



WELL  POINT

ELEVATED WELLNESS

WellPoint is a 26-acre vibrant mixed-use destination located in **Frisco, TX**

FEEL BETTER. WORK BETTER. BE BETTER.

Designed as the gateway to well-living, WellPoint is a 26-acre vibrant mixed-use destination located in Frisco, TX with health and wellness seamlessly woven into every detail.

A place to thrive, it builds a sense of community, enhances performance and improves the health and happiness of all who come here. From healthy restaurants and fitness-oriented retail to integrated medical services and communal green space, this one-of-a-kind community is rooted in wellbeing.



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WHY WELLPOINT



WELLNESS IS THE NEW LUXURY

- Health and wellness offerings are expected to reach \$815 billion by 2021
- Wellness and fitness are the number one amenity employees (and thus employers) are seeking
- 66% of built environment professionals agree wellbeing features in a real estate property can impact its market success and economic value
- 95% believe access to good open space adds value to commercial property



WELLNESS LEADS TO WELLBEING

- Access to natural light, outdoor views and ventilation reduces eye strain and relieves mental fatigue
- Businesses with highly satisfied, engaged employees are rewarded with 37% lower absenteeism, 21% high productivity and 10% higher customer satisfaction
- Creation of public spaces conducive to interaction with colleagues has anecdotally improved collaboration, innovation and engagement, with positive productivity implications

KEY FEATURES

LUSH PARKS / GREENSPACE

Featuring native Texas landscaping WellPoint integrates greenery throughout the site to create a refreshing and peaceful environment.

DETAILED TRAIL SYSTEM

Integrating into the City of Frisco trail system, WellPoint seamlessly connects residents, employees and visitors to the greater area through natural walking and biking paths.

VIBRANT ENTERTAINMENT PLAZA

Healthy restaurants and wellness-centric storefronts spilling out onto an entertainment plaza create an inviting atmosphere for catching an outdoor movie or wellness product launch.

WELCOMING PUBLIC SPACES

WellPoint provides community-centric gathering spaces and wellness-themed events to help the neighborhood thrive together.





THE MASTERPLAN

- 1** HEALTH & WELLNESS
60,000 SQFT
- 2** HEALTHCARE (Outpatient / Surgery Center)
80,000-200,000 SQFT
- 3** TECHNOLOGY & INNOVATION
80,000 -150,000 SQFT
- 4** CORPORATE OFFICE
340,000 -500,000 SQFT
- 5** RETAIL + F&B
113,000 SQFT
- 6** PARKS, AMENITIES & PUBLIC SPACES
2.2 ACRES
- 7** HOTEL
68,000 SQFT
- 8** SURFACE PARKING
420 SPACES
- 9** STRUCTURED PARKING
2400 - 3000 SPACES

