

A Student's Guide To

Tallahassee

BY JACKSON PROPERTIES PREMIER STUDENT HOUSING

Relocation
Resources

Home away from Home



DOAK CAMPBELL STADIUM

**Live Walking Distance
to the Stadium!**

You'll be steps away from the action during the best years of your life. Cheer on the Noles, grab a bite with friends, study for the big exam... it's all at your doorstep

JACKSON PROPERTIES
PREMIER STUDENT HOUSING

THE TOTAL PACKAGE

Welcome to



Jackson Properties
1341 Jackson Bluff Road
Tallahassee, FL 32304

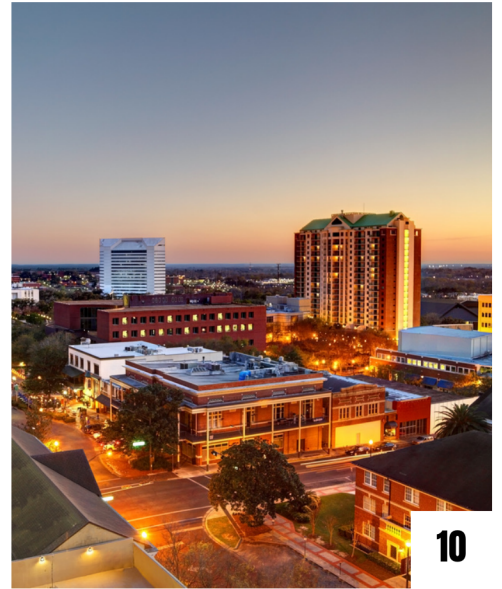
(850) 894-7368
www.jacksonpropertiesinc.com



7



8



10



19



24



28

CONTENTS

7 Office Vibes

Jackson Properties is your home away from home. Learn what it's like to work with us.

19 Casual Bites

Don't get hangry! Discover an abundance of delicious eateries around FSU's campus.

8 Getting Around

No car? No problem. Explore your options for getting around in Florida's capital city.

24 TLH Lifestyle

Venture into town! Tallahassee has a myriad of exciting activities right at your fingertips.

10 Nightlife

No matter your age or interests, there are plenty of entertainment options.

28 Walk to FSU

Jackson Properties has plenty of affordable housing options, just a short walk from campus.

WELCOME TO YOUR

HOME AWAY FROM HOME

Welcome to Jackson Properties!

We're thrilled to have you as part of our community, and we've put together this handy guide to help you settle into your new home.

Whether you're a current or prospective tenant, we've got all the information you need to make the most of your time in Tallahassee.

Let's dive in!

Ernin Jackson
Founder & Owner



MEET THE TEAM

It's important to know who you're working with. We have a team of people standing by to make moving as streamlined and stress-free as possible. Because let's be real, moving can be stressful. And sometimes on move-in day, you'll find out the place you thought you were living in isn't what you got. Or what the leasing agent told you turned out to be a lot different than the contract. *That doesn't happen at Jackson Properties!*

We pride ourselves on being real and being honest. No matter what. Let's meet the team.

WHO ARE THESE PEOPLE?!



Elizabeth Rosario | Business Manager: Ely manages the business side of things, ensuring our operations run smoothly. She's the queen of organization and efficiency. And a BIG FAN of the Golden Rule - treat others the way you want to be treated (so don't treat her poorly... or else). 😊



Brian | Leasing Manager: Brian is your go-to guy for all things related to your lease. He'll guide you through the rental process with a smile and a firm handshake. Reach out to him for any questions you have about our properties, leasing agreements (or FSU football stats)!



Brooke | Leasing Agent: Brooke has been a leasing agent at Jackson Properties since January of 2022 and is a recent FSU graduate, with a Bachelor's in Family & Child Sciences and a Master's in Exercise Physiology. Fun Fact: Brooke was on the FSU Marching Chiefs for four years! Slay.



Maddy | Marketing Supervisor: Maddy keeps our social media game on point and plans awesome tenant events. Be sure to follow us on Facebook and Instagram (@JacksonPropertiesInc) to stay updated on the latest happenings.

