

+/- 8.52 ACRES FOR SALE

9406 HOOPER ROAD
BATON ROUGE, LA 70818

MORE INFO: MIGUEL@CASTROREALESTATESERVICES.COM



LAND FOR SALE

CASTRO REAL ESTATE SERVICES

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Property Summary

Price:	\$1,250,000
Lot Size:	8.52 Acres
Frontage:	373 feet
Depth:	1,050 feet
Shape:	Irregular
Flood Zone:	X
Traffic Count:	18,000 per day
Zoning:	Rural Agri
Wetlands Designation:	No
Market:	Baton Rouge, LA
Sub Market:	Central
School District:	Central Community School

Property Overview

This offering consists of two contiguous parcels being sold as a single, combined tract totaling approximately 8.52 acres.

While a functional residential structure currently exists on-site, the property is priced to reflect its significant development potential rather than its current residential utility.

Ideally suited for commercial or high-density residential development, this prime investment opportunity is offered at \$1,250,000.

Location Overview

This specific area sits squarely within Central, Louisiana, a region known for its distinct market advantages, excellent community infrastructure, and strong demand for growth.

Central features its own independent public school system (Central Community School District), which consistently ranks among the top-performing districts in the state. For a developer eyeing residential development, this is a massive marketing anchor. Families actively seek out housing within this district, driving up home values and absorption rates.



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The site provides direct connectivity to major thoroughfares like Joor Road, Sullivan Road, and Greenwell Springs Road. It allows future residents or commercial patrons easy access to Baton Rouge, the airline highway corridor, and nearby industrial/plants employment hubs.

The property is just a stone's throw from the sprawling 232-acre Hooper Road Park, which is highly regarded for its multi-mile mountain biking paths, hiking trails, and recreation centers. Proximity to outdoor recreation is a major selling point for modern residential communities.

Depending on local zoning approvals, the acreage is also an ideal scale for a luxury townhome community, an independent/assisted senior living facility, or a low-density multi-family complex—all of which are in demand to accommodate Central's aging population and younger families looking to enter the school district.

Because Hooper Road is heavily trafficked, the frontage of this property holds notable value. A developer could explore a mixed-use layout, utilizing the Hooper Road frontage for boutique retail, medical offices, or daycare facilities, while keeping the rear acreage dedicated to private residential space. Central has seen a steady rise in demand for local commercial services to match its population growth.

PROPERTY PHOTOS

9406 Hooper Road

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AERIAL MAP

9406 Hooper Road

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Imagery ©2026 Airbus, Maxar Technologies

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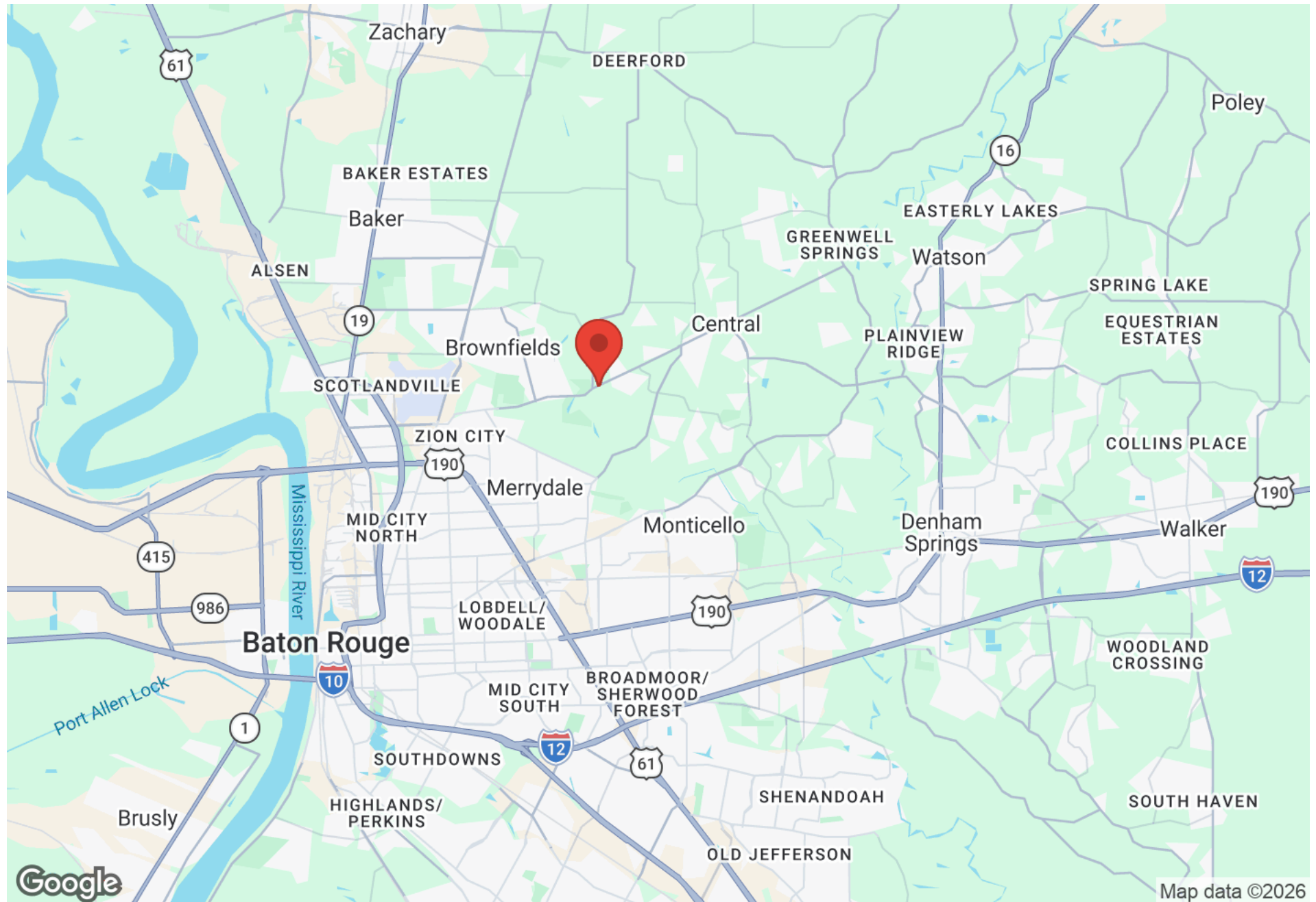


