

OFFERING MEMORANDUM

4101 SW 61ST AVENUE

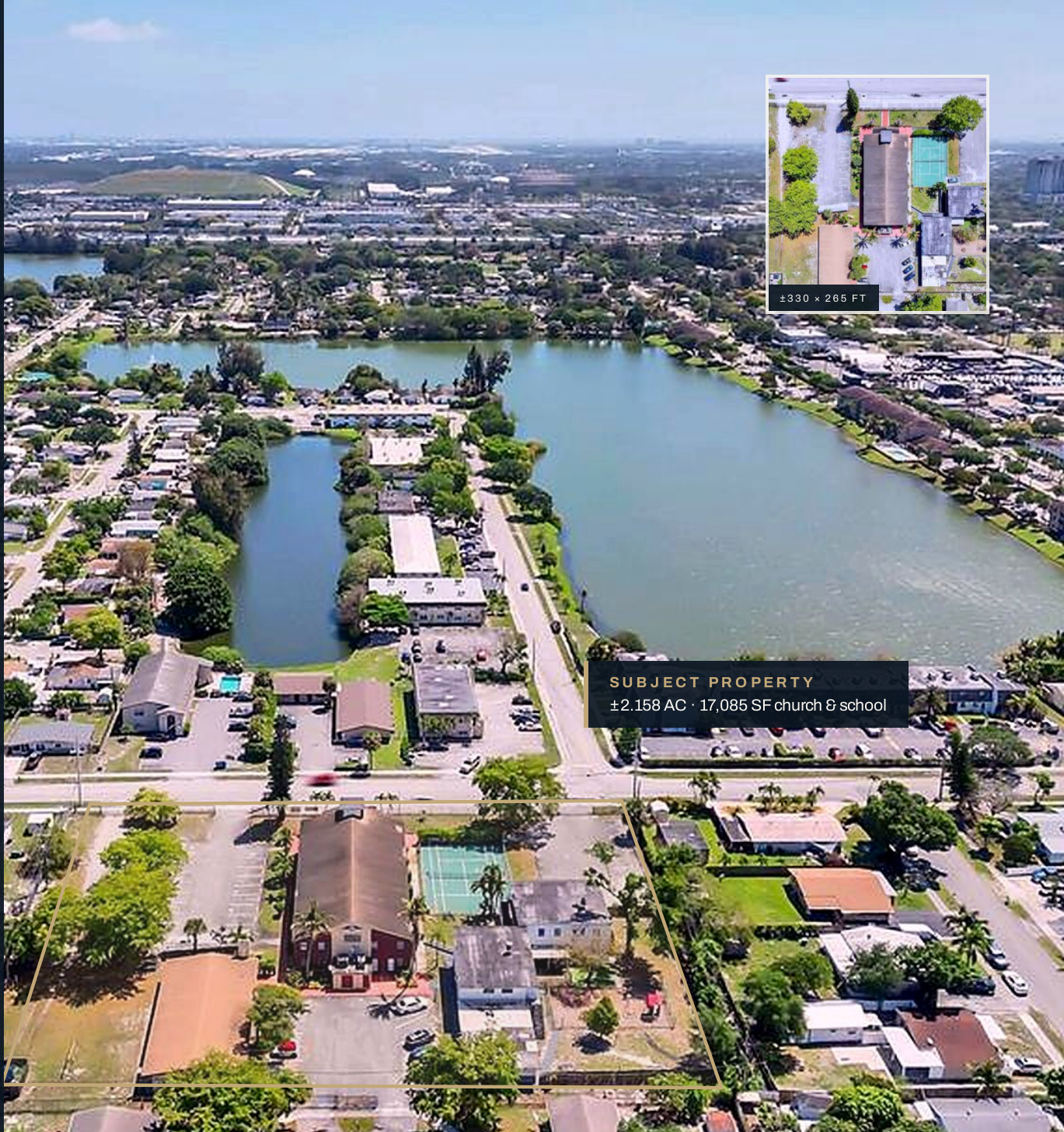
DAVIE, FLORIDA 33314

A ±2.16-acre church and school property in the Town Center district, offered as-is to a congregation or educational user, a residential developer serving Davie's 60,000 students, or a buyer pursuing both.

