

# Temple, Texas Reinvestment Zone No. 2 Certified Site #13

## Corporate Campus



### Site Profile

Total Acres	84.120
Developable Acres	72.320
Zoning	AG
Owner	City of Temple
Bell County Property ID	354521*
Physical Address	Pepper Creek Road

\*Portion of larger tract



### Site Physical Description

Flood Zone Acres	11.80
Topographic Avg. Slope	1.33 %
Surface Soil Types	Type C & D

### Transportation

Street Access	Pepper Creek Road
Street Classification	Local
Interstate Hwy 35	3.5 mi
Airport Access	2.6 mi
Rail Park Access	2.7 mi

### 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



### Utilities

Water	See Cost Estimate
Wastewater	8" on South Side
Gas	See Cost Estimate
Electric	Overhead Across Pepper Creek Rd
Fiber Optics	None
Buried Cable	Southwestern Bell, across Pepper Creek Road
Land Fill	8.5 mi

### Community Information

MSA Population (2014)	436,713
Fire Station	2.3 mi
Police Station	5.4 mi
Hospitals	6.8 mi
Building Codes	IBC As Adopted
Living Cost Index	88.5
Sales Tax	8.25%
2014 Tax Rate	2.6305%

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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