



THE HIDEOUT
GOLF CLUB & RESORT

LAKE BROWNWOOD, TEXAS

HILL COUNTRY LIFE

SPRING 2021



**THE GATEWAY TO
THE TEXAS HILL
COUNTRY**

**NEW COLLECTION
OF GOLF COURSE
HOMESITES**

**JUMP IN TO
LAKEFRONT
LIVING**

welcome to BROWNWOOD

THE GATEWAY TO THE TEXAS HILL COUNTRY

Brownwood is truly the gateway to the Texas Hill Country. It's a winning combination of wide-open spaces and friendly faces that invites people to slow down, take a deep breath and celebrate all the best that life has to offer at The Hideout Golf Club & Resort.

This impressive community is not far from major Texas cities including Lubbock, Midland, Odessa, San Angelo, Dallas and Austin, but it's world's apart. Situated on the banks of 7,500-acre Lake Brownwood, residents and guests can enjoy fishing, watersports and boating year-round. The natural beauty of our 18-hole championship golf course makes for the best golf in this part of the state challenging golfers of all skill levels.



SCENIC HOMESITES & TEXAS-STYLE HOMES

The Hideout is a one-of-a-kind community that welcomes you to find your own piece of paradise in the heart of endless recreation and outdoor activities. Scenic homesites are surprisingly affordable and offer inspired views of rolling hills, wooded preserves, lush fairways and glittering waters. And respected local builders offer all the design, comforts and features you're looking for in a master-crafted single-family homes. These residences are perfect for people from all walks of life ... from growing families to active adults living the retirement dream.

Outside the gates of the community are the small-town pleasures, abundant conveniences, outdoor activities and rich cultural life of Brownwood and surrounding Brown County. You can spend a lifetime exploring the personality, places and pastimes of the area.

Hundreds of families are already enjoying the refreshing recreation and everyday adventures of The Hideout Golf Club & Resort. Experience it for yourself today.

Call 325-252-3774 to schedule a personal tour, or visit TheHideoutTexas.com for more information.



JUMP IN TO *Lakefront* LIVING

Embrace the tranquility of a lakeside retreat in a timeless setting in Central Texas. Reconnect with friends, loved ones, nature, or simply yourself with lakefront recreation that ranges from tranquil to exhilarating.

The 7,500-acre Lake Brownwood neighboring The Hideout Golf Club & Resort offers some of the best fishing opportunities you'll find in this part of the Lone Star State. The lake's small coves, bays and creek are home to an abundance of fish. Reel in a variety of species, from largemouth bass and white bass, to white crappie and catfish.

Explore the lake by boat, kayak, paddleboard or cool off with a lazy swim. Or, if you fancy an adrenaline rush, you can also water ski and jet ski.

However, you plan to explore the lake, be sure to include time to catch a sunrise or enjoy a lakeside sunset. Rejuvenate your mind and body with hours of fun on the most beautiful lake in Texas. When you're a resident of The Hideout, you can enjoy Lake Brownwood your way, every day!

Call 325-252-3774 to schedule a personal tour, or visit TheHideoutTexas.com for more information.



