

# Flora School



16.38± Acres in Madison County, MS

\$3,195,000



**TOM SMITH**

ALC®, BROKER

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Tom@TomSmithLand.com



**Call The Land Man Today!**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Welcome to your future upscale housing development opportunity nestled within the charming city limits of Flora, MS. This expansive 16.38± acre property offers a blend of historic charm and modern potential, presenting an array of possibilities for savvy investors. The centerpiece of this property is a stately 14,000 square-foot school building built circa 1922, with solid brick exterior walls poised to be transformed into luxurious residences. Imagine the allure of exposed brick walls reminiscent of its rich history. Should the buyer desire, the esteemed MS Department of Archives and History stands ready to accept this gem, opening doors to enticing tax credits. Within the school's confines, a well-maintained gym spanning 10,500 square feet awaits, boasting locker rooms, bleachers, and concession facilities.

Additionally, the property features two tennis courts and a theater space encompassing 5,000 square feet, complete with a large stage and ample amenities. This also includes a 2,000-square-foot cafeteria, fully equipped for use. A small hill behind the Cafeteria, Main Building, and Theater leads down to approximately 10± acres of flat, level ground that could be easily developed. Easement to Hwy 49 could potentially be negotiated with adjacent landowners, opening up traffic count and easing traffic flow.

Situated within Flora's city limits, this property enjoys prime frontage on both Fourth and Jackson Street, making it easily accessible and highly visible. Zoned for Special Use, the options for development are vast, limited only by imagination. With Flora Water and Sewer services readily available, the groundwork for success is laid.

The canvas is vast, the potential boundless. Seize this opportunity to shape the future of Flora, MS, and make your mark on its storied landscape. Contact Tom today to explore the endless possibilities that await on this remarkable property!

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*Consider the endless possibilities that await:*

- Multi-Unit Complex: Create a vibrant community within these grounds, offering modern living spaces amidst a historical backdrop
- Assisted Living Community: Cater to the needs of seniors in picturesque setting, fostering a sense of comfort and security
- Private Academy: Establish a prestigious educational institution, leveraging the existing facilities to nurture future generations
- Shopping Center Lifestyle Complex: Create a dynamic hub for retail, dining, and entertainment
- 10± Acres for Development: Harness the expanse of open land for custom projects tailored to meet specific needs and visions



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# AERIAL MAP



[CLICK HERE FOR A LANDID INTERACTIVE MAP](#)

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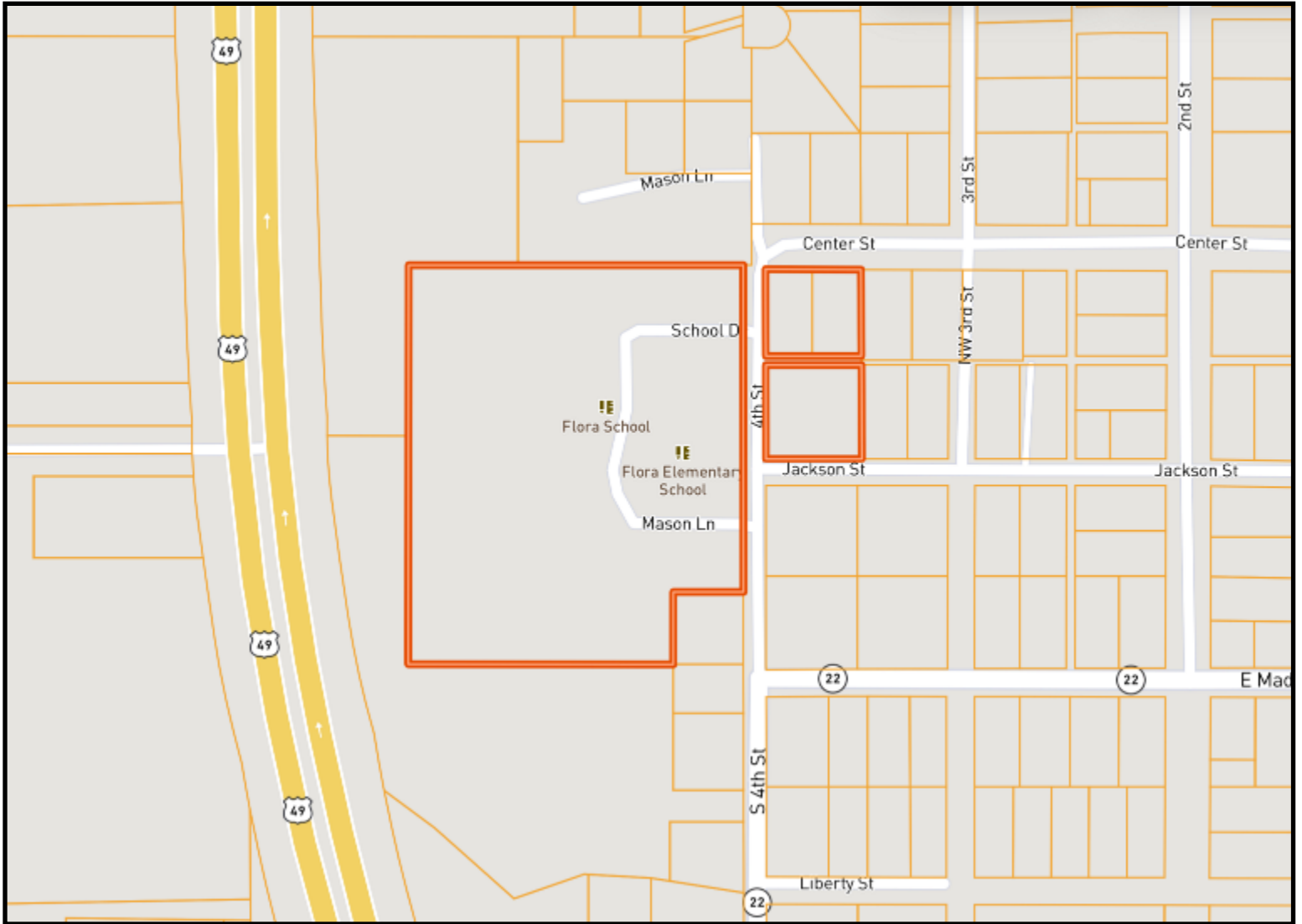
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# OWNERSHIP MAP



