

PREMIER MEDICAL SPACE FOR LEASE

SIX WEST MEDICAL CENTER

601 W State Hwy 6, Waco, Texas 76710



TRANSWESTERN

REAL ESTATE
SERVICES

SIX WEST MEDICAL CENTER

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Six West is a single story Class A medical office building in Waco, Texas near Ascension Seton Providence Hospital. The property offers great visibility and access from Hwy 6 and New Sanger Ave. Six West is located within close proximity to numerous amenities including restaurants, shopping, banks, retail, and other commercial services.

Medical Office Availability:

- Suite 104 - 2,005 SF
- Suite 110 - 952 SF*
- Suite 112 - 1,013 SF*

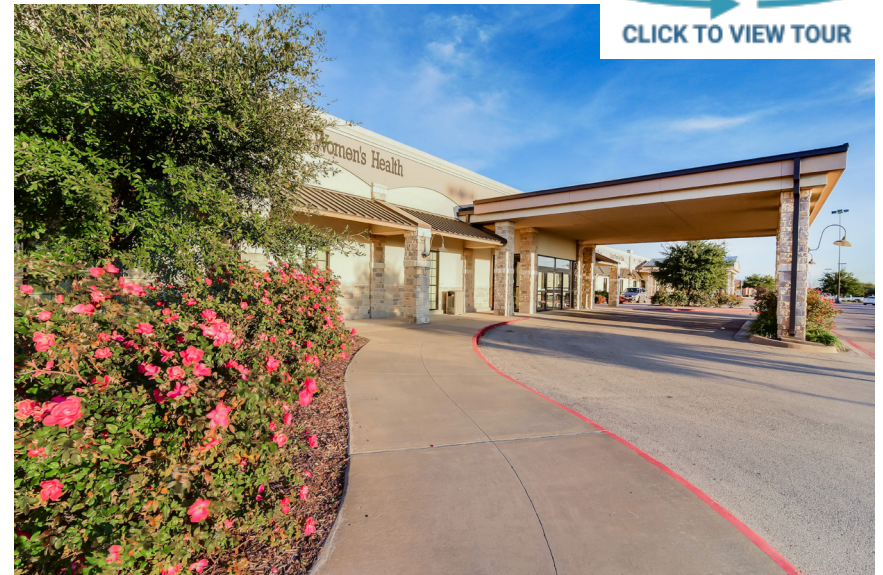
* Can be combined for 2,140 SF of contiguous space

Building Information:

- Rental Rate: \$18.00 NNN
- OpEx: \$9.83/SF (2025 Est.)
- Parking: 3.54/1000

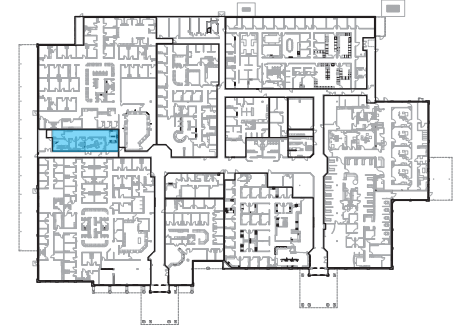
Amenities:

- Covered Patient Drop Off Area
- Exterior Signage Opportunity
- Common Area Conference Room
- Surgery Center On Site
- Adjacent to Ascension Seton Providence Hospital
- Gated Physician Parking



