



The
DISTRICT
AT EASTOVER

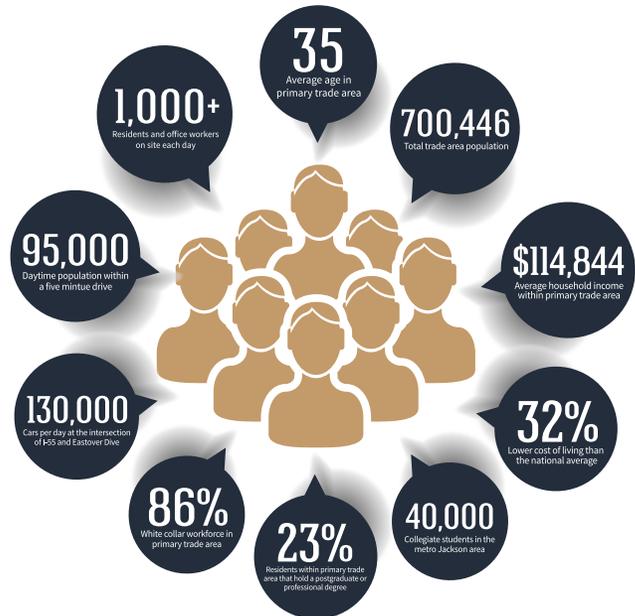
JACKSON'S CITY CENTER

JACKSON, MISSISSIPPI



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

Woodland Hills
High-Income
Residential

Fondren
Residential District

River Hills Racquet Club

The
DISTRICT
AT EASTOVER

Eastover Neighborhood
High-Income Dense
Single-Family
Residential

Class A
Office

Highland Village
Whole Foods
Lululemon
Kendra Scott
Maison Weiss



Renaissance Shopping Center

Highland Village
Whole Foods
Lululemon
Kendra Scott
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

