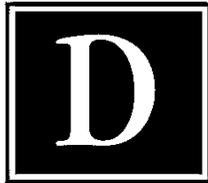


**8 +/- Acres Commercial  
Loop 410 and Highway 90  
San Antonio, Texas**



**DRAKE COMMERCIAL GROUP**

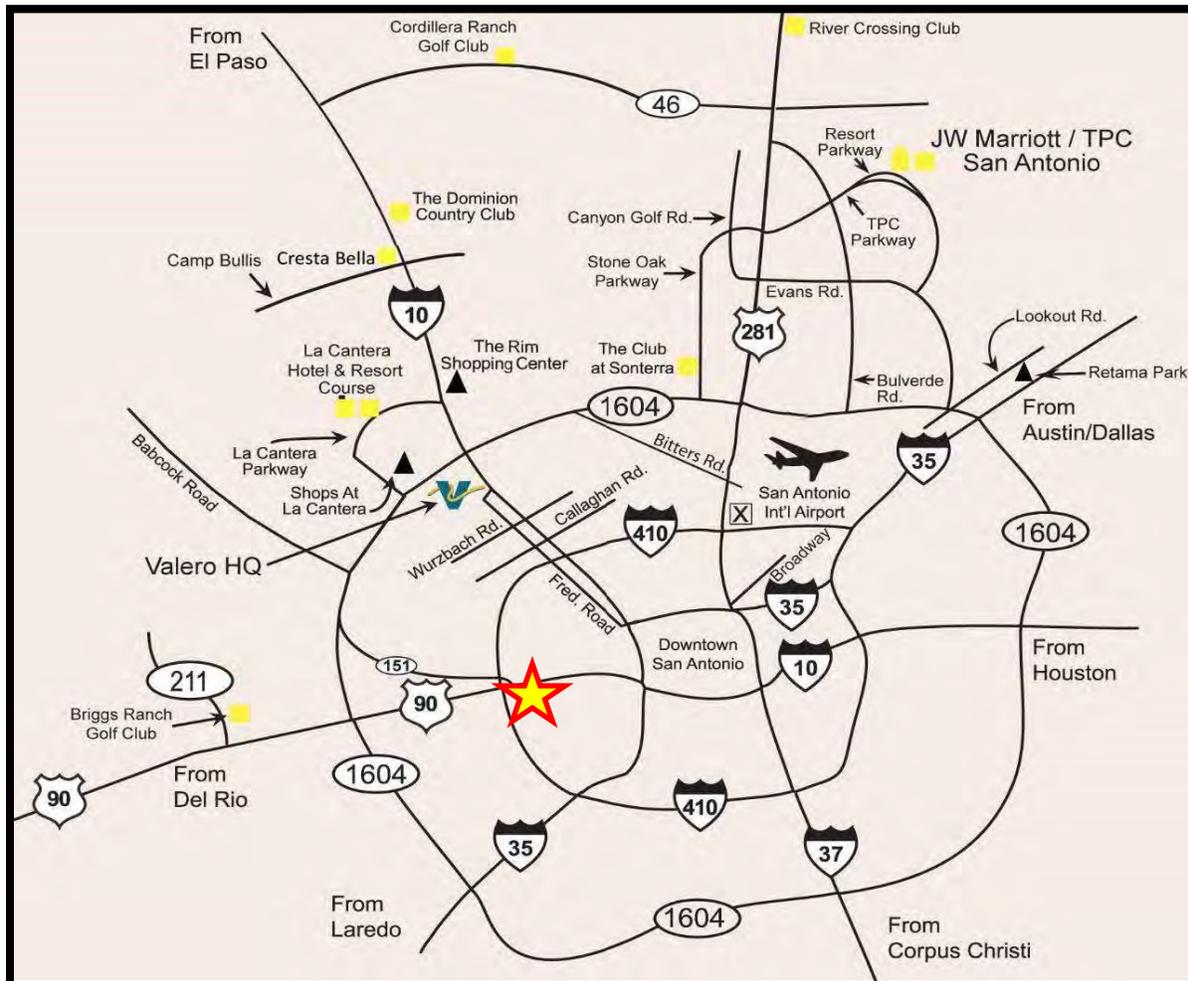
DEBORAH BAUER  
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510  
SAN ANTONIO, TEXAS 78249  
T: 210.402.6363  
F: 210.402.6767  
[www.drakecommercial.com](http://www.drakecommercial.com)

