

FOR SALE

11911 WHITE BLUFF RD
SAVANNAH, GA 31419



Rare 5.6-Acre Campus with 32,000+ Daily Traffic

The property is situated in the Southside Savannah submarket, a high-traffic area characterized by residential density and close proximity to major retail corridors.

- **Traffic Counts:** Nearby intersections see upwards of 32,100+ Vehicles Per Day (VPD).
- **Perfectly situated to redevelop or repurpose existing structures.** Over 51,000 SF of interior space, featuring commercial grade kitchen, dining hall, offices, and multiple bathrooms.
- **Strategic Access:** Situated in a high-density residential area near the signalized intersection of White Bluff and Windsor Rd.
- **Development Potential:** With 5.61 acres, the campus offers significant room for expansion or redevelopment into multi-family housing, a school, or a community center.
- **Ample Parking:** The property features an expansive paved parking lot with 220 parking spaces, capable of supporting high-capacity events.
- **Proximity to Major Routes:** Minutes from Abercorn St., Middleground Rd., and the Truman Parkway. Easily accessible to Interstate 16 and Interstate 516.

KEY FACTS

- ✓ Minutes from the historic charm of Downtown and SCAD.
- ✓ 5.61-Acre Strategic Footprint in Savannah's dense Southside.
- ✓ Strategic Military Proximity: Ideally located near Hunter Army Airfield.



LOCAL AREA OVERVIEW

Ideally located on the Atlantic coast, the Savannah Region is a powerhouse of growth, serving a primary market of over 1 million residents. This dynamic metro area is fueled by a specialized workforce and bolstered by a consistent annual stream of 4,000+ military service members transitioning from nearby Fort Stewart and Hunter Army Airfield into the civilian sector.

Supporting this talent pipeline are more than 78,000 students from 16+ area colleges and universities, including the world-renowned SCAD. These institutions act as a direct pipeline for a highly skilled workforce in industries ranging from creative and technical services to advanced manufacturing and healthcare technology—industries that underpin the region’s long-term economic resilience.

A World-Class Quality of Life This economic strength is matched by an unparalleled quality of life. Savannah is home to the nation’s largest National Historic Landmark District, featuring 22 iconic, moss-draped squares. Its thriving arts scene and world-class dining are a magnet for top-tier talent. With the Atlantic beaches easily accessible, Savannah offers a rare lifestyle where career opportunity and coastal living intersect seamlessly.

Visitor
Spending
**\$4
Billion**

Over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6 FRIENDLIEST CITIES**
in the U.S.
Condé Nast

PROPERTY HIGHLIGHTS

 **\$8 MILLION**

 **5.61 ACRES**

 **BUILDING AREA:
51,322 SQFT**

 **ZONING: R-M**

 **32 MIN TO AIRPORT**

 **24 MIN TO
GEORGIA PORTS
AUTHORITY**

 **TOTAL POPULATION:
45,000**

2025 TOP RANKINGS

**#4 BEST
U.S. CITY**

Travel & Leisure

**#2 The South's
Best Cities**

Southern Living

ON THE MAP



PROPERTY HIGHLIGHTS

- Strategic Southside Hub Nestled in the heart of Savannah's dynamic Southside, this property offers a premier blend of high-density residential convenience and a thriving commercial landscape.
- Massive 5.61-Acre Footprint: A rare large-acreage site in a fully developed corridor, offering significant room for expansion or full-scale redevelopment.
- Leverage Savannah's 14.8 million annual tourists, who contribute \$3.1 billion to the economy.

