

PREMIER LAKEFRONT EVENT VENUE

BEAVER LAKE RESERVE

A turnkey wedding and events venue on seven wooded acres of Beaver Lake shoreline, with an additional short-term rental residence.

18649 Saddle Shop Lane · Springdale, Arkansas

\$4,650,000

BUILT FOR EVENTS ON BEAVER LAKE

Beaver Lake Reserve sits on seven acres with 300 feet of private shoreline. The great room opens to an 18-foot window wall over the water. With a mezzanine, wraparound decks, and two catering kitchens, it is ready to host weddings, galas, and corporate events from day one.

AT A GLANCE

- Two finished event levels
- Mezzanine lounge over the hall
- Two full catering kitchens
- Wraparound lakefront decks



7

ACRES

300'

SHORELINE

18'

GLASS WALL

2

KITCHENS

02 THE SPACES

Five event settings, from the grand hall to the shoreline. A complete venue under one roof.



A The Grand Hall

Ceremonies & seated receptions beneath an 18-ft glass wall



B Lakefront Deck

Cocktails & open-air dinners



C Catering Kitchen

Two full kitchens, any caterer



D Mezzanine Lounge

Elevated views of the celebration

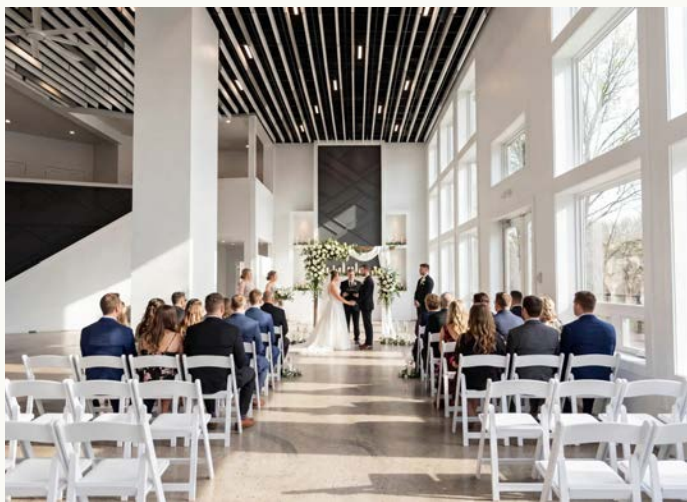


E Bridal & Prep Suites

Four suites to stage the day

EVERY EVENT, ON ONE SITE

Weddings, galas, corporate retreats, and private celebrations, all on one site.



Weddings & receptions



Galas & seated dinners



Corporate retreats & offsites



Celebrations at dusk

200+

GUESTS, SEATED

5

EVENT SPACES

2

LEVELS

7

ACRES

AI generated concepts. Renderings and event scenes are illustrative and may not depict the actual property.

A TWO-HOME LAKEFRONT PACKAGE

Beyond the venue, the offering includes a separate 3,142 SF residence with strong short-term-rental potential, plus additional adjoining land along the water.



A The estate on Beaver Lake



B The second home



C The grounds

3,142
SF SECOND HOME

A separate residence, turnkey for short-term rental, guest quarters, or staff housing. Combined with additional adjoining acreage, the package adds income potential and room to grow alongside the venue.

A LAKEFRONT HOME FOR SHORT-TERM RENTAL

On its own wooded shoreline, the 3,142 SF residence is move-in ready and proven for short-term rental, with open living, a granite chef's kitchen, and wraparound lake decks.



Granite chef's kitchen



Upper lake deck



Covered lakeside patio

3,142

SF • STR-READY

Open-concept living, a granite chef's kitchen, and two lakefront decks make the second home an immediate income producer or a private guest retreat alongside the venue.



THE OFFERING

\$4,650,000

Two-home package · 7 acres + adjoining parcels · Springdale, AR

Lot size **7 acres + adjoining parcels**

Second residence **3,142 SF · STR-ready**

Event capacity **200+ seated**

Catering kitchens **Two, full**

Suites · baths **4 · 6.5**

Covered parking **4-car + 1,000 SF**

Electrical service **400-amp**

Boat slip · War Eagle Marina **28 ft covered**

Heliport **Approved**

Stable + flexible building **1,800 SF**



**REQUEST THE OFFERING
MEMORANDUM**

CONTACT

CALEB CARR

(479) 685-6645
caleb@arkrealestate.com

IDA FINEBERG

(479) 271-4161
ida@arkrealestate.com



arkrealestate.com

18649 Saddle Shop Lane · Springdale, AR 72764