

SHIPYARD/ BARGE DOCK FOR SALE

4115 E Floodgate Dr. Freeport,
TX 77541



STATE OF THE ART CLEANING FACILITY

- New 2016 USCG certified Vapor Control System (VCR) for cleaning hydrocarbons
- Carbon Absorption System (CAS) for cleaning chlorinated products
- (2) Two 950 Sullair electric compressors
- 2" water well
- 6,000 SCF Nitrogen tank (nitrogen purging of barges)

PROPERTY HIGHLIGHTS

- 53.8 Acres ± 2,400 SF Office Located at Mile Marker 400 on the Gulf Intracoastal Waterway
- Located on the East side of the Brazos River
- next to the Brazos Locks (East)
- Approx. 1 mile out of the Freeport city limits
- Approx. 3 miles from the Port of Freeport by boat
- Approx. 64 miles to Houston
- Non-wetland property
- 8' barge depth
- Intracoastal Waterway Depth: 12'-14'
- 1,000+ barges pass site monthly

USE

- New Construction
- Major/Minor repairs of barges
- Full blast/paint capabilities of boats and barges
- Fleeting capabilities of a minimum of thirty barges

PERMITS

- Air Quality Permit
- 22106
- Title V Federal Operating Permit
- O-01698
- Texas Pollution Discharge Elimination Permit
- WQ0004696000
- Stormwater Permit Registration
- TXR05P327

WATER FRONTAGE

- Estimated 6,845' linear ft. of waterway
- Estimated 2,688' linear ft. of erosion controlled rip rap/pipe piling mooring structure
- Estimated 2,253' linear ft. of steel bulk heading - estimated 1,904' linear ft. of natural banking

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ADDITIONAL INFORMATION

- (1) 200' x 70' dry dock with 7' draft
- (capable of picking up 10,000, 20,000 & 30,000 barrel barges)
- (2) 220' x 70' dry docks with 5' drafts
- (capable of picking up 10,000, 20,000 & 30,000 barrel barges)
- Each of the three dry docks can be modified to dock tow boats
- Ability to build regulation barges
- (2) 12 ton sand storage hoppers, (2) 28 ton standup sandblasting vessels
- Two push boats, M/V Cashman 24'-9"L x 10'W x 4' draft, M/V No Quit 25'-9"L x 20'W x 7' draft
- (2) bulk liquid Oxygen storage tanks
- Liquid Propane storage tank
- (4) 950 electric Sullair compressors with an Sullair Desiccant air drying system
- 1000' up underground air piping dock side
- Large Fleeting Area
- Dock space for additional cleaning facility
- Water well and Septic System
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Recent Improvements Consist of But Not Limited to the Following:

- New 280' X 80' X 8' Dry Dock
- Recent Installation of
 - 120' NZ-26 coated sheet piling 1920 LF of
 - main rail system 7,680 LF of 115 lb. relay
 - rails with anchor clips, concrete bolts, splice plates and bolts 815 LF of side rail system
 - (2) 66'w x 40'l x 38't x 26' side wall
 - blast/paint canopies to run the entire length of the main rail system



Contact broker for price and other information



Doyle Toups



dtoups1@comcast.net



281.460.1694