

LOVE WHERE  
YOU LIVE  
AND WORK

[CityOfEurekaSprings.us](http://CityOfEurekaSprings.us)

A NATURAL  
FOR BUSINESS

[EurekaSpringsInc.org](http://EurekaSpringsInc.org)  
[EurekaSpringsLiveWorkPlay.us](http://EurekaSpringsLiveWorkPlay.us)

VIBRANT &  
AUTHENTIC

[EurekaSprings.org](http://EurekaSprings.org)

# Eureka Springs Market Guide & Business Resource Guide

Contacts

Licenses/  
Permits

Sales  
Tax

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Business

Construction/  
Building

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Check List



[CityOfEurekaSprings.us](http://CityOfEurekaSprings.us)  
2022 Eureka Springs, Arkansas

# NO PLACE LIKE IT



Eureka Springs is an authentic historic village nestled in the mountains and surrounded by lakes, rivers, streams and wide open spaces. The entire downtown district is on the National Register of Historic Places (with National Significance). Over 65 natural springs have been preserved throughout town and most are featured in pocket parks. Eureka Springs has a huge connected trail system for mountain biking, hiking and trails - 75 miles and growing. The vibe of Eureka Springs is an eclectic, sophisticated yet casual, arts, film, entertainment, outdoor recreation and a unique culinary scene. There are over 110 casual and gourmet restaurants, bistros and roadhouses - but only 3 are chain eateries. We welcome over 1.5 million visitors from around the world every year. Our primary visitor demographic is 35-54; secondary is 25-49. Eureka Springs is attracting younger, more affluent residents and visitors.

Eureka Springs is dedicated to preserving and enhancing quality of life, a distinct sense of place and nature all wrapped up in a vibrant creative culture. There's simply no other place like Eureka Springs!

## **Eureka Springs is a Natural for Entrepreneurs**

Steeped in history and future focused - Eureka Springs welcomes everyone. The creative economy base and entrepreneurial spirit of Eureka Springs is the perfect launching pad for new concepts, ideas, products and innovative services. As a premiere tourist destination we are an ideal setting for product testing - especially in the culinary, outdoor adventure, arts and entertainment .

### **Our Simple Business Vision:**

To make it easy for you to be successful in launching or expanding your business and loving where you live, work and play.

# BUSINESS ADVANTAGES

## A CENTRAL LOCATION

Eureka Springs and Northwest Arkansas are literally the center of the U.S., providing easy access and distribution.

## QUALITY OF LIFE

Eureka Springs is great for business and great for life! The “island” of Eureka Springs is rich with natural beauty, art, culture, the finest culinary scene in the region, history, open spaces, preservation, trails, rivers, lakes, green, low-to-no crime and a creative economic culture. Live in town, right outside of town or on Beaver Lake, King or White River or perched on a mountain top – ***your life your way.***

## AFFORDABILITY

Eureka Springs is a value with a very low cost of living (Arkansas is second to the lowest in U.S. for cost of living.)

## A CULTURE OF ENTREPRENEURSHIP AND INNOVATION

Entrepreneurship is in our DNA, and regional leaders are committed to sustaining and enhancing an environment that allows innovative businesses to start, grow and thrive. Ideas can become products, virtual services and companies. Our region encourages university research and private sector innovation by building a network of mentors, diverse working spaces and local investors.

## TECHNOLOGY

Eureka Springs has state-of-the-art telecommunications systems through: Verizon, Cox Communication, AT&T, ViaSat and other providers. Northwest Arkansas is home to many technology, science and business incubators and centers.

## ACCESS TO CRITICAL MASS OF BUSINESS & AMENITIES

Within a 45-minute drive, commuting is easy to Walmart, Tyson Foods, J.B. Hunt Transport Services and many companies in the Fortune 500. Most are part of a supplier base that numbers over 1,300 who have located here to be close to their customers and because of the great business climate.

## QUALITY TALENT POOL

Our region has a growing workforce of more than 450,000. The concentration of corporate headquarters attracts a large concentration of white-collar workers, nearly seven times higher than the national average. More than 40,000 college students attend universities and colleges in the region creating a talent-rich pipeline of potential employees. The explosion of growth in the area has created a large pool of skilled workers and technicians. The vibrant tourism industry of Eureka Springs attracts techies and creatives from all disciplines – visual and performing art, graphics, chefs, musicians, marketing, filmmaking and digital creative.

## **WE WANT YOU HERE!**

We are ready to work with you to make your investment mutually beneficial.

# MARKET



## EUREKA SPRINGS, ARKANSAS Market Guide EurekaSpringsLiveWorkPlay.us

2021 Census Update  
May, 2021

### City Contact Information



**Robert "Butch" Berry**  
Mayor  
mayor@eurekaspringsar.gov  
Phone: (479) 253-9703



**Sandy Martin**  
Economic Development Director  
procomm@eurekaad@gmail.com  
Phone: (479) 244-6636

### Demographics



retail academy

Daytime Population **10,420**

### Industries

Compared to other places, Eureka Springs has an unusually high number of Arts, Entertainment, & Recreation (2.61 times higher), Accommodation & Food Services (2.03 times), and Retail Trade (2.01 times) industries.



Arts, Entertainment & Recreation  
Accommodation & Food Services  
Retail Trade  
Other

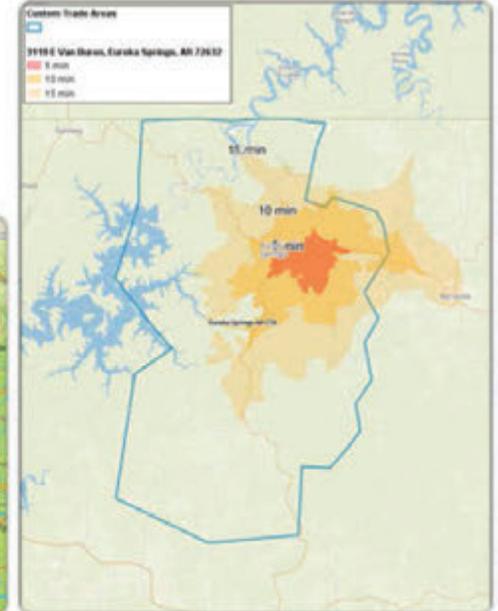
### Population & Demographics

Daytime Population	<b>10,420</b>
10 Mile Radius	<b>18,586</b>
15-Min Drive Time	<b>12,568</b>
Labor Force	
10 Mile Radius	<b>15,956</b>
15 Min Drive	<b>8,212</b>
Average Home Value:	<b>\$253,407</b>
Average Age:	<b>50</b>
College Degrees:	<b>64%</b>

DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	3,118	4,307	17,820
Daytime Population	3,476	4,551	17,272
Median HH Income	\$35,254	\$36,575	\$39,336
Number of Households	1,364	2,198	7,809

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	797	3,362	6,835
Daytime Population	752	3,849	11,799
Median HH Income	\$34,702	\$35,600	\$39,041
Number of Households	380	1,971	3,926



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!



Outdoor Retail & Adventures  
Unique Retail/Art  
Food/Beverage Building Material & Stores  
Health/Personal Care  
Garden





