

# LIVING

MEDIA  
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*Cordillera Ranch Living* delivers the most exclusive & sought after audiences in the Texas Hill Country & beyond. Since its initial release in 2008, the magazine has quickly become the vehicle for businesses looking for targeted access to the affluent. Through its varied content with award-winning photography, this bi-monthly publication puts your business in front of more readers that are more qualified for purchases than any other magazine in the Hill Country.



GOLF | DINING | RESIDENT FEATURE | HOME TOUR | REAL ESTATE | PROFILES | OUTDOORS | LUXURY BRAND FEATURES



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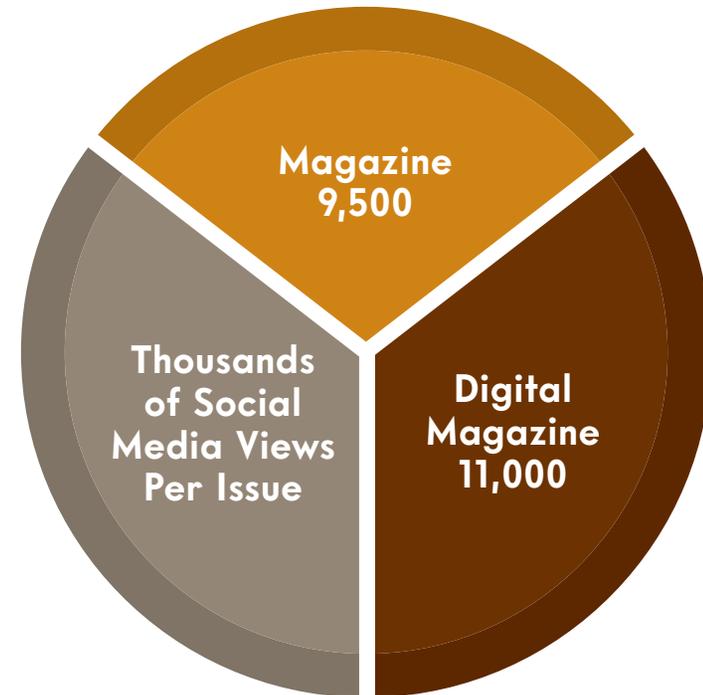
# DEMOGRAPHICS & REACH

Mailed to all Cordillera Ranch property owners and Club Members plus homes in The Dominion and Fair Oaks Ranch valued in excess of \$700k.

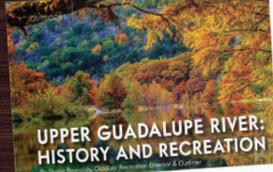
1. Exclusive Placement In Numerous Areas of Cordillera Ranch Clubhouse
2. Exclusive Placement in Cordillera Ranch Visitor Center
3. Exclusively Provided to Each New Cordillera Ranch Prospect
4. Placement in All Preferred Builder Model Homes
5. Distributed to Over 100 Area Businesses

And further reach via digital copy and social media posts.

## DISTRIBUTION



# CONTENT



## UPPER GUADALUPE RIVER: HISTORY AND RECREATION

By David Reynolds, Editor, Cordillera Ranch Living

The beautiful waterway that flows through Cordillera Ranch is one of Texas' most iconic rivers. As I collected information to cover for this article, I used two primary sources of information. In 1952, Vernon Smith published an overview of the history of the Upper Guadalupe River basin. In 2017, Charlie Flotten with the Hill Country Association that was titled "The Upper Guadalupe River: Stewardship of Hill Country Icon." The information I was most interested in was the history and the recreational components.

The Upper Guadalupe River originates from an aquifer underlying the eastern Edwards Plateau, cutting canyons for 187 miles through rolling limestone hills before eventually reaching the confluence of Canyon Dam in central Comal County. It spans nearly 1,027 square miles of open country. For millennia, the river has provided dependable quantities of clean water for fish, game and humans.

