

Texas General Land Office

George P. Bush, Commissioner

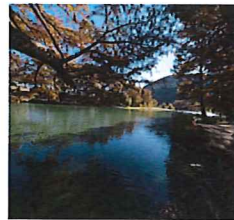


STATE AGENCY PROPERTY

RECOMMENDED
TRANSACTIONS

Report to the Governor

OCTOBER 2016



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TEXAS GENERAL LAND OFFICE

GEORGE P. BUSH, COMMISSIONER

INTRODUCTION

SB 1262 Summary

Texas Natural Resources Code, Chapter 31, Subchapter E, [Senate Bill 1262, 74th Texas Legislature, 1995] amended two years of previous law related to the reporting and disposition of state agency land. The amendments established a more streamlined process for disposing of unused or underused agency land by defining a reporting and review sequence between the Land Commissioner and the Governor.

Under this process, the Asset Management Division of the General Land Office provides the Governor with a list of state agency properties that have been identified as unused or underused and a set of recommended real estate transactions. The Governor has 90 days to approve or disapprove the recommendations, after which time the Land Commissioner is authorized to conduct the approved transactions.

The statute freezes the ability of land-owning state agencies to change the use or dispose of properties that have recommended transactions, from the time the list is provided to the Governor to a date two years after the recommendation is approved by the Governor. Agencies have the opportunity to submit to the Governor development plans for the future use of the property within 60 days of the listing date, for the purpose of providing information on which to base a decision regarding the recommendations.

The General Land Office may deduct expenses from transaction proceeds. Proceeds are dispersed, as appropriate, to either the Texas Capital Trust Fund, the State Treasury to the credit of the affected agency, or as otherwise directed by the Legislative Budget Board.

INTRODUCTION (CONTINUED)

The Report to the Governor

The report to the Governor contains 1) a list of sites that have recommendations for real estate transactions, 2) a set of property descriptions and recommendations for transactions (a separate page for each property), and 3) a list of all state agency properties that have thus far been identified as unused or underused by the Asset Management Division in the most current periodic review of agency land as per the process set forth in Texas Natural Resources Code, Section 31.1571, et. seq. (Exhibit A).

Recommended Transactions

Recommended transactions, in all cases, identify disposition options such as lease, sell or trade. In some cases recommendations are accompanied by specific language that defines issues that must be dealt with prior to a transaction. In these cases, the narrative is considered an essential element of the recommendation.

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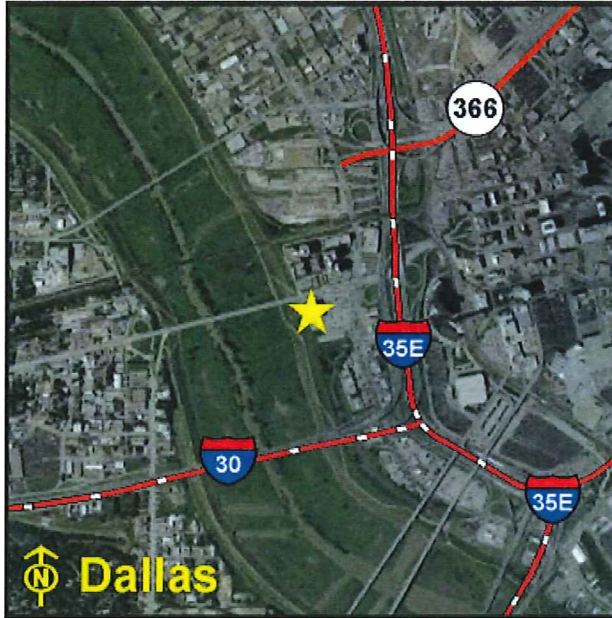
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Properties Recommended

Texas Department of Criminal Justice

Dawson Unit
Texas Department of Criminal Justice

GLO Recommendation:
Dispose of the unused property.



