

**BERKSHIRE
HATHAWAY**
HOMESERVICES

BAY STREET
REALTY GROUP



COMMERCIAL DIVISIONSM

Historic Landmark Redevelopment Downtown Savannah Opportunity

310 Alice St, Savannah, GA 31401

Exclusively Represented By:

Shane Litts

Broker

912 233 6000

shane@bsrgcommercial.com

OFFERING MEMORANDUM

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FOR SALE

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Property Information

Section 1

Executive Summary

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Offering Summary

Price	Call for Offers
GSF	17,670 SF
# of Floors	3
Site Size	30,056 SF
Parking Spaces / Ratio	42 / 2.38
Year Built	1914-1917

Property Overview

Positioned at the intersection of history, culture, and growth, this offering represents a generational opportunity to control a high-profile block within Savannah's booming urban core. Surrounded by top performing hotels, thriving arts institutions, award winning restaurants, and year-round tourism, the site offers flexibility for adaptive reuse or redevelopment. Whether reimaged as a boutique hospitality concept, a cultural anchor, flagship institutional presence, or mixed use or residential redevelopment, this is a rare chance to secure a foothold in one of the Southeast's most sought after destinations.

Property Highlights

- Located in hotel overlay zone allowing up to 74 rooms
- Exempt from parking requirements
- +/- 0.69 acre corner site (w/ +/- 17,000 SF residual land) with high visibility in Savannah's Historic District
- +/- 17,670 SF of improvements across 3 buildings, including +/- 14,250 SF historic sanctuary

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Property Description

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Property Description

First Tabernacle Baptist Church presents a rare opportunity to acquire a prominent corner parcel in Savannah's Historic District, comprising +/- 0.69 acres and three distinct structures totaling 17,670 SF. The offering includes a landmark 14,250 SF historic church originally constructed in 1898 and thoughtfully maintained, as well as two annex buildings totaling +/- 3,420 SF, which house five one-bedroom residential units. With architectural distinction, existing structures, residual land, and prime visibility along Montgomery Street, this property is ideally positioned for adaptive reuse as a boutique hotel, cultural institution, residential conversion, or mixed-use development. Historic tax incentives may be available to support redevelopment. This offering represents a once in a generation opportunity to reimagining a cornerstone property in the heart of Savannah's thriving downtown district. Confidential sale .

Location Description

Located at the gateway to Savannah's Historic District, 310 Alice Street is surrounded by iconic architecture, vibrant culture, and a booming hospitality market. The property sits just blocks from Forsyth Park, SCAD's Arnold Hall campus, and a rapidly growing corridor of boutique hotels and dining destinations.

Nearby hotels include Perry Lane Hotel, The Alida, The Drayton, and the Thompson Savannah - all of which highlight the district's demand for high-end, design-driven accommodations. Savannah attracts over 17 million annual visitors, generating over \$4 Billion in direct spending and consistently ranking as a top destination for both leisure and group travel.

The site offers excellent walkability to the riverfront, City Market, and the Broughton Street retail corridor. With its position near key transit routes (I-16, Montgomery St, MLK Jr. Blvd) and its proximity to art galleries, music venues, restaurants, retail and SCAD's growing campus, this location provides a compelling foundation for a successful hospitality, cultural, or residential development.

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Complete Highlights

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Property Highlights

- Located in hotel overlay zone allowing up to 74 rooms
- Exempt from parking requirements
- +/- 0.69 acre corner in Savannah's Historic District
- +/- 17,670 SF total across three distinct buildings
- +/- 14,250 SF historic church sanctuary with preserved architectural details
- Two annex buildings totaling +/- 3,420 SF with 5 residential units
- +/- 17,000 SF of residual land area offers future expansion or structured parking potential
- Commercial Kitchen with Hood, Grease Trap and Back Flow Diverter
- 100% building coverage allowed
- High-visibility frontage on Montgomery Street with direct access to I-16
- Flexible D-C zoning allows for commercial, residential, and hospitality uses
- Ideal for boutique hotel, cultural venue, or mixed-use / adaptive re-use
- Potential eligibility for federal and state historic tax credits
- Prime location walkable to River Street, City Market, Broughton Street, Forsyth Park, SCAD facilities
- Situated within one of the Southeast's top-performing tourism markets (17M+ annual visitors)
- Sale includes 12-18 month post-closing leaseback to seller

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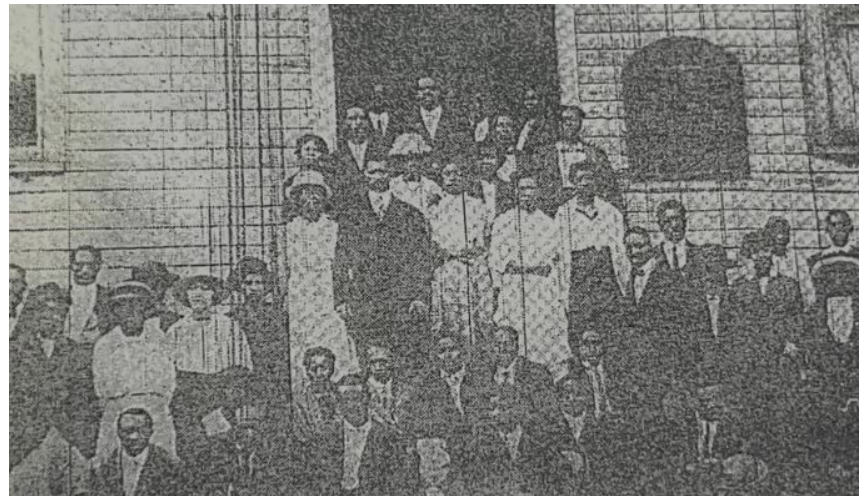


