

The

GRAND ESTATES

LOCATED AT
TPC SAN ANTONIO



5707 TPC Parkway | San Antonio, Texas 78261
210.402.6200 | GrandEstatesTPC.com

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*A living experience worlds away
from ordinary*

At The Grand Estates located at TPC we've built a community that reflects the sophisticated tranquility of Cibolo Canyons, as well as the exciting culture-rich history of San Antonio. Conveniently located in one of Texas' most vibrant areas, we provide our residents with a one-of-a-kind living experience that includes top-of-the-line amenities and convenient access to a wide range of exciting area attractions.

It's our community goal to create a perfect balance between the modern excitement of city life and the calming atmosphere of a tight-knit community. To achieve this goal, our architects worked to make sure that every feature of your home would exceed expectations and inspire you to create an atmosphere that reflects your own personal style and creative design.

In short, the home you've been dreaming of is waiting for you at The Grand Estates located at TPC. What are you waiting for?



Explore a breathtaking city

The Grand Estates lies near Cibolo Canyons, a peaceful master planned community that grants you all the luxury and scenic beauty you could ask for without sacrificing the excitement of city life.

Just a short trip away from our property you'll find the bustling city of San Antonio, home to several world-famous attractions that are completely unique to Texas. From the historic Alamo, to the upscale shopping and dining at the River Walk, to the thrilling fun of Six Flags and SeaWorld, you'll never run out of things to do in San Antonio.

San Antonio's stunning reputation as a cultural oasis hasn't just attracted people from all over the world, it's also caught the attention of more than a few major businesses who have chosen to set up headquarters here—Valero Energy Corp., Clear Channel Communications, NuStar Energy, Frost Bank, Allstate, AT&T and many more.



full of rich Texas history





JW Marriott and Golf

A luxurious getaway from the everyday

Just down the road from The Grand Estates is a world-class Marriott resort with more than 1,000 rooms and suites. The JW Marriott San Antonio Hill Country Resort and Spa has fully embraced the Texas tradition of southern hospitality and provides full exposure to the majestic, rolling hills of the countryside.

The JW Marriott also boasts large event spaces, four different restaurants, an enormous spa complete with 30 treatment rooms and a fitness center with its very own health food café. To learn more about everything JW Marriott has to offer, visit www.jwsanantonio.com.

When you make The Grand Estates your home, you'll also have access to the JW Marriott San Antonio's impressive golf course. Equally challenging and thrilling to play as the Stadium Course that inspired it, THE PLAYERS Course at San Antonio includes two professional courses, designed by Pete Dye and Greg Norman respectively, that require a practiced level of precision that elevates a simple game of golf into an art form.

THE PLAYERS Course network includes 28 facilities across the U.S. that are each licensed by the PGA TOUR. And throughout history they have maintained uncompromising standards that have given them a distinguished reputation in the golf industry.

Designed by professionals and fitted with the highest caliber clubhouse facilities and guest services, THE PLAYERS Course at San Antonio is a perfect fit for TOUR players and TPC residents alike.

Evans Rd.

Bulverde Rd.

THE MANSIONS
AT TPC SAN ANTONIO

CIBOLO CANYONS

The
**GRAND
ESTATES**

LOCATED AT
TPC SAN ANTONIO

TPC Pkwy.

AT&T OAKS
COURSE

Bulverde Rd.

The
TOWERS
LOCATED AT TPC SAN ANTONIO



JW MARRIOTT.
SAN ANTONIO

AT&T CANYON
COURSE

DRIVING
RANGE



SAN ANTONIO



A new adventure every day starts right here

In the culture-rich city of San Antonio, your options for entertainment are virtually endless. Whether you choose to spend time exploring the history of your city, shopping and dining at the famous River Walk, or taking in the beautiful scenery of Texas from a park or golf course, you've made the right choice.

ATTRACTIONS:

- The Alamo
- The River Walk
- Tower of the Americas
- San Antonio Museum of Art
- San Antonio Zoo
- SeaWorld San Antonio
- Six Flags Fiesta Texas

SHOPPING:

- Alamo Quarry Market
- Del Sol San Antonio
- Huebner Oak Center
- North Star Mall
- Northwoods Shopping Center
- The Rim Shopping Center
- San Antonio Market Square
- The Shops at La Cantera
- Tanger Outlets

GOLF:

- TPC San Antonio (Greg Norman Course)
- TPC San Antonio (Pete Dye Course)
- Brackenridge Park Golf Course
- Canyon Springs Golf Club
- La Cantera Golf Club
- River Crossing Golf Club
- The Briggs Ranch Golf Club
- The Golf Club of Texas
- The Republic Golf Club
- Valer Creek Golf Course

SPORTING:

- San Antonio Spurs Basketball
- San Antonio Missions Baseball
- San Antonio Rampage Ice Hockey
- San Antonio Scorpions Soccer
- San Antonio Talons Football

ENTERTAINMENT:

- Alamo IMAX Theatre Rivercenter
- Alamodome
- AT&T Center
- The Aztec Theatre
- Esquire Tavern
- Howl at the Moon San Antonio
- Majestic Theatre
- Witte Museum

PARKS & RECREATION:

- Brackenridge Park
- Cibolo Canyons Recreation Center
- Eisenhower Park
- McAllister Park
- Natural Bridge Caverns
- Natural Bridge Wildlife Ranch
- San Antonio Botanical Garden
- San Antonio Parks Foundation
- Sunken Garden Theatre





Where luxury and convenience make their home

At The Grand Estates, we're proud to provide you with everything you'll need to enhance your everyday routine. Our spacious clubhouse features a host of luxurious amenities including a resort-style swimming pool, Starbucks® Wi-Fi Café, an HDTV entertainment center, and a state-of-the-art fitness center accessible to you 24 hours a day.

COMMUNITY FEATURES

- Resort-Style Swimming Pool & Tanning Deck
- 24-Hour High-Tech Fitness Center & Cardio Theater
- Clubroom with HDTV Entertainment
- Starbucks® Wi-Fi Café
- Outdoor Wi-Fi Lounge
- Convenient Mail Center
- Private Off-Leash Dog Park
- Children's Playground
- Limited Access Gates
- Pet-Friendly & Non-Smoking Homes Available

CONCIERGE SERVICES

- Laundry & Dry Cleaning*
- Carpet Cleaning*
- Limo & Shuttle Services*
- Floral Delivery*
- Mobile Pet Grooming*
- Grocery Delivery*
- Plant Care*
- Pet Sitting & Walking*
- Housekeeping*
- Package Acceptance*
- Car Detailing*
- Personal Trainer*
- Errand Services*

Modern design with classic comfort

In order to maximize your comfort and elevate your living experience we've fitted our homes with modern interior features like 9-to-10 foot ceilings, hardwood floors, and stainless steel appliances. At The Grand Estates, every detail from the granite countertops to the brushed nickel fixtures is designed to constantly surround you with high-quality style and stately elegance.

INTERIOR FEATURES

- Elegant Granite Kitchen Countertops*
- Custom Wood Flooring*
- Oversized Designer Kitchen Cabinets
- Stainless Steel Whirlpool® Appliances*
- Under-Cabinet Lighting*
- Crown Molding in Kitchen, Master Bedroom, Living Room & Dining Room*
- Brushed Nickel Fixtures*
- Rainwater Showerheads*
- Upgraded Plumbing Fixtures*
- Oversized Garden Tubs*
- Elegant Granite Bath Countertops*
- Two-Tone Painting
- Tall Expansive Windows
- 2-Inch Custom Blinds*
- Optional Accent Walls*
- Ceiling Fans
- 9- to 10-Foot Ceilings
- Full-Size Washer & Dryer Connections
- Environmentally Friendly Programmable Thermostats
- AT&T U-Verse High Speed Internet
- Energy-Efficient Insulation, Reflective Roof & Double-Pane Windows

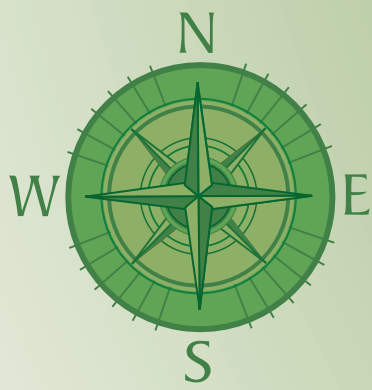
*Some features are options in select residences.



