



# WELCOME

*to Bella Vista*

WHAT TO DO | PLACES TO EAT | SIGHTS TO SEE

IMMERSE YOURSELF IN THE OZARKS

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# WELCOME

## *to Bella Vista*

Nestled in the Ozark Mountains, Bella Vista is a place like no other. With 100+ miles of trails, 7 lakes, 7 golf courses, swimming pools, parks, picnic areas, and more, this recreational community is perfect for those who love being immersed in nature.



*Hi, I'm Angela Branan*  
YOUR BELLA VISTA REALTOR

I relocated to Bella Vista a number of years ago from the DFW area and haven't looked back. My family and I love the lifestyle that this recreational community provides. When I'm not selling real estate, you can find me hanging out with my husband, 2 girls and cocker spaniel, Hope. We love rock climbing, biking, and enjoying nature. Follow me @bellavistamodernrealtor

**COME EXPLORE BELLA VISTA WITH ME**

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# LOCAL LIVING

One thing is for sure, you can ALWAYS find people outside enjoying the abundant nature of Bella Vista. Whether it's biking, hiking,, or grabbing a beer at the Gear Garden, you will always find locals to point you in the right direction. We love this town and know you will too!

## CLIMATE

Bella Vista's climate is ideal for those who enjoy a variety of seasons without extreme temperatures. The area is perfect for outdoor enthusiasts year-round, thanks to its mild winters and gorgeous Springs and Falls. The warm season lasts for 3.4 months from June 4-September 15 with an average daily high temperature above 81 degrees. The cold season lasts from November 27-February 25 with an average daily high temperature below 55 degrees.

Spring, although somewhat on the wet side, is absolutely beautiful with colors erupting all around. October tends to be everyone's favorite because the weather tends to be mild and dry.

## COST OF LIVING

The cost of living in Bella Vista is quite affordable and is generally cheaper than the US average. The average home cost in 2024 was \$383,783 and taxes are relatively low when compared to other cities in Arkansas and throughout the United States. With so many free or low-cost outdoor entertainment options, it is easy to enjoy a full life without spending much on recreation.

Residents and property owner's in Bella Vista pay \$40/month to the POA for improved property and roughly \$18/month for unimproved property.

*Getting to know everything*  
ABOUT BELLA VISTA





# ANNUAL EVENTS

THERE IS ALWAYS AN EVENT GOING ON IN BELLA VISTA OR BENTONVILLE BUT HERE ARE JUST A FEW HIGHLIGHTS:



1

## FIRST FRIDAYS

### *DOWNTOWN BENTONVILLE*

From March-October, downtown Bentonville erupts into a huge, FREE block party on the first Friday of every month. Enjoy live music, free giveaways, food trucks, and fun themes throughout the year.



2

## FARMERS MARKET

### *DOWNTOWN BENTONVILLE--SAT MERCY BELLA VISTA PARKING LOT--SUN*

From March-October, downtown Bentonville hosts a HUGE farmers market on Saturday mornings from 7AM-1PM. There is a smaller one held in Bella Vista on Sundays.



3

## BIG SUGAR CLASSIC

### *BELLA VISTA/BENTONVILLE*

Every fall, the Life Time Big Sugar Classic features a world-class mountain bike race and world-class gravel race in the cycling capital of the US (NW Arkansas). For more information visit [www.bigsugarclassic.com](http://www.bigsugarclassic.com)



4

## BENTONVILLE BIKE FEST

### *BENTONVILLE--OLD APPLGATE*

The Bentonville Bike Fest is a celebration of the Bentonville bike culture. Enjoy group rides, workshops, shows by mountain bike superstars, an enduro race, demo bikes, and so much more. [www.bentonvillebikefest.com](http://www.bentonvillebikefest.com)

# LOCAL SCHOOL DISTRICTS

Bella Vista is served by three highly rated school district--Bentonville ISD, Gravette ISD, and Pea Ridge Schools. Most student on the east and central part of the city attend Bentonville Schools. Some students on the far East side attend Pea Ridge Schools and students on the West side attend Gravette Schools



## 1 BENTONVILLE ISD

Bentonville ISD is a top rated, public school district. It has 19,244 students in grades K-12 with a student-teacher ratio of 16 to 1. According to niche.com, is it rated as the #2 district in the state of Arkansas. Bentonville ISD has two high schools. [www.bentonvillek12.org](http://www.bentonvillek12.org)

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## 2 GRAVETTE SCHOOL DISTRICT

