

TAMMANY TERRACE SUBDIVISION FOR SALE

COVINGTON, LOUISIANA



- APPROXIMATELY 45 ACRES
- APPROVED TAMMANY TERRACE SUBDIVISION
- FULL WETLANDS MITIGATION CREDITS
- 106 LOTS
- PRICE: \$1,625,000
- PRICE PER SQUARE FOOT: \$0.83



For more information, contact:

Michael P. Pou, CPM®

(504) 525-9763

(504) 915-5082 Cell

mpou@talbot-realty.com

TAMMANY TERRACE SUBDIVISION



Tammany Terrace Subdivision in North Covington is an approximate 80 acre tract with multiple access streets from Lee Road. The subdivision was originally platted in 1930 and sat dormant until purchased by a developer in 2002. Approximately 35 acres have been developed into 90' x 120' single family lots along new roads approved and dedicated to the Parish of St. Tammany. All lots in this phase of development have been sold.

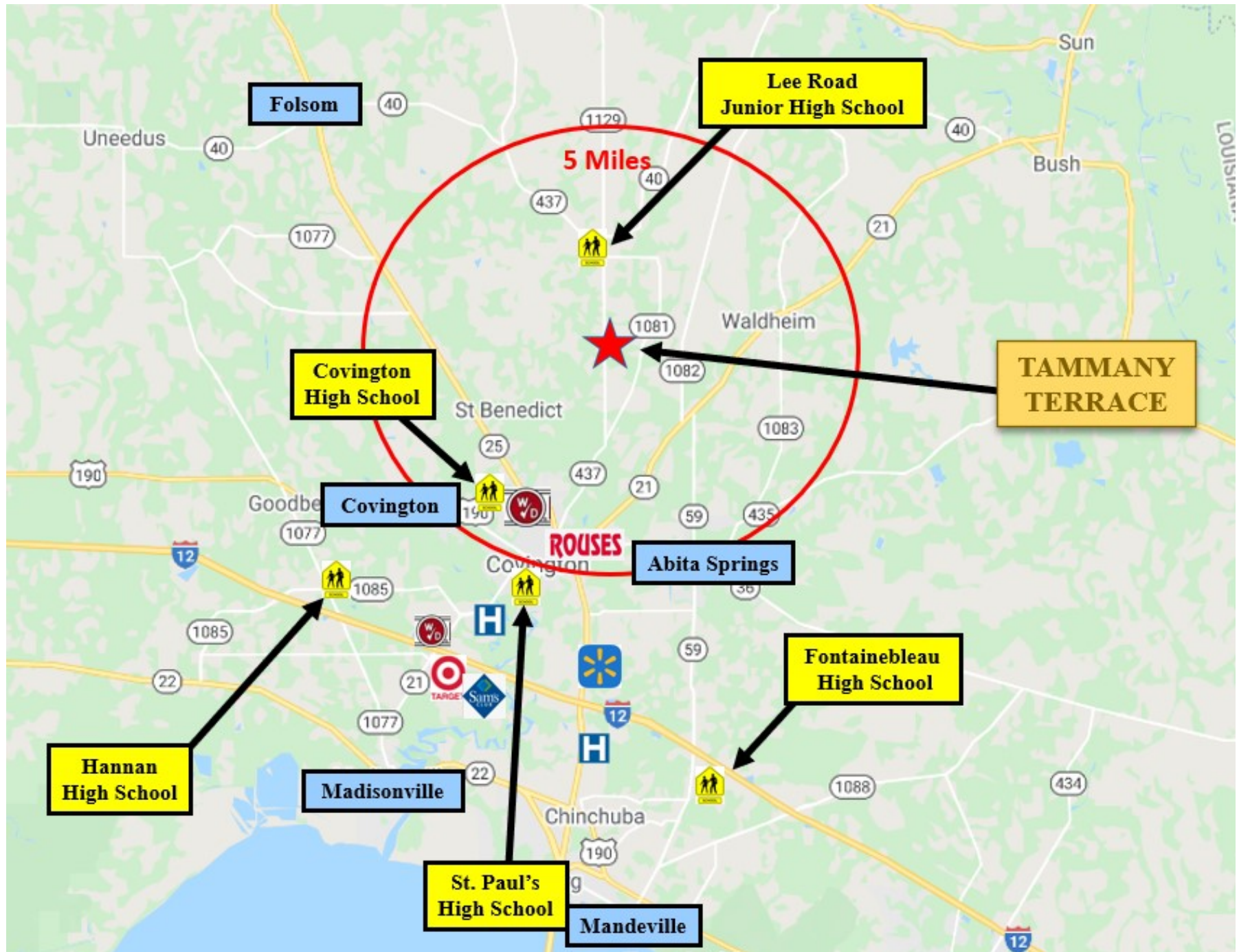
2020 lot prices were \$37,500 and average home sale prices were in the range of \$290,000.



