# TABLE OF CONTENTS

## ABOUT OPPORTUNITY ZONES
- Purpose of Prospectus……………………3
- Opportunity Zone Tax Incentives…………4

## ABOUT THE QUAD CITIES REGION
- Executive Summary……………………5
- Quad Cities by the Numbers………………6
- Major employers in the Quad Cities……8
- Quad Cities Opportunity Zone Areas…..9

## ZONE INFORMATION
- Davenport IA Opportunity Zones………10
- Muscatine IA Opportunity Zones………37
- Rock Island IL Opportunity Zones………52

## CONTACT US
PURPOSE OF PROSPECTUS

1. Introduce local, regional and national investors to the Quad Cities region

2. Promote investable projects and potential projects

3. Organize stakeholders around a unified vision of growth for the region
Opportunity Zone tax incentives established under Section 1400Z of the Internal Revenue Code allow investors to defer, reduce and eliminate capital gains that are reinvested in qualified opportunity funds that hold at least 90% of fund assets in business or property located in designated “Opportunity Zones.”

- **TEMPORARY DEFERRAL** – Investors may defer recognition of capital gains that are reinvested into a qualified opportunity fund until the earlier of the time that the qualified opportunity zone fund investment is sold or Dec. 31, 2026.

- **STEP-UP IN BASIS** – Investors that hold their qualified opportunity fund investment for at least five years receive a 10% reduction in the original capital gain tax obligation; at seven years, the investor receives an additional 5% reduction in the original capital gain tax obligation.

- **PERMANENT EXEMPTION** – Investors that hold their qualified opportunity fund investment for 10 years will not have to pay any capital gain tax on the appreciation of the investment.

For more information, please visit: [https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions](https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions)
EXECUTIVE SUMMARY

The Quad Cities region is a bi-state, six-county region in eastern Iowa and western Illinois where the Mississippi River and Interstate 80 intersect.

With a population of nearly 475,000, businesses and people alike continue to locate, grow and thrive in the Quad Cities region because of our competitive business costs and advantages, as well as the idyllic Midwestern lifestyle.

The region has experienced a 5.2% increase in economic strength over the past five years.

Manufacturing, logistics, corporate office, defense and agricultural innovation sectors have attracted $1.3 billion in total capital investment, plus the creation of 5,500 new jobs.
Welcome to the Quad Cities region – a cool, creative, connected and prosperous bi-state community on the banks of the mighty Mississippi River.

Encompassing six counties in Iowa and Illinois, the Quad Cities region offers something for everyone, including:

- An overall cost of living that is lower than the national average
- Competitively priced housing options, including lofts, historic and new construction in urban, suburban and rural settings
- Two award-winning local health care systems and within one hour of a nationally recognized university research hospital
- Innovative and superior K-12 schools, colleges and universities
- Robust arts, culture, theater, sports and entertainment scenes
- Award-winning museums & learning centers
- Innovative, creative food landscape with restaurants, food trucks, craft breweries, distilleries & vineyards
- Top-notch parks, outdoor recreational and scenic spaces, with hundreds of miles of trails for hiking, biking and walking
- Diverse cultural festivals and events
- Diverse cultural festivals and events
- Diverse cultural festivals and events
- Diverse cultural festivals and events
- Diverse cultural festivals and events
- Diverse cultural festivals and events

Average commute time of 19 minutes.
When you locate to the Quad Cities region, you are met with an advantageous business environment enjoyed by 30,000 existing companies, plus systems of support that aid in the longevity of your operation.

