


PREMIER MEDICAL SPACE FOR LEASE

FISH POND MEDICAL PLAZA

6600 Fish Pond Road, Waco, Texas 76710



welltower


TRANSWESTERN
REAL ESTATE
SERVICES

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Fish Pond is a 2 story Class A medical office building in Waco, Texas near Ascension Seton Providence Hospital. The property offers great visibility on Bosque Blvd, which is easily accessible from Hwy 6 and North Valley Mills Dr. The property is located within close proximity to numerous amenities including restaurants, shopping, banks, retail, and other commercial services.

Medical Office Availability:

- Suite 103 - 3,848 SF*
- Suite 201 - 14,781 SF* (Divisible)
- Suite 202B - 2,978 SF*

*Available 6/1/2024

Building Information:

- Rental Rate: \$16.00 NNN
- OpEx: \$11.03/SF (2024 Est.)
- Parking: 5/1000

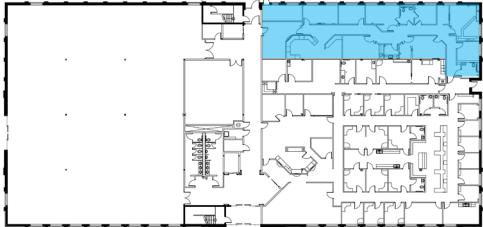
Amenities:

- Covered Entrance and Drop Off
- Exterior Signage Opportunity
- Park Like Setting
- Ample Parking
- Low Add On Factor (15%)
- Efficient Floor Plates
- Monument Signage



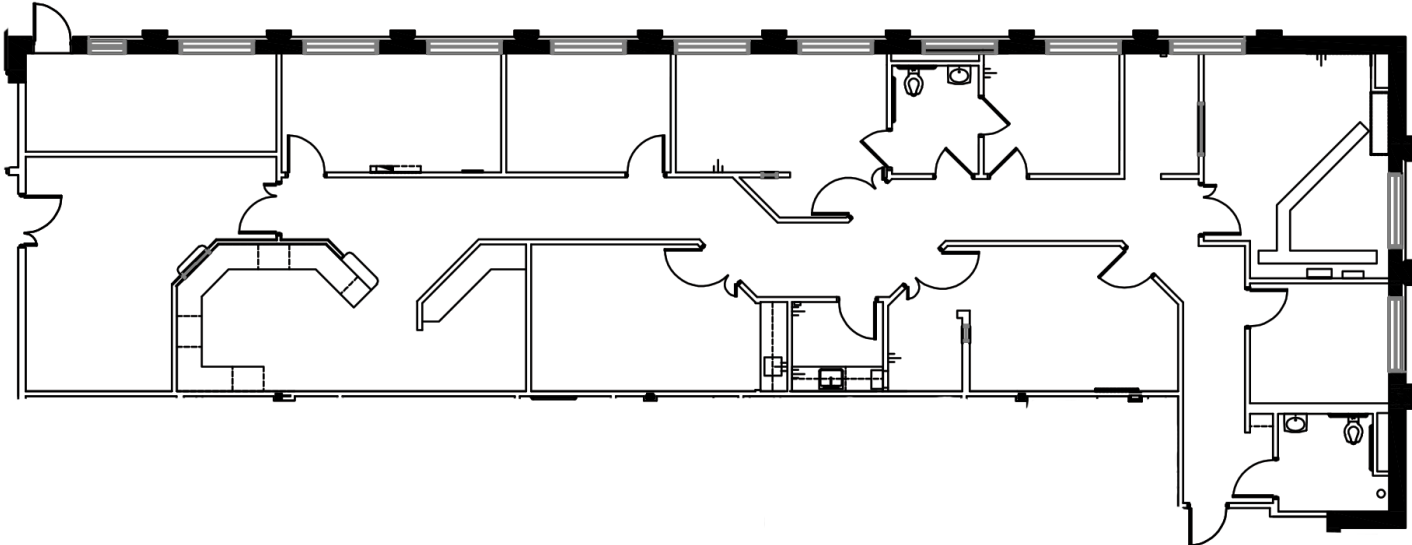
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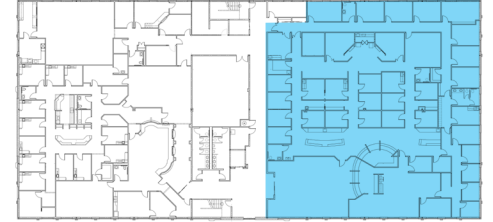
Suite 103 - 3,848 SF