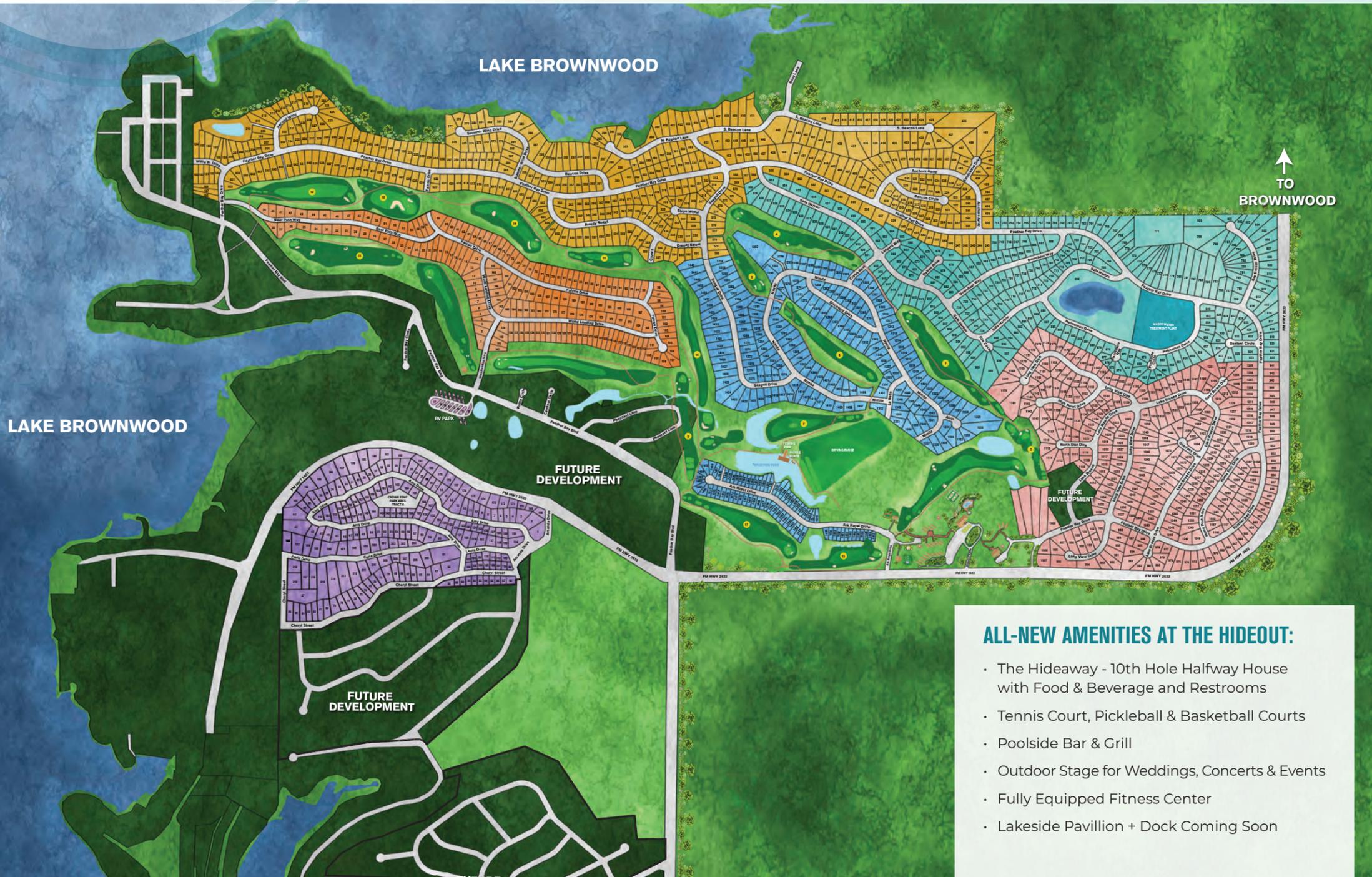
Good Times ALL THE TIME

Every day is an adventure for residents of The Hideout Golf Club & Resort. It's a lakeside lifestyle that's active, exciting and entertaining amid the gently rolling hills of Central Texas.

The opportunities for good times are endless. You can relax in a resort pool, serve up a match on tennis or pickleball courts, meet friends for steak dinner at The Hideout Grill, or unwind next to a roaring bonfire while drinking in the starlit night sky above.

The array of amenities also includes playgrounds, golf and water sports, not to mention a fully equipped fitness center, and much more. This is Central Texas living at its best – views, lake, golf. Welcome home to The Hideout.

Call 325-252-3774 to schedule a personal tour, or visit TheHideoutTexas.com for more information.



ALL-NEW AMENITIES AT THE HIDEOUT:

- The Hideaway - 10th Hole Halfway House with Food & Beverage and Restrooms
- Tennis Court, Pickleball & Basketball Courts
- Poolside Bar & Grill
- Outdoor Stage for Weddings, Concerts & Events
- Fully Equipped Fitness Center
- Lakeside Pavillion + Dock Coming Soon



BROWNWOOD *feels like home*

The wide-open roads that fan out westward from Austin will take you to some of the friendliest places you can imagine. In fact, just west of the Colorado River, also known as Pecan Bayou, you'll find Brownwood, one of the most beautiful small towns in the heart of the Lone Star State ... and home to The Hideout Golf Club & Resort.



Just a short drive from Lubbock, Midland County, Odessa, San Angelo and Abilene, you encounter an area that is rich in history, natural beauty and good old-fashioned fun. Brownwood is a tight knit town cherished as a year-round destination for hunting, shopping and water sports, and a wonderful place to raise a family in a neighborhood that values tradition and community.

