

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR SALE

2429 Hickory Tree Rd. Balch Springs, TX

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2.689 AC
Commercial Land
Owner-user or developer opportunity

The Property

2429 Hickory Tree Rd.
Balch Springs, TX

Property Profile	
Available Space:	2.689 AC
Zoning:	C - Commercial District Zoning
Traffic:	24,094 VPD
Access:	Easy Access to I-635, I-20, and U.S. 175
Environment:	NOT in a flood zone
Address:	2429 Hickory Tree Rd. Balch Springs, TX
Tax ID:	12-04050-000-29R-0000

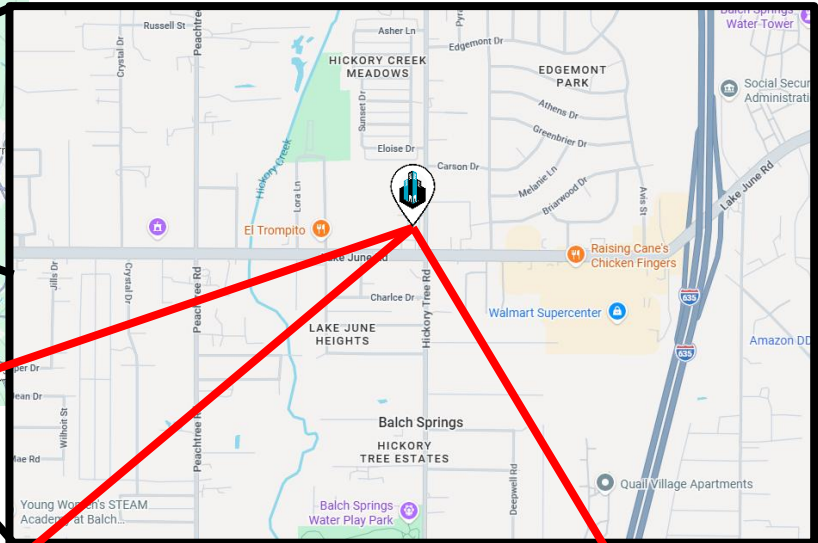
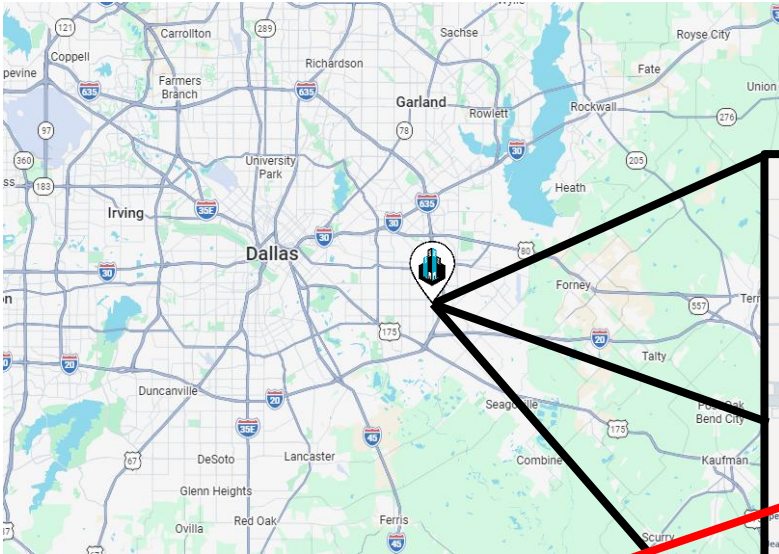


Highlights

- Easy Access to I-635, I-20, and U.S. 175
- 24,094 VPD on Lake June Rd and over 150K VPD on Hwy-635
- Over 270,000 people in 5-mile radius
- Established retail corridor with national tenants including Walmart, Dollar General, AT&T, GameStop, Bank of America, Advance Auto Parts and more!
- Approximately 1 mile from the Balch Springs Amazon Shipping Center
- Zoned C - Commercial with many retail, medical and office uses. Some light industrial possible. See zoning use table at the bottom of the package.
- Suited for owner-user retail, QSR, medical, or service development; multi-tenant strip; or single-tenant net lease build-to-suit.

Location

2429 Hickory Tree Rd.
Balch Springs, TX



24,094 VPD

Retail Corridor

2429 Hickory Tree Rd.
Balch Springs, TX



2429 Hickory Tree Rd. Balch Springs, TX



The Market

2429 Hickory Tree Rd.
Balch Springs, TX

Overview

Pleasant Gr/SE Dallas Retail

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
0	50.8K	2.4%	2.3%

The Pleasant Gr/SE Dallas retail submarket has a vacancy rate of 2.4% as of the second quarter of 2026. Over the past year, the submarket's vacancy rate has changed by -0.6%, a result of no net delivered space and 51,000 SF of net absorption.

