

Temple, Texas Reinvestment Zone No. 3 Certified Site #11



Airport Park

Site Profile

Total Acres	14.365
Developable Acres	9.075
Zoning	AG
Owner	City of Temple
Bell County Property ID	193174
Physical Address	HWY 317



Site Physical Description

Flood Zone Acres	5.29
Topographic Avg. Slope	3.44 %
Surface Soil Types	Type C & D

Utilities

Water	See Cost Estimate
Wastewater	See Cost Estimate
Gas	See Cost Estimate
Electric	Overhead on West Side across State Highway 317/Overhead Crossing Property
Fiber Optics	Southwestern Bell Fiber on West Side along SH 317
Buried Cable	Southwestern Bell on West Side along SH 317
Land Fill	12.7 mi

Transportation

Street Access	North SH 317
Street Classification	State Highway
Interstate Hwy 35	5.8 mi
Airport Access	1.1 mi
Rail Park Access	6.7 mi

Community Information

MSA Population (2014)	436,713
Fire Station	1.2 mi
Police Station	7.1 mi
Hospitals	8.3 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	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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