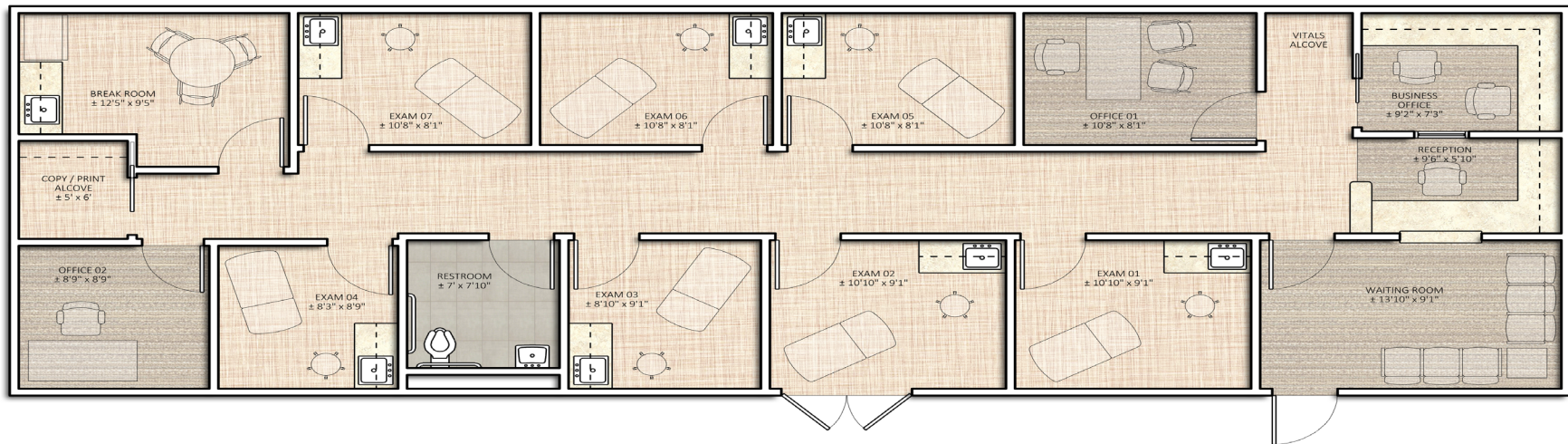
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Suite 104 - 2,005 SF