**Region population:**
474,385

**Cost of living index:**
89.8

**Metro population holding post-secondary degree or higher:**
39.8%

**GDP growth:**
4.1%

**Laborshed:**
743,000

**Fortune 500 & 1000 Companies:**
- John Deere and + 150 others on Fortune’s 500 and 1000 lists that have a presence in our region

**40 higher education institutions within a 90-mile radius with 40,000 graduates/year**

**30,000 businesses, including 35+ international companies**

**Access to 37 million people in less than one day’s drive**
# MAJOR EMPLOYERS IN THE QUAD CITIES

<table>
<thead>
<tr>
<th>BUSINESS</th>
<th>EMPLOYEES</th>
<th>INDUSTRY</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOHN DEERE</td>
<td>7,240</td>
<td>Agricultural Innovation</td>
</tr>
<tr>
<td>ROCK ISLAND ARSENAL</td>
<td>6,163</td>
<td>Defense Manufacturing</td>
</tr>
<tr>
<td>GENESIS HEALTH SYSTEM</td>
<td>5,173</td>
<td>Healthcare</td>
</tr>
<tr>
<td>HY-VEE</td>
<td>4,568</td>
<td>Grocery</td>
</tr>
<tr>
<td>UNITYPOINT HEALTH - TRINITY</td>
<td>3,954</td>
<td>Healthcare</td>
</tr>
<tr>
<td>HNI CORPORATION/THE HON COMPANY/ALLSTEEL</td>
<td>3,200</td>
<td>Office Furniture Manufacturing</td>
</tr>
<tr>
<td>WALMART</td>
<td>2,821</td>
<td>Warehouse Clubs and Supercenters</td>
</tr>
<tr>
<td>ARCONIC</td>
<td>2,500</td>
<td>Aerospace and Defense Aluminum</td>
</tr>
<tr>
<td>TYSON FRESH MEATS</td>
<td>2,400</td>
<td>Food Processing</td>
</tr>
<tr>
<td>OSCAR MAYER/KRAFT HEINZ</td>
<td>1,600</td>
<td>Food Processing</td>
</tr>
<tr>
<td>ISLE CASINO HOTEL BETTENDORF</td>
<td>1,250</td>
<td>Casino, Hotel, Entertainment</td>
</tr>
<tr>
<td>TRI-CITY ELECTRIC CO.</td>
<td>1,200</td>
<td>Electrical Contractor</td>
</tr>
<tr>
<td>WEST LIBERTY FOODS</td>
<td>1,200</td>
<td>Food Processing</td>
</tr>
<tr>
<td>XPAC</td>
<td>1,000</td>
<td>Supply Chain Management and Logistics</td>
</tr>
<tr>
<td>KENT CORPORATION</td>
<td>950</td>
<td>Food Processing</td>
</tr>
<tr>
<td>MERCY MEDICAL CENTER</td>
<td>950</td>
<td>Healthcare</td>
</tr>
<tr>
<td>MIDAMERICAN ENERGY COMPANY</td>
<td>845</td>
<td>Utility/Energy Delivery</td>
</tr>
<tr>
<td>EXELON NUCLEAR – QC GENERATING STATION</td>
<td>800</td>
<td>Utility/Energy Delivery</td>
</tr>
<tr>
<td>COBHAM MISSION SYSTEMS</td>
<td>750</td>
<td>Defense and Aerospace Manufacturing</td>
</tr>
<tr>
<td>NESTLE PURINA PETCARE COMPANY</td>
<td>685</td>
<td>Pet Food Maker</td>
</tr>
<tr>
<td>CUSTOM-PAK INC.</td>
<td>675</td>
<td>Durable Good Manufacturing</td>
</tr>
<tr>
<td>ALORICA</td>
<td>650</td>
<td>Global Customer Service</td>
</tr>
<tr>
<td>VON MAUR</td>
<td>640</td>
<td>Retail Headquarters &amp; Distribution Center</td>
</tr>
<tr>
<td>UNITED PARCEL SERVICE</td>
<td>640</td>
<td>International &amp; Domestic Package Shipping</td>
</tr>
<tr>
<td>GREAT DANE TRAILERS</td>
<td>600</td>
<td>Truck Trailer Manufacturing</td>
</tr>
<tr>
<td>ARCHER DANIELS MIDLAND (ADM)</td>
<td>600</td>
<td>Food Processing</td>
</tr>
<tr>
<td>GROUP O</td>
<td>526</td>
<td>Third Party Logistics</td>
</tr>
<tr>
<td>SEARS MANUFACTURING</td>
<td>520</td>
<td>Durable Good Manufacturing</td>
</tr>
<tr>
<td>JUMER’S CASINO AND HOTEL</td>
<td>482</td>
<td>Casino, Hotel, Entertainment</td>
</tr>
<tr>
<td>RHYTHM CITY CASINO</td>
<td>466</td>
<td>Casino, Hotel, Entertainment</td>
</tr>
<tr>
<td>MODERN WOODMEN OF AMERICA</td>
<td>435</td>
<td>Insurance</td>
</tr>
</tbody>
</table>

The Quad Cities region’s major, private-sector employers provide jobs, careers and employment opportunities for residents in our six counties. These employers span multiple industries and continue to grow as integral institutions in our area.
The Quad Cities region has ten Opportunity Zones located in five communities with industrial, commercial and residential investment opportunities.

1. Davenport, Iowa
2. Muscatine, Iowa
3. Clinton, Iowa
4. Rock Island, Illinois
5. Kewanee, Illinois
DAVENPORT AT A GLANCE

- **OVER**
  - **$260M**
  - spent in the Opportunity Zone area in the last five years

- **INCREASED BY**
  - **145%**
  - assessed value within the Davenport Opportunity Zones between 2008 and 2018

- **PROJECTED**
  - **$84M+**
  - to be spent in the next 18 months

- **4%**
  - increase in population from 2010 (98,325) to 2017 (102,268)

- **Downtown daytime population:**
  - **6,908**

- **3.8%**
  - Unemployment rate – as of August 2019
The **C-D Downtown Zoning District** is intended to accommodate the unique development environment of downtown Davenport. The District is intended to reinforce and enhance the existing character of downtown as a point of regional focus, a destination for culture, sports and entertainment, and a vibrant, pedestrian-friendly, mixed-use environment.

The **I-2 Heavy Industrial Zoning District** is intended to provide for a variety of general manufacturing, fabricating, processing, distributing and warehousing uses. The I-2 district accommodates the most intense uses as outdoor storage and activities.

The purpose of the **I-MU Industrial Mixed-Use Zoning District** is to provide for a mix of light industrial uses as well as compatible commercial uses such as recreation, entertainment and retail establishments to promote the reuse of older, character-giving structures that may no longer be suitable for their original purposes. The I-MU District may also function as a transition district between the C-D Downtown District and surrounding areas. Higher-density residential is also permitted in the I-MU District.

The **R-4C Single-Family and Two-Family Central Residential Zoning District** is intended to preserve and protect Davenport’s dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

The **R-MF Multi-Family Residential Zoning District** is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.
DAVENPORT TOP INDUSTRIES

MANUFACTURING
Sterilite, Kraft, Nestle Purina, Sears Manufacturing, John Deere, Cobham Mission Systems, Phoenix Closures, MA Ford, RA Jones, PB Leiner

HEALTHCARE
Genesis Health System

EDUCATION
St. Ambrose University, Palmer College of Chiropractic, Eastern Iowa Community Colleges, University of Iowa Outreach
DAVENPORT ECONOMIC DEVELOPMENT PROJECTS

STERILITE CORPORATION | City’s contribution through TIF is estimated to be $17.7 million over 15 years
- New to the region, Sterilite Corporation finalized construction of their 2.5 million square-foot manufacturing and distribution center facility in Davenport. They opened for production in April 2018.
- Sterilite currently has 140 full-time employees and will create a total of 500 jobs over a five-year period.
- New facility is located adjacent to the Eastern Iowa Industrial Center and resulted in the annexation of approximately 160 acres into the City of Davenport. The building is the largest single building in Davenport and is currently assessed at $54 million.

