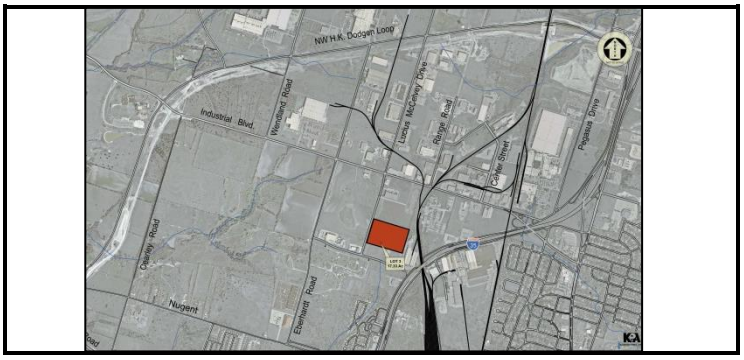
Temple, Texas Reinvestment Zone No. 1 Certified Site #3

Temple Industrial Park

Site Profile	
Total Acres	17.335
Developable Acres	17.335
Zoning	LI
Owner	City of Temple
Bell County Property ID	385880
Physical Address	2357 Lucius Mccelvey Dr



Site Physical Description	
Flood Zone Acres	0
Topographic Avg. Slope	1.04 %
Surface Soil Types	Type C & D

Utilities	
Water	12' on West Side
Wastewater	8" in Southeast Corner
Gas	Atmos Energy on West Side Across Lucious McCelvey Dr
Electric	Overhead on East Side and West Across Lucious McCelvey
Fiber Optics	None
Buried Cable	Southwestern Bell Across Lucius McCelvey 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.

STATE OF TEXAS
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