EXCLUSIVELY LISTED BY

Joshua Deitchman

Principal · Level Realty · (954) 372-7280



SUBJECT PROPERTY

±2.158 AC · 17,085 SF church & school

±2.158

ACRES · 94,004 SF

17,085

SF CHURCH & SCHOOL · 4 BLDGS

60,000+

STUDENTS WITHIN ~1 MI

RAC-TC

TOWN CENTER ZONING

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IMPORTANT INFORMATION

This memorandum has been prepared from sources believed reliable but is not guaranteed. Each party shall conduct its own independent investigation and due diligence. Financial, legal, tax, zoning, and title matters should be reviewed with qualified professionals. Offered subject to prior sale, change, or withdrawal without notice. Marketed in compliance with all applicable fair housing laws.

EXCLUSIVE LISTING TEAM

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SANCTUARY · SW 61ST AVENUE FRONTAGE



SANCTUARY INTERIOR · SEATING & CHANCEL



THE ±2.16-ACRE CHURCH PROPERTY FROM ABOVE

01

EXECUTIVE SUMMARY

4101 SW 61st Avenue is a ±2.158-acre parcel improved with a functioning 17,085 SF church and school, in the heart of Downtown Davie's Regional Activity Center.

It is offered as-is: a rare opportunity to acquire an established institutional facility, a well-located residential development site, or both.

OFFERED AS-IS

No renderings or development plan are included. Both independent appraisals conclude the highest and best use is redevelopment consistent with RAC-TC, with the church and its buildings retaining real value for a congregation or institutional user.

4101 SW 61ST AVENUE | DAVIE, FL

2.158 ACRES OF LAND	94,004 SQUARE FEET	17,085 SF IMPROVEMENTS	±330 FT FRONTAGE	<i>Offers invited</i> PRICE ON REQUEST
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01 A TURNKEY CHURCH AND SCHOOL

An 8,266 SF sanctuary plus classroom, fellowship, kitchen, and office space across four CBS buildings, with on-site parking, a sports court, and secured perimeter. In use today and conforming under RAC-TC.

02 AT THE CENTER OF DAVIE'S EDUCATION CORE

More than 60,000 students study within roughly a mile: Nova Southeastern (25,000+), Broward College, and the Davie campuses of FAU (5,000+) and the University of Florida.

03 ZONING BUILT FOR DENSITY

RAC-TC is a form-based code permitting multi-family, mixed-use, lodging, and civic and institutional uses, generally up to 5 stories / 65 ft, with density set at site-plan review.

04 A MARKET THAT HAS ALREADY PROVEN ITSELF

Recent RAC-TC land sales in the corridor range from \$52 to \$99 per SF, and purpose-built student and multifamily communities have delivered within half a mile.

05 LOW-FRICTION BASIS

Zone X flood (minimal hazard), level rectangular parcel, ±330 ft of frontage, and a ~5.5:1 land-to-building ratio leaving substantial surplus site area.

THREE PATHS TO VALUE

The parcel's scale, its zoning, and the condition of the existing improvements give a buyer genuine optionality. Three strategies are supported by the site as it stands today.



01

FAITH-BASED & INSTITUTIONAL USE

A congregation, school, or nonprofit acquires a working church rather than building one. The sanctuary seats a substantial assembly; classroom, fellowship, kitchen, and administrative space support weekday programming. Parking front and rear, a sports court, and a secured perimeter are already in place. The use conforms under RAC-TC, and the property currently carries a religious exemption.



02

RESIDENTIAL & STUDENT HOUSING

±2.16 acres inside the Town Center district, within roughly a mile of four higher-education campuses and more than 60,000 students. RAC-TC permits multi-family and mixed-use generally up to five stories, with density established at site-plan review. Comparable RAC-TC land has traded from \$52 to \$99 per SF, and purpose-built student and multifamily product has already delivered nearby.



03

A COMBINED APPROACH

With a land-to-building ratio near 5.5:1, the site carries substantial surplus area beyond the existing footprint. That allows a buyer to retain the sanctuary and classroom buildings for continued congregational or educational use while pursuing residential development on the balance of the parcel, phased or shared-use, subject to site-plan approval. Buyers should consult counsel regarding applicable state and local housing programs.



