

Executive Summary
34653 Fremont Blvd, Fremont, CA
1.12 Acres

Land Opportunity:

Dutra Land & Consulting Services, Inc. is offering a total of 1.12 acres for sale (APN: 543-247-163-2), located at 34653 Fremont Blvd, in the city of Fremont, California.

Zoning and General Plan: The property is zoned R-G-24 and the land use designation is Residential Medium 18 – 23 dwelling units per acre. See attached General Plan and zoning data. Consideration should also be given to the possibility that a general plan change would permit Neighborhood Commercial and associated uses.

Location: The subject parcel is situated in an enviable location with close proximity to parks, Ardenwood Elementary and other schools, existing residential construction, and Interstate 880 and Highway 84. The City of Fremont is conveniently served by Interstates 680 and 880, as well as rail transport lines including Altamont Commuter Express (ACE), Amtrak Capital Corridor, and the Bay Area Rapid Transit (BART) system. Fremont also has easy access to San Jose Airport, Oakland Airport, San Francisco Airport, and the Port of Oakland.

Public transportation and travel are also near bus services and Fremont BART.

Topography: The topography of the subject parcel is essentially level and its configuration is advantageous for a multi-unit residential development.

Preliminary Site Costs: The development cost is estimated to be \$43,000 per lot.

Pricing: The asking price of \$1,800,000 is very competitive in terms of pricing for nearby residentially developable land.

Please feel free to contact us if you have any questions or if we could be of further assistance.

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