



# Medical Office for Lease

SEC LIGHT FARMS WAY & DALLAS PARKWAY CELINA, TX 75009

Available December 2027

2,000 – 22,000 SF

Accelerating success.



## MIXED-USE CAMPUS

Walkable access to retail, fitness, medical office, and community spaces.

## FOCUS ON WELLNESS

A vision of whole health, realized with fitness, healthy food options, and healthcare.

## RAPID GROWTH

Located in one the fastest growing areas of North Texas.



# Healthcare, Reimagined For Life.

The Celina Mixed-use Healthcare Anchored Development is a pioneering +/-90,000-square-foot mixed-use destination situated in the heart of Celina, Texas, one of the nation's premier growth corridors. Representing a strategic fusion of medical expertise and community-focused urban design, the project serves as a cornerstone for the region's rapidly evolving landscape. Designed to redefine the intersection of daily life and clinical excellence, the development features a seamless blend of specialized healthcare facilities, retail, and welcoming outdoor spaces. The project is anchored by a landmark collaboration between Baylor Scott & White Health, the state's largest not-for-profit healthcare system, and Cambridge Holdings, a leader in healthcare real estate.

# High Growth Opportunity

## SIGNIFICANT FAMILY OPPORTUNITIES

Largest current age cohort comprised of +/- 51% females of childbearing age

## RAPIDLY GROWING MEDICARE COMMUNITY

The most rapidly growing age cohort falls in within Medicare years

## 11%+ GROWTH OF COMMERCIALLY INSURED POPULATIONS

Both Celina and Prosper’s commercially insured populations are projected to grow over 11% in the next 5 years

### PRIMARY CARE SUPPLY V DEMAND

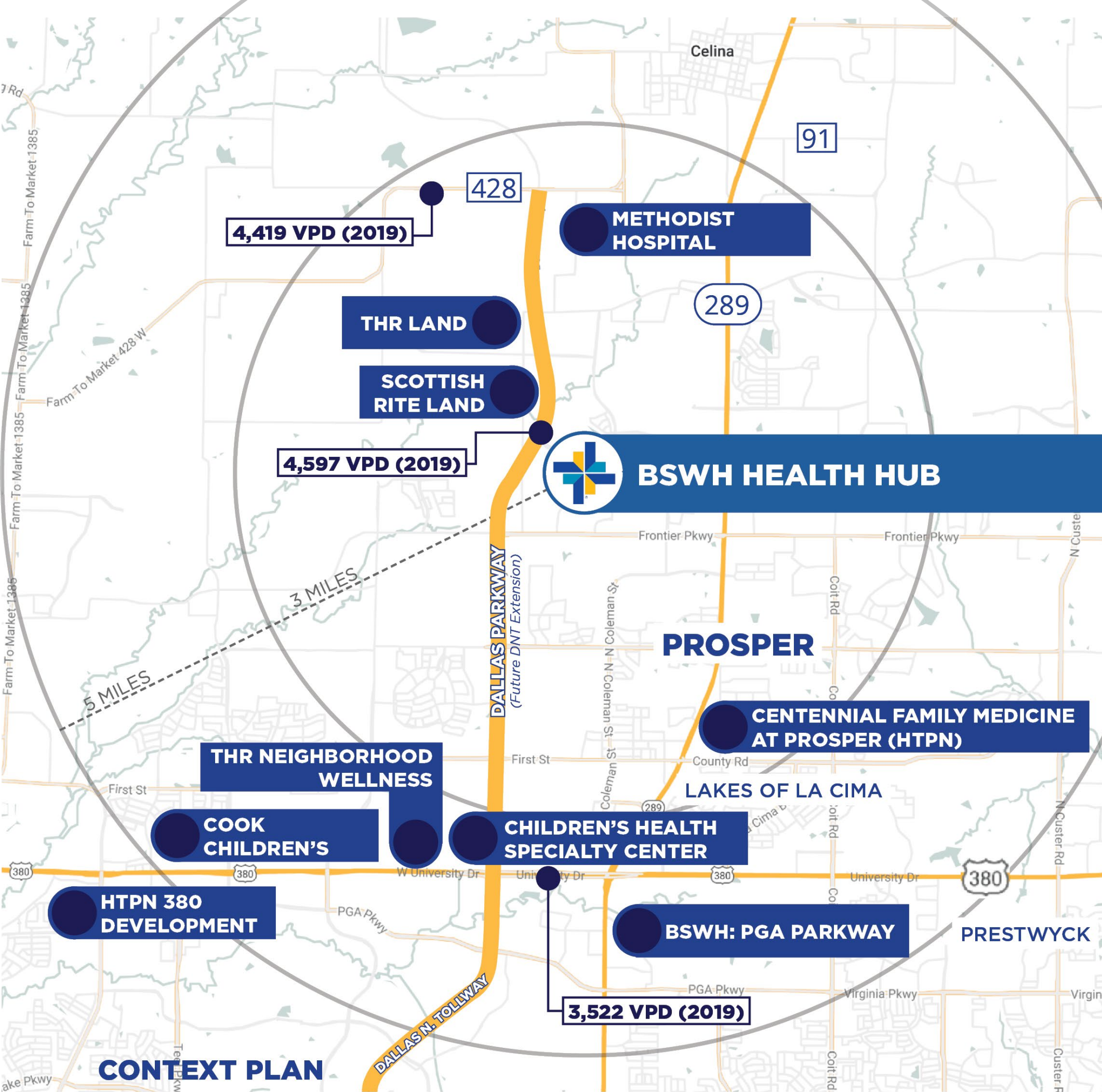
|                   | Workforce Supply |       | Physician Demand |       | Supply Minus Demand |        |
|-------------------|------------------|-------|------------------|-------|---------------------|--------|
|                   | 2024             | 2029  | 2024             | 2029  | 2024                | 2029   |
| Family Medicine   | 16.67            | 16.67 | 37.10            | 48.31 | -20.43              | -31.64 |
| Internal Medicine | 4.53             | 4.53  | 19.74            | 27.28 | -15.21              | -22.74 |
| Total             | 21.20            | 21.20 | 57.59            | 76.71 | -36.59              | -55.71 |

