

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The Bermont Road Ranch is a 165-acre recreational 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 has 2,640 feet of frontage on Bermont Road, providing easy visibility. It is zoned Agriculture (AG), with a matching future land use of Agriculture (AG). The zoning allows for up to one unit per 10 acres, offering flexibility for low-density rural uses.

Currently, the ranch is used for cattle and recreation. It includes perimeter fencing and cattle pens, creating a strong set-up for continued agricultural use.

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.

ZONING AND FUTURE LAND USE

Agriculture (AG)

PRICE

\$2,100,000

Aerial



Aerials



Property Photos



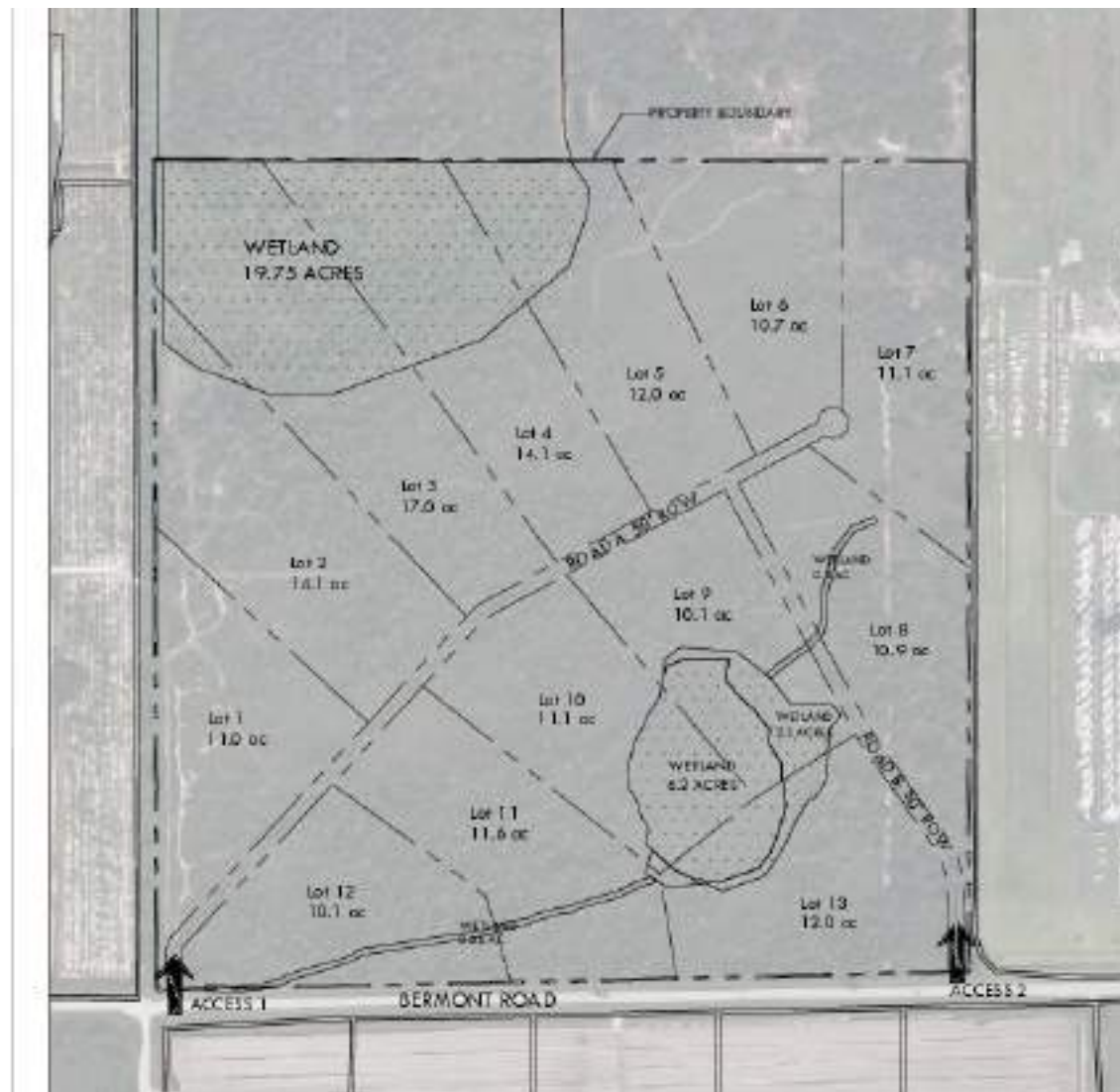
Property Photos



Retailer Map



Conceptual Site Plan 1



General Notes:

1. Municipality: Charlotte County, FL
2. Property Size: 165 +/- acres
3. Wetlands: 28.3 +/- acres
4. Zoning: Agriculture (AO)
5. ROW width: 30 feet (typically contains paved road, shoulders, sidewalks, street trees, and sidewalks)
6. Minimum lot size: 10 acres
7. Road A: 2,900 ft; Road B: 1,750 ft

Table 1: Density Calculations

Type	Average	Max. Density
Residential	135,000	15 units (135,000 / 10)
Medium Density	28,000	8 units (28,000 / 35)
Light	18,000	15,000

1. The density figures are maximums and should be the maximum density for the site.

No utilities available (on-site portable wetland 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. New wetlands & 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

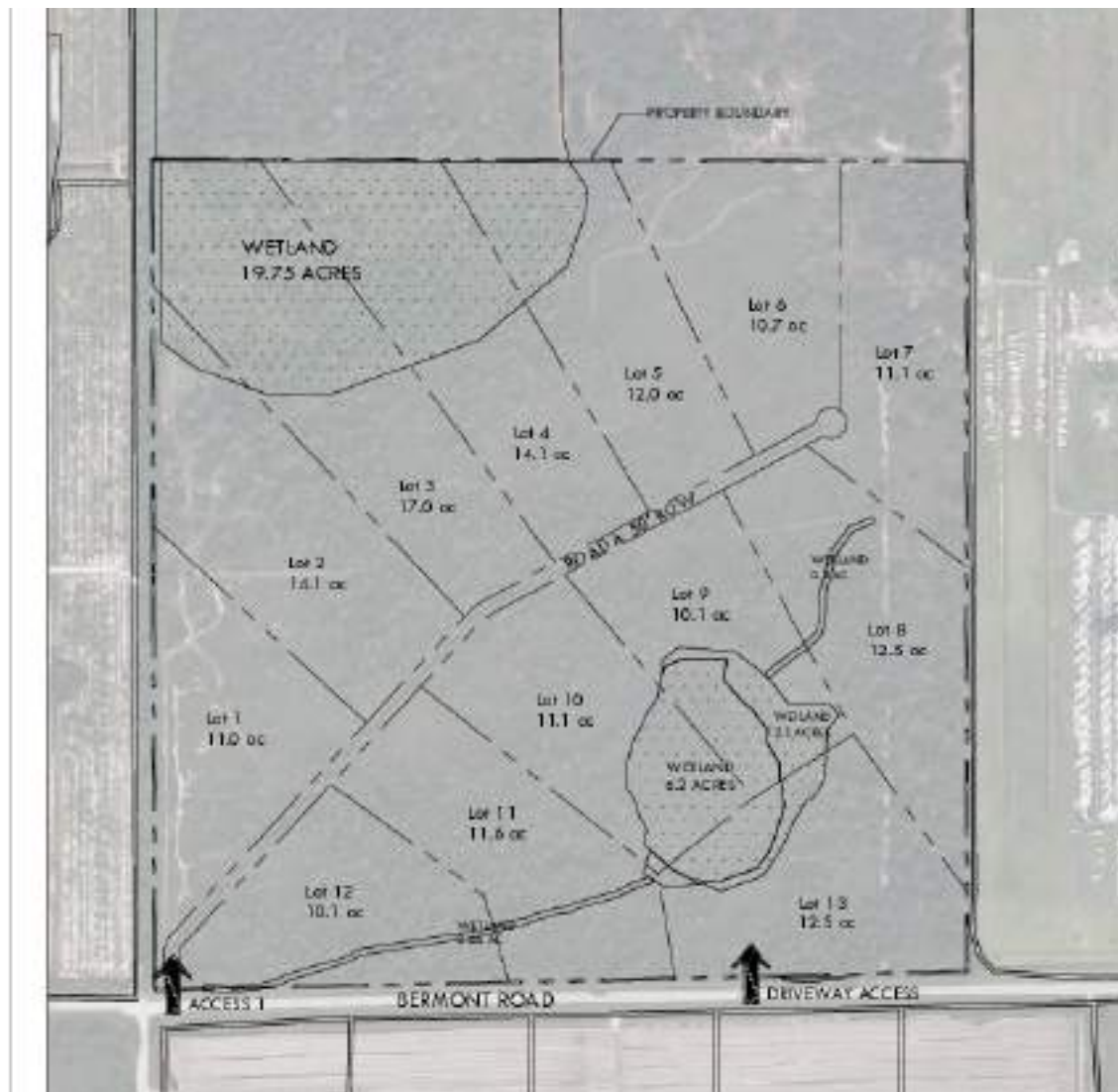
46030 BERMONT ROAD
PUNTA GORDA, FL 33982

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

CONCEPTUAL SITE PLAN A

DATE: AUGUST 11, 2021

Conceptual Site Plan 2



General Notes:

1. Municipality: Charlotte County, FL
2. Property Size: 145 +/- acres
3. Wetlands: 28.3 +/- acres
4. Zoning: Agriculture (AG)
5. ROW width: 90 feet (Typically contains paved road, shoulders, sidewalks, street trees, and sidewalks)
6. Minimum lot size: 10 acres
7. Road A: 2,900 ft

Table 1: Density Calculation

Type	Average	Max. Density
Residential	136,000	15 units (136,000 / 10)
Medium Density	28,000	8 units (28,000 / 35)
Other	145,000	15,000

1. The land is subject to the jurisdiction and authority of the Department of the Environment and Natural Resources (DENR).

No utilities available for site potable water 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.



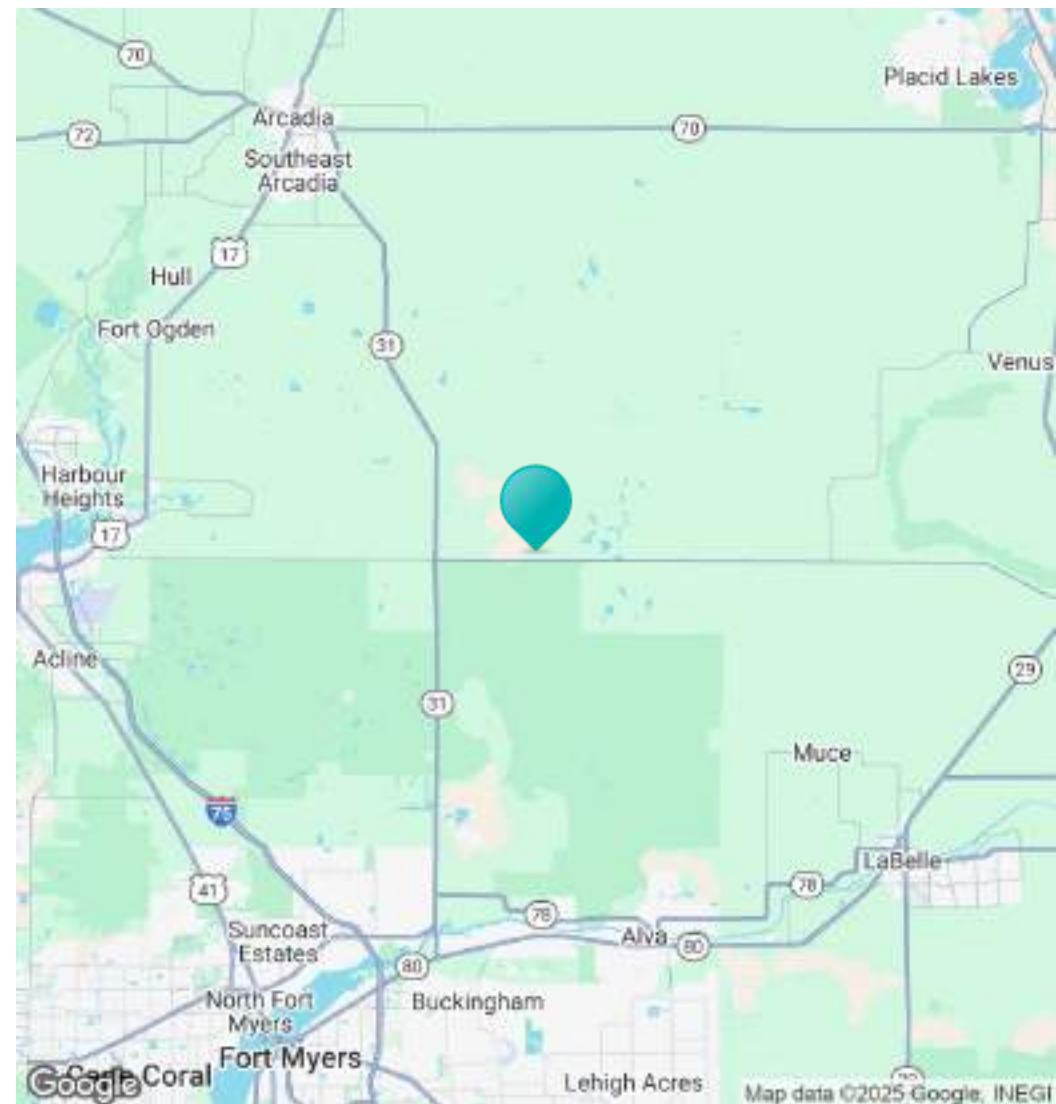
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Property Boundary
Lot Boundary
Centerline of ROW
NWI Wetland

