bella piazza

bella piazza

Bella Piazza is positioned within a trade area of **182,837** daytime consumers, **$172K** average household incomes, and more than **$1.2 billion** in annual spending across dining, entertainment, apparel, and lifestyle categories — all within a ***rapidly growing corridor currently underserved by true destination-style retail and dining experiences.***

A DESTINATION DESIGNED FOR AFFLUENT DAILY TRAFFIC



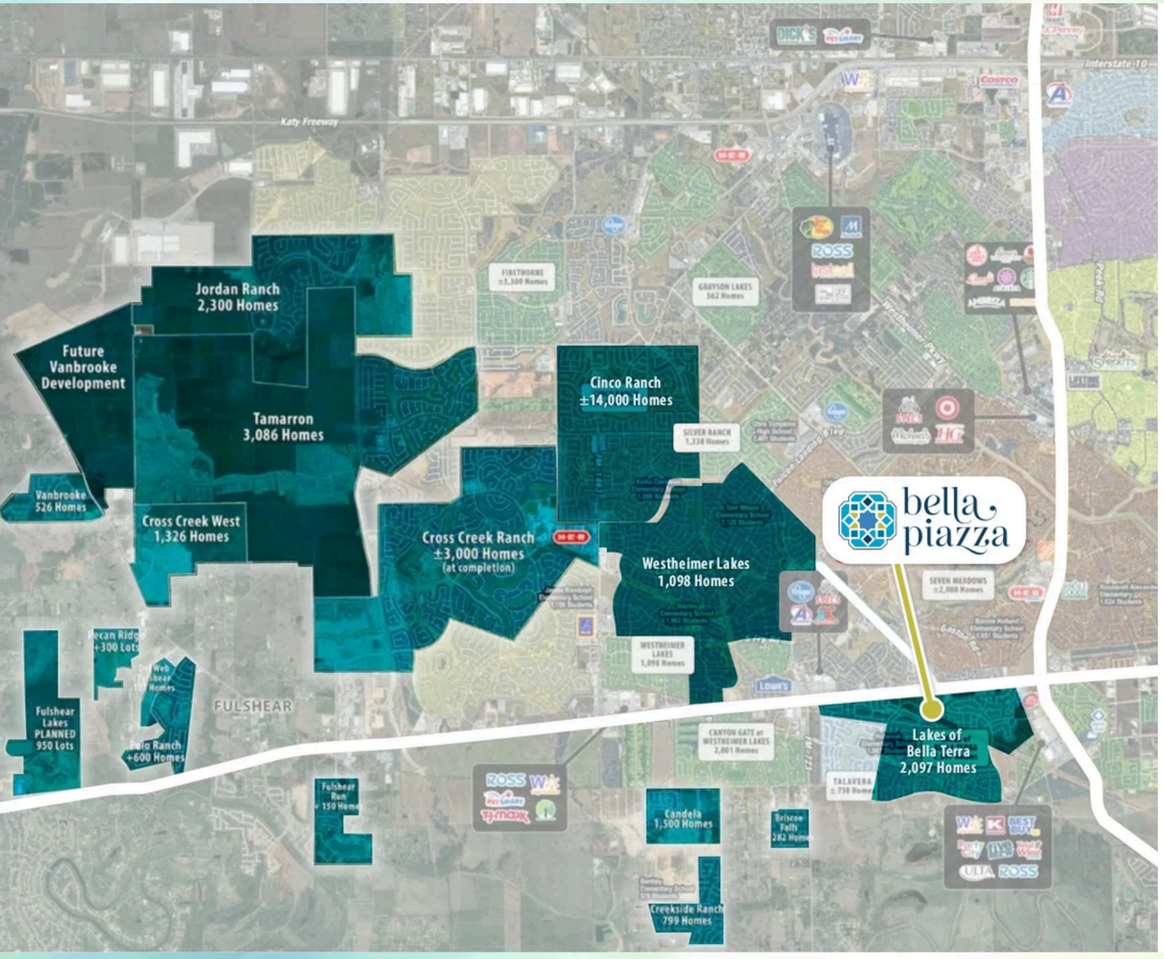
Bella Piazza redefines shopping and dining in Fort Bend County with its fusion of *eye-catching aesthetics, lush green spaces, and walkable oasis.*



FORT BEND'S TRENDIEST NEW DEVELOPMENT

Bella Piazza is a **premier mixed-use retail and dining destination** designed as a high-traffic, walkable lifestyle center.

