



development prospectus moonlight cove villas hot springs arkansas

prepared by leon lauver + associates architects + consultants 700 west benjamin avenue norfolk, nebraska 68701 1.402.371.3333

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**Prepared by:**

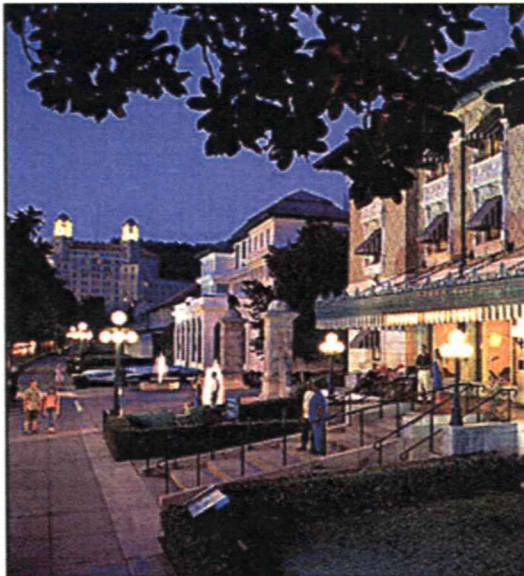
- |                                  |             |                  |
|----------------------------------|-------------|------------------|
| • Leon K. Lauver & Associates    |             | Norfolk, NE      |
| • Kelso Design Group:            | Wayne Kelso | Hot Springs, AR  |
| • Milton Raabe, Engineer         |             | Hot Springs, AR  |
| • Eudox Patterson, Legal Council |             | Hot Springs, AR  |
| • Diamond Lakes Development:     | Tom Krotky  | Hot Springs, AR  |
|                                  | James Carr  | Jacksonville, FL |



## Hot Springs:

### Healing waters, Bathhouse Row, and Tourism

The unique hot springs, from which the city gained its name, provides the unifying element of the history of Hot Springs. The springs were known as a place of peace to the Caddo Indian inhabitants of the area long before white men set foot in the valley. Hernando Desoto and his men marched through the area in 1541, staying several weeks to enjoy the special waters. The thermal springs were the attraction for the first settlers who arrived in 1807 and by 1832 Ludovicus Belding was renting rooms to visitors attracted to the "healing waters." To preserve the springs, Hot Springs was named the first National Reservation in 1832 and was later named a National Park in 1912.



## National Spa & Recreation Center

After Hot Springs became a National Park, it grew in popularity as a famous national spa and recreation center. During the early 1900's, many people flocked to the area to experience the waters credited with curative powers. Elaborate bathhouses were built to accommodate the visitors who traveled to enjoy the springs as spa treatments. Historic Bathhouse Row, is a collection of eight architecturally significant bathhouses, most of which were built between 1912 and 1923. Only the Buckstaff currently operates as a bathhouse today. The Fordyce, the most elaborate bathhouse, serves as the National Park Service's Visitor Center. The remaining bathhouses are in a development program.

### Abundant Natural Resources

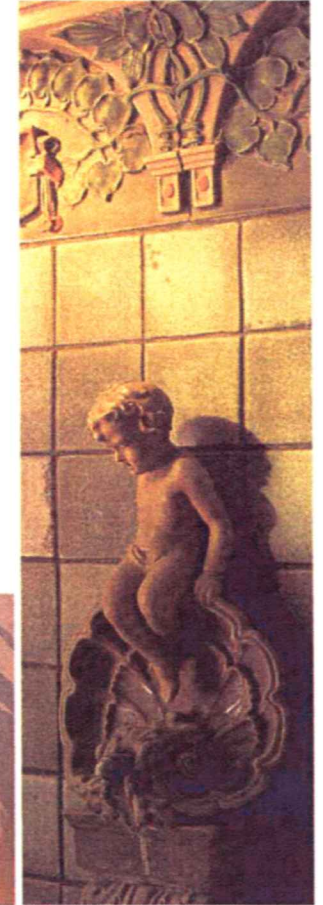
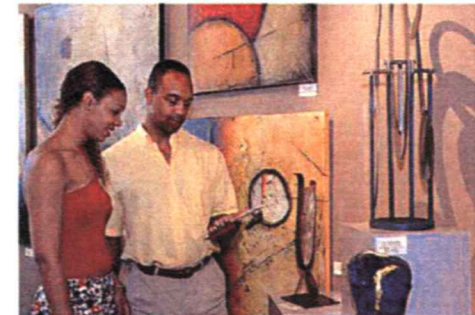
The thermal springs are just one of the many natural resources that have aided in the development of Hot Springs. Abundant timber, clean water, and mineral resources have provided the basis for many thriving industries including the continued attraction of tourists. During the 1950's, initial efforts were made to broaden the employment base in Hot Springs. Today, many businesses choose Hot Springs as their business site for the outstanding quality of life that residents, retirees, and visitors have been enjoying for years. The major economic generators of the community are tourism, retirement, manufacturing, and medical services.

## A Sense of Community

Hot Springs offers many amenities of larger cities with excellent medical facilities, nationally recognized school districts, and a wide range of retail and service outlets, all within a community that is friendly, safe and beautiful.

Everything that you need to relax, recreate, and renew your spirits is here, from enjoying the area's exquisite natural beauty to participating in fun and challenging outdoor activities, as well as a host of historical, cultural, recreational, and family attractions.

In the heart of downtown lies Hot Springs National Park, featuring thermal water displays, architecturally stunning bathhouses, and immaculate hiking trails. The lakes, which surround the city, provide a beautiful setting for home sites and water sports.





### Business is Beautiful:

Located in the heart of Arkansas, Hot Springs/Garland County is an affordable answer for business and industry. Hot Springs' lower cost of living also means lower operational costs in a great setting.

A local community college, a technical college, and three universities located within 50 miles secure a knowledgeable and available workforce. Workforce training assistance is also available. Within the past year, 1,200 new jobs have been created.

Technology and transportation meet at Fiber Park located adjacent to the Hot Spring Municipal Airport. Railroad and trucking services are available for transportation needs.

### Income\*

Median Household Buying Income:

- 1998: \$25,358
- 2000: \$26,030

Household breakdown:

- \$10,000 - \$19,000: 32.5%
- \$20,000 - \$34,999: 28.4%
- \$35,000 - \$49,999: 18.5%
- \$50,000 & over: 20.6%

### Major Industries

	Earnings (millions)	Covered Employmt
Manufacturing	\$113.3	3,932
Nonmanufacturing	\$708.6	30,392
Educ. & Health Svc.	\$196.6	6,250
Retail Trade	\$127.3	8,368
Wholesale & Retail	\$99.8	5,442
Local Government	\$73.9	2,718
Leisure & Hospitality	\$67.8	5,651
Construction & Trans	\$52.5	2,259
Business Svc.	\$51.6	1,980
Financial Activities	\$42.3	1,509

\* Source: "2001 Survey of Buying Power"

### Location and Climate:

Hot Springs is located slightly southwest of the geographic center of the state and rests amid the gently rolling Ouachita Mountains. The central location offers easy access to the entire nation.

Transportation to Hot Springs is convenient with ground service including an Intra-city Transit System, a major bus line, and 10 motor freight carriers.

By rail, Hot Springs has new direct service to Malvern and Little Rock. Amtrak serves four times weekly with service from Chicago to Dallas, San Antonio, and Los Angeles.

Air Transportation includes one commercial airline along with charter and rental services. Hot Springs Municipal Airport features a 6,600 ft runway. Convenient shuttle service is available to the Little Rock International Airport.

Hot Springs' climate is mild with moderate temperatures and well distributed precipitation. Hot Springs averages 54 inches of rainfall and only 4.5 inches of snow fall a year. The average daily maximum temperature is 75 degrees F and the average daily minimum temperature is 52 degrees F.

### Average Temperature:

	High	Low
January	40	9
February	44	24
March	50	30
April	60	40
May	69	50
June	75	62
July	85	70
August	88	72
September	75	62
October	68	55
November	50	40
December	42	28

### Quick Facts:

Population

- Garland County: 88,068
- Hot Springs: 35,750
- Service Area: 255,900

Percent Population by Age Group

- 18-24 yrs: 7.4
- 25-44 yrs: 10.7
- 44-64 yrs: 20.6
- 65+ yrs: 40.2

Median age of population: 42.5

Garland County Households: 38,600

Estimated Effective Buying Income in Garland County

- 1999: \$1,324 million
- 2000: \$1,376
- 2001: \$1,433

### Distances to Hot springs:

	Miles	Km.
Atlanta	559	899
Chicago	694	1117
Dallas	283	455
Denver	910	1464
Kansas City	413	665
Los Angeles	1657	2666
Memphis	192	309
New York	1292	2079
St. Louis	406	653



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### Amenities:

Hot Springs offers its visitors and residents a wide variety of opportunities for enjoyment, from exquisite natural beauty, to numerous historical, cultural, recreational, and family attractions.

