

**TEXAS WORKFORCE  
COMMISSION  
AGENCY  
SUMMARY**

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## **Agency Summary**

### **Background/Authorities**

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

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

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

### **Real Property Assets**

TWC owns 24 tracts totaling 37.47 acres. In addition, the agency leases many properties across the state.

### **GLO Recommendations**

The GLO recommends the disposal of the following TWC properties: Amarillo Workforce Center, Brownsville Workforce Center, Brownwood Workforce Center, Central Texas Tele-Center, Corpus Christi-Staples Workforce Center, Corsicana Workforce Center, Garland Workforce Center, Grand Prairie Tax Appeals Office, Harlingen Workforce Center, Houston Tax Appraisal and Monitoring Office, Marshall Workforce Center, Paris Workforce Center, Texoma Workforce Board Office, and Waxahachie Workforce Center.

### **Agency Comments**

All comments from TWC have been incorporated into the report.

### **Texas Facilities Commission Comments**

No comments were received from the Texas Facilities Commission regarding TWC.



### TWC Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Acres Recommended
1872	Amarillo Workforce Center	TWC Local Office	TWC Local Office	0.80	0.80
2077	Brownsville Workforce Center	TWC Local Office	TWC Local Office	2.68	2.68
1844	Brownwood Workforce Center	TWC Local Office	TWC Local Office	0.87	0.87
1876	Central Texas Tele-Center	TWC Tele-Center	TWC Tele-Center	0.92	0.92
1879	Corpus Christi-Staples Workforce Center	TWC Local Office	TWC Local Office	2.41	2.41
1838	Corsicana Workforce Center	TWC Local Office	TWC Local Office	0.83	0.83
1857	Garland Workforce Center	TWC Local Office	TWC Local Office	1.42	1.42
1870	Grand Prairie Tax Appeals Office	TWC Tax Appeals Office	TWC Tax Appeals Office	0.96	0.96
1866	Harlingen Workforce Center	Leased	Leased	0.48	0.48
2266	Houston Tax and Monitoring Office	TWC Tax and Monitoring Office	TWC Tax and Monitoring Office	2.25	2.25
2079	Marshall Workforce Center	TWC Local Office	TWC Local Office	1.44	1.44
1961	Paris Workforce Center	TWC Office	TWC Office	1.29	1.29
1836	Texoma Workforce Board Office	TWC Local Office	TWC Local Office	1.15	1.15
2074	Waxahachie Workforce Center	TWC Local Office	TWC Local Office	1.42	1.42
<b>Total:</b>				<b>18.92</b>	<b>18.92</b>

### TWC Properties to be Retained

GLO ID #	Site Name	Current Use	Total Acres
1877	Austin Distribution Center	TWC Office/Warehouse	1.43
1884	Austin Guadalupe Building	TWC Local Office	0.51
2529	Austin Mopac Building	TWC Local Office	1.43
1875	Austin State Headquarters - Annex	State Headquarters and Parking Garage	1.75
1883	Austin State Headquarters - Main	TWC State Headquarters	2.15
1850	Austin State Headquarters-Trinity	State Headquarters and Parking Garage	1.82
1890	Criss Cole Rehabilitation Center	State Rehabilitation Center	5.35
1834	McAllen UI Tele-Center	TWC Tele-Center	2.10
1829	McKinney Workforce Center	TWC Local Office	0.95
1854	North Texas UI Tele-Center	TWC Tele-Center	1.08
<b>Total:</b>			<b>18.57</b>

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

GLO ID#: 1872

### Amarillo Workforce Center

**Location:**

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

**Legal Description:**

Volume 941, Page 326, Potter County Deed Records

**Encumbrances**

Physical: None

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



Location Map

Acres: .....0.80

Bldgs.: .....1    Bldg Sq Ft.... 15,214 sq. ft.

Sen. Dist.: .....31 Rep. Dist.: .....87 FAR:.... 0.43

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

Frontage: .....West 7th St, Ong St

Zoning: .....Industrial

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

Surrounding Uses: .....Industrial, Commercial

Current Use: .....TWC Local Office

Highest and Best Use: .....TWC Local Office

Agency Projected Use: .....TWC Local Office

**Analysis**

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

The underutilized property is recommended for sale.

Site Map



**GLO Recommendation:**

Dispose of the underutilized property.

