

ROCKWALL MEDICAL CENTER I

1005 W Ralph Hall Pkwy
Rockwall, TX 75032

Office Medical For Lease

1,339 - 4,184 SF



Leasing Information:
214.461.2302

Lincoln

Peter Shaw
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Banks Newton
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Elizabeth Madden
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Property Overview

Introducing 1005 W Ralph Hall Pkwy, Rockwall, TX— a state-of-the-art two-story medical office building designed to meet the needs of modern healthcare professionals. Boasting on-site property management, exceptional visibility and adjacency to Texas Health Presbyterian Hospital of Rockwall, this lease opportunity promises a prime location for medical practices seeking to enhance their presence and accessibility. With the added convenience of surface and covered parking available at a generous ratio of 4.55 per 1,000 SF, this property offers a seamless blend of functionality and convenience for both staff and patients alike.

Property Highlights

- State-of-the-art Two story Medical Office Building
- On Site property management
- Adjacent to Texas Health Presbyterian Hospital of Rockwall
- Excellent visibility
- Surface and Covered parking is available at a ratio of 4.55 per 1,000 SF

Availabilities

Suite 205	1,947 SF
Suite 219	4,184 SF
Suite 225	3,156 SF
Suite 231	1,339 SF

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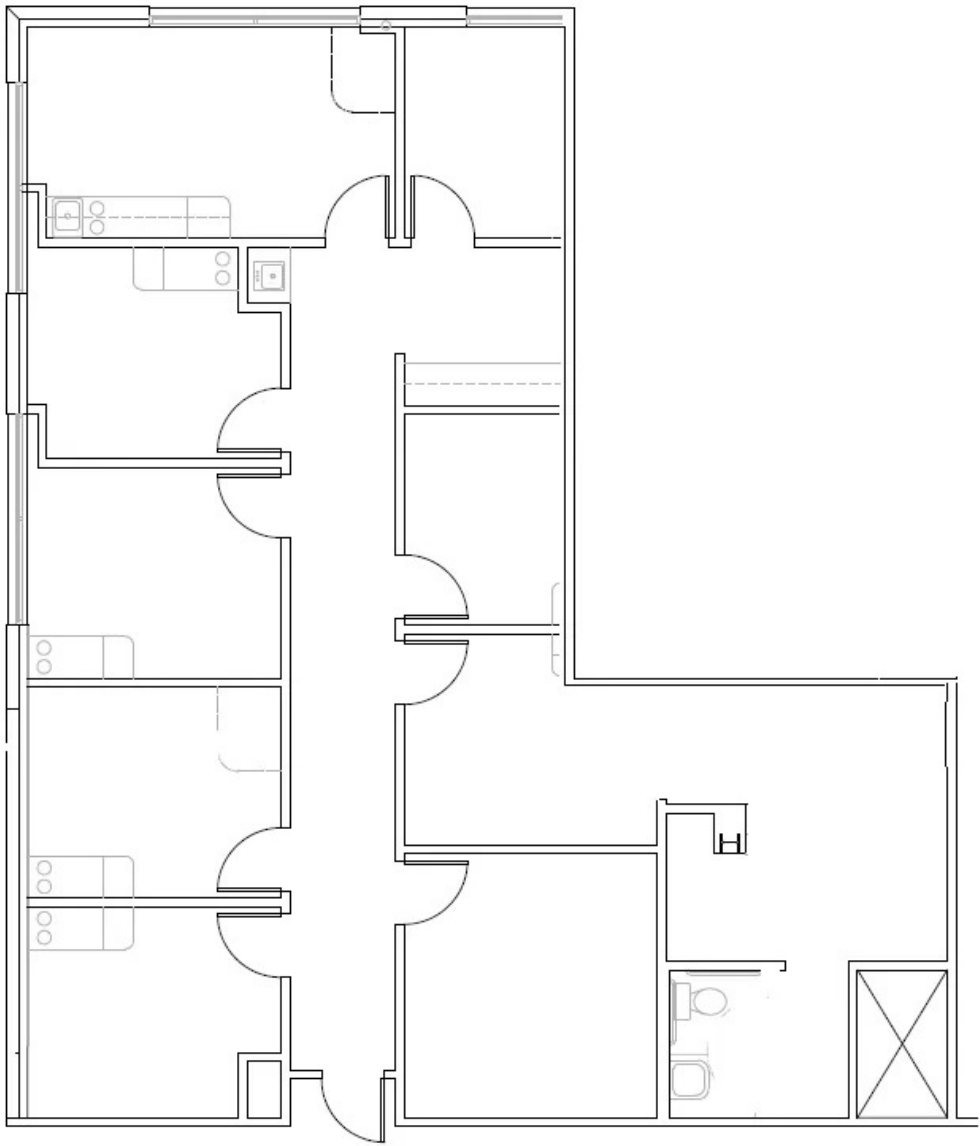
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Suite 205
1,947 SF