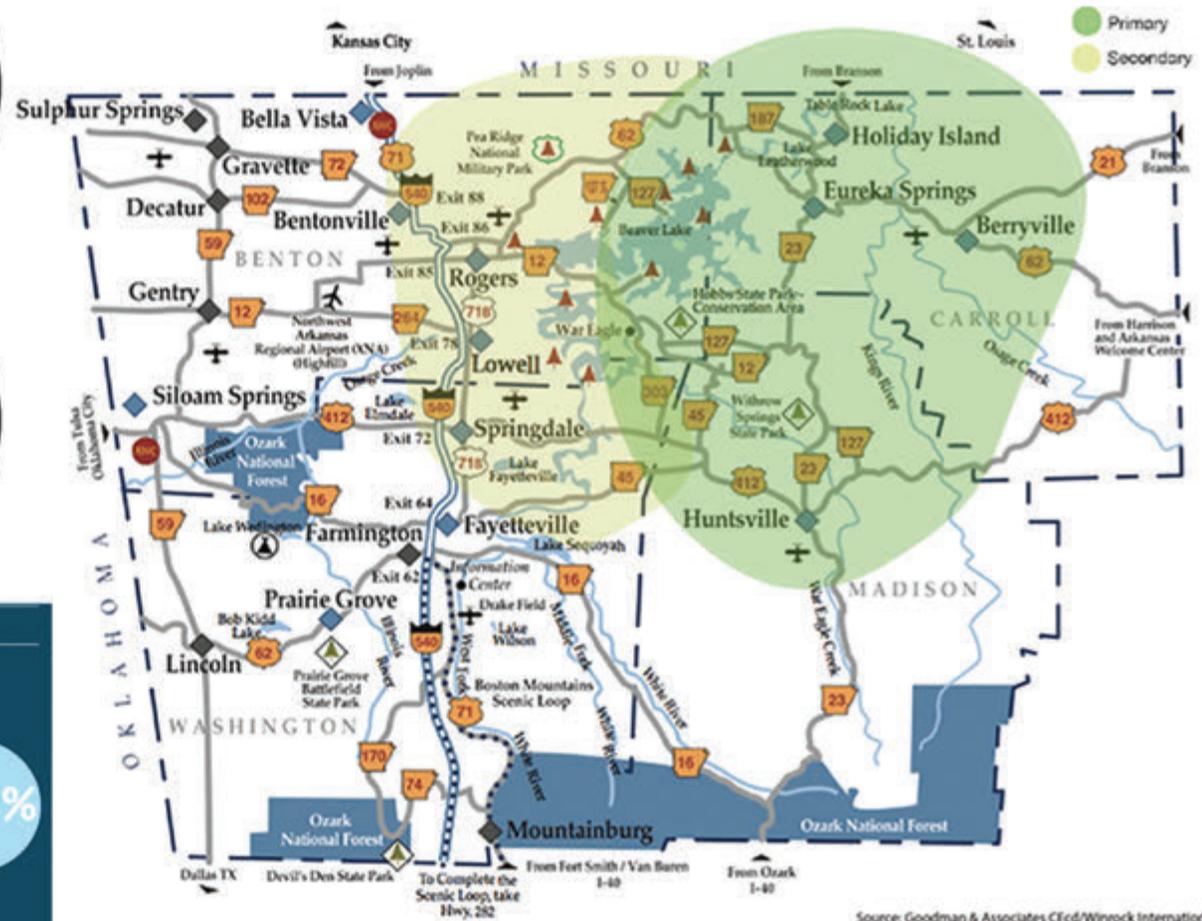
# EUREKA SPRINGS TRADE AREAS

**115%** Growth in Property Value since 2016

**17%** Lower Cost of Living than U.S. avg.

**211** Sunny Days a Year

**64%** College Degrees Associate & Bachelors (24%), Doctorate (36.8%) Degrees



Source: Goodman & Associates CEd/Winrock International

# MARKET



CREATIVE ECONOMY | OPEN SPACES | INCLUSIVE | LIVE WHERE YOU WORK | LOVE WHERE YOU LIVE



## ACCESS

- Major & International Airports
  - Fayetteville
  - Branson
  - Little Rock
  - Springfield
  - Tulsa
- Other Airports
  - Berryville
  - Rogers
  - Harrison



- Kansas City, MO - 207 miles
- Tulsa, OK - 137 miles
- Dallas/Ft. Worth, TX - 373 miles
- Branson, MO - 50 miles
- Fayetteville, AR - 45 miles
- Rogers, AR - 34 miles
- Bentonville, AR - 38 miles
- Memphis, TN - 274 miles
- Atlanta, GA - 645 miles
- Chicago, IL - 617 miles
- Houston, TX - 600 miles
- Indianapolis, IN - 565 miles
- Omaha, NB - 412 miles
- New Orleans, LA - 620 miles



# MARKET



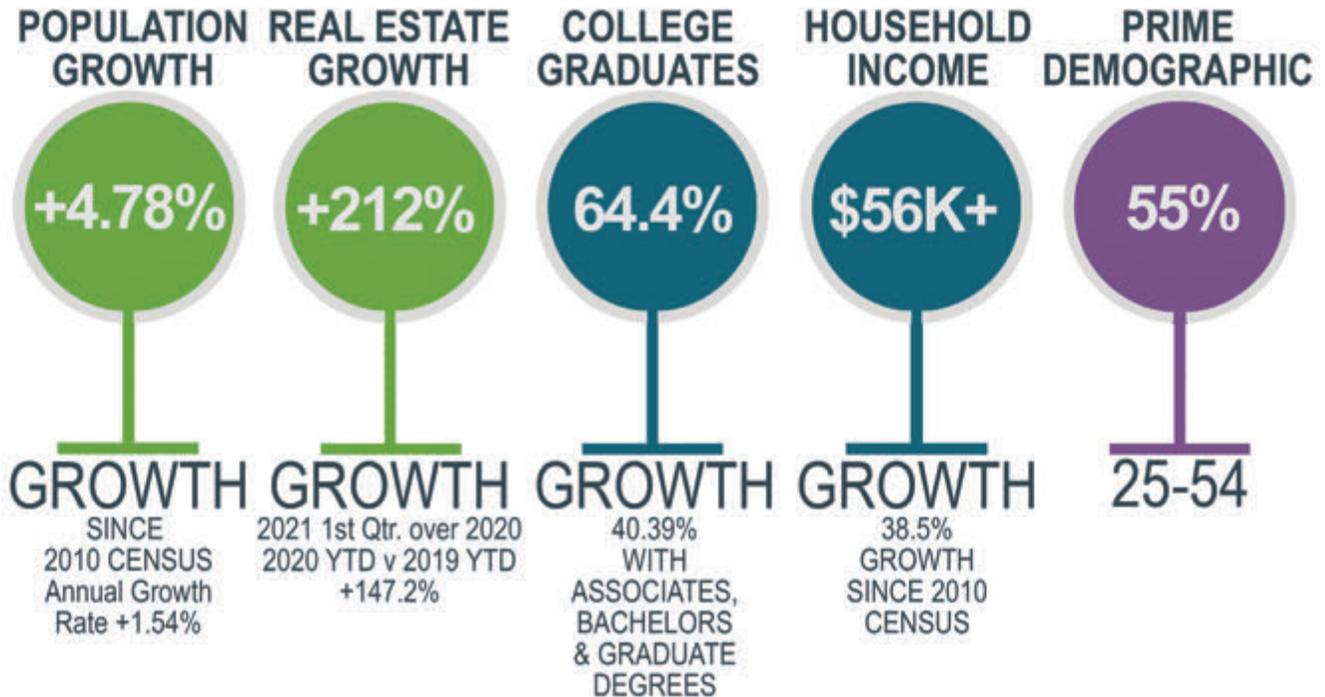
## 2021 CENSUS: EUREKA SPRINGS GROWTH

CREATIVE ECONOMY | OPEN SPACES | INCLUSIVE | LIVE WHERE YOU WORK | LOVE WHERE YOU LIVE

Eureka Springs has experienced population growth every year since 2016 according to the new 2021 Census. Eureka Springs also got younger and wealthier.

More and more families and remote workers are relocating to Eureka Springs because of our low cost of living and high quality of life.

The pandemic made 2020 the most challenging year. Yet, Eureka Springs did not suffer devastating revenue losses. In fact, our resilient town grew. With the focus on safety, outdoor adventures and amenities, great food and shopping, Eureka Springs became a magnet for those looking to relocate and invest in new businesses.





# EUREKA SPRINGS: SUSTAINABLE & RESILIENT

## EUREKA SPRINGS NATURALLY RESPONSIBLE

The City of Eureka Springs is committed to sustaining and growing a high quality of life for residents, business, and visitors - present and future.

The actions we take today individually and collectively, impact future generations economically, socially and environmentally.

The City of Eureka Springs has installed solar assisted electric vehicle charging stations that are free to the public.

In 2020, we completed a comprehensive municipal energy efficiency audit and implementation program.

By summer of 2021, all municipal facilities will be converted to solar power.



Free EV Charging Stations on Planer Hill at Transit Station.





# MARKET

The creative economy of Eureka Springs provides a solid foundation for entrepreneurs, start-ups, organizations and independent contractors. At the heart of the creative economy are the cultural and creative industries that lie at the crossroads of arts, culture, business innovation and technology.

*"The creative economy is revitalizing manufacturing, services, retailing and entertainment industries. It is changing where people want to live, work and learn - where they think, invent and produce."*

-John Hawkins | Hawkins & Associates



## REMOTE & GIG WORKERS

## EUREKA SPRINGS, ARKANSAS

Market Guide [EurekaSpringsLiveWorkPlay.us](http://EurekaSpringsLiveWorkPlay.us)

The Covid-19 pandemic has changed how work will be done.



of companies intend to permit remote work at least some of the time.



intend to allow employees to work remotely full time.



say they're willing to hire workers who are 100% remote and live anywhere in the U.S. (up from 12% prior to the COVID-19 pandemic)

**A 2021 survey by FORBES indicates that 70% of the workforce will be remote workers by 2025.**

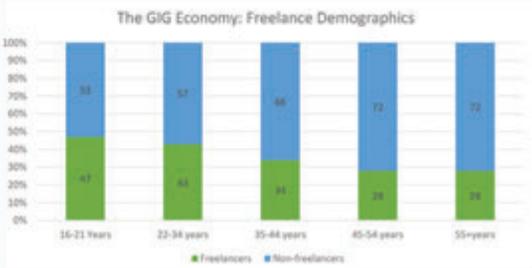
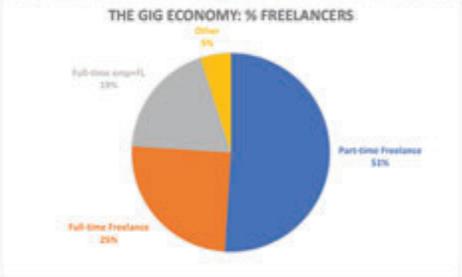
**Eureka Springs is ideal relocation home for remote and freelance workers**

A study by Intuit predicted that by 2020, **40 - 50 percent** of American workers would be independent contractors. There are a number of forces behind the rise in short-term jobs.

For one thing, in this digital age, the workforce is increasingly mobile and work can increasingly be done from **anywhere**, so that job and location are decoupled.

That means that freelancers can select among temporary jobs and projects around the world, while employers can select the best individuals for specific projects from a larger pool than that available in any given area.

THE TREND TOWARD A FREELANCE ECONOMY HAS BEGUN.