The remaining approximate 45 acres of the original subdivision are for sale. Full mitigation credits have been purchased by the seller and are available for the purchaser. 106 lots can be developed in the 45 acres being sold.

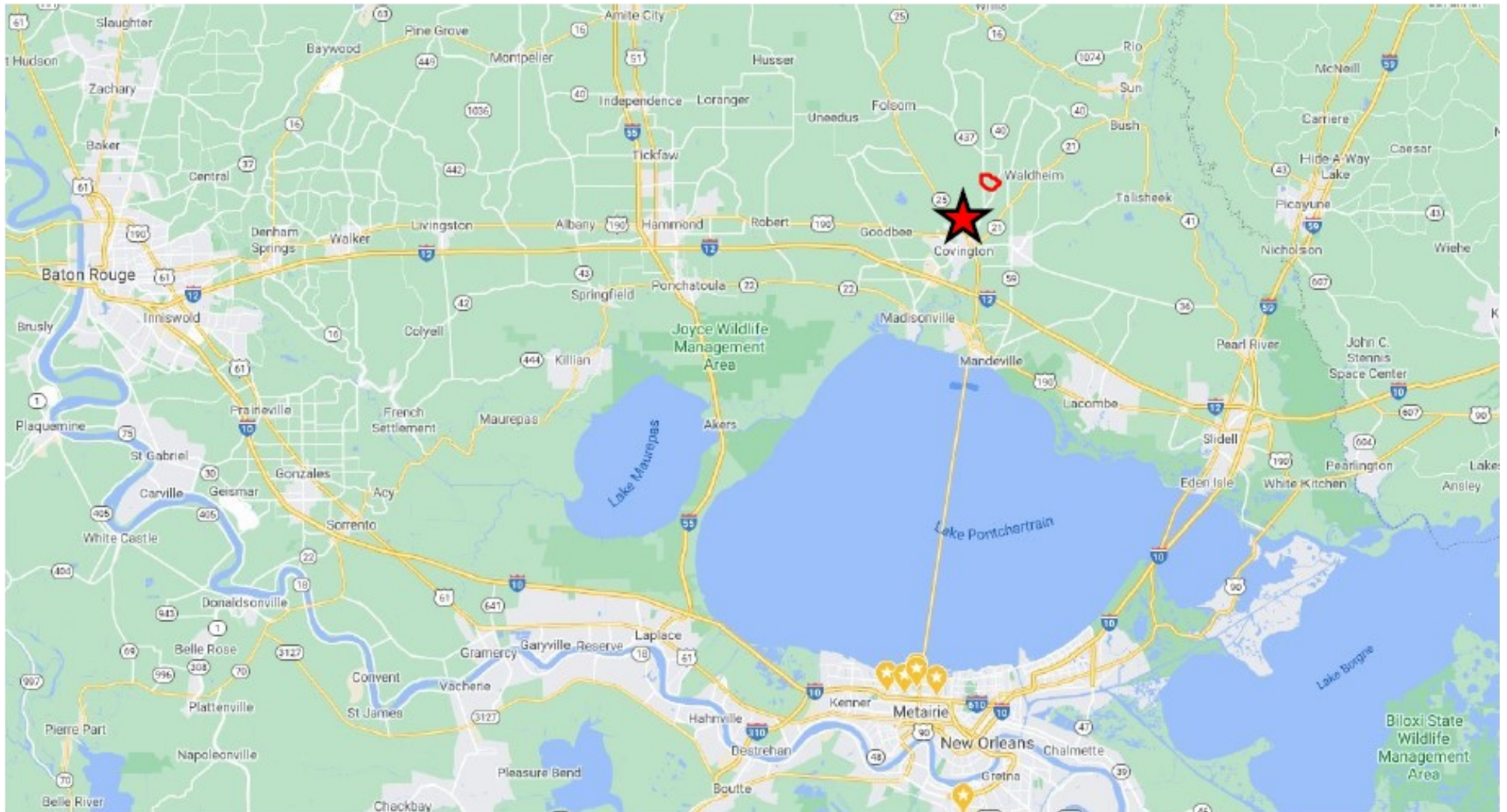


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TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM



PHOTO: SHARON CHOPPEL/LOUISIANA

THE NORTHSHORE DEFINED

Louisiana is blessed with a unique blend of cultures. Its rich ethnic mixture includes descendants of the state's original Native American inhabitants and those of settlers who were French, Spanish, English, German, West Indian, African, Irish or Italian. The state's food, music, architecture and festive celebrations pay tribute to this great diversity.

The southeastern area of the state known as the northshore, along the northern edge of Lake Pontchartrain within an hour's drive from New Orleans, is composed of St. Tammany, Tangipahoa and Washington parishes. Long before the Europeans came to the area, the vibrant Native American Tchefuncte Culture thrived in what was an ideal location of rich forests and accessible waterways on *l'autre côté du lac*—the other side of the lake. Their descendants were to meet the Europeans when they came. European presence on the northshore began in 1699, when Pierre LeMoyné, Sieur d'Iberville, came ashore near Lacombe. The northshore area was included in the region known as the Florida Parishes, which was under the jurisdiction of the British and Spanish before declaring its independence in 1810. After the new republic was annexed by the United States, the three northshore parishes were among

those formed from the former republic.

Although settlers began arriving on the northshore as early as 1725, migration from the southshore accelerated in the early nineteenth century and has continued to this day. New Orleanians flocked to the northshore for fresh air, spring water and a resort lifestyle. The "other side of the lake" flourished, especially in the heat of summer; hotels, inns and restaurants promoted the health benefits. Steamboats and the railroads brought visitors who often stayed for long periods of time. Some southshore families built summer homes.

