

BRANDY HOURIHAN • REALTOR®

2026 Guide to New Construction in Jacksonville, Florida

Relocation Edition

*New Communities • Schools • Crime by Area • Beach Access
Downtown Revival • The Stadium of the Future • Traffic Realities*

Seven Pines • eTown • EverRange • Tamaya • Wells Creek
Bartram Park • Wildlight • Riverside / Brooklyn • And More

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Pricing, school zones, community details, crime data, and CDD/HOA fees change frequently. Always verify directly with schools, law enforcement, builder, HOA/CDD, county, and your real estate professional before making any decision. • Equal Housing Opportunity. • Lic. SL3633098

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WHAT'S INSIDE

- 01 Jacksonville Right Now — The City Everyone Is Watching
- 02 The Stadium of the Future & Downtown Revival
- 03 Understanding Jacksonville's Geography
- 04 Schools — Duval County Public Schools, Honest Assessment
- 05 Crime — The Real Picture by Area
- 06 Seven Pines — Southside / Intracoastal
- 07 eTown — Southside Tech-Forward Living
- 08 Tamaya — Between the City and the Sea
- 09 EverRange — South Jacksonville's Next Big Thing
- 10 Wells Creek — St. Johns County Value in Jacksonville
- 11 Bartram Park & Surrounds
- 12 Wildlight — Amelia Island Corridor
- 13 Riverside & Brooklyn — Urban New Construction
- 14 Northside & Westside — Affordability Corridor
- 15 Drive Times at a Glance
- 16 Your Jacksonville New Construction Checklist
- 17 Important Disclosures

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01 Jacksonville Right Now — The City Everyone Is Watching

“Jacksonville is having a moment. And it's not just hype.”

Jacksonville — Jax, the 904, the Bold City — is the most populated city in Florida and one of the largest by land area in the contiguous United States. For decades it played second fiddle to Miami, Tampa, and Orlando in the national conversation. That's changing fast. Remote work brought a wave of buyers from Atlanta, New York, Charlotte, and Washington D.C. who discovered that Jacksonville has beaches, a major NFL franchise, genuine cultural infrastructure, and home prices that still make sense. The airport is excellent. I-95 connects you north and south. The St. Johns River runs through the heart of the city like an artery.

Here's what's happening right now that buyers should know: a \$1.45 billion renovation of EverBank Stadium is underway, funded jointly by the city and the Jaguars, with completion targeted for August 2028. The entire downtown waterfront is being reimagined — Riverfront Plaza (formerly the Jacksonville Landing) is being rebuilt as a major public park, the Four Seasons Hotel and Private Residences is rising on the riverbank, and the historic Union Terminal Warehouse at 700 E. Union Street just reopened as a \$73 million mixed-use development with apartments, offices, and retail. One Shipyards Place, a six-story office building across from the stadium, is nearing completion. The city has not looked like this in a generation.

And the housing market reflects it. New construction communities are opening across the Southside, along the Bartram Park corridor, in South Jacksonville adjacent to Nocatee, and even in the urban core neighborhoods of Riverside and Brooklyn. Jacksonville is no longer just a drive-through city. It's a destination — and the buyers figuring that out now are the ones who will look smart in five years.

Population	Over 1,000,000 city; ~1.7M metro — largest city in Florida by area
NFL Team	Jacksonville Jaguars — Stadium of the Future opening 2028
State Income Tax	Zero — same as the rest of Florida
Beaches	Jacksonville Beach, Neptune Beach, Atlantic Beach, Ponte Vedra — 10–30 min from Southside
Airport	Jacksonville Int'l Airport (JAX) — direct flights to 50+ markets, growing
Healthcare	Mayo Clinic, UF Health, Baptist Health, Nemours Children's Health
Military	NAS Jacksonville, Naval Station Mayport, Naval Air Station Cecil Field (former)
Cost of Living	Below national average — notably lower than comparable Southeast cities

02 The Stadium of the Future & Downtown Revival

Project Cost	Public Funding	Capacity	Completion	Jaguars Lease
\$1.45 billion	\$775 million city	62,000–71,500	August 2028	30 years

This is the largest public infrastructure investment in Jacksonville history — and it matters far beyond football. The \$1.45 billion Stadium of the Future renovation of EverBank Stadium isn't just about giving Jaguars fans shade (though a partial roof cover is indeed part of it). It's about positioning Jacksonville as a world-class event city for the next 30 years. The renovated stadium will feature a 360-degree elevated concourse with views of downtown and the St. Johns River, expanded seating options from field level to sky-high, cutting-edge lighting and digital technology, reduced interior heat, and a versatile capacity ranging from 62,000 to more than 71,500 for major events.

The economic impact projections are staggering. The city expects \$2.4 billion in economic impact just during the construction phase, and a total of \$26 billion over the Jaguars' 30-year lease. The non-relocation agreement that comes with this deal means Jacksonville doesn't have to worry about losing its NFL franchise — a genuine overhang that had kept some investors cautious about the market.

