



HARVESTON

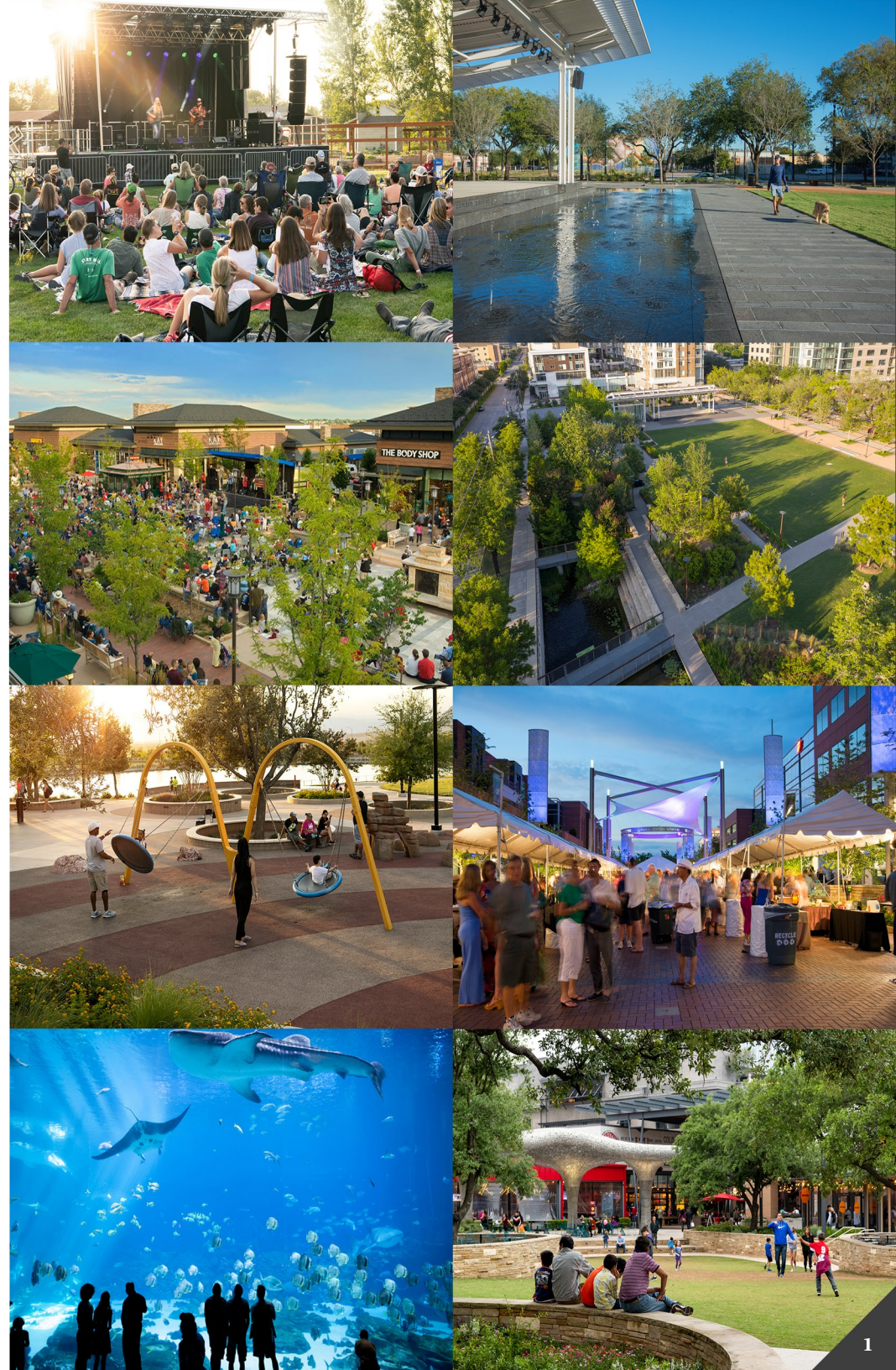


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Our Inspiration

Harveston is a return to the traditional community model centered around family, personal growth, and connection. The mixed-use development, which features the arts, agriculture, retail, and access to nature at the core of it's design, provides a nurturing environment for all.

