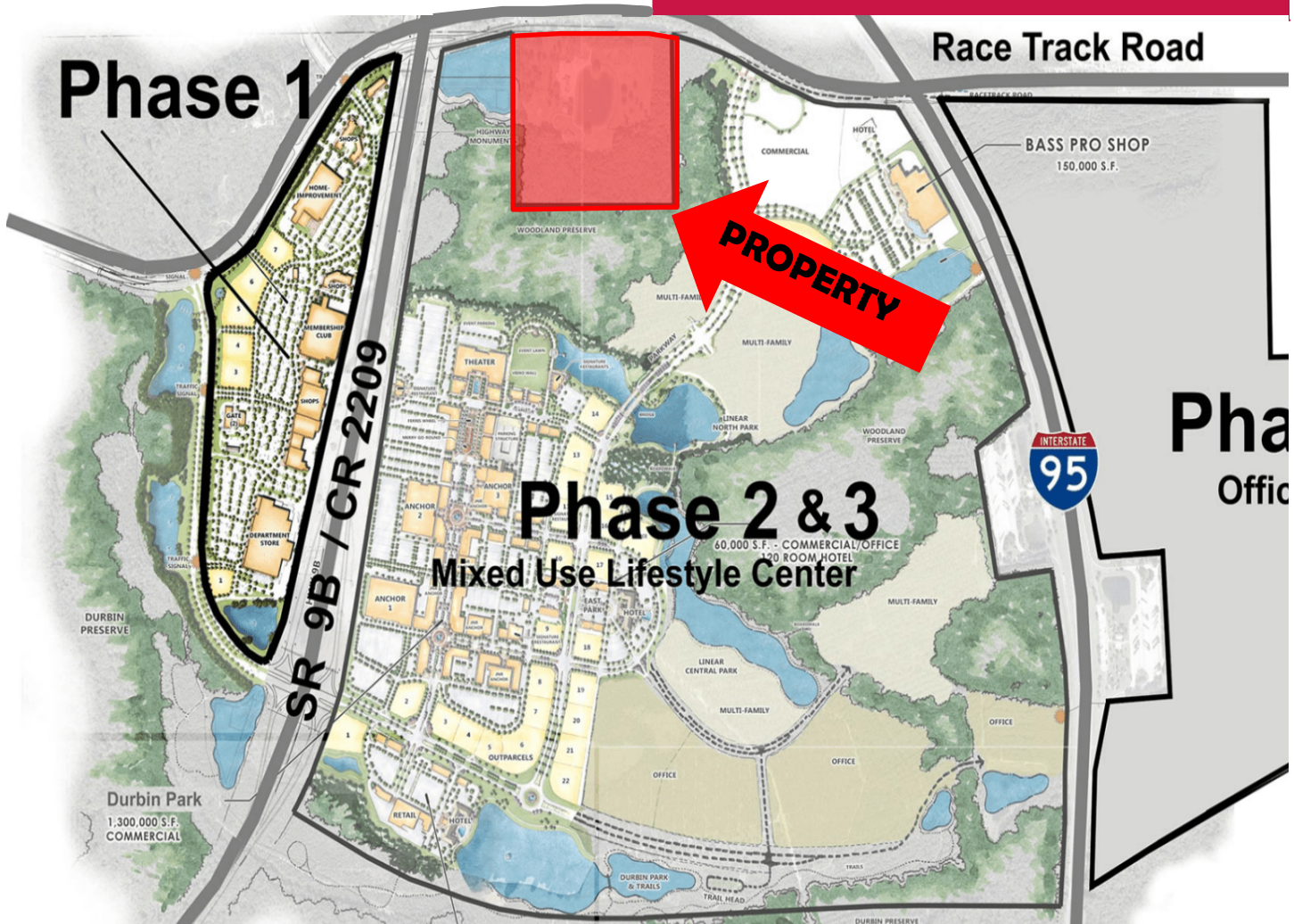


# EWING

REAL ESTATE, LLC

FULLY ENTITLED  
COMMERCIAL/  
RETAIL PUD  
FOR SALE



Adjacent to The Pavilion at Durbin Crossing

**\$7,500,000**

5404 Race Track Road, St. Johns County, FL

EWING  
REAL ESTATE, LLC

7807 BAYMEADOWS RD. EAST  
SUITE 200  
JACKSONVILLE, FL 32256



Please call or Email Ben Bishop  
for more information:

BEN BISHOP, III  
904.982-2713  
BBISHOP3@ALLEN EWING.COM

REAL ESTATE SALES LAND DEVELOPMENT INVESTMENT ADVISORY CAPITAL MARKETS

## Details

## 5404 Race Track Road

Fully approved 43 acre +/- PUD allowing for up to 125,000 Sq. Ft. of commercial/retail space and 175,000 Sq. Ft. for a multi-sports and recreation center. Preliminary site plan calls for two multi tenant retail strip centers, one free standing restaurant, or retail user, and one free standing gas station/convenience store.

