



## Hooper Road Multifamily Land

Hooper Road at Cypress Road, Baton Rouge,  
Louisiana 70811

### Property Highlights

- 11.55-Acre Multifamily Tract
- All Utilities Are In Place & Stubbed Out
- 2.2 Miles From Baton Rouge Metropolitan Airport
- Site Allows for up to 319 Units
- Located in an Opportunity Zone & QCT

### Sale Price

\$875,000

**CALL OR EMAIL FOR MORE INFORMATION**



For more information

**Evan Scroggs, CCIM**

O: 225 297 7415 | C: 225 241 8616  
evanscrogs@latterblum.com

**Dex Shill**

O: 225 297 7874 | C: 225 284 9092  
dexshill@latterblum.com

**Erin Caballero, CCIM**

O: 225 297 7868 | C: 225 297 7868  
erinc@latterblum.com

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## Executive Summary



SALE PRICE:	\$875,000
PRICE PSF:	\$1.74/SF
LOT SIZE:	11.55 Acres
APN #:	520101847
ZONING:	C-2
MARKET:	Baton Rouge MSA
SUB MARKET:	North Baton Rouge
CROSS STREETS:	Hooper Road at Plank Road



### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	7,902	\$45,434
3 MILES	60,668	\$39,644
5 MILES	134,485	\$41,633

\* Figures shown represent estimates





### Property Overview

The subject property is +/- 11.55-acre vacant tract of land zoned C-2. The site is approximately 2.2 miles away from the Baton Rouge Metropolitan Airport. The subject's highest and best use is a multifamily development tract because of the property's zoning (C-2 allows 29 multifamily units per acre), its proximity to the airport and other North Baton Rouge job providers. Also, the property is located in an Opportunity Zone and QCT providing excellent tax incentives for economic development.

### Location Overview

The subject property is located on Hooper Road near the Plank Road intersection in Baton Rouge, LA. The Harding Boulevard-Plank Road corridor is a major east-west corridor that traverses the northern part of the city. This corridor connects U.S. Highway 61 on the western side of the parish with LA Highway 37 on the eastern side of the parish. Additionally, this corridor links the City of Central to I-110.

The subject is located 2.5 miles from the Baton Rouge Metropolitan Airport (BTR). BTR employs approximately 4,500 people and has preliminary plans to expand across Plank Road. Located within nine miles and 20 minutes of the Baton Rouge Central Business District this tract is well positioned within the Baton Rouge MSA. The major job providers in the immediate vicinity of the subject property include the Exxon-Mobil Refinery, Southern University, the Baton Rouge Metropolitan Airport, Exxon-Mobil Chemical and the LSU Health Baton Rouge North Walk-In Clinic. Glen Oaks Park Elementary School, Glen Oaks Middle School and Glen Oaks High School are also located in the immediate vicinity.