### Natural Beauty – Outdoor Activities

Surrounded by mountains and lakes, Hot Springs' beautiful scenery can be enjoyed while participating in some of the area's great outdoor activities or from your own window. Lake Hamilton and Lake Catherine border the City and provide 328 miles of shoreline. Lake Ouachita, just 30 minutes from downtown Hot Springs, has 40,000 acres of crystal clear water and nearly 700 miles of unspoiled shoreline. Lake DeGray is less than 25 miles south of Hot Springs. Boating, waterskiing, fishing, and other water sports are frequent scenes on all these lakes. Many nearby parks offer camping and hiking. Hot Springs has nine city parks, which offer a wide range of recreational facilities.

### Historic Hot Springs – Oldest National Park

In the heart of downtown Hot Springs lies Historic Bathhouse Row. The stunning bathhouses surrounded by tree-lined walkways and the Grand Promenade provides a magical setting for tourists and residents alike to enjoy. A hot spring display shows how the springs originally appeared cascading down the mountainside. The Hot Springs National Park Visitors Center is housed in the beautifully restored Fordyce Bathhouse.

### Dining

Hot Springs offers more than 150 restaurants featuring cuisines from around the world.

### Thoroughbred Racing – Second Oldest Track in the USA

Thoroughbred racing at Oaklawn Park is an annual tradition that boasts some of the nation's best horses, jockeys, and purses. Live racing begins at the end of January and continues throughout mid-April each year. Throughout the remainder of the year, simulcast racing features thoroughbred racing at other parks.

### Attractions

Hot Springs has something for everyone in the way of attractions and entertainment, from great music shows to romantic lake cruises. Hot Springs was the boyhood home of Former President Bill Clinton and tours of his home site and favorite haunts are offered to visitors. Garland County is also home to some of the best crystal deposits in the world and is a paradise for rock hounds. Visitors can contact the city's Advertising and Promotion Commission at 1-800-SPA-CITY for a complete visitors' guide.

### Shopping

Charming gift shops, antique stores, fine art galleries, factory outlet stores, and a local mall are guaranteed to satisfy your treasure hunts.

### Golf and Tennis

Two local County Clubs offer 63 holes and three championship courses, along with 18 tennis courts. Nearby private planned communities offer 98 holes, six championship courses. Area public golf courses boast over 63 holes and two championship courses. There are four public parks with tennis courts for a combined number of 13 courts, five of which are lighted for evening play.

### Churches/Religion

Hot Springs has over 150 Churches representing 32 different denominations and religions.

### Education

There are seven public school districts in Garland County. The largest district, Hot Springs, enjoys a student/teacher ratio of 13:1. Accompanied by seven private schools, Garland County Community College and Quapaw Technical Institute, Hot Springs offers numerous educational opportunities. Additionally, Henderson State University, Ouachita Baptist University and the University of Arkansas at Little Rock are within an hour's drive.

### Civic Organizations/Clubs

Civic Organizations and Clubs include: YMCA, Boys Club, Lions Clubs, Historical Society, Jaycees, Junior Auxiliary, Kiwanis, Elks, Rotary Club, Sertoma Club, Women's Chamber of Commerce, and many others.

### Libraries

The Garland County Library houses approximately 62,000 volumes and is located at 1427 Malvern Avenue.





## Electric:

Entergy

- Transmission Voltages: 115,000 volts
- City Primary Voltages: 13,800 volts
- Service Voltages Available: 120/240; 120/208 30; 277/480 30

For more specific information, contact:

Mike Bush, Division Manager  
324 Malvern Avenue  
Hot Springs, AR 71901  
Phone: 1-800-ENTERGY

Entergy Incentive Rate

The Economic Development Rate (Rider M37) may appear to be written in utility terminology, but it can mean significant power costs savings for a new and expanded operations in Arkansas. Outlined below is the Economic Development Rate.

Demand Discounts (Rider M37)

This rate is available to new added loads of at least 500 Kw. For billing purposes under AP&L's standard industrial rate schedule, new non-summer monthly demands of 500 Kw or greater are reduced by 50% in the first year, 40% in the second year, 30% in the third year, 20% in the fourth year, and 10% in the fifth year.

## Natural Gas:

Arkansas Louisiana Gas Company  
A division of NorAm Energy

- Source: Integrated System
- Heat Value: 1,000 BTU

For more specific information, contact:

Hubert Jones  
348 Malvern Avenue  
Hot Springs, AR 71901  
Phone: (501)623-7744

The Hot Springs District is supplied gas from several directions with arterial lines ranging in size from 4" to 12" with a maximum pressure of 60 PSIG. Major development areas for industrial or large commercials are served directly off lines with pressures ranging from 90 PSIG to 270 PSIG.

## Water:

- Municipal Source: Lake Ouachita
- Storage Capacity: 12,700,000 gallons
- Pumping Capacity: 18,000,000 gallons
- Peak Consumption: 13,200,000 GPD

For more specific information, contact:

Milton Raabe  
133 Convention Boulevard  
Hot Springs, AR 71901  
Phone: (501)321-6886

Water Rates, 1998

Inside City Limits:

- 5/8" meter \*
- Base Rate: \$2.47 includes first 1,000 gallons
- Based on meter size

Outside City Limits:

- Base Rate: \$3.17 includes first 1,000 gallons
- \$1.84 per additional 1,000 gallons

## Wastewater:

Capacity 12,000,000 GPD  
Surplus Capacity: 5,000,000 GPD

For more specific information, contact:

Milton Raabe  
133 Convention Boulevard  
Hot Springs, AR 71901  
Phone: (501)321-6886

Sewer Rates

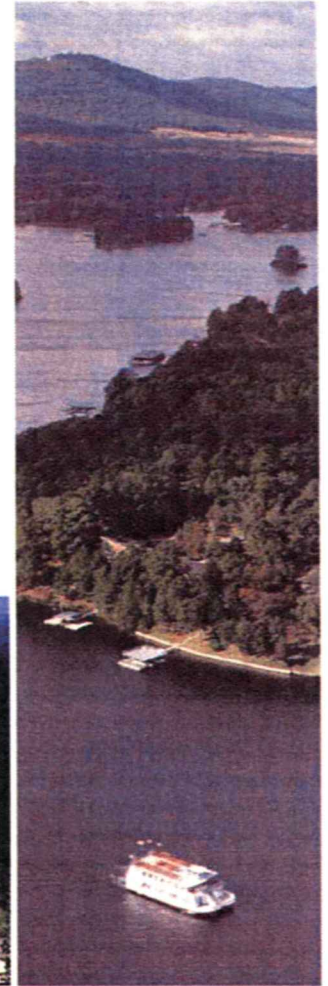
- Base Rate: \$10.50 includes first 1,000 gallons

Example of Billing:

Meter reading = 12,000 gallons

This figure is multiplied by .88 in order to recognize the fact that all water entering through the water meter does not return to the sewer system

Adjusted Reading: 10,560 gallons



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### Sales Tax

Sales Tax applications may be obtained from the Garland County courthouse or by contacting:

State of Arkansas, Sales and Use Tax  
P.O. Box 1272  
7th and Wolfe Streets  
Little Rock, AR 72203-1272  
Phone: (501)628-7104

The application must be accompanied by a nonrefundable \$50 fee. The business will receive back, monthly reporting forms with their business name and tax number printed on it.

### Local Sales Tax

- State of Arkansas: 4.625%
- City of Hot Springs additional tax: 2.0%
- Garland County additional tax: 0.5%
- Hotel-Motel-Restaurant additional tax: 3.0%

### Withholding Taxes

New businesses must complete an application for Withholding Taxes for employees. Applicants should include their Federal ID Number with the application. Applications may be obtained by contacting:

Arkansas Finance & Administration  
Withholding Tax Department  
P.O. Box 9941  
Little Rock, AR 72203  
Phone: (501)682-2212

Completed applications should be mailed to the above address. Businesses will receive back, monthly reporting forms to send with their monthly remittance. Withholding charts and guidelines will also be sent.

