

Offering Memorandum

±30-acre Marine Industrial Waterfront Facility

6813 Bayou Black Drive
Gibson, LA 70356

Located in Terrebonne Parish, Louisiana



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Property Overview

Location:

6813 Bayou Black Drive, Gibson, LA 70356

±30.00-acre industrial waterfront facility in Gibson offering direct water access via Bayou Black. The property is improved with an ±8,000 SF office/warehouse constructed in 2023 and benefits from ±2,623 linear feet of navigable water frontage, the majority of which is bulkheaded — most of it newly constructed in 2023. The waterfront includes a vessel slip with an integrated pull-up slip. With approximately 18 usable acres, modern improvements, and stabilized waterfront infrastructure, the property offers a rare, turnkey marine-industrial facility.



List Price\$10,500,000

LocationGibson, Louisiana
(Houma–Thibodaux MSA)

Current UseIndustrial Waterfront Facility

Building SizeTotal - ±8,000 SF
Office - ±3,500 SF
Warehouse - ±4,500 SF

Land SizeApprox. 30 acres

Flood ZoneAE & X

UtilitiesSewer - Private
Water - Public
Electricity - SLECA

Offering Details

Intracoastal Waterway

Bayou Black

SUBJECT

Property Summary

6813 Bayou Black Drive is a ±30.00-acre marine-industrial waterfront facility located in Gibson, Louisiana, within Terrebonne Parish and the Houma-Thibodaux MSA. The site offers strategic access to the Gulf Intracoastal Waterway via Bayou Black, situating it within an established Gulf Coast marine and energy-services corridor. Gibson's position along the Intracoastal Waterway has made the area a hub for industrial decommissioning and marine scrap. The property fronts LA Highway 182 (Bayou Black Drive) with direct connectivity to US Highway 90, a primary regional artery linking Morgan City, Houma, Lafayette, and the greater New Orleans metropolitan area. Of the ±30.00 total acres of land, approximately 18 acres are usable, with the balance comprising roughly of water area and land within the LA Highway 182 right-of-way.

Offering Details, cont'd.

Building Improvements

The property is improved with an $\pm 8,000$ SF office/warehouse building constructed in 2023:

- $\pm 4,500$ SF of warehouse and $\pm 3,500$ SF of finished office
- Single-story, Class S steel construction
- Warehouse featuring 16-foot clear height and three roll-up doors providing drive-in access
- Fully finished office build-out with a spacious reception foyer, multiple private offices, an executive suite with private bath and shower, two additional restrooms, and a kitchenette
- Interior and exterior video surveillance system
- Extensive parking area, newly paved in 2023

In addition to the primary building, the site includes portable building and containers providing supplemental office space, living quarters, and storage.



Offering Details, cont'd.

Waterfront & Marine Infrastructure

The property's defining asset is its extensive, recently improved waterfront:

- Approximately 2,623 linear feet of navigable water frontage, the majority of which is bulkheaded
- Majority of the bulkhead was newly constructed in 2023 (see bulkhead slide). The newer section within the vessel slip has a 43-foot sheet pile length, and the newer section along the bayou has a 70-foot sheet pile length.
- A vessel slip with an integrated pull-up slip, providing additional vessel access and operational flexibility
- Approximately 15 feet of average water depth within the vessel slip

Site Improvements & Utilities

On-site infrastructure supports immediate marine industrial operation:

- Secured, gated entrance with manned guard station
- Truck scale for weighing scrap
- Shore power on the west side of the vessel slip: 3-Phase, 480V, 600 Amp
- Main building electrical service: 240V, 200 Amp
- Stabilized yard area supporting equipment, laydown, and waterfront operations



