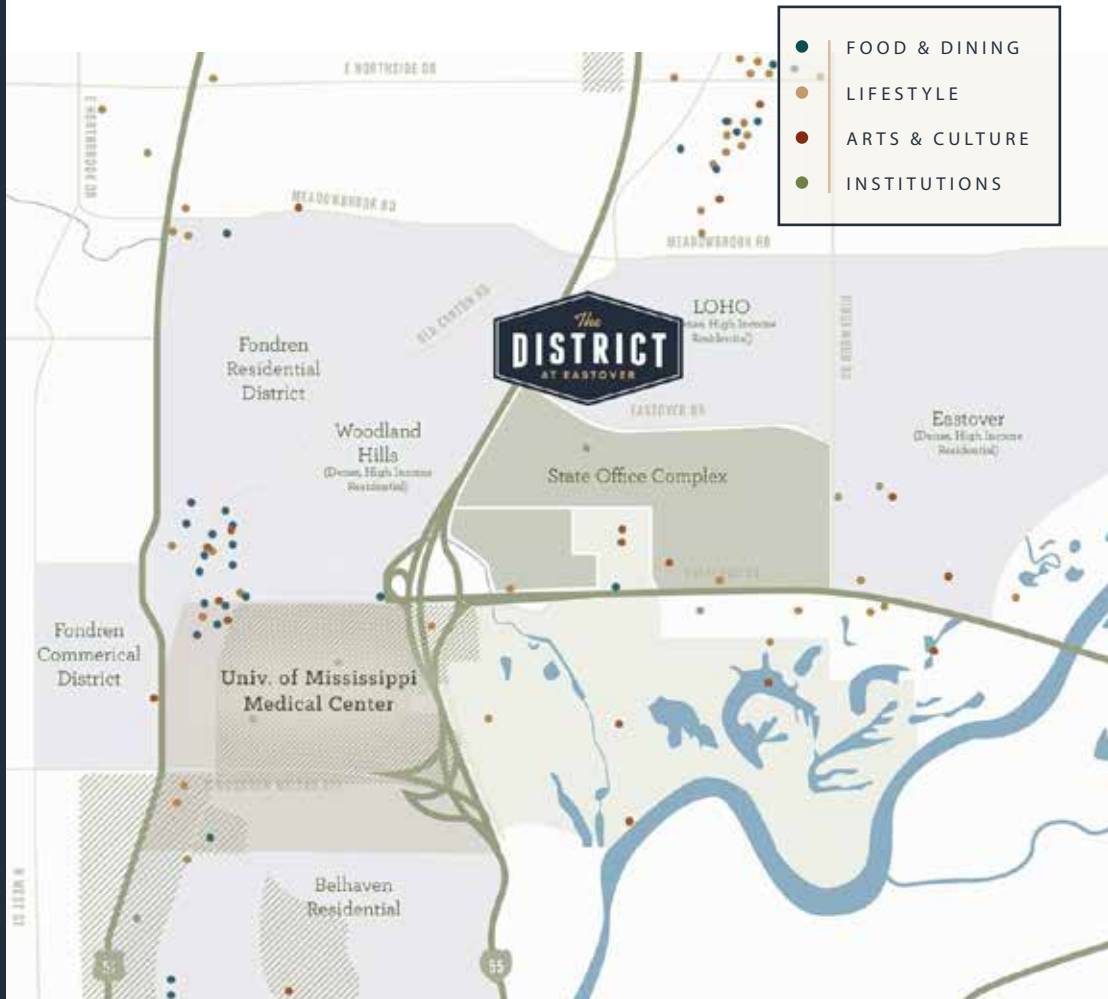
JACKSON'S CITY CENTER | JACKSON, MISSISSIPPI

