

# Historic Boutique Hotel & 5-Star Restaurant on National Register

*Regional Destination – Architectural & Historical Significance – Premier Acquisition Opportunity*  
Northwest Arkansas

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**SYNERGY**  
BUSINESS SERVICES

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## Financials

**Asking:** \$8,750,000

**Tangible Assets:** \$7,816,341 (included in asking price)\*

## Business Summary

This boutique hotel and full service restaurant offer a rare chance to own what has become a regional destination throughout the mid-South. Renowned for its architectural significance, prestigious status on the National Register of Historic Places, luxury accommodations and five-star cuisine, this business offers the seasoned hotelier or hospitality investment group a truly unique acquisition opportunity.

Established in 1994 and nestled in the foothills of the Ozark Mountains, this award-winning small luxury hotel and fine dining restaurant combine city sophistication with a tranquil setting of rustic beauty. Prized as a haven by both business and leisure travelers alike, this destination pulls professional clientele from across the country during the week and regional vacationers on weekends. Both the hotel and restaurant are distinguished by a loyal staff that is dedicated to offering guests an experience of comfortable elegance with genuine southern hospitality.

One of the great draws of this business is its dining experience. Regionally inspired cuisine has garnered the restaurant one of only two five-star ratings awarded in the state of Arkansas. Accolades include Wine Spectator Board of Excellence 14 years in a row, AAA Four Diamond rating, James Beard Foundation Award of Excellence, Fine Dining Hall of Fame designation by Nation's Restaurant News and numerous regional and national awards and recognition.

Whether it's a fine culinary experience, a romantic getaway, a small business gathering or a relaxing overnight retreat, this business offers guests an unparalleled experience of classic luxury amidst gentle country charm.

## General Information

**Employees:** 35 FT; 10 PT (Restaurant & Hotel combined total)

**Facilities:** The restaurant – designed by a world renowned architect – incorporates solar energy principles with two-story floor to ceiling windows, and offers sweeping views of the landscaped grounds and water features. The building is approximately 8,000 square feet spanning two levels, and seats 220 guests. Highlights include three private rooms available for rent (one specifically designed for wine tasting events), an open kitchen format, and wine cellar serving an award-winning selection of over 200 wines from around the world. Couples can even reserve a table in the wine cellar for a unique and unforgettable private dining experience.

The hotel is located in an exquisitely restored building with roots dating back to the Civil War; a portion of the structure is listed on the National Register of Historic Places. The main facility is approximately 22,000 square feet, with a total of 46 rooms, including eight designer suites. Each room is a thoughtfully considered sanctuary, beautifully appointed with original artwork and furnishings, fine linens and luxury down to the smallest detail. This boutique hotel offers all the modern conveniences of a world class hotel in the ambiance of a country inn.

The hotel and restaurant are situated on 4.5 meticulously landscaped acres. A stream dissects the property and feeds into two large Koi ponds. The spectacular grounds and facilities are a local favorite for weddings and social events, as well as photographers who are inspired by the picturesque

beauty and history that are reflected in this unique and beloved destination. [FF&E is currently valued at \$1,366,341.]

## Market Outlook

**Competition:** Once considered a well-kept secret, Northwest Arkansas now has one of the fastest growing economies in the country, and is consistently ranked as one of the “most livable” metropolitan areas in the U.S. Several chain hotels are located in the surrounding area. However, this business represents the only establishment of its kind in the state of Arkansas. Travelers would have to go to the neighboring states of Texas or Tennessee to find an equivalent hospitality experience.

**Growth/Expansion:** This business offers several opportunities to build on its established, high-end brand. Approximately four acres of land adjacent to the property is listed for sale separately, and would be a prime location for a spa, medi-spa, and other ancillary services for an upscale clientele. The business is also located near a new and expanding medical park, and has many opportunities to form partnerships with a successful team of local doctor developers.

Both the restaurant and hotel have an established regional brand that could be extended into several lines of gourmet retail products. Strong demand exists for more catering of the caliber that this restaurant offers. There is an opportunity to expand the restaurant facilities to offer an outdoor dining venue on the property, and designs exist for a separate structure with a pool, spa and additional suites.

This business has been owner-operated since its inception, and could be taken to the next level by employing a professional marketing and PR firm or staff. Primary marketing efforts to date include a corporate website, affiliation with a franchised network of similar properties, an award-winning reputation, media attention and word of mouth.

This business is poised to continue taking advantage of the enormous growth in Northwest Arkansas, which was recently named as one of the top 25 “recession resistant” parts of the country. NWA is ideally situated in the geographic center of North America and surrounded by the natural beauty of the Ozark Mountains. Consistently voted one of the “most livable” parts of the country with one of the top-performing and fastest-growing economies, NWA is home to corporate giants like Wal-Mart, Tyson Foods and J.B. Hunt Transport Services, as well as the University of Arkansas. The area is served by Northwest Arkansas Regional Airport (XNA), which offers daily non-stop jet service to more than 15 major U.S. cities and is currently expanding. This business is poised to continue taking advantage of the area’s explosive growth.

## About the Sale

**Support/Training:** Training at both the hotel and restaurant are negotiable. Owner will consider continued involvement in operations of the restaurant side of the business.

**Reason Selling:** Other business interests

**Seller Financing:** Negotiable to qualified buyer

*\* Tangible assets include FF&E, inventory and real property assets owned by the corporation.*

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## Listing Info

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