

**FOR SALE**

# Residential Development Site (13± acres)

Ackerman & Co.



4721 LINDSEY WAY NE | ROSWELL, GA 30075 | COBB COUNTY

# Offering Overview

Ackerman & Co. is pleased to exclusively offer for sale the 13± acre multi-parcel site located at 4721 Lindsey Way NE in Roswell, GA.

Positioned at the intersection of Lindsey Way and Alabama Road NE in the highly desirable Roswell submarket of Cobb County, this presents a rare opportunity to develop residential product in one of North Metro Atlanta's most established and supply-constrained markets. Zoned for residential use, the property offers developers a well-positioned site capable of supporting a thoughtfully planned community in an area characterized by strong housing demand and limited available land.

Surrounded by established residential neighborhoods, strong household demographics, and highly regarded schools, the site benefits from both neighborhood connectivity and convenient access to major employment centers throughout North Fulton, Cobb, and the broader Atlanta region.

With its scale, frontage along Alabama Road NE, and location within a highly desirable suburban corridor, the property presents a compelling opportunity for developers to deliver new housing in a market where well-located residential land is increasingly scarce. This offering represents a unique chance to secure a sizable, well-positioned development site in one of Metro Atlanta's most sought-after residential corridors.

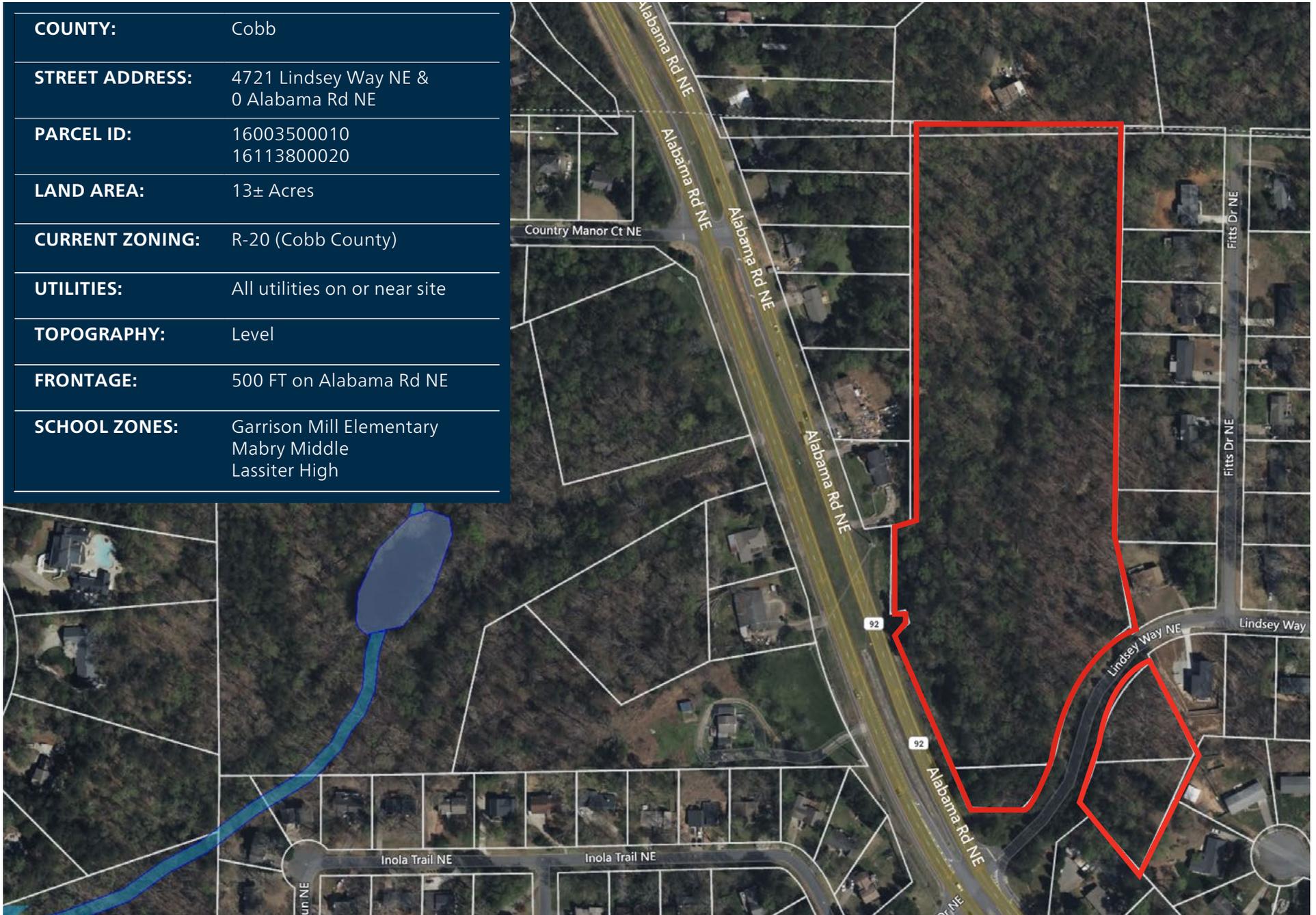
- **±13 Acres in Roswell / West Cobb Corridor** – Rare large-scale residential development opportunity in one of North Metro Atlanta's most desirable submarkets.
- **First Time Offered in 45+ Years** – Long-term family ownership with extremely limited market exposure.
- **Residential Zoning in Supply-Constrained Market** – Increasingly scarce developable land surrounded by established neighborhoods and strong demographics.
- **Premier North Metro Location** – Excellent access to Roswell, East Cobb, GA-400, and major North Fulton and Cobb employment hubs.