Built with connectivity in mind, this development boasts a walkable community environment with a vast array of activities and opportunities for residents and visitors alike. Whether Harveston is your home, your office, or your getaway destination, we invite you to cherish your time here, enjoy community, and appreciate all the beauty that Baton Rouge has to offer!

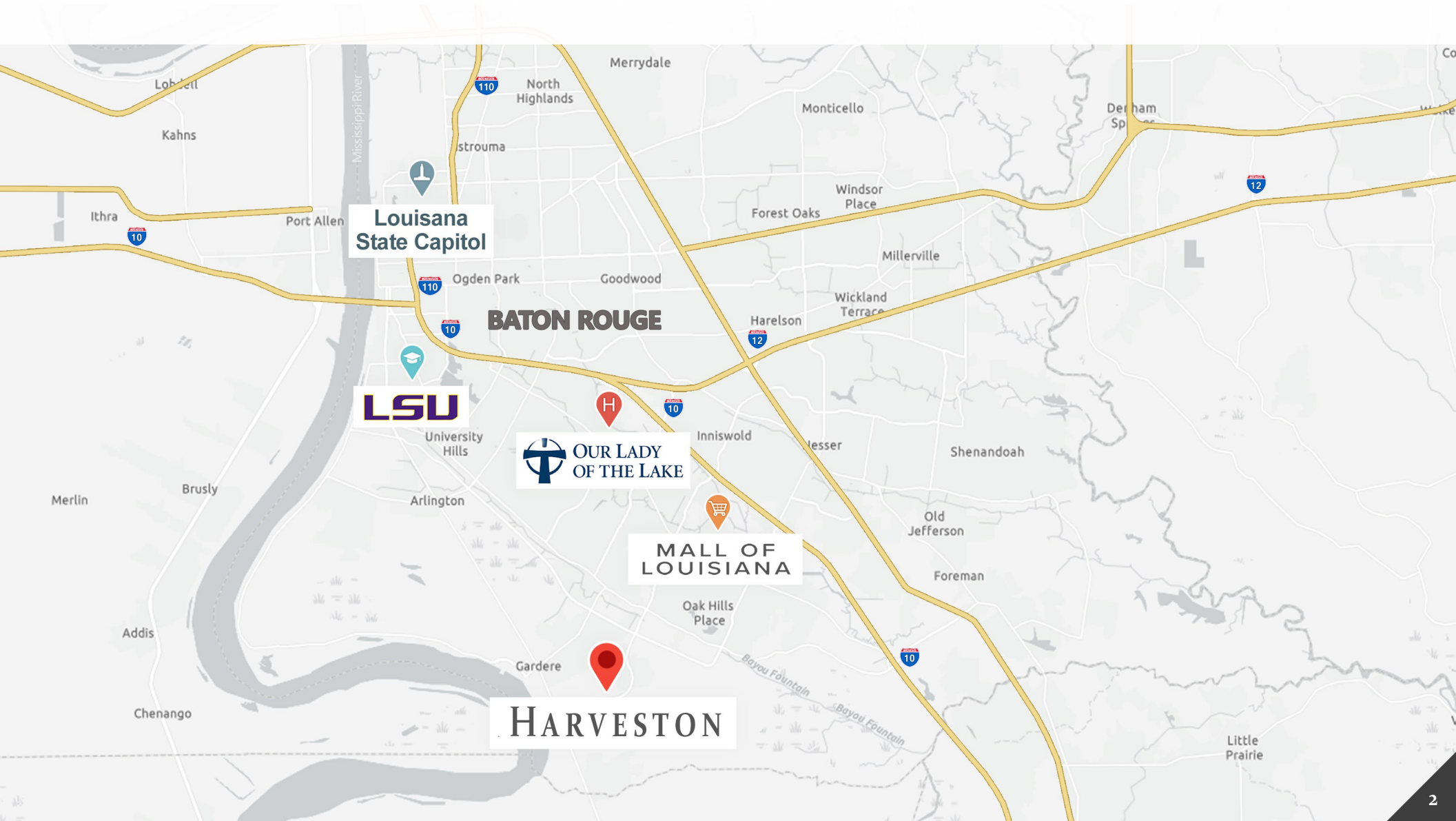




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Location

Harveston is located in Baton Rouge, the capital of Louisiana, and offers the privacy and quiet of a neighborhood community while supplying easy access to downtown Baton Rouge, LSU, the interstate and in the New Orleans CBD within an hour.





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Connectivity

Harveston is more than just a standard of development, it's based on established community values and modern convenience. Whether it's walking to the high school football game, having the local coffee delivered to your house or riding your bike to the gym, Harveston is recreating that same small town feel we know and love in a timeless setting and connecting residents through shared purpose, shared interests, and shared values.

SUBDIVISION	# of Units
Pointe-Marie	481
Gardere	800
Bluebonnet Extension	1195
Harveston P1	320
Harveston P2	1020
Harveston P3	940
Harveston P3 (MultiFamily)	1100
Lexington Estates	250
Lexington Park	270
University Club	850
Woodstock Plantation	213
Willows at Bayou Fountain	300
Bellegrove Square	117
Total	7856





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Plan Overview

- 1. ♦ Retail & Restaurants
- 2. ♦ Multifamily
