



**STONEWALL
TOWN CENTER**

New Commercial Development

4755 Stonewall-Frierson Road, Stonewall, LA

**Retail & Office Lease Space Available
Suites | Build-to-Suit Opportunities | Retail-Pad Sites for Sale**

Sealy Real Estate Services
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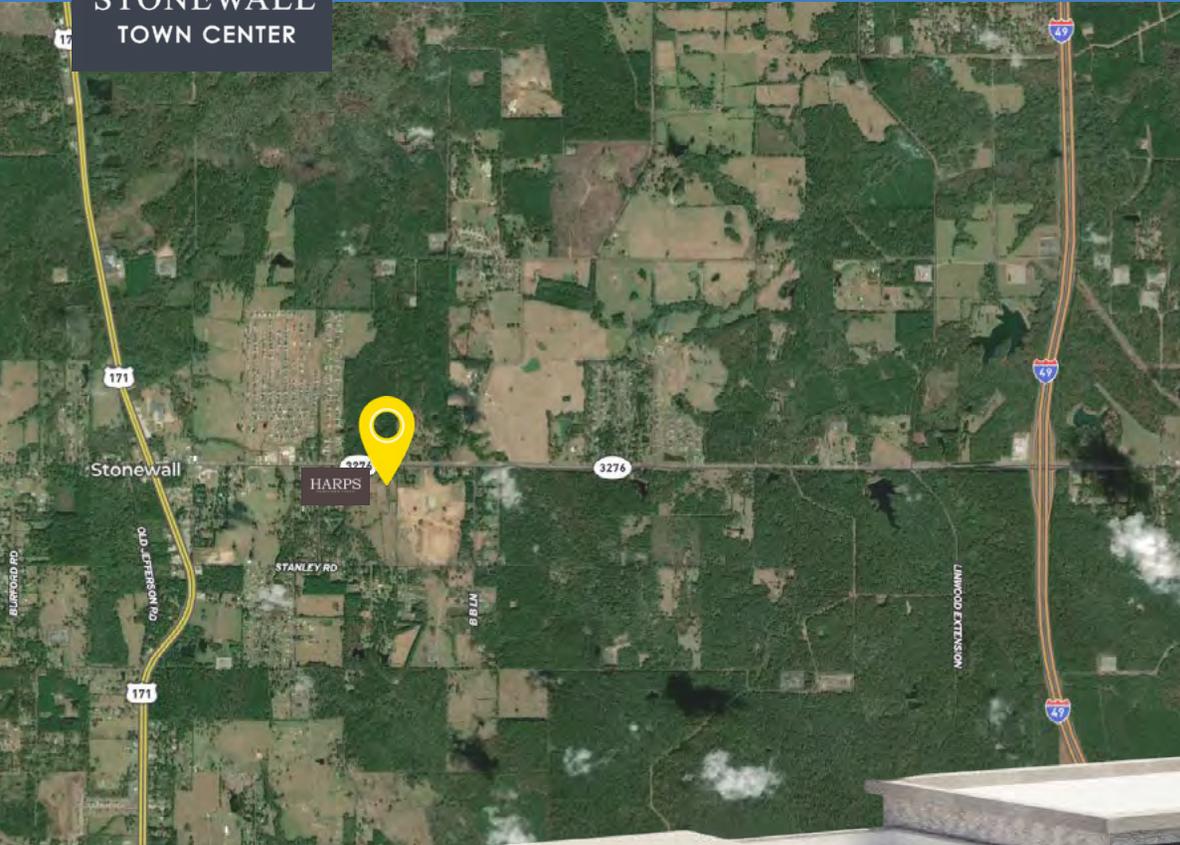
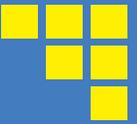
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Stonewall, LA



Development Overview

4755 Stonewall-Frierson Road is the future home of Stonewall Town Center, the town's newest mixed commercial destination for retail, dining, and office tenants. With prime frontage, abundant green space, pickleball courts, and ample parking, this property is designed to attract businesses looking to be part of Stonewall's growing community.

More than a development, Stonewall Town Center is a place where people come to eat, work, and play. Ideal for restaurants, boutiques, wellness studios, and professional offices, it offers a one-of-a-kind opportunity to serve the region's rapidly expanding population in a high-visibility, high-traffic corridor. Located on Stonewall-Frierson Road, just minutes from Highway 171 and the I-49 corridor, this site sits in the heart of Stonewall's growth corridor, surrounded by new residential developments, schools, and thriving local businesses. Adding to its appeal, the new Harps Grocery Store directly west of the development is set to open soon, ensuring consistent foot traffic.



