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Holland Construction Completes Balke Brown's Parkway Lakeside Apartment Development

O'FALLON, ILL. – The new Parkway Lakeside Apartment Homes are now complete, offering residents a “big-house” environment and a wealth of amenities that make it much different than a traditional apartment complex design.

Built by Holland Construction Services, Inc. just west of Green Mount Road on Frank Scott Parkway, the 232 upscale apartment homes include two-story garden-style buildings offering one- and two-bedroom units designed for each to feel like a single-family residence. They are already about 50 percent occupied.

Steve Brown, president and CEO of project developer Balke Brown Associates, said the Holland Construction team was easy to work with and was always available to answer questions, promptly addressing any concerns.

“It was a complicated project with multiple buildings, but Holland handled it well,” Brown said. “And when tenants began to move into the first buildings, the team was very sensitive to the residents and the property manager, while continuing construction on additional structures.” Brown said Holland’s great reputation and experience in the Metro East market were major factors in choosing the construction company for the development, and the planning, design and construction phases went great.

“These are not ‘starter’ apartments, but rather give people of all ages another choice - those over 50; young professionals; people who have lived in a house all their lives - will still feel like these apartments are a home within a community,” Brown said. “There’s really nothing like it in the St. Louis region.”

The \$22 million construction project features Type I and Type II units. Type I includes in-building garage parking. Additional surface parking is available for all units. Buildings have private ground-level entries and completely enclosed stairways. The architectural shingles and trim, stone wainscot and chimneys give the appearance of a large upscale home.

“When you drive up to one of the buildings, it looks like a large house,” Brown said. “The architect came up with the ‘big house’ design, and it made a big difference from the traditional apartment complex designs.”

In addition, all units feature home-like finishes such as granite countertops and stainless steel kitchen appliances; large walk-in closets, full-sized washer and dryer and a private balcony; some have garden bathtubs and electric fireplaces. Nine-foot ceilings add to the spacious interior feel.

Adding to the living experience, the 20-acre grounds offer residents several walking paths, two dog parks, a spring-fed lake with fountains, a playground for children, a luxury clubhouse with a fitness center, fire pit, swimming pool and pool house, a gazebo and landscaped babbling brook. Tenants have access to an on-site staff, which includes a chef, personal trainer, babysitter, pet sitter and veterinarian.

“In today’s economy, it offers people who are nervous about buying, a choice that is not just a standard apartment,” Brown said.

The architectural firm for the project was Humphreys & Partners Architects, of Dallas, who specialize in home style design for apartment living.

Holland Construction is also working with Balke Brown on two additional construction projects.

Balke Brown Associates is a full-service commercial real estate development, leasing and management company with offices in Missouri and Illinois, known for its commitment to quality design and service. The St. Louis Business Journal lists it as one of the largest real estate firms in St. Louis. Balke Brown was founded in 1979 by Gary Balke. Current company owners Steve Brown and Mike Donovan lead a team of 40. For more information, visit www.balkebrown.com.

Holland Construction Services is a full-service contracting and construction management firm based in Swansea, Ill., guided by the principle of delivering total customer satisfaction.

Celebrating its silver anniversary this year, the company has been providing quality construction throughout Missouri and Illinois since 1986, when it was founded by Bruce Holland.

HCS offers design/build, general contracting and construction management services to commercial, retail, healthcare, senior living, light industrial, recreational/athletic and educational clients. The firm is a member of the U.S. Green Building Council and provides guidance in certification in Leadership in Energy and Environmental Design (LEED). In 2010, *The St. Louis Business Journal* ranked the firm as one of the top 20 contractors in the St. Louis area. For more information, visit Holland’s web site at www.hollandcs.com.