PHASED MASTERPLAN



ZONING OPTION 1

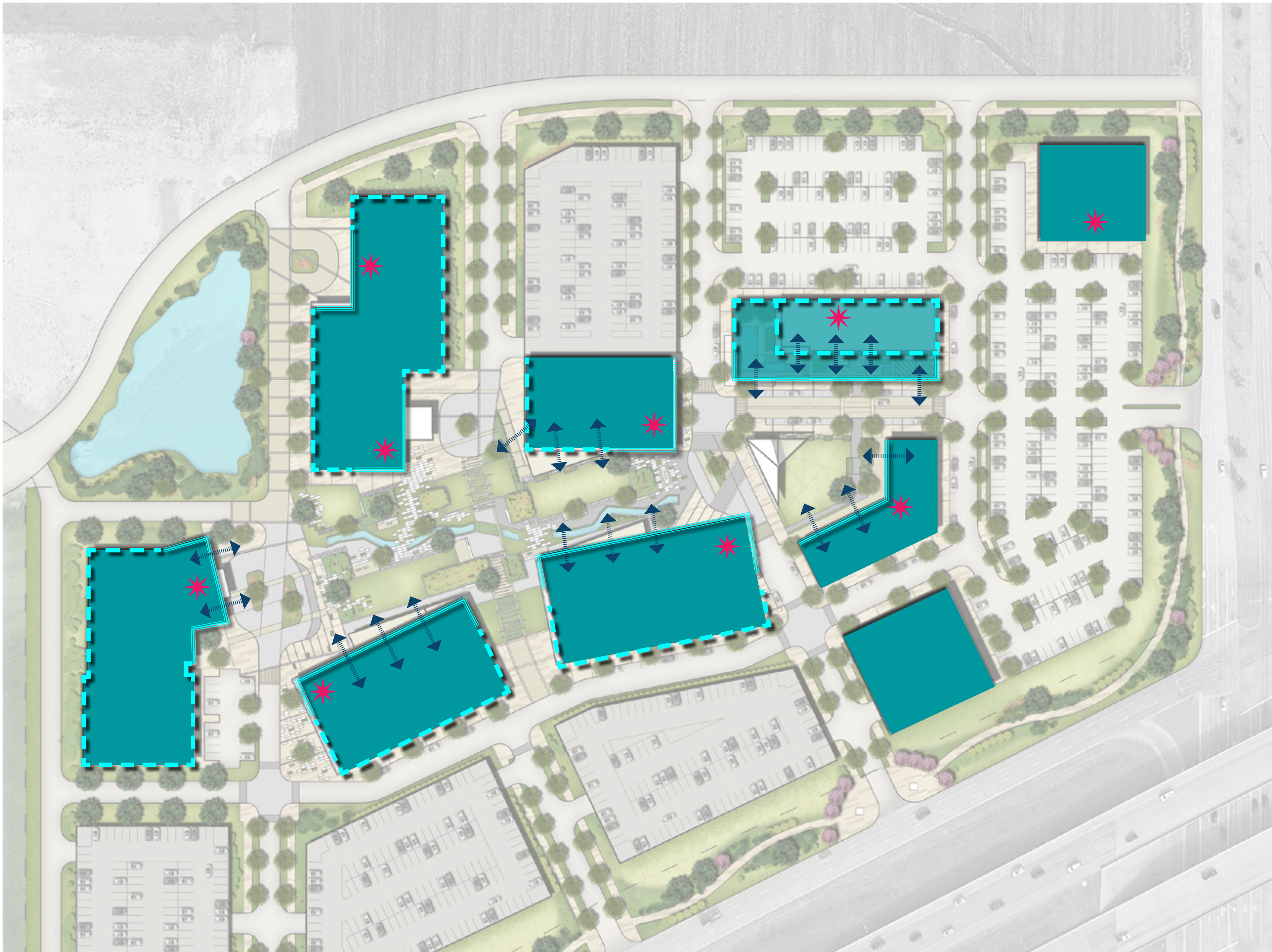


ZONING OPTION 2







ZONING OPTION 3

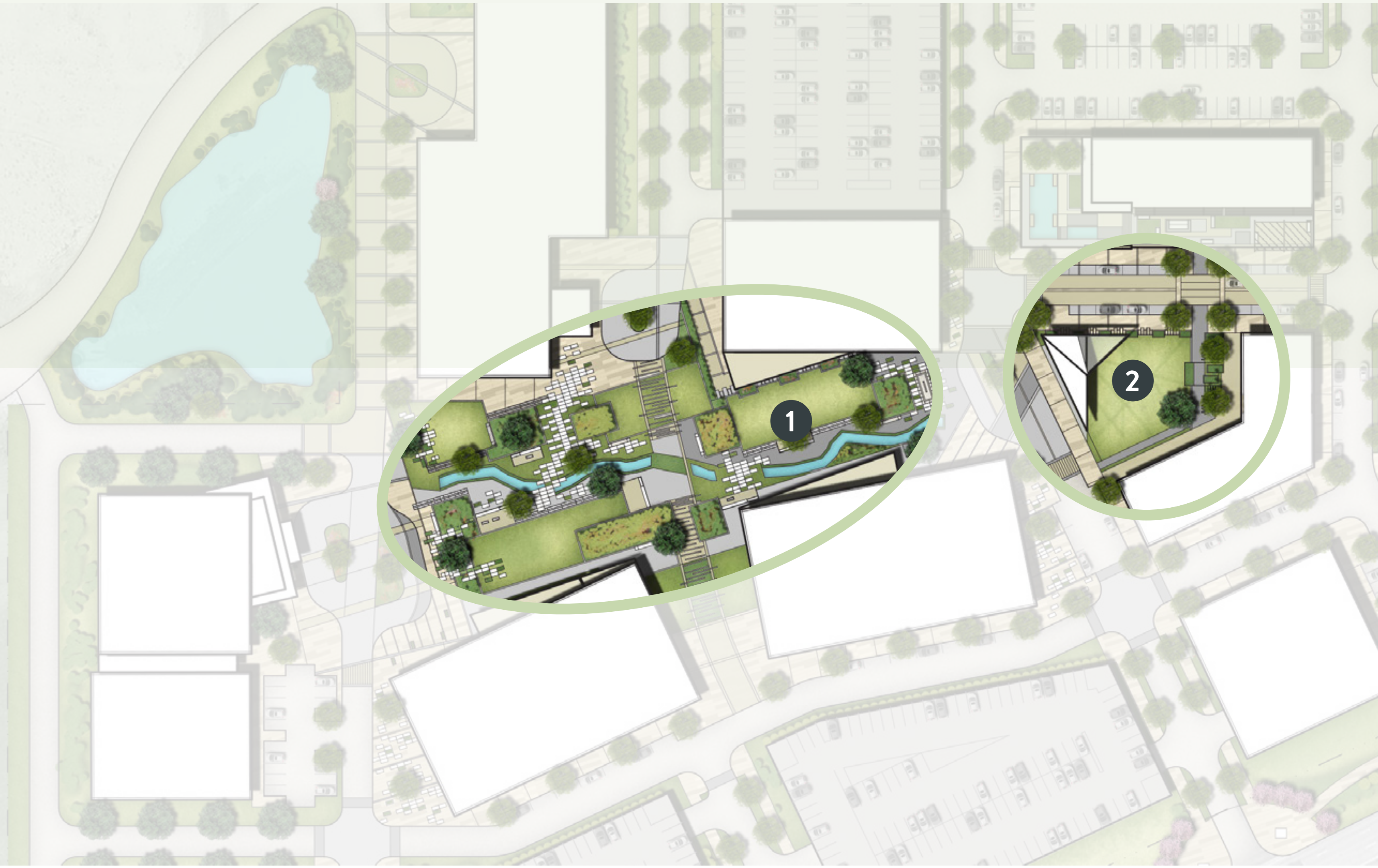




1. SOLAR
2. ENTRANCE POINTS
3. VIEWS OUT
4. ACTIVE EDGE

Above factors we considered to determine locations of glazing, positioning of terraces, facade system selection and interior program adjacencies.

-  Glazed facade