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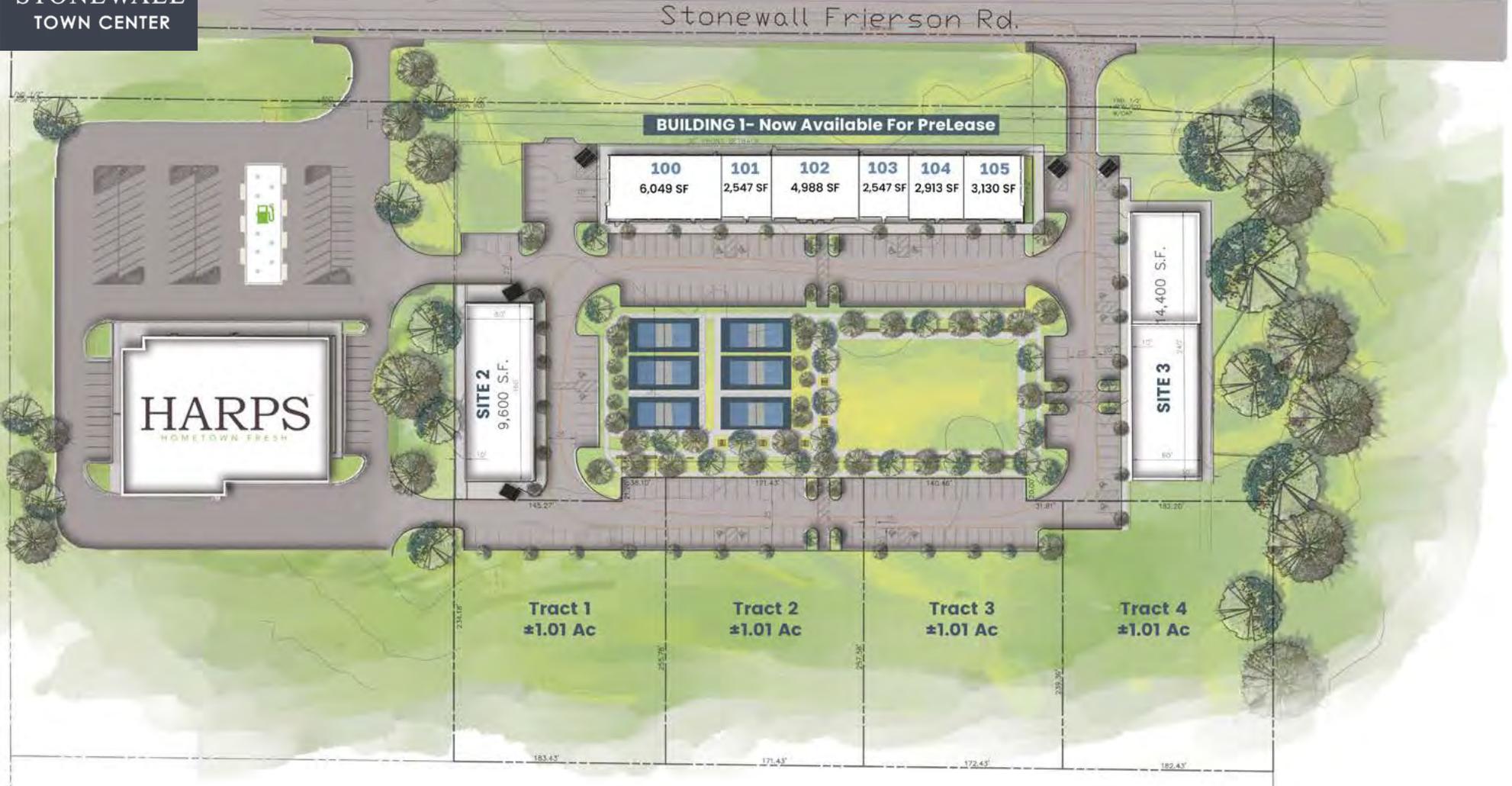
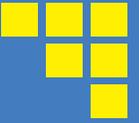
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Economic Development District (EDD) Description

The development is located in the newly established Economic Development District (EDD) supports commercial, retail, mixed-use, and employment-generating development by offering approved economic incentives, including up to a 1% annual sales tax rebate for up to fifteen (15) years, construction-related sales tax abatements on eligible materials and equipment, and up to fifty percent (50%) property tax forgiveness for up to fifteen (15) years, subject to applicable caps and governing authority approval.

