

**DDB CAPITAL**

# **Live, Work & Play** **Muscle Shoals, AL**

Where convenience meets  
community, bringing everything you  
need within reach.








# Master Planned Community Summary


"Rocking in the Shoals is a premier community in Muscle Shoals, AL, situated in one of the region's fastest-growing areas, where housing demand is soaring."


INVESTMENT HIGHLIGHTS:

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**Prime Development Opportunity:** This 259-acre fully-entitled and construction-ready property in Muscle Shoals represents a rare large-scale development opportunity along the Tennessee River, featuring immediate access to all utilities.
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**Exceptional Natural Amenities:** This property features over 2 miles of scenic trails, parks, and green spaces, ideal for outdoor recreation and community engagement. With planned areas for lakes, sports fields, and walking paths, this development will offer residents a serene and active lifestyle. See pictures [here](#).
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**Designed for Modern Living:** Planned for 385 +/- single-family homes, this community is designed with both convenience and quality of life in mind. The development will also include a central village hub with 250,000 +/- square feet of retail, dining, and entertainment space, plus hospitality offerings and extensive recreational facilities to serve residents and visitors alike. 71% of the population is a professional workforce.
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**Strategic Location & Connectivity:** Located within Muscle Shoals' growth corridor, this property is ideally situated with easy access to major roadways like Highway 72 and the Muscle Shoals Parkway. The development also offers proximity to regional transportation routes and the Northwest Alabama Regional Airport, providing exceptional connectivity to surrounding areas. A \$70m Sports Colosseum and amphitheater has recently been announced. See more [here](#).
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**Thriving Region with Growth Potential:** Situated in one of the fastest-growing areas of Alabama, Muscle Shoals and the surrounding Shoals region attract both residents and tourists alike, benefiting from a diverse economy, growing population, and an expanding local infrastructure. Muscle Shoals is on track for 30% growth before the next census.






## Property Summary

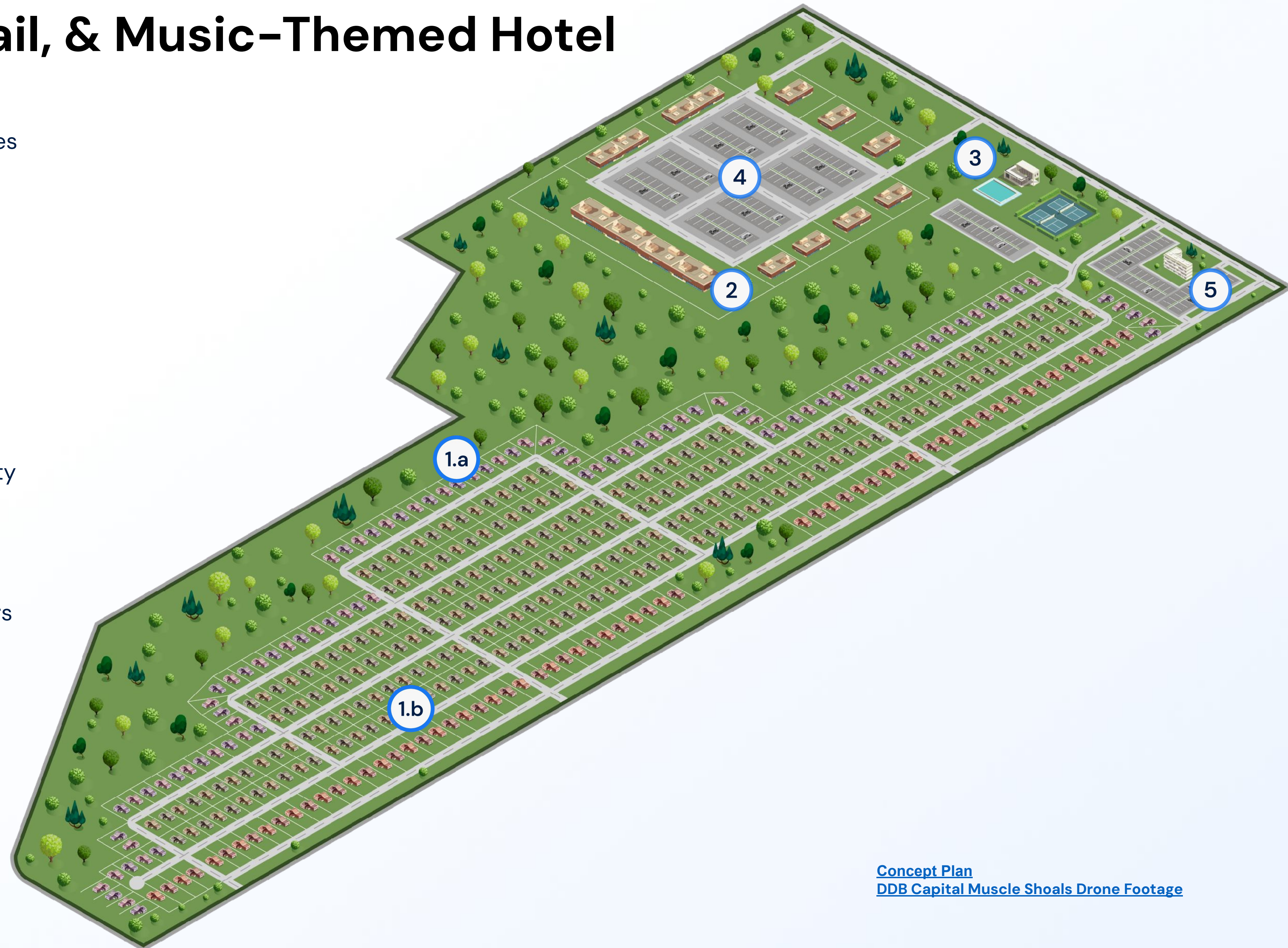
Description	New Subdivision
Name	Rocking in the Shoals
Total Units	385+/-
Zoning	PUD
Average Lot Size	75’ x 126’
Address	“0707250001001.002” “0707250001001.004”
County	Colbert
Construction type	Wood Frame
Utilities	Water, Electric, Sewer, Gas





