

PRIME RESIDENTIAL DEVELOPMENT SITE



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ABOUT THE PROPERTY

60.95 ACRES FOR SALE

- Situated in western Forsyth County, offering privacy, natural beauty, and long-term development potential
- Multiple access points provide flexibility for evaluating future development concepts
- Potential uses include:
 - Thoughtfully designed residential community
 - Private estate
 - Family compound
 - Long-term land investment
- Approximately 11 acres are located within the Town of Lewisville, with the remaining acreage in Forsyth County
- Convenient access to Lewisville, Clemmons, and Winston-Salem
- Easy access to US-421 and I-40





THE DETAILS

Location	1760 Crashore Drive, Lewisville, NC 27023
County	Forsyth
APN	5874-23-6883
Price	\$2,745,000

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres	60.95 Acres
Land SF	2,654,982 SF
Parcels	1
Zoning	RS20





ABOUT THE AREA

LEWISVILLE, NC

Lewisville, North Carolina is a residential community located in western Forsyth County, with a population of more than 13,000 residents. The town has a history dating back to the 1700s and was officially incorporated in 1991 with an emphasis on preserving its small-town character while planning for future growth. Lewisville is known for its established neighborhoods, scenic surroundings, community-oriented atmosphere, and growing commercial areas.

Lewisville offers a combination of natural beauty, recreation, and community amenities. The town is home to Shallowford Square, Jack Warren Park, the Mary Alice Warren Community Center, and other recreational facilities. Shallowford Square serves as a central gathering place for community events, concerts, and family activities, while Jack Warren Park features a walking trail, multipurpose field, playground, pavilion, bocce courts, and horseshoe pits.

The community also has a rich transportation and historical connection to the region. The Lewisville area developed along the historic Great Wagon Road, which served as an important route for settlers traveling south in the 1700s. Today, the area continues to benefit from its location within the Winston-Salem/Forsyth County region, while ongoing transportation improvements—including the Great Wagon Road expansion project—are planned to support connectivity and accommodate future growth.

Lewisville has a relatively strong household and educational profile. According to demographic data incorporated into the town's 2022 comprehensive plan, the 2020 population was 13,492, with approximately 78.2% of housing units owner-occupied. The same data reported a median household income of \$79,002 and found that 45.9% of residents age 25 and older held a bachelor's degree or higher.

From a commercial and development perspective, Lewisville has an established residential base and an emerging downtown area, while the town's comprehensive planning efforts emphasize managed growth, land-use planning, greenways, pedestrian connections, and preservation of the community's character. The town maintains a Unified Development Ordinance governing zoning, land use, subdivisions, development review, and environmental management.

Lewisville's combination of established neighborhoods, community amenities, natural features, historical character, and planned infrastructure improvements makes it an important community within western Forsyth County. The town continues to balance future development with its long-standing goal of maintaining a distinctive small-town atmosphere.