



MEDICAL OFFICE SPACE FOR LEASE

PREMIER HEATH DEVELOPMENT

6785 HORIZON ROAD, HEATH, TX 75032



MCCALLA
GROUP

For Leasing Information:

Alexis Martinez

Managing Partner

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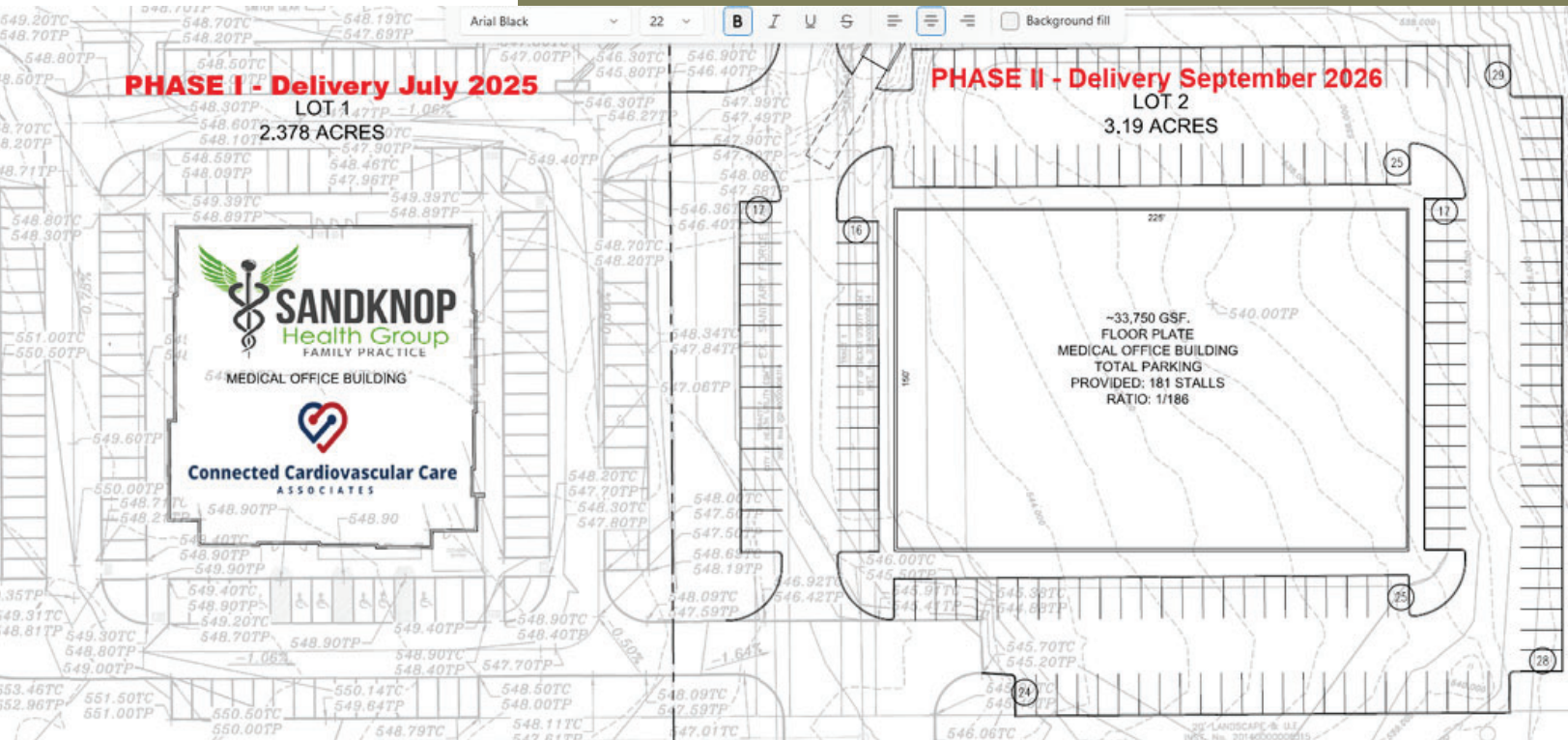
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- Delivering Q4 2026, this Class-A medical office project in Heath is designed by physicians to foster long-term value and cross-specialty collaboration.
- Located just 5–7 minutes south of Rockwall, the site offers prime visibility in one of DFW’s fastest-growing, most affluent areas.
- Phase I is fully leased, anchored by Sandknop Health and Connected Cardiovascular—creating a built-in referral ecosystem.

