

Temple, Texas Reinvestment Zone No. 1 Certified Site #25

Rail Park in the Temple Industrial Park



Site Profile

Total Acres	7.000
Developable Acres	7.000
Zoning	LI
Owner	Temple Economic Development Corporation
Bell County Property ID	454507
Physical Address	3289 Eberhardt Rd



Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	2.44 %
Surface Soil Types	Type C

Transportation

Street Access	Eberhardt Road
Street Classification	Minor Arterial
Interstate Hwy 35	0.9 mi
Airport Access	5.3 mi
Rail Park Access	Onsite

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

Utilities

Water	18" on West Side
Wastewater	8" on North Side
Gas	Atmos on West Side
Electric	Overhead to West Across Eberhardt Rd
Fiber Optics	None
Buried Cable	AT&T Energy on West Side
Land Fill	7.0 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%

The information represented has been certified as accurate by the Texas registered engineering firm Kasberg, Patrick and Associates, LP, Firm # F-510.



Michael C. Newman
4/28/2015



One South Main
Temple, Tx 76501
(254) 773-3731