PLEASE INQUIRE

BETH VANTOSH



CELL: 912.663.3392

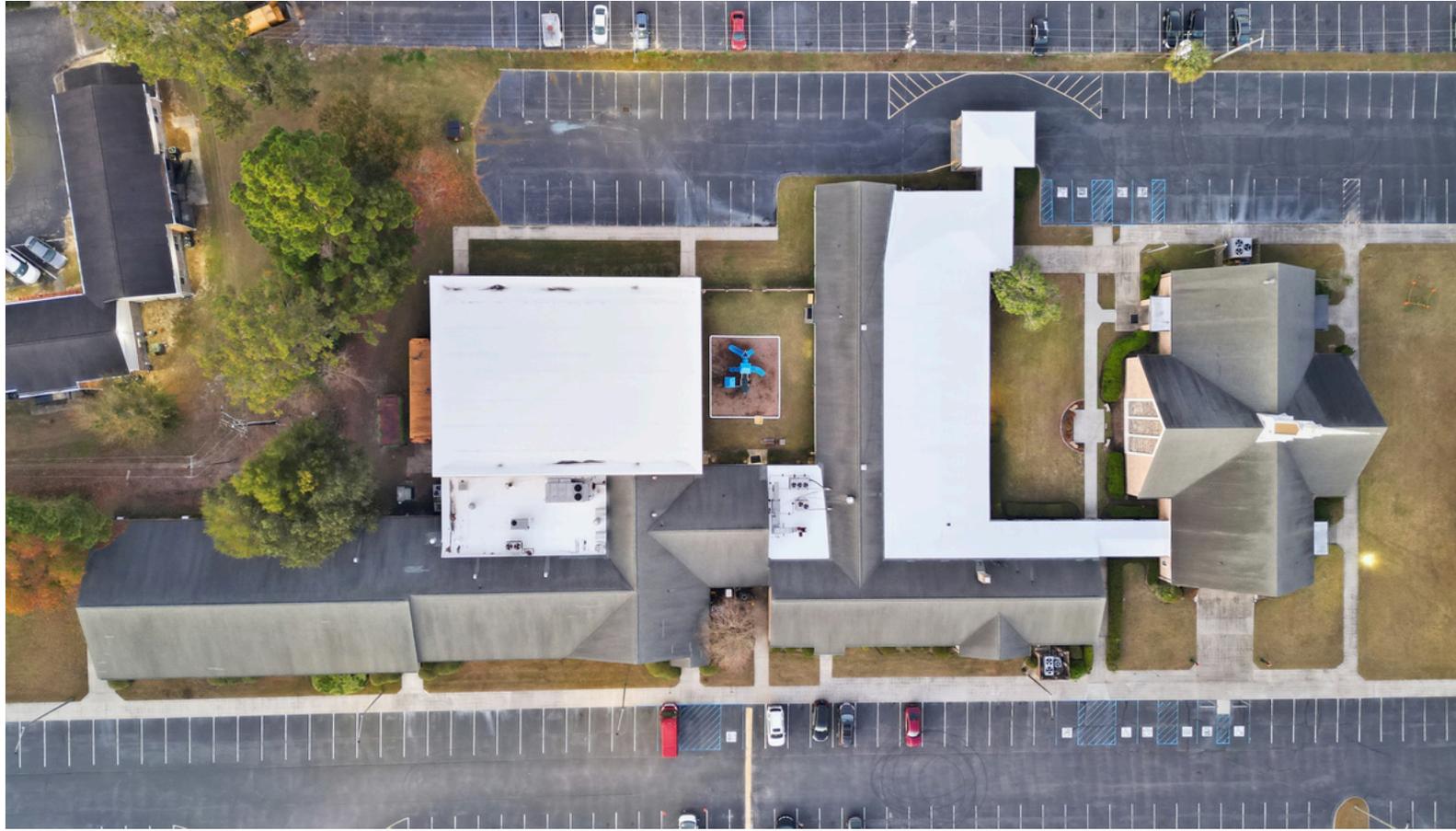


BVANTOSH@VANTOSHCO.COM

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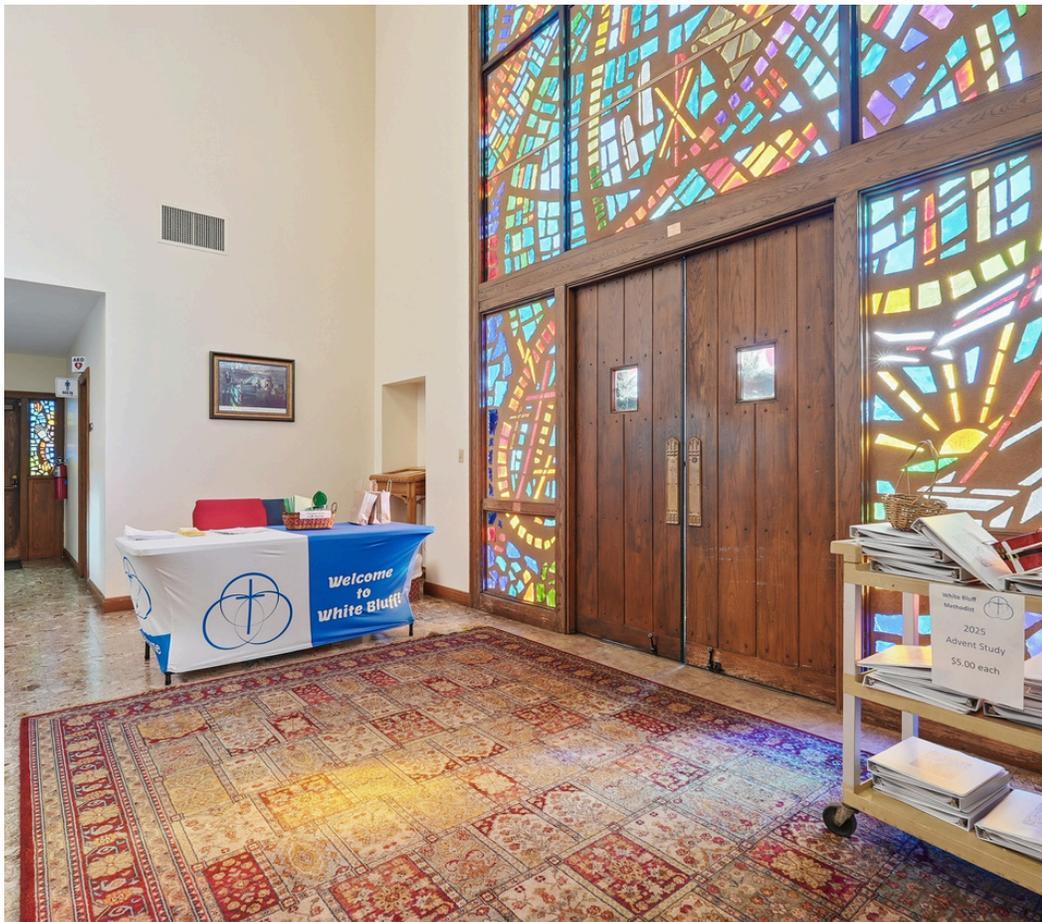