EASY DOES IT

While residents of The Hideout can enjoy all of life's best without ever leaving the community, they also have easy access to a host of important conveniences and services nearby. Downtown Brownwood offers the perfect blend of rich history and modern activities. Local restaurants offer everything from homey favorites to fine dining. And those in search of some retail therapy can take advantage of everything from boutiques to popular national retailers, from artsy craft creators to roadside produce stands.

PARKS AND RECREATION

When it comes to the great outdoors, Brownwood is a great place for good times. There are 19 area parks offering over 317 acres of natural beauty and recreation with picnic sites, playgrounds, sports courts and much more.

In addition, Brownwood offers two municipal swimming pools to take advantage of the area's wonderfully warm climate. And for the sports enthusiast, there's always great baseball, softball and soccer competition at the Massey Sports Complex. Other activities include disc golf, hiking, boating, tennis and volleyball ... just to name a few.

ARTS AND ENTERTAINMENT

Although it's a small town, Brownwood has a big-time passion for arts and entertainment. A host of groups and organizations provide a full calendar of varied offerings – from live music to craft demonstrations, from theatrical productions to art exhibits. One of the highlights of the local arts scene is the Brownwood Lyric Theatre, a fully restored and historic performance venue.

OUTDOOR ACTIVITIES

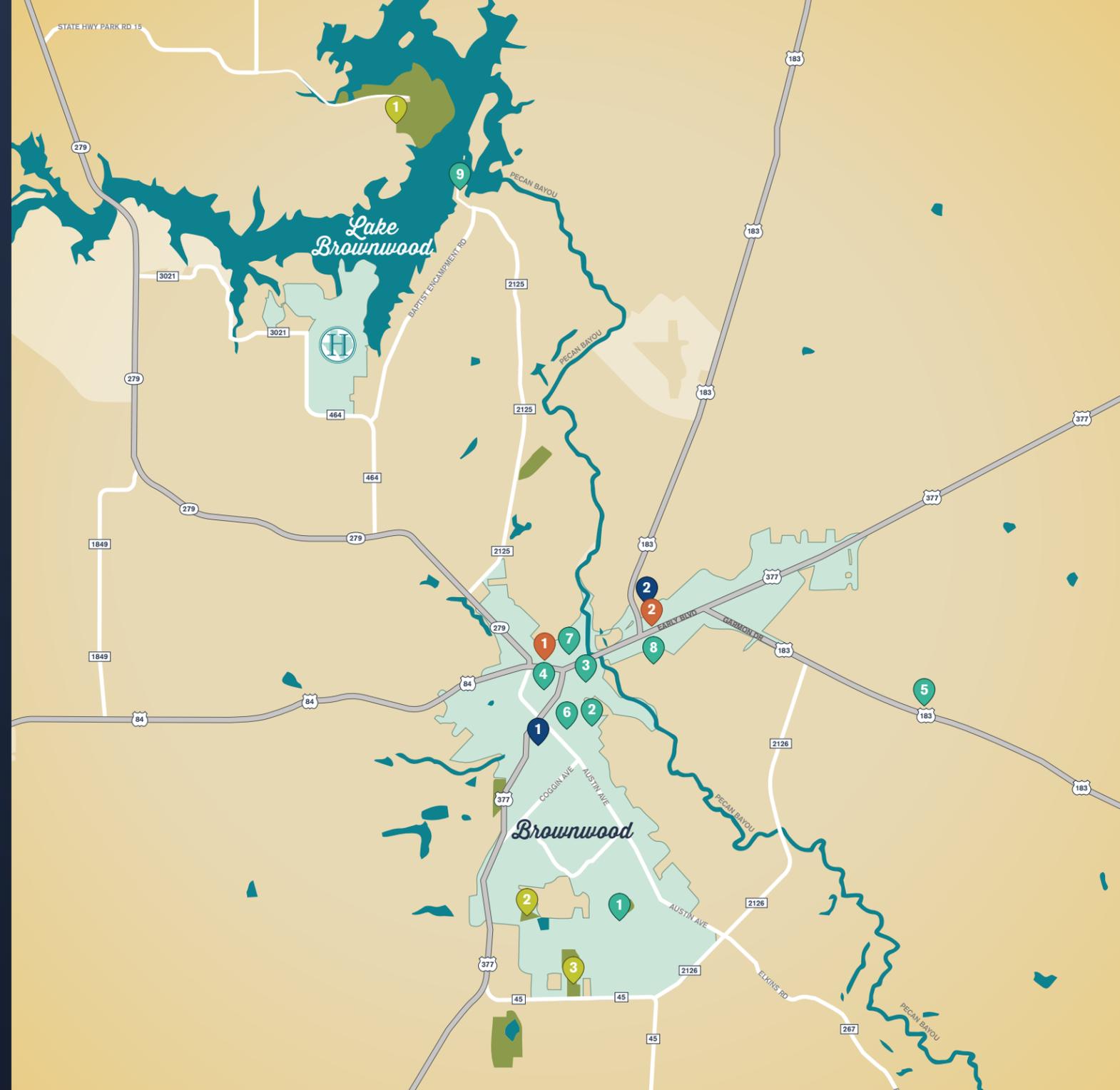
Hunting is a popular activity at nearby ranches in Central Texas. The Hideout's ideal location gives you access to a wide variety of game year-round. You can expect to find deer, turkey, dove, quail, duck, javelina and rabbit. For a complete list of game found in the Brownwood area, as well as restrictions, zoning and limitations, visit the Texas Parks & Wildlife website.

