

# 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: 21,781 vpd  
Ridge Rd: 28,146 vpd  
(TXDOT 2023)

### 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
2024 Population	10,202	36,168	98,318
2029 Proj. Pop.	11,581	40,235	107,292
Daytime Pop.	15,065	44,100	90,466
Avg. HH Income	\$166,358	\$155,143	\$151,564

**For more information, please contact David English**

214-676-6424 • [denglish@ridgepcres.com](mailto:denglish@ridgepcres.com)

## MEDICAL OFFICE

## FOR SALE

1201 Arista Dr, Rockwall, Texas 75032

### 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**

214-676-6424 • [denglish@ridgepcr.com](mailto:denglish@ridgepcr.com)

## MEDICAL OFFICE

## FOR SALE

1201 Arista Dr, Rockwall, Texas 75032



For more information, please contact David English

214-676-6424 • denglish@ridgepcr.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

# MEDICAL OFFICE

# FOR SALE

1201 Arista Dr, Rockwall, Texas 75032



For more information, please contact David English

214-676-6424 • [denglish@ridgepcr.com](mailto:denglish@ridgepcr.com)



## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
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