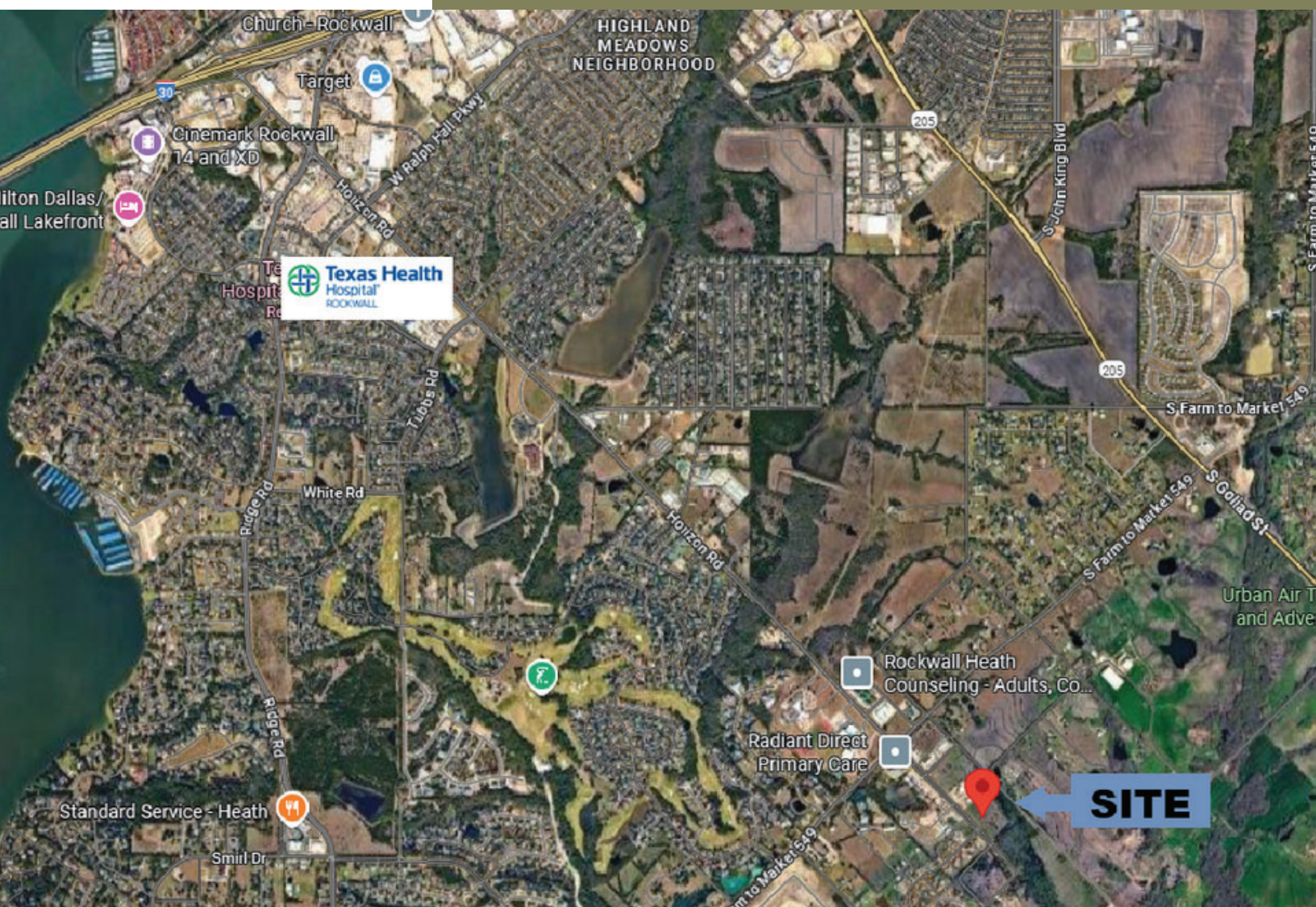
Highlights:

- Flexible suite sizes & layouts
- Optional co-ownership
- Established referral base
- Strategic, high-growth location



Development Approach:

- 2,000 - 18,000 square feet available
- Full customization capability
- Turnkey Solution including shell, site work, demising walls, utilities, and interior buildout
- Long-term real estate investment opportunity
- Future expansion protentional
- Strong parking ratio (5 / 1,000 SF ratio)



- Just 5–7 minutes south of Rockwall along Horizon Road
- Adjacent to Amy Parks-Heath Elementary and Cain Middle School — both less than 0.5 miles from the site
- Less than 1 mile from Rockwall-Heath High School
- Minutes from Texas Health Hospital Rockwall and other major healthcare providers
- Surrounded by high-income neighborhoods and rapid residential growth
- Ideally positioned for strong visibility and referral access in one of DFW's most affluent corridors

Phase I Photos:



The development is thoughtfully curated to support cross-specialty referrals and comprehensive patient care. The following specialties are a natural fit to round out the healthcare ecosystem:

- Imaging / Radiology
- Lab Services
- Pediatric Dentistry
- Orthodontics
- Orthopedics
- Physical Therapy
- ENT (Ear, Nose & Throat)
- Allergy & Immunology
- General Dentistry
- Behavioral & Mental Health
- Ophthalmology
- Urology
- Podiatry
- Urgent Care / Walk-In Clinics



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