

Temple, Texas Reinvestment Zone No. 1 Certified Site #21



Rail Park in the Temple Industrial Park

Site Profile

Total Acres	27.410
Developable Acres	27.410
Zoning	LI, AG
Owner	Temple Economic Development Corporation
Bell County Property ID	79044
Physical Address	HK Dodgen LP NW



Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	4.25 %
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	0.5 mi.
Airport Access	6.1 mi.
Rail Park Access	Onsite

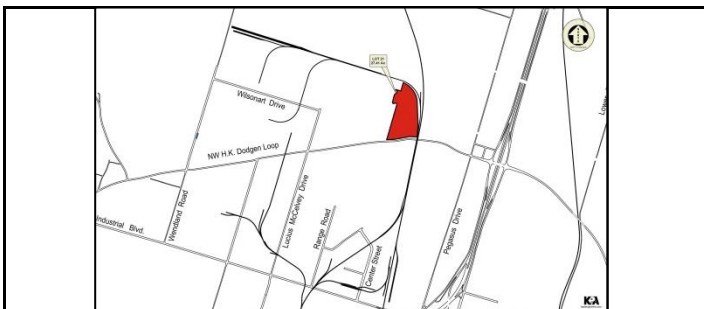
Community Information

MSA Population (2014)	436,713
Fire Station	0.6 mi.
Police Station	3.9 mi.
Hospitals	7.6 mi.
Building Codes	IBC
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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