

3-Tenant NNN Office Investment

55 Noble Ct, Heath, Texas 75032



RIDGE POINTE
commercial real estate
ridgepcr.com
972-961-8532

For more information, please contact David English or Jonathan Young

214-676-6424 (m) • denglish@ridgepcr.com | 214-796-8898 (m) • jyoung@ridgepcr.com

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EXECUTIVE SUMMARY:

The office building at **55 Noble Ct in Heath, Texas** is a **100% leased NNN office investment** offering stabilized income in one of North Texas's most desirable commercial corridors. The property totals approximately **4,644 SF** with strong tenant appeal. Constructed in **2017**, the property features **monument signage**, ample surface parking (**24 spaces**), and excellent regional accessibility. The site is strategically located west of **the signalized intersection at S FM 549 & Horizon Rd** which allows for convenient access to **Interstate 30, State Highway 205 (S Goliad St)** and **FM 740 (Ridge Rd)**, which serve as major commuter and employment arteries for the Heath and Rockwall County markets.

The subject property benefits from close proximity to key demand drivers, including **Texas Health Hospital Rockwall**, high-income residential growth, and the area's expanding retail and professional services corridor, reinforcing long-term tenancy stability and sustained office demand. The asset is positioned as an attractive opportunity for investors seeking predictable cash flow in a high-income submarket.

INVESTMENT HIGHLIGHTS:

- **± 4,644 SF** office building
- **100% leased** with stabilized office tenancy
- Built in **2017**
- **24** surface parking spaces
- **Monument signage** available
- Average household income within 1 mile radius: **\$241,761**
- Excellent access to **IH-30, SH 205** and **Ridge Rd**
- Close proximity to **Texas Health Hospital Rockwall** and the **affluent** residential communities of **Heath** and **Rockwall**.
- Financial information available upon request and signed confidentiality agreement.

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Location:

Located just south of S FM 549 & Horizon Rd with easy access to Interstate 30, State Highway 205 & FM 740 in Heath, Texas

Building Size:

4,644 SF

Lot:

26,572 SF

Year Built:

2017

Occupancy:

100%

Parking:

24 spaces

Average Household Income:

1 mile: **\$241,761**

2 miles: **\$240,522**

3 miles: **\$183,147**

Traffic Counts:

Horizon Rd: 16,720 VPD

S FM 549: 12,020 VPD

(TXDOT 2025)



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Tenant Summary:

AMERILIFE®

AmeriLife is a nationally recognized financial services organization specializing in insurance, retirement, and wealth management solutions. Founded in 1971, the company has developed a longstanding presence within the financial services industry through its nationwide network of agents, advisors, and strategic partners.

AmeriLife represents a high-quality professional services tenancy with a proven operating history and strong industry presence. Its location at 55 Noble Ct benefits from the property's positioning within the growing Heath/Rockwall submarket, supported by affluent residential demographics, expanding commercial activity, and proximity to a strong base of professionals and business owners. AmeriLife's occupancy enhances the property's appeal to investors seeking durable tenancy from established office users.



Burrows Capital Advisors is an independent wealth management firm providing financial advisory services to families, business owners, executives, and institutions throughout Texas. The firm specializes in customized wealth management strategies designed to help clients preserve and grow assets through personalized investment guidance and long-term financial planning.

Burrows Capital Advisors provides a range of advisory services, including investment management, retirement planning, business succession planning, and estate planning coordination. With offices serving multiple Texas markets, including Heath, Webster, and College Station, the firm maintains a regional presence supported by long-term client relationships and a relationship-driven approach.

