



Land cleared near flea market on SR 207 to make room for possible hotels, restaurants

By Stuart Korfhage
January 23, 2018

A busy area in southern St. Johns County is seeing more construction activity now to prepare for future commercial development.

The St. Johns Market Place, better known as the county flea market, on State Road 207 is clearing land near Interstate 95 as part of its growth plan.

Market Place general manager John Gravesen said work is currently underway that will allow for various projects. The exact nature of the projects have yet to be decided.

“Having 300 acres for development here, we are starting the ball rolling by creating sites on our southernmost property,” Gravesen said in an email to The Record. “When finished, we will have sites that could accommodate two hotels, two restaurants and a fast food site.”

In 2014, ownership went to the County Commission and received approval to amend the property on the county’s Future Land Use Map from Residential B and Intensive Commercial to Business and Commerce Park and Mixed Use with text amendment for approximately 282.58 acres of land located on the north side of S.R. 207, east of I-95.

The area is an obvious spot for commercial development given the proximity to the interstate.

After years of having few options at that interchange, the last several years have seen the addition of a RaceTrac gas station, a Burger King and Dunkin’ Donuts near the entrance to the Market Place.

With new housing additions in the area and no slowdown to traffic on I-95, it’s likely that the area will be able to attract interested businesses.

“Although we haven’t secured any establishments yet, there has been a lot of excitement from inquiries,” Gravesen said. “This area is a prime location that is seen by locals and interstate travelers as well.

“We also enjoy a 10-acre lake here that has many entertaining possibilities to enrich any site.”

Whatever is added to the site, Gravesen said there are no plans to end the flea market.

“The flea market is going strong and who knows, may someday find itself in a newer, more modern building,” Gravesen said. “The possibilities are endless here. We are pleased to be able to further enhance this rapidly thriving intersection.”