HEALTHY LIVING

Healthy lifestyles are very much at home in Central Texas. But there are ample healthcare providers for times you need professional assistance to help feel your best. Most notable is the Brownwood Regional Medical Center, a 188-bed acute care facility that has provided quality, competent and compassionate care for over half a century. In addition, Brownwood offers a range of clinics and healthcare facilities to serve every medical need.

The Central Texas charm and down-home friendliness of Brownwood enhance the unmatched lakefront lifestyle of The Hideout Golf Club & Resort.

Visit TheHideoutTexas.com for more information.



RESTAURANTS & DINING

1. Runaway Train Café
2. Steves' Market and Deli
3. Studebaker's Café and Grill
4. Underwood's Bar-B-Q
5. Spirit of Texas Winery
6. The Turtle Restaurant
7. Sam's Southern Eatery
8. Up in Smoke BBQ
9. US Docks Wild Duck Marina

SHOPPING

1. Commerce Square
2. Heartland Mall

UNIVERSITIES

1. Howard Payne University
2. Texas State Technical College

OUTDOORS & RECREATION

1. Lake Brownwood State Park
2. Camp Bowie 36th Division Memorial Park
3. Camp Bowie Family Aquatic Center



Welcome Home TO THE LIFE YOU'VE DREAMED OF

With its endless array of inspiring vistas and rousing recreation, The Hideout is the perfect place to enjoy good times with cherished family members and newfound friends. And today, this inspiring Central Texas lifestyle is well within your reach.



This 1,400-acre resort community offers homesites with views of the golf course, Lake Brownwood and scenic rolling landscape. Land for sale is priced from \$29,900 allowing you to own your piece of paradise. Whether you are building your forever home or a second home for an escape, The Hideout is the perfect place to call home.

BUILD YOUR HOME WITH THE HIDEOUT'S PREFERRED HOMEBUILDERS

These respected local companies are now offering an impressive collection of single-family homes created especially for this part of the Lone Star State, featuring handsome architecture, spacious interiors, and all of today's best features, fixtures and appliances. And The Hideout allows you to choose your views from your home – beautiful golf course, sparkling Lake Brownwood or scenic Central Texas landscape.

ONSITE FINANCING MAKES IT EASY TO OWN

The Hideout offers great rates and superior service with our onsite financing. We can provide no-obligation prequalification over the phone, and provide expert service every step of the way.

HUTCHINS CUSTOM HOMES LLC

Since 2003, The Hutchins brothers have created custom homes utilizing expert craftsmanship and design for families to enjoy for decades. The Hideout has partnered with Hutchins since 2015 on being one of the go to home builders for our impressive custom homes here in the paradise of Texas.

HOMES BY HAMPTON LLC

Keith Hampton, owner of Homes by Hampton LLC, began his home building experience early on as a boy working with family on carpentry and construction throughout Texas. Beginning in 1995, he built custom homes and golf course residences in the Bryan-College Station, Lake Conroe, and Houston areas. In addition, he has served as Senior Builder with DR Horton, America's largest homebuilder. Keith has a well-earned reputation of quality and attention to detail that is showcased in all of the fine homes he offers at The Hideout.

