

PREMIER MEDICAL SPACE FOR LEASE

FISH POND MEDICAL PLAZA

6600 Fish Pond Road, Waco, Texas 76710



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 - 2,818 SF

Building Information:

- Rental Rate: \$18.00 NNN
- OpEx: \$12.77/SF (2024 Est.)
- Parking: 5/1000

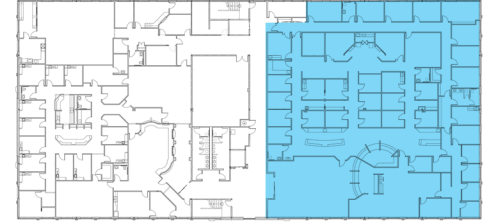
Amenities:

- Covered Entrance and Drop Off
- Exterior Signage Opportunity
- Park Like Setting
- Ample Parking
- Efficient Floor Plates
- Monument Signage

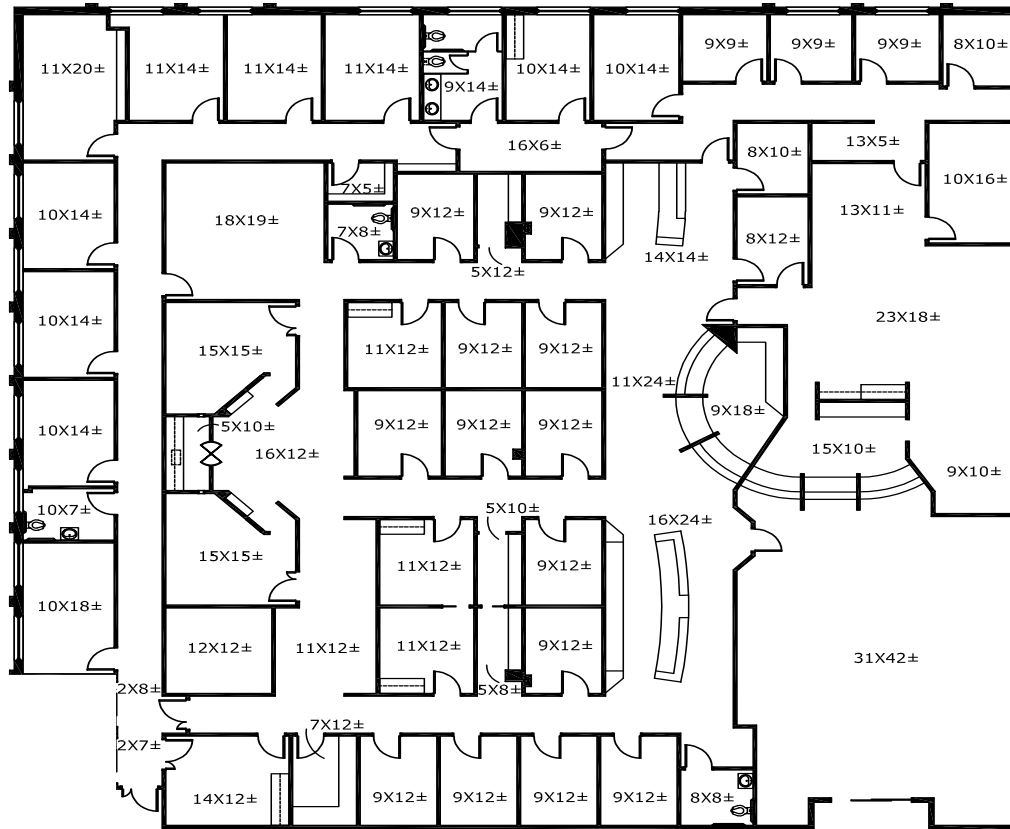


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Suite 201 - 14,781 SF (Divisible)