### Estimated Taxes

Businesses with no employees must estimate taxes on personal income, on a quarterly basis, if taxes are expected to be \$250 or more a year. There is a 10% penalty for unpaid taxes.

Department of Finance  
Individual Income Tax  
P.O. Box 9941  
Little Rock, AR 72203  
Call (501) 682-7397 for forms.

Arkansas Personal Income Tax Information  
Hotline: 1-800-882-9275 or (501) 682-7272

### Corporate Taxes

Corporations must register with the Secretary of State and pay a Franchise Fee before doing business in Arkansas. The State uses the Federal I.D. Number for identification purposes.

State of Arkansas, Secretary of State  
State Capitol Building  
Little Rock, AR 72203

General information and forms for corporate income taxes may be obtained at:

Arkansas Finance and Administration  
Corporate Income Tax  
P.O. Box 919  
Little Rock, AR 72203  
Phone (501)682-4775

### Subchapter S:

Businesses that are a Federal Subchapter S may wish to pursue election for the State of Arkansas. Contact: (501) 682-7255 for more information.

### Business Planning Assistance

Service Corp of Retired Executives (SCORE): This group of volunteers offers their free and confidential expertise by counseling both potential business people and those already established in business. Contact John Stratton at (501)321-1700 ext. 270 for more information.

### Small Business Administration (SBA):

The local office provides direct assistance to the small business community including assistance with financing proposals.

Small Business Development Center  
835 Central Suite 402 D  
Hot Springs, AR 71901  
Phone: (501)624-5448

### Chamber of Commerce:

Provides local demographic information along with a host of development and marketing opportunities for business.

Greater Hot Springs  
Chamber of Commerce  
659 Ouachita  
P.O. Box 6090  
Hot Springs, AR 71902  
Phone: (501)321-1700







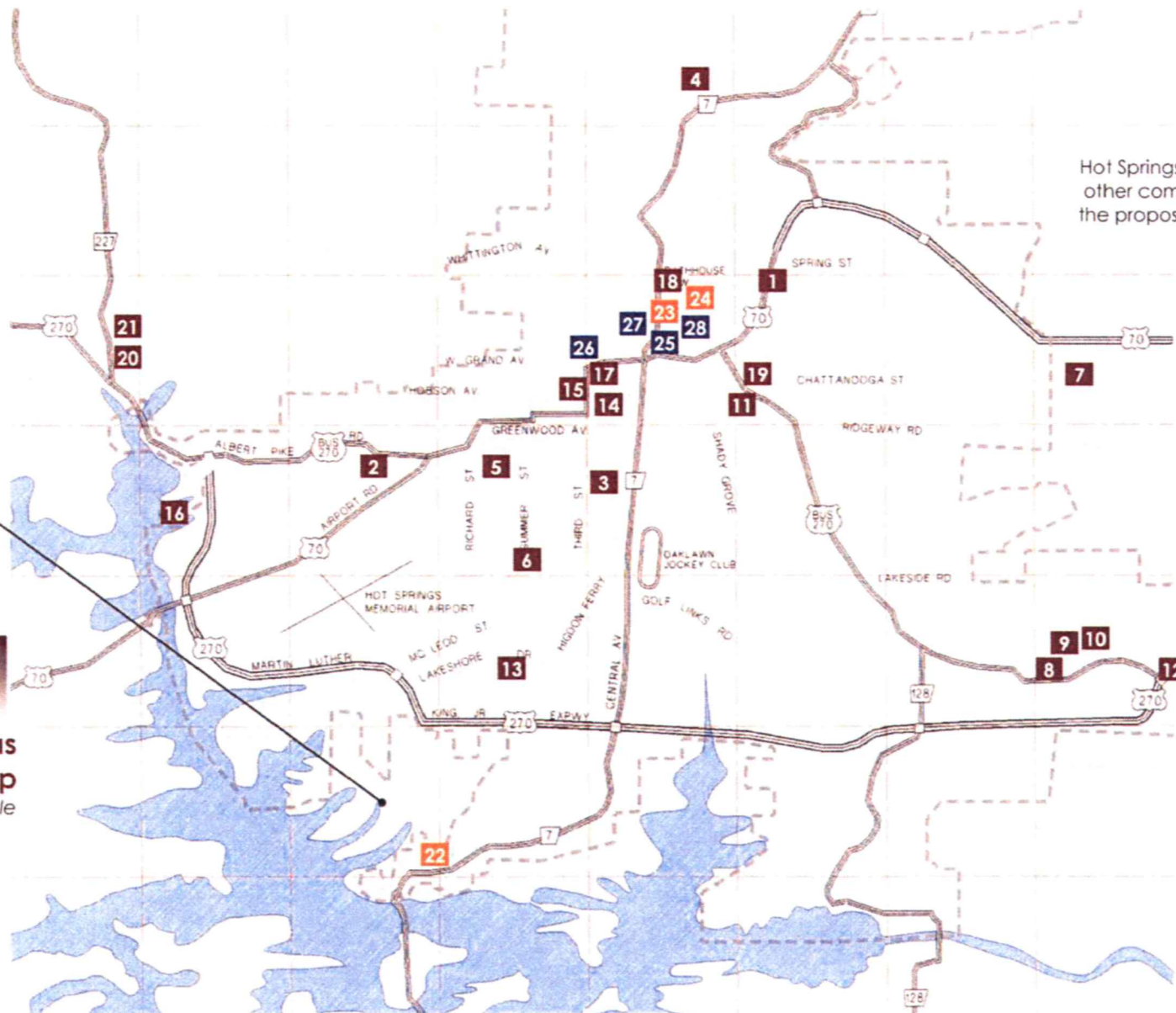
Moonlight Cove Villas



# Hot Springs Arkansas Community Assets Map

Not to scale

- 1** Schools
- 22** Arts
- 25** Government & Civic



## Community Assets:

Hot Springs has many schools, churches, and other community institutions. The location of the proposed condominiums has convenient access to many of the amenities characteristic to the area.



Moonlight Cove Villas



## Schools:

- 1. Langston Traditional (PK-5)**  
120 Chestnut Street  
(501) 620-7821
- 2. Gardner Technology Magnet (K-5)**  
525 Hammond Drive  
(501) 620-7822
- 3. Oaklawn Arts Magnet (K-5)**  
301 Oaklawn Boulevard  
(501) 623-2661
- 4. Park Magnet School (K-5)**  
220 Tom Ellsworth Drive  
(501) 623-5661
- 5. Hot Springs Middle School (6-8)**  
700 Main Street  
(501) 624-5228
- 6. Hot Springs High School (9-12)**  
701 Emory Street  
(501) 624-5286
- 7. Cutter Morning Star (K-12)**  
2801 Spring Street  
(501) 262-1220
- 8. Lakeside Primary School (K-2)**  
2841 Malvern Avenue  
(501) 262-1921
- 9. Lakeside Middle School (2-6)**  
2855 Malvern Avenue  
(501) 262-2332
- 10. Lakeside High School (10-12)**  
2871 Malvern Avenue  
(501) 262-1530
- 11. Arkademy (6-12)**  
1230 Malvern Ave  
(501) 623-5664
- 12. Faith Tabernacle Christian Academy**  
3647 Malvern Ave  
(501) 767-1142

- 13. Garland Park Christian Academy**  
670 Panama  
(501) 624-5510
- 14. Gospel Light Baptist School (K-12)**  
516 Third Street  
(501) 624-3640
- 15. Second Baptist Christ School (PK-12)**  
600 Garland  
(501) 624-7210
- 16. Hot Springs Adventist School (PK-8)**  
401 Weston Road  
(501) 760-3336
- 17. St. John's Catholic School (PK-8)**  
583 West Grand  
(501) 624-3171
- 18. St. Luke's Episcopal School (PK-3)**  
228 Spring  
(501) 623-1653
- 19. St. Michael's School (PK-6)**  
1125 Malvern Avenue  
(501) 623-9651
- 20. Garland County Community College**  
101 College Drive  
(800) 760-1825
- 21. Quapaw Technical Institute**  
200 Mid America Boulevard  
(501) 767-9314

