

Texas General Land Office

George P. Bush, Commissioner



STATE AGENCY PROPERTY

RECOMMENDED TRANSACTIONS

Report to the Governor

APRIL 2021



Table of Contents

Introduction

I. Properties Recommended

A.	Texas Department of Public Safety Marion County Cabin.....	2
B.	Texas Health and Human Services Commission San Angelo State Supported Living Center.....	3
C.	Texas Juvenile Justice Department Sheffield Bootcamp.....	4
D.	Texas Workforce Commission Amarillo Workforce Center.....	5
	Brownsville Workforce Center.....	6
	Brownwood Workforce Center.....	7
	Central Texas Tele-Center.....	8
	Corpus Christi Staples Center.....	9
	Corsicana Workforce Center.....	10
	Garland Workforce Center.....	11
	Grand Prairie Tax Appeals Office.....	12
	Harlingen Workforce Center.....	13
	Houston Tax and Monitoring Office.....	14
	Marshall Workforce Center.....	15
	Paris Workforce Center.....	16
	Texoma Workforce Board Office.....	17
	Waxahachie Workforce Center.....	18

II. Appendix

	Exhibit A - Unused or Underused State Property Table.....	19
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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

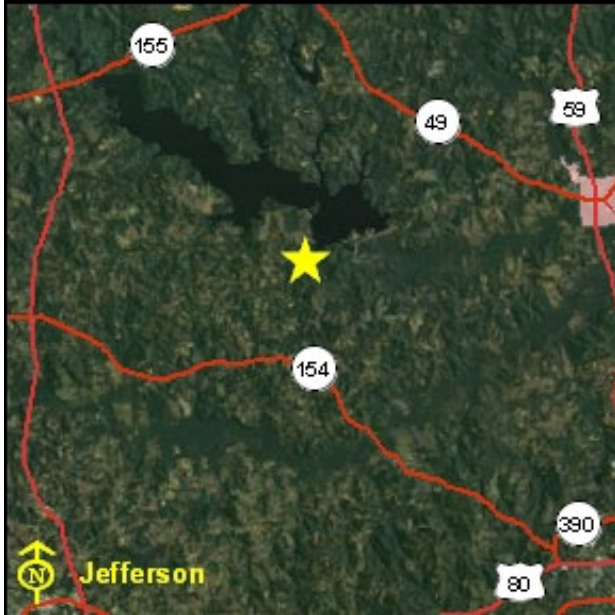
Recommended transactions, in all cases, identify disposition options such as lease, sell or trade. In some cases recommendations are accompanied by specific language that defines issues that must be dealt with prior to a transaction. In these cases, the narrative is considered an essential element of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

Properties Recommended

**Texas Department of
Public Safety**

Marion County Cabin
Texas Department of Public Safety

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 0.55

GLO ID#: 2606

Acres Recommended: 0.55

Location:Driftwood Cove, Jefferson, Marion County

Current Use:Vacant Cabin

Appraiser's Highest and Best Use:DPS Fishing Cabin

The Texas Department of Public Safety does not utilize this property. It is located on the south side of Driftwood Cove in Jefferson, the site is improved with one cabin and a storage building. The surrounding land uses include vacant land and recreational developments.

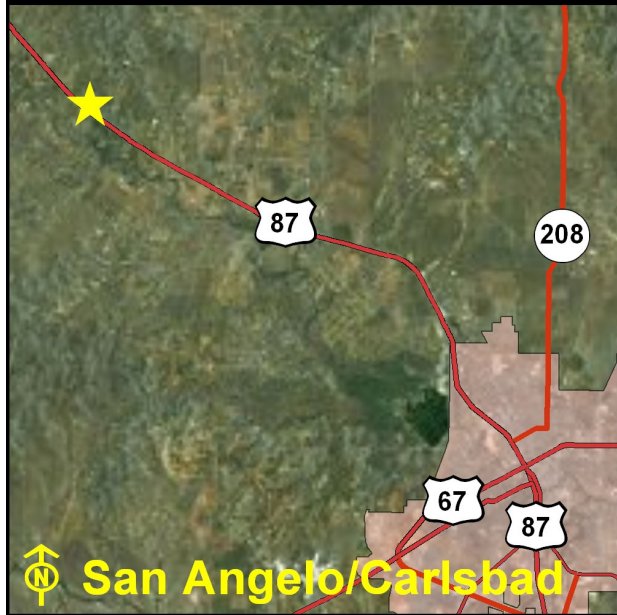
This underutilized property will be sold.

