Durbin Park

Peyton Parkway, Jacksonville, FL

This plan represents a conceptual vision and is subject to change.

Office Land Sites Available

Durbin Park

Durbin Park Phase II

Durbin Park is mixed-use development anchored by Flagler Health+ in bustling St. Johns County, part of the greater Jacksonville metropolitan area. Phase 2 of the project offers opportunity for office, retail and residential developments off of the rapidly expanding I-95 corridor. With 1,600+ acres available for development, the park is ideal for an office campus, providing employees easy access to housing, beaches, and the top-rated school district in the state.

Infrastructure

Durbin Park Phase II features a $40M master infrastructure plan, providing roadway improvements with substantial ingress and egress points for future phases of development.

Flagler + Durbin Park

The 42-acre campus will feature the state-of-the-art Flagler Health+ Durbin Park Hospital, an outpatient surgery center, as well as family medicine, specialty care, urgent care, imaging, laboratory services, one of the largest YMCAs in Northeast Florida and community engagement space.

(Source: Flaglerhealth.org)

Gate Lands

Development for the future

GATE Lands, a subsidiary of GATE Petroleum Co., has a rich history in the Jacksonville community dating back to 1960. Building on a legacy of a strong vision for the community, GATE Lands has developed significant commercial and residential land throughout Northeast Florida including Deerwood Park, Southpoint Office Park, Kendall Town Center, Deerwood Center, and Bartram Walk. Today, the company is focused on the development of Durbin Park, which will be the largest contiguous retail development in Northeast Florida.

Gate Petroleum is a Jacksonville-based company that operates retail convenience stores, fleet and fuel services, real estate, hospitality and construction materials.

Site Plan

The following buildable square footages are simply guidelines based on industry standards for development. Actual developable square footage for each parcel and allocated development rights may differ from what is shown here.