MEET THE TEAM

Meet the King of Airport Drive!

Also known as Jackson Properties

Founder, Erwin Jackson. Erwin got his start in the student housing arena in 1976 while pursuing his PhD in Psychology. He did *not* enjoy living in a cramped apartment complex, and knew he could not be the only one that felt that way...

Erwin purchased his first home at 1601 Airport Drive, and that was just the beginning! Jackson Properties now has a portfolio of 300+ homes, townhomes and duplexes (almost all within walking distance of Doak Campbell Stadium).

When you choose to rent with Jackson Properties, you can spread out, enjoy a REAL backyard, and experience all the amenities of home in an **actual** home (and for those who do love apartment living, we even have a few of those, too).

We know there are a LOT of options when it comes to where you live during your college years. Unlike the nationwide, cookie-cutter rental companies, we pride ourselves on our personal touch - when we say Welcome to Jackson Properties, we mean welcome to our family!



Founder & Owner, Erwin Jackson

OFFICE VIBES

Our office is your home away from home. Swing by anytime during business hours for a chat or to grab a bite from our Snack Bar.

Tenant Events

At Jackson Properties, we believe in building a strong community. We organize fun tenant events regularly, so keep an eye out for announcements on our website, Facebook, and Instagram (you'll find us at @JacksonPropertiesInc).



Snack Bar

Studying makes you hungry, right? Our Snack Bar is always stocked with treats to keep your brain fueled. Stop by to grab a bite and meet fellow tenants.

Staff Access

We're here to help. Swing by during office hours or check out our website for emergency contact information.

Address: 1341 Jackson Bluff Road
Phone: (850) 894-7368
Web: www.jacksonpropertiesinc.com





GETTING AROUND

AIRPORT

Need to get in or out of town in a hurry? You're just a hop, skip, and a jump away from jet-setting when those study breaks call your name.

Skip the massive lines and long security checks. The Tallahassee airport is like that secret shortcut you discover in video games—compact, fast, and virtually no lines, thanks to its smaller size. You can literally be from check-in to chillin' in your seat within a few minutes.

With direct flights to **Atlanta, Miami, Dallas**, and more, you'll be on your way in no time.

Pro Tip: We recommend booking your flights as far in advance as possible to avoid paying an overpriced ticket.

For flight schedules and more, visit the Tallahassee International Airport website.



TRANSPORTATION

No car? No problem. In addition to almost all of our housing options being within walking distance to FSU, getting around Tallahassee is easy with these car-alternative options.

FSU Bus

The FSU Bus system is an easy and free way to explore the campus and the city. Hop on and off at various stops.

Pedicabs

Need a lift downtown? Pedicabs are a unique way to travel short distances while enjoying the Florida weather. It's particularly popular on football weekends when some roads are blocked or re-routed. Skip the traffic and take a pedicab.

Nole Cabs

When you need a quick ride to your favorite hangout spot, Nole Cabs has your back. No surge pricing here! You can give them a call on the FSU Tranz App (find it in the App Store).

***Pro Tip:** Check the FSU Bus routes and schedules on the Florida State University website.*



TALLAHASSEE

Nightlife





It's All Happening in Florida's Capital

Tallahassee is a dynamic city that blends the charm of a college town with the vibrancy of urban life, making it the perfect home for students attending Florida State University.

With its lively nightlife, a myriad of exciting activities on campus, and a thriving local scene, students can experience the best of both worlds.

From cheering on the Seminoles at FSU's stadium to

exploring the diverse dining options and parks, Tallahassee offers an all-encompassing experience that ensures college life is nothing short of thrilling and unforgettable.

Tallahassee's nightlife has

something for everyone,
whatever your age!

18+ Establishments

Since 1994, **Potbelly's** has been a true icon of

Tallahassee's nightlife.

