

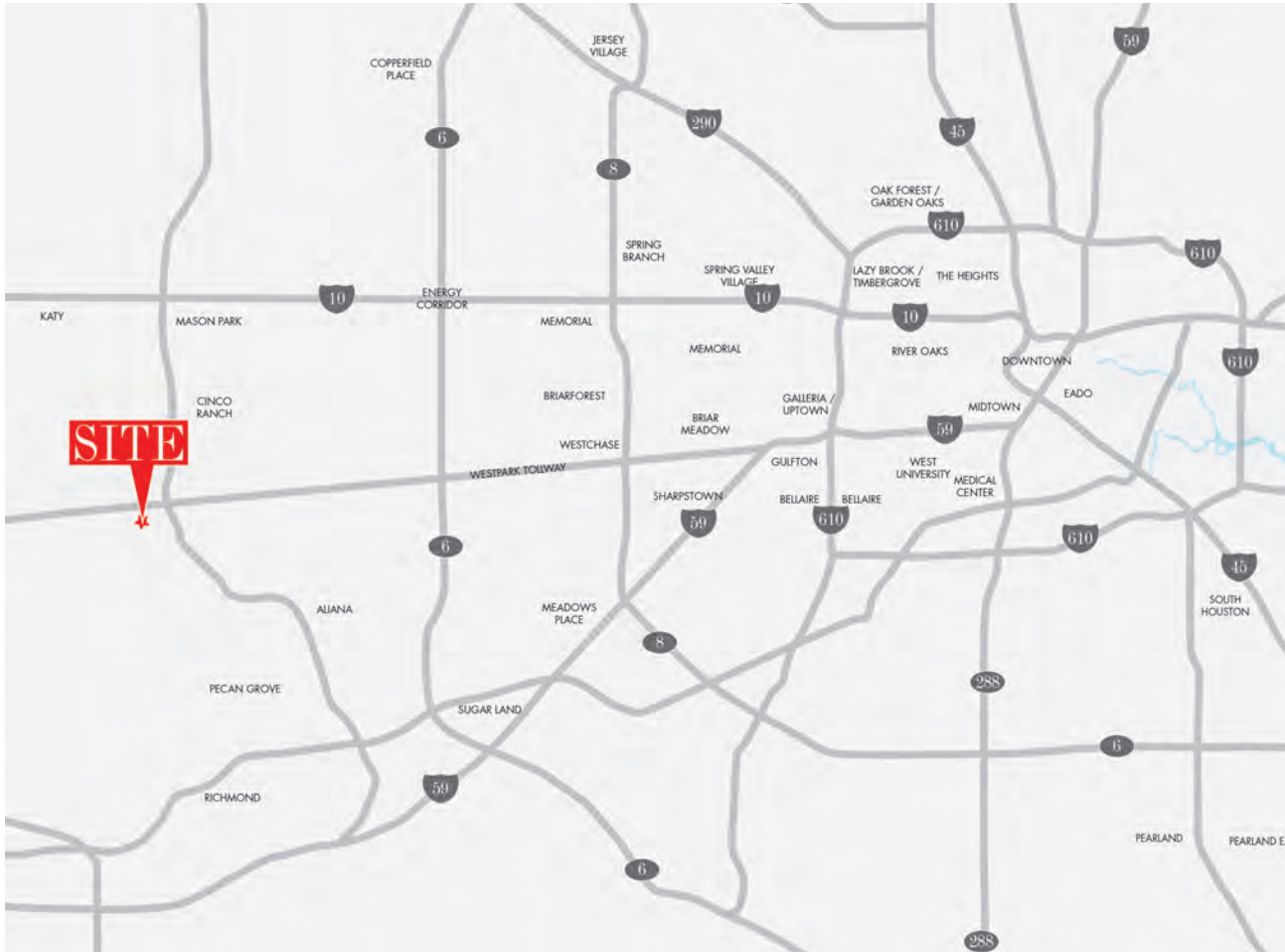


# BELLA PIAZZA

SHOP COS.



# ABOUT



## PROJECT SCOPE

Strategically located at the southwest corner of Westpark Tollway and Katy Gaston, Bella Piazza is set to become a premier lifestyle center in the rapidly growing Fulshear/Richmond area. The site is comprised of 54,979 square feet of available Mixed-Use space with further opportunity for future development. Bella Piazza offers itself as a destination for residents and visitors alike looking for the ideal mix of restaurants, boutique shopping, and daily needs, all pulled together on a central green space designed with communal gathering in mind. Its strategic location with frontage and visibility directly on the Westpark Tollway at the entrance to the Lakes of Bella Terra community makes the site easily accessible and ensures convenience for all.

