



1 William's Retreat, Savannah, GA 31419

\$9,000,000

Habersham Plantation 95 acres/37 homesites Savannah, Georgia
95-acre Deepwater Community



Traci Amick
GA 209658
912.631.0220

Listing Added: 06/14/2025
Listing Updated: 06/15/2025

kw KELLER WILLIAMS REALTY
COASTAL AREA PARTNERS

Details

Asking Price	\$9,000,000	Property Type	Land
Subtype	Residential	Permitted Zoning	Pud
Lot Size (acres)	2 - 4	Broker Co-Op	Yes
Ownership	Private Investor		



NEW OFFERING

Waterfront, Master Planned Community

Unique opportunity to purchase Habersham Plantation waterfront community located on the Grove River! This gorgeous, gated community centrally located in Savannah, Georgia, is the only remaining developed tract of land available for immediate building.

Habersham is located just 10 minutes from Interstate 95, 25 minutes from the Savannah/HHI International Airport, Gulfstream Aerospace & Historic Savannah.

- Habersham Plantation consists of 36 remaining homesites from 2 to 4+ acres;
- A Total of 95 acres;
- A 4400sf Model home under construction on a 2 acre lot is included in sale;
- Completed community floating dock on the Grove River with 25+/- boat slips;
- Purchaser shall become Declarant in control of HOA including covenants and architectural requirements;
- Property is in the city of Savannah with city sewer. Each home will require a septic tank tied into 2" water mains to street. No drainfield necessary.

Offered by Traci Amick, Keller Williams Realty

912.631.0220/356.5001

TraciAmick@gmail.com

Marketing Description

Incredible Deepwater Development Opportunity – Savannah, Georgia

A rare and remarkable opportunity awaits developers and builders to create a truly upscale, deepwater community in the heart of Savannah. This master-planned gated development—Habersham Plantation—offers 36 remaining ready/to-build homesites ranging from 2 to 4 acres, each surrounded by enormous live oaks dripping with Spanish moss, a quiet, peaceful environment, natural beauty and luxury potential.

Key Features:

- Roads, city water and sewer infrastructure already in place
- Each homesite requires only a septic tank (no drain field needed)
- Community dock with 25± deepwater slips on the scenic Grove River
- 4,400 SF furnished model home included in the sale
- Just 9 existing private lot owners, ensuring exclusivity and privacy
- Possible deed restrictions inspired by the current owner/declarant may prevent lot subdivision
- Flood zone classifications include AE, X_500, and X

Strategically located just:

- 10 minutes from Interstate 95 & I-16
- 25 minutes from Historic Downtown Savannah, Savannah/Hilton Head International Airport, Gulfstream Aerospace, and Georgia Ports
- Close proximity to medical centers, retail, and dining