**Texas General Land Office**

**Texas Workforce Commission**

**GLO ID#: 2077**

**Brownsville Workforce Center**

**Location:**

851 Old Alice Road, Brownsville, Cameron County, Texas

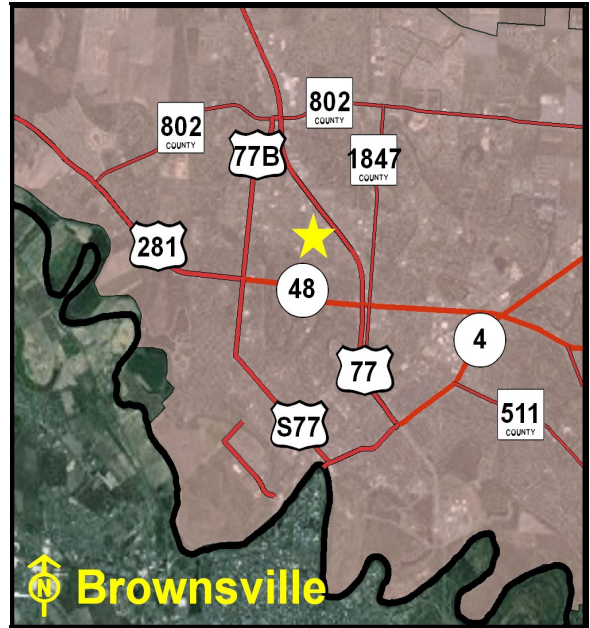
**Legal Description:**

Volume 1399, Page 88, Cameron County Deed Records

**Encumbrances**

**Physical:** None

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



*Location Map*

**Acres:** ..... 2.68

**Bldgs.:** .....1    **Bldg Sq Ft....** 17,254 sq. ft.

**Sen. Dist.:** .....27 **Rep. Dist.:** .....37 **FAR:**...0.16

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

**Frontage:** .....Old Alice Road

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

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

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

**Current Use:** .....TWC Local Office

**Highest and Best Use:** .....TWC Local Office/Office Development

**Agency Projected Use:** .....TWC Local Office/Office Development

**Analysis**

The Texas Workforce Commission utilizes this site as a local workforce center. The property is 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.

The property is underutilized and recommended for sale.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property.



GLO ID#: 1844

### Brownwood Workforce Center

**Location:**

2202 HWY 377 South, Brownwood, Brown County, Texas

**Legal Description:**

Volume 745, Page 348, Brown County Deed Records

**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None

*Easements:* Utility



Location Map

Acres: ..... 0.87

Bldgs.: .....1    Bldg Sq Ft.....4,330    sq. ft.

Sen. Dist.: .....24    Rep. Dist.: .....60    FAR:.... 0.11

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

Frontage: .....HWY 377 South, 10th St

Zoning: .....Industrial

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

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

Current Use: .....TWC Local Office

Highest and Best Use: .....TWC Local Office

Agency Projected Use: .....TWC Local Office

**Analysis**

The Texas Workforce Commission utilizes this site as a local workforce center. It is located at the southeast corner of HWY 377 and 10th Street in the southwest portion of Brownwood. The site is improved with one single-story office building and asphalt parking. The surrounding land uses include recreational, industrial, commercial, and office developments.

The underutilized property is recommended for sale.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property.

### Central Texas Tele-Center

**Location:**

330 Dwyer Avenue, San Antonio, Bexar County, Texas

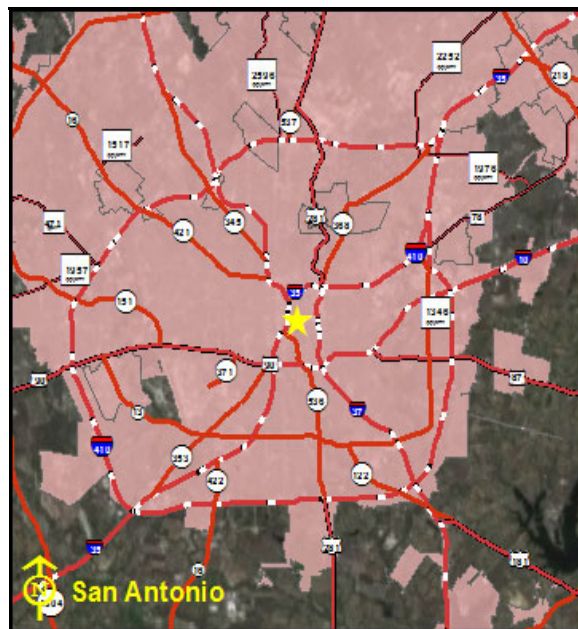
**Legal Description:**

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

**Encumbrances**

Physical: None

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



Location Map

Acres: ..... 0.92

Bldgs.: .....1    Bldg Sq Ft....19,844    sq. ft.

Sen. Dist.: .....26 Rep. Dist.: ...123 FAR: ... .50

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

Frontage: .....Dwyer St, Guilbeau St

Zoning: .....Mixed-Use

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

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

Current Use: .....TWC Tele-Center

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

Agency Projected Use: .....TWC Tele-Center

**Analysis**

The Texas Workforce Commission utilizes this property as a tele-center. It's 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.

The underutilized property is recommended for sale.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property.

### Corpus Christi-Staples Workforce Center

**Location:**

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

**Legal Description:**

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

**Encumbrances**

**Physical:** None

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



Location Map

**Acres:** ..... 2.41

**Bldgs.:** .....1     **Bldg Sq Ft....**22,528 sq. ft.

**Sen. Dist.:** .....20 **Rep. Dist.:** .....34 **FAR:**...0.21

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

**Frontage:** .....Staples St, Waco St

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

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

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

**Current Use:** .....TWC Local Office

**Highest and Best Use:** .....TWC Local Office

**Agency Projected Use:** .....TWC Local Office

**Analysis**

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

The underutilized property is recommended for sale.

*Site Map*



**GLO Recommendation:**

Dispose of the underutilized property.

### Corsicana Workforce Center

**Location:**

720 North Beaton Street, Corsicana, Navarro County, Texas

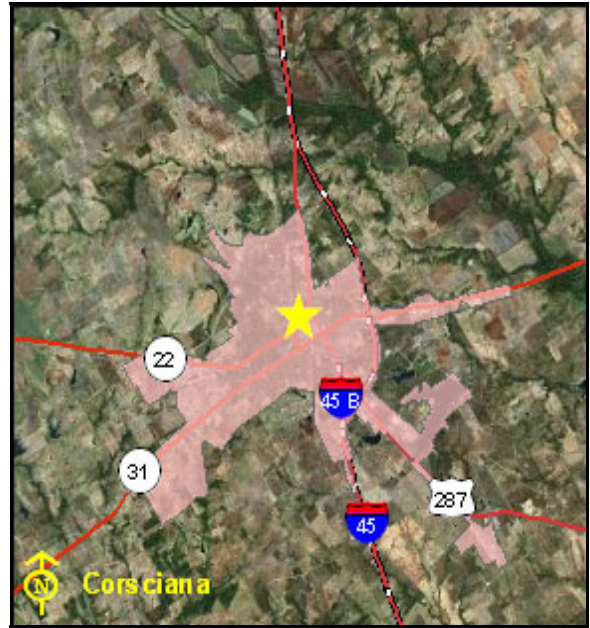
**Legal Description:**

Volume 924, Page 33, Navarro County Deed Records

**Encumbrances**

Physical: None

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



Location Map

Acres: ..... 0.83

Bldgs.: .....1 Bldg Sq Ft....5,280 sq. ft.

