

FOR LEASE

# WESTGATE PARK CENTER 200 WESTGATE PARKWAY EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



## OFFERING SUMMARY

Lease Rate: \$12.00 - 16.00 SF/yr  
(NNN \$3.20 psf)

Building Size: 45,083 SF

Year Built: 1985

Zoning: PD - Planned  
Development

## PROPERTY OVERVIEW

### Retail Space Available – High-Visibility Shopping Center

This single-story shopping center features a modern masonry and glass façade, combining a contemporary look with easy customer access. With convenient curbside parking, this location is ideal for businesses looking for strong visibility and seamless accessibility.

## LOCATION OVERVIEW

### Retail Center for Lease – Prime Location Near I-40 & Sancy

Positioned next to Westgate Mall, this retail center is in the heart of Amarillo's regional retail district, offering excellent visibility and accessibility.

#### Current Tenants:

A diverse mix of businesses, including First Medical, Sublime Collective, T-Mobile, K&K Nails, American Boot Co., Pella Windows, and Any Lab Test.

#### Surrounding Businesses:

Located near major retailers like Target, HomeGoods, Barnes & Noble, Best Buy, Home Depot, Sam's Club, Boot Barn, Northern Tool, Dillard's, JCPenney, Kohl's, OfficeMax, and Mattress Firm.

This location provides strong consumer traffic and a thriving commercial environment—an ideal spot for your business.

BO WULFMAN, CCIM | [bo@gwamarillo.com](mailto:bo@gwamarillo.com) | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

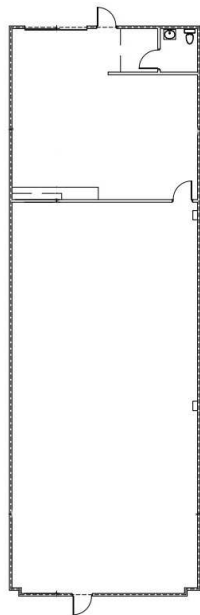
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

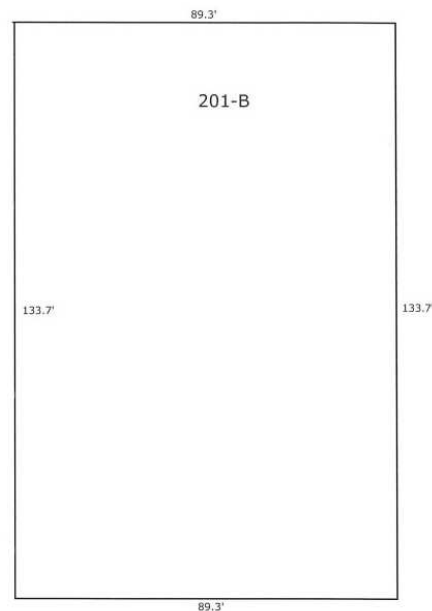
# WESTGATE PARK CENTER 200 WESTGATE PARKWAY ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON

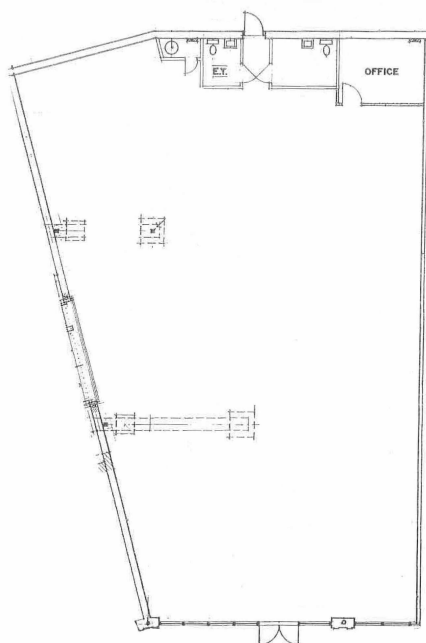
Commercial Real Estate



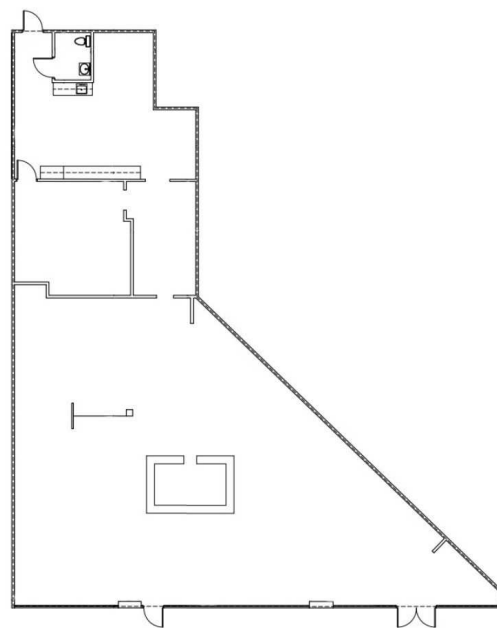
Suite 200 K - 2,762 SF



Suite 201-B 11,939 SF



Suite 201-C 3,900 SF



Suite 201-D 3,667 SF

BO WULFMAN, CCIM | [bo@gwamarillo.com](mailto:bo@gwamarillo.com) | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