Fondren Commercial District

Meridian at Fondren

St. Dominic Hospital

MS Children's Museum
MS Museum of Natural Science

Aloft Hotel

University of Mississippi Medical Center

V.A. Hospital

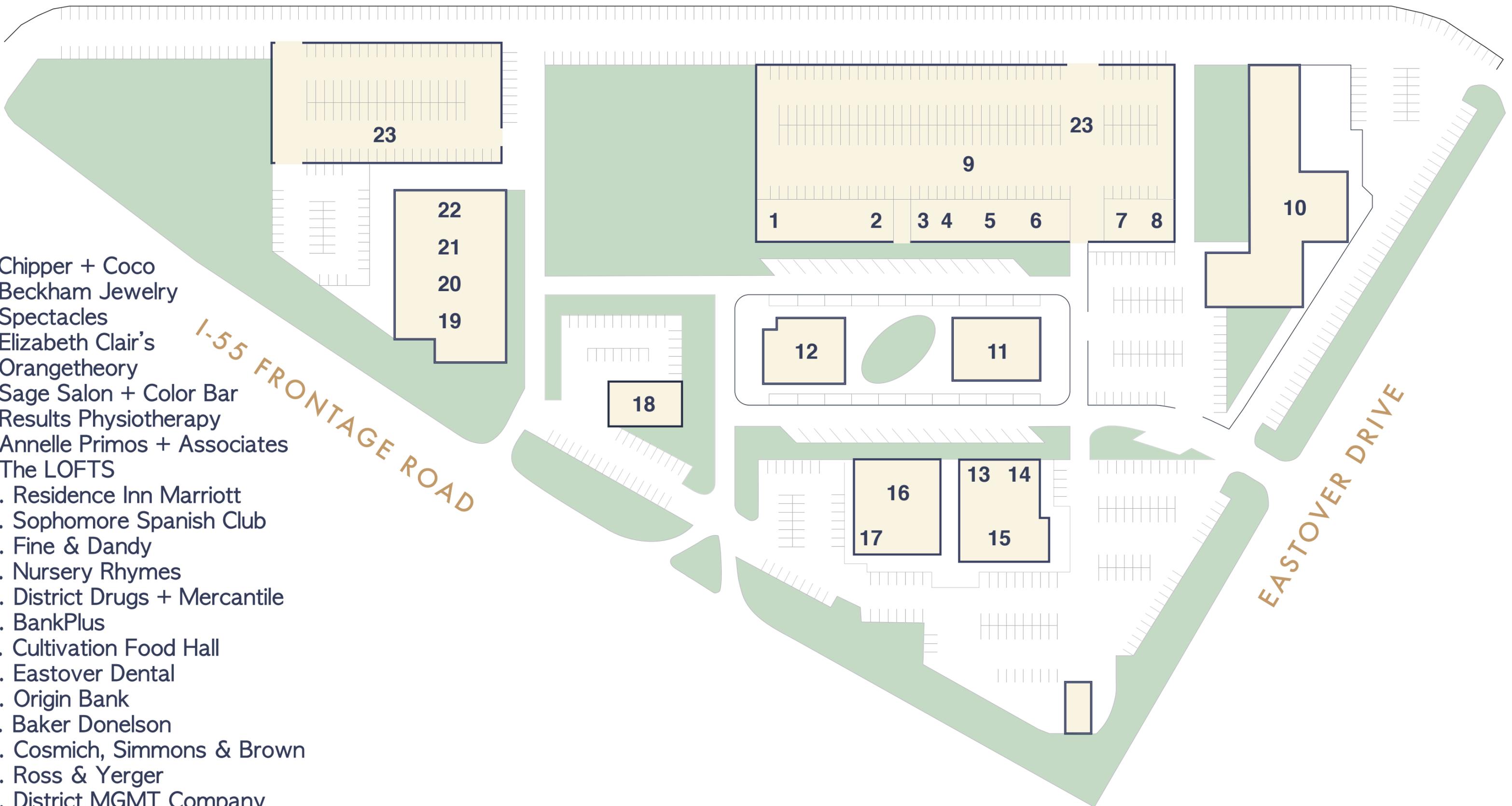
The DISTRICT AT EASTOVER

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



- 1. Chipper + Coco
- 2. Beckham Jewelry
- 3. Spectacles
- 4. Elizabeth Clair's
- 5. Orangetheory
- 6. Sage Salon + Color Bar
- 7. Results Physiotherapy
- 8. Anelle Primos + Associates
- 9. The LOFTS
- 10. Residence Inn Marriott
- 11. Sophomore Spanish Club
- 12. Fine & Dandy
- 13. Nursery Rhymes
- 14. District Drugs + Mercantile
- 15. BankPlus
- 16. Cultivation Food Hall
- 17. Eastover Dental
- 18. Origin Bank
- 19. Baker Donelson
- 20. Cosmich, Simmons & Brown
- 21. Ross & Yerger
- 22. District MGMT Company
- 23. Free Parking



DINE & SHOP AT THE DISTRICT

Local and national retailers are joining forces with a variety of dining establishments, creating the ideal mix for Jackson. This hub of activity provides the perfect destination for leisurely weekends, quick errands, or a night out with friends and family. Cultivation Food Hall, Mississippi's first food hall, provides a curated collection of nine food and beverage concepts. The District is home to Jackson's only local, independent pharmacy, District Drugs & Mercantile, as well as, several other local shops and healthcare facilities. The District at Eastover is raising the bar for dining and entertainment in the city of Jackson, and is a central destination for locals and visitors alike.





The
DISTRICT
AT EASTOVER

LIVE AT
THE DISTRICT

The District Land Development Company, along with Arlington Properties, developed the 250-unit District Lofts in 2017. These one, two and three bedroom upscale units were fully leased within 60 days from opening and demand has not wavered as the units are currently on a waiting list. The District Lofts has set a new standard for urban living in Mississippi and the residents love the convenience of retail and restaurants on-site, as well as its central location to all of Metro-Jackson





The
DISTRICT
AT EASTOVER

STAY AT
THE DISTRICT

Completed in 2016, The Residence Inn by Marriott at The District has been a constant hub of activity and one of the most successful hotels in the metro-area, as evidenced by its 17% increase in ADR since opening. With one and two bedroom suites, complete with floor-to-ceiling windows, the Residence Inn gives its guests space to spread out, maintain their life's pace and restore their energy to help maintain a healthy balance and routine while traveling.





WORK AT THE DISTRICT

Completed in 2015 and reaching 100% occupancy within 120 days, the 120,000 square foot Class A One Eastover Center set a new standard in Metro Jackson for corporate office space, with modern amenities, easy commutes and premier lunch and shopping.



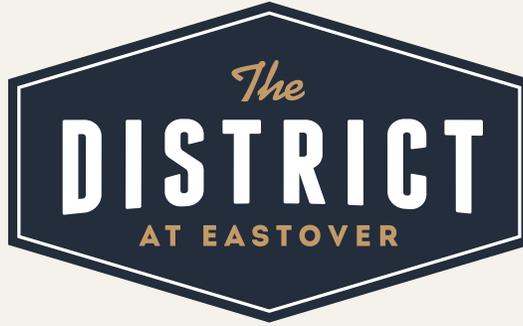
Completed in April 2017, the BankPlus Building consists of 67,000 square feet of Class A office over retail and dining space. This is the home of the BankPlus Wealth Management and Private Client Groups. Combined, these buildings house 650 professionals on-site each day. The total captive audience on-site each day, including lofts and hotel, is over 1,000 people.

THE DISTRICT GREEN

At the center of The District at Eastover is The District Green. This common green space is surrounded by multiple dining options and serves as a venue for impromptu gatherings, picnics, entertainment and large-scale events. With a host of signature and community events planned in The District, the development has become a destination for entertainment and a gathering place for the community.







DEVELOPMENT & LEASING

The District Land Development Company, LLC

c/o Duckworth Realty, Inc.

308 E. Pearl Street, Suite 200

Jackson, MS 39201

Phone: 601.914.0800

CONTACT: Breck R. Hines, Ted Duckworth, Abbey Coombs

breck@duckworthrealty.com

ted@duckworthrealty.com

abbey@thedistrictateastover.com

WWW.THEDISTRICTATEASTOVER.COM