



VESTA
BOUTIQUE REALTY

in collaboration with

GENESIS
COMMERCIAL
Real Estate

**ARKA
MOTEL**





VESTA

Greetings.

OPPORTUNITY DOESN'T KNOCK—IT BOOKS IN ADVANCE.

THE ARKA MOTEL IS MORE THAN JUST A PROPERTY; IT'S A FULLY OPERATIONAL, REVENUE-GENERATING HOSPITALITY BRAND WITH A STORY THAT SELLS ITSELF. THIS BOUTIQUE, 24-UNIT MOTEL HAS BEEN METICULOUSLY REIMAGINED BY FOUR VISIONARY WOMEN AND WAS RECENTLY FEATURED ON HGTV'S FIXER TO FABULOUS WITH DAVE AND JENNY MARRS.

FULLY RENOVATED AND DESIGNED FOR EFFORTLESS MANAGEMENT, THE ARKA MOTEL BLENDS MODERN HOSPITALITY WITH AUTOMATED OPERATIONS, CREATING A SEAMLESS, HIGH-YIELD INVESTMENT IN ONE OF NORTHWEST ARKANSAS' FASTEST-GROWING MARKETS. THIS IS NOT A FLIP—IT'S A BRAND. AN EXPERIENCE. A BUSINESS WITH TRACTION AND A BUILT-IN AUDIENCE, READY FOR THE NEXT INVESTOR TO STEP IN AND SCALE. WE'RE SHARING THIS OPPORTUNITY EXCLUSIVELY WITH SELECT INVESTORS; WITH THOSE WHO UNDERSTAND THE VALUE OF ACQUIRING NOT JUST PROPERTY, BUT A THRIVING, TURNKEY BUSINESS THAT'S ALREADY ATTRACTING ATTENTION. THE ARKA MOTEL IS CALLING.

LET'S TALK.

Vesta Boutique Realty



THE PROPERTY

• ARKA MOTEL •

The Arka Motel is perfectly situated on Beaver Lake, offering guests stunning views and a peaceful retreat. With multiple room types to accommodate a variety of preferences, the property also features a bike trail and pool for guests to enjoy. This section highlights the property's unique location and amenities, creating an ideal environment for relaxation and exploration.



Offering

ARKA MOTEL

14733 DUTCHMANS DRIVE | ROGERS, AR



● LIST PRICE:	INQUIRE FOR PRICE
● BUILDING SPACE:	13,500 SF
● ACRES:	3.97
● PROPERTY TYPE:	MOTEL
● LOCATION:	PRAIRIE CREEK, AR
● YEAR BUILT:	1964
● YEAR RENOVATED:	2024
● UNITS	24
DOUBLE QUEEN	11 - 425 SF
KING	12 - 425 SF
2 BEDROOM PENTHOUSE	01 - 800 SF
LOBBY	01 - 650 SF
UNFINISHED SPACES	02 UNITS + 02 STORAGE ROOMS
● PARKING	24 SPACES



Features

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14733 DUTCHMANS DRIVE | ROGERS, AR

- LOBBY + SEATING AREA
- LAKE VIEWS
- MERCHANDISE ROOM
- AMPHITHEATER SEATING OVERLOOKING FIRE PITS
- PRIVATE MOUNTAIN BIKING TRAIL WITH MULTIPLE FEATURES
- GATED POOL + POOL DECK LOUNGE
- EXTERIOR PROFESSIONAL ARTIST MURAL
- PENTHOUSE APARTMENT WITH PRIVATE DECK
- COLOR SCHEMED ROOM DESIGNS
- ASPHALT PARKING LOT WITH MULTIPLE EXPANSION OPPORTUNITIES
- 1,200 SF OF POTENTIAL LEASE SPACE WITH PRIVATE ENTRY
- SEVERAL ACRES AVAILABLE FOR EXPANSION OR ADDED REVENUE
- BOAT PARKING
- 3 MILES TO PRAIRIE CREEK MARINA + LAKE ACCESS
- PROFESSIONALLY DESIGNED IN MID CENTURY MODERN STYLE