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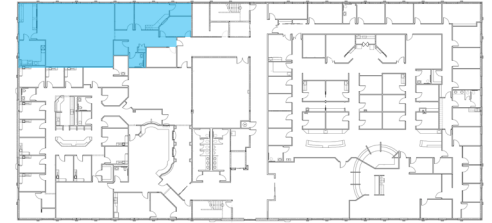
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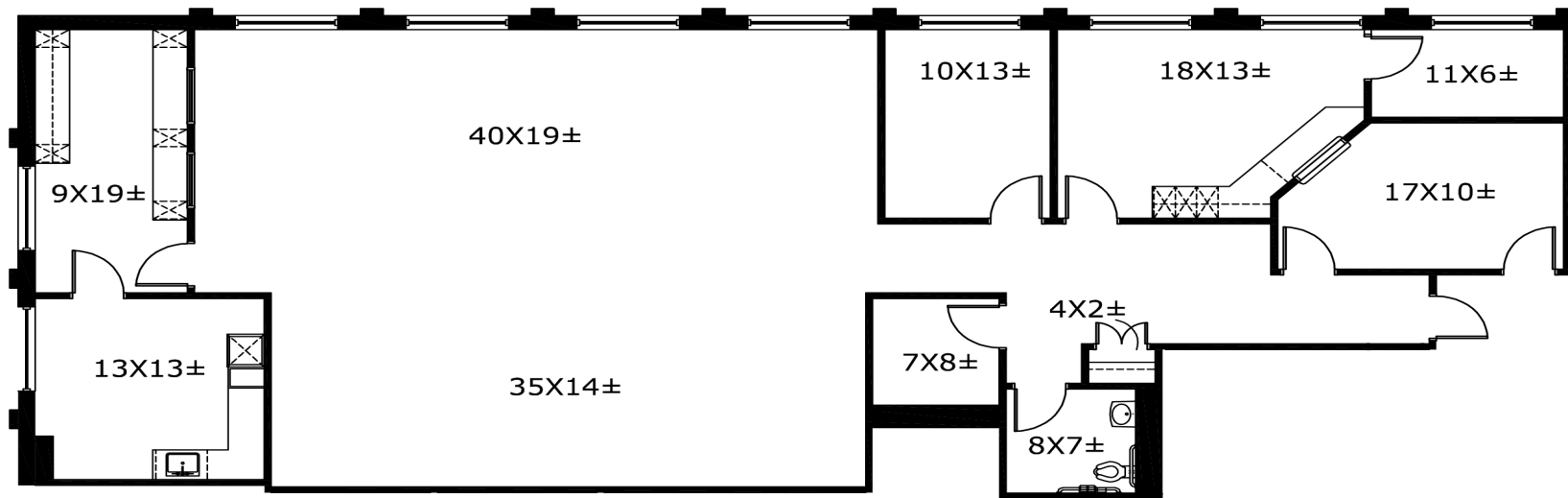
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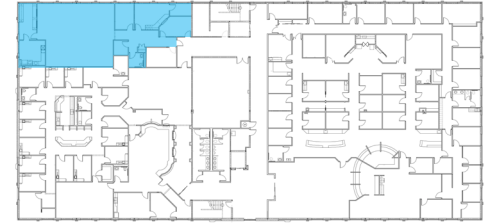