Other influences include financial pressures on businesses leading to further staff reductions and the entrance of the Millennial generation into the workforce. The current reality is that people tend to change jobs several times throughout their working lives; the gig economy can be seen as an evolution of that trend. In a gig economy, businesses save resources in terms of benefits, office space and training. They also have the ability to contract with experts for specific projects who might be too high-priced to maintain on staff.

# EUREKA SPRINGS: THE ULTIMATE FOR REMOTE WORKERS



[EurekaSpringsLiveWorkPlay.us](http://EurekaSpringsLiveWorkPlay.us)

[CityofEurekaSprings.us](http://CityofEurekaSprings.us)

[EurekaSprings.org](http://EurekaSprings.org)

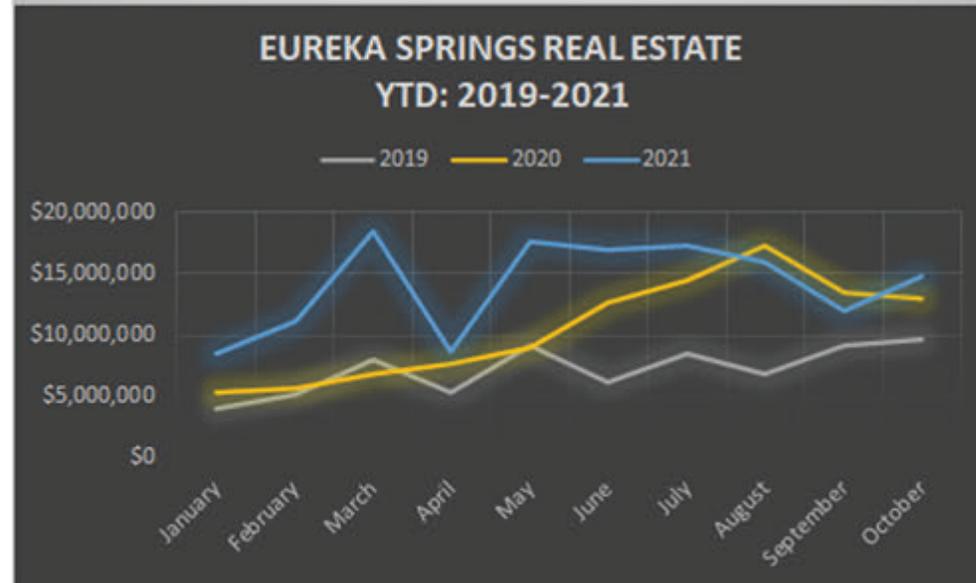
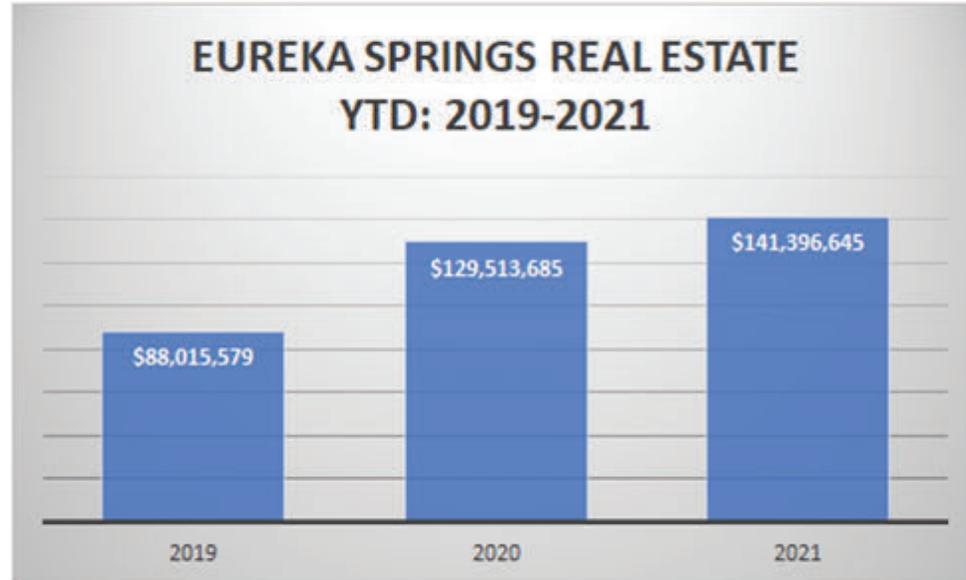


# EUREKA SPRINGS REAL ESTATE



The growth of Eureka Springs is driven by:

- Quality of Life
- Creative Economy
- Vibrant Arts Community
- Extraordinary Food
- Outdoor Adventures
- Diversity & Inclusion
- Wide Open Spaces
- Central Location
- Natural Resources
- Water & Open Spaces
- Green Initiatives
- Historically Significant
- Caring Community
- Entrepreneurial Spirit



# MARKET

## UNIQUE FEATURES OF CARROLL COUNTY

Carroll County has a shared vision. Through our county-wide collaboration, all four cities work together to conduct research, create opportunities for business and workforce development, affordable housing, economic vitality and technical training.

Carroll County is unique because of our county collaboration, and because we possess a long list of sought-after assets including:

### Plentiful Natural Resources & Environmentally Responsible:

- Land and Water
- Municipal solar
- Climate Action Plan

### Lifestyle Options:

- Urban, rural, lake, mountain

### Creative Economy + Tourism

- Eureka Springs attracts 1.3+million people a year from all over the world.

### Industrial and Retail Centers:

- Manufacturing + Agriculture + Retail Opportunity Zone

### Outdoor Recreation and Adventure:

- Lakes, rivers, mountains, biking/ hiking, trail systems, golf and more.

### Historically Relevant & Authentic:

- The entire Eureka Springs Downtown District is on the National Register of Historic Places with National Significance along with 28 other places in Berryville and Eureka Springs.

## DRIVE TIMES & EASY ACCESS



### COMPETITIVE ADVANTAGES:



- CENTRALLY LOCATED
- LOW COST OF LIVING & AFFORDABLE
- LAND MASS & OPEN SPACES
- QUALITY OF LIFE
- WATER
- NO TRAFFIC OR CONGESTION
- SAFE PLACE TO LIVE
- GROWING COUNTY AIRPORT
- INNOVATIVE & ENTREPRENEURIAL
- FLEXIBLE

# CONTACTS

## IMPORTANT CITY CONTACTS

**CITY OFFICES**  
44 South Main  
Eureka Springs, AR 72632  
[cityofeurekasprings.us](http://cityofeurekasprings.us)

**CITY HALL**  
Phone: 479-253-9703  
Fax: 479-253-6967

**MAYOR**  
Robert "Butch" Berry  
[mayor@eurekaspringsar.gov](mailto:mayor@eurekaspringsar.gov)

**ASSISTANT TO THE MAYOR**  
Kim Stryker  
[kim.stryker@eurekaspringsar.gov](mailto:kim.stryker@eurekaspringsar.gov)

**CITY CLERK TREASURER**  
Ann Armstrong  
[citycleark@cityofeurekasprings.org](mailto:citycleark@cityofeurekasprings.org)

**HISTORIC PRESERVATION OFFICER  
/PLANNER**  
Kylee Hevrdejs  
[khevrdejs@eurekaspringsar.gov](mailto:khevrdejs@eurekaspringsar.gov)

**POLICE DEPARTMENT: 479-253-8666**  
Chief of Police Brian Young  
147 Passion Play Rd., Eureka Springs, AR 72632

**FIRE, AMBULANCE & EMS DEPARTMENT: 479-253-9616**  
Fire Chief Nick Samac  
144 E. Van Buren, Eureka Springs, AR 72632

**BUILDING INSPECTOR: 479-253-9703**  
Bobby Ray  
[bray@eurekaspringsar.gov](mailto:bray@eurekaspringsar.gov)

**PUBLIC WORKS: 479-253-9600**  
Public Works Director Dwayne Allen  
[dallen@cityofeurekasprings.org](mailto:dallen@cityofeurekasprings.org)  
3174 E. Van Buren, Eureka Springs, AR 72632  
[espublicworks@cityofeurekasprings.org](mailto:espublicworks@cityofeurekasprings.org)

**CARROLL COUNTY SOLID WASTE & RECYCLING CENTER: 479-253-2727**  
3190 E Van Buren, Eureka Springs, AR 72632

**EUREKA SPRINGS DEPARTMENT OF TRANSPORTATION: 479-253-9572**  
Transit and Trolley  
Director Ken Smith  
[smitty@cityofeurekasprings.org](mailto:smitty@cityofeurekasprings.org)  
137 W. Van Buren, Eureka Springs, AR 72632

# CONTACTS

## EUREKA SPRINGS TRANSIT PARK & RIDE:

479-253-9572

Hwy 62W & 23N – Planer Hill, Eureka Springs, AR  
72632

[Eurekatrolley.org](http://Eurekatrolley.org)

## EUREKA SPRINGS VISITOR WELCOME CENTER & TRANSIT

135 W. Van Buren, Eureka Springs, AR 72632

## CITY ADVERTISING & PROMOTION COMMISSION:

479-253-7333

Director Madison Dawson

36 S. Main St., (The Aud) Eureka Springs, AR 72632

[madisondawson.capc@gmail.com](mailto:madisondawson.capc@gmail.com)

[EurekaSprings.org](http://EurekaSprings.org)