\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



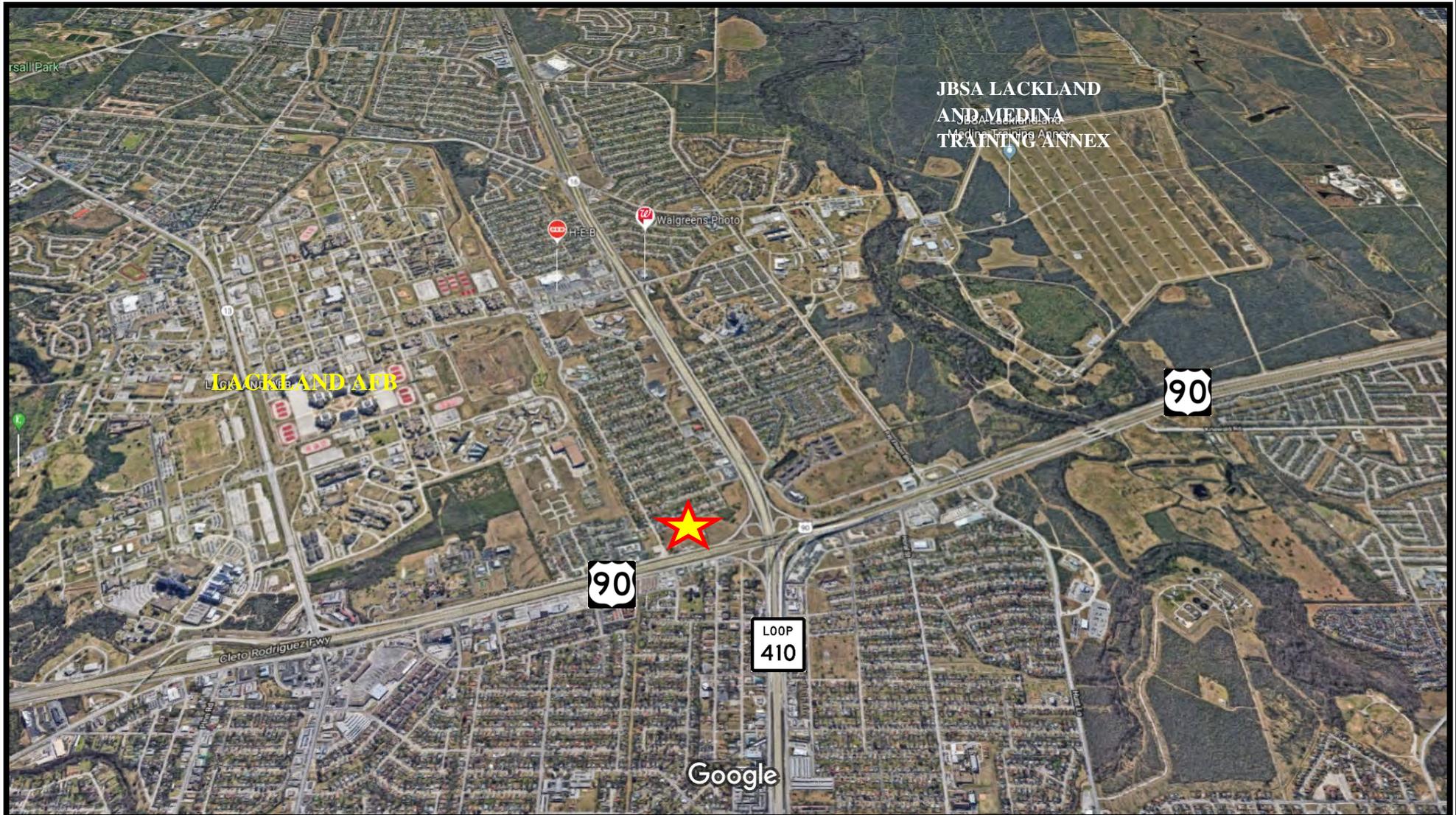
## 8 +/- ACRES LOOP 410 / HWY. 90



- Located at the major intersection of Loop 410 and Highway 90
- Close to Lackland AFB
- Approx. 8 AC – can be divided
- All utilities at the site - Platted
- Frontage on Highway 90 - approx. 786.43'
- Zoned C-3R
- Price upon request

For more information please contact Deborah Bauer or Travis Bauer  
210.402.6363

[deborah@drakecommercial.com](mailto:deborah@drakecommercial.com) – [travis@drakecommercial.com](mailto:travis@drakecommercial.com)

