

**THE FOLLOWING LISTING IS  
PRESENTED BY**



**Berkshire Hathaway HomeServices McLemore & Co., Realty,  
118 E. Mulberry St. Suite 101,  
Collierville, TN, 38017**

*IN ASSOCIATION WITH*



**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**  
2424 N Federal Highway, Suite 150  
Boca Raton, FL 33431

*PRESENTED BY:*

**Kristie Clark**  
Local Listing Broker  
Berkshire Hathaway HomeService  
McLemore & Co. Realty  
MS Lic. No. S-60847  
Kristie@mac-realtors.com  
(214) 277-1950

**Richard H Roughen PA**  
Keller Williams Realty Services  
dba 'National Marina Sales'  
Out of State Cooperating Broker Associate  
FL Lic. No. BK706569  
Rick@Roughen.net  
(954) 298-770

# Confidentiality & Disclaimer

## NEW SITE, MS

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KELLER WILLIAMS REALTY SERVICES in compliance with all applicable fair housing and equal opportunity laws.

*PRESENTED BY:*

**KW COMMERCIAL**

2424 N Federal Highway, Suite 150

Boca Raton, FL 33431

**Kristie Clark**  
**Local Listing Broker**  
**Berkshire Hathaway HomeService**  
**McLemore & Co. Realty**  
**MS Lic. No. S-60847**  
**Kristie@mac-realtors.com**  
**(214) 277-1950**

**Richard H Roughen PA**  
**Keller Williams Realty Services**  
**dba 'National Marina Sales'**  
**Out of State Cooperating Broker Associate**  
**FL Lic. No. BK706569**  
**Rick@Roughen.net**  
**(954) 298-770**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



BAY SPRINGS MARINA

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

MARINA ATTRIBUTES

A COMPLETE FACILITY / CONVENIENT PARKING

UNDERCOVER SLIPS WITH FLOATING DOCKS

50-TON TRAVELIFT AND DEDICATED HAULOUT WELL

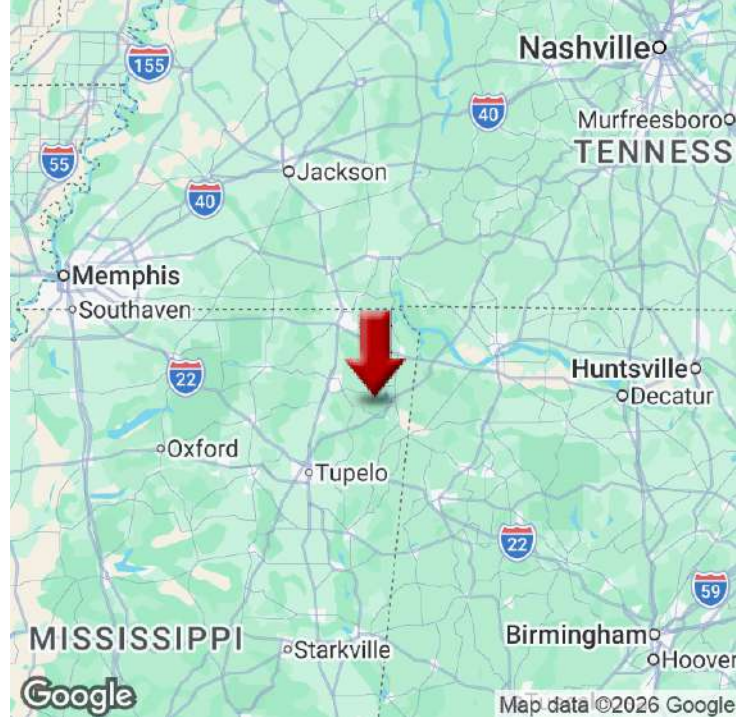
SHIPS STORE / FUEL PUMPS ON FLOATING DOCK

MARINA OFFICE / TOOLS / EQUIPMENT

UNDERCOVER STORAGE AND WORK SPACE

BEST KEPT SECRET ON THE TENN-TOM WATERWAY

# Executive Summary



## OFFERING SUMMARY

<b>ORIGINAL PRICE:</b>	<del>—\$3,750,000—</del>
<b>REDUCED PRICE:</b>	\$ 2,900,000
<b>LEASED ACRES:</b>	22
<b>TOTAL WET SLIPS:</b>	146
<b>TRAVELIFT:</b>	50-Ton
<b>SERVICE:</b>	Mechanics on Site
<b>FUEL:</b>	Gasoline / Diesel
<b>SHIPS' STORE:</b>	Yes

## PROPERTY OVERVIEW

The Company leases 22 upland acres and 6 acres of submerged lands from the State. There are 5 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 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 146 slips are comprised of 94 that are covered and 52 that are open.

