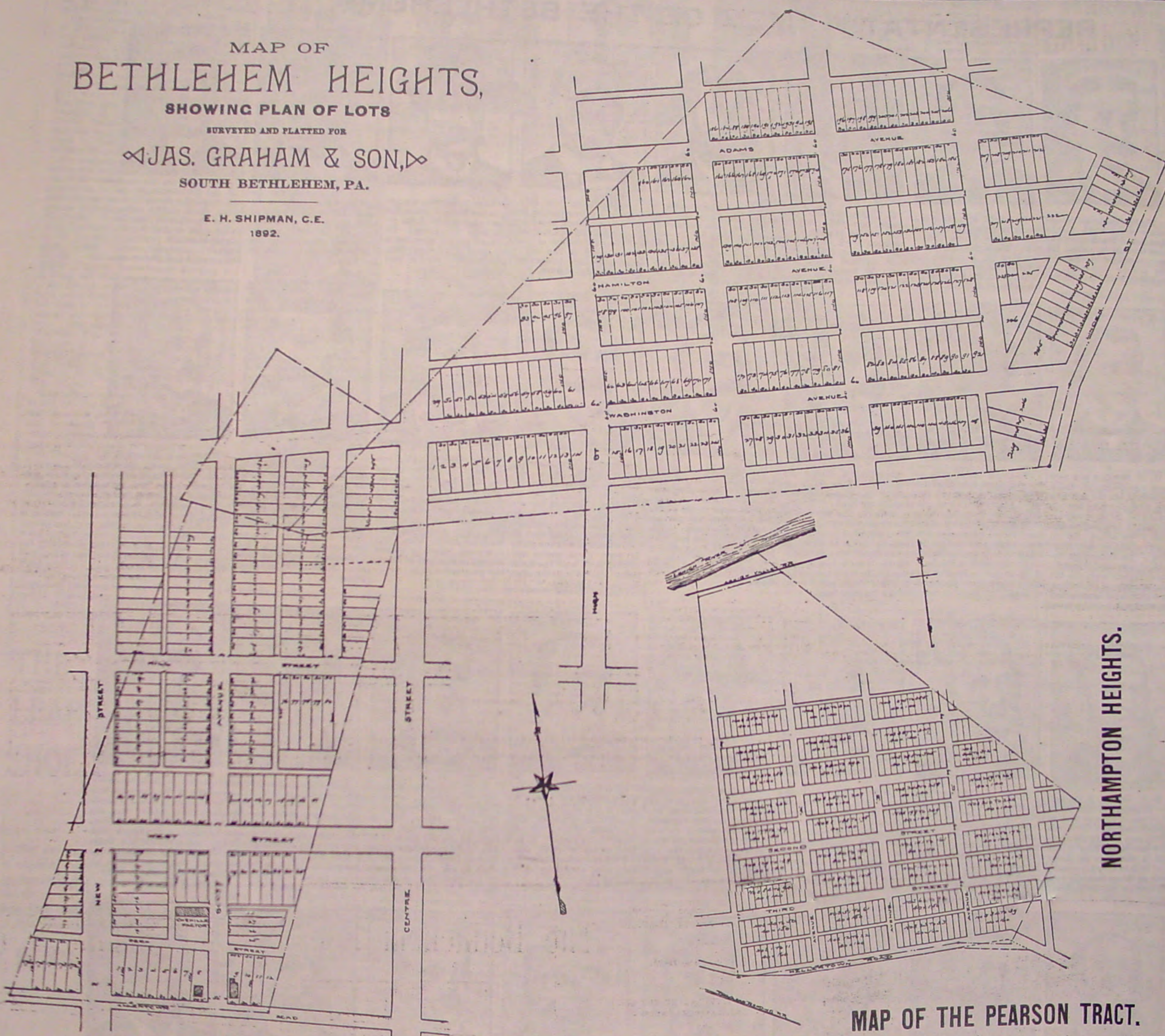


MAP OF  
**BETHLEHEM HEIGHTS,**  
 SHOWING PLAN OF LOTS  
 SURVEYED AND PLATTED FOR  
 JAS. GRAHAM & SON,  
 SOUTH BETHLEHEM, PA.  
 E. H. SHIPMAN, C.E.  
 1892.



MAP OF THE PEARSON TRACT.

➤ **JAMES GRAHAM & SON.** ➤

A REAL ESTATE FIRM WITH SEVERAL VALUABLE PROPERTIES FOR SALE.

**BEAUTIFUL BETHLEHEM HEIGHTS.**

The Pearson Tract in South Bethlehem—Its Splendid Location and Many Desirable Advantages. Dealers in Coal, Slate and Timber Lands. Money Loaned on Mortgages, and a General Insurance Business carried on. Rents Collected, and City and Town Properties Bought and Sold on Commission.