The
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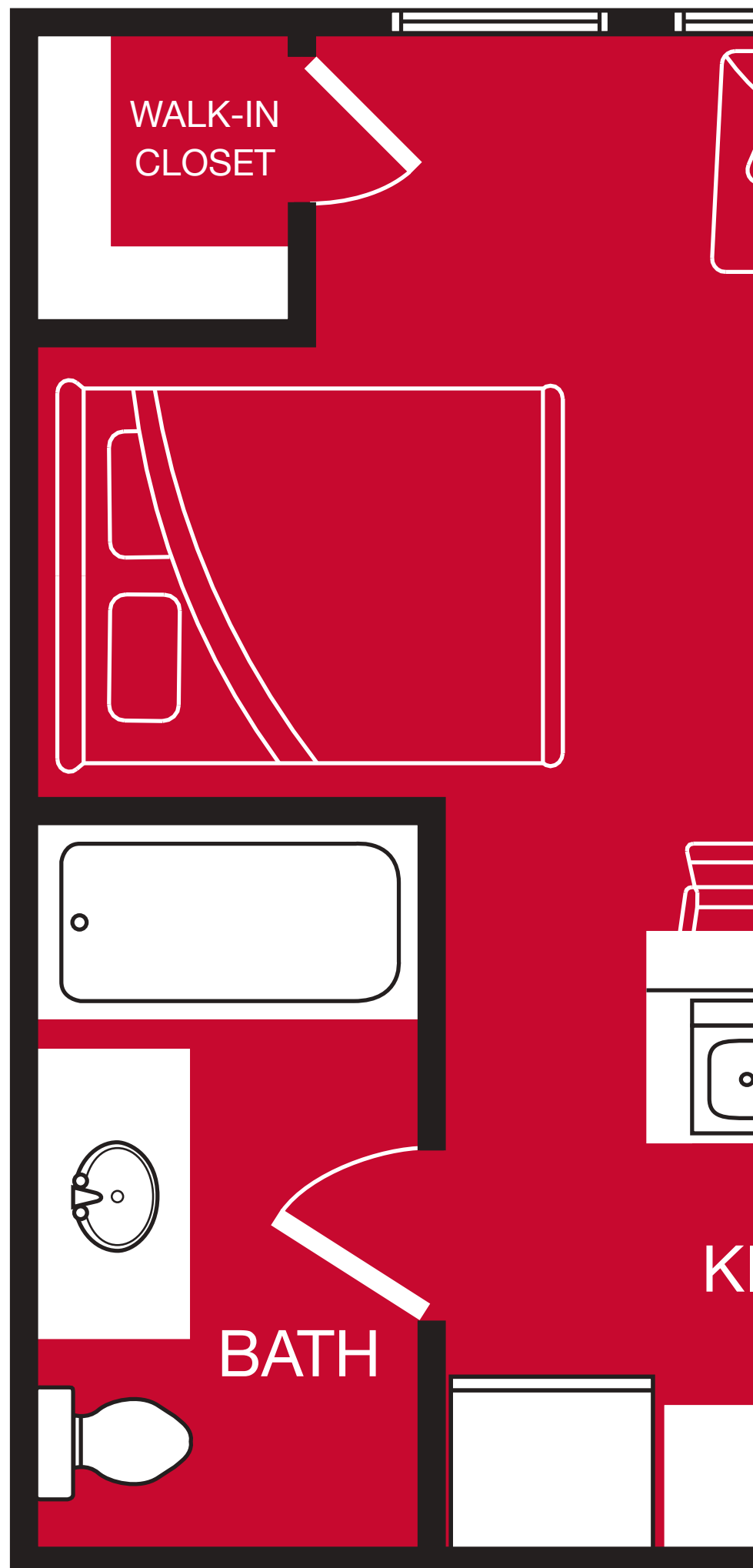
-  Apartments
-  Clubhouse
-  Resort-Style Pool
-  Playground
-  Dog Park
-  Mail Center
-  Grill



TPC
SAN ANTONIO
AT&T Oaks Golf Course

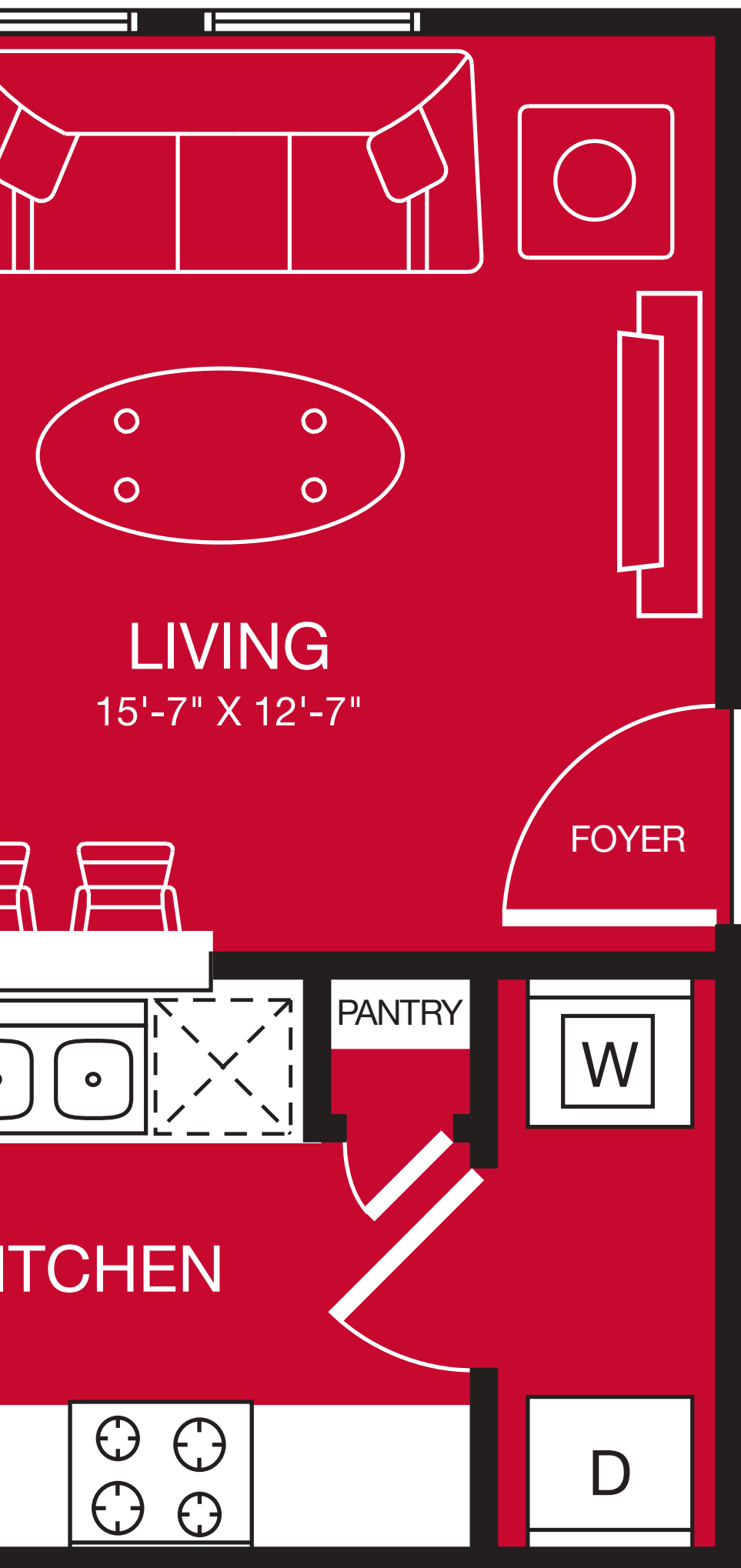
CANYON

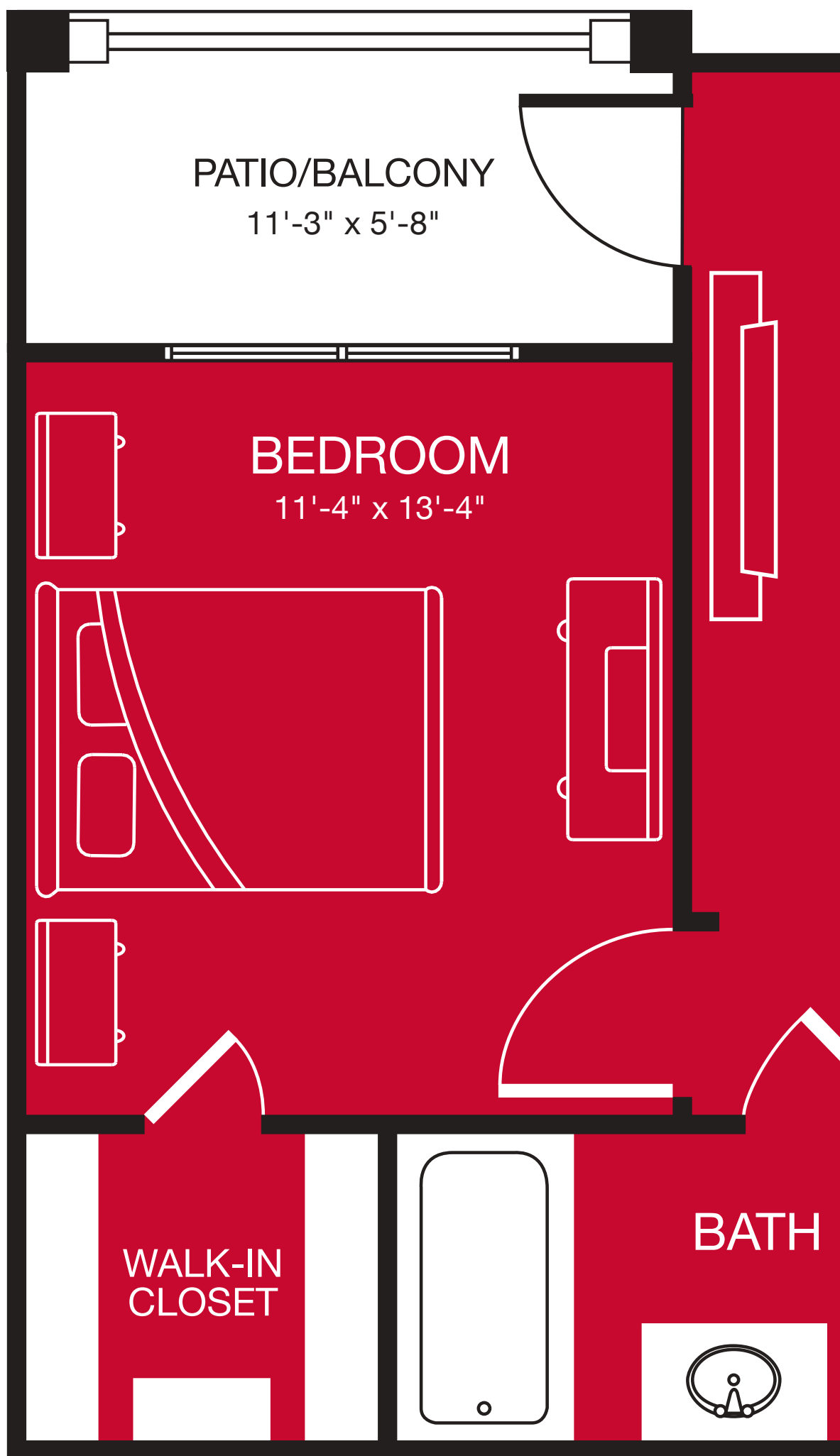




Bluebannet

STUDIO / ONE-BATH
430 Total Sq. Ft.

