

# Real Estate Residential Trends

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Accurate Valuations



# GOOD NEWS!



# 2017

❖ Increase in sales 4.4% over 2016

❖ 11,786 units vs. 10,712

# Average Sales

- ❖ Increased

- 215,868 in 2017

- 214,932 in 2016

- ❖ Very impressive when figuring flooded home sales



# Average Price Per Square Foot

❖ \$1 UP to \$112

# Average Days On Market

- 6

# Hot Market

- ❖ New Orleans #1 Again
- ❖ 70809, 70819, 70734 are the Hottest Greater Baton Rouge Zip Codes

70809



























70819



Ponderosa



70734/Geismar













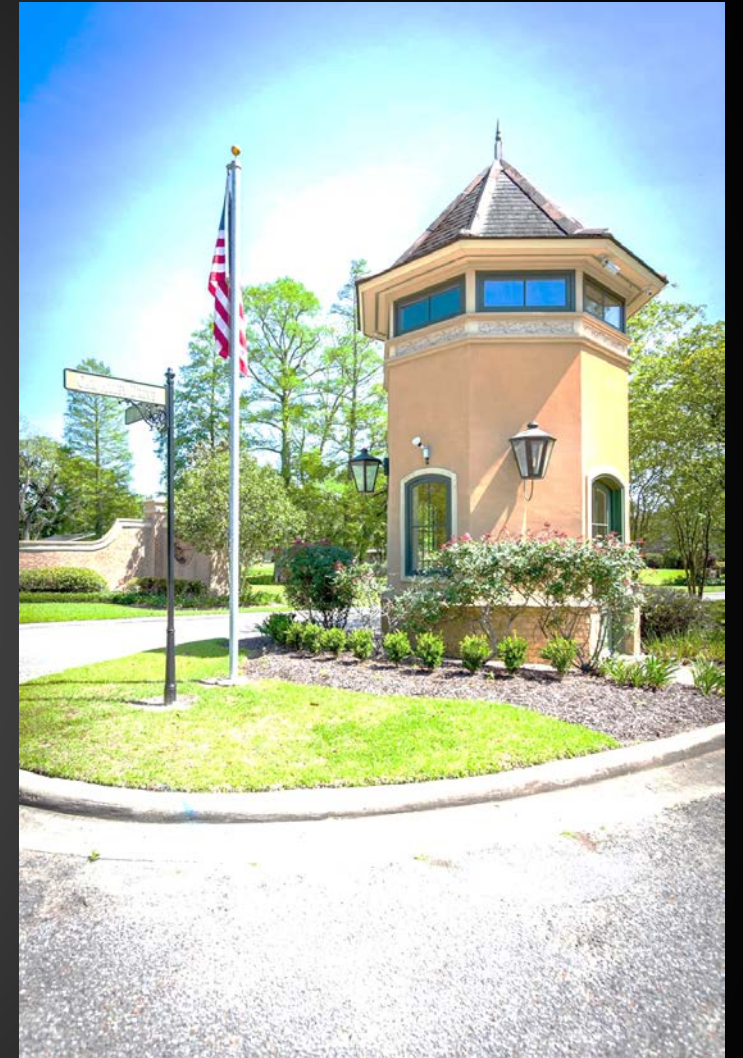














# Burbank Corridor



# Mid City

\*1,600 sq. ft. home in Roseland Terrace  
just appraised for \$387,500





Terrace Ave.





Terrace Ave.





City Park







# The “Great Flood” of August 2016



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# Positive Effects

- ❖ Some subdivisions experience significant post flood price increases
- ❖ Thousands of homes have been modernized, increasing subdivision desirability



# Rational Reasoning

❖ Why were buyers willing to purchase homes where the water rose to 5 or 6 feet?

- Extraordinary event
- Renovations
- Low Inventory

# Homes that Did Not Flood

- ❖ Spiked in Value
  - Pine Park 23%
  - Jefferson Terrace 21%
  - Kenilworth 9%
  - Capital Heights 7%
  - Tara 5%









# Market Overview

- ❖ 3106 Agents in MLS as of March 25, 2018
- ❖ 2.4 Billion in Sales
- ❖ 10,994 Single Family Homes Sold
- ❖ Up 1% and 100 Million over 2016 despite inventory lower than post-Katrina



# Major Market Segments



# East Baton Rouge Parish

- ❖ 5,084 sales for 2017

- Down 15% from 2016 (5,974 sales)

- ❖ \$250,542 average list price

- Down 3.3 compared to 2016 (\$259,332)

- \*Still higher than 2015 (\$237,586)



# East Baton Rouge Parish

- ❖ Lower average sales price was in part due to flooded “as is” sales
- ❖ Days on Market dropped by 25.5%
  - 49 days vs. 66 days in 2016
- ❖ Recent MLS data suggests buyers are slower to buy flood rehab properties



# Ascension Parish

- ❖ Strongly in sellers market
- ❖ Sales UP 1.59% to over 425 Million
- ❖ Number of sales UP by 8 units to 1886
- ❖ Days on Market DROPPED to 44 days
  - 49 in 2016

# Ascension Parish

- ❖ Average List Price: \$242,420

- \$239,589 in 2016

- ❖ Average Sale Price: \$239,282

- \$235,777 in 2016

- ❖ Homes selling at 98.7% of list price



# Livingston Parish

- ❖ 1878 sales

- 20% of Greater Baton Rouge Area

- ❖ Median sales price \$183,689 ( \$239,282 in Ascension)

- UP from \$175,666 in 2016

- ❖ Many previously flooded homes are returning to market in “like new” condition at higher than pre-flood levels





# West Baton Rouge Parish

- ❖ Steady growth
- ❖ 321 sales
  - 68 Million in volume
- ❖ Average Sale Price: \$210,318
- ❖ Average List Price: \$212,921
- ❖ 45 days On the Market average



**TRENDS**



# Central City

- ❖ 377 sales in 2017
- ❖ Average Sale Price: \$219,567
- ❖ Hit hard by August 2016 Flood
- ❖ #2 Public School System in the state





# Zachary

- ❖ 520 sales in 2017
- ❖ 69 Days on Market average
- ❖ List to sale price ratio of 98%
- ❖ Several new developments planned/underway

# New Home Sales

## \$100,000 to 224,999

- ❖ 1,021 sales in 2017
- ❖ Nearly identical average sales and list price
  - \$193,193 vs \$193,117
- ❖ Average Time on Market: 38 days



# New Home Sales

\$225,000 to 299,999

- ❖ 524 sales for 135 million
- ❖ 55 Days On Market (82 in 2016)
- ❖ Very low inventory
- ❖ Average list price dropped slightly to \$257,206 (\$258,755 in 2016)
- ❖ Sales price is higher than average list price

# New Home Sales

## \$300,000 to 399,999

- ❖ Decline in sales and volume
- ❖ Decline in inventory
- ❖ 199 units vs. 212 in 2016 vs. 239 in 2015
- ❖ Most affected price range during “a shift”
- ❖ 81 days average market time



# New Home Sales

## \$400,000 and Above

- ❖ Steadily increasing since 2012
- ❖ 185 sales for 101 million
- ❖ Average List Price: \$550,309(\$535,351 in 2016)
- ❖ Average Sale Price: \$548,296(\$534,638 in 2016)
- ❖ No shortage of inventory in the “Luxury Market”

# Condominium/Townhome Market

- ❖ 964 sales in 2017 (918 in 2016)
- ❖ Average Market Time decreased 16.5% to 98 days
- ❖ Lowest recorded ever supply of attached family housing in the 2004-2017 study











# Bright Remediation Task Force

- ❖ David Trusty and CeeGee Hilton
- ❖ 2018 Budget of 3 million dollars
- ❖ 11,000 inspections reported to #311
  - Resulted in the demolition of 123 vacant or abandoned homes
- ❖ Huge step in making Baton Rouge safer and more beautiful

Kyle Petersen, ABR, SRS, GRI, ePRO



**Special Thanks To: Craig Saucier, photographer**





# Americana

Developer: Level Homes

Location: Zachary, LA

Number of Lots: 111 Lots Broken Down As:

- ❖ Phase 1, Filing 2: 24
- ❖ Phase 2 5B: 87

Home Size: 1,600 – 3,000 Living Area

Home Price Range: High \$200,000 - Low \$450,000

***Currently seeing positive growth due to amenities & lifestyle improvements being completed in this development.***



LEVEL HOMES.