Located in St. Johns County, the fastest growing County in Florida, the PUD is located less than 2 miles from The Pavilion at Durbin Shopping Center. The Pavilion at Durbin Park is the first phase of the larger Durbin Park Town Center project, which will include three major anchors, multiple hotels and theaters, and a Bass Pro Shop. The shopping mall, when complete, is expected to be double the size of St. Johns Town Center.

## Highlights

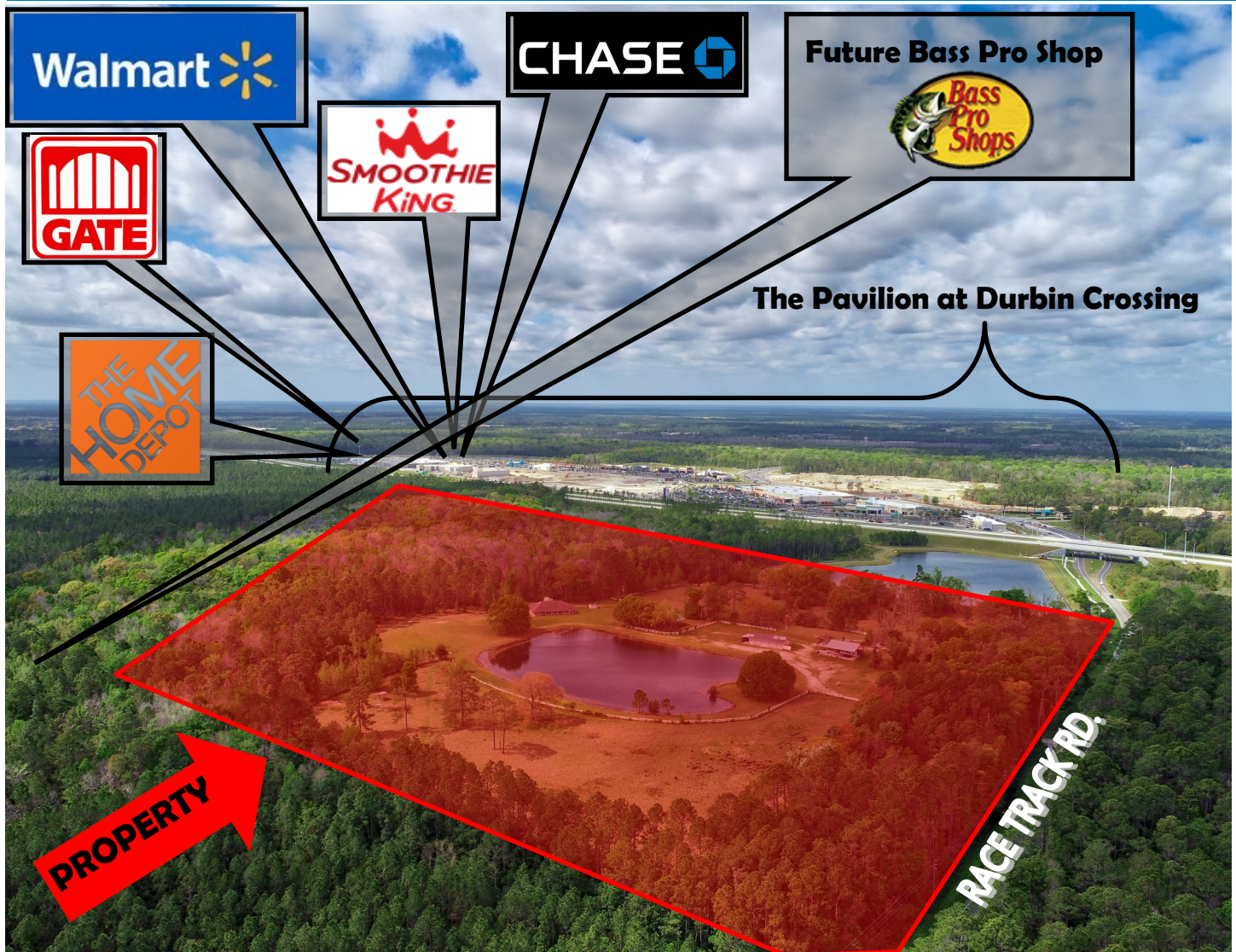
## 5404 Race Track Road

- Fully entitled PUD—300K Sq. Ft. fully approved development
- Minutes from well established mid-to upper income neighborhoods such as; Julington Creek Plantation, Julington Lakes, Durbin Crossing and Bartram Springs
- Easy Access via SR 9B/CR 2209 and I-95, directly off Race Track Rd.
- Development allows for dedicated turn lanes into the property, providing excellent ingress/egress.
- Approved PUD # ORD2017-15, St. Johns County, Florida
- All PUD documents are available upon request



