



**PRIME INTOWN ESTATE
LOTS FOR SALE**

\$975,000

Anil Vaswani

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2897 & 2903 BRIARCLIFF RD. ATLANTA, GA 30329

Rare opportunity to acquire two premium residential building lots in one of Atlanta's most established and desirable intown neighborhoods. Situated at the intersection of Briarcliff Road and Beacon Hill Boulevard in North DeKalb, these lots offer exceptional frontage, strong topography for custom home construction, and the ability to develop large luxury residences in a high-demand infill market. These parcels are ideally suited for builders, developers, or end users seeking to construct custom luxury homes with substantial square footage, modern architecture, expansive outdoor living areas, and premium resale potential. The lots are located within unincorporated DeKalb County and are zoned R-85, providing favorable residential development standards for executive-style single-family homes.

LOCATION ADVANTAGES

The properties are positioned within one of Atlanta's most desirable residential growth corridors with convenient access to Emory University, Centers for Disease Control and Prevention (CDC), Children's Healthcare of Atlanta (CHOA), Buckhead, Virginia-Highland, Morningside, Downtown Decatur, I-85 and GA-400. This central location provides a rare combination of neighborhood character, luxury redevelopment activity, and immediate connectivity to Atlanta's major employment and lifestyle centers.

<p>PROPERTY HIGHLIGHTS</p> <ul style="list-style-type: none"> • Two individually buildable residential lots • Corner location with dual street frontage • Prestigious Briarcliff corridor location • Minutes from Emory University, CDC, CHOA, Buckhead, and Downtown Decatur • Existing survey and conceptual building envelopes available • Zoned R-85 – Unincorporated DeKalb County • Ideal for luxury custom home construction • Strong surrounding home values and redevelopment activity • Utilities on site. 	<p>ZONING CLASSIFICATION: R-85 Unincorporated DeKalb County The R-85 zoning classification is intended for low-density single-family residential development and supports the construction of large custom residences. Development Standards</p> <ul style="list-style-type: none"> • Minimum Front Setback: 40 feet • Side Street Setback: 35 feet • Interior Side Setback: 8 feet • Rear Setback: 40 feet • Maximum Lot Coverage: 35% • Maximum Building Height: 35 feet
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DISCLAIMER

All information provided is believed to be accurate but should be independently verified by purchaser. Lot dimensions, allowable square footage, setbacks, zoning, utilities, subdivision requirements, and development potential are subject to governmental approval, final survey, engineering, architectural design, and permitting requirements. Purchasers should independently verify all zoning, permitting, subdivision, and development requirements with DeKalb County.

<p>2897 BRIARCLIFF ROAD Approximate Lot Size 13,594 SF ± (0.320 Acres ±) Approximate allowable building footprint: 4,884 SF ± This highly visible corner lot offers exceptional frontage and a prominent estate setting with generous dimensions suitable for a substantial custom residence. Based on the current zoning parameters and conceptual building envelope, the site appears capable of supporting:</p> <ul style="list-style-type: none"> • Approximate 4,800+ SF main-level footprint • Potential 8,000–10,000+ SF total residence depending on final design • Multi-car garage configuration • Pool and outdoor living potential • Luxury modern, transitional, or traditional architectural styles <p>The corner positioning creates strong curb appeal and flexibility in driveway orientation and site planning.</p>	<p>2903 BRIARCLIFF ROAD Approximate Lot Size 11,740 SF ± (0.270 Acres ±) Approximate allowable building footprint: 4,109 SF ± This parcel provides an excellent opportunity for a large custom residence with a highly efficient rectangular building envelope. Based on the zoning and conceptual site configuration, the property appears capable of supporting:</p> <ul style="list-style-type: none"> • Approximate 4,100+ SF main-level footprint • Potential 7,000–9,000+ SF total residence depending on final design • Attached garage and expansive outdoor living areas • Luxury custom home with multiple stories and basement potential <p>The site configuration offers efficient buildability while maintaining strong privacy and attractive streetscape presence.</p>
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LOCATION

Real Estate Partners, Inc.

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COMBINED ESTATE OPPORTUNITY- *Potential Assemblage for One Signature Luxury Residence*

When combined, the two parcels create a rare large-scale estate opportunity totaling approximately 25,334 SF \pm (0.58 Acres \pm) along the prestigious Briarcliff corridor. The assemblage offers an exceptional opportunity to develop a landmark custom residence with substantial frontage, enhanced privacy, expanded outdoor living areas, and a true estate-scale presence that is increasingly difficult to replicate within Atlanta's intown neighborhoods. Based on the current R-85 zoning parameters, conceptual building envelopes, and combined lot configuration, the assembled property appears capable of supporting:

- Approximate 8,800–9,000 SF \pm building footprint potential
- Potential 12,000–16,000+ SF luxury residence depending on final design and configuration
- Expansive motor court and multi-car garage accommodations
- Resort-style pool, guest house, pool pavilion, and outdoor entertainment areas
- Significant landscaping and privacy enhancements
- Modern estate, transitional, European, or contemporary architectural concepts

The combined site configuration creates flexibility rarely found in intown Atlanta, allowing for:

- Larger and more efficient building envelopes
- Improved driveway and circulation planning
- Enhanced separation from adjacent properties
- Premium architectural street presence
- Greater outdoor amenity integration

The assemblage is especially attractive for a luxury end user or builder seeking to create a one-of-a-kind signature estate in close proximity to Emory University, Buckhead, Morningside, Virginia-Highland, and Downtown Decatur. Recent luxury redevelopment trends throughout the Briarcliff and North Druid Hills corridors continue to support strong demand for large custom homes on oversized lots, particularly properties capable of accommodating estate-scale residences with modern amenities and expansive outdoor environments.

REDEVELOPMENT & RECONFIGURATION OPPORTUNITY - *Potential Replat Into New Beacon Hill Frontage Lots*

In addition to the opportunity to develop the parcels individually or as a combined estate, the properties may also present a compelling redevelopment strategy involving assemblage and reconfiguration into newly created Beacon Hill Boulevard frontage lots, subject to survey, subdivision approval, zoning compliance, and DeKalb County approval. This approach could allow a developer or builder to reposition the combined site into a more cohesive luxury streetscape fronting Beacon Hill Boulevard while reducing the visual and traffic influence associated with Briarcliff Road frontage.

A replat and reconfiguration strategy may create several potential advantages:

- Creation of new Beacon Hill addresses
- Improved luxury residential positioning and marketability
- Enhanced neighborhood character and curb appeal
- More efficient lot orientation and driveway placement
- Greater privacy and reduced direct exposure to Briarcliff Road traffic
- Ability to design cohesive luxury home elevations and streetscape presentation

Based on the combined acreage and conceptual building envelope configurations, the site may support:

- Two newly configured luxury residential lots
- Large custom homes with substantial square footage
- Enhanced architectural consistency and site planning
- Premium resale positioning within the surrounding neighborhood

Depending on final engineering, lot layout, grading, and county approvals, newly configured lots could potentially support:

- Approximate 4,000–5,000+ SF building footprints
- Potential 7,000–10,000+ SF custom residences
- Three-car garages and motor courts
- Pools and outdoor entertainment areas
- Modern luxury home product comparable to nearby redevelopment activity

The ability to establish new Beacon Hill frontage creates an attractive infill redevelopment opportunity for builders seeking premium residential positioning within one of Atlanta's strongest intown housing corridors.

Purchasers should independently verify subdivision feasibility, access requirements, frontage requirements, utility availability, stormwater requirements, zoning compliance, and all redevelopment approvals with DeKalb County and applicable consultants.