

## Conservation Collier Property Cycle 2 Update Summary - McIntosh

**Parcel Name:** *McIntosh Trust*

**Target Protection Area:** *NGGE*

**Acreage:** *McIntosh 6.34 acres (2 parcels – one 4.25 acres, other 2.09 acres)*

**Location:** NW corner of Pine Ridge Rd. and Logan Blvd.

### Highlights/Updates:

- **Met 4 out of 6 Initial Screening Criteria (2 only met minimally- social values & biological values). Those not met=connectivity & within other agency acquisition boundary.**
- **Habitat is Cypress/Pine/Cabbage palm heavily infested with Melaleuca.**
- **Has good access & high visibility**
- **Construction of a parking area or boardwalk would not be permitted under current zoning (E)**
- **Aquifer recharge potential high**
- **Has significant neighborhood support for purchase**
- **Previous Estimated Market Value: \$455,021 to 480,288 (\$75,650 per acre)**
- **Current Estimated Market Value: \$265,000 for 2.09 acres (\$126,800 per acre) with total acquisition costs at \$300,000; \$600,000 for 4.25 acres (\$141,200 per acre) with total acquisition costs at \$650,000; Total: \$865,000 for land (\$136,400 per acre), total costs at \$950,000**
- **Property currently under contract, due diligence expires in Nov. Trustee will keep us informed of status.**
- **Changes to surrounding lands: New Vineyards development under construction on the western boundary.**

