



COMMERCIAL AND MULTI-FAMILY OPPORTUNITIES

PRESENTED BY



SOUTHSTAR
COMMUNITIES

Information contained herein is the sole property of SouthStar Communities and is presented as accurate based on all information presently available.



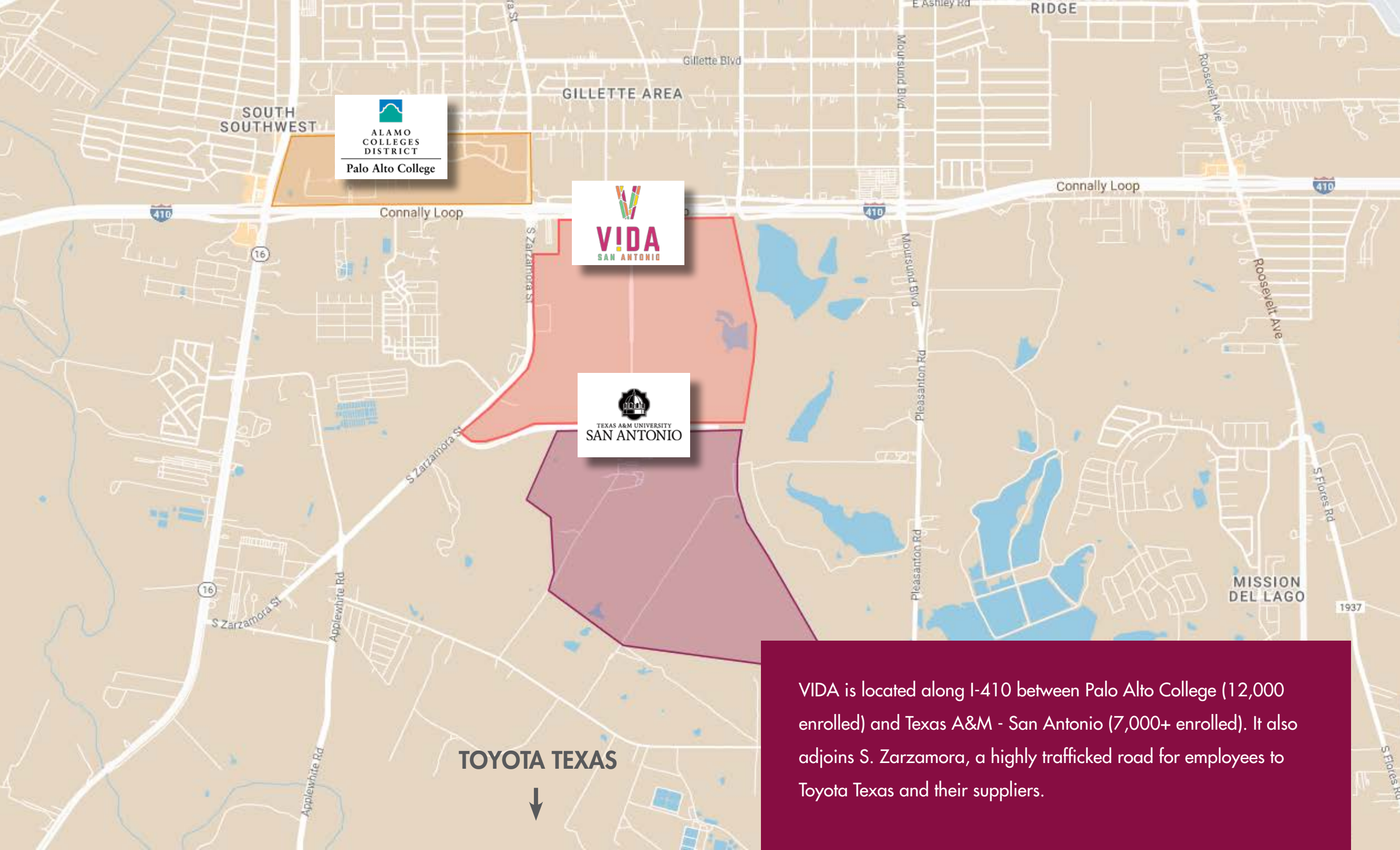

VIDA
SAN ANTONIO

VIDA is a vibrant lifestyle community taking shape in San Antonio, adjacent to Texas A&M University and Palo Alto College, at the heart of the fast-growing Southside.

