REAL PROPERTY EVALUATION REPORTS

Adjutant General's Department
Texas Department of Agriculture
Texas School for the Blind and Visually Impaired
Credit Union Department
Texas School for the Deaf
Texas Parks and Wildlife Department
Texas Board of Professional Engineers
Texas Department of Public Safety

September 2013
September 1, 2013

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

I am pleased to present the 2013 State Real Property Evaluation Report of the Asset Management Division, Texas General Land Office, regarding real property assets of the Adjutant General's Department, Texas Department of Agriculture, Texas School for the Blind and Visually Impaired, Credit Union Department, Texas School for the Deaf, Texas Parks and Wildlife Department, Board of Professional Engineers, and Texas Department of Public Safety.

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

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

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

Sincerely,

JERRY PATTERSON
Commissioner, General Land Office
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<tr>
<td>Texas City Area Office</td>
<td>394</td>
</tr>
<tr>
<td>Townhurst Driver License Office</td>
<td>395</td>
</tr>
<tr>
<td>Tyler District Office</td>
<td>396</td>
</tr>
</tbody>
</table>
OVERVIEW
THE EVALUATION PROCESS

AN OVERVIEW

CONTENTS

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

- Adjutant General’s Department
- Texas Department of Agriculture
- Texas School for the Blind and Visually Impaired
- Credit Union Department
- Texas School for the Deaf
- Texas Parks and Wildlife Department
- Texas Board of Professional Engineers
- Texas Department of Public Safety

Agency Summaries

Each report begins with an agency summary containing the following:

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

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

GLO Analysis and Recommendations

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

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

Texas Facilities Commission Recommendations

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

The Adjutant General's Department (AGD) owns forty properties with its headquarters located at Camp Mabry in Austin. The agency controls state military units and performs duties entrusted to it by the governor relative to public safety and military affairs of the state (Government Code, Chapter 433, Title 4). 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 who is appointed by the Governor and holds the military rank of Major General. The position is under the direct command of the Governor, who is the Commander-In-Chief for the State of Texas military. Government Code, § 431.026 (a), allows the Governor, to appoint two assistant Adjutant Generals. The assistants are recommended by the Adjutant General.

With the passage of SB 1724 of the 80th Texas Legislature, the AGD merged with the Texas Military Facilities Commission (TMF) in 2007 allowing the AGD greater control over military facilities in the State of Texas.

Real Property Assets

The AGD owns forty properties throughout the state, including Camp Mabry, a 375.58 acre tract along LCop 1 (Mopac), in Austin. Other locations throughout the state include rural sites to downtown locations.

The sizes of the facilities range from a 2.75 acre site in Kingsville, to a 6,534.92 acre site in Paris.

The majority of the facilities are improved with an armory building and supporting structures. Most include open areas for military drills and exercises.

The AGD also leases real property on behalf of the state to the National Guard. The AGD can declare real property as surplus.

GLO Recommendations

The GLO recommends the sale of the Baytown Armory, the Kingsville Armory, and the Wellington Armory.

AGENCY COMMENTS

All agency comments and updates have been incorporated into the evaluation.
# AGD Properties Recommended for Sale or Lease

<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>1701</td>
<td>Baytown Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>5.39</td>
<td>$300,000.00</td>
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<td>1722</td>
<td>Kingsville Armory</td>
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<td><strong>Total</strong>: 3</td>
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<td></td>
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<td><strong>$686,000.00</strong></td>
<td><strong>12.14</strong></td>
<td><strong>$686,000.00</strong></td>
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# AGD Properties to be Retained

<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>
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<td>2218</td>
<td>Angleton Armory</td>
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<td>Military Facility</td>
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<td>1698</td>
<td>Brenham Armory</td>
<td>Military Facility</td>
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<td>1679</td>
<td>Bryan Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<td>1646</td>
<td>Camp Bowie</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>4,894.64</td>
<td>$16,766,000.00</td>
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<td>1815</td>
<td>Brownwood Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<tr>
<td>1674</td>
<td>Corpus Christi Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>9.21</td>
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<td>1710</td>
<td>Corsicana Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<td>1689</td>
<td>Decatur Armory</td>
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<tr>
<td>2547</td>
<td>Denison Armory</td>
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<td>Military Facility</td>
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<td>1643</td>
<td>Eagle Mountain</td>
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<td>Military Training Site/ Agricultural Lease</td>
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<td>1726</td>
<td>El Campo Armory</td>
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<td>Military Facility</td>
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<td>El Paso Armory</td>
<td>Military Facility</td>
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<td>1692</td>
<td>Fort Worth Armory</td>
<td>Military Facility</td>
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<td>1691</td>
<td>Hondo Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<td>$157,000.00</td>
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</table>
## AGD Properties to be Retained

