

Temple, Texas Reinvestment Zone No. 1 Certified Site #2

Temple Industrial Park



Site Profile

Total Acres	14.868
Developable Acres	14.868
Zoning	LI
Owner	City of Temple
Bell County Property ID	385879
Physical Address	2575 Lucius McCelvey Dr



Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	1.11 %
Surface Soil Types	Type C & D

Utilities

Water	12' on West Side
Wastewater	8" in Northeast Corner
Gas	Atmos Energy on West Side Across Lucius McCelvey Dr
Electric	Overhead on East Side and West Across Lucius McCelvey
Fiber Optics	None
Buried Cable	Southwestern Bell in Northeast Corner and Across Lucius Mcelvey Drive
Land Fill	7.0 mi

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

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%

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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