



RED RIVER MILL

± 764 ACRES | ±489,925 SF

FORMER PAPER MANUFACTURING FACILITY WITH
INFRASTRUCTURE AND LAND FOR REDEVELOPMENT

[VIEW VIDEO](#)

4537 HIGHWAY 480, CAMPTI, LA 71411



DEMO / SCRAP



POWER - HISTORICALLY 80 MEGAWATTS (MW)
VIA TWIN 230 KV LINES FROM THE GRID PLUS AN
ADDITIONAL 78.8 MW GENERATED ON SITE UTILIZING
A HOG FUEL / NAT GAS BOILER FEEDING A STEAM
TURBINE FOR A TOTAL OF ±158.8 MW



NATURAL GAS - 8" PIPELINE



RAIL



**WASTE WATER TREATMENT
PLANT WITH WATER INTAKE
AND DISCHARGE**



Infrastructure: In Place, Proven, and Scalable

In powered land site development, power and water are the two primary constraints that govern site selection, permitting timelines, and go-to-market schedules. The Red River Mill site eliminates both constraints in ways no greenfield site can replicate.

GRID-CONNECTED POWER — 80 MW

80 MW

Twin 230 KV transmission lines from Cleco terminate at an on-site substation, delivering 80 MW of grid-sourced power available now. Critically, a formal interconnect agreement with Cleco is already executed — eliminating one of the longest lead-time steps in data center site activation. Most competing sites must negotiate, study, and execute an interconnect agreement before a single watt flows; at the Red River Mill, that process is complete.

- ✓ Interconnect Agreement Executed
- ✓ On-Site Substation

ON-SITE GENERATION — 78.8 MW + TITLE V AIR PERMIT

78.8 MW

A high-capacity steam turbine — formerly powered by a dual-fuel boiler running natural gas and wood biomass — remains on-site with a rated capacity of 78.8 MW. The site holds a Title V Clean Air Act operating permit for the boiler-turbine system, meaning the full federal and state air quality permitting process has already been completed. This eliminates years of regulatory exposure for any developer evaluating on-site generation.

- ✓ Title V Air Permit in Place
- ✓ Dual-Fuel Capable
- ✓ Proven Industrial Operation

WATER INFRASTRUCTURE — PERMITTED INTAKE & DISCHARGE IN PLACE

Permitted & Transferable

Hyperscale and high-density AI compute facilities rely on water-based cooling systems — evaporative cooling towers, direct liquid cooling loops, and hybrid mechanical systems — that can consume millions of gallons per day at scale. Obtaining new water intake and discharge permits routinely involves 2-4 years of state and federal environmental review, and permit denials can disqualify an otherwise viable site. The Red River Mill carries existing, permitted water intake and discharge rights — a direct legacy of its prior paper production operations. These permits are fully transferable and can be immediately underwritten as a cooling infrastructure asset. In a market where water availability is increasingly the deciding constraint for high-density AI compute, this positions the Red River Mill with a cooling capability most competing sites simply cannot offer.

PROXIMITY TO 500 KV — SCALE PATH SECURED

2.65 miles

The site sits 2.65 miles from existing 500 KV transmission infrastructure — the highest-voltage tier of the regional grid. This proximity provides a clear, credible path to utility-scale power delivery as campus load grows beyond the initial 80 MW grid allocation, without the site-selection risk inherent in competing locations.

- ✓ Direct Upgrade Path Available

NATURAL GAS — ENLINK 8" PIPELINE

In Place

A direct ENLINK 8-inch natural gas transmission pipeline serves the site — a prerequisite for backup generation or on-site gas-fired power production. The line is in place and eliminates the permitting, routing, and right-of-way acquisition that encumbers sites without existing gas infrastructure. Combined with the on-site turbine and its Title V air permit, the site offers a fully permitted, fuel-supplied generation stack.

- ✓ Direct Upgrade Path Available

- ✓ Water Intake Permit in Place
- ✓ Discharge Permit in Place
- ✓ Transferable to New Owner