Suite 202B - 2,818 SF

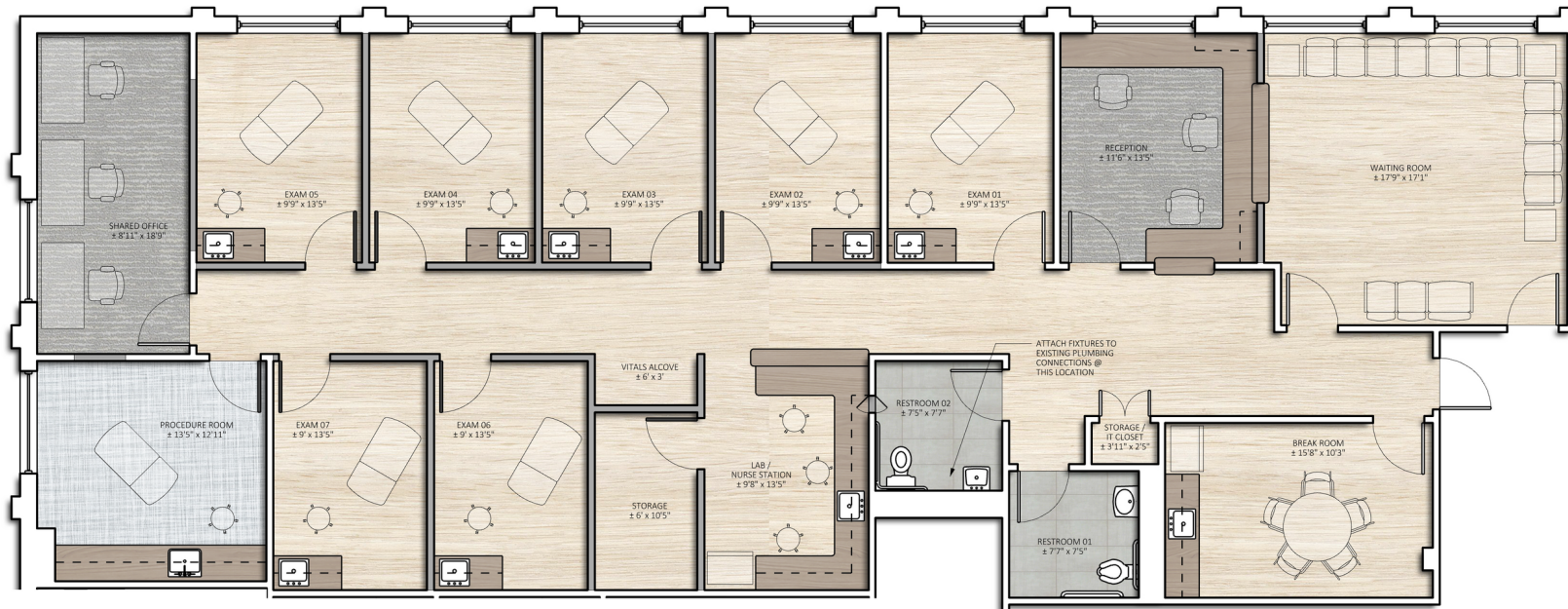


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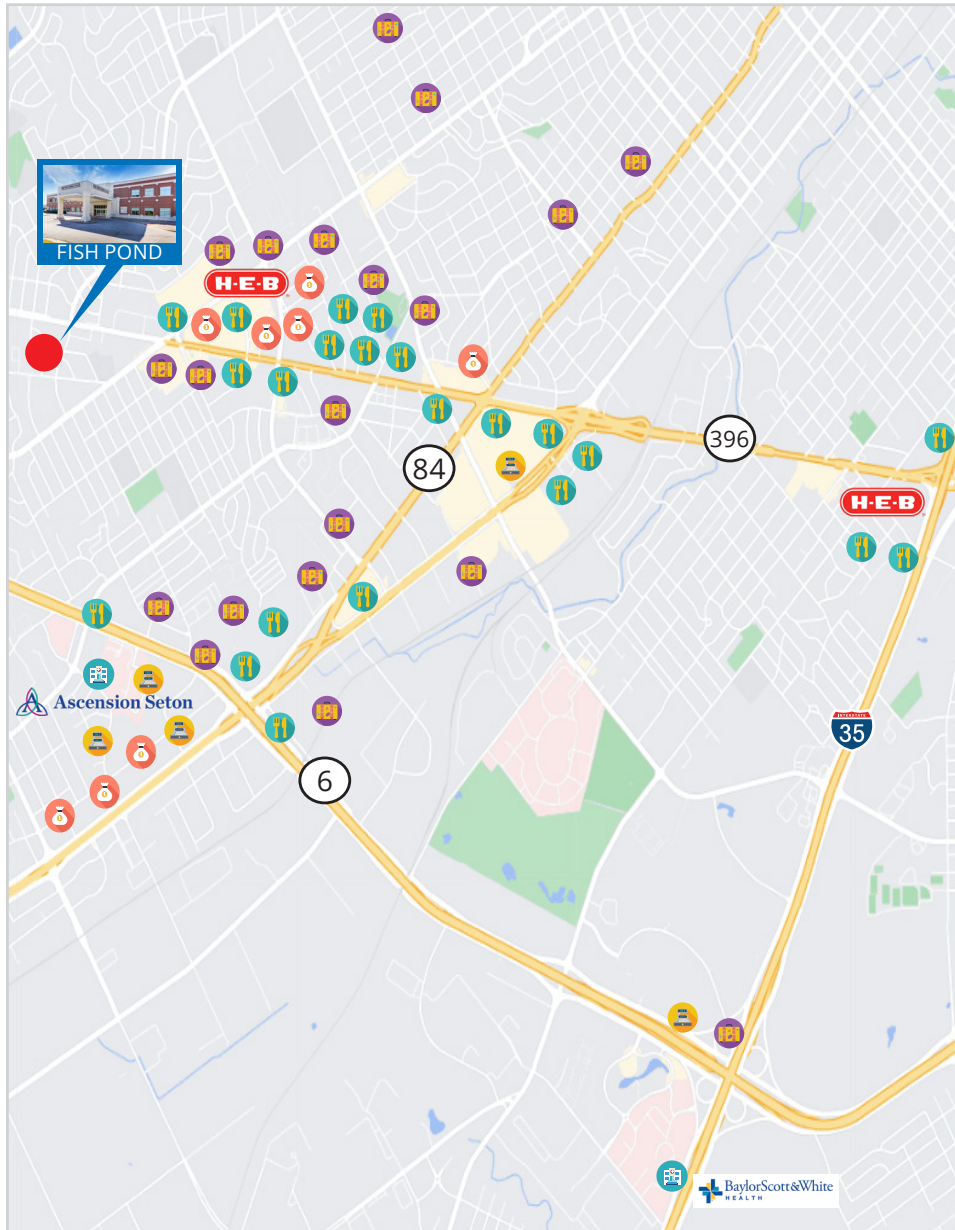


