

Texas General Land Office



Jerry Patterson, Commissioner



REAL PROPERTY EVALUATION REPORTS

Board of Professional Engineers
Texas School for the Blind
Texas School for the Deaf
Health and Human Services Commission
Texas Workforce Commission

For the 81st Legislature



TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2009

The Office of the Governor

The Office of the
Lieutenant Governor

The Office of the
Speaker of the House of Representatives

Members, Texas Senate and House of Representatives
81st Legislature

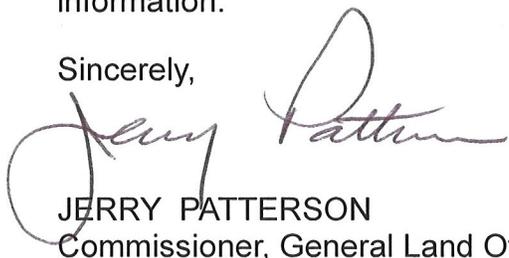
I am pleased to present the 2009 State Real Property Evaluation Report of the Asset Management Division, Texas General Land Office, regarding real property assets of the Texas Board of Professional Engineers, Health and Human Services Commission, Texas School for the Blind and Visually Impaired, Texas School for the Deaf, and the Texas Workforce Commission.

Mandated by the Texas Natural Resources Code, Sections 31.157, et seq, this report provides market value analyses, highest and best use recommendations, and other pertinent information to assist legislators in making land-use decisions.

Information and recommendations herein are based on market conditions at the time of the appraisal. Subsequent real estate market fluctuations should be taken into account when reviewing this report.

Please contact me with any questions you have or if you would like additional information.

Sincerely,



JERRY PATTERSON
Commissioner, General Land Office

Stephen F. Austin Building • 1700 North Congress Avenue • Austin, Texas 78701-1495

Post Office Box 12873 • Austin, Texas 78711-2873

512-463-5001 • 800-998-4GLO

www.glo.state.tx.us



Table of Contents

I.	Overview.....	3
II.	Evaluation Reports.....	5
A.	Texas Board of Professional Engineers - Agency Summary.....	9
1.	Texas Board of Professional Engineers.....	13
B.	Texas School for the Blind and Visually Impaired Agency Summary...	17
1.	Texas School for the Blind - Austin.....	23
	Texas School for the Blind - Roscoe.....	25
C.	Texas School for the Deaf Agency Summary.....	29
1.	Texas School for the Deaf.....	33
D.	Health and Human Services Commission.....	37
1.	Sites Recommended for Sale or Lease	
	Abilene State Supported Living Center.....	47
	Big Spring State Hospital.....	49
	Richmond State Supported Living Center.....	51
	Rio Grande State Center/South Texas Health Care System	53
	San Angelo State Supported Living Center.....	55
	Terrell 9th St Group Home.....	57
	Waco Center For Youth.....	59
2.	Sites to be Retained	
	Amarillo Camp Lane Group Home.....	64
	Amarillo Cedar Creek Group Home.....	65
	Amarillo Club Meadow Group Home.....	66
	Amarillo Van Tassel Group Home.....	67
	Austin Central Office.....	68
	Austin State Hospital.....	69
	Austin State Supported Living Center.....	70
	Big Spring Fordham Group Home.....	71
	Big Spring Hamilton Group Home.....	72
	Brenham Supported Living Center.....	73
	Converse Administrative Office & Group Home.....	74
	Corpus Christi Calallen Group Home.....	75
	Corpus Christi Castle Ridge Group Home.....	76
	Corpus Christi Supported Living Center.....	77
	Criss Cole Rehabilitation Center.....	78



Dalworthington Gardens California Group Home.....	79
Del Rio New Start Group Home.....	80
Denton State Supported Living Center.....	81
El Paso State Supported Living Center.....	82
Forest Hill Shamrock Group Home.....	83
Fort Worth Meaders Group Home.....	84
Fort Worth Sandy Lane Group Home.....	85
Fort Worth Williams Group Home.....	86
Groesbeck Jane Group Home #2.....	87
Groesbeck Parkside Group Home.....	88
Health Department Headquarters and the Moreton Building..	89
Kerrville State Hospital.....	90
Laredo Columbia Group Home.....	91
Laredo Los Ebanos Group Home.....	92
Laredo Pine Street Group Home.....	93
Laredo State Center.....	94
Leon Valley Linkside Group Home.....	95
Limestone County Habilitation Center.....	96
Lubbock Psychiatric Hospital.....	97
Lubbock State Supported Living Center.....	98
Lufkin State Supported Living Center.....	99
Marlin Foster Group Home.....	100
Marlin Robert E. Lee Group Home.....	101
Mexia State Supported Living Center.....	102
Monahans New Start Group Home.....	103
Needville Beasley Group Home.....	104
Needville North Group Home.....	105
North Texas State Hospital - Vernon Campus.....	106
North Texas State Hospital—Wichita Falls Campus.....	107
Paris 35th St Group Home.....	108
Paris Kessler Group Home.....	109
Richmond Behavioral Treatment Center.....	110
Rusk East 4th St Group Home.....	111
Rusk Sharon Group Home.....	112
Rusk State Hospital.....	113
San Antonio Calm Lake Group Home	114
San Antonio Eisenhower Group Home	115
San Antonio State Hospital.....	116
Seminole Vocation and Education Center.....	117
Sweetwater Town Creek Group Home.....	118
Teague Ash Group Home.....	119
Terrell North Park Group Home.....	120
Terrell State Hospital.....	121



	Vernon Paradise Family Visitor Home.....	122
	Vernon Vocational Center.....	123
	Waxahachie Johnston Group Home.....	124
	Waxahachie Joseph Group Home.....	125
	Waxahachie Royal Group Home.....	126
	Waxahachie West Parks Group Home.....	127
	Wortham Twin Circle Group Home.....	128
E.	Texas Workforce Commission - Agency Summary.....	132
1.	Sites Recommended for Sale or Lease	
	Brownville Board Headquarters.....	138
	Brownville Workforce Center.....	140
	Grand Prairie Parking Lot.....	142
	Harlingen Workforce Center.....	144
	Mount Pleasant Workforce Center.....	146
	Texarkana Workforce Center.....	148
	Waxahachie Workforce Center.....	150
	Weslaco Tax Office.....	152
2.	Sites to be Retained	
	Amarillo Workforce Center.....	157
	Austin Distribution Center.....	158
	Austin Guadalupe Building.....	159
	Austin Mopac Building.....	160
	Austin State Headquarters and Austin Annex.....	161
	Austin State Headquarters - Main.....	162
	Austin State Headquarters Trinity.....	163
	Brownwood Workforce Center.....	164
	Corpus Christi-Staples Workforce Center.....	165
	Corsicana Workforce Center.....	166
	El Paso UI Tele-Center.....	167
	Garland Workforce Center.....	168
	Grand Prairie Tax Appeals Office.....	169
	Houston Tax and Monitoring Office.....	170
	Marshall Workforce Center.....	171
	McAllen UI Tele-Center.....	172
	McKinney Workforce Center.....	173
	Nacogdoches Workforce Center.....	174
	North Texas UI Tele-Center.....	175
	Paris Workforce Center.....	176



San Antonio UI Tele-Center.....	177
Sherman Board Administrative and Tax Office.....	178
Temple Workforce Center.....	179
III. About the Report.....	183
IV. Acknowledgements.....	187

OVERVIEW

THE EVALUATION PROCESS



AN OVERVIEW

CONTENTS

This report contains evaluations of state real property for the following agencies:

- ◆ Board of Professional Engineers
- ◆ Texas School for the Blind
- ◆ Texas School for the Deaf
- ◆ Health & Human Services Commission
- ◆ Texas Workforce Commission

Agency Summaries

Each report begins with an agency summary containing the following:

Background/Authorities:

The agency's enabling legislation, operational mission, and real property management procedure.

Real Property Assets:

The agency's real property holdings including function, location, size, physical and legal characteristics.

GLO Analysis and Recommendations

Following the summary is an analysis of salient real property factors and the General Land Office's (GLO) recommendations regarding future disposition of the property. Recommendations for sale or lease of the properties are based on the following:

- ◆ an examination of appraisal data
- ◆ legal and physical limitations
- ◆ need for the property by other state agencies
- ◆ market conditions; and/or
- ◆ other factors influencing the value of the property to the state

Texas Facilities Commission Recommendations

Before publication, real property evaluation reports are submitted to the Texas Facilities Commission (TFC) to determine whether any reviewed properties are needed by other state agencies. Any TFC staff comments are included in the agency's summary section of the report and are attached to the specific site analysis.

EVALUATION REPORTS

**TEXAS BOARD OF
PROFESSIONAL
ENGINEERS
AGENCY SUMMARY**



Texas Board of Professional Engineers

Agency Summary

Background/Authorities

The Texas Board of Professional Engineers was established to license and regulate the practice of professional engineers in Texas. It was created in 1937 by the 45th Legislature, Regular Session, in accordance with standards of practice set forth in the Texas Engineering Practice Act, Article 3271a, Texas Revised Civil Statutes. The Board administers licensing procedures, enforces licensing and regulates the practice of professional engineers in the State of Texas. Decisions relative to departmental operations, including disposition of real property, are made by the board of directors.

The agency is subject to the regulations of Texas Revised Civil Statutes Article 601b, which requires that the Texas Facilities Commission acquire or lease all real property for the Board. Sale of agency properties is also regulated by the Texas Natural Resources Code § 31.158, et seq., which requires that all sales be authorized by the legislature and administered by the General Land Office (GLO).

Real Property Assets

The Board owns one, two-acre tract of land at 1917 South IH 35, Austin, Travis County, Texas. It fronts on the access road to IH 35, the major north-south artery through Austin, and is two miles south of the Central Business District and Capitol Complex. The agency does not occupy any leased properties. The site supports a one-story, steel-frame and

plaster office building and a paved, surface parking lot. There is also a small, covered parking area under one end of the building. The site is extensively landscaped with a 31,000 square-foot mini-park for its employees. The surrounding area contains similar office buildings, commercial service facilities, and multifamily and single-family residential development.

The facility is headquarters for department regulatory, supervisory, budgetary, accounting, and record-keeping activities. The low floor-to-area ratio indicates that the site is underutilized. However, building location, uneven topography, and drainage problems limit more intensive site use to expansion of the existing structure. Surrounding uses in the area are more intensely developed, and the property, as vacant, has potential for greater utilization. State Real Property Inventory data are complete and agree with the appraisal documents.

The agency intends to continue its current operations at this site with no immediate plans for expansion or renovation of the facility. Current utilization of this facility corresponds with the property's highest and best use.

GLO Recommendation

The Board, which occupied this site since 1979, intends to continue current operations. The facility is efficient, designed for agency functions, and has space available for future expansion. The location is easily accessible and convenient to commercial services and the Central Business District.



Texas Board of Professional Engineers

GLO recommends retaining this property at its present use.

AGENCY COMMENTS

All agency comments have been incorporated into the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding the Texas Board of Professional Engineers.

**TEXAS BOARD OF
PROFESSIONAL
ENGINEERS
PROPERTY**

Texas General Land Office

Texas Board of Professional Engineers

GLO ID#: 1587

Texas Board of Professional Engineers

Location:

1917 South IH 35, Austin, Travis County, Texas

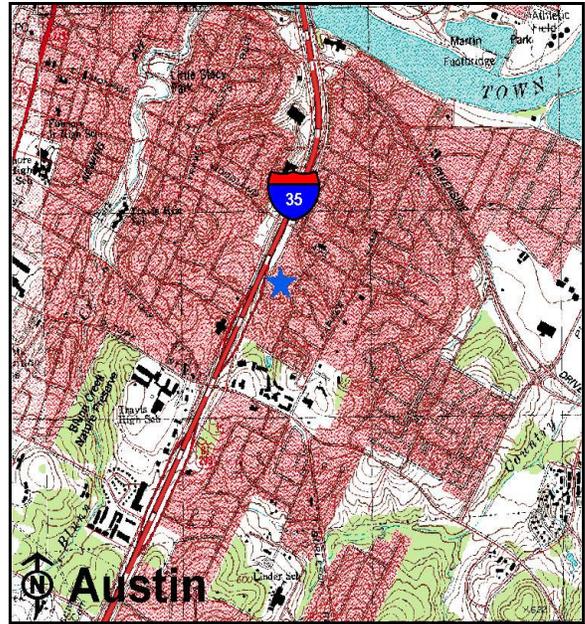
Legal Description:

Volume 6028, Page 2151, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: 10/21/2008 **Acres:** 2.00 **Bldgs.:**1 **Bldg Sq Ft....** 9,424 sq. ft.

Sen. Dist.:.....14 **Rep. Dist.:**51 **FAR:...** 0.11 **Total Market Value:** \$1,320,000

% in Floodplain:..... 0% **Slope:**Steep **Frontage:**IH 35

Zoning:Office

Utilities:Electricity, Gas, Telephone, Wastewater, Water Line

Surrounding Uses:Residential, Commercial, Office

Current Use:State Office Building

Highest and Best Use:State Office Building

Agency Projected Use:State Office Building

Analysis

The Texas Board of Professional Engineers utilizes this site for central administrative offices and registration. It is located along the east side of IH 35, between Woodland and Mariposa Streets in Austin. The site is improved with a one-story office building and surface parking. The surrounding land uses include office, commercial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Site Map



GLO Recommendation:

Retain for continued agency operations.

**TEXAS SCHOOL
FOR THE BLIND
AGENCY SUMMARY**



Texas School for the Blind and Visually Impaired

Agency Summary

Background/Authorities

The Texas School for the Blind and Visually Impaired (TSBVI) provides educational programs for blind and visually impaired students in Texas. Founded in 1856, it is authorized by Education Code § 30.021.

Decisions relative to departmental operations, including disposition of real property, are made by the school superintendent and board of directors.

The agency is subject to the regulations of Texas Revised Civil Statutes Article 601b, which requires that the Texas Facilities Commission acquire or lease all real property for TSBVI. The purchase of real properties requires legislative authority. Sale of agency properties is regulated by Texas Natural Resources Code § 31.158, et seq., which requires that all sales authorized by the legislature be administered by the Texas General Land Office (GLO).

Real Property Assets

The Texas School for the Blind and Visually Impaired owns two tracts of land totaling approximately 290.58 acres. This report evaluates these properties. The school does not lease any property.

TSBVI provides a full-time educational program to pupils at the Austin site. The school serves blind and visually impaired students, most of whom live in TSBVI facilities throughout the year. Additionally, TSBVI provides consultation services and materials to local schools with visually impaired and blind students.

The Texas School for the Blind and Visually Impaired has occupied the Austin site since

1916 and intends to continue current operations. The school is the sole location of agency administration and educational services. Periodic additions and renovations have been made, and the layout and design are suitable and appropriate to its use. The site is easily accessible to students, and convenient to commercial services.

The agricultural tract on FM 608, south of Roscoe, Nolan County, Texas, is comprised of 247 acres and is used for raising cotton. It is level, rural acreage with no improvements. The surrounding area is farmland, and there are no known, or pending developments which would affect existing utilization.

GLO RECOMMENDATIONS

The GLO recommends retaining both properties in their present us.

AGENCY COMMENTS

All agency comments have been incorporated into the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding the Texas School for the Blind and Visually Impaired.



Texas School for the Blind & Visually Impaired

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
228	Texas School for the Blind - Austin	School for the Blind and Visually Impaired	School for the Blind and Visually Impaired	43.58	\$19,361,927.00
227	Texas School for the Blind - Roscoe	Farmland	Farmland	247.00	\$247,000.00
Total:				290.58	\$19,608,927.00

**TEXAS SCHOOL
FOR THE BLIND
PROPERTY**

Texas General Land Office

Texas School for the Blind and Visually Impaired

GLO ID#: 228

Texas School For The Blind - Austin

Location:

1100 West 45th Street, Austin, Travis County, Texas

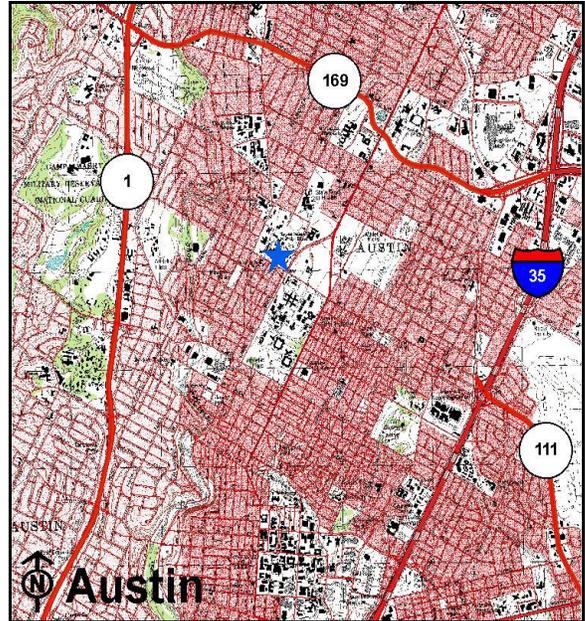
Legal Description:

George Spear League, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:1/8/2009 **Acres:** 43.58 **Bldgs.:**38 **Bldg Sq Ft.**....313,158 sq. ft.

Sen. Dist.:14 **Rep. Dist.:**49 **FAR:**... 0.16 **Total Market Value:** \$19,361,927

% in Floodplain:..... 0% **Slope:**Level **Frontage:**W. 45th St, Burnet Rd

Zoning:Unzoned

Utilities:Electricity, Gas, Telephone, Wastewater, Water Line

Surrounding Uses:Residential, Commercial, Medical, Office

Current Use:School for the Blind and Visually Impaired

Highest and Best Use:School for the Blind and Visually Impaired

Agency Projected Use:School for the Blind and Visually Impaired

Analysis

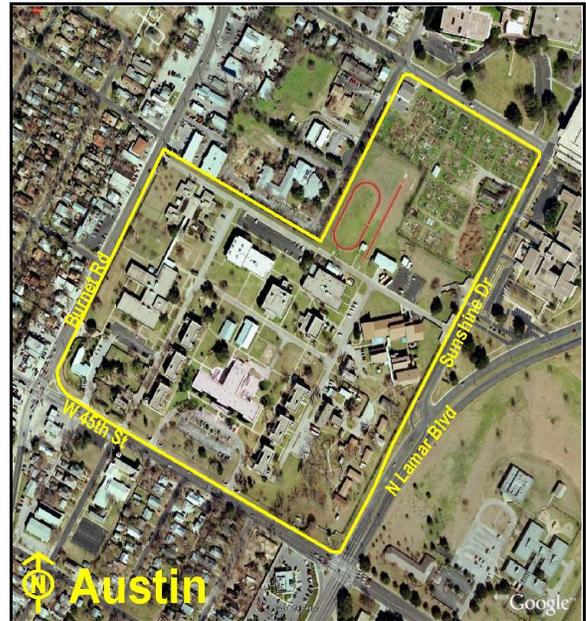
The Texas Commission for the Blind and Visually Impaired utilizes this site as a state school for the blind and visually impaired. It is located on the north side of West 45th Street, between North Lamar Boulevard and Burnet Road, in North-Central Austin. The site is improved with 38 buildings, exterior lighting, and surface parking. The surrounding land uses include medical, office, residential, and commercial development. The site is being completely renovated as old buildings are being demolished to make room for new structures. The estimated completion date is in 2013.

The appraisal indicates the highest and best use is to continue in the present use.

GLO Recommendation:

Retain for continued agency operations.

Site Map



Texas General Land Office

Texas School for the Blind and Visually Impaired

GLO ID#: 227

Texas School For The Blind - Roscoe

Location:

Along FM 608, Roscoe, Nolan County, Texas

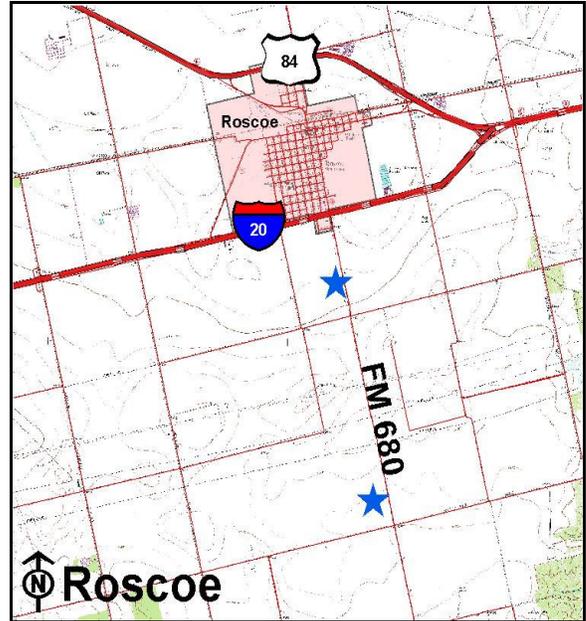
Legal Description:

Volume Y, Page 520, Nolan County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Revenue Designation
Easements: Utility



Location Map

Appraisal Date: ..8/25/2008 **Acres:** 247.00 **Bldgs.:**0 **Bldg Sq Ft....** 0 sq. ft.
Sen. Dist.:28 **Rep. Dist.:**71 **FAR:..** 0.00 **Total Market Value:** \$247,000
% in Floodplain:..... 0% **Slope:**Level **Frontage:**FM 608
Zoning:Unzoned

Utilities:Electricity, Gas, Telephone, Wastewater, Water Line

Surrounding Uses:Agricultural

Current Use:Farmland

Highest and Best Use:Farmland

Agency Projected Use:Farmland

Texas General Land Office

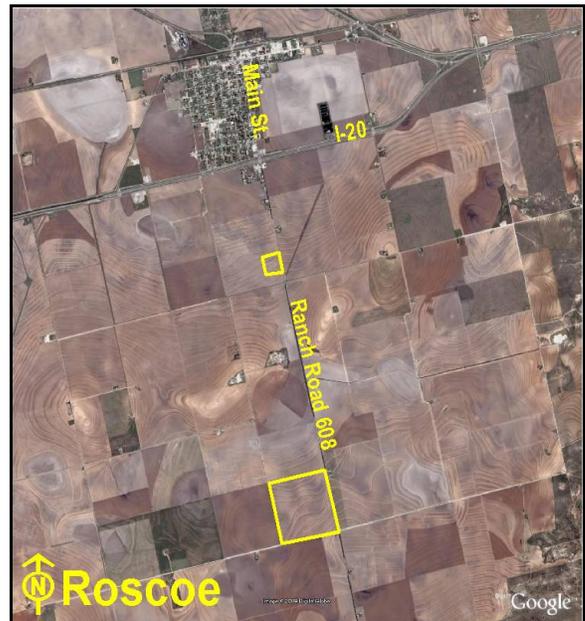
Texas School for the Blind and Visually Impaired

Analysis

The Texas School for the Blind and Visually Impaired utilizes this site to generate income from the cultivation of cotton and wheat stubble. It is located along FM 608 in Roscoe. There are no improvements and surrounding land uses include primarily farmland with a few scattered home sites in the immediate area.

The appraisal indicates the highest and best use is to continue in the present use.

Site Map



GLO Recommendation:

Retain for continued agency operations.

**TEXAS SCHOOL
FOR THE DEAF
AGENCY SUMMARY**



Texas School for the Deaf

Agency Summary

Background/Authorities

The Texas School for the Deaf (TSD) was established by the Sixth Legislature in 1856, and operates as an independent school district under the authority of Chapter 567, Section 11.03(l), of the Texas Education Code. The enabling legislation for TSD comes from Education Code, §§ 30.051 through 30.059.

Under this code the agency is mandated to provide the following:

- educational services to deaf students for whom adequate educational opportunities are unavailable in local programs;
- short-term services to aid deaf students in using community resources;
- services to multi-handicapped deaf students who do not benefit from community programs;
- primary deaf-education resources for school districts to promote excellence in education of the hearing impaired;
- training and staff development resources for community-level providers of educational and related services to the hearing-impaired; and
- research and demonstration facilities to improve teaching methods that meet the current and future needs of the hearing-impaired.

Administrative Divisions

The school is divided into five divisions:

Executive, Instructional, Residential, Support, and Business Services.

Real Property Asset

TSD is located on 61.86 acres. The site is one mile south of Ladybird Lake at 1102 South Congress Avenue.

The original school was established on the site in 1856. With emphasis on vocational training, the school used its assets over the years for a variety of agricultural and industrial activities. The site has excellent linkage to downtown. The land-use type in the vicinity includes residential, commercial, and multi-family properties.

GLO Recommendations

GLO recommends retaining this property at its present use.

AGENCY COMMENTS

All agency comments have been incorporated in the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding TSD properties.

**TEXAS SCHOOL
FOR THE DEAF
PROPERTY**

Texas School for the Deaf - South Campus

Location:

1102 South Congress Avenue, Austin, Travis County, Texas

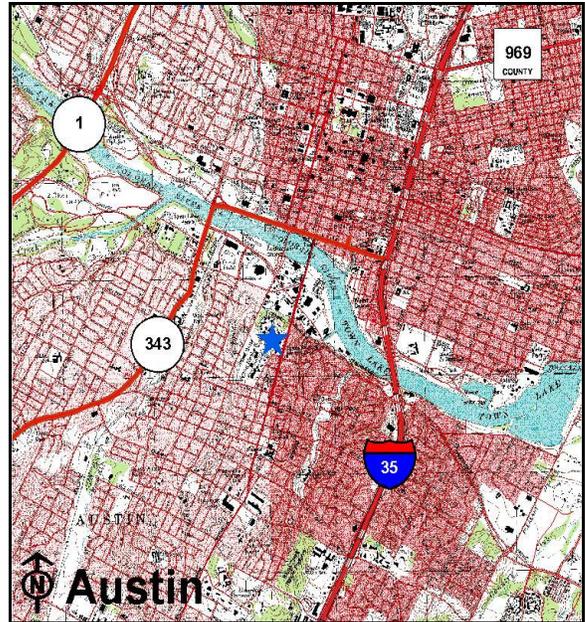
Legal Description:

Volume M, Page 155, Travis County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

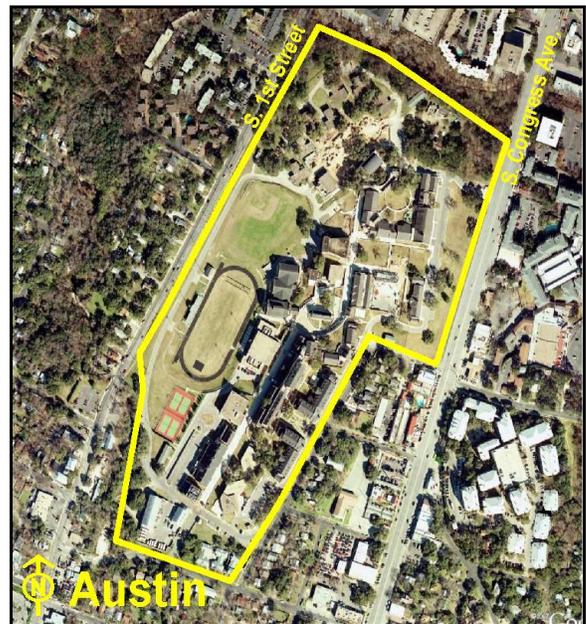
Appraisal Date:9/3/2008 **Acres:** 61.86 **Bldgs.:**47 **Bldg Sq Ft.**....607,874 sq. ft.
Sen. Dist.:25 **Rep. Dist.:**49 **FAR:**... 0.23 **Total Market Value:** \$68,300,000
% in Floodplain:..... 7% **Slope:**Moderate **Frontage:**Congress Ave, South 1st St
Zoning:Unzoned
Utilities:Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses:Residential, Commercial, Office
Current Use:School for the Deaf
Highest and Best Use:School for the Deaf
Agency Projected Use:School for the Deaf

Analysis

The Texas School for the Deaf currently uses this site to operate an educational and residential program for deaf and hard of hearing students from across the State of Texas. It is located on South Congress Avenue in the South Downtown Business District of Austin. The site is improved with 47 buildings, a central surveillance system, a computer monitoring system, and surface parking areas. The surrounding land uses include residential, commercial, and office development.

The appraisal indicates the highest and best use is to continue in the present use.

Site Map



GLO Recommendation:

Retain for continued agency operations.

**HEALTH & HUMAN
SERVICES
AGENCY SUMMARY**



Health and Human Services Commission

Agency Summary

Background and Authorities

House Bill 2292, 78th Legislature, 2003, dramatically changed the health and human services landscape in Texas by consolidating the various health and human services functions: Texas Health and Human Services Commission (HHSC), Department of Aging and Disability Services (DADS), Department of State Health Services (DSHS), Department of Family and Protective Services (DFPS), and Department of Assistive and Rehabilitative Services (DARS). HHSC is managed by its Executive Commissioner. DADS, DSHS, DFPS and DARS are managed by their own commissioners, with oversight provided by the HHSC Executive Commissioner.

Real Property Assets

There are currently only three health and human services agencies that own real property: DADS, DSHS and DARS. The real property owned by DADS is used primarily to provide services to persons with mental retardation. These include various state supported living centers (renamed from “state schools” by the passage of Senate Bill 643, 81st Legislature, 2009), group homes and habilitation centers. DSHS owns and utilizes real property for its agency headquarters and laboratory, as well as various facilities to provide services to persons with mental illness. DARS owns real property that is used to provide services to persons with blindness and visual disability.

The (GLO) reviewed 72 sites owned by

health and human services agencies as part of the regular four-year evaluation process. Any agency-leased facilities are not part of this evaluation.

State Hospitals

Two-thirds of the hospital sites are in rural locations or in community outskirts. Much of the underutilized or unused property is pastureland or terrain that is frequently subject to flooding. Minimal potential for alternative development of underutilized land exists on many of these sites other than for farming or ranching. Improvements tend to be of a special design and nature for the needs of DSHS, and often limit market demand for the property due to use of specific architecture. Exceptions include the Austin State Hospital, Waco Center for Youth, and the San Antonio State Hospital, which have potential to be commercially developed.

Often the most appropriate alternate uses for most of these facilities include public welfare or educational institutions, as well as recreational, housing or correctional facilities that require similar physical plants. There are other issues affecting alternative use of a site such as deed restrictions for limiting use for the public, or more specifically, for the care of persons with mental illness.

Provisions exist that may return title to the grantor if the state abandons a site for its specified purpose; alternate use or disposition would require releases from such restrictions. The presence of such restrictions is noted in individual site reports. Some DSHS hospital operations



Health and Human Services Commission

do not occupy an entire tract. The unused parcels are, in some cases, legally unencumbered and physically unsuitable for development.

State Supported Living Centers

DADS state supported living centers are also considered to be limited use Facilities due to the nature of the design and development of the sites. Some of the sites have underutilized areas; however, due to the locations and terrain, they can generally only be utilized for farming or ranching. Exceptions are the following state supported living center sites: Austin, Lubbock, Abilene, Richmond, and Denton. These properties are within developed areas and have greater potential for alternate use such as residential, commercial, light industrial, or other private uses. Other underutilized sites should be considered for alternate development including farming and ranching.

Group Homes and Habilitation Centers

DADS has a statewide network of group homes and habilitation centers that, with few exceptions, are leased to community mental health mental retardation centers. These sites are generally located within a neighborhood setting in residential homes that have been modified to accommodate the center's consumers or have been built for that purpose. This type of treatment and care is used to foster independent living. Residents receive vocational training, job skills training or skills development at the habilitation centers.

GLO Recommendations

Currently, the GLO recommends selling the following five health and human services properties: 33.00 acres of the DADS' Abilene State Supported Living Center, 96.39 acres of the DADS Richmond State Supported Living Center, 20 acres of the Rio Grande State Center / South Texas Health Care System, 1.43 acres of the DADS' Terrell 9th Street Group Home site, and 0.75 acres of the DSHS Waco Center for Youth.

In addition, there may be occasions when a DADS' group home or habilitation center is no longer needed. Should that occur, GLO recommends selling those sites as quickly as possible to keep DADS from being burdened with long-term maintenance of vacant properties.

AGENCY COMMENTS

All agency comments and updates have been incorporated into the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding HHSC properties.



