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**FOR IMMEDIATE RELEASE**

**KOONTZ MCCOMBS PURCHASES ARNOLD PALMER  
SIGNATURE GOLF COURSE AND DEVELOPMENT  
IN PORT ARANSAS, TEXAS**

*Acquisition Completes Resort, New Brand Unveiled*

**San Antonio, TX (April 29, 2013)** – Real estate development firm Koontz McCombs has announced the purchase of Newport Dunes—an award-winning, links-style Arnold Palmer Signature Course in Port Aransas, Texas. This purchase adds 222 acres of golf course and approximately 500 acres of partially developed property to the Koontz McCombs Port Aransas portfolio, transforming the existing Palmilla project into a newly-branded, unmatched Mustang Island destination named *Palmilla Beach Resort & Golf Club*. With this acquisition, Palmilla Beach Resort & Golf Club is now the only one of its kind on the Texas Gulf Coast. This master planned, resort-style community spans more than 700 acres that occupy beach, bay, golf and marina-front properties, plus hundreds of acres of nature area.

“We had already made significant investments in Port Aransas and this presented itself as a very fortuitous opportunity,” says Koontz McCombs President and Chief Executive Officer Bart Koontz. “The advent of this purchase completes our vision of putting all of our diverse properties together under one brand.”

Palmilla Beach Resort & Golf Club consists of two residential communities—Village North and Village South. With already-existing streets and utilities, Village North will be the first in development. Nestled in the golf course with ocean views and fresh-water lakefront, Village North consists of three phases. Phase 1 includes 75 single-family lots, as well as multi-family condominium lots, mixed-use spaces, swimming pool and an expanded clubhouse. Phases 2 and 3 include additional single-family, multi-family and mixed-use lots, and a second pool area, plus live-work units.

Koontz McCombs has engaged leading urban designer Mark Schnell of Schnell Urban Design to offer a walkable mixed-use community with a relaxed and elegant coastal architecture. The architectural style mixes the influences of classic American coastal cottages with diverse European colonial influences such as St. Augustine, New Orleans, Cartagena and the San Antonio missions. Design features include spacious porches, arched openings, large windows to capture views, classic wood front doors, a mix of stucco and wood construction, and a harmonious color palette. The first phase, Village North, is expected to be completed in three years. Following the substantial completion of the first phase, development will begin for Village South, which includes over 100 acres of premium unobstructed beachfront property.

In addition to the residential offerings at Palmilla Beach Resort & Golf Club, the master plan includes three hotels—a resort-style hotel on Island Moorings Marina plus two beachfront hotel sites that are currently in the conceptual planning stage, one of which includes the permanent location of the future clubhouse. The marina-

front hotel is envisioned to encompass more than 100 rooms, 5,000 square feet of conference space, an upscale restaurant, oasis area complete with an indoor and outdoor bar, and a luxurious swimming pool with palapas areas for relaxation under the sun while overlooking the marina.

“The greatest recreational properties in the world are in Texas and I put the opportunities in Port Aransas at the top of the list,” says Koontz McCombs Founding Partner Red McCombs. “All my life, I have watched people enjoy the great natural beauty and sports on Mustang Island. This venture adds an exciting variety of components for people to appreciate for years to come.”

This marina hotel property is adjacent to luxury condo buildings, giving residents convenient access to 366 permitted boat slips plus brilliant views of both the ocean and marina. The property neighbors a full-service marina which allows residents and resort guests access to marine fuel, live bait and more.

To provide an unparalleled level of sales and marketing service, Koontz McCombs Senior Vice President James H. Carr will soon relocate to Port Aransas and be the face of Palmilla Beach Resort & Golf Club onsite throughout the development phases.

“We are very excited to bring this one-of-a-kind development to the Texas Gulf Coast,” says Carr. “With our beachfront, Arnold Palmer Signature Golf Course and our bay properties, Palmilla Beach Resort & Golf Club will be the premier destination resort in all of Texas. Beach, golf, bay, fishing, boating... we’ve got it all.”

With beautiful beach and bay views, a magnificent golf course, numerous residential offerings, luxurious and family-friendly hotels, and its very own nature area, Palmilla Beach Resort & Golf Club is the ultimate Texas destination for islanders and visitors alike. For sales inquiries, please contact James H. Carr at [jcarr@koontzmcombs.com](mailto:jcarr@koontzmcombs.com) or call 361-331-1075. For more information, visit [www.palmillabeach.com](http://www.palmillabeach.com).

### **Palmilla Beach Resort & Golf Club At-a-Glance**

- Award-winning 18-hole Arnold Palmer Signature Course Newport Dunes at Palmilla Beach
- More than 700 acres of beach, bay, golf and marina-front properties for residential, hotel, commercial spaces
- Future luxury marina-front hotel
- Two beachfront hotel sites
- 366 boat slips in Island Moorings Marina
- Upscale restaurant and bar offerings
- Special event and conference spaces
- Resort-style pools
- Hundreds of acres of nature area
- Less than 5 minutes from town
- Proximity to Mustang Beach Airport

#### **Newport Dunes Accolades:**

- *“Top 10 Course You Can Play in Texas 2013” – Golfweek Magazine*
- *“Top Five Overall Customer Satisfaction” – National Customer Satisfaction Award, National Golf Foundation 2011 and 2012*
- *Certified Audubon Sanctuary designation achieved 2010, Audubon International*

#### **About Koontz McCombs**

The firm of Koontz McCombs was formed in 1997 by Bart Koontz and Red McCombs to pursue the creation of distinctive, high quality properties throughout the state of Texas. Today, Koontz McCombs is a respected leader in commercial and residential real estate, producing high profile properties in San Antonio, Austin and Houston. As their newest development, Palmilla Beach Resort & Golf Club represents a tradition of extensive industry experience and an unparalleled dedication to quality. [www.koontzmcombs.com](http://www.koontzmcombs.com)

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