

# 8172 HIGHWAY 187

8172 Highway 187, Eureka Springs, AR 72631



## PROPERTY DESCRIPTION

Unique investment opportunity situated on +/- 6 beautiful acres just minutes from Beaver Lake and the White River, and only 9 miles from Eureka Springs, AR. Live in the main house while running your vacation retreat in a highly sought after tourist area. With +/- \$200K already invested in infrastructure upgrades, it's turnkey and income ready. Features includes 11 RV hookups, 2 apartment units, a +/- 2,000 SF retail building, and a separate owner's quarters home with a screened in porch perfect for morning coffee and wildlife views. Major upgrades include a rebuilt water system in 2021 with a new well pump, wiring, and power panels to code with 400-amp service. Extensive septic with 4,500-gal tanks, new 500-gal bank tank, plus four 1,000-gal field tanks. The home itself has been updated with a brand new roof in 2025 and two new A/C units. This property combines modern functionality with endless income potential, an exceptional opportunity to own in Northwest Arkansas.

## PROPERTY HIGHLIGHTS

- +/- 6 acres minutes from Beaver Lake
- +/- \$200K in infrastructure upgrades
- 11 RV Hookups, 2 apartment units, and a retail building
- Owner's quarters with brand new roof

## OFFERING SUMMARY

Sale Price:	\$779,000
Lot Size:	6,170 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	47	327	1,471
Total Population	100	692	3,053
Average HH Income	\$76,161	\$85,985	\$84,785

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## SALMONSEN GROUP

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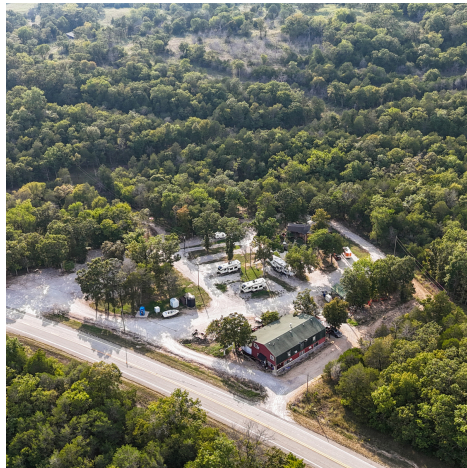
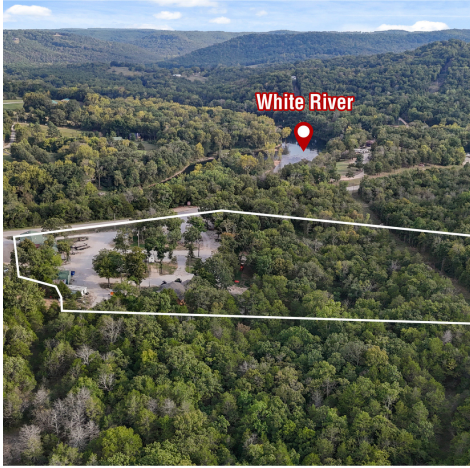
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## +/- 6 ACRE CAMPGROUND AND RETAIL SITE

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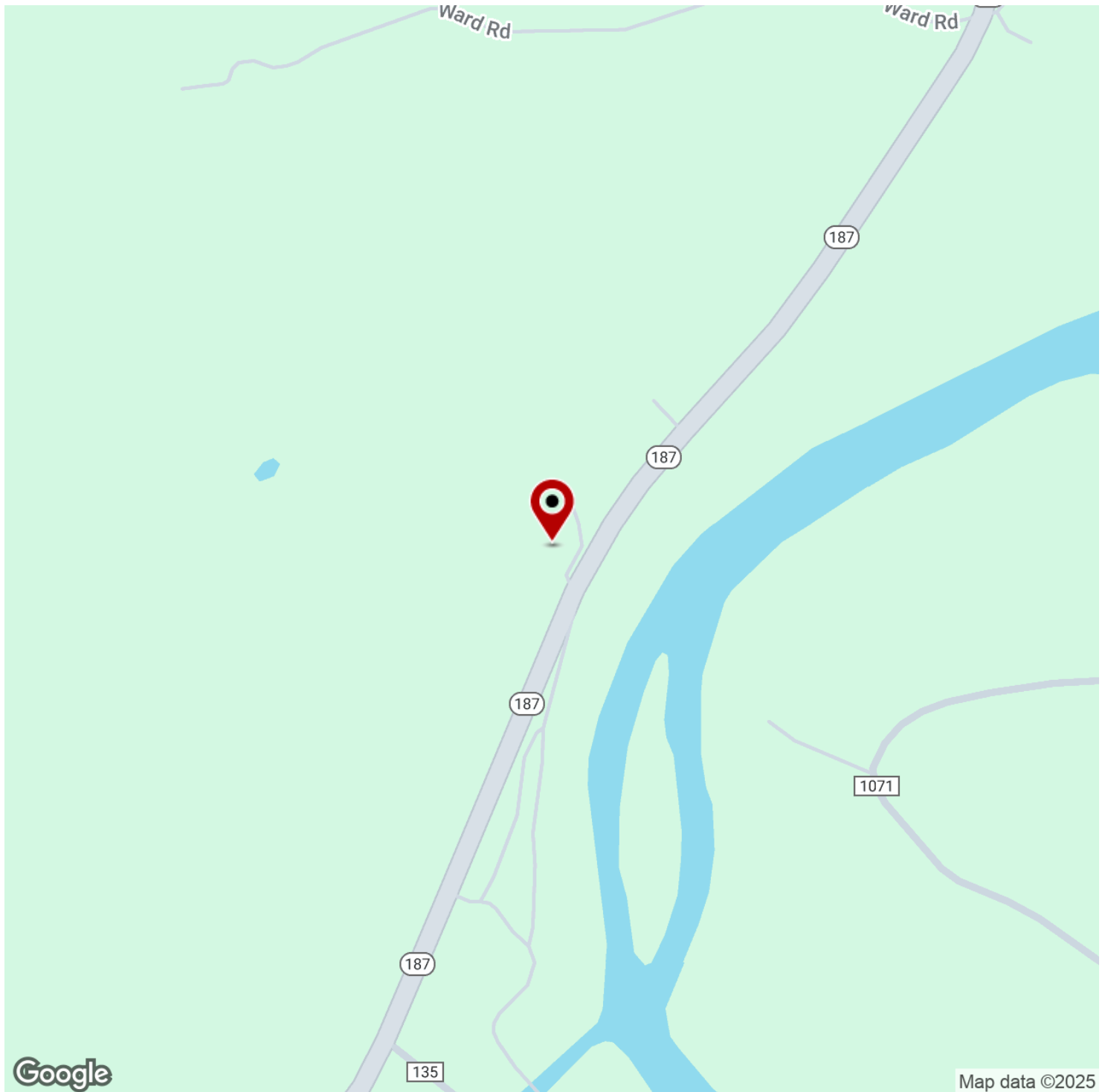


