

Narrative Letter: Proposed Use & Business Overview

Brandie Owen

Regional Director

Baylor Scott & White Rehabilitation Services

Date: 2/19/26

I am writing to provide a narrative description of the proposed use for the new Baylor Scott & White Rehabilitation Services location, along with an overview of our existing operations and future plans. This information is intended to support your review and ensure full clarity regarding the nature of the services we will provide at the new site.

Business Overview

Baylor Scott & White Rehabilitation Services currently operates a Physical Therapy clinic in Keller, Texas, where we provide a wide range of outpatient rehabilitation services. Due to the limited square footage of our existing location, our ability to expand services and accommodate community needs has become increasingly constrained.

To better serve patients and support local healthcare demands, we are proposing to open a new clinic location. The expanded space will allow us to enhance our footprint, increase patient capacity, and broaden our service offerings. Notably, this includes return-to-sport rehabilitation and performance services, which are currently limited by space constraints at our Keller facility.

Proposed Use of the New Property

The proposed site will operate as an outpatient Physical Therapy clinic providing evaluation, treatment, and rehabilitative care.

Primary activities conducted on-site will include:

- Physical therapy examinations and individualized treatment
- Therapeutic exercise and functional training
- Return-to-sport programs and performance-based rehabilitation
- Injury prevention education
- Patient consultations and follow-up visits

Operational Details

- **Hours of Operation:**

- **Monday–Thursday:** 7:00 AM – 7:00 PM
- **Friday:** 7:00 AM – 2:00 PM
- *Potential future expansion* may include extended Friday hours and/or limited Saturday hours based on patient demand and community needs.

- **Staffing:**

The clinic will have **4 to 8 employees** on-site during operating hours. This includes licensed physical therapists, physical therapist assistants and front office staff.

- **Parking & Access:**

Parking needs are minimal and easily accommodated within standard medical-office allocations. Typical patient flow is steady but controlled through scheduled appointments, which helps maintain consistent traffic without spikes or congestion.

- **Deliveries:**

Deliveries to the clinic are minimal and generally limited to standard medical supplies and office materials via standard parcel carriers during normal business hours.

Community Impact

The new location will allow Baylor Scott & White Rehabilitation Services to provide enhanced access to high-quality rehabilitative care. By expanding our footprint, we aim to:

- Reduce wait times
- Increase specialized service availability
- Support athletes with return-to-sport programming
- Address broader community health and mobility needs

We are committed to operating responsibly, maintaining a professional healthcare environment, and complying with all local regulations, zoning requirements, and safety guidelines.

Thank you for taking the time to review this narrative summary. Should you require additional documentation, clarification, or supporting materials, please feel free to contact us. We appreciate your consideration and look forward to contributing positively to the community through the expansion of our rehabilitation services.



Space Profile for

Unit: #C101

Area: 4791 sq ft

Address

101 Town Center Ln

Keller, TX 76248



4300 West Cypress St., Suite 160

Tampa, FL, 33607

Keller Town Center

Regency Centers.
REGENCY CENTERS

One Independent Drive
Suite 114
Jacksonville, FL 32202

Unit # C 101
Ground Floor
+/- 4,791 SF

Gross Square footage shown was measured on-site and adheres to BOMA standards

Width
+/- 76'

Depth
+/- 77'

