

HORIZON MEDICAL CENTER

NEW OWNERSHIP 2026



6435 S FM 549, Heath, TX 75032

 TRANSWESTERN

ABOUT THE BUILDING

HORIZON MEDICAL CENTER

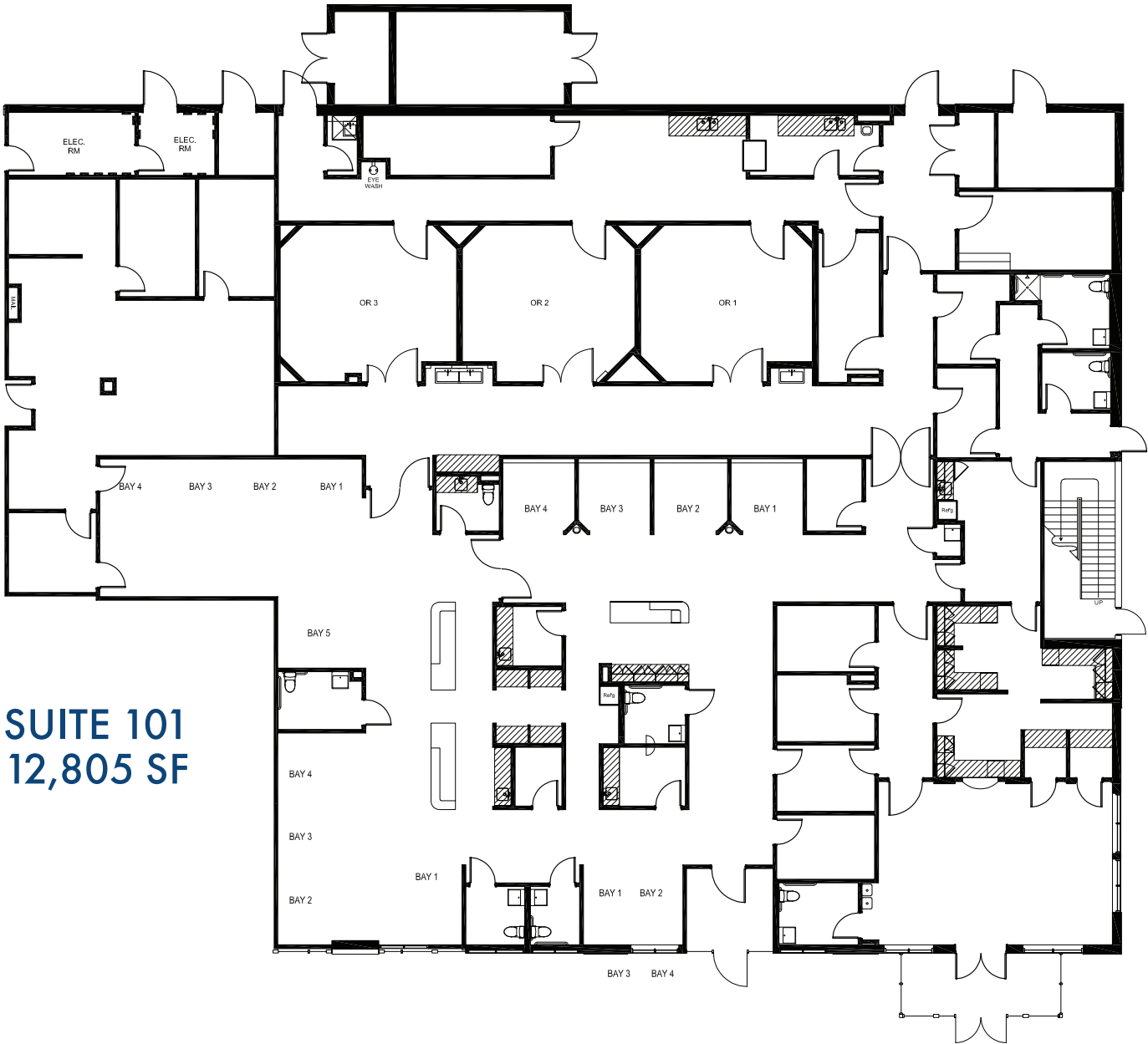
Features

-  New Ownership
-  Second Generation Ambulatory Surgery Center Available
-  Customizable Suites
-  Monument Signage Available
-  Aggressive Tenant Improvement Packages
-  2 Miles From Texas Health Hospital Rockwall
-  5/1,000 Parking Ratio



