

SOLDBYASHANTIDEASIA.COM



THE ULTIMATE GUIDE TO LIVING LOCAL • LOCAL HOT SPOTS • LOCAL NEIGHBORHOODS • MUST SEE AND DO

MID-SOUTH COMMUNITY GUIDE

THE ULTIMATE GUIDE TO LIVING LOCAL IN THE MID-SOUTH



ASHANTI WRIGHT
YOUR LOCAL REAL ESTATE EXPERT



hello,



A highly accomplished and dedicated real estate professional and licensed MS residential builder, Ashanti Wright is a top-performing agent specializing in residential sales and new construction homes. As a Top 10 Agent in Sales Volume and Multi-Million Dollar Club member at the office level, Ashanti has consistently demonstrated expertise in navigating complex transactions and delivering exceptional client experiences. A proud 2023 MS Million Dollar Club (MDC) Member, Ashanti's commitment to excellence, market knowledge, and client satisfaction sets her apart as a trusted advisor in the Mississippi and Tennessee real estate markets. She is a hard-worker and dedicated to providing excellence and top-quality services to her clients. She has the ultimate goal of providing a care-free and enjoyable real estate experience. She takes pride in providing top of the line services in the proper way. She is aware the home buying or selling process can be stressful, and it is her job to take that stress away from you! Contact her if you're looking to purchase your dream home or sell your home hassle-free.

A Little About Me:

I love the Mid-South, having lived here my entire life with a short time spent in Oxford, MS, I know the beautiful culture this area brings! We come together as a community and truly have so many things that make this place special.

I love exploring local spots, planning travel adventures, and enjoying a sweet treat. Whether you're just starting your search or ready to make a move, I'm here to offer my support and expertise.

Where You Might Find Me Around Town:

When I'm not helping clients achieve their real estate dreams, you can usually find me:

- Enjoying a quick bite at Coastal Fish Co.
- Shopping at The Shops of Saddle Creek
- Getting a quick facial or spa day at Elite Threading and Spa

Let's Connect

SOLDBYASHANTIDEASIA.COM | INFO@SOLDBYASHANTIDEASIA.COM | 662-404-3812

@Ashanti Deasia Wright (Facebook)



Discover *the Mid-South*

Welcome to the Mid-South, "Home of the Blues". This guide helps you discover your ideal neighborhood by providing profiles with details on population, home prices, schools, parks, and transportation.

Why Choose the Mid-South?

- Strong and quickly expanding job market
- Excellent education
- Affordable living
- Vibrant culture
- Outdoor activities
- Friendly atmosphere
- Delicious food
- Countless Options as far as a place/area to call home

Finding the right neighborhood is key to making the Mid-South your home. I hope this guide helps you find the perfect fit for your lifestyle. Happy house hunting!

Mid-South At A Glance:

- *Memphis, TN + Outskirts*
- Northwest MS (Desoto, Tate, & Marshall County)
- "Home of the Blues"
- Home of the University of Memphis + Memphis Grizzlies NBA team & the Memphis Redbirds
- Well-known for Graceland + Elvis Presley

The Mid-South Community:

- Diverse and growing international community
- Popular with young professionals, retirees, and families



Mid-South FAQ

What's the Cost of Living Like in the Mid-South?

- Offers a great quality of life at a reasonable cost.
- Housing options to fit a variety of budgets.
- Everyday expenses are manageable, leaving room for fun.
- Excellent value for your money compared to larger cities.
- A smart financial choice for individuals and families.

How is the Traffic in the Mid-South?

- Enjoy a less stressful commute than many major metros.
- Ongoing infrastructure improvements are easing congestion.
- Public transportation options are expanding.
- Many neighborhoods offer convenient access to amenities.
- Consider location for an even smoother commute.

What's the Job Market Like in the Mid-South?