Suite	Size
Suite 205	1,947 SF

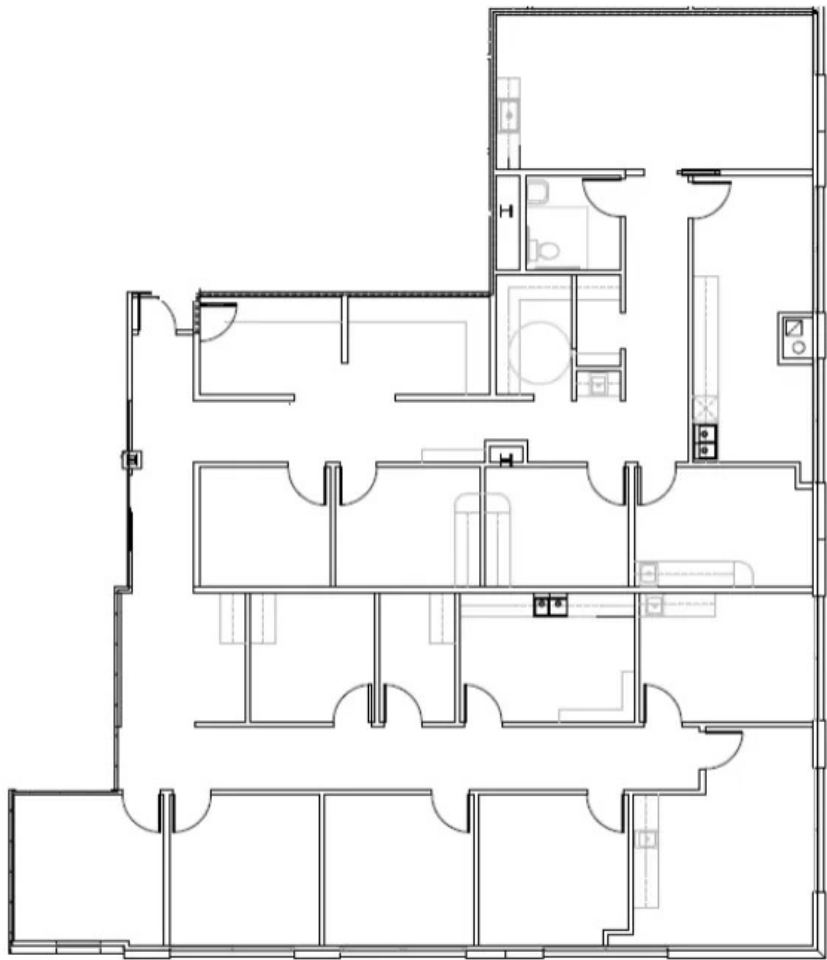
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Suite 219
4,184 SF



