WELLNESS VILLAGE
Princeton, Texas

HHRE
HARROD HEALTHCARE REAL ESTATE

Class A Health & Wellness Space | Opening Winter 2026

TENANT
TENANT
TENANT
TENANT
TENANT

For Lease
NEC of S. Beauchamp Blvd. & Corporate Dr. | Princeton, TX
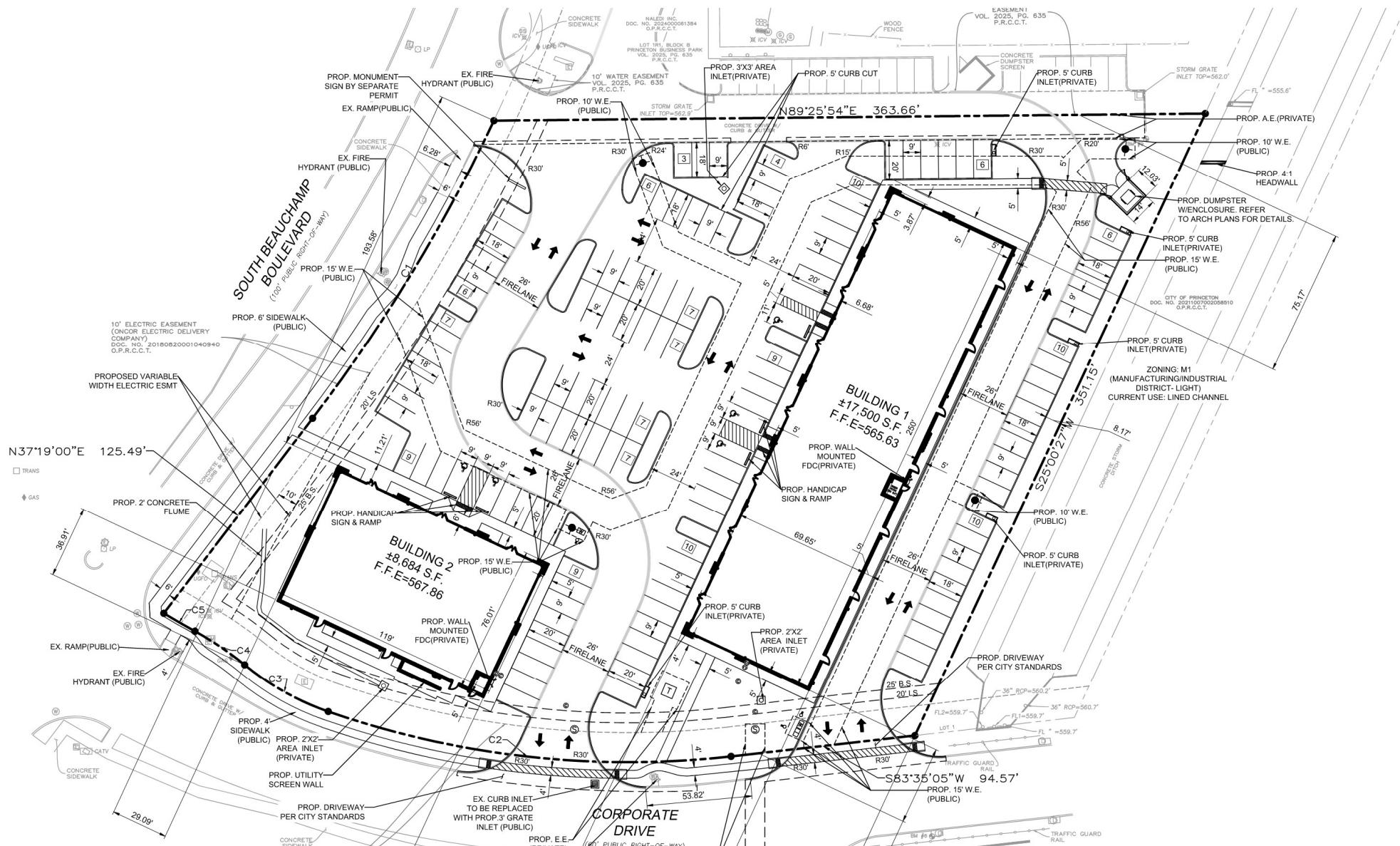
Conceptual Rendering

Jeff Anderson
janderson@harrodhealthcare.com
(972) 808-7285

Perry Weber
pweber@harrodhealthcare.com
(972) 808-7632

Confidential & Not for Distribution

Harrod Healthcare Real Estate
www.harrodhealthcare.com

HHRE
HARROD HEALTHCARE REAL ESTATE

CROSSMILL
- 1,500 Single Family Lots
- New Elementary School
- New Middle School

SITE

S. Beauchamp Blvd.

Corporate Dr.

Myrick Ln.

PROJECT INFORMATION

Building Size:	Bldg 1: +/- 17,500 SF, Bldg 2: +/-8,684 SF
Parking:	5 Spaces per 1,000 SF (125 Spaces)
Availability:	26,200 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

ALDI

Market STREET

LOWE'S

CVS pharmacy

Jeff Anderson
janderson@harrodhealthcare.com
(972) 808-7285

Perry Weber
pweber@harrodhealthcare.com
(972) 808-7632

Harrod Healthcare Real Estate
www.harrodhealthcare.com

CONCRETE SIDEWALK

NALEDI INC. DOC. NO. 2024000061384 O.P.R.C.C.T.