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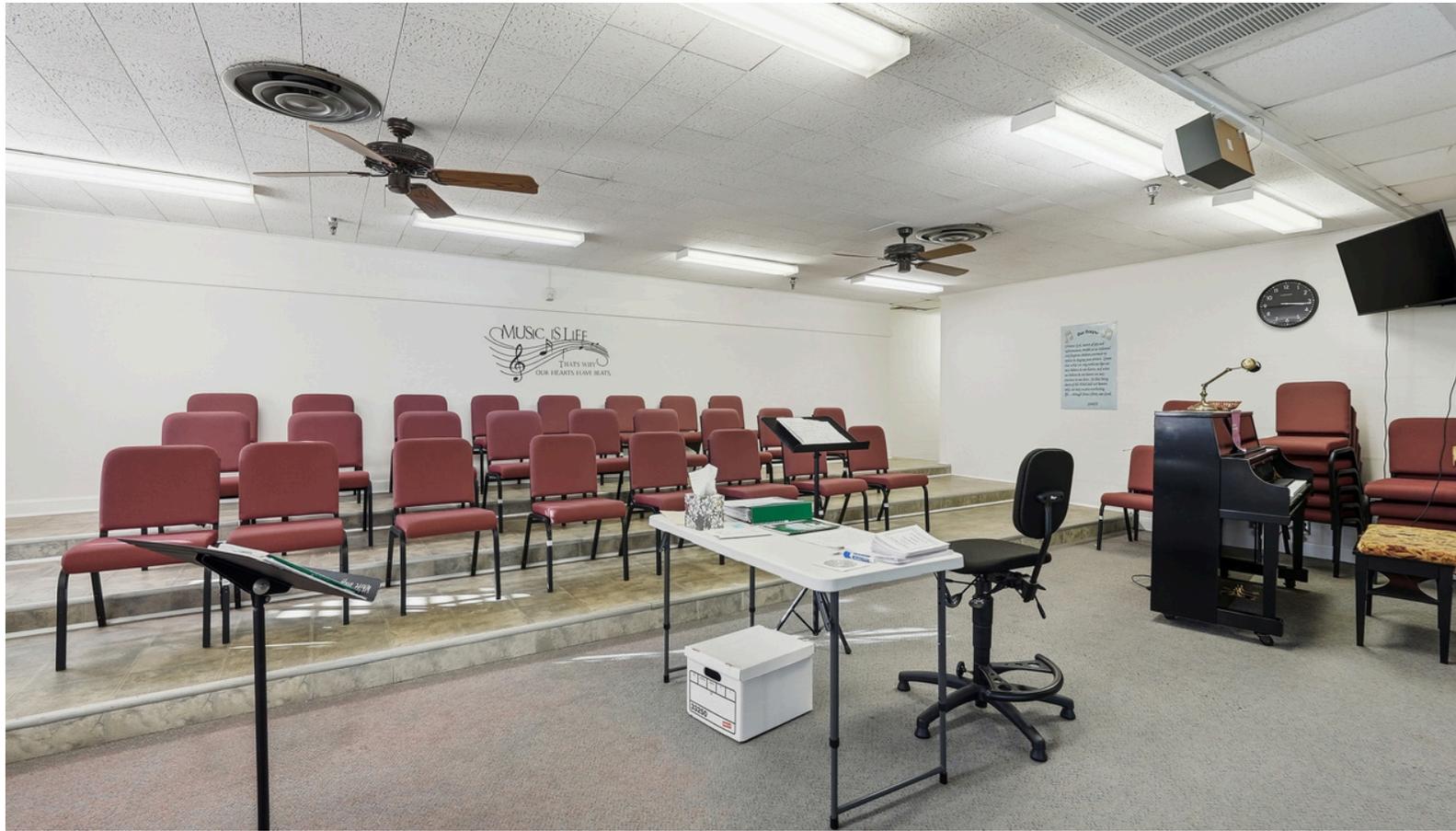
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