Location Map



Aerial Photo

Total Acres: 0.91

GLO ID#: 2312

Acres Recommended: 0.91

Location:106 West Commerce Street, Dallas, Dallas County

Current Use:Vacant

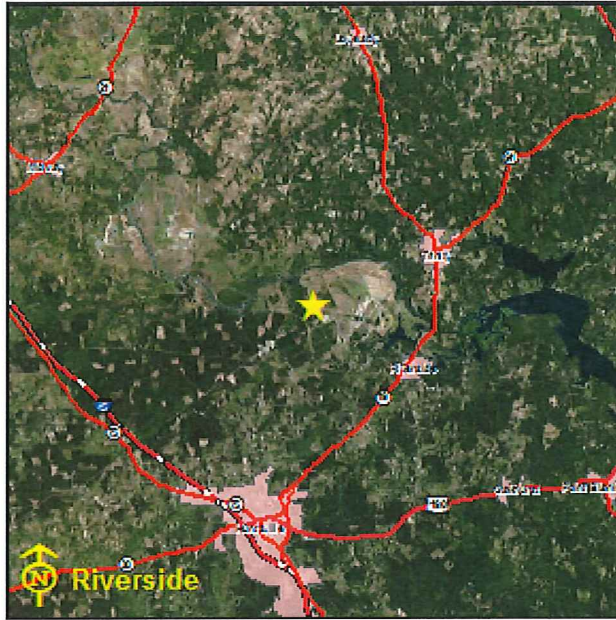
Appraiser's Highest and Best Use:Speculative Development

This vacant Texas Department of Criminal Justice property is located west of the central business district of Dallas on West Commerce Street. The site, which previously served as a jail, is improved with one 10 - story building which holds 2,200 beds. The facility has concrete parking. The surrounding land use includes governmental, retail, commercial and industrial development.

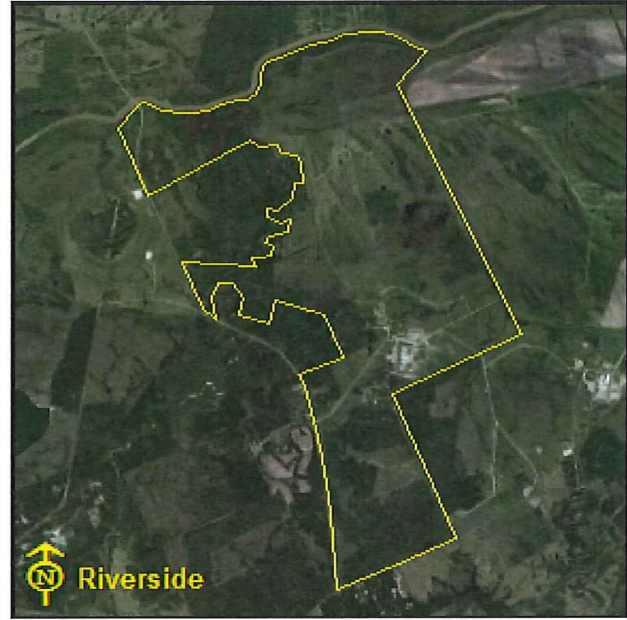
Estelle Unit
Texas Department of Criminal Justice

GLO Recommendation:

Disposed of the unused 33.26 acres.



Location Map



Aerial Photo

Total Acres: 5,491.99

GLO ID#: 702

Acres Recommended: 33.26

Location:FM 980 and FM 3478, Huntsville, Walker County

Current Use:State Prison Facility/Agricultural

Appraiser's Highest and Best Use:State Prison Facility/Agricultural

The Texas Department of Criminal Justice utilizes this site as agricultural production and a prison facility. The site consists of two parcels, Parcel A (4,562.74 acres) and Parcel B (895.99 acres). It is located north of Huntsville on the corner of FM 980 and FM 3478. The site is improved with 75 buildings, interior fencing and security lighting, exterior high security fencing and lighting, recreational areas, a sewage treatment plant and concrete parking. Parcel A encompasses the prison unit and most of the agricultural production. Parcel B is utilized for cattle grazing, timber production and recreational hunting. The 33.26 excess acreage is located across the street from Parcels A and B. It is also owned by TDCJ. It is noted as Parcel C, and is surrounded by Permanent School Fund Land property.

