

**TEXAS FACILITIES  
COMMISSION  
AGENCY SUMMARY**

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## Agency Summary

### **Background/Authorities**

The Texas Facilities Commission (TFC) was created in 2007 with the passage of HB 3560 of the 80<sup>th</sup> Texas Legislature. The agency was formerly known as the Texas Building and Procurement Commission from 2001-2007 and the General Services Commission from 1979 - 2001.

Headquartered in Austin, TFC is governed by seven commissioners appointed by the Governor to staggered, six-year terms. The agency is supervised by an executive director.

The Legislature authorized TFC to operate under the following procedures from various Texas Government Code chapters, which it administers.

The TFC oversees public buildings and grounds, building construction and the lease of office and commercial space.

### **Real Property Assets**

This report covers 49 TFC tracts totaling 207.89 acres. In addition to supporting its administrative needs, TFC controls buildings housing other state agencies and related services. TFC also provides surface and structured parking. The majority of TFC-owned properties are located in Austin, however it operates facilities in San Antonio, Lubbock, Ft. Worth, Waco, Houston, El Paso and Corpus Christi.

TFC properties are logistically divided into four categories: 1) the Capitol Complex District located north of the Austin Central Business District (CBD); 2) the John H. Winters Complex in north central Austin; 3) scattered sites within Austin; and 4) sites located outside of Austin.



### TFC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres
2177	Austin Bolm Road Warehouse	Office and Warehouse	Office and Warehouse	4.25
1912	Capitol Childcare Facility & Parking Lot 8	Child Care/Storage/Parking Lot	High Rise Office Development	1.78
1908	Capitol Visitor's Parking Garage	Parking Garage	Parking Garage	2.16
1906	Central Services Building	State Office Building/Warehouse	State Office Building/Warehouse	1.69
1933	E.O. Thompson Building and Parking Lot 15	State Office and Parking	State Office and Parking	0.65
2408	El Paso State Office Building and Parking Garage	State Office Building	State Office Building and Garage	3.03
2404	Elias Ramirez State Office Building	State Office Building and Surface Parking	Office/Residential Development	6.52
2352	Fort Worth State Office Building	State Office Building	State Office Building	8.40
1964	Fort Worth Surplus Property Warehouse #1	Office/Warehouse and Storage Lot	Office/Warehouse and Storage Lot	4.62
1894	G. J. Sutton Complex	Office Complex	Office Development	5.93
1937	Human Service Warehouse	State Office/Warehouse	State Office/Warehouse	7.53
1897	J. H. Winters Human Services Complex (East)	State Office Building	State Office Building	29.12
1895	J. H. Winters Human Services Complex (West)	Office Complex and Parking	Office Complex and Parking	14.54
2053	James E. Rudder Building	State Office Building	State Office Building	0.41
1925	John H. Reagan Office Building	State Office Building	State Office Building	2.15
1927	Lorenzo deZavala Archives & Library	State Archives and Library	State Archives and	1.62
1924	Lyndon B. Johnson Building	State Office Building and	State Office Building	4.28
2403	Natural Resources Center	Office and Boat Storage	Office and Boat Storage	5.70
2539	Park 35 State Office Building B and C Site	State Office Buildings	State Office Buildings	21.98
2538	Park 35 State Office Building Site A	State Office Building and Parking Lot	State Office Building and Parking Lot	10.00
2540	Parking 35 Office Building D and E Site	State Office Buildings	State Office Buildings	4.99
1903	Parking Garage A	Parking Garage	Parking Garage	1.76
1920	Parking Garage C	Underground Parking Garage	Underground Parking Garage	.45
1914	Parking Garage E	State Parking Garage	State Parking Garage	1.76
1902	Parking Garage F, Central Services Annex, and Parking Lot 18	Senate Print Shop and Parking	Office and Parking Garage	1.75



GLO ID#	Site Name	Current Use	Highest and Best Use	Acres
1907	Parking Garage R	State Parking Garage	State Parking Garage	1.75
1900	Parking Garage B & G and Parking Lot 22	Parking Garages and Parking Lot	Parking Garages and Parking Lot	3.21
1901	Parking Lot 12	State Parking Lot	State Parking Lot	2.29
1904	Parking Lot 14 and Old Bakery Site	State Parking Lot and Historical Ruins	Office Development	1.87
1905	Parking Lot 19	Surface Parking	Retail/Residential Development	0.79
1896	Parking Lot 25	State Parking Lot	Office Development	0.46
1910	Parking Lot 27	State Parking Lot	High-Rise Office Development	0.47
1918	Parking Lot 7	State Parking Lot	High-Rise Office/Residential/Retail Development	2.50
2541	Promontory Point Building-OAG Site	Office and Warehouse	Office and Warehouse	9.91
1911	Robert E. Johnson Office Building and Parking Garage P	State Office and Parking Garage	State Office and Parking Garage	3.37
1928	Sam Houston Building	State Office Building	State Office Building	3.86
3	San Antonio Surplus Property Warehouse #2	TFC Area Office and Warehouse	Light Industrial Development	5.00
2179	State Board of Insurance Warehouse	State Warehouse/Office	State Warehouse/Office	2.77
1934	State Insurance Annex Building	State Insurance Annex Building	State Insurance Annex Building	0.41
1926	State Insurance Building	State Insurance Building	State Insurance Building	1.55
1909	Stephen F. Austin Building	State Office Building	State Office Building	2.15
1929	Supreme Court, Tom C. Clark, and Price Daniel, Sr., Building Complex	State Office Building	State Office Building	2.83
2180	Thomas Jefferson Rusk Building	State Office Building	State Office Building	0.81
2535	Tyler State Office Building	State Office Building	State Office Building	5.15
2405	Waco State Office Building	State Office Building	State Office Building	2.05
2176	Wheless Lane Laboratory	Office/Laboratory	Office/Laboratory	0.29
1917	William B. Travis Building	State Office Building	State Office Building	2.16
2178	William P. Clements Building	State Office Building/Parking Garage	State Office Building/Parking Garage	1.70
2182	William P. Hobby Building and Parking Garage N	State Office and Parking Garage	State Office and Parking Garage	3.50
<b>Total:</b>				207.89

TEXAS FACILITIES  
COMMISSION  
PROPERTY

TEXAS FACILITIES  
COMMISSION  
PROPERTIES TO BE  
RETAINED

Texas General Land Office

Austin Bolm Road Warehouse

Location:

6506 Bolm Road, Austin, Travis County, Texas

Legal Description:

Volume 10963, Page 1000, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....4.25  
 Sen. Dist.:...14 Rep. Dist.:...51 FAR:..... 0.29  
 % in Floodplain: .....0% Slope:.....Level  
 Zoning: .....Industrial

Bldgs.: .....1 Bldg Sq Ft .....53,440 sq.ft.  
 Frontage: .....Bolm Rd, HWY 183

Utilities: .....Electricity, Gas, Telephone, Wastewater, Water  
 Surrounding Uses: .....Industrial  
 Current Use: .....State Office/Warehouse Building  
 Highest and Best Use: .....Office/Warehouse Development  
 Agency Projected Use: .....Office/Warehouse Development

The Texas Facilities Commission utilizes this site as a state office and warehouse. It is located at the northeast corner of Bolm Road and Smith Road in Austin. The site is improved with one building and asphalt parking. The surrounding land uses include primarily industrial developments.

**Recommendation: *Retain for continued agency operations.***

Texas General Land Office

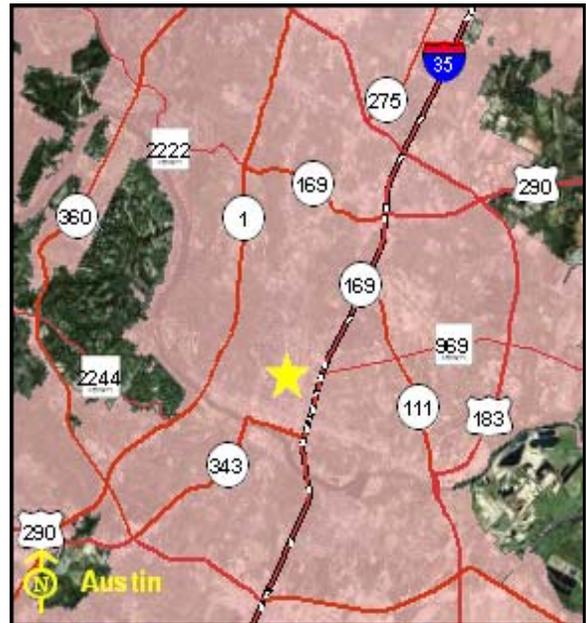
Capitol Childcare Facility & Parking Lot 8

Location: 1505 and 1507 Lavaca Street, Austin, Travis County, Texas

Legal Description: Volume 6250, Page 1909, Volume 236, Page 462, Travis County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None
Easements: Utility



Location Map

Acres: .....1.78 Bldgs.: .....2 Bldg Sq Ft .....11,335 sq.ft.
Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.15 Frontage: .....Lavaca St, W. 16th St
% in Floodplain: .....0% Slope:.....Level
Zoning: .....Commercial
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....Governmental, Commercial, Retail, Office
Current Use: .....Child Care/Parking Lot
Highest and Best Use: .....High-Rise Office Development
Agency Projected Use: .....High-Rise Office Development

The Texas Facilities Commission (TFC) utilizes this site located in the Capital Complex as a child care facility and parking lot. It is located on a city block bounded by Colorado, Lavaca, West 15th, and West 16th Streets in downtown Austin. The property is improved with two older commercial buildings and a state operated parking lot. The two-story building is being used for storage, while the one-story building is being used for child care. The surrounding land uses include governmental, retail, office and commercial developments.

Recommendation: Retain for continued agency operation.

Texas General Land Office

Capitol Visitor's Parking Garage

**Location:**

1201 San Jacinto Boulevard, Austin, Travis County, Texas

**Legal Description:**

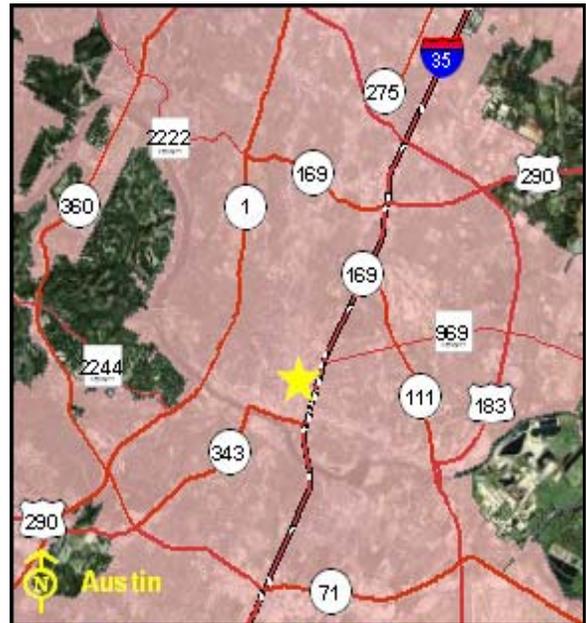
Volume 4584, Page 1259, Volume 4870, Page 1701, Travis County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

**Acres:** .....2.16

**Sen. Dist.:**...14 **Rep. Dist.:**...49 **FAR:**..... 2.55

**% in Floodplain:** .....0% **Slope:** .....Moderate

**Zoning:** .....Commercial

**Bldgs.:** .....1 **Bldg Sq Ft** .....239,101 sq.ft.

**Frontage:** .....San Jacinto Blvd, E. 12th St

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Governmental, Office, Recreational

**Current Use:** .....State Parking Garage

**Highest and Best Use:** .....Office/Commercial Development

**Agency Projected Use:** .....Office/Commercial Development

The Texas Facilities Commission utilizes this site as a state parking garage to accommodate state employees. It is located at the northeast corner of the intersection of San Jacinto Boulevard and 12th Street in downtown Austin. The site is improved with a three-level parking garage. The surrounding land uses include recreational, office and governmental developments.

**Recommendation:** *Retain for continued agency operations.*

Texas General Land Office

Central Services Building

Location:

1711 San Jacinto Street, Austin, Travis County, Texas

Legal Description:

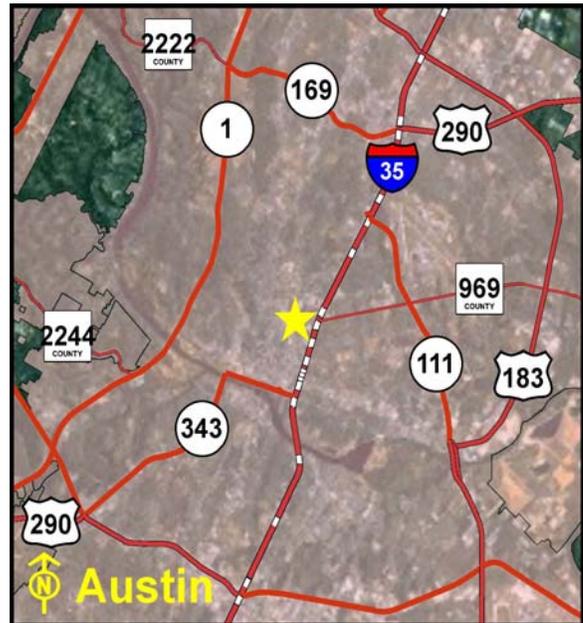
Volume 501, Page 1170, Volume 5181, Page 1341, Volume 4870, Page 1695, Volume 6096, Page 1651, Volume 5026, Page 814, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....1.69

Bldgs.: .....1 Bldg Sq Ft .....97,105 sq.ft.

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 1.32

Frontage: .....San Jacinto St, Trinity St

% in Floodplain: .....50% Slope:.....Level

Zoning: .....Commercial

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

Surrounding Uses: .....Governmental

Current Use: .....State Office Building

Highest and Best Use: .....State Office Building

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building. It is located on a full city block bounded by San Jacinto, Trinity, East 17th, and East 18th Streets in Central Austin. The site is improved with a four-story office building connected to a two-story warehouse building, security lighting, a service dock area and limited surface parking. The surrounding land uses is primarily governmental developments.

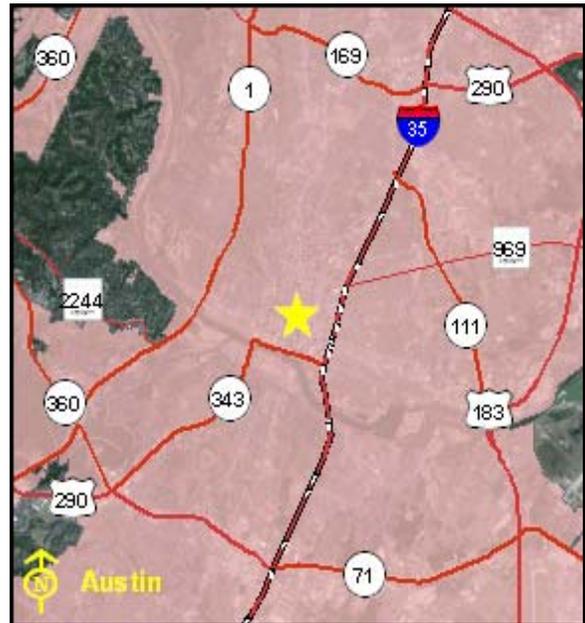
Recommendation: *Retain for continued agency operations.*

Texas General Land Office

E.O. Thompson Building and Parking Lot 15

Location: 920 Colorado Street, Austin, Travis County, Texas

Legal Description: Volume 765, Page 457, Travis County Deed Records



Location Map

Encumbrances

Physical: None
Legal: Deed Restrictions: None
Easements: Utility

Acres: .....0.65 Bldgs.: .....1 Bldg Sq Ft .....67,689 sq.ft.
Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 2.38 Frontage: .....Colorado St, W. 10th St
% in Floodplain: .....0% Slope:.....Level
Zoning: .....Commercial
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....Governmental, Office
Current Use: .....State Office and Parking Lot
Highest and Best Use: .....Office Development
Agency Projected Use: .....Office Development

The Texas Facilities Commission utilizes this site as an office building and parking lot to accommodate state agencies. It is located on the southwest corner of Colorado Street and West 10th Street in downtown Austin. The site is improved with a twelve-story office building and a surface parking lot. The surrounding land uses include office and governmental developments.

