



*The*  
**DISTRICT**  
AT EASTOVER

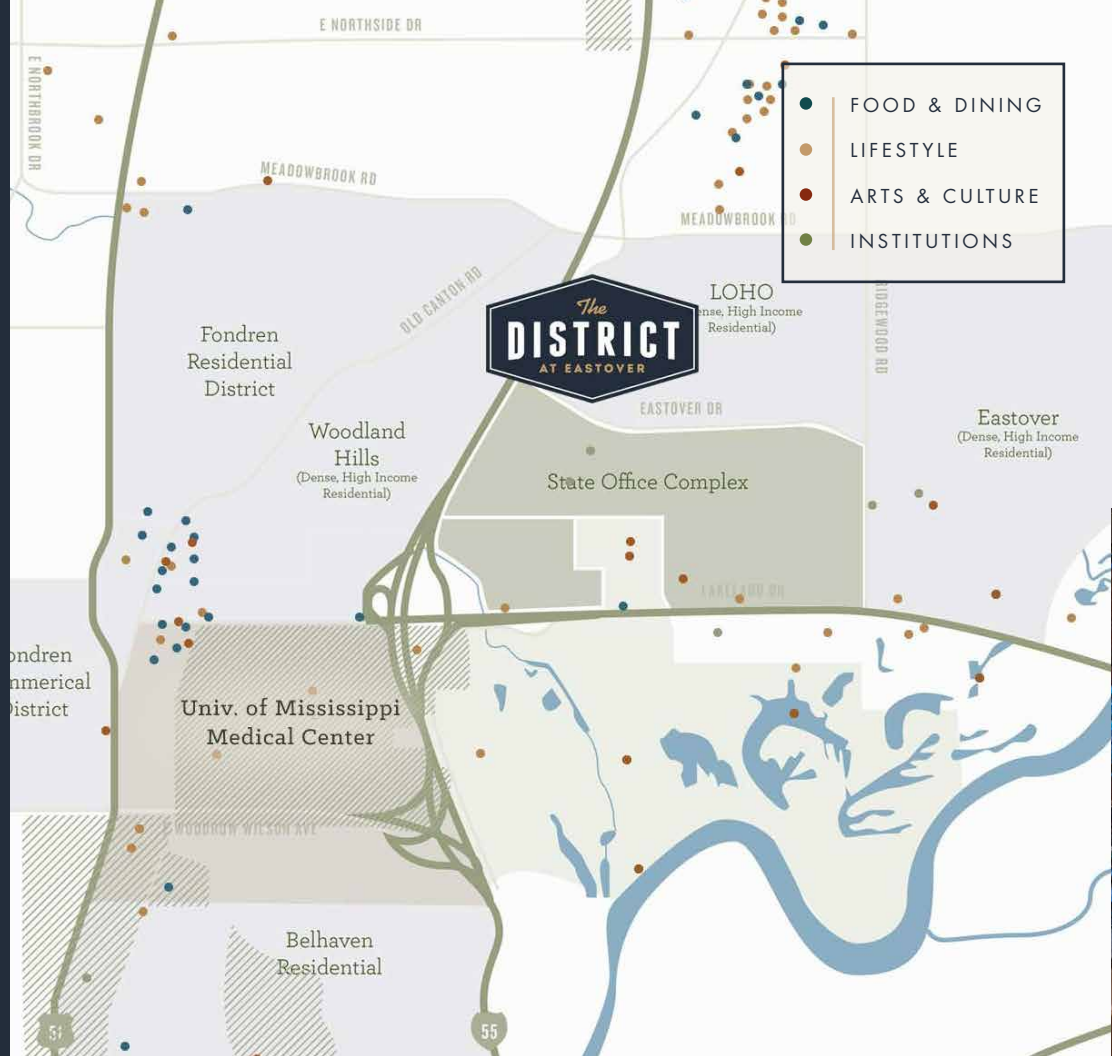
JACKSON'S CITY CENTER

JACKSON, MISSISSIPPI

# The DISTRICT AT EASTOVER

## JACKSON'S CITY CENTER

On 21 acres in the center of Mississippi's capital city, sits The District at Eastover. Amid the city's most vibrant and prosperous area, The District at Eastover provides a new way of life and the city center Jackson has long lacked. Dining, shopping and living unlike any other place in the state provide a gathering place for nearby residents and visitors alike. 585,000 bustling square feet of space sits amid the hub of area colleges, medical centers, nightlife and the arts, and is set to provide the missing piece to the area's puzzle—where the city's established residents have maintained their foothold and young professionals aim to be. The District at Eastover - where everything is and where you should be.





# DEMOGRAPHICS

In the center of a bustling trade area that includes four major medical centers, The District is easily accessible by Interstate 55, resulting in a locale with an average household income of nearly \$115,000, a daytime population of 95,000 and a daily traffic count in excess of 130,000 automobiles. The District at Eastover truly is Jackson's City Center.





MS Children's Museum  
MS Museum of Natural Science

St. Dominic's Hospital

V.A. Hospital

University of Mississippi Medical Center

Little League Baseball Fields

MS Sports Hall of Fame

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AT EASTOVER

Woodland Hills  
High-Income Residential

Fondren Residential District

River Hills Racquet Club

Eastover Neighborhood  
High-Income Dense Single-Family Residential

Class A Office

Highland Village  
Whole Foods  
Lululemon  
Kate Spade  
Maison Weiss

Meadowbrook Road

55

Northside Drive

Northside Drive



Renaissance Shopping Center

Highland Village  
Whole Foods  
Lululemon  
Kate Spade  
Maison Weiss

Eastover Neighborhood  
High-Income Dense  
Single-Family  
Residential



Fondren Residential District

Woodland Hills  
High-Income Residential

MS Sports Hall of Fame

Little League Baseball Field

Hampton Inn

Meridian at Fondren

St. Dominic Hospital

MS Children's Museum  
MS Museum of Natural Science

Fondren Commercial District

Aloft Hotel

Lakeland Drive/Highway 25

Lakeland Drive/Highway 25

University of Mississippi Medical Center

V.A. Hospital

# The DISTRICT AT EASTOVER

The first of its kind in Metro Jackson, The District at Eastover has emerged as Jackson's City Center and is the first development to combine upscale retail, restaurant, residential, office and hotel space in one prime location. Years of thoughtful planning have come to fruition establishing the area's first true mixed-use development, comprised of carefully curated retailers and restaurants as well as anchors such as The District Lofts and The Residence Inn by Marriott. The District at Eastover has a decidedly urban, more modern aesthetic that is unique to the market. A central green space, "The District Green" has become a hub of activity in The District as well as a destination for outdoor entertainment and enjoyment. These distinctions coupled with the developers' meticulous attention to detail have set The District apart.

## MASTER PLAN



AERIAL PHOTO JUNE 2018



# DINE, SHOP AND LIVE AT THE DISTRICT

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The District at Eastover is emerging as the city's premiere shopping and dining destination. Both local and national retailers are joining forces with a variety of dining establishments, including the state's first food hall, to create the perfect mix for Jackson. This hub of activity provides an ideal destination for leisurely weekends, quick errands, or a night out with friends and family. The District at Eastover is not only raising the bar for dining and entertainment in the city of Jackson, but has become an authentic gathering place for the community. The District Lofts are just steps away from the action and thus, in high-demand. The 260 upscale, loft apartments offer granite countertops, patio space, and spacious kitchens and living spaces. Amenities include an on-site gym, coffee bar, wine room, pool and outdoor common area complete with baatchi ball and television. The brand new one, two and three-bedroom loft apartments combine modern luxury with the convenience of walking access to the upscale shops, restaurants and entertainment at The District At Eastover





# THE DISTRICT TENANTS

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BAKER DONELSON





# CULTIVATION

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Cultivation Food Hall is a southern food hall featuring a diverse lineup of fine food and beverage purveyors. Open daily, we offer a unique dining experience and superb craft cocktail bar. For entrepreneurs, Cultivation Food Hall represents the ultimate platform to grow a food brand and build consumer exposure. Cultivation Food Hall allows guests to create their ideal dining experience through a variety of dining choices, many of which allow for customization and made-to-order specialties.

Mississippi has a rich culinary heritage that is recognized on a national scale and continues to evolve. Cultivation Food Hall acts as a catalyst to that evolution by introducing new foodways, traditions and concepts to the state. Between common dining areas and a dedicated event space, Cultivation Food Hall acts as a gathering place for community groups and the community at large. In turn, Cultivation Food Hall will give back to the community via select charitable organizations. Cultivation Food Hall seeks to make a positive impact in Mississippi by providing exceptional dining experiences, opportunities for entrepreneurs and a community gathering place. Opening Fall 2018.





whisk  
CROQUETTE

Fete au Fete  
THE EATERY

Nectar

CULTIVATION  
FOOD HALL

*The*  
**DISTRICT**  
AT EASTOVER

WORK AT  
THE DISTRICT

Completed in 2015 and reaching 100% occupancy within 120 days, One Eastover Center has 120,000 square feet of Class A office space. By offering modern amenities and an easy commute, adjacent to premier dining and shopping, Once Eastover Center has set a new standard for corporate office space in Metro Jackson. Completed in April 2017 and 100% occupied, The BankPlus Building consists of 67,000 square feet of Class A office over retail and dining space. This is the home of the BankPlus Wealth Management and Private Client Groups. Combined, these buildings house 650 professionals on-site each day. Total captive audience on-site each day, including lofts and hotel, is over 1,000 people.



# FUTURE DEVELOPMENT



LIFE AT  
*The*  
**DISTRICT**  
AT EASTOVER

The District at Eastover beckons area residents and visitors alike to experience a lifestyle unlike any other in Mississippi's capital city. Take a stroll along the expansive sidewalks in The District and you could pass an early morning yoga class on The District Green or if it's the weekend, expect to pass through The Farmer's Market and pick-up fresh, local produce. The District Green Live is an event series combining live music and cocktailing that transition to leisurely dinners at one of the development's dining destinations. These signature events and others, combined with The District's upscale living, dining, fitness and shopping tenants have made The District at Eastover an authentic gathering place for the community.





## DEVELOPMENT & LEASING

The District Land Development Company, LLC

308 E. Pearl Street, Suite 200

Jackson, MS 39201

Phone: 601.914.0800

**CONTACT:** Breck R. Hines, Ted Duckworth, John Michael Holtmann

[breck@duckworthrealty.com](mailto:breck@duckworthrealty.com)

[ted@duckworthrealty.com](mailto:ted@duckworthrealty.com)

[johnmichael@duckworthrealty.com](mailto:johnmichael@duckworthrealty.com)

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