

Hooper Road Land For Sale

Baton Rouge, LA 70818



For Sale

Vacant Land

+/- 3 Acres | \$1.53/ SF

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Section 1

PROPERTY
INFORMATION



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Property Overview

- +/- 3 Acres of Vacant Land Available on Hooper Rd. in Baton Rouge. It has great potential as an investment property with potential for commercial development. Good frontage on Hooper Rd with an average of 7,000 cars passing per day.

Location Overview

Property Located on Hooper Rd. Close to Airline Hwy and the Baton Rouge Airport.

SALE PRICE: **\$199,940**

LOT SIZE: **+/- 3 Acres**

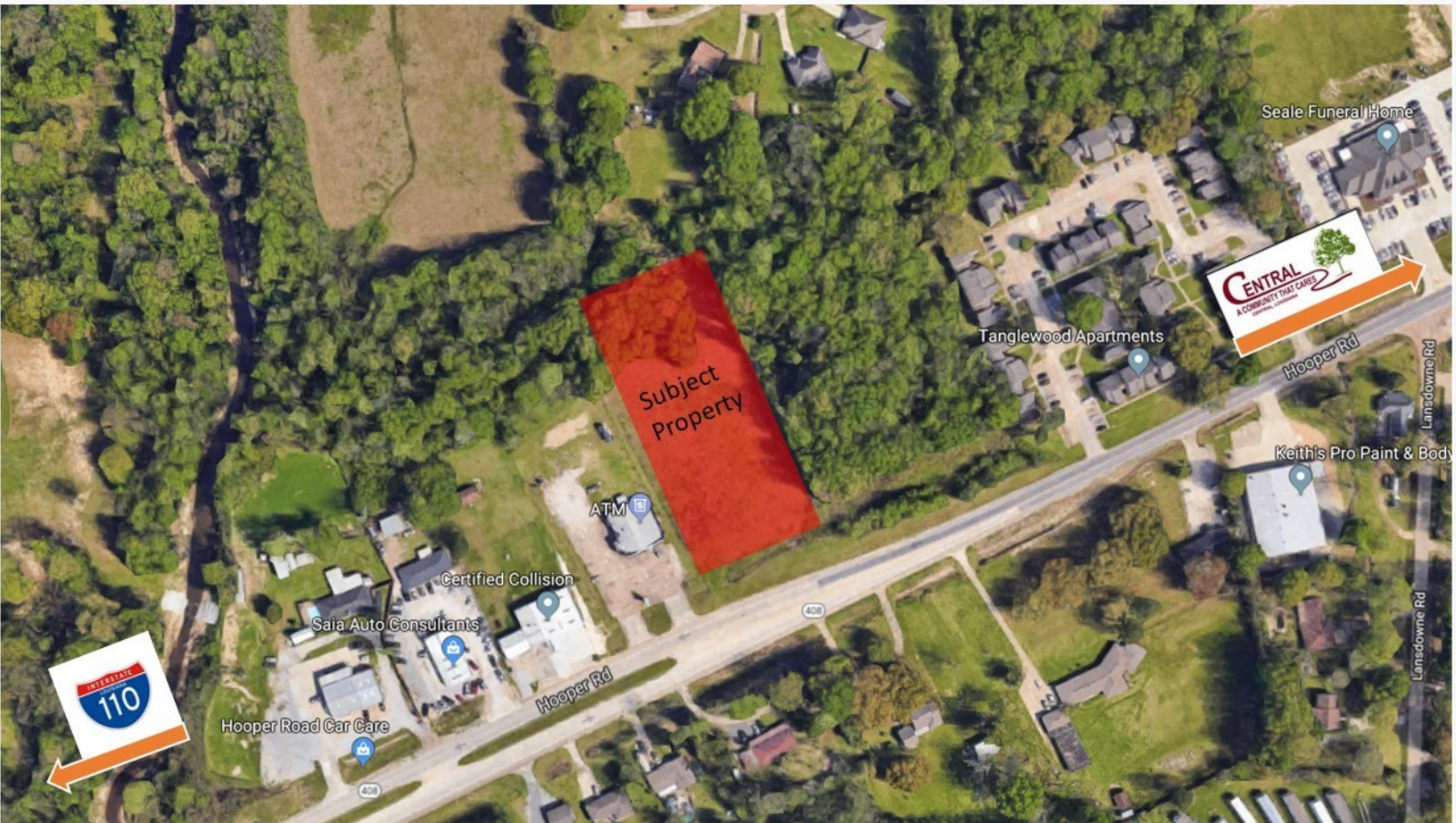
APN #: **1657496**

ZONING: **C-1**

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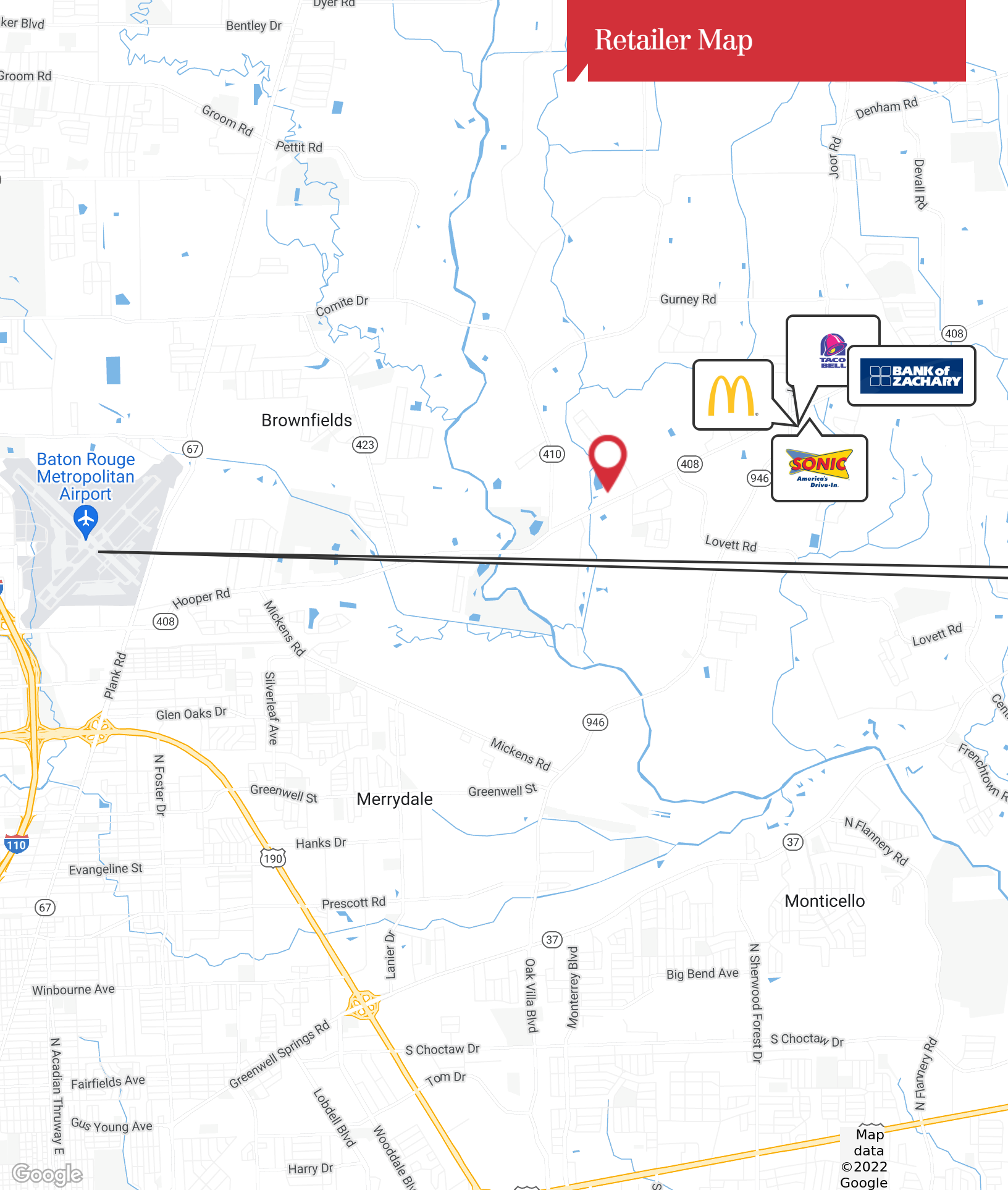


