

# 6797-6803

## BAYOU BLACK DR.

GIBSON, LOUISIANA 70356

# FOR SALE OR LEASE

±56.7 ACRES  
WATERFRONT INDUSTRIAL LAND  
WITH BARGE ACCESS

SALES PRICE: \$4,670,000  
LEASE RATE: \$35,000/MO



AMELIA

MORGAN CITY

LAKE PALOURDE

WATCH VIDEO

182

90

90

182

INTRACASTAL WATERWAY & GULF OF MEXICO

BAYOU BLACK

±1,570 FT

CBRE

# HIGHLIGHTS



## HIGHLIGHTS



### Barge Access

±1,570 LF of waterfront with 900 FT of bulkhead with barge access. Water depth maintained by United States Army Corps of Engineers at ±22 FT



### Development

Approximately ±47.1 acres of developable land with ±34 acres of compacted limestone yard and ±28,500 square feet of concrete work slabs



### Site Improvements

Included with a 5,000 SF pavilion building, portable offices, a guard entrance building and a truck scale structure with truck scale.



### Crane Served

550-ton waterfront boom hoist crane with concrete foundations

# SITE SPECIFICATIONS

## Property Highlights

- + ±56.7 acres of land
  - +47.1 acres of developable land
  - +34 acres of compacted limestone yard
- + 1,570 (+/-) feet of waterfront with 900 (+/-) feet of bulkhead
- + 550-ton waterfront boom hoist crane with concrete foundations
- + Water depth maintained by the United States Army Corps of Engineers at 22 (+/-) feet
- + ±28,500 SF concrete work slabs
- + 5,000 Square foot pavilion building
- + Heavy industrial zoning (HI)
- + Portable offices, a guard entrance building and a truck scale structure with truck scale
- + Access to Intracoastal Waterway and Gulf of Mexico

## OFFERING

Sales Price	\$4,670,000
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Lease Rate	\$35,000 per month
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# AERIAL



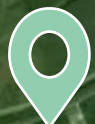
LAKE PALOURDE



MORGAN CITY



SITE



AMELIA



#1



#2



#3

#4



#5



#6



#7

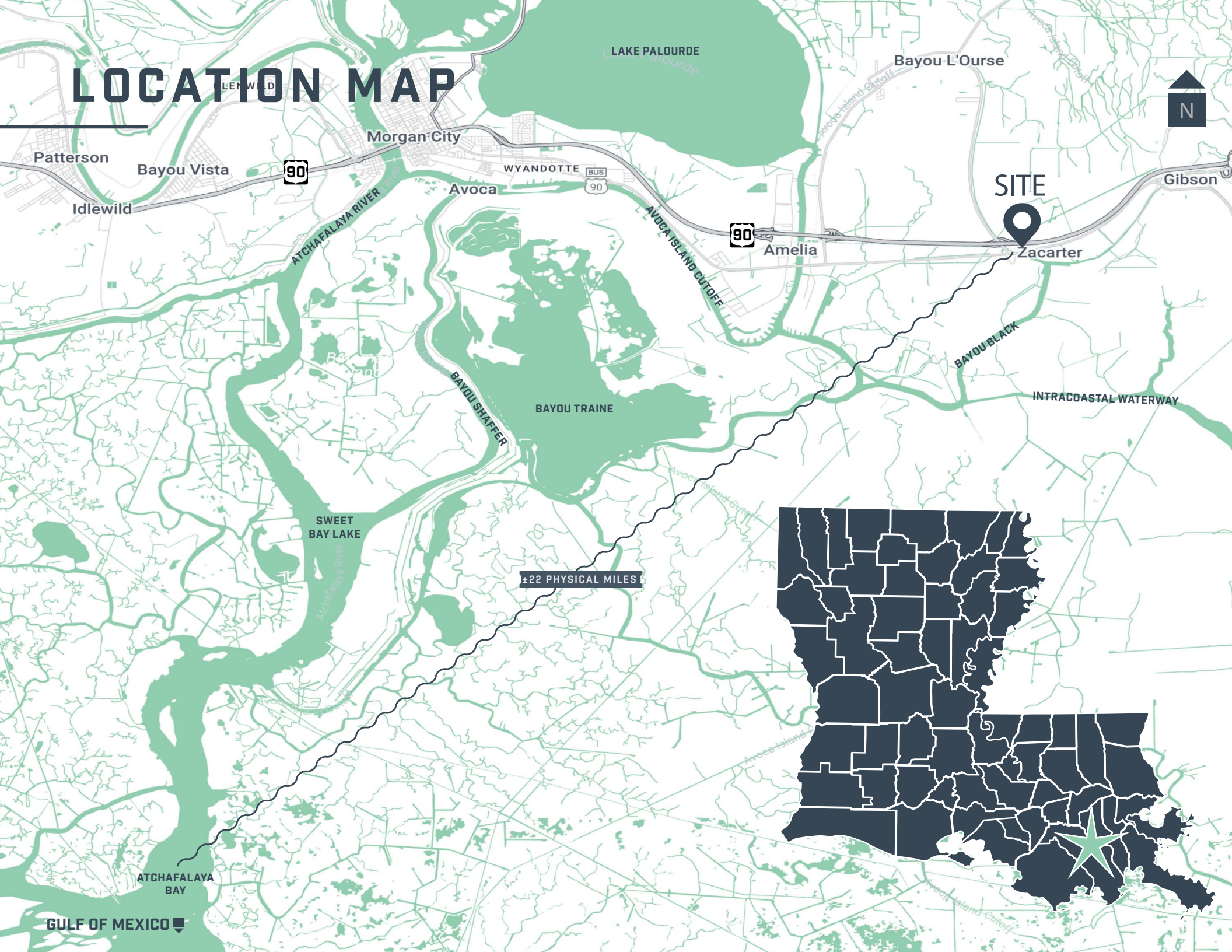


- #1- DHD Offshore Services
- #2- MARS
- #3- Diamond Services Shipyard
- #4- Apache Industrial Services
- #5- EMR Southern Recycling
- #6- Tidewater
- #7- Bollinger Shipyards

BAYOU TRAIN

This area supports tremendous activity in industrial scrap and recycle as well as offshore plug, abandon and decommission work.

# LOCATION MAP



Patterson

Bayou Vista

Idlewild

LEWISVILLE

Morgan City

Avoca

WYANDOTTE

BUS

90

90

Amelia

Bayou L'Ourse

Gibson

SITE



Zacarter

ATCHAFALAYA RIVER

BAYOU SHAFFER

BAYOU TRAINÉ

AVOCA ISLAND CUTOFF

BAYOU BLACK

INTRACOASTAL WATERWAY

SWEET BAY LAKE

±22 PHYSICAL MILES

ATCHAFALAYA BAY

GULF OF MEXICO



# GALLERY





**FOR SALE/LEASE**

**WATCH VIDEO**

**6797-  
6803**

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**CBRE**

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