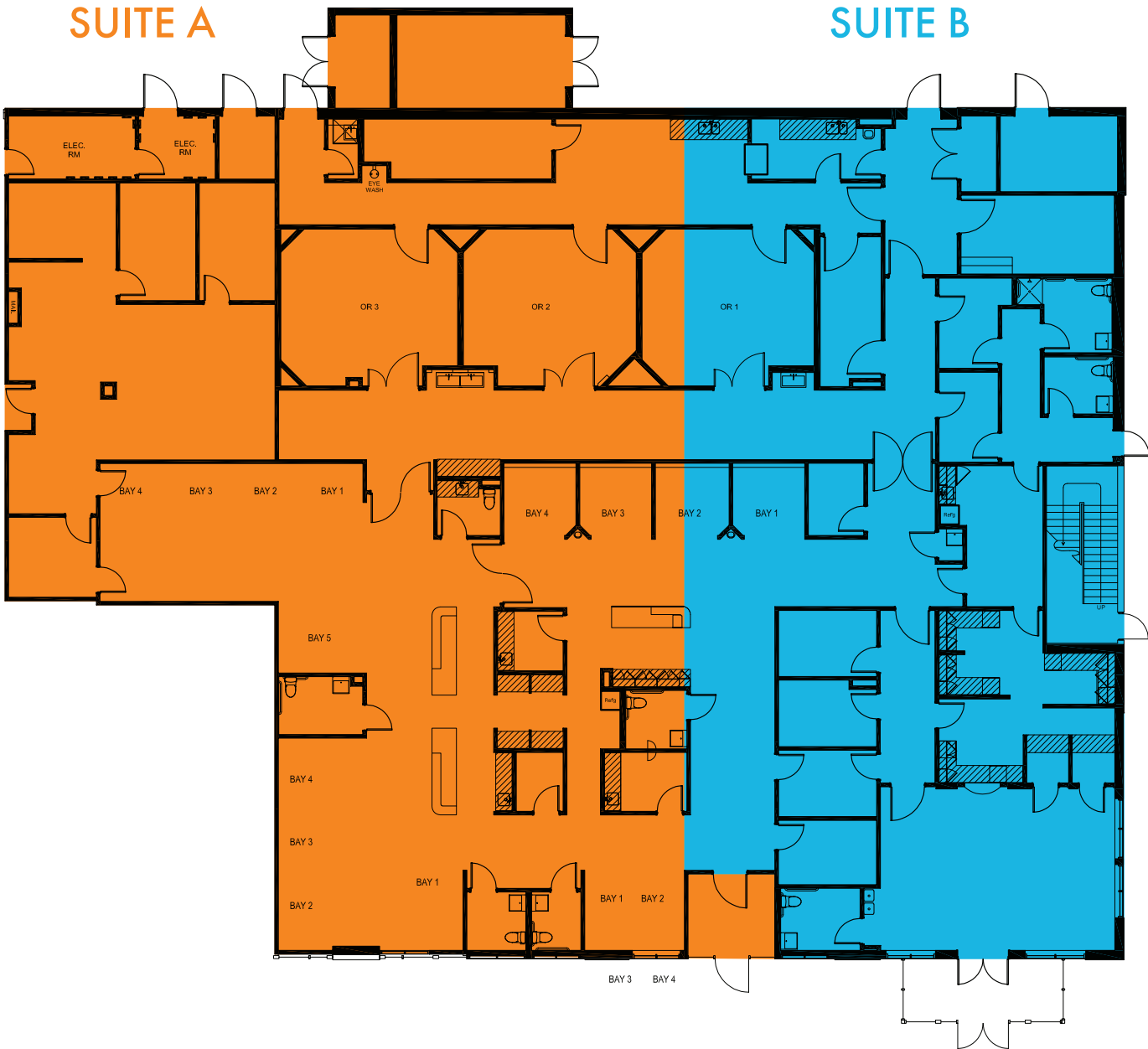
VACANT SURGERY CENTER

AGGRESSIVE TI ALLOWANCE



SUITE 101
12,805 SF

DEMISING OPPORTUNITY



MEDICAL CENTER AREA

GAP ANALYSIS

Physician Type	FTEs in 5 Mile Drive	Indicated Demand	Gap
Internal Medicine	12	38	26
Dental	43	67	24
Emergency Medicine	5	14	9
Pediatrics	15	23	8
Radiology	5	13	8
Anesthesiology	10	18	8
Psychiatry & Neurology	10	16	6
Pathology	0	5	5
Surgery	12	16	4
Cardiology & Vascular	4	8	4
Urology	0	3	3
Renal	0	3	3
Pulmonary	1	3	2
Infectious Disease	0	2	2
Endocrinology & Diabetes	0	2	2
Hematology	1	3	2
Critical Care	0	2	2
Preventive Medicine	0	2	2
Allergy & Immunology	0	1	1
Oncology	0	1	1
Geriatrics	0	1	1
Hospitalist	2	3	1
Otolaryngology	2	3	1
Nuclear Medicine	0	1	1
Sports Medicine	0	1	1
Sleep	0	0	0
Medical Genetics	0	0	0
Hospice & Palliative	0	0	0
Rheumatology	2	2	0
Podiatry	6	5	-1
Gastroenterology	6	4	-2
Dermatology	5	3	-2
Pain Medicine	3	1	-2
Physical Medicine & Rehab	9	6	-3
Orthopedics	12	8	-4
Obstetrics & Gynecology	17	13	-4
Family Medicine	42	37	-5
Vision	28	21	-7

GAP DETECTED

Unmet demand will support new, relocating, and expanding practices.

