



Investment Opportunity | Offering Memorandum | Ormond Beach, FL

Community Campus | \$2,800,000.00





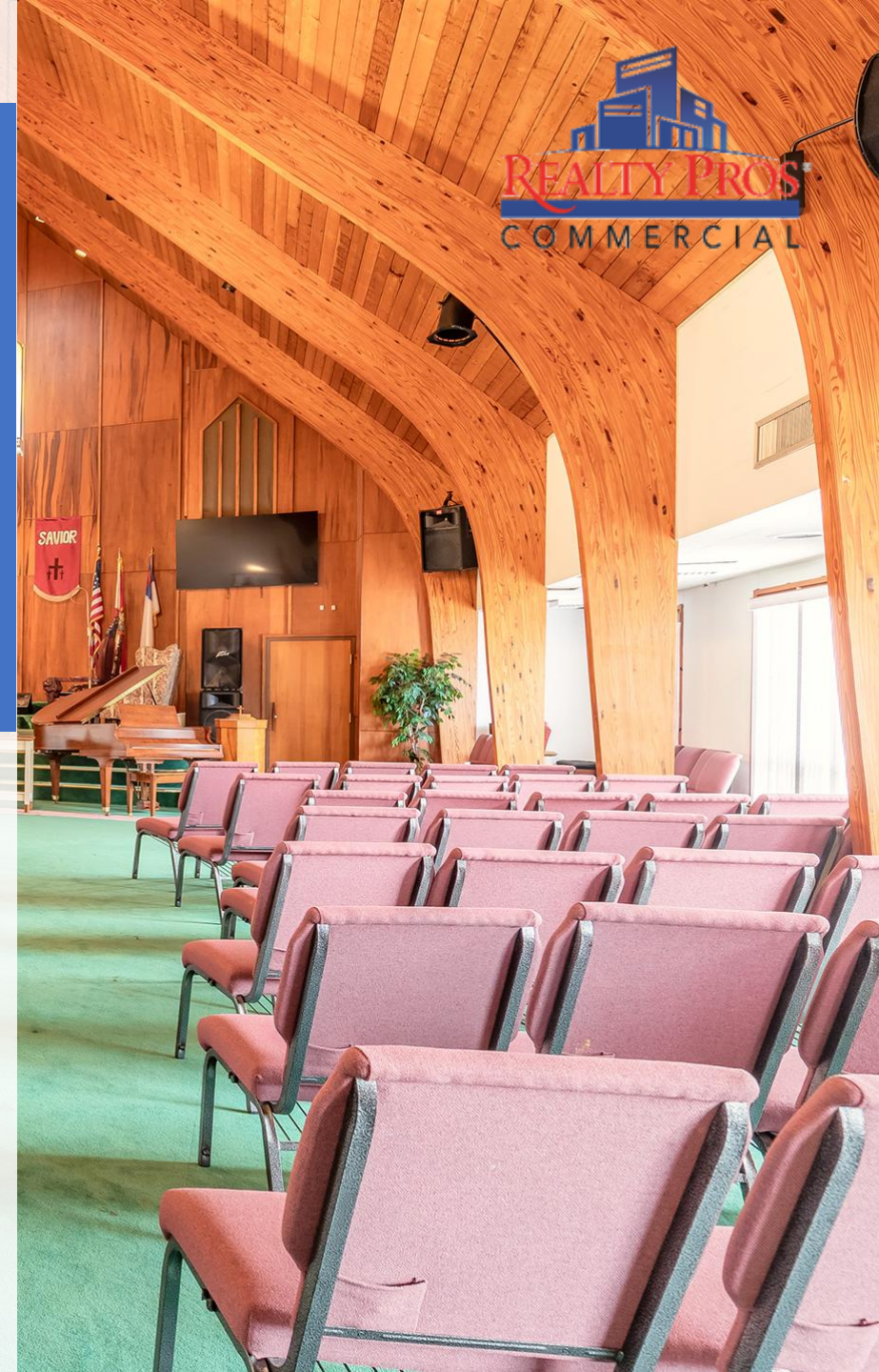
Investment Summary

Offering Memorandum
2.6-acre church campus



Investment Summary

Situated just one block from Granada Blvd. and two blocks from the scenic Halifax River, this expansive 41,000+ SF campus on approximately 2.6 acres presents a rare opportunity for a growing ministry, community organization, educational user, or potential redevelopment venture in the heart of Ormond Beach. The property features a striking sanctuary with soaring ceilings and beautiful Ark-style wood construction, creating an inspiring worship environment with substantial seating capacity and exceptional architectural character. Designed to support a wide range of operations and community outreach initiatives, the campus includes numerous private offices, conference rooms, gathering areas, banquet and fellowship spaces, kitchenettes, multiple restrooms, extensive storage, and a full commercial-grade kitchen.