HHSC Properties to be Recommended

GLO	Site Name	Current Use	Highest and Best	Total	Total Market	Acres	Value of Acres
752	Abilene State Supported Living Center	State Supported Living Center	State Supported Living Center/ Residential Development	301.77	\$18,305,000.00	33.00	\$132,000.00
732	Big Spring State Hospital	State Hospital	State Hospital	128.97	\$10,634,000.00	4.77	\$8,600.00
771	Richmond State Supported Living	State Supported Living Center	State Supported Living Center/ Similar Development	241.48	\$12,700,000.00	96.39	\$1,137,402.00
736	Rio Grande State Center/ South Texas State Hospital	State Hospital	State Hospital/ Office Development	78.18	\$5,700,000.00	20.00	\$280,000.00
767	San Angelo State Supported Living	HHSC State Supported Living Center	HHSC State Supported Living Center	1,030.67	\$9,258,000.00	0.32	\$1,000.00
2233	Terrell 9th St Group Home	Group Home	Group Home/ Residential Development	1.93	\$249,000.00	1.43	\$18,700.00
2555	Waco Center For Youth	HHSC Youth Center/Sell Underutilized Portion	HHSC Youth Center/Sell Underutilized Portion	50.39	\$3,490,000.00	0.75	\$35,000.00
Total:				1,833.39	\$60,336,000.00	156.66	\$1,612,702.00

HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2153	Amarillo Camp Lane Group Home	Group Home	Group Home	0.60	\$238,000.00
2106	Amarillo Cedar Creek Group Home	Group Home	Group Home	0.33	\$250,000.00
2107	Amarillo Club Meadow Group Home	Group Home	Group Home	0.25	\$250,000.00
2145	Amarillo Van Tassel Group Home	Group Home	Group Home	0.26	\$254,500.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2580	Austin Central Office	HHSC Central Office	HHSC Central Office	8.78	\$8,700,000.00
749	Austin State Hospital	State Hospital	State Hospital	128.05	\$68,255,090.00
748	Austin State Supported Living Center	State Supported Living Center	State Supported Living Center	93.37	\$20,900,000.00
2230	Big Spring Fordham Group Home	Group Home	Group Home	0.26	\$173,000.00
2229	Big Spring Hamilton Group Home	Group Home	Group Home	0.34	\$173,000.00
732	Big Spring State Hospital	State Hospital	State Hospital	124.2	\$10,625,400.00
730	Brenham State School	State School	State School	198.27	\$9,833,115.00
2248	Converse Administrative Office & Group Home	Administrative Office/Group Home	Administrative Office/Group Home	1.28	\$508,000.00
2108	Corpus Christi Calallen Group Home	Group Home	Group Home/Residential Development	0.53	\$190,000.00
2141	Corpus Christi Castle Ridge Group Home	Group Home	Residential Development/Group Home	0.91	\$200,000.00
768	Corpus Christi State Supported Living Center	State Supported Living Center	State Supported Living Center	103.97	\$7,929,000.00
1890	Criss Cole Rehabilitation Center	Rehabilitation Center	Rehabilitation Center	5.35	\$8,640,000.00
2071	Dalworthington Gardens California Group Home	Group Home	Residential/Group Home	0.68	\$271,600.00
2131	Del Rio New Start Group Home	HHSC Group Home	Residential Development	0.29	\$160,000.00
784	Denton State Supported Living Center	State Supported Living Center	State Supported Living Center	187.72	\$35,600,000.00
783	El Paso State Supported Living Center	State Supported Living Center	State Supported Living Center	20.00	\$5,330,000.00
2157	Forest Hill Shamrock Group Home	Group Home	Residential/Group Home	1.13	\$148,000.00
2162	Fort Worth Meaders Group Home	HHSC Group Home	HHSC Group Home	2.16	\$276,000.00
2072	Fort Worth Sandy Lane Group Home	Group Home	Residential/Group Home	2.20	\$302,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2076	Fort Worth Williams Group Home	Group Home	Residential/Group Home	1.01	\$221,000.00
2247	Groesbeck Jane Group Home #2	Group Home	Residential/Group Home	0.30	\$158,000.00
2143	Groesbeck Parkside Group Home	Group Home	Residential/Group Home	0.37	\$180,000.00
1585	Health Department Headquarters and Moreton Office Building	State Offices and Laboratory	State Offices and Laboratory	22.68	\$78,533,462.00
761	Kerrville State Hospital	State Hospital	State Hospital	118.81	\$21,245,000.00
2155	Laredo Columbia Group Home	Group Home	Group Home/Residential	0.30	\$175,000.00
2133	Laredo Los Ebanos Group Home	Group Home	Group Home	0.25	\$190,000.00
2132	Laredo Pine Street Group Home	Group Home	Group Home/Residential Development	0.28	\$185,000.00
688	Laredo State Center	State Center	State Center	14.23	\$6,800,000.00
2232	Leon Valley Linkside Group Home	Group Home	Residential Development	0.36	\$200,000.00
2137	Limestone County Habilitation Center	HHSC Habilitation Center	Medical/Commercial/Office Development	0.37	\$115,000.00
2240	Lubbock Psychiatric Hospital	Psychiatric Hospital	Psychiatric Hospital	8.00	\$2,622,400.00
731	Lubbock State Supported Living Center	HHSC State Supported Living Center	HHSC State Supported Living Center	226.14	\$12,133,000.00
769	Lufkin State Supported Living Center	State Supported Living Center	State Supported Living Center /Residential or Agriculture	159.22	\$11,160,000.00
2125	Marlin Foster Group Home	Group Home	Group Home	0.84	\$110,000.00
2139	Marlin Robert E. Lee Group Home	Group Home	Group Home	0.25	\$115,000.00
766	Mexia State Supported Living Center	State Supported Living Center	State Supported Living Center	841.61	\$10,170,000.00
2130	Monahans New Start Group Home	HHSC Group Home	HHSC Group Home	0.45	\$162,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2224	Needville Beasley Group Home	Group Home	Group Home	0.68	\$242,000.00
2156	Needville North Group Home	Group Home	Group Home	0.67	\$245,000.00
791	North Texas State Hospital - Vernon Campus	State Hospital	State Hospital	65.32	\$17,000,000.00
737	North Texas State Hospital-Wichita Falls Campus	State Hospital	State Hospital	272.40	\$11,648,000.00
2259	Paris 35th St Group Home	Group Home	Group Home	0.26	\$103,000.00
2234	Paris Kessler Group Home	Group Home	Group Home	0.50	\$122,000.00
2126	Richmond Behavioral Treatment Center	Treatment/ Training Center	Treatment/Training Center	26.81	\$1,100,000.00
2146	Rusk East 4th St Group Home	Group Home	Residential/Group Home	0.54	\$106,200.00
2129	Rusk Sharon Group Home	Group Home	Residential/Group Home	1.00	\$106,200.00
746	Rusk State Hospital	State Hospital	State Hospital/ Mix-Use	622.91	\$8,097,000.00
2231	SA Calm Lake Group Home	Group Home	Group Home/ Residential Development	0.55	\$138,000.00
2289	SA Eisenhower Group Home	Group Home	Residential Development	0.30	\$190,000.00
767	San Angelo State School	HHSC State School	HHSC State School	1,030.35	\$9,257,000.00
744	San Antonio State Hospital	State Hospital/ Government/ Cemetery	State Hospital/ Government/ Cemetery	349.10	\$35,500,000.00
2154	Seminole Vocational and Education Center	HHSC Vocational & Educational Center	HHSC Center/ Commercial Development	0.48	\$125,000.00
2227	Sweetwater Town Creek Group Home	Group Home	Residential/Group Home	0.37	\$93,000.00
2160	Teague Ash Group Home	Group Home	Group Home/ Residential Development	0.32	\$179,000.00
2261	Terrell North Park Group Home	Group Home	Group Home	0.37	\$200,000.00
740	Terrell State Hospital	State Hospital/ Cemetery	State Hospital/ Cemetery	150.04	\$14,500,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
2127	Vernon Paradise Family Visitor Home	HHSC Group Home	HHSC Group Home	0.61	\$182,000.00
2147	Vernon Vocational Center	HHSC Storage Building	Commercial/Vocational-Educational Center	0.30	\$86,000.00
2159	Waxahachie Johnston Group Home	Group Home	Group Home	0.54	\$180,000.00
2161	Waxahachie Joseph Group Home	Group Home	Group Home	0.29	\$175,000.00
2158	Waxahachie Royal Group Home	Group Home	Group Home	0.37	\$185,000.00
2142	Waxahachie West Parks Group Home	Rehabilitation Center/Group Home	Rehabilitation Center/Group Home	0.59	\$170,000.00
2144	Wortham Twin Circle Group Home	HHSC Group Home	Residential Development	0.34	\$161,000.00
Total:				4,802.41	\$423,771,967.00

**HEALTH & HUMAN
SERVICES PROPERTIES
RECOMMENDED FOR
SALE OR LEASE**

Abilene State Supported Living Center

Location:

2501 Maple Street, Abilene, Taylor County, Texas

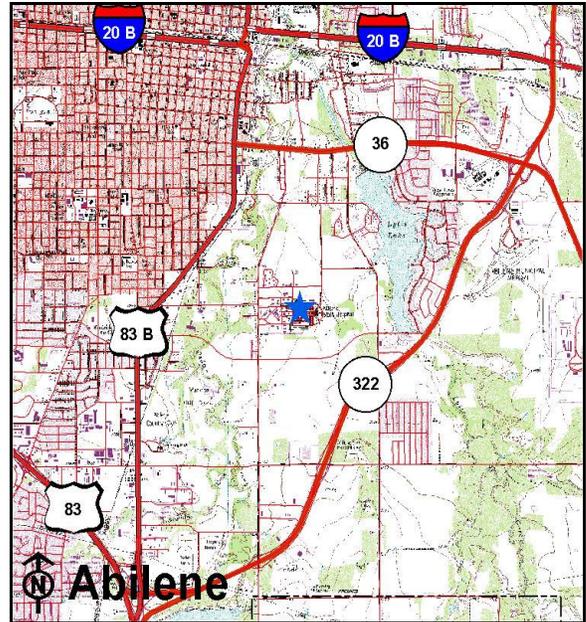
Legal Description:

Volume 14, Page 127, Taylor County Deed Records

Encumbrances

Physical: Cemetery on the Property

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..8/13/2008	Acres: 301.77	Bldgs.: .....94	Bldg Sq Ft.....627,314 sq. ft.
Sen. Dist.: .....24	Rep. Dist.: .....71	FAR: ... 0.05	Building Value: \$17,367,000
% in Floodplain: 0%	Slope: .....Moderate	Land Value:	\$938,000
Zoning: .....Agriculture	Total Market Value:	\$18,305,000	
Frontage: .....Maple Street			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Vacant, Commercial, Industrial			
Current Use: .....State Supported Living Center			
Highest and Best Use: .....State Supported Living Center/Residential Development			
Agency Projected Use: .....State Supported Living Center/Residential Development			

Analysis

The Department of Aging and Disability Services utilizes Parcel B (268.77 acres) of this site as a state supported living center. There are approximately 10 acres designated as a cemetery. Located just west of FM 1750 on Maple Street in the southeast portion of Abilene, the site is improved with 94 buildings, exterior lighting, fencing, and surface parking. The surrounding land use includes residential, commercial, and industrial development. Approximately 33 acres (Parcel A) are considered vacant native pastureland. Currently, the vacant land is available for direct sale.

The appraisal indicates the highest and best use is to continue in the present use for the 268.77 acres and for the vacant 33 acres as residential development. This was presented on the 2005 and 2007 Governor's Report and was not disapproved.

GLO Recommendation:

Retain approximately 268.77 acres for continued agency operations. Dispose of the underutilized 33 acres.

Agency Comments:

This site is owned and utilized by DADS.

Site Map



Big Spring State Hospital

Location:

1901 North Highway 87, Big Spring, Howard County, Texas

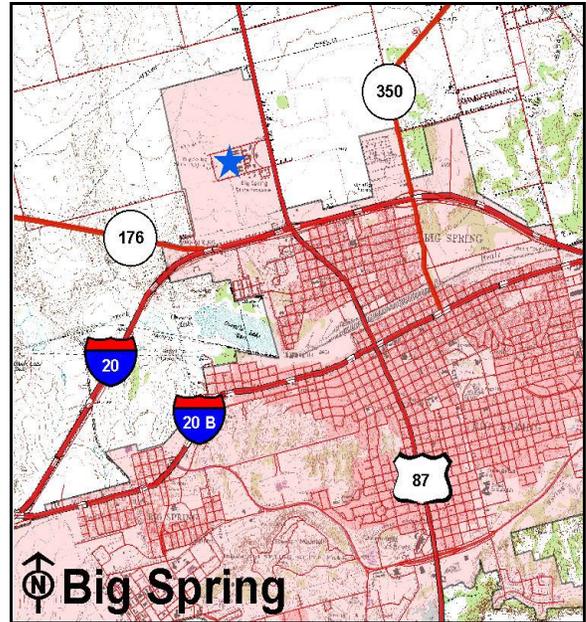
Legal Description:

Volume 99, Pages 165, 390, Volume 100, Page 157, Volume 476, Page 571, Howard County Deed Records

Encumbrances

Physical: Cemetery on the Property

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ....3/3/2009	Acres: 128.97	Bldgs.: .....43	Bldg Sq Ft.....345,483 sq. ft.
Sen. Dist.: .....31	Rep. Dist.: .....85	FAR: ... 0.06	Building Value: \$10,470,000
% in Floodplain: 0%	Slope: .....Moderate	Land Value:	\$164,000
Zoning: .....Industrial	Total Market Value:	\$10,634,000	
Frontage: .....Hwy 87, Hwy 20			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Commercial, Industrial, Vacant, Recreational			
Current Use: .....State Hospital			
Highest and Best Use: .....State Hospital			
Agency Projected Use: .....State Hospital			

Analysis

The Department of State Health Services owns and utilizes 124.2 acres of this site as a state hospital. It is located on North Highway 87 in the city limits of Big Spring. The site is improved with 43 buildings of which seven are scheduled for demolition. Other improvements include perimeter fencing and surface parking. The surrounding land uses include recreational, industrial, and commercial development. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use. There is an off-site 4.77 acre Silver Hills Subdivision lot that is no longer needed by the agency. It is located just south of the City of Big Spring. The lot is isolated and not a part of the main Big Spring State Hospital grounds.

The appraisal indicates the highest and best use is to continue in the present use. DSHS has no potential or planned use for the 4.77 acre lot and recommends that it be sold. This lot was included on the 2007 Governor's Report and was not disapproved.

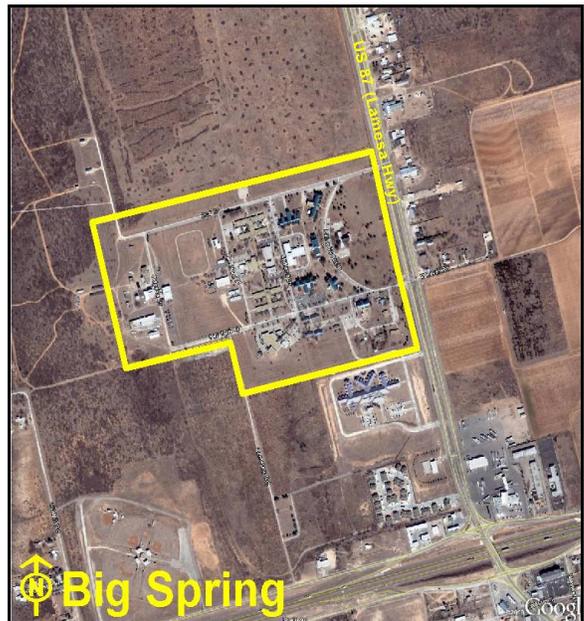
GLO Recommendation:

Dispose of the 4.77 acres if no longer needed by the agency and retain the 124.2 acres for continued agency operations.

Agency Comments:

DSHS recommends the sell of the Silver Hills Subdivision lot.

Site Map



Richmond State Supported Living Center

Location:

2100 Preston Road, Richmond, Fort Bend County, Texas

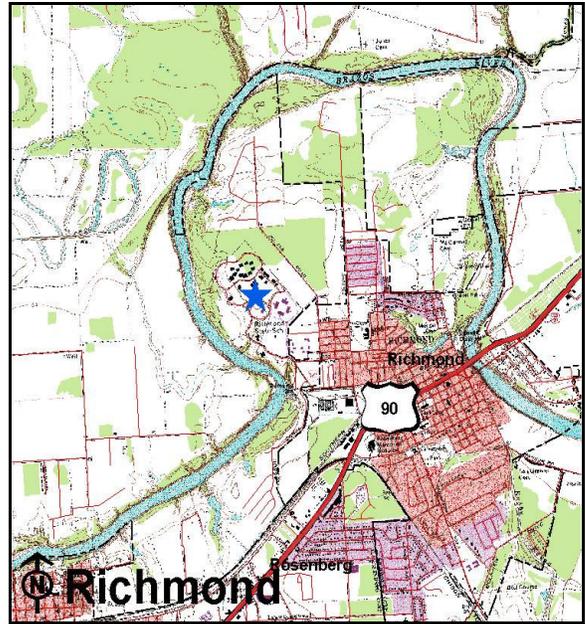
Legal Description:

Volume 434, Page 586, Fort Bend County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ....1/5/2009	Acres: 241.48	Bldgs.: .....52	Bldg Sq Ft.....515,000 sq. ft.
Sen. Dist.: .....18	Rep. Dist.: .....27	FAR: ... 0.05	Building Value: \$9,845,000
% in Floodplain: 15%	Slope: .....Level	Land Value:	\$2,855,000
Zoning: .....Unzoned	Total Market Value:	\$12,700,000	
Frontage: .....Preston Road			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Commercial, Agricultural, Vacant			
Current Use: .....State Supported Living Center			
Highest and Best Use: .....State Supported Living Center/MHMR Facility			
Agency Projected Use: .....State Supported Living Center			

Analysis

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located on the east side of SH 36 at the end of Preston Road in the northwest part of Richmond, the site is improved with 52 buildings on 145.45 acres (Parcel A). Another 96.39 acres (Parcel B) are unimproved excess land. Out of the excess land about 30 acres are located in the 100-year flood zone and is not likely to be developed. The other 66.39 acres are located in the upland buffer area. The surrounding land uses include residential and commercial development, agricultural land, and some vacant land.

The appraisal indicates the highest and best use for Parcel A is to continue in the present use and Parcel B used for similar MHMR facilities. All 96.39 acres were recommended on the 2005 and 2007 Governor's Report and were not disapproved. DADS requests that 20.37 acres of Parcel B located on the south end of the state supported living center, be retained. DADS will transfer the property in accordance with the legislative directive to the Veterans' Land Board, if suitable for development.

GLO Recommendation:

Retain Parcel A for continued agency operations and dispose of the unused Parcel B if no longer needed by the agency.

Agency Comments:

DADS will be transferring a portion of property to VLB.

Site Map



Rio Grande State Center

Location:

1401 S. Rangerville Road, Harlingen,
Cameron County, Texas

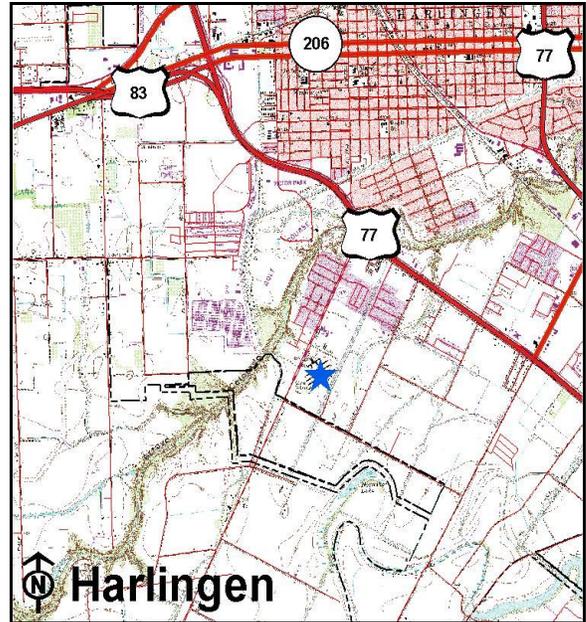
Legal Description:

Volume 563, Page 236, Cameron County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Irrigation, Utility



Location Map

Appraisal Date: ....8/5/2008	Acres: 78.18	Bldgs.: .....24	Bldg Sq Ft.....236,990 sq. ft.
Sen. Dist.: .....27	Rep. Dist.: .....38	FAR: ... 0.07	Building Value: \$4,600,000
% in Floodplain: 0%	Slope: .....Level	Land Value:	\$1,100,000
Zoning: .....Residential	Total Market Value:		\$5,700,000
Frontage: .....S. Rangerville Road			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, School, Commercial, Governmental			
Current Use: .....State Center			
Highest and Best Use: .....State Center/Office Development			
Agency Projected Use: .....State Center			

Analysis

The Department of State Health Services utilizes this site as a health and medical facility. It is located on Rangerville Road (FM 1479), on the south side of Harlingen. The site is improved with 24 buildings, chain-link fencing, security lights, and surface parking. The surrounding land is utilized for residential, school, commercial, and governmental development.

The improved portion of this site is well suited to the present use, and the current use corresponds with the highest and best use. However, the southwest portion of this tract contains approximately 20 acres that are vacant. In 2001 the Governor approved the disposition of the tract. GLO feels the tract can be sold and developed without interfering with DSHS operations.

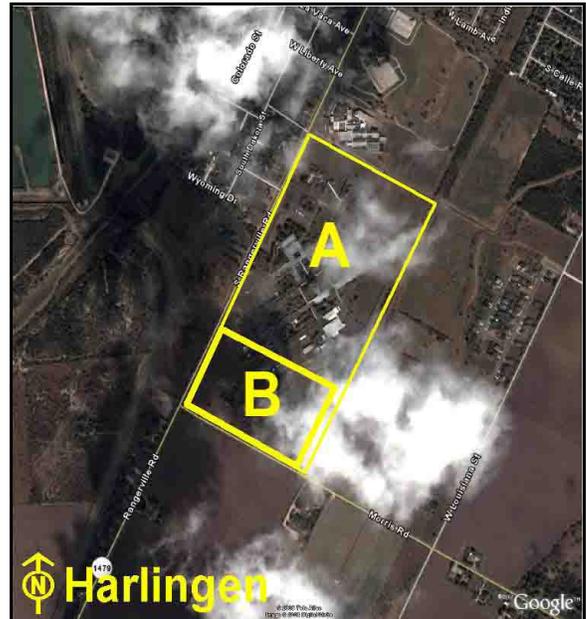
GLO Recommendation:

Retain the Parcel A containing 58.18 acres for continued agency operations. Sell or lease the unused 20 acres in Parcel B.

Agency Comments:

This site is owned and operated by DSHS.

Site Map



GLO ID#: 767

San Angelo State Supported Living Center

Location:

US HWY 87 North, Carlsbad, Tom Green County, Texas

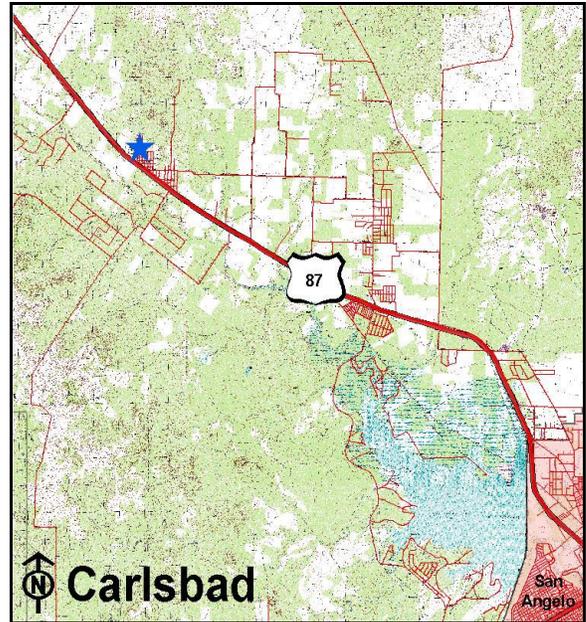
Legal Description:

Vol 68, Pg 300, Vol 93, Pg 386, Vol 93, Pg 473, Vol 82, Pg 540, Vol 84, Pg 20, Vol 162, Pg 162, Tom Green County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: 12/12/2008	Acres: 1,030.99	Bldgs.: .....79	Bldg Sq Ft:....435,552 sq. ft.
Sen. Dist.: .....28	Rep. Dist.: .....72	FAR: ... 0.01	Building Value: \$7,917,000
% in Floodplain: 40%	Slope: .....Moderate	Land Value:	\$1,341,000
Zoning: .....Unzoned	Total Market Value:		\$9,258,000
Frontage: .....US HWY 87			
Utilities: .....Electricity, Gas, Telephone, Water, Water Well			
Surrounding Uses: .....Rangeland, Residential, Recreational			
Current Use: .....State Supported Living Center			
Highest and Best Use: .....State Supported Living Center			
Agency Projected Use: .....State Supported Living Center			

Analysis

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. It is located along both sides of US HWY 87 in Carlsbad. The site is improved with 79 buildings, a cemetery, gas and steam distribution systems, water and sewer systems, and surface parking. The surrounding land uses include rangeland, residential and recreational development. Currently, there is a surface lease with the Texas Agriculture Experiment Station that encumbers approximately 935 acres of the property. There are two town lots consisting of 0.32 acres located northeast of the intersection of 18th and Fort Worth Streets. Two abandoned water storage tanks are on this portion of the property.

The appraisal indicates the highest and best use is to continue in the present use. DADS recommends and GLO concurs that the two town lots should be sold.

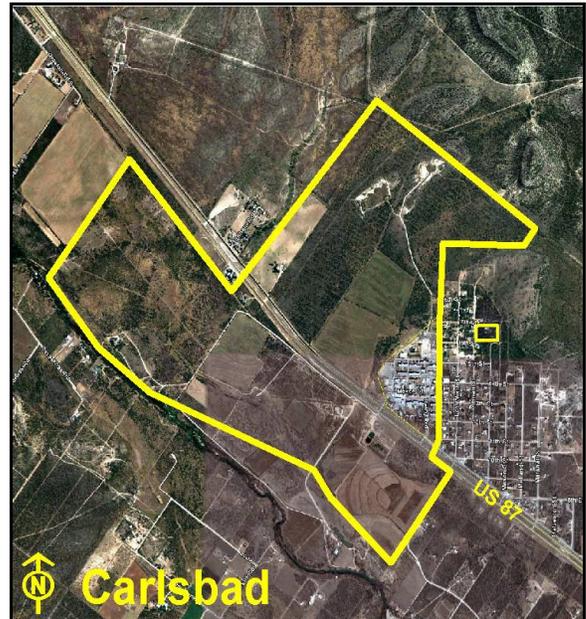
GLO Recommendation:

Dispose of 0.32 acres if it is no longer needed by the agency and retain the remainder for continued agency operations.

Agency Comments:

DADS recommends the sale of the two town lots.

Site Map



Terrell 9th Street Group Home

Location:

407 9th Street, Terrell, Kaufman County, Texas

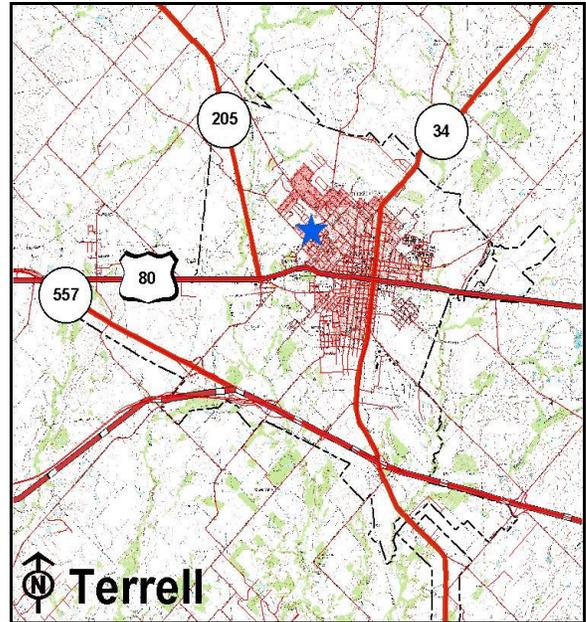
Legal Description:

Volume 1075, Page 850-851, Kaufman County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..8/13/2008	Acres: 1.93	Bldgs.: .....1	Bldg Sq Ft. 2,872 sq. ft.
Sen. Dist.: .....2	Rep. Dist.: .....4	FAR: ... 0.03	Building Value: \$202,000
% in Floodplain: 0%	Slope: .....Moderate	Land Value:	\$47,000
Zoning: .....Residential	Total Market Value:		\$249,000
Frontage: .....9th Street, 11th Street			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Commercial			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home/Residential Development			
Agency Projected Use: .....Group Home/Residential Development			

Analysis

The Department of Aging and Disability Services utilizes 0.50 acres (Parcel A) of this site. Located on the west side of 9th Street in Terrell, it is leased to a community MHMR program and operated as a group home. The site is improved with a one-story building that can house up to 6 residents, a circle drive in the front with parking, and wood privacy fencing in the rear. The surrounding land uses include commercial and residential development. Approximately 1.428 acres (Parcel B) are considered unused land. The unused land is listed with a broker.

The appraisal indicates the highest and best use for the 0.50 acres is to continue in the present use. It is recommended that the unused 1.428 acres be disposed of. This site was recommended for sale on the 2007 Governor's Report and was not disapproved.

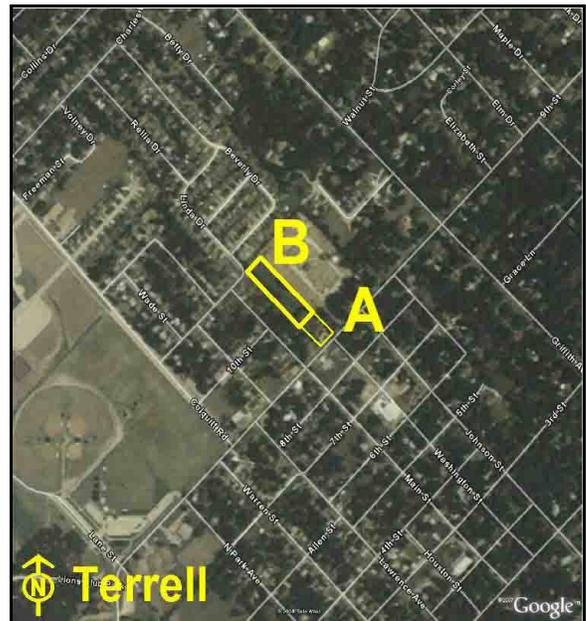
GLO Recommendation:

Retain the one-half acre (Parcel A) and dispose of the underutilized 1.43 acres (Parcel B).

Agency Comments:

DADS concurs with recommendation to sell Parcel B if it is not transferred to the MHMR center.

Site Map



Waco Center For Youth

Location:

3501 North 19th Street, Waco, McLennan County, Texas

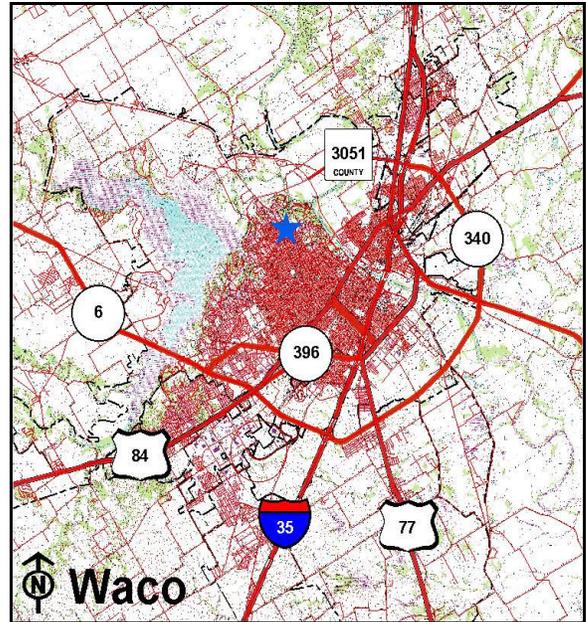
Legal Description:

Volume 321, Page 358, McLennan County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..9/23/2008	Acres: 50.39	Bldgs.: .....45	Bldg Sq Ft..... 152,383 sq. ft.
Sen. Dist.: .....22	Rep. Dist.: .....57	FAR:... 0.07	Building Value: \$3,600,000
% in Floodplain:..... 0%	Slope: .....Level	Land Value:	\$190,000
Zoning: .....Residential	Total Market Value:.....		\$3,490,000
Frontage: .....19th St, Park Lake Dr			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Commercial			
Current Use: .....Youth Center/Sell Underutilized Portion			
Highest and Best Use: .....Youth Center/Sell Underutilized Portion			
Agency Projected Use: .....Youth Center/Sell Underutilized Portion			

Analysis

The Department of State Health Services utilizes 48.79 acres of this site as a center for emotionally disturbed children. It is located along North 19th Street and Park Lake Drive in Waco. The site is improved with 45 structures, campus lighting, perimeter fencing, and surface parking. The surrounding land uses include residential and commercial development and specifically a McDonald's Restaurant lease on 0.85 acres in the northwest corner of the property.

The appraisal indicates the highest and best use is to continue in the present use on the 49.64 acres. Currently, a 0.75 acres is being offered for sale by the Texas General Land Office. This acreage was presented on the 2007 Report to the Governor and was approved to sale.

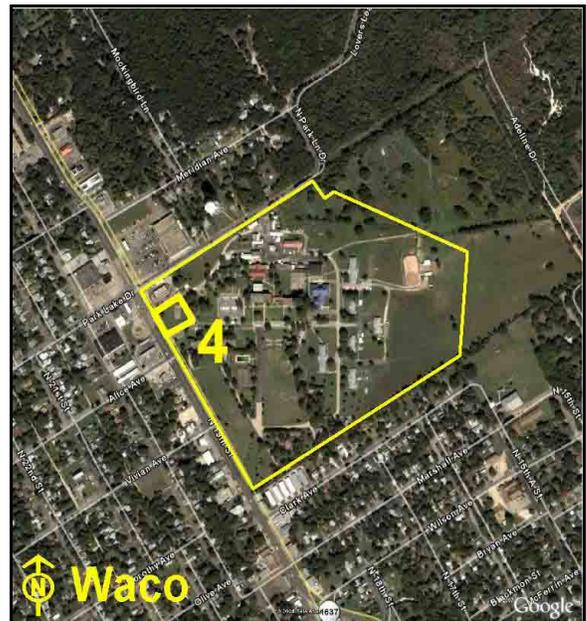
GLO Recommendation:

Retain 49.64 acres for continued agency operations.
Dispose of 0.75 acres (Tract 4) that is considered underutilized.

Agency Comments:

DSHS concurs with the recommendations being made.

