

# DEVELOPMENT OPPORTUNITY!



## 23041 John T Reid Pkwy - Scottsboro, AL

This 6.98 AC site located directly off of Scottsboro, AL's main thoroughfare is an excellent opportunity for a developer to introduce new restaurants, retail, or other unique uses to a fast-growing market. It is situated along the city's busiest retail corridor, features high traffic counts, has great visibility, and is easily accessible via traffic light. This is a chance to invest in a city with an excellent infrastructure for prospective industries.

### CONTACT

Anusha Alapati Davis  
Vice President of Retail  
256.384.7608

[anusha@crunkletonassociates.com](mailto:anusha@crunkletonassociates.com)

# ABOUT THE PROPERTY

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# PROPERTY HIGHLIGHTS

- Property is easily accessible and highly visible.
- City plans to install traffic light at intersection in front of Whataburger for easy access from the highway.
- Located adjacent to Scottsboro Commons shopping center with Dunham's Sports, Petsense, Ollie's, Dollar Tree, Badcock Furniture, McDonald's, KFC, Redstone Federal Credit Union, and Starbucks.
- Down the road from Scottsboro's new Publix center, home to businesses such as TJ Maxx, Pet Supplies Plus, Beaute Nail Spa, Five Below, Great Clips, and others.
- Centrally located and part of the city's primary retail corridor near other major tenants including: Home Depot, Walmart, Shoe Show, Verizon, Dunkin Donuts, and Cato.
- **ZONING: C4 - Regional Commercial**



# NEARBY RETAILERS



# ABOUT THE AREA

Scottsboro is a city located in Jackson County and only 20 minutes from the Tennessee state line. It is home to many high-profile retailers and is the site of the famous Unclaimed Baggage Center that sees over 1 million tourists and visitors annually. It's historic downtown square is a popular place to shop and dine, and was recently designated as a Main Street Alabama district. Scottsboro also attracts outdoor enthusiasts with its beautiful parks, museums, and hiking trails.

