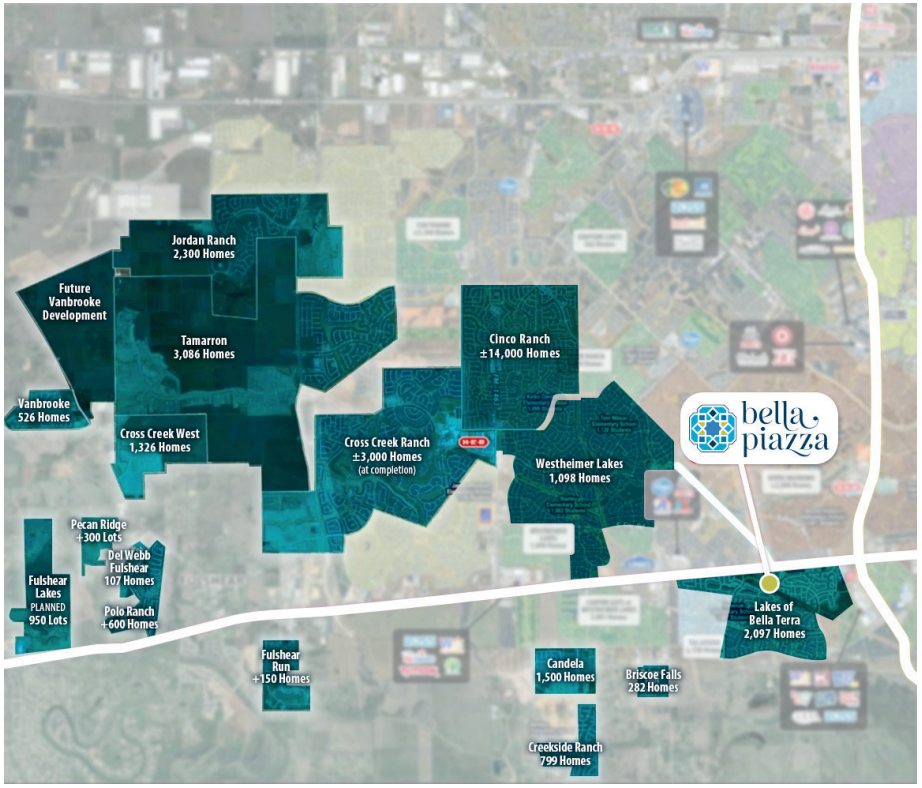

bella
piazza

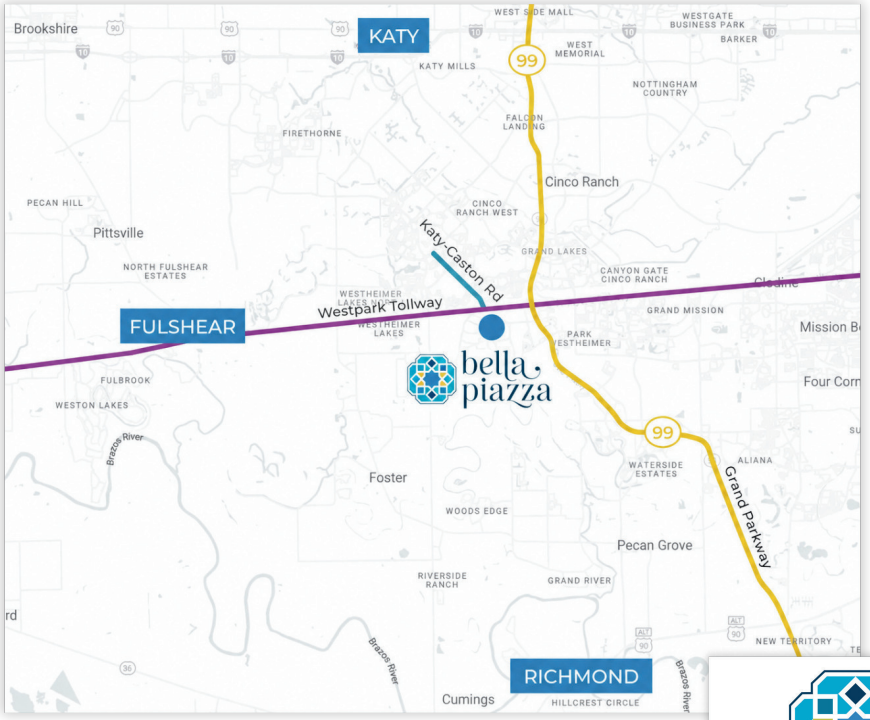


SEE YOUR BUSINESS THRIVE

Located in a Rapid Growth Market

23%
Projected population growth by 2030

74%
Commercial value growth (2010–2020)



Traffic Counts Per Day:

59,634
WESTPARK TOLLWAY

48,781
TX-99 (GRAND PARKWAY)

8,702
KATY-GASTON RD

EXCEPTIONAL VISIBILITY

Strategically located where Fulshear, Katy, and Richmond converge:

- 182,837 daytime population (5-mile radius)
- High daily traffic counts
- Positioned between Aliana, Cinco Ranch, Lakes of Bella Terra, Fulshear, and Richmond — some of the region's fastest-growing highly-affluent communities


WESTPARK TOLLWAY
RANCHO BELLA PKWY
BELLA PIAZZA WAY
KATY GASTON RD
VIA MAZZINI WAY
3-STORY MEDICAL OFFICE
FUTURE BUILDING
STEAK HOUSE
FUTURE BUILDING
VIVA CANTINA
VIVA CANTINA
OFFICE BUILDING
1
2
3
4
bella piazza



BUILDING 1

Level 1 | 17,598 SF

Position your business at the **center of the action** in this beautifully designed two-story building featuring inviting breezeways and exceptional visibility. Located on the first floor, these **premium spaces** offer **direct access to pedestrian traffic and green space,** and outstanding opportunities to engage visitors throughout the plaza.

