



**RIVIERA**

Lakeside Resort Community

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# Welcome to Riviera

## A Community Designed Around Life, Nature, and Legacy

Riviera is more than a neighborhood — it is a 287-acre lakeside resort community carefully shaped by the land itself. Panoramic hill-country vistas and the calm of Lake Travis set the stage for a lifestyle that blends leisure, connection, and beauty.

Here, nature is not left at the edge; it flows into everyday life. Homes are framed by ridgelines and heritage oaks, parks link neighbors together, and trails connect families to water and sky. At the heart of Riviera, modern amenities create places to gather, play, and recharge — making each day feel like a retreat.

By weaving timeless landscapes with forward-thinking design, Riviera offers both an elevated way of life and an enduring investment that grows stronger with every passing year.

Lifestyle – Daily living inspired by water, trails, and panoramic scenery.

Amenities – A resort-style hub with fitness, coffee, racquet courts, and parks.

Enduring Value – A master plan built to create community and sustain investment over time.

*Every detail is curated for a lifestyle as timeless as the views.*



*Every detail is curated for a lifestyle as timeless as the views.*



## LOT KEY

		Count
	50 FOOT LOTS	57
	60 FOOT LOTS	23
	70 FOOT LOTS	26
	75+ FOOT LOTS	57
	100+ FOOT LOTS	26
	LOT READY FOR SALE - 35 LOTS	
	DEVELOPMENT PHASE DIVISION LINE	
	LOT SOLD OR UNDER CONTRACT	



NOTE: FOR GRAPHIC DEPICTION ONLY. REFER TO PLAT DRAWINGS FOR LEGAL DESCRIPTIONS AND LOT DIMENSIONS.



# Riviera 287: A Master-Planned Community at Lake Travis

The Riviera 287 master plan is thoughtfully positioned in **Lago Vista, Texas**, along the shores of Lake Travis. This destination blends serene lakefront living with quick access to Austin's booming tech, cultural, and economic hubs.

Just 35–45 minutes from downtown Austin, Riviera offers the unique promise of being close to everything, yet far enough to feel like a true escape.

Within Riviera 287, three distinct offerings shape the community fabric:

**Riviera 188** – The core 188-acre master-planned neighborhood with parks, amenity campus, trails, and a range of homesites designed for everyday luxury.

**The Shores at Riviera** – A premier 22.5-acre peninsula directly on Lake Travis, offering tiered lakefront villas, private marina access, and panoramic water views.

**Estate Lots** – Expansive 75'+ and 100' homesites perched on ridgelines and view corridors, perfect for custom and estate residences that capture Riviera's most dramatic landscapes.

## **Proximity to Austin**

Only a short drive from Downtown Austin and the Tech Corridor.

Ideal for professionals, entrepreneurs, and families seeking balance between city access and lakeside retreat.

## **Schools & Education**

Zoned for highly rated schools within Lago Vista ISD.

Access to nearby private schools and higher education hubs in Austin.

## **Recreation & Lifestyle**

Minutes to Lake Travis marinas for boating, sailing, and fishing.

Surrounded by golf courses, wineries, and hiking trails.

Close to upscale dining and retail centers, blending leisure with convenience.

## **Connectivity & Convenience**

Easy access to major highways and arterial roads.

Nearby medical centers, shopping plazas, and professional services.

A community that offers retreat *without compromises on accessibility*.

# The Perfect Balance of Serenity and Connectivity

Riviera at Lake Travis offers residents the rare privilege of lakeside living without sacrificing connectivity to Austin's cultural and economic heartbeat. Nestled in Lago Vista, this gated community provides unmatched access to recreation, education, healthcare, and employment hubs. Whether commuting to the Tech Corridor, enjoying a day on the water, or exploring the Hill Country, Riviera ensures convenience at every turn.

## Proximity Highlights

**Downtown Austin (45 minutes):** A global hub for technology, culture, and entertainment.

**Schools (10 minutes):** Highly rated Lago Vista ISD schools serving families with excellence.

**Austin Tech Corridor (30 minutes):** Major employers including Apple, Dell, and Oracle, fueling strong housing demand.

**Shopping & Dining (15 minutes):** Access to boutique retail, grocery, and vibrant dining in Lago Vista and Cedar Park.

**Lake Travis Marinas (5–10 minutes):** Easy boat launches, sailing, and watersports right at your doorstep.

**Healthcare (20–25 minutes):** Major regional hospitals and medical centers ensuring peace of mind for families and retirees.

**Golf Courses (10–15 minutes):** Lago Vista Golf Club and Highland Lakes courses for year-round recreation.









# The Riviera Portfolio

*Diverse opportunities across a 287-acre lakeside master plan.*

Riviera's 287-acre master plan is carefully balanced to include residential neighborhoods, senior living, commercial spaces, estate homesites, and premium waterfront opportunities.

## 01. Commercial

Lot B with an existing building and Tract 2A reserved for future retail or services — creating a hub for residents and visitors.

