

# Temple, Texas Reinvestment Zone No. 1 Certified Site #40

## Temple Industrial Park



### Site Profile

Total Acres	177.450
Developable Acres	135.340
Zoning	AG
Owner	City of Temple
Bell County Property ID	95028
Physical Address	Pegasus Dr



### Site Physical Description

Flood Zone Acres	42.11
Topographic Avg. Slope	1.39 %
Surface Soil Types	Type C & D

### Utilities

Water	12" on East Side
Wastewater	See Cost Estimate
Gas	See Cost Estimate
Electric	Overhead on South Side/Overhead on East Side Across Pegasus
Fiber Optics	None
Buried Cable	Southwestern Bell and AT&T on East and South Sides
Land Fill	6.2 mi

### Transportation

Street Access	Pegasus Drive/Moores Mill Road
Street Classification	Prop. Major Aretial
Interstate Hwy 35	0.1 mi
Airport Access	8.9 mi
Rail Park Access	4.5 mi

### Community Information

MSA Population (2014)	436,713
Fire Station	3.8 mi
Police Station	4.5 mi
Hospitals	10.2 mi
Building Codes	IBC As Adopted
Living Cost Index	88.5
Sales Tax	8.25%
2014 Tax Rate	2.6349%

### Environmental

ESA Ph.1 Cleared	Y
ESA Ph.2 Required	N
Wetland Delineation Required	TBD
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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