

PREMIER MEDICAL SPACE FOR LEASE

FISH POND MEDICAL PLAZA

6600 Fish Pond Road, Waco, Texas 76710



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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 201 - 14,781 SF (Divisible)
- Suite 202B - 2,818 SF

Building Information:

- Rental Rate: *Contact Broker*
- OpEx: \$13.91/SF (2025 Est.)
- Parking: 5/1000

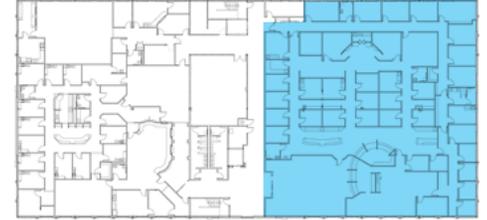
Amenities:

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

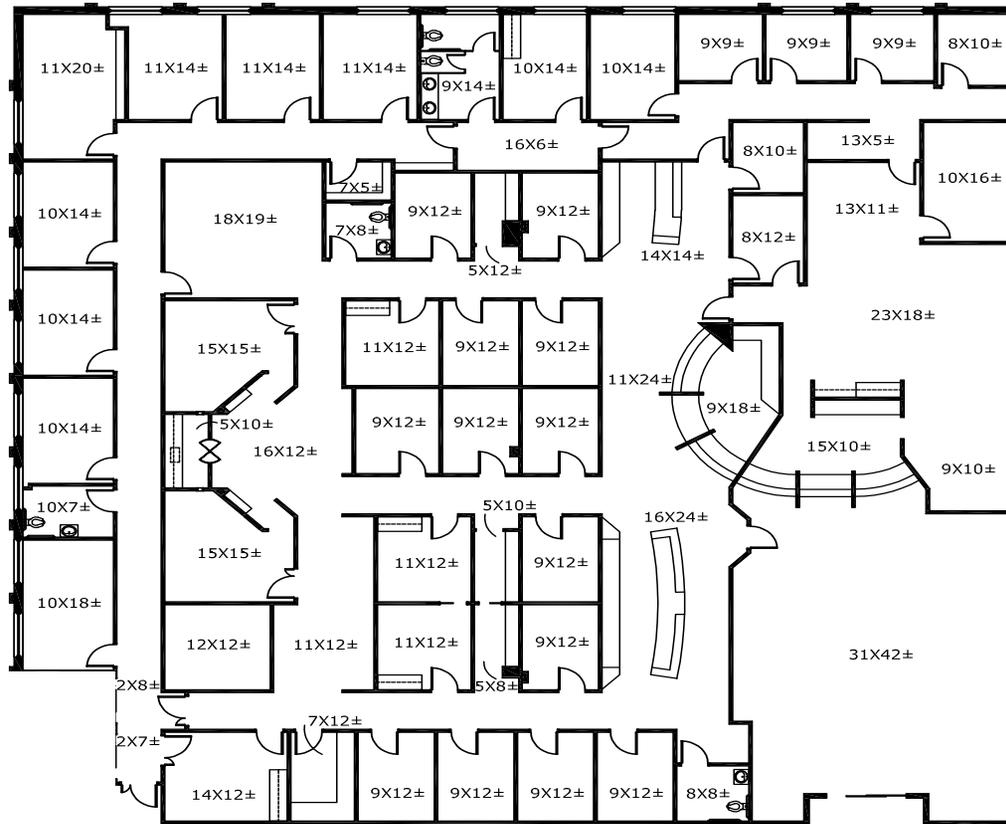


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Suite 201 - 14,781 SF (Divisible)