Recommendation: Retain for continued agency operations.

Texas General Land Office

El Paso State Office Building and Parking Garage

Location:

401 East Franklin Avenue, El Paso, El Paso County, Texas

Legal Description:

Volume 1508, Page 1279, El Paso County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....3.03

Sen. Dist.:...29 Rep. Dist.:...77 FAR:..... 0.88

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....2 Bldg Sq Ft .....116,816 sq.ft.

Frontage: .....Franklin Avenue, Missouri Avenue

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

Surrounding Uses: .....Commercial, Office

Current Use: .....State Office Building and Garage

Highest and Best Use: .....State Office Building and Garage

Agency Projected Use: .....State Office Building and Garage

The Texas Facilities Commission utilizes this site as an office building and parking garage to accommodate state agencies. GLO identification #2409 is included in the appraisal and is now combined with the office building, GLO ID #2408. It is located along I-10 on East Franklin and East Missouri Avenue in downtown El Paso. The site is improved with a five-story office building and a three level parking garage. The surrounding land uses include office and commercial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Elias Ramirez State Office Building

Location:

5425 Polk Street, Houston, Harris County, Texas

Legal Description:

Film Code 358049, 370017, Harris County Map Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....6.52

Sen. Dist.:.....6 Rep. Dist.:...145 FAR:..... 0.87

% in Floodplain: .....5% Slope:.....Level

Zoning: .....Unzoned

Bldgs.: .....1 Bldg Sq Ft .....248,213 sq.ft.

Frontage: .....Polk St, Lansing St

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

Surrounding Uses: .....Residential, Industrial, Commercial

Current Use: .....State Office Building

Highest and Best Use: .....Office/Residential Development

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building and parking for numerous state agencies. It is located along Polk Street in the east sector of Houston. The site consists of three individual tracts, improved with one building and two surface parking lots. The surrounding land uses include industrial, commercial, and residential developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

Fort Worth State Office Building

Location:

1501 Circle Drive, Fort Worth, Tarrant County, Texas

Legal Description:

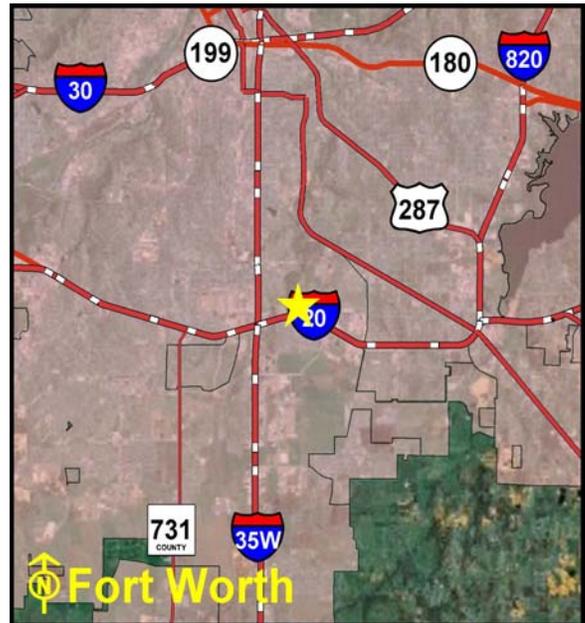
Rogers Survey Abstract 1292, Tarrant County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Access



Location Map

Acres: .....8.40

Sen. Dist.:...10 Rep. Dist.:...95 FAR:..... 0.20

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....71,370 sq.ft.

Frontage: .....Circle Drive, IH-20

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

Surrounding Uses: .....Industrial, Office, Vacant

Current Use: .....State Office Building

Highest and Best Use: .....Office/Commercial Development

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building to accommodate government employees. It is located at the southwest corner of Circle Drive in the south part of Fort Worth. The site is improved with a four-story office building and asphalt parking. The surrounding land uses include vacant land, office and industrial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Fort Worth Surplus Property Warehouse #1

Location:

2826 North Beach Street, Haltom City, Tarrant County, Texas

Legal Description:

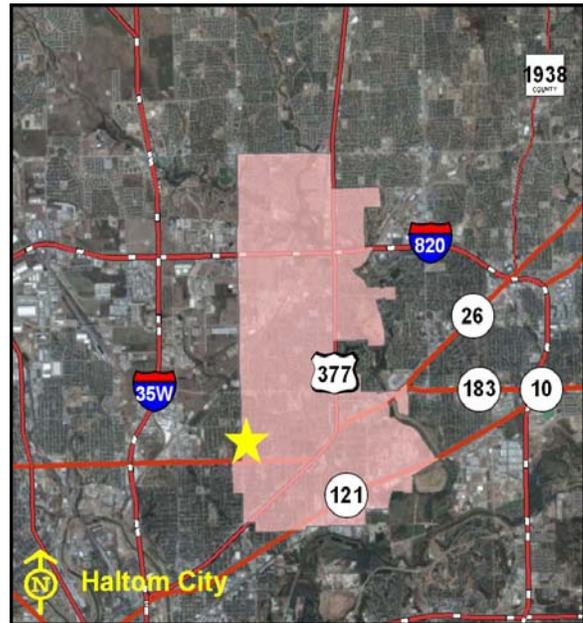
Volume 9121, Page 2259, Tarrant County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....4.62

Sen. Dist.:.....9 Rep. Dist.:.....91 FAR:..... 0.11

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Industrial

Bldgs.: .....1 Bldg Sq Ft .....22,451 sq.ft.

Frontage: .....North Beach Street

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

Surrounding Uses: .....Industrial, Commercial, Residential, Office

Current Use: .....State Office Building

Highest and Best Use: .....Office/Warehouse Development

Agency Projected Use: .....Office/Warehouse Development

The Texas Facilities Commission utilizes this site as a state office/warehouse storage facility. It is located on North Beach Street in southwest Haltom City. The site is improved with a one-story metal office/warehouse building, surface parking and a fenced storage yard. The surrounding land uses include office, industrial, residential and commercial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

G. J. Sutton Complex

Location:

321 North Center Street, San Antonio, Bexar County, Texas

Legal Description:

Volume 7711, Page 343, Bexar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....5.93

Sen. Dist.:...19 Rep. Dist.:...120 FAR:..... 0.50

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....2 Bldg Sq Ft .....129,621 sq.ft.

Frontage: .....Center St, Crockett St

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

Surrounding Uses: .....Residential, Commercial, Industrial, Vacant

Current Use: .....Office Complex and Parking Lot

Highest and Best Use: .....Office Complex and Parking Lot

Agency Projected Use: .....Office Complex and Parking Lot

The Texas Facilities Commission utilizes this site as an office complex to accommodate state agencies. The complex is located n the eastern fringes of the central business district of San Antonio on the northwest corner of Center Street and Cherry Street with the parking lot is located on the corner of Center Street and Crockett Street. The site is improved with two buildings and surface parking. It is divided into two tracts with 1.825 acres leased to the City of San Antonio for parking. The surrounding properties are utilized for industrial and residential development and a church.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

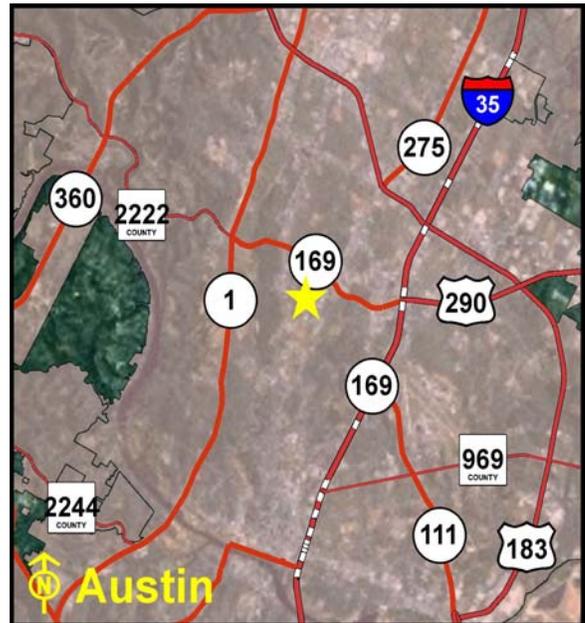
Human Service Warehouse

Location:

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

Legal Description:

Volume 9365, Page 278, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....7.53

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.35

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Bldgs.: .....2 Bldg Sq Ft .....114,795 sq.ft.

Frontage: .....North Loop Blvd, Grover Ave

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

Surrounding Uses: .....Residential, Commercial, Governmental, School

Current Use: .....State Office/Warehouse

Highest and Best Use: .....State Office/Warehouse

Agency Projected Use: .....State Office/Warehouse

The Texas Facilities Commission utilizes this site as a state office and warehouse. It is located at the southwest corner of North Loop Boulevard and Grover Avenue in the north central portion of Austin. The site is improved with one office building, a warehouse and asphalt parking. The surrounding land uses include a school, governmental, residential and commercial developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

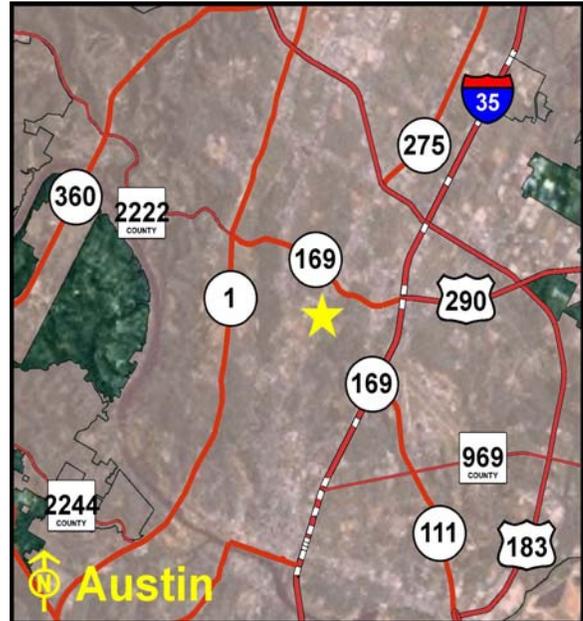
J. H. Winters Human Services Complex (East)

Location:

701 West 51st Street, 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

Acres: .....29.12

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.38

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Bldgs.: .....2 Bldg Sq Ft .....482,584 sq.ft.

Frontage: .....West 51st St, West Guadalupe St

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

Surrounding Uses: .....Residential, Commercial, Governmental

Current Use: .....State Office Buildings

Highest and Best Use: .....State Office Buildings

Agency Projected Use: .....State Office Buildings

The Texas Facilities Commission utilizes this site as a state office buildings for government employees. It is located at the intersection of 51st Street and West Guadalupe Street in Austin. The site is improved with a six-story office building, a three-story building and surface parking. The surrounding land uses include residential, commercial and governmental developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

J. H. Winters Human Services Complex (West)

Location:

4800 & 4900 North Lamar Boulevard, Austin, Travis County, Texas

Legal Description:

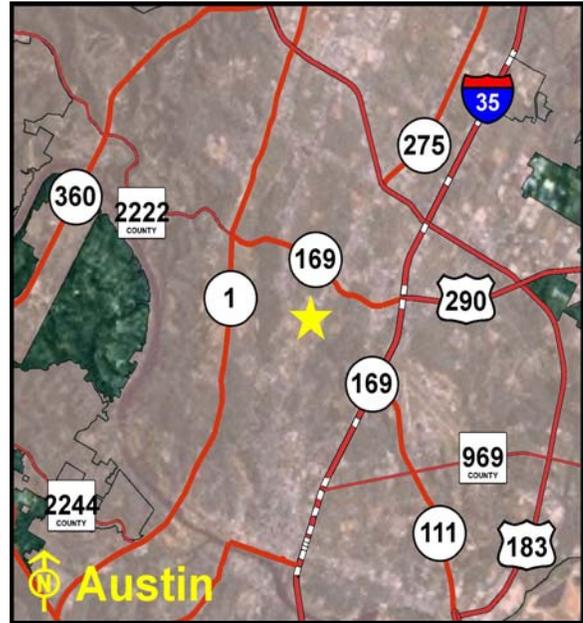
Volume 55, Page 246, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....14.54

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.49

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Bldgs.: .....3 Bldg Sq Ft .....307,421 sq.ft.

Frontage: .....North Lamar Blvd, Sunshine Dr.

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

Surrounding Uses: .....Residential, Commercial, Governmental

Current Use: .....State Offices and Parking Garage

Highest and Best Use: .....State Offices and Parking Garage

Agency Projected Use: .....State Offices and Parking Garage

The Texas Facilities Commission utilizes this site as state office buildings and a parking garage to accommodate government employees. It is located on the southwest corner of North Lamar Boulevard and Sunshine Drive in central Austin. The site is improved with a seven-story building, a three-story building, a four-story parking garage and several surface parking lots. The surrounding land uses include commercial, governmental and residential developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

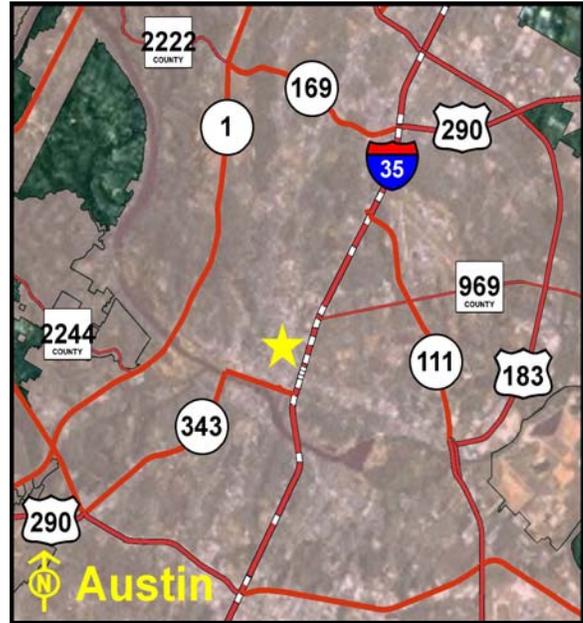
James E. Rudder Building

Location:

1019 Brazos Street, Austin, Travis County, Texas

Legal Description:

Volume 9365, Page 292, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....0.41

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 4.41

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Bldgs.: .....1 Bldg Sq Ft .....77,880 sq.ft.

