2306 Ridge Rd

ROCKWALL · TEXAS · 75087

partners

ASSET CLASS
Medical Office

BUILDING
5,379 SF · 0.52 AC

OCCUPANCY
Vacant

THE TEAM

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partners

Partners Medical Investment Group is pleased to announce for sale a turn key medical office, ideal for a variety of users. The office features a perfect floorplan, including plumbed exam rooms, waiting area, and parking. It boasts excellent frontage and visibility along Ridge Road, which experiences traffic of over 27,000 vehicles daily. This prime location is situated within the Dallas-Fort Worth metropolitan statistical area (MSA), enhancing its accessibility and potential client base. Overall, the property presents a compelling investment opportunity for medical professionals seeking a turnkey facility in a high-traffic area.

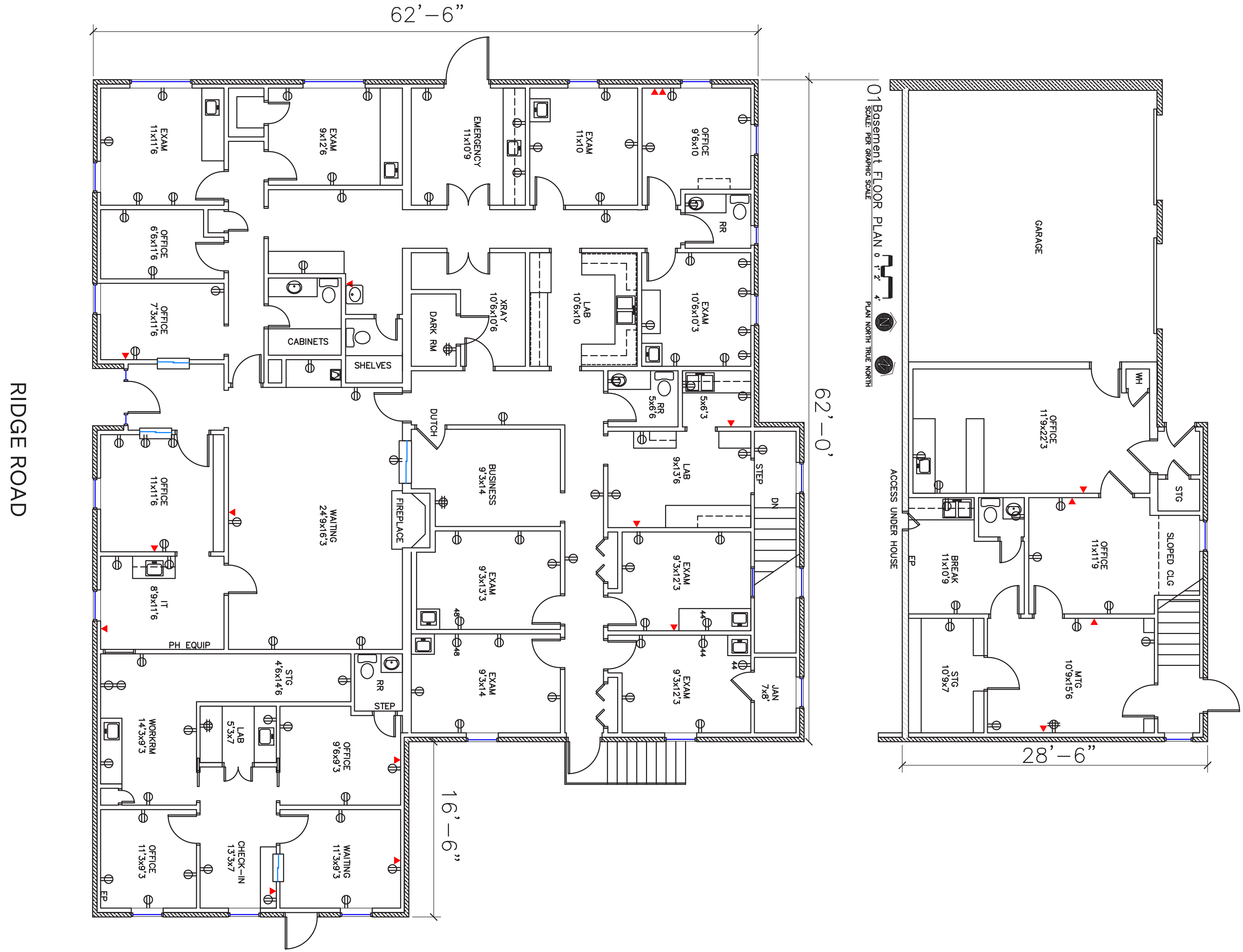
LIST PRICE	**$1,125,000**
PRICE / SF	**$209.14**
BUILDING SIZE	**5,379 SF**
LAND SIZE	**0.59 AC**
OCCUPANCY	**Vacant**
YEAR BUILT	**1987**
YEAR RENOVATED	**2026**
STORIES	**2**

