

# 0 MORRISON CANYON ROAD

RESIDENTIAL LAND WITH PLANS FOR CUSTOM HOME IN FREMONT

## VACANT LAND FOR SALE

± 6.16 ACRES / 268,330 SF

LOT (± 6.16 AC)

PURCHASE PRICE

**\$1,249,888**



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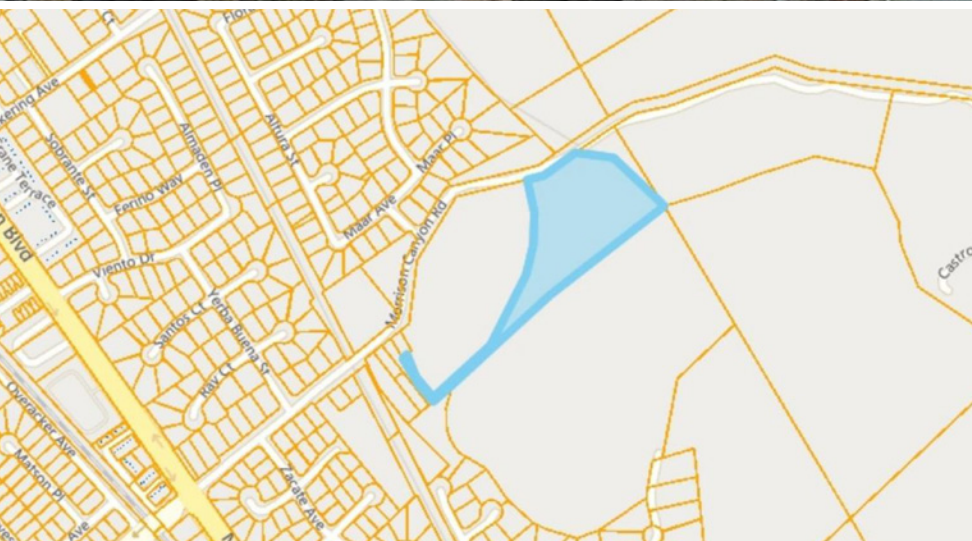
**JPAR Iron Horse Real Estate**

550 Main Street, Pleasanton, CA 94566

**Zaheer Siddiqui**

Vice President - Commercial Division | 510.673.2369 | zaheersid@gmail.com

# PROPERTY DETAILS



## INVESTMENT SUMMARY

Perched atop the rolling Fremont hills, this spectacular  $\pm 6.16$  acre parcel offers unmatched privacy, tranquility, and panoramic views stretching from Mission Peak to the Peninsula. It's the ideal setting for those seeking a secluded estate without sacrificing proximity—just minutes from the heart of Fremont yet worlds away in peaceful seclusion.

Envision arriving via a scenic, winding driveway leading to your future dream residence—build up to 10,000 sq. ft., with an additional ADU up to 1,100 sq. ft. The land is already zoned and general planned for both, with a comprehensive constraint analysis completed and detailed consultant reports available from firms such as RJA, ENGEO, and Olberding Environmental, Inc.

Two scenic trails begin just off your driveway, and the generous lot ensures you'll never feel crowded by neighbors. Significant progress has already been made with the City of Fremont, with Planning Commission approval as the next step—submission is near-ready.

