



BELLA PIAZZA



PROJECT OVERVIEW

BELLA PIAZZA - A NEW LIFESTYLE CENTER IN KATY, TEXAS THAT CHECKS ALL THE BOXES

IDEAL LOCATION

- SWC of Westpark Tollway and Katy Gaston
- Excellent access and visibility from both Katy Gaston & Westpark Tollway
- Katy Gaston is the first major exit West of the Grand Parkway
 - 6 miles East of Fulshear
 - 6 miles Southwest of 99 and I - 10
 - 12 miles Northwest of Sugarland

EXCELLENT DEMOGRAPHICS

- 5 MILE
- 213,468 POPULATION
- \$119,249 MEDIAN INCOME

ALL THE PLACEMAKING

- Central green space
- Ample surface parking
- Shallow depth space
- Creative signage
- Upgraded finishes
- Lakes and abundant landscaping



DESIRED USERS

RESTAURANTS



STUDIO FITNESS



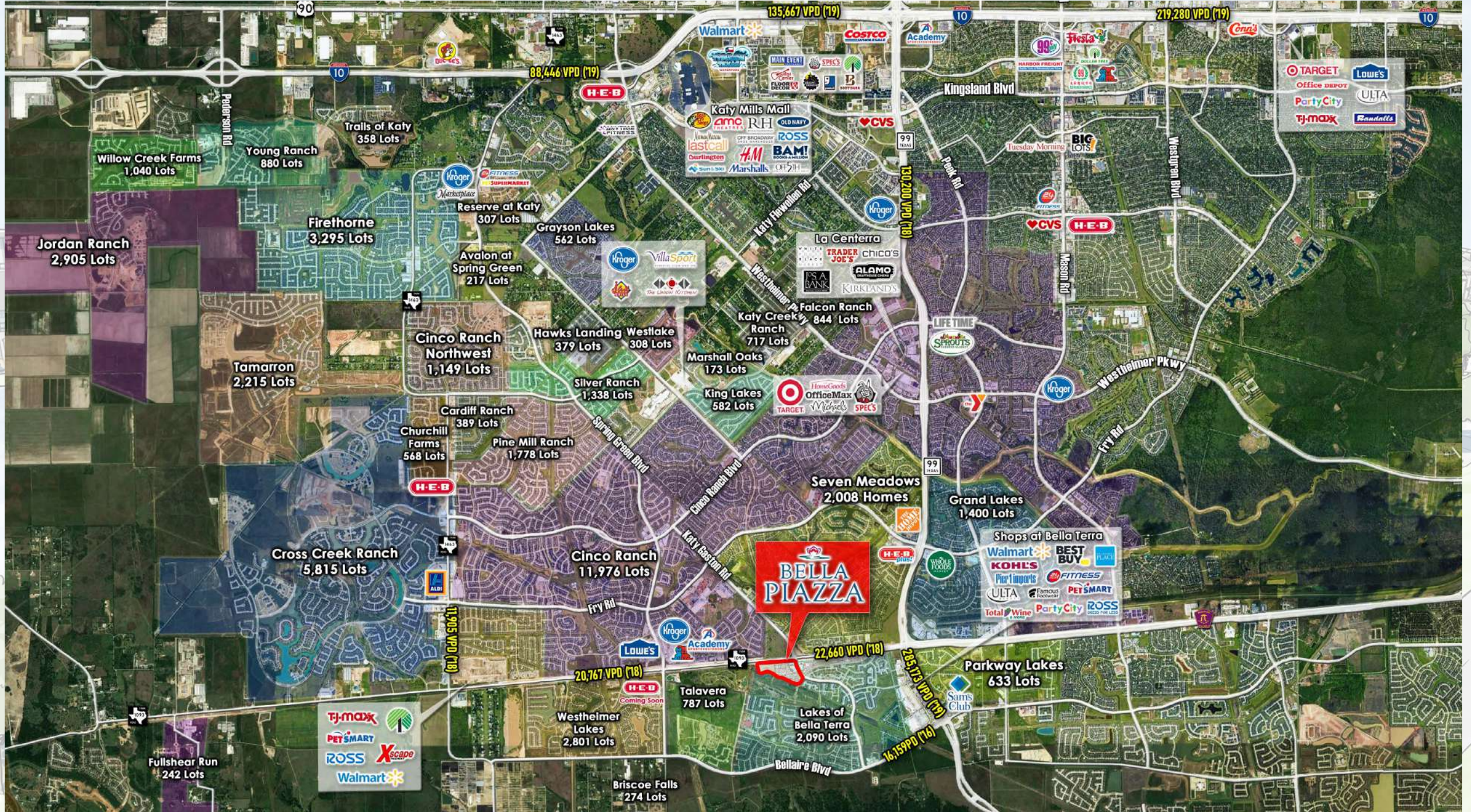
ENTERTAINMENT



HEALTH & BEAUTY SERVICES



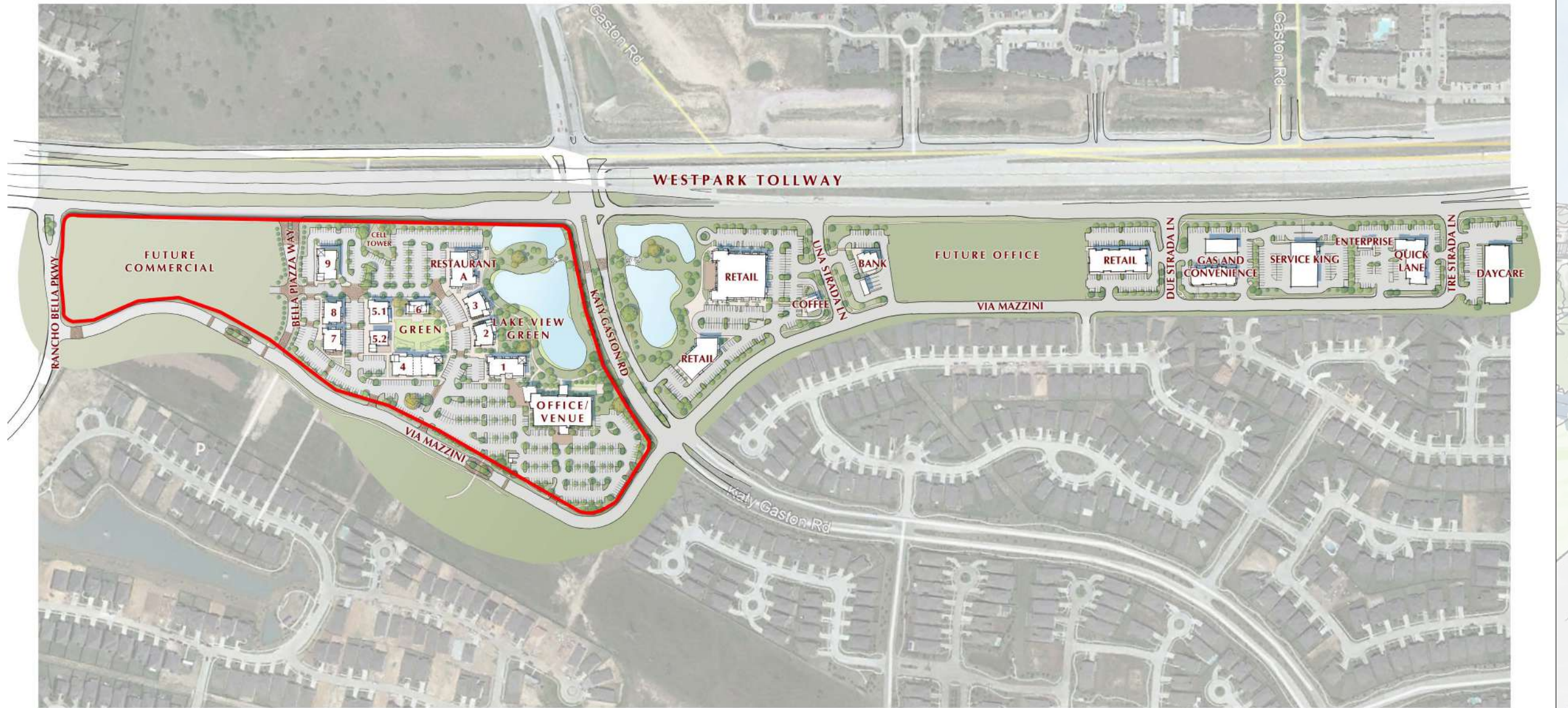
RETAIL AERIAL



SITE PLAN



MASTER PLAN



CONCEPTUAL MASTER PLAN

2019 DEMOGRAPHICS

TOTAL POPULATION

3 MILE	92,524
