GALLELLI REAL ESTATE

±9.22 Acres | Community Commercial Development Opportunity

WINDING CREEK COMMERCIAL

NEC Blue Oaks Boulevard & Westbrook Boulevard, Roseville, CA 95747



OFFERING MEMORANDUM
EXCLUSIVELY OFFERED BY GALLELLI REAL ESTATE

GALLELLI REAL ESTATE

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GallelliRE.com

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WINDING CREEK COMMERCIAL
ROSEVILLE, CA





$4,250,000

$10.58 PSF

Property	Winding Creek Commercial
Location	NEC Blue Oaks Boulevard & Westbrook Boulevard
City	Roseville, CA
Parcel Number	017-490-008-000
Land Area	±9.22 AC
Land SF	±401,623 SF
Specific Plan	Creekview Specific Plan
Land Use Designation	Community Commercial
Zoning	CC - Community Commercial
Existing Improvements	Vacant Development Land



Gallelli Real Estate is pleased to offer Winding Creek Commercial, approximately 9.22 acres of commercial development land located at the northeast corner of Blue Oaks Boulevard and Westbrook Boulevard in West Roseville, California.

The property occupies a prominent corner within the Creekview Specific Plan, surrounded by substantial new residential development and positioned to serve the continued expansion of West Roseville.

With frontage along two major roadways, established surrounding neighborhoods, and significant public infrastructure improvements already in place, Winding Creek Commercial offers an opportunity to develop a neighborhood-serving retail center in the Sacramento region's fastest expanding residential markets.

The property is designated Community Commercial and is being offered as a single bulk development parcel.

Site can accommodate several configurations for a grocery-anchored neighborhood shopping center with retail shops, restaurant opportunities, and freestanding commercial buildings.

Prominent Commercial Center

Approximately 9.22 acres at the northeast corner of Blue Oaks Boulevard and Westbrook Boulevard, providing visibility and access opportunities along two improved arterial roadways.

Established Residential Customer Base

The property is surrounded by newly constructed single-family neighborhoods and other residential development, providing an existing customer base for neighborhood-serving retail and services.

Continued West Roseville Growth

The Creekview and neighboring Amoruso Ranch planning areas provide a substantial pipeline of additional residential development, supporting the long-term expansion of the surrounding trade area. The City of Roseville has identified this site as a central commercial node for the expanding West Roseville region.

Neighborhood Retail Development Potential

The site's Community Commercial designation supports a range of neighborhood-serving commercial uses. Conceptual plans illustrate the potential for grocery, retail shops, restaurants, and freestanding commercial buildings, subject to City requirements and approvals.

Significant Public Infrastructure in Place

Blue Oaks Boulevard and Westbrook Boulevard have been improved in the immediate vicinity of the property, including roadway, intersection, pedestrian, and landscape improvements. The utilities are stubbed to the site.

Flexible Development Configuration

The property's size and configuration provide an opportunity for a cohesive retail development incorporating multiple buildings, shop space, and potential pad uses.

LOCATION & RESIDENTIAL GROWTH

West Roseville has experienced substantial residential development, transforming previously undeveloped land into an expanding network of single-family neighborhoods, multifamily communities, parks, schools, and supporting infrastructure.

Winding Creek Commercial is situated within this developing residential environment. The property is immediately adjacent to completed neighborhoods, while additional land in the surrounding planning areas is designated for significant future residential development. This is the only undeveloped, traditional retail site within the trade area. South at the Southeastern corner of Blue Oaks Boulevard and Westbrook Boulevard is a ±2.9 acre retail parcel.

The Creekview Specific Plan and nearby Amoruso Ranch Specific Plan are important components of West Roseville's long-term growth. Together, these planning areas project thousands of future residential units.

This combination of an established residential population and continued development activity creates a potential opportunity for retailers and service providers seeking to serve the growing West Roseville community.

1. Winding Creek / Creekview

The surrounding Winding Creek community includes 1,390 single-family residential lots, with approximately 1,055 homes currently occupied. Beazer Homes, Tri Pointe Homes, and Taylor Morrison are actively selling homes within the remaining 335 lots.

In addition, 284 apartment units have been constructed, with another multifamily site providing potential capacity for approximately 200 additional apartments approximately 1,000 feet to the west.

2. Amoruso Ranch

Immediately north of the surrounding development area, Brookfield's Amoruso Ranch Specific Plan provides for approximately 2,800 residential units across a range of densities.

Approximately 500 homes have been constructed, with Brookfield, D.R. Horton, and Richmond American actively selling. An additional phase consisting of approximately 450 tentative-mapped lots is currently being marketed.

According to the master developer, Amoruso Ranch presently lacks a secondary access route, resulting in residents traveling past the Winding Creek commercial property. This existing circulation pattern enhances the property's exposure to nearby households, although future roadway improvements may alter access patterns.

3. Phillip Road Development

Immediately west of Winding Creek, Panattoni is advancing a proposed residential community consisting of approximately 600 single-family lots and an apartment site with potential capacity for approximately 200 units.

