

High-Visibility 9,100 SF Former Dollar General Retail Building Adjacent to National Retailers



3800 S Zapata Hwy, Laredo, Texas 78046
Available 7/01/2026

Property Details:

This 9,100 SF former Dollar General building at 3800 S Zapata Hwy, Laredo, TX sits on over an acre of land and features a clear-span open space, a small office, two ADA restrooms, and a stock room, providing flexibility for retail or warehouse uses.

The property enjoys direct frontage on Highway 83 with excellent visibility and 32,541 AADT, surrounded by national retailers including Walmart, Whataburger, Dollar Tree, Jack in the Box, and Papa John's. Additional features include pylon signage, easy ingress and egress, and 52 parking spaces.

Located in one of the fastest-growing metro areas in the US, this property offers significant potential for businesses looking to capitalize on Laredo's growth and expanding market.

Property Features:

- High visibility with 32,541 vehicles per day
- Freestanding building
- Adjacent to many national retailers
- Formerly established high-volume retail site
- Pylon signage
- Easy ingress and egress
- Fully built out as a standard retail space
- Office area and storage room
- 2 private restrooms
- Central air conditioning
- Drop ceilings

Contact:

Sir Management, LLC

(650) 845-7965

contact@aokcapital.com

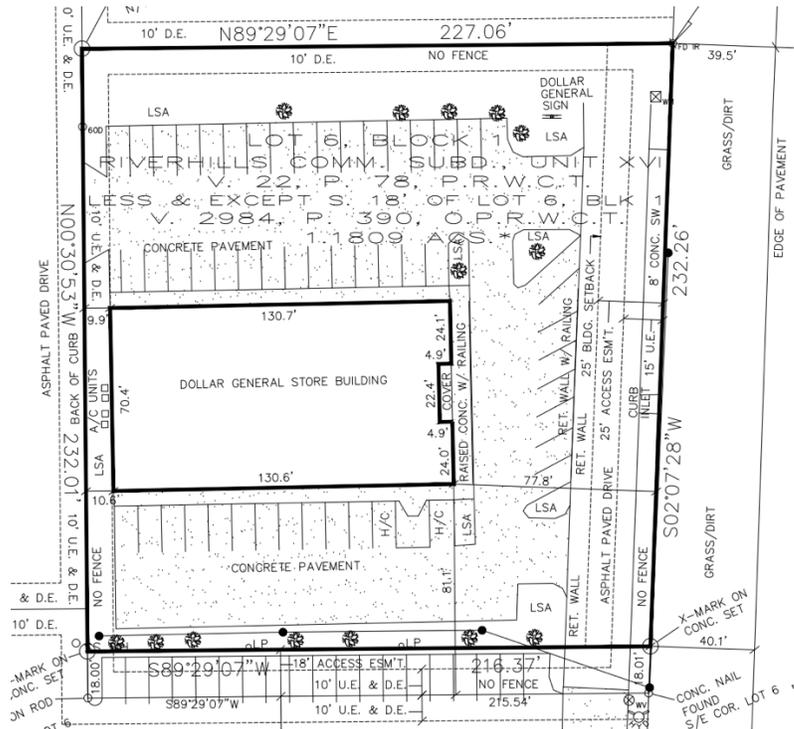


View the full listing here:

<https://www.loopnet.com/Listing/3800-S-Zapata-Hwy-Laredo-TX/34403489/> &

<https://www.crexi.com/lease/properties/907392/texas-former-dollar-general-on-119-acres-9100sf-and-34000vpd>

Lease Price: \$7,583/Month
2025 Taxes: \$2.02/SF/Year
Lease Type: NNN
Rentable SQFT: 9,100
Property Type: Retail
Tenancy: Single
Total Building SQ FT: 9,100
Land Acres: 1.18
Class: C
Year Built: 2003
Buildings: 1
Stories: 1
Total Parking Spaces: 52
Cross Street: River Hill Loop
Zoning: B-4
APN: 978-01001-060
County: Webb County
Available: 7/01/2026



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