



ESCALA HILLS

THE MODERN HAVEN



AN ARCHITECTURE FORWARD COMMUNITY



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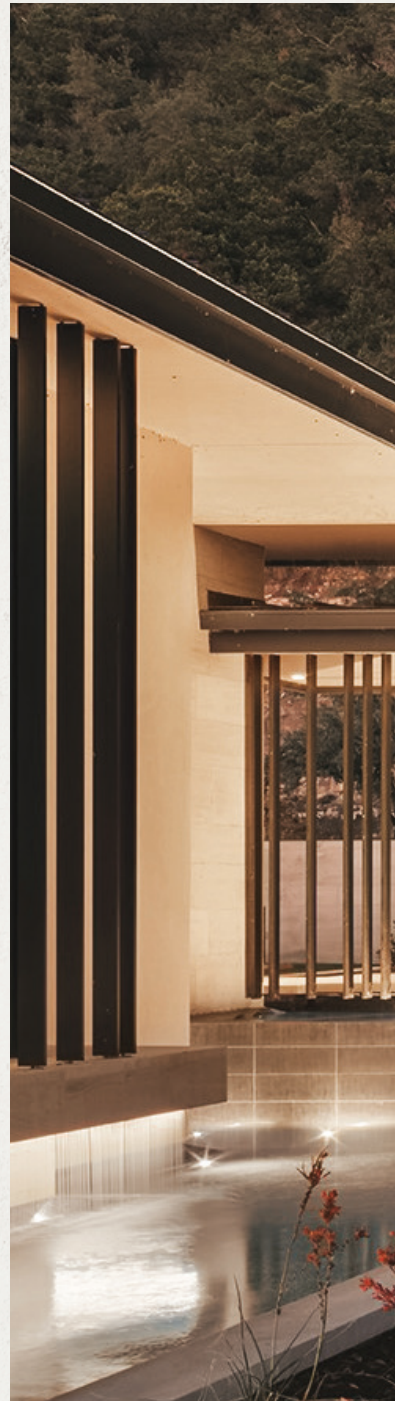
”

WE SHAPE OUR BUILDINGS;
THEREAFTER THEY SHAPE US.

- WINSTON CHURCHILL



A COLLABORATION OF
RENOWNED & VISIONARY
MODERN ARCHITECTS
SETTING A NEW STANDARD
OF LUXURY LIVING







THE FIRST OF IT'S KIND: AN ARCHITECTURE FORWARD COMMUNITY

WE INVITE YOU TO EXPERIENCE
THE MODERN HAVEN IN THE HEART
OF TEXAS HILL COUNTRY WHERE
INNOVATION MEETS NATURE.

Nestled among weathered limestone and sprawling live oaks, just 11 miles from downtown Austin, Escala Hills redefines luxury by seamlessly blending modern, refined architecture with the idyllic natural landscapes of Hill Country. Here, the beauty of the outdoors is an integral part of daily life—a private, luxurious retreat connected to the vibrant energy of the city.







A NEW STANDARD OF ELEGANCE

AS A PIONEER, YOU'LL REDEFINE MODERN
LIVING IN TEXAS, SHAPING A COMMUNITY
THAT VALUES AUTHENTICITY.

This is more than just a place to live;
it's a place to grow, create, and call
home. Join us in setting a new standard
of elegance and fostering a lifestyle of
simple luxury.

We look forward to welcoming you.





