

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

November, 2024

NEW LISTINGS

Since 1899...

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



Megan 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

4406 S Bell St

RESTAURANT W/ DRIVE THRU

3,488 SF ready for occupancy w/ security cameras, tables, chairs, walk-in coolers, 3 compartment sink, & vent hood in place. Just north of the 45th & Bell Intersection. \$995,000

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



702 S Pierce

DOWNTOWN LOT

4,375 SF lot downtown commercial or residential development lot, this high-traffic intersection of Pierce St & SE 7th, across from the new Potter County Courthouse. t \$172,500.

J. Gaut, CCIM SIOR j@gwamarillo.com
Jeff Gaut jeff@gwamarillo.com



1600 S Coulter

MEDICAL OFFICE

17,973 SF medical office in Amarillo's Medical District. Priced @ \$4.5M. Built in 2011, perfect for 4 practitioners or a single user, w/ flexible space and parking across from BSA and NW Texas Hospitals.

J. Gaut, CCIM, SIOR j@gwamarillo.com



940 Buena Vista

FULLY UPDATED OFFICE

5,504 SF on a 35,540 SF lot. Suited for healthcare providers. Newer roof, updated HVAC, LED lighting, & spacious treatment rooms. staff and \$525,000.

Meagan Brown meagan@gwamarillo.com

517 N Polk

OFFICE BUILDING

4,086 SF building w/ 6 offices, conference room, 4 restrooms, workroom, & finished basement. New roof in 2023, 24 parking spaces. Near Downtown Amarillo, easy access to Hwy 287/I-27. Priced at \$160,000.

Gabe Irving, CCIM gabe@gwamarillo.com



101 S Grant

X-LARGE WAREHOUSE

55,514 SF in downtown Amarillo. \$2.95/SF (Gross). Industrial-zoned property (I-1) w/ 8 dock-high doors, a covered loading dock, fire suppression system, 6 gas heaters, & ample office space w/ 4 offices & 3 bathrooms.

Jeff Gaut jeff@gwamarillo.com



LEASE



4101 Canyon Drive

RETAIL/SHOP

,346 SF retail space. Includes office/showroom, overhead doors, paint booth, and fenced lot. \$2,500/month gross. Located on I-27 frontage with high visibility.

Cathy Derr, CCIM cathy@gwamarillo.com



807 - 809 Amarillo Blvd East

INVESTMENT PROPERTY

Great investment opportunity! Two retail buildings on Amarillo Blvd, totaling 3,704 SF, generating \$43,800 in annual income.

Price Just Reduced: \$500,000.

Cathy Derr, CCIM cathy@gwamarillo.com

12400 I-40 East

4 LOTS ON I-40

22.04 acres on I-40 East, just 1.7 miles from Buc-ee's & near the Amarillo airport. Great highway visibility, w/ city water access & a pending septic variance. \$2.00/SF

Miles Bonifield miles@gwamarillo.com



4 Medical Drive

INVESTMENT OPPORTUNITY

4,797 SF multi-tenant building w/ 3 medical tenants, all w/ new 3-5 year leases. This property offers 48 parking spaces, Located near the Medical Center. \$650,000.

Jeff Gaut jeff@gwamarillo.com



1518 Alabama

RENTAL INVESTMENT

2,040 SF home built in 1975, perfect for rental investment. Located in a quiet neighborhood with community amenities including a pool and tennis courts. Priced at \$230,000.

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



1731 Hagy

MULTI-PURPOSE OFFICE

4,205 SF multi-purpose office facility located near Amarillo's medical district. Flexible layout ideal for medical, counseling, or professional services, \$1,100,000.

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

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DONE DEALS

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Tascosa Road DEVELOPMENT LAND

Miles Bonifield represented the Buyer in the successful purchase of 91.62 acres on Tascosa Road, adjacent to the Estancia subdivision, for future development.

Miles Bonifield miles@gwamarillo.com



Coulter & Collins Road DESCRIPTION

Just closed: 2.03 acres with a 5,500 SF industrial building sold! More lots are available, ranging from 1.01 to 3.98 acres, and they can be combined to suit your needs.

Gabe Irving, CCIM gabe@gwamarillo.com



LEASED



2800 Civic Circle MEDICAL OFFICE SPACE

Ready to move in! 2,845 SF medical office features tile flooring, granite countertops, a large waiting room, consultation & procedural rooms w/ sinks, offices, a kitchen, & more.

Ben Whittenburg ben@gwamarillo.com



Masterson Rd, N of 8th Ave. LAND PARCEL

49.11 acres, perfect for a residential ranchette. Just north of N. Masterson Road and NE 8th Avenue, this parcel offers beautiful countryside views and access from Masterson Road.

Cathy Derr, CCIM cathy@gwamarillo.com

9375 Hillside DEVELOPMENT LAND

1.4 acres located just east of Loop 335 in a fast-growing South Amarillo neighborhood, near the Colonies, Townsquare, and Greenways. Ideal for investment.

J. Gaut, CCIM SIOR j@gwamarillo.com



4018 SW 50th OFFICE BUILDING

4,128 SF office building w/ well-designed layout. 14 offices, reception area, & kitchen. Two restrooms, generous storage space, an executive office w/ private restroom and shower, and a temperature-controlled server room.

Miles Bonifield miles@gwamarillo.com



LEASED



3300 Soncy #300 RETAIL SPACE

1,495 SF end-cap retail space available next to World Market, Guitar Center, FedEx, and more. Open retail area, office, storage, restroom, and drive-thru potential.

Ben Whittenburg ben@gwamarillo.com



N Western DEVELOPMENT LAND

9.78 Acres located on the south side of Tascosa Country Club. Great for residential development. With easy access to Amarillo Blvd and Loop 335, utilities on-site, & prestigious location.

Miles Bonifield miles@gwamarillo.com

4612 Maverick SHOP BUILDING

2,000 SF. 15' clearance, 16' sidewalls, & 12' x 14' overhead door. Include 220 & 3-phase power & infrared tube heater, ADA restroom, side yard space, & ample parking.

Miles Bonifield miles@gwamarillo.com



1616 S Kentucky WELLINGTON OFFICE PARK

1,512 SF Office Leased – More Available. Class A office building with new roof, HVAC, security, secure parking, & on-site storage. I-40 signage available.

Jeff Gaut jeff@gwamarillo.com



LEASED



1619 S Kentucky WELLINGTON SQUARE

260 SF office leased in Wellington Square. More space available to accommodate, retail office or restaurant.

Cathy Derr, CCIM cathy@gwamarillo.com
Sheril Blackburn sheril@gwamarillo.com



121 S Bonham INDUSTRIAL BUILDING W/ OFFICE

4,050 SF industrial property with five offices, conference room, two restrooms, breakroom, two warehouse areas, garage, and fenced yard. Zoned I-1 for versatile industrial use.

Gabe Irving, CCIM gabe@gwamarillo.com