

For Sale

29 S Main St, Eureka Springs, AR, 72632

Judge Roy Bean's Old Time Photos & Weddings



PROPERTY SUMMARY

This is your opportunity to own a well-established property and business in Eureka Springs! With over 35 years of memory-creation, Judge Roy Bean's Old Time Photos & Weddings has become a staple in the Eureka Springs area and boasts a diverse selection of costumes ranging from Old West Saloon, Victorian Formals, Roaring '20s. On top of that, the property has an on-site private chapel which can perform Wedding's up to 15 people and is across the street from the courthouse, making it a breeze to get marriage licenses.

On the second floor of the property, there are three existing Airbnb (Rock House Suites). These units boast a variety of amenities, including refurbished interior, coffee bars.

Additional land included in the sale across the street (1 First St). Located behind the courthouse. This could be converted to a future condo or Airbnb development for additional cash flows.

OFFERING SUMMARY

Asking Price	\$2,675,000
Building Size	± 5,000 SqFt
Land Size	0.23 Ac
Prior Year Cash Flow	\$240,774

PROPERTY HIGHLIGHTS

1. Northwest Arkansas ranks 9th-fastest growing U.S metro
2. Prime location in the heart of downtown Eureka Springs
3. A historic property that represents the area's architectural heritage and cultural significance
4. Judge Roy Bean's has over \$160,000 net in-place cash flows
5. Building upgrades occurred as recent as 2021

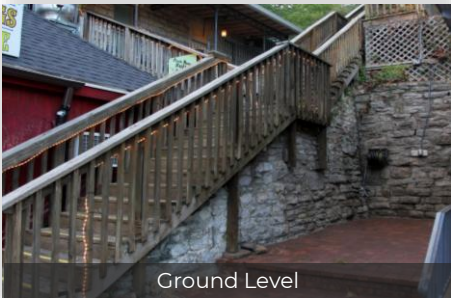
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Property Photos

Exterior



Store Front



Ground Level



Corner of South Main St

Judge Roy Bean's Old Time Photos & Weddings



Street Level



Street Level



Street Level



Private Chapel



Vintage Costumes



Commercial Kitchen



Old West Saloon



Barn Scene



Roaring 20s Backdrop

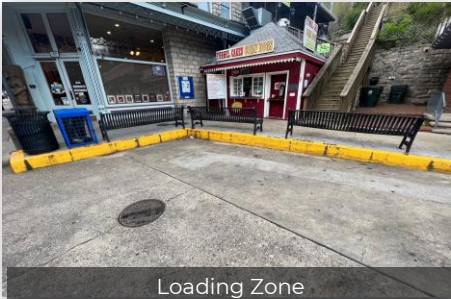
1 First Street



3 Parking Spots



1st Street Property

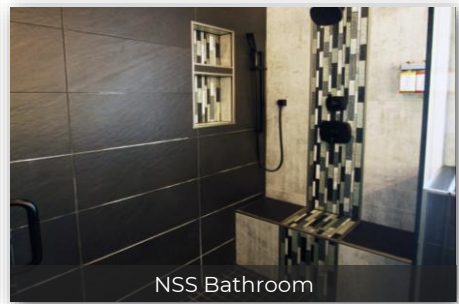


Loading Zone

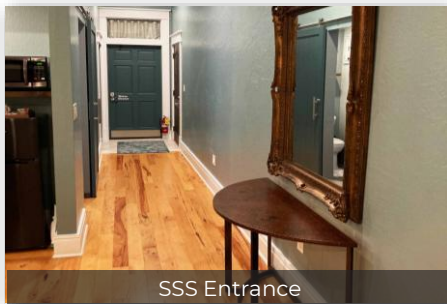
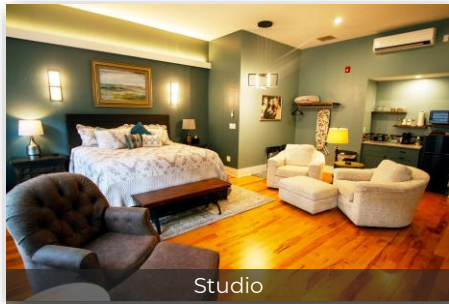
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Property Photos