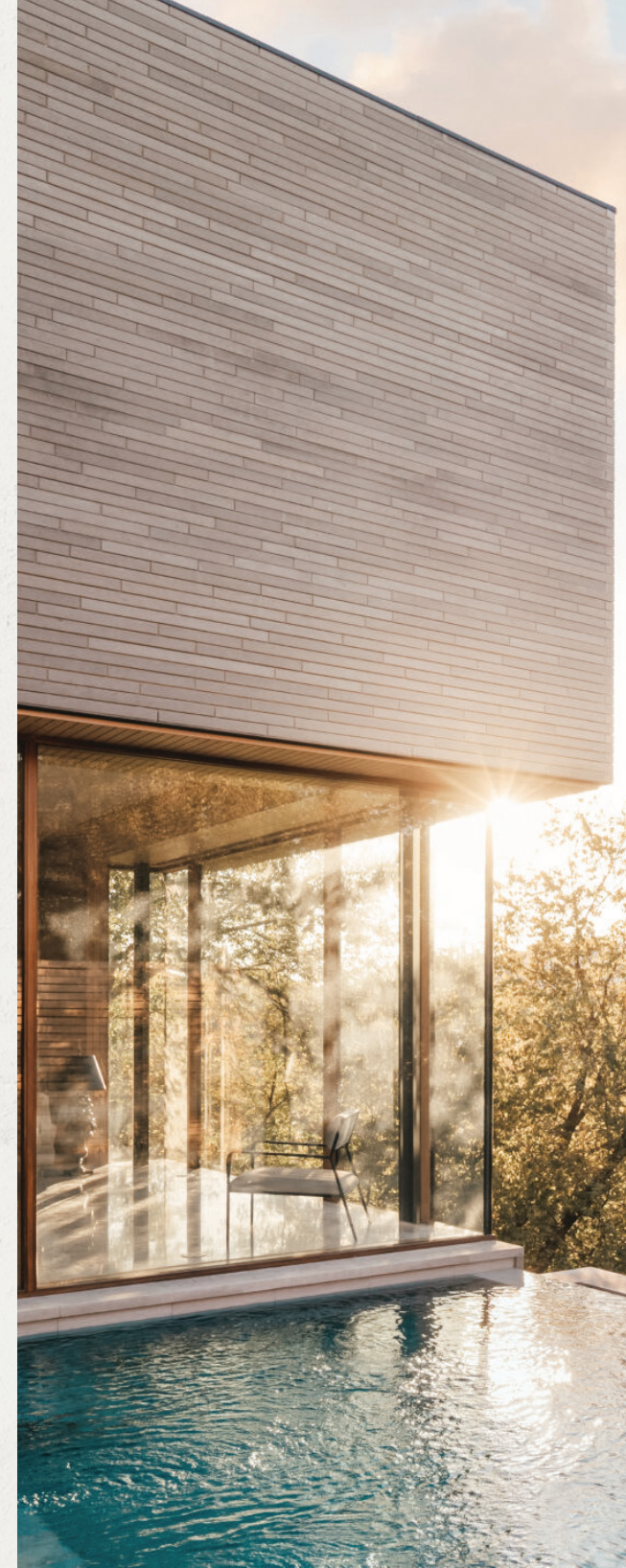
YOUR SANCTUARY, MINUTES FROM DOWNTOWN

60+ ACRES

30 HOMESITES

11 MI. FROM AUSTIN

Escala Hills offers a trail network for outdoor enthusiasts to explore, along with convenient on-site amenities. Residents can also enjoy breathtaking views of the protected hill country.









A NATURAL ENCLAVE



Escala Hills, a pristine enclave where nature waits at your door. Centuries old oaks dot the landscape, offering shade and character. Winding creeks create tranquil havens for wildlife, ready to explore. This unspoiled terrain offers residents an exceptional opportunity to experience the raw beauty and tranquility of Texas Hill Country.



A TAPESTRY OF CONNECTIVITY

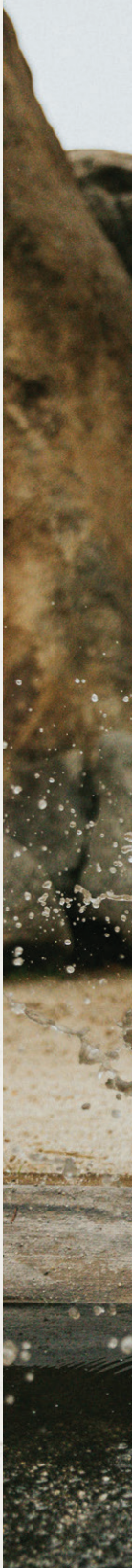
The 30 private lots, each encompassing one plus acres, ensure both privacy and a sense of belonging. Four miles of winding sidewalks weave through the development for morning walks and evening strolls. Tree-covered hiking trails lead to wet weather creeks, offering a chance to reconnect with nature and explore the hidden gems of the landscape.

The concept of “connectivity” goes beyond physical infrastructure. Escala Hills envisions a community where neighbors gather for evening barbecues, where children create trails out the backyard, and where a sense of camaraderie thrives. Here, you’ll be far enough away from the city lights to see the Milky Way at night, yet close enough to reach downtown Austin for an impromptu business meeting. An ideal blend of tranquility and access.

MF ARCHITECTURE













SANCTUARY BY DESIGN



ESCALA HILLS OFFERS COMPLETE DESIGN FLEXIBILITY FOR HOMEOWNERS. EACH LOT PROVIDES A UNIQUE CANVAS FOR COLLABORATION BETWEEN HOMEOWNER, DESIGNER, AND BUILDER.







COVIST STUDIO



BOWERY DESIGN



MF ARCHITECTURE









THE ART OF ARCHITECTURE

THE ARCHITECTS SELECTED FOR ESCALA HILLS HAVE DEDICATED THEIR CAREERS TO HARMONIZING ARCHITECTURE WITH NATURE. THEIR WORK REFLECTS THE ENDURING LEGACY OF FRANK LLOYD WRIGHT AND HIS PIONEERING SPIRIT IN MODERN DESIGN.

Guided by a philosophy that emphasizes the interconnectedness of humans and the environment, our architects create designs that seamlessly blend indoor and outdoor living. Homes are organic entities, rooted in the land, with a fluid transition between interior and exterior.

While inspired by Wright's vision, each architect brings a distinct artistic style recognized worldwide. We are honored to collaborate with such talented and visionary designers.











WHERE NATURE MEETS LUXURY

Escala Hills homes combine modern design with natural surroundings. Our architects are fluent in prioritizing natural light, spacious layouts, chef-worthy kitchens, and luxurious bathrooms. Each home is designed to complement the unique features of its lot and owner.

Careful planning ensures that the homes in Escala Hills create a cohesive community. The development's layout emphasizes harmony between individual properties and the natural landscape.

LARUE ARCHITECTS - STRAIT LINE HOUSE











AUSTIN HILL COUNTRY



WELCOME TO HILL COUNTRY

Escala Hills offers a one-of-a-kind, serene retreat in the heart of Texas Hill Country, just a stone's throw from the vibrant energy of Austin. Imagine trading city noise for sun-drenched mornings and starlit nights, while still enjoying easy access to world-class dining, live music, and all the cultural experiences available in Austin's thriving downtown.

Escala Hills sits at the intersection where tranquility meets excitement, offering the perfect balance for those seeking a sophisticated yet down-to-earth lifestyle. Here, residents can experience a new standard of living that seamlessly integrates the beauty of the natural environment with innovative architectural design and a strong sense of community.







A night sky filled with stars, with a city skyline visible on the horizon. The sky is dark with some light clouds. The city lights are visible in the distance, and there are silhouettes of trees in the foreground.

PIONEERING A VISION







A UNIQUE BLEND OF NATURAL BEAUTY AND MODERN CONVENIENCE

Nestled over 60 acres, this exclusive community features 30 spacious homesites with an average lot width of 150 feet, twice the size of traditional Austin developments. The flat, developable lots boast gentle topography, ensuring a smooth building process. The community's alternating topography creates a visually appealing and diverse landscape, while the preserved Live Oaks add a touch of natural charm to each lot. Many lots also include dedicated green spaces, providing a tranquil outdoor retreat. For those seeking ultimate privacy, Escala Hills offers lot options with significant seclusion, making it the ideal place to build your dream home.









THRIVE PERSONALLY AND PROFESSIONALLY

Escala Hills is surrounded by a vibrant and growing ecosystem of education, business, and entertainment. Austin's culinary scene has become a mecca for food lovers, offering a burgeoning fine dining scene, farm-to-table delights, international cuisines, and arguably the best barbecue in America.

The city's thriving business sector, anchored by tech giants like Tesla, Oracle, Amazon, and Apple, is booming with job opportunities. Meanwhile, entertainment venues such as the Moody Center and ACL Live host the best and brightest musical and visual artists, just minutes away.









THE PROXIMITY TO AUSTIN'S DYNAMIC
URBAN CORE ADDS A UNIQUE DIMENSION
TO THE IDYLIC LIVING EXPERIENCE AT
ESCALA HILLS.

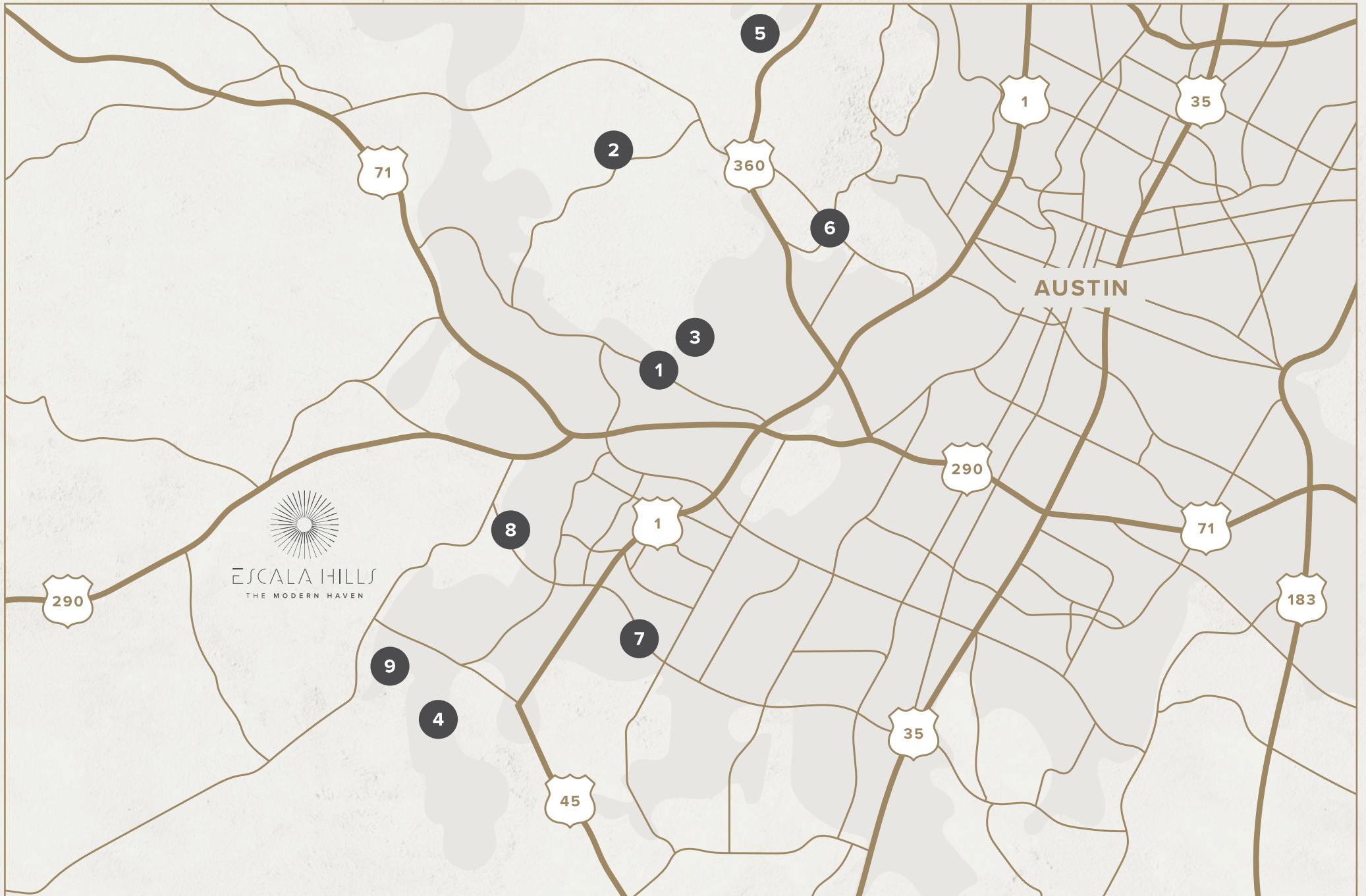
The heart of downtown, world-class shopping, state-of-the-art healthcare facilities, and cultural attractions are all within easy reach. This blend of rural tranquility and urban excitement creates an exceptional lifestyle, where residents can build extraordinary lives and thrive both personally and professionally.

