4.40SF NNN, end cap with drive-thru potential & negotiable improvements. Suite 800 (2,716 SF) is leased.

Ben Whittenburg ben@gwamarillo.com



LEASED

**13900 I-27
OFFICE WAREHOUSE**

12,300 SF still available for lease at \$5,995/month (NNN). Two buildings with office, warehouse, and shop space, grade-level doors, fenced yard, and onsite parking. Built in 1977, zoned OCL.

Bo Wulfman, CCIM bo@gwamarillo.com

MORE SPACE
AVAILABLE**4101 Canyon Dr
RETAIL / SHOP**

3,346 SF retail shop offers office/showroom space, restrooms, overhead doors, a 2-post lift, a paint booth, and fenced storage. Highly visible from I-27, it's ideal for commercial use.

Cathy Derr, CCIM cathy@gwamarillo.com



LEASED

SOLD



AVAILABLE

**411 N Mirror
HEAVY COMMERCIAL**

12,970 SF industrial building on 1.42 acres, zoned HC. Offices, conference room, kitchenette, clearspan warehouse (14'-24' ceilings), 3 overhead doors, fenced yard, & laydown area. Billboard easement retained by seller.

Miles Bonifield miles@gwamarillo.com

**6661 Canyon Drive
RETAIL/OFFICE/SHOP**

2,000 sf unit leased at the I-27 Business Park. (1) 2,000 sf unit still available in this well maintained commercial complex

Sheril Blackburn sheril@gwamarillo.com



LEASED

MORE SPACE
AVAILABLE

SOLD

**4406 S Bell
FREE STANDING RESTAURANT**

3,488 SF fast casual space on a 29,700 SF lot. Ready for occupancy, drive-thru window, security cameras, tables, chairs, walk-in coolers, three-compartment sink, & vent hood. High-traffic area & excellent demographics.

Ben Whittenburg ben@gwamarillo.com
Sheril Blackburn sheril@gwamarillo.com

February, 2025
DONE DEALS**600 S. Tyler
FIRST BANK SOUTHWEST TOWER**

Several office spaces have been leased this month in the FirstBank Southwest Tower! More spaces are available ranging from 304 SF to an entire floor (10,500 SF) at \$18.50 per SF.

Aaron Emerson, CCIM SIOR
aaron@gwamarillo.com

MORE SPACE
AVAILABLE

SOLD

**10300 Hwy 60
COLD STORAGE WAREHOUSE**

7,200 SF property on 1.35 acres near Canyon features office space, a kitchen, canopy/warehouse, 2,500+ SF cold storage, and 14 charging stations. Ideal for logistics or food storage.

Gabe Irving, CCIM gabe@gwamarillo.com

**16750 I-27
OFFICE/WAREHOUSE**

4,125 SF on the west side of I-27 between Amarillo and Canyon. Updated office space w/showroom, 2-3 offices, kitchen/breakroom, pull-through warehouse w/ 16' x 14' overhead doors, & extra yard space. Outside city limits.

Jeff Gaut jeff@gwamarillo.com

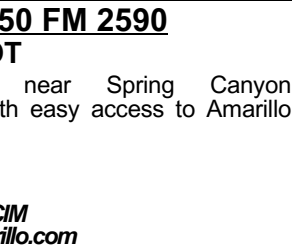


LEASED

**3030 & 3050 FM 2590
RETAIL LOT**

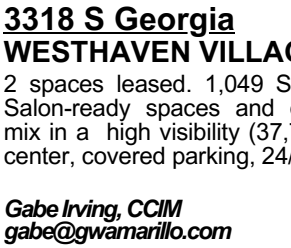
2.43 acres near Spring Canyon subdivision with easy access to Amarillo and Canyon.

Gabe Irving, CCIM gabe@gwamarillo.com

**3318 S Georgia
WESTHAVEN VILLAGE**

2 spaces leased. 1,049 SF AVAILABLE Salon-ready spaces and diverse tenant mix in a high visibility (37,764 cars daily) center, covered parking, 24/7 security.

Gabe Irving, CCIM gabe@gwamarillo.com

MORE SPACE
AVAILABLE**2809 Wolflin
RETAIL SPACE**

932 sf retail space, just west of Georgia in busy retail area. The center is now fully leased. MORE SPACE AVAILABLE

Miles Bonifield miles@gwamarillo.com
Sheril Blackburn sheril@gwamarillo.com

MORE SPACE
AVAILABLE