



# Prime Hwy 72 Land Opportunity

25775 John T Reid Pkwy

Scottsboro, AL 34748



## FOR SALE

### Property Highlights

- Available: +/- 2.5 acre site
- Great contiguous frontage on Hwy 72
- Site delivered pad ready
- One of the last remaining pad sites in the market
- Mixed-use PUD with 180 residential units planned adjacent to the site
- Located on Scottsboro's main retail corridor with thriving retail synergy



ACRES  
+/- 2.5



TRAFFIC  
21,136 VPD



ACCESS  
Highway

### Demographics

3 mile

5 mile

10 mile

	3 mile	5 mile	10 mile
Population	8,134	13,278	26,527
Households	3,404	5,563	10,818
Daytime Pop	12,474	17,474	26,069
Med HH Income	\$44,896	\$45,009	\$46,141

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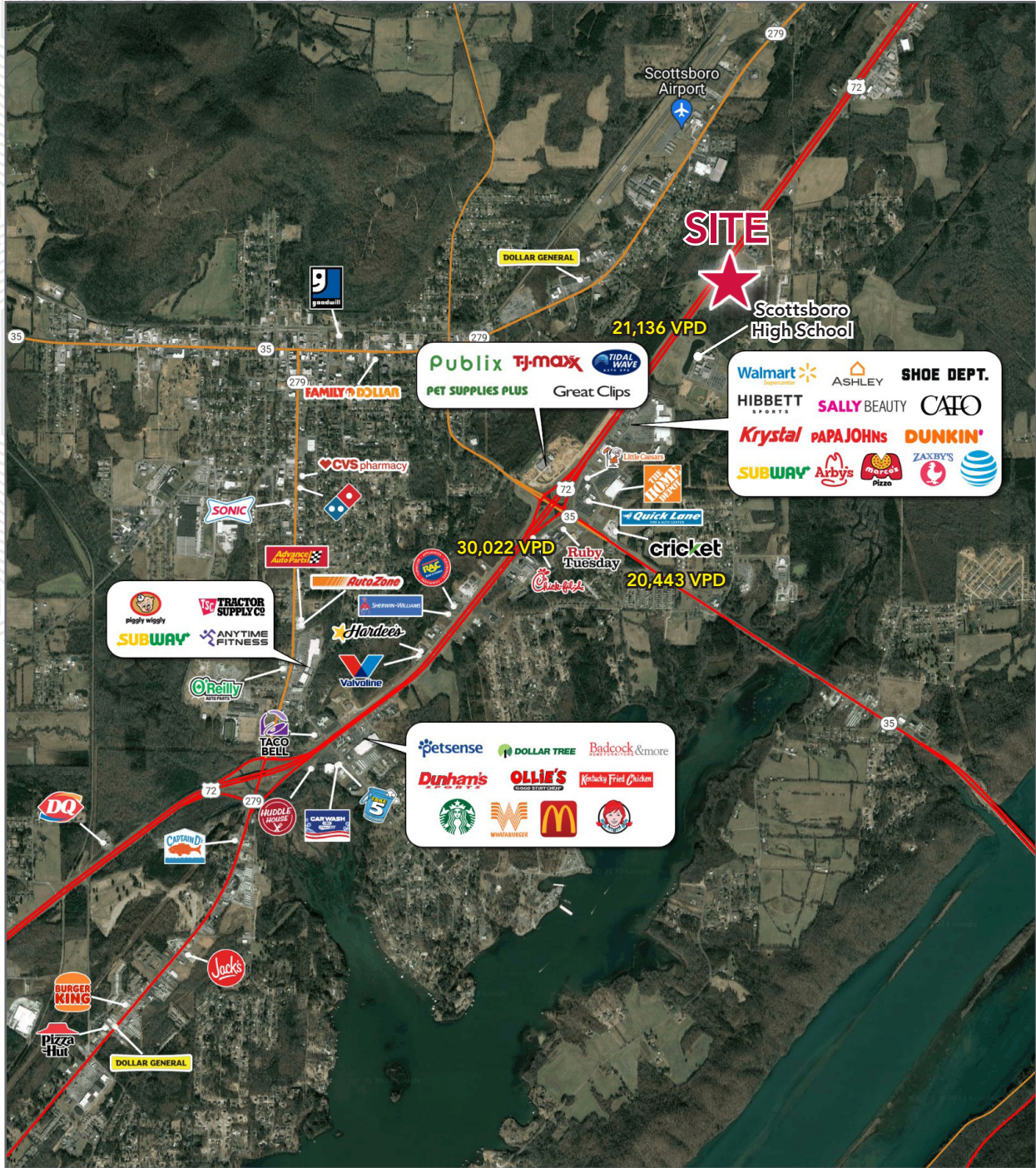


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## Market Aerial



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## Planned Mixed-Use Development



**FOR LEASE**

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