Gravette School District is a smaller public school district. It has 1,978 students in grades PK, K-12 with a student-teacher ratio of 14 to 1 according to niche.com. It has 2 elementary schools, 1 middle school and 1 high school. [www.gravetteschools.net](http://www.gravetteschools.net)

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## 3 PEA RIDGE SCHOOL DISTRICT

Pea Ridge School District contains 5 schools and 2,361 students with a student-teacher ratio of 17 to 1. It has a primary school, intermediate school, middle school and one high school. [www.pearidgehs.com](http://www.pearidgehs.com)



# MEDICAL CENTERS

1

## MERCY HOSPITAL

Located at 1 Mercy Way in Bella Vista, the Mercy Emergency Department is the first free standing emergency room of its kind in NW Arkansas. This emergency room offers labs, x-rays, CT scans and a specified medical helicopter landing location. It is certified to operate as a traditional hospital-based emergency room.

2

## MERCY URGENT CARE

Located at 3493 Bella Vista Way, Mercy GoHealth Urgent Care offers vaccines, test, and specialties. Services include allergies, asthma, cold and flu, COVID-19 testing, ear infections, flu shots, illness, injury, lab, skin infection and rash, sore and strep throat, sports and camp physicals, telemedicine, UTIs, and X-rays.

479-265-3712



# BELLA VISTA TRAILS

When Bella Vista was founded over half a century ago, it was the recreational abundance that drew people here: deep woods, expansive bluffs, and forest views. Today, Bella Vista has over 150 miles of purpose-built trails (with more being built every single day) that can be enjoyed by any outdoor enthusiast.

## Trails Systems

### BLOWING SPRINGS

Blowing Springs features 6 miles of off-road trails, 3 miles of paved greenway, an RV park, camping, and the Gear Garden where you can enjoy a cold beverage. Trails connect to the Back 40 for extended off road riding or hiking.

### HUNTLEY GRAVITY

Located within the Little Sugar system, this section boasts 5 downhill trails of various levels with berms and jumps as the main focus.

### BACK 40

The Back 40 weaves its way up and down ridges and valleys on the east side of Bella Vista. Enjoy the 21 mile Back 40 Loop if you are up for a long ride, or feel free to criss cross the whole network to create your own custom ride. You will feel like you are in the middle of nowhere but the trail system can be accessed from the Greenway and Blowing Springs.

### LITTLE SUGAR

Located on the west side of Bella Vista, the Little Sugar trail system is the newest trail system in Bella Vista. Be prepared to climb as there are plenty of switchbacks and berms. The Little Sugar trail is made up of an outer loop and several other trails that cut through the middle giving you plenty of route options. This trail system is your go-to all-weather trail system. There is also more climbing per mile than anywhere else in NWA.





# BELLA VISTA LAKES

Bella Vista, Arkansas, is home to seven beautiful lakes, each offering unique recreational opportunities. These lakes are a big draw for residents and visitors alike, perfect for fishing, boating, kayaking, swimming, and enjoying nature.

## Lakes

### LOCH LOMOND

As Bella Vista's largest lake at 477 acres, Loch Lomond is perfect for fishing, power boating, and watersports. Its full-service marina and picnic areas make it an ideal destination for a day out on the water. Anglers can expect to find largemouth bass, crappie, and catfish in abundance.

### LAKE WINDSOR

Spanning 220 acres, Lake Windsor is a favorite for fishing, kayaking, and power boating. Known for its scenic views, this lake offers a peaceful retreat for outdoor enthusiasts. Its waters are teeming with bass, bluegill, and other popular fish.

### LAKE RAYBURN, NORWOOD, AND BRITTANY

These smaller lakes—ranging from 33 to 47 acres—offer tranquil settings for fishing, kayaking, and paddling. Lake Norwood is ideal for peaceful relaxation, while Lake Rayburn is known for its bass and bluegill population. Lake Brittany, surrounded by wooded beauty, is regularly stocked with trout, making it a favorite among anglers. These serene lakes are perfect for those seeking a quiet getaway.



### LAKE AVALON

Lake Avalon, at 67 acres, is known for its family-friendly beach club and paddleboard and kayaking rentals. It also has a climate controlled fishing area.



### LAKE ANN

This 112-acre lake is a hotspot for paddle sports like kayaking and paddleboarding due to its scenic bluffs. Lake Ann is surrounded by a beautiful trails that lead to Pinon Creek Falls, a stunning seasonal waterfall. It's also a prime location for anglers.