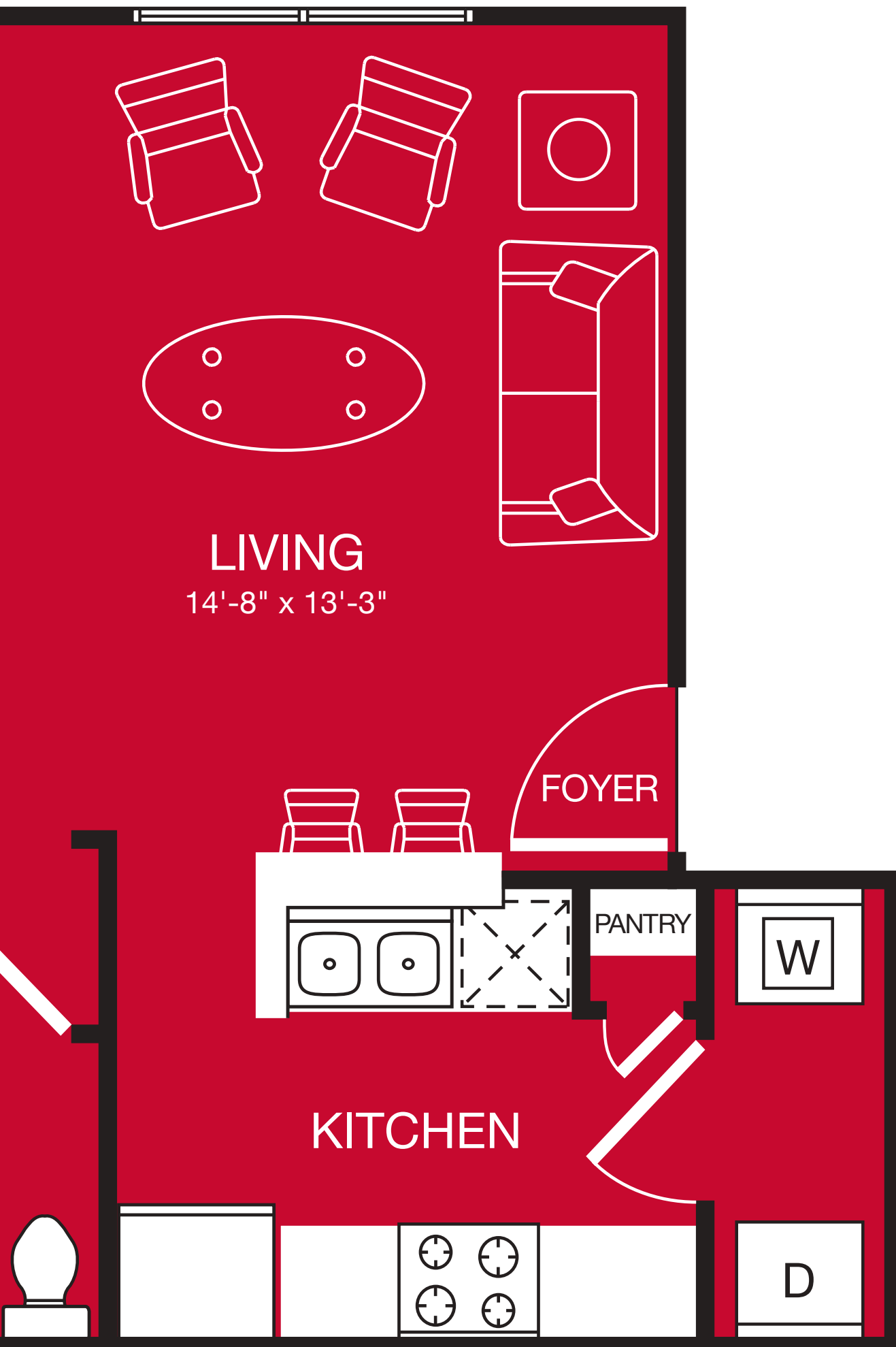


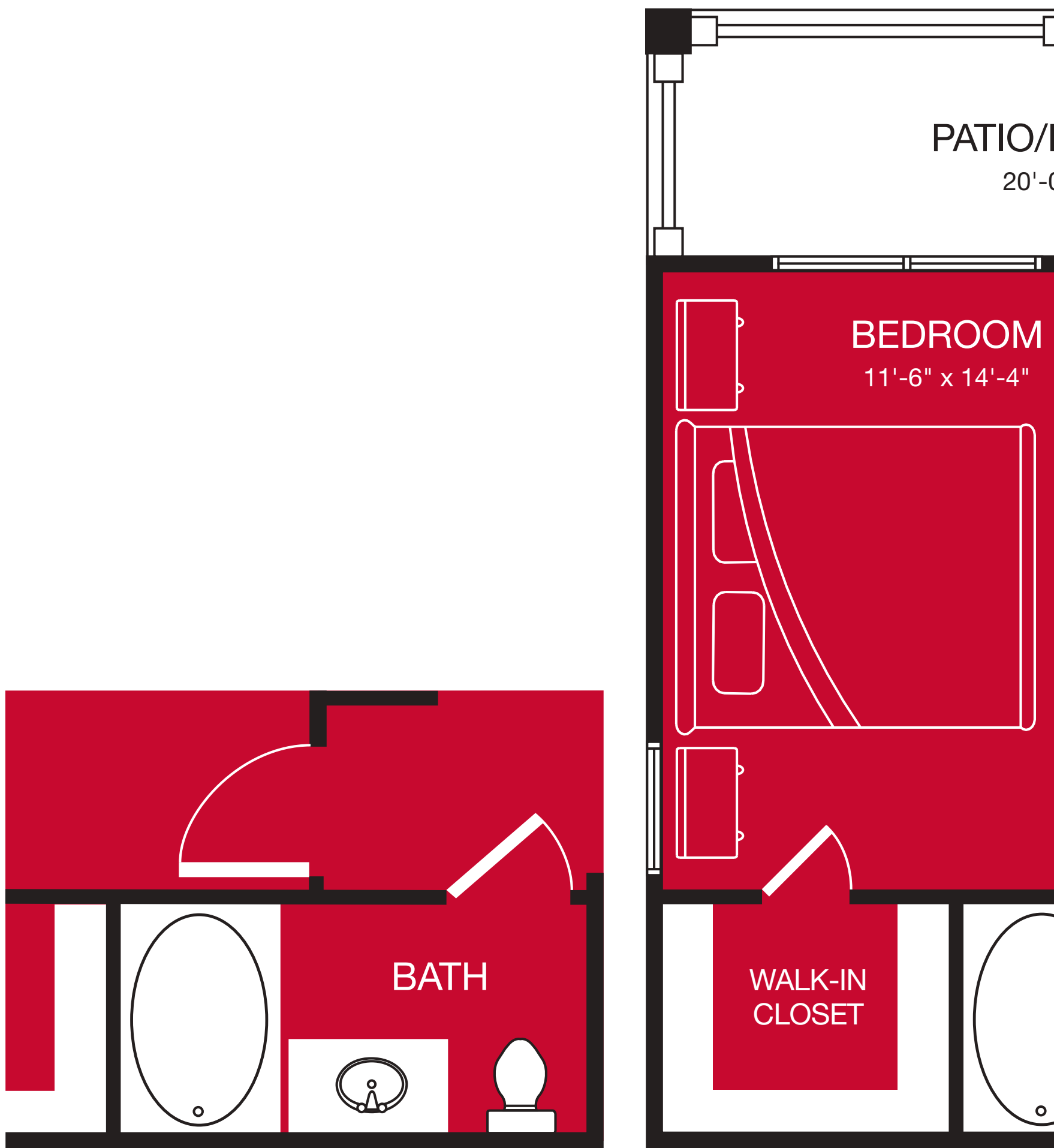
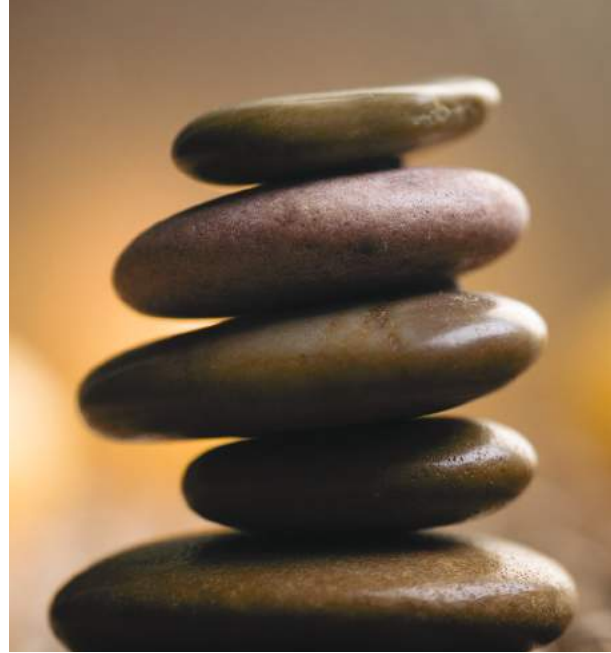


