

PREMIER MEDICAL SPACE FOR LEASE

# FISH POND MEDICAL PLAZA

6600 Fish Pond Road, Waco, Texas 76710



welltower





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Owned & Managed by **welltower**

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 - 2,978 SF

## Building Information:

- Rental Rate: \$16.00 NNN
- OpEx: \$16.01/SF (2023 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



**TRANSWESTERN** REAL ESTATE SERVICES

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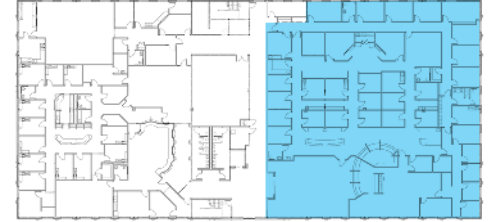
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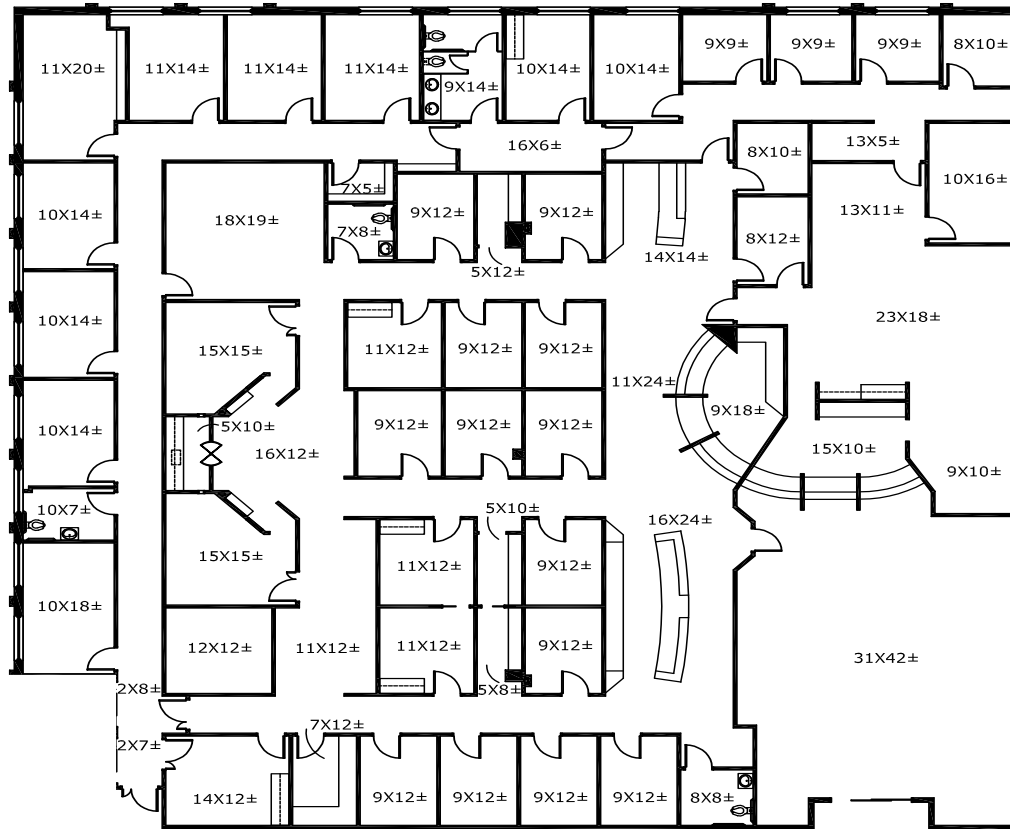
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## Suite 201 - 14,781 SF (Divisible)



