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# A NOTE *from the* PUBLISHER

PROVIDING A PLATFORM TO CELEBRATE AND UNITE THE TOP REAL ESTATE PROFESSIONALS ACROSS ACADIANA!

BY DRAKE ABSHIRE

Hey Acadiana Realtors!

As *Acadiana Real Producers* continues to grow, one of the things we are most proud of is the strength of the relationships within our community. At the heart of what we do is connection, bringing together top real estate professionals and trusted local businesses who are committed to excellence. With that in mind, we are excited to introduce and welcome a number of new Preferred Partners who are helping us elevate the experience for agents across Acadiana.

Please join us in welcoming **Fresh Coat Painters**, a full-service painting company ready to serve both residential and commercial clients with professionalism and attention to detail. Their team in Lafayette is dedicated to delivering outstanding results and ensuring every project is completed with care.

We are also thrilled to welcome **Gardner's Electrical**, a family-owned and operated company serving the Acadiana area. With experience across residential, commercial, and industrial projects, their licensed and insured team brings both expertise and reliability to every job.

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In addition, we welcome **Trahan's Electrical Service & Repair**, a company built on strong values such as hard work, professionalism, safety, and reliability. Their passion for delivering quality work is evident in every project, and their dedication to continual improvement sets them apart.

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Finally, we are proud to welcome **Andrus Boudreaux – Complete Title**. With over 30 years of experience, this full-service real estate and business law firm brings a wealth of knowledge and expertise to both residential and commercial transactions. Their ability to handle everything from

refinances to eClosings makes them an invaluable resource for agents and clients alike.

We are incredibly grateful to have each of these partners as part of *Acadiana Real Producers*. Their commitment to excellence not only supports your business but also strengthens the entire real estate community.

Looking ahead, we are excited to invite you to our upcoming event on **May 6, 2026**—a **Special Headshot event benefiting St. Jude Children's Hospital**. This is more than just an opportunity to update your professional image; it's a chance to come together as a community and support a cause that truly makes a difference. Whether you are looking to refresh your brand or simply connect with fellow agents and partners, this is an event you will not want to miss.

As we move forward into this next season, we encourage you to lean into the relationships around you. Take the time to connect, collaborate, and support one another. Together, we have the opportunity to continue raising the standard, growing our businesses, and making a lasting impact.

With heartfelt thanks,




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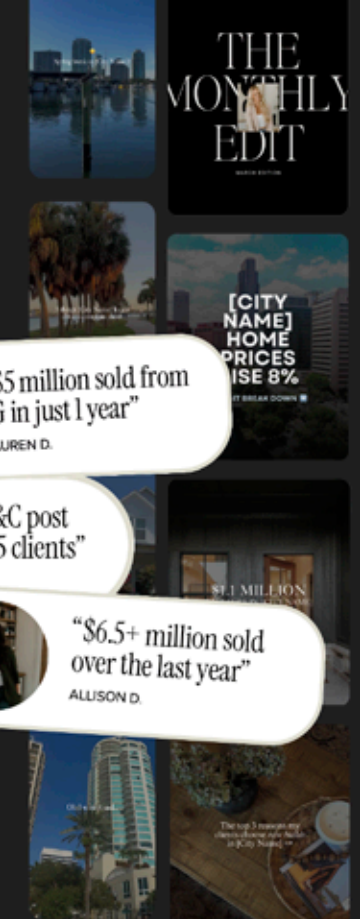



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## Real Estate Journey & Achievements

**What inspired you to take the leap into real estate, and what was that first year like for you?**

I had thought about doing Real Estate right out of college, but ended up going into banking. One day, a friend of mine who had begged me for years asked me and I said, "Why not." My first year was rough as I was still working full-time and learning how to work this business. I had sold one home and did one lease my first year.

**What's one transaction or client experience that had a lasting impact on you?**

Two years ago, I had a couple relocate from Washington, D.C. to be closer to family. I helped them settle into a wonderful rental home. A year later, I helped them find their dream home as they were welcoming their baby girl. The moment they walked in the first house I showed them, they both said: "This is our home." That, for me, made a lasting impression.

**If you could go back and give your rookie self one piece of advice, what would it be?**

Put in the time and effort day in and day out. You can't learn and grow in this business overnight. It is not an instant type of business. You must put the work in daily, and it will start to pay off in time.

