

3012 Ridge Rd #101, Rockwall, TX



2,500 SF Ground-Level Office
Six Private Offices + Two Open
On Ridge Road Near Horizon Rd
Just off Ridge Road —27,038 VPD
Less Than Five Minutes from I30

Main Contacts

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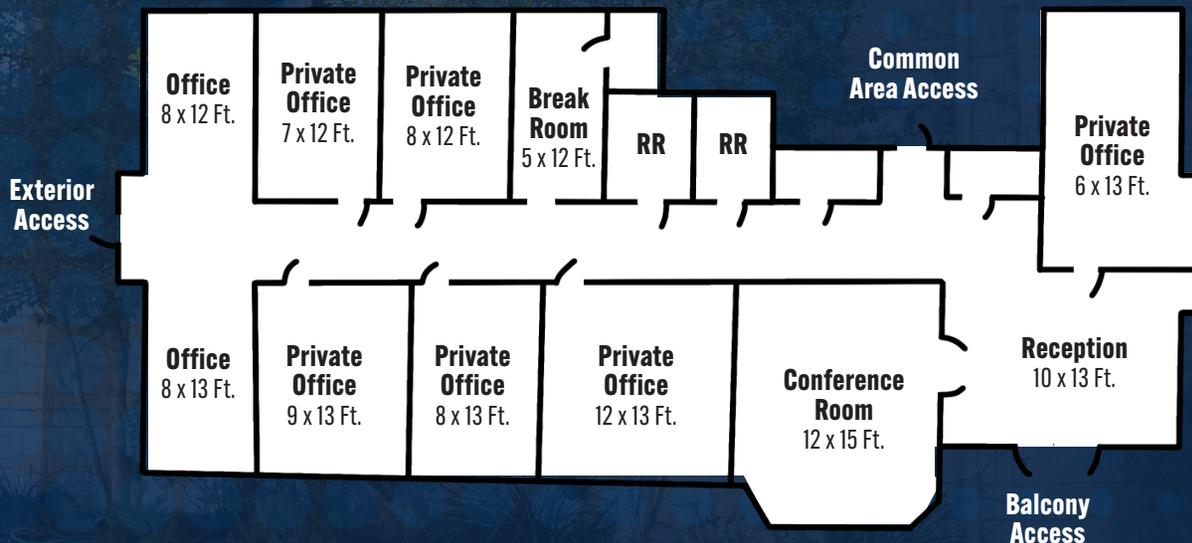
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Property Overview

M&D CRE is pleased to present the opportunity to lease a ground-floor level 2,500-SF professional office in Rockwall, Texas.

SUITE 101 FLOOR PLAN



Contact
972.322.3388 | 972.765.2432



Property Overview

M&D CRE is pleased to present the opportunity to lease a well-appointed, ground-level professional office suite in the heart of Rockwall, Texas. Suite 101 offers approximately 2,500 square feet of thoughtfully designed office space suitable for a wide range of professional and service-oriented users. The suite features six private offices, two smaller open offices, a dedicated reception area, conference room, break room, and two private restrooms, creating a highly functional and efficient layout.

Additional highlights include handicap accessibility with access ramps, convenient ground-floor entry, and direct access to a private balcony, providing a rare outdoor amenity for an office environment. The property benefits from strong visibility along Ridge Road and quick access to I-30, as well as close proximity to surrounding retail, dining, medical, and service amenities—offering convenience for both employees and clients. Suite 101 presents an excellent opportunity for tenants seeking a professional setting within a well-established Rockwall submarket with excellent accessibility and surrounding amenities.

For additional information, please contact **Cody Rollins** at **972.322.3388** or **Chris Hargrave** at **972.765.2432**.

Suite Size	2,500 SF
Private Offices	Six
Open Office Areas	Two
Private Restrooms	Two
Meeting Space	Conference Room
Extras	Break Room & Balcony
Handicap Accessible	Yes
Parking	On-Site





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Property Highlights

2,500-SF Ground-Floor Suite

Six Private Offices & Two Open

Reception & Break Room

Two Private Restrooms

Located < One Mile From I30

27,038 VPD Just Off Ridge Road

Receives 100K VPD in the
Surrounding Area

High Traffic Area



Location Overview

A growing Rockwall location offering convenient access, a built-in workforce, and strong surrounding demand—ideal for professional, medical, and service-oriented businesses. The location supports daily business needs while positioning tenants in a market designed for long-term growth.

Contact
972.322.3388 | 972.765.2432



Rockwall, TX: Built for Business. Positioned for Growth.