LOVE IT *and* LIVE IT

TEST DRIVE THE HIDEOUT LIFESTYLE WITH A LOVE IT & LIVE IT PACKAGE

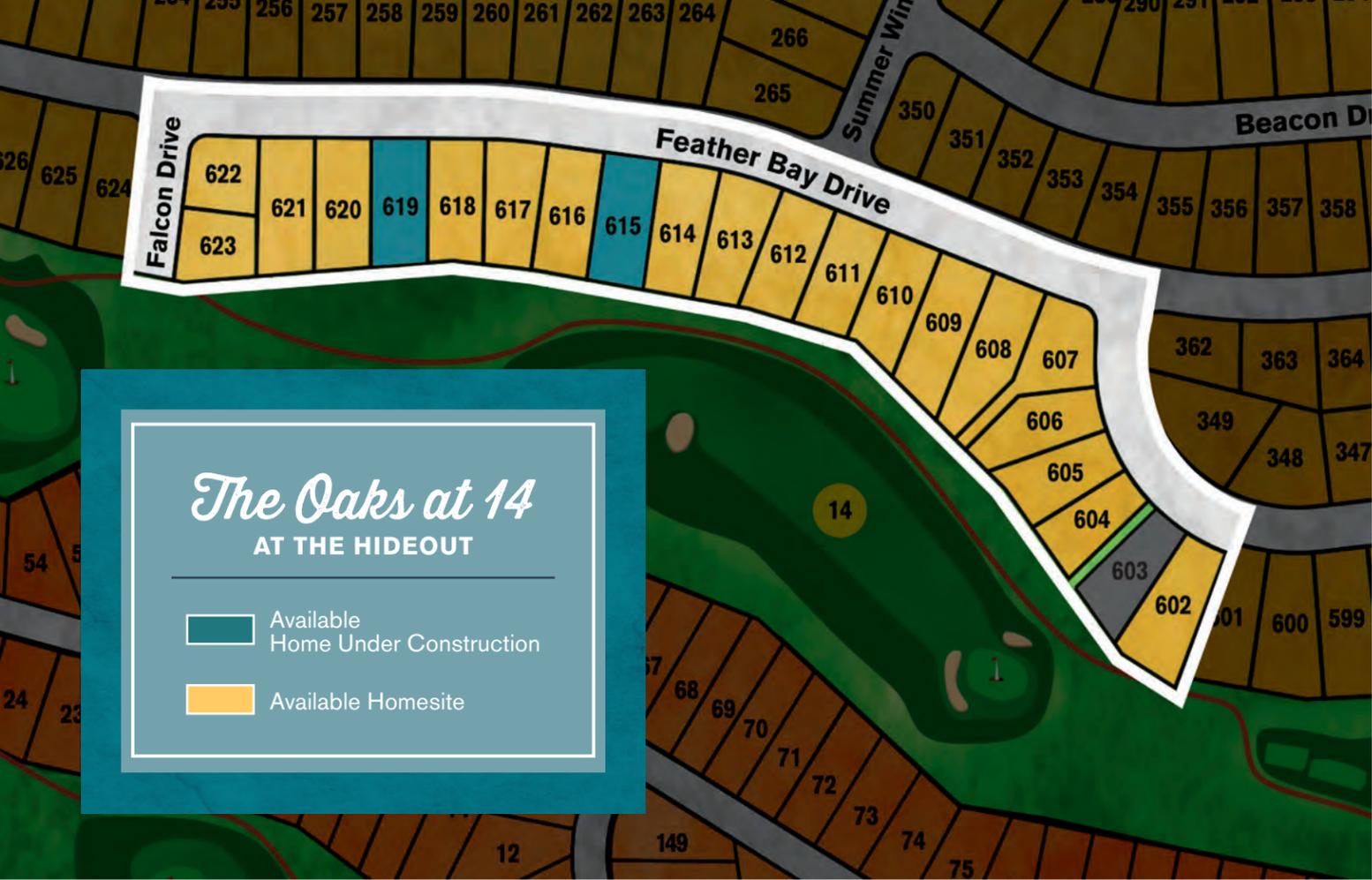
\$99/Night Weekdays*
(Sunday – Wednesday)

\$129/Night Weekends*
(Thursday – Saturday)

- Resort Accommodations
- 1 Round of Golf for Two Players on 18-Hole Course – Includes Golf Cart & Range Balls
- Full Use of Lake & Resort Recreation
- Personal Tour & Community Introduction
- \$50 Gift Certificate to The Hideout Grill**

*This offer is only valid for a maximum of one night.
**Alcohol not included

Call 325-252-3774 to schedule a personal tour or reserve your Love It & Live It Package, or visit TheHideoutTexas.com for more information.



