

# 12700 Highway 1078

## 12700 Highway 1078, Folsom, LA 70437

Transaction ID: 2322453  
Status: Sold  
Property Type: Vacant Land For Sale  
Archived Date: 1/21/2020  
Closing Date: 1/21/2020  
Gross Land Area: 30 Acres  
Asking Sale Price: \$324,000  
Asking Unit Price: \$0.25 PSF  
Final Sale Price: \$285,000  
Final Unit Price: Undisclosed  
Days on Market: 580



### Overview/Comments

**PRICE REDUCTION!** This offering is a rare opportunity to acquire a 30 acre parcel with substantial frontage along the southern side of Highway 1078 (619 linear feet), as well as an additional 2,187 feet along the eastern side of Roubion Road and 2,061 feet along the western side of Green Valley Road. The parcel includes a beautiful pond, surrounded by towering pine and oak trees throughout the site. The property also includes an industrial steel structure with eave heights over 20 feet with great renovation potential. The peaceful setting of this land provides an incredible opportunity for a buyer to build their dream estate, or to divide the site into several parcels.

### Transaction Details

Closing Date: 1/21/2020  
Arms Length: Yes

### General Information

Taxing Authority:	St. Tammany Parish Assessor	Zoning:	A-1, SUBURBAN DISTRICT
Tax ID/APN:	#107-012-4494	Adjacent Parcels Available:	Yes
Possible Uses:	Agricultural, Residential (Single Family)	Sale Terms:	Cash to Seller

### Area & Location

Property Located Between:	Roubion Road and Green Valley Road	Largest Nearby Street:	Louisiana Highway 1078
Property Visibility:	Excellent	Feet of Frontage:	619
Legal Description:	A Certain Lot of Record Positioned in Sections 3 and 4, Township 6 South, Range 10 East, St. Tammany Parish, State of Louisiana	Highway Access:	Yes

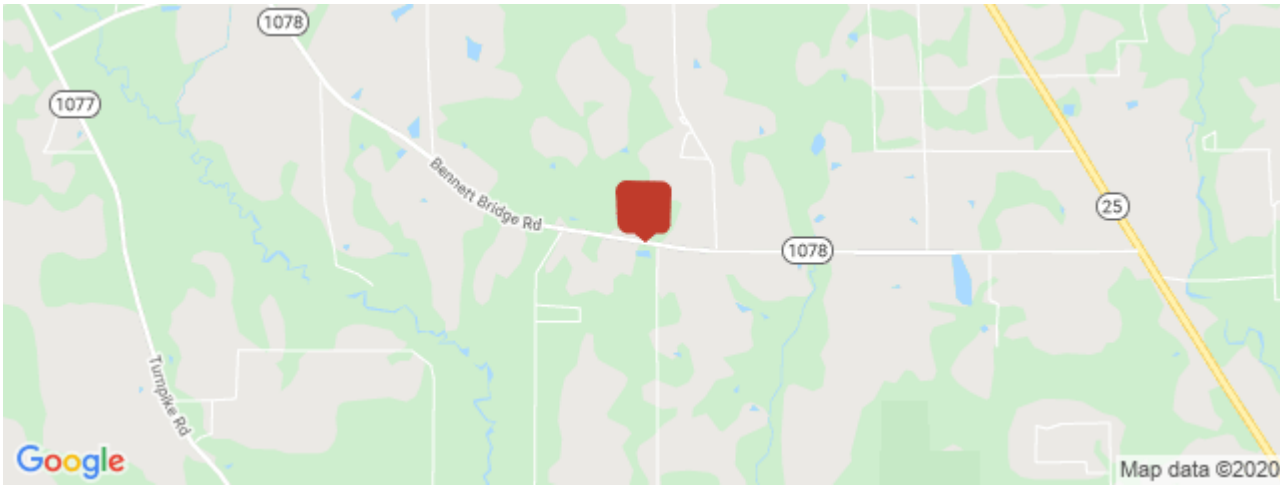
### Land Related

Lot Frontage: 619 feet along the southern side of Highway 1078  
Lot Depth: 2,187 feet along the eastern side of Roubion Road and 2,061 feet along the western side of Green Valley Road  
Topography: Level

**Zoning Description** The A-1 Suburban District is intended to provide a single-family residential environment at a low density level. The A-1 district is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.

## Location

Address: 12700 Highway 1078, Folsom, LA 70437  
County: Saint Tammany  
MSA: New Orleans-Metairie



## Property Images



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Aerial



Aerial 2

## Property Contacts

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Listing Broker

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