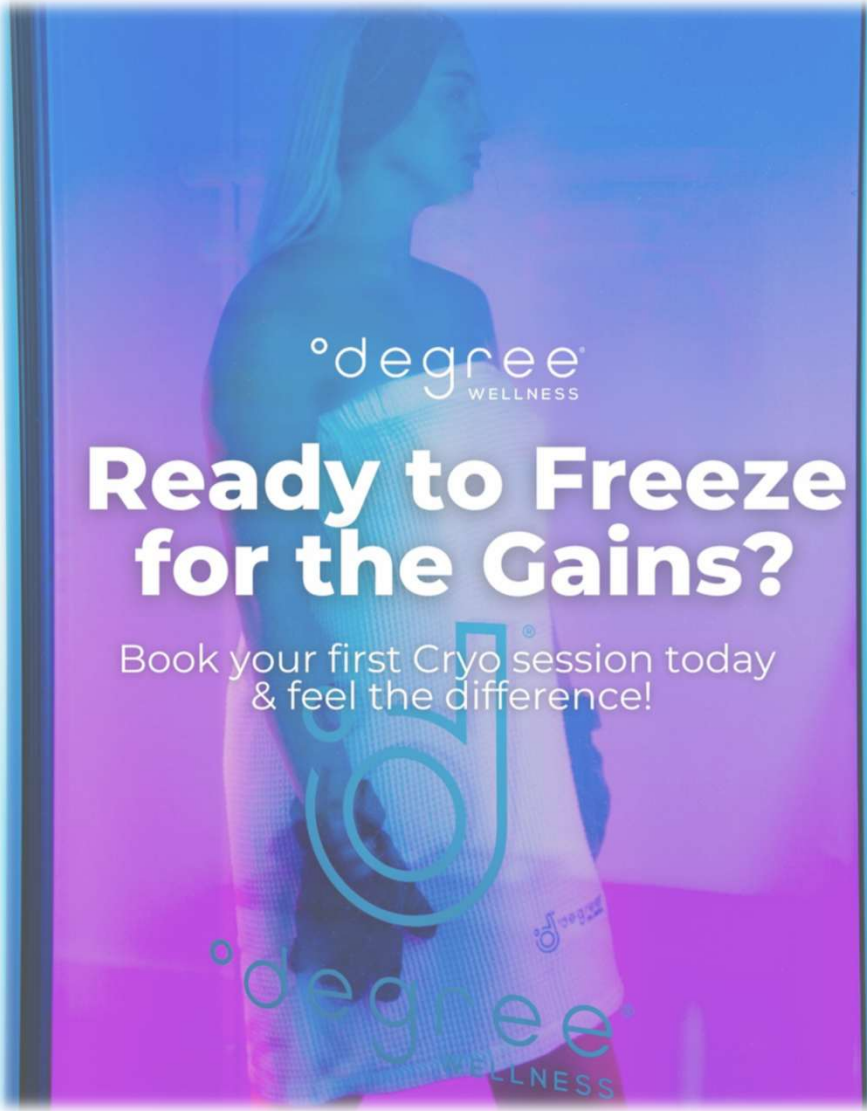




°degree
WELLNESS

Ready to Freeze for the Gains?

Book your first Cryo session today
& feel the difference!

