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PARTNERS**



G4 Real Estate
GUIDING4REALESTATE.COM
479.544.0303

The Bike Inn Bentonville

3400 S Walton Blvd, Bentonville, AR 72712 / Investment Opportunity

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

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

17 TOTAL UNITS
200' FRONTAGE ON S WALTON
COMPLETELY RENOVATED



LISTED EXCLUSIVELY WITH:



G4 Real Estate
Brent Stinespring
Executive Broker/Owner
479.226.2612

**MARKETING & FINANCIAL ADVISORY
PARTNER:**



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CONTACT US TODAY
479.271.6118 | mosestucker.com





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EXECUTIVE SUMMARY



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THE OFFERING

Moses Tucker Partners has been exclusively appointed to serve as the Marketing & Financial Advisory Partner in collaboration with Brent Stinespring of G4 Real Estate who is the Exclusive Listing Broker.

Located on Bentonville's west side near Rainbow Curve, The Bike Inn is a boutique lodging destination tailored for mountain biking enthusiasts. Originally the historic Pines Motel, it has been thoughtfully reimaged into a modern retreat that combines cyclist-friendly amenities with a strong sense of community. Blending intentional design, vibrant social spaces, and trail-oriented features, The Bike Inn has become a premier base camp for exploring Northwest Arkansas by bike.

The Bike Inn

The Bike Inn features five single guestrooms, four double & suite accommodations, four cabins, and four van camping pads, all situated on a 1.07-acre property. Acquired in April 2021, the hotel underwent extensive renovations and officially reopened as The Bike Inn in September 2021. In August 2022, four glamping cabins were added to enhance the guest experience.

Several amenities were introduced, including secure indoor bike storage, a dedicated bike wash station, onsite repair tools for trail-ready gear, and a communal gathering space featuring a fire pit, hammock lounge, outdoor shower, BBQ grill, sauna, hot tub, cold plunge, and yard games.



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INVESTMENT & MARKET HIGHLIGHTS

Premier Visibility

The Bike Inn Bentonville benefits from exceptional visibility near one of Bentonville's busiest intersections, S Walton Blvd, SW Regional Airport Blvd, and SE Walton Blvd (84,000+ VPD).

Robust Guest Offering

Designed for riders of all levels, The Bike Inn delivers the essentials for both serious cyclists and weekend riders alike.

Proximity to Biking Options

The Bike Inn is very well-situated for accessing Bentonville's mountain biking network. It's located on Walton Boulevard just south of downtown Bentonville, placing you close to some of the area's most popular trail systems. While technically you could pedal out from The Bike Inn to nearby trailheads via local roads or the Razorback Regional Greenway, most riders choose to drive a short distance to save energy for riding the trails themselves. Overall, the location is convenient for both quick trail access around Bentonville and for driving to the wider trail network in Northwest Arkansas.

Surrounding Growth & Development

Bentonville, Arkansas, has experienced rapid growth and development, evolving into a dynamic economic and lifestyle hub in Northwest Arkansas. Driven by major employers like Walmart, the city has seen strong population growth, new residential and mixed-use development, and a revitalized downtown with cultural destinations such as Crystal Bridges and the Momentary. Significant investment in trails, parks, and infrastructure—especially mountain biking and greenway systems—has enhanced connectivity and quality of life, while tourism, events, and ongoing public and private investment continue to fuel Bentonville's expansion and national profile.





