

# 24200 VIA MAZZINI WAY

RICHMOND, TX 77406







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**

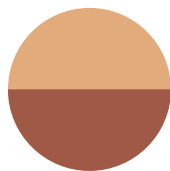
MEDIAN HOUSEHOLD INCOME



# AREA DEMOGRAPHICS

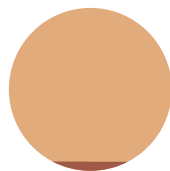
15 MINUTE DRIVE

## INSURANCE MIX



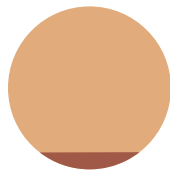
**63%**

COMMERCIAL  
INSURANCE (%)



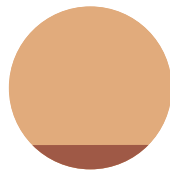
**7%**

MEDICAID (%)



**11%**

NO INSURANCE



**19%**

MEDICARE (%)

## EDUCATION



**56%**

BACHELOR'S/GRAD/  
PROF DEGREE



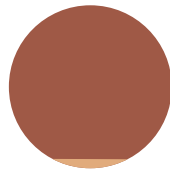
**23%**

SOME COLLEGE



**15%**

HIGH SCHOOL GRADUATE



**6%**

NO HIGH SCHOOL  
DIPLOMA

## EMPLOYMENT



**78%**

WHITE COLLAR



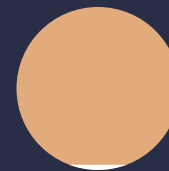
