



CADDO CREEK ESTATES



Caddo Creek Estates is an exclusive 132 acre beautiful family retreat with 40 home sites set around a spectacular 22 acre private spring fed lake. Caddo Creek is a place unlike any other. It offers one of the most unique opportunities for development in the growing East Texas recreational home market. Caddo Creek is member owned and 100% debt free. Caddo Creek blends the

benefits of a real estate investment with the amenities of a World-Class Resort. It provides the foundation for the ideal family retreat.

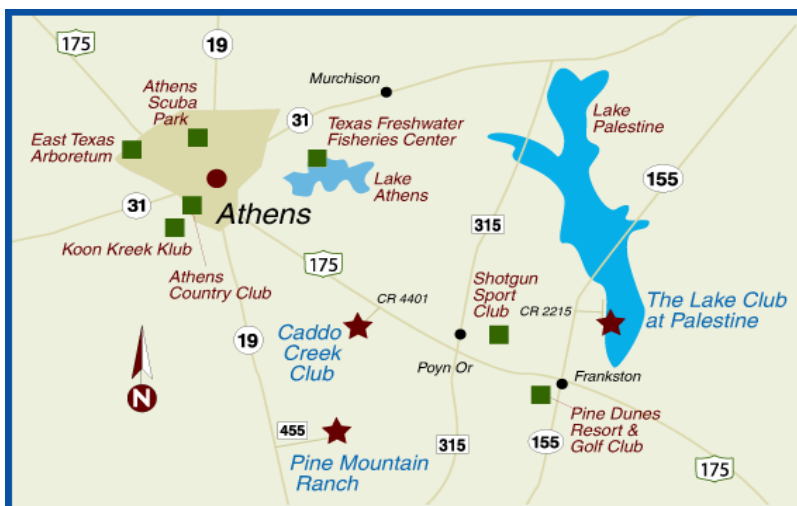
Escape from the City to Caddo Creek:

Caddo Creek is conveniently located 90 minutes from downtown Dallas and close to Tyler, Athens and Lake Palestine. Caddo Creek is one of the most unique private destination resort communities in East Texas.



Caddo Creek Amenities:

- Boat Dock on Caddo Creek Lake Complete with Fishing Boats, Rods & Reels
- Gas & Wood Cooking Grills in Common Areas
- Golf Green to Practice Your Short Game
- Resort-Style Swimming Pool
- Lake Dock for Fishing & Swimming
- Horseshoes & Washers
- Miles of Walking Areas
- Kids Play Area
- Eight Stocked Fish Lakes
- Kayak
- Picnic Area
- Fire Pits
- Exclusive Poker Card Room

