

±1,440 ACRES

EAST CARROLL PARISH

DYNAMIC INDUSTRIAL
CONVERSION POTENTIAL

907 GREENBRIAR RIDGE
EPPS, LA 71237

LAKE PROVIDENCE
EAST CARROLL PARISH
LA 71254

OFFERING MEMORANDUM

CBRE

INVESTMENT SUMMARY

Acreage	±1,400 Contiguous Acres
Location	East Carroll Parish, Louisiana
Addresses	907 Greenbriar Ridge, Epps, LA 71237 Lake Providence, East Carroll Parish, Louisiana 71254
Zoning	Agricultural; Preliminary Discussions to Convert to Light Industrial Appear Favorable *Louisiana Economic Development Certified Site status pending
Infrastructure	115 KVA crosses portion of Site with higher power transmissions nearby in the vicinity *Entergy is committed to significant upgrades throughout the Region
Access	Interstate 20 Approximately 10 Minutes Away

POTENTIAL USES

	INDUSTRIAL		COMMERCIAL
	LOGISTICS		MANUFACTURING
	MIXED-USE		AGRIBUSINESS
	RENEWABLE ENERGY		SPECIALTY R&D



NE LOUISIANA

Northeast Louisiana, positioned along the Interstate 20 corridor, offers a business-friendly environment with large development sites, favorable utility economics, and strategic access to highway, rail, and airport infrastructure. The region’s economic base is supported by a diverse mix of industries, including advanced manufacturing, agribusiness, food processing, packaging, and renewable energy. Recent momentum has been reinforced by major investment activity and coordinated regional planning efforts, including Meta’s announced expansion of its Richland Parish AI data center to more than \$50 billion in total investment, one of the largest economic development projects in Louisiana history, and Faith Technologies Incorporated’s \$80 million manufacturing facility in Ouachita Parish that is expected to create more than 200 jobs. With Governor Jeff Landry’s proclamation on July 13, 2026 that “Louisiana is leading the way with the next Industrial Revolution”, the Interstate 20 corridor in particular is poised to be the recipient of increased commercial activity with receptive communities herein. These developments, combined with improved air service at Monroe Regional Airport, including expanded connectivity to Dallas-Fort Worth, further enhance the area’s appeal for industrial users, employers, and long-term investors seeking scalable growth opportunities in Northeast Louisiana.

Major Employers

LUMEN®



Meta

drax

FT/
FAITH TECHNOLOGIES
INCORPORATED

LambWeston®
POSSIBILITIES IN POTATOES





INVESTMENT HIGHLIGHTS

Large-Scale Land Position with Flexible Future Use

At approximately ±1,400 acres, the property offers a rare scale that is increasingly difficult to assemble. This size creates meaningful flexibility for phased development, large-user occupancy, continued agricultural operation, or a combination of uses over time.

Significant Industrial and Commercial Development Upside

The property is well suited for industrial, logistics, warehousing, manufacturing, agribusiness, and related large-format uses. Its scale, rural setting, and strategic location make it attractive for groups seeking room for expansion in a less constrained environment.

Renewable Energy and Carbon Strategy Potential

In addition to conventional development opportunities, the tract may also appeal to groups pursuing renewable energy, carbon-related land strategies, or other alternative land uses that require substantial acreage and operational flexibility.

Strategic Access and Infrastructure Advantages

The property benefits from proximity to Interstate 20 and nearby transmission infrastructure, enhancing long-term development appeal.



INFRASTRUCTURE OVERVIEW

Parcel of Interest

Electric Substations

Electric Transmission Lines

OVER 500 KV

345 KV

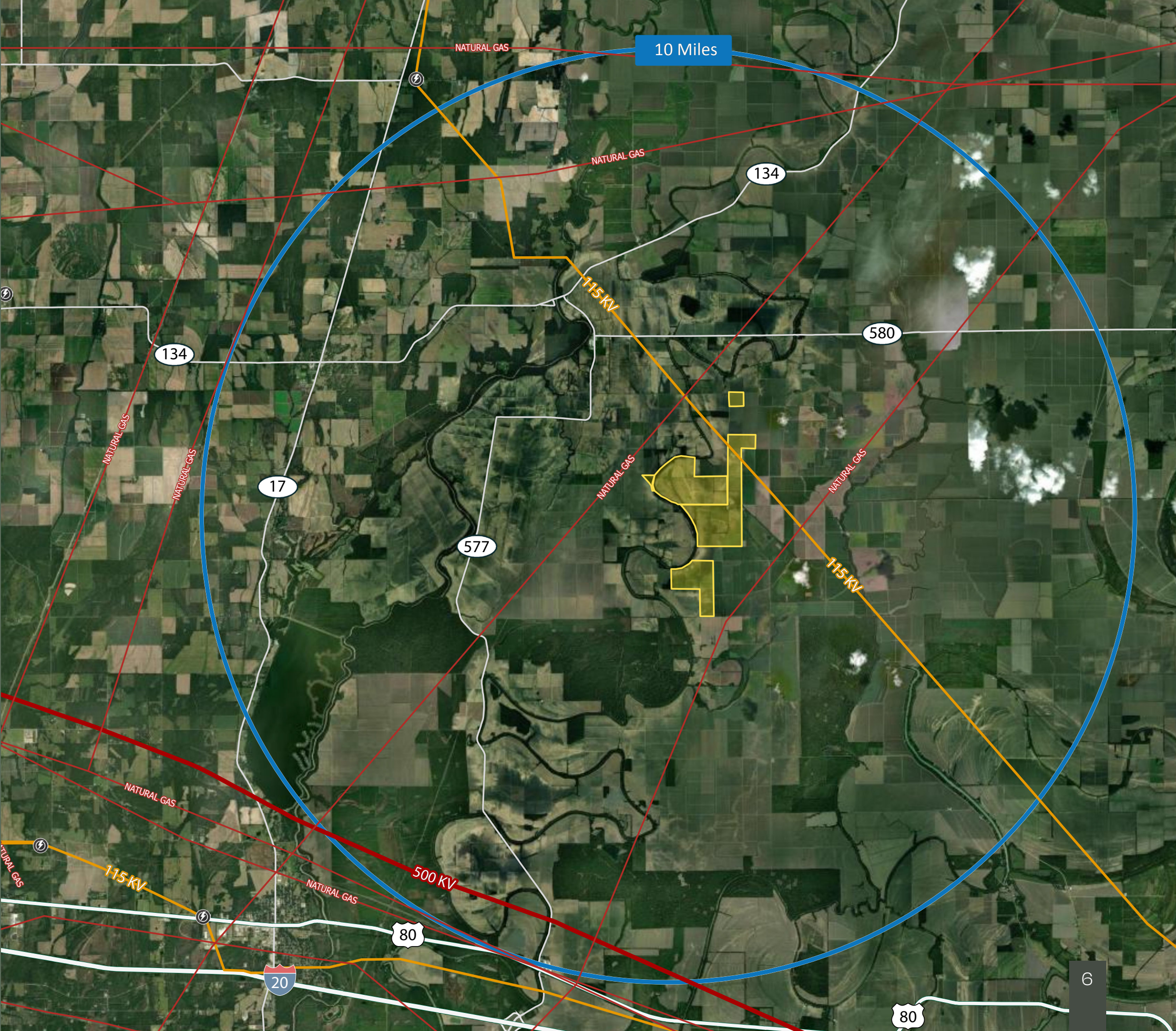
220-287 KV

100-161 KV

UNDER 100 KV

Pipelines

Natural Gas Pipelines



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