

8523 North Hwy West Highway
8523 North Hwy West Highway
Arthur City, TX 75411

\$699,000
10± Acres
Lamar County



**8523 North Hwy West Highway
Arthur City, TX / Lamar County**

SUMMARY

Address

8523 North Hwy West Highway

City, State Zip

Arthur City, TX 75411

County

Lamar County

Type

Business Opportunity, Commercial

Latitude / Longitude

33.813937 / -95.524171

Dwelling Square Feet

400,000

Acreage

10

Price

\$699,000

Property Website

<https://www.glasslandandhome.com/property/8523-north-hwy-west-highway/lamar/texas/91567/>



PROPERTY DESCRIPTION

Fronting US 271 N, this expansive 10-acre property offers exceptional exposure and direct highway access—ideal for businesses that benefit from steady traffic flow and operational convenience. The site includes a fuel dock, large shop with multiple 23ft roll up doors, and designated parking area, making it a strategic fit for logistics, fleet services, or resale operations. additional building features multiple rooms suited for administrative, retail, or fabrication use, with a flexible layout that adapts to your business model. Whether you're expanding, relocating, or investing, this property delivers visibility, versatility, and value. All of this sitting on 10 acres of flat, usable land with room for parking, equipment, or future development. Whether you're expanding an existing business or launching a new venture, this property delivers location, infrastructure, and potential.