The facts set forth in this sesqui-centennial edition of the BETHLEHEM TIMES, showing the advantages of location, railroad facilities, industrial prosperity, and remarkable growth of the Bethlehems must bring conviction to the mind of every thoughtful reader that here is the place to make safe and profitable real estate investment.

Values here are speculative, and their increase is due to a growing demand resulting from the rapid development of great manufacturing interests, all of a permanent character. The land "boomer" has found no occupation here. The demand keeps pace with the supply.

The senior member of the firm of James Graham & Son has been actively engaged in the real estate business in the Bethlehems for twenty-five years past, during which time many thousands of dollars' worth of property have been bought and sold by him, and large interests have been intrusted to his care. The firm has, by fair dealing and progressive business methods, built up a high reputation and an extensive clientele.

**RELIABLE DEALERS.**

By reason of their long experience and reliability as real estate dealers, the judgment of this firm in such matters is received by the public with confidence. They have now for sale the two finest tracts of land which have ever been offered in the Bethlehems. These tracts have been laid out directly under their supervision, and in point of location and attractiveness can not be excelled.

**BETHLEHEM HEIGHTS.**

One of these tracts, Bethlehem Heights, containing about 80 acres, is situated in the northern part of Bethlehem; the other, the Pearson Tract, containing 92 acres, lies in the eastern part of South Bethlehem.

By referring to the general map of the Bethlehems, contained in this publication, the location of Bethlehem Heights will be noted as a conspicuous feature of the plan. To Messrs. Graham & Son belongs the credit of opening up this beautifully situated and attractive portion of Bethlehem. The division of this tract was done by E. H. Shipman, civil engineer, of South Bethlehem, Pa., under the supervision of the Messrs. Graham. There are in this tract about 450 lots, over 218 of which have been sold.

Bethlehem Heights is beautifully situated on high ground overlooking a busy part of the Lehigh Valley. It is undoubtedly the finest location for residences in Bethlehem. The natural drainage is excellent, the air is pure and free from the smoke and dirt of furnaces and factories.

**CITY CONVENIENCES.**

All the conveniences of a city are at hand—electric railway, electric light, good streets and walks. Schools and churches are near by in plenty. Within the past year a number of pretty residences have been built, and the erection of others is in progress and contemplated.

There are no more desirable lots to purchasers offered for sale in Bethlehem than those on Bethlehem Heights, either for investment or for the purpose of securing a home. The picture of prosperity in store for the Bethlehems, their staple growth, the rapid and permanent development of their industries, make investments in these lots safe and profitable.

**THE PEARSON TRACT.**

The Pearson Tract, consisting of 500 lots, a large and beautiful addition to South Bethlehem, lately purchased by Messrs. Warren A. Wilbur and J. Davis Brodhead, was placed in the hands of Messrs. Graham & Son for division and sale about three months ago. The sale of these lots has been extraordinary, about 96 of them having been disposed of singly and in blocks of two and three to purchasers who will improve them at once. This is good evidence both of the demand for homes in South Bethlehem and of the desirability of these lots as investments. The location of this tract, as will be seen by reference to the general map, is on high ground on the south bank of the Lehigh River, near to the great gun and armor plate plant of the Bethlehem Iron Company. It is finely situated at the junction of the rich and beautiful Saucon Valley with the Lehigh. Third Street, the principal thoroughfare and business street of South Bethlehem, runs directly through the tract, as will be seen by reference to the map. The rapid growth of South Bethlehem, and the fact that the available and desirable building sites in it have been almost entirely taken up, makes it an absolute certainty that this tract will rapidly be occupied by homes.

**SIZE OF LOTS.**

The division of the land was made by E. H. Shipman, civil engineer, under the supervision of Messrs. Graham & Son. The lots are of a uniform size of 40 by 140 feet, fronting on wide streets and running to feet wide alleys. The streets have been opened and many of them graded and the work of grading the remainder is being rapidly pushed. The situation is high and healthful, the ground just rolling enough for good drainage and economy in building. Contracts have been let for a number of residences to be erected this summer.

**SOUTH BETHLEHEM IMPROVEMENTS.**

South Bethlehem has an excellent water supply, electric light, miles of macadamized streets, and as good educational institutions as can be found in the state. The rapid extension of improvements by the town authorities shows a spirit of progressiveness in keeping with the growth of population and business.

