

RIVERBEND

AT LAKE CATHERINE

DIAMONDHEAD GOLF CLUB, HOT SPRINGS, AR
PROPERTY STUDY AND REIMAGINE PLAN BY:

THE DAVIS GROUP

LAND DEVELOPMENT CONSULTING

— ATLANTA — DENVER —



LAND

DESIGN

AND CONSULTING, LLC

RIVERBEND AT LAKE CATHERINE

OUR STORY...WHAT IS NEXT

THE BEGINNING

THE DIAMONDHEAD COMMUNITY WAS DEVELOPED IN THE EARLY 1970'S WITH THE GOLF CLUB OPENING IN 1972. THE PROPERTY IS APPROX. 2300 ACRES. IT IS SPLIT IN TWO SECTIONS (NORTH / SOUTH) BY STATE ROUTE AR-171 MAKING THAT DIVIDE. THE OUACHITA RIVER BOARDERS THE PROPERTY TO THE WEST AND THE NORTH, WITH LAKE CATHERINE LOCATED TO THE EAST OF THE PROPERTY. LAKE CATHERINE STATE PARK DIRECTLY ABUTS THE PROPERTY TO THE SOUTH EAST. THE MAIN AMENITY OF THE PROPERTY IS THE 18 HOLE GOLF COURSE. IT IS A PAR 72 PGA SANCTIONED COURSE THAT WAS DESIGNED BY ARCHITECT NORMAN HENDERSON. OTHER AMENITIES THAT CAN BE FOUND ON THE PROPERTY ARE SECURITY GATES, CLUB HOUSE, PRO-SHOP, RESTAURANT, TENNIS & BASKETBALL COURTS, PLAYGROUND, AND OLYMPIC POOL.

NEW OWNER

IN 2018 THE OMNI HOME BUILDERS GROUP PURCHASED THE PROPERTY WHICH INCLUDED APPROX. 1600 VACANT LOTS. AT THE TIME OF PURCHASE THERE WERE APPROXIMATELY 1200 LOTS THAT WERE PRIVATELY OWNED, WITH NOT ALL THOSE LOTS OCCUPIED OR BUILT OUT. BASED ON POA BY-LAWS, OMNI OWNING THE MAJORITY OF THE LOTS, RUNS THE POA. THE OMNI HOME BUILDERS GROUP HAS BEEN DILIGENTLY WORKING, SINCE PURCHASE IN 2018, TO GET THE PROPERTY BACK IN WORKING ORDER. FOCUSING ON ITEMS SUCH AS MAKING SURE ALL RESIDENTS POA DUES ARE CURRENT, CLEARING UP PAST TAXES DUE ON VACANT LOTS, EXTINGUISHING ANY HANGING LEGAL ISSUES ON LOTS, AND ESTABLISHING / ENFORCING POA BY LAWS. REVIEWING, PRIORITIZING, AND REPAIRING PROPERTY INFRASTRUCTURE HAS ALSO BEEN AN ONGOING EFFORT. A NON-TANGIBLE ITEM, BUT NOT ANY LESS IMPORTANT, OMNI HAS BEEN RESTORING THE RELATIONSHIP / COMMUNICATION WITH THE RESIDENTS AND LOCAL COMMUNITY, WHICH WAS IN POOR STATUS WITH PRIOR OWNERS.

REIMAGINE PROCESS

THE OMNI HOME BUILDERS GROUP HAS BEEN CONSULTING WITH THE DAVIS GROUP / LAND DESIGN & CONSULTING SINCE FALL 2023. THEY WANTED TO ACCOMPLISH THE FOLLOWING:

- ESTABLISH WHAT THE NEEDS OF THE PROPERTY ARE
- LISTEN TO WHAT THE RESIDENTS HAVE BEEN ASKING FOR
- STUDY THE PROPERTY FROM AN OUTSIDERS PERSPECTIVE TO BRING SOME NEW IDEAS TO THE TABLE
- GAIN A BETTER UNDERSTANDING OF WHO "HOME BUYERS" ARE
- IMPROVE THE MARKETABILITY OF LOTS FOR SALE, NEW HOME BUILDS, AND REALES, BY LOOKING AT HOW TO IMPROVE THE OVERALL COMMUNITY FEEL AND EXPERIENCE
- EXPLORE IDEAS OF RECONFIGURING LOTS, GREENSPACES, CONNECTIVITY, ADDING APPROPRIATE NEW AMENITIES, AND EXPLORING ADDITION OF COMMERCIAL / NEIGHBORHOOD RETAIL AS AN INTEGRAL PART OF THE COMMUNITY

CREATING SENSE OF PLACE

THE FIRST STEP IN BRINGING RENEWAL TO THE PROPERTY WAS A MUCH NEEDED REBRANDING THAT REPRESENTS A NEW BEGINNING FOR DIAMONDHEAD. CONNECTING THE THREE NATURAL FACTORS THAT SURROUND AND CONJOIN AT THE PROPERTY. THOSE BEING THE MOUNTAINS, THE RIVER AND THE LAKE. ALL OF THOSE ARE REFLECTED IN THE LOGO AND THE NEW PROPERTY NAME "RIVERBEND AT LAKE CATHERINE" "RIVERBEND" WOULD ACT AS AN OVERALL UMBRELLA RELATED TO THE GENERAL AREA, THE FIRST STEP IN CREATING THE NEW PLACE. ALL OTHER AREAS, SUCH AS THE GOLF COURSE, THE TOWN CENTER, THE RESIDENTIAL ENCLAVES, ETC. WOULD FALL UNDER THAT BRANDING AND WOULD TAKE ON NAMES SIMPLY LIKE "RIVERBEND - TOWNCENTER" OR "TOWNCENTER AT RIVERBEND". THE OVERALL SCRIPT / MISSION OF THE PROPERTY IS TO CREATE / SHAPE A PLACE THAT SUPPORTS ACTIVE / HEALTHY LIFESTYLES ALONG WITH SOCIAL/GATHERING SPACES THAT PROMOTE COMMUNITY INTERACTIONS. THROUGH PROPER UPGRADES OF CLUB HOUSE, POOL AMENITY AND TENNIS THE CURRENT ACTIVITIES CAN CONTINUE AND BE EXPANDED UPON. INTRODUCTIONS OF NEW AMENITIES SUCH AS PICKLEBALL, TRAIL SYSTEM AND COMMUNITY PARKS / CONNECTIONS TO WATER BRING YET ANOTHER LAYER THAT SUPPORTS THE MISSION AND ALSO TAKES ADVANTAGE OF NATURAL EXISTING BEAUTY OF THE PROPERTY THAT IS NOT 100% CURRENTLY BEING RECOGNIZED AS A TRUE ASSET. AGAIN RECOGNIZING THAT RIVERBEND IS AN OVERALL DESTINATION THE INTRODUCTION OF A TRUE TOWNCENTER THAT EMBRACES THE IDEA / BENEFIT OF NEIGHBORHOOD RETAIL. IT'S ALL ABOUT CONVENIENCE, LOCAL INTERACTION AND MEET YOUR NEIGHBORS. WITH A COMMUNITY AS LARGE AS RIVERBEND AT BUILD OUT A TOWNCENTER PLANNED IN TUNE WITH THE PROPERTY GROWTH IS A WIN / WIN FOR THE RESIDENTS AND BUSINESSOWNERS. THE FINAL STEP IN THE RENEWAL / REIMAGINE IS A FACELIFT TO OUR FRONT DOOR... THE FRONTAGE / ENTRY BOULEVARD SEQUENCE. NOTHING IS MORE IMPORTANT THAT CREATING A TRUE SENSE OF ARRIVAL. R.O.I. IS PRICELESS AS IT EFFECTS OUR RESIDENTS DAILY AND CREATES MEMORY POINTS TO OUR PROPERTY GUESTS WHO ARE POTENTIALLY OUR NEXT HOME BUYERS.