KRAFT HEINZ FOODS | City’s contribution through TIF estimated to be $10 million over 15 years
- Kraft Heinz added an additional 50,000 square feet in 2019 to their new food production facility built in 2017, bringing the total square footage to 380,000. The facility is currently assessed at $40.9M. The $200+ million facility is located in the Eastern Iowa Industrial Center.
- At full capacity the production facility will employ 745 full-time employees, which is 270 more jobs than originally projected.

COBHAM
- Manufacturer of aerospace and defense critical control systems, Cobham is investing $68 million in their existing facility and adding 150 jobs to bring total jobs to 900 in 2019.

JEWELL GROUP
- Manufacturing company located in the Iowa Research Technology and Commerce Park
- Initial private investment of $7.5 million (55,000 sq ft) and approximate $3 million (21,000 sq ft) expansion in 2018

7G DISTRIBUTING
- New beverage distribution facility in the Eastern Iowa Industrial Center completed in 2018
- $10 million project located on 17 acres
Downtown Business Improvement District (SSMID)

As administrators of the Self Supporting Municipal Improvement District (SSMID), the Downtown Davenport Partnership provides leadership and advocacy for downtown economic development, planning, cultural vitality, events, marketing and clean-and-safe initiatives. DDP leverages your investment for additional growth downtown.
DOWNTOWN INVESTMENT 2017-2018

- **$82 M** COMPLETED PROJECTS
- **$48 M** UNDER CONSTRUCTION
- **$93 M+** PLANNED PROJECTS
- **$545 M+** INVESTED SINCE 2000
RECENT DOWNTOWN PROJECTS

EASTERN IOWA COMMUNITY COLLEGES (EICC) completed a $32 million redevelopment of their downtown Urban Campus.

CITY SQUARE recently completed a $60 million half-block, historic renovation including: hotel, residential, office and retail space.

8 MAJOR PROJECTS completed in downtown Davenport in 2017-18. This includes a virtual reality and e-sports center, five restaurant/coffee shops, two gyms, a salon, an events center and multiple apartment buildings.
### Downtown Investment 2017-2018

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Investment</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Square Current Hotel/Center Bldg.</td>
<td>$33M</td>
<td>215 Main</td>
</tr>
<tr>
<td>EICC Urban Campus</td>
<td>$32M</td>
<td>131 W. 3rd</td>
</tr>
<tr>
<td>Pershing Hills Lofts</td>
<td>$15M</td>
<td>511 Pershing</td>
</tr>
<tr>
<td>Armored Gardens/Triple Crown Whiskey Bar &amp; Raccoon Motel</td>
<td>$1M</td>
<td>315 Pershing</td>
</tr>
<tr>
<td>Stardust Event Center</td>
<td>$300K</td>
<td>218 Iowa</td>
</tr>
<tr>
<td>Adler Theater Marquee</td>
<td>$340K</td>
<td>136 3rd</td>
</tr>
<tr>
<td>Rubys &amp; Panini &amp; Friends Building</td>
<td>$700K</td>
<td>429 E. 3rd</td>
</tr>
<tr>
<td>The Livery Apts.</td>
<td>$1.1M</td>
<td>427 Brady</td>
</tr>
</tbody>
</table>

**Total Investment: $82 Million**
POTENTIAL INCENTIVES

All local, state and federal incentives available within the Opportunity Zone:

• Urban Revitalization Tax Exemption program (URTE)
• Federal Historic Tax Credits
• Iowa Historic Tax Credits
• Tax Increment Financing
• Low Income Housing Tax Credits
• Workforce Housing Tax Credits
• Brownfield/Grayfield Tax Credits
• Community Development Block Grant (CDBG) Funds
• HOME Funds
• Other state incentives

Additional SSMID incentives:

• Facade improvement grants
• Commercial interior grants
POTENTIAL URTE INCENTIVES

Central City Area

C1 - Commercial & Industrial: 10-Year Phased in Exemption
C2 - Commercial and Industrial: 100% Exemption for 3 years
C3 - Residential & Multi-Residential: 100% for 10 years
POTENTIAL SITES

- River Center Green Space (p. 23)
- Mississippi River Riverfront/River Vision (p. 24)
- New YMCA Development Site (p. 25)
- YMCA Commercial Development Site (p. 26)
- Old YMCA Property (p. 27)
- Riverwatch Place (p. 28)
- 400 River Condos/Commercial Site (p. 29)
- Kraft Heinz Facility and Parking Lots (p. 30)
- Ground Transportation Site (p. 32)
- Wonder Bread Facility (p. 33)
- Kahl Building and Capitol Theatre (p. 34)
- 6th St. Green Space Neighborhood (p. 35)
- Wells Fargo Bank Drive Thru and Parking Ramp (p. 36)
Ownership Detail:
City of Davenport

The Opportunity:
- Mixed-use
- Retail
- Entertainment
- Housing
- Zoned C-D

The Assets:
- Substantial property tax incentives
- 0.54 acres
- Close to shops, breweries, restaurants, nightlife.
- Next to 100,000 sq ft event center
POTENTIAL SITES

RIVERFRONT/ RIVER VISION
125 S. PERRY ST.

In process of major public riverfront development project with opportunities for private investment

- Zoned C-D
- World-class river view
NEW YMCA DEVELOPMENT SITE
644 E. 4TH ST.

Ownership Detail:
YMCA

The Opportunity:
- Excellent opportunity for private investment
- Fall 2019 construction to begin
- $20 million total project cost
- Zoned C-D

The Assets:
- Shovel-ready
- Adjacent commercial site
- 10,000+ membership
- 70,000 sq ft state-of-the-art facility
- Rooftop group exercise setting with river views
YMCA COMMERCIAL DEVELOPMENT SITE
644 E. 4TH ST.

Ownership Detail:
YMCA

The Opportunity:
• Multi-residential
• Commercial
• Retail
• Entertainment
• Zoned C-D

The Assets:
• Steps away from brand new state-of-the-art YMCA facility with 10,000+ membership
• Substantial property tax incentives
• Largest available greenspace, shovel-ready property in the downtown area
• Approximately 5 acres
OLD YMCA PROPERTY
606 W. 2ND ST.

Ownership Detail:
YMCA

The Opportunity:
- Excellent opportunity for demo and redevelopment
- Multi-unit housing
- Multi-unit office space, retail, restaurant
- Zoned C-D

The Assets:
- 1.50 acres
- Downtown location
- 2 blocks north of nationally awarded Modern Woodmen baseball park, farmers market, Mississippi River and parks

Quad Cities Region Opportunity Zones
Ownership Detail:
Riverwatch LLC

The Opportunity:
- Mixed-use
- Multi-unit housing
- Entertainment
- Retail/office space
- Zoned C-D

The Assets:
- Shovel-ready
- Significant tax incentives
- 1.74 acres
- River views
- Conveniently located next to Rock Island Arsenal with employment of 6,100+
- Desirable downtown location
Ownership Detail:
Davenport Development Group LLC

The Opportunity:
• Design-ready
• Proposed high-end, market-rate residential housing
• Mixed-use
• Commercial
• Retail
• Entertainment
• Zoned C-D

The Assets:
• Steps away from downtown year-round farmers market with a weekly average of 10,500 visitors
• Desirable downtown location
• Adjacent to nationally awarded Modern Woodmen baseball park
POTENTIAL SITES

KRAFT HEINZ PARCEL MAP
POTENTIAL SITES

KRAFT HEINZ FACILITY AND PARKING LOTS
1337 W. 2ND ST. AND SURROUNDING AREA

Ownership Detail:
Kraft Heinz

FACILITY

The Opportunity:
• Commercial & Industrial
• Zoned I-2

The Assets:
• Approximate 12-acre site
• Allocation of $3 million from State of Iowa Economic Development Authority already approved
• Close to downtown vicinity
• Close to downtown year-round farmers market with a weekly average of 10,500 visitors
• Close to nationally awarded Modern Woodmen baseball park

PARKING LOTS

The Opportunity:
• Multi-unit housing
• Commercial
• Large mixed-use site (restaurants, retail, nightlife, boutique hotel)
• Zoned I-2

The Assets:
• 6-acre parking lot(s)
• Allocation of $3 million from State of Iowa Economic Development Authority already approved
• Close to downtown vicinity
• Close to downtown year-round farmers market with a weekly average of 10,500 visitors
• Close to nationally awarded Modern Woodmen baseball park
Ownership Detail:
City of Davenport/
Eastern Iowa Community Colleges

The Opportunity:
- Opportunity for demo and redevelopment
- Multi-unit housing
- Commercial
- Hotel
- Zoned C-D

The Assets:
- 2.35 acres
- Excellent downtown location
- Close to downtown year-round farmers market with a weekly average of 10,500 visitors
- Close to nationally awarded Modern Woodmen baseball park
WONDER BREAD FACILITY
1034 E. RIVER DR.

Ownership Details:
Continental Lofts LLC

The Opportunity:
• High-end, multi-unit housing development
• Commercial
• Zoned I-MU

The Assets:
• 2 acres
• River view
• Conveniently located between downtown area and the historic Village of East Davenport district
KAHL BUILDING AND CAPITOL THEATRE
326 W. 3RD ST.

Ownership Details:
New Kahl LLC

The Opportunity:
- Multi-unit housing
- Theatre venue
- Restaurant
- Nightlife
- Boutique hotel
- Zoned C-D

The Assets:
- .55 acres
- 128,062 sq ft building
- Excellent downtown location
Ownership Details:
City of Davenport

The Opportunity:
- Multi-unit housing
- Single-family housing
- Shovel-ready
- Zoned R-4C

The Assets:
- 1.5 acres
- Next to recently completed city-funded revitalization development
- River views
- Conveniently located between downtown area and the historic Village of East Davenport district
- Directly north of planned $20 million YMCA state-of-the-art-facility
Ownership Details:
Financial District Properties

2 Designed and Planned Multi-Unit Housing Projects:
• Demo and construction of 22 new units at former Wells Fargo Bank drive-thru
• New construction of 35 units directly above existing parking structure
• Excellent downtown locations
MUSCATINE AT A GLANCE

$545M
In public & private investment in the past five years

14%
increase in labor population (2011-2017)

1M
square feet new commercial and industrial space in the past five years

Demand of
58 new housing units annually

#1
strongest micropolitan economy 3 of 5 years (2014-2018) (Policom)
MUSCATINE OPPORTUNITY ZONE AREA

Opportunity Zone (Muscatine East)
MUSCATINE TOP INDUSTRIES

MANUFACTURING
HNI Corporation, SSAB Steel, Musco Sports Lighting, The Raymond Corporation

FOOD & BIOTECHNOLOGY
Kraft Heinz, Grain Processing Corporation, Bayer U.S. – Crop Science

HEALTHCARE
UnityPoint Health – Trinity

EDUCATION
Muscatine Community College, Muscatine Community School District
**MERRILL HOTEL & CONFERENCE CENTER** | City’s contribution through TIF
- The #1 hotel in the State of Iowa opened in 2018
- $41 million investment

**HNI CORPORATION** | City’s contribution through TIF
- 140,000 sq ft expansion for manufacturing at Highway 61 Campus
- New corporate headquarters as well as additional investments and improvements at various HNI facilities in Muscatine
- $55 million investment

**BAYER CROP SCIENCE MUSCATINE** | County’s contribution property tax exemption
- $50 million investment and expansion to Muscatine facility

