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Home

Our upscale subdivision, **Le Papillon**, located in the Oak Grove community in Lamar County offers luxury homes and spacious lots in a natural setting...

[Visit website](#)

Lots are now available for your dream home and for spec homes in our newest upscale subdivision, **Chanticleer**, located in the heart of the Oak Grove community in Lamar County.

[Visit website](#)

Welcome to The Chattel Group, LLC's website

We are developers of upscale neighborhoods in the Oak Grove Community of Lamar County adjacent to Hattiesburg, Mississippi.

Our subdivisions offer quality living in natural residential settings. Homes vary in price from \$150,000 to over \$500,000 on spacious lots starting at 1/2 acre and going up to 1 1/2 acre estate lots.

Our goal is to create a residential atmosphere where families can raise children or retire in beautiful and peaceful surroundings.

If you would like more information please [contact us](#) and we will be happy to take you on a tour of our subdivisions or to answer any questions that you may have. Happy house hunting!

Finding Your Home

The decision to build the home of your dreams or to buy one that's perfect for you is one that many home buyers must make.

Let us show you the beautiful lots and spec homes in our subdivisions or find the home that makes your dream a reality.

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Company Info

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The Chattel Group, LLC is a real estate investment firm specializing in the development of upscale residential neighborhoods.

'Chattel' comes from the Fr. word 'chateau' (home) and so is descriptive of the company's purpose...to take raw real estate and transform it into beautiful residential neighborhoods.

The Chattel Group, LLC has been established in Hattiesburg, Mississippi since 1999. Partners, Tom Coggins & Roni Dalton started the corporation upon finding the pristine 100 acre forest that now makes up the community of *Le Papillon*.

Tom has been in Development and Construction for over 35 years and has a unique ability to develop the lay of the land for best use. Tom started his career in the Indianapolis area doing predominantly multifamily projects in 8 – 10 different states. When he relocated to Phoenix, AZ in the early 1980's, his focus was commercial construction and selected residential projects. His commercial background gives him a clear understanding of the infrastructure process. He also has a strong influence in the design process of every home The Chattel Group, LLC builds.

Roni has been a residential Real Estate agent in Los Angeles, CA, Scottsdale, AZ and now in Hattiesburg. Her Real Estate background gives her an up to date knowledge of the housing desires of potential buyers. Her extensive travels give her a well developed design perspective which puts *Le Papillon* ahead of the rest in design and floor plan trends.

Tom and Roni visited friends in Hattiesburg and fell in love with the land and decided to move to begin their new residential subdivision, **Le Papillon**. This upscale, luxury residential subdivision is ideally located in the heart of Oak Grove amongst a massive forest of hardwoods and pine trees. The subdivision has been extremely well received and is in the process of developing it's third Phase. Their newest development, **Chanticleer**, sold 18 of 24 available lots in Phase I in the first two weeks.

We invite you to access the subdivision sites for more information about the community and the elegant homes available.

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Tom Coggins

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Tom Coggins - MANAGING MEMBER/CO-OWNER

Tom Coggins, Managing Member and Co-owner of The Chattel Group, LLC, has been in Development and Construction for over 35 years and has a unique ability to develop the lay of the land for best use.

Tom started his career in the Indianapolis area doing predominantly multifamily projects traveling to 4-6 different states. Working for some of Indianapolis' largest construction companies was excellent training for pursuing his own endeavors.



In the early 1980's he relocated to Phoenix, AZ, where his focus was commercial construction and selected residential projects. He founded his own Development and Construction Company, specializing in commercial projects. His projects included medical, industrial, automotive, restaurants, hotels, strip centers and general office. Tom was responsible for overseeing all functions of general contracting, including project management, estimating and contract negotiations/marketing, accounting/finance and supervision of field construction personnel.

His commercial background gives him a clear understanding of the infrastructure process. His experience in major market cities has educated him on the importance and benefits of strict permitting, building codes and quality construction. Tom has implemented these strict building requirements to every home he constructs, providing the highest quality of homes.

He also has a strong influence in the design process of every home The Chattel Group builds. Together with Roni, his partner/co-owner they make an unbeatable development team with a unique vision for the future.

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Company Info | Tom Coggins | Roni Dalton

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Roni Dalton

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Roni Dalton - MEMBER/CO-OWNER

Roni Dalton has had diversity in her life and her careers, which has aided in her interest and skills in home design and real estate development.

Roni's career has included Fashion Merchandising and Fashion Direction for department stores; TV production; Restaurateur and Real Estate sales and development.



- Her fashion background and sense of style lends itself to home décor and design.
- Her TV Production background has been invaluable in the marketing of the communities and her understanding of the development/production process.
- As a restaurant owner, Roni had to be hands on with all aspects including marketing, purchasing, decorating, managing and customer relations.
- As a Realtor, she helps the client with whatever their needs are... whether selecting the best lot, the ideal house plan, interior décor (i.e. fixtures and colors that compliment each other; landscaping and accents).

