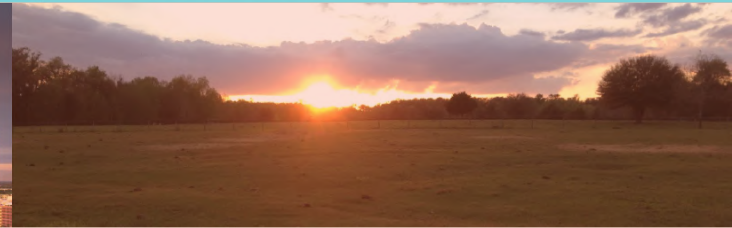
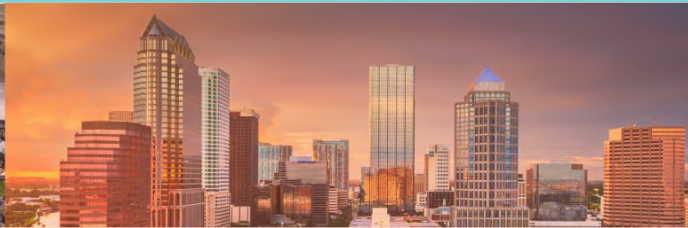


We know this land.



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 provides a quiet, country setting while also being within a short drive of the modern conveniences we're accustomed to. The property is predominately pine flatwoods with some oak hammocks. It features an abundance of game including deer, turkey and hogs.

The ranch has 2,640' of frontage on Bermont Road. It's zoned Agriculture (AG) and the future land use is the same. The zoning allows for up to one unit per 10 acres.

The ranch is currently used for cattle and recreation. It includes perimeter fencing and cattle pens.

LOCATION DESCRIPTION

The Bermont Road Ranch is located at 46030 Bermont Road (State Road 74) in Punta Gorda in unincorporated Charlotte County. It's 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 allows for 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).

PROPERTY SIZE

165.0 Acres

ZONING

Agriculture (AG)