**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.

It is recommended 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, 2014 and 2016 Governor's Report and was not disapproved.

**Texas Juvenile Justice
Department**

**Sheffield Boot Camp
Texas Juvenile Justice Department**

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 23.80

GLO ID#: 2443

Acres Recommended: 23.80

Location:108 Main Street, Sheffield, Pecos County

Current Use:State Youth Camp

Appraiser's Highest and Best Use:Residential Development

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

The disposal of this underutilized property is recommended.

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 Avenue, Amarillo, Potter County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office

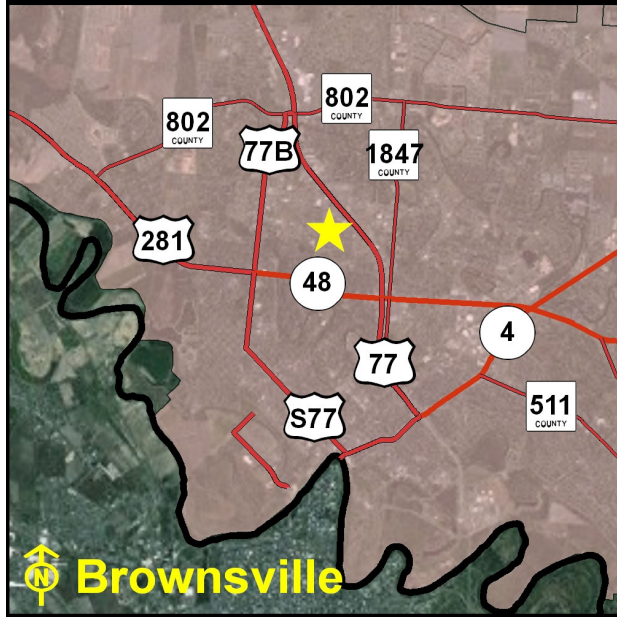
The Texas Workforce Commission utilizes this property as a workforce center. The property is located on the north side of West 7th Street in the central part of Amarillo. It is improved with a single-story office building, security lighting and asphalt parking. The surrounding land uses include commercial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

The underutilized property is recommended for sale.

**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. 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.

**Brownwood Workforce Center
Texas Workforce Commission**

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 0.87

GLO ID#: 1844

Acres Recommended: 0.87

Location:2202 HWY 377 South, Brownwood, Brown County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office

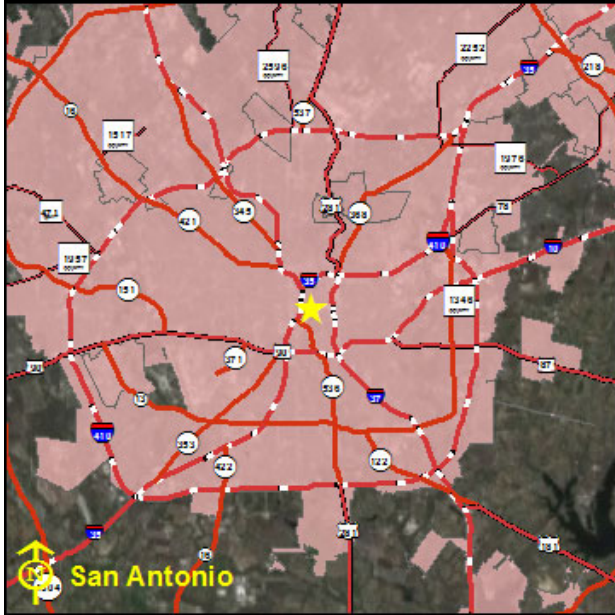
The Texas Workforce Commission utilizes this site as a local workforce center. It is located at the southeast corner of HWY 377 and 10th Street in the southwest portion of Brownwood. The site is improved with one single-story office building and asphalt parking. The surrounding land uses include recreational,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

The underutilized property is recommended for sale.

**Central Texas 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. 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.

**Corpus Christi-Staples Workforce Center
Texas Workforce Commission**

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 2.41

GLO ID#: 1879

Acres Recommended: 2.41

Location:514-520 North Staples Street, Corpus Christi, Nueces County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office

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.

**Corsicana Workforce Center
Texas Workforce Commission**

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 0.83

GLO ID#: 1838

Acres Recommended: 0.83

Location:720 North Beaton Street, Corsicana, Navarro County

Current Use:TWC Local Office

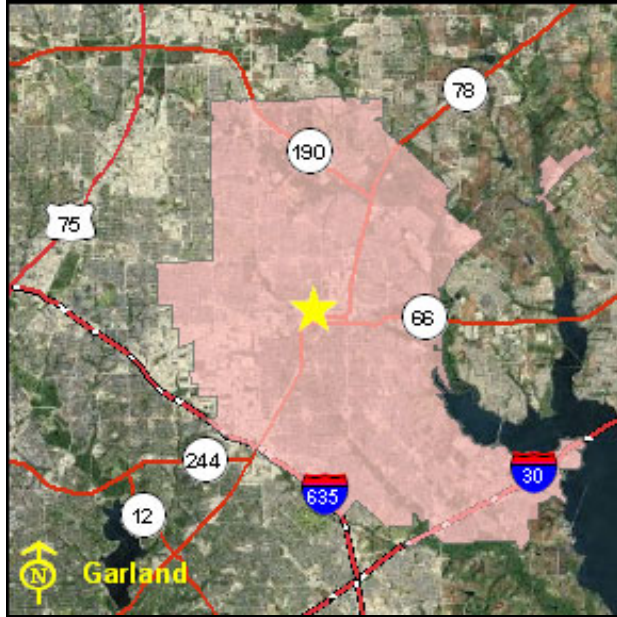
Appraiser's Highest and Best Use:TWC Local Office

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.

**Garland Workforce Center
Texas Workforce Commission**

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 1.42

GLO ID#: 1857

Acres Recommended: 1.42

Location:217 North Tenth Street, Garland, Dallas County

Current Use:TWC Local Office

Appraiser's Highest and Best Use:TWC Local Office

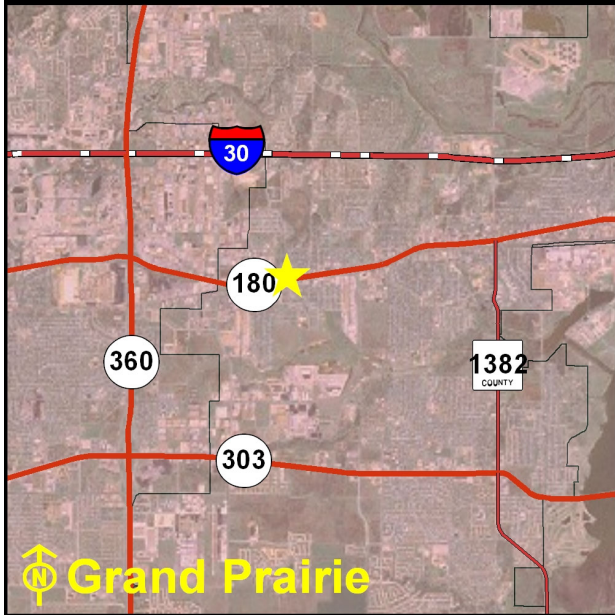
The Texas Workforce Commission utilizes this site as a local workforce center. It is located at the northwest corner of North Tenth Street, and West State Street in the downtown area of Garland. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include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

The property is recommended for sale.

**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

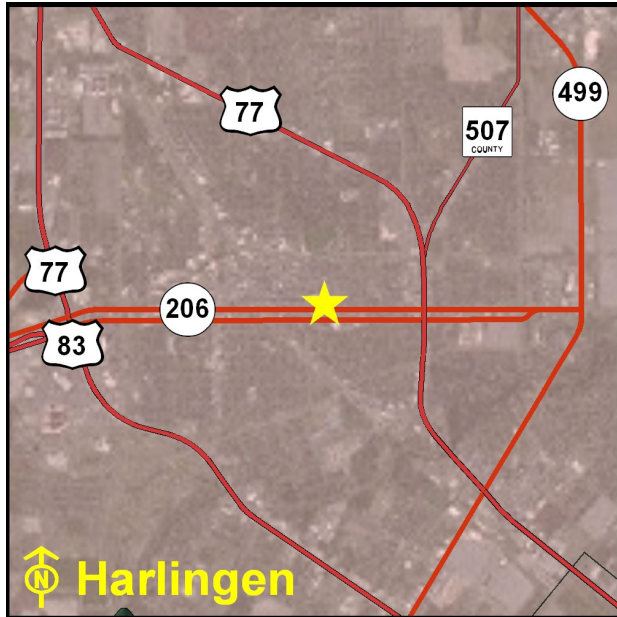
The Texas Workforce Commission utilizes this property as a tax appeals office. It is located on West Main Street in Grand Prairie. The property is improved with a single-story office building and asphalt parking. The surrounding land uses include vacant land, industrial, residential and commercial developments.

The property is recommended for disposal.

**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

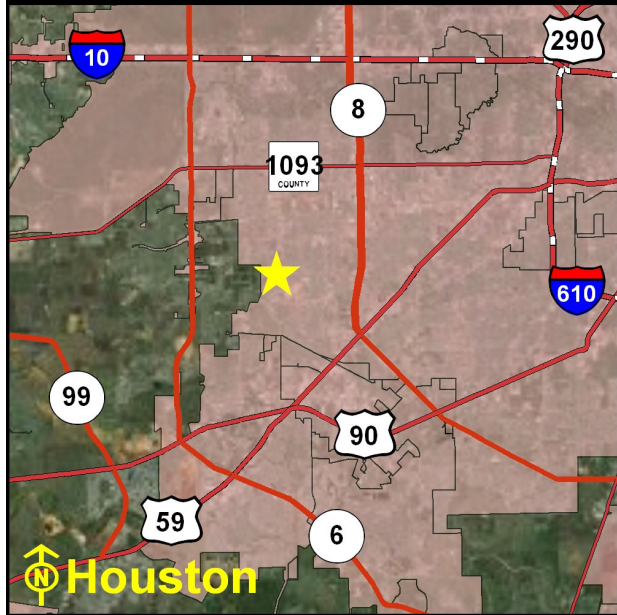
Appraiser's Highest and Best Use:Office Development

The Texas Workforce Commission 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.

**Houston Tax and Monitoring Office
Texas Workforce Commission**

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 2.25

GLO ID#: 2266

Acres Recommended: 2.25

Location:12455 Beechnut Street, Houston, Harris County

Current Use:TWC Tax and Monitoring Office

Appraiser's Highest and Best Use:TWC Tax and Monitoring Office

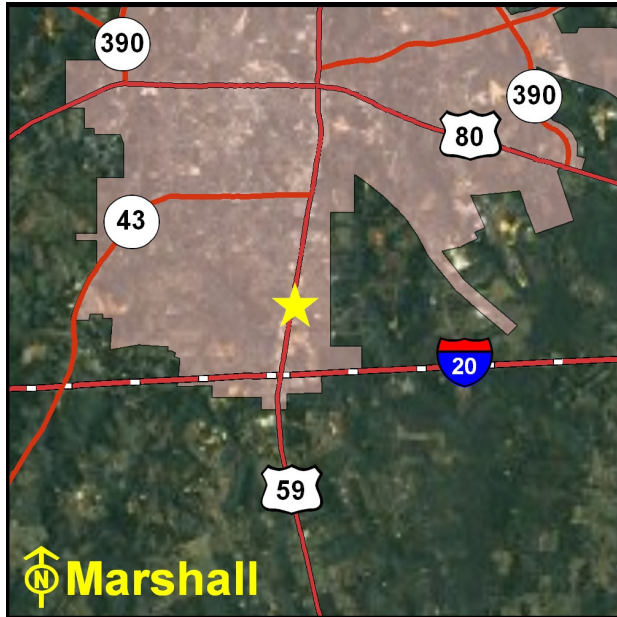
The Texas Workforce Commission utilizes this site as a local tax and monitoring office. It is located at the southeast corner of Beechnut Street and Dairy View Lane, on the west side of Houston. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include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

The property is recommended for disposal.

**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

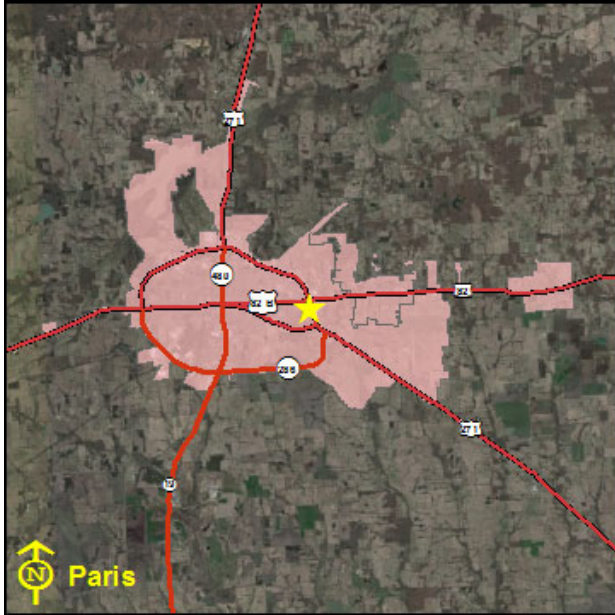
The Texas Workforce Commission utilizes this property as a local workforce center. It's located on the east side of East End Boulevard (HWY 59 South) in Marshall. The property is improved with a single-story building, exterior lighting, perimeter fencing and asphalt parking. The surrounding land uses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

The property is recommended for disposal.

**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

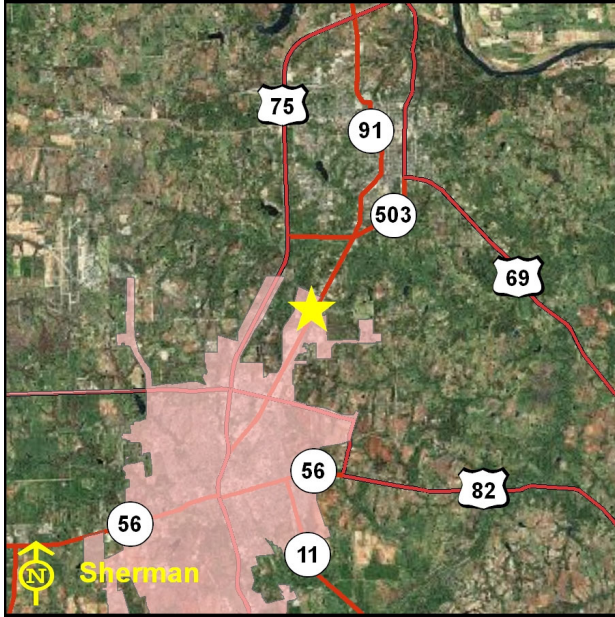
The Texas Workforce Commission utilizes this property as a local workforce center. It's located on the northeast corner of Carrie Lane and SE Loop 286 in the eastern part of Paris. The property is improved with one office building and two parking lots. The surrounding land uses include vacant land, light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

The underutilized property is recommended for sale.