The Guadalupe River is now listed in western Hill Country. Its North Fork begins just south of State Highway 91, one mile from the heart of Hill Country, and runs east for 22 miles to its confluence with the South Fork near Frank, Texas. The South Fork runs three miles southwest of the intersection of State Highway 98 and Farm Road 167 and runs northeast for 20 miles to meet the North Fork. After the River proper flows northeast for 20 miles to the Gulf of Mexico (at the Gulf of Mexico). The Upper Guadalupe basin, a part of the Edwards Plateau, has the most high-investment health support, food systems, vineyards and grapes. See 16 | NOVEMBER/DECEMBER 2025

relocated due to devastating floods in the 1930s. The dam's construction was authorized by the Rivers and Harbors Act of 1945 and the Flood Control Act of 1954, with construction beginning in 1955.

### 30 YEARS AT CORDILLERA RANCH

Over the years at Cordillera Ranch, I have seen the river in its glory. Boating, canoeing, fishing, and swimming are popular activities near an undeveloped period property close to an undeveloped period property. The river is a beautiful sight, and it is a pleasure to see it in its glory. The river is a beautiful sight, and it is a pleasure to see it in its glory. The river is a beautiful sight, and it is a pleasure to see it in its glory.

### CONSERVED LANDS, PARKS AND PUBLIC ACCESS

One result of public engagement with the river is the amount of public property land along the river. The Edwards Plateau is a public property land along the river. The Edwards Plateau is a public property land along the river. The Edwards Plateau is a public property land along the river.

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### TEXAS PARKS AND WILDLIFE DEPARTMENT

The Guadalupe River State Park is located along the boundary of Comal and Kendall counties. The Guadalupe River bisects the park.

### Nichols Landing Paddling Trail

The Nichols Landing Paddling Trail is a 9.5-mile stretch of the Guadalupe River in Comal County. It is a beautiful sight, and it is a pleasure to see it in its glory. The river is a beautiful sight, and it is a pleasure to see it in its glory. The river is a beautiful sight, and it is a pleasure to see it in its glory.

### The Heart of the Hills Plateau Science Center

The Heart of the Hills Plateau Science Center is located on Highway 91 in Hill Country. It is a beautiful sight, and it is a pleasure to see it in its glory. The center is a beautiful sight, and it is a pleasure to see it in its glory.

### The Kain Wildlife Management Area

The Kain Wildlife Management Area is located on Highway 91 in Hill Country. It is a beautiful sight, and it is a pleasure to see it in its glory. The area is a beautiful sight, and it is a pleasure to see it in its glory.

### KENDALL COUNTY

Several Canyon Natural Area is 117 acres and 1,700 feet of Guadalupe River heritage for access to river recreation — 143 Main Team Drive, Boerne, TX.

### James Knoll River Bend Park

James Knoll River Bend Park is a 20-acre natural area with grasslands, woodlands and riparian habitats. It is a beautiful sight, and it is a pleasure to see it in its glory. The park is a beautiful sight, and it is a pleasure to see it in its glory.

### BOERNE'S MAGICAL HOLIDAY TRADITIONS

By Ann Kistler  
As the Hill Country air turns crisp and the holiday lights begin to glow, Boerne's cherished holiday events offer a joyful blend of small-town charm and festive tradition.

### DICKENS ON MAIN

Leading the line-up is Dickens on Main, originating more than 25 years ago when downtown shop owners created a Victorian-themed holiday event to get people out to support local businesses. The community loved it, it grew, and Boerne's local residents, the community loved it, it grew, and Boerne's local residents, the community loved it, it grew.

### WEIHNACHTS WEIKEND

Friday, December 5 & Saturday, December 6  
Sip, stroll and sing your way into the holiday spirit! The Hill Country Music & Arts Center, from 4:00 to 8:00 pm on the Main Street. The community loved it, it grew, and Boerne's local residents, the community loved it, it grew.

### DICKENS ON MAIN

Friday, November 28 & Saturday, November 29  
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Each issue is packed with information about the Hill Country and all that it offers. Content is designed to get people moving, excited and shopping local.

**GOLF** – News and insights from the Texas Hill Country golf scene, including course highlights, tournament updates, and design innovations. Explore how world-class golf blends with the region's natural beauty and lifestyle.

