

TWO TENANT MEDICAL OFFICE BUILDING

Investment Opportunity



Sale Leaseback | New 2025 Construction | 10-Year Leases w/ 3% Annual Rent Increases | Affluent Trade Area



6785 Horizon Road | Heath, Texas

DALLAS-FT. WORTH MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292

PROPERTY PHOTOS



PROPERTY PHOTOS





OFFERING SUMMARY



OFFERING

Price	\$10,733,000
Price Per Square Foot	\$606/SF
Net Operating Income	\$644,000
Cap Rate	6.00%
Blended Cap Rate (Base Term)	6.88%
Guaranty	Corporate
Tenants	Connected Cardiovascular Care Associates Sandknop Health Group
Lease Type	NN
Landlord Responsibilities	Roof & Structure

PROPERTY SPECIFICATIONS

Rentable Area	17,701 SF
Land Area	2.38 Acres
Property Address	6785 Horizon Road Heath, Texas 75032
Year Built	2025
Parcel Number	(APN Requires Confirmation - Site Being Reparceled)
Ownership	Fee Simple (Land & Building Ownership)



Brand New Construction Class A Medical Office

- The property is a newly constructed, Class A medical office building featuring modern fixtures and an efficient, purpose-built layout, offering long-term ownership appeal
- New construction minimizes near-term maintenance costs and avoids the capital-intensive upgrades often required with older assets, delivering operational efficiency and reduced ownership risk

New 10 Year Leases | 3% Annual Increases | Renewal Options

- Both tenants will sign new 10-year NN leases with 3% annual increases at close of escrow
- Leases include four (4) additional 5-year renewal options

NN Lease | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenants are responsible for property taxes and reimburse the landlord for insurance and common area maintenance
- An ideal low-management, passive investment opportunity, particularly attractive to out-of-state investors

Proximity to I-30 (108,000+ VPD) |

Excellent Visibility From Horizon Rd (22,100 VPD)

- The property features excellent visibility and convenient access along Horizon Road, which sees over 22,100 vehicles per day
- Less than a 10 minute drive from I-30, which sees over 108,000 VPD, providing convenient access for commuters traveling to and from the Dallas-Fort Worth MSA

Affluent Demographics | \$199k AHHI in One-Mile Radius

- The surrounding 5-mile trade area is home to over 56,400 residents, with the 1-mile radius boasting an average household income exceeding \$199,000
- The exceptional household income within the 1-mile radius, more than double the national average, supports demand for high-quality healthcare services and enhances the long-term viability of medical tenancy at the site

Dallas-Fort Worth MSA | High-Growth, Healthcare-Focused Market

- The property is located just 25 miles east of Downtown Dallas, benefiting from proximity to a major urban core while serving the growing suburban patient base
- DFW is the fourth-largest metro in the U.S., adding over 150,000 residents between July 2022 and July 2023, leading the nation in numeric population growth and driving sustained demand for essential services
- The region's pro-business environment and diverse economy, anchored by healthcare, tech, logistics, and finance, continues to attract corporate relocations and steady in-migration
- Rapid growth and aging demographics have made DFW a leading market for healthcare system expansion and physician tenancy, supporting long-term demand for medical office investments
- Located in a growing medical corridor alongside complementary healthcare providers, including Heath Pediatric Dentistry, Smile Ranch Dentistry, and Total Health & Wellness
- This clustering of providers promotes strong referral potential and sustained patient traffic to the area



Established Multi-Provider Practice with Deep Roots in the Community

- Sandknop Health Group is a well-established, multi-provider medical practice with deep roots in the Rockwall/Heath community. The group is known for its high patient volume and long-standing reputation
- Dr. Les Sandknop, the founder, has practiced family medicine in the community since 1978
- The practice is currently operating less than 3 miles away near the hospital in Rockwall and relocating to this brand-new, custom-built medical office to accommodate continued growth. This move reflects their confidence in long-term operational success and commitment to serving the rapidly growing Heath/Rockwall area

Premium Insurance Network Affiliation - Southwestern Health Resources

- Unlike smaller independent practices that rely on ACO affiliations or limited networks with lower insurance reimbursements, Sandknop Health is part of Southwestern Health Resources – one of the most robust and well-regarded healthcare networks in Texas
- This affiliation gives the practice access to higher reimbursement rates, a larger pool of insured patients, and stronger long-term financial viability

