



The Banks
ON THE BEAUTIFUL
BOGUE CHITTO

OFFERING MEMORANDUM



TALBOT
REALTY GROUP



Hello!

On behalf of the entire Talbot Realty Group team, I would like to thank you for allowing us the chance to present The Banks on the Beautiful Bogue Chitto. Our clients are a passionate team of developers building an incredible opportunity for outdoor enthusiasts.

It's an exciting time to invest in real estate. As the world slowly adjusts to high interest rates and tightened credit, we are heading toward a future where buyers can have better rates and more robust investments with owner financing options. This is especially true for The Banks, where the developers are willing to work with buyers to find a financing solution that meets their needs.

We are also convinced that now is the time to invest in real estate north of St. Tammany Parish. Data from real estate reports, significant increases in prices, and overall congestion in St. Tammany Parish indicate a strong market trend for buyers heading north. Washington Parish is on track to benefit from this trend. With more affordable prices and a stronger offering, Washington Parish is attracting buyers looking for more space and better value for their money.

In this presentation, Talbot Realty Group has tapped our cross-market talent to put together a holistic approach to buying lots at The Banks that builds on where we are now while imagining where we might go in the future.

We hope you have as much fun exploring The Banks as we have had. It is a tremendous opportunity to own land along the Bogue Chitto River in the most promising development in Washington Parish.

Thank you!

Chris Talbot, Director of Sales



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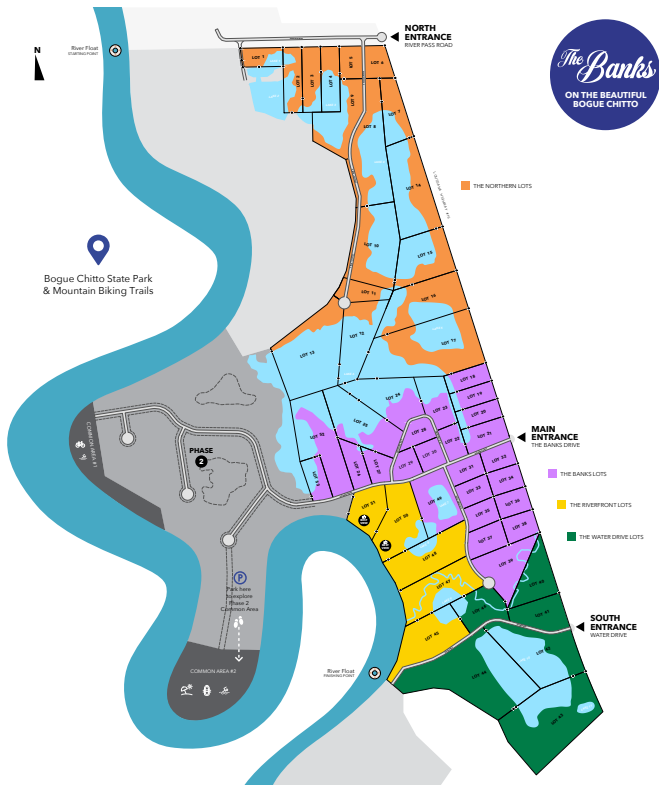


EXECUTIVE SUMMARY

Talbot Realty Group is pleased to present the opportunity to acquire lots in The Banks on the Beautiful Bogue Chitto, the premier waterfront recreational subdivision development just 25 miles north of Covington, Louisiana.

The properties can be acquired as individual lots, in curated lot selections, or in specific large parcel groupings based on your preferences and goals.

The offering, comprising The Banks subdivision and three additional parcels (A, B, and D), covers an impressive 322-acre area with a notable 2.75 miles of direct Bogue Chitto River frontage. The scenic Bogue Chitto provides an exquisite backdrop for the subdivision, offering a haven for water enthusiasts who enjoy fishing, kayaking, camping, or simply relaxing by the water.



THE WATER DRIVE LOTS

Private Lakefront Living on a Serene Cul-de-Sac.

An exceptional investment opportunity for a private family estate or short-term rentals!

7 Properties Available

Lake-life with Luxury Perks

THE RIVERFRONT LOTS

Unmatched Views with Exclusive and Private Access to the Bogue Chitto River.

These five premium lots are the only opportunity to own Bogue Chitto River frontage at individual lot sizes and price points.

5 Properties Available

Unmatched Views

THE BANKS DRIVE LOTS

Enjoy the Tranquility and Peace that comes with Spacious Lots.

Options range from generous one-acre plots to more expansive combinations - all with Bogue Chitto River access right from your backyard!

25 Properties Available

Spacious Lots with Affordable Price Points

THE NORTHERN LOTS

Lakefront Living, Camping, and RV Lodging.

Comprising 17 carefully planned lots, these spaces are tailored to offer residents an exceptional camping experience from sunrise to sunset.