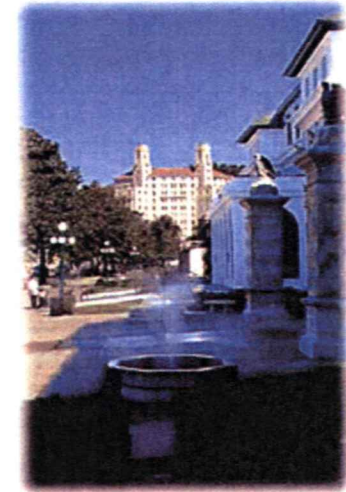
## Arts:

- 22. Pocket Theatre**  
2138 Higdon Ferry Road  
(501) 525-7529
- 23. Poet's Loft**  
514 Central Avenue  
(501) 623-4414
- 24. Hot Springs ARTS Center**  
(501) 624-0489

## Governmental & Civic Organizations:

- 25. City of Hot Springs**  
113 Convention Boulevard  
(501) 321-6808
- 26. Hot Springs Chamber of Commerce**  
659 Ouachita  
(501) 321-1700
- 27. Department of Finance Revenue**  
200 Woodbine Street #142  
(501) 624-4472
- 28. Hot Springs Transportation**  
100 Broadway Terrace  
(501) 321-2006

## Community:



Moonlight Cove Villas



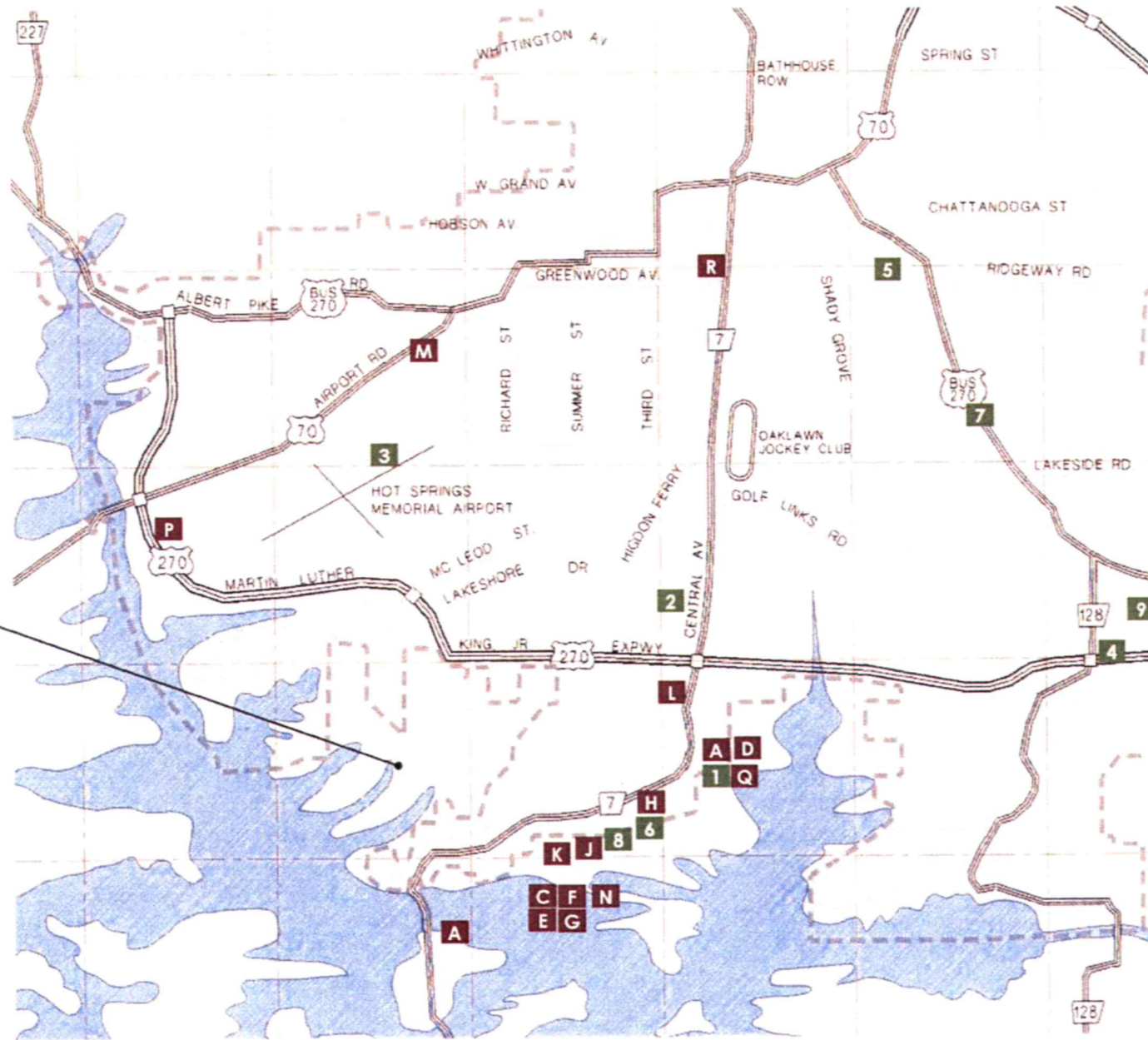
## Shopping:

As this map shows, the proposed condominiums are close to major Big-Box retailers and most of the major grocers. This is a partial list. Please contact the Chamber of Commerce for further details and listings



**Hot Springs Arkansas  
Shopping + Grocery**  
Not to scale

- 1 Grocery Store
- A Shopping Center/Retail



Moonlight Cove Villas

## Shopping Center / Retail

### A. Cornerstone

Bypass and Central Avenue  
501-525-7171  
29 store strip mall

### B. Temprance Hill

4332 Central Avenue  
501-525-7271  
30 store strip mall

### C. Hot Springs Mall

4501 Central Avenue  
501-525-3254  
70 store mall

### D. Lowe's

300 Cornerstone Boulevard  
501-525-2233  
Home Improvement

### E. Sear's

4501 Central Avenue  
501-525-5197  
Department store

### F. Dillard's

4501 Central Avenue  
501-525-4501  
Department store

### G. JC Penney

4501 Central Avenue  
501-525-5287  
Department store

### H. Wal-Mart

3333 Central Avenue  
501-623-7605  
Discount store

### J. K-Mart

4411 Central Avenue  
501-525-6213  
Discount store

### K. Dress Barn

4330 Central Avenue  
501-525-1544  
Clothing outlet

### L. Cache

2916 Central Avenue  
501-624-7702  
Clothing outlet

### M. Gene Lockwood's

314 Albert Pike  
501-623-2508  
Sporting goods

### N. Hibbett's

4501 Central Avenue  
501-525-6994  
Sporting goods

### P. Ouachita

112 Blackhawk Lane  
501-767-1373  
Sporting goods

### Q. T.J. Maxx

420 Cornerstone Boulevard  
501-525-2275  
Discount Store

### R. Oaklawn

120 Central Avenue  
501-624-2181  
Clothing store

## Grocery Stores:

### 1. Albertson's

300 Cornerstone Boulevard  
501-520-4729

### 2. Chicken, Etc.

1625 Higdon Ferry  
501-520-4264

### 3. D+R

1702 Airport Road  
501-767-5846

### 4. Diamondhead

440 Catherine Park  
501-262-3557

### 5. Harvest

800 Malvern  
501-624-3824

### 6. Kroger

3341 Central Avenue  
501-624-0259

### 7. Piggly Wiggly

1540 Malvern Avenue  
501-623-8767

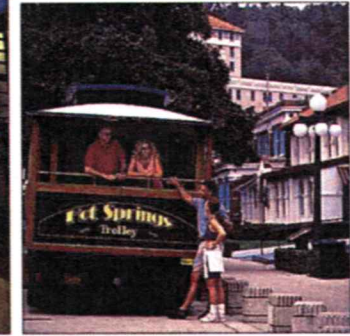
### 8. Price Cutter

4216 Central Avenue  
501-525-4520

### 9. Thompson

3684 Malvern Avenue  
501-262-3152

## Shopping:



Moonlight Cove Villas



Hot Springs has a substantial amount of entertainment offerings. This is a partial list of some of the major entertainment and recreation attractions. Please contact the chamber of commerce and the convention and visitors bureau for further information and listings.