Sen. Dist.: .....22 Rep. Dist.: .....8 FAR:...0.15

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

Frontage: .....North Beaton St, Mall Dr

Zoning: .....General Retail

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

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

Current Use: .....TWC Local Office

Highest and Best Use: .....TWC Local Office

Agency Projected Use: .....TWC Local Office

**Analysis**

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

The underutilized property is recommended for sale.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property.



### Garland Workforce Center

**Location:**

217 North Tenth Street, Garland, Dallas County, Texas

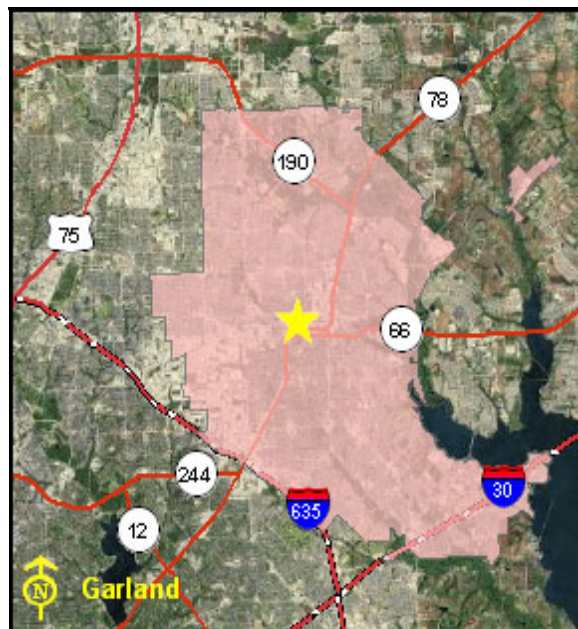
**Legal Description:**

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

**Encumbrances**

**Physical:** None

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



Location Map

**Acres:** .....1.42

**Bldgs.:** .....1    **Bldg Sq Ft....**7,563 sq. ft.

**Sen. Dist.:** .....16 **Rep. Dist.:** ...113 **FAR:...** 0.12

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

**Frontage:** .....10th St, 11th St

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

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

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

**Current Use:** .....TWC Local Office

**Highest and Best Use:** .....TWC Local Office

**Agency Projected Use:** .....TWC Local Office

## Texas General Land Office

## Texas Workforce Commission

### Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. It is located at the northwest corner of North Tenth Street, and West State Street in the downtown area of Garland. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include residential, commercial, medical, and civic developments.

The property is recommended for sale.

#### GLO Recommendation:

Dispose of this underutilized property.

Site Map





## Texas General Land Office

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### Texas Workforce Commission

#### Analysis

The Texas Workforce Commission utilizes this property as a tax appeals office. It is 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.

The property is recommended for disposal.

#### GLO Recommendation:

Dispose of this underutilized property.

Site Map



GLO ID#: 1866

### Harlingen Workforce Center

**Location:**

601 East Harrison Street, Harlingen,  
Cameron County, Texas

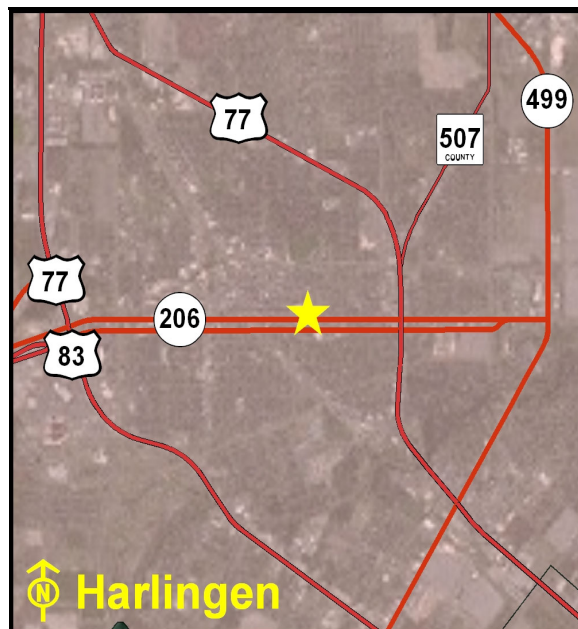
**Legal Description:**

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

**Encumbrances**

**Physical:** None

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



Location Map

**Acres:** .... 0.48

**Bldgs.:** .....1    **Bldg Sq Ft.**....2,100 sq. ft.

**Sen. Dist.:** .....27 **Rep. Dist.:** .....43 **FAR:**... 0.39

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

**Frontage:** .....Harrison Street, 6th Street

**Zoning:** .....General Retail

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

**Surrounding Uses:** .....Commercial, Office

**Current Use:** .....Leased

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

**Agency Projected Use:** .....TWC Local Office

**Texas General Land Office**

**Texas Workforce Commission**

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**Analysis**

The Texas Workforce Commission utilizes this site as a local workforce center. It's 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.