COMPETITION DETECTED

Providers should optimize location to maximize accessibility & patient experience.

DEMOGRAPHICS



2025 Population

15-min drive	96,636
20-min drive	260,286
DFW Avg	9,057,598



2025 Household

15-min drive	34,350
20-min drive	90,467
DFW Avg	3,350,089



2030 Population Projection

15-min drive	118,084
20-min drive	303,046
DFW Avg	9,689,681

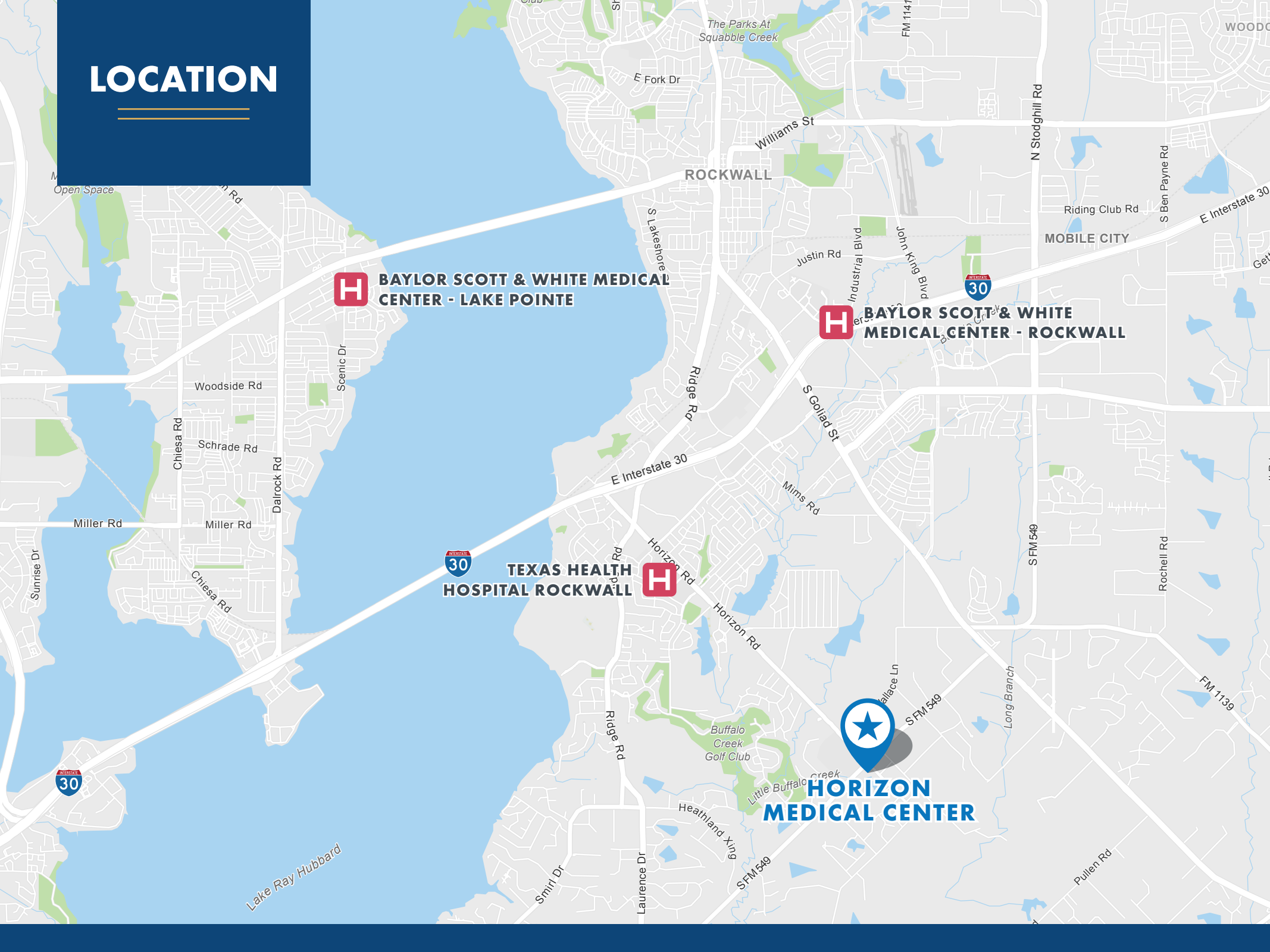


2025 Average Household Income

15-min drive	\$138,567
20-min drive	\$128,461
DFW Avg	\$125,722



LOCATION



 **BAYLOR SCOTT & WHITE MEDICAL CENTER - LAKE POINTE**

 **BAYLOR SCOTT & WHITE MEDICAL CENTER - ROCKWALL**

 **TEXAS HEALTH HOSPITAL ROCKWALL**


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LEASING INFORMATION

Chris Lipscomb

Senior Vice President,
Agency Leasing

214.237.5022

Elliott Newsom

Associate,
Healthcare Advisory Services

972.361.1118

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