



**TEMPLE EDC**  
ECONOMIC DEVELOPMENT CORPORATION

Temple, Texas  
**KEY MESSAGES**

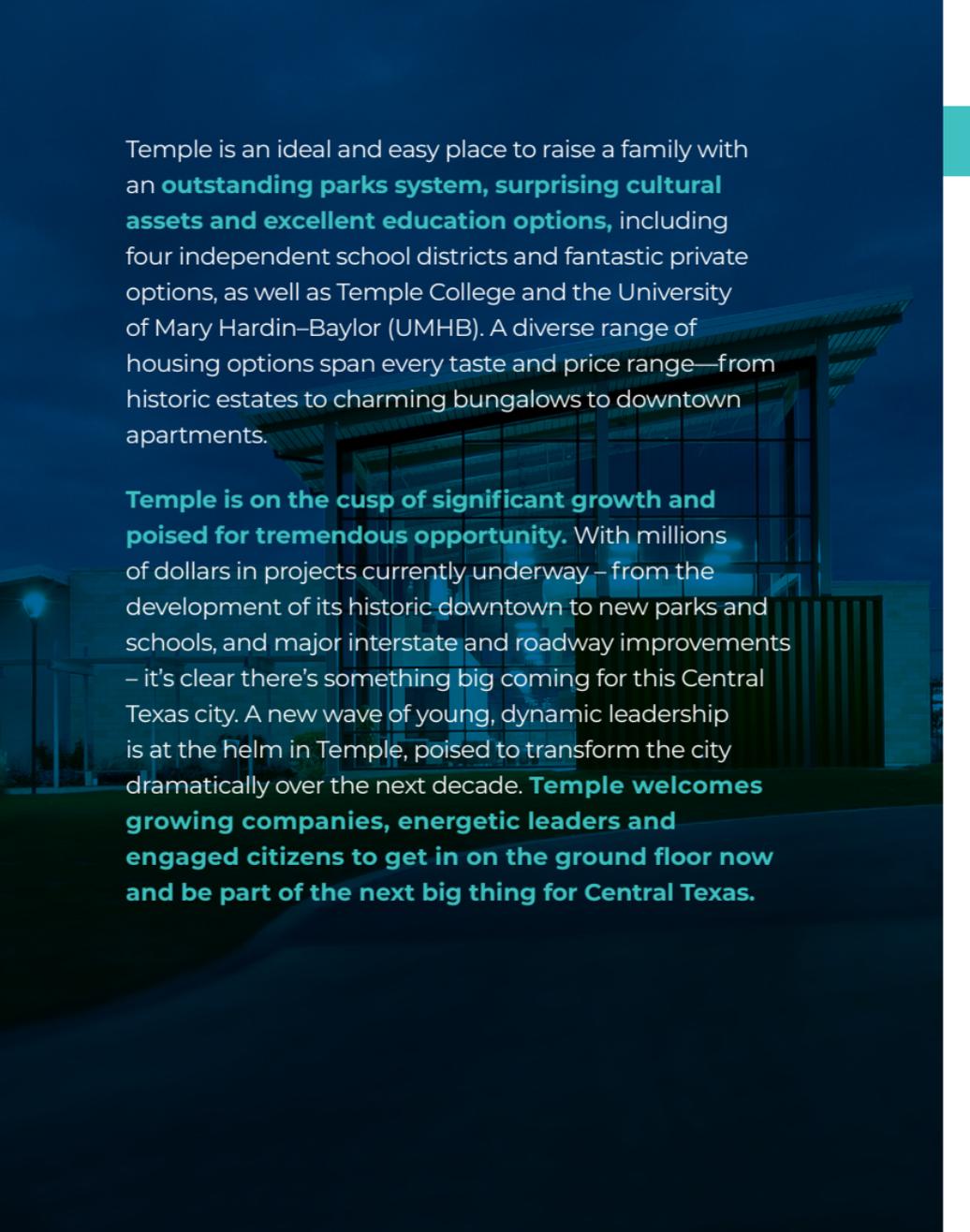




# WELCOME TO TEMPLE, TEXAS

Located at the heart of Central Texas, Temple is the next area for development just outside of Austin, offering the best of both worlds for companies and residents alike.





