



Development Potential with R-A Zoning

244 & 421 Hinesville Road,
Savannah, Georgia

Executive Summary



Property Overview

244 Hinesville Rd and 421 Hinesville Rd combine a 10.51 acre and a 2.52 acre parcel (combined \pm 13.03 acres) of Residential Agricultural (R-A) zoned land in Flood Zone X-500, with multiple existing structures, making it ideal for rental or future development. The property is equipped with an airplane hangar and a mix of residential units, including a mobile home, cabin, and a separate office/efficiency apartment, offering immediate rental income and close proximity to Hodges Airpark.

Key Property Highlights:

- ◆ Acreage: \pm 13.03
- ◆ Zoning: R-A Residential Agricultural
- ◆ Flood Zone: X-5
- ◆ Multiple Units On-Site



Unit Mix

Structure Type	Size/Features	Amenities	Current Rent	Occupancy
Mobile Home	3 Bed, 2 Bath	Shared Well, Septic	\$1,100/month	Long-term tenant
Cabin	2 Bed, 2 Bath	Shared Well, Septic	–	Vacant
Abandoned Mobile Home	–	–	–	Vacant
Airplane Hangar	Office/Small Efficiency Apt	Shared Well, Septic	–	Vacant
Separate Apartment	1 Bed, Efficiency Layout	Shared Well, Septic	–	Vacant
Gazebo	–	Located at back of property	–	Vacant
Single-Family Residence	2 Bed, 1 Bath	Community Well, Septic	\$900/month	Long-term tenant

Gallery | Aerial



Gallery | Interiors



Hodges Airpark Overview

244 & 421 Hinesville Rd are uniquely positioned next to Hodges Airpark, a private airfield that adds significant value in access to these properties. The proximity to the airfield makes this location ideal for aviation enthusiasts, businesses requiring easy air access, or specialized development that could cater to private pilots. This adjacency to an active airfield enhances the property's appeal for niche markets and opens up opportunities for future development projects.

Hodges Airpark spans approximately 55 acres, providing ample space for aviation activities and supporting infrastructure. The airfield's presence directly enhances the value of 244 & 421 Hinesville Rd, with existing features like an airplane hangar on the property that could be utilized or upgraded for future use. This airfield not only offers practical benefits for aviation-related activities but also contributes to the overall exclusivity and uniqueness of the investment opportunity.



Convenient Access to Richmond Hill and Savannah, Georgia

244 & 421 Hinesville Rd are ideally located for those seeking a balance of rural tranquility with convenient access to key areas within the Savannah region. The properties are just a 25-minute drive (16.4 miles) to Downtown Savannah via Veterans Parkway, offering quick access to the cultural, dining, and economic hubs of the city. This proximity makes the properties attractive to potential renters or buyers looking for a peaceful setting without sacrificing access to city amenities.

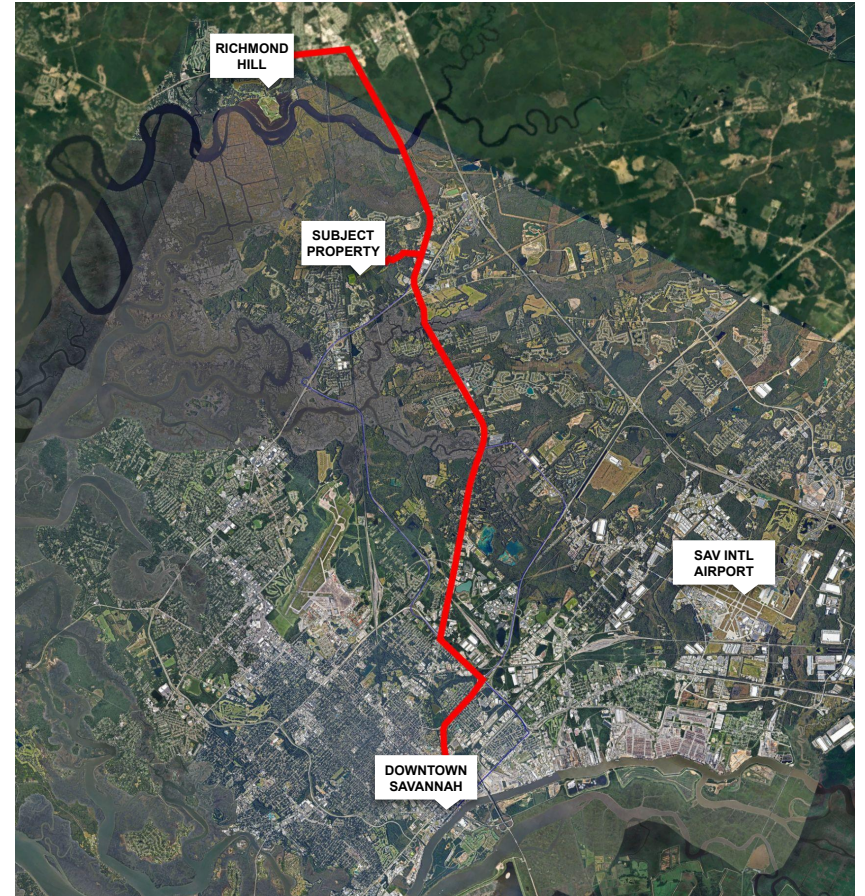
Additionally, Richmond Hill is only a 12-minute drive (6.6 miles) away via US-17 S, providing access to schools, local businesses, and suburban amenities. Richmond Hill is a growing area known for its family-friendly environment, and having these properties within such close reach makes them appealing for families, investors, and developers interested in catering to this demographic.



Richmond Hill – 12 Minutes (6.6 Miles)



Downtown Savannah – 25 Minutes (16.4 Miles)





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