



WATERFRONT INDUSTRIAL SITE FOR SALE

182 Zimmer Rd & 199 Blackwater Ct
Gibson, LA 70356

Presented By:

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PROPERTY DESCRIPTION

This offering features two large industrial parcels totaling ± 145 acres, with frontage on both Highway 182 and Bayou Black. Approx. 3 miles from the Intracoastal Waterway, this waterway has unrestricted access (no bridges, locks, or overhead powerlines) to the Gulf of Mexico. There is a rail nearby, and the parcels are situated between Morgan City/Amelia and Houma. Parcels can be purchased together or separately.

OFFERING SUMMARY

Sale Price	\$1,650,000
Total Size	± 145 Acres
Waterfrontage	$\pm 5,300'$ linear

PARCEL 1 | 199 BLACKWATER CT (\$1,125,000)

- ± 75 acres
- Approx. 40 acres cleared and compacted with shell
- Approx. 35 acres uncleared
- $\pm 4,000$ linear feet of waterfront
- Access from Blackwater Ct, Highway 182, and Zimmer Rd

PARCEL 2 | 182 ZIMMER RD (\$525,000)

- ± 70 Acres uncleared
- $\pm 1,300$ linear feet of waterfront
- Access from Highway 182, Zimmer Rd, and Old Spanish Trail

