PRIME COMMERCIAL 2 ACRE LOT

FOR SALE

2 ACRE COMMERCIAL LOT ON THE CORNER OF HWY 80 AND BEE BAYOU ROAD

APPROXIMATELY 1 MILE FROM I-20

LOCATED WITHIN 2 MILES OF THE META AI DATA CENTER AND TWO PROPOSED ENTERGY POWER PLANTS

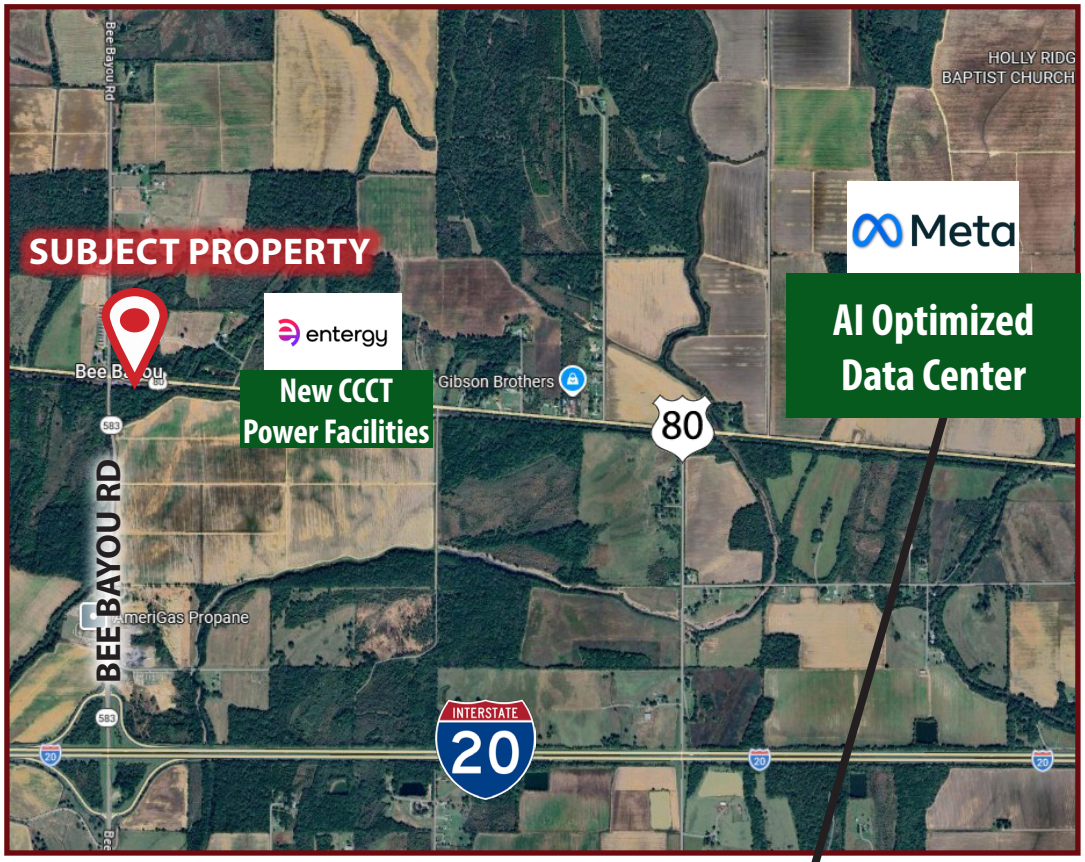
ONE OF THE BUSIEST INTERSECTIONS IN RICHLAND PARISH WITH A NEW TRAFFIC LIGHT RECENTLY INSTALLED

CURRENT OWNER IS LEASING 6 MANUFACTURED HOMES ON SITE FOR APPROXIMATELY $7000/MONTH. AN ADDITIONAL UNIT AVAILABLE TO LEASE UPON PURCHASE