Construction began in February 2025. The Jaguars played the 2025 and 2026 seasons at EverBank at reduced capacity, will play in Orlando or Gainesville in 2027, and return to the fully transformed stadium for the 2028 NFL season. You can watch the progress from the surrounding streets — and many buyers are making a point of buying before the ribbon cutting.

What's Happening Alongside the Stadium

The entire northern riverfront of downtown is being rebuilt. Riverfront Plaza — the site of the demolished Jacksonville Landing — is in its first phase of construction as a major public park with a pavilion, rooftop playground, event lawn, and river-connecting walkways (initial \$32.5 million phase by Haskell). The Four Seasons Hotel and Private Residences is rising nearby, with a signature restaurant planned for the top floor and a new marina under construction. One Shipyards Place (a six-story office building by Shad Khan's Iguana Investments) is expected to complete in 2026. The \$73 million renovation of the 1913 Union Terminal Warehouse at 700 E. Union Street has already opened as a mixed-use development with housing, offices, and retail. Decca Live, a music and dance venue on Bay Street, has reopened. A new University of Florida campus is in planning for downtown. The city's Sports and Entertainment District is genuinely transforming.

■ FOR BUYERS

Downtown Jacksonville's revitalization is real — but it is also a work in progress. If you're buying in Riverside, Brooklyn, or urban core neighborhoods, you're buying into a story that is still being written. The upside is significant. So is the timeline uncertainty. Buy for the long game.



03 Understanding Jacksonville's Geography

Jacksonville is enormous — at roughly 874 square miles, it is larger than New York City, Los Angeles, Chicago, and Philadelphia combined. That size means the geography lesson matters. Where you live in Jacksonville has enormous implications for your commute, your school, your beach access, and your neighborhood character.

Southside (32224, 32216, 32257, 32258)

The premier residential and commercial corridor. JTB (Butler Boulevard) and I-295 define the Southside's spine. This is where you'll find Seven Pines, eTown, Tamaya, the St. Johns Town Center, Deerwood, Deercreek, and the major healthcare corridor (Mayo Clinic at the beach, Baptist South, Nemours). Easy access to Jacksonville Beach (10–20 min), the Town Center (immediate), and downtown (20–25 min). Schools in this corridor are among the best in Duval County. This is the most sought-after new construction territory in Jacksonville.

Bartram Park / Southwest (32258, 32259)

The fastest-growing residential corridor in southwest Jacksonville, adjacent to the St. Johns County line. Bartram Park, Bartram Springs, EverRange (launching 2026), and several established communities anchor this area. Excellent schools (Bartram Springs Elementary and Twin Lakes Academy are top-rated). About 25–30 min to downtown, 25–35 min to the beach. Traffic on Philips Highway and Old St. Augustine Road at peak hours is the main friction.

Intracoastal / Beach Corridor (32224, 32250)

Seven Pines, Tamaya, Queens Harbour, Pablo Bay — communities along the Intracoastal with direct or near-direct beach access. Premium addresses with premium prices. Top-rated schools including Atlantic Coast High School and Sandalwood. About 10–15 min to Jacksonville Beach and 20–25 min to downtown.

Northside (32218, 32219, 32254)

Jacksonville's affordable corridor. Close to Jacksonville International Airport and major logistics employers. Wildlight in Nassau County (Amelia Island corridor) anchors northern growth. Crime rates are meaningfully higher in parts of Northside than Southside — research specific neighborhoods carefully. New construction is more affordable here than anywhere else in the market.

Westside (32210, 32221, 32226)

Adjacent to NAS Jacksonville and the Orange Park / Clay County border. Military-heavy, affordability-focused. New construction is growing as BTI Partners recently acquired 2,091 acres at US-301 and I-10 for a new master-planned community (301 Villages, 2,740 homes approved). Further from the beach but excellent NAS access.

Riverside / Brooklyn / Avondale / San Marco

Jacksonville's urban core neighborhoods. Not traditionally new-construction territory — but infill development is picking up. Craftsman-style new builds, adaptive reuse projects, and urban townhomes are appearing in Brooklyn and along the Riverside corridor. Walking distance to downtown, the Five Points restaurant district, and the Riverside Arts Market. Some of the most character-rich neighborhoods in the city.



04 Schools — Duval County Public Schools, Honest Assessment

“Duval County schools are improving. They are not St. Johns County schools. That's the honest truth — and buyers deserve to hear it.”

Duval County Public Schools is one of the largest school districts in the country — 127,537 students across 219 schools serving Florida's most populated city. Niche 2026 ranks the district 37th in Florida and 4th in the Jacksonville metro area (behind St. Johns, Nassau, and Clay). The district earned a 'B' overall grade. That's a meaningful improvement from where the district was a decade ago, and the trajectory is positive. But it is not St. Johns County.

Here's what the data says: the district-wide graduation rate is approximately 89.7%, above the state average. Chronic absenteeism runs at 31.4% — too high. Test proficiency rates vary enormously across the district, from 80–90% at the top magnet schools to 30–40% at lower-performing schools. The difference between a good Duval school and a struggling one is much more pronounced than the difference between any two St. Johns County schools.