The property is recommended for disposal.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property

**Texas General Land Office**

**Texas Workforce Commission**

**GLO ID#: 2266**

**Houston Tax and Monitoring Office**

**Location:**

12455 Beechnut Street, Houston, Harris County, Texas

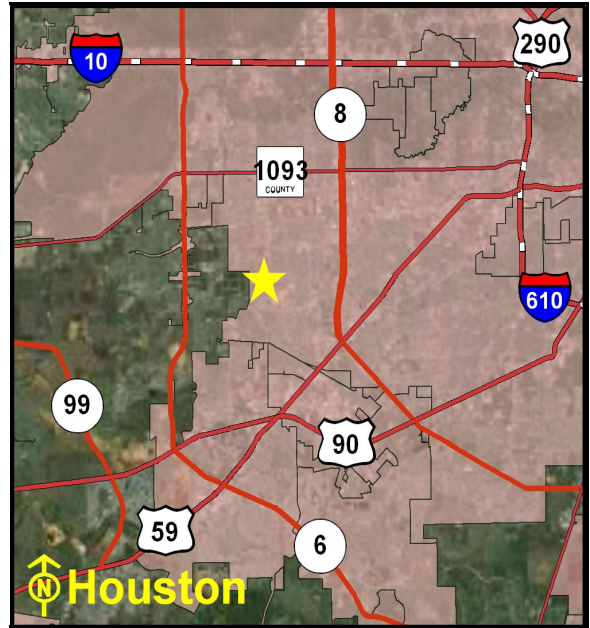
**Legal Description:**

Volume 337, Page 109, Harris County Deed Records

**Encumbrances**

**Physical:** None

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



*Location Map*

**Acres:** ..... 2.25

**Bldgs.:** .....1     **Bldg Sq Ft....**11,954 sq. ft.

**Sen. Dist.:** .....13 **Rep. Dist.:** ...149 **FAR:...** 0.12

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

**Frontage:** .....Beechnut St, Dairy View Ln

**Zoning:** .....Unzoned

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

**Surrounding Uses:** .....Commercial, School, Vacant

**Current Use:** .....TWC Tax and Monitoring Office

**Highest and Best Use:** .....TWC Tax and Monitoring Office

**Agency Projected Use:** .....TWC Tax and Monitoring Office

**Analysis**

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

The property is recommended for disposal.

**GLO Recommendation:**

Dispose of this underutilized property.

Site Map





GLO ID#: 2079

### Marshall Workforce Center

**Location:**

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

**Legal Description:**

Volume 1263, Page 175, Harrison County Deed  
Records

**Encumbrances**

**Physical:** None

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



Location Map

**Acres:** ..... 1.44

**Bldgs.:** .....1    **Bldg Sq Ft....** 8,240 sq. ft.

**Sen. Dist.:** .....1 **Rep. Dist.:** .....5 **FAR:...** 0.13

**Total Market Value:** \$745,000

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

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

**Frontage:** .....East End Blvd (HWY 59)

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

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

**Current Use:** .....TWC Local Office

**Highest and Best Use:** .....TWC Local Office

**Agency Projected Use:** .....TWC Local Office

**Analysis**

The Texas Workforce Commission utilizes this property as a local workforce center. It's 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.

The property is recommended for disposal.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property.

### Paris Workforce Center

**Location:**

5210 SE Loop 286, Paris, Lamar County, Texas

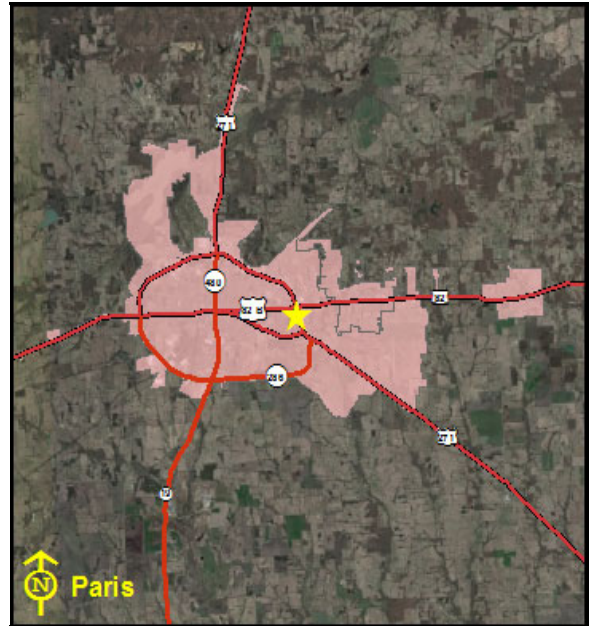
**Legal Description:**

Volume 713, Page 144, Lamar County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None  
*Easements:* Access



Location Map

**Acres:** ..... 1.29

**Bldgs.:** .....1    **Bldg Sq Ft....** 6,704 sq. ft.

**Sen. Dist.:** .....1 **Rep. Dist.:** .....3 **FAR:...** 0.12

**Total Market Value:** \$430,000

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

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

**Frontage:** .....Loop 286, Carrie Ln

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

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

**Current Use:** .....TWC Office

**Highest and Best Use:** .....Single Tenant Office

**Agency Projected Use:** .....TWC Office

**Analysis**

The Texas Workforce Commission utilizes this property as a local workforce center. It's 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.

The underutilized property is recommended for sale.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property.