Frontage: .....11th Street, Brazos Street

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

Surrounding Uses: .....Governmental, Commercial

Current Use: .....State Office Building

Highest and Best Use: .....State Office Building

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building currently occupied by the Secretary of State. It is located in the Capital Complex along the southeast corner of East 11th Street and Brazos Street in downtown Austin. The site is improved with a five-story plus a basement building. The surrounding land uses include commercial and governmental developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

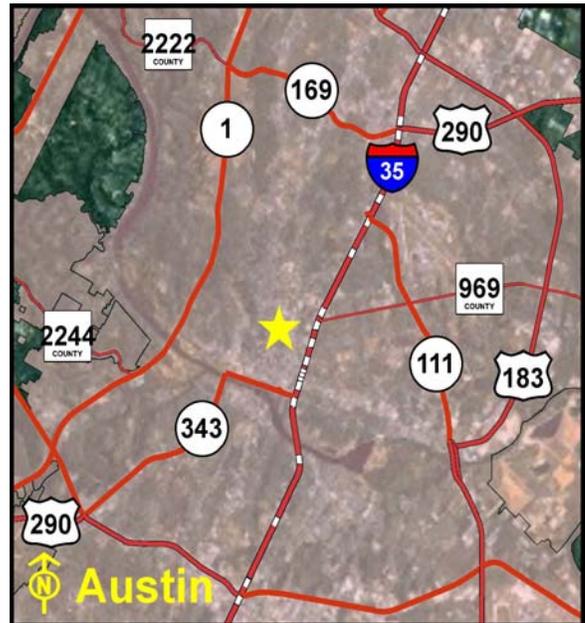
John H. Reagan Office Building

Location:

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

Legal Description:

Volume 2725, Page 465, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....2.15

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 1.81

% in Floodplain: .....0% Slope: .....Moderate

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....169,756 sq.ft.

Frontage: .....W. 15th St, Colorado St

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

Surrounding Uses: .....Governmental

Current Use: .....State Office Building

Highest and Best Use: .....State Office Building

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building to accommodate government employees. It is located at the southwest corner of West 15th Street and Congress Avenue in downtown Austin. The site is improved with a six-story office building. The surrounding land uses include primarily governmental developments.

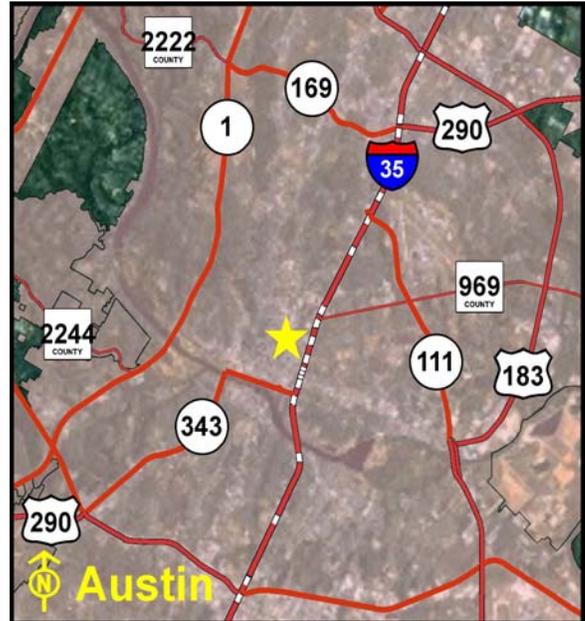
Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Lorenzo deZavala Archives & Library Building

Location: 1201 Brazos Street, Austin, Travis County, Texas

Legal Description: Volume 2637, Page 233, Travis County Deed Records



Location Map

Encumbrances

Physical: None
Legal: Deed Restrictions: None
Easements: Utility

Acres: 1.62 Bldgs.: 1 Bldg Sq Ft 111,244 sq.ft.
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 1.58 Frontage: Brazos St, East 12th St
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

The Texas Facilities Commission utilizes this site as a state office building to accommodate genealogical records, archives, and government office needs. It is located at the northwest corner of Brazos Street and East 12th Street in downtown Austin. The site is improved with a five-story concrete framed office building. The surrounding land uses include governmental and commercial developments.

Recommendation: Retain for continued agency operations.

Texas General Land Office

Lyndon B. Johnson Building and Parking Garage Q

Location:

111 East 17th Street, Austin, Travis County, Texas

Legal Description:

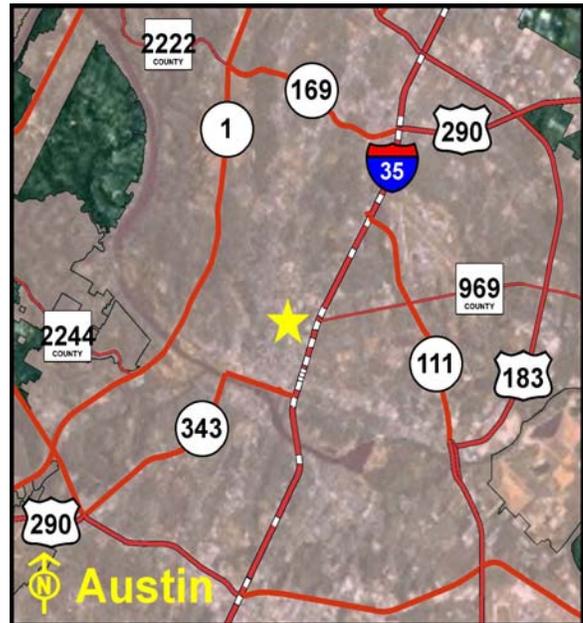
Volume 2684, Page 225, Volume 5015, Page 1775, Volume 4733, Page 1230, Volume 4765, Page 563, Volume 2683, Page 120, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....4.28

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 3.30

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Mixed-Use

Bldgs.: .....2 Bldg Sq Ft .....615,625 sq.ft.

Frontage: .....E. 17th St, N. Congress Ave

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

Surrounding Uses: .....Governmental, Commercial, Office

Current Use: .....State Office and Parking Garage

Highest and Best Use: .....State Office and Parking Garage

Agency Projected Use: .....State Office and Parking Garage

The Texas Facilities Commission utilizes this site as an office building and parking garage to accommodate government employees. It is located at the intersection of East 17th Street and North Congress Avenue in downtown Austin. The site is improved with a twelve-story high-rise office building, a parking garage and a small surface parking area. The surrounding land uses include office, governmental and commercial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

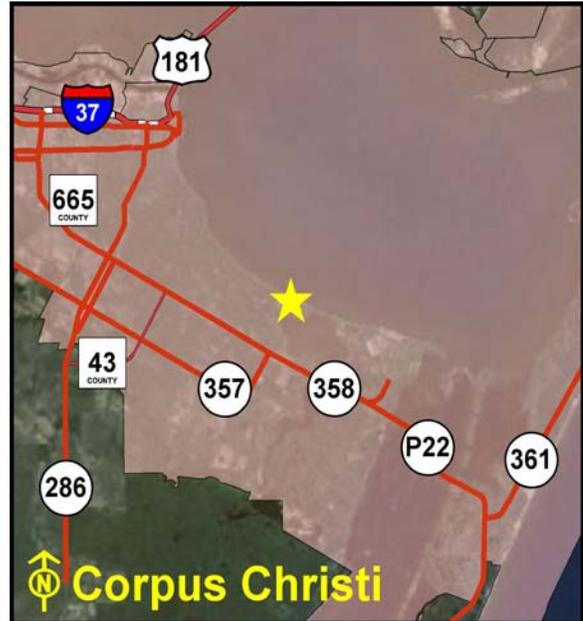
Natural Resources Center

Location:

6300 Ocean Drive, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 542, Page 354, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Acres: .....5.70

Sen. Dist.:...20 Rep. Dist.:...32 FAR:..... 0.46

% in Floodplain: .....100% Slope:.....Level

Zoning: .....Residential

Bldgs.: .....2 Bldg Sq Ft .....113,572 sq.ft.

Frontage: .....Ocean Drive, Island Blvd

Utilities: .....Electricity, Gas, Telephone, Wastewater

Surrounding Uses: .....Commercial, Vacant

Current Use: .....Resource Center and Boat Storage

Highest and Best Use: .....Resource Center and Boat Storage

Agency Projected Use: .....Resource Center and Boat Storage

The Texas Facilities Commission utilizes this site as a resource center and boat storage. It is located along the west and south side of Ocean Drive, on the Texas A&M University campus, in Corpus Christi. The site is improved with an office building and boat storage building. The property was conveyed from Texas A&M to the TFC for construction of a state office building. The construction was financed by revenue bonds issued by the Texas Public Finance Authority. The deed states that upon full payment of the bonds, the title shall pass to the Texas A&M University.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Park 35 State Office Building A Site

Location:

12100 Park 35 Circle, Austin, Travis County, Texas

Legal Description:

Lots 2 and 3, Block A, Park 35 Subdivision, Travis County

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None



Location Map

Acres: .....21.98

Sen. Dist.:...14 Rep. Dist.:...50 FAR:..... 0.21

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Limited Office

Bldgs.: .....1 Bldg Sq Ft .....196,302 sq.ft.

Frontage: .Park 35 Circle, Walnut Park Crossing

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

Surrounding Uses: .....Office, Residential, None, None

Current Use: .....State Office Building and Parking Lot

Highest and Best Use: .....State Office Building and Parking Lot

Agency Projected Use: .....State Office Building and Parking Lot

The Texas Facilities Commission utilizes this site as a state office building and parking lot. The building is occupied by Texas Commission of Environmental Quality, DARS and Board of Land Surveyors. It is located at the northeast corner of Park 35 Circle and Walnut Park Crossing in the north part of Austin. The site improved with one 3-story office building and a parking lot. The surrounding land uses include office and residential developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

Park 35 State Office Building B and C Site

Location: 12124 Park 35 Circle, Austin, Travis County, Texas

Legal Description: Lot 1, Block A, Park 35 Subdivision, Section 1, Travis County

Encumbrances

Physical: None
Legal: Deed Restrictions: None
Easements: Utility, None



Location Map

Acres: .....10.00 Bldgs.: .....2 Bldg Sq Ft .....132,089 sq.ft.
Sen. Dist.:...14 Rep. Dist.:...50 FAR:..... 0.30 Frontage: .....Park Circle 35, IH-35
% in Floodplain: .....0% Slope:.....Level
Zoning: .....Industrial

Utilities: .....Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....Office, None, None, None
Current Use: .....State Office Buildings
Highest and Best Use: .....State Office Buildings
Agency Projected Use: .....State Office Buildings

The Texas Facilities Commission utilizes this site as state office buildings. The buildings are occupied by Texas Commission of Environmental Quality. It is located at the northwest corner of Park 35 Circle and IH-35 in the north part of Austin. The site is improved with a two-story and a three-story office building with asphalt parking. The surrounding land uses include only office developments.

Recommendation: Retain for continued agency operations.

Texas General Land Office

Parking 35 State Office Building D and E Site

Location:

12118 North IH-35, Austin, Travis County, Texas

Legal Description:

Lot 1, Block B, Park 35 Subdivision, Travis County



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None

Acres: .....4.99

Sen. Dist.:...14 Rep. Dist.:...50 FAR:..... 0.47

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Industrial

Bldgs.: .....2 Bldg Sq Ft .....101,930 sq.ft.

Frontage: .....IH-35, Park Circle 35

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

Surrounding Uses: .....Office, None, None, None

Current Use: .....State Office Buildings

Highest and Best Use: .....State Office Buildings

Agency Projected Use: .....State Office Buildings

The Texas Facilities Commission utilizes this site as state office buildings. The buildings are occupied by Texas Commission of Environmental Quality. It is located at the southeast corner of IH-35 and Park 35 Circle in the north part of Austin. The site is improved with a two-story and three-story office building with asphalt parking. The surrounding land uses include only office developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

Parking Garage A

Location:

1401 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:

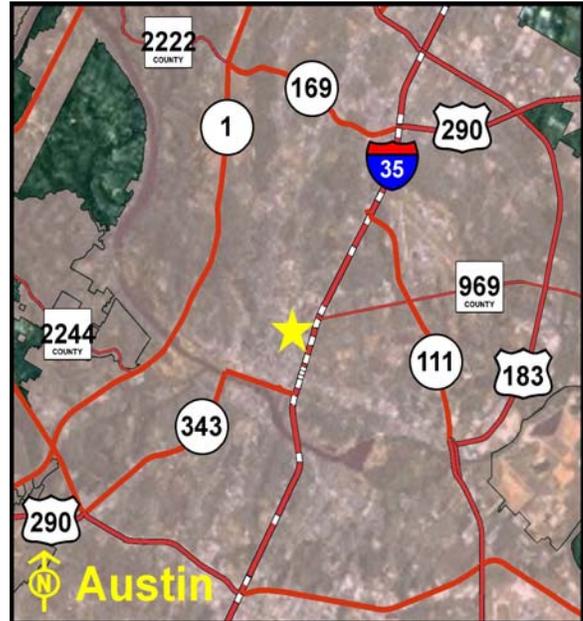
Volume 4867, Page 2374, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....1.76

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 3.93

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....300,767 sq.ft.

Frontage: .....San Jacinto Blvd, E. 14th St

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

Surrounding Uses: .....Governmental, School, Recreational

Current Use: .....State Parking Garage

Highest and Best Use: .....Office Development

Agency Projected Use: .....State Parking Garage

The Texas Facilities Commission utilizes this site as a parking garage to accommodate government employees parking. It is located in the Capitol Complex, along the east side of San Jacinto Boulevard in downtown Austin. The site is improved with a five-story parking garage. The surrounding land uses include recreational, school and governmental developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

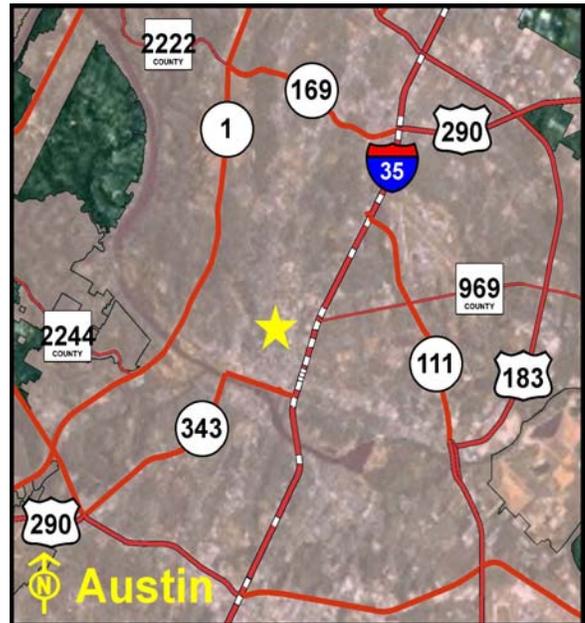
Parking Garage C

Location:

1400 Colorado Street, Austin, Travis County, Texas

Legal Description:

Volume 2725, Page 470, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....0.45

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.00

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Frontage: .....West 14th St., Colorado St.

