



Dutra Enterprises

INCORPORATED

RESIDENTIAL, COMMERCIAL AND

INDUSTRIALLY-DEVELOPABLE

LAND ACQUISITIONS, ENTITLEMENTS & SALES

■ EXPERIENCE

■ CAPITAL

■ INTEGRITY



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INCORPORATED

RESIDENTIAL, COMMERCIAL AND INDUSTRIALLY-DEVELOPABLE LAND ACQUISITIONS, ENTITLEMENTS & SALES

**1481 MOWRY AVE., FREMONT, CA | 0.61 ± RESIDENTIALLY DEVELOPABLE ACRES
NOW OFFERED AT \$849,000**

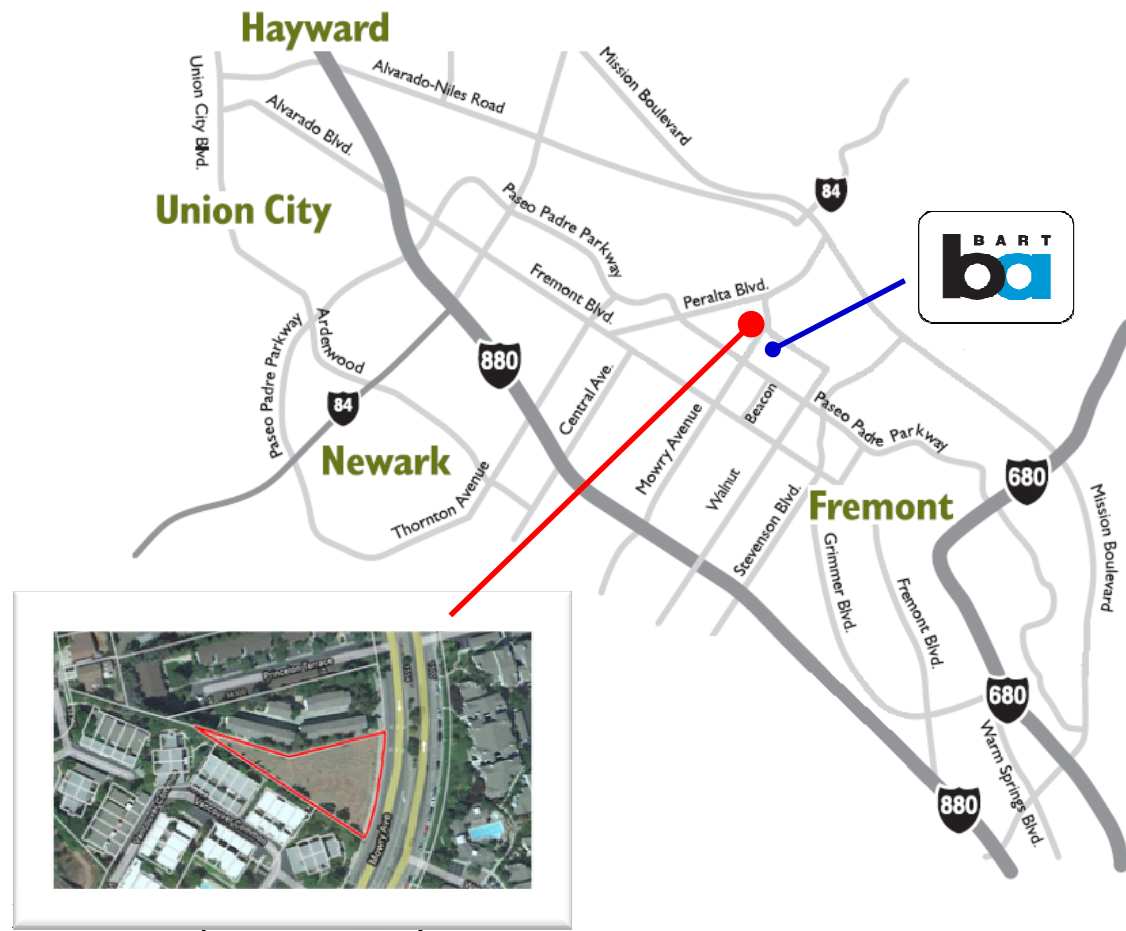
OVERVIEW

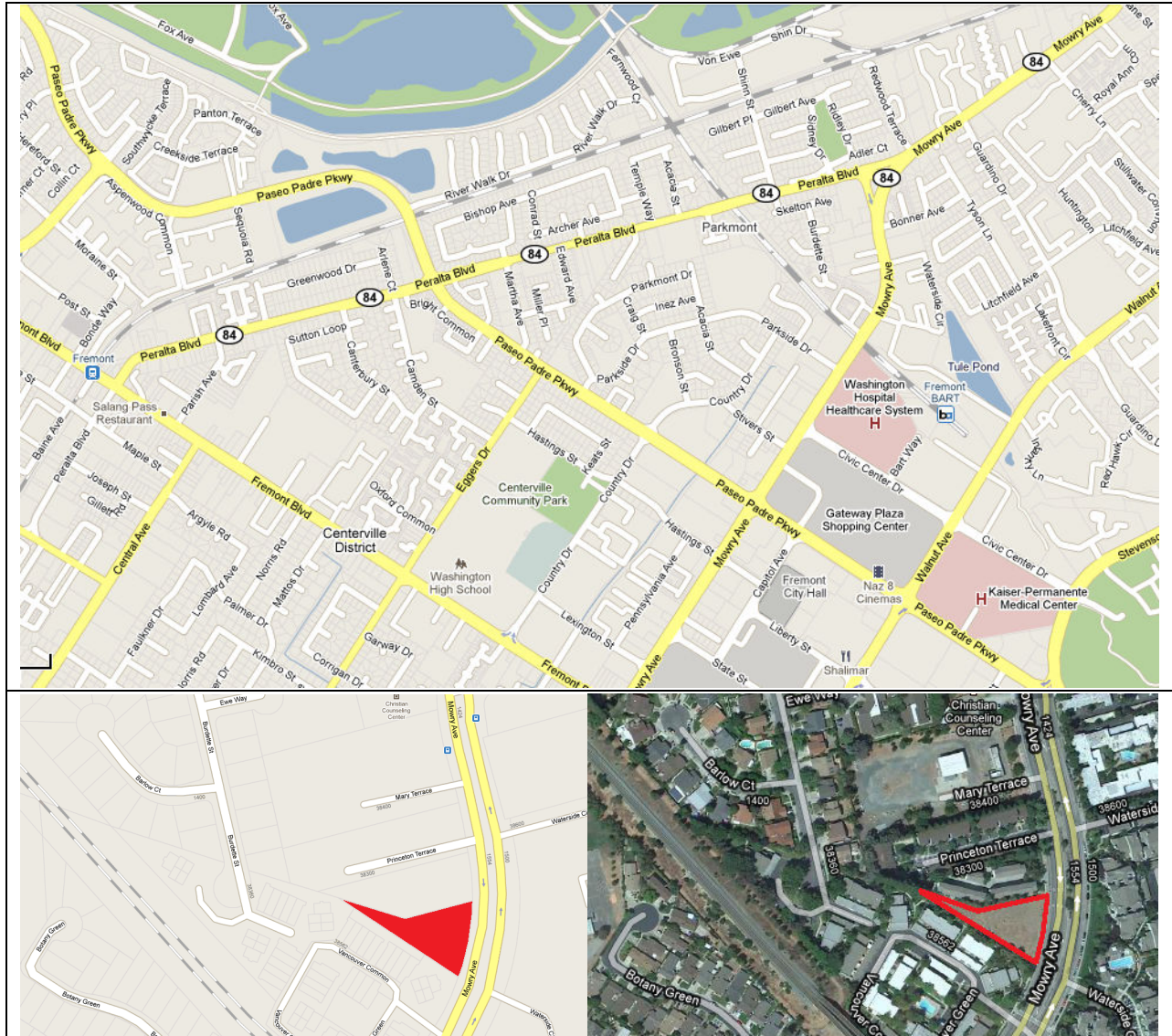
Dutra Enterprises, Inc. is proud to offer for sale 0.61± acres of raw land, located at 1481 Mowry Avenue in Fremont. The property has General Plan and zoning designations that will allow for medium-density residential development (18-23 units dwelling units per acre). The higher density element is beneficial to developers, investors and non-profit entities. The site is located just down and across from the BART station on Mowry Ave., making it an ideal residential location for all local and regional commuters.

