

## The Premier Private Residential Club in Texas

Loraloma is a private residential club and resort community located 25 miles west of Downtown Austin in the famed Texas Hill Country.

Spanning two miles along the picturesque Pedernales and Colorado Rivers, Loraloma boasts a stunning collection of modern residences, available in customizable options ranging from three to five bedrooms. Here, you'll find an exceptional array of amenities, including an 18-hole golf course designed by the renowned David McLay-Kidd, along with a variety of experiences in wellness, culinary arts, recreation, and nature-based outdoor activities.

With nearly double the open space of comparable communities, Loraloma is designed to revive the relationship between nature and people. Thoughtful planning preserves the land's natural beauty for generations to come.

Located within the broader masterplan of Thomas Ranch, Loraloma offers convenient access to essential amenities such as retail, dining, entertainment, schools, grocery stores, and specialized healthcare.

### **RESIDENCES AND LAND FOR SALE**

Loraloma features exquisite turn-key residences designed by Denton House Design Studio, alongside custom home lots.

Limestone Gulch, a charming neighborhood within Loraloma, offers a quintessential slice of the Hill Country, showcasing an array of swimming holes, fishing ponds, winding walking trails, and sprawling oak trees. Enjoy amenities like an outdoor amphitheater, a dance hall, a tap house, and more. Residential options in Limestone Gulch range from three to five bedrooms and 2,400 to over 6,000 square feet, with lots starting at \$795,000 and residences beginning at \$2,000,000.

### **TEXAS' MOST EXCLUSIVE GOLF COURSE**

David McLay-Kidd Golf Design (DMK Golf Design) is a celebrated golf architecture firm known for its link-style courses, led by the distinguished Scottish designer David McLay-Kidd. The firm emphasizes a simplified, restrained design approach that allows each course to naturally unfold. DMK Golf Design is renowned for courses worldwide, including Bandon Dunes (OR), Gamble Sands (WA), Nanea (HI), Rolling Hills (CA), TPC Stonebrae (CA), and The Castle Course at St Andrews (Scotland).

The Loraloma Golf Course perfectly embodies David's design philosophy. Its naturally rolling landscape provides a course that delights amateurs while challenging professionals. The 18 holes are shaped by Loraloma's stunning surroundings, featuring hilltop tee boxes, cliffside fairways, and bucolic greens against the backdrop of expansive Hill Country views.

### **CONNECTION TO THOMAS RANCH**

Loraloma is a private residential and golf club located within Thomas Ranch, a 2,200-acre master-planned community designed to create a vibrant cultural core for West Austin and beyond. Being in close proximity to Thomas Ranch's vibrant downtown district means Loraloma members enjoy easy access to a variety of shopping, dining, and entertainment options, along with essential services like grocery stores, schools, and specialized healthcare.

Because Loraloma is a members-only club, residents of Thomas Ranch will not have access to Loraloma and its amenities, including golf, dining, and spa.

### **LORALOMA'S EXPANSIVE AMENITY OFFERING**

Every amenity at Loraloma is thoughtfully designed to integrate into the landscape, offering memorable experiences for residents of all ages. From aquatic features to fitness spaces and culinary offerings, there's something for every lifestyle here.

With over 2 miles of river frontage, nine private parks, and access to more than 1,200 acres of preserved open space, along with 40+ miles of trails throughout Loraloma and Thomas Ranch, outdoor exploration is right at your doorstep.

- Anchored by an 18-hole golf course designed by David McLay-Kidd, who has crafted iconic courses such as Bandon Dunes and the Castle Course at St Andrews.
- Cliffside clubhouse featuring multiple dining venues, lap and recreation pools, a member lounge, and integrated wellness facilities with spa, movement, and fitness offerings.
- Riverfront park and amenities, including docks, slips, and boat valet service for easy access to Lake Travis.
- A scenic boardwalk from the hilltop featuring covered relaxation areas, a kids' park, a community garden, an art park, private spa treatment areas, meditation zones, and immersive experiences that celebrate the land and connect its people.
- An on-property outfitter and specialized outdoor adventures team provide families with access to year-round activities like boating, water skiing, jet skiing, stand-up paddleboarding, and private hunting and fishing tours.
- Classic Hill Country amenities include swimming holes, rope swings, a family fieldhouse, a dance hall, a tap house, and an outdoor amphitheater.
- A dynamic equestrian center complete with a barn, stalls, paddocks, a training ring, and a riding arena.
- Exceptional services including 24-hour gated security, neighborhood patrol, residential services, and member concierge services.

### **DEVELOPER**

Loraloma and Thomas Ranch are brought to life by Areté Collective, a forward-thinking team of experts spanning design, architecture, development, hospitality, marketing, and financial management.

With over 30 years of experience, the principals at Areté Collective have crafted some of the country's most prestigious residential experiences. Since its inception, the team has focused on creating communities that renew the relationship between land and people—an idea beautifully reflected in the design and infrastructure planned for Loraloma and Thomas Ranch.

### **EXCLUSIVE SALES & MARKETING AGENT**

Compass Development Marketing Group ("CDMG") is the purpose-built new development marketing and sales division of Compass, exclusively representing developers and capital partners of new-to-market residential properties. With nationwide representation in over 350 Compass offices, CDMG empowers residential developers with an unparalleled sales footprint in the United States.