Section 2

LOCATION
INFORMATION



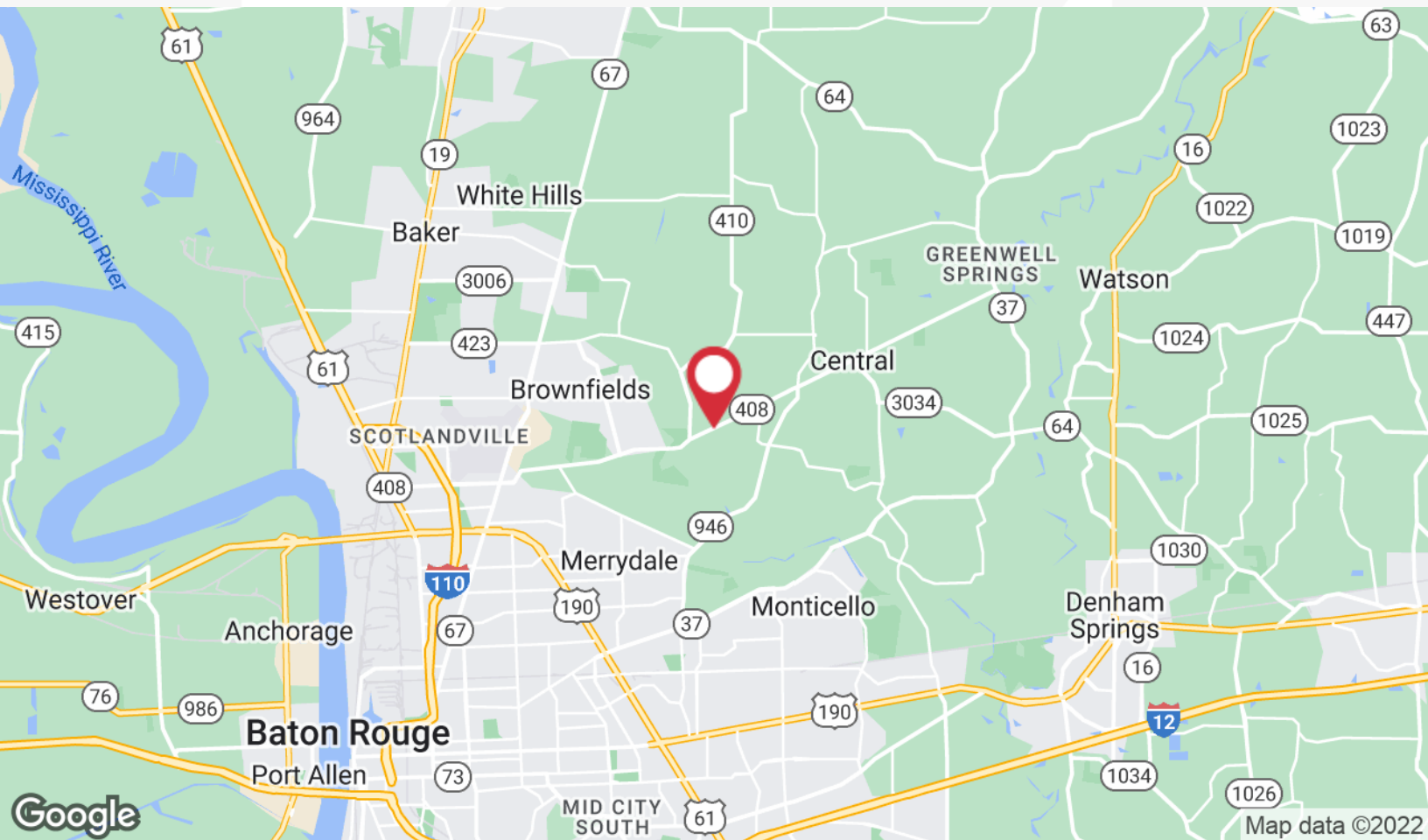