**What's a personal milestone or achievement in your career that you're most proud of?**

I said in 2025, as a new full-time agent, that I wanted to do 1.5 million dollars in sales volume. That seemed like a reasonable goal to start, little did I know that that would come extremely quick. I ended up closing just under 3 million dollars in sales volume that year. Doing that made me only want to

work harder and be better in the years to come.

**What's the best piece of advice a mentor or colleague has ever given you?**

"If you don't ask, you don't get." That simple mindset has completely changed the way I navigate not just in my real estate business, but in my everyday life. It's pushed me to step outside of my comfort zone, speak up, and go after the things I truly want instead of waiting and wondering.

## Challenges & Growth

**How do you handle difficult clients or challenging personalities in negotiations?**

One thing about me, I am a very patient person. It has always been my strong suit. I try and keep my clients as calm and level headed as possible. I steer them to focus on the facts of what is happening and see if we can get to a place where everyone is satisfied.

**How do you stay resilient when deals fall apart or the market shifts unexpectedly?**

You have to learn to ride the waves and stay grounded through the ups and downs. When a deal falls apart, you don't dwell on it; just keep moving forward. The market is always changing; what works today may not work tomorrow. Staying sharp, being adaptable, and always ready for what's next.

**What's a challenge you're still working on overcoming in your career today?**

Being more assertive. It does not come naturally to me, but I've realized how important it is in this business. I'm learning to communicate with more confidence, set clear boundaries, and stand my ground to make sure I'm showing up fully for both myself and my clients.

“

*You must put the work in daily, and it will start to pay off in time.”*





“Every day may not be good, but there is something good in every day” - Alice Morse Earle

**Where do you see yourself in five years, both personally and professionally?**

Personally, I see myself owning my own home, settled down, and starting a family. I also want to make time to travel more and check a few big goals off my bucket list. Professionally, I aim to be a consistent top producer, while also getting more involved by serving on different boards or committees where I can help make a real impact in the real estate industry.

**How do you balance the hustle of real estate with your personal life and self-care?**

In full honesty, balance is not my strong suit. I like staying busy both at work and in my personal life. But I make it a point to carve out one day each week just to relax, recharge, and stay home and lounge around. That one day of rest helps me reset so I can dive back into work and life with full energy.

**What’s one non-negotiable daily habit that helps you stay focused and successful?**

Having my morning coffee in bed while reading on my Kindle. It sets the tone for a great day.

**What’s one thing your clients would be surprised to learn about you?**

That I am an ordained minister. Thank you, Universal Life Church. So if you plan on getting married, you know who to call! 🍷



“  
*Take it one step, one deal at a time. Focus on ONE and then move on to the next.*”

**How do you manage stress when juggling multiple deals at once?**

Take it one step, one deal at a time. Focus on ONE and then move on to the next. At the end of the day, I tell myself that pressure comes with the territory, and staying calm and consistent is what gets deals to the closing table.

**What’s a misconception people have about being a realtor that you wish more people understood?**

That it’s easy money. What people don’t see are the long hours, constant communication, loads of paperwork, and the work that happens behind the scenes to keep deals together.

**Personal Insight**

**What’s a personal or business slogan that keeps you motivated every day?**

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# Jennifer Steen

SUNSHINE  
WHEREVER  
SHE GOES

**“I want people to see my name on the other side of the transaction and know that we are going to work well together and it’s going to be a respectful transaction,” Jennifer Steen explains.**

A solo agent with Compass in Lafayette, Jennifer brings that collaborative mindset along with a helpful blend of experience to the business — drawing from years as a teacher, a salesperson, and an entrepreneur. The result is an Acadiana agent who communicates clearly, solves problems creatively, and guides clients with patience and purpose.

### **Foundations For Growth**

Born and raised in Lafayette and a graduate of Comeaux High School, Jennifer later attended Auburn University before earning her master’s degree from Kennesaw State near Atlanta. Her early adult years were spent moving between cities, building a career while raising a family.

Along the way, Jennifer gained valuable experience through outside sales and eventually by launching her own temporary employment agency, placing IT professionals. The business allowed her to work from home while building something of her own, an early sign of the entrepreneurial mindset that still guides her today.

