

# SITE DEVELOPMENT OPPORTUNITY IN EAST COBB

**4775 LAKE DRIVE, MARIETTA, GA 30066**



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**4775 LAKE DRIVE,  
MARIETTA, GA 30066**

 Parcel Size: 8.6 Acres

 Current Zoning: R-20

 Road Frontage:  
Two Roads with  
Heavy Traffic

 Utilities: Water, Sewer,  
Power Available to  
Site

 Interstate Access:  
7 Miles to I-575

## INVESTMENT HIGHLIGHTS

**PRIME EAST COBB LOCATION:** Situated in one of metro Atlanta's most desirable submarkets with strong demographics and sustained growth

**SUPERIOR ACCESS:** Frontage on two heavily-trafficked roads with excellent visibility and minutes from I-575

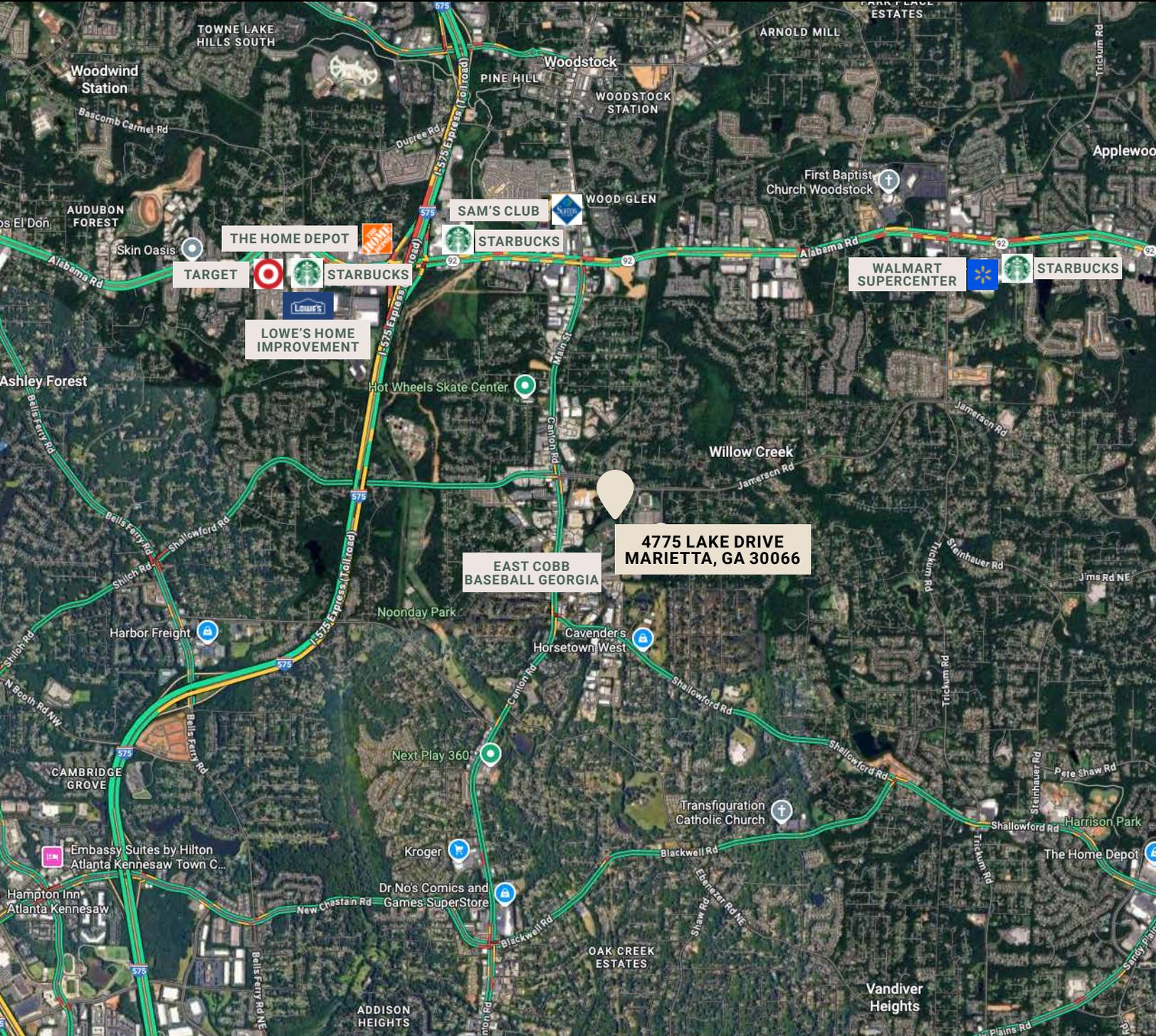
**FLEXIBLE DEVELOPMENT POTENTIAL:** Currently zoned residential with strong potential for re-zoning to accommodate various uses

**SUBSTANTIAL LAND PARCEL:** 8.6+ acres offering significant development opportunity in a supply-constrained market

**FULLY IMPROVED SITE:** All utilities available to the property, reducing development costs and timeline

**STRONG DEMOGRAPHICS:** Surrounded by affluent households with above-average incomes and education levels

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## PROPERTY OVERVIEW

4775 Lake Drive represents a rare opportunity to acquire 8.6+ acres of development-ready land in the highly sought-after East Cobb/Marietta submarket. The property benefits from exceptional access and visibility with frontage on two heavily-trafficked roads, positioning it ideally for a variety of potential uses.

