



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

PARKING SPACES: 52 Street & 185 Interior

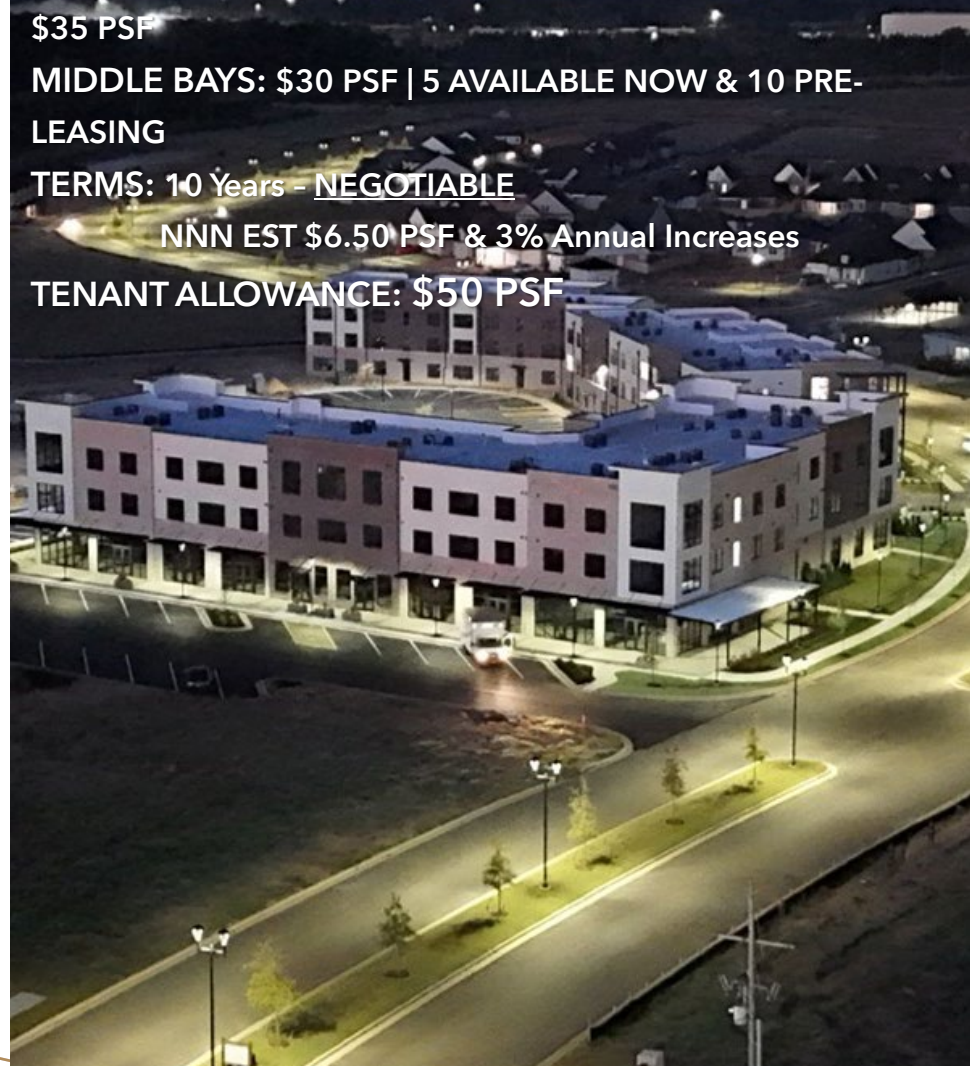
END CAP w/ PATIO: 1 AVAILABLE NOW & 2 PRE-LEASING |  
\$35 PSF

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





# BUILDING 6B

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



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	<b>UNDER CONTRACT</b>
LOT 10	.69	<b>UNDER CONTRACT</b>
LOT 11	1.99	81



DAN MADDOX  
YMCA | 2026

CONSTRUCTION BEGINS IN 2026





SCAN ME



# LOT DIMENSIONS



Boundary lines are approximate and for illustrative purposes only

DESOTO COUNTY | HERNANDO GREENWAY TRAIL



LOT 11 | 1.99 AC

LOT 8 | 2.45 AC

LOT 7 | 2.08 AC  
Perfect for a hotel

LOT 5 | 1.54 AC

DELTA LANDING STORAGE

LOT 2 | 1.69 AC

LOT 3 | 1.70 AC

LOT 4 | 1.39 AC  
Perfect for a bank

MCINGVALE ROAD

# PRIME LOTS AVAILABLE



**BROKERS:**  
FRANK DYER | 901.277.8183 | frank@gillprop.com  
BARRY MAYNARD | 901.230.4265 | barry@gillprop.com

We have high-visibility lots for sale | lease along McIngvale Road with direct access and strong built-in demand. If you're looking for a hotel, bank, QSR, or retail pad in a growth corridor—this is it."

# 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**

**X. UTIL EASEMENT**

**HURRICANE C**

**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

**55** 61,000+ AADT

**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**  
GILL PROPERTIES, INC  
SR VICE-PRESIDENT OF BROKERAGE  
901.277.8183  
frank@gillprop.com



**BARRY MAYNARD**  
GILL PROPERTIES, INC  
SR VICE PRESIDENT OF BROKERAGE  
901.230.4265  
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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

# GILL PROPERTIES

**6815 Poplar Avenue, Suite 110  
Germantown, TN 38138  
901-758-1100  
[www.gillprop.com](http://www.gillprop.com)**

## *Exclusive Listing Agents*

### **FRANK DYER III, CCIM, RPA**

Senior Vice President of Brokerage  
901-277-8183  
[frank@gillprop.com](mailto:frank@gillprop.com)

### **BARRY MAYNARD**

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