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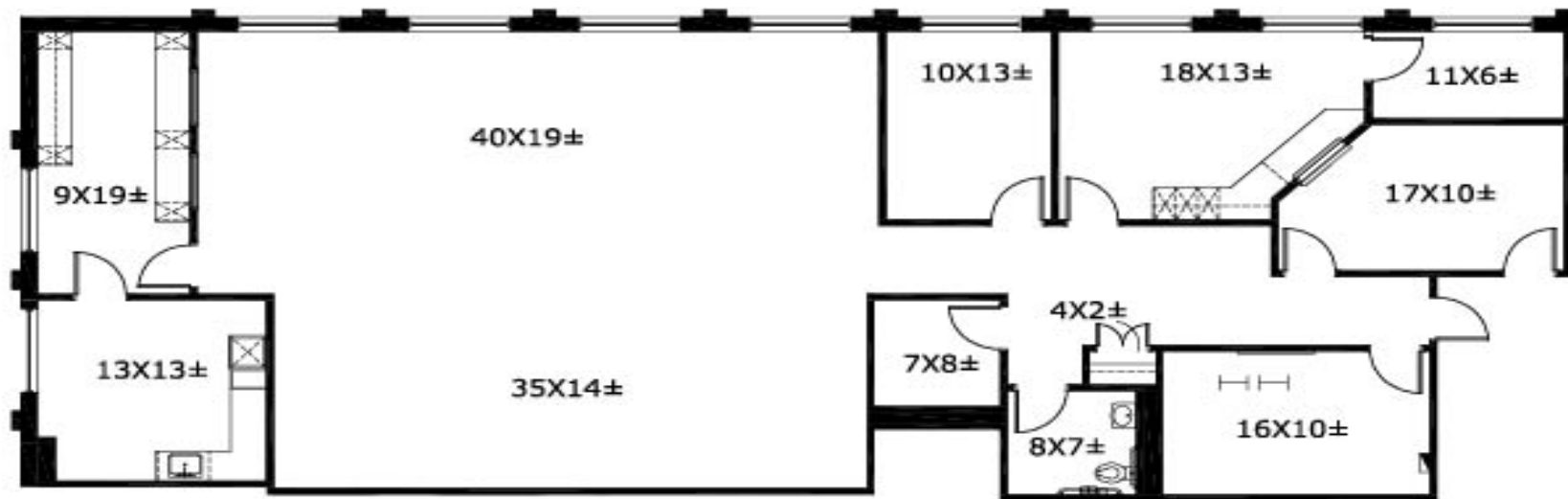
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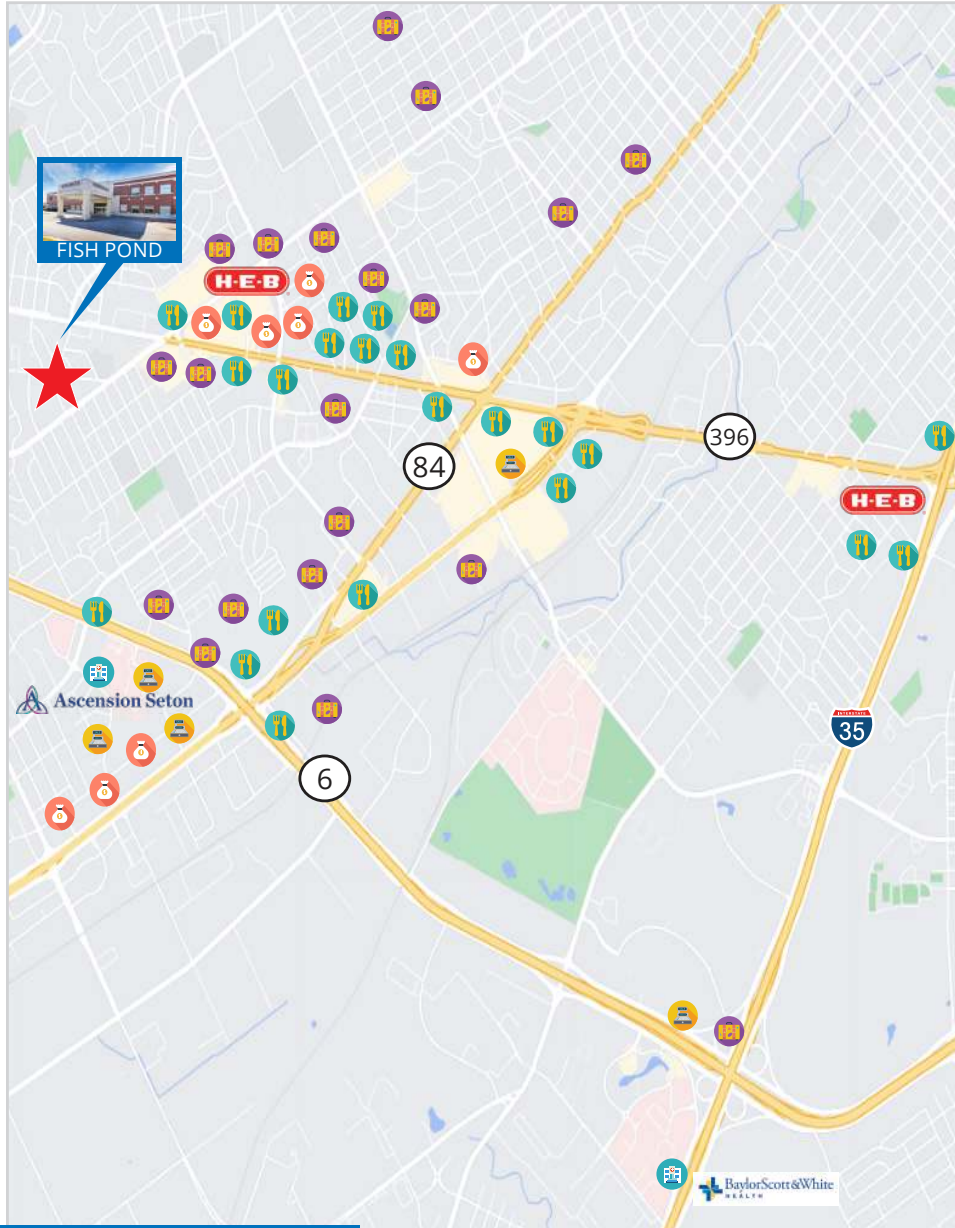
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## HOSPITALS/CLINICS