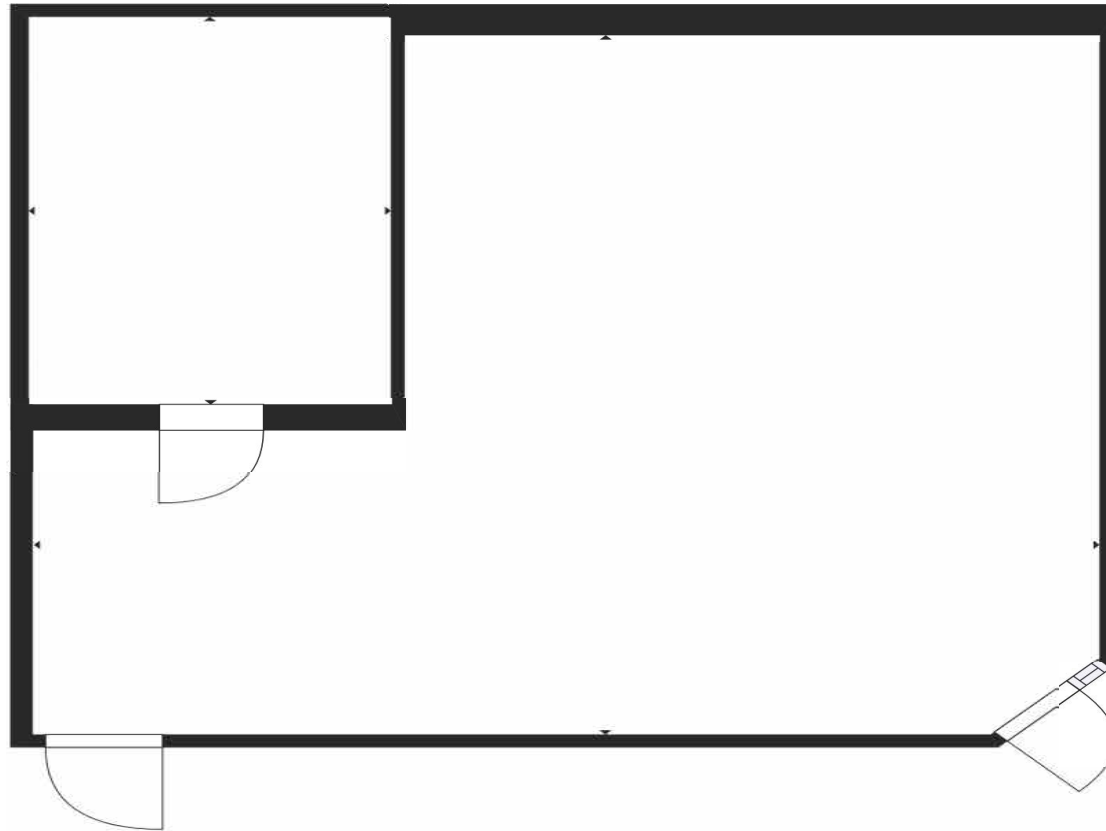
SPEC SUITE



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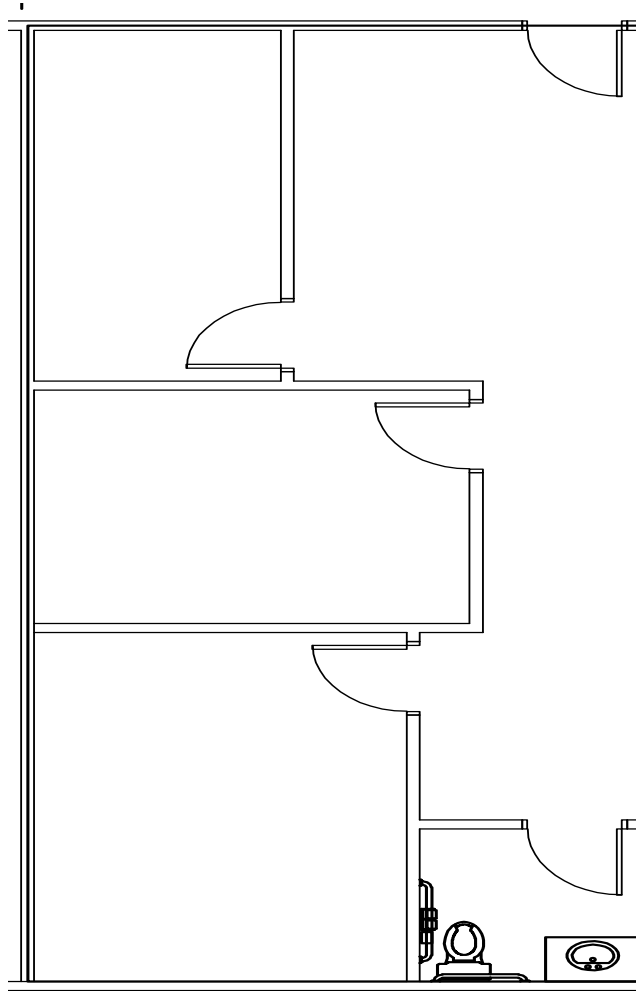
Suite 110 - 952 SF