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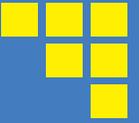
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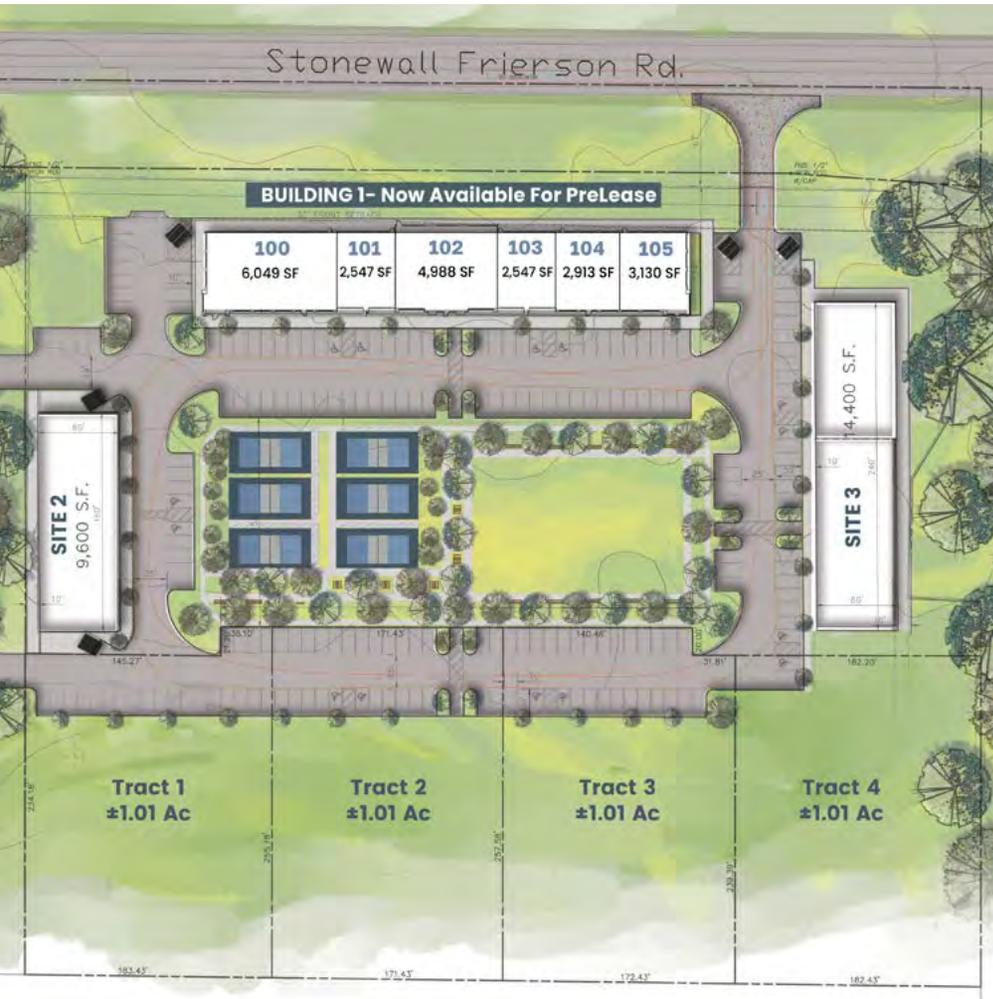


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Availability (Spaces, Sites, and Land Tracts)



Lease Space Options

Suite/Space	SF	Min-Max Area	Rate (MG)
Bldg 1- 100	6,049 SF	1,000 - 22,174	\$30-35/SF
Bldg 1- 101	2,547 SF	1,000 - 22,174	\$30-35/SF
Bldg 1- 102	4,988 SF	1,000 - 22,174	\$30-35/SF
Bldg 1- 103	2,547 SF	1,000 - 22,174	\$30-35/SF
Bldg 1- 104	2,913 SF	1,000 - 22,174	\$30-35/SF
Bldg 1- 105	3,130 SF	1,000 - 22,174	\$30-35/SF
Site 2 (West Side)	1,000 - 9,600 SF	1,000 - 9,600 SF	\$30-35/SF
Site 3 (East Side)	1,000 - 14,400 SF	1,000 - 14,400 SF	\$30-35/SF

Sale Space Options

Suite/Space	Min-Max Area	Price
Retail Pad Site- Tract 1	±1.01 AC	\$325,000
Retail Pad Site- Tract 2	±1.01 AC	\$325,000
Retail Pad Site- Tract 3	±1.01 AC	\$325,000
Retail Pad Site- Tract 4	±1.01 AC	\$325,000

Offered for purchase as retail or office development land, this site is suitable for standalone retail, office, QSR, banking, or service-oriented users. Drive access is already designed and incorporated into the overall development, and the site layout allows flexibility for user-specific parking and building configurations to accommodate a variety of uses.

