

# ROCKWALL II MOB

3144 Horizon Road  
Rockwall, TX 75032

## Medical For Lease



Leasing Information:  
214.461.2371

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# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)

# ROCKWALL II MOB

Medical For Lease

3144 Horizon Road | Rockwall, TX 75032



## Property Overview

The Rockwall MOB II is a class A two-story institutionally owned medical office building, consisting of 55,012 square feet in Rockwall, TX. Located on the campus of the Texas Health Presbyterian Hospital Rockwall, with easy access to Horizon Road (19,500 VPD), Ridge Road (26,403), and Interstate 30, the building provides great ingress/egress for patients and physicians

## Property Highlights

- Medical Office Building on the THR Rockwall campus
- Convenient Drop off/Pick up location
- Contemporary lobby

## Availabilities

240

## SF

2,609 SF

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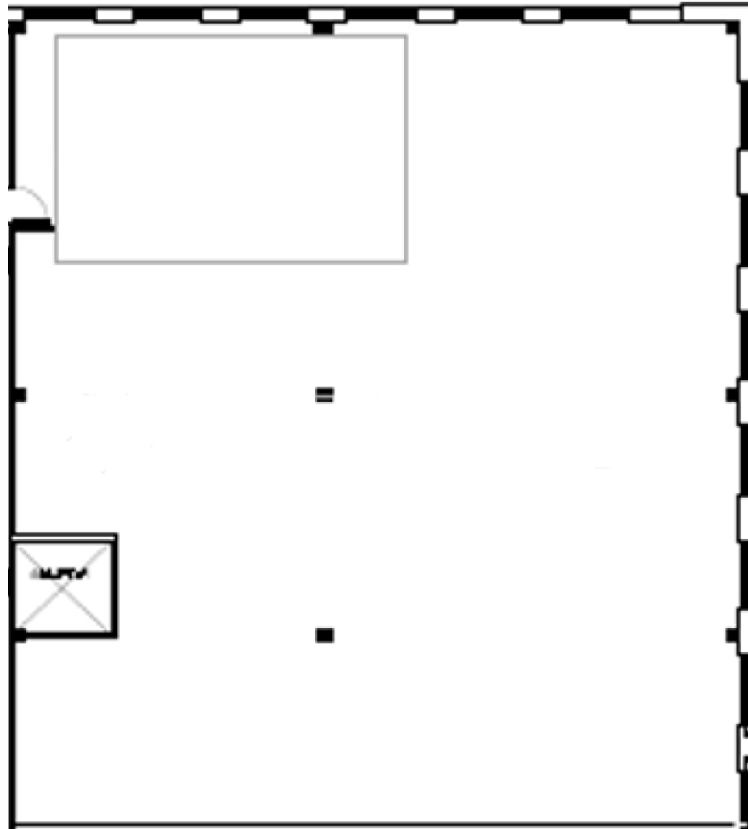
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# ROCKWALL II MOB

Suite 240

3144 Horizon Road | Rockwall, TX 75032



Suite	Size
240	2,609 SF

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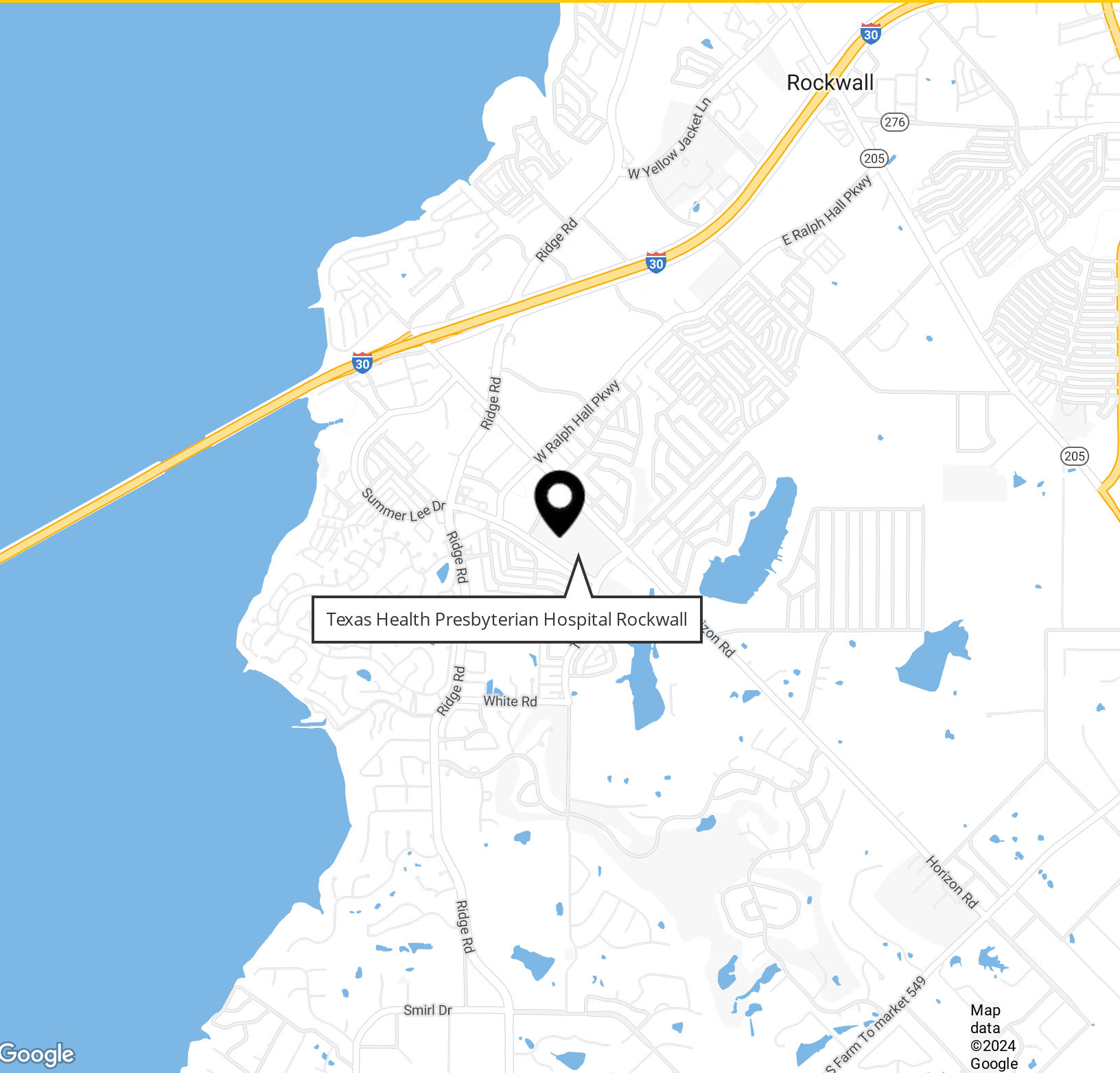
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# ROCKWALL II MOB