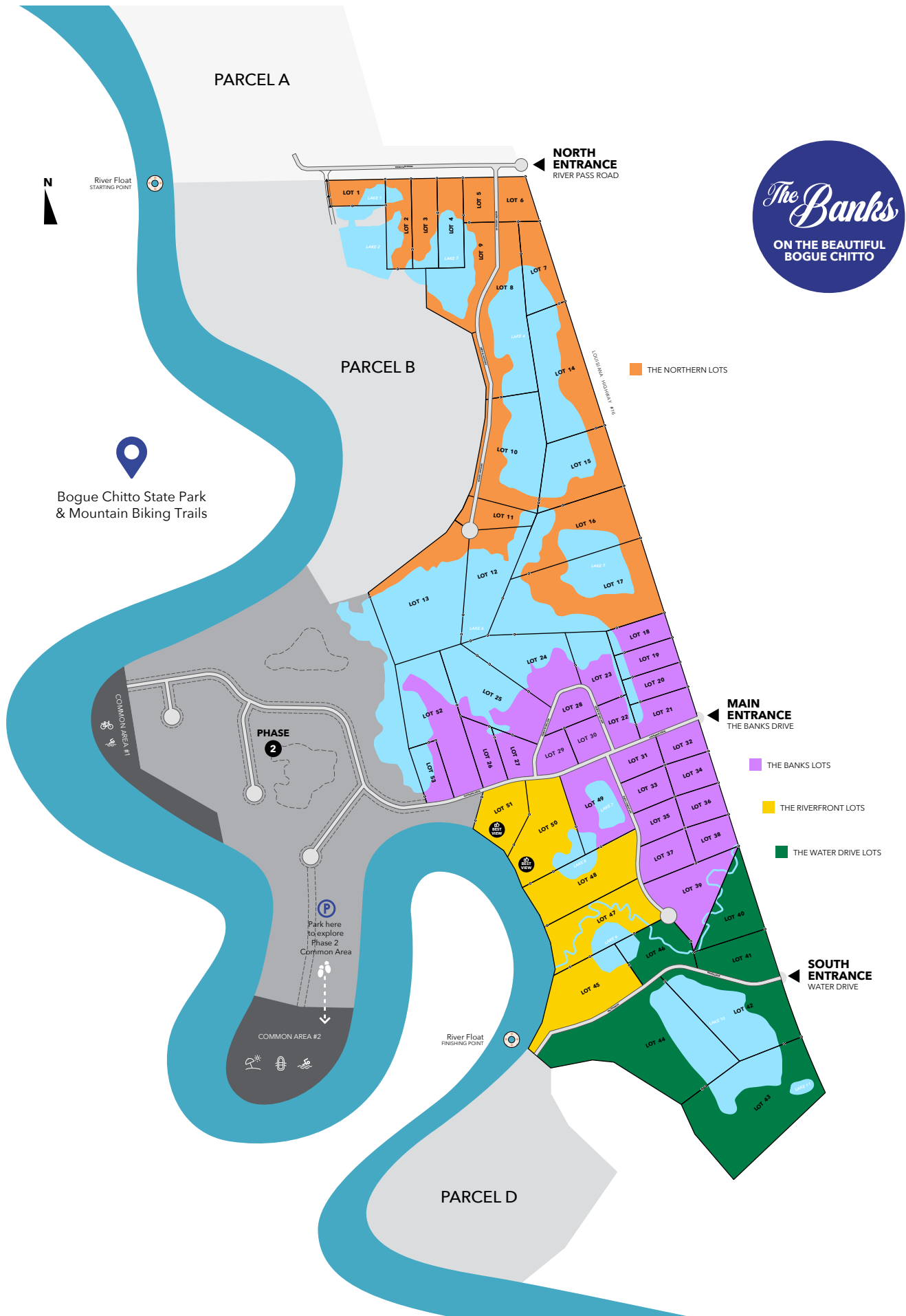
17 Properties Available

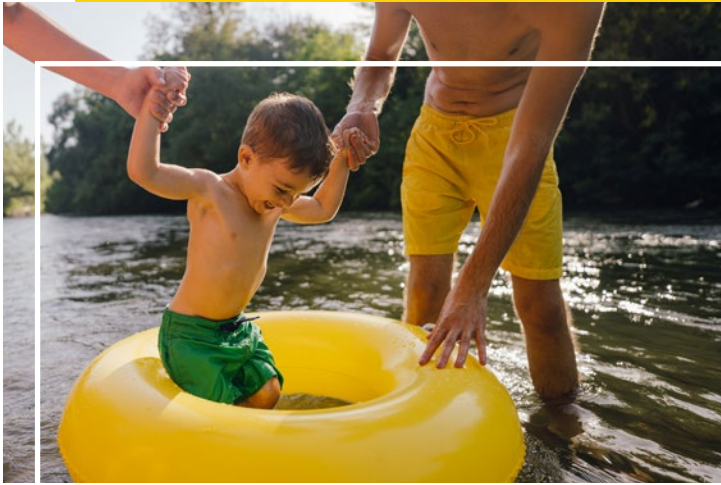
Premium Camping and RV Parking Options

PHASE 1

53 Premier Lots Available to Own. Every Acquisition Includes Exclusive Access to Over 10 Acres of Bogue Chitto Riverfront Commons and Beaches.

Four 'Color Zones' allow us to approach lot reservations holistically: understanding your specific requirements (e.g., lakefront, riverfront, or both), presenting tailored package options, and serving as your guide for a seamless ownership experience.