According to the master developer, environmental review is nearing completion, with tentative map recordation and a potential sale anticipated in 2027. Initial home construction is projected for late 2028.



An Expanding Residential Customer Base

Winding Creek Commercial is strategically located at the intersection of Blue Oaks Boulevard and Westbrook Boulevard, surrounded by established neighborhoods and substantial ongoing residential development.

Three major development areas — Winding Creek/ Creekview, Amoruso Ranch, and the proposed Phillip Road community — are expected to generate continued residential growth in the immediate trade area.



A Long-Term Retail Opportunity

Together, these three communities represent approximately 5,474 existing, approved, or proposed residential units at full buildout.

This growing concentration of households positions Winding Creek Commercial as a potential location for grocery, neighborhood retail, restaurants, and daily-needs services serving West Roseville's expanding residential population.


N
Super Regional
Soccer Venue
City of Roseville
Multifamily
94 Units
2.9 Acres
CC
BLUE OAKS BOULEVARD
WESTBROOK BOULEVARD
SUBJECT PROPERTY
Winding Creek Commercial
±9.22 AC Retail Land


Multifamily
94 Units
Open Space
Phillip Road Development
600+ Homes
Multifamily
Winding Creek Apartments
216 Units
WESTBROOK BOULEVARD
BLUE OAKS BOULEVARD
SUBJECT PROPERTY
Winding Creek Commercial
±9.22 AC Retail Land


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ECONOMIC DRIVER
PLACER VALLEY SOCCER COMPLEX

The Facility

The Placer Valley Soccer Complex (PVSC) is the City of Roseville's newest signature park: a modern, all-weather venue built for competition, recreation and sports tourism. The **51-acre** complex sits at 2600 Westbrook Boulevard, just south of Winding Creek Commercial across Blue Oaks Boulevard, minutes from Highway 65 and regional shopping, dining and hotels.

The complex features **10 full-size lighted synthetic turf fields** (70×120 yards), which convert to 20 mid-size and 20 small-sided fields for youth play and also host lacrosse, flag football, rugby, field hockey, ultimate and quadball. A shaded central promenade with misters connects two plazas, each with restrooms, concessions, tournament and officials' rooms, picnic areas and food truck parking. Other amenities include Roseville's largest all-inclusive playground, a perimeter walking loop, public art, Wi-Fi and roughly **950 parking spaces** with EV charging. The project earned the APWA Sacramento Chapter's 2026 Project of the Year award.

Cost & Partnership

The complex was built for a total cost of **$61 million**, funded through development impact fees and General Fund surplus. Placer Valley Tourism holds a 12-year, $5 million naming-rights agreement, and the Roseville Automall sponsors both plazas. Field sponsors include Brookfield Residential, Taylor Morrison, Westfield Galleria at Roseville and Raising Cane's.

Visitors & Economic Impact

More than 3,000 people attended the grand opening on November 21, 2025. At the August 2026 State of the City, Mayor Krista Bernasconi said the venue is on pace to welcome **more than 600,000 visitors per year.** The City's FY2026-27 budget reports the complex is expected to generate **$16 million in direct economic impact and more than $22 million indirectly**, surpassing initial projections, with teams arriving from across California and beyond and tournaments booked through 2026.

The City counts PVSC alongside Baseline Marketplace and Bosch's $1.9 billion semiconductor plant as a key new revenue source, adding to the General Fund through sales at local shops and restaurants and hotel tax from out-of-town visitors.

Teams & Athletes

Placer United and Roseville Soccer Club lease fields year-round, and Placer United alone expects to bring nearly 1,000 athletes through the complex each week. Tournament weekends add hundreds of visiting teams, as the complex is designed to host hundreds of teams year-round.

Impact for Winding Creek Commercial

Every tournament weekend brings thousands of athletes and families to the corner of Westbrook and Blue Oaks. They need meals between games, coffee before early kickoffs, snacks and supplies. Today the nearest grocery store is nearly two miles away. Winding Creek Commercial is the closest retail site to a venue drawing more than half a million visitors a year, on top of the growing residential customer base surrounding it.