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Suite 112 - 1,013 SF

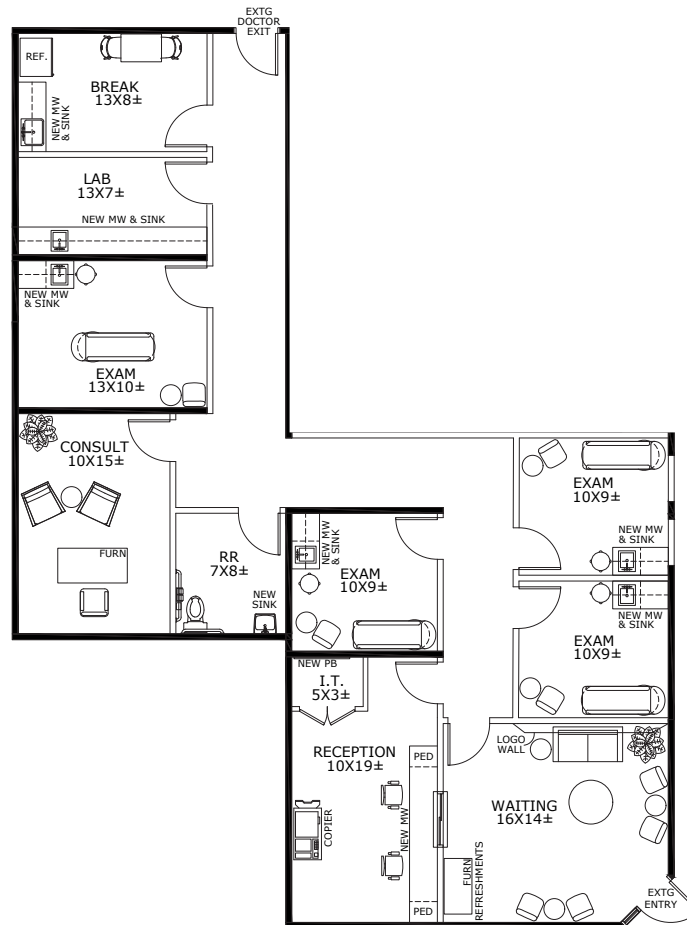


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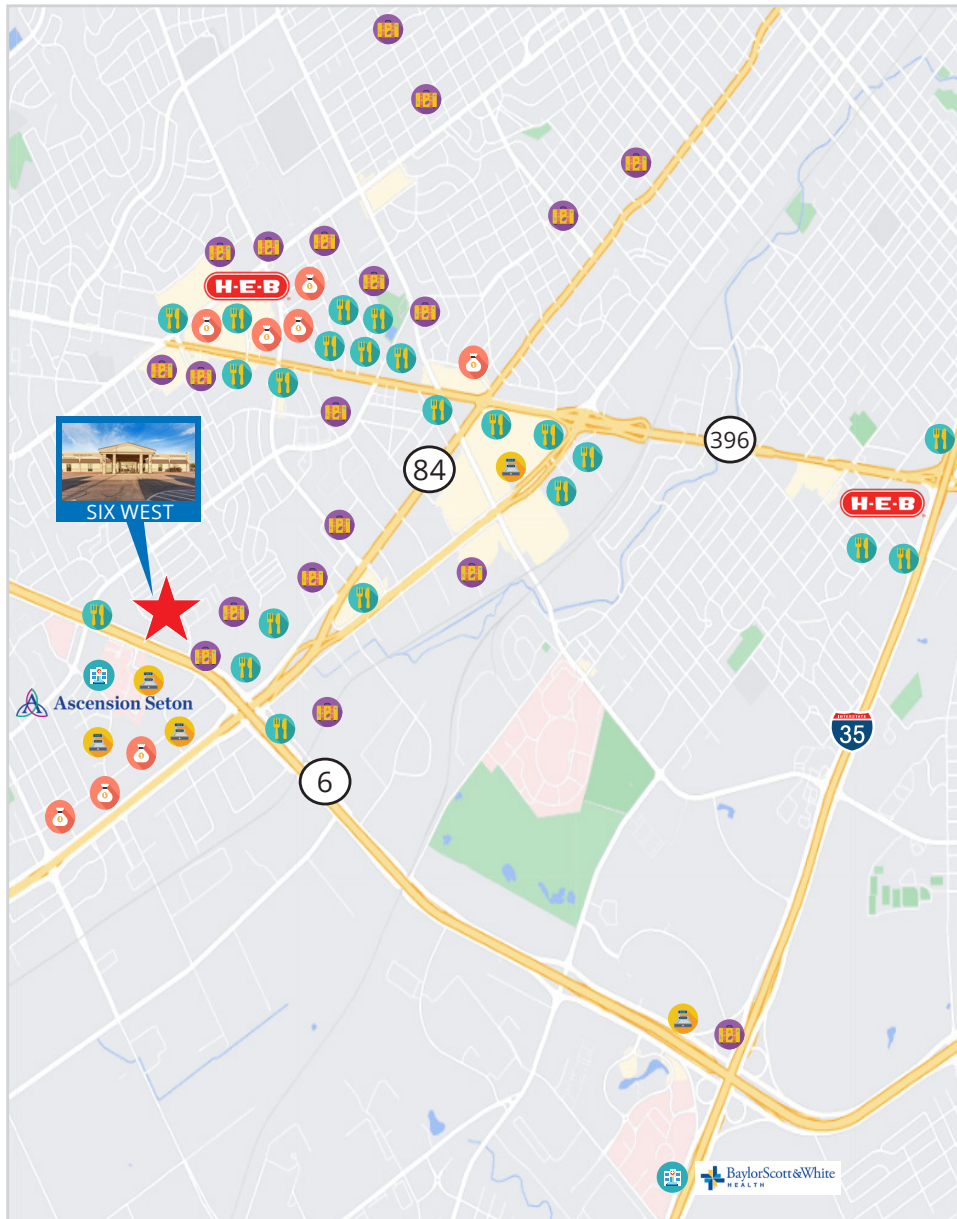
Suite 110 & 112 - 2,140 SF

