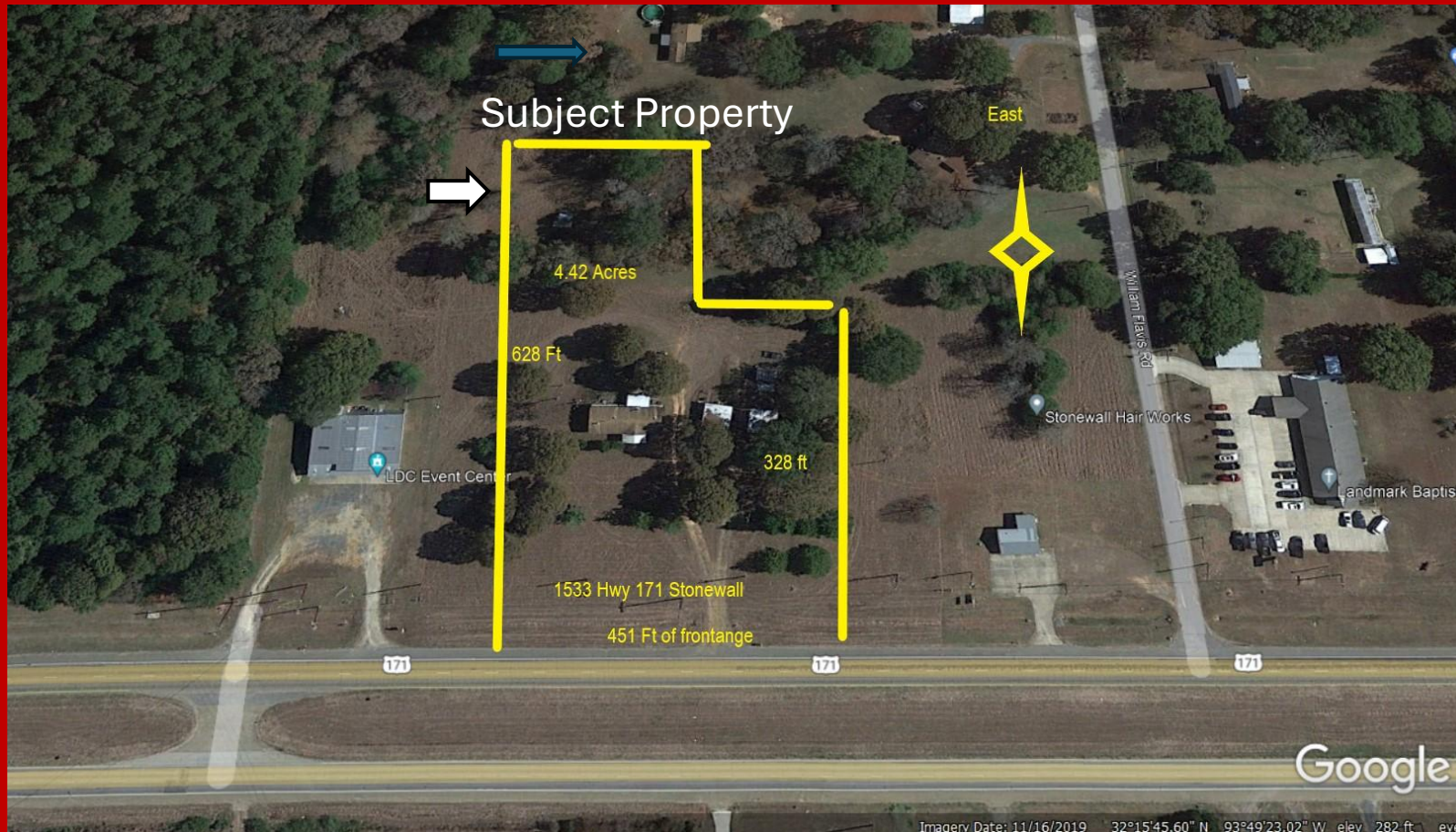# DEVELOPMENT READY 4.42 AC TRACK INSIDE THE TOWN OF STONEWALL, LA.,
Zoned Commercial with City Water
FOR SALE $2,100,000.00
Property is 1.3 Mi South of the Stonewall Frierson Road & 6 Mi from I-49
Property is Grade Level, no standing Water or known Environmental Issues
House Trailer and outbuildings will be removed prior to sale

WA
Walker-Alley & Associates,LLC
REAL ESTATE RESOURCES

Chris Stokes
318-564-7906
chris@walkeralley.com

Danielle Cummings
318-572-7926
danielle@walkeralley.com

1533 Hwy 171

2018 ZONING MAP
TOWN OF STONEWALL
DESOTO PARISH, LOUISIANA
JUNE, 2018

- 4.41 Acres For Sale

- 451 Ft of Hwy 169 Frontage

- Inside City & Zoned Commercial Alcohol Permit Available

- City Water & Septic

- Property is Level with no standing water and no known environmental issues.

- Price $2.1 Million – Minerals NOT Included

- Stonewall has recently legalized the sale of alcohol with the hope this will bring in more grocery store choices and restaurants.

