



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

LUXURY LAKEFRONT RENTAL PORTFOLIO FOR SALE

215 Wayward Winds Terrace, Hot Springs, Arkansas



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Sale
Price	\$12,000,000
Address	215 Wayward Winds Terrace
City/State	Hot Springs, Arkansas 71913
Property Type	Multifamily / Short-Term Rentals
Total Buildings	8 Detached Houses (7 bedrooms/4 bathrooms)
Building Size	3,700 SF Each / 29,600 SF Total
Lot Size	3.0 Acres
Year Built	2024

PROPERTY HIGHLIGHTS

- Stunning newly built portfolio of lakefront short-term rental houses in Hot Springs, Arkansas
- All houses come fully furnished and feature two kitchens, a movie theater, soaring vaulted ceilings, and private heated pools and boat docks
- Premium lakefront location along Lake Hamilton, Hot Springs' premier recreational lake and most popular tourist destination
- The 7-bedroom/4-bathroom houses can accommodate over 16 guests each
- Convenient proximity to Central Ave/AR Hwy 7 (0.9 miles) and US Hwy 270 (1.5 miles)
- Near numerous national retailers: Walmart Supercenter, T.J. Maxx, Crumbl, Olive Garden, Ulta, Lowe's, and more



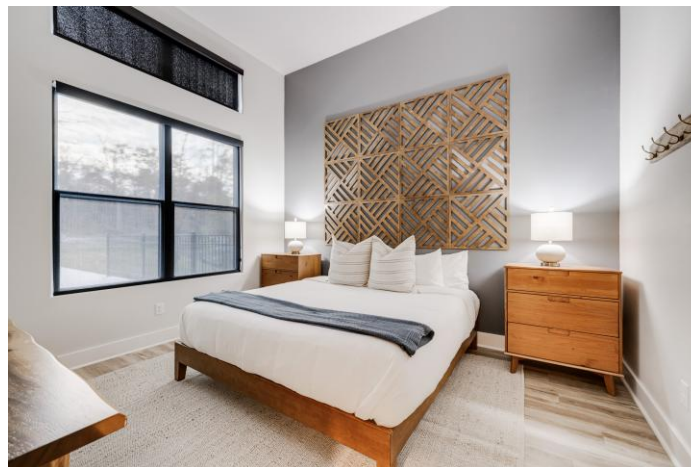


MARKET MAP











Hot Springs, Arkansas



Located in the heart of the nation and within a one-day drive of 80 million people, Hot Springs is a great place to work and live. Greater Hot Springs has one of the most vibrant economies in Arkansas, and it is in one of the nation's most scenic settings. The region has a reasonable cost of living and a business-friendly approach that has attracted global companies as well as entrepreneurs. Companies as diverse as Triumph Airborne, Xpress Boats, Timber Automation, and Alliance Rubber all call the region home. With access to waterways, railways, and trucks, intermodal freight transportation makes doing business all over the world convenient and efficient.

The region is also home to two four-year universities and two nationally accredited colleges. Hot Springs has a regional airport as well as quick access to Interstate 30 and several regional hubs, including Little Rock.

Visitors and residents have an assortment of activities at their disposal in Hot Springs, such as an esteemed national park, live thoroughbred racing and gaming at Oaklawn Racing Casino Resort, Magic Springs Amusement Park, the 210-acre Garvan Woodland Gardens, the Gangster Museum of America, a renowned lineup of art galleries and the Mid-America Science Museum, which received a National Medal for Library & Museum in 2016.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	24,468	48,709	80,397
Households	10,914	21,579	34,206
Average Age	44.9	43.8	43.1
Average Household Income	\$81,451	\$77,825	\$75,311
Businesses	1,237	2,249	2,877

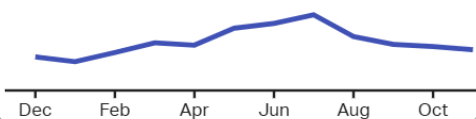
**Demographic details based on property location*

Hot Springs Short-Term Rental Market

The short-term rental market in Hot Springs, Arkansas, is thriving, reflecting robust demand and strong performance metrics. The market generates an impressive annual revenue of \$213,900, with an occupancy rate of 48% and an average daily rate of \$1,300. Notably, 76% of short-term rentals are listed on both Airbnb and VRBO, maximizing visibility across platforms. Guests typically book stays lasting three days, with an average lead time of 76 days. Over the past 12 months, booking demand has surged by 12%, underscoring the growing popularity of Hot Springs as a sought-after destination (source: AirDNA.co).

