September 1, 2008

The Office of the Governor

The Office of the Lieutenant Governor

The Office of the Speaker of the House of Representatives

Members, Texas Senate and House of Representatives 81st Legislature

I am pleased to present the final report of the Asset Management Division, Texas General Land Office, evaluating the real property assets of the Texas Department of Agriculture, Adjutant General’s Department, Texas Credit Union, Texas Facilities Commission, Texas Finance Commission, Texas Parks & Wildlife Department, Department of Public Safety, and the Texas Youth Commission.

This report is mandated by the Texas Natural Resources Code, Sections 31.157, et seq. The report analyzes market value and highest and best use of the evaluated properties and contains recommendations to assist legislators in making appropriate land-use decisions.

Report information is based on economic conditions at the time of appraisal and may change with fluctuations in the market.

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

Sincerely,

JERRY PATTERSON
Commissioner, General Land Office
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   Alazan Bayou WMA
   Artificial Reef Staging Area/Brazoria County Pier
   Atkinson Island WMA
   Balmoreha State Park
   Bastrop State Park
   Big Bend Ranch State Park
   Big Lake Bottom WMA
   Big Spring State Park
   Black Gap WMA
   Blanco State Park
   Boca Chica State Park Wildlife Refuge
   Bonham State Park
   Brazoria County Access
   Brazos Bend State Park
   Buescher State Park
   Caddo Lake State Park & WMA
   Candy Abshire WMA
   Caprock Canyons State Park
   Caprock Canyons Trailways
   Chaparral WMA
   Chinati Mountain Natural Area
   Cleburne State Park
   Colorado Bend State Park
   Copper Breaks State Park
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H. Texas Youth Commission - Agency Summary

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   Corsicana Residential Treatment Center
   Crockett State School
   Evins Regional Juvenile Center
   Gainesville State School
OVERVIEW
CONTENTS

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

- Texas Agriculture Department
- Adjutant General’s Department
- Texas Credit Union Department
- Texas Facilities Commission
- Texas Finance Commission
- Texas Parks & Wildlife Department
- Texas Department of Public Safety
- Texas Youth Commission

Agency Summaries

Each report begins with an agency summary containing the following:

*Background/Authorities:*  
The agency’s enabling legislation, operational mission, and real property management procedure.

*Real Property Assets:*  
The agency’s real property holdings including function, location, size, physical and legal characteristics.

GLO Analysis and Recommendations

Following the summary is an analysis of salient real property factors and GLO’s recommendations regarding future disposition of the property. Recommendations are based on the following:

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

Texas Facilities Commission Recommendations

Before publication, real property evaluation reports are submitted to the Texas Facilities Commission (TFC) to determine whether any reviewed properties are needed by other state agencies. Any TFC staff comments are included in the agency’s summary section of the report and are attached to the specific site analysis.
EVALUATION REPORTS
TEXAS DEPARTMENT OF AGRICULTURE
AGENCY SUMMARY
Agency Summary

Background/Authorities

The Texas Department of Agriculture (TDA) is a multi-faceted agency promoting, regulating, and certifying the state’s agricultural products under the authority granted in Act of June 10, 1981, the 67th Legislature, Chapter 388, 4 (1), 1981 Texas General Laws, codified as Texas Agriculture Code. Its responsibilities range from monitoring gas pump regulations to certifying organic growers, promoting Texas food, fiber, wine, and the administration of Nutrition Programs. Agency functions are divided among divisions that include those that are support-oriented, program-based and those concerned with policy and intergovernmental affairs.

This evaluation only addresses sites owned by TDA. The agency also rents space in other locations across the state but owns no improvements on those properties. Six of the leased sites are livestock export facilities. TDA facilitates livestock exports by providing foreign buyers and Texas exporters pen facilities where livestock can be inspected and passed from Texas sellers to international buyers. The facilities are located in Brownsville, Laredo, Eagle Pass, Houston, El Paso, and Del Rio. The agency also maintains leased seed labs in Stephenville and Lubbock. These facilities ensure successful production of food and fiber by sampling and testing seeds. A pesticide laboratory provides support functions, which include pesticide residue analysis and pesticide product formulation analysis. This lab leases space in College Station.

TDA maintains five regional offices located throughout the state in Lubbock, Dallas, Houston, San Antonio, and San Juan. Sub-offices are located in Amarillo, El Paso, Tyler, and Corpus Christi. TDA also has Food Nutrition Sub-Offices in Abilene, Amarillo, Austin, Corpus Christi, El Paso, Fort Worth, Houston, Lubbock, Lufkin, Pharr, San Angelo, and Tyler. TDA headquarters are located in the Stephen F. Austin Building, within the Capitol Complex, in Austin. All of the agency’s administrative offices are in buildings leased or owned by the Texas Facilities Commission.

TDA leases 65.5-acres from Texas Youth Commission (TYC) for agricultural production and experimentation. TDA also leased an additional 5.5 acres from TYC for a metrology lab until 2041.

Real Property Assets

TDA’s only real property asset is the William H. Pieratt Seed Testing Laboratory located in Giddings.

Asset Description

The William H. Pieratt Seed Testing Laboratory is located east of Giddings at the intersection of US 290 and CR 226. The triangular-shaped 2.56-acre site supports two buildings with 11,053 square feet of space.
GLO Recommendations

Retain for continued agency operations.

AGENCY COMMENTS

TDA comments have been incorporated in the evaluation.

TEXAS FACILITIES

COMMISSION COMMENTS

No comments were received from TFC regarding the Texas Department of Agriculture’s property.
TEXAS DEPARTMENT OF AGRICULTURE
PROPERTIES TO BE RETAINED
William H. Pieratt Seed Testing Laboratory

Location:
US 290 E and CR 226, Giddings, Lee County, Texas

Legal Description:
Volume 228, Page 163, Lee County Deed Records

Encumbrances

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

Appraisal Date: 1/31/2008  Acres: 2.56  Bldgs.: 2  Bldg Sq Ft: 11,053 sq. ft.
Sen. Dist.: 5  Rep. Dist.: 17  FAR: 0.10
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: US 290 East, CR 226
Utilities: Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses: Industrial, Agricultural, Residential
Current Use: Research Laboratory
Highest and Best Use: Research Laboratory
Agency Projected Use: Research Laboratory

Building Value: $0  Improvement Value: $0  Land Value: $720,000  Total Market Value: $720,000
The Texas Department of Agriculture uses this site as a research laboratory. It is located on the southwest corner of US HWY 290 and CR 226 in Giddings. The site is improved with two buildings and surface parking. Surrounding land uses include industrial, agriculture, commercial, and residential development.

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

GLO Recommendation:
Retain for continued agency operations.
ADJUTANT GENERAL’S DEPARTMENT AGENCY SUMMARY
Agency Summary

Background/Authorities

The Adjutant General’s Department (AGD) owns 64 properties with its main site being located at Camp Mabry in Austin. It controls the state military and performs duties entrusted to it by the governor relative to public safety and the military affairs of the state (Government Code, Chapter 431, Title 4). The AGD’s responsibilities include ensuring the readiness of the Texas State Guard, Air National Guard, and Army National Guard in times of war, national emergency, or as directed by the governor.

The AGD is headed by the Adjutant General, which holds the military rank of Major General. The adjutant general is an appointed member of the governor’s staff. The position is under the direct command of the Governor, who is the commander and chief for the State of Texas. Government Code, § 431.026 (a), allows the governor, to appoint two Assistant Adjutant Generals. The assistants are recommended by the Adjutant General. One assistant is from the Army, and the other is from the Air Force.

Real Property Assets

The AGD merged with the Texas Military Facilities (TMF) in 2007 with the passage of SB 1724 of the 80th Texas Legislature. The bill eliminated 10 positions and saved the agency over $1 million in general revenue over the biennium.

The AGD previously owned only one property, Camp Mabry in Austin. The merger brought the AGD’s state owned property count to fifty-six.

The AGD administers state-owned or leased military facilities. It executes leases on behalf of the state to the National Guard, and administers the property on behalf of the state. The AGD can also declare property as surplus.

Asset Description

AGD owns 56 properties throughout the state, including Camp Mabry, a 349.28 acre tract along Loop 1 (Mopac) in Austin. Other locations throughout the state range from rural sites to downtown locations. The sites range from a 1.2 acre site in Austin, to a 6,477.02 site in Paris. The majority of the sites are improved with an armory building and supporting structures. Most include open areas for military drills and exercises.

GLO Recommendations

The GLO recommends all AGD property be maintained for continued use.

AGENCY COMMENTS

AGD comments have been incorporated in the evaluation.
No comments were received from TFC regarding the Adjutant General's Department's properties.
<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value to be Retained</th>
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<td>1733</td>
<td>Alice Armory</td>
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Total: 56  13,586.79  $119,270,500.00
ADJUTANT GENERAL’S
DEPARTMENT
PROPERTIES TO BE
RETAINED
Alice Armory

Location:
1207 North Cameron, Alice, Jim Wells County, Texas

Legal Description:
Volume 118, Page 237, Volume 356, Page 177, Jim Wells County Deed Records

Encumbrances

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

Appraisal Date: 1/10/2008
Acres: 5.00
Bldgs.: 2
Bldg Sq Ft: 23,062 sq.ft.
Sen. Dist.: 20
Rep. Dist.: 35
FAR: 0.11
% in Floodplain: 0%
Slope: Level
Zoning: Residential
Frontage: North Cameron
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Recreational
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on North Cameron in Alice. The site is improved with two buildings and surface parking. Surrounding land uses include baseball parks and a residential subdivision.

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

Recommendation:
Retain for continued agency operations.
Amarillo Armory

Location:
2904 Tee Anchor Boulevard, Amarillo, Potter County, Texas

Legal Description:
Volume 494, Page 263, Potter County Deed Records

Encumbrances

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

Appraisal Date: 8/29/2007 Acres: 5.45 Bldgs: 3 Bldg Sq Ft 32,869 sq.ft.
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Commercial Land Value: $600,000
Frontage: Tee Anchor Blvd., Quarter Horse Dr. Total Market Value: $600,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential Current Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located at the corner of Tee Anchor Boulevard and Highland Street in Amarillo. The site is improved with one armory building, two storage buildings, and surface parking. Surrounding land use is primarily commercial with some scattered residential sites.

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

Recommendation:
Retain for continued agency operations.
Angleton Armory

Location:
CR 428 (Buchta Road), Angleton, Brazoria County, Texas

Legal Description:
Volume 85173, Pages 31-33, Brazoria County Deed Records

Encumbrances

Physical: Floodplain
Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 11/20/2007  Acres: .... 11.74  Bldgs.: .......1  Bldg Sq Ft .... 26,407 sq.ft.
Sen. Dist.:......11  Rep. Dist.:......25  FAR: ...... 0.05  Building Value: ...................... $0
% in Floodplain: .....100%  Slope: ..........Level  Improvement Value: ...................... $0
Zoning: ............................................Unzoned  Land Value: ...................... $660,000
Frontage: ....................CR 428 (Buchta Road)  Total Market Value:...................... $660,000
Utilities: ..................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Civic, Vacant, Residential, Commercial
Current Use: ........................................................................Military Facility
Highest and Best Use: .................................................................Military Facility
Agency Projected Use: .................................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the southwest side of CR 428 in Angleton. The site is improved with one building and surface parking. Surrounding land uses include the Brazoria County Fair Grounds, county facilities, residential and commercial development.

There is a reversion clause in the deed stating the property must be used by the National Guard or the land will revert to Brazoria County. The appraisal indicates the highest and best use is to continue in the present use in light of the deed restriction and the floodplain.

Recommendation:
Retain for continued agency operations.
Texas General Land Office

Baytown Armory

Location:
111 Wye Drive, Baytown, Harris County, Texas

Legal Description:
Volume 2707, Page 467, Harris County Deed Records

Encumbrances

Physical: Floodplain
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 5/9/2008 Acres: 5.39 Bldgs.: 2 Bldg Sq Ft: 13,040 sq.ft.
Sen. Dist.: 15 Rep. Dist.: 128 FAR: 0.06 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $300,000
Frontage: Wye Drive Total Market Value: $300,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the south side of Wye Drive in Baytown. The site is improved with two structures: an armory and a storage building. Surrounding land uses include commercial and residential development.

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

Recommendation:
Retain for continued agency operations.
Brenham Armory

Location:
1204 East Tom Green Street, Brenham, Washington County, Texas

Legal Description:
Volume 198, Page 256, Washington County Deed Records

Encumbrances

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

Appraisal Date: 1/10/2008 Acres: 3.21
Sen. Dist.: 18 Rep. Dist.: 13 FAR: 0.08
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: Tom Green Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Office, School
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located west of the intersection of East Tom Green Street and FM 577 in Brenham. The site is improved with two buildings, surface parking, and chain link fencing. Surrounding land uses include residential, commercial, the Brenham ISD Junior High School, and a VFW post. The site is zoned R-1, Residential District by City of Brenham zoning.

The appraisal indicates the highest and best use is to continue in present use or a similar use permitted by R-1 zoning.

Recommendation:
Retain for continued agency operations.
Brownsville Armory

Location:
344 Porter Drive, Brownsville, Cameron County, Texas

Legal Description:
Volume 31, Page 573, Cameron County Deed Records

The Adjutant General’s Department uses this site as an armory facility. It is located south of International Blvd and one-quarter mile from the Rio Grande bordering Mexico in Brownsville. The site is improved with a single story armory building in good condition. Surrounding land uses are a US Army Reserve facility, Memorial Building, an Art League Building, UT at Brownsville, municipal golf course, apartments and a Ramada Inn.

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

Recommendation:
Retain for continued agency operations.
Adjutant General's Department

Texas General Land Office

Bryan Armory

Location:
1700 East 25th Street, Bryan, Brazos County, Texas

Legal Description:
Volume 136, Page 353, Brazos County Deed Records

Encumbrances

Physical: Floodplain
Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 1/23/2008 Acres: 10.91 Bldgs.: 4 Bldg Sq Ft: 37,714 sq.ft.
Sen. Dist.: 5 Rep. Dist.: 14 FAR: 0.08 Building Value: $0
% in Floodplain: 10% Slope: Moderate Improvement Value: $0
Zoning: Residential Land Value: $1,029,000
Frontage: East 25th Street Total Market Value: $1,029,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Recreational
Current Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the northeast side of East 25th Street and the southeast side of Burleson Street in Bryan. The site is improved with four buildings, surface parking, security fencing, and security lighting. Surrounding land uses include single-family residences and the Bob Bond Park.

The appraisal indicates the highest and best use is to continue in the present use. There is a reversion clause that prevents any use other than as a guard armory otherwise the site reverts back to the City of Bryan.