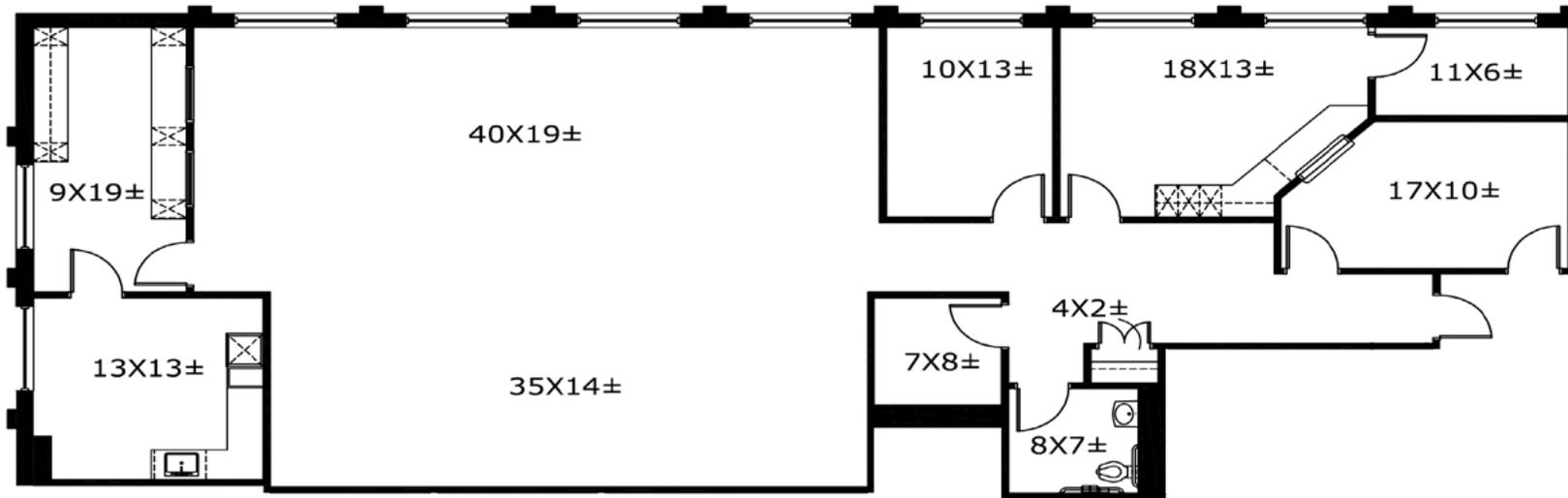


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Suite 202B - 2,818 SF

