

Tech-Ready Commercial Suite with Strong Ridge Road Sightline

OFFICE OR RETAIL SPACE FOR LEASE



2455 Ridge Road, Suite 125 | Rockwall, TX

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Property Overview

TECH-ENABLED | ACCESSIBLE | FLEXIBLE

M&D CRE is pleased to present 2455 Ridge Rd, Suite 125, an approximately $\pm 1,930$ -square-foot commercial suite available for lease within Ridge Road Towne Center in Rockwall, Texas.

For Info:
Austin Brooks | 972.689.9193

M&D CRE

Property Overview

HIGH-VISIBILITY POSITIONING MEETS BUILT-IN CONNECTIVITY

M&D CRE is pleased to present 2455 Ridge Rd, Suite 125, an approximately ±1,930-square-foot commercial suite available for lease within Ridge Road Towne Center in Rockwall, Texas. The existing configuration combines a large central work area with three additional private rooms/offices, two restrooms, employee support space and a dedicated IT/control room, creating a functional environment for professional, administrative and communications-intensive users.

A key differentiator is the suite's existing technology infrastructure. The dedicated IT/control room services Ethernet/data connections distributed throughout the premises, providing centralized infrastructure for businesses with multiple workstations, communications systems or other hardwired technology requirements. Existing telephone equipment, headsets, monitors, computer equipment and associated wiring may also be available for tenant use, subject to final lease terms and equipment availability. Within Ridge Road Towne Center, the suite occupies a favorable position with a strong line-of-sight toward Ridge Road while benefiting from an established surrounding mix of professional, medical, restaurant, retail and service-oriented businesses.

For more information, please contact **Austin Brooks** at **972.689.9193** or **austin.brooks@mdcregroup.com**.

IDEAL FOR

- Call Center & Customer Support
- Insurance & Financial Services
- Mortgage & Real Estate
- Staffing & Recruiting
- Dispatch & Administrative Operations
- Technology & IT Services

Property Type	Commercial
Available Space	±1,930 SF
Availability	For Lease
Transaction Structure	Sublease
Configuration	Office/Professional/Retail
Availability	Vacant—Available Now



For Info:
Austin Brooks | 972.689.9193



2455 RIDGE ROAD SUITE 125 — ROCKWALL



LARGE OPEN CONCEPT



FIRE SPRINKLER SYSTEM

For Info:
Austin Brooks | 972.689.9193



2455 RIDGE ROAD SUITE 125 — ROCKWALL



For Info:
Austin Brooks | 972.689.9193



907 N GOLIAD AVE — ROCKWALL



For Info:
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Highlights

- ±1,930 SF Commercial Suite Available for Lease
- Ridge Road Towne Center Rockwall, TX Location
- Favorable Line-of-Sight Toward & From Ridge Road
- Established Commercial Environment
- Surrounding Professional & Medical Uses
- Employee Breakroom / Support Area
- Nearby Restaurants & Daily Services
- Two Existing Restrooms
- Large Central Work Area
- Existing Ethernet / Data Infrastructure with Multiple Hardwired Connection Points
- Dedicated IT / Control Room

For Info:
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Location Overview

Located along Ridge Road in Rockwall, Texas, 2455 Ridge Rd, Suite 125 places businesses within a growing and affluent market supported by expanding households, strong incomes and a substantial surrounding employment base.

Listed By:
Austin Brooks | 972.689.9193



Rockwall, Texas: Where Business & Growth Connect

Rockwall, TX Overview

Rockwall's appeal extends beyond residential growth. Approximately 2,648 businesses and 26,970 employees are located within a 10-minute drive, expanding to more than 6,000 businesses and 56,000 employees within 15 minutes. The surrounding business mix includes concentrations of professional services, healthcare, finance, insurance, real estate and retail—industries that complement the suite's professional and technology-ready configuration. The 15-minute trade area also includes an estimated 208,841 residents in 2026, projected to reach 234,300 by 2031, with average household income of approximately \$140,015.

Within this broader Rockwall market, Ridge Road Towne Center provides an established commercial setting surrounded by professional, medical, restaurant, retail and service-oriented uses. Suite 125 further benefits from a strong line-of-sight toward Ridge Road, combining the advantages of an established center location with access to Rockwall's growing residential, workforce and business base.

