



WALDORF ASTORIA®  
RESIDENCES  
TEXAS • HILL COUNTRY



## LOCATION & SETTING

- 106 private acres in the heart of Texas Hill Country, offering an exclusive retreat within the rolling landscapes of Fredericksburg.
- Conveniently located within driving distance of major Texas cities:  
Austin (1 Hour)    Dallas (4 Hours)    Houston (3 Hours)    San Antonio (1 Hour)

## FREDERICKSBURG, TEXAS

- A storied German settlement town, rich in heritage and charm, among Texas’ top destinations
- A haven for refined escapes—boutique shopping, fine dining, and intimate retreats
- The heart of Texas Wine Country, the second-most visited wine region in the U.S
- Home to 120+ wineries, with an ever-expanding selection of world-class vineyards

## KEY PARTNERS

### DEVELOPERS

**Mark Harmon** – Founder, Auberge Resorts Collection

**Robert Radovan** – Founding Partner, Criswell Radovan (Calistoga Ranch, Napa Valley; Four Seasons Hotel & Residences, Dublin; Museum Tower Residences, Dallas)

**Tim Sparapani** – Advisor, lawyer, and investor; Co-Founder of Blue Run Spirits (acquired by Molson Coors in 2023); Former Director of Public Policy at Facebook

BRAND **Waldorf Astoria**, best in class ultra-luxury operator, to manage the resort and residences

BUILDER **Justin Tipler**, TIPLER Group

DESIGN ARCHITECT **Studio CABAN**

EXECUTIVE ARCHITECT **FAB Studio**

LANDSCAPE ARCHITECT **Studio Outside**

INTERIOR ARCHITECT **Paul Duesing, Paul Duesing Partners**

SPA & WELLNESS **Lydia Mondavi, The Abernathy Group**

## THE RESORT

An intimate escape where world-class hospitality meets the beauty of the Texas Hill Country.

- 60 elegantly appointed hotel guest rooms & suites, designed for comfort and refinement
- A world-class culinary program helmed by a Michelin-starred chef
- Multiple pools with a lively bar and grill
- Spa and wellness center, special programs & benefits exclusive to owners, holistic treatments, restorative experiences and state-of-the-art fitness center
- Event barn and gathering lawn, designed for unforgettable celebrations under the Texas sky
- Kids Club, a space for younger guests to explore, create, and play
- Sports courts, ideal for active pursuits and leisure
- Outdoor event venue and gardens, for parties and celebrations
- Scenic walking trails, weaving through the Hill Country’s stunning landscape

## THE RESIDENCES

The Waldorf Astoria Texas Hill Country presents three distinct residential options, each thoughtfully designed with private courtyards, many with plunge pools, and architecture inspired by the natural beauty of the Hill Country. Every home enjoys full access to the hotel’s amenities and services.

RESORT VILLAS Fully furnished 3- and 4-bedroom homes that seamlessly blend luxury living with Waldorf Astoria service. When not in use, they participate in the hotel rental program for added flexibility and convenience.

SUNDAY HOMES Inspired by the historic Sunday houses of Texas and designed for effortless escapes, these 3-bedroom creekside cottages blend heritage with contemporary design, and will participate in the long-term hotel rental program (30 days or more).

ESTATE HOMES & HOMESITES Spacious homesites and fully furnished estate homes designed for primary or second home living. These homes ensure an enduring sense of ownership and privacy and will participate in the long-term hotel rental program (30 days or more).

### PHASE 1 INVENTORY

**14 Estates**

**14 Villas**

**4 Sunday Homes**

### ENTITLEMENT & CONSTRUCTION

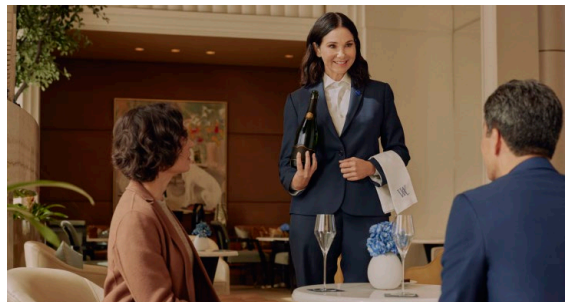
- **Water & sewer secured on-site** – a significant advantage in this sought-after region
- **All utilities in place** – ready for immediate development
- **Fast-moving construction timelines** – hotel and amenities set for completion within two years, homes potentially delivering even sooner

## THE WALDORF ASTORIA ADVANTAGE

The Waldorf Astoria Texas Hill Country is the brand's first property in the state of Texas. With a storied legacy of hospitality, Waldorf Astoria is synonymous with luxury, offering some of the world's most exceptional hotel and resort experiences.

Across 36 destinations in 17 countries—and with 28 more in development—each Waldorf Astoria property reflects the culture and history of its setting while honoring the brand's New York City roots.

Beyond its world-class hotels, Waldorf Astoria's global residential portfolio combines the comfort of a private home with unparalleled amenities and signature service.



### STANDARD SERVICES

Provided to the association and billed via periodic charge

- 24-hour reception and concierge service
- 24-hour security
- Doorman and bellman services.
- Valet parking
- 24-hour emergency maintenance response within 15 minutes, complementary service
- Parcel receiving and delivery to residence
- Signature brand experience operation of amenities and common areas, as well as community events
- Professional management of facilities, including cleaning and maintenance

### REQUESTED SERVICES

Provided to each resident on an à la carte basis

- Housekeeping
- Valet laundry, dry cleaning and pressing
- In-residence dining (available anytime)
- Personal chef and event catering
- In-residence maintenance
- In-residence spa services
- Personal trainer fitness
- Pet services
- Limo, driver and transportation
- Automotive detailing
- Courier and outbound mailing
- Personal assistant and secretarial services

(830) 888-9200

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