**Contact the listing agent Zaheer Siddiqui 510.673.2369 for pricing details and additional information.**

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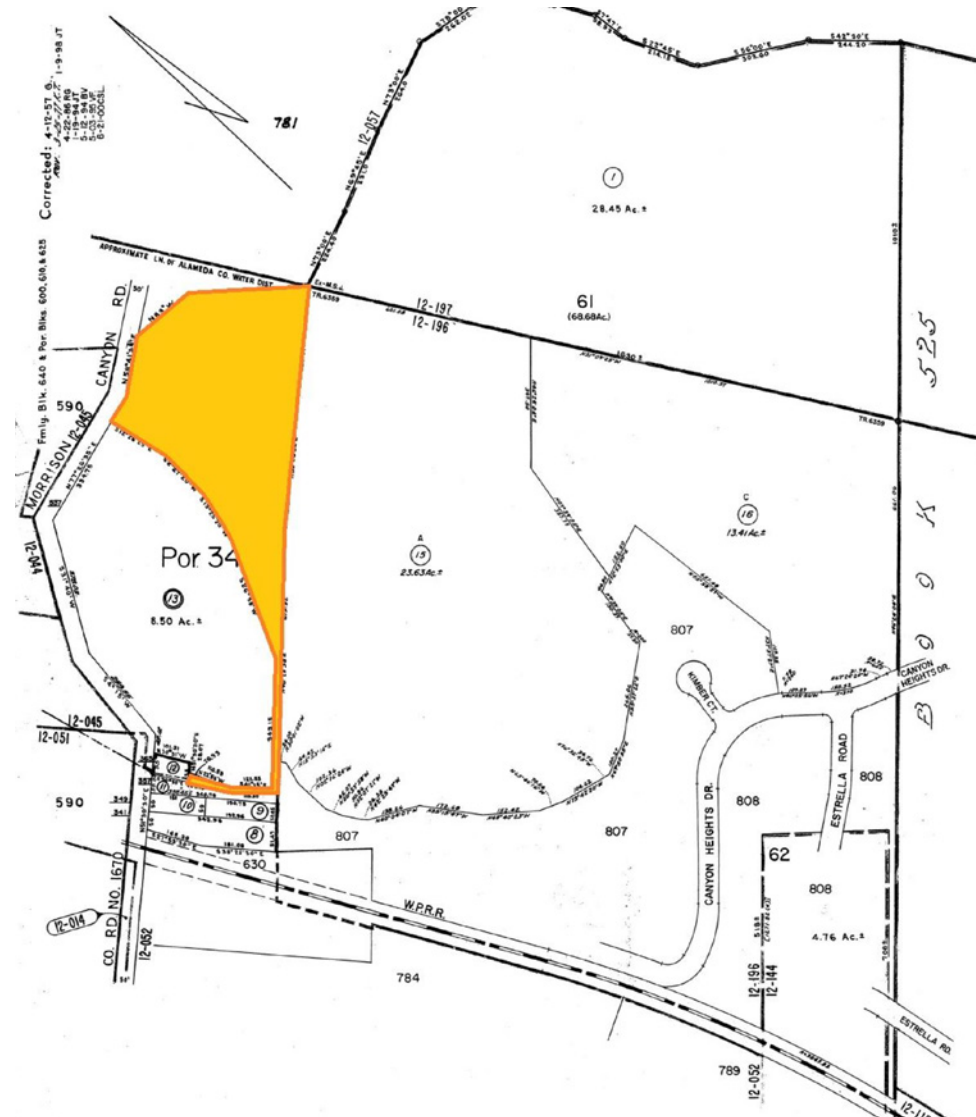


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# PROPERTY DETAILS

## 0 MORRISON CANYON RD

<b>MLS Number</b>	41096343
<b>City:</b>	Fremont
<b>List \$/Sq. Ft.</b>	\$5.03
<b>Lot Acres:</b>	± 6.16
<b>Building Type:</b>	Lots and Land
<b>County:</b>	Alameda
<b>List Price:</b>	\$1,249,888
<b>Lot Sq. Ft. Approximation:</b>	268,330
<b>State:</b>	California
<b>Surveyed:</b>	Yes
<b>Zoning:</b>	Residential Hillside [R-1-20(H-I)OS]
<b>Lot Description:</b>	Down Slope, Secluded
<b>Utility on Site:</b>	No
<b>Water/Sewer:</b>	Sewer System - Public, Water - Public



