

The logo features three stylized, overlapping mountain peaks in shades of green and blue, positioned to the left of the text.

**DELTA
LANDING**
LIVING REDEFINED

A NEW Mixed-Use Destination in Hernando, Mississippi

The logo consists of the word 'GILL' in a large, white, serif font, with a horizontal line underneath it, and the word 'PROPERTIES' in a smaller, white, serif font below the line.

GILL
PROPERTIES



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



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.





MASTER PLAN

92 TOWNHOMES

561 SINGLE-FAMILY HOMES

154 LOFT APARTMENTS



THE FLATS



DAN MADDOX \$30M+ YMCA



CLOCK TOWER

DESIGNATED COMMERCIAL

COMMUNITY PARK & PLAYGROUND | 4.6 AC

PEDESTRIAN EASEMENT

PLAYGROUND



MCINGVALE RD

SPORTS FIELDS

TRAILHEAD

PEDESTRIAN CONNECTION TO THE GREENWAY TRAIL

DESOTO COUNTY | HERNANDO GREENWAY TRAIL

X. UTIL EASEM

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
- WSCO
- 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 | 2,000+ AADT

BRAND NEW



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

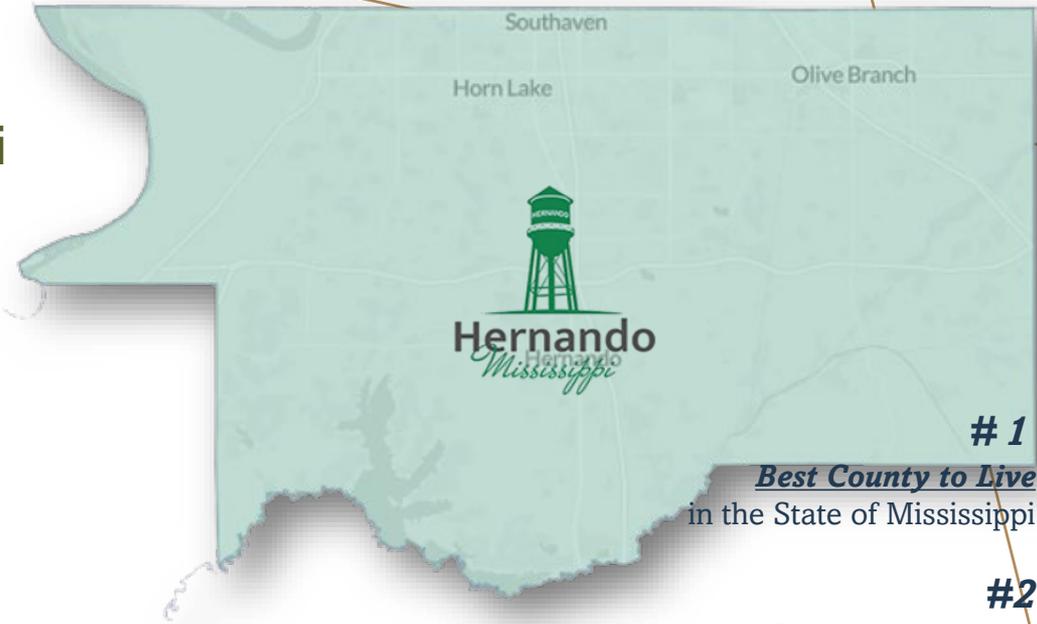


TRADE AREA

Desoto County, Mississippi



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



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	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.

There are 82 Counties in Mississippi





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, 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-



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

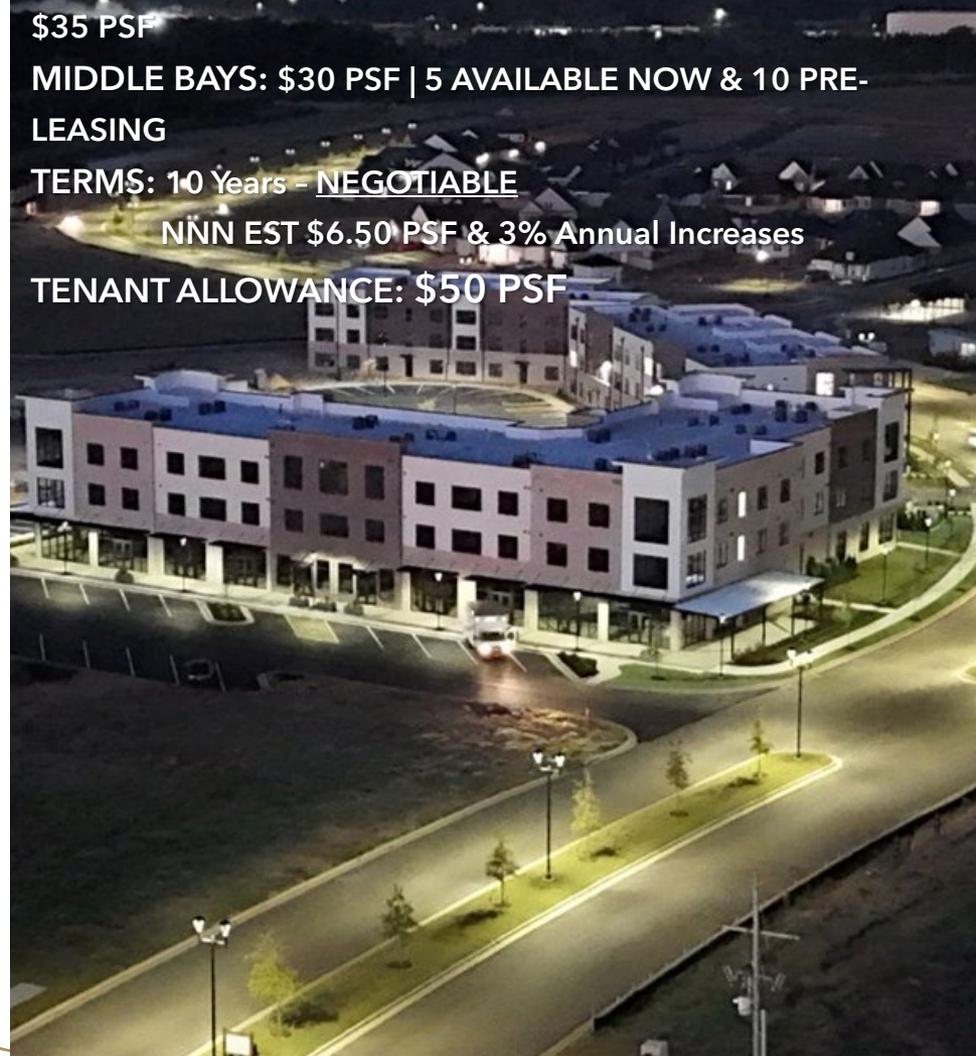
END CAP w/ PATIO: 1 AVAILABLE NOW & 2 PRE-LEASING |
\$35 PSF

