

3.3 Acres

Prime Development Opportunity

John T Reid Pkwy | Scottsboro, AL 35768

\$305,000
3.3 ACRES



Location



Property Highlights

- 3.3 Acres of development-ready land
- 20,000+ Vehicles Per Day on John T. Reid Parkway (Hwy 72)
- Zoned C-4 – supports a variety of commercial uses
- Approximately 1 mile from Walmart & new Publix development
- 800 feet from Comfort Inn & Suites
- Adjacent to an expanding residential community
- Ideal for hotel, retail, medical, or convenience store concepts
- High-growth corridor with excellent exposure and accessibility
- Don't miss this chance to secure a well-positioned site in one of Scottsboro's most active commercial corridors.

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
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Site Location



Property Description

Prime commercial development opportunity on 3.3 acres along the highly traveled John T. Reid Parkway (Hwy 72) in Scottsboro, AL. This strategically located parcel offers excellent visibility with traffic counts of approximately 20,000 vehicles per day, making it an ideal site for a wide range of high-demand commercial uses.

Situated just one mile from Walmart and the new Publix-anchored development at Veterans Drive, this site is well positioned in a fast-growing corridor. Its proximity to Comfort Inn & Suites (approx. 800 ft) and an expanding nearby residential community ensures a steady stream of potential customers—both transient and local.

With C-4 zoning already in place, this parcel is well suited for uses such as a hotel, convenience store, retail center, or medical facility. The blend of strong traffic, nearby rooftops, and commercial momentum make this a rare opportunity for developers and investors seeking a high-visibility site in a thriving Scottsboro submarket, making it a valuable investment for those looking to capitalize on the area's growth.

More Information



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

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Area Amenities



Location Description

This 3.3 Acre Land Parcel is situated on the East side of Hwy 72. The subject property is one mile from Scottsboro Walmart and the new Publix Development.

Area Demographics

	Total Households	Total Population	Average HH Income
0.3 Mile	4,883	11,538	\$75,297
0.5 Miles	6,636	15,585	\$74,127
1.0 Miles	11,508	27,511	\$75,059

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