The renderings, configurations and information contained herein are for illustrative purposes only, may not be accurate in every detail, and may contain features which are not standard. All dimensions and configurations are approximations only. The right to make modifications or changes without prior notice is reserved. © 2017 Level Homes. All rights reserved. LH-2015-0046







# Audubon Lakes Phases III & IV

Developer: DR Horton

Location: Off Cane Market Road, Denham Springs LA

Number of Lots: 104

Home Size: 2057 to 2853 Sq. Ft. Living Area

Home Price Range: From the \$260,000's

Floorplans: Buyers have 7 Floorplans to Choose From

***Features 7.5 Acre Lake. Minutes from Live Oak's Top Rated Schools, Cajun Lagoons unique water park & infamous Bass Pro.***







# Audubon Parc

Developer: Spear Contractors---Steve Cantu

❖ Passman Homes---Jerry Passman, Homes by Bogan---Kevin Bogan

Location: Tiger Bend Road between Hickory Ridge & Woodlawn Estates

Number of Lots: 47

❖ Presold: 11

Lot Size: Varies

Home Size: 1,800 Sq. Ft. Minimum Living Area

Home Price Range: \$350,000 and up

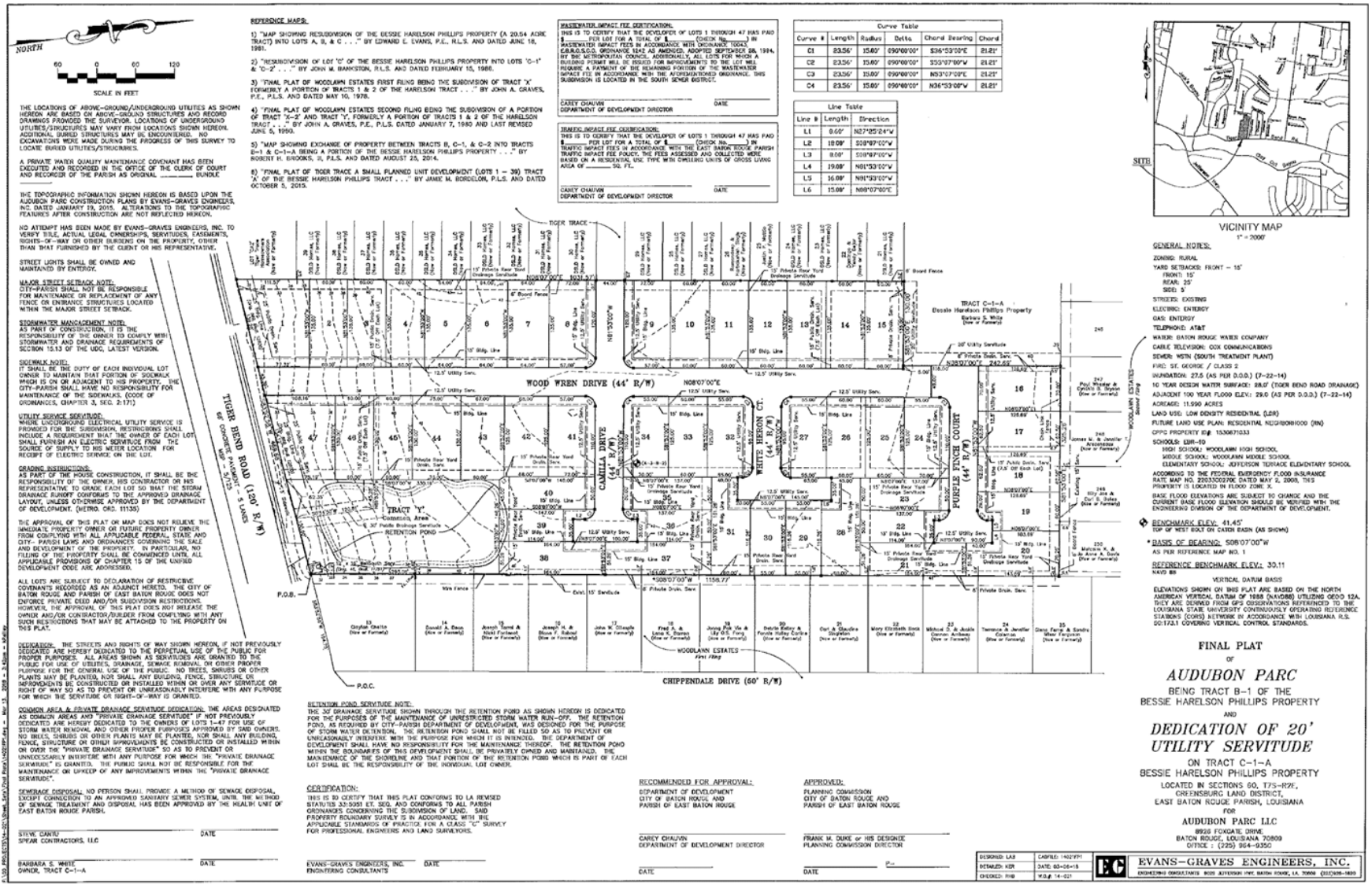
*8 Lake Lots Available. Floorplans are being customized upon request.  
Each builder will also build specs.*







Rendering Entrance



**REFERENCE MAPS:**

1) "MAP SHOWING RESUBDIVISION OF THE BESSIE HARELLSON PHILLIPS PROPERTY (A 20.54 ACRE TRACT) INTO LOTS A, B, & C..." BY EDWARD L. EVANS, P.E., R.L.S. AND DATED JANUARY 15, 1981.

2) "RESUBDIVISION OF LOT 10 OF THE BESSIE HARELLSON PHILLIPS PROPERTY INTO LOTS 10-1, 10-2, & 10-3..." BY JOHN A. BARKSTON, R.L.S. AND DATED FEBRUARY 15, 1986.

3) "FINAL PLAT OF WOODLAWN ESTATES FIRST BEING THE SUBDIVISION OF TRACT 'X' FORMERLY A PORTION OF TRACTS 1 & 2 OF THE HARELLSON TRACT..." BY JOHN A. GRAVES, P.E., R.L.S. AND DATED MAY 10, 1978.

4) "FINAL PLAT OF WOODLAWN ESTATES SECOND BEING THE SUBDIVISION OF A PORTION OF TRACT 3-2 AND TRACT 'Y' FORMERLY A PORTION OF TRACTS 1 & 2 OF THE HARELLSON TRACT..." BY JOHN A. GRAVES, P.E., R.L.S. DATED JANUARY 7, 1980 AND LATE REVISED JUNE 5, 1990.

5) "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACTS B, C-1, & C-2 INTO TRACTS B-1 & C-1-A BEING A PORTION OF THE BESSIE HARELLSON PHILLIPS PROPERTY..." BY ROBERT H. BROWN, S. P.L.S. AND DATED AUGUST 23, 2014.