“My dad owned his own business, and my mother was a teacher,” Jennifer reflects. “I am really a combination of my parents in so many ways!”

Those influences eventually led her into the classroom. After stepping away from her business to focus on raising her children, Jennifer found fulfillment in teaching, beginning with Mother’s Day Out programs before moving into more formal classroom instruction.



WRITTEN BY  
JESS WELLAR  
PHOTOGRAPHY  
BY WESLEY SUN  
CHEE FORE

### **The Big Pivot**

While teaching was rewarding, Jennifer had long considered real estate. Still, as a single mother, the lack of stability that can come with commission-based work made the decision a difficult one.

“I was discouraged from becoming a Realtor for quite some

time as I would be getting into an industry that did not give me any security,” Jennifer affirms. “But at some point, I knew I had to take the leap.”

That moment arrived just as the world was entering an uncertain chapter. Jennifer had already begun the licensing process when



“  
**What you  
focus on  
grows.”**”

COVID hit, forcing teachers into remote classrooms and drastically changing the nature of her work.

“When teaching went online, I did not enjoy it nearly as much as the in-person classes,” she recounts. “Making that switch to real estate was a very big leap of faith and the time frame wasn’t ideal, but I had already put it in motion with my license and just kept going.”

Once she committed to the industry, Jennifer was fortunate to have encouragement from family members already familiar with the business. Her aunt, Sharon Steen, became an important agent mentor early on, helping guide her through the practical realities of the industry. Jennifer also credits her cousin, real estate agent Jay Davidson, for giving her the initial push of confidence to move forward.

“My office community has also been incredibly supportive and always willing to help,” she acknowledges. “Compass is a wonderful place to be.”

Since earning her license in early 2021, Jennifer has steadily built her business. Last year she closed 24 sides totaling just under \$6 million in sales, including rentals and investment properties. Along the way she has earned Top 300 in Acadiana recognition, the Silver Award her first year, and Gold Awards each year since, along with the Sunshine Award voted on by her colleagues.

“To be clear, I did not receive the Sunshine Award because I’m an early riser,” she laughs. “I am known for having a perky demeanor at the office.”

**Teacher At Heart**

Jennifer’s ability to connect with clients stems largely from the skills she developed in the

classroom. She approaches each transaction with the mindset of an educator, breaking down complex processes and ensuring her clients understand every step along the way.

“One of the biggest compliments I’ve ever received from a client is ‘Wow, you’re like a teacher giving me answers I can actually understand,’” Jennifer smiles.

Her approach also reflects a philosophy rooted in collaboration rather than competition. While negotiations can sometimes become contentious, Jennifer focuses on maintaining professionalism and mutual respect between all parties involved.

“We’re all in the same sandbox, so let’s play nice,” she states. “Being genuine, being open to learning,

and being a team player goes a long way in this business. I try to live by Biblical principles and Philippians 4:8 is my go to for attitude adjustment, it’s about mindset and perspective.”

That collaborative disposition has also shaped the way she views the industry as a whole.

“What you focus on grows,” Jennifer continues. “If we focus on the negatives of the business, then that is what’s going to grow; but if we focus on the good that we are doing in assisting people with the next step in their lives, then the positives become the motivation.”

**Life Beyond Listings**

Outside of real estate, Jennifer’s world revolves around her brood. Her oldest son, Chase, 24, is currently serving in the Air Force and recently relocated

to California after spending several years stationed in South Korea with his wife, Ashlyn. Her daughter Riley, 20, attends UL for business and marketing, while her youngest, Grayson, 15, is a student and percussionist at Lafayette High.

With Grayson still at home, music is the heartbeat of their lively household: “Our house has always been the hub for my kids and their friends and I absolutely love that,” she beams.

Jennifer also stays involved in her community through First Baptist Church, supports Foster the Love, Louisiana, Compass Cares, and participates in the all-women Krewe of Victoria, where members raise funds and volunteer throughout the year.

“We have a blast year round,” she says of her krewe. “I was a Duchess last Mardi Gras season and it was so much fun!”

Looking ahead, Jennifer hopes to continue growing her business while refining systems that make her work more efficient. As her children get older, she’s excited about creating more opportunities for travel and new adventures with family and friends. She even created a personal bingo card filled with goals this year — everything from tackling home projects to investment ideas and books she wants to read.

