

## City of Fremont Site (Re-)Development List

\* Updated 8-1-19

Site	Owner	Currently Zoned	Future Use	Site Description	Recent / Planned Efforts
1 411 N. Darling Ave.	Sherwin Williams (Old Valspar)	Industrial	Residential	<b>10 Acres</b> ; Existing industrial facilities slated for demolition by end of 2018; Some ground contamination at southend of property at railroad loading area; DEQ confirmed containment and working with owner on potential cleanup.	City is working with new owner on cleanup operations and authorized demolition permit. City is also willing to consider establishing a Brownfield District for future redevelopment incentives.
2 232 W. Main Street	Locke's Aquatic Paradise Inc. <i>(City purchased July 2018)</i>	Commercial	Commercial/ Professional	<b>.22 Acres</b> ; Currently pool/spa business, formally tractor supply business and then drycleaning; Building 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; offered to hospital as expansion of adjacent Main Street Clinic.
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 twelve 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	Nieborhood Residential <i>(City re-zoned for Mixed Use Development)</i>	Mixed Use	<b>.66 Acres Vacant Land</b> adjacent to Downtown (potentially .92 Acres); City purchased land from Foundation for Downtown Community Development.	City re-zoned to accommodate condominium-type housing development; Requested development proposals, accepted proposal for three 3-unit housing structures as a 2-phase project, which began spring 2018.
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 \$12,500/ Acre, negotiable depending on project benefits to community.	Recently negotiated 2 purchase options on two lots for 2019 development. Also listed available lots on various realty websites.

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<b>6 404 N. Decker Ave. (Hillcrest Ave. Lot)</b>	City of Fremont	Institutional	Multi-Family Residential	<b>1.75 (+/-) Acres Vacant Land;</b> To be split from larger parcel for potential condominium housing development;	City rezoned to accommodate RFP process for development of residential housing. Still seeking acceptable development.
<b>7 600 N. Market Ave. (Landheer Property)</b>	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.	City & Owner have tentative agreement for State St. extension in coordination with proposed developments on portions of land.
<b>8 717 E. Main Street (Smith Property)</b>	Ryan & Manda Smith (RTS)	Multi-Family	Residential-type	<b>24 Acres Vacant Land;</b> 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.
<b>9 712 N. Stone Rd.</b>	Church of the Living Christ	Residential	Residential	<b>9.12 Acres Vacant Land;</b> Parcel contains covenant requiring single-family housing only.	Currently farmed by Church.
<b>10 517 N. Beebe Ave.</b>	Noordyke Broadcasting <i>(City purchased Sept 2017)</i>	Residential Estate	Residential-type	<b>2.87 Acres Vacant Land;</b> Parcel at end of street and contains pond and is surrounded by various types of residential housing.	The City purchased the property at County Delinquent Tax Sale, demolished structures, cleaned up and will list for sale or negotiated development
<b>11 214 S. Stewart Ave.</b>	Joseph Schwartz	Residential (Church)	Residential	<b>1.17 Acres;</b> Vacated church property with parsonage-home access off Stewart Ave. and remainder off Oak Street.	Owner recently demolish church and split property into residential lots, and is marketing for sale or development.
<b>12 207 N. Stone Road</b>	City of Fremont	Multi-Family	Residential-type	<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.	The City purchased this property from Gerber Products, which was previously an abandoned water well site. The City is willing to sell or negotiate development