- 3. ♦ Residential
- 4. ♦ Offices
- 5. ♦ Civic



♦ Phase 1



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Lifestyle

Expertly designed, with over 6,000 high-income homes connected by cart paths throughout the development, Harveston offers local and surrounding residents a full spectrum of lifestyle amenities. Providing the very best in living, dining, shopping, and learning, right here in Baton Rouge, Harveston will become the pillar of modern day community developments

DEVELOPMENT FEATURES

Outdoor Concert Venue

Town Squares

Grocer

Health and Wellness Facility

Early Childhood Development Center

Community Schools

Unique Multi-Family Housing Options

Dining, Shopping, and Entertainment

Aquarium

Waterside Bike Paths

Nature Trails

RESIDENTIAL FEATURES

Organic Farm Delivery

Parks & Green Spaces

Toddler Playground

Harveston Clubhouse

Fitness Center

Children's Playground

Resident Events & Program

Community Pool & Splash Park





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The Residences at Harveston

Harveston offers properties of all sizes for potential residents to enjoy their new forever home as part of an elegant community. From custom homes, cottages, neighborhood homes, or luxury apartments, Harveston provides the highest quality living conditions all within walking distance from a vast array of entertainment and amenities.

STARTING HOME PRICE: \$439,000
 STARTING LOT PRICE: \$170,000
 CUSTOM HOME RANGE: \$550,000 - \$1,000,000+

RESIDENTIAL ABSORPTION	AVAILABLE LOTS
<i>The Preserve</i>	0
<i>The Lakes</i>	1000
<i>Harveston Single Family</i>	1011
<i>Harveston Multifamily</i>	1221
Total	3,232