Site Improvements



Office/ Warehouse

Guard station

Truck scale

Portable containers/bldgs

Pull up slip

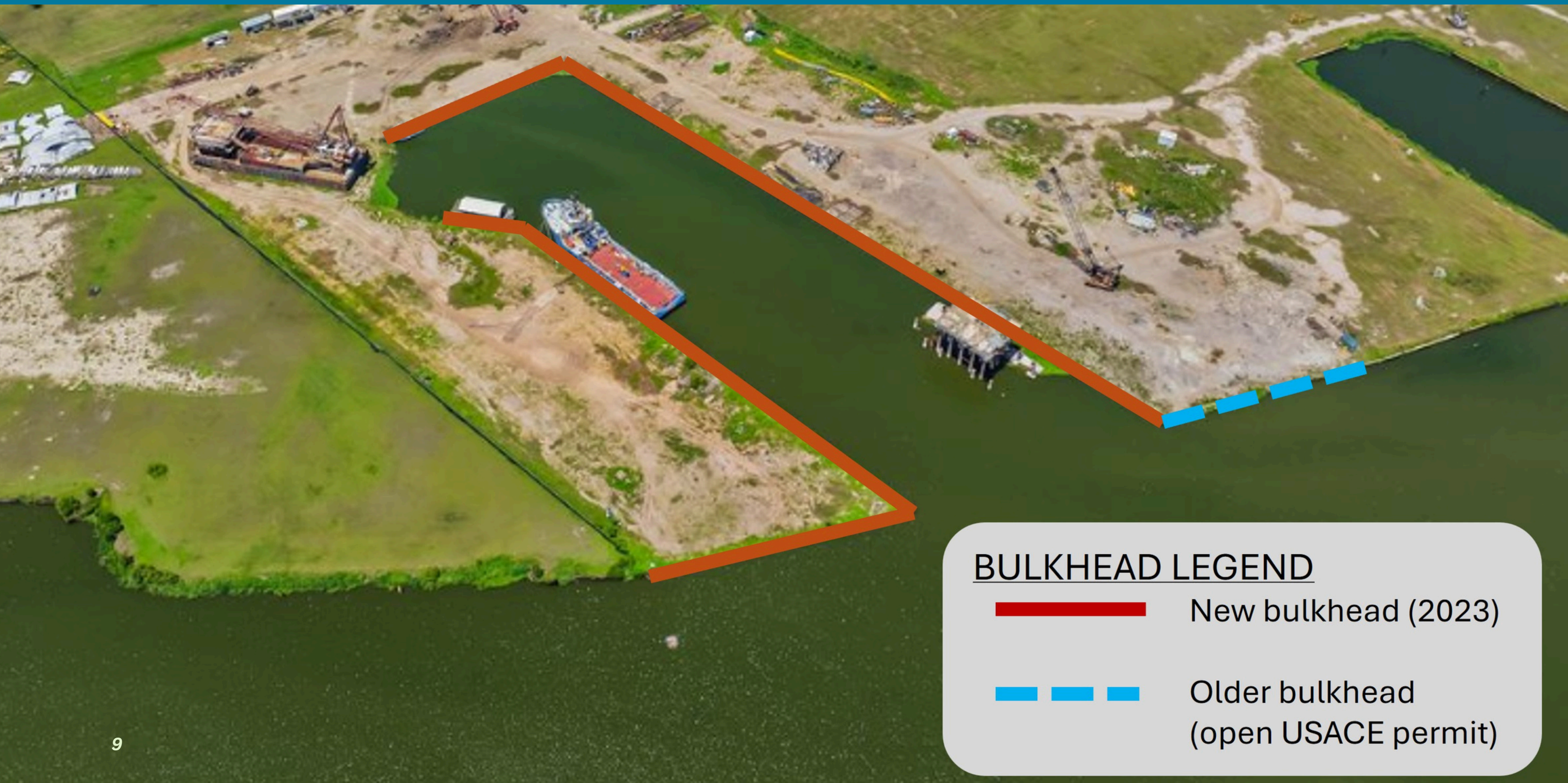
Shore Power

Site Improvements



Bulkhead

The bulkhead shown in red was newly constructed in 2023. The section shown in blue is older bulkhead. An active U.S. Army Corps of Engineers permit authorizes bulkhead installation around the slip along Bayou Black through September 30, 2028. Any potential assignment is subject to USACE approval.



