



More info available at www.ARKANSASCOMMERCIAL.com



Best Western Hotel

Price:
\$3,200,000

Year Built:
1987

No. of Rooms:
55 Rooms

Acres:
1.31 (+/-)

Revenue:
\$70,000/mo

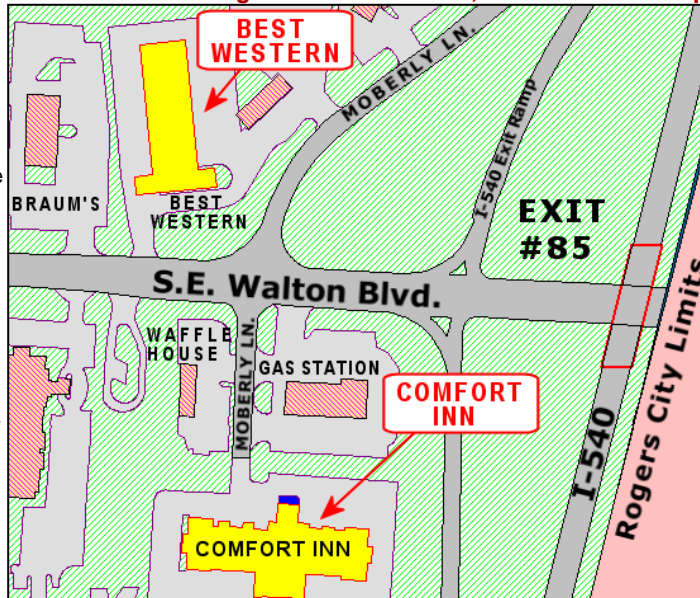


High-speed Internet Access, Fax Services, Mail Services, Photocopy Services, Continental Breakfast, Outdoor Pool, Guest Laundry, Valet Parking, Ice Machines, Vending Machines, Truck Parking, RV Parking

Tremendous opportunity to enter the booming economy of Northwest Arkansas. Ideally positioned on South East Walton Blvd just off of Interstate 540's main Rogers/Bentonville exit; Some of the most prime real estate in NWA!

**NORTHWEST ARKANSAS
HIGHLIGHTS**

- Recently ranked #1 as the best performing U.S. metropolitan area recording top economic performance and creating the most jobs in the nation by the Milken Institute
- Population: 350,000+
- 47% population increase in the 90s
- 60% employment growth in the last decade
- 36th safest metropolitan area in U.S.
- \$3.5 billion annual retail sales
- \$4.8 billion effective buying income



**MARKET AREA
HIGHLIGHTS**

- Traffic Count 25,000+ Cars/Day
- 20 minute drive to Northwest Arkansas Regional Airport
- 5 minute drive to Wal-Mart Corp. World Headquarters
- Bentonville's population increased 35% from 2000 to 2003
- City of Bentonville's current population growth is 1000 people/month
- 15 Mile population is 200,000+



Comfort Inn Hotel

Price:
\$4,200,000

Year Built:
1993

No. of Rooms:
64 Rooms

Acres:
1.75 (+/-)

Revenue:
\$100,000/mo



Business Center, High-Speed Internet Access, Mail Services, Fax Services, Indoor Heated Pool, Continental Breakfast, Banquet/Meeting Rooms, Exercise Room, Guest Laundry, Ice Machines, Vending Machines