**MISSISSIPPI DRIVE RECONSTRUCTION** | City investment
- $13 million reconstruction of the main corridor through downtown Muscatine

**FIBER TO THE HOME PROJECT** | Municipal utility investment
- $19 million investment by Muscatine Power & Water to fully connect every home and business to high-speed communication fiber
Potential sites with the Muscatine Opportunity Zone:

- BCF&M Site (p. 43)
- North Port Site (p. 44)
- Hawkeye Site (p. 45)
- Carver Corner Site (p. 46)
- Kleindolph Site (p. 47)
- Bermel Site (p. 48)
- Henning Site (p. 49)
- Heckman Site (p. 50)
- SECO Site (p. 51)

All local, state and federal incentives available within the Opportunity Zone:

- Tax Increment Financing
- Tax Abatement
- New Market Tax Credits
- Low Income Housing Tax Credits
- Workforce Housing Tax Credits
- Local Small Business Forgivable Loan Program
- Local Special Economic Development Grants
- Other state incentives
BCF&M SITE
3504 OAKVIEW DRIVE

Ownership Details:
BCF&M

The Opportunity:
• Residential
• Commercial
• Mixed-use

The Assets:
• Zoned light industrial
POTENTIAL SITES

NORTH PORT
3400 NORTH PORT DRIVE

Ownership Details:
VMI – North Port Commons LLC

The Opportunity:
• Residential
• Commercial
• Mixed-use

The Assets:
• Zoned mixed-use

Quad Cities Region Opportunity Zones
HAWKEYE
900 E 2ND STREET

Ownership Details:
City of Muscatine

The Opportunity:
• Residential
• Commercial
• Mixed-use

The Assets:
• Zoned heavy industrial
Ownership Details:
City of Muscatine

The Opportunity:
• Residential
• Commercial
• Mixed-use

The Assets:
• Zoned light industrial
POTENTIAL SITES

KLEINDOLPH
350 COLORADO STREET

Ownership Details:
Robert Kleindolph

The Opportunity:
• Residential
• Multi-Family

The Assets:
• Zoned residential – Multi-Family
BERMEL SITE
1907 SAVANNAH AVENUE

Ownership Details:
Frank Bermel

The Opportunity:
- Residential
- Mixed-use

The Assets:
- 140 acres
- Located ¼ mile from four-lane Highway 61
- Zoned residential
- Located in Future Grow Zone of Muscatine
HENNING SITE
1918 SOLOMON AVENUE

Ownership Details:
Jerry Henning

The Opportunity:
- Light industrial
- Commercial
- Warehousing/distribution

The Assets:
- 62 acres
- Direct access to four-lane Highway 61
- Zoned agricultural
Ownership Details:
Heckman Farm Partnership

The Opportunity:
• Commercial
• Warehousing/distribution
• Residential

The Assets:
• 55 acres
• Direct access to Highway 38
• Zoned light industrial
• Located in Future Grow Zone of Muscatine
POTENTIAL SITES

SECO SITE
3709 HIGHWAY 38

Ownership Details:
SECO Investment Company

The Opportunity:
• Light industrial
• Commercial
• Warehousing/distribution

The Assets:
• 23 acres
• Direct access to Highway 38
• Zoned light industrial
• Located in Future Grow Zone of Muscatine
ROCK ISLAND, IL OPPORTUNITY ZONES
ROCK ISLAND AT A GLANCE

OVER $1.3M in infrastructure improvements over the past five years.


$12M rehabilitation project of 230 income-restricted rental housing units is underway.

Over $220,000 invested through 5 different grant programs in Opportunity Zones.

18% population increase in Opportunity Zones (2012-2017).
ROCK ISLAND ZONING TYPES & DEFINITIONS

R-2 One-Family Residences

R-3 One- and Two-Family Residences

R-4 One-to Six-Family Residences

Residential districts (R-1 through R-7) are established in order to protect public health, and promote public safety, convenience, comfort, morals, prosperity and welfare.

