

MEDICAL OFFICE

FOR SALE

1201 Arista Dr, Rockwall, Texas 75032



LOCATION:

NEQ Ridge Rd & Summer Lee Dr in Rockwall, Texas

SIZE:

8,104 SF Building
26,136 SF Land

NOI:

\$156,000

SALE PRICE:

\$2,600,000

YEAR BUILT:

2006, Updated 2022

TRAFFIC COUNTS:

Horizon Rd: 20,858 vpd
Ridge Rd: 28,145 vpd
(TXDOT 2022)

PROPERTY INFORMATION:

Finished Medical Space - 100% Leased

Located across from Kroger

Strategically positioned near Texas Health Hospital Rockwall which recently completed a four year \$100M renovation that nearly doubled the size of the facility

Tenants are Quest Diagnostics, ABA Connect, Anodyne Pain & Health Group

Financials available upon request with signed NDA

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2023 Population	8,542	34,324	94,498
2028 Proj. Pop.	9,536	37,447	99,818
Daytime Pop.	13,588	41,344	85,084
Avg. HH Income	\$153,655	\$137,794	\$138,835

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TENANT PROFILES



ABA Connect

12 Locations
Privately Owned
Founded 2013

ABA Connect offers fun and effective therapy for kids with autism and their families. ABA helps kids develop communication skills, confidence in social settings, and behavior-coping techniques through play-based therapy so they can connect to one another and the world around them.



Anodyne Pain & Health

18 Locations

Anodyne Pain and Health Group is a national multi-location practice that helps patients get pain relief and stay healthy, with an emphasis on treating acute and chronic pain without using opioids or surgery. Anodyne Pain and Health Group offers a wide range of medical services to help its patients get healthy again.



Quest
Diagnostics®

Quest Diagnostics

2,200 Locations
Fortune 500 Company
NYSE: DGX

Every year, Quest serves 1 in 3 adult Americans and half the physicians and hospitals in the US with nearly 50,000 employees.

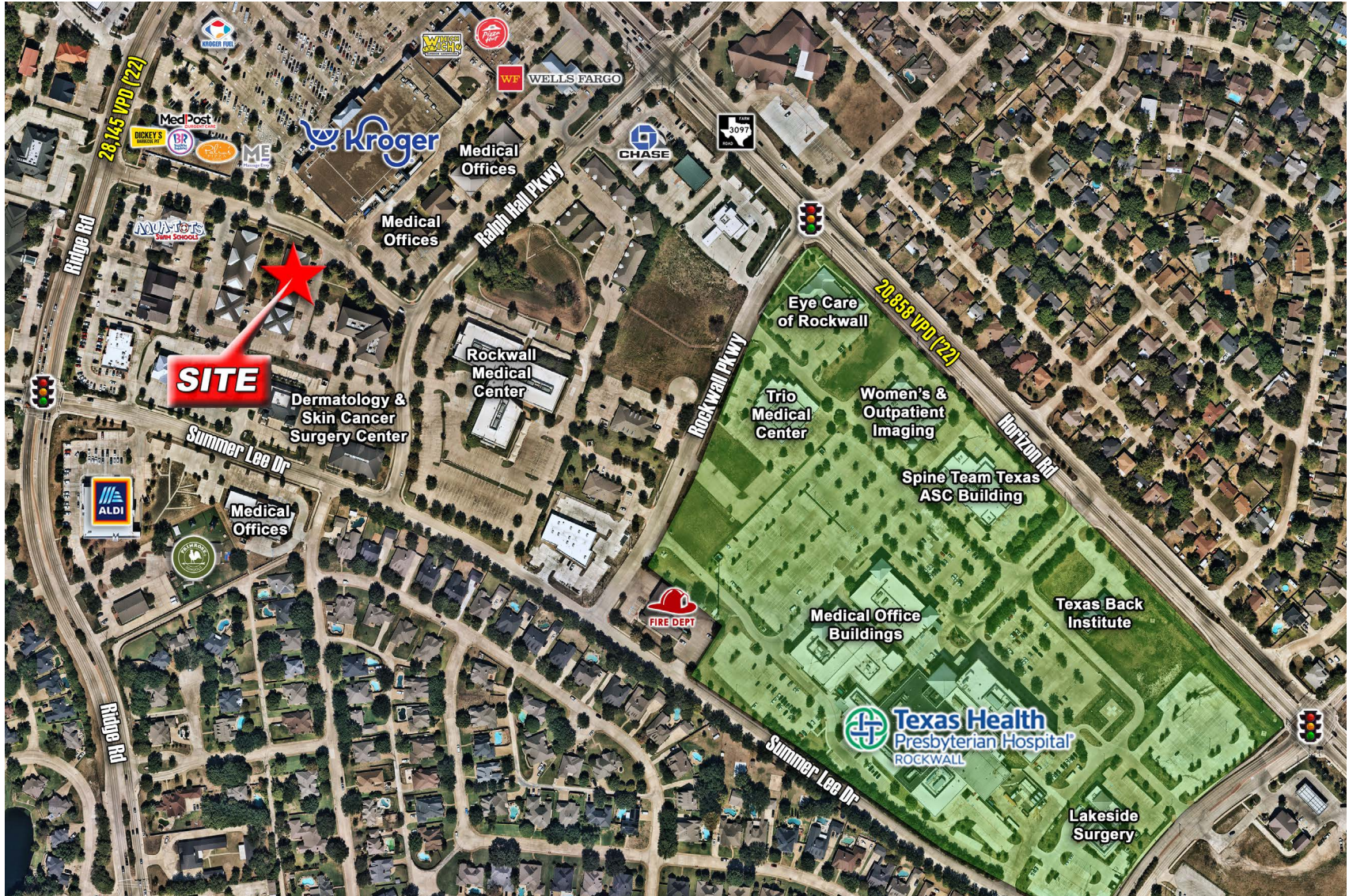
For more information, please contact David English

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BRIDGE POINTE

commercial real estate

ridgepcr.com
972-961-8532

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date