



## BRACKENRIDGE LODGE

352 West Van Buren Street, Eureka Springs, AR 72632



### PROPERTY DESCRIPTION

Welcome to Brackenridge Lodge, a charming getaway in the heart of the Ozarks. This historic property offers 12 rentable rooms, cabins, and suites, all thoughtfully updated with modern amenities like jacuzzi tubs, kitchenettes, and flat-screen TVs. For a touch of extra comfort, five of the rooms feature cozy fireplaces, perfect relaxing evenings.

Guests will love unwinding in the inviting inground pool or soaking in the panoramic Ozark Mountain Views from the patio. Located just off Hwy 62 and only 1 mile from Downtown Eureka Springs, Brackenridge Lodge is ideally situated for easy access to local attractions. Plus, its status as Trolley Stop #121 ensures convenience for both visitors and residents alike.

Come and experience the timeless charm and modern comforts of Brackenridge Lodge - where history meets hospitality in the heart of Eureka Springs!

### OFFERING SUMMARY

Sale Price:	\$1,249,000
Number of Rooms:	12
Lot Size:	4 Acres
Building Size:	8,277 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	333	1,623	3,356
Total Population	557	2,763	5,312
Average HH Income	\$43,437	\$44,592	\$43,572

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### TIMOTHY SALMONSEN

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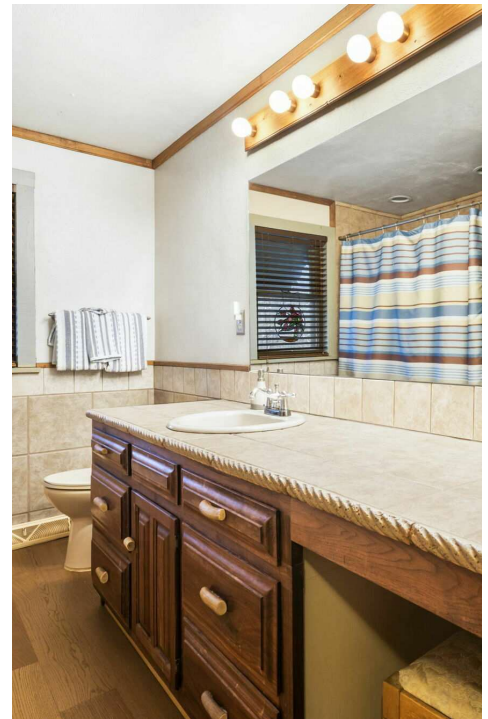


# BRACKENRIDGE LODGE - HOME

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## 1940 OAK LOG CABIN WITH ORIGINAL WOOD

The main house, a meticulously maintained 1940s oak log cabin, is a showstopper with its 3 fireplaces, 2 bedrooms, 2 full and 2 half bathrooms. The fully finished basement provides added versatility, doubling as a workshop, safe room, or additional bedroom. Whether you're looking for an on-site residence, employee housing, or a unique rental offering, this home opens up endless opportunities.



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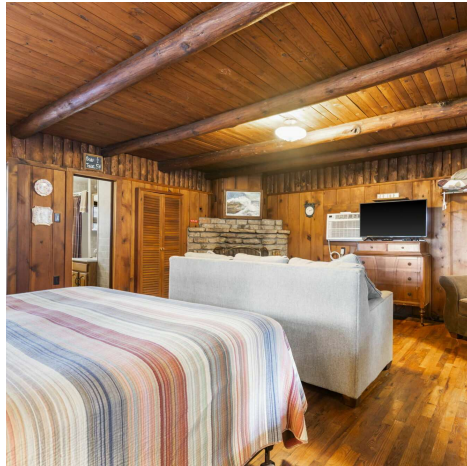
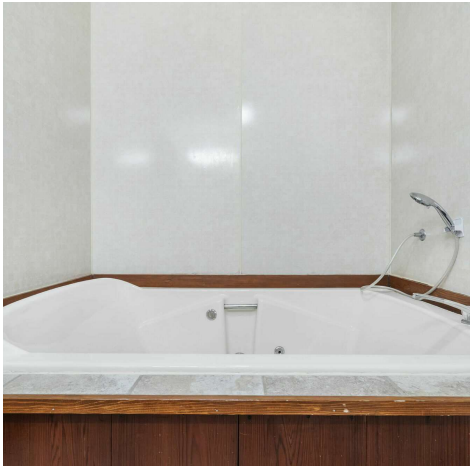
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# HISTORIC LODGE WITH OZARK VIEWS FOR SALE