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

Surrounding Uses: .....Governmental, Office, Retail

Current Use: .....Underground Parking Garage

Highest and Best Use: .....Underground Parking Garage

Agency Projected Use: .....Underground Parking Garage

The Texas Facilities Commission utilizes this site as an underground parking garage with a ground level pedestrian plaza and gardens. It is located at the northwest corner of West 14th Street and Colorado Street in downtown Austin. The site is improved with an underground parking garage, pedestrian plaza, terraces, irrigated gardens, fountains, sidewalks and security lighting. The surrounding land uses include governmental, retail and office developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Parking Garage E

Location:

1604 Colorado Street, Austin, Travis County, Texas

Legal Description:

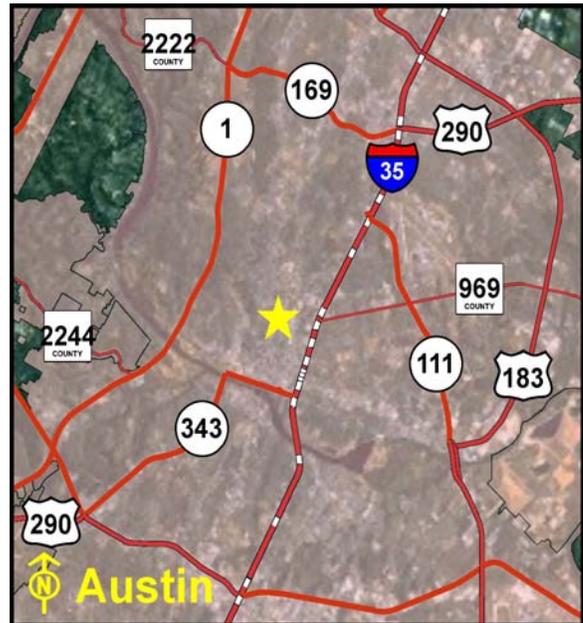
Volume 1120, Page 2317, Volume 3938, Page 1750, Volume 5180, Page 987, Volume 5236, Page 874, Volume 5726, Page 621, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....1.76

Bldgs.: .....1 Bldg Sq Ft .....490,761 sq.ft.

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 6.42

Frontage: .....Colorado St, Lavaca St

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

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

Surrounding Uses: .....Governmental, Commercial

Current Use: .....State Parking Garage

Highest and Best Use: .....State Parking Garage

Agency Projected Use: .....State Parking Garage

The Texas Facilities Commission utilizes this site as a state parking garage to accommodate government employees. It is located on a full city block bounded by Lavaca, Colorado, West 16th and West 17th Streets in downtown Austin. The site is improved with a seven-story parking garage. The surrounding land uses include governmental and commercial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Parking Garage F, Central Services Annex., and Parking Lot 18

Location:

1301 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:

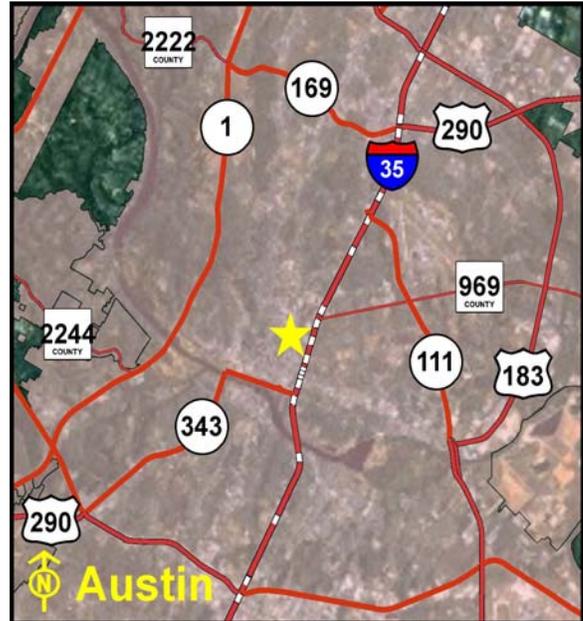
Volume 4870, Page 1705, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....1.75

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 2.16

% in Floodplain: .....0% Slope: .....Moderate

Zoning: .....Commercial

Bldgs.: .....2 Bldg Sq Ft .....164,676 sq.ft.

Frontage: .....San Jacinto Blvd, E. 14th St

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

Surrounding Uses: .....Governmental, Recreational

Current Use: .....State Office and Parking

Highest and Best Use: .....State Office and Parking

Agency Projected Use: .....State Office and Parking

The Texas Facilities Commission utilizes this site as a state office and parking. It is located in the Capitol Complex, along the southeast corner of San Jacinto Boulevard and East 14th Street in Austin. The site is improved with a three-story office building and a four-level parking garage (Parking Garage F) with additional surface parking (Parking Lot 18) available. The office building is small and represents an under-utilization of the northern portion of the site. The surrounding land uses include governmental and recreational developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Parking Garage R

Location:

1706 San Jacinto Street, Austin, Travis County, Texas

Legal Description:

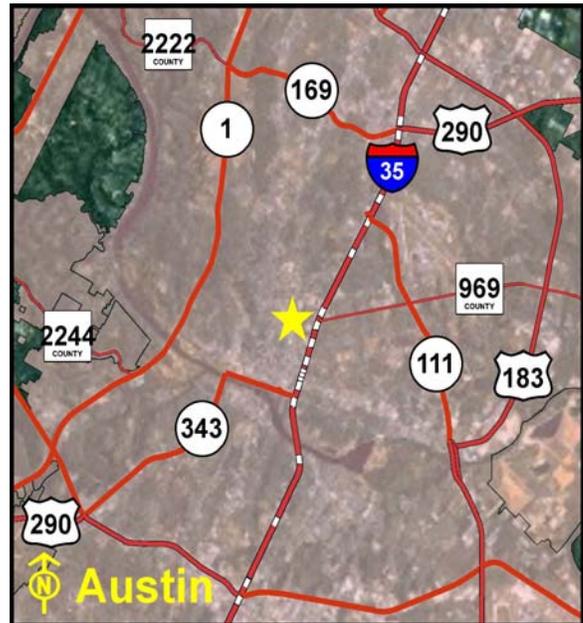
Volume 4726, Page 1981, Volume 5908, Page 347, Volume 5236, Page 858, Volume 5132, Page 867, Volume 5236, Page 890, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....1.75

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 7.83

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....596,224 sq.ft.

Frontage: .....San Jacinto St, Brazos St

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

Surrounding Uses: .....Governmental

Current Use: .....State Parking Garage

Highest and Best Use: .....State Parking Garage

Agency Projected Use: .....State Parking Garage

The Texas Facilities Commission utilizes this site as a parking garage to accommodate government employees parking. It is located on a full city block bounded by San Jacinto, Brazos, East 17th and East 18th Streets in downtown Austin. The site is improved with a seven-story parking garage. The surrounding land uses include primarily governmental developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Parking Garages B & G and Parking Lot 22

Location:

1501 & 1511 San Jacinto Boulevard & 315 East 17th Street, Austin, Travis County, Texas

Legal Description:

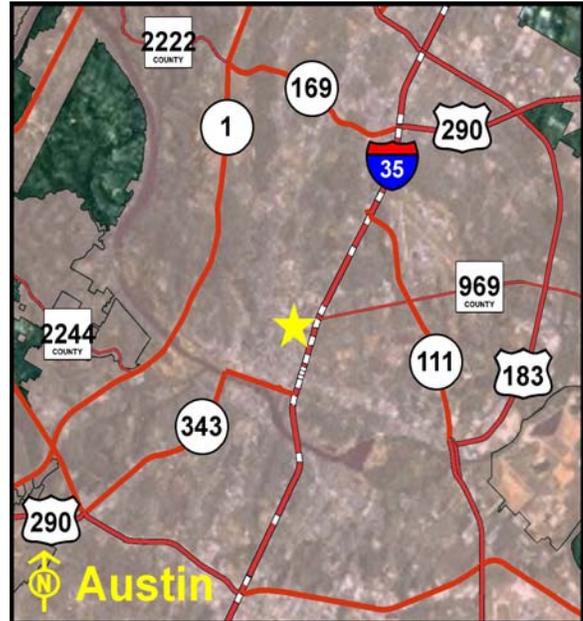
Volume 4870, Page 1689, 1697, Volume 5077, Page 1279, Volume 4952, Page 2264, Volume 4961, Page 547, Volume 4912, Page 2169, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....3.21

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 2.62

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....2 Bldg Sq Ft .....365,784 sq.ft.

Frontage: .....San Jacinto Blvd, Trinity St

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

Surrounding Uses: .....Governmental, School, Commercial

Current Use: .....Parking Garages and Parking Lot

Highest and Best Use: .....Parking Garages and Parking Lot

Agency Projected Use: .....Parking Garages and Parking Lot

The Texas Facilities Commission utilizes this site for state parking garages and a parking lot. It is located in the downtown Austin, bounded by San Jacinto Boulevard, Trinity, East 17th and East 15th Streets. The site is improved by two five-level parking garages and a parking lot. The surrounding land uses include a school, governmental, and commercial developments. This site is needed to deal with the growing parking needs of state employees.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

Parking Lot 12

Location:

1801 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:

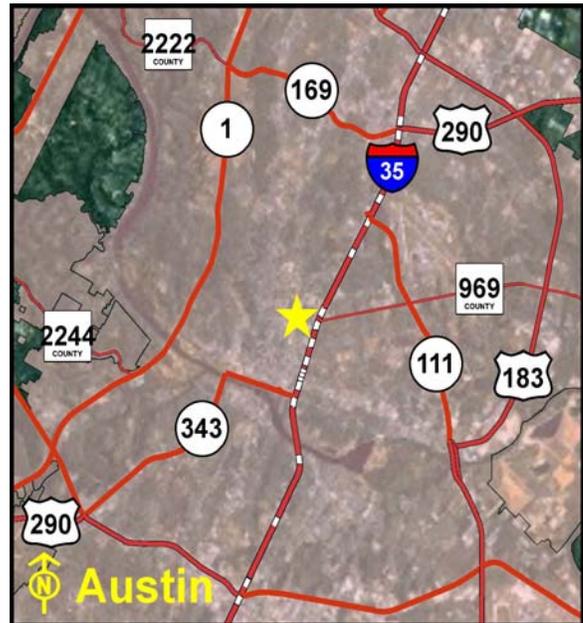
Volume 5026, Page 814, Volume 4870, Page 1692, Travis County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....2.29

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.00

% in Floodplain: .....52% Slope: .....Moderate

Zoning: .....Mixed-Use

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Frontage: .....San Jacinto Blvd., MLK Blvd.

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

Surrounding Uses: .....Office, School

Current Use: .....State Parking Lot

Highest and Best Use: .....Mixed-Use Development

Agency Projected Use: .....Mixed-Use Development

The Texas Facilities Commission utilizes the site as a parking lot. It is located on a city block bounded by East 18th Street, MLK Boulevard, San Jacinto Boulevard and Trinity Street in downtown Austin. The site is improved with a surface parking lot for reserved state parking. The surrounding area are utilized for state office buildings, the University of Texas and state parking lots. The site is zoned part "MF-4" Multi-Family Residence District and "CS" General Commercial Services District.

Recommendation: **Retain for continued agency operation.**

Texas General Land Office

Parking Lot 14 and Old Bakery Site

Location:

1000 North Congress Avenue, Austin, Travis County, Texas

Legal Description:

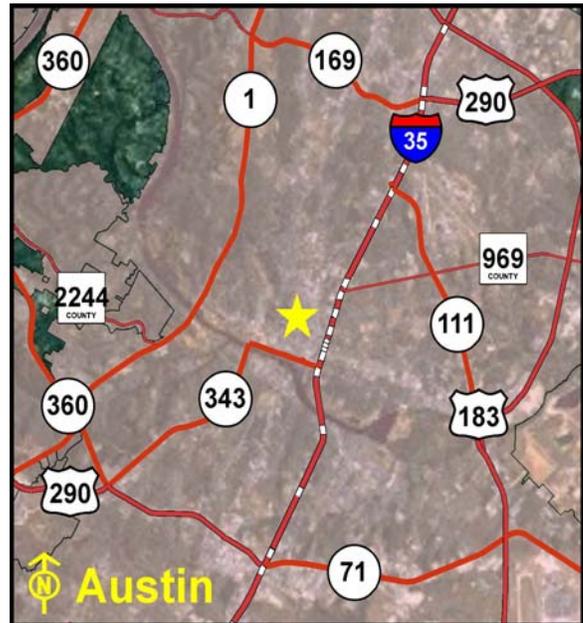
Volume 3795, Page 2086, Volume 4730, Page 1957, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....1.87

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.00

% in Floodplain: .....0% Slope: .....Moderate

Zoning: .....Commercial

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Frontage: .....Congress Ave, West 11th St

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

Surrounding Uses: .....Governmental, Commercial

Current Use: .....State Parking Lot and Historical Ruins

Highest and Best Use: .....Office Development

Agency Projected Use: .....State Parking Lot and Historical Ruins

The Texas Facilities Commission utilizes the site as a parking lot and historical ruins. It is located at the southwest corner of Congress Avenue and West 11th Street in downtown Austin. The site is improved as a reserved state surface parking lot with some spaces reserved for the exclusive use of the Governor's Mansion. The surrounding land uses include commercial and governmental developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Parking Lot 19

Location:

203 Martin Luther King, Jr. Boulevard, Austin, Travis County, Texas

Legal Description:

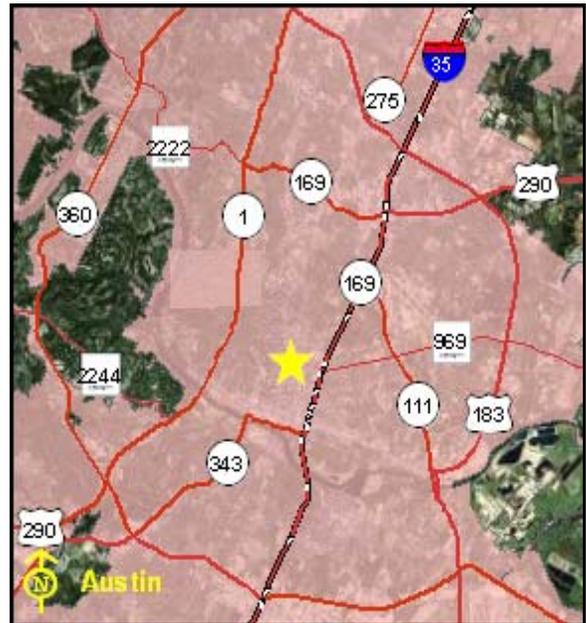
Volume 4794, Page 2010, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....0.79

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.00

Frontage: .....MLK, Jr. Blvd, Colorado St

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Residential

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

Surrounding Uses: .....Governmental, Commercial, Residential

Current Use: .....Surface Parking

Highest and Best Use: .....Mixed Use Development

Agency Projected Use: .....Surface Parking/Mixed Use Development

The Texas Facilities Commission (TFC) utilizes this property as a surface parking lot. It is located across the street and west of the Bob Bullock Texas State Museum. At this time it is being used for overflow parking. The surrounding land uses include office, governmental, commercial and residential developments. It is within the Capitol Complex boundary and is influenced by the Capitol Dominance Zone building height restrictions.