PROPERTY UNDERSTANDING



PROPERTY DESCRIPTION

Offering & Price	For Sale \$2,750,000
ProForma NOI	\$225,690
Cap Rate	8.21%
Property Name	The Bike Inn Bentonville
Address	3400 S Walton Blvd, Bentonville, AR 72712
Year Built	1980
Year Renovated	2021
Building Size (SF)	±4,585 SF
Lot Size	±1.07 acres
Guestrooms	9 (includes 5 singles, 4 doubles & suites)
Cabins	4 (crafted by Glamping Pods of America)
Van Camping Pads	4 (each equipped with 30-amp electric connection)
Amenities	<ul style="list-style-type: none">○ Guest lounge & shower house with 2 full restrooms○ Common kitchen○ 24hr bike shop○ Hot tub, sauna, and cold plunge○ Outdoor shower○ Picnic tables○ BBQ grill○ Community fire pit and firewood○ Muc-off bike wash station and bike repair stands○ Hammocks and yard games
Parking	Complimentary surface parking lot with 10 spaces
Management	Consideration will be given to ongoing property management as well as the transfer of business and personal assets
Financing	Ownership is open to considering various purchase arrangements, including the possibility of owner financing
Renovations/PIP	Acquired in April 2021, ownership invested in a complete renovation, including new plumbing, electrical, HVAC, insulation, windows, doors, flooring, and fixtures



