

# Premier Delhi Area Development Opportunity

Prime Development Potential • Investment • Income Producing

181.48± Acres • Interstate 20 Frontage • CRP Income

Richland Parish, Delhi, Louisiana

**\$12,350,000**



# Property Information

## Location

- Delhi, LA
- Near Meta Data Center
- 83± Miles to Jackson, MS
- 165± Miles to Baton Rouge, LA
- 245± Miles to New Orleans, LA
- 321± Miles to Dallas, TX

## Property Use:

- Development
- Commercial
- Investment
- Recreational

## Coordinates:

- 32.4366, -91.4889

## Property Highlights

- 181.48± Acres
- Prime Development Opportunity
- 3,749± Feet of Interstate 20 Frontage
- 1,255± Feet of Frontage Road Frontage
- Utilities Available
  - Sewer
  - Water
  - Electricity
- No Wetlands
- Located Near Meta Data Center
- Hardwood Timber
- Bayou Macon Watershed
- 144.22± FSA Tillable Acres
- CRP Income Through 2030
- Excellent Visibility and Accessibility



**LESLIE PINNIX** REALTOR®  
O: 662.771.1101 | C: 662.820.2205  
Leslie@TomSmithLand.com

**BRUCE WEST** MANAGING BROKER  
O: 662.441.2500 | C: 662.873.3007  
Bruce@TomSmithLand.com

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# The Property

181.48± Acres

Located in Richland Parish near Delhi, Louisiana, this exceptional 181.48± acre tract presents a rare opportunity to acquire a large acreage property positioned within one of Northeast Louisiana's most promising growth corridors.

The property offers approximately 3,749 feet of frontage along Interstate 20 and approximately 1,255 feet of frontage along the frontage road, providing outstanding visibility and accessibility for future development opportunities. Its strategic location near the Meta Data Center and other expanding commercial investments makes this property particularly attractive for developers, investors, and long-term landowners seeking to capitalize on the area's growth.

Currently covered in mature hardwood timber, the tract offers immediate recreational and timber value while maintaining substantial future development potential. Utility infrastructure, including sewer, water, and electricity, is available at the property, significantly enhancing its attractiveness for commercial, industrial, residential, or mixed-use projects.

An additional benefit is the existing Conservation Reserve Program (CRP) contract, which provides annual income while preserving the property's long-term investment value. Approximately 140.77± acres are enrolled in CRP through September 2030, generating approximately \$12,163 annually.

The property contains approximately 144.22± FSA tillable acres and is comprised primarily of productive Grenada and Grenada-Calhoun silt loam soils. Importantly, no wetlands have been identified on the property, further enhancing future development opportunities.

Whether your vision includes commercial development, industrial expansion, a corporate campus, investment ownership, or a long-term land hold, this tract offers exceptional versatility in a rapidly growing market.

