



**GROUND LEASE | LEASE**

SWQ OF RACE TRACK RD. AND ST. JOHNS PKWY., ST. JOHNS, FL 32259

# Durbin Creek Crossing

## 30± AC Mixed Use Development

- › Mixed use development with outparcels
- › Located at signalized intersection with excellent visibility from Race Track Rd
- › Pad Delivery May 2021
- › DHI Communities will be developing 350 multi-family units. Opening Summer 2021
- › In close proximity to 1,700± AC regional Durbin Park – anchored by Walmart Supercenter and Home Depot
- › In close proximity to the approved 40 acre Flagler + UF Health campus, breaking ground Fall 2020
- › New 1 mile Peyton Pkwy. connector road provides direct access to and from SR 9B
- › Situated at pin corner in front of Durbin Crossing – comprised of 2,500± new homes
- › Baptist Health has 23-acre expansion planned at I-95 & SR 207 allowing for a 525,000 SF hospital use
- › Median household income of \$98,009 in a 5 mile radius of the site
- › Race Track Rd. is a major east/ west corridor, running from SR 13 to US Hwy 1
- › Strategically located at St. Johns Pkwy., which was recently extended from CR 210 south to SR 16
- › Property video: [Durbin Creek Crossing Marketing Video](#)

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# AREA OVERVIEW



Population  
2020



Population Projection  
2025



Average  
Household Income



Income Projection



Unemployment Rate



College Education

	Population 2020	Population Projection 2025	Average Household Income	Income Projection	Unemployment Rate	College Education
3 Mile:	45,597	53,417	\$123,561	\$140,518	2.2%	66.3%
5 Mile:	95,485	111,724	\$123,973	\$141,439	2.7%	62.7%
7 Mile:	155,116	176,925	\$118,013	\$135,112	3.1%	59.4%

Source: Esri Business Analyst Online 2020



- ① Citi Corp  
600K SF  
4,400 employees
- ② Florida State College at Jacksonville  
Future campus
- ③ Flagler Center  
1M SF Office  
700K SF Industrial  
50K SF Government Svcs  
4.2M SF fully entitled
- ④ Baptist Medical Center S.  
269 beds  
1,263 employees  
\$85M, 138 bed expansion planned
- ⑤ Brooks Rehabilitation  
160 beds  
Expanding and adding 60-bed rehab hospital
- ⑥ UF + Flagler Health  
Future Campus  
150 beds
- ⑦ Ascension St. Vincents  
Completion date: 2022  
150,000± SF  
56 beds; 600 employees

