

# Temple, Texas Reinvestment Zone No. 1 Certified Site #26

## Rail Park in the Temple Industrial Park



### Site Profile

Total Acres	5.922
Developable Acres	5.922
Zoning	LI
Owner	Temple Economic Development Corporation
Bell County Property ID	454508
Physical Address	3111 Eberhardt Rd



### Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	2.30 %
Surface Soil Types	Type C & D

### Utilities

Water	12" on South Side/18" on West Side
Wastewater	See Cost Estimate
Gas	Atmos Energy on West Side
Electric	Overhead to West Across Eberhardt Rd
Fiber Optics	None
Buried Cable	AT&T on West Side
Land Fill	7.0 mi

### Transportation

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

### 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%

### Environmental

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

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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