Hot Springs Arkansas  
Entertainment  
*Not to scale*



**1. Buckstaff Bathhouse**

509 Central Avenue  
501-623-2308  
Active Bath house

**2. Oaklawn Thoroughbred Horse Racing**

2705 Central Avenue  
501-623-4411  
Horse track

**3. Bath House Show**

817 Central Avenue  
501-623-1415  
Vernacular Variety Show

**4. Maxwell Blade**

701 Central Avenue  
501-623-6200  
Magic Show

**5. Central**

1008 Central Avenue  
501-624-2268  
Country Music

**6. Music Mountain Theatre**

1555 East Grand Avenue  
501-767-3841  
Country Music/Gospel

**7. Pocket Theatre**

2138 Higdon Ferry  
501-525-7529  
Vernacular Variety Show

**8. Magic Springs**

1701 East Grand Avenue  
501-624-0100  
Theme Park

**9. Central City 10**

909 Higdon Ferry Road  
501-623-9971  
Cinema

**10. Movies 4**

4501 Central Avenue  
501-525-0883

**11. Diamondhead**

135 Evinrude Point  
501-262-9924  
Marina

**12. Dodd City**

112 Catalina Drive  
501-525-2946  
Marina

**13. Essex**

121 Essex Park Place  
501-262-0050  
Public Golf course

**14. Lakeside**

418 Wilson's Lake Road  
501-262-4346  
Public golf course

**15. Magic Hills**

1873 East Grand Avenue  
501-609-9700  
Public golf course

**16. Diamondhead**

245 Independence Drive  
501-262-3734  
Private golf course

**17. Belvedere**

385 Belvedere Drive  
501-623-2305  
Private Golf course

**18. Diamante**

200 Country Club Drive  
501-922-4191  
Private Golf course

**19. Hot Springs C.C.**

101 Country Club Drive  
501-623-4981  
Private Golf course

**20. Family Fun Park**

3500 Central Avenue  
501-620-4100  
Family Entertainment

**21. Oaklawn Lanes**

166 Golf Links Road  
501-624-4466  
Bowling

**22. Arkansas Alligator**

847 Whittington  
501-623-6172  
Alligator Farm/Petting Zoo

**23. Central Lanes**

3917 Central Avenue  
501-525-1338  
Bowling

**24. Monte Carlo**

410 Airport Road  
501-609-9700  
Amusement

**25. National Park Aquarium**

209 Central Avenue  
501-624-3474  
Aquarium

**26. Pirate's Cove**

4612 Central Avenue  
501-525-2406  
Miniature Golf

**27. Play By Play**

1510 Lakeshore Drive  
501-525-5867  
Family Sports

**28. Josephine Tussaud**

250 Central  
501-623-5836  
Wax Museum

**29. Lakes Ouacita,  
Hamilton & Catherine**

World famous hunting, fishing &  
water sports

**30. Classics Bar & Grill**

4813 CENTRAL AVE  
(501) 525-7172

**Entertainment:**



Moonlight Cove Villas



## Area Restaurants:

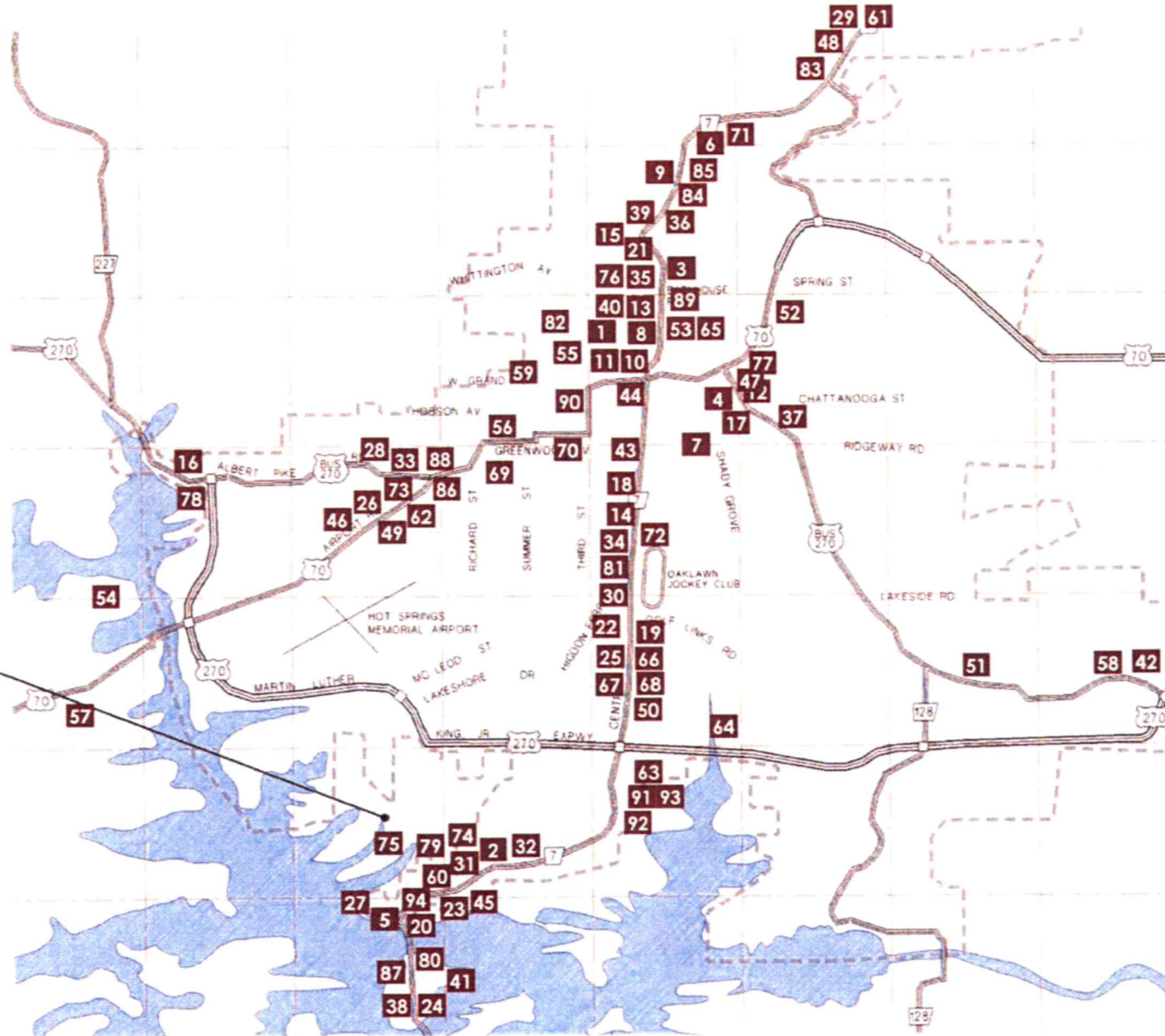
The restaurants shown are a partial list of the available places to eat. Not shown are the numerous drive-ins, fast food establishments, and grocery stores. Please consult with the chamber of commerce for a more comprehensive list should it be needed.



