

# 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	<b>10 Acres</b> ; 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	<b>.40 Acre(122'x135')</b> ; 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	<b>3-Story Downtown Building</b> ; 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	<b>.66 Acres Vacant Land</b> 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	<b>50 Acres Vacant Land</b> ; 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; plannig 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	<b>9.12 Acres Vacant Land</b> ; 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	<b>2.34 (+/-) Acres Vacant Land</b> ; 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-type	<b>36 Acres Vacant Land</b> ; 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-type	<b>24 Acres Vacant Land</b> ; 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-type	<b>2.76 Acres Vacant Land</b> ; 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	<b>1.17 Acres</b> ; 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	<b>.94 Acres (200'x200') Vacant Land</b> ; 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	<b>7.08 Acres Vacant Land</b> ; Apple orchard prior 1986; has remained undeveloped by Gerber; City swaped 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