The good news: the Southside corridor in particular has genuinely strong schools. Atlantic Coast High School (#7 in Duval County by Niche, #30 in Florida among public high schools) serves the Bartram Park and South Jacksonville area and is consistently one of the district's best. Fletcher High School (Neptune Beach) serves the Intracoastal corridor. Bartram Springs Elementary and Twin Lakes Academy are top-rated for the EverRange / Bartram Park area. And the magnet schools — Stanton College Prep (#1 in Duval, #7 in Florida), Paxton School for Advanced Studies (#30 in Florida), Douglas Anderson School of the Arts, and Samuel W. Wolfson High School — are legitimate academic institutions that compete with anything in the region.

District Rank	37th in Florida (Niche 2026); 'B' overall grade
Enrollment	127,537 students, 219 schools
Graduation Rate	~89.7% — above state average
Top HS (Public)	Stanton College Prep — #7 in Florida; Paxton — #30 in Florida
Top HS (Near new const.)	Atlantic Coast HS — #30 Fla. public; Fletcher HS — strong Intracoastal school
Best Elem (Bartram/ EverRange)	Bartram Springs Elementary, Twin Lakes Academy — top-rated for area
Magnet Programs	Stanton, Paxton, Douglas Anderson Arts — application-based, worth pursuing
How to Verify Zone	duvalschools.org — always verify specific address, not community name

■ KEY DIFFERENCE FROM ST. JOHNS COUNTY

In St. Johns County, almost any zone gives you an A-rated school. In Duval County, your school zone matters enormously. Two homes a mile apart can be in dramatically different school quality tiers. Always verify the specific address on duvalschools.org before you commit to any home. For buyers with school-age children, the school zone question should drive the neighborhood decision, not the other way around.

05 Crime — The Real Picture by Area

“I’m going to be straight with you, because that’s what this guide is for.”

Jacksonville's overall crime rate is higher than the national average, and higher than most of Florida. The city's total crime rate runs approximately 64 per 1,000 residents by some measures, compared to a Florida statewide rate that is meaningfully lower. That statistic, taken alone, is alarming. In context, it tells a much more nuanced story.

Jacksonville is a large, geographically sprawling city that consolidated its city and county governments in 1968 — meaning all of Duval County is technically 'Jacksonville,' including rural areas, industrial zones, and lower-income neighborhoods that bring up the crime average for the entire consolidated city. The experience of crime in Jacksonville varies enormously by area. The Southside, Intracoastal corridor, Bartram Park, and Mandarin neighborhoods where most new construction is occurring have crime profiles that are dramatically different from the Northside, Westside, and parts of downtown that drive the citywide statistics.

The trends are also genuinely encouraging. Jacksonville recorded 76 murders in 2024 — down from 148 in 2023 and the first time below 100 since 2011. The city has increased its marine patrol presence on the river, added officers in key corridors, and violent crime trends have been moving in the right direction. Duval County ranks in the 57th percentile for safety nationally, meaning it is safer than 57% of counties — a different picture than the raw city crime rate suggests.

Crime by Area — What New Construction Buyers Need to Know

Southside (Seven Pines, eTown, Tamaya, JTB corridor)

Lower crime — among the safest areas in Duval County. Gated communities, active HOAs, and high property values correlate with lower crime. This is not a crime-concern area for buyers.

Bartram Park / SW Jacksonville (EverRange corridor)

Low crime — suburban family neighborhood with strong community presence. New construction areas here are well-monitored and report low incident rates.

Intracoastal / Beaches corridor

Low crime — resort/residential character; one of the lowest crime areas in the city.

Mandarin / South Duval

Low to moderate — established neighborhoods with lower crime than the city average.

Northside (near airport, I-95 north)

Higher crime than Southside — research specific streets before buying. Wildlight (Nassau County) is notably safer than Jacksonville's Northside proper.

Westside / NAS corridor

Moderate to higher — military presence helps but crime rates are above Southside levels.

Downtown core / LaVilla / Northwest



Higher crime — urban core challenges. Brooklyn and Riverside are improving but require more street-level research than Southside communities.

■ **VERIFY FOR
YOURSELF**

Crime data changes. Always check the Jacksonville Sheriff's Office crime map (jaxsheriff.org/CrimeMapping), NeighborhoodScout, or Niche neighborhood crime ratings for the specific street and ZIP code of any home you're seriously considering. Never rely solely on this guide or any single source for crime data.



06 Seven Pines — Southside / Intracoastal (32224)

Seven Pines

Price Range	Beach	Downtown / Stadium	CDD? Schools
SF from \$510K; TH from \$549K	~10–15 min	~20–25 min ~20–25 min	HOA ~\$160/mo; no CDD Fletcher HS / Atlantic Coast HS

1,063 acres of walkable luxury on the Intracoastal — 6 miles from the beach.

