



# THOMAS RANCH

LAKE TRAVIS TEXAS

α PLACE *of* ARETÉ





## A NEW COMMUNITY FOR A NEW WAY OF LIFE

Thomas Ranch is a next-generation master-planned community, nestled in the hills of Lake Travis. With a nature-first lifestyle, access to culture and commerce, and thoughtfully designed residences, Thomas Ranch is defining a new vision for what living beyond the center of Austin can be.

Led by a team of experts with 30+ years of industry experience, Areté Collective is creating a new kind of back-to-the-basics community, built on a forward-thinking approach.



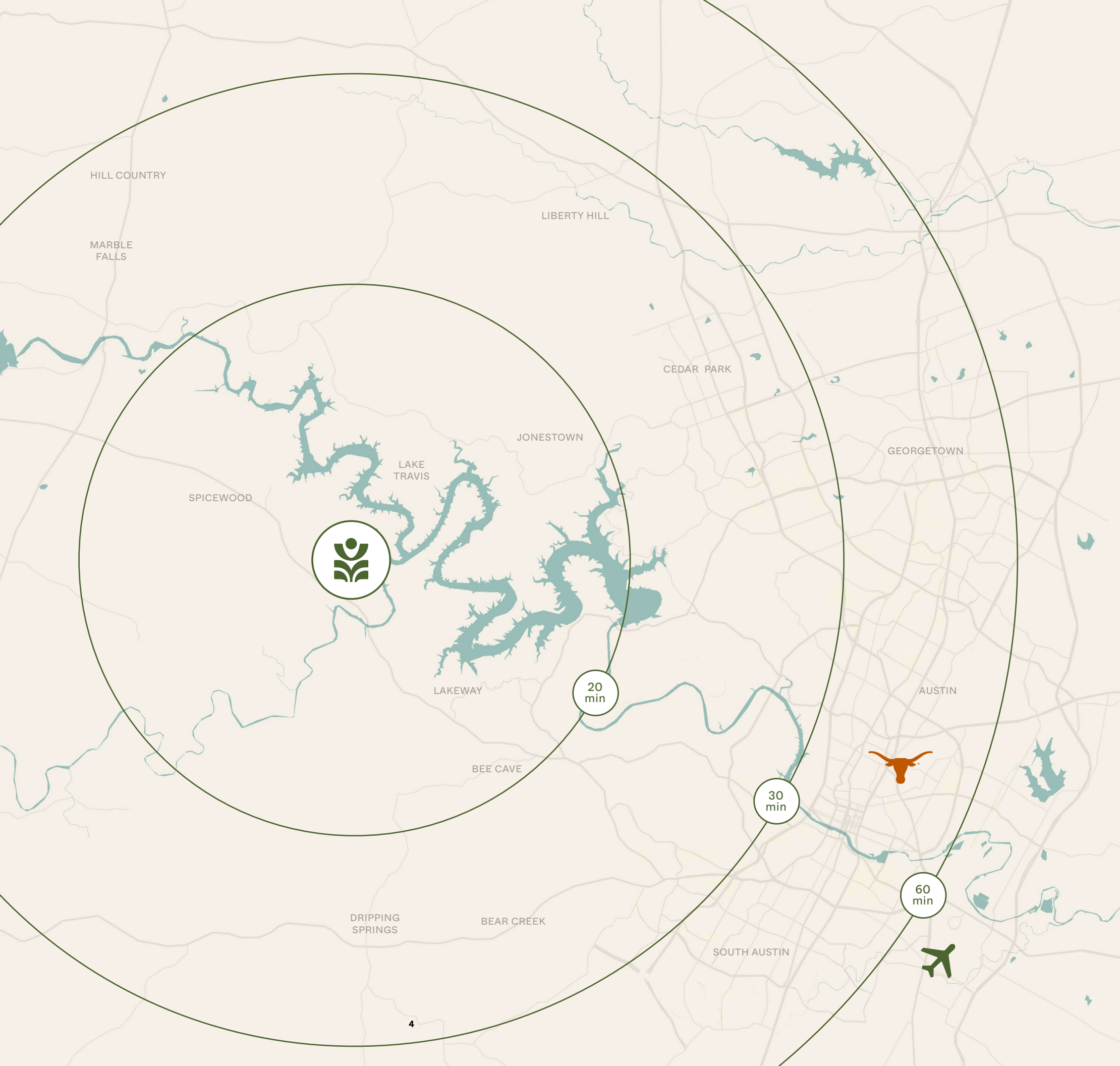


WELCOME  
TO A

# FREE WITHOUT LIMITS

2,200 ACRES IN  
THE BEAUTIFULLY  
WILD HILLS OF  
LAKE TRAVIS





## WHERE AUSTIN COOL MEETS HILL COUNTRY CHARM

Located just 30 miles from Austin, Thomas Ranch is an ideal entry point for those seeking to be at the forefront of new Hill Country living.