CONCEPTUAL SITE PLAN 2

DATE: AUGUST 18, 2022

Location Map



Demographics Map & Report

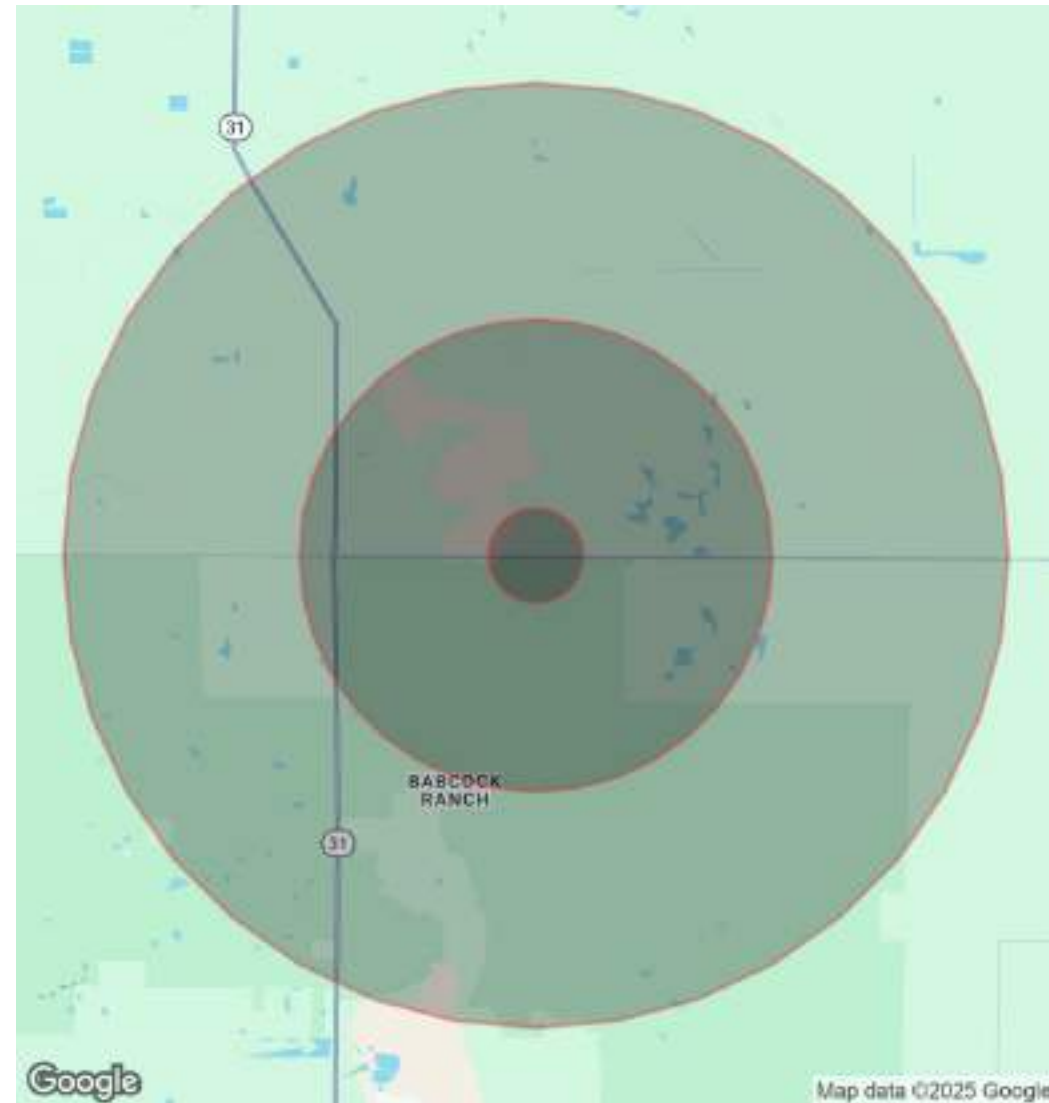
POPULATION

	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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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.



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Questions | Give us a call or drop us an email



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