“I recently attended a conference that gave me a nugget to really think about and that is ‘Stay or Step,’ meaning stay where you are or take the next step,” Jennifer concludes. “I have found that that is very helpful in so many areas. Whether it is actions around the house, difficult conversations, or an adventure, it really pertains to everything.”





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# Kathleen Theriot

**A CALLING BEYOND  
THE BADGE:  
FROM THE FRONT LINES  
TO FRONT DOORS**

*“As a former law enforcement officer, I have helped people get justice for their worst days,” Kathleen Theriot begins. “Now I have an opportunity to help people on one of their best days.”*

That perspective defines the way Kathleen approaches real estate today. As an agent with NextHome Cutting Edge Realty, Kathleen has built her reputation in Acadiana not only on strong production, but on compassion, integrity, and a deep understanding of what people experience during life’s most emotional transitions.

#### **Drawn To Justice**

Originally born in Houston and raised in Katy, Texas, Kathleen moved to Louisiana in 2005 to attend LSU before transferring to the University of Louisiana at Lafayette. She graduated in 2009 with a degree in Criminal Justice and later earned her MBA.

Her career path quickly led her to the Lafayette Parish Sheriff’s Office, where she spent more than a decade serving in multiple roles including HR, dispatch, working the streets, and

eventually serving as a crime scene detective.

“I loved law enforcement. If you asked me as a kid what I wanted to be, I’d tell you a crime scene investigator,” Kathleen recalls with a smile. “I wanted to be a forensic expert, and I did it. It was my dream.”

However, those dreams started to shift. As she started thinking about building a family, the realities of her work became heavier.

“For so long, I enjoyed helping people in law enforcement, but the last five years as a crime scene detective were when I saw the worst of the worst,” she explains.

While the job was fulfilling, the emotional weight of the work eventually began to reshape how Kathleen envisioned her future.

#### **Wake-Up Call**

Kathleen always had an interest in homes. Growing up, her parents loved driving around and looking at houses, and she and her husband Bret carried on that same habit long after they were married. Still, real estate remained just a casual curiosity until life forced her to reevaluate everything.

Both she and her husband worked demanding law enforcement careers, constantly on call and fully aware of the risks that came with the profession. Kathleen knew if they were going to raise a family, something needed to change.

Then tragedy struck when a local police officer was killed in the line of duty. Kathleen was assigned to the case, spending 28 hours at the scene documenting every detail and ensuring the officer’s family would receive justice.



"I talked to my husband on the phone and just said this is it... this could have been one of us," she recalls. "I need to finish this case strong and leave; my mental capacity couldn't handle anymore, knowing how high the statistics are, with both of us doing this dangerous job."

That moment became the turning point. Shortly after finishing the investigation, Kathleen resigned from the police force and committed fully to real estate, determined to create a life that allowed her to be present for the family she hoped to grow.

#### **A Natural Fit**

Kathleen obtained her real estate license in July 2017 and quickly found the same skills she had developed on her beat translated seamlessly into the business. Her attention to detail, ability to communicate through difficult situations, and passion for protecting others became invaluable tools when guiding clients through major financial decisions.

"I knew I had made a difference in law enforcement and I could make an even bigger impact through real estate, rooted in love and kindness," she offers.

Over the years, her business has steadily grown. Last year, Kathleen closed 33 transactions totaling just over \$7.8 million in volume — no small feat considering she had a little one in tow.

*"Success isn't numbers."*

IT'S THE IMPACT I'M MAKING IN MY COMMUNITY WITH MY CLIENTS."





“With having a newborn, personal life challenges, and a shifting market, I decided to slow down, trust God more, and focus on my family,” she shares. “Work never stopped, but I took a year to really focus on the humans within the walls of my home most.”

Along the way, she has also earned recognitions including Rookie of the Year, Capper Awards every year, Team Player honors, and multiple office awards. For Kathleen, however, success has little to do with hardware. She views each transaction as an opportunity to help families begin new chapters, celebrate milestones, and create lasting memories.

“Success isn’t numbers,” she affirms. “It’s the impact I’m making in my community with my clients.”