Moonlight Cove Villas



Hot Springs Arkansas  
Restaurant Map  
Not to scale



Moonlight Cove Villas

**1. Acapulco**  
320 Ouachita Avenue # 320  
(501) 623-8030

**2. Applebee's**  
4426 Central Avenue  
(501) 525-2774

**3. Arlington & Venetian**  
239 Central Avenue  
(501) 623-7771

**4. Baby Boomers**  
1521 Malvern Avenue  
(501) 624-3633

**5. Back Porch Grill**  
4810 Central Avenue  
(501) 525-0885

**6. Bailey's**  
510 Park Avenue  
(501) 624-4085

**7. Beano's**  
1000 Shady Grove Road  
(501) 262-3266

**8. Belli Arti**  
719 Central Avenue  
(501) 624-7474

**9. Bohemia**  
417 Park Avenue  
(501) 623-9661

**10. Brickhouse**  
801 Central Avenue # 24  
(501) 321-2926

**11. Bridge Street**  
801 Central Avenue  
(501) 624-5259

**12. 1217**  
1217 Malvern Avenue  
(501) 318-1094

**13. Café Central**  
600 Central Avenue  
(501) 609-9323

**14. Café Pompeii**  
2012 Central Avenue  
(501) 318-3287

**15. Santa Claire**  
323 Whittington Avenue  
(501) 624-0166

**16. Cajun Boilers**  
2806 Albert Pike Road  
(501) 767-5695

**17. California**  
1000 Shady Grove Road  
(501) 262-4667

**18. Captain D's**  
1906 Central Avenue  
(501) 321-4288

**19. Cici's**  
3321 Central Avenue  
(501) 321-2400

**20. Classic Sport**  
4813 Central Avenue  
(501) 525-7172

**21. Colonial**  
111 Central Avenue  
(501) 624-9273

**22. Colton's**  
120 Crawford Street  
(501) 623-2110

**23. Cove**  
4918 Central Avenue  
(501) 525-8994

**24. Curlie's**  
5431 Central  
(501) 525-4262

**25. Dixie**  
3623 Central Avenue  
(501) 624-2100

**26. Doc's**  
1018 Airport Road # 132  
(501) 760-2227

**27. Does**  
4904 Central  
(501) 525-8585

**28. Don Juan**  
1311 Albert Pike Road  
(501) 321-0766

**29. Ed's**  
4510 Park Avenue  
(501) 624-3366

**30. El Alamo**  
3140 Central Avenue  
(501) 623-3858

**31. El Chico**  
4501 Central Avenue  
(501) 525-4055

**32. English Muffin**  
4307 Central Avenue  
(501) 525-2710

**33. Evelyn & Carol's**  
1301 Albert Pike Road  
(501) 624-5668

**34. Facci's**  
2900 Central Avenue  
(501) 623-9049

**35. Faded Rose**  
210 Central Avenue  
(501) 624-3200

**36. Fish Net**  
242 North Highway 7  
(501) 321-1910

**37. French Market**  
1538 Malvern Avenue  
(501) 623-2222

**38. Gilligan's**  
5200 Central Avenue  
(501) 525-3919

**39. Grady's**  
101 Park Avenue  
(501) 609-5355

**40. Granny's**  
362 Central Avenue  
(501) 624-6183

**41. Hamilton House**  
130 Van Lyell Terrace  
(501) 525-2727

**42. Harold's**  
4897 Malvern  
(501) 262-3032

**43. Hester's**  
1525 Central Avenue  
(501) 321-2775

**44. Brau Haus**  
801 Central Avenue  
(501) 624-7866

**45. Hunan's**  
4737 Central Avenue  
(501) 525-3344

**46. Jazzy's**  
1739 Airport Road  
(501) 767-3919

**47. Jernigan's**  
135 Central Avenue  
(501) 623-3909

**48. King Cobra**  
4330 Park Avenue  
(501) 321-3571

## Restaurants:



Back Porch Grill located in SunBay Resort



Moonlight Cove Villas



**49. Kozy's**

1218 Airport Road  
(501) 767-1488

**50. La Hacienda**

3836 Central Avenue  
(501) 525-8203

**51. Lakeside**

3682 Malvern road  
(501) 262-2390

**52. Lee's**

1125 East Grand Avenue  
(501) 624-4334

**53. Maggie's**

414 Central Avenue  
(501) 318-1866

**54. Martin's Harbor**

201 McDonald Loop  
(501) 760-3520

