

Temple, Texas Reinvestment Zone No. 3 Certified Site #8



Airport Park

Site Profile

Total Acres	1.431
Developable Acres	1.101
Zoning	AG
Owner	City of Temple
Bell County Property ID	193172
Physical Address	Hwy 317



Site Physical Description

Flood Zone Acres	0.33
Topographic Avg. Slope	2.79 %
Surface Soil Types	Type C & D

Utilities

Water	See Cost Estimate
Wastewater	See Cost Estimate
Gas	See Cost Estimate
Electric	Overhead along Little Mexico Rd
Fiber Optics	Southwestern Bell Fiber on Northwest Side along State Highway 317
Buried Cable	Southwestern Bell on North Side along Little Mexico Road
Land Fill	13.1 mi

Transportation

Street Access	Little Mexico Road
Street Classification	Local
Interstate Hwy 35	6.3 mi
Airport Access	1.6 mi
Rail Park Access	7.1 mi

Community Information

MSA Population (2014)	436,713
Fire Station	1.8 mi
Police Station	7.6 mi
Hospitals	8.7 mi
Building Codes	IBC As Adopted
Living Cost Index	88.5
Sales Tax	8.25%
2014 Tax Rate	2.6022%

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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