6) "FINAL PLAT OF TIGER TRACE A SMALL PLANNED UNIT DEVELOPMENT (LOTS 1 - 30) TRACT 2 OF THE BESSIE HARELLSON PHILLIPS TRACT..." BY JAMES M. BORDEN, P.L.S. AND DATED OCTOBER 5, 2015.

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON THE AUDUBON PARK CONSTRUCTION PLANS BY EVANS-GRAVES ENGINEERS, INC. DATED JANUARY 19, 2015. ALTERATIONS TO THE TOPOGRAPHIC PLANES AFTER CONSTRUCTION ARE NOT REFLECTED HEREON.

NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

STREET LIGHTS SHALL BE OWNED AND MAINTAINED BY ENTERGY.

**MAJOR STREET SETBACK NOTE:**

CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK.

**STORMWATER MANAGEMENT NOTE:**

AS PART OF THE HOUSE CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH SUBDIVISION AND DRAINAGE DISTRICT ORDINANCE OF SECTION 15.13 OF THE UDC, LATEST VERSION.

**SEWERAGE NOTE:**

IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SEWERAGE WHICH IS ON OR ADJACENT TO HIS PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THE SEWERAGE, (CODE OF GOVERNMENTS, CHAPTER 3, SEC. 2-3.17).

**UTILITY SERVICE SERVICES:**

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESUBDIVISION SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL MAINTAIN AN ELECTRICAL SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRICAL SERVICE ON THE LOT.

**GRADING INSTRUCTIONS:**

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE CONSIDERED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIONS COVENANTS RECORDED AS AN ADJUNCT HERETO. THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/SUBDIVIDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

**DEDICATION:**

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE "PRIVATE DRAINAGE SERVICE" SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE "PRIVATE DRAINAGE SERVICE" IS GRANTED. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPLIFT OF ANY IMPROVEMENTS WITHIN THE "PRIVATE DRAINAGE SERVICE".

**SEWERAGE DISPOSAL:**

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONFINED TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

**COMMON AREA & PRIVATE DRAINAGE SERVICE DEDICATION:**

THE 30' DRAINAGE SERVICE SHOWN THROUGH THE RETENTION POND AS SHOWN HEREON IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. THE RETENTION POND, AS REQUIRED BY CITY-PARISH DEPARTMENT OF DEVELOPMENT, WAS DESIGNED FOR THE PURPOSE OF STORM WATER REMOVAL. THE RETENTION POND SHALL NOT BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE DEPARTMENT OF DEVELOPMENT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE, UPLIFT, OR REMOVAL OF THE RETENTION POND WHEN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED. THE MAINTENANCE OF THE DIVISION AND THAT PORTION OF THE RETENTION POND WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 23:2021 ET. SEC. 2 AND CONFORMS TO ALL ORDINANCES CONCERNING THE SUBDIVISION OF LAND. SAID PROPERTY BOUNDARY SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

EVANS-GRAVES ENGINEERS, INC. DATE \_\_\_\_\_  
ENGINEERING CONSULTANTS

STAFF CONTRACTORS, LLC DATE \_\_\_\_\_  
BARBARA S. WHITE OWNER, TRACT C-1-A

**WASTEWATER IMPACT FEE CERTIFICATION:**

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 47 HAS PAID \$1 PER LOT FOR A TOTAL OF \$47 TO THE CITY OF BATON ROUGE. WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10041 (COUNCILMANIC ORDINANCE 10041 AS AMENDED, ADOPTED SEPTEMBER 26, 1994, BY THE METROPOLITAN COUNCIL, ADDITIONALLY, ALL LOTS FOR WHICH A FUTURE FEE WILL BE DUE FOR IMPROVEMENTS TO THE LOT WILL FURNISH A FUTURE FEE IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

CAREY CHAVIN DEPARTMENT OF DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

**TRAFFIC IMPACT FEE CERTIFICATION:**

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 47 HAS PAID \$1 PER LOT FOR A TOTAL OF \$47 TO THE CITY OF BATON ROUGE. TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE ACT AS AMENDED, ADOPTED SEPTEMBER 26, 1994, BASED ON A RESIDENTIAL USE TYPE WITH CHARGED UNITS OF GROSS LIVING AREA OF \_\_\_\_\_ SQ. FT.

CAREY CHAVIN DEPARTMENT OF DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	235.6'	15.00'	90°00'00"	S34°53'00"E	21.82'
C2	235.6'	15.00'	90°00'00"	S55°17'00"W	21.82'
C3	235.6'	15.00'	90°00'00"	N53°17'00"E	21.82'
C4	235.6'	15.00'	90°00'00"	N34°53'00"W	21.82'

**Line Table**

Line #	Length	Direction
L1	0.60'	N67°25'24"W
L2	18.09'	S58°47'02"W
L3	8.60'	S58°47'02"W
L4	39.88'	N45°07'02"W
L5	16.99'	N45°07'02"W
L6	15.98'	N68°07'02"E

**VICINITY MAP**

1" = 2000'

GENERAL NOTES:

ZONING: RURAL

YARD SETBACKS: FRONT - 15'  
REAR - 35'  
SIDE - 5'

STREETS: EXISTING

ELECTRIC: ENTERGY

GAS: ENTERGY

TELEPHONE: AT&T

WATER: BATON ROUGE WATER COMPANY

CABLE TELEVISION: COX COMMUNICATIONS

SEWER: WITH DOWNEY TREATMENT PLANT

FIND: 10' GEORGE J. CLARK S.

FOUNDATION: 27.5' (AS PER D.O.D.) (7-22-14)

10 YEAR DESIGN WATER SURFACE: 28.0' (TIGER BEAR ROAD DRAINAGE)

ADJACENT 100 YEAR FLOOD ELEV.: 29.0' (AS PER D.O.D.) (7-22-14)

ADJACENT: 11.500 ACRES

LAND USE: LOW DENSITY RESIDENTIAL (LDR)

FUTURE LAND USE PLAN: RESIDENTIAL NEIGHBORHOOD (RND)

CPDS PROPERTY ID#: 1530670133

SCHOOLS: LHM-10

HIGH SCHOOL: WOODLAWN HIGH SCHOOL

MIDDLE SCHOOL: WOODLAWN MIDDLE SCHOOL

ELEMENTARY SCHOOL: AUSTIN TOWNSEND ELEMENTARY SCHOOL

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 2202002002E DATED MAY 2, 2005, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE NOTIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT.

BENCHMARK ELEV.: 41.45'

TOP OF NEXT EAST OR EAST BAY (AS SHOWN)

BASIS OF BEARING: S09°07'00"W

AS PER REFERENCE MAP NO. 1

REFERENCE BENCHMARK ELEV.: 30.11'

NAVD 88

VERTICAL DATUM BASIS

ELEVATIONS SHOWN ON THIS PLAT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING GEOID 12A. THEY ARE DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE LOUISIANA STATE UNIVERSITY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK IN ACCORDANCE WITH LOUISIANA R.S. 50:173.1 COVERING VERTICAL CONTROL STANDARDS.

**FINAL PLAT**

OF

**AUDUBON PARK**

BEING TRACT B-1 OF THE

**BESSIE HARELLSON PHILLIPS PROPERTY**

AND

**DEDICATION OF 20' UTILITY SERVITUDE**

ON TRACT C-1-A

**BESSIE HARELLSON PHILLIPS PROPERTY**

LOCATED IN SECTIONS 60, 175-R2W.

CRENSHAW LAND DISTRICT,

EAST BATON ROUGE PARISH, LOUISIANA

FOR

**AUDUBON PARK LLC**

8926 FORDAT DRIVE,

BATON ROUGE, LOUISIANA 70809

OFFICE: (225) 954-9550

EVANS-GRAVES ENGINEERS, INC.