Recommendation: *Maintain for continued agency use.*

Texas General Land Office

Parking Lot 25

Location:

1111 Colorado Street, Austin, Travis County, Texas

Legal Description:

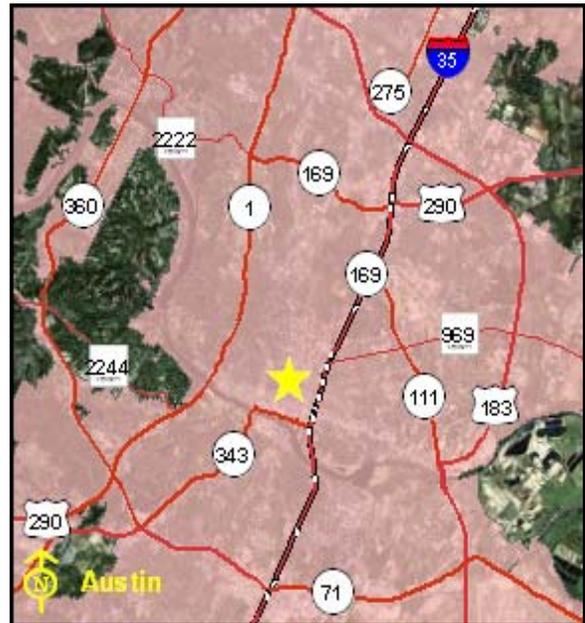
Lots 1 & 2, Block 135, Original City of Austin, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....0.46

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.00

% in Floodplain: .....0% Slope: .....Moderate

Zoning: .....Commercial

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Frontage: .....W. 11th St, Colorado St

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

Surrounding Uses: .....Residential, Office, Governmental

Current Use: .....State Parking Lot

Highest and Best Use: .....Office Development

Agency Projected Use: .....Office Development

The Texas Facilities Commission (TFC) utilizes this property as a state parking lot. It is located at the northwest corner of West 11th Street and Colorado Street in downtown Austin. The property is improved with a surface parking lot with spaces used for reserved state parking. The surrounding land uses include office, residential and governmental developments.

Recommendation: **Retain for continued agency operation.**

Texas General Land Office

Parking Lot 27

Location:

101 East 11th Street, Austin, Travis County, Texas

Legal Description:

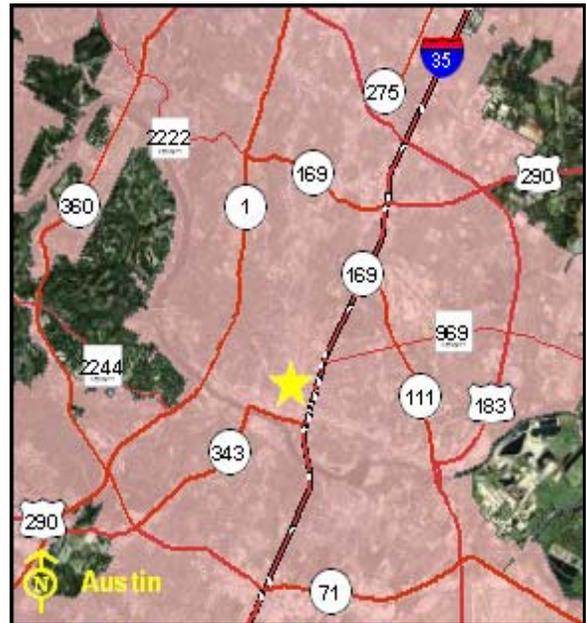
West 1/2 of North 1/2 Block 123, Original City of Austin, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....0.47

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.00

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Frontage: .....East 11th St, Congress Ave

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

Surrounding Uses: .....Governmental, Office, Recreational

Current Use: .....State Parking Lot

Highest and Best Use: .....Mixed-Use Redevelopment

Agency Projected Use: .....Mixed-Use Redevelopment

The Texas Facilities Commission (TFC) utilizes this property as a state parking lot. It is located on the southeast corner of East 11th Street and Congress Avenue in downtown Austin. Improved with a surface parking lot with in-line delivery truck spaces utilized as reserved state parking, the surrounding land uses include recreational, governmental and office developments.

Recommendation: **Retain for continued agency operation.**

Texas General Land Office

Parking Lot 7

Location:

1801-1807 North Congress Avenue, Austin, Travis County, Texas

Legal Description:

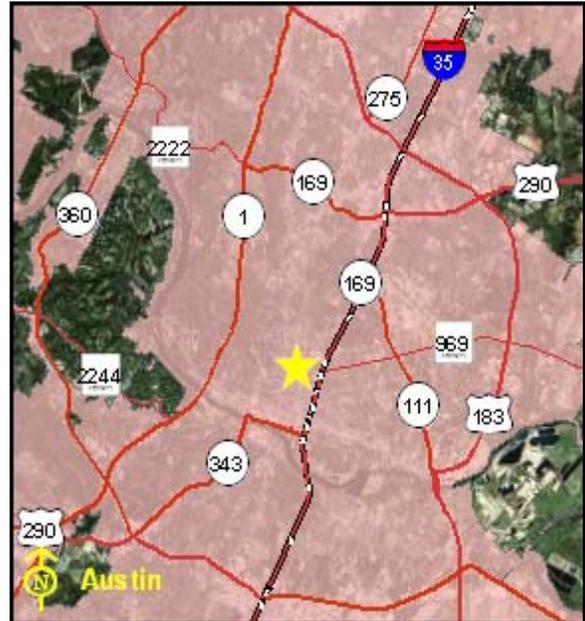
Volume 7085, Page 432, Volume 3872, Page 271, Volume 4171, Page 1549, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....2.50

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 0.00

Frontage: .....N. Congress Ave., MLK Blvd.

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Mixed-Use

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

Surrounding Uses: .....Office, School, Civic

Current Use: .....State Parking Lot

Highest and Best Use: .....Mixed-Use Development

Agency Projected Use: .....Mixed-Use Development

The Texas Facilities Commission (TFC) utilizes this site as a state parking lot. Located on a city block bounded by East 18th Street, MLK Boulevard, North Congress Avenue and Brazos Street in downtown Austin, the property is improved with a surface parking lot with spaces used for reserved state parking. The surrounding land uses include office, school and civic developments.

Recommendation: *Retain for continued agency operation.*

Texas General Land Office

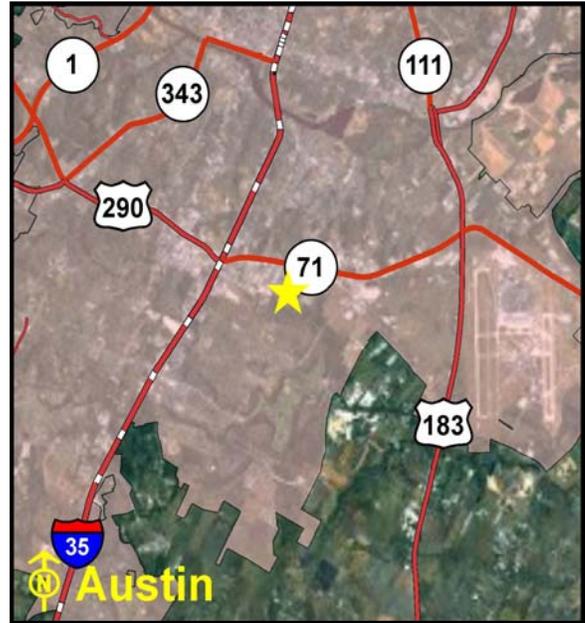
Promontory Point Building-OAG Site

Location:

4404 Promontory Point, Austin, Travis County, Texas

Legal Description:

Volume 52, Page 21, Travis County Plat Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None

Acres: .....9.91

Sen. Dist.:...21 Rep. Dist.:...51 FAR:..... 0.34

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Industrial

Bldgs.: .....2 Bldg Sq Ft .....147,792 sq.ft.

Frontage: .....Winnebago Ln, Promontory Point

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

Surrounding Uses: .....Industrial, Office, None, None

Current Use: .....State Office Building and Warehouse

Highest and Best Use: .....State Office Building and Warehouse

Agency Projected Use: .....State Office Building and Warehouse

The Texas Facilities Commission utilizes this site as a state office building and warehouse. It is located on the northwest corner of Promontory Point Drive and Winnebago Lane in Austin. The site is improved with two buildings, perimeter fencing and asphalt parking. The surrounding land uses include office and industrial developments. Approximately 2.50 acres is considered excess land.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

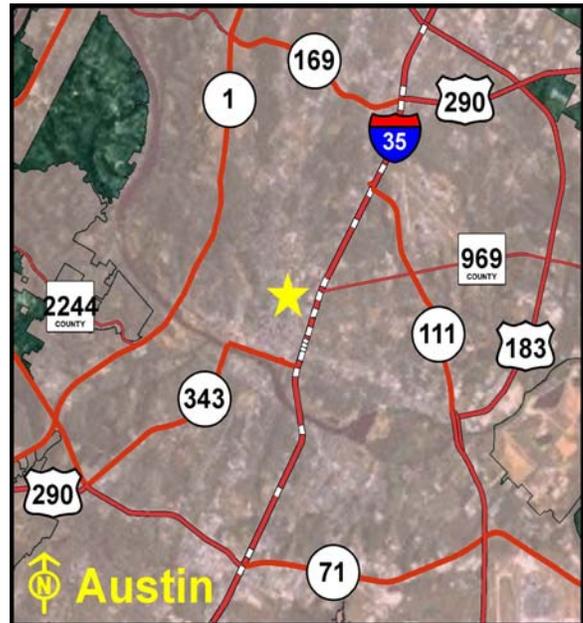
Robert E. Johnson Office Building and Parking Garage P

Location: 1501 North Congress Avenue, Austin, Travis County, Texas

Legal Description: Volume 2725, Page 475, Volume 2466, Page 63, Volume 2474, Page 79, Travis County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None
Easements: Utility



Location Map

Acres: .....3.37 Bldgs.: .....2 Bldg Sq Ft .....333,320 sq.ft.
Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 2.27 Frontage: .....N. Congress Ave, E. 15th St
% in Floodplain: .....0% Slope:.....Level
Zoning: .....Residential
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....Governmental, Office
Current Use: .....State Office and Parking Garage
Highest and Best Use: .....State Office and Parking Garage
Agency Projected Use: .....State Office and Parking Garage

The Texas Facilities Commission utilizes this site as an office building and parking garage to accommodate government employees. GLO identification #2430 is included in the appraisal and is now combined with the office building, GLO ID #1911. It is located on North Congress Avenue in downtown Austin. The site is improved with a seven-story office building and a seven-level parking garage. The surrounding land uses include governmental and office developments.

Recommendation: Retain for continued agency operations.

Texas General Land Office

Sam Houston Building

Location:

201 East 14th Street, Austin, Travis County, Texas

Legal Description:

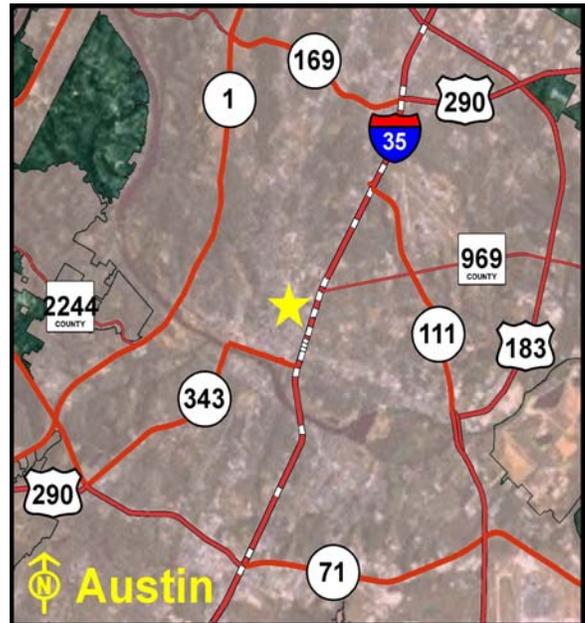
Volume 2692, Page 71, Volume 13235, Page 2376, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....3.86

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 1.02

% in Floodplain: .....0% Slope: .....Moderate

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....170,967 sq.ft.

Frontage: .....East 14th St, San Jacinto St

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

Surrounding Uses: .....Governmental

Current Use: .....State Office Building

Highest and Best Use: .....State Office Building

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building to accommodate government employees. It is located at the southwest corner of San Jacinto Street and 14th Street in downtown Austin. The site is improved with a twelve-story office building. The surrounding land uses include primarily governmental developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

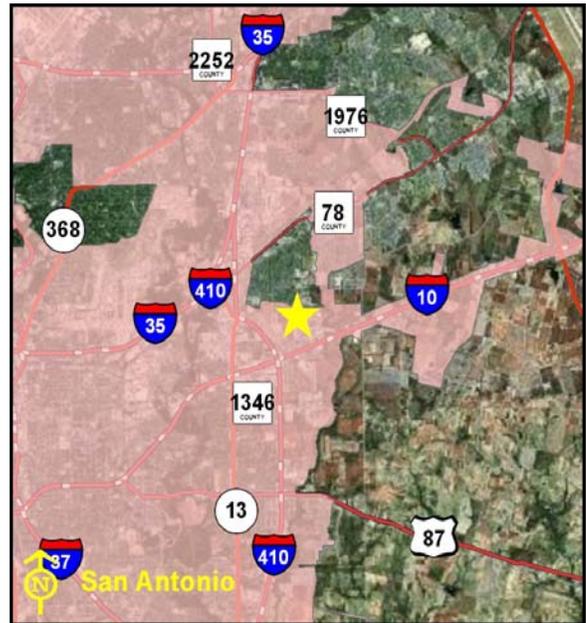
San Antonio Surplus Warehouse #2

Location:

2103 Ackerman Road, San Antonio, Bexar County, Texas

Legal Description:

Volume 6531, Page 195, Bexar County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....5.00

Sen. Dist.:...19 Rep. Dist.:...120 FAR:..... 0.16

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Industrial

Bldgs.: .....1 Bldg Sq Ft .....34,585 sq.ft.

Frontage: .....Ackerman Road

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

Surrounding Uses: .....Industrial, Vacant

Current Use: .....Area Office and Warehouse

Highest and Best Use: .....Light Industrial Development

Agency Projected Use: .....Light Industrial Development

The Texas Facilities Commission utilizes the site as an area office and warehouse facility. It is located one mile North of IH 10, along the west side of Ackerman Road on the east side of San Antonio. The site is improved with a one-story office/warehouse building, asphalt parking and perimeter fencing. The surrounding land uses include vacant land and industrial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

State Board of Insurance Warehouse

Location:

7915 Cameron Road, Austin, Travis County, Texas

Legal Description:

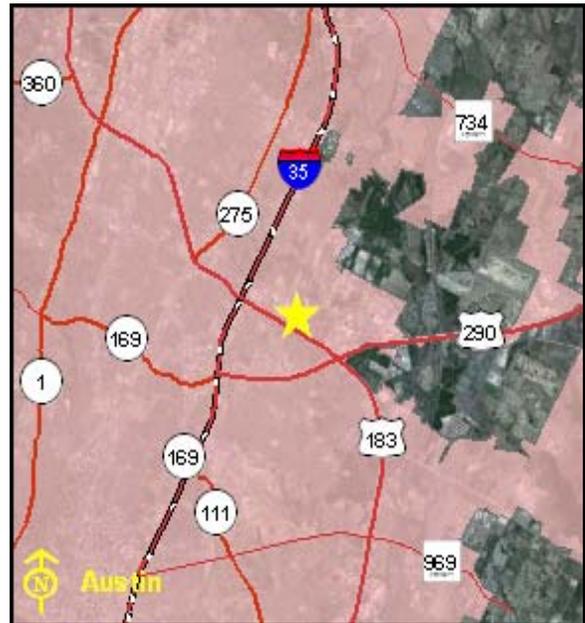
Volume 11175, Page 1352, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....2.77

Sen. Dist.:...14 Rep. Dist.:...46 FAR:..... 0.22

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Industrial

Bldgs.: .....2 Bldg Sq Ft .....25,897 sq.ft.