- A thriving and dynamic job market.
- xAI is a new upcoming development expecting to bring a large volume of job opportunities.
- Opportunities abound in the growing tech and biotech sectors.
- Strong in healthcare, education, and government as well.
- A great place to advance your career.

What Else Should I Know About Mid-South?

- There is always something happening – check the local calendars!
- Private, charter, and public schools are all an option here!
- Walkability/Bikeability: Many neighborhoods offer pedestrian and bike-friendly streets.
- Taxes: Competitive tax rates contribute to overall affordability.
- Engaging local community organizations and libraries.
- Supportive and welcoming neighborhood associations.
- The various Chamber of Commerce organizations fosters a strong business community.

Living Local

OUR LOCAL MID-SOUTH FAVORITES

Coffee & Cafes

- Muggin Coffee House
- Bedrock Market & Cafe
- City Silo Table + Pantry
- Bluff City Coffee & Bakery
- Beans & Leaves - Silo Square

Restaurants:

- Coastal Fish Co.
- Georgia Blue
- Bala's Bistro
- Porch and Parlor
- Folk's Folly Prime Steak House
- Yakiniku
- Bala's Bistro
- The Bar-B-Q Shop

Bars & Breweries:

- Mississippi Ale House
- Ghost River Brewing Co. on Beale
- Flyer Saucer Draught Emporium
- Crosstown Brewing Company
- Buds and Brews Memphis

Bakeries & Sweet Treats:

- Sweet Musings Bakery & Cafe
- Quintessential Sweets
- Sweet Noshings Candy Store
- Butteriffic Bakery & Cafe

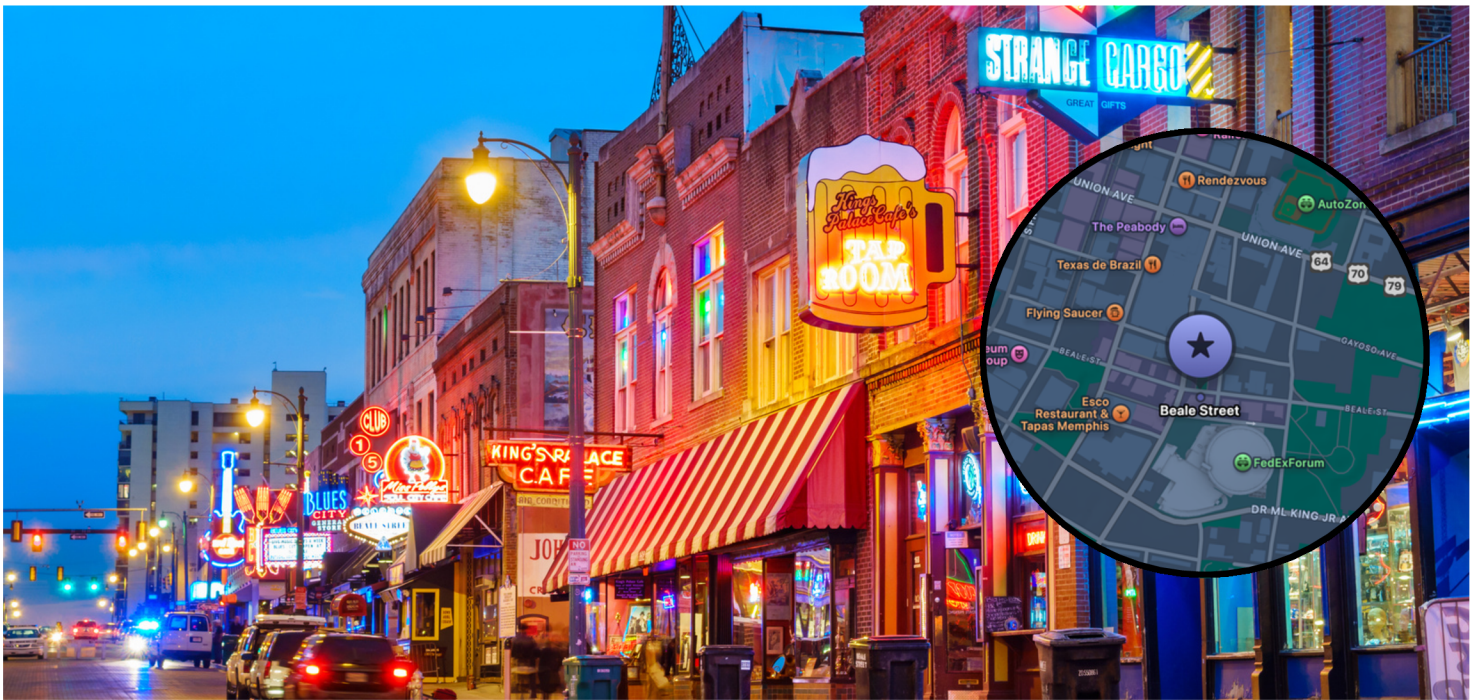
Grocery & Markets:

- The Fresh Market
- Whole Foods Market
- Trader Joe's

Other Local Gems:

- Graceland
- Crosstown Concourse
- Silo Square & Snowden Grove
- Beale Street
- Memphis Botanical Garden
- Memphis Zoo





Downtown Memphis & Midtown:

In Downtown Memphis, walk world-famous Beale Street to soak up live music and the stories of our music legacy, told through a collection of music attractions and public art you'll love snapping photos with. Downtown also tells civil rights stories at national landmarks, museums and galleries. It tells stories that flow with the mighty Mississippi River, and invites you to feel the rhythm of the river on riverboat rides and kayaks, by relaxing in riverfront parks or visiting iconic vantage points, like that pyramid defining our skyline. What's more, Downtown beckons with the excitement of professional sporting events, some of the city's best restaurants — barbecue included! — signature hotels and even free things to do.

*Home to award-winning **Memphis Zoo**, historic **Overton Park** and buzzy nightlife and entertainment districts including the **Cooper-Young Historic District**, **Broad Avenue Arts District**, **Crosstown Concourse** and **Overton Square Entertainment District**, Midtown is a collection of local restaurants, live music venues, shops for anything from records to made-in-Memphis fashion, theaters for movies, plays and musicals, and art gallery and exhibition spaces — all of which inspire some of the city's signature events and festivals.*

Zip Code

38103, 38104, 38105, 38106

Attractions:

- Memphis Music Hall of Fame
- The Peabody Memphis
- Old Dominick Distillery LLC
- STAX Museum of American Soul Music
- Memphis Rock 'n' Soul Museum
- Orpheum Theatre
- Fire Museum of Memphis
- National Civil Rights Museum
- Sun Studio
- Memphis Escape Rooms
- Bass Pro Shops at the Pyramid
- Craft Axe Throwing
- Memphis Riverboats

Yearly Events:

- Memphis in May International Festival
- Memphis Black Restaurant Week
- Mimosa Festival
- Memphis Juneteenth Festival





Snowden Grove & Silo Square:

LEISURE & RECREATION DISTRICT SOUTHAVEN, MS

This "Getwell Corridor" has become very important to the overall success and growth of our City with successful businesses; restaurants; the BankPlus Amphitheater at Snowden Grove which has become one of the most popular outdoor entertainment venues in the Mid-South; and Snowden Grove Park which is known as one of the best municipal parks and youth baseball complexes in the nation. The entertainment value and character of this district has created tremendous demand for future economic development.

This area is situated along Getwell Road, which is a five lane corridor road that is in the planning stages of having bike and pedestrian paths throughout it to encourage walkability and healthy lifestyles. The Snowden District houses the city's outdoor music venue- Bankplus Amphitheater which attracts national level music talent, the senior citizen's activity center and the youth baseball complex- Snowden Grove Park, which is the host site for the Dizzy Dean World Series and numerous USSSA-sanctioned competitive baseball tournaments. The park is nationally renowned as one of the premier youth baseball facilities in the U.S. Future expansion plans for the park system in this area will create a year round activity location for the local community as construction was recently completed with a new 12 court tennis center.