5 MILE	213,468
7 MILE	339,166
15 MIN DRIVE	339,679

MEDIAN HH INCOME

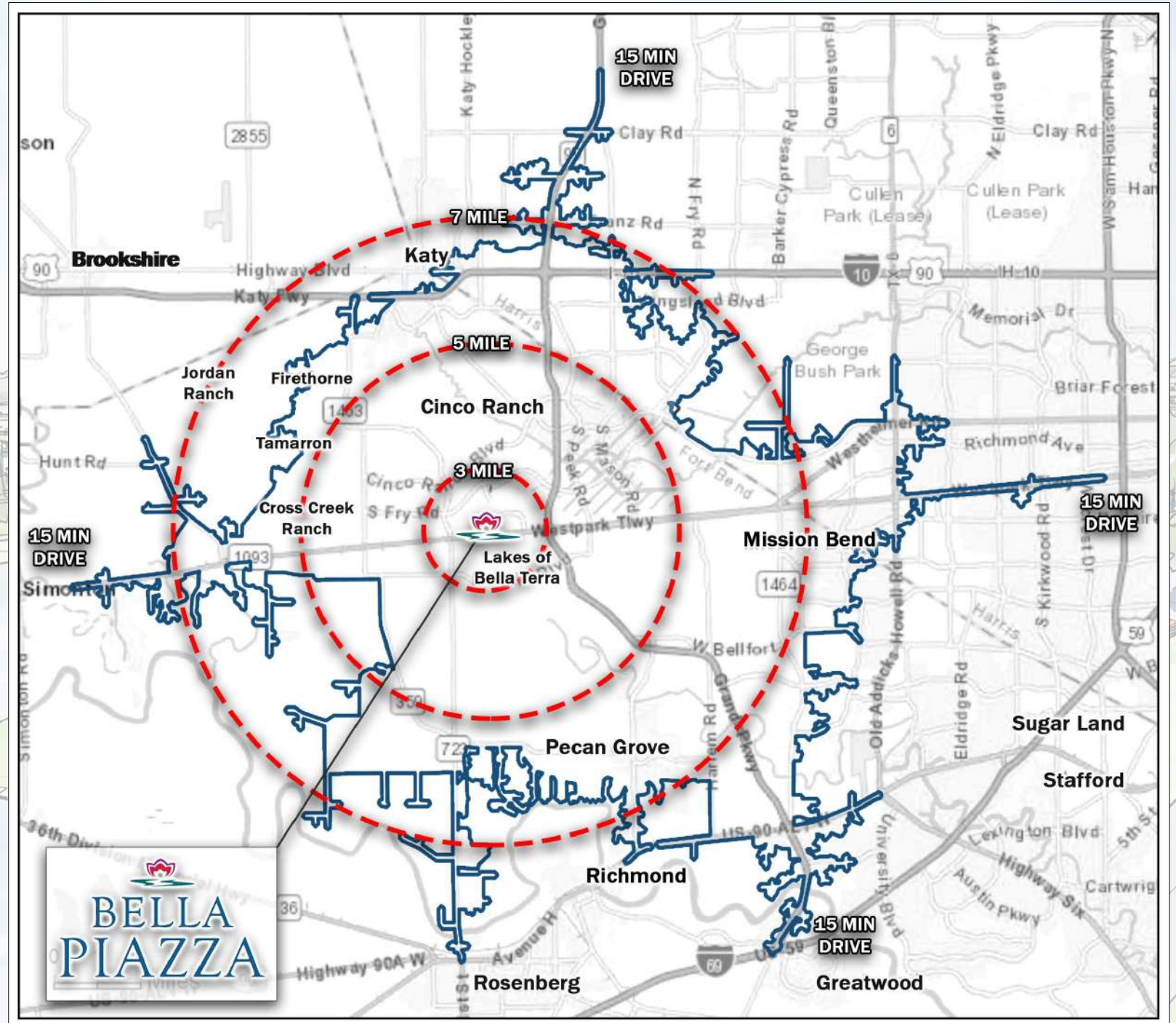
3 MILE	\$130,529
5 MILE	\$119,249
7 MILE	\$109,975
15 MIN DRIVE	\$101,795

MEDIAN HOME VALUE

3 MILE	\$346,425
5 MILE	\$326,996
7 MILE	\$308,733
15 MIN DRIVE	\$287,424

TRAFFIC COUNTS

WESTPARK TOLLWAY:	22,660 VPD ('18)
GRAND PARKWAY:	285,173 VPD ('19)
KATY GASTON RD:	8,075 VPD ('16)
BELLAIRE BLVD:	16,159 VPD ('16)





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