

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



## Rail Park in the Temple Industrial Park

### Site Profile

Total Acres	21.100
Developable Acres	21.100
Zoning	LI
Owner	Temple Economic Development Corporation
Bell County Property ID	402668*
Physical Address	Wilson Art Drive

\*Portion of larger tract



### Site Physical Description

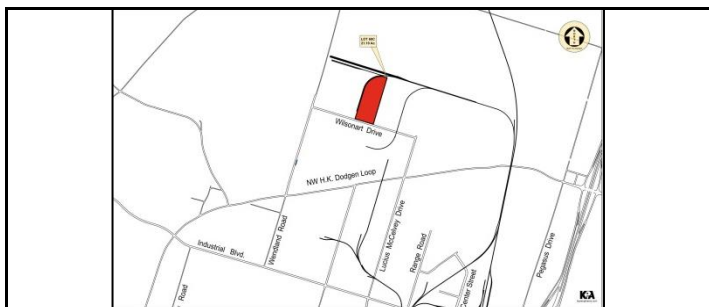
Flood Zone Acres	0
Topographic Avg. Slope	0.94 %
Surface Soil Types	Type C & D

### 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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4/28/2015



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