THE PLACE IS RIVERBEND...A PLACE THAT EMBRACES HOMEOWNERS AT ALL STAGES OF LIFE...A PLACE THAT OFFERS A MULTITUDE OF LIFESTYLES.

A PLACE THAT IS...

"MINUTES AWAY....BUT WORLDS APART"

WHAT WE LEARNED

THROUGH OUR DEEP DIVE STUDY OF NOT ONLY THE DIAMONDHEAD COMMUNITY BUT ALSO LOOKING AT THE OVERALL SURROUNDING CULTURAL FABRIC OF HOT SPRINGS AREA, THIS REIMAGINE PLAN HAS TAKEN SHAPE. IN ADDITION, RECOGNIZING OTHER VIBRANT CITIES SIMILAR TO HOT SPRINGS SUCH AS HUNTSVILLE, AL, ASHEVILLE, NC, CHATTANOOGA, TN, DAHLONEGA, GA, AND GREENVILLE, SC THERE ARE CLEAR CUES ON THE SUCCESS THAT HOT SPRINGS AND SURROUNDING AREAS WILL BE ENCOUNTERING, INCLUDING THE DIAMONDHEAD PROPERTY THE PUBLIC HAS A GROWING LOVE AFFAIR WITH SMALL CITIES. UNDENIABLY A FACTOR ON WHERE WE ARE SEEING GROWTH IN ALL SECTORS INCLUDING RESTAURANT, HOSPITALITY, ENTERTAINMENT, RETAIL, CONVENTION / EVENT, TOURISM, AND HOUSING. THE BEAUTY, HISTORY, AND GROWING AMENITIES / CONVENIENCES OF THE HOT SPRINGS AREA IS A TRUE AND GROWING ASSET TO DIAMONDHEAD PROPERTY. A "HALO EFFECT" IN IT'S TRUEST FORM. THIS HAS BEEN CONFIRMED BY SPEAKING WITH LOCAL BUSINESS OWNERS, REALTORS, AND BUILDERS.

DIAMONDHEAD HAS A WIDE PALLET OF BUYERS, MORE SO THAN WHAT IS FOUND ON OTHER MORE TRADITIONAL PROPERTIES. WE SEE 6 MAIN BUYER CATEGORIES:

- "FIRST TIME" - NEW FAMILY
- "MOVE UP" - GROWING FAMILY
- "MOVE DOWN" - EMPTY NESTERS / REDUCING FOOTPRINT
- "SEASONAL" - 6 MONTHER'S...TO FIND RELIEF FROM COLDER / HOTTER REGIONS
- "WEEKENDER" - SEMI LOCALS THAT COMES IN A FEW TIMES A MONTH FOR SHORT VACATION / LONG WEEKEND
- "BUILD TO RENT" INCLUDING LTR AND STR (A GOOD PORTION RELATED TO LOCAL TOURISM)

THE PROPERTY HAS A HUGE DIVERSITY OF LOTS RANGING FROM HEAVILY WOODED, WATER'S EDGE, GOLF COURSE VIEWS, RIVER VIEWS, MOUNTAIN VIEWS AND COMBINATIONS OF ALL OF THOSE. THE PROPERTY WAS NOT DEVELOPED / RELEASED IN A TRADITIONAL PHASING SEQUENCE.. THE MAJORITY OF THE ROADS AND UTILITIES WERE INSTALLED AT THE INITIAL DEVELOPMENT THE SAME FOLLOWS THE WAY LOTS WERE RELEASED.. ALL BUYERS HAD THEIR FULL CHOICE OF ANY LOT ON THE PROPERTY.

THE CURRENT AMENITIES SUCH AS CLUB, POOL AMENITY AND TENNIS / BASKETBALL COURTS ARE STILL FUNCTIONAL BUT ARE SHOWING THEIR AGE.

THE CURRENT RESIDENTS ARE IN GENERAL VERY FOND OF THE PROPERTY AND HAVE A TRUE CONNECTION, WITH MANY RELATED TO YEARS OF FAMILY / FRIEND GATHERINGS / VACATIONS, BUT DO RECOGNIZE THE PROPERTY IS IN NEED OF IMPROVEMENTS / REHAB.