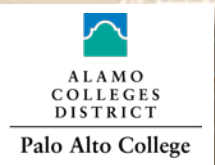
Here at the doorstep to a world-class university, VIDA is bringing much-needed housing, parks and greenspaces, public gathering spaces and a 70-acre healthcare campus. All serviced from 10G microfiber to foster an innovative future for the region. Started in 2021, VIDA's vibrant energy is coming alive and shaping the future in San Antonio.

Are you ready to Live VIDA?





SOUTH
SOUTHWEST



GILLETTE AREA



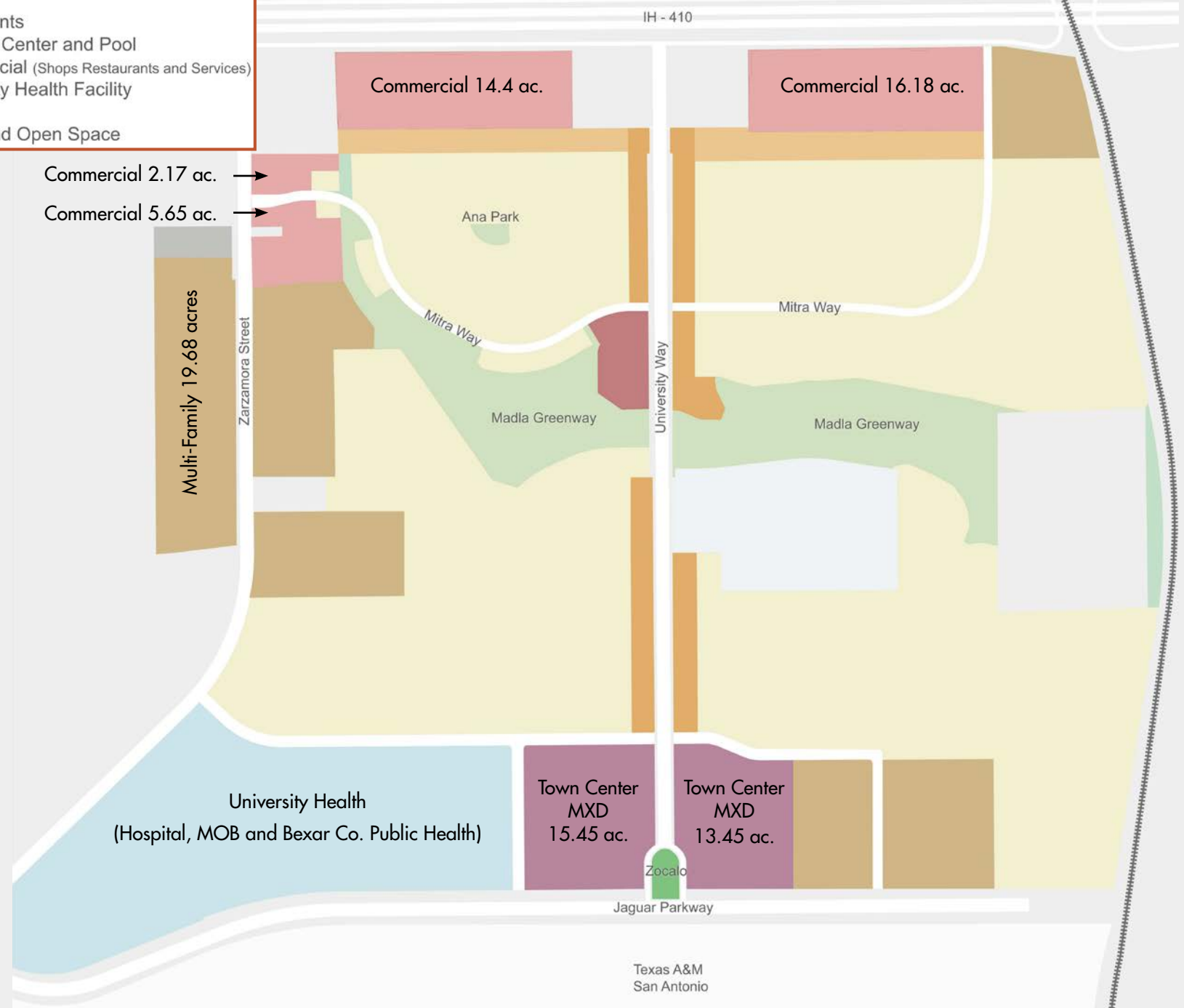
TOYOTA TEXAS



VIDA is located along I-410 between Palo Alto College (12,000 enrolled) and Texas A&M - San Antonio (7,000+ enrolled). It also adjoins S. Zarzamora, a highly trafficked road for employees to Toyota Texas and their suppliers.



Vida Land Use Schedule	
	Town Center (Retail and Residential)
	Residential
	Townhome
	Duplex
	Apartments
	Amenity Center and Pool
	Commercial (Shops Restaurants and Services)
	University Health Facility
	Zocalo