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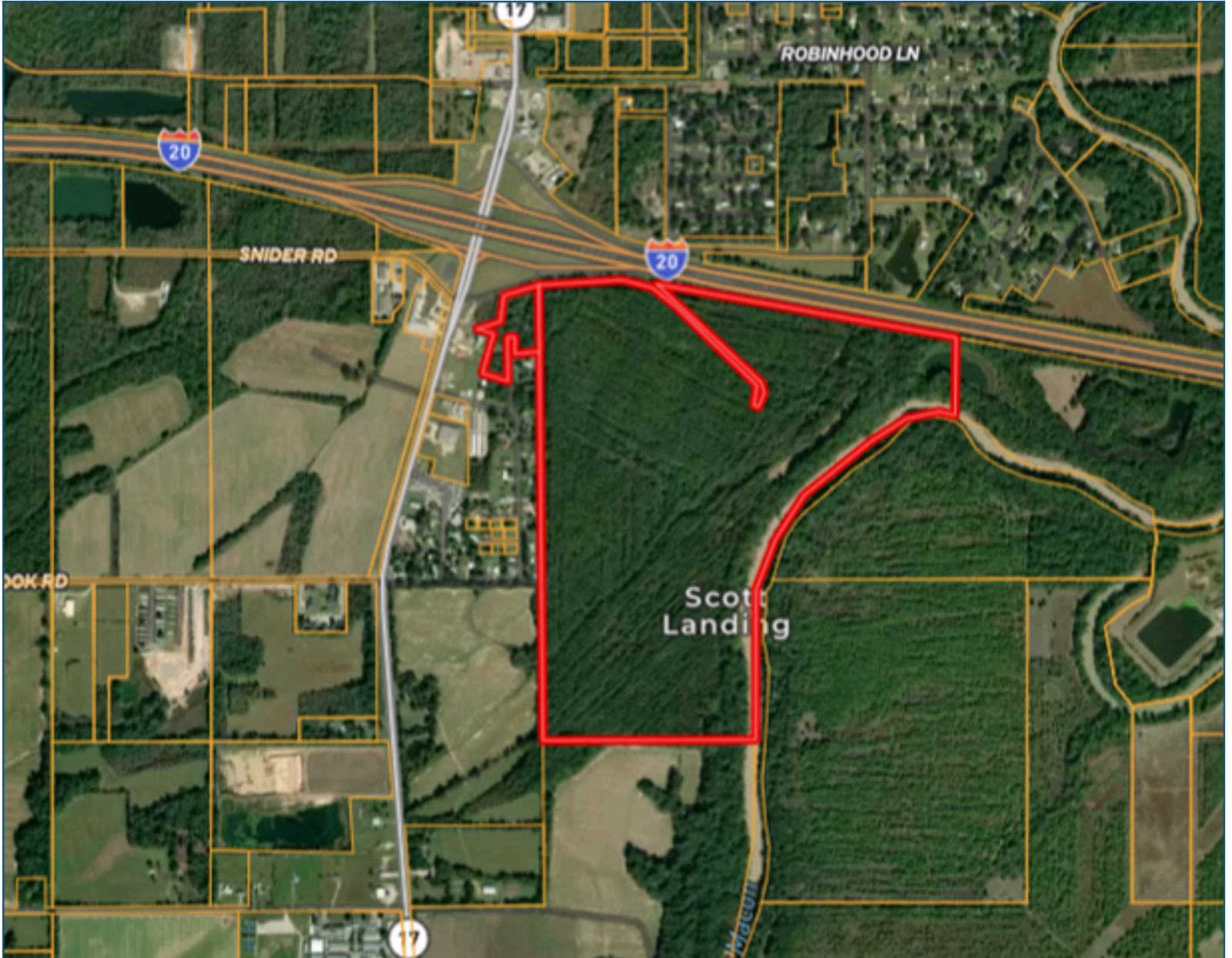


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# Aerial Map

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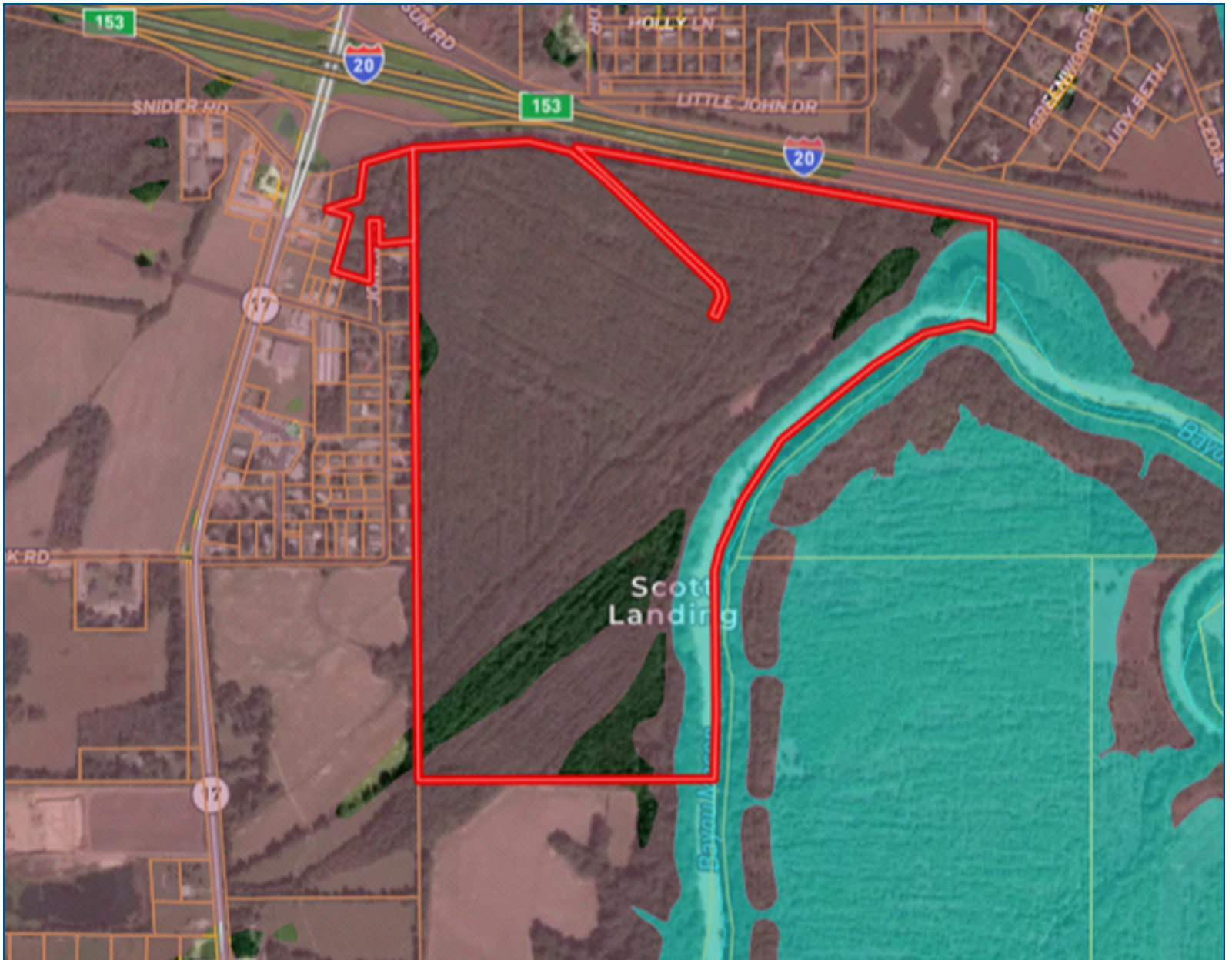


