

12939 Hooper Road – Tract A-1-A-1 (2.55 ± Acres)

LAND FOR SALE

12939 Hooper Road Baton Rouge, LA 70818

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



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PROPERTY SUMMARY

Property Description

Located within the City Limits of Central, this 2.55± acre B-5 Large Scale Commercial site offers approximately 148.16± feet of frontage on Hooper Road, providing excellent visibility and access along one of the area's primary commercial corridors. The property is positioned between Joor Road and Sullivan Road and is surrounded by established and expanding commercial development.

The site includes a small existing building currently operating as a vehicle inspection business. Zoned B-5, the purpose of the Large-Scale Commercial/Business District is to accommodate high-intensity development, specifically large-scale retail and office uses that serve patrons residing both within and outside of the city. The tract is located in Flood Zone AE.

Additional Frontage Available: There is potential to purchase an additional ±0.5 acre adjacent to the property, which could be combined with Tract A-1-A-1 to provide approximately 120± additional feet of frontage on Hooper Road, further enhancing visibility, access, and overall development potential. (Area Shown in yellow on photo)

This parcel is well suited for retail, service commercial, office, automotive-related uses, or multifamily redevelopment in the rapidly growing Central market.

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Offering Summary

Sale Price:	\$485,000 (\$4.35 PSF)
Lot Size:	2.55 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	905	6,484	17,403
Total Population	2,269	16,695	46,086
Average HH Income	\$114,577	\$107,477	\$97,679



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LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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ADDITIONAL PHOTOS

Tract A-1-A-1: 2.55 Acres
Tract A-2-A-1-B-1-A: 5.52 Acres
Flood Zone: AE
Zoned: B5 Large Scale Commercial



Potential for an additional .50 Acre +/- to be combined with Tract A-1-A-1 which would offer an additional 120' +/- of frontage on Hooper Road

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SURVEY



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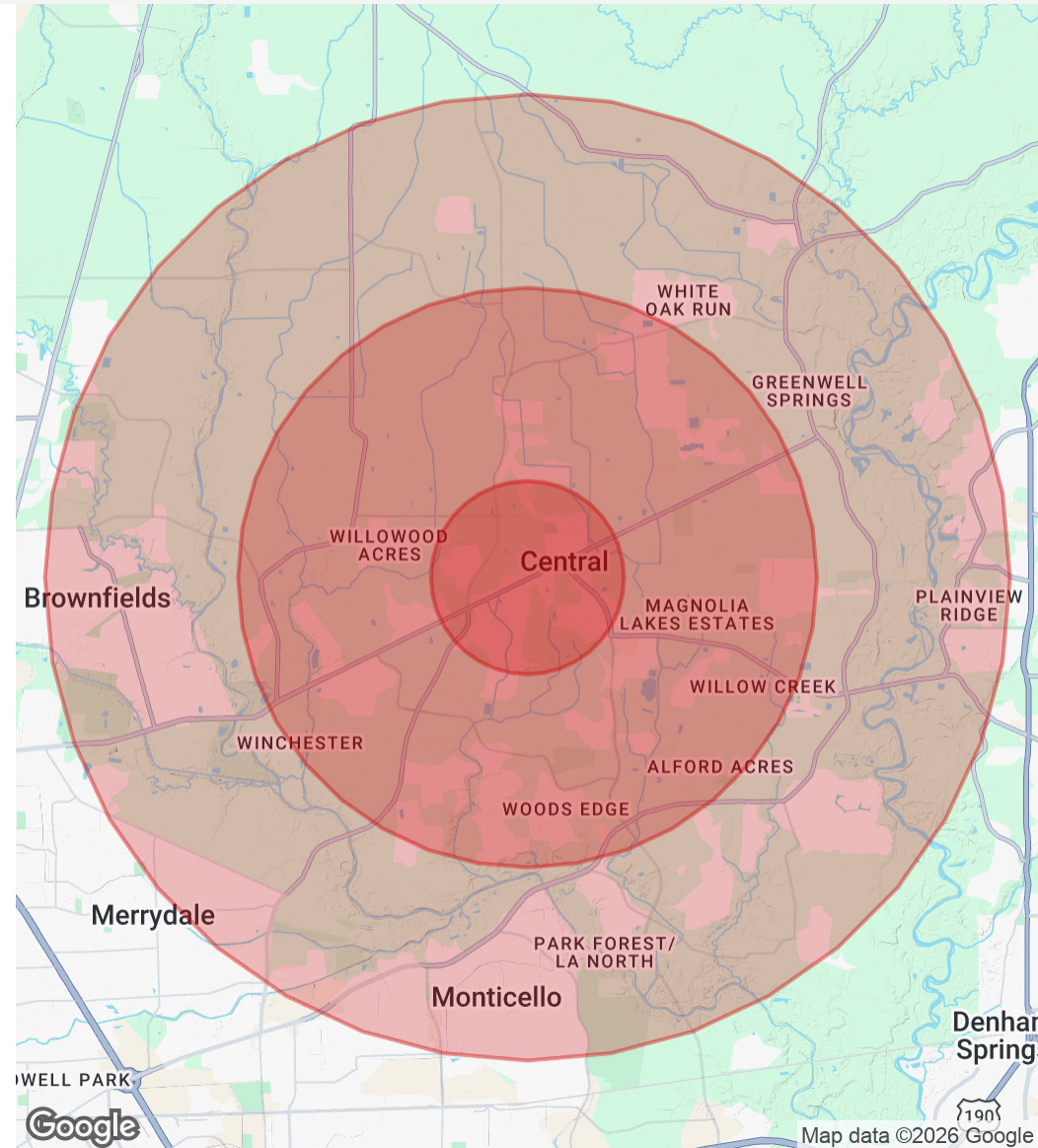
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,269	16,695	46,086
Average Age	43	41	41
Average Age (Male)	42	40	40
Average Age (Female)	43	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	905	6,484	17,403
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$114,577	\$107,477	\$97,679
Average House Value	\$291,298	\$304,410	\$280,964

Demographics data derived from AlphaMap



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