

# On Location: Spotlight on Realtors & Real Estate Development

## New Eagle Ridge lakeside living community with 41 custom homesites opens at Lake Lou Yaeger in Litchfield, Illinois

A new lakeside living community with 41 custom homesites spread over 70 acres has opened on the shores of Lake Lou Yaeger, located one hour north of St. Louis in Litchfield, Illinois. Eagle Ridge Subdivision offers a variety of waterfront and wooded homesites for its residents to design and build their own custom homes for weekend or year-round living using their own architect and builder.

Two new homes are now under construction at Eagle Ridge, and at least four other homes are in various stages of planning by potential residents before construction begins.

Residents of Eagle Ridge Subdivision can enjoy the active lifestyle available at popular Lake Lou Yaeger, including boating, fishing, swimming, water skiing, beach activities, picnicking and playgrounds, as well as hiking, biking, birdwatching, and relaxing at the 266-acre Shoal Creek Nature Conservation Area located on the lake. Several golf courses and wineries are located nearby, along with all the retail and hospital-ity conveniences located in Litchfield.

Eagle Ridge is being developed by the City of Litchfield, which also owns the 1,400-acre Lake Lou Yaeger and leases all residential homesites along its 5.5 miles of shoreline. More than 140 custom homes have been built on the lake since it opened in 1966.

“Our proximity to the St. Louis metropolitan area, coupled with our

genuine lake living lifestyle and variety of outdoor amenities, has made Lake Lou Yaeger a favorite of families for more than a generation,” said Tonya Flannery, Economic Development Director for Litchfield. “Eagle Ridge Subdivision is one of the last undeveloped areas at the lake for new homes, and we are very excited to offer more people the opportunity to design and build their own home and begin making memories here.”

The city is now accepting bids for leases on available lots at Eagle Ridge. All Eagle Ridge lots come with an initial 60-year lease with recurring 60-year lease extensions. Suggested lease bids range from \$50,000 - \$175,000 depending on lot location.

Once a lot is leased, the resident may choose their own architect and contractor to design and construct their new home. Unlike a traditional developer, there are no model homes to choose from or required contractors to use. While the City does have certain guidelines regarding the size, function and design of homes, new residents have great leeway in creating the home of their dreams that fits their individual needs and tastes.

Discover the joys of real lake living in Southwest Illinois just one hour from St. Louis. For more information about Eagle Ridge, visit [www.CityofLitchfield-il.com/345/Eagle-Ridge-subdivision](http://www.CityofLitchfield-il.com/345/Eagle-Ridge-subdivision) or contact Tonya Flannery at [TFlannery@CityofLitchfieldIL.com](mailto:TFlannery@CityofLitchfieldIL.com) or 217-324-8151.



### New waterfront and wooded lots now available to build your custom home on Lake Lou Yaeger in Litchfield, IL.

Enjoy real lake living just one hour from St. Louis.

**Call (217)324-8151**

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## Poettker’s partnership approach paves the way for real estate development

Forty-three years ago, Charles “Chuck” Poettker founded a small commercial contracting company in his hometown of Breese, Ill. Since then, Poettker Construction has built a reputation for delivering quality projects in the safest and most cost-effective way possible.

“Owners and developers really appreciate collaboration and financial transparency on their real estate projects and is why 95 percent of our commercial real estate portfolio comes from repeat clients and referrals,” says Ryan Poettker, President of Poettker Construction. “It’s really a testament to our team’s approach to ensuring proper project execution is backed by unparalleled financial transparency.”

Poettker’s prowess is demonstrated through ongoing partnerships with cli-

ents in the commercial real estate, retail, multifamily, distribution, and warehouse sectors. From one-off projects to large regional distribution centers to the rollout of multiple locations, Poettker utilizes these past experiences along with historical cost database of similar projects, partnerships with local trade contractors, and knowledge of current industry trends to help any size business achieve their goals.

In the commercial and corporate sectors, Poettker helps other Illinois-based businesses manage scalable growth throughout the state, including a second branch location in Breese for Trenton-based Community Bank, and the relocation of the Riechmann Bros. John Deere Dealership from its original Breese location to a 15-acre development several miles away.

In Columbia, Stumpy’s Spirits Co. is expanding its family grown and distilled business with the addition of a distillery inspired luxury wedding and event venue. This new build will be a multi-faceted experience center near Stumpy’s distillery and 8th generation family farm. Poettker broke ground on the project last month and is expected to be completed in 2024.

Throughout the Midwest, Poettker has been a preferred contractor of Planet Fitness in their multi-state expansion, with Poettker providing a key role in site selection and evaluation, making sure potential locations work within the client’s budget and fits overall constructability.

In distribution and warehousing, Poettker completed over 1 million square feet of projects in the St. Louis-Metro East area last

year and is actively working with tenants to build out commercial and warehousing space to meet additional distribution needs.

In the multifamily sector, Poettker partnered with Premier Senior Living and the St. Louis Design Alliance to open the developer’s first Illinois destination for a new assisted living and memory care center in October 2022. Revela at O’Fallon addresses a goal frequently discussed within the City of O’Fallon’s 2040 Master Plan – to ensure residents of O’Fallon have optimal housing during whatever stage of life they may be in.

Poettker’s approach of early contractor involvement, team collaboration, and shared common goals brings immense value to owners and developers in search of resilient and flexible long-term growth solutions.





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