Economic Information
Source Zillow Home Value Index

Stonewall

Home Value ($)

Year	Value
2016	$221,651
2017	$220,205
2018	$228,959
2019	$235,153
2020	$250,365
2021	$260,727
2022	$278,819
2023	$287,977
2024	$303,643
2025	$339,816

Historic prices and percent change over time:

•% change from 2016 to 2025: 53.31%

•2025: $339,816

•2024: $303,643

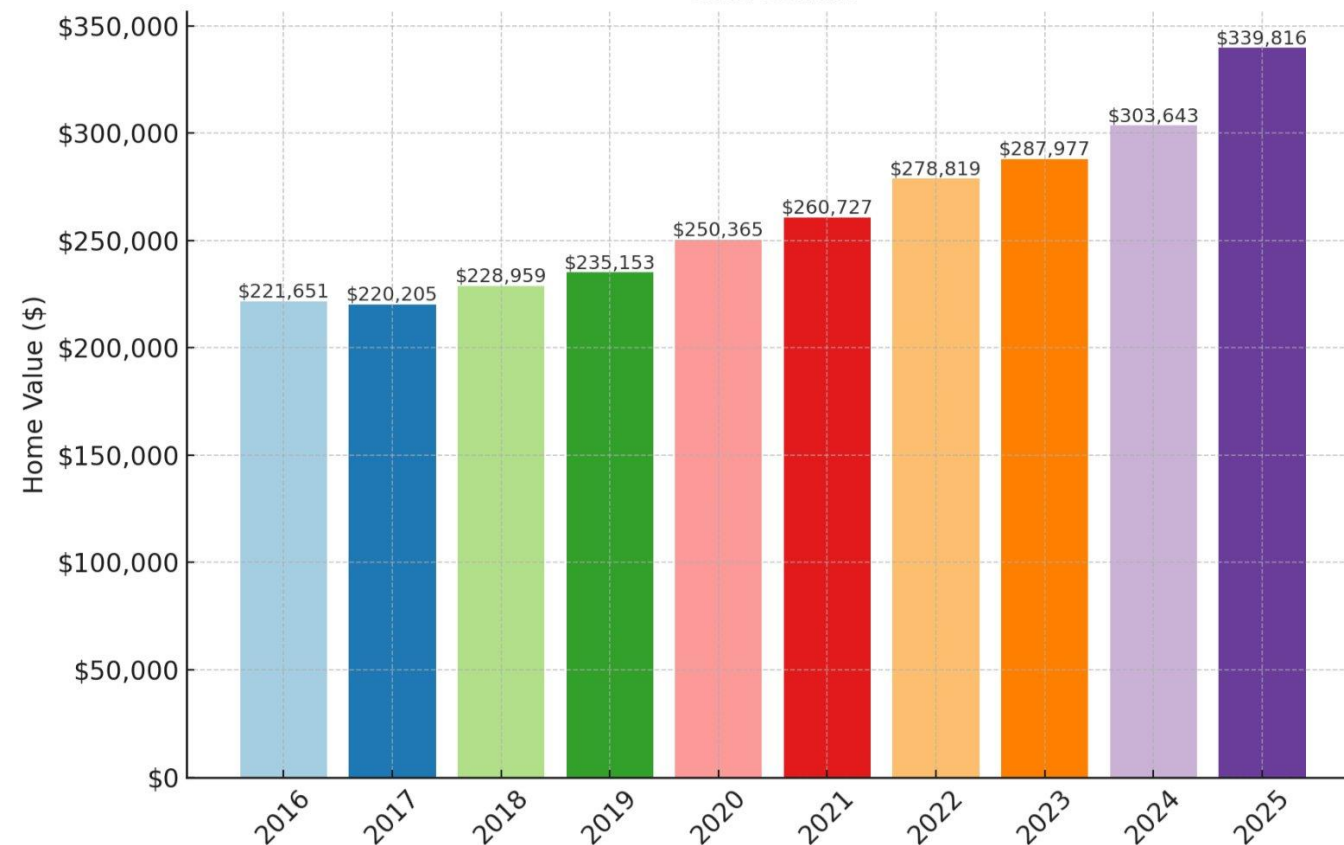•2023: $287,977

•2022: $278,819

•2021: $260,727

•2020: $250,365

•2019: $235,153

•2018: $228,959

•2017: $220,205

•2016: $221,651

Stonewall Louisiana's Population and Economic Growth is largely due to its proximity to the Haynesville Shale Natural Gas Play providing jobs and mineral income to the area. The community has used this mineral wealth to build a safe and desirable town with excellent public schools.

Stonewall stands out with one of the most impressive growth records across all time periods, with home values skyrocketing 65.72% since 2010 to reach $350,571 in 2025. The recent five-year surge of 34.60% demonstrates continued strong momentum in this market. Located in DeSoto Parish in the northwestern part of Louisiana, Stonewall combines rural tranquility with upscale housing developments, attracting residents with its highly-rated schools and spacious properties while being just a short commute to Shreveport's employment centers and cultural attractions. Zillow

2023-2024 STATE REPORT CARD

A RATED DISTRICT

- Ranks 2nd in the state of Louisiana
- District Performance Score of 95.8
- District Student Growth: 96.5 "A"
- Ranks 1st in Graduation Rate: 99.1%
- Six "Top Gains" Honoree Schools
- Three "Opportunity" Honoree Schools

DESOTO PARISH SCHOOLS