Seven Pines is the most refined new master-planned community in Jacksonville proper — 1,063 acres at the southeast quadrant of Butler Boulevard and I-295, built by ICI Homes and David Weekley Homes with a genuine walkable design philosophy. This is not a drive-everywhere suburban grid. The streets are designed for walking, the parks are integrated into the layout, and the architectural standards are consistently high. With approximately 2,400 homes planned — single-family, townhomes, and condos — it will be a complete neighborhood, not just a collection of houses.

The location is the defining advantage: Six miles to the beach. Immediate access to JTB and I-295. Minutes from St. Johns Town Center (one of the Southeast's best outdoor shopping destinations). Mayo Clinic Jacksonville is nearby. The Intracoastal Waterway is adjacent. Schools in this zone — Fletcher High School and Atlantic Coast High School — are among the best in Duval County. No CDD fees, HOA around \$160/month for townhomes.

- ✓ Walkable design — genuinely different from typical Jacksonville sprawl
- ✓ 6 miles to Jacksonville Beach — closest major new community to the ocean
- ✓ JTB/I-295 access — best highway positioning of any community in this guide
- ✓ ICI Homes + David Weekley — two of the most respected local builders
- ✓ No CDD fees — meaningful long-term savings
- ✓ St. Johns Town Center, Mayo Clinic, and Intracoastal all within minutes
- ✓ Top Duval County schools — Fletcher HS, Atlantic Coast HS

- ✗ Premium pricing — one of Jacksonville's most expensive new communities
- ✗ Limited builder selection (2 builders vs. communities with 6–8)
- ✗ I-295 / Butler Blvd corridor gets congested during peak hours
- ✗ Still building out — community character developing
- ✗ Condos and townhomes on the smaller end for the price point

★ BRANDY'S TAKE

Seven Pines is my top pick for buyers who want Jacksonville's best combination of beach proximity, walkability, school quality, and highway access in a new construction setting. It commands a premium — but it earns it. If you're coming from a walkable Northern city and don't want to feel like you moved to the suburbs, start here.



07 eTown — Southside Tech-Forward Living (32224 / 32259)

eTown by PARC Group

Price Range From low \$300s to \$1M+	Beach ~20–25 min	Downtown / Stadium ~20–25 min ~20–25 min	CDD? Schools CDD applies — verify parcel Atlantic Coast HS; some parcels Creekside HS
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Jacksonville's first smart-technology community — sustainability meets suburban convenience.

eTown is a concept as much as a community. PARC Group — the same developer behind Nocatee — built eTown around three principles: technology, sustainability, and convenience. Every home is built to smart-home specifications. EV charging infrastructure is integrated throughout. Solar energy is encouraged. And 50% of the community's land is preserved as natural land — a remarkable commitment for an urban Jacksonville development. The result is a community that feels genuinely different from any other new construction in the city.

Located near St. Johns Town Center off 9B in the Deercreek neighborhood, eTown features approximately 1,700 homes across single-family and townhome product from Pulte, Providence, David Weekley, and Toll Brothers. The Recharge Amenity Center offers a resort-style pool, fitness center, dog park, outdoor yoga lawn, and gathering spaces. Five distinct neighborhoods sit inside eTown's perimeter. The school zone primarily feeds Atlantic Coast High School, one of Duval County's best. CDD fees apply — verify by parcel.

✓ Jacksonville's only smart-tech / sustainability-focused community ✓ 50% preserved land — extraordinary for an urban development ✓ Four builders with strong reputations — variety of price points ✓ Recharge Amenity Center is genuinely impressive ✓ St. Johns Town Center immediately accessible ✓ Atlantic Coast HS — top-rated Duval County high school ✓ Developed by PARC Group — track record of Nocatee sets a high bar	✗ CDD fees apply — adds to monthly cost, verify parcel ✗ Beach ~20–25 min — not the closest option in this guide ✗ 9B and Old St. Augustine Road can back up during peak hours ✗ Smart-home focus means higher maintenance expectations for the tech ✗ Not as walkable as Seven Pines — still car-dependent for most errands
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★ BRANDY'S TAKE

eTown is for the buyer who values sustainability, tech integration, and a developer with a Nocatee-level vision. If you care about EV infrastructure, energy efficiency, and preserved green space, and you want to be close to Town Center and good schools, eTown checks every box. Run the full CDD math and compare to Wells Creek before you sign.

08 Tamaya — Between the City and the Sea (32246)

Tamaya by ICI Homes

Price Range SF from \$500s+	Beach ~10–15 min	Downtown / Stadium ~20 min ~20 min	CDD? Schools HOA applies — verify; no CDD Sandalwood HS / Atlantic Coast HS
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Tuscan and Mediterranean luxury between St. Johns Town Center and Jacksonville Beach.

Tamaya earns its tagline. The community sits in one of Jacksonville's best geographic positions — close enough to the beach that a Tuesday afternoon trip requires no real planning, close enough to Town Center that dinner out is a 5-minute drive, and close enough to downtown that the city's cultural amenities are genuinely accessible. ICI Homes builds the entire community in Tuscan, Mediterranean, and Spanish architectural styles — a cohesive visual identity that most Jacksonville communities don't achieve.

