



Amber Henson

COMMERCIAL REAL ESTATE OWNER/BROKER

Licensed since 2014

12

Years
Licensed

\$127M

In Real Estate
Transactions

55+

Leases

200+

Transactions

9

UL&D Years
in Business

About Amber

Amber started her Commercial Real Estate company with the goal of helping lead the revitalization of the Downtown Hot Springs area. To date, she has brokered over \$127 million in Real Estate transactions and has been acknowledged as a Central Arkansas top producer in the industry.



12

Real Estate Sales Awards since 2016

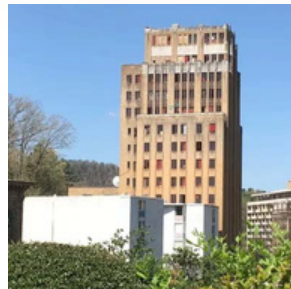


5,600

Social Media Connections/Followers

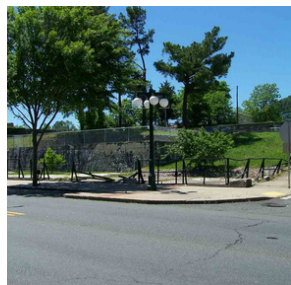
2025 Hot Springs Metro Partnership Board Member

HISTORIC PROPERTY COLLABORATIONS



MEDICAL ARTS BUILDING

Currently undergoing a multi-million dollar renovation to be transformed into a Marriott Aloft Hotel.



HISTORIC GODDARD PROPERTY

Hampton by Hilton incorporating original architectural elements like tile from the previous building.



Contact Info

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URBAN

Living and Development, Inc.

HISTORIC PROPERTY TRANSACTIONS

“ *The best part of my job is being involved in bringing new life to Downtown properties. So many buildings are worthy of reclaiming in our Historic town.* **”**



The first commercial building Amber sold in 2015, 721/723 Central Avenue, dates from the early 1900s and was mainly raw space at the time of the sale. Today, the building houses the Vault restaurant, so named because the first-floor space was originally occupied by a bank, the Heist restaurant, and the Lofts at Vault.



The 100 block of Central Avenue, with a building dating 1925, is another of Amber's more recent commercial successes with three new lessees in this historic location, including Brickhouse Tallow Co., Marvin's Mercantile, & The Steeping Vine. Now joining longtime neighbors Colonial Candy Corner, The Colonial Pancake & Waffle House & Kringles in the Park.



The building at 455 Broadway was built in 1920 and is now home to the Crystal Ridge Distillery after a major renovation and buildout.



The Ohio Club in the building at 336 Central Avenue dates from 1905 and is the oldest bar in Arkansas.



833 Central Avenue, built in 1925, houses DeLuca's Pizza, the second floor features two fully renovated condos that boasts a private balconies



The Vault



The Ohio Club



DeLuca's

RECENT PROJECT SPOTLIGHT



Brickhouse Tallow Co.



Bubbalus



Marvin's
Mercantile



Santorini

Amber successfully sold all but two of the historic Wheatley family properties, which had been family-owned since 1901 and had never before been represented by a Real Estate Broker. This milestone reflects the trust placed in Urban Living & Development, Inc. and Amber's expertise in marketing and selling some of Downtown Hot Springs' most iconic Commercial Properties.

“ We have had three restaurant purchases with Amber now. With every sale she has been by our side, every step of the way answering every question we had in a very timely manner. Till this day, she checks in with us to ensure our businesses are successful. ”

[Jeannie and Saddiq Mir, owners of J&S Italian Villa, The Ohio Club, and Copper Penny Pub.]

” Amber Henson, owner of Urban Living and Development, is the absolute expert when it comes to Downtown property in Hot Springs. ”

[Walley Stone, Owner of Capone's Loft, one of the properties Amber sold.]

BROKERAGE SERVICES

At Urban Living & Development, Inc., we're proud to offer Business Brokerage Services, connecting buyers and sellers to keep Hot Springs thriving.

Whether you're looking to sell your established business or take the leap into ownership, UL&D provides the expertise and resources to make the process seamless.

Our Business Brokerage Services Include:

- ★ **Business Valuations** – Determining fair market value for sellers and buyers.
- ★ **Marketing & Listing Services** – Professionally showcasing businesses to qualified buyers.
- ★ **Buyer Representation** – Helping clients find the right business opportunity that matches their goals.
- ★ **Confidential Transactions** – Protecting sensitive business information throughout the process.
- ★ **Negotiation & Closing Support** – Guiding both parties from offer to final deal.

Why Choose UL&D?

With our combined expertise in Real Estate, development, property management, and helping clients buy or sell their business. We bring a unique advantage to business brokerage. Many business transactions involve both property and operations—UL&D ensures that both sides of the deal are handled with care and professionalism.

HIGHLIGHTED BUSINESSES SOLD



TOP REASONS TO PARTNER WITH US



PROVEN RESULTS

Amber and her team are experienced in closing unique and challenging transactions and have sold more buildings in Downtown Hot Springs than any other Broker or Realtor.



LOCAL KNOWLEDGE

Amber brings city administrators, contractors, architects, bankers, tax credit, and opportunity zone professionals together to facilitate the Real Estate process and is well versed in development plans for Downtown Hot Springs.



COMMERCIAL SPECIALIST

Since 2015, Amber has specialized in Commercial Real Estate, successfully brokering over 200 transactions, including 55+ lease agreements, demonstrating her expertise and consistent performance in the commercial market. Amber has transacted more than \$127 million in real estate since 2014. She has received numerous awards for sales volume.



MEDIA COVERAGE

Press and social media coverage is a must-have in marketing our listings, and our robust program of posting at least twice weekly across all platforms is fully branded and attention-grabbing.



EXPERT STAFF

When we represent our clients, we do whatever it takes to find creative solutions, answer all questions promptly, and attend to every detail in the process. We enjoy a solid reputation for outstanding client service in the Real Estate community. Our Office Manager, Karen Nutt, is also a licensed Real Estate Agent, bringing added depth and flexibility to our team. Marion Duffield leads our marketing efforts, overseeing all social media platforms and maintaining our website presence to ensure maximum exposure for our listings.



LIST OF TRANSACTIONS

SOLD

207 Airport Road

454 Broadway Street (*2)

455 Broadway Street (*2)

210 Carl Drive, Unit #

TBD Carlton Terrace - R35742

TBD Carlton Terrace - R35752

TBD Carlton Terrace - R55591

402 Caroline Acres

120 Catalina, Unit #

120 Catalina, Unit #

120 Catalina, Unit #

TBD Catalina

122 Central Avenue - pending

201 Central Avenue

236 Central Avenue, 1st floor

236 Central Avenue, floors 2 - 14

236 Central Avenue, 15th floor

256 Central Avenue, 1st floor, business

318 Central Avenue - pending

320 Central Avenue - pending

332 Central Avenue - pending

336 Central Avenue (*2)

336 Central Avenue, business

350 Central Avenue

360 Central Avenue

408 Central Avenue

412 Central Avenue

420 Central Avenue

528 Central Avenue

600 Central Avenue (*2)

711 Central Avenue

711 Central Avenue, business

714 Central Avenue

721 Central Avenue

723 Central Avenue, Building (*2)

723 Central Avenue, Unit # (*2)

723 Central Avenue, Unit # (*2)

800 Central Avenue

802 Central Avenue, Building

802 Central Avenue, 1st Floor (*2)

802 Central Avenue, 2nd Floor (*2)

802 Central Avenue, 3rd Floor

812 Central Avenue

818 Central Avenue (*2)

824 Central Avenue

829 Central Avenue

831 Central Avenue (*3)

833 Central Avenue (*2)

833 Central Avenue, 2nd Floor

919 Central Avenue (*3)

923 Central Avenue

1001 Central Avenue

3350 Central Avenue

3350 Central Avenue, business

4332 Central Avenue, Ste B, business

SOLD

TBD Central Avenue - R114419 (*2)

TBD Central Avenue - R114420 (*2)

TBD Central Avenue - R114421 (*2)

119 Chapel Street (*2)

121 Chapel Street (*2)

131 Chapel Street (*2)

133 Chapel Street

137 Chapel Street (*2)

TBD Chapel Street - R89414 (*4)

TBD Chapel Street @ Crown (*2)

TBD Coy Street (*2)

111B Crawford Street, business

TBD Daley Terrace

1825 East Nettleton Avenue

142 East San Mateo Drive

204 Exchange Street

300 Exchange Street

TBD Forest Hills Trail

102 Forest View

110 Glenridge Court (*2)

130 Grand Isle, Unit #

130 Grand Isle, Unit #

130 Grand Isle, Unit #

1903 Grant Street, Jonesboro

900 Higdon Ferry

1850 Higdon Ferry

TBD Hwy 8, Black Springs

109 Indian Hills, Unit #

2325 Lakeshore Drive, Unit #

200 Leach Street

TBD Lehigh Circle

TBD Lodestone Street (*3)

123 Market Street

TBD Northshore Terrace

TBD Oak Street

126 Oakwood

228 Orange Street

217 Park Avenue

250 Park Avenue

311 Park Avenue (*3)

517 Park Avenue (*2)

910 Park Avenue

1100 Park Avenue (*2)

412 Peninsula Drive

111 Prospect, Unit #

111 Prospect, Unit #

515 Quapaw Avenue

3122 Race Street, Jonesboro

103 Rolling Acres Drive, Percy

9219 Stagecoach Road, Little Rock (*2)

1137 Twin Points, Unit #

902 Valhalla, Jonesboro

549 Valley Street

TBD Valley Ridge

SOLD

161 Villa Pointe, Unit #

1107 West 7th Street, Little Rock

208 West Grand Avenue (*2)

214 West Grand Avenue

229 West Grand Avenue (*2)

636 West Grand Avenue

740 Weston Road, Unit #

740 Weston Road, Unit #

903 Whittington

LEASED

111 Central Avenue

113 Central Avenue

115 C Central Avenue

118 A Central Avenue

118 B Central Avenue

119 Central Avenue

121 Central Avenue

256 Central Avenue, 1st floor

332 Central Avenue, 1st floor

334 Central Avenue, 1st floor

348 Central Avenue, 1st floor

404 Central Avenue, 2nd floor

410 Central Avenue, 1st floor

626 Central Avenue (*2)

800 Central Avenue, 1st floor (*3)

801 Central Avenue, Suite 33

825 Central Avenue, 1st floor (*3)

901 Central Avenue (*2)

905 Central Avenue

907 Central Avenue

909 Central Avenue

911 Central Avenue

911B + 915 Central Avenue

1001 Central Avenue, Suite A

3350 Central Avenue

4332 Central Avenue, Suite A

4332 Central Avenue, Suite B

1903 Grant, Suite A, Jonesboro

1903 Grant, Suite C, Jonesboro (*2)

1903 Grant, Suite D, Jonesboro

1903 Grant, Suite E, Jonesboro (*2)

1903 Grant, Suite F, Jonesboro

1903 Grant, Suite G + H, Jonesboro

1903 Grant, Suite I + J, Jonesboro

850 Higdon Ferry Road

1850 Higdon Ferry Road

1860 Higdon Ferry Road, suite A

200 Leach Street

214 Ouachita, Suite 100 (*2)

214 Ouachita, Suite 101 (*2)

250 Park Avenue (*2)

910 Park Avenue

(*) indicates multiple times sold.

Bold indicates a new business.

Some properties and/or unit #'s are not listed at the request of the client.

Downtown Is Our Business