## Regional Map



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## Location Maps





## Aerial Map



Google

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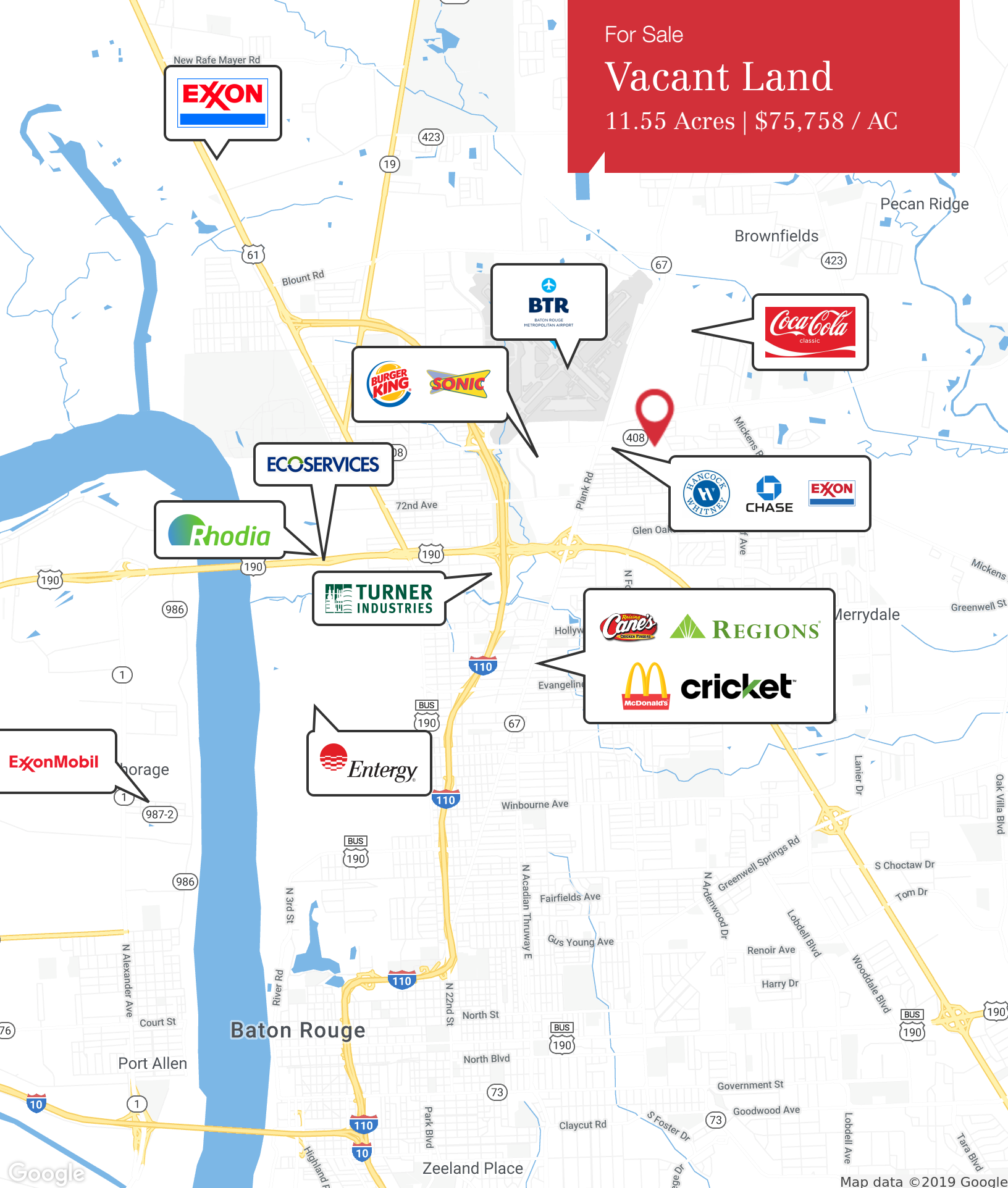
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For Sale