Nestled at the intersection of College Avenue and Macomb Street, this joint is usually the debut spot where students dive into Florida State's dynamic bar scene. Whether it's the leading launchpad for your Happy Hour adventure or the ultimate early weekend kickstarter with Thursday nights' "Purgatory," Potbelly's

"Bajas Saturdays" are a go-to for most students at Florida State University.



Photo Credit: Bajas

has a slice of awesome for all kinds of folks.

For nightclub vibes, both **Clydes and Costello's** and **Bajas Tally** allow 18 and up entrance, 21+ to drink! At Clyde's you'll find the authentic rustic gem that's been rocking Tallahassee's bar scene since '76, keeping its timeless charm alive.

At Bajas, you can expect an electrifying nightclub ambiance, killer beats that'll keep you moving, and an atmosphere that's all about letting loose.

If you're looking for a laid-back place to hang with a group, **The Bark** might be perfect for you. At The Bark, you'll enjoy brightly colored

murals decorating the interior and exterior space. Serving primarily homemade vegetarian and vegan cuisine, plus quirky drink options, there is something for everyone in the group. They put on weekly local events such as FSU readings, live music concerts, and even karaoke nights.

If boot scootin' is your speed, don't sleep on **Dukes and Dotties**. Recently opened in Midtown, Tallahassee, you'll enjoy live music, line dancing, and even a mechanical bull. Wednesday night is college night, so 18+ can get in and enjoy. Grab your cowboy boots and get ready to do-si-do.

"Grab your cowboy boots and get ready to do-si-do!"



Don't want to stray too far from home? Head to the brand new **FSU Student Union** where you'll find Proof at FSU. Open 7 days a week, offering lunch and dinner, it's the perfect place to unwind and enjoy a happy hour with friends of all ages.

Other breweries in the area include:

- DEEP Brewing Company
- Lake Tribe Brewing Company
- Ology Brewing Co (the Midtown location serves coffee in the AM!)
- Oyster City Brewing Company

21+ Establishments

Whether you're looking to groove to live music, create unforgettable memories with friends, or simply soak in the ambiance, **The Palace Saloon** promises an unforgettable college experience that resonates with the spirit of Florida State University. This iconic hotspot, just a stone's throw away from campus, invites college students to revel in the classic dive bar experience. With wood-paneled walls, pool tables, and dart boards, you'll feel like you're living in a scene of Fast Times at Ridgemont High.

Collegetown, located walking distance from FSU's campus, is the ultimate hotspot, whether you're looking for a casual trivia night or want to watch the game on Saturday. This vibrant district is packed with bars and nightlife options that cater to every taste. Head to **Township** for craft brews and global street eats served in an airy, industrial-hip beer hall (P.S. They host events almost every night of the week)! Just around the corner is **Madison Social**, featuring happy hour pitchers and Tuesday Trivia.



JACKSON PROPERTIES GIVES BACK.

For over 40 years, Jackson Properties has not only serviced college students in Tallahassee, but also works hard to make our community a unique, outstanding, and exceptional place to call home. We proudly support and donate to these colleges that make a positive impact in our city, in the lives of Florida State University students, and around the world.



FLORIDA STATE UNIVERSITY
COLLEGE OF MEDICINE

SING YOUR HEART OUT

For a classic country western bar experience, head to **Bullwinkles**, or “Bulls” as the locals say. Located on the West Tennessee Street “strip” bar-goers will love No Cover



Sing your heart out at Monday night Karaoke at Bulls!

Monday night Karaoke. Come sing your heart out and get dollars off your drinks for each song! And if you just can't get enough, check out their Moose Membership with special perks.

With pool tables, dart lanes, and a “Wheel of Fortune” that has delivered many a free beer to lucky spinners over the years, it's easy to see why **Poor Paul's** is an FSU favorite. Also located on “the strip”, make this the last stop on your bar hop and fill up on Gummy's pizza at the end of the night.



Tallahassee offers a vibrant scene for young professionals looking to unwind after a long day.