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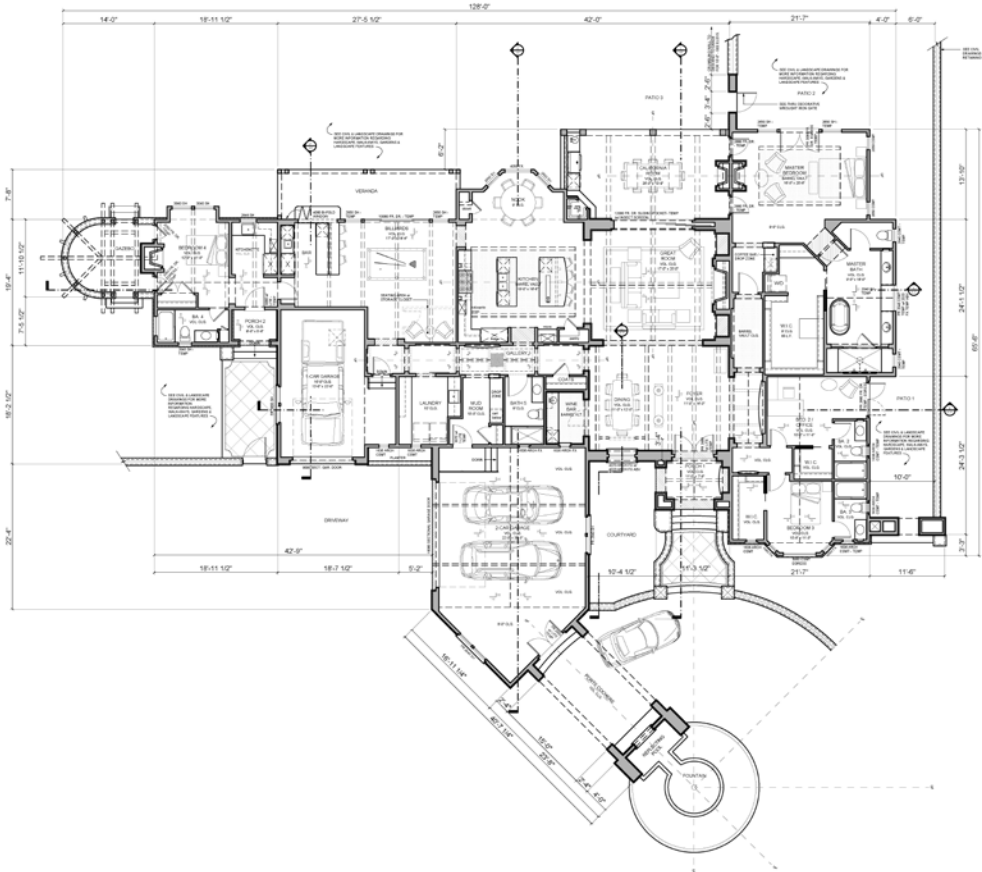
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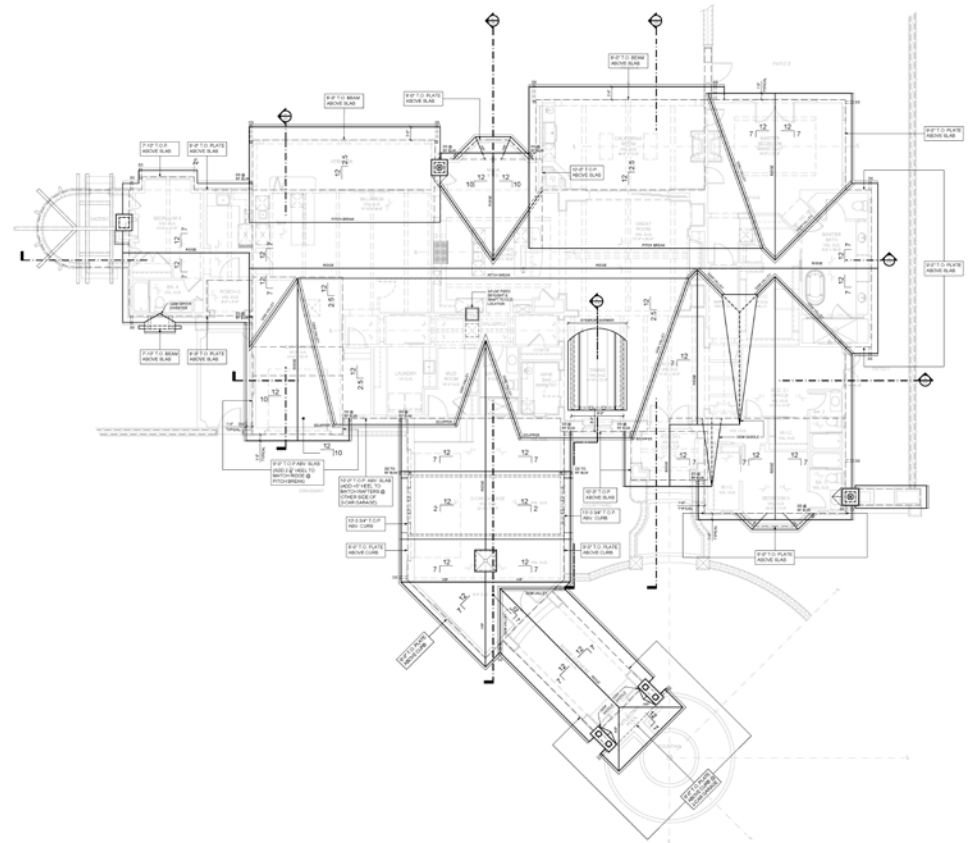


