

34653 Fremont Blvd, Fremont, Ca.  
1.11 Acres

Land Opportunity:

Dutra Land & consulting Services, Inc. is offering a total of 1.11 acres for sale (APN: 543-247-163-2), located at 34653 Fremont Blvd, in the city of Fremont, Calif.

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 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 the 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 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 \$1,775,000 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.

**Tony Dutra**  
**510-353-9984 x3 Wk**  
**Dutra Land & Consulting Services, Inc.**  
**43430 Mission Blvd, Suite 210**  
**Fremont, Ca., 94539**

**John A. Dutra**  
**510-353-9984 x2 Wk**  
**Dutra Land & Consulting Services, Inc.**  
**43430 Mission Blvd, Suite 210**  
**Fremont, Ca., 94539**

# ASSESSOR'S MAP 543

Code Area Nos. 12-014

247 Scale: 1" = 100'

RANCHO POTRERO de los CERRITOS (T. PACHECO & A. ALVISO) (Bk. A Pat. Pg. 217)  
TRACT 3228 (Bk. 66 Pg. 20) C. J. PERRY TRACT (Bk. 20 Pg. 74)  
TRACT 3262 (Bk. 74 Pg. 34)



Drawn: 11-70 SY Revised: 11-3-76 UP

Formerly: Per Blks 246 & 251



**Primary Owner:** GEORGE MAYME TR**Secondary Owner:****Mail Address:** 5616 MONATEE AVE  
SACRAMENTO CA 95819**Site Address:** 34653 FREMONT BLVD  
FREMONT CA 94555**Assessor Parcel Number:** 543-247-163-2**Housing Tract Number:****Lot Number:****Legal Description:****Property Characteristics**

Bedrooms : 3	Year Built : 1912	Square Feet : 1,784 SF
Bathrooms : 1	Garage :	Lot Size : 1.11 AC
Total Rooms : 6	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Single Family Residential
No of Stories : 1		
Building Style :		

**Sale Information**

Transfer Date : 10/21/2006	Seller : N/A	
Transfer Value : N/A	Document # : TRAN251111	Cost/Sq Feet : N/A
Title Company :		

**Assessment & Tax Information**

Assessed Value : \$56,033	Percent Improvement : 23.05%	Homeowner Exemption : H
Land Value : \$43,117	Tax Amount : \$932.60	Tax Rate Area : 12-014
Improvement Value : \$12,916	Tax Account ID :	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2010		

Courtesy of Chicago Title  
Offered by Chicago Title Insurance Company  
All information produced is deemed reliable but is not guaranteed.



Friday August 5, 2011

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### Parcel Information Report

<b>Business</b>	No InfoUSA Report
<b>Business District</b>	Ardenwood
<b>Redevelopment Area</b>	None
<b>Address</b>	34651 Fremont Blvd Fremont, CA 94555-3141
<b>Zoning</b>	R-G-24 (For details see <a href="#">Municipal Code</a> )
<b>Landuse</b>	Residential Medium 18-23 DU/AC
<b>Acres (Lot)</b>	1.1
<b>SF (Lot)</b>	48,301
<b>Use Description</b>	1100 - SINGLE FAMILY RESIDENTIAL - SINGLE FAMILY RESIDENTIAL HOMES USED AS SUCH
<b>Year Built</b>	1912
<b>Parcel Number (APN)</b>	543 024716302

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Designed by City of Fremont GIS Division