HYPERSCALE DATA CENTER DEVELOPMENTS

LOUISIANA MOMENTUM

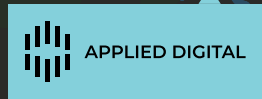


~60 MILES

~95 MILES

~49 MILES

~132 MILES



AMAZON AWS

CADDO & BOSSIER PARISH

CAPEX \$12 Billion

SIZE 2,060 Acres

DEVELOPER STACK Infrastructure

ANNOUNCED February 2026

DISTANCE FROM RED RIVER MILL

~60 MILES



META - HYPERION CAMPUS

RICHLAND PARISH

CAPEX \$10 Billion

SITE SIZE ~2,250 acres

ANNOUNCED December 2024

DISTANCE FROM RED RIVER MILL

~95 MILES



APPLIED DIGITAL

APPLIED DIGITAL

RAPIDES PARISH

CAPEX \$3.6 Billion

SIZE ~672 Acres

OPS TARGET Mid 2027 | I-20 Corridor

DISTANCE FROM RED RIVER MILL

~49 MILES



Hut 8

HUT 8 - RIVERBEND CAMPUS

WEST FELICIANA PARISH

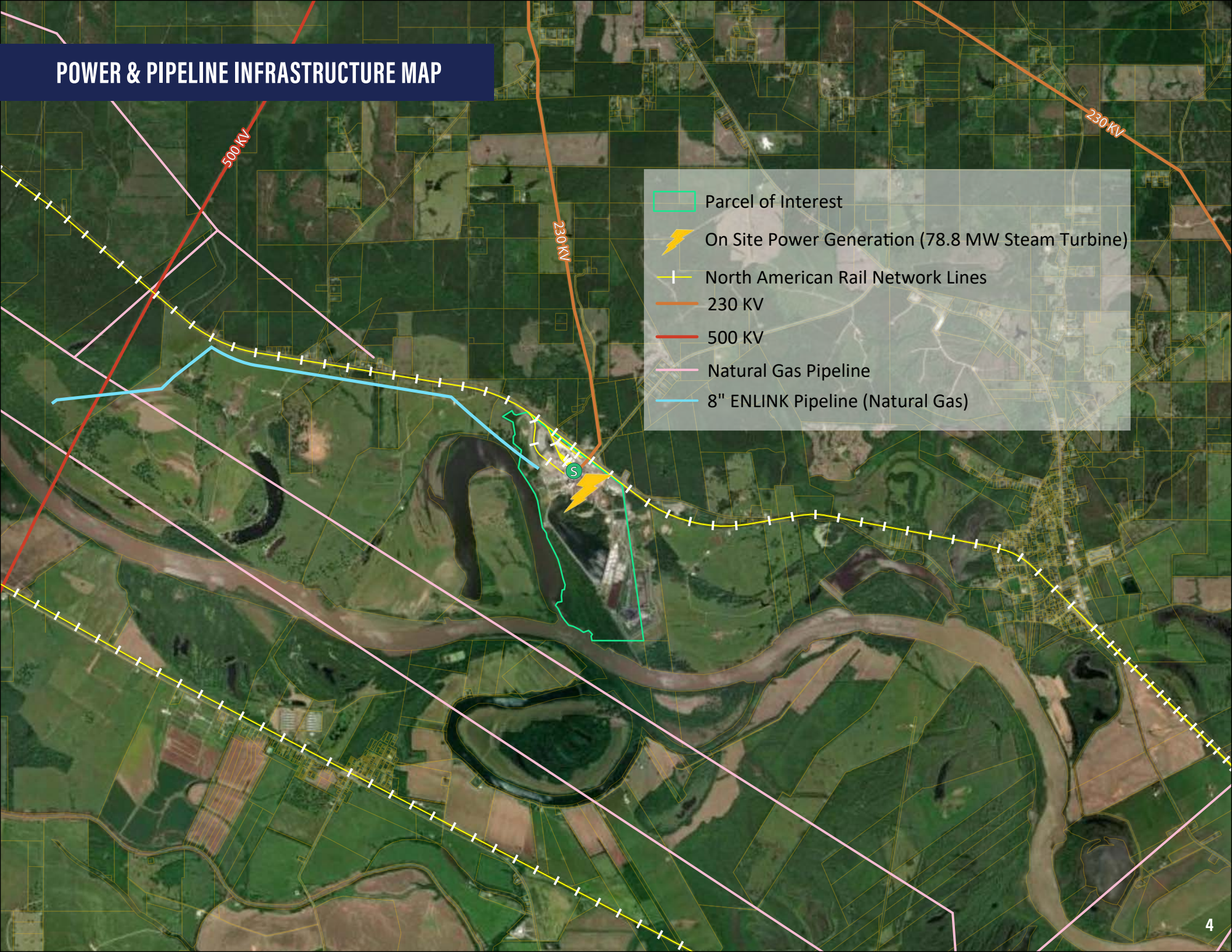
CAPEX \$10 Billion

SIZE ~592 Acres

DISTANCE FROM RED RIVER MILL

~132 MILES

POWER & PIPELINE INFRASTRUCTURE MAP



- Parcel of Interest
- On Site Power Generation (78.8 MW Steam Turbine)
- North American Rail Network Lines
- 230 KV
- 500 KV
- Natural Gas Pipeline
- 8" ENLINK Pipeline (Natural Gas)

