NOTICE OF SALE OF REAL PROPERTY (VACANT LAND) Bid 3282-27

JACKSON PUBLIC SCHOOL DISTRICT
HINDS COUNTY, MISSISSIPPI

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Jackson Public School District, Hinds County, Mississippi, has declared certain vacant real property as surplus and intends to sell said property in accordance with Miss. Code Ann. § 37-7-455.

PROPERTY DESCRIPTION
The parcels to be sold consist exclusively of vacant land as described on the attached "Undeveloped Properties Sites" list (collectively, the "Realty"). No buildings or improvements are included.

SEALED BID PROCEDURE
Bids will be accepted at 10:00 a.m. (Central time), on 20th day of October 2026.

Prospective bidders must contact the District office listed below for a legal description and further information, including the official bid form and any addenda to this Notice of Sale. It is the sole responsibility of each bidder to secure all bid materials and to inspect the property prior to submitting a bid.

Office of the Chief Operations Officer
Attention: Earl Burke
Jackson Public School District
662 South President Street
Jackson, MS 39201
Phone: (601) 960-8700

MINIMUM OFFER Bidders should submit their Best and Final offer. Only bids at or above the 50% appraised value will be considered. Appraised values for each parcel are included on the attached "Undeveloped Properties Sites" list.

BID TERMS

All bids must be submitted on the District's official bid form. Bids in any other form will be deemed non-responsive and rejected.

Each bid must be accompanied by earnest money that is at least ten (10%) percent of the minimum offer amount listed on the "Undeveloped Properties Sites" list (see attached). All earnest money must be in the form of a certified check, drawn on a Mississippi bank. The check shall be made payable to the Jackson Public School District.

If the Realty is not sold pursuant to this advertisement, the Board reserves the right to offer the property at public auction or to sell by alternative lawful means, including but not limited to Miss. Code Ann. § 37-7-471 through 37-7-485, for no less than the highest sealed bid received.

Although the District intends to sell the Realty outright, "as is" for cash, bidders may also submit an alternative proposal for joint development or long-term lease consistent with applicable Mississippi law.

All bids shall remain firm until acted upon by the Board. The selected winning bidder, if any, shall work in good faith with the District to close the sale within 30 days of award.

The Jackson Public School District Board of Trustees reserves the right to reject all bids, issue addenda, or negotiate with any party submitting a bid.

PUBLISHED BY ORDER of the Board of Trustees, Jackson Public School District, Hinds County, Mississippi, the 5th day of November 2026.

Undeveloped Property Sites List

Parcel 721-2-1 HWY 220 & Livingston RD, Jackson, MS 39213 Zoning: Single-Family Residential District Site Area: 20.55 Acres Appraised Value $111,000.00 Minimum Offer $55,500.00 (50% of Appraisal)	**Parcel 709-94** Vine St & White Oak Ct, Jackson, MS 39213 Lot Size: 2.06 Acres Zoning: Limited Commercial, Single-Family, Two-Family Residential, Gen. Commercial Districts Appraised Value $62,000.00 Minimum Offer $31,000.00 (50% of Appraisal)
Parcels 422-255, -255-1, -255-2, -255-3, -255-4 Johnson St & Bailey Ave, Jackson, MS 39213 Lot Size: 2.38 Acres Zoning: Single-Family and Two-Family Residence Appraised Value $52,500.00 Minimum Offer $26,250.00 (50% of Appraisal)	**Parcels 64-8, -9** Whitfield St & E Ash St, Jackson, MS 39203 Lot Size: 0.22 Acres Zoning: Light Industrial, Single-Family, Two-Family Residential Districts Appraised Value $5,000.00 Minimum Offer $2,500.00 (50% of Appraisal)
Parcels 64-10 Whitfield St & E Ash St, Jackson, MS 39203 Lot Size: 0.18 Acres Zoning: Light Industrial, Single-Family, Two-Family Residential Districts Appraised Value $4,000.00 Minimum Offer $2,000.00 (50% of Appraisal)	**Parcels 64-42, -43** Whitfield St & E Ash St, Jackson, MS 39203 Lot Size: 0.15 Acres Zoning: Light Industrial, Single-Family, Two-Family Residential Districts Appraised Value $3,500.00 Minimum Offer $1,750.00 (50% of Appraisal)
Parcels 112-1-1 116 W Capitol St & Magnolia St, Jackson, MS 39203 Lot Size: 6.28 Acres Zoning: Limited Multi-Family Residential, Special Use Districts Appraised Value $157,000.00 Minimum Offer $78,500.00 (50% of Appraisal)	**Parcels 113-114, 115** 116 W Capitol St & Magnolia St, Jackson, MS 39203 Lot Size: 4.2 Acres Zoning: Limited Multi-Family Residential, Special Use Districts Appraised Value $11,000.00 Minimum Offer $5,500.00 (50% of Appraisal)
Parcel 132-48 Grand Ave & Rose St, Jackson, MS 39203 Lot Size: 0.3 Acres Zoning: Limited Multifamily Appraised Value $3,500.00 Minimum Offer $1,750.00 (50% of Appraisal)	**Parcel 639-152** Joel Ave, Jackson, MS 39203 Lot Size: 0.23 Acres Zoning: Single Family District Appraised Value $5,100.00 Minimum Offer $2,550.00 (50% of Appraisal)
Parcels 609-152 Pinecrest St, Jackson, MS 39212 Lot Size: 4.14 Acres Zoning: Special Use District Appraised Value $58,000.00 Minimum Offer $29,000.00 (50% of Appraisal)	**Parcel 805-4** 222 Boling Street Jackson, MS 39213 Lot Size: 86.67 Acres Zoning: Special Use District Single Family District Appraised Value $158,000.00 Minimum Offer $79,000.00 (50% of Appraisal)
Parcels 722-102, -154, -178, -206, -222, -229, -248, -250, -258, -260, -262,-266 Hanging Moss Rd & Highlands Dr, Jackson, MS 39206 Lot Size: 121.27 Acres	**Parcel 827-30, 828-40** McRaven Road Jackson, MS 39203 Lot Size: 27.41 Acres Zoning: Special Use District

Zoning: Single Family Residential District Appraised Value $655,00anything 0.00 Minimum Offer $327,500 (50% of Appraisal)	Appraised Value $384,000.00 Minimum Offer $192,000.00 (50% of Appraisal)
Parcels 834-1, 1-2, -30-4 TV Rd & HWY 18, Jackson, MS 39204 Lot Size: 4.14 Acres Zoning: Special Use District Appraised Value $187,000 Minimum Offer $93,5000 (50% of Appraisal)	

See photos and additional details on our website at www.jackson.k12.ms.us, under the JPS Repurposing Initiative.