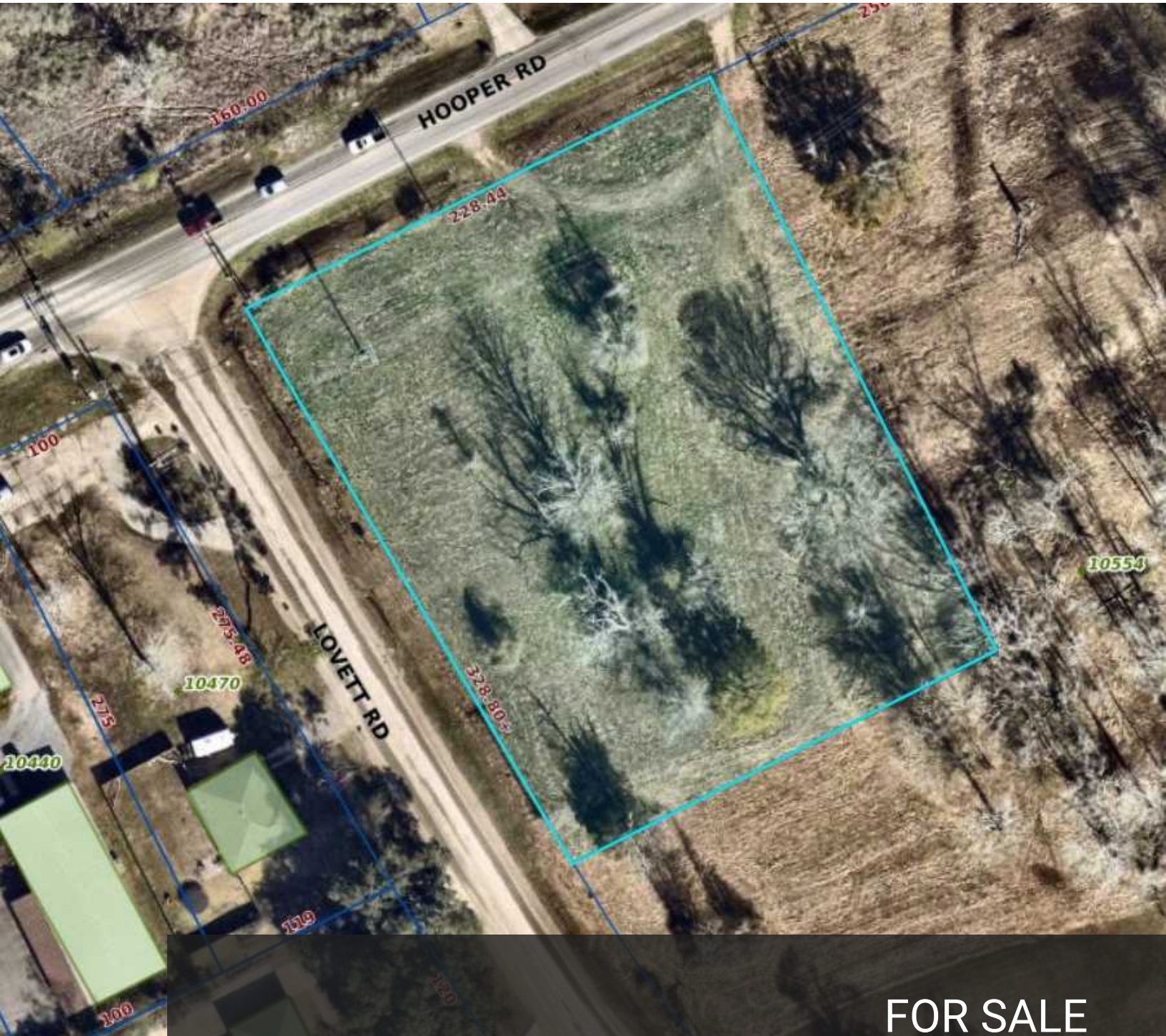


LAND FOR SALE

## 1.70 ACRES IN CENTRAL

10554 HOOPER ROAD, BATON ROUGE, LA 70818



### CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy  
Baton Rouge, Louisiana 70806



### PRESENTED BY:

#### MIGUEL CASTRO, JR

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# PROPERTY SUMMARY

10554 HOOPER ROAD



## Property Summary

Today's Date	10/4/2024
Price:	\$459,000
Lot Size:	1.70 Acres
Cross Streets:	Hooper RD and Lovett RD
Permitted Uses:	Office, R&D, Commercial
Frontage:	250 Feet
Traffic Count:	18,000 daily
Signal Intersection:	Yes
Zoning:	ORD
APN:	1724592

## Property Overview

Level lot on the coner of Hooper Road and Lovett Road.  
250' x 310'

This is part of the Hooper Road expansion  
This will be a very busy corner one day soon!