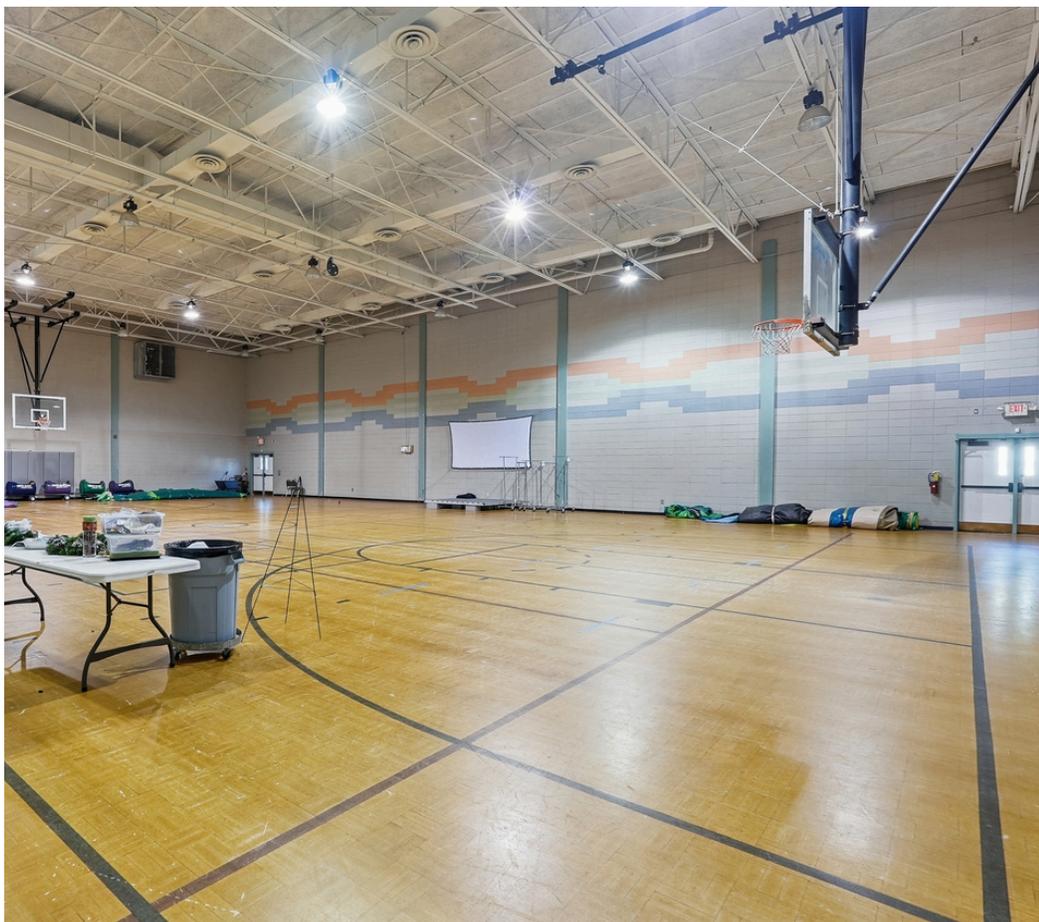
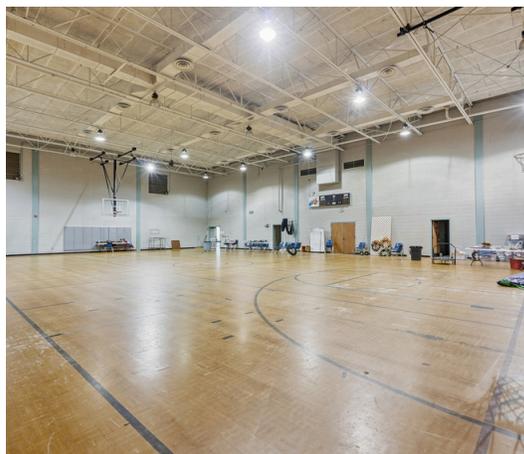
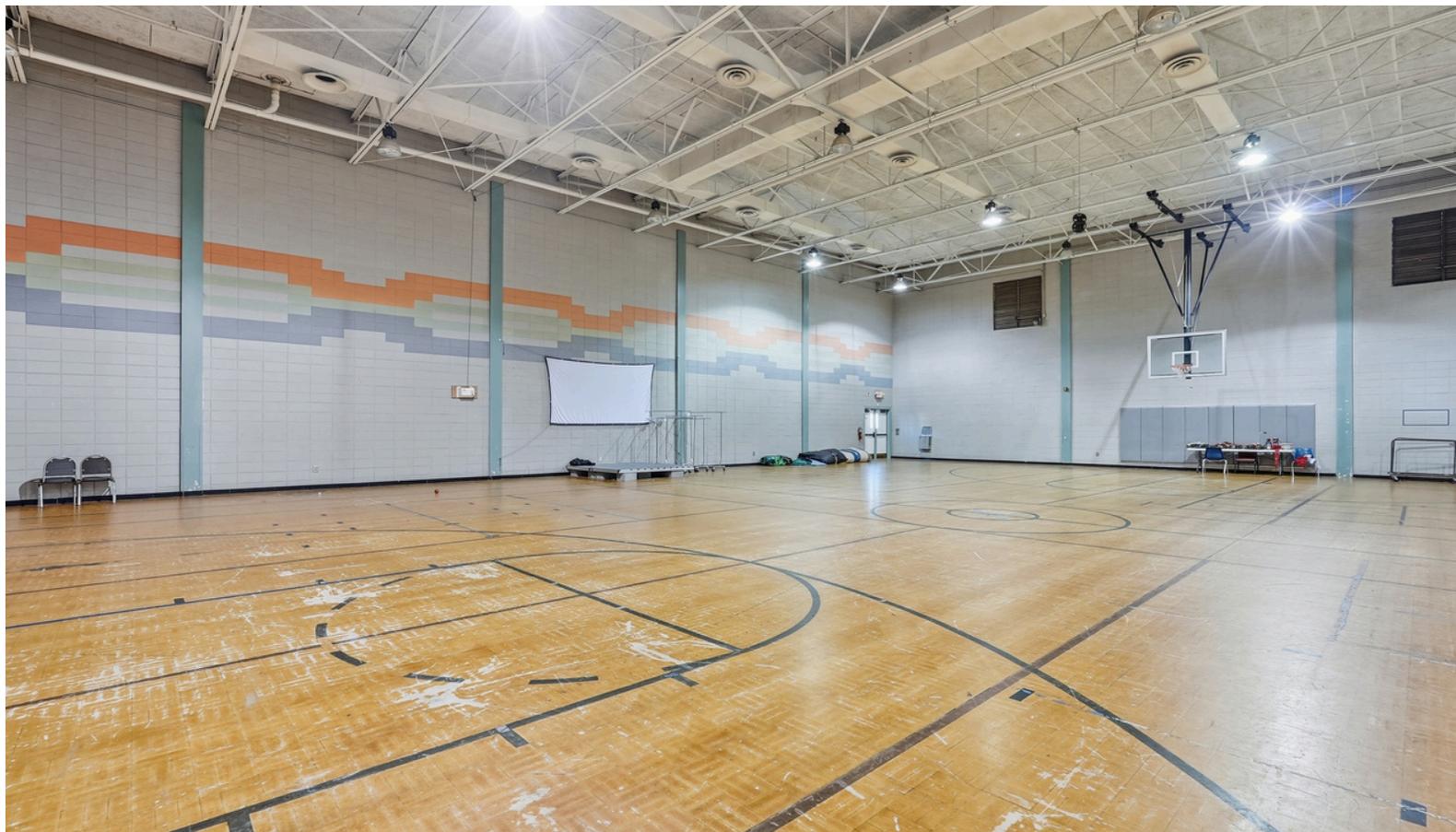