<table>
<thead>
<tr>
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<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
</tr>
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<tbody>
<tr>
<td>2488</td>
<td>Houston Reserve Center</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>18.19</td>
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<td>1723</td>
<td>Kilgore Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<tr>
<td>1647</td>
<td>La Marque Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>3.36</td>
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<tr>
<td>1656</td>
<td>Mexia Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>5.73</td>
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<tr>
<td>2492</td>
<td>Midland Regional Airport Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<tr>
<td>1676</td>
<td>New Braunfels Armory</td>
<td>Military Facility</td>
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<td>Palestine Armory</td>
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<tr>
<td>1650</td>
<td>Paris Armory/Camp Maxey</td>
<td>Military Facility</td>
<td>Light Industrial/Mixed Recreational/Residential Development</td>
<td>6,534.92</td>
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<td>1668</td>
<td>Pasadena Armory</td>
<td>Military Facility</td>
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<td>Rosenberg Armory</td>
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<td>San Angelo Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<td>1605</td>
<td>San Antonio Armory - Two Units</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>216.49</td>
<td>$4,400,000.00</td>
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<td>1718</td>
<td>Seguin Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
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<td>1666</td>
<td>Stephenville Armory</td>
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<td>Military Facility</td>
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<td>Victoria Armory</td>
<td>Military Facility</td>
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</table>
## AGD Properties to be Retained

<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>
</tr>
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<tr>
<td>1677</td>
<td>Waco Armory</td>
<td>Military Facility</td>
<td>Military Facility</td>
<td>8.12</td>
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<td>1715</td>
<td>Waxahachie Armory</td>
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<td>Military Facility</td>
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<td>Weatherford Armory</td>
<td>Military Facility</td>
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<td>2304</td>
<td>Weslaco Super Armory</td>
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<td>Wylie Armory</td>
<td>Military Facility</td>
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<td>11.38</td>
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</tr>
</tbody>
</table>

**Total:** 13,588.82 $122,806,800.00
ADJUTANT GENERAL’S DEPARTMENT PROPERTIES FOR SALE OR LEASE
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: 5/3/2013  Acres: 5.39
Bldgs.: 2  Bldg Sq Ft.: 13,040 sq. ft.
Sen. Dist.: 6  Rep. Dist.: 128  FAR: 0.06
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Wye Drive
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

Total Market Value: $300,000
Analysis

The site is vacant. It was once utilized as an Adjutant General's Department armory facility. Located on the south side of Wye Drive in Baytown, the site is improved with an armory and storage building. Surrounding land uses include commercial and residential development.

The Adjutant General's Department is in the process of selling this vacant, underutilized property.

GLO Recommendation:
Dispose of the vacant, underutilized property.

Agency Comments:
Adjutant General's Department
Texas General Land Office

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: 5/3/2013 Acres: 2.75
Sen. Dist.: 27 Rep. Dist.: 43 FAR: 0.19
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: East Kleberg Avenue
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

Bldgs.: 2 Bldg Sq Ft: 22,785 sq. ft.
Total Market Value: $300,000
Analysis

The site is vacant. It was once utilized as an Adjutant General's Department armory facility. 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 consists of residential and light industrial development, a fire department, the County Courthouse, and county offices.

The Adjutant General's Department is in the process of selling this vacant, underutilized property.

GLO Recommendation:
Dispose of the vacant, underutilized property.

Agency Comments:
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: 5/3/2013 Acres: 4.00
Sen. Dist.: 31 Rep. Dist.: 68 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: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 1 Bldg Sq Ft: 10,776 sq. ft. Total Market Value: $86,000
Analysis

The site will be vacant in September 2013. The site was utilized as an Adjutant General's Department armory in Wellington. The property 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 Adjutant General's Department is in the process of selling this underutilized property.

GLO Recommendation:
Dispose if no longer utilized by the agency.