# Vacant Land

11.55 Acres | \$75,758 / AC



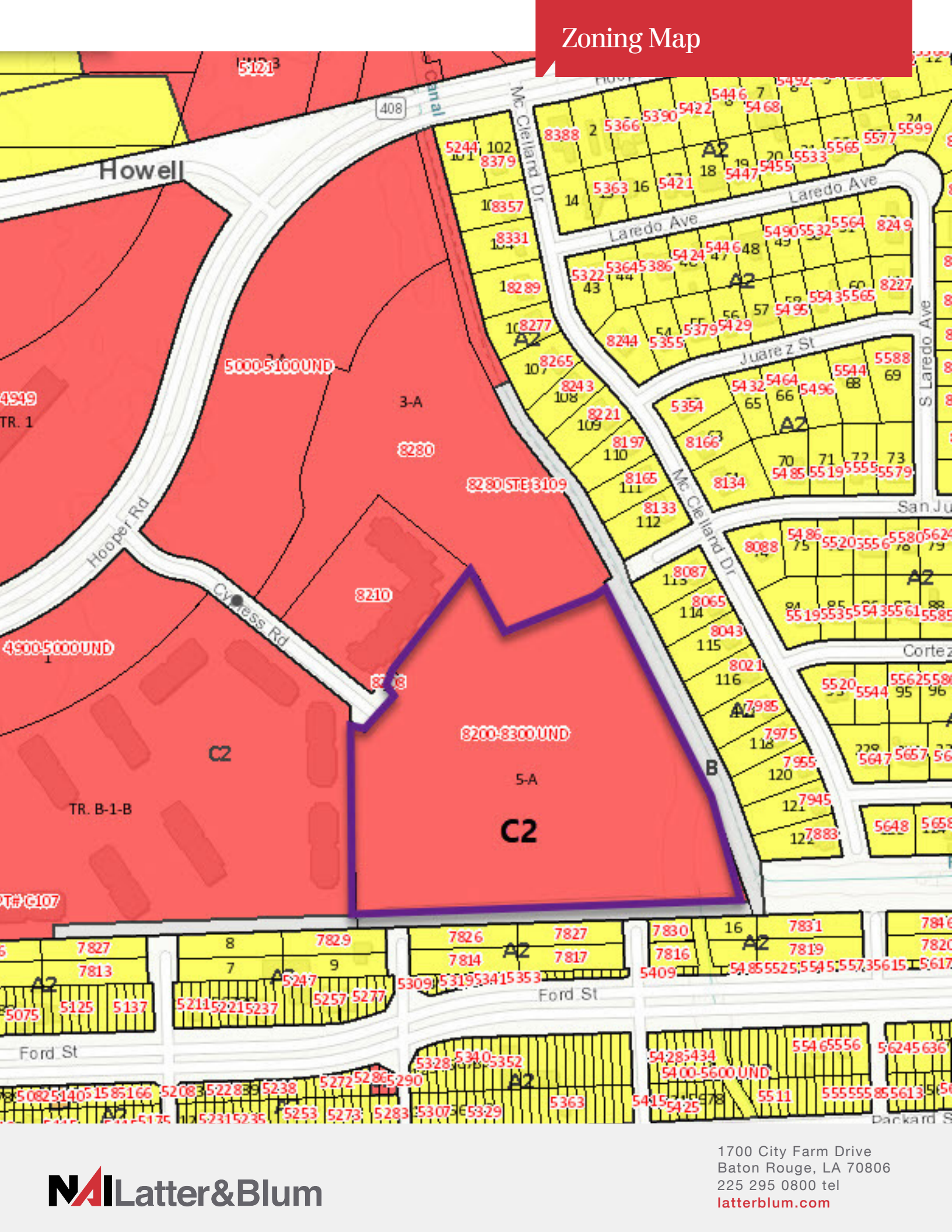
Map data ©2019 Google







## Zoning Map



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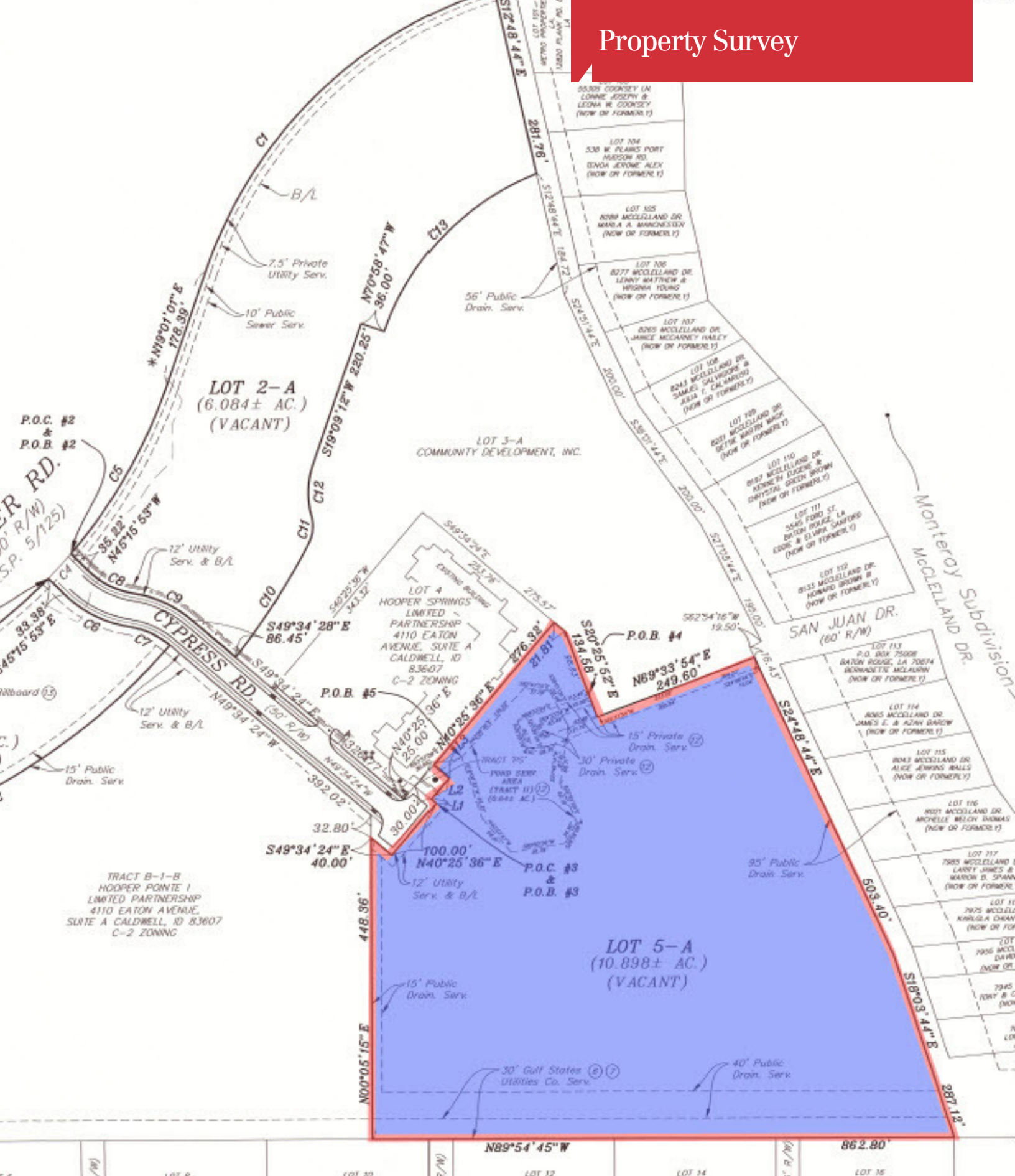