# OZ TRAILS BIKE PARK

Currently under construction but expected to be complete in 2026, is the highly anticipated OZ Trails Bike Park complete with a state-of-the-art Poma-Leitner high-speed chairlift system, providing year-round, purpose-built lift access for riders across all skill levels

## LOCATION

The new bike park will be located at the junction of Bella Vista and Bentonville along Highway 71, with easy access from I-49. The base of the new park will be located at Hwy 71 and Oldham Drive. Cunningham and Sunset Drive are the boundary streets on the West and South side. .

## KEY AMENITIES

- OZ Trails HQ with full-service dining facilities
- Comprehensive bike shop and rental center
- Community plaza and gathering spaces
- Purpose-built pump track
- Dedicated hiking trail
- Art installations throughout the property

## TRAIL PLAN

The OZ Trails Bike Park will feature more than 20 miles of gravity trails. The facility will seamlessly connect with the existing OZ Trails network.

**“The OZ Trails Bike Park represents a pivotal moment for outdoor recreation in Bella Vista,” said John Flynn, mayor of Bella Vista. “With direct access to the Razorback Greenway and the Little Sugar Trail System, the park’s position at the crossroads of existing trail networks make it a central hub, strengthening Bella Vista’s position as a key destination for world-class cycling infrastructure”**







GRAB A COLD DRINK  
AT THE GEAR GARDEN  
IN BLOWING SPRINGS

PHOTO COURTESY OF BELLA VISTA POA



# THINGS TO DO IN

## *Bella Vista*



### GRAB A COLD DRINK AT THE GEAR GARDEN

700 BLOWING SPRINGS ROAD

The Gear Garden is a popular place to wind down and grab a cold drink with friends after a long hike or ride. This location also has numerous events and live music on a regular basis. Come stand in front of the spring that gives Blowing Springs its name.

### RENT A BOAT AT LOCH LOMOND

103 MARINA DRIVE

The Marina at Lakepoint offers a full-service marina for POA Members and their guest including pontoon, fishing boat, kayak and paddleboard rentals. Call 479-855-8182 for reservations.



### PLAY AT THE BEACH

105 LANCASTER DRIVE

The Beach at Lake Avalon is a large sandy beach with swim area, beach volleyball courts, paddleboard and kayak rentals, and a small concessions stand. POA Members and guests only.



# THINGS TO DO IN

## *Bella Vista*

### HIKE TANYARD CREEK

8 NATURE TRAIL LANE

The Tanyard Creek Nature Trail is just over 2.2 miles but has everything from a flowing waterfall, bluffs, a wooden bridge, creeks, and more. This charming hike should definitely be on your list. Dogs are welcome!!!



### GET A ROUND OF GOLF IN

MULTIPLE LOCATIONS

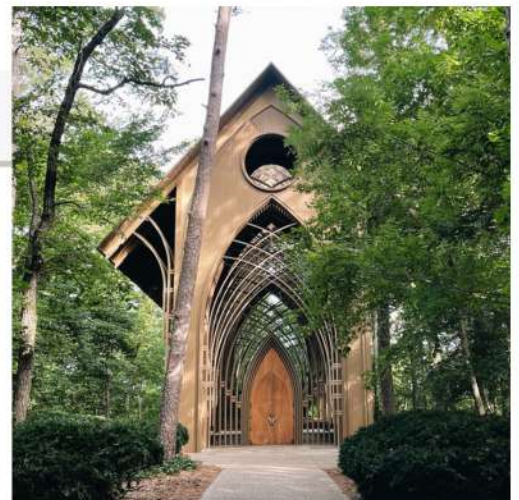
Bella Vista offers five regulation, 18-hole courses and 2 nine-hole courses. There is also the Tanyard Creek practice center and driving range.

### VISIT COOPER MEMORIAL CHAPEL

504 MEMORIAL DRIVE

The Cooper Memorial Chapel was designed by architect E. Fay Jones and consists of 15 repetitive Gothic arches made from 31 tons of steel. It has 4,400 square feet of cut sheet glass...such a spectacular place to visit!!!

