

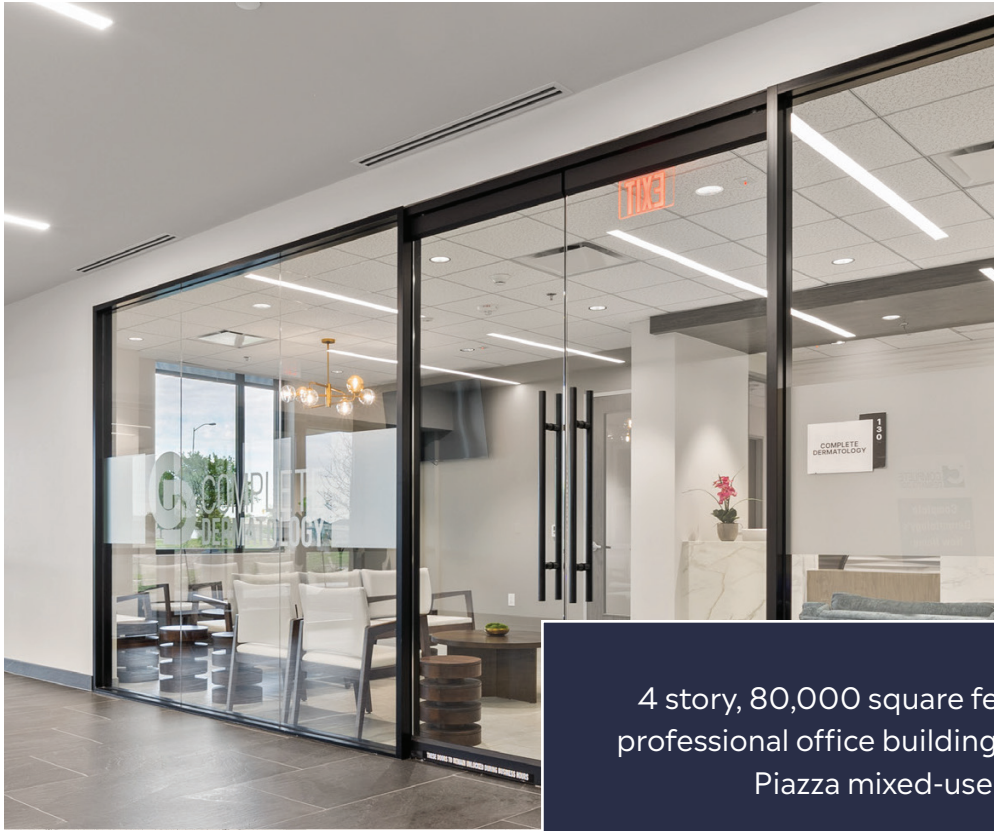
24200 VIA MAZZINI WAY

RICHMOND, TX 77406



PHYSICIAN OWNERSHIP AVAILABLE FOR FULL FLOOR TENANT





4 story, 80,000 square feet Class A medical and professional office building in the heart of the Bella Piazza mixed-use development.



PREMIER DESTINATION

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.

WITHIN 15 MINUTE DRIVE

397,444

TOTAL POPULATION

3.08

AVERAGE HOUSEHOLD SIZE

36.2

MEDIAN AGE

\$115,137

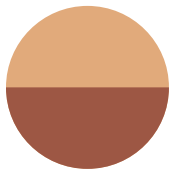
MEDIAN HOUSEHOLD INCOME



AREA DEMOGRAPHICS

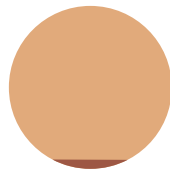
15 MINUTE DRIVE

INSURANCE MIX



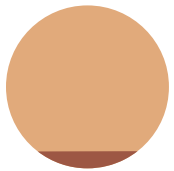
63%

COMMERCIAL
INSURANCE (%)



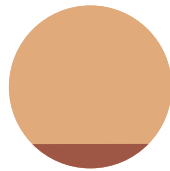
7%

MEDICAID (%)



11%

NO INSURANCE



19%

MEDICARE (%)