# Property Summary

4721 LINDSEY WAY NE  
ROSWELL, GA 30075  
COBB COUNTY

<b>COUNTY:</b>	Cobb
<b>STREET ADDRESS:</b>	4721 Lindsey Way NE & 0 Alabama Rd NE
<b>PARCEL ID:</b>	16003500010 16113800020
<b>LAND AREA:</b>	13± Acres
<b>CURRENT ZONING:</b>	R-20 (Cobb County)
<b>UTILITIES:</b>	All utilities on or near site
<b>TOPOGRAPHY:</b>	Level
<b>FRONTAGE:</b>	500 FT on Alabama Rd NE
<b>SCHOOL ZONES:</b>	Garrison Mill Elementary Mabry Middle Lassiter High



# Aerial View

4721 LINDSEY WAY NE  
ROSWELL, GA 30075  
COBB COUNTY



# Location Map

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# Surrounding Commercial Developments

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# Market Snapshot

Located along Alabama Road NE near the Cobb–Fulton County line, the area surrounding 4721 Lindsey Way NE sits within one of North Metro Atlanta’s most affluent and established suburban corridors. The site benefits from proximity to major retail corridors, high-performing residential neighborhoods, and employment centers in Roswell, Alpharetta, and Sandy Springs, while remaining within convenient commuting distance of Atlanta. The surrounding community is characterized by strong household incomes, high homeownership rates, and sustained demand for new residential development.

Roswell itself is one of the largest and most desirable suburbs in the metro area, with more than 92,000 residents and a reputation for top-rated schools, historic charm, and access to outdoor recreation along the Chattahoochee River corridor.

## KEY MARKET DRIVERS

- **Affluent Demographics:** The Roswell area features average household incomes exceeding \$140,000+ within a 1-mile radius, reflecting strong purchasing power and stable residential demand.
- **Strong Housing Fundamentals:** Median home prices in Roswell generally range from \$600,000–\$725,000, demonstrating sustained buyer demand and high barriers to entry for new housing supply.
- **Access to Major Employment Hubs:** The property is minutes from GA-400 and within easy reach of the North Fulton office corridor, which hosts major employers in technology, healthcare, and professional services.
- **High Quality of Life:** Roswell blends suburban living with vibrant amenities including parks, trail systems, and a walkable historic downtown entertainment district centered around Canton Street Historic District, known for its restaurants, boutiques, and community events.