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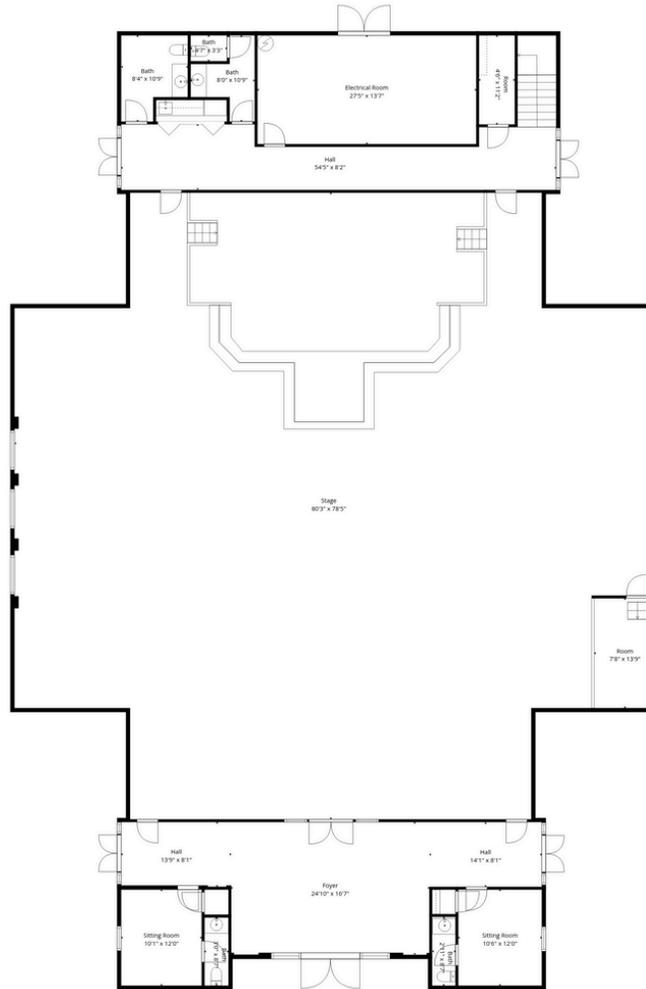
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FLOOR PLANS



