

HORIZON MEDICAL CENTER

NEW OWNERSHIP 2026



6435 S FM 549, Rockwall, TX 75032



TRANSWESTERN

REAL ESTATE SERVICES

ABOUT THE BUILDING

HORIZON MEDICAL CENTER

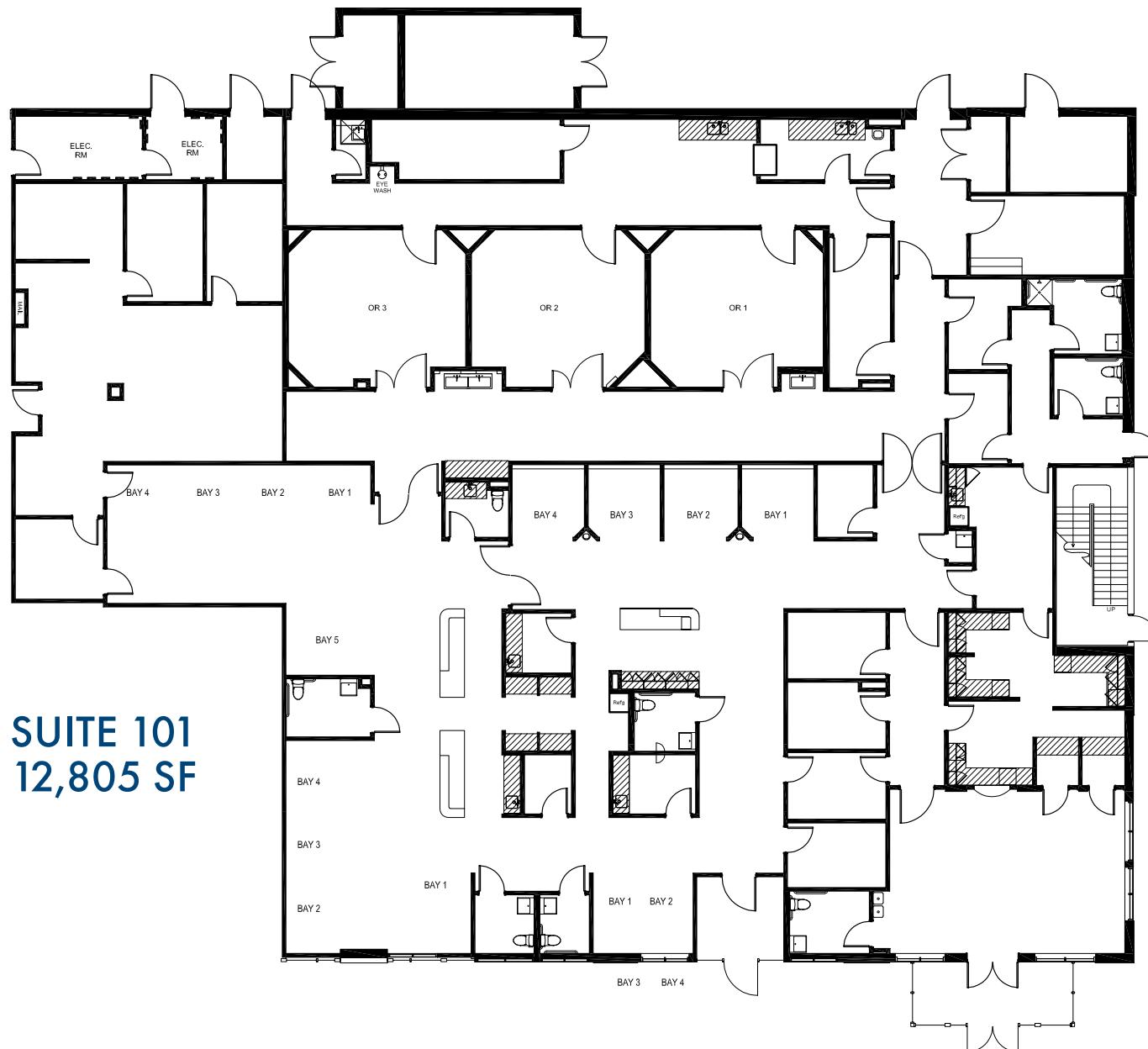
Features

- 握手 New Ownership
- 心 Second Generation Ambulatory Surgery Center Available
- 办公室 Customizable Suites
- 旗帜 Monument Signage Available
- 建筑 Aggressive Tenant Improvement Packages
- 巴士 2 Miles From Texas Health Hospital Rockwall
- 停车位 5/1,000 Parking Ratio