Site Map



**HEALTH & HUMAN
SERVICES PROPERTIES
TO BE RETAINED**

Texas Health and Human Services Commission

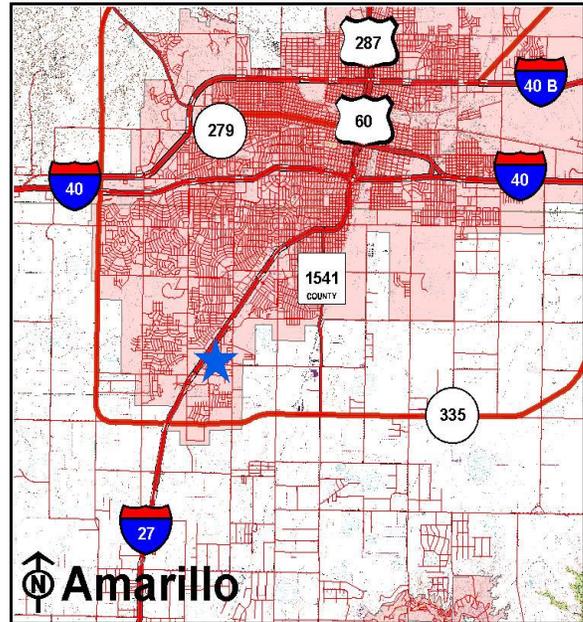
Amarillo Camp Lane Group Home

Location:

5407 Camp Lane, Amarillo, Randall County, Texas

Legal Description:

Volume 1410, Page 114, Randall County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ...8/19/2008	Acres: 0.60	Bldgs.: .....1	Bldg Sq Ft 3,048 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....86	FAR: 0.12	Total Market Value: \$238,000
% in Floodplain: .....0%	Slope:.....Level	Frontage:	Camp Lane
Zoning:	Residential		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group Home		

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on Camp Lane on the southwest side of Amarillo, the site is improved with a single-story building, an attached two car garage, perimeter fencing, and a concrete driveway. The surrounding land uses include residential and commercial development. The property is currently zoned residential use only.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

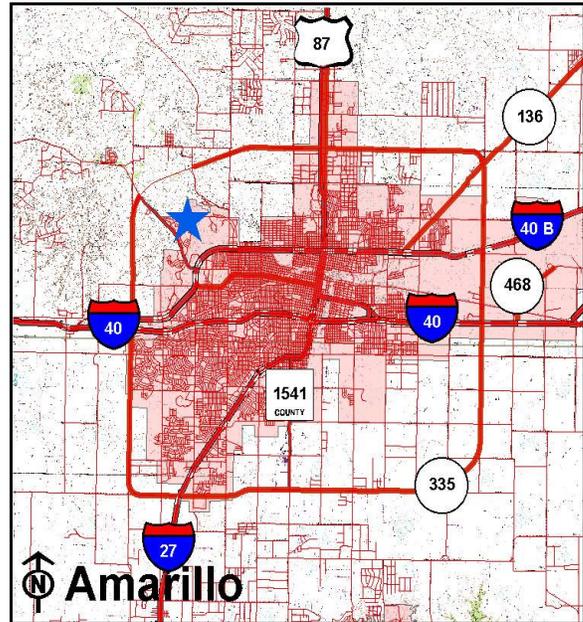
Amarillo Cedar Creek Group Home

Location:

2305 Cedar Creek Drive, Amarillo, Potter County, Texas

Legal Description:

Volume 2183, Page 71, Potter County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use
Easements: Utility, Drainage

Appraisal Date: ...8/19/2008	Acres: 0.33	Bldgs.: .....1	Bldg Sq Ft 3,048 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....87	FAR: 0.21	Total Market Value: \$250,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Cedar Creek Drive	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the northwest side of Amarillo on Cedar Creek Drive, the site is improved with a single-story building, an attached 2-car garage, exterior lighting, and a concrete driveway. The surrounding land use is primarily residential development. A deed restriction limiting use to "residential only" expired in 2000. The property is currently zoned residential.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

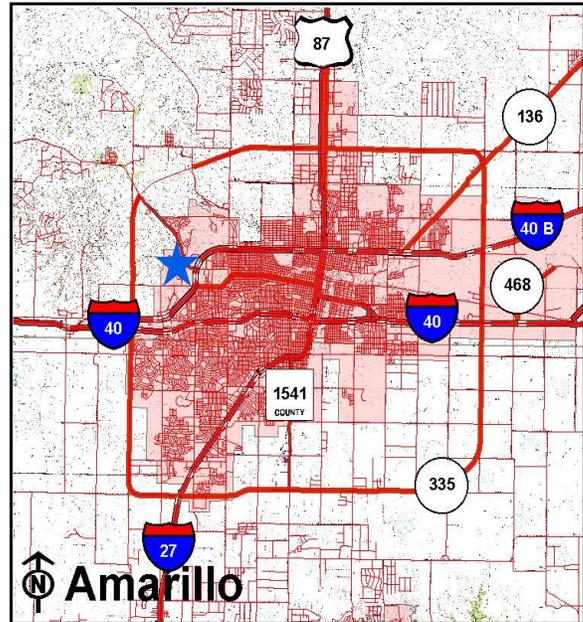
Amarillo Club Meadows Group Home

Location:

6801 Club Meadows, Amarillo, Potter County, Texas

Legal Description:

Volume 2183, Page 62, Potter County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ...8/19/2008	Acres: 0.25	Bldgs.: .....1	Bldg Sq Ft 3,048 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....87	FAR: 0.28	Total Market Value: \$250,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Club Meadows Drive	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the northwest side of Amarillo on Club Meadows, the site is improved with a single-story building, an attached 2-car garage, exterior lighting, and a concrete driveway. The surrounding land use is primarily residential development. A deed restriction limiting use to "residential only" expired in 2000. The property is currently zoned residential.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

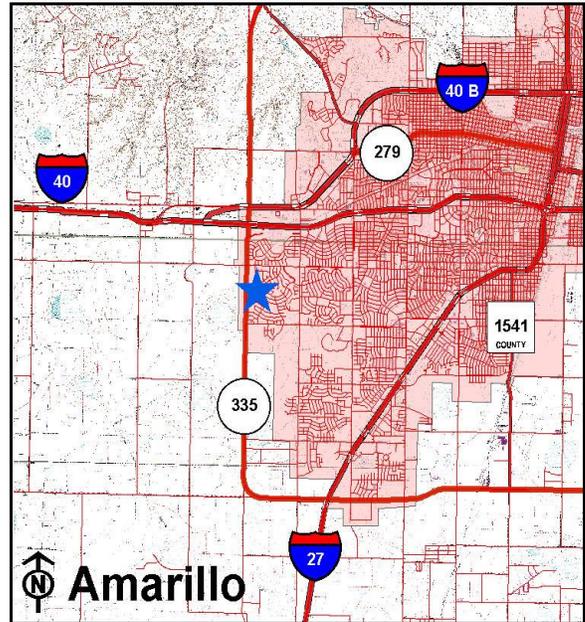
Amarillo Van Tassel Group Home

Location:

3508 Van Tassel Street, Amarillo, Randall County, Texas

Legal Description:

Volume 1378, Page 98, Randall County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Appraisal Date: ...8/19/2008	Acres: 0.26	Bldgs.: .....1	Bldg Sq Ft 3,048 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....86	FAR: 0.27	Total Market Value: \$254,500
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Van Tassel Street	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the west side of Amarillo on Van Tassel Street, the site is improved with one structure with an attached 2-car garage, perimeter fencing, and concrete driveway. The surrounding land use is primarily single family residential development. Neighborhood covenants restrict use of the property to residential use only.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Austin Central Office

Location:

909 West 45th St and 4405 North Lamar Blvd, Austin, Travis County, Texas

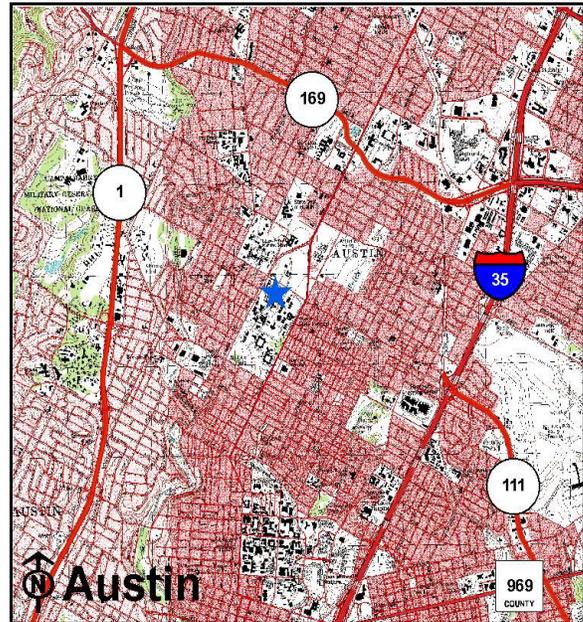
Legal Description:

Volume L-1, Page 366, Volume M, Page 129, Volume Q, Page 674, Volume 55, Page 246, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: 12/17/2008	Acres: 8.78	Bldgs.: .....2	Bldg Sq Ft 89,944 sq.ft.
Sen. Dist.:.....14	Rep. Dist.:.....49	FAR: 0.24	Total Market Value: \$8,700,000
% in Floodplain: .....0%	Slope:.....Level	Zoning: .....Unzoned	Frontage: .....West 45th St, North Lamar Blvd
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Medical, Commercial, Residential			
Current Use: .....Central Office			
Highest and Best Use: .....Central Office			
Agency Projected Use: .....Central Office			

The Department of State Health Services owns this site that is utilized by HHSC and DSHS as a central office. Located at the southeast corner of North Lamar Boulevard and West 45th Street in North-Central Austin, the site is improved with a two-story and a three-story building, exterior security lighting, and open surface parking areas. The surrounding land uses include residential, and commercial development.

The appraisal indicates the highest and best use as vacant would be for office or commercial purposes. The agency is now using the buildings for offices and plans to continue that usage. DSHS reports that having all central office employees located in one location is a key factor in overall efficiency and operations.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

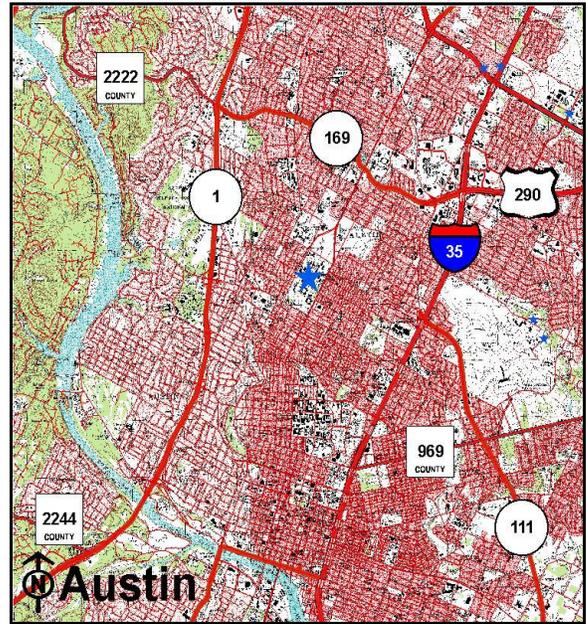
Austin State Hospital

Location:

4110 Guadalupe Street, Austin, Travis County, Texas

Legal Description:

Volume L-1, Page 366-367, Volume M, Page 129-130, Volume Q, Page 674, Volume 55, Page 246, 247-249, Travis County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property

Legal: Deed Restrictions: None
Easements: Utility, Drainage

Appraisal Date: ...8/20/2008 **Acres:** 128.05
Sen. Dist.:.....14 **Rep. Dist.:**.....49 **FAR:** 0.13
% in Floodplain:0% **Slope:**.....Level
Zoning:Mixed-Use

Bldgs.:41 **Bldg Sq Ft** 749,217 sq.ft.
Total Market Value: \$68,255,090
Frontage:Guadalupe St, Lamar Blvd

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental, Commercial, Office, Medical

Current Use:State Hospital

Highest and Best Use:State Hospital

Agency Projected Use:State Hospital

The Department of State Health Services owns this site and operates it as a state hospital, children's psychiatric unit, and administrative offices for DSHS and HHSC. The Central Park Complex consists of a 33.53 acre lease that is fully developed for commercial and civic purposes. Austin Energy operates a power substation by way of a 2.152 acre easement. Located on Guadalupe Street, the hospital campus is improved with 41 buildings, chain-link fencing, and surface parking. The surrounding land uses include office, commercial, retail, and residential development.

The appraisal indicates the highest and best use as vacant is for mixed-use purposes. GLO recommends that the site be retained until an alternative location for the hospital and administrative offices is developed and funded.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

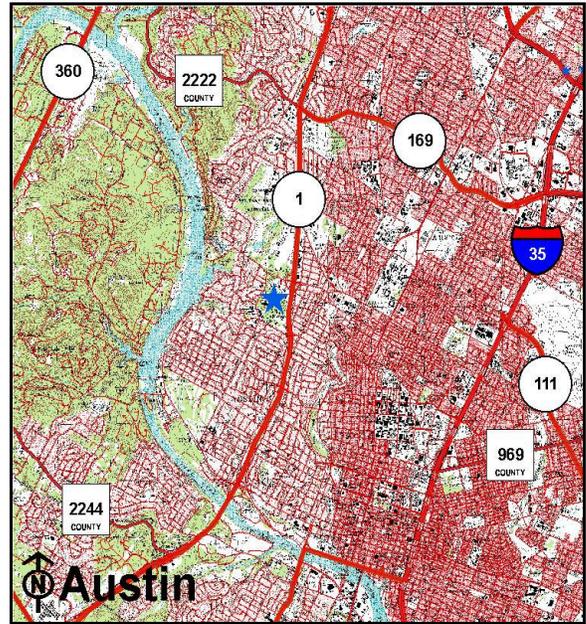
Austin State Supported Living Center

Location:

2203 West 35th Street, Austin, Travis County, Texas

Legal Description:

Volume 286, Page 330, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...11/5/2008 Acres: 93.37
Sen. Dist.:.....14 Rep. Dist.:.....49 FAR: 0.14
% in Floodplain:0% Slope:Moderate
Zoning:Unzoned

Bldgs.:65 Bldg Sq Ft 566,645 sq.ft.
Total Market Value: \$20,900,000
Frontage:W 35th St, MoPac

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Military, Commercial

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located at the southwest corner of West 35th Street and MoPac in the west part of Austin, the site is improved with 65 buildings and surface parking. The surrounding land uses include military, residential, and commercial development. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use.

The appraisal indicates the highest and best use as vacant is for mixed-use purposes. While there is considerable interest for residential and commercial development, GLO recommends the site be retained for agency use as long as it is needed, or until funding is appropriated to relocate the facility.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

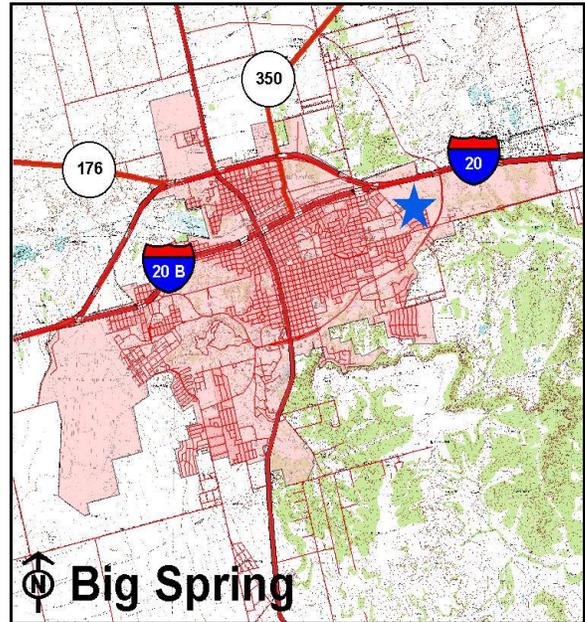
Big Spring Fordham Group Home

Location:

3304 Fordham Avenue, Big Spring, Howard County, Texas

Legal Description:

Volume 672, Page 681, Howard County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 12/18/2008	Acres: 0.26	Bldgs.: .....1	Bldg Sq Ft 2,890 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....85	FAR: 0.25	Total Market Value: \$173,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Fordham Avenue	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on Fordham Avenue in the northeast portion of Big Spring, the site is improved with a single-story building, exterior security lighting, and concrete paved parking. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

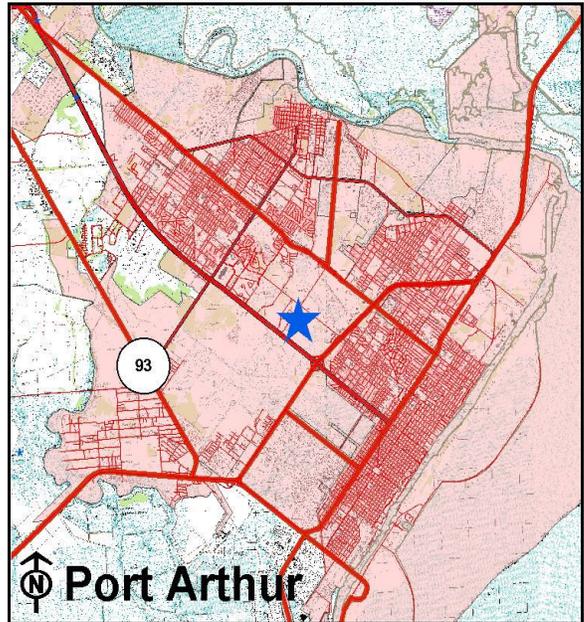
Big Spring Hamilton Group Home

Location:

3801-3803 Hamilton, Big Spring, Howard County, Texas

Legal Description:

Volume 672, Page 683, Howard County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 12/18/2008	Acres: 0.34	Bldgs.: .....1	Bldg Sq Ft 2,890 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....85	FAR: 0.19	Total Market Value: \$173,000
% in Floodplain: .....0%	Slope:.....Level	Zoning: .....Residential	Frontage: .....Hamilton, Alamesa Dr
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group Home		

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on Hamilton in the southwest portion of Big Spring, the site is improved with a single-story building, exterior security lighting, and concrete paved parking. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Brenham State Supported Living Center

Location:

4001 SH 36 South, Brenham, Washington County, Texas

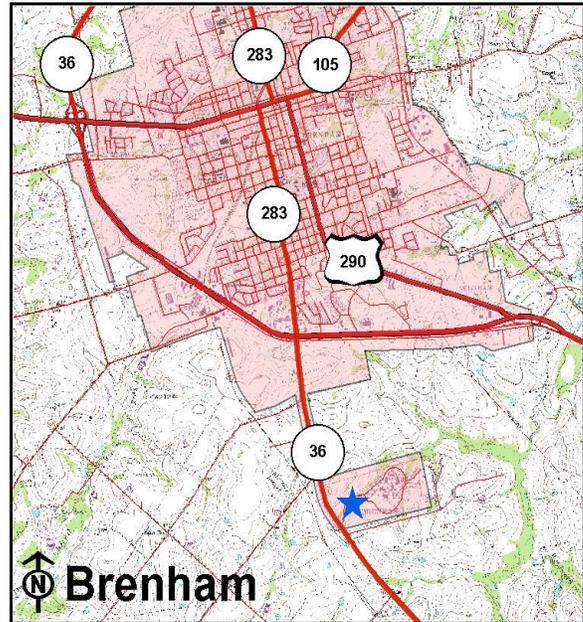
Legal Description:

Volume 300, Page 82, Washington County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...12/8/2008 Acres: 198.27
Sen. Dist.:... 18 Rep. Dist.:... 13 FAR: 0.04
% in Floodplain:0% Slope:.....Level
Zoning:Commercial

Bldgs.:26 Bldg Sq Ft 356,491 sq.ft.
Total Market Value: \$9,833,115
Frontage:SH 36, Anderson Ln

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Residential, Commercial

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located on SH 36 South in Brenham, the site is improved with 26 buildings, five portable buildings, security lighting, barb wire fencing, and surface parking. The surrounding land uses include agricultural, residential, and commercial development. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

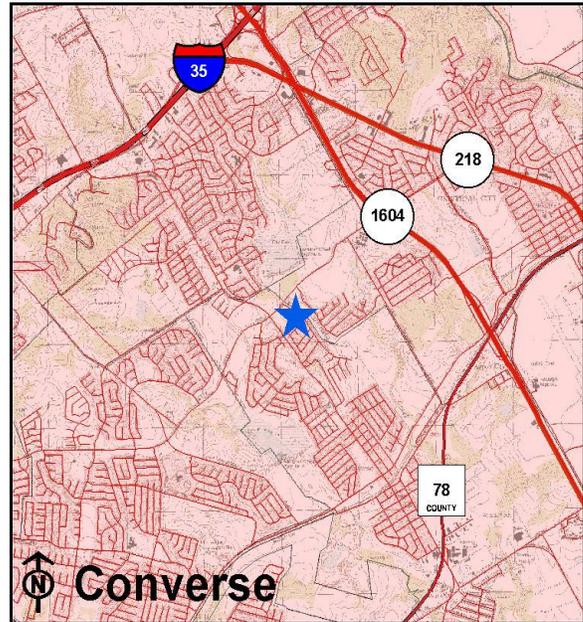
Converse Administrative Office & Group Home

Location:

8155 and 8165 Lone Shadow Trail, Converse, Bexar County, Texas

Legal Description:

Volume 5779, Page 114, Bexar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Drainage, Utility

Appraisal Date: ...8/13/2008	Acres: 1.28	Bldgs.: .....2	Bldg Sq Ft 7,672 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:....119	FAR: 0.14	Total Market Value: \$508,000
% in Floodplain: .....10%	Slope:.....Level	Zoning: .....General Retail	Frontage: .....Lone Shadow Trail
Utilities: .....Electricity, Wastewater, Water		Surrounding Uses: .....Residential, Commercial	
Current Use: .....Administrative Office/Group Home		Highest and Best Use: .....Administrative Office/Group Home	
Agency Projected Use: .....Administrative Office/Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as an administrative office and group home. Located on Lone Shadow Trail, northeast of the intersection of Topperwein and Kitty Hawk in Converse, the site is improved with two buildings, wood privacy fencing, and surface parking. The surrounding land uses are primarily residential and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

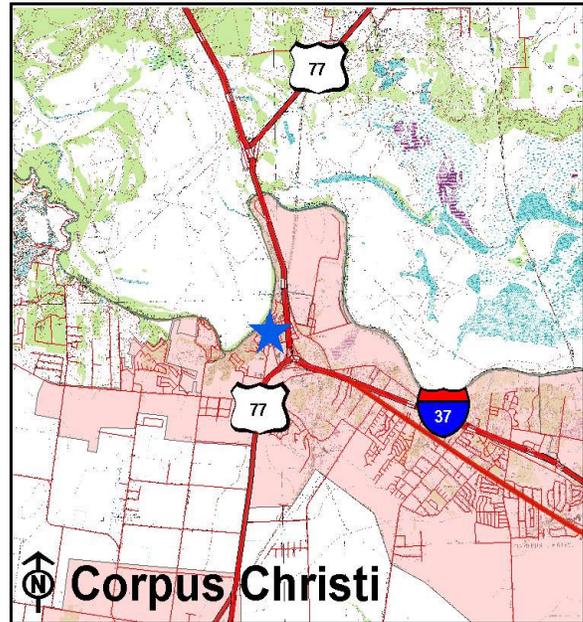
Corpus Christi Calallen Group Home

Location:

5021 Calallen Drive, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 2265, Page 757, Nueces County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...8/18/2008	Acres: 0.53	Bldgs.: .....1	Bldg Sq Ft 2,708 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....34	FAR: 0.12	Total Market Value: \$190,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Calallen Dr, Mountain Trail	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Vacant			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home/Residential Development			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns and utilizes this site as a group home to provide residential services for individuals. Located on Calallen Drive on the northwest side of Corpus Christi, the site is improved with a single-story building, chain link fencing, and surface parking. The surrounding land uses consists of residential homesites and vacant residential lots.

The appraisal indicates the highest and best use is for residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Corpus Christi Castle Ridge Group Home

Location:

4013 Castle Ridge Drive, Corpus Christi, Nueces County, Texas

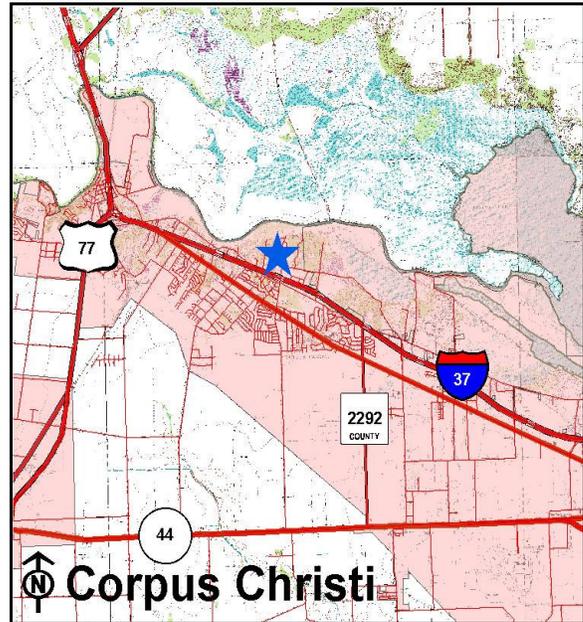
Legal Description:

Volume 2256, Page 811, Nueces County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...8/18/2008	Acres: 0.91	Bldgs.: .....1	Bldg Sq Ft 2,708 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....34	FAR: 0.07	Total Market Value: \$200,000
% in Floodplain: .....100%	Slope:.....Level	Frontage: .....Castle Ridge Drive	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Vacant			
Current Use: .....Group Home			
Highest and Best Use: .....Residential Development/Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns and utilizes this site as a group home to provide residential services for individuals with developmental disabilities. The home is being operated by the Corpus Christi State Supported Living Center. Located north of IH-37 on Castle Ridge Drive in Corpus Christi, the site is improved with a single-story building and surface parking. The surrounding land uses include residential homesites and an undeveloped park.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

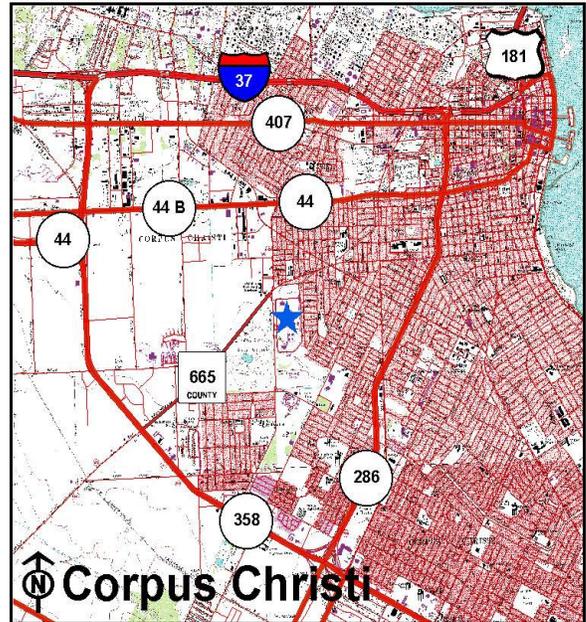
Corpus Christi State Supported Living Center

Location:

902 Airport Road, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 1069, Page 28, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility

Appraisal Date:9/9/2008 **Acres:** 103.97
Sen. Dist.:.....20 **Rep. Dist.:**.....34 **FAR:** 0.06
% in Floodplain:2% **Slope:**.....Level
Zoning:Residential

Bldgs.:30 **Bldg Sq Ft** 267,943 sq.ft.
Total Market Value: \$7,929,000
Frontage:Airport Rd, Morgan Ave

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Recreational, Governmental, Commercial

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located along the east side of Airport Road and south side of Morgan Avenue in Corpus Christi, the site is improved with 30 buildings, exterior lighting, chain-link fencing, and surface parking. The surrounding land uses include recreational and residential development, Del Mar Junior College, the National Guard Armory, and a fire station. The existing reversion clause calls for the return of the property to the City of Corpus Christi if not utilized as an MHMR facility.

The appraisal indicates due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

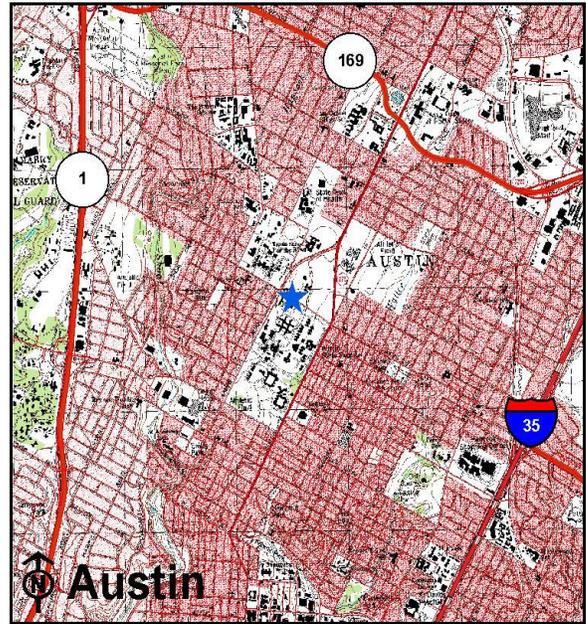
Criss Cole Rehabilitation Center

Location:

4800 North Lamar Boulevard, Austin, Travis County, Texas

Legal Description:

Volume 55, Page 246, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...10/6/2008	Acres: 5.35	Bldgs.: .....1	Bldg Sq Ft 95,900 sq.ft.
Sen. Dist.:.....14	Rep. Dist.:.....49	FAR: 0.41	Total Market Value: \$8,640,000
% in Floodplain: .....0%	Slope: .....Moderate	Frontage: .....Lamar Blvd, Sunshine Dr	
Zoning: .....Unzoned			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Governmental, Residential, Commercial, Medical			
Current Use: .....Rehabilitation Center			
Highest and Best Use: .....Rehabilitation Center			
Agency Projected Use: .....Rehabilitation Center			

The Department of Assistive and Rehabilitative Services owns and utilizes this site as a rehabilitation center for the visually impaired. Located at the juncture of North Lamar Boulevard and Sunshine Drive in North-Central Austin, the site is improved with a two-story building, a metal building for HVAC chillers, and surface parking. The surrounding land uses include governmental, retail, commercial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Dalworthington Gardens California Group Home

Location:

2812 California Lane, Dalworthington Gard., Tarrant County, Texas

Legal Description:

Volume 10130, Page 804, Tarrant County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 11/19/2008	Acres: 0.68	Bldgs.: .....1	Bldg Sq Ft 3,621 sq.ft.
Sen. Dist.:.....10	Rep. Dist.:.....94	FAR: 0.14	Total Market Value: \$271,600
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....California Ln, Roosevelt St	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Recreational			
Current Use: .....Group Home			
Highest and Best Use: .....Residential Development/Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on California Lane in Dalworthington Gardens, the site is improved with a single story building, perimeter fencing, and a concrete driveway. The surrounding land uses include recreational and residential development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Del Rio New Start Group Home

Location:

212 Bolner Lane, Del Rio, Val Verde County, Texas

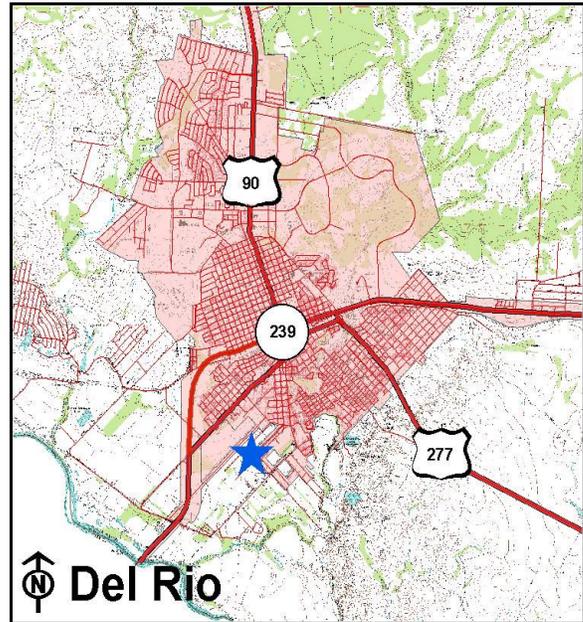
Legal Description:

Volume 522 ,Page 87, Val Verde County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...9/30/2008	Acres: 0.29	Bldgs.: .....1	Bldg Sq Ft 2,681 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.21	Total Market Value: \$160,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....	.....Bolner Lane
Zoning: .....	.....Residential		
Utilities: .....	.....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....	.....Residential		
Current Use: .....	.....Group Home		
Highest and Best Use: .....	.....Residential Development		
Agency Projected Use: .....	.....Group Home		

The Department of Aging and Disability Services utilizes this site as a group home. Located on Bolner Lane in the southern portion of Del Rio, the site is improved with a single-story building, perimeter fencing, and a concrete driveway. The surrounding land use is entirely residential development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