Frontage: .....Cameron Road

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

Surrounding Uses: .....Industrial, Office

Current Use: .....State Office/Warehouse Building

Highest and Best Use: .....Office/Industrial Development

Agency Projected Use: .....State Office/Warehouse Building

The Texas Facilities Commission utilizes this site for a state office and warehouse building. It is located on the east side of Cameron Road, between HWY 183 and Rutherford Lane in the northeastern sector of Austin. The site is improved with a one-story office/warehouse building with a concrete block storage building attached and asphalt parking. The surrounding land uses include office and industrial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

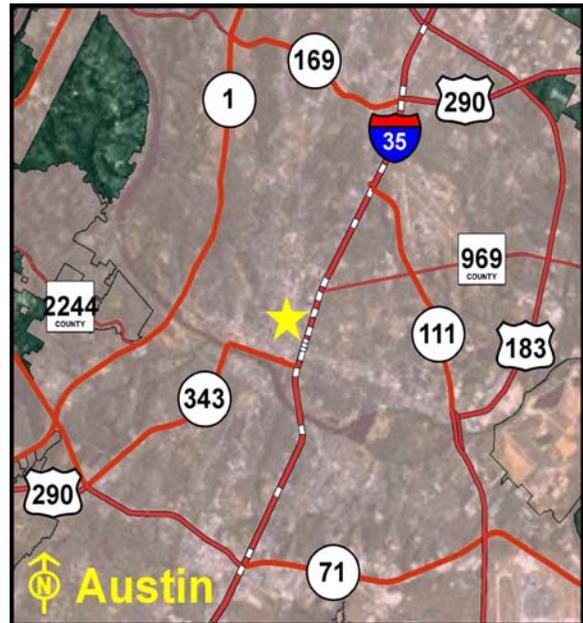
State Insurance Annex Building

Location:

221 East 11th Street, Austin, Travis County, Texas

Legal Description:

Volume 5325, Page 513, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....0.41

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 3.38

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....59,757 sq.ft.

Frontage: .....11th St, San Jacinto Blvd

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

Surrounding Uses: .....Governmental, Commercial

Current Use: .....State Office Building

Highest and Best Use: .....State Office Building

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes the site as a state office building. It is located at the southwest corner of 11th Street and San Jacinto Boulevard in downtown Austin. The site is improved with a four-story office building. The surrounding land uses include commercial and governmental developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

State Insurance Building

**Location:**

1100 San Jacinto Boulevard, Austin, Travis County, Texas

**Legal Description:**

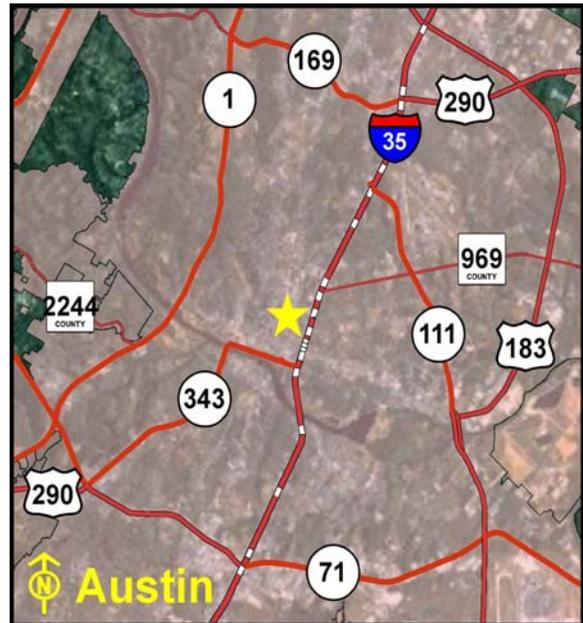
Volume 13235, Page 2380, Travis County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

**Acres:** .....1.55

**Sen. Dist.:**...14 **Rep. Dist.:**...49 **FAR:**..... 1.28

**% in Floodplain:** .....0% **Slope:**.....Level

**Zoning:** .....Commercial

**Bldgs.:** .....1 **Bldg Sq Ft** .....86,029 sq.ft.

**Frontage:** .....San Jacinto Blvd, 11th St

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Governmental, Commercial

**Current Use:** .....State Office Building

**Highest and Best Use:** .....State Office Building

**Agency Projected Use:** .....State Office Building

The Texas Facilities Commission utilizes the site as a state office building. It is located along the northwest corner of San Jacinto Boulevard and East 11th Street in downtown Austin. The site is improved with a four-story building. The surrounding land uses include commercial and governmental developments.

**Recommendation:** *Retain for continued agency operations.*

Texas General Land Office

Stephen F. Austin Building

Location:

1700 North Congress Avenue, Austin, Travis County, Texas

Legal Description:

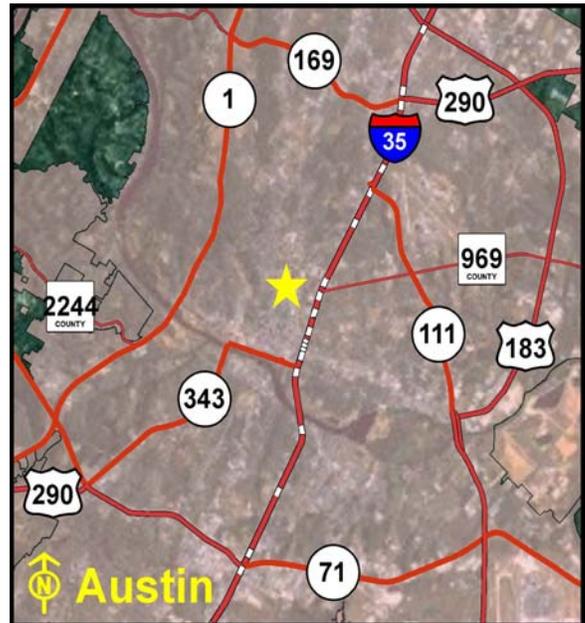
Volume 3818, Page 1483, Volume 3640, Page 1578, Volume 3812, Page 1747, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....2.15

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 5.01

% in Floodplain: .....0% Slope: .....Moderate

Zoning: .....Special

Bldgs.: .....1 Bldg Sq Ft .....470,000 sq.ft.

Frontage: .....Congress Ave, E. 17th St

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

Surrounding Uses: .....Governmental, Commercial

Current Use: .....State Office Building

Highest and Best Use: .....State Office Building

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as an office building to accommodate state agencies. It is located at the northwest corner of the intersection of 17th Street and Congress Avenue in downtown Austin. The site is improved with one building, 11 stories plus a basement. The surrounding land uses include governmental and commercial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

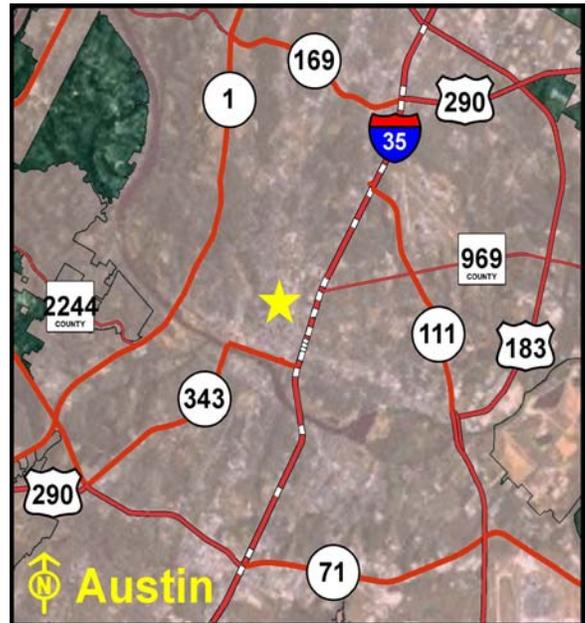
Supreme Court, Tom C. Clark, and Price Daniel, Sr., Building Complex

Location:

201, 205, and 209 West 14th Street, Austin, Travis County, Texas

Legal Description:

Volume 2548, Page 531, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....2.83

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 2.59

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Residential

Bldgs.: .....3 Bldg Sq Ft .....318,821 sq.ft.

Frontage: .....Lavaca St, West 14th St

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

Surrounding Uses: .....Governmental, Commercial, Retail, Office

Current Use: .....State Office Buildings

Highest and Best Use: .....State Office Buildings

Agency Projected Use: .....State Office Buildings

The Texas Facilities Commission utilizes this site as state office buildings to accommodate governmental employees. It is located at the southwest corner of West 14th Street and Lavaca in downtown Austin. The site is improved with three office buildings that have been connected by enclosed walkways. Various agencies occupy the buildings. The surrounding land uses include office, retail, governmental and commercial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Thomas Jefferson Rusk Building

Location:

208 East 10th Street, Austin, Travis County, Texas

Legal Description:

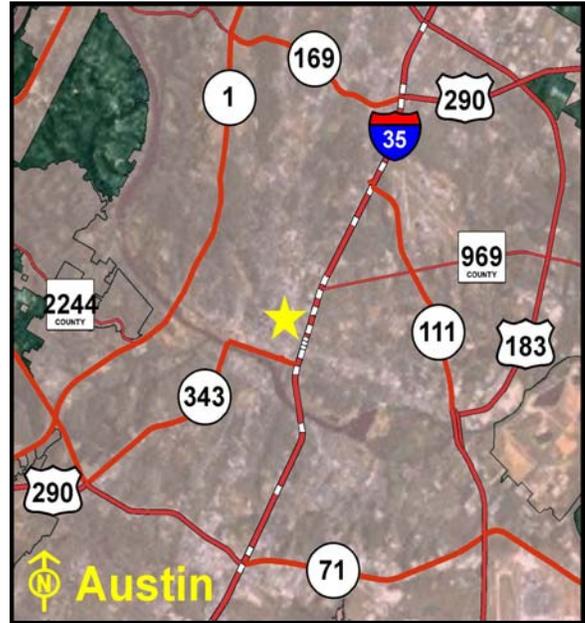
Volume 11351, Page 775, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....0.81

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 5.62

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....198,469 sq.ft.

Frontage: .....E. 10th St, San Jacinto Blvd

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

Surrounding Uses: .....Governmental, Commercial

Current Use: .....State Office Building

Highest and Best Use: .....State Office Building

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building. It is located at the northwest corner of 10th Street and San Jacinto Boulevard in downtown Austin. The site is improved with a seven-story office building with a underground parking garage. The surrounding land uses include governmental and commercial developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

Tyler State Office Building

Location:

3303 Mineola Highway (US HWY 69), Tyler, Smith County, Texas

Legal Description:

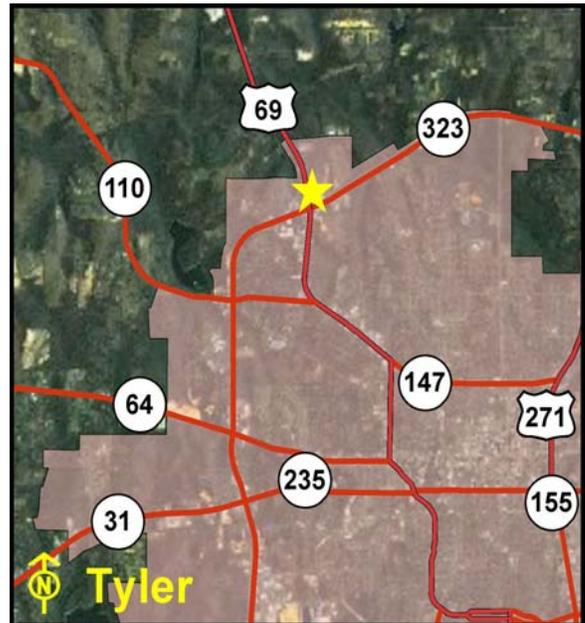
Volume 7884, Page 476, Smith County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None



Location Map

Acres: .....5.15

Sen. Dist.:.....1 Rep. Dist.:.....6 FAR:..... 0.26

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Industrial

Bldgs.: .....3 Bldg Sq Ft .....57,620 sq.ft.

Frontage: .....Mineola Highway (US HWY 69)

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

Surrounding Uses: .....Commercial, Church, Industrial, None

Current Use: .....State Office Building

Highest and Best Use: .....Office/Commercial Development

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes the site as a state office building. It is located north of the intersection of Mineola Highway and Loop 323 in Tyler. The site is improved with one office building, two storage buildings and asphalt parking. The surrounding land uses include a church, commercial and industrial developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

Waco State Office Building

Location:

801 Austin Avenue, Waco, McLennan County, Texas

Legal Description:

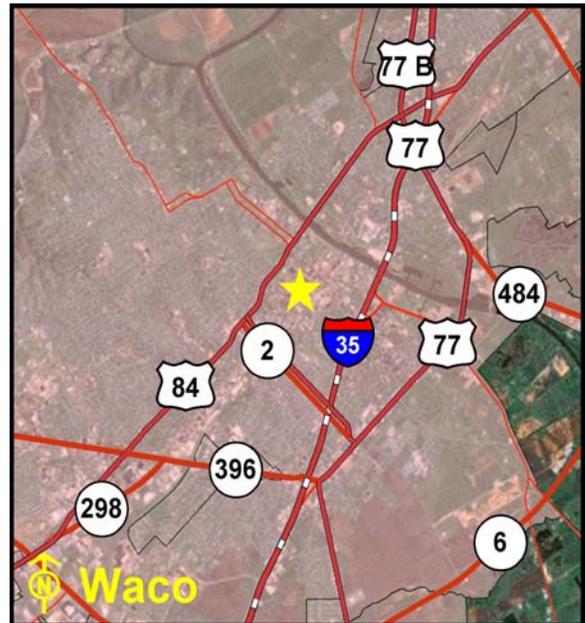
Volume 1829, Page 287, Page 290, Volume 1869, Page 241, McLennan County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....2.05

Sen. Dist.:...22 Rep. Dist.:...56 FAR:..... 0.99

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft .....103,759 sq.ft.

Frontage: .....Austin Ave, North 8th St

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

Surrounding Uses: .....Commercial, Recreational, Governmental, Industrial

Current Use: .....State Office Building

Highest and Best Use: .....Office/Commercial Development

Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building. It is located on Austin Avenue in downtown Waco. The site is improved with a ten-story office building and asphalt parking. The surrounding land uses include recreational, industrial, governmental and commercial developments.

The appraisal indicates the highest and best use is for office and commercial development to include the present use.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

Wheless Lane Laboratory

Location:

2801 Wheless Lane, Austin, Travis County, Texas

Legal Description:

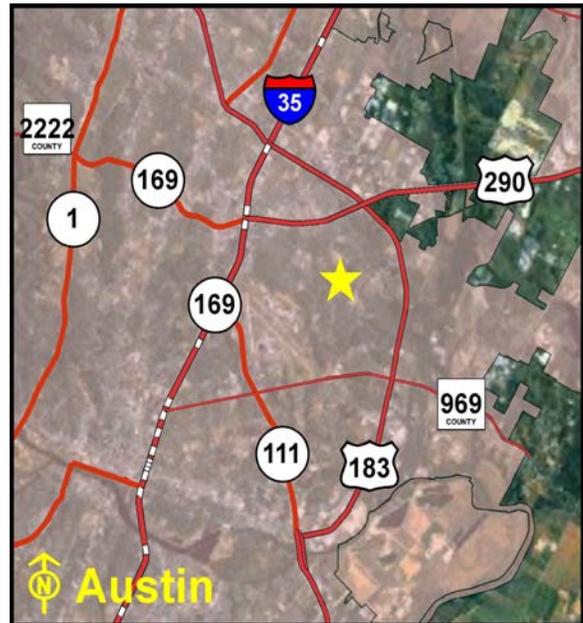
Volume 11025, Page 1240, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....0.29

Sen. Dist.:...14 Rep. Dist.:...46 FAR:..... 0.28

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Mixed-Use

Bldgs.: .....1 Bldg Sq Ft ..... 3,516 sq.ft.