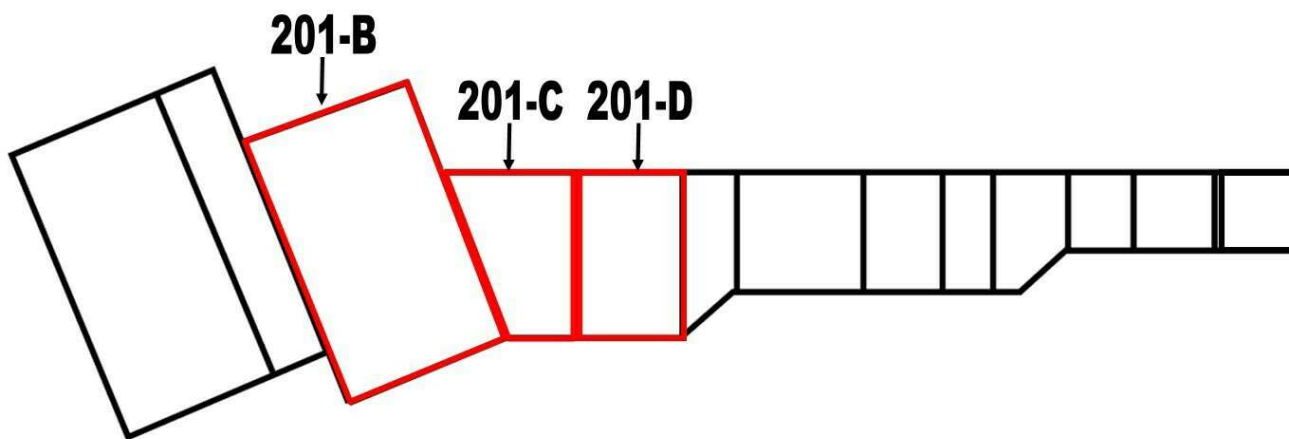
WESTGATE PARK CENTER  
200 WESTGATE PARKWAY  
LEASE SPACES

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



# Westgate Parkway South Building



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201-B	Available	11,939 SF	NNN \$3.20 psf	\$12.00 SF/yr
Suite 201-C	Available	3,900 SF	NNN \$3.20 psf	\$14.00 SF/yr
Suite 201-D	Available	3,667 SF	NNN \$3.20 psf	\$14.00 SF/yr

BO WULFMAN, CCIM | [bo@gwamarillo.com](mailto:bo@gwamarillo.com) | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

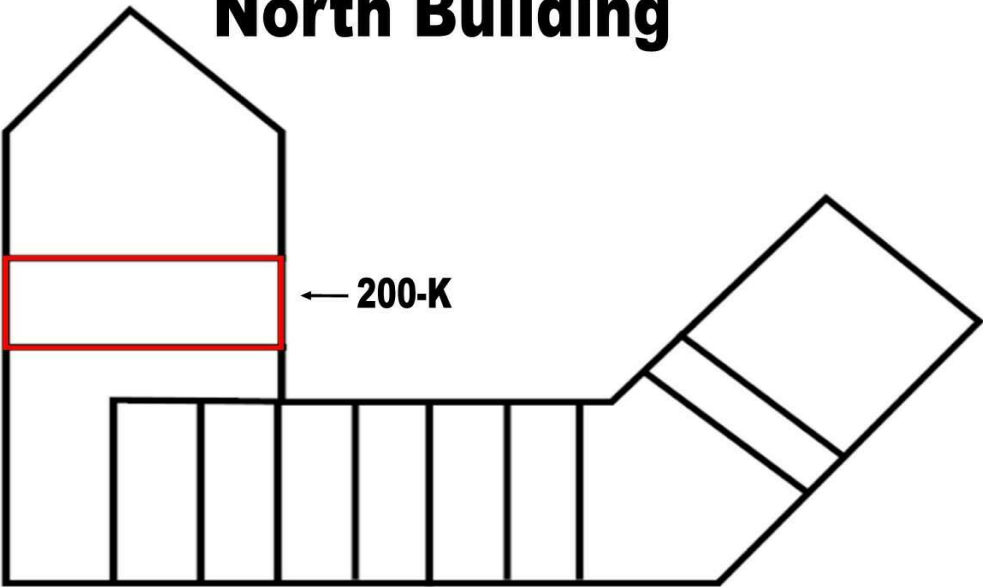
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

WESTGATE PARK CENTER  
200 WESTGATE PARKWAY  
LEASE SPACES

GAUT·WHITTENBURG·EMERSON  
Commercial Real Estate  
CCIM SIOR

Westgate Parkway  
North Building



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200-K	Available	2,762 SF	NNN \$3.20 psf	\$16.00 SF/yr	North Building