Agency Comments:
ADJUTANT GENERAL’S
DEPARTMENT
PROPERTIES
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: 5/3/2013
Acres: 11.74
Sen. Dist.: 11 Rep. Dist.: 25 FAR: 0.05
% in Floodplain: 100%
Slope: Level
Zoning: Unzoned
Frontage: CR 428 (Buchta Road)
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

Bldgs.: 1
Bldg Sq Ft: 26,407 sq.ft.
Total Market Value: $660,000

The site is utilized as an Adjutant General's Department armory facility. 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 if construction is not commenced within 5 years the property will revert. The appraisal indicates that in light of the deed restriction, 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: 5/3/2013
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:

The site is utilized as an Adjutant General's Department armory facility. 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. The surrounding land uses include a school, civic, residential, and commercial developments. The existing reversion clause calls for the return of the property to the City of Brenham. If construction is not commenced within 5 years the property will revert.

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

Recommendation:
Retain for continued agency operations.
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: 5/3/2013  Acres: 10.91  Bldgs.: 4  Bldg Sq Ft: 37,714 sq.ft.
Sen. Dist.: 5  Rep. Dist.: 14  FAR: 0.08
% in Floodplain: 10%  Slope: Moderate
Zoning: Residential
Frontage: East 25th 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

The site is utilized as an Adjutant General’s Department armory facility. 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. A reversion clause limits the use to a guard armory or ownership, or the site reverts to the City of Bryan. If the property is not used within 2 years, it will revert.

Recommendation:
Retain for continued agency operations.
Camp Bowie Brownwood Armory

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

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

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

Appraisal Date: ...5/3/2013  Acres: ...... 4,894.64
Sen. Dist.:.....24 Rep. Dist.:.....60 FAR: ..... 0.001
% in Floodplain: .....5%  Slope: ......Moderate
Zoning: ..................................Unzoned
Frontage: ..................................FM 2126, FM 45
Utilities: .......................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................Vacant, Residential, Governmental, Ranching
Current Use: ....................................Military Facility
Highest and Best Use: ........................Military Facility
Agency Projected Use: ........................Military Facility

Bldgs.: ......15  Bldg Sq Ft ...... 125,393 sq.ft.
Total Market Value: .............................$16,776,000

The site is utilized as an Adjutant General’s Department training camp facility. 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

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**Encumbrances**

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

- **Appraisal Date:** 5/3/2013
- **Acres:** 375.58
- **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.:** 80
**Bldg Sq Ft:** 1,006,240 sq.ft.

**Total Market Value:** $40,880,000

The site is utilized as an Adjutant General’s Department Headquarters. Located on the northwest corner of MoPac and West 35th Street in Central Austin, the site is improved with 80 buildings, fencing, and surface parking. This tract is a portion of the larger complex known as Camp Mabry, or habitat for the Golden Cheeked Warbler, and the Black Capped Vireo. Surrounding land use is primarily residential.

A number of the historical buildings are being restored or renovated as funding becomes available.

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

**Recommendation:**
*Retain for continued agency operations.*
Corpus Christi Armory

Location:
1430 Horne Road, Corpus Christi, Nueces County, Texas

Legal Description:
Volume 1027, Page 4, Volume 676, Page 187, Nueces County Deed Records

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

Appraisal Date: 5/3/2013
Acres: 9.21
Bldgs.: 3
Bldg Sq Ft: 65,129 sq.ft.

Sen. Dist.: 20
Rep. Dist.: 34
FAR: 0.02
Total Market Value: $1,700,000

% in Floodplain: 0%
Slope: Level
Zoning: Residential
Frontage: Horne Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Recreational, Residential, Vacant
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General's Department armory facility. The Annex, GLO identification #2302, is included in the appraisal and is now combined with this analysis. Located along the north side of Home Road in 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. 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.

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
Easements: Utility

Appraisal Date: 5/3/2013 Acres: 3.45
Sen. Dist.: 22 Rep. Dist.: 8 FAR: 0.12
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: West 7th Avenue, South 40th Street
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

Bldgs.: 6 Bldg Sq Ft: 18,629 sq.ft.
Total Market Value: $280,000

The site is utilized as an Adjutant General's Department 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: 5/3/2013  Acres: 16.95
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
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 1  Bldg Sq Ft 15,929 sq.ft.
Total Market Value: $350,000

The site is utilized as an Adjutant General's Department armory facility. 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 uses include agricultural operations, 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: 5/3/2013 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

Bldgs.: 1 Bldg Sq Ft: 18,477 sq.ft.
Total Market Value: $258,500

The site is utilized as an Adjutant General's Department armory facility. 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 recreational developments.