Resilient Healthcare Tenant in a High-Growth Market | Strong Financial Performance & Patient Demand

- Medical office tenants with premium network access and diversified patient intake are highly sought-after for their stability and resistance to economic downturns. Sandknop's participation in a top-tier network like Southwestern gives it a competitive edge over local peers
- With multiple providers and specialties under one roof, Sandknop generates significant annual revenue and patient throughput. Their strong payer mix, including commercial insurance, Medicare, and private-pay patients, contributes to consistent profitability and operational strength
- Their presence in a fast-growing, affluent suburb like Rockwall enhances the stability and upside of the investment

CONNECTED CARDIOLOGY CARE (C3)



Specialized Cardiology Practice with Advanced Capabilities

- C3 is a top-rated cardiovascular health practice in Dallas and Rockwall, Texas, led by world-renowned Interventional and Vascular Cardiologist Dr. Tony S. Das. The practice offers comprehensive care for complex cardiac and vascular conditions, including coronary artery disease, arrhythmias, heart failure, and valvular heart disease. They utilize advanced treatments such as transcatheter aortic valve replacement (TAVR), MitraClip therapy, and complex percutaneous coronary interventions
- Dr. Das is a nationally recognized board-certified interventional cardiology specialist that has been practicing in Dallas since 1996

Expansion into New, State-of-the-Art Facility

- The group's expansion into the new Rockwall/Heath facility signifies growth and commitment to serving the expanding community. The facility will add to their current office in Dallas and support their advanced diagnostic and treatment services, meeting the increasing demand for specialized cardiovascular care

Affiliation with Southwestern Health Resources Network

- Like Sandknop Health, C3 is affiliated with Southwestern Health Resources, a leading healthcare network in Texas. This affiliation provides access to a broad patient base and favorable reimbursement structures, enhancing the practice's financial stability

Innovative Remote Monitoring Programs

- C3 is at the forefront of digital health, offering remote monitoring programs for conditions like atrial fibrillation, stroke risk, coronary artery disease, and heart failure. Utilizing wearable sensor technology, they provide continuous patient monitoring, improving outcomes and reducing hospitalizations



PROPERTY OVERVIEW



LOCATION



Rockwall, Texas
Rockwall & Kaufman County
Dallas MSA

ACCESS



Horizon Rd: 1 Access Point

TRAFFIC COUNTS



Horizon Road: 22,100 VPD
S. Farm To Market Road 549: 10,600 VPD

IMPROVEMENTS



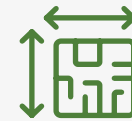
There is approximately 17,701 SF of existing building area

PARKING



There are approximately 130 parking spaces on the owned parcel.
The parking ratio is approximately 7.34 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: (APN Requires Confirmation - Site Being Reparceled)
Acres: 2.38
Square Feet: 103,673