Pleasant Gr/SE Dallas's vacancy rate of 2.4% compares to the submarket's five-year average of 2.8% and the 10-year average of 3.1%. Overall submarket vacancy is forecast to end 2026 at 2.6%.

The Pleasant Gr/SE Dallas retail submarket has roughly 190,000 SF of space listed as available, for an availability rate of 2.3%.

As of the second quarter of 2026, there is 27,000 SF of retail space under construction in Pleasant Gr/SE Dallas.

In comparison, the submarket has averaged 25,000 SF of under construction inventory over the past 10 years.

The Pleasant Gr/SE Dallas retail submarket contains roughly 8.1 million SF of inventory.

Market rents in Pleasant Gr/SE Dallas are \$20.00/SF. Rents have changed by 2.3% year over year in Pleasant Gr/SE Dallas, compared to a change of 2.3% across the wider Dallas-Fort Worth market. Annual rent growth of 2.3% in Pleasant Gr/SE Dallas compares to the submarket's five-year average of 4.8% and its 10-year average of 4.1%. Overall annual rent growth in the Pleasant Gr/SE Dallas retail submarket is forecast to end 2026 at 1.6% compared to the Dallas-Fort Worth average of 1.7%.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	0	-	-	-	0	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	2,368,490	5.9%	\$18.80	4.8%	(2,800)	0	0
Strip Center	730,480	2.1%	\$20.03	3.7%	10,625	0	0
General Retail	4,992,817	0.8%	\$20.98	0.9%	(3,016)	0	27,326
Other	0	-	-	-	0	0	0
Submarket	8,091,787	2.4%	\$20.26	2.3%	4,809	0	27,326

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.6% (YOY)	3.7%	2.6%	7.7%	2007 Q3	0.8%	2000 Q4
Net Absorption SF	50.8K	39,383	31,299	285,707	2004 Q2	(268,375)	2002 Q1
Deliveries SF	0	54,794	54,134	225,077	2003 Q4	0	2026 Q1
Market Asking Rent Growth	2.3%	2.3%	3.0%	6.2%	2022 Q3	-1.7%	2009 Q2
Sales Volume	\$0	\$7.9M	N/A	\$49.6M	2021 Q3	\$0	2026 Q1

Extremely low vacancy in Retail with no new recent deliveries => **Development Opportunity**



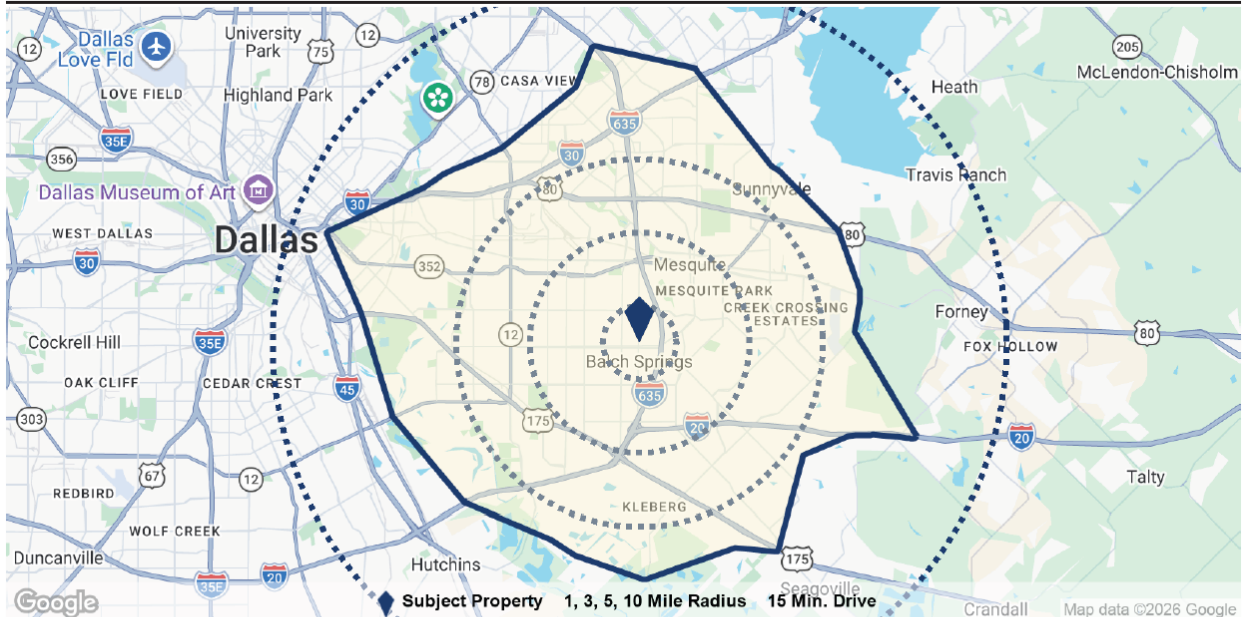
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Demographics