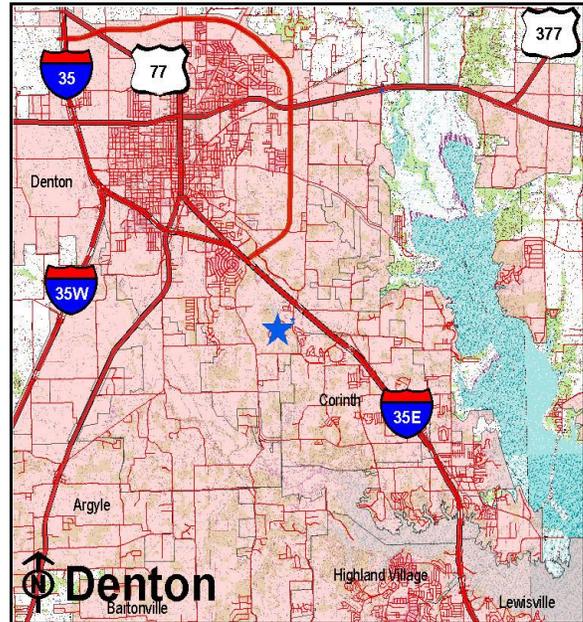
Denton State Supported Living Center

Location:

State School Road, Denton, Denton County, Texas

Legal Description:

Volume 435, Page 12, Denton County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:1/7/2009 **Acres:** 187.72
Sen. Dist.:.....12 **Rep. Dist.:**.....64 **FAR:** 0.06
% in Floodplain:10% **Slope:**Moderate
Zoning:Agriculture

Bldgs.:59 **Bldg Sq Ft** 188,884 sq.ft.
Total Market Value: \$35,600,000
Frontage:State School Road

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located on the north side of State School Road just west of IH-35 on the south side of Denton, the site is improved with 59 buildings, surface parking, exterior lighting, and perimeter fencing. The surrounding land uses are primarily residential and commercial development. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

El Paso State Supported Living Center

Location:

6700 Delta Drive, El Paso, El Paso County, Texas

Legal Description:

Volume 380, Page 701, El Paso County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility

Appraisal Date: ...9/11/2008	Acres: 20.00	Bldgs.: .....16	Bldg Sq Ft 119,652 sq.ft.
Sen. Dist.:.....29	Rep. Dist.:.....76	FAR: 0.14	Total Market Value: \$5,330,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Delta Drive	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Governmental, Commercial, Residential, Recreational			
Current Use: .....State Supported Living Center			
Highest and Best Use: .....State Supported Living Center			
Agency Projected Use: .....State Supported Living Center			

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located on Delta Drive on the east side of El Paso, the site is improved with 16 buildings, security lighting, surface parking, and perimeter fencing. The surrounding land uses include recreational, governmental, residential, and commercial development. There is a deed reversion clause requiring the property to be used for public purposes, specifically construction and operation of a human development center.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Forest Hill Shamrock Group Home

Location:

3313 Shamrock Lane, Forest Hill, Tarrant County, Texas

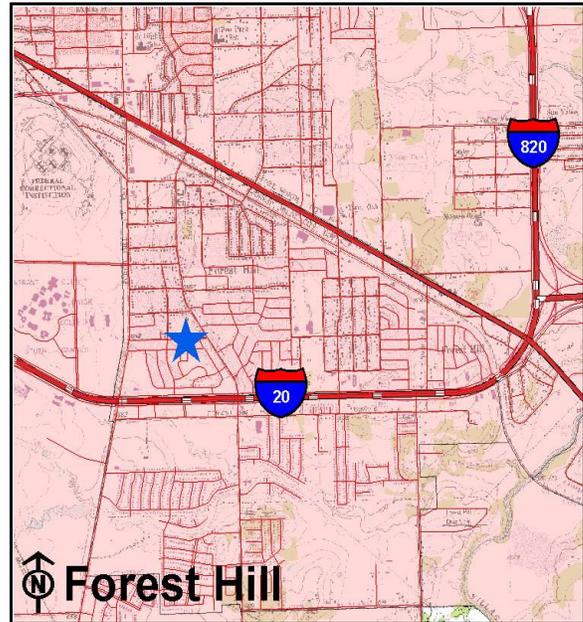
Legal Description:

Volume 388-212, Page 27, Tarrant County Plat Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 11/19/2008 Acres: 1.13 Bldgs.: 1 Bldg Sq Ft 1,983 sq.ft.
Sen. Dist.: 10 Rep. Dist.: 95 FAR: 0.04 Total Market Value: \$148,000
% in Floodplain: 0% Slope: Level Frontage: Shamrock Lane
Zoning: Residential
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential
Current Use: Group Home
Highest and Best Use: Residential Development/Group Home
Agency Projected Use: Group Home

The Department of Aging and Disability Services utilizes this site as a group home. Located on Shamrock Lane in Forest Hill, the site is improved with a single-story building, an attached garage, perimeter fencing, exterior lighting, and a concrete driveway. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

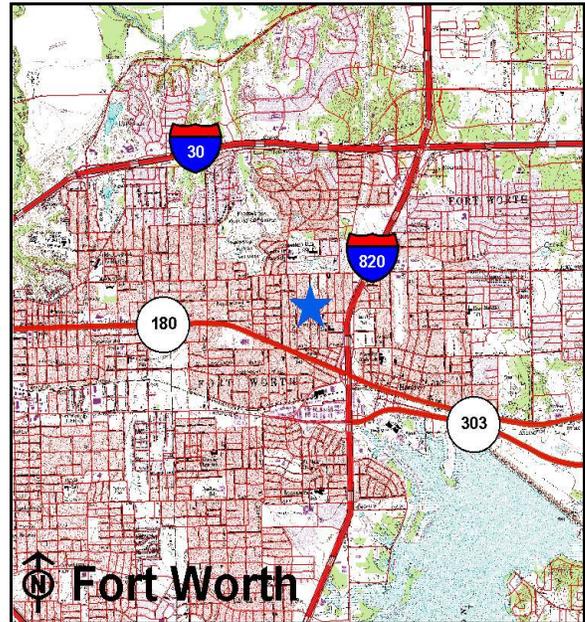
Fort Worth Meaders Group Home

Location:

2620 Meaders Street, Fort Worth, Tarrant County, Texas

Legal Description:

Volume 388-J, Page 33, Tarrant County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...8/20/2008 Acres: 2.16
Sen. Dist.:.....10 Rep. Dist.:.....95 FAR: 0.03
% in Floodplain:0% Slope:.....Level
Zoning:Residential

Bldgs.:1 Bldg Sq Ft 3,190 sq.ft.
Total Market Value: \$276,000
Frontage:Meaders Street

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Residential

Current Use:Group Home

Highest and Best Use:Group Home

Agency Projected Use:Group Home

The Department of Aging and Disability Services utilizes this site as a group home. Located on the west side of Meaders Street in Fort Worth, the site is improved with a single-story building, chain link fencing, chain link gates, and concrete parking. The surrounding land use is entirely residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

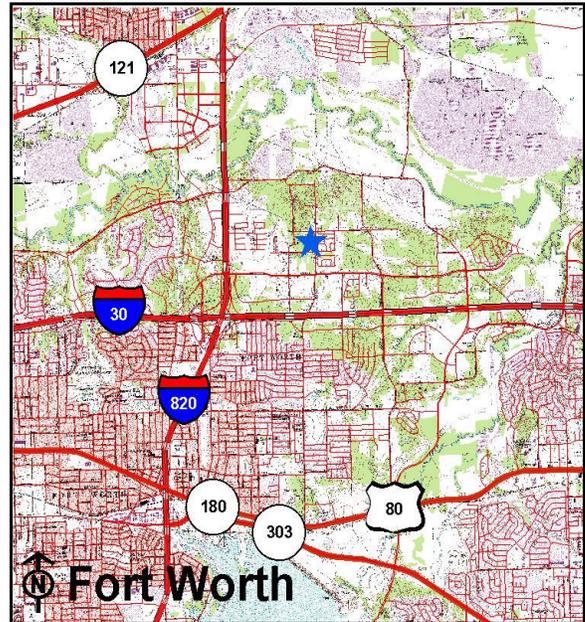
Fort Worth Sandy Lane Group Home

Location:

701 Sandy Lane, Fort Worth, Tarrant County, Texas

Legal Description:

Volume 388, Page 64, Tarrant County Plat Records



Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use
Easements: Utility

Appraisal Date: ...8/20/2008	Acres: 2.20	Bldgs.: .....1	Bldg Sq Ft 2,768 sq.ft.
Sen. Dist.:.....12	Rep. Dist.:.....95	FAR: 0.03	Total Market Value: \$302,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Sandy Lane	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Residential Development/Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the east side of Sandy Lane in Fort Worth, the site is improved with a single-story building, an attached garage, a fire prevention system, and a concrete driveway. The surrounding land use is primarily residential development. Approximately 1.81 acres is considered excess land which could be utilized for additional residential construction. A deed restriction is in force limiting use for residential purposes only.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

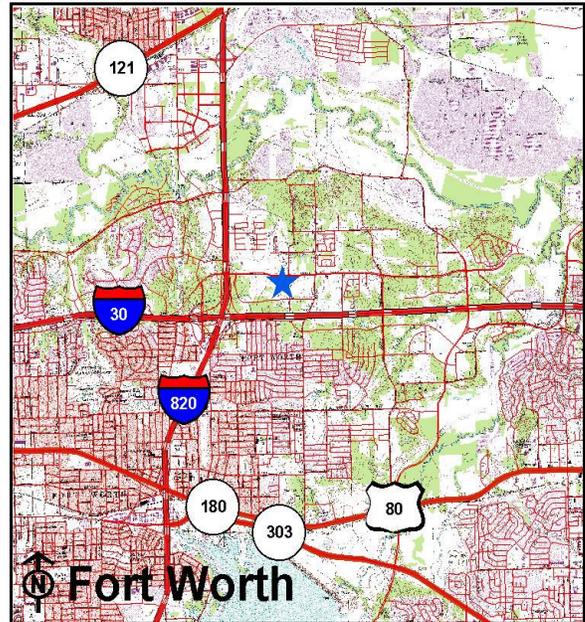
Fort Worth Williams Group Home

Location:

1136 Williams Road, Fort Worth, Tarrant County, Texas

Legal Description:

Volume 1255, Page 306, Tarrant County Plat Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...8/20/2008 Acres: 1.01
Sen. Dist.:.....12 Rep. Dist.:.....95 FAR: 0.08
% in Floodplain:0% Slope:.....Level
Zoning:Residential

Bldgs.:1 Bldg Sq Ft 3,623 sq.ft.
Total Market Value: \$221,000
Frontage:Williams Rd, Anderson Blvd

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential

Current Use:Group Home

Highest and Best Use:Residential Development/Group Home

Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the northwest corner of Williams Road and Anderson Boulevard in Fort Worth, the site is improved with a single-story building, an attached garage, fenced backyard, and a concrete driveway. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Groesbeck Jane Group Home #2

Location:

103 Jane Drive, Groesbeck, Limestone County, Texas

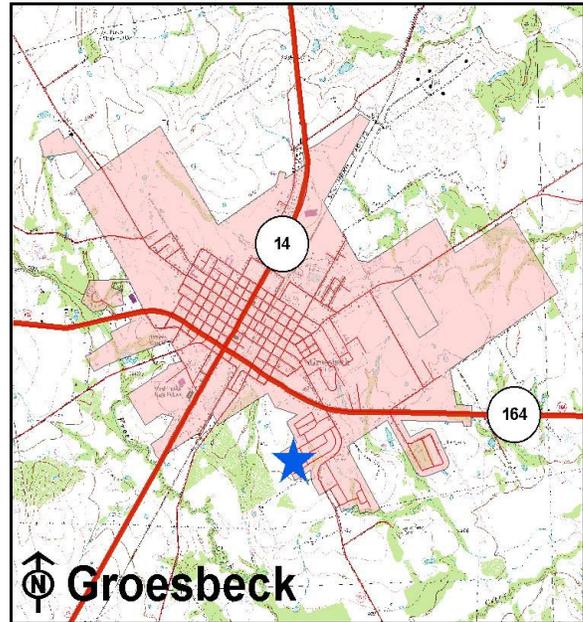
Legal Description:

Volume 897, Page 218, Limestone County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Appraisal Date: 10/16/2008 Acres: 0.30 Bldgs.:1 Bldg Sq Ft 2,520 sq.ft.
Sen. Dist.:5 Rep. Dist.:8 FAR: 0.19 Total Market Value: \$158,000
% in Floodplain:0% Slope:Level Frontage:Jane Drive
Zoning:Unzoned
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential
Current Use:Group Home
Highest and Best Use:Residential Development/Group Home
Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR center as a group home. Located on the west side of Jane Drive in the southeastern part of Groesbeck, the site is improved with a single-story building, an attached two-car carport, exterior lighting, privacy fencing, and a concrete driveway. The surrounding land uses are primarily residential development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Groesbeck Parkside Group Home

Location:

612 Parkside Drive, Groesbeck, Limestone County, Texas

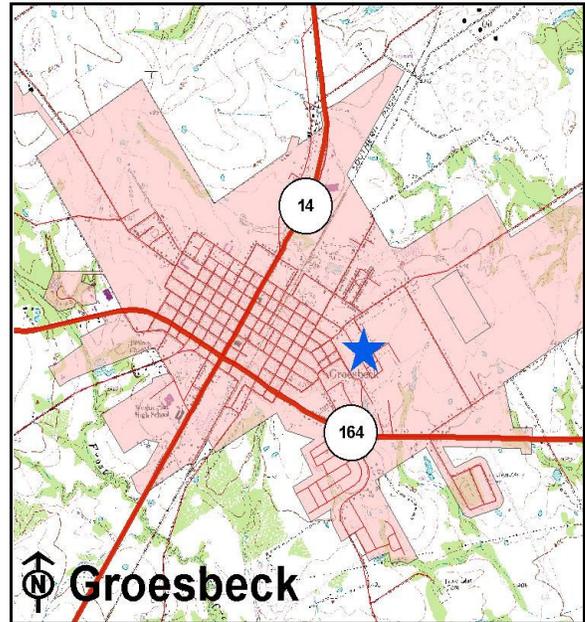
Legal Description:

Volume 867, Page 293, Limestone County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 10/16/2008 Acres: 0.37 Bldgs.:1 Bldg Sq Ft 2,866 sq.ft.
Sen. Dist.:5 Rep. Dist.:8 FAR: 0.18 Total Market Value: \$180,000
% in Floodplain:0% Slope:Level Frontage:Parkside Drive
Zoning:Unzoned
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Medical
Current Use:Group Home
Highest and Best Use:Residential Development/Group Home
Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the west side of Parkside Drive in the east central part of Groesbeck, the site is improved with a single-story building, a carport, perimeter fencing, exterior lighting, and a concrete driveway. The surrounding land uses include a nursing home and residential development.

The appraisal indicates the highest and best use is for residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

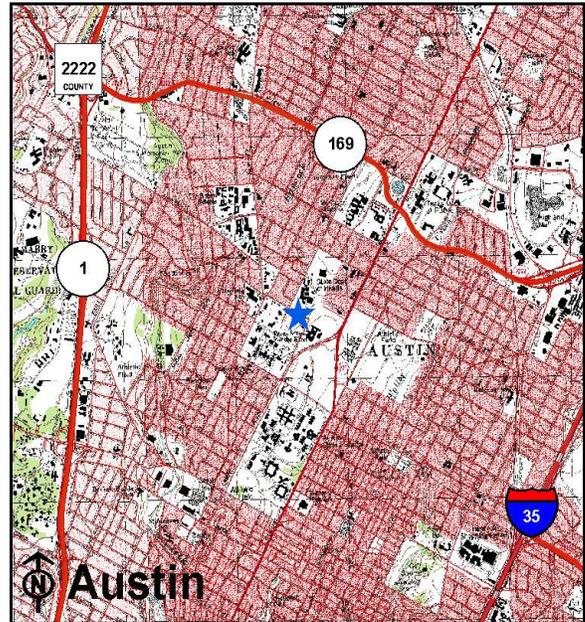
Health Department Headquarters and Moreton Office Building

Location:

1100 West 49th Street, Austin, Travis County, Texas

Legal Description:

Volume 9365, Page 312, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:1/7/2009 **Acres:** 22.68 **Bldgs.:**19 **Bldg Sq Ft** 548,637 sq.ft.
Sen. Dist.:.....14 **Rep. Dist.:**.....49 **FAR:** 0.65 **Total Market Value:** \$78,533,462
% in Floodplain:0% **Slope:**.....Level **Frontage:**49th St, Grover Ave
Zoning:Unzoned
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Governmental
Current Use:State Offices and Laboratory
Highest and Best Use:State Offices and Laboratory
Agency Projected Use:State Offices and Laboratory

The Department of State Health Services owns and utilizes this site for state offices and a laboratory complex. Located on the east side of Grover Avenue, between West 49th Street and North Loop Boulevard, in North-Central Austin, the site is improved with 19 office and laboratory buildings, exterior lighting, and surface parking. The surrounding land uses include state offices and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Kerrville State Hospital

Location:

721 Thompson Drive, Kerrville, Kerr County, Texas

Legal Description:

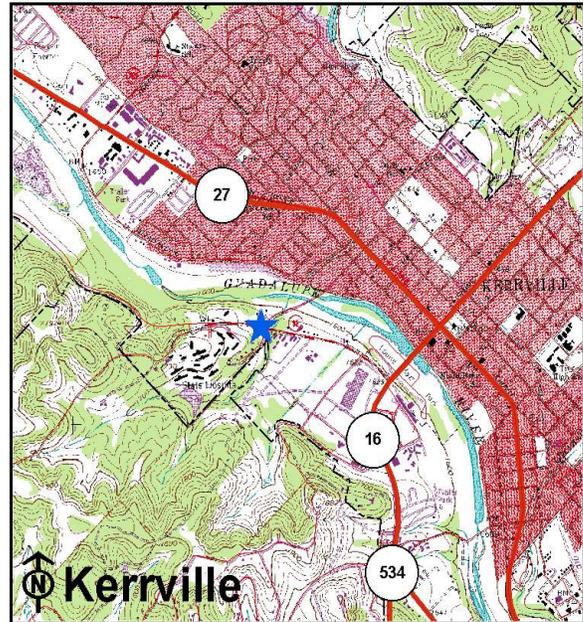
Volume 60, Page 388, Kerr County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...12/9/2008 **Acres:** 118.81
Sen. Dist.:.....24 **Rep. Dist.:**.....53 **FAR:** 0.08
% in Floodplain:5% **Slope:**Moderate
Zoning:Residential

Bldgs.:40 **Bldg Sq Ft** 397,670 sq.ft.
Total Market Value: \$21,245,000
Frontage:Thompson Dr, Sheppard-Rees Rd

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Medical, Office

Current Use:State Hospital

Highest and Best Use:State Hospital

Agency Projected Use:State Hospital

The Department of State Health Services owns and utilizes this site as a state hospital. One building is leased to a community MHMR program as a Crisis Stabilization Unit. Located on Thompson Drive on the west side of Kerrville, the site is improved with 40 buildings, chain link fencing, and surface parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream. The surrounding land uses include residential, commercial, medical, and office development. Part of the property on Thompson Drive has been zoned for residential use and part as GR (restricted to limited commercial use).

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Laredo Columbia Group Home

Location:

3101 Columbia Drive, Laredo, Webb County, Texas

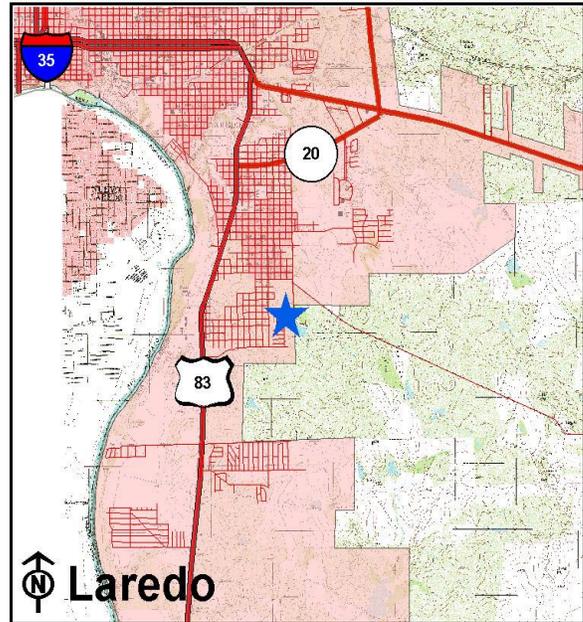
Legal Description:

Volume 10, Page 623, Webb County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ....9/2/2008	Acres: 0.30	Bldgs.: .....1	Bldg Sq Ft 2,702 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....31	FAR: 0.21	Total Market Value: \$175,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Columbia Drive	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home/Residential Development			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services utilizes this site as a group home. Located on Columbia Drive in Laredo, the site is improved with one building, exterior lighting, perimeter fencing, and surface parking. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

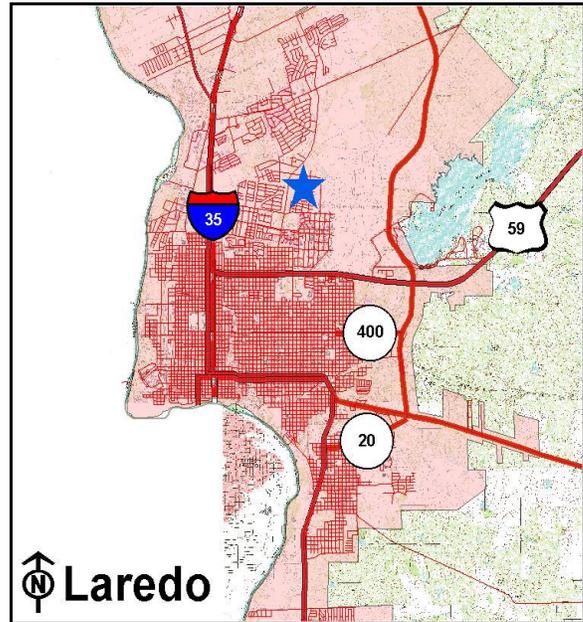
Laredo Los Ebanos Group Home

Location:

1436 Los Ebanos Drive, Laredo, Webb County, Texas

Legal Description:

Volume 1510, Page 143, Webb County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: .....9/2/2008	Acres: 0.25	Bldgs.: .....1	Bldg Sq Ft 2,702 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....42	FAR: 0.24	Total Market Value: \$190,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Los Ebanos Drive	
Zoning: .....Residential	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services utilizes this site as a group home. Located on Los Ebanos Drive in Laredo, the site is improved with one building, exterior lighting, and perimeter fencing. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

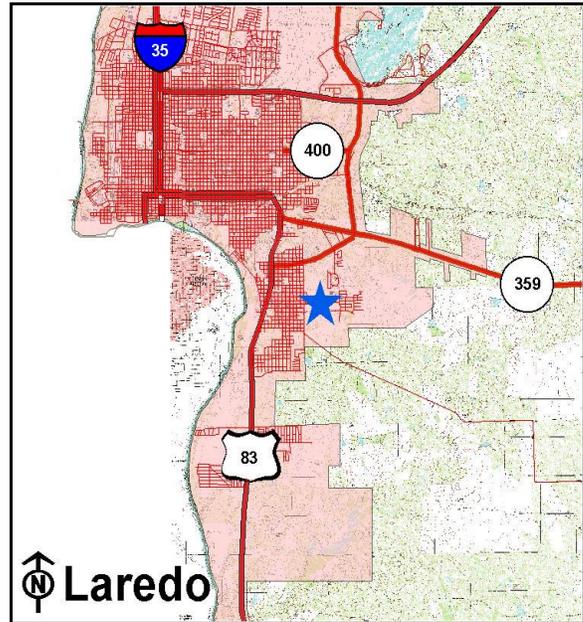
Laredo Pine Street Group Home

Location:

3702 Pine Street, Laredo, Webb County, Texas

Legal Description:

Volume 1510, Page 145, Webb County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: .....9/2/2008	Acres: 0.28	Bldgs.: .....1	Bldg Sq Ft 2,796 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....31	FAR: 0.23	Total Market Value: \$185,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Pine Street	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home/Residential Development			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services utilizes this site as a group home. Located on Pine Street on the south side of Laredo, the site is improved with a single-story building, a garage, exterior lighting, privacy fencing, and a concrete driveway. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is for residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

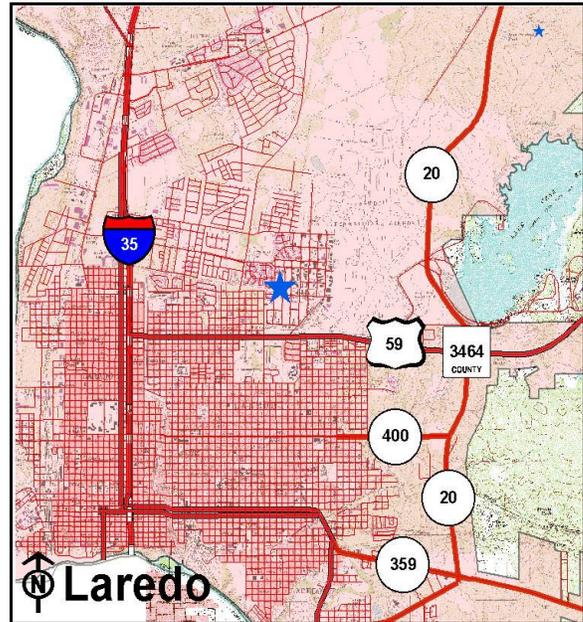
Laredo State Center

Location:

413 Cherry Hill Drive, Laredo, Webb County, Texas

Legal Description:

Volume 478, Page 372, Volume 674, Page 324, Webb County Deed Records



Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility

Appraisal Date: 10/15/2008 **Acres:** 14.23
Sen. Dist.:.....21 **Rep. Dist.:**.....42 **FAR:** 0.11
% in Floodplain:0% **Slope:**.....Level
Zoning:Commercial

Bldgs.:15 **Bldg Sq Ft** 67,425 sq.ft.
Total Market Value: \$6,800,000
Frontage:Cherry Hill Dr, Pappas St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Industrial, Medical

Current Use:State Center

Highest and Best Use:State Center

Agency Projected Use:State Center

The Department of Aging and Disability Services and the Department of State Health Services owns this site and leases it to a community MHMR program as a state center for out-patient and public health care services. Located on Cherry Hill Drive in Laredo, the site is improved with 15 buildings, a pavillion, chain-link fencing, concrete driveways, and surface parking. The surrounding land uses include residential development, a medical center, and an education center. If DADS or DSHS ceases using this facility as a public health care facility before 2011, the site will return to the federal government.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

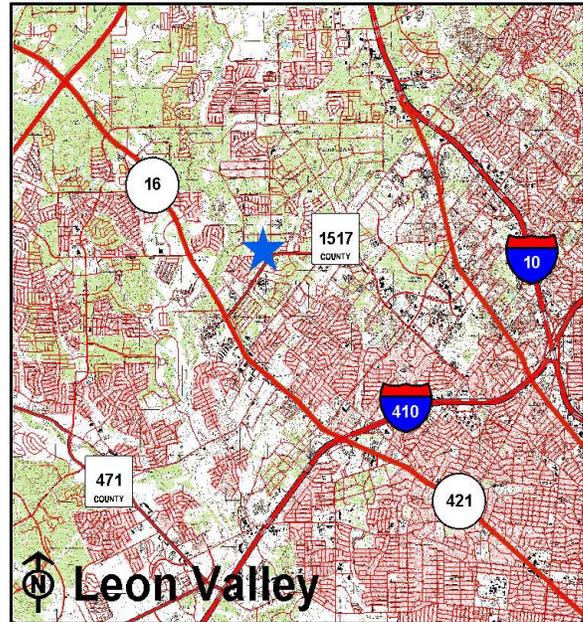
Leon Valley Linkside Group Home

Location:

7622 Linkside Drive, Leon Valley, Bexar County, Texas

Legal Description:

Volume 5618, Page 419, Bexar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...10/1/2008	Acres: 0.36	Bldgs.: .....1	Bldg Sq Ft 2,544 sq.ft.
Sen. Dist.:.....26	Rep. Dist.:....125	FAR: 0.16	Total Market Value: \$200,000
% in Floodplain: .....0%	Slope: .....Moderate	Frontage: .....Linkside Drive	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Residential Development			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on Linkside Drive in Leon Valley, the site is improved with a single-story building, a single car garage, wood privacy fencing, and a concrete driveway. The surrounding land use is a single family residential subdivision.

The appraisal indicates the highest and best use is for residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

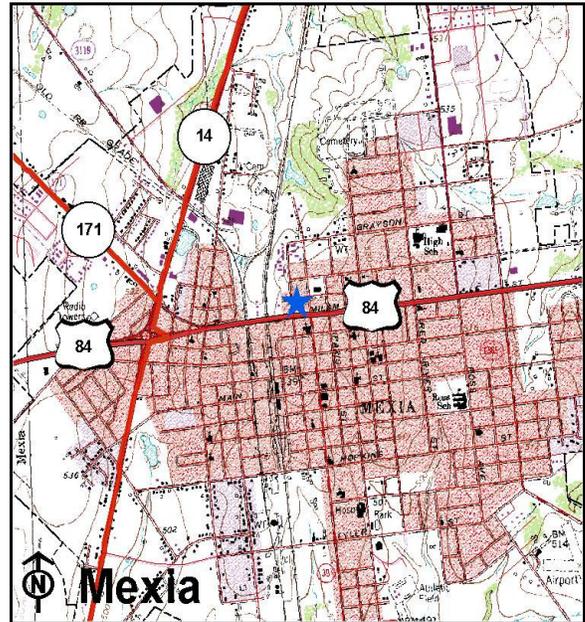
Limestone County Habilitation Center

Location:

206 East Rusk Street, Mexia, Limestone County, Texas

Legal Description:

Volume 851, Page 144, Limestone County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...5/28/2009	Acres: 0.37	Bldgs.: .....1	Bldg Sq Ft 2,743 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....8	FAR: 0.16	Total Market Value: \$115,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....East Rusk St, Sherman St	
Zoning: .....Unzoned	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential, Commercial	Current Use: .....Habilitation Center		
Highest and Best Use: .....Medical/Commercial/Office Development	Agency Projected Use: .....Recommending Sell		

The Department of Aging and Disability Services owns this site. It is utilized by the Mexia State Supported Living Center as a habilitation center. Located on East Rusk Street in Mexia, the site is improved with a one-story building, perimeter fencing, and a concrete driveway. The surrounding land uses include residential and commercial development.

