



THE JACK NICKLAUS SIGNATURE GOLF COURSE

The Course

- The centerpiece of Cordillera Ranch is a **par-72 Jack Nicklaus Signature Golf Course, hosted its Grand Opening in May 2007 with an 18-hole showcase round by Jack Nicklaus.**
- The 7,464-yard course embraces the authentic Texas Hill Country beauty and character to provide a singular golf experience. It plays 7,464 yards from the Bear tees; from 6,649 to 5,985 yards from the middle tees; and 5,028 yards from the forward tees with Bentgrass greens and Zoysia fairways and tees. Full golf memberships are priced at \$60,000.

The Design

- Numerous holes take full advantage of the dramatic elevation change and offer 25-mile views of the Guadalupe River Valley. Other holes play across and through the middle of 40-foot limestone canyon walls, while six holes offer the strategy and beauty of water cascading along fairways.
- From the dogleg right par-five 5th hole with a split fairway and the waterfall in back of the green to the par-five 12th hole with water along the left of the landing area and the approach to the live oak guarded green, these holes represent a glimpse of how magnificent the design fits into the natural terrain.
- The ultra-strategic, drivable par-four 14th hole offers choices on whether to try to drive the green or take the layup option. Each of the four par-five holes plays in a different direction of the compass, ensuring that the strategy of each changes with varying wind conditions.
- The par-three 16th is pure Hill Country. From the tee, it plays across an oak-lined canyon 40 feet deep to a green 165 yards away that is cut into a rock formation creating a peninsula between the two natural water falls.

The Clubhouse

- Constructed in classic Hill Country style with native limestone and timber, this 35,000-square-foot Clubhouse, designed by highly acclaimed clubhouse architects Marsh and Associates, Inc., will serve as the center of community life. Members will enjoy a full-service golf pro shop, premier amenities and impeccable service. A tiered resort-style pool, lined with natural stonework and surrounded by firepits, ample sunning areas and giant oaks, is an ideal retreat for members.

The Estates

- Early on, Nicklaus and the development team made a commitment to design a truly unique course. Rather than fronting homesites on both sides of the fairway, homes are nestled among acreage estates and set far back from the course, hidden by rolling hills, live oaks and native grasses.
- Cordillera Ranch offers a variety of golf course homesites ranging in size from one to three acres and from \$200,000 to \$500,000+. Upon completion, there will be 125 golf course frontage homesites. Cordillera Ranch features additional homesites from one to more than 10 acres, with prices ranging from \$125,000 to more than \$500,000.