



# BNSF Site Certification Program

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LACY KREGER | GENERAL DIRECTOR STRATEGIC PROGRAMS

OCTOBER 14, 2024

# Economic Development Strategic Program

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Logistics Parks



Logistics Centers



Certified Sites



Transload



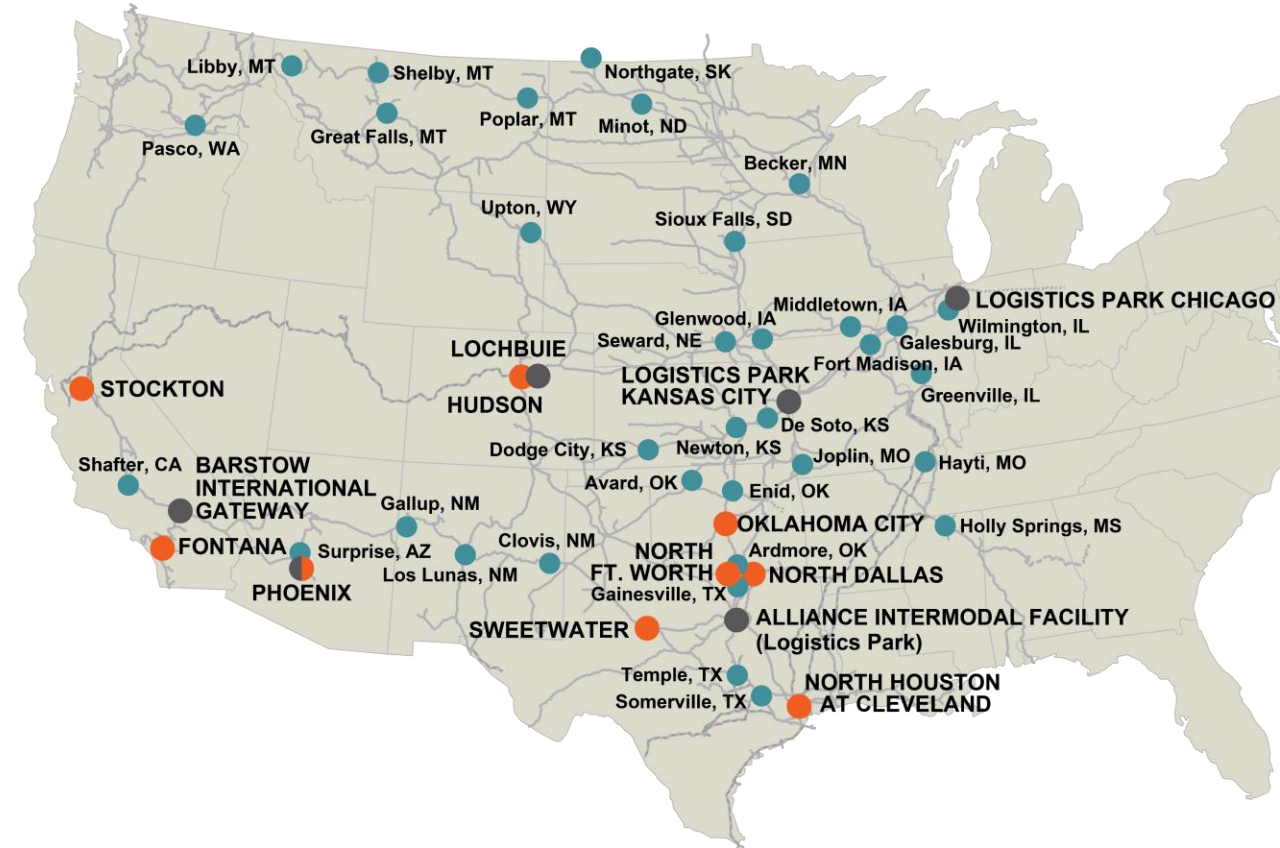
INVEST • DEVELOP • PARTNER • PROMOTE

To deliver viable, rail-served solutions in emerging markets across BNSF's network that will allow our customers to grow with us for many years to come.