	Parks and Open Space



- 600 acres
- 4,000 residential units (single family homes, multi-family, duplex, townhomes and student housing)
- Vibrant Town Center MXD adjacent to Texas A&M San Antonio and 68-acre University Health System campus wrapping activated Zócalo Events Plaza
- Walkable to Texas A&M -San Antonio's 7,000+ students and staff and Palo Alto College's 12,000 students and staff
- 10G fiber internet infrastructure throughout



ZÓCALO EVENTS PLAZA

Adjacent to A&M - San Antonio and wrapped in Town Center MXD, the Zócalo is a regional events plaza programmed and activated to draw guests from across the City.



TOWN CENTER MXD

- 2 parcels wrapping the Zócalo regional events plaza, across from A&M providing much-needed retail and housing
- Adjacent to UHS healthcare campus, shared parking and multi-modal facility



LEGEND

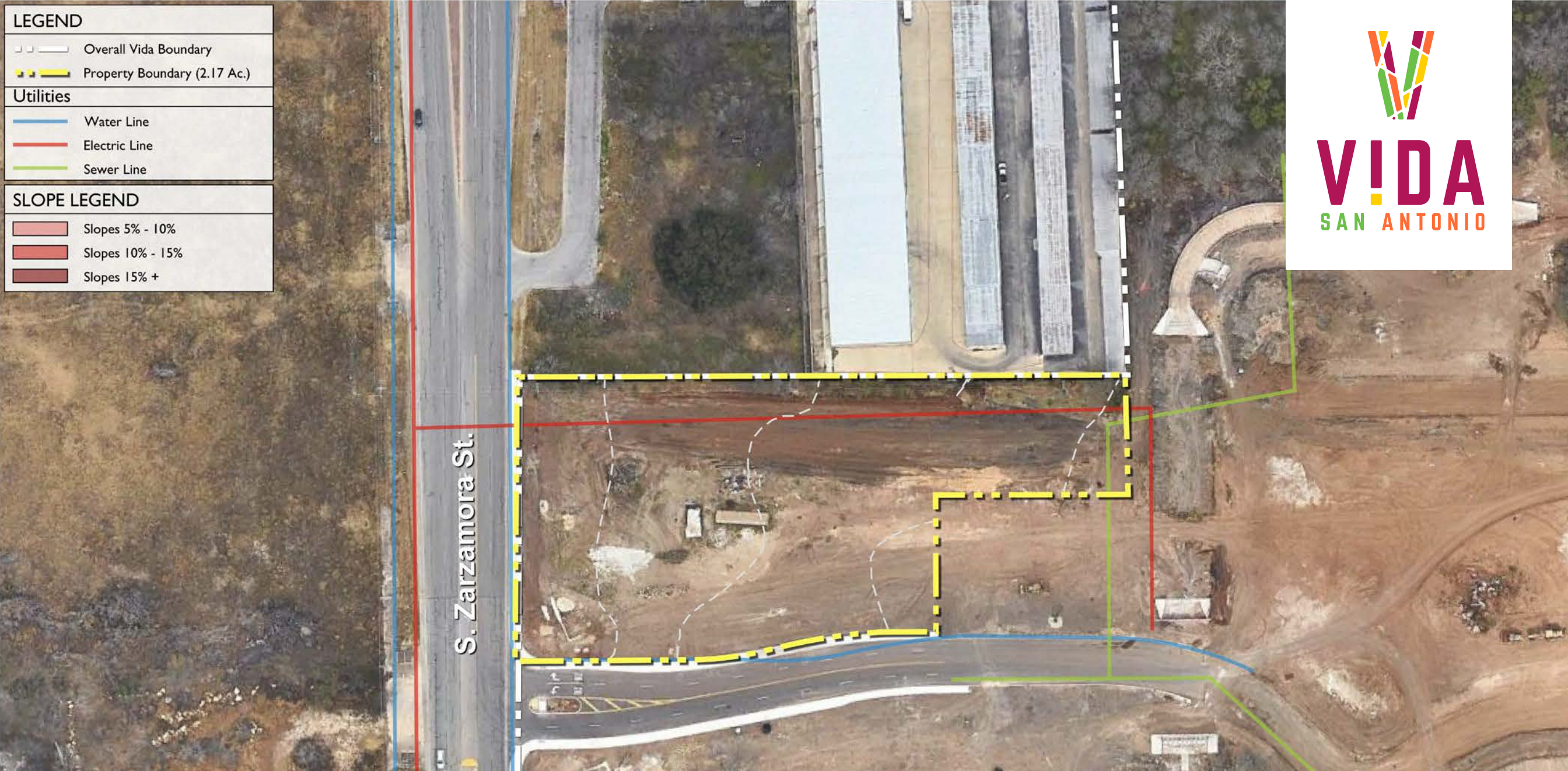
Overall Vida Boundary
 Property Boundary (2.17 Ac.)