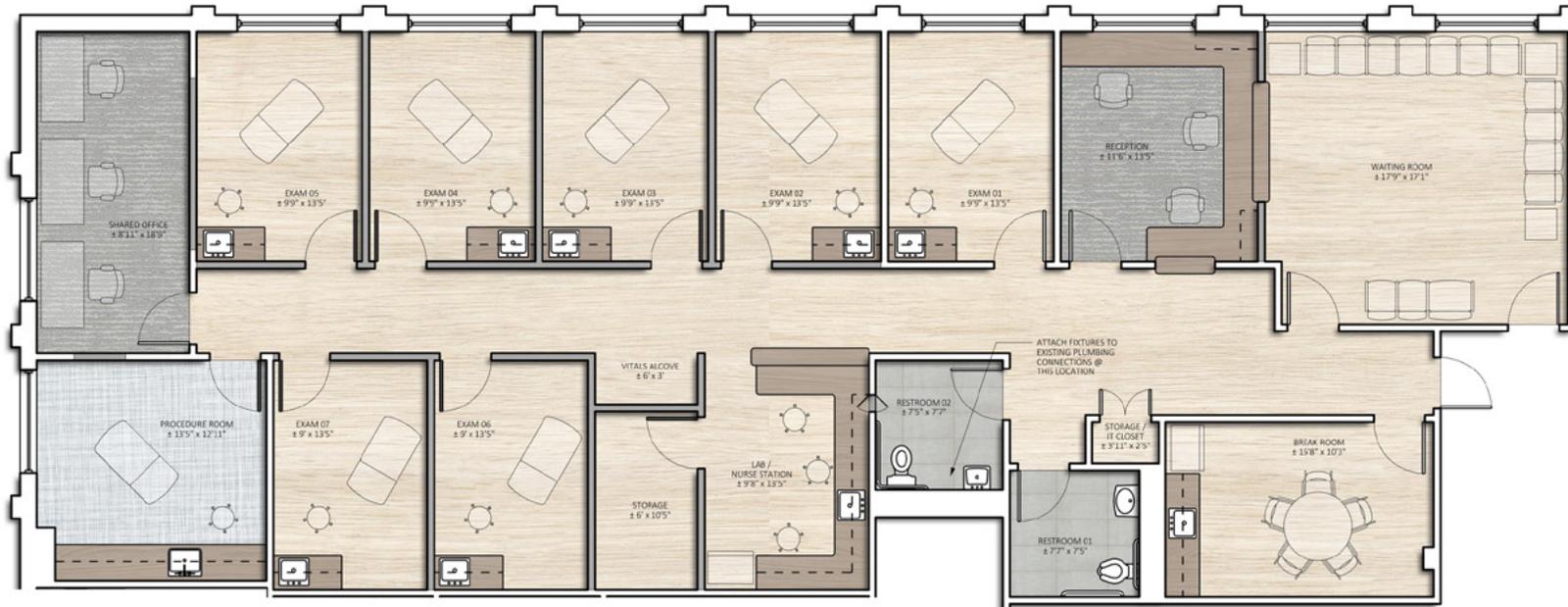


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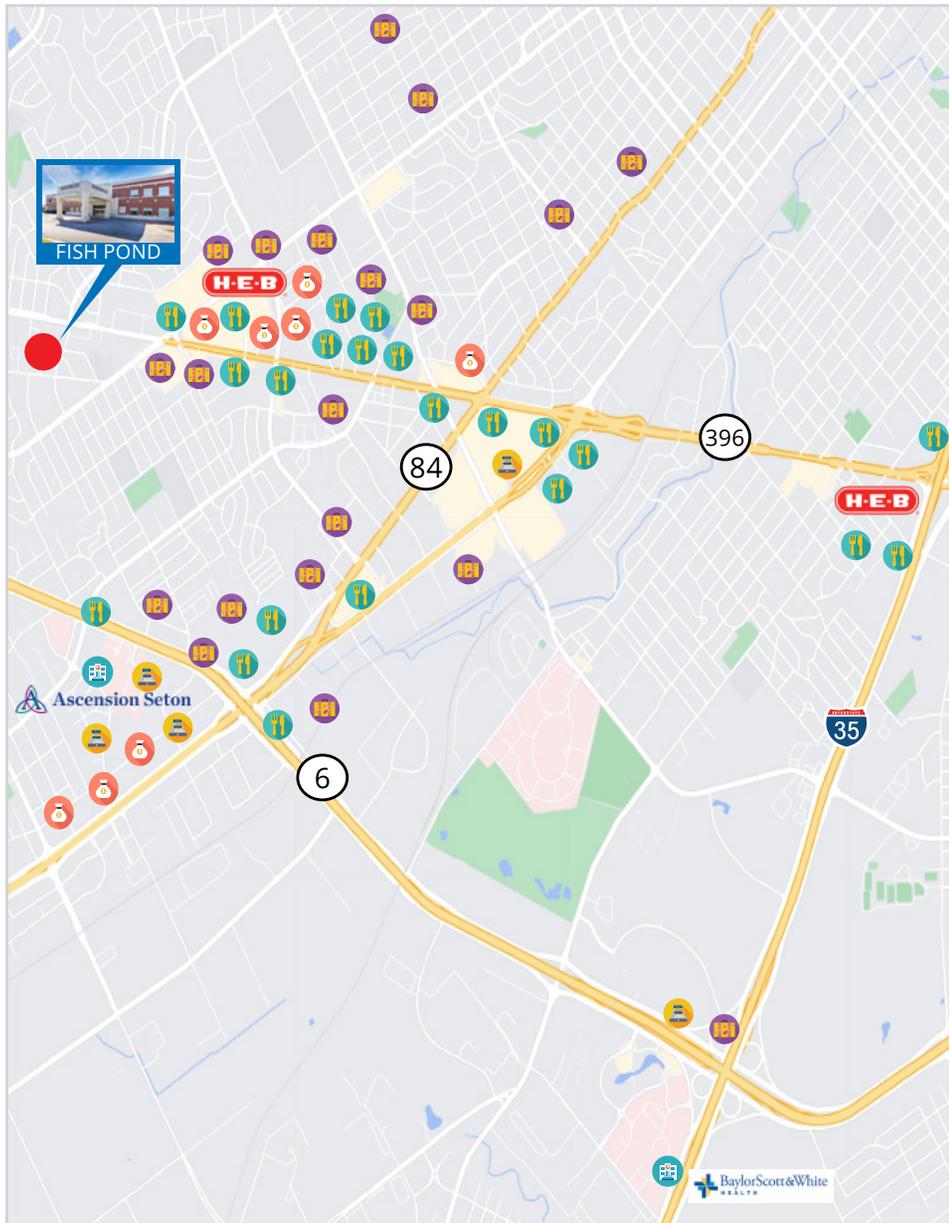