Elevate your happy hour game and embrace the city skyline at **Charlie Park**, the ultimate rooftop destination for young professionals seeking a sophisticated ambiance. With its panoramic views, craft cocktails that redefine the art of mixology, and chic atmosphere

that sets the tone for networking and unwinding, Charlie Park offers a tailored experience for those who appreciate both style and substance. Whether you're toasting to successful workdays or simply enjoying the vibrant urban scene, this rooftop oasis promises a happy hour like no other.

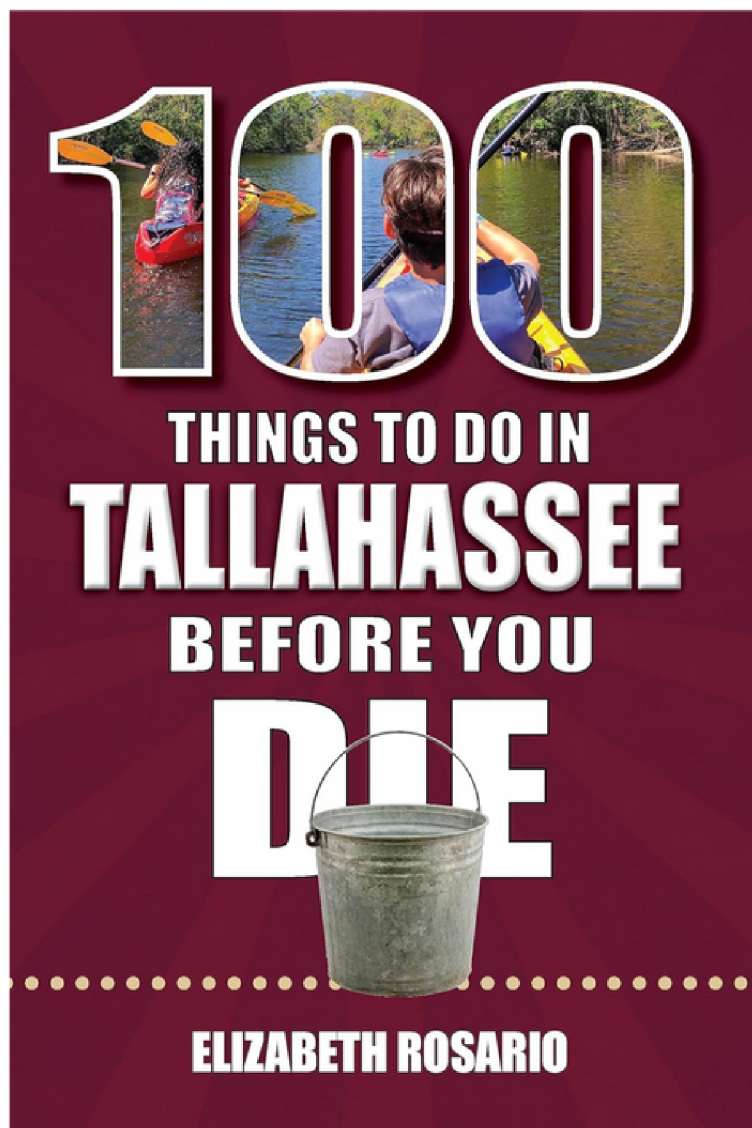
Step into sophistication and unwind in style at **Eve on Adams**, the ultimate happy

hour destination tailored for young professionals seeking a trendy yet inviting atmosphere. With its modern décor and handcrafted cocktails, Eve on Adams delivers an unparalleled experience in Tallahassee. It's also the perfect spot to take some photos of the downtown Tallahassee skyline! This chic spot serves as a great location for your next evening out in Tallahassee.

COME FOR THE VIEWS

Stay for the cocktails





My goal is to check off every item before graduation!

— Maddy Reinhart

A “*Must Read*” for Florida State Fans!

"Tally" is a place where you can escape, enjoy the natural beauty of the Florida Panhandle, and discover places you never knew existed.

Visitors and residents will be fascinated by the deep history of the area, the diversity of the local gastronomy, and the vibrant brewery scene.

