



Flora School

5.0± Acres in Madison County, MS

\$1,332,000



**TOM
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TomSmithLandandHomes.com

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Welcome to a rare development opportunity in the heart of Flora, MS. This 5.0± acre property within the city limits offers historic charm with modern potential. The property's main feature is a stately, 14,044 square foot school with solid brick walls. Also included is a 5,300 square foot theater with a large stage and supporting amenities, a fully equipped 4,800 square foot cafeteria, and two tennis courts.

With its architectural significance and timeless character, the property may qualify for Federal and State Historical tax credits. The property lies within the new Flora Station well-positioned for various transformative projects—from upscale residential conversions to mixed-use developments. Recent investments in Flora, including Entergy Mississippi's \$30 million project and the Amazon/Megasite facility, underscore the area's growth and development potential.

The location offers excellent visibility and accessibility, with frontage on Fourth Street and Jackson Street. As part of the Madison County School District and with city water and sewer services available, the groundwork for future development is already in place.

Flora's comprehensive plan encourages the kind of adaptive reuse this site makes possible—preserving the past while embracing progress. Let your vision come to life here in Madison County. Contact Tom today to view this historic and highly versatile property.

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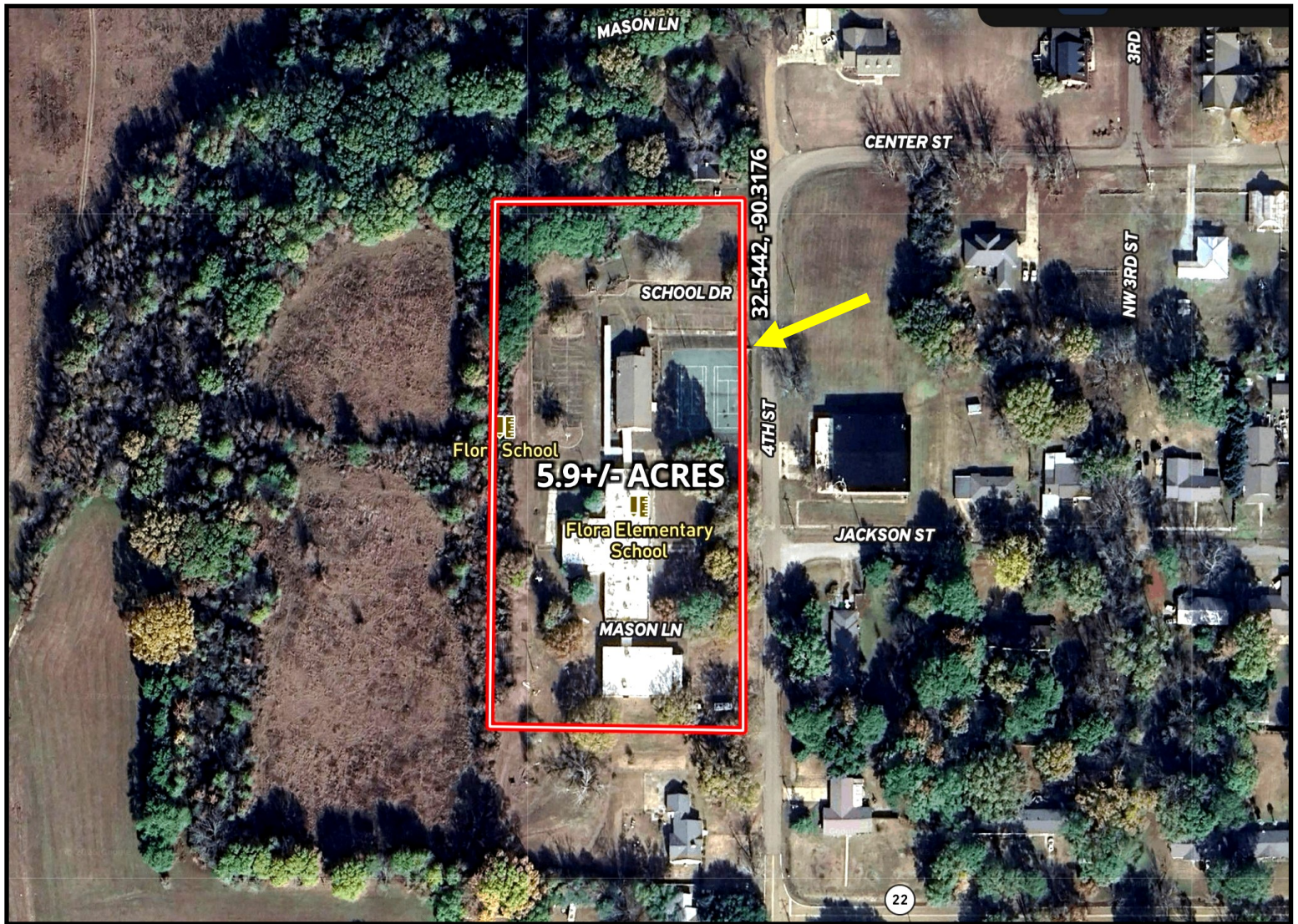