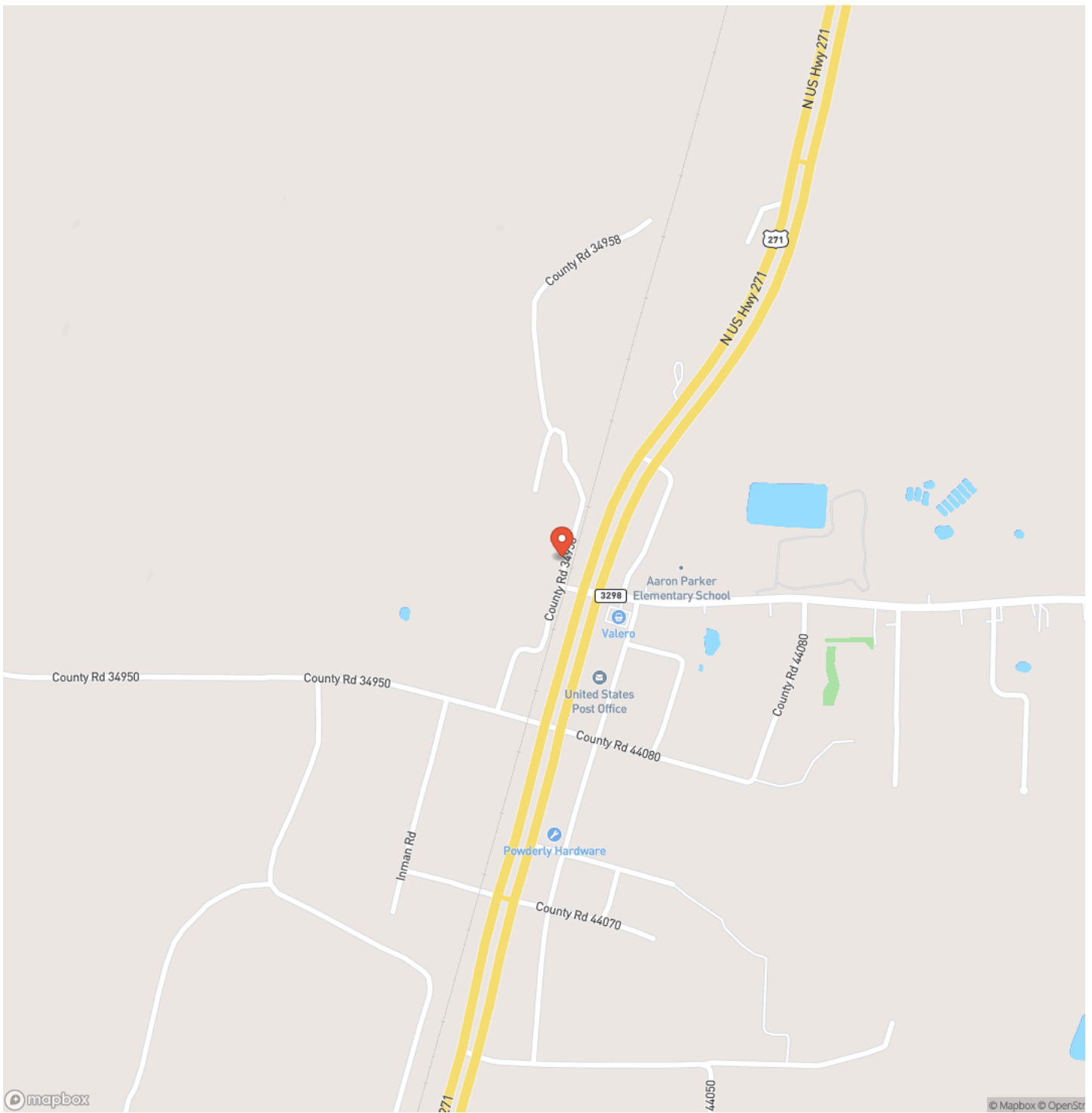
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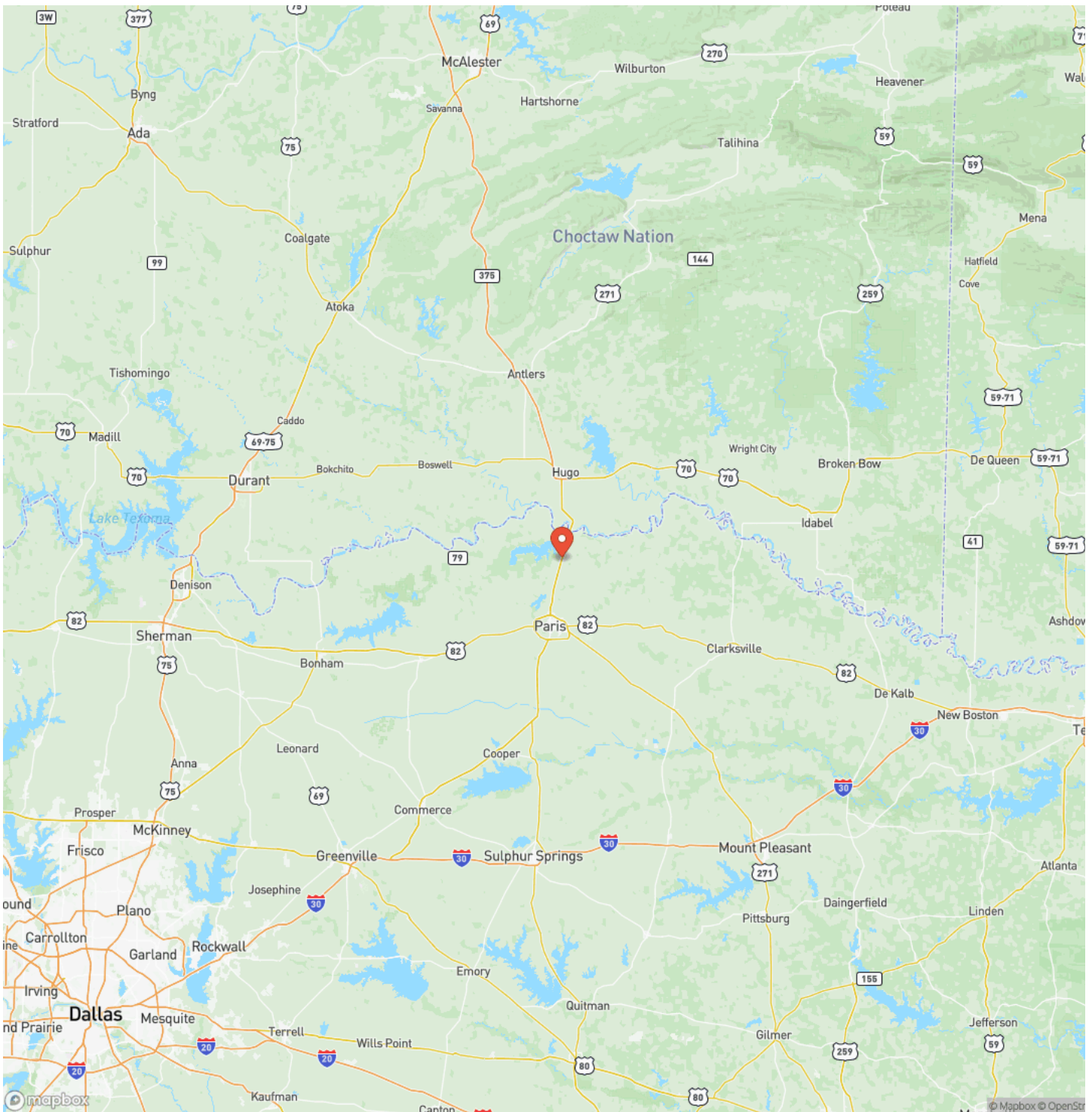
MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

