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Why quiet Shiloh is the Metro East's next boom town

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Thirty years ago, Shiloh, Illinois, was a small farm town with about 2,000 people with little other development.

Now the 11-square-mile town is booming with a population of 13,000. With the increase has come more than \$200 million in development in just the past few years alone. Among the developments either delivered or announced in the past few years:

- Memorial Hospital East opened a \$124 million, 94-bed hospital in 2016
- Dierbergs Markets Inc.'s 2017 acquisition of 130 acres at Green Mount Road and Frank Scott Parkway, a major thoroughfare in Shiloh
- Auffenberg Dealer Group's acquisition last December of 32 acres that will be home to a \$40 million St. Clair Auto Mall



Tony Smallmon of BarberMurphy Group

A \$38.3 million, 70,650-square-foot Siteman Cancer Center (marking BJC HealthCare's first Siteman site in Illinois), which BJC officials said will open in 2019
A roughly 13,000-square-foot Veterans Affairs Clinic, which is twice as big as the Belleville facility it replaced, that opened earlier this month
A 216-unit, \$26 million multifamily development called Thirteen01 at Hartman Lakes, whose first phase will open this fall



There's still hundreds of acres left available for sale, real estate brokers say. BarberMurphy broker Tony Smallmon is marketing five outlots across 28 acres on Green Mount Road for \$3-\$6 a square foot that could be for retail or office. BarberMurphy is representing six sites, with the largest one being 19 acres, on Green Mount Road, just north of Shiloh's main shopping center, that range between \$4-\$15 per square foot. Pace Properties' Rick Randall is marketing 30 acres southwest of Frank Scott Parkway for about \$3.3 million — a steal for what Randall said would cost a developer \$12 million in Chesterfield.

"As far as land goes, we have a lot of it," Mayor James Vernier II said.

Vernier said the surge in development is all due to location. The burgeoning town is nestled among Scott Air Force Base to the east, Belleville to the southwest and O'Fallon to the north, just across Interstate 64. But Shiloh has had its growing pains as infrastructure struggles to keep pace. A major focus is an extension of Frank Scott Parkway to reduce bottlenecks. No firm timeline has been set, but Vernier said

the project could go out to bid this fall with construction to start in 2019.

"You'll see the quality of Shiloh expand exponentially over the next five years or so," Randall said.

Already, the median annual income for Shiloh is \$81,146, higher than St. Clair County's \$50,006 and the St. Louis metropolitan statistical area's \$56,726. In 2016, the median property value in Shiloh was \$215,400, compared to \$120,500 for St. Clair County and \$159,500 for the metro area, according to the latest available data from the U.S. Census Bureau.

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