ENGINEERING CONSULTANTS, 8001 AUSTIN TOWNSEND DRIVE, BATON ROUGE, LA 70806 (504) 688-1800

DESIGNED: LAG	CABLED: 10/2/17
DETAILS: KDR	DATE: 03-05-18
CHECKED: HIB	W.D.G. 14-021

**RECOMMENDED FOR APPROVAL:**

DEPARTMENT OF DEVELOPMENT

CITY OF BATON ROUGE AND

PARISH OF EAST BATON ROUGE

CAREY CHAVIN DEPARTMENT OF DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

**APPROVED:**

PLANNING COMMISSION

CITY OF BATON ROUGE AND

PARISH OF EAST BATON ROUGE

FRANK M. DUKE BY HIS DESIGNER PLANNING COMMISSION DIRECTOR DATE \_\_\_\_\_

Plat Map





# Belle Savanne at Dutchtown

Developer: Level Homes

Location: Geismar, LA

Number of Lots: 285

Home Size: 1,700 to 3,200 Sq. Ft. Living Area

Home Price Range: \$260,000's

*BRAND NEW TO THE MARKET---Exciting New Opportunity  
in Ascension Parish*







# Carter Plantation

Developer: Level Homes

Location: Springfield, LA

Number of Lots: 81 (Forth Filing)

❖ Presold: 2

Home Size: 2,000 - 3,200 Sq. Ft. Living Area

Home Price Range: Starting at \$260,000

*Currently for Sale*







# Cella Gardens

Developer: SELA Gardens Juban, LLC

❖Builder: Alvarez Construction

Location: Near Juban Crossing, Denham Springs

Proposed Number of Lots: 122

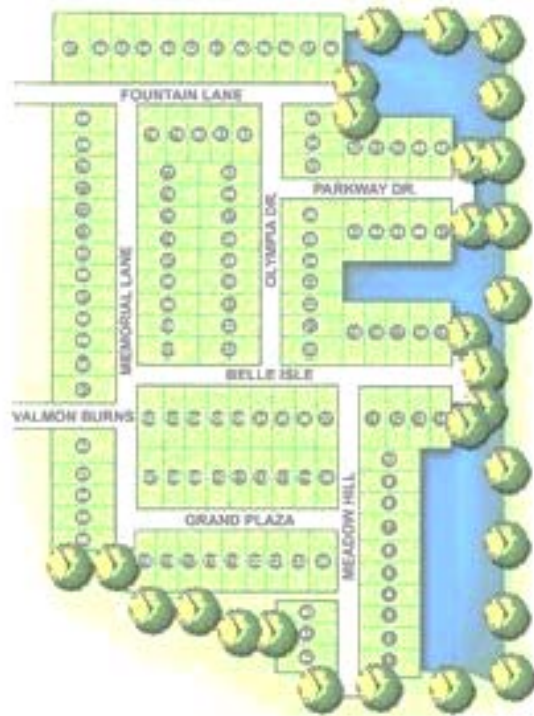
Presold: 37

Lot Price Range: \$40,000

Home Size: 1,700 to 2,000 Sq. Ft. Living Area

Home Price Range: \$220,000 to \$240,000

# CELLA GARDENS





# Conway

Developer: Southern Lifestyle Development, Robert Daigle,  
Prescott Bailey Homes

Location: Gonzales LA Hwy 44 and I-10 Exit 179

Proposed Number of Lots: 950 Single Family Homes & 450 Apartments

❖Phase 1 is 347 lots.

➤Infrastructure completed in February

➤Model Homes, Specs & Apartments under constructions

Lot Size: Townhouse Lots are 25' to 55' wide with rear alleys.  
Front load lots are 60' to 80' wide

Home Size: 1,500 to 4,000 Living Area

Home Price Range: \$250,000 to \$800,000

*Development will include: Town Square with outdoor pavilion for concerts and other events, planned gym and pool. 46 acres of lakes with jogging/bike trails & numerous green space.*















# Country Club Place

Developers: Dantin Bruce Development

Location: Brentwood Drive, Baton Rouge

Total Lots: 9

❖ Presold: 5

Lot Price Range: \$275,000

Home Size: 2,500 to 6,000 Sq. Ft. Living Area

*Active development in the heart of Baton Rouge. Upscale homes designed for easy upkeep & little maintenance without compromising luxury.*









# Grove at Ascension

Developer: The Grove at Henderson Bayou, LLC

❖ Builder: Alvarez Construction

Location: Prairieville

Proposed Number of Lots: 90

❖ Presold: 53

Lot Price Range: \$40,000

Home Size: 1,700 to 2,000 Living Area

Home Price Range: \$230,000 - \$270,000





# Hilltop Place

Developer: Bardwell Homes, Scott Bardwell

Location: Bennett Drive and Lee Drive, Southdowns Subdivision,  
East Baton Rouge Parish

Number of Lots: 5

Lot Size: 75' x 300'

Home Size: 2,800 Plus Sq. Ft. Living Area

Home Price Range: \$600,000 PLUS

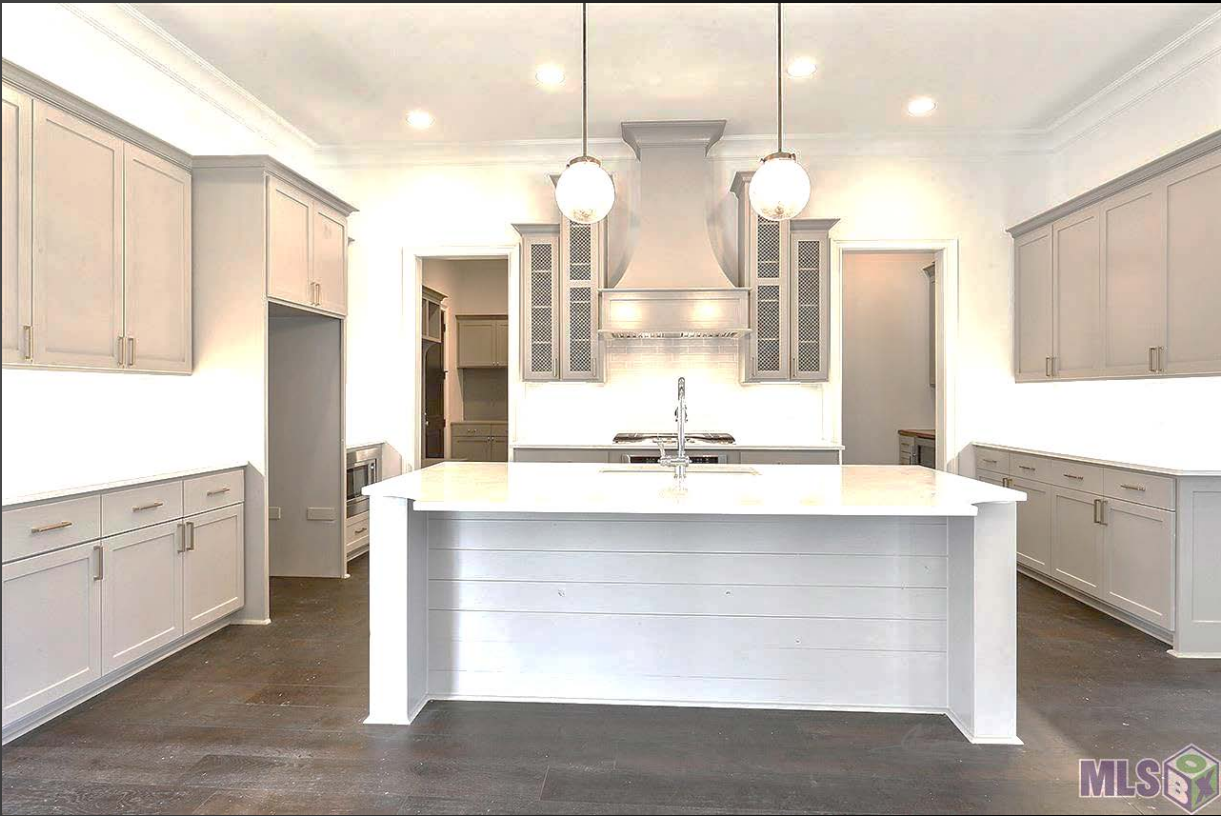
*One half acre lots sloping to the Bayou. A nod to classic 1940's architectural style. Preserves the lands history by being built in harmony with the natural elements.*