Suite 202B - Concept plan



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HOSPITALS/CLINICS

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

EATERIES

- Raising 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

6600 Fish Pond Rd, Waco, Texas, 76710
Drive time of 15 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



155,786

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



43.8%

Exercise at home 2+ times per week



12.4%

Exercise at club 2+ times per week

Health Care Expenditure



\$3,566

Annual Health Insurance Expenditures



\$1,963

Medical Care



Medicare:
Population 65+

6,417

Medicare Only

4,723

Direct-Purch & Medicare

3,529

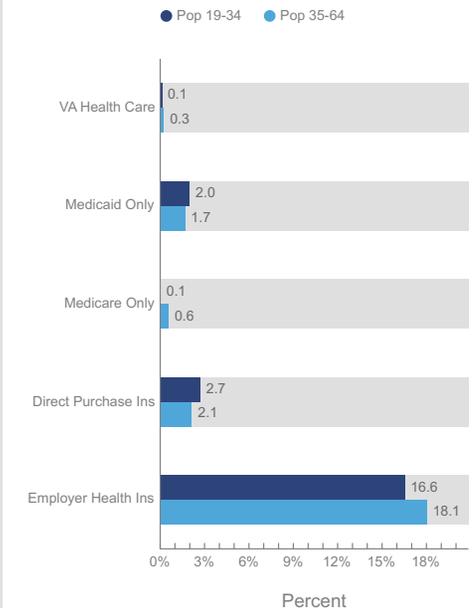
Employer & Medicare

1,153

Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$987.1
Medicare Payments	\$836.1
Physician Services	\$221.7
Dental Services	\$362.2
Eyecare Services	\$66.6
Lab Tests/X-rays	\$64.9
Hospital Room & Hospital Service	\$198.7
Convalescent/Nursing Home Care	\$31.7

Health Insurance Coverage (ACS)

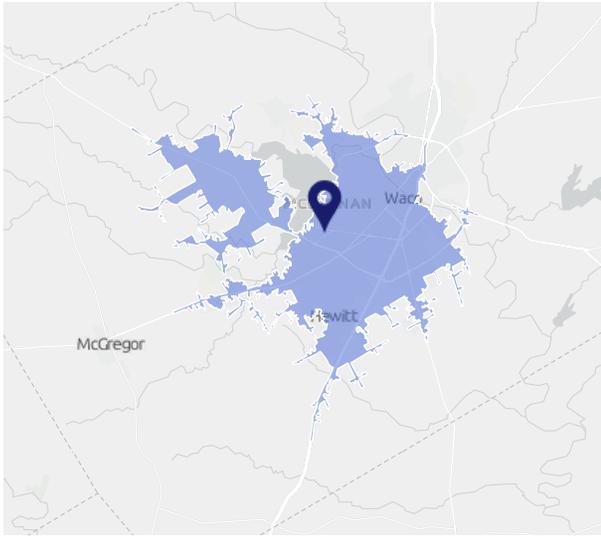


Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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Population Trends and Key Indicators

6600 Fish Pond Rd, Waco, Texas, 76710
Drive time of 15 minutes

157,646	61,573	2.44	33.9	\$58,828	\$262,170	64	74	81
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



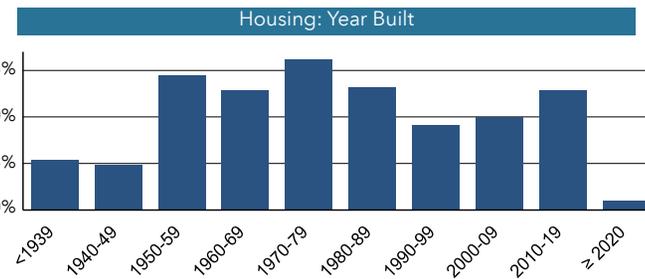
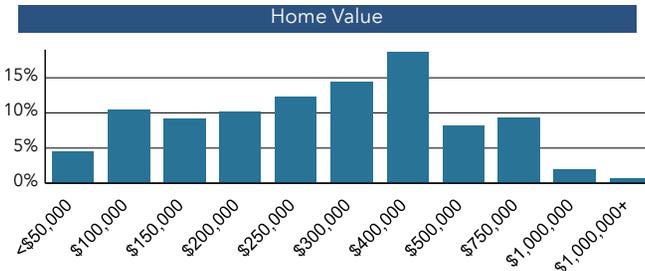
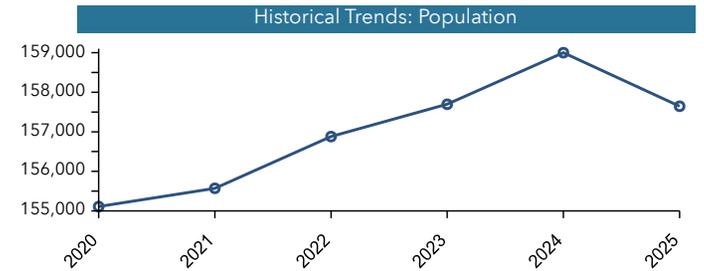
\$8,319

