

Towne Square Of Stonewall

LIVE, EAT, SHOP, AND MORE...



COMMERCIAL LAND

HIGHWAY 3276, STONEWALL-FRIERSON ROAD, STONEWALL, LA 71078

- 18± acres for sale - **subdividable or can be combined**
- Great Opportunity in Fast Growing Area
- In front of new 30+ acre Lumiere holiday park
- Traffic Count 29,000+ cars per day at Stonewall-Frierson Rd. and I-49
- High Average Household Income in 3-mile radius of \$111,434
- 2 miles to I-49 interchange
- Desoto Parish School District student growth ranks 3rd in Louisiana
- Price: See agent



For more information, contact:

Michele Sauls, Associate Broker | 318.222.2244 | msauls@vintagerealty.com

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Towne Square Dr & Stonewall

DEVELOPMENT LAND FOR SALE

COMMUNITY AERIAL



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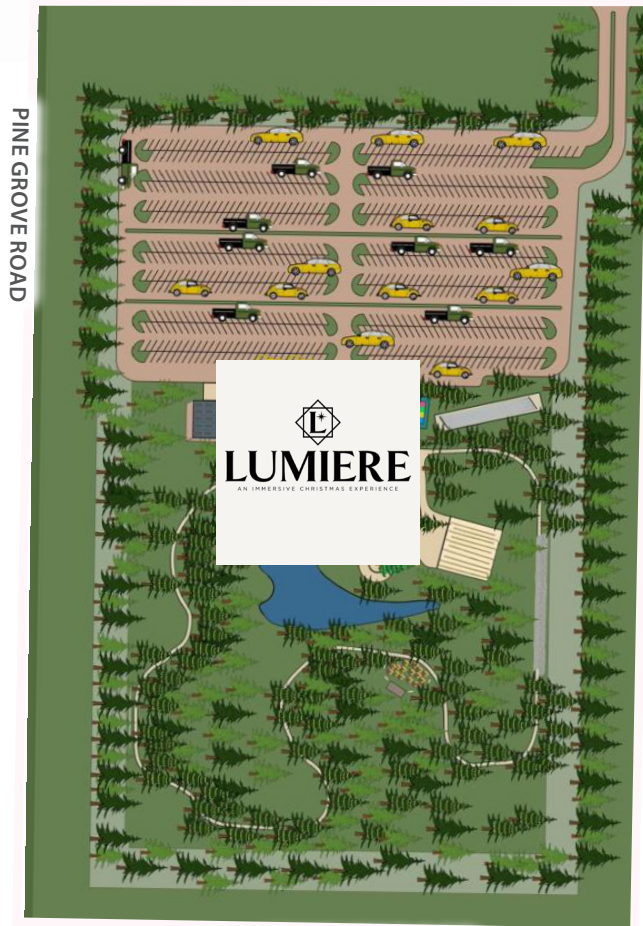
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Towne Square Dr & Stonewall

DEVELOPMENT LAND FOR SALE

Lot A	1.94 acres
Lot B	6.488 acres
Lot C	8.43 acres

LOTS MAY BE SUBDIVIDED OR COMBINED



STANLEY ROAD



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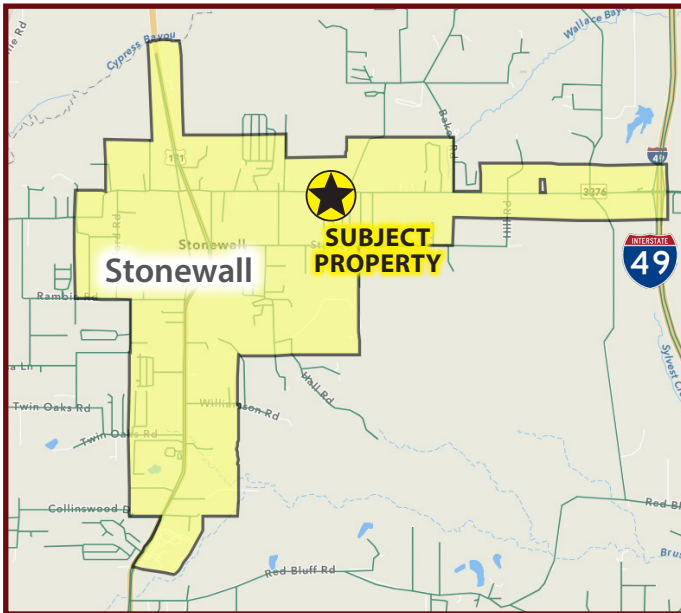


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Town Square Of Stonewall

DEVELOPMENT LAND FOR SALE

STONEWALL, LOUISIANA



The town of Stonewall is one of the fastest growing communities in northwest Louisiana. Stonewall is located 6 miles south of Shreveport and west of Interstate 49 in DeSoto Parish.

