

NORTH PARK

for more info see web site www.richarddevelopment.com



165 Acre Development
500+ Home sites at completion

MIN. 1,900 AND 2,400 S.F. LIVING HOMES



- High Elevations up to 10'
- Flood Zone C
- Lower Flood Insurance
- SLECA Electricity
- Public Sewer – Natural Gas
- AT&T Fiber Internet - Uverse
- Curb and Gutter Streets
- Underground Utilities



*Lots Starting at
\$62,000*

104 Rue Richard' @ West Park Ave.= Hwy 24
Gray, Louisiana 70359

A Smart Growth Community

Call to secure your lot 985-223-6012 #227

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Mailing Address: P.O. Drawer 4035, Houma, Louisiana 70361

Phone: 985-223-6012 ext. 227 ~ Fax: 985-872-9160

Welcome to NORTH PARK Subdivision

A Planned Residential Community. 165 acre development with 500+ homes sites at completion. Located near Hwy 90 for easy East/West access to New Orleans, Port Fourchon, Morgan City and Lafayette.

In the middle of Houma's sprawling northward growth area of medical services.

Also within quick reach of Houma's major retail shopping outlets, food centers, post office, fire station, great school district, libraries, churches, and entertainment.

Entering NORTH PARK, lush landscape, encircled **Centennial Oak Trees**, you will experience serenity and tranquility in route to your custom home which likely is the greatest financial investment you will ever make.

Features & Benefits: Curb & Gutter streets, underground utilities, subsurface drainage, decorative street lights & poles, traffic signage, matching mail boxes and a large 2 acre pond. The NORTH PARK Community has ready access to all of the most desired public utilities available within our Parish such as **municipal sewer**, water, electricity, **natural gas**, telephone, cable, and high speed internet services.

Bonus value of high ground elevations up to 10', all FLOOD ZONE C, flood insurance is not required. Peace-of-mind knowing your family and your property will be properly protected against flood waters, when compared to nearly all other residential developments within Terrebonne Parish, is truly priceless.

Housing style desired is Country French. All plans require pre-approval by Architectural Review Committee. Lot/House price starting at **mid to high \$ 300's**. Large estates Lot/Houses **range from \$ 600's on up**. **Most home buyers** have chosen to save time and money by picking a lot(s), custom house plans and contracting one of our **participating Custom Home Builders to do a turn-key job** and hand over the keys.

Phase 1 59 Single Family Residential lots ready for custom home construction

Phase 2 49 SFR lots with a private pond for Northpark residence, walking path with 18 waterfront lots.

Future Phases 15 acre hardwood section, 15 acres Lost Bayou area and many more water feature lots.

COVENANTS & RESTRICTIONS legally recorded, enforced, posted on our web site to protect your values.

Entry has Commercial parcels reserved for large homes sites or professional office, medical or retail facilities.

LOCAL Developer, promoting LOCAL Custom Home Builders, realtors, suppliers and financial institutions.

Our goal is to attract new home buyers who recognize correlation between quality, value, safety and price.

HISTORY: In early 1800's Terrebonne Parish was founded, historic **EVERGREEN SUGAR PLANTATION**, was created thru "land grants/claims", some 2,000+ acres of fertile soil which spawned other estates between Houma and Thibodaux on both side of Bayou Terrebonne. Subsequently divided into small sugar plantations with mills. **Evergreen Ayo Sugar Plantation** was located about seven (7) miles above Houma and was on both sides of Bayou Terrebonne. Bounded on the north by Halfway Plantation half (1/2) mile north of Hwy. 90 and below by Coteau Road. NORTH PARK Subdivision development sits in the heart of this historic site..