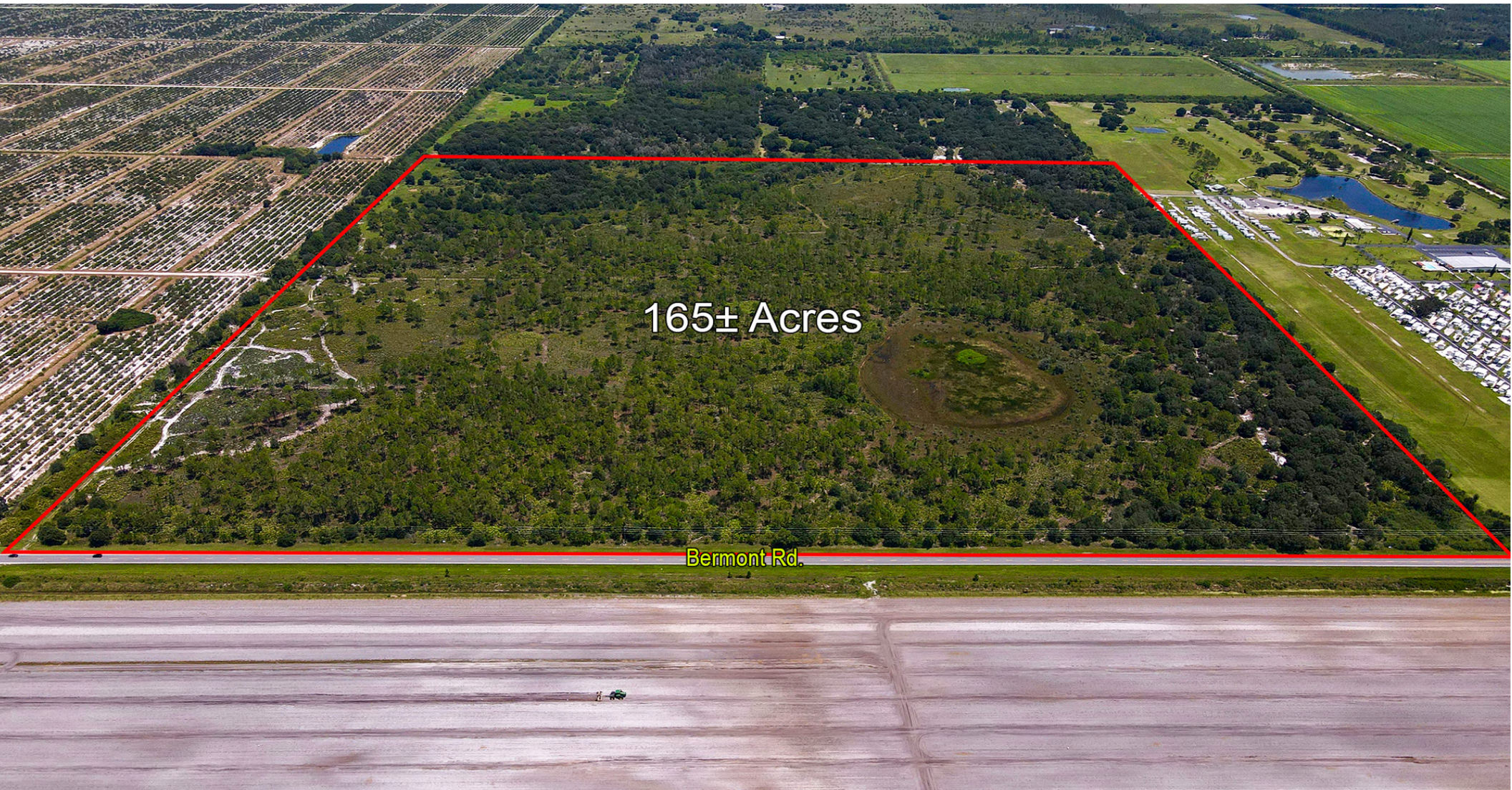
PARCEL ID

402635300001

PRICE

\$1,950,000

Aerial Overlay



Aerials



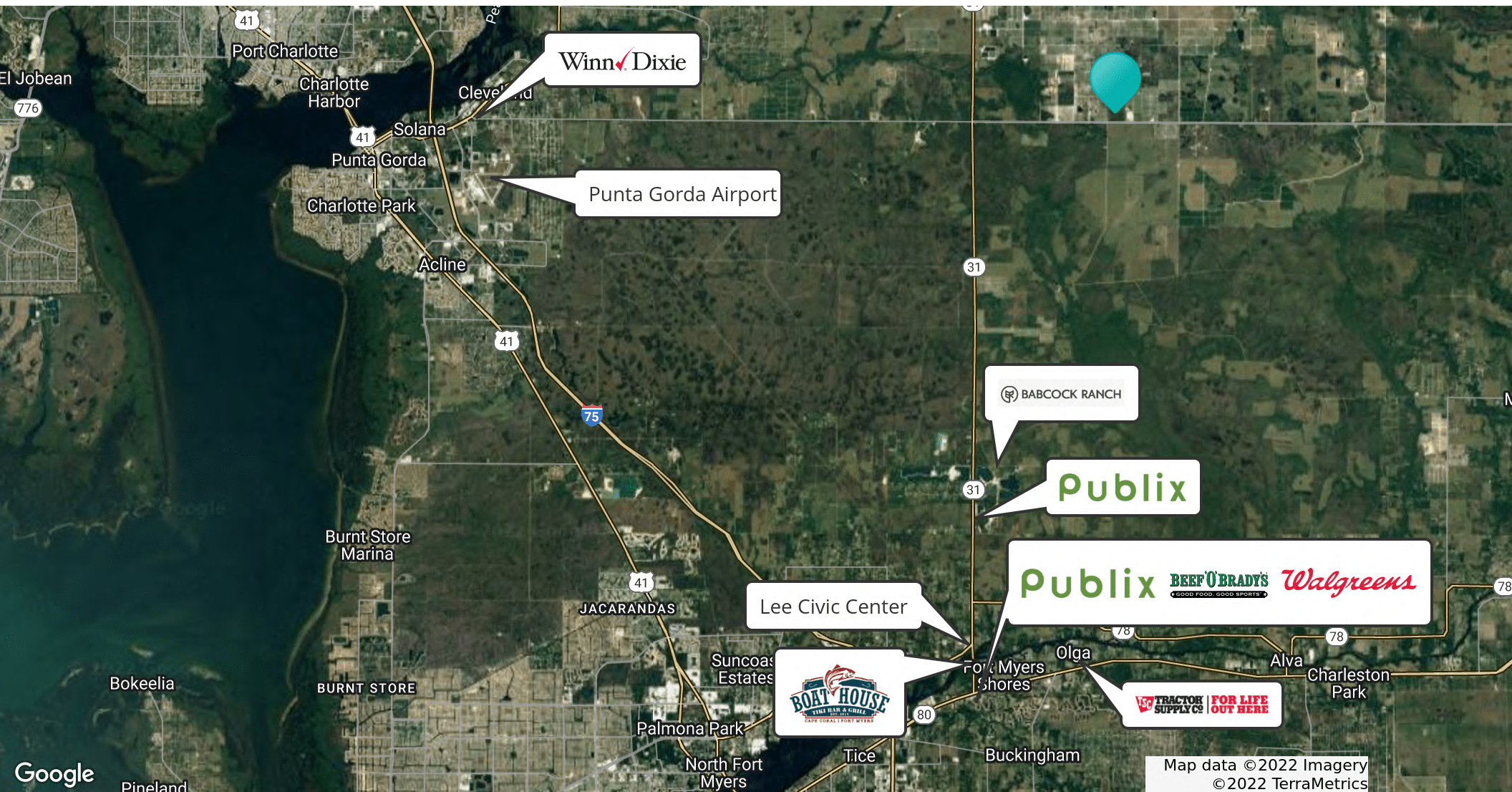
Property Photos



Property Photos



Retailer Map



Conceptual Site Plan



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

Table 1: Density Calculation

Type	Acreage	Max. Density
Uplands	136.5000	13 units (136.5ac ÷ 10)
