

For Sale

Industrial Waterfront

Lots 1, 5, 6, and 9 available



Bayou Black

Highway 182

Gibson, Louisiana 70356

Property Highlights

- ± 22' of Water Depth
- ± 3,120' of Water Frontage
- Tracts Available Separately
- All sites are filled and heavily compacted with gravel and shell roadways and work areas except for Lot 9
- Lots 5 and 6 may be sold in smaller sections; divisions shown
- 30 Miles of Unobstructed Access to Gulf
- 3 Miles to the Intracoastal Waterway
- Near Burlington Northern Rail Line
- Various Economic Incentives Offered by Terrebonne Parish and the State of Louisiana

For more information

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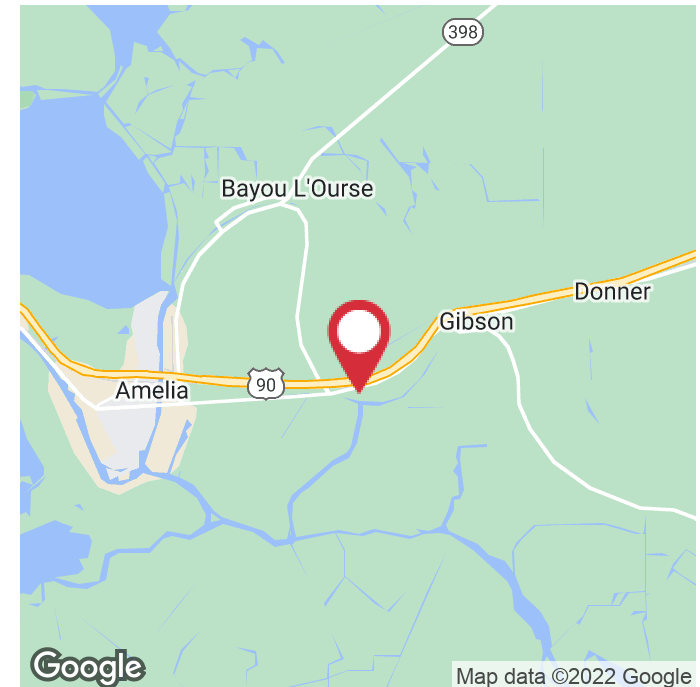
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Industrial Waterfront

Property Overview

This industrial waterfront development offers a substantial amount of well-filled land and frontage on Bayou Black. This waterway, maintained at a 22-foot depth, offers unrestricted access (no bridges, locks, or overhead powerlines) to the Gulf of Mexico. The site has about 30 miles of marsh and wetlands to the south, which helps shelter the land from flooding due to rising water from tropical storms and hurricanes. The property is situated between Houma and Morgan City and is immediately accessible from its own exit, #185, off of Hwy. 90 (future I-49).

The sites are filled and each lot, except for Lot 9, are heavily compacted with gravel, shell roadways, and work areas. Two choices are available for heavy electrical power suppliers, and water is brought to each site. There is rail nearby. Training and other economic assistance programs could be available with these sites. Lots 5 and 6 may be sold in smaller sections; division lines shown below.