-  Punched Opening
-  Main entrance
-  Patios and Terraces



VIRTUAL TOUR

HOLD YOUR IPHONE CAMERA UP TO THE QR CODE TO SCAN!

1



WELLPOINT PARK
A lush park setting with walking trails, casual seating areas and fitness activities.

2



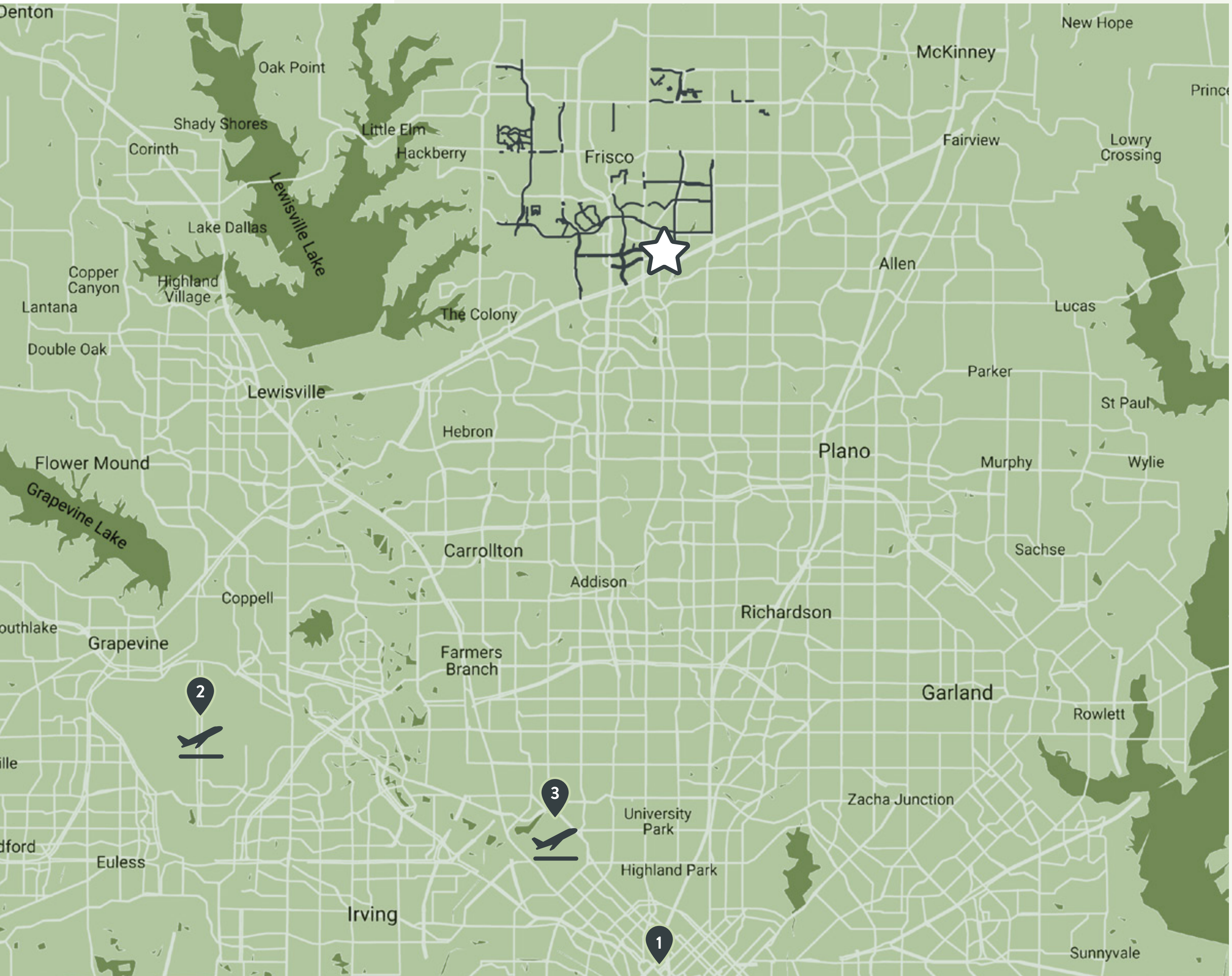
ENTERTAINMENT PLAZA
The vibrant social heart for shopping, dining and exciting outdoor events.

