

Broussard family brings livable neighborhoods to area

By Ruth Fields
Courier Advertising Writer

In 1986, Rod Broussard was selling cars in Conroe when he saw an article in *The Courier* about a national land company that was developing a subdivision on Lake Conroe. Selling lots sounded like a good idea, and just a few weeks later, after attending an intensive, seven-day-a-week course to earn his real estate license, Rod began selling property on Lake Conroe for the Patten Corporation (now Bluegreen Development Company.)

Over the next decade, Rod moved up within the company, becoming sales manager, then overseeing construction and finally, becoming regional vice president. During this time, he discovered that he had a knack for transforming virgin acreage into livable developments.

In 2000, Rod formed Broussard Properties and began the development of Hilltop Ranch, an acreage subdivision located on F.M. 2854 near Montgomery. Shortly thereafter, he began developing The French Quarter on Lake Conroe, Old Kentucky Farms (an acreage subdivision), as well as Lake Breeze on Lake Conroe. A new acreage subdivision near Centerville is now in the pre-development stage.

One of the ways Rod puts his thumbprint on subdivisions is by picturing his own family living there.

"I look at it from the eyes of the buyer," he said. "If I am going to live here with my family, how would I want the roads to look? How would I want the lots to be laid out? It's not all about concrete and steel and wood. It's about families."

Acreage Communities

Hilltop Ranch, a wooded acreage community, is located on gently rolling hills just south of Montgomery. Although **Hilltop Ranch** has no developer-owned lots remaining, resales of lots and homes are sometimes available.

Old Kentucky Farms, located west of Conroe off of F.M. 2854, is another acreage community with many advantages to prospective homeowners. Residents can enjoy both the flavor of country life as well as easy access to schools, shopping and medical care, as the subdivision has easy access to Loop 336 and I-45 via F.M. 2854.

The Woodlands Mall, as well as Lake Conroe, are just minutes away.

Children who live in **Old Kentucky Farms** can raise animals for FFA and 4-H projects on their families' acreage; residents may keep one horse or cow per acre. Families who purchase lots in **Old Kentucky Farms** have no deadline for starting the construction of their homes. They may build their own homes, have their home built by Broussard Homes or may choose another custom builder.

Lakefront Communities

The French Quarter on Lake Conroe has a unique New Orleans theme. The French Quarter enjoys the quiet eastern side of Lake Conroe, as well as easy access to I-45 N. The subdivision offers both lakefront and interior lots. Only five lots remain in sections one and two, although 60 lots in section three will be available soon.

In keeping with its name, **The French Quarter's** two-story, lakefront clubhouse (pictured, center) features plantation-style architecture. Homes in the community also have southern coastal architecture, and New Orleans-style street signs bear such names as Dauphine, Decatur and even Bourbon Street.

Landowners in The French Quarter on Lake Conroe may build their homes at any time in the future. **Bourbon Street Builders**, Broussard Properties' own homebuilding firm, builds in The French Quarter, as do other quality custom builders. Landowners can also build their own homes.



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