BO WULFMAN, CCIM | bo@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



FOR LEASE

# WESTGATE PARK CENTER 200 WESTGATE PARKWAY RETAILER MAP

GAUT · WHITTENBURG · EMERSON  
Commercial Real Estate  
CCIM SIOR



BO WULFMAN, CCIM | bo@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

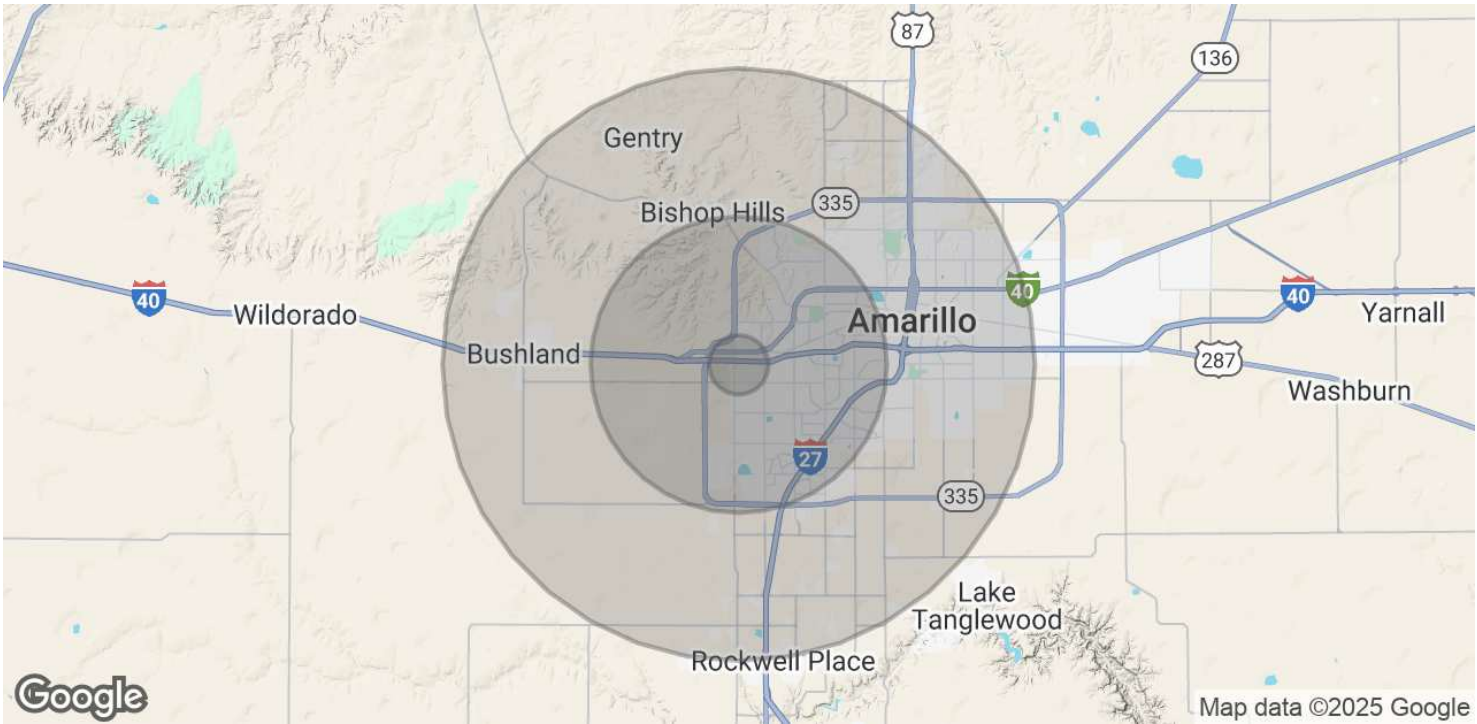
GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



FOR LEASE

# WESTGATE PARK CENTER 200 WESTGATE PARKWAY DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,412	103,672	212,935
Average age	40.0	38.0	35.2
Average age (Male)	37.5	36.5	33.8
Average age (Female)	40.9	39.9	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,314	43,334	81,553
# of persons per HH	2.3	2.4	2.6
Average HH income	\$80,502	\$70,371	\$62,024
Average house value	\$178,003	\$166,589	\$138,656

\* Demographic data derived from 2020 ACS - US Census

BO WULFMAN, CCIM | bo@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Gaut Whittenburg Emerson CRE</u>	<u>475878</u>		<u>(806)373-3111</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Aaron Emerson, CCIM SIOR</u>	<u>477647</u>	<u>aaron@gwamarillo.com</u>	<u>(806)373-3111</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Aaron Emerson, CCIM, SIOR</u>	<u>477647</u>	<u>aaron@gwamarillo.com</u>	<u>(806)373-3111</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)