## EUREKA SPRINGS PARKS & RECREATION

DEPARTMENT:

479-253-2866

Director Scott Miskiel: 479-253-7921

[director@eurekaparks.com](mailto:director@eurekaparks.com)

523 Spring St., Eureka Springs, AR 72632

[Eurekaparks.com](http://Eurekaparks.com)

[Eurekaspringstrails.com](http://Eurekaspringstrails.com)

## EUREKA SPRINGS HOSPITAL:

479-253-7400

24 Norris St, Eureka Springs, AR 72632

## EUREKA SPRINGS POST OFFICE:

479-253-9850

101 Spring St., Eureka Springs, AR 72632

## MUSEUM

Eureka Springs Historical Museum:

479-253-9417

95 South Main, Eureka Springs, AR 72632

[Eurekaspringshistoricalmuseum.org](http://Eurekaspringshistoricalmuseum.org)

## LIBRARY

Eureka Springs Carnegie Public Library:

479-253-8754

194 Spring St., Eureka Springs, AR 72632

[Carrollmadisonlibraries.org](http://Carrollmadisonlibraries.org)

## PUBLIC SCHOOL

Eureka Springs School District:

479-253-5999

147 Green Hollow Rd., Eureka Springs, AR 72632

Superintendent Bryan Pruitt

[bryan.pruitt@es.k12.ar.us](mailto:bryan.pruitt@es.k12.ar.us)

Elementary School: 479-253-8704

Middle School: 479-253-7716

High School: 479-253-8675

## PRIVATE SCHOOLS

Clear Spring School:

479-253-7888

347 Dairy Hollow Rd., Eureka Springs, AR 72632

Academy of Excellence:

479-253-5400

157 Huntsville Rd., Eureka Springs, AR 72632



# CONTACTS

## COUNTY OFFICES

Western District Courthouse County Offices:  
479-253-8574 (District Court)  
44 S. Main St. Eureka Springs, AR 72632

Marriage Licenses and Circuit Court: 479-253-8646

Eastern District Courthouse County Clerk:  
870-423-3189  
210 W. Church St., Berryville AR 72616

Carroll County Treasurer: 870-423-3189

Carroll County Sheriff: 870-423-2001

Carroll County Judge: 870-423-2987

Carroll County Tax Assessor: 870-423-2388

Carroll County Health Unit: 870-423-2923

## MEDICAL

Eureka Springs Hospital:  
479-253-7400  
24 Norris St, Eureka Springs, AR 72632

Washington Regional Family Clinic:  
479-253-9746  
146 Passion Play Rd, Eureka Springs, AR 72632

Mercy Convenient Care - Eureka Springs:  
479-253-7158  
121 E Van Buren, Eureka Springs, AR 72632

Northwest Family Medicine  
479-253-5474  
4052 E. Van Buren, #A, Eureka Springs, AR 72632

ECHO Clinic:  
479-253-5547  
4004 E. Van Buren, Eureka Springs, AR 72632

Mercy Hospital:  
870-423-3355  
214 Carter St., Berryville

# CONTACTS

## CARROLL COUNTY/ARKANSAS RESOURCES

Berryville, Arkansas

### Motor Vehicle Licensing & Registration

Arkansas Revenue Office: 870-423-2046

105 N. Spring St., Berryville, AR

Bring: Proof of liability insurance, title, copy of lien contract,  
Vehicle Identification Number.

### Tax Assessor

Tax Assessor Office: 870-423-2388

210 W. Church St., Berryville AR

Must have a personal property assessment prior to registration.

### Drivers License

Office of Motor Vehicles: 870-423-4206

105 N. Spring St. Berryville, AR

No testing required if you have a valid out-of-state license that is not expired by more than 30 day. Otherwise, call for testing days and sites.

Area Agency on Aging/Senior Center: 870-423-6114

201 Madison, Berryville, AR

Carroll County Health Unit: 870-423-2923

402 Hailey Rd., Berryville, AR

Department of Human Services: 870-423-3351

614 Hailey Rd., Berryville AR

Veteran Services: 870-423-4000

Alex Brown, CVSO

210 W. Church Ave., Berryville AR 72616

# SALES TAX

## EUREKA SPRINGS SALES TAX RATES

### Sales Tax Rates

The retail sales tax on purchases made within the City limits is collected by the State of Arkansas who, in turn, passes back earmarked amounts to local governments such as counties and cities. The total sales tax rate of **9.375%** is controlled by the following three entities and their individual sales tax rates

State of Arkansas:	6.5%
Carroll County	.5%
City of Eureka Springs	2.375%

Additional Tourism Taxes: (For more detail on what the Tourism Tax supports see page 24)

The City Advertising & Promotion Commission collects a 3% Hotel/Motel/Restaurant (HMR) tax on establishments engaged in the business of renting, leasing or otherwise furnishing overnight lodging accommodations, or selling prepared food for consumption, on or off premises.

Additional City Tax on Alcohol:

The City Clerk Treasurer collects a 10% tax monthly on establishments serving alcohol except beer and wine.

If you have specific questions about the State of Arkansas Tax and additional state taxes, you may call the State Sales Tax Division in Little Rock at 501-682-7104.

# LICENSES/ PERMITS



## DOING BUSINESS WITH EUREKA SPRINGS IS EASY!

### Business License:

Contact: Ann Armstrong, City Clerk Treasurer – 479-253-9703

Range from \$40 up (Price may vary according to specifics of the business).

Business licenses are required for ALL those conducting business in Eureka Springs even if based elsewhere. If trade licenses are required by the State of Arkansas then proof of licensure must also be presented as well as proof of a Surety Bond. Many occupations must also have state licenses before working in Arkansas.

### Certificate of Occupancy:

Must pass a safety inspection by City Building Official and Fire Marshal: Fee \$50

### Restaurants:

Contact: County Health Sanitarian – 870-423-3514

Restaurants must pass semi-annual grease trap inspections by Building Official (\$50 annually). Arkansas state laws also apply.

### Special Permits are required for some businesses:

Before being issued, special permits require a public hearing and approval by the Eureka Springs City Council. Those businesses include: Animal-Drawn Vehicles Operated for Hire; Sightseeing Tour Franchises; Taxicabs and others. There is an annual lottery for Food Trucks in November; property owners do not have to go before City Council.

### Zoning Districts:

Check with Kylee Hevrdejs, Historic Preservation Officer/Planning to see if there are any limitations on a property or to see if additional permits are needed.  
479-253-9703 | [khevrdejs@eurekaspringsar.gov](mailto:khevrdejs@eurekaspringsar.gov)

### Arkansas State License, Tax and Workforce Services Information:

Access all state-related information, guides and forms at: [Arkansas.gov](http://Arkansas.gov)