CONCEPT PLAN



SIX WEST MEDICAL CENTER

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HOSPITALS/CLINICS

Ascension Seton Providence - 0.7 miles
Baylor Scott & White Medical - 3.1 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
Dick's 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

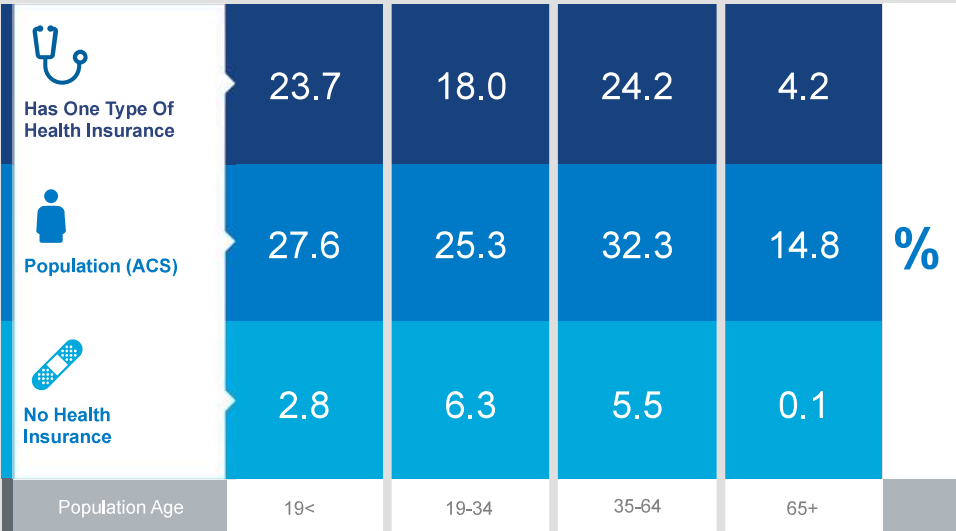
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Health Care & Insurance

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

85,254

Population

37.0

Median Age



2.5

Average Household Size

\$54,048

Median Household Income



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

Exercise (Percent of Adults)



38.6%

Exercise at home 2+ times per week



12.4%

Exercise at club 2+ times per week

Health Care Expenditure



\$3,601

Annual Health Insurance Expenditures



\$1,850

Medical Care



Medicare: Population 65+

3,116

Medicare Only

2,737

Direct-Purch & Medicare

2,713

Employer & Medicare

541

Medicare & Medicaid

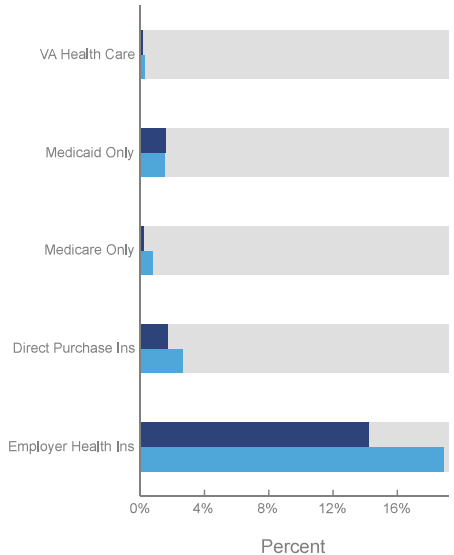
Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$930.1
Medicare Payments	\$727.0
Physician Services	\$223.9
Dental Services	\$345.1
Eyecare Services	\$61.7
Lab Tests/X-rays	\$62.5
Hospital Room & Hospital Service	\$181.3
Convalescent/Nursing Home Care	\$31.0