The Church
AERIAL VIEW · ACTUAL PROPERTY PHOTO

PROPERTY INFORMATION

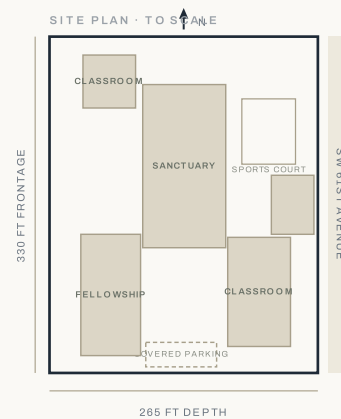
BUILDING SUMMARY

IMPROVEMENTS	Four CBS buildings
GROSS BUILDING AREA	17,085 SF
SANCTUARY	±8,266 SF (1968)
CLASSROOM & FELLOWSHIP	±8,819 SF · 3 bldgs
YEAR BUILT	1967-1971
CONDITION	Average to good
PARKING	On-site · front & rear
SITE FEATURES	Sports court · secured perimeter

LOCATION SUMMARY

ADDRESS	4101 SW 61st Ave, Davie, FL 33314
COUNTY	Broward
FOLIO	5041 26 02 0090
OWNER OF RECORD	Tabernacle Christian Center Ministries, Inc.
ZONING	RAC-TC · Town Center
UTILITIES	Davie water & sewer · FPL
FLOOD ZONE	Zone X · minimal hazard
TAXES	\$0 · religious exemption

2.158 AC RECTANGULAR PARCEL	±330 × 265 FEET · FRONTAGE × DEPTH	~5.5:1 LAND-TO-BUILDING	Zone X FEMA FIRM EFF. 7/31/2024
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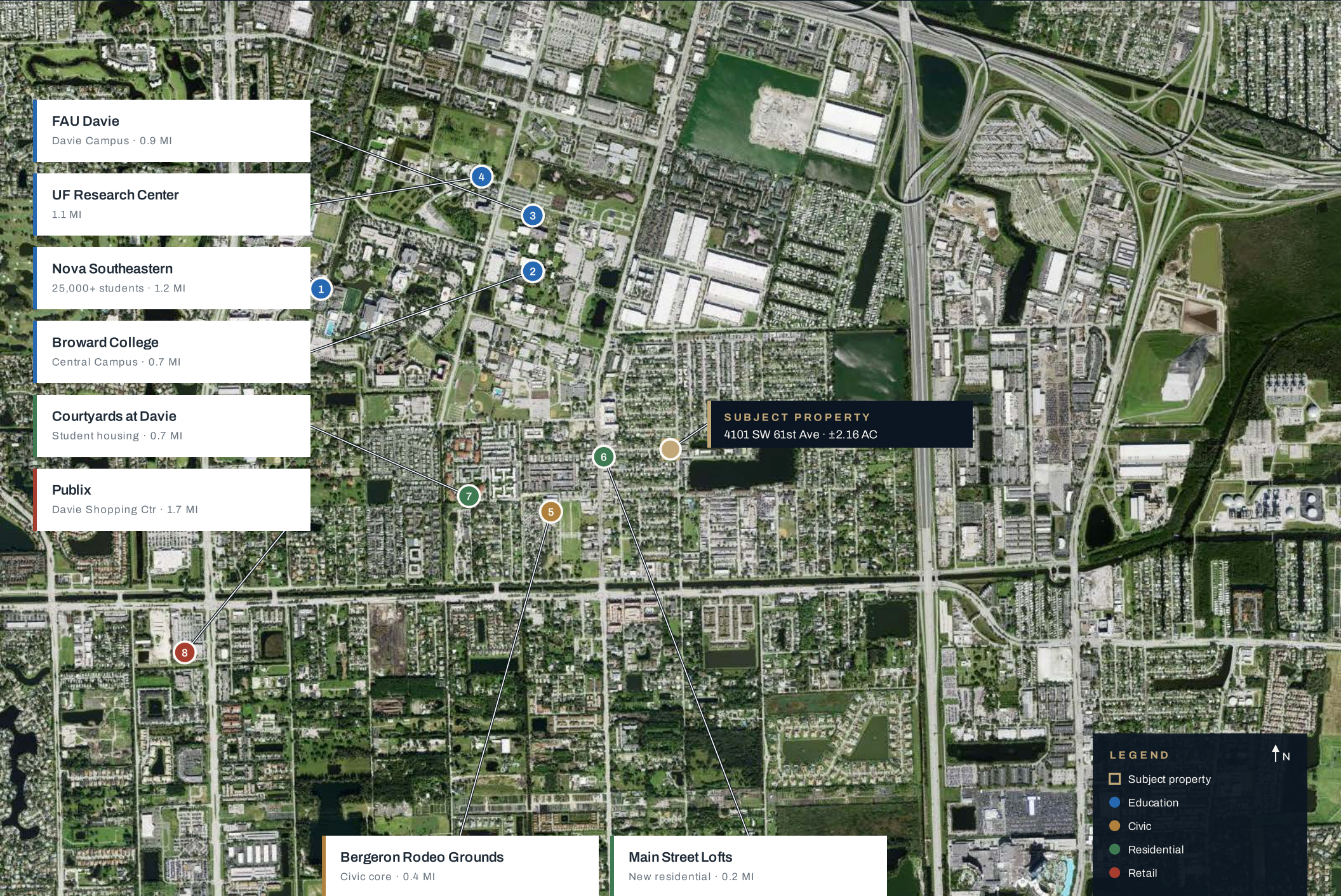


