

Temple, Texas Reinvestment Zone No. 1 Certified Site #20

Rail Park in the Temple Industrial Park



Site Profile	
Total Acres	26.078
Developable Acres	26.078
Zoning	LI
Owner	Temple Economic Development Corporation
Bell County Property ID	115135
Physical Address	HK Dodgen LP NW



Site Physical Description	
Flood Zone Acres	0
Topographic Avg. Slope	4.82 %
Surface Soil Types	Type C & D

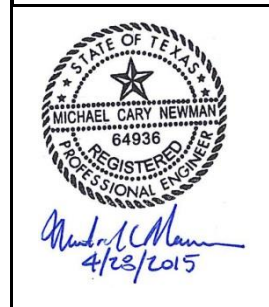
Utilities	
Water	See Cost Estimate
Wastewater	See Cost Estimate
Gas	Atmos Energy on South Side
Electric	Overhead on South Side
Fiber Optics	None
Buried Cable	None
Land Fill	5.4 mi

Transportation	
Street Access	HK Dodgen LP NW
Street Classification	Expressway
Interstate Hwy 35	0.9 mi
Airport Access	6.0 mi
Rail Park Access	Onsite

Community Information	
MSA Population (2014)	436,713
Fire Station	0.7 mi
Police Station	3.9 mi
Hospitals	7.6 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	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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