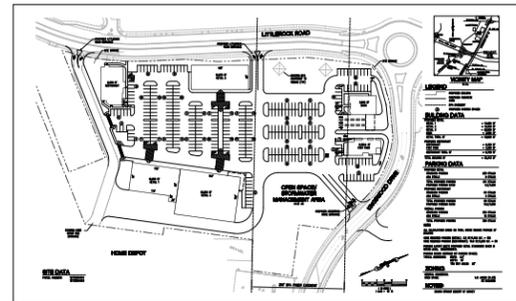


1 Littlerock Road and Trospen Road Vicinity

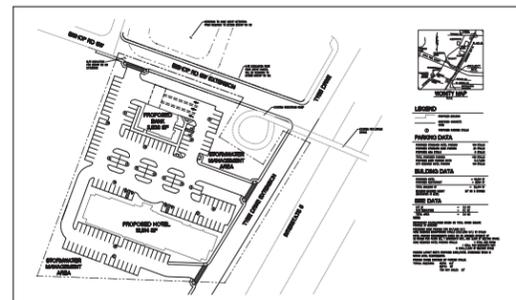
Littlerock Road and Trospen Road Details



- 1 **Proposed 50,000 ft Mixed Retail:** Site is currently being proposed for three retail buildings, a restaurant, a fast food restaurant, and a bank. (Kingswood - north)
 - ▶ 2 parcels, 5.76 & 3.15 acres.
 - ▶ Zoning: General Commercial.
 - ▶ Adjacent Uses: Home Depot, Walmart, auction yard, middle school. Power Transmission lines traverse the northern portion of the property.



- 2 **Vacant Land: 3.4 acre property; 300 ft of freeway frontage.** (Kingswood - south)
 - ▶ Zoning: Mixed Use [TMC 18.20] although a mix of uses is not required. Broad range of uses allowed such as residential, retail, offices, and restaurants.
 - ▶ Adjacent Uses: Home Depot, Big Rock Medical Plaza (various providers), residential, pedestrian overpass for I-5.



- 3 **Vacant Land: 27 acre property with 1,350 feet of Interstate 5 frontage and an additional 800 feet of local street frontage.** (Tumwater Investment Group)
 - ▶ Zoning: General Commercial). Broad range of uses allowed such as retail, offices and restaurants.