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MARKET OVERVIEW

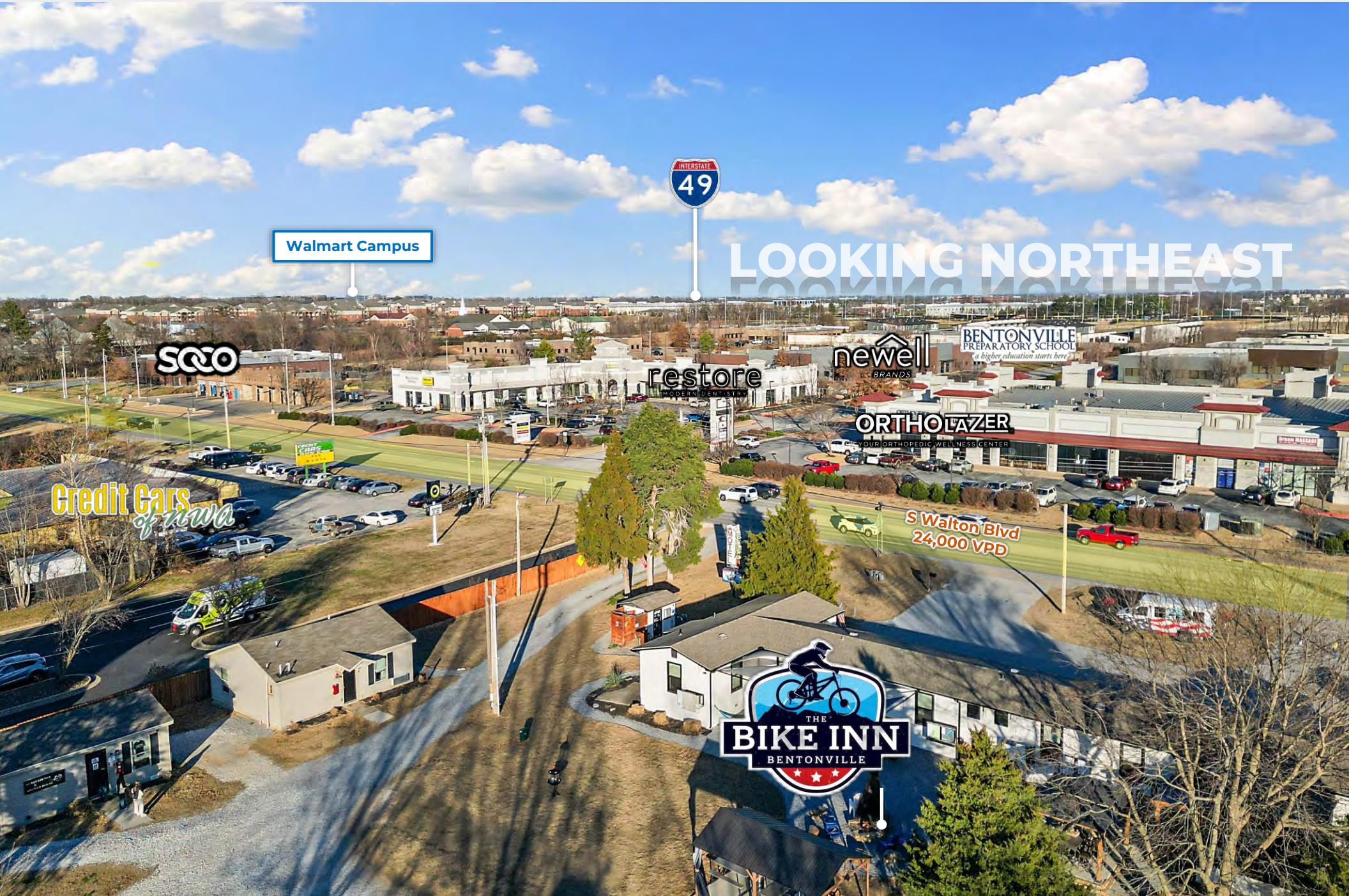


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Bike Inn Bentonville | 3400 S Walton Blvd, Bentonville, AR



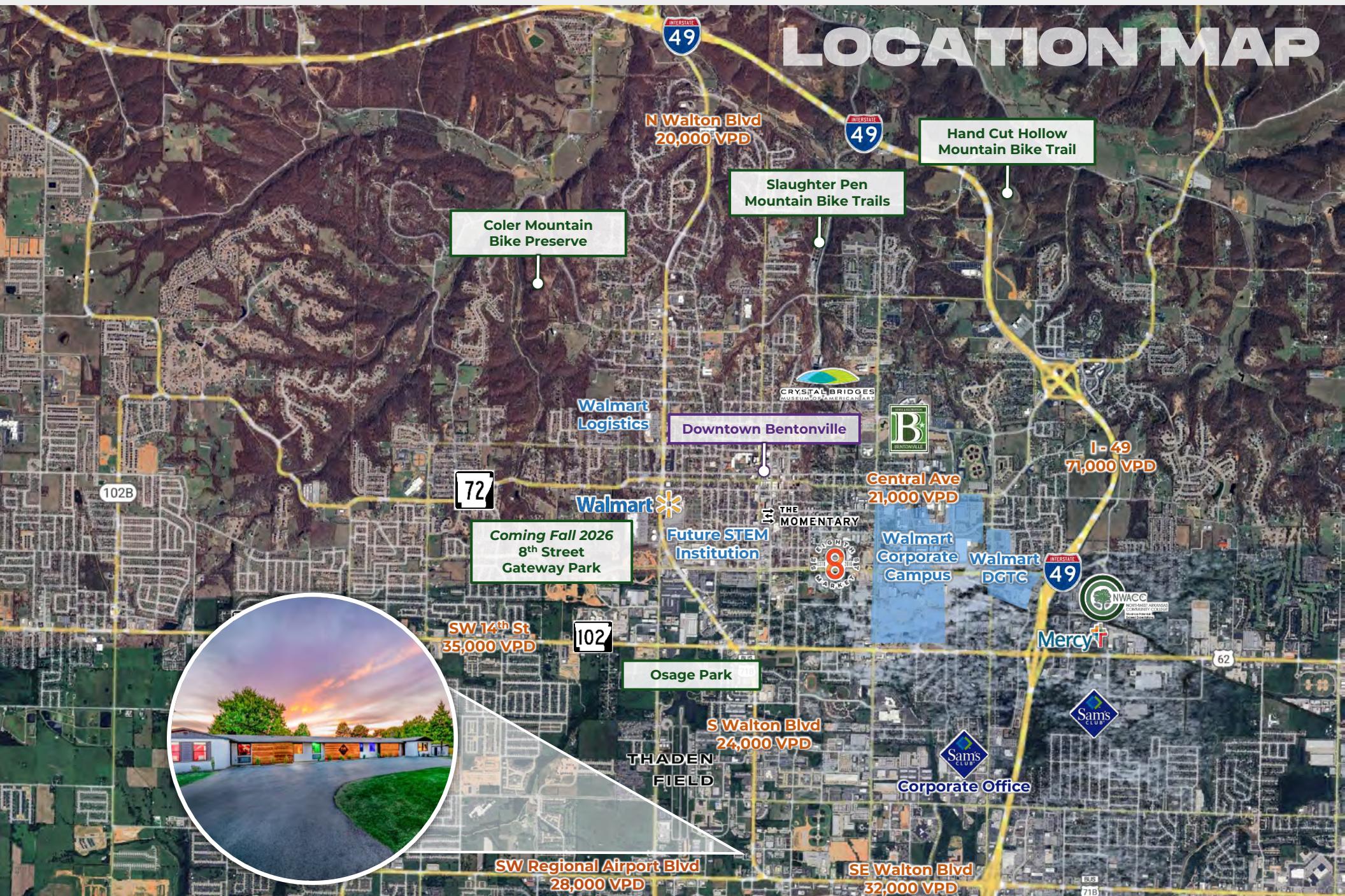
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LOCATION MAP





