



ACCESS Commercial, LLC

Midlands University

Fremont Highschool



Hwy 275 | 19,741 VPD



Walmart

MENARDS

Ritz Lake
New LakeHome
Development

Multi-Family Lot

Dodge County Sports Complex

LAKE GALLERIA

Available
Commercial
Lots

Under Contract
Medical User

LOI

Available
Commercial
Lot

Dentist

RTG Medical
(200+ employees)

Hwy 30 | 10,387 VPD

Gallery 23 East Hwy 275 & 23rd Ave

Fremont, NE 68025

LOTS | FOR SALE

PROPERTY HIGHLIGHTS



ADDRESS:

Hwy 275 & 23rd Ave
Fremont, NE 68025



LOT SIZE:

Various sizes available



LOT PRICE:

Multifamily: \$3.75 PSF
Commercial: \$8 - \$10 PSF



ZONING:

Commercial
Multi-Family



ACCESS Commercial, LLC

www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Positioned with exceptional visibility and convenient access from both Hwy 275 and Hwy 30. Located just minutes from West Omaha this is Fremont's largest new mixed-use development. Surrounded by thriving retail and residential growth, including D.R. Horton's residential lots and the newly opened RTG Medical campus with over 349 employees and future expansion plans, this location offers unmatched potential. Pads are rough graded with utilities to the lot line and lie adjacent to vibrant residential and apartment communities. The site is also near top national retailers such as Walmart, Menards, Aldi, Hobby Lobby, and Applebee's, serving a regional trade area of over 448,000 people. A unique feature of this development is the scenic 14-acre Lake Galleria, offering recreational opportunities like boating and lakeside activities—making this an ideal destination for businesses seeking visibility, growth, and lifestyle appeal.

Amber Olson

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FREMONT



FREMONT, NEBRASKA

Fremont is diverse, inclusive, and collaborative. Fremont is positioned for growth because of the community's strong foundation, agricultural heritage and skilled workforce. But that's not all the community is focused on. Fremont's leaders and residents are looking to the future and building upon the city's diversity to identify new opportunities for advancement and growth. Through inclusivity and collaboration, the city is poised to reach new heights. Fremont. Here We Grow.

- Fremont Chamber of Commerce

TOP 10 EMPLOYERS

Valmont Industries
Wholestone Farms
Lincoln Premium Poultry
Methodist Fremont
Fremont Public Schools
Nye Health Services
Hy-Vee Food Stores, Inc.
Fremont Contract Carriers, Inc.
YMCA
Fremont Beef Company

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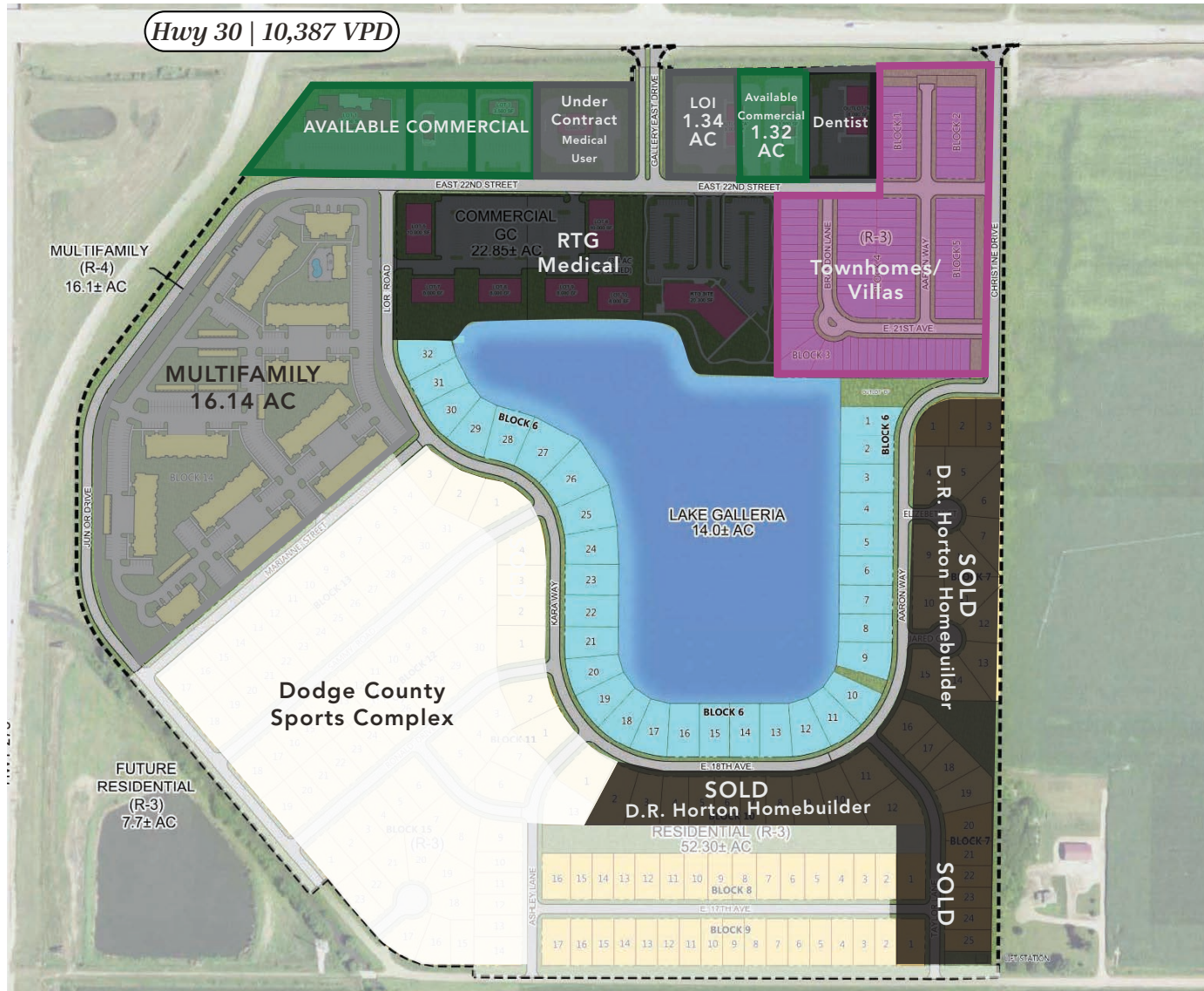
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SITE PLAN



