

13122 Hooper Road – Tract A-2-A-1-B-1-A (5.52 ± Acres)

LAND FOR SALE



13122 Hooper Road Baton Rouge, LA 70818

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com

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PROPERTY SUMMARY



Property Description

Located within the City Limits of Central, this 5.52± acre B-5 Large Scale Commercial tract is a highly visible development opportunity featuring approximately 602.43± feet of frontage on Hooper Road. Positioned between Joor Road and Sullivan Road, the property benefits from strong traffic exposure and proximity to surrounding commercial growth.

The expansive frontage and size make this tract ideal for retail, service commercial, office, automotive related uses, or multifamily development in a rapidly growing area of Central. Zoned B-5; The purpose of Large-Scale Commercial/Business District (B-5) is for high intensity development; specifically, large scale retail and office providing destination uses for patrons residing within and outside of the city. The tract is located in Flood Zone AE.

Offering Summary

Sale Price:	\$950,000
Lot Size:	5.52 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	919	6,641	17,403
Total Population	2,314	17,111	46,086
Average HH Income	\$115,058	\$107,274	\$97,679

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LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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ADDITIONAL PHOTOS



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SURVEY



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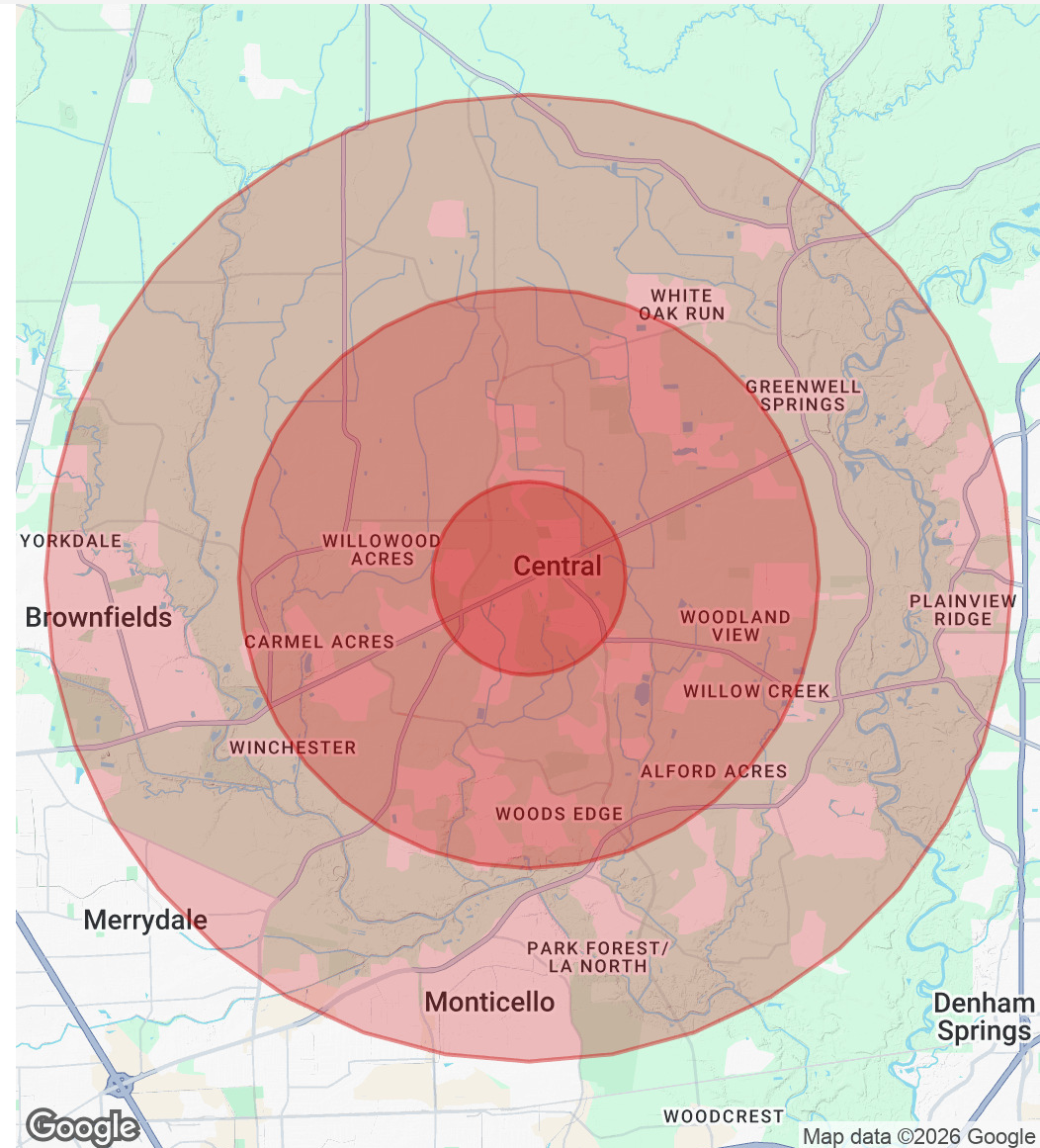
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,314	17,111	46,086
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	919	6,641	17,403
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$115,058	\$107,274	\$97,679
Average House Value	\$290,963	\$304,610	\$280,964

Demographics data derived from AlphaMap



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