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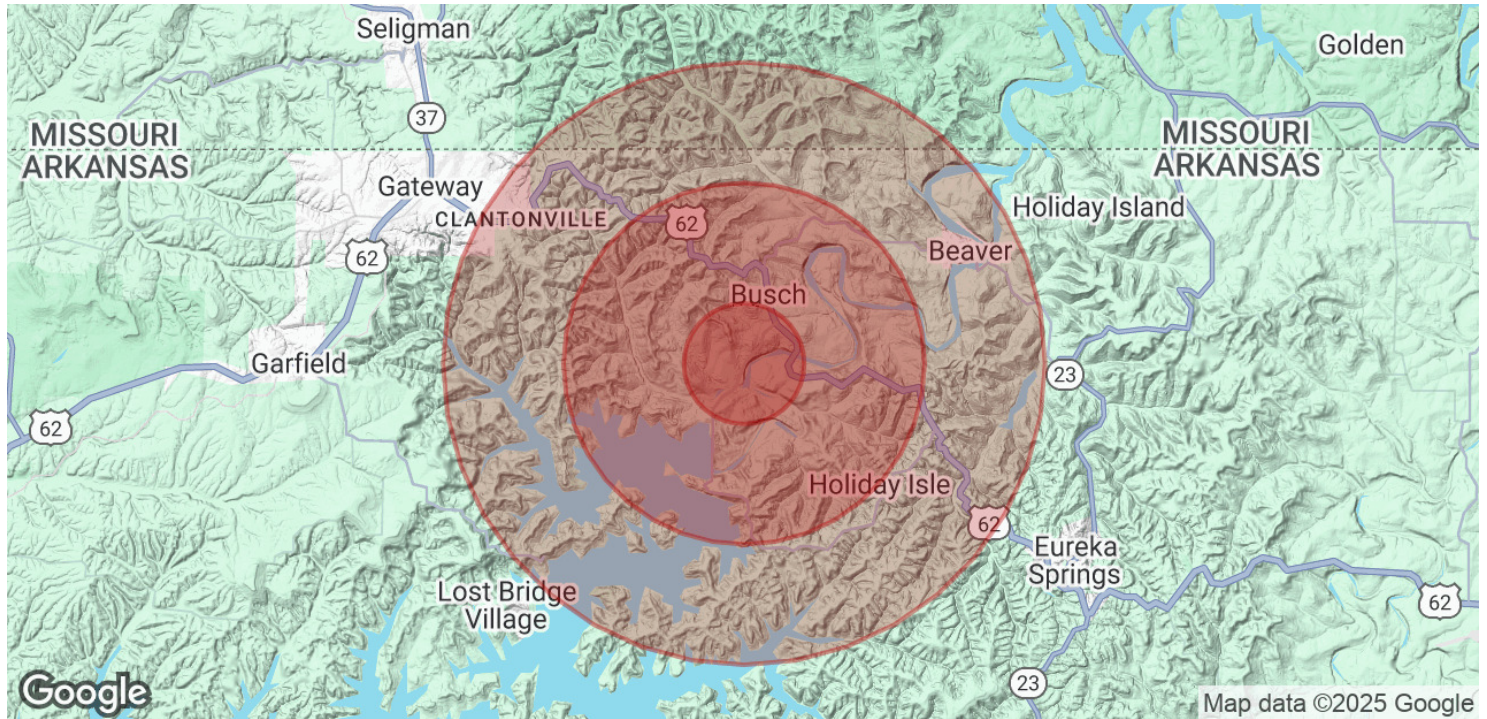
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	100	692	3,053
Average Age	58	56	55
Average Age (Male)	58	56	55
Average Age (Female)	57	56	55

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	47	327	1,471
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$76,161	\$85,985	\$84,785
Average House Value	\$370,359	\$384,379	\$356,212

Demographics data derived from AlphaMap

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