Paintbrush

ONE-BEDROOM / ONE-BATH

608 Living Sq. Ft. / 63 Patio/Balcony Sq. Ft. / 671 Total Sq. Ft.



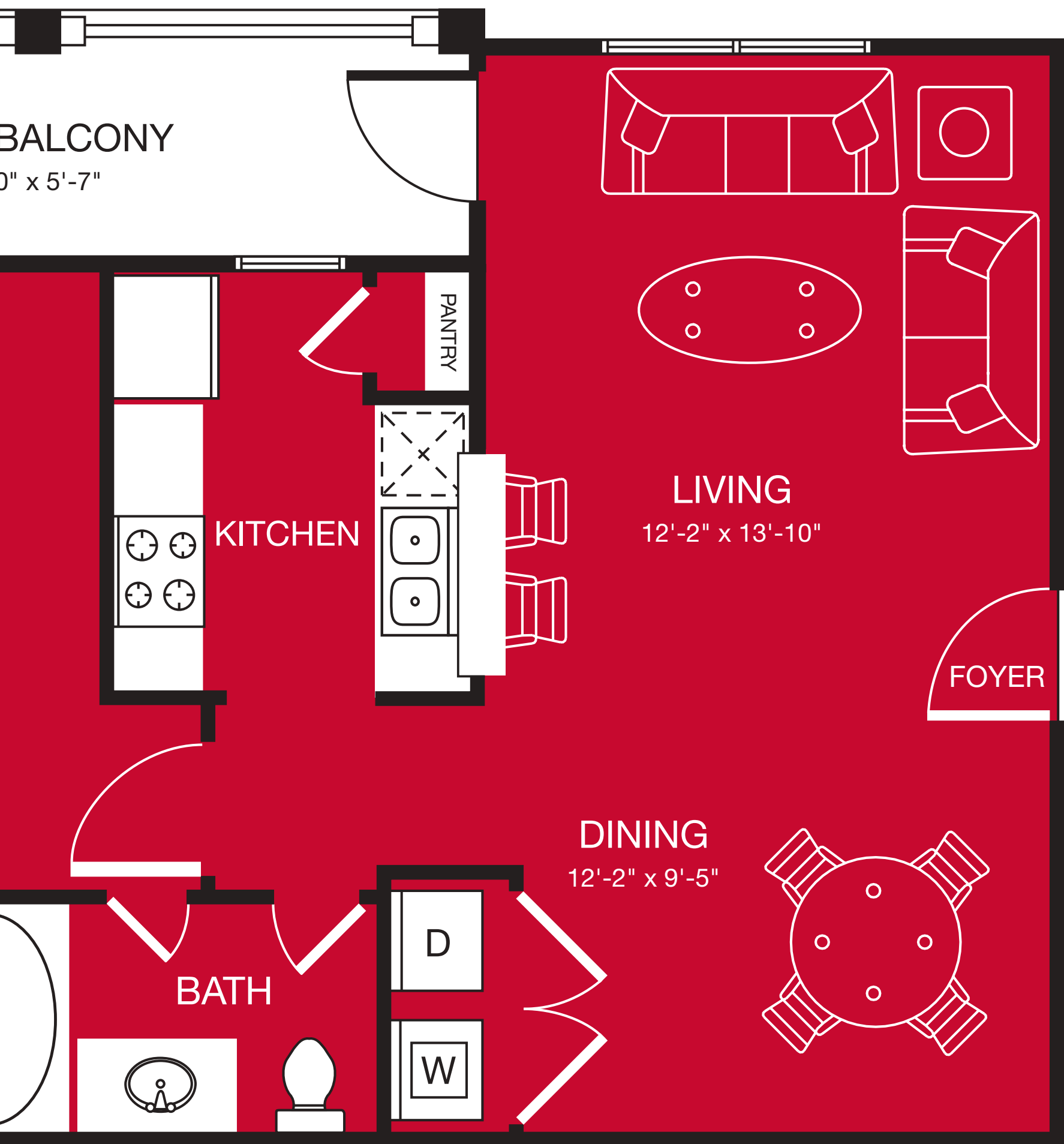


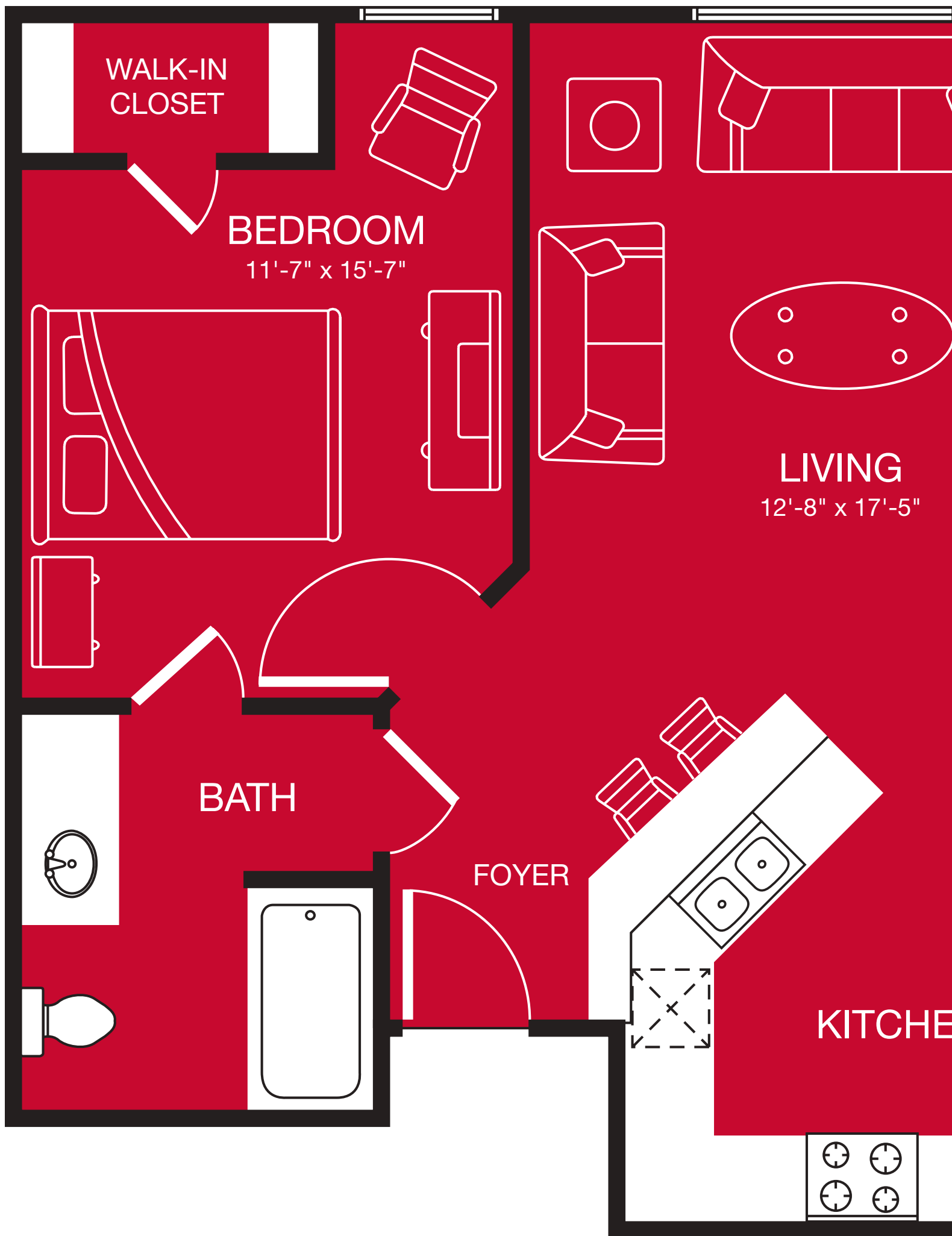
GROUND FLOOR BATH OPTION

Lantana

ONE-BEDROOM / ONE-BATH