# 300+ Homes, Retail, & Music-Themed Hotel

-  **1 Residential: Single-Family Homes**
  - a** Custom Homes
  - b** Single-Family Homes
-  **2 Commercial Hub: Retail and Services**
-  **3 Recreational: Pickleball Courts, Fully Equipped Gym, Community Pool**
-  **4 Convenient Parking: Ample Space for Residents and Visitors**
-  **5 Hotel & Restaurant: Muscle Shoals Music Theme**





# Live, Work, & Play: A Music-Inspired Development



## Residential

- Lot Size: 0.22 Acres to 1 Acre
- Home Size: Up to 4,000 Sq Ft



## Commercial Hub

- Essential Services
- Technology & Co-Working Spaces
- Full-Service Grocery Store
- Family-Friendly Space



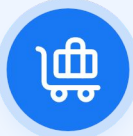
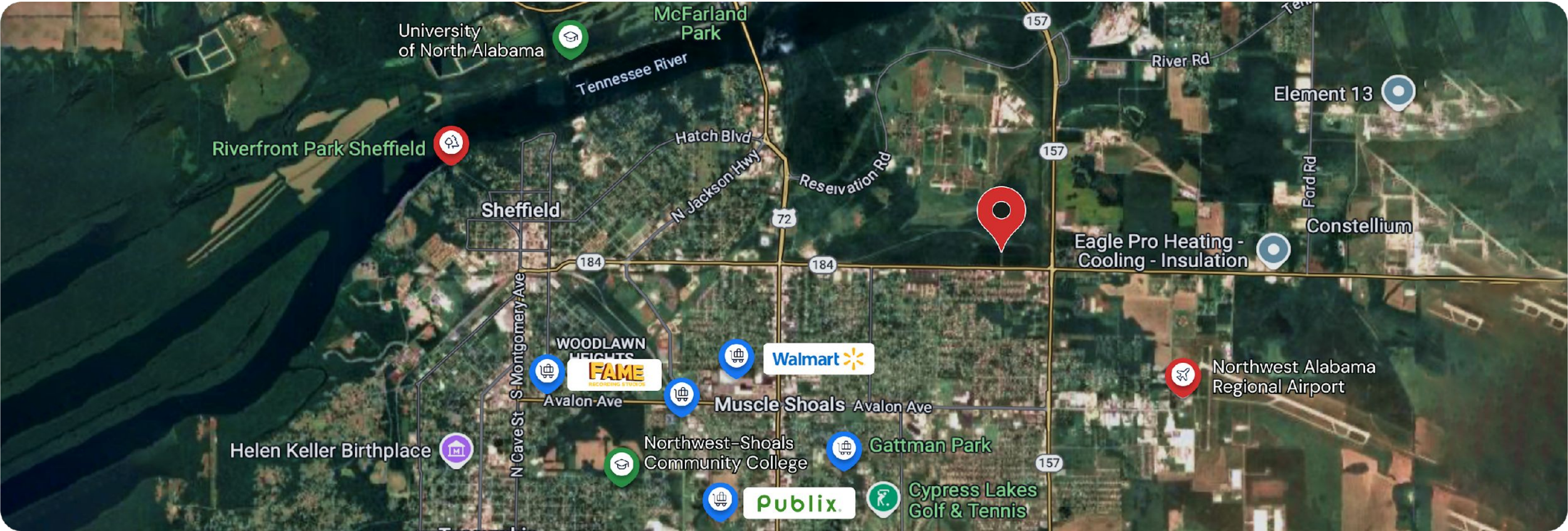
## Hotel & Restaurant