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

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

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: 5/3/2013  
Acres: 1,270.87  
Sen. Dist.: 12 Rep. Dist.: 99 FAR: 0.00
% in Floodplain: 12%  
Slope: Moderate  
Zoning: Unzoned  
Frontage: FM 1220, FM 718

Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Agricultural, Residential
Current Use: Military Training Site/Agricultural Lease
Highest and Best Use: Military Training Site/Agricultural Lease
Agency Projected Use: Military Training Site/Agricultural Lease

Total Market Value: $12,060,000
Bldgs.: 0  Bldg Sq Ft: 0 sq.ft.

The site is utilized as an Adjudant General's Department military training facility. Located southeast of Newark in the Eagle Mountain area, the site is improved with fencing only. Surrounding land uses include agricultural production, a ministry facility, a closed airfield, and a railroad right-of-way. The deed stipulates a reversion if used for any purpose other than for the 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.

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: 5/3/2013 Acres: 19.72
Sen. Dist.: 18 Rep. Dist.: 85 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 site is utilized as an Adjutant General's Department armory facility. 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 365, El Paso County Deed Records

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

Appraisal Date: 5/3/2013 Acres: 20.00
Sen. Dist.: 29 Rep. Dist.: 77 FAR: 0.07
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: Gateway Blvd, Hondo Pass Dr
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 site is utilized as an Adjutant General's Department military facility. 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.

Recommendation:
Retain for continued agency operations.
Fort Worth Armory

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

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

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

Appraisal Date: 5/3/2013
Acres: 2.55
Sen. Dist.: 10 Rep. Dist.: 90 FAR: 0.27
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: Sandage Avenue, Covert Avenue
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Commercial
Current Use: Military Facility
Highest and Best Use: Military Facility/Light Industrial
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General’s Department armory facility. 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 developments.

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

Recommendation:
Retain for continued agency operations.
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: 5/3/2013  Acres: 14.32
Sen. Dist.: 24 Rep. Dist.: 73 FAR: 0.02
% in Floodplain: 30%  Slope: Moderate
Zoning: Unzoned
Frontage: Armory Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Residential, Industrial
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General's Department armory facility. 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 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.
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

Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant, Residential, Industrial

Appraisal Date: 5/3/2013 Acres: 3.82
Sen. Dist.: 24 Rep. Dist.: 59 FAR: 0.14
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: East Main Street/HWY 84

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

The site is utilized as an Adjutant General’s Department armory facility. Located northeast of the intersection of East Main Street and State HWY 36 in Gatesville, 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
Easements: Utility

Appraisal Date: 5/3/2013  Acres: 15.06
Sen. Dist.: 2 Rep. Dist.: 2 FAR: 0.04
% in Floodplain: 0%  Slope: Level
Zoning: Agriculture
Frontage: Jack Finney Boulevard
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

Bldgs.: 1  Bldg Sq Ft 25,956 sq.ft.
Total Market Value: $778,000

The site is utilized as an Adjutant General's Department armory facility. 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.
Adjutant General's Department  
Texas General Land Office

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: 5/3/2013  Acres: 5.00
Sen. Dist.: 19 Rep. Dist.: 53 FAR: 0.05
% in Floodplain: 100%  Slope: Level
Zoning: Special
Frontage: 18th Street, Avenue Y
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 site is utilized as an Adjutant General’s Department armory facility. 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 Medina Electric Cooperative, residential, commercial, and industrial development. The entire site is within the 100-year floodplain.

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

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: 5/3/2013 Acres: 18.19
Sen. Dist.: 15 Rep. Dist.: 141 FAR: 0.04
% 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: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

This site is utilized as an Armed Forces Reserve center by the Adjutant General's Department. Located at the northeast corner of the intersection of West Rankin Road and Cambury Drive in Houston, the property is improved with four buildings. Surrounding land uses include commercial and residential development, and a retail shopping center.

