

+/- 25 ACRES WITH REDEVELOPMENT POTENTIAL



WHITNEY MOUNTAIN LODGE

12483 Lodge Dr, Garfield, AR 72732



16-Room Lodge

+/- 25 ACRES at the HIGHEST POINT IN BENTON COUNTY

PROPERTY DESCRIPTION

Whitney Mountain Lodge - a rare gem perched 700' above Beaver Lake on +/- 25 acres! This property offers year-round, panoramic views of the lake, 16 rooms, outdoor patio, downstairs bar, and extensive renovations (2002-2003, hotel updates in 2010). This property is also likely the only redevelopment opportunity with sewer access, it offers an investor the potential to redevelop the site into many different uses, including, Corporate/Family Retreats, Recreational Facility, Hotel Units, Apartments, Mixed-Use Development, Resort Development, Condos, Convention Centers, or many other uses with stunning views of Beaver Lake. Imagine hosting weddings on the patio, opening an upscale restaurant, or hosting corporate retreats! With endless possibilities, you can create an unforgettable experience for every guest! Don't miss out on this extraordinary investment!

Lot Splits:

Lot 1: +/- 8 Acres Land for \$1,950,000

Lot 2: +/- 6.8 Acres with Lodge for \$5,471,000

Lot 3: +/- 6.85 Acres Land for \$1,500,000

PROPERTY HIGHLIGHTS

- +/- 25 Acres at the Highest Point in Benton County
- The only Redevelopment Site with Sewer Access
- 700' Above Beaver Lake
- Close to High-Net-Worth Amenities like Lost Bridge Air Strip, Lost Bridge Marina, and Beaver Lake Sail Club
- Potential for Condos, Apartments, Resorts, Retreats, and more

OFFERING SUMMARY

Sale Price:	\$1,500,000 - \$7,990,000
Available SF:	18,252 SF
Acreage	24.92

DEMOGRAPHICS	50 MILES	150 MILES	250 MILES
Total Households	339,421	1,986,808	5,701,188
Total Population	894,228	5,042,363	14,419,199
Average HH Income	\$95.673	\$84.072	\$88.358

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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+/- 25 Acres - Boundary Lines Approx.