# Hidden Lakes Estates

Developer: Corbin Ladner, Wesley Daniel, Clayton Mitchell & David Law

Location: Denham Springs---Main entrance on Joe May Rd. 5 Miles from I 12 Range Exit

Proposed Number of Lots: 311 Lots Total in 5 Phases

- ❖Phase 1: 72 Lots

- Presold: 22

- Ready to build Summer 2018

Lot Price Range: \$63,000 to \$72,000

- ❖Builder discounts available in Phase 1

Lot Size: 72' x 140' and 70' x 145'

Home Size: Minimum 1,700 to 2,600 Sq. Ft. with 12 Ft. Plate Heights

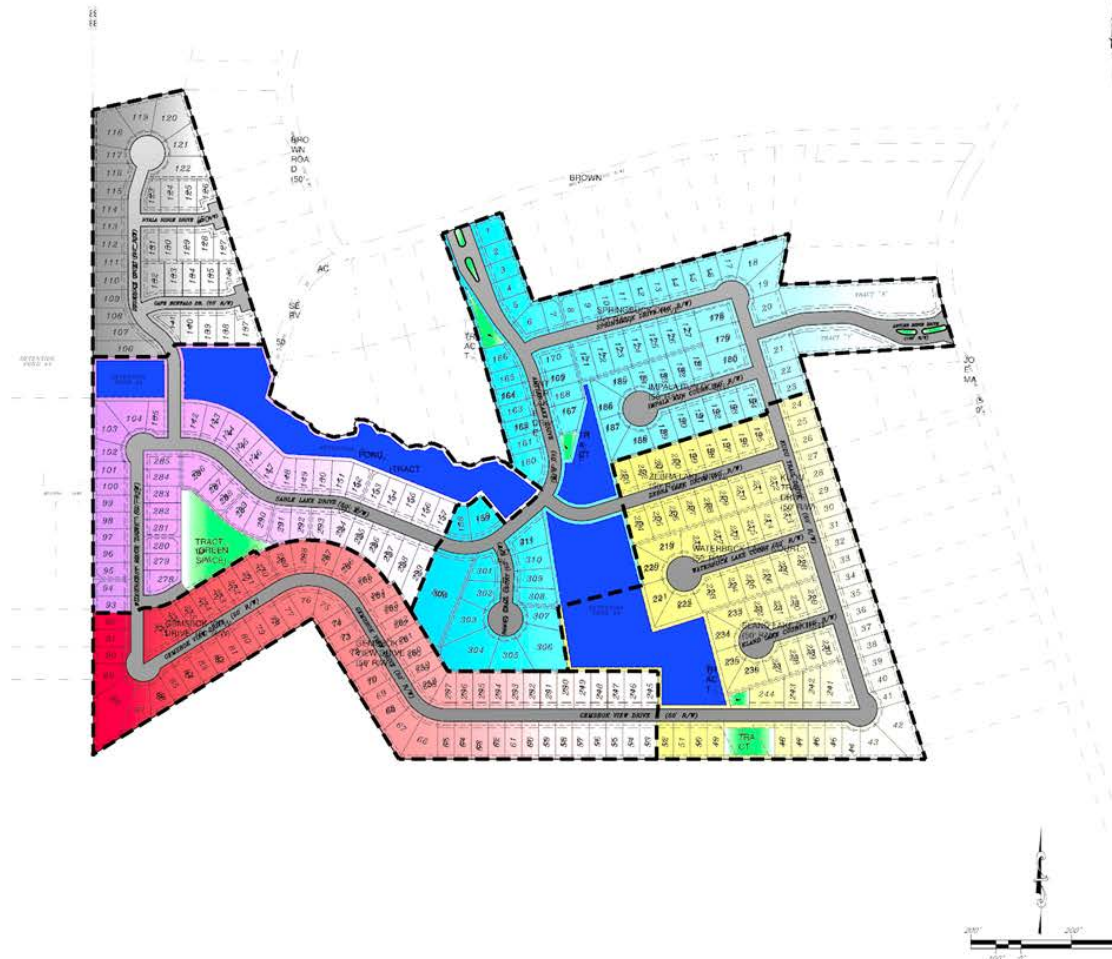
Home Price Range: \$275,000 to \$450,000

*Not in a Flood Zone. Features 4 acre landscape stone monument entrance, planned community park with recreation area & two entrances to the subdivision.*









**ALVIN FAIRBURN & ASSOCIATES, LLC**  
CONSULTING ENGINEERS - ARCHITECTS  
LAND SURVEYORS - DESIGNERS  
LAND DEVELOPMENT CONSULTANTS  
5001 DEL. 3512 AVENUE  
ELKHART, INDIANA 46516-0076  
574/291-5455 FAX  
FAX: 574/291-4774