## LOCAL DEMOGRAPHICS & RESIDENTIAL PROFILE

- **Population:** ~92,800 residents in Roswell
- **Average age:** ~40–42 years
- **Bachelor’s degree or higher:** ~66% of residents
- **Homeownership rate:** ~73%
- **Average home value:** ~\$700K



*Lassiter High School - One of Georgia’s Top Public High Schools*



*Brookfield Country Club - Approximately 2 miles from Site*

# Area Demographics

4721 LINDSEY WAY NE  
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1 Mile      3 Miles      5 Miles

## Current

	1 Mile	3 Miles	5 Miles
2025 Population	5,822	54,378	150,078
2030 Projected Population	5,809	54,096	147,309
Pop Growth (%)	-0.2%	-0.5%	-1.8%
2025 Households	2,066	19,684	54,438
2030 Projected Households	2,114	20,051	54,496
HH Growth (%)	2.4%	1.9%	0.1%
Daytime Population	4,969	37,422	109,124
Average Business Travelers	47	554	1,367
Average Leisure Travelers	1	8	42
Average Migrant Workers	0	0	0
Group Quarters Pop	1	8	42
Pop in Family Households	5,325	48,367	133,290
Pop Non-Family Households	497	5,836	16,088

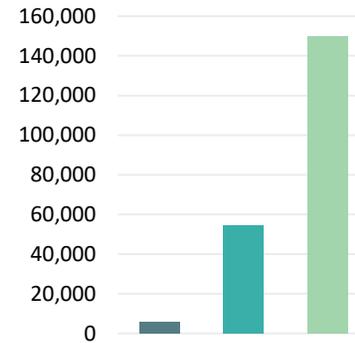
## Total Population by Age

	1 Mile	3 Miles	5 Miles
Median Age (2025)	42.7	43.2	42.9

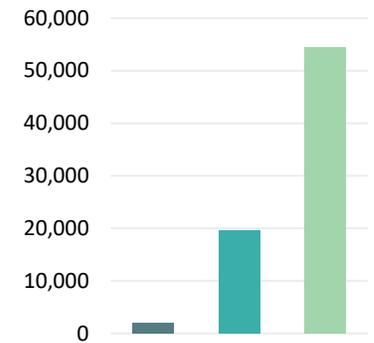
## Household Income (2025)

	1 Mile	3 Miles	5 Miles
Per Capita Income	\$79,911	\$77,065	\$72,955
Average HH Income	\$225,204	\$212,759	\$200,970
Median HH Income	\$164,658	\$164,751	\$158,686
Less than \$25,000	59    2.9%	796    4.0%	3,060    5.6%
\$25,000 - \$34,999	44    2.1%	519    2.6%	1,518    2.8%
\$35,000 - \$49,999	41    2.0%	720    3.7%	2,323    4.3%
\$50,000 - \$74,999	198    9.6%	1,821    9.3%	5,000    9.2%
\$75,000 - \$99,999	171    8.3%	1,672    8.5%	4,761    8.7%
\$100,000 - \$149,999	410    19.8%	3,880    19.7%	10,424    19.1%
\$150,000 - \$199,999	364    17.6%	3,172    16.1%	8,553    15.7%
\$200,000 - \$250,000	290    14.0%	2,652    13.5%	7,019    12.9%
\$250,000 +	489    23.7%	4,452    22.6%	11,779    21.6%
Avg Family Income	\$251,416	\$241,536	\$228,358

