

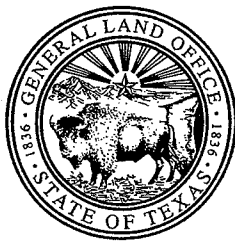
# REAL PROPERTY EVALUATION REPORTS

TEXAS DEPARTMENT OF TRANSPORTATION



For the 80th Legislature  
Prepared by  
Texas General Land Office  
Jerry Patterson, Commissioner

TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2007

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  
80th Legislature

I am pleased to present the final report of the Asset Management Division, Texas General Land Office, evaluating the real property assets of the Texas Department of Transportation.

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

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

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

Sincerely,

JERRY PATTERSON  
Commissioner, General Land Office

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# OVERVIEW



# THE EVALUATION PROCESS

## AN OVERVIEW

### CONTENTS

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

- ◆ Texas Department of Transportation

#### Agency Summaries

Each report begins with an agency summary containing the following:

*Background/Authorities:*

The agency's enabling legislation, operational mission, and real property management procedure.

*Real Property Assets:*

The agency's real property holdings including function, location, size, physical and legal characteristics.

#### GLO Analysis and Recommendations

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

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

#### Texas Building and Procurement Commission Recommendations

Before publication, real property evaluation reports are submitted to the Texas Building and Procurement Commission (TBPC) to determine whether any reviewed properties are needed by other state agencies. Any TBPC staff comments are included in the agency's summary section of the report and are attached to the specific site analysis.

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# **EVALUATION REPORTS**

**TEXAS DEPARTMENT  
OF TRANSPORTATION  
AGENCY SUMMARY**

## Texas General Land Office

### Agency Summary

#### Background/Authorities

The Texas Legislature established the Texas Highway Department in 1917 to administer federal funds for highway construction and maintenance. Its responsibilities increased in 1975 when the Legislature merged the agency with the Texas Mass Transportation Commission and assigned it duties as the local sponsor of the Gulf Intercoastal Waterway. The agency became known as the State Department of Highways and Public Transportation.

In 1991 the Legislature combined the State Department of Highways and Public Transportation, the Department of Aviation and the Texas Motor Vehicle Commission to create the Texas Department of Transportation (TxDot).

TxDot is governed by the three-member Texas Transportation Commission. The Commission chooses the executive director. The Commission members are appointed by the Governor and serve six-year overlapping terms. The executive director is assisted by a deputy executive director, three assistant executive directors and a special assistant. The Department conducts its primary activities in 25 geographical districts located throughout the state. Varying climate and soils, plus differing needs of local populations, make decentralization of the Department necessary. Each district oversees the construction of the highways. The

design is the responsibility of the area engineer's office. These area offices also have separate facilities in most counties to perform routine highway maintenance.

The agency possesses twenty divisions to include: Aviation, Bridge, Construction, Design, Environmental Affairs, Finance, General Services, Government and Business Enterprises, Human Resources, Information Systems, Maintenance, Motor Carrier, Motor Vehicle, Public Transportation, Right of Way, Texas Turnpike Authority, Traffic Operations, Transportation Planning and Programming, Travel, and Vehicle Titles and Registration.

TxDot has six offices within the agency which specialize in different services. These offices include: Business Opportunity Programs Office, Office Civil Rights, Office of General Counsel, International Relations Office, Public Information Office, and Research and Technology Implementation Office.

#### Mission

To work cooperatively to provide safe, effective and efficient movement of people and goods.

#### Property Management

The General Land Office (GLO) reviewed 380 sites totaling 3,891.96 acres. The properties serve as district headquarters, maintenance and storage

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## TxDot Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
747	Austin State School Annex-Bull Creek Road	Maintenance Site	Residential Subdivision	29.5	\$14,160,000.00	29.5	\$14,160,000.00
1119	Barnhart (Irion) Maintenance Site	Vacant	Industrial	6.38	\$43,600.00	6.38	\$43,600.00
1059	Canton Maintenance Site	Vacant	Speculative Commercial Investment	4.0	\$245,000.00	4.0	\$245,000.00
918	Farmersville Storage Site	Maintenance Site	Maintenance Site	0.50	\$66,000.00	0.50	\$66,000.00
1217	Greenville Maintenance Site	Vacant	Speculative Commercial Investment	7.08	\$269,000.00	7.08	\$269,000.00
1051	Quitman Maintenance Site	Material Storage Yard	Commercial or Future Spec. Investment	5.0	\$180,000.00	5.0	\$180,000.00
1216	Sherman Maintenance Site	Maintenance Site	Light Industrial	7.63	\$400,000.00	7.63	\$400,000.00
1058	Tyler South Maintenance Site	Vacant	Commercial Development	3.95	\$64,000.00	3.95	\$64,000.00
<b>Total:</b>						<b>64.04</b>	<b>\$15,427,600.00</b>

## TxDot Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1084	Abilene District Headquarters	District Headquarters	District Headquarters	32.66	\$1,700,000.00
2455	Abilene Maintenance Site	Maintenance Facility	Maintenance Facility	13.86	\$600,000.00
1077	Albany Maintenance Site	Maintenance Site	Maintenance Site	10.73	\$205,000.00
939	Alice Maintenance Site	Maintenance Site	Maintenance Site	4.82	\$195,000.00
2450	Alice Maintenance Site (Proposed)	Vacant	Office/Industrial Development	10.58	\$100,000.00
847	Alpine Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$300,000.00
1163	Amarillo District Headquarters	District Headquarters	District Headquarters	26.05	\$2,800,000.00
1960	Amarillo Maintenance Site— Loop 335	Maintenance Site	Maintenance Site	10.00	\$350,000.00
2390	Amarillo Maintenance Site—Washington St.	Maintenance Site	Maintenance Site	15.00	\$1,400,000.00
882	Anahuac Maintenance Site	Maintenance Site	Maintenance Site/Industrial Development	5.05	\$119,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1125	Andrews Maintenance Site	Maintenance Facility	Maintenance Facility	4.80	\$120,000.00
1027	Angleton Maintenance Site	Maintenance Site	Maintenance Site	11.01	\$359,000.00
2453	Angleton Maintenance Site (Proposed)	Vacant	Light Industrial	15.49	\$235,000.00
1076	Anson Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$280,000.00
2395	Archer City Maintenance Site	Maintenance Site	Maintenance Site	10.01	\$311,000.00
1210	Arlington Regional Office	Regional Office	Regional Office	6.05	\$1,775,000.00
1075	Aspermont Maintenance Site	Maintenance Facility	Maintenance Facility	10.00	\$114,000.00
2369	Athens Maintenance Site	Maintenance Site	Maintenance Site	19.68	\$2,250,000.00
900	Atlanta District Headquarters	District Headquarters	District Headquarters	23.75	\$1,960,000.00
811	Austin—Camp Hubbard Maintenance Site	Maintenance Site	Residential	15.36	\$3,010,000.00
810	Austin—D.C. Greer Building Executive Offices	Office Building	Office Building	0.47	\$8,630,000.00
2515	Austin—South IH-35 Maintenance Site	Maintenance Site	High Density Development	26.49	\$6,065,000.00
989	Austin District 14 Headquarters	District Headquarters	District Headquarters	24.86	\$6,683,000.00
980	Austin East Travis County Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$435,000.00
1949	Austin HWY 290 W Maintenance Site	Maintenance Site	Maintenance Site	9.48	\$750,000.00
2396	Austin Parmer Lane Maintenance Site	Engineering and Maintenance Site	Office or Business Park Development	14.10	\$2,650,000.00
994	Austin Special Crew Warehouse Site	Maintenance Site	Industrial or Commercial Development	7.0	\$410,000.00
2255	Baird Maintenance Site	Maintenance Site	Maintenance Site	10.07	\$245,000.00
1116	Ballinger Maintenance Site	Maintenance Site	Maintenance Site	7.01	\$124,000.00
1121	Balmorhea Maintenance Site	Maintenance Site	Maintenance Site	8.26	\$52,000.00
959	Bandera Maintenance Site	Maintenance Facility	Maintenance Facility	11.58	\$160,000.00
990	Bastrop Maintenance Site	Maintenance Site	Maintenance Site	7.37	\$755,000.00
1011	Bay City Maintenance Site	Maintenance Facility	Maintenance Facility	8.29	\$251,000.00





GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
879	Beaumont Maintenance Site	District Headquarters	Industrial	28.00	\$3,470,000.00
2358	Beaumont Maintenance Site	Maintenance Site	Maintenance Site	21.31	\$906,000.00
2391	Beeville HWY 181 North Maintenance Site	Maintenance Site	Maintenance Site	22.23	\$512,000.00
1066	Belton Maintenance Site	Maintenance Site	Industrial or Commercial Development	10.00	\$270,000.00
2500	Belton Area Engineer/ Maintenance Site (Proposed)	Undeveloped	Service or Warehouse Facility	20.00	\$275,000.00
1082	Big Spring Maintenance Site	Maintenance Site	Maintenance Site	7.06	\$152,000.00
2340	Boerne Maintenance Site	Maintenance Site	Maintenance Site	12.25	\$1,490,000.00
1014	Bolivar Peninsula Storage Site	Storage Site	Residential Development on stilts	0.28	\$14,500.00
1165	Borger Maintenance Site	Maintenance Site	Maintenance Site	9.75	\$120,000.00
1148	Bovina Maintenance Site	Maintenance Site	Maintenance Site	5.54	\$106,000.00
1194	Bowie Maintenance Site	Maintenance Site	Industrial or Commercial	10.68	\$179,000.00
2427	Bowie Maintenance Site (Proposed)	Vacant	Speculative Investment	11.99	\$120,000.00
1100	Brackettville Maintenance Site	Maintenance Site	Maintenance Site	6.37	\$79,000.00
851	Brady Maintenance Site	Maintenance Site	Maintenance Site	7.69	\$120,000.00
858	Breckenridge Maintenance Site	Maintenance Site	Maintenance Site	5.55	\$205,000.00
926	Brenham Maintenance Site	Maintenance Site	Maintenance Site	6.13	\$194,000.00
1046	Bronson Maintenance Site	Maintenance Site	Maintenance Site	8.21	\$30,200.00
1115	Bronte Material Site	Materials Storage Yard	Future Industrial/Commercial Development	1.72	\$10,000.00
1146	Brownfield Maintenance Site	Maintenance Site	Maintenance Site	6.04	\$136,000.00
865	Brownsville Maintenance Site	Maintenance Site	Maintenance Site	7.59	\$300,000.00
848	Brownwood District Headquarters	District Headquarters	District Headquarters	30.26	\$1,345,000.00
929	Bryan District Headquarters	District Headquarters	District Headquarters	10.44	\$1,450,000.00
2498	Bryan District Headquarters (Proposed)	Proposed District Headquarters	Proposed District Headquarters	28.8	\$360,000.00
925	Bryan Maintenance Site	Maintenance Site	Maintenance Site	10.57	\$508,500.00
921	Buffalo Maintenance Site	Maintenance Site	Maintenance Site	6.00	\$143,500.00
993	Burnet Maintenance Site and Engineer's Office	Maintenance Site / Engineer's Office	Maintenance Site / Engineer's Office	10.00	\$625,000.00
920	Caldwell Maintenance Site	Maintenance Site	Maintenance Site	6.00	\$99,500.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
922	Cameron Maintenance Site	Maintenance Site	Maintenance Site	5.00	\$136,000.00
1173	Canadian Maintenance Site	Maintenance Site	Maintenance Site	5.28	\$200,000.00
2485	Canton Maintenance Site	Maintenance Site	Maintenance Site	15.00	\$600,000.00
1164	Canyon Maintenance Site	Maintenance Site	Maintenance Site	6.00	\$240,000.00
2495	Canton Maintenance Site (Proposed)	Vacant	Light Industrial	15.00	\$67,500.00
954	Carrizo Springs Maintenance Site	Maintenance Facility	Maintenance Facility	8.00	\$160,000.00
890	Carthage Maintenance Site	Maintenance Site	Maintenance Site	11.35	\$225,000.00
793	Cedar Park Research Campus	Research Campus	Office, Industrial, Flex Space	77.10	\$14,990,000.00
1035	Center Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$189,000.00
1170	Channing Maintenance Site	Maintenance Site	Maintenance Site	3.33	\$100,000.00
2371	Childress District Headquarters	Maintenance Site	Maintenance Site	52.83	\$2,000,000.00
2359	Clarendon Maintenance Site	Maintenance Site	Maintenance Site	10.57	\$160,000.00
1223	Clarksville Maintenance Site	Maintenance Site	Light Industrial	6.40	\$94,000.00
1166	Claude Maintenance Site	Maintenance Site	Maintenance Site	2.69	\$48,000.00
880	Cleveland Maintenance Site	Maintenance Site	Maintenance Site	5.00	\$116,300.00
856	Coleman Maintenance Site	Maintenance Site	Maintenance Site	4.88	\$240,000.00
1083	Colorado City Resident Engineers Site	Engineer's Office / Maintenance Site	Engineer's Office / Maintenance Site	6.84	\$82,000.00
1000	Columbus Maintenance Site	Maintenance Site	Maintenance Site	6.19	\$207,000.00
853	Comanche Maintenance Site	Maintenance Site	Maintenance Site	10.52	\$150,000.00
1102	Comstock Maintenance Site	Maintenance Sub-Section Site	Maintenance Sub-Section Site	1.06	\$29,000.00
2252	Conroe Maintenance Site	Maintenance Facility	Industrial Development	15.40	\$994,000.00
2482	Cooper Area Office (Proposed)	Vacant	Proposed Area Office	14.85	\$44,500.00
1222	Cooper Maintenance Site	Maintenance Site	Light Industrial Development	4.08	\$86,500.00
933	Corpus Christi District Headquarters	District Headquarters	District Headquarters	29.34	\$5,765,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
932	Corpus Christi Maintenance Site	Maintenance Site	Maintenance Site	13.98	\$375,000.00
1038	Corrigan Maintenance / Storage Site	Maintenance Sub-Section Site	Maintenance Sub-Section Site	4.55	\$27,500.00
2279	Corsicana Maintenance Site	Maintenance Site	Maintenance Site	13.92	\$575,000.00
950	Cotulla Maintenance Site	Maintenance Site	Maintenance Site	7.50	\$200,000.00
1124	Crane Maintenance Site	Maintenance Facility	Maintenance Facility	6.00	\$117,000.00
1037	Crockett Maintenance Site	Maintenance Site	Maintenance Site	11.81	\$279,000.00
1086	Cross Plains Storage Site	Storage Site	Storage Site	3.47	\$7,000.00
819	Crowell Maintenance Site	Maintenance Site	Maintenance Site	5.20	\$30,000.00
1007	Cuero Maintenance Site	Maintenance Site	Maintenance Site	4.78	\$210,000.00
2452	Cuero Maintenance Site	Maintenance Site	Maintenance Site	9.75	\$536,000.00
1001	Cuero Storage Site	Material Storage	Material Storage	4.77	\$31,000.00
901	Daingerfield Maintenance Site	Maintenance Site	Maintenance Site	8.00	\$162,000.00
2028	Dalhart Maintenance Site	Maintenance Site	Maintenance Site	12.00	\$335,000.00
910	Dallas District 18 Headquarters	District Headquarters	District Headquarters	24.54	\$5,200,000.00
909	Dallas Northside Maintenance Site	Materials Storage	Commercial Development	13.0	\$3,900,000.00
912	Dallas Southside Maintenance Site	Maintenance Site	Maintenance Site	3.62	\$345,000.00
1177	Darrouzett Maintenance Site	Maintenance Site	Maintenance Site	1.12	\$60,000.00
2394	Decatur Maintenance Site	Maintenance Site	Maintenance Site	15.00	\$999,000.00
1206	Decatur Maintenance Site	Vacant	Commercial Development	7.23	\$581,000.00
1107	Del Rio Maintenance Site	Maintenance and Storage Site	Maintenance and Storage Site	19.80	\$147,000.00
1104	Del Rio Maintenance Site	Maintenance Facility	Maintenance Facility	4.33	\$840,000.00
837	Dell City Maintenance Site	Maintenance Site	Maintenance Site	4.90	\$59,000.00
911	Denton Maintenance Site	Maintenance Facility	Maintenance Facility	9.85	\$1,700,000.00
960	Devine Maintenance Site	Maintenance Facility	Maintenance Facility	5.00	\$96,000.00
825	Dickens Maintenance Site	Maintenance Site	Maintenance Site	7.01	\$86,000.00
1140	Dimmitt Maintenance Site	Maintenance Site	Maintenance Site	10.02	\$250,000.00
1128	Dryden Storage Site	Storage Site	Storage Site	4.02	\$650.00
1176	Dumas Maintenance Site	Vacant	Commercial Development	4.06	\$160,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
2297	Dumas Maintenance Site	Maintenance Site	Maintenance Site	12.00	\$400,000.00
955	Eagle Pass Maintenance Site	Maintenance Site	Commercial Development	5.51	\$1,080,000.00
852	Eastland Maintenance Site	Maintenance Site	Maintenance Site	8.40	\$335,000.00
869	Edcouch Maintenance Site	Maintenance Site	Maintenance Site	4.60	\$115,000.00
1114	Eden Maintenance Site	Maintenance Site	Maintenance Site	6.52	\$110,000.00
1002	Edna Maintenance Site	Maintenance Site	Maintenance Site	7.16	\$183,000.00
1110	El Dorado Maintenance Site	Maintenance Site	Maintenance Site	8.53	\$25,000.00
2254	El Paso District Headquarters	District Headquarters	Office / Industrial Development	33.46	\$10,190,000.00
2490	El Paso District Office-Clark Drive	District Office	District Office	0.68	\$230,000.00
2299	El Paso Maintenance Site	TxDot Office	Commercial / Industrial Development	16.00	\$3,165,000.00
1186	Electra Maintenance Site	Maintenance Site	Maintenance Site	4.20	\$50,000.00
2456	Electra Maintenance Site (Proposed)	Vacant	Commercial / Light Industrial Development	12.14	\$16,000.00
2357	Emory Maintenance Site	Maintenance Facility	Maintenance Facility	10.00	\$395,000.00
914	Ennis Maintenance Site	Maintenance Site	Maintenance Site	6.50	\$260,000.00
2503	Eules Area Engineer Maintenance Site	Maintenance Site	Office Development	15.19	\$2,058,000.00
1029	Eureka Maintenance Site	Maintenance Site	Commercial Development	0.88	\$287,500.00
924	Fairfield Maintenance Site	Maintenance Site	Maintenance Site	10.84	\$859,000.00
861	Falfurrias Maintenance Site	Maintenance Facility	Maintenance Facility	6.00	\$200,000.00
2483	Floresville Maintenance Site	Maintenance Site	Maintenance Site	19.97	\$600,000.00
1158	Floyddada Maintenance Site	Maintenance Site	Maintenance Site	6.23	\$101,500.00
839	Fort Davis Maintenance Site	Maintenance Site	Maintenance Site	8.96	\$167,000.00
841	Fort Hancock Maintenance Sub-Section Site	Maintenance Sub-Section Site	Maintenance Sub-Section Site	0.69	\$11,000.00
1135	Fort Stockton Maintenance Site	Maintenance Site	Maintenance Site	4.54	\$253,000.00
1201	Fort Worth District Headquarters	District Headquarters	Light Industrial	41.47	\$7,200,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1204	Fort Worth Waggoman Street Maintenance Site	Maintenance Site	Maintenance Site	3.52	\$384,000.00
983	Fredericksburg Maintenance Site	Maintenance Site	Maintenance Site	14.46	\$1,300,000.00
2388	Freer Maintenance Site	Maintenance Site	Maintenance Site	10.61	\$525,000.00
1091	Gail Maintenance Site	Maintenance Site	Maintenance Site	4.55	\$35,000.00
2273	Gainesville Maintenance Site	Maintenance Site	Maintenance Site	12.00	\$777,000.00
1018	Galveston - Point Bolivar Ferry Site	Ferry Landing Site	Ferry Landing	22.39	\$1,712,000.00
1113	Garden City Maintenance Site	Maintenance Site	Maintenance Site	2.00	\$35,000.00
2517	Garland Area Engineer Office / Maintenance Site (Proposed)	Proposed TxDot Office	Proposed TxDot Office	10.00	\$950,000.00
1072	Gatesville Maintenance Site	Maintenance Site	Industrial/ Commercial Development	10.05	\$585,000.00
1021	Genoa Maintenance Site	Maintenance Site	Future Retail / Multi-Family Development	13.00	\$1,160,000.00
944	George West Maintenance Site	Maintenance Facility	Maintenance Facility	8.23	\$120,000.00
988	Georgetown Maintenance Site	Maintenance Site	Maintenance Site	10.63	\$710,000.00
986	Giddings Maintenance Site	Maintenance Site	Maintenance Site	6.47	\$130,000.00
2101	Gilmer Maintenance Site	Maintenance Site	Maintenance Site	10.57	\$460,000.00
1200	Glen Rose Maintenance Site	Maintenance Site	Maintenance Site	4.91	\$576,000.00
2356	Glen Rose Maintenance Site (Proposed)	Vacant	Ranchette/Recreation/ Possible Commercial	15.71	\$125,700.00
849	Goldthwaite Maintenance Site	Maintenance Site	Commercial	11.77	\$310,000.00
942	Goliad Maintenance Site	Maintenance Site	Maintenance Site	3.95	\$86,600.00
2031	Gonzales Maintenance Site	Maintenance Site	Maintenance Site	11.87	\$598,000.00
1196	Gordon Maintenance Site	Maintenance Site	Maintenance Site	5.32	\$129,000.00
2042	Graham Maintenance Site	Maintenance Site	Maintenance Site	11.57	\$450,000.00
903	Grand Prairie Maintenance Site	Maintenance Site	Commercial Residential Development	9.88	\$769,000.00
2481	Greenville Maintenance Site	Maintenance Site	Maintenance Site	16.85	\$1,440,000.00
1161	Groom Maintenance Site	Maintenance Site	Maintenance Site	7.99	\$68,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1048	Groveton Maintenance Site	Maintenance Site	Maintenance Site	7.13	\$418,000.00
1175	Gruver Maintenance Site	Maintenance Site	Maintenance Site	7.37	\$130,000.00
2387	Hallettsville Maintenance Site	Maintenance Site	Maintenance Site	9.53	\$460,000.00
1071	Hamilton Maintenance Site	Maintenance Site	Maintenance Site	9.43	\$160,000.00
2296	Hamlin Maintenance Site	Maintenance Site	Maintenance Site	0.32	\$27,000.00
1081	Haskell Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$200,000.00
927	Hearne Maintenance Site	Maintenance Site	Maintenance Site	11.02	\$407,000.00
863	Hebbronville Maintenance Site	Maintenance Facility	Maintenance Facility	5.52	\$220,000.00
2370	Hemphill Maintenance Site	Maintenance Site	Maintenance Site	10.95	\$308,250.00
1013	Hempstead Maintenance Site	Maintenance Site	Industrial Development	10.00	\$332,000.00
1028	Hempstead Maintenance Site	Office/Maintenance Facility	Office/Industrial Development	3.00	\$64,000.00
1057	Henderson Maintenance Site	Maintenance Site	Maintenance Site	5.00	\$150,000.00
2386	Henrietta Maintenance Site	Maintenance Site	Maintenance Site	12.37	\$346,000.00
1159	Hereford Maintenance Site	Maintenance Site	Maintenance Site	6.01	\$255,000.00
1068	Hillsboro Maintenance Site	Maintenance Facility	Maintenance Facility	12.03	\$700,000.00
974	Hondo Maintenance Site	Maintenance Site	Maintenance Site	5.33	\$200,000.00
1026	Houston District Headquarters	Office/Warehouse Facility	Commercial/Industrial Development	17.96	\$14,440,000.00
2493	Houston District Headquarters	Vacant	Residential Development	9.85	\$6,435,500.00
1025	Houston District Office Annex	District Office Annex	District Office Annex	4.24	\$3,050,000.00
1016	Houston Northeast Maintenance Site	Maintenance Site	Industrial Development	11.95	\$765,000.00
1017	Houston Northwest Maintenance Site	Maintenance Site	Light Retail/Commercial Development	6.69	\$1,370,000.00
1019	Humble Maintenance Site	Maintenance Site	Future Retail/Commercial	11.99	\$1,420,000.00
919	Huntsville Maintenance Site	Maintenance Site	Maintenance Site	9.00	\$277,500.00
902	Hutchins Maintenance Site	Maintenance Facility	Maintenance Facility	11.02	\$493,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1122	Iraan Maintenance Site	Maintenance Site	Maintenance Site	5.00	\$83,000.00
2355	Jacksboro Maintenance Site	Maintenance Site	Maintenance Site	14.27	\$441,000.00
1952	Jacksonville Maintenance Site	Maintenance Site	Maintenance Site	8.00	\$355,000.00
2235	Jasper Maintenance Site	Maintenance Site	Maintenance Site	12.00	\$312,300.00
1089	Jayton Maintenance Site	Maintenance Facility	Maintenance Facility	2.07	\$37,000.00
1095	Jayton Maintenance Site	Material Storage Site	Ranchette	9.85	\$11,000
889	Jefferson Maintenance Site	Maintenance Site	Maintenance Site	9.54	\$180,000.00
985	Johnson City Maintenance Site	Maintenance Site	Maintenance Site	10.90	\$380,000.00
2484	Junction Area Materials Storage Site	Materials Storage Yard	Materials Storage Yard	25.00	\$100,000.00
1118	Junction Maintenance Site	Maintenance Facility	Maintenance Facility	4.91	\$163,000.00
935	Karnes City Maintenance Site	Maintenance Site	Maintenance Site	7.24	\$167,000.00
2501	Kaufman Area Engineer/ Maintenance Site	Proposed TxDot Site	Proposed Area Engineer / Maintenance Site	25.72	\$129,000.00
906	Kaufman Maintenance Site	Maintenance Site	Commercial Development	6.57	\$858,000.00
2236	Keene Maintenance Site	Maintenance Facility	Maintenance Facility	13.49	\$519,200.00
805	Kermit Maintenance Site	Maintenance Site	Maintenance Site	8.00	\$42,000.00
966	Kerrville Maintenance Site	Maintenance Site	Commercial Development	7.43	\$1,870,000.00
1074	Killeen Maintenance Site	Maintenance Site	Industrial Commercial Development	7.89	\$415,000.00
940	Kingsville Maintenance Site	Maintenance Facility	Maintenance Facility	4.99	\$175,000.00
875	Kountze Maintenance Site	Maintenance Site	Maintenance Site	7.00	\$146,700.00
1012	La Grange Maintenance Site	Maintenance Site	Maintenance Site	11.09	\$324,000.00
1020	La Marque Maintenance Site	Maintenance Site	Commercial Development	19.89	\$600,000.00
979	La Pryor Maintenance Site	Maintenance Storage Site	Maintenance Storage Site	3.00	\$7,500.00
957	La Pryor Material Storage Site	Maintenance Site	Maintenance Site	2.07	\$132,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1215	Ladonia Material Storage Site	Maintenance Site	Maintenance Site	1.97	\$22,500.00
874	Laguna Vista Maintenance Site	Maintenance Site	Maintenance Site	7.96	\$190,000.00
1142	Lamesa Maintenance Site	Maintenance Site	Maintenance Site	6.10	\$115,000.00
857	Lampasas Maintenance Site	Maintenance Site	Maintenance Site	8.73	\$295,000.00
2368	Laredo District Headquarters	Area Headquarters	Light Industrial	32.70	\$5,050,000.00
1103	Leakey Maintenance Site	Maintenance Site	Maintenance Site	4.90	\$121,000.00
2184	Leonard Storage Site	Storage Site	Storage Site	5.00	\$42,000.00
1141	Levelland Maintenance Site	Maintenance Site	Maintenance Site	6.05	\$133,000.00
886	Liberty Maintenance Site	Maintenance Site	Maintenance Site	9.79	\$407,200.00
1956	Linden Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$290,000.00
1151	Littlefield Maintenance Site	Maintenance Site	Maintenance Site	8.95	\$257,000.00
1050	Livingston Maintenance Site	Maintenance Site	Maintenance Site	15.04	\$479,400.00
981	Llano Maintenance Site	Maintenance Site	Maintenance Site	9.98	\$500,000.00
996	Lockhart Maintenance Site	Maintenance Site	Maintenance Site	5.94	\$200,000.00
850	Lometa Maintenance Site	Maintenance Site	Maintenance Site	3.84	\$15,000.00
2281	Longview Maintenance Site	Maintenance Site	Maintenance Site	15.00	\$935,000.00
1149	Lubbock District Headquarters	District Headquarters	District Headquarters	16.53	\$2,140,000.00
1154	Lubbock Maintenance Site	Maintenance Site	Maintenance Site	2.00	\$255,000.00
1144	Lubbock Northeast Maintenance Site	Maintenance Site	Maintenance Site	16.88	\$970,000.00
1143	Lubbock Southeast Maintenance Site	Maintenance Site	Maintenance Site	9.00	\$420,000.00
1047	Lufkin District Headquarters	District Headquarters	District Headquarters	13.75	\$1,550,000.00
1036	Lufkin Maintenance Site	Maintenance Site	Maintenance Site	9.37	\$112,000.00
923	Madisonville Maintenance Site	Maintenance Site	Maintenance Site	17.96	\$199,500.00
843	Marathon Maintenance Site	Maintenance Site	Maintenance Site	2.07	\$17,000.00





GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
840	Marfa Maintenance Site	Maintenance Site	Maintenance Site	3.35	\$145,000.00
1067	Marlin Maintenance Site	Maintenance Site	Maintenance Site	6.00	\$130,000.00
2393	Marshall Maintenance Site (Proposed)	Materials Storage	Proposed Maintenance Site	18.08	\$625,200.00
982	Mason Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$263,500.00
818	Matador Maintenance Site	Maintenance Site	Maintenance Site	7.00	\$94,000.00
1131	McCamey Maintenance Site	Maintenance Facility	Maintenance Facility	6.00	\$91,000.00
908	McKinney Maintenance Site	Maintenance Site	Maintenance Site	14.48	\$725,000.00
813	Memphis Maintenance Site	Maintenance Site	Maintenance Site	6.33	\$104,000.00
1096	Menard Maintenance Sub-Section Site	Maintenance Sub-Section Site	Maintenance Sub-Section Site	5.62	\$102,000.00
1063	Meridian Maintenance Site	Maintenance Site	Maintenance Site	6.00	\$165,000.00
2257	Mertzou Maintenance Site	Maintenance Facility	Maintenance Facility	5.00	\$36,000.00
1070	Mexia Maintenance Site	Maintenance Site	Maintenance Site	6.71	\$120,000.00
1169	Miami Maintenance Site	Maintenance Site	Maintenance Site	4.05	\$56,000.00
1123	Midland Maintenance Site	Maintenance Facility	Maintenance Facility	8.98	\$388,000.00
1989	Mineola Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$417,000.00
1199	Mineral Wells Maintenance Site	Maintenance Site	Maintenance Site	8.00	\$227,000.00
859	Mission Maintenance Site	Maintenance Site	Maintenance Site	6.55	\$390,000.00
1126	Monahans Maintenance Site	Maintenance Site	Maintenance Site	6.65	\$113,000.00
1943	Morton Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$144,000.00
892	Mount Pleasant Maintenance Site	Maintenance Site	Maintenance Site	19.60	\$380,000.00
1942	Mount Vernon Maintenance Site	Maintenance Site	Maintenance Site	15.68	\$490,000.00
1137	Muleshoe Maintenance Site	Maintenance Site	Maintenance Site	5.00	\$96,000.00
820	Munday Maintenance Site	Maintenance Site	Maintenance Site	5.07	\$73,000.00
1034	Nacogdoches Maintenance Site	Maintenance Facility	Maintenance Facility	10.00	\$446,000.00
928	Navasota Maintenance Site	Maintenance Site	Maintenance Site	10.83	\$135,000.00
894	New Boston Maintenance Site	Maintenance Site	Maintenance Site	10.75	\$250,000.00
2497	New Braunfels Area Engineer / Maintenance Site	Vacant	Commercial Development	13.50	\$840,000.00
971	New Braunfels Maintenance Site	Engineers/ Maintenance Office	Light Industrial	7.16	\$830,000.00
881	Newton Maintenance Site	Maintenance Site	Maintenance Site	5.84	\$114,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1183	Nocona Maintenance Site	Maintenance Site	Maintenance Site or Industrial Development	6.02	\$109,000.00
1947	Northwest Travis Maintenance Site Cedar Park	Maintenance Site	Light Industrial Development	12.30	\$691,000.00
1127	Odessa District 6 Headquarters	District Headquarters	District Headquarters	25.99	\$2,850,000.00
1185	Olney Maintenance Site	Maintenance Site	Maintenance Site	5.28	\$88,000.00
2256	Orange Maintenance Site	Maintenance Site	Maintenance Site	9.76	\$450,875.00
1108	Ozona Maintenance Site	Maintenance Site	Maintenance Site	9.95	\$148,000.00
815	Paducah Maintenance Site	Maintenance Site	Maintenance Site	5.24	\$34,000.00
2504	Palestine Maintenance Site	Maintenance Site	Maintenance Site	4.40	\$247,200.00
2496	Palestine Maintenance Site (Proposed)	Vacant/Material Storage Yard	Commercial/Industrial Development	15.64	\$164,200.00
1174	Panhandle Maintenance Site	Maintenance Site	Maintenance Site	7.98	\$105,000.00
809	Paris District Headquarters	District Headquarters	District Headquarters	16.65	\$285,000.00
1211	Paris Maintenance Site	Maintenance Site	Light Industrial	25.55	\$615,000.00
968	Pearsall Maintenance Site	Maintenance Facility	Office/Maintenance Facility	9.80	\$130,000.00
1136	Pecos Maintenance Site	Maintenance Site	Maintenance Site	3.59	\$68,000.00
1134	Pecos Storage Site	Storage Site	Interim Use as a Storage Site	2.78	\$2,800.00
2428	Pecos Maintenance Site (Proposed)	Vacant	Commercial Industrial Development	15.57	\$23,000.00
1168	Perryton Maintenance Site	Maintenance Site	Maintenance Site	4.95	\$275,000.00
862	Pharr District Headquarters	District Headquarters	District Headquarters or Industrial/Commercial Development	25.63	\$5,211,000.00
872	Pharr Maintenance Site	Maintenance Site	Maintenance Site	6.11	\$800,000.00
846	Pine Spring Maintenance Site	Maintenance Facility	Maintenance Facility	5.93	\$219,000.00
1147	Plains Maintenance Site	Maintenance Site	Maintenance Site	5.01	\$82,000.00
1139	Plainview Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$144,000.00
948	Pleasanton Maintenance Site	Maintenance Site	Maintenance Site	9.47	\$277,000.00
878	Port Arthur Maintenance Site	Maintenance Site	Maintenance Site	10.65	\$430,225.00
999	Port Lavaca Maintenance Site	Maintenance Site	Maintenance Site	8.48	\$300,000.00
1155	Post Maintenance & Regional Warehouse	Maintenance Site	Maintenance Site	16.40	\$253,000.00
838	Presidio Maintenance Site	Maintenance Site	Maintenance Site	2.76	\$39,000.00
826	Quanah Maintenance Site	Maintenance Site	Maintenance Site	5.75	\$135,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1156	Ralls Maintenance Site	Maintenance Site	Commercial/Light Industrial	3.44	\$65,000.00
871	Raymondville Maintenance Site	Maintenance Site	Maintenance Site	6.14	\$240,000.00
943	Refugio Maintenance Site	Maintenance Site	Maintenance Site	3.57	\$110,000.00
866	Rio Grande City Maintenance Site	Maintenance Site	Commercial Development	3.78	\$1,100,000.00
1098	Robert Lee Maintenance Site	Maintenance Site	Maintenance Site	8.00	\$118,000.00
936	Robstown Maintenance Site	Maintenance Site	Maintenance Site	9.63	\$175,000.00
1078	Roby Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$78,500.00
1944	Rockport Maintenance Site	Maintenance Facility	Maintenance Facility	10.10	\$500,000.00
1099	Rocksprings Maintenance Site	Maintenance Facility	Maintenance Facility	4.94	\$104,000.00
904	Rockwall Maintenance Site	Maintenance Site	Speculative Commercial Investment	5.0	\$1,494,000.00
1023	Rosenberg Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$316,000.00
1052	Rusk Maintenance Site	Maintenance Site	Maintenance Site	5.32	\$159,750.00
1198	Saginaw Maintenance Site	Maintenance Site	Industrial/Residential Development	8.00	\$454,080.00
1109	San Angelo District Headquarters	District Headquarters	District Headquarters	31.94	\$2,200,000.00
1111	San Angelo Maintenance Site	Maintenance Facility	Maintenance Facility	10.50	\$301,000.00
965	San Antonio District HQ	District Headquarters	Retail Development	31.95	\$14,920,000.00
949	San Antonio Northeast Maintenance Site	Maintenance Site	Light Industrial	14.25	\$600,000.00
2298	San Antonio Southeast Lp 410 Maintenance Site	Maintenance Site	Light Industrial	18.64	\$1,693,000.00
953	San Antonio Southwest Maintenance Site	Maintenance Site	Light Industrial	10.73	\$388,000.00
961	San Antonio Storage Maintenance Site	Maintenance/Storage Site	Maintenance / Storage Site	6.00	\$92,000.00
1033	San Augustine Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$400,000.00
867	San Benito Maintenance Site	Maintenance Site	Maintenance Site	12.13	\$870,000.00
868	San Isidro Maintenance Site	Maintenance Site	Maintenance Site	2.00	\$25,000.00
987	San Marcos Maintenance Site	Maintenance Site	Maintenance Site	11.69	\$230,000.00
855	San Saba Maintenance Site	Maintenance Site	Maintenance Site	6.00	\$215,000.00
1130	Sanderson Maintenance Site	Maintenance Site	Maintenance Site	9.35	\$101,000.00
1009	Schulenburg Maintenance Site	Maintenance Sub-Section Site	Maintenance Sub-Section Site	0.92	\$18,200.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
964	Seguin Maintenance Site	Area Office	Area Office	23.88	\$1,386,000.00
1145	Seminole Maintenance Site	Maintenance Site	Maintenance Site	8.53	\$102,000.00
807	Seymour Maintenance Site	Maintenance Site	Maintenance Site	5.10	\$35,000.00
2360	Shamrock Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$316,000.00
1043	Shepherd Maintenance Site	Maintenance Site	Maintenance Site	12.47	\$120,000.00
2502	Sherman Engineering and Maintenance Site	Proposed Maintenance Facility	Maintenance Facility	24.05	\$1,840,000.00
1946	Sierra Blanca Maintenance Site	Maintenance Facility	Maintenance Facility	10.00	\$145,000.00
883	Silsbee Maintenance Site	Area Engineer's Office	Area Engineer's Office	5.21	\$54,300.00
817	Silverton Maintenance Site	Maintenance Site	Maintenance Site	5.40	\$26,000.00
2150	Sinton Maintenance Site	Maintenance Facility	Maintenance Facility	18.20	\$300,000.00
1079	Snyder Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$176,000.00
1117	Sonora Maintenance Site	Maintenance Facility	Maintenance Facility	7.96	\$213,000.00
1129	Stanton Maintenance Site	Maintenance Facility	Maintenance Facility	6.00	\$118,000.00
2220	Stephenville Maintenance Site	Maintenance Site	Maintenance Site	14.03	\$400,000.00
1112	Sterling City Maintenance Site	Maintenance Site	Maintenance Site	5.00	\$74,000.00
876	Stowell Storage Site	Material Storage	Material Storage	5.00	\$40,000.00
1167	Stratford Maintenance Site	Maintenance Site	Maintenance Site	5.00	\$100,000.00
2464	Sugar Land Special Jobs Site	Special Jobs Site	Commercial Development	19.85	\$1,399,000.00
2088	Sulphur Springs Maintenance Site	Maintenance Site	Maintenance Site	15.00	\$600,000.00
1080	Sweetwater Maintenance Site	Maintenance Site	Maintenance Site	9.84	\$154,000.00
1138	Tahoka Maintenance Site	Maintenance Site	Maintenance Site	7.97	\$90,000.00
991	Taylor Maintenance Site	Maintenance Site	Maintenance Site	10.14	\$590,000.00
1064	Temple Signal / Sign Shop	Signal / Sign Shop	Industrial / Commercial	6.0	\$200,000.00
831	Terlingua Maintenance Site	Maintenance Site	Industrial Development	7.84	\$93,000.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
1945	Terrell Material Storage Site	Material Storage Yard	Future Development	12.00	\$72,000.00
895	Texarkana Maintenance Site	Maintenance Site	Light Industrial	11.12	\$646,000.00
1188	Throckmorton Maintenance Site	Maintenance Site	Maintenance Site	8.17	\$510,000.00
963	Tilden Maintenance Site	Maintenance Site	Maintenance Site	6.00	\$68,500.00
1041	Timpson Maintenance Site	Maintenance Facility	Maintenance Facility	3.00	\$20,800.00
1951	Tulia Maintenance Site	Maintenance Site	Maintenance Site	10.00	\$143,000.00
1053	Tyler District Headquarters	District Headquarters	District Headquarters	14.71	\$2,440,000.00
1055	Tyler Maintenance Site	Maintenance Site	Maintenance Site	8.00	\$155,000.00
2392	Tyler Maintenance Site Noonday	Maintenance Site	Maintenance Site	50.19	\$775,000.00
978	Uvalde Maintenance Site	Maintenance Facility	Maintenance Facility	12.03	\$334,000.00
835	Van Horn Maintenance Site	Maintenance Site	Maintenance Site	5.99	\$96,000.00
1180	Vega Maintenance Site	Maintenance Site	Maintenance Site	2.75	\$160,000.00
1190	Vernon Maintenance Site	State Park	State Park / Residential Development	6.89	\$143,000.00
2225	Victoria Maintenance Site	Maintenance Site	Maintenance Site	12.50	\$810,000.00
1073	Waco District Headquarters	District Headquarters	District Headquarters	16.40	\$1,450,000.00
1065	Waco Maintenance Site	Maintenance Site	Maintenance Site	5.91	\$300,000.00
1069	Waco Maintenance Site Site	Maintenance Site	Industrial Development	7.07	\$1,200,000.00
905	Waxahachie Maintenance Site	Maintenance Site	Maintenance Site	7.37	\$410,000.00
915	Waxahachie Maintenance Site	Leased to DPS for a Temporary Drivers License Office	Maintenance Site / Temporary License Office DPS	2.50	\$22,000.00
1203	Weatherford Maintenance Site	Maintenance Site	Maintenance Site	11.67	\$831,000.00
821	Wellington Maintenance Site	Maintenance Site	Maintenance Site	5.14	\$76,000.00
997	Wharton Maintenance Site	Maintenance Facility	Maintenance Facility	9.00	\$400,000.00
1004	Wharton Material Storage Site	Material Storage Yard	Material Storage Yard	3.90	\$11,700.00



GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
822	Wheeler Maintenance Site	Maintenance Site	Maintenance Site	2.07	\$22,000.00
1212	Whitesboro Maintenance SubSite	Maintenance Site	Maintenance Site	3.50	\$43,500.00
1184	Wichita Falls District Headquarters	District Headquarters	District Headquarters	31.62	\$2,700,000.00
2339	Wichita Falls Maintenance Site	Maintenance Facility	Maintenance Facility	10.84	\$750,000.00
887	Woodville Maintenance Site	Maintenance Site	Maintenance Site	4.84	\$100,000.00
1006	Yoakum District Headquarters	District Headquarters	District Headquarters	18.31	\$2,200,000.00
1003	Yoakum Maintenance Site	Maintenance Storage Site	Maintenance Storage Site	1.93	\$24,000.00
864	Zapata Maintenance Site	Maintenance Site	Maintenance Site	3.52	\$230,000.00
1045	Zavala Maintenance Site	Maintenance Site	Maintenance Site	1.85	\$12,000.00
<b>Total:</b>				<b>3,815.34</b>	<b>\$302,708,330.00</b>

PROPERTIES  
RECOMMENDED FOR  
SALE OR LEASE

GLO ID#: 747

## Austin State School Annex - Bull Creek Rd

### Location:

4305 Bull Creek Rd, Austin, Travis County, Texas

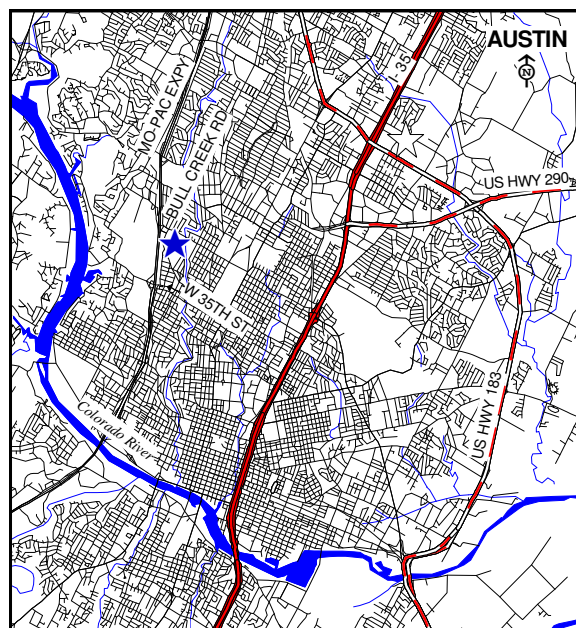
### Legal Description:

Volume 76 Page 225 Travis County Deed Records

### Encumbrances

#### Physical:

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



Location Map

<b>Appraisal Date:</b> ..3/28/2007	<b>Acres:</b> .....29.5	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 38,749 sq. ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....49	<b>FAR:</b> ... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$14,160,000	
<b>Frontage:</b> .....Bull Creek Rd		<b>Total Market Value:</b> ..... \$14,160,000	
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Residential, Commercial			
<b>Current Use:</b> .....Maintenance Site			
<b>Highest and Best Use:</b> .....Residential Subdivision Development			
<b>Agency Projected Use:</b> .....Maintenance Site			



### **Analysis**

The Texas Department of Transportation utilizes this tract as a warehouse, motor pool, laboratory and research facility. This 29.5 acre tract is located along Bull Creek Rd inside Loop 1 (Mopac) in central Austin. The building improvements add no value to the whole and the site was appraised as vacant. Surrounding land uses are high-end residential sites and some commercial sites. Across Bull Creek Rd is a mixture of small suburban offices, condominiums and single-family residences. The tract is not in a flood-designated area.

This site has desirable physical characteristics that could accommodate various types of development. The highest and best use for the tract, as determined by the appraisal, is for single-family residential development. The GLO has received numerous inquiries related to the potential availability of the site for development.

GLO included the entire site on the 2005 Governor's Report and was not disapproved. TxDOT has now completed their Cedar Park campus. That appraisal indicates there is ample room for expansion. GLO feels that TxDOT should now sell the Annex and relocate the operation to the Cedar Park campus.

#### **GLO Recommendation:**

Sell and relocate the operation to the Cedar Park Campus.

#### **Agency Comments:**

*Site Map*



GLO ID#: 1119

## Barnhart (Irion) Maintenance Site

### Location:

US 67 East, Barnhart, Irion County, Texas

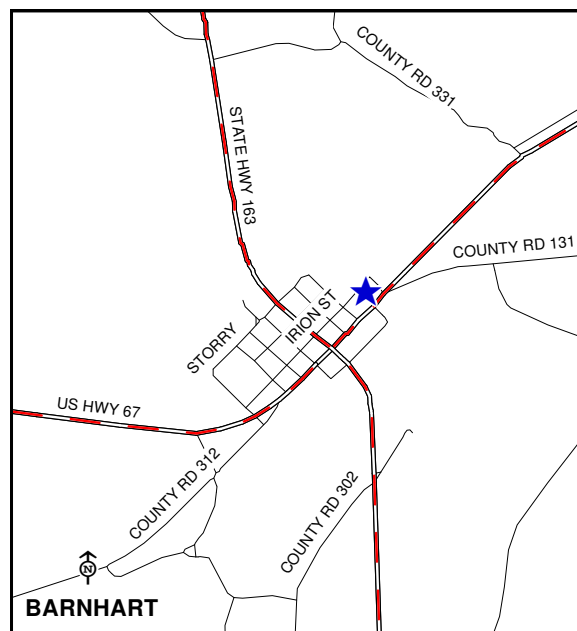
### Legal Description:

Volume 28 Page 422 Irion County Deed Records

### Encumbrances

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ..4/25/2007	<b>Acres:</b> .....6.38	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 10,429 sq. ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ... 0.03	<b>Building Value:</b> ..... \$43,600
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> .....	\$6,400
<b>Frontage:</b> .....US 67 East		<b>Total Market Value:</b> .....	\$50,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Native Land		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

**Analysis**

This site in Barnhart is vacant and unused. The site is improved with three buildings that are falling into disrepair, and impervious cover. The tract was cleaned up, buildings painted, and minor repairs were made to the improvements, but there is much deferred maintenance still required. Surrounding land uses include home sites, vacant and rangeland.

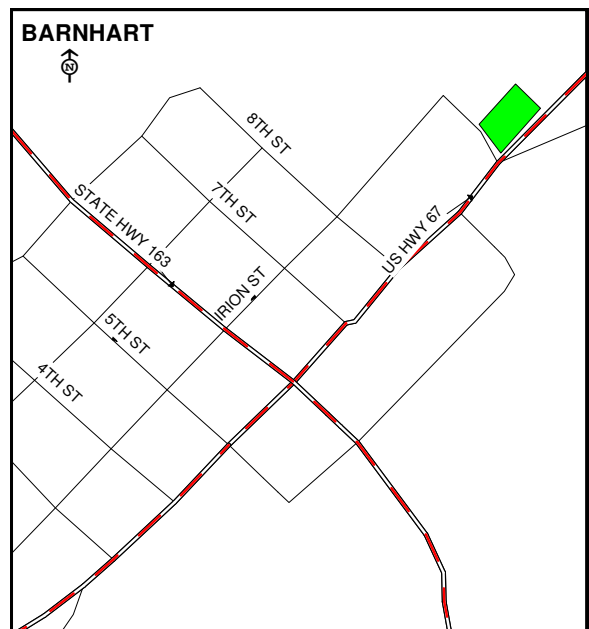
The appraisal indicates highest and best use is industrial development. Barnhart is a small rural community. The major source of income is ranching and the oil and gas industry. GLO feels the site is unused/underutilized and should be sold.

**GLO Recommendation:**

TxDOT should sell this unused site.

**Agency Comments:**

*Site Map*



GLO ID#: 1059

## Canton Maintenance Site

### Location:

SH 64, Canton, Van Zandt County, Texas

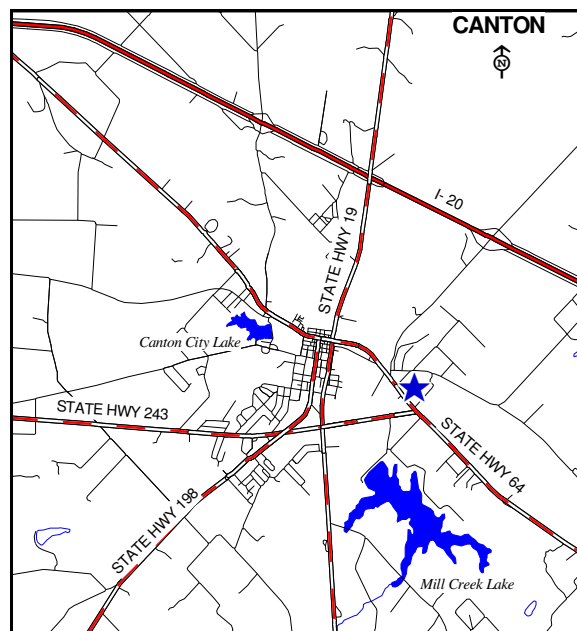
### Legal Description:

Volume 269 Page 194 Van Zandt County Deed Records

### Encumbrances

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ..1/18/2007	<b>Acres:</b> .....4	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 13,625 sq. ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....2	<b>FAR:</b> .. 0.08	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....		\$245,000
<b>Frontage:</b> .....SH 64	<b>Total Market Value:</b> .....		\$245,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Speculative Commercial Investment		
<b>Agency Projected Use:</b> .....	Materials Storage		

**Analysis**

Currently, this site one mile southeast of Canton, is vacant. The Texas Department of Transportation is using the site for materials storage. It is improved with five buildings, asphalt paving, fencing, and security lighting. Surrounding land uses include residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

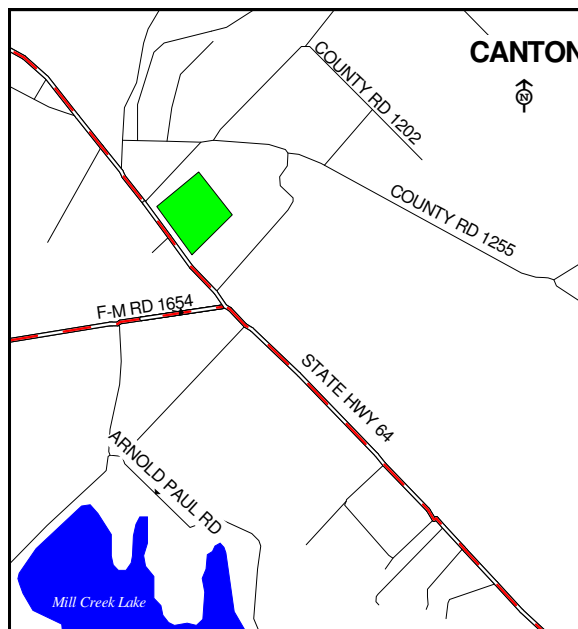
The appraisal indicates the highest and best use for this site is speculative commercial investment. The Canton real estate market is active along SH 64 and the economy is helped by revenue generated by "First Monday Trade Days" antiques trading. There are many small shops, restaurants and hotels. This site is about two miles east of the "First Monday" event grounds. The GLO feels this site is underutilized and should be sold or leased.

**GLO Recommendation:**

GLO recommends this vacant site be sold or leased.