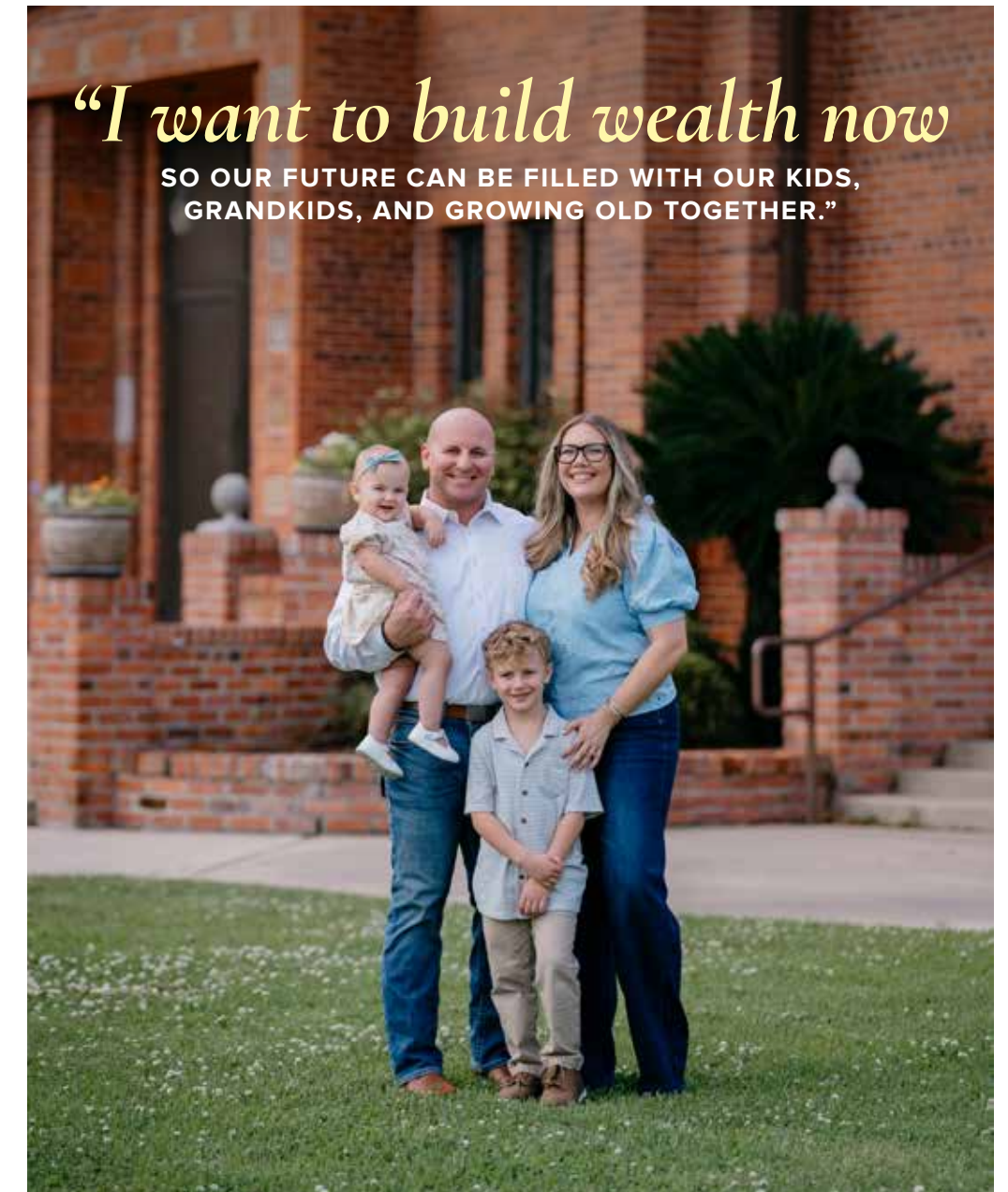
#### **Anchored At Home**

Outside of real estate, Kathleen’s life centers around her family and faith. She and Bret will soon celebrate 10 years of marriage, and together they are raising a blended family of four children — Ethan, 23; Madison, 15; Rowan, 6; and Lucy, 18 months — along with three dogs, Stoli, Harper, and Beck.

The family loves spending time outdoors, boating, swimming, and traveling whenever possible. Music is always playing in their home, and weekends often involve concerts, movie nights, or spontaneous adventures with the kids. Time together is what matters most.