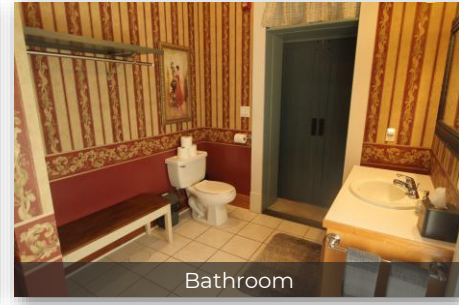
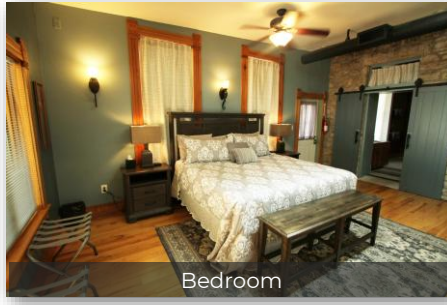
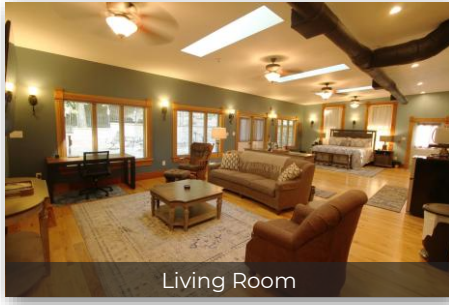
North Side Suite



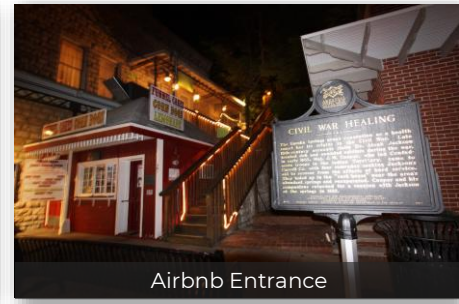
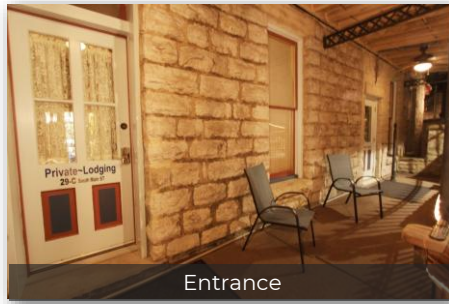
South Side Suite