- 125-Key Boutique Hotel
- Rooftop Pool, Bar, & Lounge
- Auditorium for Concerts
- Live Music Lounge
- Songwriter Retreats & Workshops
- Interactive Music Exhibits





# Location Map & Key Amenities



### RETAIL & LEISURE OPTIONS

Walmart	2.9 miles	Gattman Park	2.6 miles
Home Depot	7.5 miles	Fame Studios	2.6 miles
Publix	3.8 miles		



### SCHOOLS & EDUCATION

Northwest-Shoals Community College	4.2 miles
University of North Alabama	5.1 miles



### OUTDOOR & TRAVEL CONNECTIONS

Riverfront Park	4.3 miles	Wilson Lake	10.8 miles
Northwest AL Airport	2.3 miles		





# Strategic Hub for Connectivity








# Muscle Shoals: Growth & Culture

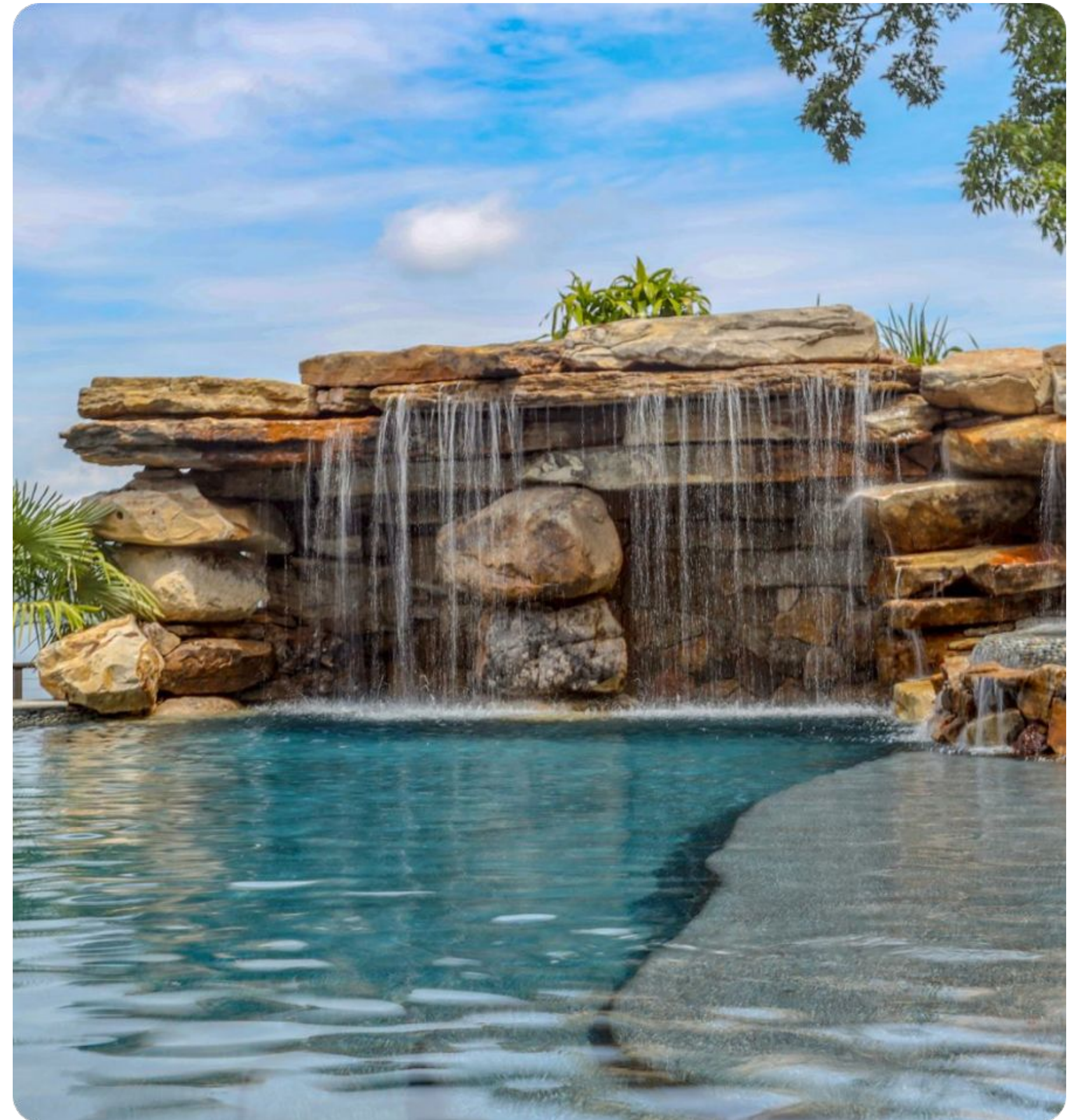
 **Population:** As of 2024, Muscle Shoals has an estimated population of 17,491 residents. 71% of them are white-collar workers.