POWERED LAND SITE DEVELOPMENT OPPORTUNITY

Natchitoches Parish, Louisiana

80 MW

GRID POWER
(CLECO 230KV)

78.8 MW

ON-SITE
GENERATION

2.65 MI

TO 500 KV
LINES

8"

ENLINK GAS
PIPELINE

PERMITTED

WATER INTAKE &
DISCHARGE

\$225B+

LA HYPERSCALE
INVESTMENT

Louisiana: The Nation's Emerging Hyperscale Corridor

Louisiana has rapidly established itself as one of the most consequential data center markets in the United States. In less than 24 months, the state has attracted more than **\$225 billion in announced hyperscale investment** across four landmark projects — a concentration of digital infrastructure capital that rivals any region in the country. Louisiana offers a compelling combination of land availability, energy infrastructure, a favorable regulatory environment, and a state government that has moved aggressively to position itself as a destination for the AI-driven data center boom.

The four hyperscale anchors now under development represent a generational build-out of digital infrastructure across the state. These are not speculative announcements — construction has commenced or is imminent across all four projects.

META Hyperion

Richland Parish | ~\$10B projected investment | ~2,250 acres | 7+ GW planned power capacity

Amazon AWS

Caddo & Bossier Parish (Shreveport) | \$12B investment | Three interconnected campuses · STACK Infrastructure

Applied Digital — Delta Forge 1

Rapides Parish (Boyce / I-20 corridor) | \$3.6B | ~672 acres | 300 MW AI training

Hut 8 — River Bend Campus

West Feliciana Parish (St. Francisville) | \$10B project | 592 acres | 245 MW leased to Fluidstack (\$7B, 15-year)

For data center developers, the question is no longer whether Louisiana is a viable market — it is where within the state to establish a position before land, power, and fiber assets are fully committed.

A Central Position Within Louisiana's Data Center Growth Corridor

The former International Paper Red River Mill site occupies a strategically central position relative to all four of Louisiana's hyperscale developments. Located in Natchitoches Parish along the I-20 corridor, the site sits at the geographic heart of the state's emerging data center ecosystem — proximate to every major project currently in development.

Project	Developer	CAPEX	Distance
Applied Digital — Delta Forge 1	Applied Digital Corp.	\$3.6B	~49 miles (Closest)
Amazon AWS	Amazon / STACK Infrastructure	\$12B	~60 miles
META Hyperion	Meta Platforms	\$10B	~95 miles
Hut 8 — River Bend	Hut 8 / Fluidstack	\$10B	~132 miles

No other available site in Louisiana offers this degree of centrality to the state's four hyperscale anchors. **The I-20 corridor** — the primary energy, fiber, and transportation spine running through central Louisiana — passes directly through this location, connecting the site to the Shreveport market to the west and the Monroe market to the east.

STRATEGIC ADVANTAGES

Robust Infrastructure (Rail-Served Transload Facility & Wastewater Treatment & On-Site Landfill)

- A 200,000 SF transload warehouse with rail spurs directly into the building provides multimodal logistics capability.
- The site includes a large, fully permitted wastewater treatment plant with rights to withdraw and discharge significant volumes from the Red River. This is a rare asset for water intensive industries.
- On-site, commonly owned, managed landfill, and with some capacity remaining. This reduces disposal costs and supports redevelopment or ongoing industrial operations.

Strong Workforce Availability

- The former mill employed 467 people, indicating a ready labor pool.

Significant Scrap Value for First-Phase Buyers

- The site contains large quantities of metal and equipment attractive to scrap and decommissioning buyers.
- This creates a two phase value story:
 - Scrap monetization
 - Redevelopment upside



The property boundary shown is approximate and is provided for illustrative purposes only.

