



# 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 of 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 COMMERCIALY 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
<b>Total</b>	<b>21.20</b>	<b>21.20</b>	<b>57.59</b>	<b>76.71</b>	<b>-36.59</b>	<b>-55.71</b>

## 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%
<b>Total</b>	<b>27,179</b>	<b>12.60%</b>

## 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%
<b>Total</b>	<b>47,636</b>	<b>12.40%</b>



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



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



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