**Texas General Land Office**

**Texas Workforce Commission**

**GLO ID#: 1836**

**Texoma Workforce Board Office**

**Location:**

5904 Texoma Parkway, Sherman, Grayson County, Texas

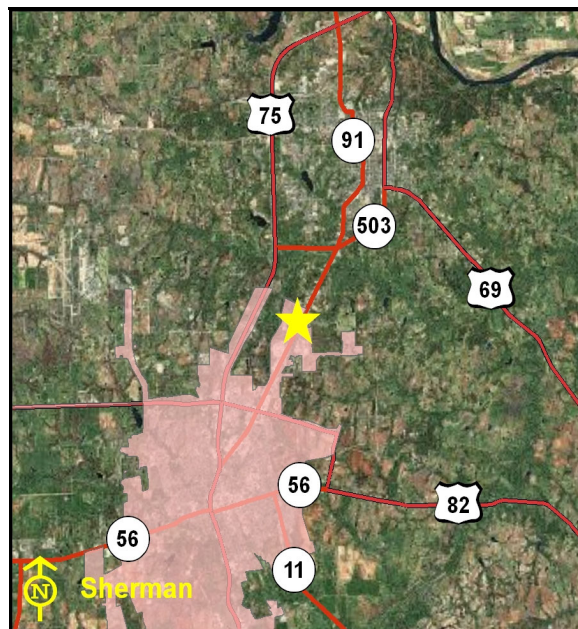
**Legal Description:**

Volume 1500, Page 766, Grayson County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

**Acres:** ..... 1.15

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

**Sen. Dist.:** .....30 **Rep. Dist.:** .....62 **FAR:...** 0.15

**Total Market Value:**                                \$367,000

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

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

**Frontage:** .....Texoma Parkway

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

**Surrounding Uses:** .....Commercial, Church, Cemetery, Civic

**Current Use:** .....TWC Local Office

**Highest and Best Use:** .....TWC Local Office

**Agency Projected Use:** .....TWC Local Office

## Texas General Land Office

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### Texas Workforce Commission

#### Analysis

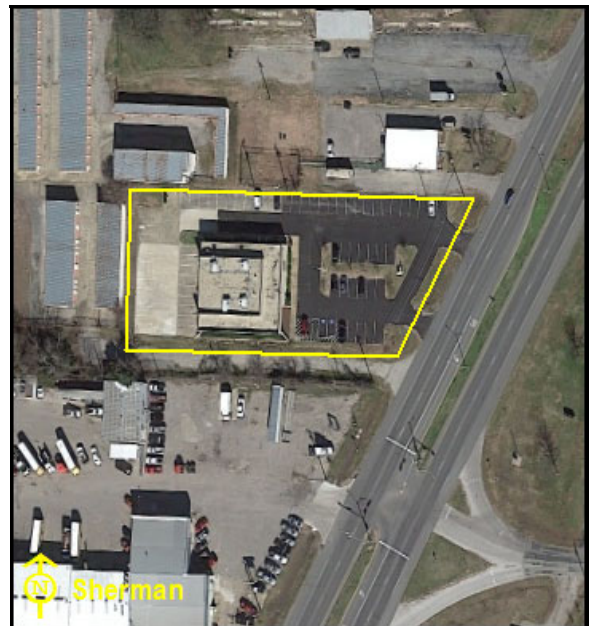
The Texas Workforce Commission utilizes this property as a local administrative and tax office. It's located on Texoma Parkway in northern Sherman. The property is improved with a single-story office building and asphalt parking. The surrounding land uses include a cemetery, churches, commercial and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

The underutilized property is recommended for sale.

#### GLO Recommendation:

Dispose of this underutilized property.

Site Map



### Waxahachie Workforce Center

**Location:**

1712 West 287 Business, Waxahachie, Ellis County, Texas

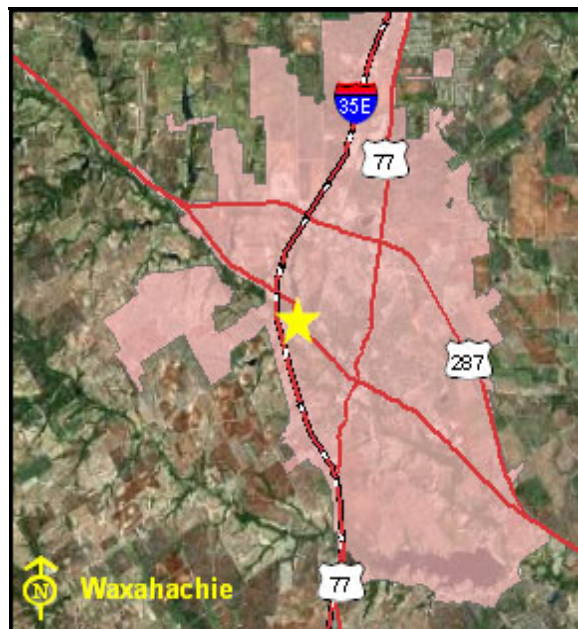
**Legal Description:**

Volume 835, Page 322, Ellis County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

**Acres:** ..... 1.42

**Bldgs.:** .....1    **Bldg Sq Ft....** 6,973 sq. ft.

**Sen. Dist.:** .....22 **Rep. Dist.:** .....10 **FAR:...** 0.11

**Total Market Value:** \$314,000

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

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

**Frontage:** .....West 287 Business

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

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

**Current Use:** .....TWC Local Office

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

**Agency Projected Use:** .....TWC Local Office/Office Development

**Analysis**

The Texas Workforce Commission utilizes this property as a local workforce center. It's 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.

The underutilized property is recommended for sale.

Site Map



**GLO Recommendation:**

Dispose of this underutilized property.



**TEXAS WORKFORCE  
COMMISSION  
PROPERTIES TO BE  
RETAINED**

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Texas Workforce Commission

Austin Distribution Center

Location:

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

Legal Description:

Volume 2247, Page 107, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Acres: ..... 1.43

Sen. Dist.:.....14 Rep. Dist.:.....46

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

Zoning: .....Industrial

Bldgs.: .....1 Bldg Sq Ft ..... 32,000 sq.ft.

Frontage: .....MLK Blvd, Miriam Ave

FAR:... 0.51

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

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

Current Use: .....TWC Office/Warehouse

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

The Texas Workforce Commission utilizes this site as an office and warehouse. It is located on the northeast corner of East Martin Luther King Boulevard and Miriam Avenue, in Austin. The site is improved with a single-story building, asphalt parking, and security fencing in certain areas. The surrounding land uses include medical, industrial, commercial, and residential developments.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

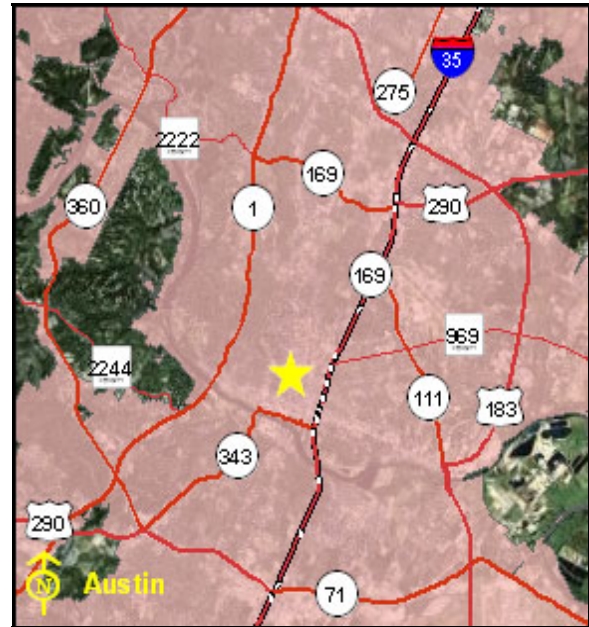
Austin Guadalupe Building

Location:

1215 Guadalupe Street, Austin, Travis County, Texas

Legal Description:

Volume 1892, Page 108, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Acres: ..... 0.51

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

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

Zoning: .....Mixed-Use

Bldgs.: .....1 Bldg Sq Ft ..... 10,500 sq.ft.

Frontage: .....Guadalupe Street, 13th Street

FAR: ... 0.48

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

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

Current Use: .....TWC Local Office

Agency Projected Use: .....Office Development

The Texas Workforce Commission utilizes this site as a local appeals office. The site is located at the southeast corner of Guadalupe Street and West 13th Street in downtown Austin. It is improved with a one-story office building, a basement-parking garage and asphalt parking. The surrounding land uses include office, governmental and residential developments.

Recommendation: Retain for continued agency use.

Texas Workforce Commission

Austin Mopac Building

Location:

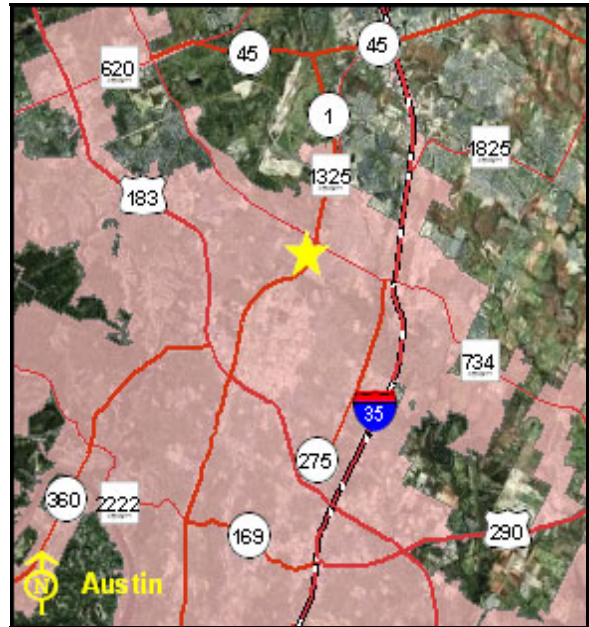
12312 North Mopac, Austin, Travis County, Texas

Legal Description:

Volume 10889, Page 397, Travis County Deed Records

Encumbrances

Physical: None



Location Map

Acres: ..... 1.43

Bldgs.: .....1 Bldg Sq Ft ..... 9,000 sq.ft.

Sen. Dist.:.....14 Rep. Dist.:.....50

Frontage: .....MoPac

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

FAR:... 0.14

Zoning: .....Commercial

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

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

Current Use: .....TWC Local Office

Agency Projected Use: .....TWC Local Office

The Texas Workforce Commission utilizes this site as an area office. It is located on MoPac, south of the intersection of MoPac and Parmer Lane in Austin. The site is improved with a one-story office building and asphalt parking. The surrounding land uses include industrial and commercial developments.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

Austin State Headquarters - Annex

Location:

1411 Brazos Street, Austin, Travis County, Texas

Legal Description:

Volume 2315, Page 133, Travis County Deed Records



Location Map

Encumbrances

Physical: None

Acres: ..... 1.75

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

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

Zoning: .....Commercial

Bldgs.: .....2 Bldg Sq Ft ..... 60,300 sq.ft.

