



±1.25 AC

## Land For Sale

Sale Price:  
**\$815,000**

### Contact Us:

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### Colliers | Savannah

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## White Bluff Land

 12521 White Bluff Road | Savannah, GA 31419

### Property Highlights:

- ±1.25 AC development opportunity situated near the intersection of White Bluff Road and Windsor Road
- Located within a dense residential trade area in South Savannah
- Easy access to major roadways via Abercorn Street (Hwy 204)
- Multiple potential development uses including neighborhood retail, office, or service-oriented businesses
- Potential rezoning to B-N (Neighborhood Business) allowing small-scale commercial and service uses
- Existing zoning OI – Office & Institutional provides flexibility for office or community-oriented uses

## Aerial View



## Property Information

Parcel #:	2065203013
City, County:	Savannah, Chatham County
Subdivided Gross AC Available:	±1.25 AC
Current Zoning:	OI, Office and Institutional
Proposed Zoning:	B-N, Neighborhood Businesses

## Demographics (5 Mile Radius)

Population	76,915
Number of Households	32,112
Avg. Household Income	\$90,494
Businesses	3,922
Employees	51,982

Surrounding Areas

WINDSOR  
FOREST  
ELEMENTARY



 HILLIARD  
LAW FIRM  
**LIBERTYTAX**     **CAREY**  

 State Farm     HILLIARD'S  
*ST Joseph's | Candler*


  
**LOWE'S**          **HOBBY LOBBY**  




SAVANNAH  
COUNTRY DAY  
SCHOOL

ExtraSpaceStorage

WINDSOR  
FOREST BAPTIST  
CHURCH



**SUBWAY**  

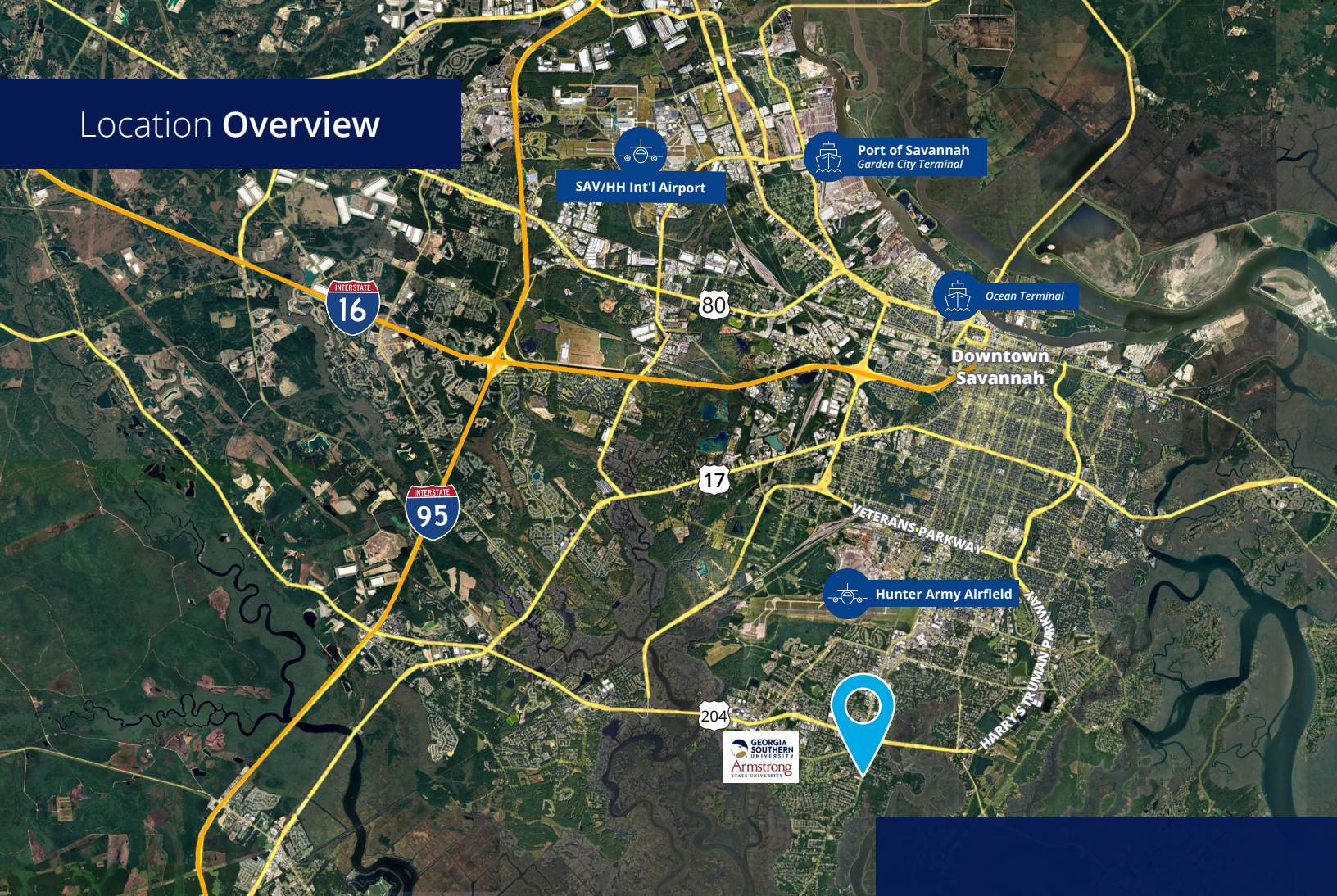


WINDSOR  
CROSSING  
APARTMENTS

WHITE BLUFF ROAD

ABERCORN STREET  
 HARRY S TRUMAN PARKWAY

# Location Overview



## Distances

Abercorn Street (Highway 204)	1.0 Mile
Downtown Savannah	8.3 Miles
Interstate-16	9.0 Miles
Interstate-95	9.9 Miles
SAV/HH Int'l Airport	18.1 Miles

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