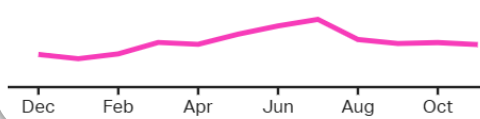
Annual Revenue

\$213.9K +47%



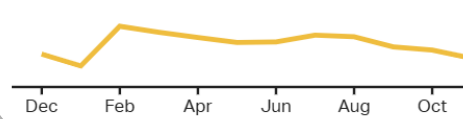
Occupancy Rate

48% +14%



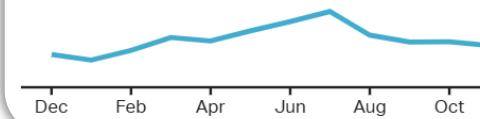
Average Daily Rate

\$1.3K +23%



RevPAR

\$668.7 +38%



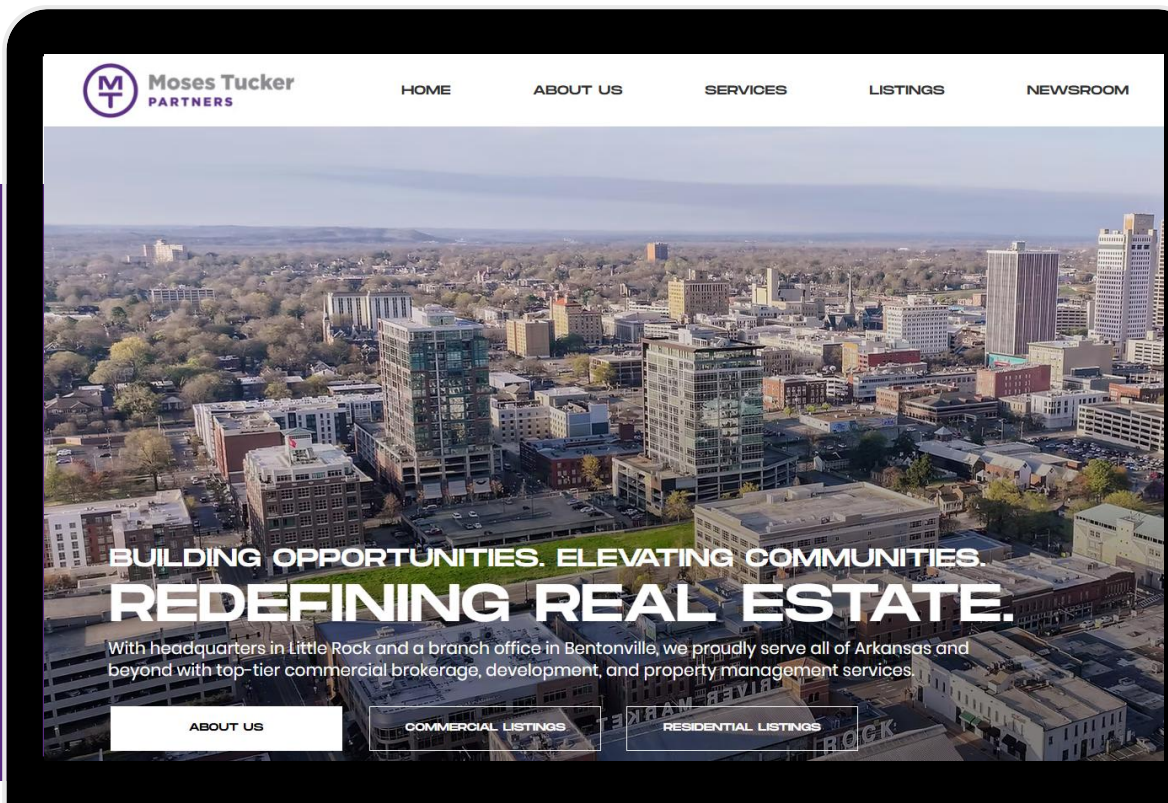
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Cam Deacon
Capital Markets Director
cdeacon@mosestucker.com

Ridge Fletcher
Brokerage Analyst
rfletcher@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.