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# FLOOR PLAN & ROOF PLAN



FLOOR PLAN



ROOF PLAN

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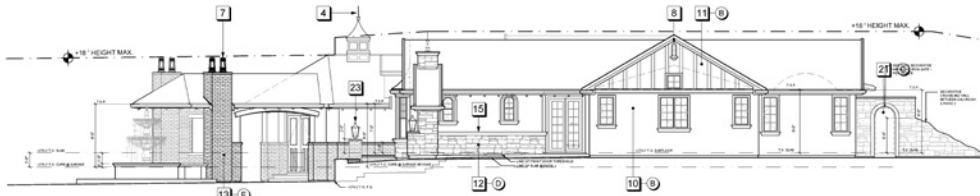
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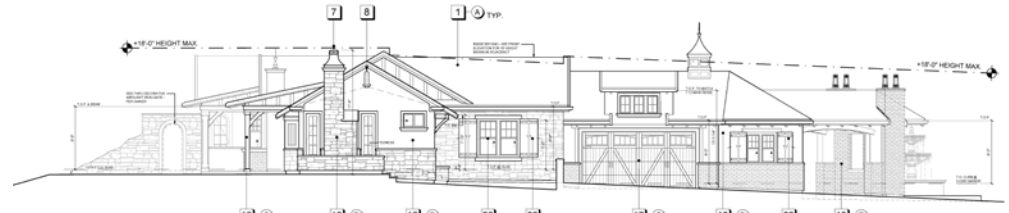


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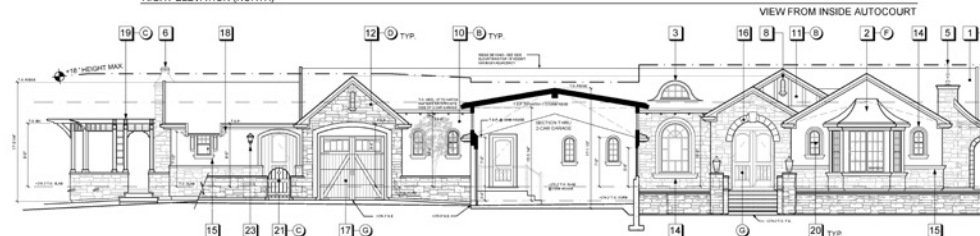
# ELEVATIONS



RIGHT ELEVATION (NORTH)

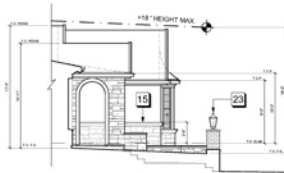


LEFT ELEVATION (SOUTH)



FRONT ELEVATION (EAST)

VIEW FROM INSIDE AUTOCOURT



LEFT ELEVATION @ ENTRY (EAST)



LEFT ELEVATION (SOUTH)