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# FEMA Flood Map

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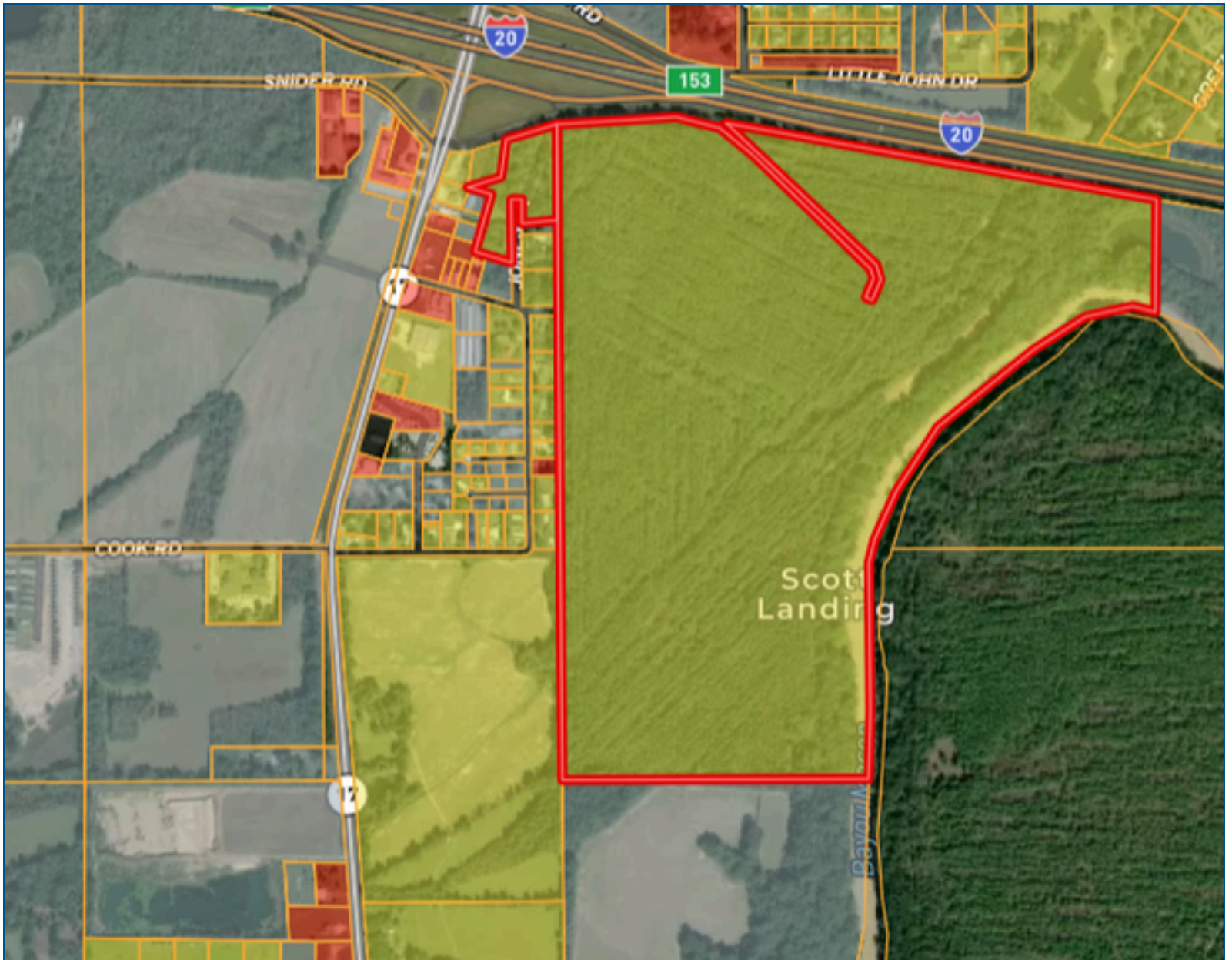