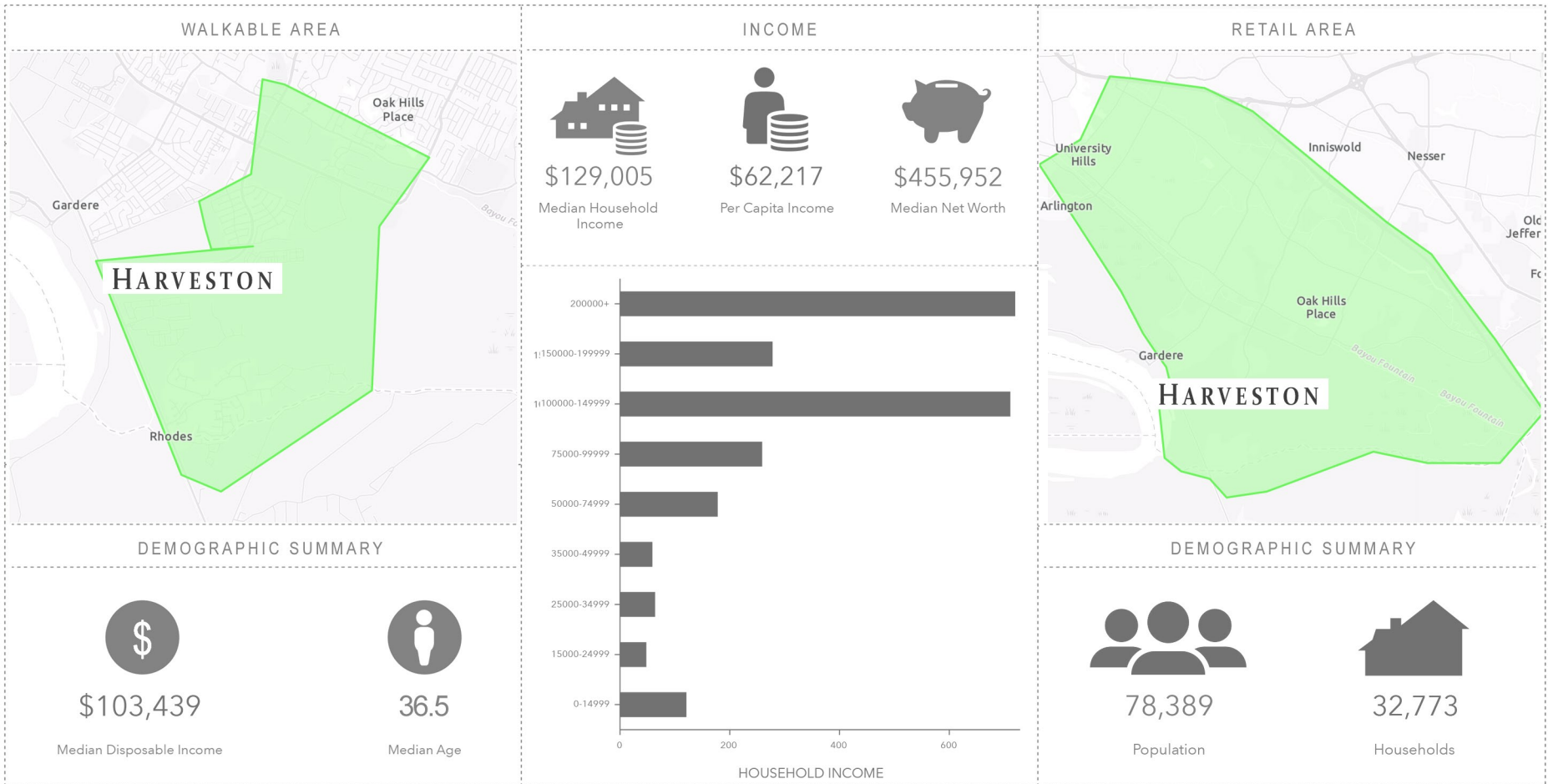


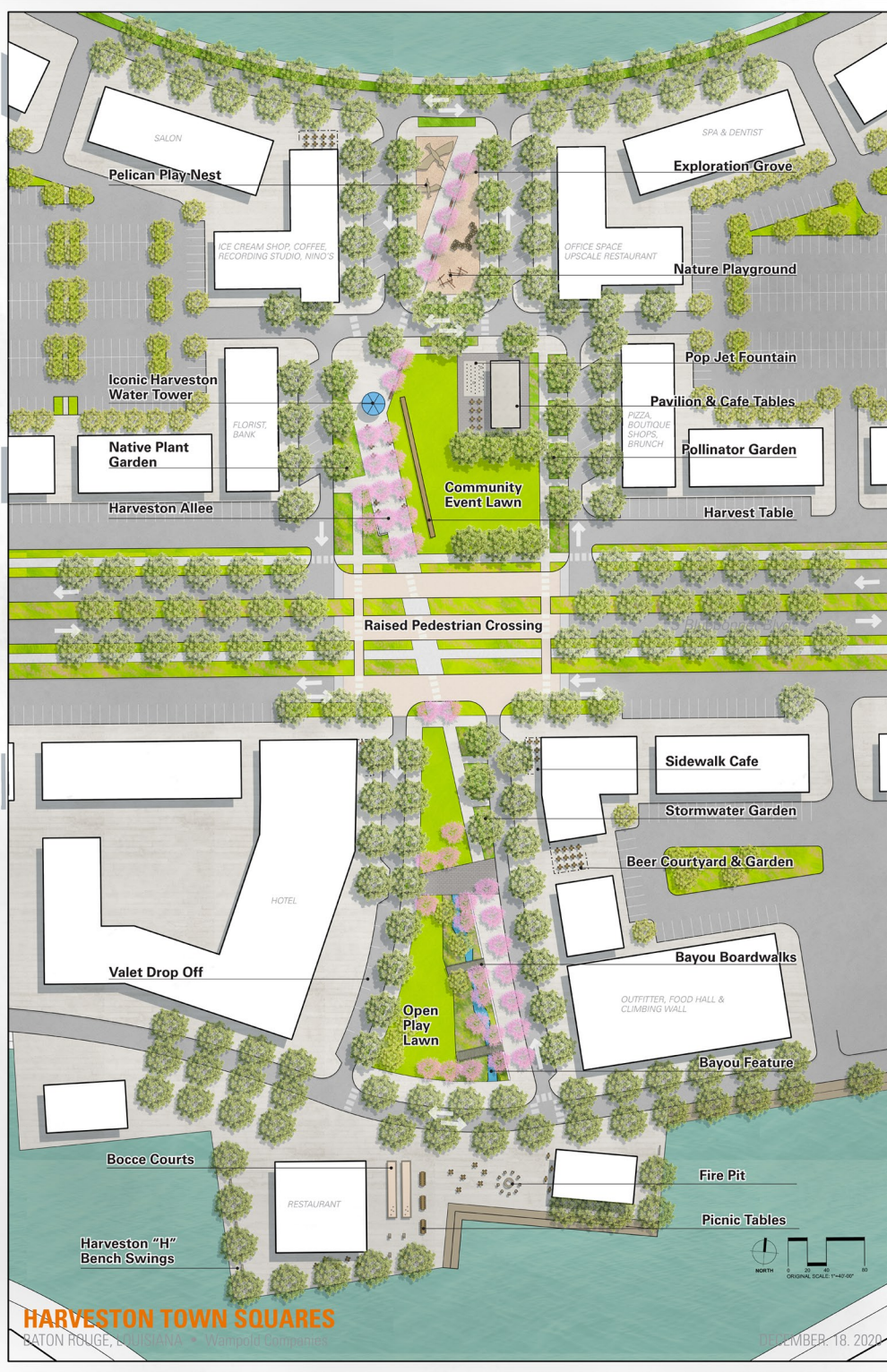
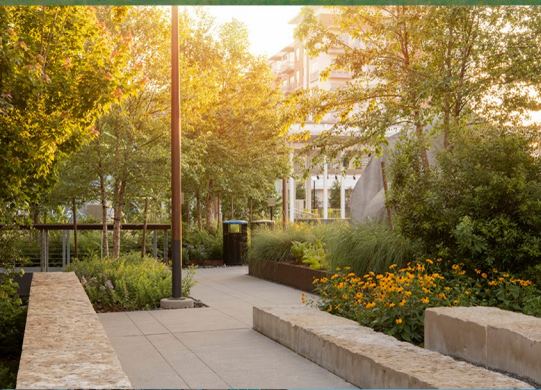


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Retail District

Harveston has been planned to fit at the heart of Baton Rouge's thriving and expanding population, making it a welcomed addition to the existing community and culture. Located alongside the Mississippi River, shoppers can enjoy beautiful and historic surroundings while also having convenient access to downtown and LSU campus.