0 min

THE BEST OF LAKE  
TRAVIS LIVING

20 min

AN ABUNDANCE OF  
ECOLOGICAL BEAUTY

30 min

DOWNTOWN  
AUSTIN

60 min

AUSTIN-BERGSTROM  
INTERNATIONAL  
AIRPORT



## ARETÉ *collective*

Areté Collective was born out of the desire to create a new way of development for a new way of life – for land and people. As a vertically integrated development company, we unite a collective of leaders across Design, Architecture, Landscape Planning, and Hospitality who use their decades of experience in shaping luxury communities to bring the highest levels of excellence to a broader market.

**WE BELIEVE THAT EXCELLENT  
DESIGN MAKES FOR GREAT LIVING.**



## OUR PROMISE

The vision for Thomas Ranch is founded on a set of core beliefs to amplify the community experience for the next generation:

### **PRESERVE THE LAND**

Nearly half of Thomas Ranch will have 1,200 acres of preserved land, with innovative sustainability approaches and easy access for residents to connect with nature.

### **INSPIRE EXPLORATION**

All residents of Thomas Ranch will live within a 5-minute walk to a park or open space, while The Greenway creates a diverse set of experiences across all 2,200 acres. Meanwhile, shuttle services will make it easy to explore the surrounding beauty and culture of the Hill Country and Austin.

### **INVITE CREATIVITY AND ENTREPRENEURSHIP**

Thomas Ranch's Downtown core is dedicated to culture, local artisans, and creators. In the residential neighborhoods, daily programming, rotating residencies, and pop-up spaces offer platforms for self-expression.

### **FOSTER CONNECTION THROUGH THOUGHTFUL DESIGN**

From adjacent front porches to shared workshops, we aim to foster opportunities for connection across all of Thomas Ranch, where our design-led approach deliberately puts all aspects of one's community within arm's reach.



## THOMAS RANCH



250K+ sq ft of Downtown –  
a new cultural hub for the region



Single-family, multifamily, and active-adult  
living for 3,500+ residences



40+ miles of trails and 1,200 acres of preserved land and improved open space

## AT A GLANCE



Loraloma: a private residential community featuring an ecologically minded golf course designed  
by world-renowned golf course architect David McLay-Kidd



2+ miles of river frontage



5-star boutique wellness hospitality destination



# CO-CREATING A NEW CENTER OF GRAVITY FOR THE REGION

## A PRIME RETAIL LOCATION

Thomas Ranch is for retail tenants with a sense of understated luxury that want to create an elevated experience for their customers. The architecture, landscaping, and aesthetics will draw visitors from the region.

