

+/- 25 ACRES WITH REDEVELOPMENT POTENTIAL

WHITNEY MOUNTAIN LODGE

12483 Lodge Dr, Garfield, AR 72732



PROPERTY DESCRIPTION

Incredible +/- 25-acre property with breathtaking, year-round views of Beaver Lake! This exceptional property sits at Benton County's highest point of 1,800 feet and overlooking 487 miles of Beaver Lake shoreline. Uniquely positioned as the only redevelopment opportunity with sewer access, it offers an investor the potential to redevelop the site into many different uses, including Corporate and Family Retreats, Recreational Facility, Hotel Units, Apartments, Mixed-Use Development, Resort Development, Condos, Convention Centers, and more with stunning views of Beaver Lake. Conveniently located just 1.7 miles East of Lost Bridge Marina, 2.7 miles West of Beaver Lake Sail Club. It is also only a 20 minute drive to the Rogers Executive Airport and only a 35 minute drive to the new Walmart World Headquarters. This property is arguably the best view between the Rockies and Appalachians. Don't miss out on the opportunity to own this stunning location that combines natural beauty with unmatched redevelopment potential.

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: | \$10,950,000 |
| 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.

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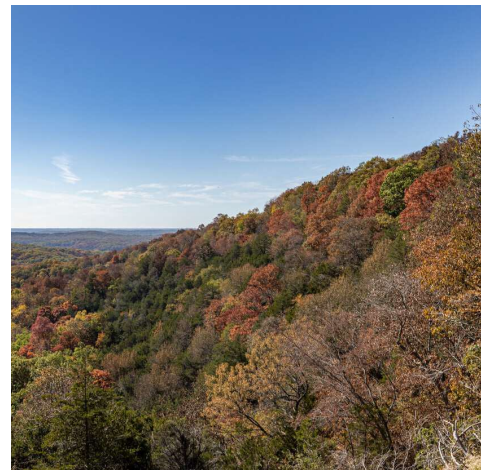
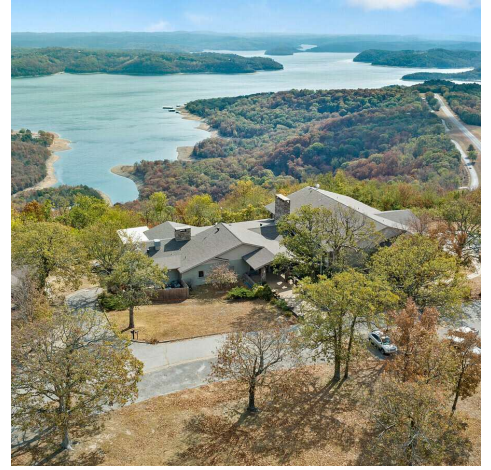
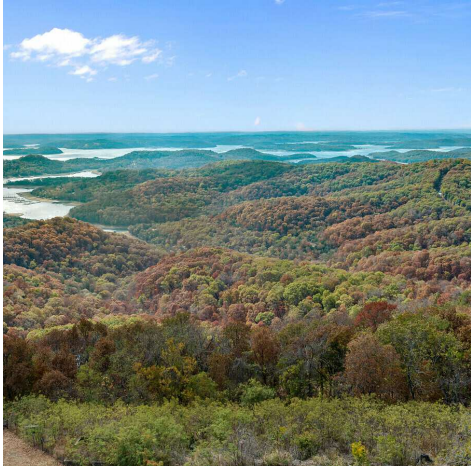
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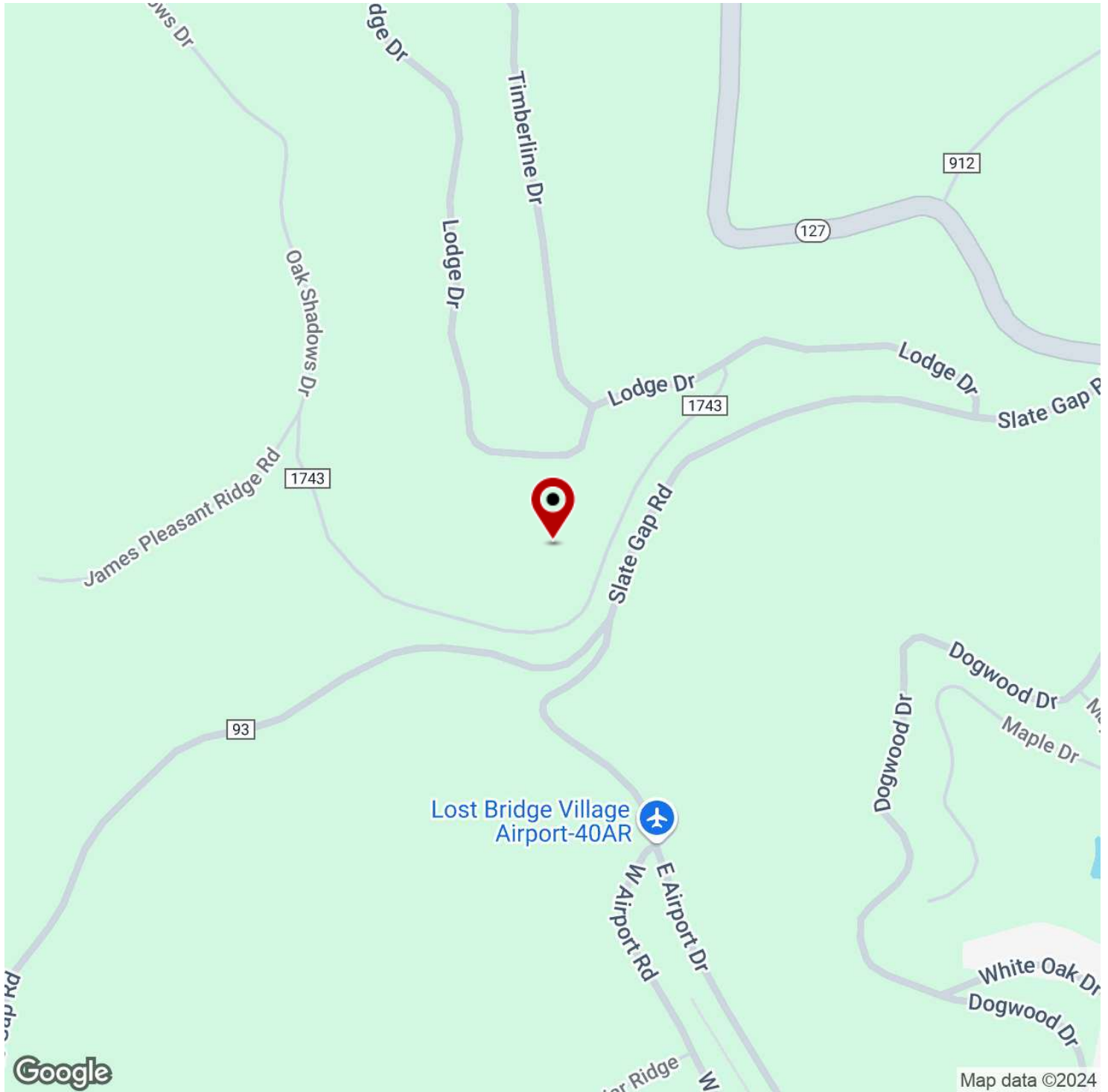
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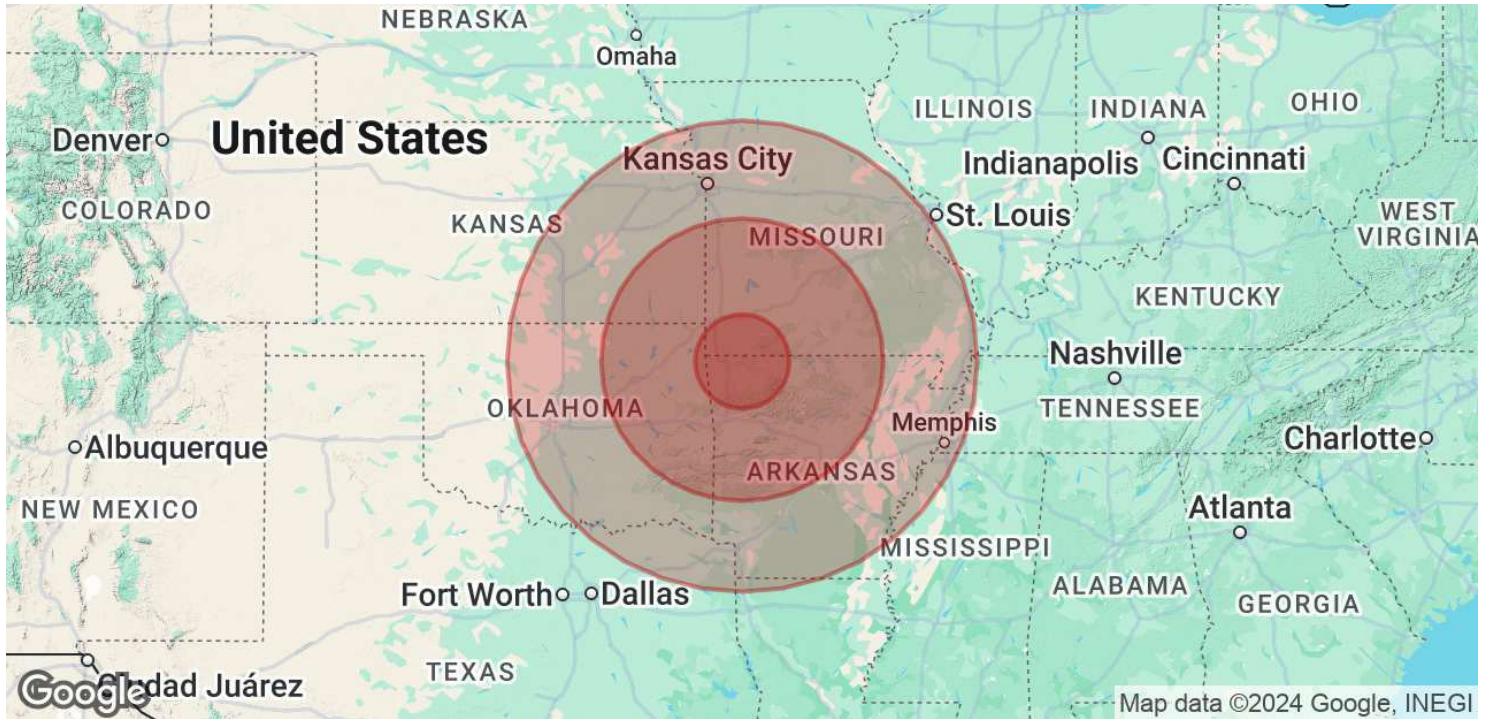
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| POPULATION | 50 MILES | 150 MILES | 250 MILES |
|----------------------|-----------------|------------------|------------------|
| Total Population | 894,228 | 5,042,363 | 14,419,199 |
| Average Age | 39 | 41 | 40 |
| Average Age (Male) | 38 | 40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

Demographics data derived from AlphaMap

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