

Temple, Texas Reinvestment Zone No. 2 Certified Site #12

Corporate Campus



Site Profile

Total Acres	18.350
Developable Acres	9.450
Zoning	AG
Owner	City of Temple
Bell County Property ID	95844*
Physical Address	Old Howard Road

*Portion of larger tract



Site Physical Description

Flood Zone Acres	8.90
Topographic Avg. Slope	0.60 %
Surface Soil Types	Type D

Utilities

Water	8" in Southeast Corner
Wastewater	8" on East Side
Gas	See Cost Estimate
Electric	Overhead Across Old Howard Rd
Fiber Optics	Southwestern Bell Fiber, at the Northeast Corner
Buried Cable	Southwestern Bell, across Old Howard Road
Land Fill	8.9 mi

Transportation

Street Access	Airport Trail/Central Pointe Pkwy/Old Howard Road
Street Classification	Major Arterial if access to Old Howard available, Minor Arterial if Central Pointe
Interstate Hwy 35	4.0 mi
Airport Access	2.6 mi
Rail Park Access	2.9 mi

Community Information

MSA Population (2014)	436,713
Fire Station	2.2 mi
Police Station	5.5 mi
Hospitals	6.9 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	TBD
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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