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# Residential Zoning Map

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# Soil Map

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Code	Description	Acres	%	CPI	NCCPI	CAP	?
<b>Gu</b>	Grenada-Calhoun silt loams complex, 0 to 3 percent slopes	118.58	60.3%	-	56	2e	?
<b>Gr</b>	Grenada silt loam, 1 to 3 percent slopes	42.05	21.38%	-	59	2e	?
<b>Gs</b>	Grenada silt loam, 8 to 12 percent slopes	25.88	13.16%	-	56	4e	?
<b>W</b>	Water	10.14	5.16%	-	-	8	?

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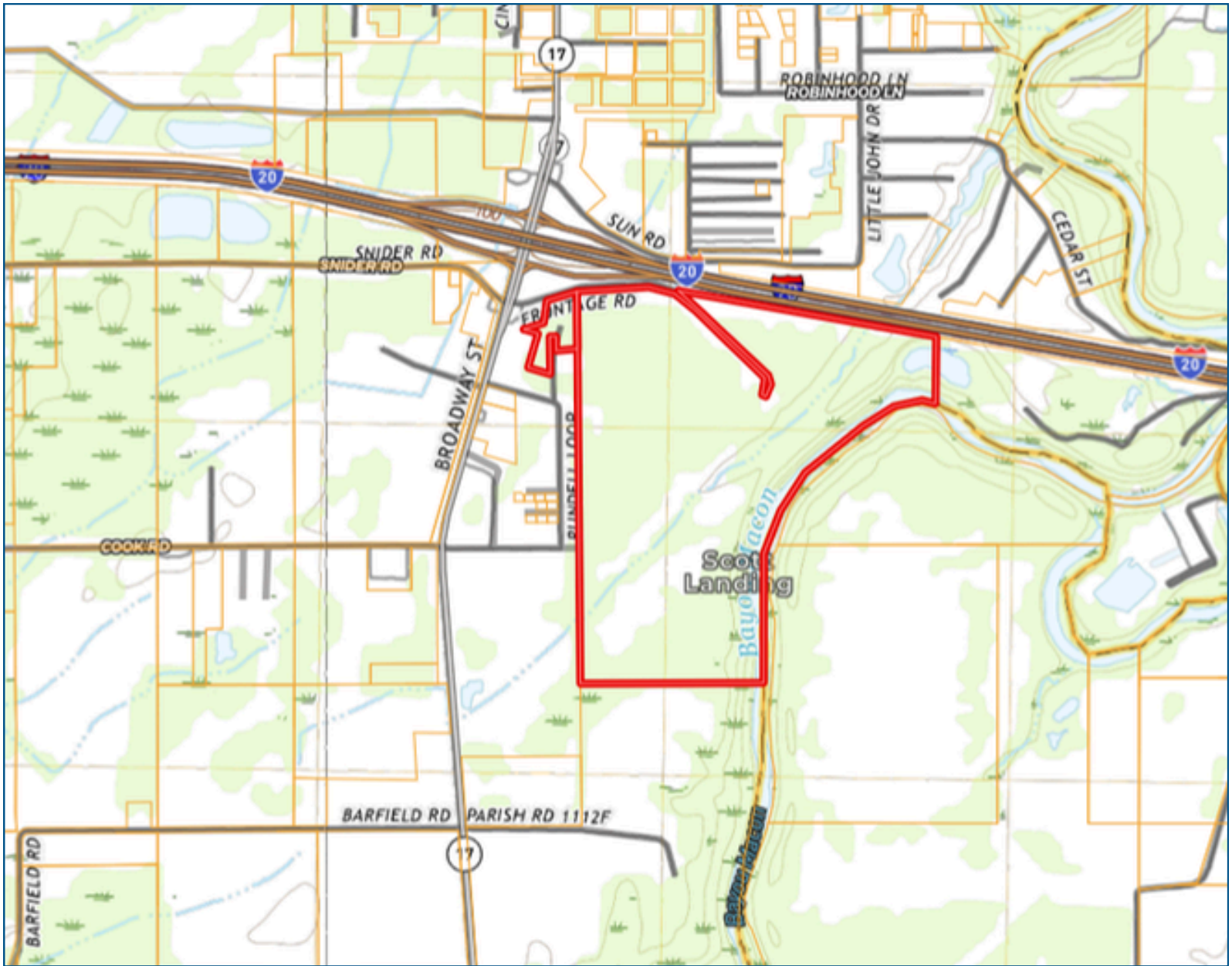