# Economic Development Strategic Program Success

2015

2024



- BNSF Logistics Park (intermodal)
- BNSF Logistics Center (direct rail)
- BNSF Certified Site

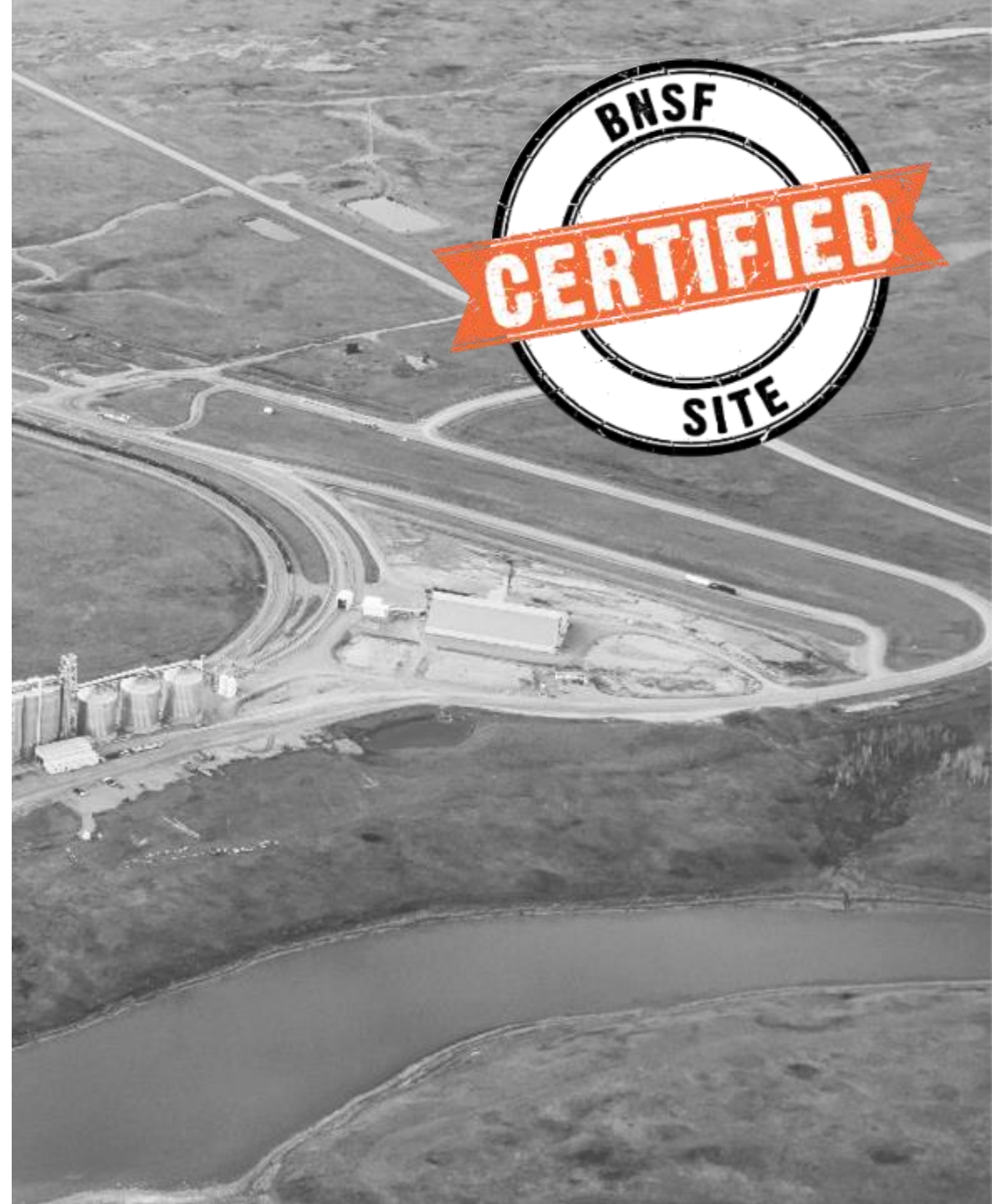
Over **36,700** acres added to ED Strategic Program since 2015.