Recommendation:
Retain for continued agency operations.

32
Camp Bowie Brownwood Armory

Location:
5601 FM 45 South, Brownwood, Brown County, Texas

Legal Description:
Volume 835, Page 144, Brown County Deed Records

The Adjutant General’s Department uses this site as a training camp facility. It is located just south of Brownwood at the corner of FM 2126 and FM 45. The site is improved with fifteen buildings and surface parking. Surrounding land uses include residential, the Federal National Guard Lands, private ranches and the city landfill.

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

Recommendation:
Retain for continued agency operations.
Adjutant General's Department  
Texas General Land Office

Camp Mabry - Austin

Location:
2200 35th Street, Austin, Travis County, Texas

Legal Description:
Volume 5096, Page 817, Travis County Deed Records

Encumbrances

Physical: None
Legal:  
- Deed Restrictions: Reversion Clause
- Easements: Utility

Appraisal Date: 1/28/2008  
Acres: 349.28
Sen. Dist.: 14  
Rep. Dist.: 48  
FAR: 0.05
% in Floodplain: 0%  
Slope: Level
Zoning: Residential
Frontage: 35th Street, MoPac
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 75  
Bldg Sq Ft: 747,397 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $26,310,000
Total Market Value: $26,310,000

The Adjutant General’s Department uses this site as an armory facility. It is located on the northwest corner of MoPac and West 35th Street in Central Austin. The site is improved with 75 buildings, fencing, and surface parking. This tract is a portion of the larger complex known as Camp Mabry. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is to continue in the present use. The historical and original nature of the buildings is being maintained and the buildings are being restored or renovated to achieve their original look or structure as originally built as funding becomes available. Portions of the Camp Mabry complex are considered a natural habitat for the Golden-Cheeked Warbler and the Black-Capped Vireo, both of which are considered endangered species.

Recommendation:
Retain for continued agency operations.
Adjutant General's Department  
GLO ID#: 1645

Texas General Land Office

Camp Mabry Complex - Austin

Location:
2200 West 35th Street, Austin, Travis County, Texas

Legal Description:
Camp Mabry Complex, DJ Gilbert and GS Spear Leagues; Travis County Deed Records

Encumbrances

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

Sen. Dist.: 14  Rep. Dist.: 48  FAR: 0.15  Building Value: $0  
% in Floodplain: 0%  Slope: Level  Improvement Value: $0  
Zoning: Residential  Land Value: $5,396,000  
Frontage: West 35th Street, MoPac  Total Market Value: $5,396,000  
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential  
Current Use: Military Facility  
Highest and Best Use: Military Facility  
Agency Projected Use: Military Facility

The Adjutant General's Department uses this site as an armory facility. It is located on the northwest corner of MoPac and West 35th Street in Central Austin. The site is improved with two buildings, fencing, and surface parking. This tract is a portion of the larger complex known as Camp Mabry. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is to continue in the present use. The historical and original nature of the buildings is being maintained and the buildings are being restored or renovated to achieve their original look or structure as originally built as funding becomes available. Portions of the Camp Mabry complex are considered a natural habitat for the Golden-Cheeked Warbler and the Black-Capped Vireo, both of which are considered endangered species.

Recommendation:
Retain for continued agency operations.
The Adjutant General’s Department uses this site as an armory facility. GLO identification #2302 Annex Site is included in the appraisal and is now combined with the Armory facility GLO ID #1674. It is located along the north side of Home Road in the older area of Corpus Christi. A portion of the site is deed restricted to use as a military facility. The site is improved with three buildings, surface parking, exterior lighting, and perimeter fencing, built on both the restricted and unrestricted area. Surrounding land uses are governmental, recreational, residential, and a fire station.

The appraisal indicates the highest and best use is to continue in the present use. Though vacant tracts are available and have been on the market for years, land sales for this area of Corpus Christi are very limited. Commercial and light industrial activity is occurring further west in close proximity of South Padre Island Drive.

Recommendation:

*Retain for continued agency operations.*
Corsicana Armory

Location:
3100 West 7th Avenue, Corsicana, Navarro County, Texas

Legal Description:
Volume 552, Page 441, Navarro County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None

Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, School
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located between South 41st and South 40th Street, on the south side of West 7th Avenue in Corsicana. The site is improved with six buildings, parking, chain link fencing and gates. Surrounding land uses include Navarro College and single-family residential tracts.

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

Recommendation:
Retain for continued agency operations.
Decatur Armory

Location:
2300 FM 730 North/Trinity Road, Decatur, Wise County, Texas

Legal Description:
Volume 267, Page 169, Wise County Deed Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 2/7/2008
Acres: 16.95
Bldgs.: 1
Bldg Sq Ft: 15,929

Sen. Dist.: 30
Rep. Dist.: 61
FAR: 0.02

% in Floodplain: 0%
Slope: Moderate

Zoning: Unzoned

Frontage: FM 730 North/Trinity Road

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Governmental, Vacant, Agricultural

Current Use: Military Facility

Agency Projected Use: Military Facility

Highest and Best Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located at the corner of Airport Drive and FM 730 on the north side of Decatur. The site is improved with one armory building, fenced vehicle storage area, and surface parking. Surrounding land use includes agriculture, a City Maintenance Facility, and an airport.

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

Recommendation:
Retain for continued agency operations.
Denison Armory

Location:
1700 Loy Lake Road, Denison, Grayson County, Texas

Legal Description:
Volume 578, Page 277, Grayson County Deed Records

Encumbrances

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

Appraisal Date: 3/10/2008
Acres: 4.32

Sen. Dist.: 30
Rep. Dist.: 62

FAR: 0.10

% in Floodplain: 41%
Slope: Level

Zoning: Residential

Frontage: Loy Lake Road, Waterloo Street

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Recreational

Current Use: Military Facility

Highest and Best Use: Military Facility

Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on Loy Lake Road in Denison. The site is improved with one armory building, security lighting, and surface parking. Surrounding land uses include residential and the Waterloo Park. In 2007, 14.41 acres out of the 18.728 acres was sold to the City of Denison, leaving 4.318 acres. The acreage sold included the Motor Pool Building and the old Fuel Pump Station.

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

Recommendation:
Retain for continued agency operations.
Eagle Mountain Lake Base

Location:
FM 1220 and FM 718, Eagle Mountain, Tarrant County, Texas

Legal Description:
Volume 3212, Page 365, Tarrant County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 2/21/2008
Acres: 1,255.98
Building Value: $0
Improvement Value: $0
Total Market Value: $12,060,000

The Adjutant General's Department uses this site as a military training facility and for helicopter drops. There are also ground leases to individuals for agricultural and grazing purposes. It is located on the east line of FM 1220 beginning at the southeast corner of its intersection with FM 718, southeast of Newark in the Eagle Mountain area. The site is improved with fencing only, no buildings. Surrounding land use is agricultural, a ministry facility, a closed airfield, and a railroad right-of-way. The deed stipulates mineral reservations and reversion if any other use than military.

The appraisal indicates the highest and best use is for speculative investment with interim agriculture use. The GLO recommends to continue in the present use including the ground leases.

Recommendation:
Retain for continued agency operations.
The Adjutant General’s Department uses this site as an armory facility. Currently, the site is vacant. It is located along the east side of South Monroe Street on the south side of Eagle Pass. The site is improved with one armory building, fenced area for storage of vehicles, and surface parking. Surrounding land uses are medical, industrial, a church, baseball fields, and Fort Duncan Park. The City of Eagle Pass stipulated a reversion clause in the deed that causes the property to revert back to the city if not used as an armory.

In light of the deed restriction, the appraisal indicates the highest and best use is to continue the use as an armory.

Recommendation:
Retain for continued agency operations.
El Campo Armory

Location:
801 Armory Road, El Campo, Wharton County, Texas

Legal Description:
Volume 219, Page 477-478, Volume 253, Page 89, Wharton County Deed Records

Encumbrances

Physical: None

Legal:
Deed Restrictions: None

Easements: Utility

Appraisal Date: 10/2/2007
Acres: 19.72

Sen. Dist.: 18
Rep. Dist.: 28
FAR: 0.03

% in Floodplain: 0%
Slope: Level

Zoning: Unzoned

Frontage: Armory Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Recreational, Agricultural, Commercial

Current Use: Military Facility

Highest and Best Use: Military Facility

Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located in Wharton County along the south right-of-way of Armory Road and CR 406, five miles south of downtown El Campo. The site is improved with five buildings, security fencing, security lighting, and surface parking. Surrounding land uses include recreational, residential, commercial, and agricultural tracts.

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

Recommendation:
Retain for continued agency operations.
El Paso Armory

Location:
9100 Gateway Boulevard North (Patriot Fairway), El Paso, El Paso County, Texas

Legal Description:
Volume 1206, Page 369, El Paso County Deed Records

Appraisal Date: 8/31/2007
Acres: 20.00

Bldgs.: 6
Bldg Sq Ft: 63,195 sq.ft.

Building Value: $0
Improvement Value: $0

Total Market Value: $4,325,000

Sen. Dist.: 29
Rep. Dist.: 78
FAR: 0.07

% in Floodplain: 0%
Slope: Level
Zoning: Residential

Frontage: Gateway Boulevard, Hondo Pass Drive
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Residential, Commercial, Civic
Current Use: Military Facility

Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General's Department uses this site as a military facility. It is located at the corner of Gateway Boulevard and Hondo Pass Drive on the north side of El Paso. The site is improved with six buildings, surface parking, a storage yard, and a chain link security fence. Surrounding land uses include residential, commercial, retail, and a waste management facility.

The appraisal indicates the highest and best use is to continue in the present use. Growth within the area of the subject is limited due to the Franklin Mountains and the Fort Bliss Military Base.

Recommendation:
Retain for continued agency operations.
Adjutant General’s Department
Texas General Land Office

Fort Worth Armory

Location:
5104 Sandage Avenue, Fort Worth, Tarrant County, Texas

Legal Description:
Volume 2672, Page 129, Tarrant County Deed Records

The Adjutant General’s Department uses this site as an armory facility. It is located at the corner of Sandage Avenue and Covert Avenue in the southern portion of Fort Worth. The site is improved with two buildings, surface parking, and perimeter fencing. Surrounding land uses are residential, retail, and commercial.

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

Recommendation:
Retain for continued agency operations.
Adjutant General's Department

Texas General Land Office

Fredericksburg Armory

Location:
598 Armory Road, Fredericksburg, Gillespie County, Texas

Legal Description:
Volume 65, Page 230, Gillespie County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 11/29/2007 Acres: ...... 20.50 Bldgs.: ......3 Bldg Sq Ft ...... 17,332 sq.ft.
Sen. Dist.:.....24 Rep. Dist.:.....73 FAR: ...... 0.02 Building Value: ...................... $0
% in Floodplain:.....30% Slope: ......Moderate Improvement Value:...................... $0
Zoning: ..............................................Unzoned Land Value:...................... $468,000
Frontage: .....................................Armory Road Total Market Value:...................... $468,000
Utilities: ....................................................Electricity, Gas, Telephone, Wastewater, Water

The Adjutant General’s Department uses this site as an armory facility. It is located on the north side of Armory Road, on the western edge of Fredericksburg. The site is improved with three buildings. Surrounding land uses include agriculture, residential and light industrial. The deed includes a reversion clause that causes the property to revert back to the grantor if not used for an armory.

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

Recommendation:
Retain for continued agency operations.
Garrison Headquarters

Location:
2200 West 35th St, Austin, Travis County, Texas

Legal Description:
George B. Spear League Travis County Deed Records

Appraisal Date: 1/28/2008  Acres: 1.20  Bldgs.: 2  Bldg Sq Ft: 8,142 sq.ft.
Sen. Dist.: 14  Rep. Dist.: 48  FAR: 0.16  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Residential  Land Value: $361,000
Frontage: West 35th St, MoPac  Total Market Value: $361,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water

The Adjutant General’s Department uses this site as an armory facility. It is located on the northwest corner of MoPac and West 35th Street in Central Austin. The site is improved with two buildings, fencing, and surface parking. This tract is a portion of the larger complex known as Camp Mabry. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is to continue in the present use. The historical and original nature of the buildings is being maintained and the buildings are being restored or renovated to achieve their original look or structure as originally built as funding becomes available. Portions of the Camp Mabry complex are considered a natural habitat for the Golden-Cheeked Warbler and the Black-Capped Vireo, both of which are considered endangered species.

Recommendation:
Retain for continued agency operations.
Gatesville Armory

Location:
3301 East Main Street/HWY 84, Gatesville, Coryell County, Texas

Legal Description:
Volume 78, Page 468, Coryell County Deed Records

Encumbrances

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

Appraisal Date: 11/29/2007 Acres: 3.82
Sen. Dist.:...22 Rep. Dist.:...59 FAR: 0.14
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: East Main Street/HWY 84
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant, Residential, Industrial
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 2 Bldg Sq Ft 23,899 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $360,000
Total Market Value: $360,000

The Adjutant General’s Department uses this site as an armory facility. It is located northeast of the intersection of East Main Street and State HWY 36. The site is improved with an armory building and a vehicle maintenance building. Surrounding land uses include commercial, residential and industrial.

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

Recommendation:
Retain for continued agency operations.
Greenville Armory

Location:
9314 Jack Finney Boulevard, Greenville, Hunt County, Texas

Legal Description:
Volume 261, Page 897, Hunt County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved

Appraisal Date: 12/19/2007 Acres: .... 15.06 Bldgs.: .... 1 Bldg Sq Ft .... 25,926 sq.ft.
Sen. Dist.:......2 Rep. Dist.:......2 FAR: .... 0.04 Building Value: ....................... $0
% in Floodplain: ....0% Slope:..........Level Improvement Value: ....................... $0
Zoning: .............................................Agriculture Land Value: ....................... $778,000
Frontage: ......................Jack Finney Boulevard Total Market Value: ............... $778,000
Utilities: .................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................................................................................Vacant, Recreational, School
Current Use: .....................................................................................................................Military Facility
Highest and Best Use: ........................................................................................................Military Facility
Agency Projected Use: ........................................................................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on FM 1570 known as Jack Finney Boulevard in Greenville. The site is improved with one building, surface parking, and chain link security fence. Surrounding land uses include Hunt County Fair Grounds, the rodeo arena, Paris Jr. College, and a large industrial complex.

