

THE FUTURE OF MEDICINE STARTS HERE

BAYLOR SCOTT & WHITE SPORTS THERAPY
& RESEARCH AT THE STAR DISTRICT



— 3800 GAYLORD PARKWAY, FRISCO, TX 75034 —



BaylorScott&White
SPORTS THERAPY & RESEARCH
AT THE STAR

Jones Lang LaSalle Brokerage Inc.

INSPIRED BY ATHLETES, POWERED BY INNOVATION

Baylor Scott & White Sports Therapy & Research at The Star District is a world-class sports performance and research center-of-excellence in Frisco, Texas. Opened in 2018, the project is home to best in class healthcare providers and programs relating to sports performance, injury prevention/treatment, nutrition, and sports research.



Class A+
Medical Space



274,611 RSF
Building Size



27,006 RSF
Floorplates



11 Stories



3.98/1,000
Parking Ratio



Located at
The Star District

CLASS A MEDICAL SPACE

Ambulatory Surgery Center

6 state-of-the-art operating rooms, 2 overnight / VIP beds, 8 pre-op / swing beds and 10 PACU swing beds

Diagnostic Imaging Center

All modalities (except nuclear medicine)

Physical Therapy and Rehab Facility

Offering outpatient sports medicine, including physical therapy, hand therapy (occupational therapy), manual therapy, concussion management and sport specific rehabilitation activities

Urgent Care Facility

Fully staffed with 9 exam rooms

Pharmacy

Full-service including compounding

Sports Performance Center

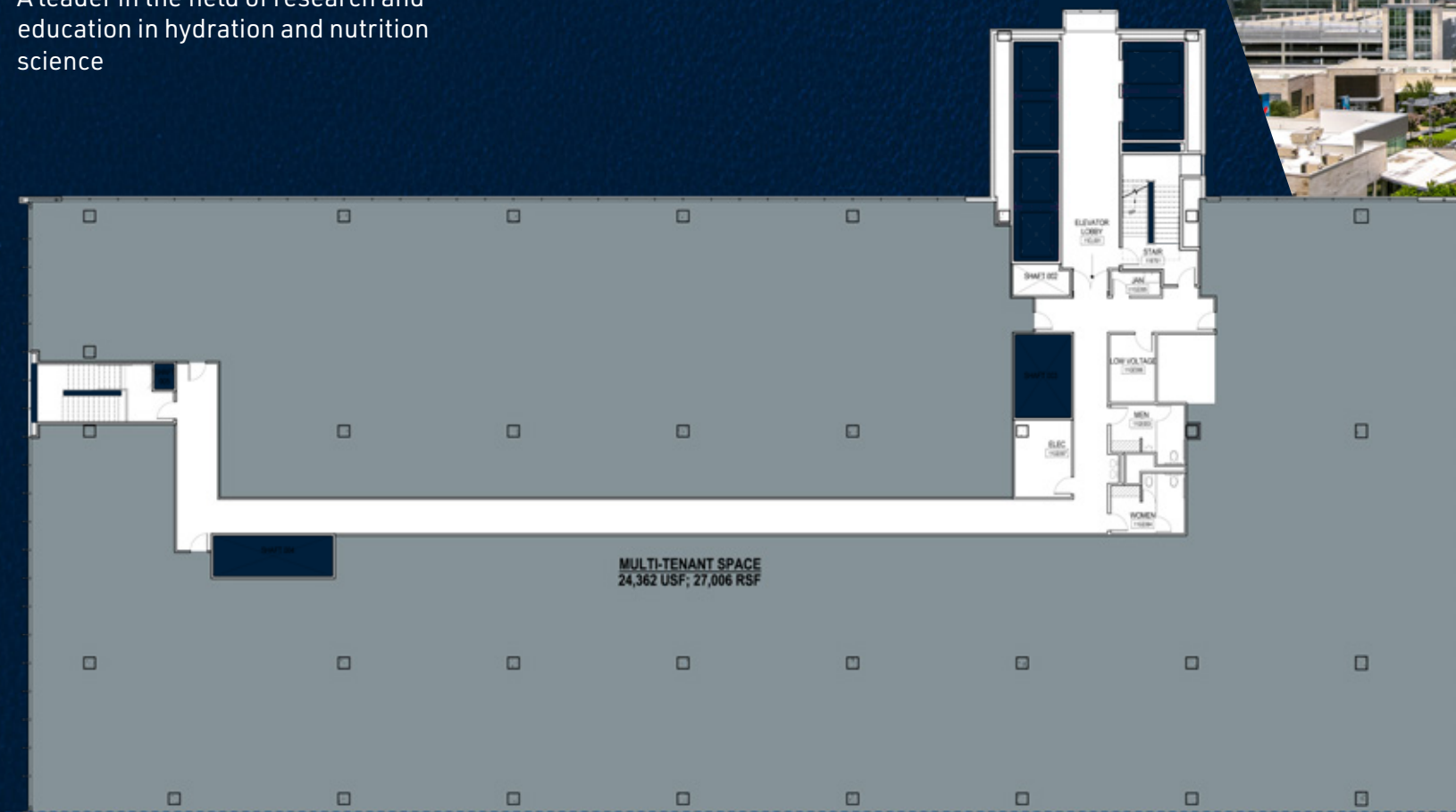
A 58,639 square foot, comprehensive training and performance center including an indoor / outdoor training field and VIP facilities