**55. Mary's**

432 Ouachita  
(501) 624-2988

**56. Mc Clard's**

505 Albert Pike Road  
(501) 624-9586

**57. Mick's**

173 Marian Anderson Road  
(501) 760-7299

**58. Midway**

4897 Malvern Avenue  
(501) 262-3032

**59. Mollie's**

538 West Grand Avenue  
(501) 623-6582

**60. Mrs. Miller's**

4723 Central Avenue  
(501) 525-8861

**61. O'Brien's**

8913 Park Avenue  
(501) 321-2227

**62. Ole' Feed House**

1020 Airport Road  
(501) 760-3345

**63. On the border**

190 Pakis Street  
(501) 520-5045

**64. Oyster Bay**

200 River Height Terrace  
(501) 767-2211

**65. Pancake Shop**

216 Central Avenue  
(501) 624-5720

**66. Panda**

3620 Central Avenue  
(501) 624-5403

**67. Perkins**

3630 Central Avenue  
(501) 624-5000

**68. Reef**

3812 Central Avenue  
(501) 525-4145

**69. Rueben's Market**

1430 Greenwood  
(501) 760-2332

**70. Riley's**

718 Hobson Avenue  
(501) 624-9477

**71. Ritz**

1008 Park Avenue  
(501) 623-6366

**72. Rocky's Corner**

2600 Central Avenue  
(501) 624-0199

**73. Runway**

1006 Airport Road  
(501) 760-2050

**74. Ryan's**

4538 Central Avenue  
(501) 525-3007

**75. Sam's**

401 Birchwood Bay Road  
(501) 525-0780

**76. Shapiro's**

510 Central Avenue  
(501) 624-5500

**77. Shanghai**

608 East Grand Avenue  
(501) 321-1688

**78. Shannon's**

2803 Albert Pike Road  
(501) 767-5511

**79. J's Italian Villa**

4836 Central Avenue  
(501) 525-1121

**80. Smyly's**

4916 Central Avenue  
(501) 525-3442

**81. Stubby's**

3024 Central Avenue  
(501) 624-1552

**82. Three Monkeys**

924 Prospect Avenue  
(501) 609-0003

**83. Three Pines**

4431 Park Avenue  
(501) 623-6502

**84. Trumpets**

218 Park Avenue  
(501) 623-3311

**85. Two Guys**

310 Park Avenue  
(501) 609-9955

**86. Vetoni's**

201 Airport Road  
(501) 321-3500

**87. Waterscape**

5101 Central Avenue  
(501) 525-0051

**88. Western Sizzilin**

1206 Albert Pike Road  
(501) 623-2548

**89. Wok Downtown**

408 Central Avenue # A  
(501) 623-5552

**90. Zac's**

209 West Grand Avenue  
(501) 624-6699

**91. Cracker Barrel**

170 Pakis  
(501) 525-4704

**92. On the Border**

190 Pakis  
(501) 520-5045

**93. Outback**

180 Pakis  
(501) 520-5800

**94. Waffle House**

4761 Central  
(501) 525-4698

**95. J's Italian Villa**

4761 Central  
(501) 525-4698

**Restaurants:**

J's Italian Villa



Moonlight Cove Villas

16



## Image of Proposed Site

*Peters Point*



view looking Southwest



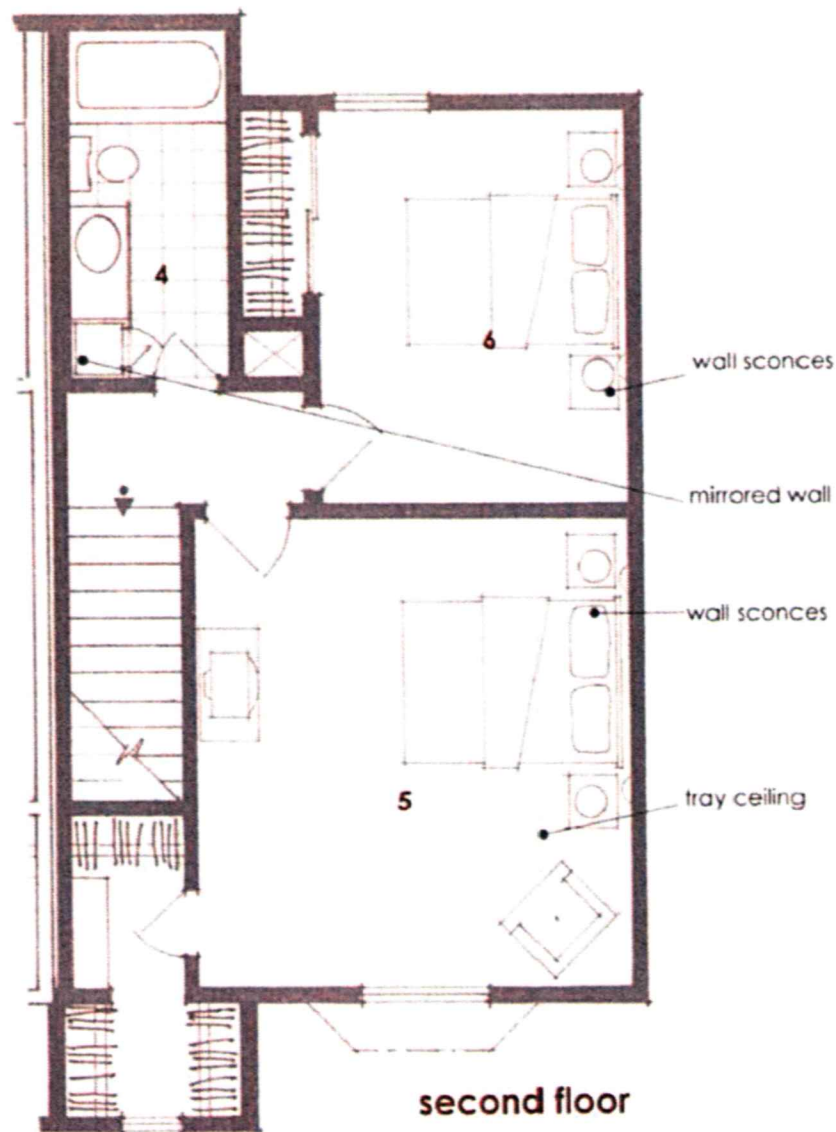
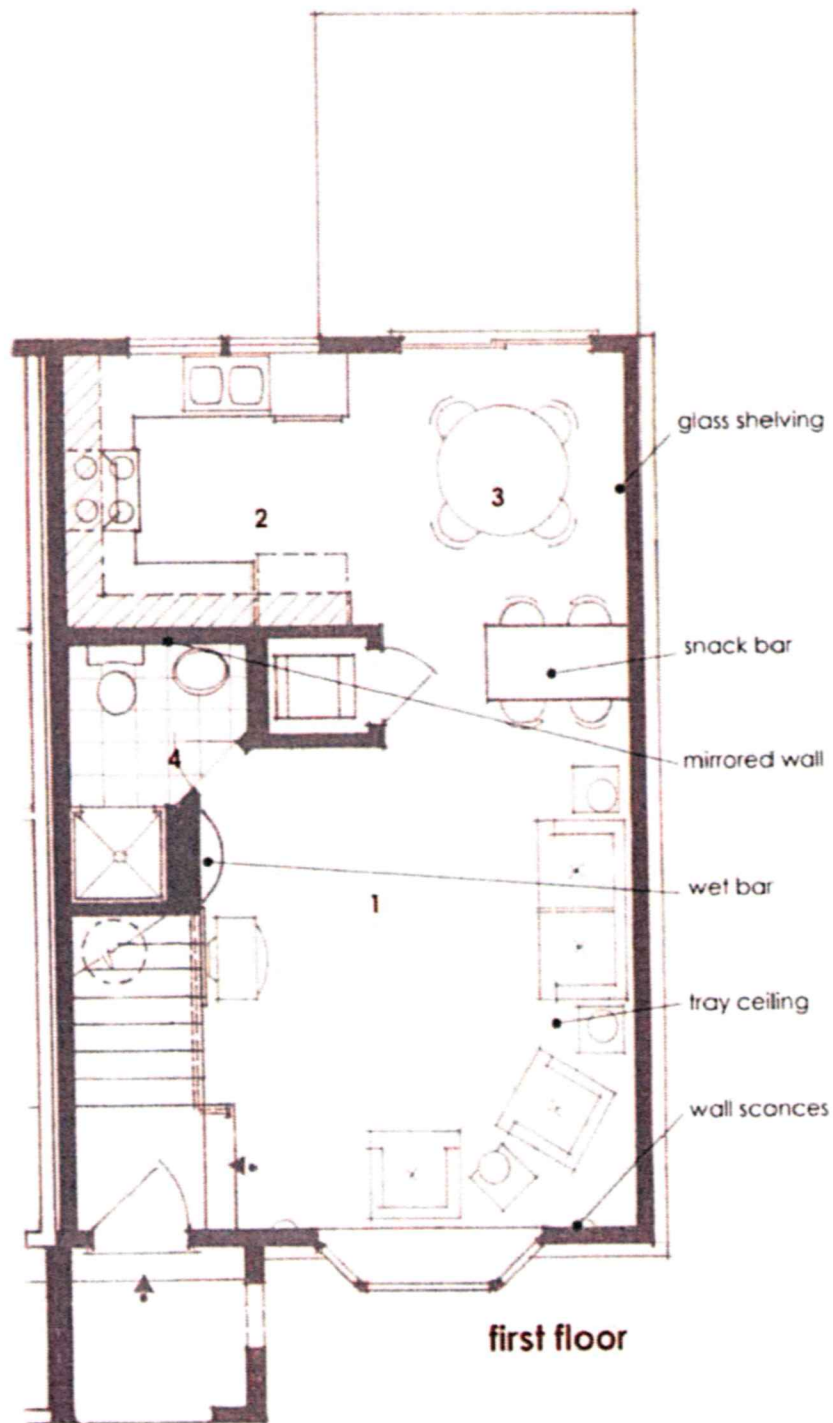
Moonlight Cove Villas





**Moonlight Cove Villas**  
*site plan*





1. Living Room  
13'-6" x 15'
2. Kitchen  
8'-6" x 9'
3. Dining Room  
9'-6" x 9'
4. Bathroom  
varies
5. Master Bedroom  
13'-6" x 14'-6"
6. Bedroom  
12' x 9'-8"

#### 4-Plex Building 'A'

unit plans

#### Building Data:

Number of units	16
Units per building	4
Area of unit	1120 s.f.
Enclosed area of building	4,480 s.f.
Building length	75'-0"
Building width	28'-0"
Building height	29'-0"





front view



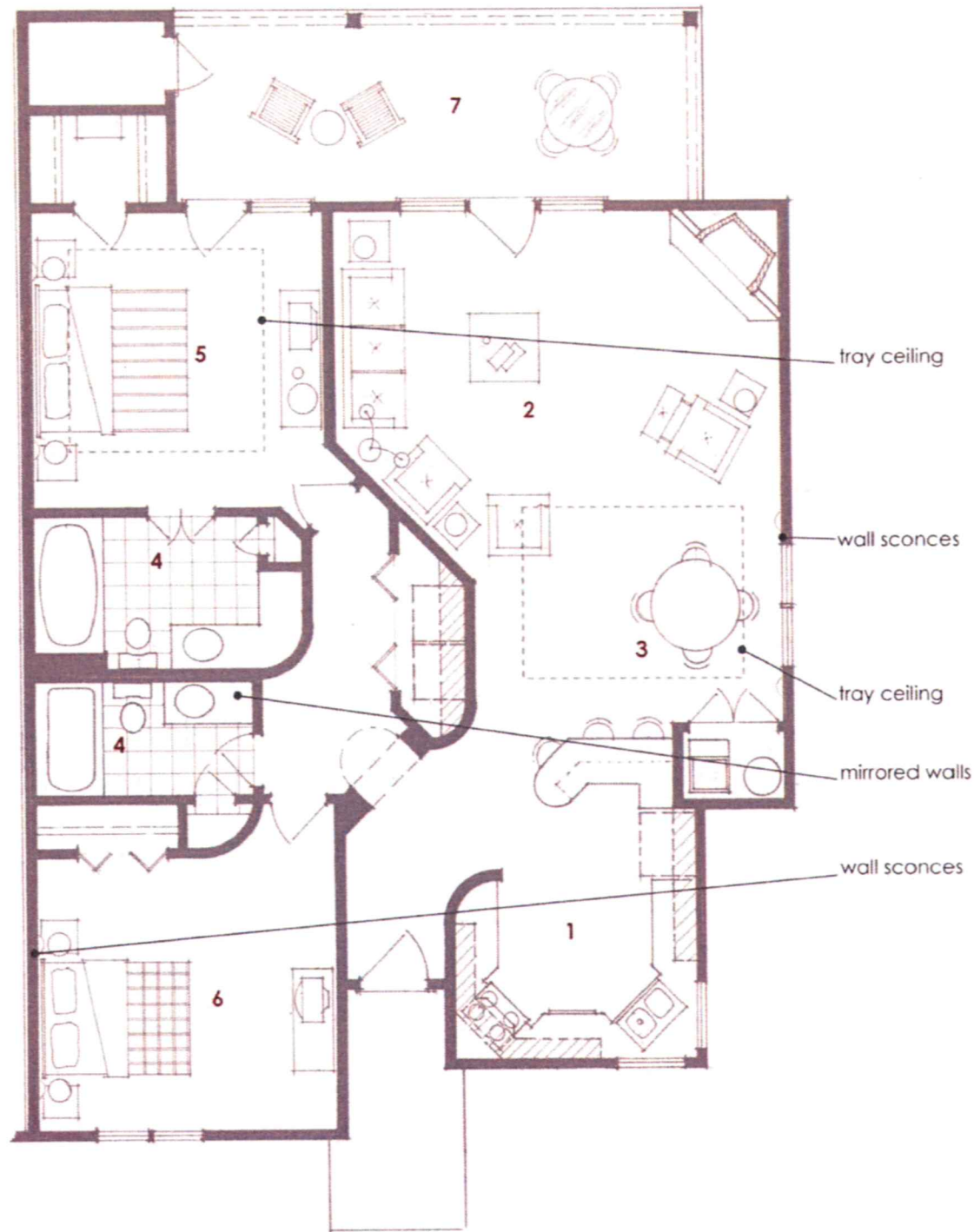
rear view

## 4-Plex Building 'A'

views



Moonlight Cove Villas



1. Living Room  
20' x 16'
2. Kitchen  
14' x 10'-6"
3. Dining Room  
13'-6" x 10'
4. Bathroom  
varies
5. Master Bedroom  
13' x 13'
6. Bedroom  
13' x 12'
7. Covered Patio  
23'-6" x 8'-6"