Available 6/1/2024

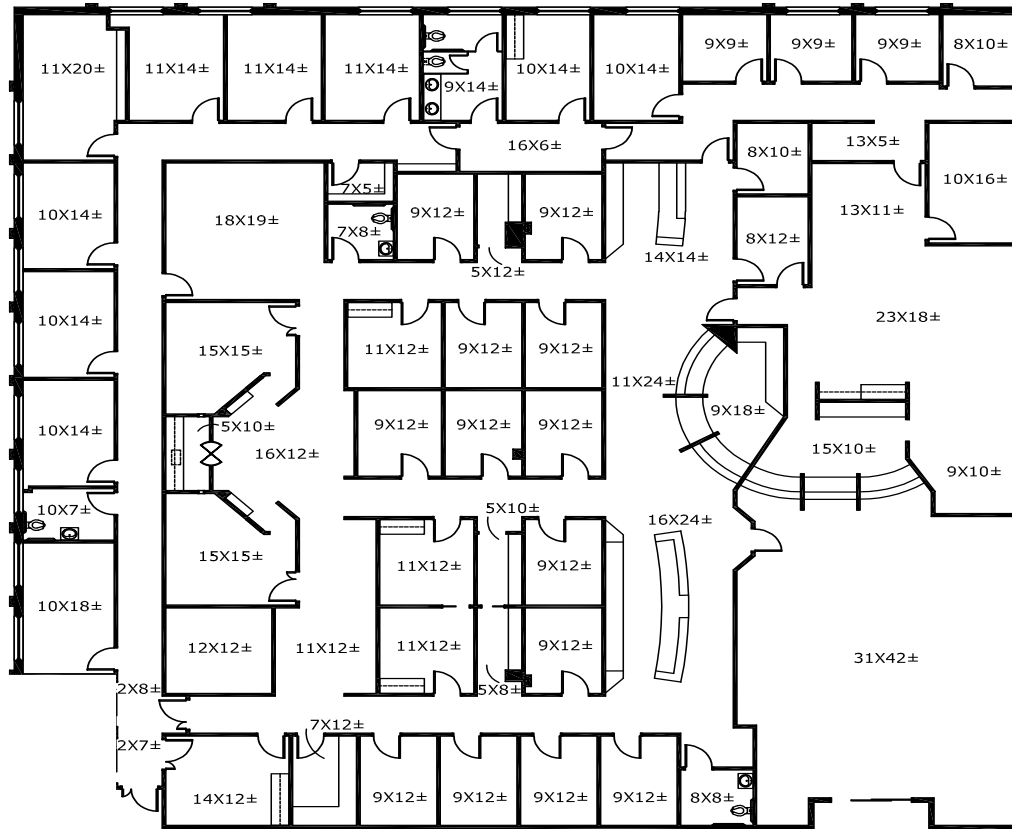


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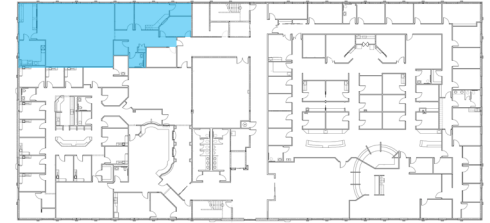


Suite 201 - 14,781 SF (Divisible)

