

2014 Market Review & Investment Update



**LEADERSHIP
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Each year the Leadership Council Southwestern Illinois produces a market review and investment update, highlighting the development in Madison and St. Clair Counties during the previous year and those that are on the drawing board. Following are excerpts from this year's edition. To read the full report, go to www.leadershipcouncilswil.com/resources.



Emerald Ridge is courtesy SWIDA



South Harbor is courtesy America's Central Port



New Tristar spec building at Gateway Commerce Center.

2014 Southwestern Illinois Projects – Madison County

A variety of projects across different sectors continued to make progress in Madison County during 2014. Among those making news was the new \$104 million Chain of Rocks Bridge, which opened last year, and the New South Harbor Project, which continues to take shape at America's Central Port and is scheduled for completion in October of 2015. That entire project represents a \$50 million investment at the Port.

Other projects of note that were completed during the year include the \$30 million, 10,900 square-foot Amy's Crossing Independent Living Facility in Alton; the \$16 million Chuck Fruit Aquatic Center in Edwardsville (which features the only Olympic-size swimming pool in the Metro East and one of two in the entire St. Louis region); and the \$7 million Enclave West Student Housing facility at Southern Illinois University Edwardsville. There was also an abundance of expansions and renovations of existing projects that wrapped up, including the \$6.5 million Granite City School renovation and the \$5.6 million Lewis and Clark Community College expansion and renovation project.

Several projects that were announced in 2013 or in prior years remained under construction in 2014. The largest investments included the \$40 million expansion at the Kraft Food Group Manufacturing Facility in Granite City, which expects to add 30 new jobs when the upgrades are completed; the ongoing \$22.3 million overhaul of SIUE's Science Building; \$20 million expansion at Gateway Commerce Center, where a new speculative building was being developed that is now being leased, and the \$15 million East Alton Emerald Ridge Housing Development, which boasts 46 new single-family homes and has since been completed.

Largest Madison County Projects Completed during 2014

Project	Community	\$Mil
IDOT Bridge over the Chain of Rocks Canal/New Bridge	Madison County	104.0
Amy's Crossing Independent Living Facility/New Building	Alton	30.0
Anderson Hospital/Remodel	Maryville	26.7
IDOT I-255 North of Horseshoe Lake Rd. to I-270 Resurfacing/Bridge Repair	Madison County	17.4
Edwardsville Aquatic Center/New Building	Edwardsville	16.0
Enclave West Student Housing at SIUE/New Building	Edwardsville	7.0

New Projects in the Pipeline

The area continues to attract logistics-related investments, underscoring that freight movement will be a growth area for Madison County. Yet another spec building is being developed at Gateway Commerce Center – a \$30 million facility that will be the first warehouse facility in the industrial park to be located east of Interstate 255. And plans were just announced in late July for a separate spec building to be developed at Lakeview Commerce Center. Other recently announced projects indicate that the hospitality sector will continue to see additional investments, with four new hotels planned for Edwardsville, Pontoon Beach, Troy and Alton.

Largest Madison County Projects Under Construction During 2014

Project	Community	\$Mil
New South Harbor Project-America's Central Port	Madison	50.0
Kraft Food Group Manufacturing Facility/Expansion	Granite City	40.0
IDOT Resurfacing/Bridge Repair, 2.5 mi. East of I-55/270 to 0.1 mi. West of Prairie Road	Madison County	29.9
SIUE Science Building/Renovation	Edwardsville	22.3
Saint Anthony's Health Center (Technology & Campus)/Renovation	Alton	20.0
Speculative Facility at Gateway Commerce Center/Expansion	Edwardsville	20.0
Emerald Ridge/Housing Development	East Alton	15.0
SIUE Engineering Building/Expansion	Edwardsville	14.2

Largest Madison County Projects Announced during 2014/2015

Project	Community	\$Mil
Gateway Commerce East Distribution Center/Speculative Building/New Building	Edwardsville	30.0
Father McGivney High School/New Building	Glen Carbon	30.0
Multi-Modal Transportation Development Project (Terminal, Parking etc.)/New Complex	Alton	24.0
Edwardsville Fire Station Near SIUE/ New Building	Edwardsville	16.0
Water Treatment Plant/New Building	Collinsville	15.6
Spray & Play Park, Ice Rink, Sports Park/New Complex	Edwardsville	12.0