



A NEW Mixed-Use Destination in Hernando, Mississippi

GILL
PROPERTIES



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

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



Explore Commercial Space Opportunities with the Exclusive Listing Agents:



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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.





MASTER PLAN

LEGEND

- 160' SINGLE-FAMILY LOT - 20,000 SF
- 120' SINGLE-FAMILY LOT - 12,000 SF
- 60' SINGLE-FAMILY LOT - 7,200 SF
- 50' SINGLE-FAMILY LOT - 6,000 SF
- 50' AGE RESTRICTED LOT - 6,000 SF
- ATTACHED CONDOMINIUM/LOT
- RETAIL/OFFICE
- MIXED-USE (GROUND FLOOR RETAIL & LOFTS)
- PROPOSED YMCA
- SELF STORAGE
- OPEN SPACE
- GREENWAY



DAN MADDOX \$30M+ YMCA



THE FLATS



CLOCK TOWER



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

- SYNEX
- 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



2,000+ Residents
200+ Onsite Employees
Innumerable Consumer Visitors

MCINGVALE ROAD | 2,000+ AADT

BRAND NEW

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





TRADE AREA

Desoto County, Mississippi



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



*Fastest Growing County in the
State of Mississippi.*

2020 Pop. 186,129 > 2025 Pop. 197,781 = 6.26% Increase

DESOTO COUNTY, MS

197,781+

POPULATION

70,666+

HOUSEHOLDS

HERNANDO, MS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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.



RETAIL | OFFICE OPPORTUNITIES

FOR LEASE

- Building 6A: 10,967 SF | 11 Bays | 5 STILL AVAILABLE
- Building 6B: 14,862 SF | 12 Bays PRE-LEASING NOW
- Building 8A: 20,011 SF

FOR SALE | LEASE

- 7 Outlying Parcels

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

GILL
PROPERTIES

6815 POPLAR AVENUE, SUITE 110
GERMANTOWN, TN 38138
901.758.1100

FOR MORE INFORMATION:

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SKYLAKE
-CONSTRUCTION-



The
FLATS
AT DELTA LANDING



RETAIL OVERVIEW

RETAIL | RESTAURANT | OFFICE BAYS:

- Building 6A | 11 Bays | 6 Leased | 5 AVAILABLE NOW
- Building 6B | 12 Bays | ALL AVAILABLE FOR PRE-LEASE

PARKING SPACES: 52 Street & 185 Interior

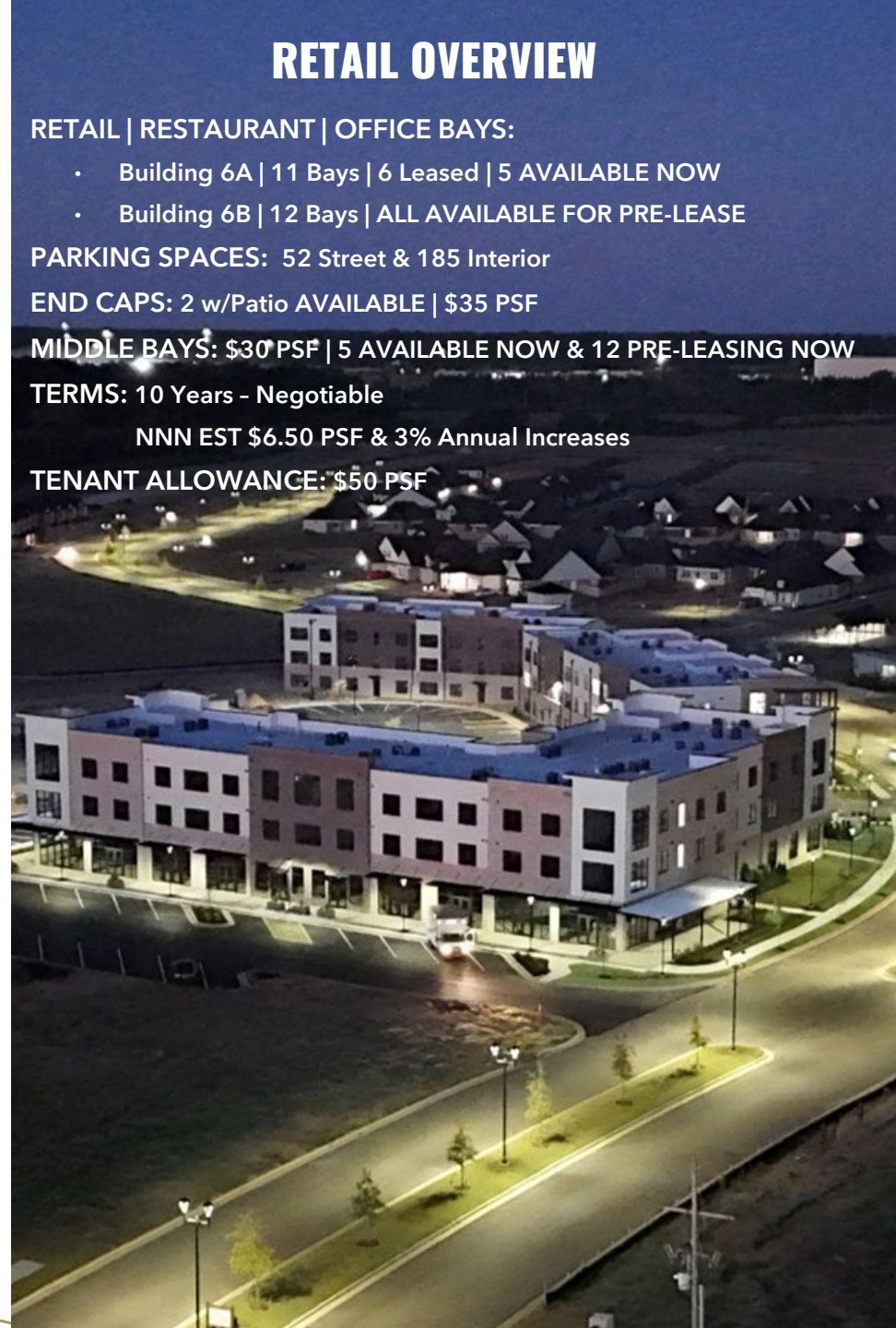
END CAPS: 2 w/Patio AVAILABLE | \$35 PSF