Frontage: .....Wheless Lane

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

Surrounding Uses: .....Residential, Church

Current Use: .....State Office/Laboratory

Highest and Best Use: .....State Office/Laboratory

Agency Projected Use: .....State Office/Laboratory

The Texas Facilities Commission utilizes this site as a state office and laboratory. The site is currently occupied by the Texas Historical Commission. It is located on Wheless Lane in the northeastern portion of Austin. The site is improved with one office building and asphalt parking. The surrounding land uses include a church and residential developments.

Recommendation: *Retain for continued agency operations.*

Texas General Land Office

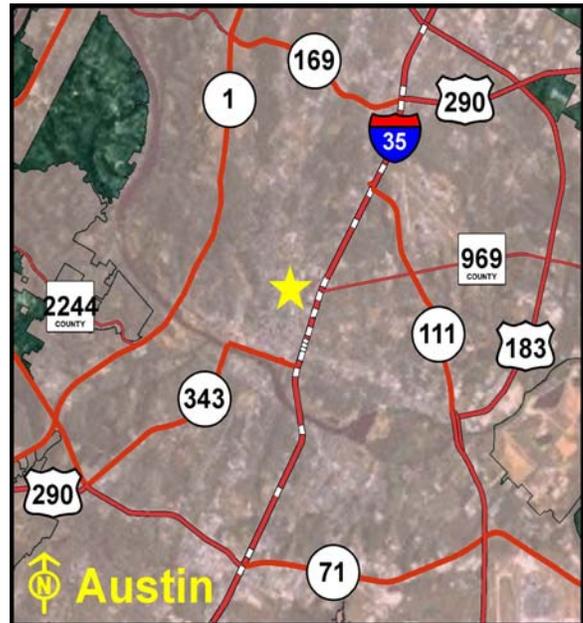
William B. Travis Building

Location: 1701 North Congress Avenue, Austin, Travis County, Texas

Legal Description: Volume 4168, Page 1866, Volume 2673, Page 433, Volume 5238, Page 1979, Travis County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None
Easements: Utility



Location Map

Acres: .....2.16 Bldgs.: .....1 Bldg Sq Ft .....466,484 sq.ft.
Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 4.95 Frontage: .....N. Congress Ave, 18th St
% in Floodplain: .....0% Slope:.....Level
Zoning: .....Residential
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....Governmental
Current Use: .....State Office Building
Highest and Best Use: .....State Office Building
Agency Projected Use: .....State Office Building

The Texas Facilities Commission utilizes this site as a state office building to accommodate governmental employees. It is located at the northeast corner of North Congress Avenue and 17th Street or the southwest corner of 18th Street and Brazos Street in downtown Austin. The site is improved with a twelve-story high-rise building. Parking is off-site in state-provided lots. The surrounding land uses include mainly governmental developments.

Recommendation: Retain for continued agency operations.

Texas General Land Office

William P. Clements Building

Location:

300 West 15th Street, Austin, Travis County, Texas

Legal Description:

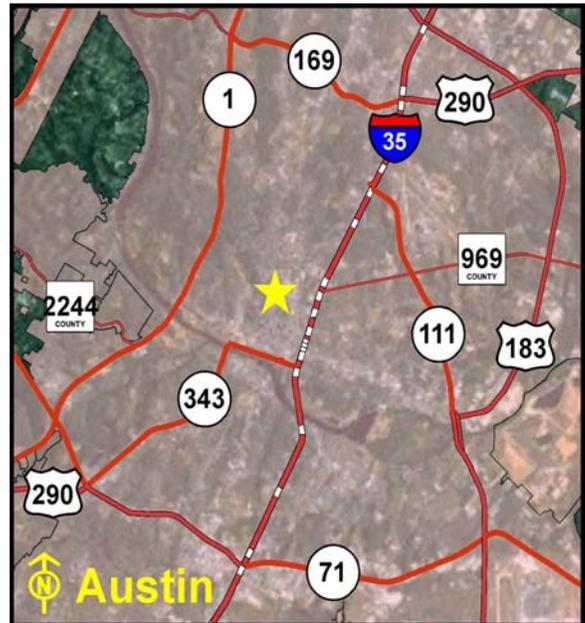
Volume 11212, Page 464, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....1.70

Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 9.98

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Commercial

Bldgs.: .....2 Bldg Sq Ft .....736,991 sq.ft.

Frontage: .....W. 15th St, Lavaca St

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

Surrounding Uses: .....Residential, Commercial, Civic, Governmental

Current Use: .....State Office Building/Parking Garage

Highest and Best Use: .....State Office Building/Parking Garage

Agency Projected Use: .....State Office Building/Parking Garage

The Texas Facilities Commission utilizes this site as a state office building and parking garage to accommodate government employees. It is located between Lavaca, Guadalupe, West 15th Street and West 16th Street in downtown Austin. The site is improved with a fifteen-story office building and a nine-story parking garage. The surrounding land uses include civic, residential, governmental and commercial developments.

Recommendation: **Retain for continued agency operations.**

Texas General Land Office

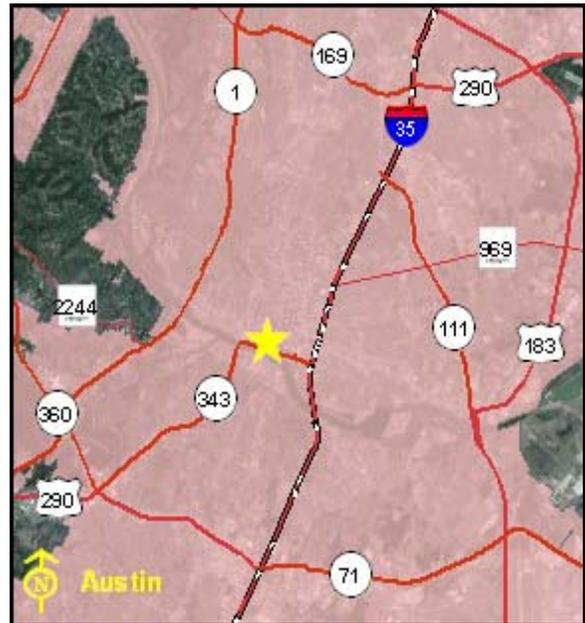
William P. Hobby Building and Parking Garage N

Location: 333 Guadalupe Street, Austin, Travis County, Texas

Legal Description: Volume 11339, Page 496, Volume 11836, Page 1473, Travis County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None
Easements: Utility



Location Map

Acres: .....3.50 Bldgs.: .....2 Bldg Sq Ft .....738,158 sq.ft.
Sen. Dist.:...14 Rep. Dist.:...49 FAR:..... 4.84 Frontage: .....Guadalupe Street, Nueces Street
% in Floodplain: .....0% Slope:.....Level
Zoning: .....Commercial

Utilities: .....Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....Office, Commercial
Current Use: .....State Office and Parking Garage
Highest and Best Use: .....Office Development
Agency Projected Use: .....Office Development

The Texas Facilities Commission utilizes this site as a state office building and parking garage to accommodate government employees. It is located on the northeast corner of Guadalupe Street and West 3rd Street with the freestanding garage located on the northeast corner of Nueces Street and West 3rd street in downtown Austin. The site is improved with a thirteen-story office building with sublevel parking and a four-level parking garage. The surrounding land uses include office and commercial developments.

Recommendation: Retain for continued agency operations.

TEXAS FINANCE  
COMMISSION  
PROPERTY

TEXAS FINANCE  
COMMISSION  
AGENCY SUMMARY



## **Agency Summary**

### **Background/Authorities**

The Finance Commission of Texas is the oversight board for the Texas Department of Banking, Department of Savings and Mortgage Lending and the Office of Consumer Credit Commissioner. The governor appointed Commission was first established by Acts 48<sup>th</sup> Legislature in 1943.

Today, the Commission has general rulemaking authority over most industries regulated by the Department of Banking and the Financial Regulatory Agencies.

Texas Finance Code §16.007 authorizes the Financial Regulatory Agencies to acquire, lease or sell real property necessary or convenient to the functions of the agencies. The Banking Department currently leases space in Arlington, Houston, Lubbock and San Antonio; leased property is not part of this evaluation.

### **Real Property Assets**

The Finance Regulatory Agencies' sole property, the Finance Commission Building, is located in Austin.

### **Asset Description**

The Finance Regulatory Agencies own one site that serves as the administrative headquarters for the three agencies. The property is located on 2.15 acres at 2601 North Lamar in Austin. The agencies are currently searching for a new property to relocate their headquarters.

### **GLO Recommendations**

The GLO recommends the Texas Finance Commission property be maintained for continued use, until a new property is located for the headquarters.

### **Agency Comments**

The Texas Finance Commission is in agreement with continuing to maintain their current property until a new property is located for their headquarters.

### **Texas Facilities Commission Comments**

The Texas Facilities Commission had no comments regarding the Texas Finance Commission.



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**Finance Property to be Retained**

<b>GLO ID#</b>	<b>Site Name</b>	<b>Current Use</b>	<b>Highest and Best Use</b>	<b>Total Acres</b>
1597	Finance Commission Building	Commission Headquarters	Commission Headquarters	2.15
<b>Total:</b>				<b>2.15</b>

TEXAS FINANCE  
COMMISSION  
PROPERTIES TO BE  
RETAINED

GLO ID#: 1597

# Finance Commission Building

**Location:**

2601 North Lamar Boulevard, Austin, Travis County, Texas

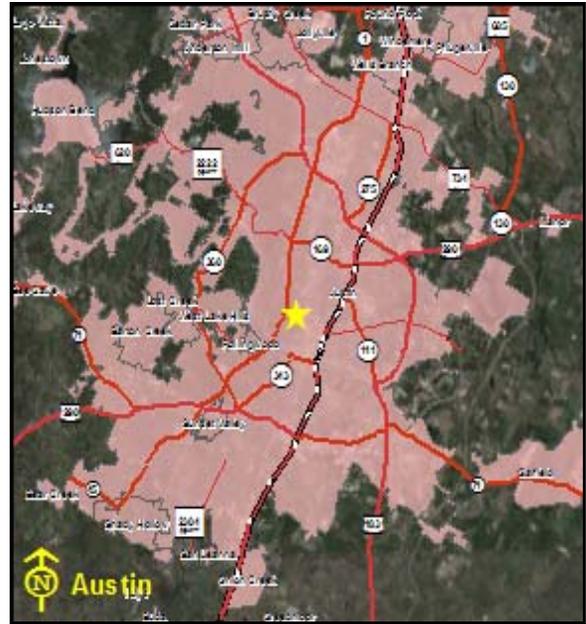
**Legal Description:**

Volume 5080, Page 1099, Travis County Deed Records

**Encumbrances**

**Physical:** Topography

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



Location Map

**Acres:**..... 2.15

**Bldgs.:** .....1    **Bldg Sq Ft**    38,165 sq. ft.

**Sen. Dist.:** .....14    **Rep. Dist.:** .....49    **FAR:**... 0.41

**% in Floodplain:** 5%    **Slope:** .....Steep

**Zoning:** .....Office

**Frontage:** .....North Lamar Blvd., Longview St.

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

**Surrounding Uses:** .....Residential, Commercial

**Current Use:** .....Commission Headquarters

**Highest and Best Use:** .....Commission Headquarters

**Agency Projected Use:** .....Commission Headquarters

## Finance Commission of Texas

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### Texas General Land Office

#### Analysis

The Texas State Finance Commission utilizes this site as an office for the Banking Department of Texas, Office of Consumer Credit Commission and Texas Savings and Loan Department. It is located at the southeast corner of North Lamar Boulevard and Longview Street in old West Central Austin. The site is improved with one three-story building, exterior security lighting, asphalt parking and covered parking. The surrounding land uses include residential and commercial developments.

The Commission is currently searching for a new property to relocate their headquarters.

Site Map



#### GLO Recommendation:

Retain for continued agency operations.

TEXAS JUVENILE JUSTICE  
DEPARTMENT  
PROPERTY

TEXAS JUVENILE JUSTICE  
DEPARTMENT  
AGENCY SUMMARY



## **Agency Summary**

### **Background/Authorities**

The Texas Juvenile Justice Department (TJJD) administers the state's correctional facilities for children ages 10 to 19. The Department goal is to create a unified state juvenile justice agency that works in partnership with local county governments, courts and communities to promote public safety by providing a full continuum of effective supports and services to youth from initial contact through termination of supervision.

Pursuant to Senate Bill 653 of the 82<sup>nd</sup> Legislature, the Governor appointed 13 members to the newly formed Texas Juvenile Justice Board naming Scott Fisher as Chairman. The agency was created by the merger of the Texas Youth Commission and Texas Juvenile Probation Commission and is designed to better promote juvenile justice efforts in coordination with other state and county offices to produce positive outcomes for youths, their families and communities.

Under the direction of the Executive Director hired by the board, the agency is responsible for managing:

- Eight high-risk maximum restriction facilities; two of which are closed
- Nine halfway houses
- Two trust properties (one property, the Parrie Haynes Trust, is divided into three tracts across two counties).

The Executive Director makes decisions relative to departmental operations including disposition of real property.

The sale of agency properties is also regulated by Texas Natural resources code, Chapter 31.158, et seq., which requires that all sales be authorized by the legislature and administered, unless otherwise directed, by the General Land Office (GLO).

### **Real Property Assets**

TJJD manages 11 sites located on agency-owned land totaling 5,486.54 acres. TJJD additionally manages nine half-way houses located on privately-owned land. The half-way houses are leased to the agency.

TJJD currently serves as trustee for two charitable trusts which include real property of over 4,200 acres.

### **Asset Description**

TJJD-owned land is located throughout the state. Sites range from 1.56 acres to 2,875.63 acres. Generally, properties are situated in suburban or rural areas near small



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**Texas Juvenile Justice Department**

communities. The surrounding land is typically utilized for agricultural development, with occasional rural homesites and isolated small commercial operations. Appraised facilities were found to be in good condition. The majority of the improvements fall into four categories: housing, training, medical and education and administrative and physical plants. Except for correctional institution operations requiring similar facilities there is a limited alternate use market for these buildings.

TJJD uses much of its non-trust property to support agency operations. The GLO acknowledges the need for a sufficient amount of buffer from other private holdings.

**GLO Recommendations**

The GLO recommends disposing of the Corsicana Treatment Center.

**Agency Comments**

No comments were received from TJJD regarding their property.

**Texas Facilities Commission Comments**

The Texas Facilities Commission had no comments regarding the Texas Juvenile Justice Department.