Lobby + Merch Shop

ARKA MOTEL

14733 DUTCHMANS DRIVE | ROGERS, AR



Double Queen
ARKA MOTEL
14733 DUTCHMANS DRIVE | ROGERS, AR



King

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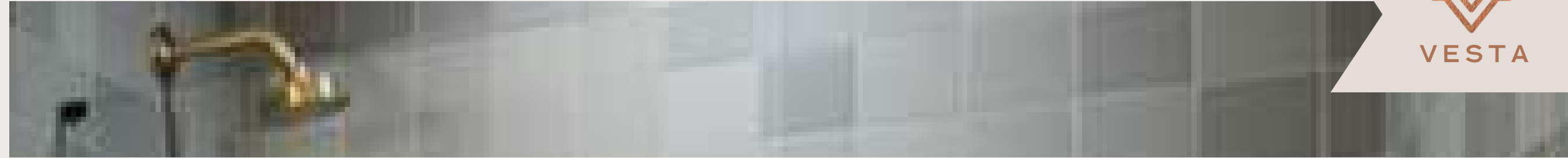
14733 DUTCHMANS DRIVE | ROGERS, AR



Penthouse

ARKA MOTEL

14733 DUTCHMANS DRIVE | ROGERS, AR



Penthouse

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Exterior

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14733 DUTCHMANS DRIVE | ROGERS, AR



Aerial

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14733 DUTCHMANS DRIVE | ROGERS, AR



Aerial

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The Pool

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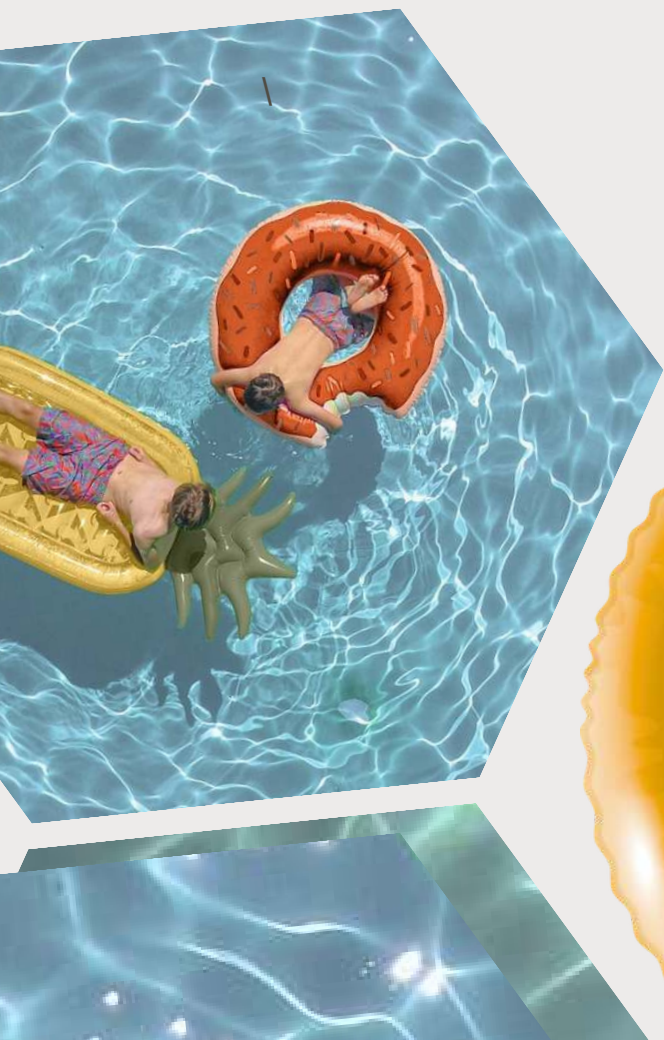
POOL

WITH A GRADUAL SLOPE FROM 3 TO 6 FEET, THE POOL OFFERS THE PERFECT SPACE FOR BOTH RELAXATION AND SWIMMING, ALL WITHIN THE PRIVACY OF A NEWLY FENCED OUTDOOR RETREAT.



POOL DECK

RESURFACED AND CONCRETE PATIO EXTENDED WITH AMPHITHEATER SEATING FROM POOL DECK TO FIRE PITS.