CONSTRUCTION

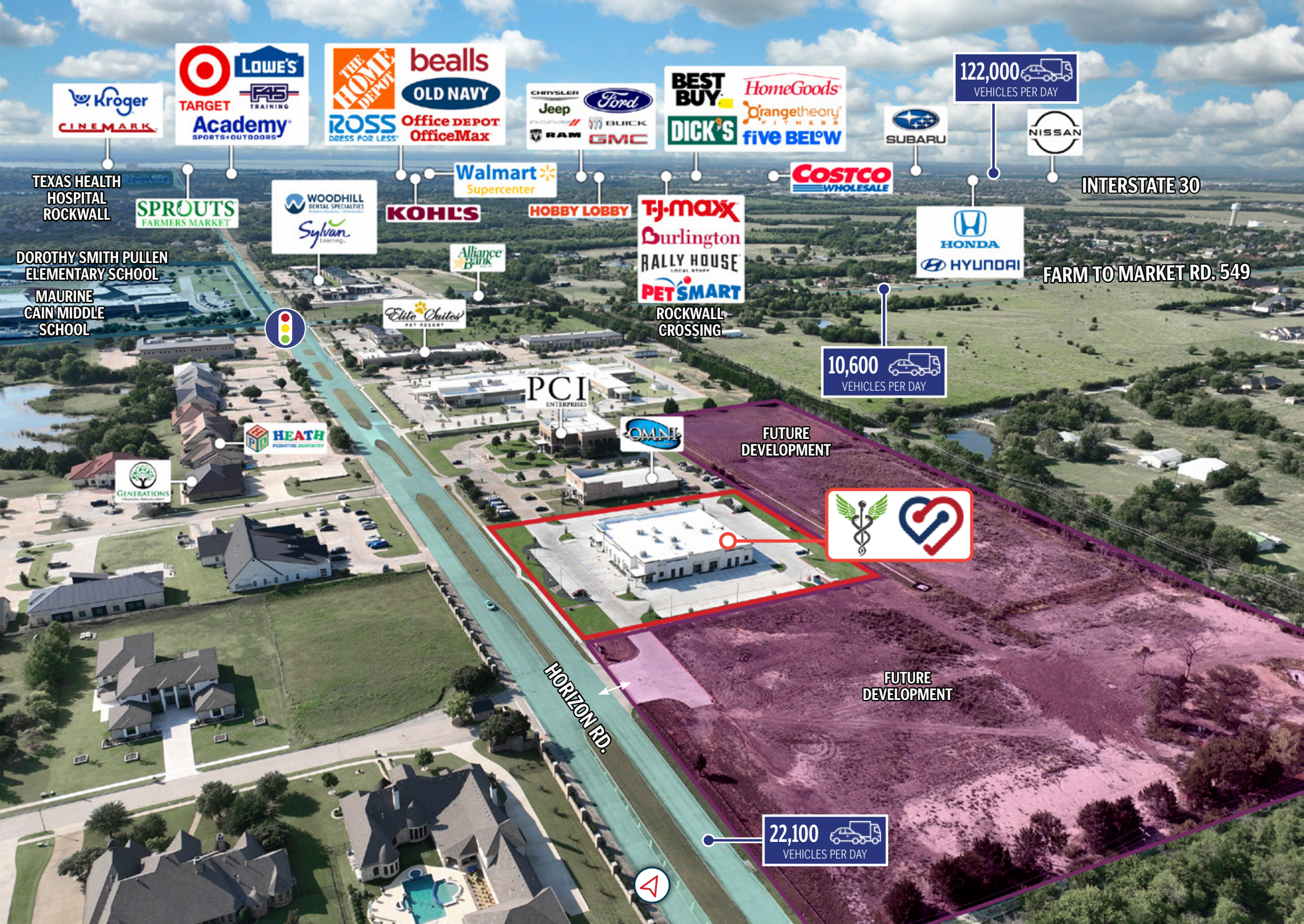


Year Built: 2025

ZONING



LR: Local Retail





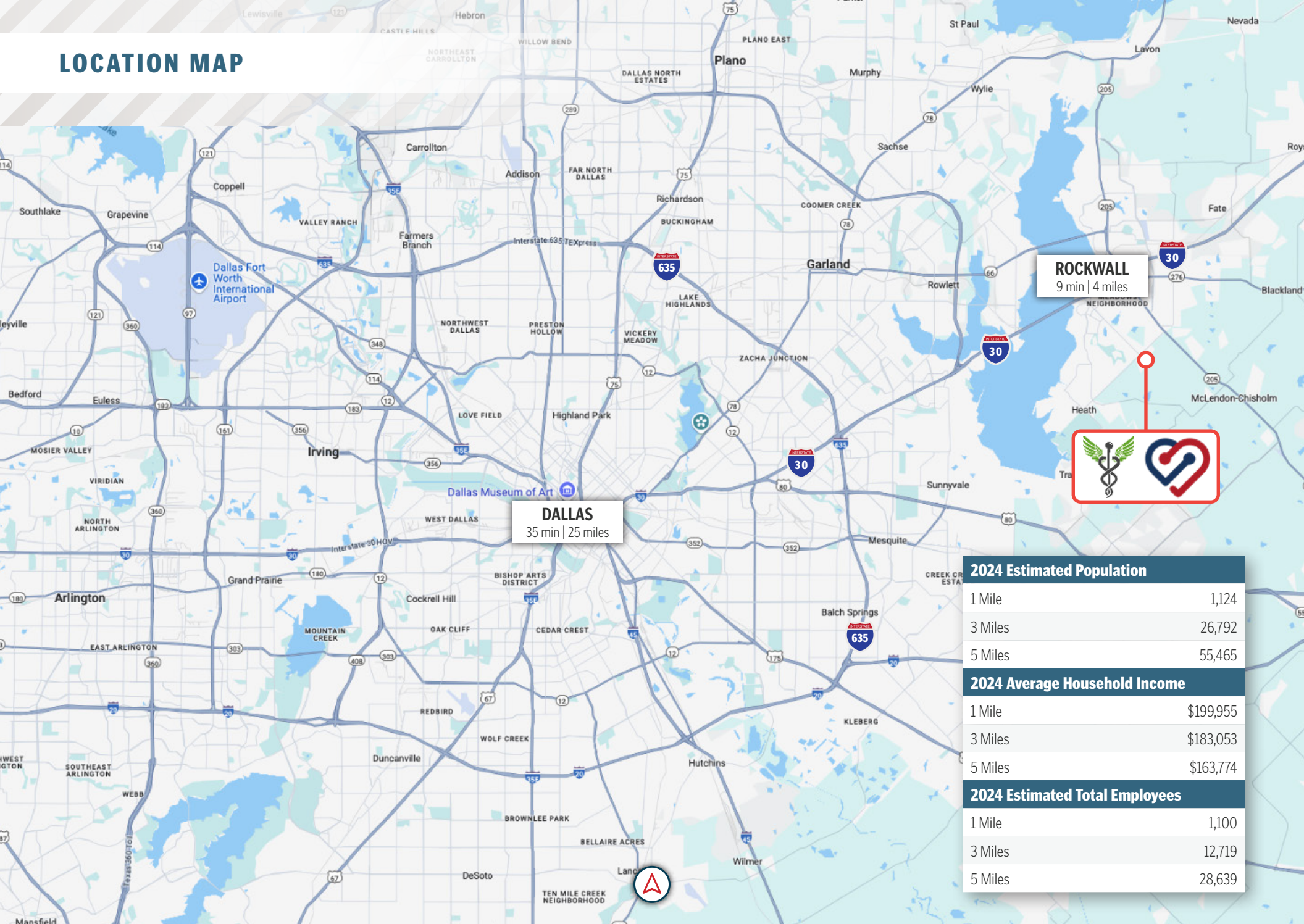


RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases						Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr					
01	Connected Cardiovascular Care Associates PLLC	6,924	39%	\$21,061	\$3.04	\$252,726	\$36.50	39%	Year 2	3.0%	\$21,692	\$3.13	\$260,308	\$37.60	COE	10 Years	4 (5-Year)		
									Year 3	3.0%	\$22,343	\$3.23	\$268,117	\$38.72			Opt 1: 3% Increase Every Year Of Option		
									Year 4	3.0%	\$23,013	\$3.32	\$276,161	\$39.88			Opt 2: 3% Increase Every Year Of Option		
									Year 5	3.0%	\$23,704	\$3.42	\$284,445	\$41.08			Opt 3: 3% Increase Every Year Of Option		
									Year 6	3.0%	\$24,415	\$3.53	\$292,979	\$42.31			Opt 4: 3% Increase Every Year Of Option		
									Year 7	3.0%	\$25,147	\$3.63	\$301,768	\$43.58					
									Year 8	3.0%	\$25,902	\$3.74	\$310,821	\$44.89					
									Year 9	3.0%	\$26,679	\$3.85	\$320,146	\$46.24					