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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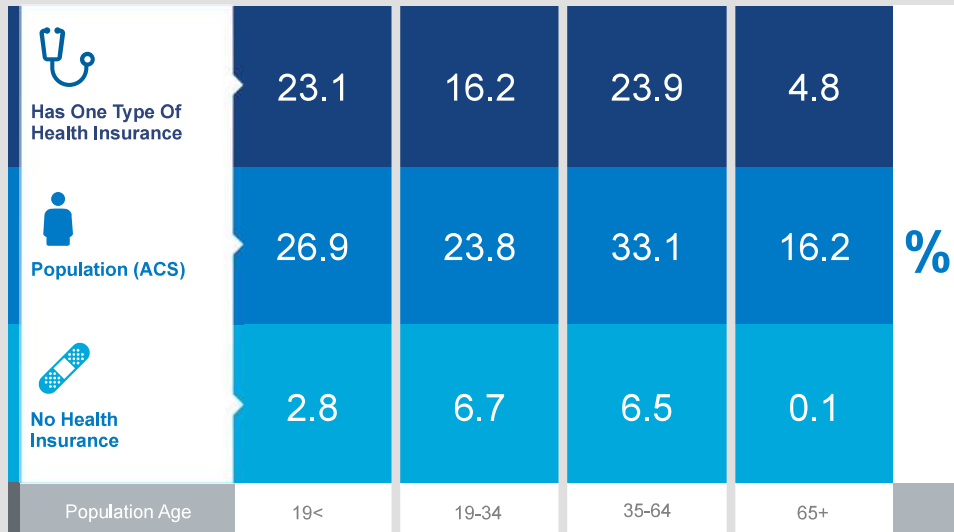
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## Health Care & Insurance

