

2313 Ridge Rd #102, Rockwall, TX



1,090 SF Office Suite for Lease
ADA Compliant Space
Mostly Private Offices
Newly Renovated, Well Kept Suite
Located Just Off Interstate 30

Main Contact

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Property Overview

M&D CRE is pleased to offer this 1,090-square-foot office suite for lease.

Listed By:
Ross Miller | 469.352.8147



Property Overview

M&D CRE is pleased to offer this well-appointed 1,090-square-foot office suite for lease in the highly sought-after Rockwall market. Recently renovated, the space is configured for efficient professional use, featuring a reception area, four private offices, a spacious conference room, a break room, and two ADA-compliant restrooms. The property also offers generous parking and on-site signage along Ridge Road, which receives over 28,000 VPD.

Situated just off Interstate 30, which carries approximately 101,000 VPD, this location places tenants in the center of one of Rockwall's most active commercial corridors. The property benefits from immediate access to major thoroughfares, a dense mix of surrounding retail and professional services, and close proximity to established residential neighborhoods. This combination creates a highly accessible environment for employees and clients while offering consistent exposure to substantial daily traffic flows. Its position within the growing Rockwall community makes it an appealing option for businesses seeking a strategic, high-visibility office location.

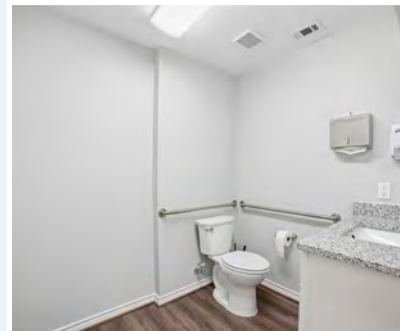
Contact Ross Miller for more information: 469.352.8147

Size	1,090 SF
Acres	0.075 Acres
Year Built	1982
Renovated	2020
Zoning	C-1
Traffic	+28,000 VPD
Lease Type	NNN
Parcel ID	23250



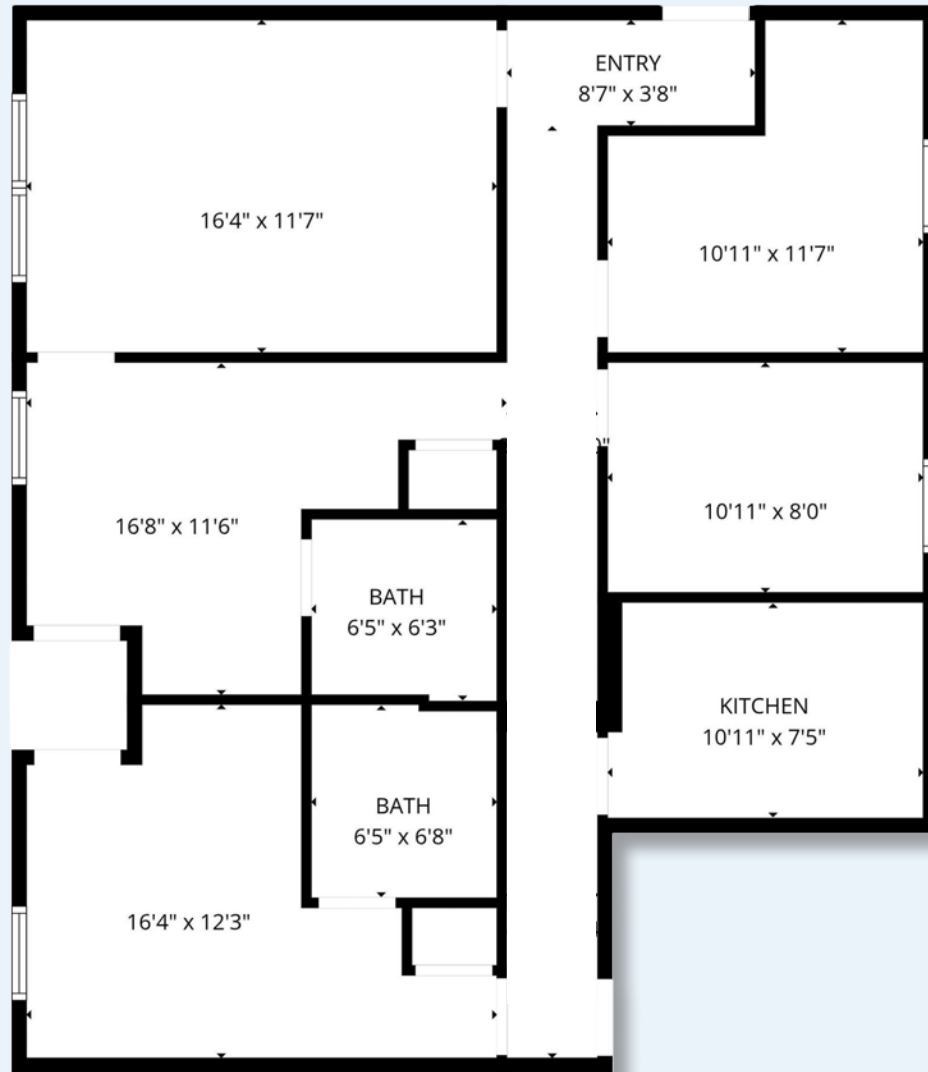
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Floor Plan

1,090 SF Office

Four Private Offices

Large Conference Room

Break Room

Two Restrooms

ADA Compliant

Location Overview

Rockwall, TX, offers businesses a prime location near Dallas with strong infrastructure, a skilled workforce, and a thriving economy.