									Year 10	3.0%	\$27,479	\$3.97	\$329,750	\$47.62					
02	RPP Management, LLC	10,777	61%	\$32,606	\$3.03	\$391,274	\$36.31	61%	Year 2	3.0%	\$33,584	\$3.12	\$403,012	\$37.40	COE	10 Years	4 (5-Year)		
									Year 3	3.0%	\$34,592	\$3.21	\$415,103	\$38.52			Opt 1: 3% Increase Every Year Of Option		
									Year 4	3.0%	\$35,630	\$3.31	\$427,556	\$39.67			Opt 2: 3% Increase Every Year Of Option		
									Year 5	3.0%	\$36,699	\$3.41	\$440,382	\$40.86			Opt 3: 3% Increase Every Year Of Option		
									Year 6	3.0%	\$37,799	\$3.51	\$453,594	\$42.09			Opt 4: 3% Increase Every Year Of Option		
									Year 7	3.0%	\$38,933	\$3.61	\$467,202	\$43.35					
									Year 8	3.0%	\$40,101	\$3.72	\$481,218	\$44.65					
									Year 9	3.0%	\$41,305	\$3.83	\$495,654	\$45.99					
									Year 10	3.0%	\$42,544	\$3.95	\$510,524	\$47.37					
	Total Occupied	17,701	100%	\$53,667	\$3.03	\$644,000	\$36.38	100%											
	Total Vacant	0	0%	\$0		\$0		0%											
	Total / Wtd. Avg:	17,701	100%	\$53,667	\$3.03	\$644,000	\$36.38	100%						Weighted Term Remaining (Years)		10.0			