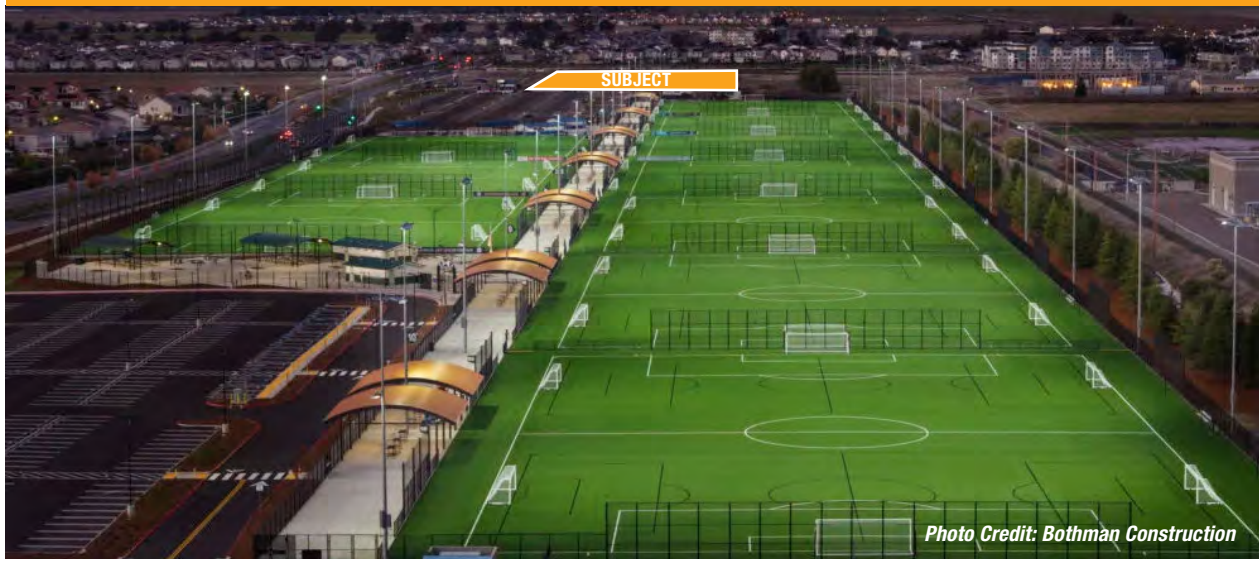


Photo Credit: Bothman Construction

2026 Events

- GOAT Soccer Cup
- Red Zone Elite NorCal '26 Flag Football
- Winter Rose Classic
- US Quadball Cup
- D1 Nation West Coast Spring National Championship
- Junction City Gold Cup
- Copa Rayados California
- State of the City
- Placer United Girls Cup

