

City of Fremont Site (Re-)Development List

**Updated 5-01-2022*

Site	Owner	Currently Zoned	Future Use	Site Description	Recent / Planned Efforts
1 411 N. Darling Ave.	Sherwin Williams (previously owned by Valspar)	Industrial	Residential	10 Acres; Sherwin Williams purchased Valspar 2018 and demolished all industrial facilities at site Spring 2019; Some ground contamination at southend of property at railroad loading area identified. Owner working with DEQ & City on cleanup efforts, performing offsite testing to confirm final cleanup.	City willing to consider establishing a Brownfield District for redevelopment incentives for potential multi-family housing project.
2 404 N. Decker Ave.	City of Fremont - water tower/well house property off Hillcrest Avenue	Multi-Family Residential	Multi-Family Residential	2.1 (+/-) Acres Vacant Land; Being split from larger parcel for potential condominium housing development;	City rezoned & requested RFP's for project development; Council willing to contribute land to developer, based on acceptable proposal.
3 12 W. Main Street	Ace Real Estate Inc. (Rick & Chris Conflitti)	C-1 Commercial	C-1 Commercial	3-Story Downtown Building; Vacant for twelve years; Recent exterior repairs on bricks and windows, resulting from City's Blighted Building process; Owner has property listed for sale.	City & MEDC inspected building and identified it as potential MEDC grant funding candidate for conversion to residential rental housing on 2nd&3rd floors, with ground floor commercial.
4 Fremont Industrial Park	City of Fremont	Industrial	Industrial	50+ Acres Vacant Land; Platted/Full-Service & Certified Industrial Park with various vacant parcels varying in size. Sale price \$12,500/ Acre, negotiable depending on project benefits to community.	Recently negotiated a purchase option on lot for potential development in 2019/2020.
5 700 N. Weaver Ave.	City of Fremont (<i>purchased from Gerber Products as part of land swap for vacated street section</i>)	Industrial	Multi-Family Residential	7.25 Acres Vacant Land; parcel of undeveloped land at southeast corner of Weaver & 44th Street. Currently split-zoned both industrial and single-family. Recently sited as light Brownfield from pre-1960's use as orchard.	City coordinated public forums to confirm a mixed-use residential site concept and issued an RFQ to seek a potential developer for the site. Plans for 2023 construction.
6 712 N. Stone Rd.	Church of the Living Christ	Residential	Residential	9.12 Acres Vacant Land; Parcel contains covenant requiring single-family housing only.	There are no current plans for development.

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7 600 N. Market Ave. (Landheer Property)	David Landheer Trust	Mixed Use	Residential-type	36 Acres Vacant Land ; City utilities available for development, with access off 44th St./Market Ave/State St./Stone Road. Owner willing to split parcel into various sizes to accommodate development.	City & Landheer have tentative agreement for State Street extension to accommodate two potential housing developments on split-off 5-7 acre section.
8 717 E. Main Street (Golf Course Property)	Gorsky Family Investments	Multi-Family	Residential-type	24 Acres Vacant Land ; Surrounds golfcourse and is surrounded by various other residential developments and some professional services; access off E. Main St. & potentially E. Elm St.	City willing to extend Elm Street to potential development and consider water/sewer utilities extension cost-sharing.
9 214 S. Stewart Ave.	Joseph Schwartz	Residential (Church)	Residential	1.17 Acres ; Vacated church property with parsonage-home access off Stewart Ave. and remainder off Oak Street.	Owner demolished church and split property into 4 residential lots, with parsonage home being renovated. Seeking developer or Sale.
10 124 E. Sheridan St.	Fremont Real Estate Ventures, LLC (<i>City Transferred ownership to developer based on proposal submitted during RFP process</i>)	Nieborhood Residential	Mixed Use	.66 Acres Vacant Land (potentially .92 Acres) adjacent to Downtown; City appraised and purchased land from Foundation, and instituted RFP process for housing development. Property transferred as part of Phase 1, with Phase 2 entailing transfer of remaining western parcel following developers purchase of last home.	City re-zoned to Mixed-Use to accommodate condominium-type housing development; Requested RFPs & accepted development proposal for three 3-unit housing structures as a 2-phase project. Began Winter/Spring 2019.
11 232 W. Main Street	City of Fremont (<i>City purchased from Locke's Aquatic Paradise Inc. July 2018</i>)	Commercial	Commercial/ Professional	.22 Acres ; Formally a drycleaner, then a tractor supply business and then pool/spa supply; Building was in poor shape and for sale; ground contamination identified at northeast corner of lot, DEQ confirmed containment as long as no ground movement.	City purchased July 2018, demolished building, topsoiled & seeded; holding parcel for Spectrum Health Gerber Memorial Hospital's expansion of adjacent Main Street Clinic facility's parking lot in coord.
12 207 N. Stone Road	City of Fremont	Commercial	Mixed Use	.88 Acres Vacant Land ; Former Gerber Products well site that was discharged /removed and property donated to City. Parcel is a 200'x200' corner lot.	City willing to negotiate sale, based on proposed development.