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Aerial Map



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

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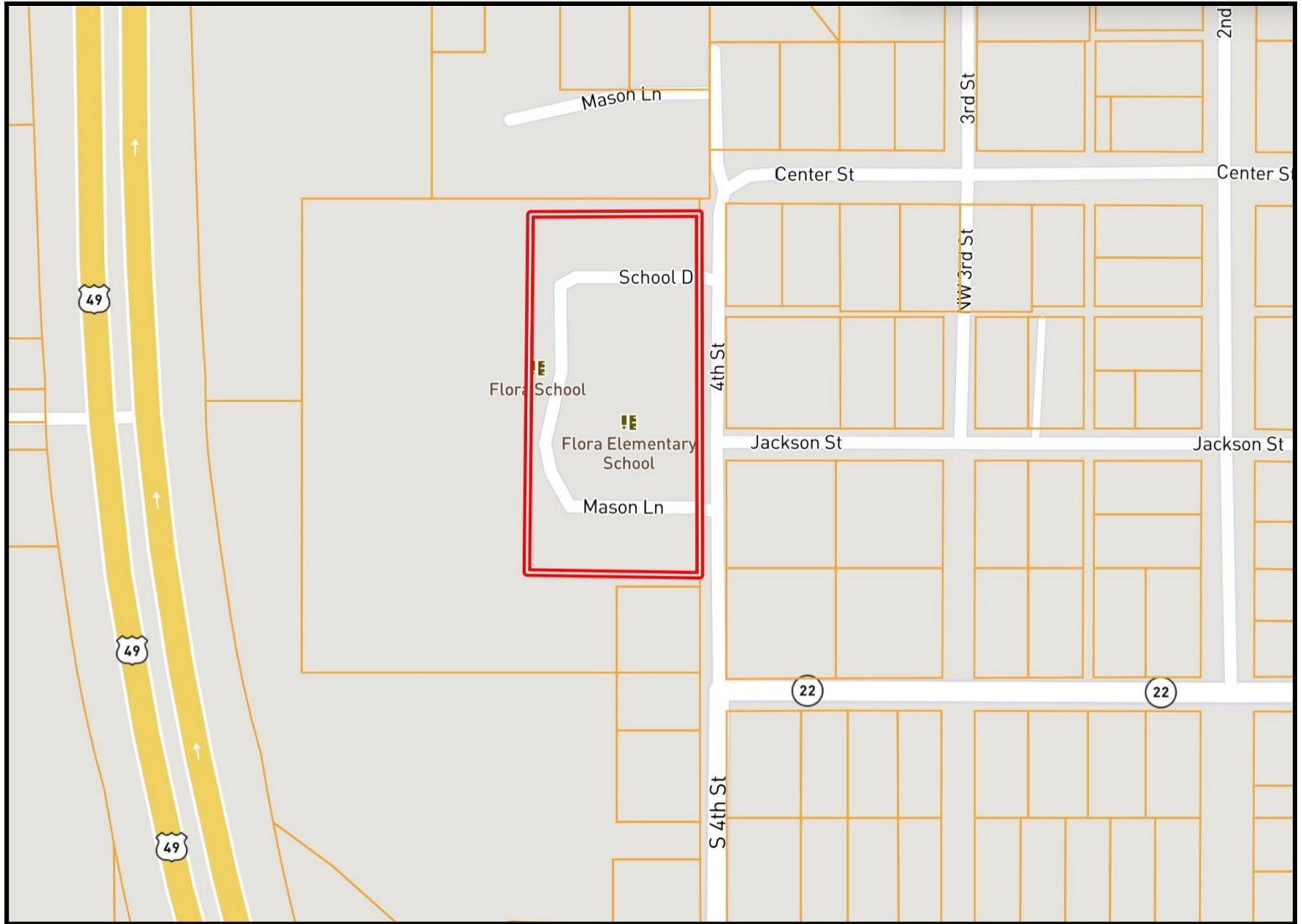


