

A large, multi-story stone house with a prominent tree in front and a garden with rocks and plants in the foreground. The house features a mix of stone and dark grey siding, with large windows and a chimney. The foreground shows a well-maintained lawn, a wooden Adirondack chair, a small table, and a garden bed with purple flowers and large rocks.

# ROSWELL

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# LOCATION

The historic city of Roswell is located approximately 20 miles north of Atlanta, along the scenic banks of the Chattahoochee River. Officially incorporated more than 154 years ago, Roswell was once a thriving mill town producing textiles and flour. Today, it has evolved into one of Metro Atlanta's most desirable communities - rich in history, culture, and modern amenities.

Roswell is home to 18 public parks, miles of trails, and 122 acres listed on the National Register of Historic Places, complemented by a vibrant local arts, dining, and social scene. The city is generally bordered by Cobb County to the west, Alpharetta to the north, Johns Creek to the east, and Sandy Springs to the south, offering both connectivity and a strong sense of place.

Residential architecture in Roswell ranges from grand pre-Civil War estates surrounding the historic town square to established country club communities and bespoke new construction, creating a diverse yet cohesive housing landscape that appeals to a wide range of discerning buyers.

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## KEY NOTE:

Just moments away, Historic Roswell invites you to enjoy celebrated restaurants, unique boutiques, and the rich charm of one of North Atlanta's most beloved destinations.

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# POPULATION

Roswell, Georgia is home to more than 92,000 residents (2024) and consistently ranks among the top cities in Georgia for quality of life. Frequently placing in the top 3–5 statewide, Roswell is widely recognized for its exceptional livability, safety, amenities, and strong local economy—all while remaining the 8th largest city in Georgia by population.

These high rankings are driven by excellent public and private schools, low crime rates, expansive parks and trail systems, and close proximity to Atlanta, offering the perfect balance of historic charm and modern convenience.

## *Notable Rankings & Accolades*

### **U.S. NEWS & WORLD REPORT (2025)**

No. 3 Best Place to Live in Georgia

No. 52 Best Place to Live Nationally

### **LIVABILITY.COM (2025)**

No. 3 Best Place to Live in the Southeast

### **NICHE (2024–2025) — A+ OVERALL RATING**

No. 6 Best Suburbs to Live in Georgia

No. 6 Best Suburbs to Raise a Family in Georgia

No. 12 Places with the Best Public Schools in Georgia

Roswell is home to a diverse and highly skilled workforce, supported by a robust business environment and a strong presence of national and global employers. The city's economy blends advanced manufacturing, financial technology, healthcare, logistics, and professional services, reinforcing its reputation as one of Metro Atlanta's most desirable and economically resilient communities.

## *Major Employers & Corporate Presence*

### **PBS AEROSPACE**

A leading global manufacturer of small turbojet engines, the company brings high-paying jobs and advanced engineering expertise, strengthening Roswell's growing technology and advanced manufacturing sectors.

### **UNITED PARCEL SERVICE (UPS)**

A significant and stable regional presence employing thousands and reinforcing Roswell's role within Metro Atlanta's logistics and distribution network.

### **FISERV**

A global financial technology firm contributing to Roswell's expanding fintech footprint.

### **STATE FARM INSURANCE**

A major insurance provider with a strong local employment base.

### **LEXISNEXIS RISK SOLUTIONS**

A global leader in data analytics and risk assessment, supporting high-skill professional and technology roles.

### **CHILDREN'S HEALTHCARE OF ATLANTA**

One of the nation's leading pediatric healthcare systems, with a substantial presence serving the region.

### **WELLSTAR NORTH FULTON HOSPITAL**

A key healthcare hub providing comprehensive medical services and employment opportunities.

### **GM IT INNOVATION CENTER**

General Motors' technology and innovation center, supporting advanced IT and digital transformation initiatives.

## *Workforce & Industry Profile*

Roswell's economy employs approximately 49,300 professionals, with a concentration in high-value sectors. This diversified economic base supports long-term stability, continued growth, and sustained demand for high-quality residential and mixed-use development.



