



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

COMMERCIAL LAND FOR SALE
CORNER OF HOOPER RD. AND GREENWELL SPRINGS RD.
22755 GREENWELL SPRINGS ROAD, CENTRAL, LA 70739

1.36 ACRES



OFFERING SUMMARY

Sale Price:	\$350,000
Price Per SF:	\$5.35 / SF
Lot Size:	1.36 Acres
Zoning:	C (Commercial)

PROPERTY HIGHLIGHTS

- Commercial Land For Sale
- Corner lot @ intersection of Hooper Rd. and Greenwell Springs Rd.
- 171' Fronting Greenwell Springs Rd.
- 358' Fronting Hooper Rd.
- 14,517 Cars per day @ Hooper Rd./Greenwell Springs Rd. intersection
- Ideal for a variety of uses: medical office, retail, restaurant, shopping center, etc...



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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TRAFFIC COUNT MAP (CLOSE UP)
CORNER OF HOOPER RD. AND GREENWELL SPRINGS RD.
22755 GREENWELL SPRINGS ROAD, CENTRAL, LA 70739

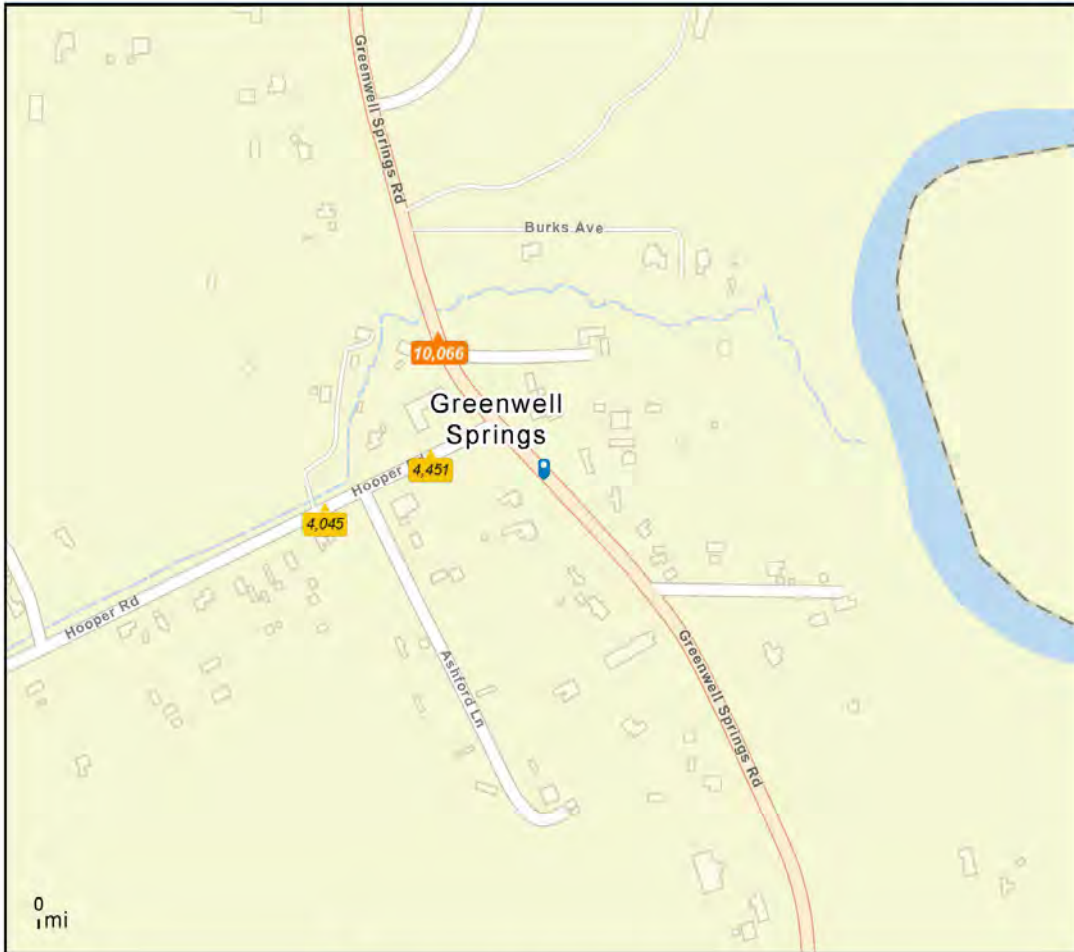
1.36 ACRES



Traffic Count Map - Close Up

22755 Greenwell Springs Rd, Greenwell Springs, Louisiana,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.57226
Longitude: -90.99201



