



The Westin La Cantera Resort

SAN ANTONIO, TEXAS

Site size: 546 acres (including golf courses)

Hotel guest rooms: 508

Function space: 39,000 square feet (interior),
68,000 square feet (exterior)

Resort features: Surrounded by La Cantera Golf Club

Castle Rock Health Club & Spa

Opened: 1999 Sold interest: 1999

This property is “carved from Texas legends” and features commanding views of the Texas Hill Country and downtown San Antonio. Our relationship with USAA began in 1995, when the company’s La Cantera Development Company retained Woodbine to develop a \$6-million clubhouse at San Antonio’s La Cantera Golf Club in time for the Texas Open golf tournament in 1996. The companies then teamed with Starwood to develop the AAA Four-Diamond resort, which continues to receive rave reviews from group and leisure travelers alike. Woodbine remained in an asset management role on this property for two years after selling its interest back to USAA.

THE WESTIN LA CANTERA RESORT

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PROJECT DESCRIPTION

The resort's architecture was inspired by the legendary King Ranch's "Big House." In 2001, the resort's golf offerings doubled with the addition of an 18-hole, Arnold Palmer-designed course that is adjacent to the original Resort Course at La Cantera. For 15 years, the Resort Course was home to the Valero Texas Open.

The resort has been honored repeatedly by hospitality and meetings industry experts. Its awards include recognition as a AAA Four Diamond Resort and Restaurant, *Condé Nast Traveler's* Gold List of "The World's Best Places to Stay," "Top 50 Resorts in the U.S." and "Top 100 Golf Resorts," and *Meetings & Conventions'* "Best Meeting Destination."

Woodbine sold its interest in the resort back to USAA/La Cantera Development Company in December 1999 and continued to serve as asset manager through 2001.

ACCESSIBILITY

Within the 1,644-acre La Cantera master-planned, multiuse community in the Interstate 10 and Loop 1604 growth corridor of northwest San Antonio, approximately 15 miles from the Central Business District and River Walk and adjacent to Six Flags Fiesta Texas theme park.

FACILITIES

<i>Land area (approx.)</i>	546 acres (includes 226-acre resort golf course and 235-acre Palmer golf course)	
<i>Gross building area</i>	470,000 square feet (including 24,000 square-foot clubhouse)	
<i>Height</i>	2 to 7 stories	
<i>Elevators</i>	7 passenger, 4 service	
<i>Rooms/Mix (approx.)</i>	508 (including 14 ADA rooms)	
	King	229
	Double	218
	Suites/Casita Units	23/38
<i>Restaurants/Lounges</i>	Brannon's Cafe (3-meal restaurant)	109 seats + 72 terrace seats
	Francesca's at Sunset (specialty restaurant)	78 seats + 32 terrace seats
	Tio's Lobby Lounge	40 seats
	Steinheimer's Bar (saloon)	55 seats + 12 terrace seats; 11 in Cigar Room
	The Gantry (pool bar)	36 seats
	La Cantera Golf Club	
	The La Cantera Grille (private dining room)	55 seats + 28 terrace seats; 24 bar seats 8 seats
<i>Interior function space</i>	Approximately 39,000 square feet	
	San Antonio Grand Ballroom	17,088 square feet
	Meeting/Banquet rooms/ Boardrooms (9)	6,387 square feet
	Prefunction space	12,110 square feet
	Indoor/outdoor pavilion	3,200 square feet
<i>Exterior function space</i>	68,290 square feet	
<i>On-site facilities</i>	Castle Rock Health Club & Spa, 4,800 square feet, 6 treatment rooms	
	La Cantera Resort Course & The Palmer Course, 36 holes	
<i>Parking</i>	849 spaces	
<i>Retail space</i>	6,071 square feet (includes Padre's, Vaqueros, spa and pro shop)	
<i>Indoor amenities</i>	Business center, 380 square feet; Fitness center, 7,600 square feet	
<i>Outdoor amenities</i>	5 pools and 3 outdoor whirlpools	
	2 tennis courts	
	Walking trail	
<i>Resort theme</i>	Carved from Texas Legends	

PROJECT TEAM

ARCHITECT (<i>Hotel and Clubhouse</i>)	Hornberger+Worstell	San Francisco
CIVIL ENGINEER	Pape-Dawson Engineers	San Antonio
CONSTRUCTION LENDER	Chase Bank of Texas, National Association	Dallas
DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	Dallas
GENERAL CONTRACTOR (<i>Hotel and Clubhouse</i>)	Lyda Constructors Inc.	San Antonio
GOLF CLUB OPERATOR	Troon Golf	Scottsdale, Arizona
GOLF COURSE ARCHITECT (<i>Resort Course</i>)	Jay Morrish and Tom Weiskopf	Scottsdale, Arizona
GOLF COURSE CONTRACTOR	Lyda Constructors Inc.	San Antonio
HOTEL OPERATOR	Starwood Hotels & Resorts	White Plains, New York
INTERIOR DESIGNER	Wilson Associates	Dallas
LANDSCAPE ARCHITECT	J.E.K. Architects and Engineers, Inc.	San Antonio
LAND PLANNER	Peckham-Young (now The Sage Group)	Southlake, Texas
MASTER DEVELOPER	La Cantera Development Company	San Antonio
MEP ENGINEER	Blum Consulting Engineers, Inc.	Dallas
STRUCTURAL ENGINEER	Brochette•Davis•Drake, Inc.	Dallas

PROJECT OWNERSHIP

Joint venture among entities affiliated with USAA/La Cantera Development Company of San Antonio, Texas, and Starwood Hotels & Resorts Worldwide, Inc., of White Plains, New York.