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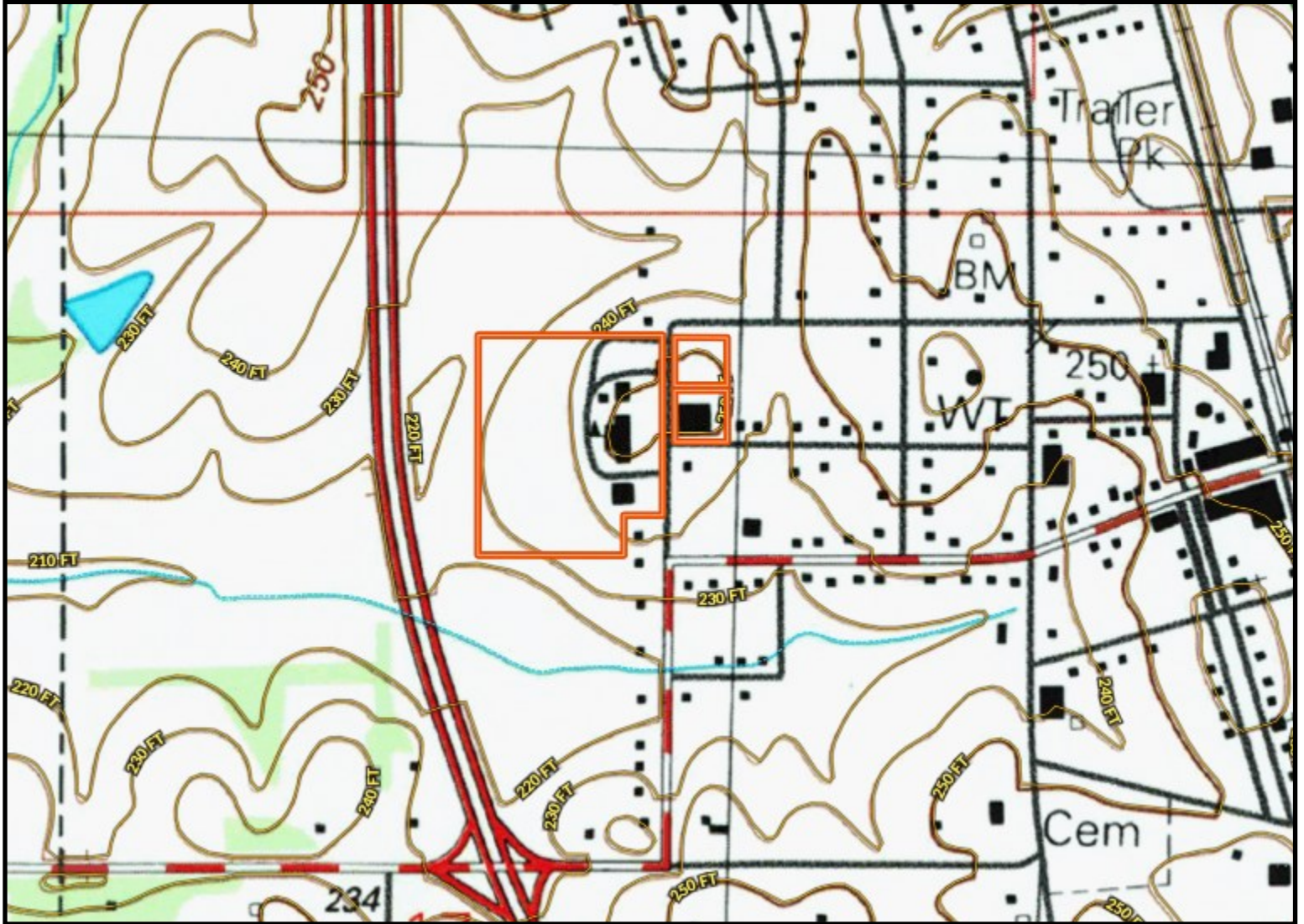
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# TOPOGRAPHY MAP