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

Recommendation:
Retain for continued agency operations.
Henderson Armory

Location:
600 Sand Street, Henderson, Rusk County, Texas

Legal Description:
Volume 577, Page 412, Rusk County Deed Records

Encumbrances
Physical: Topography
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 10/1/2007 Acres: 3.00
Sen. Dist.: 1 Rep. Dist.: 11 FAR: 0.14
% in Floodplain: 0% Slope: Steep
Zoning: Residential
Frontage: Sand Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Recreational
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 1 Bldg Sq Ft 18,655 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $150,000
Total Market Value: $150,000

The Adjutant General’s Department uses this site as an armory facility. It is located on Sand Street in Henderson. The site is improved with one large armory building, perimeter fencing, exterior lighting, and surface parking. Surrounding land uses include vacant land, residential, and a city park.

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

Recommendation:
Retain for continued agency operations.
Hondo Armory

Location:
2404 18th Street, Hondo, Medina County, Texas

Legal Description:
Volume 163, Page 161, Medina County Deed Records

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

Appraisal Date: 11/13/2007  Acres: .....  5.00  Bldg.: ......1  Bldg Sq Ft .....  10,465 sq.ft.
Sen. Dist.:.....19  Rep. Dist.:.....80  FAR: ......  0.05  Building Value: ...................... $0
% in Floodplain:.....100%  Slope:..........Level  Improvement Value:...................... $0
Zoning: ...........................................Special  Land Value: .............................. $157,000
Frontage: .........................18th Street, Avenue Y  Total Market Value:...................... $157,000
Utilities: ..................................................................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .........................................................................................................Residential, Commercial, Industrial
Current Use: ................................................................................................................Military Facility
Highest and Best Use: .....................................................................................................Military Facility
Agency Projected Use: .....................................................................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the west side of Hondo, north of US HWY 90 on 18th Street. The site is improved with one armory building. Surrounding land uses include residential, Medina Electric Cooperative, commercial, and industrial.

The appraisal indicates highest and best use is to continue in the present use. The entire site is within the 100-year floodplain.

Recommendation:
Retain for continued agency operations.
Houston Reserve Center

Location:
West Rankin Road and Cambury Drive, Houston, Harris County, Texas

Legal Description:
Document W937675, Harris County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility, Pipeline

Appraisal Date: 3/20/2008 Acres: 18.19
Sen. Dist.: 15 Rep. Dist.: 139 FAR: 0.00
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: West Rankin Road, Cambury Drive
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential, None, None
Current Use: Vacant
Highest and Best Use: Mixed-use Commercial/Residential Development
Agency Projected Use: Proposed Military Facility

This is a relatively new site purchased by the Adjutant General’s Department to be used as a military facility. It is located at the northeast corner of the intersection of West Rankin Road and Cambury Drive in Houston. Currently, no buildings are being constructed on the site. Surrounding land use is commercial and residential development, and a retail shopping center.

The appraisal indicates the highest and best use is for mixed-use commercial and residential development. Adjutant General’s Department plans to eventually improve this site with a facility.

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

Location:
411 Meadowview Lane, Kerrville, Kerr County, Texas

Legal Description:
Volume 98, Page 181, Kerr County Deed Records

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

Appraisal Date: 2/27/2008  Acres: 4.24  Bldgs.: 1  Bldg Sq Ft 10,776 sq.ft.
Sen. Dist.: 24  Rep. Dist.: 53  FAR: 0.06  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Residential  Land Value: $240,000
Frontage: Meadowview Lane  Total Market Value: $240,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: Military Facility
Highest and Best Use: Residential Development
Agency Projected Use: Military Facility

The Adjutant General's Department uses this site as an armory facility. It is located on Meadowview Lane on the southeast side of Kerrville. The site is improved with one building, chain link fencing, and surface parking. Surrounding land use is residential and commercial development, a church, and light manufacturing.

The appraisal indicates the highest and best use is the removal of the existing improvements and redevelopment of the site to a residential development. The Adjutant General's Department however is fully utilizing the site.

Recommendation:
Retain for continued agency operations.
Kilgore Armory

Location:
1807 Stone Road, Kilgore, Gregg County, Texas

Legal Description:
Volume 331, Page 547, Gregg County Deed Records

Encumbrances

Physical: Topography
Legal: Deed Restrictions: Reversion Clause
Easements: Utility, Pipeline

Sen. Dist.: 1  Rep. Dist.: 7  FAR: 0.06  Building Value: $0
% in Floodplain: 0%  Slope: Steep  Improvement Value: $0
Zoning: Commercial  Land Value: $257,600
Frontage: Stone Road  Total Market Value: $257,600
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Woodlands, Office, Commercial
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located along Stone Road in Kilgore. The site is improved with two buildings, surface parking, chain link fencing, and security lighting. Surrounding land uses include office buildings, a bank, and commercial tracts.

The appraisal indicates the highest and best use is to continue in the present use in light of the reversion clause. Any other use would result in reversion back to the City of Kilgore.

Recommendation:
Retain for continued agency operations.
Kingsville Armory

Location:
604 East Kleberg Avenue, Kingsville, Kleberg County, Texas

Legal Description:
Volume 88, Page 183, Kleberg County Deed Records

Encumbrances

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

Appraisal Date: 12/19/2007 Acres: ..... 2.75 Bldgs.: .......2 Bldg Sq Ft ..... 22,785 sq.ft.
Sen. Dist.:.....27 Rep. Dist.:.....43 FAR: ...... 0.19 Building Value: ..................$0
% in Floodplain: ....0% Slope:.........Level Improvement Value:..............$0
Zoning: ..................Commercial Land Value:..................$300,000
Frontage: ..................East Kleberg Avenue Total Market Value:.............$300,000
Utilities: .............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .............................................................Residential, Industrial, Commercial, Governmental
Current Use: .............................................................Military Facility
Highest and Best Use: .............................................................Military Facility
Agency Projected Use: .............................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on East Kleberg Avenue in Kingsville. The site is improved with one armory building, one vehicle storage building, and surface parking. Surrounding land uses consist of residential and light industrial development, a fire department, the County Courthouse, and county offices.

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

Recommendation:
Retain for continued agency operations.
La Marque Armory

Location:
3006 Gulf Freeway (IH 45), La Marque, Galveston County, Texas

Legal Description:
Volume 1639, Page 563-567, Galveston County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 2/6/2008
Sen. Dist.: 11
Rep. Dist.: 24
Zoning: Unzoned
Frontage: IH 45, Westward Avenue
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as a military facility. It is located along the east right of way of Gulf Freeway on the west side of the city of La Marque. The site is improved with two buildings, exterior lighting, chain link fencing, and surface parking. Surrounding land use includes residential and commercial development.

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

Recommendation:
Retain for continued agency operations.
Longview Armory

Location:
307 American Legion Road, Longview, Gregg County, Texas

Legal Description:
Volume 503, Page 268, Gregg County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 11/2/2007
Acres: 4.62
Bldgs.: 2
Bldg Sq Ft: 19,200 sq.ft.

Sen. Dist.: 1
Rep. Dist.: 7
FAR: 0.10

% in Floodplain: 10%
Slope: Moderate

Zoning: Residential

Land Value: $192,000

Frontage: American Legion Road, HWY 80

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Commercial

Current Use: Military Facility

Highest and Best Use: Military Facility

Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on American Legion Road in Longview. The site is improved with an armory building, storage building, surface parking, a chain link fence, and security lighting. Surrounding land uses include an American Legion Hall, a city park, and commercial service building.

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

Recommendation:
Retain for continued agency operations.
Texas General Land Office

Mexia Armory

Location:
500 East Tyler Street, Mexia, Limestone County, Texas

Legal Description:
Volume H, Page 31, Limestone County Deed Records

Encumbrances
Physical: None
Legal: 
  Deed Restrictions: Reversion Clause
  Easements: Utility

Appraisal Date: 11/16/2007  Acres: ..... 5.73  Bldgs.: ......1  Bldg Sq Ft ..... 15,799 sq.ft.
Sen. Dist.:......5  Rep. Dist.:.......8  FAR: ...... 0.06  Building Value: ....................... $0
% in Floodplain: ....0%  Slope:..........Level  Improvement Value:.................... $0
Zoning: ..............................................Unzoned  Land Value:........................ $190,000
Frontage: ............Tyler Street, Bonham Street  Total Market Value:.............. $190,000
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..................................................Residential, Commercial, Recreational, Office
Current Use: ..........................................................Texas National Guard Armory
Highest and Best Use: ..................................................Texas National Guard Armory
Agency Projected Use: ..................................................Texas National Guard Armory

The Adjutant General’s Department uses this site as an armory facility. It is located on the southeast corner of the intersection of East Tyler Street and South Bonham Street in Mexia. The site is improved with one building, a helipad, and a fenced area for storage of vehicles. Surrounding land uses include residential, commercial, recreational, and office development.

The appraisal indicates the highest and best use is to continue in the present use. Due to an undetermined need for decreasing or increasing troop strength, the subject property will not be considered for sale for 1 to 1 1/2 years.

Recommendation:
Retain for continued agency operations.
Adjutant General's Department

Texas General Land Office

Midland Regional Airport Armory

Location:
Midland Regional Airport, Midland, Midland County, Texas

Legal Description:
Volume 2412, Page 193, Midland County Deed Records

Encumbrances

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

Appraisal Date: 2/5/2008 Acres: 11.69
Sen. Dist.: 31 Rep. Dist.: 82 FAR: 0.07
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: Loop 40, Wright Drive
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Military, Industrial, Commercial, Office
Current Use: Military Facility
Agency Projected Use: Military Facility
Highest and Best Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the west side of Midland and in the Midland International Airport Industrial Park subdivision. The site is improved with one armory building, a fenced storage yard for equipment, and surface parking. Surrounding land uses are the Armed Forces Reserve Center, a Vietnam Memorial site, an office warehouse, an industrial warehouse, and Atmos Gas.

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

Recommendation:
Retain for continued agency operations.
Mineral Wells Armory

**Location:**
US HWY 180 and FM 1821, Mineral Wells, Palo Pinto County, Texas

**Legal Description:**
Abstract 701, Palo Pinto County Deed Records

**Encumbrances**

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<td><strong>Total Market Value:</strong></td>
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<td><strong>Bldg Sq Ft:</strong></td>
<td>18,676 sq.ft.</td>
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**Surrounding Uses:** Residential, Commercial, School

**Current Use:** Vacant Facility

**Highest and Best Use:** Commercial Redevelopment

**Agency Projected Use:** Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located at US HWY 180 and FM 1821 in Mineral Wells. The site is improved with three structures, a masonry armory, a steel frame sheet metal storage building, and a masonry storage building. Surrounding land uses include a mobile home subdivision, commercial development, retail, and the Mineral Wells School Complex.

The appraisal indicates the highest and best use is redevelopment for alternative uses such as commercial. Currently the facility is vacant, but the storage buildings are being utilized. The Adjutant General's Department should dispose of this site if no longer needed as a military facility. Market research indicates little growth activity in the Mineral Wells area.

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

Location:
Eastex Regional Airport on Armory Road,
Nacogdoches, Nacogdoches County, Texas

Legal Description:
Volume 236, Page 263-265, Nacogdoches County
Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved
        Easements: Utility

Appraisal Date: 7/30/2007  Acres: ... 5.75  Bldgs.: ... 1 Bldg Sq Ft ... 10,761 sq.ft.
Sen. Dist.: ... 3 Rep. Dist.: ... 9 FAR: ... 0.04  Building Value: ..................... $0
% in Floodplain: ... 0%  Slope: ... Level  Improvement Value: ..................... $0
Zoning: ......................................Unzoned  Land Value: ..................... $86,100
Frontage: .....................................Armory Road  Total Market Value: ..................... $86,100
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Residential, Vacant, Governmental
Current Use: ..........................................................Military Facility
Highest and Best Use: ..........................................................Military Facility
Agency Projected Use: ..........................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the west side
of Armory Road by the Eastex Regional Airport in Nacogdoches. The site is improved with one
building, surface parking, and exterior lighting. Surrounding land uses include the Eastex Regional
Airport, airport hangars, and residential.

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

Recommendation:
Retain for continued agency operations.
New Braunfels Armory

Location:
2253 IH 35 South, New Braunfels, Comal County, Texas

Legal Description:
Volume 105, Page 437, Comal County Deed Records

The Adjutant General’s Department uses this site as an armory facility. It is located on the east side of IH 35 about 3/10 miles north of the San Antonio Street exit in New Braunfels. The site is a large facility improved with three buildings. Recently, the rear of the site was leased to the City of New Braunfels as a stockyard for sand and gravel. Surrounding land uses are residential, light industrial, and commercial development.

The appraisal indicates the highest and best use is for light industrial or commercial. The GLO recommends that the site should continue in its present use.

Recommendation:
Retain for continued agency operations.
Palestine Armory

Location:
601 Armory Road, Palestine, Anderson County, Texas

Legal Description:
Volume 813, Page 13, Anderson County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved
       Easements: Utility

Appraisal Date: 1/7/2008
Acres: 6.11
Bldgs.: 6
Bldg Sq Ft: 21,499 sq.ft.
Sen. Dist.: 3
Rep. Dist.: 8
% in Floodplain: 0%
FAR: 0.08
Slope: Moderate
Building Value: $0
Improvement Value: $0
Land Value: $300,000
Total Market Value: $300,000

Frontage: Armory Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Recreational, Residential
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the northeast and southeast corners of the intersection of Loop 256 and Armory Road in Palestine. The site is improved with six structures, a fenced area for storage of vehicles, and surface parking. Surrounding land uses include residential and a city park.

The appraisal indicates the highest and best use is to continue in the present use. Currently there is no growth in the subject area.

Recommendation:
Retain for continued agency operations.
The Adjutant General's Department is currently not using this vacant armory facility. It is located on east of Pampa on East HWY 60. The site is improved an armory building, a maintenance shop, two storage buildings, and surface parking. All land surrounding the site is vacant.

The appraisal indicates the highest and best use is for office/warehouse/shop development. The property is vacant and is being held for future development. If Adjutant General's Department has no plans to develop this site, it should be sold.

Recommendation:
\textit{Retain for future development.}
The Adjutant General's Department uses this site as a military training facility. It is located in Powderly about nine miles north of Paris on US HWY 271. GLO identification #1644 is included in the appraisal and is now combined with GLO ID #1650. It is two tracts, parcel A being 70 acres and parcel B being 6,407.02 acres. The site is improved with nine structures that contribute value located on parcel A. The AGD allows various agencies to use the acreage, i.e., DPS for firing range, and TxDOT uses the interior roads for truck training of employees. Surrounding land uses are residential and commercial development, recreational, and Lake Pat Mayes.

The appraisal indicates the highest and best use is light industrial for parcel A and mixed recreational/residential development for parcel B. The GLO recommends to continue in the present use.

**Recommendation:**
*Retain for continued agency operations.*
The Adjutant General’s Department uses this site as an armory facility. It is located at the northeast corner of San Augustine Avenue and Starkey Street in Pasadena. The site is improved with two buildings and is considered typical. Surrounding land uses include commercial, residential, and government development.