The community center features two resort-style pools and a fitness center. Tamaya is gated within a larger residential fabric, giving it a private-enclave feel. Home prices start in the \$500s and climb well past \$1 million for the larger estate lots. Schools here include Sandalwood High School (which has AP and IB program tracks) and portions served by Atlantic Coast High School. No CDD; HOA applies.

- ✓ Best beach access of any non-waterfront new community — 10–15 min
- ✓ Cohesive Mediterranean architecture — feels like a complete neighborhood
- ✓ Two resort pools, gated entry — private-enclave character
- ✓ ICI Homes — consistent quality, strong warranty reputation
- ✓ St. Johns Town Center immediate access
- ✓ No CDD fees

- ✗ ICI only — no builder competition or variety
- ✗ Premium pricing for Jacksonville — similar money buys more in St. Johns County
- ✗ Sandalwood HS — solid but not Duval County's highest-ranked
- ✗ Limited trail network compared to Seven Pines or eTown
- ✗ Smaller community footprint — fewer planned amenities

★ BRANDY'S TAKE

Tamaya is for the buyer who wants to live between the city and the sea without compromise, in a well-designed neighborhood with a consistent architectural vision, and doesn't need a 10-community builder selection to be happy. If ICI Homes' Mediterranean style speaks to you and beach proximity is the priority, this is your community.



09 EverRange — South Jacksonville's Next Big Thing (32258)

EverRange by PARC Group

Price Range	Beach	Downtown / Stadium	CDD? Schools
TBD — from mid-\$300s expected	~25–30 min	~25–30 min ~25–30 min	CDD likely — verify Atlantic Coast HS / Bartram Springs Elem area

A 1,000-acre 'rustic modern' master plan between Nocatee and eTown — opening 2026.

EverRange is the most anticipated new master-planned community launch in Jacksonville in years — and it comes from the same developer (PARC Group) behind Nocatee. Located off Philips Highway in South Jacksonville between eTown and Nocatee, EverRange sits on 1,000 acres with plans for approximately 1,500 homes in its initial phase. About half the land will remain wooded preserve. The community's described 'rustic modern' aesthetic distinguishes it from the tech-forward eTown and the resort-style Nocatee — think natural materials, Old Florida character, tree-lined streets, and a town center called The Station.

Six distinct neighborhoods are planned for Phase 1: The Ridge (Dream Finders townhomes), Regency (Toll Brothers 55+), Mariposa (Providence Homes), Sagebrush, Monterra, and Saddletree. Builders also include David Weekley, Dostie, ICI, MasterCraft, and Riverside Homes. The community is designed with a central amenity hub called The Grove, featuring resort-style pools, pickleball, a dog park, and covered outdoor gathering spaces. School zoning includes Bartram Springs Elementary and Twin Lakes Academy (both top-rated) plus Atlantic Coast High School.

■ STILL LAUNCHING

EverRange is brand new — the first neighborhoods opened in 2026. Amenities, pricing, CDD structure, and community details are actively developing. For a community like this, register a buyer's agent BEFORE your first visit. The pricing and incentive landscape will shift as the community builds out, and having representation from day one protects you.

- ✓ PARC Group / Nocatee pedigree — proven developer of master-planned communities
- ✓ 8 builders across price points — best builder variety of any new Jacksonville community
- ✓ Bartram Springs Elem + Twin Lakes Academy — top-rated schools for the area
- ✓ ~50% wooded preserve — rare for a community this size
- ✓ Rustic modern aesthetic — different character from competing communities
- ✓ 55+ Regency community (Toll Brothers) for multigenerational families

- ✗ Still very early — community, amenities, and character all developing
- ✗ CDD structure likely — verify when available
- ✗ Beach ~25–30 min — same as other SW Jacksonville communities
- ✗ Philips Hwy / Old St. Augustine Rd traffic a real commute variable
- ✗ Adjacent to active construction for years — noise and disruption

★ BRANDY'S
TAKE

EverRange is where I'd be looking if I were buying in Jacksonville today for long-term value. PARC Group doesn't build average communities. Get in early, pick your lot before the best ones are gone, and plan to be part of building something exceptional. Call me before you visit — the pricing window on a new community launch like this closes fast.



10 Wells Creek — St. Johns County Value Inside Jacksonville (32259)

Wells Creek			
Price Range From mid-\$300s to \$500s+	Beach ~20–25 min	Downtown / Stadium ~20–25 min ~20–25 min	CDD? Schools NO CDD — strong advantage Duval schools — verify parcel; some St. Johns

No CDD, quality amenities, and St. Johns County school-adjacent value on the Duval line.

Wells Creek is one of Jacksonville's most interesting value plays — a community sitting right at the Duval/St. Johns County line that offers strong amenities, no CDD fees, and price points below what similar product commands inside St. Johns County proper. The community features a playground, dog park, resort-style pool, and miles of walking paths. Homes are built by multiple builders in the \$300s–\$500s range.