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Historical & Architectural Significance

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Founded in 1898 by Reverend J. C. Urby, First Tabernacle Missionary Baptist Church has served as a cornerstone of spiritual, civic, and cultural life in Savannah's African American community for over 125 years. Originally located in the Frog Town neighborhood, the congregation rapidly outgrew its original meeting house, acquiring land at the present Alice Street site in the early 1910s. Under the leadership of Reverend E. D. Davis, the current sanctuary was constructed between 1913 and 1917—largely by the hands of its own congregation, without a formally trained architect, in a remarkable demonstration of collective craftsmanship and faith. Over the decades, the church played a vital role in neighborhood identity and civil rights advocacy, hosting meetings, choirs, and community groups while expanding its physical footprint through the acquisition of adjacent residential buildings. Despite multiple renovations, First Tabernacle has retained its architectural core and continues to reflect its original design intent. The ±14,250 SF primary structure features a grand sanctuary with a gently sloping floor, tiered pulpit stage, curved choir platforms, and a 25-foot-high pressed tin ceiling containing over 800 decorative panels. The room is framed by original curved oak pews—painted white and stained at the seat backs—and tall arched windows, now partially obscured by later interior walls and HVAC chases. Walls and ceilings throughout the building are composed of plaster and bead board, with clear evidence of layered use and period adaptations. The building also contains a rear balcony with original railing panels and view over the sanctuary, a split-entry narthex, multiple stairwells, meeting rooms, a kitchen, storage areas, and bathroom facilities—some updated with tile, fluorescent lighting, and drop ceilings, while others retain wood flooring and handcrafted millwork. Notably, the steeple and roof structure rest on an octagonal timber-framed belfry, topped by a stubby wooden spire and internal bell framing. Adaptive reuse potential is enhanced by the structure's solid envelope, large clear-span spaces, and unique historic character—ideal for conversion to institutional, event, boutique hospitality, or community-focused redevelopment



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Additional Photos + Virtual Tour Link

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Explore More About This Offering

Access additional media and resources using the links below:

Additional Photos

Virtual Tour

Location Information | Retailer Maps

Section 2

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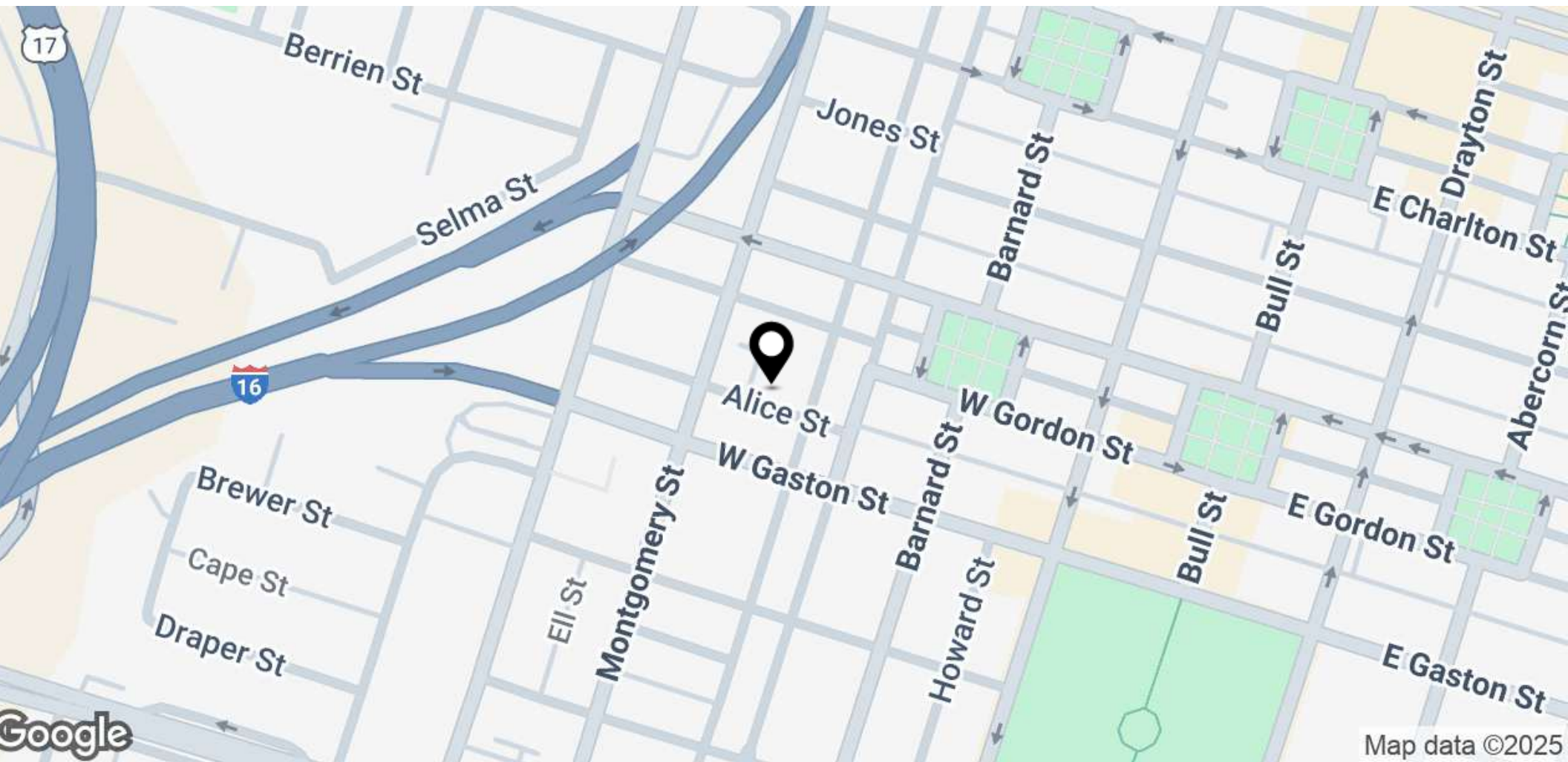
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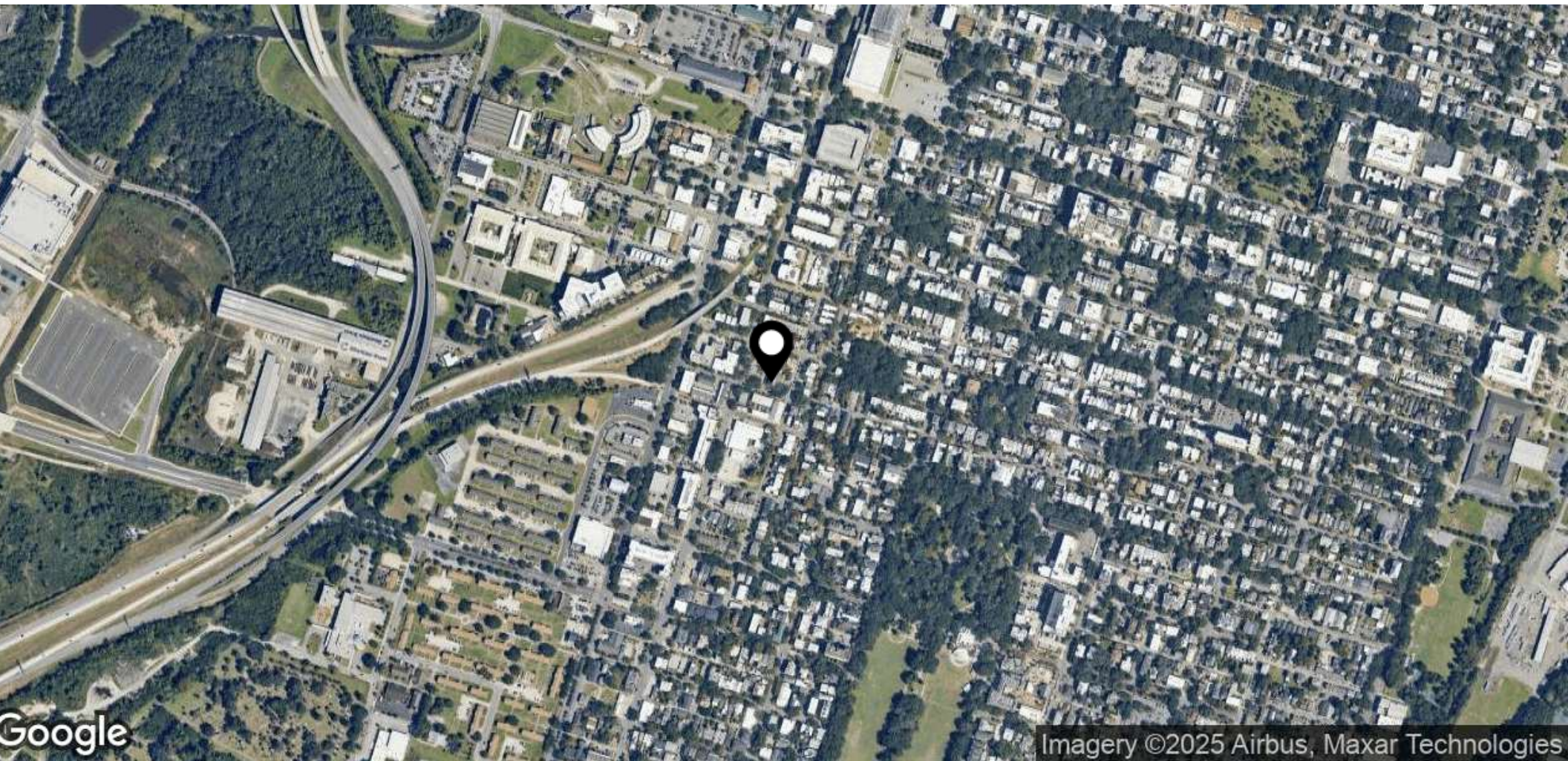
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Luxury Hospitality + Event Anchors Map

