



EDWARDS GRAVEL CO.
+/- 120 ACRES
 0 Stewart Rd, Saucier, MS 39574

JENNIFER DAY
 OFFICE: 228.276.2700
 MOBILE: 228.249.1569
 jday@southeastcommercial.net



PROPERTY SUMMARY

Southeast Commercial of MS, LLC., on behalf of ownership as its exclusive broker, is pleased to offer for sale the Edwards Gravel Co, LLC (the "Property") located in Harrison County. This Property is comprised of one (1) 120 Acre tract of land containing premium quality concrete and mason sand. 52.2 of those acres are actively permitted with MDEQ. A professional subsurface geological study: bored for quantity/quality analysis has been completed. The Property contains 12,500,000 cubic yards of premium quality concrete and mason sand ready for excavation!

OFFERING SUMMARY

Sale Price:	CALLING FOR OFFERS
Offer Deadline:	January 23, 2023
Property Size:	120 Acres
City & State:	Saucier, Mississippi
County:	Harrison
Zoned:	A-1

LAND FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
 COMMERCIAL**
 REAL ESTATE



EDWARDS GRAVEL CO. +/- 120 ACRES

0 Stewart Rd, Saucier, MS 39574



JENNIFER DAY
OFFICE: 228.276.2700
MOBILE: 228.249.1569
jday@southeastcommercial.net



LAND FOR SALE

AERIAL PHOTO



SOUTHEAST
COMMERCIAL
REAL ESTATE



EDWARDS GRAVEL CO. +/- 120 ACRES

0 Stewart Rd, Saucier, MS 39574

JENNIFER DAY
OFFICE: 228.276.2700
MOBILE: 228.249.1569
jday@southeastcommercial.net



LAND FOR SALE

[ADDITIONAL PHOTOS](#)



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



SUBSURFACE GEOLOGICAL REPORT

- Bored for quantity/quality analysis
- Soil boring logs
- Laboratory analysis
- Sand tested for ISO 13503-2 standards (frac sand)
- ISO Crush Analysis passes for 4,000 psi crush
- 12,500,000 cubic yards sand/gravel
- 70% of overburden removed, sand ready to excavate
- Full report available upon request

LAND FOR SALE

GEOLOGICAL STUDY



**SOUTHEAST
 COMMERCIAL**
 REAL ESTATE



EDWARDS GRAVEL CO.
+/- 120 ACRES
 0 Stewart Rd, Saucier, MS 39574

JENNIFER DAY
 OFFICE: 228.276.2700
 MOBILE: 228.249.1569
 jday@southeastcommercial.net

Strategically located on the Central Mississippi Gulf Coast, this Property is located only miles from the major corridors.

SITE

- 1.8 miles off Highway 67 (Success Rd)
- 11.5 miles to Interstate I-10
- 15.8 miles to Highway 90
- 15 miles to Biloxi
- 19 miles to I-110
- 21 miles to Gulfport
- 20.8 miles to the Port of Gulfport
- 38.5 miles to Mississippi Export Railroad
- 44.7 miles to the Port of Pascagoula



LAND FOR SALE

AERIAL - MAJOR CORRIDORS



**SOUTHEAST
 COMMERCIAL**
 REAL ESTATE