The Lake Pontchartrain Causeway and Interstate 12 made it more realistic for people to live on the northshore and work on the southshore, and new subdivisions and shopping centers were developed to accommodate the influx. The continued population growth and the accompanying commercial and industrial development brought prosperity and also the accompanying challenges.

Offering a distinctive combination of cosmopolitan sophistication and country charm that reflects the state's diversity, northshore cities, towns and villages have much to offer residents and visitors alike. Northshore residents enjoy living close enough

to New Orleans to work or visit—but far enough away to delight in the benefits of a close-knit community with family-oriented activities, quality education and strong leadership in local government. That quality of life may be because residents, both old and new, value and strive to preserve the unique qualities that have attracted people to the northshore from the time of the Tchefuncte to today.

Here you will find magnificent homes in expertly planned subdivisions, as well as sweeping country estates tucked privately among rolling hills and winding rivers.

When it comes to outdoor recreation, you can enjoy the region's natural beauty by sailing, fishing, swimming, hiking and biking. Beautiful state parks and area wildlife refuges provide a haven for spectacular native wildlife.

Discover the northshore and experience the best that Louisiana has to offer—North of Your Expectations!

ST. TAMMANY PARISH

St. Tammany is one of the fastest-growing parishes in Louisiana. What makes St. Tammany such

a desirable location? Its proximity to New Orleans, transportation accessibility, low business costs, availability of labor, superb school system, low crime rate and first-rate medical facilities are just some of the many reasons for the area's rapid development.

St. Tammany's thick pine forests, scenic rivers, lakes and cypress swamps create an outdoor playground. Approximately 77,000 acres, or 14 percent of the parish's total land area are designated as public land, with two state parks, two national wildlife refuges and a wildlife management area. The Tammany Trace offers a 31-mile recreational corridor for pedestrians, bicycles, equestrians, rollerbladers and joggers.