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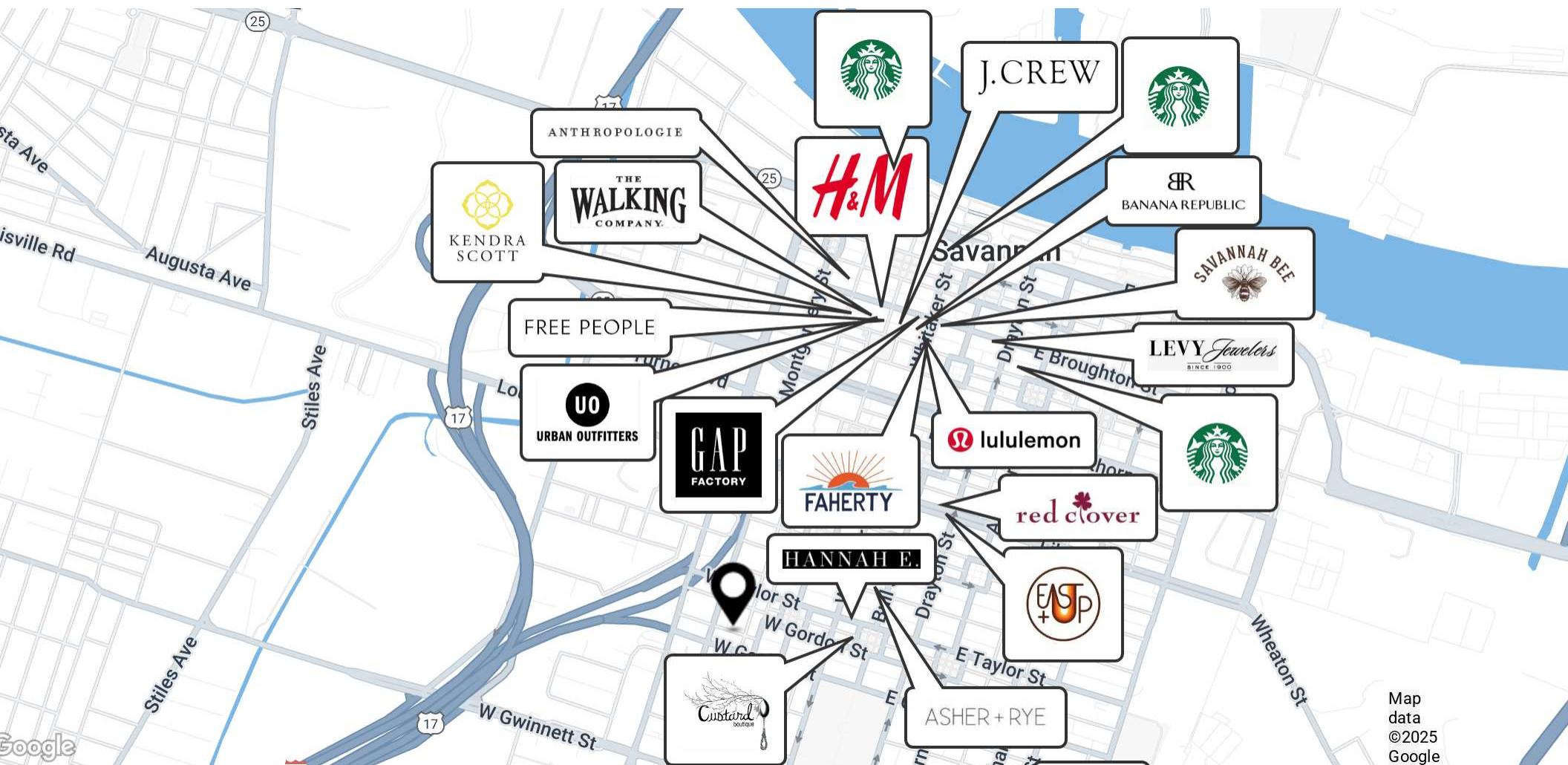
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Select Retailers & Brand Adjacencies

