



Redevelopment Opportunity Sites

Rockwool Industries, Inc.

1741 Taylor's Valley Road
Bell County, Texas 76513

SETTING:

- The Belton Economic Development Corporation (BEDC) owns 36 acres of site property; the city of Belton owns 25 acres of site property.
- The properties are located within 180 miles of every major market in Texas, near Interstate-35 and Interstate-14 in the high-tech corridor between Austin and the Dallas/Fort Worth area.
- The properties are in an industrial area with nearby commercial, agriculture and residential uses. The properties are zoned for light and heavy industrial uses.
- Engineered Composite Systems, Martin Marietta Belton Ready Mix and Community Recycling Waste Services currently operate on site.
- Within a 1-mile radius of the site, 8% of the population is unemployed.
- Surrounding population: 1 mile, 1,016 people; 3 miles, 22,244 people; 5 miles, 65,257 people

REMEDIAL STATUS:

- Historical manufacturing processes resulted in soil, surface water, river sediment and groundwater contamination at the site. EPA added the site to the Superfund program's National Priorities List in 1998.
- The site's long-term cleanup remedy included removing, consolidating and capping contaminated soil and sediment, installing drainage control features, stabilizing the banks of the Leon River, and placing specific site use restrictions.
- City ordinances on the BEDC property restrict disturbing capped areas and shallow groundwater without approval from EPA and the Texas Commission on Environmental Quality (TCEQ). The ordinances allow drilling, removal of soil and disturbance of groundwater monitoring wells if agreed by EPA and TCEQ.
- State restrictive covenants on the BEDC property limit land use to commercial and industrial uses. Cleanup controls cannot be removed or modified without TCEQ approval.
- Follow-up activities and monitoring are ongoing to ensure the remedy is functioning as intended.

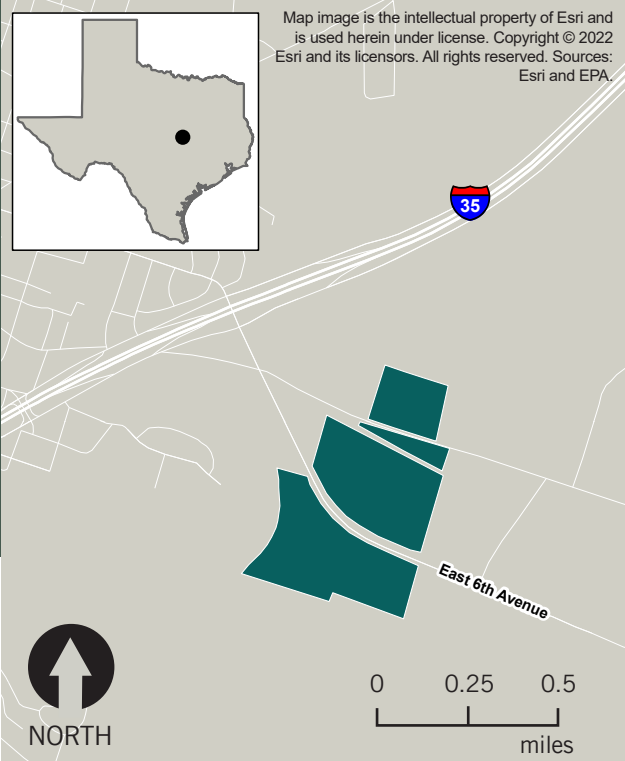
Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential

Contacts

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Site Summary: www.epa.gov/superfund/rockwool



The location of the Rockwool Industries, Inc. site in Texas



Size
100 acres total; 61 acres available for redevelopment



Existing Site Infrastructure
Access to interstate, rail and high-power transmission lines



Current Site Uses
Industrial uses on parts of the site



Use Restrictions
BEDC property: Restrictions on disturbing capped areas and shallow groundwater without prior approval. Use is limited to commercial and industrial uses.

City of Belton property:
No restrictions.



Learn more at:
www.epa.gov/superfund-redevelopment

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