Avg Spent on Mortgage & Basics

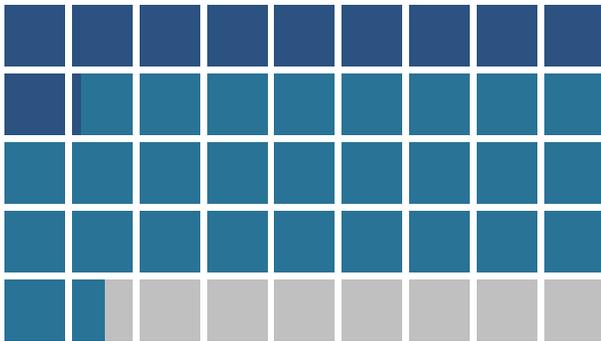


27.9%

Percent of Income for Mortgage

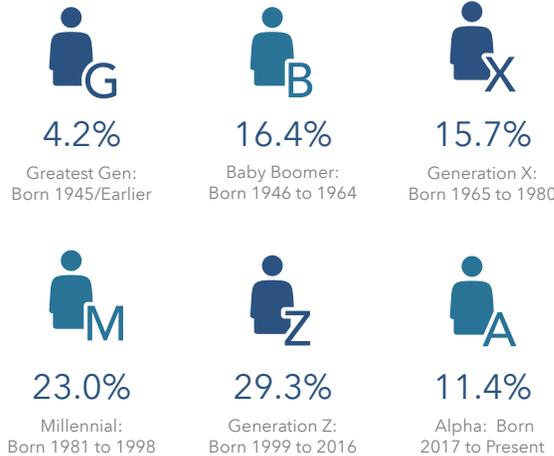


POPULATION BY AGE



■ Under 18 (22.6%) ■ Ages 18 to 64 (60.9%)
■ Aged 65+ (16.6%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

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Demographic Report

6600 Fish Pond Rd, Waco, Texas, 76710

	5 minutes	10 minutes	15 minutes
Population			
2025 Total Population	16,344	67,482	157,646
2030 Projected Total Population	16,717	68,157	160,370
2010 Total Population	14,680	63,572	141,255
2025 Total Daytime Population	25,097	94,262	186,208
2025-2030 Projected Annual Growth Rate	0.5%	0.2%	0.3%
2010-2020 Annual Growth Rate	1.0%	0.6%	1.0%
2025 Median Age	40.5	37.7	33.9
Income			
2025 Median Household Income	\$62,200	\$59,938	\$58,828
2025 Average Household Income	\$88,937	\$84,174	\$81,612
2025 Per Capita Income	\$39,547	\$33,957	\$32,083
2025 Households Earning \$100,000+	25.9%	25.7%	26.2%
Households			
2025 Total Households	7,096	27,383	61,573
2030 Projected Total Households	7,350	28,164	63,803
2010 Total Households	6,453	25,012	52,980
2025-2030 Projected Annual Growth Rate	0.7%	0.6%	0.7%
2010-2020 Annual Growth Rate	1.0%	0.6%	1.0%
2025 Average Household Size	2.3	2.4	2.4
Housing			
2025 Total Housing Units	7,683	29,742	67,314
2025 Occupied Housing Units: Owner	50.7%	55.6%	51.1%
2025 Occupied Housing Units: Renter	49.3%	44.4%	48.9%
2025 Vacant Housing Units	7.6%	7.9%	8.5%
2025 Median Home Value	\$266,504	\$249,110	\$262,170
Occupation and Education			
2025 White Collar Population	60.3%	53.3%	57.0%
2025 Population with Bachelor's Degree or Higher	32.9%	32.2%	31.1%
2025 Unemployment Rate	3.8%	4.0%	4.3%
Tapestry			
2025 Dominant Tapestry Segment	K3	K3	C3
Consumer Behavior			
2025 Total Spent at Drinking Places (NAICS 7224)	\$653,444	\$2,369,359	\$5,211,933
2025 Avg HH Spending at Drinking Places	\$92	\$87	\$85
2025 Amount Spent at Drinking Places (Index)	76	71	70
2025 Drank Beer or Ale/6 Mo (%)	36.2%	37.1%	36.6%
2025 Drank Beer or Ale/6 Mo (Index)	97	100	98
2025 Drank Mixed Drink w/Liquor/6 Mo (%)	7.6%	8.0%	8.1%
2025 Drank Mixed Drink w/Liquor/6 Mo (Index)	103	108	109

* An Index compares the local consumer behavior to the national average. A number above 100 means local consumers are more likely to engage in a particular behavior. A number below 100 means they are less likely to engage in a particular behavior.

Source: Esri, U.S. Census, Esri-Data Axle, Esri-U.S. BLS, Esri-MRI-Simmons

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