



Property Highlights

Featuring approx. 72,843 SF of Industrial, Commercial, Residential & Recreational Potential

Endless Possibilities: Ideal for occupiers, investors, and developers, this property supports industrial, commercial, residential, and recreational uses. Its strategic location and diverse features make it an unparalleled acquisition

Excellent Connectivity:

- o **5 miles to I-74** and **7 miles to I-280**, providing direct routes to all of the Quad Cities
- o Just **15 minutes from Moline** and **20 minutes from Downtown Davenport**

Transportation Access: Only **6 miles from Quad Cities International Airport**. Potential rail access nearby enhances industrial and commercial options

Quad Cities Economic Hub: Positioned within a thriving economic corridor known for its business-friendly environment and growth opportunities, appealing to investors and developers

Nearby Amenities: Close to shopping, dining, and healthcare in Moline and East Moline, ensuring essential services are within easy reach

Versatile Opportunity

12200 104TH St., Coal Valley, IL

FOR SALE

\$2,957,800

TOTAL ACRES

40

Details

Parcel	24-11-100-001
Taxes	\$7,581.24 (2024)
Zoning	A-1

Extensive Facilities:

- **20,806 SF Main Building:** Perfect for dormitory housing, educational institutions, or residential development
- **2,779 SF Administrative Building**
- **15,000 SF Gymnasium**
- **827 SF Chapel:** Adds unique character for retreats or specialized developments
- **9,600 SF Auto Shop**
- **2,464 SF Remodeled Farmhouse**
- **3,000 SF Industrial Arts (Wood Shop) Building**
- **6,575 SF Industrial Ag Building with Attached Greenhouse**
- **9,292 SF Milk Barn**
- **2,500 SF Annex**
- **Agricultural Component:** 13 acres of tillable farmland provide solid agricultural potential alongside industrial and residential opportunities
- **Recreational & Specialized Amenities:** Gymnasium, chapel, baseball field, and scenic open spaces offer exceptional potential for retreats, educational campuses, recreational facilities, or custom developments
- **Modern Infrastructure:** Updated mechanical systems, comprehensive security setup, and a mix of septic and municipal services ensure operational readiness



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Community & Recreation: Surrounded by local parks, golf courses, and recreational areas, ideal for residential, retreat, or campus-style developments

- **Zoning & Flexibility:** Zoned **A-1 Agricultural District**, allowing for certain institutional uses, expanding the property's versatility
- **Additional Features:** Permanent easement with the Village of Coal Valley for a water tower located on the eastern portion of the property



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Map of Buildings



1. Main Building, Dormitories, Education
2. Administrative Building
3. Gymnasium
4. Auto Shop
5. Farmhouse
6. Chapel
7. Industrial Ag Building with Attached Greenhouse
8. Milk Barn
9. Annex
10. Industrial Arts (Wood Shop) Building
11. Baseball Field
12. Water Tower



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A Dynamic, One-of-a-Kind Opportunity in Today's Market!



All information, including building square footage, is deemed reliable but not guaranteed. All details should be independently verified by interested parties.



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