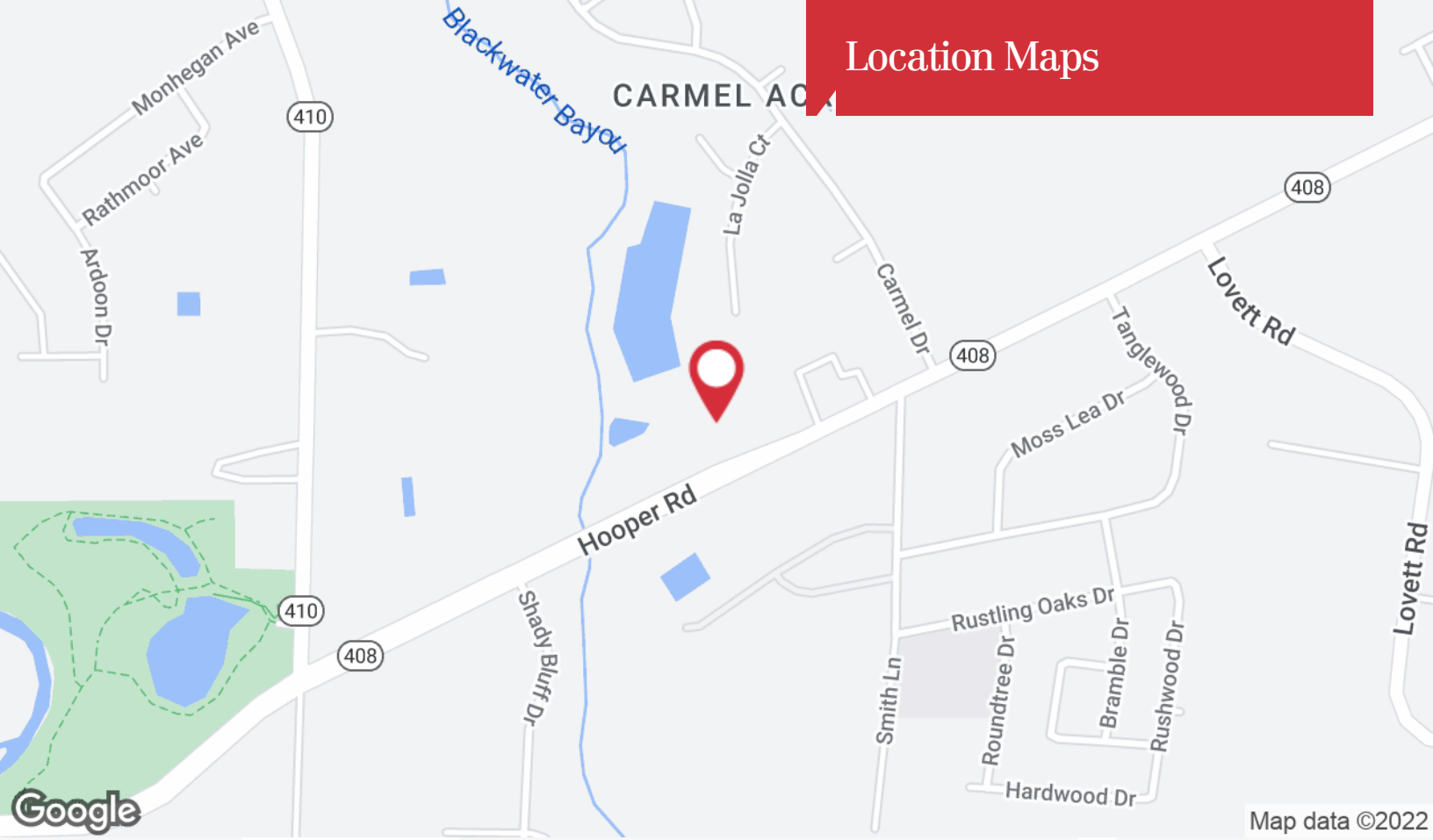
Retailer Map



