DELHI RV PARK FOR SALE IN RICHLAND PARISH

HWY 17 SOUTH, DELHI, LA 71232

33 FULL HOOKUP RV SITES ON APPROXIMATELY 2.4 ACRES

VINTAGE REALTY COMPANY

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PROPERTY FEATURES:

- Established in 2011
- Offers 33 full-hookup RV Sites on approximately 2.4 acres
- Currently 100% occupied with extended stay tenants
- Conveniently located less than ½ mile off I-20 and minutes away from the META AI Data Center and newly proposed power plants
- 50/30/20 Amp Services with city water and city sewer
- Located within 5 minutes of Black Bear Golf Course and Poverty Point Reservoir
- Current rents are below market with the high demand and short supply for extended stay residents
- Asking Price: $1,950,000

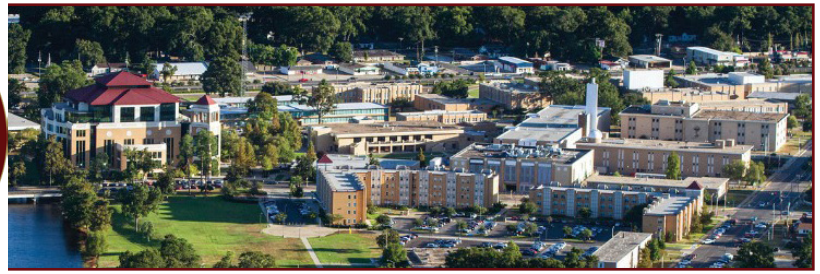
NORTHEAST LOUISIANA & MONROE LOUISIANA ECONOMIC DRIVERS

META AI Optimized Data Center

Richland Parish - December 2024 - Facebook and Instagram parent company Meta announced it will build a $10-$27 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

Entergy Louisiana state-of-the-art power facilities

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

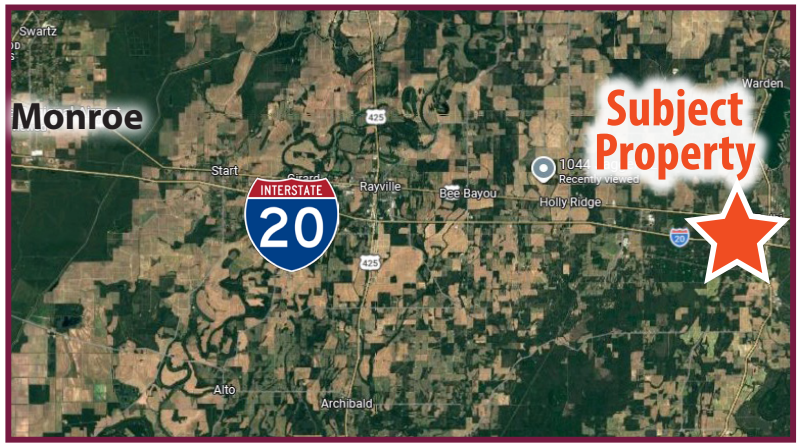
REGIONAL DEMOGRAPHICS

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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