The appraisal indicates the highest and best use is to continue in the present use. The site is considered to be in an older, completely developed area.

Recommendation:
Retain for continued agency operations.
Port Neches Armory

Location:
606 Avenue C, Port Neches, Jefferson County, Texas

Legal Description:
File 901209, Jefferson County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 1/23/2008 Acres: 2.48
Sen. Dist.: 4 Rep. Dist.: 22 FAR: 0.10
% in Floodplain: 0% Slope: Level
Zoning: Special
Frontage: Ave C, Parks Road Total Market Value: $135,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Residential, Civic
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located at the corner of Avenue C and Park Road in Port Neches. The site is improved with three buildings, chain link fencing, security lighting, and surface parking. Surrounding land uses include Port Neches Water system plant, City Hall, residential, a city complex, and the National Guard Armory.

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

Recommendation:
Retain for continued agency operations.
Rosenberg Armory

Location:
2020 Wallace Wehring Drive, Rosenberg, Fort Bend County, Texas

Legal Description:
Volume 2132, Page 1053, Fort Bend County Deed Records

Encumbrances

Physical: Floodplain
Legal: Deed Restrictions: Reversion Clause
Easements: ROW

Appraisal Date: 11/20/2007  Acres: ..... 10.00  Bldgs.: .......1  Bldg Sq Ft ..... 21,499 sq.ft.
Sen. Dist.:.....18  Rep. Dist.:......27  FAR: ..... 0.05  Building Value: ...................... $0
% in Floodplain: ....20%  Slope:..........Level  Improvement Value:.................. $0
Zoning: ..............................................Unzoned  Land Value:....................... $710,000
Frontage: .......Wallace Wehring Drive, HWY 36  Total Market Value:................ $710,000
Utilities: ..............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................Commercial, Civic, Recreational, Residential
Current Use: ........................................................Military Facility
Highest and Best Use: ........................................................Military Facility
Agency Projected Use: ........................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located at the east end of Wallace Wehring Drive on the south side of Rosenberg. The site is improved with one building, exterior lighting, chain link fencing, and surface parking. There is a reversion clause stating that if not used for an armory for more than 12 consecutive months, the land will revert to the City of Rosenberg. Surrounding land uses include commercial development, farmland, Rosenberg Civic Center, Seaboune Creek Park, and residential.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed restriction.

Recommendation:
Retain for continued agency operations.
San Angelo Armory

Location:
4149 North US HWY 67, San Angelo, Tom Green County, Texas

Legal Description:
Volume 369, Page 119, Tom Green County Deed Records

Encumbrances

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

Appraisal Date: 4/30/2008
Acres: 10.36
Bldgs.: 2
Bldg Sq Ft: 30,907 sq.ft.

Sen. Dist.: 28
Rep. Dist.: 72
FAR: 0.07

% in Floodplain: 0%
Slope: Level

Zoning: Unzoned

Frontage: North US HWY 67

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Industrial, Governmental

Current Use: Military Facility

Highest and Best Use: Military Facility

Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as a military training facility. It is located on the east side of San Angelo on North US HWY 67. The site is improved with an armory building, a vehicle maintenance building, a chain link fencing equipment storage yard, and surface parking. Surrounding land use is a concrete batch plant, warehouse buildings, and a County jail facility.

The appraisal indicates the highest and best use is to continue in the present use. Development in this area of San Angelo is slow to non-existent.

Recommendation:
Retain for continued agency operations.
San Antonio Armory - Two Units

Location:
Ackerman Road, San Antonio, Bexar County, Texas

Legal Description:
Volume 3631, Page 149, Bexar County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Reversion Clause

Appraisal Date: 10/10/2007
Acres: 216.50
Sen. Dist.: 26
Rep. Dist.: 120
FAR: 0.01
% in Floodplain: 0%
Slope: Level
Zoning: Special
Frontage: Ackerman Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Vacant, Residential
Current Use: Military Helicopter Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as a helicopter facility and an armory facility. It is located southeast of the intersection of Loop 410 and I-10 on Ackerman Road in San Antonio. The site is a large facility with over 200 acres, and is improved with 17 buildings. The area is primarily industrial in nature with some residential pockets and vacant tracts scattered throughout. Commercial development is predominantly located along IH 10.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed restrictions. The property will revert to the grantor if not used as a military facility.

Recommendation:
Retain for continued agency operations.
Seguin Armory

Location:
1002 South Guadalupe Street, Seguin, Guadalupe County, Texas

Legal Description:
Volume 340, Page 325, Guadalupe County Deed Records

Encumbrances

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

Appraisal Date: 11/13/2007 Acres: ..... 4.21
Sen. Dist.:....25 Rep. Dist.:.....44 FAR: ..... 0.09
% in Floodplain: .....0% Slope:.........Level
Zoning: ...............................Special
Frontage: ......................South Guadalupe Street
Utilities: .................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................Commercial, Recreational, Residential
Current Use: ...........................................................Military Facility
Highest and Best Use: ...........................................................Light Industrial or Commercial
Agency Projected Use: ...........................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on South Guadalupe Street next to Max Starcke Park, south of downtown Seguin. The site is improved with two buildings. Surrounding land uses include the city park and small older commercial buildings.

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

Recommendation:
Retain for continued agency operations.
State Area Command Headquarters - Austin

Location:
2200 West 35th Street, Austin, Travis County, Texas

Legal Description:
DJ Gilbert Survey, Travis County Deed Records

Encumbrances

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Appraisal Date: 1/28/2008
Acres: 8.42
Sen. Dist.: 14
Rep. Dist.: 48
FAR: 0.39
% in Floodplain: 0%
Slope: Level
Zoning: Residential
Frontage: West 35th Street, MoPac
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the northwest corner of MoPac and West 35th Street in Central Austin. The site is improved with one building, fencing, and surface parking. This tract is a portion of the larger complex known as Camp Mabry. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is to continue in the present use. The historical and original nature of the buildings is being maintained and the buildings are being restored or renovated to achieve their original look or structure as originally built, as funding becomes available. Portions of the Camp Mabry complex are considered a natural habitat for the Golden-Cheeked Warbler and the Black-Capped Vireo, both of which are considered endangered species.

Recommendation:
Retain for continued agency operations.
Stephenville Armory

Location:
899 East Road, Stephenville, Erath County, Texas

Legal Description:
Volume 351, Page 60, Erath County Deed Records

Encumbrances

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

Appraisal Date: 11/27/2007  Acres: ...... 8.75
  Building Value: ................. $0
  Improvement Value: ................. $0
  Total Market Value: ................. $479,000
  Bldg Sq Ft: 19,952 sq.ft.
  Blgs.: ......... 2

Sen. Dist.:.....24 Rep. Dist.:.....59 FAR: ...... 0.05
% in Floodplain: ....0%  Slope: .......... Level
Zoning: ....................................................Industrial
Frontage: ..................US HWY 67, US HWY 281
Utilities: ........................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ........................................................Governmental, Commercial, Industrial
Current Use: ........................................................National Guard Armory
Highest and Best Use: ........................................................Military Facility
Agency Projected Use: ........................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located at the intersection of HWY 67 and HWY 281 in Stephenville. The site is improved with two buildings, an armory and a equipment storage building. Surrounding land uses include a DPS office, industrial, and commercial.

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

Recommendation:
Retain for continued agency operations.
Terrell Armory

Location:
1506 Airport Road, Terrell, Kaufman County, Texas

Legal Description:
Volume 324, Page 472, Volume 803, Page 646, Kaufman County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Reversion Clause
Easements: Utility, ROW

Appraisal Date: 10/3/2007 Acres: 2.42 Bldgs.: 5 Bldg Sq Ft: 7,046 sq.ft.
Sen. Dist.: 2 Rep. Dist.: 4 FAR: 0.07 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Commercial Land Value: $94,000
Frontage: Airport Road Total Market Value: $94,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Vacant, Governmental
Current Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located south of HWY 80 and north of IH-20 on the frontage along the south side of Airport Road. The site is improved with five affixed buildings, security lights, and chain link fencing. Surrounding land use includes light industrial and the Terrell Municipal Airport.

The appraisal indicates the highest and best use is to continue in the present use. The deed cited a reversion to the City of Terrell if construction of a Motor Storage Building was not begun within one year of the purchase of the property.

Recommendation: Retain for continued agency operations.
Texas General Land Office

Texarkana Armory

Location:
1420 South Park Street, Texarkana, Bowie County, Texas

Legal Description:
Volume 331, Page 359, Bowie County Deed Records

Encumbrances

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

Appraisal Date: .8/23/2007 Acres: ..... 4.61 Bldgs.: ...3 Bldg Sq Ft ..... 16,259 sq.ft.
Sen. Dist.:......1 Rep. Dist.:.......1 FAR: ..... 0.08 Building Value: ......................... $0
% in Floodplain: ....0% Slope:.........Level Improvement Value:..................... $0
Zoning: ...........................................Special Land Value:.......................... $365,000
Frontage: .....South Park Street, Lynwood Street Total Market Value:.................. $365,000
Utilities: .........................................................................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................................................................................Residential, Recreational
Current Use: ................................................................................................................Military Facility
Highest and Best Use: .....................................................................................................Military Facility/Duplex Development
Agency Projected Use: ...................................................................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on South Park Street in the northern portion of Texarkana. The site is improved with three buildings, surface parking, and chain security fencing. Surrounding land uses include residential development, a Boy Scout facility, the Spring Lake Park, and recreational area. There is a reversion clause restricting the use for armory purposes.

In light of the limits contained in the reversion clause preventing an alternate use, the appraisal indicates the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Victoria Armory

Location:
106 East Mockingbird Lane, Victoria, Victoria County, Texas

Legal Description:

Encumbrances

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

Appraisal Date: 8/6/2007 Acres: 4.45
Sen. Dist.: 18 Rep. Dist.: 30 FAR: 0.09
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: East Mockingbird Lane
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Commercial
Current Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on the north side of Mockingbird Lane in the west part of Victoria. The site is improved with one building. Surrounding land uses include apartments, residential and commercial sites.

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

Recommendation:
Retain for continued agency operations.
Waco Armory

Location:
2120 North 41st Street, Waco, McLennan County, Texas

Legal Description:
Volume 398, Page 158, McLennan County Deed Records

The Adjutant General’s Department uses this site as an armory facility. It is located on the southwest corner of the intersection of North 41st Street and Cobbs Drive on the west side of Waco. The site is improved with four buildings, surface parking, and security fencing. Surrounding land uses include residential development, schools, a baseball field, the Waco Fire Department, and government businesses.

The appraisal indicates the highest and best use is to continue in the present use. The subject neighborhood is entirely built out and is largely comprised of government and government-related uses.

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

Location:
628 Grand Avenue, Waxahachie, Ellis County, Texas

Legal Description:
Volume 392, Page 288, Ellis County Deed Records

Encumbrances

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

Appraisal Date: 12/13/2007 Acres: .... 7.17
Bldgs.: ....2 Bldg Sq Ft ..... 24,714 sq.ft.
Sen. Dist.:.....22 Rep. Dist.:.....10 FAR: ..... 0.08
Building Value: ............................... $0
% in Floodplain: ....0% Slope: ...........Level
Improvement Value: ......................... $0
Zoning: ..............................................Special
Land Value: ................................. $345,000
Frontage: ........Grand Avenue, Highland Street
Total Market Value: .................. $345,000
Utilities: ..................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..................................................Residential, Vacant, School
Current Use: ..................................................Military Facility
Agency Projected Use: ..................................................Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located along the east side of Grand Avenue just north of the intersection of Grand Avenue and Sycamore Street in Waxahachie. The site is improved with two buildings: an armory and a vehicle storage building. Surrounding land uses include the Southwestern Assembly of God University, residential development, and a church.

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

Recommendation:
Retain for continued agency operations.
Weatherford Armory

Location:
916 Charles Street, Weatherford, Parker County, Texas

Legal Description:
Volume 7, Page 2, Parker County Deed Records

Encumbrances

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

Appraisal Date: 12/10/2007
Acres: 5.65

Sen. Dist.: 30
Rep. Dist.: 61
FAR: 0.08

% in Floodplain: 0%
Slope: Level

Zoning: Residential

Frontage: Charles Street

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, School

Current Use: Military Facility

Highest and Best Use: Community Facility

Agency Projected Use: Community Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on Charles Street in Weatherford. The site is improved with two buildings and surface parking. Surrounding land uses include residential and school district buildings.

The appraisal indicates the highest and best use is for a community facility. The Adjutant General's Department however is fully utilizing the site.

Recommendation:
Retain for continued agency operations.
Wellington Armory

Location:
FM 338, East of HWY 83, Wellington, Collingsworth County, Texas

Legal Description:
Volume 118, Page 98, Collingsworth County Deed Records

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

Appraisal Date: 11/1/2007
Acres: 4.00
Bldgs.: 1
Bldg Sq Ft: 10,776 sq.ft.
Sen. Dist.: 28
Rep. Dist.: 88
FAR: 0.06
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: FM 338
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Vacant, Recreational
Current Use: Armory Facility
Highest and Best Use: Armory Facility
Agency Projected Use: Armory Facility

The Adjutant General’s Department uses this site as an armory. It is located east of Wellington on FM 338. The site is improved with one assembly building and infrastructure. Surrounding land uses include vacant land, city baseball parks, and a community swimming pool.

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

Recommendation:
Retain for continued agency operations.
Weslaco Super Armory

Location:
1100 Vo-Tech Drive, Weslaco, Hidalgo County, Texas

Legal Description:
Volume 28, Page 115, Hidalgo County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Reversion Clause
Easements: Utility, ROW

Appraisal Date: 12/13/2007  Acres: 20.00  Bldgs.: 2  Bldg Sq Ft: 87,362 sq.ft.
Sen. Dist.: 27  Rep. Dist.: 39  FAR: 0.10  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Industrial  Land Value: $5,000,000
Frontage: Vo-Tech Drive, Pike Boulevard  Total Market Value: $5,000,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Residential, Governmental
Current Use: Military Facility
Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located on Vo-Tech Drive in northeast Weslaco. The site is improved with two buildings, security lighting, fencing, and surface parking. Surrounding land uses include Vo-Tech Education Center, Weslaco Motors, industrial, residential development, and the Mid Valley Airport.

The appraisal indicates the highest and best use is to continue in the present use. There is a reversion clause that states the use must be an armory site or the land reverts to the city of Weslaco.

