

Temple, Texas Reinvestment Zone No. 6 Certified Site #11



Synergy Park

Site Profile

Total Acres	23.95
Developable Acres	17.84
Zoning	LI
Owner	City of Temple
Bell County Property ID	117163
Physical Address	2601 E Ave H

*Portion of larger tract



Site Physical Description

Flood Zone Acres	6.11
Topographic Avg. Slope	3.63 %
Surface Soil Types	Type C & D

Transportation

Street Access	East Avenue H/Loop 363
Street Classification	Expressway
Interstate Hwy 35	6.9 mi
Airport Access	8.4 mi
Rail Park Access	5.9 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	12" along North and East Sides/6" on West Side
Wastewater	See Cost Estimate
Gas	Adjacent to property or in proximity
Electric	Overhead on North Side and Crossing Property
Fiber Optics	Concell on East Side along Loop 363
Buried Cable	AT&T on West Side along Private Drive
Land Fill	3.1 mi

Community Information

MSA Population (2014)	436,713
Fire Station	0.6 mi
Police Station	2.0 mi
Hospitals	5.3 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.



Michael Cary Newman
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One South Main
Temple, Tx 76501
(254) 773-3731