VACANT SURGERY CENTER

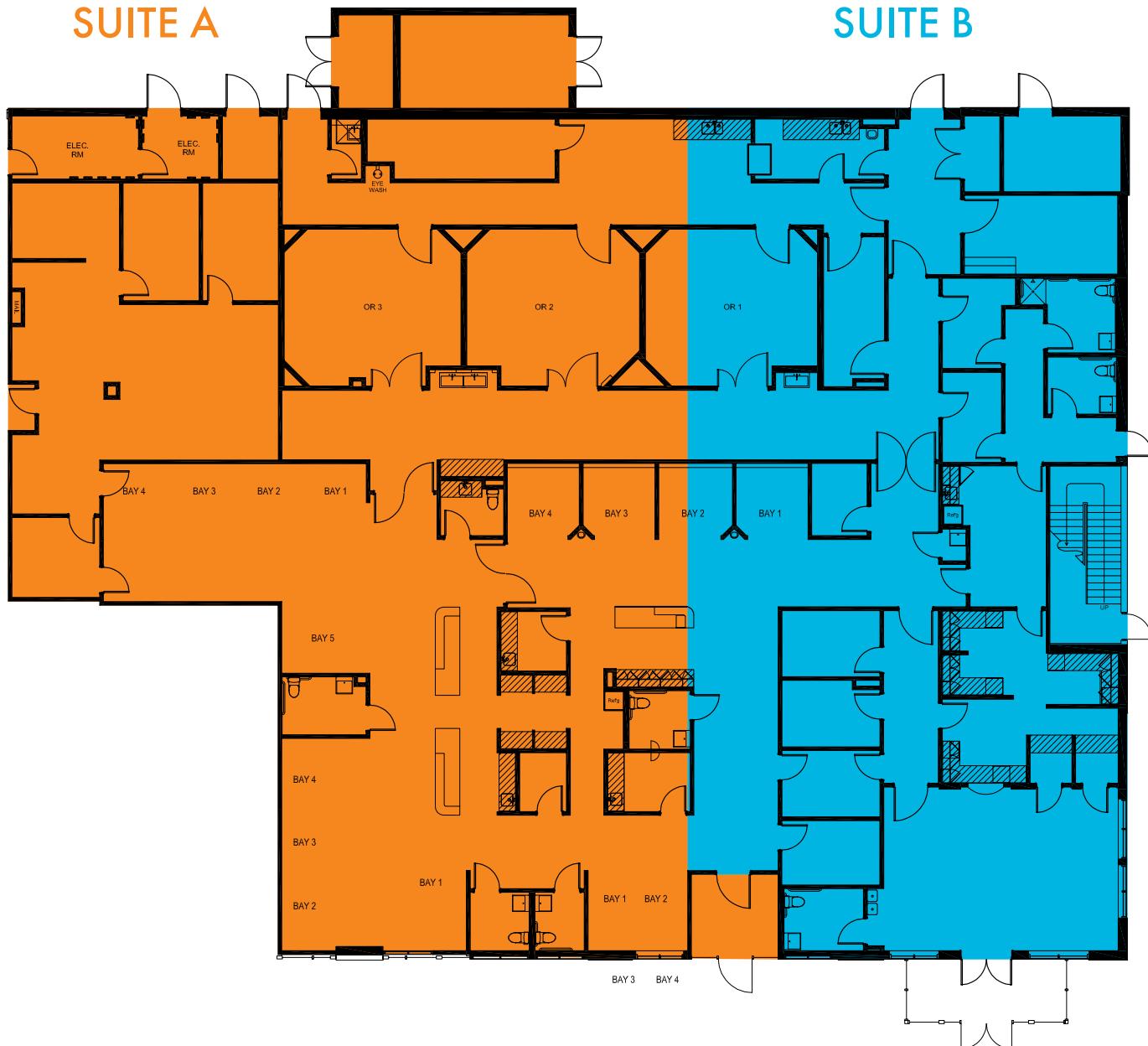
AGGRESSIVE TI ALLOWANCE



SUITE 101
12,805 SF

DEMISING OPPORTUNITY

SUITE A



SUITE B

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



HORIZON MEDICAL CENTER



LEASING INFORMATION

Chris Lipscomb

Senior Vice President,
Agency Leasing

214.237.5022

Elliott Newsom

Associate,
Healthcare Advisory Services

972.361.1118

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

Copyright © 2026 Transwestern.



TRANSWESTERN