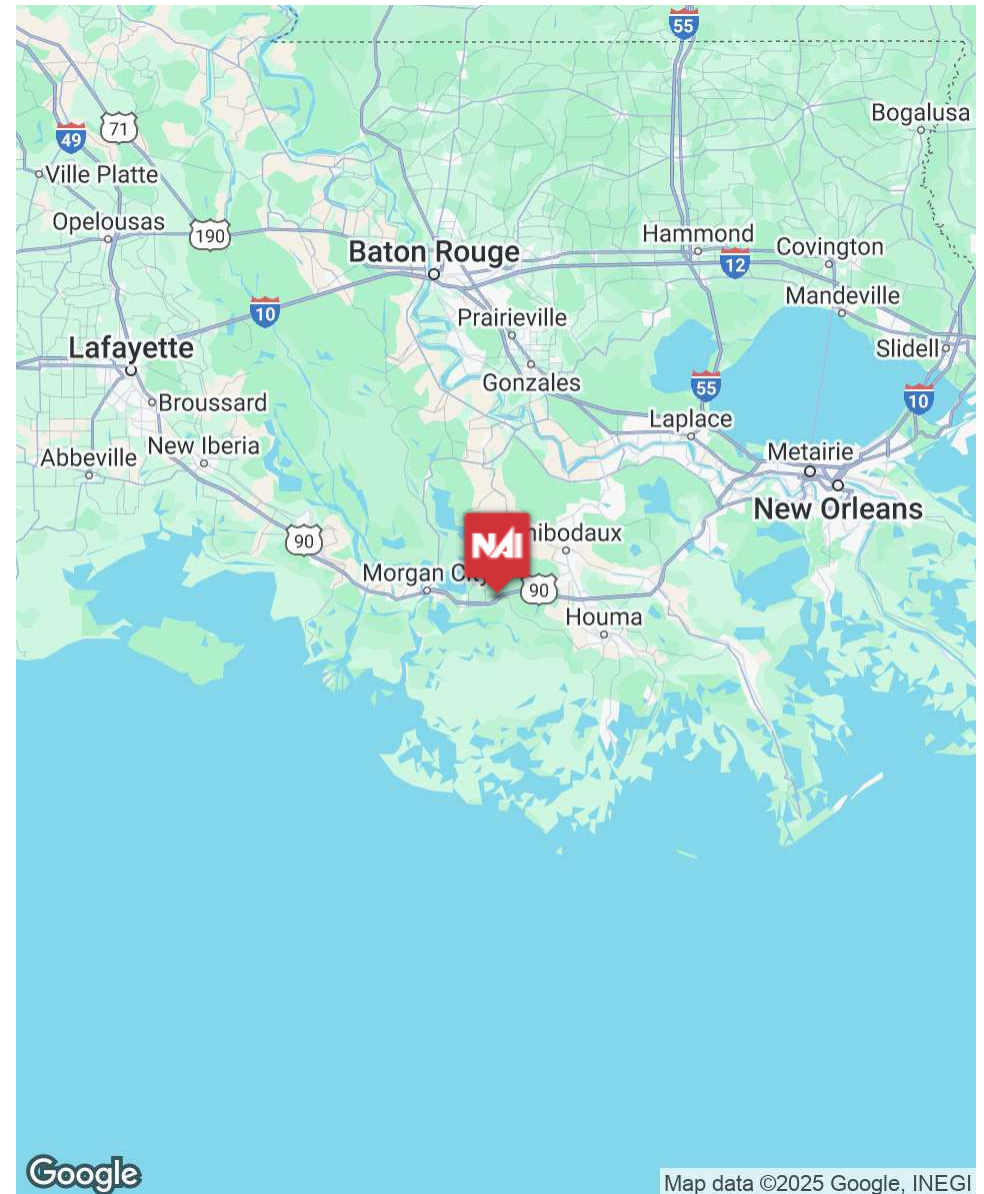
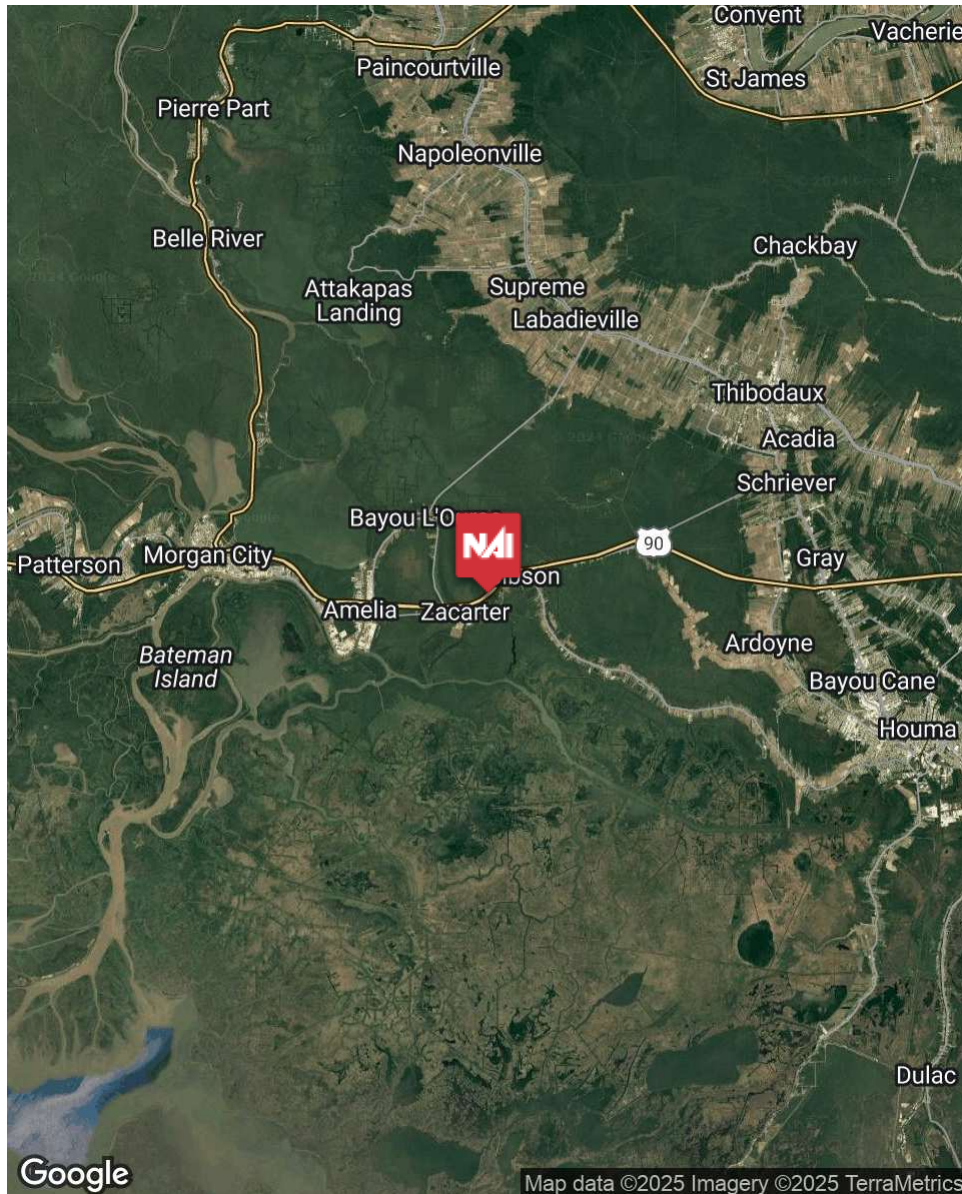
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