

Southwestern Illinois Commercial Real Estate Transactions

The Illinois Business Journal is proud to publish commercial real estate transactions recently completed by commercial brokers across Southwestern Illinois.

◆ BELLEVILLE

- Celeen, LLC sold a 4,281-square-foot retail building at 325 E. Main St. to FAEC. Kunkel Wittenauer Group Inc. represented the purchaser.

◆ CAHOKIA

- Medicate DME Inc. sold a 14,200-square-foot industrial building at 911 Water St. to Interline, LLC. BARBERMURPHY represented the seller.

◆ COLLINSVILLE

- Steven Neumeyer sold a 3,840-square-foot retail building at 506 Vandalia St. to You and Eck LLC. Kunkel Wittenauer Group Inc. represented the purchaser. BARBERMURPHY represented the seller.
- Maaron Land Management, LLC sold a 14,615-square-foot office/warehouse at 19 ABC Parkway to J3 Enterprises, Inc. BARBERMURPHY represented the seller in this transaction.
- MHM Land Trust sold a 13,200-square-foot retail building at 1823 Vandalia St., to Pat Brym, et al. BARBERMURPHY represented the seller.

◆ FAIRMONT CITY

- Fairmont Industrial Development, LLC leased a 1,820-square-foot office building and three acres at 75 Exchange Ave. to Housby Mack Inc. BARBERMURPHY represented both parties.

◆ FAIRVIEW HEIGHTS

- Town and Country Bank leased 1,492-square-foot of professional office space at 303 Fountains Parkway to Neubauer, Johnston & Hudson, P.C. Kunkel Wittenauer Group Inc. represented the landlord and tenant.

◆ GLEN CARBON

- Bauer Properties Glen Carbon, LLC sold a 6,550-square-foot professional office/ medical building at 23 Glen Ed Professional Park to Health Care Management Systems Inc. Kunkel Wittenauer Group Inc. represented the seller.
Shillinger Land Trust sold a 5.11-acre development site in Sunset Plaza Park off Illinois Route 157 to Brightly Senior Living of Glen Carbon. BARBERMURPHY represented the seller.

◆ HIGHLAND

- Frey Properties of Highland, LLC

sold 14-unit Parkview Drive Apartments at 1805 and 1807 Parkview Drive and 301-304 Park St. to Doug Hartman Sr., trustee of the Parkview and Park Land Trust. Kunkel Wittenauer Group Inc. represented the seller.

◆ MARYVILLE

- Retail Place, LLC leased a 1,300-square-foot retail space at 2709 N. Center St. to A Little Taste of Heaven Bakery. BARBERMURPHY represented both parties.

◆ O'FALLON

- Keystone Development, LLC-Series 775 leased 1,655-square-foot of office/medical space at 775 Sunset Blvd. to MITAS, LLC. Kunkel Wittenauer Group Inc. represented the landlord. BARBERMURPHY represented the lessee.
- Crown Carwash Company sold a 3,252-square-foot, five-bay car wash facility at 406 Hartman Lane to Shelbyville Properties, LLC. BARBERMURPHY represented both parties.
- MCW 1509 Enterprises, LLC sold a 70-unit, multi-family investment pack-

age totaling 73,500 square feet and 35 buildings to Tut and Tut Properties, LLC. The properties are on Carol Ann Drive, Donna Drive, Evan Drive and Ponderosa Avenue. BARBERMURPHY represented both parties.

◆ SHILOH

- Hunt-Swift Enterprises, LLC leased 932 square feet of professional office space at 1901 Frank Scott Parkway to CNR Inc. Kunkel Wittenauer Group Inc. represented the landlord.
- Metro Investments, LLC leased a 700-square-foot office space at 2270 Country Road to Lawrence Salley. BARBERMURPHY represented both parties.

◆ WASHINGTON PARK

- Bi State Group, LLC sold a 4.41-acre industrial development site at 5800 Bunkum Road to Best Central Trucking Inc. BARBERMURPHY represented both parties.

◆ WOOD RIVER

- BRN Mustang, LLC sold a 52,500-square-foot warehouse at 100 Enviroway to Royal Oak Recycling. BARBERMURPHY represented the seller.

BROADBAND

Continued from Page 1

She pointed out that connectivity is incredibly important to automation, used extensively in Southwestern Illinois.

“Artificial intelligence, robotics, automation and telemedicine in hospitals are so important to our area, and all of those run on wireless technology. I can’t think of an industry that doesn’t.”

She added: “Look at your house. Probably 10 years ago you had a couple of devices hooked up to the internet. Today, you probably have 10 things. In the future you’ll have 150 things hooked up, from your refrigerator to your doorbells to your garage door, and on and on.”

Businesses and communities without such service get left behind.

Dr. Bradley Wolter, CEO of The Maschhoffs, one of the largest agribusinesses in Southwestern Illinois, told Sauget that his operation uses technology for tractors, spraying, mapping and much more.

“Every animal in the Maschhoff system has sensors on it so they know when it’s feeling well, if it’s temperature’s right, where it is, etc.,” Sauget said. Wolter was slated to speak to Leadership Council as part of the campaign.

At last count, some 300 or 400 surveys had been returned to Leadership Council. The survey is open-ended, because community presentations have been ongoing. Sauget had about 30 presentations planned during about a two-month period.

Some conclusions are already being drawn, said Amanda Hornacek, executive coordinator at Leadership Council.

So far, it is apparent that many people have had to upgrade home technology to account for remote work during the pandemic.

In addition, people feel their internet service is expensive. People taking the survey have had salaries ranging from zero to \$200,000-plus, she said.

Connectivity problems seem to be more at night than during the day, the survey shows. And, a lot of people shared that they are having to learn technology just to keep up.

“A lot of people don’t know what the word broadband is. They don’t know what the router does, what the modem does,” Sauget said. “It’s been a real education. In our community presentation, we’re going to start putting in videos that

help explain how the process works.”

Sauget and fellow members are visiting organizations and government bodies including schools. The goal is to hit as many groups as possible before summertime, Hornacek said.

GIS experts on Leadership Council’s mapping committee are studying broadband gaps.

For instance: “Fairmont City has had a significant broadband desert for as long as anybody can remember. How can we work with ISPs and the State of Illinois to use that information to help find grants, money and solution to resolve those issues?” Sauget said.

“What we’ve found is that the smaller ISP providers are much more willing to look at target areas, more than the bigger companies.”

Leadership Council recently held two summits on the issue. One was an awareness campaign for elected officials and school superintendents, the other was for ISP providers and electric co-ops and utilities.

“Where it becomes challenging is the affordability issue. In many underserved

areas, the affordability becomes a key in (companies) being able to connect, because it’s just too expensive,” Sauget said.

There are about 30 ISP providers in a nine-county area. They range from the big companies like AT&T, Sprint and Spectrum to smaller operators like Madison Communications in northern Madison County and Wisper Internet in the Mascoutah market.

“Right now, if you can’t have connectivity, it’s very difficult to file unemployment, fill out job applications, remotely work, e-learn — almost anything you can imagine,” Sauget said.

Broadband mapping is a big issue for Congress. Currently, if a service provider serves one house in a ZIP code, the operators can claim the whole ZIP code as being served.

“If we don’t take this on at the Leadership Council and make this a driving force like we have so many other projects, this is going to be a huge, huge economic development challenge for us in the future,” Sauget said. “Now is the time to jump on the bandwagon and really drive it.”



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