Recommendation:
Retain for continued agency operations.
Wylie Armory

Location:
700 North Spring Creek Parkway, Wylie, Collin County, Texas

Legal Description:
Volume 3268, Page 895, Collin County Deed Records

Encumbrances

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

Appraisal Date: 2/12/2008
Acres: 10.32
Bldgs.: 2
Bldg Sq Ft: 52,573 sq.ft.

Sen. Dist.: 8
Rep. Dist.: 89
FAR: 0.12
Building Value: $0

% in Floodplain: 0%
Slope: Level
Improvement Value: $0

Zoning: Industrial
Land Value: $1,160,000

Frontage: North Spring Creek Parkway
Total Market Value: $1,160,000

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Commercial

Current Use: Military Facility

Highest and Best Use: Military Facility

Agency Projected Use: Military Facility

The Adjutant General’s Department uses this site as an armory facility. It is located north of Wylie on North Spring Creek Parkway. The site is improved with two buildings, exterior lighting, perimeter fencing, and surface parking. Surrounding land use is residential development and a Wal-Mart.

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

Recommendation:
Retain for continued agency operations.
Agency Summary

Background/Authorities

The Credit Union Department (Department) regulates and supervises all state-chartered credit unions to ensure financial soundness and protect the public. It was created in 1969 with the passage of Senate Bill 317 by the 61st Legislature. Senate Bill 317 was later codified into Vernon’s Texas Civil Statutes, Articles 246-1 et.seq., then recodified as Title 2, Chapter 15, of the Texas Finance Code in 1997 by the 75th Legislature.

The statutory function of the Department is to supervise and regulate credit unions, including: safeguarding the public interest; promoting public confidence in Texas credit unions; protecting savings of members; providing rulemaking and discretionary authority for flexibility in credit union operations; and maintaining sound growth and integrity of the industry. The Department also clarifies and updates laws governing Texas chartered credit unions.

Real Property Assets

The Texas Credit Union Department owns one property. The Texas Credit Union Department Building in Austin. Anderson Lane, Austin. It is one-half mile east of IH-35 and five miles north of the Central Business District and the Capitol Complex.

The facility is a one-story, steel-frame, brick-veneer structure with paved parking lot.

The facility is the Headquarters for state-chartered credit union regulatory and supervisory activities. It is the focal point for all of the Department personnel, logistic, budgeting, fiscal, and associated services. The building contains a conference room used as a training facility for credit union examiners and houses the Department’s quarterly commission meeting.

GLO Recommendations

The GLO recommends the Texas Credit Union property be maintained for continued use.

AGENCY COMMENTS

Agency comments have been incorporated in the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding the Credit Union Department’s property.
TEXAS CREDIT UNION
DEPARTMENT
PROPERTIES TO BE
RETAINED
Texas Credit Union Department

Location:
914 East Anderson Lane, Austin, Travis County, Texas

Legal Description:
Volume 6126, Page 27, Travis County Deed Records

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

Appraisal Date: 11/26/2007
Acres: 0.37
Buildings: 1
Bldg Sq Ft: 4,184 sq. ft.

Sen. Dist.: 14
Rep. Dist.: 46
FAR: 0.26
Building Value: Bldg Sq Ft $0

% in Floodplain: 0%
Slope: Level
Improvement Value: $0

Zoning: Commercial
Land Value: $523,000
Total Market Value: $523,000

Frontage: East Anderson Lane
Utilities: Electricity, Gas, Telephone, Wastewater, Water Line

Surrounding Uses: Commercial
Current Use: Credit Union Department Area Office
Highest and Best Use: Credit Union Department Area Office
Agency Projected Use: Credit Union Department Area Office
Analysis

The Texas Credit Union Department uses this site as an area office. It is located on East Anderson Lane, just east of IH 35 in Austin. The site is improved with a one-story office building and surface parking. Surrounding land uses are commercial, residential development, fast-food chains, hotels, and Wal-Mart. The market place continues to expand and the economic growth remains strong.

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

GLO Recommendation:
Retain for continued agency operations.
Agency Summary

Background/Authorities

The Texas Facilities Commission (TFC) was created in 2007 with the passage of HB 3560 of the 80th 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 three 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 51 TFC tracts totaling 252.54 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.

GLO Recommendations

The GLO recommends the sale of the 46.19 acre, Bull Creek New State Cemetery, the 0.79 acre Parking Lot 19, and the 0.23 acre, Service Station property on East 15th Street.

AGENCY COMMENTS

No comments were received from TFC.
### TFC Properties to be Recommended

<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Acres</th>
<th>Total Market Value</th>
<th>Acres Recommended</th>
<th>Value of Acres Recommended</th>
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<tbody>
<tr>
<td>2402</td>
<td>Bull Creek New State Cemetery</td>
<td>Vacant Land</td>
<td>Single-Family Residential</td>
<td>46.19</td>
<td>$6,500,000.00</td>
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<td>1905</td>
<td>Parking Lot 19</td>
<td>Surface Parking</td>
<td>Retail/Residential Development</td>
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<td>Food Service Preparation</td>
<td>Office Development</td>
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<td>$1,360,000.00</td>
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<td>$12,220,000.00</td>
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### TFC Properties to be Retained

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<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value to be Retained</th>
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<tbody>
<tr>
<td>2177</td>
<td>Austin Bolm Road Warehouse</td>
<td>Office and Warehouse</td>
<td>Office and Warehouse</td>
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<td>Capitol Childcare Facility &amp; Parking Lot 8</td>
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<td>State Office Building/ Warehouse</td>
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<td>E.O. Thompson Building and Parking Lot 15</td>
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<td>State Office and Parking</td>
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<td>2408</td>
<td>El Paso State Office Building and Parking Garage</td>
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<td>Elias Ramirez State Office Building</td>
<td>State Office Building and Surface Parking</td>
<td>Office/Residential Development</td>
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<td>2352</td>
<td>Fort Worth State Office Building</td>
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<td>G. J. Sutton Complex</td>
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<td>1937</td>
<td>Human Service Warehouse</td>
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<td>J. H. Winters Human Services Complex (East)</td>
<td>State Office Building</td>
<td>State Office Building</td>
<td>29.12</td>
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<td>1895</td>
<td>J. H. Winters Human Services Complex (West)</td>
<td>Office Complex and Parking</td>
<td>Office Complex and Parking</td>
<td>14.54</td>
<td>$47,500,000.00</td>
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<td>2053</td>
<td>James E. Rudder Building</td>
<td>State Office Building</td>
<td>State Office Building</td>
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<td>1925</td>
<td>John H. Reagan Office Building</td>
<td>State Office Building</td>
<td>State Office Building</td>
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<td>1927</td>
<td>Lorenzo deZavala Archives &amp; Library</td>
<td>State Archives and Library</td>
<td>State Archives and</td>
<td>1.62</td>
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<td>1924</td>
<td>Lyndon B. Johnson Building</td>
<td>State Office Building and</td>
<td>State Office Building</td>
<td>4.41</td>
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<td>2403</td>
<td>Natural Resources Center</td>
<td>Office and Boat Storage</td>
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<td>GLO ID#</td>
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<tr>
<td>--------</td>
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<td>2539</td>
<td>Park 35 State Office Building B and C</td>
<td>State Office Buildings</td>
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<td>Site</td>
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<td>2538</td>
<td>Park 35 State Office Building Site A</td>
<td>State Office Building and Parking Lot</td>
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<td>Parking 35 Office Building D and E Site</td>
<td>State Office Buildings</td>
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<td>1903</td>
<td>Parking Garage A</td>
<td>Parking Garage</td>
<td>Parking Garage</td>
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<td>1900</td>
<td>Parking Garage B &amp; G and Parking Lot 22</td>
<td>Parking Garages and Parking Lot</td>
<td>Parking Garages and Parking Lot</td>
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<td>Parking Garage C</td>
<td>Underground Parking Garage</td>
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<td>1914</td>
<td>Parking Garage E</td>
<td>State Parking Garage</td>
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<td>Parking Garage F &amp; Senate Print Shop</td>
<td>Senate Print Shop and Parking Garage</td>
<td>Office and Parking Garage</td>
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<td>Parking Garage R</td>
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<tr>
<td>1904</td>
<td>Parking Lot 14 and Old Bakery Site</td>
<td>State Parking Lot and Historical Ruins</td>
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<td>$5,920,000.00</td>
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<td>1910</td>
<td>Parking Lot 27</td>
<td>State Parking Lot</td>
<td>High-Rise Office Development</td>
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<td>1918</td>
<td>Parking Lot 7</td>
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<td>High-Rise Office/Residential/Retail Development</td>
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<tr>
<td>2541</td>
<td>Promontory Point Building-OAG Site</td>
<td>Office and Warehouse</td>
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<td>1911</td>
<td>Robert E. Johnson Office Building and</td>
<td>State Office and Parking Garage</td>
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<td>Parking Garage P</td>
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<td>Sam Houston Building</td>
<td>State Office Building</td>
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<td>TFC Area Office and Warehouse</td>
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<td>2179</td>
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<td>State Warehouse/Office</td>
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<td>State Insurance Annex Building</td>
<td>State Insurance Annex Building</td>
<td>State Insurance Annex Building</td>
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<td>State Insurance Building</td>
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<td>Stephen F. Austin Building</td>
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<td>Supreme Court, Tom C. Clark, and Price</td>
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<td>State Office Building</td>
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<td>Daniel, Sr., Building Complex</td>
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<td>2180</td>
<td>Thomas Jefferson Rusk Building</td>
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<td>2535</td>
<td>Tyler State Office Building</td>
<td>State Office Building</td>
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<td>2405</td>
<td>Waco State Office Building</td>
<td>State Office Building</td>
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<td>2176</td>
<td>Wheless Lane Laboratory</td>
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<td>William B. Travis Building</td>
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<td>2178</td>
<td>William P. Clements Building</td>
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<td>Garage N</td>
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<td><strong>205.33</strong></td>
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TEXAS FACILITIES COMMISSION PROPERTIES RECOMMENDED FOR SALE OR LEASE
Bull Creek New State Cemetery

Location:
4203 Bull Creek Road, Austin, Travis County, Texas

Legal Description:
Volume 776, Page 225, Travis County Deed Records

Encumbrances

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

Appraisal Date: 1/3/2008 Acres: 46.19
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 0.00
% in Floodplain: 10% Slope: Level
Zoning: Unzoned
Frontage: Bull Creek Road, Shoal Creek
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Residential, Medical, Office
Current Use: Vacant Land
Highest and Best Use: Single-Family Residential
Agency Projected Use: Hold Until Removal of Restrictions

Building Value: $0
Improvement Value: $0
Land Value: $6,500,000
Total Market Value: $6,500,000
Texas Facilities Commission

Texas General Land Office

Analysis

This site is currently a vacant property and is underutilized as a proposed state cemetery. It is under the management and control of the Texas Cemetery Commission with a restriction designated by the Legislature for state cemetery use only. The site is located south of West 45th Street, between Bull Creek Road and Shoal Creek in Austin. The surrounding properties include uses as residential and commercial development, medical, government, and business offices, the Austin Memorial Park Cemetery, and Camp Mabry.

The appraisal indicates the highest and best use for this property is to develop the site as a single-family residential tract. The tract is located in a highly desirable residential and mix-used area in Austin. It is estimated the site will not be needed as a cemetery in less than 30 years with some estimates at twice as long. This site was presented in the 2007 Report to the Governor and was approved with conditions being the removal of the statutory restriction for cemetery use.

GLO Recommendation:
Dispose of the site.

Agency Comments:
Parking Lot 19

Location:
203 Martin Luther King Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 4794, Page 2010, Travis County Deed Records

Encumbrances

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

Appraisal Date: 8/13/2007 Acres: 0.79

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

% in Floodplain: 0% Slope: Level

Zoning: Residential

Frontage: MLK Blvd, Colorado Street

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Governmental, Commercial, Residential

Current Use: Surface Parking

Highest and Best Use: Retail/Residential Development

Agency Projected Use: Surface Parking

Building Value: $0

Improvement Value: $0

Land Value: $4,360,000

Total Market Value: $4,360,000

Bldgs.: 0 Bldg Sq Ft: 0 sq. ft.
The Texas Facilities Commission uses this site as a surface parking lot. It is located across the street and west of the new Bob Bullock Texas State Museum, it is at this time being used as a overspill parking lot. Surrounding uses include office, governmental, commercial, and high-rise residential. It is within the Capitol Complex boundary and is influenced by the Capitol Dominance Zone building height restrictions.

The appraisal indicates the highest and best use for this site would be retail/residential development. Given its configuration, central location and development potential, this site is considered underutilized. Since underground parking is available for patrons of the museum, GLO recommends it be sold.

GLO Recommendation:
The site should be more intensely utilized by the state or it should be sold.

Agency Comments:
Service Station

Location:
1500 San Jacinto Street, Austin, Travis County, Texas

Legal Description:
Volume 6058, Page 787, Volume 6057, Page 12, Volume 6085, Page 2275, Travis County Deed Records

Encumbrances

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

Appraisal Date: 2/15/2008 Acres: 0.23
Bldg.: 1 Bldg Sq Ft: 1,531 sq. ft.

Sen. Dist.: 14 Rep. Dist.: 49 FAR: 0.15
Building Value: $0
Improvement Value: $0

% in Floodplain: 0% Slope: Level
Land Value: $1,360,000
Total Market Value: $1,360,000

Zoning: Residential

Frontage: San Jacinto Street, 15th Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Governmental, Office

Current Use: Food Service Preparation

Highest and Best Use: Office Development/Condominium Development
Agency Projected Use: Food Service Preparation

GLO ID#: 1913
Analysis

The Texas Facilities Commission currently leases this site for use as a food service facility for breakfast, lunch, and special events. It is located at the northwest corner of San Jacinto Street and 15th Street. The site is considered excess land and is improved with a one-story food service facility converted from a fueling station. The surrounding land is used primarily for government office and commercial development.

The appraisal indicates the highest and best use of the tract is for expansion of the existing office project or for condominium development. Based on the land value, current improvements do not provide any significant contributory value. The site was presented on the 2007 Report to the Governor.

GLO Recommendation:

Develop or dispose of the site.

Agency Comments:
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

Appraisal Date: 3/13/2008
Acres: 1.94

Sen. Dist.: 14
Rep. Dist.: 51
FAR: 0.63

% in Floodplain: 0%
Slope: Level

Zoning: Industrial

Frontage: Bolm Road, HWY 183

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Industrial

Current Use: Office and Warehouse

Highest and Best Use: Office and Warehouse

Agency Projected Use: Office and Warehouse

Bldgs.: 1
Bldg Sq Ft: 53,440 sq.ft.