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	196	\$81,230	83	244	190	15
3-mile	16,757	\$77,753	6,658	11,753	6,839	579
5-mile	30,756	\$72,031	12,207	22,596	13,443	1,110

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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



Walmart

3010 E 23rd St, Fremont NE



VISITS

2.4 Million

in the last 12 months



2040 N Bell St, Fremont NE



VISITS

317,700

in the last 12 months

%

RANKING

99th

percentile nationwide
#1 store in Nebraska



2620 E 23rd Ave, Fremont NE



VISITS

261,700

in the last 12 months

%

RANKING

97th

percentile nationwide

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DODGE COUNTY SPORTS COMPLEX

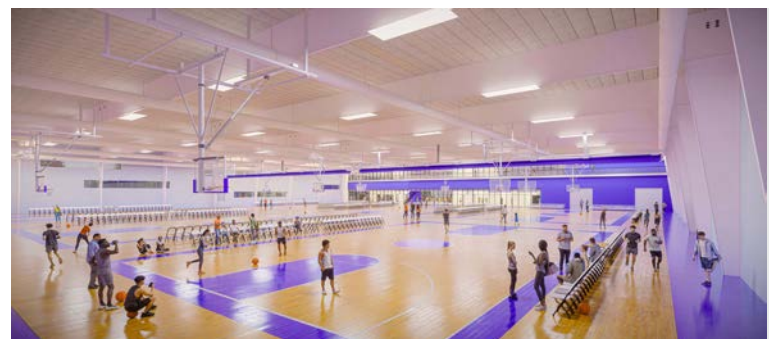
The Dodge County Sports Complex will be a community-managed, nonprofit sports facility built to address the growing needs of our youth community. It will allow local athletes the opportunity to seek training, instruction, and competition right here in Fremont. This will allow all youth of the Dodge County area including those who can't afford to travel out of the city for select sports the opportunities to compete at a higher level.

Indoor:

- (12) Full-size Volleyball Courts convertible to (6) Full-size Basketball Courts
- (1) 40k Sq Ft of synthetic turf netted to include (1) 90 x 90 infield and smaller, (6) batting and pitching tunnels, and flex space for soccer and performance training.
- (4) Sand Volleyball Courts
- (6) Pickleball Courts
- (1) Concessions area with common space
- Restrooms/locker rooms
- (3) Conference Rooms on the second level.

Estimated Ancillary Development:

- (1) Fast Dining Sports Bar
- (1) New Limited-Service Hotels
- (2) Fast Food Dining Restaurants
- 6k Sq Ft of Strip Retail



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DODGE COUNTY SPORTS COMPLEX: FLOOR PLANS



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

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LISTING TEAM



Amber Olson **Senior Broker Associate**

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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