

APELA HOUSE

JACKSONVILLE – FLORIDA

CHANCE PARTNERS DEVELOPING LUXURY APARTMENTS IN NORTH JACKSONVILLE

New multifamily development set to open in summer 2025

Jacksonville, Fla. (March 18, 2024) – The burgeoning north Jacksonville corridor is the site of Chance Partners’ ninth local development: Apela House. The new community broke ground last week and marks the second multifamily property in north Jacksonville being developed by Chance Partners in partnership with Trei Real Estate. The two firms recently collaborated on The Note, which opened last month across from the new VA Clinic on Max Leggett Parkway.

Fronting North Main Street at Castleberry Road, Apela House will boast 285 one- two- and three-bedroom units in two four-story apartment buildings with a resort-pool courtyard and relaxing zen garden. An additional two-story apartment building welcomes residents at the secondary entrance adjacent to a walking path and pond. The architecture will feature a coastal modern design. Rental units will feature stainless steel appliances, quartz countertops, Smart Home technology, sleek wood-like flooring, 10-foot ceilings and upscale finishes along with the only conditioned-corridor units in the marketplace.

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 14355 N. Main Street, Apela House is approximately 10 miles from downtown Jacksonville and 20 miles from the Georgia border, with ready access to Interstates 95 and 295. The site is situated in close proximity to the vibrant River City Marketplace, offering residents access to retail stores, restaurants and service businesses. The development also offers superior access to key employers in this emerging medical hub anchored by UF Health North and the VA Clinic while also strategically located near the expanding Jacksonville International Airport, Jacksonville International Tradeport/Amazon, and Imeson International Industrial Park.

As a premier residential offering, Apela House will join The Note and The Sagefield as an integral part of north Jacksonville’s continued growth. “Given the success of our first two developments in north Jacksonville, we’re thrilled to continue providing these unique offerings to the growing community that calls this region home,” said Jeff Rosen, principal at Chance Partners. “Apela House is our company’s ninth residential project in Northeast Florida and joins other developments in Avondale, St. Nicholas and San Marco.”

ServisFirst Bank is providing \$34 million of construction financing. The project team includes Forum Architecture, Kimley-Horn (civil engineering), Fansler Construction (general contractor), and Interiors Revitalized (interior design). Apela House will begin pre-leasing in summer 2025 with pricing available at that time.

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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.

About Trei Real Estate

Trei Real Estate, a German real estate company that acquires, develops and manages customized and sustainable residential and retail properties. As a wholly-owned subsidiary of the Tengelmann 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 €1.3 billion in assets under management, Trei has €1.9 billion worth of developments in the pipeline. In Poland, the company develops, raises and leases retail parks under the Vendo Park brand. Also active in Germany's housing market, Trei currently develops residential quarters combined with commercial premises as well as student apartments under the Quartillion brand. For more details, go to www.treirealestate.com/en/

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For more information regarding Apela House, contact:
Lisa Luther | 904.536.9957 | lisa@createaruckus.com