# PLANNING & ZONING

Contact for Planning/Zoning/Historic Preservation

Kylee Hevrdejs

khevrdejs@eurekaspringsar.gov

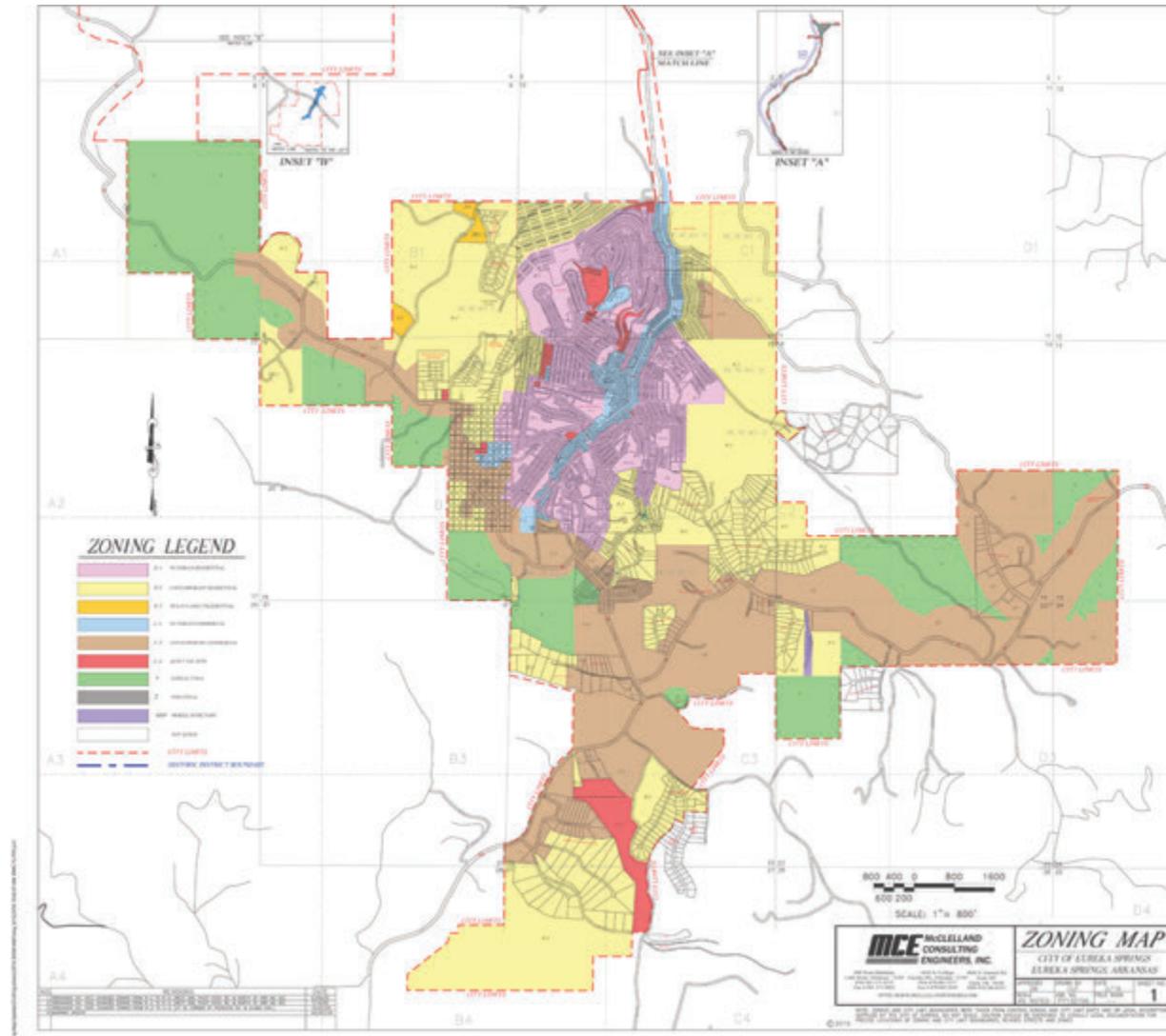
44 South Main

Eureka Springs, AR 72632

479-253-9703

Historic Preservation: [espreservation.org](http://espreservation.org)

Planning/Zoning: [esplanning.org](http://esplanning.org)



# PLANNING & ZONING

## PLANNING AND ZONING

The Planning Commission and Board of Zoning Adjustment is responsible for reviewing applications for:

Conditional Use Permit

Zoning Variance

Rezoning

Tree Removal Permit

Sign Variance

There are several other application types.

This commission meets the second and fourth Tuesday of each month at 6:00 pm in the Auditorium.

Some applications require a public hearing and notification of adjacent property owners by certified mail (with returned receipts and Affidavit of Publication).

Planning and Zoning specific information is available on the city website:

[CityOfEurekaSprings.us](http://CityOfEurekaSprings.us)

Chapter 14.

### **EUREKA SPRINGS ZONING DISTRICTS:**

- R-1 Victorian Residential
- R-2 Contemporary Residential
- R-3 Multiple-Family Residential
- C-1 Victorian Commercial
- C-2 Contemporary Commercial
- C-3 Quiet Use Commercial
- I Industrial
- A Agriculture
- MHP Mobile Home Park

## CERTIFICATE OF APPROPRIATENESS

The Eureka Springs Historic District Commission does exterior design review for ALL properties in the Historic District, regardless of age of property or zoning.

The Historic District includes most of the land within the city limits.

ALL exterior features of a property are subject to the design review procedures of the Eureka Springs Historic District Commission, including signage.

The ES HDC bases their decisions on the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties and Eureka Springs Historic District Guidelines.

The HDC meets on first and third Wednesdays at 6:00 p.m. in Auditorium. Applications for a Certificate of Appropriateness are available at City Hall and must be filed 15 days before the meeting at which it will be heard. Minor maintenance and some repairs with the same materials may be approved administratively.

No fee.

**Contact: City Historic Preservation Officer, City Hall.**

CONSTRUCTION/  
BUILDING

Contact:

Bobby Ray, Building Inspector  
bray@cityofeurekasprings.org  
44 South Main  
Eureka Springs, AR 72632  
479-253-9703

This office issues the following permits:

Sign  
Construction (Building)  
Plumbing  
Gas Plumbing  
Electrical  
Mechanical (HVAC/R)  
Tree Cuts  
Certificate of Occupancy

Permit applications are available at the Building Inspector's office (City Hall) during regular business hours. The inspector is normally available to issue permits between 8 am and 10 am weekdays. Note: Building Permits will be issued or denied with 10 business days after the application has been filed. Please allow for this in your planning process.

If your project involves any exterior alteration, check to see if your location is within the Historic District. If so, you must obtain a Certificate of Appropriateness before a building permit will be issued. Contact Kylee Hevrdgs 479-253-9703.

This office is also responsible for compliance with current Municipal Code (signage, grease traps trees, etc.), and other applicable building and construction codes. If you have a question about the Municipal Code, or grease trap inspections, you may contact the Building Inspector.

Note: If your construction vehicle will be parking in metered parking spaces on Main or Spring Streets, you may obtain parking passes at the front desk of City Hall. These passes are \$9.00 per day.

# UTILITIES

## WATER & SEWER

New service and changes should be made at City Hall 8 am to 4:30 pm. Cash, check or credit card is required to set up a new account. Monthly payments may be made with credit or debit cards. Monthly payment may be made at the Reception Desk or at drop-box located at City Hall or at the Public Works Department, 3174 E. Van Buren. Arrangements may be made for monthly direct withdrawal from your checking account.

## ELECTRICITY

Eureka Springs is served by two electricity companies depending upon your location:

AEP – Southwestern Electric Power (SWEPCO): 1-888-216-3523.  
swepco.com

Serves most of Eureka Springs. SWEPCO offers energy conserving incentives. For more information:  
1-888-266-3130 or email: [info@SWEPCOsaving.com](mailto:info@SWEPCOsaving.com).

Carroll Electric Cooperative: 1-800-432-9720.  
carrollecc.com  
Open 8 am to 4:30 pm Monday-Friday, serves some areas on the edges of the city limits.

## STREETS AND RIGHTS OF WAY

Public Works Department: 479-253-9600, 3174 E. Van Buren. Hours: 7 am to 4 pm Monday-Friday.  
City road and sign maintenance, snow removal, maintenance of wastewater treatment.

## RECYCLE & TRASH

Carroll County Solid Waste – 479-253-2727, 3190 E. Van Buren  
[carrollcountysolidwaste.com](http://carrollcountysolidwaste.com)

Cardboard: Weekly corrugated cardboard pick-up is provided at no additional charge.

Glass: Weekly glass collection for \$1/month Drop off at Recycle Center at no cost.

Recycle Center: Open 7 am to 4 pm Monday-Friday. Located off Highway 62 West next to Public Works.

CCSW will accept drop-off of all items listed for curbside collection, plus motor oil, cooking oil, magazines, office paper, junk mail, corrugated cardboard and large steel and aluminum items. Fees: \$15 for large items with freon; \$5 for electronic items. (please check with CCSW for rate changes)

## TRASH

Carroll County Solid Waste – 479-253-2727, 3190 E. Van Buren.  
Trash disposal: Contact CCSW to discuss commercial collection options. Commercial accounts are not required to purchase yellow bags.

# TOURISM BUSINESS

Condé Nast  
**Traveler**

INSPIRATION

## The 26 Most Beautiful Towns in America

From coastal cities to southern gems.

BY CATLIN HICESTON

August 16, 2017

These small towns are home to local boutiques, tons of outdoor activities, and restaurant-to-people ratios that lean way in your favor.

### Eureka Springs, Arkansas



*"Tucked away in Arkansas's Ozark Mountains (it's an easy drive from Kansas City, St. Louis, and Tulsa), the tiny town is full of so many juxtapositions that they start to blur together: Churches and Christian bookstores line one street, while New Age crystal shops and self-proclaimed haunted hotels line the other.*

*Passing bikers dressed in camouflage and leather throwback drinks at bars adorned with rainbow Pride flags. Busy Victorian homes and B&Bs hug the sides of cliffs, the views from which make you feel like you're miles away from civilization.*

*And it's that "can't quite pin it down" quality—not to mention incredible views of the Ozarks—that makes us love this tiny town so much."*

## Tourism-based Businesses should first contact:

City Advertising and Promotion Commission (CAPC)

Madison Dawson, Executive Director

Molly Horton, Director of Marketing & Auditorium Operations

36 North Main (in The Auditorium)

479-253-7333 or 479-253-7788

Open: 9 am to 5 pm, Monday-Friday

[capc.biz](http://capc.biz)

The City Advertising & Promotion Commission (CAPC) directs all advertising and promotional activities for the City of Eureka Springs through a 3% tax collected from all lodging and restaurant/food service businesses within city limits.

The CAPC manages the official city tourism website: [EurekaSprings.org](http://EurekaSprings.org).

It also manages the official city Facebook page: [facebook.com/VisitEurekaSprings](https://facebook.com/VisitEurekaSprings) and several other tourism and relocation sites.

The CAPC manages the historic Auditorium theater located at 36 N Main Street; 479-253-7788.

The Auditorium hosts local and national performing arts events, local events, meetings, conferences meetings and exhibitions. Contact the CAPC for booking public events at the 960-seat venue. Fees apply. For more information: [TheAud.org](http://TheAud.org)

This commission meets every second Wednesday of the month at 6:00 pm in the Auditorium. The commission also holds monthly workshop meetings. Check website for specific day/time.

# FORMS & PERMITS

The following forms and permits can be accessed electronically from these websites:

**esplanning.org for planning/zoning**

**espreservation.org for Historic District**

Return completed forms and permits to City Hall.

