



COMERIO
ESTD *Homes* 2005
NWA



DECATUR

COMMUNITY *Guide*

Northwest Arkansas



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ATTRACTIONS

Decatur Community Archery Park

[EXPLORE MORE](#)

A free outdoor archery park featuring 40 targets for all skill levels, including youth and adult ranges, platform targets, and a walking course. It's a great destination for recreational archery, outdoor activity, and enjoying time in Point Mallard Park.

Illinois River (Decatur Access Points)

[EXPLORE MORE](#)

A scenic river known for floating, kayaking, and fishing, offering a peaceful outdoor experience surrounded by natural beauty. It's a popular destination for water recreation and relaxing day trips just minutes from central Decatur.

Flint Creek Nature Area

[EXPLORE MORE](#)

A quiet natural setting featuring wooded surroundings and creekside views. Visitors can enjoy light hiking, nature walks, and wildlife observation, making it a relaxing outdoor escape for those looking to unwind close to Decatur.

Downtown Decatur Area

[EXPLORE MORE](#)

A small-town district that reflects the charm and simplicity of Decatur. With local businesses and a relaxed atmosphere, it offers a glimpse into everyday life and a welcoming environment for residents and visitors alike.

ATTRACTIONS

Decatur Community Center

[EXPLORE MORE](#)

A central gathering space hosting local events, activities, and community programs. It serves as a hub for residents to connect and participate in events, contributing to the town's close-knit and family-friendly atmosphere.

Siloam Springs Kayak Park

[EXPLORE MORE](#)

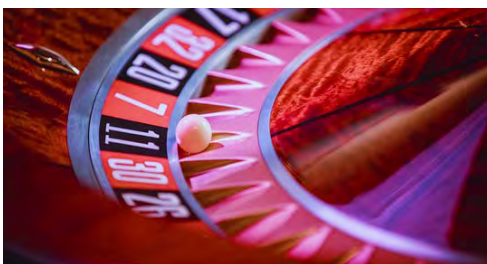
A popular outdoor destination offering whitewater kayaking, river access, and scenic walking areas. It's ideal for adventure seekers and those looking to enjoy active recreation just a short drive from Decatur.

City Lake Park (Siloam Springs)

[EXPLORE MORE](#)

A scenic park featuring walking trails, fishing areas, and picnic spots. Visitors can enjoy peaceful lake views and outdoor recreation, making it a relaxing destination for families and nature lovers near Decatur.

Cherokee Casino & Hotel West Siloam Springs

[EXPLORE MORE](#)

A lively entertainment destination offering gaming, dining, and live events. Visitors can enjoy a variety of entertainment options in a vibrant setting, making it a popular nightlife and leisure spot just minutes from Decatur.

DINING

Decatur offers a simple, small-town dining scene centered on local favorites and everyday essentials. Residents enjoy a handful of casual eateries within the city, with convenient access to nearby Siloam Springs for additional variety. Whether it's a quick bite, comfort food, or takeout, dining is easy and accessible in this quiet community.



Local Favorites



Decatur features a selection of locally loved spots that serve familiar flavors in relaxed, welcoming settings. These eateries offer comfort food and casual dining options that reflect the town's laid-back lifestyle.

Popular spots include **The Wooden Spoon**, **Sonic Drive-In**, **Simple Simon's Pizza**, and other small-town favorites.

Upscale & Date Night

For a more refined dining experience, nearby Siloam Springs offers a wider range of restaurants just minutes from Decatur. These destinations provide elevated menus and a more polished atmosphere for evenings out or special occasions.

Top destinations include **28 Springs**, **Fratelli's Wood-Fired Pizzeria**, and **Cafe on Broadway**.