The Oaks at 14
AT THE HIDEOUT

- Available Home Under Construction
- Available Homesite

LIVE ON THE *Best Golf Course* IN CENTRAL TEXAS

22 NEW HOMESITES ON A SCENIC FAIRWAY!

The Hideout is excited to introduce The Oaks at 14, an all-new collection of 22 beautiful homesites with spectacular views of the championship golf course. Imagine enjoying golden sunsets over the scenic fairway each day from the comfort of your own home, along with all the recreation and outdoor adventure of this popular community along Lake Brownwood.

Contact The Hideout today at 325-252-3774 to learn more about our available spec homes and these sought-after golf course homesites.



GREAT GOLF

is just the beginning

The Hideout isn't just a great place to live. It's an active and entertaining resort lifestyle residents can enjoy each and every day.

It all starts with the best golf course in Central Texas. The community's 18-hole masterpiece features rolling terrain, beautiful vistas of lush fairways and giant oaks. Designed to challenge golfers of all skill levels, The Hideout's course has bunkers, stands of trees and water hazards strategically placed to reward distance and accuracy.

In addition, available driving range and fully stocked pro shop help ensure your best golf experience. It's all managed by golf professional Earl "Mick" Jones who joined us this year from Lake Valley Golf and Country Club at Lake of the Ozarks.

THE HIDEAWAY

One of the popular highlights of the golf course is the new 10th Hole Halfway House. Golfers can relax with a little camaraderie on the green while enjoying made-to-order food and refreshing beverages.

Stay & Play Getaway

From \$189/Person

YOUR PACKAGE INCLUDES:

- Unlimited Golf including cart
- Full use of resort recreation including swimming pools
- Access to water sports on Lake Brownwood
- Your choice of accommodations: Lodge Room, Cabin or Ranch House

Call 325-252-3774 to schedule a personal tour, or visit TheHideoutTexas.com for more information.





Discover
DELICIOUS



Residents of The Hideout Golf Club & Resort have delicious dining practically at their doorstep. American cuisine with a strong Texas flair is on the menu at The Hideout Grill, which specializes in hearty Western-style breakfasts, smokehouse burgers and wood-fire grilled steaks. The chef and his team even grow their own vegetables and herbs onsite to ensure farm-to-table freshness that can't be beat.

Meals are served in the main lodge's Longhorn Dining Room and adjacent Copperhead Bar, both overlooking the golf course and Lake Brownwood from our scenic promontory in the heart of Central Texas. The Hideout Grill is open six days a week for breakfast, lunch and dinner.

For reservations, call 325-252-3774, or visit TheHideoutTexas.com for more information.



EXECUTIVE CHEF



Meet The Hideout's new Executive Chef, David Wohrle. David was born and raised in suburban Chicago and has been in the kitchen from his earliest memories as his family owned a small restaurant. He has worked under a wide variety of chefs and served as an Executive Chef from NYC to California to the Caribbean Islands.

His diverse experience and exposure to different cultures are reflected in the flavors he brings to his foods. He also enjoys collaborating with local farmers and growers to create a true farm-to-table experience. David is thrilled to be a part of The Hideout and looks forward to continuing his "Southern" journey with food and hospitality.

GREAT WAYS *to get away*



Homeowners and landowners at The Hideout Golf Club & Resort have an amazing advantage not offered at other communities. Their lakeside community is a Central Texas paradise that's perfect for family vacations, group adventures or romantic escapes because we offer charming accommodations that suit groups of all sizes. Members can take advantage of priority reservations as well as pricing on all lodging options.



RANCH HOUSES

One of the most exciting new lodging options at The Hideout are the three new fully furnished Ranch Houses. These spacious accommodations sleep up to six people and feature full-size kitchens, living rooms, and fireplaces, which make them perfect for enjoying the outdoors under the stars.



LODGE ROOMS

Perfect for couples looking for a romantic escape with a bed-and-breakfast feel or small families with only one or two children. These rustic-chic accommodations include your everyday conveniences as well as satellite TV for in-room relaxation.