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

January 25, 2024

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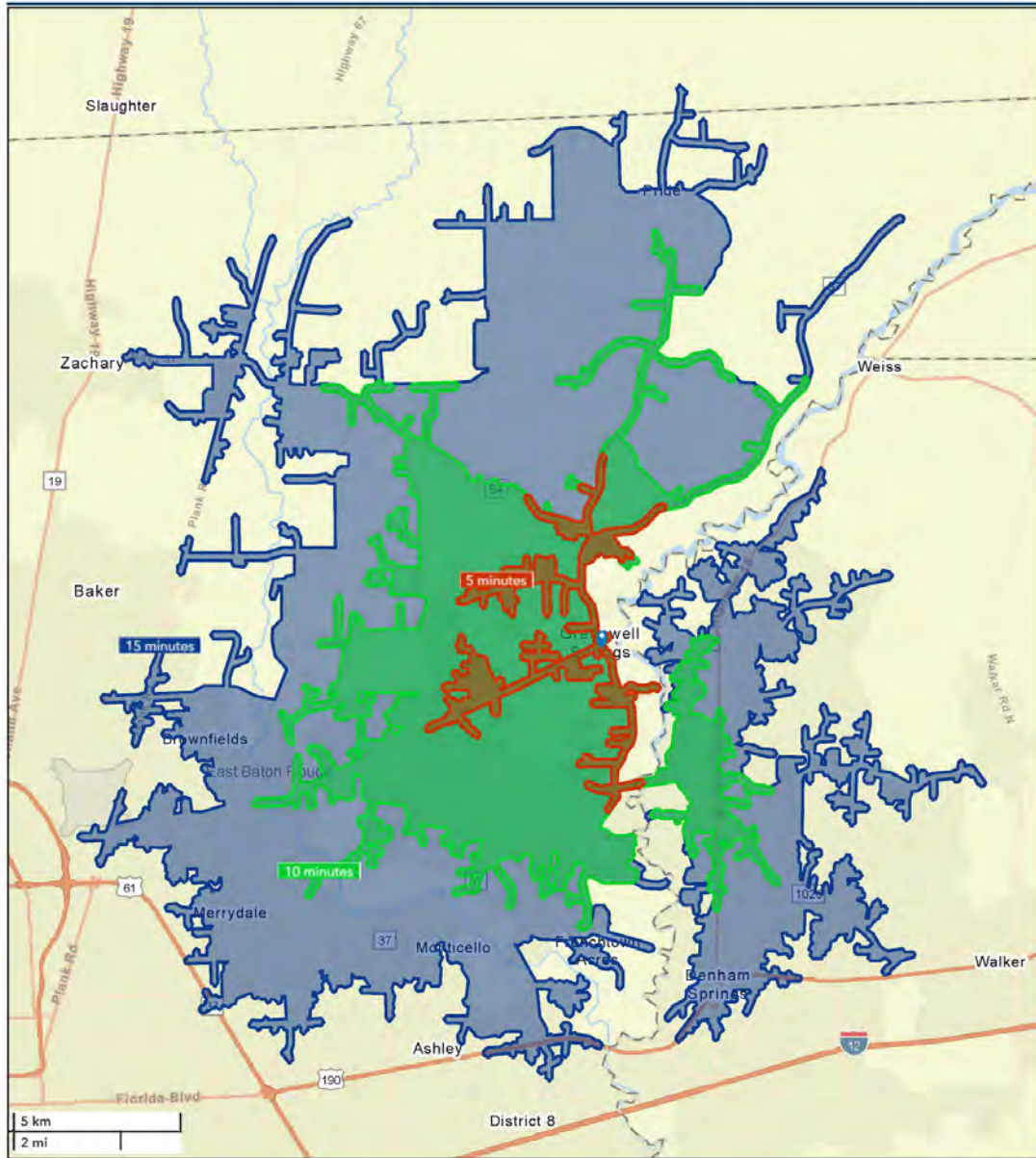
DRIVE TIME MAP: 5, 10, 15 MINUTES
CORNER OF HOOPER RD. AND GREENWELL SPRINGS RD.
22755 GREENWELL SPRINGS ROAD, CENTRAL, LA 70739