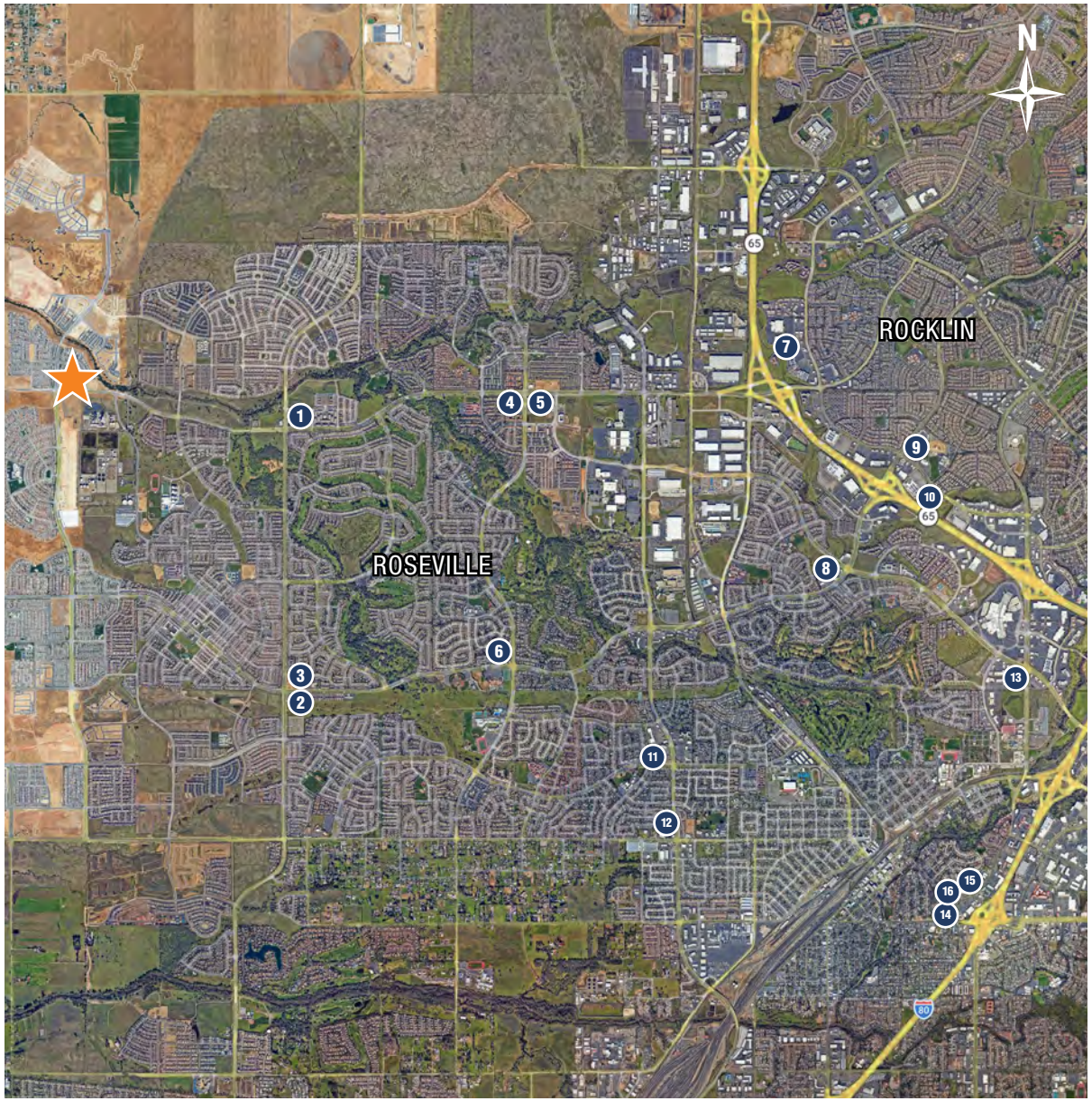
Upcoming Events

- MLS NEXT Academy Division Regionals - *brings 16 qualifying clubs from CA & WA in an invite-only showcase division*
- NorCal State Cup
- GOAT Soccer Cup, 4th Edition and Winter Rose Classic
- 2027 Season - active tournament and event bookings

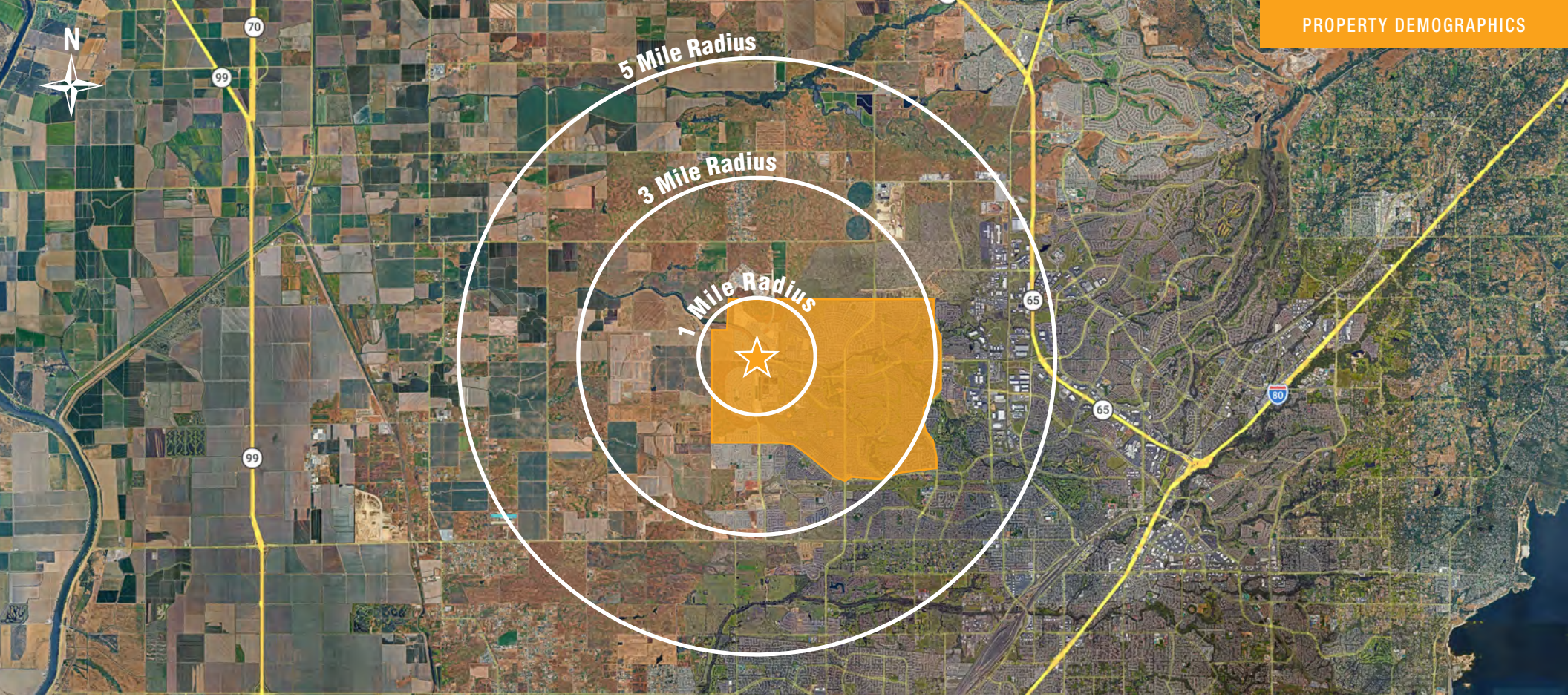
A Leading Northern California Venue

PVSC is one of the largest soccer complexes in Northern California. Its all-turf, all-lighted fields keep games on schedule through rain and after dark, solving the weather cancellations that limit grass-field tournaments. Together with the $34 million Roebbelen Center for indoor sports, Roseville can now host nearly every kind of tournament, supported by more than 20 hotels within 15 miles. Officials expect the complex could double the number of tournaments coming to the region.