REGIONAL MAP

9406 Hooper Road

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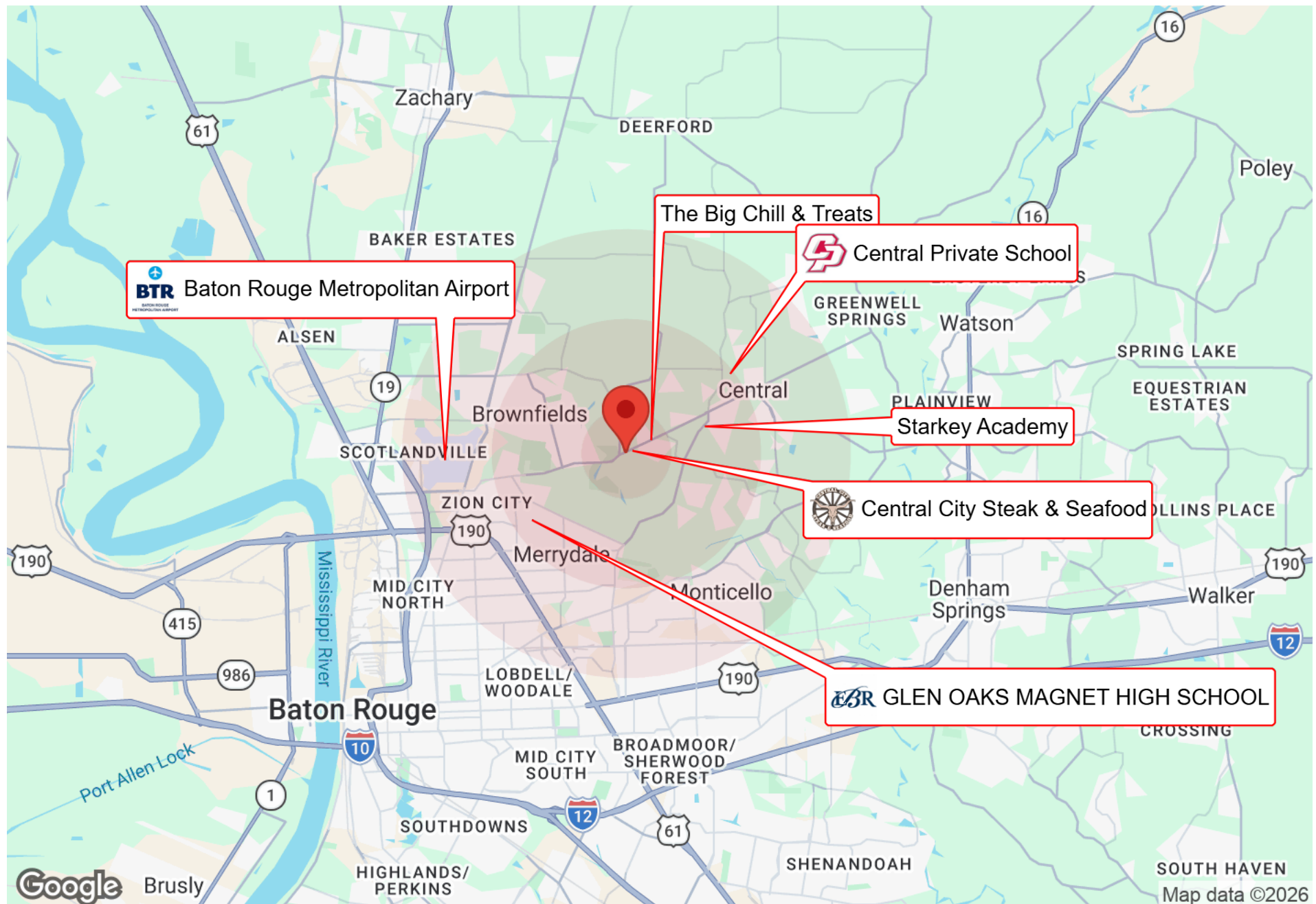
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BUSINESS MAP

