

63 AC of Prime Lots Available For Sale

E 1ST ST AND N JOHNSON RD | FREMONT, NE 68025

PURE
PROPERTY MANAGEMENT

Property Overview

Prime Lots
For Sale

Intersection: E 1st St and N Johnson Rd

Total Land Area: 63.7 AC

Industrial Lots: 1 AC+

Residential Lots: Lots to be sold as package

Submarket: Omaha - Fremont

- Mixed use development with low-high density residential and mixed commercial lots.
- Future zoning calls for a mix of residential density, general commercial and light industrial lots
- City incentives available, labeled “Priority Development Area”
- Lot sizes and road placement is conceptual only, developer is willing to adjust for specific user needs
- Price negotiable contingent upon land area needs

Highlights:

Price: Negotiable

PRESENTED BY

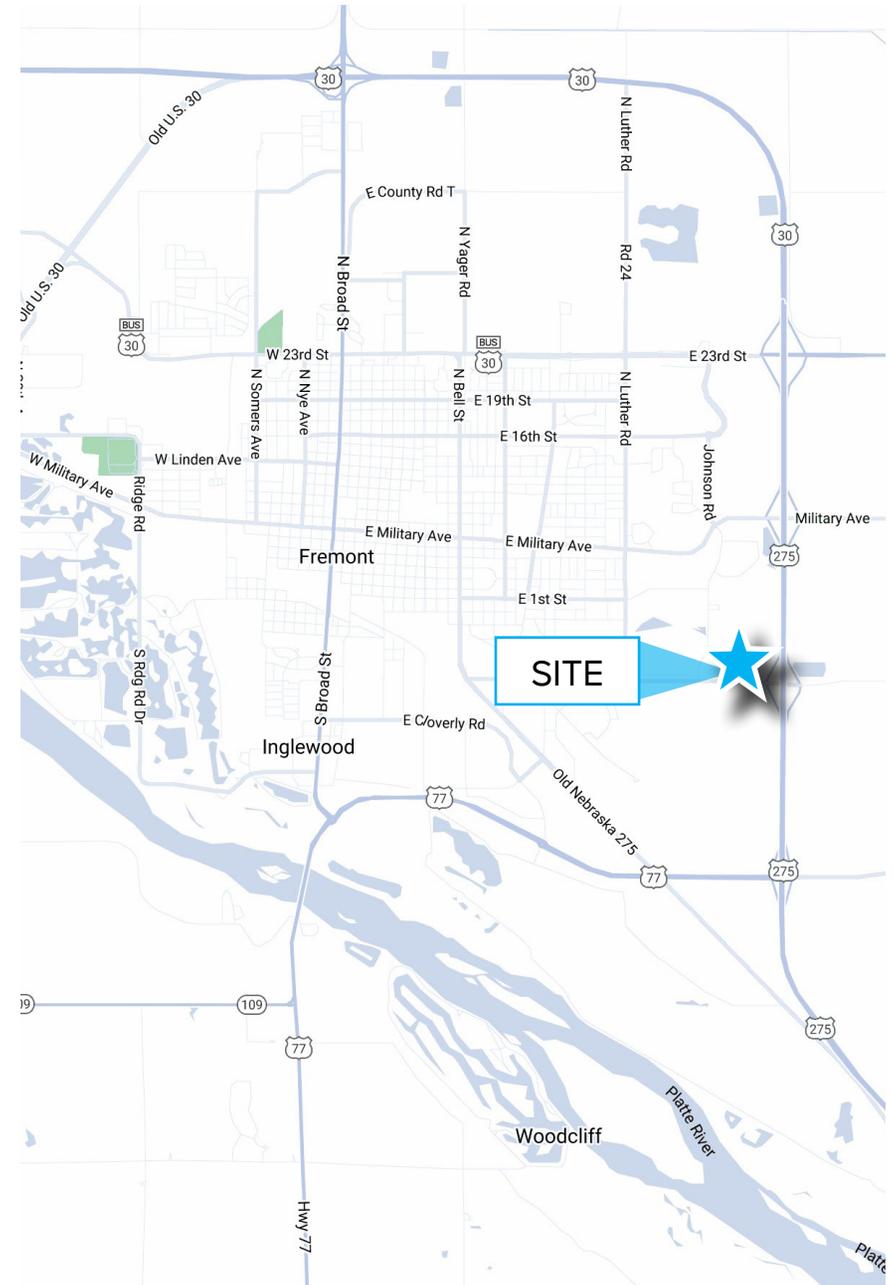
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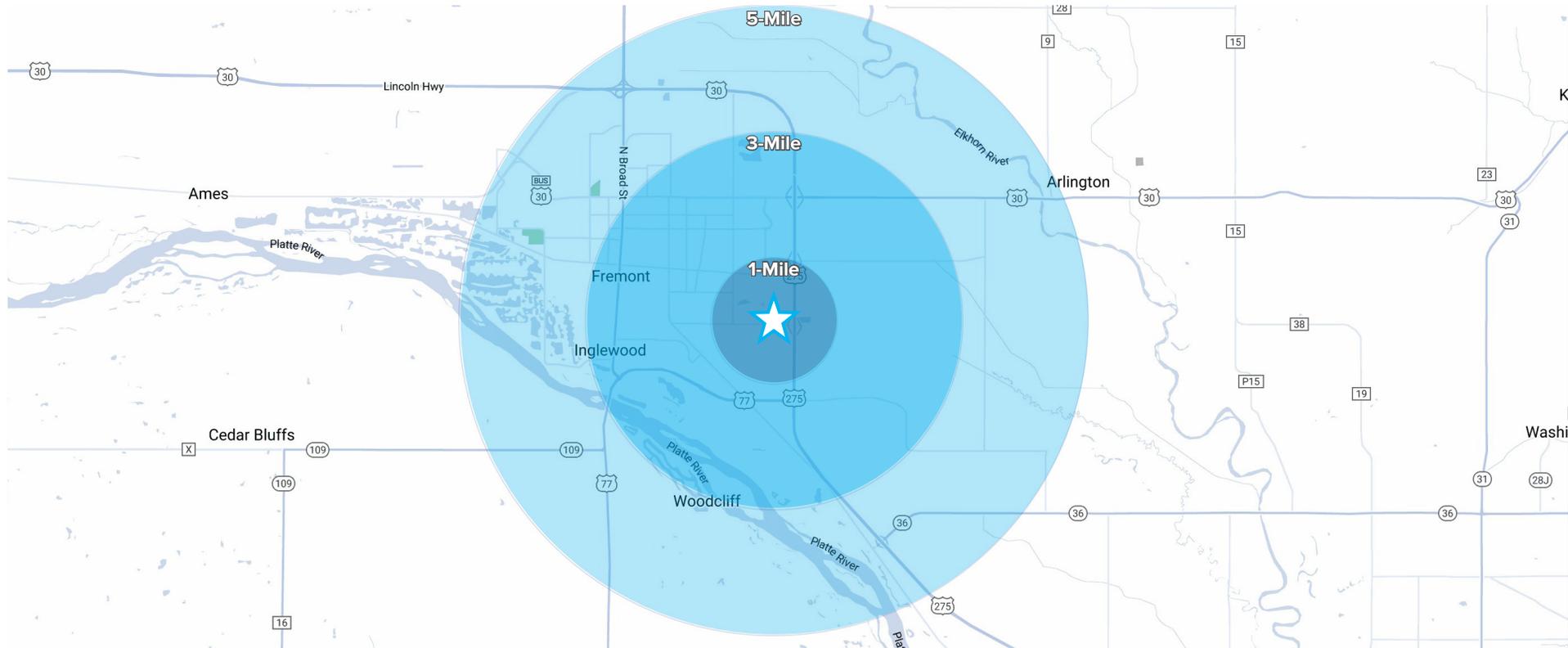
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Local Demographics

