



**DELTA
LANDING**
LIVING REDEFINED



A NEW Mixed-Use Destination in Hernando, Mississippi

GILL
PROPERTIES



RETAIL | OFFICE OPPORTUNITIES

FOR LEASE

- Building 6A: 10,967 SF | 11 Bays | 4 STILL AVAILABLE
- Building 6B: 14,862 SF | 12 Bays PRE-LEASING NOW
- Building 8A: 20,011 SF

FOR SALE | GROUND LEASE

- 7 Outlying Parcels

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

GILL
PROPERTIES

6815 POPLAR AVENUE, SUITE 110
GERMANTOWN, TN 38138
901.758.1100

FOR MORE INFORMATION:

Frank Dyer III | 901.277.8183 | frank@gillprop.com

Barry Maynard | 901.230.4265 | barry@gillprop.com

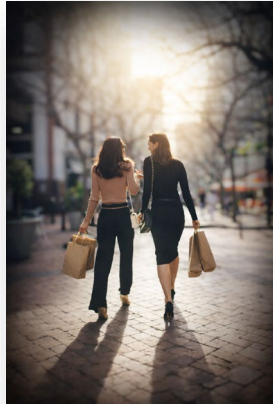


SKYLAKE
-CONSTRUCTION-



TRADE AREA

Desoto County, Mississippi



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



- #1 ***Best County to Live*** in the State of Mississippi
- #2 ***Wealthiest*** County in the State of Mississippi and the ***Highest Median Income!***
- #3 ***Hernando - Safest City*** in the State of Mississippi
- #5 ***Fastest Growing*** County in the State of Mississippi.

DESOTO COUNTY, MS

HERNANDO, MS

197,781+

POPULATION

70,666+

HOUSEHOLDS

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	4,767	18,895	24,842
HOUSEHOLDS	1,814	7,097	9,281
DISPOSABLE INCOME	\$53,596	\$70,446	\$78,257
MEDIAN HH INCOME	\$119,579	\$100,042	\$96,432

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.

There are 82 Counties in Mississippi





The
FLATS
AT DELTA LANDING



RETAIL OVERVIEW

RETAIL | RESTAURANT | OFFICE BAYS:

- Building 6A | 11 Bays | 7 Leased | 4 AVAILABLE NOW
- Building 6B | 12 Bays | ALL AVAILABLE FOR PRE-LEASE

PARKING SPACES: 52 Street & 185 Interior

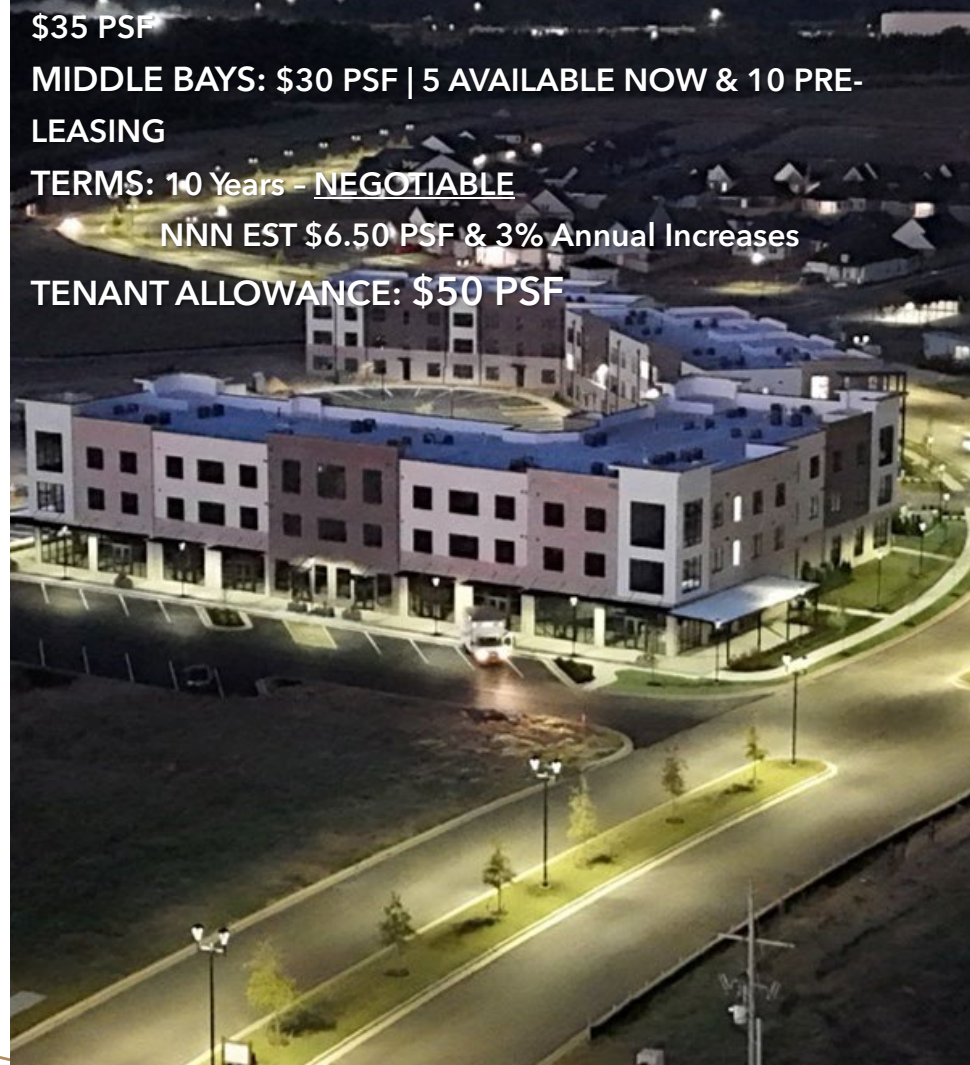
END CAP w/ PATIO: 1 AVAILABLE NOW & 2 PRE-LEASING |
\$35 PSF