PROJECT RENDERINGS




PROJECT RENDERINGS






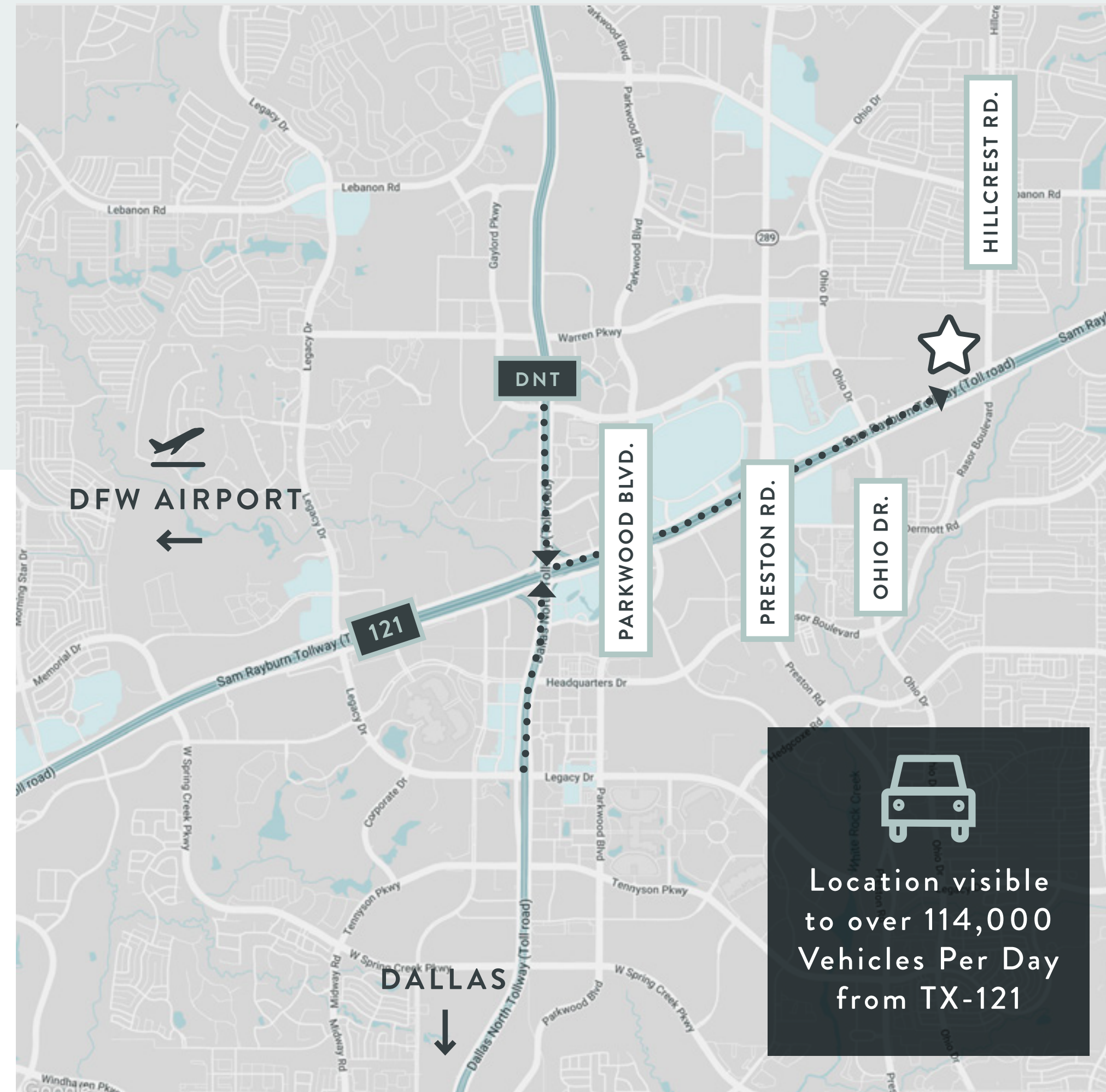
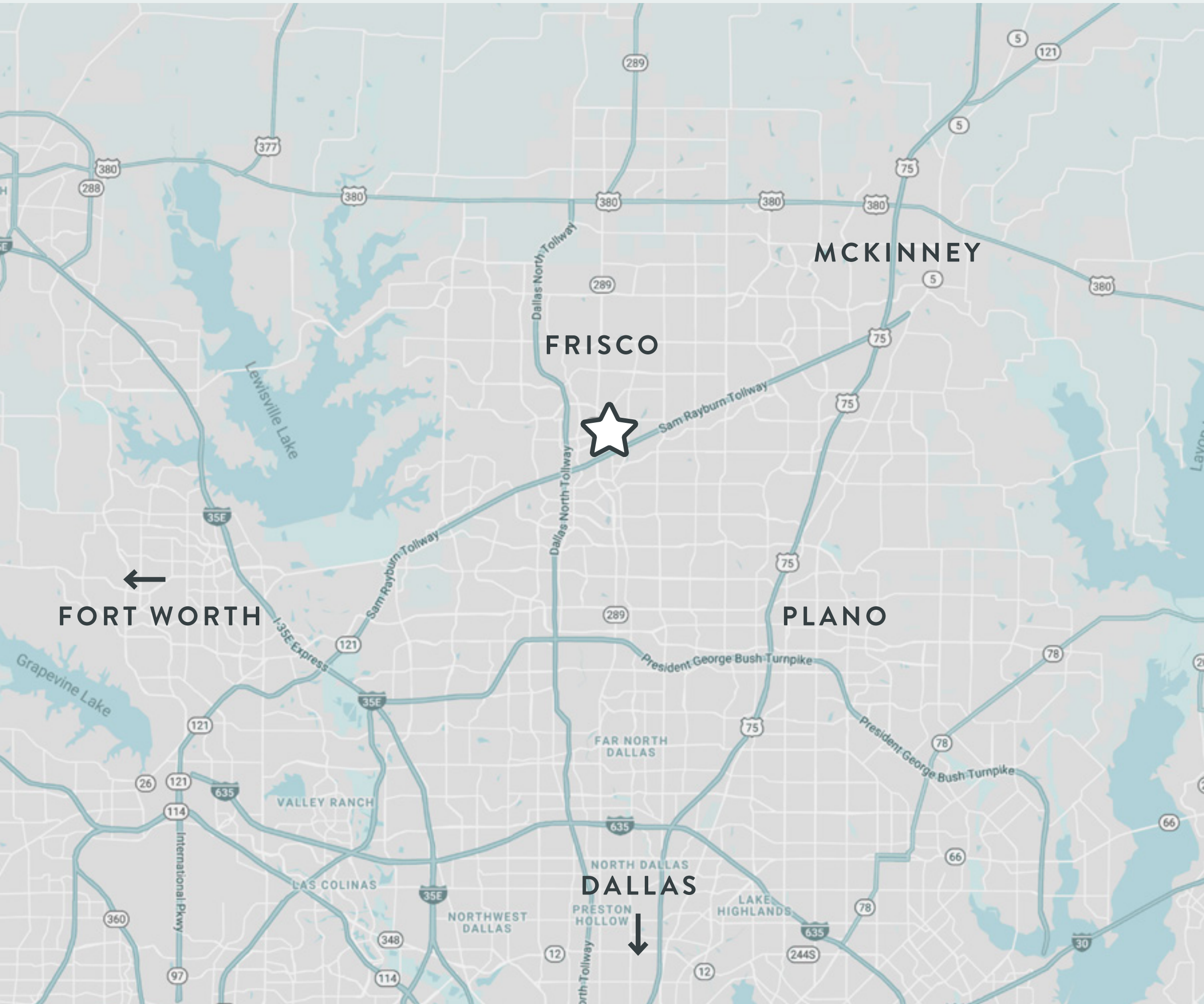
IDEAL LOCATION

