

THE SAGEFIELD

ESTD JACKSONVILLE 2021

CHANCE PARTNERS ANNOUNCES THE SAGEFIELD – A MULTIFAMILY DEVELOPMENT ADJACENT TO RIVER CITY MARKETPLACE IN NORTH JACKSONVILLE

The four-building residential project is scheduled to open in March 2022

Jacksonville, Fla. (October 23, 2020) Chance Partners, LLC is announcing the development of **The Sagefield**, offering 234 one- two- and three-bedroom units in four multilevel buildings on North Main Street, just north of Airport Center Drive. Construction has commenced on the multifamily residential development in the burgeoning North Jacksonville corridor. The Sagefield will offer residents easy access to River City Marketplace, Jacksonville International Airport and major regional employers.

The Sagefield will include two 4-story apartment buildings and two 2-story carriage homes with tuck-under garages. The architecture will feature a contemporary farmhouse design, with gabled rooflines, vertical siding and a dark red, charcoal and white color scheme. Rental units will feature stainless steel appliances, granite 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, e-scooter and 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 casual-elegant style of the development.

Located at 13283 North Main Street, The Sagefield 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 a 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 Sagefield will be an integral part of North Jacksonville's growth as its premier, distinctive residential offering. "As more people continue to settle in this thriving district, Chance Partners is excited to add an amenity-rich residential hub to the fabric of the community," stated Jeff Rosen, Principal with Chance Partners. This project represents the company's fifth residential project in the greater Jacksonville area, with other multifamily developments located in Avondale and San Marco.

Renasant Bank is providing \$24 million of construction financing to the Project. The project team includes architecture firm Dynamik Design Partners, Kimley-Horn civil engineering, and general contractor The Douglas Company. The Sagefield will begin pre-leasing in early 2022 with pricing available at that time.

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Jacksonville-based **Chance Partners LLC** is an award-winning, fully integrated real estate firm 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 Jeffrey Rosen, is redefining its targeted communities, one building at a time. Since 2010, the company has developed or acquired more than \$400 million of premier assets ranging from multifamily and student housing to hospitality and retail in strategic walkable locations throughout the Southeast. Chance Partners provides the full suite of investment management, asset management and development services to minimize risk in each investment opportunity. Chance Partners has a successful track record working alongside multiple communities, institutional equity partners, and national and community lenders.

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The Sagefield, external view

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The Sagefield, Bird's eye view