

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 276-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 330 +/- 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.

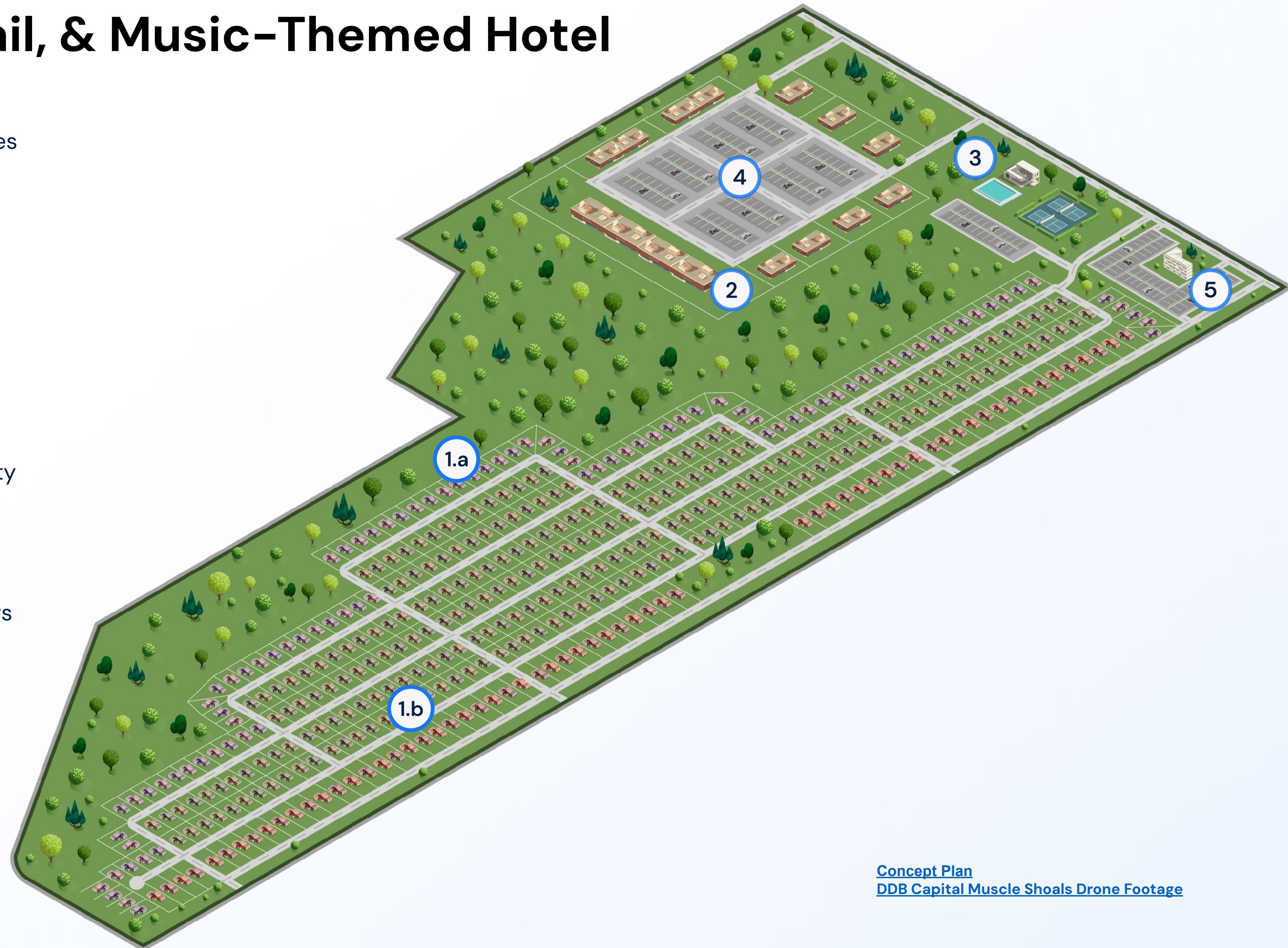
Property Summary

Description	New Subdivision
Name	Rocking in the Shoals
Total Units	330+/-
Zoning	PUD
Average Lot Size	75’ x 126’
Address	“0707250001001.002” “0707250001001.004”
County	Colbert
Construction type	Wood Frame
Utilities	Water, Electric, Sewer, Gas



