

CENTURY 21[®]

Judge Fite Company



2105 W SHADY GROVE ROAD

IRVING, TX 75060



\$1,000,000



3,070 sqft

DESCRIPTION

CHILD CARE OR DAY CARE CENTER.....ZONED PROFESSIONAL OFFICE*SEE NARRATED DRONE VIDEO ON TOUR LINK (PER CITY....ZONED S-P-1 FOR P-O INCLUDING DAY CARE AND 800 SQ FT OR ANTIQUE AND ARTS AND CRAFTS SALES. SEE SITE MAP ON NTRIES*PRICED AT \$1,000.000*LARGE .81 ACRE CORNER LOT*15,405 DAILY TRAFFIC COUNT PER COSTAR*GREAT VISIBILITY FOR POTENTIAL CUSTOMERS*2 FREE STANDING BUILDINGS*OWNER WILL CARRY WITH 20 PERCENT DOWN, 8.5 PERCENT RATE, 10 YEAR BALLOON NOTE*MAIN BUILDING IS 2107 WITH APPROXIMATELY 2310 SQUARE FEET* THE BUILDING AT 2105 IS 760 SQ FEET PER TAX RECORD* 3070 SQUARE FEET TOTAL PER TAX *THE LOT IS .81 ACRE LOT*BUILT IN 1980* ZONED CURRENTLY FOR NURSERY SCHOOL*SEVERAL BUSINESSES OPERATED HERE IN THE PAST, INCLUDING DAY CARE, DOCTORS' OFFICE, INSURANCE OFFICE, DENTAL OFFICE & RESTAURANT* GREAT DRIVE-UP APPEAL WITH SOUTHERN CHARM* \$7217 ESTIMATED YEARLY TAXES CITY WATER & CITY SEWER EASY ACCESS TO PROPERTY*OVERSIZED DRIVEWAY FOR TURNING INTO AND TURNING AROUND EASILY*PLENTY OF SPACE BETWEEN SUBJECT AND NEXT PROPERTY*LARGE LOT* ELECTRIC PANELS ALL REPLACED 2021*PLUMBING-SOME PLUMBING REPLACED WITH NEW PVC PIPE 2019*NEW ROOF-2024*NEW FLOOR INSTALLED 2024 INSULATION & RADIANT BARRIER-2019*11 FOOT CEILINGS, FENCED YARD, NO GARAGE, CONCRETE STREETS, 16 CAMERAS CONVEY WITH PROPERTY*LOT IS 295 X 138 X 90 X 107 X 234* THE ADDRESSES AT 2107 & 2105 ARE ZONED S-P-1 FOR P-O INCLUDING DAY CARE AND 800 SQ FT OR ANTIQUE AND ARTS AND CRAFTS SALES. SEE DRONE VIDEO SET TO MUSIC, 360 TOUR & FLOOR PLAN IN MEDIA SECTION. ZONE PROFESSIONAL OFFICE TO INCLUDE DAY CARE WITH PROFESSIONAL OFFICE HEIGHT AND AREA REGULATIONS AND 800 SQ FEET OF RETAIL IN BUILDING B ONLY *2105 AND 2107 W SHADY GROVE ROAD*SEE ORDINANCE 8237 POSTED ON NTRUIS*

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21152777

YEAR BUILT: 1980

COUNTY: Dallas

TRACT OR SUBDIVIION: Starlite 12 02

LIST DATE: 01/16/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,070

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.81

LOT SIZE (SQFT): 35,283

INTERIOR FEATURES

FLOOR COVERINGS:

- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- CircularDriveway
- Guest
- OnSite

LOT DESCRIPTION:

- CornerLot
- Landscaped
- FewTrees
- Level

ROOF TYPE:

- Composition

SIDING:

- Brick
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- NaturalGas

UTILITIES:

- NaturalGasAvailable
 - OverheadUtilities
 - SewerAvailable
 - SeparateMeters
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- Prewired
- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors

COMMUNITY:

- Curbs
 - Sidewalks
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LISTED BY: Sharon Hodnett 

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BROKERED BY: Keller Williams Realty