Frontage: .....Brazos St, 15th St

FAR:.... 0.79

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

Surrounding Uses: .....Governmental, Office

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

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

The Texas Workforce Commission utilizes this site as a state headquarters annex building and parking garage. It is located at the southeast corner of Brazos Street and East 15th Street in downtown Austin. The site is improved with a 3-story office building and a 3-level parking garage. The surrounding land uses include mainly governmental and office developments.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

Austin State Headquarters - Main

Location:

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

Legal Description:

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

Encumbrances

Physical: None



Location Map

Acres: ..... 2.15

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

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

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft ..... 158,097 sq.ft.

Frontage: .....15th St, Brazos St

FAR:... 1.68

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

Surrounding Uses: .....Governmental

Current Use: .....TWC State Headquarters

Agency Projected Use: .....TWC State Headquarters

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

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

Austin State Headquarters-Trinity

Location:

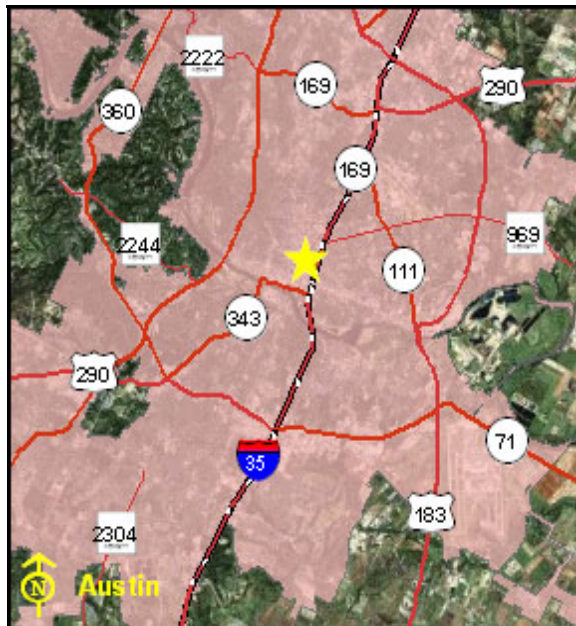
1117 Trinity Street, Austin, Travis County, Texas

Legal Description:

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

Encumbrances

Physical: None



Location Map

Acres: ..... 1.82

Bldgs.: .....2 Bldg Sq Ft ..... 158,891 sq.ft.

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

Frontage: .....Trinity Street, 12th Street

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

Zoning: .....Mixed-Use

FAR: ... 2.00

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

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

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

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

The Texas Workforce Commission utilizes this site as a state headquarters and parking garage. It is located at the southeast corner of Trinity Street and East 12th Street in downtown Austin. The site is improved with a 5-story office building with a 2-level underground parking garage, and a free standing 4-level parking garage. The surrounding land uses include governmental, residential, commercial, and civic developments.

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

Criss Cole Rehabilitation Center

Location:

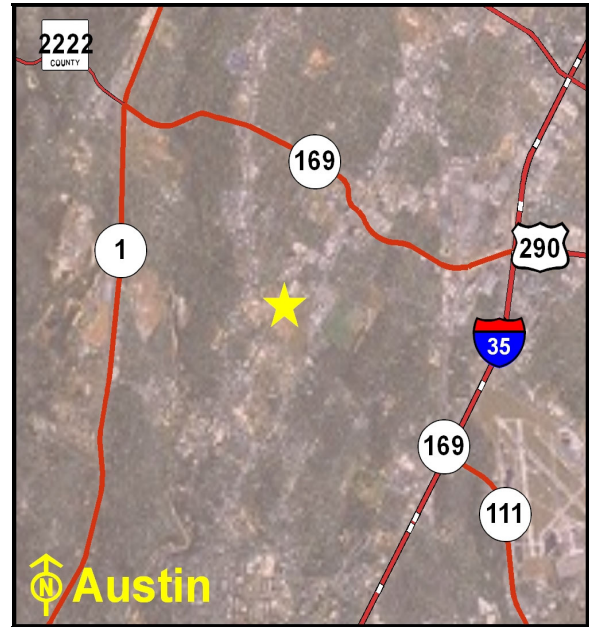
4800 North Lamar Boulevard, Austin, Travis County, Texas

Legal Description:

Volume 55, Page 246, Travis County Deed Records

Encumbrances

Physical: None



Location Map

Acres: ..... 5.35

Bldgs.: .....2 Bldg Sq Ft ..... 95,900 sq.ft.

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

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

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

FAR:... 0.41

Zoning: .....Unzoned

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

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

Current Use: .....State Rehabilitation Center

Agency Projected Use: .....State Rehabilitation Center

The Texas Workforce Commission utilizes this site as an office building. Located at the juncture of North Lamar Boulevard and Sunshine Drive in north-central Austin, the site is improved with a two-story building, a metal building for HVAC chillers, security lighting, chain-link fencing, and asphalt parking. The surrounding land uses include governmental, medical, commercial, and residential developments.

Recommendation: Retain for continued agency operations.



Texas Workforce Commission

McAllen UI Tele-Center

Location:

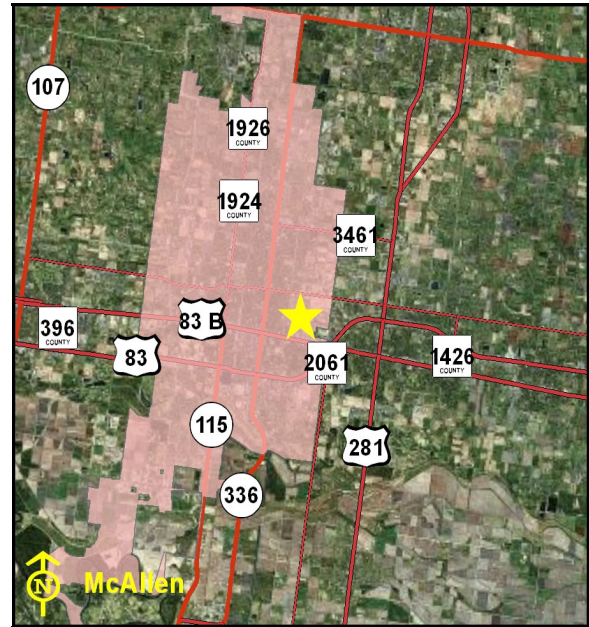
400 East Hackberry Avenue, McAllen, Hidalgo County, Texas

Legal Description:

Volume 1683, Page 929, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain



Location Map

Acres: ..... 2.10

Sen. Dist.:.....27 Rep. Dist.:.....41

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

Zoning: .....Commercial

Bldgs.: .....1 Bldg Sq Ft ..... 30,546 sq.ft.