330+ 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

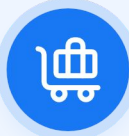
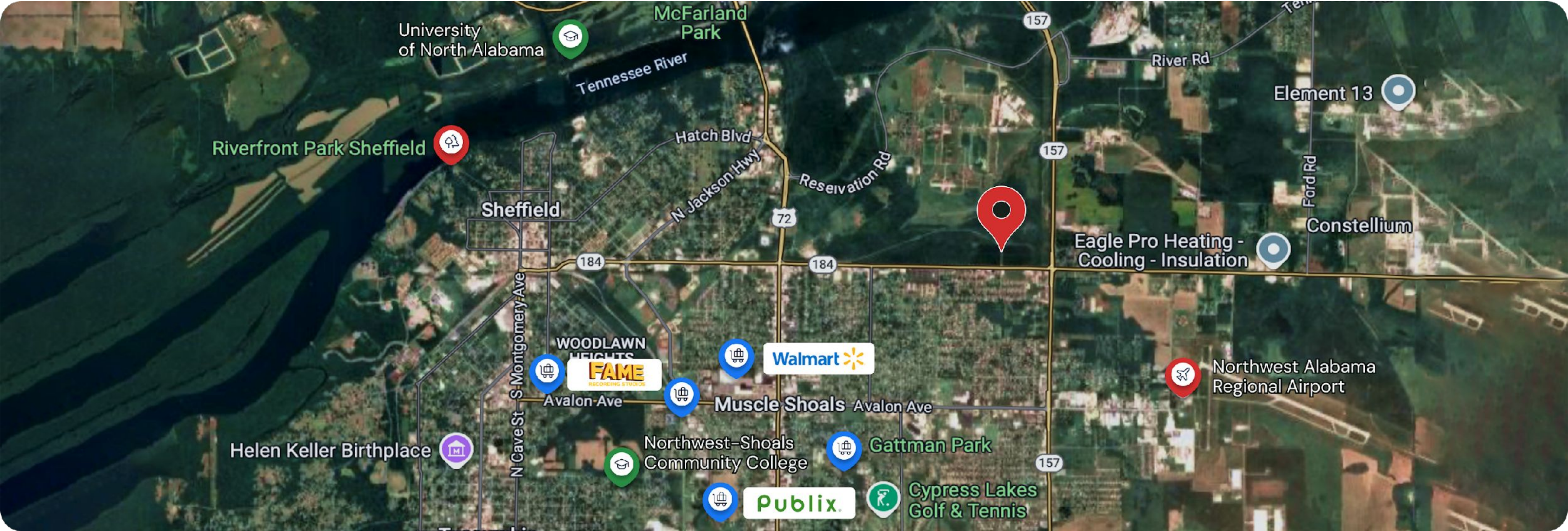


Hotel & Restaurant

- 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

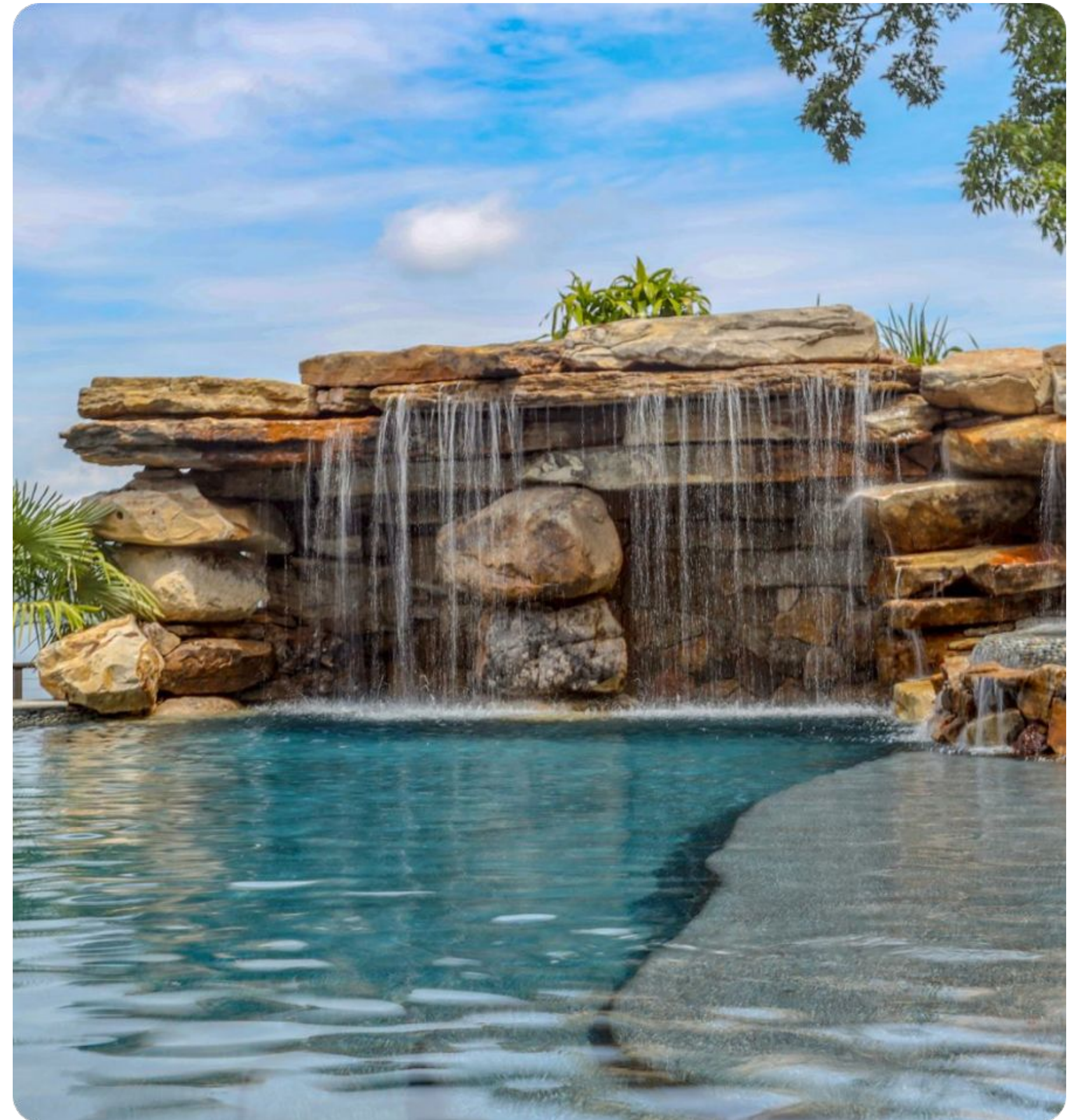
 **Population:** As of 2024, Muscle Shoals has an estimated population of 17,491 residents. 71% of them are white-collar workers.