Debt Quote from a Regional Bank Relationship.

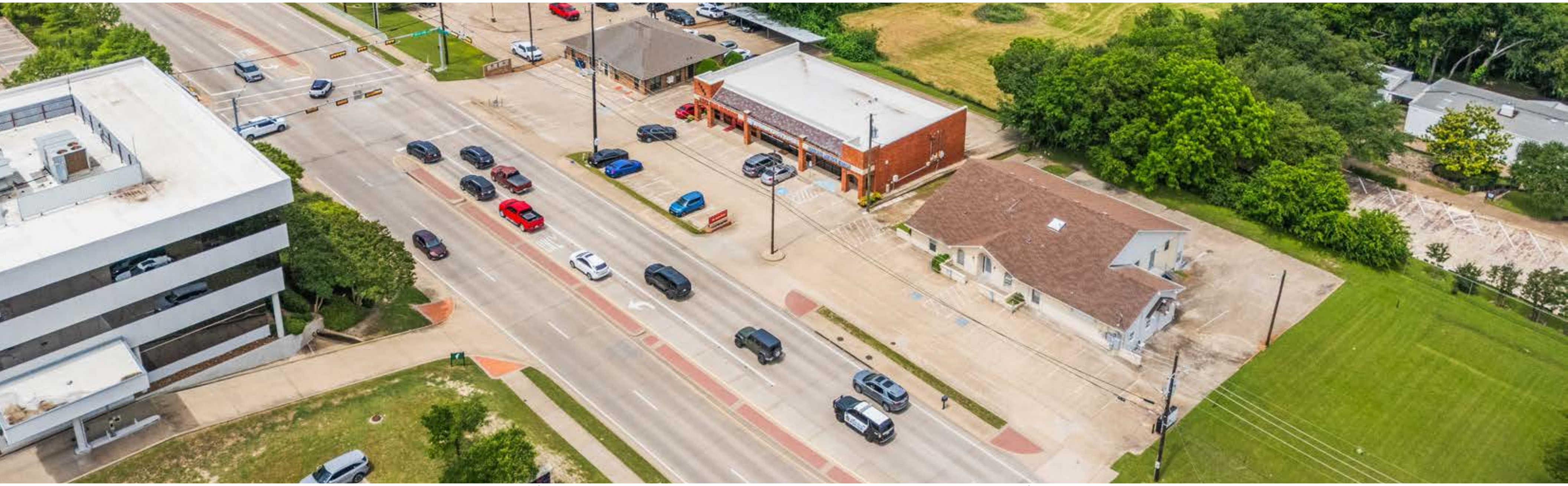
4.35 - 4.89%

INDICATIVE RATE RANGE

MAX LTV	FIXED TERM	AMORTIZATION
80%	5 Years	25 Years


62'–6"
62'–0'
16'–6"
28'–6"
RIDGE ROAD
01 Basement FLOOR PLAN
SCALE: PER GRAPHIC SCALE
PLAN NORTH TRUE NORTH
EXAM 11x11'6
EXAM 9x12'6
EMERGENCY 11x10'9
EXAM 11x10
OFFICE 9'6x10
RR
OFFICE 6'6x11'6
OFFICE 7'3x11'6
CABINETS
SHELVES
DARK RM
XRAY 10'6x10'6
LAB 10'6x10
EXAM 10'6x10'3
RR 5x6'6
5x6'3
DUTCH
BUSINESS 9'3x14
LAB 9x13'6
STEP
DN
OFFICE 11x11'6
WAITING 24'9x16'3
FIREPLACE
EXAM 9'3x13'3
EXAM 9'3x12'3
IT 8'9x11'6
PH EQUIP
STG 4'6x14'6
RR
STEP
EXAM 9'3x14
EXAM 9'3x12'3
JAN 7x8'
WORKRM 14'3x9'3
LAB 5'3x7
OFFICE 9'6x9'3
OFFICE 11'3x9'3
CHECK–IN 13'3x7
WAITING 11'3x9'3
FP
GARAGE
OFFICE 11'9x22'3
WH
STG
ACCESS UNDER HOUSE
FP
BREAK 11x10'9
OFFICE 11x11'9
SLOPED CLG
STG 10'9x7
MTG 10'9x15'6


EXIT



Five reasons this asset rewards a long-term medical office investor

01

Turnkey Medical Buildout

Previously occupied by WellMed, a nationally recognized primary care network serving Medicare patients, the building features an established clinical floorplan purpose-built for medical use. An incoming owner-user can leverage the existing buildout as a foundation and customize to their specific practice needs.

02

Owner-User Value Proposition

At $209 PSF, this offering presents a compelling opportunity for a practice owner to acquire and occupy their own real estate at a fraction of the cost of new construction. Owning versus leasing builds long-term equity and provides full control over the facility.

03

High Visibility on Ridge Road

The property sits directly on Ridge Road with over 26,000 vehicles passing daily and less than a mile from I-30 carrying 109,690 VPD. This arterial visibility drives consistent patient awareness and easy access from across Rockwall County.

