

City of Fremont Site (Re-)Development List

* Updated 2-1-2025

| Site | Owner | Currently Zoned | Future Use | Site Description | Recent / Planned Efforts |
|---------------------------|--|-------------------------|--------------------------|--|--|
| 1 411 N. Darling Ave. | Sherwin Williams (Old Valspar) | R-MF Multiple-Family | Residential | 10 Acres ; Existing industrial facilities demolished 2018; Some ground contamination identified at south end of property at railroad loading area; new owner coordinated cleanup in 2019 with EGLE, with continued monitoring in some areas. | City is working with new owner with continued monitoring off site. City may consider establishing a Brownfield District for future redevelopment incentives. |
| 2 232 W. Main Street | Locke's Aquatic Paradise Inc. (City purchased July 2018) | Institutional | Commercial/ Professional | .40 Acre(122'x135') ; Formally a pool/spa business, tractor supply business and then dry-cleaning; Building was in poor shape; ground contamination identified at northeast corner of lot, DEQ confirmed containment on site is acceptable as long as no ground movement. | City purchased July 2018, demolished building, topsoiled & seeded; City purchased property to south and demolished blighted house; combined lots & swapped Hospital for commercial lot across Main Street. |
| 3 12 W. Main Street | Ace Real Estate Inc. (Conflitti's) | C-1 Commercial | C-1 Commercial | 3-Story Downtown Building ; Vacant for fifteen years; Recent exterior repairs on bricks and windows were made, resulting from City Blighted Building Ordinance process; Owner has property listed for sale. | City & MEDC inspected building and identified it as potential MEDC grant funding candidate for converted residential rental housing on 2nd & 3rd floors. |
| 4 124 E. Sheridan St. | City of Fremont | Mixed Use | Residential | .66 Acres Vacant Land adjacent to Downtown (potentially .92 Acres); City purchased land from Foundation for Downtown Community Development. One of Three 3-unit condominiums has been developed and sold. | City re-zoned for condo-type housing development; Requested development proposals, accepted proposal for three 3-unit housing structures as a 2-phase project 2019. 2nd building started 2024. |
| 5 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 \$9,000/ Acre, negotiable depending on project benefits to community. | Recently negotiated marketing of remaining 50 acres with developer; planning to construct spec-building spring 2022 and market remaining lots. |

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| 6 712 N. Stone Rd. | Church of the Living Christ | R-3 Residential | Residential | .9.12 Acres Vacant Land ; Parcel contains covenant requiring single-family housing only. | Currently farmed by Church. |
| 7 403 Hillcrest Ave (Formerly 404 N. Decker Ave) | Allen Edwin Homes has Purchase Option with owner City of Fremont | R-MF Multiple-Family | Residential | 2.34 (+/-) Acres Vacant Land ; Parcel was split off from larger parcel in 2021 for potential condominium housing development. | PO signed in March 2024, for condominium site housing project with 12 single-family homes. |
| 8 600 N. Market Ave. (Landheer Property) | David Landheer Trust | Mixed Use | Residential | .36 Acres Vacant Land ; City utilities available for development, with access off 44th St./Market Ave/State St./Stone Road. | Owner recently proposed draft of mobile home park development (110 sites) on majority of property. |
| 9 717 E. Main Street (Smith Property) | SplitLog, LLC. | R-MF Multiple-Family | Residential | .24 Acres Vacant Land ; Surrounds entire southend of golf course 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 with cost-sharing. |
| 10 517 N. Beebe Ave. | privately owned now | R-3 Residential | Residential | 2.76 Acres Vacant Land ; Parcel at end of street and contains pond and is surrounded by various types of residential housing. | The City purchased property at County Delinquent Tax Sale, demolished structures; Property sold in 2023 and has new single family home built on it. |
| 11 214 S. Stewart Ave. | Joseph Schwartz | R-4 Residential | Residential | 1.17 Acres ; Vacated church property with parsonage-home access off Stewart Ave. and remainder off Oak Street. | Owner demolished the church and has the property listed for sale and is willing to split to accommodate a potential housing project. |
| 12 207 N. Stone Road | Paul Mellema | C-2 Urban Commercial | Commercial | .94 Acres (200'x200') Vacant Land ; Parcel on corner of North Stone Road and Rex Street, surrounded by other residential housing types N/E/W and commercial to the south. | City reclaimed and sold in 2024 for three 3-unit site condos to be completed in 2025 for market rate sale. |
| 13 401 N. Weaver Ave. | City of Fremont (formerly Gerber Products) | Industrial | Residential | 7.08 Acres Vacant Land ; Apple orchard prior 1986; has remained undeveloped by Gerber; City swapped land in exchange for vacant area to be rezoned for multi-family housing development. | City purchased 2022; held public forums on design concepts, engineered new streets & utilities for 15 single-family units to be constructed 2025 |