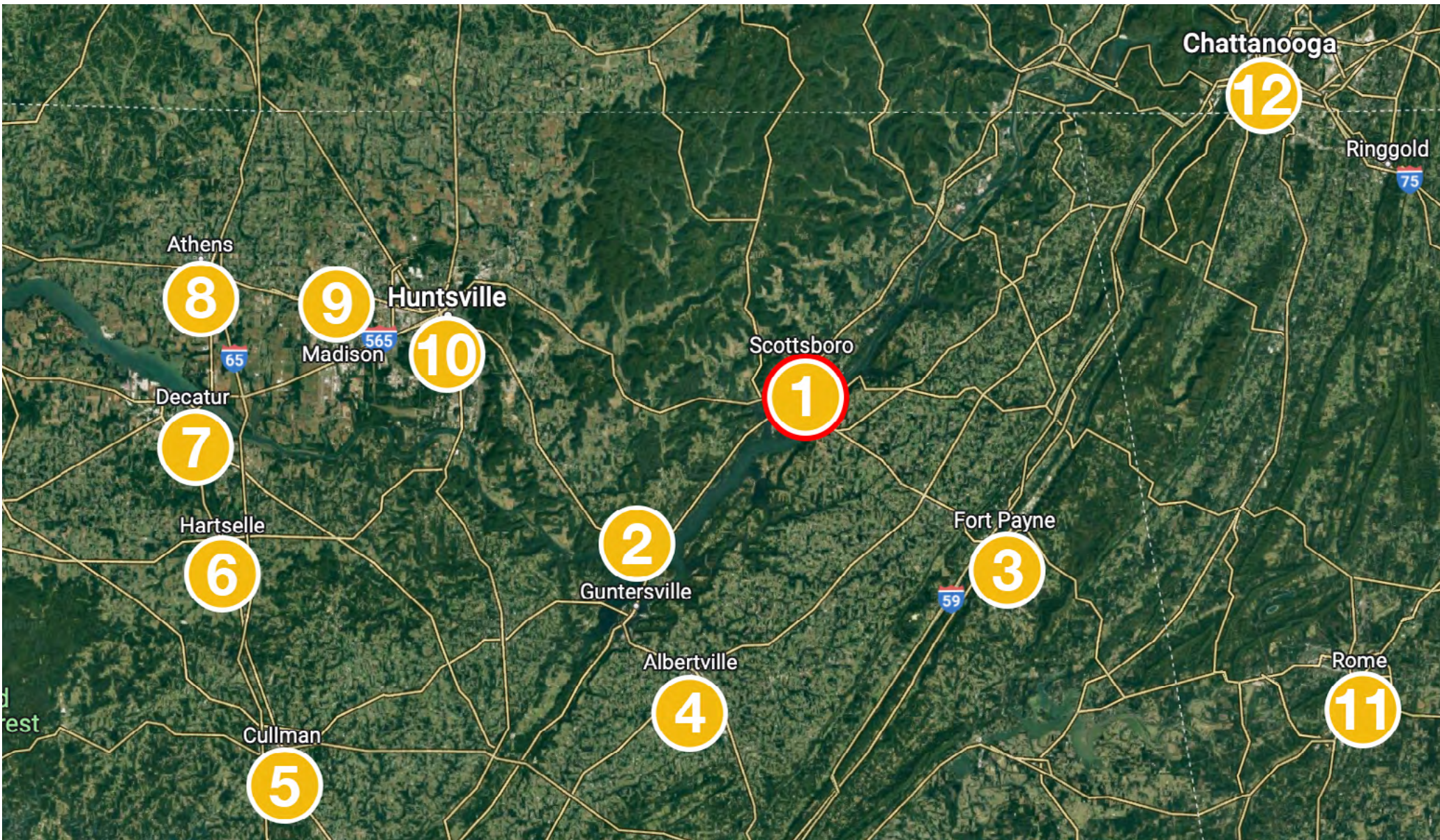
## 2023 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	11,134	16,117	26,999
Households	4,821	6,912	11,314
Avg Household Income	\$72,039	\$72,497	\$71,726
Avg Vehicles Per Day	30,226 ±	On John T. Reid	

## SCOTTSBORO'S GROWTH

- Scottsboro serves a trade area that extends to Huntsville, Guntersville, Albertville, and Fort Payne.
- According to city officials, Scottsboro's population went up by 5% between 2010 and 2020 with more significant growth since—it's becoming a sought-after area for developers.
- Travelers to Jackson County spent an estimated \$86.2 million in 2022 on tourism, this indicates an 11.5% increase over 2021.
- The President/CEO of the Mountain Lakes Chamber of Commerce, the growth of travel-related spending in Jackson County is at an all-time high, and they believe to see even more growth in 2023-24.
- Over the past few years, Scottsboro city leaders have focused efforts on bringing new and exciting retail concepts to the area with much success including Publix, TJ Maxx, Five Below, Pet Supplies Plus, Great Clips, Dunkin Donuts, and many others.





1. Scottsboro, AL - SITE  
 2. Guntersville, AL - 30 Min  
 3. Fort Payne, AL - 40 Min

4. Albertville, AL - 50 Min  
 5. Cullman, AL - 1 Hr. 20 Min  
 6. Hartselle, AL - 1 Hr. 15 Min

7. Decatur, AL - 1 Hr.  
 8. Athens, AL - 1 Hr. 15 Min  
 9. Madison, AL - 55 Min

10. Huntsville, AL - 45 Min  
 11. Rome, GA - 1 Hr. 40 Min  
 12. Chattanooga, TN - 1 Hr. 10 Min

DRIVE-TIME MAP - EASY TRAVEL TO OTHER MAJOR MARKETS



# CRUNKLETON

COMMERCIAL REAL ESTATE GROUP

Anusha Alapati Davis, Vice President of Retail

[anusha@crunkletonassociates.com](mailto:anusha@crunkletonassociates.com) • 256.384.7608 • 300 Pratt Avenue NE

[WWW.CRUNKLETONASSOCIATES.COM](http://WWW.CRUNKLETONASSOCIATES.COM)