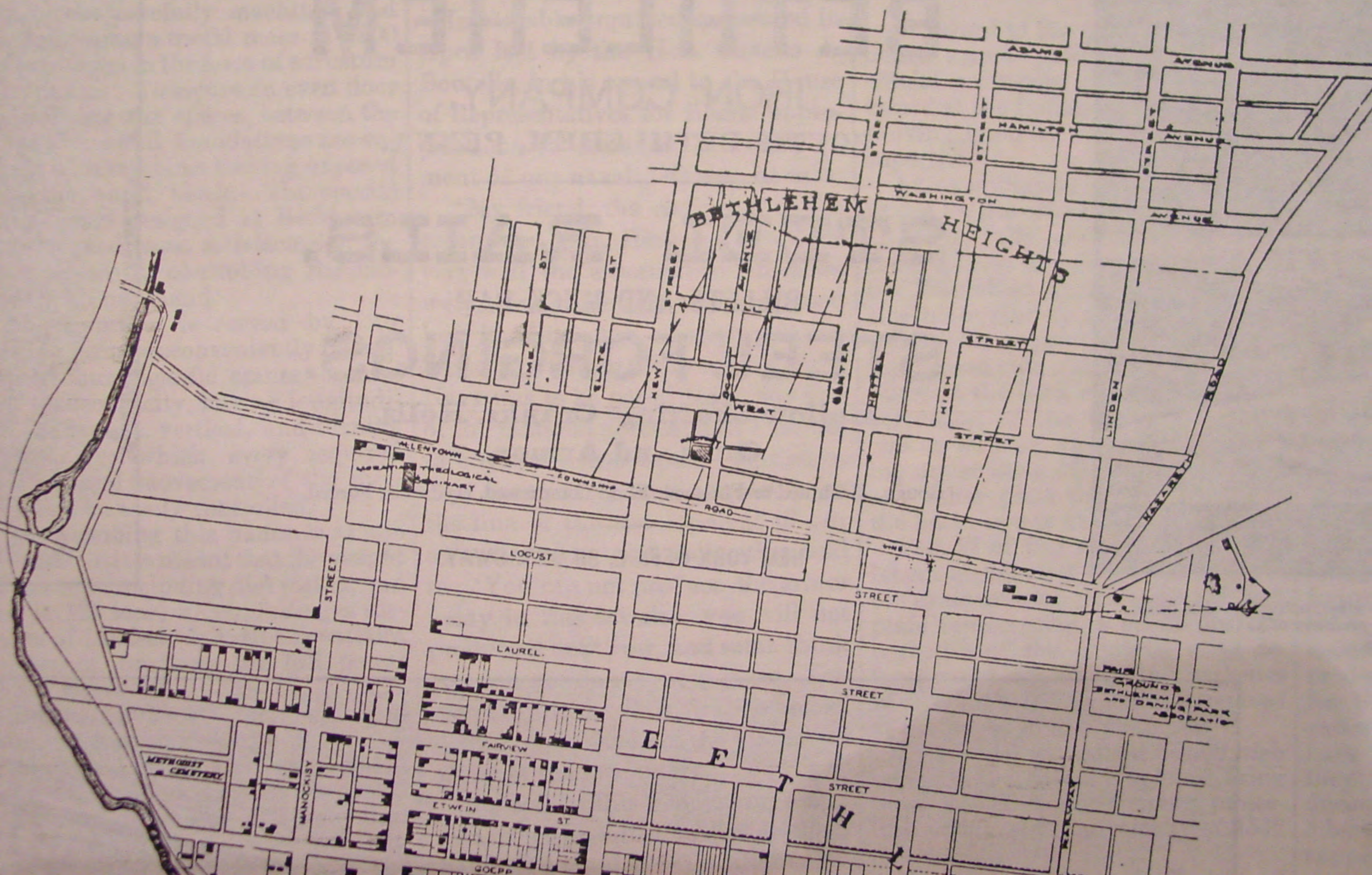
An electric railroad, extending from one end of the town to the other, will be built and in operation within the next few months, affording ready communication between the Pearson Tract and any part of Bethlehem, South Bethlehem, and West Bethlehem.

The facts here presented show clearly that this tract of land, which in point of location and desirability can not be surpassed in South Bethlehem, will be in a very short time wholly taken up and built upon, and become a thickly built up part of the town. These lots are offered as among the safest and most profitable real estate investments in South Bethlehem.

**THE GENERAL BUSINESS TRANSACTED.**

The general business of Messrs. Graham & Son includes the buying and selling of coal, slate, and timber lands, the purchase and sale of improved city and town properties, the negotiation of loans on mortgages, the collection of interest and rents, and a general insurance business.

The offices of Messrs. Graham & Son are conveniently situated at the corner of Third Street and Brodhead Avenue, South Bethlehem, Pa. Maps of Bethlehem Heights and the Pearson Tract will be furnished on application, and communications addressed as above will receive prompt consideration and reply.



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