**Aerial Photo**

**5404 Race Track Road**



**The Pavilion at Durbin Crossing Phase I —Tenants Spring 2019:**

AT&T Wireless / Baptist Health / Burlington / Care Spot / Ross  
Cinemark / Dollar Tree / Firehouse Subs / Five Below / GATE express  
Bass Pro Shops / Great Clips / Hair Cuttery / Hand & Stone Massage & Facial Spa  
Heartland Dental / Kazu Sushi / Keke's / Korial Cleaners / Lee Nails  
Mattress Firm / Petco / Salsa's Mexican Restaurant

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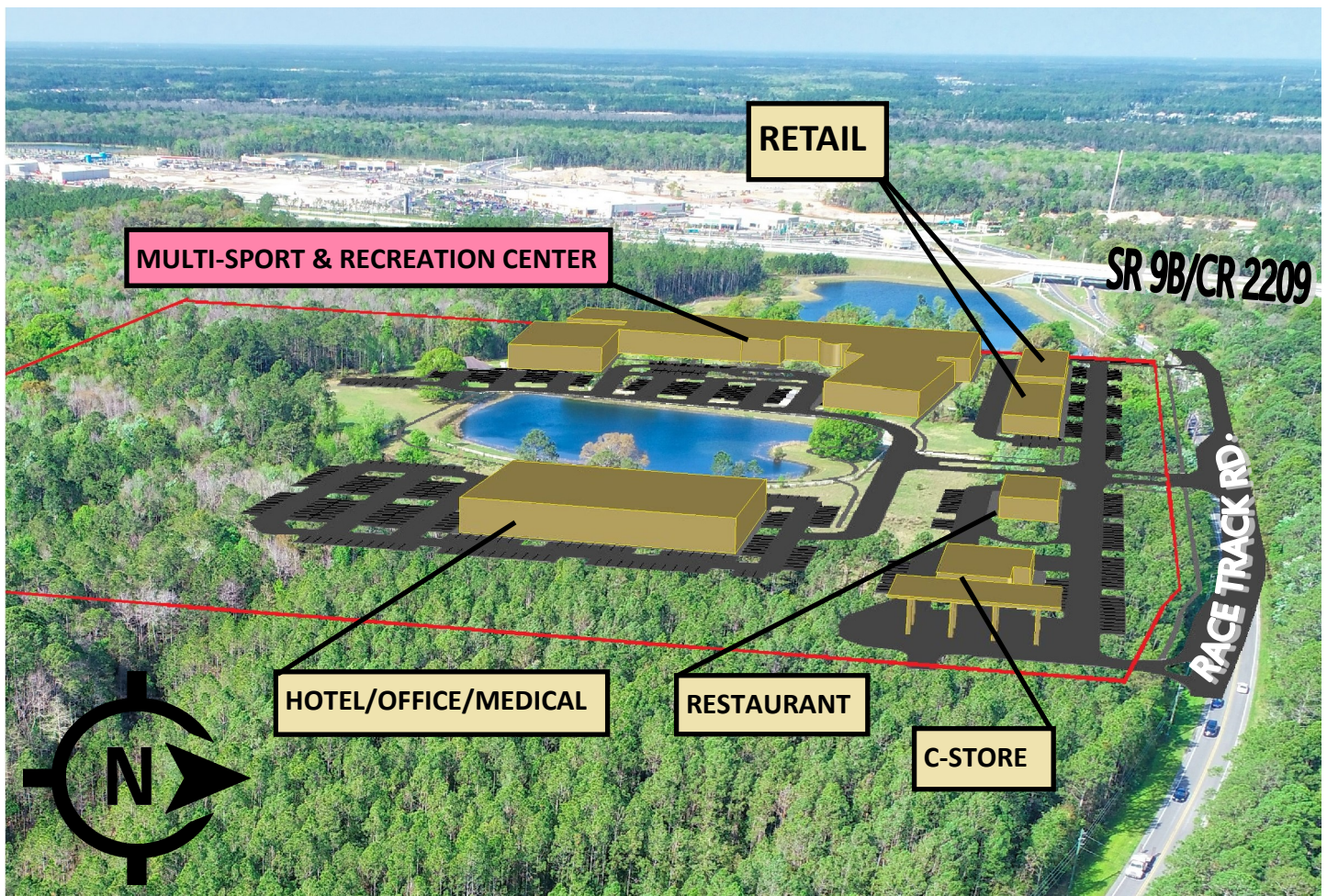
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# DEVELOPMENT CONCEPT