MIDDLE BAYS: \$30 PSF | 5 AVAILABLE NOW & 12 PRE-LEASING NOW

TERMS: 10 Years - Negotiable

NNN EST \$6.50 PSF & 3% Annual Increases

TENANT ALLOWANCE: \$50 PSF





BUILDING 6A

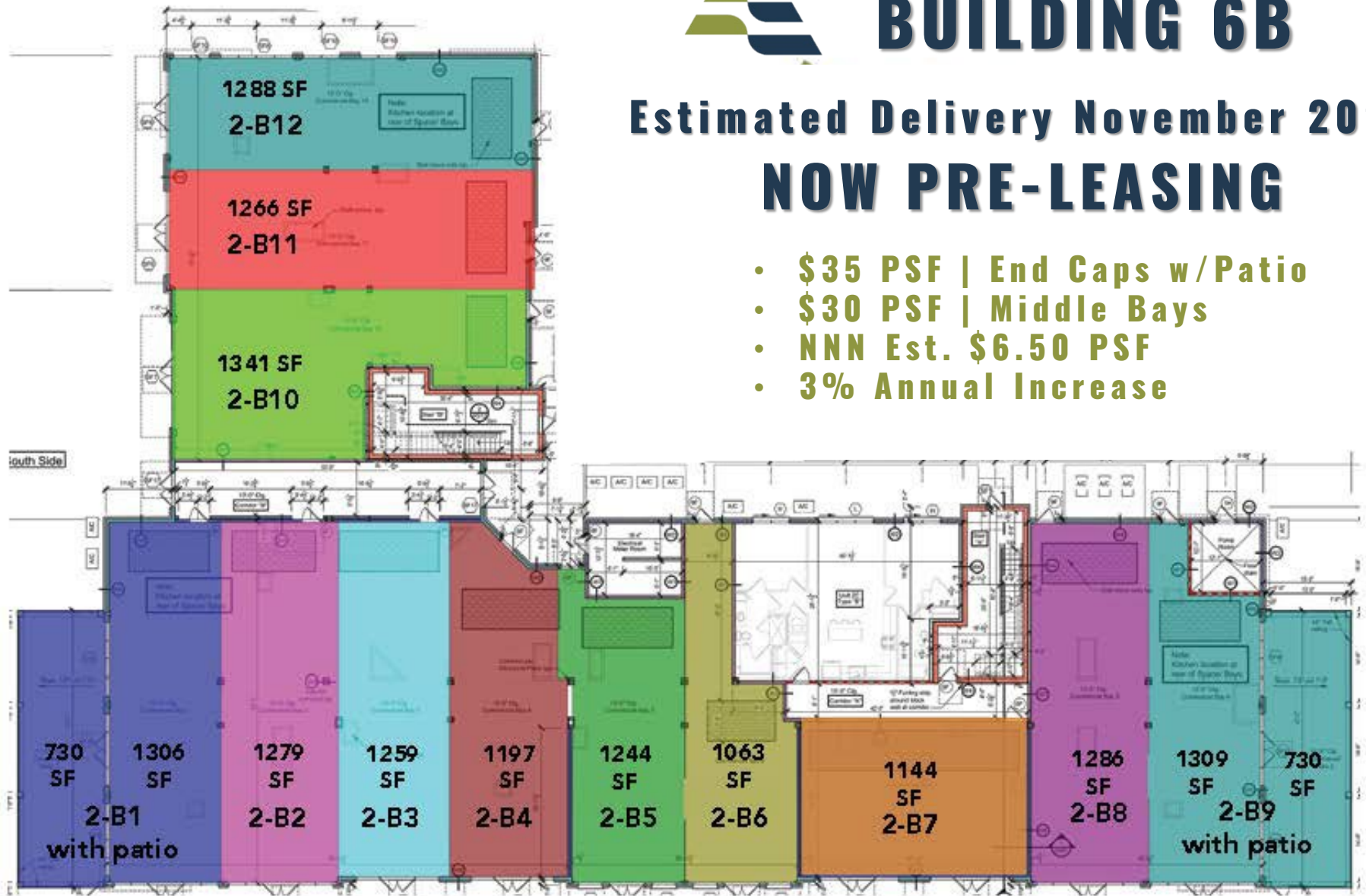




BUILDING 6B

Estimated Delivery November 2026
NOW PRE-LEASING

- **\$35 PSF | End Caps w/Patio**
- **\$30 PSF | Middle Bays**
- **NNN Est. \$6.50 PSF**
- **3% Annual Increase**





AVAILABLE OUTPARCELS

	<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





OUTLOTS FOR SALE
\$22 PSF

Boundary lines are approximate and for illustrative purposes only



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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