Temple, Texas Reinvestment Zone No. 1 Certified Site #64

Rail Park in the Temple Industrial Park



Site Profile		
Total Acres	305.750	
Developable Acres	305.250	
Zoning	LI	
Owner	Temple Economic Development Corporation	
Bell County Property ID	410044 & 410069	
Physical Address	Wendland Road	

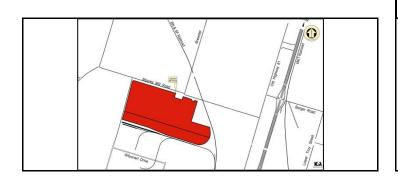


Site Physical Description		
Flood Zone Acres	0.5	
Topographic Avg. Slope	2.28 %	
Surface Soil Types	Type C & D	

Transportation		
Street Access	Wendland Road	
Street Classification	Minor Arterial	
Interstate Hwy 35	3.2 mi.	
Airport Access	6.2 mi.	
Rail Park Access	Onsite	

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

 $[\]ensuremath{^{*}}\xspace \text{No}$ investigations completed. See Cost Estimates.



Utilities		
Water	12" on West Side Across Wendland Rd	
Wastewater	8" on West Side	
Gas	Atmos Energy on West Side	
Electric	Overhead on West and North Sides	
Fiber Optics	Southwestern Bell Fiber in Southwest Corner and along North Side	
Buried Cable	Southwestern Bell on West Side	
Land Fill	7.3 mi.	

Community Information	
MSA Population (2014)	436,713
Fire Station	2.8 mi.
Police Station	5.4 mi.
Hospitals	7.7 mi.
Building Codes	IBC As Adopted
Living Cost Index	88.5
Sales Tax	8.25%
2014 Tax Rate	2.6632%

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