Parking

ARKA MOTEL

14733 DUTCHMANS DRIVE | ROGERS, AR



- ASPHALT PARKING LOT WITH 24 DESIGNATED PARKING SPOTS
- MULTIPLE EXPANSION OPPORTUNITIES FOR ADDITIONAL PARKING
- ADA COMPLIANCE GRANDFATHERED-IN
- BOAT PARKING ACCOMMODATION
- EXTERIOR ELECTRICAL OUTLETS AVAILABLE FOR BOATS



Additional Amenities

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14733 DUTCHMANS DRIVE | ROGERS, AR

- MOUNTAIN BIKE TRAIL
- ON SITE LAUNDRY CENTER
- COMMUNAL FIRE PITS
- PUBLIC LAKE ACCESS (1 MILE)
- BOAT PARKING



Room Amenities

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- KITCHENETTE
MICROWAVE, MINI FRIDGE. SINK
- MINI SPLIT HEAT + AIR
- WIFI
- SMART TV'S
- CONTACTLESS CHECK IN
24 HOURS
- NON SMOKING ROOMS
- HYPOALLERGENIC ROOMS
- CUSTOM BUILT MATTRESSES
BY FOREVERBED
- ART WORK
ORIGINAL + LOCAL
- KEURIG
- EN-SUITE BATHROOM
- CONSUMABLES
COFFEE, SNACKS,
TOILETRIES



History

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14733 DUTCHMANS DRIVE | ROGERS, AR



The Arka Motel, formerly the Beaver Lake Lodge, has a rich history dating back to 1964. Originally a popular spot for outdoor enthusiasts, it was centrally located near Beaver Lake, a hub for recreation and tourism after the lake's creation in the 1960s.

Over the years, the Lodge became a staple of the local landscape, welcoming visitors drawn to the natural beauty of the area. After a complete renovation, the Arka Motel now blends its historic charm with modern upgrades, ready to continue its legacy in the ever-growing Northwest Arkansas region.

Improvements

ARKA MOTEL

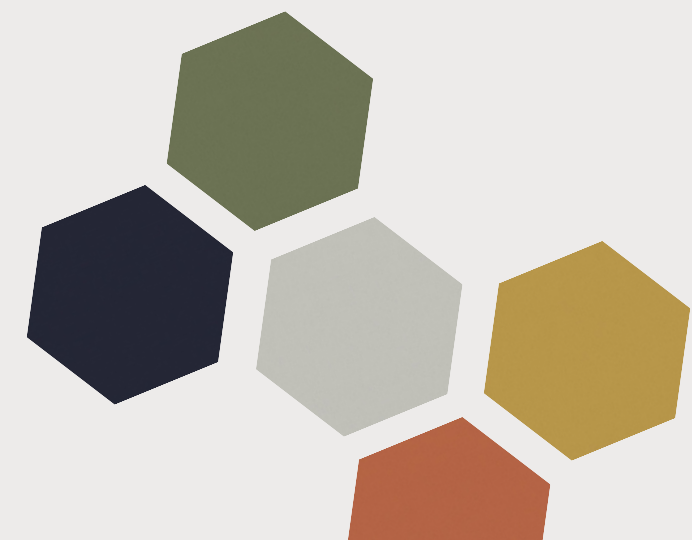
14733 DUTCHMANS DRIVE | ROGERS, AR



- **MECHANICAL**
NEW HEIL MINI-SPLITS INSTALLED IN EACH UNIT.
- **ELECTRICAL**
GROUND WIRE RUN TO ALL DEVICES AND SWITCHES. BREAKERS UPDATES AS NEEDED. REPLACED ALL DEVICES AND SWITCHES AND INSTALLED ALL NEW LIGHT FIXTURES.
- **PLUMBING**
DESCALED ALL EXISTING LINES. REPLACED A COLLAPSED SEWER LINE FROM SMALL BUILDING TO SEPTIC TANK. INSPECTED ALL SEPTIC FIELDS AND REPLACED ONE THAT WAS FAILING. INSTALLED 5 TANKLESS HOT WATER HEATERS THAT SUPPORT ENTIRE PROPERTY. ALL NEW PLUMBING FIXTURES AND SHOWER PANS.
- **FLOORING**
NEW 5MM GLUE DOWN LVT THROUGHOUT PROPERTY WITH CARPET TILE INSET. PLENTY OF ATTIC STOCK FOR REPLACEMENTS AS NEEDED.
- **CABINETRY**
ALL NEW CABINETS IN KITCHENETTE AND BATHROOM WITH QUARTZ TOPS.

