



Boot Ranch Reports Record Property Sales in 2017



FREDERICKSBURG, Texas – January 17, 2018 – Real estate sales at Boot Ranch surged in 2017 as a result of new property releases, a preferred builder program, and the completion of significant new amenities. The exclusive private club community in the Texas Hill Country reported 64 sales in 2017 valued at \$41 million, a unit-volume increase of 23% over the previous year. Dollar volume was up 64% over the previous year, thanks to the introduction of Village Home condominium residences starting at \$850,000 and house-lot packages ranging from \$1.3 million to more than \$3 million.

Developer sales volume on 44 properties exceeded \$32.6 million, with a mix of land sales, shared-ownership Sunday Houses, and Village Homes. Twenty resale transactions by Boot Ranch Realty accounted for more than \$8.4 million in volume. All property purchases include a multi-generational Club membership.

Current property offerings include:

- Home sites from one-half acre to 14 acres, priced from \$250,000 to \$2.5 million.
- Sunday Houses—fully furnished luxury vacation homes whose ownership and expenses are shared by eight families—with shares ranging from \$325,000 to \$500,000.
- Village Homes, which each comprise three luxury condominium residences priced from \$1,250,000 to over \$2 million.
- House-Lot Packages from preferred builders that start at about \$1.25 million.

Terra Verde Group and Wheelock Street Capital acquired the 2,050-acre community from Lehman Brothers Holdings in mid-2015 and immediately set a course for expanding the

real estate mix and enhancing amenities that appeal to families. A maximum of 450 residential units will be offered.

During 2017 the developer invested \$6 million in amenities. Golf course architect Hal Sutton directed a \$2 million renovation of greens and bunkers to his original 2006 design. A one-acre putting park, the largest in Texas, was created along with an adjacent 3-acre event lawn and play field. A nearly 2-mile hike-and-bike trail was completed, running from the Clubhouse Village to the spring-fed Longhorn Lake. The first phase of the Lake Club opened with a covered pavilion, jumping platforms, paddle boards, kayaks, canoes, fishing, a swim beach and two amazing treehouses connected by a swinging bridge.

Boot Ranch, which has been named by Golf Digest as one of America's "Top 10 Golf Communities," also includes an award-winning 34-acre golf practice park designed by Sutton; a 55,000 square-foot Clubhouse Village with dining, locker rooms, a fitness room, spa treatment rooms, golf shop and lodge suites; a trap and skeet range; and the Ranch Club, a complex that includes a pavilion with food and beverage service that seats 300, three pools and a Jacuzzi, lighted tennis and basketball courts, and a playground.

Boot Ranch is located five miles north of historic Fredericksburg, Texas. For more information visit www.BootRanch.com or call (830) 997-6200.

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