*“I want to build wealth now*

**SO OUR FUTURE CAN BE FILLED WITH OUR KIDS, GRANDKIDS, AND GROWING OLD TOGETHER.”**



Faith has also become a central part of their lives; the Theriots are active members of St. Bernard Catholic Church. She credits her relationship with God as the foundation of everything she does.

“God fuels my heart, my family, and my business. He makes all things possible and He sets the tone for my life,” Kathleen emphasizes. “He is what ensures my business is run with integrity, ethics, honesty, and compassion for all.”

“God wasn’t first in my life, until I realized He was the only option I had left,” she continues. “Now I can’t live without Him.”

#### **Building a Legacy**

Professionally, Kathleen continues to push herself forward. She recently earned her broker’s license, serves on the Board of Directors for the Realtors Association of Acadiana, and enjoys mentoring newer agents who are just beginning their own careers in the industry.

Looking ahead, her goals remain rooted in building something lasting — not just financially, but personally. She hopes to continue investing in real estate, traveling with her children, and eventually exploring the world with Bret once their kids are grown.

“I want to build wealth now so our future can be filled with our kids, grandkids, and growing old together,” Kathleen concludes thoughtfully. ▾

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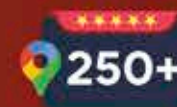
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# Brandon BRADLEY & Clare ALLEN with Bradley Moreau



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## Getting It Right Every Time

**“Our attorneys and staff are so passionate about getting it right, that we often have inter-office tug of wars where the staff wants to give the parties what they want [and close early], but the attorney is still ironing out the title and won’t clear it until we’re able to get it 100% clear in every way,” Clare Allen explains.**

“The passion our staff has about keeping people happy and simultaneously doing an excellent job at the true title work is what sets us apart.”

That balance between service and precision defines the culture at Bradley Moreau Title, where managing partners Brandon Bradley and Clare Allen lead a team deeply

committed to protecting every transaction that crosses their desks.

For more than 50 years, the firm has helped families navigate real estate across Acadiana and throughout Louisiana. Today, with seven Lafayette-based attorneys and generations of community relationships behind them, Bradley Moreau Title continues serving buyers, sellers, Realtors, and lenders with the same mission: making the process smooth while ensuring the title behind every home is truly secure.

### Deep Acadiana Roots

Founded in 1976 by Brandon’s uncle, Tim Bradley, and aunt Angie Bradley Moreau, the firm quickly became a trusted name in real estate law across the region.

“My aunt and uncle were both wonderful examples of what servicing the community was about,” Brandon shares.

From their office on Camellia Boulevard in Lafayette, the firm handles real estate matters throughout all 64 parishes in Louisiana, with particularly strong ties across Acadiana and the greater Lake Charles area.

In addition to residential and commercial closings, the firm provides estate planning, succession services, business law support, and summary litigation matters — giving clients a legal home base long after a closing.

“Our seven lawyers have a combined experience of more than 250 years of practice,” Brandon notes with pride. “You see different styles and different expertise, but the same work ethic and drive to make sure the client is well taken care of.”

### Different Paths

Both Brandon and Clare are proud Lafayette locals. For Brandon, though, the motivation to advocate started early.

“I always wanted to be a litigator,” he says. “As a young child growing up in Broadmoor with little sisters, I felt a tremendous duty to speak up for and defend anyone who needed a voice.”

After graduating from Loyola New Orleans College of Law as one of the top orators in his class, Brandon clerked for the Honorable James R. McClelland before practicing insurance defense litigation. In 2013, he joined his family’s firm and shifted his focus to real estate law and business law/risk management.

“Taking calls as they come ... making difficult conversations easy,” he says. “That’s what I saw growing up, and it’s what still drives me today. Although I still do occasional litigation, I prefer a happier environment over an adversarial one.”

Clare’s story began in the same office, but long before law school entered the picture.

“When I was 18, I landed a job for my best friend Genna Bradley’s dad’s law firm,” she recalls. “I started as a scanner sitting in the storage room at an antiquated scanning machine.”