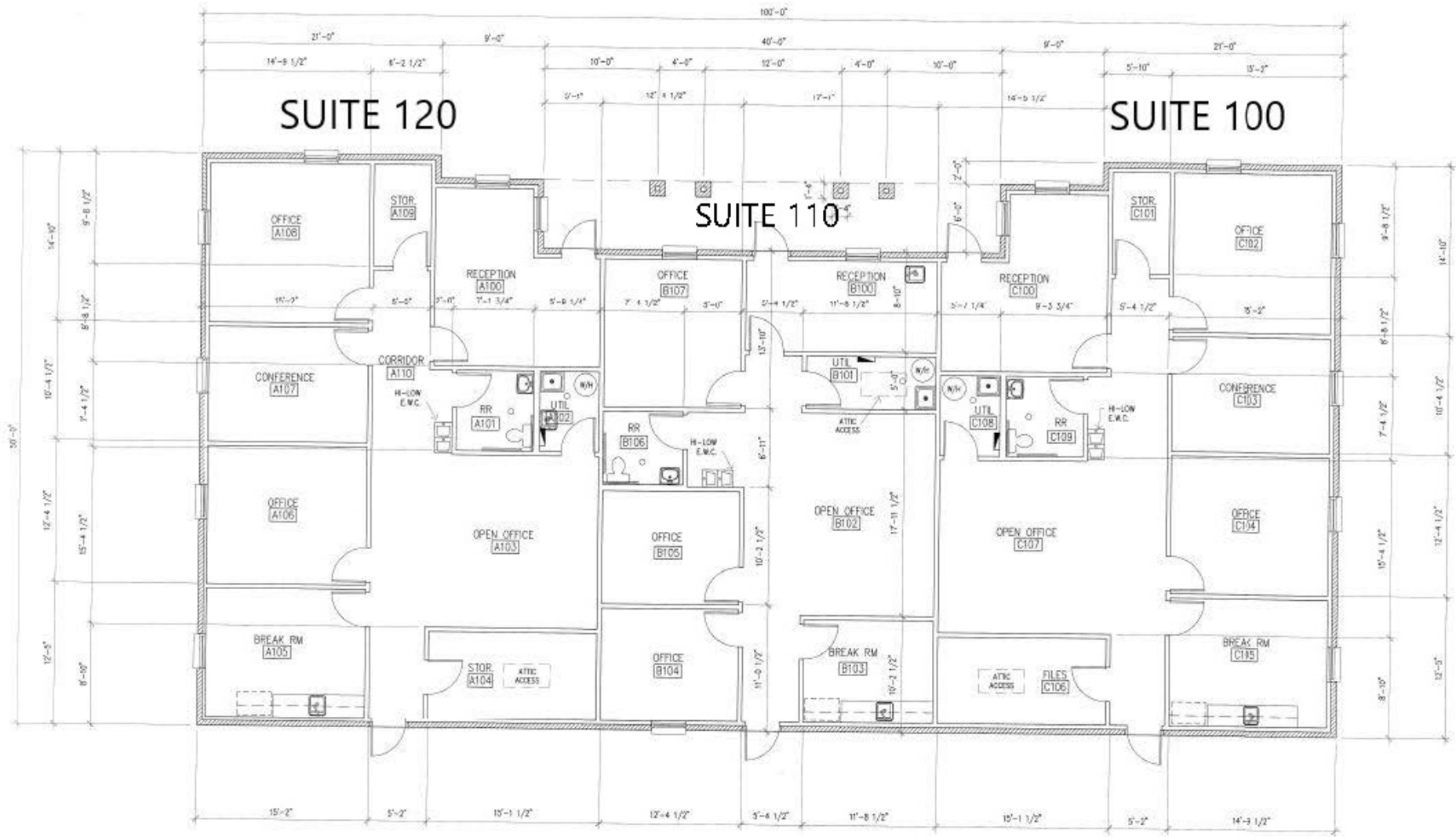


Tracon Construction, LLC is a Dallas-Fort Worth based general contractor specializing in commercial construction, including office, retail, restaurant, and interior finish-out projects. Founded by construction professionals with extensive industry experience, the company provides clients with comprehensive project delivery services from pre-construction planning through completion.

Tracon Construction's capabilities include commercial construction management, tenant improvements, renovations, and build-outs for a variety of business users throughout the DFW market. The company's local market expertise and client-focused approach have supported its continued growth within the region's active commercial construction environment.

