



RICHMOND, TEXAS

THE SHOPS OF BELLA TERRA

TURNKEY LED LIGHTING
INSTALLATION CASE STUDY

271,157 SQUARE FEET
OF SHOPPING

69% REDUCTION IN
ANNUAL ENERGY USE

39% INCREASE IN OVERALL
LIGHT LEVELS

35% OF PROJECT COST
OFFSET BY REBATES

10 YEARS OF PRODUCT
WARRANTY COVERAGE

WATTEDGE LIGHTING.COM

The Opportunity

Positioned between Cinco Ranch and Richmond, Texas, The Shops of Bella Terra serves a growing community of more than 250,000 residents within five miles and attracts a steady flow of shoppers, diners, and visitors.

For the Houston-based property management company responsible for the center, the existing exterior lighting had become outdated and inefficient. Improving energy performance was an important priority, but lighting also plays a critical role in how the shopping center looks and feels after dark. The client wanted better visibility across all of the exteriors to support a safer, more comfortable nighttime experience.

The center needed modern LED lighting that would deliver bright, consistent illumination while reducing annual energy use and ongoing maintenance. With numerous tenants and continuous daily activity throughout the shopping center, completing the work without interfering with access or normal business operations was equally important.

WattEdge Lighting was selected as the turnkey lighting provider to complete a full LED conversion across the site while coordinating the installation around tenant, shopper, and operational needs.



BEFORE: OUTDATED PARKING LOT LIGHTING



AFTER: NEW LED PARKING LOT LIGHTING

The Solution

WattEdge Lighting developed a comprehensive LED lighting upgrade that addressed the primary exterior lighting applications throughout The Shops of Bella Terra. WattEdge replaced existing area lights across the parking lots with modern, high-efficiency LED luminaires, along with new LED flood lights, can lights, and wall packs throughout the location's exterior.

The new lighting was selected to enhance illumination and overall uniformity while reducing energy consumption. Upon completion, overall light levels increased significantly, creating a brighter and more consistent nighttime environment across parking lots, building exteriors, and other frequently traveled zones. Each new LED luminaire is also backed by a 10-year manufacturer warranty, protecting the client's lighting investment over the long term.

Because The Shops of Bella Terra remained active throughout the project, WattEdge Lighting coordinated installation activities closely with the retail center's operating schedule. The team carefully staged work to maintain safe access for shoppers, tenants, and employees while allowing businesses throughout the center to continue normal operations.

WattEdge Lighting also worked directly with the utility provider to identify and secure available commercial lighting rebates for the client. The approved incentive offset approximately 35% of the total project cost, substantially reducing the upfront expenditure and strengthening the financial return of the LED conversion.



The Benefits

With the LED conversion complete, The Shops of Bella Terra is now brighter, safer, and more energy-efficient after dark, providing a better reflection of the shopping center's quality and reputation.

The improvement in visibility was significant. Overall light levels increased by 39% throughout the parking lots and surrounding exteriors. For shoppers, the destination feels more comfortable after dark while making storefronts, vehicles, and surrounding areas easier to see.

By transitioning to new LED lighting, the premises gained a 69% reduction in annual energy consumption and maintenance, considerably lowering ongoing expenses. With utility rebates covering some of the initial project cost, they greatly improved their ROI and accelerated project payback.

Not only have we achieved remarkable results in lighting and energy efficiency, but the transformed nighttime atmosphere has also boosted the shopping center's overall performance. Enhanced visibility creates a welcoming environment for visitors, drives increased foot traffic, and ultimately leads to stronger sales for tenants.

The final result is modern outdoor LED lighting that improves efficiency and security while giving the client long-term warranty protection and a better return on their commercial investment.



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About The Shops of Bella Terra

The Shops of Bella Terra is a 271,157-square-foot shopping center in Richmond, Texas, located at the intersection of the Grand Parkway and Westpark Tollway. Serving the Cinco Ranch and Richmond communities, the center offers a convenient mix of shopping, dining, and services for residents throughout the surrounding area.

About WattEdge Lighting

WattEdge Lighting provides turnkey LED lighting and electrical services for commercial and industrial properties. Backed by decades of project experience, the team manages every stage of the project to improve efficiency and reduce your operating costs. For more information about WattEdge Lighting, please visit www.wattedge-lighting.com.