CHOOSE YOUR ADVENTURE



WATER DRIVE

at the Banks

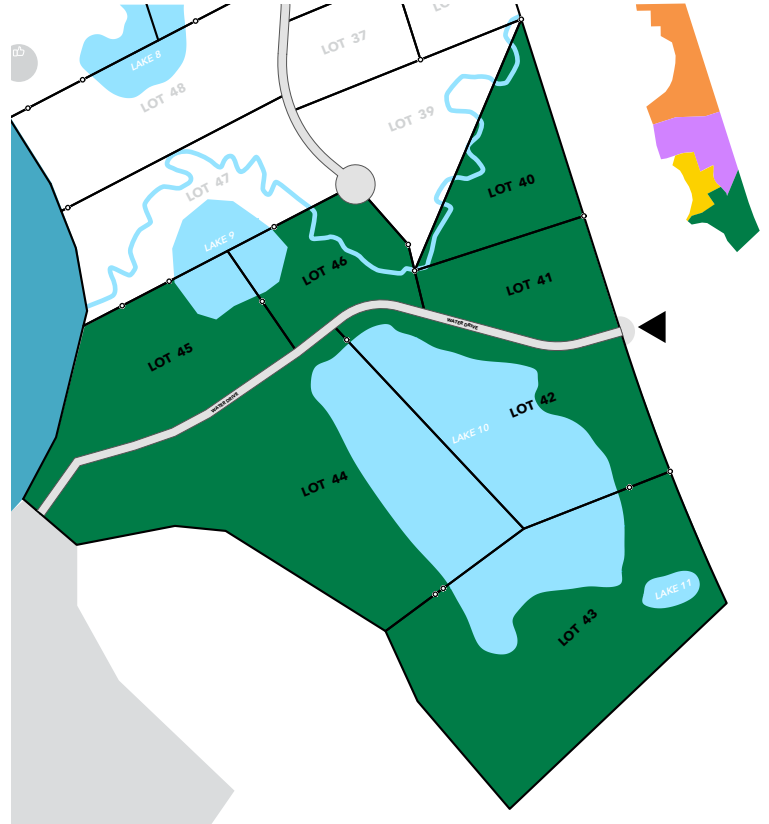


WATER DRIVE *at the Banks*

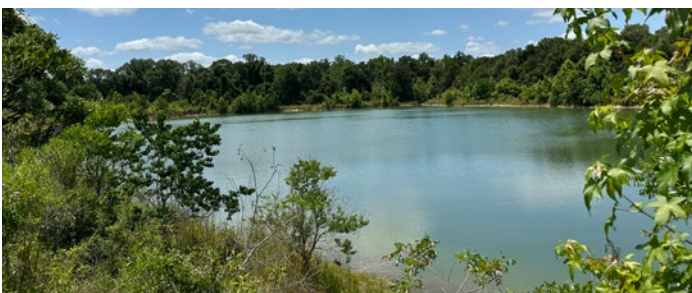
The Lots along Water Drive stand at the South End of The Banks subdivision. Five exceptional properties provide a **private lakefront living experience** on the wonderfully tranquil cul-de-sac street. Lots 42, 43, and 44 surround a large 7-acre lake, creating an ideal opportunity for a single buyer's family estate. Lots 45 and 46 share a more intimate 1.2-acre lake, while Lot 45 stands out with its premium Bogue Chitto River frontage. Beyond the lakefront possibilities, Water Drive boasts the generously sized Lots 40 and 41, each spanning over two acres. These lots provide ample buildable space and come at an affordable price point. The properties lining Water Drive present an exclusive and elevated way of life. It's lake-life with luxury perks.

Investment Highlights

- 30.344 Acres Total
- 1 Riverfront Property (Lot 45 - 422.22 ft. Bogue Chitto River frontage)
- 5 Waterfront Properties
- 2 Lakes
- Private and Exclusive neighborhood feel
- Investment Opportunity for a Family's Estate
- Investment Opportunity for a Short Term Rental Getaway



