



SCHUETZ CONTAINER SYSTEMS  
Kenosha, WI

**McSHANE**  
CONSTRUCTION

# COMMONGROUND



**DAVE MEADOWS**  
Vice President & Regional Manager

Fall/Winter 2025  
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## Relationships Result in Repeat Business

At McShane, relationships aren't just part of the process, they're the foundation of everything we do. Whether we're collaborating internally, working with clients, or partnering with subcontractors, we prioritize building genuine connections rooted in trust, transparency, and shared values.

Taking the time to truly understand the people we work with is essential. It's not just about delivering a successful project, it's about listening, learning, and making sure our goals align. We treat people the way we want to be treated, and that principle guides how we build trust and foster collaboration. This approach creates an environment where everyone feels valued and heard, and it's one of the reasons our clients continue to choose McShane time and time again.

Our dedication to long-term partnerships sets us apart from other general contractors. Repeat business is one of the most powerful indicators of trust and reliability in our industry, and we're proud to say that 70 percent of our business comes from repeat clients. One of our long-standing client relationships has resulted in over 20 projects

nationwide, which is a testament to the strength of our partnership.

Our commitment to relationships extends beyond our clients to our subcontractors and trade partners. Some of these partnerships have lasted more than two decades. When our partners know they can count on us for fairness, communication, and support, it creates a ripple effect of quality and reliability throughout the entire project lifecycle.

Repeat business isn't just a goal, it's the highest form of recognition. It tells us that our partners see the value in working with us repeatedly and, for us, that's the greatest reward we could ask for.

**Dave Meadows**  
Vice President & Regional Manager

## MIDWEST REGION

### Construction Underway on 138-unit Apartment Community in Downers Grove, Illinois

McShane has begun construction on 750 Curtiss, a 138-unit luxury apartment community in downtown Downers Grove, Illinois.

The development will offer 133 studio, one-, two-, and three-bedroom apartments and five two-bedroom townhomes. Each unit will be appointed with high-end features including quartz countertops, stainless steel appliances, in-unit laundry, and luxury wood-look flooring.

A first-class amenity package will include a lobby with a coffee bar, a clubroom with billiards, a dining area, reservable event space, a fitness center, and multiple co-working pods. Outside, residents will enjoy a terrace with a swimming pool, lounge seating, fire pits, grill stations, and dining areas. There will also be both a dog wash and run, an indoor climate-controlled parking garage, and a bicycle storage room with bike repair facilities.

> For more information in the Midwest, contact [David Rintz](#)



## SOUTHEAST REGION

### Crossing Pointe Affordable Senior Living Nears Completion in Union City, Georgia

Construction is nearing completion at Crossing Pointe, an 80-unit affordable senior living community in Union City, Georgia, for repeat client National Church Residences.

Positioned on a 4.5-acre site, the four-story wood frame building was designed to achieve National Green Building Standard Bronze Certification and incorporates Energy Star dishwashers and washing machines, water-efficient bath accessories, and composite cabinetry.

Units each have one bedroom and one bathroom and feature solid surface countertops and black appliances in the kitchen, zero threshold showers, and luxury vinyl plank flooring. Amenities include a community room with a warming kitchen, laundry room, mail room, computer center, and fitness center.

Designed by Foley Design, Crossing Pointe is slated to be completed in December.

> For more information in the Southeast, contact [Dave Meadows](#)

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## FEATURED TEAM MEMBER

### Mark Samples Vice President – Southeast Field Operations

As Vice President – Southeast Field Operations, Mark oversees McShane's superintendents and manages field operations across the Southeast.

Mark joined McShane in 2007 and has 40 years of on-site construction experience. He has overseen more than 80 projects for McShane in the multi-family, industrial, and commercial sectors.

Mark regularly performs site visits to McShane's active Southeast projects and is highly regarded for his expertise in site supervision and management. His leadership helps ensure projects stay on budget and on schedule while maintaining the company's high standards for safety, quality, and client satisfaction.