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Ross Miller | 469.352.8147



2024 Ranked #2 Fastest-Growing Counties in The Nation

Rockwall, TX Overview

Rockwall, TX, is a rapidly growing city situated just 22 miles east of downtown Dallas, making it an ideal location for businesses seeking proximity to the Dallas/Fort Worth metroplex while enjoying a more suburban setting. Known for its strong community, Rockwall offers a welcoming environment for both businesses and residents. The city features a robust economy, a thriving local job market, and a diverse range of amenities. Home to the Rockwall Technology Park, the city provides businesses with premier office spaces and immediate access to critical infrastructure, including Interstate 30, along with a skilled and growing labor pool. The combination of a strategic location, exceptional infrastructure, and a strong local economy makes Rockwall an attractive destination for businesses looking to expand and thrive in the Dallas/Fort Worth area.

52,000

City Total
Population
(Rockwall EDC)

2.86 M

Workers Within
45-Min
(Rockwall EDC)

73,088

Workers Within
15-Min
(STDB)

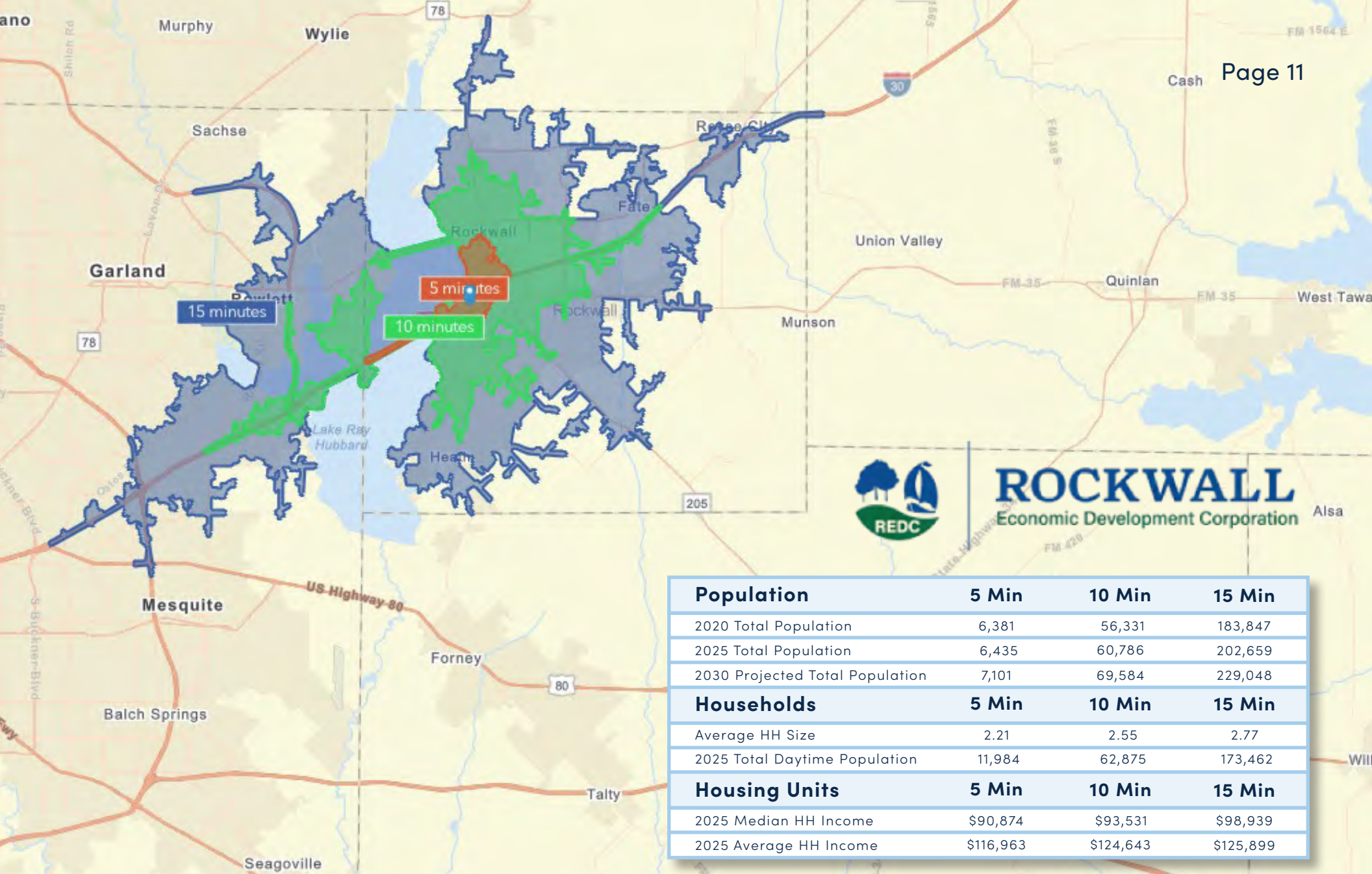
163,515

2029 Projected
Population
(STDB)



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Population	5 Min	10 Min	15 Min
2020 Total Population	6,381	56,331	183,847
2025 Total Population	6,435	60,786	202,659
2030 Projected Total Population	7,101	69,584	229,048
Households	5 Min	10 Min	15 Min
Average HH Size	2.21	2.55	2.77
2025 Total Daytime Population	11,984	62,875	173,462
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$90,874	\$93,531	\$98,939
2025 Average HH Income	\$116,963	\$124,643	\$125,899

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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.

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.

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