Map data ©2022 Google

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Location Maps



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Aerial Map



Google

Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

NAILatter&Blum

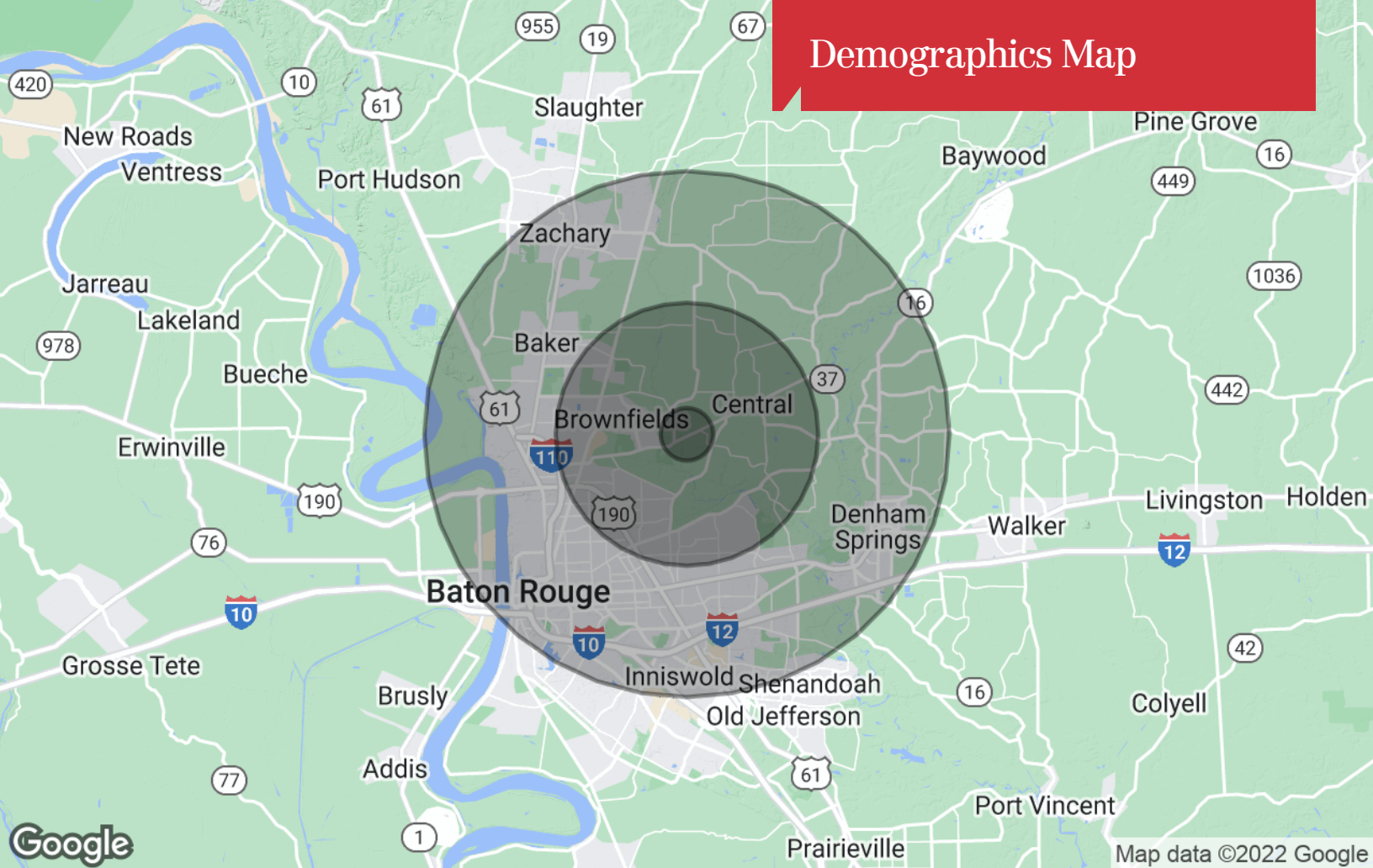
1700 City Farm Drive
Baton Rouge, LA 70806
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Section 3

DEMOGRAPHICS



Demographics Map



| Population | 1 Mile | 5 Miles | 10 Miles |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 1,296 | 78,317 | 364,847 |
| MEDIAN AGE | 40.7 | 35.9 | 34.4 |
| MEDIAN AGE (MALE) | 36.4 | 33.8 | 32.4 |
| MEDIAN AGE (FEMALE) | 43.9 | 37.6 | 36.2 |
| Households & Income | 1 Mile | 5 Miles | 10 Miles |
| TOTAL HOUSEHOLDS | 465 | 27,845 | 139,202 |
| # OF PERSONS PER HH | 2.8 | 2.8 | 2.6 |
| AVERAGE HH INCOME | \$80,217 | \$56,107 | \$59,262 |
| AVERAGE HOUSE VALUE | | \$139,792 | \$187,958 |
| Race | 1 Mile | 5 Miles | 10 Miles |
| % WHITE | 87.9% | 31.5% | 44.9% |
| % BLACK | 11.5% | 66.7% | 52.2% |
| % ASIAN | 0.5% | 1.3% | 2.1% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.0% | 0.2% |
| % OTHER | 0.1% | 0.5% | 0.5% |
| Ethnicity | 1 Mile | 5 Miles | 10 Miles |
| % HISPANIC | 1.4% | 2.3% | 2.8% |

* Demographic data derived from 2020 ACS - US Census

Property Site Plans



SUMMARY

31,504

Population

37.4

Median Age

2.6

Average Household Size

\$51,966

Median Household Income

4,203

Renter Occupied
Housing Units

7,931

Owner Occupied
Housing Units

BUSINESS



1,304

Total Businesses



20,409

Total Employees



\$55,765

Average
Disposable Income



\$80,979

Median Net Worth

EDUCATION

11%

No High School Diploma



38%

High School Graduate



32%

Some College



19%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



56%

White Collar



27%

Blue Collar



18%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

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