Rolling hills, mesmerizing canopy roads, and exquisite sunset viewings await. Whether it's kayaking the Wacissa River, mountain biking the Lafayette Heritage trail, hiking the J.R. Alford Greenway, Fishing the St. Marks River, or driving out to St. George Island, Tallahassee will open a world of outdoor adventures that will keep you coming back for more.



Available at the Midtown
Reader & on Amazon

RESTUARANTS

Breakfast & Brunch

While you can't go wrong with a honey butter chicken biscuit from Whataburger, there are a few locally-owned breakfast hot spots you won't want to miss during your time in Tallahassee.

Bada bing, bada boom... **Bada Bean!** Be sure to check out this cozy spot with amazing coffee and tasty breakfast sandwiches. After a late night, you'll want to double down on the wraps as big as your head. The Alan's wrap is sure to breathe new life into you, with scrambled eggs, home fries, bacon, sausage, and cheddar cheese mixed in every delicious bite.

Fresh. Fun. Flavorful. It's what you can expect at **Canopy Road Cafe**. This Tallahassee staple serves up massive portions, with 3 convenient locations around the city. Their pancakes are a must-try, with unique names like fat Elvis, and funky monkey. Bonus: *you can get them gluten-free!*

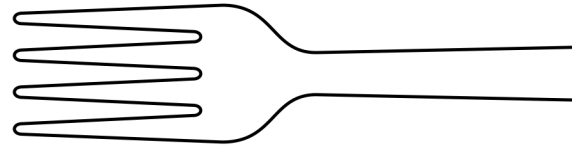
If you're looking for something a little closer to Collegetown, try **Keke's Breakfast Café** on West Tennessee. Their buttery pancakes are heaven-like and paired with any breakfast classic – scrambled eggs, crispy bacon, hash browns – you name it. If you want to stay home but don't feel like cooking, you can order online for pickup!



Jerri's Midtown is another popular brunch spot in town. They serve a variety of breakfast (and lunch) items with delicious sides, such as a fresh caprese salad or fruit bowl. If you've got a sweet tooth, you must try their french toast – you won't be disappointed.

Bring a date, or go with friends, everyone is sure to leave with a full stomach and a smile.

CASUAL BITES



When you're in the mood for a laid-back meal but want to ditch the chains...

Top: Gordo's Cuban Cuisine

1907 W Pensacola Street



Middle: Loco's Tacos

1525 W Tarpe Street

Bottom: Roboto Tokyo Grill

1350 West Tennessee Street

Right: Isabella's Pizzeria Napoletana

799 W Gaines Street



Located in the heart of college town, this wood-fired pizza joint is the perfect spot for a get-together with friends.

Isabella's offers daily specials, including 20% off for students on Friday nights (with a valid student ID).

If you're craving hibachi but don't want to pay over \$20, Roboto's is the place is for you. Their hibachi is delicious, especially paired with their

'yum yum' sauce (emphasis on the YUM).

After a workout at Crunch Fitness, fill up on street-style tacos at **Locos** (try the carnitas)!

It's the perfect pit-stop during game days. Enjoy the infamous **Gordo's Smash**, and if you like trivia, then you'll love Trivia Night Mondays (with prizes)!

Date Nights & Special Occasions



Celebrating something special? Here are a few Tallahassee staples you won't want to miss!

Bella Bella: So nice, they named it twice! This restaurant is known for delicious, traditional Italian food, but they are famous for their Bubble Bread – fresh baked with garlic and gorgonzola.

Harry's: A New Orleans-style restaurant with some of the best Cajun, Creole, and Southern flavors you'll find outside of the bayou.



Masa: Tallahassee's premier Asian-fusion eatery with plenty of seafood and sushi options for the casual sushi lover to even the most adventurous eaters.

Table 23: Sitting on the shaded outdoor porch at Table 23 at sunset is a whole vibe. This Southern-style restaurant is great for dinner or a fancier happy hour, with a well-stocked bar and plenty of craft cocktail options.

