

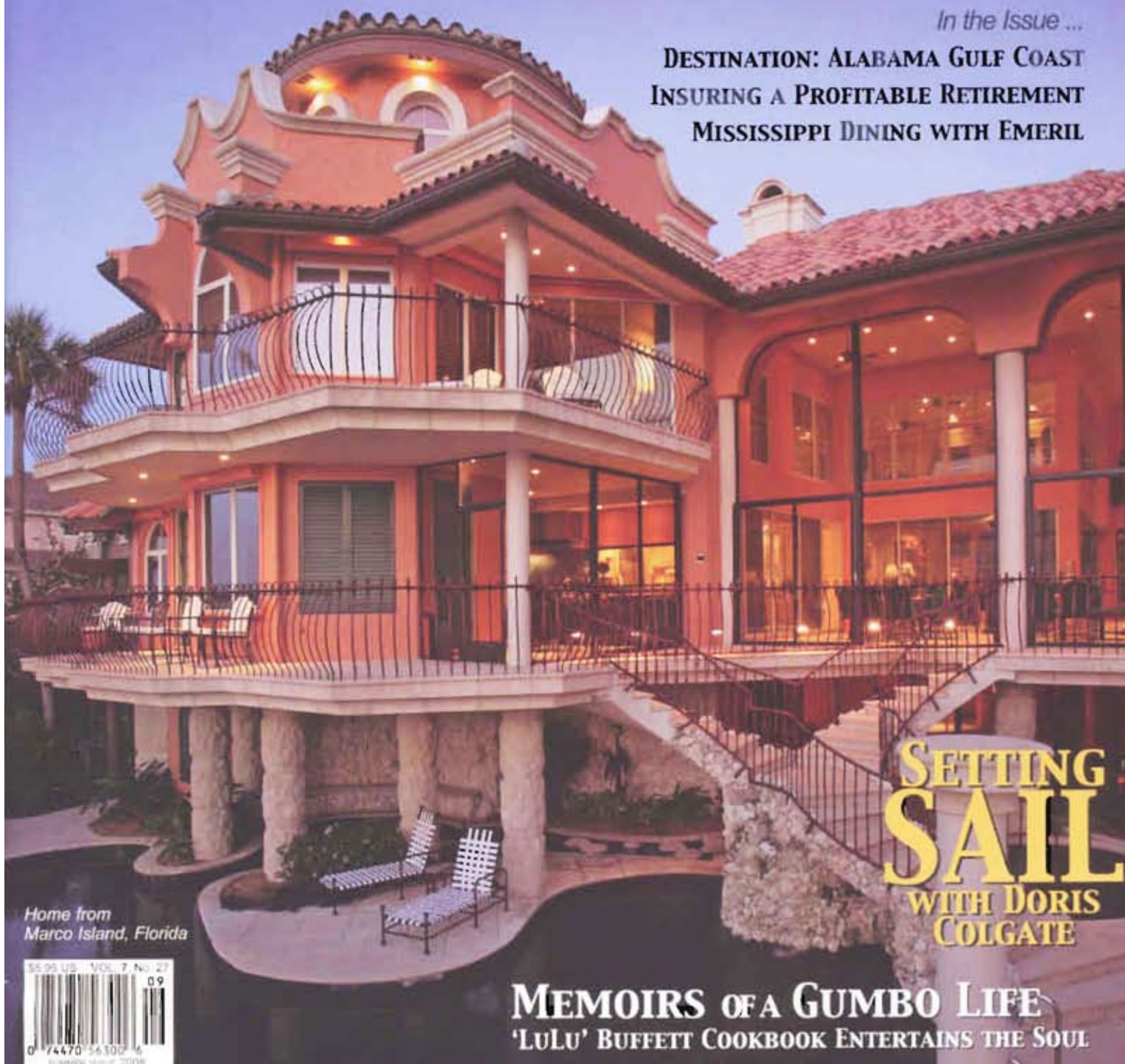
FEATURING PORT ARANSAS, GALVESTON, GULFPORT, GULF SHORES & MARCO ISLAND

GULFSCAPES

FINER GULF COAST LIVING

In the Issue ...

DESTINATION: ALABAMA GULF COAST
INSURING A PROFITABLE RETIREMENT
MISSISSIPPI DINING WITH EMERIL



Home from
Marco Island, Florida



**SETTING
SAIL**
WITH DORIS
COLGATE

MEMOIRS OF A GUMBO LIFE
'LULU' BUFFETT COOKBOOK ENTERTAINS THE SOUL



Bounded by the Intracoastal Waterway, Caracol is located in an historic area known for its inshore and offshore fishing, shelling and birding. Caracol features 74 home sites, 70 of which are canal-front where residents can tie their boats off right outside their homes. Caracol's canals are built to accommodate offshore boats and offer residents easy access to the Gulf of Mexico and multiple bays. The name "Caracol" is Spanish for shell.