726 Living Sq. Ft. / 112 Patio/Balcony Sq. Ft. / 838 Total Sq. Ft.

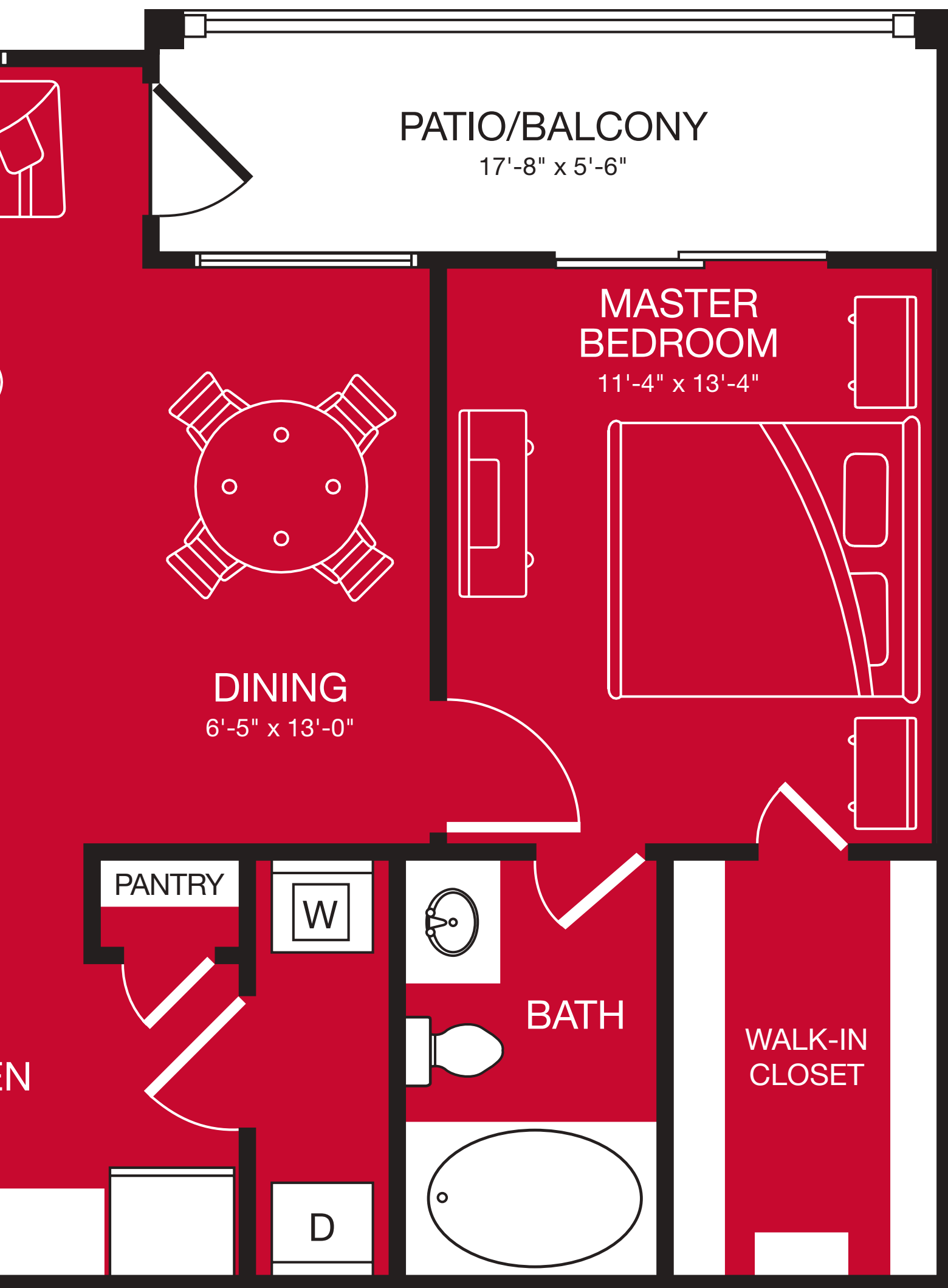


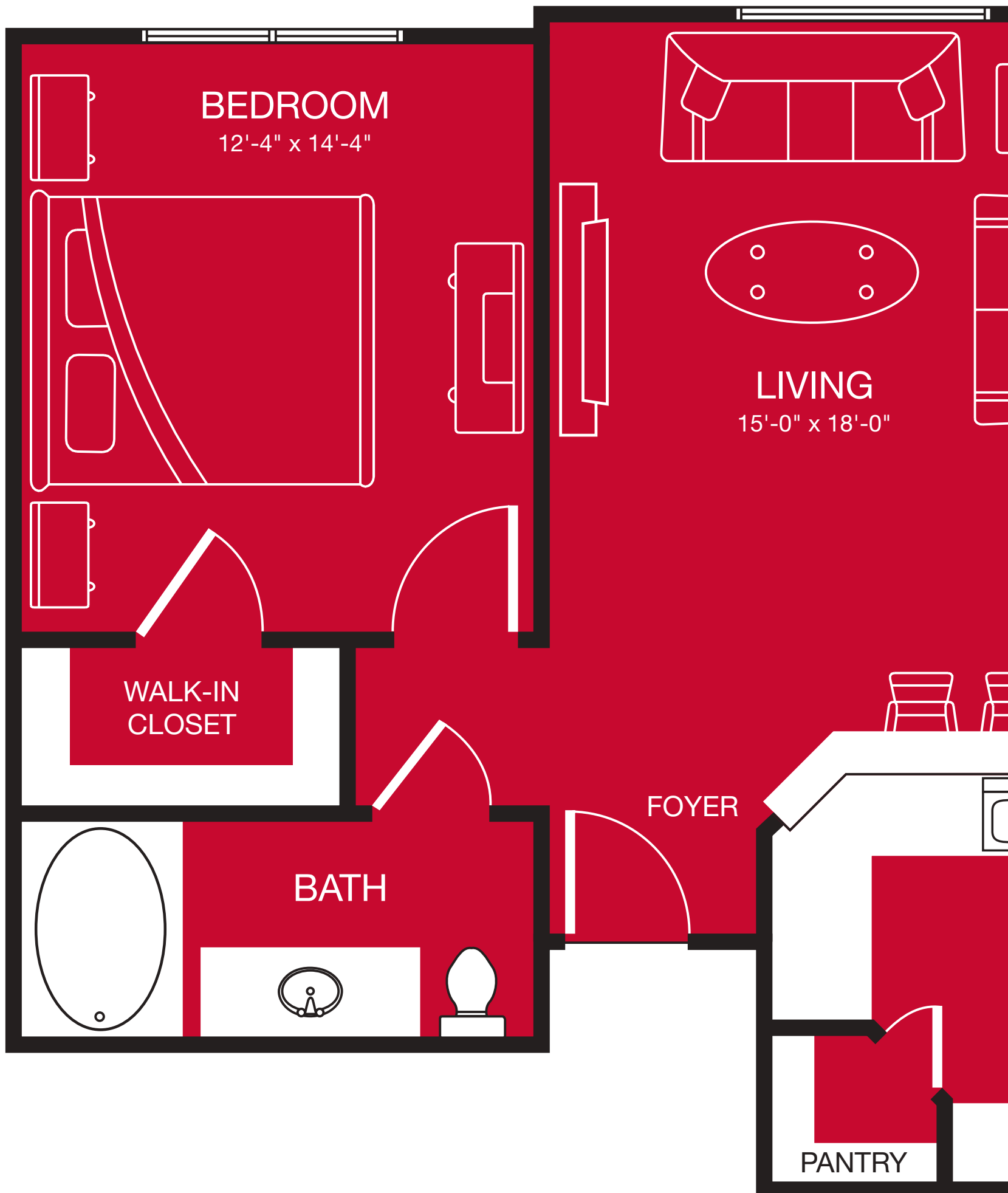


Larkspur

TWO-BEDROOM / TWO-BATH

1,046 Living Sq. Ft. / 97 Patio/Balcony Sq. Ft. / 1,143 Total Sq. Ft.

