

5801
Elder Ferry Rd.

Moss Point, Mississippi



For Sale: 54.78 Acre Shipyard on Escatawpa River

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5801 Elder Ferry Rd. Moss Point, Mississippi

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 \pm 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 \pm 54.78 Acres

STABILIZED AREA \pm 45 Acres

TOTAL BUILDING AREA \pm 51,065 sf

BULKHEAD \pm 650 LF steel sheet pile

IMPROVEMENTS \pm 385 LF concrete bulkhead

ZONING Heavy Industrial (I-H)

DISTANCE TO THE GULF 8 nautical miles



Standard Notes:
 The various lines and symbols shown on this survey are related to those set forth in the description furnished us, and there is no representation that all such lines and symbols are plotted in accordance with the standards of the American Congress on Surveying and Mapping for a Class "F" Survey. The survey is in accordance with the applicable standards of practice in effect at the time of surveying as adopted by the American Congress on Surveying and Mapping for a Class "F" Survey. Horizontal Accuracy: NAD-1983 (Based on CGPS). Projection: Lambert, Mississippi State Zone. Units: Feet. Bearings: are based on the Mississippi State Plane Coordinate System.

Purpose:
 To perform an ALTA Survey on 54.78 Acres, currently belonging to VT Haller Marine, Inc., located Section 19, Township 7 South, Range 5 West, City of Moss Point, Jackson County, Mississippi.

Utilities:
 All above ground utility lines shown have been located from field evidence during the field survey only. The survey makes no guarantee that the utility lines shown comprise all such utility lines in the areas where in service or discontinued.

Zoning:

- The herein surveyed area is Zoned I - Heavy Industrial, as per the official zoning map of the City of Moss Point, Mississippi.
- Area, Yard and Height Requirements are as follows:
- Minimum lot size: 100' x 100'.
- Minimum building coverage (% of lot area): 20%.
- Maximum building coverage (% of lot area): 100%.
- Minimum lot setback requirements:
 - Front Yard: 30 ft.
 - Side Yard: 20 ft.
 - Rear Yard: 10 ft.

Encroachment Notes:
 No visible evidence of encroachments onto or over subject property boundary lines as per this survey.

Access:
 Property has direct ingress and egress to and from Elder Ferry Road.

Bound Notes:
 According to the Federal Emergency Management Agency (FEMA) Insurance Rate Map (IRM) Community Panel Number 00309 C 0241 C, dated March 16, 2009, the property is located in flood zone AE. The property is located in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. The river has a base flood elevation of 10.2 feet.

Region Notes:
 A portion of the boundary line for Lot 6 represents the water's edge of bounds lake. The portion of boundary line was surveyed in November 2022, the boundary subject to change due to natural causes and the surveyor makes no claims that the location of the water's edge on the survey date represents the location of the line of lot.

