



# GILL

## PROPERTIES

6815 POPLAR AVENUE, SUITE 110

GERMANTOWN, TN 38138

901.758.1100

Flyer update: May 20, 2026



**DELTA  
LANDING**  
LIVING REDEFINED



**SKYLAKE**  
-CONSTRUCTION-

**A NEW Mixed-Use Destination in *Hernando, Mississippi***



# RETAIL | OFFICE OPPORTUNITIES

## FOR LEASE

- Building 6A: 10,967 SF | 11 Bays | *4 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 UNDER CONTRACT**  
Perfect for banks, medical offices, hotel, full-service dining, salons, and much more....

## FOR MORE INFORMATION:

Frank Dyer III | 901.277.8183 | [frank@gillprop.com](mailto:frank@gillprop.com)

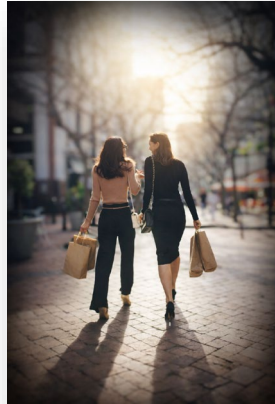
Barry Maynard | 901.230.4265 | [barry@gillprop.com](mailto:barry@gillprop.com)





# TRADE AREA

## Desoto County, Mississippi



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



### DESOTO COUNTY, MS

### HERNANDO, MS

197,781+

**POPULATION**

70,666+

**HOUSEHOLDS**

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

**# 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.





The  
**FLATS**  
AT DELTA LANDING



# RETAIL OVERVIEW

## RETAIL | RESTAURANT | OFFICE BAYS:

- Building 6A | 11 Bays | **4 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) & 3% Annual Increases