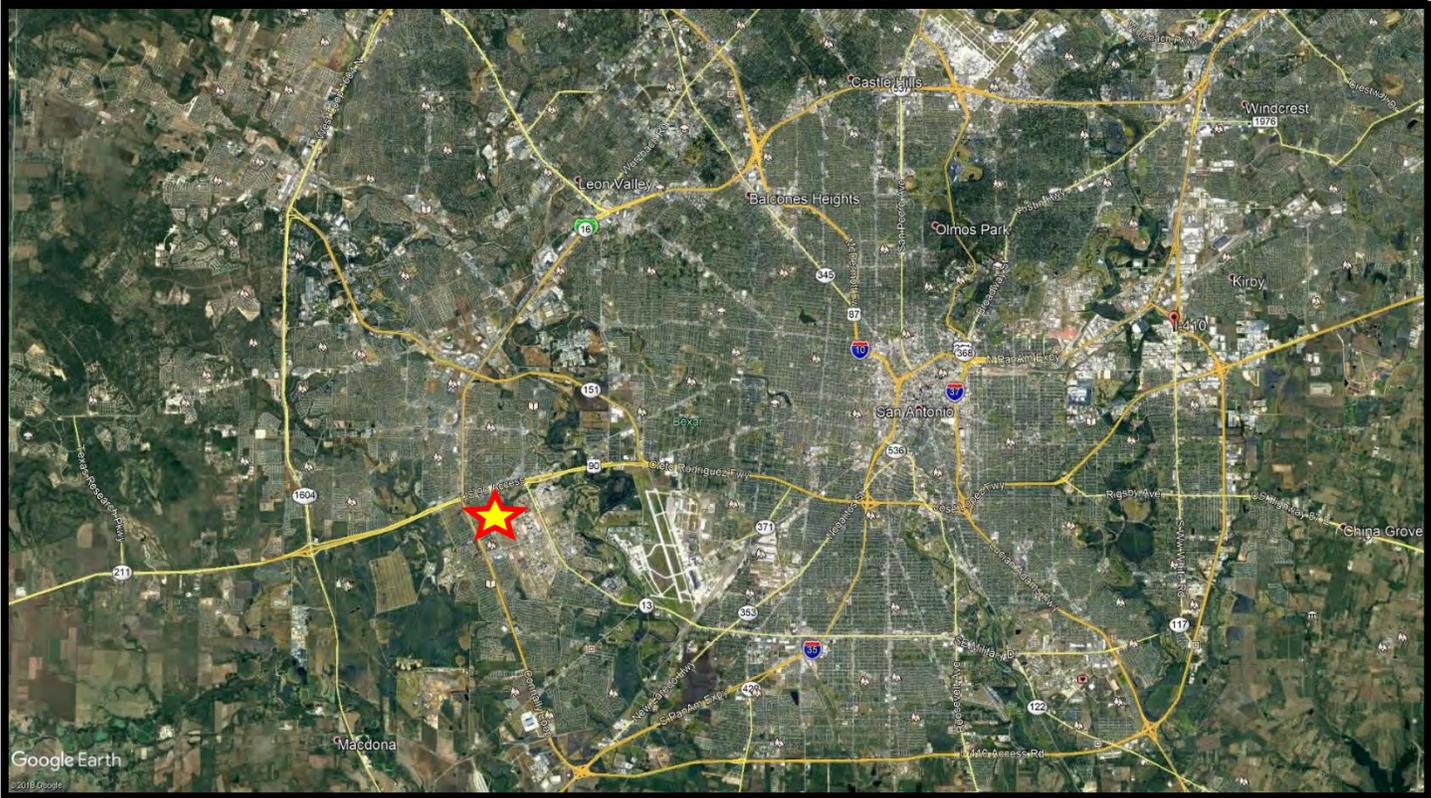


*All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.*



# Drake Commercial Group

4630 N Loop 1604 W  
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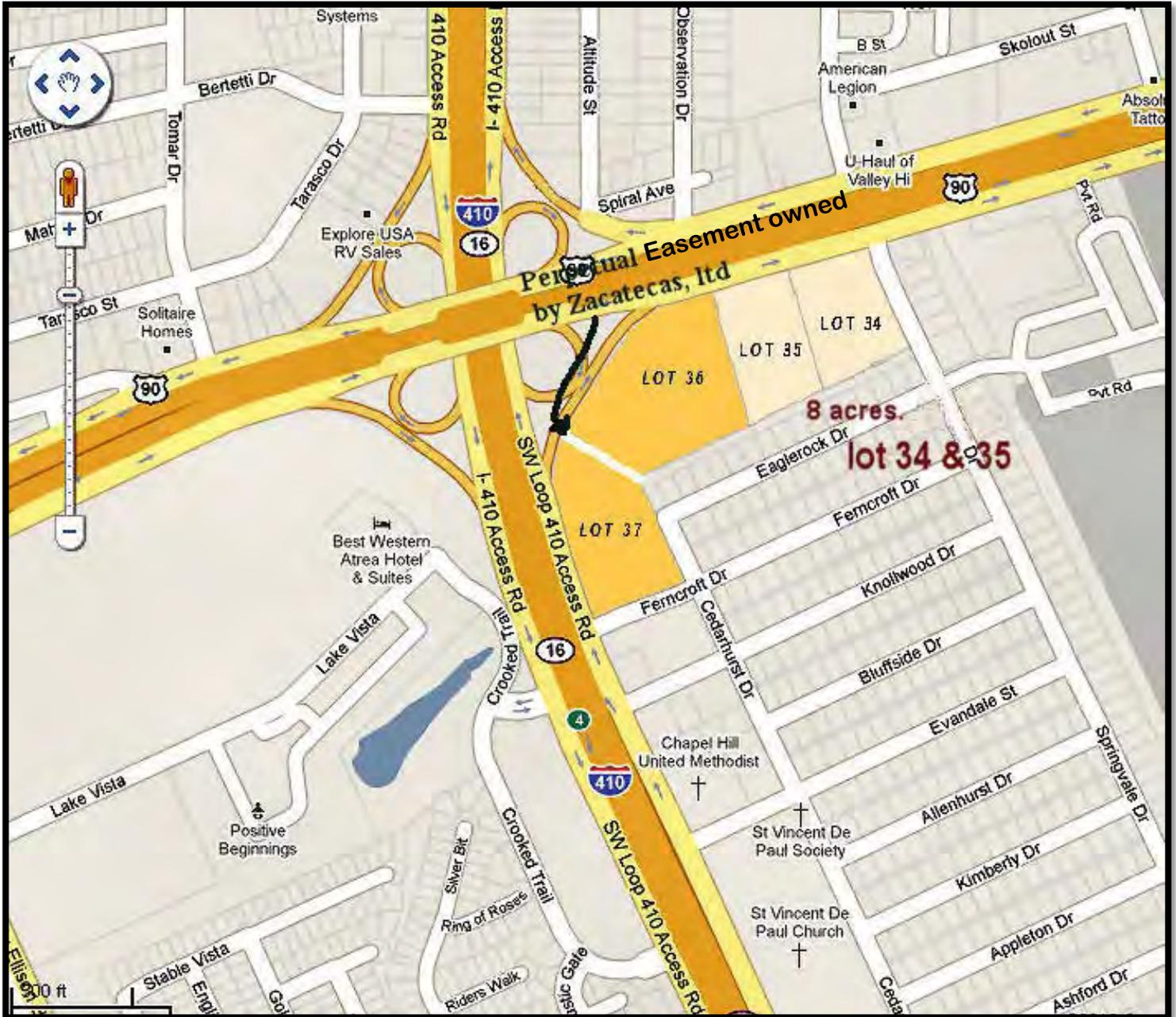


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For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

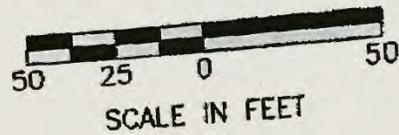
[deborah@drakecommercial.com](mailto:deborah@drakecommercial.com) – [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



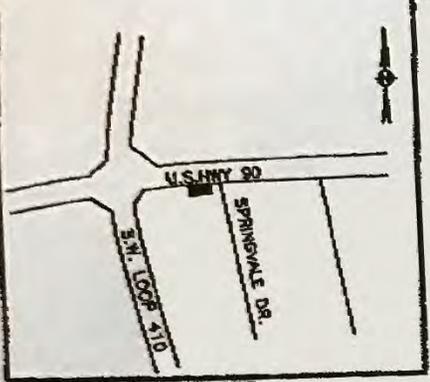


PROJECT NAME: US 90 - Loop 410 to

PARCEL NO.: SAWS-E-W-RW-7210



