

Lake Jackson

PRICE REDUCED!

Bryan Mound Strategic Petroleum Reserve

Old Reservoir

W Floodgate Rd

E Floodgate Rd

BRAZOS RIVER

SITE

Levee Rd

GULF INTRACOASTAL WATERWAY

# Shipyard/Barge Dock For Sale

4115 E Floodgate Dr, Freeport, TX 77541

## 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)

## 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

## 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

## WAREHOUSE

- (2) Two Floors
- First Floor (fully stocked) tool room
- Second Floor includes (3) Three offices
- Lunch/Meeting room
- Industrial sized restrooms
- Water well/septic

## 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 0-01698
- Texas Pollution Discharge Elimination Permit WQ0004696000
- Stormwater Permit Registration TXR05P327

Contact broker for details on the MAJOR PRICE REDUCTION!

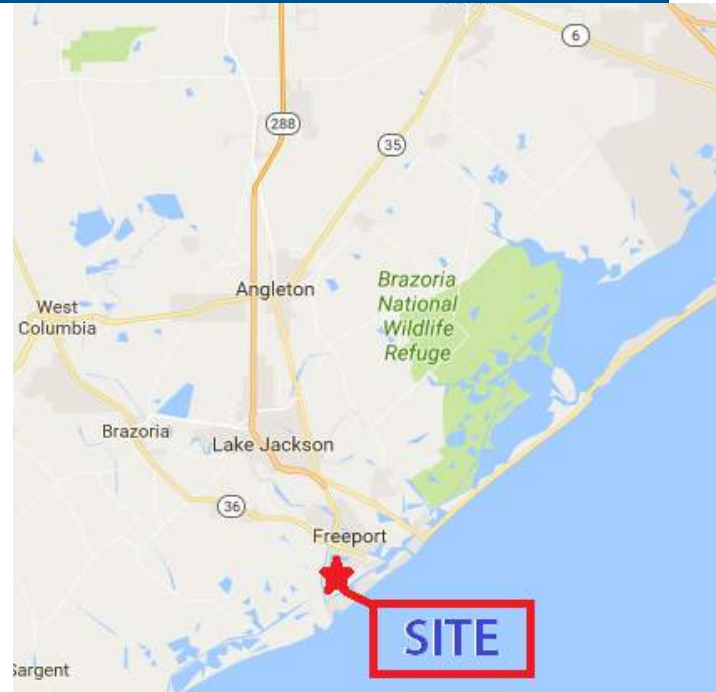
## FOR MORE INFORMATION:

Doyle Toups  
dtoups@moodyrambinint.com  
713.773.5598

# Shipyard For Sale - Freeport, TX

4115 E Floodgate Dr, Freeport, TX 77541

- (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 Desicant air drying system
- 1000' up underground air piping dock side
- Large Fleeting Area
- Dock space for additional cleaning facility
- Water well and Septic System



## FOR MORE INFORMATION:

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
  - Must treat all parties to the transaction impartially and fairly;
  - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MRIO, Inc.

0542512

Broker's Licensed Name or Primary  
Assumed Business Name

License No.

Email

Phone

Robert O. Cromwell

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Designated Broker's Name

License No.

Email

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Agent's Supervisor's Name

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date