Coffee & Boba



W

hile Starbucks is great, there are plenty of local coffee shops around town

that serve delicious drinks and provide a comfortable setting to get some study sessions in:

Catalina Cafe

603 W Gaines Street

Lucky Goat Coffee

1210 S Adams Street

RedEye Coffee

1122 Thomasville Road

“ —

*Remember to
stay caffeinated,
my friends!*

As for our boba lovers out there, here are a few places for you to try out. These spots are also great for getting to the grind:

Bubbly Tea Bar

2020 W Pensacola Street

Pong's Boba Tea

1350 W Tennessee Street

Natural Kitchen

699 W Gaines Street

All these local spots offer a variety of tasty drinks, free wifi, and great vibes. Whether you're looking to get stuff done or just hang out with your friends, these spots will not disappoint.



Non-stop Fun at FSU

Have your mind blown at the FSU Circus. This isn't your run-of-the-mill experience; it's like a mega mashup of mind-boggling stunts, jaw-dropping flips, and gravity-defying tricks. We're talking high-wire walks that'll have you holding your breath, and aerial silk dances that look like magic.

These performers aren't just flexing their muscles; they're flexing their commitment and passion. So, if you're into awe-inspiring feats and witnessing some serious human superpowers, FSU Circus is your front-row ticket to an unbelievable spectacle of pure talent.

Collegetown Action



Take a break from the books and dive into the oasis that is **The Rez**, or FSU's Lakefront Park. Picture this: chilling by the lake's edge, soaking up the sun, and letting go of all that college craziness.

Feeling a bit adventurous? Grab a kayak and hit the water – it's like a mini-vacation where you paddle away the stress. This isn't just a spot; it's your sanctuary to toss a frisbee, have a heart-to-heart with your buddies, and soak in the zen vibes of nature. At The Rez, you're not just unwinding; you're giving your soul a high-five amidst the great outdoors.



FSU Lakefront Park

Photo credit: FSU Rez Lakefront Park

Get ready to turn your regular movie nights into epic memories at the **Student Life Cinema**, right on FSU's campus. This place is like the cozy movie den you've always dreamed of – only better.

Whether you're itching to watch the latest blockbuster or catch a throwback of the classics, this cinema is the ultimate hangout.

And if you're all about spicing things up, check this out: right next door is Paint a Pot. So, while the movie rolls, you can let your inner artist go wild. It's like getting two awesome experiences in one shot – the ultimate chillaxation combo.



Student Life Cinema

Photo credit: Student Life Cinema

Get to Know Tallahassee

Not that you need to venture off campus, but if you decide to, there's plenty to entertain you around town!

Experience local art, music, and food every first Friday of the month at **Railroad Square's Art Park**.

Taking place each November, indulge in all your favorite fair foods, from funnel cakes to fried Oreos, turkey legs to Elote at the



The best things in life are free! And that includes the **FREE** concert series that takes the stage at CollegeTown before FSU Football home games! Get ready to rock out with your fellow Noles at the **Friday Night Block Party**.

Around Town

North Florida Fair. By then, the weather is cool, so stick around for the Safari Swine Racers and other evening entertainment!

Can't get enough live music action? If you're in town for the summer, the City of Tallahassee hosts a free **summer concert series** with artists ranging from rock and indie to bluegrass and country.

Remember what your parents said about eating vegetables? Maybe it's time to add them back into your diet. Pick up fresh produce on Saturdays at the **Downtown Farmer's Market**.

Test out your comedic skills (or judge everyone else's) at **Bird's Aphrodisiac Oyster Shack**, where they host Comedy Night every Wednesday.





Escape From the Academic Hustle

With 94 parks totaling nearly 4,000 acres, along with over 70 miles of trails, the variety of recreational opportunities offered results in something for everyone.



Cascades Park

Enjoy live music, events, and cultural performances in this beautiful urban park.



Lafayette Heritage Trail Park

Ideal for hiking and biking! Get outside, connect with nature.



Maclay Gardens

Take a leisurely stroll through stunning gardens and enjoy the natural beauty.



Tom Brown Park

Play a round of disc golf with friends at this popular hangout spot.