Revisions

Floor Plan
Prepared 07/24/2024
Unit # C 101

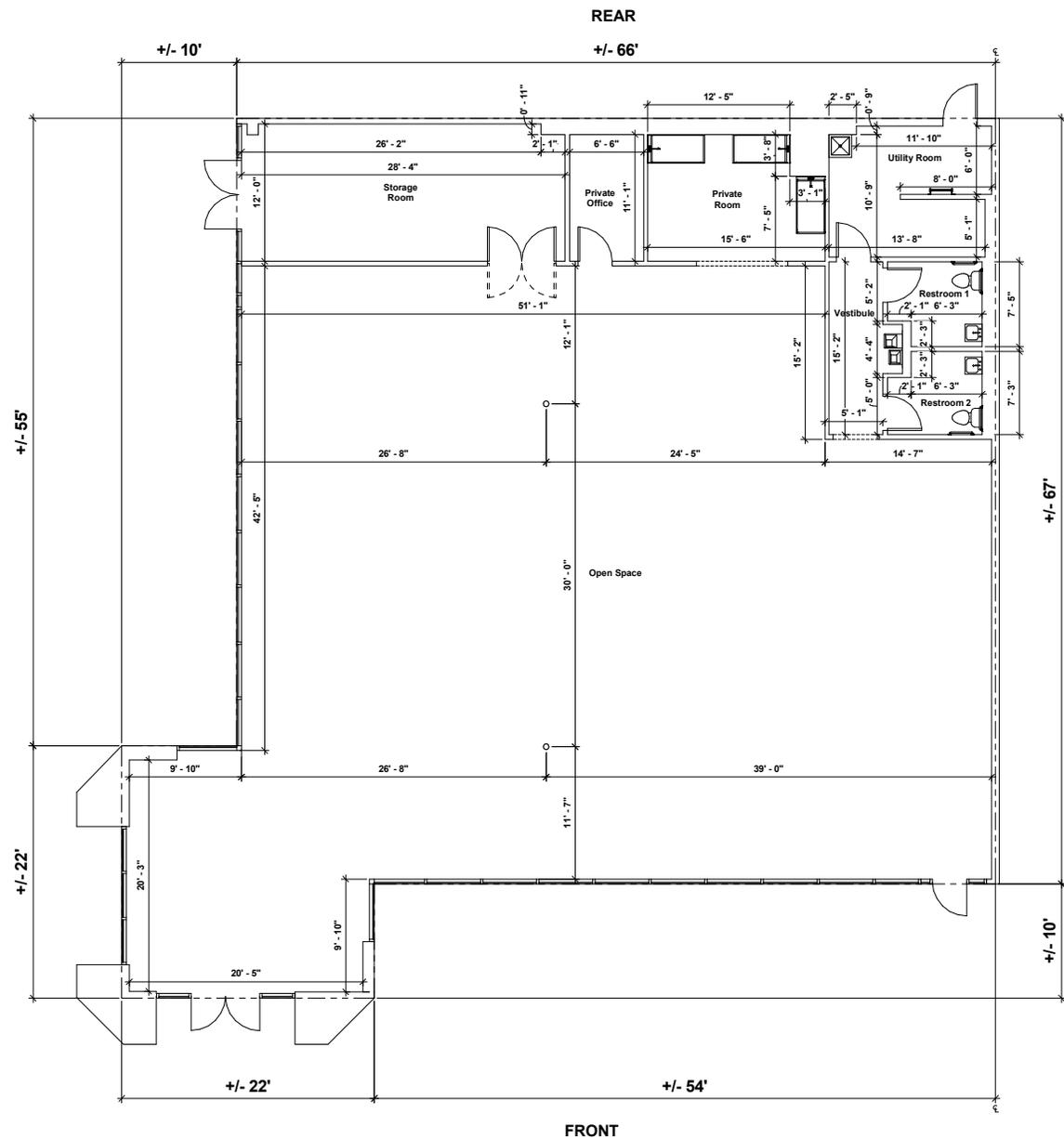
Plans Produced by:
ID PLANS

4300 West Cypress Street,
Suite 160, Tampa, Florida 33607
Phone: (866) 657-2545
idplans.com

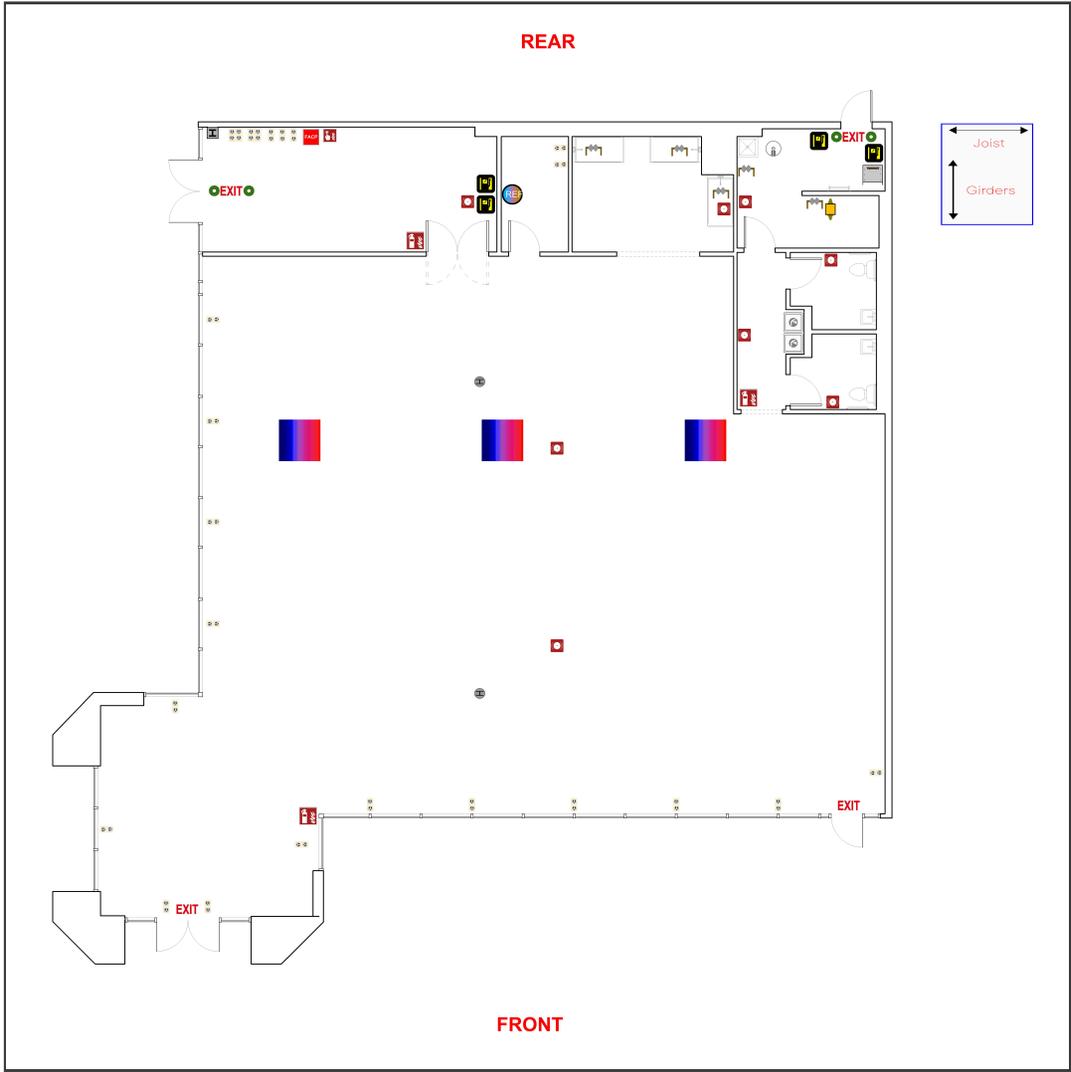
ID PLANS

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Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally used for construction purposes or specified as requirements for documents, drawings, or media intended or claiming to be structurally accurate, such as blueprints. The architect warrants her and reserves the right and responsibility to verify, change or alter the provided information at any time for any reason.