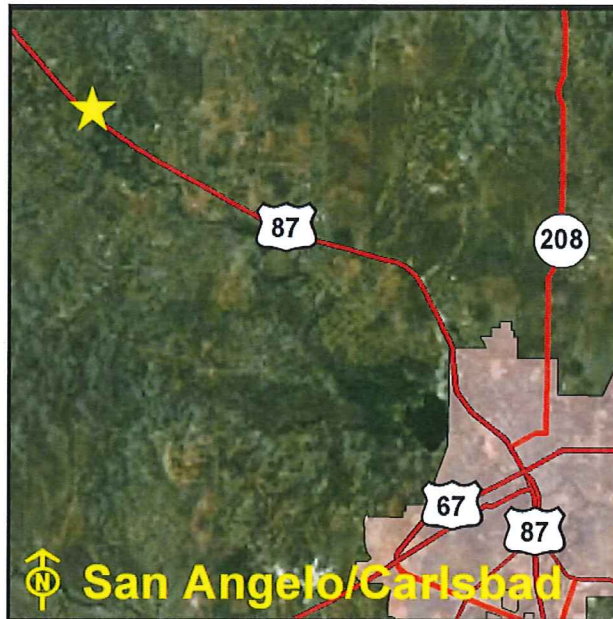
The disposal of 33.26 unused acres of the Estelle Unit is recommended.

Health and Human Services Commission

**San Angelo State Supported Living Center
Texas Health and Human Services Commission**

GLO Recommendation:

Dispose of the unused 0.32 acres (Parcel B).



Location Map



Aerial Photo

Total Acres: 1,030.98

GLO ID#: 767

Acres Recommended: 0.32

Location:US HWY 87 North, Carlsbad, Tom Green County

Current Use:State Supported Living Center

Appraiser's Highest and Best Use:State Supported Living Center/Residential

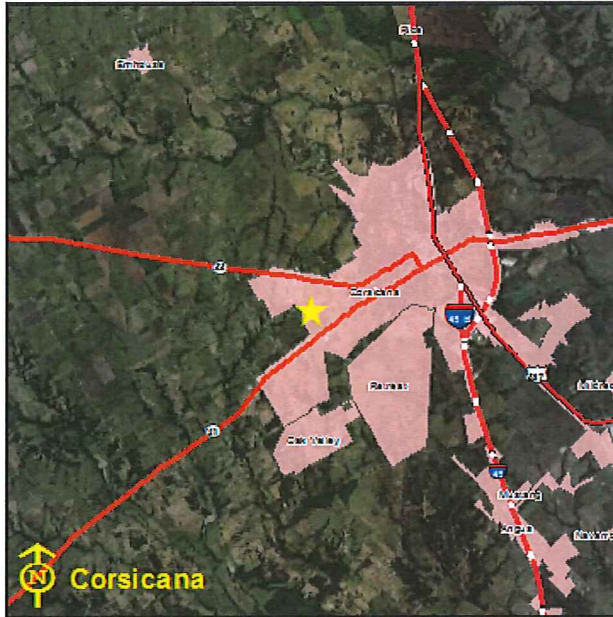
The Texas Health and Human Services Commission utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. Located along both sides of U.S. Highway 87 in Carlsbad, the site is improved with 80 buildings, a cemetery, and asphalt parking. The surrounding land uses include rangeland, residential and recreational developments. Currently, there is a surface lease of approximately 935 acres (Parcel A) with the occupied living center on 95.99 acres (Parcel A). There are two town lots of 0.32 acres (Parcel B) that previously housed a water storage tank and pump house that are no longer required for facility operations.

The appraisal indicates the highest and best use is for Parcel A to continue in the present use and Parcel B for residential development. HHSC and the GLO concur with the proposed sale of Parcel B. This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Texas Juvenile Justice
Department**

**Corsicana Residential Treatment Center
Texas Juvenile Justice Department**

GLO Recommendation:
Dispose of the unused property.



Location Map



Aerial Photo

Total Acres: 106.36

GLO ID#: 728

Acres Recommended: 106.36

Location:4000 West Second Street, Corsicana, Navarro County

Current Use:Juvenile Detention Center

Appraiser's Highest and Best Use:Juvenile Detention Center

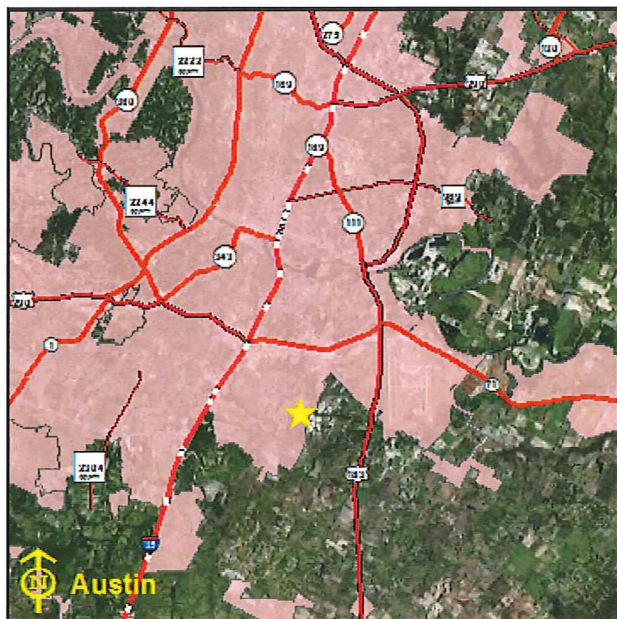
The property is vacant, and hasn't been utilized by the Texas Juvenile Justice Department in over two years. TJJD is working on conveying the property to the county. It is located along West Second Street in Corsicana. The site is improved with 46 buildings, security lighting, perimeter fencing and asphalt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

**Texas Parks & Wildlife
Department**

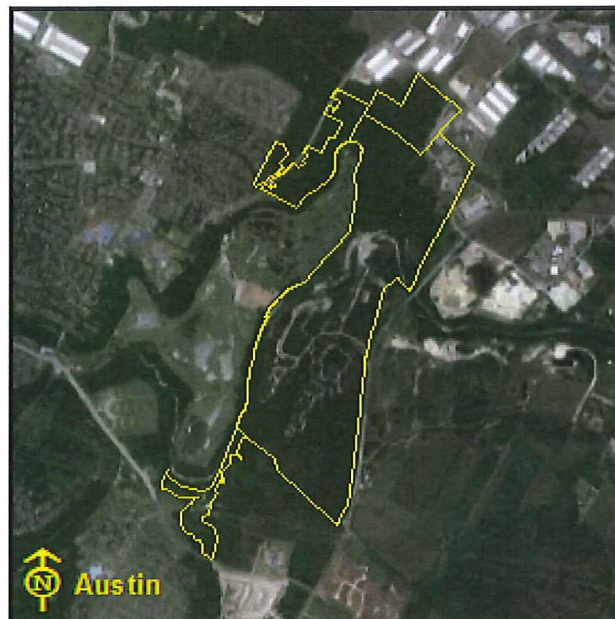
**McKinney Falls Park/State Headquarters
Texas Parks and Wildlife Department**

GLO Recommendation:

Dispose of the unused 7.0 acres (Parcel B)



Location Map



Aerial Photo

Total Acres: 727.93

GLO ID#: 72

Acres Recommended: 7.00

Location:5808 McKinney Falls Parkway and 4200 Smith School Road, Austin, Travis County

Current Use:State Park/Headquarters

Appraiser's Highest and Best Use:State Park/Headquarters/Industrial/Office

The Texas Parks and Wildlife Department utilizes these sites as a state headquarters and a state park. The headquarters is located on Smith School Road and the park is located on McKinney Falls Parkway in Austin. The sites are improved with 27 buildings, fencing, and asphalt parking. The surrounding land uses include vacant land, industrial, residential, and commercial developments. Parcel A is 720.93 acres and Parcel B is 7 acres.

The appraisal indicates the highest and best use is to continue in the present use for Parcel A and for industrial or office development for Parcel B. The GLO recommends sale of the underutilized Parcel B.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

Texas Workforce Commission

**Amarillo Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of this property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 0.80

GLO ID#: 1872

Acres Recommended: 0.80

Location:1206 West 7th Street, Amarillo, Potter County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office