- 54,979 SF mixed-use development
- Retail, dining, and office integration



SEE YOUR BUSINESS THRIVE

Located in a Rapid Growth Market

23%

Projected population growth by 2030

74%

Commercial value growth (2010–2020)







- Walkable, open-air “urban oasis”
- Central green spaces for events
- Lakefront dining opportunities
- Designed for high dwell time and repeat visits

MORE THAN A SHOPPING CENTER – A DESTINATION



High-income residents and diverse demographics

Download Demographics Report

HIGH EARNERS.
BIG SPENDERS.

$172,434

Avg. household income (5-mile)

$425K

Median home value (1-mile)

182,837

Daytime population within 5 miles



AFFLUENT CUSTOMER BASE WITH BUYING POWER

dine

FOOD & DINING
$522M spent in 2022

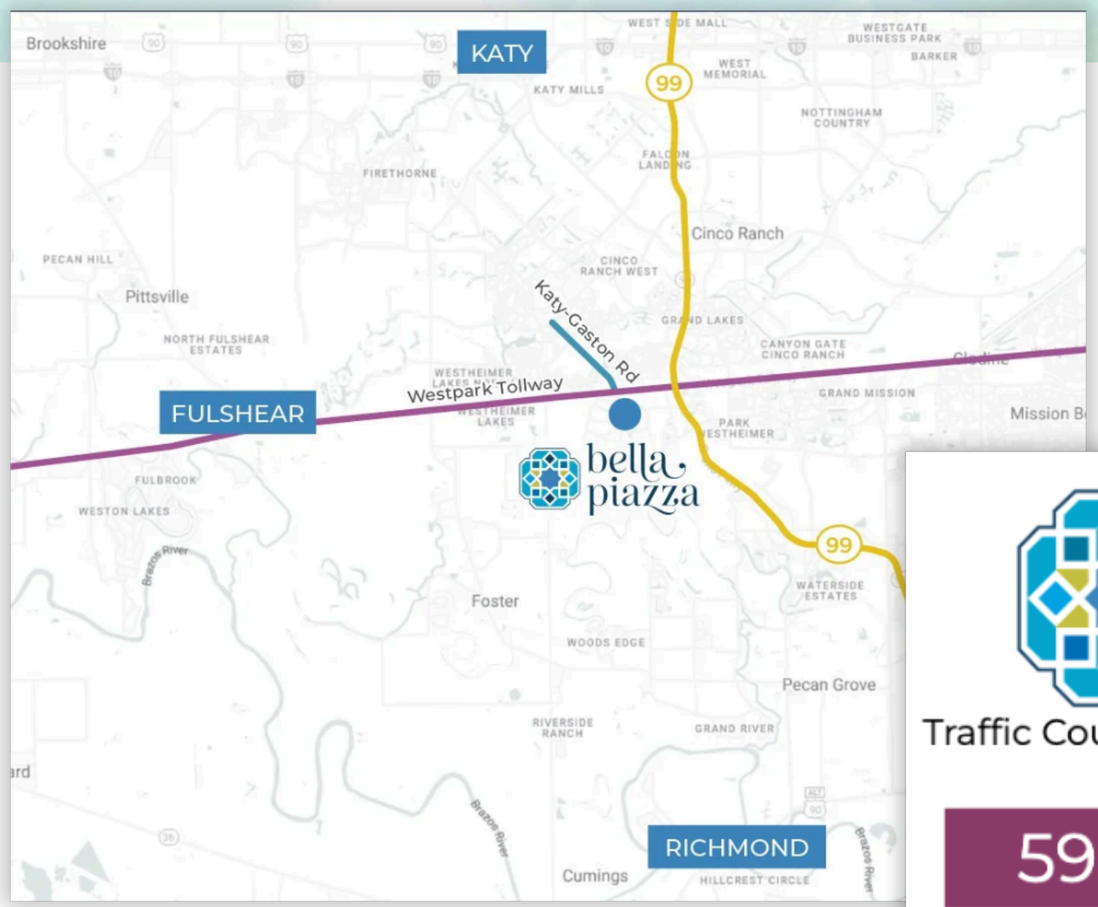
shop

APPAREL & SERVICES
$288M spent in 2022

play

RECREATION & ENTERTAINMENT
$435M spent in 2022

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

Traffic Counts Per Day:

59,634
WESTPARK TOLLWAY

48,781
TX-99 (GRAND PARKWAY)

8,702
KATY-GASTON RD

View Traffic Data



IN GOOD COMPANY

Surrounded by a **vibrant array** of existing retail, including **national brands** that ensure a steady stream of shoppers.

