



News Release



FOR IMMEDIATE RELEASE

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DURBIN PARK – A SUPER-REGIONAL, MIXED-USE DEVELOPMENT – COMING TO NORTHERN ST. JOHNS COUNTY

*Development Includes Retail, Office, Hotel, Residential and Entertainment Offerings
In Park-Like Setting*

JACKSONVILLE, FLA., June 29, 2016 – GATE Petroleum Company, one of Florida’s largest privately-held companies, and Gatlin Development Company, a real estate investment corporation, today announced plans for Durbin Park, a 1,600 acre, super-regional, mixed-used development in St. Johns County.

Durbin Park, located along I-95 in northern St. Johns County at the new 9B/2209 interchange that is currently under construction, will host one of the largest, most diversified mixed-use developments in Northeast Florida. The property, owned by GATE Petroleum Company, constitutes the largest contiguous area in St Johns County planned for intensive commercial development. Durbin Park will include an estimated 2.4 million square feet of retail, 2.8 million square feet of office space, 999 multi-family units and 350 hotel rooms once completed, all within a landscape of abundant green space, walking trails, lakes and family entertainment offerings.

“Unique to Northeast Florida, Durbin Park will be a distinct destination where individuals and families can live, work, shop and be entertained all within a park-like setting,” said John Peyton, president of Gate Petroleum Company. “GATE is proud to own, develop and manage numerous premier properties in North Florida including the Ponte Vedra Inn & Club, Deerwood Park, Southpoint Office Park, Kendall Town Center and Deerwood Center. The Durbin Park development will bring long overdue amenities to one of the fastest growing counties in the country.”

Drawing on decades of retail experience, Gatlin Development will lead all aspects of the retail development as GATE’s joint venture partner.

“Gatlin Development is proud to partner with the St. Johns County community and GATE to bring this market-defining project to Northeast Florida,” said Frank Gatlin, chief executive officer of Gatlin Development Company. “In my 40 years in the development industry, I have never seen a project with as much potential as Durbin Park. The large amount of land and the unique topography will allow us to

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create a destination that features abundant shopping options, dozens of dining experiences and exciting, family-fun entertainment offerings all within a backdrop of hundreds of acres of lakes and green space.”

The first phase of the project, located on an 80 acre parcel west of the new 9B/2209 interchange, will include approximately 700,000 square feet of retail space anchored by at least three big box retailers. Phase I is projected to open in the second quarter 2018. Phase II, located east of the new 9B/2209 interchange and adjacent to I-95, is projected to follow Phase I by 12-18 months and will include lifestyle retailers, restaurants, entertainment components and the highly-anticipated Bass Pro Shops. The full development will be built out in four phases.

“The Durbin Park project is the culmination of years of effort between the County and GATE to bring high quality mixed-use development to St. Johns County,” said Michael Wanchick, St. Johns County Administrator. “Not only will it provide convenient retail and office opportunities currently not available to St. Johns County residents, it will also help keep sales tax dollars local and support county-wide programs and services. We are excited to watch the project come to fruition and positively impact St. Johns County on many levels.”

GATE and Gatlin Development have also partnered with industry experts, The Shopping Center Group, that will serve as the leasing agent for the project. Those interested in more information on leasing opportunities should contact Nancy Sumner at 904-899-0451 or Nancy.Sumner@tscg.com or Stephanie McCullough at 904-899-0449 or Stephanie.McCullough@tscg.com.

About GATE Petroleum Company:

Founded in 1960 by Herbert H. Peyton, GATE Petroleum Company is a heavily diversified company headquartered in Jacksonville, Fla. GATE operates in a variety of industries including retail convenience stores, fleet and fuel services, real estate, hospitality and construction materials. Today, the company’s retail operations include convenience stores in Florida, Georgia, North Carolina and South Carolina. GATE Hospitality owns and operates four of Northeast Florida’s most prestigious properties including the Ponte Vedra Inn and Club, The Lodge and Club in Ponte Vedra, Epping Forest Yacht and Country Club in Jacksonville and the River Club in downtown Jacksonville. GATE Precast owns and operates eight concrete plants that specialize in structural and architectural precast concrete products. GATE Lands has developed significant commercial and residential land in Northeast Florida including Deerwood Park, Southpoint Office Park, Kendall Town Center and Deerwood Center. For more information about GATE Petroleum Company, visit www.gatepetro.com.

About Gatlin Development:

Gatlin Development Company, Inc. (“GDC”) is a real estate investment corporation specializing in commercial real estate development, management and renovation. Founded by Frank C. Gatlin III in 1976, the privately-held company has extensive experience in a broad range of development areas including single and multi-family residential, hotels, and retail shopping centers. Under the leadership of its two principals, Frank Gatlin and his son, Frankie Gatlin IV, the company has focused its efforts for the last 35 years on the development of more than 20 million square feet of retail shopping space across the United States featuring a variety of national and regional tenants.

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Phase 1

Race Track Road

SR 9B / CR 2209

Phase 3 & 4 Office Park

Phase 2 & 3 Mixed Use Lifestyle Center



BASS PRO SHOP
150,000 S.F.

Durbin Park
1,300,000 S.F.
COMMERCIAL

SOUTH VILLAGE
120,000 S.F. - RETAIL
120 ROOM HOTEL