BULKHEAD LEGEND



New bulkhead (2023)



Older bulkhead
(open USACE permit)

Aerial Picture

±812'



APPROVED AND ACCEPTED THIS DATE 5-5-2011 BY THE

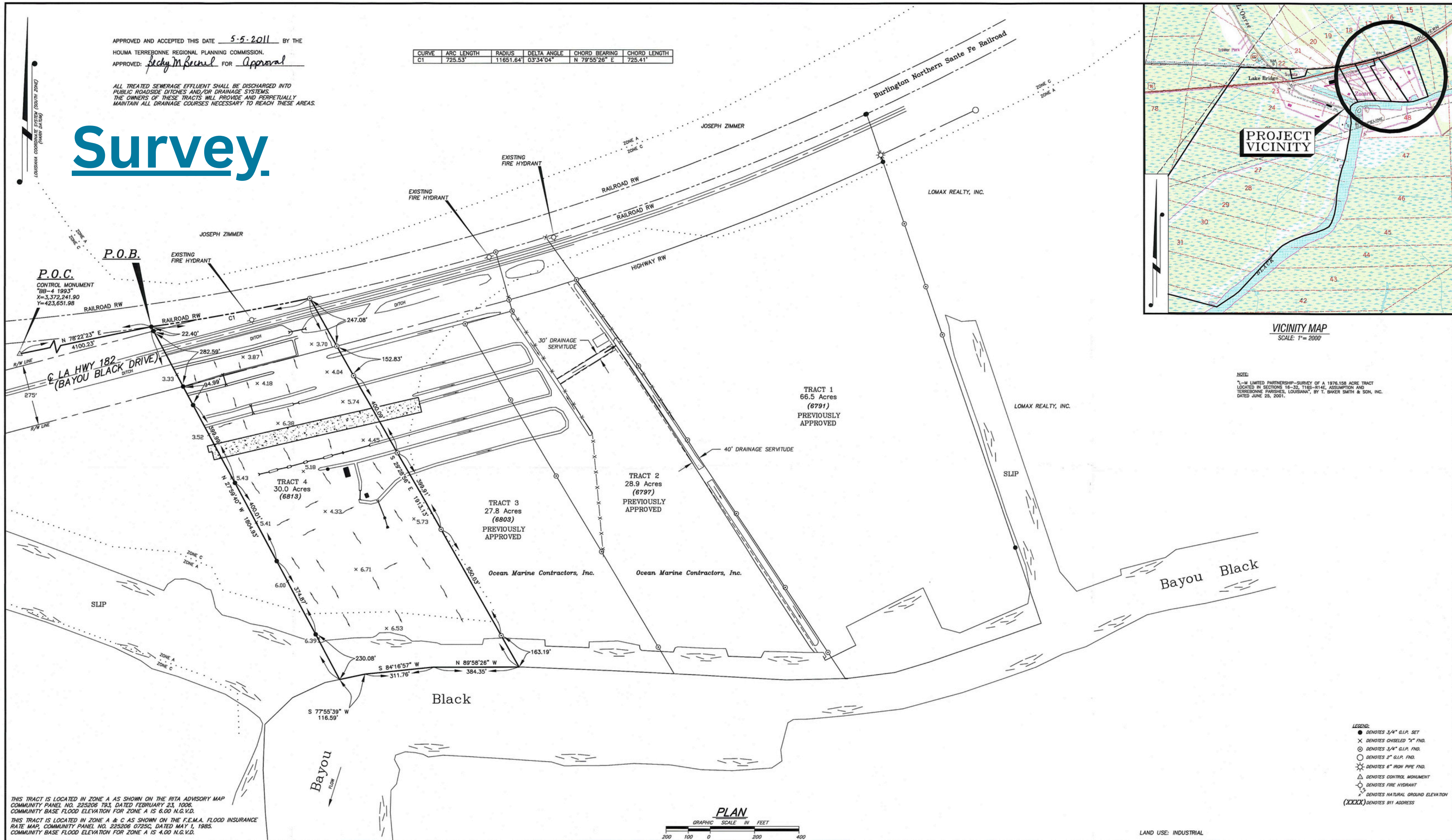
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: Recky M. Beaulieu FOR Approval

ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

Survey

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	725.53	11651.64	03°34'04"	N 79°55'26" E	725.41



VICINITY MAP
SCALE: 1"=2000'

NOTE:
L-M LIMITED PARTNERSHIP-SURVEY OF A 1976.158 ACRE TRACT LOCATED IN SECTIONS 16-32, T16S-R14E, ASSUMPTION AND TERREBONNE PARISHES, LOUISIANA, BY T. BAKER SMITH & SON, INC. DATED JUNE 28, 2001.

