## Temple, Texas Reinvestment Zone No. 2 Certified Site #9



## Corporate Campus

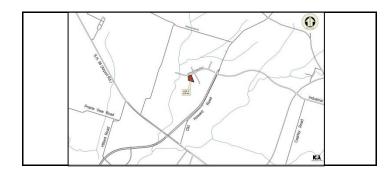
Site Profile	
Total Acres	2.074
Developable Acres	2.074
Zoning	0-2
Owner	Temple Economic Development Corporation
Bell County Property ID	402301
Physical Address	6459 Central Pointe Pkwy

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Site Physical Description	
Flood Zone Acres	0
Topographic Avg. Slope	2.71 %
Surface Soil Types	Type D

Transportation		
Street Access	Central Pointe Pkwy	
Street Classification	Minor Arterial	
Interstate Hwy 35	3.9 mi	
Airport Access	2.5 mi	
Rail Park Access	2.9 mi	

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



Utilities	
Water	8" on West Side
Wastewater	8" on North Side
Gas	See Cost Estimate
Electric	Overhead at Fikes Drive
Fiber Optics	Southwestern Bell Fiber, Through Fikes Wholesale INC.
Buried Cable	None
Land Fill	8.8 mi

Community Information	
MSA Population (2014)	436,713
Fire Station	2.2 mi
Police Station	5.4 mi
Hospitals	6.9 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 # F-510.



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