Building Value: $0
Improvement Value: $0

Land Value: $2,690,000

Total Market Value: $2,690,000

The Texas Facilities Commission utilizes this site to accommodate an office and warehouse facility. It is located on Bolm Road in the southeast quadrant of Austin. This tract has frontage on Bolm Road and HWY 183, but there is no direct access to the highway from the site. The site is improved with one building and surface parking. The surrounding properties are mixed office/warehouse developments.

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

Recommendation: Retain for continued agency operations.
Texas General Land Office

Capitol Childcare Facility & Parking Lot 8

Location:
1505 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

Appraisal Date: 2/18/2008
Acres: 1.78
Sen. Dist.: 14
Rep. Dist.: 49
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: Lavaca Street, West 16th Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, Retail, Office
Current Use: Child Care/Storage/Parking Lot
Highest and Best Use: High Rise Office Development
Agency Projected Use: Child Care/Storage/Parking Lot

Building Value: $0
Improvement Value: $0
Land Value: $12,415,000
Total Market Value: $12,415,000
Bldg. Sq Ft: 11,333

The site is used as a Capital Child Care Complex and Parking Lot 8 maintained by the Texas Facilities Commission. It is located on a city block bounded by Colorado, Lavaca, West 15th, and West 16th Streets in downtown Austin. The site is improved with two commercial type-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 properties are developed as government office buildings, a multi-level parking garage, and retail facilities.

The appraisal indicates the highest and best use is to develop a high-rise office building and parking, however there is considerable use of the child care facility by state employees.

Recommendation: Retain for continued agency operations.
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

The Capitol Visitor's Parking Garage is under the management and control of the Texas Facilities Commission. It is located in the Capitol Complex, at the northeast corner of the intersection of San Jacinto Boulevard and 12th Street. The site is improved with a three-level parking garage. This garage was authorized by SB 1301, 75th Legislature. The surrounding tracts are utilized as state office buildings, a city park, and a state parking garage.

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

Recommendation: Retain for continued agency operations.
Central Services Building

Location:
1711 San Jacinto Street, Austin, Travis County, Texas

Legal Description:

Encumbrances

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

Appraisal Date: 3/5/2008 Acres: 1.75 Bldgs.: 1 Bldg Sq Ft: 97,105 sq.ft.
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 1.27 Building Value: $0
% in Floodplain: 50% Improvement Value: $0
Slope: Level Land Value: $9,163,000
Zoning: Commercial Total Market Value: $9,163,000
Frontage: San Jacinto Street, Trinity Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental
Current Use: State Office Building/Warehouse
Highest and Best Use: State Office Building/Warehouse
Agency Projected Use: State Office Building/Warehouse

The Texas Facilities Commission utilizes this site as a Central Service Building. Currently, it is occupied by TFC and the State Comptroller’s Office. It is located in the Capitol Complex 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 tracts are utilized as the Employees Retirement Systems of Texas office building, the Central Services and State Comptroller Field Office building, L.B.J. State building, Parking Garage Q, and William B. Travis building.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

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

Encumbrances

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

Appraisal Date: 3/7/2008
Acres: 0.65
Bldgs.: 1
Bldg Sq Ft: 73,272 sq.ft.
Sen. Dist.: 14
Rep. Dist.: 49
FAR: 2.57
Building Value: $0
% in Floodplain: 0%
Improvement Value: $0
Slope: Level
Zoning: Commercial
Land Value: $7,400,000
Frontage: Colorado Street, West 10th Street
Total Market Value: $7,400,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Office and Parking
Highest and Best Use: State Office and Parking
Agency Projected Use: State Office and Parking

The site is maintained by the Texas Facilities Commission as an office building and parking lot to accommodate state agencies. The building is 100% occupied and 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 surface parking. The surrounding tracts include the Governor’s Mansion, the Travis Building, a parking garage, and office buildings.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

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

Land Value: $7,275,000

Recommendation: Retain for continued agency operations.

The site is maintained by the Texas Facilities Commission 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. The facility 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 tracts are utilized as business and commercial office buildings.

The appraisal indicates the highest and best use is to continue in the present use.
The Texas Facilities Commission uses the site as a state office building and parking for numerous state agencies. It is located on 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 properties are in use as industrial, commercial, and residential development.

The appraisal indicates the highest and best use is office/residential development including the present use. The TFC is fully utilizing the site for government employees.

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

Appraisal Date: 2/26/2008 Acres: 8.40
Sen. Dist.: 10 Rep. Dist.: 95 FAR: 0.20
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: Circle Drive, IH 20
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Vacant, Commercial
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

Bldgs.: 1 Bldg Sq Ft 71,370 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $5,600,000
Total Market Value: $5,600,000

The site is utilized as a state office building and is maintained by the Texas Facilities Commission. It is located on Circle Drive in South Fort Worth. The site is improved with a three-story office building and surface parking. The surrounding tracts are utilized for the Tarrant County Junior College, a church, an auto dealership, and medical offices.

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

Recommendation: Retain for continued agency operations.
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

Appraisal Date: 2/29/2008  Acres: 4.62
Sen. Dist.: 12  Rep. Dist.: 91  FAR: 0.11
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: North Beach Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Commercial
Current Use: Office/Warehouse and Storage Lot
Highest and Best Use: Office/Warehouse and Storage Lot
Agency Projected Use: Office/Warehouse and Storage Lot

Bldgs.: 1  Bldg Sq Ft 22,451 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $680,000
Total Market Value: $680,000

The site is utilized as a state office/warehouse storage facility and is maintained by the Texas Facilities Commission. 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 tracts are utilized for industrial, residential, and commercial development.

The appraisal indicates the highest and best use is to continue in the present use. The neighborhood is considered to be mature with sparse growth.

Recommendation: Retain for continued agency operations.
G. J. Sutton Complex

Location:
300 North Center Street, San Antonio, Bexar County, Texas

Legal Description:
Volume 7711, Page 343, Bexar County Deed Records

Encumbrances

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

Appraisal Date: 12/18/2007 Acres: 5.93
Sen. Dist.: 19 Rep. Dist.: 120 FAR: 0.50
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: North Center Street, Crockett Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Industrial, Vacant
Current Use: Office Complex
Agency Projected Use: Office Development
Highest and Best Use: Office Development

Building Value: $0
Improvement Value: $0
Total Market Value: $6,140,000
Land Value: $6,140,000
Bldgs.: 2 Bldg Sq Ft: 129,621 sq.ft.

The Texas Facilities Commission utilizes this site as an office complex to accommodate state agencies. The complex is located in 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 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.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

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

Encumbrances

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

Appraisal Date: 3/12/2008 Acres: 7.53
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 0.31
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
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

Bldgs.: 2 Bldg Sq Ft: 101,017 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $5,750,000
Total Market Value: $5,750,000

The Texas Facilities Commission utilizes this site as a warehouse and office to accommodate state agency operations. 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 surface parking. The surrounding tracts are utilized for residential development, schools, and government offices.

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

Recommendation: Retain for continued agency operations.
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

The Texas Facilities Commission utilizes this site as an office building to accommodate state agencies. It is located in central Austin, near the intersection of 51st Street and West Guadalupe Street. The site is improved with a six-story office building, a three-story building, and surface parking. The surrounding tracts are utilized for residential, commercial, and government development.

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

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

Appraisal Date: 2/15/2008
Acres: 14.54

Sen. Dist.: 14
Rep. Dist.: 49
FAR: 0.49
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: North Lamar Blvd, Sunshine Drive
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Governmental
Current Use: Office Complex and Parking
Highest and Best Use: Office Complex and Parking
Agency Projected Use: Office Complex and Parking

The Texas Facilities Commission utilizes this site as an office building and parking to accommodate government offices. 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 parking garage, and several surface parking lots. The surrounding tracts are utilized for commercial, government, and residential development.

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

Recommendation: Retain for continued agency operations.
The site is maintained by the Texas Facilities Commission 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 Austin. The site is improved with a five-story plus a basement building. The surrounding tracts are utilized for the State Capitol and other state government offices.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

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

Encumbrances

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

Appraisal Date: 2/15/2008
Acres: 2.15
Bldgs.: 1
Bldg Sq Ft: 169,756 sq.ft.

Sen. Dist.: 14
Rep. Dist.: 49

FAR: 1.81

% in Floodplain: 0%
Slope: Moderate

Zoning: Commercial

Frontage: West 15th Street, Colorado Street

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 at the southwest corner of West 15th Street and Congress Avenue in Austin. The site is improved with a six-story mid-rise office building and surface parking. The surrounding tracts are primarily governmental offices, parking garages, and the State of Texas Capitol building.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

Texas General Land Office

Lorenzo deZavala Archives & Library Building

Location:
1200 Brazos Street, Austin, Travis County, Texas

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

Encumbrances

<table>
<thead>
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<th>Physical:</th>
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<td>Legal:</td>
<td>Deed Restrictions: None</td>
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Appraisal Date: 3/5/2008 
Acres: 1.62 
Bldgs.: 1 
Bldg Sq Ft: 120,055 sq.ft. 

Sen. Dist.: 14 
Rep. Dist.: 49 
FAR: 1.70 
Building Value: $0 
Improvement Value: $0 

% in Floodplain: 0% 
Slope: Level 
Land Value: $14,800,000 

Zoning: Commercial 

Frontage: Brazos Street, East 12th Street 
Total Market Value: $14,800,000 

Utilities: Electricity, Gas, Telephone, Wastewater, Water 

Surrounding Uses: Governmental, Commercial 

Current Use: State Archives and Library Building 

Highest and Best Use: State Archives and Library Building 

Agency Projected Use: State Archives and Library 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 in the Capitol Complex, at the northwest corner of the intersection of Brazos Street and East 12th Street. The site is improved with a five-story concrete framed office building. The surrounding tracts are utilized as office development, a parking garage, and the State Capital Building. The land is zoned (CS) Commercial Services District with Capitol Dominance (CD).

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

Recommendation: Retain for continued agency operations.
Lyndon B. Johnson Building

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

Legal Description:

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

Appraisal Date: 2/15/2008 Acres: 4.41
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: East 17th Street, Congress Avenue
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, Office
Current Use: State Office Building and Parking Garage
Highest and Best Use: State Office Building and Parking Garage
Agency Projected Use: State Office Building and Parking Garage

The Texas Facilities Commission utilizes this site as a state office building and is occupied by the State Comptroller’s Office. It is located in the Capitol Complex at the intersection of East 17th Street and Congress Avenue. The site is improved with a twelve-story high-rise office building, a parking garage, and a small surface parking area. The surface parking, 43,746 square feet, is considered excess. The surrounding tracts are utilized primarily as office and commercial buildings. The site is encumbered by three layers of zoning, the Capitol View Corridor, the city zoning of Commercial, and the MF-5.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

Texas General Land Office

Natural Resources Center

Location:
6300 Ocean Drive - Ward Island, Corpus Christi, Nueces County, Texas

Legal Description:
Volume 542, Page 354, Nueces County Deed Records

Encumbrances

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

Appraisal Date: 3/5/2008
Acres: 5.70

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

Building Value: $0
Improvement Value: $0
Total Market Value: $5,080,000

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

% in Floodplain: 100%
Slope: Level

Zoning: Residential

Frontage: Ocean Drive, Ward Island

Utilities: Electricity, Gas, Telephone, Wastewater

Surrounding Uses: Vacant, Commercial

Current Use: Office and Boat Storage
Highest and Best Use: Office and Boat Storage
Agency Projected Use: Office and Boat Storage

The Texas Facilities Commission utilizes this site as office buildings 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.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

Texas General Land Office

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

Appraisal Date: 6/17/2008

**Acres:** 10.00

**Bldgs.:** 2

**Bldg Sq Ft:** 132,089 sq.ft.

**Sen. Dist.:** 14

**Rep. Dist.:** 50

**FAR:** 0.30

**% in Floodplain:** 0%

**Slope:** Level

**Zoning:** Industrial

**Frontage:** Park Circle 35, IH-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. The site is located in the north sector of Austin at the northwest corner of Park 35 Circle and IH-35. The site is improved with a two-story and a three-story building with surface parking. The surrounding tracts are utilized as office development. The site is zoned industrial.

The appraisal indicates the highest and best use is to continue in the present use as state office buildings.

**Recommendation:** Retain for continued agency operations.
Park 35 State Office Building Site A

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

Appraisal Date: 6/17/2008 Acres: 21.98 Bldgs.: 1 Bldg Sq Ft 196,302 sq.ft.
Sen. Dist.: 14 Rep. Dist.: 50 FAR: 0.21 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Limited Office Land Value: $10,250,000
Frontage: Park 35 Circle, Walnut Park Crossing Total Market Value: $10,250,000
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. It is located in the north sector of Austin at the northeast corner of Park 35 Circle and Walnut Park Crossing. The site contains two lots improved with an office building and surface parking lot. The surrounding are utilized as office buildings and an apartment complex. The property is zoned general and limited office.

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

Recommendation: Retain for continued agency operations.
The Texas Facilities Commission utilizes this site as state office buildings. The buildings are occupied by Texas Commission of Environmental Quality and Paco Tech. The site is located in the north sector of Austin at the southeast corner of IH-35 and Park 35 Circle. The site is improved with a two-story and three-story office building with surface parking. The surrounding tracts are utilized as office development. The site is zoned limited industrial services.

The appraisal indicates the highest and best use is to continue in the present use as state office buildings.

Recommendation: Retain for continued agency operations.
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

Appraisal Date: 3/3/2008 Acres: 1.76
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 0.00
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: San Jacinto Blvd, East 14th Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, School, Recreational
Current Use: Parking Garage
Highest and Best Use: Parking Garage
Agency Projected Use: 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 tracts are utilized as commercial and government offices.

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

Recommendation: Retain for continued agency operations.
Parking Garage B & G and Parking Lot 22

**Location:**
1511 San Jacinto Boulevard, 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

**Appraisal Date:** 4/30/2008
**Acres:** 3.21
**Bldgs.:** 2
**Bldg Sq Ft:** 374,040 sq.ft.
**Building Value:** $0
**Improvement Value:** $0
**Total Market Value:** $24,974,471

**Sen. Dist.:** 14
**Rep. Dist.:** 49
**FAR:** 2.68
**% in Floodplain:** 0%
**Slope:** Level

**Zoning:** Commercial
**Frontage:** San Jacinto Blvd, Trinity St
**Utilities:** Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** Governmental
**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 two structured parking facilities and a surface parking area. It is located in the Capitol Complex, 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 tracts include parking facilities, an office building, UT tennis courts, and a small park.

The appraisal indicates the highest and best use is to continue in the present use. This site is needed to deal with the growing parking needs of state employees.

**Recommendation:** Retain for continued agency operations.
Parking Garage C

Location:
1400 Colorado Street, Austin, Travis County, Texas

Legal Description:
Volume 2725, Page 470, Travis County Deed Records

The Texas Facilities Commission utilizes this site as an underground parking garage with a ground level pedestrian plaza and gardens. It is located in the Capitol Complex, at the northwest corner of West 14th St and Colorado Street. The site is improved with an underground parking garage, pedestrian plaza, terraces, irrigated gardens, fountains, sidewalks, and security lighting. The surrounding tracts are utilized as government and private offices, and commercial development.

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

Recommendation: Retain for continued agency operations.
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 Lavaca, Colorado, West 16th, and West 17th Streets in downtown Austin. The site is improved with a seven-story parking garage for state employees. The surrounding tracst are utilized for government office buildings, retail stores, restaurants, and an under-construction eight-story mixed-use tower. It is affected by the Capitol View Corridor and Dominance Zone restrictions.

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

**Recommendation:** *Retain for continued agency operations.*
Texas Facilities Commission

Parking Garage F & Senate Print Shop

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

Appraisal Date: 3/4/2008
Acres: 1.75

Sen. Dist.: 14
Rep. Dist.: 49

% in Floodplain: 0%
Slope: Moderate

Zoning: Commercial

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Governmental, Recreational, Commercial

Current Use: Senate Print Shop and Parking

Highest and Best Use: Office and Parking Garage

Agency Projected Use: Senate Print Shop and Parking

The Texas Facilities Commission utilizes this site as a print shop and parking garage to accommodate government employees. 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 with additional surface parking available. The office building is small and represents an under-utilization of the northern portion of the site. The surrounding tracts are utilized for a parking garage, the State Capitol, government offices, and Waterloo Park.

The appraisal indicates the highest and best use is for redevelopment of the north end of the tract utilizing the existing parking garage in its current use.

Recommendation: Retain for continued agency operations.
Parking Garage R

Location:
1706 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:

**Encumbrances**

**Physical:** None

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

**Appraisal Date:** 1/12/2008
- **Acres:** 1.75
- **Bldgs.:** 1
- **Bldg Sq Ft:** 598,214 sq.ft.
- **Building Value:** $0
- **Improvement Value:** $0
- **Total Market Value:** $26,317,000
- **Sen. Dist.:** 14
- **Rep. Dist.:** 49
- **FAR:** 7.85
- **% in Floodplain:** 0%
- **Slope:** Level
- **Zoning:** Commercial
- **Frontage:** San Jacinto Blvd., Brazos St.
- **Surrounding Uses:** Governmental
- **Utilities:** Electricity, Gas, Telephone, Wastewater, Water
- **Current 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 for state employees. The surrounding Itracast are utilized for government office buildings, surface parking, and State Parking Garage Q. The site is affected by the Capitol View Corridor building restrictions.

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

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

The appraisal indicates the highest and best use as vacant is for mixed office/retail/restaurant development after rezoning to Downtown Mixed Use (DMU). The site's current parking lot improvements represent an interim use until the site can be rezoned and redeveloped.

**Recommendation:** Retain for continued agency operations. Intensify governmental use.
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**

<table>
<thead>
<tr>
<th>Physical</th>
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<tbody>
<tr>
<td>Legal</td>
<td>Deed Restrictions: None</td>
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**Appraisal Date:** 2/22/2008  **Acres:** 1.87  **Bldgs.:** 0  **Bldg Sq Ft:** 0 sq.ft.

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<tr>
<th>Sen. Dist.: 14</th>
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<th>FAR: 0.00</th>
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<table>
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<tr>
<th>Zoning: Commercial</th>
<th>Land Value: $5,920,000</th>
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<tr>
<th>Frontage: Congress Ave, West 11th St</th>
<th>Total Market Value: $5,920,000</th>
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<tr>
<th>Surrounding Uses: Governmental, Commercial</th>
<th>Highest and Best Use: Office Development</th>
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<table>
<thead>
<tr>
<th>Current Use: State Parking Lot and Historical Ruins</th>
<th>Agency Projected Use: State Parking Lot and Historical Ruins</th>
</tr>
</thead>
</table>

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 tracts are utilized for government office buildings, state parking lots, and the Texas Governor’s Mansion.

The appraisal indicates the highest and best use as vacant, is for new office construction. If the state requires the property for state use, it should be retained and use-intensified for governmental purposes.

**Recommendation:** Retain for continued agency operations. Intensify governmental use.
Texas Facilities Commission

Texas General Land Office

Parking Lot 25

**Location:**
1111 Colorado Street, Austin, Travis County, Texas

**Legal Description:**
Lots 1 & 2 Blk 135 Original City of Austin, Travis County Deed Records

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**Encumbrances**

**Physical:** None

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

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**Appraisal Date:** 2/22/2008  
**Acres:** 0.46  
**Bldgs.:** 0  
**Bldg Sq Ft:** 0 sq.ft.  

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

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

**Zoning:** Commercial

**Frontage:** West 11th St., Colorado Street

**Surrounding Uses:** Residential, Commercial, Governmental, Office

**Current Use:** State Parking Lot

**Highest and Best Use:** Office Development

**Agency Projected Use:** Intensify for Governmental Use

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The Texas Facilities Commission utilizes this site as a parking lot for Capitol Complex use. It is located at the northwest corner of West 11th Street and Colorado Street in downtown Austin. The site is improved with a surface parking lot with spaces used for reserved state parking. The surrounding tracts are utilized for the Governor's Mansion, the State Capitol, high-rise residential buildings, and offices.

The appraisal indicates the highest and best use as vacant is for new office construction. If the state needs the property for state use, the site should be retained and the use-intensified for governmental purposes.

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**Recommendation:** Retain for continued agency operations. Intensify governmental use.
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 Div E, Original City of
Austin, Travis County Deed Records

Encumbrances

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

Appraisal Date: 2/22/2008

Acres: 0.50

Bldgs.: 0

Bldg Sq Ft: 0 sq.ft.

Sen. Dist.: 14

Rep. Dist.: 49

FAR: 0.00

Building Value: $0

% in Floodplain: 0%

Slope: Level

Improvement Value: $0

Zoning: Unzoned

Land Value: $3,000,000

Frontage: East 11th Street, Congress Avenue

Total Market Value: $3,000,000

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Governmental, Commercial

Current Use: State Parking Lot

Agency Projected Use: State Parking Lot

Highest and Best Use: High-Rise Office Development

The Texas Facilities Commission utilizes this site as a parking lot. It is located on the southeast corner of East 11th Street and Congress Avenue in downtown Austin. The site is improved with a surface parking lot with in-line delivery truck spaces utilized as reserved state parking. The surrounding tracts are utilized for state office buildings, the State Capitol, and a city park. The site is unzoned and is subject to height restrictions under the Capitol View Dominance Zone and the Capitol View Corridor.

The appraisal indicates the highest and best use as vacant is as a high-rise office development. The site’s current parking lot improvements represent an interim use until the site can be zoned and redeveloped.

Recommendation: Retain for continued agency operations. Intensity for government use.
Parking Lot 7

Location:
1801 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

Appraisal Date: 2/22/2008
Acres: 2.50

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

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

Building Value: $0

% in Floodplain: 0%
Slope: Level

Improvement Value: $0

Zoning: Residential

Land Value: $17,400,000

Frontage: North Congress Ave., MLK Blvd.

Total Market Value: $17,400,000

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Governmental, School, Civic

Current Use: State Parking Lot

Highest and Best Use: High-Rise Office/Residential/Retail Development

Agency Projected Use: State Parking Lot

The Texas Facilities Commission utilizes this site as a parking lot. It is located on a city block bounded by East 18th Street, MLK Boulevard, North Congress Avenue, and Brazos Street in downtown Austin. The site is improved with a surface parking lot with spaces used for reserved state parking. The surrounding tracts are utilized for state office buildings, the University of Texas, Blanton Museum, and the Bob Bullock Museum. The site is zoned MF-5 multi-family residence district.

The appraisal indicates the highest and best use as vacant is for a high-rise office/residential/retail development after rezoning to Downtown Mixed Use (DMU). The site's current parking lot improvements represent an interim use until the site can be rezoned and redeveloped.

Recommendation: Retain for continued agency operations. Intensity for government use.
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

Encumbrances

**Physical:** None

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

**Appraisal Date:** 6/10/2008
**Acres:** 9.91

**Bldgs.:** 2

**Bldg Sq Ft:** 148,792 sq.ft.

**Building Value:** $0

**Improvement Value:** $0

**Total Market Value:** $5,470,000

**Sen. Dist.:** 14

**Rep. Dist.:** 51

**FAR:** 0.34

**% in Floodplain:** 0%

**Slope:** Level

**Zoning:** Industrial

**Frontage:** Winnebago Ln, Promontory Point Dr

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

**Surrounding Uses:** Industrial, Office, None, None

**Current Use:** Office and Warehouse

**Highest and Best Use:** Office and Warehouse

**Agency Projected Use:** Office and Warehouse

The Texas Facilities Commission utilizes this site as an office 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 surface parking. The surrounding land utilized for an office/warehouse building and an industrial park. Approximately 2.50 acres is considered excess land.

The appraisal indicates the highest and best use is to continue in the present use as an office and warehouse.

**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

Appraisal Date: 2/15/2008 Acres: 3.37 Bldgs.: 2 Bldg Sq Ft: 333,320 sq.ft.
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 2.27 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Residential Land Value: $62,640,000
Frontage: Congress Avenue, 15th Street Total Market Value: $62,640,000
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. The site is located on North Congress Avenue, Brazos Street, 15th Street, and 16th Street with a parking garage bounded by Brazos Street, 16th Street, and San Jacinto Boulevard in downtown Austin. The site is improved with a seven-story office building and a seven-level parking garage. The surrounding tracts are utilized primarily for government offices.

The appraisal indicates the highest and best use is to continue in the present use. The building site is subject to Capitol View Corridor limitations and Central Business District requirements.

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

Texas General Land Office

Sam Houston Building

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

Legal Description:
Volume 2692, Page 71, Travis County Deed Records

Encumbrances

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

Appraisal Date: 2/15/2008

Acres: 3.86

Bldgs.: 1

Bldg Sq Ft: 182,961 sq.ft.

Sen. Dist.: 14

Rep. Dist.: 49

FAR: 1.09

% in Floodplain: 0%

Slope: Moderate

Zoning: Commercial

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 uses this site as an office building to accommodate state agencies. It is located within the Capitol Complex at the southwest corner of San Jacinto Street and 14th Street in downtown Austin. The site is improved with a twelve-story reinforced concrete office building. As with other properties in the Capitol Complex, it is governed by Capitol View Corridor restrictions and city zoning. The surrounding tracts include the State Capitol, the Lorenzo DeZavala State Archives and library, the Texas Workforce Commission office, and Parking Garage F.

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

Recommendation: Retain for continued agency operations.
San Antonio Surplus Property
Warehouse #2

Location:
2103 Ackerman Road, San Antonio, Bexar County, Texas

Legal Description:
Volume 6531, Page 195, Bexar County Deed Records

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

Appraisal Date: 12/7/2007  Acres: 5.00
Bldgs.: 1  Bldg Sq Ft: 34,585 sq.ft.
Sen. Dist.: 19  Rep. Dist.: 120  FAR: 0.16
Building Value: $0
% in Floodplain: 0%  Slope: Level
Improvement Value: $0
Zoning: Industrial
Land Value: $590,000
Frontage: Ackerman Road
Total Market Value: $590,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Vacant
Current Use: TFC Area Office and Warehouse
Highest and Best Use: Light Industrial Development
Agency Projected Use: TFC Area Office and Warehouse

The Texas Facilities Commission currently 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, paved parking, and perimeter fencing. The surrounding tracts are utilized for light industrial development.

The appraisal indicates the highest and best use is for light industrial development. Considering the value of the existing improvements, the TFC should retain this facility for continued agency use.

Recommendation: Retain for continued agency operations.
The Texas Facilities Commission utilizes the site to accommodate governmental offices and warehouse needs. 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 surface parking. The surrounding tracts are utilized for office warehouses.

The appraisal indicates the highest and best use is to continue in the present use. Low visibility and the current zoning restrictions (industrial park) limit the potential uses for this site.

**Recommendation:** *Retain for continued agency operations.*
State Insurance Annex Building

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

Legal Description:
Volume 5325, Page 513, Travis County Deed Records

Encumbrances

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

Appraisal Date: 3/5/2008  Acres: 0.44  Bldgs.: 1  Bldg Sq Ft 66,002 sq.ft.
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Commercial  Land Value: $10,000,000
Frontage: 11th Street, San Jacinto Blvd  Total Market Value: $10,000,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Insurance Annex Building
Highest and Best Use: State Insurance Annex Building
Agency Projected Use: State Insurance Annex Building

The Texas Facilities Commission utilizes the site as an office building. It is located in the Capitol Complex, at the southwest corner of the intersection of 11th Street and San Jacinto Boulevard in Austin. The site is improved with a four-story mid-rise office building. The surrounding tracts are utilized for the Capitol Visitors’ Center, the State Archives Building, the Thomas Jefferson Rusk Building, the Rubber and Greer Buildings. The land is zoned (CS) Commercial Services District with Capitol Dominance (CD).

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

Recommendation: Retain for continued agency operations.
Texas General Land Office

State Insurance Building

Location:
1110 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 13235, Page 2380, Travis County Deed Records

Appraisal Date: 3/5/2008
Acres: 1.55

State Insurance Building

Bldgs.: 1
Bldg Sq Ft: 102,636 sq.ft.

Building Value: $0
Improvement Value: $0
Total Market Value: $12,800,000

Sen. Dist.: 14
Rep. Dist.: 49
FAR: 1.52
% in Floodplain: 0%
Slope: Level
Zoning: Commercial

Frontage: San Jacinto Boulevard, 11th Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Insurance Building
Highest and Best Use: State Insurance Building
Agency Projected Use: State Insurance Building

The Texas Facilities Commission utilizes the site as an office building. It is located in the Capitol Complex on San Jacinto Boulevard in Austin. The site is improved with a four-story building. The surrounding tracts are utilized for the State Archives Building, the Texas Association of Realtors Building, the Capitol Museum, and the State Capitol Building. The land is zoned (CS) Commercial Services District with Capitol Dominance (CD).