°degree
WELLNESS

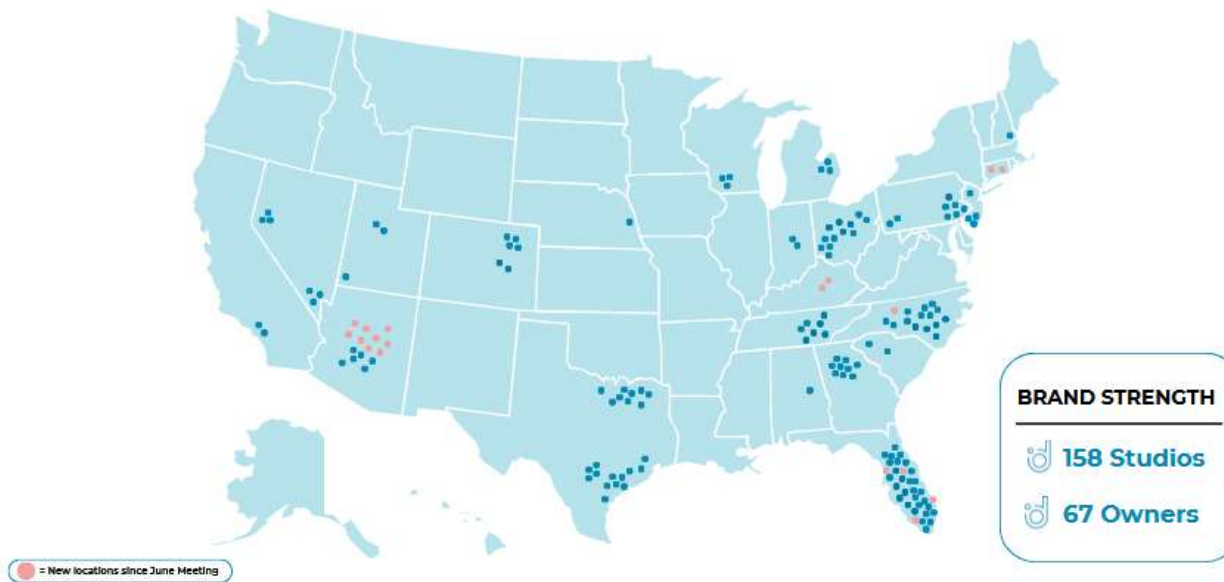
Degree Wellness - Keller

242 RUFÉ SNOW DR, SUITE #140

KELLER 76248

Growing brand across nation

WELLNESS ACROSS AMERICA....



Coming Soon

- Southlake
- Flower Mound
- Greenville
- McKinney
- Richardson

Location Map



Executive Summary

Degree Wellness is a modern wellness lounge offering a wide range of innovative, non-invasive, and all-natural treatments—all under one roof. Our mission is to help clients look good, feel great, and elevate their physical and mental performance through a curated blend of advanced wellness technologies.

With each visit, our members can explore a variety of services designed to support recovery, longevity, and overall well-being. These include **Cryotherapy, Infrared Sauna, Cold Plunge, Red Light Therapy, IV Vitamin Drips, Micronutrient Booster Shots, NAD+ Anti-Aging Injections, Compression Leg Massage**, and access to our **Oxygen Bar**.

What sets Degree Wellness apart is our commitment to continuous innovation. We actively research and integrate new technologies that align with our holistic approach to self-care and performance enhancement.

More than just a wellness provider, **Degree Wellness is a lifestyle destination**—a vibrant, social, and welcoming space that redefines what self-care looks and feels like. We are not a doctor's office, nor a traditional spa—we are a next-generation wellness experience designed for those who value proactive health, community, and results.

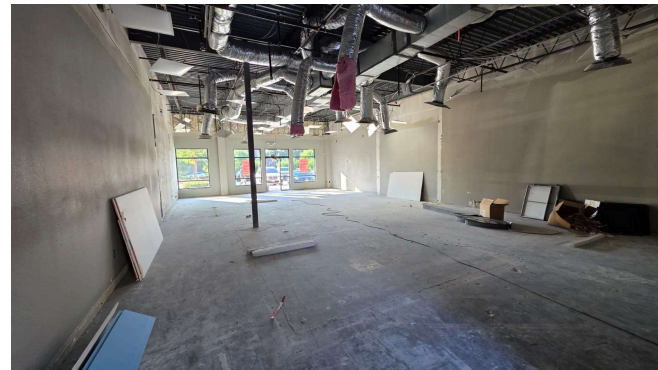
Executive Summary

Degree Wellness is a female-owned business focused on providing non-invasive, alternative health and wellness services in a premium, supportive environment—specifically designed with the comfort and needs of women in mind. With four successful corporate-owned locations in Florida and 158 additional sites in various stages of development, the brand is scaling to meet growing national demand.

Expanding into Keller offers a strategic opportunity to address the increasing local interest in holistic and preventive wellness services. As residents become more health-conscious, the demand for accessible, high-quality wellness options continues to rise.

A Degree Wellness location in Keller would support the city's goals of enhancing local health services, reducing retail leakage, and fostering small business growth. The project is expected to create 8–10 new direct jobs, stimulate economic activity, and help retain consumer dollars within the community—contributing to both the wellness and economic vitality of Keller.