WATER DRIVE *at the Banks*

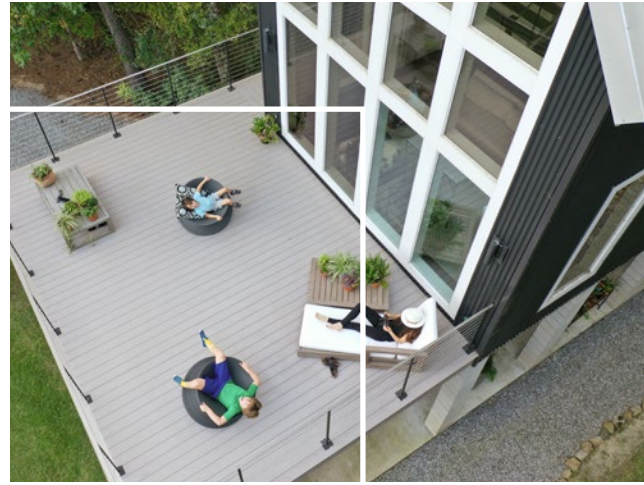


CHOOSE YOUR LOT

LOT	ACRES
40	2.205
41	2.059
42	4.900
43	7.232
44	8.196
45	3.620
46	2.132
TOTAL	30.344

Lot Prices range from
\$74,900-224,900

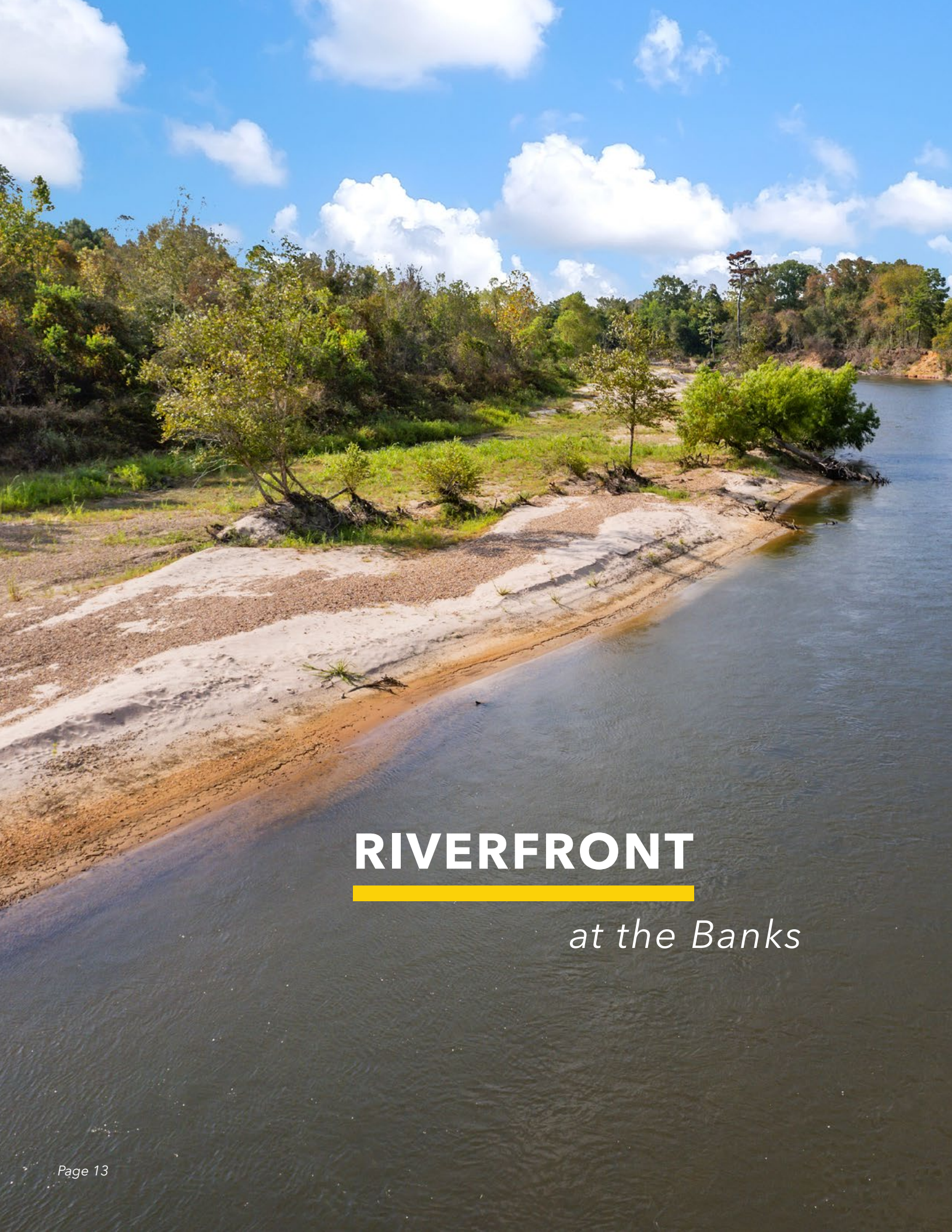
Average Price per acre
\$23,900



LIFESTYLE

Turning Seasons into
Treasured Stories:
Your New Chapter
at The Banks





RIVERFRONT

at the Banks

RIVERFRONT *at the banks*

Five Premier Riverfront Lots are currently available and deliver 1,368 feet of Bogue Chitto River frontage if acquired as a package.

These five properties are the only opportunity to own Bogue Chitto River frontage at individual lot sizes and price points.

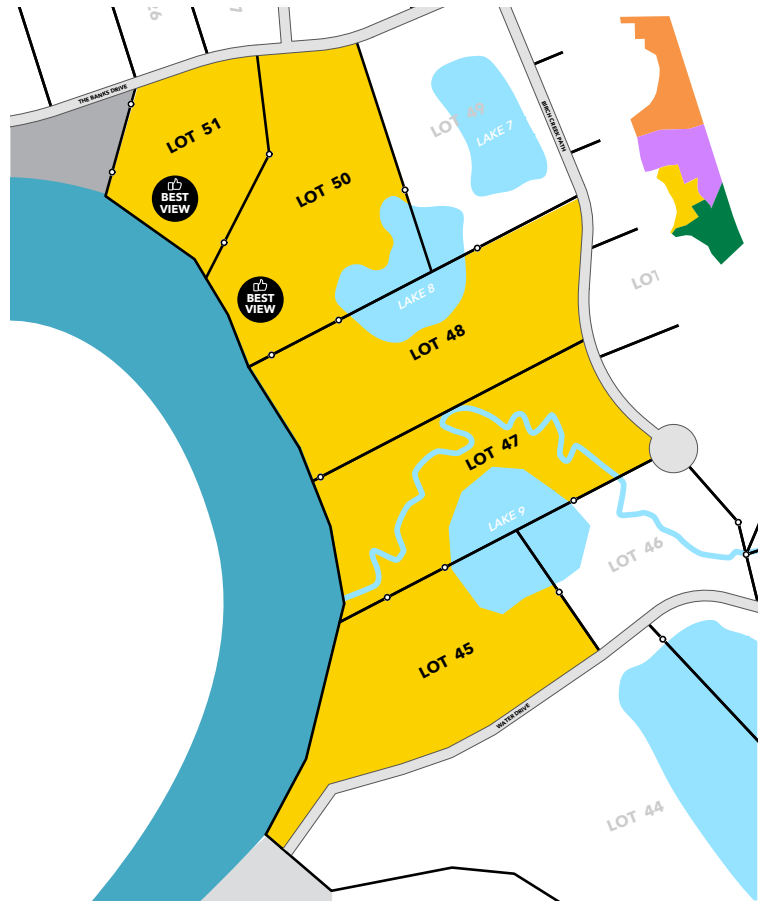
Lots 50 and 51 offer the best river views in the entire 322-acre site.

The other options are the larger parcels (A, B, and D) included in this offering.

Riverfront Lot Owners enjoy unmatched views with exclusive and private access to the Bogue Chitto for their families and guests.

Investment Highlights

- 16.126 Premium Acres Total
- 5 Riverfront Properties (1,268 ft Bogue Chitto River frontage)
- Riverside Exclusivity
- Unmatched Views
- Limited Opportunity: Only five riverfront lots are available