CABINS

A serious upgrade from your sleep away camp days, our cabins are wonderful for small families or groups. Enjoy the cozy, homey feel of these cabins that feature plush furniture, windows with beautiful views and a small kitchen area with all the conveniences you need to kickstart your day. They even contain an upstairs loft for the kids to have their own area to hang.



RV

Love the great outdoors but not quite enough to sleep in a tent? You'll love our bungalow-style RVs that can sleep up to eight people and feature little luxuries like a coffee maker, microwave and even satellite TV.

For reservations, call 325-252-3774, or visit TheHideoutTexas.com for more information.

HOST TEXAS-STYLE

Celebrations at The Hideout



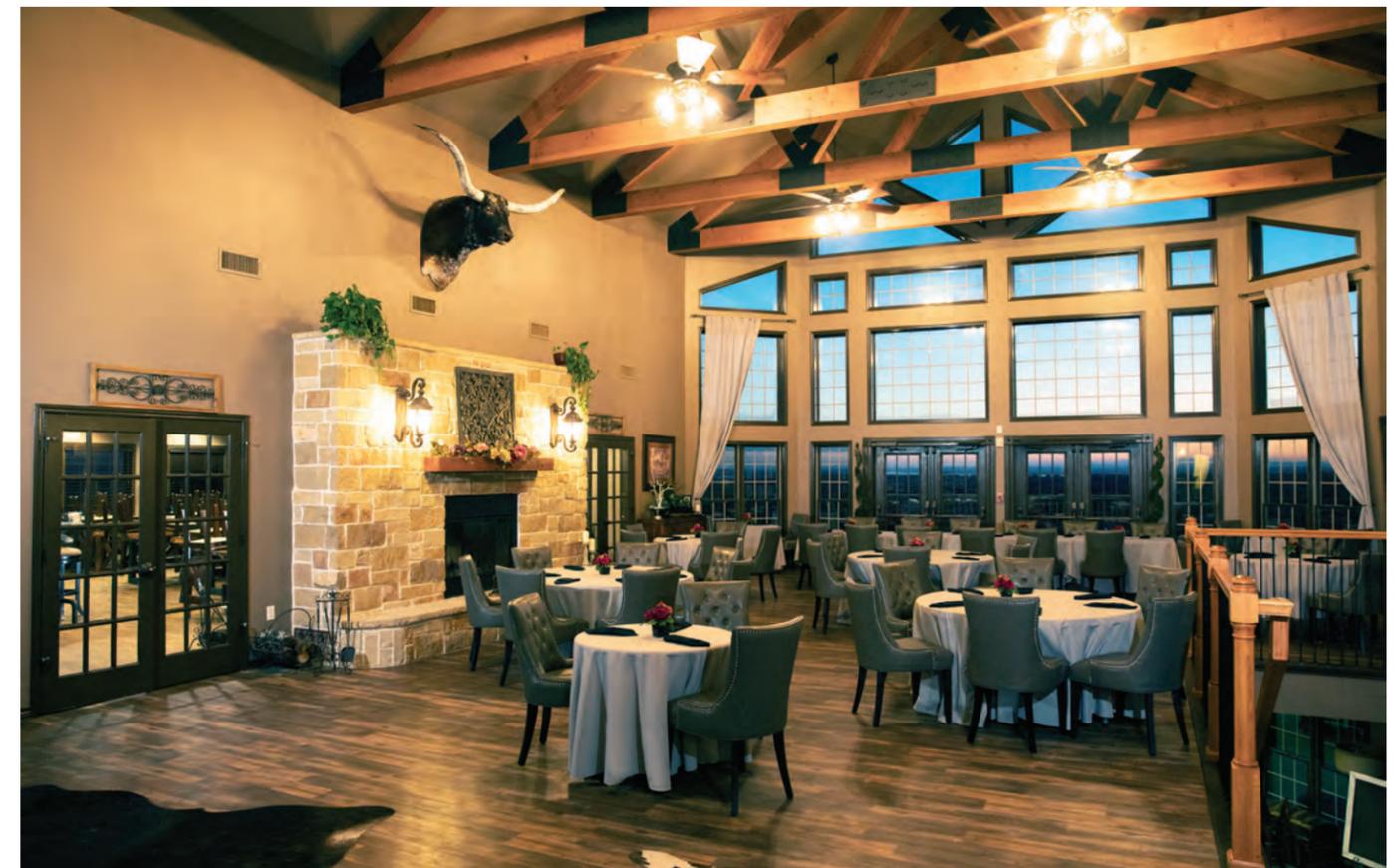
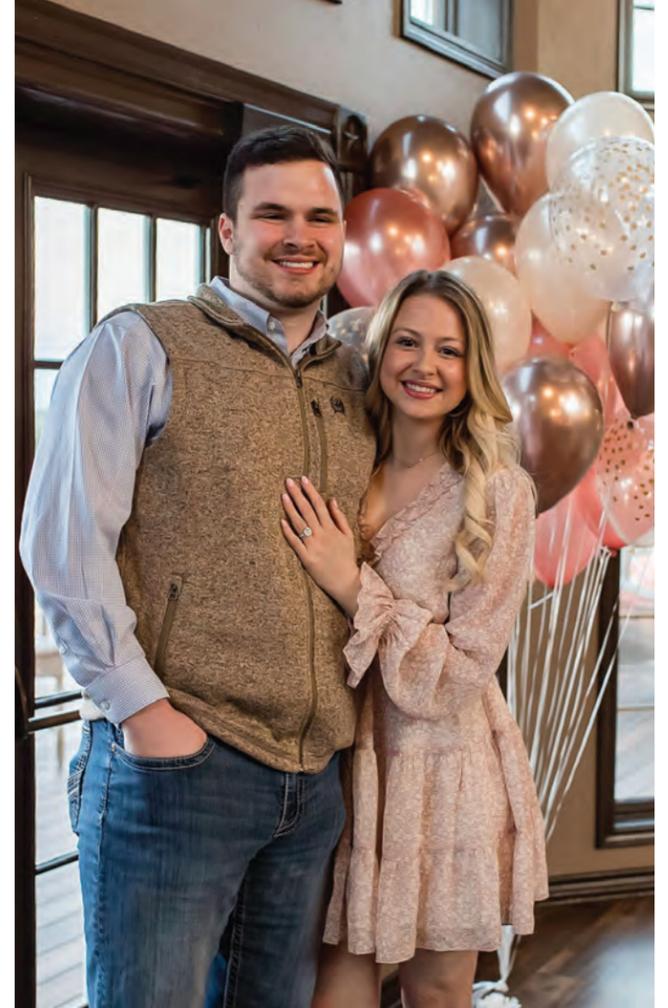
If you want to host an event you'll remember forever, The Hideout is the perfect place for free-spirited, big-hearted and fun-loving celebrations. Nestled along the shores of Lake Brownwood in the Central Texas, this popular destination offers beautiful, wide-open landscapes, amazing indoor and outdoor venues, attentive service, creative menus and much more.

