



RE/MAX®

Hot Springs Village

Factbook

North America's Largest Gated Community



Welcome

Spread across 26,000 acres, Hot Springs Village's natural beauty is showcased in the rich hues of four distinct, yet temperate seasons nestled in the Ouachita Mountains.

Our residents are an eclectic bunch, hailing from across the country and around the world. Improve your swing on one of our nine world-class golf courses, or get a little exercise while exploring more than 30 miles of trails. Enjoy fishing and other water sports on our 11 beautiful lakes, or get involved in various sporting clubs. Whatever you enjoy, there's a place for you here in Hot Springs Village.

Call us:
501-922-3777

Visit us online:
ExploreHSV.com



Book Your Discovery Trip!

Let us arrange your rental vacation home, tee times, excursions, and community tour.

Call Now 501-922-3777!



Ask for Your FREE Hot Springs Village Map and Copy of *Escape to the Ouachitas!*



RE/MAX Hot Springs Village
NIGHTLY RENTALS

VILLAGENIGHTLYRENTALS.COM

Lake, Golf & Mountain-View Homes Available

Buildable Property Lots & New Construction

FREE Home Valuations



RE/MAX
Hot Springs Village



1400 DeSoto Blvd., Hot Springs Village, AR 71909 | 501-922-3777

Hot Springs Village

About **30,000** Total Property Owners

14,466 Residents

73.4% Retired, **26.6%** Employed

89% Single Family Individual Homes

11% Townhomes & Timeshares

100+ Businesses

4 Fire/Ambulance Stations

26,014 Acres, **34,162** Lots

9,078 Homes Built

2 Outstanding School Districts

2 Beaches & **2** Marinas

8 18-Hole Golf Courses & **1** 27-Hole Course

11 Lakes Totaling Over 2,000 Acres

13 Tennis Courts & World-Class Complex

14 Pickleball Courts

Fitness Center & Indoor Pool

200+ Clubs & Organizations

650+ Seat Performing Arts Theatre

20 Minutes from Historic Hot Springs

45 Minutes from Little Rock

& National Airport

Plus: Casual and Fine Dining, Shopping, Spas, Club Sports like Bocce Ball and Lawn Bowling, RV Park, Dog Park, and more!

Recreation

Hot Springs Village offers outstanding recreational activities for people of all ages.

RECREATION CENTERS: Fitness Center & Indoor Pool, Outdoor Pool, Family Recreation Center, Coronado Library

30+ MILES OF NATURE TRAILS

OUTDOOR POOL

MUSIC & MARKETS: Rhythm Jam, Rock Porch Sessions, Farmer's & Artisan Markets, Performing Arts

CLUB SPORTS: Bocce Ball, 14 Pickleball Courts, Lawn Bowling, 13 Tennis Courts, Softball League

EVENT FACILITIES: Coronado Center, Ponce de Leon Center, Woodlands Auditorium, Veterans Memorial

DOG PARK & RV PARK

2 PAVILIONS: Balboa & Cortez

2 MARINAS: Balboa & Waypoint

Golf

With nine award-winning courses, there's a golf course option for everyone. Golfers travel from across Arkansas and around the country to play our great courses. No matter your skill level, you'll enjoy the game.

BALBOA GOLF: Golf Shop, Driving Range, Putting Green, Short Game Area, Restaurant/Bar. Greens: Blend of Penn Cross and Crenshaw Bent grasses, Fairways: 419 Bermuda grass

CORONADO GOLF: Golf Shop, Putting Green, Restaurant. Greens: Penn Cross Bent grass, Fairways: Common Bermuda

CORTEZ GOLF: Golf Shop, Driving Range, Putting Green, Restaurant. Greens: SRT1020 Bent grass, Fairways: Hybrid Bermuda grass

DESOTO GOLF: Golf Shop, Driving Range, Putting Green, Restaurant. Greens: Champion Ultra Dwarf, Fairways: 419 Bermuda grass

DIAMANTE GOLF: Members only, Golf Shop, Driving Range, Putting Green, Short Game Area, Restaurant. Greens: SR1020 Bent grass, Fairways: Meyers Zoysia

GRANADA GOLF: Golf Shop, Driving Range, Putting Green, Short Game Area, Restaurant/Bar. Greens: Blend of L93 and Crenshaw Bent grasses, Fairways: Tif Sport Bermuda

ISABELLA GOLF: Golf Shop, Driving Range, Putting Green, Short Game Area, Restaurant. Greens: Blend of L93 and Crenshaw Bent grasses, Fairways: 419 Bermuda grass

MAGELLAN GOLF: Golf Shop, Driving Range, Putting Green, Short Game Area, Restaurant. Greens: Champion Ultra Dwarf, Fairways: 419 Bermuda grass

PONCE DE LEON GOLF: Golf Shop, Driving Range, Putting Green, Short Game Area, Restaurant. Greens: Blend of Penn Link and Crenshaw Bent grasses, Fairways: Tifway II Bermuda

Lakes

LAKE BALBOA: 944 acres, 20.6 miles of shoreline

LAKE CORONADO: 380 acres, 9.92 miles of shoreline

LAKE CORTEZ: 245 acres, 10.5 miles of shoreline

LAKE DESOTO: 200 acres, 6.5 miles of shoreline

LAKE ESTRELLA: 21 acres, 1.6 miles of shoreline

LAKE GRANADA: 53.6 acres, 2.9 miles of shoreline

LAKE ISABELLA: 25 acres, 1.6 miles of shoreline

LAKE PINEDA: 62 acres, 3.05 miles of shoreline

LAKE SEGOVIA: 11 acres, .9 miles of shoreline

LAKE SOPHIA: 36 acres

LAKE MARIA: 27 acres



About 25 percent of our gated 26,000 acres is dedicated to a green belt. The environment is the foundation of our community.