SCALE IN FEET



LOCATION MAP (NOT TO SCALE)

US HWY 90

SPRINGVALE DR.

9567229800  
Exhibit B

14' ELEC., GAS, TEL. & C.A.T.V. ESM'T.

N73°49'11"E

250.82'

25' BLDG. SETBACK LINE

S73°49'11"W

15' PERMANENT WATER AND SAN. SEWER ESM'T.  
0.0864 Acres  
3,762 sq. ft.

S18°10'49"E  
15.00'

N16°10'49"W  
15.00'

12' ELEC., GAS, TEL. & C.A.T.V. ESM'T.  
18' ELEC., GAS, TEL., C.A.T.V. & DRAIN ESM'T.

LOT 35

LOT 34  
PEOPLES MANAGEMENT OF TEXAS I, L.T.D.  
BLOCK - 3 - N.C.B. 15176  
PEOPLE'S HWY 90 WEST COMMERCIAL  
(VOL.9539, PG 81 D.P.R.)

NOV 29 2001

This is to certify that the plot shown is true and correct according to an actual survey made on the ground under my supervision.

6-22-00  
*David Barrera*



Registered Professional Land Surveyor No. 5286

JOB NO. 00-2020  
PERMANENT WATER AND SAN. SEWER EASEMENT

GENERAL NOTES

DR: DB CK: DB	SAN ANTONIO WATER SYSTEM	DATE MAY 22, 2001
MAP NO.	SYSTEMS ENCLOSURE	SHEET 1

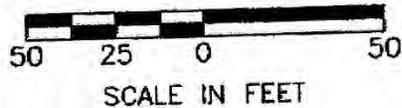
1. SET 1/2" STEEL PIN AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. HELD N 73°49'11" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HWY 90 AND THE NORTH LINE OF BAPTIST CHILDREN HOME AT SAN ANTONIO SUBMISSION FOR BEARING SOURCE, AS RECORDED IN VOL. 9522, PG. 90 OF THE PLAT RECORDED OF BEXAR COUNTY, TEXAS.