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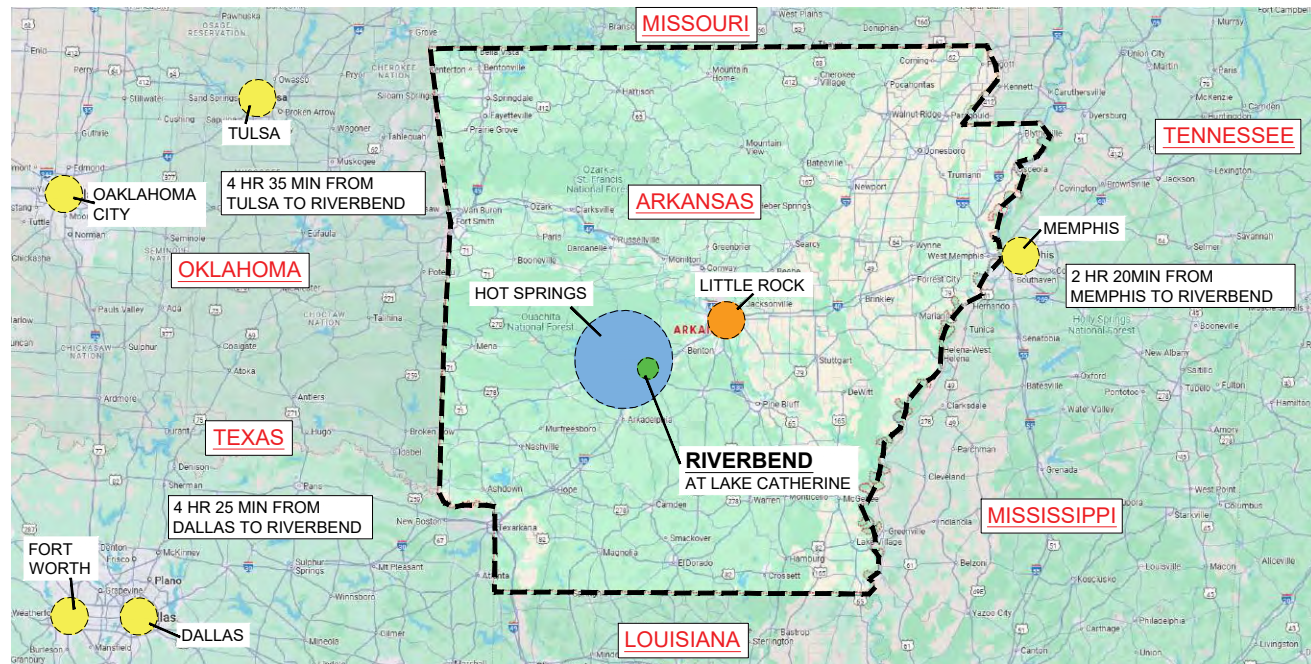
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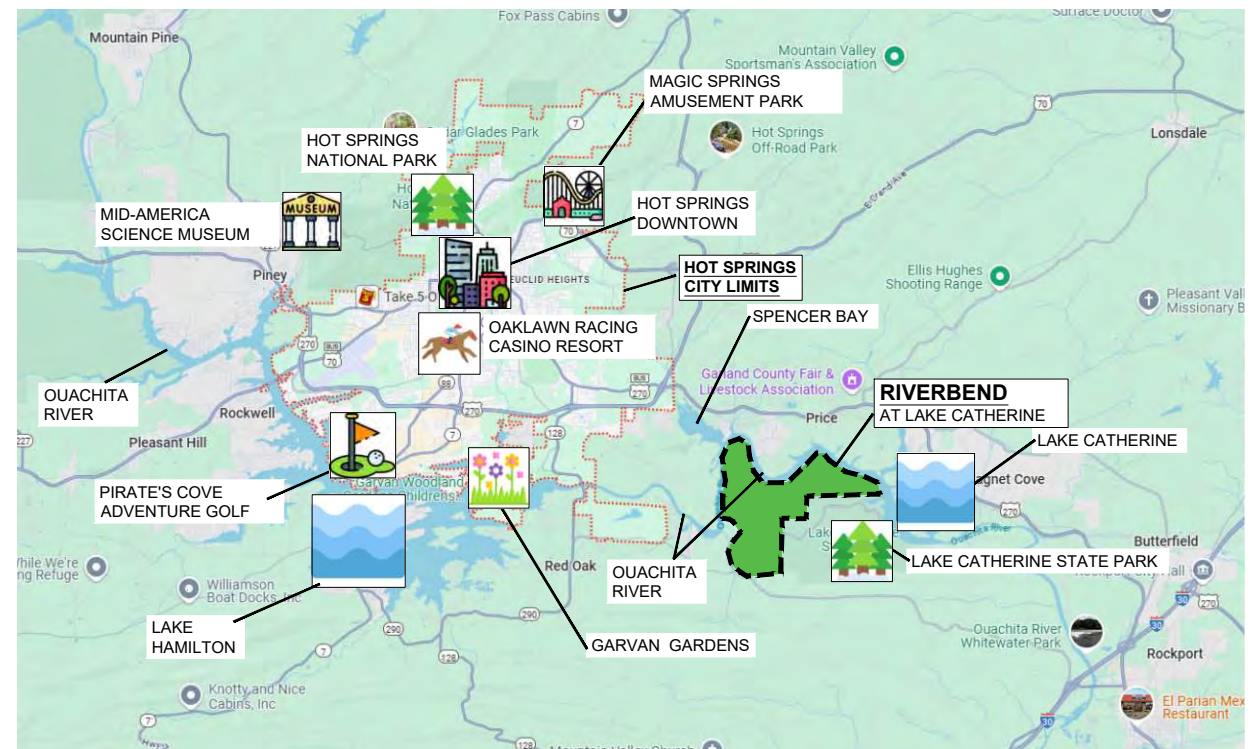
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RIVERBEND AT LAKE CATHERINE

