

Parcel Name: Gateway Shoppes II, LLC

Target Protection Area: n/a

Acreage: 13 +/- acres

Estimated Market Value: \$45,000 (\$3,500 - \$4,500 per acre)

**Highlights:**

- **Location:** Section 22, Township 49, Range 26; McIlvane Marsh, North of Marco Island. 13-acre portion of folio offered: 00775200009
- **Met 4 out of 6 Initial Screening Criteria:** native habitat-yes; human social values-no; water resource values-yes; biodiversity-yes; connectivity-yes; within another Agency project boundary-currently no, but potentially yes.
- **Habitat:** 2 types-: mangrove swamp and saltwater marsh
- **Listed Species:** American alligator, American crocodile, Florida panther, Florida black bear, and numerous listed bird species
- **Water Resource values:** mapped as a discharge area for the lower Tamiami aquifer & moderate for surficial recharge; tidal soils.
- **Connectivity:** Connects with 700 surrounding preserved acres within McIlvane Marsh and 159,370 acres of state and federal conservation lands surrounding the marsh.
- **Utilities/Transportation interest:** No conflict or opportunity from Transportation, Utilities, Parks and Recreation, Pathways, Environmental and Engineering, Housing, Coastal Systems and Zoning
- **Access:** There is no physical and legal access to this parcel, however, the marsh can be accessed from Curcie Road off CR 92.
- **Restoration needs:** Little to no exotic plants present.
- **Management issues / estimated costs:** Initial exotics removal \$0; Annual exotics follow-up -minimal; signs- \$100; parking \$0
- **Partnership Opportunities:** – There may be some opportunity for management partnership with the state (Rookery Bay NERR - DEP)
- **Development Threat – none**
- **Surrounding land uses:** conservation