Current State



Future State



Service Offered

Infrared Sauna –

At Degree Wellness, we're ecstatic to offer the 3-in-1 Infrared Sauna from Sunlighten® to help you achieve optimal health in just 30-45 minutes a session. When you sauna with us, you'll be treated to your own *private suite* with complimentary towel service. This is your luxurious oasis of wellness where you can relax alone, or bring up to 3 friends. Afterwards, refresh with a eucalyptus-infused cold compress and an all-natural body mist for your newly detoxified pores to soak up!

Redlight Therapy –

Red Light Therapy (aka, Photobiomodulation therapy or just PBM) delivers a therapeutic dose of red and near-infrared light in an efficient full body treatment. When light is applied with the right wavelength, intensity, and duration, your body's cells react by producing more energy. So instead of just having enough energy to get by, your cells get a boost that allows them to repair, replicate, and do their jobs. When all the different cells in your body all do their jobs really, really well, you get broad health benefits such as: decreased pain and inflammation, faster recovery and less soreness after exercise, faster recovery after injury, reduced fat and cardiometabolic risk factors, many clients report better sleep, reduced stress, improved mood

Cold Plunge / Contrast Therapy –

At Degree Wellness, you have access to our state-of-the-art Cold Plunge suite for 15 minutes. Use the private suite to put on your plunge gear and psyche yourself up for the best 3 minutes of your day. After your plunge, you'll receive towel service to dry off and go conquer the rest of your day. Or slip into our robe and sandals and treat yourself to more self-care at Degree! And best of all, the only thing you need to bring is yourself. We'll provide you with gear to wear during your plunge. But if you want to rock your own bathing suit (we won't judge if you want to show off on Insta!) we'll provide you a bag to take your wet clothes with you.

Full body Cryo Therapy –

Degree Wellness offers both Full Body Cryo. FBC is a 3-minute session that exposes the entire body to extreme temperatures as low as -140°C (-220°F). Short time, massive benefits — as each Cryo session promotes your body's recovery, performance, wellness, beauty and weight-loss abilities.

Service Offered

Compression Massage –

Normatec is the leader in rapid recovery and its benefits have been lauded by ESPN, Shape, The New York Times, Triathlete Magazine and even Wired who described the technology as, “pro-level training tools for weekend warriors.” Specifically, Degree Wellness offers you the PULSE Recovery System that uses a patented pulse massage pattern of compressed air, simulating a deep tissue massage for your legs, hips or arms, mobilizing blood flow and speeding recovery.

Vitamin Booster & IVs –

IVs (or intravenous therapy, if we’re being precise) have 100% bioavailability. And because IVs deliver nutrients directly into the bloodstream – bypassing the digestive system and intestinal tract – they are absorbed more quickly. That means you’ll feel the benefits of an IV right away!