## A DYNAMIC WORKPLACE DESTINATION

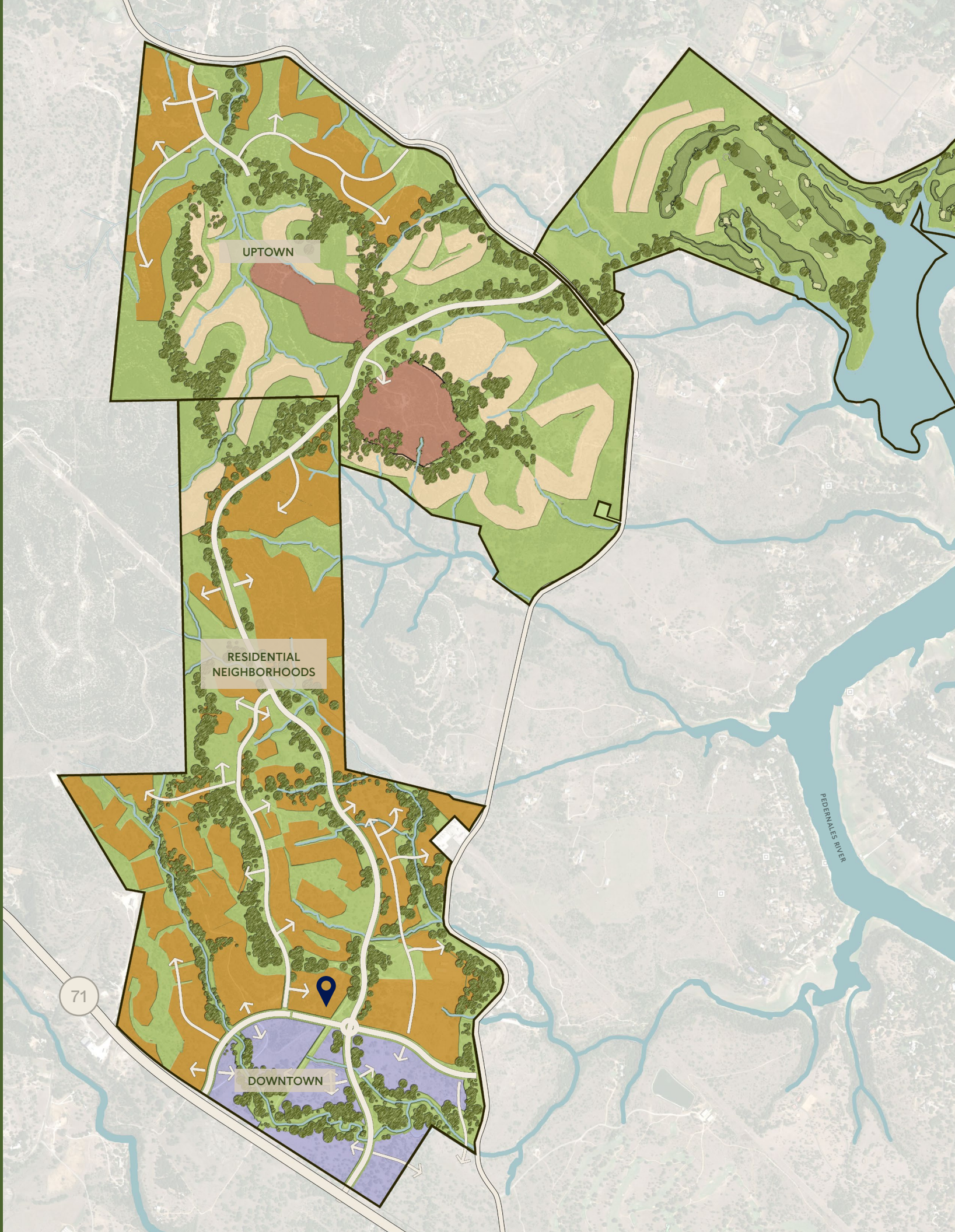
This lively destination is also an easy choice for office tenants, as the Downtown is appealing to professionals who want to avoid the commute into the city. They'll have the opportunity to work in contemporary buildings within a well-designed community for coffee-shop meetings or walk-and-talks.

## A NEW CULTURAL CENTER OF EXCELLENCE 📍

With diverse programming and unique partnerships, the Pedernales Cultural Center is a vibrant community outpost for cultural heritage and applied science, designed and operated by forward-thinking, educational partners and industry leaders.

## ENHANCING THE EVERYDAY

Beyond the lifestyle, wellness, cultural, and convenience amenities at Thomas Ranch, there are equally important grocery, healthcare, and educational offerings that enhance the everyday.





# COMMUNITY FAST FACTS

## DOWNTOWN CORE

- 250K+ sq ft of commercial space to include retail, restaurant, service, office space, and high-density residential

## COMMUNITY AND CIVIC AMENITIES

- Grocery
- Healthcare
- Education
- Hospitality
- 40+ miles of trails, parks, and open spaces
- “Safe streets” and alternate mobility options
- Dark skies program

## CULTURAL CENTER AND AMPHITHEATER

- History
- Arts
- Education
- Programming and events
- Ecological think tank

## RESIDENTIAL OFFERINGS

- Single-family residential
- Multifamily residential
- Active-adult residential
- Private-club residential

## LORALOMA, AN ARETÉ SIGNATURE PRIVATE COMMUNITY

- 5-star boutique wellness hospitality and branded residences
- 450+ residential units
- Estates, villas, cottages, and custom homes
- David McLay-Kidd 18-hole golf course
- Clubhouse, golf house, wellness facilities, family activities, and dining amenities
- Community programming and outdoor recreation





# ARETÉ *collective*

CONTACT US TO LEARN MORE ABOUT  
OPPORTUNITIES AT THOMAS RANCH:

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