

Offering Memorandum



BERMONT ROAD RANCH 165

46030 BERMONT ROAD, PUNTA GORDA, FL 33982



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The Bermont Road Ranch is a 165-acre tract in Punta Gorda. It offers a quiet, country setting while still being just a short drive from the modern conveniences we're accustomed to. The property is primarily pine flatwoods with some oak hammocks and features an abundance of game, including deer, turkey, and hogs.

The ranch offers approximately 2,640 feet of frontage along Bermont Road, providing strong visibility and convenient access. The property is zoned Agriculture (AG) with a corresponding Future Land Use designation of Agriculture (AG), permitting up to one residential unit per 10 acres and supporting a range of low-density rural and agricultural uses.

The surrounding area includes a mix of agricultural operations, solar farms, shell pits, and commercial uses such as Copart, South Florida Motorsports Park, and Redneck Mud Park, highlighting the area's diverse land-use profile.

Currently operated as a working cattle and recreational ranch, the property is improved with perimeter fencing and cattle pens, offering a turnkey setup for continued agricultural use. In addition, the majority of the ranch is located within a designated Potential Mineral Resource Extraction area, thereby potentially providing optionality beyond traditional agricultural and recreational uses.

LOCATION DESCRIPTION

The Bermont Road Ranch is located at 46030 Bermont Road (State Road 74) in Punta Gorda, in unincorporated Charlotte County. It is four miles east of State Road 31, 19 miles east of I-75, and 22 miles west of US Highway 27. This proximity to major roadways provides easy access to Babcock Ranch (15 minutes), Punta Gorda Airport (25 minutes), downtown Punta Gorda (28 minutes), Port Charlotte (30 minutes), Arcadia (30 minutes), and Fort Myers (45 minutes). Sarasota, Bradenton, St. Petersburg, and Tampa are all just over an hour away.

The property's close proximity to Babcock Ranch provides easy access to retail power centers with medical and other essential services. In October 2025, the Shoppes at Yellow Pine opened, featuring a variety of shops and services, including Tampa General Healthcare, Ace Hardware, HomeGoods, Panera, Jersey Mike's, and much more.