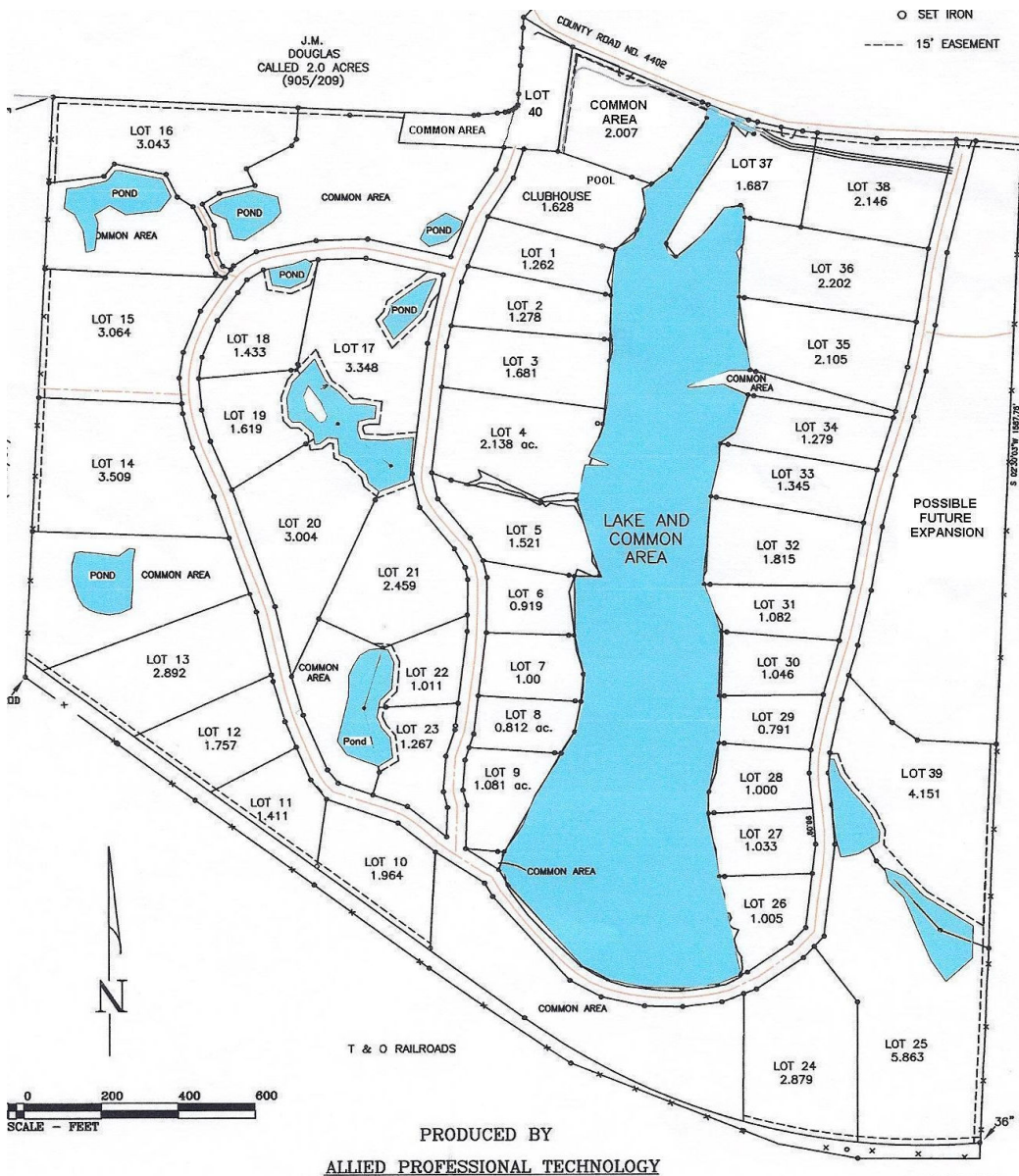


PHYSICAL ADDRESS:

Caddo Creek Estates
11833 Caddo Creek Drive
CR4401
LaRue, Texas 75770

Live the Life at Caddo Creek:

We have 40 large building lots available and some are for sale. Lots range in size from about 1 acre to well over 5 acres. Build your dream escape in the most beautiful and relaxing surroundings East Texas has to offer.



Fun things to do near Caddo Creek:

Cherokee Trace Drive Through Safari.

1-903-683-3322.

www.cherokeetrace.org

Zip Line. 1-903-681-3791.

www.texasoutside.com

Tyler Rose and Garden

Museum. 1-903-531-1212.

www.tylerrosemuseum.com

Great investment Luxury Lake Community:

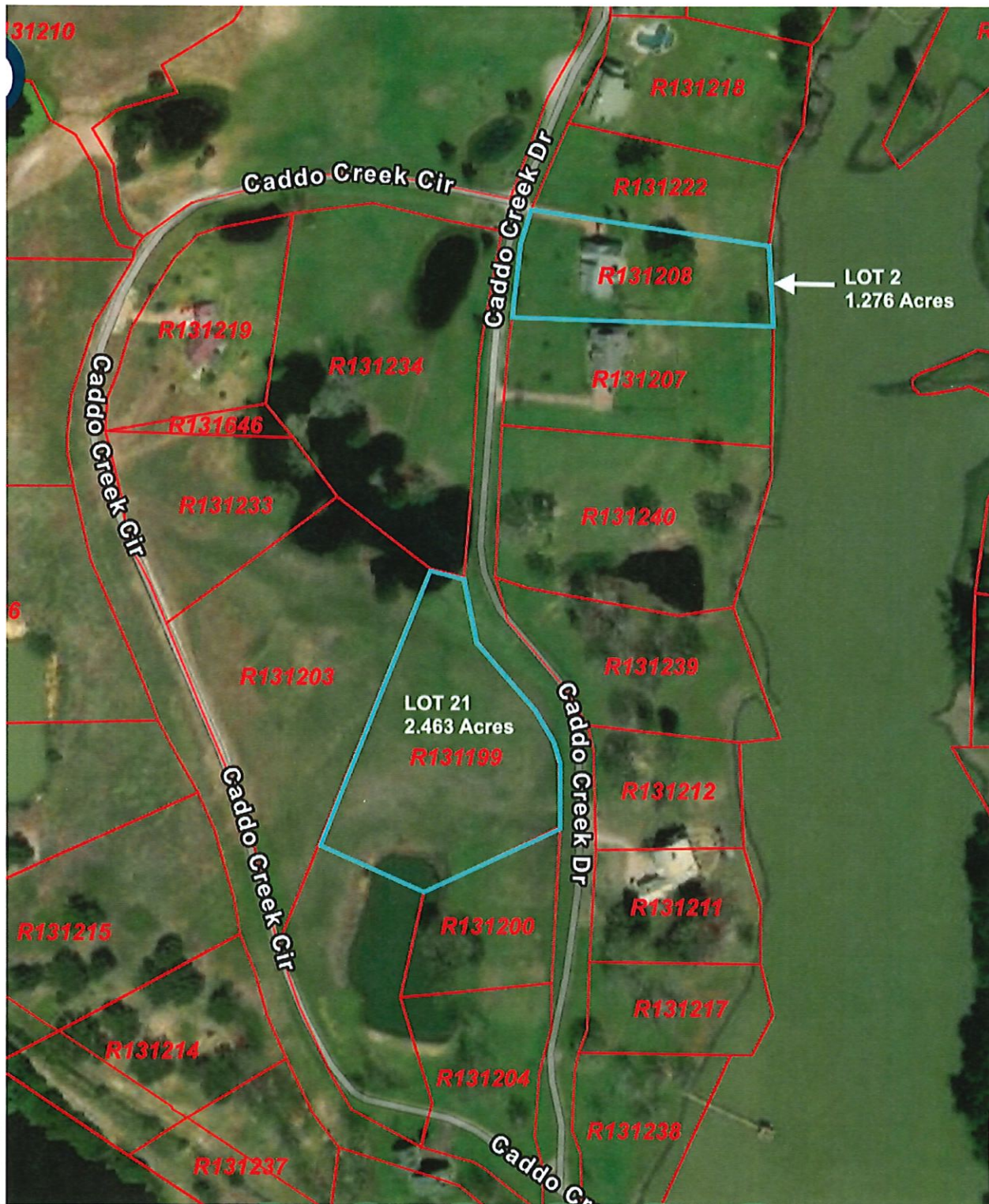
Each member purchasing one home site will enjoy a 1/40th ownership of our tastefully furnished Club House Lodge and Infinity Pool. This First Class 6,000 square foot Club House facility is designed to look and feel like a modern version of a historic barn which includes two rustic suites with bath on the second level for overnight stays by property owners. The Club House is a POA

community owned property which offers two (2) Owner's Suites, which easily can sleep 4 in each room. There is comfortable recliner seating around a large Flat screen TV on a 20 foot stone fireplace, which makes relaxing a breeze. The Club House includes a large kitchen, dining room, covered outdoor state-of-the-art cooking and picnic pavilion. With a well appointed card room "Texas Hold Em Style", shuffleboard table, foosball, billiards and stereo speakers throughout; this is sure to be the place to share great memories with the family! There are several rocking chairs on porches to relax while overlooking the lake. Caretaker and property maintenance is provided through the homeowner's association.

