



OFFERING MEMORANDUM

# BETHLEHEM ROAD 20

0 BETHLEHEM ROAD, DOVER, FL 33527

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**Eshenbaugh**  
**LAND COMPANY**

Celebrating 25 Years

## PROPERTY DESCRIPTION

The opportunity is to purchase 20.55± acres of pastureland on Bethlehem Road in Dover. It's currently zoned ASC-1 and has a future land use of R-1. The majority of the property is high and dry with an estimated 1.5 acres of wetlands. The soil consists primarily of Candler and Zolfo fine sand.

## LOCATION DESCRIPTION

The property is located at the NW corner of Bethlehem Road and Blackjack Road in Dover in unincorporated Hillsborough County. It's a mile south of Hillsborough Avenue (US 92) and a half mile north of MLK Blvd. (SR 574).

The property is located just 2.5 miles south of I-4. This central location allows for easy access to Plant City (10 minutes), downtown Tampa (20+ minutes), and Tampa International Airport (30 minutes).

## PROPERTY SIZE

20.55 Acres

## ZONING

ASC-1

## FUTURE LAND USE

R-1

## PARCEL ID

083178-0000

## PRICE

\$550,000

## BROKER CONTACT INFO

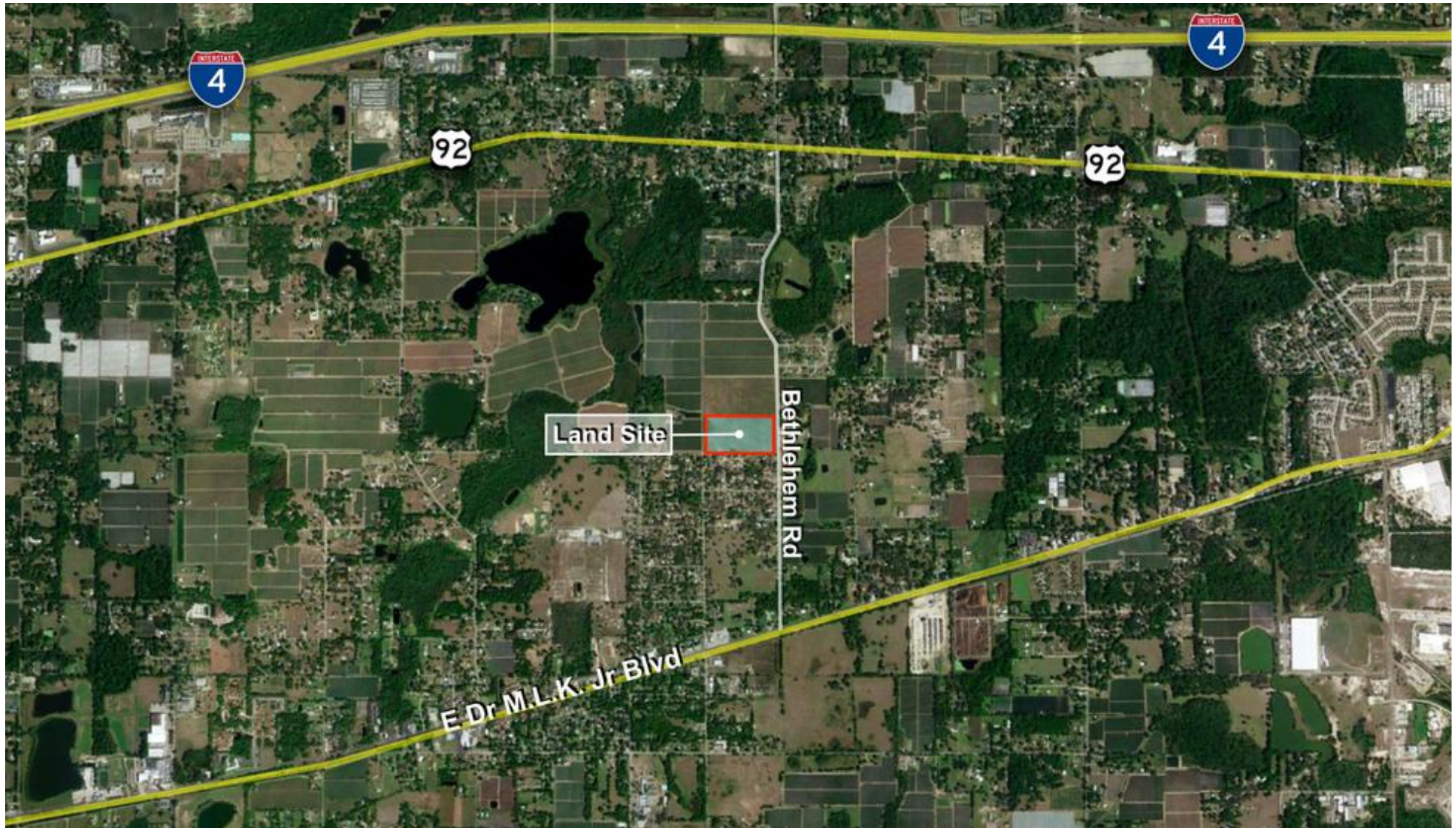
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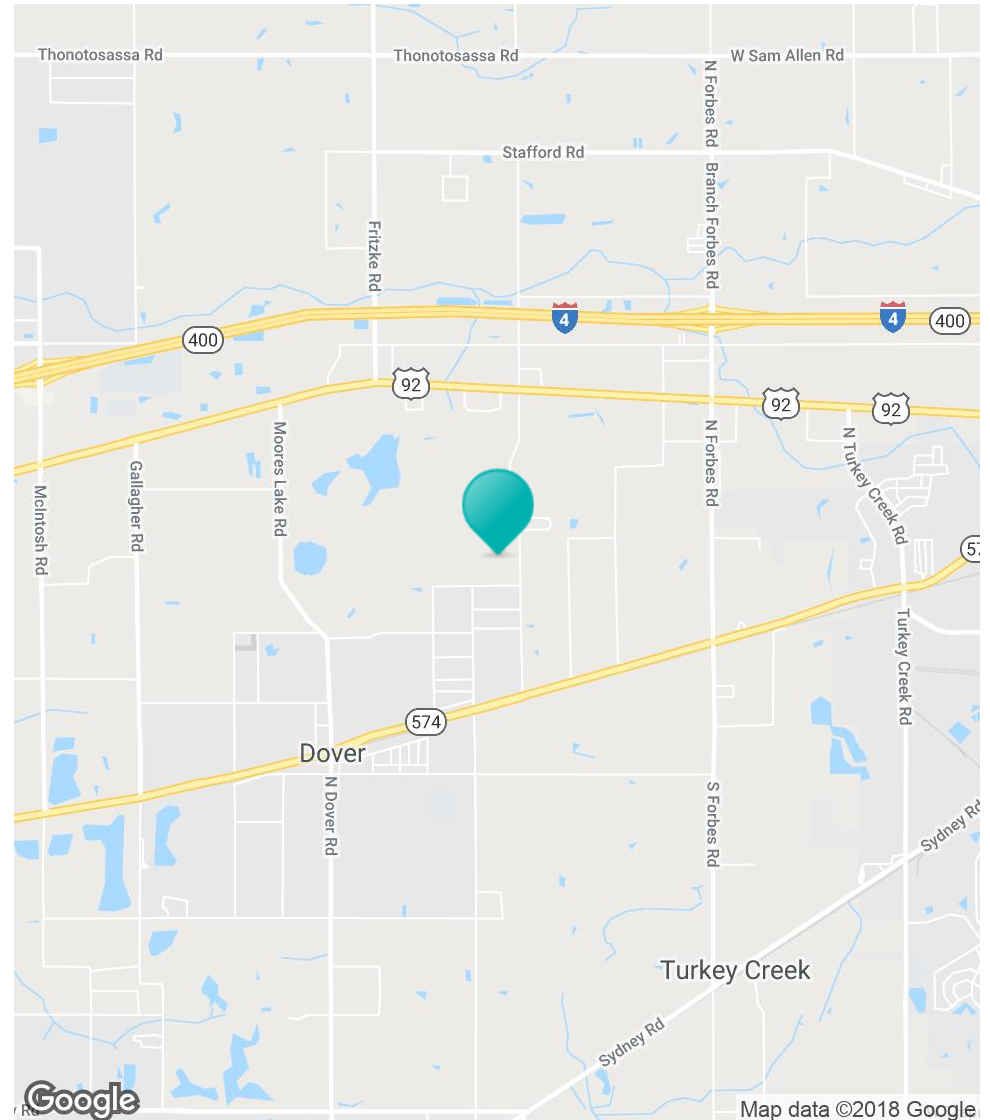
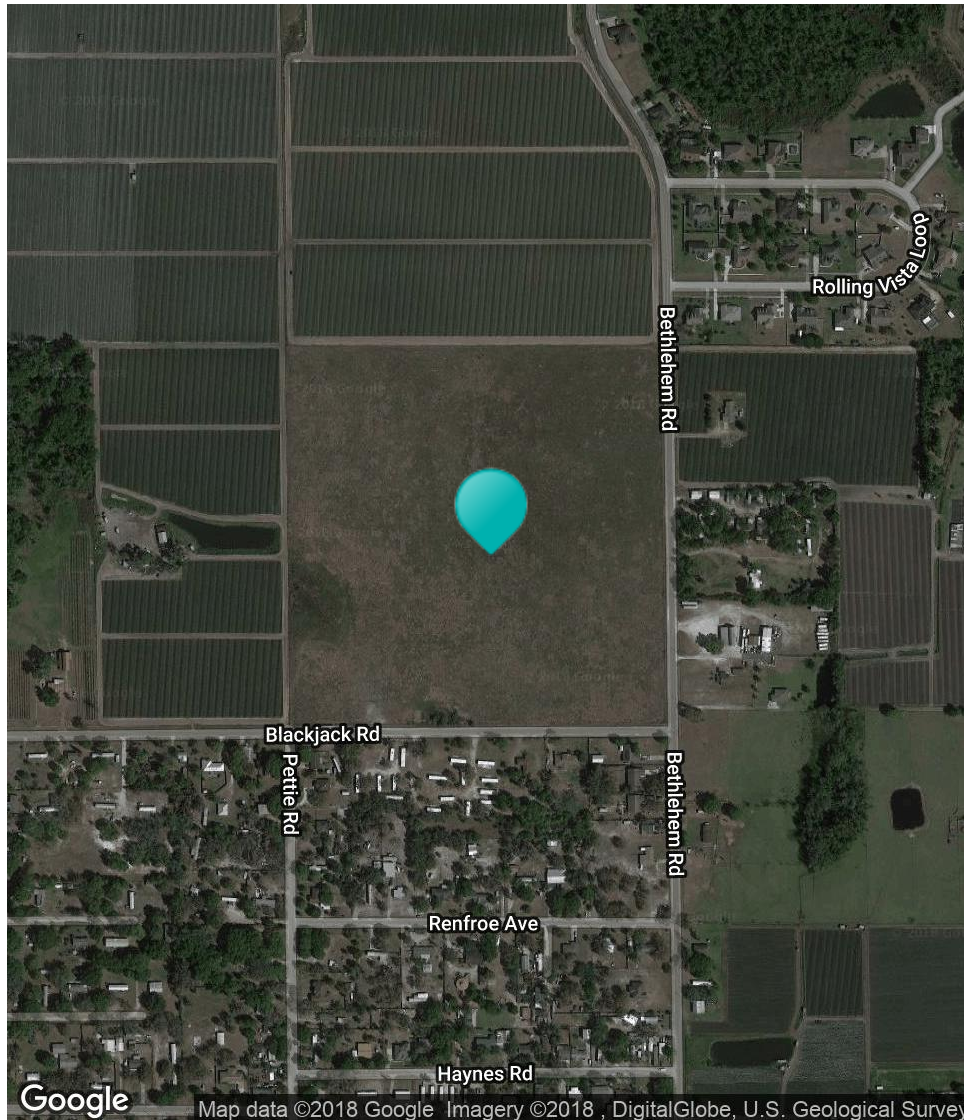
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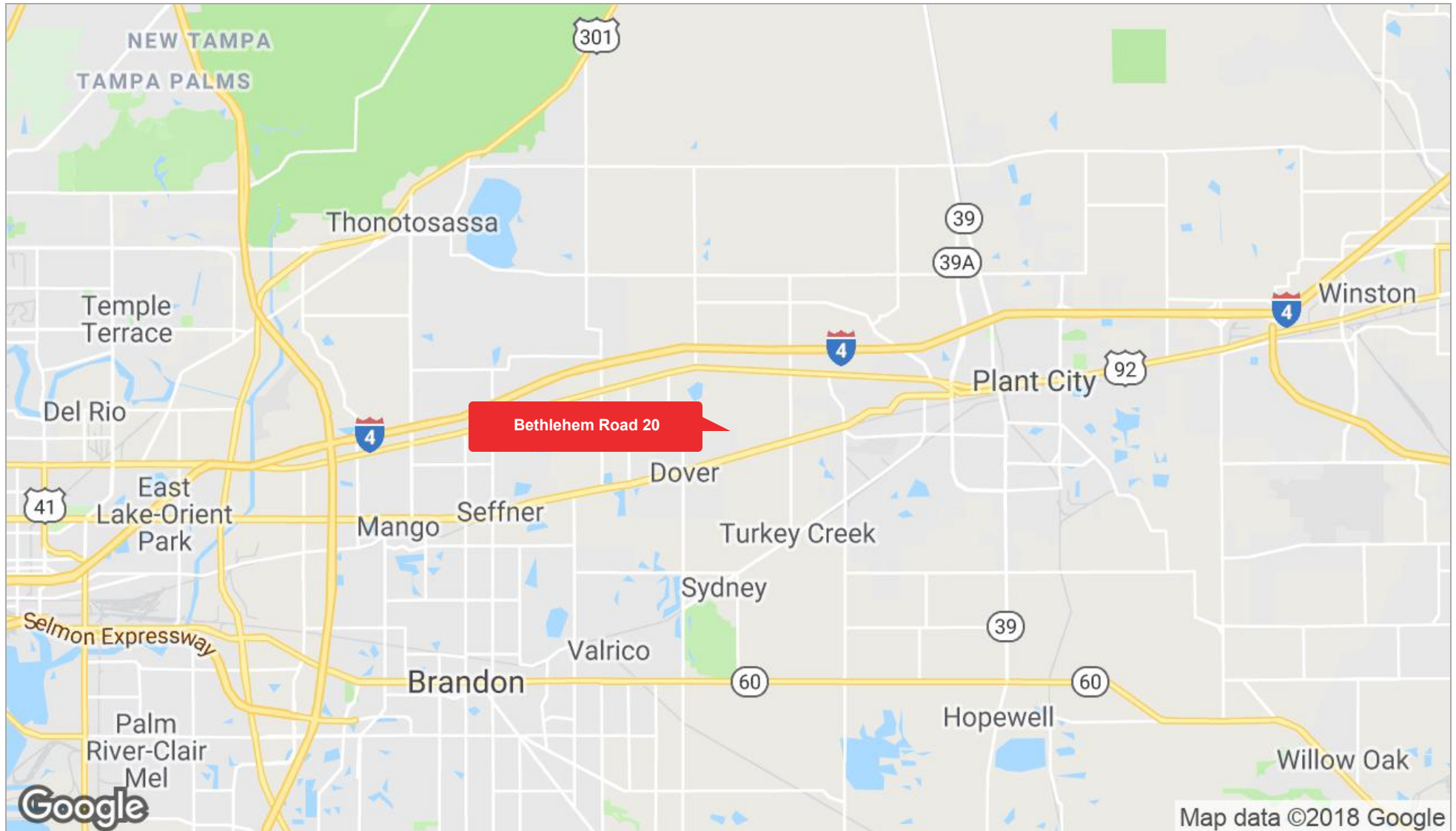
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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