The school zone question requires careful attention here. Some Wells Creek parcels fall in Duval County and are served by Duval schools; others may fall within or adjacent to St. Johns County boundaries. Verify your specific parcel's school zone before making any assumption. Either way, the no-CDD advantage is real and meaningful over the long term, and the access to both Duval and St. Johns County amenities gives residents the best of both worlds.

✓ No CDD fees — significant long-term savings ✓ Pool, dog park, walking paths — solid amenity package for the price ✓ Access to both Jacksonville and St. Johns County retail/services ✓ Good I-295/CR-210 access for commuters ✓ Multiple builders — some price competition and floor plan variety ✓ More affordable than St. Johns County equivalents with similar amenities	✗ School zone critical — verify specific parcel; Duval vs. St. Johns varies ✗ Smaller community — more limited social infrastructure than EverRange or Seven Pines ✗ Beach ~20–25 min — similar to Bartram corridor communities ✗ Less community programming than large master-planned communities
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★ BRANDY'S TAKE

Wells Creek is the smart play for the buyer who wants to get as close to St. Johns County amenities and pricing advantages as possible without crossing the county line — and who's disciplined enough to verify the school zone parcel by parcel. Compare total monthly costs (no CDD) to eTown or Bartram area communities before you decide.



11 Bartram Park & Surrounds (32258)

Bartram Park Corridor

Price Range Resale + new \$300s–\$600s+	Beach ~25–30 min	Downtown / Stadium ~25–30 min ~25–30 min	CDD? Schools Varies by community Atlantic Coast HS; Bartram Springs Elem
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Established Southside family neighborhoods with top schools and active new infill.

The Bartram Park corridor represents one of Jacksonville's most established family-friendly pockets. Bartram Park, Bartram Springs, Bartram Plantation, and Bartram Creek together form a mature suburban zone of well-kept neighborhoods, strong schools, and solid community infrastructure. Unlike the brand-new EverRange (opening 2026 next door), these neighborhoods have mature trees, established HOA cultures, and proven resale value.

New construction still appears here as infill on remaining lots and in smaller new subdivisions. Bartram Springs Elementary is consistently one of Duval County's top-rated elementary schools, and Atlantic Coast High School serves most of this zone. Access is primarily via Old St. Augustine Road and Philips Highway — both of which can back up significantly during school drop-off and afternoon commute. I-295 and I-95 are 10–15 minutes from most communities in this corridor.

- ✓ Established, mature neighborhoods — real trees and community identity
- ✓ Bartram Springs Elementary — among Duval County's top-rated
- ✓ Atlantic Coast HS — top-rated Duval high school
- ✓ More predictable resale than brand-new communities
- ✓ Closer to St. Johns County border — easy cross-county access

- ✗ Less new construction availability vs. EverRange or eTown
- ✗ Old St. Augustine Rd and Philips Hwy traffic — real peak-hour challenge
- ✗ Beach ~25–30 min — longer than Intracoastal / Southside communities
- ✗ Some sections can feel dated vs. brand-new master-planned communities

★ BRANDY'S TAKE

Bartram Park is for the buyer who wants the proven suburban Jacksonville family neighborhood rather than the excitement of a brand-new community. Mature trees, top elementary school, and predictable resale — all in exchange for some peak-hour traffic. Solid, reliable, not flashy.



12 Wildlight — Amelia Island Corridor, Nassau County (32097)

Wildlight by Raydient Places

Price Range	Beach	Downtown / Stadium	CDD? Schools
From mid-\$100s to \$400s+	~45 min to Jax Beach; Amelia ~20 min	~30 min ~30 min	CDD applies — verify Nassau County Schools — not Duval

Florida Lowcountry living — front porches, YMCA, UF Health, and Amelia Island nearby.

Wildlight sits north of Jacksonville in Nassau County, off I-95 at the Yulee/Amelia Island corridor — technically outside Duval County entirely but close enough to Jacksonville that it draws city commuters seeking lower prices and a dramatically different lifestyle. Developed by Raydient Places (Rayonier), Wildlight is built around a 'Florida Lowcountry' philosophy: front-porch architecture, miles of walking and biking trails, a YMCA, a UF Health medical facility, and a community garden. Over 1,000 homes are planned in Phase 1 across single-family, townhomes, and apartments.

The lifestyle appeal is genuine. Amelia Island — with its Spanish moss, Victorian historic district, and quiet beaches — is 20 minutes away. The community feels distinctly different from Jacksonville's Southside suburban density. Nassau County schools serve Wildlight, and while Nassau County is a 'B' rated district overall, Yulee High School is well-regarded locally. CDD fees apply — verify parcel.