## Location Overview

Central is a city in the U.S. state of Louisiana, third largest city in East Baton Rouge Parish, and part of the Baton Rouge metropolitan statistical area. Central had a 2020 census population of 29,565

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10554 HOOPER ROAD

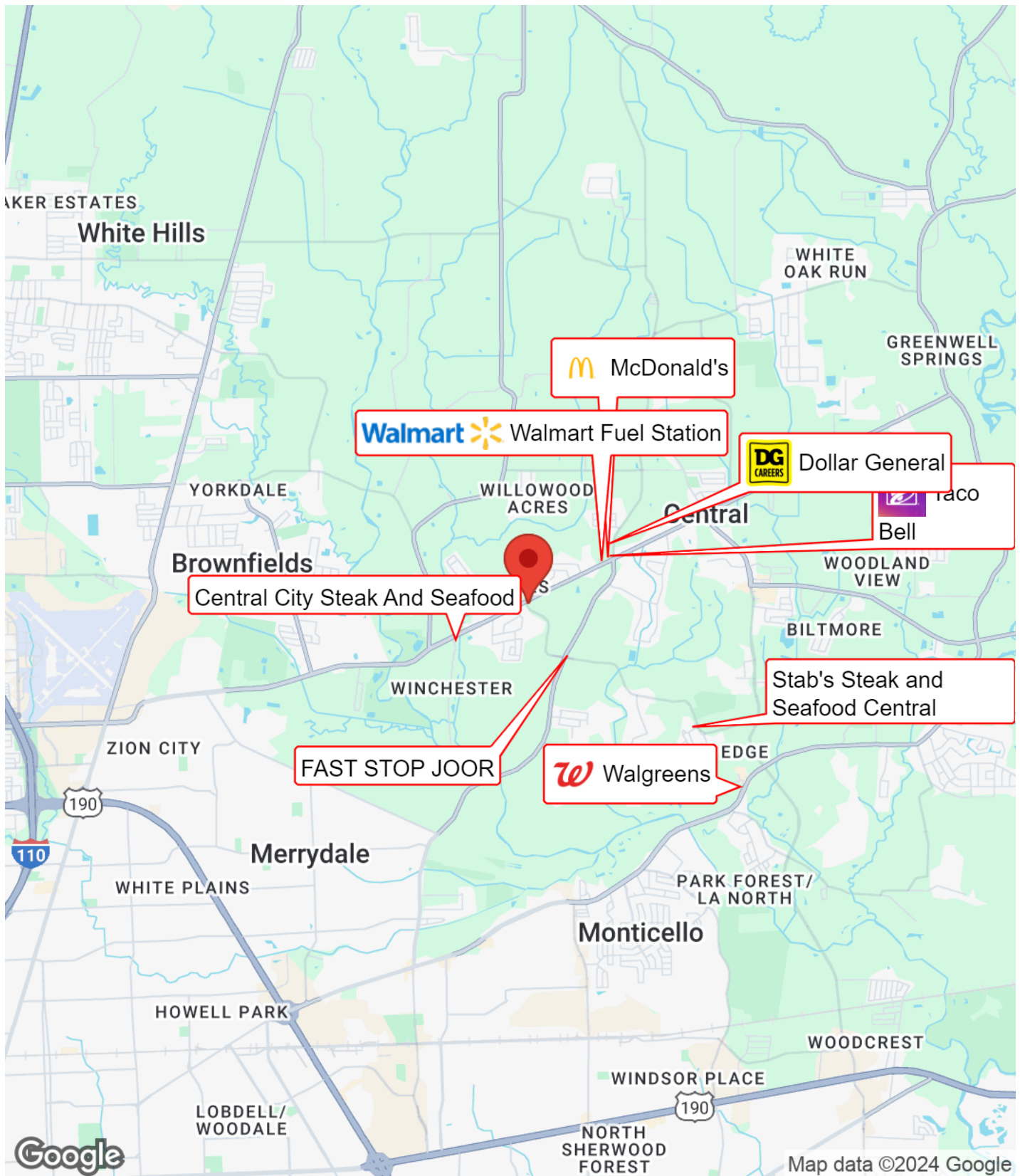


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# BUSINESS MAP

10554 HOOPER ROAD



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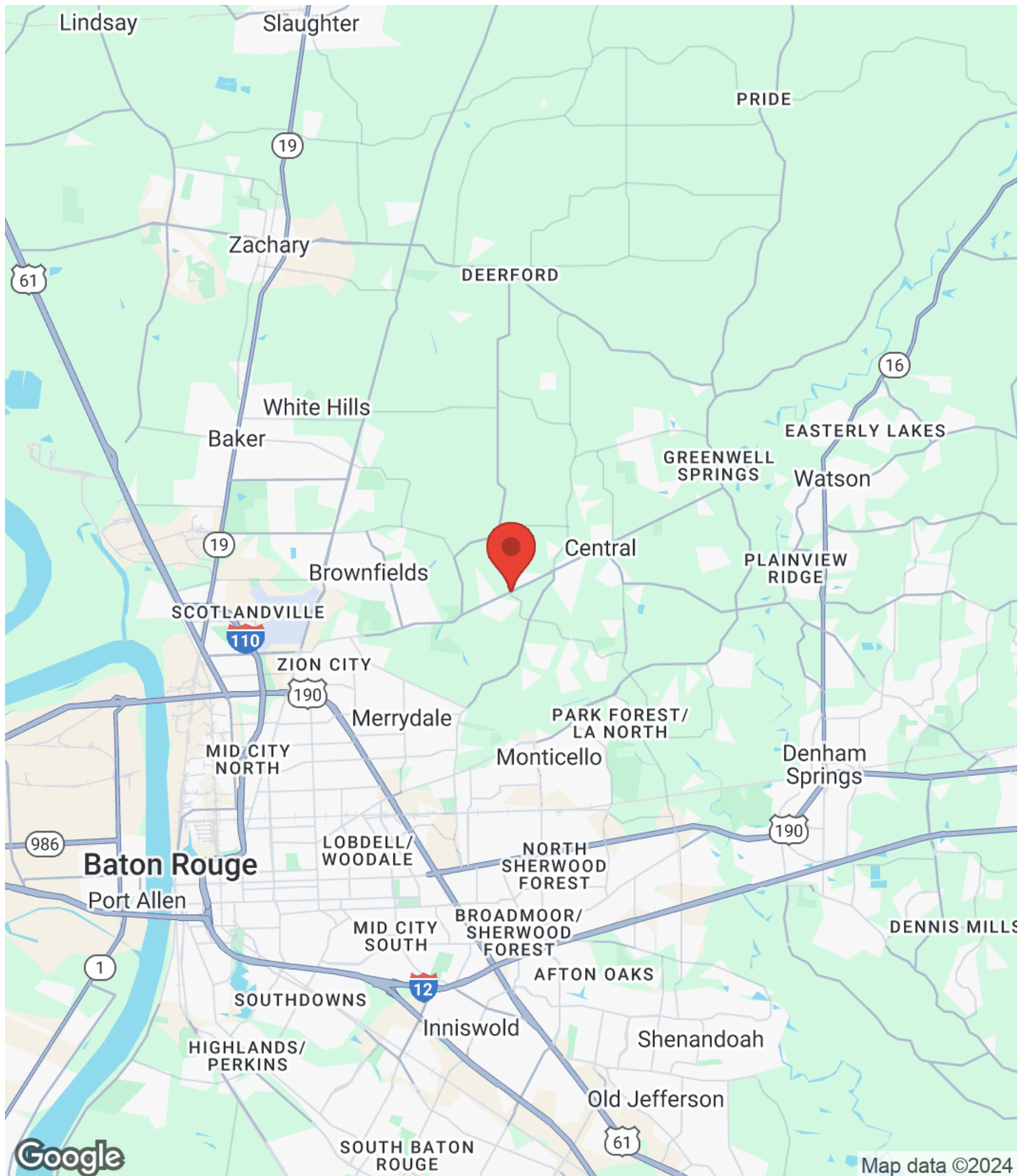
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# REGIONAL MAP

