

Horizon Medical Office Park Heath, TX

**7.4 Acres for Sale
(will subdivide)
Zoned PD-LR
Office/Medical/Retail**



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HORIZON MEDICAL OFFICE OFFICE, HEATH, TX

Property Overview

Prime opportunity to develop a medical/office park in this much sought after office area of Heath in Rockwall County. Presbyterian of Rockwall is located 2 miles down the road and many medical providers have built their own offices in this area.



Baylor Scott & White Medical Center - Lake Pointe

Presbyterian of Rockwall

Harry
Myers Park

Baylor Scott & White Emergency C

Buffalo Creek Golf Course

7.4 Acre site for sale

Urban Air Trampoline
and Adventure Park

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Rockwall County

Demographic Overview

Heath, Texas is located in the southwest corner of Rockwall County and is just 34 miles east of Downtown Dallas. Heath has two major airports (DFW International Airport & Dallas Love Field) less than a hour away. Residents have easy access to four area malls, two outlet malls, Uptown Dallas nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lavon Lake and Lake Tawakoni. Heath is just 10 miles from the Rockwall Harbor District. The Harbor District opened in 2005 and provides musical entertainment, festivals and weddings with more than 24 places to dine, shop and have fun. Located on Lake Ray Hubbard, one of the largest lakes in North Texas, visitors come from all over to see the gorgeous sunsets. Over 80,000 visitors come every year to shop, stay in the upscale Hilton Hotel, relax at the spas and dine at some of the finest restaurants in North Texas. Rockwall County is located in the northeastern outlying submarket of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is excellent job growth of 19 percent from 2015 to 2020. Rockwall County was the third fastestgrowing county in the country during the last decade and its population has nearly doubled since 2000. Not far behind was Collin County, which ranked #13, growing more than 60 percent. The county was also ranked the #1 Richest County in Texas and one of the Top Five Best Places to Live in the Nation. Strong population growth coupled with tax incentives for development make Rockwall County an excellent choice for commercial investors.



116,381

2021
POPULATION



\$105,956

2020 AVG HH INCOME



551,630

JUNE '22 AVERAGE
HOME VALUE



37.6

2020 MEDIAN AGE

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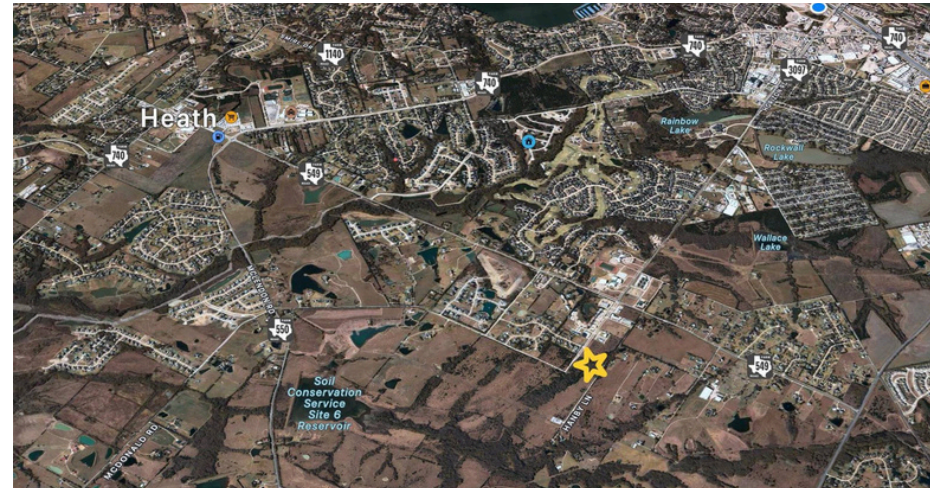
Rockwall, TX

Dallas-FortWorth - TX USA

Rockwall, Texas has experienced significant population growth in recent years. According to the U.S. Census Bureau, the population of Rockwall was estimated to be 43,586 in 2010. By 2020, the population had grown to 47,890, representing a 10% increase over the decade. This growth can be attributed to a number of factors, including the city's proximity to Dallas and its reputation as a safe and family-friendly community. The median age in Rockwall is 34, making it a relatively young city compared to the national average. The age distribution in Rockwall is relatively balanced, with a median age of 35 years. The city has a mix of young families, working professionals, and retirees, creating a diverse community. The median household income in Rockwall is \$93,214, higher than the national average. The city has a relatively affluent population, with many residents working in industries such as healthcare, education, and professional services. The city's diverse economy, strong job market, and low unemployment rate contribute to its financial stability. Rockwall boasts a robust labor force that is well-educated and skilled, making it an attractive destination for businesses seeking qualified employees. The city's employment opportunities span various industries, including healthcare, education, retail, and technology. With its attractive amenities and strong community spirit, Rockwall, Texas, is expected to continue to grow in the coming years. Projections indicate that the population could reach over 50,000 by 2030, solidifying its status as one of the fastest-growing cities in the region.

Property Summary

Location	Heath, TX
County	Rockwall
Zoning	Outside of City Limits
Acres	7.4
Topography	Level
Flood Zone	None
Grading	Raw Land



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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.

2-10-2025



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.

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 or subagent 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov