

# IN THE WORKS

The QCBJ's *In the Works* feature spotlights new building construction, commercial additions and other renovation projects around the Quad Cities region. To suggest a project for inclusion, email us details about your new construction or business expansion to [news@quadcitiesbusiness.com](mailto:news@quadcitiesbusiness.com). Include contact information.

PHOTOS BY JOHN SCHULTZ

## PROJECT: 29 Townhouses

**ADDRESS:** 5460 Corporate Park Drive, Davenport.  
**OWNER/DEVELOPER:** Double J Ranch LLC, LeClaire.  
**CONTRACTOR:** Silverthorne Home Builders, Bettendorf.  
**ARCHITECT:** Silverthorne Home Builders.  
**COST:** \$2,073,500.  
**SIZE:** 44,631 SF (1,539 SF per unit).  
**DESCRIPTION:** One-family, three-story townhouses. Each will include three bedrooms, 2 1/2 baths, and a two-car attached garage.



## PROJECT: Dollar Tree

**ADDRESS:** 4060 Middle Road, Bettendorf.  
**OWNER/DEVELOPER:** Ridge Investment Group LLC (landlord), Chesterfield, Missouri.  
**CONTRACTOR:** Western Installation, Arvada, Colorado.  
**ARCHITECT:** CASCO, St. Louis.  
**COST:** \$301,200.  
**SIZE:** 9,970 SF.  
**DESCRIPTION:** First Bettendorf location for the nationwide discount chain. No opening date set yet.



## PROJECT: North Scott High School Lancer Stadium

**ADDRESS:** 200 S. 1st Street, Eldridge.  
**OWNER/DEVELOPER:** North Scott Community School District.  
**CONTRACTOR:** Bruce Builders, Eldridge.  
**ARCHITECT:** Legat Architects, Inc., Moline.  
**COST:** \$6.2 million.  
**SIZE:** 4,000-person seating capacity.  
**DESCRIPTION:** A new home-side stadium with concessions and locker rooms underneath the stadium. Work includes renovation of the old concessions, making restrooms ADA compliant and new stadium entrance. Grass field will be replaced with turf.



## PROJECT: RILCO Corporate Headquarters

**ADDRESS:** 400 S. 14th St., Eldridge.  
**OWNER/DEVELOPER:** GRT Property Group, Bettendorf.  
**CONTRACTOR:** Twin Shores Construction & Development, East Moline.  
**ARCHITECT:** Streamline Architects, East Moline.  
**COST:** \$14 million (headquarters and warehouse).  
**SIZE:** 12,000 SF.  
**DESCRIPTION:** RILCO corporate headquarters is relocating from its current packing facility in Rock Island and corporate headquarters in Moline to a new location in Eldridge. The project involves remodeling 12,000 SF of office space and 143,000 SF of warehouse space, and a 58,000-SF warehouse expansion.



## PROJECT: RILCO Warehouse

**ADDRESS:** 400 S. 14th St., Eldridge.  
**OWNER/DEVELOPER:** GRT Property Group, Bettendorf.  
**CONTRACTOR:** Twin Shores Construction & Development, East Moline.  
**ARCHITECT:** Streamline Architects, East Moline.  
**COST:** \$14 million (headquarters and warehouse).  
**SIZE:** 58,000 SF.  
**DESCRIPTION:** The new 58,000 SF warehouse will join an existing 143,000 SF warehouse as RILCO relocates its packing facility from Rock Island to Eldridge.



## PROJECT: Starbucks

**ADDRESS:** 4200 38th Ave., Moline.  
**OWNER/DEVELOPER:** GRT Property Group, Bettendorf.  
**CONTRACTOR:** Twin Shores Construction & Development, East Moline.  
**ARCHITECT:** Shive Hattery Architecture & Engineering, Bettendorf.  
**COST:** \$1.6 million.  
**SIZE:** 2,500 SF.  
**DESCRIPTION:** New coffee shop located along John Deere Road near the intersection of 38th Avenue and 41st Street. Estimated completion is late summer or early fall 2024.

