

HOOPER ROAD INDUSTRIAL PROPERTY

**5762, 5862, 5894 Hooper Road
Baton Rouge, LA 70811**

Presented By:

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PROPERTY DESCRIPTION

5762 Hooper Road consists of approximately 5 acres of land. It is conveniently located minutes from the local Baton Rouge Metropolitan Airport and several major roadway corridors. This site has approximately 230 feet of frontage, providing high visibility for future businesses. The property allows for signage, easy ingress and egress, and ample off-street parking. Improvements include a single-story office/warehouse building totaling 10,180 sf in good condition with no deferred maintenance. The property is in flood zone X, which is considered outside of a flood hazard area, and is currently zoned C1. There is also potential to purchase adjoining commercial land.

PROPERTY HIGHLIGHTS

- Prime 5-acre property with 10,180 SF office/warehouse building
- Strategic location near Baton Rouge Metropolitan Airport and major roadways
- Approximately 230 feet of frontage for high visibility
- Zoned C1 and located in flood zone X
- Versatile space suitable for various commercial and industrial uses

OFFERING SUMMARY

Sale Price:	\$780,000 - \$2,055,000
Available Warehouse SF - 5762 Hooper Road:	10,180 SF
Lot Size:	5.05 - 10.05 Acres

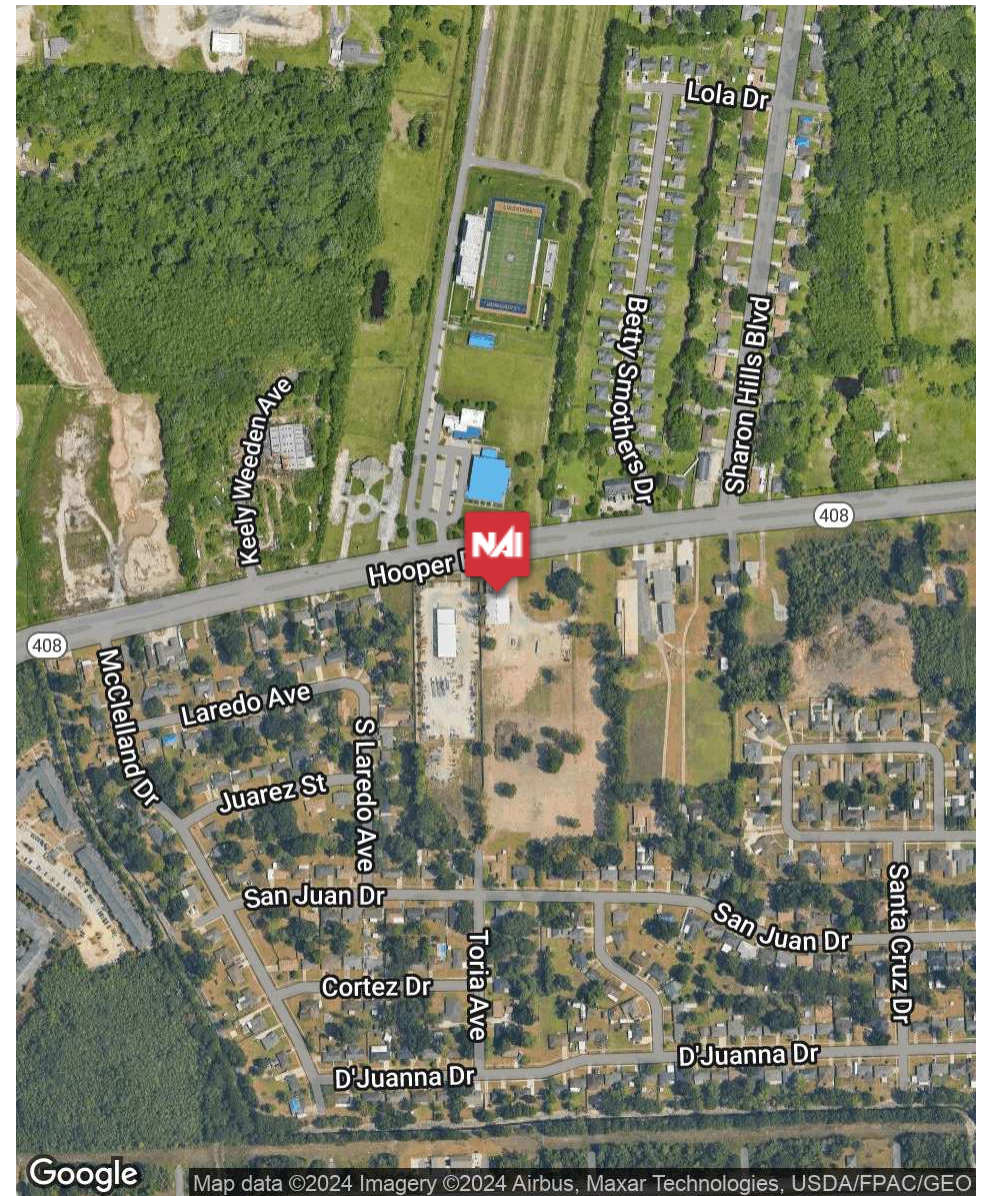
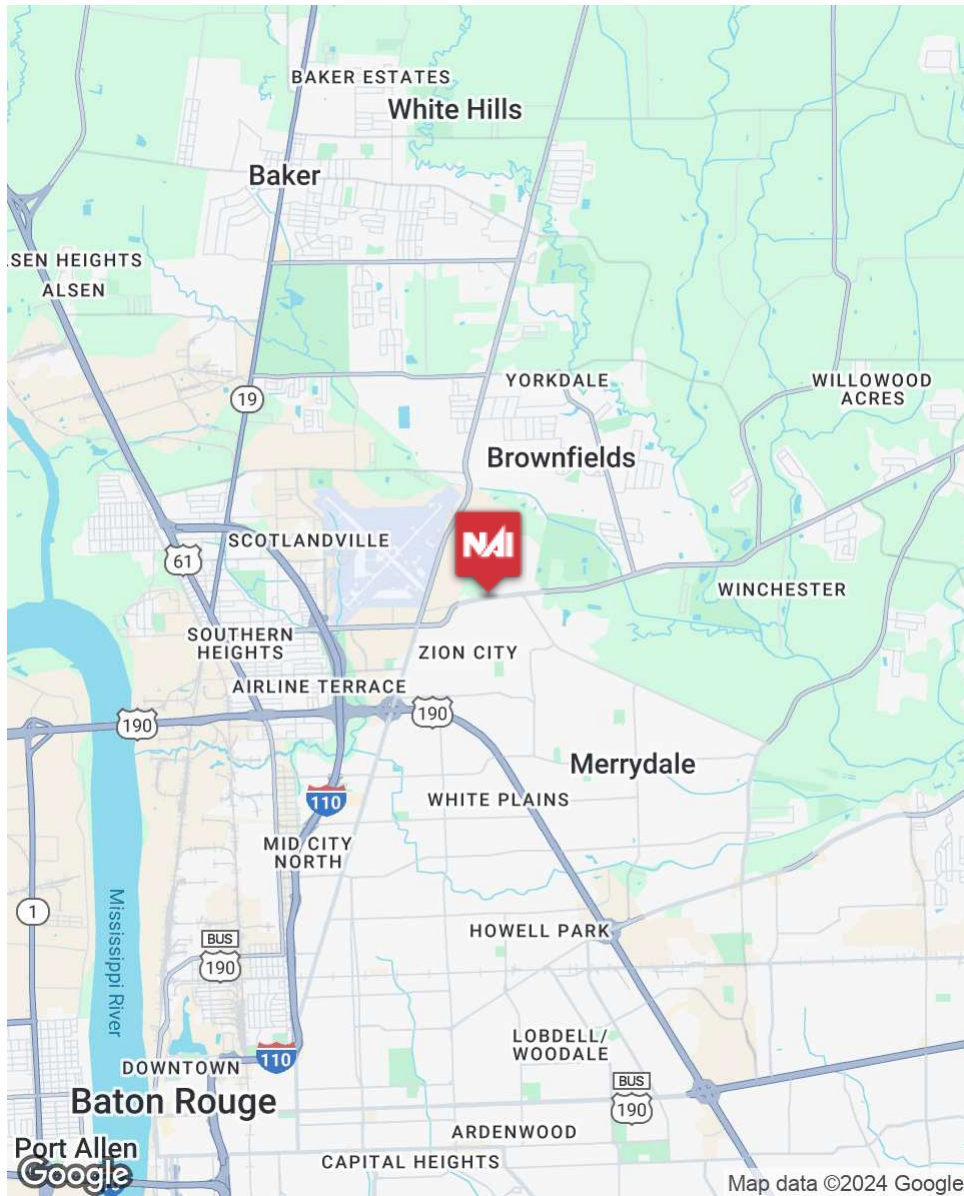
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,353	17,965	37,787
Total Population	6,136	48,898	101,504
Average HH Income	\$55,527	\$51,914	\$55,160

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ADDRESS	SUB-TYPE	SIZE	PRICE	ZONING
5762 Hooper Road	Industrial	5 Acres	\$1,275,000	A2 & C1
5862 & 5894 Hooper Road	Industrial	5.05 Acres	\$780,000	A2 & C2
5762,5862,5894 Hooper Road	Industrial	10.05 Acres	\$2,055,000	C1, C2, A2



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San Juan Dr

362'

996'

958'

580'

Hooper Rd

Hooper Rd

San Juan Dr

S Lardo Ave

United Rentals

For More Information:

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