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

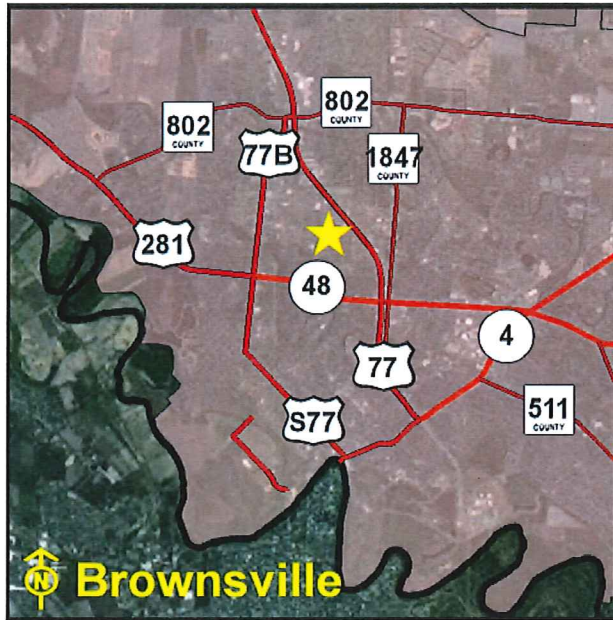
TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Brownsville Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of the property when it is no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 2.68

GLO ID#: 2077

Acres Recommended: 2.68

Location:851 Old Alice Road, Brownsville, Cameron County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office/Office Development

The Texas Workforce Commission utilizes this site as a local workforce center. Located on Old Alice Road north of U.S. Hwy 281 in the center of Brownsville, the property is improved with a single-story building and asphalt parking. The surrounding land uses include commercial, residential, medical, and office developments.

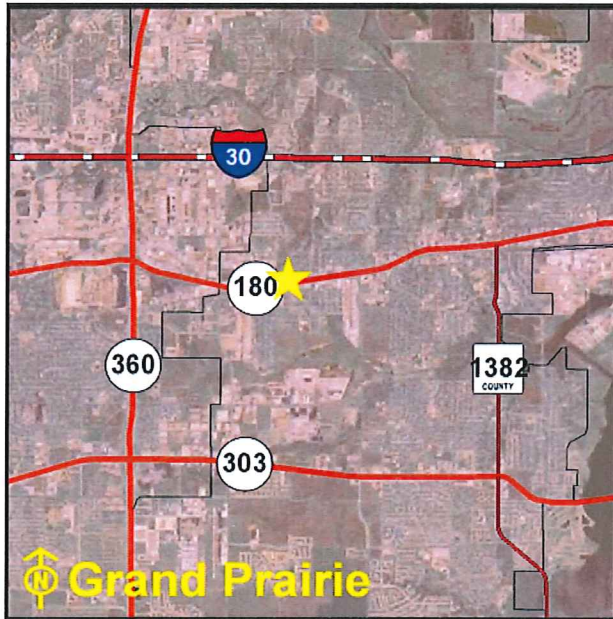
TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Grand Prairie Tax Appeals Office
Texas Workforce Commission**

GLO Recommendation:

Dispose of this property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 0.96

GLO ID#: 1870

Acres Recommended: 0.96

Location:2102 West Main Street, Grand Prairie, Dallas County

Current Use:TWC Tax Appeals Office

Appraiser's Highest and Best Use:Office/Commercial Development

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

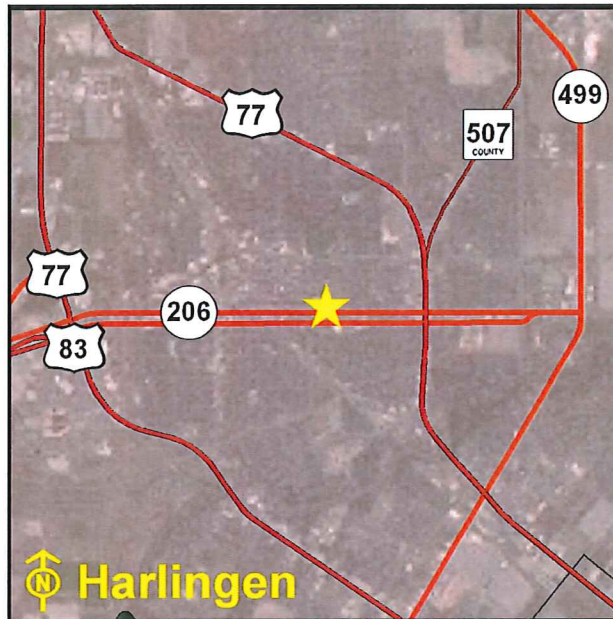
TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Harlingen Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of the property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 0.48

GLO ID#: 1866

Acres Recommended: 0.48

Location:601 East Harrison Street, Harlingen, Cameron County

Current Use:Leased

Appraiser's Highest and Best Use:Office Development

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

TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Marshall Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of this property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 1.44

GLO ID#: 2079

Acres Recommended: 1.44

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

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office

The Texas Workforce Commission utilizes this property as a local workforce center. Located on the east side of East End Boulevard (HWY 59 South) in Marshall, the property is improved with a single-story building, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses include vacant wooded land, residential, and commercial developments.