CARACOL FEATURES TEXAS COASTAL LIVING

PORT O'CONNOR DEVELOPMENT INSPIRED BY FLORIDA BEACH VILLAGES & EXCLUSIVE CANAL COMMUNITIES

In November of 2007 Trend Development, Inc. and Forestar Real Estate Group announced the grand opening of Caracol, a premier master-planned community located along the Texas coast in Port O'Connor.

Since breaking ground, Caracol has attracted a broad spectrum of people with different goals for their coastal homes, according to Rob Fondren of Trend Development, Inc.

"We've seen young families looking for a fun outdoor retreat, serious fishermen who want to keep their boat at the house, to retirees looking for some relaxation and a slower pace," said Fondren.

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"We are excited to bring this unique community to the Texas coast," said Fondren. "Port O'Connor has been a favorite vacationing spot for my family for years and I am excited to share it with those who have a similar love for coastal living."

Inspired by coastal beach villages and exclusive canal communities on the Florida coast, careful consideration was taken in the design of

Caracol. The gated entryways, brick and concrete-paved drives and lush, tropical landscaping compliment the region's architectural heritage and natural beauty. In addition, architectural controls have been set into place to preserve the community's casual, yet upscale lifestyle.

"I think most people want a place that is not too far from their home but worlds away in terms of atmosphere. People are looking for a place where they can get out and enjoy nature and take a break from the every day. What I think that escapist mentality also implies is that people are looking for a place that is easy to maintain; no one wants a second home that is a headache to own," Fondren said.

Located in Port O'Connor, Texas, the community is an easy drive from the major metropolitan areas of Houston, Austin and San Antonio.

"Port O'Connor is a great little town with a relaxed atmosphere and a lot of really interesting history," Fondren said. "Port O'Connor has access to some of the best fishing, birding and to the most gorgeous wildlife you will find anywhere on the coast."

One of Fondren's favorite places is a barrier island minutes from Port O'Connor called Sunday Beach. According to Fondren, Sunday Beach is covered in some of the most gorgeous shells you've ever seen and in fact, Sunday Beach served as the inspiration for the community's name because caracol is Spanish for "shell".



Located in Port O'Connor, subdivision home sites begin in the \$100,000's and range in lot widths from 40 feet to more than 100 feet. A welcome center is located onsite and is open seven days a week. Plans for the second phase of Caracol feature a mid-rise condo community situated on a marina.

"We've tried to think of the little 'extras' that will help make a home at Caracol easy to maintain," he said. "We want people to be able to relax when they come through the gates at Caracol and so we're committed to help make that possible."

Standard benefits offered by the professionally managed Homeowner's Association (HOA) include lawn care and other services offered on an a la carte fee system. The HOA can maintain boat houses, clean the homeowners outdoor furniture and even turn on the AC before you arrive.

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According to Fondren, several features stand out about Caracol. At Caracol you can bring your own builder and create a house that fits your needs but you can be assured that the community will have a unique and cohesive look.

"Our Design Guidelines provide for a style of southern coastal architecture that is really beautiful and sets us apart," he said.

Location. Location. Location.

"Our residents enjoy the benefits of being part of a quaint local community while enjoying the added benefit of being at the mouth of the Port O'Connor jetties into Matagorda Bay," he said. "Our location provides close access to the Gulf of Mexico but affords the protection provided by the jetties and the barrier islands along the gulf shore which are only 4 miles away."

For the offshore fisherman, Port O'Connor really is one of the best locations on the Texas coast.

"Not only is the 100 fathom curve relatively close compared to other locations along the coast but Port O'Connor's central location on the coast also provides a central launching point for the serious offshore tournament fisherman to make the Texas tournament circuit," he said.

Caracol has put a tremendous amount of time and effort into creating a community for the ages, according to Fondren.

"Whenever you buy a property you want to make sure you are making a good financial decision but I think the focus needs to be on finding a place that suits your needs or wishes. As a general rule, real estate gains in value in the long term but buyers need to look at a community and ask themselves, 'is this where I

want to be in 5 or 10 years? How will this place hold up over time?'"

Fondren also said that Caracol has built an infrastructure with both quality materials and an eye for beauty.

"We've set design guidelines and standards in an effort to set some controls so that the initial vision for the community is carried out," he said. "Another really important point is that we have a professionally managed HOA to enforce the guidelines and deed restrictions and to manage the upkeep of the community so that Caracol will always be a place residents can be proud of."

Another important benefit for residents is that the Caracol community is part of the Port O'Connor Municipal Utility District allowing homeowners to enjoy the benefit of municipal services.

Fondren believes Texas is still a good investment when it comes to coastal property.

"I am not an investment advisor, but I can tell you that dollar for dollar a buyer can get more for their money in Texas than they can almost anywhere else," Fondren said. "A Realtor can do the research and show that on a price per square foot basis waterfront property in Texas is significantly less expensive."

Visit www.caracolcoastal.com for info.