178,972

2026
Population
15 MIN—ESRI

\$146,979

Average HH
Income
15 MIN—ESRI

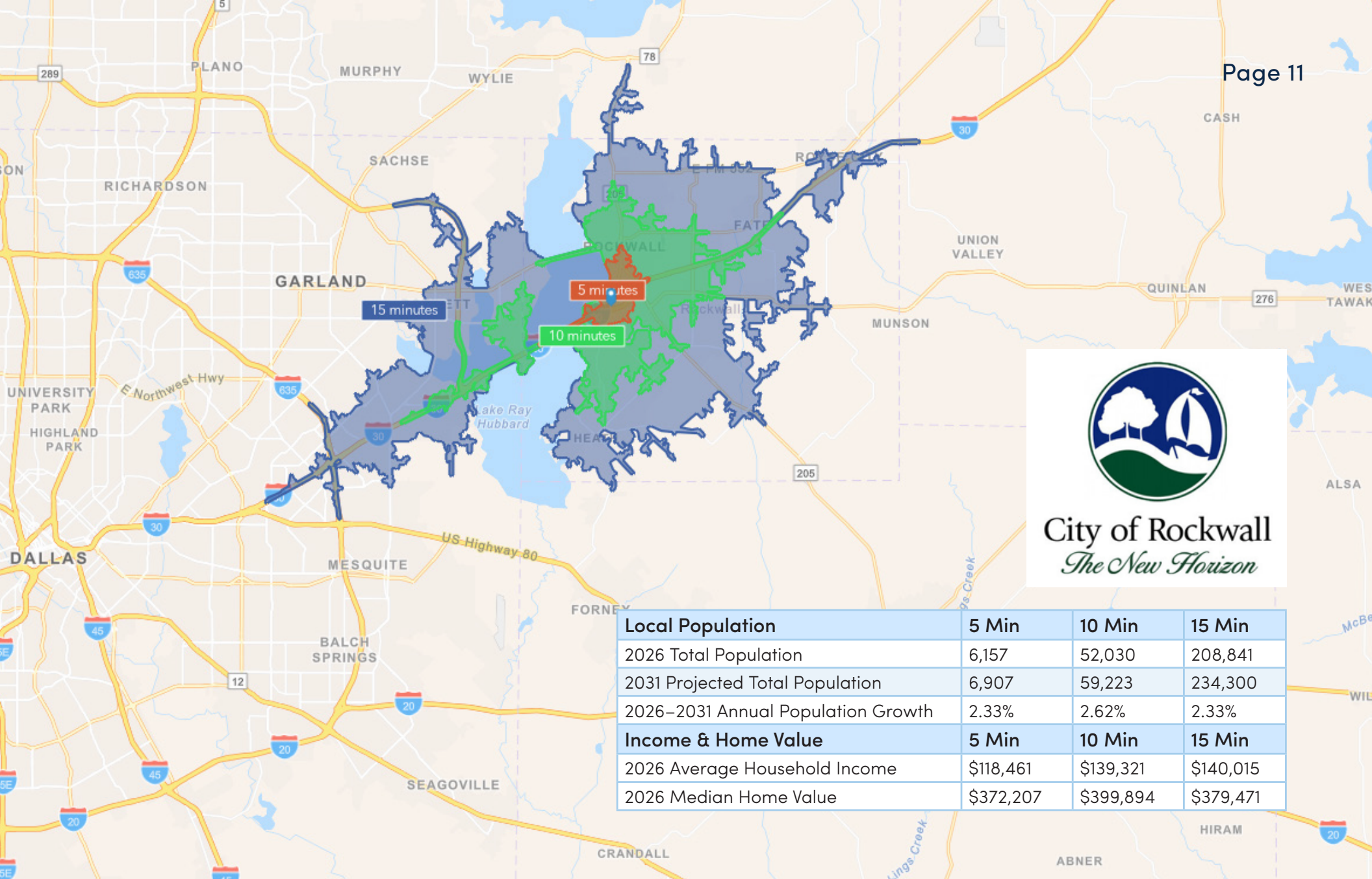
63,915

Total
Households
15 MIN—ESRI

139,097

Owner-Occupied
Housing
15 MIN—ESRI

NCRE



Local Population	5 Min	10 Min	15 Min
2026 Total Population	6,157	52,030	208,841
2031 Projected Total Population	6,907	59,223	234,300
2026–2031 Annual Population Growth	2.33%	2.62%	2.33%
Income & Home Value	5 Min	10 Min	15 Min
2026 Average Household Income	\$118,461	\$139,321	\$140,015
2026 Median Home Value	\$372,207	\$399,894	\$379,471

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