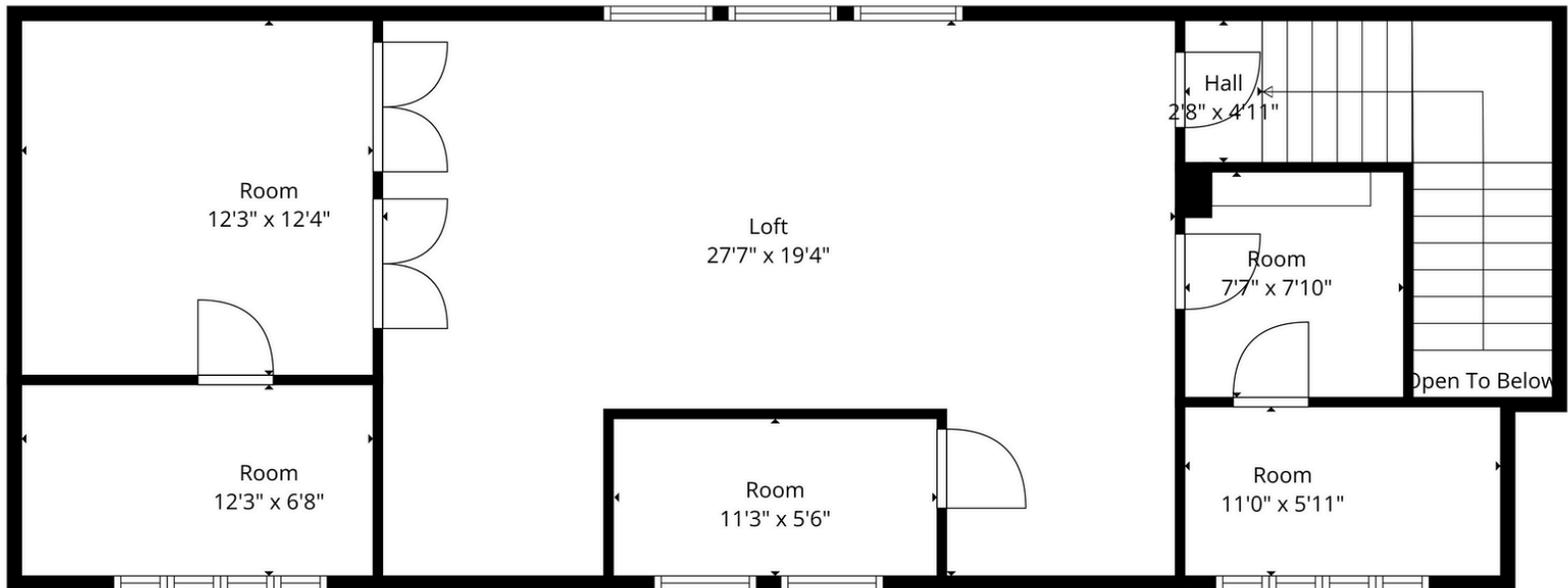
TOTAL: 7962 sq. ft

1st floor: 7152 sq. ft, 2nd floor: 810 sq. ft

EXCLUDED AREAS: ELECTRICAL ROOM: 373 sq. ft, ROOM: 62 sq. ft, LOW CEILING: 141 sq. ft,
OPEN TO BELOW: 8 sq. ft, WALLS: 284 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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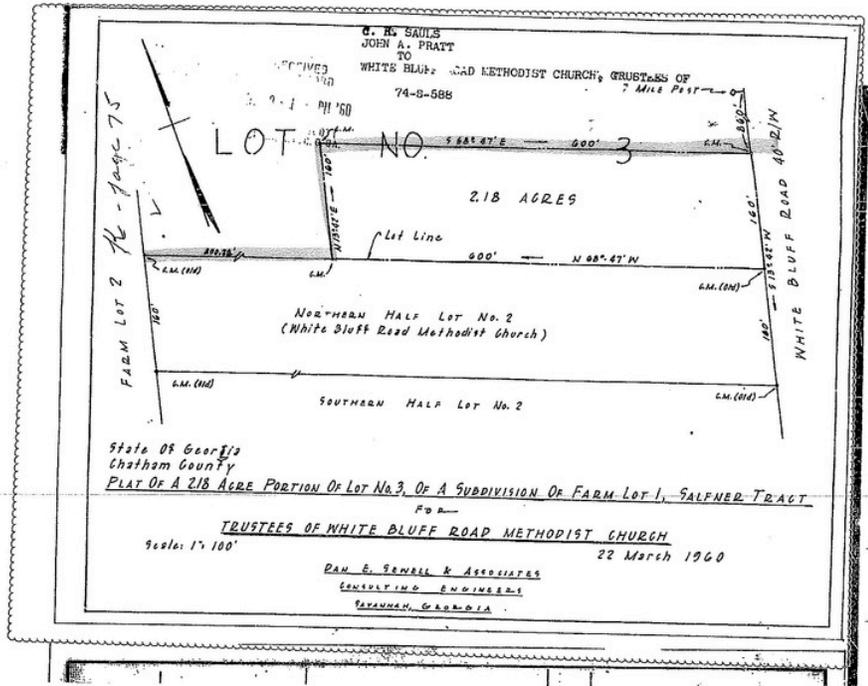
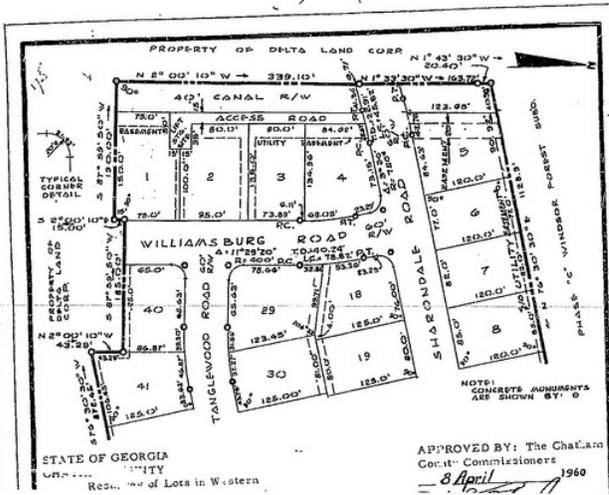


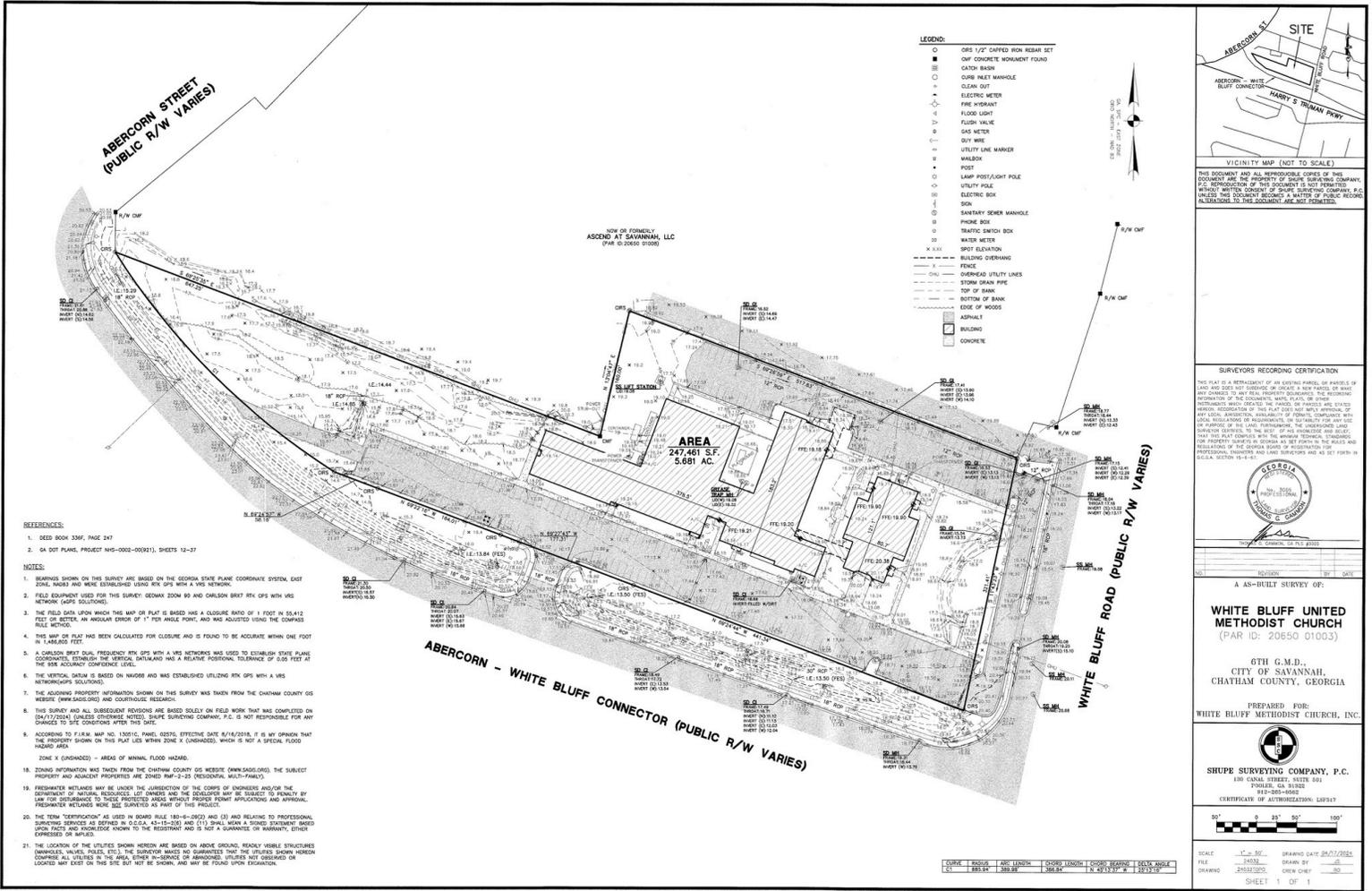
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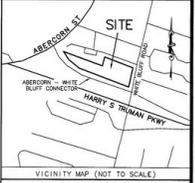
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- LEGEND:**
- OBS 1/2" DAPPED IRON REBAR SET
 - CONCRETE MONUMENT FOUND
 - ▨ CATCH BASIN
 - CURB INLET MANHOLE
 - CLEAN OUT
 - ELECTRIC METER
 - FIKE IN/STANT
 - FLOOR LIGHT
 - FLOOR VALVE
 - GAS METER
 - GUY WIRE
 - UTILITY LINE MARKER
 - WALKWAY
 - POST
 - LAMP POST/LIGHT POLE
 - UTILITY POLE
 - ELECTRIC BOX
 - SON
 - SANITARY SEWER MANHOLE
 - PHONE BOX
 - TRAFFIC SIGNAL BOX
 - WATER METER
 - SPOT ELEVATION
 - BUILDING OVERLAP
 - FENCE
 - GEOTECHNICAL UTILITY LINES
 - STORM DRAIN PIPE
 - TOP OF BANK
 - BOTTOM OF BANK
 - ASPHALT
 - EDGE OF WOODS
 - BUILDING
 - CONCRETE