Prime Lots
For Sale

2024 Demographics	1-Mile	3-Mile	5-Mile
POPULATION			
Total Population:	2,513	22,697	30,647
Annual Growth 2020-2024:	2.8%	-0.1%	0.2%
HOUSING			
Total Housing Units:	1,001	8,966	12,215
INCOME			
Avg. Household Income:	\$89,279	\$75,831	\$77,423



City of Fremont Future Zoning Map

Prime Lots
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Fremont, Nebraska Economic Overview

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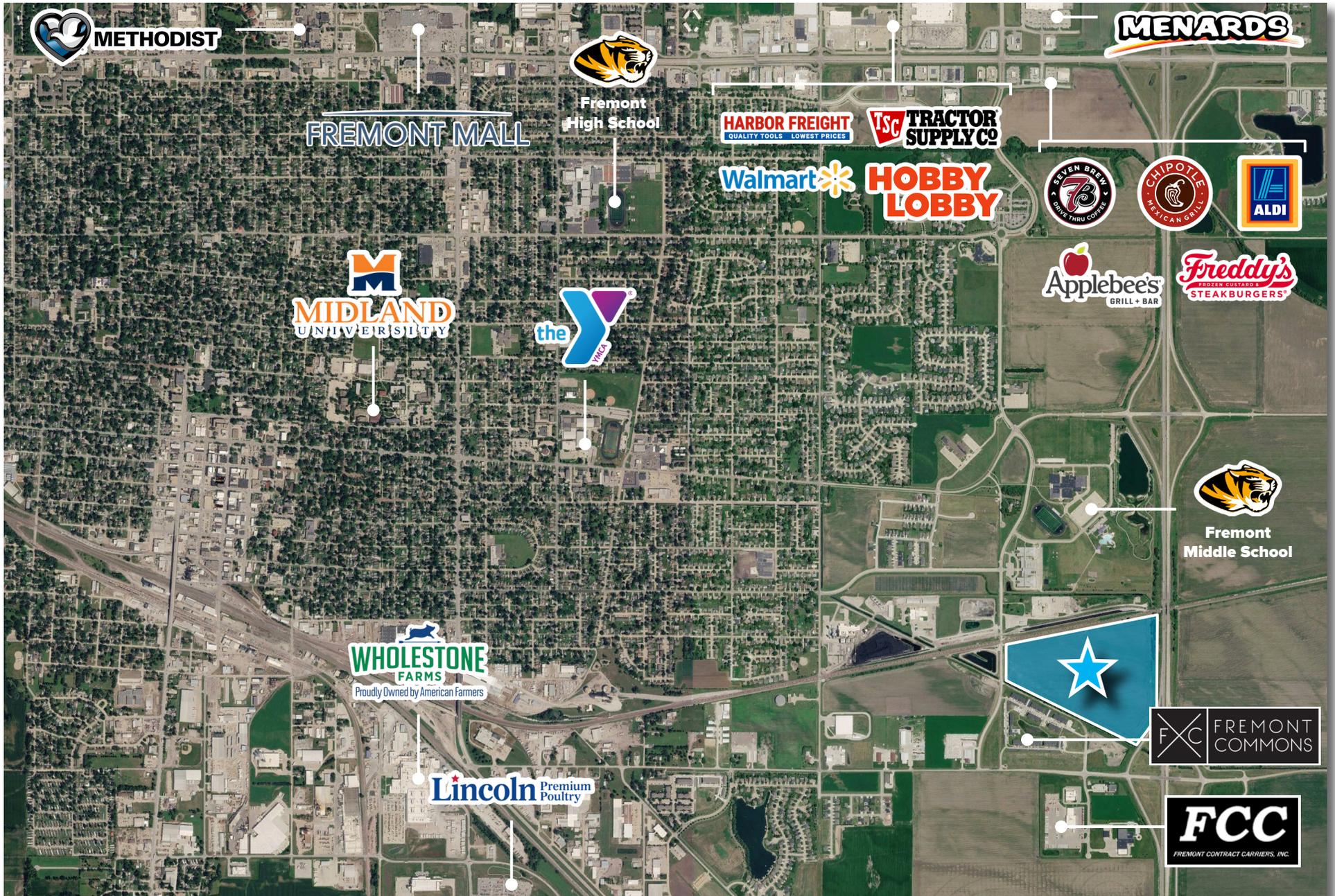
Fremont serves as a key economic hub in eastern Nebraska, strategically positioned approximately 35 miles northwest of Omaha. The city benefits from a diversified economic base anchored by manufacturing, food processing, agriculture, healthcare, and education. Fremont's location along major transportation corridors and its proximity to the Omaha metropolitan area support both industrial growth and workforce accessibility, reinforcing its role as a regional employment center.

Major employers in the Fremont area include Valmont Industries, a global leader in agricultural equipment manufacturing; Wholestone Farms, a large-scale food processing operation; and Lincoln Premium Poultry, a modern poultry processing facility that has significantly expanded the region's agricultural production capacity. Healthcare and community services are led by Methodist Fremont Health and Nye Health Services, providing critical medical and assisted living services to the surrounding population. The education sector is anchored by Fremont Public Schools, one of the area's longstanding institutional employers. Together, these organizations provide a stable employment foundation and support sustained residential and commercial demand throughout the Fremont market.



POI Map

Prime Lots
For Sale





E 1ST ST & N JOHNSON RD

US-275
17,990 AADT

Casey's

MORNINGSIDE RD
3,885 AADT

FXC FREMONT COMMONS

FUTURE FREMONT COMMONS EXPANSIONS

MORNINGSIDE COMMERCIAL LOTS ALSO AVAILABLE

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