Temple is an ideal and easy place to raise a family with an **outstanding parks system, surprising cultural assets and excellent education options**, including four independent school districts and fantastic private options, as well as Temple College and the University of Mary Hardin–Baylor (UMHB). A diverse range of housing options span every taste and price range—from historic estates to charming bungalows to downtown apartments.

**Temple is on the cusp of significant growth and poised for tremendous opportunity.** With millions of dollars in projects currently underway – from the development of its historic downtown to new parks and schools, and major interstate and roadway improvements – it’s clear there’s something big coming for this Central Texas city. A new wave of young, dynamic leadership is at the helm in Temple, poised to transform the city dramatically over the next decade. **Temple welcomes growing companies, energetic leaders and engaged citizens to get in on the ground floor now and be part of the next big thing for Central Texas.**

## CORPORATE INVESTMENT

### CENTRAL TEXAS' NEXT FRONTIER.

Located in the heart of America's best state for business, Temple is the natural next area for development north of Austin. Located **45 minutes north of the Texas capital** and only two hours from Dallas-Fort Worth, Temple provides unparalleled access via I-35, combined with a highly competitive cost of living and doing business.

For companies looking to leave behind the higher costs and congestion of metros like Austin, Temple offers **more "bang for your buck"** from housing to operating costs and the ability to make an impact in a community on the cusp of significant growth. Corporate trailblazers who choose Temple will find themselves in good company. **McLane Company, Baylor Scott & White Health, Wilsonart International, McLane Group, Reynolds Consumer Products, PDI and Artcobell Corporation** are just a few of the many industry leaders that have already established headquarters and major operations in Temple.



## THE BEST VALUE IN THE SOUTH.

With a cost of doing business **15% below the national average**, Temple offers one of the best values in the country when it comes to growing a business. The Temple-Killeen metro area is **26th lowest-cost metro in the nation**, according to the Council for Community and Economic Research, and offers significant savings on land, real estate and utilities.

At the local level, Temple offers cash grants, incentives and other programs to spur business expansion and job creation. Texas has no corporate income tax, no personal income tax and no property tax at the state level, and offers the Texas Enterprise Fund (TEF), **the nation's most powerful deal-closing incentive**, for projects that offer significant projected job creation and capital investment.



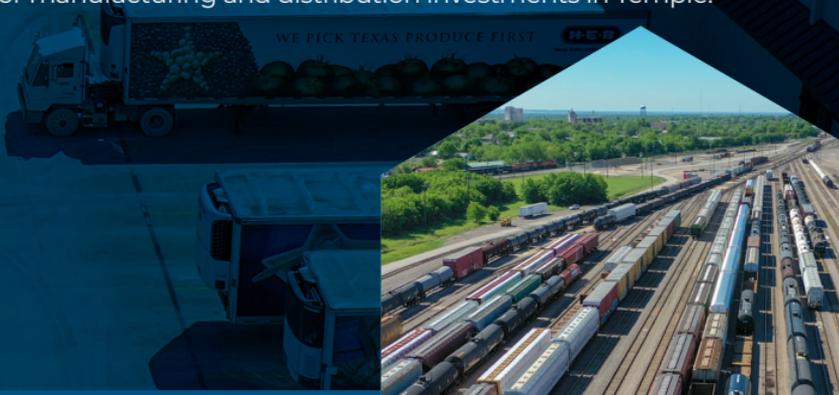
**BUSINESS COSTS**  
**15% below**  
**national**  
**average**

## AUSTIN'S INDUSTRIAL GATEWAY.

Temple is where location, infrastructure and workforce converge in one of Texas' most cost-competitive markets. Home to **1,600 acres of shovel-ready land** prime for development, Temple is a launch pad for companies at the crossroads of I-35 and the planned I-14, slated to run from El Paso, Texas to Georgia.