Suite 202B - Concept plan



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HOSPITALS/CLINICS

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

EATERIES

Raising Cane's
Jack in the Box
Wendy's
Whataburger
Taco Bueno
Sonic
Smoothie King
Arby's
Chick-fil-A
Tom's Burgers
Fuddruggers
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

LODGING

Hilton
Holiday Inn
Spring Hill Suites
La Quina Inn
Best Western

SHOPPING/SERVICES

Target
Walmart
HEB
Kohls
ALDI
Aeropostale
Barnes & Nobles
JcPenney
Burlington
Buckle
American Eagle
Dillards
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

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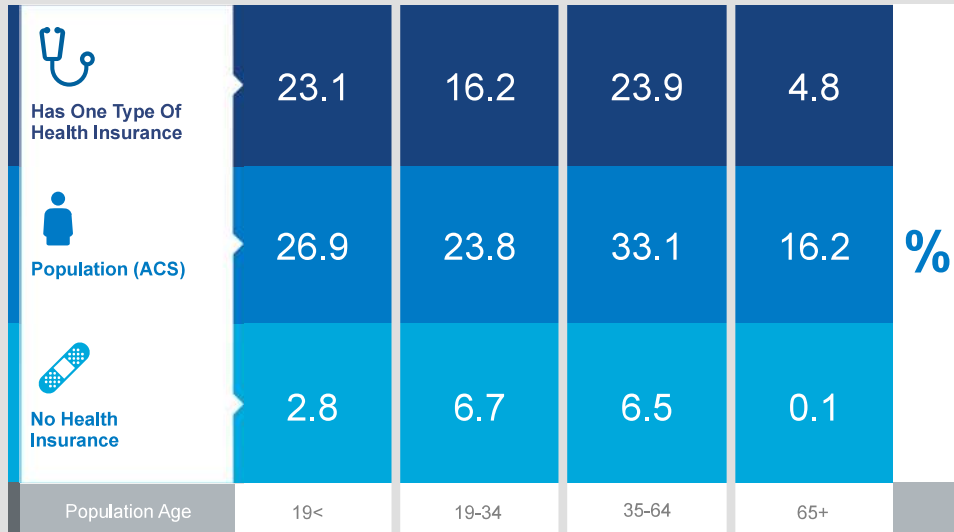
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Health Care & Insurance

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>



KEY FACTS

79,135

Population

36.9

Median Age

2.5

Average Household Size

\$51,882

Median Household Income

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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.
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Exercise (Percent of Adults)