## NASHVILLE REGION

### Declan Hermitage Apartments Underway in Nashville, Tennessee

McShane was selected by repeat client Flournoy Development Group to build Declan Hermitage, a 315-unit multi-family residence.

Located in Nashville's Hermitage neighborhood, the development will integrate six garden-style apartment buildings with three and four stories. The buildings' exteriors will feature Hardie siding and stone veneer with shingled roofs, Ply Gems windows, and treated wood deck balconies.

Units will be offered in one- to three-bedroom floorplans and will feature upscale finishes including luxury vinyl-tile flooring, granite countertops, and stainless-steel appliances.

Residents will be able to enjoy a clubhouse, outdoor pool and sundeck, grill stations, fire pits, a dog park, and a car wash.

Completion is slated for summer 2027. Dynamik Design is the architect of record.

> For more information in Nashville, contact [Jason Breden](#)



## WISCONSIN REGION

### Build-to-Suit Facility for Schuetz Container Systems Completed in Kenosha, Wisconsin

Construction is completed at Schuetz Container Systems' 372,000-square-foot build-to-suit manufacturing and distribution facility in Kenosha, Wisconsin. The manufacturer of industrial packaging is part of the Schütz Group, which is headquartered in Germany.

Positioned on a 25-acre site, the precast building features a 40' clear height, 48 truck docks, four drive-in doors, 245 trailer parking spaces, and six 4,000-amp power services. There is also a two-story, 14,000 square-foot office, mezzanines throughout the manufacturing areas, and four interior cranes.

McShane also completed a railroad extension, bringing three rail lines to the site.

As a design-build project, McShane worked closely with the client and architect, Harris Architects, to ensure the facility adhered to the highest quality and constructability standards.

> For more information in Wisconsin, contact [Alison Gorham](#)

## QUICK HITS



### New Moms Operation Santa Fundraiser

Our Chicago office held a fundraising lunch for New Moms' Operation Santa, which provides Christmas gifts for the young moms and children in the Chicago-based non-profit organization's programs.



### Developing Leaders Retreat

Our Developing Leaders group, comprised of team members from across The McShane Companies, gathered in Austin for their annual retreat consisting of two days of workshops and team-building activities.



### Kelly Station Groundbreaking

Our Madison office recently celebrated the groundbreaking of Kelly Station. This five-story podium-style building will offer 76 units with contemporary finishes and an extensive list of amenities including a community roof plaza, club room and roof deck, fitness room, and more. This development is slated to be completed in fall 2026.





**THE APIARY**  
West Allis, WI

This 248-unit apartment development will offer two podium-style buildings, each with four stories of residential units atop a two-story parking garage.



**CLAIRMONT MULTI-FAMILY**  
Chamblee, GA

Located in Chamblee, Georgia, this affordable housing residence will feature five wood-framed stories with a total of 67 units.



**THE CONWAY AT HUXLEY YARDS**  
Madison, WI

Construction is underway at The Conway at Huxley Yards, an affordable housing community offering 50 units in a five-story podium-style building.



**DISTRICT SOUTH**  
Greenville, SC

This multi-family development offers 461 apartments and 13 retail units across five apartment buildings, 12 townhome buildings, and three carriage homes.



**THE DUNCAN**  
Madison, WI

Positioned on an 8.5-acre site, this 309-unit residence offers select apartments overlooking the lake, park, and river.



**ELLISON COOL SPRINGS**  
Franklin, TN

Located in Franklin, Tennessee, construction is nearing completion at this mixed-used community with 332 apartments and 15 commercial units.



**McAULEY STATION - PHASE II**  
Atlanta, GA

Construction is underway at this 97-unit affordable senior living development in Atlanta, Georgia's Sweet Auburn neighborhood.



**PROJECT POPSTROKE**  
Romeoville, IL

McShane completed a design-build tenant improvement project in Romeoville, Illinois, for a pharmaceutical firm.



**BUILD-TO-SUIT FACILITY**  
Kenosha, WI

This build-to-suit manufacturing and distribution facility will offer 174,000 total square feet including a nearly 9,000-square-foot office space.