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Temple Health and Bioscience District to Develop Approximately 10-Acre Mixed-Use Project to Help Retain Workers and Better Connect the Medical District

TEMPLE, TEXAS (September 8, 2026) — The Temple Health and Bioscience District (THBD) is initiating the development of an approximately 10-acre mixed-use project that will provide housing and amenities for medical staff and students within walking distance of Baylor Scott & White, Temple College and the Olin E. Teague Veterans' Center.

Named The Link, the project will connect these world-class medical institutions, helping to catalyze the Temple Medical District into a more cohesive and attractive place for students, medical staff and patients.

Created by the community in 2003, THBD is an organization that focuses exclusively on supporting Temple's healthcare and life sciences ecosystem, which account for one in three jobs in Temple today.

"Hundreds of medical residents and students train in Temple every year, and our goal is for more of them to build their careers here," said THBD Board Chairman Michael Norman. "Housing and amenities within walking distance of where they train make that far more likely. The Link will help us attract and retain the skilled workers our healthcare institutions need to grow, spur more investment in the Temple Medical District, and ultimately strengthen our position as a top-tier medical destination."

The Plan

Designed by Covey Planning and Landscape Architecture, The Link is planned to be developed in three phases:

- **Phase 1:** 19 townhomes with private garages
- **Phase 2:** Approximately 53 apartments with outdoor amenities and gathering spaces
- **Phase 3:** A mixed-use building with ground-floor retail and business meeting and conference space

Located at 301 Ave V, the first phase of The Link is expected to cost about \$6.9 million to develop. THBD plans to use savings accumulated through its reserve to pay for the development of the first phase. Revenue generated from the townhomes in Phase 1 is expected to help support future phases of the development, creating a sustainable funding model for the project over time.

THBD formed a local government corporation, the Temple Medical District Corp., to serve as the project's developer. A structure used by cities and counties across Texas to deliver projects more efficiently, the local government corporation has the flexibility to partner with outside entities and access additional financing tools.

Local Support

The housing is intended primarily for healthcare students and trainees, with an initial focus on Baylor College of Medicine and Baylor Scott & White Health students because of the identified need for housing near campus. Temple College students may also be eligible given the project's close proximity to campus and healthcare programs.

Temple has never struggled to attract students and residents to train at its institutions. The challenge is keeping them once their programs end. Housing near the Medical District is limited, and the walkable amenities young professionals look for when deciding where to settle are largely absent — factors that work against Temple at exactly the moment trainees are weighing where to take their first permanent role. By offering that housing and those amenities from the day a student arrives, The Link is designed to give trainees a reason to put down roots in Temple early and to make staying the natural choice when they finish.

Baylor Scott & White Health and Temple College have provided letters to the THBD board endorsing the project.

“This project directly addresses a need to attract and retain highly skilled medical students, residents, and healthcare professionals who are essential to advancing high-quality care in our region,” wrote Baylor Scott & White Central Texas Region President Greg Haralson. “With more than 500 residents and 160 Baylor College of Medicine students in Temple today, the lack of diverse and vibrant housing options near campus has made long-term workforce retention increasingly difficult.”

In addition to helping with workforce retention, The Link is expected to spur more private investment in the Medical District, increasing taxable value and adding more amenities for workers and patients.

About THBD

The Temple Health and Bioscience District is the strategic catalyst of our city's healthcare future. We are a coalition of leaders dedicated to securing Temple's reputation as Texas's leader in elite medical training and care. By attracting the brightest medical minds, investing in local infrastructure like Temple Medical District and The Link, and creating connections between our public and private sectors, our goal is to ensure our healthcare ecosystem remains a high-wage engine for the local economy. Ultimately, we aim to turn Temple's healthcare assets into measurable benefits for residents and patients.

To learn more, visit www.thbd.org.