The appraisal indicates the highest and best use is for commercial, medical, or office purposes. This site was presented on the 2005 and 2007 Governor's Report and was not disapproved. However, DADS is now fully utilizing the facility.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

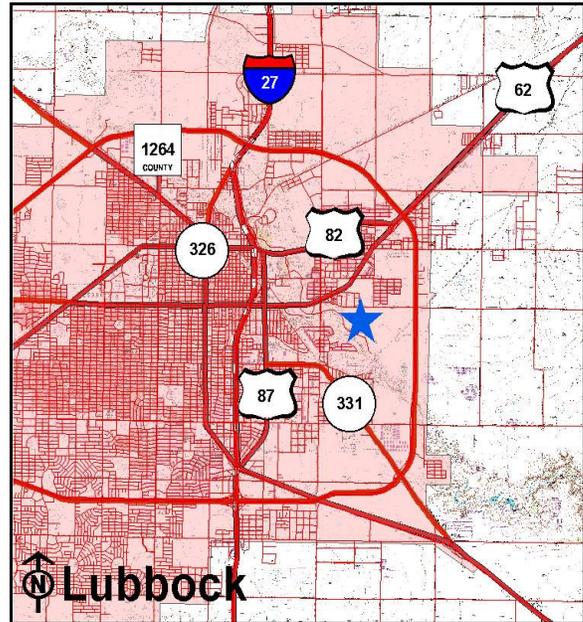
Lubbock Psychiatric Hospital

Location:

1950 Aspen Avenue, Lubbock, Lubbock County, Texas

Legal Description:

Volume 4359, Page 48, Lubbock County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Drainage, Utility

Appraisal Date: ...9/17/2008	Acres: 8.00	Bldgs.: .....2	Bldg Sq Ft 30,716 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....84	FAR: 0.09	Total Market Value: \$2,622,400
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Aspen Avenue	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Agricultural, Recreational			
Current Use: .....Psychiatric Hospital			
Highest and Best Use: .....Psychiatric Hospital			
Agency Projected Use: .....Psychiatric Hospital			

The Department of State Health Services owns this site and leases it to a community MHMR program as a psychiatric hospital. Located on Aspen Avenue on the eastern edge of Lubbock, the site is improved with two buildings, a basketball court, and surface parking. The surrounding land uses include farmland and a city park.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Lubbock State Supported Living Center

Location:

3401 North University Avenue, Lubbock, Lubbock County, Texas

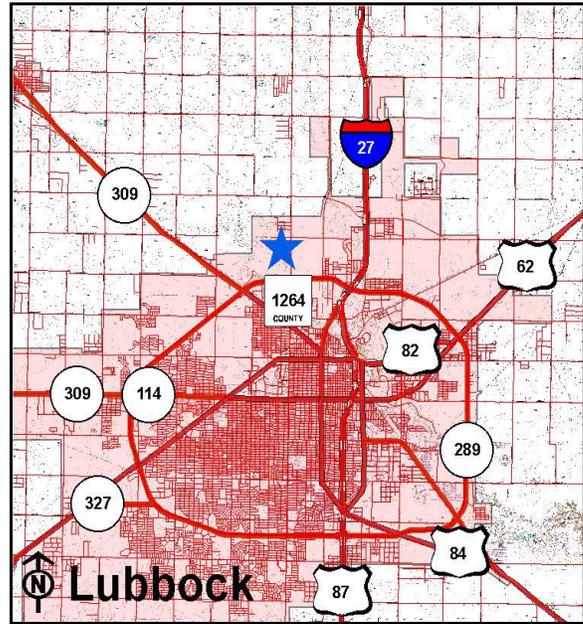
Legal Description:

Volume 1054, Page 165, Volume 1205, Page 25, Lubbock County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause
Easements: Utility, Access



Location Map

Appraisal Date:2/2/2009 Acres: 226.14
Sen. Dist.:.....28 Rep. Dist.:.....84 FAR: 0.03
% in Floodplain:0% Slope:Moderate
Zoning:Residential

Bldgs.:40 Bldg Sq Ft 317,982 sq.ft.
Total Market Value: \$12,133,000
Frontage:University Ave

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Recreational, Industrial, Residential

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services owns and utilizes this site as state supported living center. Located on North University Avenue in Lubbock, the site is improved with 40 buildings, perimeter fencing, and parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream. The surrounding land uses include industrial, agricultural, and residential development. The existing reversion clause calls for the return of the property to the City of Lubbock if not utilized as an MHMR facility.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Lufkin State Supported Living Center

Location:

US Highway 69, Lufkin, Angelina County, Texas

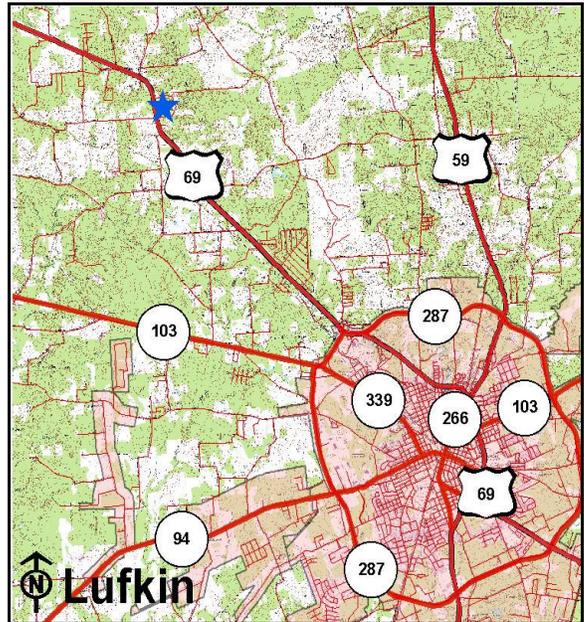
Legal Description:

Volume 297, Page 432, Volume 293, Page 237, Volume 299, Page 233, Volume 337, Page 668, Angelina County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None Easements: Utility



Location Map

Appraisal Date:9/8/2008 Acres: 159.22 Sen. Dist.:.....3 Rep. Dist.:.....12 FAR: 0.05 % in Floodplain:0% Slope:.....Level Zoning:Unzoned

Bldgs.:67 Bldg Sq Ft 359,556 sq.ft. Total Market Value: \$11,160,000 Frontage:US HWY 69, CR 77

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, School

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center/Residential/Agriculture

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located along the east side of U.S. Highway 69 in Lufkin, the site is improved with 67 buildings, fencing, security lighting, and surface parking. The surrounding land is utilized for a local TV station, residential, and commercial development. The tract is divided into two parcels. The center is located on the west section of the property and the Woodland Retreat Area, currently utilized for timber production, is located on the east side.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

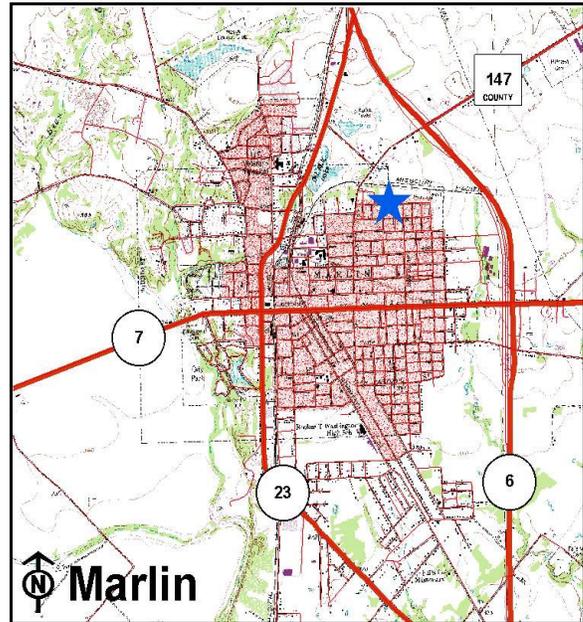
Marlin Foster Group Home

Location:

711 Foster Street, Marlin, Falls County, Texas

Legal Description:

Volume 32, Page 139, Falls County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: .....9/3/2008	Acres: 0.84	Bldgs.: .....1	Bldg Sq Ft 2,751 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....57	FAR: 0.08	Total Market Value: \$110,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Foster Street	
Zoning: .....Residential	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on Foster Street in Marlin, the site is improved with one building, perimeter fencing, and surface parking. The surrounding land use is single family residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

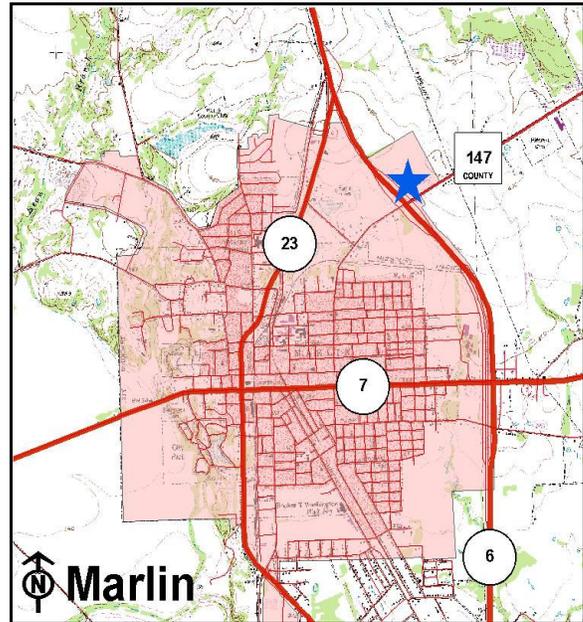
Marlin Robert E. Lee Group Home

Location:

1606 Robert E. Lee Drive, Marlin, Falls County, Texas

Legal Description:

Volume 32, Page 141, Falls County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: .....9/3/2008	Acres: 0.25	Bldgs.: .....1	Bldg Sq Ft 2,882 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....57	FAR: 0.27	Total Market Value: \$115,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Robert E. Lee Dr.	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Agricultural			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a non-profit agency as a group home that provides residential services. Located on Robert E. Lee Drive in Marlin, the site is improved with one building, perimeter fencing, and surface parking. The surrounding land uses include agricultural and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

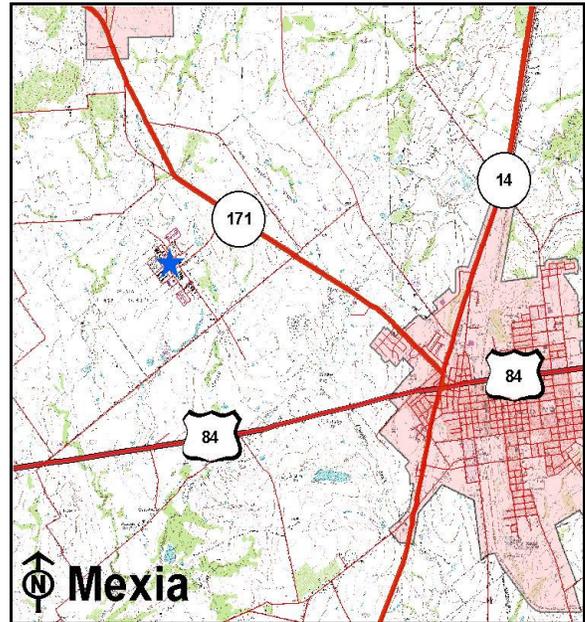
Mexia State Supported Living Center

Location:

FM 2838, Mexia, Limestone County, Texas

Legal Description:

Volume 297, Page 151, Limestone County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 10/15/2008 **Acres:** 841.61
Sen. Dist.:.....5 **Rep. Dist.:**.....8 **FAR:** 0.02
% in Floodplain:8% **Slope:**.....Level
Zoning:Unzoned

Bldgs.:132 **Bldg Sq Ft** 637,091 sq.ft.
Total Market Value: \$10,170,000
Frontage:FM 2838, FM 634

Utilities:Electricity, Gas, Telephone, Wastewater, Water, Water Well

Surrounding Uses:Agricultural, Residential

Current Use:State Supported Living Center

Highest and Best Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Department of Aging and Disability Services owns and utilizes this site as a state supported living center. Located on the northwest side of FM 2838 at the west end of FM 634 in Mexia, the site is improved with 132 structures, barbed wire fencing, surface parking, an indoor and outdoor pool. The surrounding land uses include pastureland and residential development. It has been determined that the agency is benefitting from the acreage portion by way of a lease that is providing a positive income stream.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

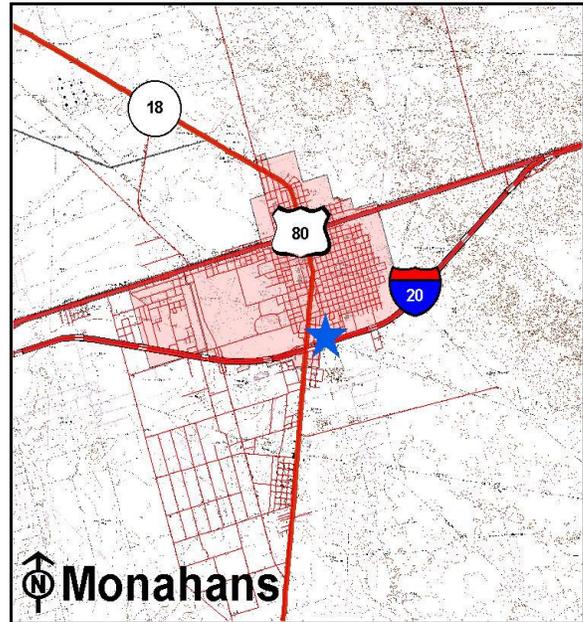
Monahans New Start Group Home

Location:

1900 South Main Street, Monahans, Ward County, Texas

Legal Description:

Volume 589, Page 585, Ward County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...2/23/2009	Acres: 0.45	Bldgs.: .....1	Bldg Sq Ft 2,696 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.14	Total Market Value: \$162,000
% in Floodplain: .....0%	Slope:.....Level		Frontage: .....Main Street
Zoning: .....General Retail			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Vacant			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on South Main Street in the central part of Monahans, the site is improved with a single story building, an attached one car garage, perimeter fencing, and concrete driveways. The surrounding land uses include rental storage units, vacant lots, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Needville Beasley Group Home

Location:

3618 Beasley Street, Needville, Fort Bend County, Texas

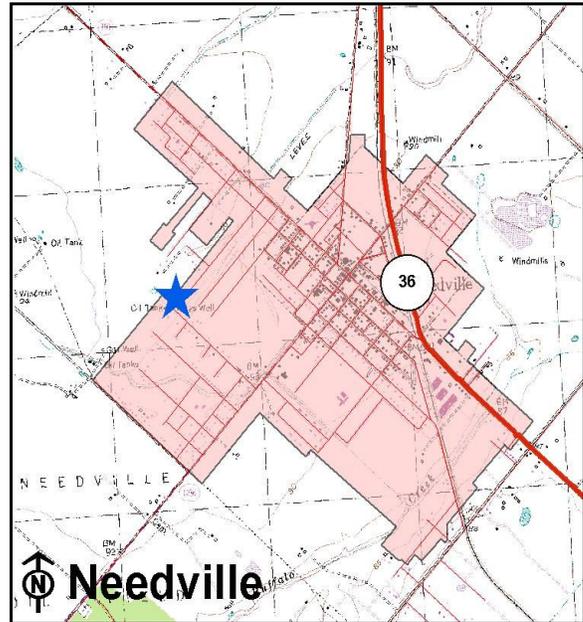
Legal Description:

Volume 2499, Page 1189, Fort Bend County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Appraisal Date: ...8/21/2008 Acres: 0.68 Bldgs.:1 Bldg Sq Ft 3,223 sq.ft.
Sen. Dist.:.....18 Rep. Dist.:.....28 FAR: 0.11 Total Market Value: \$242,000
% in Floodplain:0% Slope:.....Level Frontage:Beasley Street
Zoning:Unzoned
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Vacant
Current Use:Group Home
Highest and Best Use:Group Home
Agency Projected Use:Group Home

The Department of Aging and Disability Services utilizes this site as a group home. Located on Beasley Street in Needville, the site is improved with a single story building, a garage, privacy fencing, and a concrete driveway. The surrounding land uses include residential development and vacant lots.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Needville North Group Home

Location:

2902 North Street, Needville, Fort Bend County, Texas

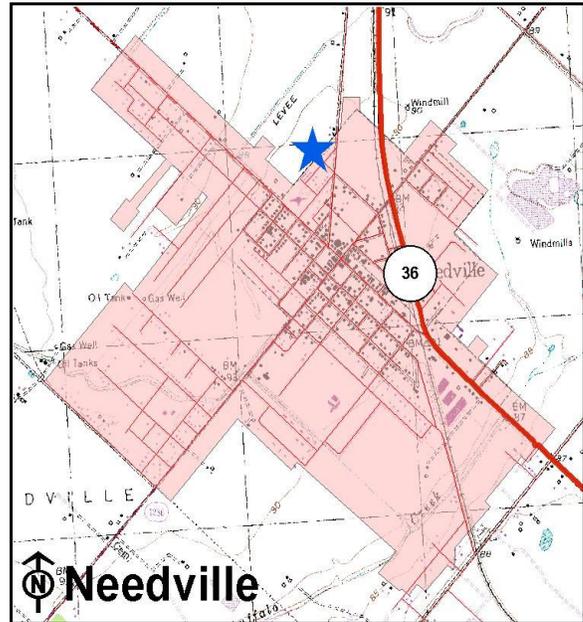
Legal Description:

Volume 2406, Page 1607, Fort Bend County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...8/21/2008	Acres: 0.67	Bldgs.: .....1	Bldg Sq Ft 3,223 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....28	FAR: 0.11	Total Market Value: \$245,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....North Street	
Zoning: .....Unzoned	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential, Vacant			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services utilizes this site as a group home. Located on North Street a mile from downtown Needville, the site is improved with a single-story building, a garage, privacy fencing, and concrete driveway. The surrounding land uses include residential development and vacant lots.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

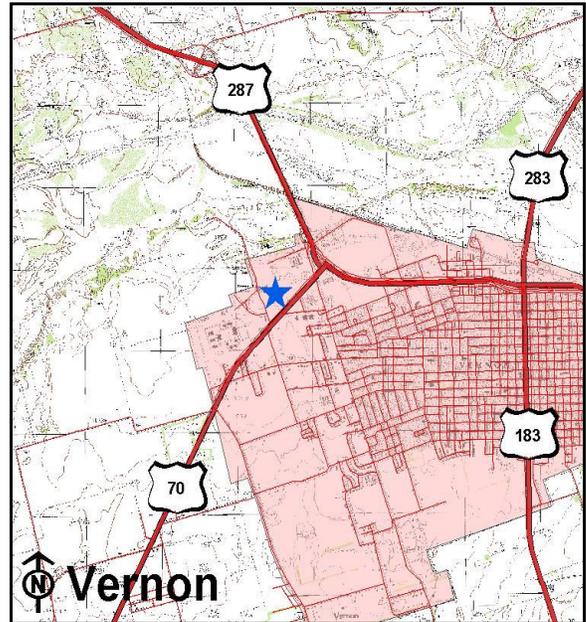
North Texas State Hospital - Vernon Campus

Location:

4730 College Drive, Vernon, Wilbarger County, Texas

Legal Description:

Volume 176, Page 491, Wilbarger County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 11/14/2008 **Acres:** 65.32 **Bldgs.:**32 **Bldg Sq Ft** 320,683 sq.ft.
Sen. Dist.:.....30 **Rep. Dist.:**.....68 **FAR:** 0.11 **Total Market Value:** \$17,000,000
% in Floodplain:100% **Slope:**.....Level **Frontage:**US 70/College Dr
Zoning:Civic
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Agricultural
Current Use:State Hospital
Highest and Best Use:State Hospital
Agency Projected Use:State Hospital

The Department of State Health Services owns and utilizes this site as a state hospital. Located on US 70 or College Drive in the southwest area of Vernon, the site is improved with 32 buildings, security fencing, exterior lighting, and surface parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream. The surrounding land uses include cropland and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

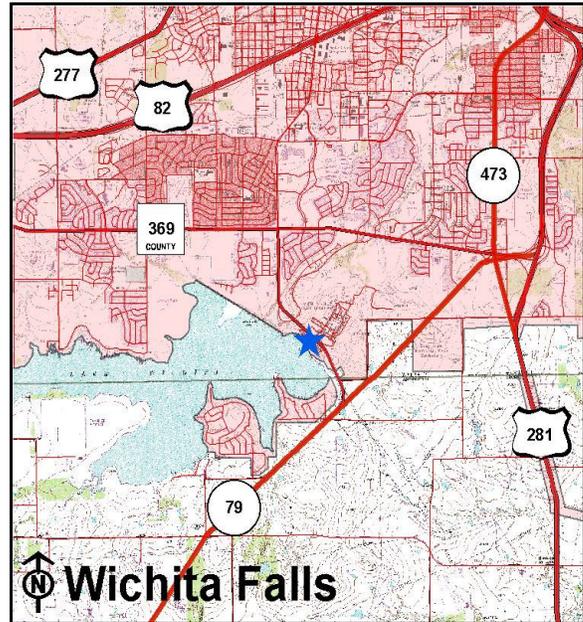
North Texas State Hospital - Wichita Falls Campus

Location:

6515 Old Lake Road, Wichita Falls, Wichita County, Texas

Legal Description:

John A Scott Srvy A-301, A-295 Dry Land, and Cattle Co Srvy A-6173, Wichita County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:2/3/2009 **Acres:** 272.40 **Bldgs.:**65 **Bldg Sq Ft** 641,630 sq.ft.
Sen. Dist.:.....30 **Rep. Dist.:**.....69 **FAR:** 0.05 **Total Market Value:** \$11,648,000
% in Floodplain:10% **Slope:**.....Level **Frontage:**Lake Road, Kemp Blvd
Zoning:Mixed-Use
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Agricultural, Residential
Current Use:State Hospital
Highest and Best Use:State Hospital
Agency Projected Use:State Hospital

The Department of State Health Services owns and utilizes this site as a hospital for the housing and care of impaired clients. Located on Old Lake Road and with frontage on Lake Wichita in Wichita Falls, the site is improved with 65 buildings, exterior lighting, perimeter fencing, and surface parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream. The surrounding land uses include agriculture and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

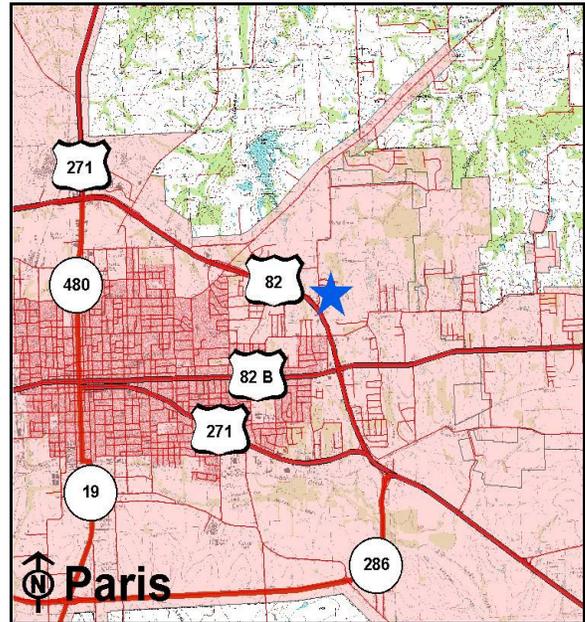
Paris 35th Street Group Home

Location:

1120 35th Street Northeast, Paris, Lamar County, Texas

Legal Description:

Volume 468, Page 12, Lamar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 10/16/2008	Acres: 0.26	Bldgs.: .....1	Bldg Sq Ft 2,446 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....3	FAR: 0.22	Total Market Value: \$103,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....35th Street NE	
Zoning: .....Residential	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the east side of 35th Street Northeast in Paris, the site is improved with a single-story building, a one car garage, fire prevention system, and a concrete driveway. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

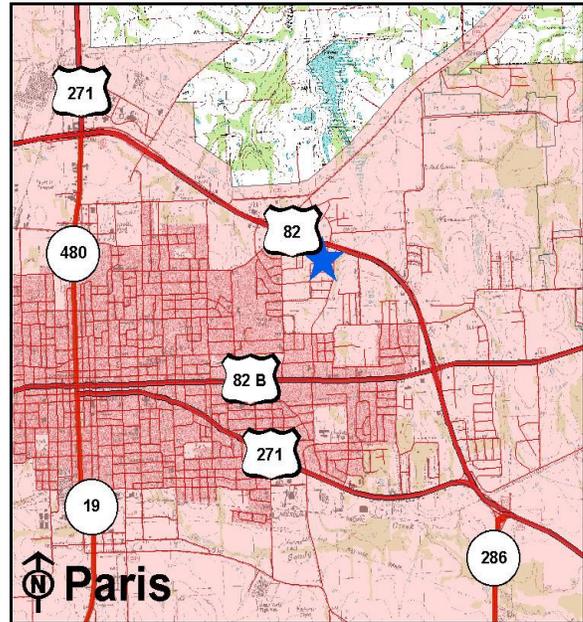
Paris Kessler Group Home

Location:

2875 Kessler Drive, Paris, Lamar County, Texas

Legal Description:

Volume 346, Page 284, Lamar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 10/16/2008 **Acres:** 0.50 **Bldgs.:**1 **Bldg Sq Ft** 2,872 sq.ft.
Sen. Dist.:.....1 **Rep. Dist.:**.....3 **FAR:** 0.13 **Total Market Value:** \$122,000
% in Floodplain:0% **Slope:**.....Level **Frontage:**Kessler Dr, 29th St
Zoning:Residential
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential
Current Use:Group Home
Highest and Best Use:Group Home
Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located at the northwest corner of Kessler Drive and 29th Street NE in Paris, the site is improved with a single story building, a one car garage, a security system, and a concrete driveway. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

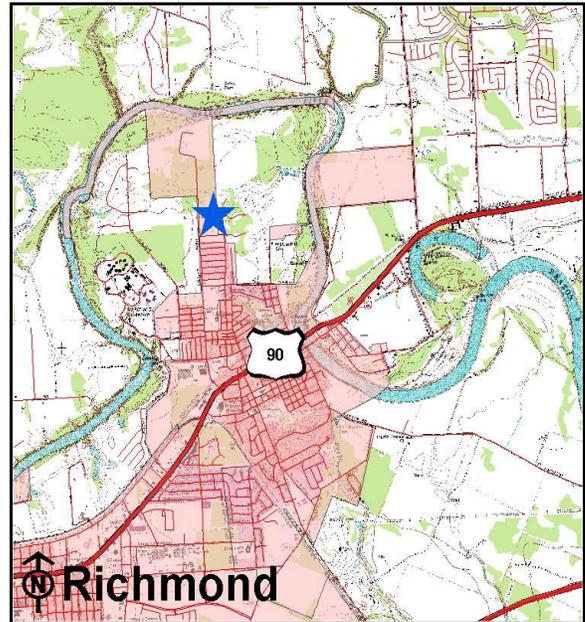
Richmond Behavioral Treatment Center

Location:

1818 Collins Road, Richmond, Fort Bend County, Texas

Legal Description:

Volume 2352, Page 312, Fort Bend County Deed Records



Location Map

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility

Appraisal Date: ...9/23/2008	Acres: 26.81	Bldgs.: .....3	Bldg Sq Ft 14,866 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....27	FAR: 0.01	Total Market Value: \$1,100,000
% in Floodplain: .....0%	Slope:.....Level		Frontage: .....Collins Road
Zoning:	Unzoned		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Recreational, Residential, Agricultural, Commercial		
Current Use:	Treatment/Training Center		
Highest and Best Use:	Treatment/Training Center		
Agency Projected Use:	Treatment/Training Center		

The Department of Aging and Disability Services utilizes this site as a treatment and training center. Located on Collins Road in Richmond, the site is improved with an office/treatment/training center, two group homes, two attached carports, perimeter fencing, and concrete driveways. The surrounding land uses include commercial and residential development, agriculture land, an elementary school, and a city park. A reversion clause in the deed states that if the property is not used as a treatment and training center it will revert back to the grantor.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Rusk East 4th Street Group Home

Location:

619 East Fourth Street, Rusk, Cherokee County, Texas

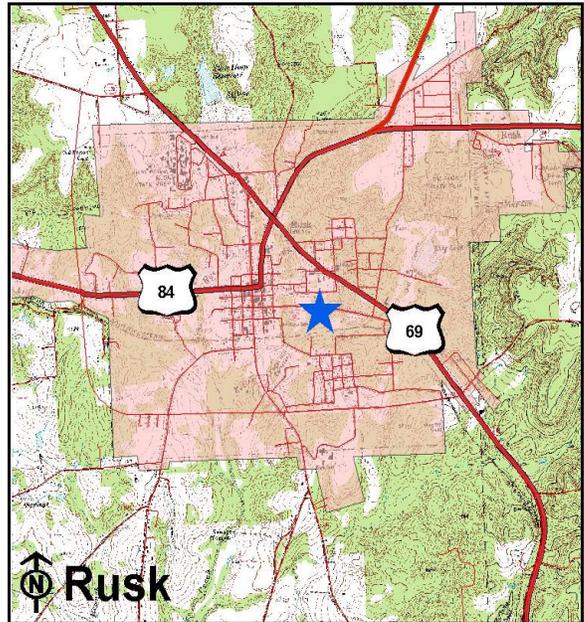
Legal Description:

Volume 1161, Page 813, Cherokee County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...8/13/2008 Acres: 0.54 Bldgs.:1 Bldg Sq Ft 2,309 sq.ft.
Sen. Dist.:.....3 Rep. Dist.:.....11 FAR: 0.10 Total Market Value: \$106,200
% in Floodplain:0% Slope:Moderate Frontage:East Fourth St
Zoning:Residential
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Vacant
Current Use:Group Home
Highest and Best Use:Residential Development/Group Home
Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on East Fourth Street in the southeast part of Rusk, the site is improved with a single-story building, detached single car garage, perimeter fencing, exterior lighting, and a concrete parking area. The surrounding land uses include a church, residential development, and vacant wooded lots.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Rusk Sharon Group Home

Location:

803 Sharon Street, Rusk, Cherokee County, Texas

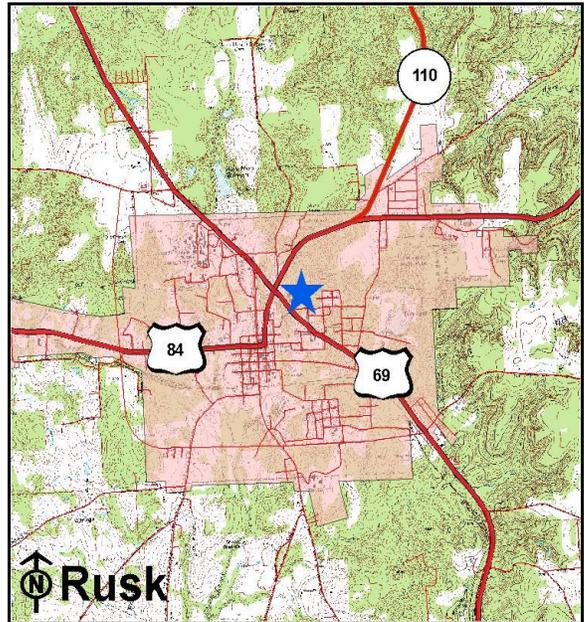
Legal Description:

Volume 1158, Page 846, Cherokee County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...8/13/2008	Acres: 1.00	Bldgs.: .....1	Bldg Sq Ft 2,309 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....11	FAR: 0.05	Total Market Value: \$106,200
% in Floodplain: .....0%	Slope:.....Steep	Frontage:	Sharon Street
Zoning:	Residential		
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential Development/Group Home		
Agency Projected Use:	Group Home		

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located at the northwest corner of the intersection of Sharon Street and Forest Hill Drive in Rusk, the site is improved with a residential group home, exterior lighting, perimeter fencing, and surface parking. The surrounding land includes residential development and vacant wooded land.

The appraisal indicates the highest and best use is for residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Rusk State Hospital

Location:

US 69, Rusk, Cherokee County, Texas

Legal Description:

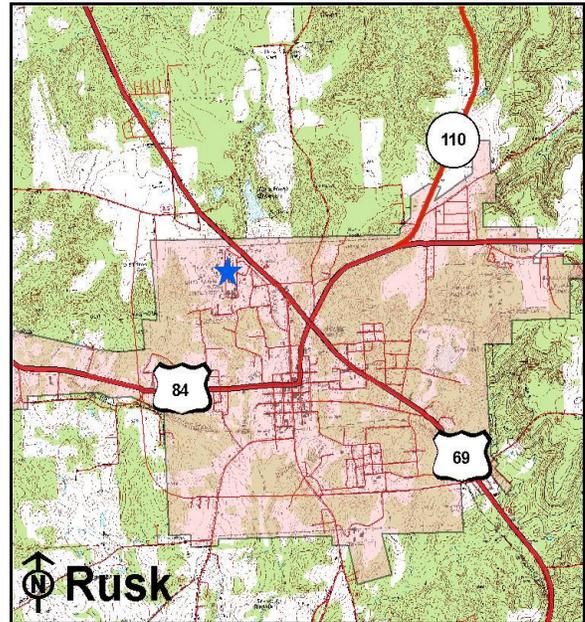
Volume 139, Page 426, Cherokee County Deed Records

Encumbrances

Physical: Landfill on the Property

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: 10/23/2008 Acres: 622.91
 Sen. Dist.:3 Rep. Dist.:11 FAR: 0.03
 % in Floodplain:0% Slope:Moderate
 Zoning:Mixed-Use

Bldgs.:93 Bldg Sq Ft 768,361 sq.ft.
 Total Market Value: \$8,097,000
 Frontage:US 69, Loop 343

Utilities:Electricity, Gas, Telephone, Wastewater, Water Well

Surrounding Uses:Woodlands, Residential, Commercial, Governmental

Current Use:State Hospital

Highest and Best Use:State Hospital/Mix-Use

Agency Projected Use:State Hospital

The Department of State Health Services owns and utilizes this site as a state hospital and supporting facility. Located along the west and east side of US 69 in Rusk, the site is improved with 93 buildings, security lighting, perimeter fencing, and surface parking. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use, or indirectly by way of a lease or other arrangement that is providing a positive income stream. The surrounding land uses include woodlands, commercial, government, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

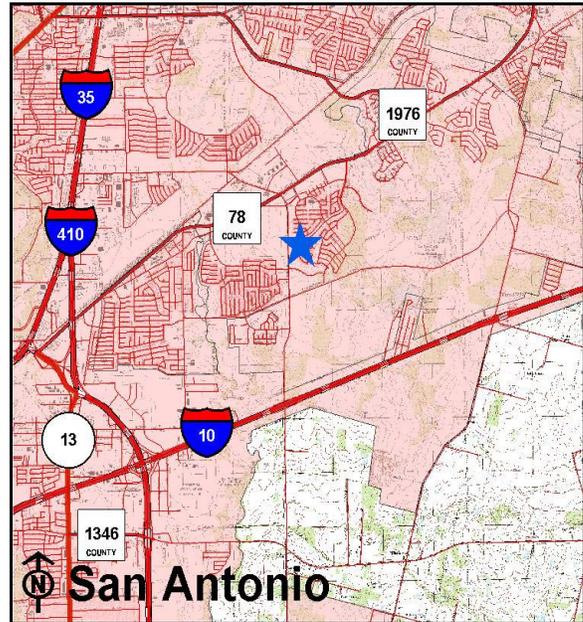
San Antonio Calm Lake Group Home

Location:

6722 Calm Lake Road, San Antonio, Bexar County, Texas

Legal Description:

Volume 443, Page 263, Bexar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...8/20/2008	Acres: 0.55	Bldgs.: .....1	Bldg Sq Ft 2,225 sq.ft.
Sen. Dist.:.....21	Rep. Dist.: ...120	FAR: 0.09	Total Market Value: \$138,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Calm Lake Road	
Zoning: .....Unzoned			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home/Residential Development			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on Calm Lake Road just southeast of the intersection of FM 78 and Foster Road in San Antonio, the site is improved with a one-story brick building, a single car garage, and concrete drives. The surrounding land use is the Woodlake Subdivision, a single family residential subdivision.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

San Antonio Eisenhower Group Home

Location:

2927 Eisenhower Road, San Antonio, Bexar County, Texas

Legal Description:

Volume 6607, Page 2015, Bexar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...8/20/2008 **Acres:** 0.30 **Bldgs.:**1 **Bldg Sq Ft** 3,312 sq.ft.
Sen. Dist.:.....25 **Rep. Dist.:**....121 **FAR:** 0.26 **Total Market Value:** \$190,000
% in Floodplain:0% **Slope:**.....Level **Frontage:**Eisenhauer Rd, N. Vandiver
Zoning:Residential
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential
Current Use:Group Home
Highest and Best Use:Residential Development
Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located at the northwest corner of Eisenhower and North Vandiver in San Antonio, the site is improved with one building, privacy fencing, and surface parking. The surrounding land is mainly multi-family residential development.