 **Economic Importance:** The region's growth is supported by aerospace, automotive, and manufacturing (17.1% of the workforce) sectors.

 **Speedy Growth:** 13th fastest growing city in Alabama. Grew 23.7% last Census and on track for 30% on the next Census.

 **US Top 10 Exceptional School System:** Features grade K-12 schools, Northwest Shoals Community College, and the University of North Alabama.

 **Music Heritage:** Muscle Shoals is known as the "Hit Recording Capital of the World." [Learn more about the Muscle Shoals Sound here.](#)





# Northwest Alabama Regional Airport: Direct Flights to Charlotte

## Gateway to Muscle Shoals

Convenient location just minutes from downtown's many regional businesses and local entertainment venues

## Convenient Regional Connectivity

Provides daily, non-stop service to Nashville and Atlanta

## Growing Traffic

Steady growth in passenger traffic:  
25% annually

## Future Expansion

Terminal expansions will accommodate future growth and offer new services, improving passenger experience





# Huntsville International Airport: Non-Stop to 15 Destinations

## Multiple Daily Flights

HSV Airport handles approximately 174 flights every day

## Major Airlines

The airport serves the following airlines: American Airlines, Delta Air Lines, United Airlines, and Breeze Airways

## Top Destinations

Passengers can fly non-stop to 15 major cities, spanning from Miami to Los Angeles

## USA's Best Small Airport

HSV Airport received the award for 2024's Best Small Airport in the U.S. (Newsweek Readers' Choice)





# Key Metrics: Schools, Home Prices & Accessibility



## Home Sales:

Sale-to-List Price of Homes:	96.8%
Average Bed and Bath:	2.2/1.83



## Top-Rated Schools:

Webster Elementary:	10/10
Highland Park Elementary:	10/10
Howell Graves Preschool:	10/10



## Market Pricing:

Average Price of New Build Homes:	\$442,304
Average Sale Price of 4-Bedroom Homes:	\$320,387



## Prime Location:

Highway 72:	5 Minutes
Birmingham, AL:	2 Hours
Nashville, TN:	2.5 Hours



**DDB CAPITAL**

# 1800+ Homes Under Development in 2025: Bridging Tradition with Innovation for Community Enhancement

Our mission is to transform communities through responsible, sustainable development that respects local traditions and seeks out capital opportunities.

Using our network, expertise, and data-driven insights, we tackle the housing crisis.

By identifying opportunities in changing consumer behavior, demographic trends, and technological advancements, we provide exceptional value to investors and developers, guided by integrity and ethics.