LEGEND:
● DENOTES 3/4" G.L.P. SET
X DENOTES CHISELED "X" FND.
⊙ DENOTES 3/4" G.L.P. FND.
○ DENOTES 2" G.L.P. FND.
⊗ DENOTES 6" IRON PIPE FND.
△ DENOTES CONTROL MONUMENT
⊕ DENOTES FIRE HYDRANT
~ DENOTES NATURAL GROUND ELEVATION
(XXXX) DENOTES 911 ADDRESS

THIS TRACT IS LOCATED IN ZONE A AS SHOWN ON THE RITA ADVISORY MAP COMMUNITY PANEL NO. 225206 T93, DATED FEBRUARY 23, 1006. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 6.00 N.G.V.D.
THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0725C, DATED MAY 1, 1985. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 4.00 N.G.V.D.

NOTES:

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

DATE	REVISIONS	DRAWN BY	APPROVED BY
3/17/2011	SURVEY & DIVISION OF TRACT 4	J.C.M.	J.C.M.
7/8/2010	DIVISION OF TRACT 1	J.C.M.	J.C.M.
6/24/2010	ADDED TWO NEW FIRE HYDRANT LOCATIONS	J.C.M.	J.C.M.
3/1/2010	ADDED NEW FIRE HYDRANT LOCATION	J.C.M.	J.C.M.
11/4/2009	CHANGED TRACT 2 & 3 TO RAW LAND ONLY	J.C.M.	J.C.M.



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: John C. Mattingly
J.C.M.
L.A. LAND SURVEYOR REG. NO. 4710

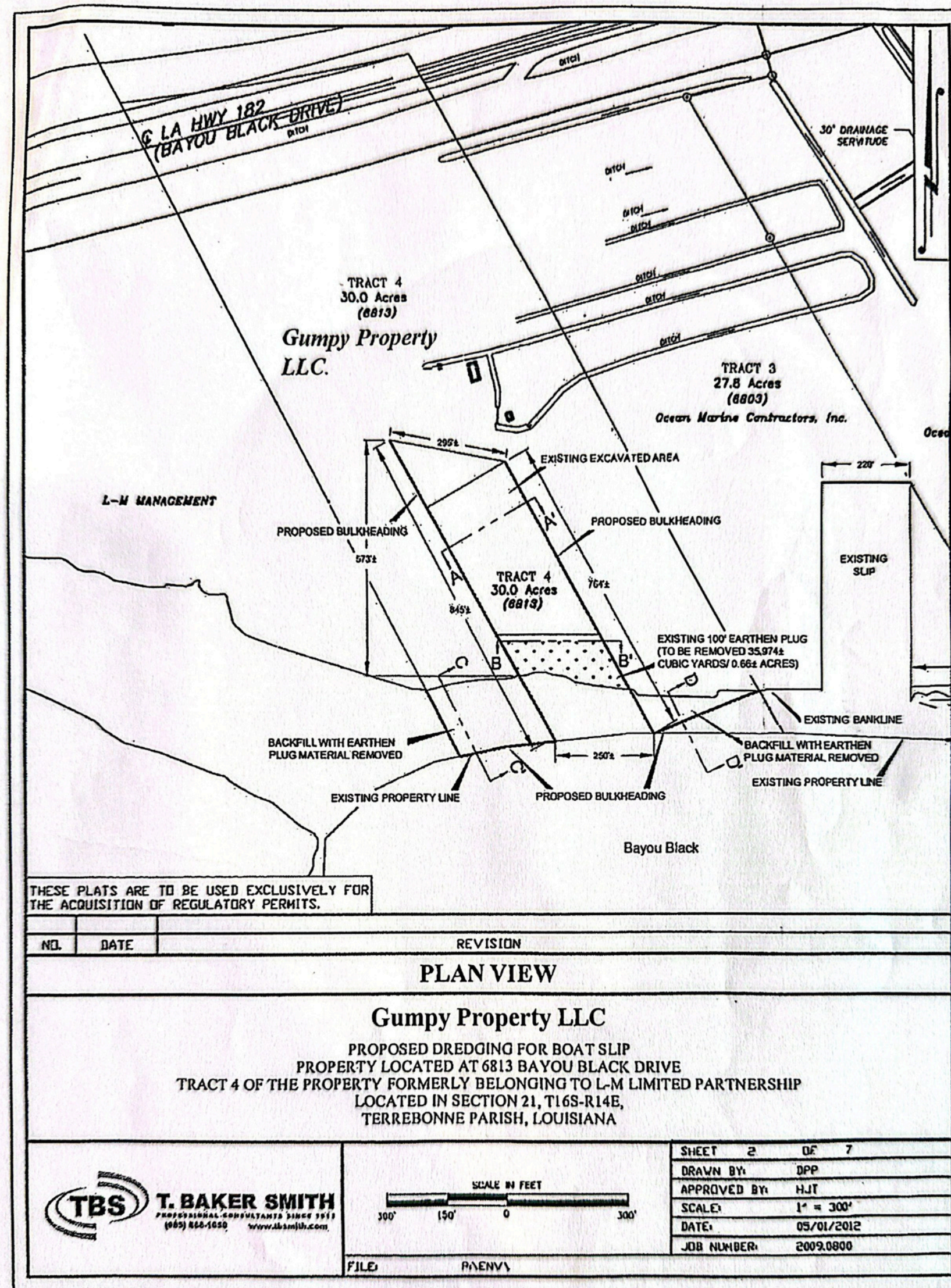
FILE NAME:	090655bs3.dwg
TBS NO.:	2009-0655
DATE:	10/1/2009
PLOT SCALE:	1"=200'
DRAWN BY:	J.C.M.
APPROVED:	J.C.M.
MAP NO.	