Speed to Market: Why This Site Is Different

The single most valuable currency in today's powered land site market is time. Greenfield sites in competitive markets routinely require four to seven years from land control to energization. The Red River Mill site compresses that timeline materially. A developer acquiring a greenfield parcel in Louisiana today faces the full stack of permitting, utility negotiations, substation construction, environmental review, and water rights acquisition. **At the Red River Mill, that work is done.**

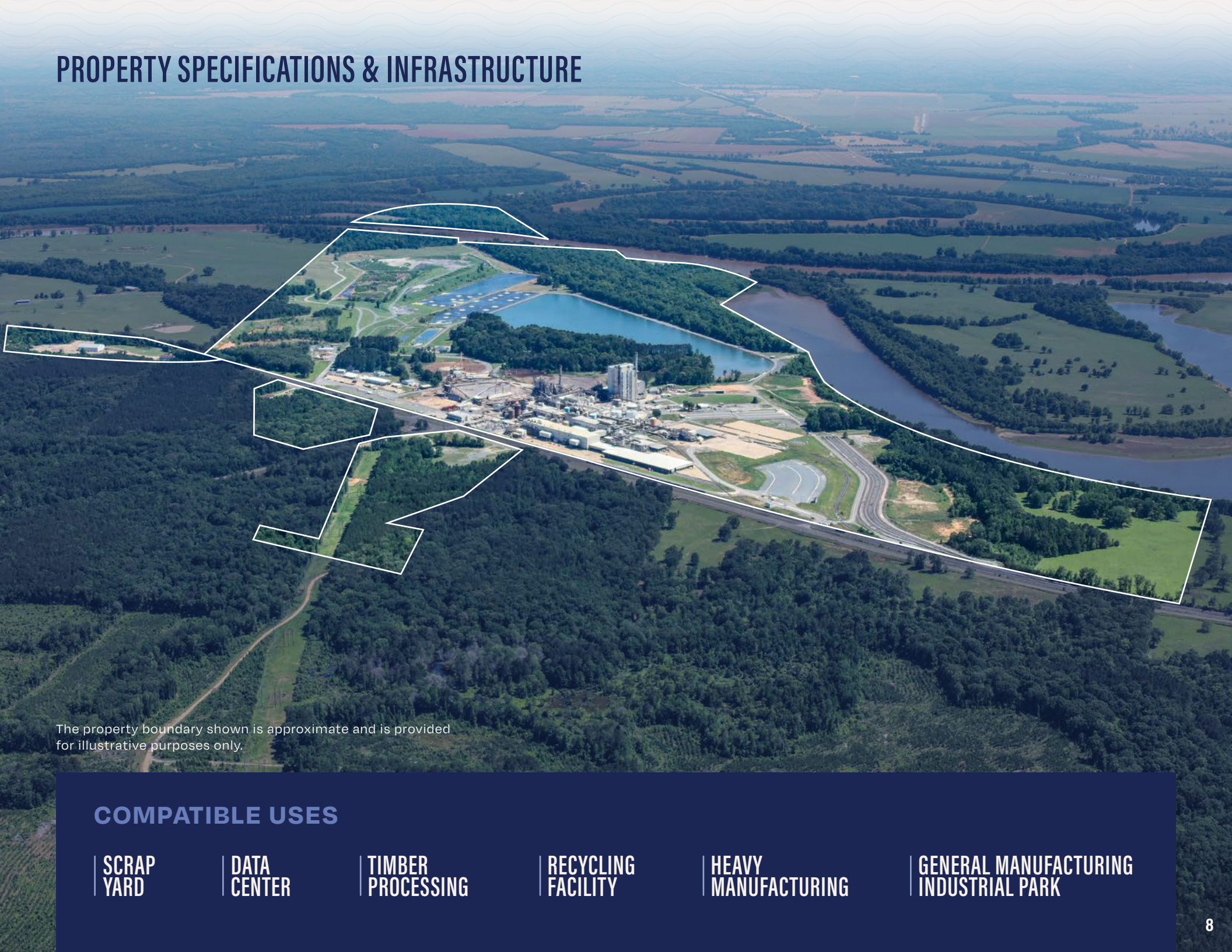
- ✓ **Utility Power**
Twin 230 KV feeds, 80 MW, interconnect agreement already executed with Cleco
- ✓ **On-Site Generation**
78.8 MW steam turbine with Title V air permit in place
- ✓ **Natural Gas**
Direct ENLINK 8" pipeline, fuel supply secured
- ✓ **Transmission Scalability**
2.65-mile proximity to 500 KV infrastructure for future growth
- ✓ **Water Cooling**
Permitted intake and discharge rights supporting large-scale cooling systems
- ✓ **Industrial Land**
Cleared, graded site with existing roads and structural infrastructure
- ✓ **I-20 Corridor Access**
Direct connectivity to Louisiana's primary fiber and energy spine
- ✓ **Central Location**
Within 132 miles of all four active Louisiana hyperscale developments

Participating in Louisiana's Powered Land Moment

The "powered land" thesis — sites with existing power infrastructure, transmission access, water rights, and cleared industrial land carrying a structural premium in the data center market — is the dominant framework through which institutional data center developers are evaluating site acquisitions across the United States. Louisiana's hyperscale announcements have accelerated this dynamic locally, creating immediate demand for sites that can support the co-location, AI compute, and edge infrastructure market that inevitably follows the hyperscale anchors.