A1 MAIN FLOOR

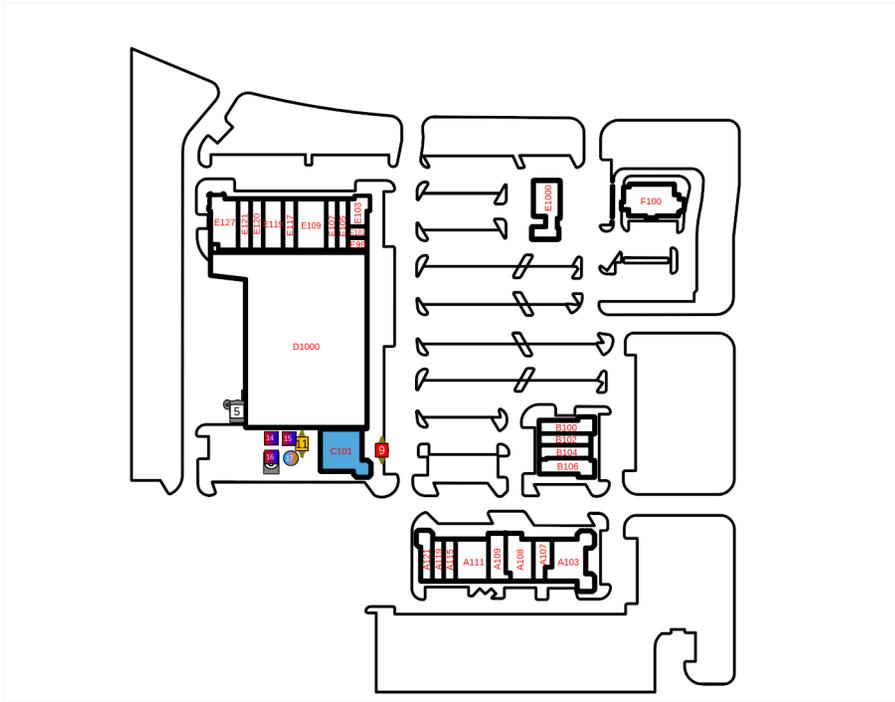


Virtual Tour



Legend

	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	EXIT Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		Tenant Water Meter
	Disconnect		Sub Water Meter		House Gas Meter		Sub Gas Meter
	House Water Meter		Air Handler		House Electric Meter		Tenant Electric Meter
	Tenant Gas Meter		Vertical Fire Riser		Horizontal Fire Riser		
	Sub Electric Meter						



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	4791 SQFT	77' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 8"	0' 5"	0' 8"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	492.57 SQFT		3940.89 SQFT	112.49 SQFT	4791 SQFT	4545.95 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Back: 8' 6"	Front: 16' 1" Back: 16' 1"	Front: 14' 1" Back: 14' 1"

Ceiling Information Cont.	Clear Ceiling Height
	8' 6"

Mechanical

Air Handler	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	TOSHIBA (AHU)	RAS09LKVUL	22600277			2022

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	CARRIER	48HCED08D2M6AXF4F0	4213P60246	7.5	2013	
	2	CARRIER	48HCED08D2M6AXF4F0	4213P60245	7.5	2013	
	3	TOSHIBA	RAS09LAVUL	32700002	0.75	2022	

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	200	Rear Exterior	Not Listed	Siemens	Handle	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	182614058	Rear Exterior		

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	250	120/208	P1	Not Listed	Siemens	Utility Room		
	2	250	120/208	P1	Not Listed	Siemens	Break Room		
	3	250	277/480	P1	Not Listed	Siemens	Utility Room		
	4	250	120/208	P1	Not Listed	Siemens	Break Room		

Step Down Transformer	Reference	Size (kVA)	Service Type	Location	Notes
	1	75	120/208	Utility Room	

IDPlans does not provide an Ampacity Report

Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	1	Rear Exterior	1 1/2"	

House Water Meter	Reference	Meter #	Location	Meter Size	Notes
	1	1550735584	Front Exterior	1 1/2 inch	

Sub Water Meter	Reference	Meter #	Location	Meter Size	Line Size	Notes
	1	44516980	Inside the Space	1 1/2 inch		

Water Fountains	Number of Water Fountains	Location	Notes
	2	Hallway	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Tankless	Water Line (in)	Location	Notes
	1	Bradford White Corporation	EF60T125E3N2	KF18497755	60	Yes	No	1 1/2"	Utility Room	

Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container

Fire

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Location	Notes
	1	Fire Lite	MS4			817-753-6783 972-663-5000	Break Room

Fire Extinguisher	Number of Fire Extinguishers	Notes
	3	

Sprinkler Heads	Sprinkler Heads Present	Riser Located in Space	Additional Information
	40	No	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	118288499	Rear Exterior	1 inch	

Room

Restroom	Unit	Description
	Restroom 1	
	Restroom 2	

BAYLOR SCOTT & WHITE
OUTPATIENT PHYSICAL THERAPY
101 TOWN CENTER LANE
KELLER, TX

SUP APPLICATION
EXISTING CONDITION PHOTOS