The St. Tammany Parish Public Schools system is a leader in the state by all major standards of educational excellence and has been named one of the top 100 school systems within the nation's major metropolitan areas by *Money* magazine. Six schools have been designated National Schools of Excellence by the U.S. Department of Education. Students continue to exceed the national average on the American College Test.

St. Tammany Parish offers many public and >>



Photo: THOMAS R. GROWBIE



Covington.

private medical facilities that provide a wide array of services, state-of-the-art equipment, qualified personnel and specialized medical practitioners. There are three public hospitals and a variety of private medical providers. In addition, the parish has numerous resources focused on its senior residents.

Parish residents celebrate a wide variety of events throughout the year, including: Mardi Gras, Madisonville Wooden Boat Festival, Covington Three Rivers Art Festival, Slidell Antique District Street Fair and the St. Tammany Parish Fair.

St. Tammany's estimated population for 2018 was 259,526 and is expected to grow by 12,760 by 2023. In 2018, St. Tammany had 101,480 jobs. From 2013 to 2018, jobs increased by 9.2 percent in St. Tammany Parish outpacing the national growth rate by 1 percent.

ABITA SPRINGS A popular retreat from New Orleans during the nineteenth century, this historic town has once again become a relaxing getaway from big-city living. Known for its legendary spring water, Abita Springs was originally founded as a Choctaw



Lacombe.



Folsom.

Indian village. Well-known attractions include the Abita Springs Opry and the Abita Brewery.

COVINGTON In 1813, John Wharton Collins laid out a town above the confluence of the Tchefuncte and Bogue Falaya rivers. With the coming of the steamboat and the railroad, Covington, the center of St. Tammany Parish government, has historically served as a hub for commerce to and from New Orleans. Decades-old oaks line many streets in this picturesque southern Louisiana community; a charming downtown district features excellent restaurants, art galleries, antique shops and boutiques.

FOLSOM Located amidst rolling hills, horse farms and plant nurseries, the village of Folsom offers peaceful, country living. Rambling country estates,



farms and ranches situated on beautiful rivers and streams make St. Tammany's northernmost community a highly desirable destination.

LACOMBE Rich in Native American history, this small town was home to the Choctaw and Colapissa Indian tribes. Strategically located on one of south Louisiana's most scenic bayous, Lacombe is the home of the popular Big Branch Marsh National Wildlife Refuge.

MADISONVILLE Named after President James Madison, this historic community grew up along the banks of the Tchefuncte River. Best known for its annual Wooden Boat Festival, the small community is host to the largest gathering of antique classic and contemporary wooden boats on the Gulf Coast.

MANDEVILLE In 1829, New Orleans planter and politician Bernard de Marigny de Mandeville bought Bonabel Plantation on the northshore of Lake Pontchartrain and named it "Fontainebleau." The site is now Fontainebleau State Park. By 1834, he began subdividing the land, and in three days, he sold 388 lots at auction in New Orleans. The migration continued through the years as steamers brought New Orleanians to the northshore to escape the heat and disease of the city. Later, automobiles made the trip to reach "the jewel on the lake." The sleepy, summer resort has become a thriving, energetic city. Connected to New Orleans by the Lake Pontchartrain Causeway, Mandeville's historic lakefront provides a magnificent setting for elaborate homes and excellent restaurants.

SLIDELL In the early 1880s, the building camp established for construction of The New Orleans and Northeastern Railroad grew rapidly. Frederick Erlanger, who helped finance the railroad, named the settlement for his deceased father-in-law, John Slidell. Slidell was chartered in 1888. Now, as a crossroads of three interstate highways, a railroad and navigable bayous, Slidell is the most populous town in St. Tammany Parish. Slidell offers some of the best natural attractions and most beautiful scenery in southeast Louisiana. The Honey Island Swamp, considered one of America's most pristine river estuary environments, encompasses St. Tammany's eastern border. Slidell's Olde Towne historic district offers a plethora of antique shops, art galleries and restaurants.

For information, contact the St. Tammany Tourist and Convention Commission at (800) 634-9443 or louisiananorthshore.com, St. Tammany Corporation at (985) 809-7874 or stpdd.org, or St. Tammany Parish Government at (985) 898-2700 or stpgov.org.