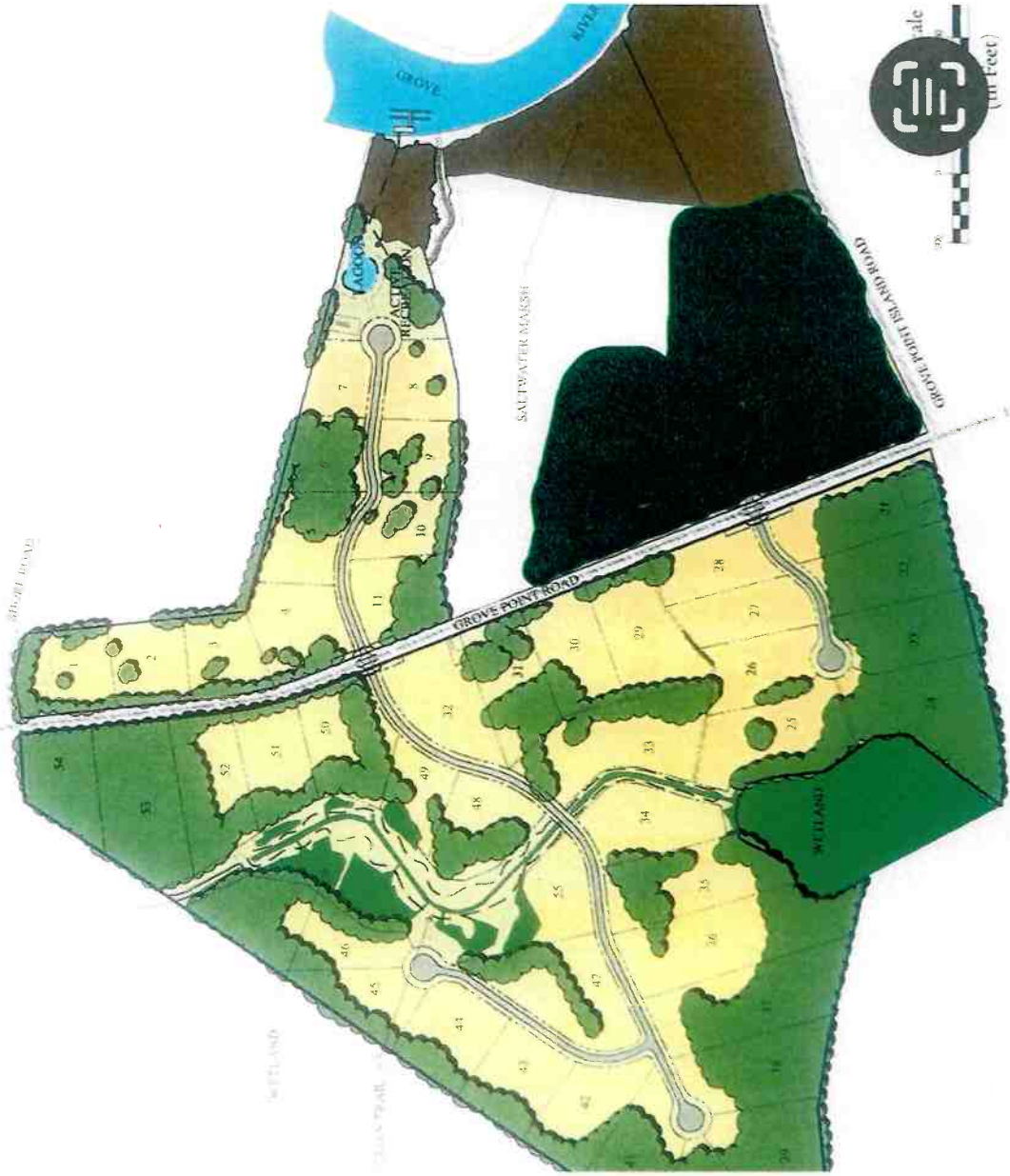
This is a one-of-a-kind opportunity to deliver an exceptional, luxury riverfront community in Savannah. The current owner is redirecting focus to projects in