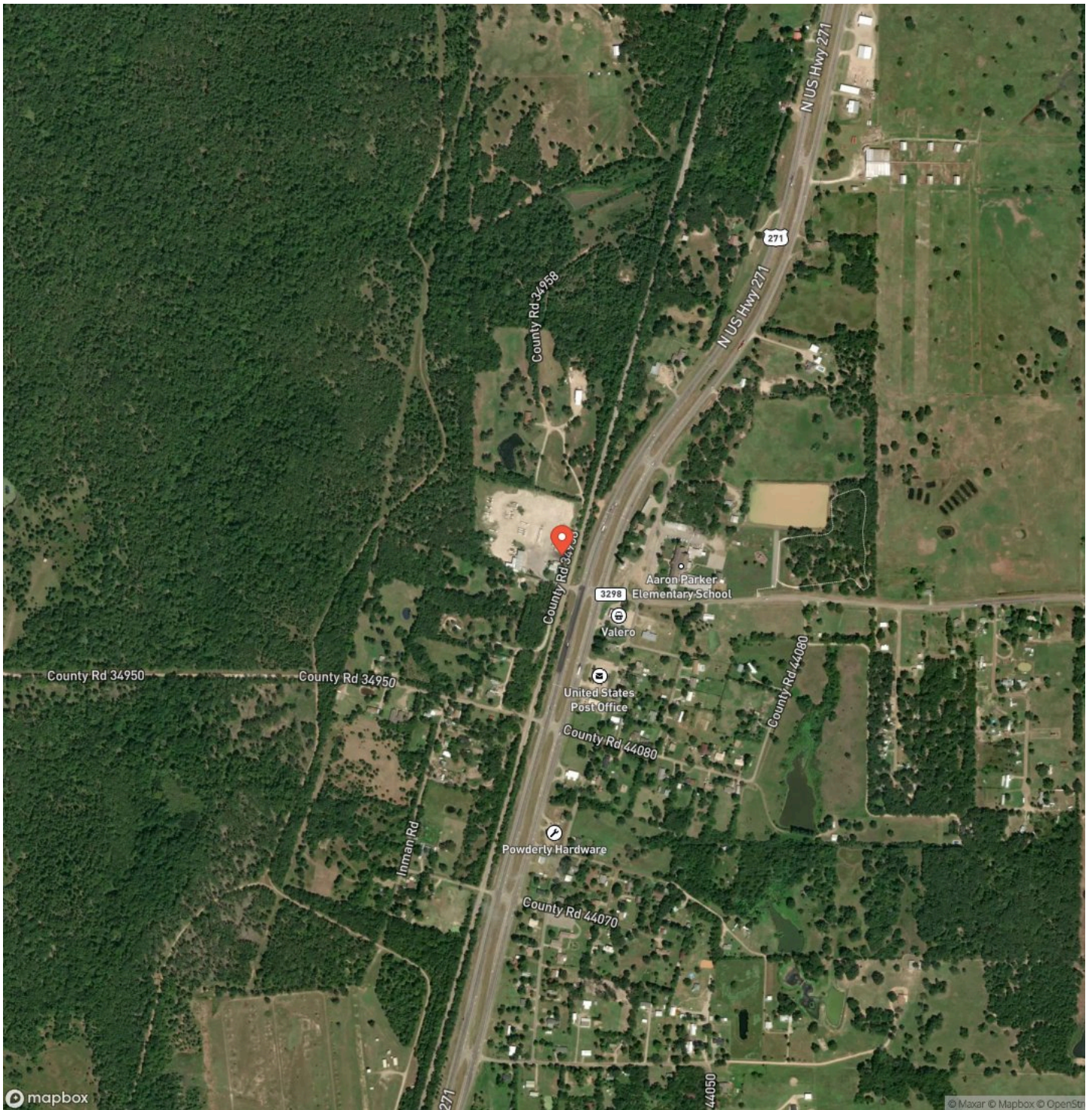
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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