**“The client gets a place to call home and raise a family, and we have the privilege of being a part of that milestone and core memory, which is always so special.” - BRANDON**



Over time, she worked her way through several roles in the office, becoming a runner and later a cancellation secretary while finishing her undergraduate degree. Observing excited buyers come through the doors sparked her interest.

“I’d watch happy home buyers go in and out of the office, and it definitely didn’t seem like anything I’d read, watched, or heard about a law firm,” Clare remembers.

After law school and several years practicing personal injury law, she received the call that would bring her back — an invitation from Tim Bradley in 2014.



**A Realtor’s Trusted Resource**

For Brandon and Clare, the firm’s success has always been tied to the relationships they build with the Realtors who trust them with their clients.

“We pride ourselves on being available and easily accessible for our clients,” Clare emphasizes. “Our Realtor relationships are of the utmost importance to us.”

That accessibility extends beyond normal business hours.

“You get our cell phone numbers, and we are serious about taking your call wherever we may be,” Brandon elaborates. Agents often reach out for guidance before a contract is even signed, and the firm views that accessibility as a service to the professionals who rely on them.

But behind the scenes, the attorneys focus on one goal: protecting every buyer involved in the transaction.

“Our job is to make sure that every one of our buyers is acquiring a title totally clear and free from liens, encumbrances,” Clare explains, “thereby protecting the buyer, the Realtor and all parties involved in the transaction.”

**“We really have a passion for getting it right the first time.”**

- CLARE

That diligence has helped Bradley Moreau earn recognition as one of the largest title producers in Louisiana for over three decades, including the prestigious Castle Award from Chicago Title Insurance Company.

Brandon is also deeply involved in the legal community, earning recognition for performing the most pro bono legal service hours of any attorney in Lafayette for five of the past 10 years. The firm also works closely with the Realtors Association of Acadiana and the Acadiana Homebuilders Association, providing legal insight that supports the local real estate industry.

**Beyond The Business**

Outside the office, both partners stay busy with family life and activities that help them recharge.

Brandon and his wife Shellie, have been married for 15 years and are raising two daughters, Lily, an eighth grader at Cathedral-Carmel School, and Alice, who is in the fifth grade. When he isn’t helping clients navigate a closing, Brandon enjoys tennis,

exercise, and cheering on his daughters’ competitive cheer achievements.

“I also love soccer!” he says enthusiastically. “We are going to the 2026 World Cup and I can’t wait.”

Clare and her husband John “JC” have been married for 12 years and are raising four young children — Madeline, 8, Scarlett, 6, Wyatt, 4, and Evangeline, 2.

“We definitely enjoy doing a movie night with the kids, or taking a weekend getaway together,” she shares. “But we really love playing outside ... the kids are in the scooting phase and they all just zip around for hours.”

**Future Outlook**

Despite decades of experience and thousands of transactions, the most rewarding moments still happen around the closing table.

“When everyone is visiting around the closing table, it means everyone is happy, and we served the client well,” Brandon smiles. “The client gets a place to call home and raise a family, and we have the privilege of being a part of that milestone and core memory, which is always so special.”

Looking ahead, both Brandon and Clare remain optimistic about the real estate market and the evolving role of Realtors within it.

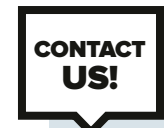
“Interest rates have been stubbornly high in the 6s and 7s for four years,” Brandon notes. “But the rates are coming down now, so houses are more affordable — we’re seeing 20-year-olds at the closing table again.”

Clare has also seen a shift in how transactions are managed.

“Realtors have the most personal relationship with the client,” she explains. “Top-producing, professional real estate agents can help make sure the home buyer is protected in every way.”

And for the team at Bradley Moreau Title, protecting those buyers will always remain the priority.

“We never want to shut down a deal,” Clare concludes. “But we won’t put your home buyer in a bad position just to close the file. We really have a passion for getting it right the first time.”



To learn more about Bradley Moreau Title or connect with the team, visit [bradleymoreau.com](http://bradleymoreau.com) or contact Brandon Bradley at 337-288-7086 or Clare Allen at 337-296-5753.



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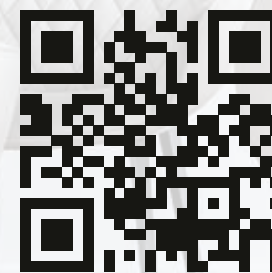
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