Owner Financing Available to Qualified Buyers.

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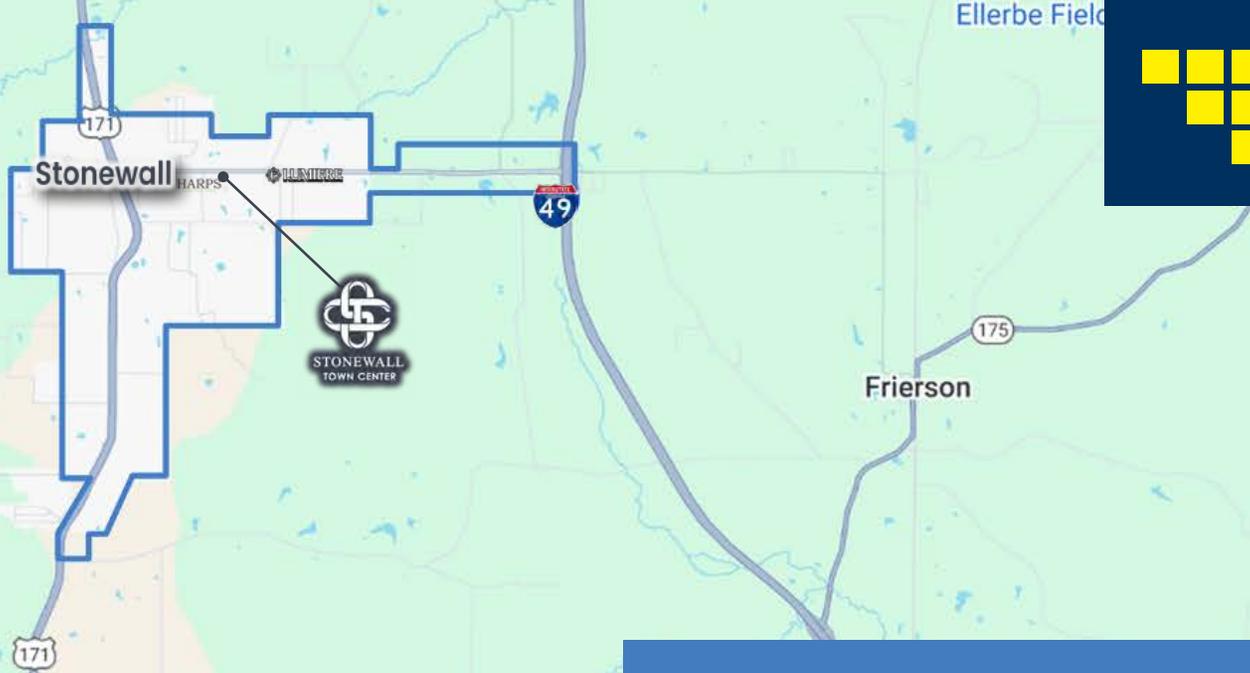
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Ellerbe Field



Stonewall, La Area Snapshot

Stonewall, Louisiana is a fast-growing community in northern DeSoto Parish, positioned just minutes from Shreveport with easy access to U.S. Highway 171 and I-49. The town has seen steady population growth over the last decade, driven by families seeking strong schools, larger lots, and a quieter residential environment while still remaining close to major employers in the Shreveport-Bossier metro.

Stonewall continues to differentiate itself through rapid in-migration, high homeownership rates, and rising residential demand. With household incomes above the regional average and a clear town vision for managed growth, the community offers long-term stability for new residential and neighborhood-oriented development.

The town has full momentum behind its future planning efforts, supported by strong local amenities, highly rated schools, and continued activity throughout the Shreveport-Bossier market—ultimately making Stonewall a compelling opportunity for strategic development.

Area Advantages

- High-growth bedroom community with steady in-migration and rising demand for housing and services.
- Clear vision for future development through the “Stonewall in 2030” plan.
- Access to Louisiana business incentives for qualifying projects.
- Strong household incomes and high homeownership rates.
- Quick access to U.S. 171 and I-49 connecting to the Shreveport-Bossier metro.
- Stable workforce pipeline supported by DeSoto Parish’s Work Ready initiatives.
- Family-focused community identity with established parks, schools, and local amenities.



*Data as of Summer 2022



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