- ✓ Genuinely distinctive 'Florida Lowcountry' character — nothing else like it near Jax
- ✓ Amelia Island ~20 min — beautiful, quieter beach alternative
- ✓ YMCA and UF Health on-site — rare community health infrastructure
- ✓ Affordable entry pricing — mid-\$100s to \$400s
- ✓ Miles of trails, front-porch design — walkable feel
- ✓ Nassau County schools — smaller district with personal feel

- ✗ ~30 min to Jacksonville proper — real commute for city workers
- ✗ ~45 min to Jacksonville Beach — furthest from the ocean in this guide
- ✗ Nassau County schools, not Duval — verify quality for your grade level
- ✗ I-95 northbound into Jacksonville can back up at peak hours
- ✗ Further from major retail, healthcare hubs, and entertainment of Jax proper

★ BRANDY'S TAKE

Wildlight is for the buyer who explicitly does not want to live in suburban Jacksonville — who wants Old Florida character, Amelia Island nearby, trail walking, and a smaller-town feel, and who works remotely or commutes rarely. Not for daily Jacksonville commuters. For the right buyer, it's a genuinely special place.



13 Riverside & Brooklyn — Urban New Construction

Riverside / Brooklyn

Price Range New townhomes & infill \$400s–\$700s+	Beach ~10–15 min via 9A/I-95	Downtown / Stadium ~5–10 min ~5–10 min	CDD? Schools Varies — no CDD on most infill Riverside HS; Duval Magnet options
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Jacksonville's most walkable urban neighborhoods — new construction meeting historic character.

Riverside and Brooklyn are the neighborhoods Jacksonville's urban believers have been patient about for 20 years. And that patience is starting to pay off. These are among the oldest, most architecturally rich neighborhoods in the city — craftsman bungalows, Spanish Colonial Revival mansions, and early 20th-century apartment buildings set along oak-canopied streets and the St. Johns River. What's different now is new construction. Brooklyn has seen a wave of new urban townhomes, mixed-use ground-floor retail, and adaptive reuse of historic buildings. The Riverside Arts Market runs weekly under the Fuller Warren Bridge. Five Points is one of Jacksonville's best restaurant and bar districts.

Proximity to the downtown stadium district and Riverfront Plaza revival is a genuine factor here. Buyers buying in Brooklyn and Riverside today are buying into a neighborhood in transition — with the downtown revival, the stadium construction, the Four Seasons, and the Riverfront Plaza all visible or within a 10-minute walk. It's Jacksonville's most urban bet.

- ✓ 5–10 min to downtown and EverBank Stadium — best downtown access
- ✓ Riverside Arts Market, Five Points dining, riverfront living
- ✓ Historic architecture with new construction infill — character money can't create
- ✓ 10–15 min to 9A / I-95 for beach access
- ✓ Early-buyer positioning on the downtown revitalization story
- ✓ Walk-to-restaurant lifestyle unlike any other Jax neighborhood

- ✗ Urban transition = uncertainty — the story is not fully written yet
- ✗ Higher crime than Southside — research specific blocks carefully
- ✗ Limited new construction compared to Southside communities
- ✗ Parking, density, and urban friction are real daily variables
- ✗ Schools: Riverside HS not among Duval's top — magnet application important
- ✗ Older infrastructure in some blocks — due diligence on specific properties

★ BRANDY'S TAKE

Riverside and Brooklyn are for the buyer who wants to be part of Jacksonville's urban future, who values walkability and character over master-planned resort amenities, and who has the patience and risk tolerance to own in a transitional urban market. The upside is real. So is the homework required. If this is your kind of neighborhood, call me and let's look at it together.



14 Northside & Westside — The Affordability Corridor

The Northside and Westside of Jacksonville are where affordability lives. New construction here — particularly around the airport, River City Marketplace, and Cecil Commerce Center — can come in meaningfully below what comparable product costs on the Southside. Military buyers, logistics workers, and first-time buyers find these corridors make financial sense when Southside pricing has stretched out of reach.

The trade-offs are real and worth being honest about. Crime rates in parts of Northside and Westside run higher than the Southside averages — verify specific addresses carefully. Beach access is 45+ minutes from Northside. Retail and restaurant options are more limited, though River City Marketplace provides a solid commercial anchor for Northside residents. And commute times to downtown are actually comparable to some Southside communities — about 20–25 minutes via I-95 or I-10.

The major new story here: BTI Partners just acquired 2,091 acres at US-301 and I-10 in West Jacksonville (April 2026, \$53.2 million) for a master-planned community called 301 Villages, approved for up to 2,740 single-family homes. This is in very early stages but signals major developer confidence in the Westside's long-term trajectory. 'West Jacksonville is where accessibility meets affordability,' BTI Partners CEO Noah Breakstone said at announcement. That's an accurate description.

Price Range	New construction often starts well below \$300K — significantly more affordable than Southside
Beach Access	~45+ min from Northside; Westside similar
Airport	Jacksonville Int'l Airport — 5–15 min from Northside
Major Employers	NAS Jacksonville (Westside), logistics centers, UPS/Amazon/port employers
Wildlight Alt.	Northside buyers often also look at Wildlight — comparable drive to downtown, better community
Crime	Higher in parts of Northside/Westside — research specific addresses at jaxsheriff.org
New Story	BTI Partners 301 Villages (2,740 homes at US-301 / I-10) — early stage, watch this space

★ BRANDY'S TAKE

Northside and Westside are for the budget-first buyer, the military family positioned near NAS Jacksonville, or the long-term investor who sees value in the Westside's affordability and improving trajectory. Do your crime homework for specific streets. And for families with school-age children, verify school zones carefully — the variability in Duval's northern schools is significant.