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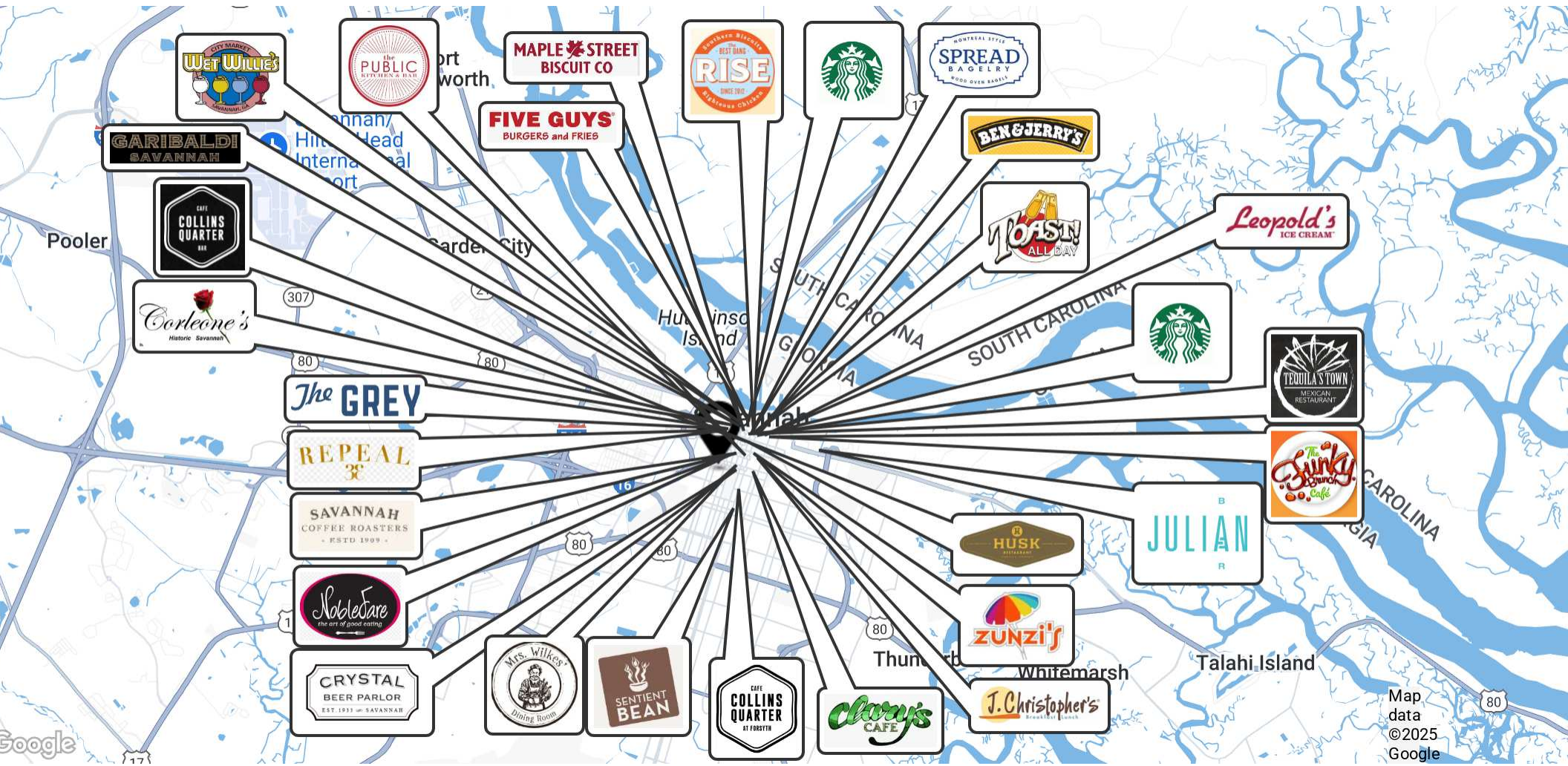
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Select Food + Beverage

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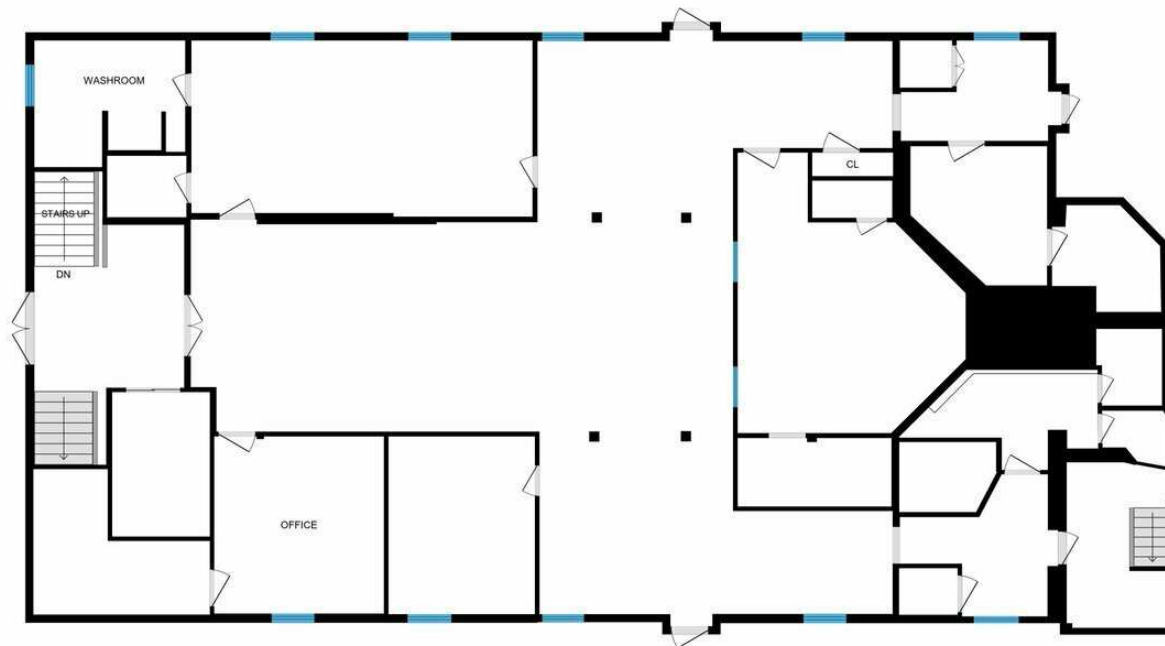
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Floor Plans