37.9%

Exercise at home 2+ times per week



11.8%

Exercise at club 2+ times per week

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

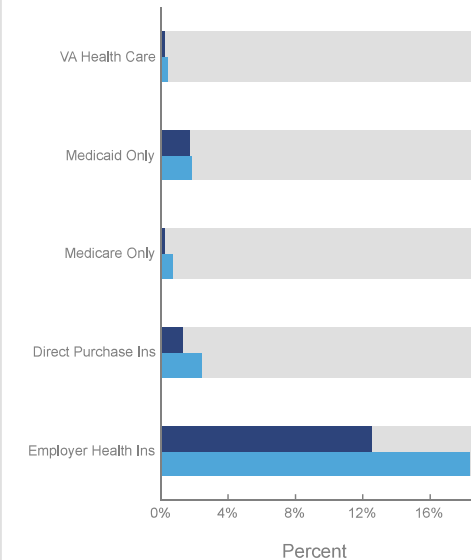
577

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

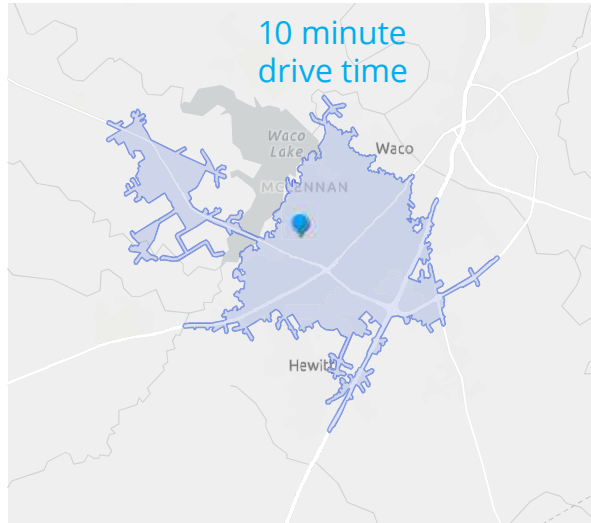
Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



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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



\$8,530

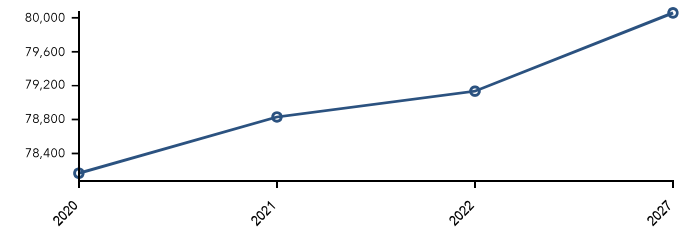
Avg Spent on Mortgage & Basics



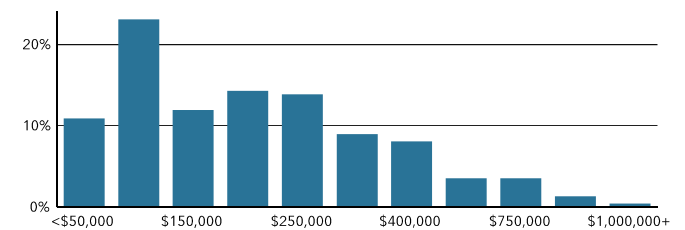
16.7%

Percent of Income for Mortgage

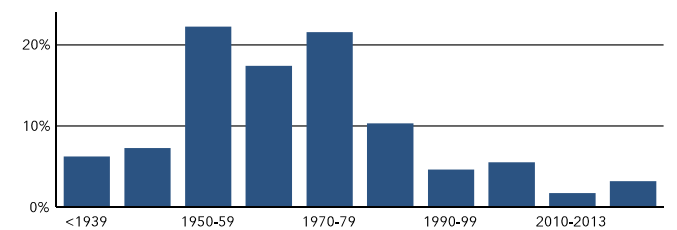
Historical Trends: Population



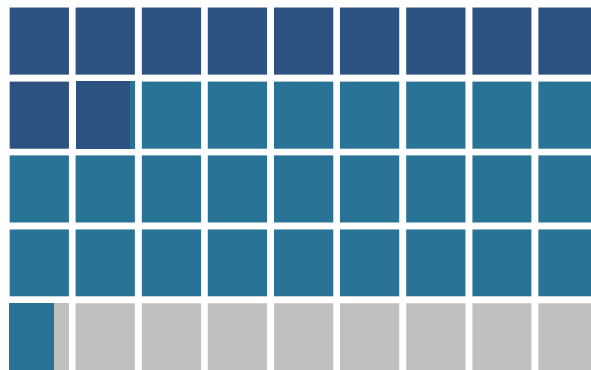
Home Value



Housing: Year Built



POPULATION BY AGE



Under 18 (24%) Ages 18 to 64 (57%) Aged 65+ (18%)

POPULATION BY GENERATION



7.3%

Greatest Gen:
Born 1945/Earlier



19.0%

Baby Boomer:
Born 1946 to 1964



17.0%

Generation X:
Born 1965 to 1980



24.9%

Millennial:
Born 1981 to 1998



23.6%

Generation Z:
Born 1999 to 2016



8.3%

Alpha: Born
2017 to Present

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

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	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%

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