- **CEILING TILES**
ALL NEW CEILING TILES THROUGHOUT.
- **WEATHERPROOFING**
EXTERIOR AND INTERIOR OF BUILDING WEATHERPROOFED AND PAINTED ENTIRELY.
- **INSULATION**
8" OF SPRAY FOAM INSULATION SPRAYED TO THE DECK ABOVE DROPPED CEILINGS.
- **ROOF**
NEW SHINGLED ROOF THROUGHOUT.
- **TILING**
TILED SHOWERS WITH TILE WAINSCOT THROUGHOUT BATHROOM WITH GLASS SHOWER PANEL.
- **FURNISHINGS**
ALL NEW FURNISHINGS THROUGHOUT.
- **POOL**
RESURFACED AND TILED. NEW PUMPS TO BE SET IN SPRING OF 2025.

- **POOL DECK**
RESURFACED AND CONCRETE PATIO EXTENDED WITH AMPHITHEATER SEATING FROM POOL DECK TO FIRE PITS.
- **BIKING**
MOUNTAIN BIKING TRAIL WITH FEATURES AND GRAVITY DROP BUILT BY NATIONALLY RECOGNIZED ROGUE TRAILS.



Value Add Opportunity

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14733 DUTCHMANS DRIVE | ROGERS, AR

The Arka Motel offers endless possibilities for expansion and increased revenue, allowing investors to maximize the property's long-term potential. With a range of opportunities to enhance guest offerings and elevate the motel experience, future improvements can drive higher returns and solidify its place in the thriving Northwest Arkansas market.



- **ONE ADDITIONAL UNFINISHED UNIT ON THE BACK**
WHETHER IT BECOMES A PREMIUM SUITE, AN EXTENDED-STAY RENTAL, OR SOMETHING COMPLETELY UNIQUE, IT'S AN EASY WAY TO ADD IMMEDIATE VALUE AND INCREASE NIGHTLY REVENUE
- **1,200 SQ FT OF POTENTIAL COMMERCIAL LEASE SPACE**
IMAGINE A COFFEE SHOP, BOUTIQUE RETAIL, BIKE RENTAL AND REPAIR SHOP—OR EVEN BETTER, A BAR OR SPEAKEASY! THESE AREN'T JUST BUSINESSES THAT BRING IN LEASE REVENUE—THEY'RE THE KIND OF SPOTS THAT ENHANCE THE GUEST EXPERIENCE AND DRAW IN EVEN MORE VISITORS.
- **SEVERAL ACRES AVAILABLE FOR OTHER REVENUE PRODUCING ACTIVITY**
IN A REGION THRIVING WITH OUTDOOR TOURISM, BIKING, AND ADVENTURE ENTHUSIASTS, THE OPPORTUNITIES ARE LIMITLESS. WHETHER IT'S GLAMPING SITES, TINY HOME RENTALS, RV HOOKUPS, OR AN OUTDOOR EVENT VENUE, THERE'S MASSIVE POTENTIAL TO EXPAND BEYOND TRADITIONAL HOSPITALITY AND CAPITALIZE ON HIGH-DEMAND REVENUE STREAMS.
- **EVENT HOSTING AND GROUP BOOKINGS**
THE PROPERTY COULD BE TRANSFORMED INTO AN EVENT VENUE FOR WEDDINGS, CORPORATE RETREATS, OR SPECIAL CELEBRATIONS. WITH THE RIGHT SETUP, YOU COULD OFFER GROUP BOOKINGS FOR CYCLISTS OR OUTDOOR ENTHUSIASTS IN TOWN FOR SPECIAL EVENTS, CREATING AN ATTRACTIVE PACKAGE FOR VISITORS.