SHOWN w/ GAZEBO in FOREGROUND

MATERIAL KEY	COLOR KEY
1. CONCRETE	1. LIGHT GRAY
2. BRICK	2. RED BRICK
3. STONE	3. LIGHT BROWN STONE
4. METAL	4. BLACK METAL
5. WOOD	5. DARK BROWN WOOD
6. GLASS	6. CLEAR GLASS
7. ROOFING	7. DARK GRAY ROOFING
8. SIDING	8. LIGHT BROWN SIDING
9. PAINT	9. WHITE PAINT
10. PAINT	10. LIGHT GRAY PAINT
11. PAINT	11. DARK GRAY PAINT
12. PAINT	12. LIGHT BROWN PAINT
13. PAINT	13. DARK BROWN PAINT
14. PAINT	14. LIGHT GRAY PAINT
15. PAINT	15. DARK GRAY PAINT
16. PAINT	16. LIGHT BROWN PAINT
17. PAINT	17. DARK BROWN PAINT
18. PAINT	18. LIGHT GRAY PAINT
19. PAINT	19. DARK GRAY PAINT
20. PAINT	20. LIGHT BROWN PAINT
21. PAINT	21. DARK BROWN PAINT
22. PAINT	22. LIGHT GRAY PAINT
23. PAINT	23. DARK GRAY PAINT
24. PAINT	24. LIGHT BROWN PAINT



REAR ELEVATION (WEST)

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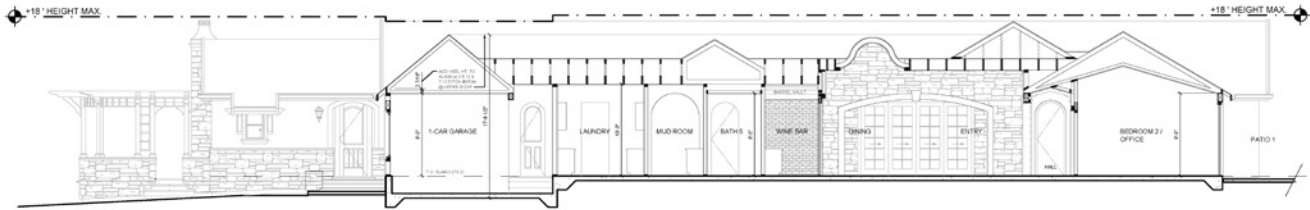


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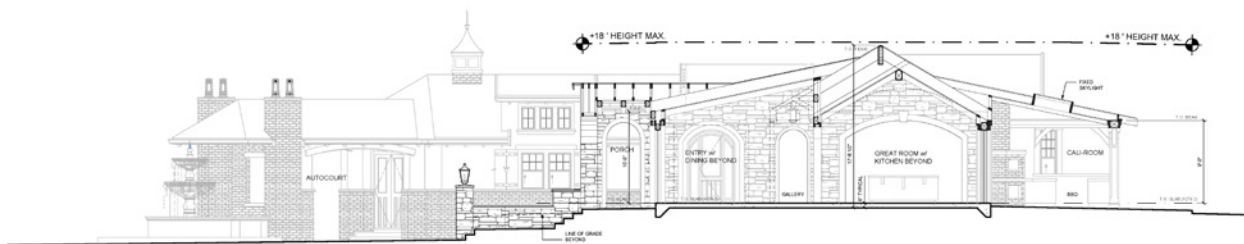
# SECTION VIEWS



SECTION 'A'



SECTION 'B'



SECTION 'C'