*So much to do!!!*



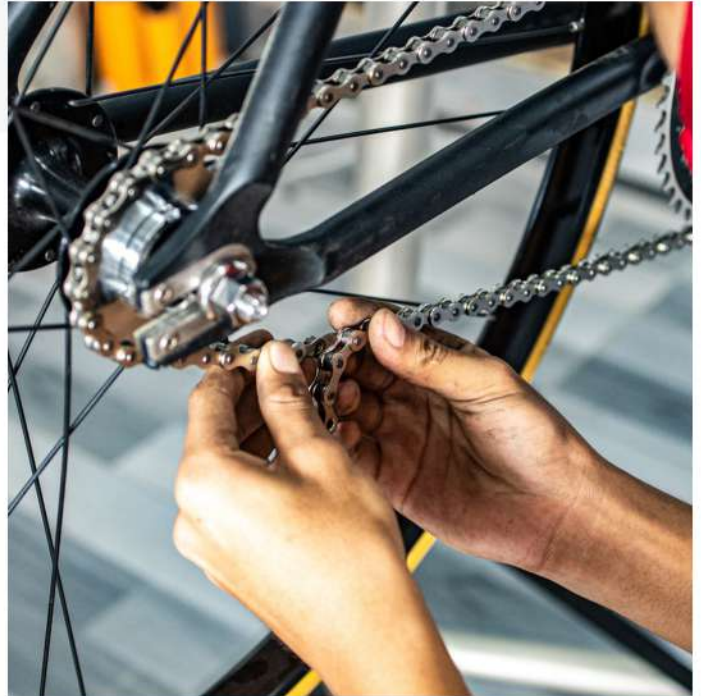
# BIKE SHOPS

Whether you are looking for a new bike, bike gear, or a rental, be sure to visit these bike shops for your recreation needs.

## PHAT TIRE

Located at 10 Riordan Road,, Phat Tire offers all types of bikes from mountain to road & gravel, hybrid, electric, and kids bikes. This location also carries all the cycling accessories, helmets, and apparel for your adventure. If your bike needs a tune up, technicians are there for any TLC it might need. Finally, Phat Tire has loads of mountain bikes, hard tail, full suspension, and electric bikes to rent.

[www.phattirebikeshop.com](http://www.phattirebikeshop.com)



## BUDDY PEGS

Located at 3605 NW Wishing Springs Road on the Bentonville/Bella Vista border, Buddy Pegs is your kids adventure spot. This is a great place to purchase or rent a bike for the younger generation of riders as well as participate in their numerous classes and events.

[www.buddypegs.com](http://www.buddypegs.com)





# PLACES TO EAT

While the majority of the well-known restaurants are located just south of Bella Vista in Bentonville, Bella Vista offers some great local options that are worth checking out.

## DISCOVER BELLA VISTA

*Find a new go-to restaurant*



### LAKEPOINT

Situated on the shores of Loch Lomond, this restaurant is the nicest restaurant in Bella Vista. The views are spectacular! [www.lakepointrestaurant.com](http://www.lakepointrestaurant.com)



### BV BAR AND GRILL

Located in the Bella Vista Country Club, BV serves delicious American food with a great golf course view. [www.bvbarandgrill.com](http://www.bvbarandgrill.com)



### JJ'S BAR AND GRILL

If you are craving a delicious burger, JJ's is the place to go. They sometimes have live music and kids always eat free. [www.jjsgrill.com](http://www.jjsgrill.com)



### GUSANOS PIZZA

Enjoy delicious Chicago style pizza at the local favorite pizza spot. Ingredients are always fresh! <https://gusanos.pizza>



# PLACES TO EAT

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## DISCOVER BELLA VISTA

*Find a new go-to restaurant*



### BELLAS TABLE

Bella's Table is the newest "Table" restaurant and serves delicious Italian food. They also have many gluten free options .  
[www.bellastable.com](http://www.bellastable.com)



### TABLE AU PAIN

Pair your delectable treat with a perfectly brewed cup of coffee, sourced from the best beans around the world.  
[www.tableapain.com](http://www.tableapain.com)



### BV 65

BV 65 is the newest POA restaurant serving up delicious BBQ. Located in the Kingsdale Complex by the Kingsdale Golf Course



### HIGHLANDS PUB & PATIO

Located at 1 Pamona by Highland Golf course, Highland Pub and Patio has inside and outside seating and has great pizza and pub food



# RECREATION



## BLOWING SPRINGS

Blowing Springs offers 6 miles of multi-use trails, an RV park, campground, and the popular Gear Garden. Enjoy exploring the caves found here and stand in front of the 'blowing springs' that blows cool air out at all times.



## THE BEACH CLUB

POA Members and Guests can enjoy a sandy beach, swimming area, kayak and SUP rentals, a sand volleyball court and a small concession stand.