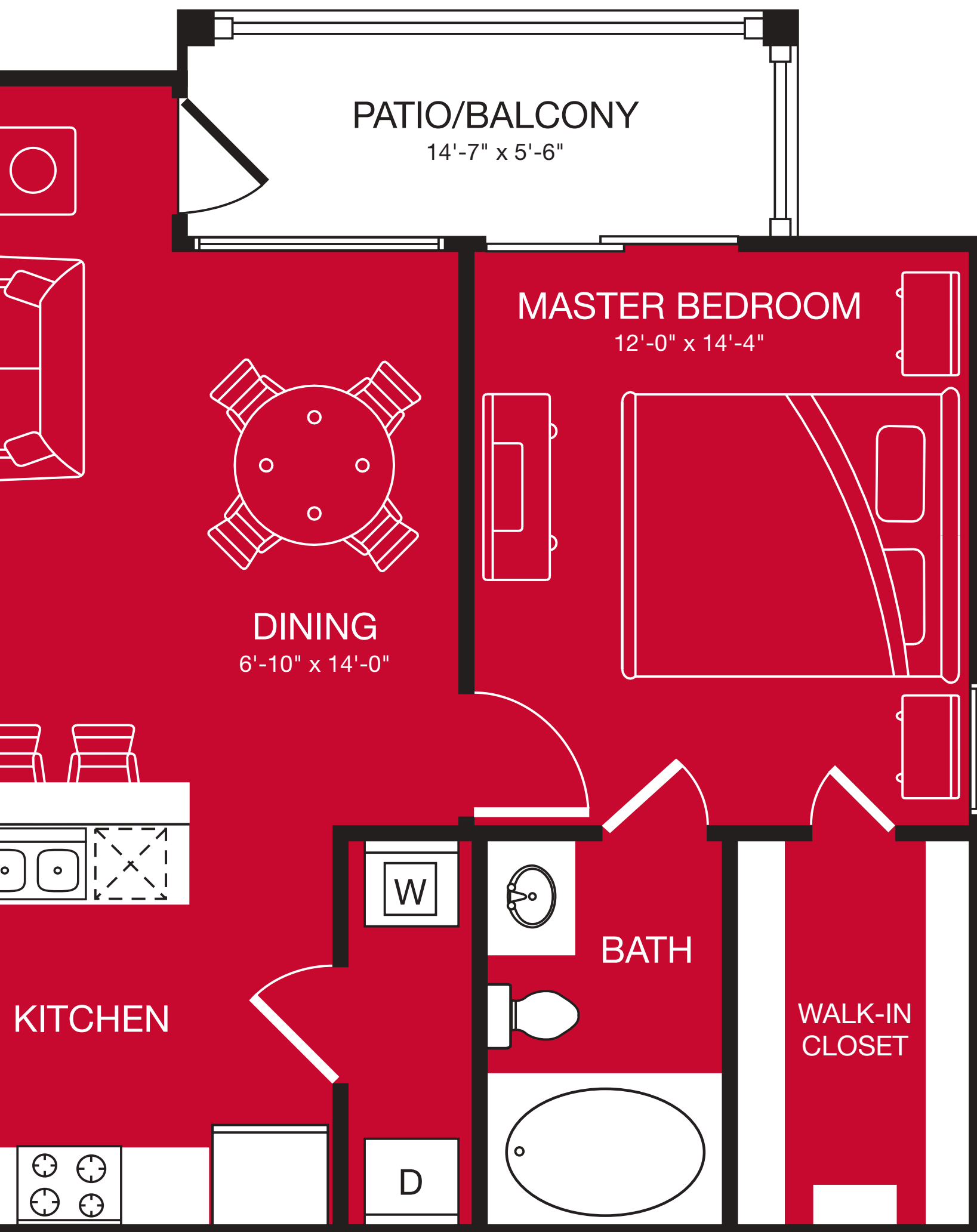




Sunflower

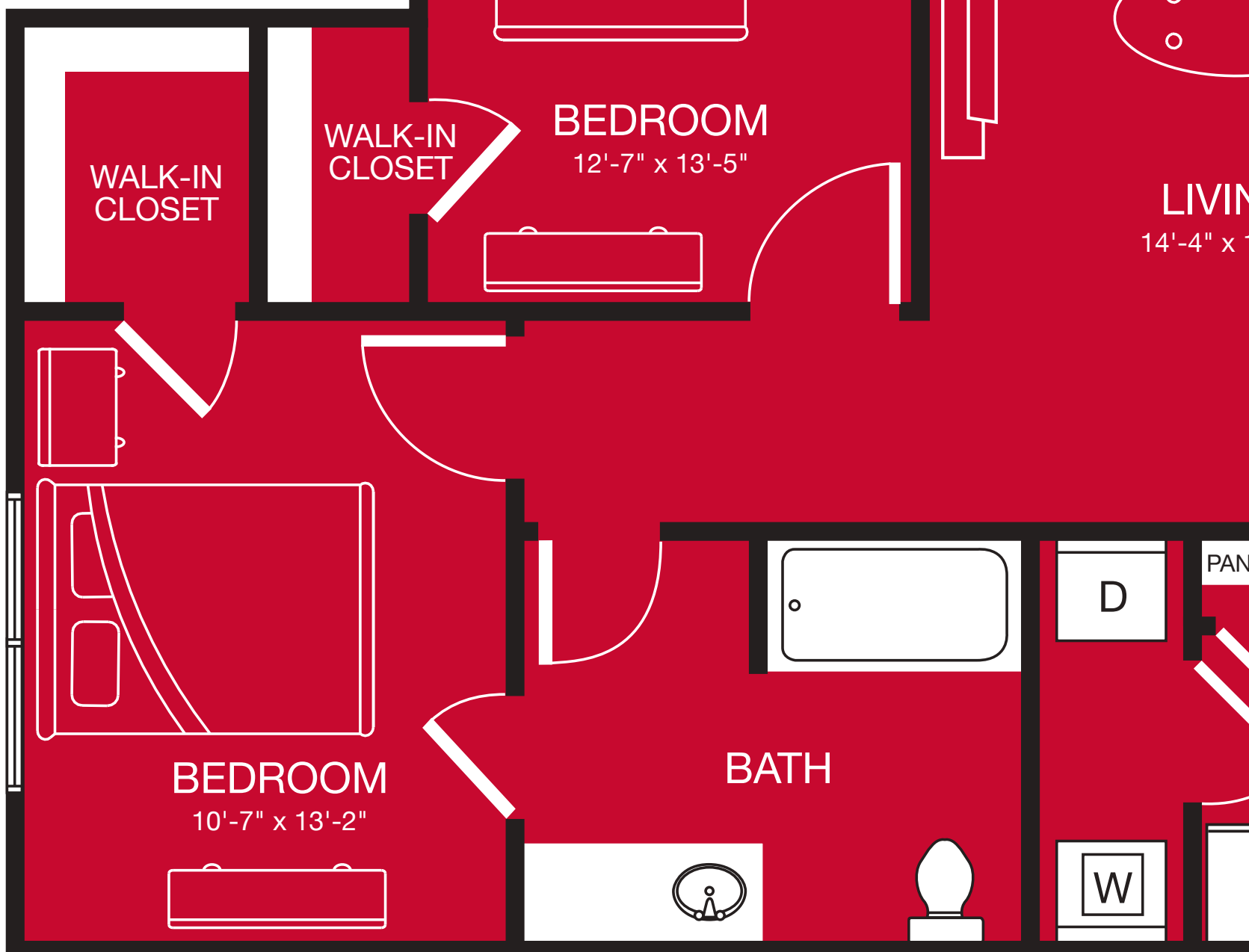
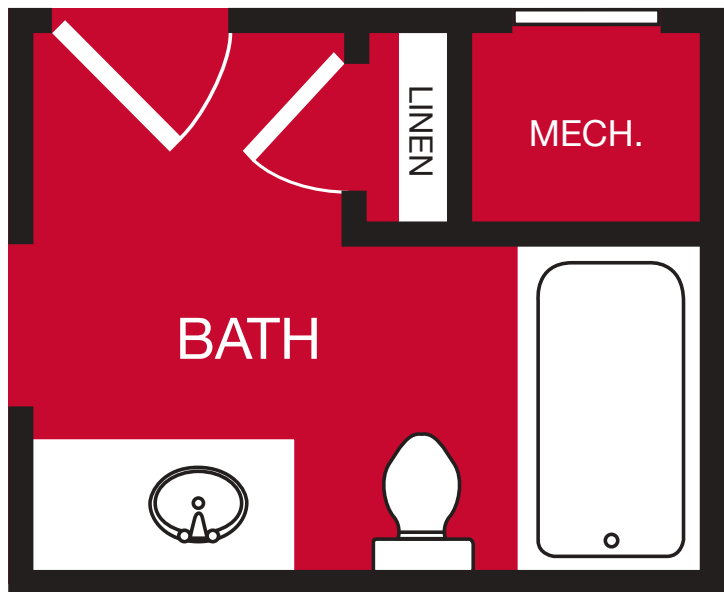
TWO-BEDROOM / TWO-BATH

1,170 Living Sq. Ft. / 80 Patio/Balcony Sq. Ft. / 1,250 Total Sq. Ft.