East of I-95

57.10 acres – +/- 400K SF office

16 acres – +/- 120K SF office

West of I-95

11 acres – +/- 100K SF office

27.7 acres – +/- 250K SF office

9.6 acres – +/- 90K SF office

11.5 acres – +/- 100K SF office

7.6 acres – +/- 80K SF office

5.10 acres – +/- 50K SF office

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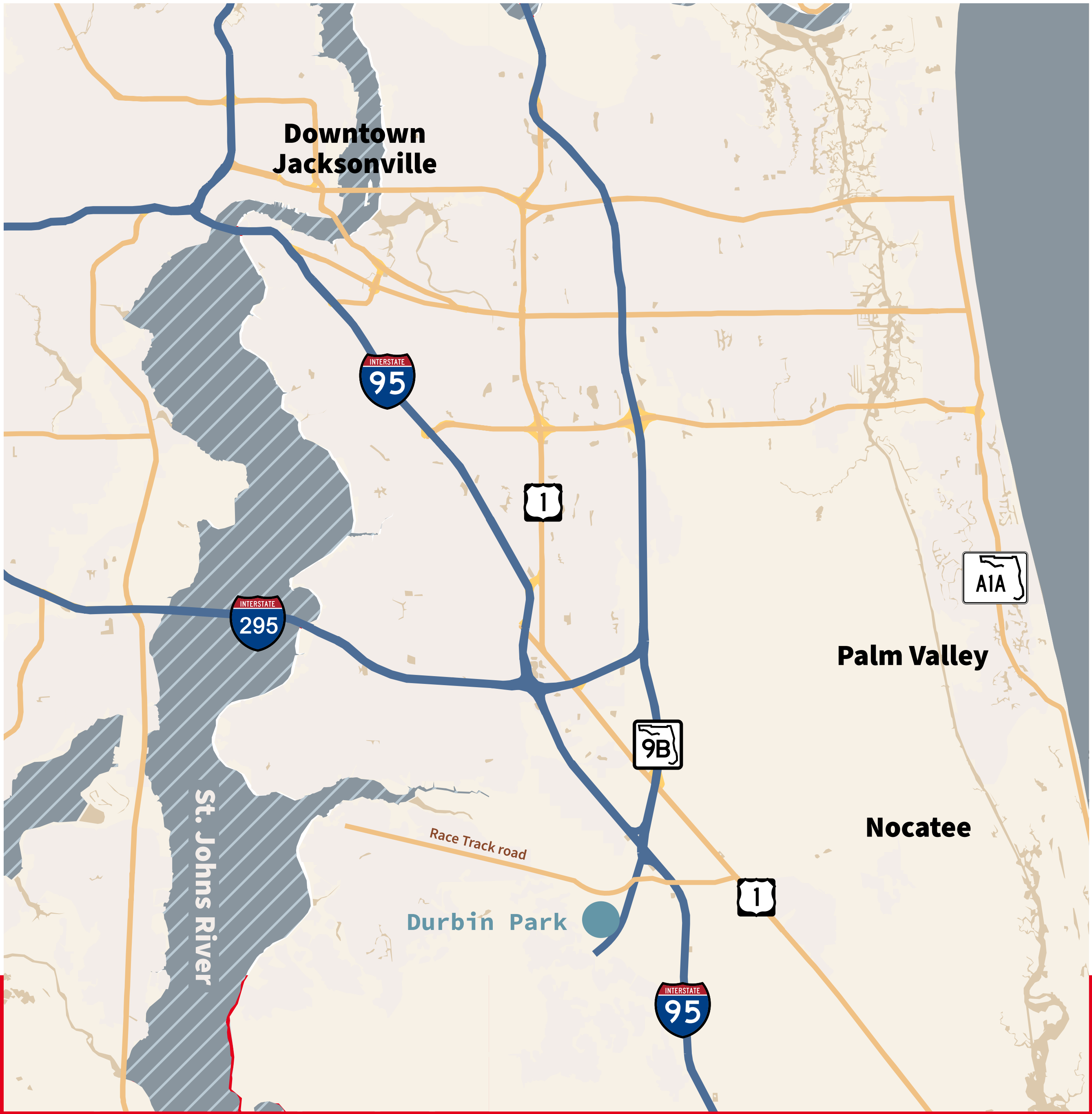
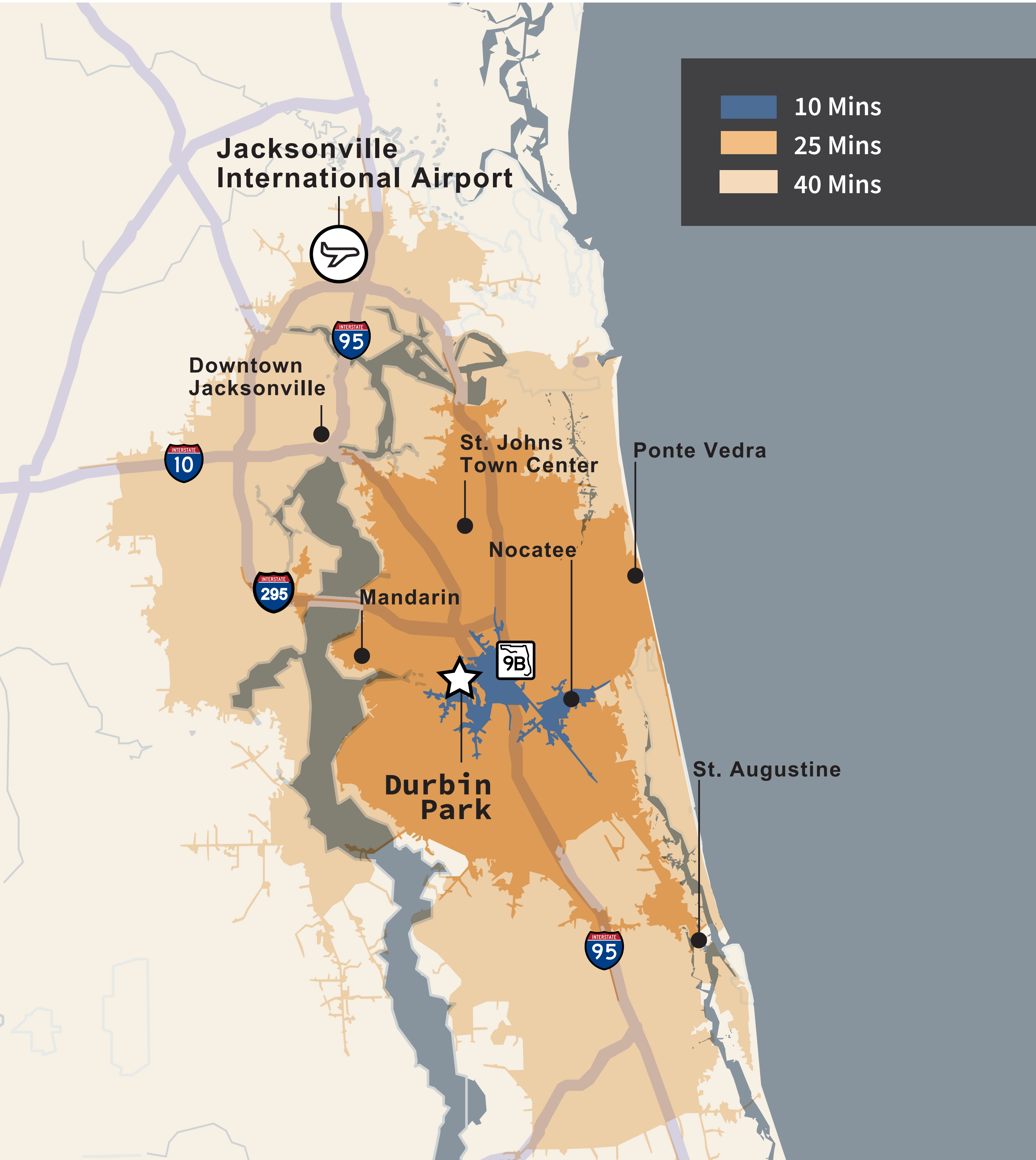
Area Access Map