Part of a larger collection of **architecturally coordinated** retail **destinations,** creating an upscale experience.

BEST BUY

H-E-B

Walmart

WHOLE FOODS MARKET









CURATED TENANT ECOSYSTEM

Bella Piazza is designed to create cross-shopping behavior between:

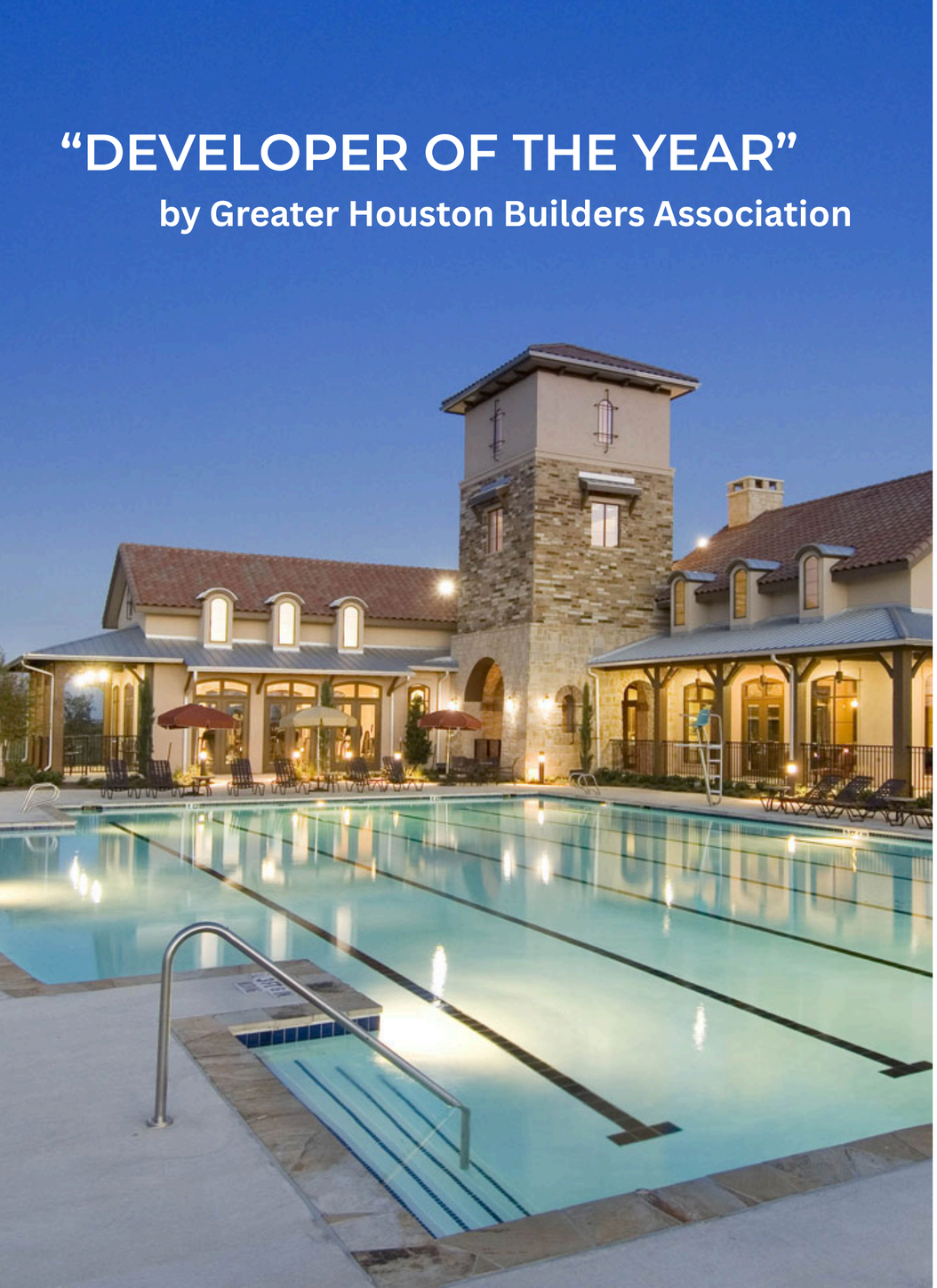
- chef-driven dining
- boutique fitness
- beauty & wellness
- elevated service retail
- coffee & gathering spaces
- experiential concepts
- professional office users



BUILT-IN MOMENTUM

Current & Planned Uses

- 50,000 SF retail
- 60,000 SF office
- 300 on-site employees
- Additional development potential
- Flexible leasing for retail, dining, and experiential brands