## MARINA ATTRIBUTES



### MARINA OVERVIEW

Pump-out Station  
Shore Power (110 v, 30-amp, 50-am 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

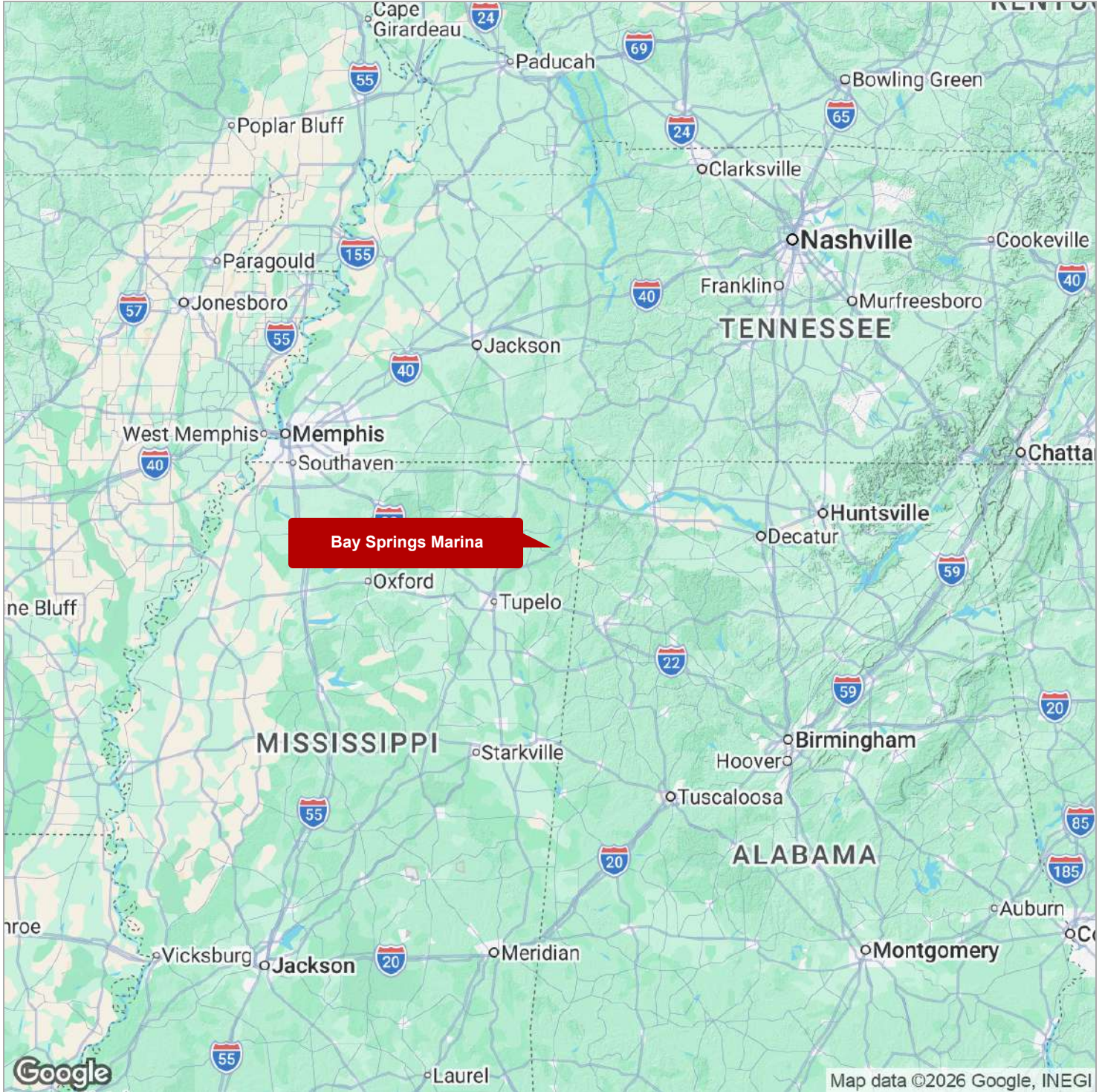
# 2

REGIONAL MAP

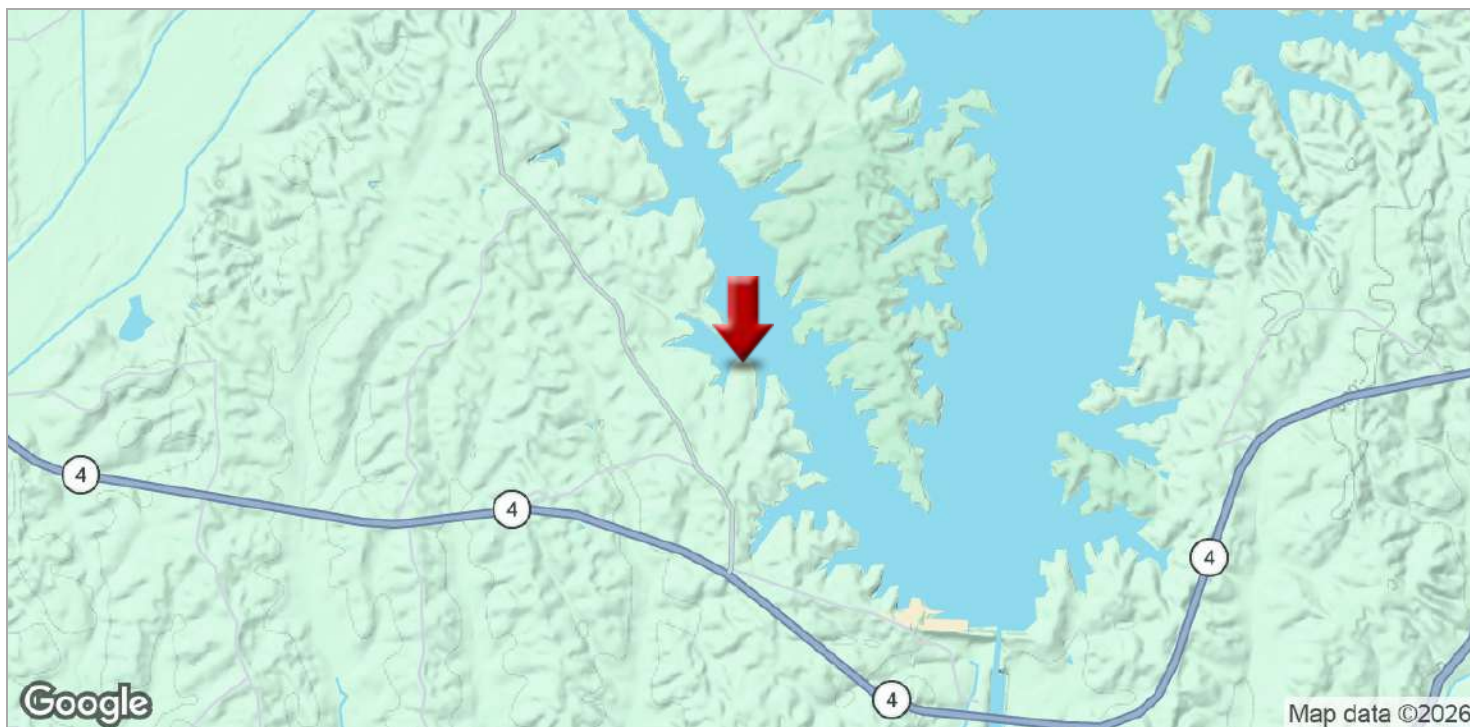
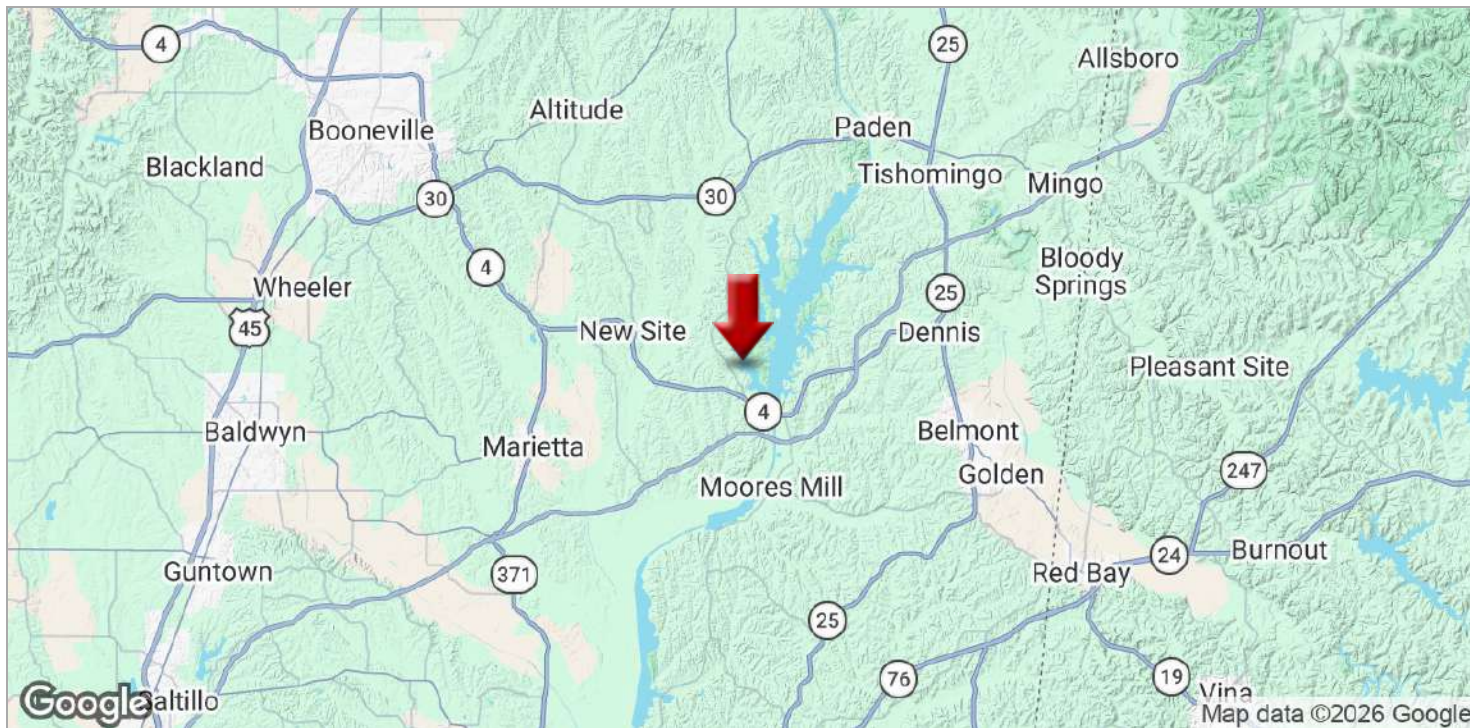
LOCATION MAPS

