



GILL
PROPERTIES

6815 POPLAR AVENUE, SUITE 110
GERMANTOWN, TN 38138

901.758.1100

Flyer update: July 8, 2026



NEW MIXED-USE COMMUNITY IN

HERNANDO, MISSISSIPPI



MASTER PLAN

*92 TOWNHOMES

*807 SINGLE - FAMILY HOMES

*154 LOFT APARTMENTS

AMMENITIES:

LAKE, HIKING TRAILS, PARK & PLAYGROUND, SPORTS FIELDS, ONSITE STORAGE UNITS, YMCA *and more*



DAN MADDOX \$30M+ YMCA



THE FLATS

RETAIL & OFFICE AREA



CLOCK TOWER

COMMUNITY PARK & PLAYGROUND | 4.6 AC

PEDESTRIAN EASEMENT

PLAYGROUND

LAKE

LAKE

SPORTS FIELDS

TRAILHEAD

PEDESTRIAN CONNECTION TO THE GREENWAY TRAIL

**DESOTO COUNTY |
HERNANDO
GREENWAY TRAIL**

MCINGVALE RD

An Exceptional Curated Walkable Neighborhood and Green Space.



RETAIL | OFFICE OPPORTUNITIES

FOR LEASE

- Building 6A: 10,967 SF | 11 Bays | *3 STILL AVAILABLE*
- Building 6B: 14,862 SF | 12 Bays | *9 STILL AVAILABLE*
- Building 8A: 20,011 SF

FOR SALE | GROUND LEASE

- 6 Outparcels Available | **2 SOLD**

Perfect for banks, medical offices, hotel, full-service dining, salons, and much more....

FOR MORE INFORMATION:

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The FLATS

AT DELTA LANDING



RETAIL TERMS

- **RETAIL | RESTAURANT & PATIO | OFFICE BAYS**
 - Building 6A | 11 Bays | **3 AVAILABLE**
 - Building 6B | 12 Bays | **9 AVAILABLE**
- **PARKING SPACES:** 52 Street & 185 Interior
- **END CAPS w/ PATIO:** \$35 PSF
- **MIDDLE BAYS:** \$30 PSF
- **TERMS:** 10 Years – NNN (Est \$6.50 PSF)
- **TENANT IMPROVEMENT ALLOWANCE:** \$50 PSF





BUILDING 6A

NOW LEASING





BUILDING 6B

NOW LEASING



**BRING YOUR CONCEPT TO
DELTA LANDING!**



Just Steps from the Dan Maddox YMCA

Turn YMCA traffic into customers. With shops and restaurants within walking distance, members, families, and visitors can go from their workout straight to your business.

Walk. Shop. Dine. Repeat.



THE DAN MADDOX YMCA
Expected to be 3,000+ Members with an
Annual Growth of 5%



Retail Bays available for businesses including but not limited to:

Bakery, Bank LPO, Beauty Salon, Medical & Law Office, Church, Clothing & Shoe Store, Florist, Health Club, Hotel, Insurance Agency, Jewelry Store, Restaurant, Nursery School, Specialty Food and Gift Shop...we have your perfect space.

FOR SALE OUTPARCELS

6 AVAILABLE

<u>LOT #</u>	<u>SIZE AC</u>
LOT 2	1.69
LOT 3	1.70
LOT 4	1.39
LOT 5	2.43
LOT 7	2.16
LOT 9	SOLD
LOT 10	2.05



MCINGVALE RD

SOLD

DAN MADDUX YMCA | 2026

CONSTRUCTION BEGINS AUGUST 2026



Looking for a High-Impact Retail location?

This is your chance to secure a position in one of the area's fastest-growing mixed-use developments. With strong visibility along McIngvale Road, direct access, surrounding residential growth, and planned mixed-use momentum, these sites are built for businesses that want to be in front of growth — not chasing it later. Delta Landing is actively positioning **outparcels for uses including Banks, Medical offices, Boutique Hotels, Dining, and more.** Six outparcels ranging from 1.39 up to 2.08 (+/-).

- ✓ **1,800+ New Residents** (Apartments, Townhouses, Single Family & Senior Community)
- ✓ Brand New Hernando High School across the street | 3,000+ Students, Staff & Parents
- ✓ Multiple Planned Communities in this area of Hernando alone
- ✓ 9.37 AC Planned YMCA Water Park (Cabanas, Wellness Center, Exercise Studio, State-of-the-Art Natatorium with spectator seating, and so many more amenities)
- ✓ Brand New Desoto County Greenline
- ✓ So much more to explain WHY you and your brand should be in Delta Landing!!



THE GAME CHANGER FOR HERNANDO

\$33 Million Dollar Dan Maddox YMCA at Delta Landing

A major new destination bringing energy, families, traffic, and opportunity to one of North Mississippi's fastest-growing markets.

This New YMCA is set to become more than a fitness facility — it will be the **community anchor**, a daily traffic driver, and a powerful catalyst for growth at **Delta Landing** in **Hernando, Mississippi**.