The Red River Mill site is precisely the type of asset this market is searching for. Its infrastructure profile — **80 MW of grid delivery with an executed Cleco interconnect agreement, 78.8 MW of repurposable on-site generation with a Title V air permit in place, a direct ENLINK gas supply, permitted water intake and discharge, and 2.65-mile proximity to 500 KV lines** — mirrors the profile of sites that have transacted at significant premiums in other hyperscale corridors nationally. For a developer seeking to establish a presence in Louisiana's data center market, this site offers what the market cannot manufacture: **existing infrastructure, executed agreements, in-place permits, and a location at the center of the state's most consequential build cycle in a generation.**

PROPERTY SPECIFICATIONS & INFRASTRUCTURE



The property boundary shown is approximate and is provided for illustrative purposes only.

COMPATIBLE USES

SCRAP
YARD

DATA
CENTER

TIMBER
PROCESSING

RECYCLING
FACILITY

HEAVY
MANUFACTURING

GENERAL MANUFACTURING
INDUSTRIAL PARK

ADDITIONAL IMAGERY



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LOUISIANA INCENTIVES

NATCHITOCHES PARISH & LOUISIANA BUSINESS INCENTIVES, COMPETITIVE BENEFITS, AND SUPPORT PROGRAMS



Natchitoches, Louisiana, offers a highly competitive environment for businesses through its low cost of doing business, strategic logistical access, and robust local support systems. Situated along I-49, it allows for easy transportation via the Red River Port and two major railroads, making it highly attractive for both small enterprises and larger industries.

Natchitoches Parish Business Development Resources

- The Natchitoches Area Chamber of Commerce works together with the Natchitoches Economic Development Alliance (NEDA) to provide business resources and economic development support. Local data and relocation information can be found at <https://gonatchitoches.com>.

Louisiana Economic Programs

- LED FastStart® Workforce Training Program (<https://www.opportunitylouisiana.gov/incentives>) - Provides customized employee recruitment, screening, training development, and workforce training at no cost for eligible new or expanding companies.
- High-Impact Jobs Program (HIP) (<https://www.opportunitylouisiana.gov/incentive/high-impact-jobs>) - Offers reimbursable payroll grants for businesses creating high-wage jobs above parish average salaries. Creates a competitive advantage for employers locating in lower-cost Louisiana markets such as Natchitoches Parish.
- Industrial Tax Exemption Program (ITEP) (<https://www.opportunitylouisiana.gov/incentives>) - Allows qualifying manufacturers to receive up to an 80% property tax abatement for up to 10 years on new manufacturing investments.
- Restoration Tax Abatement Program (<https://www.opportunitylouisiana.gov/incentives>) - Offers up to a five-year, 100% property tax abatement for qualifying renovations and rehabilitation of existing commercial structures.



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MILL

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CALL FOR OFFERS — PROCESS & EVALUATION CRITERIA

· International Paper Red River Mill · Campti, Natchitoches Parish, Louisiana

PROCESS TIMELINE		OFFER EVALUATION CRITERIA	
Site Visit Dates	August 6, 11 & 13, 2026	1. Purchase Price	Offers shall state a proposed purchase price in U.S. dollars. Seller reserves the right to reject any offer that does not meet acceptable terms.
Offer Packages Due	Friday, September 18, 2026	2. Responsible Buyer Qualification	Purchaser shall demonstrate experience as a responsible buyer of legacy industrial sites, including prior projects evidencing successful decommissioning, demolition, and/or environmental remediation.
Seller Response to Offers	Thursday, October 8, 2026	3. Certainty & Speed to Close	Offers with shorter timelines to Act of Sale will be weighted more heavily than those with extended closing periods.
Seller Finalizes Selection	Thursday, October 29, 2026	4. Financial Assurances	Purchaser shall provide Proof of Funds or clear disclosure of their path to capital. Non-refundable earnest money deposits are weighted more favorably than refundable deposits.

Contact brokerage team to schedule site visits.

DUE DILIGENCE

Due diligence materials are available in a secure virtual data room (VDR) upon execution of Seller's Non-Disclosure Agreement. The NDA will be provided in Seller's form only; no substitutions will be accepted.

OFFER SUBMISSION All offer packages shall be submitted electronically to **Bryce French, CBRE** at **bryce.french@cbre.com** no later than 5:00 PM CDT on September 18, 2026.