Served by Union Pacific (UP) and Burlington North Santa Fe (BNSF), Temple offers robust freight distribution infrastructure, and easy access to Austin-Bergstrom International Airport and Dallas/Fort Worth International Airport, named the Global Airport of the Year by Air Transport World in 2019.

**Niagara Bottling** and **East Penn Manufacturing Co.** recently announced multi-million-dollar investments, joining **Baylor Scott & White, Walmart, H-E-B, Buzzi Unicem USA** and **DanHil Containers Inc** among the companies with major manufacturing and distribution investments in Temple.



## UNTAPPED POTENTIAL FOR CORPORATE HQ OPERATIONS.

Lower costs on land, real estate and workforce make Temple an exceptionally high-value option for companies looking to put down foundational roots and grow in the heart of Central Texas. Already anchored by the **headquarters of McLane Co. and PDI Software**, Temple's corporate corridor is growing with plans for a corporate park. For executives that require quick and convenient air access, Temple offers Draughon-Miller Central Texas Regional Airport, which connects to **three commercial airports in under 60 minutes**, just a 4-minute drive from Temple's corporate center.

Technology, engineering and services companies benefit from Temple's technically skilled labor pool drawn from neighboring cities and higher education institutions, like University of Mary Hardin-Baylor (UMHB), and grown locally through **specialized STEM education programs**, like Temple High School's state-of-the-art Career & Technical Education Center.



**\$2 billion in  
corporate  
investments  
in the last  
10 years**

## ATTRACTING THE WORKFORCE OF THE FUTURE.

Located within **2.5 hours of 22 million people**, Temple offers a low cost of living, diversified industry base and planned amenities that are attracting the next generation of skilled and productive workers. As a regional employment hub, Temple has a significantly higher daytime than nighttime population that is expected to grow.

Located just 30 miles from Fort Hood, **the largest active duty armored post in the U.S. Armed Services**, Temple's workforce is bolstered by a highly technically skilled pool of veterans who fuel the city's security and intelligence cluster. Each year, on average, about 3,600 soldiers transitioning out of Fort Hood choose to stay in Central Texas.

Temple also benefits from **eight higher education institutions within 80 miles**. In particular, Temple College, the University of Mary Hardin-Baylor (UMHB), and neighboring Texas A & M University - Central Texas, Baylor University and Central Texas College feed a steady pipeline of graduates who stay in or relocate to Temple to take advantage of jobs and the opportunity to have a meaningful impact in their community.

**8 colleges and universities  
within 80 miles**





**40% of  
Temple's  
workforce  
employed in  
healthcare**

## **THE BEST HEALTHCARE IN CENTRAL TEXAS.**

Temple's medical district is thriving, putting world-class healthcare at the fingertips of its residents. More than 40% of Temple's workforce is employed in the healthcare sector.

Baylor Scott & White Medical Center – Temple, a major anchor for the largest nonprofit healthcare system in the State of Texas, is home to the only Level I Trauma Center between Dallas and Austin.

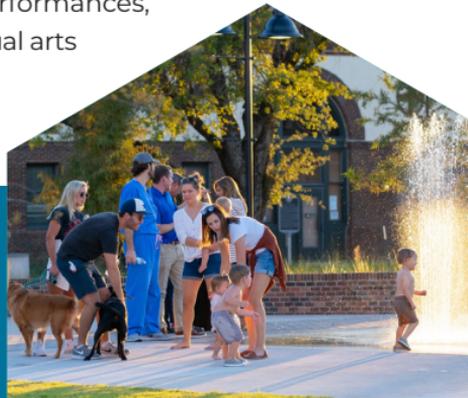
Temple's healthcare cluster also boasts McLane Children's Hospital, **the only children's hospital between Dallas and Austin**; the Department of Veterans Affairs (VA) Medical Center, one of two major facilities in the Central Texas Veterans Health Care System; and Ascension Medical Group. These medical facilities form the core of the Temple Medical and Education District (TMED).

