

Freestanding Former Dollar General, 9,100 SqFt 3800 S Zapata Hwy, Laredo, Texas 78046



Property Details:

This 9,100 square foot freestanding former Dollar General building, located at 3800 S Zapata Hwy in Laredo, TX, sits on over an acre of land and offers clear-span open space, along with a small office area, two restrooms, and a storage room, providing flexibility for various uses.

Situated in a high-traffic area with a direct frontage on Highway 83, this property offers excellent visibility. Our building features pylon signage, offers easy ingress and egress for both customers and deliveries, has 52 parking spaces, has approximately 32,000 vehicles passing daily, and is surrounded by national retailers such as Walmart, Whataburger, Dollar Tree, Jack in the Box, Little Caesars, and many more. This location offers significant potential for retail or warehousing services.

Laredo is one of the fastest-growing metro areas in the United States, making this an ideal location for businesses seeking to capitalize on the region's growth.

Available 07/01/2026

Property Features:

- Freestanding
- High visibility with over 32,000 vehicles per day
- Pylon Signage
- Offers easy ingress and egress for both customers
- Formerly established high-volume retail site
- Adjacent to national retailers
- 9,100 SqFt metal building with generous parking
- HWY 83 AADT: 32,541

Contact:

Sir Management, LLC

(650) 845-7965

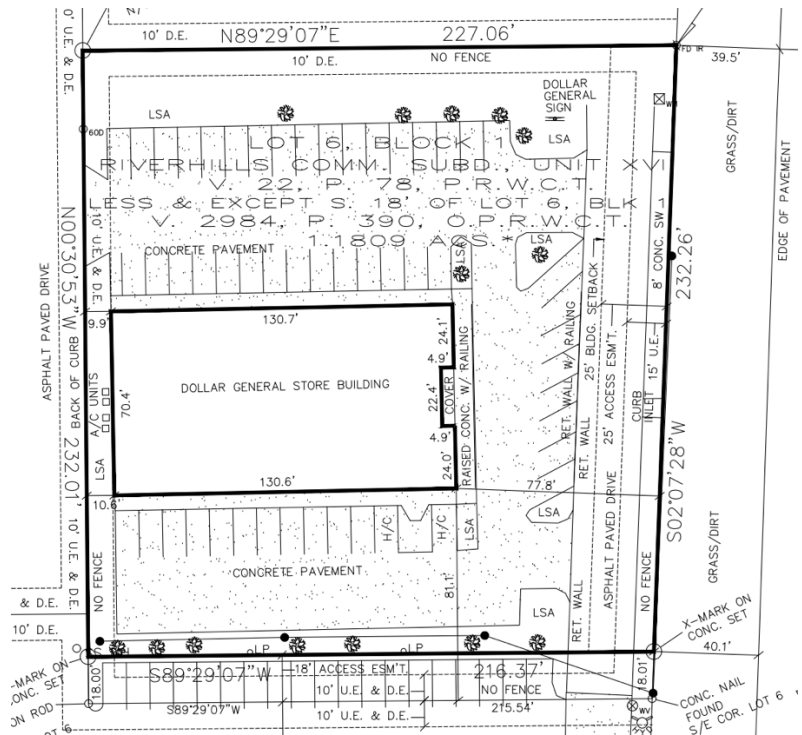
contact@aokcapital.com

View the full listing here:

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



Lease Price: \$7,583/Month
Taxes: \$2.02/SQ FT
Current 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: Riverhill Loop
Zoning: B-4
APN: 978-01001-060
County: Webb County
Available: 07/01/2026



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