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**Berkshire Hathaway HomeServices McLemore & Co., Realty,
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Collierville, TN, 38017**

IN ASSOCIATION WITH

NATIONAL MARINA SALES

KELLER WILLIAMS REALTY SERVICES

2424 N Federal Hwy #150, Boca Raton, FL 33431

NATIONAL MARINA SALES is a team with Keller Williams Realty Services located in Boca Raton, Florida & works in association with Berkshire Hathaway HomeServices McLemore & Co., Realty who maintains their brokerage offices in other states.

Bay Springs Marina

NEW SITE, MS



OFFERING MEMORANDUM

KW COMMERCIAL

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NEW SITE, MS

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BAY SPRINGS MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

MARINA ATTRIBUTES

A COMPLETE FACILITY / CONVENIENT PARKING

UNDERCOVER SLIPS WITH FLOATING DOCKS

50-TON TRAVELIFT AND DEDICATED HAULOUT WELL

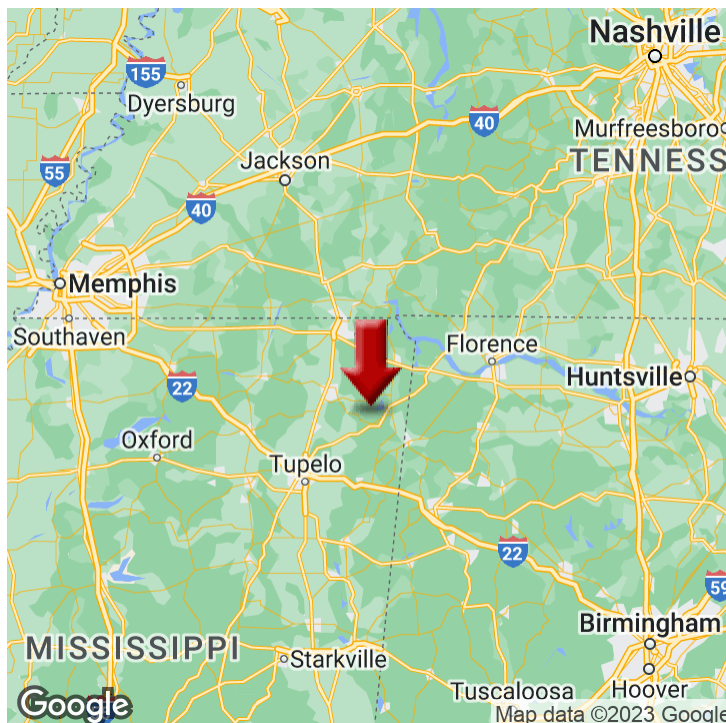
SHIPS STORE / FUEL PUMPS ON FLOATING DOCK

MARINA OFFICE / TOOLS / EQUIPMENT

UNDERCOVER STORAGE AND WORK SPACE

BEST KEPT SECRET ON THE TENN-TOM WATERWAY

Executive Summary



OFFERING SUMMARY

ORIGINAL PRICE:	\$3,750,000
REDUCED PRICE:	\$ 3,500,000
LEASED ACRES:	22
TOTAL WET SLIPS:	125
TRAVELIFT:	50-Ton
SERVICE:	Mechanics on Site
FUEL:	Gasoline / Diesel
SHIPS' STORE:	Yes

PROPERTY OVERVIEW

The Company leases 22 upland acres and 6 acres of submerged lands from the State. There are 6 years remaining on the current lease and strong assurance that it will be renewed at the end of the term. The marina business operates on the leased premises where vessels are stored in 125 wet slips under covered roofs or on open docks. Steel and concrete buildings, equipment, parts inventory, tools and other personal property are situated on or about the leased premises. A 50-Ton Travelift unit which is also personal property of the marina operator is on the property which provides the ability to haul and launch vessels for service, repairs, surveys and so on. The company utilizes office space, inventory rooms, undercover workspaces, a mechanics shop and more. A separate building located at the end of a narrow peninsula extending off the mainland is a designated fuel station with floating docks that carry gasoline and diesel fuel pumps to service customers. An additional building located in the parking area is utilized as a captain's lounge area with bathrooms, recreational space, and other amenities for parties and get-togethers. The business, the assets, the tools and equipment along with the goodwill of the business will be sold to its new owner and the upland and submerged land leases will be either transferred or re-issued to the buyer with anticipated extended terms.