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# Topography Map

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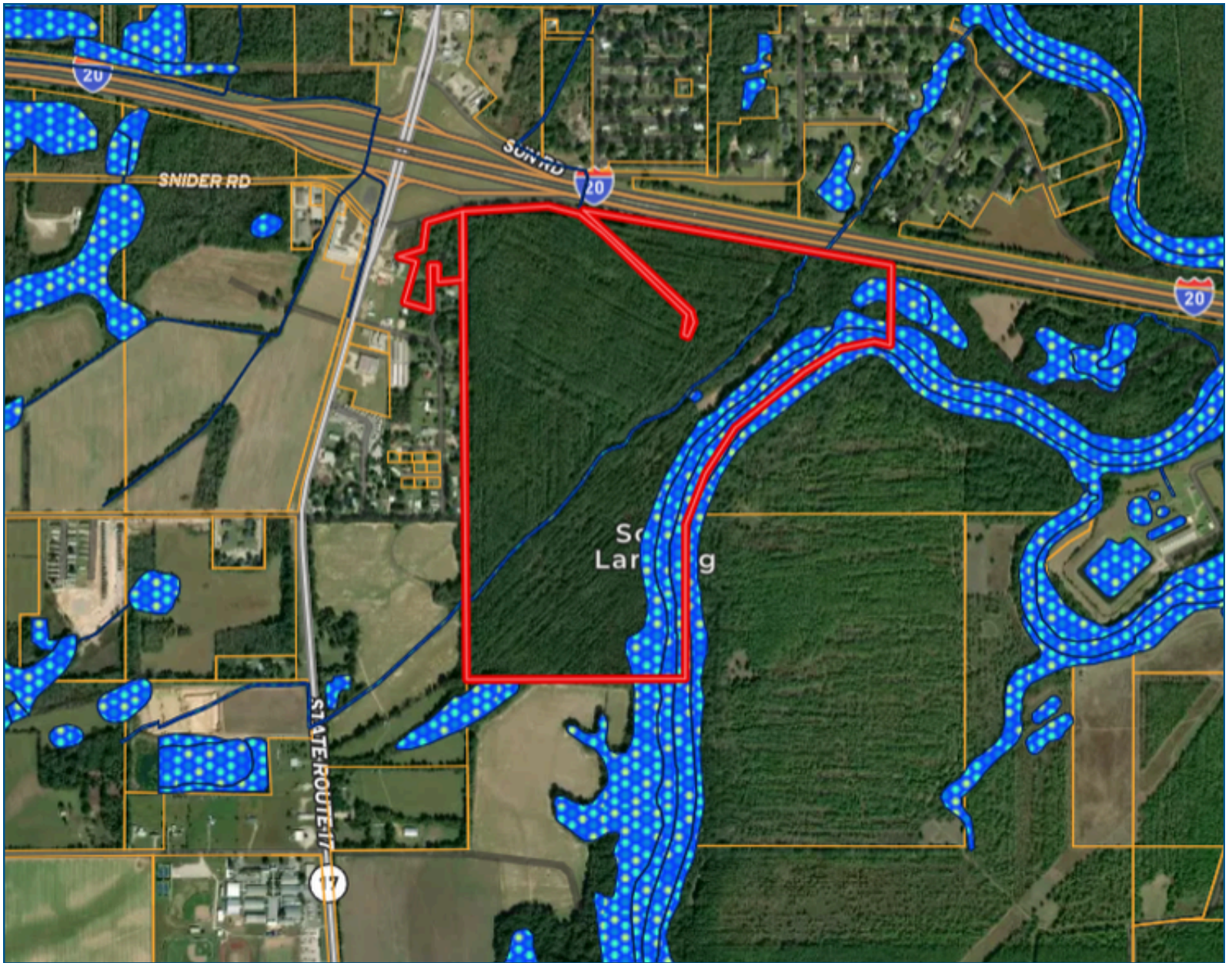