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310 Alice St, Savannah, GA

1st Floor



0 7 14
ft

PREPARED: 2025/07/04



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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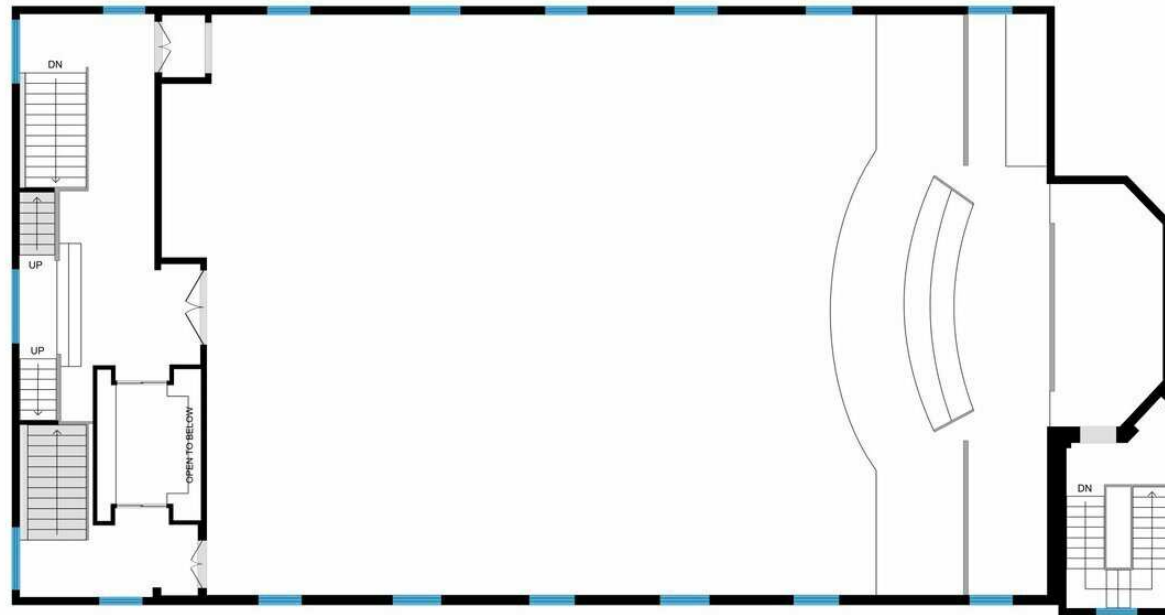


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310 Alice St, Savannah, GA

2nd Floor



0 7 14
ft

PREPARED: 2025/07/04



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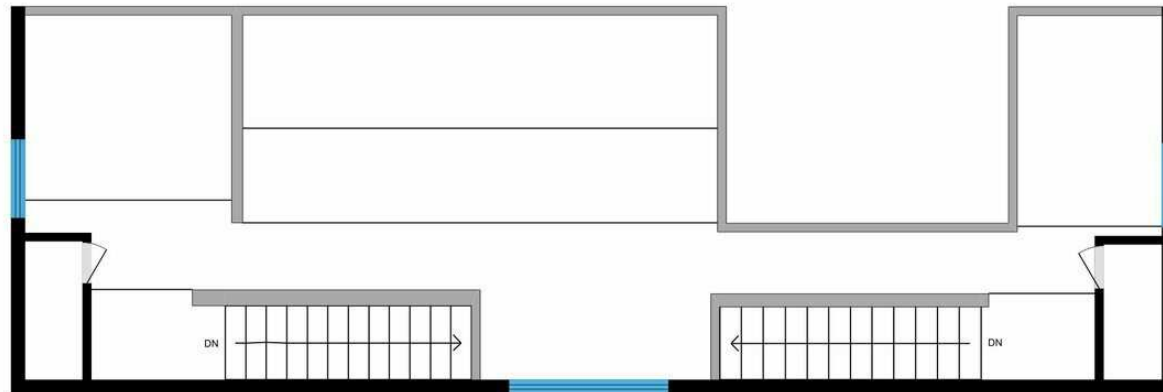
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310 Alice St, Savannah, GA

