

COMMERCIAL BUILDING FOR SALE
NEAR HWY 121, US 75 AND PGBT IN PLANO
2121 BAY HILL DRIVE - PLANO, TX 75023

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF 13,667 SF
LAND SIZE 1.65 AC
SALE PRICE \$3,200,000
OCCUPANCY DELIVERED VACANT
 AT CLOSING

FEATURES

ZONING RETAIL/GENERAL OFFICE
ALLOWED USES - PRIVATE SCHOOL/DAYCARE/
 MONTESSORI (WITH SUP)
 - SPORTS ACADEMY
 - CHILDREN'S THERAPY CENTER
 - CHURCH OR RELIGIOUS FACILITY
YEAR BUILT 1992
PARKING 29 SPACES
FLOORING CARPET/TILE/WOOD
HIGHLIGHTS - STRONG DEMOGRAPHICS
 - PRIME CENTRAL PLANO LOCATION
 - OUTSIDE RECREATION AREA
 WITH TENNIS/BASKETBALL COURT
 - INDOOR GYMNASIUM (63' X 38')
 - DROP OFF/PICK UP ZONE



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PLANO, TX COMMERCIAL SPACE FOR SALE

Located in an established central Plano neighborhood, 2121 Bay Hill Drive offers a facility composed of 2 buildings for a total of 13,667 SF situated on approximately 1.65 acres, providing ample parking and site flexibility. The property supports a range of uses, making it well suited for medical, education, fitness, professional office, or neighborhood-serving retail concepts. Surrounded by mature residential communities and positioned within a strong demographic pocket of Plano, the location benefits from steady daytime and residential traffic. With convenient access to major Plano thoroughfares and the broader North Dallas corridor, this property presents an attractive opportunity for owner-users or investors seeking scale and visibility in a well-established trade area.

NEARBY BUSINESSES



DEMOGRAPHICS

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	17,781	143,077	359,916
Median Household Income	\$105,938	\$103,233	\$98,562

TRAFFIC COUNTS

SPRINK CREEK @ OLD ORCHARD	31,806 VPD
BAY HILL DR @ CUSTER RD	28,171 VPD

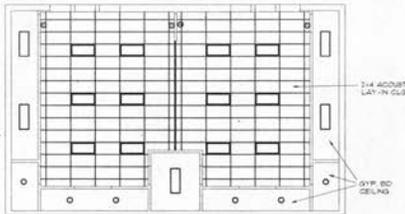
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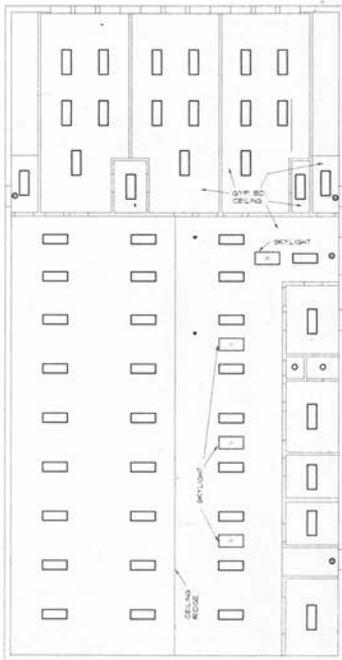
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FLOOR PLAN

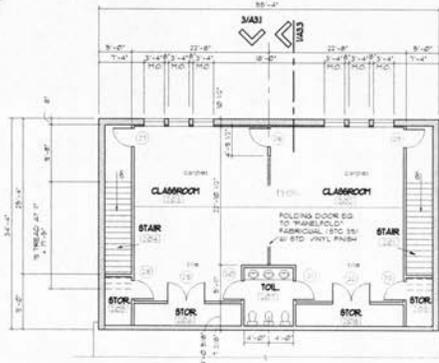


3 REFLECTED CEILING PLAN - 2nd FLR
Scale 1/8" = 1'-0"

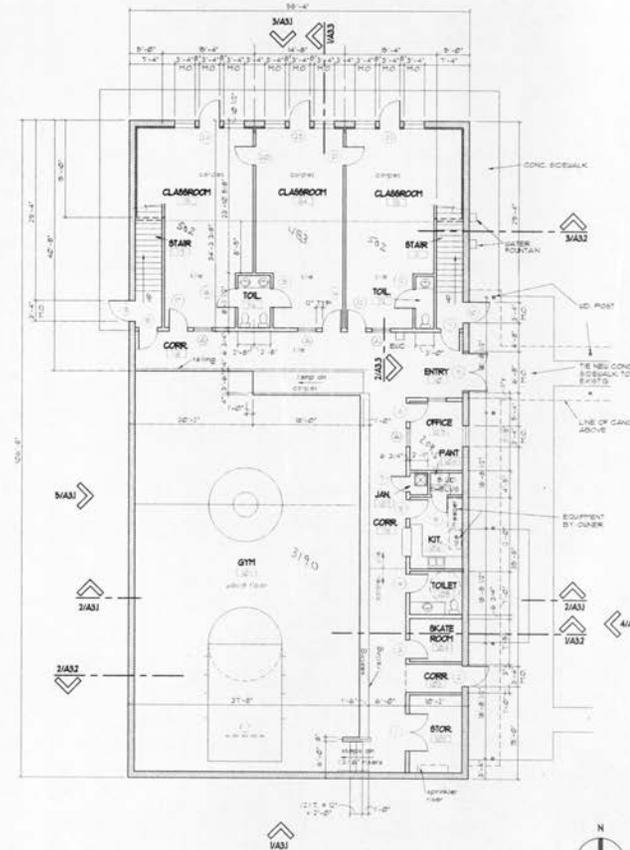


4 REFLECTED CEILING PLAN - 1st FLR.
Scale 1/8" = 1'-0"

NOTES:
1. PROVIDE (1) TOILET TRASH HOLDER AT EACH WATER CLOSET.
2. PAPER TOWEL DISPENSERS SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.



2 SECOND FLOOR PLAN
Scale 1/8" = 1'-0"



1 FIRST FLOOR PLAN
Scale 1/8" = 1'-0"



ISSUES

1	2-2-09
2	
3	
4	
5	
6	

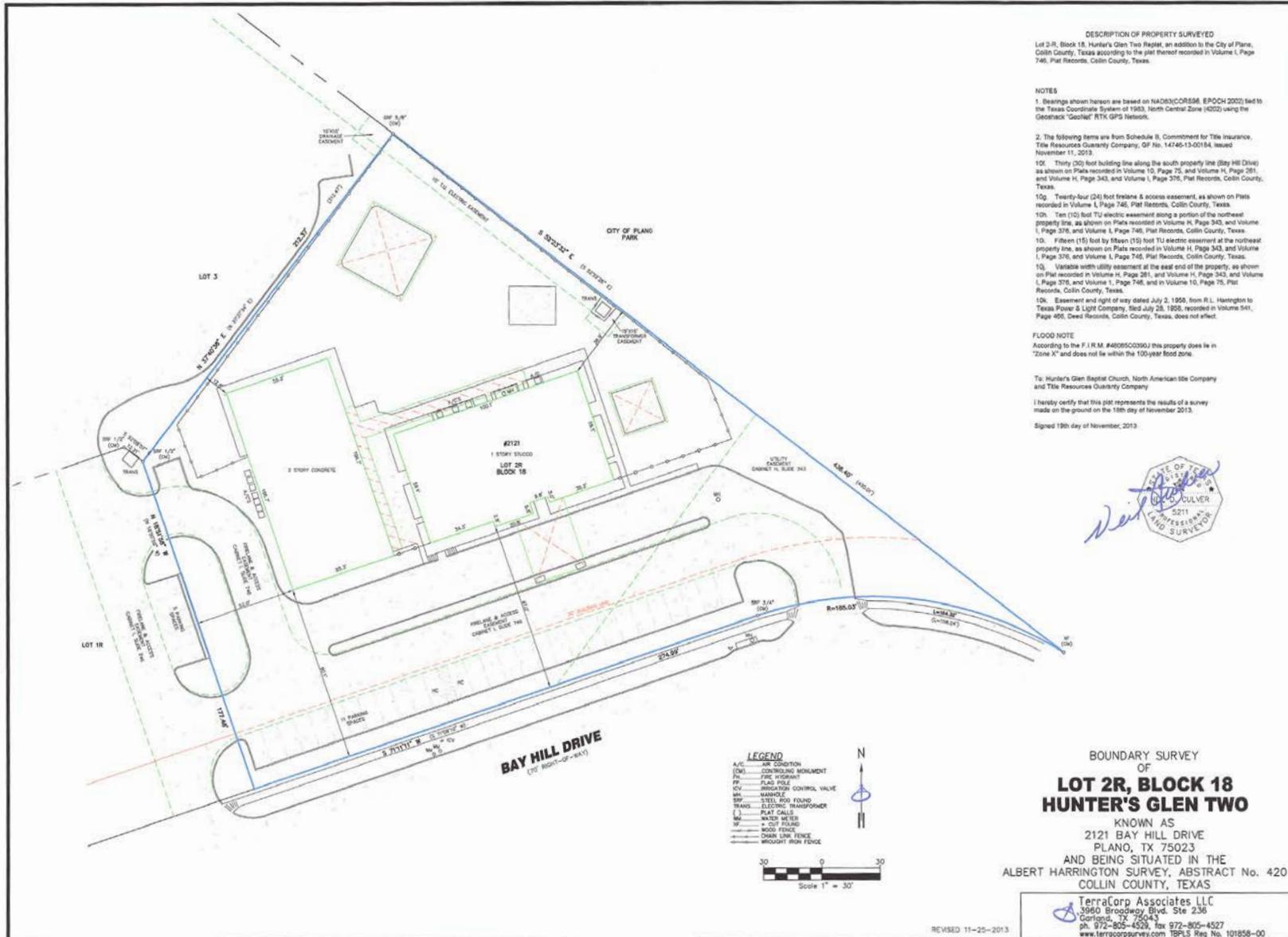
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CROSS CREEK DAY SCHOOL
PLANO, TEXAS

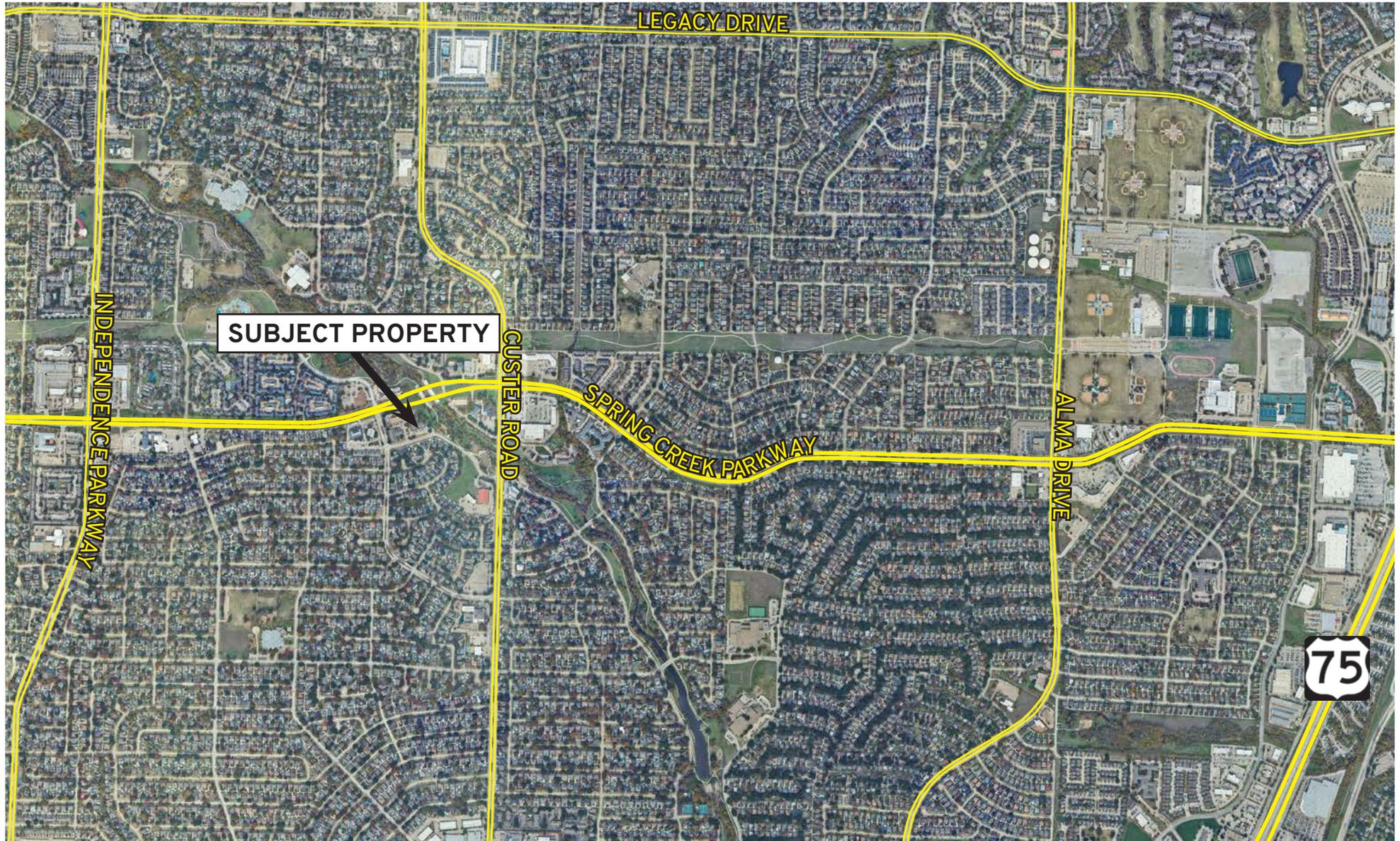
PROJECT NO. 9500

A2.1



IMMEDIATE AREA OVERVIEW

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REGIONAL AREA OVERVIEW