- **EXPANDED AMENITIES AND SERVICES**
ADDING A GYM, WELLNESS CENTER, OR SPA COULD ATTRACT GUESTS LOOKING FOR A MORE LUXURIOUS EXPERIENCE. ALTERNATIVELY, A BIKE REPAIR STATION OR A BIKE WASH AREA COULD CATER TO THE GROWING CYCLING CROWD. THESE ADDITIONS WOULD ENHANCE THE PROPERTY'S APPEAL AND MAKE IT A GO-TO LOCATION FOR CYCLISTS AND OTHER OUTDOOR ADVENTURERS.
- **PARTNERSHIPS WITH LOCAL BUSINESSES**
FORMING PARTNERSHIPS WITH NEARBY RESTAURANTS, SHOPS, OR EVEN ADVENTURE TOUR OPERATORS (BIKE RENTALS, FISHING, KAYAKING) COULD PROVIDE OPPORTUNITIES FOR CROSS-PROMOTION AND PACKAGE DEALS THAT ENCOURAGE GUESTS TO EXPLORE THE LOCAL AREA WHILE DRIVING MORE BUSINESS TO THE MOTEL.
- **SUSTAINABILITY UPGRADES**
ECO-FRIENDLY UPGRADES SUCH AS SOLAR PANELS, WATER-SAVING APPLIANCES, AND SUSTAINABLE BUILDING MATERIALS COULD NOT ONLY REDUCE OPERATING COSTS BUT ALSO APPEAL TO ENVIRONMENTALLY-CONSCIOUS TRAVELERS, MAKING THE ARKA MOTEL A DESIRABLE DESTINATION FOR A GROWING MARKET OF ECO-TOURISTS.
- **OUTDOOR ADVENTURE PACKAGES**
OFFERING CURATED OUTDOOR ADVENTURE PACKAGES—SUCH AS BIKE TOURS, GUIDED HIKEs, OR FISHING TRIPS—COULD BE A MAJOR DRAW. PARTNERING WITH LOCAL ADVENTURE GUIDES OR BUSINESSES WOULD ELEVATE THE MOTEL'S EXPERIENCE AND INCREASE CUSTOMER LOYALTY.

Reviews

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Arka Motel takes pride in delivering an exceptional experience—whether for guests enjoying a stay or investors recognizing the value of this unique property. Don't just take our word for it—see what others are saying!



"WILL DEFINITELY RETURN IF I COME BACK FOR BIKE FEST OR EVEN VACATION. I WOULD GIVE IT A 10++++ STAR IF I COULD."

Jill

"NEWLY RENOVATED, CLEAN AND COMFORTABLE...NICE LOCATION IF YOU WANT TO BE CLOSE TO BEAVER LAKE AND SHORT DRIVE TO RESTAURANTS AND COFFEE SHOP."

Sylvia

"WHETHER YOU'RE A TRAVELER, A FOODIE, OR JUST LOOKING FOR A QUICK GETAWAY, ARKA MOTEL IS AN ABSOLUTE MUST-VISIT. 5/5 STARS."

Kassie

"THE LOCATION WAS IDEAL - SUPER CLOSE TO DOWNTOWN ROGERS, OVERLOOKING BEAVER LAKE AND AROUND THE CORNER FROM PRAIRIE CREEK MARINA."

Chelsea

"THE RENOVATIONS ARE GREAT. LOVE THE SIMPLICITY OF STYLE AND BEDS ARE SUPER COMFORTABLE."

Valerie

"WE LOVED OUR STAY AT ARKA MOTEL! IT IS SO NEW THAT IT'S GRAND OPENING IS A FEW WEEKS AWAY! EASY CONTACT-FREE CHECK-IN THAT WORKED FLAWLESSLY; GREAT ADVICE FROM OUR HOSTS VIA TEXTS WITH ENOUGH SUPER PLACES TO EAT THAT WOULD HAVE ALLOWED A WEEK OF GREAT CHOICES; BEAUTIFUL TOTALLY NEW RENOVATIONS MADE WITH TASTE, CALM, CLASS AND HOSPITALITY, GREAT AC, KITCHENETTE, GORGEOUS BATHROOM, WONDERFUL KINGSIZE BED WITH LUSH BEDDING AND FUN SNACKS OF ALL KINDS! WE LOVED THE STAY AND WILL COME BACK!! IT IS A VERY PRETTY AREA OF THE COUNTRY. LOTS OF HIKE, LAKES AND WATERFALLS. BOATING AND KAYAKING IF ALL LEVELS. FUN! WE MET A COUPLE AND THEY WERE RELOCATING TO THE AREA BECAUSE OF THE BEAUTY AND CLIMATE. SOUNDS LIKE A GOOD IDEA! YES! STAY AT ARKA MOTEL! A GREAT CHOICE!!"

Linda

"WAKING UP TO SEEING THE PLUME OF FOG OVER THE LAKE WAS A BEAUTIFUL HIGHLIGHT OF THE STAY."

Andy

"THE ROOM WAS EXCEPTIONALLY CLEAN AND WELL ORGANIZED."

Dylan



Your Team

ARKA MOTEL

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Talk Soon