# Ironwood Estates

Developer: Lynn Levy, LLC

❖ Builder: Alvarez Construction

Location: Prairieville

Total Lots: 130

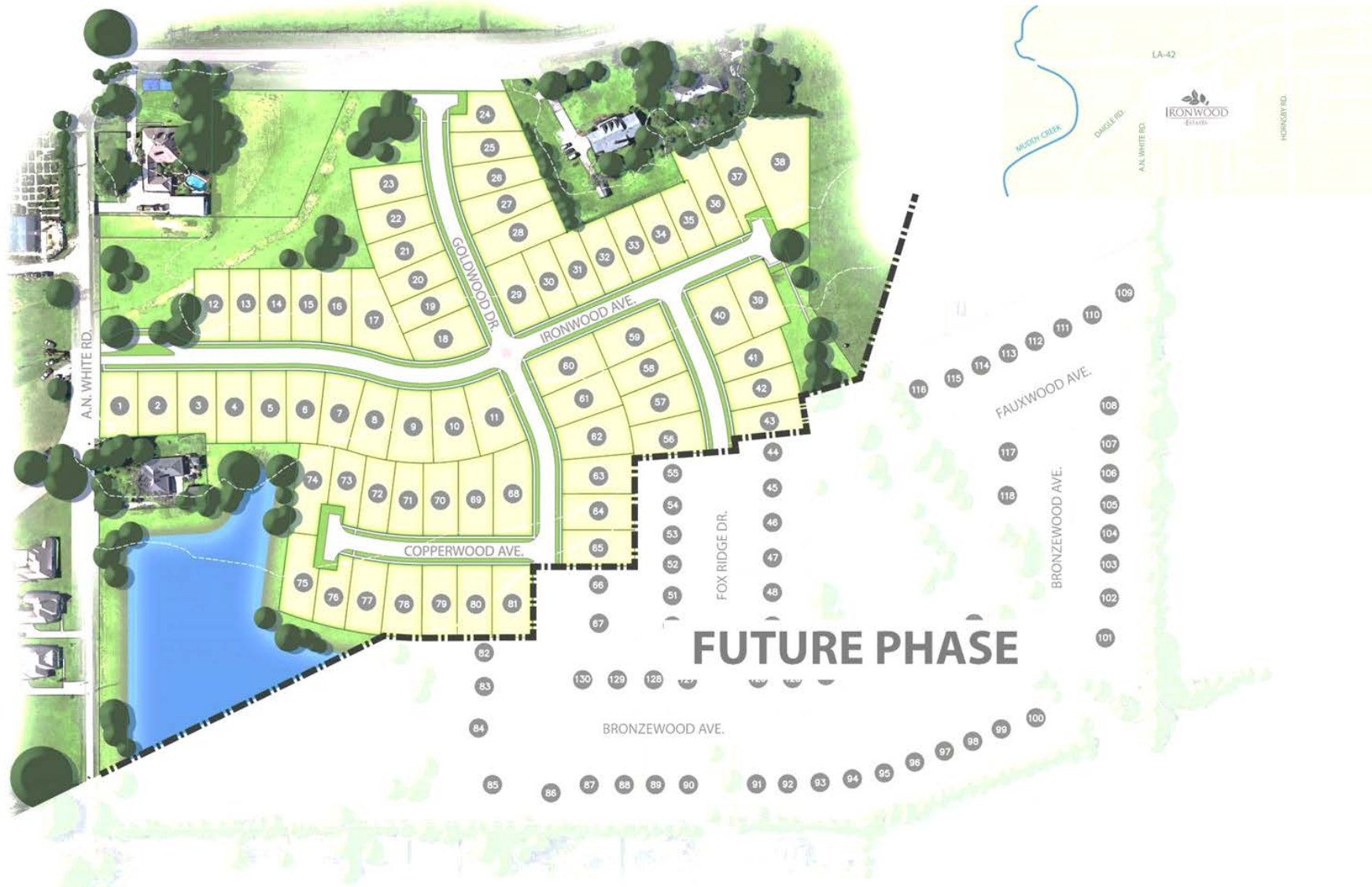
❖ Presold: 21

Lot Price Range: \$60,000

Home Size: 1,600 to 2,000 Living Area

Home Price Range: \$250,000 to \$280,000





Carlos Alvarez Owner/Broker (225)-293-2800. Each office is independently owned and operated. Seller is a Licensed Real Estate Agent. Continuing a policy of constant research and improvement, Alvarez Construction Company, LLC. reserves the right of price, plan, or specification change without notice or prior obligation.



# Lexington Estates: Phase IV Part 1

Developer: Lexington Land Development, Greg Flores

Location: Lexington Lake Ave. at Nicholson Drive

Total Lots: 34

❖ Presold: 16

Lot size: 60' x 140' to 85' x 175' (Lake)

Lot Price Range: \$85,000 - \$160,000

Home Size: 2000 minimum Living Area

Lot Price Range: \$85,000-\$160,000

Home Size: 2000 minimum Living Area

Home Price Range: Starting at \$400,000

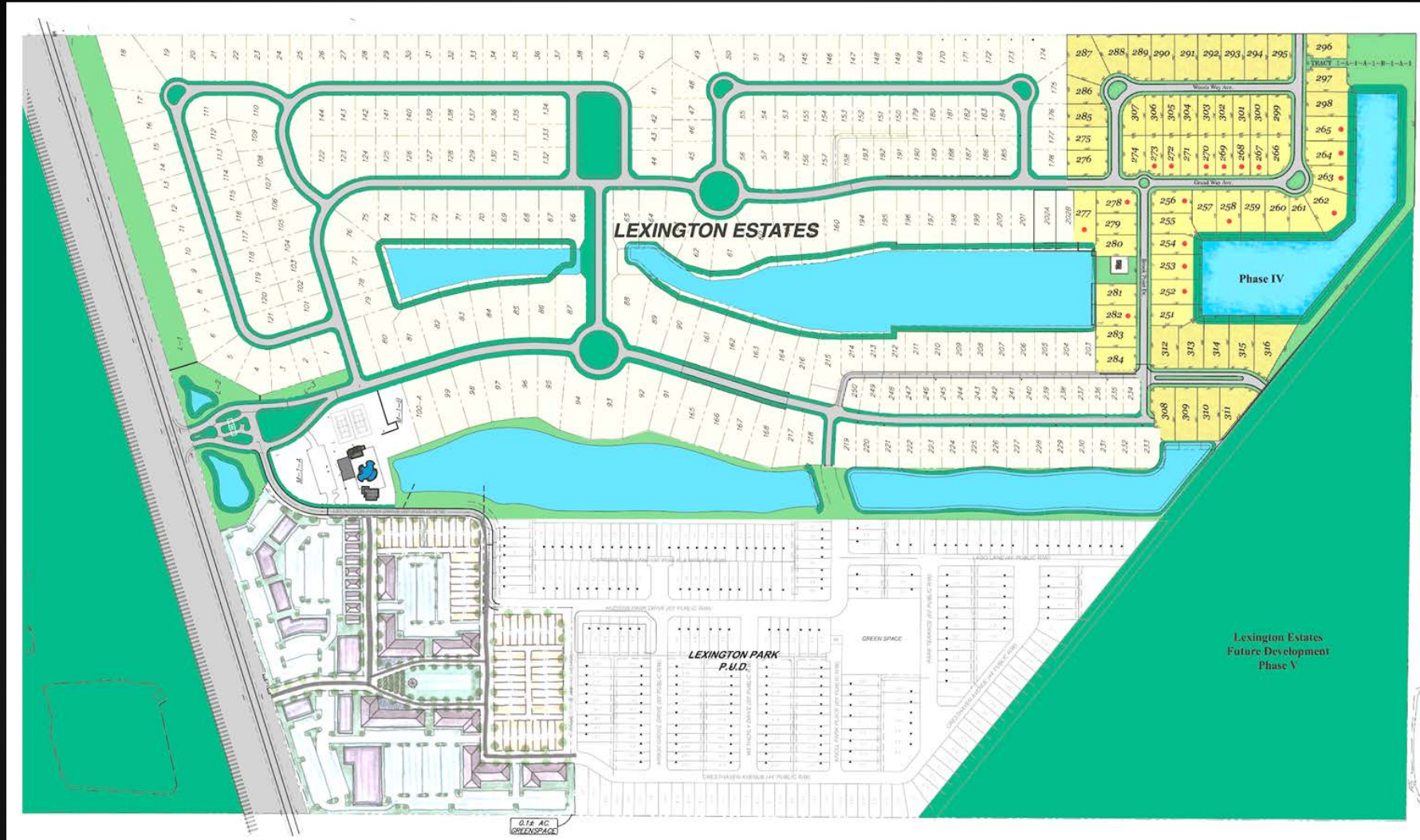
*Features: The Lexington Club pool and cabana. Beautiful parks and green space.*











Lexington Estates Plat Map





# Magnolia Square, Highland District, Second Filing

Developer: Bardwell Homes, Scott Bardwell

Location: Central, Magnolia Square off Lovett Road

Number of Lots: 46

Lot Size: 67' to 127', 70' x 123' , 65' x 150'

Home Size: 2,100 to 2,800 Sq.Ft.