**TENANT IMPROVEMENT ALLOWANCE:** \$50 PSF



**GILL**  
PROPERTIES

# 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!**

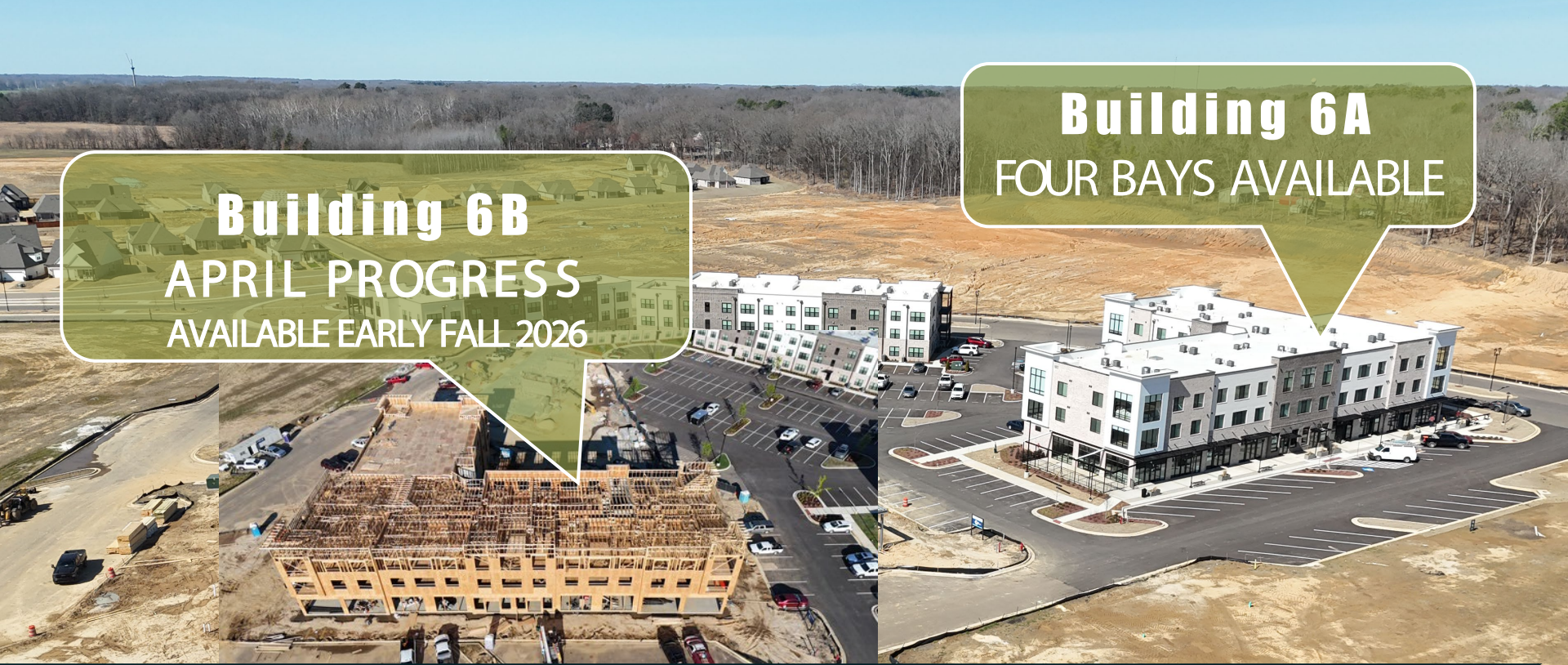


Commercial Retail Opportunities are available for businesses including but not limited to:



**Building 6B**  
APRIL PROGRESS  
AVAILABLE EARLY FALL 2026

**Building 6A**  
FOUR BAYS 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.*



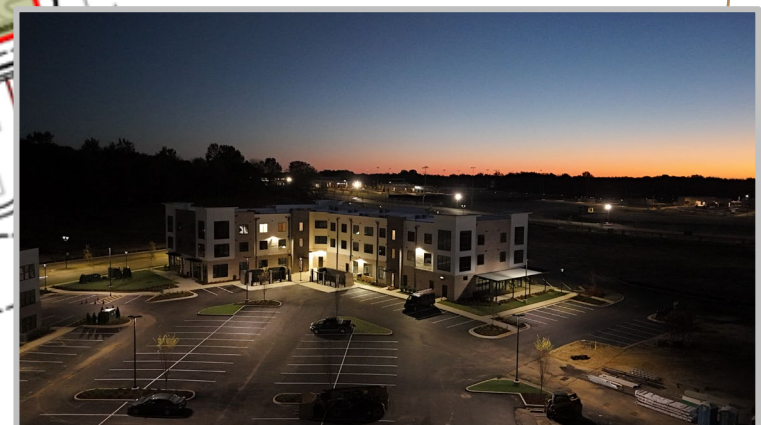
# AVAILABLE 6 OUTPARCELS



DELTA LANDING COMMUNITY  
STORAGE UNITS



| <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



Boundary lines are approximate and for illustrative purposes only

DESOTO COUNTY | HERNANDO GREENLINE



LOT 5  
1.54 AC

LOT 2  
1.69 AC

LOT 3  
1.70 AC

LOT 4  
1.39 AC

LOT 7  
2.08 AC

LOT 11  
1.99 AC

BUILDING 8

UNDER CONTRACT

The FLATS  
AT DELTA LANDING

DELTA LANDING STORAGE

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

\*807 SINGLE - FAMILY HOMES

\*154 LOFT APARTMENTS

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



**THE FLATS**



**CLOCK TOWER**



**DAN MADDOX \$30M+ YMCA**

**RETAIL & OFFICE SECTION**



**MCINGVALE RD**

**COMMUNITY PARK & PLAYGROUND | 4.6 AC**

**PEDESTRIAN EASEMENT**

**PLAYGROUND**

**SPORTS FIELDS**

**TRAILHEAD**

**PEDESTRIAN CONNECTION TO THE GREENWAY TRAIL**

**DESOTO COUNTY | HERNANDO GREENWAY TRAIL**

**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 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 | 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*.



**BELLEWOOD GROVE**



**THE LEFLORE**

**Total of 807 | 55 & Older Community & Traditional Residences**



**ONWARD POINT**  
AT DELTA LANDING

**92 Town Homes**



**THE FLATS**  
AT DELTA LANDING

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

## Explore Commercial Space Opportunities with the Exclusive Listing Agents:



**FRANK DYER III, CCIM, RPA**  
SR VICE PRESIDENT OF BROKERAGE  
901.277.8183  
frank@gillprop.com



**BARRY MAYNARD**  
SR VICE PRESIDENT OF BROKERAGE  
901.230.4265  
barry@gillprop.com

**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**

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# **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**

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#### **BARRY MAYNARD**

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