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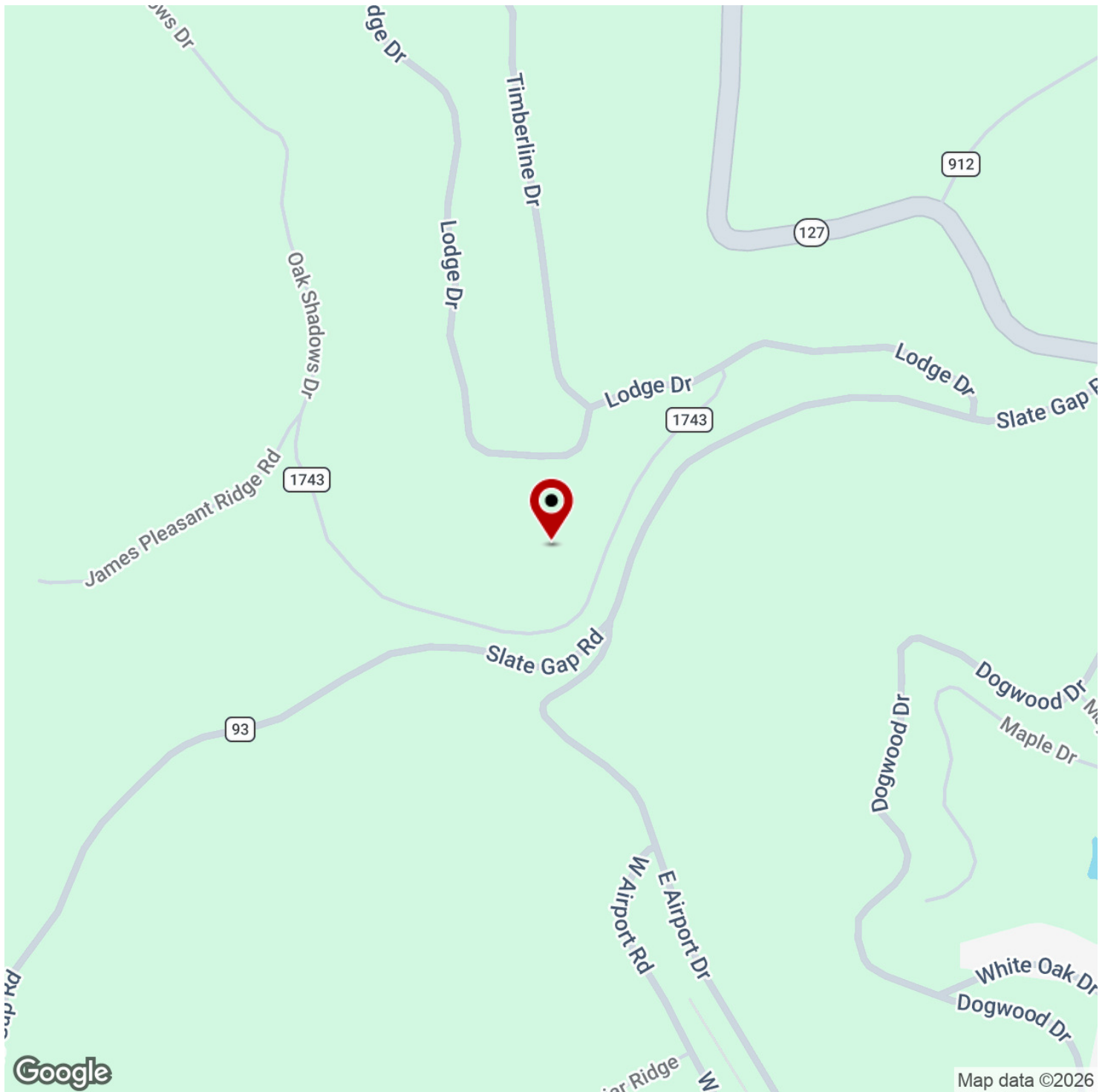
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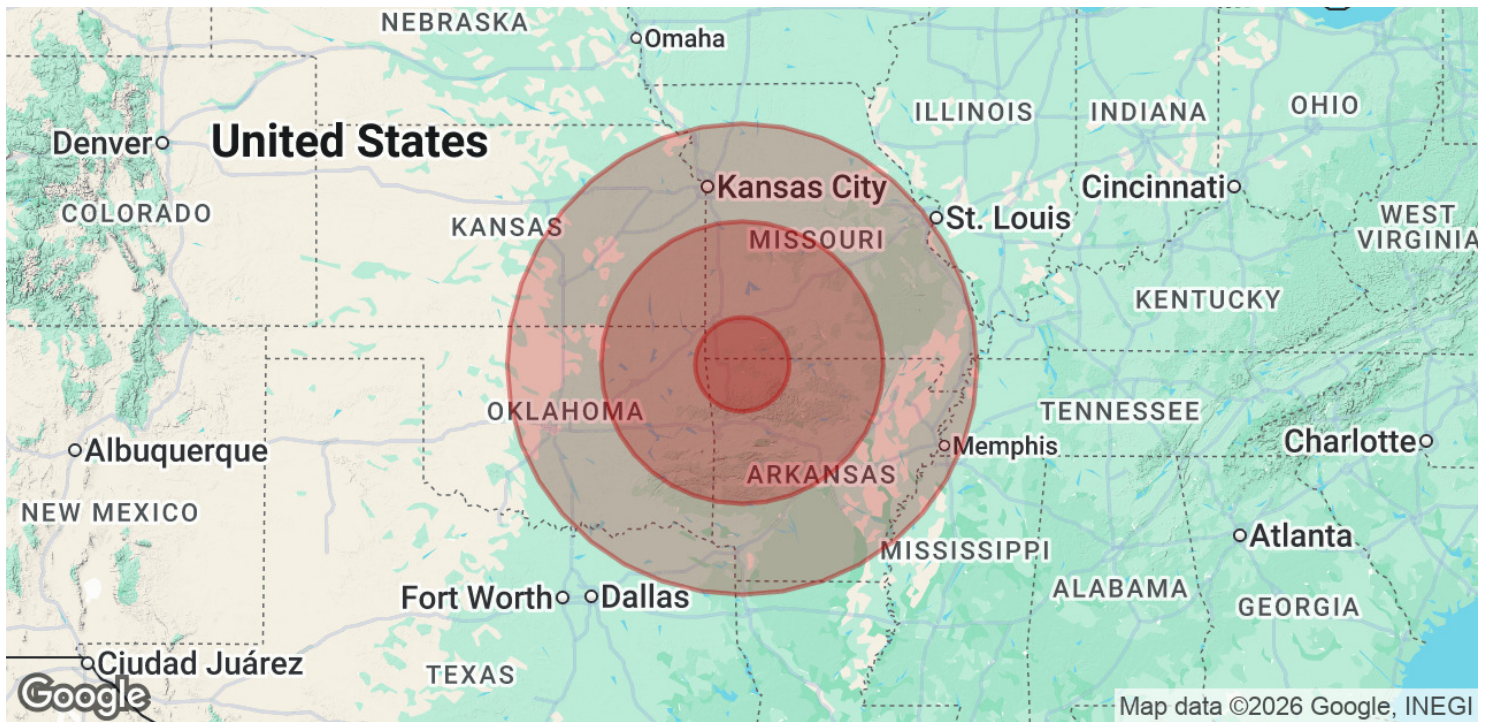
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POPULATION	50 MILES	150 MILES	250 MILES
Total Population	894,228	5,042,363	14,419,199
Average Age	39	41	40
Average Age (Male)	38	40	39
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	50 MILES	150 MILES	250 MILES
Total Households	339,421	1,986,808	5,701,188
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$95,673	\$84,072	\$88,358
Average House Value	\$308,912	\$243,395	\$252,936

2020 American Community Survey (ACS)

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