

## Press Release

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development group

### FOR IMMEDIATE RELEASE

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## **Bristol Development and Hallmark Partners Joint Venture Sells Vista Brooklyn Apartments for Record Setting \$126,300,000**

**JACKSONVILLE, FL., – January 10, 2022** – An affiliate of Bristol Development Group and Hallmark Partners is pleased to announce the sale of Vista Brooklyn, located at 200 Riverside Avenue, Jacksonville, Florida 32202. The Buyer, CS 1031 Vista Brooklyn Apartments DST, an affiliate of Capital Square, purchased Vista Brooklyn for \$126,300,000, marking the highest price ever paid for an apartment building in Jacksonville, Florida.

Vista Brooklyn, which opened in 2021, is a ten-story apartment community featuring 308 residences ranging from studio to three-bedroom floor plans and 12,687 square feet of ground floor commercial/retail. Vista Brooklyn is situated in the heart of the dynamic Brooklyn neighborhood, adjacent to downtown Jacksonville and within walking distance to major employers, retail shops & restaurants and the St. Johns River.

“Our goal for Vista Brooklyn was to set a new standard of apartment living in Jacksonville and we are proud of that accomplishment” said Charles Carlisle of Bristol Development. Carlisle added “Jacksonville is an important market for us, and we believe that Jacksonville is quickly becoming an 18-hour city – with robust population and economic growth, great amenities and a high quality of life”

Vista Brooklyn residents have access to a wide range of community amenities, such as a resort-style roof top pool and beer garden, fitness studio with yoga room, gaming area, grilling stations, gift wrapping room, coworking spaces, an elevated dog park with pet spa and a meditation suite with personal meditation pods for residents to enjoy.

Alex Coley, President of Hallmark Partners stated, “We saw the great potential of the Brooklyn neighborhood and have spent the last fifteen years spearheading catalytic projects like Vista Brooklyn and 220 Riverside.” Coley added, “the Brooklyn neighborhood renaissance is in the early stages and with the continued support from the city of Jacksonville we see even more dynamic projects on the horizon.”

**About Bristol Development**

Bristol Development Group is a leading private residential real estate company that specializes in developing urban and suburban multifamily communities. Established in 1999, Bristol is research driven, highly focused on its target markets, and has a distinguished history of successful development in the apartment and condominium sectors. Bristol has been the lead developer in 46 projects in seven states, including more than 11,000 units of residential development that equates to over \$1.7 billion at original cost. Bristol's current development pipeline is over \$400 million.

**About Hallmark Partners**

Founded in 1993, Hallmark Partners is a private real estate company focused on developing Class A retail, office, industrial and multifamily projects in Northeast Florida. Hallmark specializes in finding uniquely suitable sites, obtaining entitlements and leading the design and construction process. Hallmark has spearheaded over \$350 million of best in class development projects over its 30 year history.

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