

PRIME COMMERCIAL LOT ADJOINING NEW META CENTER

FOR SALE

2 ACRE COMMERCIAL LOT ON THE CORNER OF THE
NEW IMPROVED JAGGERS RD. AND HWY 80

PROPERTY ADJOINS SE CORNER OF THE NEW
META CENTER IN RICHLAND PARSH

PRIME LOCATION FOR A CONVENIENCE STORE,
RESTAURANT OR OFFICE

**2604 HWY. 80 EAST
RAYVILLE, LA 71269**



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NORTHEAST LOUISIANA & MONROE LOUISIANA ECONOMIC DRIVERS



META \$10 Billion AI Optimized Data Center

Richland Parish - December 2024 - Facebook and Instagram parent company Meta announced it will build a \$10 billion 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

Northeast Louisiana Current Top Employers

- Drax – Global leader in sustainable biomass energy.
- Lamb Weston – Major producer of frozen potato products.
- Graphic Packaging International – Manufacturer of paperboard packaging.
- Mid South Extrusion – Industry leader in blown films for packaging and consumer goods; announced a \$17 million expansion in 2024.
- Etheridge Pipeline & Conduit – Growing conduit provider with over 100 employees, securing significant government contracts.
- Haring Catfish – Processing over 300,000 pounds of catfish weekly, providing stable local jobs for over 60 years.
- Copeland Electric – Full-service electrical solutions provider for industrial, commercial, and residential projects since 1971.

RAYVILLE, LA 2029 PROJECTED DEMOGRAPHICS

POPULATION

6,134

HOUSEHOLDS

2,471

AVERAGE INCOME

\$54,594

REGIONAL DEMOGRAPHICS



POPULATION

MONROE, LA DMA

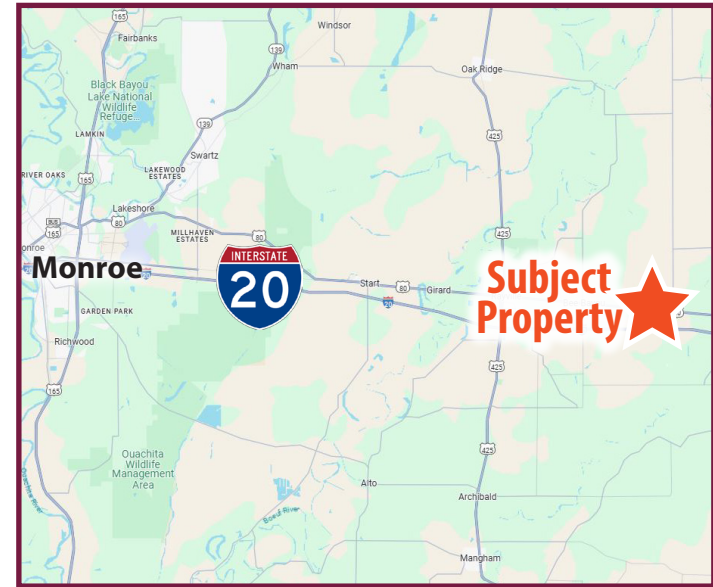
456,529

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

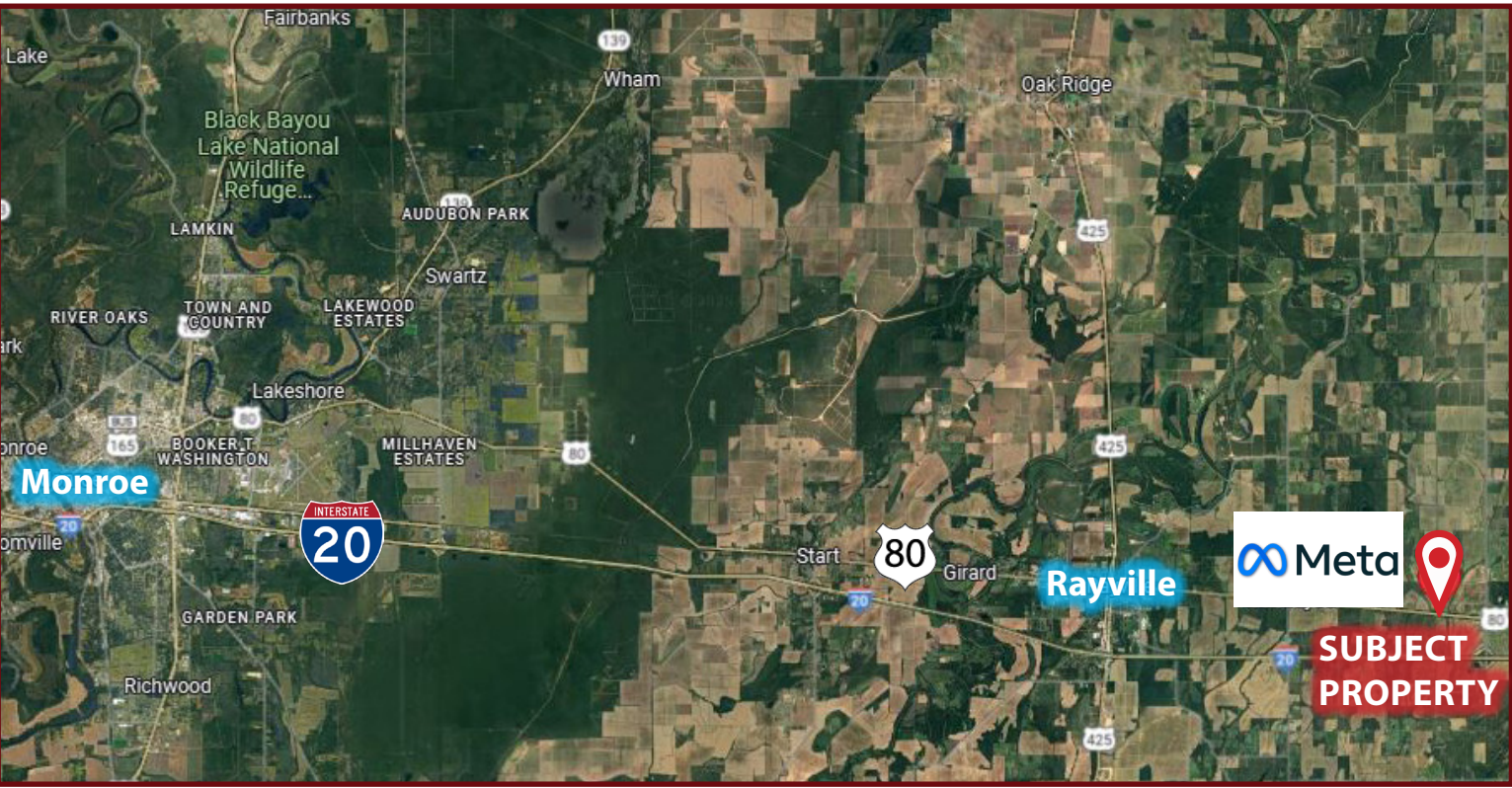
OUACHITA PARISH

36.8

STATE OF LOUISIANA

38.6

LOCATION MAP



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