Population



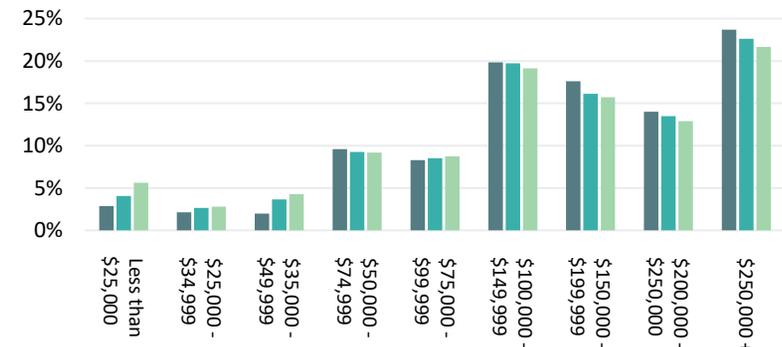
Households



Population by Age



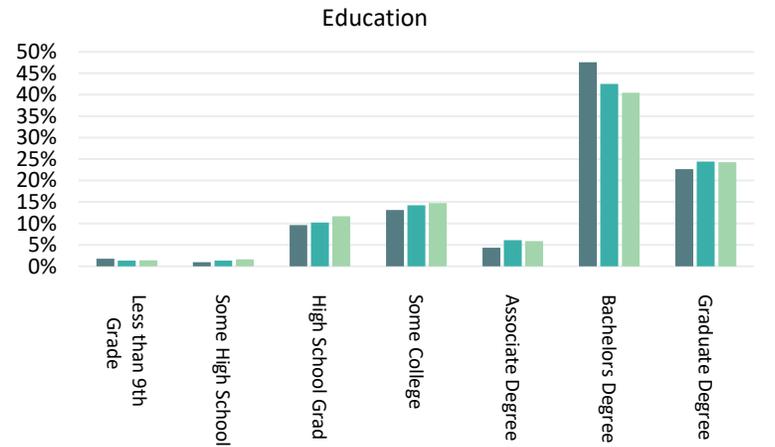
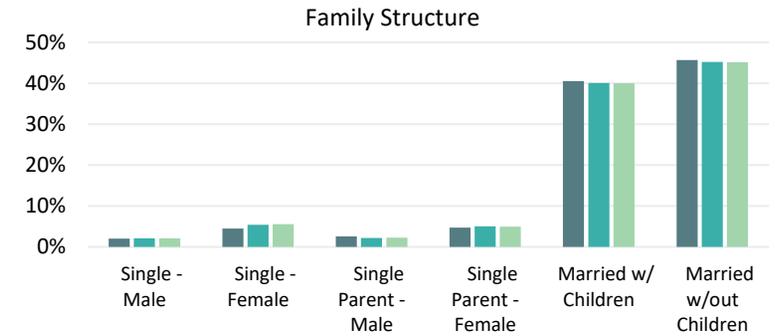
Household Income



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	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2025)</b>	1,688		15,395		42,336	
Single - Male	34	2.0%	327	2.1%	905	2.1%
Single - Female	76	4.5%	830	5.4%	2,346	5.5%
Single Parent - Male	43	2.6%	337	2.2%	956	2.3%
Single Parent - Female	79	4.7%	768	5.0%	2,104	5.0%
Married w/ Children	684	40.5%	6,168	40.1%	16,927	40.0%
Married w/out Children	772	45.7%	6,965	45.2%	19,098	45.1%
<b>Education (2025)</b>	4,034		38,048		105,192	
Less than 9th Grade	71	1.8%	495	1.3%	1,517	1.4%
Some High School	39	1.0%	495	1.3%	1,709	1.6%
High School Grad	388	9.6%	3,872	10.2%	12,232	11.6%
Some College	529	13.1%	5,408	14.2%	15,512	14.7%
Associate Degree	174	4.3%	2,327	6.1%	6,178	5.9%
Bachelors Degree	1,919	47.6%	16,168	42.5%	42,545	40.4%
Graduate Degree	914	22.6%	9,284	24.4%	25,499	24.2%
<b>Home Ownership (2025)</b>	2,320		22,589		63,653	
Housing Units Occupied	2,066	89.0%	19,684	87.1%	54,438	85.5%
Housing Units Vacant	98	4.2%	913	4.0%	2,814	4.4%
Occupied Units Renter	157	6.8%	1,992	8.8%	6,401	10.1%
Occupied Units Owner	1,909	82.3%	17,692	78.3%	48,037	75.5%
<b>Unemployment Rate (2025)</b>		1.2%		1.6%		1.6%
<b>Employment, Pop 16+ (2025)</b>	4,969		37,422		109,124	
Armed Services	0	0.0%	53	0.1%	107	0.1%
Civilian	3,215	64.7%	30,180	80.6%	82,254	75.4%
Employed	3,159	63.6%	29,496	78.8%	80,317	73.6%
Unemployed	56	1.1%	684	1.8%	1,938	1.8%
Not in Labor Force	1,377	27.7%	13,218	35.3%	37,573	34.4%
<b>Businesses</b>						
Establishments	429	---	2,994	---	9,176	---
Employees (FTEs)	2,409	---	13,714	---	42,729	---



An aerial photograph showing a residential area with a road, surrounded by dense trees. The trees are mostly bare, suggesting late autumn or winter. A road with several cars is visible, winding through the property. In the foreground, there are some structures, including a large house with a dark roof and a smaller white building. The background shows a vast landscape with more trees and distant buildings under a clear blue sky.

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