- 1 25 MILES FROM DOWNTOWN DALLAS
- 2 21 MILES FROM DALLAS FORT WORTH INTERNATIONAL AIRPORT
- 3 23 MILES FROM LOVE FIELD AIRPORT
- 56 MILES OF HIKE & BIKE TRAILS

 EASY ACCESS TO DALLAS NORTH TOLLWAY & SAM RAYBURN TOLLWAY

 WELLPOINT LOCATION VISIBLE TO OVER 114,000 VEHICLES PER DAY FROM TX-121

LOCATION OVERVIEW



FRISCO

A TOP CITY



#1

FASTEST GROWING
CITY IN AMERICA

TOP 10

RISING HOUSING
MARKETS

#2

BEST U.S. CITY FOR
FAMILIES

#1

BEST REAL ESTATE
MARKET

#3

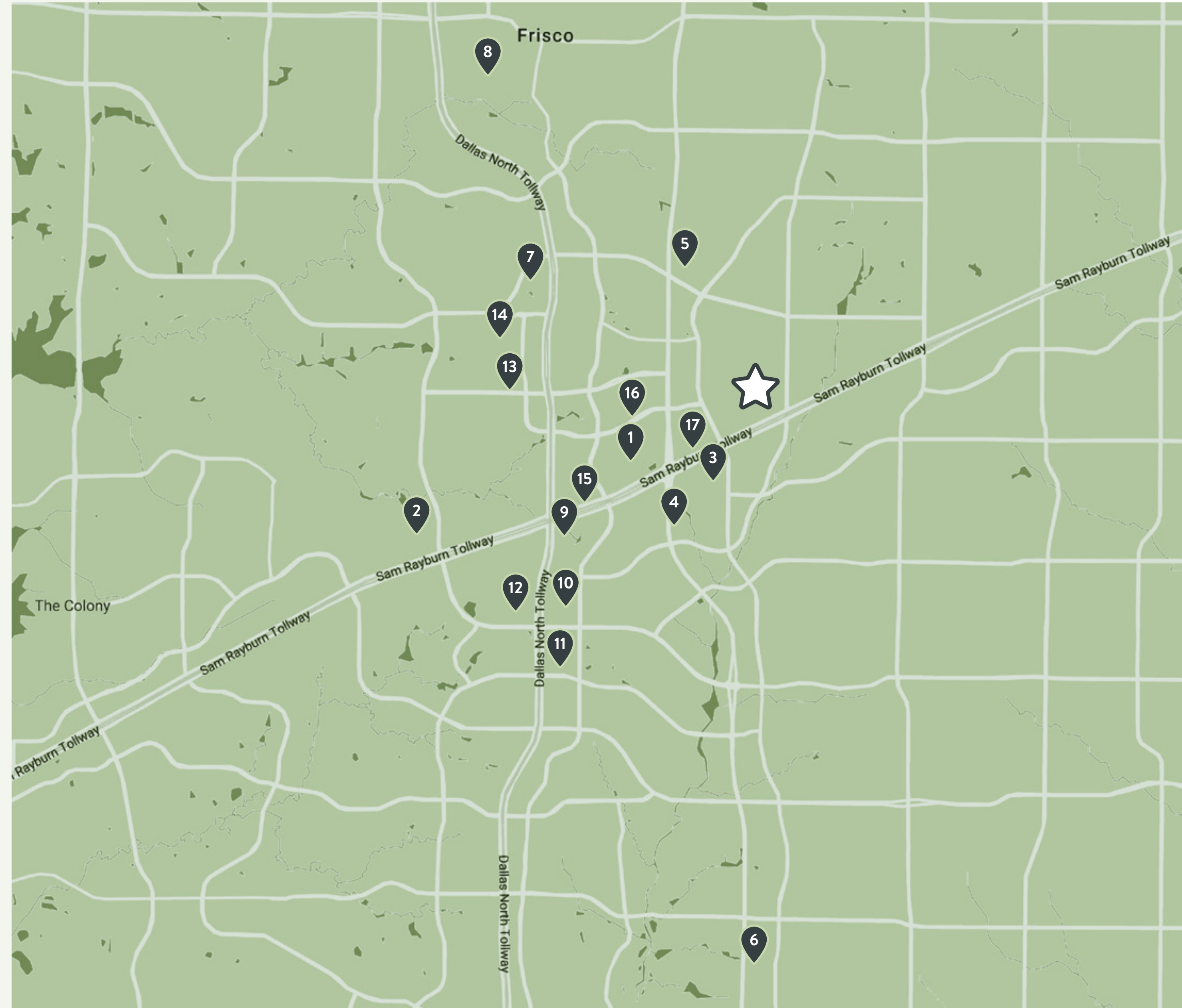
BEST PLACES TO LIVE
IN TEXAS

TOP 10

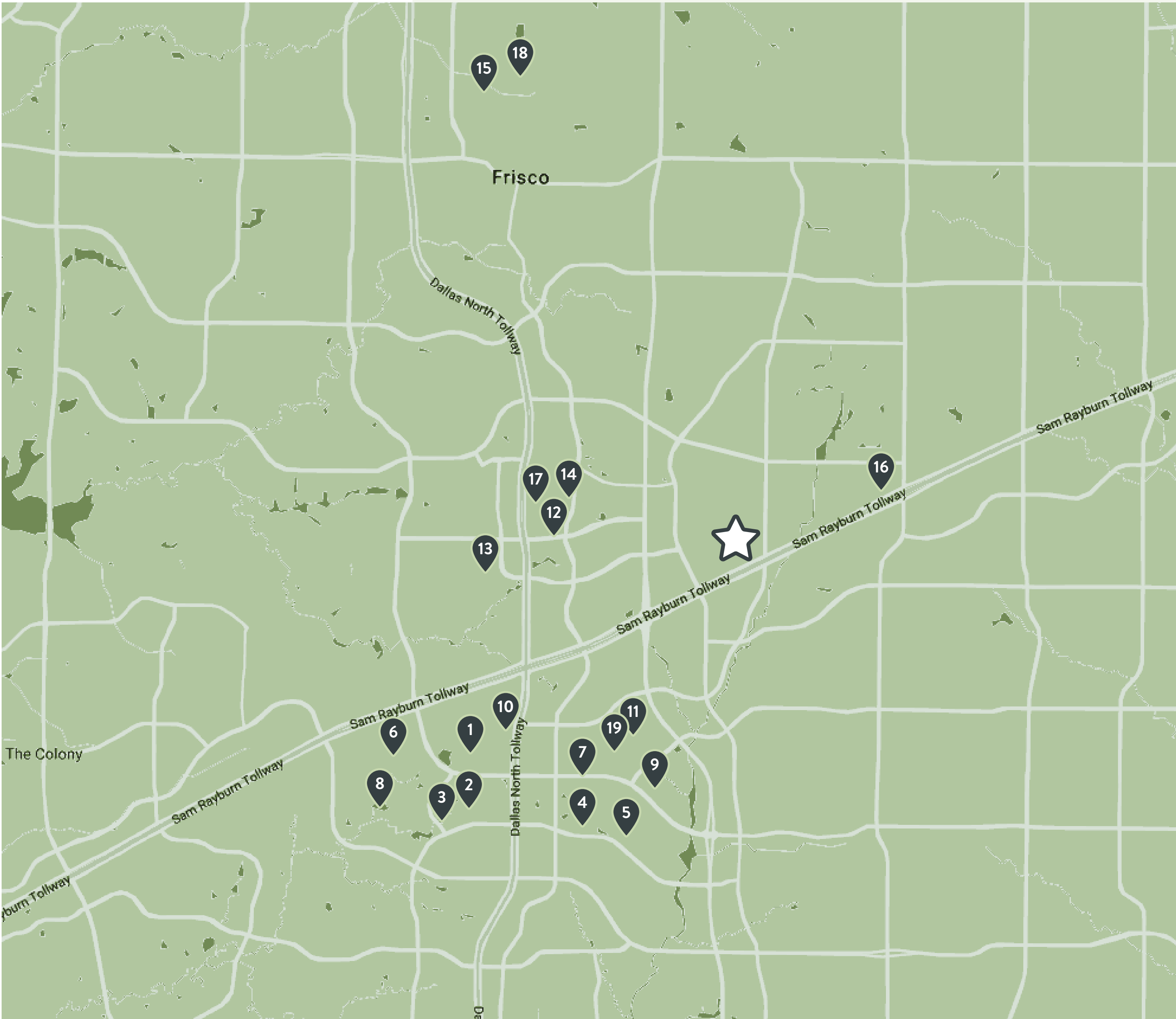
BEST SCHOOL
DISTRICTS IN TEXAS

RETAIL & MIXED-USE

- 1 STONEBRIAR CENTER
- 2 STONEBRIAR COMMONS AT LEGACY
- 3 PRESTON VILLAGE SHOPPING CENTER
- 4 PRESTON CREEK SHOPPING CENTER
- 5 PRESTON LEBANON CROSSING
- 6 PRESTON TOWNE CROSSING
- 7 SHOPS AT STARWOOD
- 8 FRISCO SQUARE & MAIN ST. SHOPPING
- 9 THE BOARDWALK AT GRANITE PARK
- 10 THE SHOPS AT LEGACY
- 11 LEGACY TOWN CENTER
- 12 LEGACY WEST
- 13 THE STAR
- 14 FRISCO STATION
- 15 IKEA
- 16 THE CENTRE AT PRESTON RIDGE
- 17 SOUTH FRISCO VILLAGE