The project includes a conceptual plan to develop approximately 10 condominium units, associated landscaping, parking and circulation, accessed by a private accessway from the Mowry Avenue frontage.

LOCATION

The property is centrally located on Mowry Ave. with access to highways 880, 680 and 84 and within walking distance of Washington Hospital, Kaiser, major shopping, and Fremont BART.





TOPOGRAPHY

The parcel is level and includes a set of production drawings for the 10-unit development.

ATTACHMENTS

- Zoning and General Plan atlases
- Plat Map

ABOUT DUTRA ENTERPRISES, INC.

Through industry experience and personal integrity, Dutra Enterprises, Inc. and its subsidiary, Dutra Land & Consulting Services, Inc., have earned an unrivaled reputation of partnering with local entities, political leaders, property owners and builders to deliver a quality project that assures mutual success.

A subchapter-S corporation, Dutra Enterprises, Inc. specializes in residential, commercial and industrial project opportunities. The company researches, selects, initiates, assembles, obtains entitlements, develops and constructs commercial and residential improvements in addition to providing real estate brokerage, consulting and investment services. The company was established as part of the Dutras' original residential brokerage company, Dutra Realty Enterprises, Inc.

When it was sold in 1999, DREI had grown to more than \$900 million in annual sales and employed more than 250 real estate agents in six East Bay offices, which included home loan and investment subsidiaries. Dutra Enterprises, Inc. has since grown to become a highly successful and profitable land and investment company.

CONTACT INFORMATION

John J. Dutra, CEO (510) 364-0764 cell johnj@dutraenterprises.com
(510) 353-9984 office

John A. Dutra, Board Chairman (510) 543-6678 cell john@dutraenterprises.com
(510) 353-9984 office

