Leatherwood Estate | Historic Downtown Jackson Investment Opportunity

Step into a rare and remarkable opportunity to own a piece of Jackson's history while positioning yourself at the forefront of its continued downtown revitalization.

Situated in the heart of Downtown Jackson, this unique offering includes two historic homes dating back to the 1870s, beautifully maintained gardens, a pavilion, and 3+/- acres across six parcels—all located within an Opportunity Zone and zoned RG-3 for high-density and flexible mixed-use development.

Whether envisioned as a family estate, private residence combined with commercial flexibility, boutique hotel, wedding and event venue, bed & breakfast, restaurant concept, multi-family development, or a signature mixed-use project, the possibilities here are truly exceptional.

Additional property details and photos can be found at:
www.thecumberlandhouse.info

PROPERTY HIGHLIGHTS

• Six parcels totaling approximately 3 acres

- Additional 1.25± acres of vacant land available separately, if desired.

• Located within an Opportunity Zone

• Flexible high-density RG-3 zoning with additional historic overlay flexibility

• Six structures include two historic residences, large pavilion, carriage house, picturesque garden pavilion for weddings & events, and garden shop

• Gated and secure grounds

• Proven income-producing potential as an event venue

W.K. WALSH HOUSE (1873)

Listed on the National Historic Registry, this stately residence was originally built as the home of William Kirby Walsh. Rich in character and architectural detail, it offers approximately 4,395 heated square feet with soaring ceilings, original woodwork, and modern updates throughout.

Features include:

• 3 bedrooms, 2 baths

• 13’ ceilings downstairs, 11’ ceilings upstairs

• Original hardwood floors, millwork, windows, and staircases

• Updated kitchen with granite countertops and stainless gas range

• Updated baths with marble shower and cast-iron pedestal tub

• Elevator, scullery, formal living and dining rooms, office, and den

• Updated wiring and plumbing systems

THE CUMBERLAND HOUSE (1870)

Originally built for Walsh’s daughter, this beautifully preserved home was previously operating as a wedding/event and garden venue. Offering approximately 3,550 heated square feet, it blends historic charm with functional event space.

Features include:

• 4 bedrooms, 2 baths (adaptable for various uses)

• Wraparound porches and balcony

• Tall ceilings, original hardwood floors, and rich trim detail

• Catering prep kitchen

• Exterior-access half bath for guests

• Carriage house for storage and garage use

• Gated grounds

CUMBERLAND GARDENS & GROUNDS

The grounds are a standout feature of this property, offering approximately 1.5 acres of professionally landscaped gardens designed for events and private enjoyment.

Highlights include:

• Koi pond and waterfall

• Secluded wooded ceremony area

• Garden shop/ maintenance building

• Private yard for the Walsh House

• Additional undeveloped parcels with potential for future parking or expansion

PAVILION FEATURES (Built 2016)

• 40’ x 50’ open-air structure

• Constructed with trusses eliminating interior support columns for unobstructed views and flexible event layouts

• Engineered to meet earthquake and shear resistance codes

• Electrical system allows lights and fans to be controlled separately by row

• Monitoring camera system installed

• Architectural transoms incorporated for enhanced ambiance

• Custom balusters selected to match the historic home’s porch detailing

GARDEN PAVILION (Built 2020)

• Charming garden pavilion—wired for electricity—serves as a picturesque focal point, ideal for weddings, events, and photography.

INVESTMENT POTENTIAL

With its prime downtown location, historic significance, flexible zoning, and multiple revenue streams, this property presents a compelling opportunity for owner users, investors and developers alike.

For buyers seeking additional scale, the Seller owns approximately 1.25± acres of adjacent vacant land that may be made available for purchase outside of this offering—providing added flexibility for future expansion or development.

Positioned within Jackson’s growing downtown corridor, The Leatherwood Estate offers the rare combination of history, scale, and future upside.

Invest in history—and in the future of Downtown Jackson.