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A AS-BUILT SURVEY OF:

WHITE BLUFF UNITED METHODIST CHURCH
(PAR ID: 20650 01003)

6TH G.M.D.,
CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

PREPARED FOR:
WHITE BLUFF METHODIST CHURCH, INC.



SCALE: 1" = 50'
FILE: 20650 01003 DRAWN BY: JS
DRAWING: 20650 01003 CHECKED BY: JCS

SHEET 1 OF 1

- REFERENCES:**
- DEED BOOK 336F, PAGE 247
 - GA DOT PLANS, PROJECT HIS-0002-00021, SHEETS 12-37
- NOTES:**
- BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK (GPS SOLUTIONS).
 - FIELD EQUIPMENT USED FOR THIS SURVEY: DECAW ZOOM 90 AND CARLSON BR97 RTK GPS WITH VRS NETWORK (GPS SOLUTIONS).
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 55,412 FEET OR BETTER, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 - THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 55,412 FEET.
 - A CARLSON BR97 DUAL FREQUENCY RTK GPS WITH A VRS NETWORK WAS USED TO ESTABLISH STATE PLANE COORDINATES THROUGH THE GEORGIA NETWORK AND HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% CONFIDENCE LEVEL.
 - THE VERTICAL DATUM IS BASED ON NAVD83 AND WAS ESTABLISHED UTILIZING RTK GPS WITH A VRS NETWORK (GPS SOLUTIONS).
 - THE ADJOINING PROPERTY INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAUGUS.GIS). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED RMP-2-23 (RESIDENTIAL, MULTI-FAMILY).
 - PREEMPTION RIGHTS MAY BE UNDER THE JURISDICTION OF THE COURT OF INCORPORATED AND THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND DEVELOPERS MAY BE SUBJECT TO PENALTY BY LAW FOR OBTAINING TO THESE PROJECTS PRIOR TO THE SUBMITTAL OF THIS APPLICATION AND APPROVAL. PREEMPTION RIGHTS WILL BE SURVEYED AS PART OF THIS PROJECT.
 - THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 04/17/2024 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
 - ACCORDING TO F.I.R.M. MAP NO. 13001C, PANEL 02370, EFFECTIVE DATE 8/14/2018, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAN LIES WITHIN ZONE X (CONGESTED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
ZONE X (CONGESTED) - AREA OF MINIMAL FLOOD HAZARD.
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 - THE TERM "VERIFICATION" AS USED IN BOARD RULE 180-3-100(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 42-15-200) AND (1) SHALL MEAN A WRITTEN STATEMENT SIGNED BY THE SURVEYOR AND SUBMITTED TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, OTHER THAN EXPRESSED OR IMPLIED.
 - THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE MENTIONED RECORDABLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER BY SURFACE OR MANHOLES. UTILITIES NOT IDENTIFIED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.



Contact Us

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