

# FREEMAN

COMMERCIAL REAL ESTATE



Lewisville Vienna Rd.

42.68 AC



Shallowford Rd.

14,500 VPD

Shallowford Reserve

Less than 5 miles:

- CALVARY DAY SCHOOL
- CVS pharmacy
- Harris Teeter  
Neighborhood Food & Pharmacy
- Walmart  
Neighborhood Market

FOR SALE

DEVELOPMENT  
OPPORTUNITY  
42.68 +/- ACRES

JAY LUKE  
O: 336-768-4410  
jay@freemancommercial.com



## PROPERTY SUMMARY

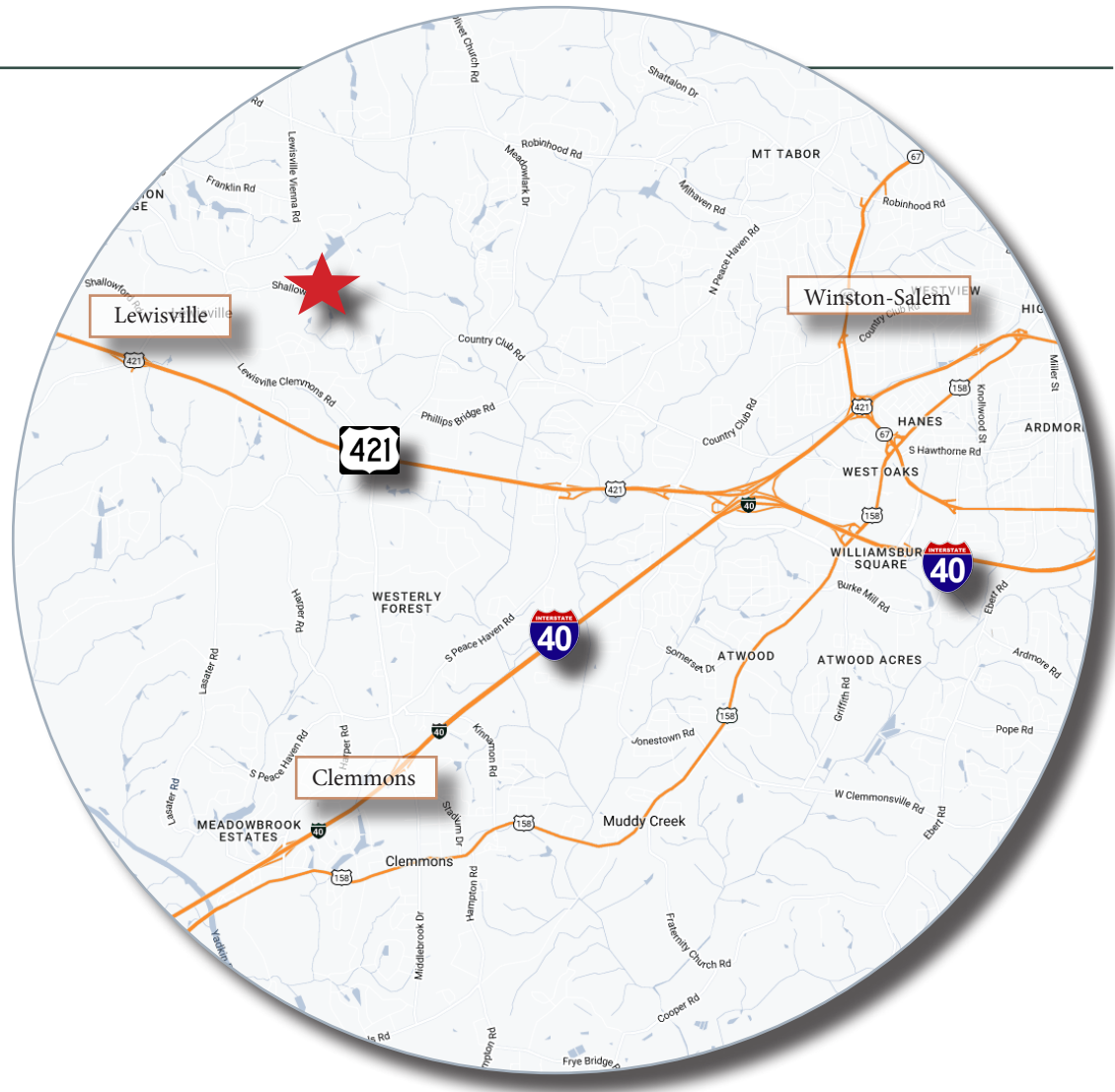
5765 Shallowford Rd.  
Lewisville, NC 27023

SIZE 42.68 +/- AC  
ZONING: RS9

### HIGHLIGHTS

- Uses to include: Residential Development, Private Estate or Mini-Estates or Small Farm
- Access via Shallowford Rd. & Lewisville Vienna Rd.
- Conveniently situated less than 5 miles from Winston-Salem, Lewisville and Clemmons
- Less than 3 miles to Highway 421, convenient to local public/private schools, abundant retail/grocery
- Sales Price: \$2,134,000.00 (\$50,000 Per Acre)

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	29,454	80,502	143,611
HOUSEHOLDS	11,834	33,530	60,909
MEDIAN AGE	43.7	42.5	42.3
AVG. HH INCOME	\$134,871	\$128,912	\$121,800



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## SITE PLAN