**12%**

BLUE COLLAR



**10%**

SERVICES

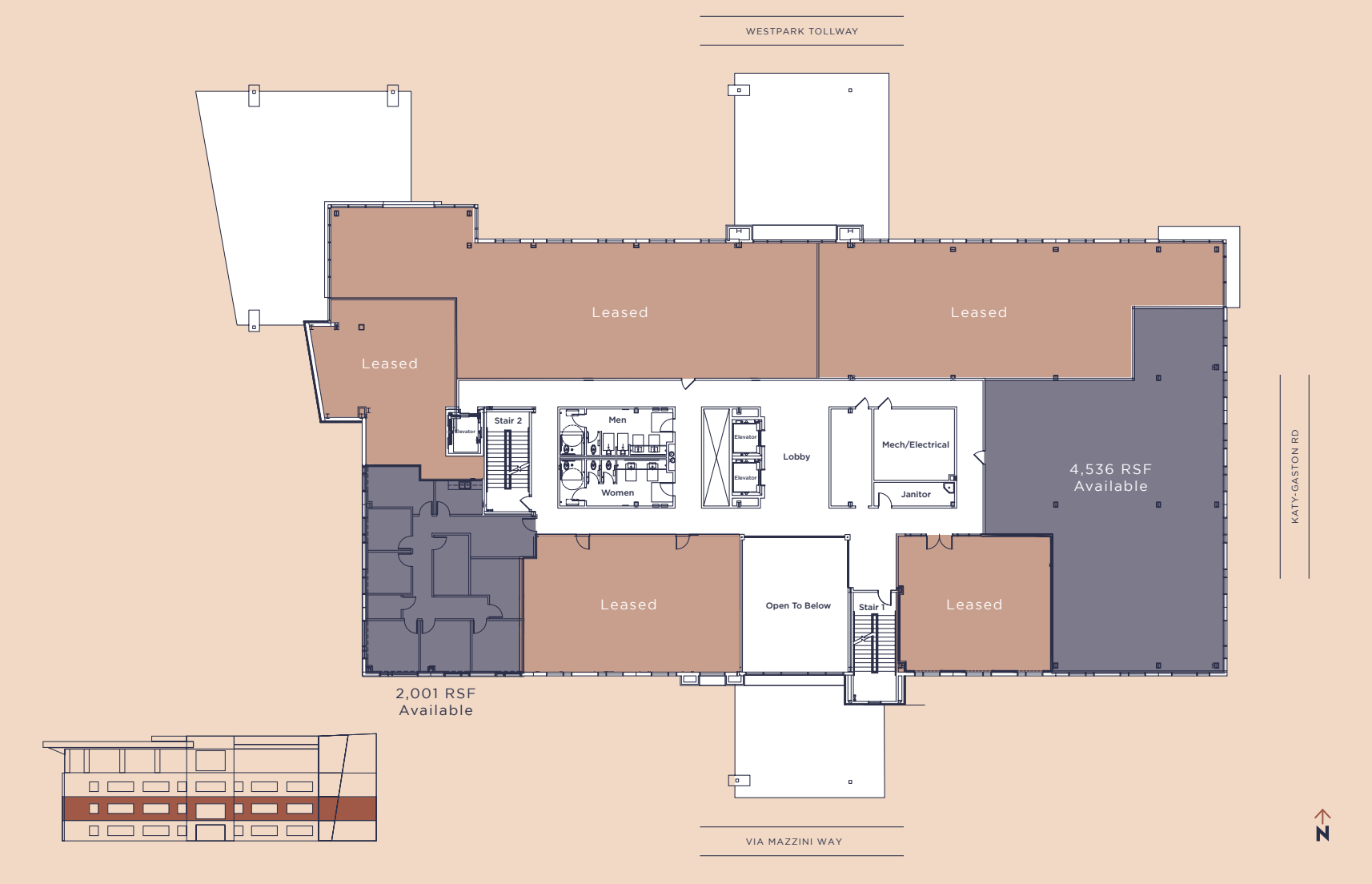


**3.4%**

UNEMPLOYMENT RATE

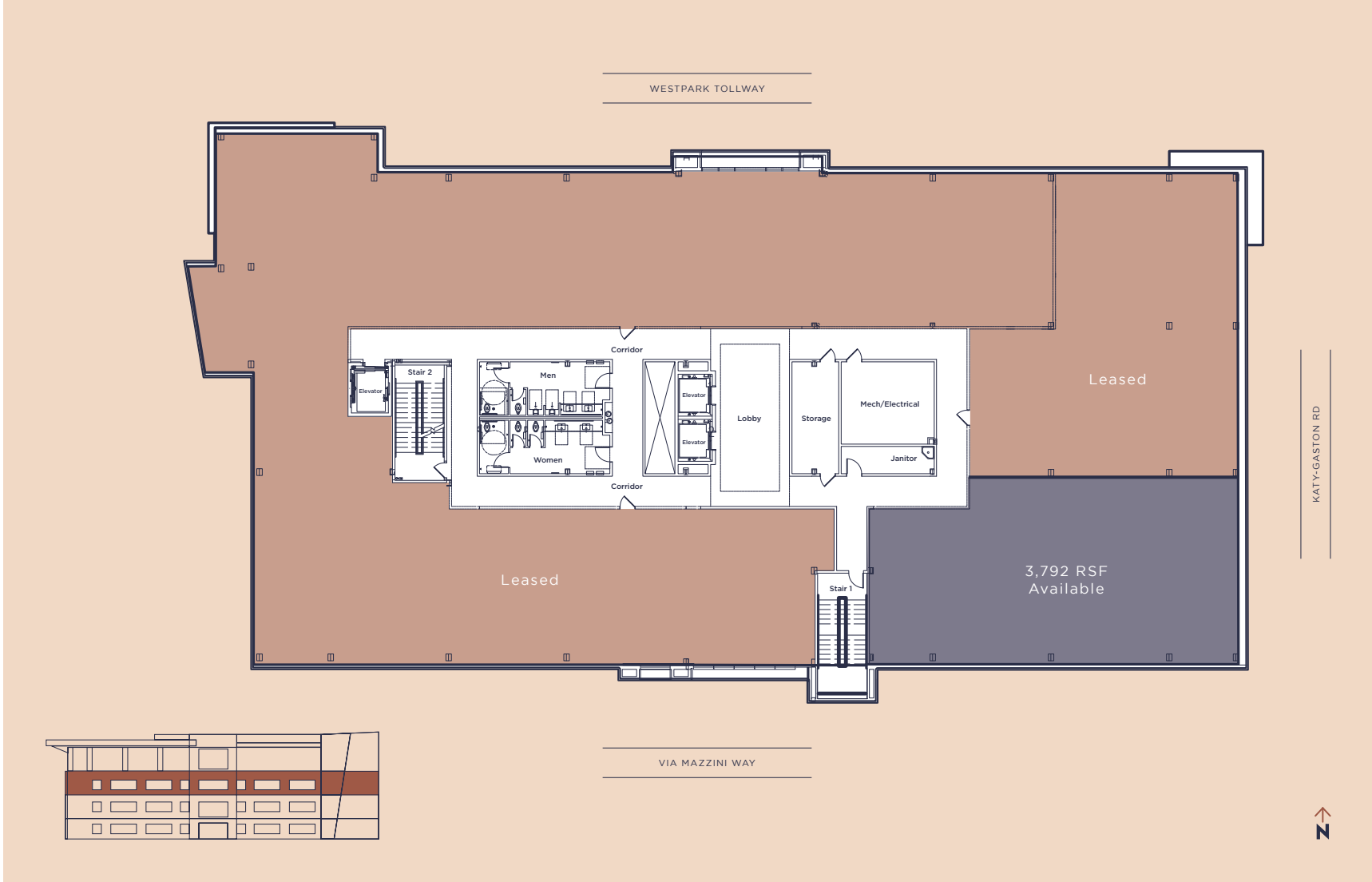
# LEVEL 2 FLOOR PLAN

AVAILABLE 6,537 RSF



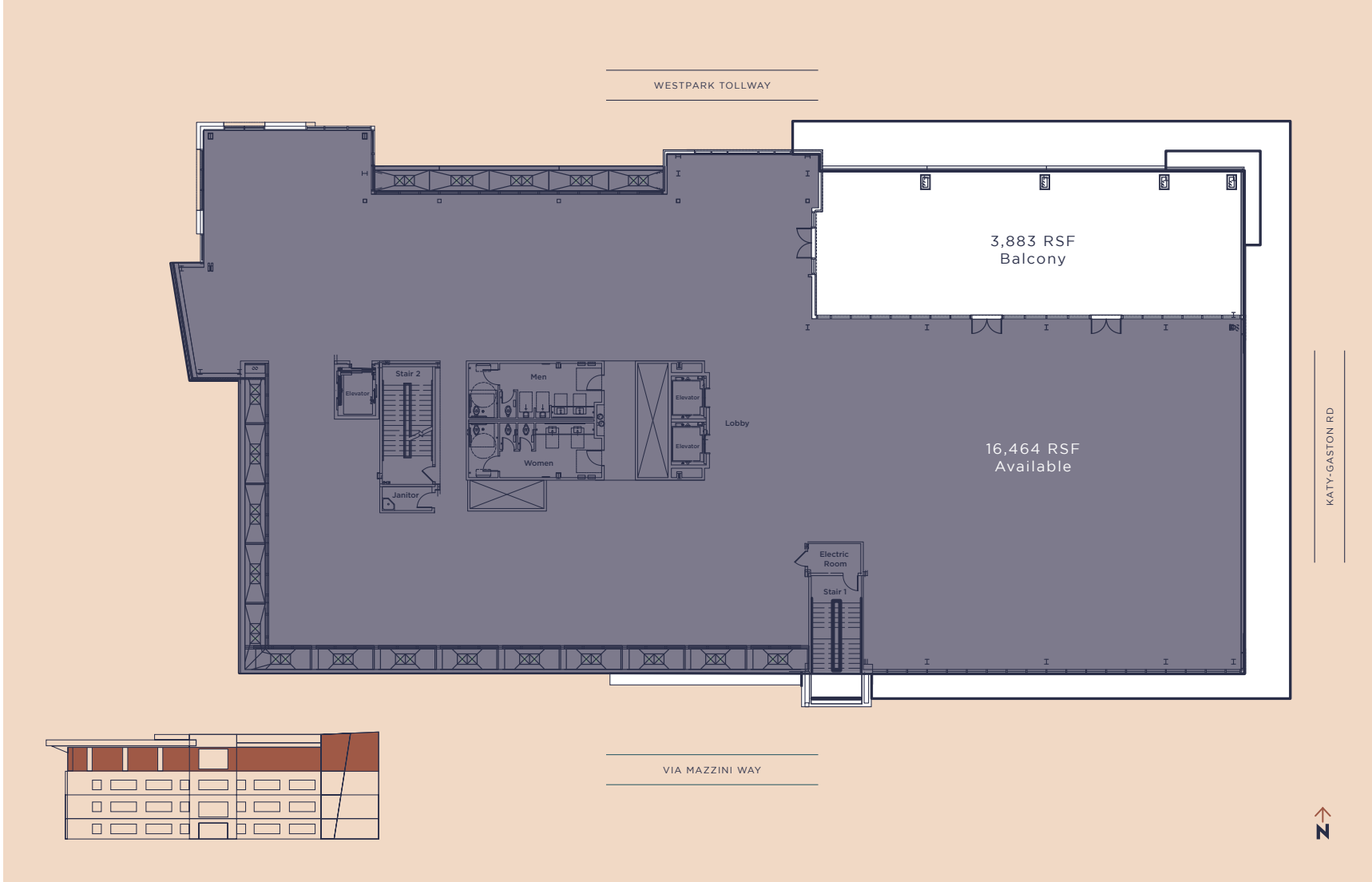
# LEVEL 3 FLOOR PLAN

AVAILABLE 3,792 RSF



# LEVEL 4 FLOOR PLAN

AVAILABLE 16,464 RSF





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