The appraisal indicates that the highest and best use is for multi-family residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

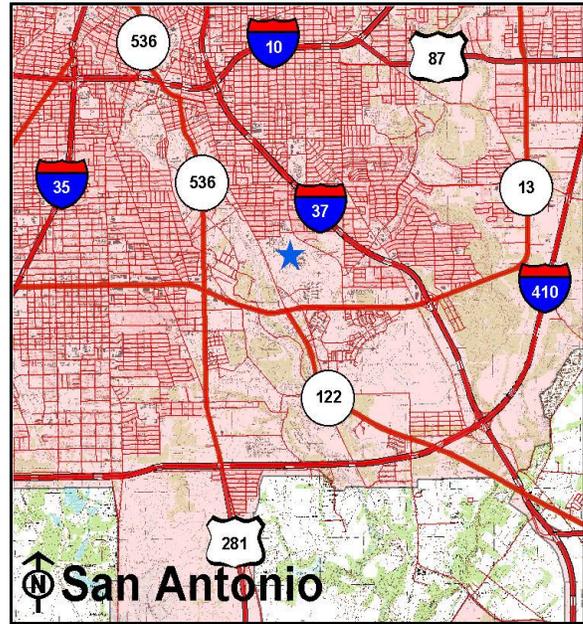
San Antonio State Hospital

Location:

6711 South New Braunfels, San Antonio, Bexar County, Texas

Legal Description:

Volume 63, Page 317, Bexar County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 10/22/2008 Acres: 349.10
Sen. Dist.:.....19 Rep. Dist.:...119 FAR: 0.06
% in Floodplain:6% Slope:Moderate
Zoning:Residential

Bldgs.:63 Bldg Sq Ft 892,465 sq.ft.
Total Market Value: \$35,500,000
Frontage:SE Military, S New Braunfels

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Governmental, Military, Commercial

Current Use:State Hospital/Government/Cemetery

Highest and Best Use:State Hospital/Government/Cemetery

Agency Projected Use:State Hospital/Government/Cemetery

The Department of State Health Services owns this site and utilizes it as the San Antonio State Hospital and cemetery, the San Antonio State Supported Living Center, and the Texas Center for Infectious Diseases. Located in the southeastern sector of San Antonio bounded by South Presa Avenue, Southeast Military Drive, and South New Braunfels Road, the site is improved with chain-link fencing, surface parking, and 153 buildings of which 63 are believed to contribute value. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use. The surrounding land uses include military, governmental, commercial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

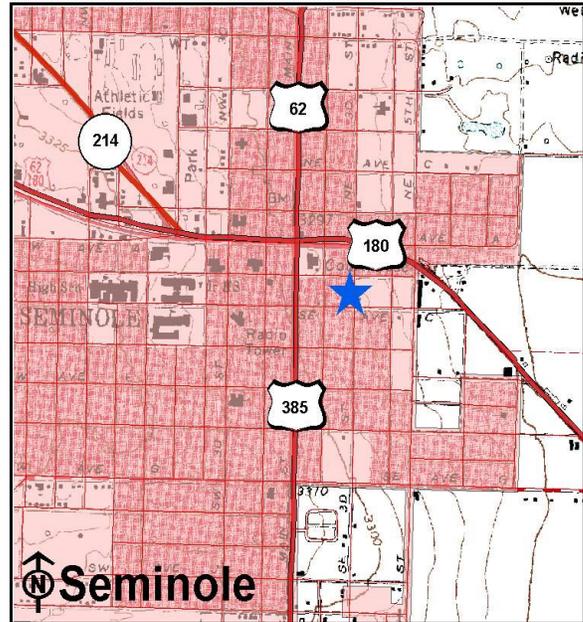
Seminole Vocational and Education Center

Location:

208 East Avenue A, Seminole, Gaines County, Texas

Legal Description:

Volume 566, Page 718, Volume 573, Page 360, Gaines County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:3/4/2009 **Acres:** 0.48 **Bldgs.:**1 **Bldg Sq Ft** 6,294 sq.ft.
Sen. Dist.:.....31 **Rep. Dist.:**.....83 **FAR:** 0.30 **Total Market Value:** \$125,000
% in Floodplain:0% **Slope:**.....Level **Frontage:**3rd Street, US HWY 180
Zoning:General Retail
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Industrial, Commercial, Vacant
Current Use:Vocational & Education Center
Highest and Best Use:Vocational & Education Center/Commercial Development
Agency Projected Use:Vocational & Education Center

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a vocational and education center. Located on East Avenue A in the mid/southeast portion of Seminole, the site is improved with a single-story building and surface parking. The surrounding land uses include commercial development and some vacant land.

The appraisal indicates the highest and best use is commercial purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

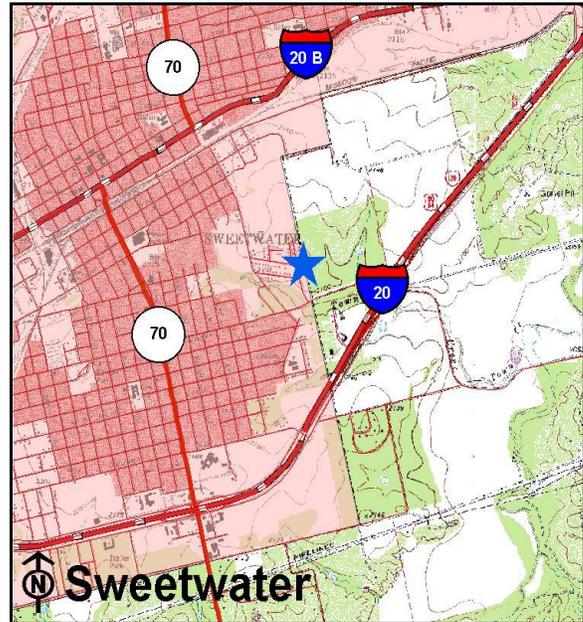
Sweetwater Town Creek Group Home

Location:

1207 Town Creek Drive, Sweetwater, Nolan County, Texas

Legal Description:

Volume 313, Page 251, Nolan County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...8/26/2008 Acres: 0.37
Sen. Dist.:...28 Rep. Dist.:...71 FAR: 0.16
% in Floodplain:0% Slope:.....Level
Zoning:Residential

Bldgs.:1 Bldg Sq Ft 2,589 sq.ft.
Total Market Value: \$93,000
Frontage:Town Creek Drive

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Vacant

Current Use:Group Home

Highest and Best Use:Residential Development/Group Home

Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on Town Creek Drive in the southeast part of Sweetwater, the site is improved with a single-story building and surface parking. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Teague Ash Group Home

Location:

521 Ash Street, Teague, Freestone County, Texas

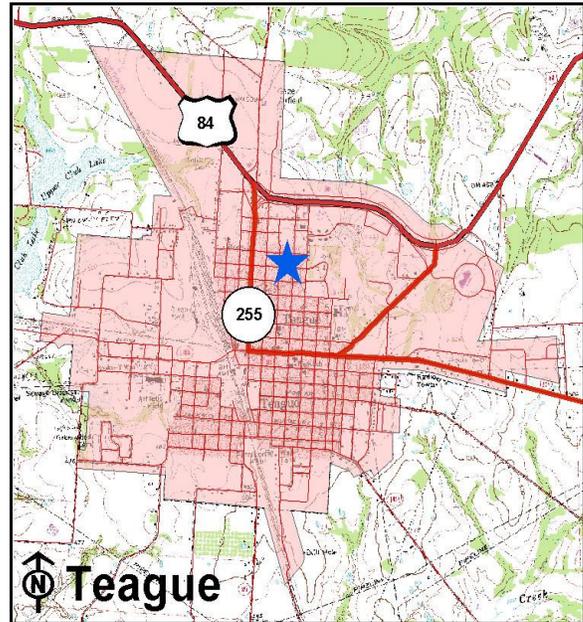
Legal Description:

Volume 23, Page 640, Freestone County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...8/19/2008	Acres: 0.32	Bldgs.: .....1	Bldg Sq Ft 3,086 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....8	FAR: 0.22	Total Market Value: \$179,000
% in Floodplain: .....0%	Slope: .....Moderate	Frontage: .....Ash Street, N. 6th Avenue	
Zoning: .....Unzoned	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home/Residential Development			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located at the northwest corner of the intersection of Ash Street and North 6th Avenue in Teague, the site is improved with one building, concrete driveway, and a privacy fence. The surrounding land use is primarily for single-family residential development.

The appraisal indicates the highest and best use is for residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

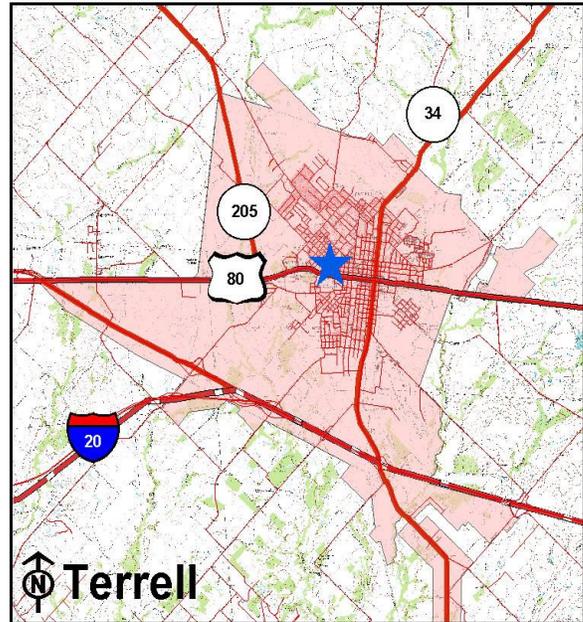
Terrell North Park Group Home

Location:

209 North Park Street, Terrell, Kaufman County, Texas

Legal Description:

Volume 1153, Page 682, Kaufman County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...8/13/2008 **Acres:** 0.37
Sen. Dist.:.....2 **Rep. Dist.:**.....4 **FAR:** 0.15
% in Floodplain:0% **Slope:**.....Level
Zoning:Residential

Bldgs.:1 **Bldg Sq Ft** 2,446 sq.ft.
Total Market Value: \$200,000
Frontage:North Park, 1st Street

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:Group Home

Highest and Best Use:Group Home

Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located at the southeast corner of North Park and 1st Street in Terrell, the site is improved with one building, a rear privacy fence, and a circle drive. The surrounding land uses include residential and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Terrell State Hospital

Location:

1200 Brin Street, Terrell, Kaufman County, Texas

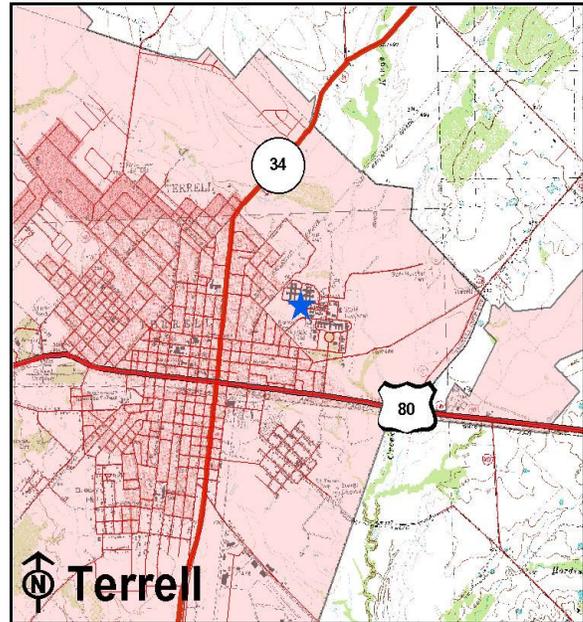
Legal Description:

Vol 33, Pg 246, Vol 32, Pg 416, Vol 320, Pg 432, Vol 200, Pg 638, Vol 220, Pg 638, Vol 339, Pg 227, Vol 343, Pg 358, Vol 469, Pg 577, Kaufman County Deed Records

Encumbrances

Physical: Cemetery on the Property

Legal: Deed Restrictions: None
Easements: Pipeline, Utility



Location Map

Table with 2 columns: Property Details and Values. Rows include Appraisal Date, Acres, Bldgs., Bldg Sq Ft, Sen. Dist., Rep. Dist., FAR, Total Market Value, % in Floodplain, Slope, Zoning, Frontage, Utilities, Surrounding Uses, Current Use, Highest and Best Use, and Agency Projected Use.

The Department of State Health Services owns and utilizes this site as a hospital and cemetery. Located on Brin Street in Terrell, the site is improved with 30 buildings and surface parking. It has been determined that the agency is directly utilizing the acreage portion of the property to accommodate a state hospital facility and cemetery. The surrounding land uses include residential development and some vacant land.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

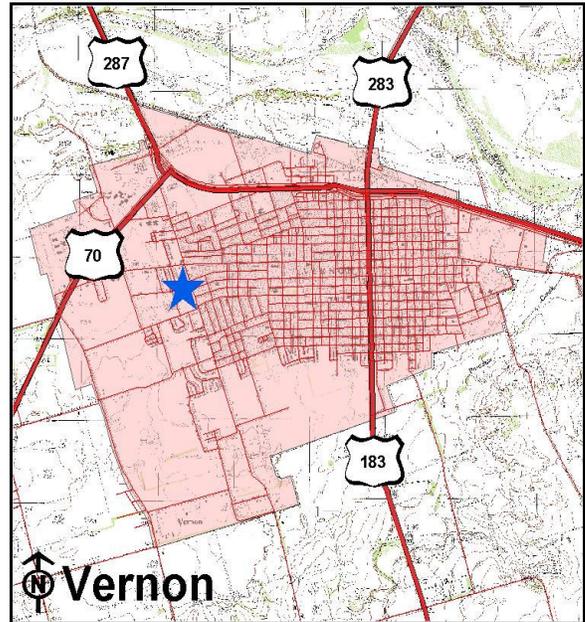
Vernon Paradise Family Visitor Home

Location:

4200 Paradise Street, Vernon, Wilbarger County, Texas

Legal Description:

Volume 315, Page 12, Wilbarger County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...5/18/2009	Acres: 0.61	Bldgs.: .....1	Bldg Sq Ft 3,648 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.14	Total Market Value: \$182,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Paradise St	
Zoning: .....Residential	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential, School			
Current Use: .....Family Visitor Home			
Highest and Best Use: .....Family Visitor Home			
Agency Projected Use: .....Family Visitor Home			

The Department of State Health Services owns and utilizes this site as a family visitor home. Located on Paradise Street in Vernon the site is improved with a one-story brick home and a concrete driveway. The surrounding land uses include residential and school development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Vernon Vocational Center

Location:

1727 Yamparika Street, Vernon, Wilbarger County, Texas

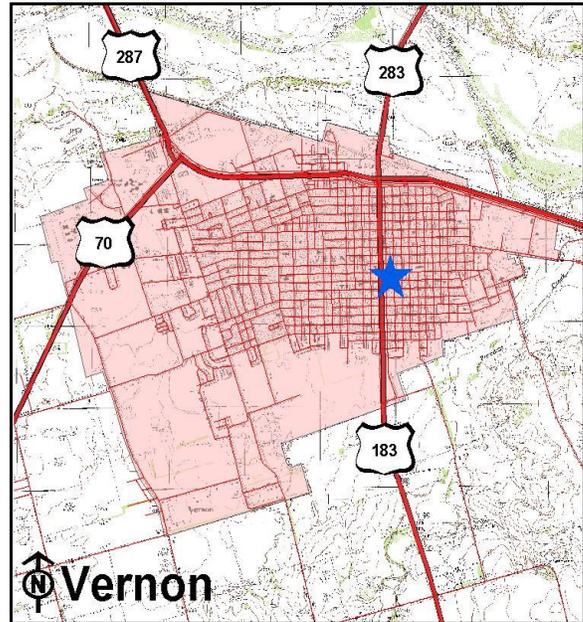
Legal Description:

Volume 429, Page 952, Wilbarger County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 11/14/2008	Acres: 0.30	Bldgs.: .....1	Bldg Sq Ft 6,149 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.47	Total Market Value: \$86,000
% in Floodplain: .....0%	Slope:.....Level	Zoning: .....Commercial	Frontage: .....Yamparika St, Main St
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	Storage Building		
Highest and Best Use:	Commercial/Vocational-Education Center		
Agency Projected Use:	Vocational-Education Center		

The Department of Aging and Disability Services owns this site and leases it to DSHS for its North Texas State Hospital as a storage building. Located on Yamparika Street or South Main Street in the southeastern portion of Vernon, the site is improved with a single-story building, exterior security lighting, and surface parking. The surrounding land uses include primarily residential and part commercial development.

The appraisal indicates the highest and best use is for commercial purposes to include being a vocational-education center.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

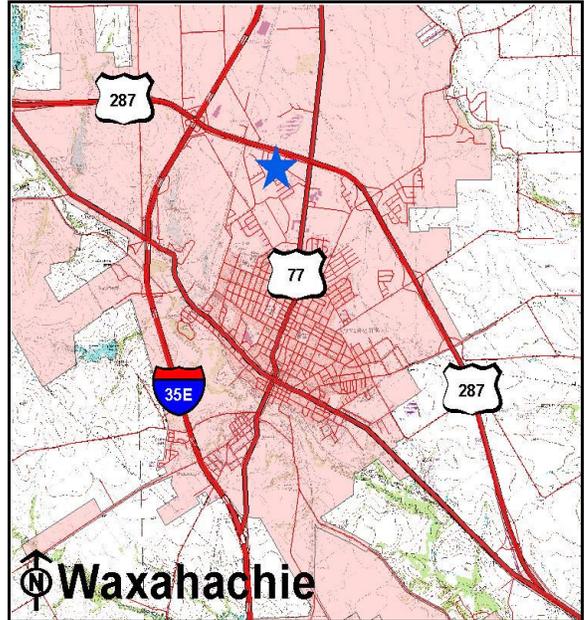
Waxahachie Johnston Group Home

Location:

407 Johnston Boulevard, Waxahachie, Ellis County, Texas

Legal Description:

Volume 925, Page 161, Ellis County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...9/10/2008 **Acres:** 0.54 **Bldgs.:**1 **Bldg Sq Ft** 2,948 sq.ft.
Sen. Dist.:.....22 **Rep. Dist.:**.....10 **FAR:** 0.12 **Total Market Value:** \$180,000
% in Floodplain:0% **Slope:**.....Level **Frontage:**Johnston Boulevard
Zoning:Residential
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Vacant
Current Use:Group Home
Highest and Best Use:Group Home
Agency Projected Use:Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the west side of Johnston Boulevard in Waxahachie, the site is improved with a one-story building, an attached garage, and concrete drive. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

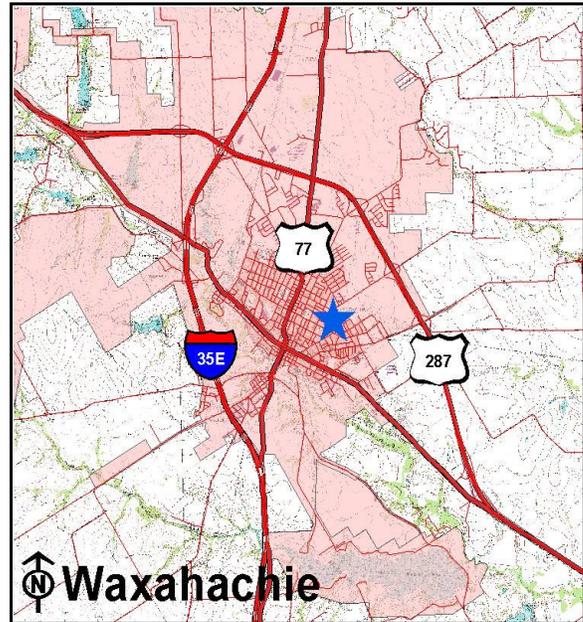
Waxahachie Joseph Group Home

Location:

206 Joseph Street, Waxahachie, Ellis County, Texas

Legal Description:

Volume 904, Page 1095, Ellis County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...9/10/2008	Acres: 0.29	Bldgs.: .....1	Bldg Sq Ft 2,901 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....10	FAR: 0.23	Total Market Value: \$175,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Joseph Street	
Zoning: .....Residential			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential			
Current Use: .....Group Home			
Highest and Best Use: .....Group Home			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the south side of Joseph Street in Waxahachie, the site is improved with a one-story building, carport, and concrete drive. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

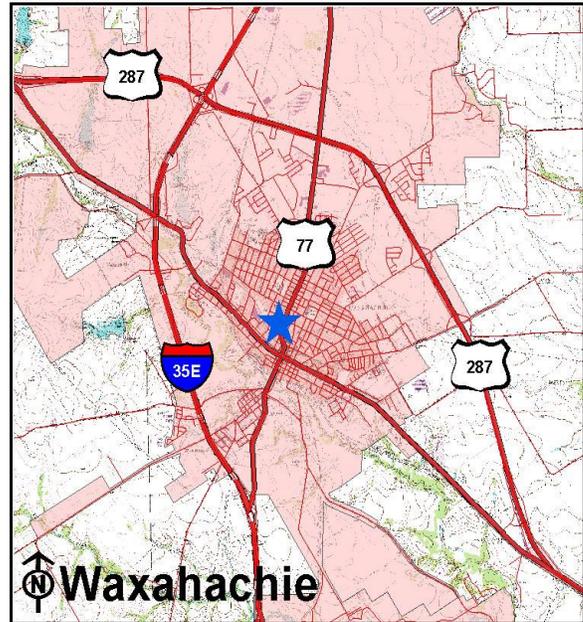
Waxahachie Royal Group Home

Location:

408 Royal Street, Waxahachie, Ellis County, Texas

Legal Description:

Volume 904, Page 1090, Ellis County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...9/10/2008	Acres: 0.37	Bldgs.: .....1	Bldg Sq Ft 3,059 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....10	FAR: 0.19	Total Market Value: \$185,000
% in Floodplain: .....0%	Slope:.....Level	Frontage:	Royal Street
Zoning:	Residential	Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Commercial	Current Use:	Group Home
Highest and Best Use:	Group Home	Agency Projected Use:	Group Home

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a group home. Located on the north side of Royal Street in Waxahachie, the site is improved with a single-story building, a garage, exterior lighting, and a concrete driveway. The surrounding land uses include residential and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

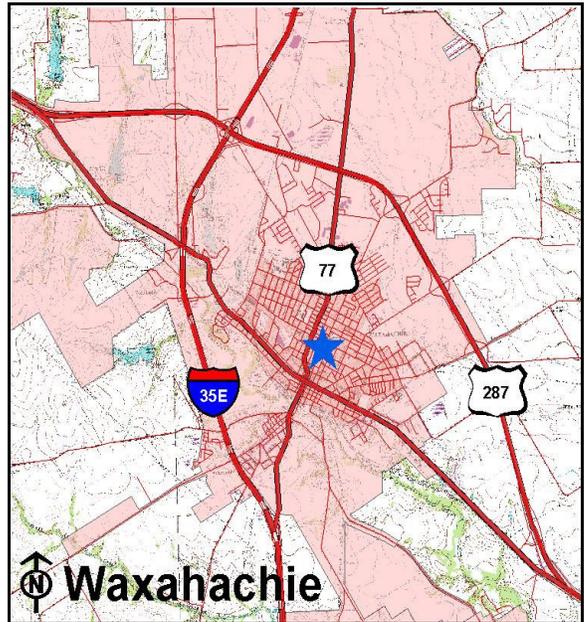
Waxahachie West Parks Group Home

Location:

102 West Parks Avenue, Waxahachie, Ellis County, Texas

Legal Description:

Volume 876, Page 92, Ellis County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...9/10/2008	Acres: 0.59	Bldgs.: .....1	Bldg Sq Ft 2,833 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....10	FAR: 0.11	Total Market Value: \$170,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....West Parks Avenue	
Zoning: .....Residential	Utilities: .....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....Residential			
Current Use: .....Rehabilitation Center/Group Home			
Highest and Best Use: .....Rehabilitation Center/Group Home			
Agency Projected Use: .....Rehabilitation Center/Group Home			

The Department of Aging and Disability Services owns this site and leases it to a community MHMR program as a rehabilitation center and group home. Located on the north side of West Parks Avenue in Waxahachie, the site is improved with a single-story building, attached carport, exterior lighting, and a concrete driveway. The surrounding land use is primarily residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Texas Health and Human Services Commission

Wortham Twin Circle Group Home

Location:

115 Twin Circle Drive, Wortham, Freestone County, Texas

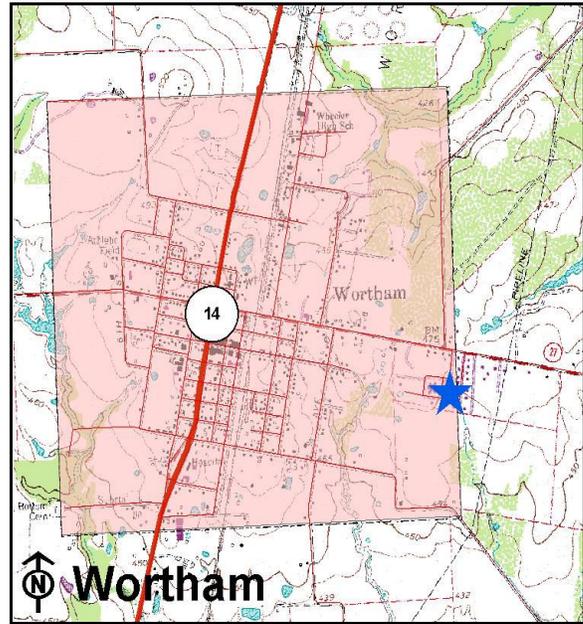
Legal Description:

Volume 877, Page 200, Freestone County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...8/19/2008	Acres: 0.34	Bldgs.: .....1	Bldg Sq Ft 2,930 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....8	FAR: 0.20	Total Market Value: \$161,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Twin Circle Dr, Royal Ln	
Zoning: .....Unzoned			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Residential, Vacant, Medical			
Current Use: .....Group Home			
Highest and Best Use: .....Residential Development			
Agency Projected Use: .....Group Home			

The Department of Aging and Disability Services owns this site and leases it to a non-profit agency as a group home that provides residential services. Located at the northeast corner of the intersection of Twin Circle Drive and Royal Lane in the eastern part of Wortham, the site is improved with a single-story building, two-car garage, privacy fencing, and a concrete driveway. The surrounding land uses include residential and medical development.

The appraisal indicates the highest and best use is residential purposes to include the present use.

Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

**TEXAS WORKFORCE
COMMISSION
AGENCY SUMMARY**



Texas Workforce Commission

Agency Summary

Background/Authorities

The Texas Workforce Commission was created by the 74th Legislature on September 1, 1995 with the passage of House Bill 1863. Prior to this Act, the agency was known as the Texas Employment Commission. The creation of the Texas Workforce Commission (TWC) consolidated all workforce-related programs in one agency. In addition to the workforce and welfare related programs, the TWC administers Texas' Unemployment Insurance and Labor Law programs. This legislation also established local workforce development boards across the state. Currently there are 28 boards, each made up of county elected officials, employee representatives, and representatives from local employers.

Three commissioners appointed by the governor to staggered six-year terms direct the TWC. An Executive Director supervises the Commission from the Austin headquarters.

TWC's administrative departments include the following:

- Finance and Contract Monitoring
- Human Resources Management
- Legal
- Governmental Relations
- Communications
- Contract Services
- Customer Outreach and Relations
- Information Technology Operations
- Facilities and Material Management
- Technology and Facilities Planning

- Unemployment Insurance Support and Customer Services
- Unemployment Insurance Tax
- Labor Law
- Appeals
- Commission Appeals
- Special Hearings
- Workforce Administration
- Workforce Service Delivery
- Workforce Partnerships
- Workforce Financial Services
- Planning
- Labor Market Information
- Career Development Resources
- Research and Evaluation
- Performance Reporting

TWC's stated mission is to promote and support a workforce system that offers individuals, employers and communities the opportunity to achieve and sustain economic prosperity.

By authority of the Texas Unemployment Act, Article 5221 (b), the Federal Social Security Act, § 903, and with the approval and appropriation of the legislature, TWC may purchase and sell real properties for its own use. The acquisition of properties by TWC involving federally granted funds (Reed Act Funds) entitles the U. S. Department of Labor (DOL) to equity ownership in those properties. A federal grant officer must approve the use and disposal of any such properties. In addition, these transactions are subject to regulations and procedures of the DOL.



Texas Workforce Commission

Real Property Assets

At the time of the appraisal of agency properties, TWC owned 30 tracts totaling 39.72 acres. In addition, the agency leases many properties across the state. For this report, GLO appraised and analyzed market values and existing or proposed uses of the owned tracts. Agency leased properties were not evaluated.

State headquarters provides general administrative, governmental, record keeping, and support services for the local workforce development boards. The state headquarters properties are located near the Capitol Complex in Austin. Some boards have chosen to remain in the former TWC sites, while others have chosen to relocate.

GLO RECOMMENDATIONS

GLO recommends that eight sites be considered for alternate disposition as indicated by individual evaluations in this report. GLO recommends selling 0.25 acres of the Grand Prairie Tax Appeals undeveloped land parcel, and the sale of Mount Pleasant Workforce Center, Texarkana Workforce Center, Weslaco Tax Office, Brownsville Board Headquarters, Brownsville Workforce Center, Harlingen Workforce Center, and Waxahachie Workforce Center if they become vacant.

GLO recommends the remaining sites be retained by the TWC for continued agency operations.

AGENCY COMMENTS

All agency comments and updates have been incorporated into the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding TWC properties.



TWC Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
1867	Brownsville Board HQ	TWC Office	TWC Office	0.41	\$380,000.00	0.41	\$380,000.00
2077	Brownsville Workforce Center	TWC Center	TWC Center	2.50	\$1,150,000.00	2.50	\$1,150,000.00
2506	Grand Prairie Parking Lot	Parking Lot	Residential Development	0.25	\$26,200.00	0.25	\$26,200.00
1866	Harlingen Workforce Center	TWC Local Office	TWC Local Office	0.48	\$500,000.00	0.48	\$500,000.00
1830	Mount Pleasant Workforce	TWC Local Office	Office Development	1.15	\$355,000.00	1.15	\$355,000.00
1853	Texarkana Workforce Center	Vacant	Single Tenant Office	1.29	\$144,000.00	1.29	\$144,000.00
2074	Waxahachie Workforce Center	TWC Office	TWC Office	1.42	\$305,000.00	1.42	\$305,000.00
1842	Weslaco Tax Office	Vacant	Office/Industrial Development	1.15	\$425,000.00	1.15	\$425,000.00
Total:				8.65	\$3,285,200.00	8.65	\$3,285,200.00

TWC Properties to be Retained

GLO	Site Name	Current Use	Highest and	Acres	Total Market
1872	Amarillo Workforce Center	TWC Office	TWC Office	0.80	\$654,000.00
1877	Austin Distribution Center	TWC Office/Warehouse	TWC Office/Warehouse	1.43	\$1,400,000.00
1884	Austin Guadalupe Building	TWC Area Office	Office Development/TWC Area	0.51	\$2,625,000.00
2529	Austin Mopac Building	TWC Area Office	TWC Area Office	1.43	\$1,350,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Acres	Total Market Value
1875	Austin State Headquarters - Annex	TWC State Headquarters and Parking	TWC State Headquarters and Parking	1.75	\$9,770,000.00
1883	Austin State Headquarters - Main	TWC State Headquarters	TWC State Headquarters	2.15	\$22,500,000.00
1850	Austin State Headquarters-Trinity	TWC Headquarters and Parking Ga-	TWC Headquarters and Parking	1.82	\$13,670,000.00
1844	Brownwood Workforce Center	TWC Office	Office Development	0.87	\$238,000.00
1879	Corpus Christi-Staples Workforce Center	TWC Office	TWC Office	2.41	\$1,465,000.00
1838	Corsicana Workforce Center	TWC Office	TWC Office	0.83	\$220,000.00
1873	El Paso UI Tele-Center	TWC Tele-Center	TWC Tele-Center	0.50	\$774,000.00
1857	Garland Workforce Center	TWC Local Office	TWC Local Office	1.42	\$545,000.00
1870	Grand Prairie Tax Appeals Office	TWC Office	TWC Office	.96	\$522,000.00
2266	Houston Tax and Monitoring Office	TWC Office	TWC Office	2.25	\$777,000.00
2079	Marshall Workforce Center	TWC Office	Office Development	1.44	\$413,400.00
1834	McAllen UI Tele-Center	TWC Local Office	TWC Local Office	2.10	\$1,750,000.00
1829	McKinney Workforce Center	TWC Office	TWC Office	0.95	\$486,000.00
1848	Nacogdoches Workforce Center	TWC Office	TWC Office	1.46	\$283,000.00
1854	North Texas UI Tele-Center	TWC Office and Parking	Office and Parking Structure	1.08	\$3,873,000.00
1961	Paris Workforce Center	TWC Office/ Parking Lots	TWC Office/ Parking Lots	1.29	\$371,000.00
1876	San Antonio UI Tele-Center	TWC Tele-Center Office	Office/ Commercial Development	0.92	\$1,685,000.00
1836	Sherman Board Headquarters and Tax Office	TWC Local Office	TWC Local Office	1.15	\$482,000.00
1835	Temple Workforce Center	TWC Office	TWC Office	1.58	\$425,000.00
Total:				31.10	\$66,278,400.00

**TEXAS WORKFORCE
COMMISSION
PROPERTIES
RECOMMENDED
FOR SALE OR LEASE**

GLO ID#: 1867

Brownsville Board Headquarters

Location:

245 East Levee Street, Brownsville, Cameron County, Texas

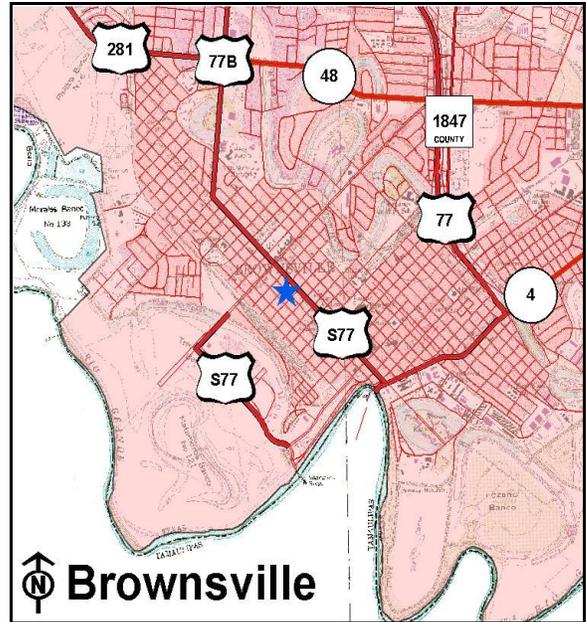
Legal Description:

Volume 774, Page 214, Cameron County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..1/30/2009 **Acres:** 0.41 **Bldgs.:**1 **Bldg Sq Ft....** 7,680 sq. ft.
Sen. Dist.:27 **Rep. Dist.:**37 **FAR:...** 0.43 **Total Market Value:** \$380,000
% in Floodplain:..... 0% **Slope:**Level **Zoning:**General Retail
Frontage:Levee St, Harrington Ave
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Commercial, Office
Current Use:TWC Administrative Facility
Highest and Best Use:TWC Administrative Facility
Agency Projected Use:TWC Administrative Facility

Analysis

The Texas Workforce Commission utilizes this site as an administrative facility. Located on East Levee Street, one block southwest of Business US HWY 77, in downtown Brownsville, the site is improved with a single-story building and surface parking. The surrounding land uses include commercial, residential, and office development.

