

# 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](mailto:news@quadcitiesbusiness.com).

PHOTOS BY DAVE THOMPSON | [QUADCITIESBUSINESS.COM/IN-THE-WORKS](http://QUADCITIESBUSINESS.COM/IN-THE-WORKS)

**PROJECT:** Birchwood South Retail Center

**ADDRESS:** 5133 Ravenwood Lane, Davenport  
**OWNER/DEVELOPER:** Russell, Davenport  
**CONTRACTOR:** Russell  
**ARCHITECT:** Streamline Architects, East Moline  
**COST:** Not disclosed  
**SIZE:** 10,000 SF  
**DESCRIPTION:** Retail business center building with room for one to four tenants. Two tenants are expected to be Tropical Smoothie Cafe and Burn Boot Camp. Completion expected in summer of 2026.



**PROJECT:** The Jade on Tremont

**ADDRESS:** 5504 Tremont Ave., Davenport  
**OWNER:** Perry Reid Properties, Lincoln, Nebraska  
**CONTRACTOR:** Perry Reid Construction, Lincoln, Nebraska  
**ARCHITECT:** TRB Architect, Omaha, Nebraska  
**COST:** \$22.3 million  
**SIZE:** 47,217 SF per building  
**DESCRIPTION:** Three 44-unit apartment and condo buildings with studio to three-bedroom units, garages and a clubhouse. First building to be completed by year's end. All buildings are scheduled to be complete by next summer.



**PROJECT:** Duck Creek Tire & Service

**ADDRESS:** 5632 Forest Grove Drive, Bettendorf  
**OWNER:** Ron Crist  
**CONTRACTOR:** Plan North Construction Management, Arlington Heights, Illinois  
**ARCHITECT:** Joseph Architectural Group, Rock Island  
**COST:** \$3.2 million (including \$450,000 of furniture, fixtures and equipment)  
**SIZE:** 10,600 SF  
**DESCRIPTION:** Additional location for Duck Creek Tire & Service, which will occupy 7,000 SF and have eight service bays. Remainder of the space is for lease. The expected opening is Wednesday, Oct. 20.



**PROJECT:** Apartments on Main

**ADDRESS:** 128 W. 3rd St., Davenport  
**OWNER:** AOM LLC, Davenport  
**CONTRACTOR:** Build-To-Suit, Bettendorf  
**ARCHITECT:** Joseph Architectural Group, Rock Island  
**COST:** \$10.2 million  
**SIZE:** 61,287 SF  
**DESCRIPTION:** New four-story apartment building with 121 studio and one-bedroom apartments. Expected to open later this year.



**PROJECT:** Carol's Village Garden

**ADDRESS:** 820 Harrison St., Davenport  
**OWNER/DEVELOPER:** Vera French Community Mental Health, Bettendorf  
**CONTRACTOR:** Russell, Davenport  
**ARCHITECT:** ASK Studio, Des Moines  
**COST:** \$10 million  
**SIZE:** About 30,000 SF  
**DESCRIPTION:** New residential facility that will include 26 one-bedroom units and four two-bedroom units. Expected to be complete late fall.



**PROJECT:** Niabi Zoo

**ADDRESS:** 13010 Niabi Zoo Rd, Coal Valley  
**OWNER:** Forest Preserve District of Rock Island County  
**CONTRACTOR:** Estes Construction, Davenport  
**ARCHITECT:** Klingner & Associates, P.C., Davenport  
**COST:** \$2.5 million  
**DESCRIPTION:** Construction of four outdoor big cat enclosures, one eagle enclosure, reroofing of the Rhino House, and demolition and repairs related to a January 2025 winter storm. Workers have replaced or repaired all the damaged structures except the pallas cat exhibit. The zoo hopes to create a new modern exhibit in that space in the future.



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