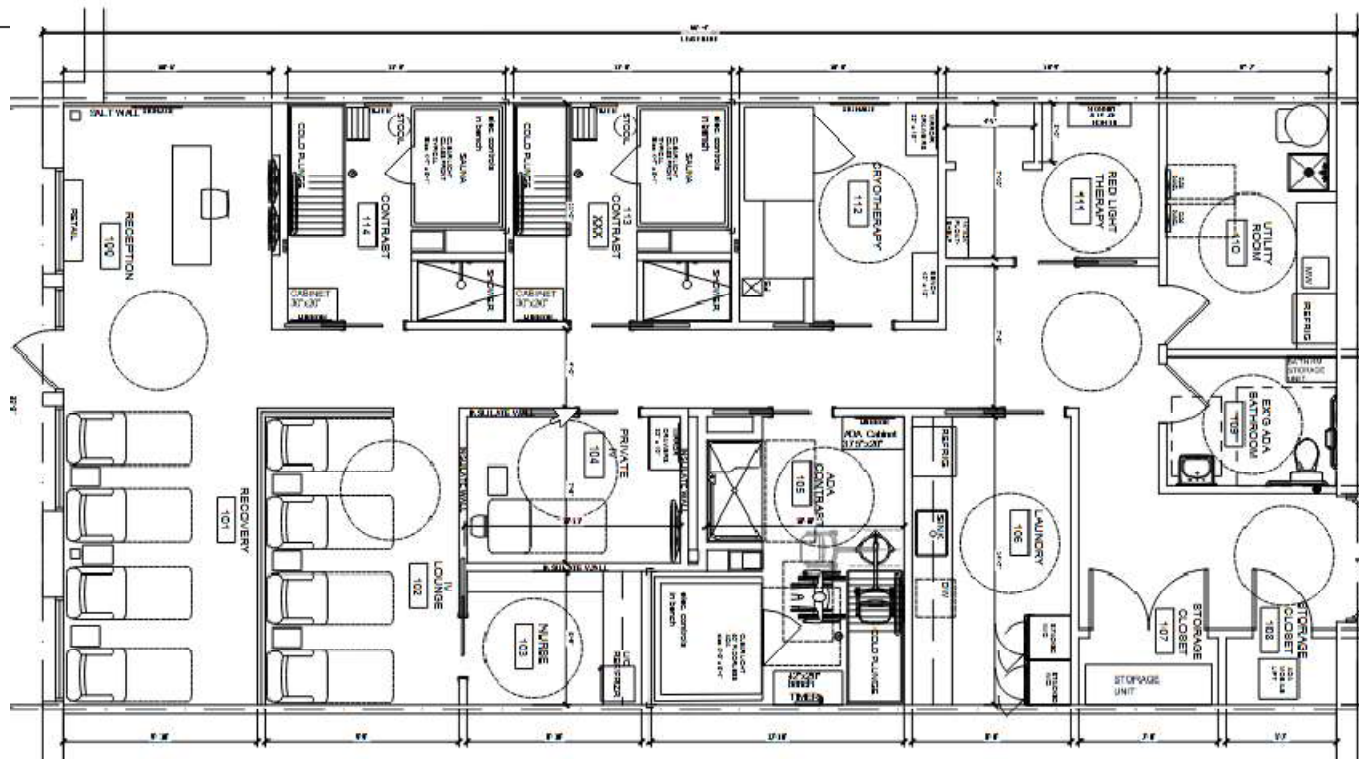
Oxygen Therapy -

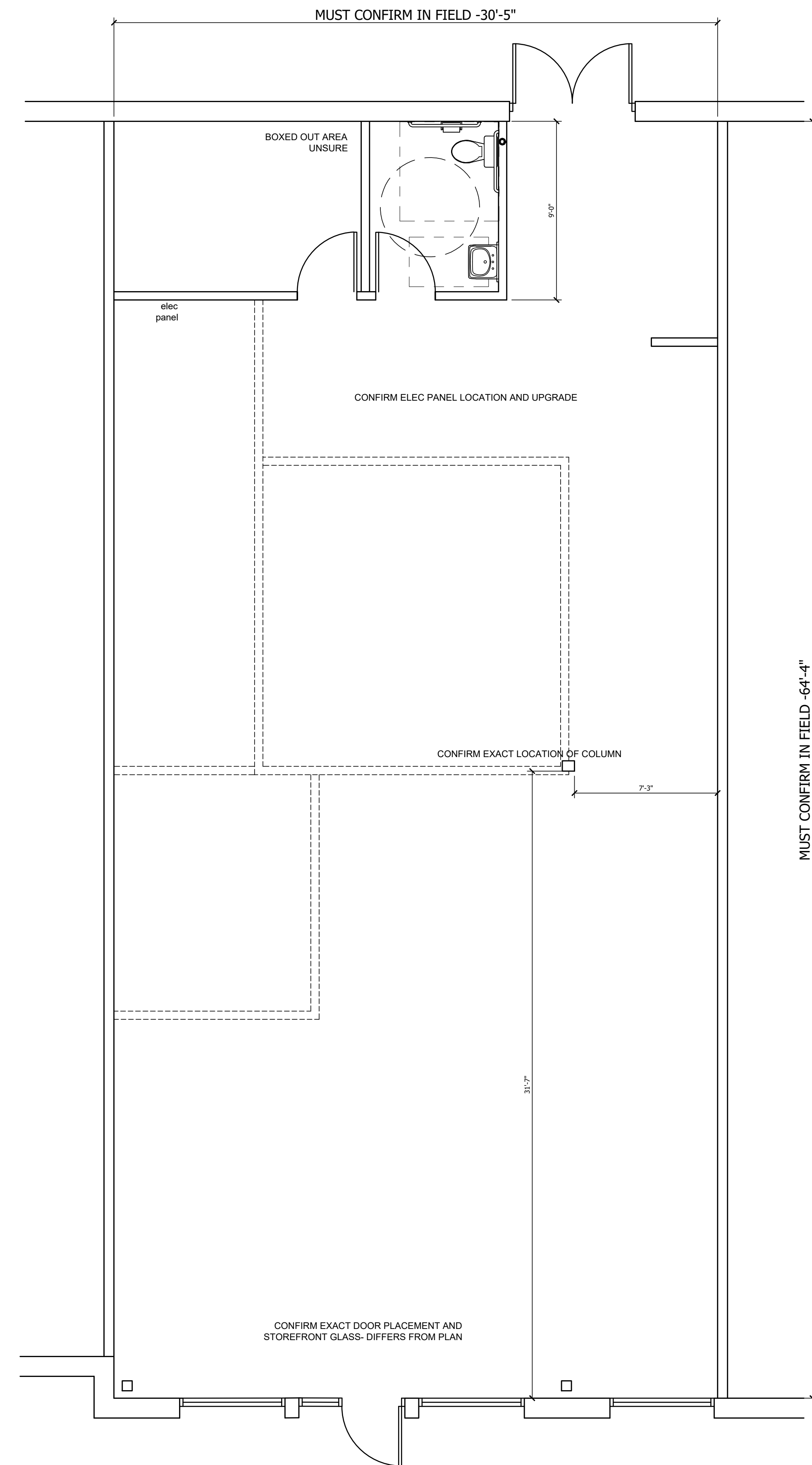
Oxygen is the “fuel” our body uses at the cellular level to accomplish vital metabolic processes. What science has discovered is that – subject to proper use and supervision – **more oxygen is better**. Degree Wellness is excited to offer our Members and clients the ability to improve their health and well-being through our Oxygen Therapy in an easy, affordable and accessible environment.