GROCERY SHOPPING CENTER COMPETITION AERIAL *(DRIVING DISTANCE FROM SUBJECT)*



Pin #	Grocer	Address	Distance
1	Raleys One	1970 Blue Oaks Blvd, Roseville	1.9 mi
2	Grocery Outlet	1749 Pleasant Grove Blvd, Roseville	3.3 mi
3	Safeway	1770 Pleasant Grove Blvd, Roseville	3.3 mi
4	Safeway	9045 Woodcreek Blvd, Roseville	3.6 mi
5	Nugget	1491 Blue Oaks Blvd, Roseville	4.0 mi
6	Raleys	4051 Woodcreek Blvd, Roseville	4.8 mi
7	Grocery Outlet	6652 Lonetree Blvd, Rocklin	5.9 mi
8	Safeway	1080 Pleasant Grove Blvd, Roseville	6.3 mi
9	Nugget	771 Pleasant Grove Blvd, Roseville	6.5 mi
10	WinCo	10151 Fairway Dr, Roseville	6.7 mi
11	Save Mart	5060 Foothills Blvd, Roseville	6.9 mi
12	Bel Air	4008 Foothills Blvd, Roseville	7.2 mi
13	Whole Foods	1001 Galleria Blvd, Roseville	7.8 mi
14	Grocery Outlet	424 Roseville Square, Roseville	9.2 mi
15	Smart & Final	1159 Roseville Square, Roseville	9.2 mi
16	Trader Joe's	1117 Roseville Square, Roseville	9.5 mi



PROPERTY DEMOGRAPHICS	1-Mile	3-Mile	5-Mile	Polygon
2025 Total Population	4,201	46,521	92,737	42,824
2025 Daytime Population	3,155	35,684	78,996	32,450
2025 Total Employees	301	2,198	22,053	2,742
2025 Total Households	1,206	16,570	32,597	15,257
2025 Average Household Income	$212,877	$177,750	$174,475	$178,217

CITY OF ROSEVILLE DEMOGRAPHICS	
2025 Total Population	161,437
2025 Daytime Population	170,033
2025 Total Employees	70,821
2025 Total Households	60,566
2025 Average Household Income	$157,790



FASTEST GROWING RESIDENTIAL MARKET IN NORTHERN CALIFORNIA

More communities than any other major market, by a wide margin

Roseville has 44 actively selling new-home communities, more than any other city in Northern California's major new-home markets. Other leading markets trail well behind:

- **Sacramento region**: the City of Sacramento has 32 and Rancho Cordova 25.
- **Central Valley:** Manteca leads with 27, followed by Mountain House (18), Madera (17) and Lathrop (17).
- **Bay Area:** Dublin leads with 11. Hollister has 9, and Vacaville and Fairfield have 8 each.

Roseville has four times as many active communities as the Bay Area's busiest city. It also has about one-third as many as the entire Bay Area or the entire Central Valley. Fourteen builders are active in the city, including Lennar, KB Home, Taylor Morrison, Pulte, TRI Pointe, DR Horton and JMC.

ROSEVILLE: NORTHERN CALIFORNIA'S LEADING NEW-HOME MARKET

Roseville is the most active new-home market in Northern California. As of early October 2026, there are nearly 480 actively selling new-home communities across the Bay Area, Central Valley and Sacramento regions. Against all of those markets, Roseville leads in active communities, year-to-date sales, planned homes and buyer traffic.

The highest new-home sales volume in Northern California

Roseville builders have sold 827 new homes so far in 2026, more than any other major new-home market in Northern California. That's about 9% of all new homes sold this year across the region's active communities.

AGAINST THE CENTRAL VALLEY

59% more than Manteca (521), the Central Valley's top-selling city

More than 2.5 times Madera (312), Fresno (310) and Lathrop (294)

Four times Mountain House (207) and Modesto (193), and five times Stockton (161)

More than all of Madera and Fresno counties combined (738)

Nearly twice the Tracy, Tracy Hills and Mountain House market combined (418)

About 29% of all new-home sales across the Central Valley's active communities

AGAINST THE BAY AREA

More than four times Vacaville (191) and Dublin (190), the Bay Area's top-selling cities

More than the Bay Area's five busiest markets combined: Vacaville, Dublin, Hollister, Fairfield and Oakley (771)

7.5 times Livermore (110) and 14 times San Jose (59)

More than 2.5 times all of Santa Clara County (322)

Equal to about 40% of new-home sales across the Bay Area's active communities

AGAINST THE SACRAMENTO REGION

37% more than the City of Sacramento (606) and Rancho Cordova (603)

53% more than Elk Grove (541) and nearly double Lincoln (421)

Nearly 19% of all new-home sales across the Sacramento region's active communities

The largest development pipeline

Roseville's active communities total 5,088 planned homes, the largest pipeline in Northern California's major new-home markets. The next largest are the City of Sacramento (4,434), Manteca (3,444), Lincoln (2,869) and Lathrop (2,039). The Bay Area's largest, Oakley at 1,081, is less than a quarter of Roseville's. Roseville also leads in homes sold to date within its active communities, with 2,551. That's 50% more than Manteca (1,707).