LAND USE: INDUSTRIAL

L-M MANAGEMENT
SURVEY AND DIVISION OF PROPERTY
BELONGING TO L-M LIMITED PARTNERSHIP
LOCATED IN SECTIONS 16, 17, 18, 19, 20, & 21,
T16S-R14E,
TERREBONNE PARISH, LOUISIANA

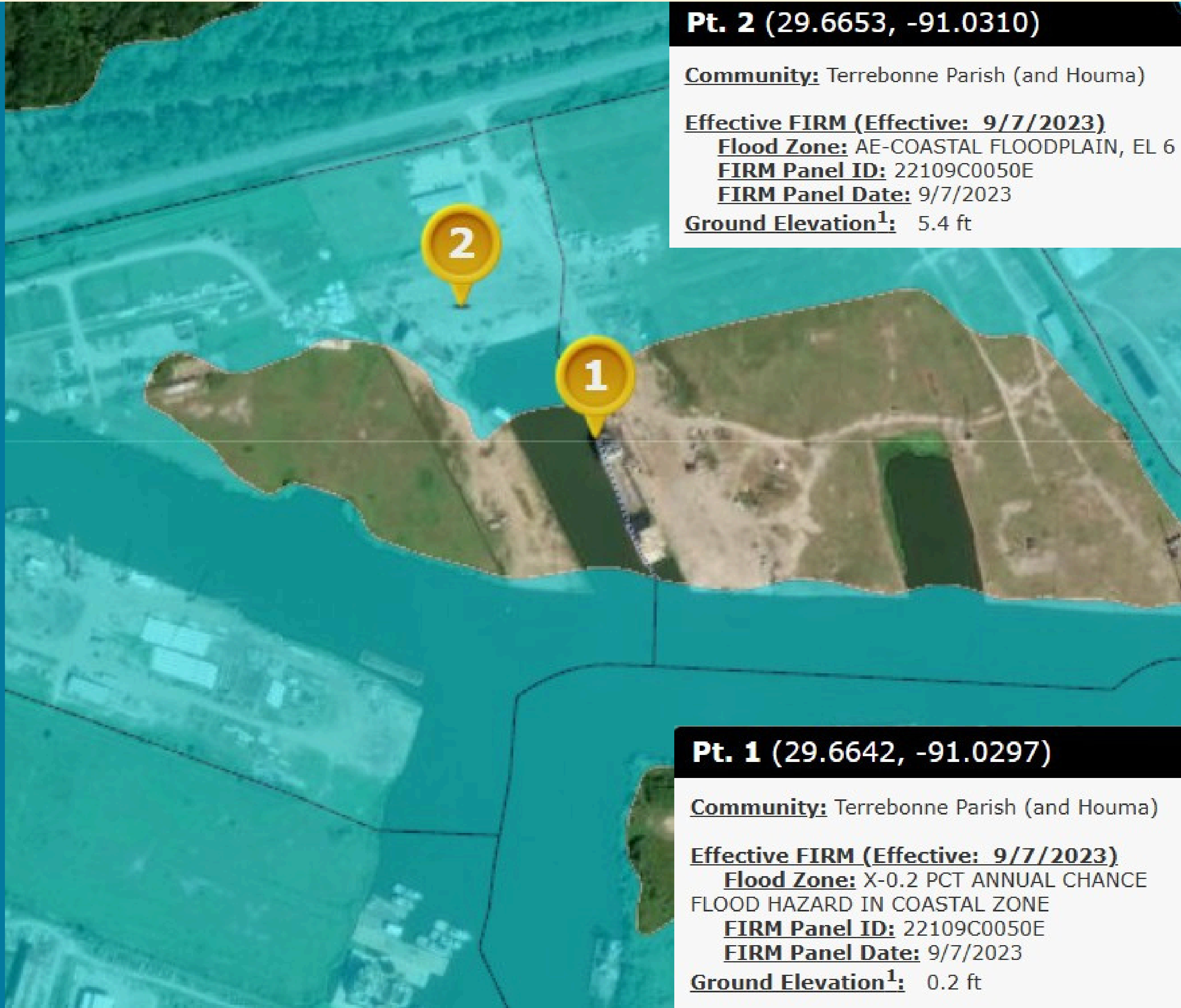
SHEET NO.
1
OF
1

Survey, cont'd



Flood Zone

The subject property is located within FEMA Flood Zones AE and X.
Source: LSU AgCenter / FEMA Flood Maps



Pt. 2 (29.6653, -91.0310)

Community: Terrebonne Parish (and Houma)

Effective FIRM (Effective: 9/7/2023)

Flood Zone: AE-COASTAL FLOODPLAIN, EL 6

FIRM Panel ID: 22109C0050E

FIRM Panel Date: 9/7/2023

Ground Elevation¹: 5.4 ft

Pt. 1 (29.6642, -91.0297)

Community: Terrebonne Parish (and Houma)

Effective FIRM (Effective: 9/7/2023)