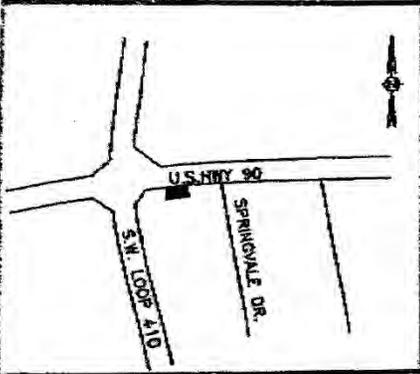
ENCLOSURE

PROJECT NAME: US 90 - Loop 410 to Military Drive

PARCEL NO.: SAWS-E-W-RW-7211



US HWY 90



LOCATION MAP (NOT TO SCALE)



25' BLDG. SETBACK LINE

PERMANENT WATER AND SAN. SEWER ESM'T.  
0.1156 Acres  
5,037 sq. ft.

LOT 35  
PEOPLES MANAGEMENT OF TEXAS I, L.T.D.  
BLOCK T 3  
PEOPLES HWY 90  
(VOL. 9539, N.C.B. 15176 WEST COMMERCIAL PG 81 D.P.R.)

LOT 36

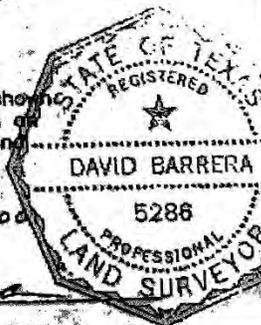
NOV 28 2001

1. SET 1/2" STEEL PIN AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. HOLD N 73°49'11" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HWY 90 AND THE NORTH LINE OF BAPTIST CHILDREN HOME AT SAN ANTONIO SUBDIVISION FOR BEARING SOURCE, AS RECORDED IN VOL. 9522, PG. 90 OF THE PLAT RECORDED OF BEXAR COUNTY, TEXAS.

This is to certify that the plat showing is true and correct according to an actual survey made on the ground under my supervision.

*David Barrera* 6-22-00



Registered Professional Land Surveyor No. 5286

JOB NO. 00-2020		
PERMANENT WATER AND SAN. SEWER EASEMENT		
GENERAL NOTES		
DR: DB CK: DB	SAN ANTONIO WATER SYSTEM	DATE MAY 22, 2000
MAP NO.	SYSTEMS ENCLOSURE	SHEET 1

04:21 9567229805

PEOPLES

PAGE 05

Rivard Report | (<https://therivardreport.com/canadian-baked-goods-company-chooses-san-antonio-for-westside-expansion/>)

## BUSINESS &amp; TECH

## Canadian Baked Goods Company Chooses San Antonio for Westside Expansion



SHARI BIEDIGER 

SEPTEMBER 30, 2019



COURTESY / APPLE MAPS / FGF

FGF Brands has announced a \$129 million expansion in San Antonio.

UPDATED OCTOBER 1, 2019

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*This article has been updated.*

FGF Brands, the Toronto-based maker of muffins, croissants, and breads that first set up shop in central San Antonio in 2018, is looking to establish a multimillion-dollar manufacturing plant on the West Side.

The [San Antonio Economic Development Foundation](http://www.sanantoniodef.com/) (SAEDF) announced Monday that [FGF Brands](https://www.fgfbrands.com/) has chosen to invest over \$129 million to establish its U.S. headquarters in San Antonio and adding 600 new jobs. The new plant would be built on a 100-acre parcel of land at 6245 State Highway 151.

“We are excited about the potential to expand our San Antonio operations through the creation of a new campus with state-of-the-art manufacturing technology,” stated Ojus Ajmera, co-founder of FGF. “Establishing our U.S. headquarters in San Antonio allows us to better serve our U.S. client base while simultaneously bringing significant investment, development, and opportunity to San Antonio’s Westside community.”

