

Medical / Retail / Office Suites

4206 Dalrock Rd, Rowlett, Texas 75088



LOCATION:

Immediately North of Scrade Rd on the East side of Dalrock Rd

AVAILABLE:

Suite B: 1,700 RSF
Suite C: 1,572 RSF

PRICING:

Contact Broker
NNNs: \$7.50 PSF

TRAFFIC COUNTS:

Dalrock Rd: 25,238 VPD (TXDOT 2023)

PROPERTY INFORMATION:

Join Holy Cross OB/GYN, PathGroup Pathology Services, and Sukoon Med Spa and Wellness
Located 5 minutes from the new Sapphire Bay Mixed-Use Development
Only 10 minutes from Downtown Rockwall or The Harbor at Rockwall
Great location for medical, retail or office use

DEMOGRAPHICS:	1 miles	3 miles	5 miles
2024 Population	10,423	48,396	138,466
2029 Proj. Pop.	11,850	54,081	159,713
Avg. HH Income	\$110,521	\$121,199	\$118,942

For more information, please contact Jonathan Young or Bethany Williams

972-961-8532 (o) • 214-796-8898 (m) • jyoung@ridgepcr.com
972-961-8532 (o) • 469-534-2350 (m) • bwilliams@ridgepcr.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. RPCR

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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:
 - 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.

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.

Ridge Pointe Commercial Real Estate, Ltd. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9002250 License No.	denglish@ridgepcrc.com Email	(972)961-8532 Phone
David English Designated Broker of Firm	370006 License No.	denglish@ridgepcrc.com Email	(214)676-6424 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Young Sales Agent/Associate's Name	763785 License No.	jyoung@ridgepcrc.com Email	(214)796-8898 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501
2245 Keller Way