

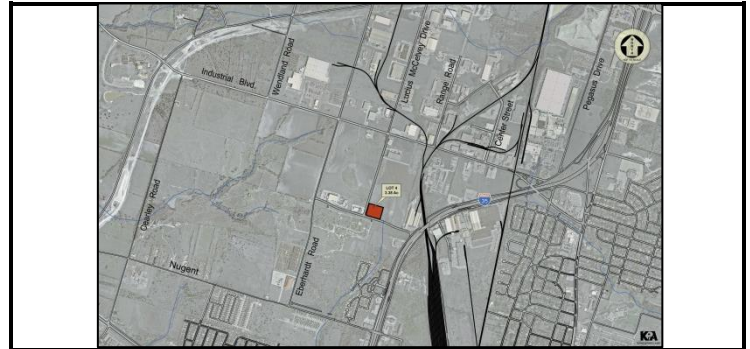
# Temple, Texas Reinvestment Zone No. 1 Certified Site #4

## Temple Industrial Park



### Site Profile

Total Acres	3.377
Developable Acres	3.377
Zoning	LI
Owner	City of Temple
Bell County Property ID	385881
Physical Address	2062 Enterprise Rd



### Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	3.87 %
Surface Soil Types	Type C & D

### Utilities

Water	12' on West Side
Wastewater	8" in South Side
Gas	Atmos Energy on West Side Across Lucius McCelvey Dr
Electric	Overhead on South Side
Fiber Optics	None
Buried Cable	Southwestern Bell Across Lucius McCelvey Drive
Land Fill	7.0 mi

### Transportation

Street Access	Lucius McCelvey Drive/Enterprise Road
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.



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