WELLNESS VILLAGE

Princeton, Texas

HHRE
HARROD HEALTHCARE REAL ESTATE

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Harrod Healthcare Real Estate
www.harrodhealthcare.com

OVERVIEW

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

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PROJECT INFORMATION

Building Size:	Bldg 1: +/- 17,500 SF, Bldg 2: +/- 8,500 SF
Parking:	5 Spaces per 1,000 SF (132 Spaces)
Availability:	26,000 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

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.

AREA RETAILERS

Walmart · Starbucks · The Home Depot · Kroger · Hobby Lobby · CVS pharmacy

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SITE PLAN

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