Home Price Range: \$300,000's to \$500,000's

*Bardwell Homes is starting the second filling with wider lots and more traditional backyards.*





FIRST FILING

SECOND FILING

# HIGHLAND DISTRICT

at MAGNOLIA SQUARE

46 LOTS

PRICED  
\$80-120K

FUTURE FILING

HOMES BY:



# Oak Lake

Developer: DR Horton

Location: Gonzales, LA

Total Lots: 162

Home Price Range: Starting at the \$190,000's

Home Size: 1,508 to 3,168 Sq. Ft. Living Area

*Buyers have 12 floor plans to choose from. 3, 4 and 5 bedroom homes near Tanger Outlet.*



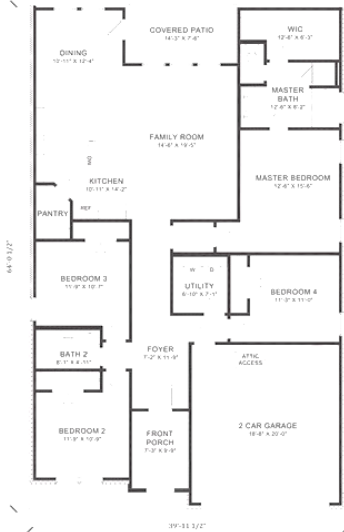




Elevation EA

**D·R·HORTON®**  
*America's Builder*

**Danville**  
*Plan-1899*



	EA	EB	EC
Total sq. ft. =	2491	2472	2602
Living sq. ft. =	1899	1899	1899

Prices, products, standard features, available options, front elevations and specifications are subject to change without notice and will vary between communities. Graphics, designs, plans, options, room sizes and square footages contained herein are approximate and should be considered estimates only. Plans are not drawn to scale. Version 1 Revision 0



# Oak Pointe

Developer: Bobby and Jeff Willie

Location: Tiger Bend Road

Total Lots: 54

❖ Presold: 8

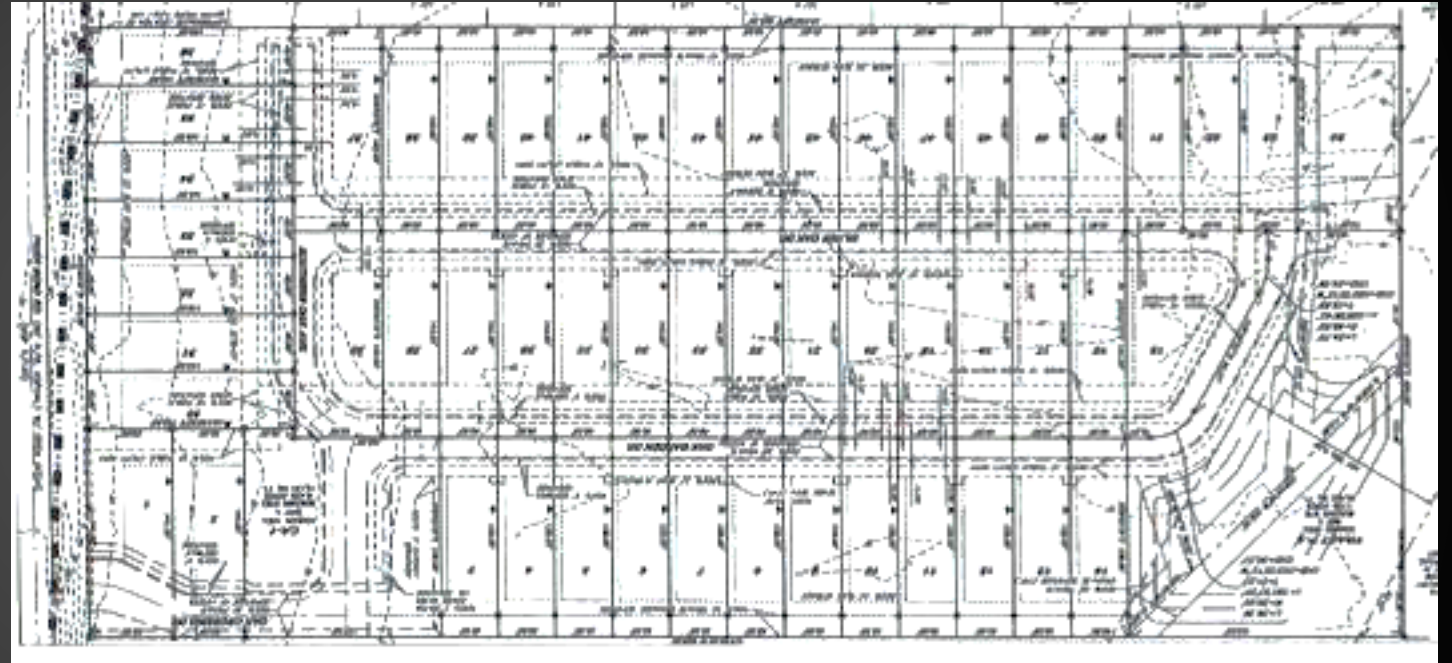
Home Size: 1,850 to 2,062 Sq. Ft. Living Area

Home Price Range: \$270,000 to \$292,000

*New community convenient for commuters, in the region's top school district. Ten different exclusive home designs to choose from with 3 and 4 bedroom floor plans.*







# Pelican Lakes: Phase III

Developer: DR Horton

Location: Off Burbank, Baton Rouge

Total Lots: 56

Home Size: 1,408 to 1,964 Sq. Ft. Living Area

Home Price Range: Starting from the \$210,000's

*Now selling Phase 3 with 12 different floor plans to choose from.*

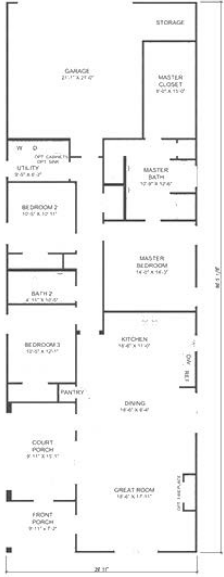






**D·R·HORTON®**  
*America's Builder*

**Caesar**  
 Plan-1812



Total sq. ft. = 2586  
 Living sq. ft. = 1812

Prices, products, standard features, available options, front elevations and specifications are subject to change without notice and will vary between communities. Graphics, designs, plans, options, room sizes and square footages contained herein are approximate and should be considered estimates only. Plans are not drawn to scale. Version 3 Revision 1



# The Preserve at Harveston Part 3

Developer: John Fetzer and Mike Wampold

Location: Bluebonnet Blvd, near Nicholson Dr. (HWY 30) East Baton Rouge Parish

Number of Lots: Filing 3A: 74 lots total with 6 pending home sales and 17 Letters of Intent to Purchase Homes since opening in October 2017.

Filing 3B (28 additional lots) to open in early 2019

Lot Price Range: Filing 3A - \$82,500 to \$90,000, Filing 3B - \$85,000 to \$125,000

Lot Size: 45' to 70' x Depth 120' to 150'

Home Size: 2,000 to 3,000 Sq. Ft. Living Area

Home Price Range: \$420,000 to \$500,000





# The Preserve at Harveston Part 3

## (Continued)

Features: Community Center includes: clubhouse, pool, spa, fitness center, arbor and pool deck with outdoor kitchen, playground & Mail Center.

❖ Preservation Garden, opened March 2018, provides 60 raised beds for homeowners vegetable gardens. Local organic farmer, Grant Guidroz, offers professional help & support.

❖ Preservation Park features 15 acre park/lake with biking, running and walking trails, interwoven among 45 live oak trees.













Sales Center/Community Center Interior

# Rouzan

Developer: Level Development

Location: Off Perkins Road, Heart of Baton Rouge

Lot Size: Lot Size: APPROXIMATELY 4,000 Sq. Ft. lots

❖Cluster Lots

Home Size: Size: 1,500 to 2,400 sq. ft. Living Area

Completed: 65 Occupied

Home Price Range: \$350,000 to \$550,000

Market Date: Quarter 2 2018



# ROUZAN

- Available
- Unavailable
- Specs
- Sold
- Model Home



LEVEL HOMES.

