

Temple, Texas Reinvestment Zone No. 1 Certified Site #24

Rail Park in the Temple Industrial Park



Site Profile	
Total Acres	38.969
Developable Acres	36.069
Zoning	LI
Owner	Temple Economic Development Corporation
Bell County Property ID	115133
Physical Address	Range Road



Site Physical Description	
Flood Zone Acres	2.9
Topographic Avg. Slope	3.63 %
Surface Soil Types	Type C & D

Utilities	
Water	18" Crossing Property
Wastewater	10" on Southeast Side
Gas	Atmos Energy on West Side
Electric	Overhead on West Side
Fiber Optics	None
Buried Cable	None
Land Fill	5.9 mi

Transportation	
Street Access	Range Road
Street Classification	Minor Arterial
Interstate Hwy 35	0.8 mi
Airport Access	6.7 mi
Rail Park Access	Onsite

Community Information	
MSA Population (2014)	436,713
Fire Station	0.2 mi
Police Station	3.3 mi
Hospitals	7.7 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	N*
ESA Ph.2 Required	TBD
Wetland Delineation Required	TBD
Endangered Species Present	N
Archeological Investigation Cleared	Y
MS4 Compliance	Y

*Requires an ESA Ph.2. See ESA Ph. 1 Report and Cost Estimate.



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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