PRICING

\$2,100,000

Aerial



Aerials



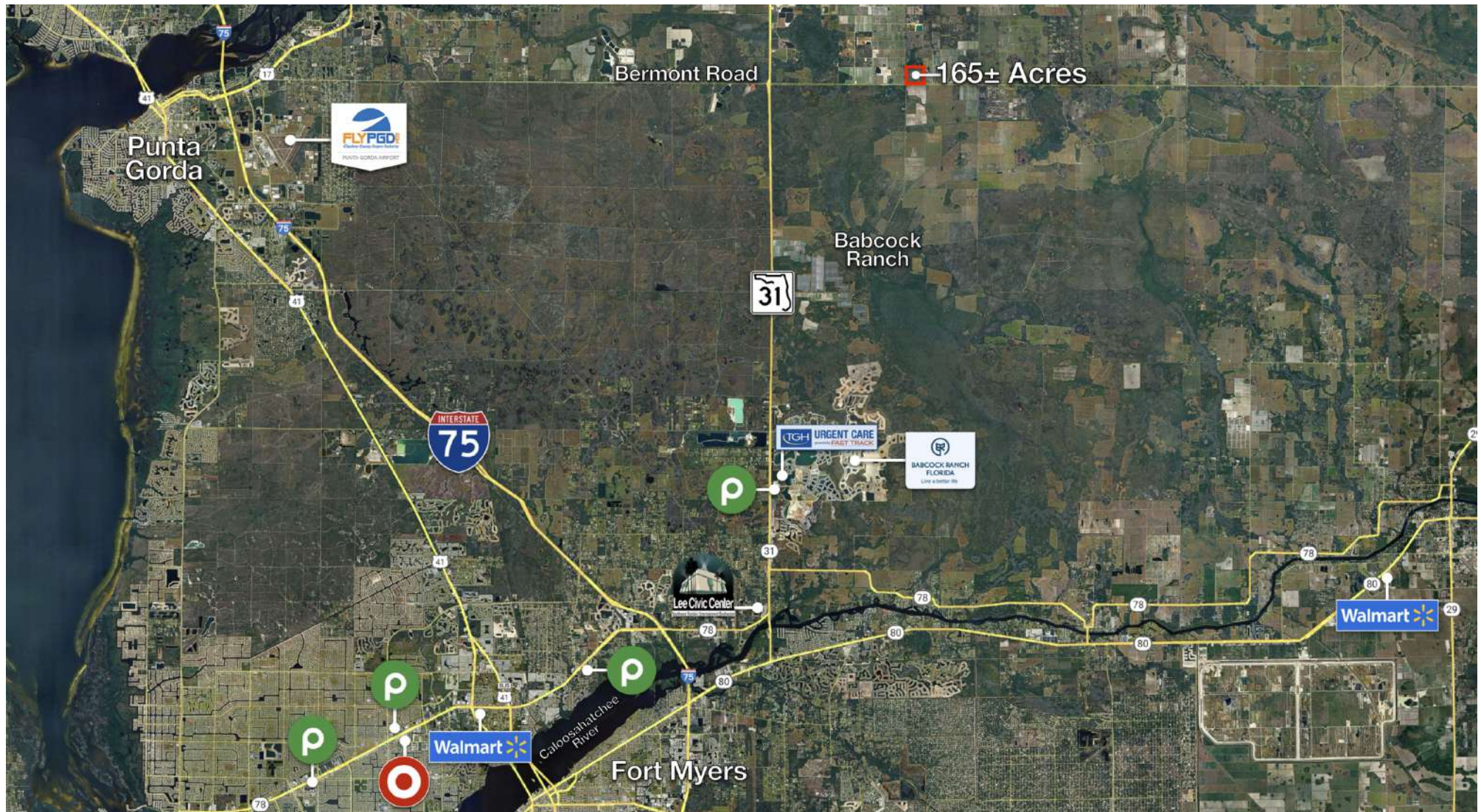
Property Photos



Property Photos



Area Map



Conceptual Site Plan 1



VICINITY MAP

General Notes:

1. Municipality: Charlotte County, FL
2. Property Size: 165 +/- acres
3. Wetlands: 28.5 +/- acres
4. Zoning: Agriculture (AG)
5. ROW width: 50 feet (typically contains paved road, shoulders, sidewalks, street trees, and sideslopes)
6. Minimum lot size: 10 acres
7. Road A: 2,900 ft; Road B: 1,750 ft

Table 1: Density Calculation

Type	Acreage	Max. Density
Uplands	136.5000	13 units (136.5ac + 10)
Wetlands I	28.5000	0 units (28.5ac + 40)
Total	165.0000	13,0000

1. Wetland acreages are approximate and based on the data provided from National Wetlands Inventory (NWI)

No utilities available (onsite potable well and wastewater treatment allowable)
Access points are conceptual in nature
Wetland Data: National Wetlands Inventory (NWI)

Note: No site visit was performed and no environmental or cultural desktop analysis was performed. NWI Wetlands is a preliminary indication of wetlands on the site but will need to be reviewed and verified prior to moving forward with any future development.



46030 BERMONT ROAD
 PUNTA GORDA, FL 33982
 DATE: 08/18/2022
 PREPARED BY: ESHENBAUGH LAND COMPANY
 CHECKED BY: MERRILL
 PROJECT: 46030 BERMONT ROAD
 46030 BERMONT ROAD
 PUNTA GORDA, FL 33982

- Property Boundary
- Lot Boundary
- Centerline of ROW
- NWI Wetland

CONCEPTUAL SITE PLAN A
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 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1848. 1849. 1850. 1851. 1852. 1853. 1854. 1855. 1856. 1857. 1858. 1859. 1860. 1861. 1862. 1863. 1864. 1865. 1866. 1867. 1868. 1869. 1870. 1871. 1872. 1873. 1874. 1875. 1876. 1877. 1878. 1879. 1880. 1881. 1882. 1883. 1884. 1885. 1886. 1887. 1888. 1889. 1890. 1891. 1892. 1893. 1894. 1895. 1896. 1897. 1898. 1899. 1900. 1901. 1902. 1903. 1904. 1905. 1906. 1907. 1908. 1909. 1910. 1911. 1912. 1913. 1914. 1915. 1916. 1917. 1918. 1919. 1920. 1921. 1922. 1923. 1924. 1925. 1926. 1927. 1928. 1929. 1930. 1931. 1932. 1933. 1934. 1935. 1936. 1937. 1938. 1939. 1940. 1941. 1942. 1943. 1944. 1945. 1946. 1947. 1948. 1949. 1950. 1951. 1952. 1953. 1954. 1955. 1956. 1957. 1958. 1959. 1960. 1961. 1962. 1963. 1964. 1965. 1966. 1967. 1968. 1969. 1970. 1971. 1972. 1973. 1974. 1975. 1976. 1977. 1978. 1979. 1980. 1981. 1982. 1983. 1984. 1985. 1986. 1987. 1988. 1989. 1990. 1991. 1992. 1993. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013.

