

Temple, Texas Reinvestment Zone No. 1 Certified Site #60B



Rail Park in the Temple Industrial Park

Site Profile

| | |
|-------------------------|---|
| Total Acres | 7.40 |
| Developable Acres | 7.40 |
| Zoning | LI |
| Owner | Temple Economic Development Corporation |
| Bell County Property ID | 402668* |
| Physical Address | Wilson Art Drive |

*Portion of larger tract



Site Physical Description

| | |
|------------------------|------------|
| Flood Zone Acres | 0 |
| Topographic Avg. Slope | 0.75 % |
| Surface Soil Types | Type C & D |

Transportation

| | |
|-----------------------|------------------|
| Street Access | Wilson Art Drive |
| Street Classification | Minor Arterial |
| Interstate Hwy 35 | 1.8 mi. |
| Airport Access | 5.6 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 | 12" on South Side |
| Wastewater | 8" on South Side Across Wilson Art Dr |
| Gas | See Cost Estimate |
| Electric | Overhead to West on Wendland Road and Southeast Corner |
| Fiber Optics | Southwestern Bell Fiber on South along Wilsonart Drive |
| Buried Cable | Southwestern Bell on South Side |
| Land Fill | 6.3 mi. |

Community Information

| | |
|-----------------------|----------------|
| MSA Population (2014) | 436,713 |
| Fire Station | 0.8 mi. |
| Police Station | 3.3 mi. |
| Hospitals | 7.1 mi. |
| Building Codes | IBC As Adopted |
| Living Cost Index | 88.5 |
| Sales Tax | 8.25% |
| 2014 Tax Rate | 2.6632% |

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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