### TJJD 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
728	Corsicana Residential Treatment Center	Juvenile Detention Center	Juvenile Detention Center	106.36	TBD	106.36	TBD
<b>Total:</b>				<b>106.36</b>	<b>TBD</b>	<b>106.36</b>	<b>TBD</b>

### TJJD Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres
722	Evins Regional Juvenile Center	Juvenile Detention Center	Juvenile Detention Center	99.90
725	Gainesville State School	Juvenile Detention Center	Juvenile Detention Center	189.78
723	Giddings State School	State Home, School, and Metrology Laboratory	State Home, School, and Metrology Laboratory	194.95
2378	McLennan County Juvenile Correctional Facility	Juvenile Correctional Facility	Juvenile Correctional Facility	138.06
2173	Parrie Haynes Ranch Trust - Milam County	Agricultural/Grazing	Agricultural/Rural Residential	151.00
2172	Parrie Haynes Trust Property - Tract 1	Campgrounds/Recreational	Campgrounds/Recreational	1,540.61
2171	Parrie Haynes Trust Ranch Tract 2	Campgrounds/Recreational	Agricultural/Campgrounds/Recreational	2,875.63
729	Ron Jackson State Juvenile Correctional Facility	Juvenile Correctional Facility	Juvenile Correctional Facility	164.89
2443	Sheffield Boot Camp	Youth Correctional Facility	Youth Correctional Facility	23.80
2170	Wende Trust Property	Commercial Lease	Commercial Development	1.56
<b>Total:</b>				<b>5,380.18</b>

TEXAS JUVENILE JUSTICE  
DEPARTMENT  
PROPERTIES  
RECOMMENDED FOR  
SALE OR LEASE

**Texas Juvenile Justice Department**

**Texas General Land Office**

**GLO ID#: 728**

**Corsicana Residential Treatment Center**

**Location:**

4000 West Second Street, Corsicana,  
Navarro County, Texas

**Legal Description:**

Volume 54, Page 312-313, Volume 55, Page 191,  
Volume 90, Page 377, Volume 326, Page 151, Volume  
341, Page 137, Navarro County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

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**Appraisal Date:** ..... **Acres:** ..... 106.36      **Bldgs.:** .....46      **Bldg Sq Ft.....**247,183 sq. ft.

**Sen. Dist.:** .....22 **Rep. Dist.:** .....8 **FAR:..** 0.05

**% in Floodplain:.....** 0% **Slope:** .....Moderate

**Zoning:** .....Residential

**Total Market Value:**

**Frontage:** .....West Second Street

**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** .....Residential, Commercial, Medical, Recreational

**Current Use:** .....Juvenile Detention Center

**Highest and Best Use:** .....Juvenile Detention Center

**Agency Projected Use:** .....Juvenile Detention Center

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## Texas Juvenile Justice Department

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### Texas General Land Office

#### Analysis

The property is vacant, and hasn't been utilized by the Texas Juvenile Justice Department in over two years. TJJJ is working on conveying the property to the county. It is located along West Second Street in Corsicana. The site is improved with 46 buildings, security lighting, perimeter fencing and asphalt parking. The surrounding land uses include medical, recreational, commercial and residential developments.

The GLO recommends disposing this underutilized property. The appraisal was not available at the time of this report. The appraisal is forthcoming.

#### **GLO Recommendation:**

The GLO recommends disposing this underutilized property.

*Site Map*



TEXAS JUVENILE JUSTICE  
DEPARTMENT  
PROPERTIES TO BE  
RETAINED

Texas General Land Office

Evins Regional Juvenile Center

Location:

3801 East Monte Cristo Road (FM 1925), Edinburg, Hidalgo County, Texas

Legal Description:

Volume 2001, Page 859, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: ROW, Utility



Location Map

Acres: ..... 99.90

Bldgs.: .....20 Bldg Sq Ft ..... 134,790 sq.ft.

Sen. Dist.:.....20 Rep. Dist.:.....40 FAR:..... 0.03

% in Floodplain: .....75% Slope:.....Level

Zoning: .....Residential

Frontage: .....E. Monte Cristo Rd (FM 1925)

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

Surrounding Uses: .....Residential, Recreational, Agricultural

Current Use: .....Juvenile Detention Center

Highest and Best Use: .....Juvenile Detention Center

Agency Projected Use: .....Juvenile Detention Center

The Texas Juvenile Justice Department utilizes this site as a juvenile detention center. It is located east of U.S. Highway 281 on East Monte Cristo Road in Edinburg. The site is improved with 20 buildings, security lighting, perimeter fencing, a swimming pool and asphalt parking. The surrounding land uses include agricultural, residential and recreational developments.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Gainesville State School

Location:

1379 FM 678 (Old Woodbine Road), Gainesville, Cooke County, Texas

Legal Description:

Volume 116, Page 123, Volume 440, Page 233, Cooke County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: .....189.78

Bldgs.: .....37 Bldg Sq Ft ..... 212,747 sq.ft.

Sen. Dist.:.....30 Rep. Dist.:.....68 FAR:..... 0.03

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Frontage: .....FM 678 (Old Woodbine Road)

Utilities: .....Electricity, Telephone, Wastewater, Water

Surrounding Uses: .....Agricultural, Residential

Current Use: .....Juvenile Detention Center

Highest and Best Use: .....Juvenile Detention Center

Agency Projected Use: .....Juvenile Detention Center

The Texas Juvenile Justice Department utilizes this site as a juvenile detention center. It is located on FM 678 (Old Woodbine Road) in Gainesville. The site is improved with 37 buildings, security lighting, perimeter fencing and asphalt parking. The surrounding land uses include agricultural and residential developments.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Giddings State School

Location:

CR 226, Giddings, Lee County, Texas

Legal Description:

Volume 182, Page 259, Lee County Deed Records



Location Map

Encumbrances

Physical: Environmental Hazard

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....194.95

Bldgs.: .....38 Bldg Sq Ft ..... 278,852 sq.ft.

Sen. Dist.:.....14 Rep. Dist.:.....17 FAR:..... 0.03

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Frontage: .....CR 226

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

Surrounding Uses: .....Agricultural, Commercial, Residential

Current Use: .....State School

Highest and Best Use: .....State School

Agency Projected Use: .....State School

The Texas Juvenile Justice Department utilizes this site as a state home and school. It is located on CR 226 in east Giddings. The site is improved with 38 buildings, perimeter fencing, security lighting and asphalt parking. The surrounding land uses include agricultural, residential and commercial developments. Approximately 71.10 acres are leased to the Texas Department of Agriculture for crop production purposes in conjunction with the adjoining Giddings Seed Research Laboratory.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

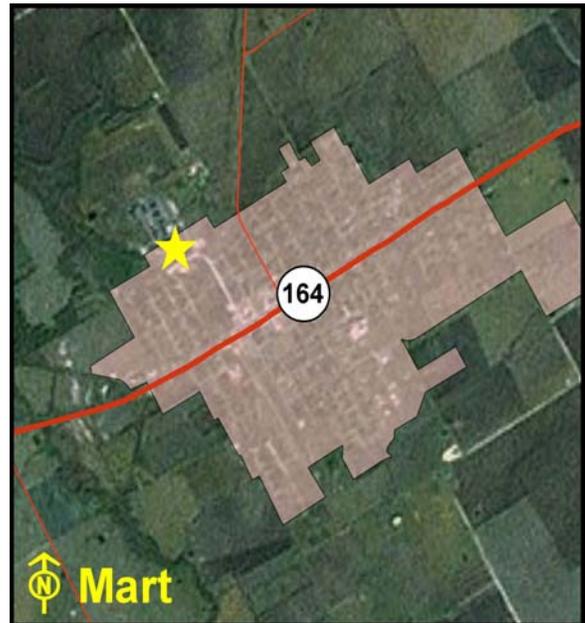
McLennan County Juvenile Correctional Facility

Location:

116 Burleson Avenue, Mart, McLennan County, Texas

Legal Description:

Volume 257, Page 649, McLennan County Public Records



Location Map

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....138.06

Bldgs.: .....24 Bldg Sq Ft ..... 294,276 sq.ft.

Sen. Dist.:.....22 Rep. Dist.:.....12 FAR:..... 0.05

% in Floodplain: .....5% Slope:.....Level

Zoning: .....Unzoned

Frontage: .....Burleson Ave, Calvery-Eskew Rd

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

Surrounding Uses: .....Residential, Industrial, Commercial, Vacant

Current Use: .....Juvenile Correctional Facility

Highest and Best Use: .....Juvenile Correctional Facility

Agency Projected Use: .....Juvenile Correctional Facility

The Texas Juvenile Justice Department utilizes this site as a juvenile correctional facility. It is located along the west side of Calvery-Eskew Road and the north side of West Burleson Avenue in Mart. The site is improved with 24 buildings, perimeter security fencing, security lighting and asphalt parking. The surrounding land uses include vacant land, residential, industrial and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Parrie Haynes Ranch Trust - Milam County

Location: CR 328, Caldwell, Milam County, Texas

Legal Description: Volume 319, Page 424, Milam County Deed Records



Location Map

Encumbrances

Physical: None
Legal: Deed Restrictions: Restricted Use
Easements: Utility

Acres: .....151.00 Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.
Sen. Dist.:.....5 Rep. Dist.:.....20 FAR:..... 0.00
% in Floodplain: .....0% Slope:.....Level
Zoning: .....Unzoned
Frontage: .....CR 328
Utilities: .....Electricity, Telephone, Wastewater, Water
Surrounding Uses: .....Ranching, Agricultural, Residential
Current Use: .....Agricultural Development
Highest and Best Use: .....Residential/Agricultural Development
Agency Projected Use: .....Agricultural Development

The Texas Juvenile Justice Department utilizes this site for agricultural grazing. The land is held in trust by the agency as per court order for the benefit of the orphans of Texas and currently leased for grazing. The tract is located on CR528, approximately miles south of the city of Milano. During the period of the lease, proceeds were used to fund educational benefits for orphans identified through various mechanisms. There are no improvements to the site.

Recommendation:
GLO is not able to make a retention or disposal recommendation.

Texas General Land Office

Parrie Haynes Trust Property - Tract 1

Location:

Maxdale Road, Milano, Bell County, Texas

Legal Description:

Volume 99, Page 92, Bell County Deed Records



Location Map

Encumbrances

Physical: Access

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Acres: .....1,540.61

Bldgs.: .....7 Bldg Sq Ft ..... 6,753 sq.ft.

Sen. Dist.:.....24 Rep. Dist.:.....55 FAR:... 0.0001

% in Floodplain: .....5% Slope:.....Level

Zoning: .....Unzoned

Frontage: .....Maxdale Road

Utilities: .....None

Surrounding Uses: .....Ranching, Agricultural, Governmental

Current Use: .....Campgrounds/Recreational

Highest and Best Use: .....Agricultural/Campgrounds/Recreational

Agency Projected Use: .....Dispose Underutilized Site

The Texas Juvenile Justice Department utilizes this site, located in central Texas in Bell County. The land, held in trust by the agency as per court order for the benefit of the orphans of Texas. Historically, the land has been used for equestrian and nature outings by appointment.

Recommendation:

GLO is not able to make a retention or disposal recommendation.

Texas General Land Office

Parrie Haynes Trust Ranch - Tract 2

Location:

Oakalla Road, Killeen, Bell County, Texas

Legal Description:

Volume 841, Page 306, Bell County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility

Acres: .....2,875.63

Bldgs.: .....22 Bldg Sq Ft ..... 33,935 sq.ft.

Sen. Dist.:.....24 Rep. Dist.:.....54 FAR:... 0.0003

% in Floodplain: .....5% Slope: .....Moderate

Zoning: .....Unzoned

Frontage: .....Oakalla Road

Utilities: .....Electricity, Telephone, Water Well, Septic Tank

Surrounding Uses: .....Agricultural, Governmental, Recreational

Current Use: .....Campgrounds/Recreational

Highest and Best Use: .....Agricultural/Campgrounds/Recreational

Agency Projected Use: .....Dispose Underutilized Site

The Texas Juvenile Justice Department utilizes this site, located in central Texas in Bell County. The land, held in trust by the agency as per court order for the benefit of the orphans of Texas. Historically, the land has been used for equestrian and nature outings by appointment.

Recommendation:

GLO is not able to make a retention or disposal recommendation.

Texas General Land Office

Ron Jackson State Juvenile Correctional Facility

Location:

800 FM 3254, Brownwood, Brown County, Texas

Legal Description:

Volume 555, Page 138, Brown County Deed Records



Location Map

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility

Acres: .....164.89

Bldgs.: .....35 Bldg Sq Ft ..... 222,187 sq.ft.

Sen. Dist.:.....24 Rep. Dist.:.....60 FAR:..... 0.03

% in Floodplain: .....10% Slope: .....Moderate

Zoning: .....Residential

Frontage: .....FM 3254

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

Surrounding Uses: .....Residential, Agricultural, School

Current Use: .....Juvenile Correctional Facility

Highest and Best Use: .....Juvenile Correctional Facility

Agency Projected Use: .....Juvenile Correctional Facility

The Texas Juvenile Justice Department utilizes this site as a juvenile correctional facility. It is located on FM 3254 in Brownwood. The site is improved with 35 buildings, security fencing, security lighting and asphalt parking. The surrounding land uses include schools, agricultural and residential developments.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Sheffield Boot Camp

Location:

108 Main Street, Sheffield, Pecos County, Texas

Legal Description:

Volume 723, Page 62 - 66, Pecos County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres: ..... 23.80

Bldgs.: .....8 Bldg Sq Ft ..... 38,465 sq.ft.

Sen. Dist.:.....19 Rep. Dist.:.....74 FAR:..... 0.04

% in Floodplain: .....0% Slope:.....Level

Zoning: .....Unzoned

Frontage: .....Main Street, Avenue K

Utilities: .....Electricity, Telephone

Surrounding Uses: .....Rangeland, School, Residential

Current Use: .....State Youth Camp

Highest and Best Use: .....Residential Development

Agency Projected Use: .....Residential Development

The Texas Juvenile Justice Department utilizes this site as a youth camp. It is located at the intersection of Main Street and Avenue K in Sheffield. The site is improved with eight buildings, security lighting, perimeter fencing and asphalt parking. The surrounding land uses include a school, rangeland and residential developments.

Recommendation:

Retain for continued agency use.

Texas General Land Office

Wende Trust Property

Location:

1207-1209 Barton Springs Road, Austin, Travis County, Texas

Legal Description:

Volume 164, Page 334, Travis County Deed Records



Location Map

Encumbrances

Physical: Topography

Legal: Deed Restrictions: Restricted Use

Easements: None

Acres: ..... 1.56

Bldgs.: .....0 Bldg Sq Ft ..... 0 sq.ft.

Sen. Dist.:.....14 Rep. Dist.:.....49 FAR:..... 0.00

% in Floodplain: .....30% Slope:.....Steep

Zoning: .....Commercial

Frontage: .....Barton Springs Rd, Lamar Blvd

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

Surrounding Uses: .....Commercial, Residential, Office

Current Use: .....Commercial Lease

Highest and Best Use: .....Commercial Development

Agency Projected Use: .....Commercial Lease

The Texas Juvenile Justice Department manages this property as trustee for the benefit of the orphans of Texas. The site is leased to two entities, a McDonald's Restaurant and a miniature golf vendor. Proceeds are used to fund educational benefits for orphans identified through various mechanisms. A condition of the trust prohibits sale of the property.

Recommendation:

GLO is not able to make a retention or disposal recommendation.

# **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. This legislation requires that the Asset Management Program Area of the Texas General Land Office (GLO) identify and evaluate designated state-owned real property and accomplish the following:

- identify real property not being used or being substantially underused, and
- determine current market value, for properties recommended for disposition

#### 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.

House Bill 957 of the 79th Legislature requires a value determination for all properties recommended for disposition. If a property is not recommended for disposition, a value determination shall be in a form deemed appropriate by the Commissioner. As such, properties recommended for disposition shall be the subject of a full appraisal while properties not recommended for disposition shall be the subject of an inspection and utilization analysis.

All findings are based on market data and conditions as of the appraisal date. Appraisers do not make forecasts of future market 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.