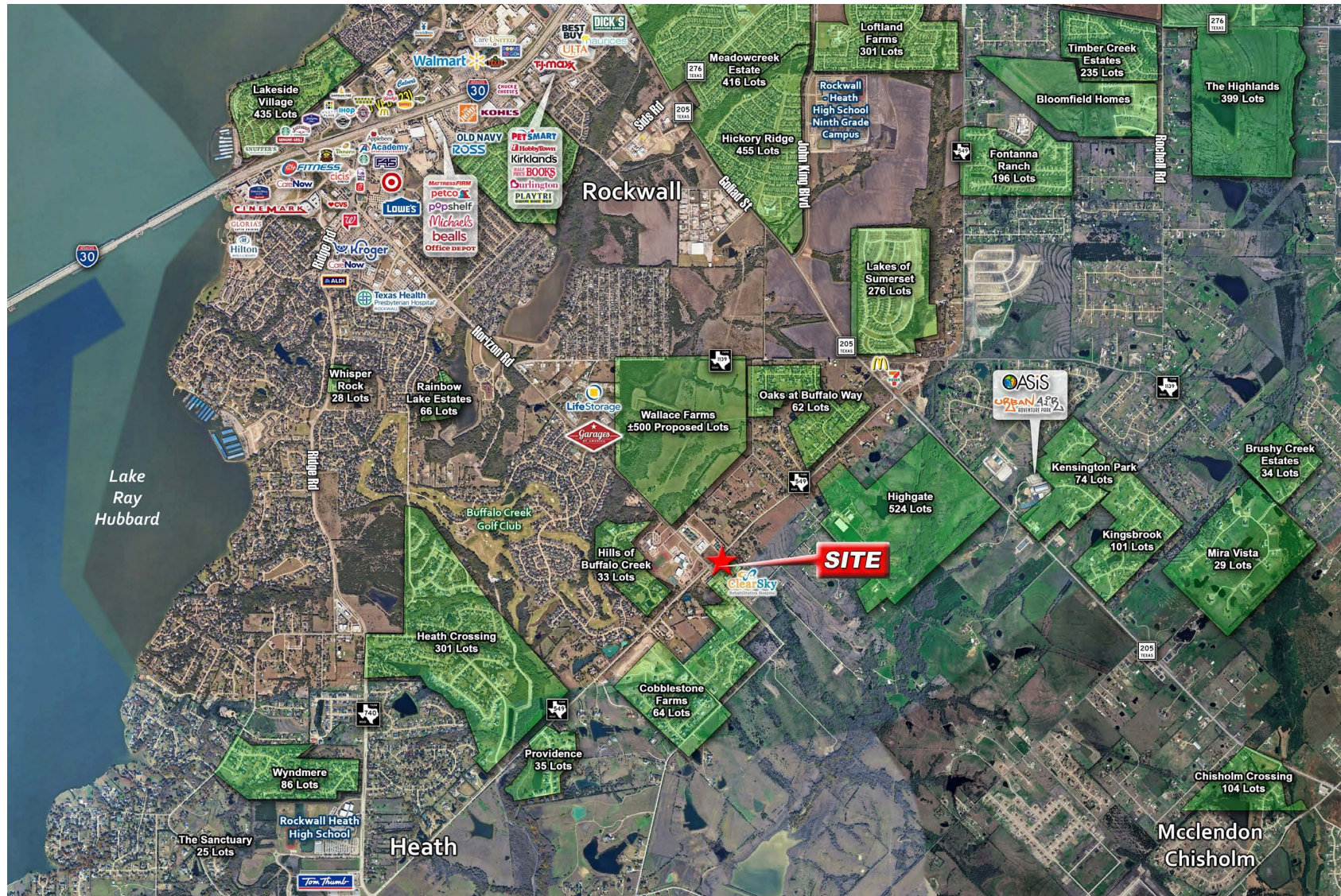
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MARKET OVERVIEW - DFW METROPLEX

The Dallas-Fort Worth Metroplex, also known as the DFW Metroplex, is a bustling region in North Texas that includes 13 counties and more than 200 cities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of almost 8 million people.

- Dallas-Fort Worth was the 3rd fastest growing US metro in 2024.
- DFW boasts the fourth-largest concentration of Fortune 500 companies in the U.S.
- If the Metroplex were a country, its economy would be the 20th largest in the world.
- DFW is ranked 36th best metropolitan area for STEM professionals.
- The region's innovation economy is attracting high-growth startups and corporate innovation centers.
- The DFW Metroplex is home to several prestigious universities, including Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Texas Christian University (TCU).
- The Dallas Arts District is the largest urban arts district in the United States, spanning 19 city blocks, and is home to several museums, theaters, and performing arts venues.
- Sundance Square is a 35-block entertainment district in downtown Fort Worth with restaurants, bars, live music, and a variety of cultural events.
- Bishop Arts District is a trendy neighborhood in Dallas with independent boutiques, art galleries, and restaurants.
- The DFW Metroplex is home to several professional sports teams, including the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Dallas Stars (NHL), Texas Rangers (MLB), and FC Dallas (MLS).

