

Temple, Texas Reinvestment Zone No. 1 Certified Site #9

Temple Industrial Park



Site Profile

Total Acres	11.018
Developable Acres	11.018
Zoning	LI
Owner	City of Temple
Bell County Property ID	385886
Physical Address	2545 Eberhardt Rd



Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	0.91 %
Surface Soil Types	Type C & D

Utilities

Water	12" on West Side
Wastewater	8" on West Side
Gas	Atmos Energy on West Side
Electric	Overhead to East on Lucius McCelvey Rd
Fiber Optics	Southwestern Bell Fiber Across Eberhardt Road
Buried Cable	Southwestern Bell Across Eberhardt Road
Land Fill	7.0 mi

Transportation

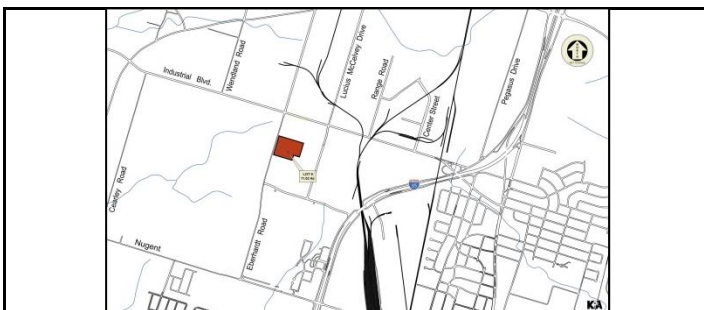
Street Access	Eberhardt Road
Street Classification	Minor Arterial
Interstate Hwy 35	0.9 mi
Airport Access	5.3 mi
Rail Park Access	0.9 mi

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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