

HORIZON MEDICAL CENTER

NEW OWNERSHIP 2026



6435 S FM 549, Rockwall, TX 75032



TRANSWESTERN

REAL ESTATE SERVICES

ABOUT THE BUILDING

HORIZON MEDICAL CENTER

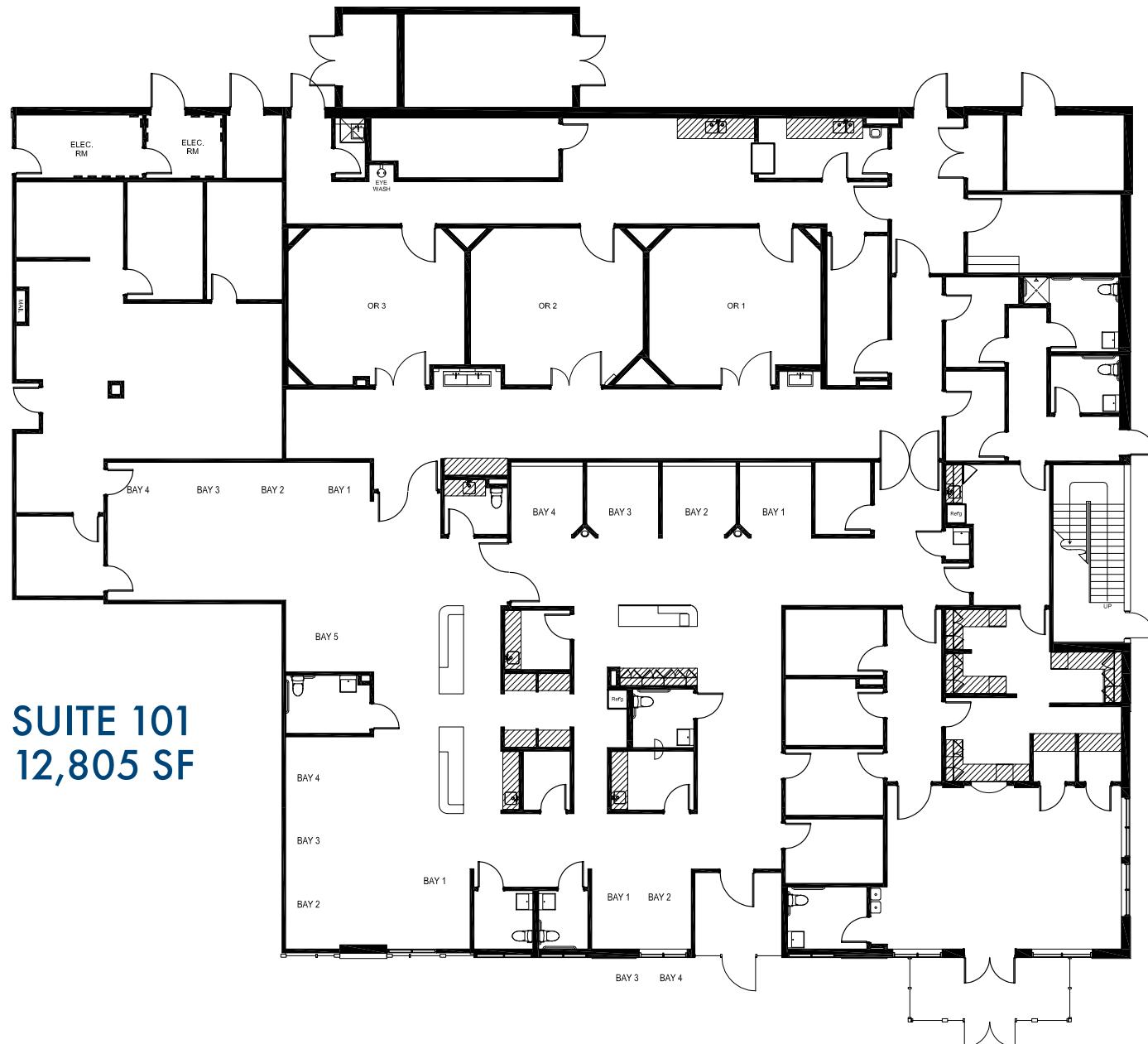
Features

- 握手 New Ownership
- 心跳 Second Generation Ambulatory Surgery Center Available
- 办公室 Customizable Suites
- 旗帜 Monument Signage Available
- 房屋 Aggressive Tenant Improvement Packages
- 巴士 2 Miles From Texas Health Hospital Rockwall
- 停车位 5/1,000 Parking Ratio