Frontage: .....Hackberry Ave, Cynthia St

FAR:.... 0.33

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

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

Current Use: .....TWC Tele-Center

Agency Projected Use: .....TWC Tele-Center

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

Recommendation: Retain for continued agency operations.

Texas Workforce Commission

McKinney Workforce Center

Location:

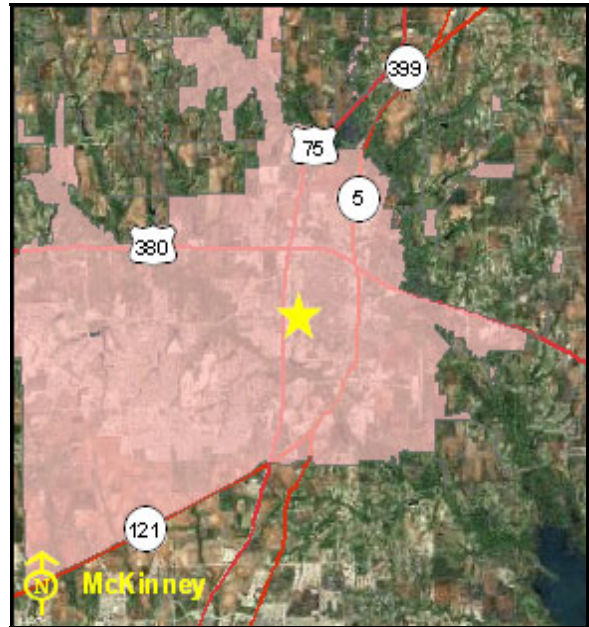
1713 West Louisiana Street, McKinney, Collin County, Texas

Legal Description:

Volume 1388, Page 736, Collin County Deed Records

Encumbrances

Physical: None



Location Map

Acres: ..... 0.95

Bldgs.: .....1 Bldg Sq Ft ..... 4,410 sq.ft.

Sen. Dist.:.....8 Rep. Dist.:.....70

Frontage: .....West Louisiana St

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

FAR:... 0.11

Zoning: .....Commercial

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

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

Current Use: .....TWC Local Office

Agency Projected Use: .....Office Development

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

Recommendation: Retain for continued agency operations

Texas Workforce Commission

North Texas UI Tele-Center

Location:

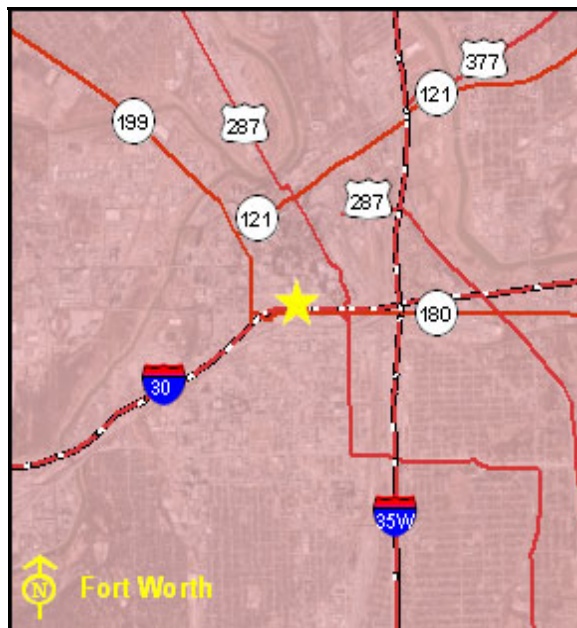
301 West 13th Street, Fort Worth, Tarrant County, Texas

Legal Description:

Volume 4438, Page 585, Volume 4439, Page 118, Tarrant County Deed Records

Encumbrances

Physical: None



Location Map

Acres: ..... 1.08

Bldgs.: .....1 Bldg Sq Ft ..... 64,470 sq.ft.

Sen. Dist.:.....10 Rep. Dist.:.....90

Frontage: .....13th St, Monroe St

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

FAR:.... 1.37

Zoning: .....Industrial

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

Surrounding Uses: .....Commercial, Office

Current Use: .....TWC Tele-Center

Agency Projected Use: .....TWC Tele-Center

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

Recommendation: Retain for continued agency operations.

# **ABOUT THE REPORT**





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## Evaluation Process

### ABOUT THE REPORT

#### Statement of Purpose

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

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

#### Appraisal Process

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

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

All findings are based on market data and conditions as of the appraisal date. Appraisers do not make forecasts of future market trends not already indicated by current real estate activity.

#### Evaluation Process

##### *Analysis*

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

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

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

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## Evaluation Process



### Definition of Terms

Evaluation reports may employ the terms defined below.

#### Market Value -

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

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

#### Highest and Best Use -

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

#### Floor-to-Area Ratio (FAR) -

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

#### Grade -

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

#### Lot -

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