## DETAILS

- Delivery Q3 2025
- Floor 1: 37,549 SF available • Floor 2: 17,248 SF available
- Activated green space, lakes and landscaping
- Ample surface parking
- 4-story medical office building on-site

## TRAFFIC COUNTS

o Westpark Tollway:	59,634 VPD
o TX-99:	48,781 VPD
o Katy-Gaston Rd:	8,702 VPD

## AREA RETAILERS

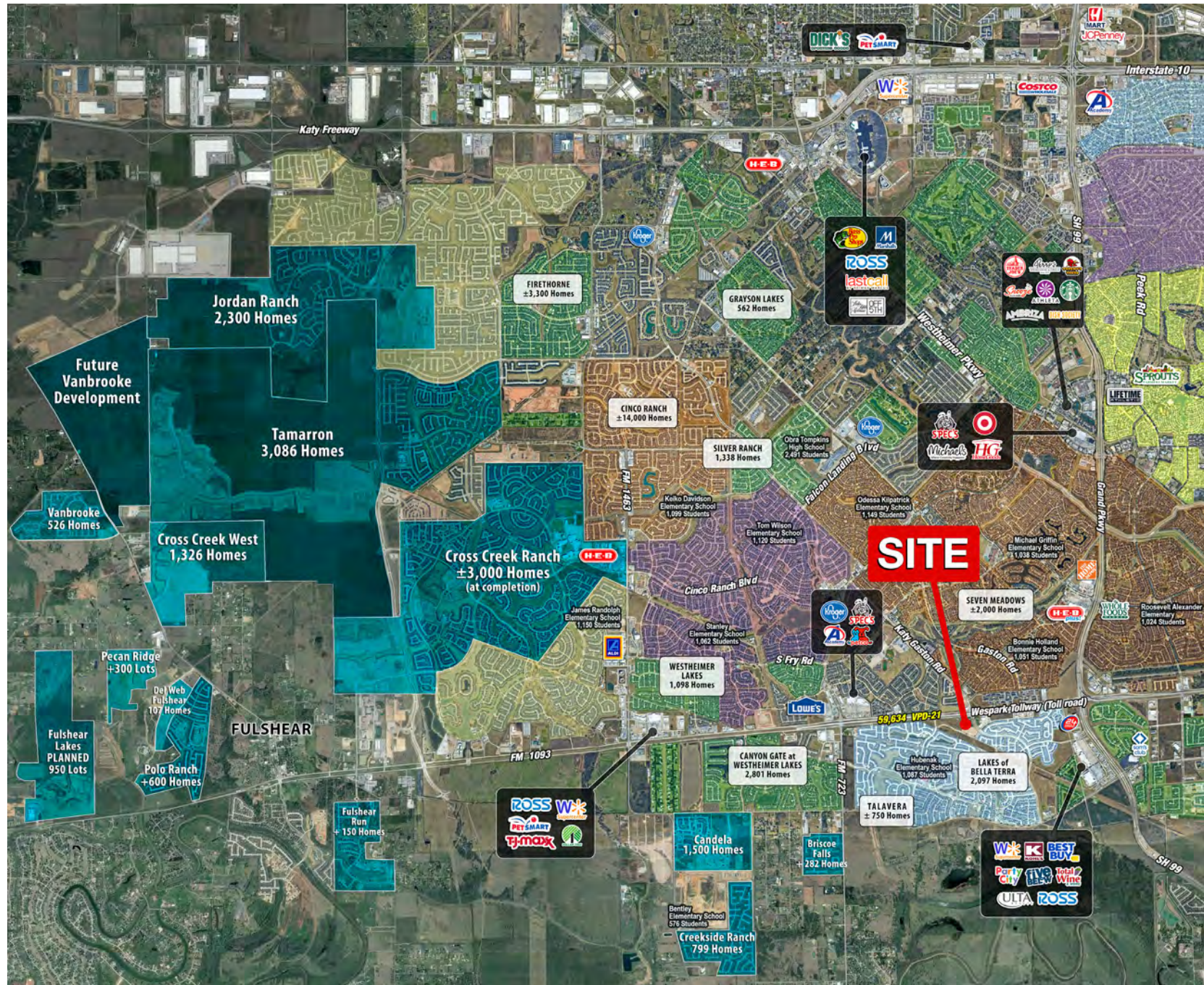


## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	17,934	100,521	244,906
Avg. HH Income	\$158,288	\$168,063	\$160,575
Total Housing Units	6,319	32,264	80,373
Daytime Population	12,644	76,013	177,711
Medium Home Value	\$375,281	\$377,535	\$371,716



