

Coal Valley Commercial Asset

Investor Buyer Opportunity - Owner-led Distribution

ASSET SALE	PRIME CORRIDOR	FIT-FIRST DILIGENCE
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This packet provides a disciplined, high-level buyer summary plus reference views for quick diligence. Pricing, address specifics, and underwriting numbers are provided after basic fit confirmation.

Owner credentials	
Brian Bastian	Owner-Operator
25 years as a business owner in the community	Direct requests: info@coalvalleybusiness.com

Controlled distribution and optionality

This is direct-to-owner by design. The objective is fit, clarity, and efficient diligence - not broad distribution. Because the owner intends to remain an adjacent owner, the long-term standard for the corridor matters. For the right buyer and plan, there may be future optionality to expand over time and further improve the investment. Any future expansion discussions would be separate and subject to mutual alignment.

Next step

Request the packet by email. Provide buyer profile, intended use, and timeline. If fit is confirmed, a walkthrough is scheduled.

Executive Summary

Coal Valley is positioned within the expanding Quad Cities region and is showing measurable momentum supported by new retail investment, infrastructure improvements, and continued community services buildout. This opportunity is structured for investor-buyers who prefer a direct, owner-led process and a clean diligence path.

Investment highlights

- Prime corridor positioning designed for visibility and access within the broader metro.
- Owner-led distribution with fit-first packet release and a disciplined walkthrough process.
- Documented growth proof signals: new retail investment, completed road resurfacing, and regional economic outlook.
- Multiple end-use paths supported by corridor context: high-end retail, professional office, and mixed-use concepts (buyer to verify zoning and use).
- Optionality mindset: corridor standard and potential future expansion discussions remain aligned with complementary outcomes.

What is provided in this packet

- Growth proof summary and corridor rationale (high-level).
- Reference views: overhead context, parcel view, plat lines, and zoning reference.
- Owner-led process and next steps checklist.

What is provided after fit confirmation

- Pricing, address specifics, and underwriting numbers.
- Transaction terms discussion and timeline alignment.
- Any additional diligence materials (as applicable).

Growth Proof and Site Rationale

Growth proof items (Coal Valley, Illinois)

- New commercial project: a 17,000 square foot Fareway grocery store at the southeast corner of 1st Street and Route 6, with groundbreaking in late 2025 and anticipated 2026 opening.
- Infrastructure enhancement: a 4.7 million dollar resurfacing project completed in 2025 improved over seven miles of 104th Street, strengthening connectivity.
- Regional outlook: the Quad Cities area is forecasted for steady to stronger growth in 2026 with a cautiously optimistic outlook tied to stable labor markets and business planning.
- Community investment: continued updates and expansion projects supporting public safety services.
- School district stability and upgrades: consistent enrollment and active facility projects supporting family influx.

Why this site works

- High visibility and traffic corridors: positioned along major routes that connect Coal Valley, Moline, and the broader Quad Cities.
- Access and connectivity: proximity to regional highways and improved county roads supports commuter traffic and business logistics.
- Adjacent synergy: regional amenities and ongoing municipal improvements support a mixed ecosystem for retail, service, and professional uses.

What buyers can build (concept use cases)

- High-end retail: boutique, specialty, wellness, or premium service offerings aligned with corridor visibility and demand signals.
- Professional office / mixed-use: medical, professional services, or multi-tenant concepts with strong access and corridor standard.
- Buyer-specific plan: alternative concepts considered based on fit, zoning confirmation, and diligence.