other states—making this an ideal time for a visionary team to bring this rare gem to life.

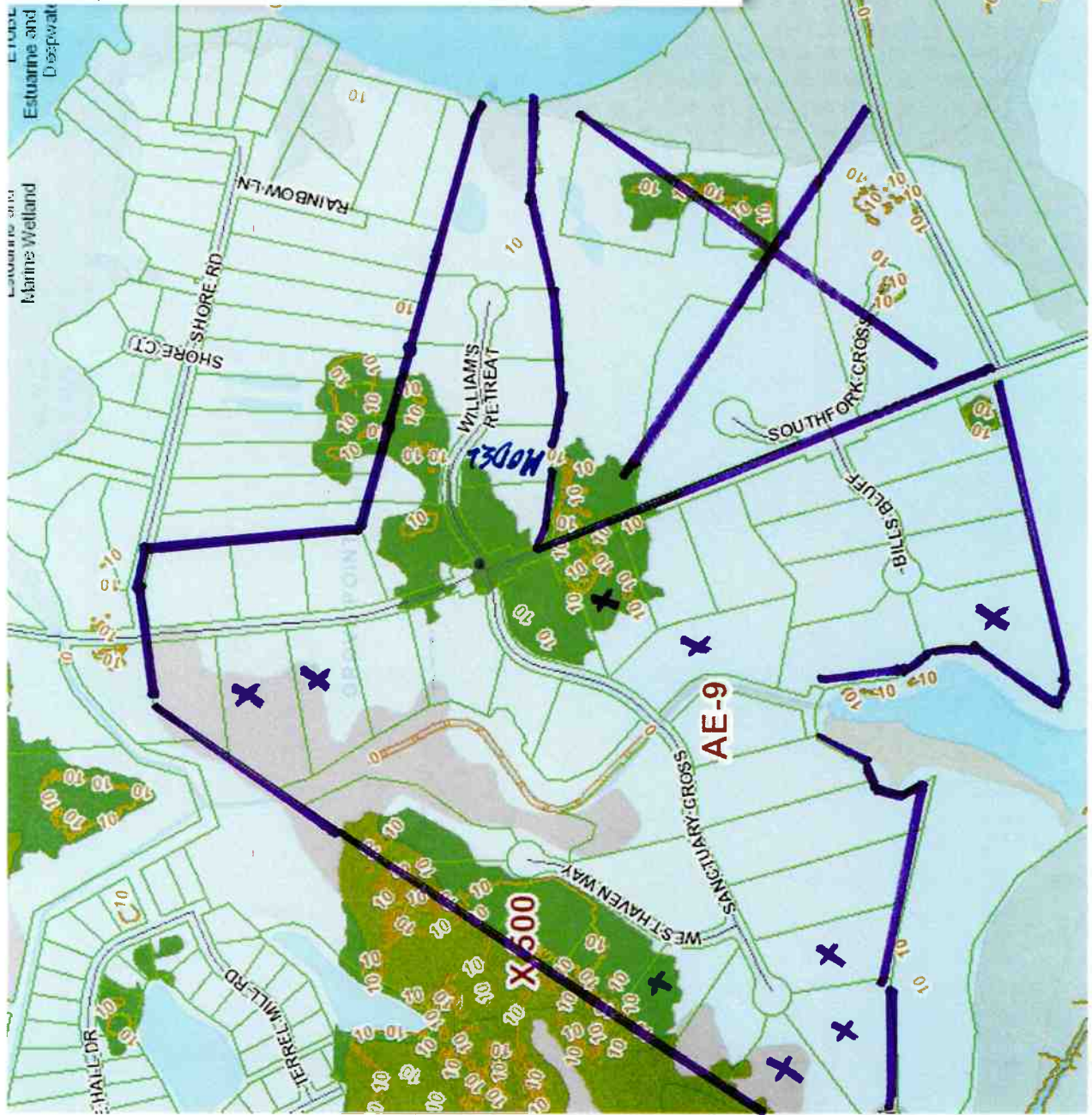
There is truly nothing like this available in the Savannah market.