## Location Map

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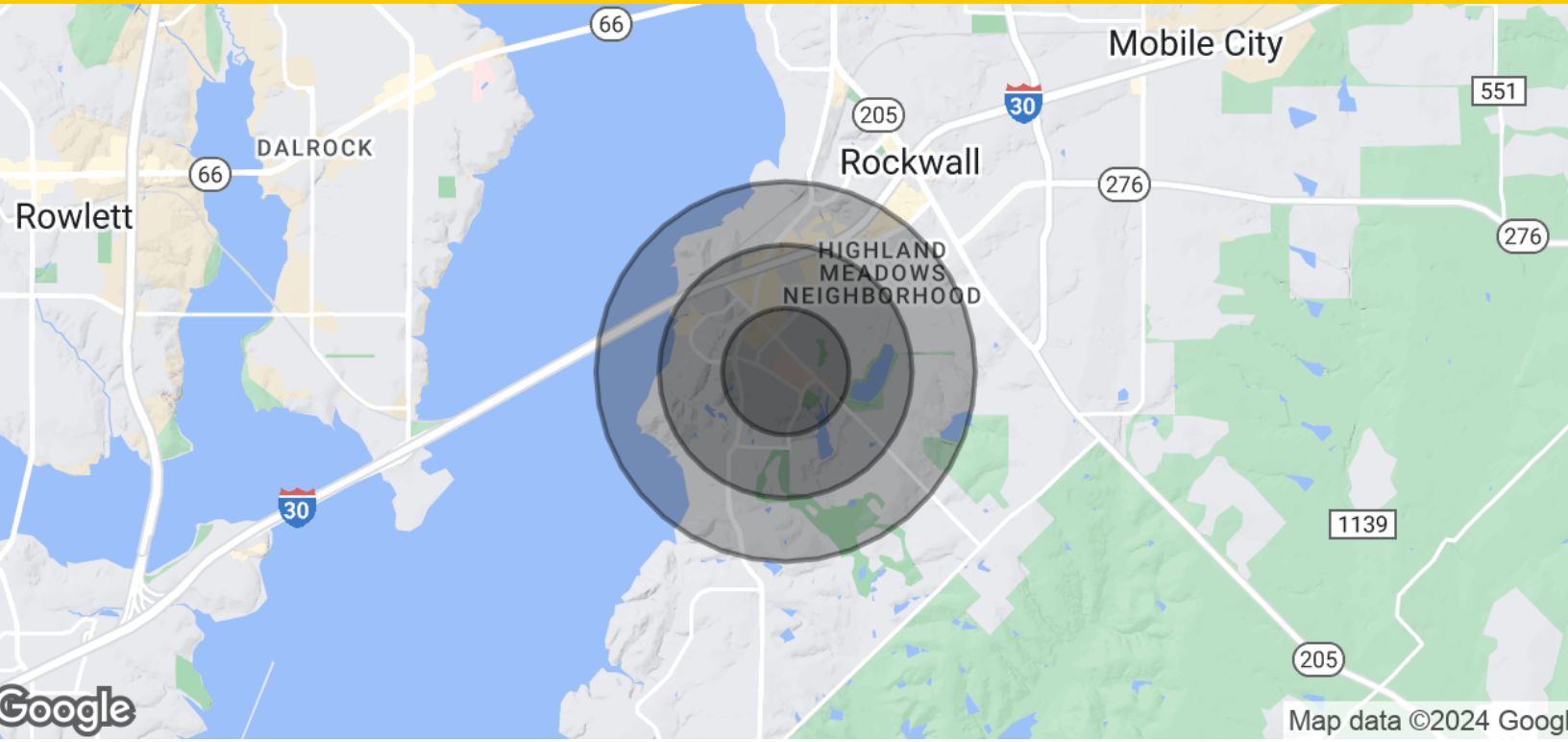
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# ROCKWALL II MOB

## Demographics Map & Report

3144 Horizon Road | Rockwall, TX 75032



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,675	7,204	12,006
Average Age	45.9	43.9	42.4
Average Age (Male)	43.7	43.3	42.2
Average Age (Female)	48.8	45.8	44.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	626	2,838	4,685
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$131,923	\$119,072	\$119,867
Average House Value	\$341,187	\$316,496	\$322,530

\* Demographic data derived from 2020 ACS - US Census

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