



FOR SALE

14.88 Acres on HWY 450

Folsom Residential Land

HWY 450 at Garrett Road

Folsom, LA 70437 · St. Tammany Parish

SALE PRICE

\$245,000

LOT SIZE

14.88 Acres

PRICE PER ACRE

\$16,465/Ac

PRICE PER SF

\$0.38/SF

ZONING

R-1 Residential



PROPERTY OVERVIEW

Opportunity to own 14.88+/- acres at the corner of Highway 450 and Garrett Road in the growing Folsom community. Zoned R-1 Residential, the property is positioned for a private estate, family compound, homestead, or residential development subject to parish approvals.

Frontage on two public roads gives the site flexible access and future site-planning options. The wooded landscape offers privacy, mature timber, and the ability to selectively clear while preserving the natural character of the land.

KEY HIGHLIGHTS

- 14.88+/- acres in Folsom
- Zoned R-1 Rural Residential
- Frontage on two public roads
- Potential private estate, homestead, or residential lots
- Asking price: \$245,000
- Corner location at Highway 450 and Garrett Road
- Beautiful wooded tract with mature trees
- Convenient access to Folsom, Covington, and the Northshore

CTA

Schedule a site visit to review access, timber, road frontage, and development fit.





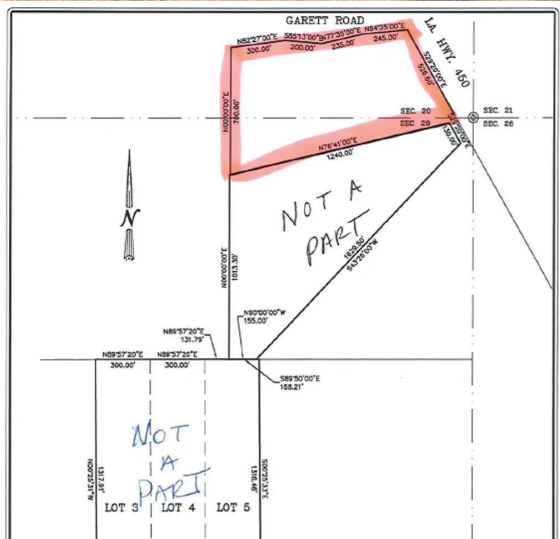
LISTING DETAILS

Property Type	Land
Listing Type	For Sale
Sale Price	\$245,000
Lot Size	14.88 Acres
Price Per Acre	\$16,465.05/Ac
Price Per SF	\$0.38/SF
Zoning	R-1
Zoning Description	Rural Residential
Nearest Interstate	I-12 · 15 mi
Nearest Highway	450
Nearest Airport	MSY
Parcel APN	1050036390
Listing ID	287cf9f2

POTENTIAL USES

Private Estate	Family Compound
Homestead	Residential Lots
Land Investment	Builder Opportunity

Potential uses are subject to zoning, parish approvals, utility availability, and buyer due diligence.





FOR SALE · 14.88 ACRES

HWY 450 at Garrett Road Folsom, Louisiana

R-1 residential land with two-road frontage, wooded privacy, and flexible residential potential in St. Tammany Parish.

SALE PRICE

\$245,000

LOT SIZE

14.88 Acres

ZONING

R-1

Source: LACDB listing 287cf9f2, active as of July 22, 2026. Buyer to verify zoning, dimensions, access, utilities, approvals, and all property information during due diligence.



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Schedule a site visit.