Lot/Tract Breakdown





6791 Bayou Black Drive, Lot 1

Gibson, LA 70356

Sale Price
\$2,850,000

Property Features

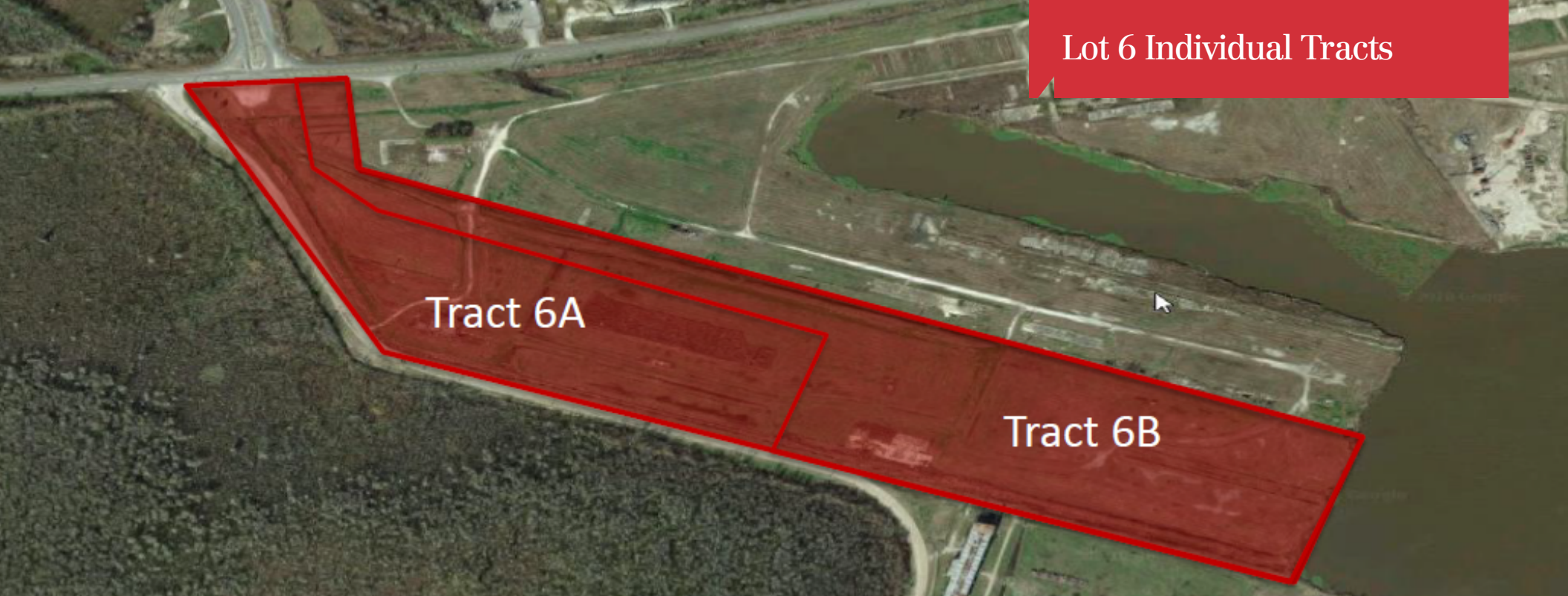
- ±66.5 Acres
- 40 Acres Cleared
- 880' of Water Frontage
- 395' Wide Slip with Heavy-Duty Steel Bulkhead
- 22' Water Depth, Unrestricted Access to The Gulf of Mexico
- Two Buildings in Fair to Poor Condition
- Site is Well-Filled and Offers a Substantial Amount of Shell/Gravel Stabilization in Work Areas and on Roadways

Lot 5 Individual Tracts



Tract	Acreage	Price
Tract 5A	90.4	SOLD
Tract 5B	6.9	SOLD
Tract 5C	2.6	\$285,000
Tract 5D	6.5	\$625,000
Tract 5E	6.8	\$625,000

Lot 6 Individual Tracts



209-317 Powhattan Court, Lot 6

Gibson, LA 70356

Sale Price for Lot 6
\$1,975,000

Property Features

- ±46 Acres
- 640' of Water Frontage
- 22' Water Depth
- Tract 6A is 17.7 Acres (\$700,000)
- Tract 6B is 28.3 Acres (\$1,275,000)
- Unrestricted Access to The Gulf of Mexico
- Site is Well-Filled and Offers a Substantial Amount of Shell/Gravel Stabilization in Work Areas and on Roadways



583 Powhattan Court, Lot 9

Gibson, LA 70356

Sale Price
\$2,285,000

Property Features

- ± 86.6 Acres
- $\pm 1,600'$ of Water Frontage
- 22' Water Depth
- Unrestricted Access to The Gulf of Mexico
- Well Filled with Elevations of 6' to 8' Above Sea Level
- Making It Some of The Highest Land in The Area