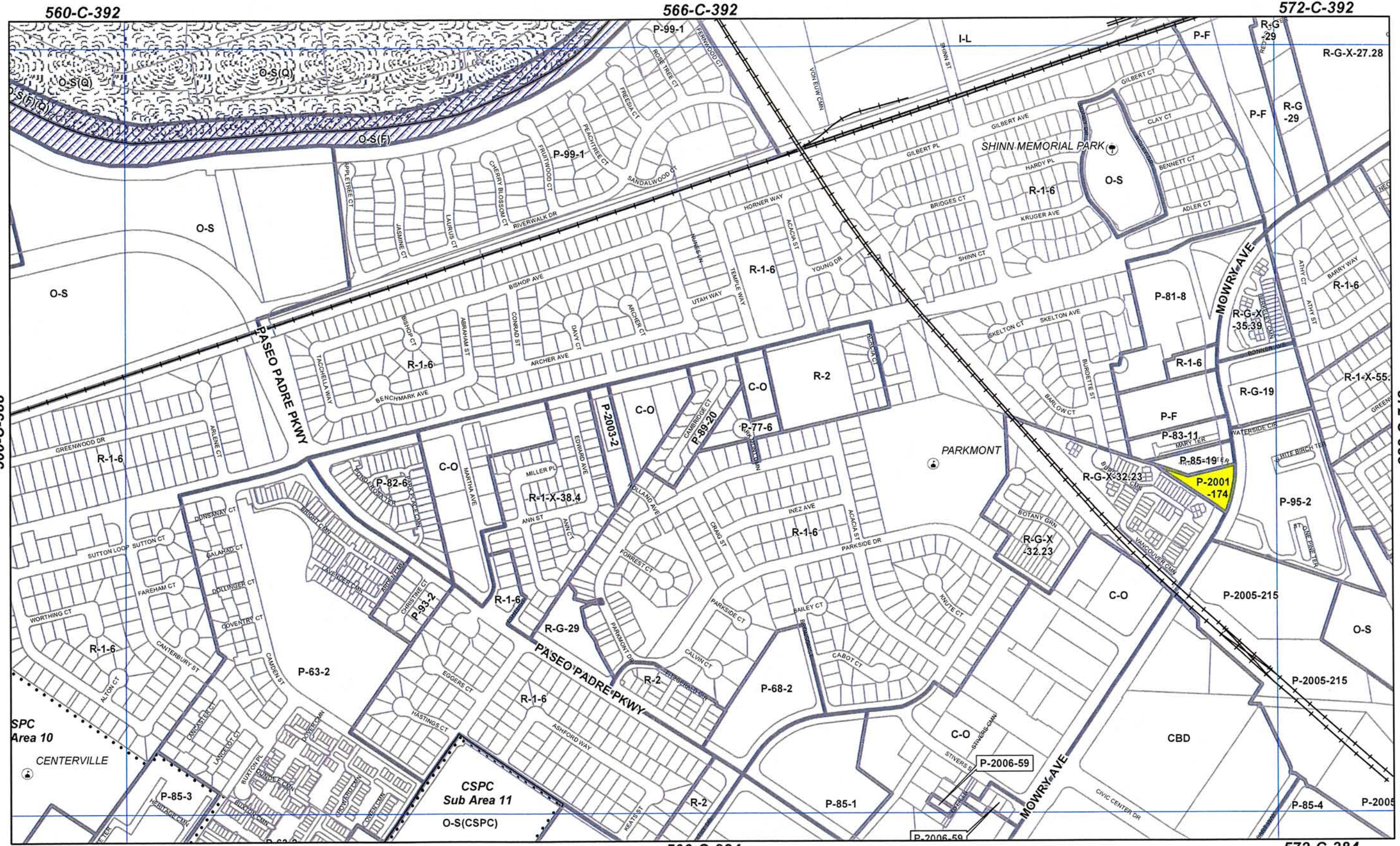
City of Fremont: www.fremont.gov

Dutra Enterprises, Inc. is proud to make the subject property available for your consideration and review. John J Dutra, CEO, and John A. Dutra, Board Chairman, are available to answer questions or provide access to the property as needed for individual tours. We look forward to meeting with you soon.

Respectfully,



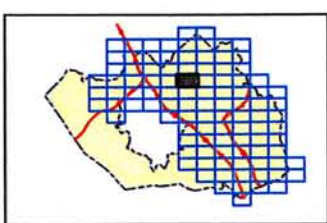
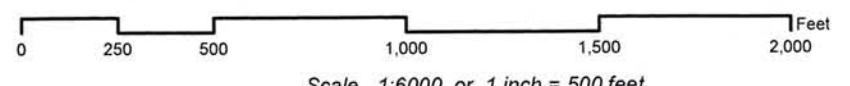
John J Dutra
CEO



560-C-388

572-C-388

560-C-384 566-C-384 572-C-384



- (CSPC) Subareas
- (F) Flood Overlay
- (HOD) Historical Overlay District
- (Q) Quarry Overlay
- (I) Irvington Overlay
- (F-W) Floodway Combining
- (H-I) Hillside Combining
- Zoning Boundary

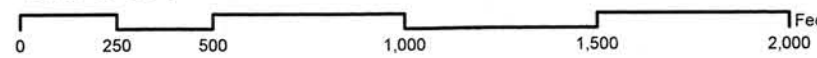
CITY OF Fremont
 Community Development Department - Planning Division
 39550 Liberty Street, P.O. Box 5006
 Fremont, CA 94537-5006
www.fremont.gov/CityHall/Departments/Planning.htm



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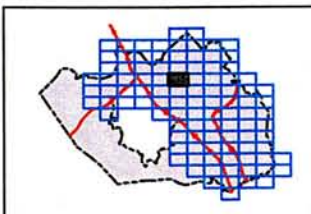
572-C-384



Scale 1:6000 or 1 inch = 500 feet



Community Development Department Planning Division
 39550 Liberty Street, P.O. Box 5006
 Fremont, CA 94537-5006
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- (See Legend page at beginning of Atlas for complete listing of symbology)
- Ridgeline
 - Com-Ind Ovl
 - Ⓡ Fire Station
 - Ⓜ Fremont Register Resource
 - Ⓜ School
 - - - Toe-of-the-Hill line
 - - - Trail
 - Ⓞ Gateway
 - Ⓜ Park
 - Ⓜ Trailhead

ASSESSOR'S MAP 501

Code Area Nos. 12-013

2WP

1560

Scale: 1"=100'

Map of the Tract known as the Ex-Mission San Jose (Portion Survey No.77 & 78)(Case I-6-15)

