

BERMONT ROAD COMMERCIAL

5.79± ACRE COMMERCIAL OPPORTUNITY IN PUNTA GORDA, FL



OFFERING SUMMARY

Address: 27761 Bermont Road
Punta Gorda, FL 33982

County: Charlotte

Property Size: 5.79± Acres | 252,212± Sq. Ft.

Zoning: Commercial General

Future Land Use: Commercial

Utilities: All Available to Site

Permits in Place: Approved site development plans
with Charlotte County; Active
SWFWMD ERP

Parcel ID: 412303226001

2021 Taxes: \$2,441.87

LIST PRICE
\$399,000

MARKETED AND EXCLUSIVELY LISTED BY:



BERMONT ROAD COMMERCIAL

EXECUTIVE TEAM



Christi Pritchett, CCIM
Sales Associate

PLEASE DIRECT ALL OFFERS TO:

Christi Pritchett, CCIM
cpritchett@lsicompanies.com | 239.489.4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

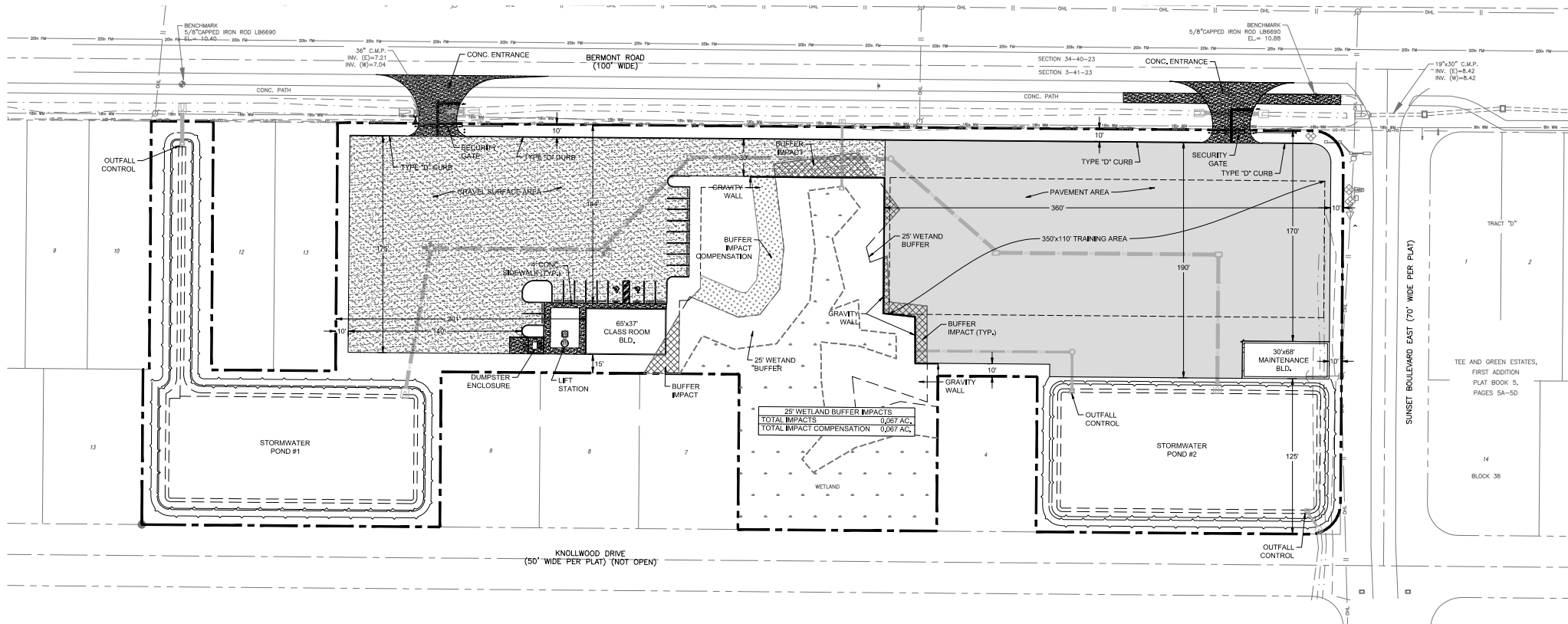
SITE AERIAL

PROPERTY HIGHLIGHTS

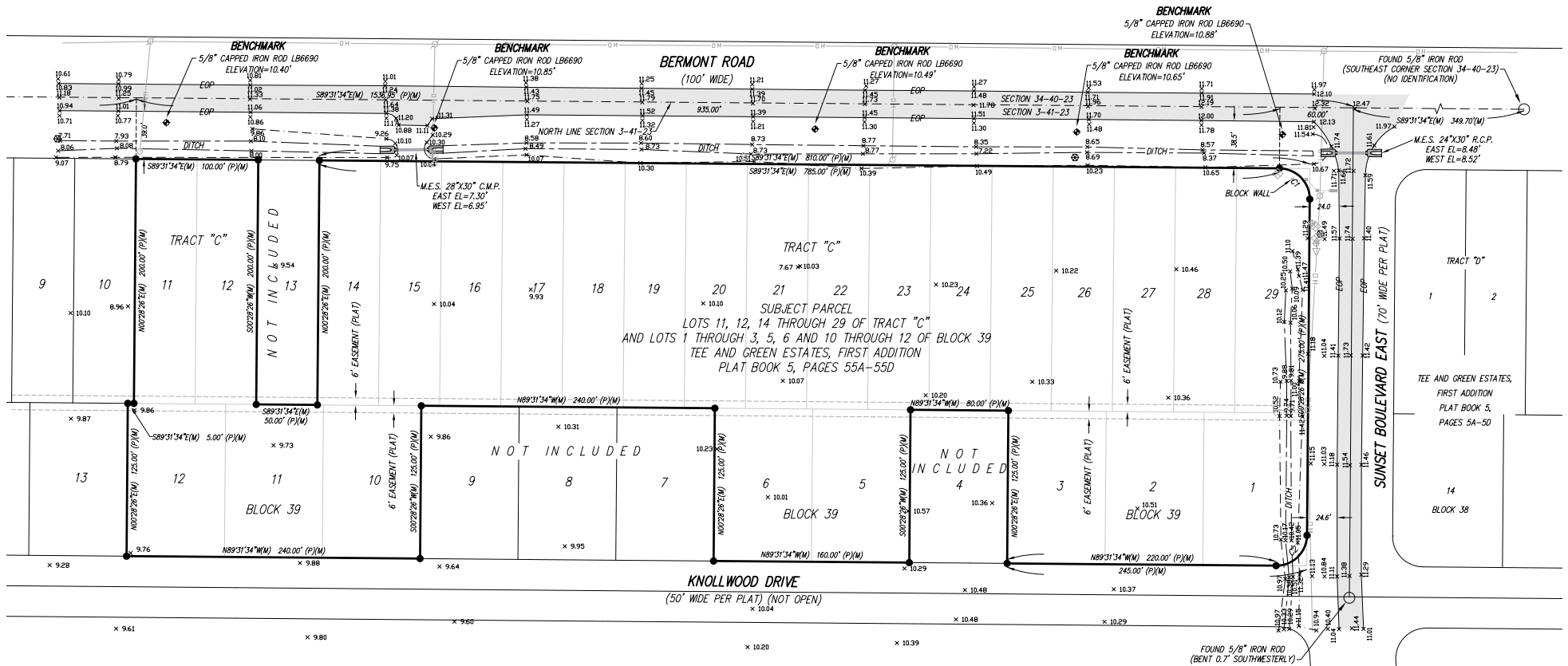
- Fully-entitled 5.79± acre commercial parcel with corner access on Bermont Road and Sunset Blvd.
- Charlotte County development approvals in place for:
 - 2,292 sq. ft. office building
 - 1,810 sq. ft. maintenance building and parking
- Active water management permit in place with SWFWMD.
- Located along the primary corridor from I-75 to Babcock Ranch (20,000± residential units).
- Centrally located to serve all of Charlotte County.
- Located 2± miles from the Punta Gorda Airport.



