



The Most Amenitized Master Planned Private Community in Texas

Loraloma is a private residential and resort community within the 2,200-acre Thomas Ranch masterplan outside Austin, Texas. Situated on two miles of frontage along the Pedernales and Colorado rivers, Loraloma includes a stunningly appointed collection of modern residences in turnkey and customizable options spanning three- to five-bedrooms. Loraloma stands to be the most amenitized master-planned community in Texas, with an 18-hole golf course designed by David McLay-Kidd and an array of experiences spanning wellness, culinary arts, recreation, and outdoor activities set against the idyllic backdrop of the Texas Hill Country.

With nearly 60% open space and protected views for each home, Loraloma will revive the relationship between land and people through accessible, everyday touchpoints rooted in restoring, protecting, and preserving the land for generations to come.

Real Estate Offering:

Limestone Gulch, a neighborhood within Loraloma offering a quintessential slice of Hill Country's best, features an unbound collection of swimming holes, fishing ponds, winding walking trails, sprawling oak trees, an outdoor amphitheater, a dance hall, a tap house, and more. Turnkey residential offerings within Limestone Gulch range from 3 – 5 bedrooms and 2,400 – 8,000 square feet.

Location:

25 miles west of Downtown Austin in the famed Hill Country, where the Pedernales River meets Lake Travis.

Pricing:

Villa Homesites starting at \$885,000 and Cottages starting at \$1,995,000.

Community:

Enjoy living within the larger Thomas Ranch community – a 2,200-acre re-visioning of what life in the Hill Country can be. Inspired by Austin cool and Hill Country charm, Thomas Ranch intertwines community, creativity, and culture through a highly walkable downtown district with retailers, destination dining, entertainment, office space, civic amenities such as a grocery store, schools, specialty healthcare, and more.

Developer:

Loraloma and Thomas Ranch come from the talented minds at Areté Collective, a forward-thinking collective of experts spanning all fields from design, architecture, development, and hospitality to marketing and financial management.

Over the last 30 years, the principals at Areté Collective have helped create some of the country's most prestigious and sought-after residential experiences. Since its inception, the team has set out to create communities that renew the relationship between land and people – an idea that is showcased through the design and infrastructure planned for Loraloma and Thomas Ranch.

Golf Course Designer:

David McLay-Kidd Golf Design (DMK Golf Design) is a celebrated golf architecture firm led by notable Scottish designer David McLay-Kidd. The firm is known for its link-style courses emphasizing a


L O R A L O M A
T H O M A S R A N C H

simplified, restrained design tactic, allowing each course to naturally unearth itself. DMK Golf Design courses across the globe include Bandon Dunes (OR), Gamble Sands (WA), Nanea (HI), Rolling Hills (CA), TPC Stonebrae (CA), and The Castle Course at St Andrews (Scotland).

Dedicated Listing Agent:

Spearheading sales for Loraloma is the accomplished team at Compass Development Marketing Group (CDMG). CDMG is an innovative and integrated real estate brokerage firm focused on new and emerging luxury real estate.

Loraloma Private Club and Amenities:

- 2+ miles of river frontage
- The Loraloma Club is anchored by an 18-hole golf course designed by David McLay-Kidd, who crafted famed courses such as Bandon Dunes and the Castle Course at St. Andrews
- Access to over 1,200 acres of preserved open space and 40+ miles of trails throughout Loraloma and Thomas Ranch
- 9 private parks within Loraloma
- Cliffside clubhouse featuring multiple dining venues, lap and recreation pools, member lounge, and integrated wellness facilities with spa, movement, and fitness offering
- Riverfront park and amenities, including docks, slips, and boat valet service/access to Lake Travis and the diverse outdoor recreation it provides
- A beautiful boardwalk from the top of the hill down featuring covered relaxation areas, a kids' park, a community garden, an art park, private spa treatment areas, meditation, and other breathtaking experiences that celebrate the land and connect its people
- An on-property outfitter and specialized outdoor adventures team provides families with access to year-round activities like boating, water skiing, jet skiing, stand-up paddle boarding, and private hunting and fishing tours
- The fully-amentized Limestone Gulch Park includes swimming holes, rope swings, an activity barn, a dance hall, a tap house, and an outdoor amphitheater
- Dynamic equestrian center with existing barn and stalls, paddocks, training ring, and riding arena
- 24-hour, gated security with neighborhood patrol, residential services, and member concierge services to ensure everyday exceptional service

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