



BID DEADLINE DECEMBER 12

111,560± SF Healthcare Facility & 3,000± SF Medical Office
Previously Licensed for 164 Beds

📍 820 & 830 E. Princeton Drive, Princeton, TX

Can be Sold with Adjacent 4.7± AC Development Land



HIGHLIGHTS

- Value-add, redevelopment opportunity
- Directly across from new multifamily developments: Southgate Apartments, Cypress Creek at Hazelwood Street & Hazelwood Apartments
- Adjacent to Princeton High School, Lovelady High School, Clark Middle School & Canup Early Childhood Center

DETAILS

Villa Asuncion, an assisted living and memory care facility, spans 6.78± AC and offers 164 units in a 111,559± SF complex. Originally built in 1997 and expanded around 2010, the site includes semi-private and private rooms, a secured memory care unit and a detached turnkey 3,000± SF medical office ready for an owner/operator or new tenant's medical practice. Amenities include a chapel, library, courtyard, beauty salon, dining hall and recreational rooms, with pet accommodations and on-site nursing staff for medical support. Previously licensed under the state of Texas, for Type A and Type B assisted living units, Villa Asuncion is ideal for future healthcare owner/operators or redevelopment.



MARKET DESCRIPTION

The senior housing sector is set to expand substantially in the coming decade, driven by the aging "baby boomer" generation. Americans aged 75 and above have seen a 31.4% increase between 2010 and 2023, and this trend is expected to continue. This demographic shift, often referred to as "The Silver Tsunami," will lead to a sharp rise in demand for senior living facilities, with Texas experiencing a significant share of this growth. Compounded by a post-COVID decline in new facility construction, and a migration to Sun Belt states, demand for senior care will far exceed the current supply of housing for this population.



| | | |
|--|----------------------|---|
| | Building Size | 111,559± SF |
| | Beds | 164 Total |
| | Parcel Size | 6.78± AC |
| | Parking | 120+ Spaces |
| | Year Built | 1997 (Renov. 2008 - 2010 & 2020 - 2022) |
| | Zoning | C-2 |
| | Tax ID # | 1202996 |
| | Taxes (2023) | \$105,481.57 |

855.755.2300
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| Distance to Cities | |
|--------------------|------------|
| McKinney | 10.6 Miles |
| Plano | 21.5 Miles |
| Dallas | 41.9 Miles |
| Fort Worth | 66.0 Miles |

820 & 830 E. Princeton Drive, Princeton, TX

LOCAL INFORMATION

Princeton, located in Collin County, is within the Dallas-Fort Worth metroplex. This growing community offers a blend of suburban and semi-rural living. Just 45 miles northeast of Dallas and eight miles east of McKinney, the city's growth is driven by new housing developments and its proximity to urban centers.

Comprehensive healthcare is easily accessible through nearby Baylor Scott & White Medical Center and Medical City McKinney, both within 15-20 minutes of the property, offering emergency, surgical and specialty care. Texas Health Presbyterian Hospital in Allen is also an estimated 25 minutes northeast from the facility, providing additional general and specialized services.

Princeton retains a small-town feel, attracting families and those seeking a quieter lifestyle, with easy access to the amenities of McKinney, Plano and Dallas.

AREA DEMOGRAPHICS

| | YEARS | 3-MILE | 5-MILE | 10-MILE |
|-------------|---------|-----------|-----------|-----------|
| Pop. | 2024 | 29,349 | 39,427 | 194,674 |
| Pop. Growth | 2024-29 | 7.90% | 7.70% | 4.40% |
| Average HHI | 2024 | \$114,446 | \$115,972 | \$138,739 |



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SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

November 13, 20 & December 4
By Appointment Only

BID DEADLINE

December 12 by 5:00 p.m. (CT)

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Michael Kneifel at mkneifel@hilcoglobal.com or Jordan Schack at jschack@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

Michael Kneifel
847.201.2322
mkneifel@hilcoglobal.com

Jordan Schack
847.504.3297
jschack@hilcoglobal.com

Daniel Miggins
646.984.4580
dmiggins@hilcoglobal.com

855.755.2300
HilcoRealEstateSales.com

