

Private community with golf club, trail network coming to Lake Travis area



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The development's 18-hole golf course broke ground in late October, one of many amenities set to be offered. (Courtesy C&R PR)

Loraloma, a private residential community that will be the first phase of the larger 2,200-acre **Thomas Ranch** master-planned community in Spicewood, is starting to take shape.

Current situation

According to Joe Rentfro, managing director of Thomas Ranch, the development is still in its initial phases. The property falls in both Travis and Burnet counties, and Rentfro said the preliminary final plat plan for Travis County—which would consist of around 155 lots—is under review. A traffic impact analysis is also under review with the county.

Loraloma itself will consist of around 450 to 480 lots on 1,300 acres.

"We'll be breaking ground on horizontal infrastructure in the first part of 2024 and then enabling vertical [infrastructure] to begin happening later that year," Rentfro said. "Our initial focus will be on wet utilities, infrastructure and road networks to get to the lots that have been platted."

The specifics

Rentfro said, starting at 5,000 square feet with two to five bedrooms, there will be four lot types in Loraloma: cottages, estates, villas and custom lots where buyers can bring in their own architects. Pricing is expected to begin in the upper \$1 million range, depending on the lot type.

"I think one thing that's interesting and unique about our company is we are a development company born out of a 30-year design studio," Rentfro said. "We have architecture, interior design and land planning all in-house. So a lot of the houses that have been drawn are all being drawn by internal architects on our team who are putting a variety of home types in place."

The development will feature a variety of community amenities, including:

- Limestone Gulch, a park featuring swimming holes, fishing ponds, barns, a dance hall and an amphitheater
- An 18-hole golf course with a golf house
- Around 40 miles of trail network
- A clubhouse and kids club area
- A pool
- Fitness, spa and equestrian centers

Rentfro said the amenities and amount of open land are what make the development so unique for future residents.

"Something I'm constantly pushing within our internal planning team and marketing team in our vision and execution of the land plan is something almost akin to Central Park, because our open space of Loraloma is about the size of Central Park in Manhattan," Rentfro said. "You've got hundreds of acres of nondisturbed open space. ... You're really always stepping outside of your door step onto a trailhead that connects you to something unique and enjoyable, and you should be within walking distance of a major amenity no matter where you're living in the community. I think that's going to absolutely stand out."