

5801 Elder Ferry Rd.

Moss Point, Mississippi

For Sale: 54.78 Acre Shipyard on Escatawpa River



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Beau Box Commercial Real Estate

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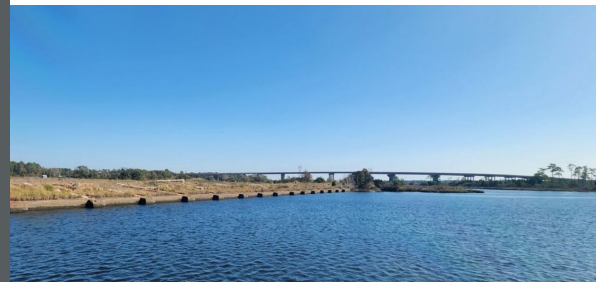
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5801 Elder Ferry Road is a rare, large-scale industrial waterfront tract with $\pm 1,400'$ along the Escatawpa River in Moss Point, Mississippi. The property consists of approximately 54.78 acres, with ± 45 acres stabilized and buildable, and is improved with multiple warehouse and fabrication structures supporting heavy industrial and maritime operations.

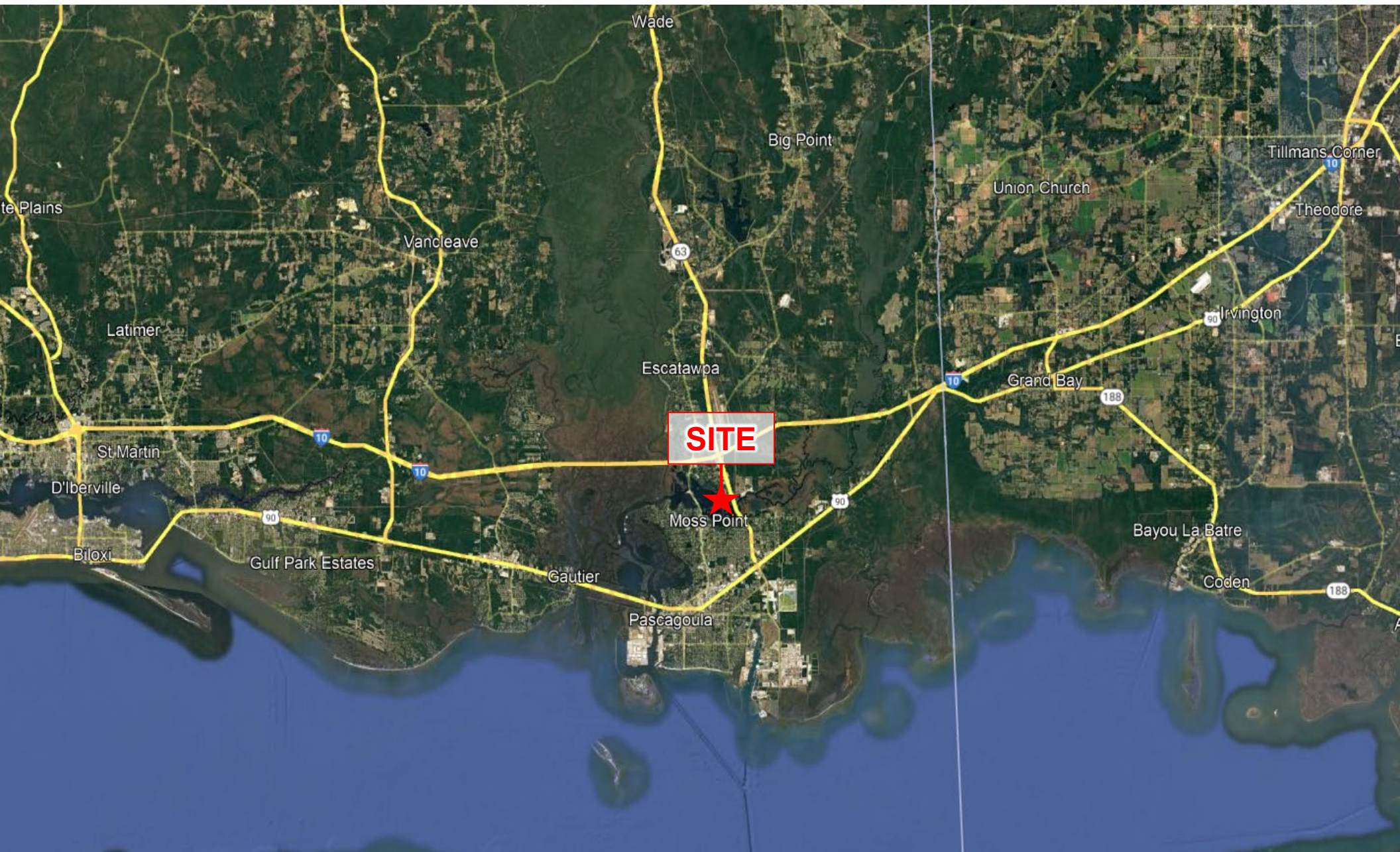
The site features extensive bulkheaded river frontage and Heavy Industrial (I-H) zoning, making it well-suited for shipbuilding, marine repair, barge fleeting, bulk materials handling, energy services, or other water-dependent industrial users. Existing improvements provide immediate utility, while the surplus land area allows for future expansion or laydown yard.

SALE PRICE
\$4,950,000.00

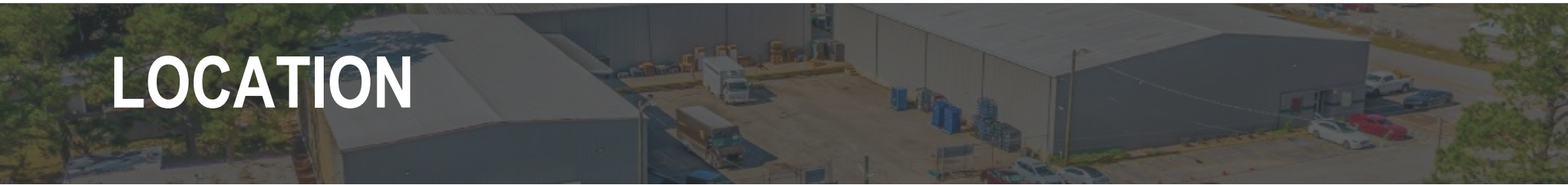


PROPERTY DETAILS

ADDRESS	5801 Elder Ferry Rd., Moss Point, MS
ACREAGE	± 54.78 Acres
STABILIZED AREA	± 45 Acres
TOTAL BUILDING AREA	$\pm 51,065$ sf
BULKHEAD IMPROVEMENTS	± 650 LF steel sheet pile ± 385 LF concrete bulkhead
ZONING	Heavy Industrial (I-H)
DISTANCE TO THE GULF	8 nautical miles



LOCATION



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