Why Choose Jackson Properties

Discover the perfect place to call home while you embark on your college journey.



Jackson Properties Mascot, JP, is ready to show you the ropes!

At Jackson Properties, we understand the importance of creating a comfortable and enjoyable living experience for our tenants.

When you choose us, you get more than just a roof over your head; you become part of a community that cares about your well-being.

When things go wrong, we've got your back! Maintenance requests can be submitted by calling or texting our office during regular business hours Monday-Friday, emailing us, or (the simplest way) submitting a maintenance request on the resident's portal. You can also access our video tutorial library for basic troubleshooting after hours.

No need to worry about uninvited guests. Our pest control experts will make sure your living space remains critter-free, so you can focus on acing those exams. Each quarter, pest control will come to your place. If you spot a creepy crawler in between, you can schedule a special request on Tuesday or Thursday.

Lawn care Included!

Who has time for mowing lawns when there are classes to attend and friends to hang out with? We take care of lawn maintenance, so you don't have to.



Housing Options & Neighborhoods

You're gonna love where you live! We offer a variety of housing options and neighborhoods tailored to suit your preferences and lifestyle. Here are the benefits of each one.

If you prefer peace and quiet, you'll appreciate living in the **Campus Circle Cottages**. These 1-bedroom duplexes and triplexes provide you with the privacy you want while still being steps from FSU's campus.

You will love these contemporary apartments. **Campus Villas** are ideal for upper-level and graduate students who want privacy and a quiet environment to focus on their studies. Each unit features a bonus room – use it as an office/study space or a giant walk-in closet!

Internet is included at **Greenbriar Garden Homes**! In addition to being close to campus, you'll enjoy access to a community pool and an outdoor area with picnic tables.

As the name suggests, live near FSU's stadium and feel the energy of game days right outside your door. No need to worry about finding parking; you're already at the heart of the action at **Stadium Houses**! With 1 to 5-bedroom houses available, you're sure to find the perfect place to call home.





Townhomes by FSU

Skip the cramped apartment and enjoy life in a spacious and affordable townhome.

Choose from 1, 2, or 3-bedroom floor plans. After a big test, unwind with a glass of wine on the private porch or upstairs balcony.

Rent is due! Friendly reminder that rent is due on the 15th of every month. Questions? Call our office at (850) 894-7368.

University Center Apartments

If convenience is what you're after, the University Center Apartments is the perfect choice. Live next to campus and enjoy easy access to classes, events, and the library (yes, you'll be visiting it more than you think).

These roommate-matching apartments are ideal for independent and social college and university students who live, study, and play well with others.

MOVING RESOURCES

Moving to a new place can be daunting, but fear not! We've got your move-in essentials covered so you know who to call (and for what).

Utilities

City of Tallahassee Utilities
yourownutilities@talgov.com
(850) 891-4968

Internet

Metronet
customer_service@metronetinc.com
(877) 407-3224

Xfinity (Comcast)
(888) 266-2278

Storage Facilities

CubeSmart
(855) 485-3857

Storage King USA
(448) 222-0364

Renters Insurance

ePremium Insurance
(800) 319-1390

Hospitals & Urgent Care

University Health Services
(850)-644-6230

Tallahassee Memorial HealthCare
(850)-431-1155

HCA Florida Capital Hospital
(850)-325-5000

Patients First Urgent Care – Tennessee
Street
(850)-359-9307

We're here to make your college experience memorable & enjoyable.

Give us a call at (850) 894-7368 for more details or to set up a tour, and start your journey to an amazing living experience in Tallahassee.

Welcome to the family, and **Go Noles!**



LEARN MORE ABOUT TALLAHASSEE

There are so many reasons to choose Tallahassee for college! For more information about what it's like to live in Florida's capital, check out these sites:

www.choosetallahassee.com

www.visittallahassee.com



JACKSON PROPERTIES

PREMIER STUDENT HOUSING

Jackson Properties
1341 Jackson Bluff Road
Tallahassee, FL 32304

(850) 894-7368
www.jacksonpropertiesinc.com