MIDDLE BAYS: \$30 PSF | 5 AVAILABLE NOW & 10 PRE-
LEASING

TERMS: 10 Years - NEGOTIABLE

NNN EST \$6.50 PSF & 3% Annual Increases

TENANT ALLOWANCE: \$50 PSF



BUILDING 6A



Tenant Allowance Available





BUILDING 6B

- \$35 PSF | End Caps w/Patio
- \$30 PSF | Middle Bays
- NNN Est. \$6.50 PSF
- 3% Annual Increase
- Let's Negotiate!



Commercial Retail Opportunities are available for businesses including but not limited to:



APRIL PROGRESS
Building 6B
Now Leasing

Building 6A
A FEW BAYS still
AVAILABLE

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.



AVAILABLE 8 OUTPARCELS

<u>LOT #</u>	<u>SIZE AC</u>	<u>PARKING</u>
LOT 2	1.69	54
LOT 3	1.70	64
LOT 4	1.39	28
LOT 5	1.54	77
LOT 7	2.08	95
LOT 9	.64	UNDER CONTRACT
LOT 10	.69	UNDER CONTRACT
LOT 11	1.99	81



DAN MADDOX
YMCA | 2026

CONSTRUCTION BEGINS IN 2026





Boundary lines are approximate and for illustrative purposes only

DESOTO COUNTY | HERNANDO GREENLINE



LOT 11
1.99 AC

BUILDING 8

UNDER CONTRACT

LOT 7
2.08 AC

The
FLATS
AT DELTA LANDING

LOT 4
1.39 AC

LOT 3
1.70 AC

LOT 2
1.69 AC

LOT 5
1.54 AC



MEDICAL

Baptist Medical

DRIVE-THRU FAST FOOD

DRIVE-THRU

Looking for a High-Impact location?

IN-YOUR-FACE RETAIL PADS FOR SALE

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!!

MASTER PLAN

92 TOWNHOMES

561 SINGLE-FAMILY HOMES

154 LOFT APARTMENTS



THE FLATS



DAN MADDOX \$30M+ YMCA



CLOCK TOWER

DESIGNATED COMMERCIAL AREA



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.



SITE 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

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

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

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

51 11,000+ AADT

INTERSTATE 55 61,000+ AADT

INTERSTATE 269 15,000+ AADT



- ✓ 1,800+ Residents
- ✓ 200+ Onsite Employees
- ✓ Innumerable Consumer Visitors

MCINGVALE ROAD | 2,500++ AADT

BRAND NEW



HERNANDO HIGH SCHOOL | 1,482+ Students and 200+ Employees



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 FOR SALE



92 Condominiums FOR SALE



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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