

FOR SALE

Owner-User Medical Office

2306 Ridge Road, Rockwall, TX 75087

partners




partners


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT




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PROPERTY AT A GLANCE

ADDRESS	2306 RIDGE ROAD
CITY, STATE, ZIPCODE	ROCKWALL, TX 75087
LAND ACRES	0.52
BUILDING SIZE	5379
YEAR BUILT	1987
PARCEL NUMBER	0064-0000-0014-00-0R
ZONING, COUNTY	ROCKWALL

EXECUTIVE SUMMARY

Partners Medical Investment Group is pleased to announce for sale a turn key medical office, ideal for a variety of users. The office features a perfect floorplan, including plumbed exam rooms, waiting area, and parking. It boasts excellent frontage and visibility along Ridge Road, which experiences traffic of over 27,000 vehicles daily. This prime location is situated within the Dallas-Fort Worth metropolitan statistical area (MSA), enhancing its accessibility and potential client base. Overall, the property presents a compelling investment opportunity for medical professionals seeking a turnkey facility in a high-traffic area.

Please contact Ryan McCullough with inquiries (512) 580-6224





OFFERING DETAILS



SALE PRICE
\$1,400,000



PRICE PER SQUARE FOOT
\$260.00



LOT SIZE
0.52 AC



BUILDING SIZE
5,379 SF



YEAR BUILT
1987



PARKING RATIO
3.72:1000 SF

PARCEL



Ridge Rd | 26,113 VPD

PROPERTY HIGHLIGHTS

IDEAL FLOORPLAN

The office features an ideal floorplan with plumbed exam rooms, ensuring functionality and convenience for medical practices.

EXCELLENT FRONTAGE AND VISIBILITY

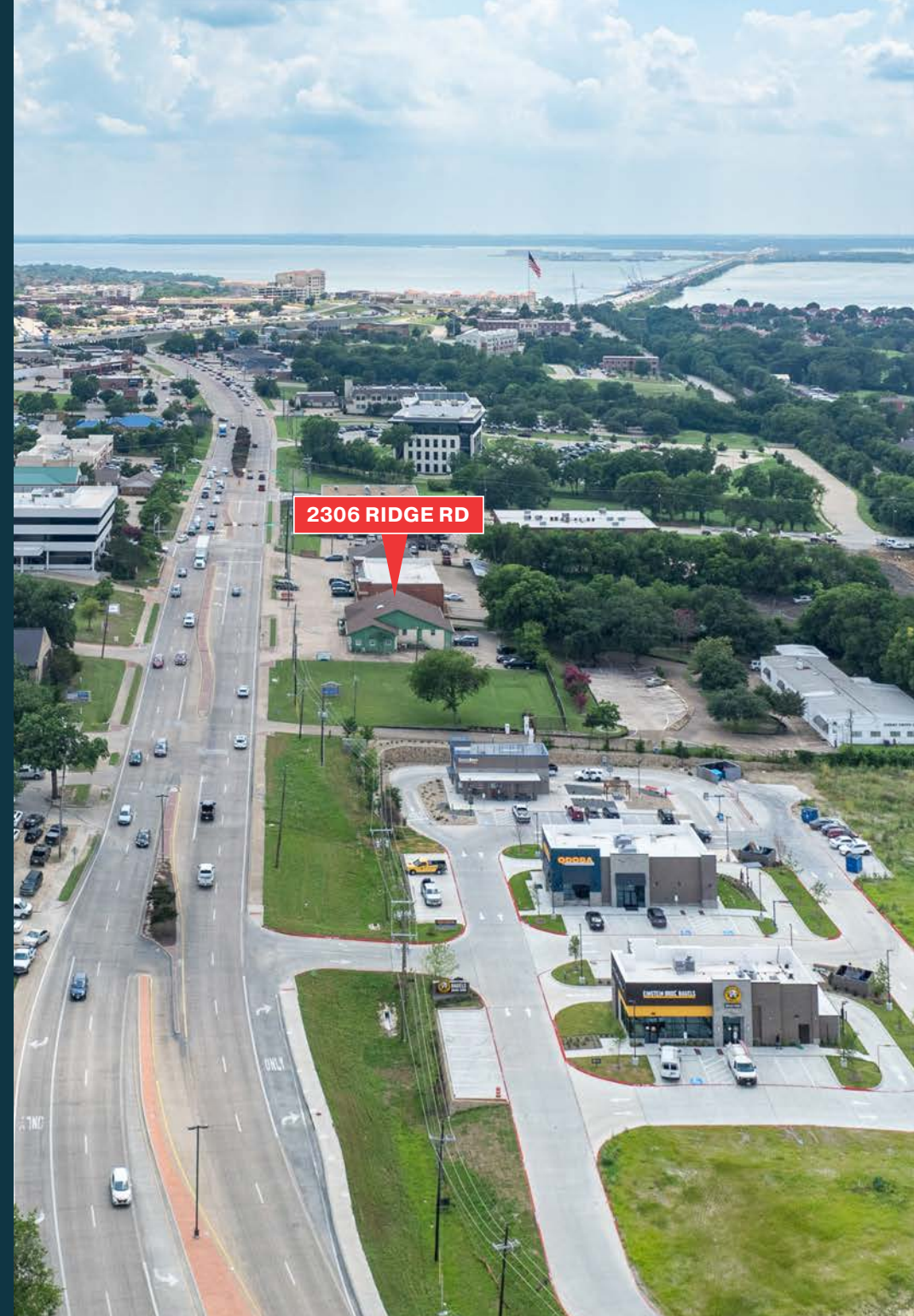
Located along Ridge Road, the property benefits from excellent frontage and visibility, with over 27,000 vehicles passing by daily, enhancing its accessibility and exposure.