Celluma Light Facial –

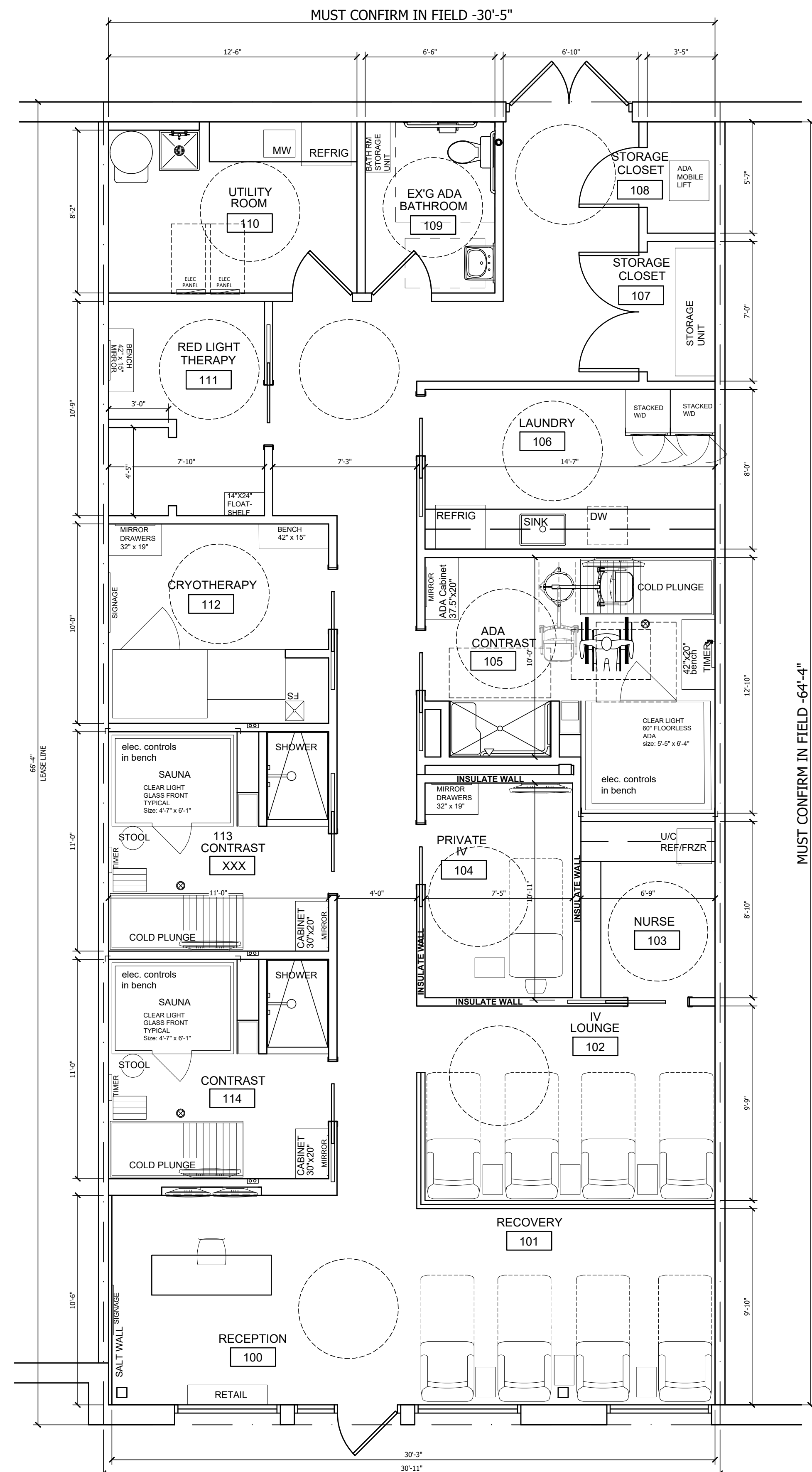
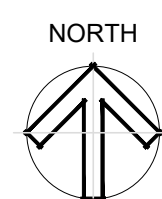
Celluma Light Facial at Degree Wellness is a unique low-level light therapy device that delivers blue, red and near-infrared light energy simultaneously to safely treat a wide variety of conditions. Lasting just 30 minutes per session, research has shown light therapy, also known as phototherapy, can: Improve skin tone, texture and clarity, Decrease fine lines and wrinkles, Kill acne-causing bacteria to clear up existing blemishes and scars and prevent future breakouts, Decrease inflammation, Ease muscle and joint pain, stiffness, spasm and arthritis, Increase circulation, Accelerate tissue repair.