**Agency Comments:**

*Site Map*



GLO ID#: 918

## Farmersville Storage Site

### Location:

SH 78, Farmersville, Collin County, Texas

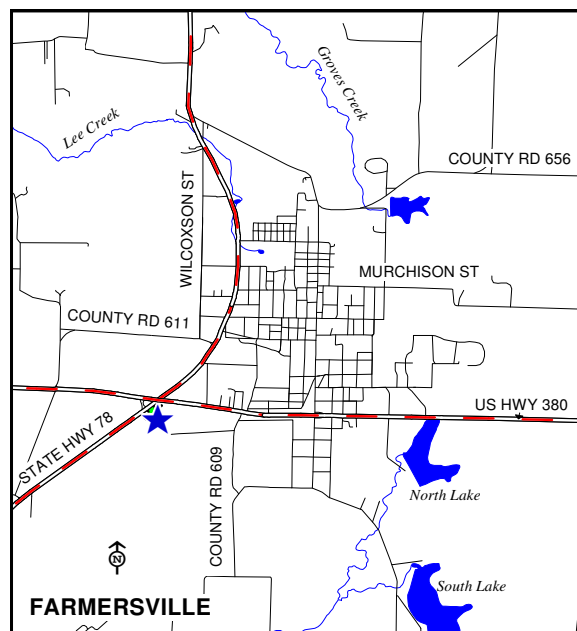
### Legal Description:

Volume 561 Page 1 Collin County Deed Records

### Encumbrances

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ..8/29/2006	<b>Acres:</b> .....0.5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 1,271 sq. ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....89	<b>FAR:</b> ... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> .....	\$66,000
<b>Frontage:</b> .....SH 78		<b>Total Market Value:</b> .....	\$66,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

## Texas Department of Transportation

### Texas General Land Office

#### Analysis

The Texas Department of Transportation maintains this site for an alternate use as a highway material storage site. Presently it is not being utilized. It is located one mile west of the downtown area on SH 78. It is improved with one building which is being used as a warehouse and has suffered physical deterioration. The building is considered in poor condition and adds no value to the land. Surrounding land use is primarily commercial and residential.

The appraisal indicates the highest and best use would be for commercial development. Farmersville is a rural area but is growing since the north Dallas suburbs of Plano and McKinney are growing in that direction. Residential building is occurring in Farmersville. The subject is east of the growth pattern but the location on SH 78 should enhance its future value. GLO feels a more intensive use for this site would be appropriate and recommends sale.

#### GLO Recommendation:

GLO recommends sale of this underutilized site.

#### Agency Comments:

Site Map



GLO ID#: 1217

## Greenville Maintenance Site

### Location:

SH 69 East, Greenville, Hunt County, Texas

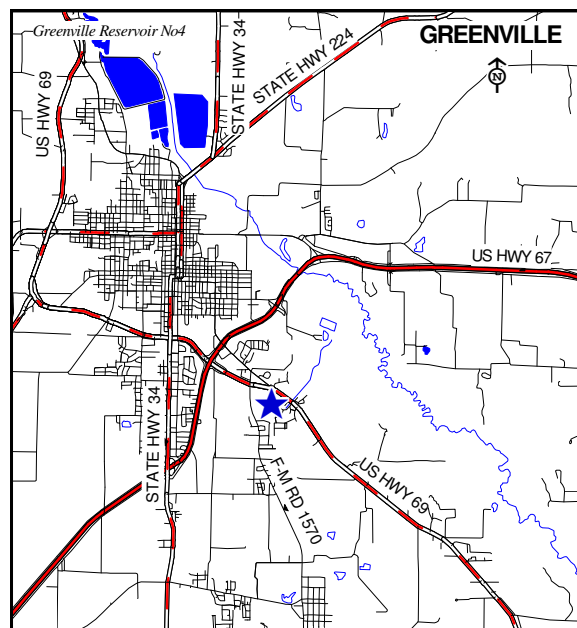
### Legal Description:

Volume 579 Page 240 Hunt County Deed Records

### Encumbrances

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ..1/12/2007	<b>Acres:</b> .....7.08	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 13,448 sq. ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....2	<b>FAR:</b> ... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Special	<b>Land Value:</b> .....		\$269,000
<b>Frontage:</b> .....SH 69 East	<b>Total Market Value:</b> .....		\$269,000
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water			
<b>Surrounding Uses:</b> .....Residential, Commercial, Vacant, Governmental			
<b>Current Use:</b> .....Vacant			
<b>Highest and Best Use:</b> .....Speculative Commercial Investment			
<b>Agency Projected Use:</b> .....Maintenance Site/Materials Storage			



**Analysis**

The Texas Department of Transportation uses this site in Greenville as a materials storage site for the new Greenville site. Currently, the site is vacant. It is located on Hwy 69 East, about three miles southeast of the downtown area. It is improved with seven structures, fencing and asphalt pavement. Surrounding land uses include governmental, residential commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

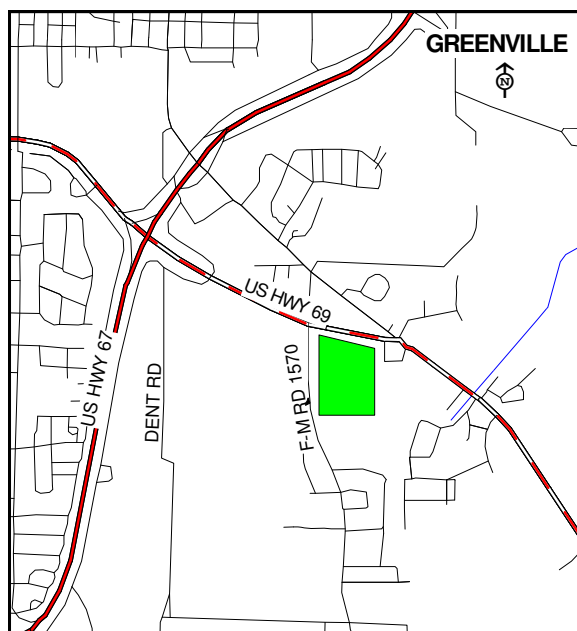
The appraisal indicates the highest and best use is for speculative commercial investment. Current market conditions in Greenville are stable with the main growth along Wesley St also known as SH 34. GLO recommends sale of this site since it is only used for materials storage.

**GLO Recommendation:**

GLO recommends sale of this underutilized site.

**Agency Comments:**

*Site Map*



GLO ID#: 1051

## Quitman Maintenance Site

### Location:

SH 154 East, Quitman, Wood County, Texas

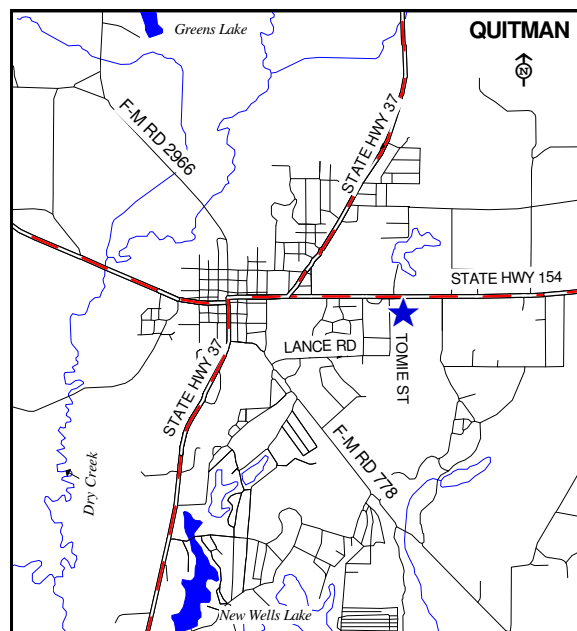
### Legal Description:

Volume 210 Page 196 Wood County Deed Records

### Encumbrances

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 11/15/2006	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 7,814 sq. ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....5	<b>FAR:</b> ... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Commercial	<b>Land Value:</b> .....		\$180,000
<b>Frontage:</b> .....SH 154 East	<b>Total Market Value:</b> .....		\$180,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Residential, Woodlands		
<b>Current Use:</b> .....	Material Storage Yard		
<b>Highest and Best Use:</b> .....	Commercial or Future Speculative Investment		
<b>Agency Projected Use:</b> .....	Material Storage Yard		

## Texas Department of Transportation

### Texas General Land Office

#### Analysis

The Texas Department of Transportation uses this site in east Quitman as a materials storage yard for the Mineola maintenance site at this time. It is currently vacant. Located on SH 154, two miles east of downtown Quitman, it is improved with one building, asphalt surfacing and fencing. Surrounding land uses include commercial, vacant land, woodlands and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

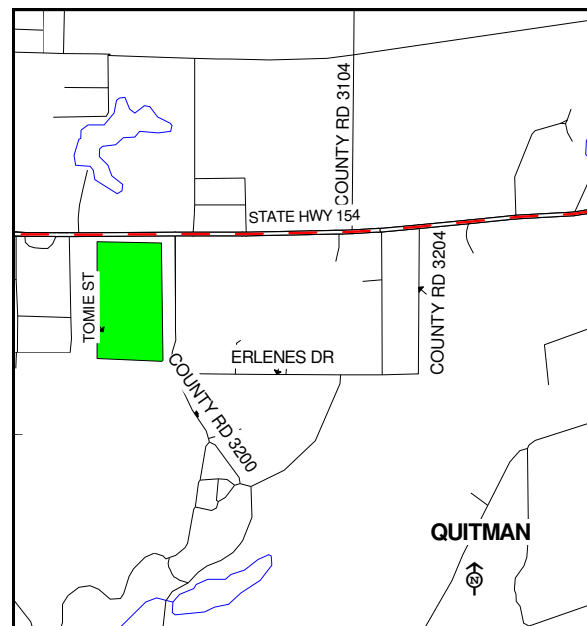
The appraisal indicates the highest and best use is for commercial or speculative investment utilizing the existing improvements. Quitman is located in east Texas. The site is on a major thoroughfare through Wood County. Commercial development is occurring in the area of the subject. The GLO feels a more intense use for this site is needed. If TxDOT no longer needs the site it should be sold.

#### GLO Recommendation:

GLO feels this site is underutilized and should be sold.

#### Agency Comments:

Site Map



GLO ID#: 1216

## Sherman Maintenance Site

### Location:

3711 South Sam Rayburn Pkwy, Sherman,  
Grayson County, Texas

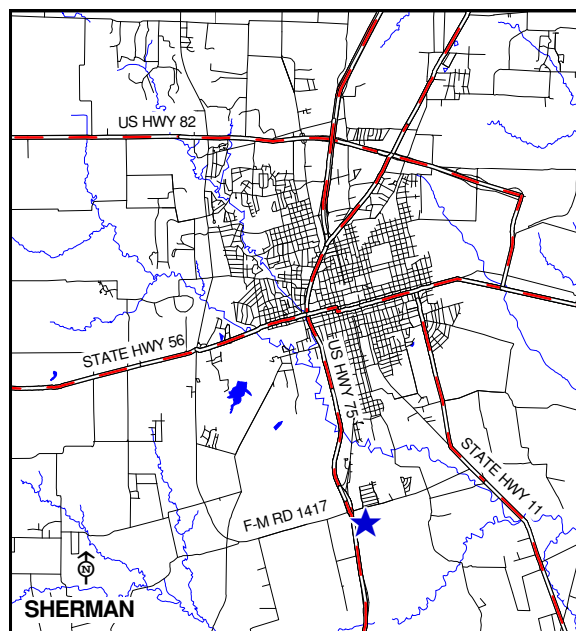
### Legal Description:

Vol 935 Pg 431 Vol 926 Pg 231 Grayson County Deed  
Records

### Encumbrances

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ..7/20/2006	<b>Acres:</b> .....7.63	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,098 sq. ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....62	<b>FAR:</b> ... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> .....	\$400,000
<b>Frontage:</b> .....South Sam Rayburn Pkwy		<b>Total Market Value:</b> .....	\$400,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Vacate When New Maintenance Site is Constructed		

**Analysis**

The Texas Department of Transportation uses this site south of Sherman as a maintenance and storage facility. It is located on the South Sam Rayburn Parkway. It is improved with one building which adds value to the site. There are other buildings but they are not considered contributory. Surrounding land uses are vacant, industrial and commercial tracts. The site was appraised as a whole, buildings and land were not assigned separate values. The appraiser indicates TxDOT has purchased a new site in Sherman and will vacate this site when the new one is completed. GLO concurs with that decision.

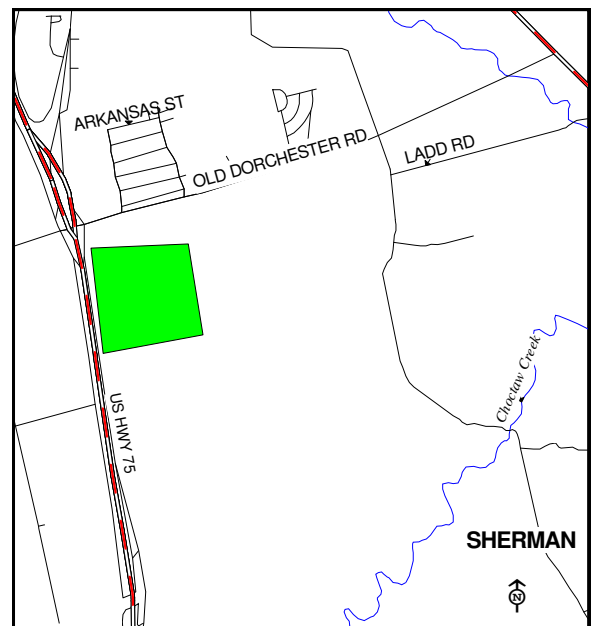
The appraisal indicates the highest and best use for this site would be for development either commercially or industrially to include the present use. Sherman is in east Texas just south of the Oklahoma border. The subject property is located in the Blalock Industrial Park.