Suite	Size
Suite 219	4,184 SF

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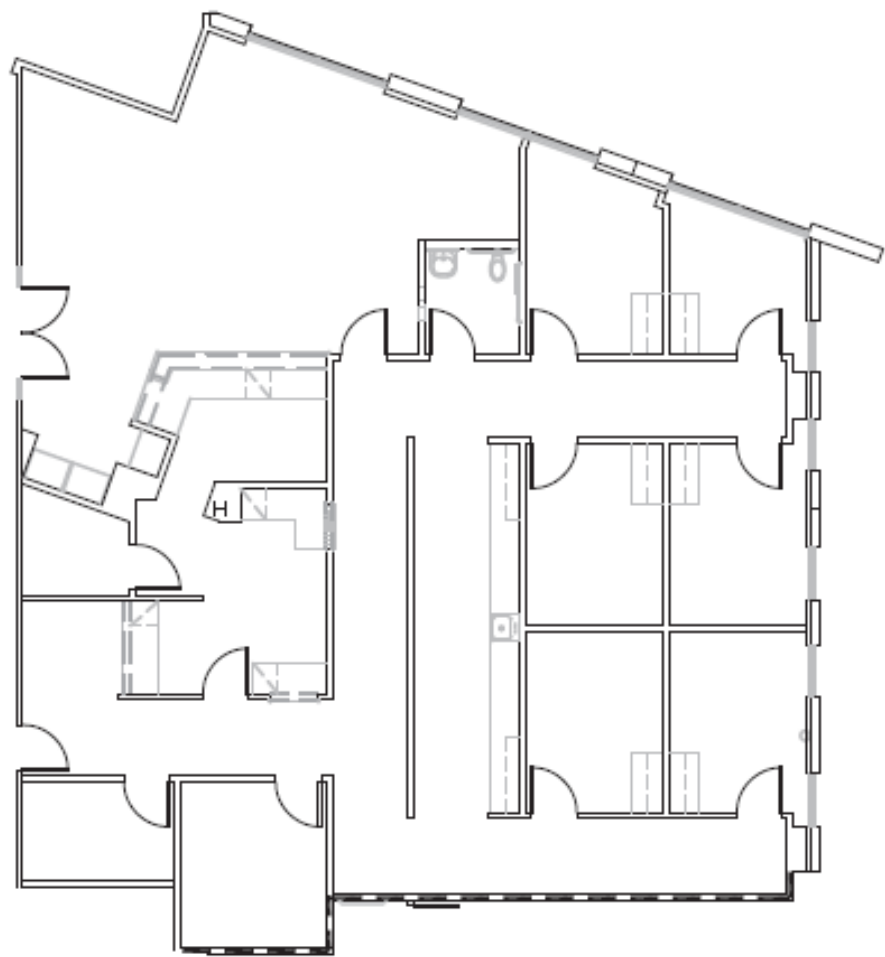
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Suite 225

3,156 SF



Suite	Size
Suite 225	3,156 SF

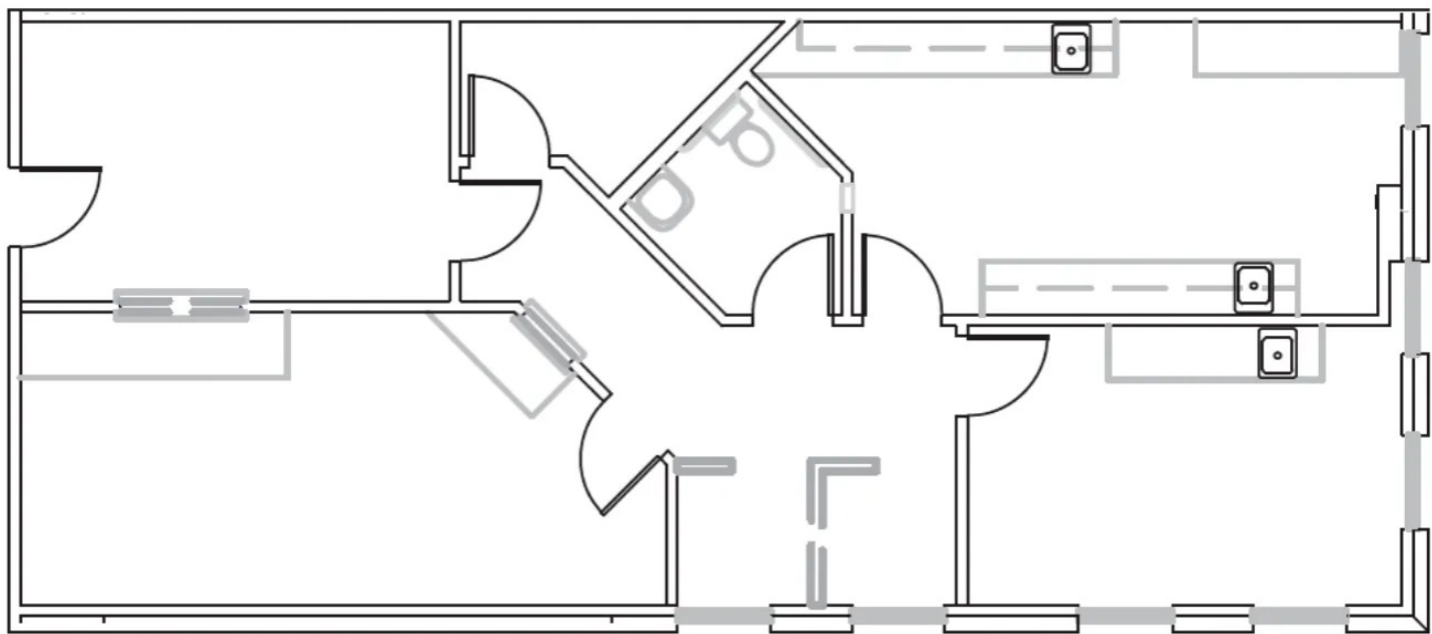
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Suite 231
1,339 SF