Rockwall, TX Overview

Rockwall offers a compelling opportunity for commercial real estate investors seeking growth, stability, and long-term value. Located just 23 miles east of downtown Dallas, the city combines strategic access to the DFW metroplex with an exceptional quality of life actively supported by the Rockwall Economic Development Corporation. Rockwall features a violent crime rate approximately 70% lower than state and national averages, was ranked a top Texas county for purchasing power in 2024, and earned recognition as the Best Small City in Texas the same year. Additionally, it ranks among the fastest-growing counties in the nation, underscoring strong demand drivers for office, industrial, and mixed-use investment. For investors, Rockwall presents a rare blend of economic momentum, workforce appeal, and pro-business leadership.

52,000

Rockwall
Population
(Rockwall EDC)

No.2

Fastest-Growing
County in US
(Rockwall EDC)

2.92M

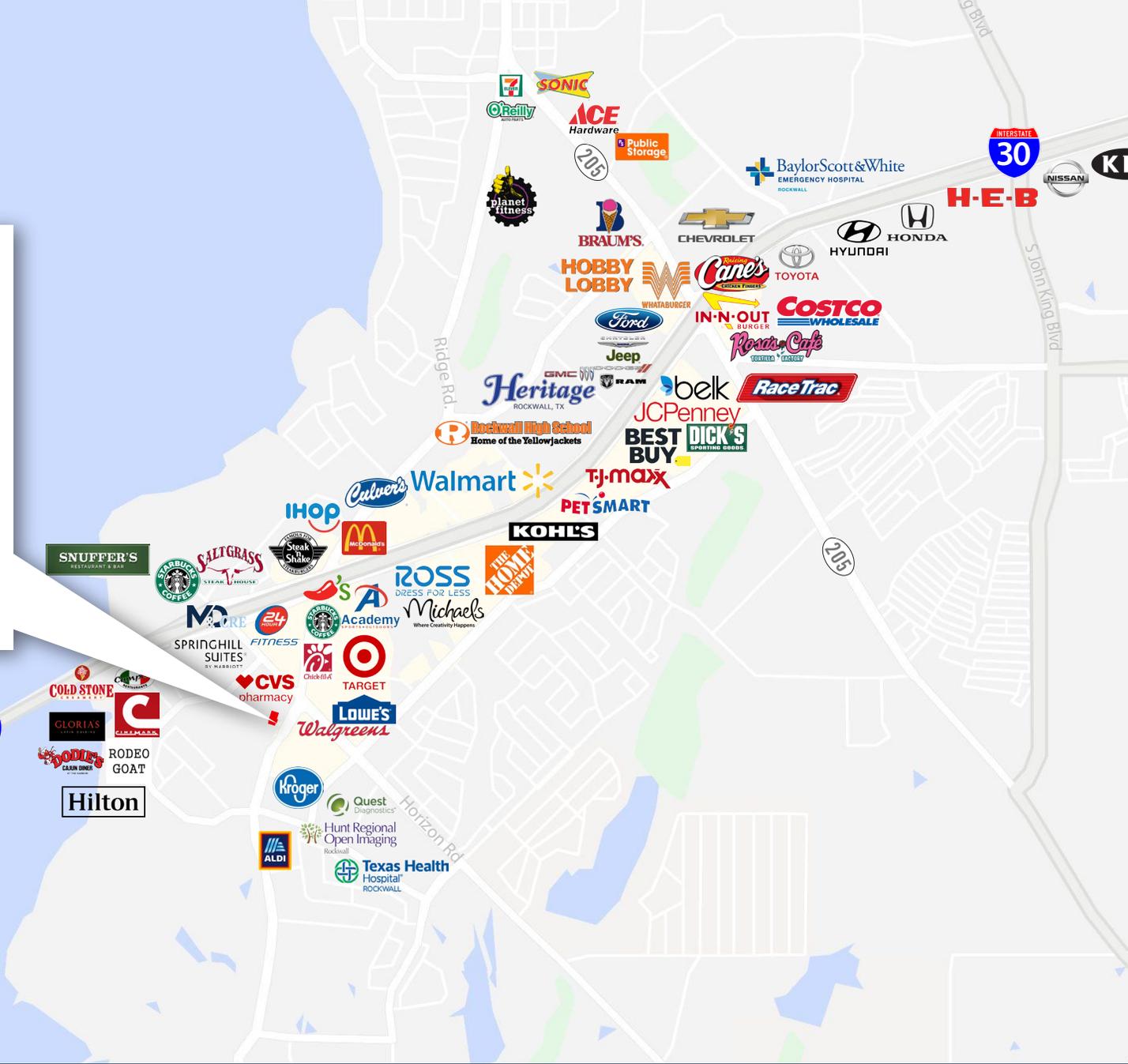
Workers Within
45-Min Drive
(Rockwall EDC)