## SPECIAL EVENTS

Special Event Permit

Special Event Permit – single location

Basin Park Band Shell Reservation

Parade Permit

Banner Permit

Parking Lot Use Permit

Outdoor Amplified Sound Permit

## PLANNING AND BOARD OF ZONING ADJUSTMENTS

**esplanning.org**

Conditional Use Permit & Application

B.O.Z.A. Sign Variance Application

B.O.Z.A. Variance Application

B.O.Z.A. Notice of Appeal Application

Move Building and Structure Application

Rezone Application

New Commercial Construction Code Compliance Review Application

Tree Removal Permit Appeal Application

Subdivision Application

Planned Unit Development Application

## HISTORIC DISTRICT

**espreservation.org**

Historic District Application - exterior changes, additions, new construction, demolition,

Certificat of Appropriateness (COA)

CITY COMMISSIONS

Applications to volunteer for city commission

FOIA

Request for information under Freedom of Information Act

WATER SERVICES

Agreement for Preauthorized Payments

New Water Service Application

Barricade and Cones Rental Form

Water/Wastewater/Sewer Account Change

Swimming Pool and Irrigation Meter Wastewater, Sewer Waiver Payments

BUSINESS

Occupational License (business permit) Application

Declaration of Registered Agent

CAPC Tax Permit Application

Certificate of Occupancy Request Check List

EMPLOYMENT

Employment Application

DOMESTIC PARTNERSHIP

Domestic Partnership Registry Application

Domestic Partnership Termination Application

# CHECK LIST

# NEW BUSINESS CHECKLIST

## CITY:

- Business/Occupation License
- Certificate of Occupancy
- Conditional Use Permits
- Alcoholic Beverage License
- Sign Permit with COA
- Certificate of Appropriateness (COA)
- CAPC Tax Collection

## COUNTY:

- County Sanitarian Inspection
- Sales and Use Tax Collection

## STATE:

- Arkansas Trades License
- Arkansas ABC permit

*\*Not all apply to all businesses*

## SIGNAGE:

The number and size of allowable signs are determined by City Ordinance according to the zone in which the business is located. See Municipal Code, Chapter 86, Signs.

Zoning Maps are located in City Hall.

Sign Permits: \$20+

*Note: some types of signage are not allowed.*

All signs must first have a Certificate of Appropriateness if within the Historic District (see map on page 9).

**Contact: Building Official, City Hall**

## CERTIFICATE OF APPROPRIATENESS:

**For details, see pages 20-21.**

**Contact: City Historic Preservation Officer, City Hall.**

# BUSINESS, CITY, STATE AND OTHER RESOURCES

**City of Eureka Springs: [CityOfEurekaSprings.us](http://CityOfEurekaSprings.us)**

**Eureka Springs Economic Development: [EurekaSpringsLiveWorkPlay.us](http://EurekaSpringsLiveWorkPlay.us)**

## **BUSINESS**

### **Mayor's Task Force on Economic Development**

Mayor Butch Berry/  
Chair: Sandy Royce Martin  
479-244-6636  
[EurekaSpringsInc.org](http://EurekaSpringsInc.org)  
[EurekaSpringsLiveWorkPlay.us](http://EurekaSpringsLiveWorkPlay.us)

### **Arts Council of Eureka Springs**

Chair: Sandy Royce Martin  
[EurekaSpringsArtWall.com](http://EurekaSpringsArtWall.com)

### **City Events & Festival Calendar**

[EurekaSprings.org](http://EurekaSprings.org)

### **The Rotary Club of Eureka Springs**

President: Allen Huffman  
479-981-1887  
[EurekaSpringsRotary@gmail.com](mailto:EurekaSpringsRotary@gmail.com)  
[EurekaRotary.org](http://EurekaRotary.org)

### **Eureka Springs Chamber of Commerce**

Devin Henderson  
479-253-8737  
[eukaspringschamber.com](http://eukaspringschamber.com)

## **REAL ESTATE**

Carroll County Association of Realtors  
[CarrollCountyRealtors.net](http://CarrollCountyRealtors.net)  
ActDataScout – Carroll County  
[actdatascout.com](http://actdatascout.com)

## **BANKS**

Equity Bank of Eureka Springs  
107 W. Van Buren  
479-253-0500  
[EquityBank.com](http://EquityBank.com)

Cornerstone Bank  
152 E Van Buren  
479-239-5525  
[Cstonebank.net](http://Cstonebank.net)

Arvest Bank  
151 E Van Buren  
479-253-8275  
[Arvest.com](http://Arvest.com)

First National Bank  
149 Huntsville Road  
479-253-9538  
[1stnationalbank.com](http://1stnationalbank.com)

## STATE & REGION

Arkansas Secretary of State:  
Doing Business in Arkansas  
[sos.arkansas.gov/uploads/DoingBusinessinAR.pdf](https://sos.arkansas.gov/uploads/DoingBusinessinAR.pdf)

Arkansas SOS Business Entity Search,  
Registration, Forms & Fees  
[sos.arkansas.gov/business-commercial-services-bcs](https://sos.arkansas.gov/business-commercial-services-bcs)

Forms / Fees - Arkansas Secretary of State - Arkansas.gov  
[sos.arkansas.gov/business-commercial-services-bcs/forms-fees](https://sos.arkansas.gov/business-commercial-services-bcs/forms-fees)

Arkansas Economic Development Commission  
[Arkansasedc.com](https://Arkansasedc.com)

Small Business Technology & Development Center  
[StdC.uark.edu](https://StdC.uark.edu)

Arkansas Parks & Tourism  
[Arkansas.com](https://Arkansas.com)

Northwest Arkansas Tourism Association (NATA)  
[NorthwestArkansas.org](https://NorthwestArkansas.org)

Northwest Arkansas Film & Entertainment Commission  
[FilmNWA.org](https://FilmNWA.org)

Affordable Carroll County  
[ArkansasAffordableLiving.com](https://ArkansasAffordableLiving.com)

# INCENTIVES

## EUREKA SPRINGS IS ENTREPRENEUR HEAVEN

The creative economy base and spirit of Eureka Springs is the perfect launching pad for new concepts, ideas, products and innovative services. Our tourism base is an ideal setting for product testing - especially in the culinary, outdoor adventure and entertainment industries.



TRUE DETECTIVE SEASON 3, MUD & ANTIQUITIES - were all partially shot in Eureka Springs.

## Eureka Springs Film & Entertainment Production Incentives

Eureka Springs is the only municipality in Arkansas to offer an incentive for film, entertainment and digital production independent from - or combined with - the state incentives. Incentives include tax rebate and deep discounts from preferred vendors. Eureka Springs has an extraordinary variety of production locations. We are a founding member city of the Northwest Arkansas Film & Entertainment Commission. [FilmNWA.org](http://FilmNWA.org)



Historic preservation tax credits and other incentives are available for new business and entrepreneurial projects. City officials are ready to work with you to develop an incentive program for your business. Contact us for more information.

Arkansas has an array of incentives designed to assist a wide selection of qualifying businesses in various stages of growth. More information on state incentives can be found on the Arkansas Economic Development Commission website. <https://www.arkansasedc.com/why-arkansas/business-climate/incentives>

Check the Arkansas Secretary of State's "DreamItDolt" site and resources for start-up businesses.

## NEW MARKET TAX CREDITS AVAILABLE FOR CARROLL COUNTY - OPPORTUNITY ZONE!

New Market Tax Credits provide tax incentives to private investors. Over the last ten years, the NMTC has proven to be an effective, targeted and cost-efficient financing tool valued by businesses, communities and investors. Learn more here:

NMTC Basic Overview Video:

<https://youtu.be/CJcPYrLWI74>

NMTC Leveraged Structure Overview Video:

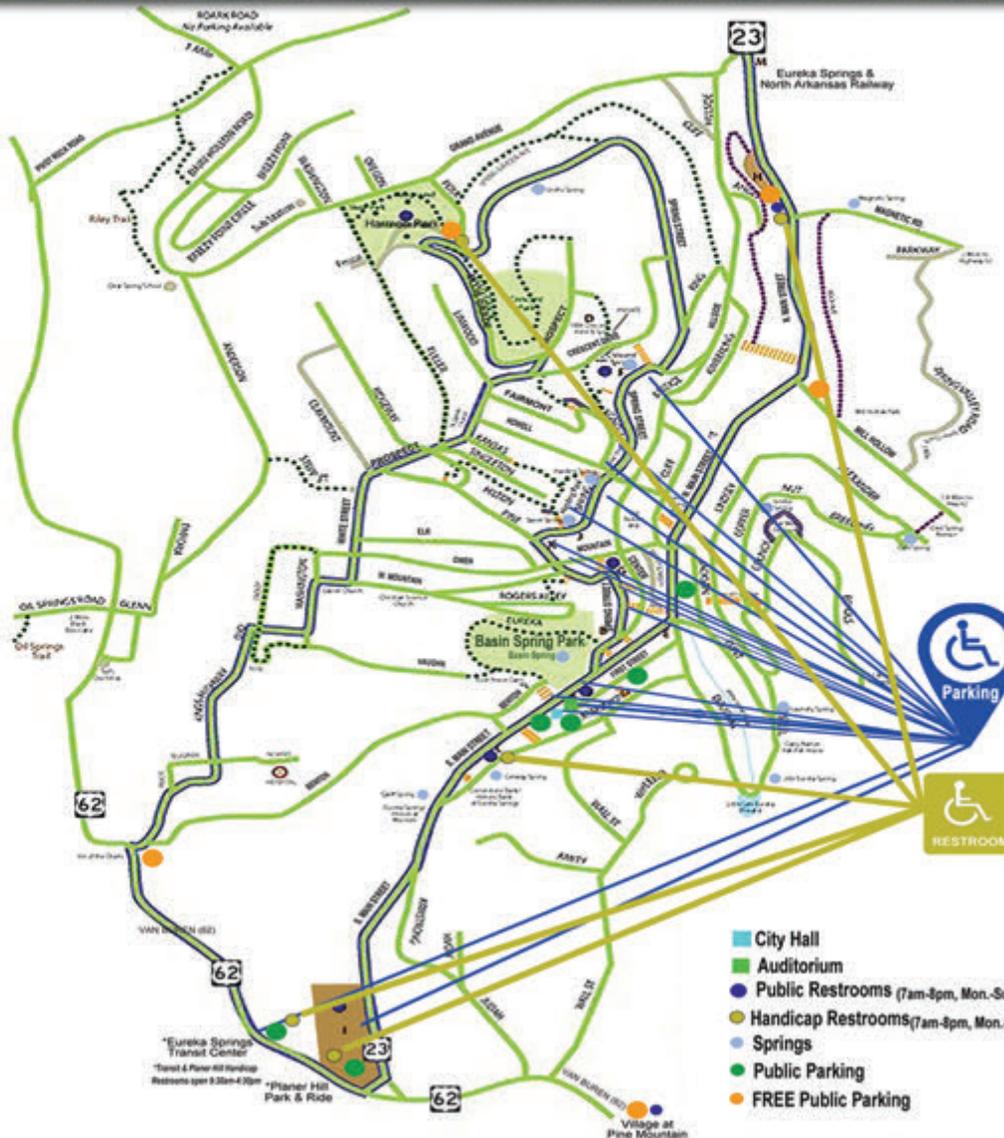
<https://youtu.be/UIU7TqJNvgg>

Mapping link so you can review New Market Tax Credit eligible sites:

<https://www.cohnreznick.com/NMTC-Mapping-Tool>

# EUREKA SPRINGS HANDICAP PARKING & RESTROOMS

Making your stay in Eureka Springs memorable and convenient is our primary goal.  
This map provides the locations of ADA accessible facilities and parking.



Handicap parking is free for up to 3 hours



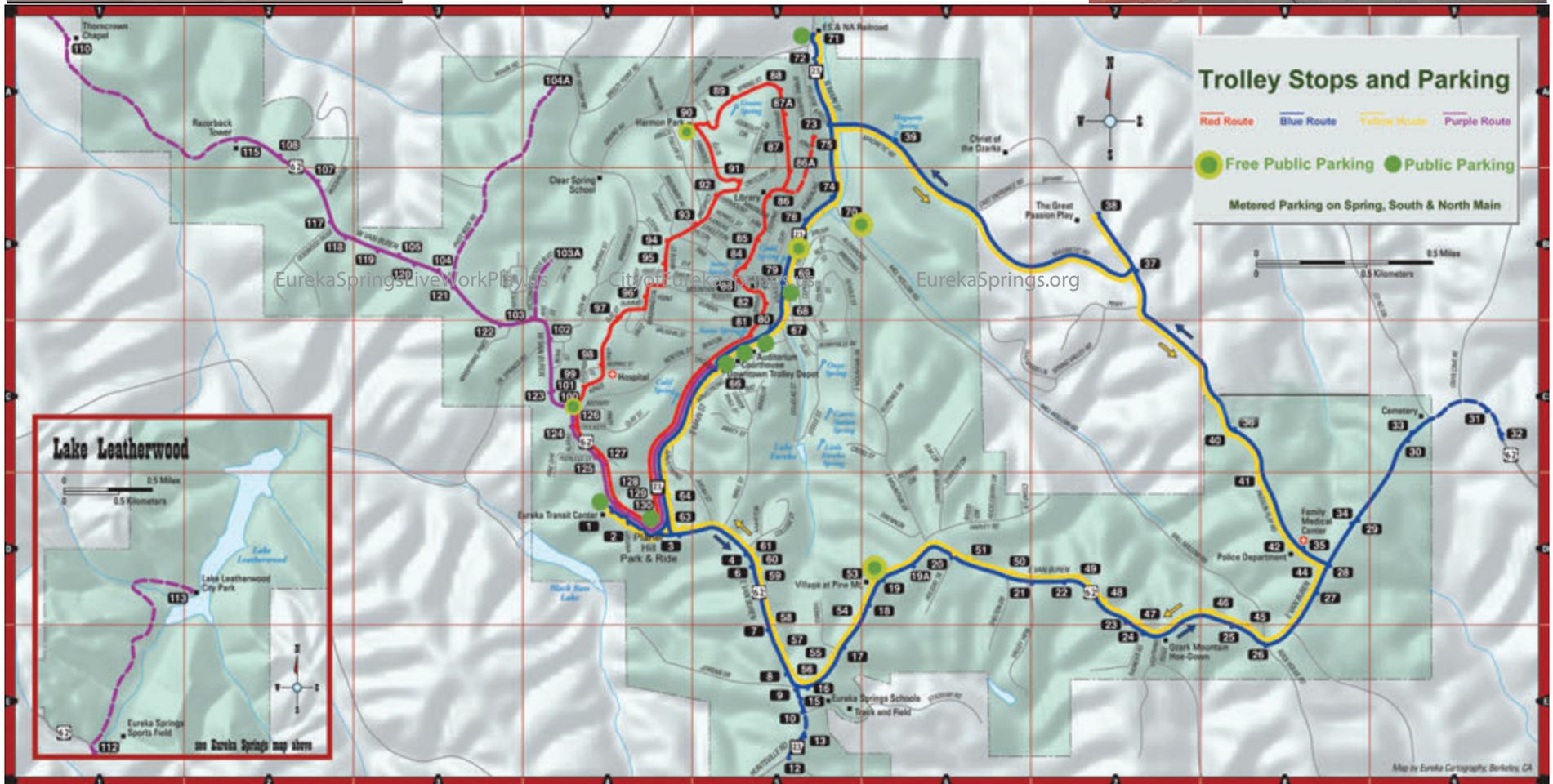
Handicap restrooms and public restrooms open 7 days a week, 7am-8pm



ACCESSIBLE LIFT  
The Auditorium & the Courthouse



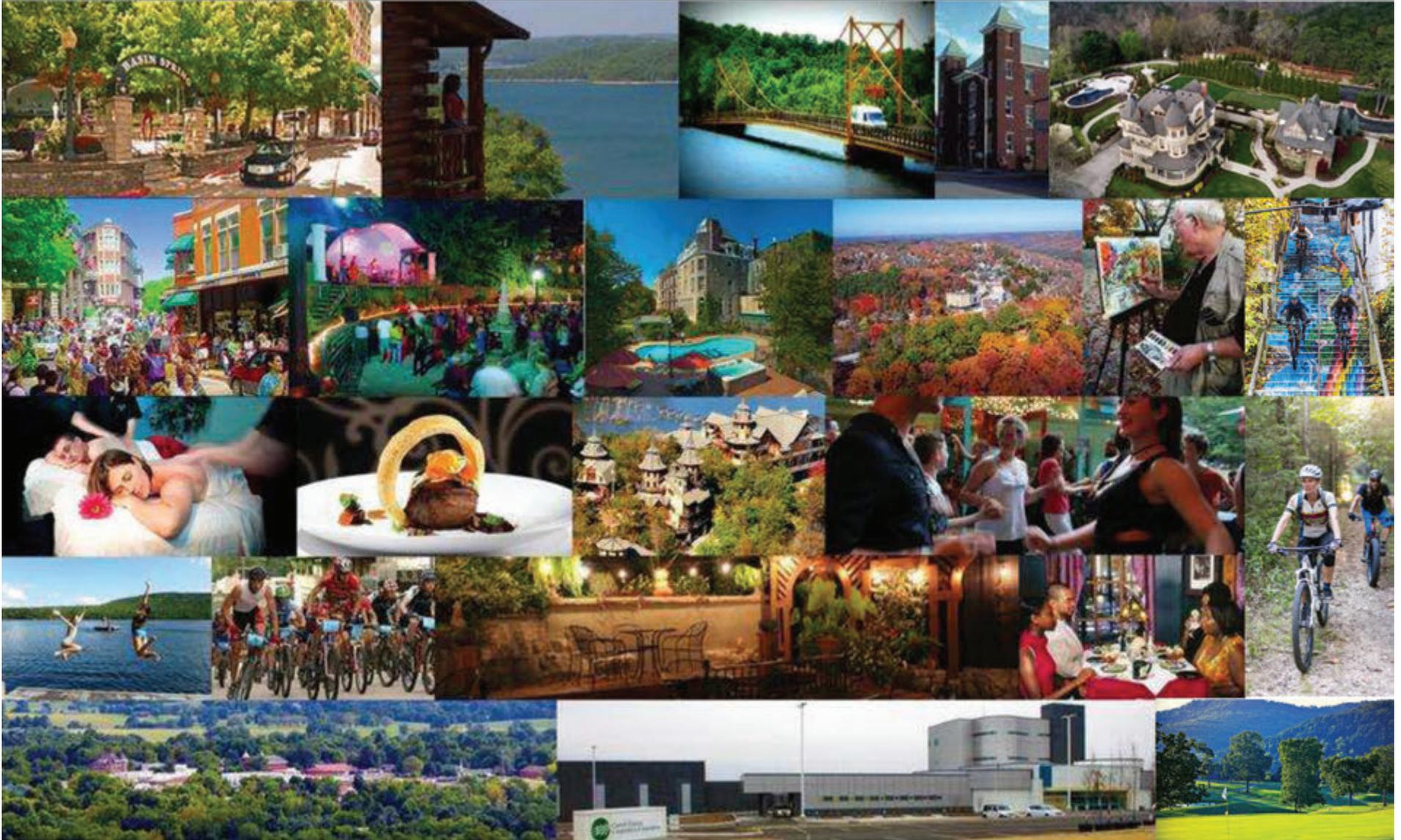
TRANSPORTATION & PARKING





# CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND



LIVE | WORK | PLAY | INVEST

[EurekaSpringsLiveWorkPlay.us](http://EurekaSpringsLiveWorkPlay.us)

