



Rail Park at Central Pointe is a 306 acre site in Temple, Texas that has been designated as a BNSF Certified Site. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

### SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

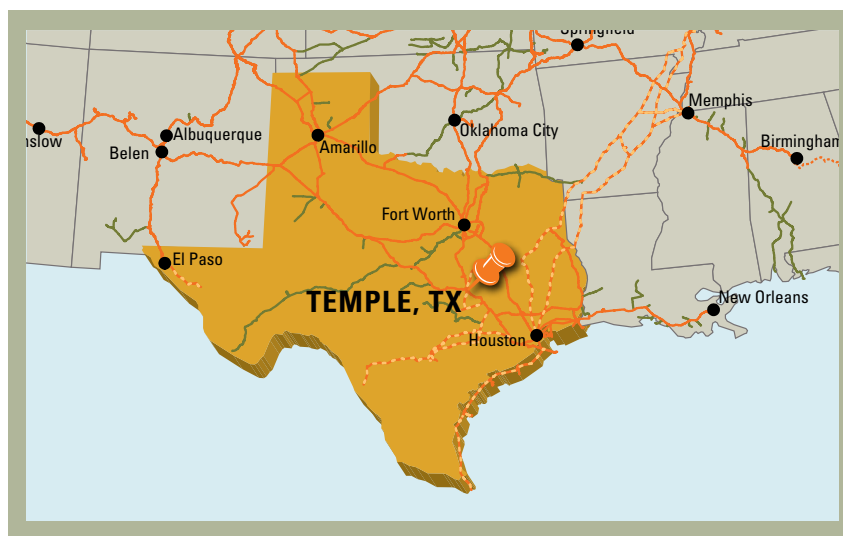
## PROPERTY DETAILS

The property known as Rail Park at Central Pointe is located within Temple's established and highly successful industrial district comprising of over 4,900 acres for existing and future development. The industrial park is a major initiative by the Temple Economic Development Corporation and includes Airport and Enterprise Parks at Central Pointe.

Temple's certified site contains approximately 10 miles of track switched by the Temple & Central Texas Railway, connecting solely to BNSF. With 306 acres for development, this certified site is ideal for an industrial tenant seeking a large, rail-served site that is positioned for quick and relatively easy development.

### Site Details:

- 306 available acres
- Direct rail access to BNSF
- Over \$16 million in road and utility upgrades
- Direct access to Interstate 35 and proximity to U.S. Highway 190, Texas State Highways 36, 53 and 95
- Centrally located between Dallas, Houston and San Antonio



## CONTACT INFORMATION

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## SITE PROFILE

<b>Land Area</b>	306 acres
<b>Physical Address</b>	Wendland Rd. – Lot #64 Temple, TX (Bell County)
<b>Zoning</b>	Light Industrial
<b>Owner</b>	Temple Economic Development Corporation
<b>Price</b>	\$21,000 per acre

## UTILITIES

<b>Electric</b>	Oncor
<b>Gas</b>	Atmos Energy
<b>Water</b>	12" water line City of Temple, TX
<b>Wastewater</b>	8" wastewater line City of Temple
<b>Telecommunications</b>	AT&T

## DEMOGRAPHICS

Temple is the principal city in the Killeen-Temple-Fort Hood Metropolitan Statistical Area (MSA). The MSA has an estimated population of 430,574.

## POPULATION

<b>Temple, TX</b>	77,059
<b>10 mile radius</b>	107,072
<b>15 mile radius</b>	127,263
<b>20 mile radius</b>	188,306

## WORKFORCE

Temple attracts commuters from the Killeen-Temple-Fort Hood Metropolitan Statistical Area.

<b>Total Wage &amp; Salary Employment</b>	130,420
<b>Annual Mean Wage</b>	\$40,120

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.