CORPORATE OFFICES

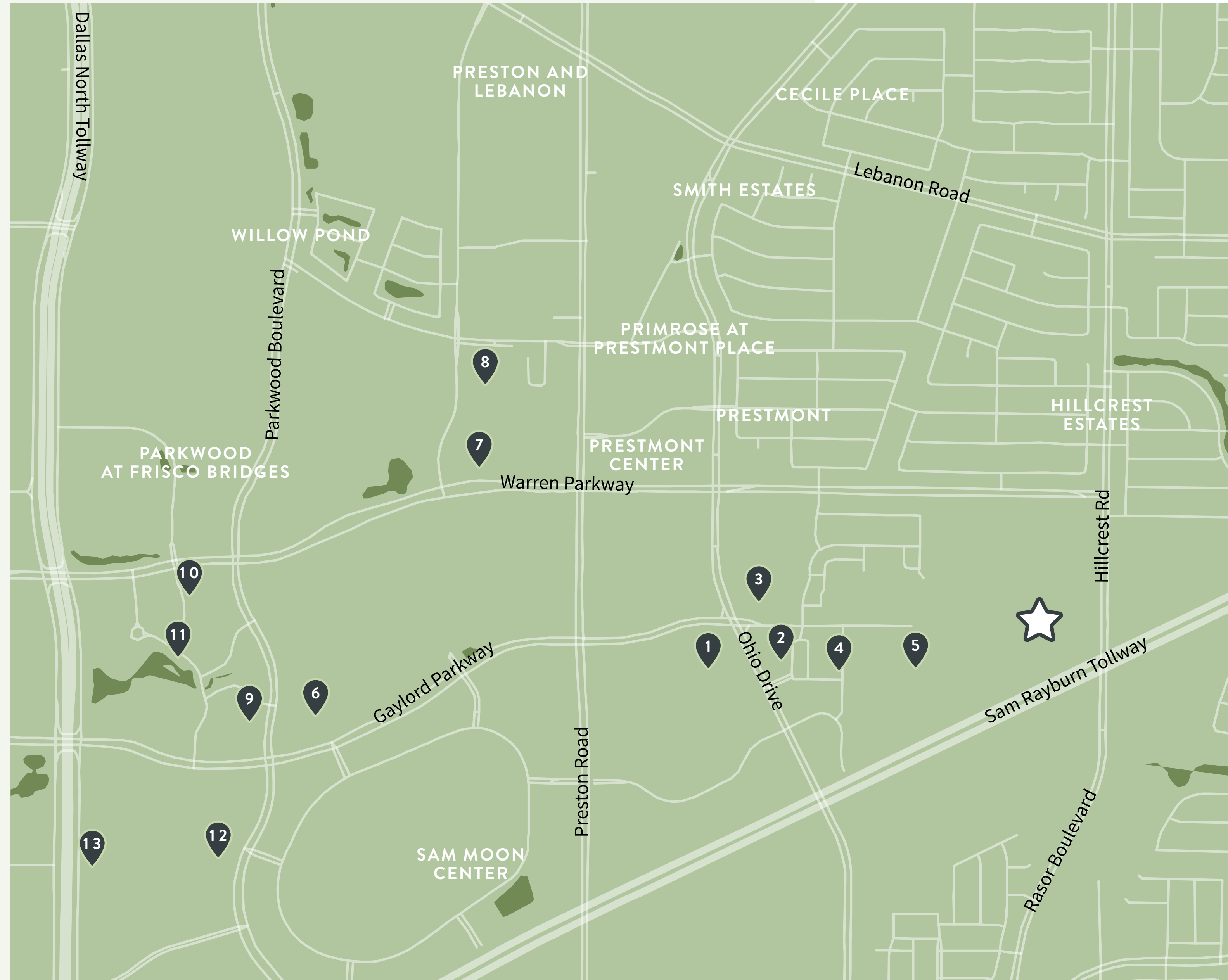


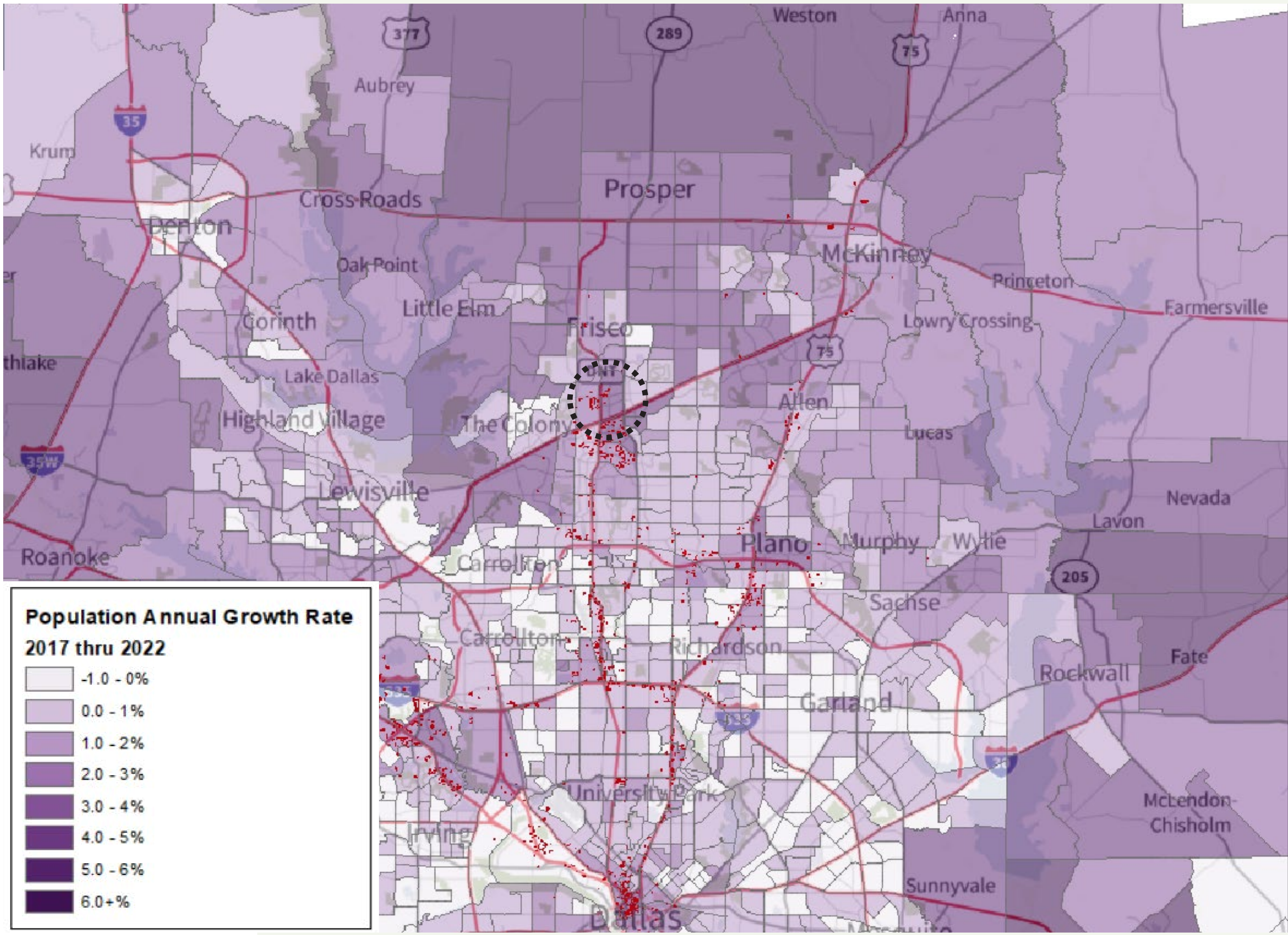
- 1 JCPENNEY
- 2 ERICSSON BROADCAST & MEDIA
- 3 PIZZA HUT
- 4 HEWLETT PACKARD
- 5 THE CAMPUS AT LEGACY
- 6 TOYOTA
- 7 USAA
- 8 FRITO LAY
- 9 DR.PEPPER SNAPPLE GROUP
- 10 LIBERTY MUTUAL
- 11 CAPITOL ONE
- 12 T-MOBILE
- 13 AMERISOURCE
- 14 CONIFER HEALTH SOLUTIONS
- 15 MARIO SINACOLA & SONS
- 16 CENTENNIAL MEDICAL CENTER
- 17 ORACLE
- 18 MCAFEE
- 19 INTUIT

NEARBY RESIDENTIAL

- 1 ECHELON AT THE SUMMIT
- 2 VERUS APARTMENTS
- 3 CAPITAL AT STONEBRIAR
- 4 CIRCA FRISCO - PHASE II
- 5 CIRCA FRISCO
- 6 COOL SPRINGS AT FRISCO BRIDGES
- 7 REPUBLIC HOUSE AT FRISCO BRIDGES
- 8 OVERTURE FRISCO
- 9 ORIGIN AT FRISCO BRIDGES
- 10 COLONIAL RESERVE AT FRISCO BRIDGES
- 11 AMLI AT THE BALLPARK
- 12 AMLI FRISCO CROSSING