BENTONVILLE, ARKANSAS

Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

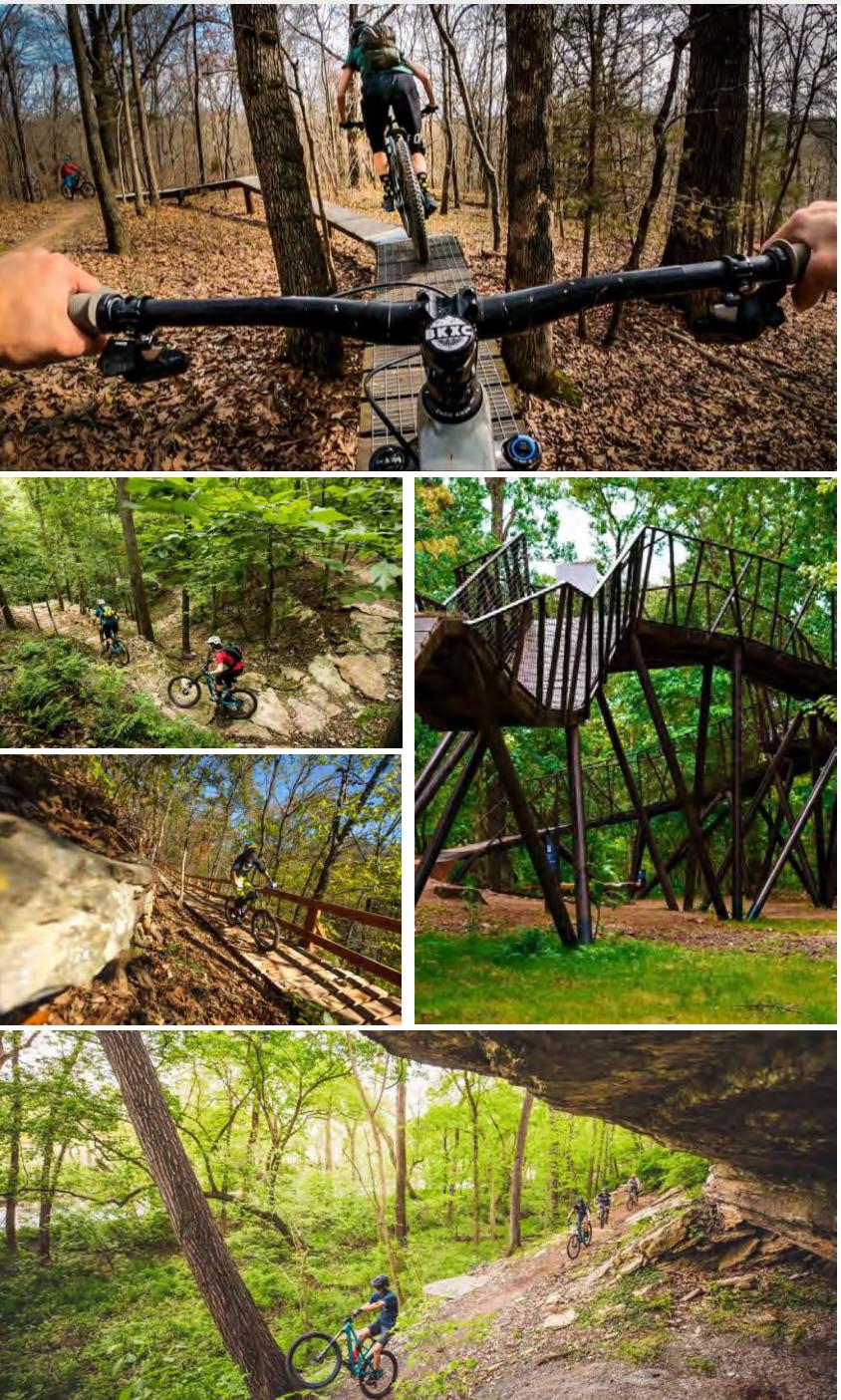
Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can enjoy exploring the vast trail network from the downtown square. Bentonville is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazeum.