A loyal and affluent customer base with large and small vessels calls the marine home. Convenient and abundant parking is available immediately adjacent to the docks. A friendly and committed crew stands ready to provide superior customer service.

An ice storm in early 2021 collapsed a roof over the westernmost dock system and reconstruction of those docks is not likely. The remaining 125 slips are comprised of 92 that are covered and 33 that are open.

MARINA ATTRIBUTES



MARINA OVERVIEW

Pump-out Station
Shore Power (110 v, 30-amp, 50-amp 225v)
Cable TV
Wi-Fi Access
Direct TV
Courtesy Car
Pet-Friendly
Transient, daily, monthly, annual slips
Full Service convenience store
Fuel Dock (high-speed pumps (Gas & Diesel)
Restrooms
Bath Houses
Laundry
Captain's Lounge
Abundant Parking
Boat Ramp
Full Service Department:
Electrical
A/C Refrigeration
Rigging and De-rigging
Winterizing
Restoration / Repairs
Mechanical
Prop Repairs
Carpentry
Fiberglass
Bottom Jobs
Towing

Max LOA: 160'

Max Draft: 12'

A COMPLETE FACILITY / CONVENIENT PARKING



UNDERCOVER SLIPS WITH FLOATING DOCKS



50-TON TRAVELIFT AND DEDICATED HAULOUT WELL



FUEL STATION ON FLOATING DOCKS



MARINA OFFICE / TOOLS / EQUIPMENT



UNDERCOVER STORAGE AND WORK SPACE



BEST KEPT SECRET ON THE TENN-TOM WATERWAY



BAY SPRINGS MARINA

LOCATION INFORMATION

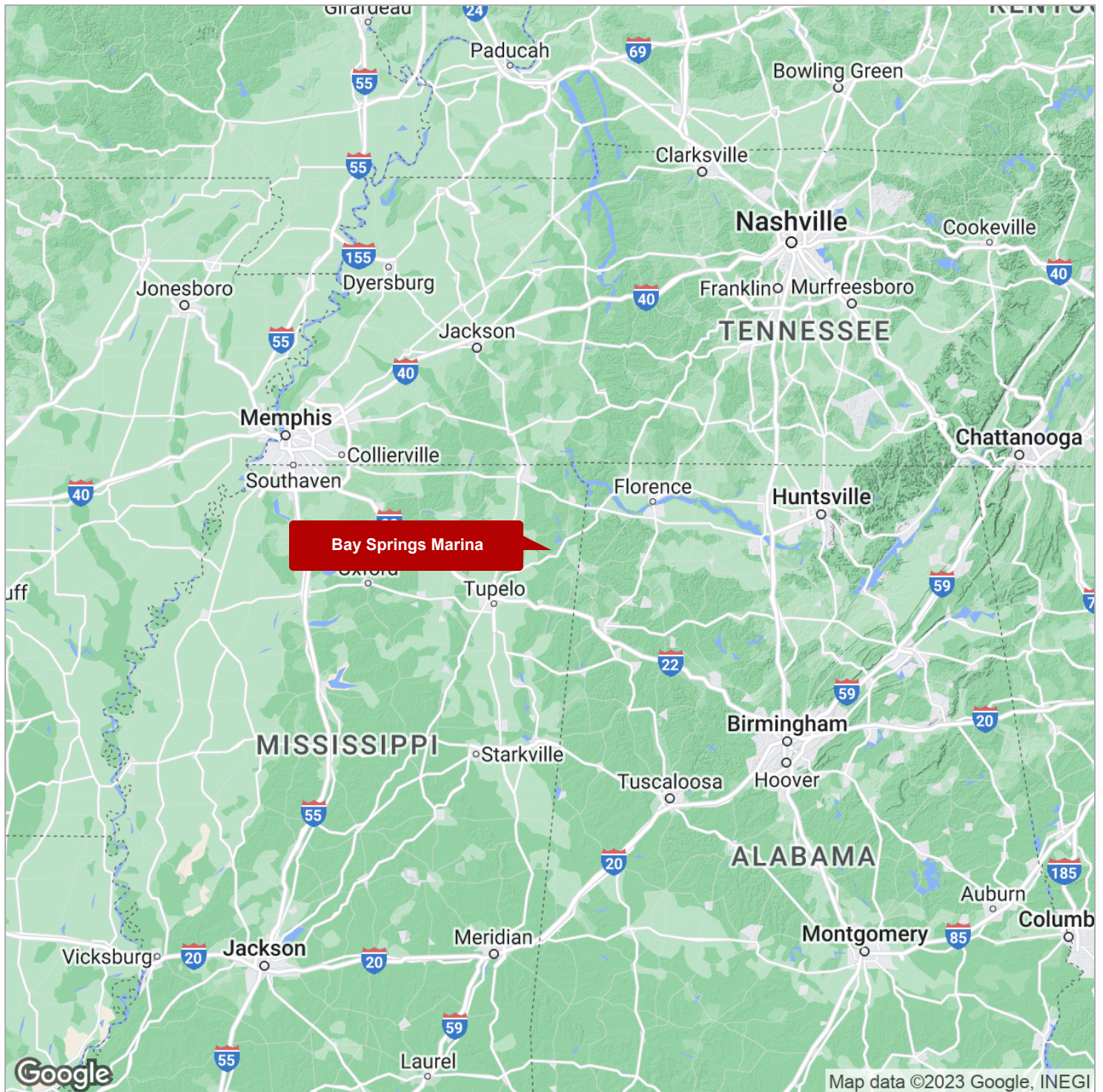
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REGIONAL MAP

