

**247 N 12th St**  
Ponchatoula, LA 70454



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**MLS# 2025014750**



**\$150,000**

A rare and versatile property offering 1.6 acres of land just minutes from the heart of downtown Ponchatoula. Whether you're a developer, investor, or future homeowner, this spacious parcel provides the flexibility and location to bring a wide range of visions to life. Zoned for single-family, multi-value family residences, and multi-family duplexes, the lot is ideal for income-generating multi-unit development but it also presents a fantastic opportunity to build a custom single-family home with plenty of room for outdoor living, a workshop, garden, or guest house. With so few large parcels available this close to downtown, this property offers a rare combination of small-town charm and uncommon space. Included on the property are a mobile home, two spacious buildings ready to be repurposed for a variety of uses, and a historic small chapel, adding unique character and architectural interest. All existing structures are included in the sale at no assigned value, giving you a blank slate with incredible potential. The land is in an X Flood Zone and easily accessible, with road frontage on a quiet street. Located just a short walk (approximately 5 minutes) from Ponchatoula's vibrant downtown area, the property is surrounded by restaurants, shops, parks, and schools offering convenience, connectivity, and neighborhood charm.



**Claudia Appel**

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