[CityofEurekaSprings.us](http://CityofEurekaSprings.us)



# CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND

## City Contact Information

**BERRYVILLE** Tim McKinney  
Mayor  
mayortim@berryville.com  
Phone: (479) 253-9703  
berryville.com

Dean Lee  
Economic Development Director  
procommureka@gmail.com  
Phone: (479) 244-6636

**EUREKA SPRINGS** Robert "Butch" Berry  
Mayor  
mayor@eurekaspringsar.gov  
Phone: (479) 253-9703  
cityofeurekasprings.us

Sandy Martin  
Economic Development Director  
procommureka@gmail.com  
Phone: (479) 244-6636  
eurekaspringsliveworkplay.us/

**GREEN FOREST** Jerry Carlton  
Mayor  
mayorcarlton@greenforestar.net  
Phone: (870) 438-5568  
greenforestar.net

**HOLIDAY ISLAND** Dan Kees  
Mayor  
mayor@cityofholidayisland.com  
Phone: (479) 379-8041  
cityofholidayisland.com

Jerry Pittman  
Economic Development Director  
jpittman@cityofholidayisland.com  
Phone: (405) 243-7720

## Demographics



## Cost of Living

Cost of Living in Carroll County is 20.9% lower than U.S.  
Water Index: 100 Air Quality: 10% better than U.S.  
Average Age: 45

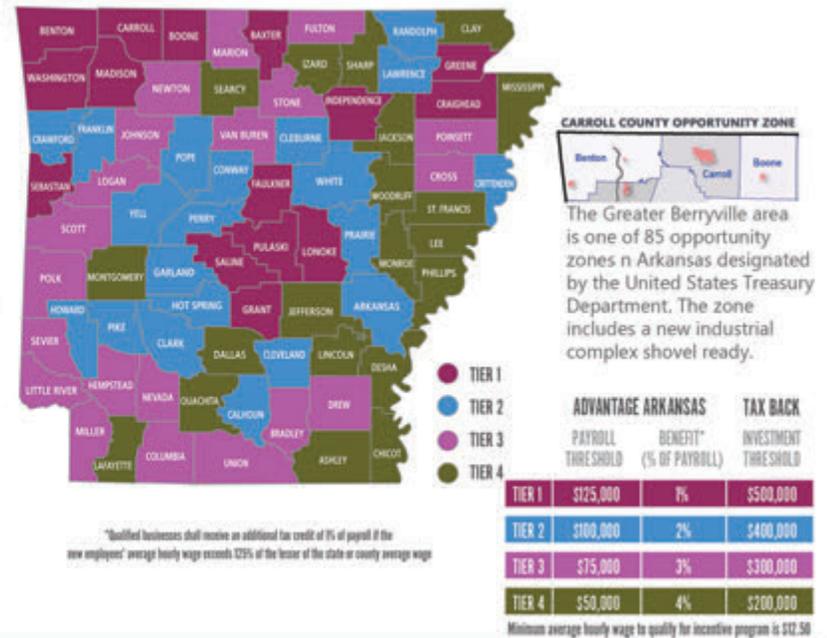
## Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!



ARKANSAS TIER MAP  
EFFECTIVE JULY 1, 2020





# CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND



## CarrollCountyAirport - 4M1.com

Serving Eureka Springs, Berryville, Green forest and all of Northwest Arkansas.



- Courtesy cars available
- Low fuel prices
- Meeting space
- Conference room
- Kitchen



Carroll County Airport (FAA LID: 4M1) is a county owned, general aviation public use airport. The airport is located 3 miles west of Berryville and 10 miles south of the Missouri line.

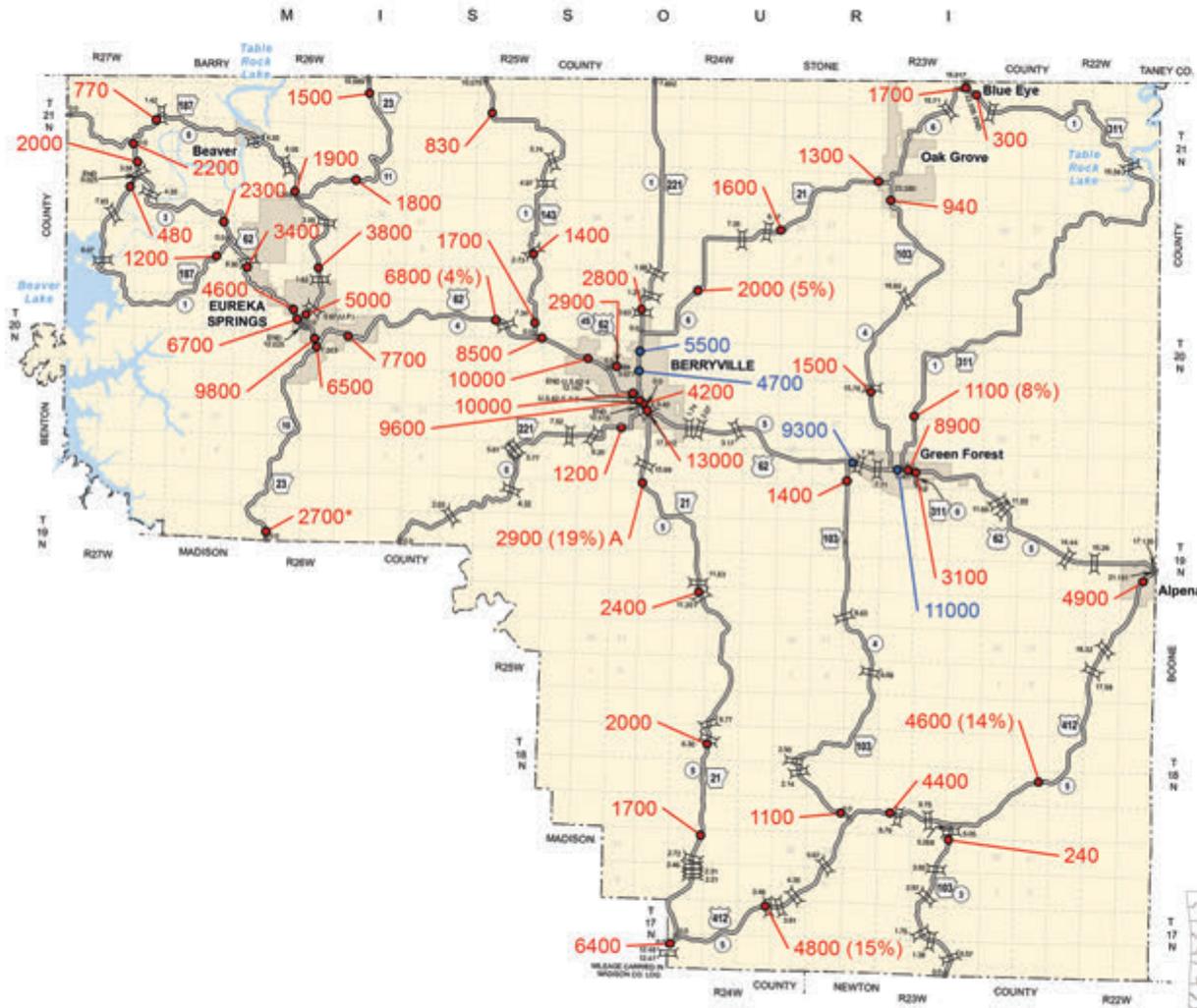
LIVE | WORK | PLAY | FLY



# CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND

## TRAFFIC COUNT

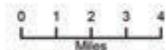


2019 ANNUAL AVERAGE (TRUCK %)  
2018 ANNUAL AVERAGE (TRUCK %)  
DAILY TRAFFIC ESTIMATES

STATE HIGHWAY  
ROUTE AND SECTION MAP

### CARROLL COUNTY

DISTRICT 9



SHOWING  
BRIDGE LOG NUMBERS

Prepared By: TP&P; GIS: 8/31/2020

#### LEGEND

\* = COUNT MADE IN ADJOINING COUNTY  
A = AUTOMATIC (PERMANENT) TRAFFIC RECORDER LOCATION





CONTACTS:

Mayor Robert "Butch" Berry  
City of Eureka Springs  
479.253.9703  
mayor@eurekaspringsar.gov

Sandy Royce Martin  
Mayor's Task Force on Economic Development  
479.244.6636 procommeureka@gmail.com