Buyers are showing up, and buying

Roseville's new-home communities drew 531 prospective buyers in a single week in early October. That's equal to 59% of all new-home traffic across the Central Valley that week. It's more than double Madera's 259, the Central Valley's highest, and more than eight times Fairfield's 65. It's also more than ten times Hollister, Morgan Hill or San Jose, at 51 each. Within the Sacramento region, Roseville drew about 30% of all traffic, nearly double the City of Sacramento (296).

That interest is turning into contracts. Roseville's 16 sales that week beat every city in the Bay Area and the Central Valley. Manteca was next with 10, and no Bay Area city had more than 5.

Growth that keeps coming

Builders keep choosing Roseville for new launches. Two of the five new communities that opened across Northern California's major markets in early October are in Roseville: Aria and Sonata, both by Taylor Morrison at Placer One. The other three openings were in Oakley, San Jose and Manteca, one each. Major master-planned communities are selling at the same time across the city, including Placer One, Sierra Vista, Amoruso Ranch, Winding Creek, Solaire and Heritage Placer Vineyards.

Strong buyers at a Bay Area discount

Resale prices show who Roseville draws. In September 2026, the average single-family home in Placer and El Dorado counties sold for $781,617. That's above every major Central Valley market: Tracy at $705,195, Modesto at $499,936, Stockton at $475,672 and Merced at $421,770. It's also above Bay Area-adjacent markets such as East Contra Costa ($663,941) and Fairfield-Vacaville ($662,560). Yet it's less than half the San Jose metro average ($1,881,722) and about half the Dublin-Livermore-Pleasanton average ($1,558,367). Roseville attracts buyers with real purchasing power while offering Bay Area households a compelling value.