DeSoto Parish has a population of approximately 26,900 people.

The DeSoto Parish School System has 10 schools throughout the parish with an enrollment of over 5,100 students. North DeSoto Lower Elementary, grades PK-1, North DeSoto Upper Elementary, grades 2-5, North DeSoto Middle, grades 6-8, and North DeSoto High, grades 9-12, Schools are all located in the town of Stonewall, in the northern part of the parish.



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Towne Square & Stonewall

DEVELOPMENT LAND FOR SALE

LUMIERE

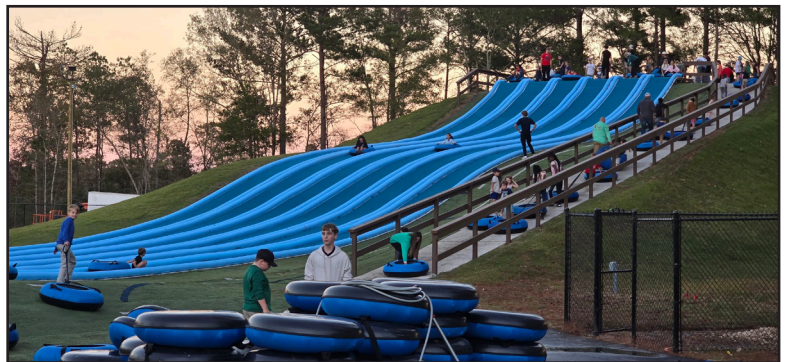
AN IMMERSIVE CHRISTMAS EXPERIENCE

New Holiday Park opened in 2024

LUMIERE, a 32-acre holiday park offering an “immersive Christmas experience,” opened in Stonewall in the fall of 2024. In its inaugural season, the \$4 million project welcomed more than 50,000 guests, establishing itself as a premier holiday destination in Northwest Louisiana.

Now entering its second season, LUMIERE is building on that momentum with even more attractions. Guests can enjoy hundreds of 3D holiday displays, a lighted ADA-compliant trail, the state’s tallest Christmas tree at 72 feet, a thrilling 250-foot synthetic ice slide, and more.

LUMIERE’s passion for large-scale holiday spectacles was first demonstrated in 2023, when it partnered with the DeSoto Parish Sheriff’s vision for a community celebration. Together, they debuted the “Tallest Christmas Tree in the World,” a record-breaking display constructed around the communications tower at the Stonewall Government Plaza. That 300-foot tree—28 stories tall—sparkled with more than 10,250 twinkling lights, setting the stage for the creation of LUMIERE.



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Towne Square Of Stonewall

DEVELOPMENT LAND FOR SALE

DEMOGRAPHIC SNAPSHOT - DESOTO PARISH



Executive Summary

Parish Road 1293
Parish Road 1293, Stonewall, Louisiana, 71078
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.28217
Longitude: -93.78946

	3 miles	5 miles	7 miles
Population			
2010 Population	2,405	8,806	20,605
2020 Population	3,562	9,998	22,943
2024 Population	3,787	10,359	22,936
2029 Population	3,969	10,572	22,742
2010-2020 Annual Rate	4.01%	1.28%	1.08%
2020-2024 Annual Rate	1.45%	0.84%	-0.01%
2024-2029 Annual Rate	0.94%	0.41%	-0.17%
2020 Male Population	48.4%	48.8%	48.9%
2020 Female Population	51.6%	51.2%	51.1%
2020 Median Age	39.3	40.2	41.7
2024 Male Population	48.9%	49.4%	49.5%
2024 Female Population	51.1%	50.6%	50.5%
2024 Median Age	40.3	41.4	42.4

In the identified area, the current year population is 22,936. In 2020, the Census count in the area was 22,943. The rate of change since 2020 was -0.01% annually. The five-year projection for the population in the area is 22,742 representing a change of -0.17% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Households

2024 Wealth Index	102	78	108
2010 Households	916	3,355	7,709
2020 Households	1,270	3,741	8,746
2024 Households	1,357	3,911	8,870
2029 Households	1,436	4,056	9,022
2010-2020 Annual Rate	3.32%	1.09%	1.27%
2020-2024 Annual Rate	1.57%	1.05%	0.33%
2024-2029 Annual Rate	1.14%	0.73%	0.34%
2024 Average Household Size	2.79	2.65	2.58

The household count in this area has changed from 8,746 in 2020 to 8,870 in the current year, a change of 0.33% annually. The five-year projection of households is 9,022, a change of 0.34% annually from the current year total. Average household size is currently 2.58, compared to 2.62 in the year 2020. The number of families in the current year is 6,495 in the specified area.

Average Household Income

2024 Average Household Income	\$111,434	\$90,850	\$114,454
2029 Average Household Income	\$129,858	\$106,306	\$131,137
2024-2029 Annual Rate	3.11%	3.19%	2.76%

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