B-1 The Neighborhood Business District is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of a fully developed neighborhood.

B-3 The Community Business District is intended to provide for major businesses that serve a significant segment of the population.

I-1 The Light Industrial District is intended to provide for the development of most types of industry with regulations designed to protect adjacent properties.

I-2 The General Industrial District is intended to provide for large scale manufacturing facilities not otherwise permitted, which have potential significant external impacts to adjacent properties.
ROCK ISLAND TOP INDUSTRIES

MANUFACTURING
Rock Island Arsenal, Honeywell Safety Products, Agrisolutions, Hill & Valley Premium Bakery, Green Thumb Industries

INSURANCE
Modern Woodmen of America, Royal Neighbors of America, Illinois Casualty Company

EDUCATION
Augustana College, Rock Island-Milan School District

HEALTHCARE
UnityPoint Health – Trinity
ROCK ISLAND ECONOMIC DEVELOPMENT PROJECTS

GREEN THUMB INDUSTRIES | City’s contribution through tax rebates
- Expansion of existing facilities
- $17 million investment
- 120 new jobs

AGRISOLUTIONS | City’s contribution through property tax rebates
- Expanding into an existing facility
- $3 million investment
- 100 new jobs

MCLAUGHLIN BODY COMPANY | City’s contribution through TIF
- $7 million investment
- 100+ new jobs

MILLENNIA | City’s contribution through TIF
- Approximately $12 million investment into rehabilitation of 230 existing income restricted rental housing units
Potential sites within the Rock Island Opportunity Zone:

- Norcross Site (p. 59)
- Franklin School Site (p. 60)
- Skip-a-Long Daycare Facility (p. 61)

All local, state and federal incentives available within the Opportunity Zone:

- Community Development Block Grant Funds
- HUB Zone
- New Market Tax Credit-Eligible Area
- Other state incentives
Ownership Details:
Rock Island Realty, LLC

The Opportunity:
• Excellent opportunity for demolition and redevelopment

The Assets:
• 10.3 acres
• High visibility along State Route 92
• Zoned I-2
• Located near downtown Rock Island, Centennial Bridge and Interstate 280

Quad Cities Region Opportunity Zones
FRANKLIN FIELD
9TH STREET
AND 12TH AVENUE

Ownership Details:
Rock Island-Milan School District

The Opportunity:
• Mixed-use
• Neighborhood business and service development
• Multi-unit office space, retail, restaurant
• Mixed-income, multi-family housing

The Assets:
• High visibility on 9th & 11th St.
• Zoned R-3
• 3.75 acres
Ownership Details:
Skip-a-Long Daycare Center and City of Rock Island

The Opportunity:
• Opportunity for demolition and/or redevelopment of well-established early education facility serving families in the Opportunity Zone
• Social Impact Investment, Education, Zoned R-3

The Assets:
• 5.5 acres
• Across the street from income restricted rental housing units
• Easily accessible by public transit
• Highly visible along State Route 92
Susanne Knutsen
Economic Development Manager
City of Davenport
e: smk@ci.davenport.ia.us
p: 563.326.7711

Adam Thompson
Economic Development Director
Greater Muscatine Chamber of Commerce & Industry
e: athompson@muscatine.com
p: 563.263.8895

Kyle Carter
Executive Director
Downtown Davenport Partnership
e: kcarter@quadcitieschamber.com
p: 563.823.2674

Tarah Sipes
Economic Development Manager
City of Rock Island
e: sipes.tarah@rigov.org
p: 309.732.2923
Quad Cities Chamber is your one-stop organization for all economic development and Opportunity Zone inquiries

For additional details or questions about Opportunity Zones or other economic development opportunities, please contact:

Tami Petsche  
Vice President, Economic Development  
563-823-2655  
tpetsche@quadcitieschamber.com  
www.quadcitieschamber.com