DEMOGRAPHICS*	3 MILES	5 MILES	10 MILES
Population	55,173	135,143	255,550
Households	21,610	50,284	92,655
Average Age	35.0	35.5	36.6
Average Household Income	\$131,352	\$134,105	\$129,192
Businesses	2,627	4,513	6,601

*Demographic details based on property location





MOUNTAIN BIKE CAPITAL

Bentonville, Arkansas, is widely known as the Mountain Biking Capital of the World, one of the premier mountain biking destinations in the United States. It has cultivated a strong biking identity that draws riders of all levels for both recreation and sport.

Bentonville, Arkansas, hosts a wide range of biking events that reflect its reputation as the Mountain Biking Capital of the World. The city's signature event is Bentonville Bike Fest, a multi-day annual festival that draws riders from across the country. The event combines competitive races, recreational rides, skills clinics, bike demos, and entertainment, making it a celebration of cycling culture for all ages and skill levels.

In the fall, Bentonville becomes a major hub for competitive cycling with events connected to the Life Time Big Sugar Classic, including gravel and mountain bike races that showcase the region's scenic terrain and trail systems. These races attract professional and amateur cyclists alike and place Bentonville on the national cycling calendar.

Beyond large festivals and races, Bentonville also offers recurring community-focused cycling events throughout the year. These include the Bentonville Cycle Series, group rides, youth programs, skills clinics, and short-track race series that encourage local participation and foster a strong biking community.

Together, these events highlight how deeply biking is integrated into Bentonville's identity. From international-caliber competitions to grassroots community rides, the city's event calendar reinforces its status as a premier destination for cycling enthusiasts and outdoor recreation.



In Bentonville proper, the mountain bike trail systems offer approximately 70 miles of singletrack, including core areas like Slaughter Pen, Coler Preserve, Blowing Springs, Little Sugar, Back 40, Handcut Hollow, and shorter loops such as Wolf Park. This Bentonville trail network connects seamlessly to the broader OZ Trails regional system in Northwest Arkansas, which now includes over 550 miles of singletrack spanning multiple towns.



SALES & OFFER PROCESS



SALES & OFFER PROCESS

Interested and qualified principal investors are required to perform comprehensive due diligence prior to submitting their offer, including financial analysis and file review. All qualified investors are strongly encouraged to arrange a formal property tour through G4 Real Estate or Moses Tucker Partners.

To maintain confidentiality and avoid interruption of operations, investors are asked not to contact Hotel management directly.



MAKING AN OFFER

All interested parties should submit non-binding letters of intent to G4 Real Estate or Moses Tucker Partners, together with:

- Purchase price, due diligence period, deposit amount, closing, and other terms of the transaction;
- Transaction experience of purchaser with similar-sized and profile assets;
- A description of the purchasing entity's source of debt and equity funds;
- Confirmation that the principal decision makers or investment committee have reviewed and approved the submitted offer;
- Initial offers for the Property are to be submitted to the attention of Brent Stinespring, Executive Broker as follows:



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c/o Brent Stinespring
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THANK YOU

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DISCLAIMER

Moses Tucker Partners is acting as Marketing and Financial Advisory Partner, and G4 Real Estate is the Exclusive Listing Broker for the property. Information concerning the property for sale, lease, or financing has been obtained from sources believed to be reliable; however, it has not been independently verified by the brokers and no warranty or representation, express or implied, is made as to the accuracy or completeness of such information. All information is subject to errors, omissions, changes in price or terms, prior sale, lease, financing, or withdrawal without notice, and any conditions required by the property owner.