P.M. 3039 121/39
P.M. 3503 133/45

TR. 5255 147/53
TR. 5743 179/99

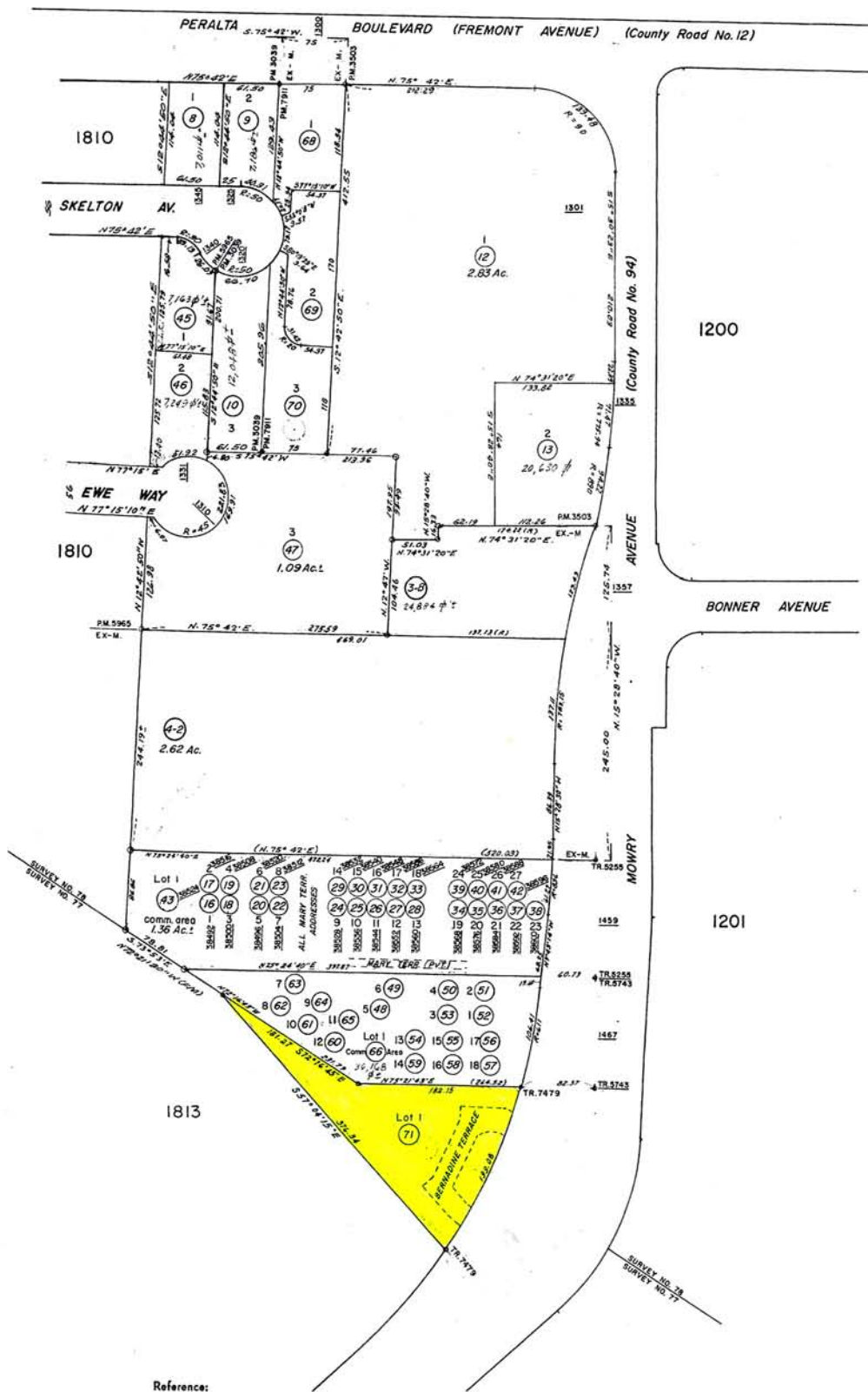
P.M. 5965 194/58
P.M. 7911 272/37-38

TR. 7479 291/41-42

B O O K 5 0 7

- Revised: 2-9-91/RM 9-12-90/CSL
 5-27-81/ST 1-16-91/PB
 1-11-83/CSL 7-1-91/BV
 1-12-84/AH 7-9-91/BV
 8-1-85/CSL 1-1-93/CSLL
 8-19-85/PB 1-1-93/CSLL
 10-17-85/PB 10-8-86/BV
 9-17-85/JT 12-24-90/CSL

Drawn: I-66/H.L.



Formerly: