

WELLNESS VILLAGE

Princeton, Texas



Class A Health & Wellness Space | Opening Q1 2027



For Lease

NEC of S. Beauchamp Blvd. & Corporate Dr. | Princeton, TX

Conceptual Rendering

Jeff Anderson

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Harrod Healthcare Real Estate
www.harrodhealthcare.com

OVERVIEW

NEC of S. Beauchamp Blvd. & Corporate Dr. | Princeton, TX



MARKET INFORMATION

- + Princeton is **THE FASTEST GROWING CITY IN THE U.S.**, located 9 miles East of McKinney National Airport.
- + Princeton Medical Village is located 1 mile South of US-380, the main East/West thoroughfare through Princeton, collecting 35,000 vehicles per day.
- + With a current population of 44,000 people, according to Princeton's EDC, there are 10,000 single-family homes and 1,000 multifamily units permitted to be built.

PROJECT INFORMATION

- Building Size: Bldg 1: +/- 17,500 SF, Bldg 2: +/- 8,500 SF
- Parking: 5 Spaces per 1,000 SF (132 Spaces)
- Availability: 24,000 SF, divisible to +/- 2,000 SF
- Rental Rate: Please Call for Pricing Information

BUILDING FACTS

- + Purpose-built outpatient healthcare facility
- + Single story with min. 14' clear heights
- + Access from both Beauchamp Blvd. & Corporate Dr.
- + Front door access on exterior, no common areas

FRONTAGE VISIBILITY

- + Corner lot with great signage opportunities
- + Visibility on the cities main North/South thoroughfare

AREA RETAILERS



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SITE PLAN

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