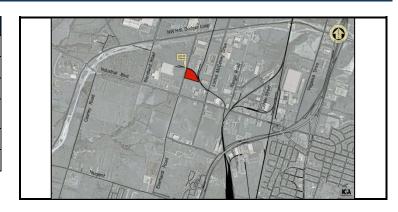
Temple, Texas Reinvestment Zone No. 1 Certified Site #25

Rail Park in the Temple Industrial Park



Site Profile		
Total Acres	7.000	
Developable Acres	7.000	
Zoning	LI	
Owner	Temple Economic Development Corporation	
Bell County Property ID	454507	
Physical Address	3289 Eberhardt Rd	



Site Physical Description		
Flood Zone Acres	0	
Topographic Avg. Slope	2.44 %	
Surface Soil Types	Type C	

Transportation		
Street Access	Eberhardt Road	
Street Classification	Minor Arterial	
Interstate Hwy 35	0.9 mi	
Airport Access	5.3 mi	
Rail Park Access	Onsite	

Environmental	
ESA Ph.1 Cleared	Υ
ESA Ph.2 Required	N
Wetland Delineation Required	
Endangered Species Present	
Archeological Investigation Cleared	
MS4 Compliance	

WHIK Dodge Loso
Production Street Control of the Con
Nigory KA

Utilities	
Water	18" on West Side
Wastewater	8" on North Side
Gas	Atmos on West Side
Electric	Overhead to West Across Eberhardt Rd
Fiber Optics	None
Buried Cable	AT&T Energy on West Side
Land Fill	7.0 mi

Community Information		
MSA Population (2014)	436,713	
Fire Station	0.8 mi	
Police Station	3.3 mi	
Hospitals	6.8 mi	
Building Codes	IBC As Adopted	
Living Cost Index	88.5	
Sales Tax	8.25%	
2014 Tax Rate	2.6305%	

The information represented has been certified as accurate by the Texas registered engineering firm Kasberg, Patrick and Associates, LP, Firm # E-510