Suite	Size
Suite 231	1,339 SF

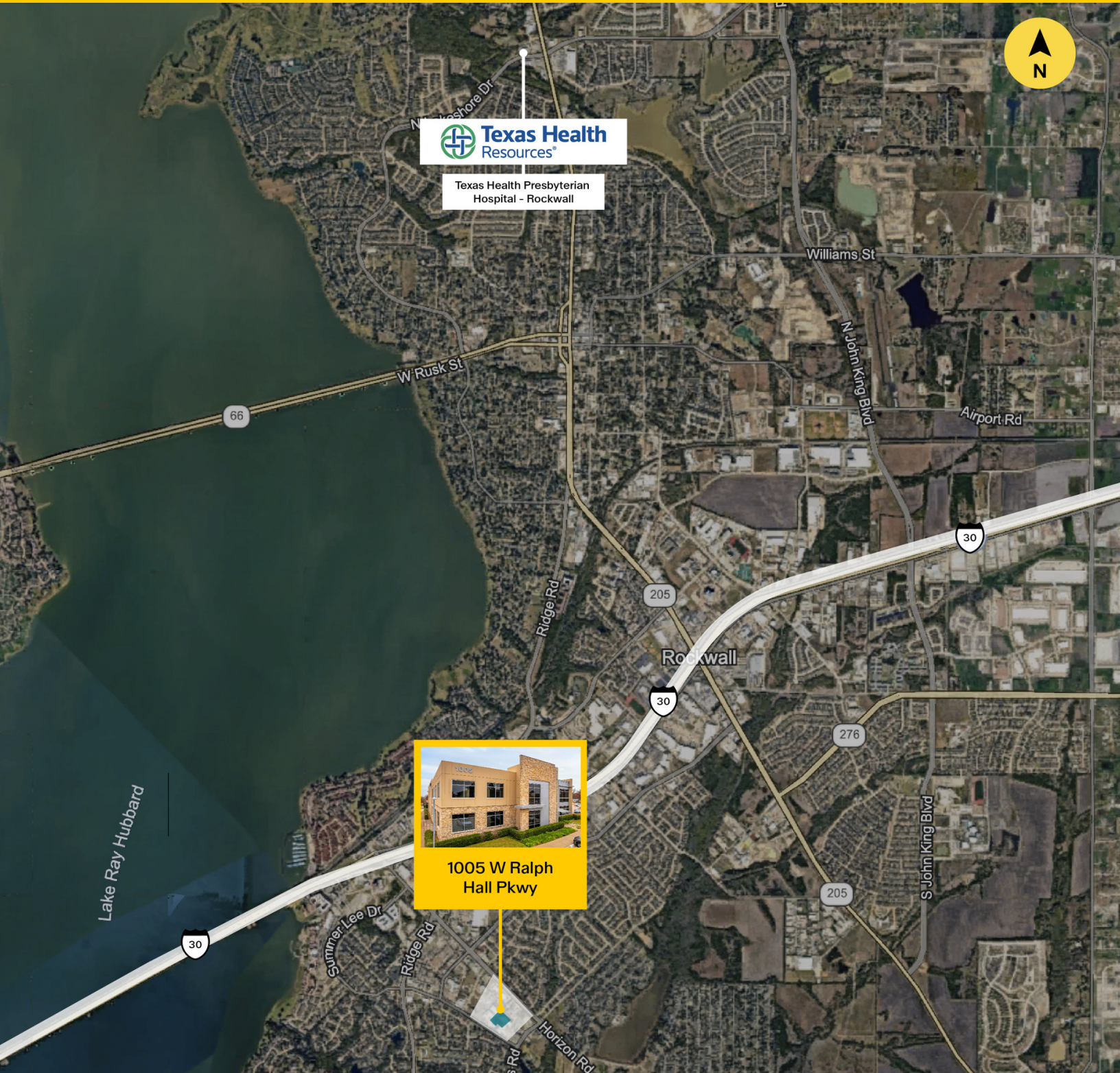
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Nearby Amenities



