



Amber Henson

COMMERCIAL REAL ESTATE OWNER/BROKER

Licensed since 2014

11

Years
Licensed

\$106M

In Real Estate
Transactions

40

Leases

190+

Transactions

8

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 \$106 million in Real Estate transactions and has been acknowledged as a Central Arkansas top producer in the industry.



9

Real Estate Sales Awards since 2016



2,450

Social Media Connections/Followers

Contact Info



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URBAN

Living and Development, Inc.

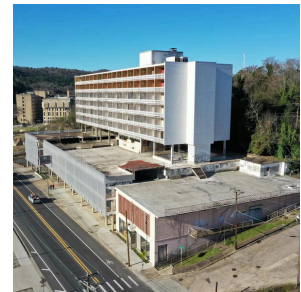
www.urbanlivinganddevelopmentinc.com

HISTORIC PROPERTY COLLABORATIONS

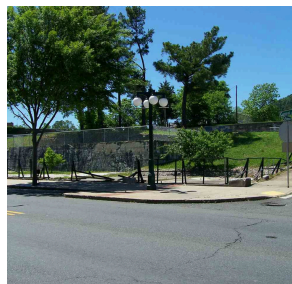
MEDICAL
ARTS
BUILDING



VELDA
ROSE
HOTEL



HISTORIC
GODDARD
PROPERTY



HOWE
HOTEL



HISTORIC PROPERTY TRANSACTIONS

“ *The best part of my job is being involved in saving and renewing Downtown properties. There are so many buildings 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 900 block of Central Avenue, with buildings dating as early as 1906, is another of Amber's more recent commercial successes with six new lessees in this historic location, including DONS Southern Social, Smalls Barbershop & Shave Parlor, Mirror Mirror Salon, Pale Horse Tatoo, Lazy One of Hot Springs and Ouachita Bar & Grill.



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.



802 Central Avenue, originally built in 1920, now houses a unique AirBnB on the third floor, Capone's Loft. The second floor is now Eliot's Ness't, a modern loft, and the first floor is now the Humidor Cigar Lounge.



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



The Vault



The Ohio Club

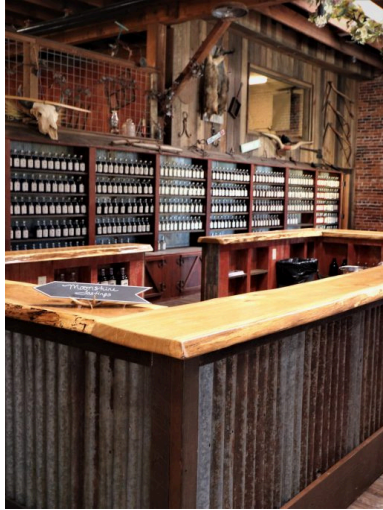


DeLuca's

RECENT PROJECT SPOTLIGHT



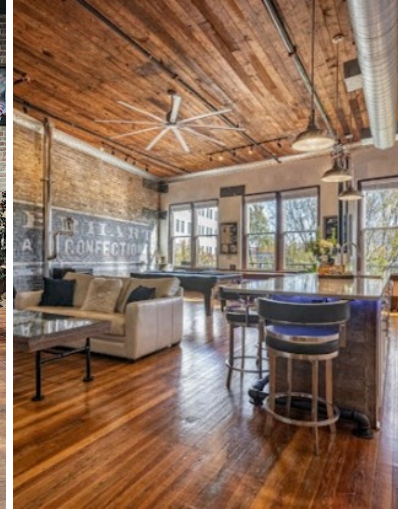
DONS Southern Social



Crystal Ridge Distillery



**The Lazy One of
Hot Springs**



Capone's Loft



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.]

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 Penney Pub.]

TOP REASONS TO PARTNER WITH US



PROVEN RESULTS

Amber and her team are experts 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 190 transactions—including more than 40 lease agreements—demonstrating her expertise and consistent performance in the commercial market. Amber has transacted more than \$106 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.