10554 HOOPER ROAD



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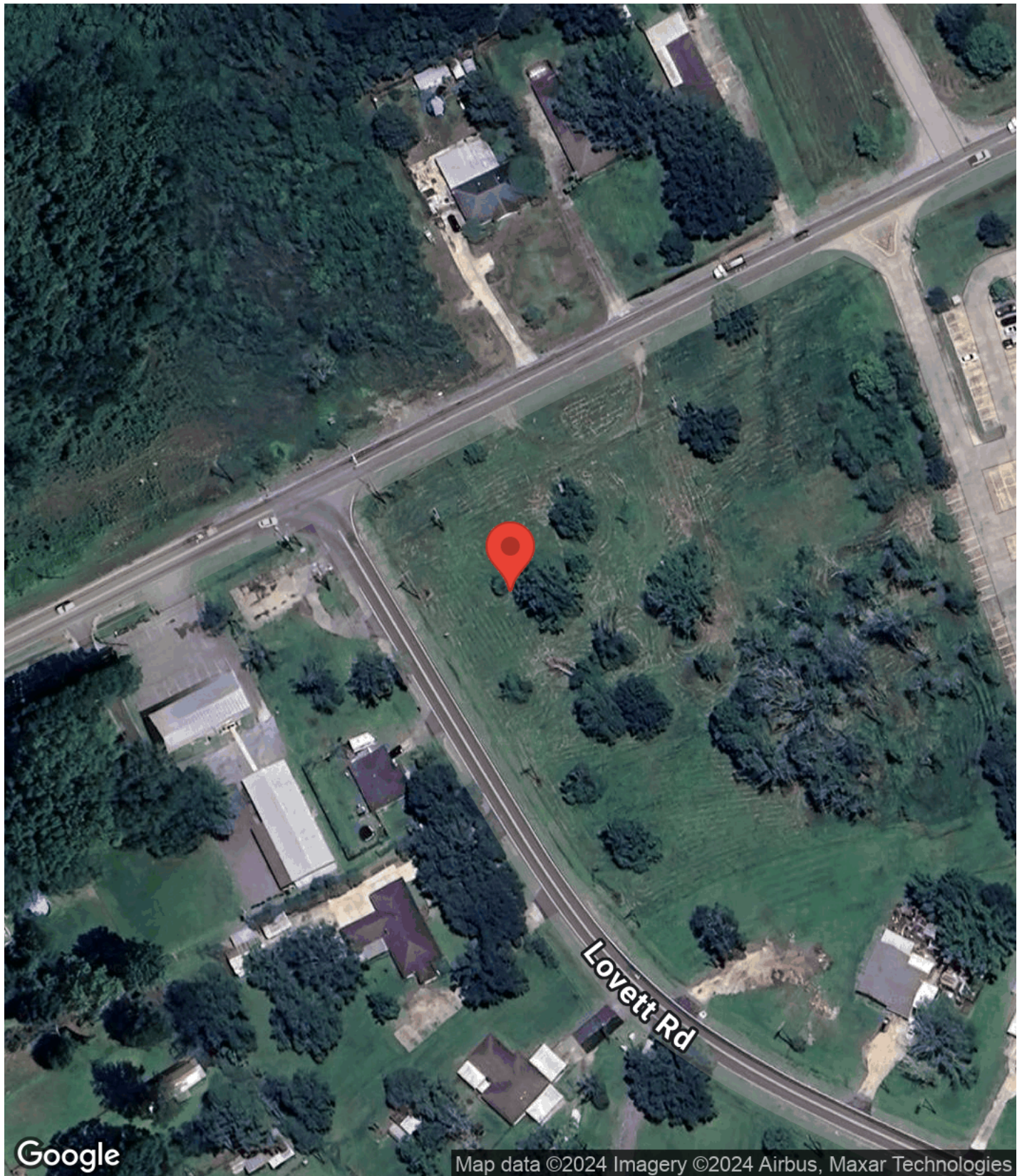
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# AERIAL MAP

10554 HOOPER ROAD



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Baton Rouge, Louisiana 70806