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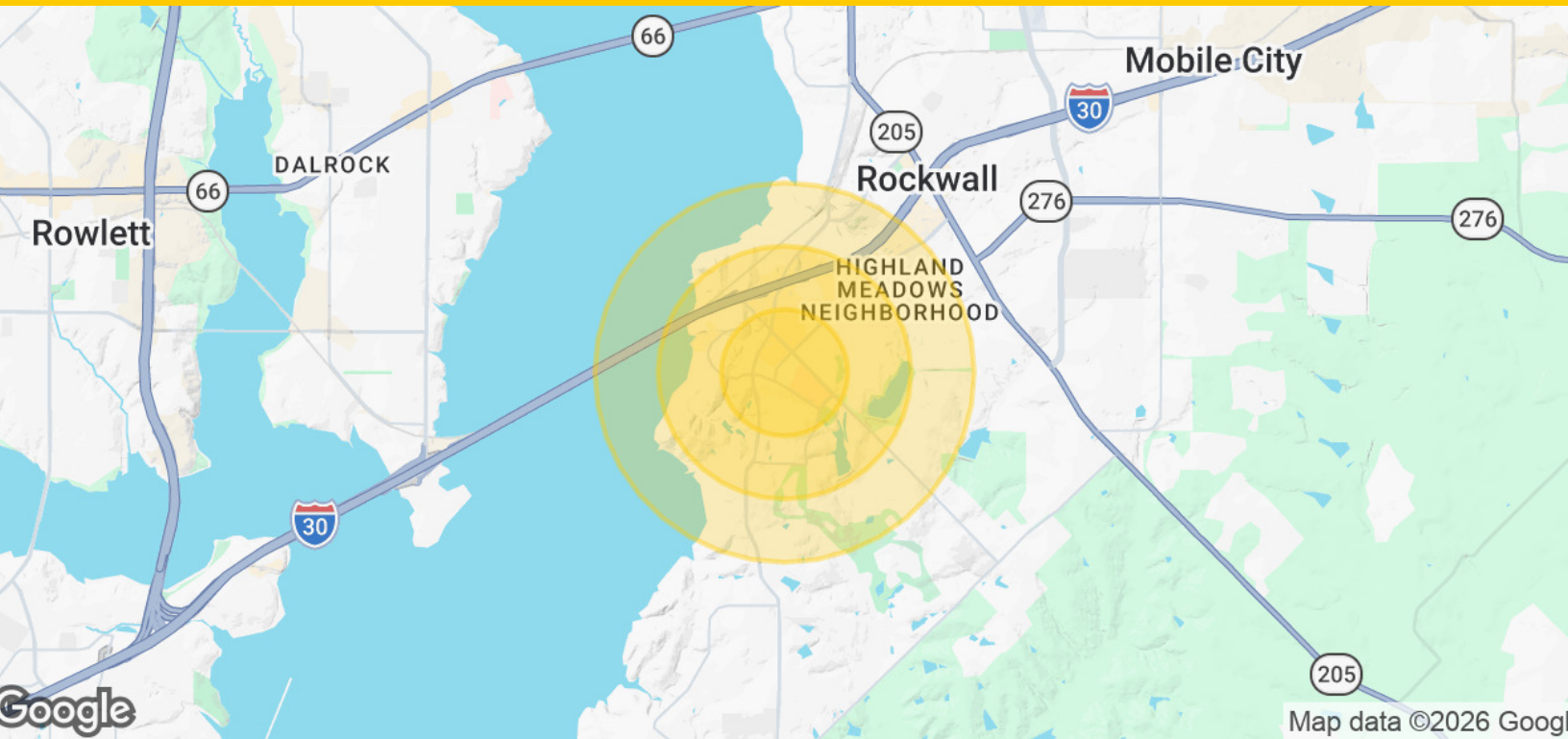
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Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,704	7,234	11,891
Average Age	45.5	44.0	42.7
Average Age (Male)	43.3	43.1	42.0
Average Age (Female)	48.3	46.1	44.9
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	698	2,901	4,694
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$123,779	\$117,171	\$118,372
Average House Value	\$320,880	\$312,676	\$317,738

2020 American Community Survey (ACS)

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