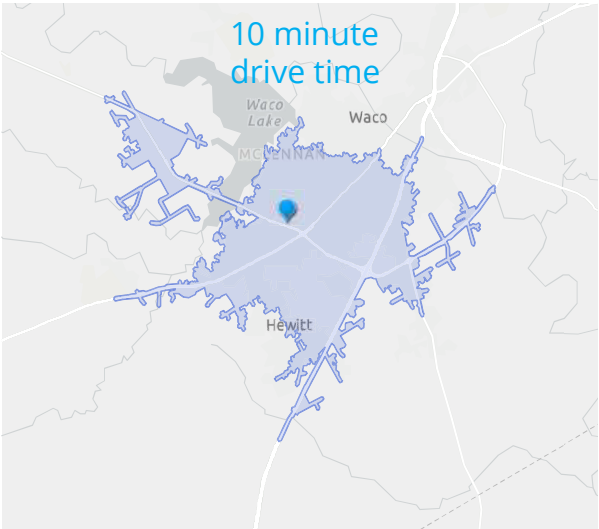
Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



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POPULATION TRENDS AND KEY INDICATORS

601 W State Highway 6, Waco, Texas, 76710
Drive time of 10 minutes

85,254	32,595	2.52	37.0	\$54,048	\$179,421	70	117	80
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$8,609

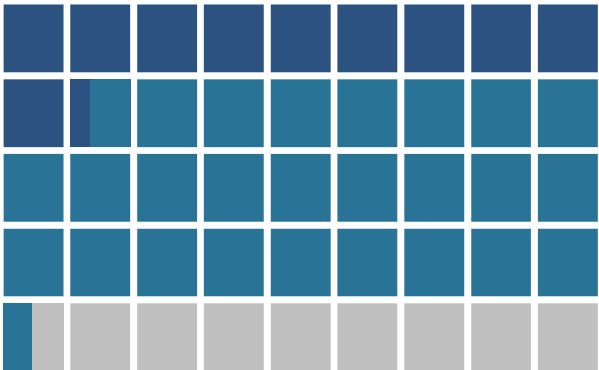
Avg Spent on Mortgage & Basics



17.5%

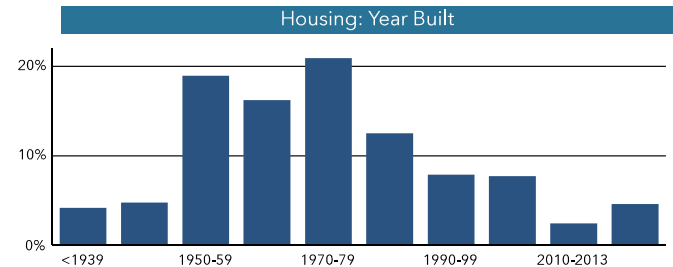
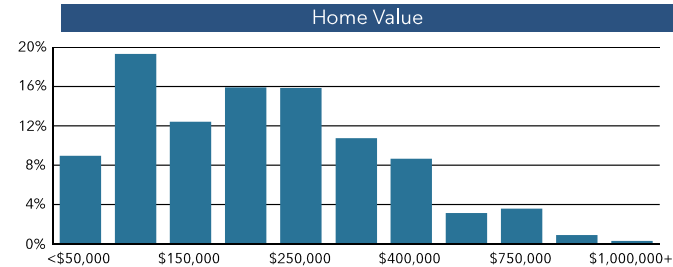
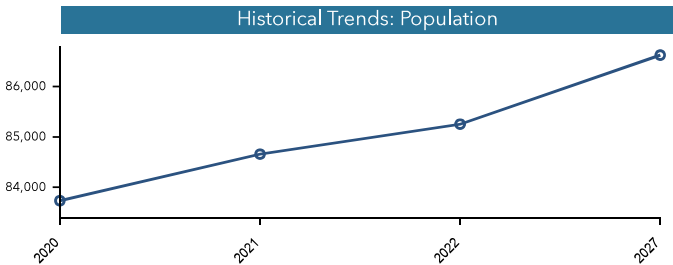
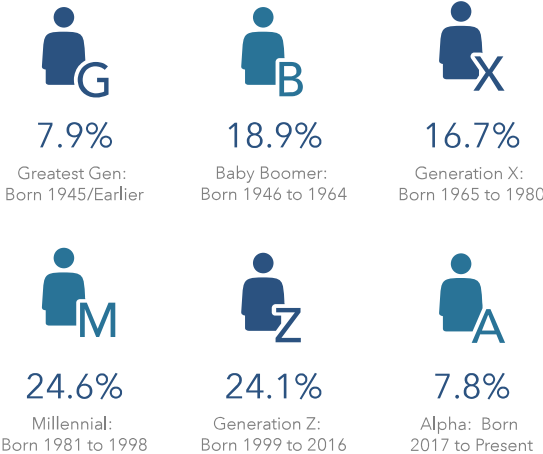
Percent of Income for Mortgage