 **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/>



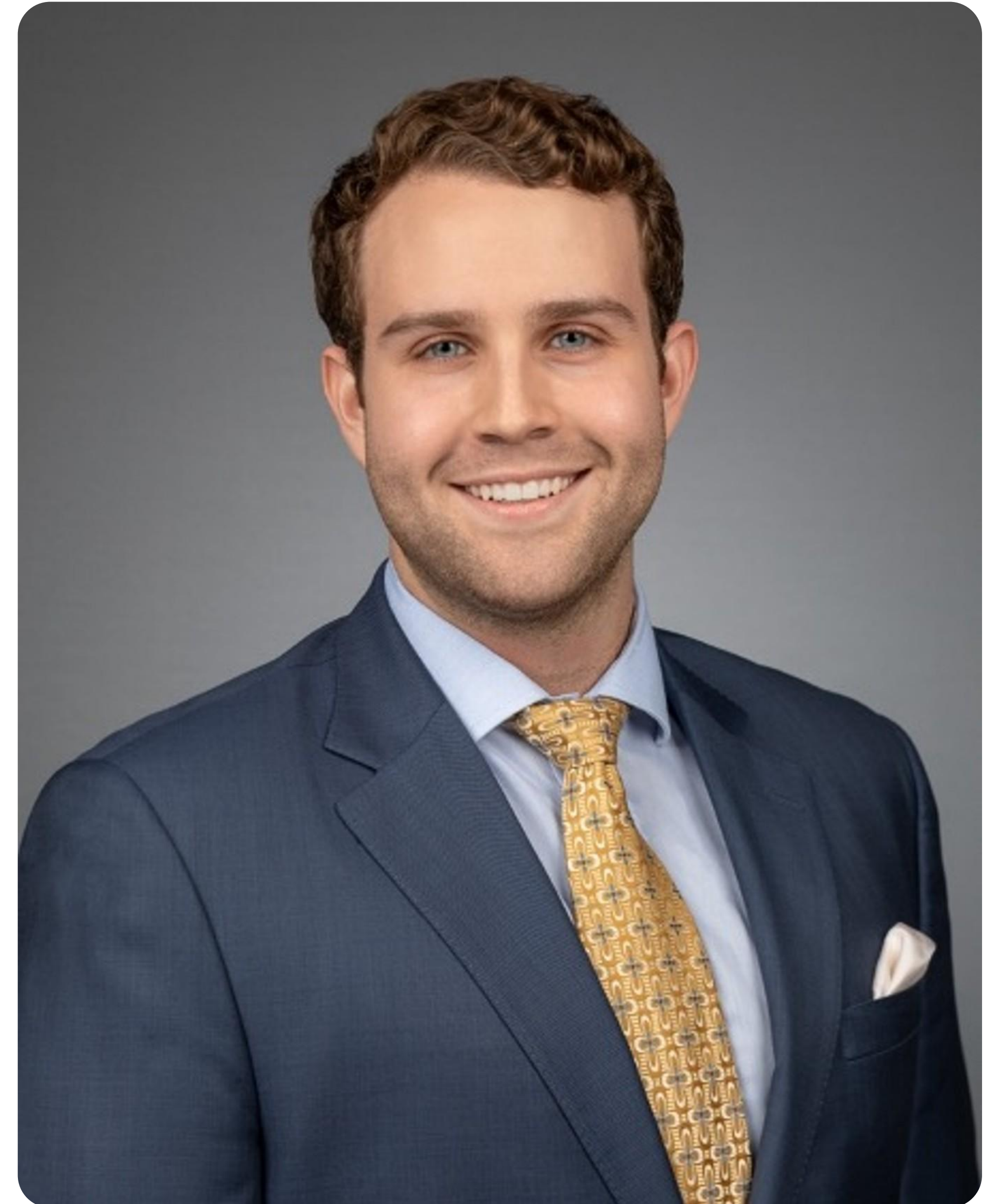
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