THE RIVERFRONT LOTS



CHOOSE YOUR LOT

LOT	ACRES
45	3.620
47	3.597
48	3.563
50	3.454
51	1.892
TOTAL	16.126

Lot Prices range from
\$99,900-174,900

Average Price per acre
\$43.400



BANKS DRIVE

at the Banks

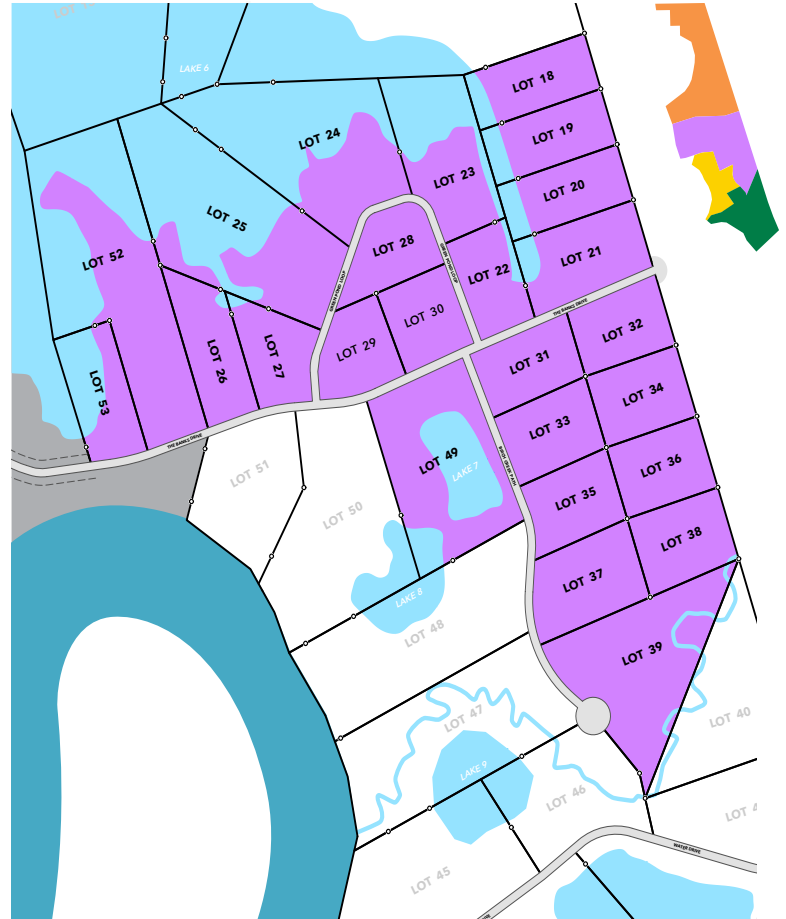
BANKS DRIVE *at the Banks*

The Banks Drive, Birch Creek Path, and Green Pond Loop were completed in the initial stages of The Banks subdivision development. The planned design and thoughtfulness of the layout for these 25 Lots prioritize not just the residences but also the natural beauty of the surroundings.

Living in The Banks, residents would have the opportunity to enjoy the **tranquility and peace** that comes with spacious lots. With options ranging from generous one-acre plots to more expansive combinations of lots, homeowners have ample space to create a beautiful and comfortable living environment. Additionally, with exclusive access to the Bogue Chitto River common areas and beaches, residents and their guests can enjoy the scenic beauty and adventures right from their backyards.

Investment Highlights

- Spacious Lots, 25 generously oversized lots
- Nature's Beauty: Encompassing various lakes, ponds, and landscapes
- Lakefront Living: Choose from 8 options
- Customizable Choices: Flexibility to secure one-acre lots or larger combinations
- Budget-Friendly: Enjoy affordability without compromise.



THE **BANKS DRIVE** LOTS



CHOOSE YOUR LOT

LOT	ACRES	LOT	ACRES
18	1.061	30	1.012
19	1.061	31	1.090
20	1.061	32	1.023
21	1.433	33	1.071
22	1.013	34	1.020
23	1.872	35	1.039
24	3.348	36	1.020
25	3.836	37	1.363
26	1.179	38	1.075
27	1.016	39	2.803
28	1.033	49	3.021
29	1.012	52	4.277
30	1.012	53	1.152
		TOTAL	39.891

Lot Prices range from
\$34,900-174,900

Average Price per acre
\$43.400



NORTHERN LOTS

at the Banks

NORTHERN LOTS *at the Banks*

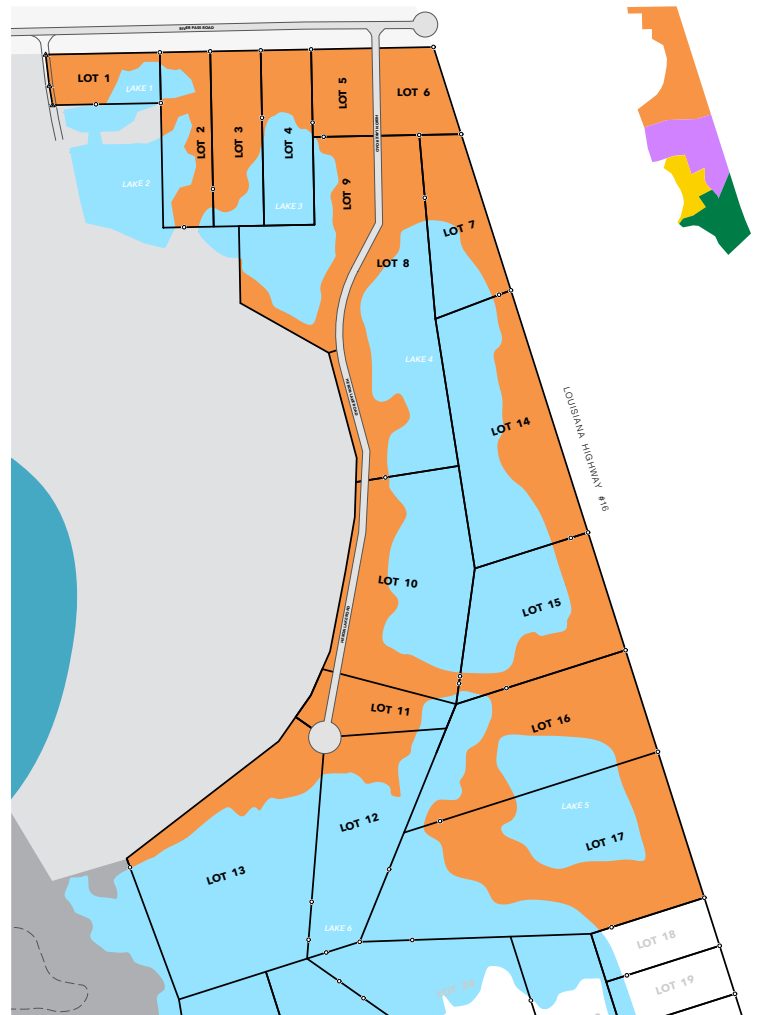
Lakefront Living, Camping, and RV Parking

The Northern Lots at The Banks present a distinctive chance for lakefront living, camping, and RV lodging. Comprising 17 carefully planned lots, these spaces are tailored to offer residents and visitors **an exceptional camping experience from sunrise to sunset.**

RV Accommodation: Designed with RV and motorhome owners in mind, the Northern Lots offer ample space for establishing your RV setup. This arrangement allows you to conveniently park your RV on your property and provides easy access at your leisure. It presents an ideal solution for avid travelers and adventurers, enabling them to maintain a permanent lakeside base while retaining the freedom to explore, all with direct river access.