Drive Times

6 MIN St. Johns
14 MIN Nocatee
21 MIN Mickler's Landing Beach
21 MIN Downtown Jacksonville
26 MIN Palm Valley

Drive Times



10 Mins
25 Mins
40 Mins
Jacksonville International Airport
95
Downtown Jacksonville
10
St. Johns Town Center
Ponte Vedra
Nocatee
295
Mandarin
9B
Durbin Park
St. Augustine
95

St. Johns County

St. Johns County is one of the fastest growing counties in Florida, with a population increase of 44% between 2010-2020. Ideally situated on the south side of Jacksonville, the area provides immediate access to St. Johns, Nocatee, Palm Valley and St. Augustine.

The area is attracting new residents and businesses with its strategic location, competitive business climate and enviable K-12 public school system. Residents enjoy a high quality of life with world-class suburban neighborhoods, acclaimed coastal communities and a variety of recreational activities. The county is home to notable destinations including two award winning oceanfront resorts owned by Gate Petroleum, the AAA Five-Diamond Ponte Vedra Inn and Club and the AAA Four-Diamond The Lodge and Club. Businesses benefit from a highly skilled and educated workforce, competitive tax climate, and fiber-optic connectivity with space for future development.

*St. Johns County is one of seven counties comprising the greater Jacksonville MSA along with Putnam, Nassau, Duval, Baker, Flagler, and Clay counties.

Source; St. Johns County Government, ESRI, jaxusa.org

Area Stats

St. Johns County has the greatest compound annual population growth rate (2022-2027) of all counties in the Jacksonville MSA:

County	2022 total population	2027 total population	2022-2027 Population: compound annual growth rate
St. Johns County	297,339	336,109	2.48%
Putnam County	72,964	72,714	-0.07%
Nassau County	94,675	103,618	1.82%
Duval County	1,024,146	1,055,567	0.61%
Baker County	28,366	28,704	0.24%
Clay County	223,799	231,753	0.70%

St. Johns stats

Total daytime population

Workers	Residents
10 miles- 63,075	10 miles- 80,805
15 miles-223,279	15 miles-182,617
20 miles-429,769	20 miles-343,551

Average HHI

2022	2027
10 miles- $139,463	10 miles- $159,715
15 miles-$126,723	15 miles-$146,879
20 miles-$115,127	20 miles-$133,787

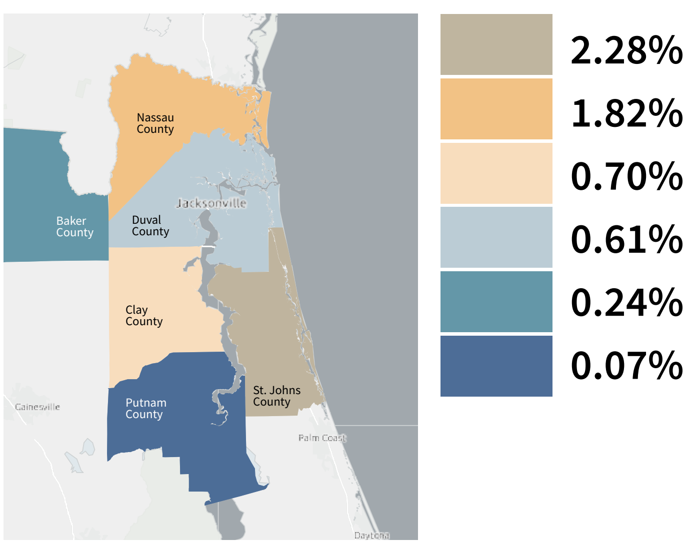
St. Johns county housing profile

2022 Average Value	2027 Average Value
$457,792	$480,032

Population with an advanced degree

Bachelor's degree	Graduate/professional degree
10 miles- 32.6%	10 miles- 19.4%
15 miles-31.5%	15 miles-18.5%
20 miles-27.8%	20 miles-15.6%

Source: ESRI



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Durbin Park

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values isunknown at this stage.