



## **CHANCE PARTNERS ANNOUNCES THE NOTE IN NORTH JACKSONVILLE**

*New multifamily development set to open in 2024 near new VA Clinic*

**Jacksonville, Fla.** (October 4, 2022) – The Note, the latest property being developed by Chance Partners, together with its partner Trei Real Estate, will soon break ground in north Jacksonville. Offering 290 one- two- and three-bedroom units on nearly nine acres, across the street from the new Veterans Administration (VA) Clinic, The Note marks Chance Partners’ second multifamily development in the burgeoning North Jacksonville corridor.

The Note will include three 4-story apartment buildings and three 2-story carriage homes with tuck-under garages. The architecture will feature a contemporary sophisticated design. Rental units will feature stainless steel appliances, quartz countertops, Smart Home technology, sleek wood-like flooring, 10-foot ceilings and upscale finishes.

Generous community amenities will include a warm, spacious clubhouse, co-working space, 1G WiFi throughout the development, a 24-hour fitness center, branded bike share, resort-style pool, outdoor kitchen and firepit, pet spa, and a Starbucks® coffee bar. Native north Florida landscaping will surround the community to complete the elegant style of the development.

Located at 14041 Hyatt Road, The Note is situated approximately 10 miles from downtown Jacksonville and 20 miles from the Georgia border, with convenient access to Interstates 95 and 295. The site is less than 1/2 mile away from River City Marketplace, offering residents access to retail stores, restaurants and service businesses. The development also offers superior access to key employers including UF Health North, Jacksonville International Tradeport/Amazon, Imeson International Industrial Park, and Jacksonville International Airport.

The Note will join The Sagefield as an integral part of North Jacksonville’s growth as premier, distinctive residential offerings. “We’re continuing to see more people call this thriving part of the region home and we’re excited to be a part of it,” said Jeff Rosen, principal at Chance Partners. “Our newest project represents the company’s eighth residential project in the greater Jacksonville area, with other multifamily developments located in Avondale, St. Nicholas and San Marco.”

Ameris Bank is providing \$44 million of construction financing. The project team includes architecture firm Dynamik Design, Kimley-Horn civil engineering, general contractor Fansler Construction, and Pittman Landscape Architects. The Note will begin pre-leasing in late 2023 with pricing available at that time.



### **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](http://www.chance-partners.com) for more information.

### **About Trei Real Estate**

Trei Real Estate GmbH, a German real estate company with registered office in Düsseldorf, acquires, develops and manages customized and sustainable residential and retail properties. As a wholly-owned subsidiary of the Tengemann Group, it focuses on real estate investments and developments in Germany, Poland and the United States within the framework of its long-term strategy. In addition to c. 1.4 billion euros in assets under management, Trei Real Estate GmbH has c. 1.8 billion euros worth of developments in the pipeline. In Poland, the Czech Republic and Slovakia, the company develops, raises and lets retail parks under the Vendo Park brand. Also active on Germany's housing market, e. g. in Berlin, Trei currently develops residential quarters combined with commercial premises as well as student apartments under the Quartillion brand. The company's residential activities outside Germany include development projects in Poland and in the United States. For more details, go to [www.treirealestate.com](http://www.treirealestate.com) and [www.trei-wohnen.de](http://www.trei-wohnen.de).

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