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DEMOGRAPHIC SUMMARY

55 Noble Ct, Rockwall, Texas, 75032

Ring: 1 mile radius

KEY FACTS

1,264

Population



430

Households

45.6

Median Age

\$162,277

Median Disposable Income

EDUCATION

1.6%

No High School Diploma



14.3%

High School Graduate



18.5%

Some College/
Associate's Degree



65.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$207,288

Median Household Income



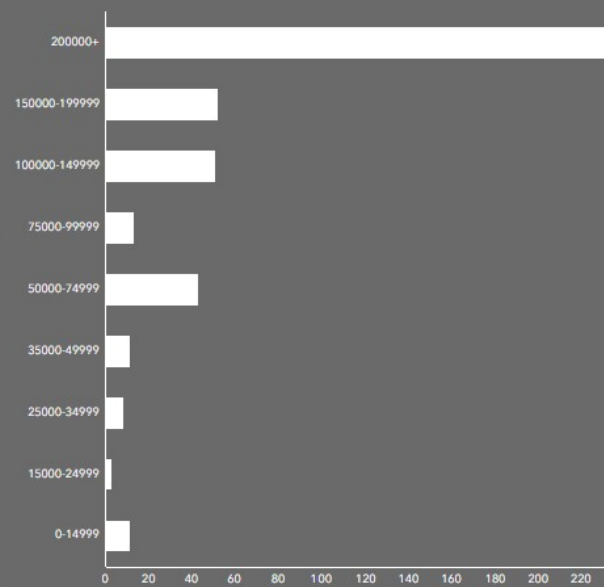
\$87,970

Per Capita Income

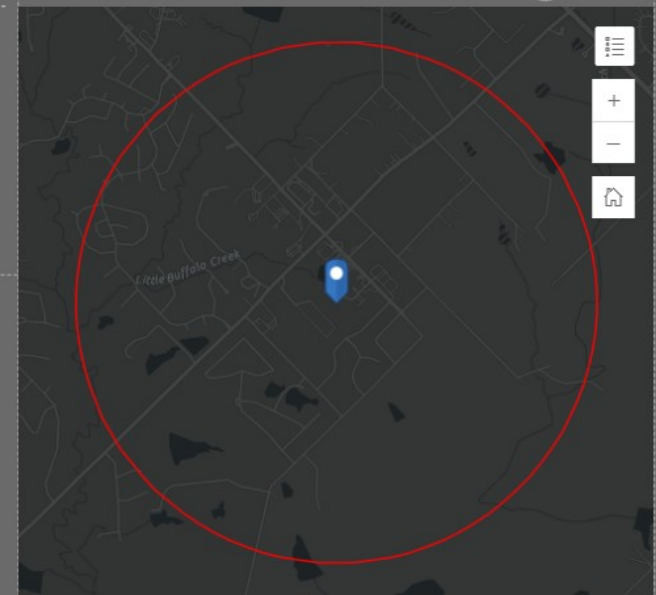


\$1,398,465

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

89.2%



Blue Collar

5.9%



Services

6.7%

4.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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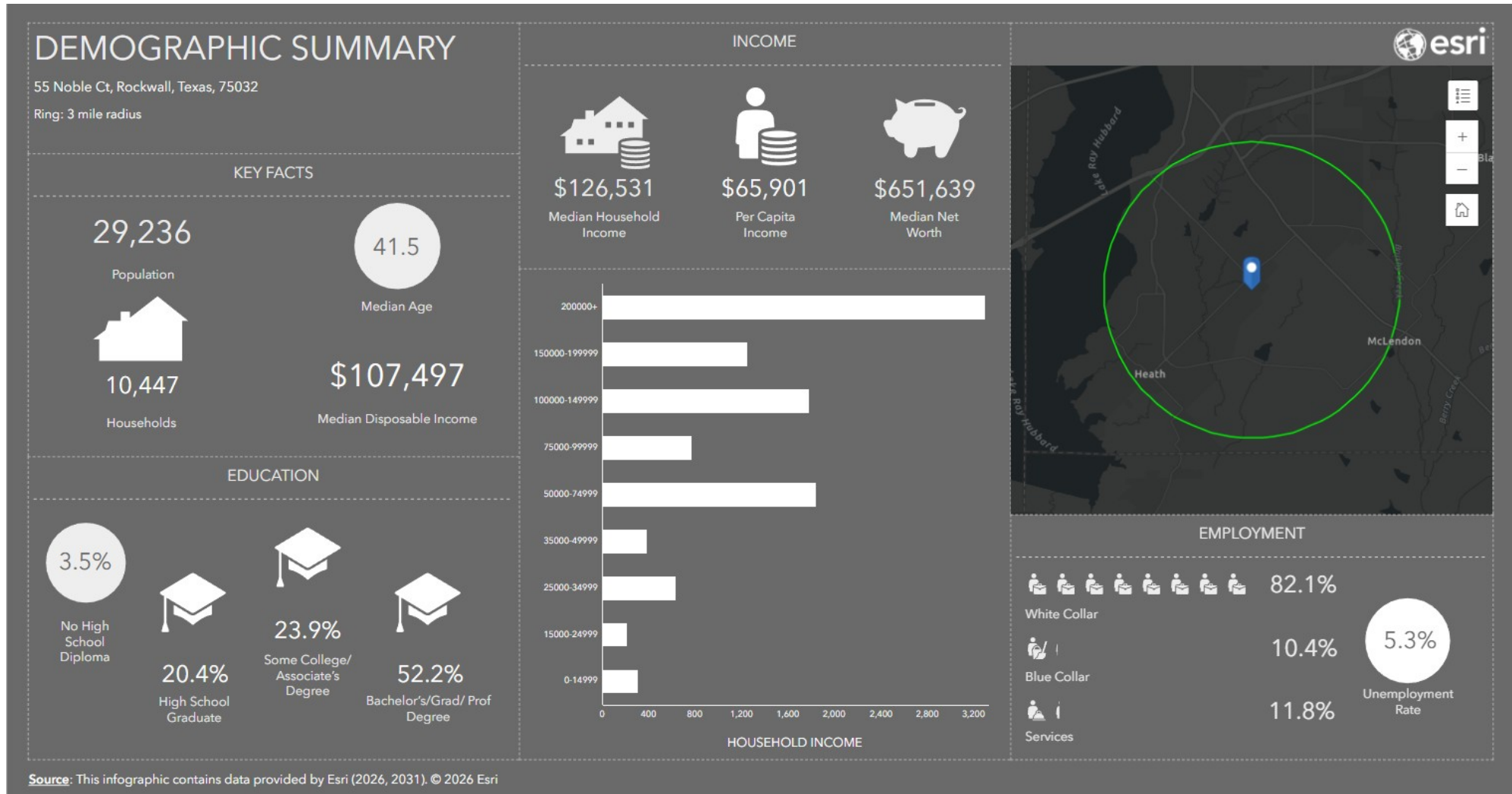
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DEMOGRAPHIC SUMMARY