**GLO Recommendation:**

GLO recommends sale or lease of the entire tract subject to the completion of the new Sherman site.

**Agency Comments:**

*Site Map*



GLO ID#: 1058

## Tyler South Maintenance Site

### Location:

SH 155 South, Tyler, Smith County, Texas

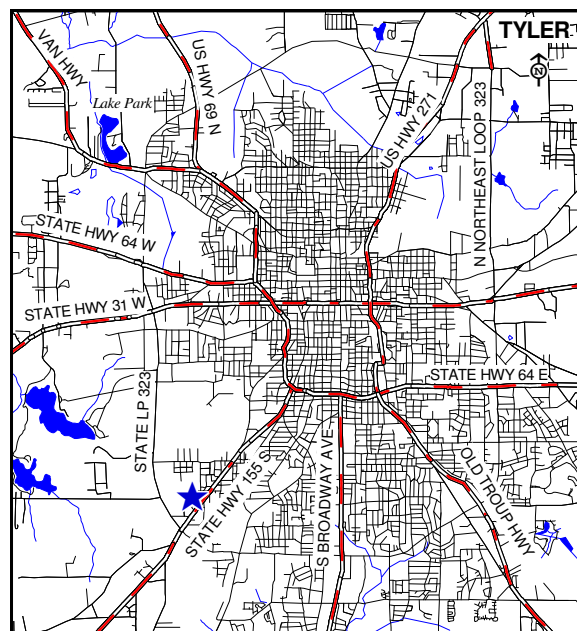
### Legal Description:

Volume 713 Page 445 Smith County Deed Records

### Encumbrances

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> 11/29/2006	<b>Acres:</b> .....3.95	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 4,000 sq. ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....6	<b>FAR:</b> ... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Residential	<b>Land Value:</b> .....		\$64,000
<b>Frontage:</b> .....SH 155 South	<b>Total Market Value:</b> .....		\$64,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Vacant		

**Analysis**

This site in south Tyler on SH 155 is vacant. Since the time of last reporting, the buildings have fallen into disrepair and suffer deterioration. Surrounding land uses include older residential sites to the north and west, a church to the south, and small businesses. The appraisal was performed as though the site was vacant with the buildings adding no contributory value.

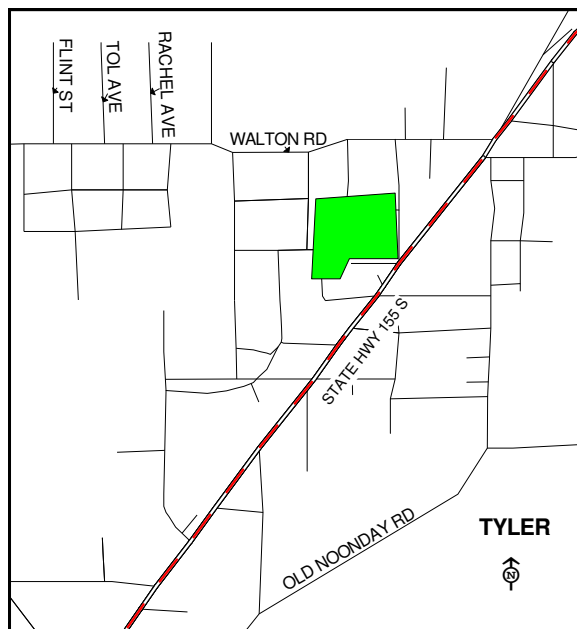
The appraisal indicates the highest and best use is for commercial development. The industrial sector is not concentrated in any particular sector of Tyler. Business, retail and residential growth are expanding to the south and southwest of the city. GLO recommends sale of this vacant and underutilized site. Obvious interested parties would include county/city maintenance departments.

**GLO Recommendation:**

GLO recommends sale of this vacant and unused site.

**Agency Comments:**

*Site Map*



**PROPERTIES  
RECOMMENDED TO BE  
RETAINED**



## Texas General Land Office

## Abilene District Headquarters

**Location:**

4250 North Clack St/FM 2404, Abilene, Taylor County, Texas

**Legal Description:**

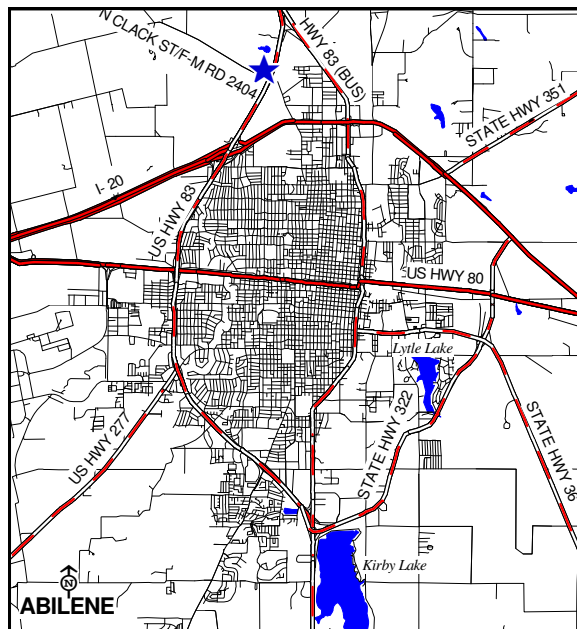
Volume 544 Page 58 Taylor County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/10/2007	<b>Acres:</b> .....32.66	<b>Bldgs.:</b> .....10	<b>Bldg. Area:</b> ..... 93,410 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....71	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....23%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Agriculture			<b>Land Value:</b> ..... \$1,700,000
<b>Frontage:</b> .....North Clack St/FM 2404			<b>Total Market Value:</b> ..... \$1,700,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Residential		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation currently uses this site as a district office headquarters. It is located in far northwest Abilene with frontage on North Clack St or FM 2404. It is improved with 10 buildings and infrastructure. Surrounding land use includes commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is consistent with the present use as a district headquarters and maintenance facility. This area of Abilene has experienced very little growth in the past few years. Most of the new development has been to the southwest. Activity near the subject tract is limited to commercial properties along Hwy 277 with scattered mobile homes and vacant land.

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

## Texas General Land Office

## Abilene Maintenance Site

**Location:**

1350 North Arnold Blvd., Abilene, Taylor County,  
Texas

**Legal Description:**

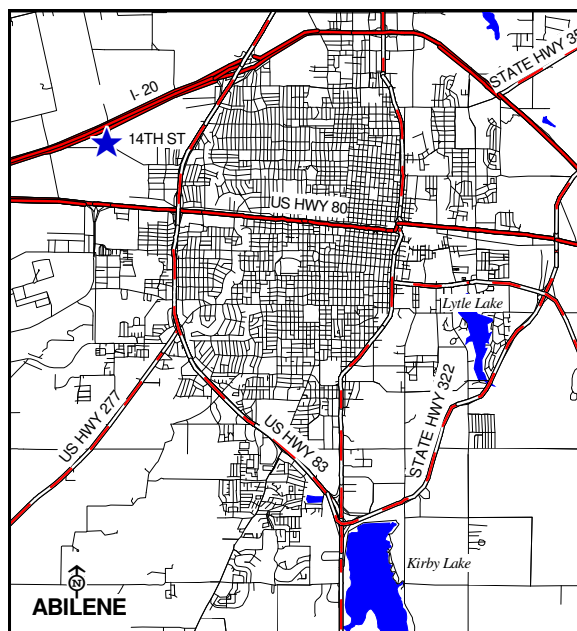
Vol 2483 Page 252 Taylor County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/21/2007	<b>Acres:</b> .....13.86	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 29,981 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....71	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$490,000
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$110,000
<b>Frontage:</b> .....North Arnold Blvd.			<b>Total Market Value:</b> ..... \$600,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

This maintenance site is located west of Abilene on the south side of North Arnold Blvd. Since the time of last reporting, three buildings have been constructed. Surrounding land use is vacant, agricultural and commercial.

The appraisal indicates the highest and best use is for a maintenance site. The subject is located in an area that is planning for industrial growth. The site is located west of Abilene's primary growth area and is within four miles of IH 20.

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

## Texas General Land Office

## Albany Maintenance Site

**Location:**

1200 North Gregg St (Hwy 283 North), Albany,  
Shackelford County, Texas

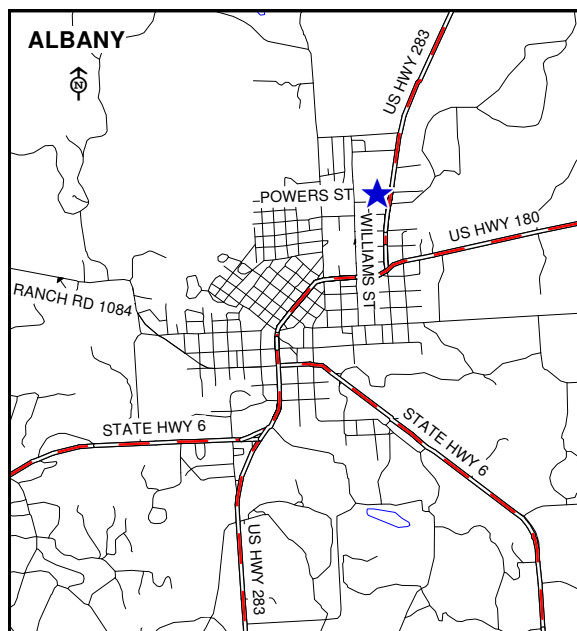
**Legal Description:**

Vol 229 Page 892 Shackelford County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...2/22/2007	<b>Acres:</b> .....10.73	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 12,082 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$205,000	
<b>Frontage:</b> .....North Gregg St (Hwy 283)		<b>Total Market Value:</b> ..... \$205,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in northeast Albany as a maintenance and storage facility. It is located on North Gregg St or Hwy 283 North. Improvements include two buildings, asphalt paving, parking, fencing and security lighting. Surrounding land uses are residential, industrial, cemetery property and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Albany is located in west central Texas about 35 miles northeast of Abilene. It is a small town supported by agriculture and commuters to Abilene.

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

## Texas General Land Office

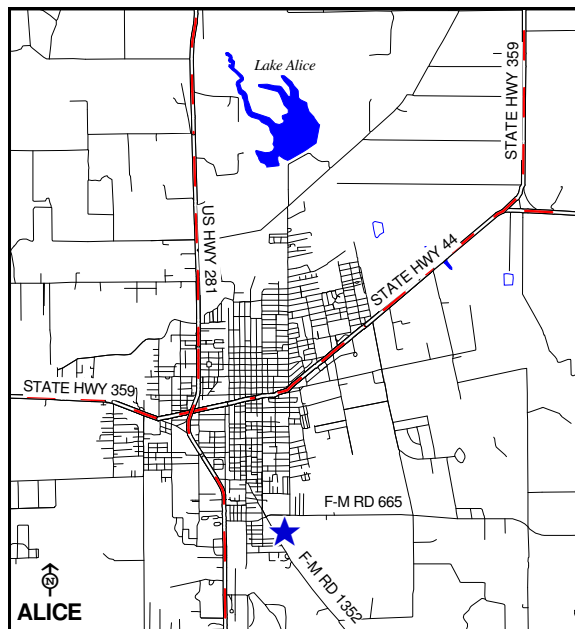
## Alice Maintenance Site

**Location:**

FM 1352, Alice, Jim Wells County, Texas

**Legal Description:**

Vol 132 Page 331 Jim Wells County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....4.82	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 10,886 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$195,000	
<b>Frontage:</b> .....FM 1352, FM 665		<b>Total Market Value:</b> ..... \$195,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site south of Alice as a maintenance and storage facility. It is located at the intersection of FM 665 and FM 1352 and is improved with five buildings. Surrounding land uses include vacant, industrial, commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. The City of Alice has been experiencing a slow market due to the downturn of the oil and gas industry. There are many vacant tracts available in the business area and in the outer parts of the city. There is very little new construction occurring. TxDOT has purchased land for a proposed maintenance site. If this existing site is no longer needed, GLO would recommend sale.

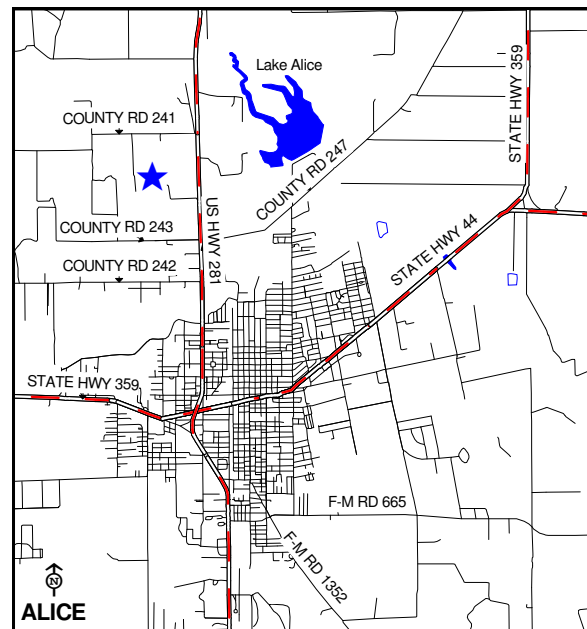
**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Alice Maintenance Site (Proposed)

**Location:**

North US 281 Bypass, Alice, Jim Wells County, Texas

**Legal Description:**Vol 775 Pg 395 Vol 740 Pg 610 Jim Wells County  
Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* None

Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....10.58	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$100,000		
<b>Frontage:</b> .....North US 281 Bypass	<b>Total Market Value:</b> ..... \$100,000		
<b>Utilities:</b> .....	.....None		
<b>Surrounding Uses:</b> .....	.....Vacant		
<b>Current Use:</b> .....	.....Vacant		
<b>Highest and Best Use:</b> .....	.....Office/Industrial Development		
<b>Agency Projected Use:</b> .....	.....Proposed Maintenance Site		

This is a relatively new site purchased by the TxDOT to be used as a maintenance site. It is located northwest of the city of Alice. At this time, utilities are not at the site, but will be provided by the city. No buildings presently exist. Surrounding land use is vacant. There are no zoning restrictions in place.