## 02. Single-Family Residential

196 developed lots across both sides of the ravine:

West: 40'–75' lots (116 total) for family living.

East: 75' & 100' estate lots (80 total) with premium views.

## 03. Senior Living

Dedicated parcels zoned for 130-unit midrise or 100-unit townhome-style residences, adding multigenerational appeal.

## 04. Hilltop & Estate Lots

Ridgeline and waterfront parcels for custom estates, offering space, privacy, and sweeping lake views.

## 05. Luxury Condos & Marina

Entitlement for 56 waterfront condos plus marina subsurface rights, delivering true lock-and-leave lakeside living.













## Resort Living, Every Day

At Riviera, luxury extends beyond the homes into every corner of the community. Designed to inspire a balanced lifestyle, Riviera's resort-inspired amenities offer opportunities for wellness, recreation, and relaxation. Every detail has been curated to elevate the homeowner experience while maintaining lasting value.

### Core Lifestyle Features:

**Amenity Center & Gym:** A private clubhouse with a fully equipped fitness studio, yoga spaces, and HOA offices — fostering both health and community connection.

**Resort-Style Pool:** A sparkling pool with lounging decks and shaded cabanas, perfect for unwinding or entertaining guests against a Lake Travis backdrop.

**Scenic Trails & Outdoor Living:** Winding walking trails that connect the community, encouraging exploration, wellness, and neighborly connection.

**Lake Access:** Riviera's positioning on Lake Travis allows residents to enjoy boating, fishing, and water sports within minutes from their homes.

**HOA-Managed Common Spaces:** Professionally maintained landscaping, shared amenities, and community spaces — ensuring lasting beauty and stress-free ownership.

**Gated Security:** Controlled entry for peace of mind, offering residents privacy and exclusivity within a safe environment.





# Built for Beauty.

# Engineered for Life.

At Riviera, architecture is more than aesthetics — it's a philosophy of enduring value. Every home is carefully crafted with **Light Gauge Steel (LGS) framing**, ensuring superior strength, energy efficiency, and long-term sustainability. Combined with striking design and contemporary interiors, Riviera homes set a new benchmark for lakeside luxury.

## Exterior Excellence

Elegant elevations blending limestone, stucco, wood accents, and expansive aluminum-framed glass.

Metal roofing for longevity, durability, and minimal maintenance.

Thoughtful use of natural topography to maximize views, privacy, and seamless indoor-outdoor connections.

## Interior Luxury

European cabinetry designed for form and function.

Waterfall-edge countertops, gourmet kitchens, and modern fixtures.

Double-height great rooms and floor-to-ceiling windows framing panoramic lake views.

Private in-law suites for multi-generational living and guest comfort.

## Smart-Home Ready

Infrastructure for automation: lighting, climate, and security systems.

Energy-efficient HVAC, high-performance insulation, and advanced glazing reduce utility costs.

Homes designed with sustainable practices, future-proofing investments for decades.



# Technology Innovation

At Riviera, architectural innovation meets lasting strength. Homes within the community are being designed and built with **Light Gauge Steel (LGS) framing**, a technology already **approved by Riviera's ARC and ACC**. This approach combines precision engineering, sustainability, and modern design flexibility, ensuring that Riviera homeowners enjoy residences that are as resilient as they are beautiful.

## Why It Matters for Homeowners & Investors:

**Strength & Durability:** A structure that resists warping, shrinking, and settling, protecting long-term property value.

**Sustainability:** Made from recycled steel and fully recyclable, delivering both eco-responsibility and modern luxury.

**Energy Efficiency:** Pairing steel with advanced insulation and glazing reduces heating/cooling costs year-round.

**Health & Safety:** Non-combustible, pest-resistant, and mold-proof — ensuring cleaner air and lower maintenance costs.

**Design Freedom:** Millimeter-precision framing enables bold architectural features like double-height great rooms and expansive glass walls.

**Faster Construction:** Prefabricated components streamline the building process, reducing delays and risks.











*Signature Homes of Riviera*



# BlueWater Residence

*5,100 SF | 4 Bedrooms | 4.5 Baths | 2-Car Garage*

Positioned on a 0.69-acre lot, the Blue Water Residence blends modern design with natural terrain. Its contemporary facade combines limestone, dark stucco, and expansive glass, opening to a pool and outdoor entertaining area that flows seamlessly from the main living spaces. Designed with flexible interiors and a media/office space, the home balances everyday comfort with resort-style living. With structural steel and LGS framing, it delivers long-term durability alongside refined finishes.

## Highlights:

Grand entrance with dramatic proportions and natural light.

Pool-facing living and dining areas with oversized sliding doors.

Media room and dedicated office space.

Contemporary elevation with stone, stucco, and aluminum-framed windows.

Energy-efficient design for sustainable luxury.





# Blue Horizon Residence

*5,275 SF | 5 Bedrooms | 5.5 Baths | 3-Car Garage*

Set on a 0.65-acre lot, the Blue Horizon Residence redefines lakeside luxury with its striking contemporary architecture and seamless indoor-outdoor flow. Expansive floor-to-ceiling windows capture panoramic views of Lake Travis, while double-height great rooms create dramatic open spaces filled with natural light. A private in-law suite with its own entry and kitchenette offers flexibility for multi-generational living or guest privacy. Designed with Light Gauge Steel framing, the home ensures lasting strength, energy efficiency, and architectural precision.

## Highlights:

Double-height great room with open floor plan.

Private in-law suite with separate entry, walk-in closet, and bath.

Floor-to-ceiling aluminum windows framing lake and hill country vistas.

Contemporary facade of stone, stucco, wood accents, and metal roofing.

Smart-ready infrastructure for modern living

# The Future of Luxury Lake Living

Riviera is more than a community — it's an investment in lifestyle, location, and long-term value. Positioned on Lake Travis waterfront, it combines the scarcity of true waterfront property with rising demand for wellness-driven living. A phased approach ensures security, opportunity, and steady value growth as each stage adds homesites, amenities, and lifestyle enhancements.

## 01. Premium Location

Lake Travis waterfront, 35–45 minutes from downtown Austin, surrounded by marinas, golf, nature, and cultural hubs.

## 02. Phased Growth

Delivered in stages — Riviera 188, Shores at Riviera, and Estate Lots. Early phases establish parks and amenities; later phases add luxury homesites, courts, and lake access.

## 03. Lifestyle Demand

Waterfront living is rare and enduring. Demand from families, retirees, and second-home buyers fuels absorption and pricing power.

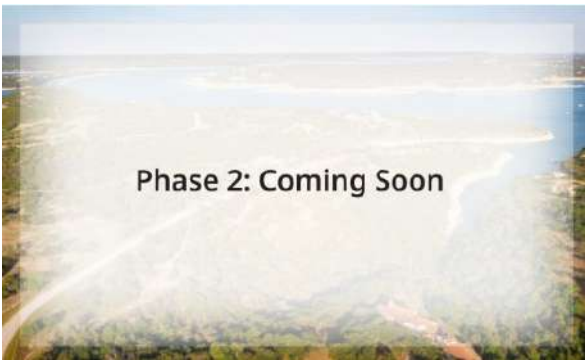


Lakeside Resort Community



# Project Timelines

*From Vision to Reality.*



Riviera’s growth is unfolding in carefully designed phases, each one building momentum and value for the community. Our approach ensures that residents, homebuyers, and investors see tangible progress at every step.

## Phase 1: Ready to Build

The journey begins with 35 fully developed single-family homesites, now available for builders and homebuyers. Alongside these, 106 additional lots are under development, with a dedicated leasing and sales center in progress. Phase 1 establishes Riviera’s foundation — a neighborhood ready to welcome its first families.

## Phase 2: Coming Soon

The next chapter will expand Riviera’s lifestyle offering: a vibrant amenity center, 116 more home sites, enhanced roadway connections via Austin Boulevard, and direct lake access. Phase 2 brings Riviera’s resort vision to life — blending homes, recreation, and connectivity into a world-class destination.

Every milestone is a step toward creating a thriving, enduring community. The best is yet to come.

### Lot Details

<i>Ready for Sale</i>	<i>Phase 1 Development</i>	<i>Phase 2 Development</i>
15 lots (50’ frontage)	42 lots (50’ frontage)	17 lots (75’ frontage)
10 lots (75’+ Frontage)	23 lots (60’ frontage)	30 lots (75’+ frontage)
10 lots (100’ Frontage)	26 lots (70’ frontage)	16 lots (100’ frontage)

# Developers

## *Texas Sparks Constructions*



At Texas Sparks Constructions, we bring an unwavering passion for creating remarkable communities that redefine the real estate landscape in Texas. Guided by innovation and technology, our team designs and delivers thoughtfully planned neighborhoods that elevate everyday living.

Through extensive research and a streamlined approach, we ensure faster, more efficient results while fulfilling the aspirations of modern homebuyers. Our vision is clear: to revitalize properties of great merit and transform them into thriving destinations.

With well-structured construction, world-class amenities, and meticulous attention to detail, we seamlessly blend practicality with elegance. Riviera is the embodiment of this philosophy — a community where innovation, planning, and design come together to create a truly harmonious lifestyle.

# Builders

## *Texas Sparks Luxury Homes*



Texas Sparks Luxury Homes is the dedicated builder at Riviera, bringing craftsmanship, innovation, and attention to detail to every residence. With a focus on modern design and enduring quality, Texas Sparks Luxury Homes ensures Riviera's architecture reflects both elegance and sustainability.





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**Contact Information:**

[info@laketravisriviera.com](mailto:info@laketravisriviera.com)/ [www.laketravisriviera.com](http://www.laketravisriviera.com) /469 598 2558