2429 Hickory Tree Rd.
Balch Springs, TX

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	12,007	115,009	270,131	715,115	409,447
5 Yr Growth	3.0%	2.2%	2.3%	4.5%	2.5%
Median Age	31	33	32	34	33
5 Yr Forecast	33	34	34	36	35
White / Black / Hispanic	28% / 18% / 66%	25% / 23% / 61%	25% / 23% / 60%	30% / 25% / 49%	25% / 24% / 57%
5 Yr Forecast	28% / 18% / 66%	25% / 23% / 61%	25% / 23% / 60%	30% / 25% / 48%	25% / 24% / 57%
Employment	2,982	21,270	66,971	203,781	194,755
Buying Power	\$204.7M	\$2.2B	\$5.2B	\$15.9B	\$8.2B
5 Yr Growth	3.0%	3.7%	3.5%	5.9%	3.6%
College Graduates	3.4%	7.2%	9.6%	17.5%	15.8%
Household					
Households	3,605	34,104	80,533	236,390	127,501
5 Yr Growth	3.0%	2.1%	2.3%	4.3%	2.4%
Median Household Income	\$56,796	\$63,617	\$64,932	\$67,346	\$64,275
5 Yr Forecast	\$56,803	\$64,603	\$65,694	\$68,354	\$65,028
Average Household Income	\$73,569	\$78,056	\$79,600	\$88,624	\$79,388
5 Yr Forecast	\$74,333	\$79,889	\$81,073	\$90,349	\$80,903
% High Income (>\$75K)	36%	41%	41%	44%	41%
Housing					
Median Home Value	\$182,282	\$225,594	\$228,333	\$267,020	\$238,186
Median Year Built	1976	1979	1980	1978	1979
Owner / Renter Occupied	47% / 53%	59% / 41%	59% / 41%	55% / 45%	56% / 44%



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Contact



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THE RETAIL NAVIGATOR™

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Thinking about selling your shopping center?

Exit Strategy > Exit Price.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Zoning

2429 Hickory Tree Rd.
Balch Springs, TX

Zoning Table of Uses as sourced from the website of the City of Balch Springs

* The zoning information provided below is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Zoning information deemed reliable but not guaranteed. Prospects and their agent should verify all zoning information with the city's planning & zoning department.

Sec. 90-3.01. - Uses Permitted by District

Land and buildings in each of the zoning districts may be used for any of the specified uses in [Section 90-3.03](#), Use Chart. No land shall be used and no building or structure shall be erected, altered, or converted for any use other than those specified as a permitted use in the district in which the property is located.

Legend for Use Chart	
P	Use is permitted in district indicated
	Use is prohibited in district indicated
S	Use is permitted in district upon approval of a Specific Use Permit (SUP)
P-#	Use is permitted in the district indicated if the use complies with conditional development standards or limitations in the corresponding numeric end note in Conditional Development Standards.
S-#	Use is permitted in the district indicated by Specific Use Permit (SUP) if the use complies with conditional development standards or limitations in the corresponding numeric end note in Conditional Development Standards.

(Ord. No. [3154-17](#), § 1, 4-10-2017)

Sec. 90-3.03. - Use Chart

The use of land or buildings shall be in accordance with those listed in the following Use Chart. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses permitted in the zoning district in which the property is located, as shown in the Use Chart.



