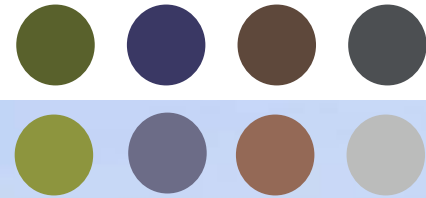


Delta Landing



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Delta Landing Property Highlights

Delta Landing is located within Hernando, MS, the county seat of DeSoto County. It is a mixed-use Planned Development (PD) on the northeast corner of the I-55 and I-269 interchange. Delta Landing combines the principles of traditional neighborhood design with the excitement of a town center to build a community where people can live, work, and play within short walking distance.

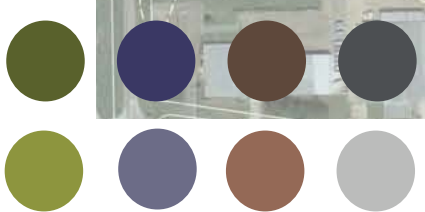
- Proposed mixed-use walkable community with 30 +/- acres of commercial space, one hotel, up to 124 loft units, and over 600 single family homes located in the heart of Hernando.
- Ideal for restaurants, specialty retail services and office use
- New Desoto County High School is being built directly across the street
- Traffic Counts (AADT): I-55 (55,000) and I-269 (29,000)
- 9.3 miles from Memphis, TN

Demographics

	POPULATION	DAYTIME POP	HOUSEHOLDS	AVG HH INCOME
3 miles	19,550	16,881	7,040	\$94,997
5 miles	25,826	20,463	9,227	\$98,499
7 miles	41,573	29,901	14,566	\$104,467



Delta Landing Master Plan



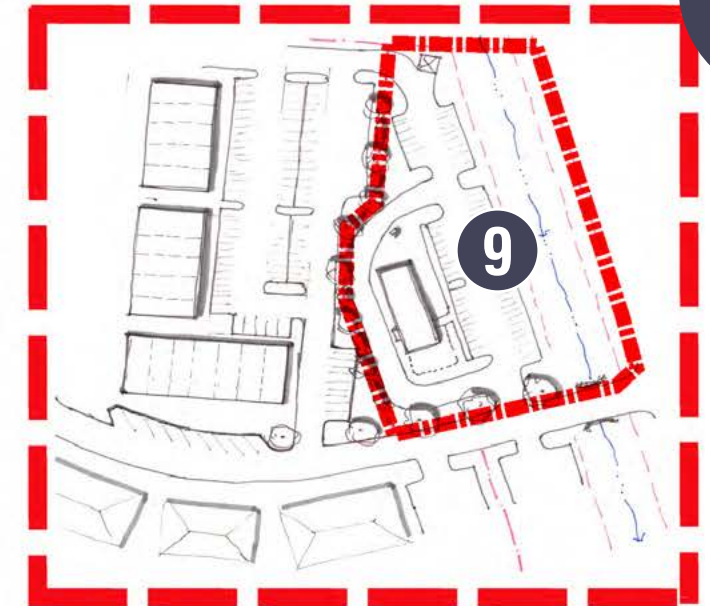
Delta Landing Availabilities

FOR
SALE
&
FOR
LEASE

Lot 2 | 2.1 AC
 Lot 3 | 1.0 AC
 Lot 4 | 1.2 AC
 Lot 7 | 2.5 AC
 Lot 8 | 2.0 AC
 Lot 9 | 1.7 AC
 Lot 10 | 2.1 AC

FOR
LEASE

6A | 10,967 SF
 6B | 14,862 SF



Lot 9: Option B, Size = 3,200SF ±, Parking = 46 spaces ±

LEGEND:	
1. Storage Area	Lot Size 3.2 AC ±
2. Office / Commercial	Lot Size 2.1 AC ±
3. Commercial	Lot Size 1.0 AC ±
4. Commercial (Bank)	Lot Size 1.2 AC ±
5. Office / Commercial	Lot Size 2.7 AC ± Size 20,400 SF ± Parking (Interior) 1415 spaces ±
6. Mixed-Use	Lot Size 5.7 AC ± Building SF 67,320 SF ± Parking (Interior) 167 spaces ± Parking (On-street) 84 spaces ± TOTAL: 251 parking spaces ±
7. Hotel	Lot Size 2.5 AC ± Net Area 1.7 AC ±
8. Commercial	Lot Size 2.0 AC ± Building SF 22,750 SF ± Parking (Interior) 94 spaces ± Parking (On-street) 14 spaces ±
9. Commercial	Lot Size 1.7 AC ± Net Area 1.1 AC ±
10. Office / Commercial	Lot Size 2.1 AC ± Building SF 17,000 ± Parking (Interior) 90 spaces ±

 Delta
Landing



EXCLUSIVE LEASING AGENTS



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