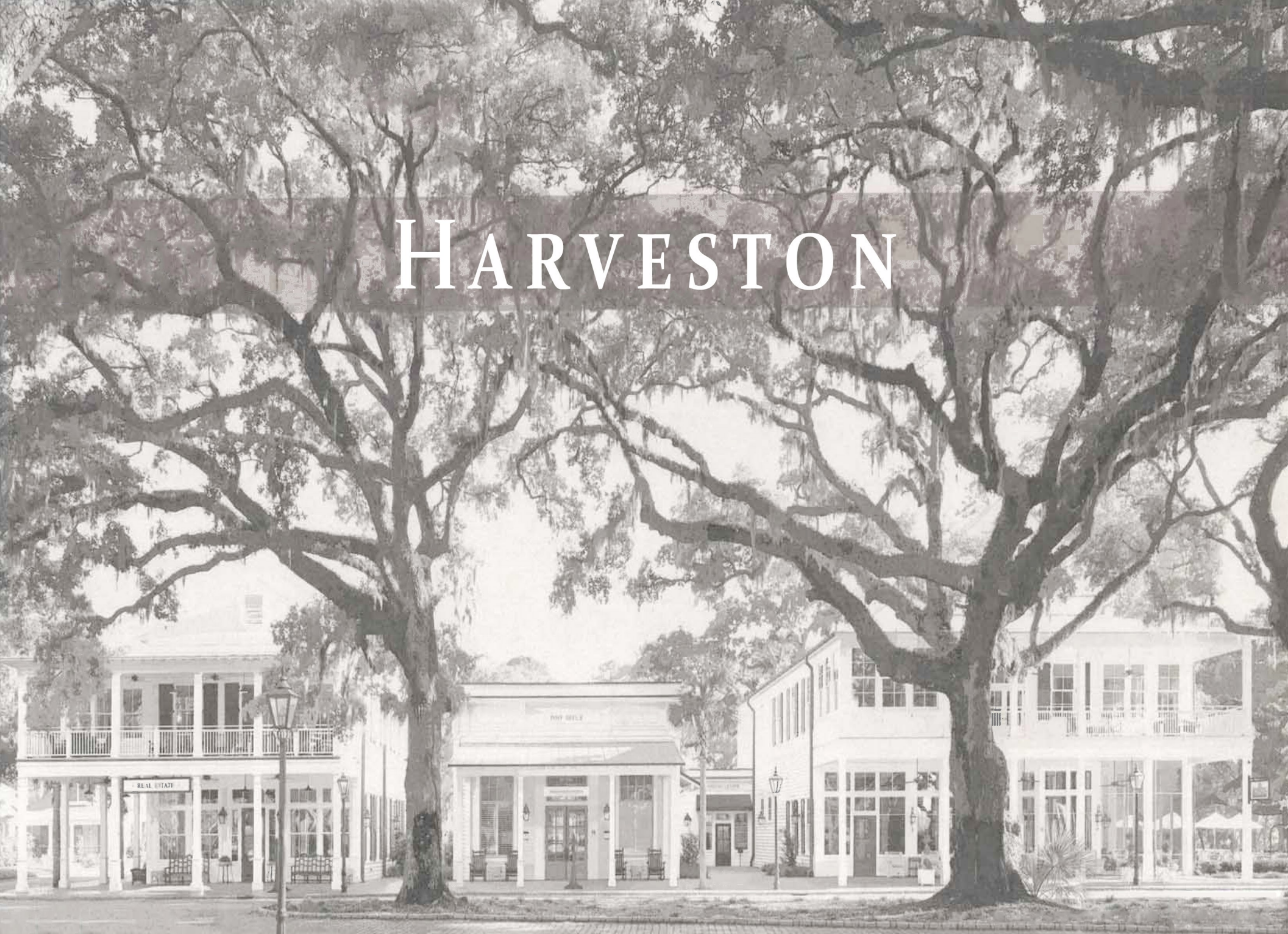
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Phase I

Harveston will center around a vibrant Town Square complete with outdoor concert venue, riverwalk, and expansive array of high-end restaurants and stores. Beyond the retail district begins the multifamily development consisting of apartment complexes, town homes, and senior living facilities. Lastly, on the outer perimeter of Harveston resides the residential district, quietly surrounded by nature and the beautiful sunset over the Mississippi, all with the added convenience of walkability.