**CITY OF FREMONT**  
**ZONING DISTRICTS: Brief Summation**

ZONING DISTRICT	PURPOSE OF DISTRICT	DEVELOPMENT INTENSITY
A AGRICULTURAL	To preserve land best suited for agricultural use, and to protect such land from the encroachment of incompatible uses.	5 acres min. lot size
R-1 SINGLE-FAMILY RESIDENCE	To stabilize and protect the residential characteristics of the district and to promote a suitable environment for family life. <i>The final number denotes minimum lot area in thousands of square feet:</i>	e.g. R-1-6 6000 sq. ft. lot R-1-8 8000 sq. ft. lot (etc.)
R-2 ONE- & TWO-FAMILY RESIDENCE	Same as R-1 District (above)	Duplex 8000 sq. ft. lot Single-Family 6000 sq. ft. lot
R-G GARDEN APARTMENT RESIDENCE	Same as R-1 and R-2 (above). <i>The final number denotes minimum building site area per dwelling unit in hundreds of square feet:</i>	e.g. R-G-9 900 sq. ft. site area per unit R-G-12 1200 sq. ft. area per unit (etc.)
C-O ADMINISTRATIVE OFFICE	To provide an area wherein professional, general commercial offices and limited personal services may develop in close relationship outside of other commercial districts.	.30 FAR
C-N NEIGHBORHOOD COMMERCIAL	To provide areas for convenience shopping primarily for residents of the immediate neighborhood.	.30 FAR
C-C COMMUNITY COMMERCIAL	To provide areas for general commercial uses and services in each of the planning areas and intended primarily to serve residents thereof.	.50 FAR
C-B-D CENTRAL BUSINESS DISTRICT	To provide for a concentration of retail, service and office uses reflecting needs of the entire city and the subregion.	.50 FAR (.80 FAR 1/2 mile from BART)
C-T THOROUGHFARE COMMERCIAL	To provide areas within the city to accommodate uses primarily needed by the traveling public, or uses more appropriate to this district than some other district.	.30 FAR
C-R REGIONAL COMMERCIAL	To provide locations for high volume retail outlets which serve the residents of the city and the region.	.25 FAR
I-L LIGHT INDUSTRIAL	To provide locations for industrial uses generally oriented toward serving local businesses and residents, to operate with minimum adverse effects while in proximity to both commercial and residential uses.	.35 FAR (.45 FAR for warehouses)
I-R RESTRICTED INDUSTRIAL	To provide areas devoted to research and development activities: product development, engineering, sales, administration, light manufacturing, and wholesale uses.	.35 FAR (.45 FAR for warehouses)
G-I GENERAL INDUSTRIAL	To provide areas for general industrial, manufacturing, wholesale and other related commercial and service uses needed by the city and the region.	.35 FAR (.45 FAR for warehouses)

ZONING DISTRICT	PURPOSE OF DISTRICT	INTENSITY
(F-W) FLOODWAY COMBINING	To provide land use and structural regulations to prohibit development which would reduce the capacity of watercourses which discharge flood waters in a 100 year flood, and to protect persons and property from the hazards of high velocity flood waters.	N/A
(H-I) HILLSIDE COMBINING	To promote the orderly development of hillside areas by establishing regulations and requirements to meet the particular problems associated with development of hillside areas.	As per the underlying zoning and reduced for steep sites
(Q) QUARRY COMBINING	To provide for establishment of districts in the city which are recognized as potentially or conditionally suitable for quarries and to eliminate or minimize the adverse effects of quarries by regulating the orderly operation of quarries.	N/A
(H) HISTORICAL OVERLAY	To identify areas of the city which possess a unique historical character, and to preserve the cultural and historical identities, character and environments of such areas.	N/A
(CSPEC) CENTERVILLE SPECIFIC PLAN OVERLAY	To provide special regulations for the area of the City encompassed by certain subareas of the Centerville Specific Plan. The Centerville Specific Plan establishes policies and regulations to guide further development within the overlay district.	As per underlying zoning and modified by the Centerville Specific Plan
(F) FLOOD COMBINING	To provide land use and structural regulations to prevent property damage, and to safeguard the health, safety and general welfare of people, in areas subject to flooding and inundation.	N/A
(R) DEVELOPMENT RESERVE OVERLAY	To promote the orderly and timely development of certain areas of the city by the application of regulations to limit development to low intensity uses pending availability of services.	20 acres min. lot size unless restrictions are removed
(I) IRVINGTON COMMUNITY COMMERCIAL OVERLAY	To identify the commercial and industrial areas within central Irvington, for which special urban design plans and development guidelines have been prepared. Nonresidential development within this district is subject to the Irvington Design Guidelines.	N/A
(M-R) MINERAL RESOURCES OVERLAY	To provide for the production and consideration of mineral resources on identified lands having mineral resources of regional significance, and to protect such land from encroachment of incompatible uses while considering environmental, aesthetic, recreational, and economic factors.	N/A
P-F PUBLIC FACILITIES DISTRICT	To foster the orderly development of large-scale educational and public service uses and special approved uses on publicly-owned land; and to prevent uses which may overburden community facilities and resources.	45 ft. height and setbacks ≤ 20 ft.
O-S OPEN SPACE	To encourage the clustering of dwelling units in order to preserve and enhance the limited and reasonable use of open space lands as a limited and valuable resource.	Varies
S INTERIM STUDY	To permit temporary control of the development in an area while detailed studies are being made.	As specified for the district designated by the General Plan
P PLANNED DISTRICT	To provide means for encouraging desirable developments feature variations in siting, mixed land uses and/or varied dwelling types.	As approved for the specific development