Utilities

Water Line
 Electric Line
 Sewer Line

SLOPE LEGEND

Slopes 5% - 10%
 Slopes 10% - 15%
 Slopes 15% +



S. ZARZAMORA RETAIL

- 2 parcels of 5.7 acres and 2.1 acres of commercial at the entrance to VIDA, at intersection of I-410 and S. Zarzamora – heavily trafficked road
- Permitted businesses included but not limited to:
 - restaurant/coffee shop
 - child care
 - nail salon
 - fitness
 - financial institution



LEGEND	
	Overall Vida Boundary
	Property Boundary (5.65 Ac.)
Utilities	
	Water Line
	Electric Line
	Sewer Line
SLOPE LEGEND	
	Slopes 5% - 10%
	Slopes 10% - 15%
	Slopes 15% +

S. ZARZAMORA RETAIL

- Bullet point
- Bullet point
- Bullet point

LEGEND

Overall Vida Boundary

Property Boundary (14.40 Ac.)

Utilities

Water Line

Electric Line

Sewer Line

SLOPE LEGEND

Slopes 5% - 10%

Slopes 10% - 15%

Slopes 15% +



SW Loop 410

410 FRONTAGE COMMERCIAL

- Bullet point
- Bullet point
- Bullet point

LEGEND

Overall Vida Boundary

Property Boundary (19.68 Ac.)

Utilities

Water Line

Electric Line

Sewer Line

SLOPE LEGEND

Slopes 5% - 10%

Slopes 10% - 15%

Slopes 15% +



MULTI-FAMILY SITE A

- Bullet point
- Bullet point
- Bullet point

LEGEND

Overall Vida Boundary

Property Boundary (10.69 Ac.)

Utilities

Water Line

Electric Line

Sewer Line

SLOPE LEGEND

Slopes 5% - 10%

Slopes 10% - 15%

Slopes 15% +



MULTI-FAMILY SITE B

- Bullet point
- Bullet point
- Bullet point



FOR MORE INFORMATION, CONTACT
GRETCHEN HOWELL (615) 533-0525



SouthStarCommunities.com