

# Temple, Texas Reinvestment Zone No. 1 Certified Site #64

## Rail Park in the Temple Industrial Park



### Site Profile

Total Acres	305.750
Developable Acres	305.250
Zoning	LI
Owner	Temple Economic Development Corporation
Bell County Property ID	410044 & 410069
Physical Address	Wendland Road



### Site Physical Description

Flood Zone Acres	0.5
Topographic Avg. Slope	2.28 %
Surface Soil Types	Type C & D

### Transportation

Street Access	Wendland Road
Street Classification	Minor Arterial
Interstate Hwy 35	3.2 mi.
Airport Access	6.2 mi.
Rail Park Access	Onsite

### Environmental

ESA Ph.1 Cleared	TBD
ESA Ph.2 Required	TBD
Wetland Delineation Required	TBD
Endangered Species Present	TBD
Archeological Investigation Cleared	TBD
MS4 Compliance	Y

\*No investigations completed. See Cost Estimates.



### Utilities

Water	12" on West Side Across Wendland Rd
Wastewater	8" on West Side
Gas	Atmos Energy on West Side
Electric	Overhead on West and North Sides
Fiber Optics	Southwestern Bell Fiber in Southwest Corner and along North Side
Buried Cable	Southwestern Bell on West Side
Land Fill	7.3 mi.

### Community Information

MSA Population (2014)	436,713
Fire Station	2.8 mi.
Police Station	5.4 mi.
Hospitals	7.7 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.



*Michael C. Newman*  
4/28/2015



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