LOCATION MAP



2024 Estimated Population	
1 Mile	1,124
3 Miles	26,792
5 Miles	55,465
2024 Average Household Income	
1 Mile	\$199,955
3 Miles	\$183,053
5 Miles	\$163,774
2024 Estimated Total Employees	
1 Mile	1,100
3 Miles	12,719
5 Miles	28,639



ROCKWALL, TEXAS

Rockwall, Texas, is a vibrant and rapidly growing city located approximately 25 miles east of downtown Dallas, along the eastern shore of Lake Ray Hubbard. As of July 2023, Rockwall's population was estimated at 52,918, reflecting an 11.8% increase since 2020.

Rockwall boasts a robust local economy with a median household income of \$114,799, significantly higher than the national average. The city has experienced substantial job growth, with a 19% increase over five years and a projected additional 17% in the following five years. Key industries include advanced manufacturing, aerospace and defense, food processing, and packaging. Notably, Ballard Power Systems plans to invest approximately \$110 million through 2027 to build a new fuel cell factory in Rockwall, supported by \$94 million in U.S. federal funding.

Rockwall offers a variety of attractions that cater to residents and visitors alike. The city is known as the “Live Music Capital of North Texas,” hosting multiple concerts from May through September, including the Concert by the Lake series and the San Jacinto Plaza Music Series. Downtown Rockwall features upscale boutique shops, award-winning restaurants, and historic architecture. The Harbor Rockwall, located on Lake Ray Hubbard, provides scenic lake views, dining, shopping, and entertainment options. Outdoor enthusiasts can enjoy activities like fishing, kayaking, and boating on Lake Ray Hubbard, as well as parks such as Harry Myers Park, which offers playgrounds, a splash pad, and picnic areas.

Rockwall is conveniently located within an hour's drive of six municipal and international airports, providing residents with easy access to air travel. The city's proximity to major highways and the Dallas metropolitan area enhances its connectivity and appeal for both businesses and commuters.

Overall, Rockwall, Texas, combines economic vitality, cultural attractions, educational excellence, and strategic location, making it an attractive place to live, work, and visit.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	1,124	26,792	55,465
2029 Projected Population	1,212	31,232	65,292
2010 Census Population	943	22,584	37,077
Projected Annual Growth 2024 to 2029	1.52%	3.11%	3.32%
Historical Annual Growth 2010 to 2020	1.65%	1.24%	2.65%
Households & Growth			
2024 Estimated Households	391	9,268	19,881
2029 Projected Households	426	11,126	23,702
2010 Census Households	314	7,485	12,983
Projected Annual Growth 2024 to 2029	1.73%	3.72%	3.58%
Historical Annual Growth 2010 to 2020	1.85%	1.42%	2.75%
Race & Ethnicity			
2024 Estimated White	85.91%	76.29%	73.67%
2024 Estimated Black or African American	3.74%	9.64%	12.07%
2024 Estimated Asian or Pacific Islander	2.76%	3.87%	3.87%
2024 Estimated American Indian or Native Alaskan	0.71%	0.83%	0.86%
2024 Estimated Other Races	10.85%	8.77%	7.36%
2024 Estimated Hispanic	26.78%	24.09%	21.38%
Income			
2024 Estimated Average Household Income	\$199,955	\$183,053	\$163,774
2024 Estimated Median Household Income	\$172,183	\$150,385	\$128,685
2024 Estimated Per Capita Income	\$67,956	\$63,084	\$58,921
Businesses & Employees			
2024 Estimated Total Businesses	125	1,130	2,769
2024 Estimated Total Employees	1,100	12,719	28,639





