

Temple, Texas Reinvestment Zone No. 2 Certified Site #4

Corporate Campus



Site Profile

Total Acres	3.212
Developable Acres	3.212
Zoning	O-2
Owner	Temple Economic Development Corporation
Bell County Property ID	402304
Physical Address	2611 Fikes Drive



Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	3.67 %
Surface Soil Types	Type C & D

Utilities

Water	8" on West Side
Wastewater	8" in Southeast Corner across Central Pointe Pkwy
Gas	See Cost Estimate
Electric	Overhead Across Old Howard Drive
Fiber Optics	Southwestern Bell Fiber, Through Fikes Wholesale INC.
Buried Cable	None
Land Fill	8.8 mi

Transportation

Street Access	Central Pointe Pkwy
Street Classification	Minor Arterial
Interstate Hwy 35	3.8 mi
Airport Access	2.5 mi
Rail Park Access	2.8 mi

Community Information

MSA Population (2014)	436,713
Fire Station	2.2 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%

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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