### CELINA DEMOS

| Age Group | Population | 5-Year Population Growth |
|-----------|------------|--------------------------|
| 0–17      | 8,289      | 1.10%                    |
| 18–44     | 9,740      | 10.50%                   |
| 45–64     | 6,603      | 22.00%                   |
| 65+       | 2,547      | 33.00%                   |
| Total     | 27,179     | 12.60%                   |

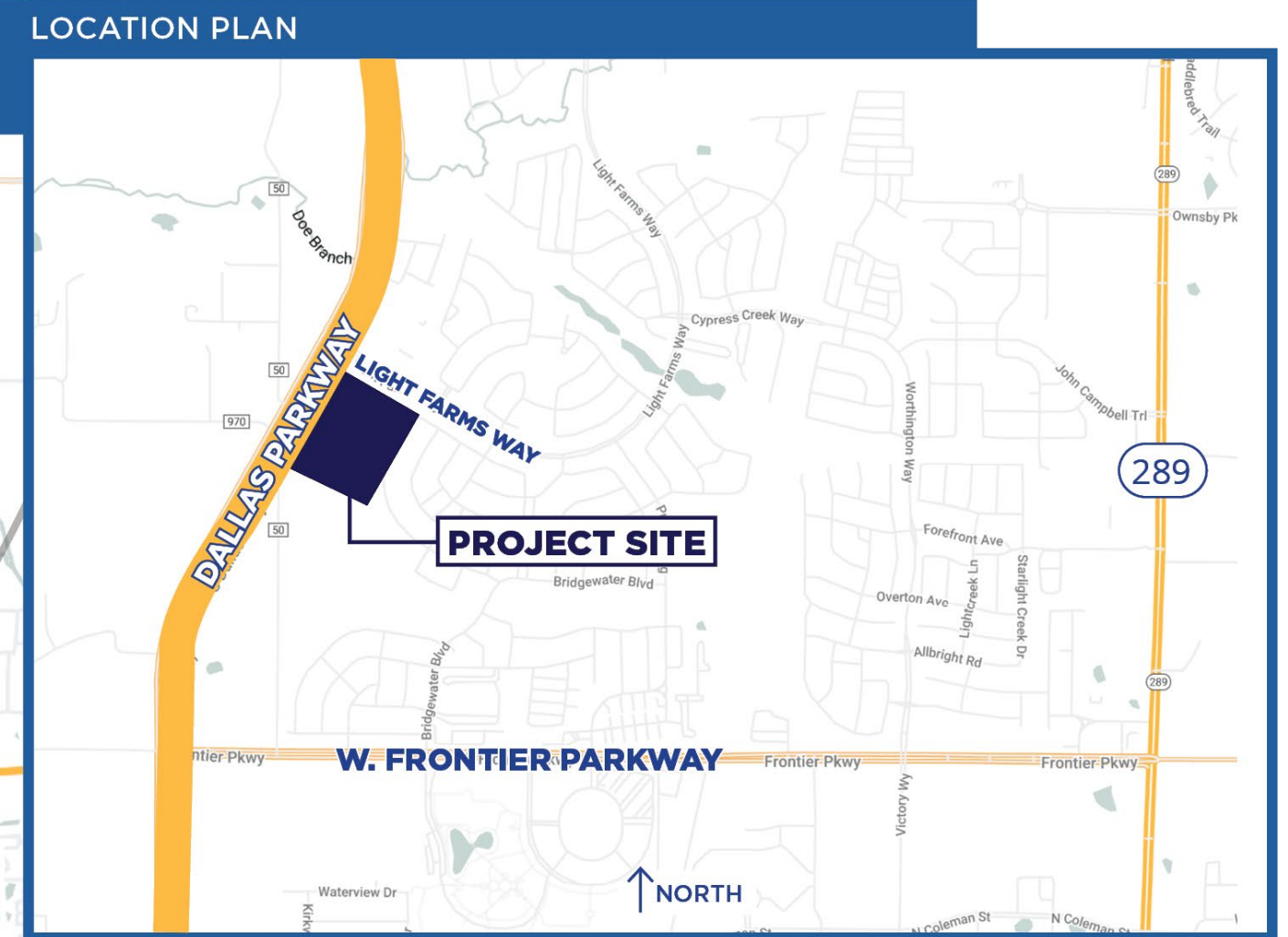
### PROSPER DEMOS

| Age Group | Population | 5-Year Population Growth |
|-----------|------------|--------------------------|
| 0–17      | 14,992     | 0.00%                    |
| 18–44     | 16,064     | 10.40%                   |
| 45–64     | 12,657     | 20.80%                   |
| 65+       | 3,923      | 41.40%                   |
| Total     | 47,636     | 12.40%                   |



Celina, Texas is experiencing explosive population and development growth, driven by master-planned communities, relatively affordable housing compared to nearby cities, and new commercial investments. The population is projected to potentially exceed 110,000 residents by 2029, up from approximately 50,000 in 2024-2025.

The city consistently ranks among the nation's fastest-growing communities, with significant annual percentage increases. It continues to attract families seeking strong schools and convenient access to Dallas, while prioritizing thoughtful, community-focused, and sustainable future development.



# ±2,000-22,000 SF of Medical Office Available For Lease



*Note: all plans are schematic and subject to change.*





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