



**PARAMOUNT** REALTY  
USA

**AUCTION**

Bid by Thursday, January 15

**Former School/Redevelopment Opportunity**

301 2nd Street  
Meridian, Texas

Appraised at \$2,275,000  
Reserve \$950,000







## OVERVIEW

Appraised at \$2,275,000 in October 2025, this former school campus, situated in the heart of charming Meridian in Bosque County, offers a sprawling 3.63-acre site with multiple buildings ready for your vision. Zoned Commercial (C1) with 5 buildings, this expansive property is ideal for continued educational use, community facilities, or creative redevelopment into residential, mixed-use, or alternative spaces—subject to local approvals. Its size, layout, and existing infrastructure offer an adaptable foundation for a variety of redevelopment concepts. This well-maintained property blends vintage charm with functional design. Located just blocks from Meridian's historic downtown and surrounded by the scenic Texas Hill Country, the site combines small-town character with long-term growth opportunity.

## DESCRIPTION

|                     |  |
|---------------------|--|
| Land Area           | 158,103 sq. ft. / 3.63 acres                             |
| Year Built          | 1948   |
| Total Buildings     | 5  |
| Floors              | 1  |
| Gross Building Area | 50,698 sq. ft.   |
| School Building 1   | 9,732 sq. ft.  |
| School Building 2   | 3,651 sq. ft.  |
| Day Care            | 1,926 sq. ft.  |
| Gymnasium           | 11,631 sq. ft.   |
| Building 3          | 23,758 sq. ft.   |
| Parking             | Street parking   |
| Flood Zone          | Zone X   |
| Zoning              | Commercial (C1)  |
| Real Estate Taxes   | Currently tax-exempt; buyer to verify future tax status. |