Balcony



0 2 4 ft

PREPARED: 2025/07/04



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310 Alice St, Savannah, GA

3rd Floor



0 7 14 ft

PREPARED: 2025/07/04



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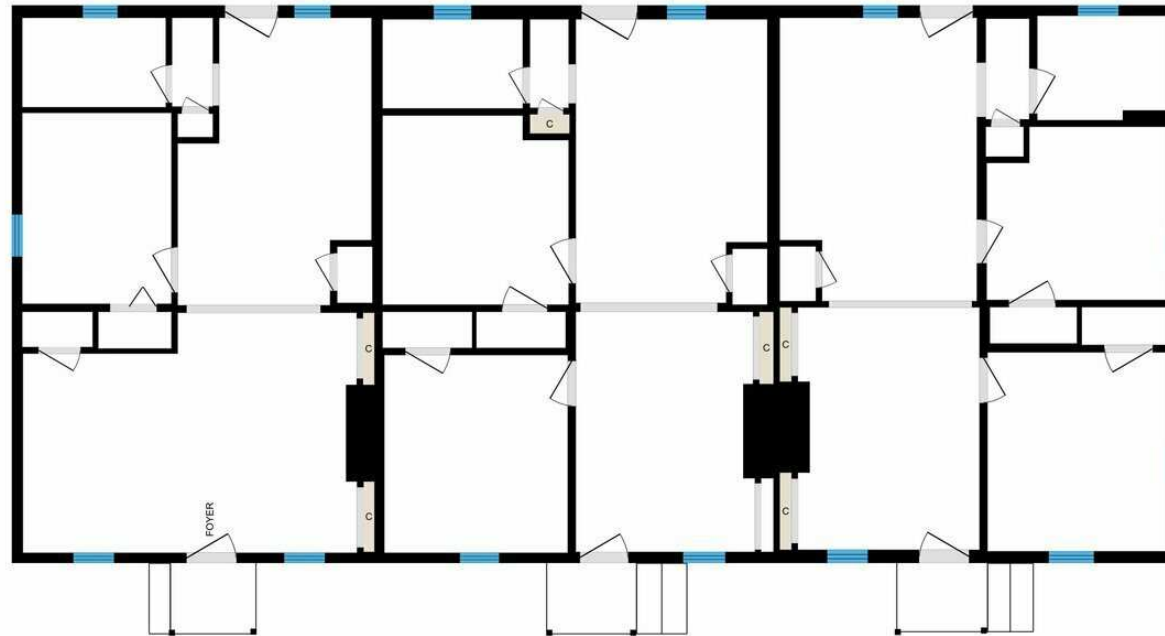
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310 Alice St, Savannah, GA

Annex Building 1



0 5 10
ft

PREPARED: 2025/07/04



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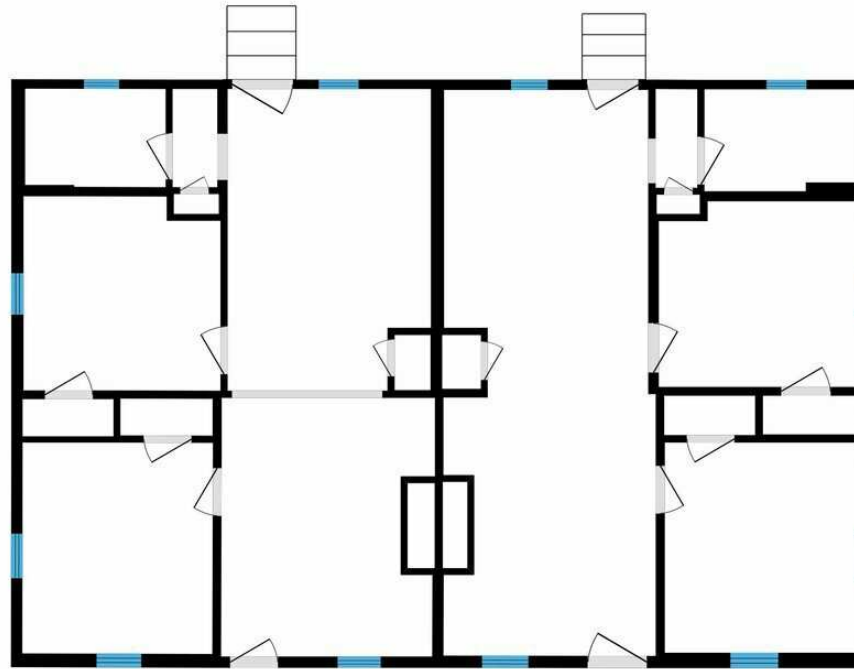
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Annex Building 2