Investment Highlights

- Total Area: 52 acres of land
- Available Properties: A selection of 17 properties ready for purchase
- Lakefront Living: Choose from 15 different options
- Customizable Choices: Flexibility to secure either one-acre lots or combine lots for larger land areas.
- Privacy Considerations: Northern entrance options (Lots 1 - 4) provide enhanced privacy choices
- Premium Lakeside Camping Options
- Investment Opportunity for RV Parking
- Multiple Pricing Options Available



THE **NORTHERN** LOTS



CHOOSE YOUR LOT

LOT	ACRES	LOT	ACRES
1	1.000	13	5.991
2	1.564	14	4.434
3	1.564	15	3.241
4	1.564	16	4.186
5	1.000	17	7.421
6	1.098	TOTAL	51.994
7	1.850		
8	4.831		
9	3.131		
10	4.680		
11	1.212		
12	3.227		

Lot Prices range from
\$34,900-149,900

Average Price per acre
\$23.900

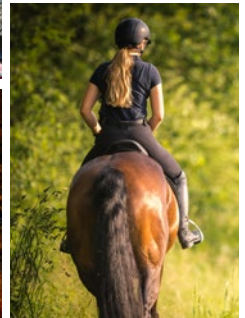
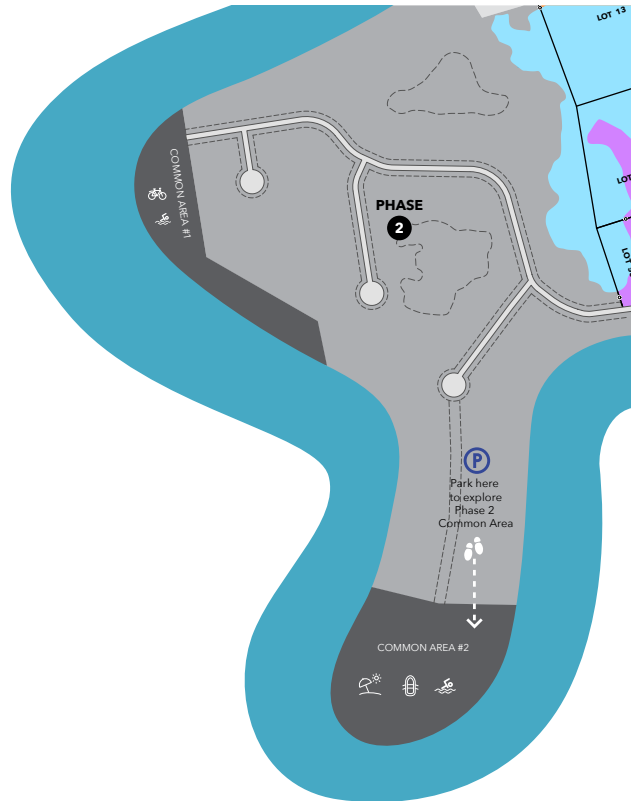


OWNER'S ADVANTAGE *at the Banks*

Owners' Exclusive Advantage: 10+ Acres of Bogue Chitto Riverfront

Own more than a property at The Banks - gain a key to over 10 acres of pristine Bogue Chitto riverfront common ground.

As a property owner, your property goes beyond the survey lines - it extends to a truly unique experience by the river. This is The Banks' promise reserved exclusively for owners.



Future Phase 2

The Future Phase 2 area of the Banks offers an additional 50 acres of premium recreational and residential space. As Phase 1 lots are 50% sold, the formation of a Homeowners Association (HOA) will be essential to manage and maintain the community's shared amenities.

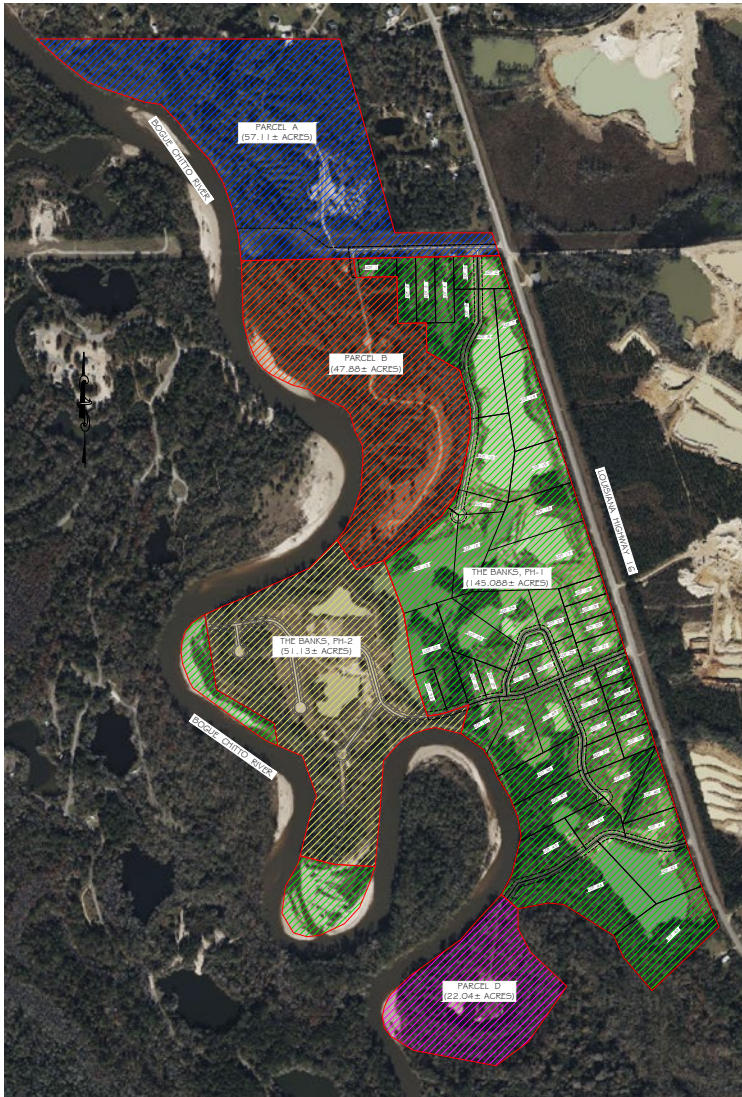
Several options could be considered by the HOA to enhance the experience for residents of The Banks, including Community Parks, Swimming Pools, Sports Facilities (pickleball courts, basketball courts, or soccer fields), Biking Trails, and Riverfront Activities (fishing docks, kayak launches, or riverfront promenades).