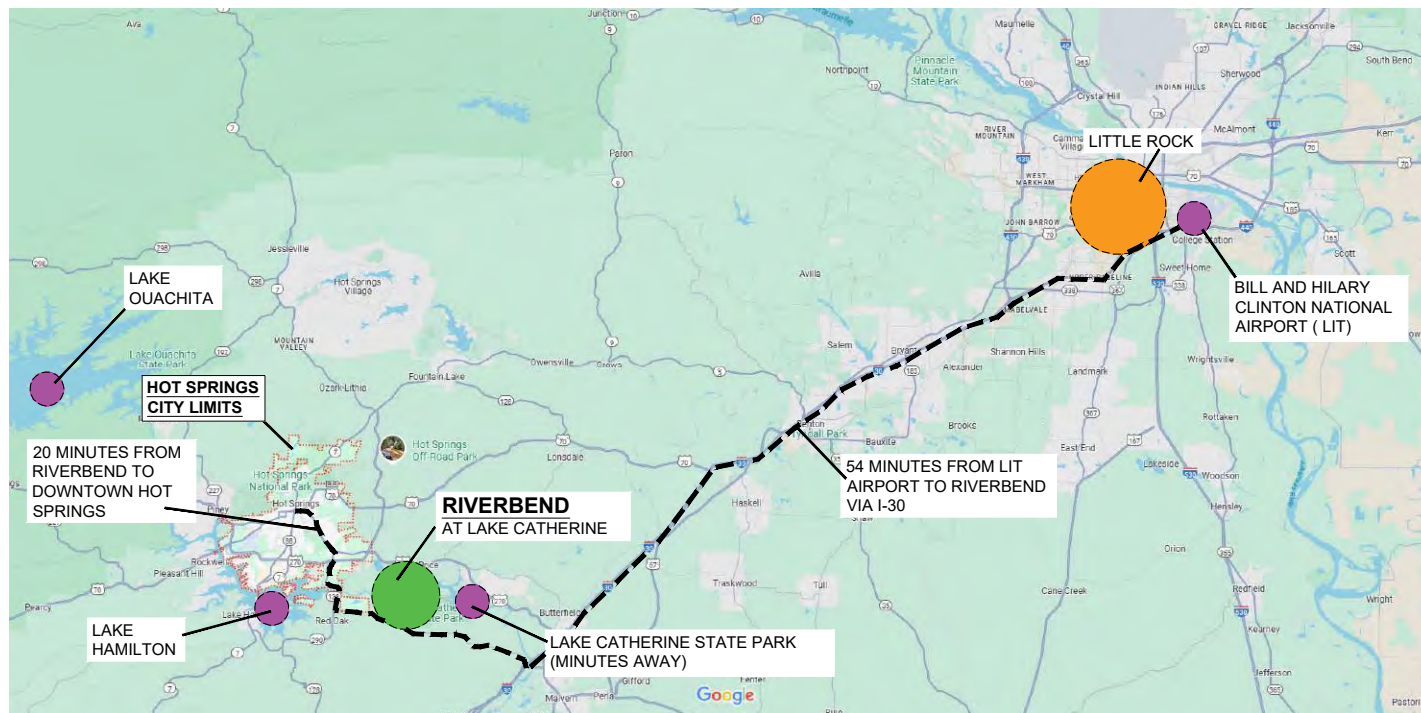
WHERE...HOW...AND THINGS TO DO



REGIONAL



LOCAL



PROXIMITY

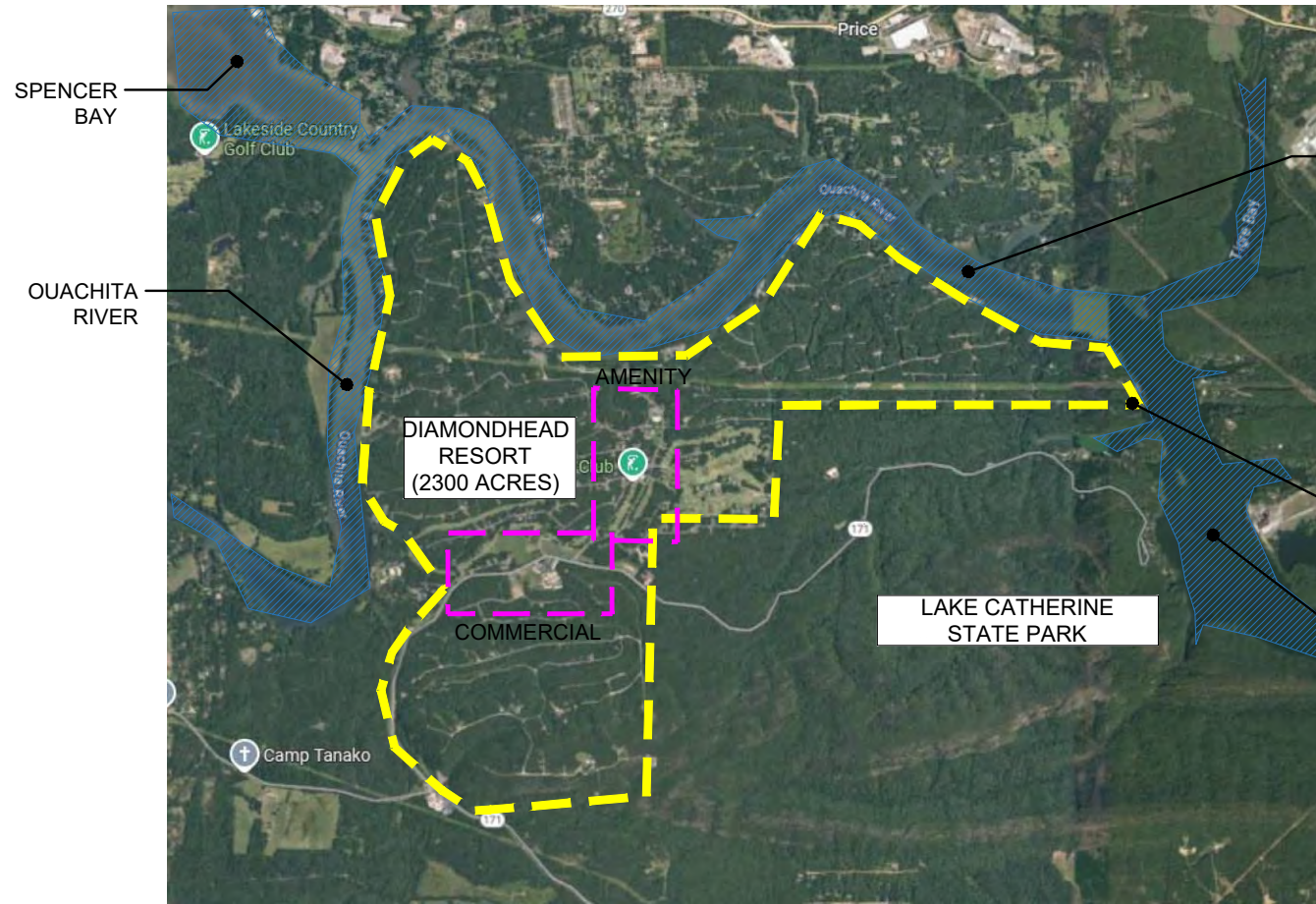


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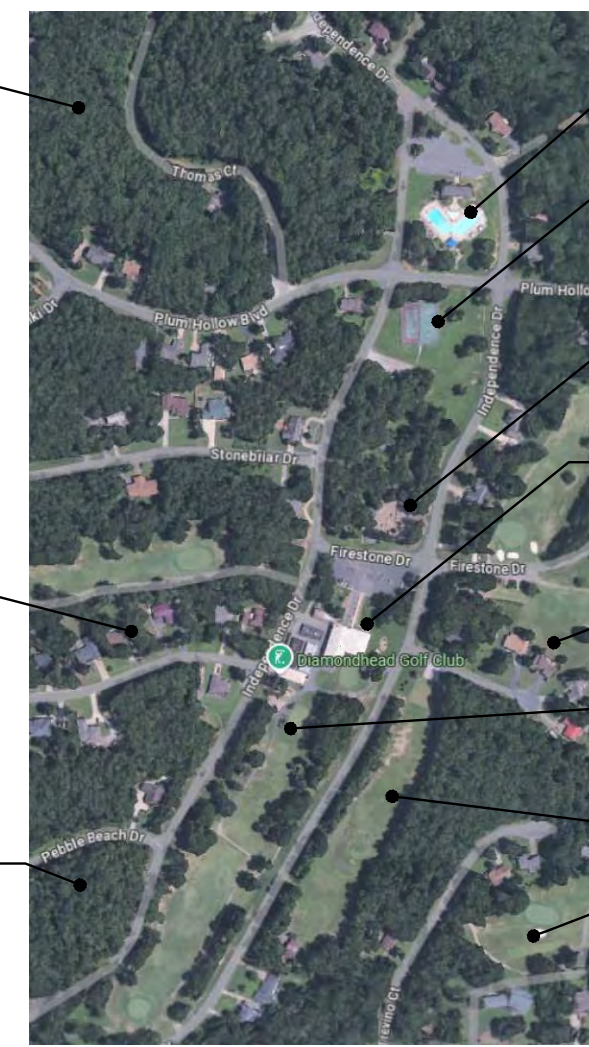
RIVERBEND AT LAKE CATHERINE

EXISTING CONDITIONS



OVERALL PROPERTY

- OUACHITA RIVER
- EXISTING UNDEVELOPED WOODED LOTS
- EXISTING DIAMOND HEAD RESORT PROPERTY BOUNDARIES
- LAKE CATHERINE



AMENITY



COMMERCIAL

EXISTING UNDEVELOPED WOODED LOTS

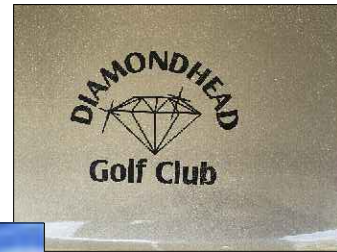


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THE TIME FOR AN UPDATE / REIMAGINE HAS COME