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# Wetland Map

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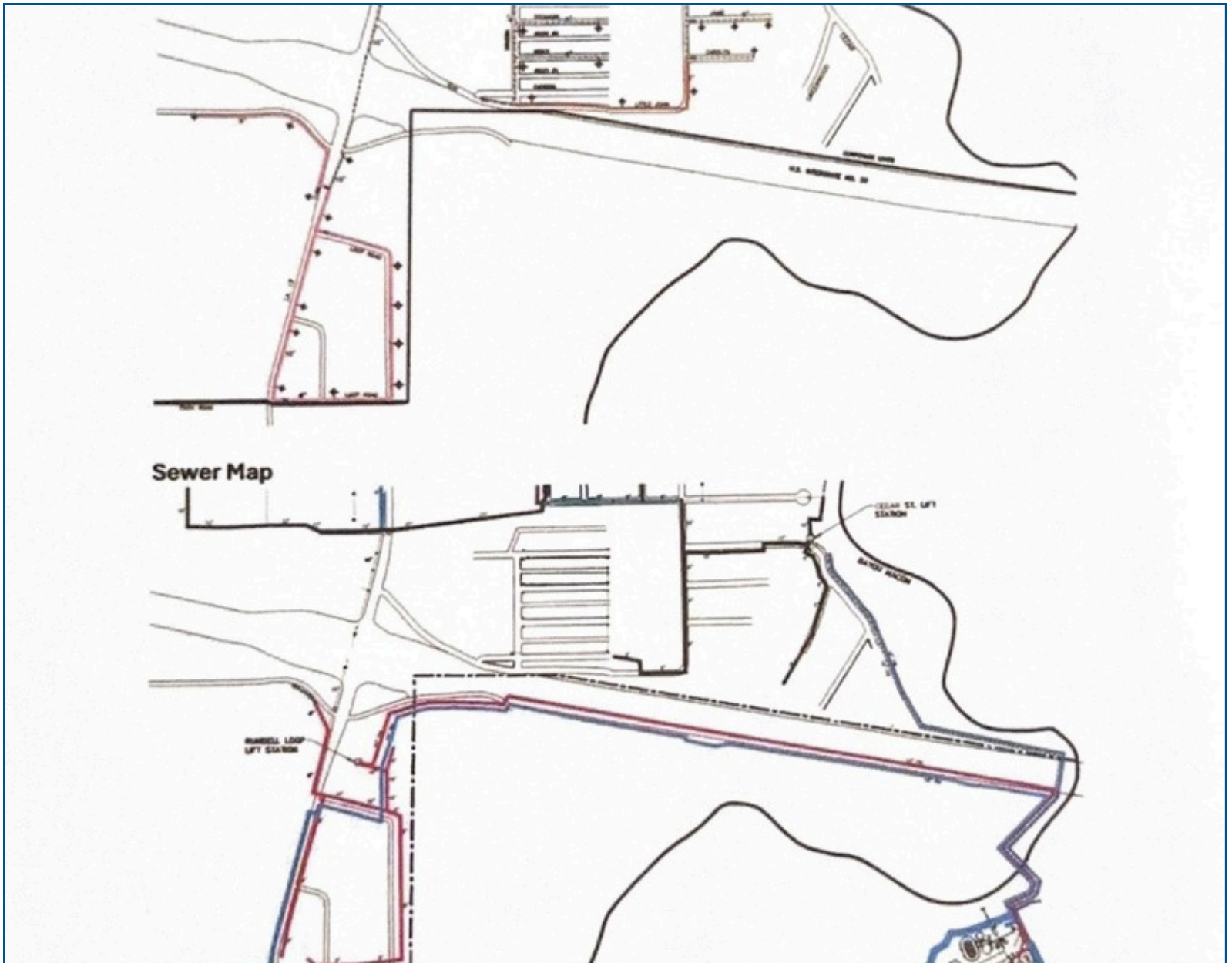