We pride ourselves on our record of conservation. This philosophy enhances our life and contributes to the enjoyment and value realized by all our property owners.



Trails

Experience the natural beauty of Hot Springs Village on more than 30 miles of trails.

Walk, ride, run, or even drive a golf cart along paths that have been designed to showcase the Village's flora and fauna, lakes and mountains. No matter your activity level, there's a trail that's right for you. So, put on your walking shoes and get moving.

BALBOA TRAIL: 2.1 Miles, Rating: Moderate/Easy; Cart, Bike, Hike, Dog Friendly

CEDAR CREEK TRAIL: 3.1 Miles, Rating: Easy; Bike, Hike, Dog Friendly

CORONADO FITNESS TRAIL: 1.0 Miles, Rating: Easy; Bike, Hike, Dog Friendly

CORONADO BOAT RAMP TRAIL: 0.35 Miles, Rating: Easy; Hike, Dog Friendly

DESOTO MARINA TRAIL: 0.7 Miles, Rating: Easy; Bike, Hike, Dog Friendly

DESOTO NATURE TRAIL: 1.2 Miles, Rating: Moderate; Hike, Dog Friendly

DESOTO SPILLWAY TRAIL: 0.77 Miles, Rating: Moderate; Bike, Hike, Dog Friendly

DESOTO TRAIL: 3.4 Miles, Rating: Moderate; Bike, Hike, Dog Friendly

HERRADURA TRAIL: 0.4 Miles, Rating: Easy; Cart, Hike, Dog Friendly

HERNANDO TRAIL: 8.6 Miles, Rating: Overall Difficult/Moderate; Bike, Hike, Dog Friendly

MAGELLAN BEAVER DAM TRAIL: 0.6 Miles, Rating: Easy; Bike, Hike, Dog Friendly

SONORA-CALELLA TRAIL: 0.4 Miles, Rating: Moderate; Cart, Bike, Hike, Dog Friendly

WAYPOINT TRAIL: 0.6 Miles

CART PATHS: Barcelona: Cart/Bicycle Lane, Carmona: Cart/Bicycle Lane, Santa Maria: Cart/Bicycle Lane

Hot Springs Village offers affordable living with low tax rates and real estate options available in almost every price range. Check out these statistics for details.

Demographics

REAL ESTATE VALUES

Total Housing Units: 9,727 (8,640 Single Family, 988 Townhouses, 99 Timeshares)

Avg. Home Price: \$210,000

Avg. Rental: \$800 - \$1,200 mo.

Avg. Townhome: \$70,000 - \$315,000

Resale Home Price: \$90,000 - \$1.2 mil

Avg. Cost for New Build: \$196,000

Lot Avg. Size: 90'x160' depending on topography

Lot Price w/Amenities: \$10,000 - \$20,000

Lake, Golf or Mountain View Lots: \$15,000 - \$50,000

Golf Lots: \$40,000 - \$75,000

Lake Lots: \$50,000 - \$230,000

INSURANCE

About \$1,200 on a \$175,000 home with \$1,000 deductible in Garland County.

PROPERTY TAXES

Assessed at 20% of appraised valuation.

Taxes in the Jessieville School District (Garland County) are assessed at \$42.30 per \$1,000 of assessed value (\$846.00 on a \$100,000 home). Taxes in the Fountain Lake School District are assessed at \$38.40 per \$1,000 assessed value in Garland County (\$768.00 on a \$100,000 home), and \$44.50 per \$1,000 in Saline County (\$890.00 on a \$100,000 home).

ARKANSAS SALES TAX

8% in Garland County; 6.5% in Saline County; 6.5% to 8% in Hot Springs Village.

STATE AND LOCAL TAXES

State income tax is pro-rated up to 7% over \$25,000 per year. However, there are several exemptions such as Social Security benefits,

and the first \$6,000 received under a public or private employer sponsored retirement plan.

UTILITIES (monthly prices unless noted)

Residential Water: \$33.26

Commercial Water: \$63.70

Residential Sanitation: Curbside \$16.40, At-Home \$70.00

Commercial Sanitation (3 yard bin): 1x/wk \$173.48, 2x \$381.66, 3x \$624.54

Residential Sewer: \$74.18

Commercial Sewer: \$40.33

Ambulance: \$14.75 (2 months)

Street Light Fee: \$5.59 (2 months)

Electricity: \$0.10 KWH. Average home usage: 1,500 KWH

Telephone: \$35 (basic service)

Cable TV: \$58 (basic service)

Satellite: \$55 (basic service)

About the HSVPOA. The Hot Springs Village Property Owners Association (HSVPOA) is a non-profit corporation organized under Arkansas State laws. Village roads, amenities, water, and sewer system are owned and maintained by the HSVPOA. Day to day operations are under the direction of the Chief Executive Officer (CEO), who is appointed by the Board of Directors. Property owners pay assessment fees of \$68.30 and/or \$37.80, plus nominal user fees at most of the facilities, clubs and courses.

About the Developer. Created in 1970 by John Cooper of Cooper Communities, Hot Springs Village is the largest gated active living community in the United States. Cooper Communities are widely recognized for offering high quality amenities within lush, wooded, natural surroundings.