Employer / Complex Description

# DURBIN CREEK CROSSING



**SITE**  
Outparcels Available



# CONCEPTUAL SITE PLAN



# DEVELOPMENT PROGRESS

JANUARY 2021



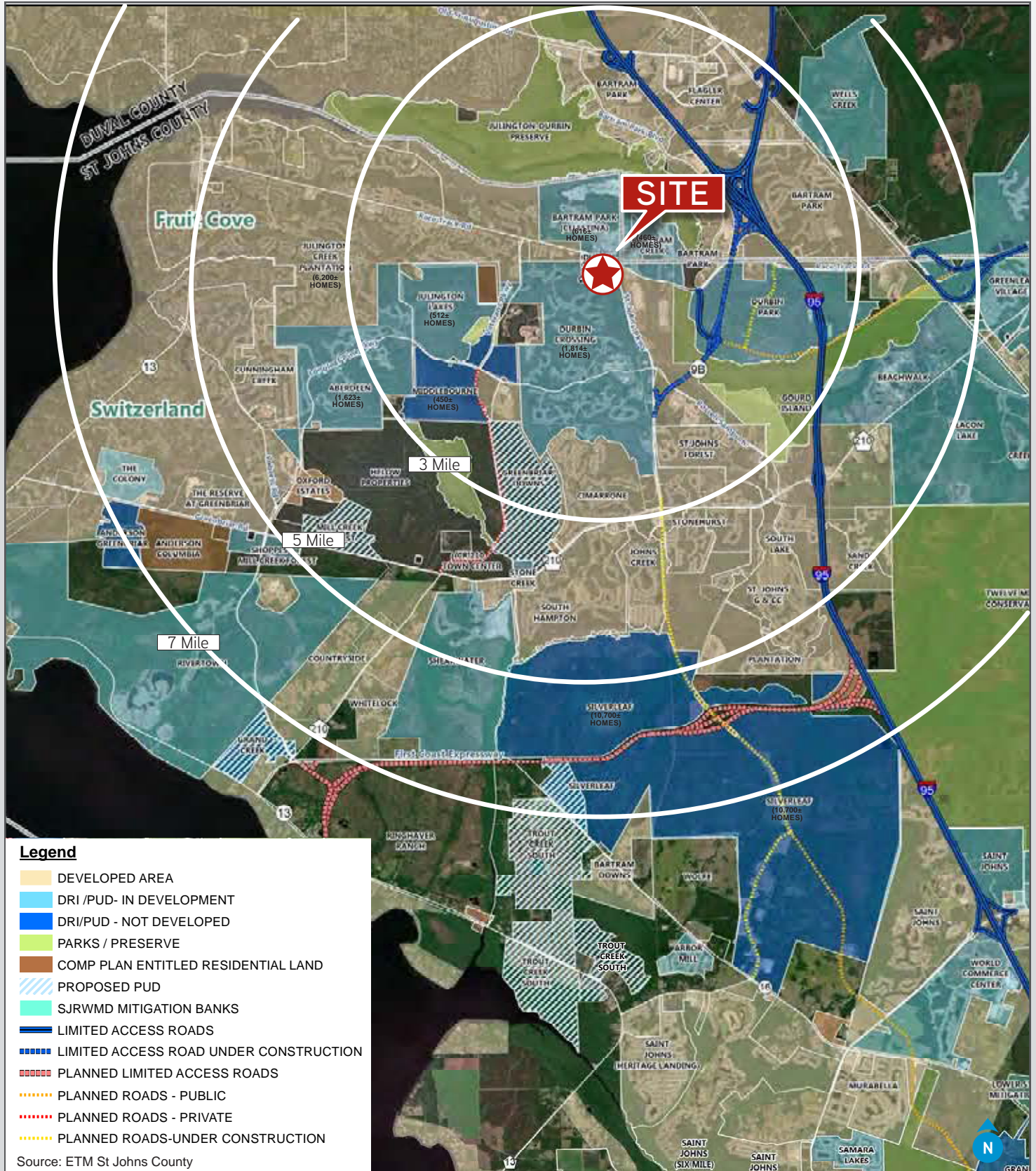
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# CONCEPTUAL RENDERINGS



# RESIDENTIAL ACTIVITY MAP



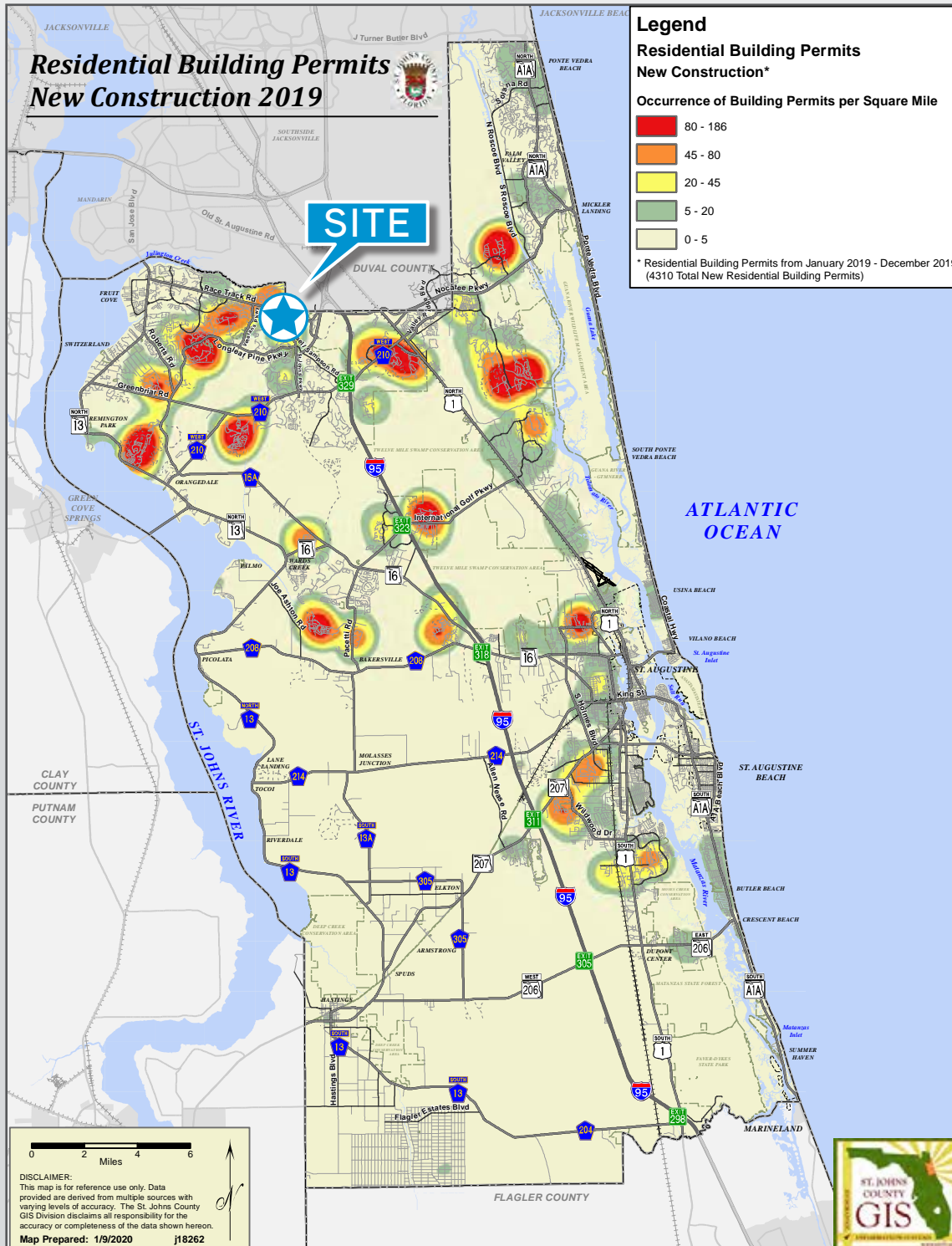
# RESIDENTIAL ACTIVITY OVERVIEW

NORTHERN ST. JOHNS COUNTY SINGLE FAMILY ENTITLEMENTS				
PROJECT	ENTITLED SINGLE FAMILY	BUILT SINGLE FAMILY	REMAINING ENTITLED SINGLE FAMILY	PROBABLE YIELD REMAINING SINGLE FAMILY
ABERDEEN	1,623	1,061	562	562
ANDERSON GREENBRIAR	365	0	365	365
ARBOR MILL	317	185	132	132
BANNON LAKES	849	78	771	771
BARTRAM PARK CELESTINA	616	225	391	391
CIMARRONE	682	681	1	0
CORDOVA PALMS	750	0	750	750
DURBIN CROSSING	1,814	1,803	11	11
GRAN LAKE	296	82	214	214
GRAND OAKS	999	0	999	999
GRANDE CREEK <sup>1</sup>	400	0	400	(400)
GREENBRIAR DOWNS	818	0	818	(818)
JOHNS CREEK	583	583	0	0
JULINGTON LAKES	512	153	359	359
KENSINGTON	299	290	9	0
LAS CALINAS PRD	115	108	7	7
LAS CALINAS PUD	425	425	0	0
MARKLAND	345	121	224	224
ICI MIDDLEBOURNE	426	0	426	426
MURABELLA	999	959	40	40
NOCATEE	10,079	5,403	4,676	3,500
OXFORD ESTATES	290	117	173	173
PALENCIA	1,598	1,186	412	200
PALENCIA NORTH	736	522	214	214
RIVERTOWN	3,700	491	3,209	3,209
SAINT JOHNS	4,552	3,173	1,379	1,379
SAMARA LAKES	860	856	4	4
SANDY CREEK	442	202	240	240
SHEARWATER	1,919	352	1,567	1,567
SILVERLEAF	6,800	0	6,800	6,800
SOUTH HAMPTON	779	742	37	0
ST JOHNS FOREST	558	558	0	0
ST JOHNS GOLF & COUNTRY	799	799	0	0
STONE CREEK	44	16	28	28
STEEPLECHASE <sup>1</sup>	951	0	951	(951)
STONEHURST	530	517	13	0
TWIN CREEKS HEARTWOOD	1,400	52	1,348	1,348
TWIN CREEKS SOUTH JAX	1,250	123	1,127	1,127
WHISPER RIDGE	405	405	0	0
WORLD COMMERCE CENTER	1,156	570	586	586
MISCELLANEOUS	1,000	0	1,000	1,000
<b>TOTAL</b>	<b>53,081</b>	<b>22,268</b>	<b>30,243</b>	<b>25,808</b>
<b>Footnotes</b>				
<sup>1</sup> Community is not entitled. Pending comp plan and/or rezoning approvals. Pending entitlements = 2,169 lots.				
<b>Notes</b>				
•Built Single Family based on CO issuance through September 30, 2018. There were 4,090 homes built between March 2017 and September 2018.				
•Master Planned Community Inventory = 23,583 units.				
•Between Feb. 2015 and Feb. 2017, 86% of all single family Certificates of Occupancy (COs) were located in Northern St. Johns County.				