Cave Side Suite

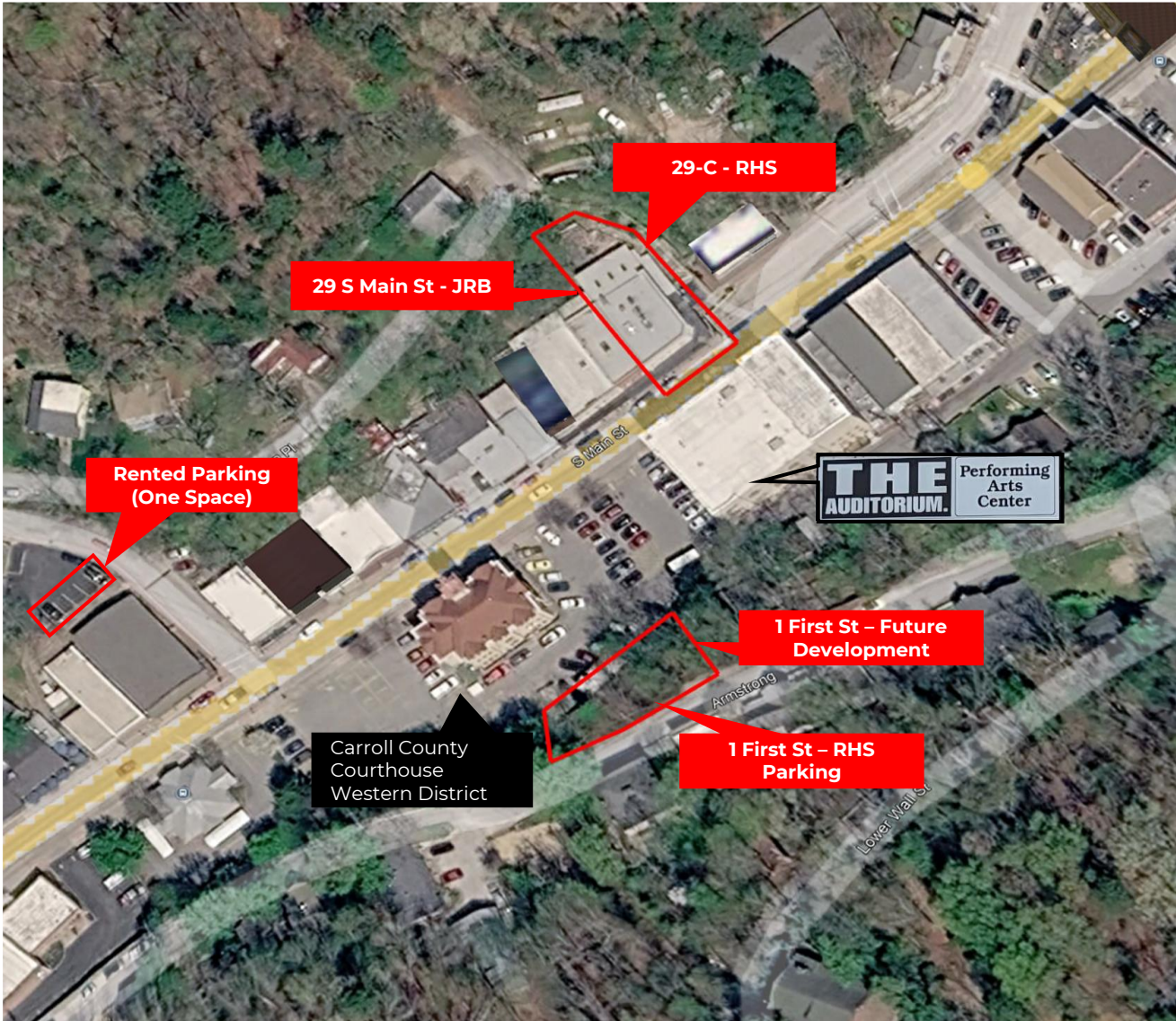


Patio of CSS



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Aerial Views



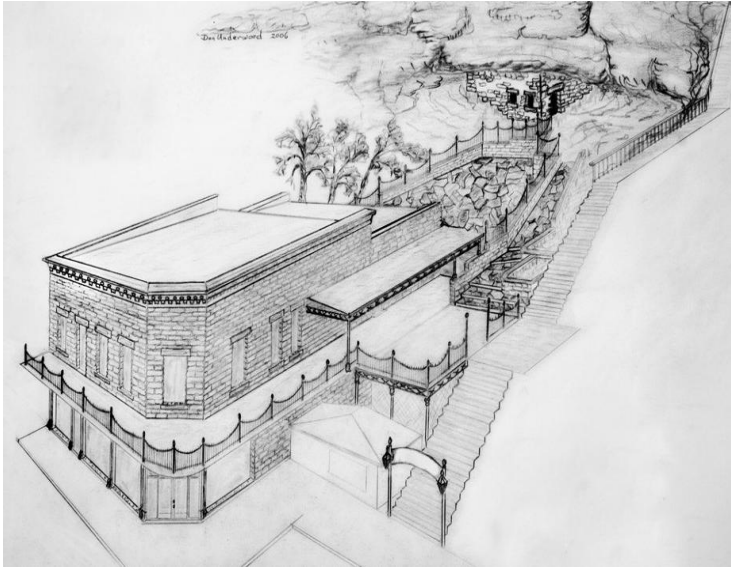
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,964	3,271	5,226
Age 0-17 (%)	12.4%	15.1%	13.8%
Age 18-64 (%)	58.4%	57.2%	54.9%
Age 65+ (%)	29.2%	27.7%	31.2%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	~1,000	~1,670	~2,790
# of Persons per HH	~1.9	~1.9	~1.9
Median HH Income	~\$43,400	~\$44,500	~\$47,300
Median House Value	~\$220,000	~\$211,000	~\$192,000

Sources: <https://www.loopnet.com/>

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¹ Future Development

Financial Information

Set Design Build Out (6 scenes)	\$81,226
Camera, Printers, POS System, Computer Equipment Cost	\$61,314
Costume Cost	\$182,849
Approximate Mat Inventory	\$4,057
Supplies Inventory	\$16,443
JudgeRoy.com website	\$3,250
Total Business Assets	\$349,139

2025 Income Statement

	Judge Roy Bean's	Rock House Suites
Income	\$347,267	\$94,817
Tips	\$26,303	-
Cost of Goods Sold	\$56,390	\$1,814
Gross Profit	\$317,180	\$93,003
Expenses		
Taxes	\$25,088	-
Property Manager 33% of Rock House Suites	-	\$31,602
Cable	\$3,840	\$1,663
Electric	\$2,593	\$2,983
Water (Paid by JRB)	-	\$3,566
Black Hills Gas	-	\$1,973
BOP Insurance	\$1,862	\$1,201
Workman's Compensation	\$1,860	-
Labor	\$118,598	\$960
Parking – 1 Space on Benton ST	-	\$600
Times Fire Protection (for Commercial Hood)	-	\$324
Arkansas Security (Fire Alarm Monitoring)	-	\$660
Carroll County Personal Property Tax	\$221	\$57
City License/Permits	\$125	\$75
HVAC Repairs	\$500	\$760
Tree/Lot Maintenance	-	\$500
Net Income	\$162,493	\$46,079
Add Backs		
Property Manager 33% of Rock House Suites	-	\$31,602
Parking – 1 Space on Benton ST	-	\$600
Net Cash Flow	\$162,493	\$78,281