**HOME TOUR** – Step inside some of the most beautiful homes in Cordillera Ranch and across the Hill Country. Each feature celebrates architectural elegance, craftsmanship, and the art of creating timeless spaces.

**OUTDOORS** – Seasonal perspectives on Hill Country living from hiking trails and river escapes to wildlife and conservation. Discover how nature shapes the rhythm and serenity of life in this remarkable region.

**HILL COUNTRY** – Recurring editorial pieces that showcase the richness of the region: dining, art, fashion, lakes, festivals, and cultural experiences. A curated guide to the lifestyle that makes the Hill Country exceptional.

**PEOPLE** – Our most widely read features spotlight remarkable individuals in the Meet the Neighbors series. Past profiles include 4-Star Generals, CEOs, innovators, and community leaders whose stories inspire and connect.

**REAL ESTATE** – Comprehensive coverage of the real estate market in Cordillera Ranch, Boerne, and Northwest San Antonio. Explore trends, investment opportunities, and insights that shape the future of Hill Country luxury living.

**FITNESS / SPA** – Informative articles on fitness, beauty, and wellness designed for those who value balance and vitality. From spa retreats to cutting-edge health trends, discover ways to elevate your lifestyle.

And Much More...

GOLF | DINING | RESIDENT FEATURE | HOME TOUR | REAL ESTATE | PROFILES | OUTDOORS | LUXURY BRAND FEATURES

# PROFESSIONAL AD DESIGN & DEADLINES



*Cordillera Ranch Living* is a bi-monthly publication.

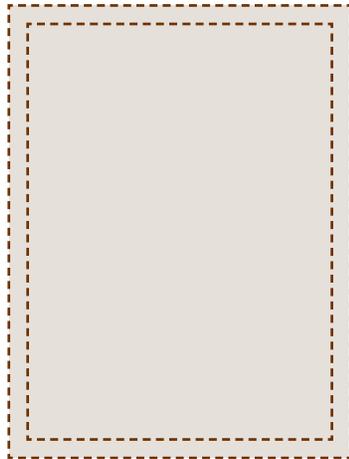
## **FREE PROFESSIONAL AD DESIGN** –

Ad elements (high resolution logo, photography, copy) must be submitted at least one week prior to Artwork Due date.\*

ISSUE	*AD ASSETS DUE	ARTWORK DUE	PUBLISHED	DISTRIBUTION
JANUARY / FEBRUARY	12/3	12/10 Latest	12/17	1/1
MARCH / APRIL	2/3	2/10 Latest	2/17	3/1
MAY / JUNE	4/3	4/10 Latest	4/17	5/1
JULY / AUGUST	6/3	6/10 Latest	6/17	7/1
SEPTEMBER / OCTOBER	8/3	8/10 Latest	8/17	9/1
NOVEMBER / DECEMBER	10/3	10/10 Latest	10/17	11/1

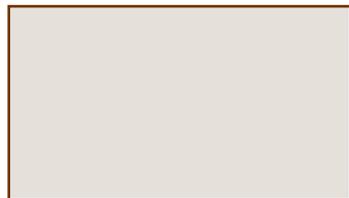
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# RATES & SPECS



## SIZES

**FULL PAGE ADS:**  
 Bleed: 8.75" x 11.25"  
 Trim: 8.5" x 11"  
 Live Area: 7.5" x 10"



**HALF PAGE ADS:**  
 7.5" x 4.875"  
*(Half page ads are only available horizontally)*

PREMIUM SPOTS	ANNUAL CONTRACTS ONLY
BACK COVER	\$1,700 / ISSUE
INSIDE FRONT COVER	\$1,500 / ISSUE
PAGE 3	\$1,500 / ISSUE
INSIDE BACK COVER	\$1,300 / ISSUE

AD SIZE	OPEN RATE	3 ISSUES	6 ISSUES
FULL PAGE	\$1,600	\$1,450	\$1,300
HALF PAGE	\$1,300	\$1,100	\$1,000

*Prices listed are per issue.*

## FILE REQUIREMENTS

We only accept advertising in CMYK color, PDF format and 300 DPI resolution. We cannot assume liability for omissions, misprints, or font defaults. Our creative department offers design services to create your ad.

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