



## ABOUT THE PROPERTY

593 Bush Road offers a rare 2.93-acre opportunity featuring multiple existing structures, including a single-family residence, a detached garage, and a storage building. Just minutes from I-95, I-16, Hwy 204, and Ogeechee Rd, the property offers quick access to major thoroughfares and surrounding amenities, including the thriving New Hampstead community. Currently zoned RA (Residential-Agricultural), the site provides strong potential for rezoning or annexation into the City of Savannah. With two points of access from Bush Road, nearby water and sewer infrastructure at Hwy 204, and robust regional growth, this property is well-positioned for residential, commercial, or mixed-use development.

### Investment Highlights:

- ±2.93 acres with existing improvements
- Dual access from Bush Road
- Utilities available nearby
- Excellent access to key transportation corridors
- Located in a rapidly expanding area of Savannah

## HIGHLIGHTS



\$565,000

**2.93** ACRES OF LAND



*MAIN STRUCTURE'S SF:*  
HOME, DETACHED GARAGE  
+ STORAGE BUILDING  
**+/- 2,350 SF**



PARCEL ID: 11036 01012



FLEX SPACE



ZONING R-A: (RESIDENTIAL-  
AGRICULTURAL); POTENTIAL  
TO REZONE



EASY ACCESS TO I-95, I-16,  
THWY 204 AND MORE

## PROPERTY IMAGES



**TOTAL LAND:**

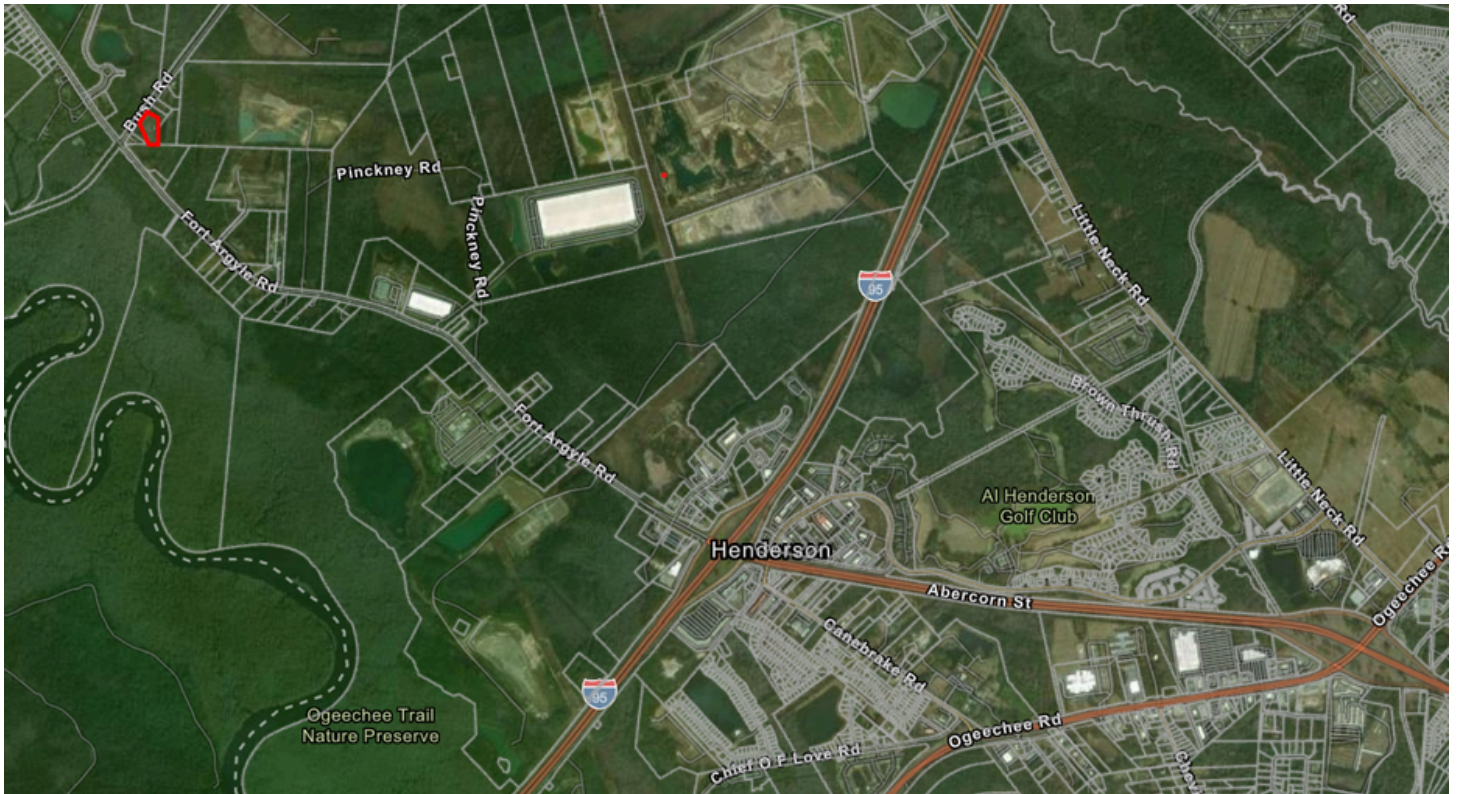
2.93 ACRES

**BUILDING  
STRUCTURES  
INCLUDE:**

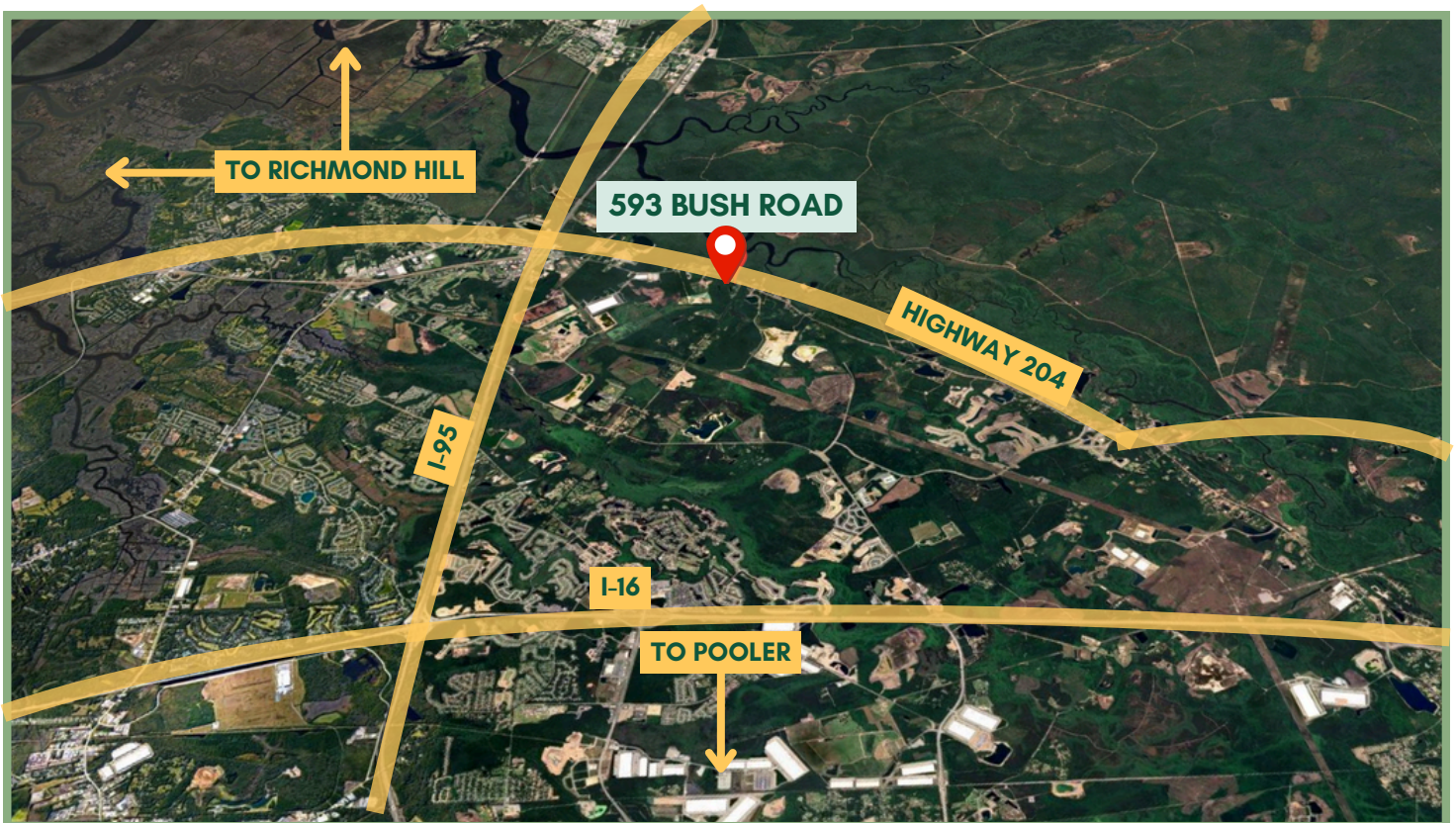
*HOME,  
DETACHED  
GARAGE, AND  
STORAGE  
BUILDING*

*+/- 2,350 SF*

## AERIAL IMAGE



## LOCATION MAP



## ABOUT THE LOCATION - WEST CHATHAM COUNTY

593 Bush Road is situated in West Chatham County, just outside the vibrant New Hampstead development. This rapidly growing segment of Savannah, Georgia, lies at the heart of the city's primary growth corridor, offering a diverse range of residential properties and commercial spaces. The area offers multi-family housing, retail outlets, professional offices, and a range of shopping, dining, social, and recreational options. This heavily traveled corridor is a vital market need but also establishes a dynamic gateway from Pooler to the City of Savannah, enhancing connectivity and opportunity for residents and visitors alike.