# PARKS & RECREATION

Roswell approved the issuance of \$179.6 million in general obligation bonds for capital improvement projects, with \$53.1 million dedicated to recreation and parks, \$13.1 million for public safety, and \$20 million for a public parking deck in the historic district.

Roswell offers more than 900 acres of parkland, Chattahoochee River frontage, multiple historic house museums, trails, dog parks, and community events. Roswell's recreation offerings are unmatched.

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## KEY NOTE:

Roswell delivers an exceptional outdoor lifestyle with miles of shaded walking trails, thoughtfully designed athletic fields, swimming and tennis amenities, and one of four signature youth sports hubs within the city.

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Roswell's public schools are known for solid academics, competitive extracurriculars, and strong college preparation, regularly earning above-average ratings for test scores, graduation rates, and parent satisfaction, and benefit from strong community involvement and stable long-term demand.

Roswell is also home to some of the most highly regarded private schools in the North Metro area, making it a compelling choice for families seeking academic excellence without long daily commutes.

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**KEY NOTE:**

Perfectly positioned near Roswell's top-performing public and private schools — one of the many reasons families are drawn here for shorter commutes and an easier, more connected lifestyle.

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## *Featured Private Schools*



**BLESSED TRINITY CATHOLIC HIGH SCHOOL**

A prominent Catholic high school known for its strong academic curriculum, faith-based foundation, and competitive athletics.



**FELLOWSHIP CHRISTIAN SCHOOL**

A highly ranked Christian school serving students from elementary through high school, recognized for academic rigor, character development, and a close-knit community.



**SAINT FRANCIS SCHOOL**

Founded in 1976, Saint Francis is an independent, non-religious institution providing a college-preparatory education for students K-12 across two campuses, with a strong emphasis on leadership and critical thinking.



**HIGH MEADOWS SCHOOL**

Serving Pre-K through 8th grade, High Meadows is situated on 42 acres of woods, farmland, and rolling meadows. The school offers a hands-on, outdoor-focused learning environment with Montessori-inspired teaching principles.



**FULTON ACADEMY OF SCIENCE AND TECHNOLOGY**

A STEM-focused academic option emphasizing Fulton Academy of Science and Technology science, technology, engineering, and mathematics, preparing students for advanced studies and innovation-driven careers.



# REDEVELOPMENT & STRATEGIC GROWTH

## HILL STREET

The City of Roswell has officially approved and executed the closing documents for the Hill Street Redevelopment, marking a major milestone in the city's long-term vision for thoughtful, high-end growth. This transformative mixed-use project will introduce approximately 75,000 square feet of upscale retail, restaurant, and office space, creating a vibrant, walkable destination adjacent to Historic Roswell.

## SOUTHERN POST

Southern Post is an established mixed-use destination centrally located in Downtown Roswell. This fully realized development features a thoughtfully integrated blend of retail and restaurant offerings, professional office space, residential apartments and townhomes, and landscaped public gathering areas. Today, Southern Post functions as a successful live-work-play environment, playing a key role in activating downtown Roswell and supporting continued economic growth.

## ROSWELL TOWN CENTER

The Roswell Town Center Redevelopment represents a transformative, long-term initiative to reimagine the existing 47-acre Roswell Town Center site along Holcomb Bridge Road/Alpharetta Hwy. Planned as a walkable, mixed-use town center, the redevelopment envisions luxury apartments, curated restaurants and retail, integrated green space, and inviting public gathering areas, with the potential inclusion of community amenities such as a botanical garden or amphitheater. The City of Roswell, in collaboration with Morris & Fellows Ventures (Lead developer behind Alpharetta City Center), is working under a Memorandum of Understanding to develop a comprehensive conceptual master plan to guide this future redevelopment.

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## KEY NOTE:

These redevelopments are part of a broader, intentional investment by the City of Roswell to enhance infrastructure, elevate the overall experience, and attract high-quality businesses.

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