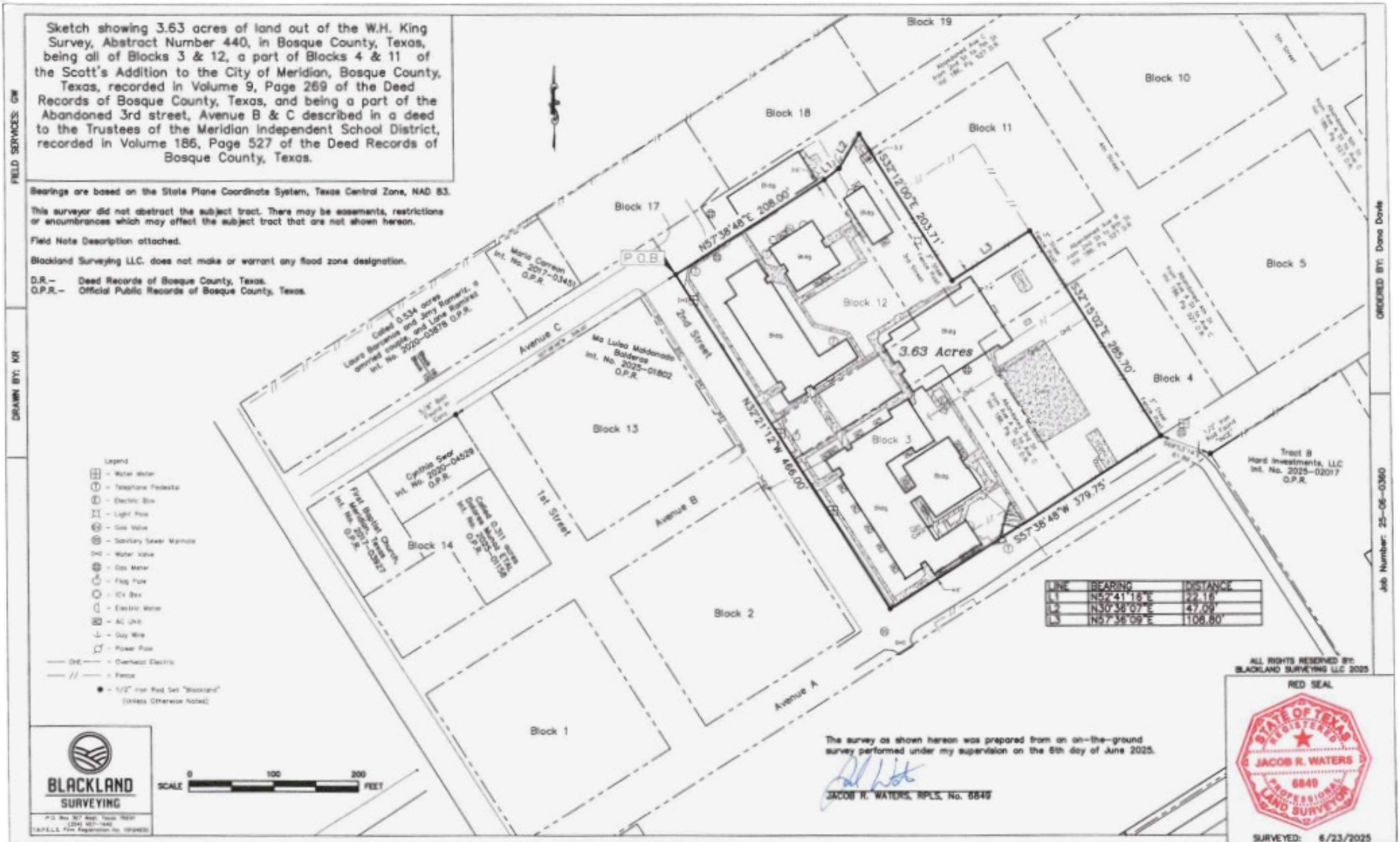


## HIGHLIGHTS

- School Building 1: Classic classrooms, restrooms, and interior spaces with hallways, lockers, and versatile rooms—perfect for offices or studios.
- School Building 2: Features a lab/classroom setup, restrooms, and open interiors suited for workshops or creative hubs.
- Day Care Building: Cozy classrooms, a full kitchen, and child-friendly restrooms, ideal for family-oriented repurposing or small business operations.
- Gymnasium: Spacious interior with hardwood floors, dressing rooms, showers, and ample room for fitness, events, or recreational activities.
- School Building 3: Includes an auditorium for gatherings, a cafeteria with commercial kitchen, classrooms, and additional flexible spaces like offices and storage.



## SURVEY











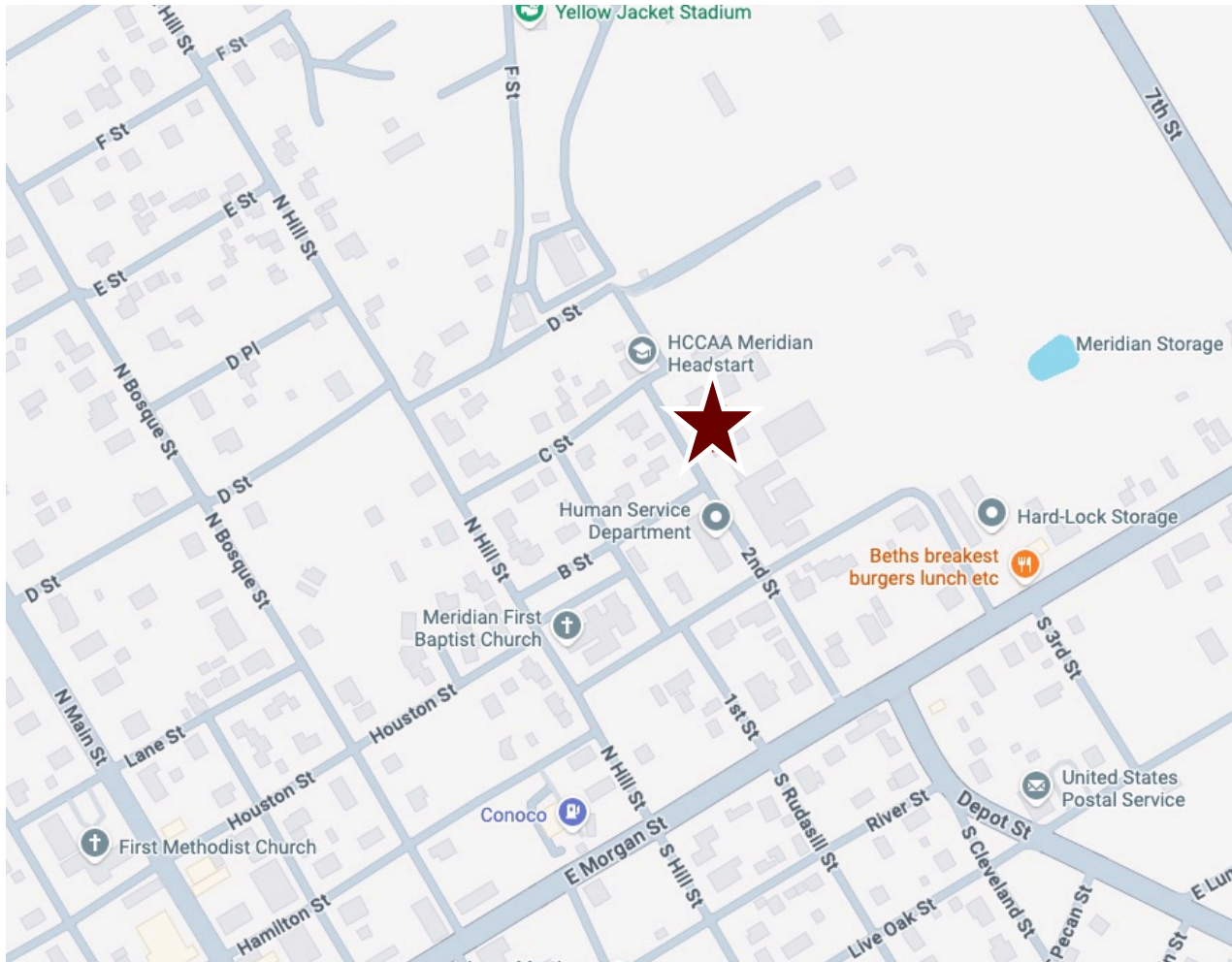






## THE AREA

Tap the map to explore the neighborhood in Google Maps.



## HOW TO PARTICIPATE

1. **ACCESS Due Diligence** to view bidding instructions, photos and more. Click [here](#) and follow instructions in Step 2, or visit [prusa.com](http://prusa.com)

2. **TOUR the property by appointment only.**

Please email [buy@prusa.com](mailto:buy@prusa.com) to schedule a tour on:

- Wednesday, December 3
- Saturday, December 13
- Saturday, December 20

3. **SUBMIT BID Now through Bid Deadline: 4pm ET on Thursday, January 15.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [here](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

## MUST SELL

*No Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.*



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## AUCTIONS

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