## 5404 Race Track Road

### Preliminary Site Plan



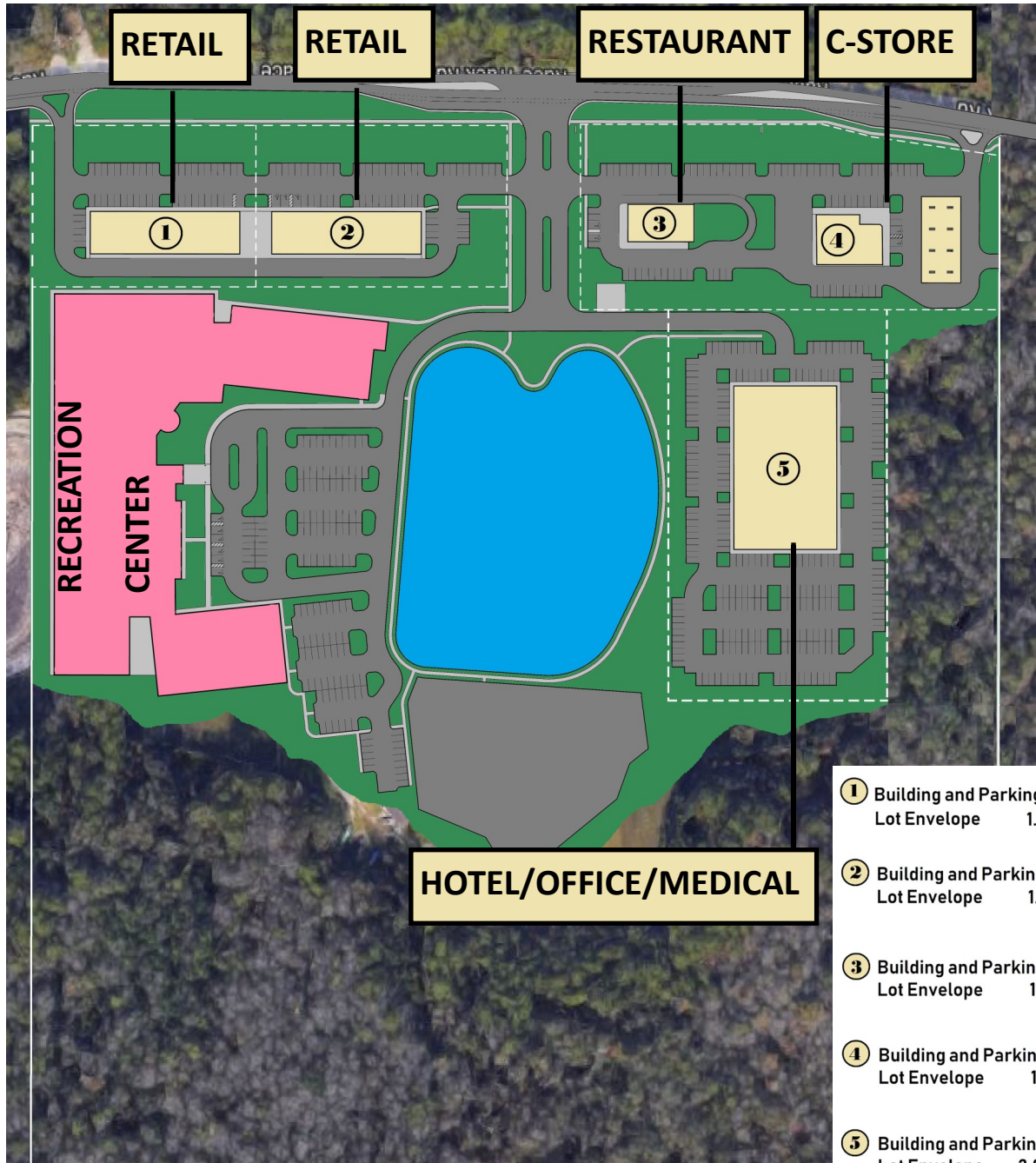
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## Parcel Detail

# 5404 Race Track Road



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