WESTERN-MOST (FAR LEFT) DOCK HAS NO ROOF

# Regional Map



# Location Maps



# WESTERN (FAR LEFT) DOCK NO LONGER COVERED



BAY SPRINGS MARINA

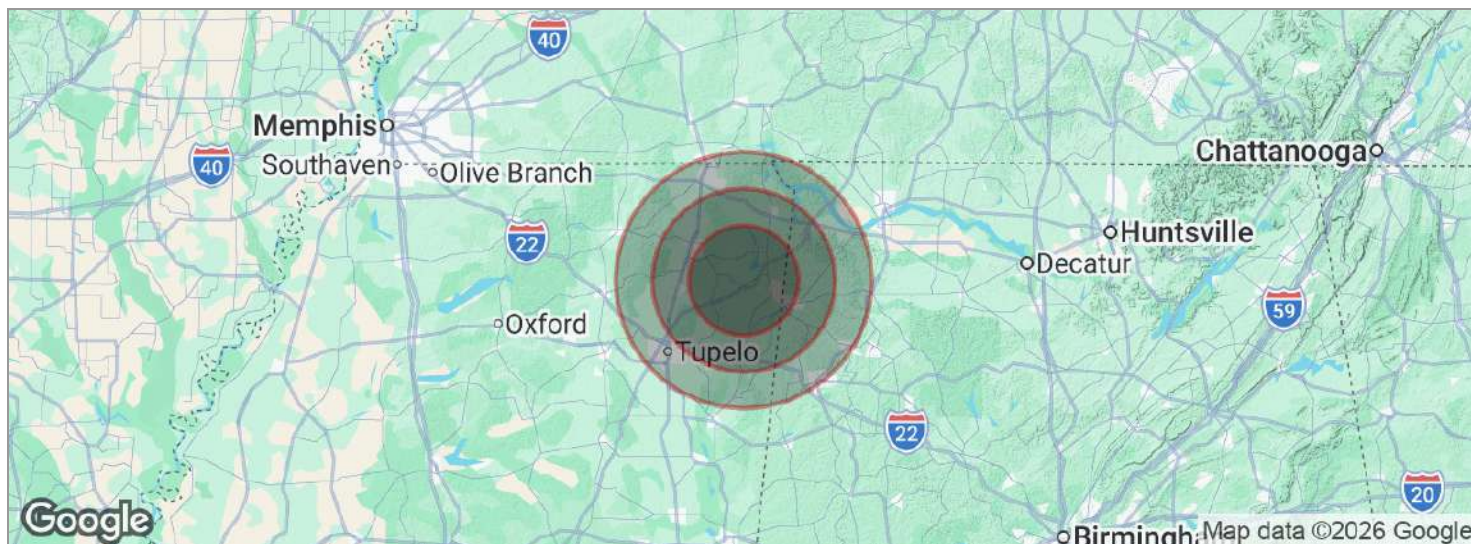
---

# DEMOGRAPHICS

3

DEMOGRAPHICS MAP

# Demographics Map



<b>POPULATION</b>	<b>15 MILES</b>	<b>25 MILES</b>	<b>35 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>15 MILES</b>	<b>25 MILES</b>	<b>35 MILES</b>
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