## LAKES

Bella Vista is home to 7 beautiful and tranquil lakes. Loch Lomond, Lake Windsor, and Lake Ann allow water sports while the other lakes are perfect for kayaking, paddling, or fishing. POA Members and Guest only

## INSIDER TIP

All of the trails in Bella Vista, Tanyard Creek, Blowing Springs, and Cooper Memorial Chapel are open to the public. To access the lakes, recreation centers, beach club and pools, you must be a member of the POA (property owners association). Many people purchase lots in Bella Vista for the amenities alone even if they never intend to build on that particular property.

TAKE A TRIP & VISIT ONE OF YOUR *Local Parks*

# RECREATION



## REC CENTERS

Bella Vista has 3 rec centers with workout facilities. Metfield is location on the East side, Riordan in the middle and Branchwood on the West side of the city. There are also numerous tennis courts, pickleball and frisbee golf courses.

## POOLS

Bella Vista has 2 outdoor pools for POA members (Metfield and Kingsdale) and an indoor pool at Branchwood Rec Center

## GOLF

Enjoy 5 regulation, 18 hole golf courses, 2 9-hole courses and a practice range at Tanyard Creek.

## INSIDER TIP

POA Members pay \$40 a month for improved property and \$18 a month for a lot to have access to all of the amenities for a small fee. POA members can purchase an activity card for \$30 per person that gives you complete access to the pools, beach club, and recreation centers, gyms, and practice range. Your activity card also gets you discounts on boat rentals, food at Lakepoint and BV, and other amenities.

*Live your adventure in Bella Vista*



# HOUSING OPTIONS

Bella Vista is made up of solely single family homes and townhouses. The city is growing rapidly so many small, local builders are working hard to add more inventory to this special place.

## *Bella Vista Home Stats*

The average price for new construction in Bella Vista in 2024 was \$403,102. The highest sale was a lake home situated on Loch Lomond, the largest lake in Bella Vista, for 1.385 million.

## NEW CONSTRUCTION

About half of the homes on the market in Bella Vista are new construction since the city is rapidly growing.



## BUILDING IN BELLA VISTA--WHAT IS A PERC TEST?

Since there are still ample lots to build on, building a new home in Bella Vista is a popular option. There are no production builders but rather local small builders that mostly build spec home, semi-custom or on occasion full custom homes. Most of the lots are on septic so need special testing called a perc test to determine buildability. The perc test tests the soil to determine 1) if the lot is suitable for a septic system and 2) how big of system the lot can hold. While there are some lots and areas in Bella Vista that are on city sewer, the majority of lots in Bella Vista do require a septic system.





ENJOY THE ENDLESS  
TRAILS AND BLUFFS  
IN BELLA VISTA



# FINDING YOUR BELLA VISTA HOME

Whether you are looking to buy, sell, invest, I'd love to be your go-to Bella Vista REALTOR.



## About Angela

With over two decades of real estate experience and hundreds of homes sold, Angela is passionate about helping her clients achieve their real estate goals...whether that is finding the perfect home, selling for top dollar, or finding that ideal investment property.

"Angela has helped me to buy and sell 5 homes over the years. I felt like I had a trusted counsel that was there with my best interest in mind. She provided wonderful staging guidance that helped us sell our homes for top dollar. She also worked hard to get us into our dream home. Her marketing strategies, negotiation skills, and attention to detail made the process easy and lucrative. I couldn't be happier I chose Angela to work with"

-Lauren Reid



real



# REAL ESTATE SERVICES



## BUYING

When buying a home, my goal is to help you find the best possible home that fits your needs and your budget, whether that is a starter home, your forever home, or something in between. With extensive new construction knowledge and having worked for several builders and built homes myself, I can help walk you through that process as well. The majority of my business is done in Bella Vista, so I understand the ins and outs of this somewhat complex town.



## SELLING

In today's digital world, lifestyle first video marketing is the most effective way to showcase your home to the world. By leveraging the power of video marketing, I am able to reach 400% more eyes than traditional real estate marketing, leading to much greater exposure for your listing and ultimately helping you maximize your investment.



## INVESTING

Bella Vista is a great place to invest whether in short-term, mid-term, or long-term rentals. Let's chat about your goals and determine if investing in this market makes sense for your financial goals. The regulations regarding STRs is constantly evolving, so I make sure to stay on top of what is going on in the local market and local government.

*Connecting you to your dream lifestyle one home at a time*





Angela Branan

LET'S CONNECT



(214) 912-1098



Bella Vista, Arkansas



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www.nwamove.com

WWW.LIFEINBELLAVISTA.COM

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