Conceptual Site Plan 2



VICINITY MAP

General Notes:

1. Municipality: Charlotte County, FL
2. Property Size: 146 +/- acres
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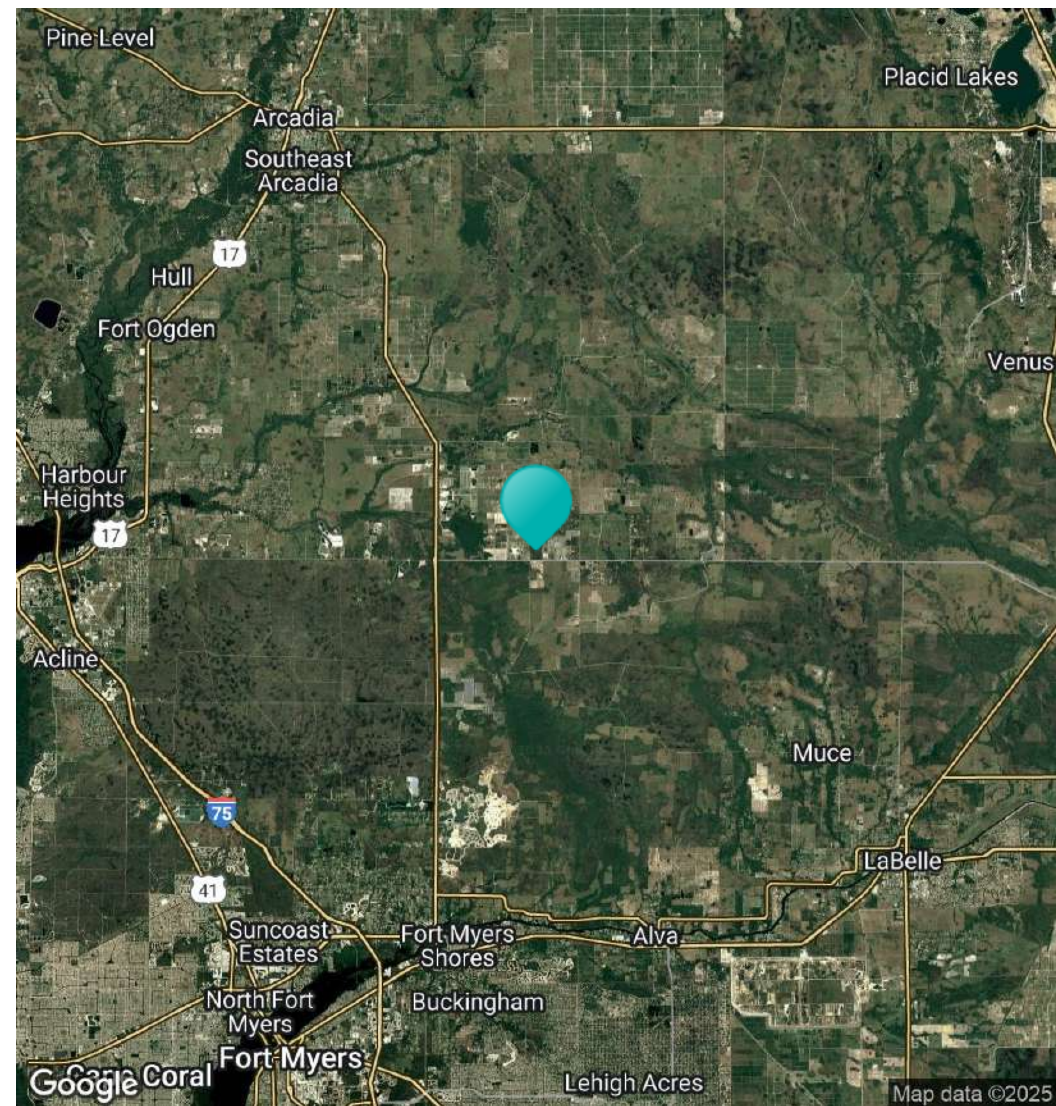
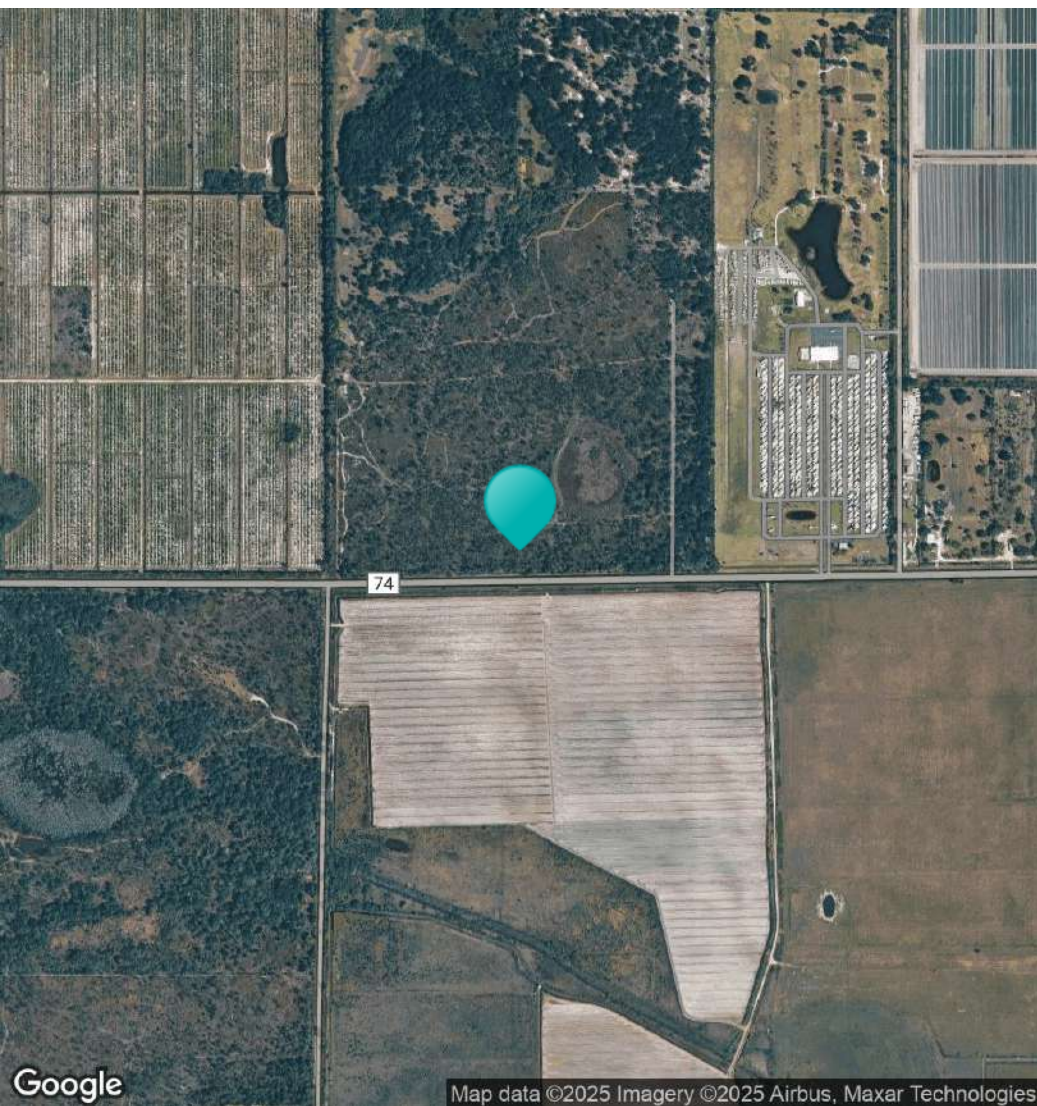
46030 BERMONT ROAD
PUNTA GORDA, CHARLOTTE COUNTY, FL 33982

