

Watch for houses on the Port O'Connor waterfront



With Lee Swearingen

PORT O'CONNOR — As lots in a luxury housing development sell, locals may get a new view at the waterfront.

The Caracol development, which was announced in 2006, is well on its way to setting up walls for its homes. Lee Swearingen, president of Coldwell Banker and marketing agent for the Caracol project, talked about Caracol's progress.

Q: Who will build the homes?
A: "We're looking at several

builders. We should see building start within 60 to 90 days. We're looking at plans now on two spec homes, no condos at this time. That's second phase. Spec means they're available for purchase to the public. We sold a number of lots to those who intend to build their own homes — a couple of those should start being built this spring."

Q: At what stage in building are you?
A: "The swimming pool is almost complete and the pavilion is under construction. The marina is being permitted."

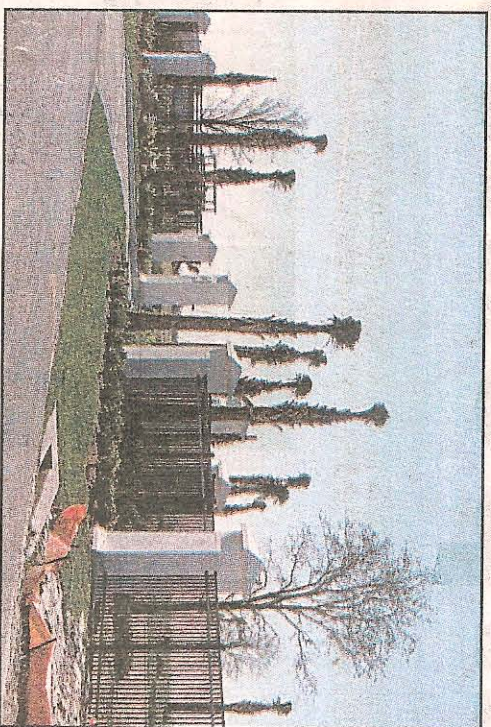
Q: How are you keeping the natural environment intact?



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A: "We have some wetlands in place that are still in place. The property we developed didn't have any wildlife on it. We will have to mitigate some wetlands in another phase. We did some mitigation on offsite wetlands with drainage improvements we did. The developers are very sensitive to environmental issues and improving habitat."

Q: Are you waiting on other permits?
A: "In any project like this, that has a long-term vision, there's always permits being worked on. The active permit is the marina. We should have that very shortly."



TARA BOZICK/VICTORIA ADVOCATE

The luxury housing Caracol development on Second Street in Port O'Connor is shooting to complete its first phase of development while waiting on the permit for its marina.

Q: How many lots have sold or are reserved?

A: "We had 70 lots in the first phase; 57 of those lots are still in

inventory. We just added four lots that are off water lots, a little less expensive. The lots start at \$198,000 and go up to \$550,000. The average price will be \$250,000."

Q: Where are most of the buyers from?

A: "All are pretty much from Texas — Houston, Austin, San Antonio and the Victoria region."

Q: What are you adding to the Port O'Connor community?

A: "Obviously, we're adding a lot. The project is very upscale — expensive homes, expensive lots. It will add significantly to the tax base of the area, as well as give an option in Port O'Connor that hasn't been there in the past, with a gated community."

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