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 BELLA TERRA®

LAKES BELLA TERRA WEST

LAGO VERDE ESTATES

LAKES ON ELDRIDGE

LAKES ON ELDRIDGE NORTH

VILLAGES at LAKEPOINTE





DESIGNED TO ATTRACT

- High-end restaurants & experiential dining
- Boutique retail brands
- Service-based tenants (fitness, beauty, wellness)
- Event-driven programming (seasonal markets, community events)



DESIGNED TO ATTRACT AFFLUENT CONSUMERS

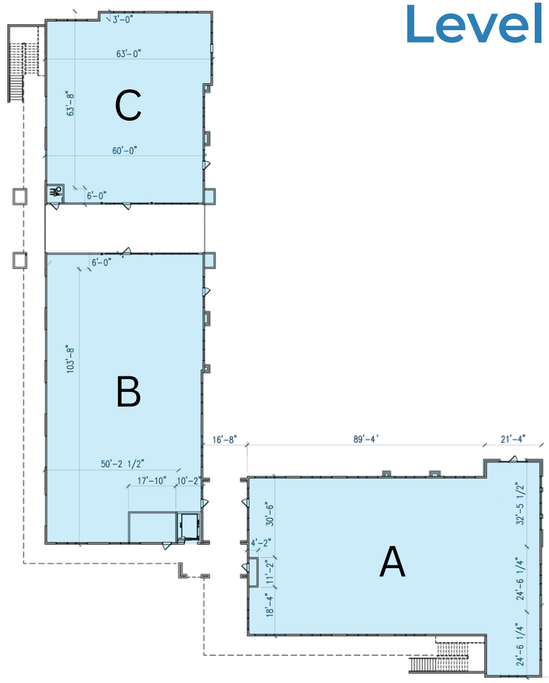
MORNING, NOON, AND NIGHT.


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





BUILDING 1
Level 1



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.

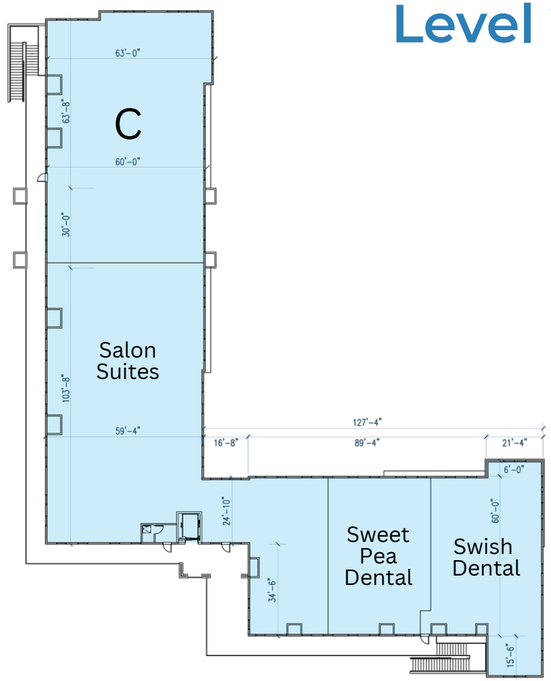
Built-In Activity: Connected to pedestrian walkways, greenspace and gathering spaces that support future events.

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

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.

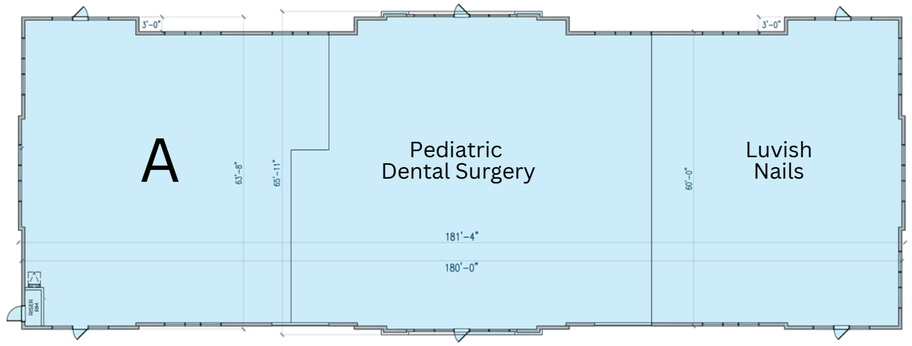
Corner Visibility & Exposure: Prominent corner location with exceptional visibility from the Westpark Tollway intersection.

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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