9406 Hooper Road
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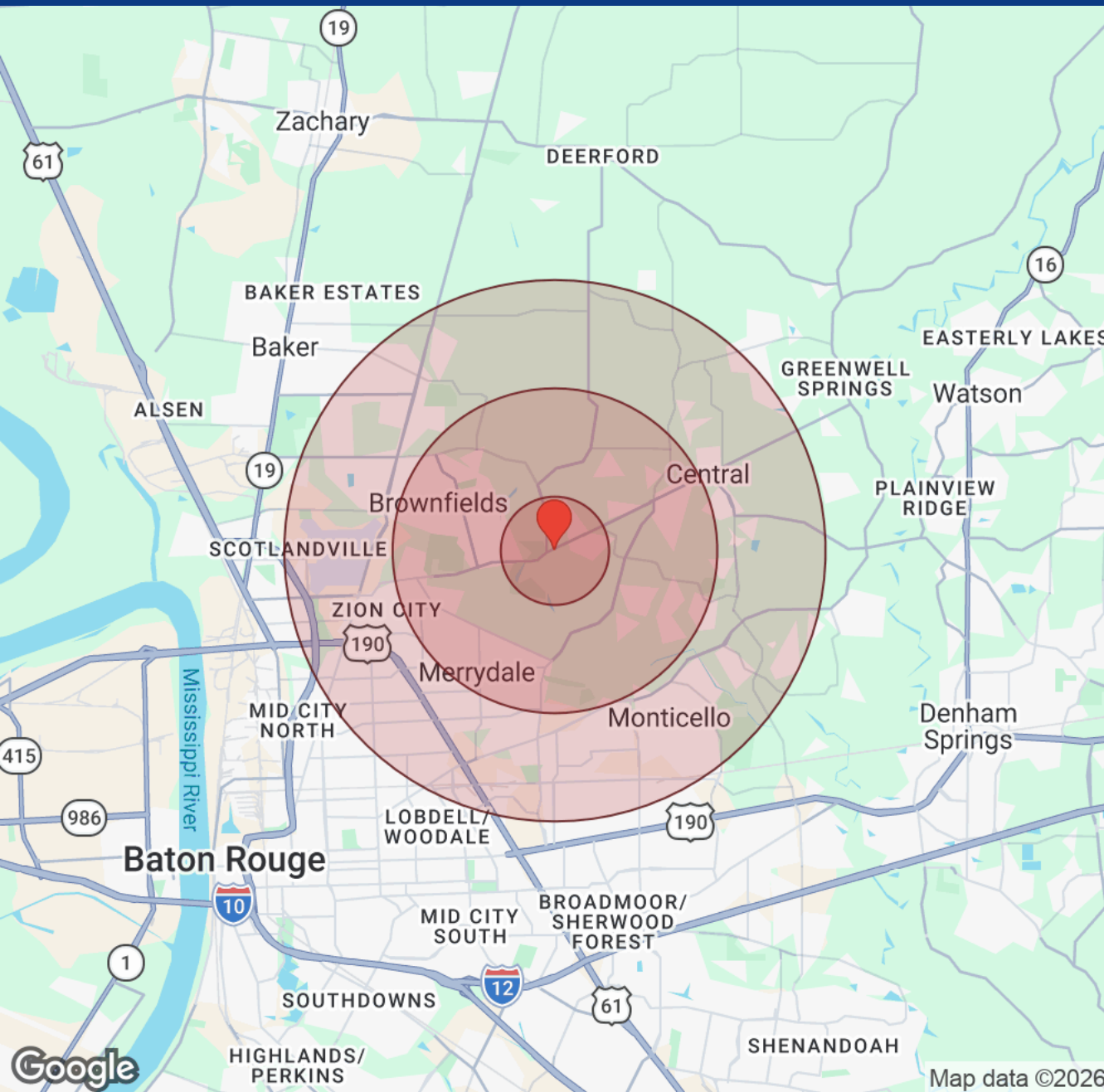


DETAILED DEMOGRAPHICS

9406 Hooper Road

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	870	10,306	39,767
Female	948	11,719	44,173
Total Population	1,818	22,025	83,940

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,056	6,746	22,051
Black	557	13,814	56,139
Am In/AK Nat	2	18	84
Hawaiian	1	4	8
Hispanic	137	1,007	3,643
Asian	28	161	915
Multiracial	35	260	990
Other	1	15	101

Housing	1 Mile	3 Miles	5 Miles
Total Units	801	9,392	35,986
Occupied	682	8,141	30,900
Owner Occupied	546	6,042	19,944
Renter Occupied	136	2,099	10,956
