

Temple, Texas Reinvestment Zone No. 1 Certified Site #18B

Rail Park in the Temple Industrial Park



Site Profile	
Total Acres	4.662
Developable Acres	4.662
Zoning	LI
Owner	Temple Economic Development Corporation
Bell County Property ID	455014
Physical Address	Wilson Art Drive



Site Physical Description	
Flood Zone Acres	0
Topographic Avg. Slope	0.91 %
Surface Soil Types	Type C & D

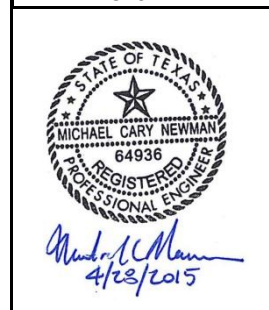
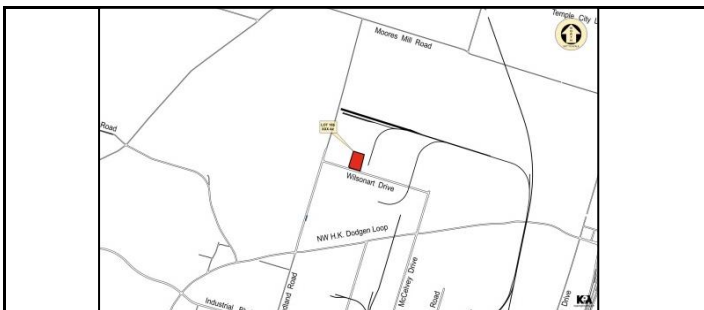
Utilities	
Water	12" on South Side
Wastewater	See Cost Estimate
Gas	See Cost Estimate
Electric	Overhead to West on Wendland Road
Fiber Optics	Southwestern Bell Fiber on South along Wilsonart Drive
Buried Cable	Southwestern Bell on South Side
Land Fill	6.8 mi

Transportation	
Street Access	Wilsonart Drive & Western Way
Street Classification	Minor Arterial
Interstate Hwy 35	1.8 mi
Airport Access	6.2 mi
Rail Park Access	Onsite

Community Information	
MSA Population (2014)	436,713
Fire Station	1.4 mi
Police Station	5.5 mi
Hospitals	7.8 mi
Building Codes	IBC As Adopted
Living Cost Index	88.5
Sales Tax	8.25%
2014 Tax Rate	2.6632%

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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