

# ROCKWALL MEDICAL CENTER II

3144 Horizon Road  
Rockwall, TX 75032

Healthpeak® | **DOC**  
LISTED  
NYSE



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 MEDICAL  
CENTER II

3144 Horizon Road | Rockwall, TX 75032

Outpatient Medical For Lease  
1,800 SF



Property Overview

The Rockwall MOB II is a class A two-story institutionally owned outpatient medical 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

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

Availabilities	Size
Suite 240	1,800 SF

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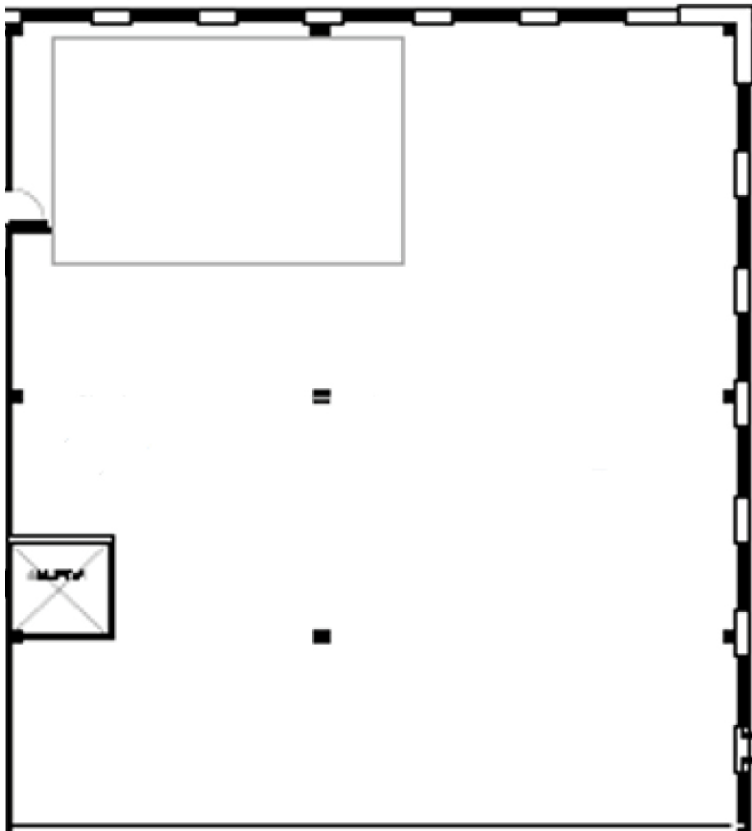
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1,800 SF



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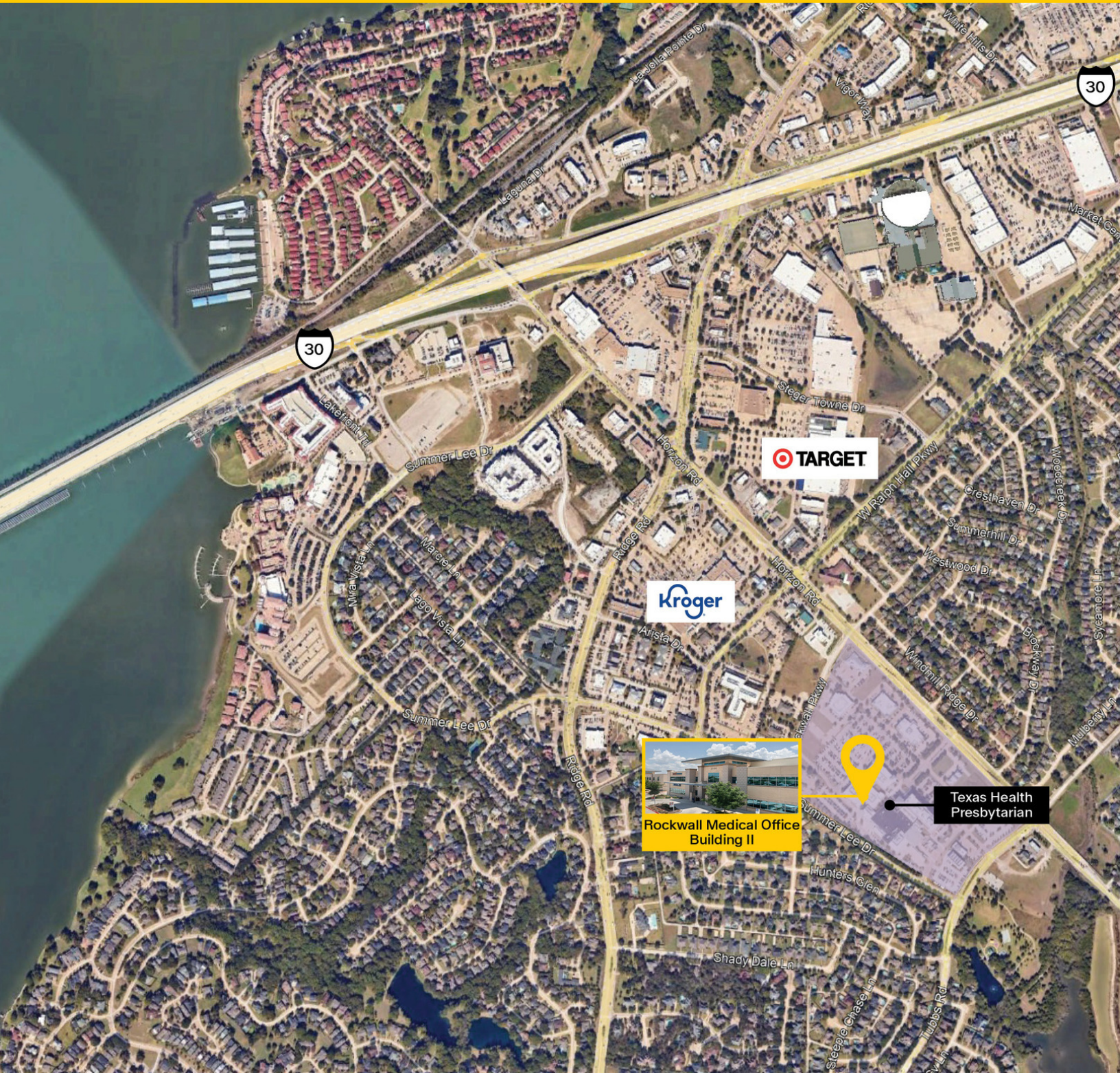
Lincoln