EDUCATION



56%

BACHELOR'S/GRAD/
PROF DEGREE



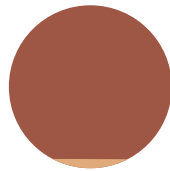
23%

SOME COLLEGE



15%

HIGH SCHOOL GRADUATE



6%

NO HIGH SCHOOL
DIPLOMA

EMPLOYMENT



78%

WHITE COLLAR



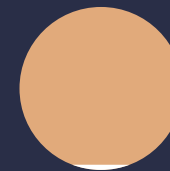
12%

BLUE COLLAR



10%

SERVICES

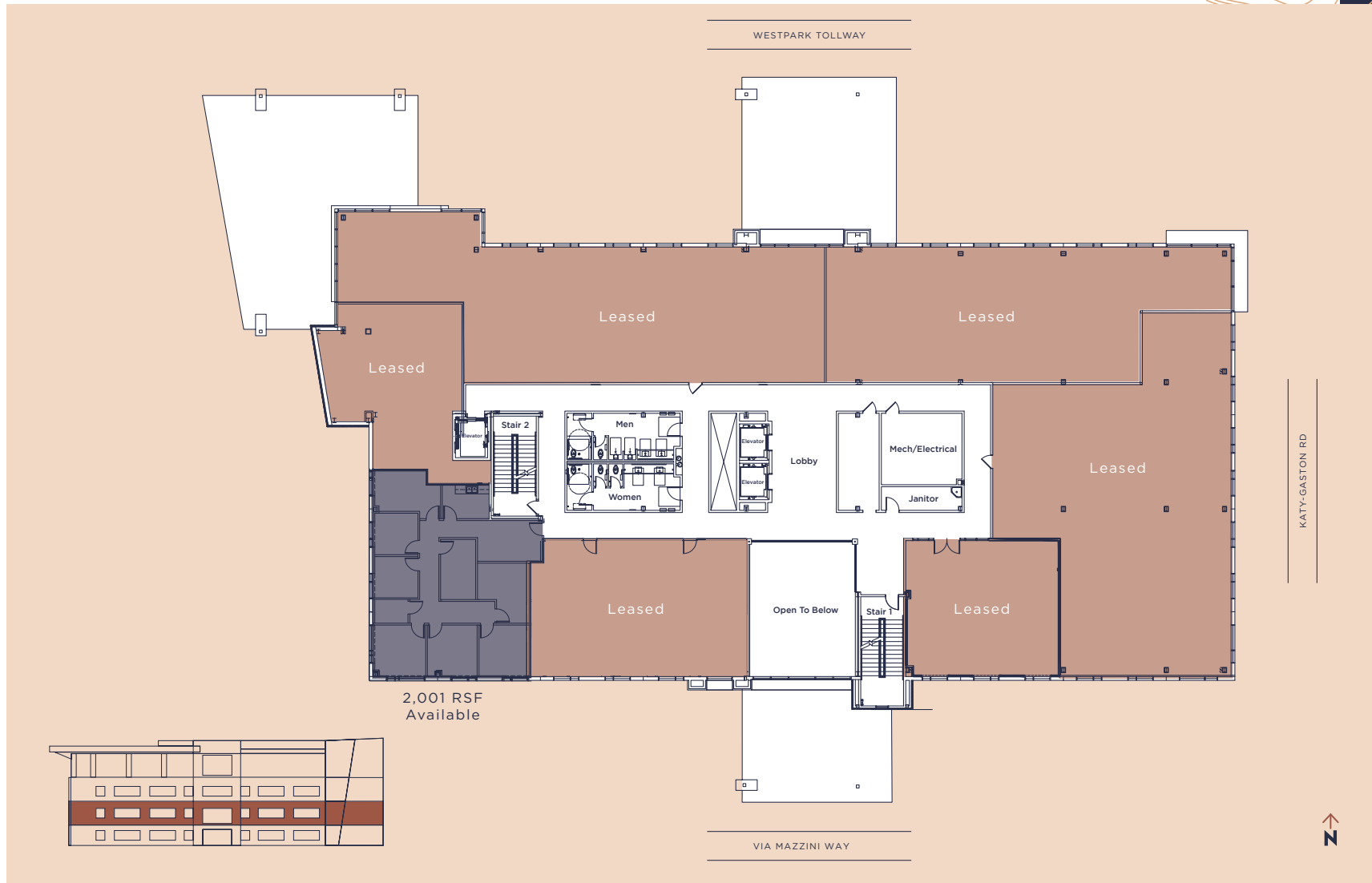


3.4%

UNEMPLOYMENT RATE

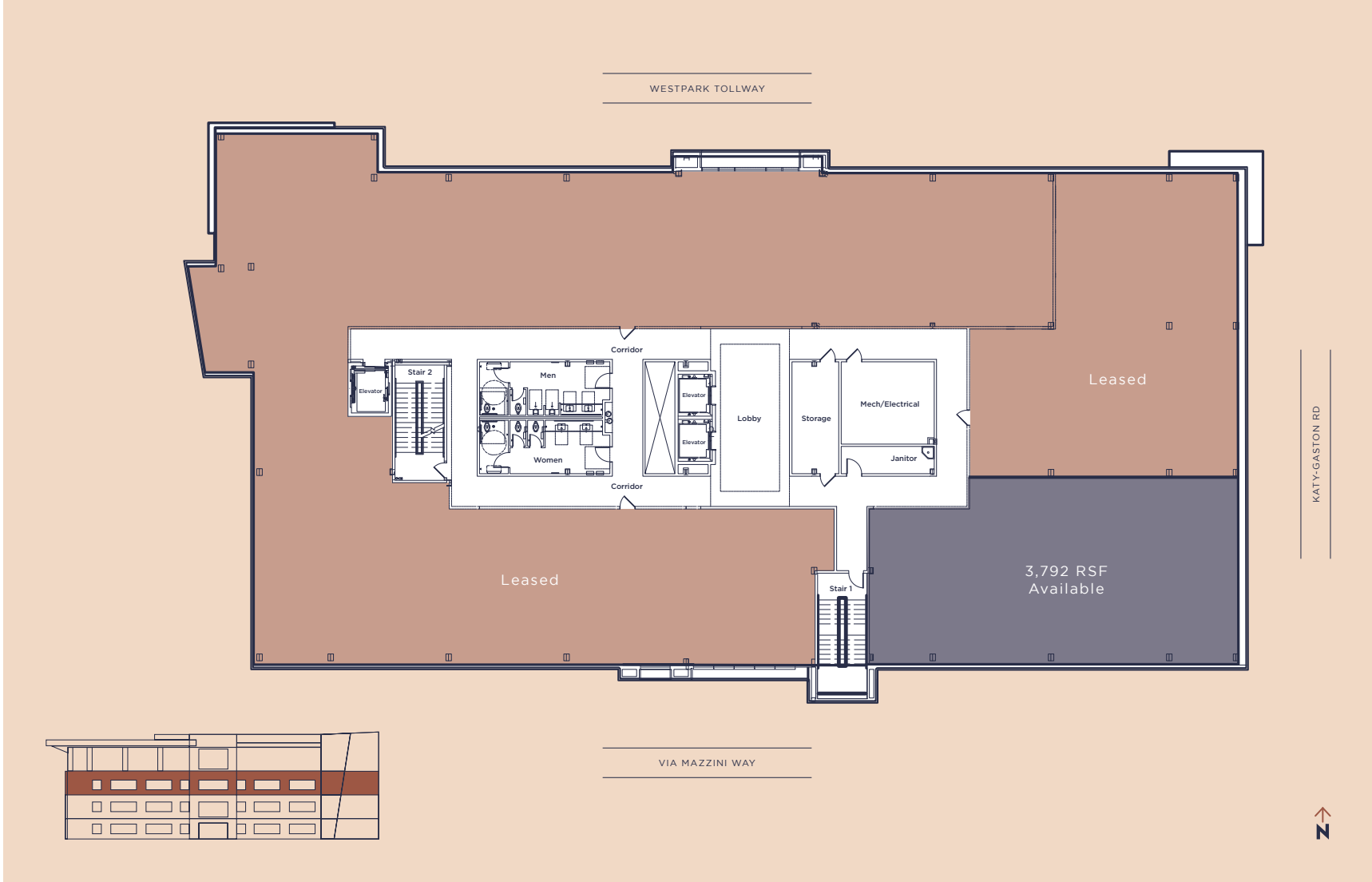
LEVEL 2 FLOOR PLAN

AVAILABLE 2,001 RSF



LEVEL 3 FLOOR PLAN

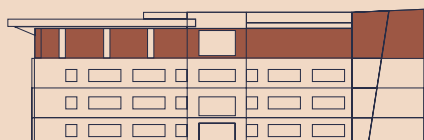