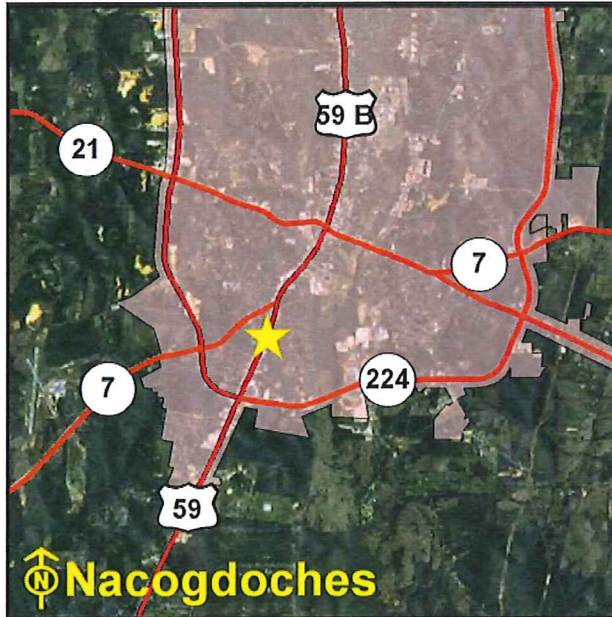
TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Nacogdoches Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of this underutilized property.



Location Map



Aerial Photo

Total Acres: 1.46

GLO ID#: 1848

Acres Recommended: 1.46

Location:2103 South Street, Nacogdoches, Nacogdoches County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:Commercial

The Texas Workforce Commission utilizes this property as a local workforce center. Located on the east side of South Street, north of Loop 224 in Nacogdoches, the site is improved with a single-story building, perimeter fencing, exterior lighting and asphalt parking. The surrounding land uses include residential and commercial developments.

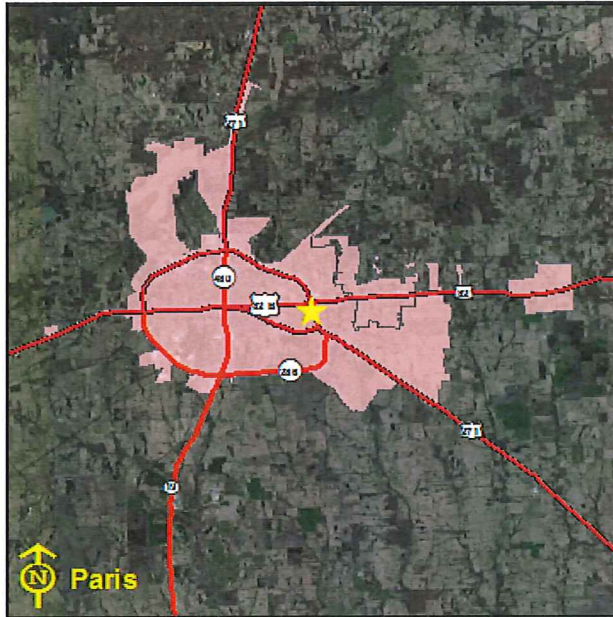
The property is vacant and currently listed for sale. The appraisal indicates the highest and best use is general commercial use.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Paris Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of this property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 1.29