# Flood Map



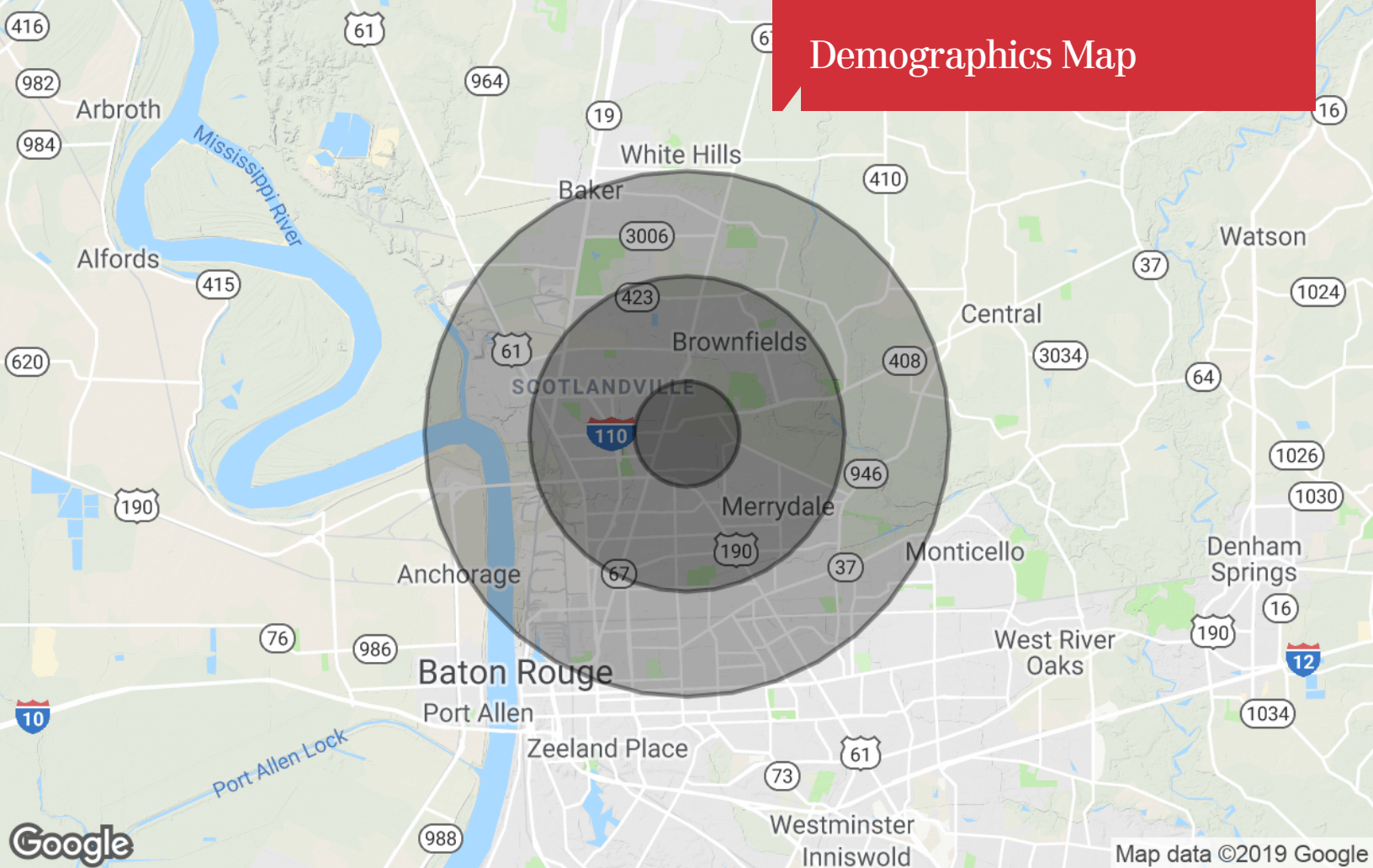


## Property Survey





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,902	60,668	134,485
MEDIAN AGE	39.1	31.8	32.5
MEDIAN AGE (MALE)	39.7	29.6	30.1
MEDIAN AGE (FEMALE)	39.2	34.2	34.7

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,688	20,266	47,173
# OF PERSONS PER HH	2.9	3.0	2.9
AVERAGE HH INCOME	\$45,434	\$39,644	\$41,633
AVERAGE HOUSE VALUE	\$107,842	\$98,300	\$115,234

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	7.7%	9.1%	12.8%
% BLACK	92.2%	90.2%	86.2%
% ASIAN	0.1%	0.4%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.3%	0.3%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	1.3%	0.9%	1.3%

\* Demographic data derived from 2010 US Census