EXCELLENT LOCATION FOR MULTIPLE COMMERCIAL USES

$1,132,000

3402 HWY. 80
RAYVILLE, LA 71269





VINTAGE REALTY COMPANY

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NORTHEAST LOUISIANA & MONROE LOUISIANA ECONOMIC DRIVERS

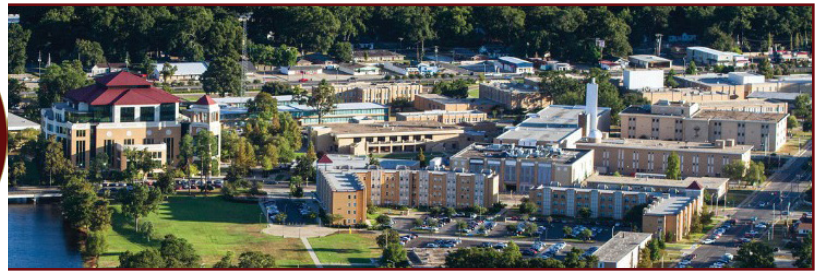


META AI Optimized Data Center

Richland Parish - December 2024 - Facebook and Instagram parent company Meta announced it will build an artificial intelligence data center in northeast Louisiana, a transformational investment that cements the state's status as a major innovation hub and puts this picturesque rural community on the leading edge of a global digital revolution. Project is expected to result in 500 or more direct new jobs, more than 1,000 indirect jobs and 5,000 construction workers at peak.

Expansive technology campus will occupy 4 million square feet on the 2,250-acre former Franklin Farm mega site. The facility is the largest of more than 20 Meta data centers around the world.

Rayville, Louisiana in Richland Parish is located approximately 25 miles from Monroe.



University of Louisiana at Monroe

The University of Louisiana Monroe (ULM), established in 1931, has grown to serve 9,608 students. The University's service region in Northeast Louisiana consists of Caldwell, East Carroll, Franklin, Jackson, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll Parishes.

- 1,010 Full Time Employees
- 96 Majors and Minors Offered
- Only Public Pharmacy Program in Louisiana
- NCAA Division I athletic programs

Entergy Louisiana state-of-the-art power facilties

Richland Parish - December 2025 - Entergy Louisiana broke ground in Richland Parish to mark the start of construction on a pair of new combined-cycle combustion turbine generation facilities recently approved by the Louisiana Public Service Commission.

The Franklin Farms Power Station represents a significant investment in modern energy infrastructure designed to strengthen reliability, power economic expansion in north Louisiana, and deliver significant economic benefits — including billions in capital investment, thousands of construction and technology jobs, and lasting value for local communities and Entergy customers statewide.

The new CCCT facilities will feature modern, highly efficient technology that uses less fuel to produce more power, resulting in lower emissions and improved system reliability. Both projects are expected to be completed and operational by late 2028.

RAYVILLE, LA 2029 PROJECTED DEMOGRAPHICS

POPULATION
6,134

HOUSEHOLDS
2,471

AVERAGE INCOME
$54,594

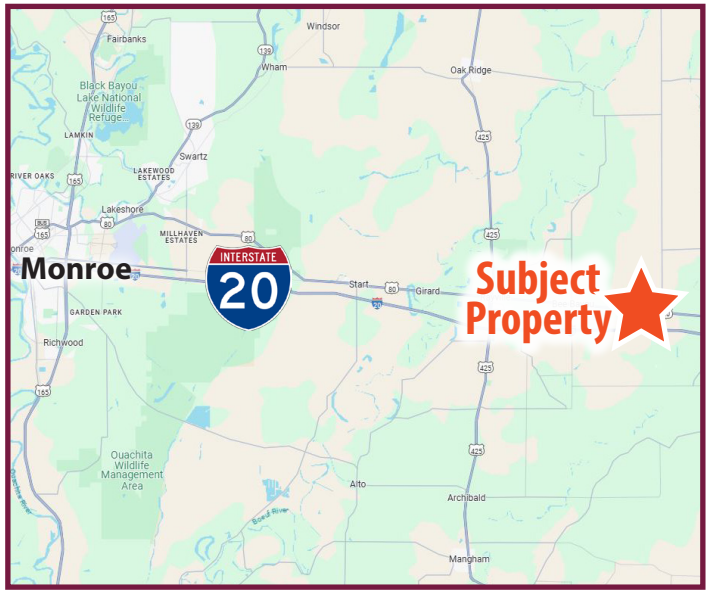
REGIONAL DEMOGRAPHICS

POPULATION

MONROE, LA DMA
456,529

OUACHITA PARISH
159,927

STATE OF LOUISIANA
4.6 MILLION



HIGHER EDUCATION

ULM
(9,608+ Students)
6555 Undergraduate
1389 Graduate Students
333 Professional Students
803 Out-of-State

LOUISIANA DELTA COMMUNITY COLLEGE

MAIN CAMPUS
(4100+ Students total)