80'S STYLE CLUBHOUSE EXTERIOR



PRO-SHOP



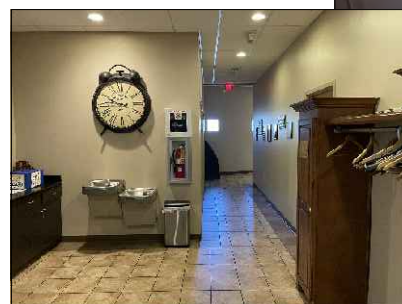
70'S STYLE PLAYGROUND



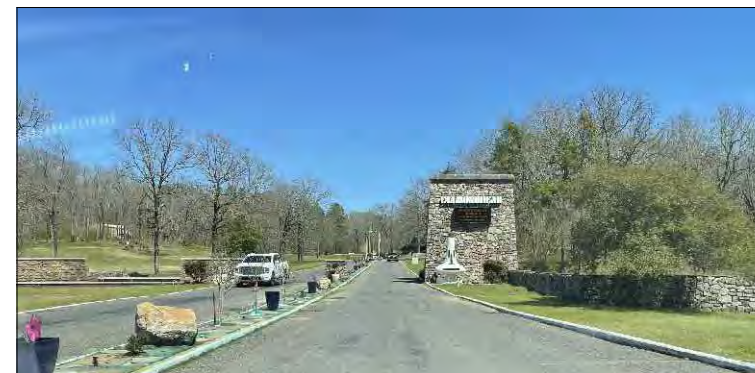
TENNIS / BASKETBALL



UNDERSIZED / TIRED RESTAURANT / BAR



TIRED CLUBHOUSE INTERIORS



OUTDATED ENTRY STATEMENT



POORLY PLANNED COMMERCIAL COMPONENTS



ORIGINAL POOL AMENITY



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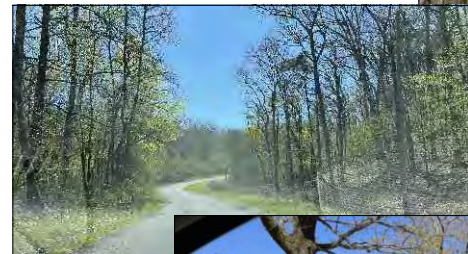
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RIVERBEND AT LAKE CATHERINE

NATURAL BEAUTY OF THE PROPERTY



SPENCER BAY

RIVERBEND AT LAKE CATHERINE

RIVERBEND AT LAKE CATHERINE

ARIEL VIEW TO THE NORTH-EAST

OUACHITA RIVER

LAKE CATHERINE STATE PARK

LAKE CATHERINE

ARIEL VIEW TO THE SOUTH-WEST

OUACHITA RIVER



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RIVERBEND AT LAKE CATHERINE

A FULL PALLET OF ARCHITECTURE



NEWER ECLECTIC ARCHITECTURE CURRENTLY GOING UP



OLDER HOMES KEPT VERY WELL

CURRENT HOME SALES RANGE \$300K - \$1M



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RIVERBEND AT LAKE CATHERINE

HOT SPRINGS DOWNTOWN THRIVING WITH GROWTH



BEAUTIFUL WALKABLE DOWNTOWN



HISTORIC DISTRICTS



PUBLIC SPRING WATER FOUNTAINS



DOWNTOWN HOME REVITALIZATIONS



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HOT SPRINGS DOWNTOWN - STAY - SEE - EAT



PARK HOTEL

STAY A WHILE



ARLINGTON RESORT HOTEL & SPA



VELDA ROSE (CURRENTLY CLOSED) HAS RECENTLY BEEN ADDED TO THE HISTORIC PLACES REGISTRY



THE WATERS-TAPESTRY BY HILTON

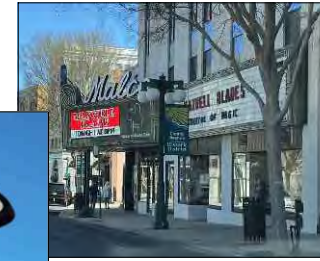


THE RESERVE

LOCAL THEATERS



THE VAPORS STAGE WAS GRACED BY LEGENDS LIKE FRANK SINATRA, TONY BENNETT, MICKEY ROONEY, AND LIBERACE DURING THE 60s AND 70s



PUBLIC ART



FOOD TRUCK PARK



VIETNAMESE - PHO



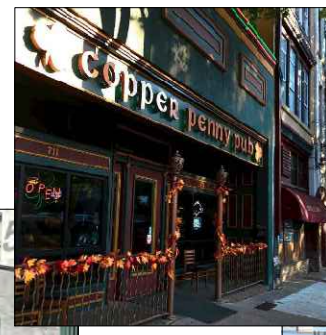
STEAK HOUSE



LET'S EAT!



BBQ



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HOT SPRINGS - THINGS TO DO - PLACES TO GO