Legend for Use Chart		SF-6, Single-Family Dwelling District	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family Dwelling District	O, Office District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
P	Permitted in district indicated															
	Prohibited in district indicated															
S	Permitted in district upon approval of a Specific Use Permit (SUP)															
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards															
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards															
Residential Uses																
Assisted Living/Nursing Home								P	P	P						22

Dwelling, Single-Family (Detached)	P	P	P	P											22
Dwelling, Single-Family (Attached - Duplex)					P								P		22
Dwelling, Single-Family (Attached - Townhouse)						P							P	S	22
Dwelling, Multi-Family							P	P					P	S	22
Guest House/Servants' Quarters	P-10	P-10	P-10	P-10											22
Industrialized Housing	S-15	S-15	S-15	S-15									S-15	S-15	22
Mobile Home Parks, Trailer Parks, Trailer Courts, Trailer Subdivisions					S-17		S-17	S-17							22
Retirement Housing					P	P	P	P					P	S	22
Studio Residence													P	S	22
Nonresidential Uses															
Adult Day-Care Services									P	P	S				22
Agricultural Use				P-1											22
Airport or Airport Facility												S			22
Alternative Financial Establishment											S-2	S-2		S-2	22
Ambulance Service											P	P			22
Amusement Center									S	S	S				22

Amusement Center (≤ 3 Devices)										P-30	P-30			
Amusement Center (4 to 8 Devices)										S-31	S-31			
Amusement, Commercial (Indoors)								S	S		S	S		22
Amusement, Commercial (Outdoors)								S-3	S-3	S-3				22
Antique Shop								P	P		P	P		22
Art Gallery or Museum								P	P		P	P		22
Automobile Body Shop									S	S	S	S		22
Automobile or Other Motorized Vehicle Sales and Service									S-4	S-4		S-4		22
Automobile Parts Store (New Only)								P	P	P	P	P		22
Automobile Service Garage (Major)									S	S		S		22
Automobile Service Garage (Minor)								S	S	S		S		22
Bakery (Retail Sales Only)								P	P	P	P	P		22
Bank or Financial Institution							P	P	P		P	P		22
Banquet Hall								S-5	S-5		S-5	S-5		22
Bar								S-6	S-6					22

Bed and Breakfast Inn										S	S		S	S	22
Beverage (Package) Store										S-7	S-7	S-7	S-7	S-7	22
Book Store										P	P		P	P	22
Bowling Alley										S	P		S	S	22
Car Wash, Full Service											S		S	S	22
Car Wash, Self Service											S		S	S	22
Carpentry Shop											P	P			22
Catering Service										S	S		S	S	22
Cement Storage										S	S	S	S	S	22
Ceramic and Pottery Manufacturer											S	P		S	22
Child Care Home (≤ 6 Children)	P	P	P	P	P	P	P	P							22
Child-Care Home (≥ 7 Children)	S	S	S	S	S	S	S	S							22
Child-Care Facility (Children's Home)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Child Care Facility (Daycare)						S	S	S	S	S	S	S	S	S	22
Commercial Motor Vehicle Parking											S-8	S-8			22
Commercial Parking Lot or Garage											S-8	S-8			22
Contractor's Shop or Storage Yard											P	P			22
Convenience Store										S	S	S			22

Convenience Store with Drive-Through										S	S	S			22
Country Club	S	S	S	S	S	S	S	S			S	S	S	S	22
Dance, Music, or Drama Studio										P	P	P	P	P	22
Donation or Recycling Collection Point									P	P	P	P	P	P	22
Educational Services Office									P	P	P		P	P	22
Electric Vehicle Charging Stations									S	S	S	S	S	S	S
Electrical Power Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Electronic Cigarette Establishment										S	S	S			22
Flea Market										S	S				22
Florist										P	P		P	P	22
Exterminating Company											P	P			22
Farmer's Market										S	P		S	S	22
Feed Store										P	P	P	P	P	22
Funeral Home or Mortuary									S	S	S	S	S	S	22
Equipment Repair Shop										S	P	P	S	S	22
Furniture Repair and Upholstering Shop											P	P			22

Gasoline or Diesel Passenger Vehicle Filling or Service Station									S-9	P-9	P-9		S-9	P-9	22
Gasoline or Diesel Truck Filling or Service Station										S	S	S			22
Gasoline or Diesel Truck Filling or Service Station with Overnight Parking												S			22
Golf Course							S	S	S	S	S	S	S	S	22
Grocery Store										P	P		P	P	22
Group Homes (≤4 Persons)	P	P	P	P	P	P	P	P							22
Group Homes (>5 Persons)	S	S	S	S	S	S	S	S							22
Gym or Health/Fitness Center									S	P	P	P	P	P	22
Halfway House									S	S	S	S			22
Heliport or Helistop									S-11		S-11	S-11	S-11	S-11	22
Home-Based Business	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12					P		22
Hospital, Acute Care									S	S	S	S	S	S	22
Hospital, Chronic Care									S	S	S	S	S	S	22
Hotel										S-13	S-13	S-13		P-13	22