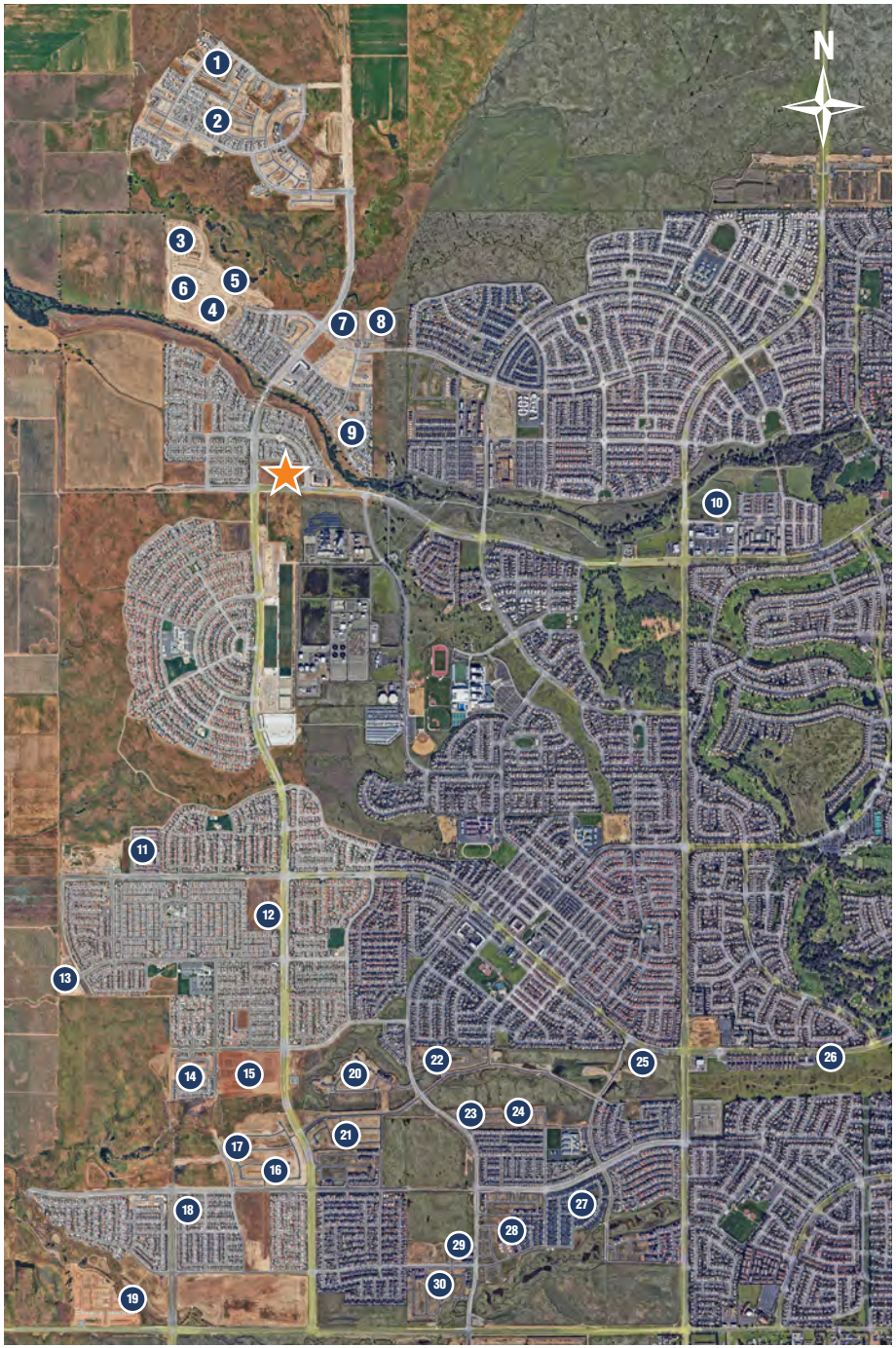
What it means

Roseville has sold more new homes this year than any other major market in the Central Valley, the Bay Area or the Sacramento region. It also leads in active communities, planned homes and buyer traffic. Households are choosing Roseville in greater numbers than anywhere else in Northern California. That growing base of new homeowners is the customer base any new retail or service development in the city will serve.



Development Name	Developer	Units	New Rel.	Rel'd Rm'g	Traffic	Wk's Sales	Wk's Cans	Sold to Date	Sold YTD	Av. Sls/ Week	Av. Sls/ YTD	Sales Page
Double S Ranch	Anthem United	36	0	4	42	0	0	23	9	0.33	0.23	Open sales page
Kindred at Sierra Vista	Anthem United	159	0	8	12	0	1	102	13	0.66	0.33	Open sales page
Pinnacle at Solaire	Beazer	120	0	7	5	0	0	78	17	0.56	0.43	Open sales page
Willow at Winding Creek	Beazer	80	0	6	5	0	0	39	19	0.55	0.48	Open sales page
Allora at Amoruso Ranch	Brookfield	83	0	9	5	0	0	46	29	0.57	0.73	Open sales page
Tesoro at Amoruso Ranch	Brookfield	73	0	5	5	1	0	40	21	0.50	0.53	Open sales page
Aviara at Amoruso Ranch	DR Horton	150	0	8	4	0	0	138	32	1.10	0.80	Open sales page
Milazzo at Amoruso Ranch	DR Horton	192	0	6	4	0	1	154	43	1.23	1.08	Open sales page
Bridgefield at Placer One	JMC	143	0	6	40	1	0	14	14	0.44	0.44	Open sales page
Deerfield at Placer One	JMC	90	0	9	24	0	1	21	18	0.40	0.45	Open sales page
Glenfield at Placer One	JMC	149	0	8	18	0	0	67	54	1.27	1.35	Open sales page
Highline Village at Sierra Vista	JMC	95	0	9	20	0	0	36	31	0.60	0.78	Open sales page
Northfield at Placer One	JMC	111	0	7	24	0	0	58	47	1.08	1.18	Open sales page
Overland Village at Sierra Vista	JMC	157	0	6	36	0	0	24	23	0.59	0.58	Open sales page
Parkfield at Placer One	JMC	90	0	4	32	1	0	31	28	0.59	0.70	Open sales page
Sentinel Village at Sierra Vista	JMC	256	0	7	0	0	0	243	13	0.71	0.33	Open sales page
Ashford at Placer One	KB Home	156	0	6	9	0	1	4	4	0.25	0.25	Open sales page
Brighton at Placer One	KB Home	80	0	6	13	1	0	9	9	0.24	0.24	Open sales page
Bristol at Placer One	KB Home	38	0	10	11	0	0	10	9	0.23	0.23	Open sales page
Cambridge at Placer One	KB Home	52	0	5	17	1	0	30	25	0.50	0.63	Open sales page
Canterbury at Placer One	KB Home	82	0	5	16	0	0	15	15	0.25	0.38	Open sales page
Centera at Sierra Vista	Lennar	92	0	5	11	1	0	20	20	0.73	0.73	Open sales page
Emilia at Heritage Placer Vineyards	Lennar	404	0	5	2	0	0	280	46	1.04	1.15	Open sales page
Lazio at Heritage Placer Vineyards	Lennar	457	0	8	1	0	0	297	52	1.09	1.30	Open sales page
Molise at Heritage Placer Vineyards	Lennar	256	0	5	4	2	0	245	29	0.92	0.73	Open sales page
The Links at Sierra View	Lennar	68	0	7	19	0	0	13	12	0.22	0.30	Open sales page
Windham II at Sierra West	Lennar	95	0	5	8	1	0	15	15	0.45	0.45	Open sales page
The Belvedere	Old Roseville, LLC	18	0	5	3	2	0	13	12	0.26	0.30	Open sales page
Jasmine at Solaire	Pulte	107	0	2	4	2	0	105	22	0.75	0.55	Open sales page
Lily at Placer One	Pulte	69	0	9	8	0	0	6	6	0.13	0.15	Open sales page
Rose at Placer One	Pulte	72	0	9	10	0	1	6	6	0.13	0.15	Open sales page
Seasons at Amoruso Ranch	Richmond American	75	0	6	0	0	0	59	18	0.65	0.45	Open sales page
Tapestry at Amoruso Ranch	Richmond American	63	0	7	2	0	0	53	16	0.59	0.40	Open sales page
Aria at Placer One	Taylor Morrison	170	5	5	3	0	0	0	0	0.00	0.00	Open sales page
Mariposa at Winding Creek	Taylor Morrison	52	0	3	4	1	0	7	7	0.25	0.25	Open sales page
Oakhaven at Winding Creek	Taylor Morrison	90	0	2	6	1	0	8	8	0.28	0.28	Open sales page
Orion at Solaire	Taylor Morrison	53	0	1	6	0	0	14	13	0.31	0.33	Open sales page
Sonata at Placer One	Taylor Morrison	31	5	5	2	0	0	0	0	0.00	0.00	Open sales page
Morgan Place	Tim Lewis	79	0	4	6	0	0	51	17	0.36	0.43	Open sales page
Daydream at Winding Creek	TRI Pointe	61	0	2	27	0	0	3	3	0.15	0.15	Open sales page
Juniper at Winding Creek	TRI Pointe	74	0	7	27	0	0	33	13	0.42	0.33	Open sales page
Stargaze at Winding Creek	TRI Pointe	78	0	5	27	1	1	5	5	0.25	0.25	Open sales page
Summerfield at Sierra Vista	Woodside	135	0	9	3	0	0	51	23	0.46	0.58	Open sales page
Wildflower at Winding Creek	Woodside	97	0	5	6	0	0	85	11	0.63	0.28	Open sales page
TOTAL (Roseville)	**44 developments**	**5,088**	**10**	**262**	**531**	**16**	**6**	**2,551**	**827**	**0.52**	**0.49**	