04

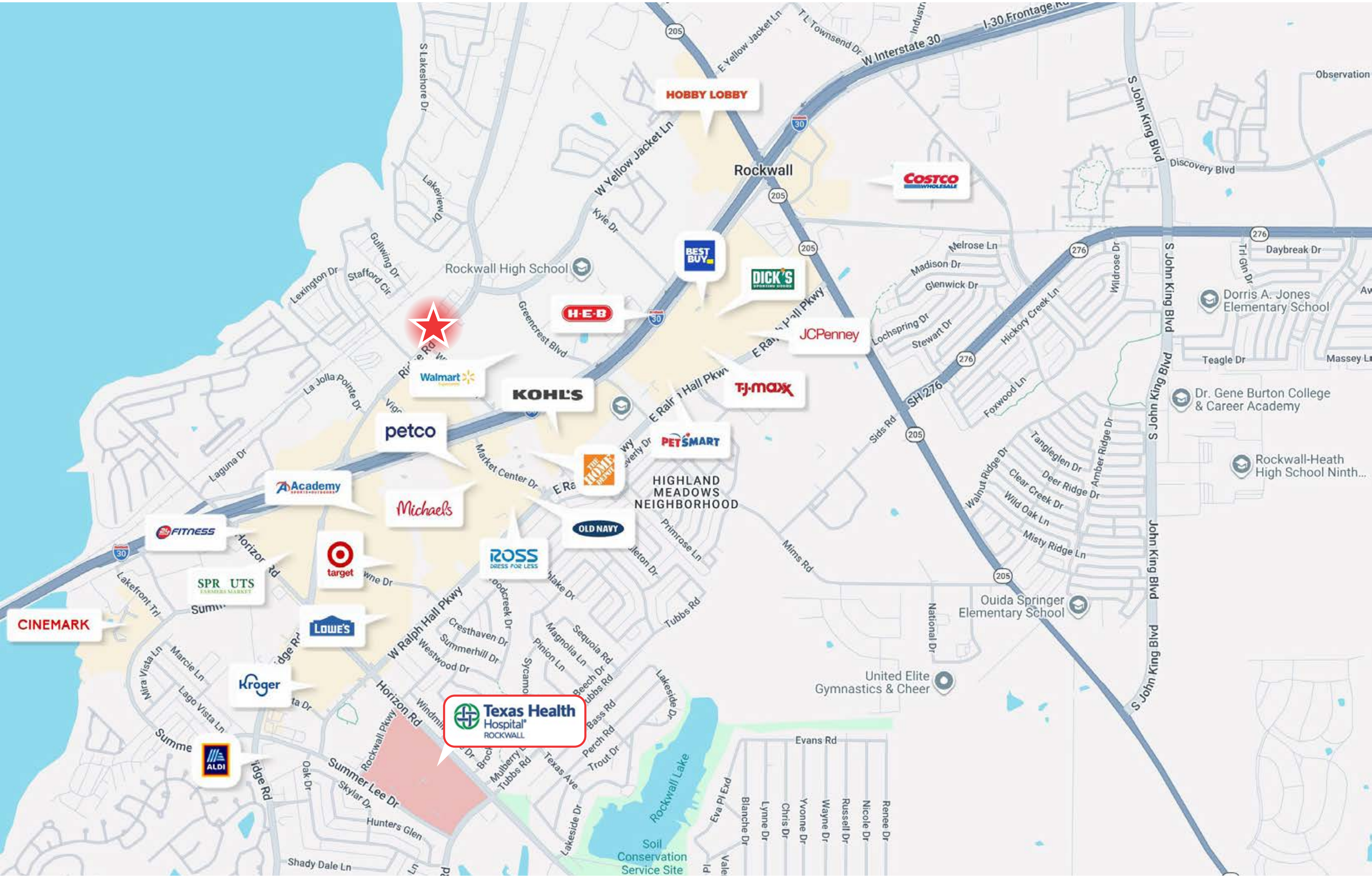
Affluent, Growing Trade Area

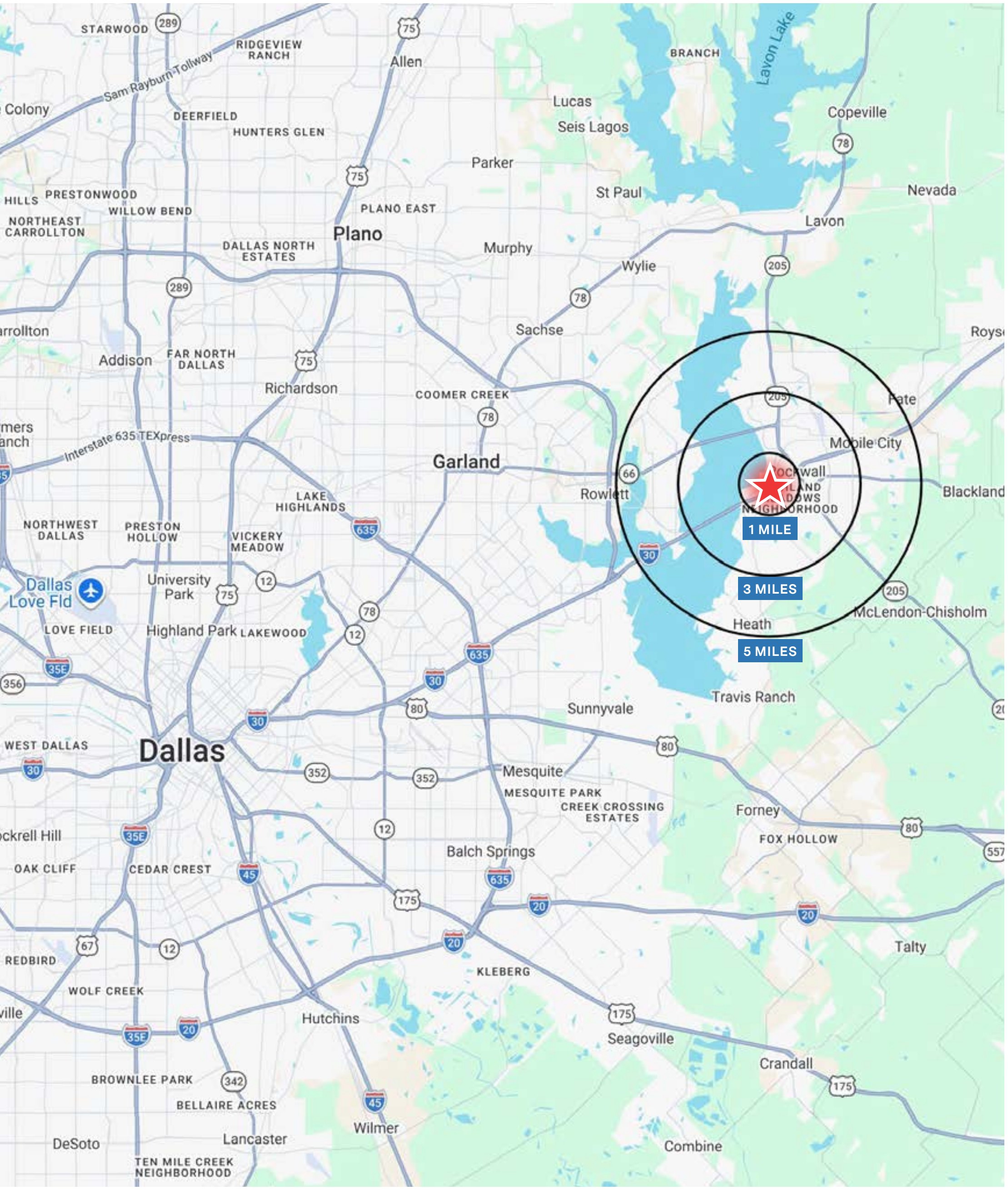
Previously The 5-mile trade area supports 103,218 residents with an average household income of $135,872, projected to grow to nearly 113,000 by 2028. Rockwall County is one of the fastest-growing counties in the DFW Metroplex, directly fueling demand for accessible outpatient medical services.