LOT 1R1, BLOCK B PRINCETON BUSINESS PARK VOL. 2025, PG. 635 P.R.C.C.T.

WOOD FENCE

EASEMENT VOL. 2025, PG. 635 P.R.C.C.T.

CONCRETE DUMPSTER SCREEN

STORM GRATE INLET TOP= 562.0'

FL 1 = 555.6'

PROP. MONUMENT SIGN BY SEPARATE PERMIT

EX. FIRE HYDRANT (PUBLIC)

10' WATER EASEMENT VOL. 2025, PG. 635 P.R.C.C.T.

PROP. 3'X3' AREA INLET(PRIVATE)

PROP. 5' CURB CUT

PROP. 5' CURB INLET (PRIVATE)

EX. RAMP(PUBLIC)

PROP. 10' W.E. (PUBLIC)

STORM GRATE INLET TOP=562.9'

N89°25'54"E 363.66'

PROP. A.E.(PRIVATE)

EX. FIRE HYDRANT (PUBLIC)

6.28'

R30' R24'

R6' R15'

R30' R20'

PROP. 10' W.E. (PUBLIC)

CONCRETE DRIVE CURB & GUTTER

18' 9'

3

9'

4

9'

6

12.03'

PROP. 4:1 HEADWALL

SOUTH BEAUCHAMP BOULEVARD (100' PUBLIC RIGHT-OF-WAY)

193.58'

CONCRETE SIDEWALK

PROP. 15' W.E. (PUBLIC)

6'

6'

18'

18'

18'

5'

5.87'

R30'

R56'

6

PROP. DUMPSTER W/ENCLOSURE. REFER TO ARCH PLANS FOR DETAILS.

10' ELECTRIC EASEMENT (ONCOR ELECTRIC DELIVERY COMPANY') DOC. NO. 20180820001040940 O.P.R.C.C.T.

PROP. 6' SIDEWALK (PUBLIC)

C1

6

26' FIRELANE

20'

6.68'

PROP. 5' CURB INLET (PRIVATE)

PROP. 15' W.E. (PUBLIC)

CITY OF PRINCETON DOC. NO. 20211007002058810 O.P.R.C.C.T.

PROPOSED VARIABLE WIDTH ELECTRIC ESMT

7

18'

24'

20'

9'

BUILDING 1 ±17,500 S.F. F.F.E=565.63

26' FIRELANE

18'

PROP. 5' CURB INLET (PRIVATE)

N37°19'00"E 125.49'

□ TRANS

7

7

R30'

9'

24'

9'

ZONING: M1 (MANUFACTURING/INDUSTRIAL DISTRICT- LIGHT) CURRENT USE: LINED CHANNEL

◇ GAS

11.21'

R56'

7

9'

PROP. WALL MOUNTED FDC(PRIVATE)

S25°00'27"W 351.15

8.17'

36.91'

9'

24'

PROP. HANDICAP SIGN & RAMP

69.65'

5'

18'

CONCRETE STORM DITCH

PROP. 2' CONCRETE FLUME

10' 25' B.S. 20' LS

PROP. HANDICAP SIGN & RAMP

10

□ LP

BUILDING 2 ±8,684 S.F. F.F.E=567.86

PROP. 15' W.E. (PUBLIC)

9

26' FIRELANE

PROP. 10' W.E. (PUBLIC)

C5

76.01'

R30'

PROP. 5' CURB INLET (PRIVATE)

EX. RAMP(PUBLIC)

C4

119'

PROP. WALL MOUNTED FDC(PRIVATE)

10

PROP. 5' CURB INLET (PRIVATE)

PROP. 2'X2' AREA INLET (PRIVATE)

EX. FIRE HYDRANT (PUBLIC)

C3

9

20'

FIRELANE

PROP. DRIVEWAY PER CITY STANDARDS

CONCRETE DRIVE, CURB & GUTTER

PROP. 4' SIDEWALK (PUBLIC)

PROP. 2'X2' AREA INLET (PRIVATE)

C2

T

R30'

20'

5'

25' B.S. 20' LS

36" RCP=560.2'

36" RCP=560.7'

PROP. UTILITY SCREEN WALL

EX. CURB INLET TO BE REPLACED WITH PROP.3' GRATE INLET (PUBLIC)

R30'

S

FL2 =559.7'

FL1 =559.7'

LOT 1

FL =559.7'

CATV

CONCRETE SIDEWALK

PROP. DRIVEWAY PER CITY STANDARDS

PROP. E.E. (PRIVATE)

CORPORATE DRIVE (60' PUBLIC RIGHT-OF-WAY)

53.82'

4'

S83°35'05"W 94.57'

PROP. 15' W.E. (PUBLIC)

TRAFFIC GUARD RAIL

29.09'

CONCRETE SIDEWALK

BM #6

TRAFFIC GUARD RAIL