Site improvements include landscaping, perimeter fencing and gates, exterior lighting, a sports court, and paved parking front and rear. The current church-and-school use is conforming under RAC-TC. Taxes are currently \$0 under a religious exemption; a for-profit buyer would not retain the exemption. Footprints traced from current aerial imagery and drawn within the parcel to the Broward County Property Appraiser record, folio 5041 26 02 0090. The sanctuary's attached fellowship wing is counted with the sanctuary as one building. On-site parking and the sports court are site features, not buildings. Approximate; buildings and dimensions to be confirmed by survey.

THE CHURCH & GROUNDS



All images are actual property photography. The church and school are in use and, per the most recent independent appraisal, in average to good condition.

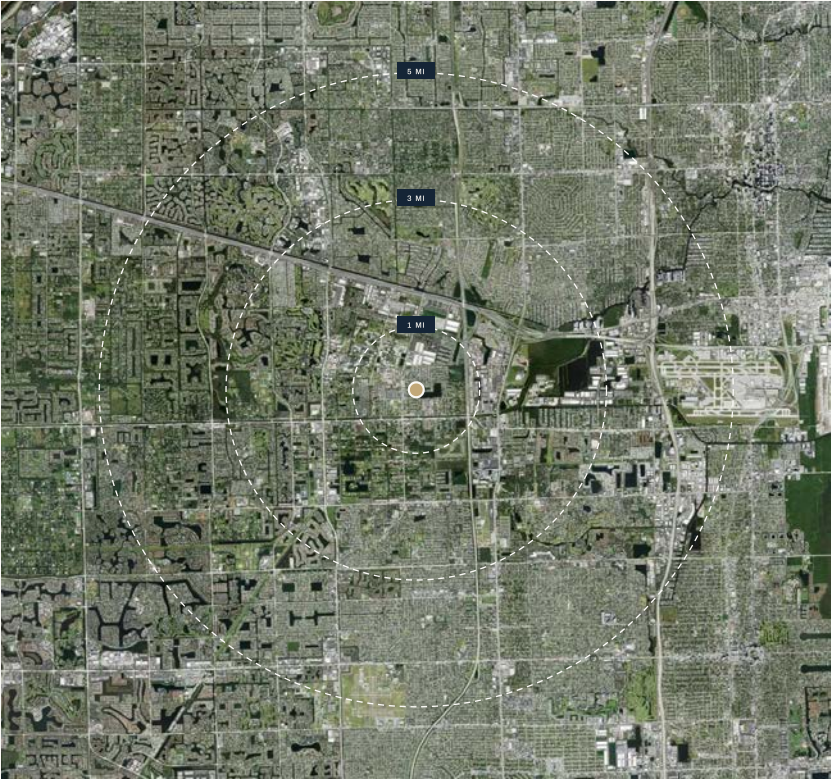


AREA OVERVIEW

The site sits a few blocks east of Davie Road inside the Regional Activity Center: the education core immediately northwest, the civic core and newest residential within half a mile, and regional access via Griffin Road and University Drive to I-595, the Turnpike, and I-95.

POINTS OF INTEREST

01	Nova Southeastern University 25,000+ students	1.2 MI
02	Broward College Central Campus	0.7 MI
03	Florida Atlantic University Davie Campus	0.9 MI
04	UF Research & Education Center Institute of Food & Agricultural Sciences	1.1 MI
05	Bergeron Rodeo Grounds Davie civic core	0.4 MI
06	Main Street Lofts New residential	0.2 MI
07	Courtyards at Davie Student housing	0.7 MI
08	Publix Davie Shopping Center	1.7 MI



16,395	111,319	338,701
POPULATION · 1 MILE	POPULATION · 3 MILES	POPULATION · 5 MILES

One, three, and five-mile radii measured from the subject property.

Why it matters. The one-mile ring captures the university core and its renter base; the three- and five-mile rings capture the wider Broward workforce that supports institutional and community use.