1.36 ACRES



Drive Time Map: 5, 10, 15 Minutes

22755 Greenwell Springs Rd., Greenwell Springs, LA 70726



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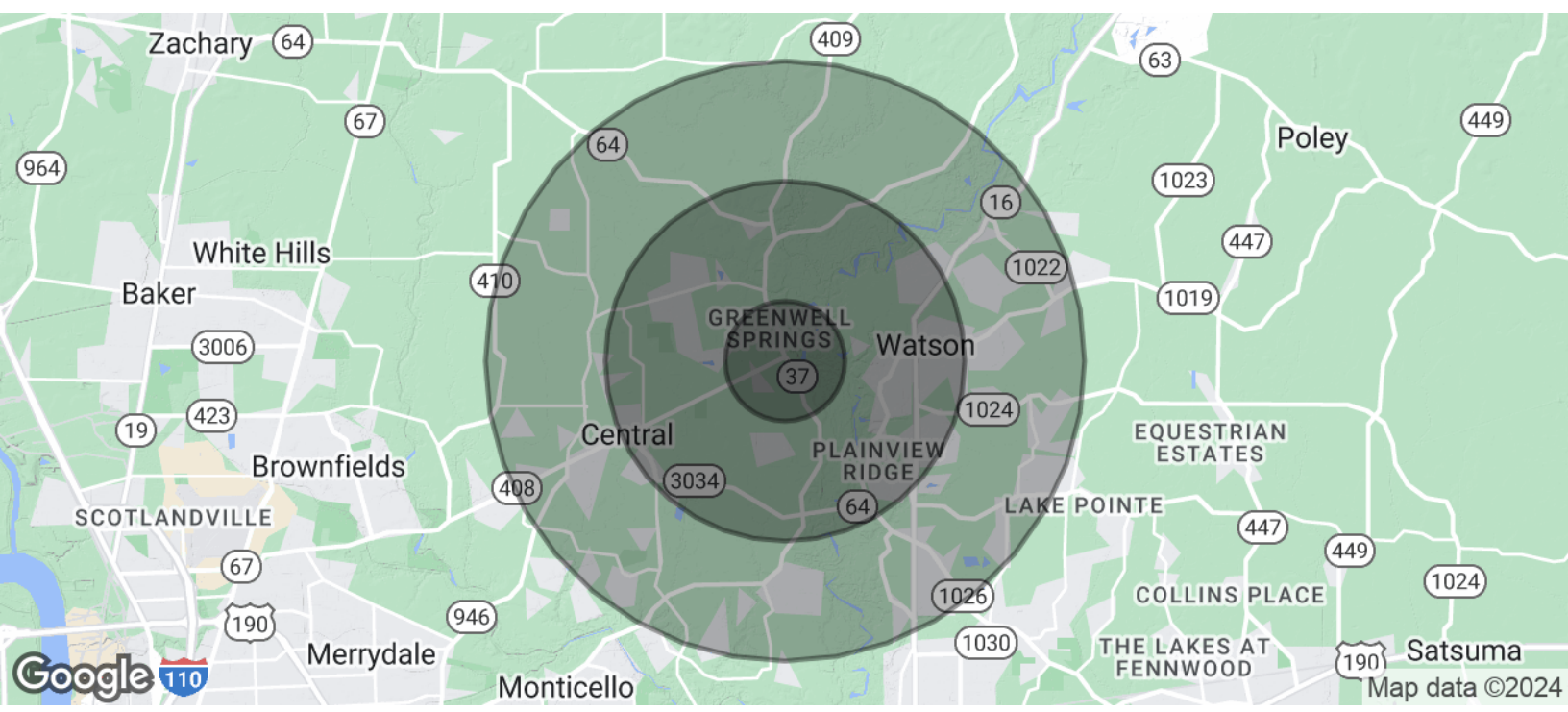
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DEMOGRAPHICS
CORNER OF HOOPER RD. AND GREENWELL SPRINGS RD.
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1.36 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,692	16,205	41,886
Average Age	39.4	37.3	37.4
Average Age (Male)	33.9	35.8	37.4
Average Age (Female)	43.8	39.0	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	659	6,263	16,017
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$78,931	\$80,220	\$81,796
Average House Value	\$196,639	\$216,276	\$232,729

* Demographic data derived from 2020 ACS - US Census

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