



CHANCE PARTNERS BREAKS GROUND AT THE UNIVERSITY OF NORTH FLORIDA
New development will house 700+ students when it opens in August 2027

Jacksonville, Fla. (Nov. 19, 2025) – Chance Partners, a leading development company based in Jacksonville, today broke ground on 30° North, a 237-unit apartment community that will serve students at the University of North Florida (UNF). Located on campus along First Coast Tech Parkway, 30° North will accommodate 702 students across four buildings featuring fully furnished apartments with resort-style amenities. The community is scheduled to open for the Fall 2027 semester on land owned by the UNF Foundation and leased to an affiliate of Chance Partners. Pre-leasing will begin in the Fall 2026 to welcome the initial residents in August 2027.

"We're honored to partner with the UNF Foundation and Fansler Construction to deliver a best-in-class residential experience for UNF students," said Jeff Rosen, principal at Chance Partners. "30° North reflects our commitment to creating thoughtfully designed communities that enhance student life, support academic success and provide the amenities today's students deserve. This project showcases what's possible when experienced partners come together with a shared vision for student housing excellence."

The four-building complex will offer single, double, triple, and quad apartment layouts, with each unit featuring:

- Full kitchen with quartz countertops
- Fully furnished living spaces (beds, desks, couches, coffee tables)
- In-unit TVs
- Private bathroom for each bedroom



Residents will have access to comprehensive amenities designed to support both academic achievement and social connection, including:

- Clubhouse with study and social spaces
- Resort-style pool
- State-of-the-art fitness center
- Dog park and dog spa
- Putting green
- Pickleball and volleyball courts
- Nature jogging and walking paths
- Fire pit gathering areas
- Bike sharing program

"These amenities aren't just nice-to-haves—they're essential components of a holistic student living experience," added Rosen. "From the fitness center that supports wellness to the clubhouse that provides collaborative study space, every element is designed with student needs in mind."

Ameris Bank is providing \$41 million of construction financing. Chance Partners is pleased to continue its successful relationship with Fansler Construction as the general contractor for the Project. The design team includes Dynamik Design (architect), Kimley-Horn (civil engineer) and Pittman Landscape.

About Chance Partners LLC

[Chance Partners LLC](#) is an award-winning, fully integrated real estate firm in Jacksonville, Fla., specializing in the acquisition and development of high quality, infill, multifamily and mixed-use communities. Backed by a deep understanding of the markets, a commitment to excellence and a track record of success, Chance Partners, led by Judd Bobilin and Jeff Rosen, is redefining its targeted communities, one building at a time. Since 2010, the company has developed or acquired more than \$800 million of premier assets including multifamily and student housing, hospitality, and retail in strategic walkable locations throughout the Southeast. Chance Partners provides investment management, asset management and development services to minimize risk in each investment while working alongside institutional equity partners, community and national lenders in multiple communities. Visit www.chance-partners.com for more information.

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