Wetlands	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 Wetland 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.



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CLIENT
MERRILL
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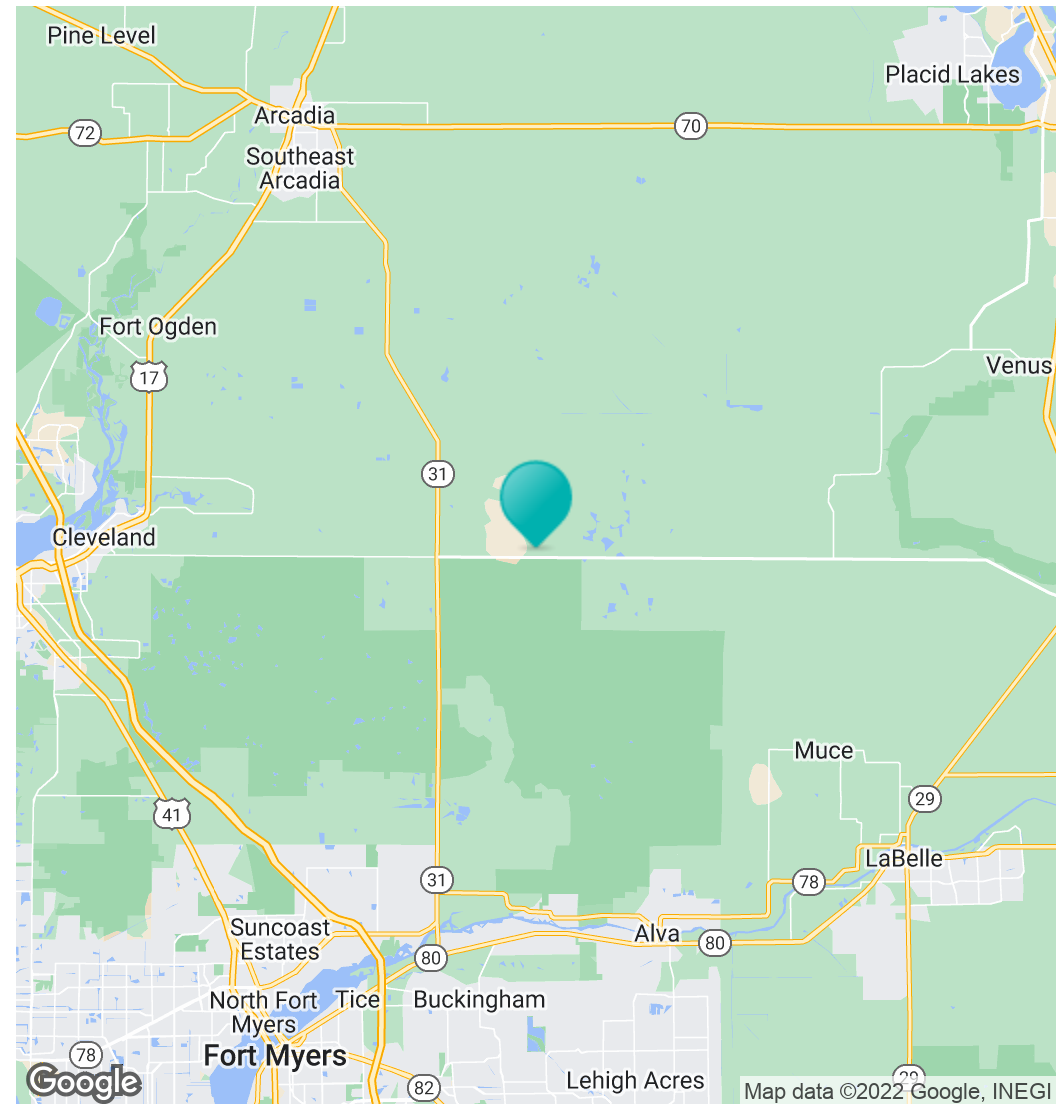
PROJECT
46030 BERMONT ROAD
PUNTA GORDA, CHARLOTTE COUNTY, FLORIDA

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

DATE: 05/11/2022
CONCEPTUAL SITE PLAN

DATE: JUNE 23, 2022

Location Map



Demographics Map & Report

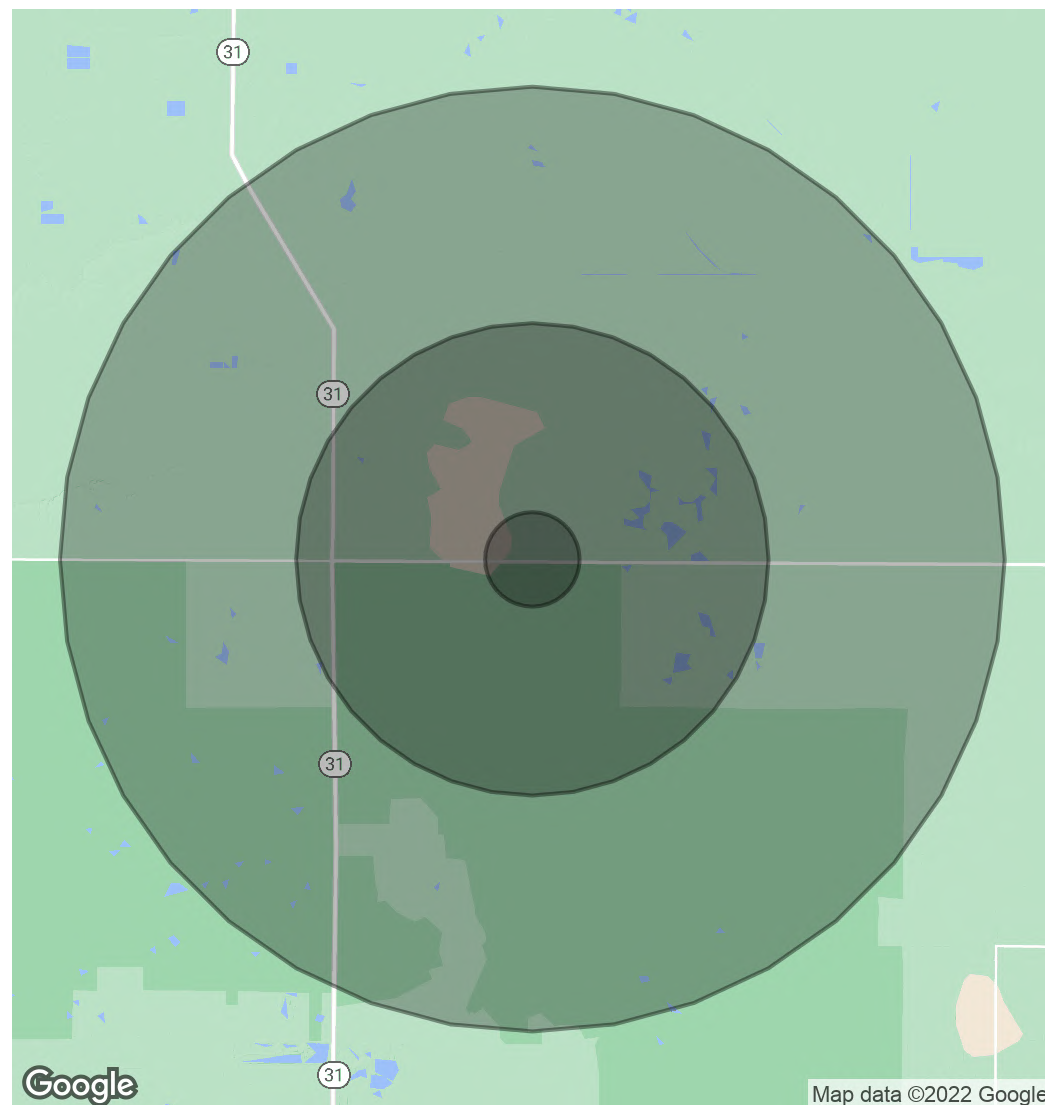
POPULATION

	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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