NUMBER OF HOUSEHOLDS

MONROE, LA DMA
179,988

OUACHITA PARISH
62,880

STATE OF LOUISIANA
1.85 MILLION

MONROE, LA DMA
$69,118

OUACHITA PARISH
$75,302

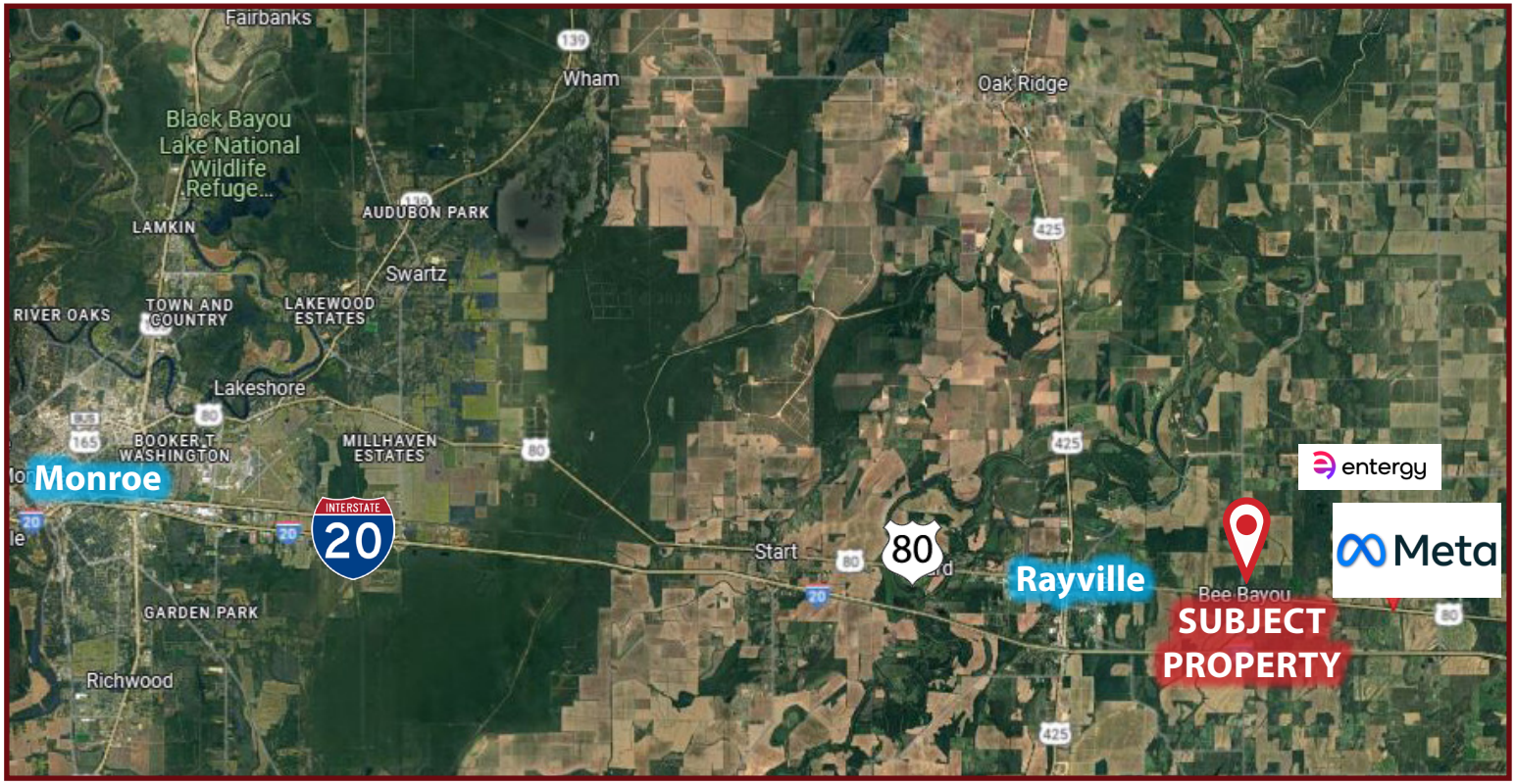
STATE OF LOUISIANA
$85,114

MEDIAN AGE

MONROE, LA DMA	**38.8**
OUACHITA PARISH	**36.8**
STATE OF LOUISIANA	**38.6**

LOCATION MAP





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