PRIVATE SCHOOLS

- 1 ST. ANDREWS EPISCOPAL SCHOOL
7.8 MI.
- 2 ST. MICHAELS CATHOLIC ACADEMY
10.4 MI.
- 3 REGENTS SCHOOL OF AUSTIN
8.3 MI.
- 4 VERITAS ACADEMY
5.2 MI.
- 5 ST. STEPHENS EPISCOPAL SCHOOL
18 MI.
- 6 TRINITY EPISCOPAL SCHOOL OF AUSTIN
5.2 MI.

PUBLIC SCHOOLS

- 7 BALDWIN ELEMENTARY SCHOOL
3.5 MI.
- 8 GORZYCKI MIDDLE SCHOOL
4.1 MI.
- 9 JAMES BOWIE HIGH SCHOOL
7.5 MI.







CHOPHOUSES

- 1 JEFFREY'S STEAK HOUSE
15.9 MI.
- 2 J. CARVER'S OYSTER BAR & CHOPHOUSE
16.3 MI.
- 3 CARVE AMERICAN GRILLE
8.1 MI.

SUSHI & ASIAN

- 4 UCHI
14.7 MI.
- 5 NEIGHBORHOOD SUSHI
15.8 MI.
- 6 YUKI HANDROLL BAR
15.5 MI.

LATIN

- 7 ATX COCINA
16.4 MI.
- 8 LA POPULAR
7.9 MI.
- 9 COMEDOR
16.8 MI.

SEAFOOD

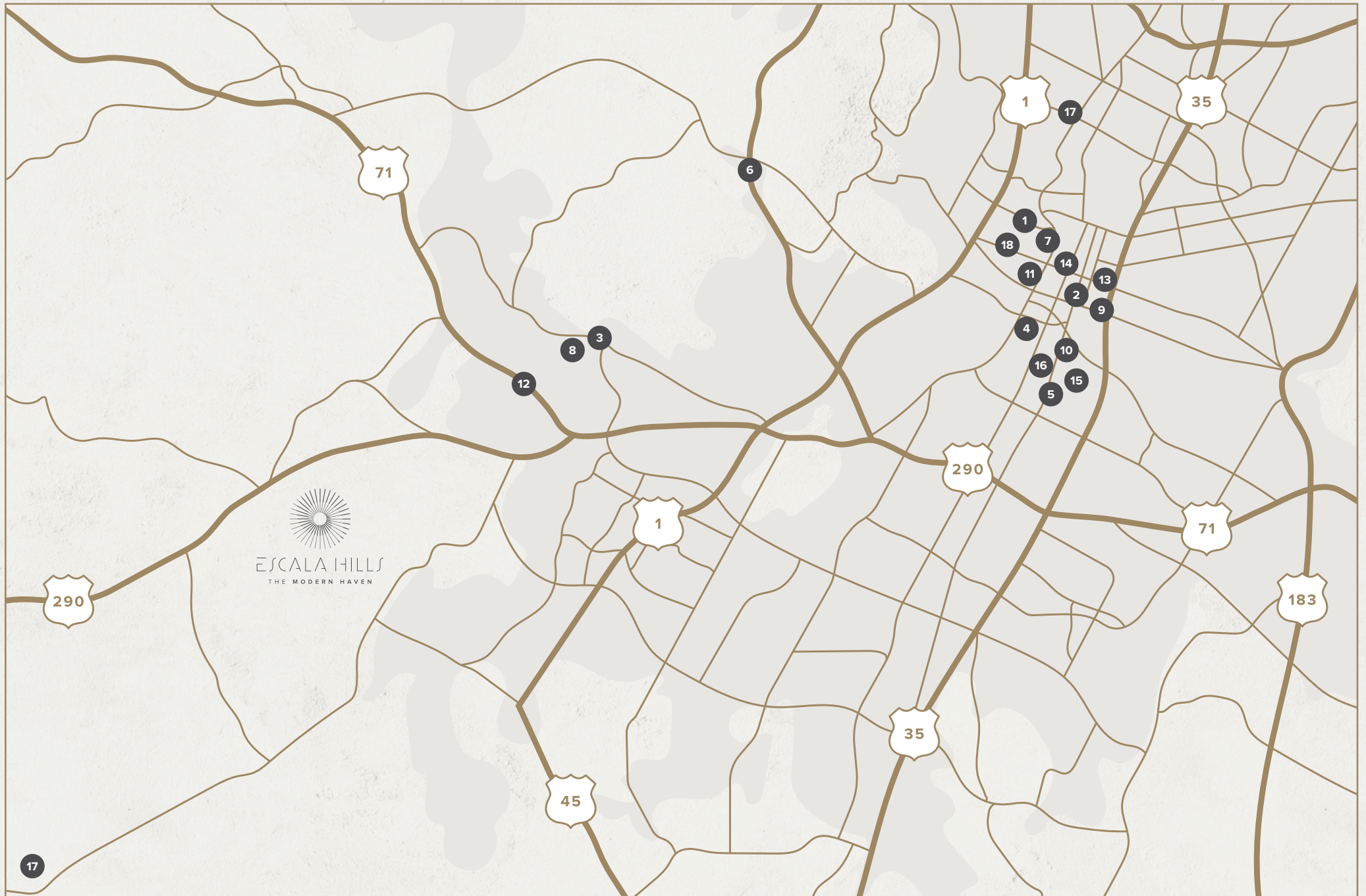
- 10 PERLA'S
16.1 MI.
- 11 CLARK'S OYSTER BAR
15.6 MI.
- 12 SHORE RAW BAR & GRILL
7.4 MI.