Cyrillo Wood (Now or formerly) Tax Parcel No. 20119450000

Charles F. Humphrey (Now or formerly) Tax Parcel No. 20119460000

VT Haller Marine, Inc. Tax Parcel No. 20119464000

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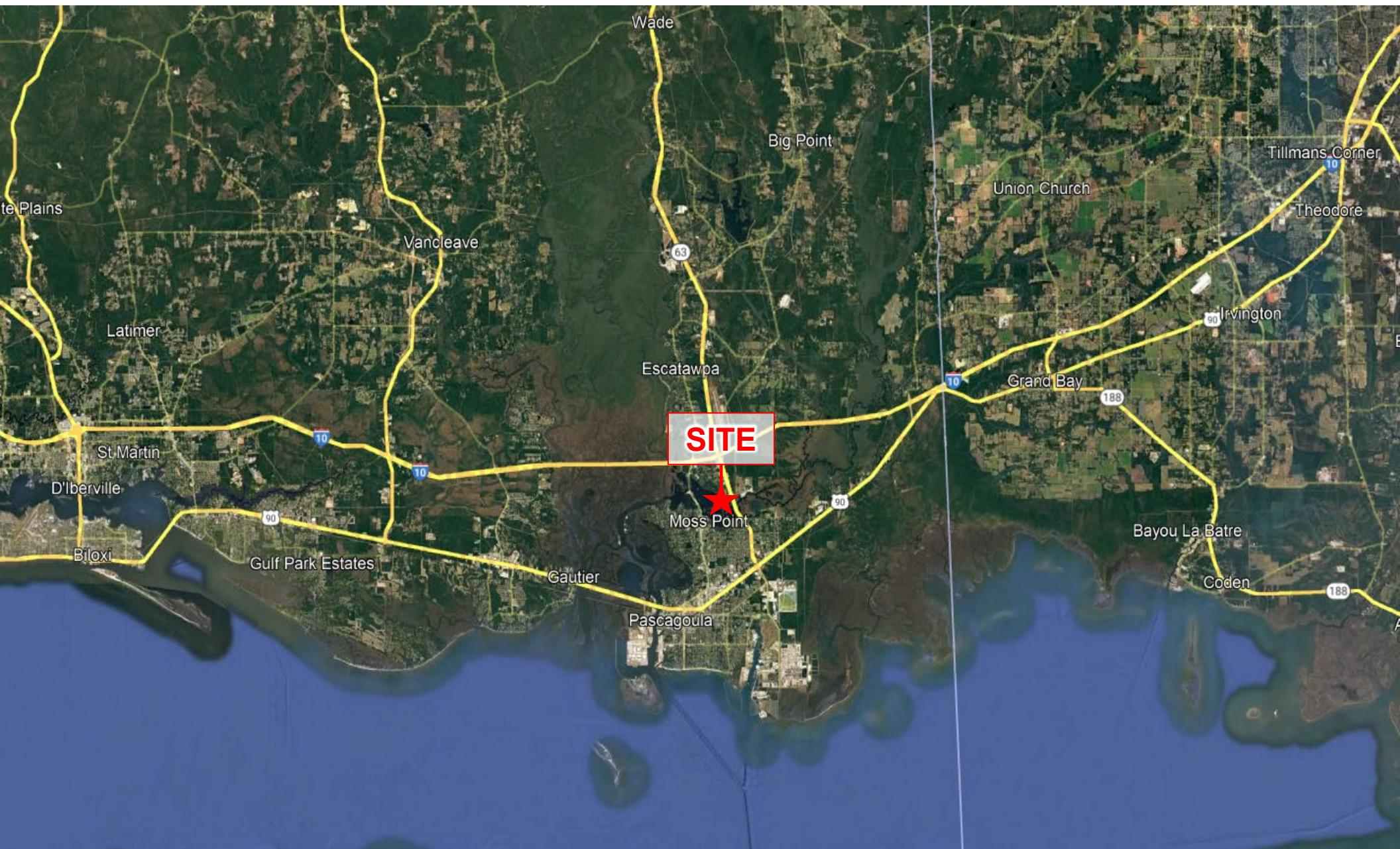
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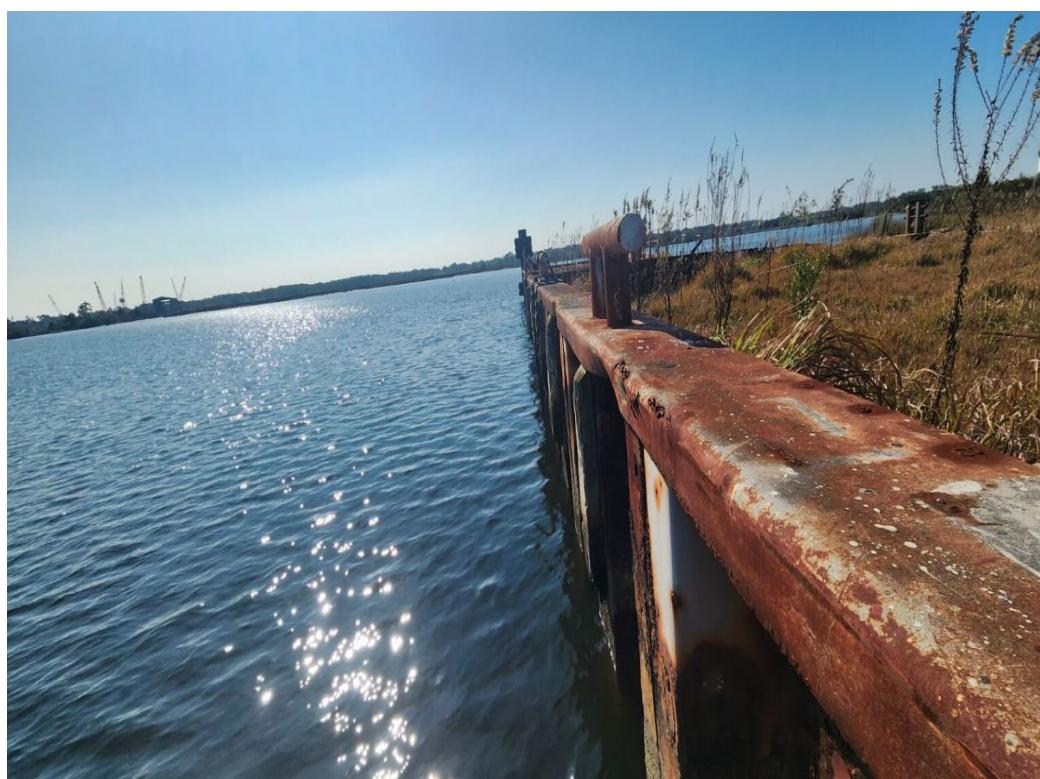


LOCATION

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