0 4 8 ft

PREPARED: 2025/07/04



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Demographics

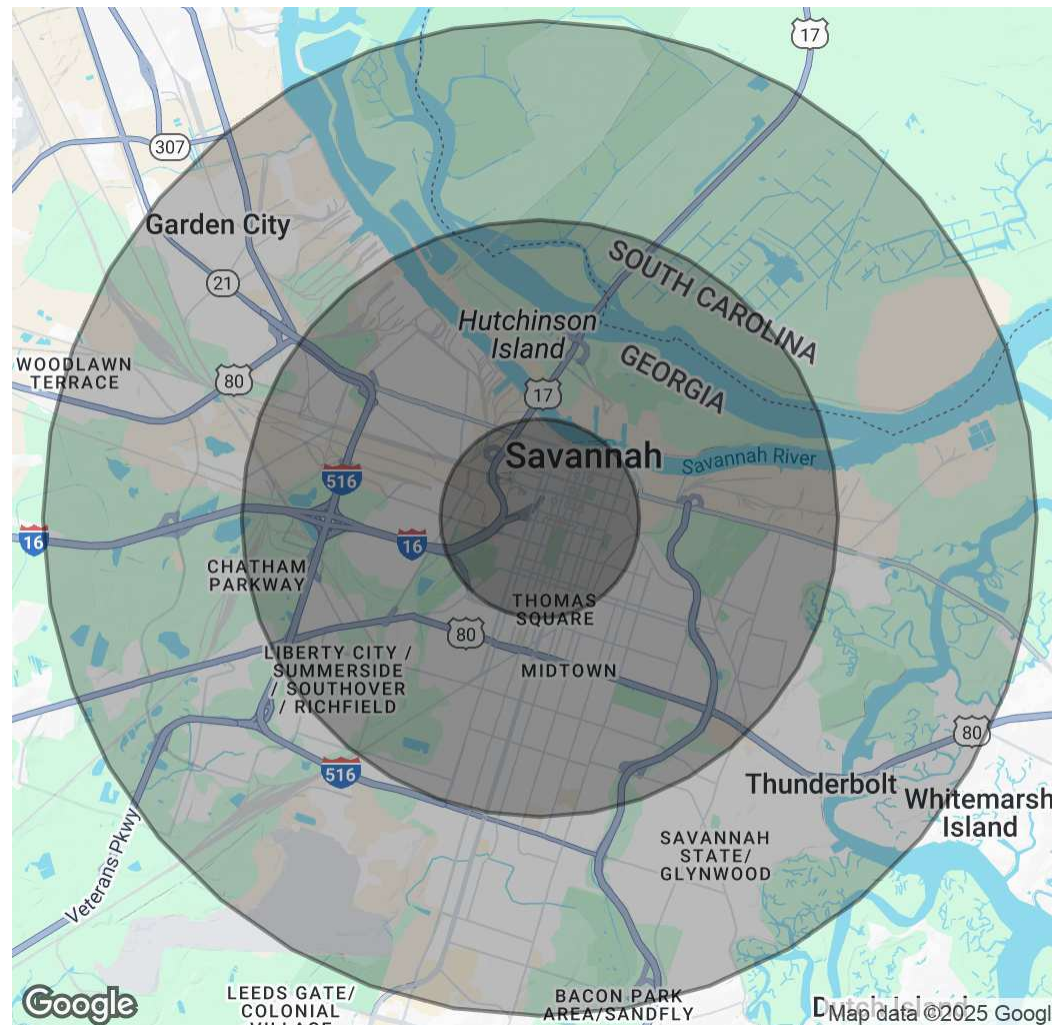
Section 3

FOR SALE

Population	1 Mile	3 Miles	5 Miles
Total Population	18,176	72,687	112,655
Average Age	34	38	39
Average Age (Male)	34	37	37
Average Age (Female)	34	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,446	30,561	46,060
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,477	\$73,255	\$74,030
Average House Value	\$720,207	\$422,773	\$383,982

Demographics data derived from AlphaMap



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Tourism & Cultural Context




Section 4

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17.7M+
annual visitors

\$12.3B
retail sales in 2024





Awards National Recognition

-  Savannah Music Festival
-  Savannah Film Festival
-  Jazz & Book Festivals



**Largest
Historic
Landmark
District
in U.S.**

Cultural Events & Attractions

-  Savannah Music Festival
-  Savannah Film Festival
-  Jazz & Book Festivals
-  Historic Forts, Churches, Cemeteries

Awards & National Recognition

-   Most Beautiful City
-   Best U.S. City
-   Jazz & Book Festivals
-   Historic Forts, Churches, Cemeteries
-   Riverboat Cruises

Property Relevance & Adaptive Reuse Potential

-  Event Venue
-  Boutique
-  Cultural Center
-  Preservation Use

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Hospitality Snapshot | Savannah, GA

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INVENTORY & DEVELOPMENT

Total Rooms
 19,568

Under Construction
 1,528

New Deliveries (12 mo)
 519

PERFORMANCE METRICS



CHANGE OVER TIME



2025



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Data Source: CoStar

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Luxury Hospitality Snapshot | Savannah, GA

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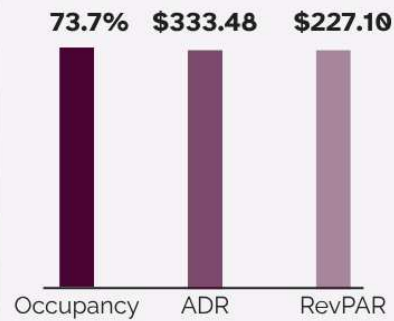
INVENTORY & DEVELOPMENT

Total Rooms
 1,198

Under Construction
 36

New Deliveries (12 mo)
 0

PERFORMANCE METRICS



CHANGE OVER TIME



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Data Source: CoStar

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Advisor Bios

Section 5

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Direct: **912.233.6000** | Cell: **912.659.0464**

Professional Background

Shane Litts is a licensed Realtor® specializing in commercial real estate in Savannah, Georgia and the surrounding areas, with experience in the industry since 2017. He focuses on a diverse range of asset types, including industrial, retail, office, and multifamily properties and re-development opportunities. A graduate of SUNY ESF at Syracuse University, Shane brings a unique blend of expertise to his clients through both his extensive background in environmental consulting and his experience as a commercial real estate investor. Prior to his real estate career, he spent over 12 years as a Project Manager in the environmental consulting field, where he helped clients navigate complex regulatory landscapes and maintain compliance with federal, state, and local laws.

Shane also has direct experience working with the Georgia Brownfield Program, which offers liability protection and tax incentives for the redevelopment of environmentally impacted properties. His familiarity with the program allows him to guide clients through the process of acquiring and repositioning these sites—unlocking hidden value while mitigating risk. This insight is especially beneficial for investors and developers pursuing industrial or redevelopment-focused projects.. As an investor himself, Shane brings an added layer of perspective—understanding the deal from both the broker and ownership sides. He is skilled at identifying opportunities, analyzing risk, and helping clients make strategic, data-driven decisions aligned with their investment goals.

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