## What Is a BNSF Certified Site?

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A prospective rail-served industrial site along BNSF's network that has completed a thorough review process to ensure there are no fatal flaws.

This program helps companies and site selection consultants make faster, more informed decisions on the viability of potential sites given the rigorous review process set by BNSF and our consultants.



# BNSF Certification Process

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**BNSF's 34 certified sites went through a formalized, 10-step review process to ensure the site is rail-accessible and meets all pre-established criteria including:**

- Site Description / Boundaries / Land Use Regulations
- Accessibility (Rail / Highway)
- Utilities Capacity / Location
- Wetland, Stream and Flood Plain Data
- Geo-Technical Investigation
- Phase I Environmental Site Assessment
- Cultural Resources; Threatened & Endangered Species



# Benefits of a Site Certification Program

- Reduce Development Time / Increases Speed to Market
- Eliminates Unnecessary Cost Overruns
- Creates a Portfolio of Pre-Qualified Rail-Served Industrial Sites
- Secure Community Support for Future Rail Development
- Preserve Acreage along the Right of Way
- Increases Site Awareness

**ECONOMIC DEVELOPMENT**  
Tracking For Success

**Rail Park at Central Pointe**  
Temple, Texas

**CERTIFIED SITE**

The specific location of Rail Park at Central Pointe is located within Temple's established and highly successful industrial district comprising of over 4,000 acres for existing and future development. The industrial park is a major initiative by the Temple Economic Development Corporation and includes a special use ordinance for Rail Park at Central Pointe.

Temple's certified site contains approximately 10 acres of track frontage by the Temple & Central Texas Railway, connecting solely to BNSF. With 325 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:**

- 325 acre site
- Direct rail access to BNSF
- Over \$16 million in road and utility upgrades
- Direct access to Interstate 40 and nearby U.S. Highway 190, Texas State Highways 25 and 66
- Centrally located between Dallas, Houston and San Antonio

**SELECTING A CERTIFIED SITE CAN:**

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

**CONTACT INFORMATION**

BNSF Regional Manager  
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**For more information on BNSF's Certified Site Program, please visit [www.bnsf.com/cst](http://www.bnsf.com/cst) or call 512.607.6545**

**PROPERTY DETAILS**

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**SITE PROFILE**

<b>Land Area</b>	325 acres
<b>Physical Address</b>	Shelwood Rd. - Loop 190, Temple, TX 76788
<b>Zoning</b>	Light Industrial
<b>Owner</b>	Temple Economic Development Corporation
<b>Price</b>	\$97,000 per acre

**UTILITIES:**

<b>Roads</b>	Onsite
<b>Gas</b>	Nature Energy
<b>Water</b>	52" water line City of Temple, TX
<b>Wastewater</b>	8" wastewater line City of Temple
<b>Telecommunications</b>	AT&T

**DEMOGRAPHICS**

Temple is the anchor city in the 43,000-acre Temple East Metroplex industrial park. The BNSF has an estimated population of 48,230.

**POPULATION**

Temple, TX	48,230
10 mile radius	122,072
15 mile radius	127,360
20 mile radius	166,206

**WORKFORCE**

Temple attracts employers from the 43,000-acre Temple East Metroplex industrial park.

<b>Total Water &amp; Heavy Employment</b>	130,420
<b>Annual Khan Water</b>	\$40,130

**BNSF PREMIER PARKS, SITES AND TRANSLAND PROGRAM**

BNSF Certified Sites are a part of the Premier Parks, Sites and Transland program which is a strategic approach to addressing the remaining demand for premium industrial space which is a strategic move to reduce vacancy, attract clients, and speed up the time to market for new development. BNSF Certified Sites have been selected by an industry expert in the field of industrial development.

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