

White Pillars

A Premium Restaurant Opportunity
on Biloxi's Beachfront



BUILT IN 1920, THE WHITE PILLARS PROPERTY IN BILOXI, MISSISSIPPI, IS A RESTORED SOUTHERN MANSION BLESSED WITH OLD BILOXI CHARM THAT MAKES IT UNLIKE ANY HISTORICAL SITE ON THE GULF COAST. PERFECT FOR UPSCALE RESTAURATEURS LOOKING FOR A LUCRATIVE DINING VENUE WITH DESIRABLE SPECIAL EVENT SPACE, THE WHITE PILLARS OFFERS ENDLESS POSSIBILITIES FOR A PREFERRED OPERATOR LOOKING FOR AN IDEAL OPPORTUNITY.

YEAR-ROUND BUSINESS

In addition to the over 300,000 residents in the Biloxi-Gulfport MSA, the Mississippi Gulf Coast attracts approximately 5 million visitors a year, supporting a \$1.7 billion tourism industry and providing numerous entertainment options. The White Pillars grounds are located in the heart of Gulf Coast tourism amenities, just minutes from historic downtown Biloxi and 9 of the 12 Coast casinos.

From golfing to gaming, swimming to shopping, tourists flock to the Gulf Coast each year because of its wide range of activities. Whether it's vacationing families or adventurers both young and old, travelers see that the Gulf Coast is a gem to be treasured.



THE PROPERTY IS LOCATED WITHIN FIVE MINUTES OF THE MISSISSIPPI COAST
COLISEUM AND CONVENTION CENTER THAT INCLUDES A 15,000-SEAT ARENA
AND 400,000 SQ. FT. NEWLY EXPANDED AND RENOVATED EXHIBIT AND MEETING
PLACE. THE MISSISSIPPI COAST COLISEUM & CONVENTION CENTER HOSTS EVENTS
THAT BRING YEARLY ATTENDANCE OF OVER 320,000 PEOPLE.





A RICH LEGACY



Built in 1920, Gunston Hall originally served as the home of Dr. and Mrs. Hyman Folkes and their family. The home is one of the last grand homes to be built on Biloxi's Beach Boulevard in the Neoclassical Revival Style. It was built with a two-story portico featuring four Ionic order columns with restrained use of decorative details.

The John Mladinich family acquired the property in the mid-1960's with dreams of transforming Gunston Hall into the White Pillars restaurant. The facility withstood the wrath of Hurricane Camille of 1969 and opened in June of 1970, garnering the respect of locals and tourists for its menu of delicious, flavorful foods and features such as authentic Sheraton, Chippendale, Hepplewhite and Duncan Phyfe antiques. The White Pillars name became known across the Gulf Coast and beyond, once described as "perhaps the most magnificently furnished establishment of its kind in Mississippi."

Throughout its operation, the restaurant earned distinctions such as the "1989 Distinctive Dining Award" from Travel Holiday Magazine and was honored by The Wine Spectator for having one of the most outstanding restaurant wine lists in the world. The White Pillars' reputation for full-bodied cuisine, "graceful service", and its genteel setting has had patrons longing for its return since its closure in 1989.

2005's devastating Hurricane Katrina left few scars on the original structure. Restoration to the facility began in 2008, a process overseen by Pat Kennedy, the great-grandson of Dr. and Mrs. Folkes. In 2012, the Mladinich family launched a complete, \$2 million renovation of the White Pillars with intentions of leasing the building to another restaurant operator.

A STUNNING PROPERTY



With scenic views of the beautiful Biloxi beach, the White Pillars property is more than just prime real estate. After a multi-million dollar restoration and renovation, the facility offers a look into the past with all of today's modern amenities. The White Pillars facility offers you the moment to take part in Biloxi's deep-rooted history and help shape the Gulf Coast's future. Now is your opportunity to continue the White Pillars legacy or make this striking historical property your own.

PROPERTY INFORMATION

- Five dining rooms, a bar and Lounge
- Approx. 2,800 sq.ft shell kitchen, able to be customized to meet your specific needs
- Wired for audio/video: TV, music and camera security
- Fully sprinkled to 2006 International Building Code
- Existing restrooms modified to meet ADA guidelines, two new ADA-compliant restrooms added
- Total seating capacity: 272
- 116 parking spaces, five handicap (Three parking lots total)
- Porte cochere designed for valet parking
- Situated four miles from I-110 to the east, 12 miles from I-10 to the north, and 12 miles from Highway 49 to the west
- The property is also currently under application for the National Register of Historic Places.

HISTORICAL FEATURES & DESIGN OPTIONS

PERIOD-APPROPRIATE
INTERIOR DESIGN
PACKAGE AVAILABLE:
INCLUDING LIGHT
FIXTURES, WALL
COVERINGS, FABRICS
AND FURNISHINGS.

biloxiwhitepillars.com



For more information, please contact:

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White Pillars

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NOTE: Tenant operator prospects must have documentable experience and be well qualified. Rights to both the White Pillars name and the Mladinich family's award-winning recipes are up for negotiation.