

HOFBRÄUHAUS

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Development of the original concept for the property was slowed in part due to Covid-19, but the location was struggling to find its niche even before the pandemic.

“It was a nice projection, it just did not come to fruition,” Durbin said. “Paul (Murphy, the designated managing broker) and I were brought on board to really ramp up the marketing for the ground around. They weren’t getting the interest that they previously thought they would have.”

A convenience store/gas station, branded under the name Zoom, has committed to the property on the southeast side of the intersection of Route 15 and the main entrance to the complex, he said. It is not yet known when that project will start. An email seeking an update was not returned by a Belleville official.

Earlier, Economic Development Director Clifford Cross told the Illinois Business Journal that discussions about the site have picked up.

“It’s moving now where it hasn’t moved in the last three years. I think

we’ll see some action out there in 2022,” Cross said in December.

The original concept could be changed greatly depending on the type of interest, Durbin said.

“We’re in the beginning stages. We’re hitting hard the local and regional developers that have done medical and hotel projects in the area and still waiting on feedback,” Durbin said, adding, “It’s whatever makes the most sense. It won’t be a lumberyard; it will be something that conforms to what we have going on.”

A lot of brainstorming has been going on since late November when the pair took on the listing.

“The good news, of course is that all the utilities are on site, ready to be plumbed out,” Durbin said. “Illinois American water, City of Belleville sewer and Ameren gas. When it comes to developable land, it’s ready to go. We’ll have to put in road (extensions) if they would go to parcels that are parceled off.”

The land is zoned C2 heavy commercial, which encompasses a wide variety



of developments. Any changes to the zoning would have to be approved by neighboring property owners and the city.

A planned community develop-

ment — some mix of retail and living units — might be a solution, depending on interest, he said. But such projects also can be years in the making, he said.

CASEYVILLE

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All of the infrastructure is in place for development to go forward. That work was financed out of the original TIF funds.

Durbin began marketing the property around the first of December. Although it’s on a main thoroughfare, the land is between two cities (Collinsville and Fairview Heights) and doesn’t get the same level of attention as the larger communities.

Many passersby are unaware of the site because of the fact that it’s on low-lying ground.

It was also priced quite a bit higher than it should have been, he said. Now, it’s being marketed for \$2.2 million. Previous brokers had it listed for \$3 million-plus.

“The bank is very motivated to get this thing moving so we’re going to have some strong, aggressive response from my client.”

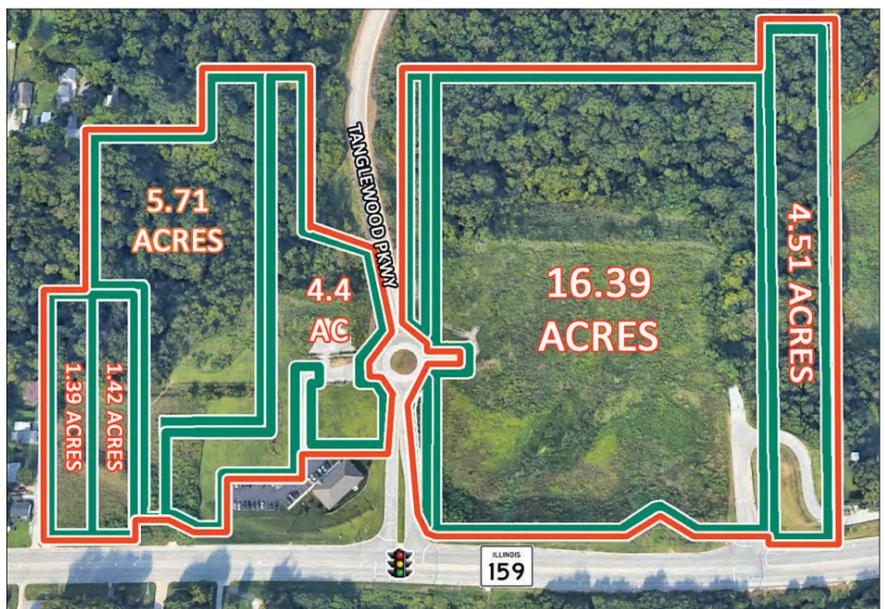
The terrain allows for it to be split up

into smaller tracts. The main entrance, Tanglewood Parkway, splits sections that could be divided respectively into segments south and north of the entrance road. On the south are tracts of 1.39, 1.42, 5.51 and 4.4 acres. To the north are tracts of 16.39 and 4.51 acres.

“Peoples National Bank is also offering up financing. Having the seller also do the financing is a huge lift for anyone coming through,” Durbin said.

The bank came into the property as part of a bankruptcy proceeding, he said. Three banks had the debt at one point, and Peoples National Bank took it all on a few years back. Peoples National Bank is based in Mount Vernon.

The original owners of the Tanglewood development and commercial lots was a group out of California called Sport Choice, he said.



Fairview seeks to upgrade its older commercial areas

◆ State funds will be matched by reserves from the City’s Lincoln Trail TIF district and are expected to support several private investments now in the planning stages.

Fairview Heights has applied for a \$2.3 million grant through Illinois’ Rebuild Downtowns and Main Streets Capital Grant program, funds from which will be matched and used to upgrade the city’s oldest commercial corridor with sidewalks, decorative lighting, new landscaping and other capital improvements.

With nearly 120 years of history as a commercial corridor, Lincoln Trail was the original “main street” for the city and predates the super-regional shopping mall for which Fairview Heights is now most recognized. After decades of disinvestment and decline, countered by nearly 18 years of planning and economic development efforts on the part of city leaders, a variety of public and private initiatives have come together to create unique opportunities today.

Fairview Heights has identified a target area running from Pasadena Drive west along Lincoln Trail and St. Clair Ave. (both segments also known as U.S. Route 50) to St. Clair Road, within which boundaries the round of improvements

identified in the grant will be made. State funds will be matched by reserves from the City’s Lincoln Trail TIF district and are expected to support several private investments now in the planning stages.

The most significant of these is the Art Village Center proposed by ArtSculpt International, a not-for-profit arts group. ArtSculpt has been assembling properties for a future conglomeration of artist studios and related development; organizers anticipate public/private partnership to create an arts center and a sculpture park, as well.

ArtSculpt has already enticed renowned St. Louis ceramic artist Catharine Magel to move her studio to a Lincoln Trail location. Magel — whose previous works include public ceramic installations in Wester Groves, along the Mississippi River Walk, and at Metro transit stations across the region — hopes to serve as the catalyst for other artists who are being invited to join the project.

One of the stated goals of the city’s grant proposal is to help bring economic equity to the Lincoln Trail corridor by increasing reinvestment in the area. Currently, 28 percent of the businesses and/or properties located within the corridor are minority-owned.

Magel was one of the founders of

the “Open Heart Expansion Project” in St. Louis, which expanded relationships after the Michael Brown shooting to promote healing within the community. One aspect of the Art Village Center, moving forward, will be collaborations such as a Community Art program.

City leaders have formed a Fast

Track Economic Development Team to support projects such as those proposed for the Lincoln Trail District.

For more information about the Lincoln Trail Corridor Streetscape Project, contact Paul Ellis at the City of Fairview Heights, (618) 489-2033 or ellis@cofh.org.

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