ALTERNATE BATH OPTION

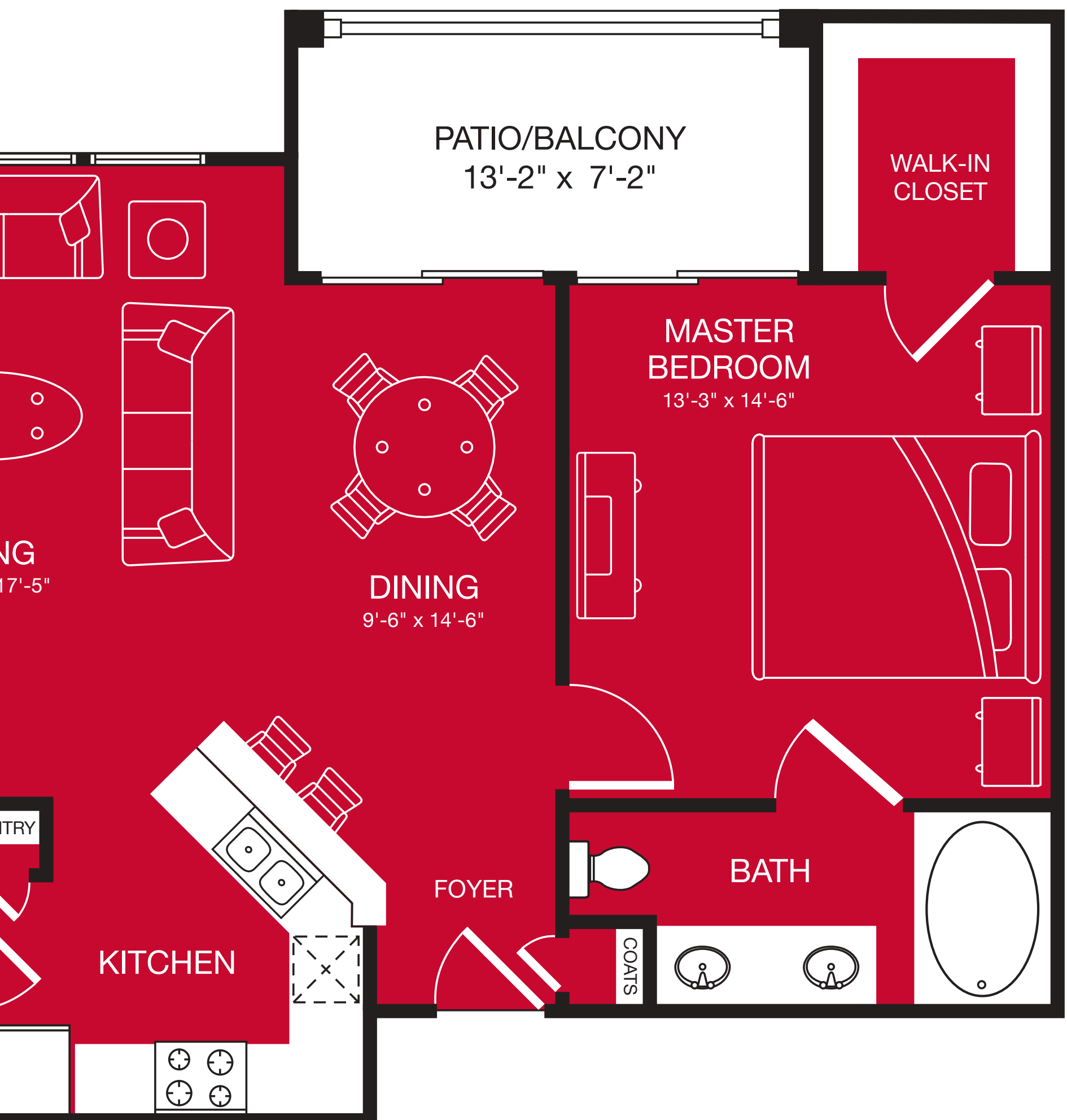


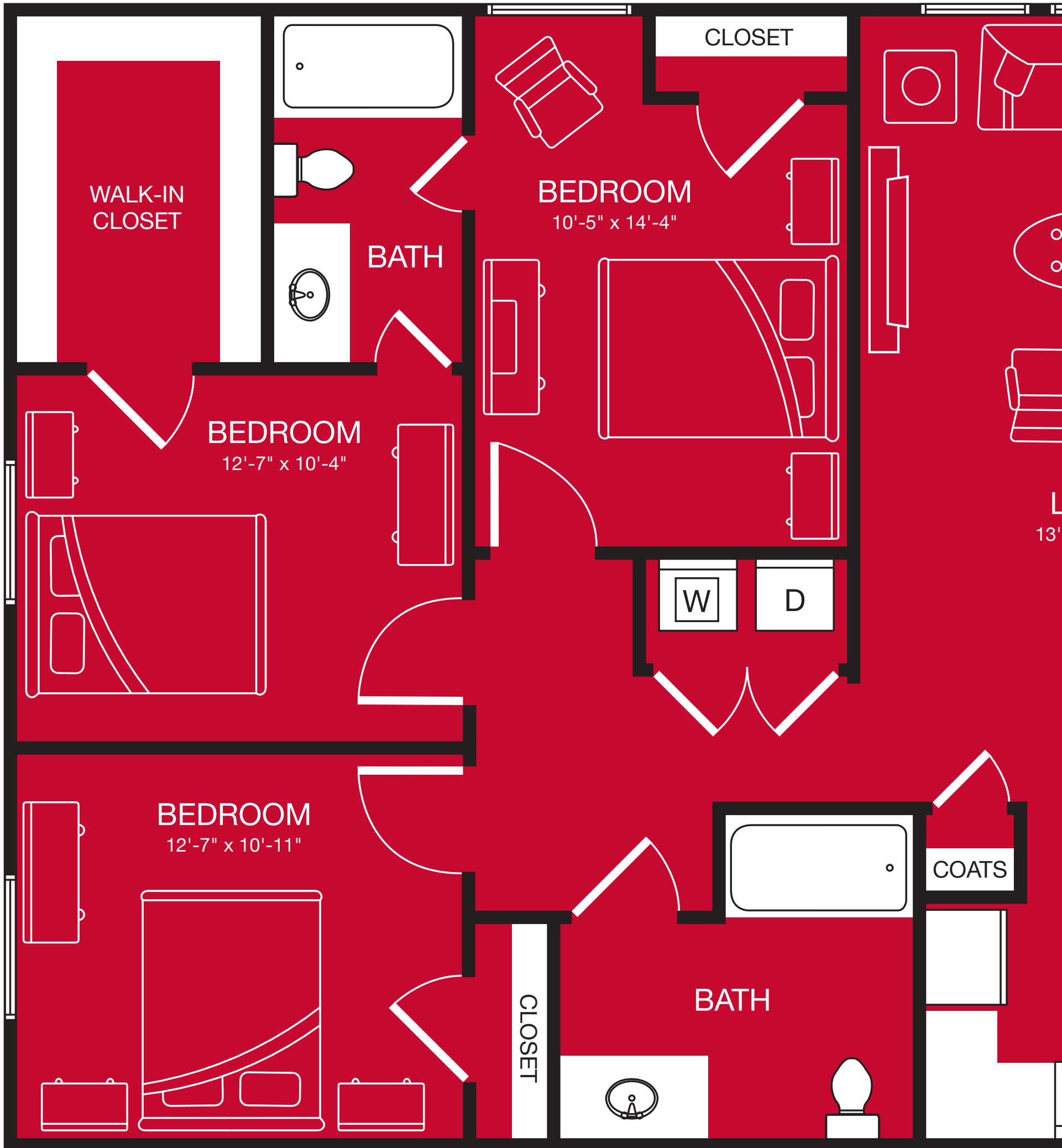
Azalea

THREE-BEDROOM / TWO-BATH

1,309 Living Sq. Ft. / 98 Patio/Balcony Sq. Ft. / 1,407 Total Sq. Ft.

Alternate Bath Option Available in Select Units

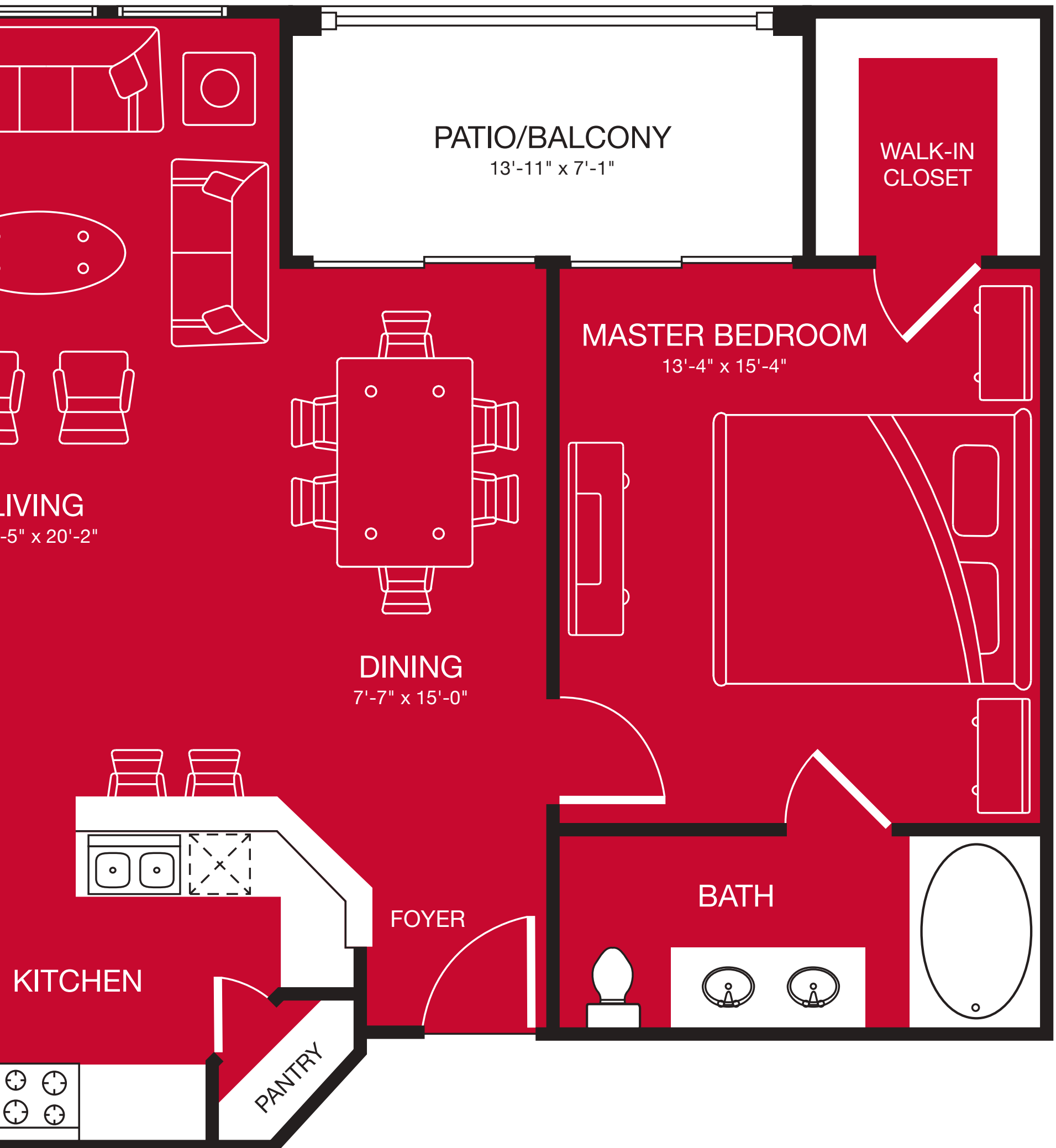




Laurel

FOUR-BEDROOM / THREE-BATH

1,597 Living Sq. Ft. / 92 Patio/Balcony Sq. Ft. / 1,689 Total Sq. Ft.





