



# HILL COUNTRY

News & Notes

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## Cordillera Ranch Reinvents Luxury Hill Country Lifestyle

It's great hypothetical grill room fodder... "If you could join one club and remain a member for the rest of your life, which one would you choose?" Sure, it would be easy to go with the one that has hosted the most majors or has the highest initiation fee, but what about the club that offers the most rewarding lifestyle? In the Texas Hill Country, it's hard to find a golf community as dedicated to a "Best of the Outdoors" lifestyle as Boerne's Cordillera Ranch development.

Spanning 8,700 acres of awe-inspiring former ranchland along the Guadalupe River in Boerne, Cordillera Ranch is a luxury community where development hasn't spoiled the land's natural, rugged beauty. Home sites range in size from one to 10 acres while access to the river, lakes, parks and a captivating array of recreational options put the community on par with many destination resorts.

Nothing feels hemmed-in in Cordillera Ranch and that is by design. "Our owners made a commitment to the original owners that the land would never lose its ranch feel. There's so much room here, that on each home site, you get the sensation that you are living on your own ranch property," says vice president and CFO Charlie Hill.

Just 45 minutes from downtown San Antonio, Cordillera Ranch feels 1,000 miles away once you enter the gates, like a resort in Big Sky country. Crazy thing

is, people live here and take advantage of the awesome surrounding year-round.

"You can't beat the quality of life our here for a family, especially considering the great schools in Kendall County," says Hill. "My family loves to be outdoors, so it's incredible to be just a few hundred yards from the Guadalupe and a short walk from a 60-acre park with a big fishing lake. It's not your traditional suburban community."

The Clubs of Cordillera Ranch is actually seven clubs in one: the Golf Club (featuring a classic Hill Country thrill ride designed by Jack Nicklaus), the Tennis & Swim Club, Spa & Athletic Club, Social Club, Equestrian Club, Rod & Gun Club and River Club. "There are select few places in Texas with Nicklaus Signature Golf, but very few with river access and fully-staffed outfitters. The Clubs embrace what nature offers here and gives our members the chance to enjoy the best of the Texas Hill Country," says Hill.

The Nicklaus Signature layout (ranked the fifth-best golf course in the state by a Dallas Morning News expert panel), which can stretch to almost 7,500 yards from the tips, takes brilliant advantage of the sweeping terrain as it winds to and along the Guadalupe. A round here is a commune with nature and no two holes resemble each other. Nicklaus makes terrific use of creeks, native stone, plen-



tiful oaks and fun elevation changes. The par-3 16th is a picturesque all-carry hole near the rocky banks of the river, with a stunning waterfall pouring down the native rock outcroppings. The view from the tee here typifies this property's awesome roughhewn charms.

Zeon Zoysia fairways (rare in this part of the U.S.) yield stellar, "sitting-up" lies in the fairways, reinforcing the notion that this club doesn't do anything halfway. If it's not special, it's not happening at Cordillera Ranch. PGA Tour player Ryan Palmer says the work Nicklaus did at Cordillera Ranch is comparable to the experiences found at other Nicklaus Signature designs he has played on Tour, including Muirfield Village Golf Club and The Golf Club at Castle Pines.

"We enjoy seeing prospective members or homebuyers come in from other places around the country where homes and lifestyle offerings like this would cost up to the three times what it costs here," says Hill. "They have an instant appreciation for the quality of life and for what's been created here. You can have your ideal leisure or adventure vacation every day here."

Cordillera Ranch has a great tag line on their web site: "Too good to be true? No. Too good to be ignored." For a property hidden in the lush hills between San Antonio and New Braunfels that offers this caliber of amenities, that probably says it best. The community still has plenty of room to grow and it will be fascinating to see the direction this unique property takes as more families discover this one of a kind setting and everything it has to offer.

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