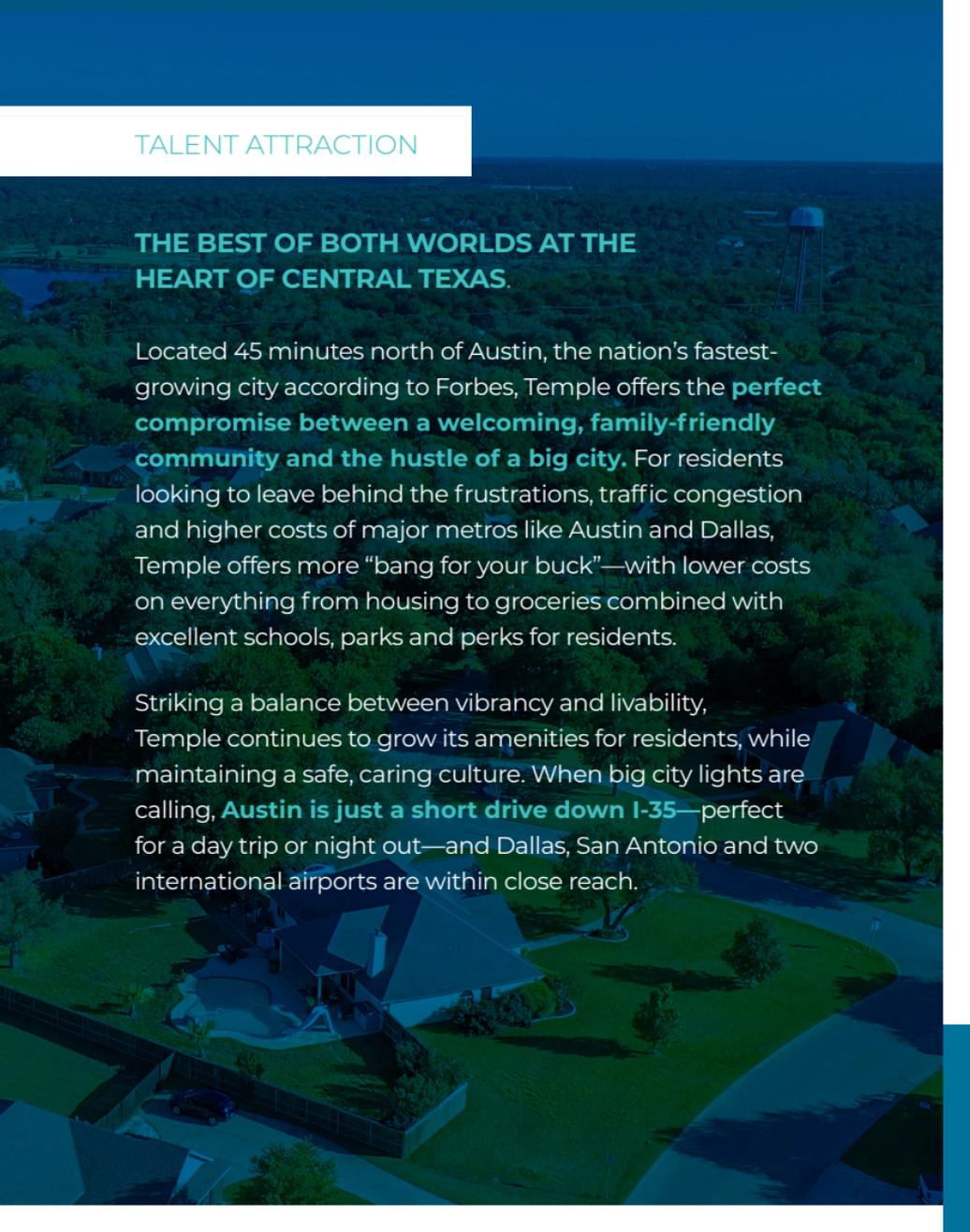
## MULTI-MILLION DOLLAR RENAISSANCE.