## PG. 3 / SHOPCOMPANIES.COM

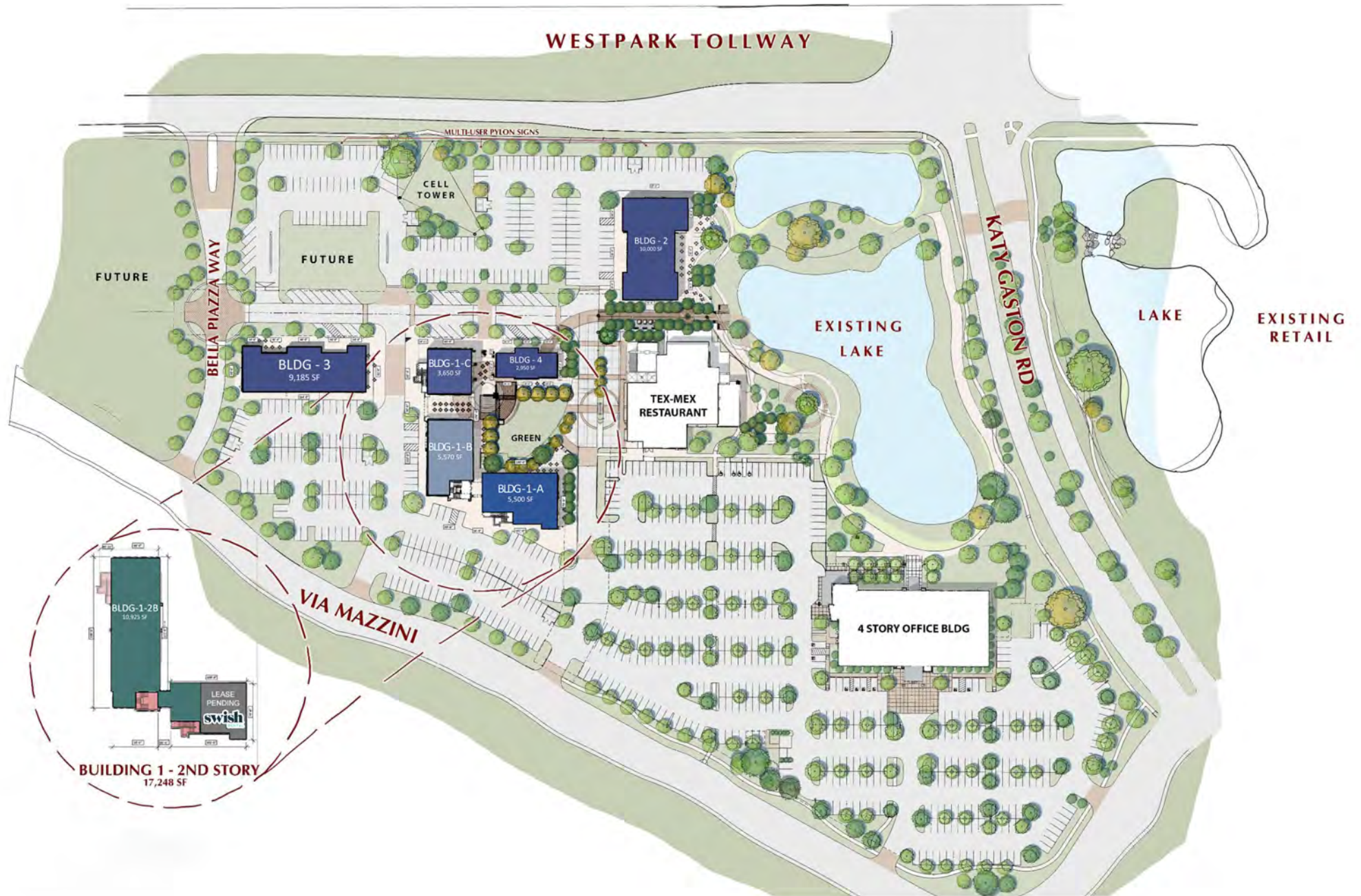




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# SITE PLAN





# RENDERINGS

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# RENDERINGS

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# RENDERINGS

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# SHOP<sup>COS.</sup>

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