POPULATION BY AGE



■ Under 18 (23%) ■ Ages 18 to 64 (58%) ■ Aged 65+ (19%)

POPULATION BY GENERATION



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

601 W State Highway 6, Waco, Texas, 76710

	5 minutes	10 minutes	15 minutes
Population			
2022 Total Population	13,492	85,254	174,171
2027 Projected Total Population	13,619	86,623	178,193
2010 Total Population	12,361	75,822	153,388
2000 Total Population	12,210	72,123	140,683
2022 Total Daytime Population	29,148	113,385	193,253
2022-2027 Projected Annual Growth Rate	0.2%	0.3%	0.5%
2010-2020 Annual Growth Rate	0.8%	1.0%	1.1%
2022 Median Age	38.6	37.0	33.9
Income			
2022 Median Household Income	\$49,850	\$54,048	\$51,844
2022 Average Household Income	\$65,753	\$78,542	\$79,836
2022 Per Capita Income	\$29,027	\$30,639	\$30,268
2022 Households Earning \$100,000+	14.1%	22.7%	24.2%
Households			
2022 Total Households	5,731	32,595	65,240
2027 Projected Total Households	5,777	33,110	66,842
2010 Total Households	5,424	29,151	56,926
2000 Total Households	5,654	27,925	52,301
2022-2027 Projected Annual Growth Rate	0.2%	0.3%	0.5%
2010-2020 Annual Growth Rate	0.8%	0.9%	1.1%
2022 Average Household Size	2.3	2.5	2.5
Housing			
2022 Total Housing Units	6,434	35,776	71,565
2022 Occupied Housing Units: Owner	36.5%	55.3%	54.9%
2022 Occupied Housing Units: Renter	63.5%	44.7%	45.1%
2022 Vacant Housing Units	10.9%	8.9%	8.8%
2022 Median Home Value	\$145,622	\$179,421	\$195,477
Race and Origin			
2022 African American/Black Population	22.6%	14.3%	16.0%
2022 American Indian/Alaska Native Population	0.7%	1.1%	1.0%
2022 Asian Population	1.4%	2.2%	2.7%
2022 Pacific Islander Population	0.1%	0.1%	0.1%
2022 White Population	52.5%	54.4%	55.0%
2022 Other Race Population	10.9%	13.5%	12.0%
2022 Population of Two or More Races	11.9%	14.4%	13.2%
2022 Hispanic Population	27.6%	33.8%	29.7%
Occupation and Education			
White Collar Population	54.2%	57.0%	59.0%
Population with Bachelor's Degree or Higher	25.0%	29.5%	30.0%
2022 Unemployment Rate	3.1%	4.3%	4.4%