Currently zoned residential, the site offers strong potential for re-zoning to accommodate mixed-use, multifamily, retail, office, or other commercial developments.

The property's location within the East Cobb submarket provides access to one of metro Atlanta's most affluent and educated populations, with strong household incomes and sustained demographic growth. The immediate area continues to experience robust development activity across all product types. All utilities are available to the property, significantly reducing development costs and accelerating project timelines.

## LOCATION HIGHLIGHTS

### IMMEDIATE AREA:

The property is located in East Cobb, one of metro Atlanta's premier residential and commercial markets. The area features a mix of established single-family neighborhoods, upscale retail centers, professional office parks, and quality multifamily developments.

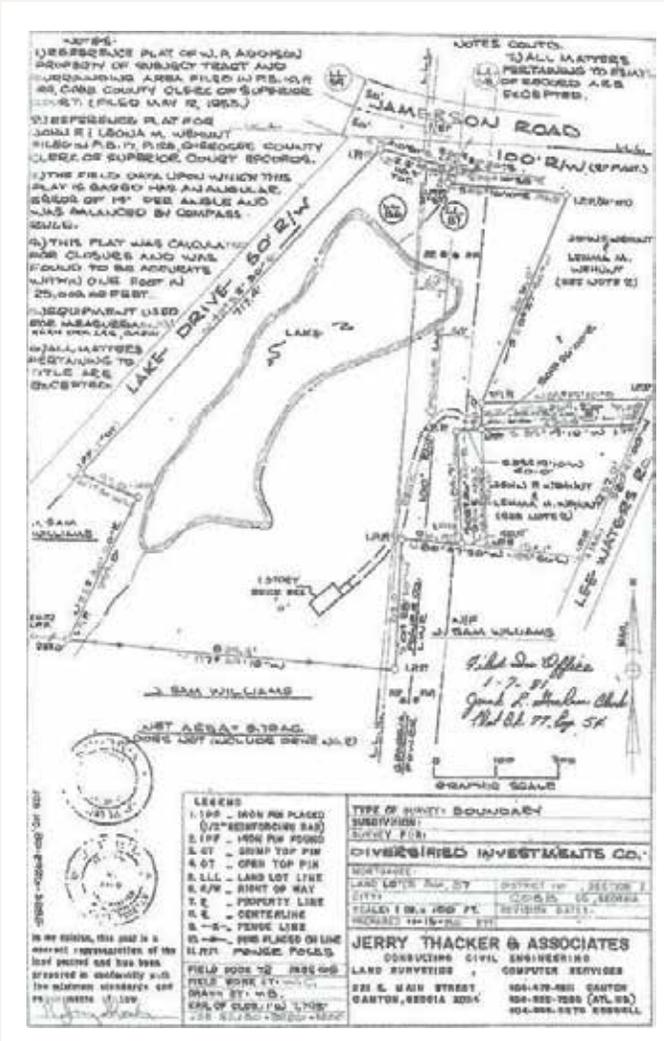
### TRANSPORTATION & ACCESSIBILITY:

- Minutes to I-575 providing direct access to I-75 and metro Atlanta
- Frontage on two heavily-trafficked roads ensuring excellent visibility
- Convenient access to Marietta, Kennesaw, Woodstock, and greater Cobb County
- Well-established road network with continued infrastructure improvements

### NEARBY AMENITIES & ATTRACTIONS:

- East Cobb retail centers and lifestyle shopping
- Extensive dining and entertainment options
- Top-rated Cobb County schools
- Kennesaw Mountain National Battlefield Park
- Close proximity to Town Center at Cobb and The Avenue West Cobb
- Minutes from SunTrust Park (Truist Park) and The Battery Atlanta

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## POTENTIAL USE CONSIDERATIONS:

- **Multifamily Residential:** Market-rate or mixed-income apartment/condominium development
- **Mixed-Use Development:** Combination of residential, retail, and office uses
- **Retail/Commercial:** Neighborhood or community retail center
- **Senior Housing:** Active adult or assisted living facility
- **Office:** Professional or medical office development
- **Single-Family Residential:** Townhomes or detached single-family subdivision

*Note: Any development plan would require appropriate zoning approval and compliance with all applicable regulations. Prospective purchasers should conduct independent due diligence regarding development feasibility.*

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## DEMOGRAPHICS

The property benefits from exceptional demographics characterized by affluent, educated households with strong purchasing power. The East Cobb/Marietta area consistently ranks among metro Atlanta's top submarkets for household income and quality of life.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,927	179,775	580,579
Average Age	38.2	38.9	39.8
Average Age – Male	30.7	37.3	38.2
Average Age – Female	39.3	39.7	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,414	69,064	222,721
Persons Per Household	2.9	2.6	2.6
Average HH Income	\$90,473	\$101,256	\$111,841
Average House Value	\$220,579	\$261,212	\$302,529

Source: 2020 American Community Survey (ACS)



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## CONFIDENTIALITY AND DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the Seller, the Property and business affairs of potential users. It has been prepared by Oxbow Real Estate, LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Oxbow Real Estate, LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither Seller nor Oxbow Real Estate, LLC, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

The Offering Memorandum and its contents are confidential;

1. You will hold it and treat it in the strictest of confidence; and
2. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Seller and Oxbow Real Estate, LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Oxbow Real Estate, LLC or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.