### 4-Plex Building 'B'

*unit plans*

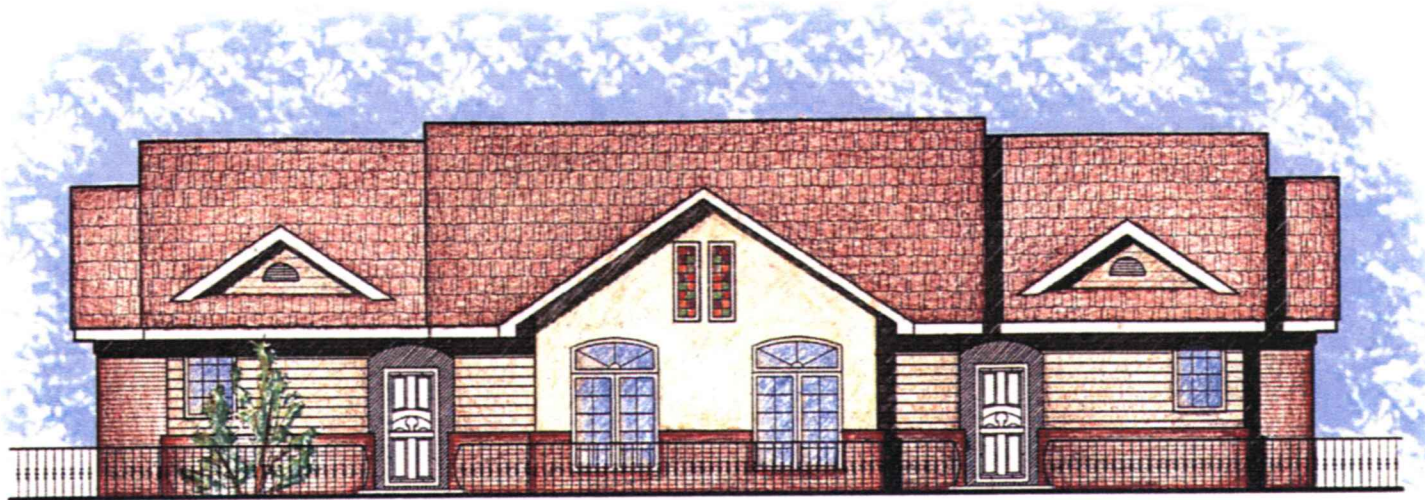
#### Building Data:

Number of units	16
Units per building	4
Area of unit	1300 s.f.
Enclosed area of building	5,200 s.f.
Building length	50'-0"
Building width	68'-0"
Building height	31'-6"



Moonlight Cove Villas





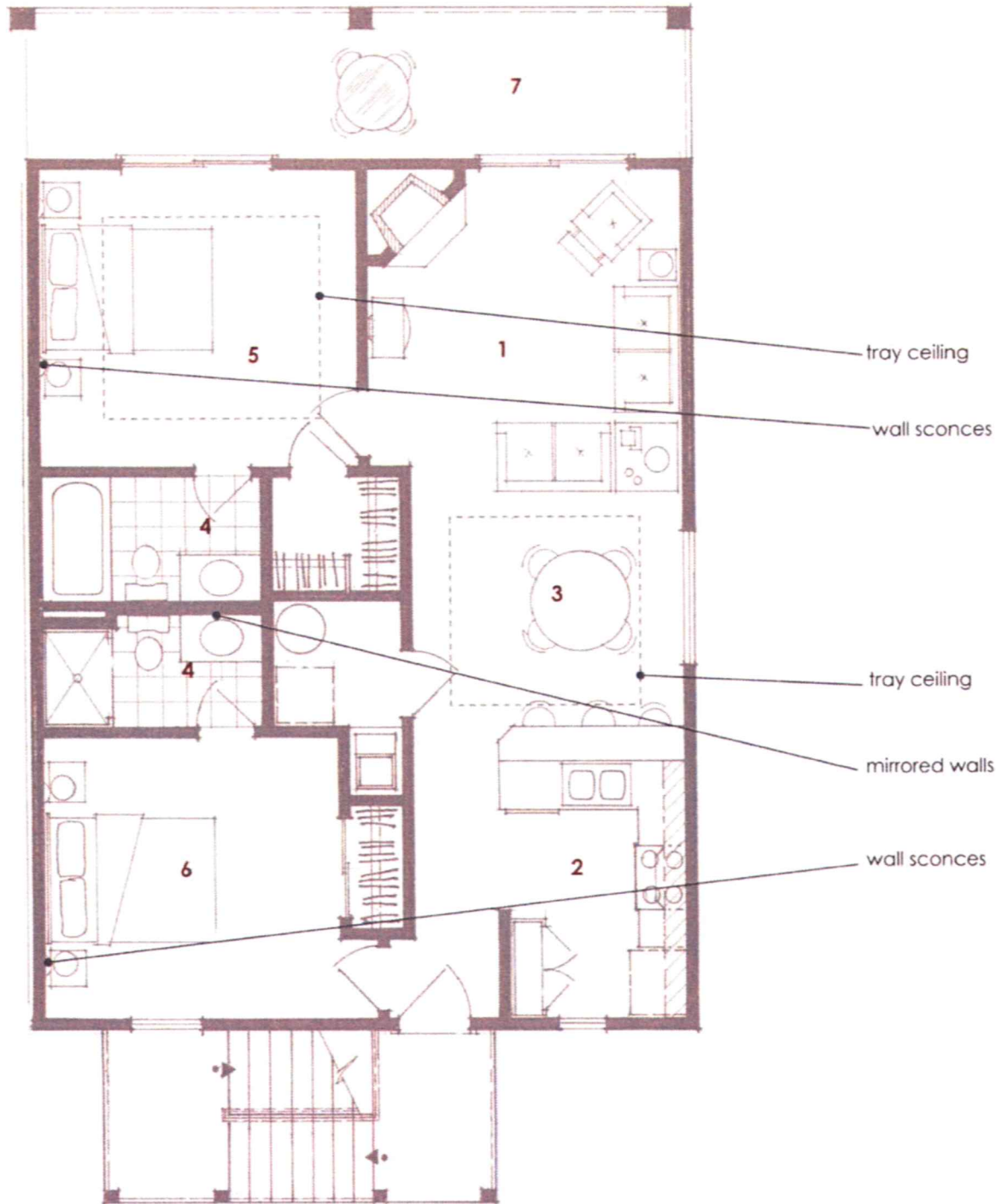
front elevation



back elevation

## 4-Plex Building 'B'

*elevations*



1. Living Room  
13' x 13'-6"
2. Kitchen  
12' x 8'
3. Dining Room  
11' x 9'-6"
4. Bathroom  
varies
5. Master Bedroom  
13' x 12'
6. Bedroom  
12' x 11'-6"
7. Deck  
27' x 6'

### 4-Plex / Duplex Building 'C'

unit plans

#### 4-Plex Building Data:

Number of units	10
Area of unit	945 s.f.
Enclosed area of building	3,780 s.f.
Outside length	54'-0"
Outside width	42'-0"
Building height	29'-6"





front elevation

## 4-Plex Building 'C'

elevations



back elevation



### Acknowledgements:

- Greater Hot Springs Chamber of Commerce
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- Hot Springs Convention Center.
- Travelweb.com
- Mapquest.com
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- Entergy
- Resort Cable
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