The renderings, configurations and information contained herein are for illustrative purposes only, may not be accurate in every detail, and may contain features which are not standard. All dimensions and configurations are approximations only. The right to make modifications or changes without prior notice is reserved. © 2013 Level Homes. All rights reserved. LHILA-2013-0046



# Settlement at Shoe Creek

Developer: Southern Lifestyle Development

❖ Robert Daigle, Prescott Bailey

Location: Central, LA, Central Thruway across from Walmart Super Center

Total Lots: 479 Single Family Lots, 250 Apartments, 100 Assisted Living Units

❖ Presold (Phase 1): 75

Typical Lot Size: 25' townhouse lots, 35'-50' rear alley load lots, 60-100' front loaded lots

❖ Lot Price Range: \$45,000 to \$90,500

Project Completion Date: Fall 2018

❖ Apartments and Assisted Living are under construction

Town Square with outdoor pavilion. Phase 1 has 38,000 retail/office space that includes: Lit Pizza, PCP Urgent Care, Community Coffee, Verizon, UPS & Pour Wine Bar







Shoe Creek Entry Rendering



Shoe Creek Plaza Rendering



# Valhalla

Developer: Dantin Bruce

Location: Highland Road at Pecue Lane, East Baton Rouge Parish

Proposed Number of Lots: 20

❖ Presold: 14

Lot Price Range: \$375,000

Lot Size: 1/2 Acre Lots

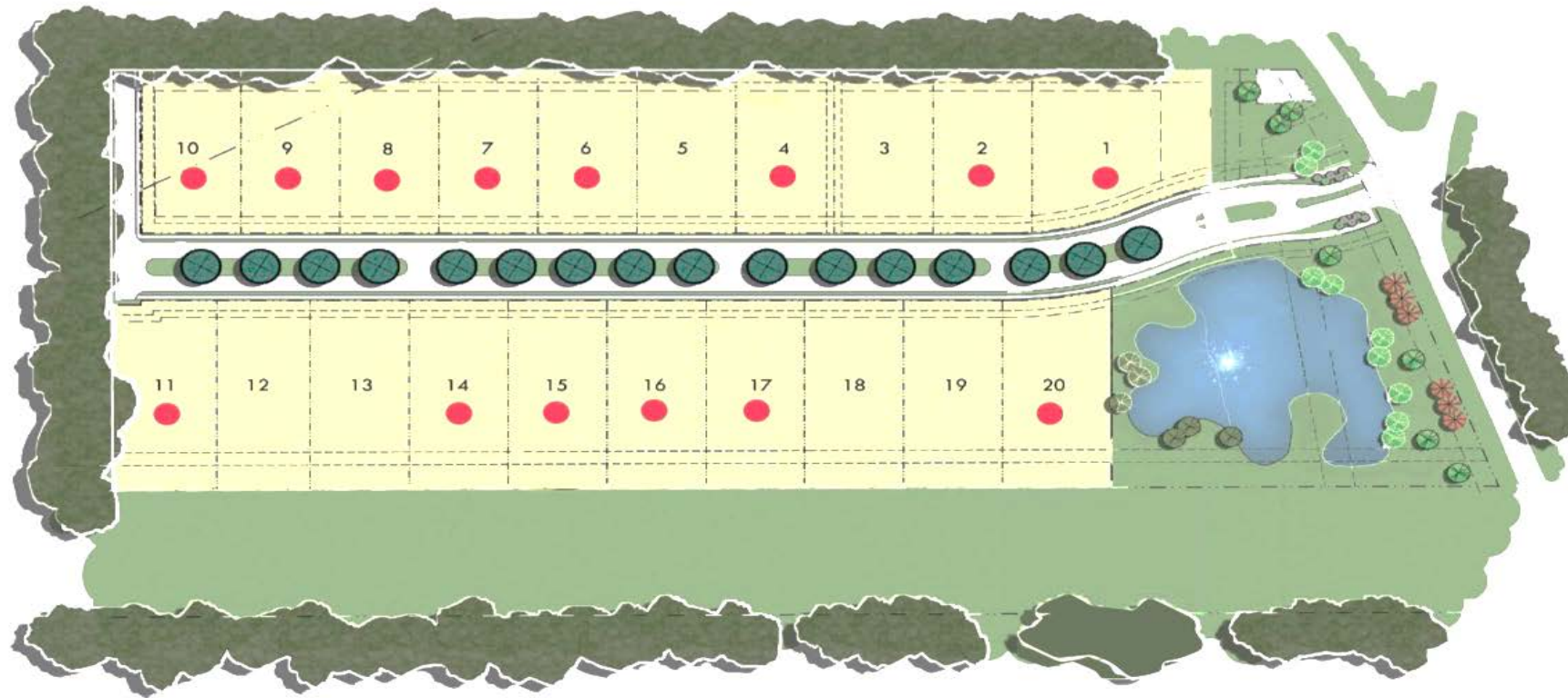
Home Size: 4,000 Plus Sq.Ft.

Home Price Range: \$1,000,000 plus



Entry





1 180' X 1RR - SOLD  
 2 100' X 195' - SOLD  
 3 100' X 195' - \$375,000  
 4 100' X 195' - SOLD  
 5 100' X 195' - \$375,000

6 100' X 195' - SOLD  
 7 100' X 195' - SOLD  
 8 100' X 195' - SOLD  
 9 100' X 195' - SOLD  
 10 100' X 195' - SOLD

11 101' X 223' - SOLD  
 12 100' X 226' - \$375,000  
 13 100' X 225' - \$375,000  
 14 100' X 225' - SOLD  
 15 100' X 224' - SOLD

16 100' X 224' - SOLD  
 17 100' X 223' - SOLD  
 18 100' X 223' - \$375,000  
 19 100' X 223' - \$375,000  
 20 100' X 230' - SOLD

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**DANTIN BRUCE**  
 DEVELOPMENT

## Valhalla Price List

# Veranda at University Club

Developer: Bardwell Homes

Location: In University Club Plantation, Baton Rouge

Total Lots: 68

Lot Size: 33'-50' x 115'-150' (Lot Size Varies)

Home Price Range: \$420,000 to \$650,000

*Numerous plans for buyers to choose from to fit on either an alley rear load lot or a side/front load edge lot, which gives a more traditional backyard. The alley lots have side porches and side yards.*







# Vintage Place

Developer: Bardwell Homes, Scott Bardwell

Location: Jones Creek Road at Tiger Bend Road,  
East Baton Rouge Parish

Number of Lots: 41 Courtyard Homes

Lot Size: 35' x 146' Alley Rear Load Lots,  
45' x 110' Side Load Edge Lots

Home Size: 1,600 to 1,900 Sq.Ft.

Home Price Range: \$250,000 to \$290,000

*Inspired by Historic neighborhoods of Baton Rouge, design is influenced by 1920's American Cottages. Architecturally designed cottages with distinct front porches. BRAND NEW DEVELOPMENT. ready at the end of April 2018.*







# Willows at Bayou Fountain

Developer: Alvarez Construction

Location: Off Burbank Drive and Siegen Lane

Total Lots: 102

❖ Presold: 45

Lot Size: 50' x 120'

Home Size: 1,800 to 2,300 Sq. Ft Living Area

Home Price Range: Starting in the \$280,000's

*Features a Central Lake setting, sidewalks, curb & gutter, and neighborhood green spaces.*

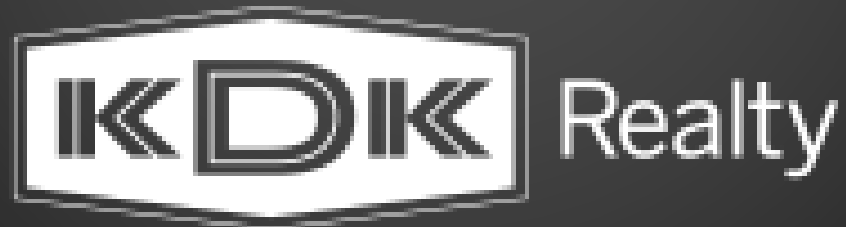






# Thank You

Heather Kirkpatrick, KDK Capital Region Realty



KeeneDupreeKirkpatrick