**Texoma Workforce Board 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

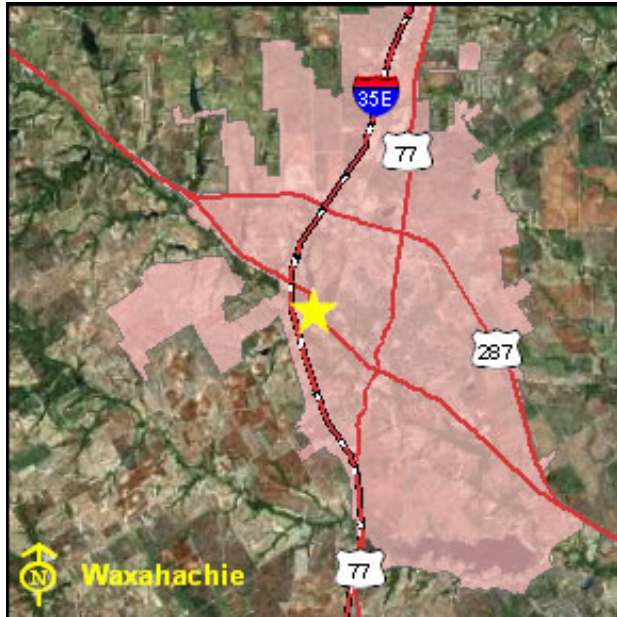
The Texas Workforce Commission utilizes this property as a local administrative and tax office. It's located on Texoma Parkway in northern Sherman. The property is improved with a single-story office building and asphalt parking. The surrounding land uses include a cemetery, churches, commercial and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

The underutilized property is recommended for sale.

**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. 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.

Appendix

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports April 2021

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Department of Public Safety							
	Marion County Cabin	2606	Jefferson	Marion	0.55	0.55	
	1		<u>Total:</u>		0.55	0.55	
Texas Health and Human Services Commission							
	San Angelo State Supported Living Center	767	Carlsbad	Tom Green	1,030.98	0.32	2016, 2014, 2013, 2009
	1		<u>Total:</u>		1,030.98	0.32	
Texas Juvenile Justice Department							
	Sheffield Boot Camp	2443			23.80	23.80	
	1		<u>Total:</u>		23.80	23.80	
Texas Workforce Commission							
	Amarillo Workforce Center	1872	Amarillo	Potter	0.80	0.80	
	Brownsville Workforce Center	2077	Brownsville	Cameron	2.68	2.68	
	Brownwood Workforce Center	1844	Brownwood	Brown	0.87	0.87	
	Central Texas Tele-Center	1876	San Antonio	Bexar	0.92	0.92	
	Corpus Christi-Staples Workforce Center	1879	Corpus Christi	Nueces	2.41	2.41	
	Corsicana Workforce Center	1838	Corsicana	Navarro	0.83	0.83	
	Garland Workforce Center	1857	Garland	Dallas	1.42	1.42	

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports April 2021

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Workforce Commission (continued)							
	Grand Prairie Tax Appeals Office	1870	Grand Prairie	Dallas	0.96	0.96	2013
	Harlingen Workforce Center	1866	Harlingen	Cameron	0.48	0.48	
	Houston Tax and Monitoring Office	2266	Houston	Harris	2.25	2.25	
	Marshall Workforce Center	2079	Marshall	Harrison	1.44	1.44	
	Paris Workforce Center	1961	Paris	Lamar	1.29	1.29	2013
	Texoma Workforce Board Office	1836	Sherman	Grayson	1.15	1.15	
	Waxahachie Workforce Center	2074	Waxahachie	Ellis	1.42	1.42	2009
	14			Total:	18.92	18.92	
	17			<u>Grand Total:</u>	1,074.25	43.59	