

Vida Commons

Up to 4,812 SF Available





- Up to 4,812 SF Available
- Multi-tenant retail opportunity available at the 600 acre VIDA mixed use development w/4,000 residential units upon completion.
- Palo Alto College is immediately north of the site w/ over 11,000 Students.
- Texas A&M San Antonio located SE of the site w/700 acres, 8,200 students, 800 faculty/staff.

- University Health Hospital and Health campus located S of the site w/165 beds on 68 acres. 0.75 Acre pad
- S. Zarzamora is the primary pathway to Toyota TX campus w/ 9,000 employees
- Estimated Delivery Q4 2026

TRAFFIC COUNTS :

Loop 410 37,404 VPD
 S. Zarzamora 23,106 VPD

Population

1 mile	2 mile	3 mile
5,025	55,775	131,507

Daytime

1 mile	2 mile	3 mile
1,147	15,455	37,112

Avg. HH Income

1 mile	2 mile	3 mile
\$66,292	\$60,076	\$56,273





Palo Alto College
11,193 Students

Up to
4,812 SF
AVAILABLE



Up to
1.1M SF
AVAILABLE



7,000+ Students

Future JCB Plant
1.1M SF
1,500 Employees
Opening
Q4 2026

3.9 miles
5 minute drive

TOYOTA
9,000 Employees



NEC of Zarcamora & Mitra, San Antonio, TX 78224

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Palo Alto College
11,193 Students

18,208 NB

18,208 NB

14,815 SB

19,196 SB

Future 9ac
Methodist Hospital
and Emergency Room

23,106

SITE

Future
Commercial

Proposed
Rehab Facility
130 Beds

LENNAR
Future
Residential

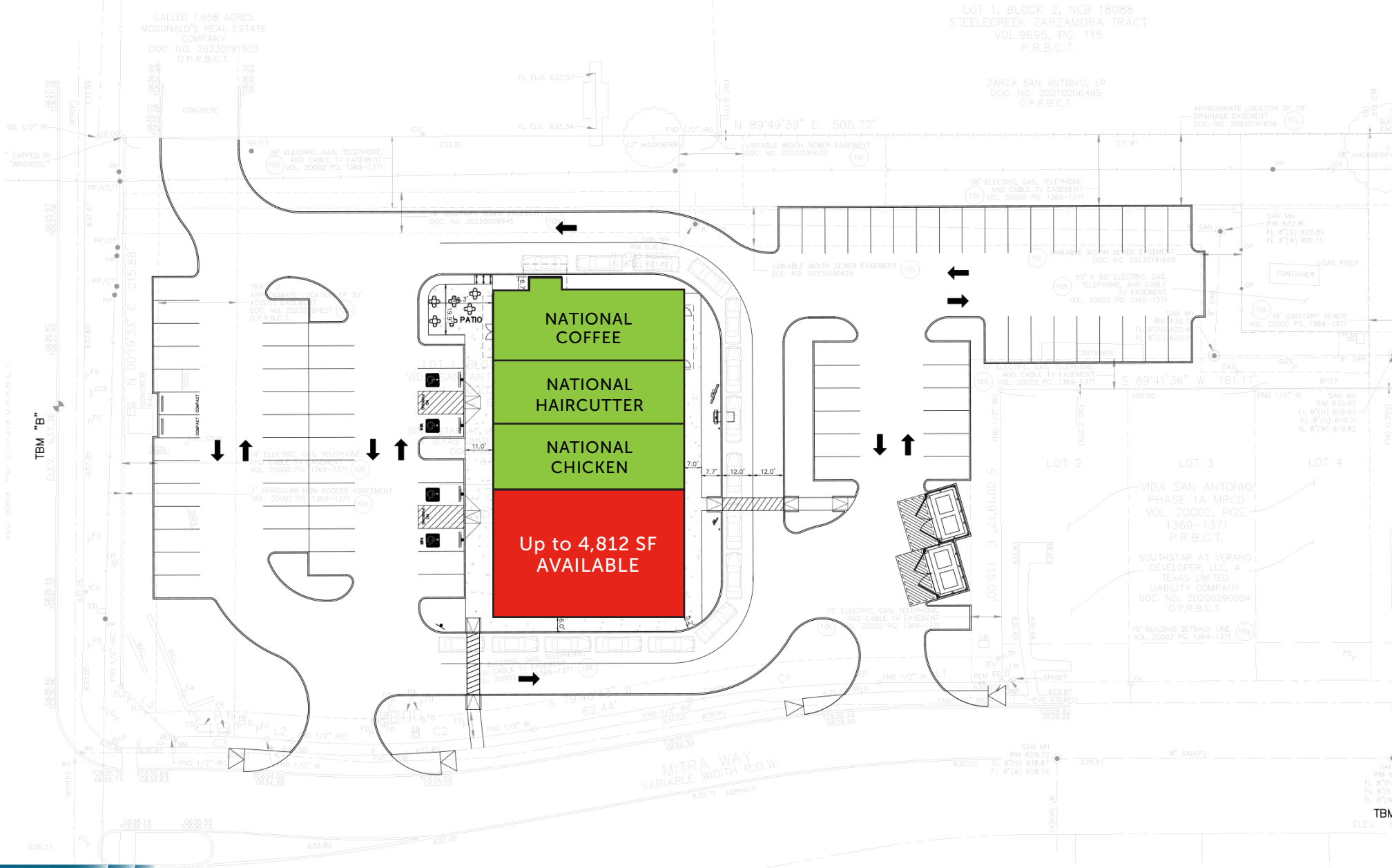
Future Multi-Family
600 Units

Los Arcos at VIDA
324 Units

VIDA
SAN ANTONIO
PHASE 1



PARKING TABLE			
USE	S.F.	PARKS (REQ.)	PARKS (PROV.)
REST (D-T)	2,337 S.F.	16 SPACES (1 / 150)	23 SPACES
RESTAURANT	4,345 S.F.	44 SPACES (1 / 100)	49 SPACES
RETAIL	2,930 S.F.	10 SPACES (1 / 300)	12 SPACES
TOTAL	9,612 S.F.	70 SPACES	84 SPACES (2 COMPACT)



University Health has begun construction on a nearly \$500 million hospital campus next to the university. The project will also include a medical office building.

So far, TAMUSA has only developed about 100 of its 700 acres. It has the luxury of space and plans to use more of it — sooner than later

UK manufacturer JCB has begun work on a \$500 million manufacturing facility south of TAMUSA and in early April said it planned to double the size of the 500,000-square-foot structure.

Not far away, Toyota Texas has begun construction on a more than \$530 million expansion of its San Antonio manufacturing campus. The automaker is adding a new 500,000-square-foot plant that will produce rear axles for Tundra and Sequoia vehicles. The project will bring 400-plus new jobs to the area.

It's just the beginning of a landmark shift to the south, Viagran predicts. "The economic opportunity and the transformation that is going to continue to happen in this region, we're just scratching the surface in this area right now," she said. "This is an area that is ready to go."

SAN ANTONIO BUSINESS JOURNAL

How a university is becoming a catalyst for economic development

Published: May 8, 2025



Information About Brokerage Services



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

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 on 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.

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.

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.

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