Construction begins August 2026



AREA OVERVIEW

ASSOCIATED WHOLESALE
GROCERS DISTRIBUTION |
2,425 Employees

- Talbot Brothers
- The K9 Consultant
- Maximus Building Supply
- American Tire Repair
- Country Haven Mobile Park
- Hernando Fire Department

- SYNEX
- JIM COLAMP
- MEDLINE INDUSTRIES
- XOX INTERNATIONAL
- HELEN OF TROY
- LEXMARK INTERNATIONAL
- CAROLINA DIVE CENTER
- STANDVAST FULFILLMENT
- KUEHNE + NAGEL, INC

- TOSHIBA
- O'REILLY AUTO PARTS
- FRITOLAY
- INTUITIVE SURGICAL
- FEDEX
- WSC
- KENCO
- GREENLEE
- GRAINGER

- LANDERS CENTER
- SOUTHERN THUNDER HARLEY-DAVIDSON
- TANGER OUTLETS

51 12,000+ AADT

55 57,000+ AADT

269 15,000+ AADT

MCINGVALE ROAD | 13,500+ AADT

TRAFFIC

MDOT

I-55	57,000+
I-269	15,000+
MCINGVALE RD	13,500+
I-51	12,000+

DELTA
LANDING
LIVING REDEFINED

BRAND NEW

HERNANDO HIGH SCHOOL

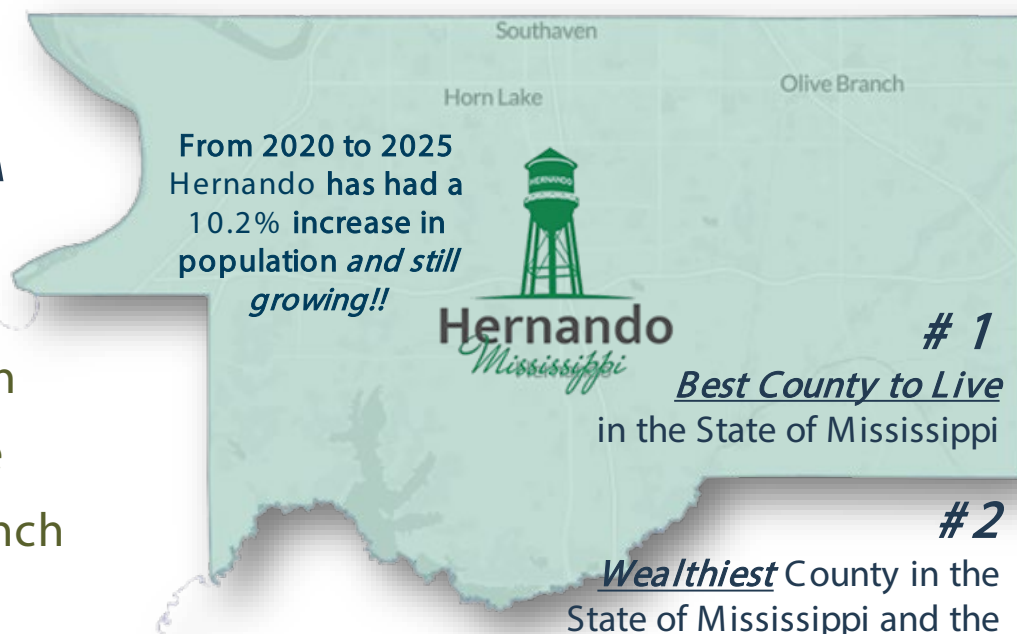




TRADE AREA



- Hernando
- Southaven
- Horn Lake
- Olive Branch
- Walls



DESOTO COUNTY, MS

197,900+

POPULATION

70,986+

HOUSEHOLDS

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	4,970	19,331	25,683
HOUSEHOLDS	1,919	7,309	9,633
PROJECTED 5-YR GROWTH	.4%	.7%	.8%
MEDIAN HH INCOME	\$119,579	\$130,963	\$136,678

3
Hernando - Safest City
in the State of Mississippi

5
Fastest Growing County
in the State of Mississippi.

Desoto County, Mississippi

DeSoto County is a dynamic and growing area that combines historical significance with modern amenities, making it an attractive place to live, work, and visit. Its close proximity to Memphis enhances its appeal, offering residents the best of both worlds: suburban tranquility and urban excitement.





Live here. Work here. Shop here. Gather here.

Delta Landing isn't just a development—it's a destination.



Total of 807 | 55 & Older Community & Traditional Residences



92 Town Homes



**154 Loft Apartments
w/Retail & Office Bays**

Explore Commercial Space Opportunities with the Exclusive Listing Agents:



FRANK DYER III, CCIM, RPA
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Delta Landing is
where Hernando is growing next.

This \$200+ million, 251-acre mixed-use development is set to become home to **1,800+ residents** across single-family homes, townhomes, and modern lofts—creating a built-in customer base from day one.

Located at the high-traffic crossroads of I-55 and Highway 269, Delta Landing will attract **thousands of daily visitors** drawn by walkable retail, dining, offices, residential living, and a future \$38 million YMCA.

With multiple mixed-use buildings, commercial outparcels, and a planned hotel, Delta Landing is positioned to serve not just its residents—but the greater Hernando and DeSoto County market.





Sky Lake Construction, LLC is a *family-owned* residential builder and community developer based in Nesbit, Mississippi, specializing in high-quality, affordably priced single-family homes across DeSoto County and other growing Mississippi markets. Since 2010, the company has operated an integrated model that combines land development, home construction, and in-house sales through Sky Lake Realty, allowing buyers to choose from move-in-ready homes or customizable floor plans within thoughtfully planned neighborhoods. By partnering with local contractors and suppliers, Sky Lake Construction emphasizes craftsmanship, value, and community growth, creating neighborhoods designed for first-time buyers, growing families, and long-term homeowners seeking dependable construction and modern design at attainable price points.

Core Business

- **New Home Construction:** Builds single-family homes with modern floor plans and customizable features tailored to various buyer needs, from first-time homeowners to families seeking more space.
- **Subdivision Development:** Through a sister company (M&R Builders), the firm manages *land development and entitlement*, including infrastructure such as roads and utilities for new communities.
- **Real Estate Services:** Sky Lake Realty (another sister company) handles home sales, community information, and buyer support, including financing guidance and property selection.

Community Engagement

The company participates in local charitable events and community support initiatives, reflecting a commitment beyond construction to *community involvement*. Palmer Home for Children

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Exclusive Listing Agents

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