

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

-The Patricia I. Emmerich Revocable Trust sold 255 Acres at N. Green Mount Rd. & Carlyle Ave to A&E Midwest Investments. BARBERMURPHY represented the Seller in this transaction.

◆ CAHOKIA HEIGHTS

-Chicago Title Land Trust Company, as trustee under trust number 1110911 sold 14.35 Acres along State Route 3 to Hector Maldonado. BARBERMURPHY represented both parties.

-Hoyleton Youth and Family Services sold a 4,530-square-foot Church Building at 2200 Camp Jackson Rd. to The Temple of Deliverance Church of Christ. BARBERMURPHY represented the seller.

◆ COLLINSVILLE

-Stephen Wilfong and Richard Martin sold a 6,643-square-foot Office Building at 2009 Mall St. to the Collinsville Food Pantry. BARBERMURPHY represented both parties.

-Cowlen Properties LLC, a Missouri limited liability company leased 3,100 square feet of professional office space at 105 Lanter Court, Suite 101 to Gateway Truck & Refrigeration, Inc., a division of Gateway Industrial Power,

Inc. a Delaware corporation. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

◆ EDWARDSVILLE

-Weber Living Trust leased a 7,500-square-foot Industrial Building at 5446 Chain of Rocks Rd. to Comebach Enterprise, LLC. BARBERMURPHY represented both parties.

-CCPO Properties, LLC leased a 1,700-square-foot Office Suite at 5 Club Centre to Keystone Place at Magnolia Commons, LLC. BARBERMURPHY represented the Landlord.

-Retail Place, LLC leased a 4,800-square-foot Retail Space at 4 Club Centre Ct. to B6 Sports LLC d/b/a Play It Again Sports. BARBERMURPHY represented the Lessee.

◆ FAIRVIEW HEIGHTS

-Cindy Jablonski, et al sold a 995-square-foot Commercial Building at 10515 Lincoln Trail to Sandifer & Associates, Attorneys at Law, LLC. BARBERMURPHY represented both parties.

◆ GLEN CARBON

-Retail Two, LLC leased a

2,785-square-foot Retail Suite at 4235 State Route 159 to Madrigal Bricks. BARBERMURPHY represented the Landlord.

◆ LEBANON

-TJN Land Trust #1005 sold 109.8 Acres located at 846 Scott Troy, Rd. to BBK Holdings, LLC. BARBERMURPHY represented both parties.

◆ O'FALLON

-Romanos License Service of O'Fallon sold a 2,144-square-foot Office Building at 622 S. Lincoln to Savvy Technical Solutions. BARBERMURPHY represented the Buyer.

-20.21 Land Trust dated December 23, 1998 sold 20 Acres at North Lincoln & Kyle Rd. to Investors Lands Holding of St. Clair County, LLC. BARBERMURPHY represented the Buyer.

-Robert C. Pierce and Yvonne Pierce sold a 2,090 +/- square-foot Office Retail Building at 1601 W Hwy 50 to Carter Designs, LLC an Illinois limited liability company. KUNKEL COMMERCIAL GROUP represented the Seller.

-The Estate of Henry Marcinak sold a 1,024-square-foot Office Building at 710 West Highway 50 to Golden Wolf Proper-

ties. KUNKEL COMMERCIAL GROUP represented the Seller and Purchaser.

◆ ST. JACOB

-Hometown Family Properties, Inc. leased an 8,000-square-foot Warehouse at 9981 Ellis Rd. to Haughland Energy Group, LLC. BARBERMURPHY represented the Lessor.

◆ SHILOH

-GMR Southern IL Shiloh 1191, LLC leased a 2,750-square-foot Medical Office at 1191 Fortune Blvd. to MITAS, LLC d/b/a Axis Spine & Orthopedics. BARBERMURPHY represented the Tenant.

◆ SMITHTON

-Chris Shank, LLC sold a 7,410-square-foot Investment Property at 4017 IL Route 159 to Tejinder and Jotinder Revocable Trust. BARBERMURPHY represented both parties.

◆ TROY

-TFHC, LLC, an Illinois limited liability company sold a 2,484-square-foot Medical Office Building at 220 East US 40. KUNKEL COMMERCIAL GROUP represented the Purchaser.

Illinois, U.S. biofuel jobs grew in 2021

By **TIMOTHY EGGERT**
FarmWeek

Illinois' biofuel industry added 307 jobs in 2021, a 4.6 percent increase from the previous year, according to recently released federal data.

The 2022 United States Energy and Employment Report (USEER), compiled by the U.S. Department of Energy (DOE), found similar growth in the biofuels industry at the national level, which in 2021 added 4,332 jobs.

And that national growth is expected to continue through 2022, with jobs related to renewable diesel fuels anticipated to increase by 6.6 percent, biodiesel by 5.5 percent and corn ethanol by 4.5 percent, the report said.

"Amidst the unique challenges of a nation coming out of a global pandemic, America's energy sector stands out with considerable job growth across nearly all industries," Energy Secretary Jennifer Granholm said in a statement.

"DOE's USEER report shows that

jobs critical to our clean energy transition are on the rise and poised for continued expansion thanks to the historic investments from the president's bipartisan infrastructure law," Granholm said.

Illinois' boost in total biofuel jobs over the past year — from 6,712 in 2020 to 7,019 in 2021 — mostly stemmed from a rise in employment (130 jobs added) related to "other biofuels," which DOE classifies as "other fuel derived directly from living matter."

Illinois-based positions in corn ethanol (100 jobs added); other ethanol, which includes biodiesel, (41 jobs added); and woody biomass (36 jobs added) also increased from 2020 levels.

And within the state's overall fuels sector, the agriculture and forestry industry accounted for 3,177 jobs in 2021, a 12 percent decrease from 2020, the report said.

The increased 2021 employment figures across the state's biofuel industry, however, largely reflect an ongoing recovery from disruptions and

shutdowns caused by the COVID-19 pandemic and supply chain issues.

They also serve as a precursor to facilities expanding their production capacity via millions in federal spending, the implementation of year-round E15 and a 20.63-billion-gallon blending mandate for 2022 under the Renewable Fuel Standard.

According to the U.S. Energy Information Administration, Illinois in 2021 had the third-largest annual ethanol production capacity (1.8 billion gallons) and the fourth-largest annual biodiesel fuel production capacity (168 million gallons) in the country.

The boost in national-level biofuel jobs over the past year — from 103,254 in 2020 to 107,586 in 2021 — was buoyed by a 1,456-job increase in woody biomass production.

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103,254 in 2020 to 107,586 in 2021 — was buoyed by a 1,456-job increase in woody biomass production.

Positions in corn ethanol (1,086 jobs added) and other ethanol (880 jobs added) further saw growth nationally.

The largest number of corn ethanol fuel jobs (15,818) were in the ag industry, up from 15,419 workers in 2020 and 15,589 workers in 2019, the report said. But despite that growth, overall corn ethanol jobs still haven't returned to 2019 levels.

"Corn ethanol employed 34,592 workers in 2021, up 1,086 from the 33,506 employed in 2020 (3.2 percent)," the report said. "It did, however, employ 34,866 workers in 2019, putting the technology's employment level 275 jobs short of its pre-COVID recession level."

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