

IN THE WORKS

Send us your **In the Works** suggestion. We feature new business construction projects, commercial additions and other commercial renovation projects around the Quad Cities region.

Email: news@quadcitiesbusiness.com.

PHOTOS BY JOHN SCHULTZ | QUADCITIESBUSINESS.COM/IN-THE-WORKS

PROJECT: Adcraft headquarters and retail facility

ADDRESS: 1300 19th Ave. NW, Clinton, Iowa
OWNER/DEVELOPER: Adcraft, Clinton
CONTRACTOR: Build To Suit, Bettendorf
ARCHITECT: N/A
COST: \$5 million
SIZE: 36,000 SF
DESCRIPTION: The custom apparel manufacturer's new facility will include an expanded retail store with sporting goods, fan gear and outlet merchandise. Features include a client focused showroom, workspace, offices, breakrooms, conference rooms and a marketing studio. Two leased spaces will be available for food service tenants. Completion date May or June 2025.



PROJECT: Bi-State Masonry headquarters

ADDRESS: 4900 8th Ave., East Moline
OWNER/DEVELOPER: Belser Ventures, Hillsdale, Illinois
CONTRACTOR: Corson Construction, Bettendorf
ARCHITECT: Joseph Architectural Group, Rock Island
COST: \$1 million
SIZE: 12,000 SF building on five acres
DESCRIPTION: New headquarters for Bi-State Masonry, Inc., which will relocate from Rock Island because of the company's growth. There will be 2,400 SF of office space and 9,600 SF of warehouse space with a 2,400 SF mezzanine. Opening June 1, 2025.



PROJECT: Carol's Village Gardens Housing Complex

ADDRESS: 820 Harrison Street, Davenport
OWNER/DEVELOPER: Vera French Community Mental Health, the Vera French Foundation, Vera French Housing
CONTRACTOR: Russell, Davenport
ARCHITECT: ASK Studio, Des Moines, Iowa
COST: \$10 million
SIZE: 30,000 SF
DESCRIPTION: New facility will include 26 one-bedroom apartments, four 2-bedroom apartments. Completion slated for summer or fall 2025.



PROJECT: Gordon Food Service grocery store

ADDRESS: 340 W. Kimberly Road, Davenport
OWNER/DEVELOPER: Macerich/NorthPark Mall, Davenport
CONTRACTOR: Estes Construction, Davenport
ARCHITECT: N/A
COST: \$3.4 million
SIZE: 32,800 SF
DESCRIPTION: Interior remodel of former big box store to create sales area, offices and restrooms for a new grocery store offering both single and bulk grocery needs. No opening date available yet.



PROJECT: Clinton Townhomes

ADDRESS: 1000-1008 S. Fourth St., Clinton, Iowa
OWNER/DEVELOPER: BTS Development, Bettendorf
CONTRACTOR: Build To Suit, Bettendorf
ARCHITECT: Joseph Architectural Group, Rock Island
COST: \$1 million
SIZE: 5,864 SF total with 1,466 SF finished per unit
DESCRIPTION: Four units featuring three bedrooms, 2.5 baths, and a two-car attached garage. The units range from \$274,900 to \$279,000. Opening this summer.



PROJECT: Katelyn Heights Townhomes

ADDRESS: 5330 Gaines St., units 1-25
OWNER/DEVELOPER: Katie Le, Davenport
CONTRACTOR: HL Home Builder, Davenport
ARCHITECT: N/A
COST: \$4.6 million
SIZE: 38,775 total SF (1,551 SF per unit)
DESCRIPTION: Two story, three bedrooms, 2.5 baths, 2-car attached garage, four buildings, 25 total townhouses. Each unit is one family. Opening spring of 2025.

