



Scottsboro, Alabama: Gracious and Glorious

Redstone Properties, Inc.

183 Water Street | Williamstown, MA 01267
(413) 458-9395 | www.redstoneproperties.com

TABLE OF CONTENTS

TABLE OF CONTENTS	2
WELCOME AND INTRODUCTION	3
CLIMATE	4
COST OF LIVING	4
ACCRA COST OF LIVING INDEX 4TH QUARTER 2006 (PUBLISHED FEB '07)	5
LOCATION AND LANDSCAPE	5
LAKE GUNTERSVILLE	6
RECREATION	6
GOLF	6
FISHING	6
HUNTING	6
BOATING	7
HIKING/CAMPING	7
CULTURAL ACTIVITIES	7
ACCESS TO SERVICES	7
HEALTHCARE	7
TRANSPORTATION	8
SHOPPING	8
EMPLOYMENT	8
AUTOMOTIVE	8
DISTRIBUTION AND LOGISTICS	8
AEROSPACE AND DEFENSE	8
CHEMICAL	8
FOOD PROCESSING AND PACKAGING	9
METALWORK AND FABRICATION	9
HUNTSVILLE	9
HIGHER EDUCATION	10

WELCOME AND INTRODUCTION

Thank you for considering Scottsboro, Alabama as a potential location for you and your family. As a proud native who has lived elsewhere and chosen to return and raise a family, I can't deny that I hold a strong bias for the region. The beauty of the mountains and lakes, the graciousness and genuine hospitality of the people, the economic opportunities, and of course, the fishing, water sports, hunting, and golf, all make me proud to call this wonderful place my home.

I do recognize, however, that the question of where to buy a second home or retire shouldn't be based solely on the opinions of others. How you answer the question of where to live will make a big difference in your lifestyle, your budget, and quite possibly, your health and the health of your loved ones for years to come.

In order to help you make the right choice, we compiled this white paper. In it we cover the aspects of the community and region that will most impact the quality of your life in the future. We hope you find it to be a useful tool in your search to find a place to call home.

Please allow me to extend to you a personal invitation to visit Scottsboro as part of your quest, and give us the opportunity to prove to you that there is such a thing as "Southern Hospitality." In Scottsboro, it is alive and well. I've got a feeling you won't be disappointed.

Regards,

Dan Deason
Mayor
City of Scottsboro

CLIMATE

"Retirement used to be viewed as an extended vacation," says Mark Fagan, a professor in social work at Alabama's Jacksonville State. "These days it's seen as an opportunity to pursue neglected hobbies..." Scottsboro's warm yet mild climate makes it possible for golfers, anglers, boaters, and general outdoor enthusiasts to pursue their hobbies virtually year-round.

Comparable to North Carolina and Atlanta, Georgia in terms of temperature profile, the region also offers a spectacular display of the changing seasons. Foliage in the fall and inspiring signs of spring are all welcome displays particularly appreciated by transplanted northerners.

Unlike more southern areas, residents of Scottsboro also have the luxury of extended periods of sleeping at night with the windows open. In this part of the world, the constant hum of an air conditioner is an option, not a requirement.

[Click here](#) for a chart of average monthly high and low temperatures.¹

COST OF LIVING

An important consideration for anyone thinking about relocation, whether for retirement or not, is, "Will we be able to afford to live there?"

In Scottsboro, the answer is a resounding "yes." The cost of living in the region is consistently below the national average in all the major categories of greatest concern to potential retirees and traditional homeowners.

Retirees worried about how far they can stretch their savings and their fixed income, as well as folks still in the job market concerned about the strength of the local economy and the number of jobs being created, can all find comfort in the region's current economic strength and stability.

Unlike residents in more traditional Southeast retirement destinations, residents of Scottsboro are not feeling the burden of dramatically increased insurance costs fueled by several active hurricane seasons. Similarly, as a relatively new retirement destination, the area has not been hit as hard by increased healthcare costs. Other regions, which once benefited from an influx of older residents, now feel the pressure of increased care demands on already heavily burdened systems. Not so in Scottsboro where quality healthcare options are plentiful and costs are at or below the national average.

Did you know?

Among all 50 states, Alabama ranks 48th in per capita taxation.

Alabama – it's less taxing!

¹ www.weather.com

ACCRA Cost of Living Index 4th Quarter 2006 (Published Feb'07)

Huntsville data used as a proxy for Scottsboro as it is the closest city for which data is available.