RESIDENTIAL DEVELOPMENT ACTIVITY - SEPTEMBER 30,2026



Pin #	Project Name	Entitlement #	Total	Vacant	Construction	Built
1	Amoruso Ranch Phase 1 - Subphase A2	PL22-0157	156	27	48	81
2	Amoruso Ranch Phase 1 - Subphase A1	PL21-0184	481	26	35	420
3	Creekview Village C-1	PL20-0201	94	70	24	0
4	Creekview Village C-3	PL20-0201	78	52	23	3
5	Creekview Village C-2	PL20-0201	52	37	10	5
6	Creekview Village C-4	PL20-0201	61	35	22	4
7	Creekview Village C-6	PL20-0201	48	21	17	10
8	Creekview Village C-7	PL20-0201	74	24	18	32
9	Creekview Village C-9	PL14-0522	97	0	11	86
10	Crawford Apartments	PL23-0360	265	1	120	144
11	Westpark Phase 3 Parcel W-16	PL22-0368	225	0	225	0
12	SVSP PCL WB-42	PL24-0397	53	22	11	20
13	WB-32 Roseville Senior Housing	PL22-0395	192	128	64	0
14	Sierra Vista / Solaire FD-2	PL21-0111	120	13	19	88
15	Villages At Sierra Vista FD-21	PL20-0119	187	93	74	20
16	Villages At Sierra Vista FD-8A	PL20-0119	78	50	5	23
17	Villages At Sierra Vista FD-8B	PL20-0119	78	50	28	0
18	Sierra Vista KT-21A-1	PL13-0096	69	0	2	67
19	Sierra Vista Estia	PL21-0256	211	2	0	209
20	Sierra Vista / Solaire FD-5	PL21-0111	67	0	6	61
21	Sierra Vista / Solaire FD-9	PL21-0111	107	0	5	102
22	Villages At Sierra Vista FD-6	PL17-0204	95	31	27	37
23	Sierra Vista Village FD-24 Phase 2	PL17-0514	30	0	10	20
24	Sierra Vista Village FD-24 Phase 1	PL17-0204	105	71	11	23
25	Sierra Vista Apartments	PL25-0280	192	0	192	0
26	Pleasant Grove Apartments WW-17	PL23-0037	98	49	0	49
27	Villages At Sierra Vista JM-04A	2012PL-038	92	0	1	91
28	Sierra Vista DF Properties DF-1 & DF-2	PL14-0156	115	0	1	114
29	Sierra Vista CG-20	PL20-0248	44	9	0	35
30	Sierra Vista Torrente Phase 1	PL20-0248	58	36	9	13



WINDING CREEK COMMERCIAL

±9.22 Acres | Community Commercial Development Opportunity

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