Property Boundary
Lot Boundary
Centerline of ROW
NWI Wetland

CONCEPTUAL SITE PLAN B

DATE: AUGUST 18, 2022

Location Map



Demographics Map & Report

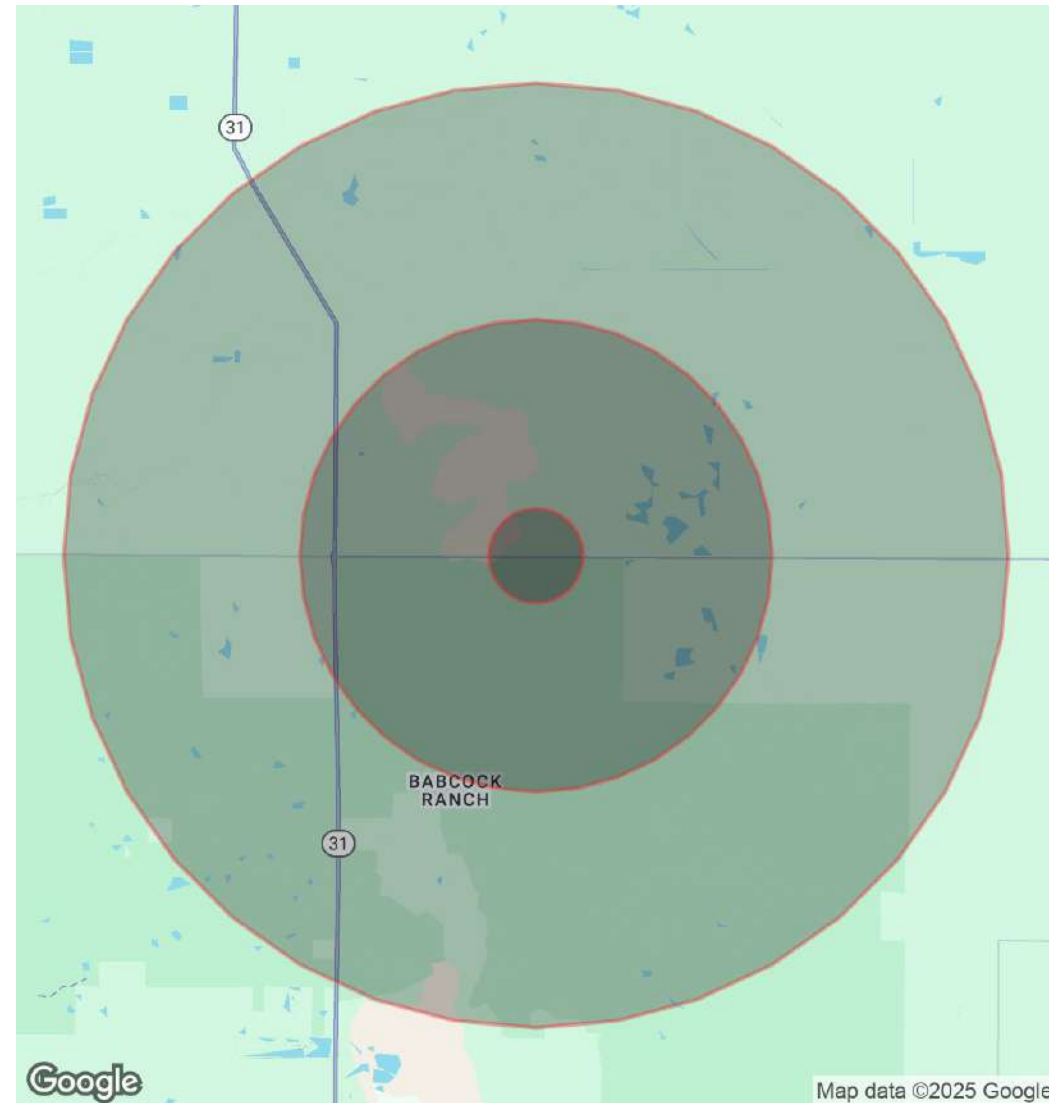
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 46 | 797 | 3,810 |
| Average Age | 54.5 | 54.1 | 49.3 |
| Average Age (Male) | 54.1 | 53.7 | 48.8 |
| Average Age (Female) | 56.6 | 56.5 | 52.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 20 | 356 | 1,260 |
| # of Persons per HH | 2.3 | 2.2 | 3.0 |
| Average HH Income | \$76,558 | \$73,275 | \$68,127 |
| Average House Value | \$321,353 | \$310,501 | \$267,473 |

* Demographic data derived from 2020 ACS - US Census



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisor



J. Michael Strahan, ALC, CCIM, MAB
Senior Advisor/Partner
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Questions | Give us a call or drop us an email



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