Hotel, Resident Extended Stay										S- 14	S- 14		S- 14	S- 14	22
Institution for the Care of Alcoholic, Psychiatric or Narcotic Patients											P	P	S	S	22
Jewelry Manufacturing or Assembly											P	P			22
Kennel										S	S	S	S	S	22
Laundry, Commercial											P	P		S	22
Laundry, Dry Cleaning Drop-Off/Pick-Up										P	P		P	P	22
Laundry, Self-Service										S- 29	S- 29		S- 29		22
Leather Product and Saddle Manufacturing											P	P	S	P	22
Library									P	P	P		P	P	22
(Light) Assembly and Manufacturing Processes											S	S			22
Liquor (Adult/Alcoholic Beverage) Store											S- 16	S- 16			22
Manufacturing or Industrial Operations											S	P			22
Meat Market										S	P	P	S		22
Medical Clinic									P	P	P		P	P	22
Mobile Food Unit Park (MFU-Park)*									S	S	S	S	S	S	16.5

Motel											S-13			S-13	22
Motor Freight Company												S-18			22
Movie Theatre										S	S		S	S	22
Movie Theatre, Drive In											S		S	S	22
Nursery, Retail Sales Only										P	P		P	P	22
Newspaper Printing											P	P			22
Office, Professional, Medical, or Business									P	P	P		P	P	22
Outside Display											P-19	P-19	S-19		22
Outside Storage										P-20	P-20	P-20	P-20	P-20	22
Pallet Businesses and Yards												S-21			22
Park, Playground, or Community Center, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
Pawn Shop										S	P	P	S	S	22
Personal Service Shop										P	P		P	P	22
Pet Store										P	P		S	P	22
Photographer's or Artist's Studio/Film Processing										P			P	P	22

Plastic Products Manufacturing											S	P			22
Play Field or Stadium, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
Plumbing/Electrical/Air Conditioning Store (Retail Sales Only)										P	P		P	P	22
Police or Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
Printing/Duplication Shop or Mailing Center										S	P	P	P	S	22
Private Club										S	S	S			22
Public Use or Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
Radio or TV Station									P		P	P	P	P	22
Railway right-of-way and Tracks and Passenger Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Recycling Center													S-30	S-23	22
Recycling Facility													S-30	S-23	22
Religious Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
Research or Scientific Laboratory									S		P	P	S	S	22
Restaurant or Cafeteria, with Drive-Up Window or Curb Service										P	P	P	P	P	22

Restaurant or Cafeteria, without Drive-Up Window or Curb Service									S	P	P	P	P	P	22
Retail Stores and Shops										P	P		P	P	22
RV Parks	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
School, Career									P-24	P-24	P-24	P-24	P-24	P-24	22
School, College or University (Private)									S-24	S-24	S-24	S-24	S-24	S-24	22
School, College or University (Public)									P-24	P-24	P-24	P-24	P-24	P-24	22
School, K—12 (Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
School, K—12 (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
Seamstress or Tailor Shop										P	P		P	P	22
Sexually Oriented Business													S		22
Shoe Repair Shop										P	P	P	P	P	22
Self-Storage (Mini Warehouse Facilities)											S	S	S	S	22
Self-Storage, Security and Mini-Warehouse											S	S	S	S	22
Sundry Store										S-25	S-25	S-25	S-25	S-25	22
Tattoo Studio											S	S			22

Taxi Garage or Dispatch											P	P			22
Telephone Exchange (No Offices or Storage Facilities)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	22
Temporary Building for New Construction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Temporary Storage Unit/Container	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26						22
Textile Manufacturing, with dust and odor control											S	P			22
Thrift Store										S	S	S			22
Tobacco Store										S-27	S-27	S-27			22
Truck Dealership											S	S	S	S	22
Truck Stop													S-18		22
Truck Terminal											S	S			22
Used Car Lot											S	S			22
Vehicle Storage Facility											S	S			22
Veterinarian Clinic											S	S			22
Water Storage	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Warehouse											P	P			22
Weight Loss Center									P	P	P		P	P	22

Wholesale Center											P	P	S	S	22
Wind Energy System	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	S- 28	22
Wireless Communication System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Woodworking and Planing Mill											P	P			22

* Allowed in Mixed Use District and Planned Development District with Specific Use Permit if the select zoning districts does not include residential uses.

(Ord. No. [3154-17](#), § 1, 4-10-2017; Ord. No. [3196-19](#), § 7, 7-8-2019; Ord. No. [3242-22](#), § 2, 3-28-2022; Ord. No. [3267-23](#), § 1, 8-14-2023; Ord. No. [3275-23](#), § 1.B, 10-9-2023; Ord. No. [3304-25](#), § 1, 8-11-2025)