HARVESTON



H Pillars of Harveston

CONNECTION

We connect people to each other and the opportunities that enrich their lives



STEWARDSHIP

We empower our community to take ownership of the land and their neighborhood



HEALTH

We elevate personal health and support the pursuit of a better quality of life



GROWTH

We believe in the power of individuals to reshape society and serve their community



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Harveston Cares

Harveston will be home to Steadfast Foundation, a community foundation that will serve individuals in our city and beyond through connections to life-changing resources and limitless career opportunities. Harveston businesses will have the option of becoming the first Steadfast affiliates, providing apprenticeships to Steadfast-approved applicants. The partnership between Harveston and Steadfast will serve as a unique bridge between various communities of our city, businesses benefiting from new workforce diversity and individuals with previously limited influence gaining connections and resources to improve our city.

HARVESTON

STEADFAST



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Fullness Farm

Harveston is proud to be the home of Fullness Farm, located on the Northeast corner of the development. Fullness Farm focuses on the design, installation and maintenance of organic raised beds and edible landscaping. Complete with an on-farm restaurant serving fresh to-go foods, farmstand and nursery store, and an apprenticeship program with housing, Fullness Farms will be an integral part of the community and lifestyle at Harveston. Their goal is to fully incorporate farm into development, not just be a farm next to a neighborhood. Fullness Farms will host on-farm events, classes, a sunflower maze, pumpkin patch, and a U-pick orchard.



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Developer Profile



Mike Wampold

Developer

As founder and owner of Wampold Companies, Mike Wampold is directly responsible for the direction and growth of the company. He oversees strategic corporate planning, corporate financing and new project development. He has been involved in the development, construction, renovation, ownership and management of real estate holdings for over 30 years.

Notable Baton Rouge development projects include Aptim Plaza (formerly Shaw Plaza) Crescent at University Lake Condominiums, Bayonne at Southshore apartments, I & II City Plaza office buildings, the Renaissance and the Watermark hotels. Mike has also developed projects around the state. He is a life-long resident of Louisiana.



II City Plaza

Baton Rouge, LA

A prestigious Wampold Class A office building located in downtown Baton Rouge, was completed in 2009. It is located adjacent to the current City Plaza in the heart of the Central Business District. The structure encompasses the highly visible corner of North Boulevard and 4th Street.

The Crescent at University Lake

Baton Rouge, LA

The Crescent is a 165-unit luxury, mid-rise condominium community consisting of 300,000 square feet of living area situated above a parking deck, located on University Lake near the gates of Louisiana State University. The Crescent exhibits cultural depths and diversity with a character all its own. It is a promise of exquisite living embraced by Old World charm and New World elegance. A private retreat influenced by European architectural, this grand and secluded community is a tribute to living at its very finest. 90% of the units have sold.

Margaritaville

Houston, TX

The Margaritaville project is Wampold's largest yet and included a complete overhaul of the 20-story hotel tower and adjacent facilities. The fully renovated facility features 35 newly built lakefront villas, 70-slip marina, water park, the fitness center, spa and golf course.





NALLatter & Blum

CSRS

DESIGNWORKSHOP

LRK

GRAY GHOST
STUDIOS

HARVESTON

An aerial photograph of a vast agricultural landscape during the golden hour of sunset. The foreground and middle ground are dominated by large, rectangular fields of harvested crops, appearing in shades of brown and gold. A straight, two-lane road runs parallel to the fields, with a few vehicles visible. In the background, a wide river or lake stretches across the horizon, reflecting the warm light of the setting sun. The sky is a pale, hazy yellow, and the overall atmosphere is serene and rural.

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