The appraisal indicates the highest and best use is to develop as commercial or industrial property. This is consistent with TxDOT plans for a maintenance site. While there is growth occurring in the city proper, the subject's area will remain vacant for some time. In the future, vacant land will be converted to residential and commercial tracts. If TxDOT has no plans to develop this site, it should be sold.

**Recommendation:** *Retain. If TxDOT has no plans to develop this site, it should be sold.*

## Texas General Land Office

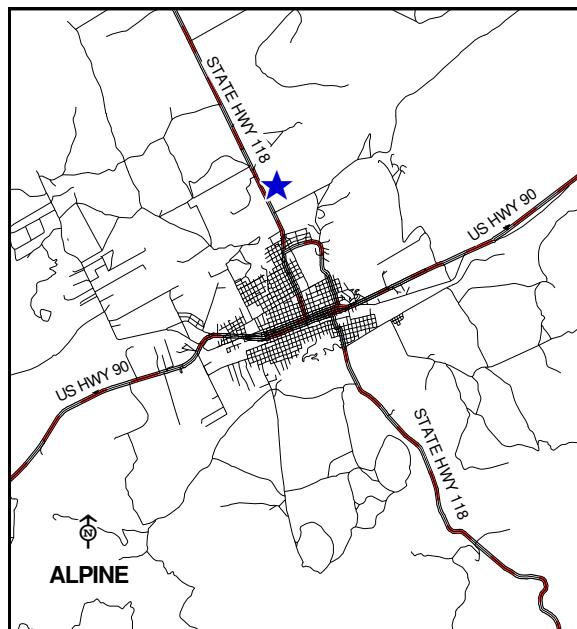
## Alpine Area Office

**Location:**

2400 North SH 118, Alpine, Brewster County, Texas

**Legal Description:**

Volume 171 Page 721 Brewster County Deed Records

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

Location Map

<b>Appraisal Date:</b> 12/18/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 15,004 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$300,000	
<b>Frontage:</b> .....North SH 118		<b>Total Market Value:</b> ..... \$300,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental, Rangeland, Commercial		
<b>Current Use:</b> .....	Area Office		
<b>Highest and Best Use:</b> .....	Area Office		
<b>Agency Projected Use:</b> .....	Area Office		

This Texas Department of Transportation area office is located in northern Alpine on SH 118 North. There are two buildings, asphalt surfacing and fencing. The surrounding land uses consist of commercial, a proposed county courthouse and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates as improved the highest and best use is congruent with the current use. As vacant, it could be developed as light industrial or commercial. The real estate market is active along the main artery of SH 67/SH 90 west and east. The subject's area has had little real estate activity.

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



## Texas General Land Office

Amarillo District Headquarters -  
Canyon Drive**Location:**

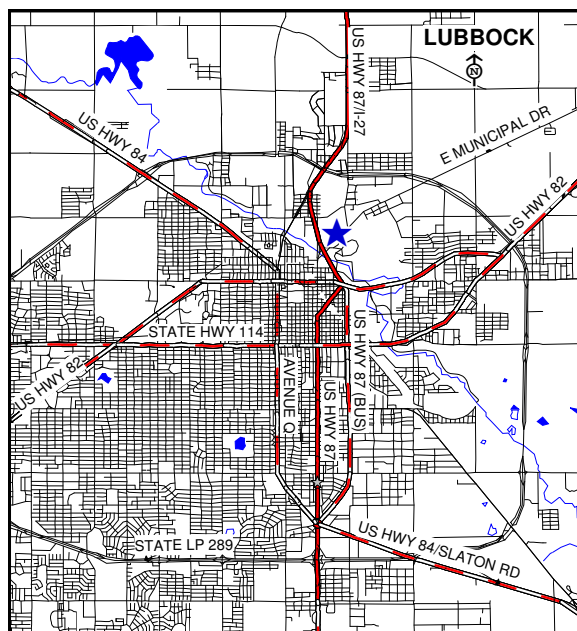
5715 Canyon Dr, Amarillo, Potter County, Texas

**Legal Description:**

Volume 238 Page 5941 Potter County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....1/5/2007	<b>Acres:</b> .....26.05	<b>Bldgs.:</b> .....9	<b>Bldg. Area:</b> ..... 83,879 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....87	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$1,800,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$1,000,000
<b>Frontage:</b> .....Canyon Dr			<b>Total Market Value:</b> ..... \$2,800,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site in south Amarillo as a district headquarters and vehicle equipment storage area. It is located on Canyon Dr/IH 27. It is improved with nine buildings, asphalt surfacing, landscaping and fencing. Surrounding land uses are vacant, residential, and commercial tracts.

The appraisal indicates the highest and best use is to continue in the present use. Amarillo is the primary economic hub and distribution center for the northern panhandle. The majority of the growth is occurring in the southwestern part of Amarillo. Residential growth has been stable and no changes are expected.

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

## Texas General Land Office

## Amarillo Maintenance Site - Loop 335

**Location:**

7700 North Loop 335 East, Amarillo, Potter County,  
Texas

**Legal Description:**

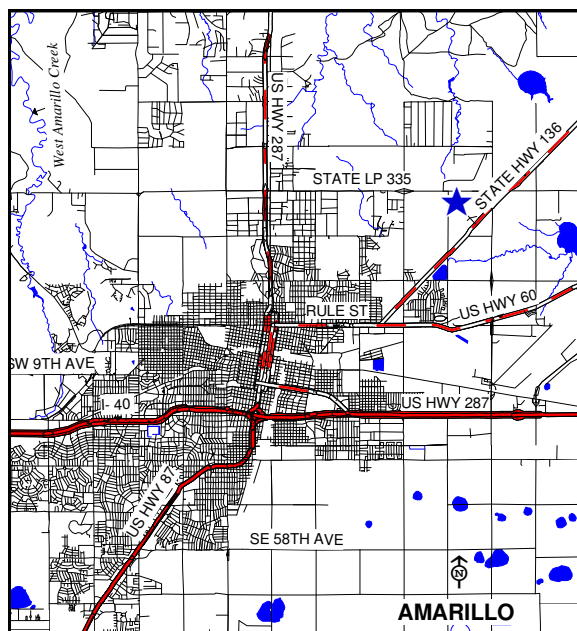
Volume 1852 Page 526 Potter County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....1/3/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 19,490 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....87	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$350,000	
<b>Frontage:</b> .....Loop 335		<b>Total Market Value:</b> ..... \$350,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site, northeast of Amarillo, as a maintenance and storage site. It is located inside Loop 335. There are three buildings, asphalt surfacing and fencing. Surrounding land use includes vacant, residential and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Amarillo is the primary economic hub and distribution center for the northern panhandle of Texas. The agricultural and petrochemical industries are predominant and the major source of income. Residential growth has been stable and some commercial growth has taken place in the subject area. Most of the commercial activity is in southwest Amarillo.

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



## Texas General Land Office

Amarillo Maintenance Site -  
Washington Street**Location:**

East side of Washington St, North of Loop 335,  
Amarillo, Randall County, Texas

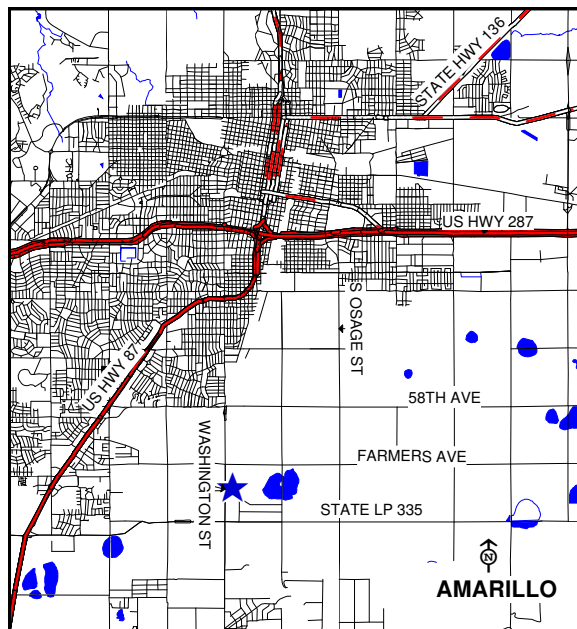
**Legal Description:**

Volume 1927 Page 398 Randall County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....1/4/2007	<b>Acres:</b> .....15	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 33,528 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....86	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$1,400,000	
<b>Frontage:</b> .....Washington St		<b>Total Market Value:</b> ..... \$1,400,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation purchased this site on Washington St in February, 1999. Since that time three new buildings have been erected, an office, wash bay and warehouse. This site is in the south part of the city inside Loop 335. Surrounding land uses include vacant, commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the proposed maintenance site is within the parameters of highest and best use. Amarillo has a stable economy but has enjoyed some population growth over the last 10 years. Moderate growth is expected in the future but no new major employers are expected to locate in the area at this time.

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

## Texas General Land Office

## Anahuac Maintenance Site

**Location:**

503 North Ross Sterling Ave, Anahuac, Chambers County, Texas

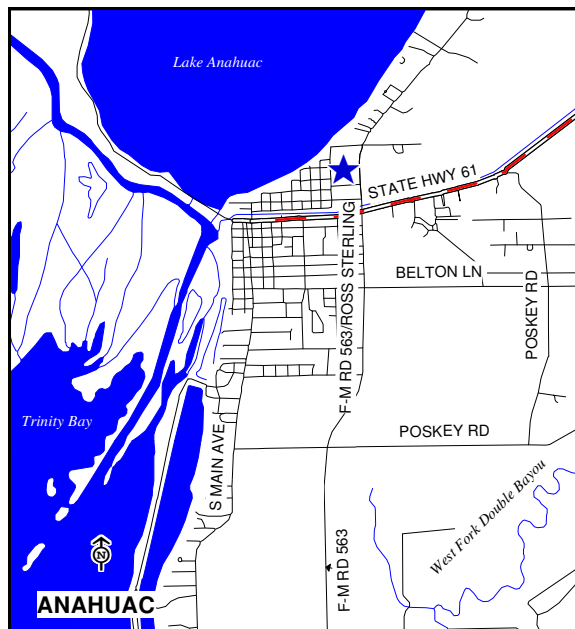
**Legal Description:**

Volume 111 Page 407 Chambers County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 11/28/2006	<b>Acres:</b> .....5.05	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 8,503 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....23	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$119,000	
<b>Frontage:</b> .....503 North Ross Sterling Ave		<b>Total Market Value:</b> ..... \$119,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site/Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance facility and storage area. It is located in the northern portion of Anahuac on North Ross Sterling Ave. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses are residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for light industrial development to include the present use. The subject is located 42 miles east of the Houston downtown business district in the town of Anahuac. Chambers County and Anahuac in particular have not seen the commercial building activity that is taking place in the Houston metro area.

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

## Texas General Land Office

## Andrews Maintenance Site

**Location:**

1000 South Main St, Andrews, Andrews County,  
Texas

**Legal Description:**

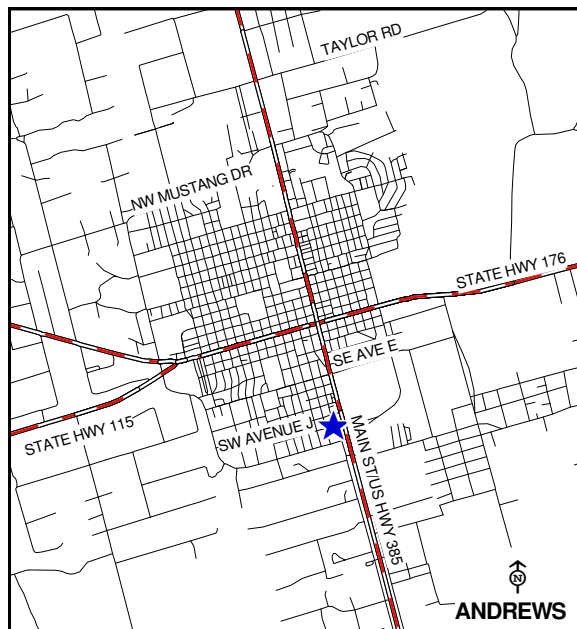
Volume 497 Page 591 Andrews County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...11/2/2006	<b>Acres:</b> .....4.8	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,288 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....81	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Civic		<b>Land Value:</b> ..... \$120,000	
<b>Frontage:</b> .....South Main St, Southwest Ave		<b>Total Market Value:</b> ..... \$120,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site as a maintenance site. It is located on the south side of Andrews within the city limits. It is improved with only one building considered to add contributory value, and surface parking. Surrounding land uses include commercial and residential properties. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. The site is located in an area of predominantly commercial/industrial development. New growth and development has been minimal in recent years with limited new construction in the immediate area. Growth trends are anticipated to remain slow.