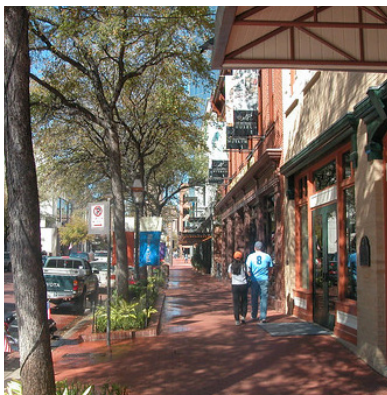
DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,304,238 as of July 1, 2024.

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. .

Dallas is a center of education for much of the south central United States. In addition to those located in the city, the surrounding area also contains a number of universities, colleges, trade schools, and other educational institutions.

Dallas is served by two commercial airports: Dallas/Fort Worth International Airport and Dallas Love Field. In addition, Dallas Executive Airport (formerly Redbird Airport), serves as a general aviation airport for the city, and Addison Airport functions similarly just outside the city limits in the suburb of Addison.



FORT WORTH, TEXAS

Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The City of Fort Worth is the 5th largest city in Texas with a population of 989,878 as of July 1, 2024.

Fort Worth is located in North Texas, and has a generally humid subtropical climate. It is part of the Cross Timbers region; this region is a boundary between the more heavily forested eastern parts and the rolling hills and prairies of the central part. Specifically, the city is part of the Grand Prairie ecoregion within the Cross Timbers.

Fort Worth is a Sunbelt city marked by its steady growth and diverse economy. Relocation of major firms to the greater Fort Worth area, renovation of many historical landmarks, shopping areas, and a host of public-private cooperative development ventures comprise Fort Worth's economic past.

Major companies based in Fort Worth include American Airlines Group (and subsidiaries American Airlines and Envoy Air), D. R. Horton, the John Peter Smith Hospital, Pier 1 Imports, RadioShack, and the BNSF Railway.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. The city's industries range from clothing and food products to jet fighters, helicopters, computers, pharmaceuticals, and plastics. Fort Worth is a national leader in aviation products, electronic equipment, and refrigeration equipment. It is home to a multitude of major corporate headquarters, offices, and distribution centers.



THE ECONOMY OF DALLAS-FORT WORTH MSA EMPLOYS 3.86M PEOPLE

Company	Employees
Wal-Mart Stores, Inc.	34,698
American Airline	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
Lockheed Martin	14,126
JPMorgan Chase	13,500
City of Dallas	12,836
Texas Instruments	9,100



LARGEST CONCENTRATION
OF **CORPORATE HQS** IN THE US

THE DFW MSA REGION ADDS **328 NEW RESIDENTS** EACH DAY
38% NATURAL INCREASE - 62% NET-MIGRATION
2019-2020 CENSUS

2019 MEDIAN
HOUSEHOLD
INCOME
\$72,265



2019 MEDIAN
DFW MSA
AGE
35.2



2019 MEDIAN
HOME
VALUE
\$253,900



MEAN TRAVEL
TIME TO
WORK
28.4 minutes



Three **Research 1** Universities



Carnegie Classification of Institutes of Higher Education R-1: Doctoral Universities

4TH

**BUSIEST AIRPORT
IN THE WORLD**
DFW INT'L

1ST

**LARGEST
METRO**
IN THE U.S.

4TH

**BUSIEST AIRPORT
IN THE WORLD**
DFW INT'L

3RD

**METRO-TO-METRO
MIGRATION**
IN THE U.S.



GDP
\$512.5 B

(Up 6% YOY): 2018

INDUSTRIAL MARKET
INVENTORY

972M SF

INDUSTRIAL MARKET
VACANCY RATE:

6.8%

188.1

SAN FRANCISCO

153.4

NEW YORK

100.0

US AVG

100.0

DALLAS

THE COST OF DOING BUSINESS

EQUAL TO THE
NATIONAL AVERAGE

Moody's



MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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