05

Texas Health & Baylor Scott & White

Texas Health Hospital Rockwall and Baylor Scott & White Emergency Hospital are both within the immediate trade area, anchoring the submarket as an established healthcare destination and positioning the property within a proven medical corridor.

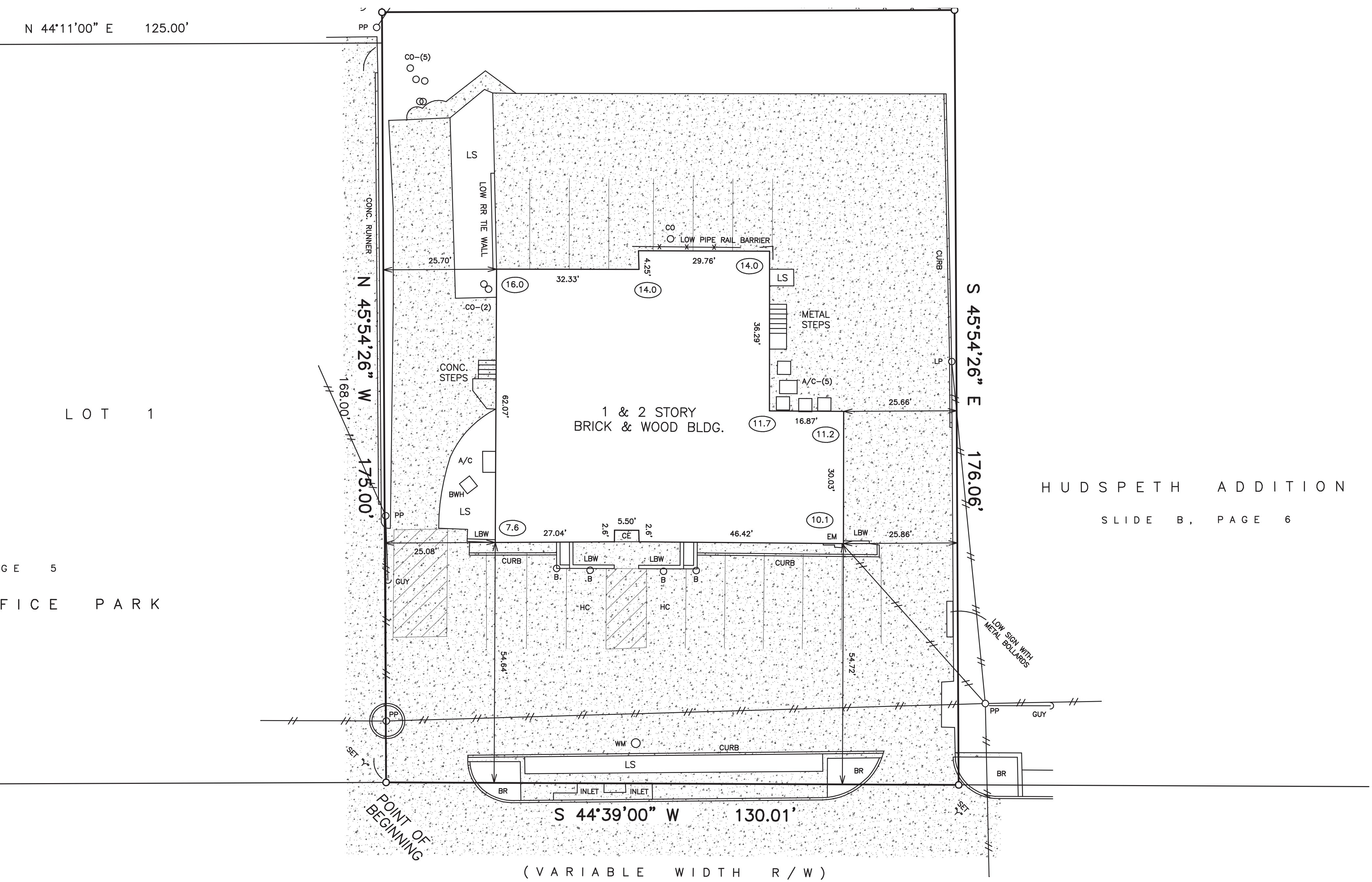

Rockwall
HOBBY LOBBY
COSTCO WHOLESALE
BEST BUY
DICK'S SPORTING GOODS
H-E-B
JCPenney
T.J.maxx
Walmart
KOHL'S
petco
PETSMART
THE HOME DEPOT
HIGHLAND MEADOWS NEIGHBORHOOD
Academy SPORTS+OUTDOORS
Michaels
OLD NAVY
24 FITNESS
target
ROSS DRESS FOR LESS
SPROUTS FARMERS MARKET
CINEMARK
LOWE'S
Kroger
ALDI
Texas Health Hospital ROCKWALL
Rockwall High School
Dorris A. Jones Elementary School
Dr. Gene Burton College & Career Academy
Rockwall-Heath High School Ninth...
Ouida Springer Elementary School
United Elite Gymnastics & Cheer
Rockwall Lake
Soil Conservation Service Site
W Interstate 30
I-30 Frontage Rd
SH-276
S John King Blvd
W Ralph Hall Pkwy
E Ralph Hall Pkwy
Evans Rd
Discovery Blvd
Observation



POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	9,689	51,387	114,296
2030 Population Projection	11,519	61,154	132,202
Median Age	39.3	40.5	39.7

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	4,061	18,946	39,669
2030 Household Projection	4,826	22,545	45,914
Avg Household Income	$103,869	$123,408	$135,531
Median Household Income	$83,293	$95,726	$109,487

EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	9,510	27,615	38,164
Businesses	1,039	3,462	5,198


N 44°11'00" E 125.00'
LOT 1
GE 5
FICE PARK
N 45°54'26" W
168.00'
175.00'
S 45°54'26" E
176.06'
HUDSPETH ADDITION
SLIDE B, PAGE 6
1 & 2 STORY
BRICK & WOOD BLDG.
LOW RR TIE WALL
CONC. RUNNER
LOW PIPE RAIL BARRIER
METAL STEPS
CONC. STEPS
A/C-(5)
LOW SIGN WITH METAL BOLLARDS
POINT OF BEGINNING
S 44°39'00" W 130.01'
(VARIABLE WIDTH R/W)

RIDGE ROAD

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	713-620-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____