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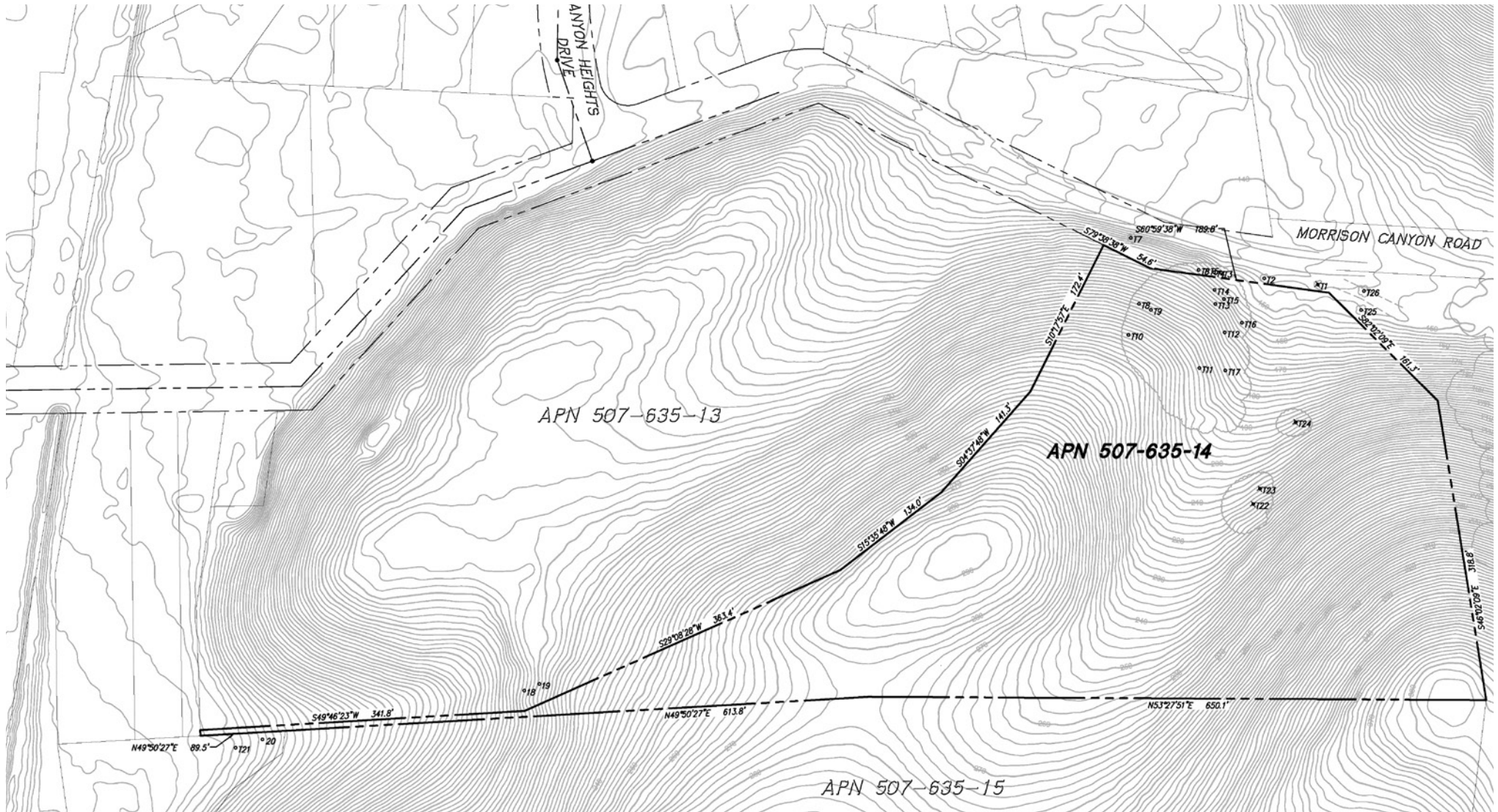
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# TOPOGRAPHY OF LOT - APN 507-635-14



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# SITE PLAN



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# VISUAL ANALYSIS FOR DEER GULCH LOOP TRAIL



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LOCATION MAP



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# MARKET OVERVIEW

## FREMONT, CALIFORNIA

Fremont is a cornerstone of the East Bay's \$300 billion economy, ranking as the 52nd-largest globally—on par with countries like Finland and Peru. The city is home to over 900 advanced manufacturing companies, accounting for one in every four local jobs. The growing list of marquee tech employers includes Meta, Tesla, Lam Research, Apple, Western Digital, Seagate, Boehringer Ingelheim, and ThermoFisher. This robust industrial base includes Tesla's flagship factory, which employs more than 20,000 workers and contributes significantly to local tax revenues.

Fremont's life sciences sector is also thriving, with over 115 companies specializing in medical devices, pharmaceuticals, and biotherapeutics. The city's strategic location, skilled workforce, and competitive industrial-zoned land have made it a magnet for clean tech investments. Notably, Bloom Energy recently secured \$75 million in government tax credits to expand its manufacturing operations in Fremont.

Fremont's real estate market remains highly competitive. As of February 2025, the median home sale price was approximately \$1.5 million, reflecting a 0.8% increase year-over-year. Homes typically receive multiple offers and sell within 10 days, often above the listing price.

The average home value in Fremont has reached \$1.63 million, marking a 6% rise over the past year. In November 2024, the months of inventory dropped to just 0.4 months, indicating a strong seller's market with high demand and limited supply.



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