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# 3D Breakdown of Square Footage Opportunities



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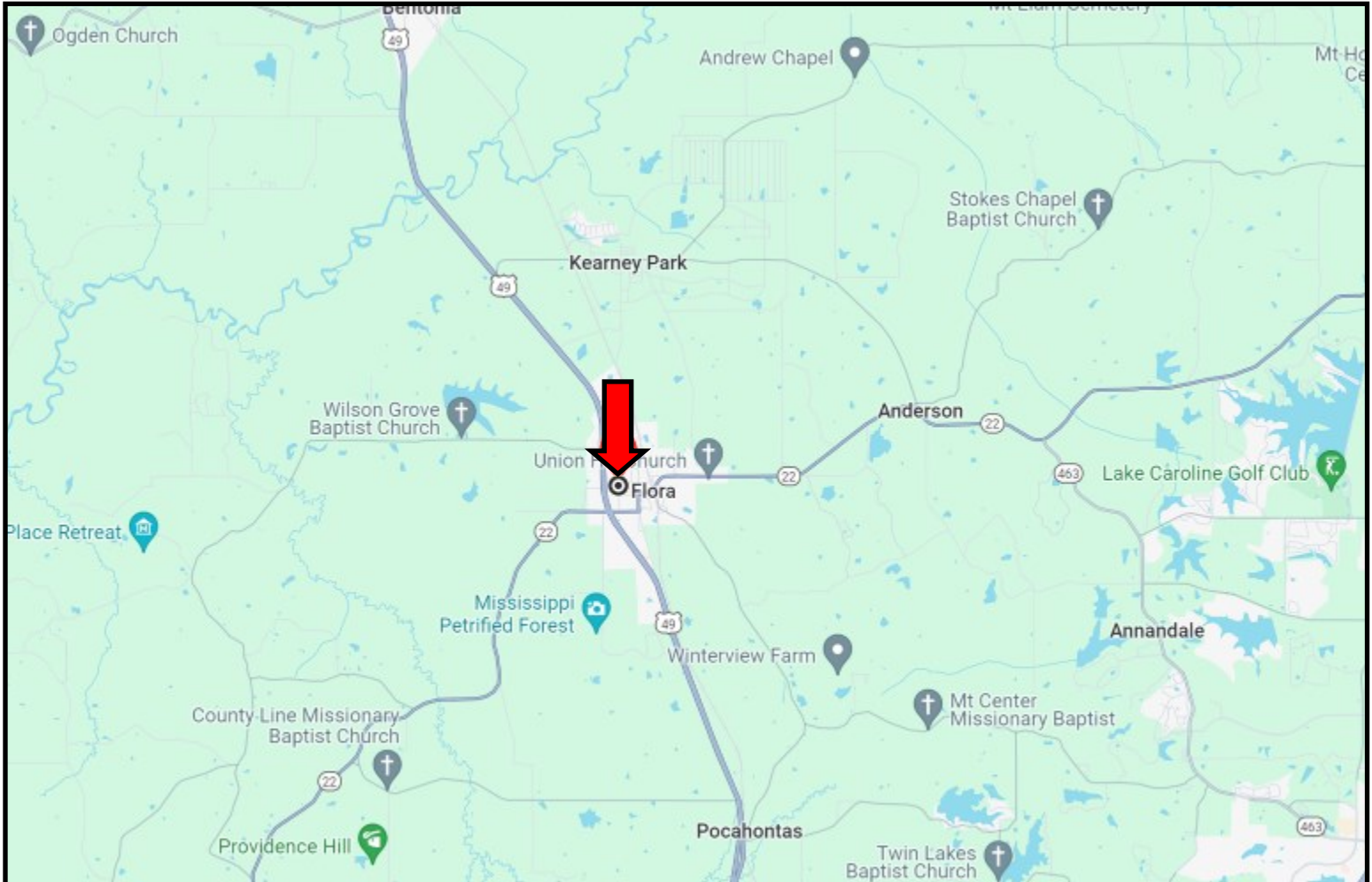


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# DIRECTIONAL MAP



**Directions from Hwy 49 and Hwy 22 in Flora, MS:** Turn right onto Hwy 22/Peach Street and travel .1 mile. Turn left onto SW Fourth Street. After .4 mile the property will be on both sides of the street. [GOOGLE MAP LINK](#)



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