



Walmart, Home Depot will anchor first phase of Durbin Park

By Stuart Korfhage
February 6, 2018

St. Johns County's biggest new commercial development project has several major retail outlets signed as anchor tenants.

Gatlin Development Company announced on its website last week that Walmart and Home Depot will join several other businesses at Durbin Park off of Race Track Road in northern St. Johns County.

The development is about 1,600 acres. The first phase of the project, located on an 80-acre parcel west of the new State Road 9B/County Road 2209 interchange, will include approximately 700,000 square feet of retail space.

In announcing the development in 2016, land owner Gate Petroleum and Gatlin said the area "constitutes the largest contiguous area in St. Johns County planned for intensive commercial development."

The overall plan is for Durbin Park to 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. Walmart and Home Depot will be in the first phase.

Melissa Glasgow, the St. Johns County director of economic development, said it's good for county residents to see this project moving forward.

"(The project) is intended to provide much-needed commercial services and employment opportunities, while also generating significant ad valorem and sales tax revenues for the county," Glasgow said in email to the St. Augustine Record. "Since the project was first approved in 2015,

our residents have waited patiently for new big-box retail opportunities, and they are eagerly anticipating the first stores to open later this year.”

According to Gatlin, the other businesses planning to open in Durbin Park’s initial phase are: Gate gas station, Lee Nails, Tropical Smoothie, Firehouse Subs, Salsa’s, Korial Cleaners, Smoothie King, Petco, Kazu Sushi, Great Clips, Baptist Primary Care, Keke’s Breakfast Café, One Third Asian House, Your Pie, Verizon, Sprint and Chase Bank.

A Bass Pro Shops store was announced for the area years before the current Durbin Park proposal was approved by the county. The Gatlin website says the store will anchor Phase II of the development, which will include 1,000,000 square feet of mixed-use space. It could open as soon as 2019.

The developer added that approximately 25,000 new homes are proposed or under construction in a five-mile radius of the shopping center and that the current the population spends an estimated \$540 million annually on retail goods.