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

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

Appraisal Date: 5/3/2013 Acres: 9.97
Sen. Dist.: 1 Rep. Dist.: 7 FAR: 0.06
% in Floodplain: 0% Slope: Steep
Zoning: Commercial
Frontage: Stone Road
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
Bldgs.: 2 Bldg Sq Ft: 25,760 sq.ft.
Total Market Value: $257,600

The site is utilized as an Adjutant General's Department armory facility. Located on 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. A reversion clause in the deed requires return to the City of Kilgore if used for any purpose other than as an armory.

Recommendation:
Retain for continued agency operations.

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La Marque Armory

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

Legal Description:
Volume 1639, Page 565-567, Galveston County Deed Records

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

Appraisal Date: 5/3/2013  Acres: 3.36
Sen. Dist.: 11 Rep. Dist.: 23 FAR: 0.15
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: IH 45, Westward Avenue
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Total Market Value: $750,000
Bldgs.: 2  Bldg Sq Ft: 21,390 sq.ft.

The site is utilized as an Adjutant General's Department military facility. Located on the east right of way of the Gulf Freeway in west 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.
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: 5/3/2013 Acres: 5.73
Sen. Dist.: 5 Rep. Dist.: 12 FAR: 0.06
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Tyler Street, Bonham Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Recreational, Office
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General’s Department armory facility. 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.

Recommendation:
Retain for continued agency operations.
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: ....5/3/2013 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
Highest and Best Use: ........................Military Facility
Agency Projected Use: ........................Military Facility

The site is utilized as an Adjutant General's Department armory facility. Located on the west side of Midland 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.
New Braunfels Armory

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

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

Encumbrances

Physical: None
Legal: Deed Restrictions: Easements: Utility

Appraisal Date: 5/3/2013 Acres: 7.17
Sen. Dist.: 25 Rep. Dist.: 73 FAR: 0.09
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: IH-35 South, Armory Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Agricultural
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 3 Bldg Sq Ft: 28,107 sq.ft.
Total Market Value: $632,000

The site is utilized as an Adjutant General’s Department armory facility. Located on the east side of IH 35 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 storage yard 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.

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

Texas General Land Office

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: 5/3/2013 Acres: 6.01
Sen. Dist.: 3 Rep. Dist.: 8 FAR: 0.08
% in Floodplain: 0% Slope: Moderate
Zoning: Residential Frontage: Armory Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Recreational, Residential
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General’s Department armory facility. 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.

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

Paris Armory/Camp Maxey

Location:
US HWY 271, Powderly, Lamar County, Texas

Legal Description:
Volume 483, Page 315, Volume 470, Page 331,
Lamar County Deed Records

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

Appraisal Date: ....5/3/2013  Acres: ......6,534.92
Sen. Dist.:......1  Rep. Dist.:......1  FAR: .... 0.001
% in Floodplain:....3%  Slope:..........Level
Zoning: .....................................Unzoned
Frontage: ....................................US HWY 271
Utilities: ......................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ................................Residential, Commercial, Rangeland, Recreational
Current Use: ....................................Military Facility
Highest and Best Use: ..............................Light Industrial/Mixed Recreational/Residential Development
Agency Projected Use: ..............................Military Facility

Bldg.: ......9  Bldg Sq Ft ...... 72,419 sq.ft.
Total Market Value: $9,016,000

The site is utilized as an Adjutant General's Department military training facility. It is located in Powderly, nine miles north of Paris on US HWY 271. GLO identification #1644 is included in the appraisal and is now combined with this site. There are 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 to parcel A. Various agencies utilize the acreage for training. Surrounding land uses include residential and commercial development, and recreational activity.

The appraisal indicates the highest and best use for Parcel A is light industrial for Parcel B, mixed recreational/residential development.

Recommendation:
Retain for continued agency operations.
Pasadena Armory

Location:
2915 San Augustine Avenue, Pasadena, Harris County, Texas

Legal Description:
Volume 2915, Page 124, Harris County Deed Records

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

Appraisal Date: ....5/3/2013  Acres: ..... 3.55
Sen. Dist.:......6 Rep. Dist.:...144 FAR: ..... 0.12
% in Floodplain: .....0%  Slope:.........Level
Zoning: ..................................Unzoned
Frontage: ........San Augustine Ave, Starkey St
Utilities: ....................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ................................Commercial, Residential, Vacant, Governmental
Current Use: ..................................Military Facility
Highest and Best Use: ................................Military Facility
Agency Projected Use: ................................Military Facility

Bldgs.: ........2  Bldg Sq Ft ..... 19,148 sq.ft.
Total Market Value: $287,000

The site is utilized as an Adjutant General's Department armory facility. 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.