LAKE CATHERINE



HOT SPRINGS CREEK GREENWAY TRAILWAY



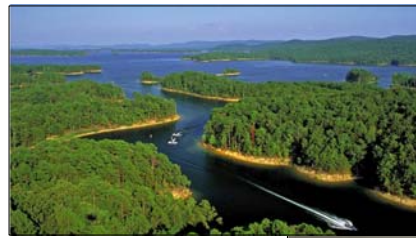
GULPHA GORGE CREEK



ANTHONY CHAPEL



CONVENTION CENTER / ARENA

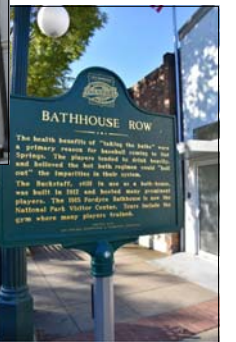


LAKE OUACHITA

"RIVERBEND" IS BEAUTIFULLY NESTLED BETWEEN TWO OF THE BEST LAKES IN ARKANSAS...LAKE OUACHITA AND LAKE CATHERINE



MOUNTAIN TOWER



HISTORIC BATHHOUSE ROW

OAKLAWN RACING



LAKE HAMILTON



OUACHITA RIVER



DUCK TOURS



MAGIC SPRINGS



PIRATE'S COVE



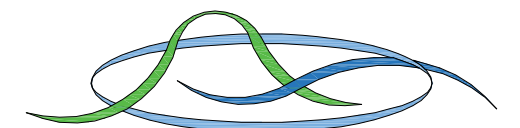
GARVAN WOODLAND GARDENS



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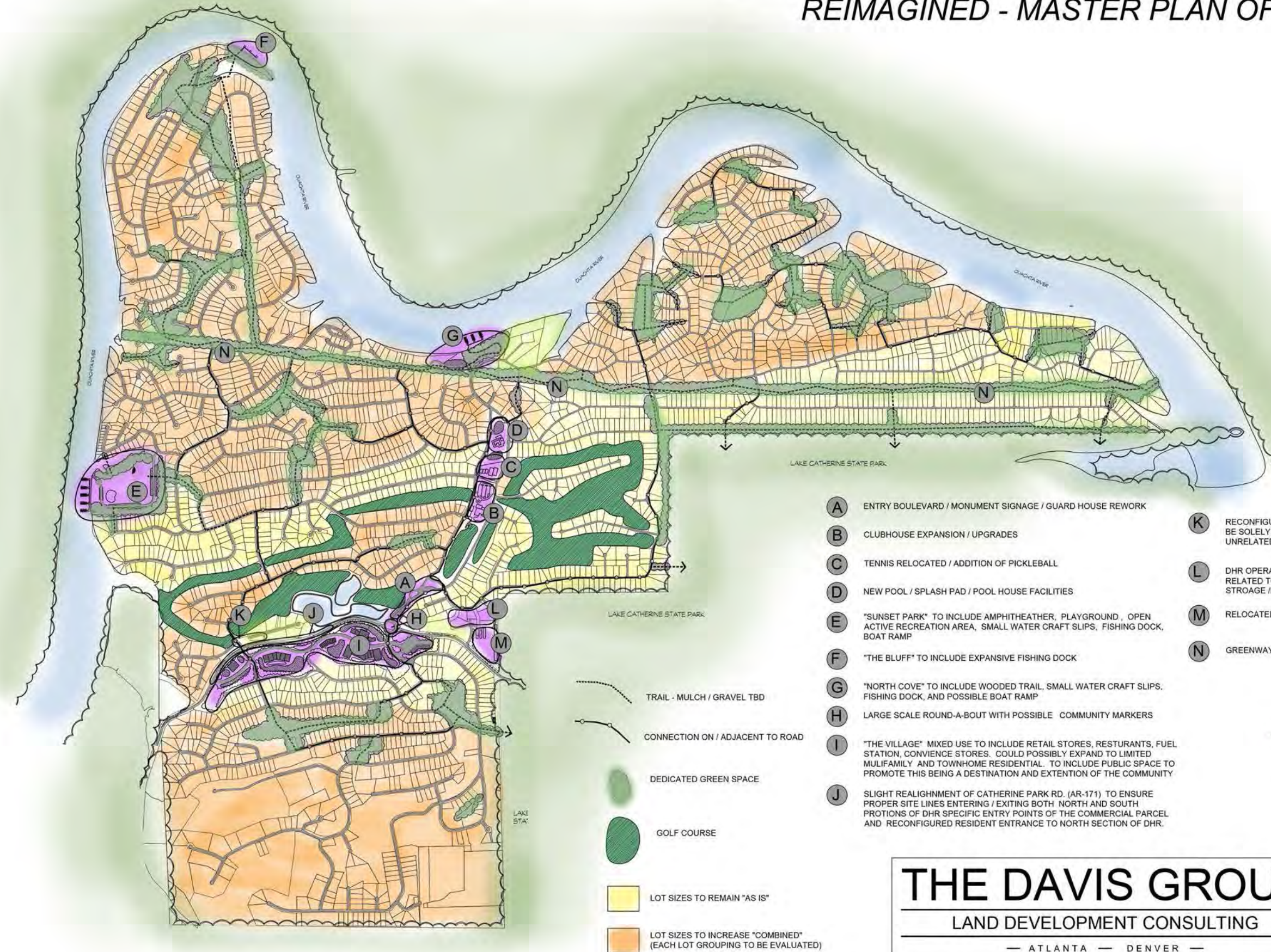
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RIVERBEND AT LAKE CATHERINE

REIMAGINED - MASTER PLAN OF IMPROVEMENTS



- A** ENTRY BOULEVARD / MONUMENT SIGNAGE / GUARD HOUSE REWORK
- B** CLUBHOUSE EXPANSION / UPGRADES
- C** TENNIS RELOCATED / ADDITION OF PICKLEBALL
- D** NEW POOL / SPLASH PAD / POOL HOUSE FACILITIES
- E** "SUNSET PARK" TO INCLUDE AMPHITHEATER, PLAYGROUND, OPEN ACTIVE RECREATION AREA, SMALL WATER CRAFT SLIPS, FISHING DOCK, BOAT RAMP
- F** "THE BLUFF" TO INCLUDE EXPANSIVE FISHING DOCK
- G** "NORTH COVE" TO INCLUDE WOODED TRAIL, SMALL WATER CRAFT SLIPS, FISHING DOCK, AND POSSIBLE BOAT RAMP
- H** LARGE SCALE ROUND-A-BOUT WITH POSSIBLE COMMUNITY MARKERS
- I** "THE VILLAGE" MIXED USE TO INCLUDE RETAIL STORES, RESTURANTS, FUEL STATION, CONVICNE STORES. COULD POSSIBLY EXPAND TO LIMITED MULIFAMILY AND TOWNHOME RESIDENTIAL. TO INCLUDE PUBLIC SPACE TO PROMOTE THIS BEING A DESTINATION AND EXTENTION OF THE COMMUNITY
- J** SLIGHT REALIGNMENT OF CATHERINE PARK RD. (AR-171) TO ENSURE PROPER SITE LINES ENTERING / EXITING BOTH NORTH AND SOUTH PROTIONS OF DHR SPECIFIC ENTRY POINTS OF THE COMMERCIAL PARCEL AND RECONFIGURED RESIDENT ENTRANCE TO NORTH SECTION OF DHR.
- K** RECONFIGURED RESIDENT ENTRANCE TO NORTH SECTION OF DHR. WILL BE SOLELY FOR DHR. A SEPARATE ENTRANCE TO BE PROVIDE FOR THE UNRELATED ADJACENT COMMUNITES HOMES / RESIDENTS
- L** DHR OPERATIONS CONSOLIDATED LOCATION FOR ALL OPERATIONS RELATED TO GOLF COURSE / PROPERTY MAINTENANCE / EQUIPMENT / STROAGE / ETC.
- M** RELOCATED STORAGE FACILITY AS PART OF LAND SWAP
- N** GREENWAY / TRAIL NETWORK



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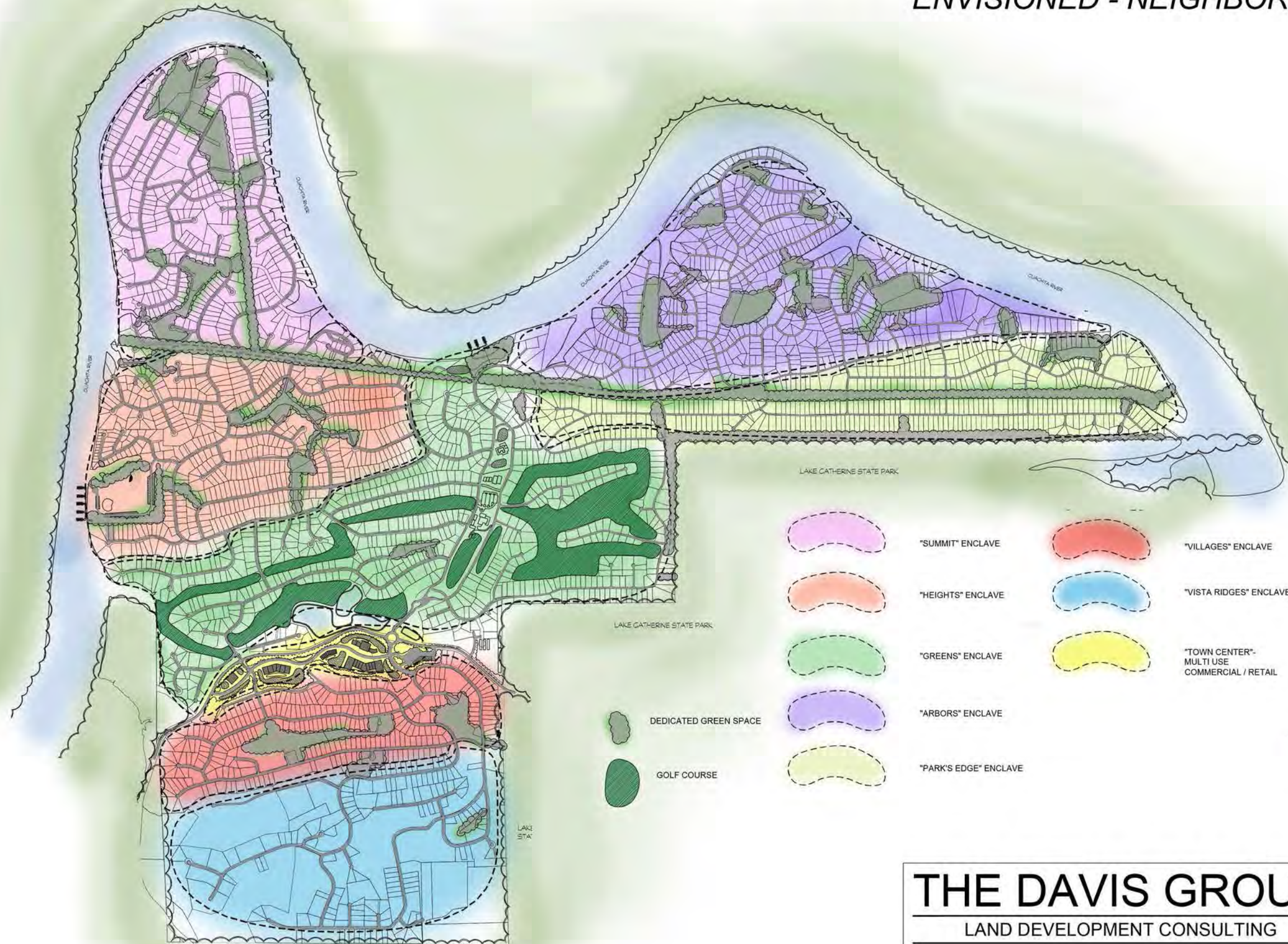
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ENVISIONED - NEIGHBORHOOD ENCLAVES