Investment Highlights

41,000 SF Multi-Purpose Campus

2.6 Acres

Abundant Parking

Large Playground Facility

Abundant Parking

Redevelopment Opportunity

Easy Ingress and Egress

Location Highlights

Ormond Beach, FL

High Visibility

Path of Growth

Central Location

Proximity to schools, shopping
Historic sites, beach & river

Tourist Oriented Area

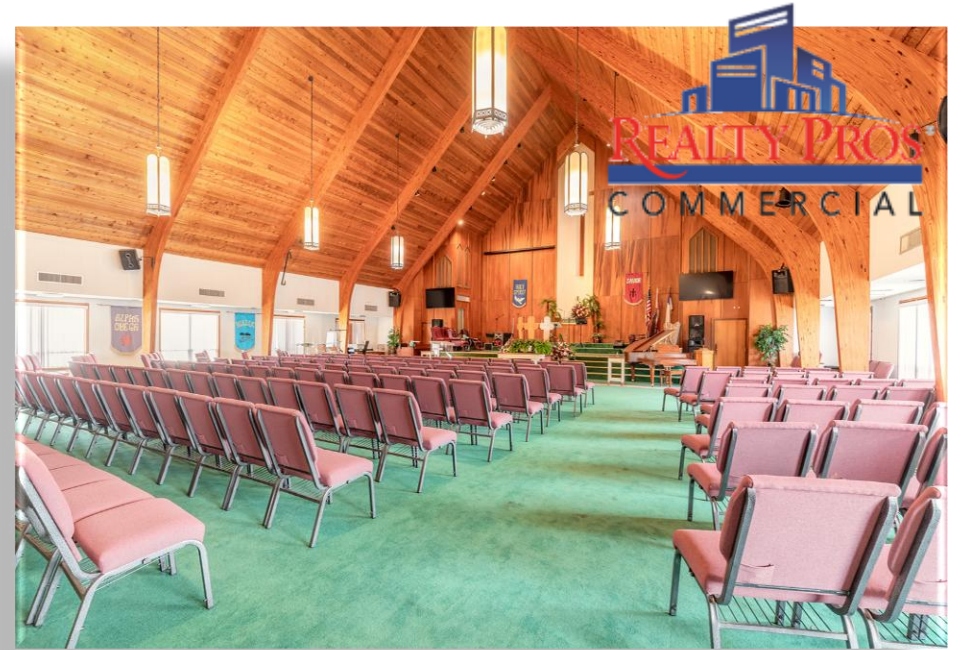
Property Information

Property:

Street: 34 S Ridgewood Ave
City State Zip: Ormond Beach, FL
Parcel ID: 4215-14-08-0070
Units: Multiple
Buildings: 3
Year Built: 1967
Year Reno: Various
Taxes: Exempt (2025)
Lot Size: 2.61 Acres
Lot SF: 113,692 SF
Building Size: 41,436 SF
Landscaping: Mature
Topography: Flat
Price: \$2,800,000.00
Financing: Traditional CRE/
Cash