ITALIAN

- 13 RED ASH
16.7 MI.
- 14 SAMMIE'S
16 MI.
- 15 VESPAIO
15.9 MI.

AMERICAN

- 16 JUNE'S
15.8 MI.
- 17 SALT LICK BBQ
9.2 MI.
- 18 JOSEPHINE HOUSE
15.7 MI.







CONNECTED COMMUNITY

Homeowners benefit from living in a managed community where HOA fees cover essential services such as landscaping maintenance, road upkeep, and community security through video entry systems.

Building your custom home is a seamless process with our vetted network of architects and builders specializing in high-end construction. Property taxes are competitive at 1.403%. Privacy is ensured through thoughtfully placed large lots and landscaping requirements.

ENTERTAINMENT

1 MOODY CENTER

19.9 MI.

A state-of-the-art entertainment complex, Moody Center is Austin's premier destination for concerts and live events. Designed to elevate the fan experience, Moody Center is a landmark venue in Austin's city limits.

2 ACL LIVE

16.6 MI.

ACL Live is Austin's iconic live music venue, offering intimate performances by world-renowned artists. With world-class acoustics, stunning visuals, and a vibrant atmosphere this downtown gem has solidified its status as a must-visit destination for music lovers.

3 CIRCUIT OF THE AMERICAS

28.8 MI.

Home to the United States Grand Prix, Circuit of The Americas features a challenging 3.41-mile track and state-of-the-art facilities. Beyond racing, COTA hosts a variety of events throughout the year, including music festivals, action sports competitions, and corporate gatherings.

4 ZILKER METROPOLITAN PARK

14.8 MI.

The heart and soul of Austin, Zilker Park offers 350 acres of green space along the banks of Barton Creek and Lady Bird Lake. This beloved urban oasis is a haven for outdoor enthusiasts, hosting everything from casual picnics and swimming at Barton Springs Pool to world-renowned events like Austin City Limits.