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: 5/3/2013  Acres: 10.00
Sen. Dist.: 18 Rep. Dist.: 85 FAR: 0.05
% in Floodplain: 20%  Slope: Level
Zoning: Unzoned
Frontage: Wallace Wehring Drive, HWY 36
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:

The site is utilized as an Adjutant General's Department armory facility. 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 residential and commercial development, farmland, Rosenberg Civic Center, and Seaboune Creek Park.

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 Highway 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: 5/3/2013  Acres: 10.36
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 site is utilized as an Adjutant General's Department military training facility. Located on the east side of San Angelo on North US HWY 67, the site is improved with an armory building, vehicle maintenance building, chain link fencing, an equipment storage yard, and surface parking. Surrounding land uses include 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.

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

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

Legal Description:
Volume 3631, Page 145, Bexar County Deed Records

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

Appraisal Date: 5/3/2013
Acres: 216.49
Sen. Dist.: 19
Rep. Dist.: 119
FAR: 0.001
% in Floodplain: 0%
Slope: Level
Zoning: Special
Frontage: Ackerman Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Vacant, Residential
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General's Department helicopter and an armory facility. Located southeast of the intersection of Loop 410 and I-10 on Ackerman Road in San Antonio, the site is a large facility of 200 acres and is improved with 17 buildings. The area is primarily industrial in nature with some residential and vacant tracts throughout. Commercial development is predominantly located along IH 10. The property will revert to the grantor if not used as a military facility.

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

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: ...5/3/2013 Acres: ..... 4.21
Sen. Dist.:...21 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: ........................Military Facility
Agency Projected Use: ........................Military Facility

Bldgs.: .........2 Bldg Sq Ft ..... 16,410 sq.ft.
Total Market Value: ...................... $411,000

The site is utilized as an Adjutant General’s Department armory facility. 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.
Adjutant General's Department
Texas General Land Office

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: 5/3/2013 Acres: 9.06
Sen. Dist.: 30 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: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 2 Bldg Sq Ft: 19,952 sq.ft.
Total Market Value: $449,000

The site is utilized as an Adjutant General's Department armory facility. 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.
Victoria Armory

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

Legal Description:

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

Appraisal Date: 5/3/2013
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
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Bldgs.: 1
Bldg Sq Ft: 16,437 sq.ft.
Total Market Value: $409,000

The site is utilized as an Adjutant General's Department armory facility. 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, and 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

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

Appraisal Date: 5/3/2013 Acres: 8.12
Sen. Dist.: 22 Rep. Dist.: 56 FAR: 0.23
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: North 41st Street, Cobbs Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Governmental, School
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General’s Department armory facility. 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.

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

Texas General Land Office

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: 5/3/2013 Acres: 7.17
Sen. Dist.: 22 Rep. Dist.: 10 FAR: 0.08
% in Floodplain: 0% Slope: Level
Zoning: Special
Frontage: Grand Avenue, Highland Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, School
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility

Total Market Value: $345,000

The site is utilized as an Adjutant General's Department armory facility. Located on the east side of Grand Avenue just north of the intersection of Grand Avenue and Sycamore Street in Waxahachie, the site is improved with 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: 5/3/2013
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: Military Facility
Agency Projected Use: Military Facility

The site is utilized as an Adjutant General's Department armory facility. 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 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: 5/3/2013
Acres: 20.00
Sen. Dist.: 27
Rep. Dist.: 35
FAR: 0.10
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: Vo-Tech Drive, Pike Boulevard
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Residential, Governmental
Current Use: Military Facility
Highest and Best Use: Military Facility
Agency Projected Use: Military Facility
Bldgs.: 2
Bldg Sq Ft: 87,362 sq.ft.
Total Market Value: $5,000,000

The site is utilized as an Adjutant General's Department armory facility. 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. There is a reversion clause that states the use must be an armory site or the land reverts to the City of Weslaco.

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

Recommendation:
Retain for continued agency operations.
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: 5/3/2013  Acres: 11.38
Sen. Dist.: 30 Rep. Dist.: 89 FAR: 0.12
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: North Spring Creek Parkway
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 site is utilized as an Adjutant General’s Department armory facility. 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 uses include residential development and a Walmart.

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

Recommendation:
Retain for continued agency operations.