DDB Capital Website: <https://ddbcapital.com/>





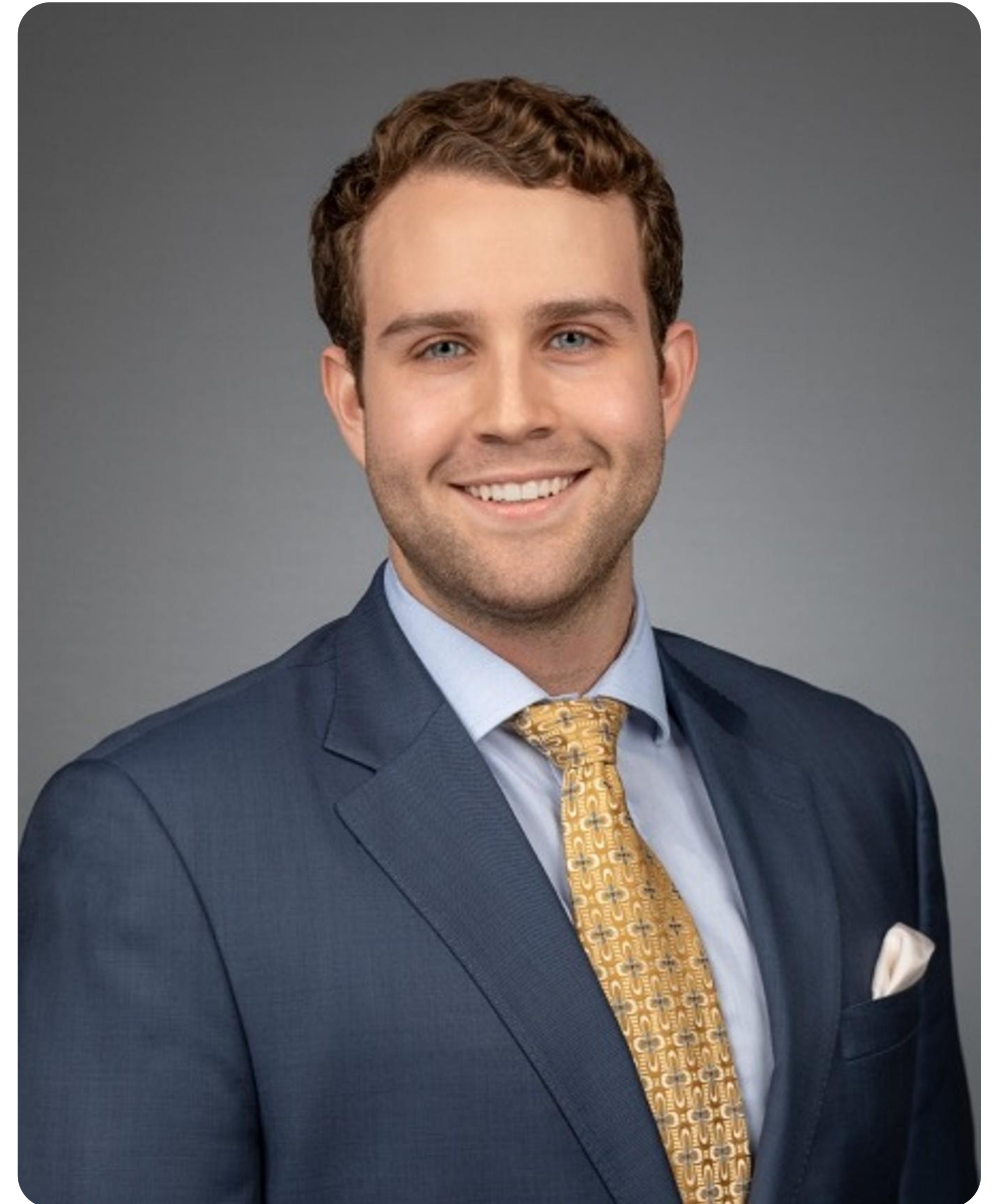
**DDB CAPITAL**

**Exclusively Listed by**  
**Elliot Blasser**

National Commercial Director  
Epique Realty

Cell Phone: 305-613-0647

[Elliot@thellpointsteam.com](mailto:Elliot@thellpointsteam.com)





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