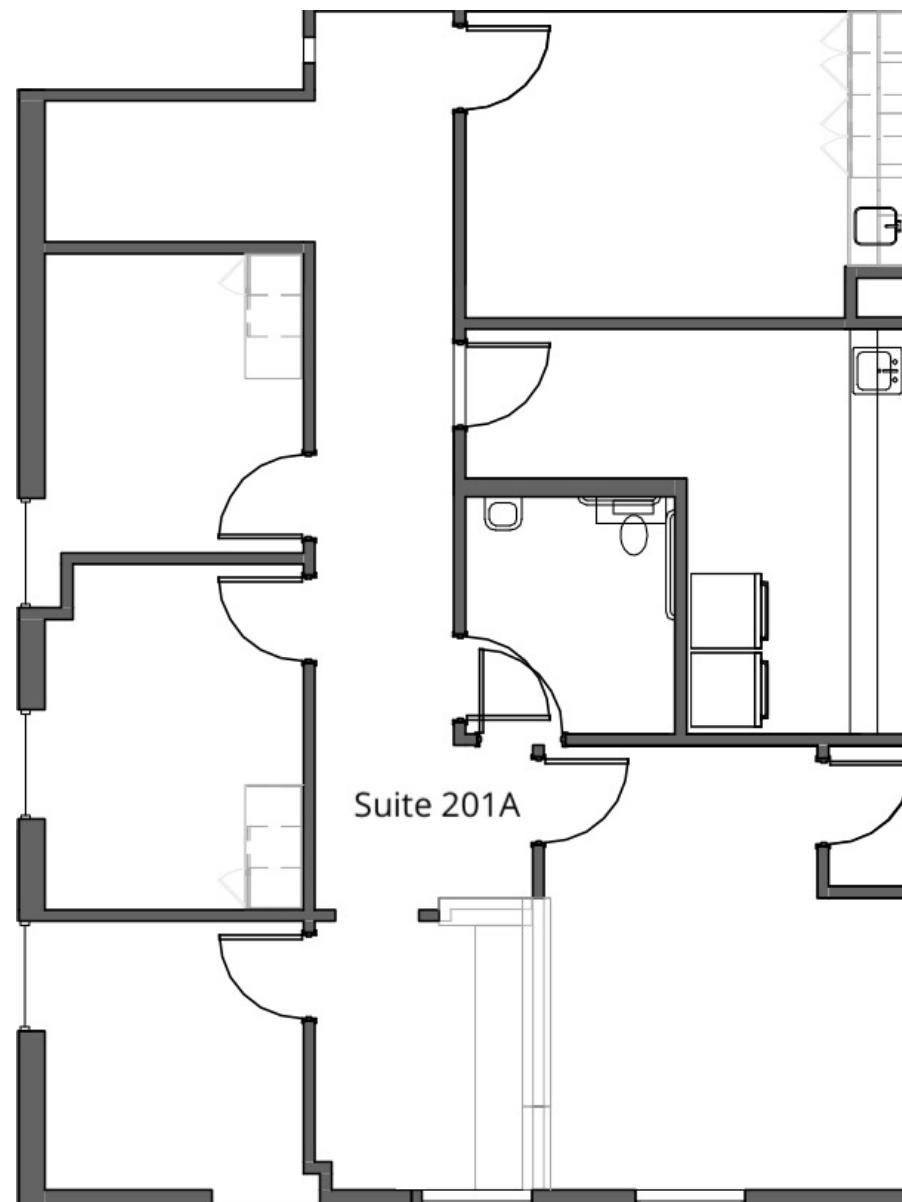
VACANT SURGERY CENTER

AGGRESSIVE TI ALLOWANCE



SUITE 201A

1,458 SF



MEDICAL CENTER AREA

GAP ANALYSIS

Physician Type	FTEs in 5 Mile Drive	Indicated Demand	Gap
Internal Medicine	12	38 26	
Dental	43	67 24	
Emergency Medicine	5	14 9	
Pediatrics	15	23 8	
Radiology	5	13 8	
Anesthesiology	10	18 8	
Psychiatry & Neurology	10	16 6	
Pathology	0	5 5	
Surgery	12	16 4	
Cardiology & Vascular	4	8 4	
Urology	0	3 3	
Renal	0	3 3	
Pulmonary	1	3 2	
Infectious Disease	0	2 2	
Endocrinology & Diabetes	0	2 2	
Hematology	1	3 2	
Critical Care	0	2 2	
Preventive Medicine	0	2 2	
Allergy & Immunology	0	1 1	
Oncology	0	1 1	
Geriatrics	0	1 1	
Hospitalist	2	3 1	
Otolaryngology	2	3 1	
Nuclear Medicine	0	1 1	
Sports Medicine	0	1 1	
Sleep	0	0 0	
Medical Genetics	0	0 0	
Hospice & Palliative	0	0 0	
Rheumatology	2	2 0	
Podiatry	6	5 -1	
Gastroenterology	6	4 -2	
Dermatology	5	3 -2	
Pain Medicine	3	1 -2	
Physical Medicine & Rehab	9	6 -3	
Orthopedics	12	8 -4	
Obstetrics & Gynecology	17	13 -4	
Family Medicine	42	37 -5	
Vision	28	21 -7	

GAP DETECTED

Unmet demand will support new, relocating, and expanding practices.

COMPETITION DETECTED

Providers should optimize location to maximize accessibility & patient experience.

DEMOGRAPHICS



2025 Population

15-min drive	96,636
20-min drive	260,286
DFW Avg	9,057,598



2025 Household

15-min drive	34,350
20-min drive	90,467
DFW Avg	3,350,089



2030 Population Projection

15-min drive	118,084
20-min drive	303,046
DFW Avg	9,689,681



2025 Average Household Income

15-min drive	\$138,567
20-min drive	\$128,461
DFW Avg	\$125,722



LOCATION



HORIZON MEDICAL CENTER



LEASING INFORMATION

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