SILOSQUAREMS.COM

Zip Code

38672

The goal of this district is to increase local and small business presence in the area including specialty boutiques and eateries that create a sense of place for the surrounding residential areas while also providing lifestyle activities for out of state visitors. Furthermore, big box retail and large franchise development is discouraged in this area to protect the local character.

Alternative modes of transportation are encouraged with each new development while discouraging of "seas of asphalt" for parking. Smaller building footprints, higher architectural design, decorative lighting, sidewalks/bike paths and a character sense of place should take priority in this area. The incorporation of multi-use buildings allowing for both retail services and residential should be considered in this area. The Snowden Grove commercial on the southeast corner of Getwell Road and Nail Road has set the precedence for architectural design for future development in this area as it is the city's intention to create a sense of place easily identified from the street.

Proposed sites with a development cost exceeding \$10 million dollars (exclusionary of land purchase and due diligence fees) have potential to qualify for incentive packages which may include: waiver of sewer/water tap fees, waiver of building fees, TIF's and ad valorem abatement. Each development requesting incentives will be reviewed by the Board of Alderman for approval and determination of qualifying incentives.

Attractions:

- Bankplus Amphitheater
- Snowden Grove Park
- Sippin Silo
- Georgia Blue
- Tekila Modern Mexican
- City Cheesecake
- Central BBQ
- Dappled





Memphis Outskirts

GERMANTOWN, TN ZIP CODES: 38138 38139

Overview: A well-established suburb known for its upscale neighborhoods, abundant parks, and strong community engagement.

- *School District: Germantown Municipal School District (GMSD)*
- *Highlights: GMSD is recognized for its high academic performance and comprehensive programs.*

COLLIERVILLE / PIPERTON, TN ZIP CODE: 38017

Overview: Combines historic charm with modern amenities, featuring a vibrant town square and family-friendly environment.

- *School District: Collierville Schools*
- *Highlights: The district is known for its top-ranking schools in Tennessee, making it a popular choice for families.*

EADS, TN ZIP CODE: 38028

Overview: A tranquil, semi-rural community situated east of Memphis, offering a blend of countryside charm and proximity to urban amenities.

- *School District: Shelby County Schools (SCS)*
- *Coverage: Areas of Eads within Shelby County are served by SCS.*

Fayette County Public Schools

- *Coverage: Portions of Eads extending into Fayette County fall under this district.*

Private Education

- *Briarcrest Christian School: Located in Eads, this private institution offers education from preschool through 12th grade, emphasizing academic excellence and Christian values.*

ARLINGTON, TN ZIP CODE: 38002

Overview: Maintains a small-town atmosphere with a strong sense of community and steady growth.

- *School District: Arlington Community Schools*
- *Highlights: Known for its excellent schools and active parental involvement.*

LAKELAND, TN ZIP CODE: 38002

Overview: A growing suburb known for its natural beauty and commitment to planned development.

- *School District: Lakeland School System*
- *Highlights: Focuses on innovative educational approaches and is expanding its facilities to accommodate growth.*

Memphis School Guide:

[Click Here to Visit](#)

Attractions:

- Shelby Farms Park
- Lichterman Nature Center
- Shops of Saddle Creek
- Wolfchase Galleria





Desoto County, MS

BYHALIA, MS (DESOTO COUNTY SIDE)

ZIP CODE: 38611

Location: While Byhalia is primarily in Marshall County, parts extend into DeSoto County, especially near the Olive Branch area.

- *School District: Students residing in the DeSoto County portion attend schools within the DeSoto County School District (DCS), often Lewisburg School District or Center Hill District.*

OLIVE BRANCH, MS

ZIP CODE: 38654

Overview: A rapidly growing city known for its suburban appeal and proximity to Memphis.