- **Lease Space A - Available (7,052 SF)**
- **Lease Space B - Available (6,217 SF)**
- **Lease Space C - Available (4,329 SF)**

Exceptional Visibility: Prominent storefront exposure, signage opportunities, and direct visibility from pedestrian pathways.

Positioned Alongside: Retail, dining, wellness, and professional businesses that strengthen destination appeal.

Easy Access & Convenience: Ground-floor access with ample nearby parking, creating a seamless experience.

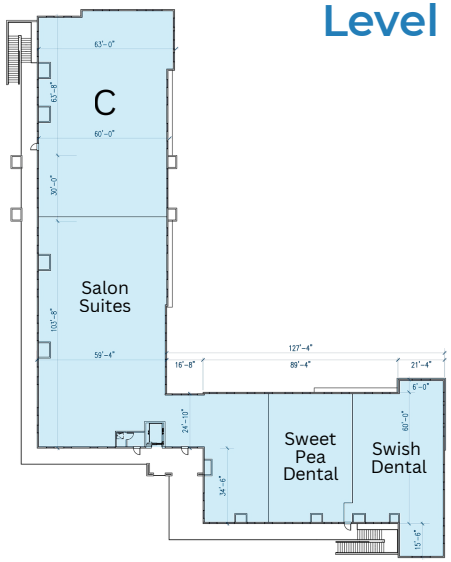
Built-In Activity: Connected to pedestrian walkways, greenspace and gathering spaces that support future events.

NOW LEASING | CONTACT TAMER BARAZI | TBARAZI@RYKOINC.COM | 713-952-0200





BUILDING 1
Level 2



BUILDING 1

Level 2 | 18,513 SF

Position your business in the **heart of the plaza** within a beautifully designed two-story building featuring open greenspace, inviting breezeways, and excellent visibility. This **second-floor opportunity** offers a professional setting surrounded by established businesses and **convenient access** for customers and employees alike.

- **Lease Space C - Available (5,013 SF)**

High Visibility: Centrally located within the plaza with outdoor signage opportunities and views overlooking the greenspace.

Adjacent to: a salon, dental offices, and other retail destinations that contribute to daily activity throughout the property.

Convenient Access & Parking: Easy second-floor access via stairs or elevator, with ample nearby parking for customers and employees.

Gathering Place: Overlooking the community greenspace and event lawn, providing beautiful views and a dynamic setting.

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BUILDING 2

10,441 SF

Position your business in a **premier waterfront location** with scenic pathways and direct adjacency to Viva Cantina. This highly visible corner location offers **excellent exposure** throughout the property and from the nearby Westpark Tollway **intersection**, creating a unique opportunity to capture both destination and drive-by traffic.

- **Building 2 - Available (10,441 SF)**

Waterfront Setting: Positioned along the waterfront with scenic views and pedestrian-friendly pathways.

Next to Popular Destination: Located adjacent to Viva Cantina, benefiting from extended dwell times.

Corner Visibility & Exposure: Prominent corner location with exceptional visibility from the Westpark Tollway intersection.

Walkability & Connectivity: Connected by pedestrian pathways that link retail, dining, office, and gathering spaces.

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BUILDING 3

BUILDING 3

11,179 SF

Position your business in a beautifully landscaped setting with abundant parking and **convenient access**. Located next door to the property's central greenspace and activity hub, this **walkable location** benefits from the energy and foot traffic of the development and high visibility off of the main entry while offering a comfortable environment.

- **Lease Space A - Available (3,679 SF)**

Prime Location: Next door to the property's signature greenspace and gathering area, featuring steady daily activity and high visibility off of the main entry.

Neighboring Businesses: Shared with respected dental and salon tenants, creating a professional atmosphere.

Convenient Access & Parking: Ample parking provide a seamless experience for customers, employees, and visitors.

Walkable Location: Nearby pedestrian pathways linking retail, dining, offices, and gathering spaces throughout the property.

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BUILDING 4

BUILDING 4

3,951 SF

Position your business at the center of the property's most active gathering space. This **distinctive single-story** building overlooks the central greenspace, offering **exceptional visibility** and a vibrant atmosphere. Featuring high ceilings and expansive **storefront windows,** the space is ideally suited for retail, dining, wellness, or service-oriented businesses seeking a **prominent** and highly walkable location.

- **Building 4 - Available (3,951 SF)**

Exceptional Visibility: Expansive windows and a prominent single-story presence on central greenspace.

Adjacent to Cantina: Boutique destination on the greensapce. Natural opportunities to capture additional pedestrian traffic.

Seamless Access: Convenient storefront parking and a single-story layout create a seamless experience for customers and employees.

Built-In Activity: Connected to pedestrian walkways and gathering spaces that encourage movement and support future events.

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BY AWARD-WINNING RYKO DEVELOPMENT

- One of the most distinguished developers in the Houston area
- Bringing 30+ years of experience
- 3,000 + acres of land developed

LAKES of BELLA TERRA

LAKES of BELLA TERRA WEST

LAGO VERDE ESTATES

LAKES ON ELDRIDGE

LAKES ON ELDRIDGE NORTH

VILLAGES at LAKEPOINTE


A DESTINATION
DESIGNED FOR AFFLUENT
DAILY TRAFFIC
Swish
Bakery & Cafe
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