Vacant	118	1,250	5,086

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	123	1,288	4,907
Ages 5 - 9	129	1,493	5,785
Ages 10 - 14	132	1,675	5,944
Ages 15 - 19	117	1,627	6,261
Ages 20 - 24	130	1,585	6,920
Ages 25 - 29	90	1,174	5,085
Ages 30 - 34	109	1,259	5,195
Ages 35 - 39	104	1,308	5,154
Ages 40 - 44	136	1,437	5,628
Ages 45 - 49	107	1,200	4,747
Ages 50 - 54	88	1,211	4,565
Ages 55 - 59	103	1,248	4,753
Ages 60 - 64	98	1,410	5,127
Ages 65 - 69	93	1,360	4,840
Ages 70 - 74	100	1,187	3,943
Ages 75 - 79	69	835	2,662
Ages 80 - 84	54	466	1,443
Ages 85+	37	262	981

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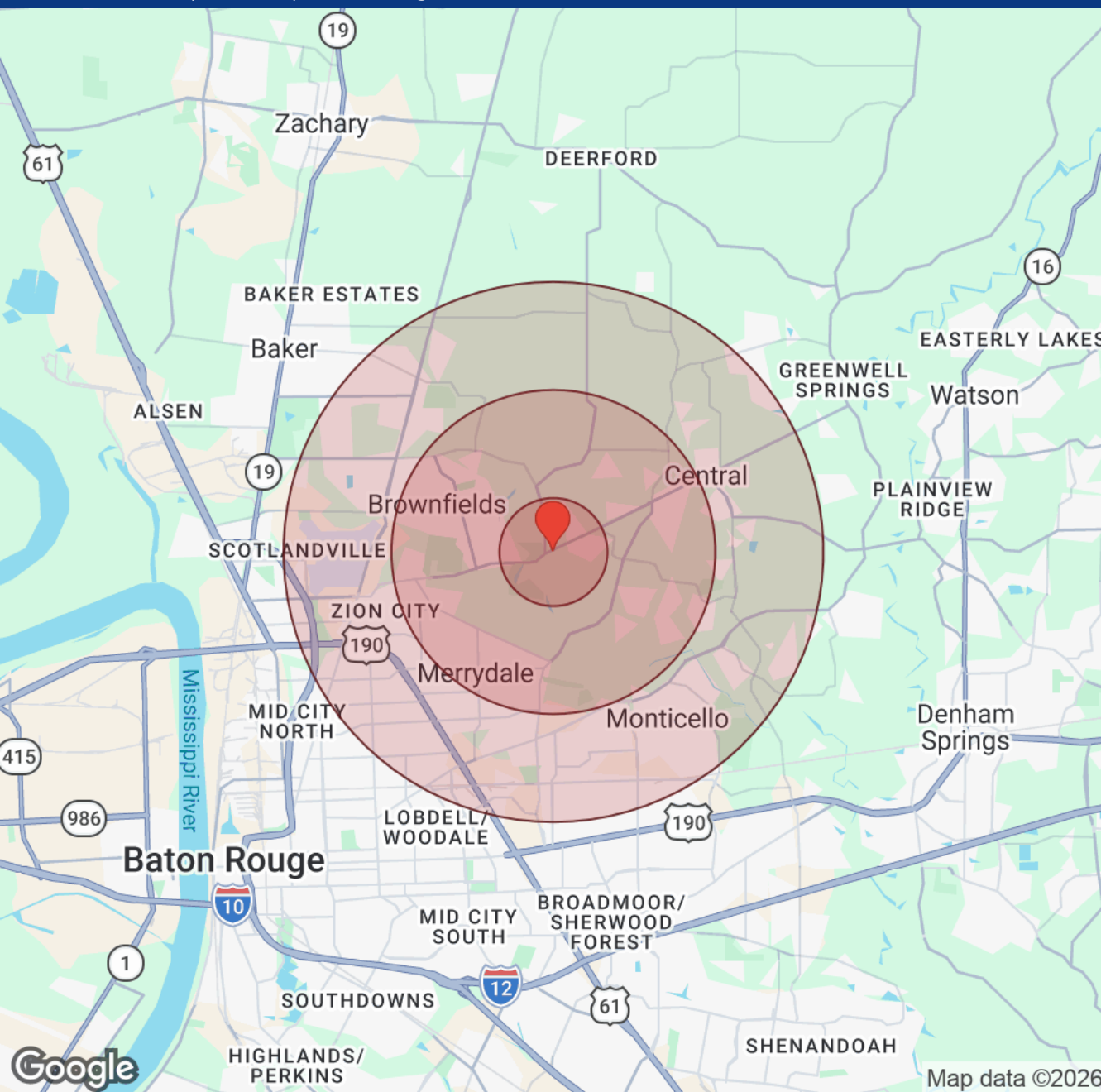