Client satisfaction has always been her ultimate goal in all her endeavors. As the daughter of an Air Force Colonel, she has lived in many cities, including Little Rock, Arkansas; Alexandria, Virginia; St. Louis, Missouri; Omaha, Nebraska; northern California (outside San Francisco); Los Angeles, California and Scottsdale, Arizona. Moving so many times has given her a clear understanding of the entire moving process and has been very helpful when working with her Real Estate buyers and sellers.

Roni's experience living and traveling all over the country has exposed her to diverse architectural styles and has created a deep appreciation of construction, design and lifestyles. Roni has traveled to Asia, Australia, Europe, Mexico, Canada, the Caribbean and most of our 50 states, enjoying all forms of architecture from ancient structures to modern design.

Roni and Tom bring many qualities and talents unique to most development teams. Their success with *Le Papillon* and *Chanticleer* is a testimony to their vision and skills at executing their dreams.

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Building Dreams...

How do you build a subdivision...a neighborhood where families will share dinner together and raise their children. Where friends come over to barbeque and dreams are built one day at a time?

For **The Chattel Group, LLC**, finding the right land was of utmost importance. Not only would it have to have vast acreage, but it would also have to possess a natural beauty, unspoiled by human hands and untouched by busy highways. It would have to be populated with Pine Trees and Oaks, and have other natural vegetation as well. Finally, it would have to be located in close proximity to schools, shopping and commerce.

In 1999, after much searching, they found a beautiful piece of property on Hegwood Road in Oak Grove and soon the first acreage was purchased. This property, because of its natural beauty and solitude would come to be known as '**Le Papillon**', an upscale, luxury residential community.

After working with engineers for several month, a property plat was completed, marking off wooded estate lots varying in size up to 1.5 acres. Next, roads were paved and utilities were made available.

In addition to the original 100 acres, The Chattel Group, LLC has purchased adjoining acreage to expand the boundaries of *Le Papillon*.

A dramatic rock, waterfall entry was designed by the company as a warm welcome to this new neighborhood made of homes featuring Elegant European and French Country design. [MORE](#)

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Homes that Last...

With the continued success of **Le Papillon**, we decided to look for additional acreage that was in close proximity to create a second neighborhood in a country setting.

In 2003, **The Chattel Group, LLC** purchased two farms located less than a mile from Hattiesburg city limits in the heart of the Oak Grove community. This property is located in Lamar County at the corner of Oak Grove Road and Joe Traylor Road...absolutely a prime residential location. The development is now called '**Chanticleer**', named for a rooster in a famous fable. A picturesque pasture surrounded by Live Oaks and Magnolias provides Chanticleer the perfect setting for our French Country Style homes.

Chanticleer is ideally situated only minutes from Oak Grove schools, hospitals, shopping and restaurants. The acreage will provide enough land for approximately 125 homes sites. This project will also be connected to the **Le Papillon Utility Company** sewage treatment facility.

The finished home price range will be approximately \$165,000 to \$245,000. The project will have a very attractive entry and will have great 'curb appeal'. We also plan to build a wood fence around the perimeter to provide privacy from existing residences.

Phase I of **Chanticleer** brought 24 home sites to the market. Within the first three weeks of being offered, 18 lots were reserved, evidencing the success of the development.

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Our subdivisions are located in beautiful Lamar County in the Oak Grove community in close proximity to Oak Grove Schools, shopping, medical facilities and commerce.

Click here for direct link to

YAHOO! Maps
[Map to Le Papillon Subdivision](#)
[Hattiesburg, MS](#)

YAHOO! Maps
[Map to Chanticleer Development](#)
[Hattiesburg, MS](#)

Finding a Builder

If you are interested in meeting with some of the top home builders in the area to find one that's right for you, please contact us.

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We can provide you with a list of builders in the area so that you can begin to make your dreams a reality.

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The Chattel Group, LLC's residential developments are located in the heart of the Oak Grove community in Lamar County, adjacent to Hattiesburg, Mississippi. Listed below are some links that will provide information to you about living in the Hattiesburg/Oak Grove area:

- [City of Hattiesburg](#)
- [State of Mississippi](#)
- [Hattiesburg Convention and Visitor's Bureau](#)
- [Hattiesburg Area Development Partnership \(Chamber of Commerce\)](#)
- [Historic Downtown Hattiesburg Association](#)
- [Lamar County](#)
- [Forrest County](#)
- [University of Southern Mississippi](#)
- [Forrest General Hospital](#)
- [Wesley Medical Center](#)
- [Turtlecreek Mall](#)
- [Hattiesburg American \(Newspaper\)](#)
- [Comcast Cable](#)
- ["Your Dream Community" - ADP](#)
- [Institute for Learning in Retirement - USM](#)

Company Info | Tom Coggins | Roni Dalton

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If you would like more information on **The Chattel Group, LLC** or on any of the subdivisions that they have developed, please contact us using the information below.

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[RONI DALTON](#)



Message to Home Buyers

"As a licensed real estate agent, I can assist you with your residential real estate needs."

RONI DALTON