BEYOND THE BANKS

Expanding Land Opportunities

PARCELS A, B, D (124 ACRES)



As part of The Banks Offering, we present the opportunity to acquire the coveted remaining parcels A, B, and D. These strategically positioned pieces of land hold immense potential for creating a Luxury RV Park. Alternatively, these parcels offer a blank canvas for realizing a buyer's unique vision and aspirations.

Parcel A, situated at the northern end of the site, spans 57.1 acres and boasts a half-mile stretch of Bogue Chitto River frontage, including an allocated area for a boat launch.

Parcel B, covering 45.3 acres, features approximately 1600 feet of BC River frontage.

Parcel D, positioned at the site's southern edge, encompasses 22.1 acres and benefits from 2,262 feet of BC River frontage.

Procuring these parcels individually or in combination offers diverse high-density possibilities for future owners to maximize their investment potential at The Banks on the Bogue Chitto.

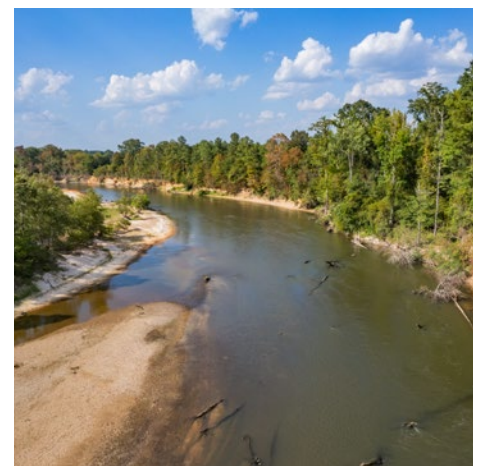
\$24,900 per Acre



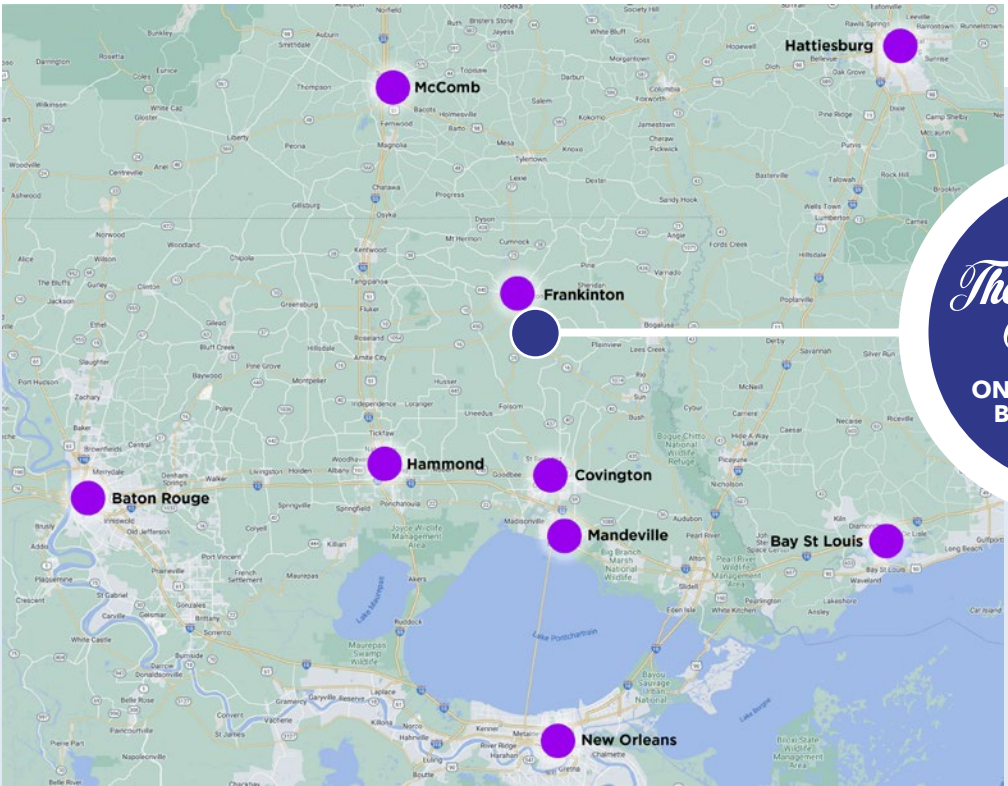
Parcel A: 57.1 acres, \$1,421,790



Parcel B: 45.3 acres, \$1,127,970



Parcel D: 22.0 acres, \$547,800



The Location

The Banks is positioned directly opposite the Bogue Chitto State Park in Washington Parish, LA, and resides at the heart of a vibrant recreational community that embraces a diverse blend of water-based pursuits, mountain biking, ATV adventuring, horse-back riding, fishing, and camping.