UNPARALLELED MARKET GROWTH

In the Dallas-Fort Worth MSA, the medical office and ambulatory surgery market is bolstered by advanced facilities like Methodist Midlothian Medical Center and Baylor Scott & White Emergency Hospital. These centers exemplify the shift towards cost-effective, patient-centered outpatient care. Methodist Midlothian offers comprehensive surgical services with cutting-edge technology, while Baylor Scott & White focuses on state-of-the-art emergency and surgical facilities aimed at swift patient recovery. This growth in Midlothian's healthcare real estate market highlights the region's commitment to high-quality, accessible healthcare and its ability to meet increasing demand efficiently.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



INTERIOR PHOTOS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	7,155	44,706	103,218
2028 Population Projection	8,032	50,108	112,999
Median Age	39.1	39.6	38.3



HOUSEHOLD

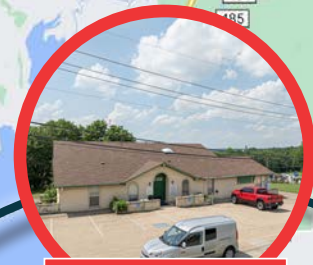
2023 Households	2,934	15,887	35,498
2028 Household Projection	3,293	17,830	38,946
Avg Household Income	\$99,174	\$131,045	\$135,872
Median Household Income	\$79,409	\$102,508	\$109,681



DAYTIME EMPLOYMENT

Employee	9,147	25,929	34,732
Business	961	2,992	4,419
Service-Producing Businesses	913	2,759	3,985
Goods-Producing Businesses	48	233	434

Source: Costar



2306 RIDGE RD

1 MILE

3 MILE

5 MILE

AERIAL OVERVIEW



NEARBY RETAIL



Rockwall High School

DICK'S SPORTING GOODS
TJ-MAXX
ULTA BEAUTY
PET SMART
JCPenney

Walmart

KOHL'S

THE HOME DEPOT

ROSS DRESS FOR LESS
petco
Michael's
Office DEPOT

Dutch Bros

2306 RIDGE RD

HUDSPETH ADDITION

SLIDE B, PAGE 6

CENTERS FOR PEACE AND MERCY, INC.

INST. 2018000012560

N 44°11'00" E 125.00'

8" CHAIN LINK FENCE
N 44°11'00" E 130.00'

N 45°54'26" W 175.00'

S 45°54'26" E 176.06'

LOT 1

1 & 2 STORY
BRICK & WOOD BLDG.

HUDSPETH ADDITION

SLIDE B, PAGE 6

LOT 1

SLIDE B, PAGE 5

RIDGE ROAD OFFICE PARK

S 44°39'00" W 130.01'

(VARIABLE WIDTH R/W)

RIDGE ROAD

F. M. ROAD 740



DISCLAIMER

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