



CORDILLERA RANCH FACT SHEET

The Development

Cordillera Ranch is an 8,700-acre master planned residential community located north of San Antonio in the Texas Hill Country. The community offers its residents on-site recreational opportunities and boasts 1 to 10-acre homesites as well as villas on ¼ -acre sites, with some properties including Guadalupe River frontage or hilltop views of 25 miles into the horizon. Cordillera Ranch is being developed by DH Investment Company. Since 1983, DH Investment Company has developed high end residential communities and commercial properties in Texas and Louisiana.

The Jack Nicklaus Signature Golf Course

The centerpiece of Cordillera Ranch is a 7,464-yard Jack Nicklaus Signature Golf Course—the newest addition to only a handful of Jack Nicklaus Signature Golf Courses across the state. With its cascading water features and natural limestone canyons, the course embraces and captures the authentic Texas Hill Country beauty and character to provide an extraordinary golf experience. Since a grand opening in May 2007, the golf course has been honored with numerous accolades including Best New Golf Course in Texas by the *Dallas Morning News* as well as consistently ranking in the top-4 courses in Texas and the #1 course in the Texas Hill Country by the *Dallas Morning News*.

The Clubs of Cordillera Ranch

Residents of Cordillera Ranch have the opportunity to join *The Clubs of Cordillera Ranch*, a one-of-a-kind Hill Country retreat that combines seven resort-style clubs in one unique location, including: *The Golf Club*, *The Social Club*, *The Tennis and Swim Club*, *The Equestrian Club*, *The Rod and Gun Club*, *The Spa and Athletic Club*, and *The River Club*. At the Clubs of Cordillera Ranch, residents can enjoy championship golf, tennis, swimming, fishing, canoeing, dining, horseback riding, a private sporting clays course, and a state-of-the-art spa and athletic center.

The Home Sites

Ultimately, Cordillera Ranch will feature up to 2,200 homesites. More than 1,100 home sites have been sold to date and there are over 1,200 people that call Cordillera Ranch home. Prospective owners can choose from a variety of homesites offering riverfront, golf course, hilltop or valley views. Through its Preferred Builders Program, Cordillera Ranch's developer recommends builders who can provide the level of quality and service consistent with Cordillera Ranch high standards. Cordillera Ranch's driving philosophy is stewardship of the land and the native wildlife. Furthermore, the developer has formed an Architectural Review Committee to ensure the highest quality building standards and strictly enforced protective covenants which are intended to protect the beauty of the Texas Hill Country for years to come.

The Location

Cordillera Ranch is located in Kendall County, just north of San Antonio and east of Boerne. Cordillera Ranch's location allows convenient access to highly acclaimed Boerne schools, San Antonio medical centers, grocery stores, churches, great shopping and entertainment and the San Antonio International Airport. The development's location also offers tax benefits; residents of Cordillera Ranch pay lower taxes than those of Bexar County and no city taxes.