PUBLIC SCHOOLS



TOP NOTCH SCHOOLS

DECATUR ELEMENTARY SCHOOL

1497 W Roller Ave | Decatur, AR 72722

decaturisd.us

 (479) 752-3931

DECATUR MIDDLE SCHOOL

1497 W Roller Ave | Decatur, AR 72722

decaturisd.us

 (479) 752-3932

DECATUR HIGH SCHOOL

1497 W Roller Ave | Decatur, AR 72722

decaturisd.us

 (479) 752-3933

PRIVATE SCHOOLS



TOP NOTCH SCHOOLS

FAITH CHRISTIAN ACADEMY

1000 E Main St | Siloam Springs, AR 72761

fcasaints.com

 (479) 524-8555

SILOAM SPRINGS CHRISTIAN SCHOOL

1200 N Lincoln St | Siloam Springs, AR 72761

sscsar.org

 (479) 524-4293

OZARK ADVENTIST SCHOOL

20978 Dawn Hill East Rd | Gentry, AR 72734

ozarkadventistschool.org

 (479) 736-8812

UTILITIES



Sewer



City of Decatur Utilities



(479) 752-3917



<https://www.bentonvillear.com/Utilities>



Water



City of Decatur Utilities



(479) 752-3917



<https://www.bentonvillear.com/Utilities>



Electric



Carroll Electric Cooperative



(800) 432-9720



<https://www.carrollecc.com>



Gas



Black Hills Energy



(888) 890-5554



<https://www.blackhillsenergy.com>

WHAT WE BUILD

At Comerio Homes, we build thoughtfully designed homes that reflect how people live today and how they plan to live in the future. From efficient layouts to flexible living spaces, every home is crafted with a focus on comfort, functionality, and long-term value.

Whether you're building on your own land or in one of our communities, our homes are designed to feel intentional, livable, and built to last.

Designed for Modern Living

Today's homeowners expect more from their space and our floor plans are built to deliver. Each home is designed with:

- Open-concept layouts that feel connected yet functional
- Kitchens built for everyday living and gathering
- Flexible spaces for work, hobbies, or guests
- Practical storage solutions like mudrooms and drop zones
- Seamless indoor-outdoor living with covered patios

These features reflect what buyers across Northwest Arkansas consistently prioritize, homes that support real life, not just look good on paper.



Floor Plans That Fit Your Lifestyle

[EXPLORE MORE](#)

We offer a curated selection of home designs that balance efficiency, space, and flexibility. Each plan is thoughtfully developed to meet different stages of life and household needs.

- **Ranch Floor Plans:** Single-level living remains one of the most popular choices in Northwest Arkansas. These homes offer convenience, accessibility, and a layout that keeps everything within reach, ideal for both growing families and long-term living.



- **Two-Story Floor Plans:** Two-story homes provide additional space while maintaining an efficient footprint. With a clear separation between living and private areas, these layouts are perfect for households that need room to grow.



- **1.5-Story Floor Plans:** Blending the best of both worlds, these homes feature main-level living with additional space upstairs for guests, hobbies, or extra flexibility, making them a smart long-term choice.



- **CrossMod® Homes:** CrossMod® homes blend modern efficiency with the style and value of site-built homes, offering an attainable path to homeownership without compromise.



ABOUT COMERIO HOMES

From the Start

Founded in 2005, Comerio Homes was created to raise the standard in homebuilding. From day one, our focus has been on doing things the right way, starting with strong foundations, thoughtful design, and quality materials. We continue that commitment today by building well-crafted homes in Northwest Arkansas with care, intention, and a customer-first mindset.

QUALITY YOU CAN FEEL

As a respected residential homebuilder, Comerio Homes is committed to delivering homes that reflect enduring quality, thoughtful innovation, and refined design. We believe a home is more than walls and finishes, it's where life unfolds, memories are created, and futures take shape. What sets Comerio Homes apart is our unwavering dedication to excellence at every level.

Our Homes:

- Exceptional Craftsmanship: Every home we build reflects meticulous craftsmanship and close attention to detail. From structural integrity to finishing touches, quality is never compromised.
- Thoughtful, Innovative Design: Our homes are designed to balance modern style with everyday functionality. Each floor plan is intentionally created to support comfort, flow, and the way you truly live.

Our Services:

- Complete Building Process: We manage every phase of construction, from design through completion.
- Clear Communication: Transparency and consistent communication guide our entire process.
- Customer Focus: Homeowner satisfaction is our priority, and we work to exceed expectations at every stage.
- Personalization: We offer customization options so each home reflects your lifestyle and preferences.

Our Unique Components:

- Energy-Conscious Living: We incorporate energy-efficient building practices and sustainable technologies designed to support long-term efficiency, comfort, and cost savings.
- Smart Home Integration: Our homes embrace modern living with smart home features that enhance convenience, connectivity, and peace of mind, all seamlessly integrated into daily life.
- Healthy Home Design: Your well-being matters. Our homes are thoughtfully designed with advanced air filtration, cleaner building materials, and systems that promote a healthier indoor environment. Enjoy improved air quality, fewer allergens, and a more comfortable living space built with health in mind.
- Premium Materials: We carefully select materials from trusted suppliers, ensuring durability, performance, and longevity in every home we deliver.

Who We Are:

- Regional Knowledge: With years of residential building experience, we bring a deep understanding of the markets we serve and the expectations of today's homeowners.
- Community-Focused: We believe strong homes help build strong communities. Our commitment extends beyond construction to positively contributing to the neighborhoods where we build.
- Experienced Team: Our team is made up of skilled professionals who share a passion for quality construction, collaboration, and delivering outstanding results.

What We Do:

- Build homes for sale and for rent
- Create investment properties for clients
- Plan and develop residential communities

Our Philosophy:

- Honesty, integrity, and accountability guide every decision we make.
- We are dedicated to delivering lasting value through high-quality homes.
- Innovation drives us to continually refine our processes, designs, and building standards.

**OUR DEDICATION TO OUR HOMEOWNERS AND THE ENTIRE PROCESS IS
WHAT DRIVES US TO ALWAYS DO THINGS "THE RIGHT WAY."**



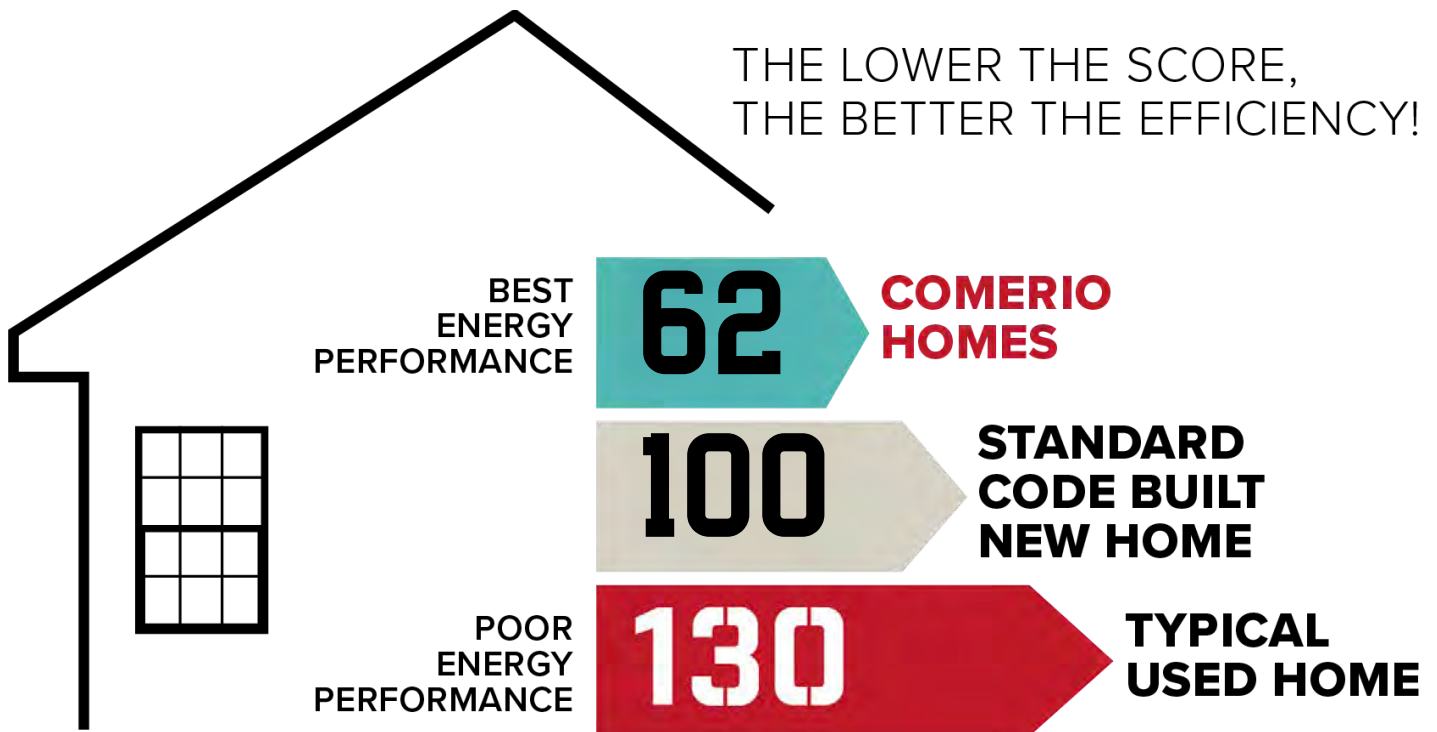
BUILDING PROCESS

- 1. Initial Consultation:** We start with a discovery conversation to understand your goals, style, and budget.
- 2. Design & Selections:** Choose your floor plan, and customization options with guidance from our team.
- 3. Site Prep & Foundation:** The homesite is prepared and the foundation is constructed for long-term strength.
- 4. Framing & Construction:** Structural framing and core building elements are completed with precision.
- 5. Interior & Exterior Finishes:** Personalized interior selections and exterior details bring your home to life.
- 6. Quality Reviews:** Ongoing inspections ensure every phase meets our standards.
- 7. Final Walkthrough:** We review the completed home together to confirm every detail before move-in.
- 8. Ongoing Support:** Warranty coverage and homeowner support continue after you're settled.

ENERGY EFFICIENCIES

HERS RATING

THE LOWER THE SCORE,
THE BETTER THE EFFICIENCY!

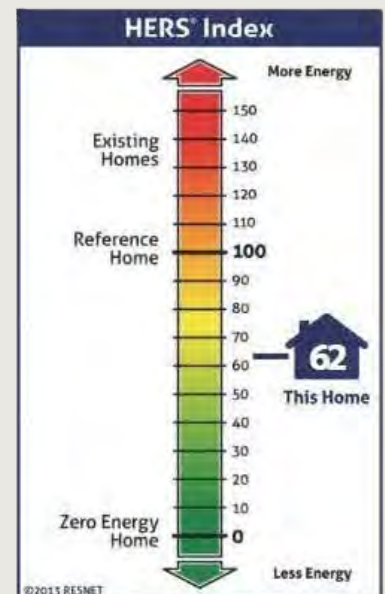


Every Comerio home is evaluated by a certified HERS auditor to verify performance and energy efficiency. These independent inspections generate a HERS Index score, which measures how efficiently a home uses energy. A lower score means a more energy-efficient home.

A typical new home scores around 100 on the HERS Index. Our homes often score in the **low 60s**, making them nearly 40% more energy efficient. Many older homes can fall in the 120–130 range.

In one example, a Comerio home with a low HERS score showed an estimated \$2,291 in annual savings compared to an average existing home.

By building homes with strong HERS results, Comerio Homes demonstrates a long-term commitment to energy efficiency and sustainable construction. These audits also give homeowners valuable insight into energy performance and opportunities for future upgrades and savings.



**Potential savings may vary per home*



Sealing and Air Leak Protection

Our homes are built to maintain consistent air pressure and reduce unwanted air infiltration, helping filter out particles and support lower energy costs. To minimize air loss, HVAC ductwork joints are sealed and taped for improved system efficiency.

Before drywall is installed, we air-seal the home using caulk and expandable foam to close gaps in the building envelope. This reduces heat loss in colder months and helps keep hot air out during the summer. We also install a house wrap vapor barrier between the structural sheathing and exterior finishes to strengthen the home's protective layer and support better year-round comfort.



Low-E Windows with Argon Glass

Our homes are equipped with Low-E, Argon-filled windows designed to improve year-round comfort by reducing heat transfer. This helps keep interiors warmer in winter and cooler in summer while lowering energy use. These windows also help limit UV exposure, reducing fading of furnishings and décor.



High-Efficiency Furnace & 14 SEER AC

We install high-efficiency furnaces paired with 14 SEER air conditioning systems to support efficient heating and cooling. These systems use less energy, helping reduce utility costs while maintaining consistent indoor comfort.



LED Lighting

Energy-efficient LED lighting is included throughout our homes, with motion-activated lighting in select areas to further reduce energy usage.



Smart Programmable WIFI Thermostats

Advanced smart thermostats allow homeowners to control heating and cooling settings remotely using a phone, tablet, or computer. These systems provide greater flexibility, improved efficiency, and better temperature control compared to standard thermostats.



Water-Efficient Systems & Fixtures

Each home is built with an energy-efficient water heater and water-saving plumbing fixtures, including low-flow toilets and aerated faucets. These features help reduce water consumption and support lower utility costs.

DISCLOSURE: The energy-efficient features described above reflect our commitment to building homes that balance comfort, performance, and environmental responsibility. While we aim to include these features in every home, specific systems, products, and technologies may vary based on floor plan, series, and homeowner selections. Comerio Homes strives to keep all information current; however, materials, methods, and technologies may change. Buyers are encouraged to confirm available features with our sales team.

Energy-efficient features are designed to enhance performance, but Comerio Homes does not guarantee specific energy savings. Actual utility costs and savings may vary depending on usage, climate conditions, and other factors.

Smart HOMES FEATURES

Welcome to the next generation of home building from Comerio Homes. Make the Smart Choice!

*Smart home features & products are subject to change without notice & may not be included in all floor plans.



COMFORT NEST WIFI THERMOSTAT

- High-res, LCD crisp display with dynamic screens and mirrored glass lens
- See weather, temperature, or time from across the room and access settings quickly when you're close by
- Control thermostat from anywhere with the Google Home App or swipe on the side of the thermostat to adjust manually
- Proven energy savings and smart savings suggestions
- HVAC Monitoring to help catch system issues early, heating and cooling system alerts, maintenance reminders



Nest WiFi Thermostat



CONVENIENCE WI-FI GARAGE DOOR OPENERS

- Works with Key by Amazon, Google Assist, IFTTT & many more
- Check if doors are open from anywhere
- Open or close doors right from your phone!

Smart HOMES FEATURES



SECURITY

RING - DOORBELL CAMERA

- 1080p HD live video, live view, and with full color night vision
- Advanced motion detection with customizable motion zones
- 155 degree horizontal, 90 degree vertical field of view
- Two-way audio with noise cancellation



ACCESSIBILITY

KEYLESS SMART LOCK - IGLOO DEADBOLT



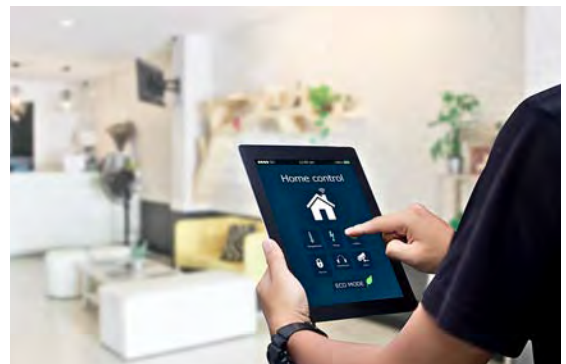
- Set up, operate, and manage your igloo home lock through the mobile app
- Create unique PIN codes for different people
- Unlock your door via Bluetooth
- Auto Unlock for ease of access
- Security features on both the hardware and software, so you can rest easy, like time-sensitive access and home access activity logs
- Remote capabilities that work online and offline



TECHNOLOGY

AUTOMATION AT YOUR FINGERTIP

- Multiple WI-FI products in each home
- USB charging outlet
- CAT6 Internet data cabling throughout the home
- Motion sensor light
- Chase tube installed for future wiring components



Disclaimer: Features & specifications listed above may not be included or available in each series of floor plans. Comerio Homes reserves the right to modify or eliminate any or all of the features & specifications all without notice or obligations to any buyer. It is buyers responsibly to inquire about features included in your home or floor plan.

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7 STEPS TO HOMEOWNERSHIP

with Comerio Homes!

Buying a home is an exciting milestone, and Comerio Homes is here to support you from start to finish. Over the years, we've refined our approach to make each phase of the homebuying experience clear, organized, and enjoyable. Our process is designed to give you a straightforward roadmap from choosing the right floor plan to the moment you walk through your new front door.

Below, you'll find our 7-Step Path to Homeownership, created to help you understand what happens at each stage and what to expect along the way. Whether you're beginning to explore your options or preparing to finalize your purchase, our experienced team is committed to making the journey smooth, transparent, and rewarding.

Take a look through the step-by-step guide to see how Comerio Homes helps turn your dream home into a reality. We're honored to walk alongside you as you build the home where your family will make memories for years to come.

Start your homebuying journey with Comerio Homes today!

EXPLORE OUR HOME BUYING PROCESS



1. Choose Your Floor Plan & Homesite

Selecting the right floor plan and homesite is the exciting first step toward owning your new home. At Comerio Homes, we offer a wide variety of carefully designed floor plans created to suit different lifestyles, needs, and preferences. Whether you're searching for a comfortable starter home or a larger layout for a growing family, our team will help you explore the options that best fit the way you live.

After choosing your preferred floor plan, you'll select a homesite that matches your vision and supports your lifestyle. We offer homes across a range of price points and can build in multiple locations and communities, including building on your own land. When choosing a homesite, it's helpful to consider things like neighborhood amenities, schools, nearby shopping, recreation, property taxes, and more. Our team is here to guide you through the decision and answer questions along the way so you can feel confident choosing a home that feels truly right for you.





2. Select your buyer options and upgrades

In this important second step, you'll begin tailoring your home by selecting from a variety of available buyer options and upgrades. This is where you can choose features that make a big impact such as upgrades on countertops, trim details, plumbing upgrades, adding extra cabinetry, or installing a deck. These upgrades allow you to customize your home to better match your lifestyle, while also enhancing the home's comfort, functionality, and overall appeal.

Our design team will walk you through the process, explain the benefits of each option, and help you understand how different selections can support your goals for the home. This step ensures your home isn't just built to meet your needs, it's designed to reflect your personal style and the way you want to live.

3. Review Final Pricing

Once your selections are complete, the next step is reviewing your final pricing so everything is clearly understood before moving forward. This step provides a complete breakdown of the total cost of your new home, including all upgrades and options you've chosen. It also includes two key pieces of the process: discussing financing and confirming the earnest money deposit.

First, we will provide a list of preferred lenders and trusted financial professionals who can help you explore available financing options. During this stage, you'll review mortgage types, interest rates, loan terms, and other details to help identify the best solution for your budget and long-term financial goals.

Next, we will go over the earnest money deposit, which is used to confirm your intent and secure your commitment to purchasing the home. We'll explain the amount, what it represents in the transaction, and how it will be applied toward your purchase. This step is designed to ensure you have a clear understanding of the financial components of your home purchase, helping create a smooth transition into the next phase.