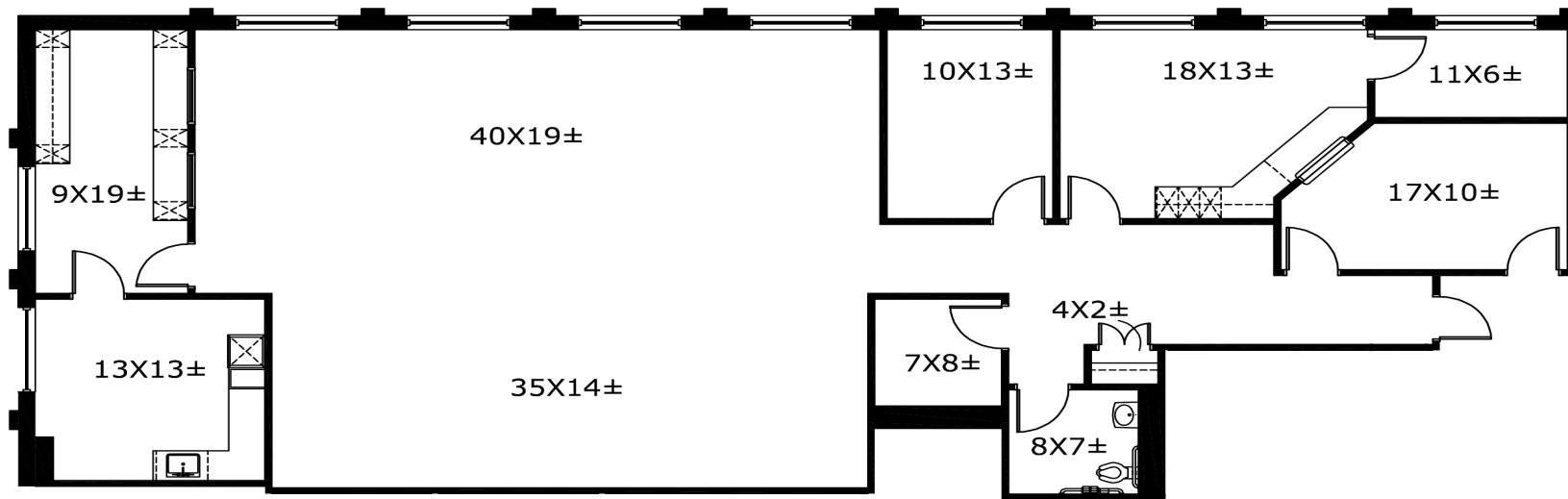


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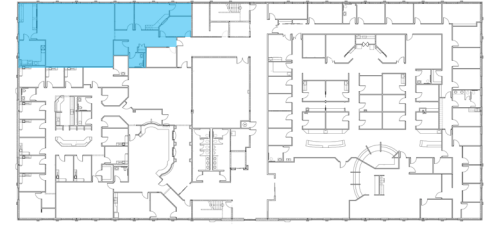


Suite 202B - 2,978 SF

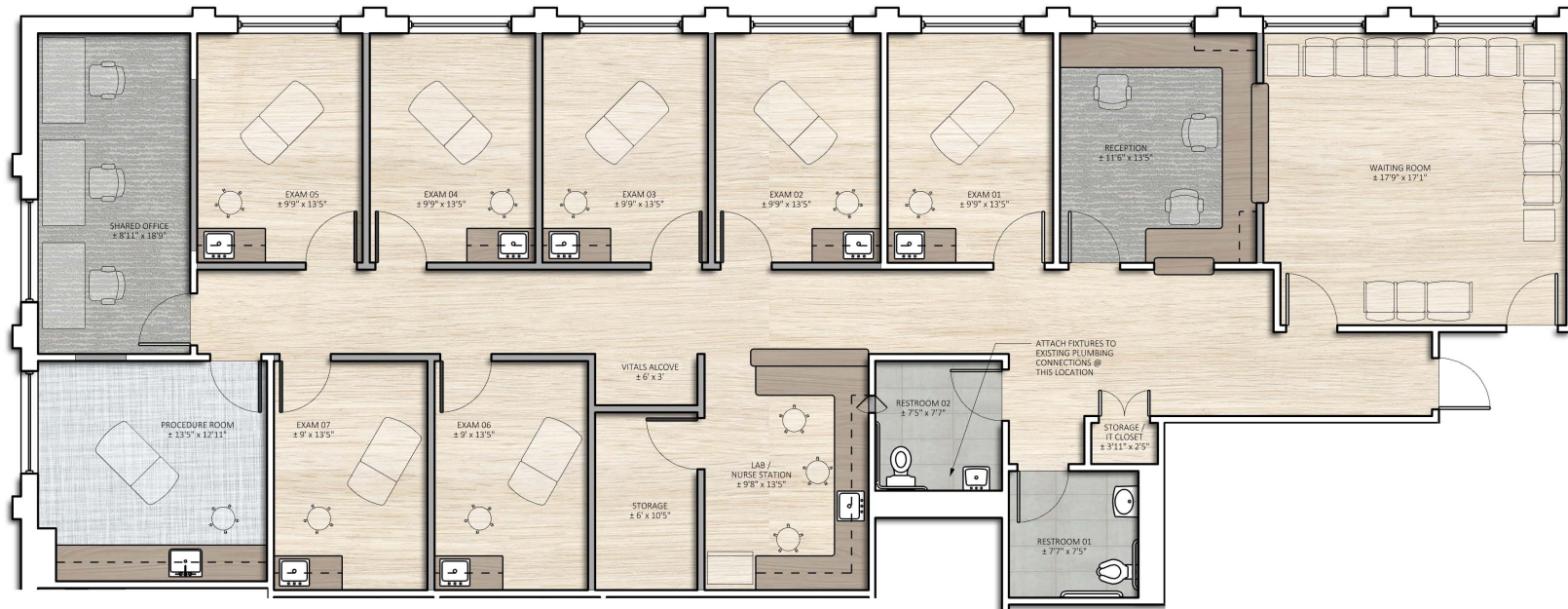


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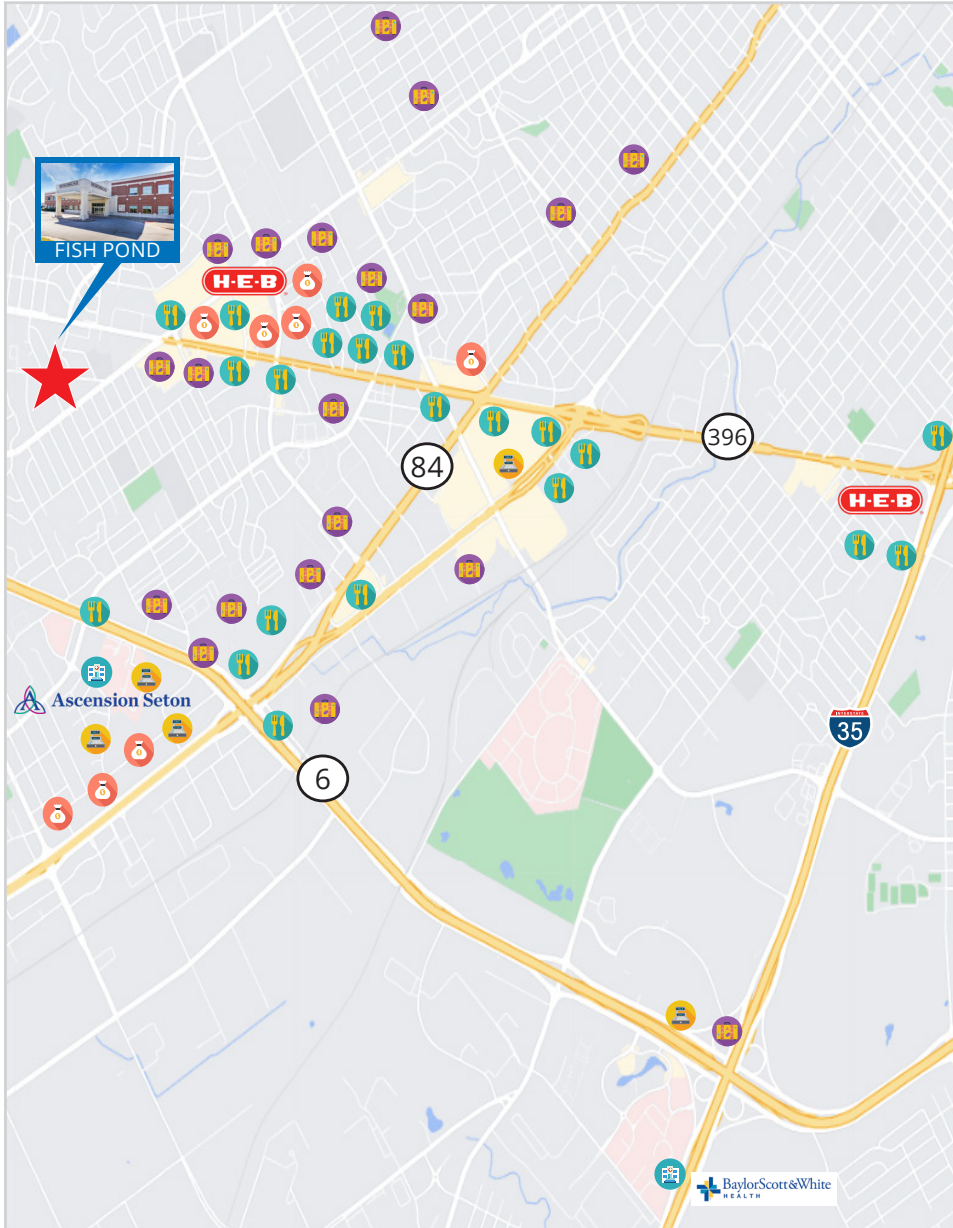


Suite 202B - Concept plan



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HOSPITALS/CLINICS

- Ascension Seton Providence - 1.1 miles
- Baylor Scott & White Medical - 3.9 miles

EATERIES

- Raising Canes
- Jack in the Box
- Wendy's
- Whataburger
- Taco Bueno
- Sonic
- Smoothie King
- Arby's
- Chick-fil-A
- Tom's Burgers
- Fuddruckers
- Long John Silvers
- Chipotle
- Arby's
- Chipotle
- Jason's Deli
- Taco Bell
- Hat Creek Burger Company
- BJ's Restaurant
- Dairy Queen
- McAlister's Deli
- McDonald's
- Firehouse Subs
- Panda Express
- Popeyes
- Bush's Chicken
- Subway
- Wingstop

SHOPPING/SERVICES

- Target
- Walmart
- HEB
- Kohls
- ALDI
- Aeropostale
- Barnes & Nobles
- JcPenney
- Burlington
- Buckle
- American Eagle
- Dillard's
- CVS
- T-Mobile
- Marshall's
- Journeys
- Walgreen's
- Lowe's
- Half Price Books
- Best Buy
- Foot Locker
- Dicks Sporting Goods
- Boot Barn
- Francesca's
- Hot Topic
- Hobby Lobby
- AT&T
- Joann
- Office Depot
- Zales
- Twin Liquors
- Claire's
- Bed Bath & Beyond
- Cavender's

Banks

- Community Bank & Trust
- The First National Bank
- Central National Bank
- First Guaranty National Bank
- First Convenience Bank
- Texas First State Bank
- Alliance Bank
- Chase Bank
- Wells Fargo Bank

LODGING

- Hilton
- Holiday Inn
- Spring Hill Suites
- La Quina Inn
- Best Western

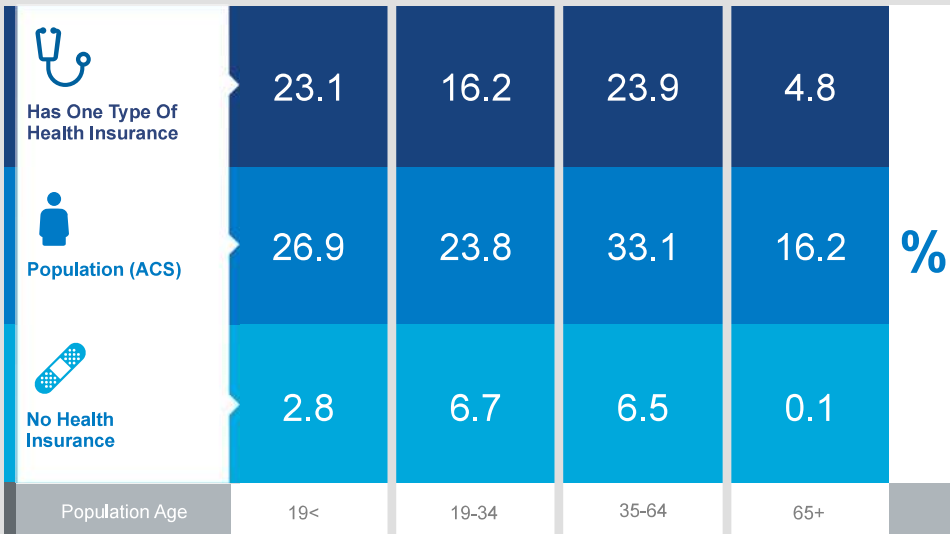
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Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



Health Care Expenditure



\$3,549
Annual Health Insurance Expenditures



\$1,825
Medical Care



Medicare:
Population 65+

3,230
Medicare Only

2,988
Direct-Purch & Medicare

2,463
Employer & Medicare

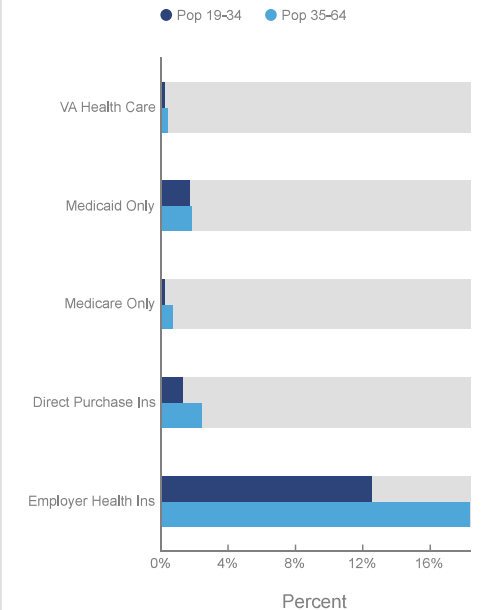
577
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$913.6
Medicare Payments	\$717.5
Physician Services	\$220.5
Dental Services	\$341.4
Eyecare Services	\$60.6
Lab Tests/X-rays	\$61.9
Hospital Room & Hospital Service	\$179.9
Convalescent/Nursing Home Care	\$30.7

Health Insurance Coverage (ACS)



KEY FACTS

79,135
Population

36.9
Median Age

2.5
Average Household Size

\$51,882
Median Household Income

Exercise (Percent of Adults)



37.9%

Exercise at home 2+ times per week



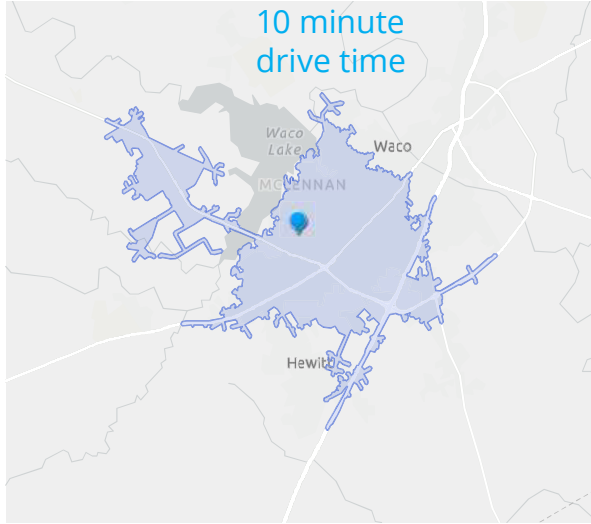
11.8%

Exercise at club 2+ times per week

This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2016-2020, 2020. © 2020 Esri

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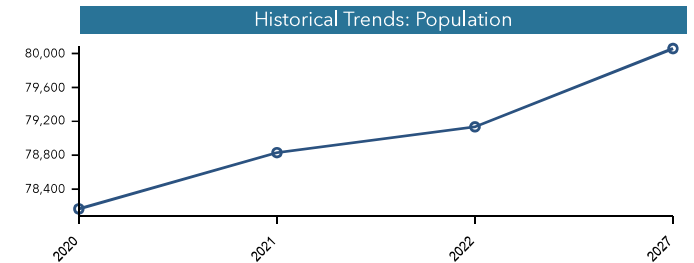


POPULATION TRENDS AND KEY INDICATORS

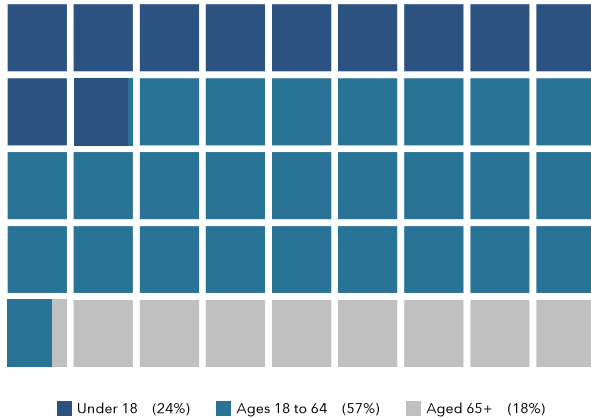
6600 Fish Pond Rd, Waco, Texas, 76710
Drive time of 10 minutes

79,135	30,545	2.55	36.9	\$51,882	\$164,557	71	123	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

