

MODERN LUXURY

AUSTIN WAY

JUNE 2025

MODERNLUXURY.COM

Driving FORCE

Kerry Condon Shifts Into
High Gear for *F1*

THE POWER LIST:
AUSTIN'S LOCAL
LUMINARIES TO KNOW NOW

THE BEST OF THE CITY:
SELECT SPOTS FOR DINING,
CULTURE, LEISURE & MORE

BEST OF



The City

BY
ANNIE WOOD



**FROM COCKTAILS
TO CULTURAL
EVENTS AND
RESIDENCES TO
RETAILERS, WE
FOUND THE CITY'S
MOST IMPRESSIVE
PEOPLE, PLACES
AND PRODUCTS.**

Taking a bird's-eye view of
our dazzling city helped
our team determine who
rose to the top.



From top: The Trail Conservancy's Chief Executive Officer Julie Fisher speaks with a guest at the Seaholm Waterfront Campaign event; Loraloma's golf course will be the first David McLay Kidd designed in Texas.



MOST ANTICIPATED EXPANSION
AUSTIN CONVENTION CENTER
When this project concludes in late 2028, the facility will have more than 709,000 square feet overall, which promises to boost the local economy by an estimated \$282 million annually. austinconventioncenter.com

MOST ANTICIPATED REVITALIZATION
SIXTH STREET REVISION
Transforming Austin's iconic Sixth Street might be the most exciting urban renewal project this city has seen in recent years. A Texan real estate firm plans to maintain the area's historic charm but blend it

LIVE & PLAY

with modern amenities until it becomes known as a vital, safe and dynamic hub for culture, art and entertainment. streamrealty.com

MOST EXCITING MIXED-USE DESTINATION **THE DISTRICT AT ROUND ROCK**

Covering more than 65 acres just outside Austin, this upcoming project promises to weave together sleek office buildings, curated retail outposts, modern residences and lush green spaces, setting the stage for a bold new chapter. visitthedistrict.com

BEST HOME AWAY FROM HOME **WALDORF ASTORIA RESIDENCES TEXAS HILL COUNTRY**

These luxury branded residences in Fredericksburg's picturesque wine country will set a new standard for opulence, offering breathtaking vineyard views and sophisticated design. A list of unparalleled amenities will include five gourmet dining concepts, a world-class 11,000-square-foot spa, two resort-style pools and immersive wellness experiences. waldorfasteresidencetexas.hillcountry.com

MOST INVITING LIFESTYLE **THE MODERN AUSTIN RESIDENCES**

Opening this summer and standing at 56 stories, this building will boast sleek, smart design and high-end finishes—while it stands right at the foot of The Rainey Street District. Its penthouse and sub-penthouse units will offer sweeping panoramic views, outdoor terraces, outdoor kitchens and hot tubs. modernaustinresidences.com

BEST PRIVATE RESIDENTIAL ESTATES **LORALOMA AT THOMAS RANCH**

Amid stunning natural landscapes, this private residential club, offering three- to five-bedroom turn-key estates, will set the bar for private luxury living. World-class amenities, including a David McLay Kidd-designed 18-hole golf course, scenic trails and riverfront parks, are in store for its debut next year. loralomacub.com

BEST REUSE **SEAHOLM WATERFRONT**

Recognizing the building's potential, the Trail Conservancy is raising funds to repurpose this unique venue and its surrounding parkland into a public gathering space. Plans include an exhibition space, a cafe and waterfront lounge, and amenities for event rentals. seaholmwaterfront.com

MOST SOUGHT-AFTER HIGH-RISE **LELAND SOUTH CONGRESS**

This sleek, seven-story high-rise will boast 265 meticulously designed residences with Italian finishes, state-of-the-art appliances, upscale amenities and vibrant retail spaces. Expect this new addition to seamlessly fuse modern elegance into an already chic neighborhood when it reaches completion in 2027. lelandsouthcongress.com

TALLEST TOWER IN TEXAS **WATERLINE TOWER**

The Waterline Tower, set to open in 2026, will transform Austin's skyline. Standing 1,022 feet tall with 74 stories, this skyscraper will feature luxury residences, office space and the highly awaited 1 Hotel Austin. waterlineaustin.com