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future. The agency has requested the property be included on the recommended list.

Site Map



Brownsville Workforce Center

Location:

851 Old Alice Road, Brownsville, Cameron County, Texas

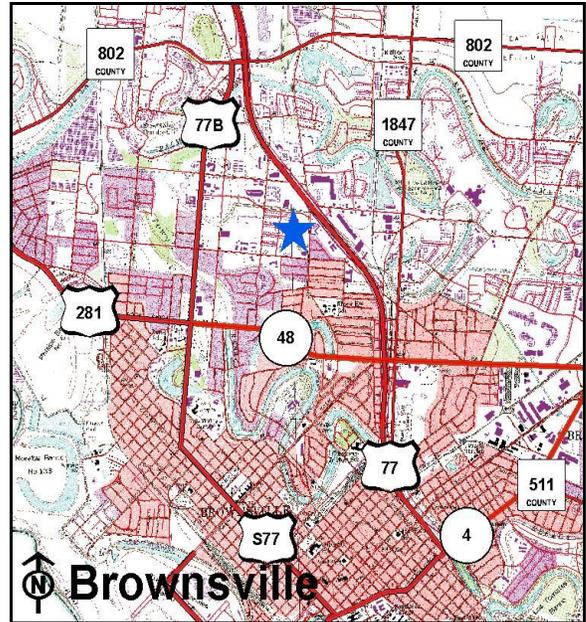
Legal Description:

Volume 1399, Page 88, Cameron County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..1/30/2009 **Acres:** 2.50 **Bldgs.:**1 **Bldg Sq Ft.....** 17,254 sq. ft.
Sen. Dist.:27 **Rep. Dist.:**37 **FAR:...** 0.16 **Total Market Value:** \$1,150,000
% in Floodplain:..... 100% **Slope:**Level **Zoning:**Commercial
Frontage:Old Alice Road
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Commercial, Medical, Office
Current Use:TWC Local Office
Highest and Best Use:TWC Local Office
Agency Projected Use:TWC Local Office

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. Located on Old Alice Road just north of US HWY 281 in the central portion of Brownsville, the site is improved with a single-story building and surface parking. The surrounding land uses include commercial, residential, medical, and office development.

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future. The agency has requested the property be included on the recommended list.

Site Map



GLO Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Grand Prairie Parking Lot

Location:

2102 Houston Street, Grand Prairie, Dallas County, Texas

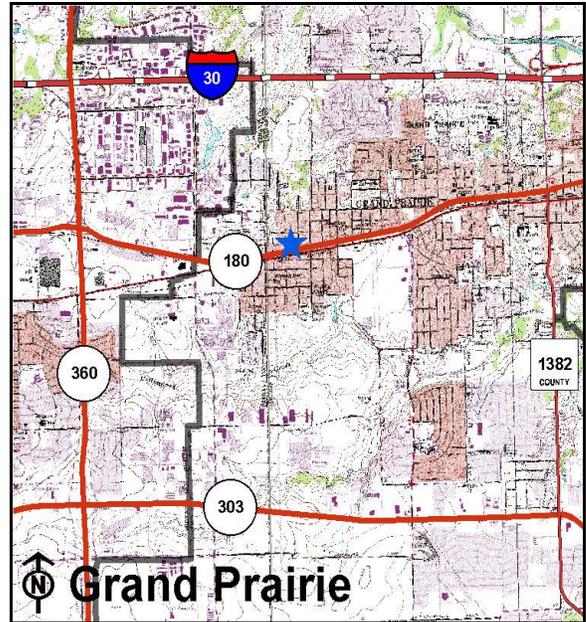
Legal Description:

Volume 515, Pages 286-289, Dallas County Map Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility, None



Location Map

Appraisal Date: ..3/17/2009 **Acres:** 0.25 **Bldgs.:**0 **Bldg Sq Ft....** 0 sq. ft.
Sen. Dist.:9 **Rep. Dist.:** ...106 **FAR:...** 0.00 **Total Market Value:** \$26,200
% in Floodplain:..... 0% **Slope:**Level **Zoning:**Residential
Frontage:Houston St, 21st St
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Governmental, None, None
Current Use:Parking Lot
Highest and Best Use:Residential Development
Agency Projected Use:Parking Lot

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this site if the Tax and Appeals office requires overflow parking. Located on Houston Street in Grand Prairie, the site is unimproved with only unpaved surface parking. The surrounding land uses include residential development and the TWC Tax and Appeals Office.

The appraisal indicates the highest and best use is for residential development. Currently, this site is vacant and it listed for sale by the General Land Office.

Site Map



GLO Recommendation:

Dispose of this site if no longer needed by the agency.

Harlingen Workforce Center

Location:

601 East Harrison Street, Harlingen,
Cameron County, Texas

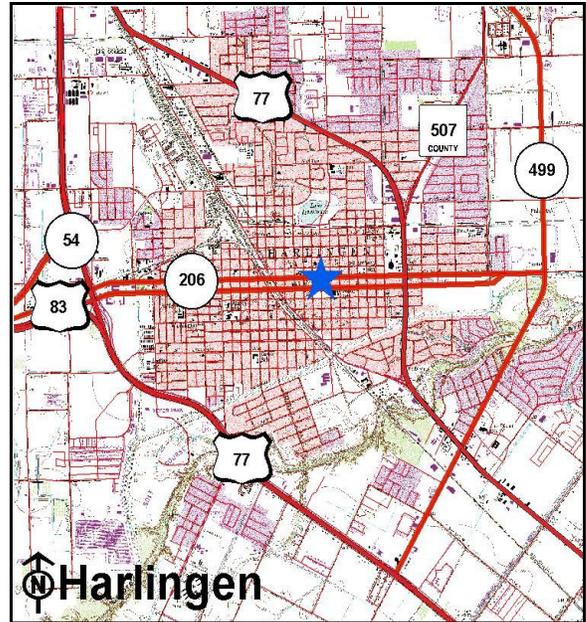
Legal Description:

Volume 782, Page 407, Volume 775, Page 227,
Cameron County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..1/26/2009 **Acres:** 0.48 **Bldgs.:**1 **Bldg Sq Ft....** 8,160 sq. ft.
Sen. Dist.:27 **Rep. Dist.:**43 **FAR:...** 0.39 **Total Market Value:** \$500,000
% in Floodplain:..... 0% **Slope:**Level **Zoning:**General Retail
Frontage:Harrison Street, 6th Street
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Commercial, Office
Current Use:TWC Local Office
Highest and Best Use:TWC Local Office
Agency Projected Use:TWC Local Office

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. Located on East Harrison Street west of Business U.S. Highway 77 in Harlingen, the site is improved with a single-story building, surface parking, and concrete driveways. The surrounding land uses include a mixture of commercial and office development.

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future. The agency has requested the property be included on the recommended list.

Site Map



GLO Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency.

Mount Pleasant Workforce Center

Location:

1902 West Ferguson Road, Mount Pleasant,
Titus County, Texas

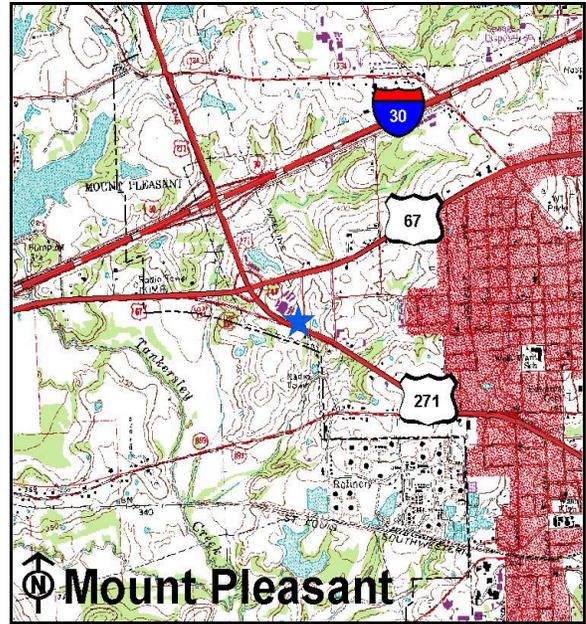
Legal Description:

Volume 440, Page 290, Titus County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..3/25/2009 **Acres:** 1.15 **Bldgs.:**1 **Bldg Sq Ft....** 5,456 sq. ft.
Sen. Dist.:1 **Rep. Dist.:**3 **FAR:...** 0.11 **Total Market Value:** \$355,000
% in Floodplain:..... 0% **Slope:**Moderate **Zoning:**Commercial
Frontage:West Ferguson Rd
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Commercial, Medical, Office
Current Use:TWC Local Office
Highest and Best Use:Office Development
Agency Projected Use:TWC Local Office, subject to agency evaluation

Analysis

The Texas Workforce Commission utilizes this site as a workforce center. Located on West Ferguson Road on the western edge of Mount Pleasant, the site is improved with a one-story building and surface parking. The surrounding land uses include commercial, residential, office, and medical development.

The appraisal indicates the highest and best use is office development to include the present use. This site was recommended on the 2005 and 2007 Governor's Report and was not disapproved. As of this report, TWC has not determined when the property will be available for purchase.

Site Map



GLO Recommendation:

Dispose of this site when it becomes vacant.

Texas General Land Office

Texas Workforce Commission

GLO ID#: 1853

Texarkana Workforce Center

Location:

1120 Wood Street, Texarkana, Bowie County, Texas

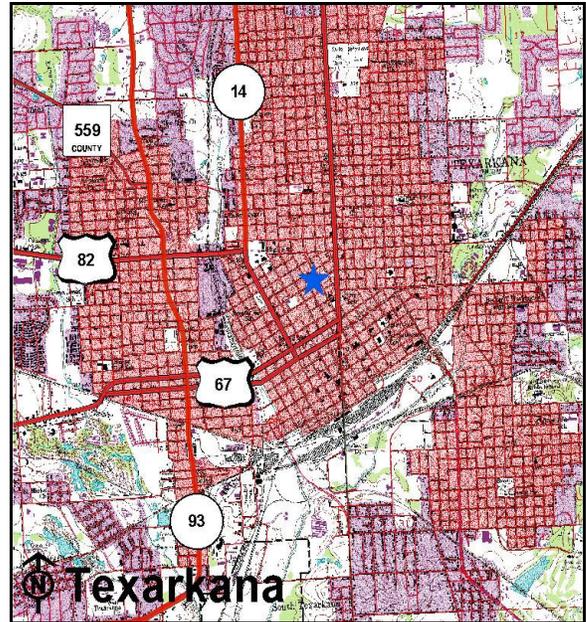
Legal Description:

Volume 501, Page 617-636, Bowie County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date:2/4/2009 **Acres:** 1.29 **Bldgs.:**1 **Bldg Sq Ft....** 14,348 sq. ft.
Sen. Dist.:1 **Rep. Dist.:**1 **FAR:...** 0.26 **Total Market Value:** \$144,000
% in Floodplain:..... 0% **Slope:**Level **Zoning:**Office
Frontage:Wood St, 11th St
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Medical, Civic, Vacant
Current Use:Vacant
Highest and Best Use:Single Tenant Office
Agency Projected Use:Available for Sale

Analysis

The Texas Workforce Commission does not currently occupy this property; it is currently listed for sale with a local broker. Located on the west side of Wood Street in Texarkana, the site is improved with a one-story office building for which roof and HVAC repairs are needed. The surrounding land use includes residential, civic, and medical development.

The appraisal indicates the highest and best use is for office purposes. This site was presented on the 2005 and 2007 Governors' Report and was not disapproved.

Site Map



GLO Recommendation:

Dispose of the facility if no longer needed by the agency.

Waxahachie Workforce Center

Location:

1712 West Main Street, Waxahachie, Ellis County, Texas

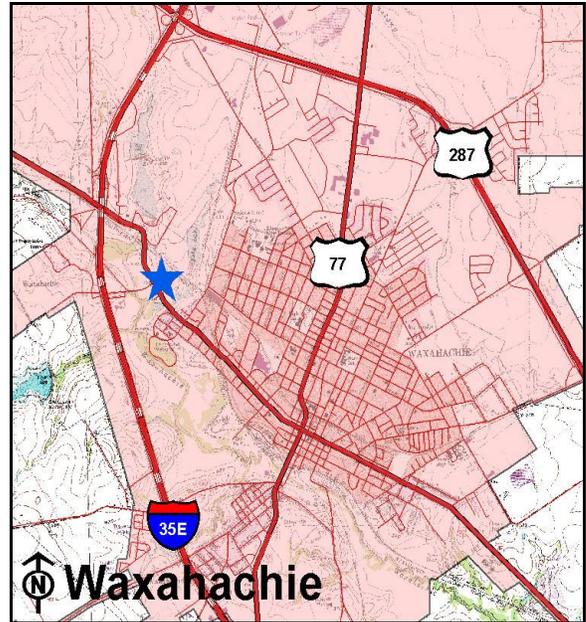
Legal Description:

Volume 835, Page 322, Ellis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..1/16/2009 **Acres:** 1.42 **Bldgs.:**1 **Bldg Sq Ft.....** 6,973 sq. ft.
Sen. Dist.:22 **Rep. Dist.:**10 **FAR:...** 0.11 **Total Market Value:** \$305,000
% in Floodplain:..... 0% **Slope:**Level **Zoning:**Commercial
Frontage:West Main Street
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Vacant, Commercial, Medical
Current Use:TWC Local Office
Highest and Best Use:TWC Local Office
Agency Projected Use:TWC Local Office

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. Located on the east side of West Main Street within the city limits of Waxahachie, the site is improved with a single-story building, exterior security lights, and surface parking. The surrounding land uses include vacant lots, medical and commercial development.

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future. The agency has requested the property be included on the recommended list.

Site Map



GLO Recommendation:

Retain for continued agency operations. Dispose if no longer needed by the agency

Weslaco Tax Office

Location:

1002 East Expressway 83, Weslaco, Hidalgo County, Texas

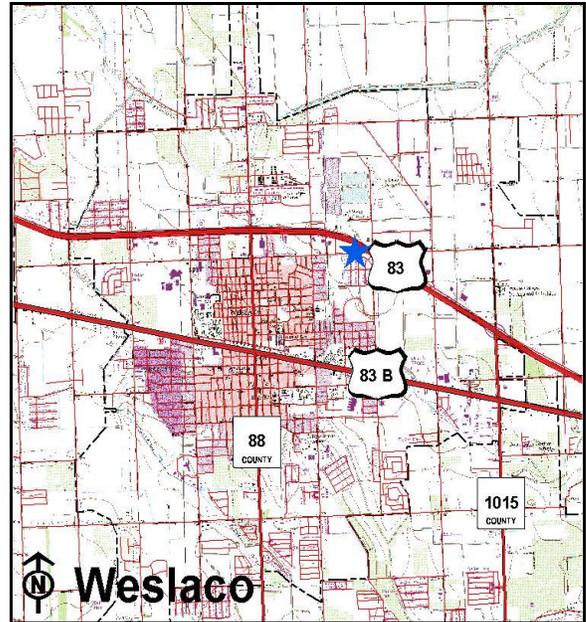
Legal Description:

Volume 1612, Page 612-615, Hidalgo County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..2/26/2009 **Acres:** 1.15 **Bldgs.:**1 **Bldg Sq Ft.....** 7,128 sq. ft.
Sen. Dist.:27 **Rep. Dist.:**39 **FAR:...** 0.14 **Total Market Value:** \$425,000
% in Floodplain:..... 0% **Slope:**Level **Zoning:**Industrial
Frontage:East Expy 83, Pike Rd
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Commercial, Industrial
Current Use:TWC Tax Office
Highest and Best Use:Office/Industrial Development
Agency Projected Use:Office/Industrial Development

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission does not currently occupy this property; it is currently listed for sale with a local real estate broker. Located on East Expressway 83 in the northeast part of Weslaco, the site is improved with a single story building, chain link fencing, and surface parking. The surrounding land uses include residential, industrial, and commercial development.

The appraisal indicates the highest and best use is for office/industrial purposes.

Site Map



GLO Recommendation:

Dispose of the facility.

**TEXAS WORKFORCE
COMMISSION
PROPERTIES TO BE
RETAINED**

Texas Workforce Commission

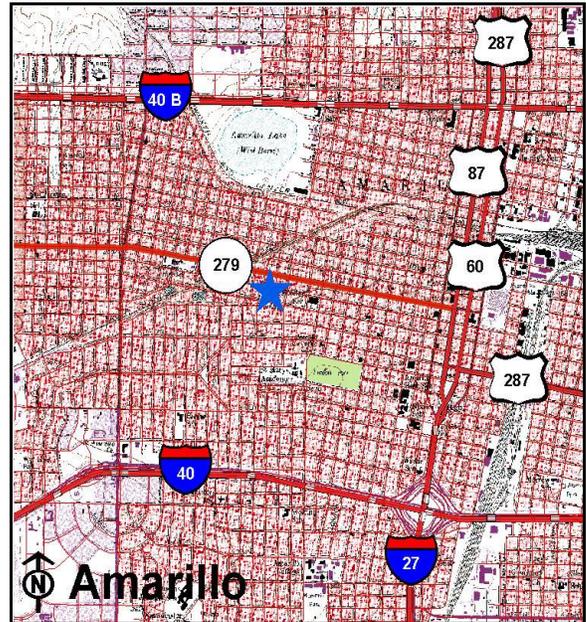
Amarillo Workforce Center

Location:

1206 West 7th Street, Amarillo, Potter County, Texas

Legal Description:

Volume 941, Page 326, Potter County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...3/18/2009 **Acres:** 0.80 **Bldgs.:**1 **Bldg Sq Ft** 15,214 sq.ft.
Sen. Dist.:.....31 **Rep. Dist.:**.....87 **FAR:** 0.43 **Total Market Value:** \$654,000
% in Floodplain:0% **Slope:**.....Level **Frontage:**West 7th St, Ong St
Zoning:Industrial
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Industrial, Commercial
Current Use:TWC Local Office
Highest and Best Use:TWC Local Office
Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a workforce center. Located on the north side of West 7th Street in the central part of Amarillo, the site is improved with a single-story office building, security lighting, and surface parking. The surrounding land uses include commercial and industrial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

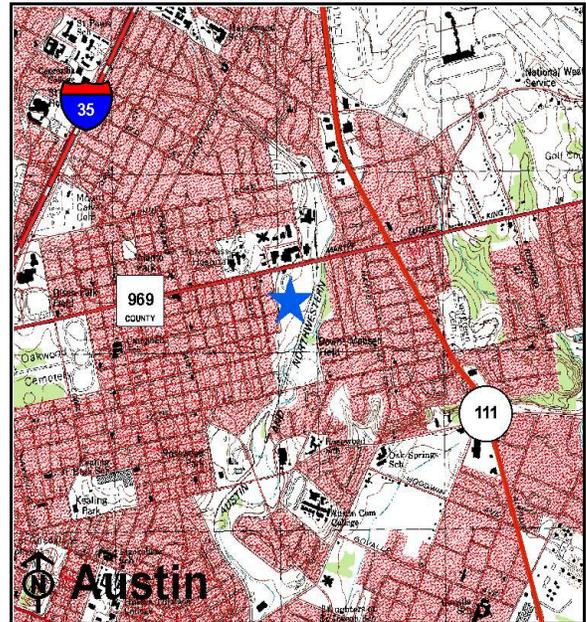
Austin Distribution Center

Location:

2810 East Martin Luther King Boulevard, Austin, Travis County, Texas

Legal Description:

Volume 2247, Page 107, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...1/29/2009	Acres: 1.43	Bldgs.: .....1	Bldg Sq Ft 32,000 sq.ft.
Sen. Dist.:.....14	Rep. Dist.:.....46	FAR: 0.51	Total Market Value: \$1,400,000
% in Floodplain: .....0%	Slope: .....Moderate	Frontage:	MLK, Miriam St
Zoning:	Industrial		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Medical, Commercial, Industrial, Residential		
Current Use:	TWC Local Office/Warehouse		
Highest and Best Use:	TWC Local Office/Warehouse		
Agency Projected Use:	TWC Local Office/Warehouse		

The Texas Workforce Commission utilizes this site as an office and warehouse. Located on the north side of East Martin Luther King Boulevard between Real Street and Miriam Street in Austin, the site is improved with a single-story building, surface parking, and security fencing in certain areas. The surrounding land uses include medical, industrial, commercial, and residential development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

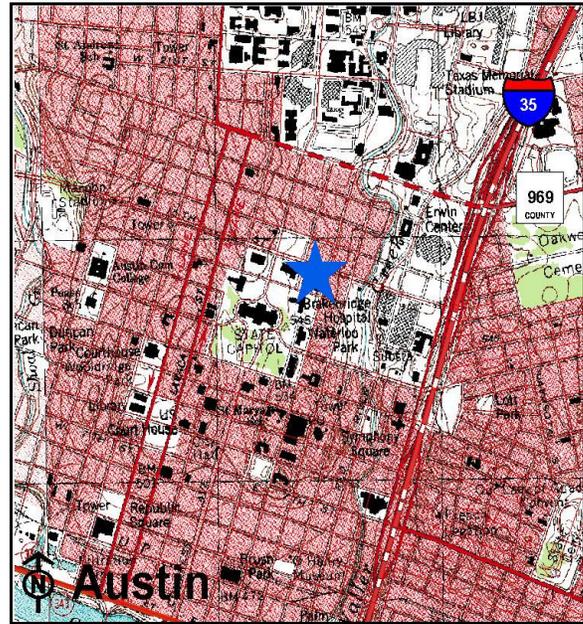
Austin Guadalupe Building

Location:

1215 Guadalupe Street, Austin, Travis County, Texas

Legal Description:

Volume 1892, Page 108, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...1/27/2009 **Acres:** 0.51 **Bldgs.:**1 **Bldg Sq Ft** 10,500 sq.ft.
Sen. Dist.:.....14 **Rep. Dist.:**.....49 **FAR:** 0.48 **Total Market Value:** \$2,625,000
% in Floodplain:0% **Slope:**.....Level **Frontage:**Guadalupe Street, 13th Street
Zoning:Mixed-Use

Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Governmental, Residential, Office
Current Use:TWC Area Office
Highest and Best Use:Office Development/TWC Area Office
Agency Projected Use:TWC Area Office

The Texas Workforce Commission utilizes this site as an appeals office. Located in the State Capital Complex at the southeast corner of Guadalupe Street and West 13th Street in downtown Austin, the site is improved with a one-story office building, a basement-parking garage, and surface parking. The surrounding land uses include offices, residences converted to office use, a parking garage, and residential/office condominiums.

The building is a 10,500 square foot one-story structure located in the central business district of Austin and is considered to be an underutilization of the site. The appraisal however indicates that the highest and best use is office development to include the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Austin Mopac Building

Location:

12312 North Mopac, Austin, Travis County, Texas

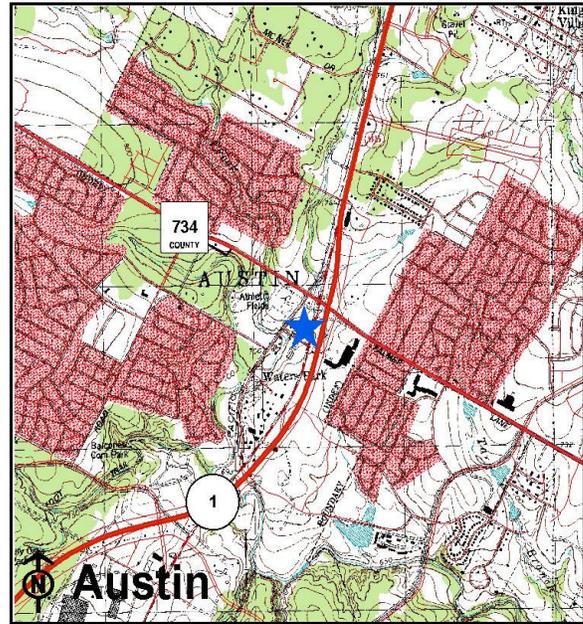
Legal Description:

Lot 5A, Blok A, North Central Estates Section One - "B", Travis County

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility, None



Location Map

Appraisal Date: ...6/30/2008 Acres: 1.43 Bldgs.:1 Bldg Sq Ft 9,000 sq.ft.
Sen. Dist.:.....14 Rep. Dist.:.....50 FAR: 0.14 Total Market Value: \$1,350,000
% in Floodplain:0% Slope:.....Level Frontage:MoPac
Zoning:Commercial

Utilities:Electricity, Telephone, Wastewater, Water
Surrounding Uses:Industrial, Commercial, None, None
Current Use:TWC Area Office
Highest and Best Use:TWC Area Office
Agency Projected Use:TWC Area Office

The Texas Workforce Commission utilizes this site as an area office. Located along the west side of MoPac, south of the intersection of MoPac and Parmer Lane in Austin, the site is improved with a one-story office building. The surrounding land uses include a self-storage facility, a bank, and a truck yard.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

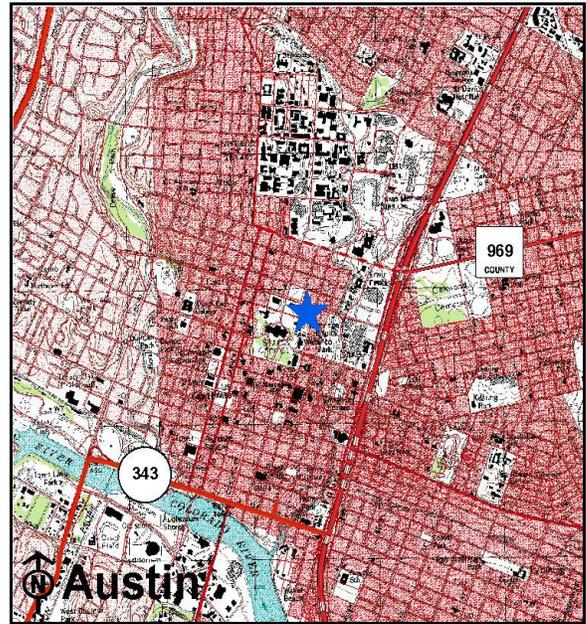
Austin State Headquarters - Annex

Location:

1411 Brazos Street, Austin, Travis County, Texas

Legal Description:

Volume 2315, Page 133, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...2/13/2009 Acres: 1.75
Sen. Dist.:.....14 Rep. Dist.:.....49 FAR: 0.79
% in Floodplain:0% Slope:Moderate
Zoning:Commercial

Bldgs.:2 Bldg Sq Ft 60,300 sq.ft.
Total Market Value: \$9,770,000
Frontage:Brazos St, 15th St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental

Current Use:TWC State Headquarters and Parking Garage

Highest and Best Use:TWC State Headquarters and Parking Garage

Agency Projected Use:TWC State Headquarters and Parking Garage

The Texas Workforce Commission utilizes this site as a state headquarters annex building and parking garage. Located in the State Capital Complex at the southeast corner of Brazos Street and East 15th Street in downtown Austin, the site is improved with a 3-story office building and a 3-level parking garage. The surrounding land uses include the State of Texas Capitol, state office buildings, and parking garages.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Austin State Headquarters - Main

Location:

101 East 15th Street, Austin, Travis County, Texas

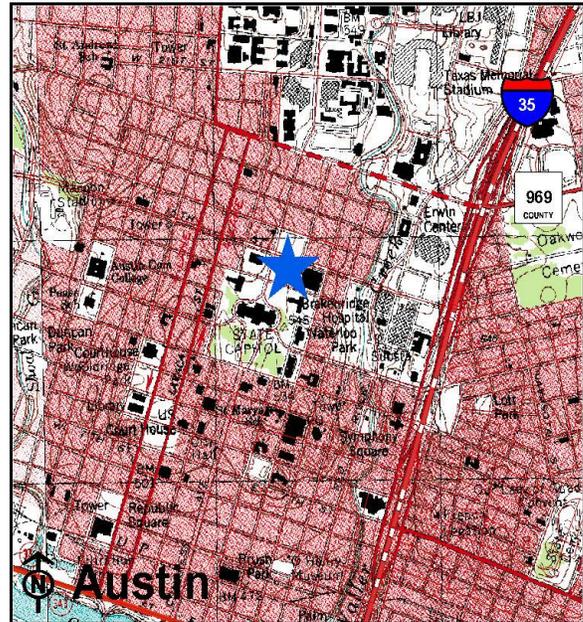
Legal Description:

Vol 1911, Pg 293-296; Vol 1907, Pg 268, 276; Vol 1882, Pg 385-389, 497; Vol 1893, Pg 238, 268; Vol 1892, Pg 126, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...2/13/2009 **Acres:** 2.15 **Bldgs.:**1 **Bldg Sq Ft** 158,097 sq.ft.
Sen. Dist.:.....14 **Rep. Dist.:**.....49 **FAR:** 1.68 **Total Market Value:** \$22,500,000
% in Floodplain:0% **Slope:**Moderate **Frontage:**15th St, Brazos St
Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental

Current Use:TWC State Headquarters

Highest and Best Use:TWC State Headquarters

Agency Projected Use:TWC State Headquarters

The Texas Workforce Commission utilizes this site as a state headquarters office building. Located in the State Capitol Complex at the southeast corner of East 15th Street and Congress Avenue in downtown Austin, the site is improved with a 6-story office building and surface parking. The surrounding land uses include the State of Texas Capitol, state office buildings, and parking garages.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Austin State Headquarters-Trinity

Location:

1117 Trinity Street, Austin, Travis County, Texas

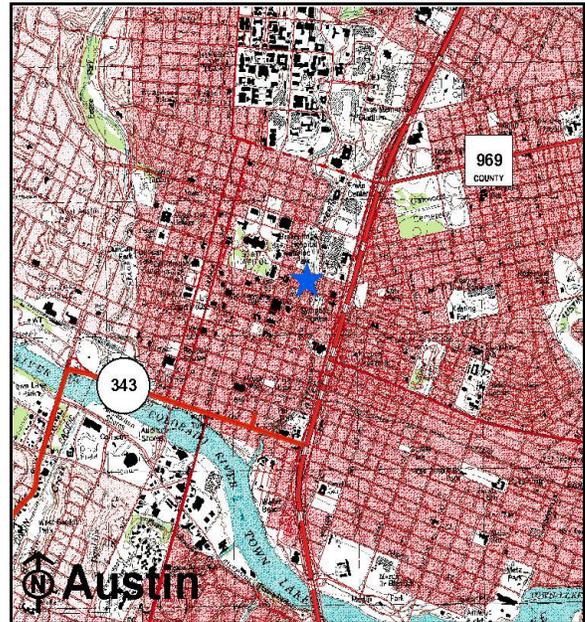
Legal Description:

Volume 3864, Page 1-2, Volume 6855, Page 33-36, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...2/13/2009 Acres: 1.82 Bldgs.:2 Bldg Sq Ft 101,250 sq.ft.
Sen. Dist.:.....14 Rep. Dist.:.....49 FAR: 1.27 Total Market Value: \$13,670,000
% in Floodplain:0% Slope:.....Level Frontage:Trinity Street, 12th Street
Zoning:Mixed-Use
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Office, Commercial, Governmental, Civic
Current Use:TWC Headquarters and Parking Garage
Highest and Best Use:TWC Headquarters and Parking Garage
Agency Projected Use:TWC Headquarters and Parking Garage

The Texas Workforce Commission utilizes this site as a headquarters and parking garage. Located in the State Capital Complex at the southeast corner of Trinity Street and East 12th Street in downtown Austin, the site is improved with a 5-story office building, an attached 2-level underground parking garage, and a 4-level parking garage. The surrounding land uses include governmental, residential, commercial, and civic development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

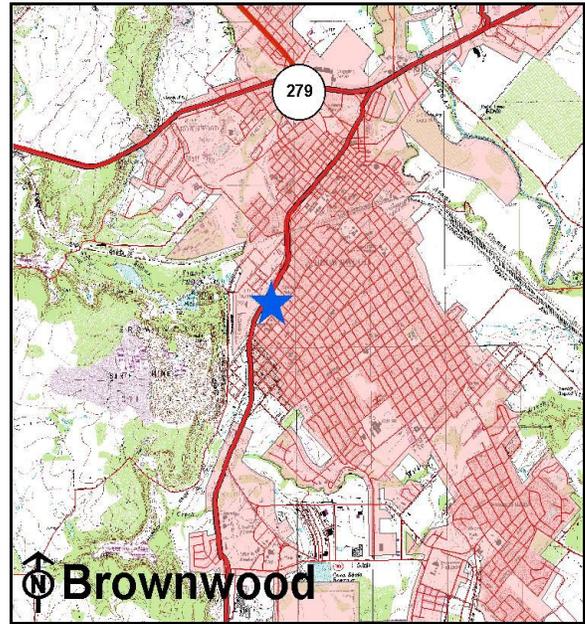
Brownwood Workforce Center

Location:

2202 HWY 377 South, Brownwood, Brown County, Texas

Legal Description:

Volume 745, Page 348, Brown County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...2/11/2009	Acres: 0.87	Bldgs.: .....1	Bldg Sq Ft 4,330 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....60	FAR: 0.11	Total Market Value: \$238,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....HWY 377 South, 10th St	
Zoning:	Industrial		

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Office, Industrial, Commercial

Current Use:TWC Local Office

Highest and Best Use:Office Development

Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a workforce center. Located at the southeast corner of HWY 377 and 10th Street in the southwest portion of Brownwood, the site is improved with one structure and surface parking. The surrounding land uses include residential, industrial, commercial, and office development.