\$435,000

Median
Home Value
(Rockwall EDC)

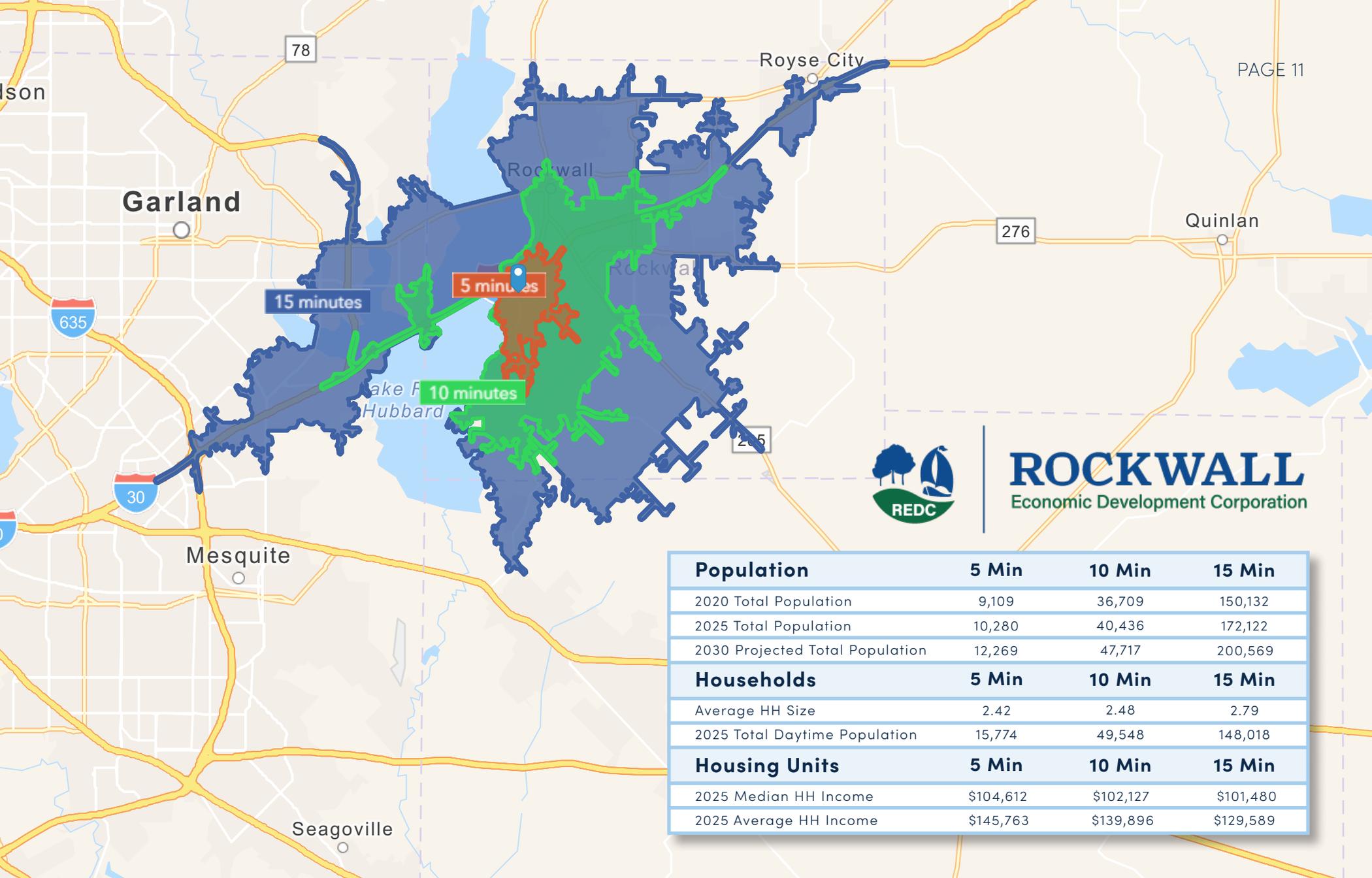
3201 RIDGE RD

2500-SF OFFICE FOR LEASE



Contact
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ROCKWALL
Economic Development Corporation

Population	5 Min	10 Min	15 Min
2020 Total Population	9,109	36,709	150,132
2025 Total Population	10,280	40,436	172,122
2030 Projected Total Population	12,269	47,717	200,569
Households	5 Min	10 Min	15 Min
Average HH Size	2.42	2.48	2.79
2025 Total Daytime Population	15,774	49,548	148,018
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$104,612	\$102,127	\$101,480
2025 Average HH Income	\$145,763	\$139,896	\$129,589

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