Brain Concussion Center

Specializing in the science, treatment and prevention of concussions and TBI

Gatorade Sports Science Institute

A leader in the field of research and education in hydration and nutrition science



TYPICAL FLOORPLATE: 24,362 USF; 27,006 RSF



AVAILABLE SPACE

Suite 1100 6,162 sf

Suite 1000 26,902 sf

Suite 845 2,064 sf



ENJOY LIFE AT THE STAR

A ONE-OF-A-KIND EXPERIENCE

The Star District is the 91-acre campus of the Dallas Cowboys World Headquarters and practice facility in Frisco, Texas. The campus gives fans the opportunity to connect with the Dallas Cowboys in ways they have never imagined and offers an exceptional location with top tier amenities.



300 Room Omni hotel



Ford Center



35 Restaurants



400,000 SF Office Space



Cowboys Fit



200,000 SF of Retail
/Entertainment Space

EVERYTHING YOU NEED, ALL IN ONE PLACE

100

Restaurants in
a 5-mile radius

25

Minutes to Dallas
Love Field

20

Minutes to DFW
International Airport

20

Hotels

HOTELS

Hampton Inn & Suites North-Fieldhouse USA	Omni Frisco Hotel
La Quinta Inn & Suites by Wyndham	Canopy by Hilton
Omni PGA Frisco Resort	AC Hotel by Marriott
Sandman Signature	Hotel Indigo Frisco, an IHG Hotel
Renaissance Dallas	Homewood Suites
	Aloft
	Hyatt House

ENTERTAINMENT

Legacy West	Stonebriar Country Club
The Shops at Legacy	Grandscape
The Boardwalk at Granite Park	Riders Field
Stonebriar Centre	TPC Craig Ranch
The Star in Frisco	The Trails of Frisco Golf Club
PGA of America Frisco Headquarters	Frisco Athletic Center
Toyota Stadium	Dallas Stars

MAJOR EMPLOYERS

JPMorgan Chase & Co.	Pizza Hut Corporate Office
Toyota Motor North America, Inc.	PepsiCo - Frito-Lay North America, Inc.
Rent-A-Center Corporate Office	

HOSPITALS

Cook Children's Medical Center Prosper	Medical City Frisco
Encompass Health Rehabilitation Hospital of Prosper	Baylor Scott & White Medical Center - Frisco
Children's Health Specialty Center Prosper	Baylor Scott & White Medical Center - Centennial
Texas Health Neighborhood Care & Wellness Prosper	Scottish Rite for Children Orthopedic and Sports Medicine Center
Texas Health Frisco	UT Southwestern Frisco
Frisco Medical City Hospital	Children's Medical Center Plano



FRISCO DEMOGRAPHICS

	FRISCO, TEXAS			DFW METROPLEX
	5 minutes	10 minutes	15 minutes	
2022 Total Population	48,077	279,080	823,444	7,961,535
2027 Total Population	52,649	302,308	882,177	8,393,172
2022-2027 Population Growth	4,572	23,228	58,733	431,637
Population <15	27.4%	26.6%	23.3%	21.1%
Population 15-64	62.5%	64.8%	67.8%	66.3%
Population 65+	10.0%	8.5%	8.8%	12.6%
2022 Average Household Income	\$187,424	\$168,586	\$153,227	\$112,622
Households earning \$100k+	23.8%	22.7%	21.8%	14.4%
Commercially Insured (%)	61%	64%	62%	55%
2022 Have Medicare Medical Policy (%)	16.47%	15.77%	17.44%	19.33%

LIFE SCIENCE

Jobs	2,626
Resident Workers	2,272

TECHNOLOGY

Jobs	84,095
Resident Workers	64,477

35,757
PhDs

24
Physicians that have
participated in a
Clinical Trial

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