Community & Environment

The inspiration for The Grand Estates located at TPC was born of nature itself. Set in the natural beauty of Texas, this stunning neighborhood is designed to thrive within its environment. Each home is designed in concert with nature by conserving energy with additional weather stripping, 70 percent solar screen insulation and dual-pane low-e windows.

We use reflective TechShield® barrier roof sheathing, which reduces attic temperatures during the summer months by as much as 30 degrees, reducing energy consumption for cooling by as much as 20 percent. Air conditioners are 13 SEER with programmable thermostats that use 30 percent less energy than the current industry standard.

Our standards are well above those of the industry ensuring comfort in extreme weather conditions. Respect for our environment and energy conservation are two of our top priorities. The goal is to conserve our natural resources, and to achieve that goal, we have ensured continuous community efforts, including well-trained staff and recycling programs.



Education

Our property lies within the fourth largest district in Bexar County. Judson ISD has been fully accredited by the Texas Education Agency and their mission is to provide students with a quality education that will enable them to become successful in a global society.

This fast-growing district takes pride in setting a good example for its students while their dedicated faculty and school board work hard to surpass the high standards they've set for their district, including putting students first and maintaining superior focus on excellent educational practices.

Just a short drive away from The Grand Estates, there's a lively collegiate community filled with more than 100,000 higher education students split between 31 different campuses—Trinity University, The University of Texas at San Antonio and The University of Texas Health Science Center.

Learn more at JudsonISD.org

Integrity

Western Rim Property Services and its affiliate, Newport Custom Homes, have owned, developed and managed more than 20,000 apartment homes that are operating (or are in the construction or planning phases) in Dallas/Fort Worth, New Braunfels, Austin, San Antonio, Houston and Tyler, Texas. The goal of Marcus Hiles, the founder and principal owner, is to develop dream communities where everyone would love to live.

Each community is designed to be “The Best Place in the City,” and a place where potential residents will receive the most value for their money. Western Rim and Newport Custom Homes take great pride in being on the cutting edge of design and amenities. In fact, our luxury properties have a reputation for being unmatched in high-end comforts and signature amenities. Luxury Mansions-brand rental townhomes come complete (in select floor plans) with attached garages, marble baths with jetted tubs, real hardwood floors, 80-ounce carpet, granite kitchen countertops and upgraded kitchen appliances.

Our clubhouses surpass industry standards, offering premier fitness areas, including free weights, gathering areas, business centers, billiards areas, tanning beds and outdoor pools. Some of our properties even have a full-destination spa and resort on property.

Signature championship golf courses in our communities are also common. Our properties lie within master-planned golf course communities such as TPC® San Antonio, Star Ranch, Canyon Springs and The Cascades Country Club, home of the Jack Nicklaus Academy of Golf.

If you want to play the top courses designed by Pete Dye and Greg Norman, then live with us. We also offer reciprocal privileges at most of our Mansions-brand properties.

Lakefront living and a beach club are also yours for the taking. We even have property fronts on a state forest refuge. Our communities have large on-site parks, jogging trails and shade trees, further enhancing our philosophy of providing dream communities.

Our philosophy is not about leasing living space, but offering a healthy, friendly, luxury lifestyle to our residents. Offering the image of upscale rental townhomes, Western Rim’s philosophy is simple: build the highest quality homes in the very best locations, maximizing views with signature amenities, in superior school districts. This assures a rapid lease-up and excellent customer acceptance.

D Magazine has quoted Mr. Hiles, founder, chairman and chief executive officer, in an article regarding luxury residential developments as saying, “Western Rim aims to provide the service of a Ritz-Carlton and the quality of a fine custom home at an affordable price.” Of course, many of these services are also available to residents for an extra fee. The average resident at our Mansions-brand properties has an average annual income exceeding \$100,000, which is almost two times that of our typical competitor. It seems that thoughtful customers agree: We offer the best overall value.



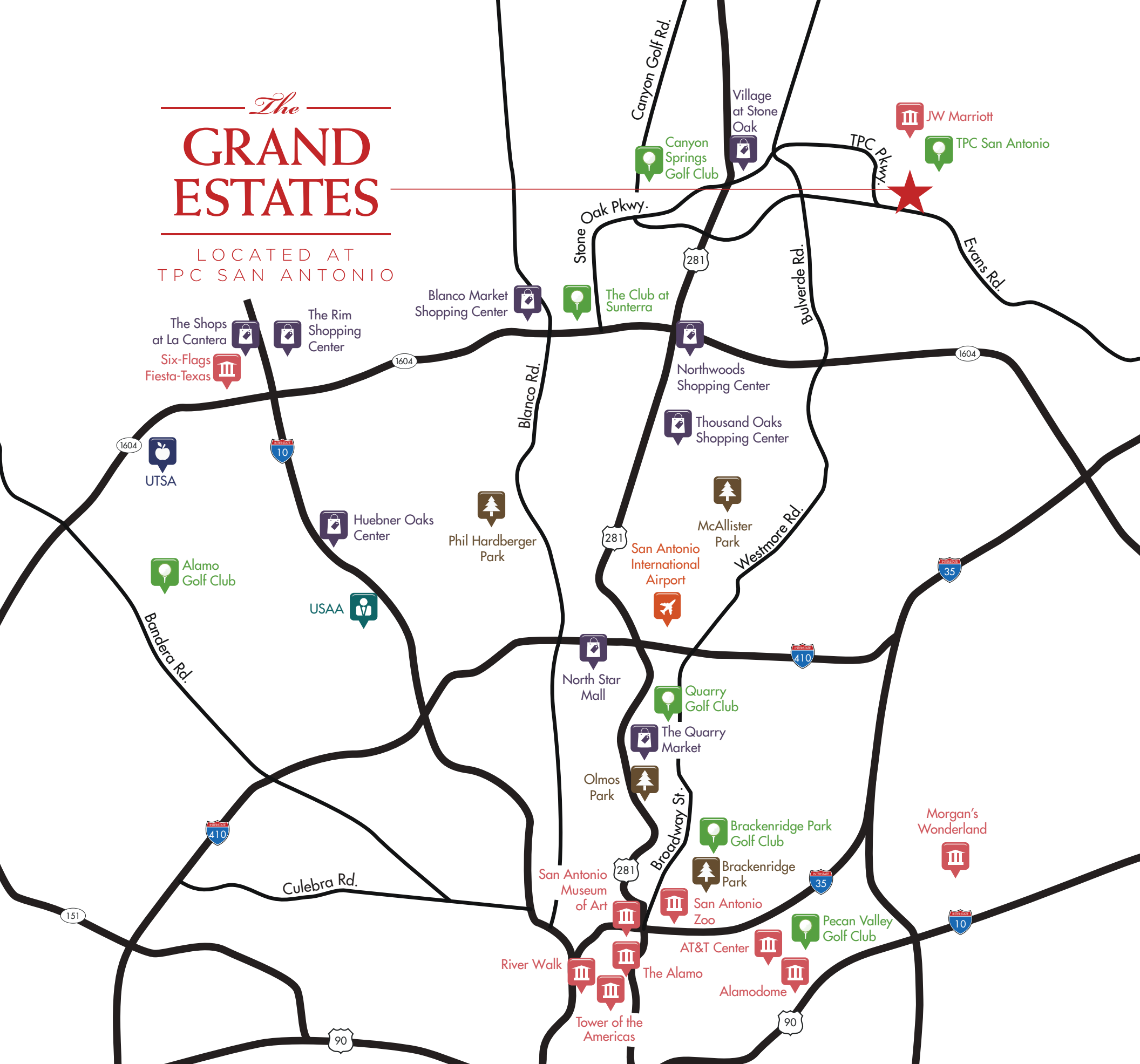
Values

To ensure that we stay true to our mission and our residents, the steadfast principles that guide our decisions are:

- Provide the finest housing choices in the best locations at the lowest possible cost
- Provide a great work environment and treat each other with respect and dignity
- Embrace diversity as a way of life
- Apply the highest standards to construction, purchasing and customer service
- Have excited, happy and totally satisfied customers
- Contribute positively to our neighbors and environment
- Realize profitability is required for our current and future success

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LUXURY RENTAL APARTMENTS

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