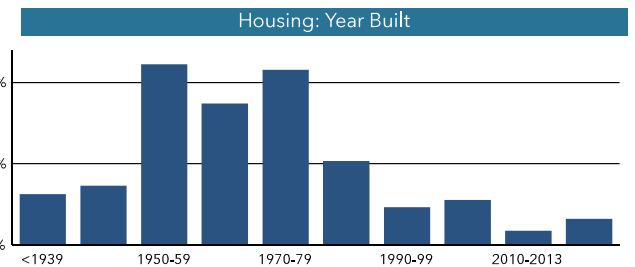
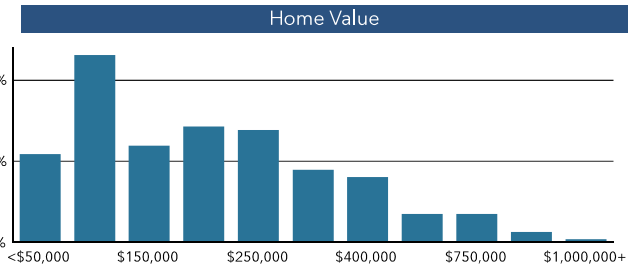
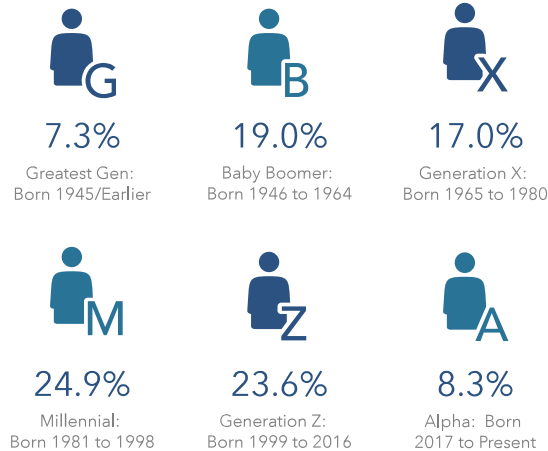
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2016-2020
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Demographic Report

6600 Fish Pond Rd, Waco, Texas, 76710

	5 minutes	10 minutes	15 minutes
Population			
2022 Total Population	18,674	79,135	171,865
2027 Projected Total Population	18,833	80,058	175,719
2010 Total Population	16,800	72,853	151,374
2000 Total Population	16,726	72,040	138,979
2022 Total Daytime Population	24,274	102,882	191,878
2022-2027 Projected Annual Growth Rate	0.2%	0.2%	0.4%
2010-2020 Annual Growth Rate	1.0%	0.7%	1.1%
2022 Median Age	41.2	36.9	33.7
Income			
2022 Median Household Income	\$56,279	\$51,882	\$51,526
2022 Average Household Income	\$78,664	\$77,100	\$79,462
2022 Per Capita Income	\$34,011	\$30,053	\$30,231
2022 Households Earning \$100,000+	21.1%	21.3%	24.0%
Households			
2022 Total Households	8,016	30,545	64,672
2027 Projected Total Households	8,070	30,900	66,210
2010 Total Households	7,561	27,996	56,457
2000 Total Households	7,703	27,869	51,653
2022-2027 Projected Annual Growth Rate	0.1%	0.2%	0.5%
2010-2020 Annual Growth Rate	1.0%	0.7%	1.1%
2022 Average Household Size	2.3	2.6	2.5
Housing			
2022 Total Housing Units	8,732	33,502	70,872
2022 Occupied Housing Units: Owner	52.4%	57.2%	54.2%
2022 Occupied Housing Units: Renter	47.6%	42.8%	45.8%
2022 Vacant Housing Units	8.2%	8.8%	8.8%
2022 Median Home Value	\$173,640	\$164,557	\$194,932
Race and Origin			
2022 African American/Black Population	18.9%	15.8%	16.6%
2022 American Indian/Alaska Native Population	0.8%	1.2%	1.0%
2022 Asian Population	1.3%	1.5%	2.7%
2022 Pacific Islander Population	0.1%	0.1%	0.1%
2022 White Population	56.8%	50.5%	54.4%
2022 Other Race Population	10.4%	15.9%	12.0%
2022 Population of Two or More Races	11.9%	15.2%	13.3%
2022 Hispanic Population	26.7%	38.0%	29.7%
Occupation and Education			
White Collar Population	59.4%	52.8%	59.1%
Population with Bachelor's Degree or Higher	30.0%	27.0%	30.1%
2022 Unemployment Rate	3.9%	4.7%	4.4%

For leasing information, contact:

Hunter Jones

Senior Vice President

(512)-314-3576

hunter.jones@transwestern.com

Marshall Thurmond

Senior Associate

(512)-314-5211

marshall.thurmond@transwestern.com

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