The appraisal indicates the highest and best use is office purposes to include the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

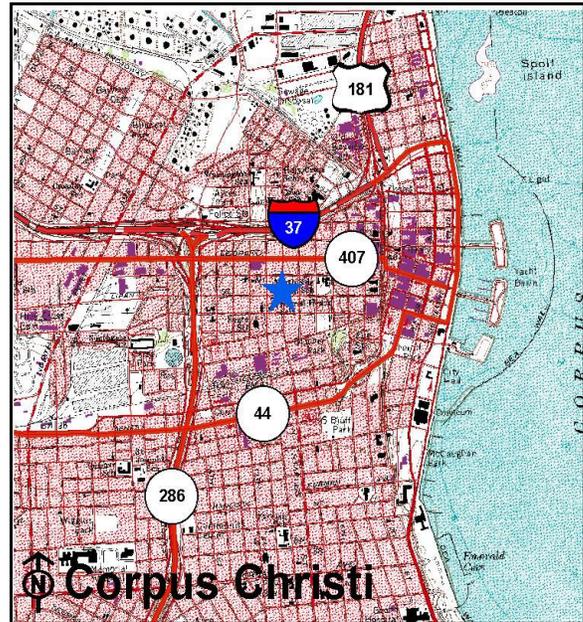
Corpus Christi-Staples Workforce Center

Location:

514-520 North Staples Street, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 1255, Page 163, Volume 1254, Page 318, 327, Volume 1256, Page 466, Volume 1274, Page 92, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: .....3/5/2009	Acres: 2.41	Bldgs.: .....1	Bldg Sq Ft 22,528 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....34	FAR: 0.21	Total Market Value: \$1,465,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Staples St, Waco St	
Zoning: .....Commercial			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Governmental, Commercial			
Current Use: .....TWC Local Office			
Highest and Best Use: .....TWC Local Office			
Agency Projected Use: .....TWC Local Office			

The Texas Workforce Commission utilizes this site as a workforce center. Located along the east side of North Staples Steet in downtown Corpus Christi, the site is improved with one office building and surface parking. The surrounding land uses include governmental and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Corsicana Workforce Center

Location:

720 North Beaton Street, Corsicana, Navarro County, Texas

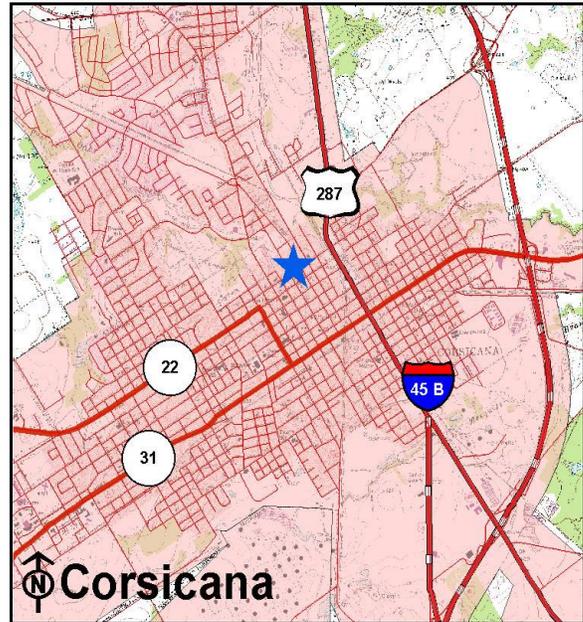
Legal Description:

Volume 924, Page 33, Navarro County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...1/16/2009	Acres: 0.83	Bldgs.: .....1	Bldg Sq Ft 5,277 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....8	FAR: 0.15	Total Market Value: \$220,000
% in Floodplain: .....0%	Slope:.....Level	Frontage:	Beaton St, Mall Dr
Zoning:	General Retail		

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Office

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a workforce center. Located on the southwest corner of North Beaton Street and Mall Drive in Corsicana, the site is improved with a single-story building, exterior security lighting, chain link fencing, and surface parking. The surrounding land uses include residential, office, and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

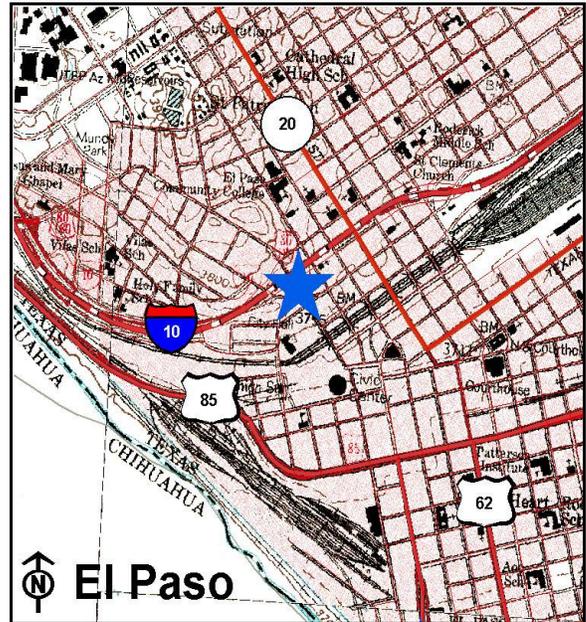
El Paso UI Tele-Center

Location:

616-618 North Santa Fe Street, El Paso, El Paso County, Texas

Legal Description:

Volume 1646, Page 13, El Paso County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:3/5/2009 Acres: 0.50
Sen. Dist.:.....29 Rep. Dist.:.....77 FAR: 0.72
% in Floodplain:0% Slope:.....Level
Zoning:Commercial

Bldgs.:1 Bldg Sq Ft 15,475 sq.ft.
Total Market Value: \$774,000
Frontage:Santa Fe St, Prospect Ave

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Recreational

Current Use:TWC Tele-Center

Highest and Best Use:TWC Tele-Center

Agency Projected Use:TWC Tele-Center

The Texas Workforce Commission utilizes this site as a tele-center and associated parking. Located at the corner of North Santa Fe and Wyoming Street and the intersection of North Santa Fe and Prospect Street in El Paso, the site is improved with a single story office building, a basement garage, and additional surface parking in the alley at the rear of the building. The surrounding land uses include commercial and recreational development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Garland Workforce Center

Location:

217 Tenth Street, Garland, Dallas County, Texas

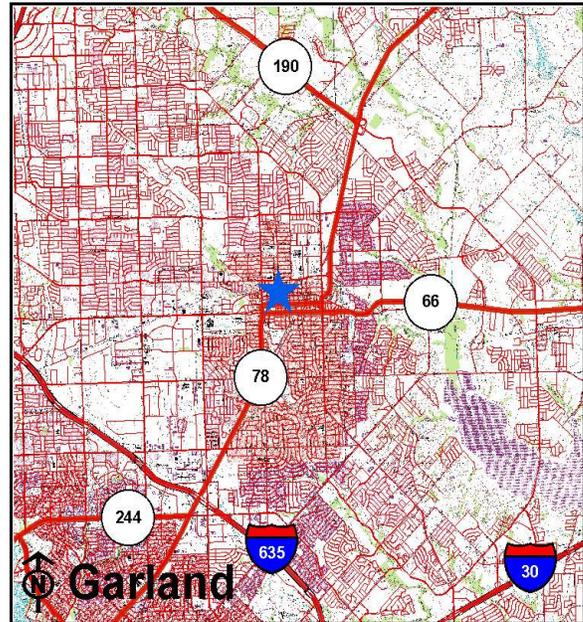
Legal Description:

Volume 67106, Page 1955-1964, Dallas County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...1/14/2009 Acres: 1.42 Bldgs.:1 Bldg Sq Ft 7,563 sq.ft.
Sen. Dist.:.....16 Rep. Dist.:...113 FAR: 0.12 Total Market Value: \$545,000
% in Floodplain:0% Slope:.....Level Frontage:10th St, 11th St
Zoning:Commercial
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Office, Medical, Civic
Current Use:TWC Local Office
Highest and Best Use:TWC Local Office
Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a local workforce center. Located on Tenth Street in the downtown area of Garland, the site is improved with a single-story office building and surface parking. The surrounding land uses include residential, office, medical, and civic development.

The appraisal indicates the highest and best use is the current use as an office space.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

Grand Prairie Tax Appeals Office

Location:

2102 West Main Street, Grand Prairie, Dallas County, Texas

Legal Description:

Volume 314, Page 165-169, Volume 68054, Page 1264-1267, Dallas County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...3/17/2009	Acres: 0.96	Bldgs.: .....1	Bldg Sq Ft 10,106 sq.ft.
Sen. Dist.:.....9	Rep. Dist.:....106	FAR: 0.24	Total Market Value: \$522,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....	.....W Main St, 21st St
Zoning: .....	.....Mixed-Use		
Utilities: .....	.....Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses: .....	.....Residential, Commercial		
Current Use: .....	.....TWC Tax Appeals Office		
Highest and Best Use: .....	.....TWC Tax Appeals Office		
Agency Projected Use: .....	.....TWC Tax Appeals Office		

The Texas Workforce Commission utilizes this site as a tax and appeals office. Located on West Main Street in Grand Prairie, the site is improved with a single-story office building and surface parking. The surrounding land uses include residential and commercial development.

The appraisal indicates the highest and best use for the office is to continue in the present use. The adjoining overflow parking lot (#1864) is recommended for sale.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

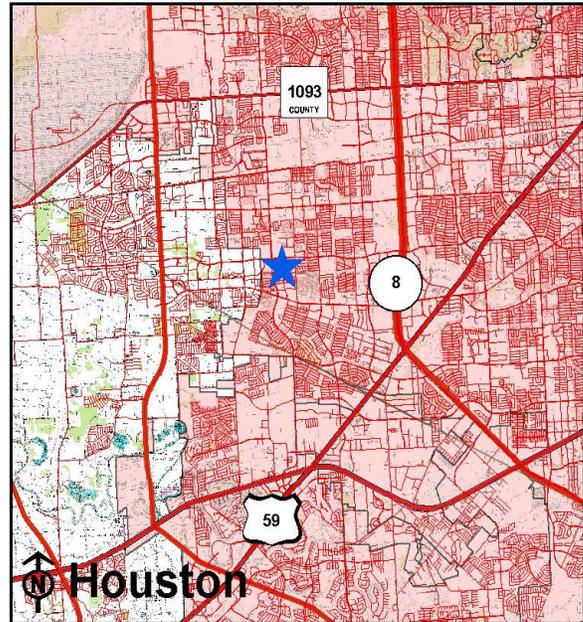
Houston Tax and Monitoring Office

Location:

12455 Beechnut Street, Houston, Harris County, Texas

Legal Description:

Volume 337, Page 109, Harris County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: ...4/15/2009 Acres: 2.25
Sen. Dist.:...13 Rep. Dist.:...149 FAR: 0.12
% in Floodplain:0% Slope:.....Level
Zoning:Unzoned

Bldgs.:1 Bldg Sq Ft 11,954 sq.ft.
Total Market Value: \$777,000
Frontage:Beechnut St, Dairy View Ln

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, School, Vacant

Current Use:TWC Tax and Subrecipient Monitoring Office

Highest and Best Use:TWC Tax and Subrecipient Monitoring Office

Agency Projected Use:TWC Tax and Subrecipient Monitoring Office

The Texas Workforce Commission utilizes this site as a local tax and subrecipient monitoring office. Located at the southeast corner of Beechnut Street and Dairy View Lane, on the west side of Houston, the site is improved with a single-story office building and surface parking. The surrounding land uses include residential and commercial development, a school, and some vacant land.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Marshall Workforce Center

Location:

4300 HWY 59 South (East End Boulevard), Marshall, Harrison County, Texas

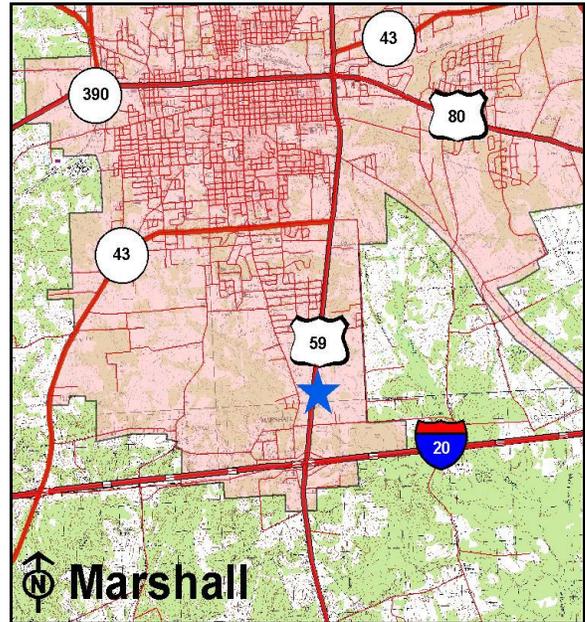
Legal Description:

Volume 1263, Page 175, Harrison County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...1/28/2009	Acres: 1.44	Bldgs.: .....1	Bldg Sq Ft 8,268 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....5	FAR: 0.13	Total Market Value: \$413,400
% in Floodplain: .....0%	Slope: .....Moderate	Frontage: .....	.....HWY 59
Zoning: .....	.....Commercial		

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Vacant, Commercial

Current Use:TWC Local Office

Highest and Best Use:Office Development

Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a local workforce center. Located on East End Boulevard in Marshall, the site is improved with a single-story building, exterior lighting, perimeter fencing, and surface parking. The surrounding land uses include vacant wooded land and commercial development.

The appraisal indicates the highest and best use is office purposes to include the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

McAllen UI Tele-Center

Location:

400 East Hackberry Avenue, McAllen, Hidalgo County, Texas

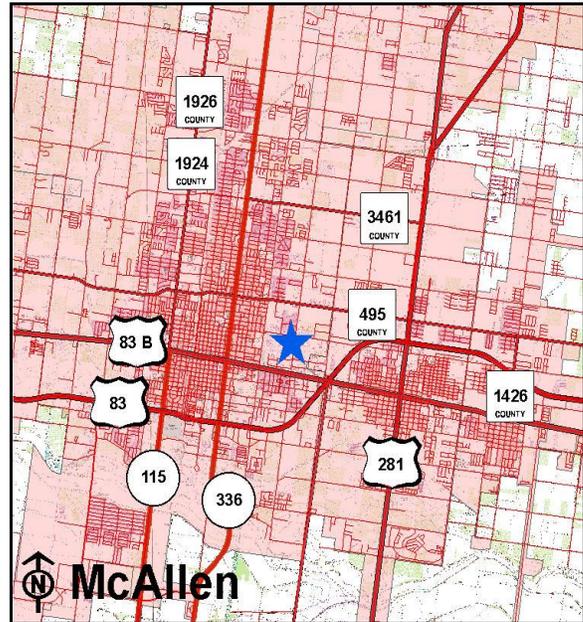
Legal Description:

Volume 1683, Page 929, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...1/16/2009 Acres: 2.10
Sen. Dist.:.....27 Rep. Dist.:.....41 FAR: 0.33
% in Floodplain:5% Slope:.....Level
Zoning:Commercial

Bldgs.:1 Bldg Sq Ft 30,030 sq.ft.
Total Market Value: \$1,750,000
Frontage:Hackberry Ave, Cynthia St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Recreational, Residential, Medical, Commercial

Current Use:TWC Tele-Center and Tax Office

Highest and Best Use:TWC Tele-Center and Tax Office

Agency Projected Use:TWC Tele-Center and Tax Office

The Texas Workforce Commission utilizes this site as a local tele-center and tax office. Located on East Hackberry Avenue in McAllen, the site is improved with a single-story building, chain-link fencing, and concrete parking areas. The surrounding land uses include recreational, medical, residential, and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

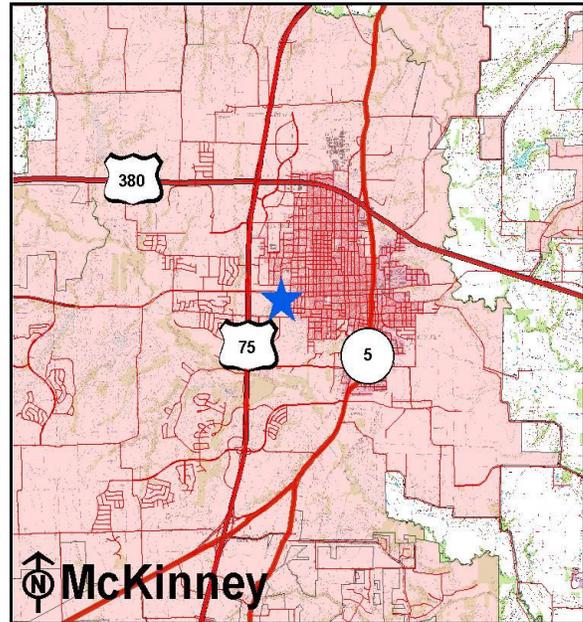
McKinney Workforce Center

Location:

1713 West Louisiana Street, McKinney, Collin County, Texas

Legal Description:

Volume 1388, Page 736, Collin County Deed Records



Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date:2/5/2009 **Acres:** 0.95 **Bldgs.:**1 **Bldg Sq Ft** 4,341 sq.ft.
Sen. Dist.:.....8 **Rep. Dist.:**.....70 **FAR:** 0.11 **Total Market Value:** \$486,000
% in Floodplain:0% **Slope:**.....Level **Frontage:**West Louisiana Street
Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Residential, Commercial, Medical, Civic
Current Use:TWC Local Office
Highest and Best Use:TWC Local Office
Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a local workforce center. Located along the south side of West Louisiana Street in McKinney, the site is improved with a single-story building and surface parking. The surrounding land uses include medical, civic, residential, and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Nacogdoches Workforce Center

Location:

2103 South Street, Nacogdoches, Nacogdoches County, Texas

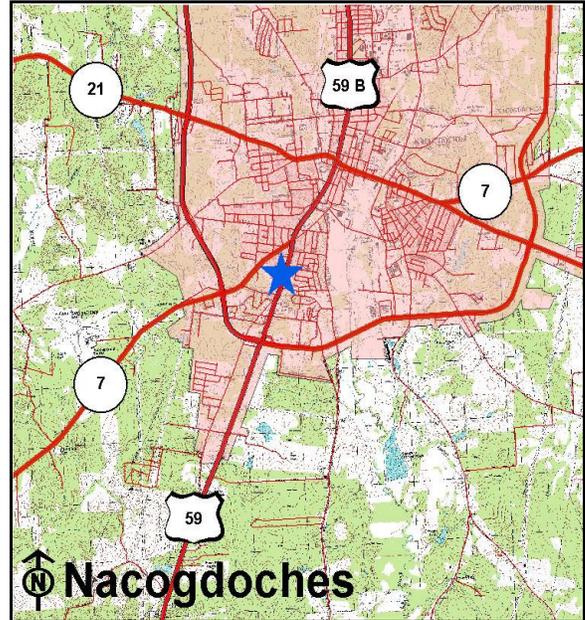
Legal Description:

Volume 401, Page 54, Volume 832, Page 630, Nacogdoches County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Appraisal Date: ...1/26/2009 Acres: 1.46
Sen. Dist.:.....3 Rep. Dist.:.....9 FAR: 0.13
% in Floodplain:0% Slope:Moderate
Zoning:Commercial

Bldgs.:1 Bldg Sq Ft 8,080 sq.ft.
Total Market Value: \$283,000
Frontage:South Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a local workforce center. Located along the east side of South Street in Nacogdoches, the site is improved with a single-story building, perimeter fencing, exterior lighting, and surface parking. The surrounding land uses include residential and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

North Texas UI Tele-Center

Location:

301 West 13th Street, Fort Worth, Tarrant County, Texas

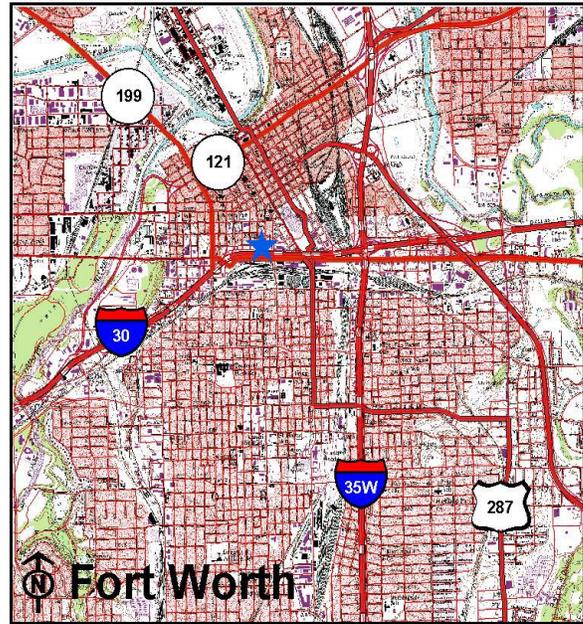
Legal Description:

Volume 662, Page 43, Tarrant County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Appraisal Date:3/4/2009 Acres: 1.08 Bldgs.:1 Bldg Sq Ft 64,549 sq.ft.
Sen. Dist.:....10 Rep. Dist.:....90 FAR: 1.37 Total Market Value: \$3,873,000
% in Floodplain:0% Slope:.....Level Frontage:13th St, Monroe St
Zoning:Industrial
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Commercial, Office
Current Use:TWC UI Tele-Center/Tax Office and Parking
Highest and Best Use:Office and Parking Structure
Agency Projected Use:TWC UI Tele-Center/Tax Office and Parking

The Texas Workforce Commission utilizes this site as a tele-center and tax office. Located on West 13th Street in Fort Worth, the site is improved with one state office building and an attached parking garage. The surrounding land uses include commercial development, surface parking, and parking garages.

The appraisal indicates the highest and best use as an office and parking structure to include the present use.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

Paris Workforce Center

Location:

5210 SE Loop 286, Paris, Lamar County, Texas

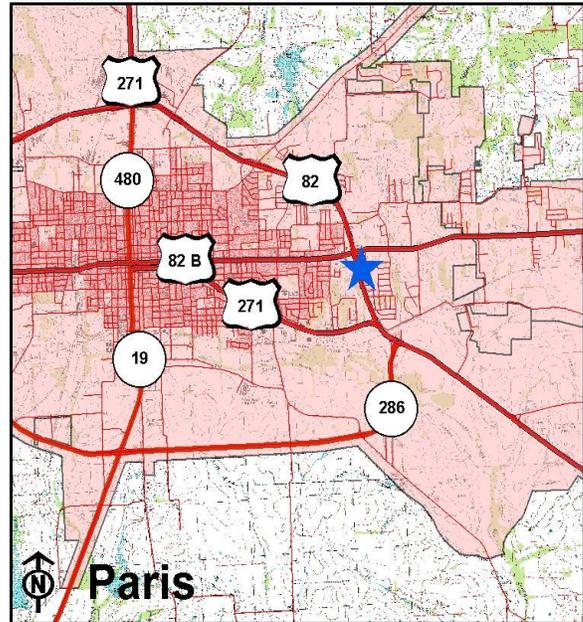
Legal Description:

Volume 713, Page 144, Lamar County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Access



Location Map

Appraisal Date: ...3/10/2009	Acres: 1.29	Bldgs.: .....1	Bldg Sq Ft 6,745 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....3	FAR: 0.12	Total Market Value: \$371,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....SE Loop 286, Carrie Ln	
Zoning: .....Commercial			
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses: .....Commercial, Vacant, Industrial			
Current Use: .....TWC Local Office/Parking Lots			
Highest and Best Use: .....TWC Local Office/Parking Lots			
Agency Projected Use: .....TWC Local Office/Parking Lots			

The Texas Workforce Commission utilizes this site as a local workforce center. Located on SE Loop 286 in the eastern part of Paris, the site is improved with one office building and two parking lots. The surrounding land uses include vacant land, light industrial and commercial development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

San Antonio UI Tele-Center

Location:

330 Dwyer Street, San Antonio, Bexar County, Texas

Legal Description:

Volume 4847, Page 112, Volume 4579, Page 63, Volume 7615, Page 5, Bexar County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...4/24/2009	Acres: 0.92	Bldgs.: .....1	Bldg Sq Ft 19,844 sq.ft.
Sen. Dist.:.....26	Rep. Dist.:....123	FAR: 0.50	Total Market Value: \$1,685,000
% in Floodplain: .....0%	Slope:.....Level	Frontage: .....Dwyer St, Old Guilbeau	
Zoning: .....Mixed-Use			

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Office, Residential

Current Use:TWC Tele-Center Office

Highest and Best Use:Office/Commercial Development

Agency Projected Use:TWC Tele-Center Office

The Texas Workforce Commission utilizes this site as a tele-center. Located on the south end of downtown San Antonio at the northeast corner of Dwyer Street and Old Guilbeau Road, the site is improved with a two-story office building, security system, and surface parking. The surrounding land uses include commercial, residential, and office development.

Though the current use is an underutilization of a 0.92 acre tract in the CBD of San Antonio, the appraisal indicates the highest and best use is office/commercial purposes to include the present use.

Recommendation: *Retain for continued agency operations.*

Texas Workforce Commission

Sherman Board Administrative and Tax Office

Location:

5904 Texoma Parkway, Sherman, Grayson County, Texas

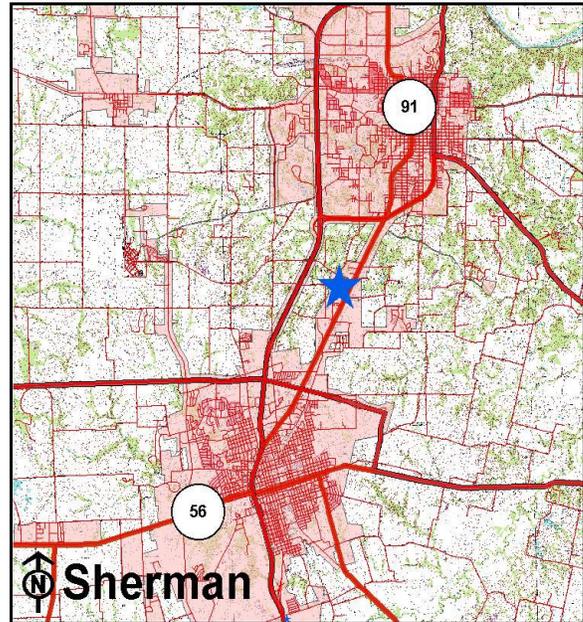
Legal Description:

Volume 1500, Page 766, Grayson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...2/26/2009 Acres: 1.15 Bldgs.:1 Bldg Sq Ft 7,644 sq.ft.
Sen. Dist.:.....30 Rep. Dist.:.....62 FAR: 0.15 Total Market Value: \$482,000
% in Floodplain:0% Slope:.....Level Frontage:Texoma Parkway
Zoning:Commercial
Utilities:Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:Commercial, Civic
Current Use:TWC Local Office
Highest and Best Use:TWC Local Office
Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a local administrative and tax office. Located on Texoma Parkway in northern Sherman, the site is improved with a single-story office building and surface parking. The surrounding land uses include commercial and civic development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

Temple Workforce Center

Location:

2420 South 37th Street, Temple, Bell County, Texas

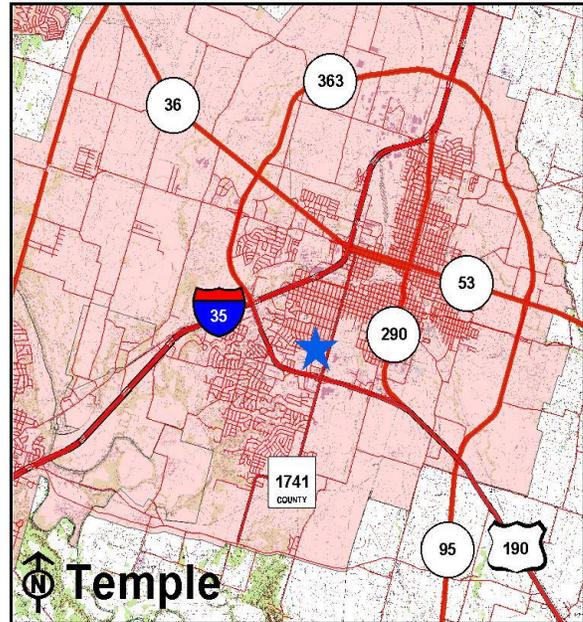
Legal Description:

Volume 1684, Page 770, Volume 2359, Page 545, Bell County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None



Location Map

Appraisal Date:2/9/2009 Acres: 1.58 Bldgs.:1 Bldg Sq Ft 9,484 sq.ft.
 Sen. Dist.:....24 Rep. Dist.:....55
 % in Floodplain:0% Slope:Moderate Frontage:37th St, Ramcon Dr
 Zoning:Commercial

Utilities:

Surrounding Uses:Residential, Office, Governmental

Current Use:TWC Workforce Center

Agency Projected Use:TWC Workforce Center

The Texas Workforce Commission utilizes this site as a workforce center. Located at the northwest corner of South 37th Street and Ramcon Drive in Temple, the site is improved with a single-story office building and surface parking. The surrounding land uses include governmental, residential, and office development.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: Retain for continued agency operations.

ABOUT THE REPORT



Evaluation Process

ABOUT THE REPORT

Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.157, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

Appraisal Process

Appraisals are performed by GLO staff or outside third party fee appraisers, whose findings are contained in reports on file in the Agency's Appraisal Division. Field staff measure and examine buildings to determine structure, composition, and condition. The resulting data is processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

The 79th Legislative Session, HB 957, Section 1, now allows a restricted appraisal report to be performed on properties that have a "retain" recommendation. The value determination can be satisfied by information including only evidence of value as the Commissioner of the GLO deems appropriate. The properties that are recommended for sale will be evaluated with a full appraisal.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

Evaluation Process

Analysis

The GLO analysis staff reviews appraisal findings and performs additional research to determine the following:

- pattern of land utilization for each facility
 - ◆ land that is economically underutilized
 - ◆ land not being used for agency or facility functions
- development potential for underutilized/unused property

This analysis should be viewed as a preliminary feasibility study which identifies potential alternate uses. Additional research would be necessary prior to marketing the property to insure accurate forecasts of land use, income streams, transaction costs, and implementation scenarios.



The Evaluation Process

Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

The amount one can expect to receive if the property were sold on the open market, and the highest price which a property will bring if offered for sale in the open market, with reasonable time allowed to find a knowledgeable buyer and assuming reasonable financing terms. This definition implies the concept of a willing buyer and seller, neither of whom is put under undue duress and both having been given time to consummate the sale.

As a result of rounding, market value is not expressed as the sum of land, improvements, and site improvements that are reported.

Highest and Best Use -

The most profitable, likely, legal use to which a property can be placed. It is that which may be reasonably expected to produce the greatest net return and/or enjoyment over a given period of time.

Floor-to-Area Ratio (FAR) -

A measure of development intensity used to judge relative land utilization. FAR is the ratio of built gross floor area compared to the gross site area. This factor is a useful index of economic efficiency when compared with typical FARs for given categories of use.

Grade -

The horizontal elevation of a finished surface of the terrain from where a height will be measured.

Lot -

A parcel with a separate number or other designation as shown on a plat.

ACKNOWLEDGEMENTS



Acknowledgements

The Texas General Land Office gratefully acknowledges the generous assistance of the following people who contributed to this report:

Mr. William Daugherty, Superintendent, Texas School for the Blind and Visually Impaired;

Ms. Claire Bugen, Superintendent, Texas School for the Deaf;

Mr. Albert Hawkins, Executive Commissioner, Health and Human Services Commission;

Mr. Dale Beebe Farrow, Executive Director, Texas Board of Professional Engineers;

Mr. Larry Temple, Executive Director, Texas Workforce Commission.