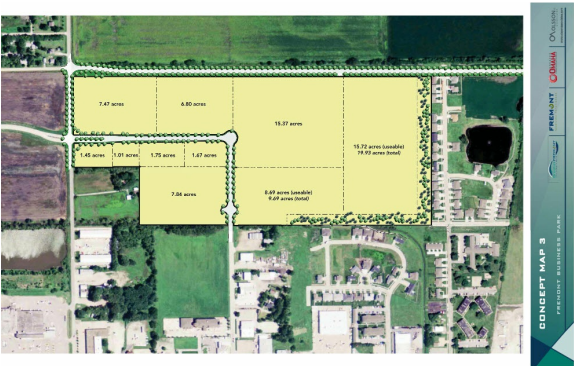


Fremont, NE: 80 Acres - Fremont Business Park

29th Street and North Yager Road | Fremont, NE | US | Dodge County

Available Acres: 80 | Lease Terms: None | Sale Price: \$34,000



Zoning:	Planned Business Park
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Site Dimensions:	unknown
Specialty Features:	None
Sale Price:	\$34,000
Sale Price Note:	\$34,000 per acre (negotiable based on job creation & capital investment)
Lease Terms:	None
Lease Rate Note:	not for lease
Last Updated:	Mar 7, 2022

Site Certification Information

Certified Site Status: Yes

Certified Site: Go Ready Certification

Economic Development Contact

Megan Skiles

Greater Fremont Development Council

1005 E 23rd St, Ste 2

Fremont, NE 68025

(402) 753-8126 | megan.skiles@fremontecodev.org

Property and Area Description

This site is designated as a Greater Omaha GO! Ready Certified Site. It is a municipally owned 80-acre shovel ready site with lot sizes starting at 1 acre. Light manufacturing, R&D, data centers, software development, high-end customer service centers, finance and insurance related industries will find an attractive home in the Fremont Business Park. Your business would enjoy low-cost energy, a favorable climate for outside air cooling, and Omaha and rural workforce. This site has redundant fiber options from multiple carriers. The site is an ideal central location just 35 minutes from Omaha Eppley Airfield. See more information on www.FremontEcoDev.org. To view the virtual tour, follow this link: <https://www.youtube.com/watch?v=WEr5n0gjYiY>

Population

	35,603	140,930	661,855
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	14,134	52,525	260,317
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 77 & Hwy 30 (0.50 mi.)

Nearest Interstate: I-80 (30 mi.)

Nearest Airport: Fremont Municipal Airport (1.00 mi.)

Nearest Commercial Airport: Eppley Airfield (OMA) (42 mi.)

Rail Served: No

Rail Served By: Union Pacific Railroad, BNSF Railway

Rail Accessible: No

Rail Infrastructure in Place: No

Rail Contact: n/a

Rail Contact Phone: n/a

Rail Contact Email: n/a

Short Line Contact: n/a

Short Line Contact Phone: n/a

Short Line Contact Email: n/a

Utilities

Electric: Fremont Department of Utilities, n/a

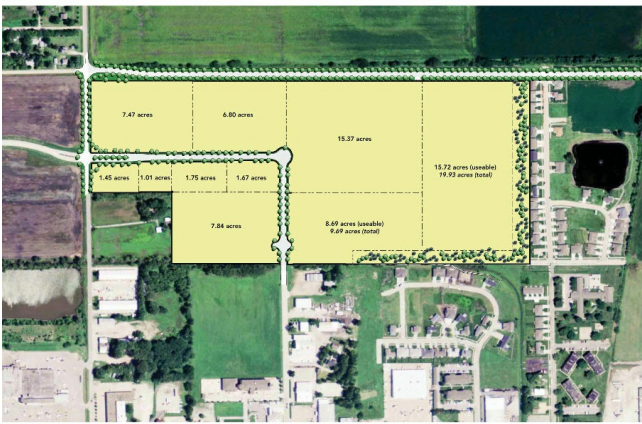
Natural Gas: Fremont Department of Utilities

Water: Fremont Department of Utilities

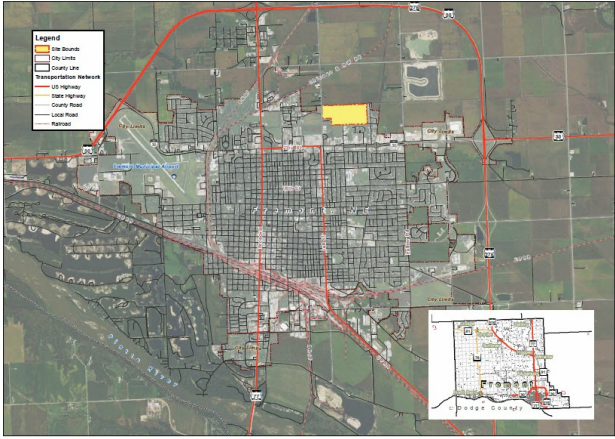
Sewer: Fremont Department of Utilities

Telecommunications: See description of capability

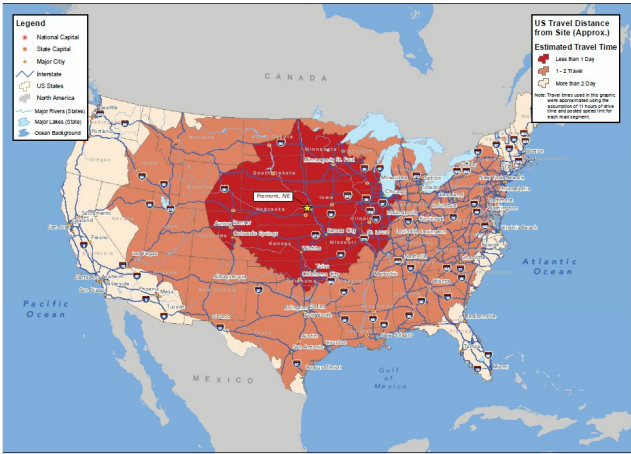
Property Images



CONCEPT MAP 3
PREMISE BUSINESS PARK



LOCAL TRANSPORTATION MAP
PREMISE BUSINESS PARK



TRAVEL DISTANCE MAP
PREMISE BUSINESS PARK