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# Water and Sewer Map

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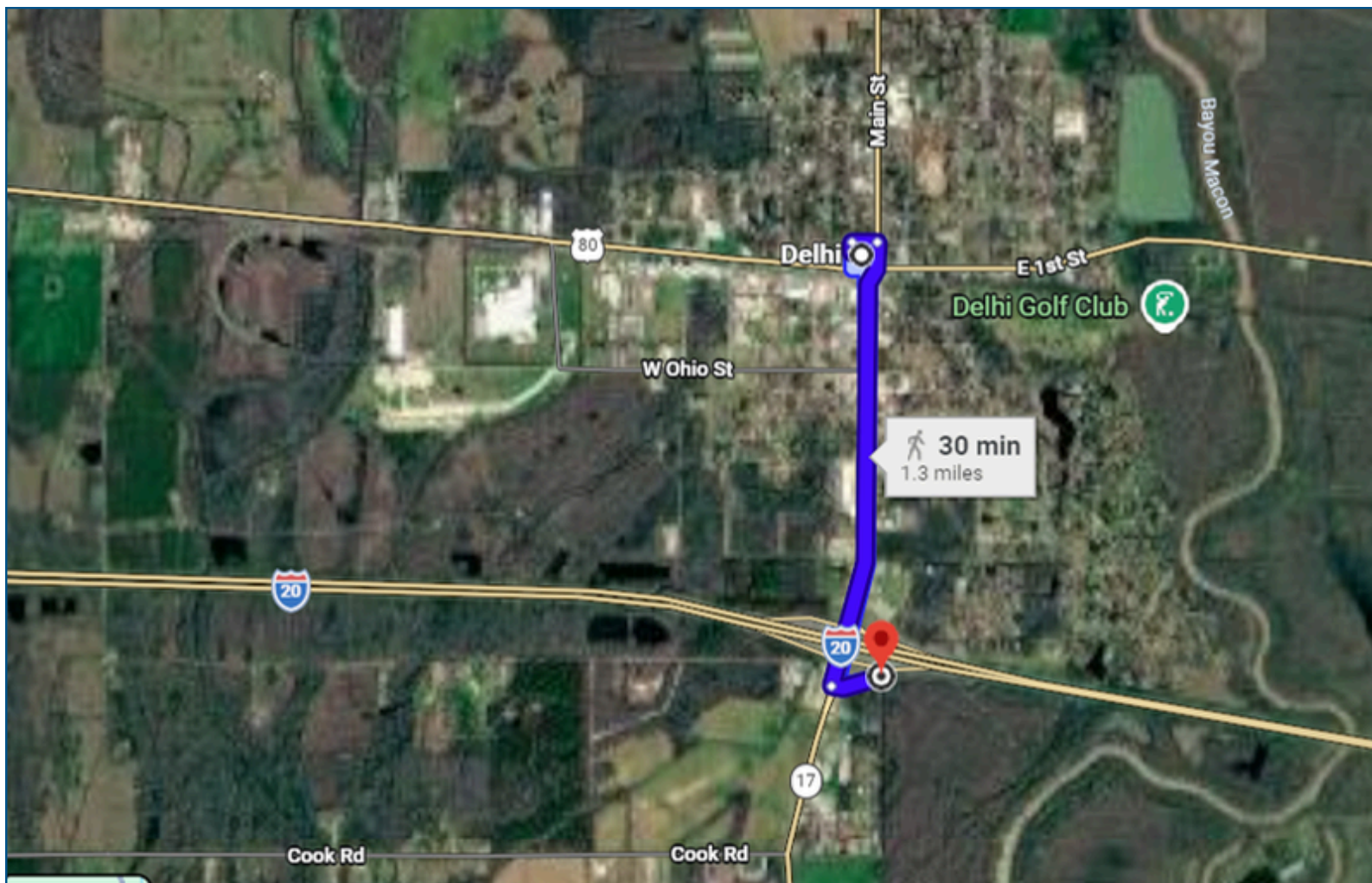


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# Directional Map

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From Delhi, Louisiana

Travel east from Delhi along Interstate 20 to the property location near coordinates 32.4366, -91.4889. The tract fronts Interstate 20 with approximately 3,749 feet of frontage and approximately 1,255 feet of frontage road access. Look for Tom Smith Land & Homes signage.