GLO ID#: 1961

Acres Recommended: 1.29

Location:5210 SE Loop 286, Paris, Lamar County

Current Use:TWC Office

Appraiser's Highest and Best Use:Single Tenant Office

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

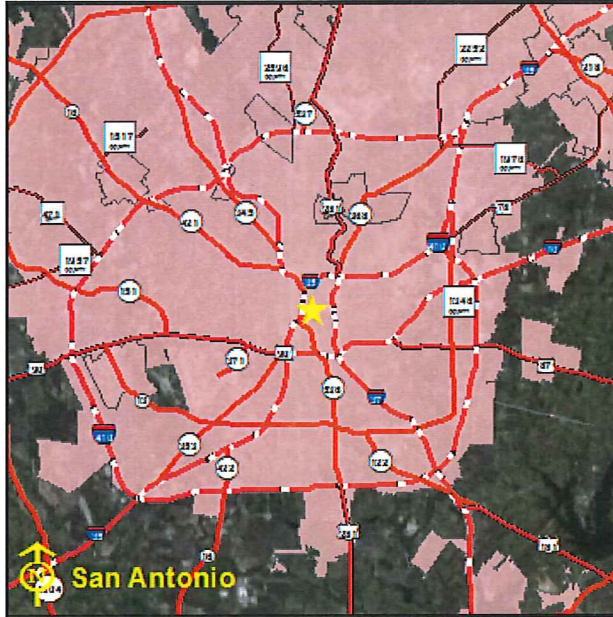
TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**San Antonio UI Tele-Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of this property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 0.92

GLO ID#: 1876

Acres Recommended: 0.92

Location:330 Dwyer Avenue, San Antonio, Bexar County

Current Use:TWC Tele-Center

Appraiser's Highest and Best Use:Office / Commercial

The Texas Workforce Commission utilizes this property as a tele-center. Located at the northeast corner of Dwyer Street and Guilbeau Street in the south part of downtown San Antonio, the property is improved with a two-story office building, security system, and asphalt parking. The surrounding land uses include commercial, residential, and office developments.

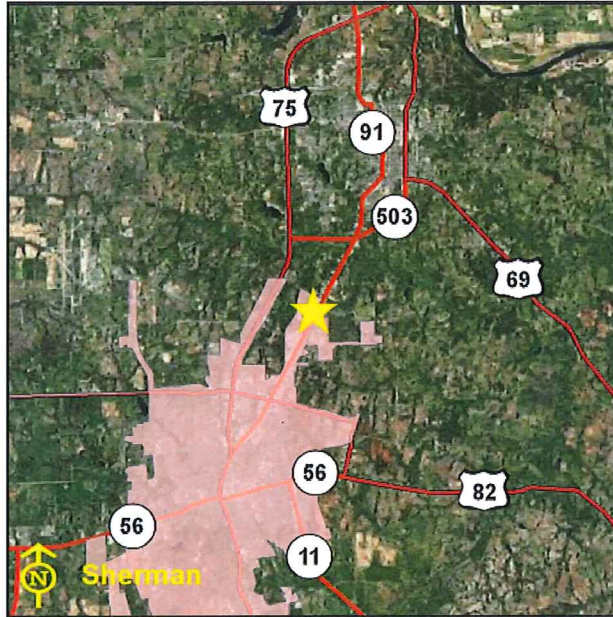
TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

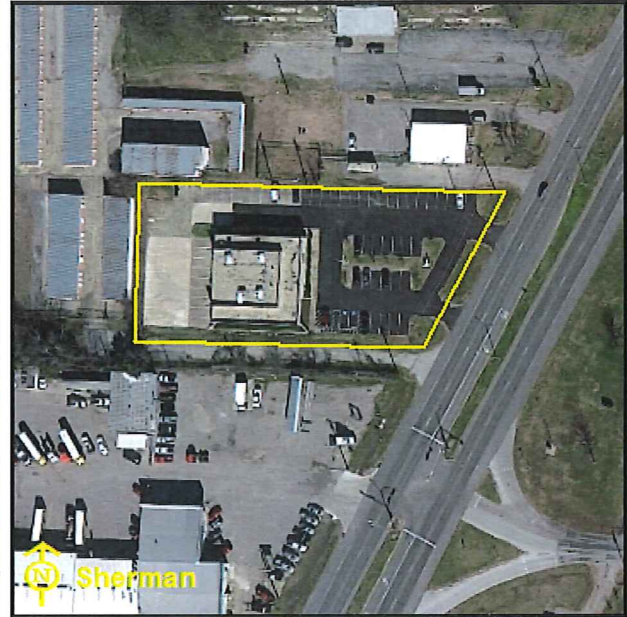
**Sherman Board Administrative and Tax Office
Texas Workforce Commission**

GLO Recommendation:

Dispose of this property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 1.15

GLO ID#: 1836

Acres Recommended: 1.15

Location:5904 Texoma Parkway, Sherman, Grayson County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office