1,540 UNITS
WITHIN HALF A MILE



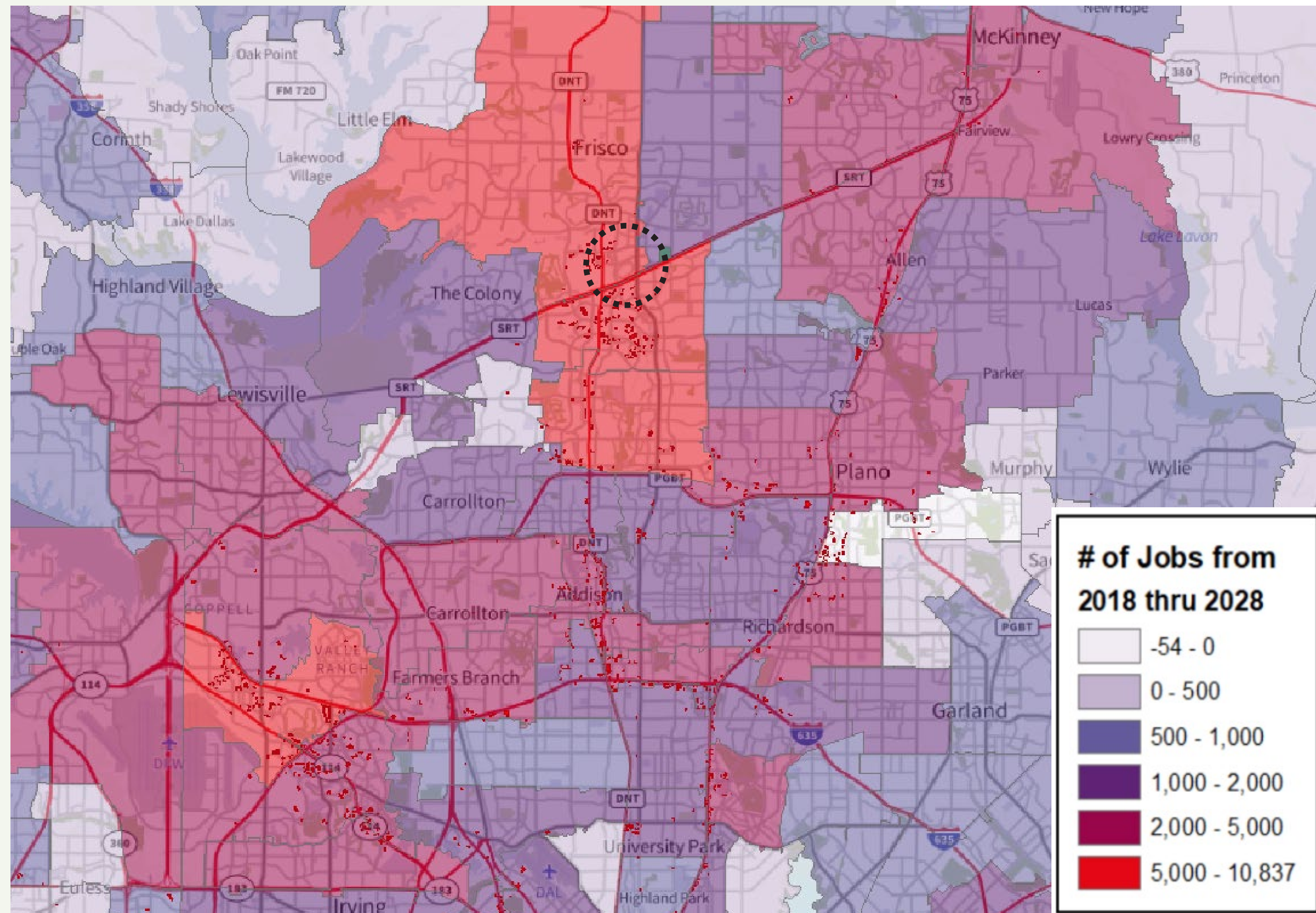


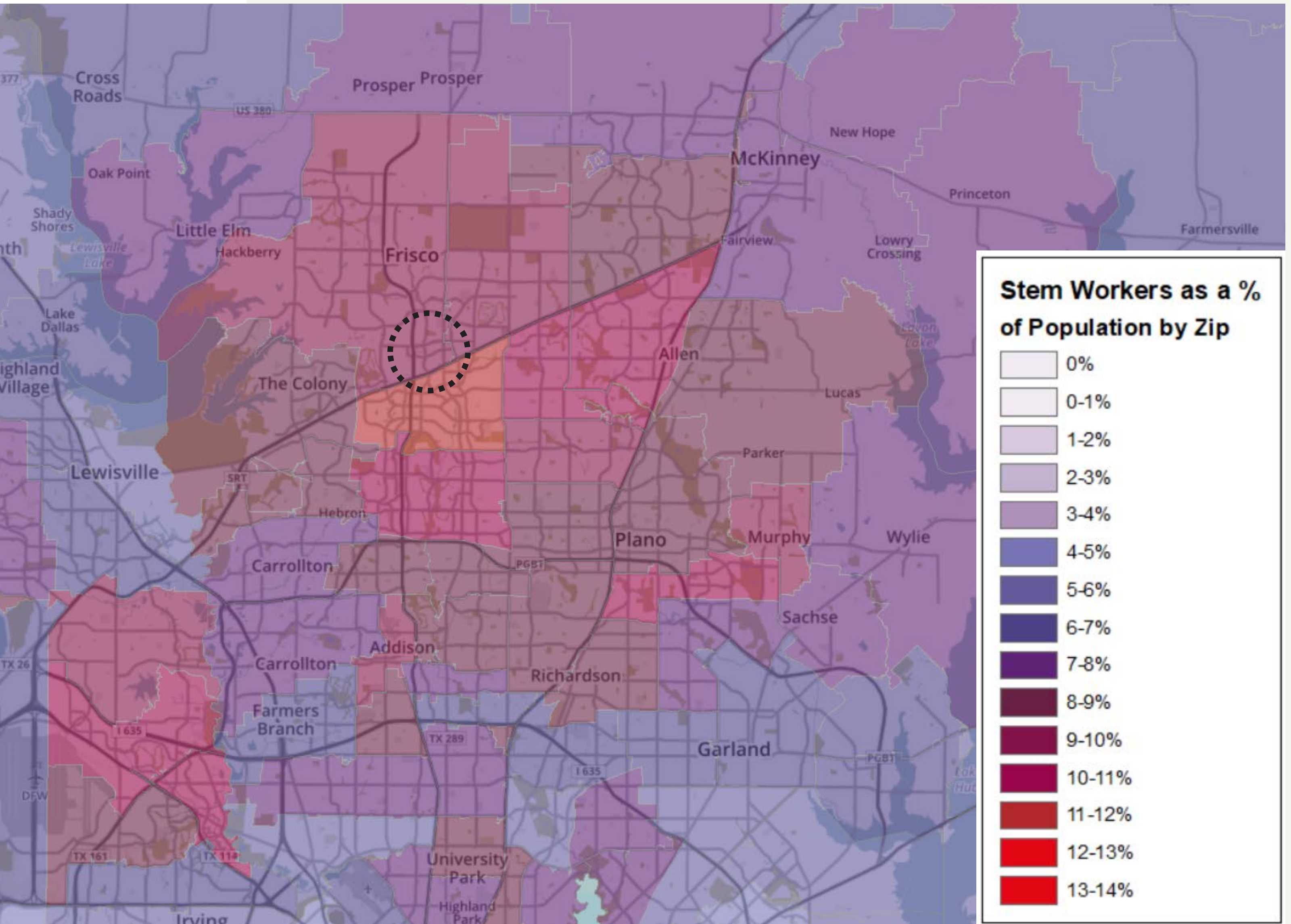
RAPIDLY GROWING POPULATION

The northern fringes of the city anticipates rapid population growth in the next 5 years, which will add to the potential consumer base for WellPoint. Many areas will experience 5% or more growth per annum over the next five years.