- "SUMMIT" ENCLAVE
- "HEIGHTS" ENCLAVE
- "GREENS" ENCLAVE
- "ARBORS" ENCLAVE
- "PARK'S EDGE" ENCLAVE
- "VILLAGES" ENCLAVE
- "VISTA RIDGES" ENCLAVE
- "TOWN CENTER" - MULTI USE COMMERCIAL / RETAIL

- DEDICATED GREEN SPACE
- GOLF COURSE



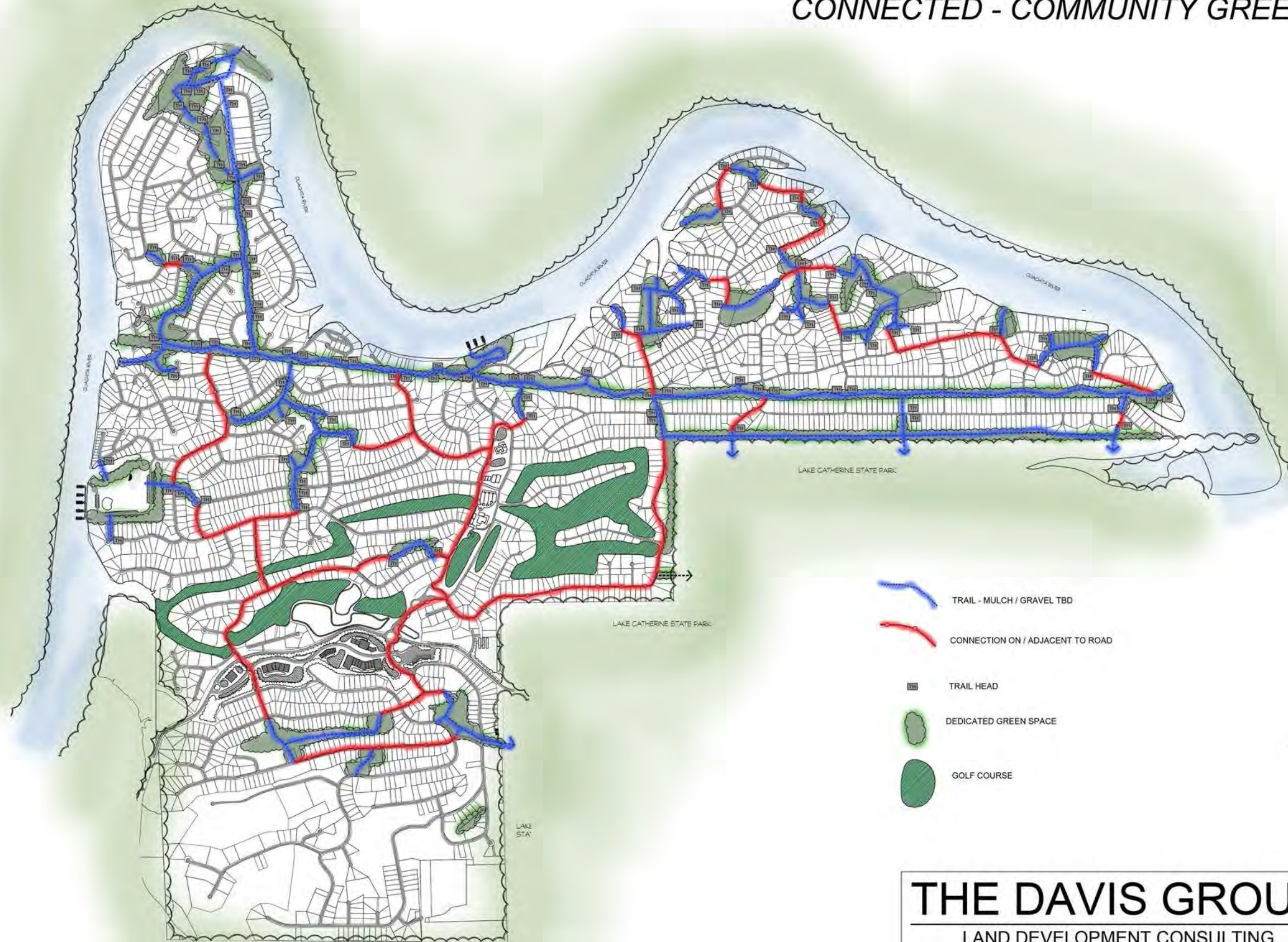
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CONNECTED - COMMUNITY GREENWAY NETWORK



-  TRAIL - MULCH / GRAVEL TBD
-  CONNECTION ON / ADJACENT TO ROAD
-  TRAIL HEAD
-  DEDICATED GREEN SPACE
-  GOLF COURSE



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CLUB HOUSE, TENNIS / PICKLEBALL, POOL
ROUND-A-BOUT, ENTRY BOULEVARD CONCEPTS



"CENTRAL AMENITY"



"BOULEVARD ENTRY"