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

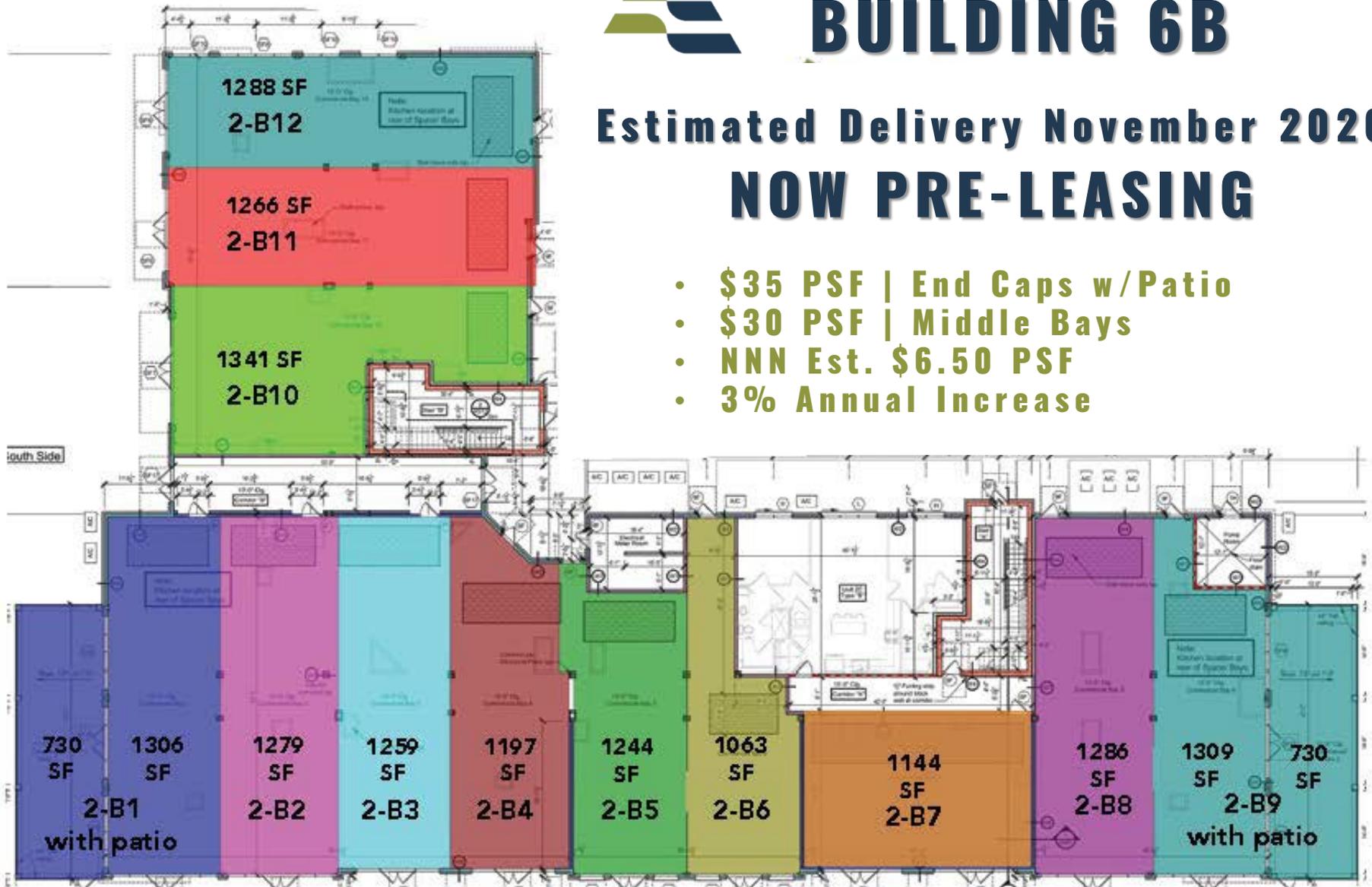




BUILDING 6B

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 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 APRIL 2026



PROPERTIES

BROKERS:
FRANK DYER | 901.277.8183 | frank@gillprop.com
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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."

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

FEBRUARY PROGRESS
Building 6B
Now Leasing

Building 6A
Couple of Spaces
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.



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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