



Discover an exceptional opportunity in the heart of Savannah with this spectacular 0.3367 acre parcel of land, perfectly positioned for both lifestyle buyers and savvy investors. This property offers outstanding flexibility, ideal for those looking to build an income-producing investment properties or create a custom forever home with additional rental potential. The generous lot size provides ample space for thoughtful design, outdoor living, and long-term value growth. Even more compelling, the property comes with approved plans for a phenomenal 3,765 sq ft single-family residence (plans sold separately) featuring: 4 spacious bedrooms 4.5 bathrooms Double-car garage Expansive, well-designed living spaces Whether you choose to move forward with the stunning pre-approved design or take advantage of the duplex zoning for maximum return on investment, this property presents a rare and versatile opportunity in one of Savannah's most desirable locations. Build your vision. Maximize your investment. Secure your future.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>420427</b>	Listing Type <b>Residential</b>
--------------------------------	--------------------------	----------------------	------------------------------------

## Key Details

Width <b>90.00</b>	Depth <b>172.00</b>	Block & Parcel <b>28C,549</b>
-----------------------	------------------------	----------------------------------

Acreage  
**0.3367**

## Additional Fields

Lot Size <b>0.34</b>	Views <b>Garden View</b>	Zoning <b>Low Density residential</b>	Soil <b>Rock</b>
-------------------------	-----------------------------	--	---------------------