	Composite Index (100%)	Grocery Items (13%)	Housing (28%)	Utilities (10%)	Transport (10%)	Health Care (4%)	Misc Goods & Services (35%)
Metropolitan Areas							
Huntsville, AL	91.6	93.8	77.7	84.4	98.8	95.4	101.4
Comparable Technology Communities							
Austin, TX	97.8	94.2	87	95.5	100.9	100.1	107.3
Charlotte, NC	92.7	99.8	79.9	82.4	98	115.1	99.2
Orlando, FL	101.8	95.2	102.5	111.1	105.1	98.3	100.4
Raleigh, NC	99.1	100.6	92.9	97.7	98.3	103.5	103.7
Richmond, VA	108.3	98.2	115.6	105.2	105.4	110.7	107.8
San Jose, CA	151	140.4	244.1	102.8	109.4	119.9	109.76
Major U.S. Metro Areas							
Atlanta, GA	95.6	99.1	92	85.9	100.4	105.2	97.4
Boston, MA	134.5	121.8	169.3	117.7	103.2	132	125.4
Chicago, IL	109.8	103.5	124	109.8	110.5	108.8	100.7
Cincinnati, OH	91.9	89.8	83	95.2	91.9	94.7	98.4
Cleveland, OH	97.8	107.6	88.1	110.9	97.3	101	98.1
Dallas, TX	91.8	96.1	74.7	100.4	101.7	98.8	97.8
Denver, CO	103.4	103.5	107.9	102.3	99.2	107.5	100.7
Detroit, MI*	104.9	101.9	116.4	109.4	100.7	98.6	97.6
Houston, TX	90	84.3	72.5	111.6	95	103.3	96.9
Los Angeles, CA	147	117.5	256.5	84.8	112.6	100.3	103.2
Miami, FL	113.8	104.8	135.4	102.2	115	108.7	103.5
New York (Manhattan), NY	214.7	152.5	394	151.2	128.2	131	146.7
Philadelphia, PA	125.6	124.9	152	118	108.3	107	113.9
Phoenix, AZ	102.5	98.4	107.2	94.3	103.6	100.5	102.5
Pittsburgh, PA	98.7	102.8	100.8	111	99.4	87.3	93.1
Portland, OR	121.1	113.4	135	106	120.4	109.9	118.6
San Diego, CA	142.8	119.8	220	106.3	111.1	117.8	111.9
San Francisco, CA	172.9	144.1	274.3	89.1	122.4	126.9	146.3
Seattle, WA	115.3	111.9	133.7	95.3	109.6	122.7	108.4
St. Louis, MO	98	112.7	93.1	101.9	94.1	96.1	96.8
Tampa, FL	98.2	98.1	98.3	96.4	102.6	93.1	98.1
Washington, DC	138.8	111.2	211.8	121.8	109.9	113.1	10

LOCATION AND LANDSCAPE

The landscape of the Scottsboro area is so distinct from other parts of the state that it's often referred to as "a state within a state."

Redstone Properties, Inc.

183 Water Street | Williamstown, MA 01267
(413) 458-9395 | www.redstoneproperties.com

Nestled in the foothills of the Appalachian Mountains, the region is bordered to the north by Tennessee, to the east by Georgia, and to the west by Mississippi. A mixture of hardwoods and pines, the mountains are teeming with wildlife year-round and in the fall offer some of the most spectacular foliage displays in the south.

Huntsville is the major city in Northern Alabama, boasting the highest concentration of engineers in the country and one of the highest ratios of PhDs.

Access to the region is quick and easy via Interstates 59 and 65, eight US highways, the Lookout Mountain Parkway, and the Natchez Trace Parkway.

Nearby Metropolitan areas include Birmingham, Mobile, Chattanooga, Memphis, Nashville, Jackson, and Atlanta.

[Click here](#) for a map of the area.²

Lake Guntersville

Lake Guntersville is located in north Alabama between Bridgeport and Guntersville. It was created by Guntersville Dam which holds back the Tennessee River as it stretches 75 miles from Guntersville Dam to Nickajack Dam. Lake Guntersville is Alabama's largest lake at 69,000 surface acres.

RECREATION

Golf

The Scottsboro area provides golfers of all skill levels with majestic and formidable courses on which to hone their skills. Course designers have taken advantage of the region's rolling hills and natural waterways to create some of the state's most breathtaking and, at times, heartbreaking holes. The famed [Robert Trent Jones Golf Trail](#) calls the area home.

Did you know?

Alabama's property tax is the lowest in the nation.

Alabama – it's less taxing!

Fishing

Whether you're looking to hook into a world-class bass or simply spend a lazy afternoon catching crappie under the dock, Lake Guntersville provides plenty of options and opportunities. Home to some of the best sport fishing in the country and host to national fishing tournaments, including the Bassmaster Top 150 Tournament, and Bassmaster Invitational, the lake is sure to satisfy anglers of all skill levels.