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

Recommendation: Retain for continued agency operations.
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

Appraisal Date: 2/15/2008
Acres: 2.15
Sen. Dist.: 14
Rep. Dist.: 49
FAR: 5.02
% in Floodplain: 0%
Slope: Moderate
Zoning: Special
Frontage: Congress Avenue, 17th 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 an office building to accommodate state agencies. It is located at the northwest corner of the intersection of 17th Street and Congress Avenue in Austin. The site is improved with one building, 11 stories plus a basement. The surrounding tracts are utilized primarily for office and commercial buildings.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

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

Encumbrances

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

Appraisal Date: 3/28/2008
Acres: 2.83
Sen. Dist.: 14
Rep. Dist.: 49
FAR: 2.59
% in Floodplain: 0%
Slope: Level
Zoning: Residential
Frontage: Lavaca, West 14th 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 complex to accommodate governmental office needs. It is located in the Capitol Complex, at the southwest corner of West 14th Street and Lavaca. The site is improved with three office buildings that have been connected by enclosed walkways. The overall conditions of the buildings is considered to be average. Various agencies occupy the buildings. The surrounding tracts are utilized for government and commercial development. The site is zoned MF-4, multi-family residential.

The appraisal indicates the highest and best use is to continue in the present use assuming the site could be re-zoned to "CS or DMU".

Recommendation: Retain for continued agency operations.
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

Appraisal Date: 4/23/2008 Acres: 0.81 Bldgs.: 1 Bldg Sq Ft: 206,174 sq.ft.
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 5.84 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Commercial Total Market Value: $10,100,000
Frontage: 10th St, San Jacinto Blvd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, School
Current Use: State Office Building
Agency Projected Use: State Office Building
Highest and Best Use: State Office Building

The site is utilized as the Thomas Jefferson Rusk Building and is maintained by the Texas Facilities Commission. It is located at the northwest corner of 10th Street and San Jacinto Boulevard in downtown Austin. The site is improved with a six-story mid-rise office building with a basement parking area. The surrounding tracts are utilized for government and commercial development.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

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

Appraisal Date: 3/6/2008 Acres: 5.15
Sen. Dist.: 2 Rep. Dist.: 6 FAR: 0.26
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: Mineola Highway
Utilities: Mineola Highway
Surrounding Uses: Commercial, Industrial, None, None
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

Bldgs.: 3 Bldg Sq Ft: 57,620 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $1,334,000
Total Market Value: $1,334,000

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 surface parking. The surrounding tracts are utilized for commercial and industrial development, a FedEx Distribution Facility, and a church.

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

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 290, McLennan County Deed Records

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

Appraisal Date: 2/25/2008 Acres: 2.41
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Austin Avenue, North 8th Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Recreational, Governmental
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

Bldgs.: 1 Bldg Sq Ft: 103,759 sq.ft.
Building Value: $0
Improvement Value: $0
Total Market Value: $3,100,000

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 surface parking. The surrounding tracts are utilized for commercial, retail, and government development, and the Waco Hippodrome Theater.

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

Recommendation: Retain for continued agency operations.
The Texas Facilities Commission utilizes this site as an office and laboratory. The office is currently occupied by the Texas Historical Commission. It is located on Wheless in the northeastern portion of Austin. The site is improved with one office building and surface parking. The surrounding land is utilized for residential development and a church.

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

Recommendation: Retain for continued agency operations.
Texas Facilities Commission

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

Appraisal Date: 3/28/2008  Acres: 2.16  Bldgs.: 1  Bldg Sq Ft 466,484 sq.ft.
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Residential  Land Value: $52,000,000
Frontage: Congress Avenue, 18th Street  Total Market Value: $52,000,000
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 to accommodate governmental office needs. It is located just north of the Capitol at the southeast corner of 18th Street and Congress Avenue. The site is improved with a twelve-story high-rise building constructed in 1985 and is considered to be in good condition. Parking is off-site in state-provided lots. The surrounding ltracst are utilized for government development.

The appraisal indicates the highest and best use is to continue in the present use assuming the site could be re-zoned to "CS or DMU".

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:
Block 38 Division E Original City of Austin; Travis County Deed Records

Encumbrances

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

Appraisal Date: 2/5/2008 Acres: 1.59 Bldgs.: 2 Bldg Sq Ft: 770,950 sq.ft.
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Commercial Land Value: $80,000,000
Frontage: West 15th Street, Lavaca Street Total Market Value: $80,000,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, School, 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 an office building and parking garage to accommodate government employee needs. It is located between Lavaca, Guadalupe, West 15th Street, and West 16th Street in downtown Austin. The site is improved with a fifteen-story high-rise office building and a nine-story parking garage. The surrounding ltracs are utilized for commercial and high-rise residential development, the University of Texas, a hotel, a parking lot, a parking garage, government buildings, and offices. The land is zoned (CBD) Central Business District with Capitol Domenance Zone (CDZ).

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

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

Appraisal Date: 3/4/2008
Acres: 3.50
Buildings: 3
Bldg Sq Ft: 419,372 sq.ft.

Sen. Dist.: 14
Rep. Dist.: 49
FAR: 2.75
Building Value: $0

% in Floodplain: 0%
Slope: Level
Improvement Value: $0

Zoning: Commercial
Land Value: $77,000,000

Frontage: Guadalupe Street, Nueces Street
Total Market Value: $77,000,000

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Office, Commercial

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 #2419 is included in the current appraisal and is now combined with the office building, GLO ID #2182. The site 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 tracts are utilized for commercial development.

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

Recommendation: Retain for continued agency operations.
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. This governor appointed Commission was first established by Acts 1943, 48th Legislature, R.S., Chapter 97, Subchapter I, Article 3, and has existed continuously since that time. The Commission has general rulemaking authority over most industries regulated by the Department of Banking, the Department of Savings and Mortgage Lending, and the Office of Consumer Credit Commissioner, but is not directly involved in regulating these industries. Activities and responsibilities of the Department of Banking established originally as an independent agency in 1923, include the regulation and chartering or licensing of state banks, trust companies, perpetual-care cemeteries, prepaid funeral contract sellers, money services businesses, and private child-support enforcement agencies. The Department of Savings and Mortgage Lending charters and regulates, state savings banks, and mortgage brokers. The Office of Consumer Credit Commissioner regulates and licenses pawnshops, finance companies, second mortgage lenders, motor vehicle finance sellers and holders, property tax lenders, as well as administering consumer credit statutes.

The Finance Commission is subject to the regulations of Texas Revised Civil Statutes Article 601b, which requires the Texas Facilities Commission to acquire or lease all real property for the Commission. Purchase of real property is further regulated by House Bill 1, General Appropriations Act, 1992-1993, 72nd Legislature, First Called Session, which requires legislative permission and authority to purchase real property. Sale of agency property is also regulated by the Texas Natural Resources Code, 31.158, et seq., which requires that all sales be authorized by the legislature and administered by the General Land Office. 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 Commission’s sole property, the Finance Commission Building is located in Austin.

Asset Description
The Commission owns one site that serves as the administrative headquarters for the Texas Department of Banking, Department of Savings and Mortgage Lending, and Office of Consumer Credit Commissioner. The property is located on 2.15 acres at 2601 North Lamar in Austin.
GLO Recommendations

The GLO recommends the Texas Finance Commission property be maintained for continued use.

AGENCY COMMENTS

Commission comments have been incorporated in the evaluation.

TEXAS FACILITIES
COMMISSION COMMENTS

No comments were received from TFC regarding the Texas Finance Commission property.
TEXAS FINANCE COMMISSION
PROPERTIES TO BE RETAINED
Finance Commission of Texas
Texas General Land Office

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

Appraisal Date: 12/12/2007  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

Building Value: ......................... $0
Improvement Value: ....................... $0
Land Value: ................................. $4,400,000
Total Market Value: ...................... $4,400,000

GLO ID#: 1597
Analysis

The Texas State Finance Commission uses 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, surface parking, and covered parking. The surrounding properties are utilized for apartments, office buildings, single-family and multi-family residences, a park, and the Shoal Creek Greenbelt.

The appraisal indicates the highest and best use is to continue in the present use. The area of the site is zoned limited office (LO) district.

GLO Recommendation:
Retain for continued agency operations.
TEXAS PARKS & WILDLIFE
DEPARTMENT
AGENCY SUMMARY
Agency Summary

Background/Authorities

The Texas Parks and Wildlife Department (TPWD) provides outdoor recreational opportunities by managing and protecting wildlife and wildlife habitat and acquiring and managing parklands. TPWD inherited the functions of many state entities created to protect Texas natural resources. In 1895 the legislature created the Fish and Oyster Commission to regulate the fishing industry. The Game Department was added to the Commission in 1907. The State Parks Board was created as a separate entity in 1923. In the 1930’s, projects of the Federal Civilian Conservation Corps added substantially to the State’s parklands. In 1951, the term oyster was dropped from the wildlife agency’s name, and in 1963, the Parks Board and Game and Fish Commission were merged to form the Texas Parks and Wildlife Department. The legislature placed authority for managing the fish and wildlife resources in all Texas counties with the TPWD when it passed the Wildlife Conservation Act of 1983.

TPWD responsibilities include the protection and promotion of the State’s natural and cultural heritage; to provide opportunities for outdoor recreation; to promote education; research, and stewardship of environmental resources; and to promote the conservation of natural, and recreational resources.

An executive director, who carries out the policies, set by the Texas Park and Wildlife Commission, heads TPWD. The Commission is comprised of nine members, appointed (to overlapping six-year terms) by the Governor, with the advice and consent of the senate.

The organizational structure of TPWD includes the executive office and 11 divisions:

- Wildlife
- Coastal Fisheries
- Inland Fisheries
- Law Enforcement
- State Parks
- Infrastructure
- Communication
- Administrative Resources
- Human Resources
- Information Technology
- Legal

TPWD has 28 Registration and Title Offices across the state. The offices are located in:

Abilene, Amarillo, Austin (HQ), Beaumont, Brownsville, Brownwood, Bryan, Corpus Christi, El Paso, Fort Worth, Garland, Houston (North),
Texas Parks and Wildlife Department

Texas General Land Office

Houston (South), Kerrville, LaMarque, Lubbock, Lufkin, Midland, Mount Pleasant, Rockport, Rusk, San Angelo, San Antonio, Temple, Tyler, Victoria, Waco, and Wichita Falls.

Mission

The mission of the Texas Parks and Wildlife Department is to manage and conserve natural resources of Texas and to provide hunting, fishing and outdoor recreation opportunities for the use and enjoyment of present and future generations.

TPWD Evaluation Consideration

The Texas Parks and Wildlife Department possesses a wide range of real property holdings as well as a broad scope of responsibility over the use of its property.

TWPD’s mission is to acquire, protect, conserve, and enhance the state’s natural, and recreational resources for present and future use and enjoyment of all Texas citizens. TPWD measures successful utilization in terms of preservation efforts, and stresses quality of life and resource protection. It has not historically measured the success of its operations in terms of intensity of use or commercial return. Therefore, TPWD land use is in partial contradiction to the GLO mandate to consider economic highest and best use in evaluating real property. The inherent conflict between GLO use and value measurements and TPWD philosophy and objectives creates a paradox in the evaluation process. The GLO has approached this conflict by incorporating TPWD mandates and mission as a decisive factor in generating the land use recommendations.

Property Management

The Executive Director of the Texas Parks and Wildlife Department may, with the approval of the Parks and Wildlife Commission, sell, lease, or exchange real property that is no longer suitable for the purpose for which it was acquired (Parks and Wildlife Act Sec. 11.001). Additionally, H.B. 2108 and S.B. 872 further expands TPWD’s ability to dispose of real property no longer needed by the agency by allowing TPWD to provide funds to local governments when they agree to assume responsibility for Department facilities.

Real Property Assets

GLO completed evaluations on 157 TPWD tracts throughout the state. Under Texas Natural Resources Code, Section 31.151, et seq., each state agency is mandated to maintain records of all owned real property and report the information to the GLO Asset Management Division for review and record keeping.
GLO Recommendations

GLO makes land-use recommendations to sell or lease the following TPWD property: McKinney Falls Park.

AGENCY COMMENTS

TPWD comments have been incorporated in the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No comments were received from TFC regarding the Texas Parks and Wildlife Department's properties.
## TPWD Properties to be Recommended

<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
<th>Acres Recommended</th>
<th>Value of Acres Recommended</th>
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<tbody>
<tr>
<td>72</td>
<td>McKinney Falls Park/State HQ</td>
<td>State Park/ HQ</td>
<td>State Park/ HQ/Office or Light Industrial</td>
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<td>$20,703,500.00</td>
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Total: 1 715.47 $20,703,500.00

## TPWD Properties to be Retained

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<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value to be Retained</th>
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<tr>
<td>153</td>
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<td>Vacant</td>
<td>Marina and Fishing Pier</td>
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<td>GLO ID#</td>
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<td>Total Market Value to be Retained</td>
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<td>Boca Chica State Park Wildlife Refuge</td>
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<td>Caddo Lake State Park &amp; WMA</td>
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<td>Candy Abshire WMA</td>
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<td>Total Market Value to be Retained</td>
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Total: 156 + 1 partial

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<th>Total Acres</th>
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TEXAS PARKS & WILDLIFE DEPARTMENT PROPERTIES RECOMMENDED FOR SALE OR LEASE
McKinney Falls Park/State Headquarters

Location:
4200 Smith School Road, Austin, Travis County, Texas

Legal Description:
Volume 4191, Page 1562, Volume 5163, Page 584, Travis County Deed Records

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

Appraisal Date: 6/18/2008  Acres: 715.47
Sen. Dist.: 14  Rep. Dist.: 51  FAR: 0.01
% in Floodplain: 12%  Slope: Level
Zoning: Special
Frontage: Smith School Rd, McKinney Falls Pky
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Vacant, Residential, Commercial
Current Use: State Park/Headquarters
Highest and Best Use: State Park/Headquarters/Office or Light Industrial
Agency Projected Use: State Park/Headquarters

Building Value: $11,973,500
Improvement Value: $0
Land Value: $8,730,000
Total Market Value: $20,703,500

Bldgs.: 25  Bldg Sq Ft: 207,783 sq. ft.
Texas Parks and Wildlife Department

Texas General Land Office

Analysis

The Texas Parks and Wildlife Department utilizes this site as its state headquarters and a state park offering camping, picnicking, hiking, and biking. The site is located on Smith School Road in Austin and is improved with 25 buildings to support headquarters and park activities. The surrounding properties are utilized for industrial, commercial, and residential development.

The appraisal indicates the highest and best use is to retain Parcel A for continued agency operations. The GLO recommends sale of the underutilized Parcel B. The portion of McKinney Falls State Park located west of Stassney Lane is a surplus tract. The size and value of the surplus tract is pending a survey and appraisal.

This property was recommended for disposition in the 2007 Governor's Report.

GLO Recommendation:

Retain Parcel A for continued agency operations. Sell or lease Parcel B.

Agency Comments:
McKinney Falls Park/State Headquarters

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Volume 4191, Page1562, Volume 5163, Page 584, Travis County Deed Records

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**Agency Comments:**