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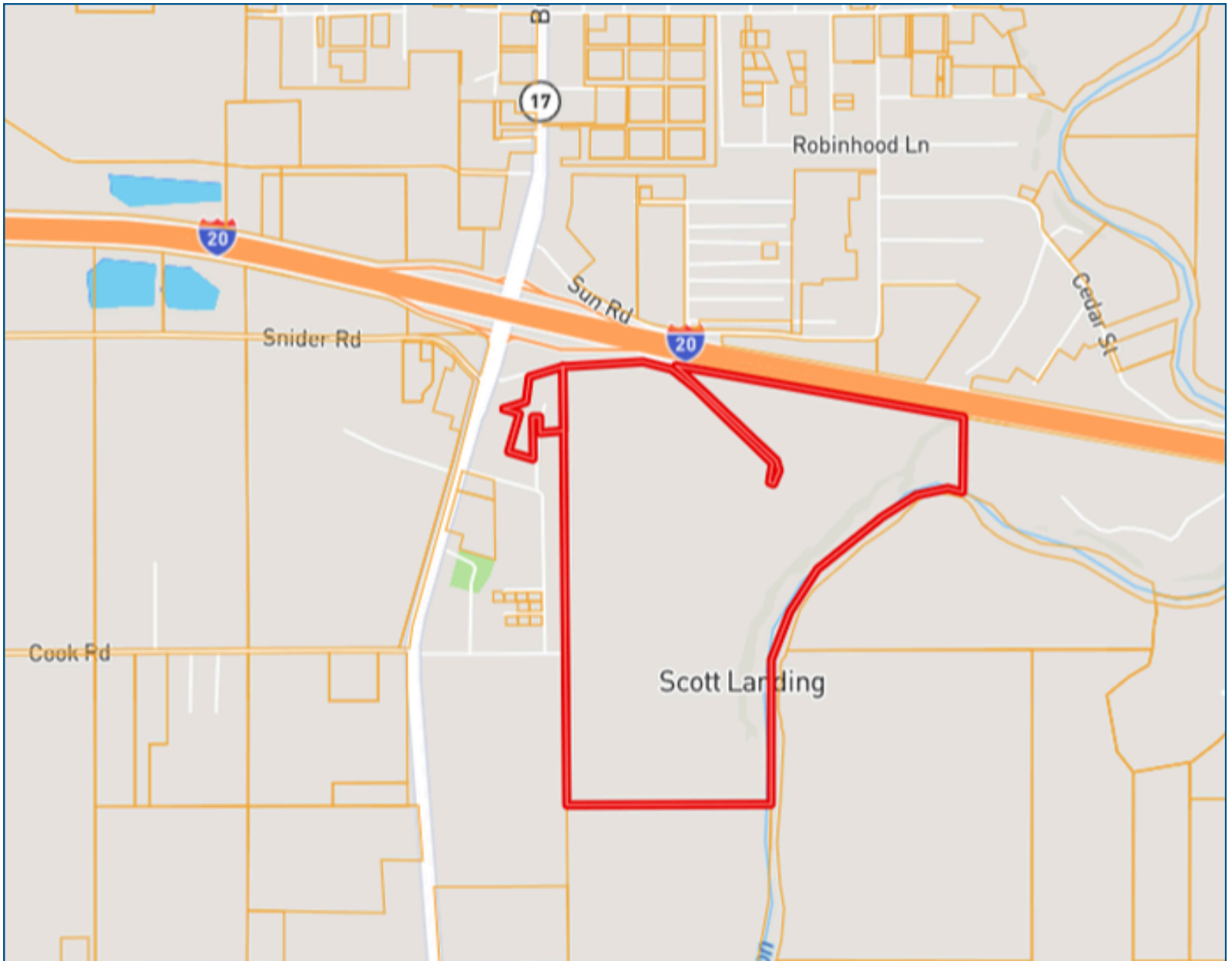


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# Street View Map

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