DETAILED DEMOGRAPHICS

9406 Hooper Road

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Income	1 Mile	3 Miles	5 Miles
Median	\$89,143	\$58,061	\$52,694
Under \$10k	23	1,012	3,650
\$10k - \$15k	N/A	290	1,832
\$15k - \$20k	1	330	1,334
\$20k - \$25k	1	418	1,611
\$25k - \$30k	1	274	1,250
\$30k - \$35k	N/A	136	979
\$35k - \$40k	N/A	316	1,559
\$40k - \$45k	67	222	1,068
\$45k - \$50k	32	474	1,346
\$50k - \$60k	31	741	3,041
\$60k - \$75k	52	528	2,262
\$75k - \$100k	235	1,076	3,851
\$100k - \$125k	103	854	2,562
\$125k - \$150k	45	477	1,288
\$150k - \$200k	85	459	1,754
Over \$200k	7	534	1,512

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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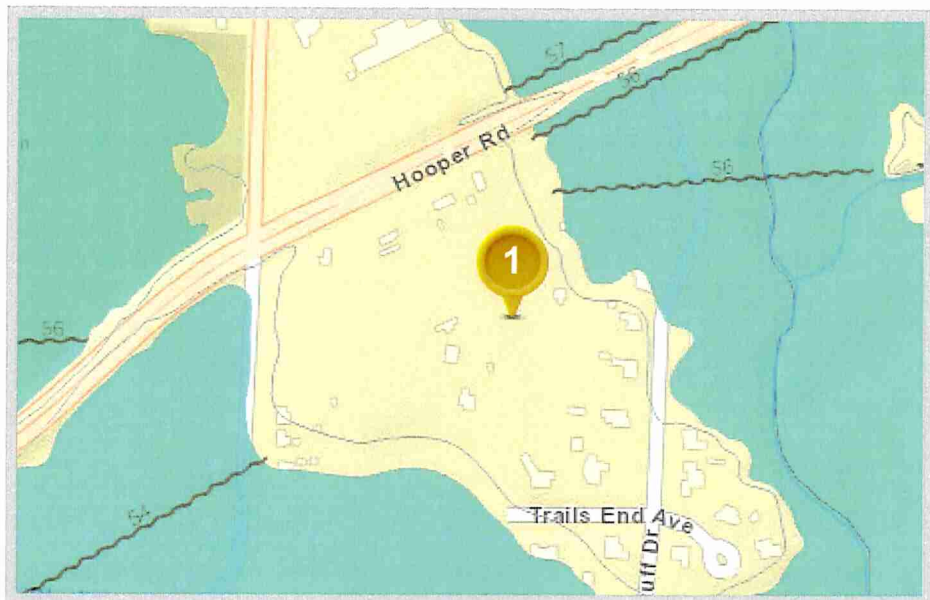
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Louisiana Flood Map

Address or (9406 Hooper Road, Baton Rouge, LA 70818lat, lon)



Visible Layers

Effective FIRM

Streets

Point Coordinates

Point #	Lat., Long.
1	30.5326, -91.0841

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0190E 5/2/2008	X-AREA OF MINIMAL FLOOD HAZARD	out	USGS Service Not Responding	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.



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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.

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