LORALOMA

PRIVATE CLUB AND ESTATES

Frequently Asked Questions

COMMUNITY & DEVELOPER

What is Loraloma Private Club & Estates?

Loraloma is a private residential club located 25 miles west of downtown Austin. Featuring an 18-hole championship golf course designed by David McLay Kidd, more than two miles of river frontage, and an extraordinary collection of recreational, wellness, and lifestyle amenities, Loraloma offers a distinctive approach to Hill Country living. With thoughtfully designed residences, custom homesites, and personalized club services, Loraloma brings together the comforts of home with the experiences and hospitality of a private club.

The name "Loraloma," meaning "lore of the hills," symbolizes a place where families can honor the land and its history while creating new stories for future generations.

What makes Loraloma different from other luxury communities?

Loraloma combines the privacy of a luxury residential community with the hospitality and personalized services of a private club. From championship golf and outdoor adventures to wellness, dining, and thoughtfully curated experiences, every aspect of Loraloma is designed to make life easier, more connected, and more enjoyable for the entire family.

How does Loraloma relate to Thomas Ranch?

Loraloma is an exclusive, gated residential club community nestled within the larger 2,250-acre Thomas Ranch development. While Loraloma's private club amenities are reserved for residents and their guests, homeowners will also enjoy convenient access to the future Downtown Spicewood, a vibrant destination featuring shopping, dining, and everyday conveniences within Thomas Ranch.

Who is behind the development of Loraloma?

Loraloma is developed by Areté Collective in partnership with the Wasatch Group. Together, the development team brings extensive experience in real estate development, master planning, architecture, hospitality, and the creation of distinctive residential communities. With a shared commitment to thoughtful development and long-term stewardship, the team is focused on bringing Loraloma's vision to life through high-quality residences, exceptional amenities, and a private club experience designed to be enjoyed for generations.

That vision is already taking shape, with Loraloma's championship golf course open, initial infrastructure completed, and construction progressing on residences and additional amenities throughout the community.

MEMBERSHIP & RESIDENCES

How can I be a part of Loraloma?

Loraloma offers several ways to make the community your own, including custom homesites, thoughtfully designed residences, preferred builder homes, and the Private Residences Club. Each ownership opportunity offers access to the private club lifestyle, with membership privileges determined by the applicable membership category.

What types of memberships are available?

Residents can choose from a Golf or a Social Membership. Golf Members enjoy access to the championship golf course and the Club's full collection of amenities, while Social Members enjoy the Club's lifestyle, wellness, dining, and recreational offerings, excluding golf privileges.

Vertical memberships are designed with families in mind, extending eligible privileges to immediate family members in accordance with the Club's membership documents.

Can I enjoy the Club before my home is complete?

Yes! Homeowners have the opportunity to activate their Club membership and begin enjoying available amenities before their residence is complete. This allows families to start experiencing the Loraloma lifestyle, connect with fellow members, and create lasting memories.

What are the estimated HOA dues and taxes for residents of Loraloma?

Homeowners are responsible for annual Master HOA dues, currently $7,500, which support the maintenance and operation of the community's common areas.

Club membership fees are separate from HOA dues. Golf Membership currently requires a $180,000 initiation fee with annual dues of $18,000, while Social Membership requires a $40,000 initiation fee with annual dues of $9,000.

Property taxes include applicable county, Marble Falls ISD, and utility district taxes, based on the property's assessed value.
All fees and dues are subject to change.

LORALOMA

PRIVATE CLUB AND ESTATES

Frequently Asked Questions

AMENITIES & INFRASTRUCTURE

When can I start enjoying Loraloma amenities?

From championship golf and riverfront recreation to wellness, dining, and family experiences, Loraloma's amenities are being thoughtfully introduced as the community grows.

AMENITY	ANTICIPATED COMPLETION
David McLay Kidd 18-Hole Golf Course	OPEN
Limestone Springs	Q1 2027
The Perch Comfort Station	Q1 2027
Golf House	Q1 2028
Hilltop Sports Complex	Q2 2028
Stargazing Park	Q3 2028
The Summit Sports Complex	Q3 2028
Fieldhouse, Fitness, & Amphitheater	Q4 2028

Dates are anticipated and subject to change.

When will the roads be completed?

Roads and utility infrastructure serving the initial homesites are complete, with access currently provided through existing county roads. The main entrance road connecting State Highway 71 to the southern Club entrance is anticipated to be completed in Q4 2027. Additional roads will be completed as development progresses.

SUSTAINABILITY

Where is the water for Loraloma coming from?

Loraloma will receive surface water from the Lower Colorado River Authority rather than groundwater. Additionally, a water treatment plant has been built on the property to convert raw water into potable water for all residents of Loraloma. The water supply plan is fully approved and is designed to support both current residents and future generations.

Where does the golf course get its water?

The golf course is designed to incorporate new conservation techniques. The irrigation system will use approximately 20-30% less water than other courses and will eventually rely entirely on effluent water collected from gray water recycling.

RESIDENCES

Can I choose from existing home designs?

Yes! Loraloma offers a collection of pre-approved residence designs by Denton House Design Studio, featuring three- to six-bedroom floor plans. Buyers may personalize these designs with the Denton House team or work with their own architect to create a custom residence, subject to architectural approval.

Denton House also offers interior design and turn-key furnishing services to help simplify the process from initial design through move-in.

Can I bring my own builder?

Yes! Buyers may work with their own builder. Loraloma also has a list of Preferred Builders who are familiar with the community's design standards and construction requirements.

BEYOND THE GATES & EVERYDAY LIVING

What retail shops, supermarkets, & restaurants will be available for residents?

Residents will have access to Thomas Ranch, a future district envisioned to bring together shopping, dining, entertainment, healthcare, and everyday conveniences. Located just minutes from Loraloma, Thomas Ranch will complement the privacy and exclusivity of the Loraloma lifestyle with the vibrancy and convenience of a thoughtfully planned town center.

What are the educational options?

Loraloma offers an Educational Concierge Program to help families explore schooling options that best meet their needs. The community is currently zoned for Marble Falls ISD, with additional options including private schools, homeschooling, and potential future schools within Thomas Ranch. Our team can also assist families in exploring school transfer opportunities, subject to district requirements and availability.

How will the community maintain privacy?

Loraloma is designed as a private, gated community with controlled access and planned 24-hour security patrols. These measures are intended to support a comfortable, private residential and club experience.