Source: ETM St. Johns County | Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN and the GIS User Community



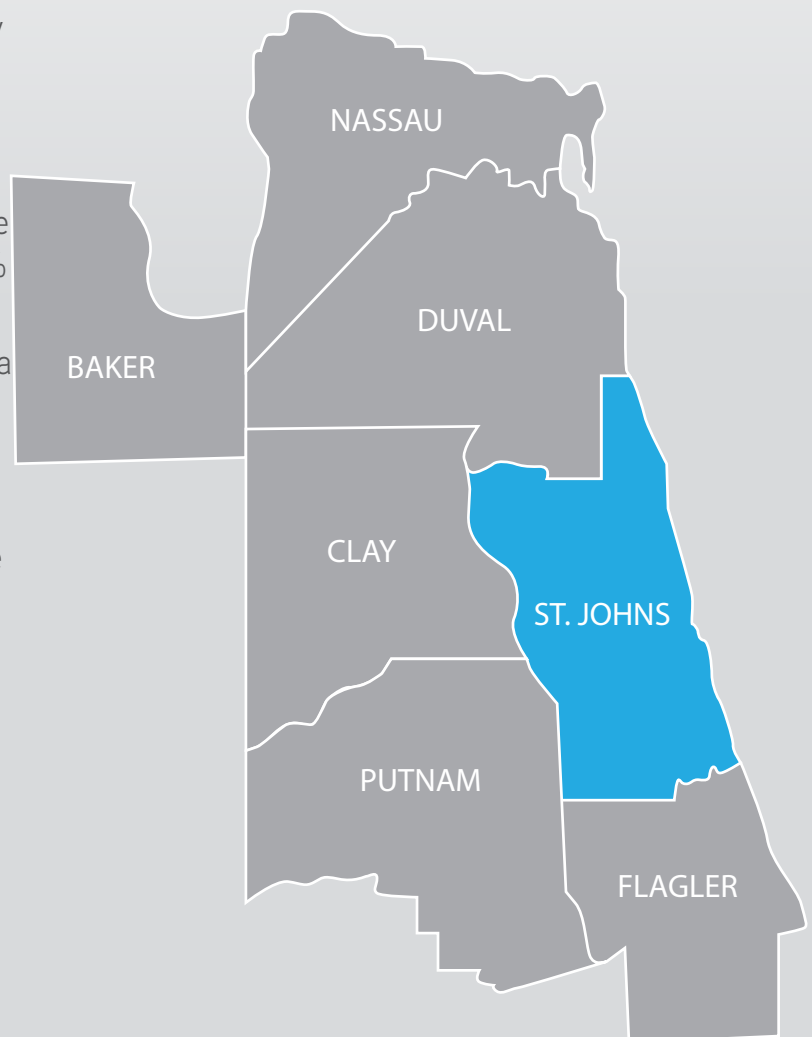
# PERMIT HEAT MAP



# ST. JOHNS COUNTY HIGHLIGHTS

St. Johns County is the 10th fastest-growing county in the United States. High income families are flooding this area due to one of the top-ranked public school systems in Florida. There are over 25,000 homes planned and under construction over the next few years in between I-295 and Hwy 16 adding to the current population of 265,512. The average household income of St. Johns County averages over \$114,000.

- › Ranked Florida's richest county and top-performing local economy by 24/7 Wall St., January 2020
- › Recognized as Florida's most affordable county by SmartAsset.com, March 2019
- › Highest per capita and median household income in Florida
- › One of the three fastest growing counties in the state with a projected annual growth of 15.25% from 2019-2024
- › Lowest unemployment rate in Northeast Florida at 3.6%, December 2020
- › Consistently top-ranked school system in the state since 2008
- › Identified as healthiest county in Florida for the 8th year in a row by Robert Woods Foundation
- › Ranked third Most Financially Healthy Place in Florida by SmartAsset
- › Most residential building permits issued in Northeast Florida in 2011-2020
- › Home of Nocatee, one of the best-selling master planned communities in the country
- › Home of PGA Tour and several world-class sporting events
- › St. Johns County supports a thriving tourism industry, which generates approximately 2.75 million room nights and \$12.1 million in bed tax revenue annually



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