ZONING & REDEVELOPMENT

HIGHEST & BEST USE

Redevelopment, *with optionality.*

Both independent appraisals conclude the highest and best use is redevelopment consistent with RAC-TC, given the location, zoning flexibility, and the age of the improvements. The functioning church retains real value for a congregation or institutional user: genuine flexibility of exit.

MULTI-FAMILY

STUDENT HOUSING

MIXED-USE

INSTITUTIONAL

Pre-application meeting advised · Town of Davie Planning & Zoning, (954) 797-1103.



SITE & SURROUNDING TOWN CENTER
CONTEXT



SURPLUS SITE AREA · REAR OF THE
PROPERTY

RAC-TC · Regional Activity Center – Town Center. A form-based code that regulates height, placement, frontage, and parking rather than a fixed units-per-acre cap. Density is established at site-plan review.

USES Multi-family, mixed-use, office, retail, service, lodging, and civic & institutional uses are permitted. Industrial, warehouse, and dispensing facilities are not.

HEIGHT Generally up to 5 stories / 65 ft, with bonus floors available for affordable or workforce housing, LEED certification, open space, or tree canopy, subject to Town Council approval.

DENSITY Established at site-plan review under the form-based code. A recent appraisal referenced 40–50 units per acre as a planning assumption, with nearby precedents higher.

INCENTIVES Within the Davie Community Redevelopment Area, with potential tax-increment-supported infrastructure and streamlined review.

CURRENT USE The existing church and school is a conforming use under RAC-TC and may continue in place. The property currently carries a religious exemption; a for-profit buyer would not retain it.

RECENT TRANSACTIONS

LAND SALES · RAC-TC CORRIDOR · 2025

PROPERTY	LAND SF	PRICE	\$/SF
Altis Davie, Parcel A · Davie Road	80,698	\$6,269,200	\$77.69
Altis Davie, Parcel B · Davie Road	98,453	\$5,170,900	\$52.52
NSU parcel · SW61st Avenue	104,798	\$7,000,000	\$66.80
Davie CRA assemblage · 3 parcels	140,754	\$14,000,000	\$99.46

RELIGIOUS-FACILITY SALES · REGION · 2025

PROPERTY	BUILDING SF	PRICE	\$/SF
1800 NW 9th Avenue · Fort Lauderdale	12,885	\$3,500,000	\$271.63
7875 W McNab Road · Tamarac	13,755	\$5,200,000	\$378.04
11449 Palmetto Park Road · Palm Beach County	9,288	\$2,950,000	\$317.61

Recorded public sales, shown for market context only; not a valuation of the subject property.

\$52–\$99

PER SF · LAND

Recent RAC-TC land sales in the immediate corridor, 2025.

\$272–\$378

PER SF · FACILITY

Regional religious-facility sales, 2025.

The subject offers **94,004 SF of land** and **17,085 SF of improvements**, legible to buyers on either basis, which is unusual for a site of this size in the Town Center district.



THE TOWN CENTER CORRIDOR, LOOKING EAST

DEMOGRAPHICS

37.4%

1-MILE POPULATION GROWTH
2010–2021 · NEARLY TRIPLE
BROWARD COUNTY'S 12.75 %

~50%

OF 1-MILE HOUSEHOLDS RENT
· A DEEP RENTER BASE AT THE
DOORSTEP

TRADE AREA	1 MILE	3 MILES	5 MILES
Population	16,395	111,319	338,701
Growth 2010–2021	37.4%	18.4%	7.7%
Households	6,374	42,064	124,504
Median age	35.8	38.1	39.0
Avg HH income	\$63,450	\$84,806	\$89,347
Renter share	49%	34%	31%

Trade-area profile for Downtown Davie, 2021 vintage; to be refreshed to current-year rings centered on the subject for the final memorandum.



THE RESIDENTIAL FABRIC SURROUNDING THE SITE · ACTUAL AERIAL
DETAIL



THE OFFERING · OFFERS INVITED

4101 SW 61ST AVENUE

DAVIE, FLORIDA 33314

Offered exclusively through Level Realty. Offering price, sale process, and terms are available on request. Qualified parties are invited to submit offers on the ±2.16-acre property: as a functioning church and school, a RAC-TC redevelopment site, or a combination of both.

94,004 SF

LAND · ±2.158 AC

17,085 SF

IMPROVEMENTS

RAC-TC

TOWN CENTER

EXCLUSIVE BROKER

Joshua Deitchman

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