5 BRUSHY CREEK MOUNTAIN BIKE TRAILS

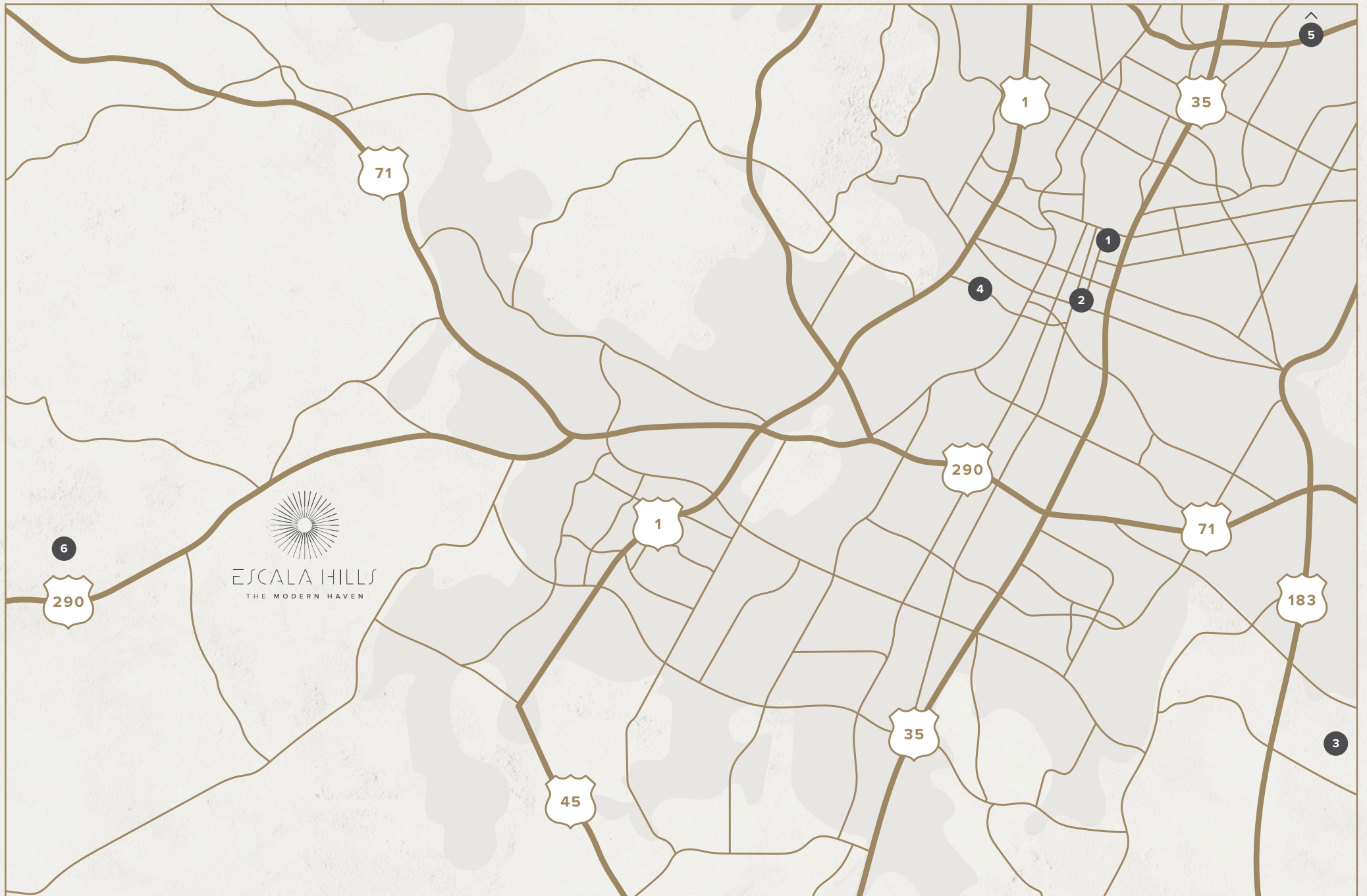
35.8 MI.

From the exhilarating climbs to the thrilling descents, Brushy Creek provides a playground for mountain bikers to explore and challenge themselves. Whether you're looking for a leisurely ride or an adrenaline-pumping adventure, this trail system has something to offer everyone.

6 POLO FITNESS & TENNIS CLUB

10.7 MI.

Whether you're a seasoned athlete or a casual player, Polo Tennis & Fitness Club provides the perfect setting to improve your game, connect with like-minded individuals, and enjoy the ultimate club experience. Beyond racquet sports, members enjoy access to a state-of-the-art fitness center, a luxurious pool area, and a variety of social events.







A LEGACY IN THE MAKING



A UNIQUE OPPORTUNITY TO CULTURE A LIFE OF EXCEPTIONAL BALANCE

Escala Hills is an opportunity to invest not only in property but also in a future of well-being, community, and lasting value. Escala Hills is a catalyst for connection, inspiration, and growth.

