

REAL-ESTATE

2,200-acre Thomas Ranch luxury development near Spicewood puts first homesites up for sale

Twenty-five initial lots are up for sale at Loraloma with a starting price of \$1.6 million. Loraloma is part of the 2,200-acre luxury community Thomas Ranch under development near Spicewood.



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Thomas Ranch's first phase, called Loraloma, will ultimately be home to about 400 cottages, villas, estates and custom houses. The first 25 homesites are now up for sale. *Contributed*

The first phase of homesites at Thomas Ranch, a 2,200-acre luxury community near Spicewood, are up for sale with a starting price of \$1.6 million.

The neighborhood, called Loraloma, will ultimately be home to about 400 cottages, villas, estates and custom houses. The first 25 initial lots now on the market will include three, four and five-bedroom floor plans.

Salt Lake City-based developer Areté Collective LP said Loraloma will take seven to 10 years to complete. Areté Collective has developments in Hawaii, the Bahamas, Baja California, Idaho and Costa Rica.

More than 3,500 homes are planned at the Thomas Ranch development, which has a 10- to 15-year development timeframe.



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Thomas Ranch is off of Texas 71, adjacent to Lake Travis. The property stretches from Texas 71 to the Pedernales River and straddles parts of western Travis and eastern Burnet counties.

The development is joining numerous master-planned communities in western Travis County, and is one of the larger such developments planned in a growing part of the region.

What types of amenities will Loraloma include?

- A private 18-hole championship golf course designed by Scottish architect David McLay-Kidd, who has developed courses such as Bandon Dunes and the Castle Course at St. Andrews.
- A cliffside clubhouse with several pools and a spa, wellness and fitness center.
- Tennis and pickleball courts as well as riverfront amenities including floating docs, cabanas and water activities.
- Swimming holes and fishing ponds, a communal farm, a recreation barn, an outdoor amphitheater, a dance hall and a tap house.
- Additional plans include an equestrian center, 40-acre resort site and a boutique hotel.



More than 3,500 homes are planned at the Thomas Ranch development, which has a 10- to 15-year development timeframe. Pictured is a rendering of the first phase, Loraloma. *Contributed*

What about long-term sustainability of such a large community?

The size of the development has raised some questions about water usage for the project. Tom Hogan, Areté Collective co-founder, told the Statesman last year that Areté has a contract to obtain water from Lake Travis, which is among the chain of six Highland Lakes.

“Even as we add residents at a rapid pace, inflows into the Highland Lakes, which is our region’s primary source of water, have declined to a fraction of what they once were,” Jo Karr Tedder, president of the Central Texas Water Coalition, told the Statesman last year. “The old ‘don’t worry, it’ll rain’ philosophy of water management just isn’t sufficient in today’s world of mega-factories and mega-developments. We are transitioning to a time where mega-droughts may be our new normal.”

Areté said sustainability will be a cornerstone of the development. The project will aim to encourage transportation other than cars, company executives said. That will include a “walkable downtown village,” and a focus on preserving water quality, including a golf course that uses water-conservation measures.

Rebecca Buchan, CEO and co-founder of Areté Collective, previously told the Statesman that Areté’s goal is to develop Thomas Ranch in such a way “that it will pave the way for more integrated planning to better support the inevitable growth of Austin.”

“While the last generation was about what you build, this generation is focused on what you preserve,” Buchan said. “We hope to inspire our entire region to remain attentive to the needs of our unique community and landscape, developing in a way that honors both the land and the people who call it home.”