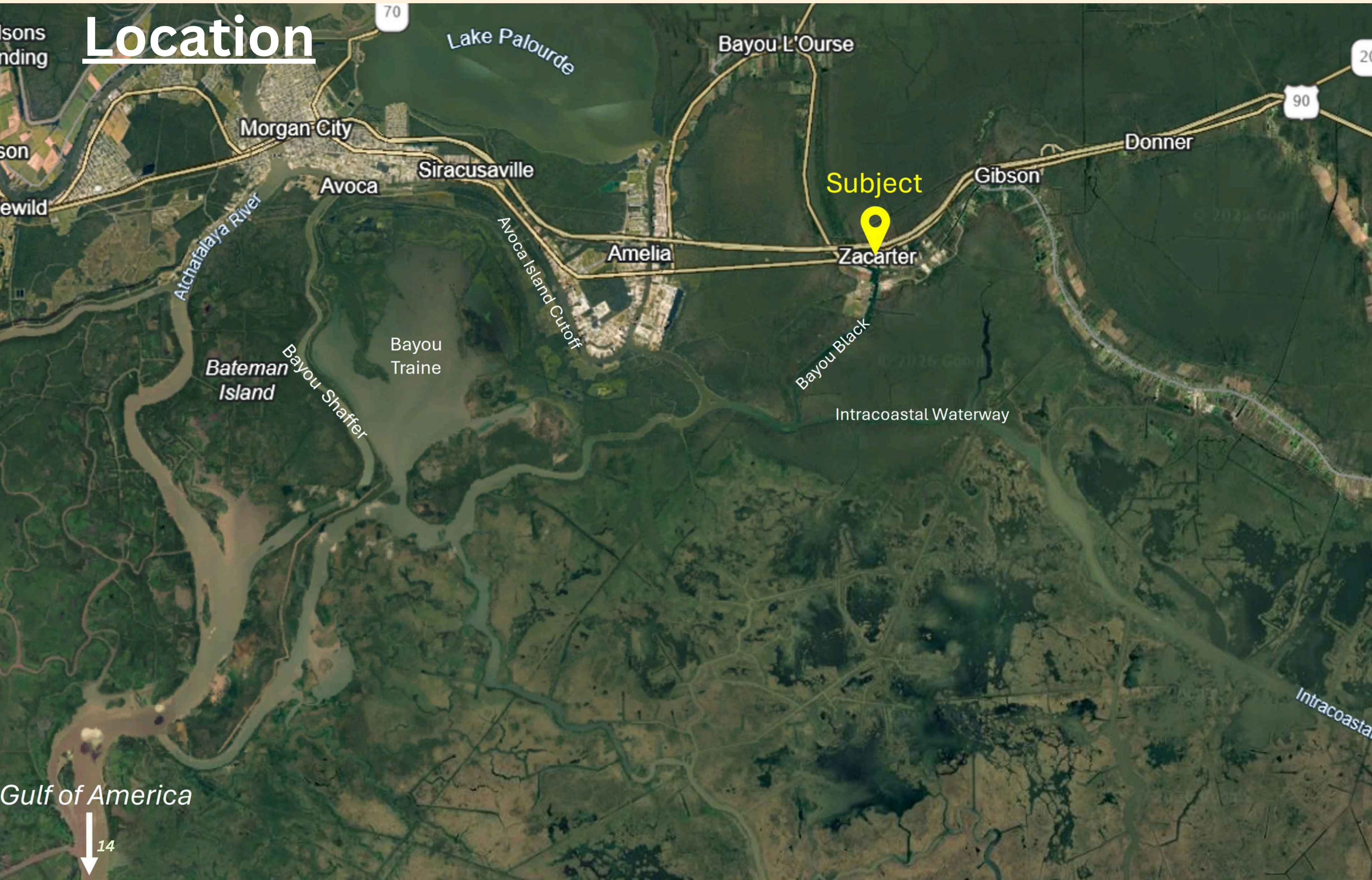
Flood Zone: X-0.2 PCT ANNUAL CHANCE
FLOOD HAZARD IN COASTAL ZONE

FIRM Panel ID: 22109C0050E

FIRM Panel Date: 9/7/2023

Ground Elevation¹: 0.2 ft

Location



Location



Get in Touch

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Gibson, LA 70356

Terrebonne Parish, Louisiana



GENERATIONS
Realty Group

Disclaimer

This Offering Memorandum (the “Memorandum”) has been prepared solely for the purpose of providing preliminary information to prospective purchasers of the property known as 6813 Bayou Black Drive, Gibson, LA 70356 (the “Property”). The information contained herein, including but not limited to financial data, property descriptions, zoning, and development potential, has been compiled from sources believed to be reliable. However, neither the Seller, the Broker, nor any of their respective affiliates, agents, or representatives makes any representation or warranty, express or implied, as to the accuracy, completeness, or current status of such information.

Prospective purchasers are strongly advised to conduct their own independent investigations, due diligence, inspections, and verifications of all matters deemed relevant, including but not limited to legal, financial, environmental, and zoning conditions. No legal or financial advice is offered or intended by this Memorandum, and it should not be relied upon as such.

This Memorandum is subject to errors, omissions, changes, or withdrawal without notice. The Seller and Broker expressly reserve the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement without prior notice to any recipient of this Memorandum.

By accepting this Memorandum, the recipient agrees that under no circumstances shall they rely on any information contained herein as a substitute for their own due diligence, and they agree to release and hold harmless the Seller, Broker, and their respective affiliates from any and all liability in connection with this Memorandum.

Date of Offering Memorandum: June 30, 2026