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## Nearby Amenities



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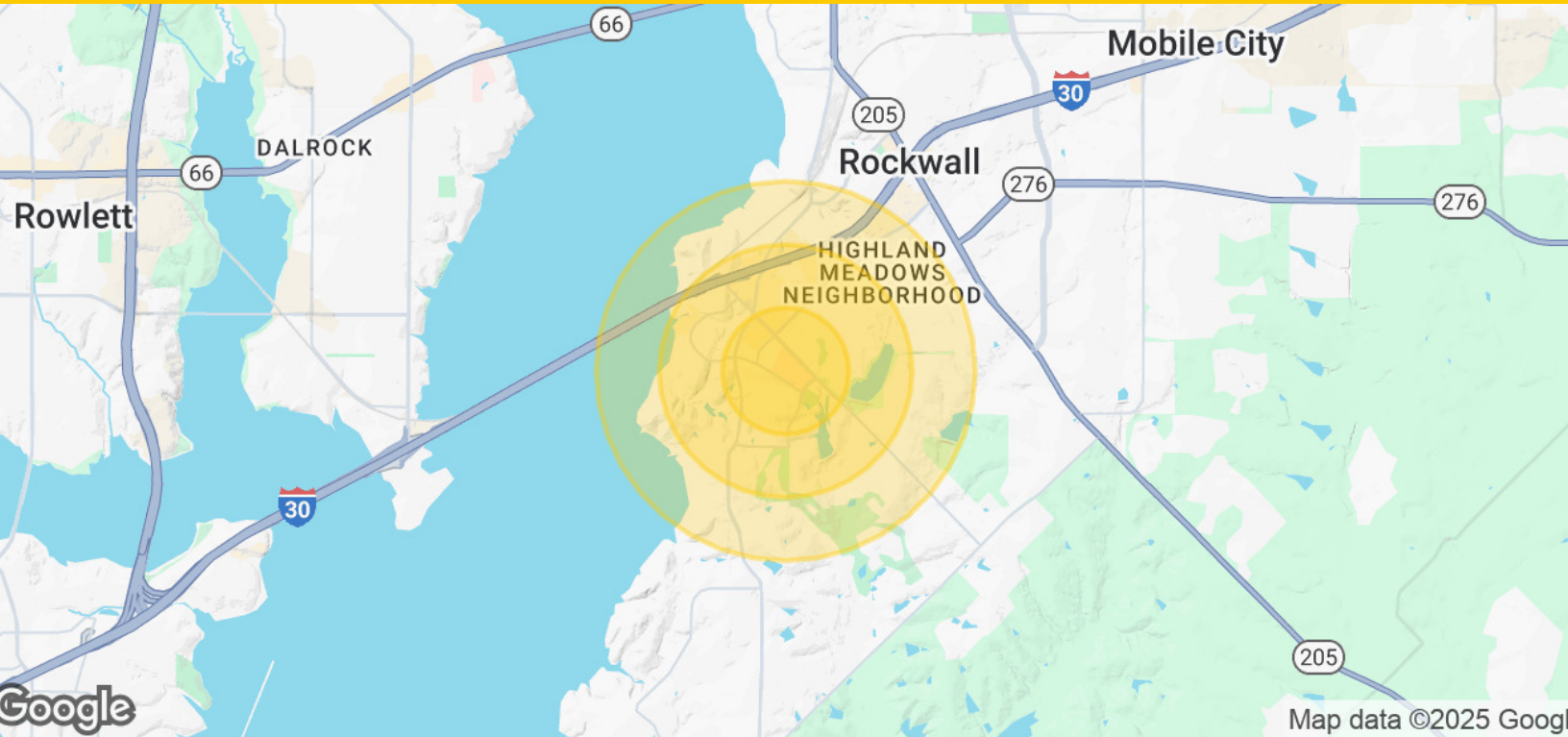
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Demographics Map & Report

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

2020 American Community Survey (ACS)

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