55 Noble Ct, Rockwall, Texas, 75032

Ring: 5 mile radius

KEY FACTS

64,059

Population



23,299

Households

39.3

Median Age

\$98,711

Median Disposable Income

EDUCATION

3.8%

No High School Diploma



20.0%

High School Graduate



26.6%

Some College/
Associate's Degree



49.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$113,886

Median Household Income



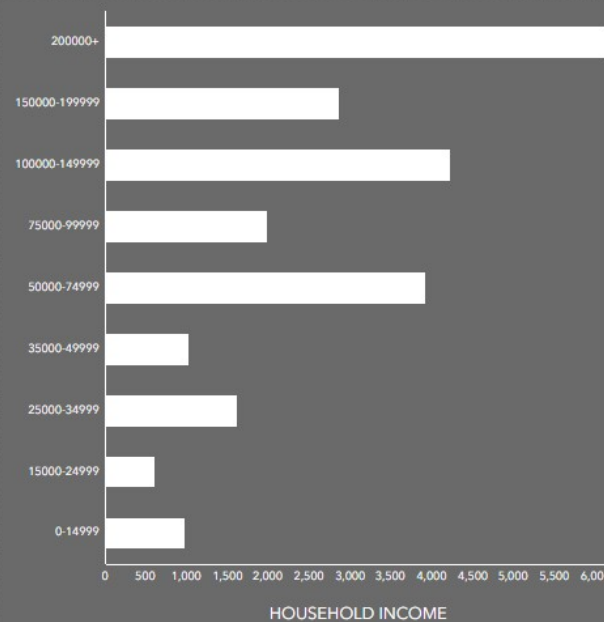
\$59,007

Per Capita Income

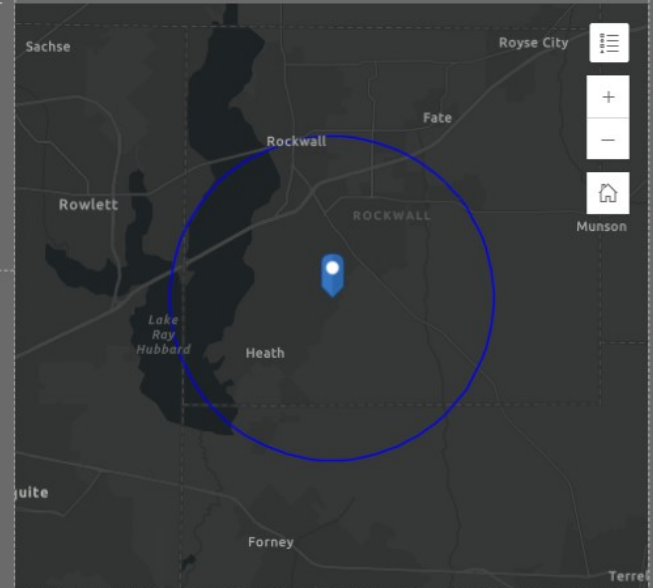


\$496,470

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

79.0%

12.7%

11.0%

4.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date