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Ownership Map



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3D Breakdown of Square Footage Opportunities



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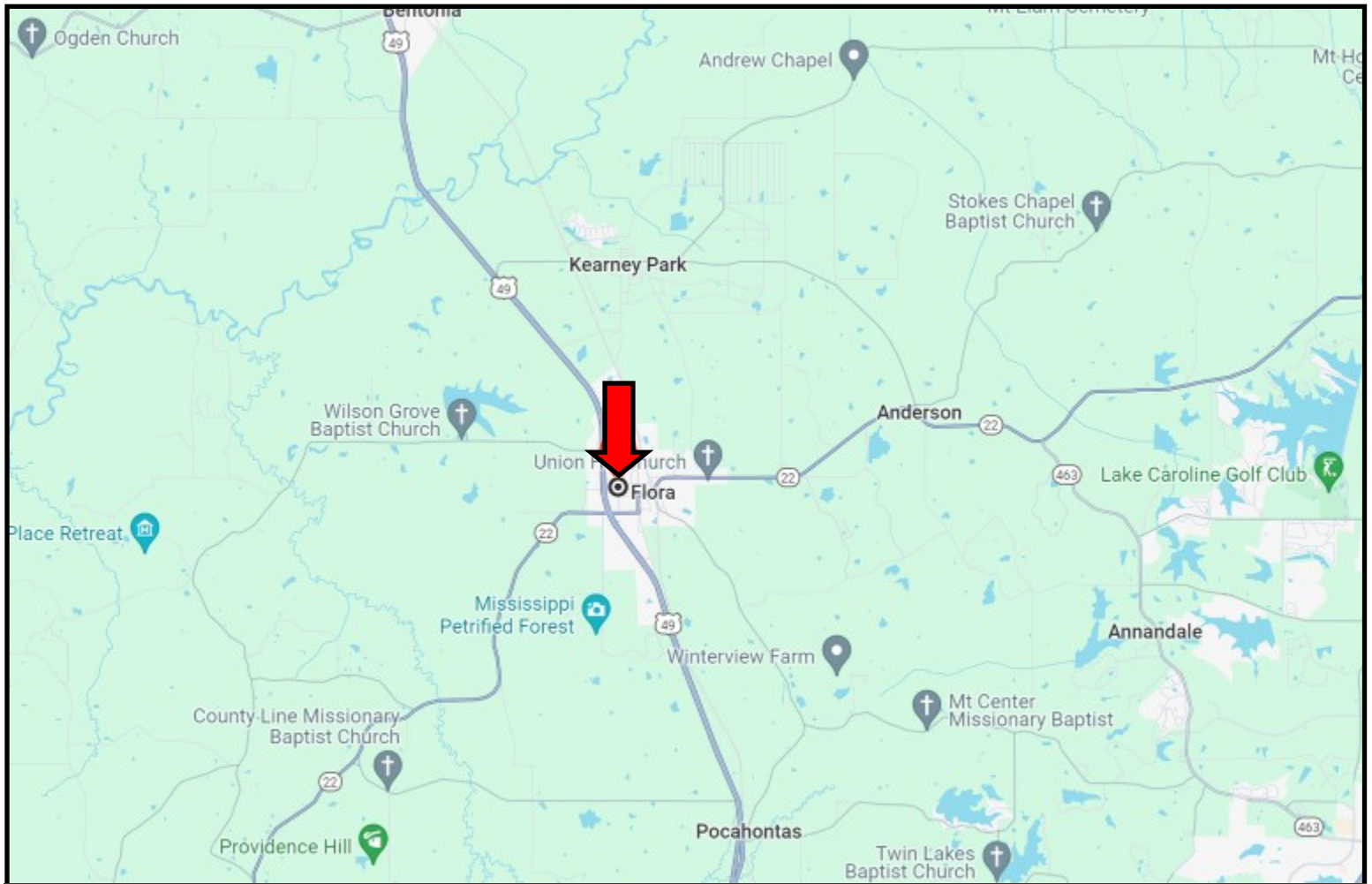


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Directional Map



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 0.4 miles, the property will be on the left. [GOOGLE MAP LINK](#)



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