Temple is on the cusp of significant growth in its amenities, **with millions of dollars in developments** underway to improve quality of place. A \$6 million redevelopment of the city's historic downtown is set to transform the city. Other resurgence projects include an \$18 million retail and hotel development project planned for North Temple and the \$30 million redevelopment of the Santa Fe Plaza near downtown.

Temple is working to expand its outdoor recreation amenities to include a \$20 million, state-of-the-art recreation complex, bike lanes, and more. The Temple Tax Increment Reinvestment Zone (TIRZ) program continually funds projects of this kind to expand Temple's destination appeal. Beyond its parks and downtown developments, Temple is home to a **rich cultural scene that rivals larger metros**, including the Temple Symphony Orchestra, Temple Civic Theatre and the Cultural Activities Center (CAC), which produce musical performances, theatrical entertainment and visual arts exhibitions of the highest caliber.

**\$366 million in quality  
of life infrastructure**



An aerial photograph of a suburban neighborhood, likely Temple, Texas. The image shows several houses with swimming pools, surrounded by lush green trees. A prominent water tower is visible in the upper right quadrant. The overall scene is bathed in a soft, blue-tinted light, suggesting a clear, bright day.

## TALENT ATTRACTION

### THE BEST OF BOTH WORLDS AT THE HEART OF CENTRAL TEXAS.

Located 45 minutes north of Austin, the nation's fastest-growing city according to Forbes, Temple offers the **perfect compromise between a welcoming, family-friendly community and the hustle of a big city.** For residents looking to leave behind the frustrations, traffic congestion and higher costs of major metros like Austin and Dallas, Temple offers more “bang for your buck”—with lower costs on everything from housing to groceries combined with excellent schools, parks and perks for residents.

Striking a balance between vibrancy and livability, Temple continues to grow its amenities for residents, while maintaining a safe, caring culture. When big city lights are calling, **Austin is just a short drive down I-35**—perfect for a day trip or night out—and Dallas, San Antonio and two international airports are within close reach.

## REWARDING CAREERS WITHOUT THE GRIND.

Home to the corporate and global headquarters of **McLane Company, Baylor Scott & White Health, PDI, Wilsonart International, Reynolds Consumer Products, McLane Group and Artcobell Corporation**, among others, Temple is the place to find a lucrative job in an affordable, safe and welcoming community.

In Temple, job opportunities abound, with a **6.1% projected increase in new job openings by 2025**. Temple's diverse industry base means a range of jobs—from healthcare and technology to manufacturing and marketing—with great benefits, excellent corporate culture and competitive salaries in a city where your dollar goes further.

Wherever your ambitions lie, you can find a **rewarding career and more time and money to spend doing the things you want**—whether that means making it to your child's soccer game or catching a flight at Austin International in less than an hour's drive.

**8,095+ new jobs**  
created in the last 10 years



## LOW COST, HIGH POSSIBILITY.

Spending less doesn't have to mean fewer choices. From housing to entertainment, Temple offers a diverse range of options for individuals and families to choose from, while benefiting from an affordable cost of living and housing costs more than 30% below the national average. The State of Texas has no personal income tax and **no property tax at the state level.**

From historic estates to charming bungalows to downtown apartments, Temple has **homes to fit every taste and price range.** Plans for increased mixed-use developments and more sidewalks and bike lanes promise to make Temple even more walkable and geared to a live-work-play lifestyle. Close access and interconnection with neighboring cities and towns, like Belton, Salado and Georgetown, provide even more options for entertainment and housing, right in Temple's backyard.



Housing costs  
more than  
**30% below**  
the national  
average



## STELLAR EDUCATION OPTIONS.

When families need educational choice, Temple delivers. Temple is home to **four independent school districts and excellent private schools**, offering the best option for every child. Temple's two largest independent school districts, Temple ISD and Belton ISD, are actively growing their facilities and offerings for students.