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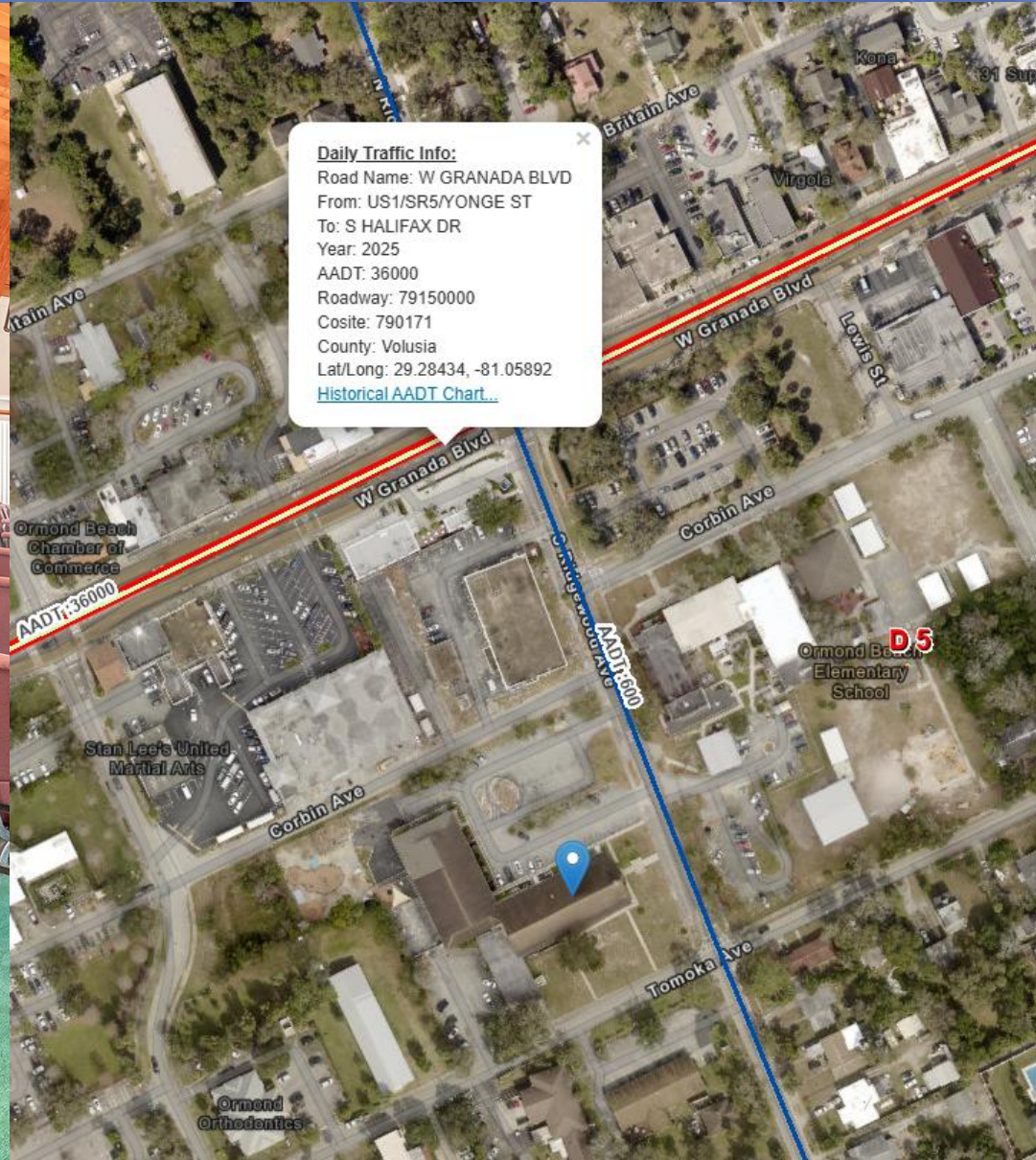
About Ormond Beach, FL



Ormond Beach, nestled along the scenic Halifax River and just minutes from the Atlantic coastline, is recognized as one of Central Florida's most desirable coastal communities and a focal point for continued residential and commercial growth. Known for its blend of historic charm, upscale neighborhoods, natural beauty, and strong community atmosphere, Ormond Beach offers a vibrant mix of local boutiques, restaurants, professional services, parks, and waterfront destinations. The area benefits from excellent connectivity via Granada Blvd., US-1, and Interstate 95, while remaining conveniently positioned within the rapidly expanding Daytona Beach MSA. Supported by steady population growth, ongoing investment throughout Volusia County, and increasing demand for coastal lifestyle communities, Ormond Beach presents a compelling opportunity for businesses, ministries, investors, and developers seeking long-term growth potential in a highly desirable and supply-constrained market.

Traffic Count

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Contact Information



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Confidentiality Statement



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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.