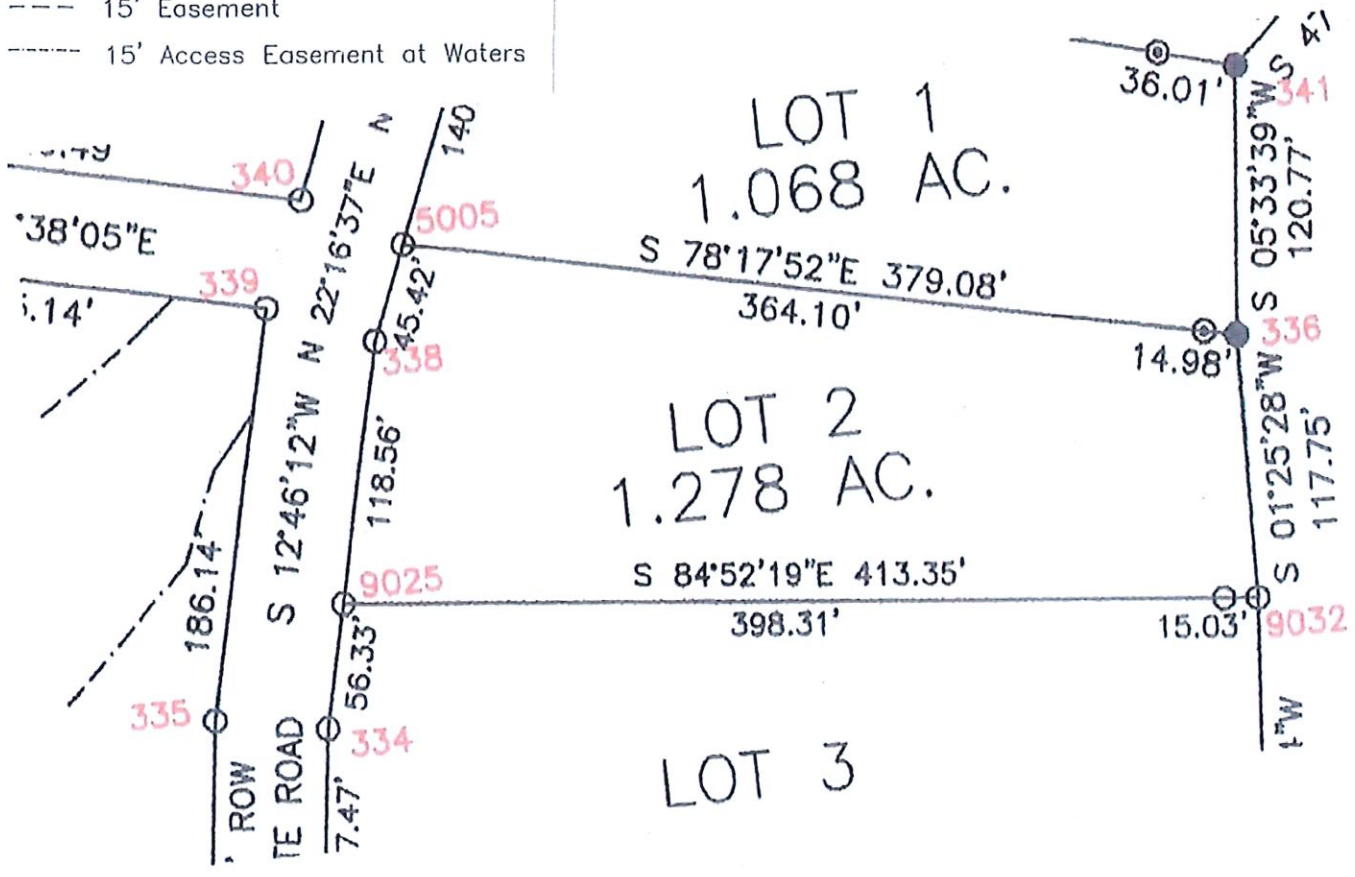
Security and Privacy: Automatic opening security electronic gates are controlled by owners.

More information: Please see our official Declaration of Covenants, Conditions and Restrictions; our Map Site Plan, Design Rules and Guidelines and the By Laws documents which protect each and everyone one of our member's investments.

www.caddocreekestates.com



- POINT IN LAKE
- ⊙ SET IRON FOR REFERENCE
- SET IRON
- 15' Easement
- - - 15' Access Easement at Waters



36-

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CADDO CREEK ESTATES
LOT # 21 SURVEY