Investment Highlights

- Perfect for a developer who wants to build out a whole community.
- Ideal for an investor who wants to purchase and sell off lots individually as there are no other opportunities in the Savannah area where 2 to 4 acre lots are available.
- Opportunity for a Builder group to purchase and develop their own signature section.

Master Plan





Effective Flood Zones (2018)

- AE - Inside the 100 year Flood Zone
- A - Inside the 100 year Flood Zone
- AE Floodway - Inside a Regulatory Floodway
- VE - Inside the 100 year Flood Zone w/ Velocity Hazard
- X_500 - Inside the 500 year Flood Zone
- X - Outside the 500 year Flood Zone

Wetlands

NWI Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine
- Freshwater Pond or Lake
- Unknown

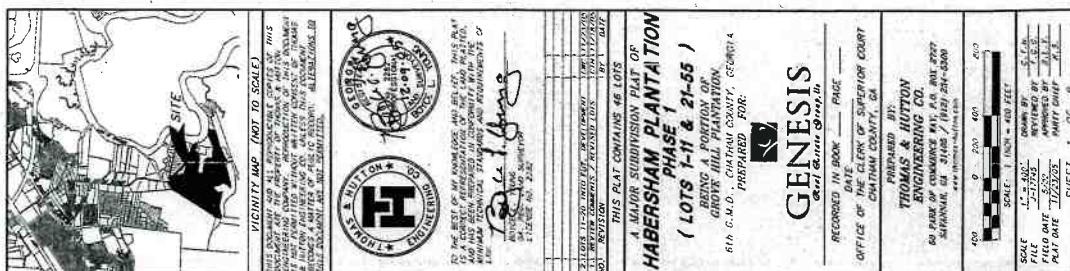


**Habersham
Plantation
Savannah,
Georgia 31419
Homesites (36)
Model Home
Community
Dock/Slips**

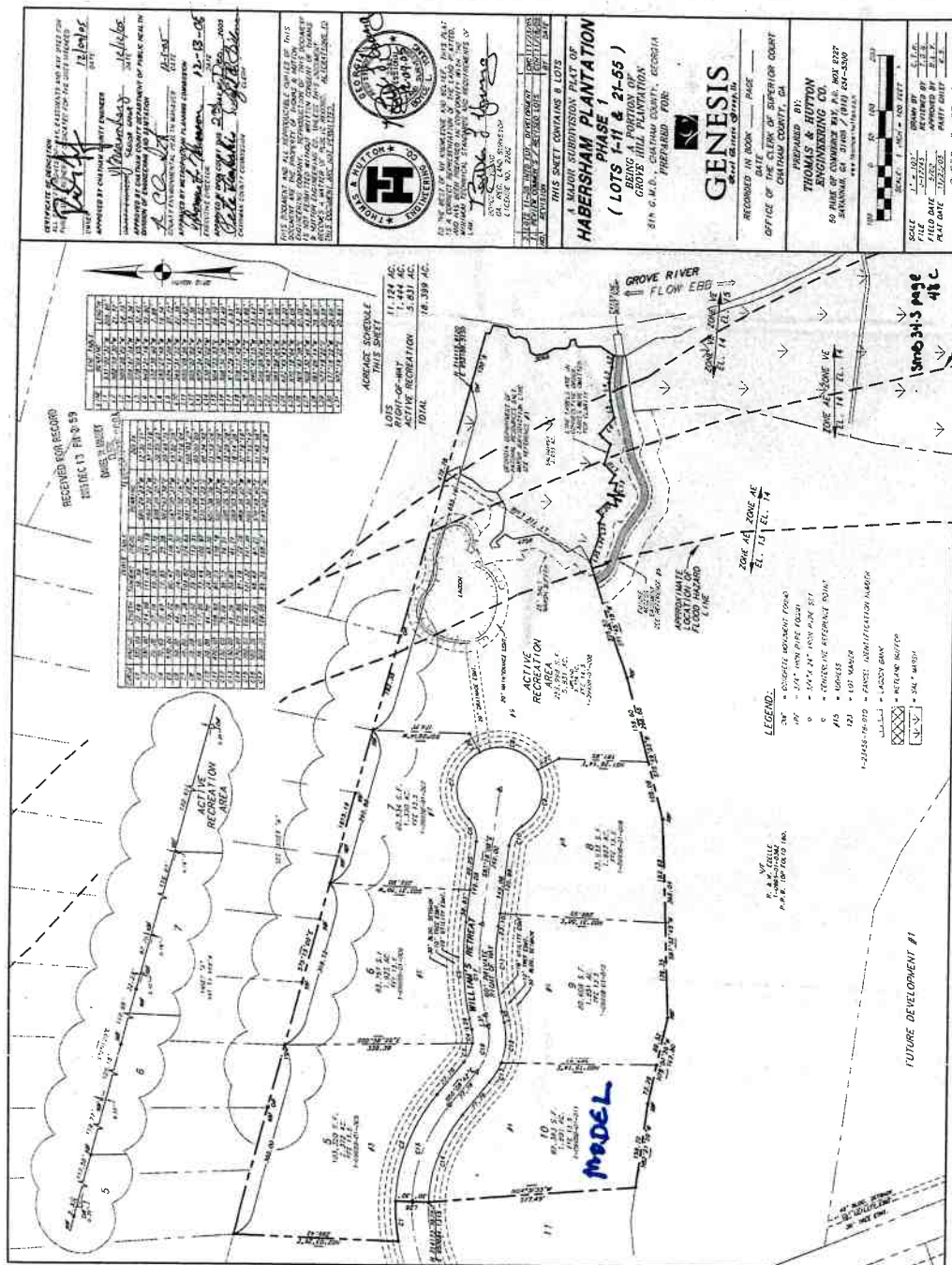
2200 Grove Point Road 95B01001 2.59
2202 Grove Point Road 20995B01002 2.12
2204 Grove Point Road 20995B01003 2.08
2201 Grove Pont Road 20995B02001 2.37
2207 Grove Point Road 20995B02004 2.52
2275 Grove Point Road 20995B02031 3.14
2273 Grove Point Road 20995B02030 2.65
1 William's Retreat 20995B01004 2.81
3 William's Retreat 20995B01005 2.37
5 William's Retreat 20995B01006 1.92

7 William's Retreat 20995B01007 1.39
8 William's Retreat 20995B01009 1.70
6 William's Retreat 20995B01010 1.85
4 William's Retreat 20995B01011 1.89
Model Home 4400sf
2 William's Retreat 20995B01012 2.06
101 Sanctuary Cross 20995B02026 2.84
109 Sanctuary Cross 20995B02023 2.59
111 Sanctuary Cross 20995B02022 3.53
113 Sanctuary Cross 20995B02021 4.88
115 Sanctuary Cross 20995B02020 4.30
118 Sanctuary Cross 20995B02016 2.55
112 Sanctuary Cross 20995B02010 3.15
110 Sanctuary Cross 20995B02009 3.34
106 Sanctuary Cross 20995B02007 2.57
104 Sanctuary Cross 20995B02006 1.40
102 Sanctuary Cross 20995B02005 3.13

5 W Haven Way 20995B02014 2.34
3 W Haven Way 20995B02013 2.39
7 W Haven Way 20995B02012 1.98
6 W Haven Way 20995B02011 4.13
101 Bill's Bluff 20995B03008 2.89
103 Bill's Bluff 20995B03007 2.98
105 Bill's Bluff 20995B03006 2.72
108 Bill's Bluff 20995B03004 3.63
106 Bill's Bluff 20995B03003 2.26
104 Bill's Bluff 20995B03002 2.12
102 Bills Bluff 20995B03001 1.99
Total 97 Acres inc.
Model Home 2 acre lot
Average 2.64 acres



[illegible]



[illegible]

[illegible]

[illegible]