Founded by brothers Ojus and Tejus Ajmera over a decade ago, FGF Brands' operations in Canada and the U.S. produce baked goods for coffee houses, restaurants, and grocery retailers. San Antonio was one of three cities FGF chose for expansion in the U.S. and will announce its final selections before the end of the year.

In San Antonio, the specialty baked goods supplier employs 328 people at its facility near downtown. The company plans to invest \$129 million in a new manufacturing campus on San Antonio's West Side and almost triple its workforce.

On Tuesday, County commissioners approved a 10-year, 50 percent real and personal property tax abatement valued at \$1.7 million for FGF Brands. Over that time, the County would realize new taxes of nearly \$2 million, plus new annual tax revenues of \$31,000 for flood control and \$372,861 for the University Health System, said David Marquez, executive director of Economic and Community Development.

FGF Brands also is eligible for an Upskill Project tax abatement from the City, an incentive tool established last year to attract companies that commit to promoting economic mobility through their hiring practices and workforce training programs.

FGF Brands jobs pay an average annual salary of \$38,511, according to Marquez.

"With this Upskill Project, FGF Brands demonstrates their commitment to providing true career advancement and training opportunities to the residents of San Antonio," stated Mayor Ron Nirenberg.

FGF would be the first company to receive an Upskill Project incentive.

"This type of tax abatement is the first step in making economic development incentives more inclusive, as the program allows the City to co-invest with employers who want to focus on hiring from distressed communities and are willing to support innovative workforce development partnerships," said Alejandra Lopez, interim director of the Economic Development Department, in an email.

The City's incentive package would provide FGF Brands with a 10-year, 100 percent tax abatement valued at \$4.5 million, stated City Manager Erik Walsh. Some of that money would be invested in programs aimed at helping FGF employees overcome career barriers, such as earning a high school diploma or improving their language skills.

"Additionally, the City will provide a \$500,000 training grant for its employees – making this a true partnership that will help our residents and their employees achieve their career goals," Walsh said.

Bexar County Judge Nelson Wolff said San Antonio has "immense opportunity" to continue growing the region's manufacturing supply chain in the food and beverage sector. The County is committed to supporting the industry's growth and building the workforce to sustain it, he added, through programs such as the [Texas Federation for Advanced Manufacturing Education's \(TX FAME\)](https://www.txfame.com/), a two-year program that trains students to become advanced manufacturing technicians.

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Related: [Global Truck Manufacturer to Build \\$250 Million Plant in San Antonio](https://therivardreport.com/global-truck-manufacturer-to-build-250-million-plant-in-san-antonio/) (<https://therivardreport.com/global-truck-manufacturer-to-build-250-million-plant-in-san-antonio/>)

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Since 2018, SAEDF has worked to bring over \$570 million in foreign direct investment, resulting in close to 3,000 new jobs for the San Antonio region. In recent weeks, it has announced both major expansions and newcomers to the region, including [Toyota, Aisin AW](https://therivardreport.com/toyota-to-invest-391-million-in-san-antonio-truck-plant/) (<https://therivardreport.com/toyota-to-invest-391-million-in-san-antonio-truck-plant/>), [Navistar](https://therivardreport.com/global-truck-manufacturer-to-build-250-million-plant-in-san-antonio/) (<https://therivardreport.com/global-truck-manufacturer-to-build-250-million-plant-in-san-antonio/>), and [EY](https://therivardreport.com/global-professional-services-firm-ey-opens-san-antonio-service-delivery-center/) (<https://therivardreport.com/global-professional-services-firm-ey-opens-san-antonio-service-delivery-center/>).

"With our inclusive culture, diverse workforce, and advantageous geographic location, San Antonio is ideally positioned to attract and retain international companies," stated Jenna Saucedo-Herrera, CEO of the SAEDF. "We look forward to the work ahead with FGF Brands to ensure they select our community for this expansion."

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## Information About Brokerage Services

Texas law requires all real estate license holders 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 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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date