15 Drive Times at a Glance

These are typical off-peak times from neighborhood centers. Add 15–25 minutes during Jacksonville's morning (7:00–9:00 a.m.) and afternoon (4:30–6:30 p.m.) peak hours, especially on JTB, I-295, I-95 near downtown, and Old St. Augustine Road.

Community	Jax Beach	Downtown Jax	EverBank Stadium	I-295/JTB
Seven Pines	10–15 min	20–25 min	20–25 min	2–5 min
eTown	20–25 min	20–25 min	20–25 min	5–10 min
Tamaya	10–15 min	20 min	20 min	10–15 min
EverRange	25–30 min	25–30 min	25–30 min	10 min
Wells Creek	20–25 min	20–25 min	20–25 min	5 min
Bartram Park area	25–30 min	25–30 min	25–30 min	5–10 min
Wildlight/Northside	45–55 min	25–30 min	25–30 min	15 min
Riverside/Brooklyn	10–15 min	5–10 min	5–10 min	10–15 min

■ DRIVE IT YOURSELF

Before you sign on any Jacksonville community, drive your intended daily commute at the actual time you'd leave. Jacksonville's I-95 interchange, the JTB/I-295 interchange, and Old St. Augustine Road at Philips Highway all have real peak-hour congestion. The numbers in this table tell you the off-peak truth — your Tuesday morning drive will tell you the real story.



16 Your Jacksonville New Construction Checklist

Ten things to do before you sign anything.

Step 1. Register a buyer's agent before visiting any builder sales center

Builder sales teams represent the builder — not you. Register me before your first visit to any model home. This costs you nothing and protects you from day one.

Step 2. Verify your school zone at duvalschools.org

Not the community name. Not the ZIP code. The specific address. Duval County school quality varies dramatically by zone — this is the single most important research step for families with school-age children.

Step 3. Look up crime data for the specific neighborhood

jaxsheriff.org/CrimeMapping and [NeighborhoodScout](https://NeighborhoodScout.com). Don't rely on the community name or general area. Look at the specific streets.

Step 4. Calculate the full monthly payment — including CDD if applicable

Mortgage P&I; + property taxes + HOA + CDD (if applicable) + homeowner's insurance. Compare total cost, not just price or rate.

Step 5. Get an independent mortgage quote before accepting builder incentives

Builder rate buydowns are real — but compare against an open-market quote to know whether the incentive is genuine savings or price-shifted math.

Step 6. Budget on year-two property taxes, not year-one

First-year taxes are assessed on land only. Year two reflects full improved value and will be significantly higher. Budget on year two from day one.

Step 7. Get insurance quotes before you sign

Know your homeowner's insurance cost before you commit to a price, especially for waterfront or coastal-adjacent homes.

Step 8. Schedule independent inspections at foundation, pre-drywall, and final walkthrough

Builder inspections are not your inspections. A licensed inspector at each stage protects your warranty rights.

Step 9. Drive your commute at peak hour

7:30 a.m. on a Tuesday. Old St. Augustine Rd, JTB, I-295. You need to know what daily life actually looks like before you buy.

Step 10. Research the stadium construction timeline if you're buying near downtown

EverBank Stadium is under major renovation through 2028 — the Jaguars play in Orlando in 2027. Downtown noise, traffic, and activity patterns will be affected. Buy with clear eyes about the construction timeline.

“Jacksonville is a city writing a new chapter. I want to help you find exactly the right place in it.”

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17 Important Disclosures

This guide was prepared by Brandy Hourihan, License SL3633098, Florida Coastal Team, brokered by Ipt Realty, as a general informational resource for buyers considering new construction in Jacksonville, Florida.

FLORIDA REAL ESTATE DISCLOSURE

This guide is provided for general informational purposes only and does not constitute legal, financial, tax, or real estate advice. All information is believed to be accurate at the time of preparation but is subject to change without notice.

Crime data, school ratings, school zone assignments, community pricing, builder incentive programs, HOA fees, CDD assessments, and community details change frequently. Buyers should verify all information directly with the relevant authority — law enforcement, school district, builder, HOA/CDD, county, and their real estate professional — before making any decision.

School zone assignments in Duval County are made by Duval County Public Schools based on physical address and are subject to change. Always verify at duvalschools.org before making a purchase decision based on school assignment.

Crime statistics cited in this guide are drawn from publicly available sources and represent general area characterizations. Crime occurs throughout Jacksonville. Always conduct your own research using current law enforcement data for any specific address.

EverBank Stadium renovation details, timelines, and related downtown development information reflect publicly available information as of the date of this guide and may change. Verify current status with the City of Jacksonville and the Jacksonville Jaguars.

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Ready to find your place in Jacksonville's new chapter?

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