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

### 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

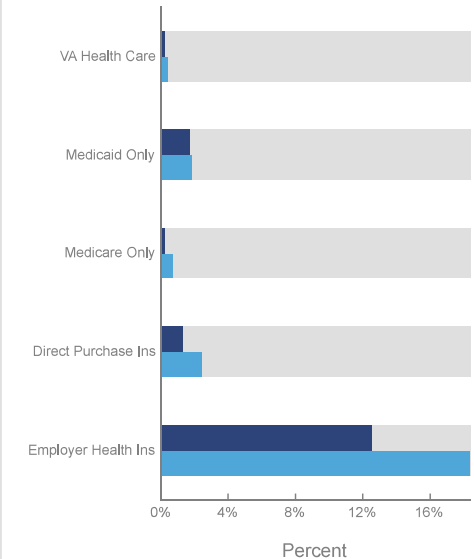
### Health Care (Consumer Spending)

### 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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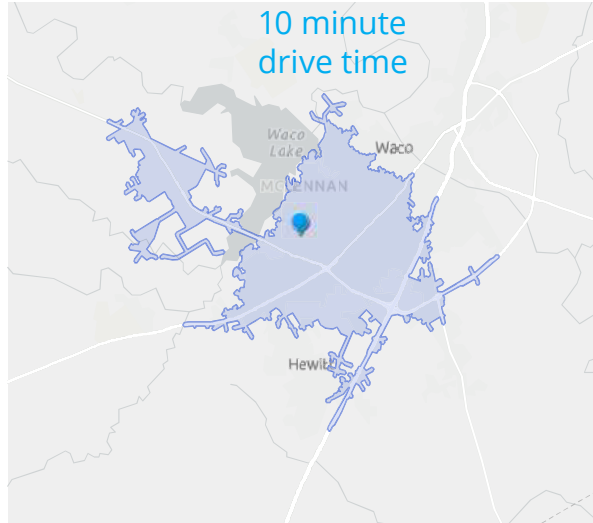
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## POPULATION TRENDS AND KEY INDICATORS

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

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

### MORTGAGE INDICATORS



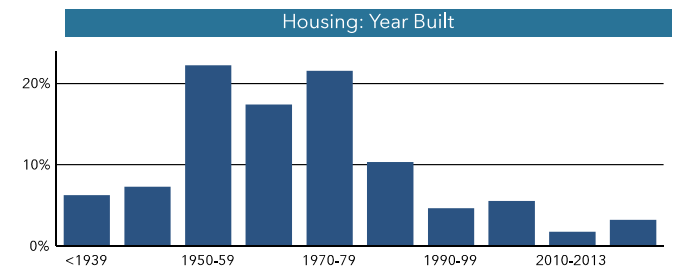
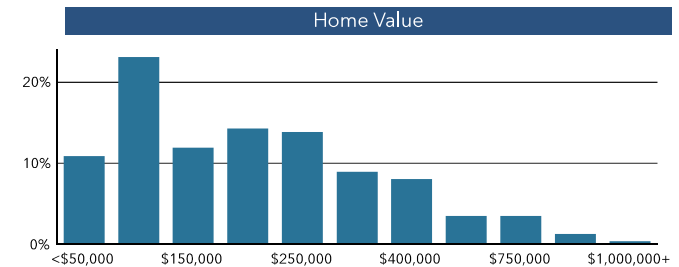
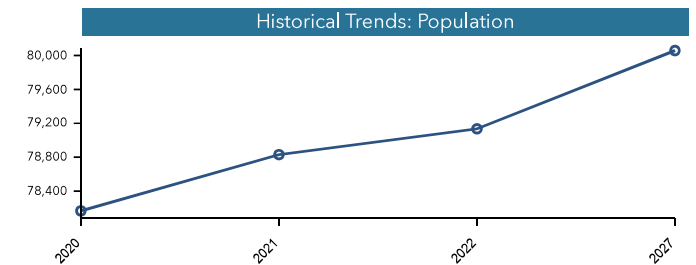
**\$8,530**

Avg Spent on Mortgage & Basics



**16.7%**

Percent of Income for Mortgage



### POPULATION BY AGE



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



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

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## Demographic Report

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
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
<b>Income</b>			
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%
<b>Households</b>			
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
<b>Housing</b>			
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
<b>Race and Origin</b>			
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%
<b>Occupation and Education</b>			
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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