The DISTRICT AT EASTOVER

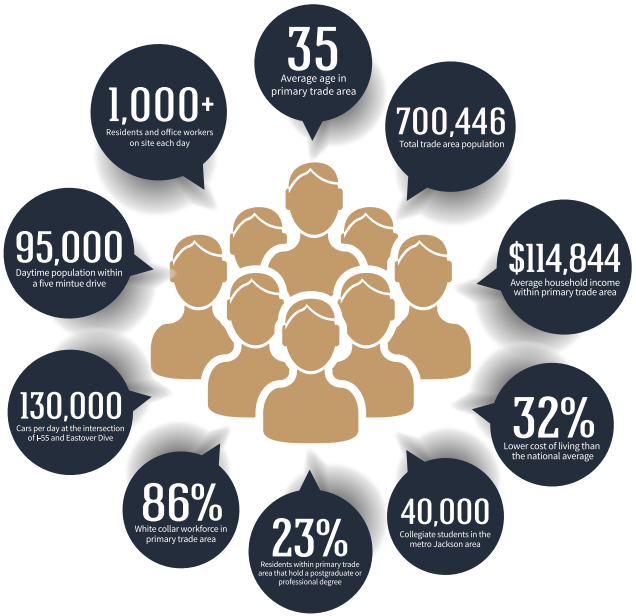
JACKSON'S CITY CENTER

On 21 acres in the center of Mississippi's re-emerging 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. Over 585,000 bustling square feet of space sits amid the hub of area colleges, medical centers, nightlife and the arts, providing 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 per day.



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
River Hills Racquet Club
The DISTRICT AT EASTOVER
Woodland Hills
High-Income Residential
Fondren Residential District
Meadowbrook Road
Eastover Neighborhood
High-Income Dense Single-Family Residential
Meadowbrook Road
Class A Office
55
Highland Village
Whole Foods
Lululemon
Kendra Scott
Maison Weiss
Northside Drive
Northside Drive

Renaissance Shopping Center
Highland Village
Whole Foods
Lululemon
Kendra Scott
Maison Weiss
Northside Drive
Eastover Neighborhood
High-Income Dense Single-Family Residential
The DISTRICT
Meadowbrook Road
Fondren Residential District
Woodland Hills
High-Income Residential
55
MS Sports Hall of Fame
Little League Baseball Field
Lakeland Drive/Highway 25
MS Children's Museum
MS Museum of Natural Science
St. Dominic Hospital
Meridian at Fondren
Hampton Inn
Fondren Commercial District
Lakeland Drive/Highway 25
Aloft Hotel
V.A. Hospital
University of Mississippi Medical Center

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

DIRECTORY

1	CHIPPER & COCO PET SHOP	14	SAL & MOOKIE'S
2	2 RETAIL SPACES AVAILABLE	15	FINE & DANDY
3	BECKHAM JEWELRY	16	CULTIVATION FOOD HALL
4	SPECTACLES	17	NURSERY RHYMES
5	ELIZABETH CLAIR'S	18	CITY CENTER DRUGS
6	THE DISTRICT LOFTS ENTRANCE	19	BANKPLUS
7	ORANGETHEORY FITNESS	20	EASTOVER DENTAL
8	RESTAURANT SPACE AVAILABLE	21	ORIGIN BANK
9	SAGE SALON & COLOR BAR	22	BAKER DONELSON
10	1 RETAIL SPACE AVAILABLE	23	ROSS & YERGER
11	RESULTS PHYSIOTHERAPY	24	COSMICH, SIMMONS & BROWN
12	ANNELLE PRIMOS & ASSOCIATES	25	BALLEW WEALTH MGMT
13	RESIDENCE INN BY MARRIOTT	26	FREE COVERED PARKING

The
DISTRICT
AT EASTOVER

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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, City Center Drugs, 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 waivered 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 Mariott at The District has been a constant hub of activity and one of the most successful hotels in the metro-area. 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 amentities, easy commutes and premier lunch and shopping.

Completed in April 2017, the One Eastover Center 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 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.

BankPlus

DEVELOPMENT & LEASING

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