IT'S ALL HERE

Our clubhouse is utilized for indoor events and we have a large pavilion that is great for outdoor events. For wedding ceremonies enhanced by some of the most beautiful views in the area, The Hideout is a Texas lake resort on Lake Brownwood, with numerous options to choose from.

The Hideout features a variety of well-appointed accommodations to suit any size family or group, from a romantic escape for two to a Texas-sized family reunion.

Our Event Planners can help you every step of the way. Call 325-252-3774 or visit TheHideoutTexas.com for more information.



CUSTOM HOMESITES FROM \$29,990**

It's time to escape!
INTO THE GREAT
WIDE OPEN



Lakefront Living in the Central Texas Countryside

Discover affordable lakefront living with spectacular recreational amenities, championship golf, and custom home sites overlooking beautiful Lake Brownwood. Book your Hideout Getaway or Golf Package today! Come play golf, enjoy the resort, tour the community, and learn why hundreds of families have already made The Hideout their hangout for weekend getaways or an everyday vacation lifestyle – with buy-now, build-when-you-want flexibility!



Getaway & Golf Packages
from \$99/
night*

**Contact The Hideout Today For More Information
and Ask About Our In-House Financing**

185 Hideout Lane | Brownwood, TX 76801
TheHideoutTexas.com | 325-252-3774

**Learn more
about our Resort
Memberships**



THE HIDEOUT
GOLF CLUB & RESORT

*This voucher does not include the purchase of alcoholic beverages. Can be used only once in restaurant or bar area. **Offer not applicable to current Resort Membership holders or current property owners. Only if property owners purchase purchases an upgraded homesite and then only valid from 90 days of upgrade.



Broker Participation is Welcomed and Encouraged. Prices and availability are subject to change at any time without notice. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.