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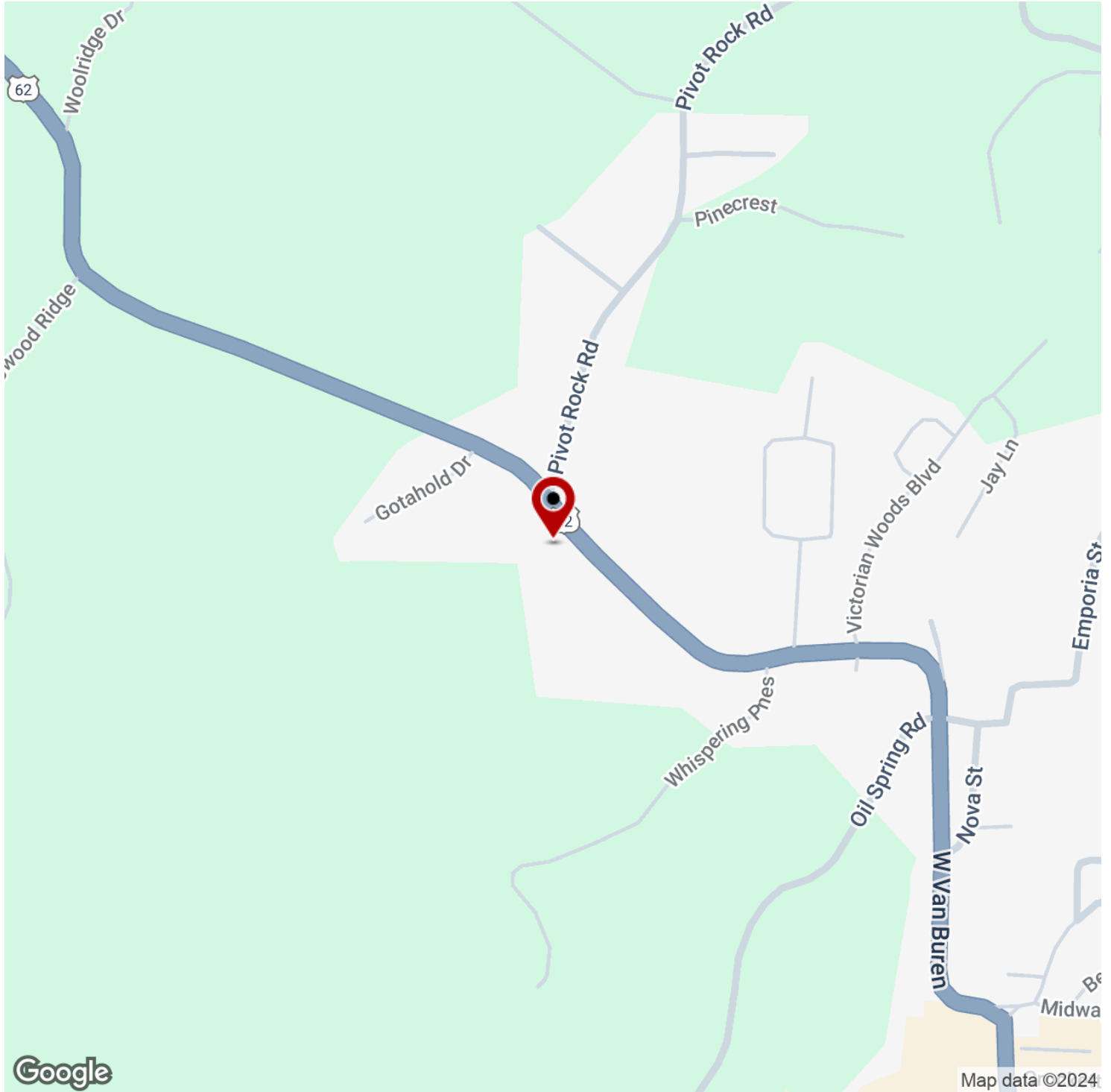
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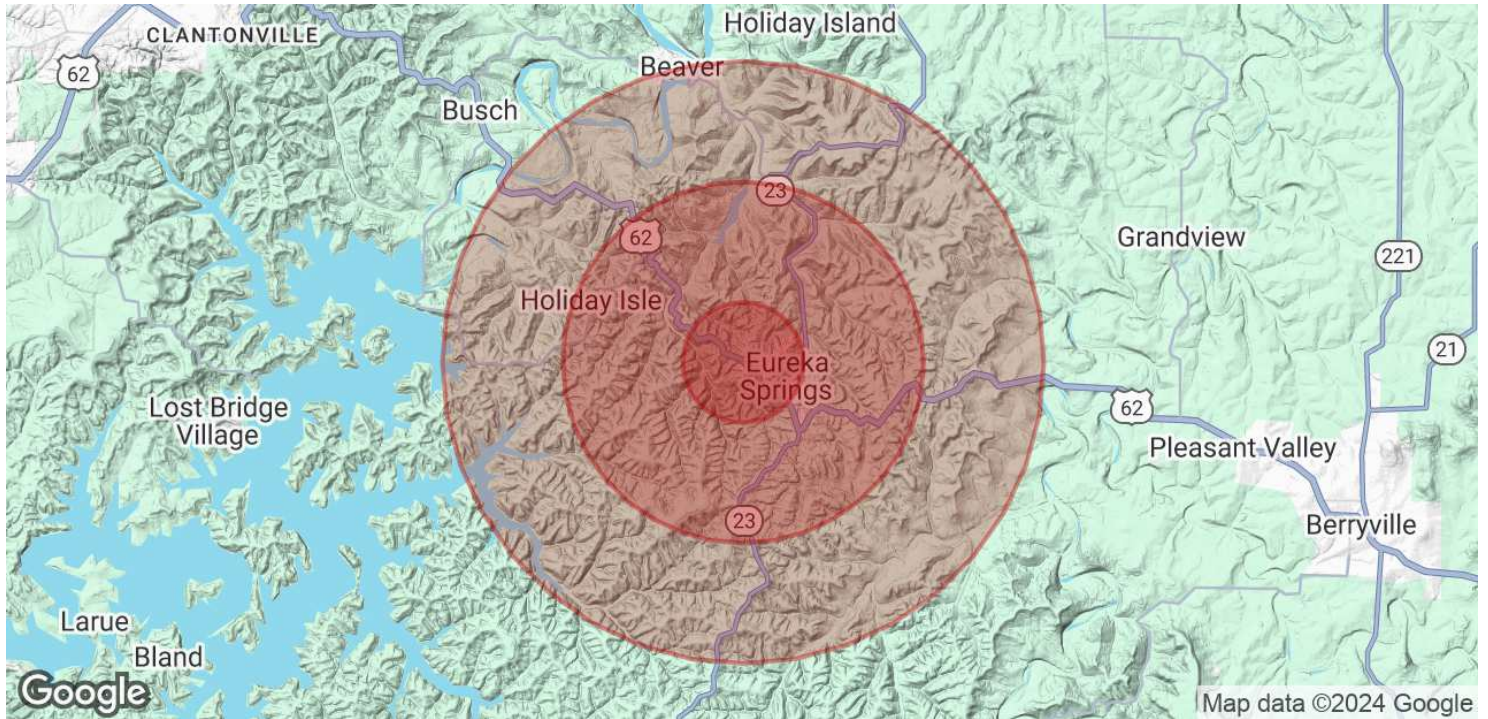
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	557	2,763	5,312
Average Age	52.8	52.8	56.1
Average Age (Male)	52.7	51.2	54.8
Average Age (Female)	52.5	53.7	56.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	333	1,623	3,356
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$43,437	\$44,592	\$43,572
Average House Value	\$188,801	\$182,839	\$190,949

2020 American Community Survey (ACS)

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