Temple ISD recently purchased 47 acres in southeast Temple for a new middle and elementary school, and opened a state-of-the-art Career & Technical Education Center. Temple High School also offers an International Baccalaureate (IB) diploma. With approximately 10,300 students enrolled on 14 campuses, Belton ISD recently broke ground on a new elementary school, and the new, 394,000-square-foot Lake Belton High School.

Students across districts also benefit from easy **access to Temple College**, where high schoolers can enroll in specialized pre-college classes, **and neighboring University of Mary Hardin-Baylor (UMHB)**.

## **WORLD-CLASS HEALTHCARE AT HOME.**

While many travel to Temple from across the nation to receive top-tier healthcare, Temple residents simply step outside their door. In Temple, residents benefit from world-class healthcare at their fingertips, including **the only Level I Trauma Center and the only children's hospital between Dallas and Austin.**

Baylor Scott & White Medical Center – Temple is a major anchor for the largest not-for-profit health care system in the State of Texas, while McLane Children's Hospital offers highly skilled practitioners in 40 pediatric specialties. The Department of Veterans Affairs (VA) Medical Center, **one of two major facilities in the Central Texas Veterans Health Care System**, and Ascension Medical Group, round out Temple's healthcare offerings.

**Home to the only children's  
hospital between Dallas and Austin**

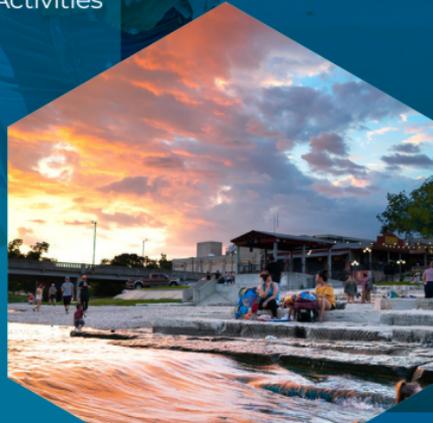


## AN OUTDOOR AND CULTURAL HAVEN.

Lovers of art and the outdoors will revel in Temple's outstanding recreation and entertainment assets—from manicured trails and stunning parks to world-class musical performances.

Already home to an excellent parks system, complete with **43 developed parks and maintained trails throughout the community**, Temple is working to expand its outdoor recreation amenities to include a state-of-the-art recreation complex, bike lanes, and more. The sparkling Lake Belton is a draw for fishermen and boating enthusiasts from miles around, not to mention locals and families who enjoy 60 picnic sites, a swimming beach, a basketball court and more.

In addition, Temple is home to **a rich cultural scene that rivals larger metros**, including the Temple Symphony Orchestra and Temple Civic Theatre, a new Temple Children's Museum and the Cultural Activities Center (CAC).





## MEET THE NEW TEMPLE.

**If you haven't been to Temple in the last 10 years, you don't know Temple.** The city is on the cusp of significant growth in its amenities for residents, spearheaded by proactive, progressive leadership. A \$6 million redevelopment of the city's historic downtown is set to transform Temple, spurred by the renovation of the Hawn Hotel, Arcadia Theater and former Sears building. Other exciting developments include an \$18 million retail and hotel development project planned for North Temple and the \$30 million redevelopment of the Santa Fe Plaza near downtown, which will include a revamped Amtrak station, water features and an outdoor performance venue, and major roadway and interstate developments.



**New restaurants, a winery and a hands-on children's museum are also in the works.** City leadership is energetic and engaged, recognizing the city's opportunity and quickly progressing dozens of developments across residential, parks, schools and transportation to make Temple even more attractive to residents. Temple is one of select communities in Texas with a designated Tax Increment Reinvestment Zone (TIRZ) program, which continually serves as a major boon for the city by funding projects of this kind.





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