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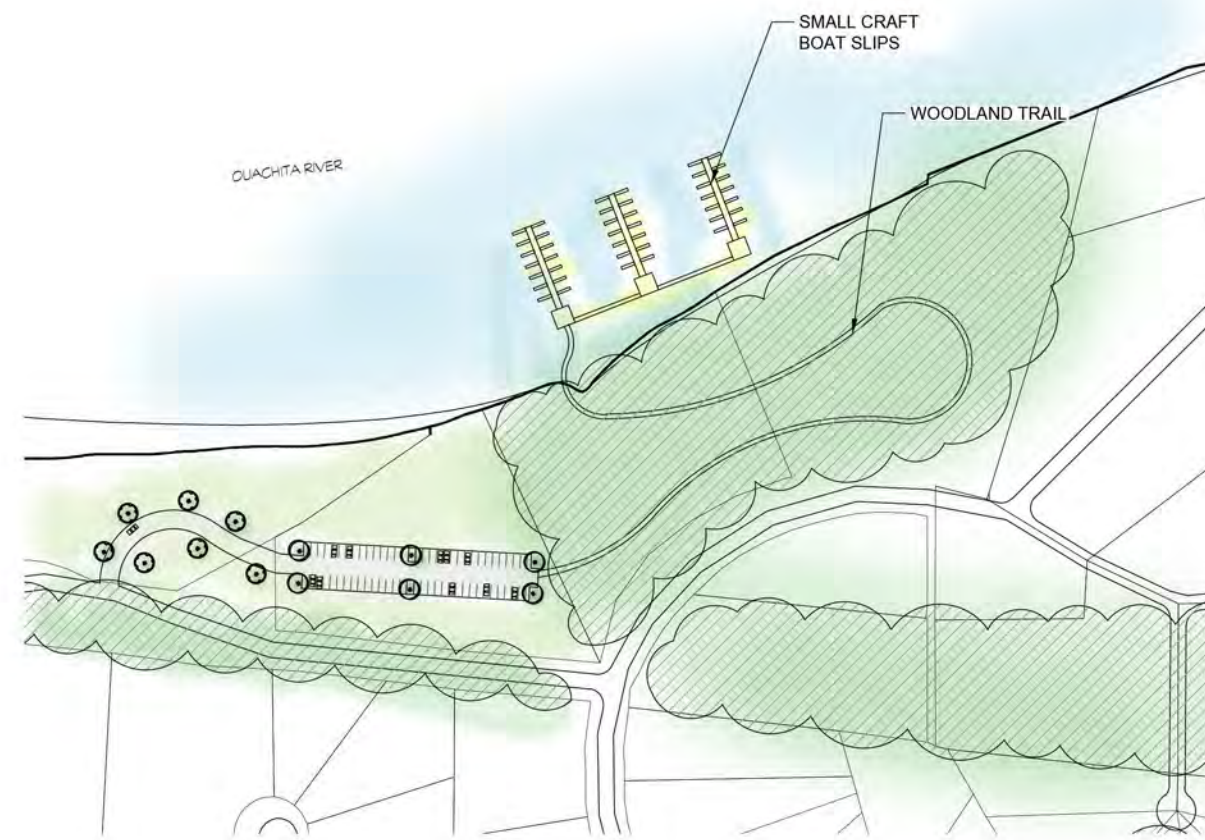
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THE BLUFF, SUNSET PARK, NORTH COVE CONCEPTS



"THE BLUFF"



"NORTH COVE"



"SUNSET PARK"



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TOWN CENTER CONCEPT



"TOWN CENTER"



NORTH



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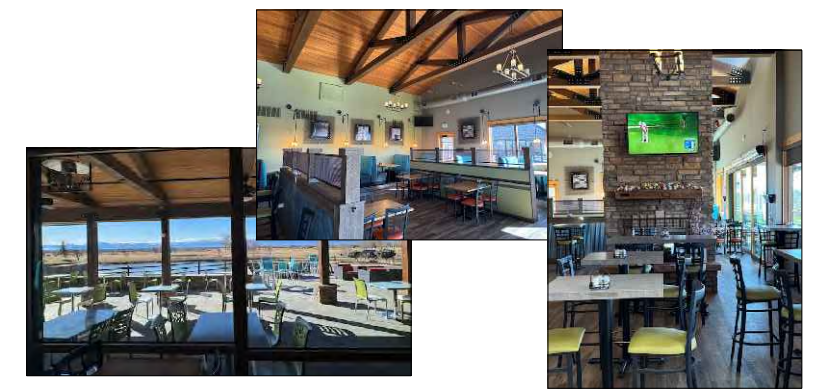
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REIMAGINE CONCEPT IMAGES



CLUBHOUSE



CLUB RESTAURANT / CAFE

TOWNCENTER



ROUNDBOUT



SMALL CRAFT BOAT SLIPS



HIKING / BIKING TRAILS



ENTRY GAURDHOUSE

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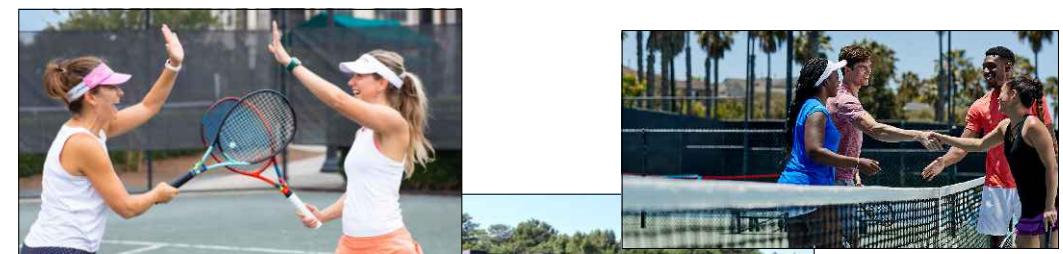
REIMAGINE CONCEPT IMAGES



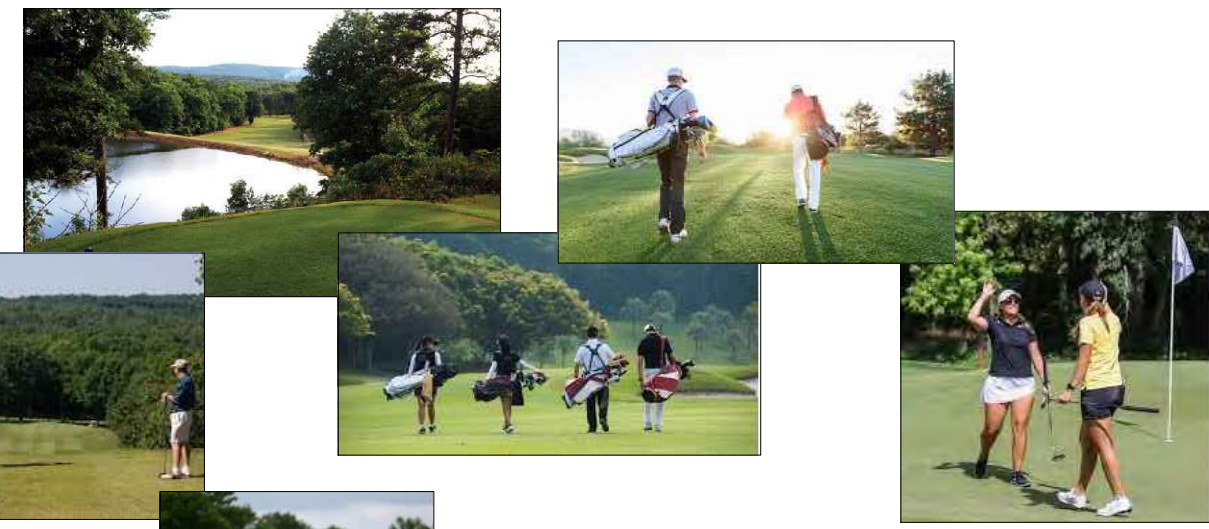
POOL & POOL HOUSES



SPLASH PADS



TENNIS



AND OF COURSE... GOLF!



PICKLEBALL

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REIMAGINE CONCEPT IMAGES



PLAYGROUND



AMPHITHEATER



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