- *School District: Served by DCS, with schools such as Olive Branch High School, Lewisburg High School, and Center Hill High School.*

HERNANDO, MS

ZIP CODE: 38632

Overview: The county seat, known for its historic downtown and community events.

- *School District: Under DCS, with institutions such as Hernando High School and Hernando Middle School.*

SOUTHAVEN, MS

ZIP CODES: 38671 38672

- *Overview: The largest city in DeSoto County, offering a mix of residential communities and commercial developments.*

- *School District: Part of DCS, featuring schools like Southaven High School and DeSoto Central High School.*

n for its excellent schools and active parental involvement.

WALLS, MS

ZIP CODE: 38680

- *Overview: A small town in the northwest corner of DeSoto County, rich in agriculture and history.*

- *School District: Served by DCS, including schools like Lake Cormorant High School and Walls Elementary School.*

(Often qualifies for USDA, no money down loans)

NESBIT, MS

ZIP CODE: 38651

Overview: An unincorporated community offering a rural lifestyle with close access to urban amenities.

- *School District: Residents fall under DCS, attending schools based on zoning, such as Hernando High School or Lewisburg High School*

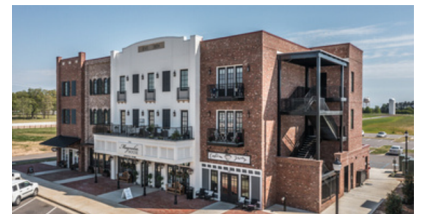
Desoto County School Resources:

DCS School Zone Map

Niche DCS Review

Attractions:

- Snowden Grove Park & Silo Square
- Arkabutla Lake
- Landers Center
- Tanger Outlets
- Cedar Hill Farm
- Hernando Town Square



MID-SOUTH *At A Glance*

Notable Neighborhoods



Pebble Ridge (Red Banks)- DeSoto County:

📍 Byhalia, MS 38611 (Quick commute to Collierville as well as Olive Branch or neighboring cities!)

💰 **Avg. Home Value Price Range:** \$55k-872k

✦ Perfect Blend of tranquility and peace with the luxury homes you can find in surrounding cities (considered the outskirts + rural, often no city taxes)

Silo Square (DeSoto County):

📍 Southaven, MS 38672

Robinson Crossing (DeSoto County):

📍 Olive Branch, MS 38654

💰 **Avg. Home Price:** \$600K

Nottingham Estates (DeSoto County):

📍 Southaven, MS 38671

A premier subdivision and highly sought-after community that offers a variety of stunning homes making it the perfect place to settle down and create lasting memories.

McElroy Farms (DeSoto County):

📍 Olive Branch, MS 38654

💰 **Avg. Home Price Range:** \$440k-\$625k

✦ Modern new construction homes with beautiful finishes and note-worthy amenities

Georgetown:

📍 Collierville, TN

💰 **Avg. Home Price Range:** \$520K-\$570K

✦ Modern new construction homes with beautiful finishes and note-worthy amenities

Enclave:

📍 Germantown, TN

Wilder:

📍 Germantown, TN

💰 **Avg. Home Price Range:** \$300K-\$1M+

✦ Urban living with condos and apartments.

Kensington Manor:

📍 Lakeland, TN

💰 **Avg. Home Price Range: Starting at \$560k**

The Reserve At Camp Creek:

📍 Hernando, MS



your
Mid-South
REAL ESTATE RESOURCE

Have Community or Real Estate Questions? I'm Here to Help!

I'm passionate about our community and dedicated to helping you find the perfect place to call home. Whether you have questions about local schools, events, market trends, or anything real estate-related, please don't hesitate to reach out. I'm happy to share my knowledge and connect you with the resources you need.

let's chat

Ashanti Wright

LOCAL REAL ESTATE EXPERT

662-404-3812 *MOBILE*

INFO@SOLDBYASHANTIDEASIA.COM

SOLDBYASHANTIDEASIA.COM