STRONG WORKFORCE

Frisco sits in the epicenter of future growth for additional office jobs in the next ten years, with some zip codes projected to see increases of five to ten thousand workers each.

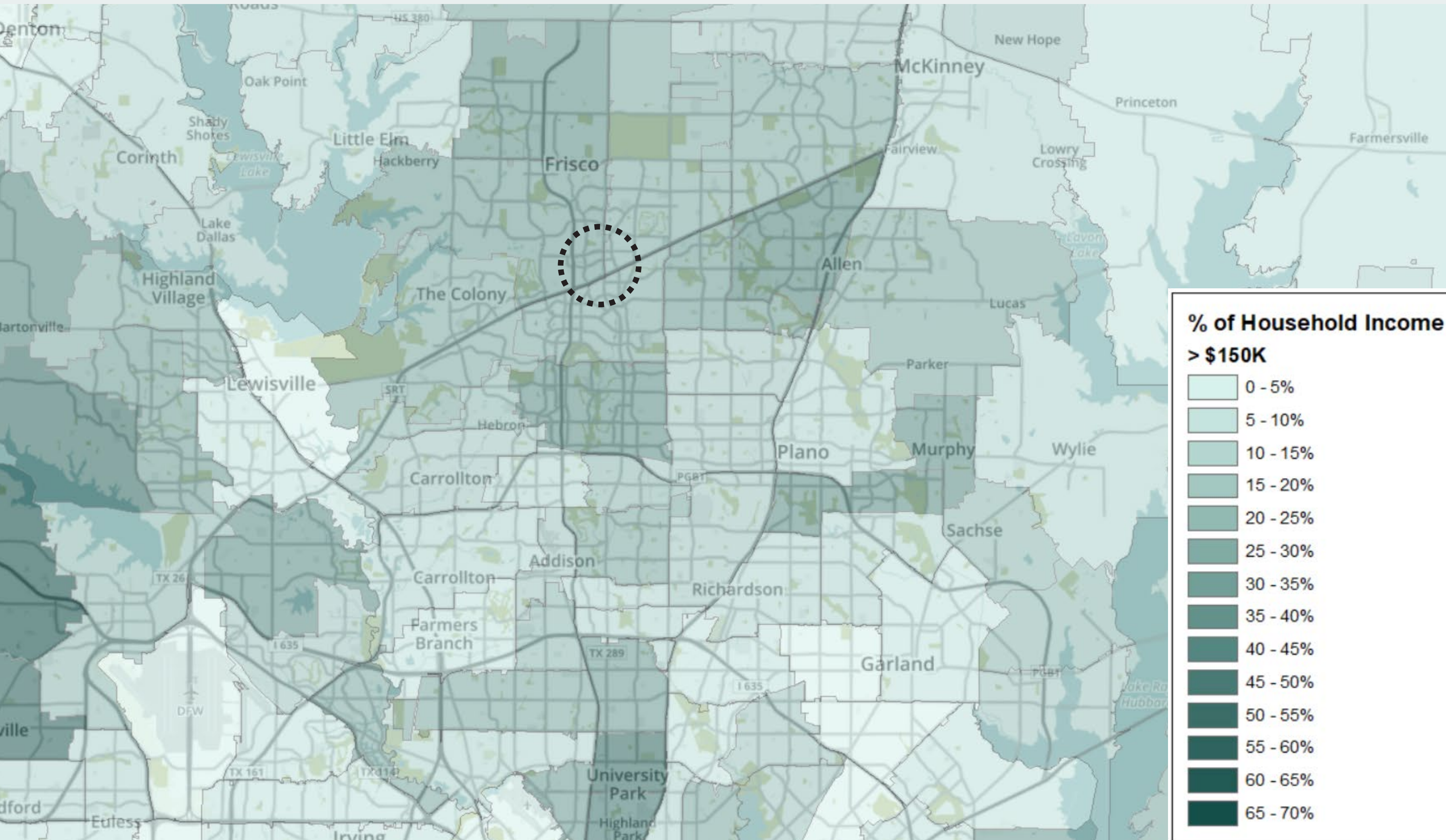




LARGE STEM WORKFORCE

Frisco is in the middle of a major concentration of science and technology labor compared to most of the metroplex, with 10% or more of the local workforce belonging to the STEM occupations. This will enable easy recruitment of highly educated, highly trained labor in the sciences.

HIGH HOUSEHOLD INCOME



Household incomes in the area around Frisco are high compared to most of the DFW area. The percentage of households with incomes over \$150K is well over 30%, which indicates strong buying power for wellness and lifestyle-related consumption.

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE	STATE
POP. (2023 EST.)	15,071	138,857	314,549	30,558,741
5 YR. POP. GROWTH	10.54%	10.56%	9.76%	7.11%
HH (2023 EST.)	5,184	51,248	115,022	10,866,516
5 YR. HH GROWTH	9.74%	9.78%	9.34%	7.25%
BACH OR HIGHER	57.20%	61.31%	60.58%	28.13%
AVG. HH INCOME	\$154,219	\$140,262	\$143,786	\$86,979
MEDIAN AGE	37.57	37.01	37.96	34.93
MILLENNIALS (18-34)	21.61%	21.67%	20.52%	24.21%
EMPLOYEES	7,978	70,686	156,935	13,219,633

QUICK FACTS WITHIN 1 MILE

63.32% ARE MARRIED

79.59% OWN HOMES

20.41% RENT HOMES

28.88 MINUTES AVG. TRAVEL TIME TO WORK

11.21% WORK FROM HOME

MEET THE TEAM



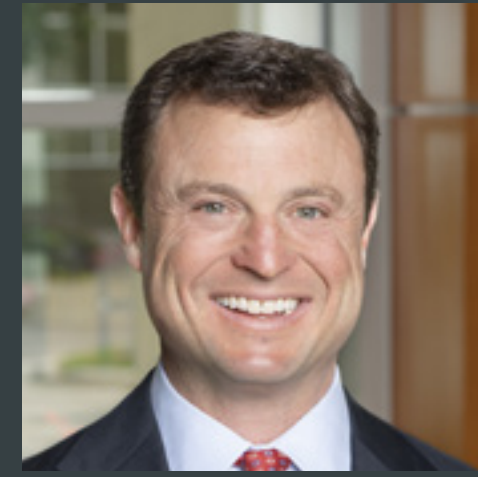
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DEVELOPMENT TEAM STAUBACH CAPITAL

Staubach Capital is a real estate investment and development company focused on opportunistic and value-add investments across the commercial real estate spectrum. The principals of Staubach Capital have an established track record of investing and developing healthcare, multifamily, office, industrial, retail and mixed-use projects across Texas. Over the past decade, we have successfully executed over \$600 million in real estate projects in our core markets. We are disciplined but aggressive; committed to downside protection and maximizing value for capital preservation and appreciation. For more information, please visit www.StaubachCapital.com.

LEASING TEAM JLL

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THANK YOU