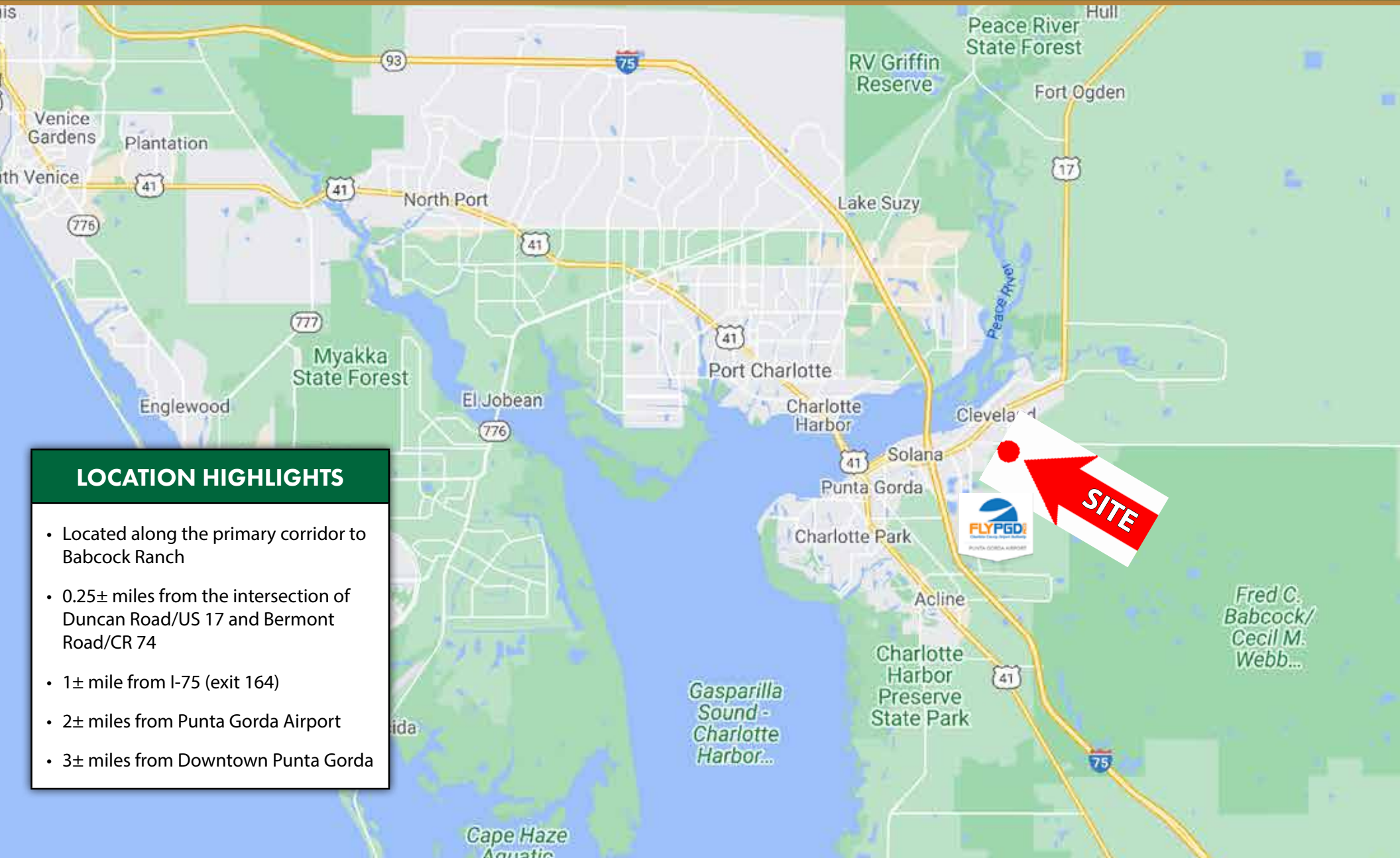
APPROVED SITE PLAN



BOUNDARY SURVEY



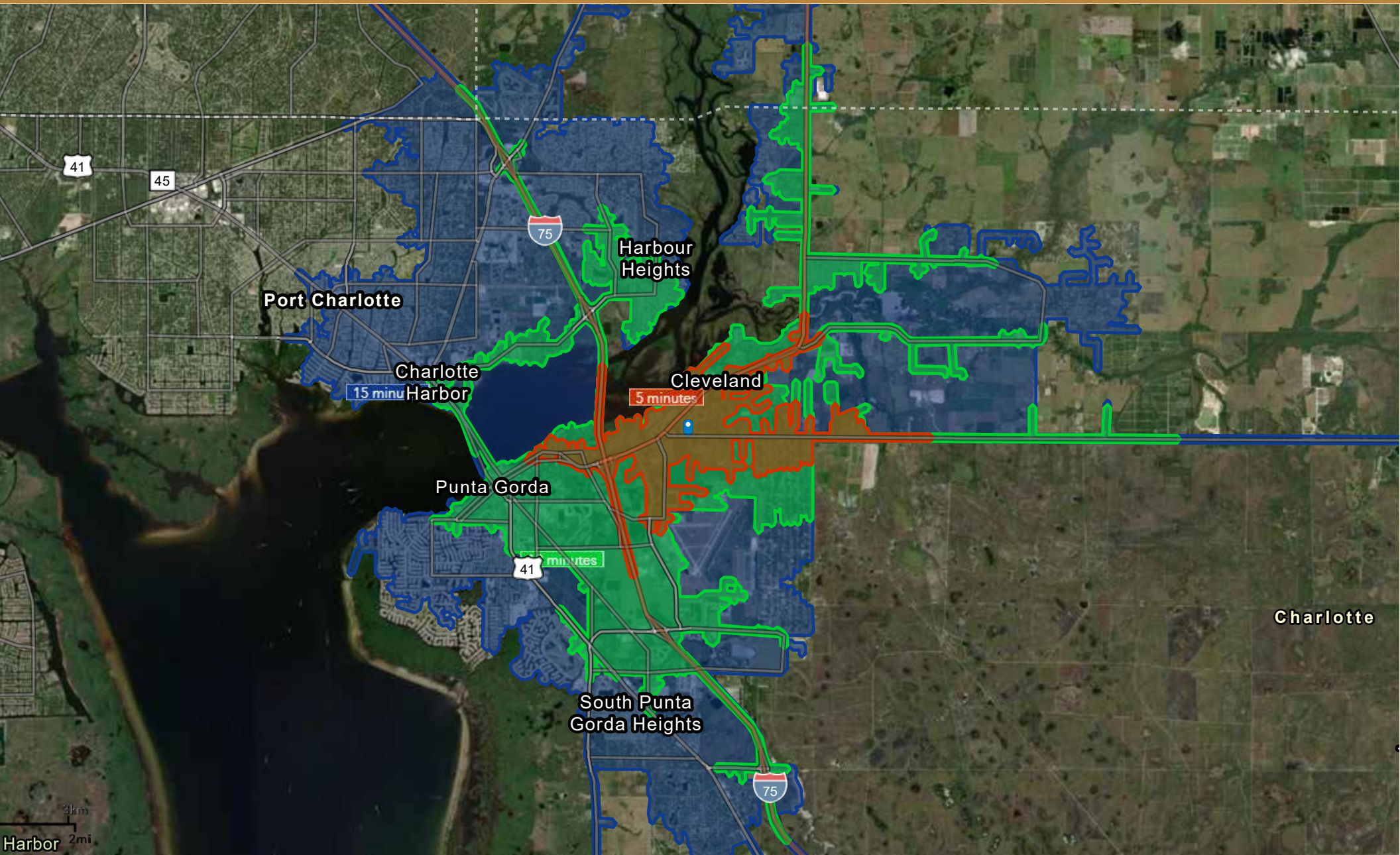
LOCATION MAP



LOCATION HIGHLIGHTS

- Located along the primary corridor to Babcock Ranch
- 0.25± miles from the intersection of Duncan Road/US 17 and Bermont Road/CR 74
- 1± mile from I-75 (exit 164)
- 2± miles from Punta Gorda Airport
- 3± miles from Downtown Punta Gorda

DRIVE TIME MAP



BERMONT ROAD COMMERCIAL

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LSI
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.