

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



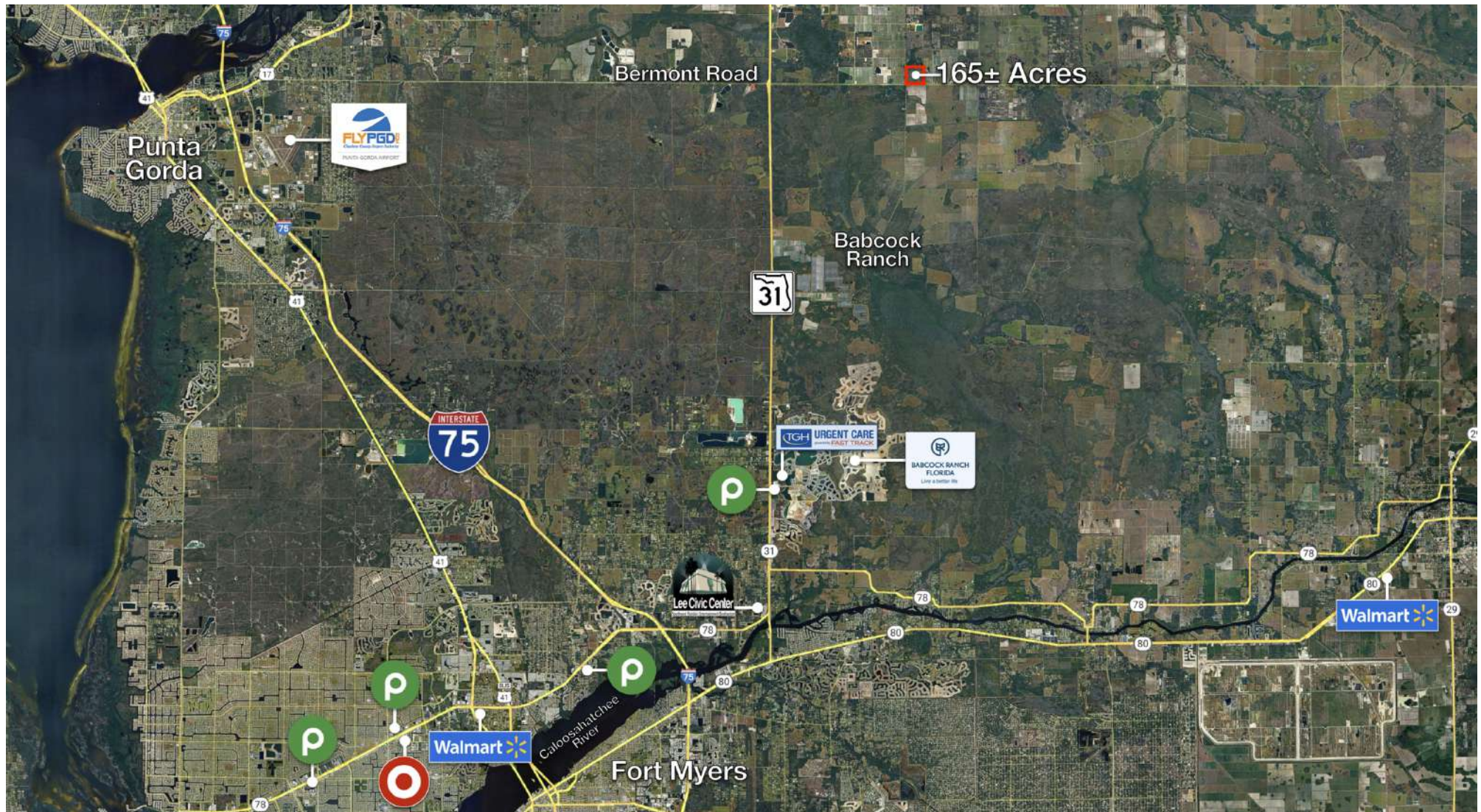
Property Photos



Property Photos



Area Map



Conceptual Site Plan 1



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
Upland	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

PROJECT
46030 BERMONT ROAD
PUNTA GORDA, FL 33982

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

CONCEPTUAL SITE PLAN A

DATE: AUGUST 18, 2022

Conceptual Site Plan 2



VICINITY MAP

General Notes:

1. Municipality: Charlotte County, FL
2. Property Size: 146 +/- 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

Table 1: Density Calculation

Type	Acreage	Max. Density
Uplands	134,5000	13 units (134.5ac + 10)
Wetlands I	28,5000	0 units (28.5ac + 40)
Total	145,0000	13,0000

1. Wetland acreage 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.



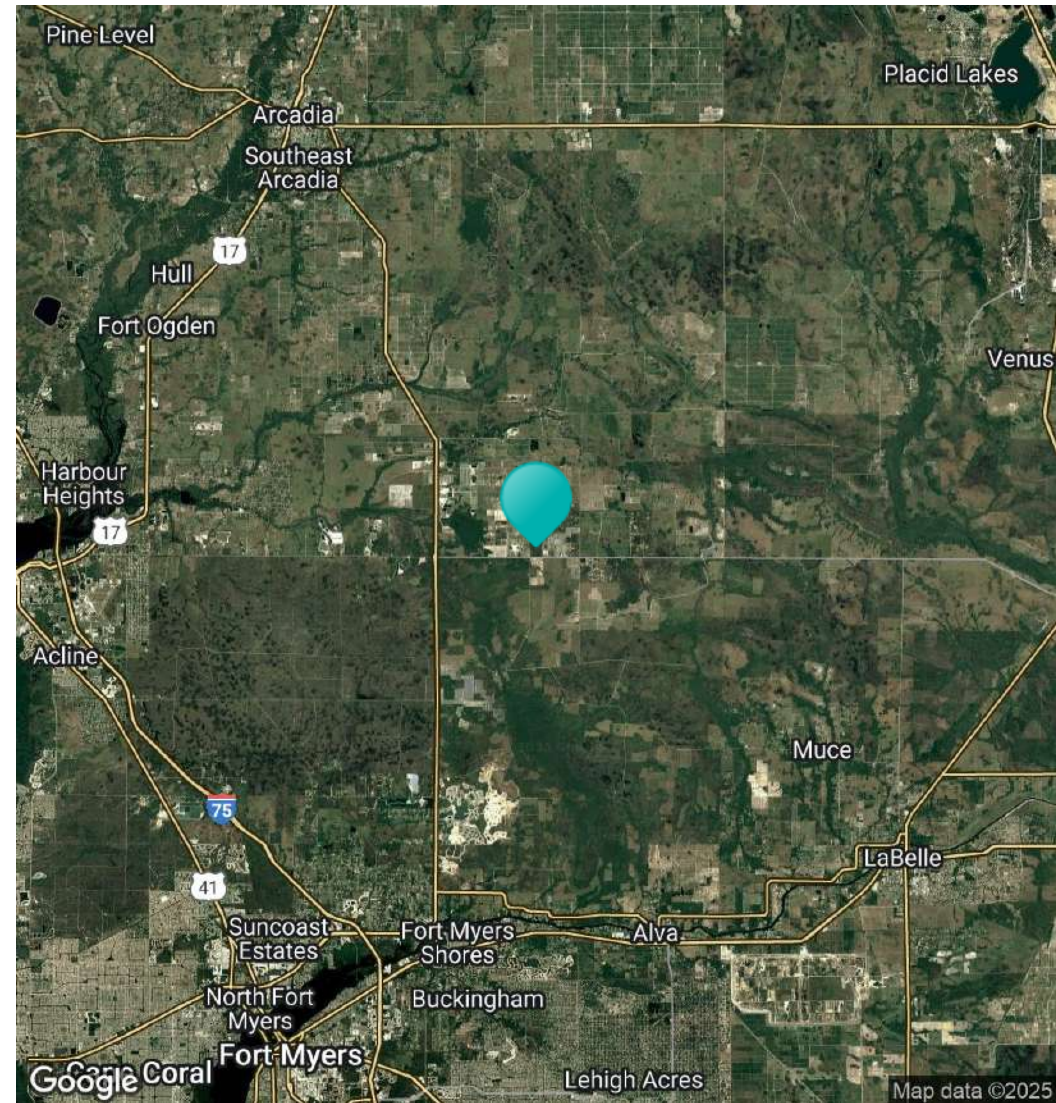
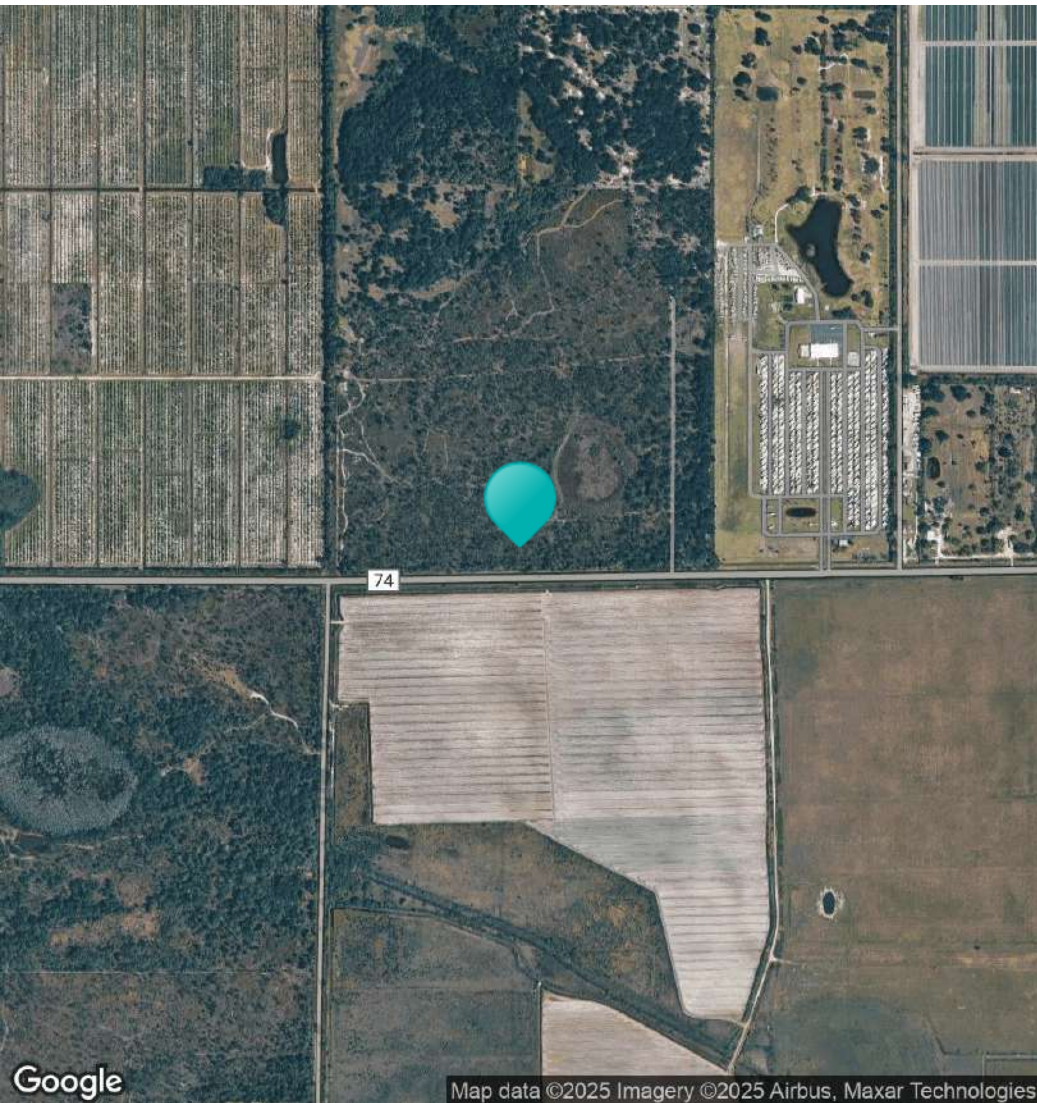
46030 BERMONT ROAD
PUNTA GORDA, CHARLOTTE COUNTY, FL 33982

Property Boundary
Lot Boundary
Centerline of ROW
NWI Wetland

CONCEPTUAL SITE PLAN B

DATE: AUGUST 18, 2022

Location Map



Demographics Map & Report

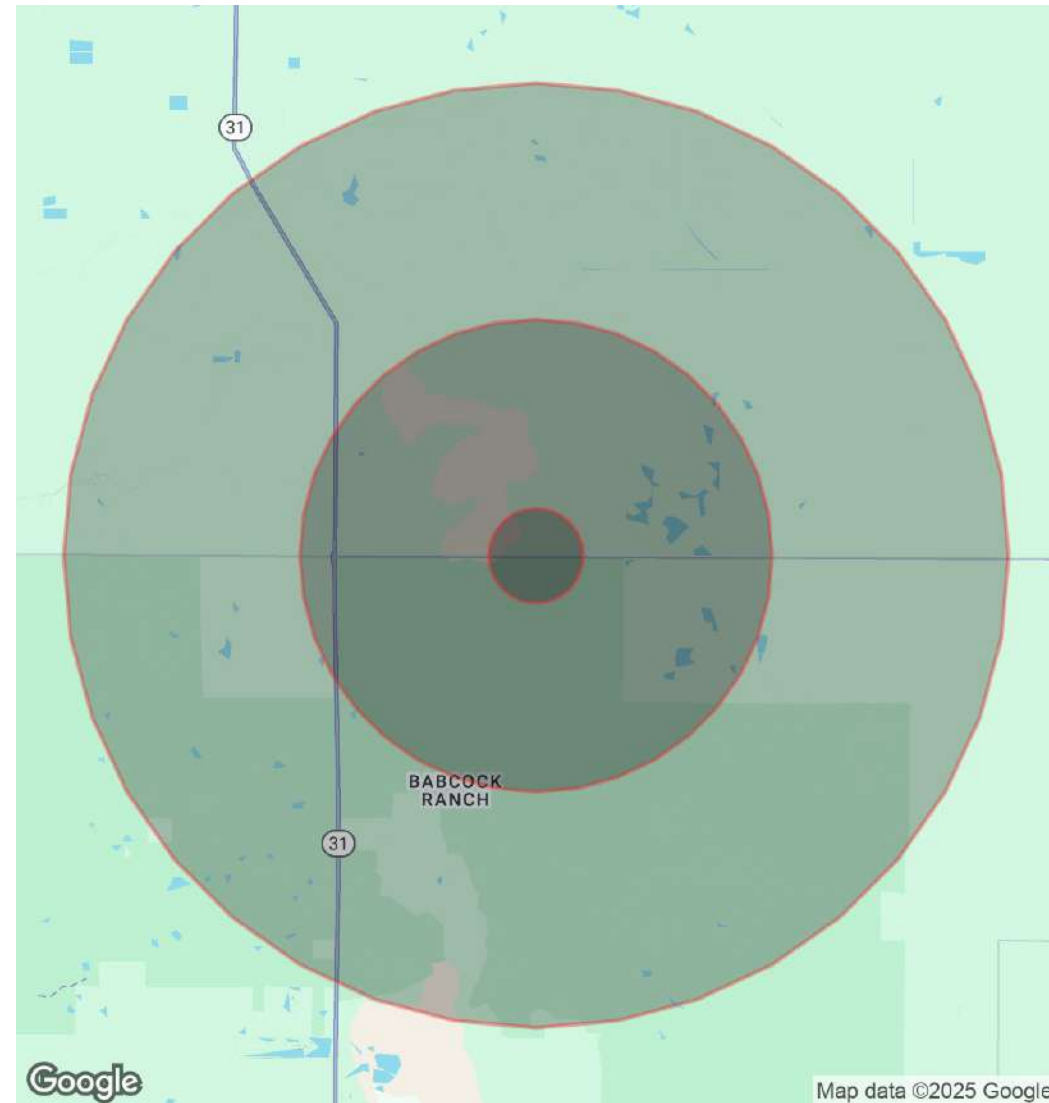
POPULATION

	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



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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
813.287.8787 x105
michael@thedirtdog.com

Questions | Give us a call or drop us an email

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