Hunting

Outdoor enthusiasts have long enjoyed the challenge of hunting in the Scottsboro area. Permit-public land as well as privately owned and leased land is home to whitetail deer, mourning doves, turkey, quail, rabbit, squirrel, raccoon, and opossum. Gun and bow hunters, as

² www.google.com/maps

well as trappers, will be richly rewarded in the region's numerous wildlife management area refuges.

Boating

Lake Guntersville's length and width make it an ideal venue for boating, waterskiing, sailing, and houseboat cruising. In fact, water-skiers can glide along for miles without having to turn around.

A dozen public marinas and nearly 70 other launches throughout the region provide ample opportunity for canoe, kayak, powerboat, and sail boat enthusiasts to enjoy the water and the scenery.

Hiking/Camping

Tucked in the foothills of the Appalachian Mountains, the Scottsboro area gives outdoor enthusiasts the chance to hike, bike, and camp in some of the South's most beautiful woodlands.

- [Cheaha Mountain](#)
- [Talladega National Forest](#)
- [Lake Guntersville State Park](#)

Cultural Activities

In addition to its natural scenic beauty, the Scottsboro area offers many attractions to keep locals and tourists busy.

- [U.S. Space and Rocket Center](#)
- [Nature Center at the Huntsville Botanical Garden](#)
- [Carnegie Visual Arts Center](#)
- [Princess Theatre](#)
- [Alabama Ballet Summer Residency at Gorham's Bluff](#)
- [Alabama Music Hall of Fame](#)

ACCESS TO SERVICES

Healthcare

The Scottsboro area epitomizes world-class healthcare with a local touch. Over 750 physicians practice in the region, giving it the highest physician per person ratio in the state.

- [Huntsville Regional Medical Campus of the University of Alabama School of Medicine](#)
- [Baptist DeKalb](#)
- [Huntsville Hospital](#)
- [Jackson County Hospital](#)

Transportation

- [Huntsville International Airport](#)
- [Chattanooga Metropolitan Airport](#)
- [Birmingham International Airport](#)

Shopping

- [Unclaimed Baggage Center](#)
- [Boaz Factory Outlet Center](#)
- [Madison Square Mall](#)

EMPLOYMENT

Northern Alabama has benefited from explosive growth in the automotive industry as well as steady demand for skilled workers in the aerospace and defense industry. Other important industrial sectors include Chemicals, Distribution and Logistics, Plastics, Metal Fabrication, Food Processing, Packaging, Wood Products, and most recently, Life Sciences.

Automotive

There are over 7,400 jobs in the region related to the automotive sector. In fact, Northern Alabama is home to 60 automotive companies including Toyota Motor Corporation.

Distribution and Logistics

Northern Alabama is a cost effective alternative to more congested markets in the South. Several national retailers (including Wal-Mart and Target) have established distribution centers in Northern Alabama, with some spanning over 1.5 million square feet.

Aerospace and Defense

- [Redstone Arsenal](#)
- [NASA's Marshall Space Flight Center](#)
- [Lockheed Martin](#)
- [Raytheon](#)
- [Northrop Grumman](#)
- [Boeing](#)

Chemical

- [3M](#)
- [Praxair](#)
- [BP Amoco Chemical](#)
- [BASF](#)
- [Solutia](#)
- [Nova Chemicals](#)

Redstone Properties, Inc.

183 Water Street | Williamstown, MA 01267
(413) 458-9395 | www.redstoneproperties.com

- [Eastman Kodak](#)
- [Occidental Chemical](#)

Food Processing and Packaging

- [Tyson Foods](#)
- [Sara Lee](#)
- [Goldkist](#)
- [Pilgrim's Pride](#)

Metalwork and Fabrication

Numerous metalworking companies producing products with world-class workmanship and precision call Northern Alabama home.

- [BASF Catalyst](#)
- [Nucor](#)
- [Carrier](#)

HUNTSVILLE

With over 300 sophisticated technology, government, and commercial enterprises in the area, Huntsville has the highest concentration of engineers in the country and one of the highest ratios of PhDs. Huntsville area workers are involved in aspects of key national programs such as the Space Station, Space Shuttle Propulsion, National Missile Defense, and Army Aviation. The area's electronics and computer software industry is also robust, ranking 5th in the country for software-related employment.

HIGHER EDUCATION

- [Alabama A&M University](#)
- [Athens State University](#)
- [Auburn University](#)
- [Faulkner University-Huntsville](#)
- [Heritage Christian University](#)
- [J.F. Drake State Technical College](#)
- [John C. Calhoun Community College](#)
- [Northeast Alabama Community College](#)
- [Oakwood College](#)
- [Snead State Community College](#)
- [Virginia College at Huntsville](#)
- [Wallace State Community College](#)
- [The University of Alabama](#)
- [The University of Alabama in Huntsville](#)
- [The University of North Alabama](#)