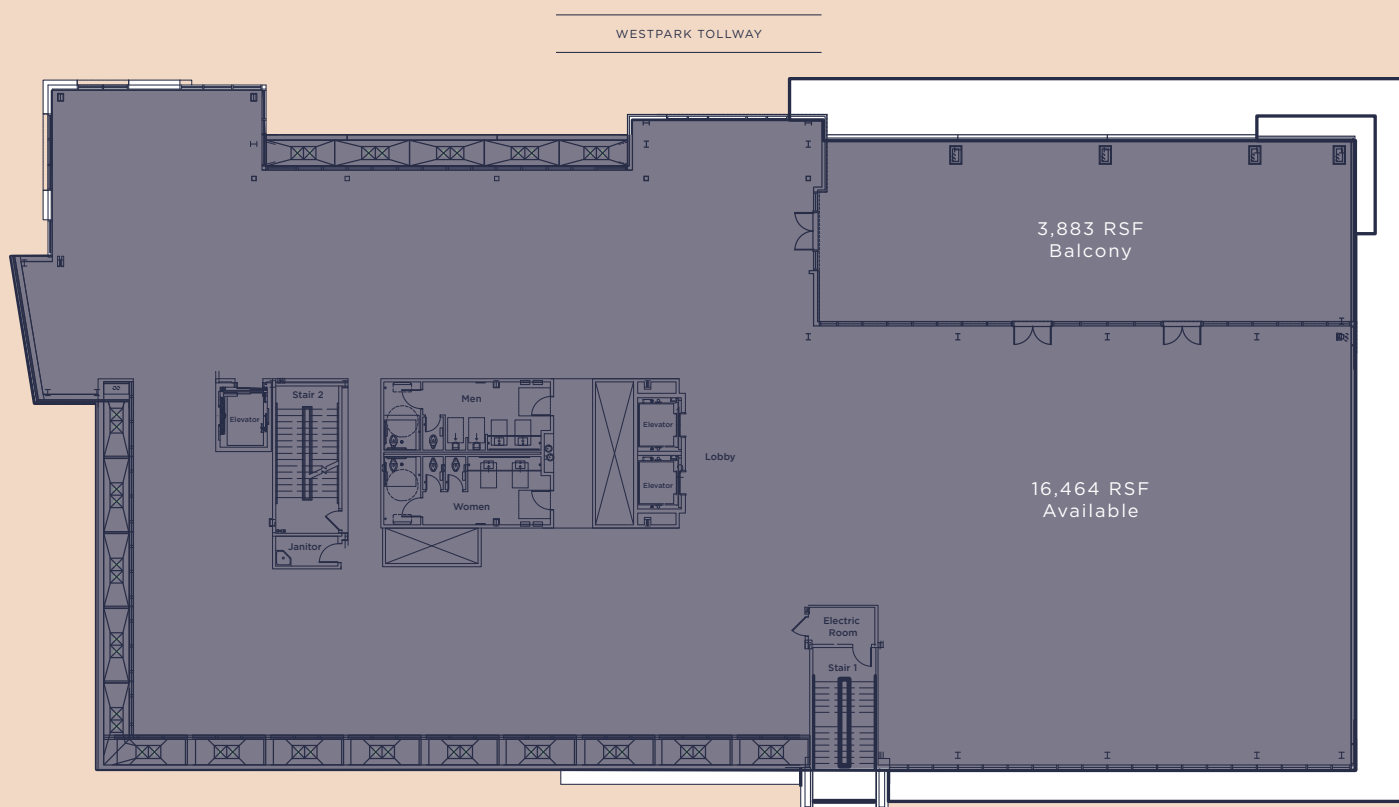
AVAILABLE 3,792 RSF



LEVEL 4 FLOOR PLAN

AVAILABLE 20,347 RSF

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KATY-GASTON RD



24200 VIA MAZZINI WAY, RICHMOND, TX

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