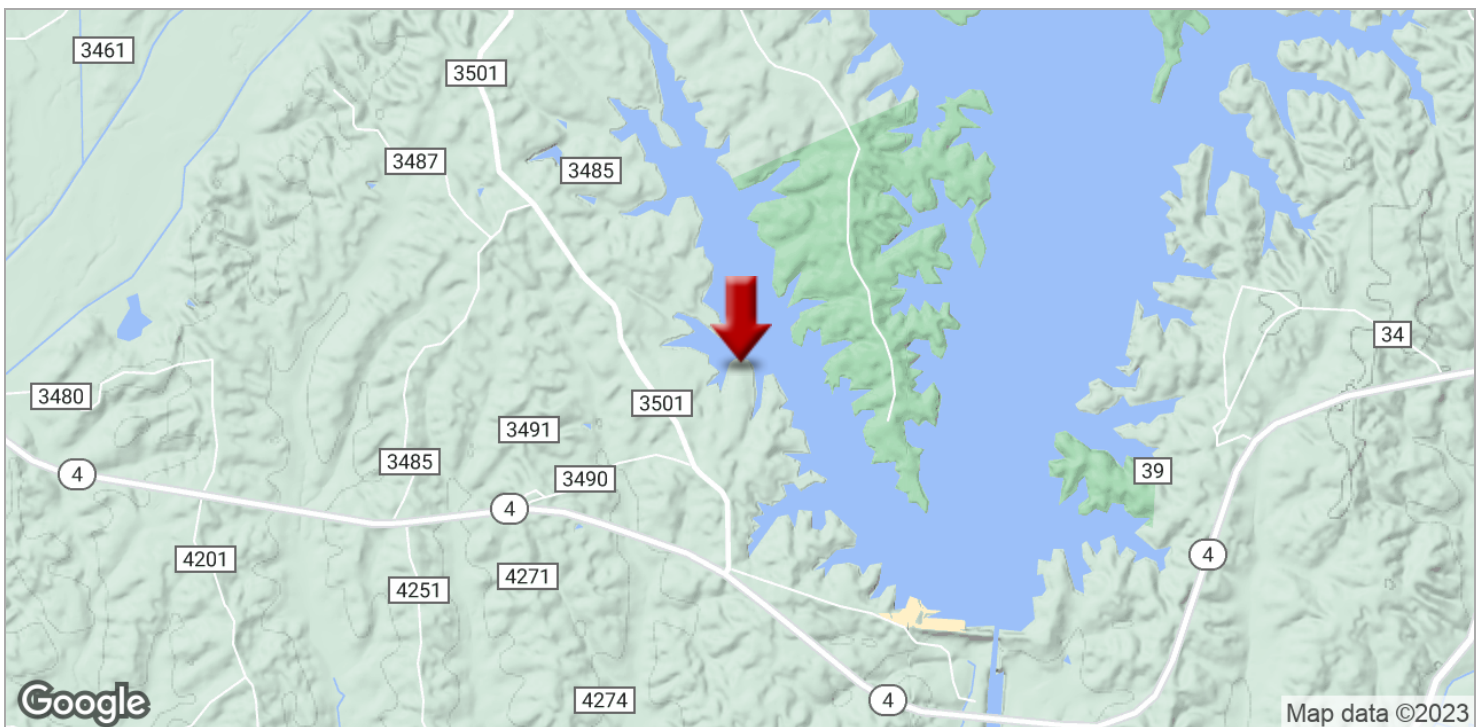
LOCATION MAPS

WESTERN-MOST (FAR LEFT) DOCK HAS NO ROOF

Regional Map



Location Maps



WESTERN (FAR LEFT) DOCK NO LONGER COVERED



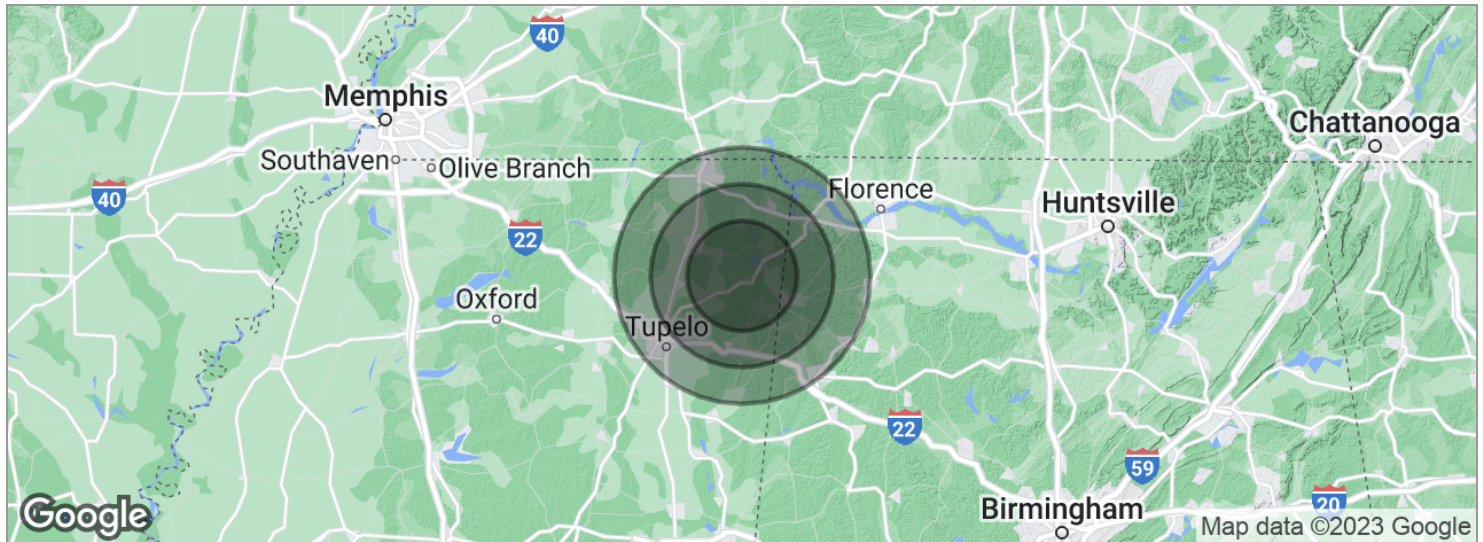
BAY SPRINGS MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	15 MILES	25 MILES	35 MILES
Total population	28,890	101,818	237,290
Median age	39.6	38.2	38.3
Median age (male)	38.4	36.4	36.7
Median age (Female)	41.8	39.6	39.7
HOUSEHOLDS & INCOME	15 MILES	25 MILES	35 MILES
Total households	11,124	38,589	91,718
# of persons per HH	2.6	2.6	2.6
Average HH income	\$42,162	\$44,809	\$48,390
Average house value	\$85,801	\$96,314	\$115,641

* Demographic data derived from 2020 ACS - US Census