4. Finalize your new home purchase agreement with a deposit

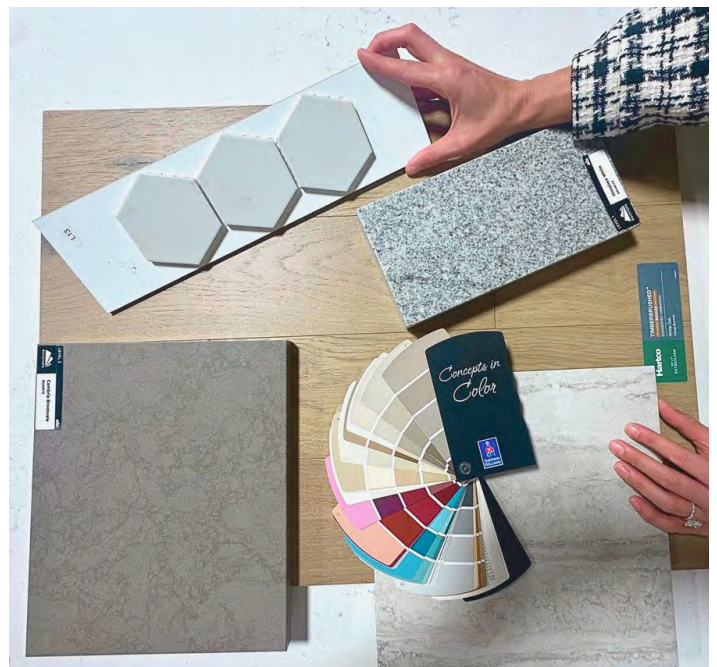
With final pricing confirmed, you'll move forward by completing your new home purchase agreement. During this step, you will review and sign the purchase agreement, which outlines the terms, conditions, and specifications for your home. Our team will help you understand the details and ensure everything is aligned with what you expect.

At this time, you will also submit your initial earnest money deposit (EMD). This deposit plays an important role in the process by demonstrating your commitment and securing your place in the agreement. Completing this step is a major milestone, as it officially moves you closer to becoming a homeowner and sets the foundation for the remaining steps.

5. *Personalizing your home*

After the purchase agreement has been signed and processed, you'll have the opportunity to bring your vision to life by selecting your finishes. This is one of the most exciting parts of the process, as it allows you to make personalized selections for both the interior and exterior finishes of your home.

From paint colors and countertops to flooring, fixtures, cabinetry, and more, we offer a wide variety of options to help you create a home that reflects your unique taste. Our design experts will be there to provide guidance, answer questions, and help ensure your selections work together beautifully and cohesively.





6. Watch your dream become a reality

Once all design selections have been finalized, your home is placed on the Construction Schedule and the building process begins. This step gives you the opportunity to watch your new home come together as it moves through each phase of construction.

Throughout the build, you'll receive weekly updates that highlight progress, major milestones, and any key developments. We believe communication is essential, and we prioritize transparency throughout the entire construction timeline so you always feel informed and connected. Watching your home take shape is an exciting experience, and our team is here to ensure the process stays smooth from start to finish.

7. Close, Fund, Pick up keys, and Move in!

The final step is the day you've been waiting for closing day. During this stage, you'll complete the final paperwork and finalize your financing. Once everything has been signed, processed, and funded, you'll receive the keys to your new home and can begin moving in.

Our goal is to make the closing process as simple and stress-free as possible, and our team will be available to guide you through each part of the final stage. After you move in, we're still here to support you with any final details and help ensure your transition into your new home is smooth and enjoyable.



NEXT STEPS



Your homebuilding experience should feel clear, informed, and reassuring and that starts by taking the next step today.

Whether you're ready to ask questions, review floor plans, discuss financing, our team is here to support you through every phase of the process. We're ready to help you move forward with confidence and turn your vision for a new home into a reality.

CONTACT US

CLICK BELOW:

FLOOR PLANS

PHOTO GALLERY

CUSTOM OPTIONS

VIRTUAL TOURS



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