Floor Plan

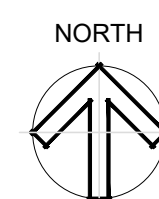




1 EXISTING PLAN
SCALE: 1/4" = 1'-0"



2 **TEST FIT**
SCALE: 1/4" = 1'-0"



TEST FIT #2 - 09.29.2025
CORPORATE APPROVAL:
OWNER APPROVAL:

NOTE: IT IS THE RESPONSIBILITY OF THE TENANT / LANDLORD TO CONFIRM THE ADDRESS LISTED ON THIS SHEET DURING TEST FIT PHASE.

(CONFIRM ADDRESS)
242 RUFÉ SNOW DRIVE #140
KELLER, TX 76248

degree WELLNESS

TORE NO.:

REVISION

DATE: 09.19.2025

REVIEW SET
NOT FOR
PERMIT

EXISTING
TEST FIT

A1.3

ND ENTERPRISES, LLC
6501 E. GREENWAY PKWY #103-707 SCOTTSDALE, AZ 85254
P 480-297-5577 www.ndentaz.com

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September 26, 2025

City of Keller

1100 Bear Creek Pkwy

Keller TX 76248

Re: Wellness business - 242 Rufe Snow Dr, Keller TX

Dear Mayor, Councilmembers, Planning & Zoning Commissioners and Staff:

I am a partner in a business that owns and operates multiple locations of Stretch Zone, where we offer assisted stretching, including one in the Town Center of Keller at 242 Rufe Snow Dr. It has come to my attention that a wellness business offering sauna, cryotherapy, cold plunge, compression massage, red light therapy and some IV and injectable treatments intends to join our shopping center if granted the necessary approvals. Our services align with theirs and we'd complement each other's businesses nicely.

I understand that they will be applying for a Specific Use Permit soon, and I am in full support of their business being approved to join what would be a nice collective of wellness-oriented businesses in our shopping center.

I'd be happy to discuss further and can be reached at [REDACTED] or 682-401-1390.

Thank you!

Gavin Bales

Digitally signed by Gavin Bales
DN: cn=US,
c=United States, o=Gavin Bales
Date: 2025.10.09 09:57:34 -0500

Best regards,

Gavin Bales