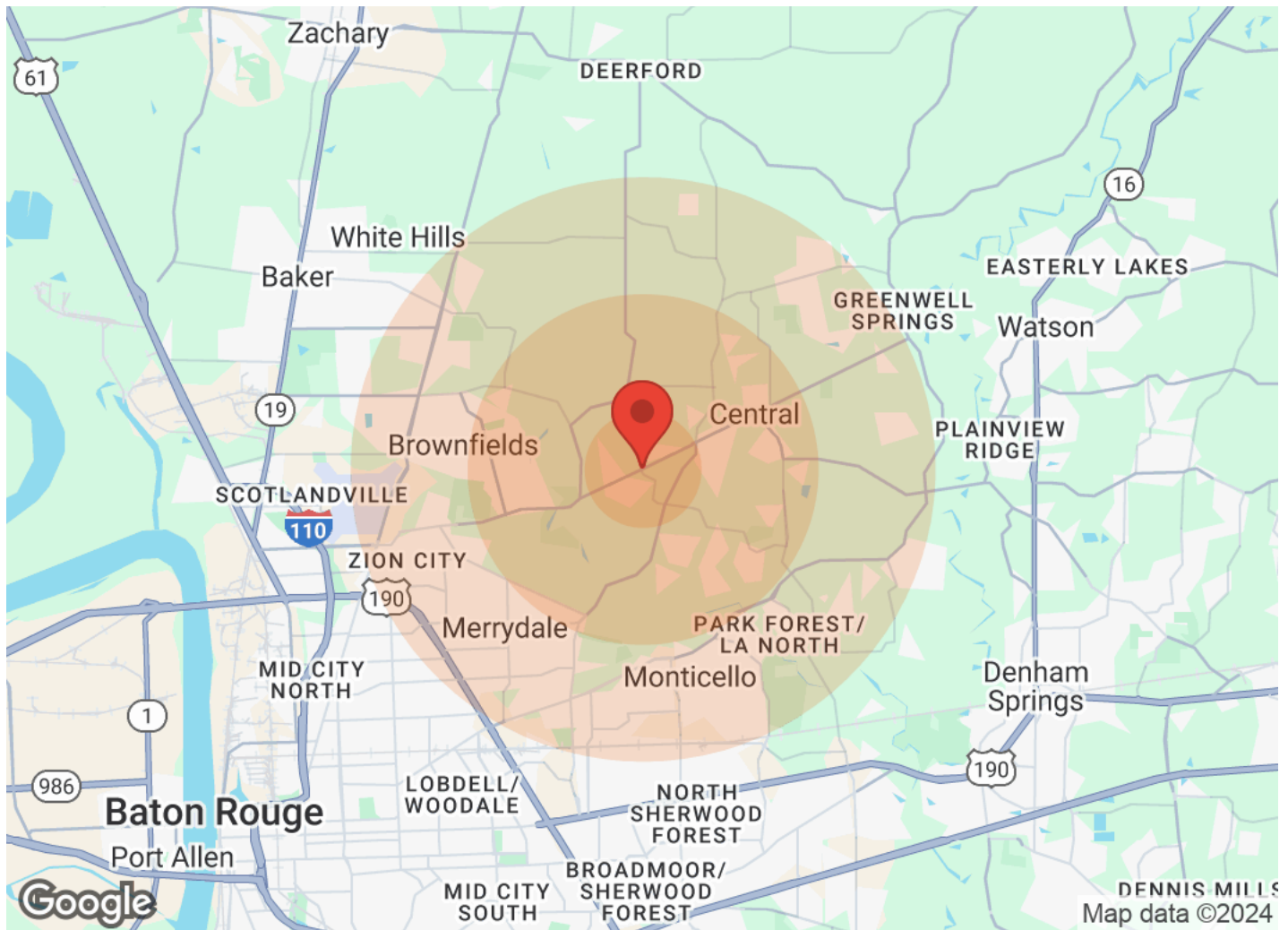
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# DEMOGRAPHICS

10554 HOOPER ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,995	8,030	34,959	Median	\$72,058	\$66,210	\$47,376
Female	2,348	8,650	38,683	< \$15,000	112	472	3,347
Total Population	4,343	16,680	73,642	\$15,000-\$24,999	39	402	2,839
				\$25,000-\$34,999	125	629	3,039
				\$35,000-\$49,999	331	1,092	4,707
				\$50,000-\$74,999	314	1,235	5,473
				\$75,000-\$99,999	402	1,140	3,477
				\$100,000-\$149,999	206	727	2,464
				\$150,000-\$199,999	149	402	797
				> \$200,000	N/A	182	316
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	849	3,001	16,034	Total Units	1,666	6,326	27,554
Ages 15-24	605	2,267	11,453	Occupied	1,602	6,056	25,775
Ages 25-54	1,793	6,752	29,919	Owner Occupied	1,291	5,036	19,220
Ages 55-64	547	2,199	8,270	Renter Occupied	311	1,020	6,555
Ages 65+	549	2,461	7,966	Vacant	64	270	1,779
Race	1 Mile	3 Miles	5 Miles				
White	3,601	11,464	23,774				
Black	688	4,616	48,110				
Am In/AK Nat	1	8	25				
Hawaiian	N/A	N/A	N/A				
Hispanic	86	837	2,646				
Multi-Racial	78	1,080	2,838				

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# PROFESSIONAL BIO

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10554 HOOPER ROAD



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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 an astute soccer player.

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

# DISCLAIMER

10554 HOOPER ROAD



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