

# REDUCED



<b>Address:</b>	10554 Hooper Road, Baton Rouge, La 70818   Corner of Hooper/Lovett
<b>New Price:</b>	\$399,000.00
<b>New Land Size:</b>	1.37 Acres
<b>Zoning Description:</b>	ORD: Office, Research and Development: Sec. 11.1. Purpose. The Office, Research and Development District is intended to provide locations for offices, scientific research facilities, and light industrial and manufacturing, including but not limited to, assembly, packaging, light metal fabrication and warehousing conducted within completely enclosed buildings, except off-street parking, off-street loading, and some outdoor storage of materials and equipment. (Ord. No. 2024-41, 10-22-2024)
<b>Traffic Count:</b>	18,000 Cars Daily
<b>APN:</b>	1724592
<b>Signal at intersection:</b>	Yes
<b>Flood Zone:</b>	No
<b>Opportunity Zone:</b>	No
<b>MSA</b>	Baton Rouge, La
<b>Submarket</b>	City of Central
<b>Going Home Side</b>	Yes
<b>Notes:</b>	DOTD just purchased approx 0.32 acres (14,000SF) from the top corner of the property. They are widening Hooper Road.
<b>Possible Uses:</b>	Offices, scientific research facilities, light industrial and manufacturing, assembly, packaging, light metal fabrication and warehousing conducted within completely enclosed buildings,
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