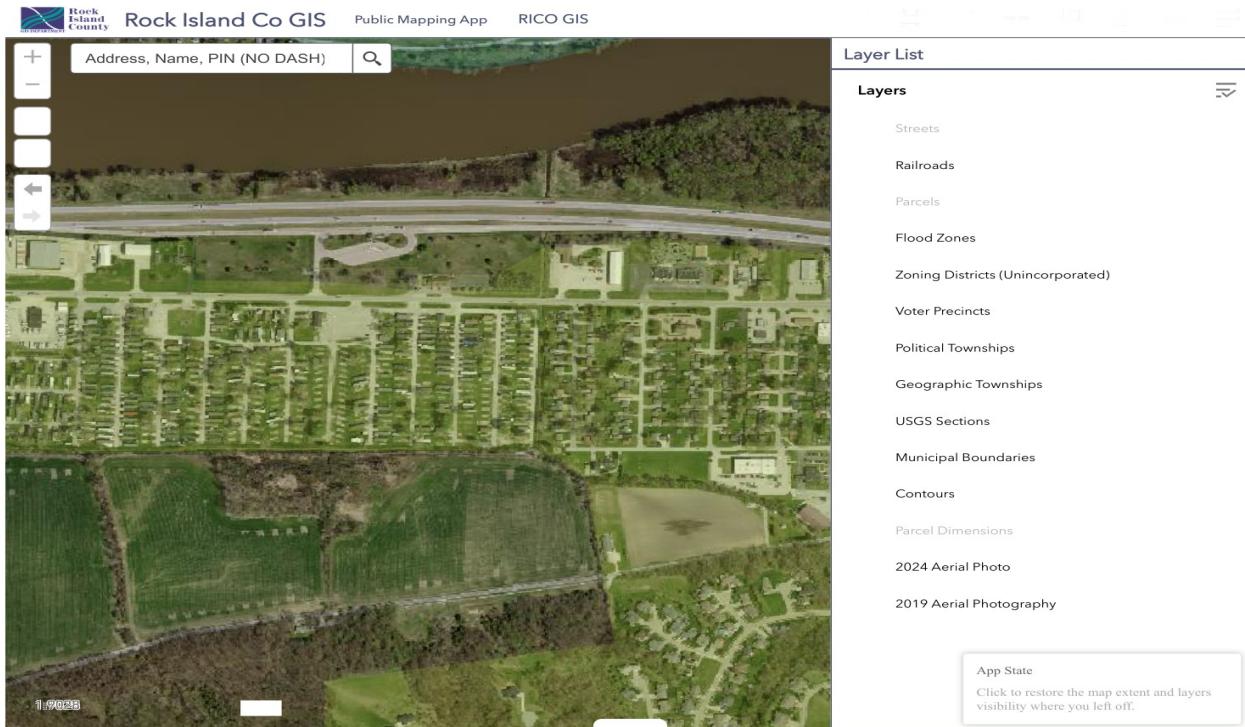
Note: zoning and permitted uses must be verified by the buyer with the municipality and any applicable agencies.

Site Views (Reference)

The following views are provided to support orientation and early diligence. They are reference images and should be verified using official sources.

Overhead Context View

Regional orientation for corridor context, surrounding anchors, and approach patterns.



Overhead Parcel View

Tight view supporting diligence review: access points, adjacency, and parcel orientation.



Source references are linked on the landing page (county GIS and municipal sources).

Site Views (Reference) - Continued

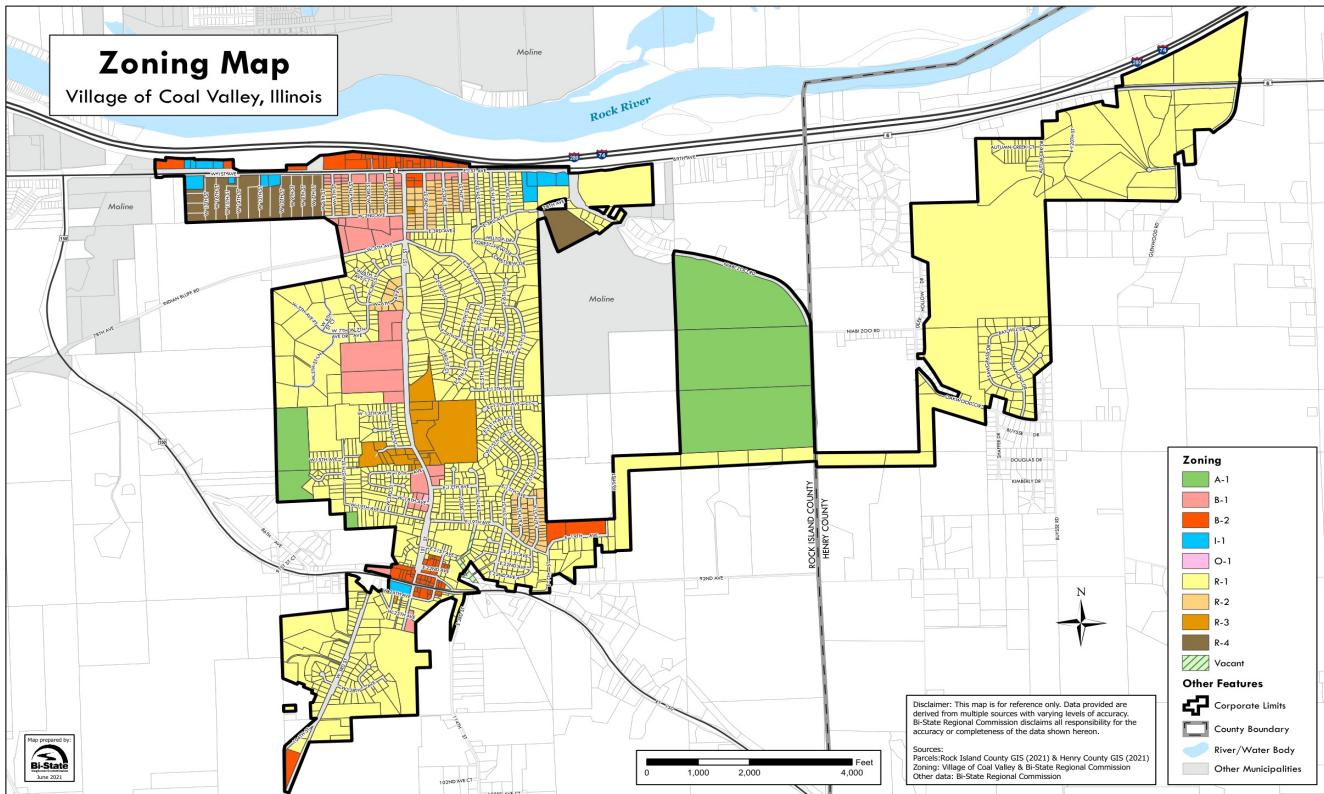
Plat / Parcel Lines

Boundary clarity for underwriting context and parcel geometry reference.



Municipal Zoning Reference

Municipal zoning reference view for general planning alignment (buyer to confirm applicability).



Owner-led Process and Next Steps

Process overview

- Step 1 - Request packet: email buyer profile, intended use, and timeline.
- Step 2 - Fit confirmation: owner reviews fit and confirms next steps.
- Step 3 - Walkthrough: on-site walkthrough scheduled after fit confirmation.
- Step 4 - Terms: negotiation and definitive documentation based on mutual alignment.

Deal packet request template

Use the Request Deal Packet button on the landing page to generate an email with a structured request. If your device blocks mailto, email directly to info@coalvalleybusiness.com with the details below.

Buyer / Entity	Name, entity type, decision-maker(s).
Intended Use	High-level use concept and requirements.
Timeline	Preferred walkthrough window and target close timeline.
Capital / Close Path	Cash/financing/other; proof of funds available upon request.

Disclaimer

This packet is informational and does not constitute an offer to sell. Any transaction is subject to mutual agreement, buyer due diligence, and definitive documentation. Zoning, permitted use, and development feasibility must be confirmed by the buyer.