

Temple, Texas Reinvestment Zone No. 1 Certified Site #15

Temple Industrial Park



Site Profile

Total Acres	2.231
Developable Acres	2.231
Zoning	LI
Owner	City of Temple
Bell County Property ID	385895
Physical Address	2292 Lucius McCelvey Dr



Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	2.67 %
Surface Soil Types	Type C

Transportation

Street Access	Lucius McCelvey Drive
Street Classification	Minor Arterial
Interstate Hwy 35	0.9 mi
Airport Access	5.3 mi
Rail Park Access	0.9 mi

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

Utilities

Water	12" Across Lucius McCelvey Drive
Wastewater	See Cost Estimate
Gas	Atmos Energy on East Side
Electric	Overhead on East Side
Fiber Optics	None
Buried Cable	Southwestern Bell on East Side
Land Fill	7.0 mi

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%

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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