We welcome you.









MEET YOUR HAND-SELECTED, ELITE COLLECTIVE
OF VISIONARY ARCHITECTS

ARCHITECTS

BLACK RABBIT

blackrabbit.co

With a focus on minimalism and functionality, BlackRabbit's designs are a testament to the idea that less is more. Their work is characterized by clean lines, open spaces, and a reverence for natural light.

BOWERY DESIGN GROUP

bowerydesigngroup.com

Bowery Design Group brings a touch of warmth and sophistication to the modern aesthetic. Their homes are inviting and comfortable, yet maintain a strong connection to the natural world. They believe that architecture should be a refuge, a place where one can relax and rejuvenate in harmony with nature.

COXIST STUDIO

coxiststudio.com

With a philosophy rooted in the belief that humans and nature are interconnected, coXist Studio's designs are an ode to symbiosis. Their work is characterized by a fluid interplay of indoor and outdoor spaces, where the boundaries between home and landscape blur.

JAY CORDER ARCHITECT

jaycorder.com

A lifelong passion for design, nurtured by a creative upbringing, has driven Jay to pursue a career in architecture. He views architecture as a collaborative process and prioritizes client satisfaction by creating functional, beautiful spaces.

LARUE ARCHITECTS

larue-architects.com

Renowned Austin-based firm specializing in custom residential design - they have perfected a modern interpretation of Texas Hill Country architecture. Their focus on client collaboration and a deep understanding of the local environment results in award-winning homes that seamlessly blend indoor and outdoor living.

MARA DESIGN

maradesignusa.com

Mara Design boasts a diverse range of projects, from the intimate elegance of private residences to the dynamic ambiance of boutique commercial spaces. From conceptualization to final installation, she thrives on every stage of the design process, transforming spaces into personalized havens that reflect the unique vision of each client.

MF ARCHITECTURE

mfarchitecture.com

Matt Fajkus Architecture is a design-focused architecture and interiors practice that works at the intersection of architecture, nature, and human experience to tailor homes to the unique needs of the owner and site. They believe in a collaborative design process that prioritizes open communication between the client, builder, and architect.

MICHAEL HSU

hsuoffice.com

Michael Hsu Office of Architecture is a nationally award-winning, fully integrated architecture and interior design practice. His work is rooted in hospitality and covers a range of expertise such as large mixed-use developments, adaptive reuse projects, architectural branding, workspaces, and bespoke modern design.

VANGUARD STUDIO

vanguardstudio.com

Known for their bold and innovative approach, Vanguard Studio's designs are a modern interpretation of Frank Lloyd Wright's organic principles. Their homes are not just structures; they are experiences that connect residents deeply with their environment.

BUILDERS

ARROWHEAD CONSTRUCTION

arrowhdtx.com

Arrowhead Construction is an award-winning residential homebuilder specializing in modern, architecturally distinct homes that define contemporary living in the Austin area. Our team of expert project managers and master craftspeople bring extensive experience in architecture and engineering, delivering modern excellence in every project we undertake.

CANAAN MODERN

canaanmodern.com

Canaan Modern is a design+build firm that does all development, design and construction in-house. Founded with a singular vision: build residences that inspire.

NARUM DESIGN BUILD

narumdesignbuild.com

Narum Design Build specializes in constructing modern homes that seamlessly blend functionality with innovative design. Their collaborative process ensures that each custom project reflects the client's unique vision while prioritizing high-quality craftsmanship and contemporary aesthetics.

PHOTOGRAPHY

LEONID FURMANSKI

CHASE DANIEL

JAKE HOLT

CHARLES DAVID SMITH

CASEY DUNN

DROR BALDINGER



KURB REAL ESTATE GROUP

kurbgroup.com

KURB Group, founded by CJ Shaffer, offers a modern approach to marketing and sales within the real estate industry. Specializing in modern architecture, KURB Group employs a distinctive strategy to showcase contemporary properties, skillfully amplifying each client's unique brand identity while delivering a profitable sales experience.

SERVICES PROVIDED:

Development Planning | Luxury Residential Listings | New Construction
Listings Modern Home Club | Buyer Representation

COMPASS



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