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Construction continues at Hartman Lakes development in Shiloh

IBJ staff report

Construction continues at Darrell Shelton’s Hartman Lakes development on the northwest corner of Hartman Lakes and Frank Scott Parkway (Thouvenot Lane) in Shiloh.

The development is basically three major components that will eventually take in 64 acres, said Community Manager Kari Borden. The development is comprised of apartments already built or soon underway; a series of villas; and an active living community for people 55 and older. All are part of the original master plan.

The \$26 million, 216 apartment-unit complex called Thirteen01 at Hartman Lakes was completed in 2019 and is currently 99 percent leased.

Because of the success, Shelton is adding an additional three buildings with 72 more units that start leasing in May 2021. One-bedroom apartments start at

\$1,190 a month and two-bedrooms start at \$1,490 a month. Construction began in 2020. They are garden apartments with touches like granite countertops and stainless steel appliances, mirroring the 216 apartments already completed.

The next phase for Hartman Lakes is an additional 34-acre, 55-plus active living resort-style residential community, to be located to the right of the main entrance.

Shelton’s vision for the concept, which is marketed as “55+ and Wiser,” will be anchored by Oasis, a four-story, 108-unit, one- and two-bedroom interior corridor apartment building that begins construction this March.

Oasis’ amenities will include a large pool, gas grills, third-floor terrace, pickle ball courts, bocce ball, fitness room, multipurpose room, business center and a café that will convert to serve happy hour in the evening. At least one lessee for each unit will have to be 55 or older.

Oasis is surrounded by the Villas at Hartman Lakes with 98 villa units now under construction and some already available to rent. The first resident of the villas moved in, in early December.

“We have had so much praise, oh my gosh,” Borden said. “These villas are to die for.”

She describes the villas as spacious, 1,850-square-foot, two-bedroom units with two full baths featuring a two-car attached garage with storage, 9-foot ceilings, subway backsplash tile, rich espresso cabinetry, stainless steel appliances with full-size French-door refrigerator, granite countertops, full-size front load washers and dryer in a laundry room, vaulted master bedroom ceiling, walk-in closets and a built-in modern fireplace. A large patio sits outside a four seasons room, and oversized windows allow for an abundance of natural light. The units are designed with accessibility in mind. They are one story,

no threshold showers, wide doors, shower blocking and zero entry thresholds.

The Villas at Hartman Lakes is leased and managed by 2B Residential, a St. Louis-based, employee-owned, multifamily real estate company.

Units are leasing now at \$2,300 a month with 22 units currently under construction. Two units deliver each month over the next three years.

For more information visit www.villashartmanlakes.com or call (618) 622-9140.

Developer Shelton, of Commercial Property Investors Inc., has been developing real estate in Southwestern Illinois since 1981. Shelton’s portfolio includes the Regency Conference Center and the new Hampton Inn that opened this year, ClubFitness and Northern Tool at 1234 Central Park and the recently completed Marriott Fairfield Inn at 1180 Central Park.

IMPACT Strategies breaks ground on new 50 West Office Building



A rendering of the planned 50 West Office Building.

IMPACT Strategies recently broke ground on the 50 West Office Building in O’Fallon, Ill., a Class A office building near the new HSHS St. Elizabeth’s Hospital.

The building is at 821 West Highway 50, with the name of the building a reflection of the highway on which it is located.

The new office building will house the two separate practices of Dr. Joshua Wilson of Advanced Vision Care and Dr. Michael Stock of Ideal Eye Surgery.

Designed by TR,i Architects of St. Louis, this three-story multi-tenant professional building will include 36,000 square feet of Class A office space. Construction is comprised of conventional steel with a contemporary brick and stone façade. The strategic location will be a great attraction for both medical and nonmedical professionals alike, as it is set on a main

thoroughfare in O’Fallon. The Striler Group is serving as owner’s rep. Construction is set to be complete July 2021.

“As a local resident and small business owner, I am honored and excited to help continue the forward momentum and growth in O’Fallon” says Dr. Joshua Wilson of Advanced Vision Care.

From financial institutions to restaurants to health care, IMPACT Strategies has a long history of building in the O’Fallon community.

“It is particularly gratifying for me as an original resident of O’Fallon to continue to participate in its growth with this stellar new project” said Mark Hinrichs, president of IMPACT Strategies.

“Doctors Wilson and Stock have great vision for the growth potential of their practices in this new strategic location.”

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