Bogue Chitto State Park

Mountain Biking, 21 Miles of Trails

Explore Bogue Chitto State Park's diverse landscape with elevations up to 270 feet.

Experience 8 unique mountain biking trails, the only machine-groomed singletrack options in the state!

The trails feature 3 exciting blue routes (including a flow trail), 4 easy green paths, and 1 challenging freestyle black trail.

Discover the progressive jump and drop skills parks, along with a dedicated kids' track.





Bogue Chitto State Park

Hiking Trails, 7 Miles

Equestrian Trails, 14 Miles

Disc Golf

Horseback Riding

Kids Waterplay

Camping, Glamping and Cozy Cabins



[EXPLORE The Bogue Chitto State Park](#)

OWNER FINANCING

The Banks presents a tremendous opportunity to own land along the Bogue Chitto in the most promising development in Washington Parish.



As the nearby opportunities are becoming crowded, this land investment is poised for long-term value appreciation. The properties are being offered clear of existing debt, delivering the ability structure the acquisition creatively with Owner Financing options.

Phase 1 Lots

# Lots for Sale	53
Lot Size Range	1.00 - 8.20 Acres
Lot Price Range	\$34,900 - \$224,900

Parcel A

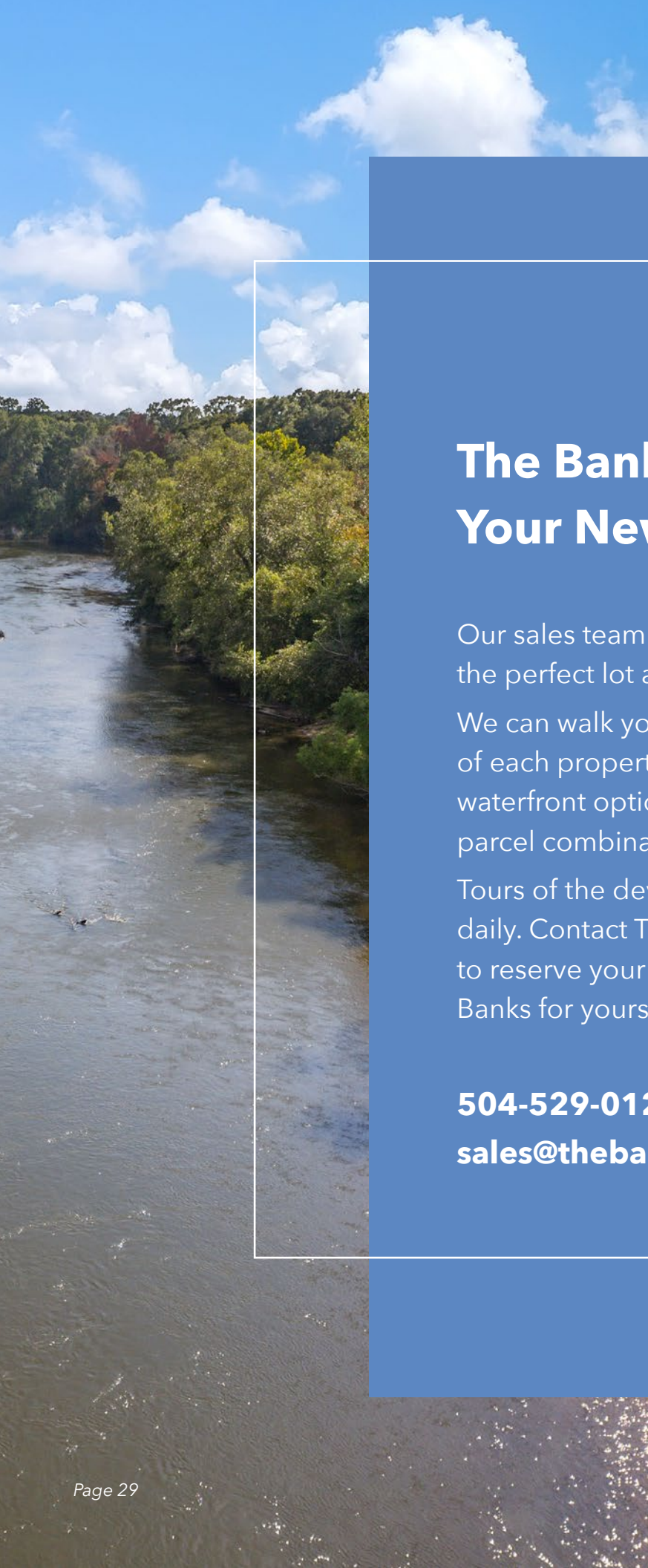
Acres for Sale	57.1
Price per Acre	\$24,900
Total	\$1,422,000

Parcel B

Acres for Sale	45.30
Price per Acre	\$24,900
Total	\$1,127,970

Parcel D

Acres for Sale	22.00
Price per Acre	\$24,900
Total	\$547,800



The Banks: Your New Chapter

Our sales team is here to help you find the perfect lot at The Banks.

We can walk you through the details of each property, including the unique waterfront options of each area, curated parcel combinations, and more.

Tours of the development are available daily. Contact Talbot Realty Group today to reserve your lot and experience The Banks for yourself.

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DISCLAIMER

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The incorporation of lifestyle-oriented imagery within this presentation is purely intended to stimulate an aspirational concept for potential property owners. It should be explicitly understood that these images are artistic renderings and do not depict the actual appearance of the properties offered for sale.

Regarding the land area measurements specified within this presentation, it is important to note that the values provided are approximations. They should not be interpreted as precise measurements of the land. Actual dimensions and acreages may vary and interested parties should perform a thorough inspection through appropriate sources.

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