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

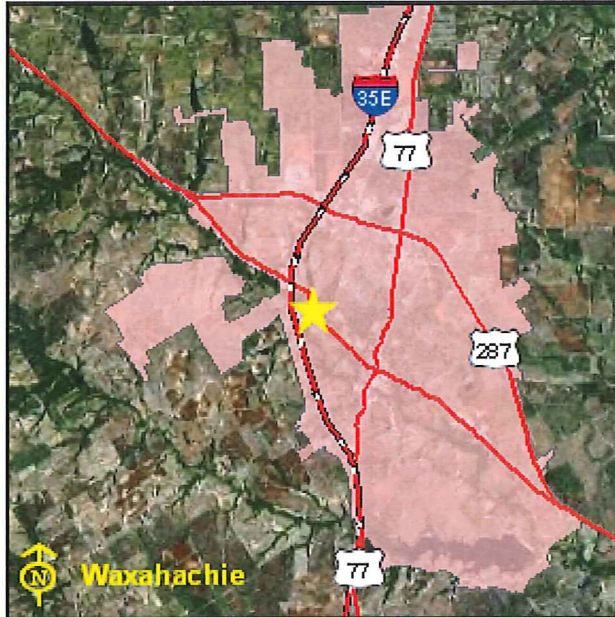
TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

**Waxahachie Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of the property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 1.42

GLO ID#: 2074

Acres Recommended: 1.42

Location:1712 West 287 Business, Waxahachie, Ellis County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:Office Development

The Texas Workforce Commission utilizes this property as a local workforce center. Located on the east side of West 287 Highway Business, at Brookside Road, within the city limits of Waxahachie, the site is improved with a single-story building, exterior security lights, and asphalt parking. The surrounding land uses include vacant lots, medical, residential, and commercial developments.

TWC has requested this property be included on the recommended list.

This property was recommended for disposition on the 2013 and 2014 Governor's Report and was not disapproved.

Appendix

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports October 2016

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Department of Criminal Justice Dawson Unit Estelle Unit		2312	Dallas	Dallas	0.91	0.91	
		702	Huntsville	Walker	5,491.99	33.26	
	2		<u>Total:</u>		<u>5,492.90</u>	<u>34.17</u>	
Texas Health and Human Services Commission *San Angelo State Supported Living Center		767	Carlsbad	Tom Green	1,030.98	0.32	2014, 2013, 2009
	1		<u>Total:</u>		<u>1,030.98</u>	<u>0.32</u>	
Texas Juvenile Justice Department Corsicana Residential Treatment Center		728	Corsicana	Navarro	106.36	106.36	
	1		<u>Total:</u>		<u>106.36</u>	<u>106.36</u>	
Texas Parks and Wildlife Department *McKinney Falls Park/State Headquarters		72	Austin	Travis	715.47	7.00	2014, 2013
	1		<u>Total:</u>		<u>715.47</u>	<u>7.00</u>	
Texas Workforce Commission *Amarillo Workforce Center *Brownsville Workforce Center		1872	Amarillo	Potter	0.80	0.80	2014, 2013
		2077	Brownsville	Cameron	2.50	2.50	2014, 2013

* Previously Approved for Sale or Lease by the Governor

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Workforce Commission (continued)							
*Grand Prairie Tax and Appeals Office		1870	Grand Prairie	Dallas	0.96	0.96	2014, 2013
*Harlingen Workforce Center		1866	Harlingen	Cameron	0.48	0.48	2014, 2013
*Marshall Workforce Center		2079	Marshall	Harrison	1.44	1.44	2014, 2013
*Nacogdoches Workforce Center		1848	Nacogdoches	Nacogdoches	1.46	1.46	2014, 2013
*Paris Workforce Center		1961	Paris	Lamar	1.29	1.29	2014, 2013
*San Antonio UI Tele-Center		1876	San Antonio	Bexar	0.92	0.92	2014, 2013
*Sherman Board Administrative and Tax Office		1836	Sherman	Grayson	1.15	1.15	2014, 2013
*Waxahachie Workforce Center		2074	Waxahachie	Ellis	1.42	1.42	2014, 2013, 2009
10			Total:		12.42	12.42	
15			Grand Total:		7,358.13	160.27	

* Previously Approved for Sale or Lease by the Governor