

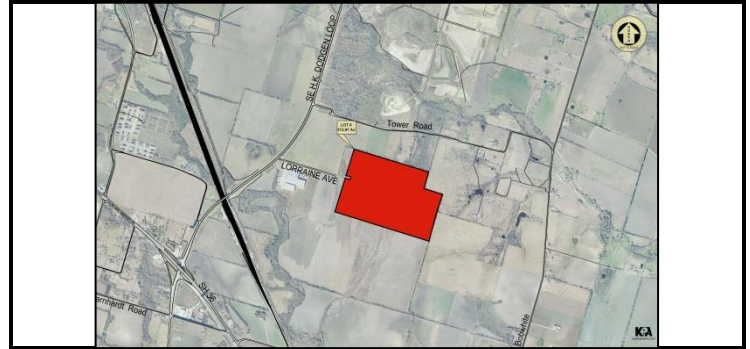
Temple, Texas Reinvestment Zone No. 6 Certified Site #6



Synergy Park

Site Profile

Total Acres	113.869
Developable Acres	113.869
Zoning	LI
Owner	City of Temple
Bell County Property ID	207346
Physical Address	20803 H K Dodgen SE LP



Site Physical Description

Flood Zone Acres	0
Topographic Avg. Slope	0.36 %
Surface Soil Types	Type C & D

Utilities

Water	12" along Lorraine Avenue
Wastewater	15" access on West Side
Gas	See Cost Estimate
Electric	Overhead Crossing Property
Fiber Optics	None
Buried Cable	None
Land Fill	4.5 mi

Transportation

Street Access	Lorraine Avenue
Street Classification	Local
Interstate Hwy 35	5.7 mi
Airport Access	9.9 mi
Rail Park Access	7.4 mi

Community Information

MSA Population (2014)	436,713
Fire Station	2.5 mi
Police Station	3.9 mi
Hospitals	4.1 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.



Michael Cary Newman
4/23/2015



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