



Former Monroe High School **Redevelopment/Repurposing Project**

A rare and remarkable opportunity awaits with the former Monroe High School—a landmark property ready to be reimagined and repurposed for its next chapter.

Spanning more than 200,000 square feet on an expansive 52-acre site, this one-of-a-kind property offers unmatched scale, character, historic appeal, and versatility. With its solid brick and block construction, flexible layout, and extensive amenities already in place, the property is ideally suited for adaptive reuse—appealing to investors, developers, educational operators, community organizations, and owner-users alike.

Inside, the property features an impressive array of spaces designed to accommodate a wide range of uses. Highlights include three full-size gymnasiums and event arenas, a 700-seat performing arts center, a large multipurpose/cafeteria space, a certified commercial kitchen, and a library/media center. Numerous classrooms, offices, specialty learning areas, and dedicated spaces for music, art, business, and technical education provide exceptional flexibility for redevelopment.

Unique features such as multiple courtyards, sound-resistant music rooms, and specialized labs further enhance the building's adaptability. The layout naturally lends itself to creative reconfiguration—whether for residential conversion, office suites, educational campuses, or mixed-use development.

Outdoors, the property continues to impress with well-maintained athletic facilities, including a football and track field, baseball diamond, press box, concessions, and additional storage buildings. Ample paved parking and excellent accessibility make the site practical as well as appealing.

Beyond the main structure, there is added value and opportunity in the surrounding land and auxiliary facilities, offering potential for expansion, subdivision, or complementary development.

Whether envisioned as a community center, senior or specialty housing, training facility, corporate campus, industrial/manufacturing, nonprofit hub, or a dynamic mixed-use environment, this property delivers a scale and infrastructure that would be cost-prohibitive to replicate today.

With its rich history, substantial footprint, and limitless potential, this is more than a property—it's an opportunity to create something truly transformative.

Private showings are available upon request.