



**Hwy 171 & Twin Oaks
Dr Land
\$350,000**

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Offering Summary

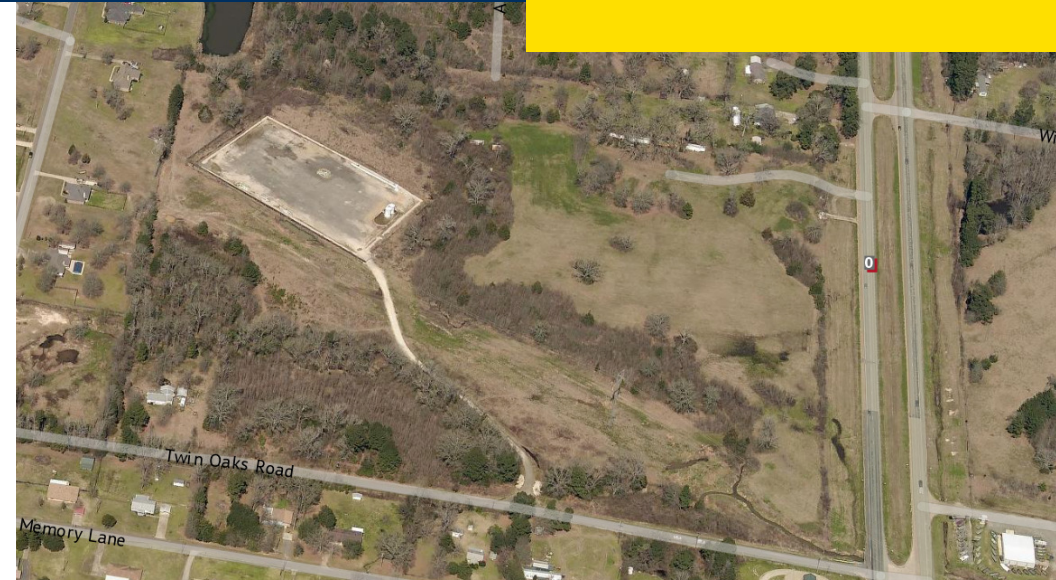
Sale Price:	\$350,000
Price / Acre:	\$12,500
Lot Size:	28 Acres
Zoning	SR - A
Property Type	Land
Property Subtype	Mixed Use

Property Overview

Opportunity to acquire ±28 acres of commercial development land in the rapidly growing Stonewall market. This tract offers exceptional potential for retail, office, medical, multifamily, mixed use, or future commercial expansion. The size provides flexibility for a variety of development concepts while benefiting from the continued residential and commercial growth throughout the Highway 171 corridor. The property benefits from placement within one of Northwest Louisiana's fastest-growing commercial corridors.

Location Overview

Located across the street from Anytime Fitness and The Shoppes of Stonewall along US Highway 171, with access to Downtown Stonewall (±1 mile), North DeSoto schools (±2 miles), Southern Loop/LA 3132 (±10 miles), and Downtown Shreveport (±15 miles). The property benefits from placement within one of Northwest Louisiana's fastest-growing commercial corridors.



Property Highlights

- ±28 acres of development land
- Direct access to the Highway 171 commercial corridor
- Suitable for retail, office, medical, multifamily, mixed use, or investment development
- Surrounded by ongoing residential and commercial growth
- High-demand Stonewall market within DeSoto Parish
- Minutes from Shreveport and Southern Loop
- Flexible development potential for a variety of commercial uses
- One of the largest undeveloped commercial tracts in the immediate area