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

## Texas General Land Office

## Angleton Maintenance Site

**Location:**

1025 East Orange St, Angleton, Brazoria County,  
Texas

**Legal Description:**

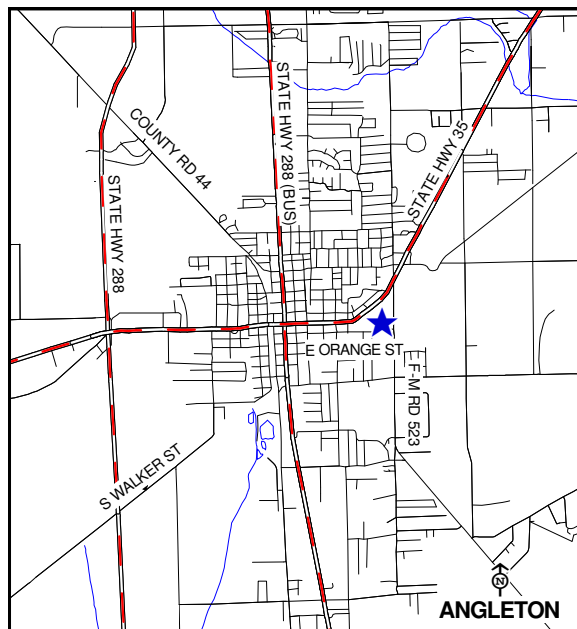
Volume 1194 Page 507 Brazoria County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 12/16/2006	<b>Acres:</b> .....11.01	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 14,965 sq.ft.
<b>Sen. Dist.:</b> .... 11	<b>Rep. Dist.:</b> .....25	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$359,000	
<b>Frontage:</b> .....East Orange St, FM 523		<b>Total Market Value:</b> ..... \$359,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located one mile east of the central business district of Angleton at the intersection of Orange St and FM 523. It is improved with six buildings. Site improvements consist of paved parking and fencing. Surrounding land uses are residential, agricultural and commercial tracts. The tract was appraised as a whole, land and buildings were not assigned separate values.

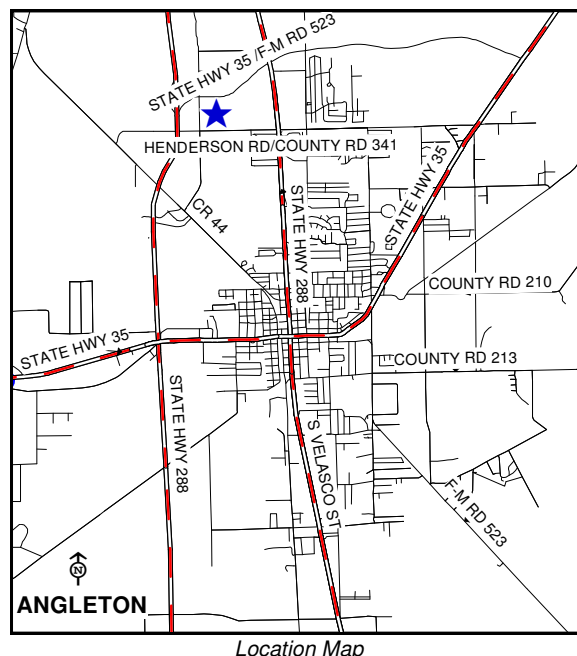
The appraisal indicates the highest and best use is consistent with the present use. The market has enjoyed an economic upturn and appears to be stable. TxDOT has purchased 15.49 acres in Angleton for a new maintenance facility. If this site is being replaced; TxDOT should sell this facility.

**Recommendation:** *Retain. If TxDOT plans to replace this site it should be disposed.*

## Texas General Land Office

Angleton Maintenance Site  
(Proposed)**Location:**

FM 523, Angleton, Brazoria County, Texas

**Legal Description:**Book 01-017446 Official Record of Brazoria County  
Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> 12/13/2006	<b>Acres:</b> .....15.49	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> .....25	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....		\$235,000
<b>Frontage:</b> .....FM 523, CR 341	<b>Total Market Value:</b> .....		\$235,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Agricultural, Residential, Commercial		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation purchased this site in March 2001 for the Angleton maintenance site. It is located just outside the city limits north of Angleton and is in a 100-year flood plain. Presently no buildings have been constructed and it is in a native state. Surrounding land use is vacant, residential, commercial and agricultural tracts.

The appraisal indicates the highest and best use would be for a commercial or light industrial use to include a maintenance site. Brazoria's economy is petrochemical, fishing and agricultural products. Some new technology firms have opened in the Angleton area.

If TxDOT has no plans to develop this site, GLO would recommend the property be sold.

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

## Texas General Land Office

## Anson Maintenance Site

**Location:**

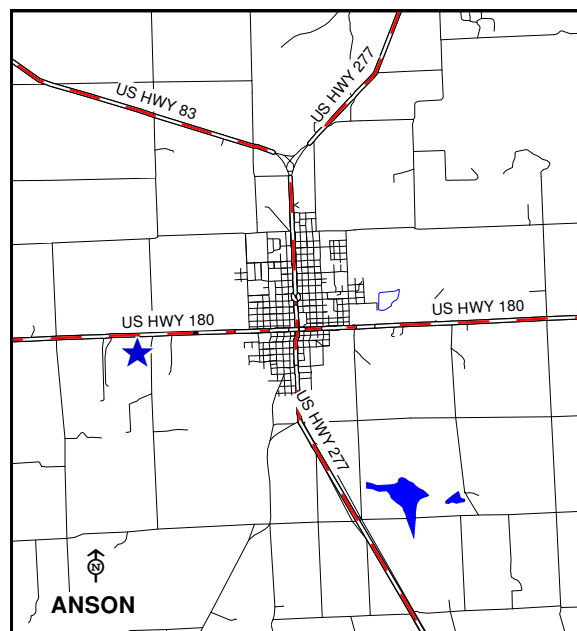
2011 Hwy 180 West, Anson, Jones County, Texas

**Legal Description:**

Volume 554 Page 753 Jones County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/22/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 16,520 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$280,000
<b>Frontage:</b> .....Hwy 180 West			<b>Total Market Value:</b> ..... \$280,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Agricultural, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site west of Anson as a maintenance and storage facility. It is located on the south side of Hwy 180 West, and improved with two buildings. Surrounding land uses are agricultural, scattered home sites and an airstrip across the highway. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Anson is located approximately 30 miles north of Abilene. There is little commercial or residential construction in Anson. Many residents commute to Abilene for employment and shopping.

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

## Texas General Land Office

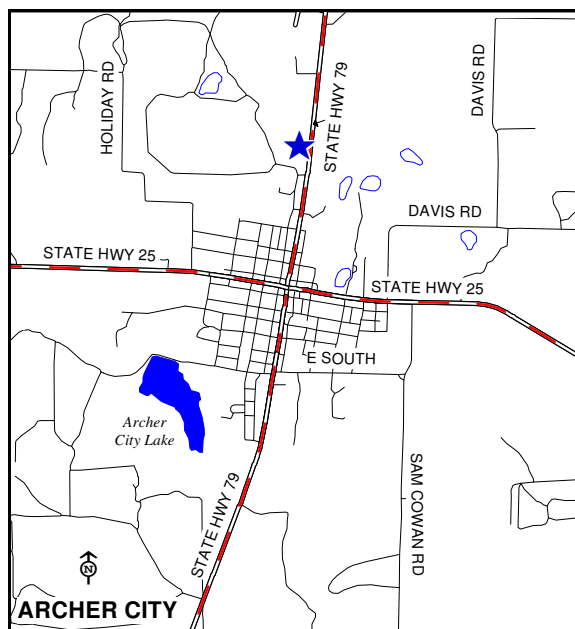
## Archer City Maintenance Site

**Location:**

SH 79 North, Archer City, Archer County, Texas

**Legal Description:**

Volume 576 Page 76 Archer County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....4/2/2007	<b>Acres:</b> .....10.01	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 14,414 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....69	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$331,000	
<b>Frontage:</b> .....SH 79 North		<b>Total Market Value:</b> ..... \$331,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

TxDOT uses this site just north of Archer City as a maintenance facility. There are two buildings, relatively new and in good condition. Surrounding land use is vacant to the west, north and east, and there is an automobile dealership on the south side. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Archer City is a small community influenced by agriculture and petroleum-related industry. Both of these industries have shown little change over the past few years. The economy is considered to be stable, experiencing little growth.

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



## Texas General Land Office

## Arlington Regional Office

**Location:**

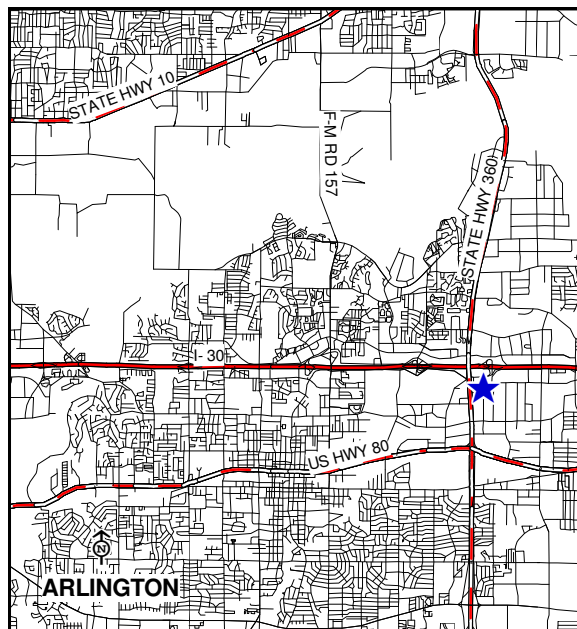
910 A Watson Rd, Arlington, Tarrant County, Texas

**Legal Description:**

Acquired by Legislative Act from the Texas Turnpike Authority in May 1979.

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/23/2006	<b>Acres:</b> .....6.05	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 18,306 sq.ft.
<b>Sen. Dist.:</b> .....9	<b>Rep. Dist.:</b> .....92	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$1,775,000	
<b>Frontage:</b> .....SH 360/Watson Rd, IH 30		<b>Total Market Value:</b> ..... \$1,775,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Recreational		
<b>Current Use:</b> .....	Regional Office		
<b>Highest and Best Use:</b> .....	Regional Office		
<b>Agency Projected Use:</b> .....	Regional Office		

The Texas Department of Transportation currently uses this site as a regional office. The land was acquired by Legislative act from the Texas Turnpike Authority in May 1979. It is located in Arlington at 910 A Watson Rd, a service road off SH 360, and has road frontage on IH 30 as well. Access to the site is poor although the location is very high profile. It is across SH 360 from Six Flags Over Texas, a theme park. Surrounding land uses are commercial and retail tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use as vacant is for development for commercial, retail or entertainment use, but as improved to continue in the same use as a regional office.

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



## Texas General Land Office

## Aspermont Maintenance Site

**Location:**

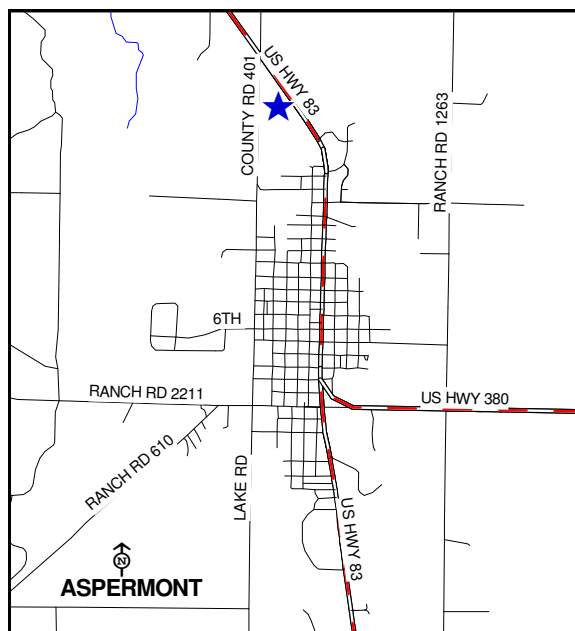
US 83 North, Aspermont, Stonewall County, Texas

**Legal Description:**

Volume 224 Page 304 Stonewall County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/2/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,307 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$114,000
<b>Frontage:</b> .....US 83 North			<b>Total Market Value:</b> ..... \$114,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Agricultural, Residential		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

This Texas Department of Transportation maintenance and storage facility is located on US 83 north of Aspermont. It is improved with a warehouse and office, asphalt surfacing and fencing. Surrounding land uses include light industrial, commercial, agricultural and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is to continue in the present use. Aspermont, in Stonewall County, is located in west central Texas about 60 miles north of Abilene.

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

## Texas General Land Office

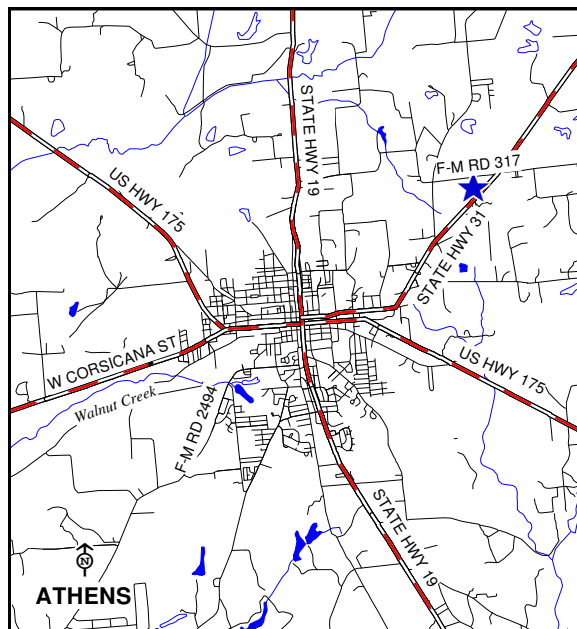
## Athens Maintenance Site

**Location:**

2400 NE Loop 7, Athens, Henderson County, Texas

**Legal Description:**

Volume 1724 Page 212 Henderson County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/30/2007	<b>Acres:</b> .....19.68	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 102,299 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....4	<b>FAR:</b> ..... 0.12	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Agriculture		<b>Land Value:</b> ..... \$2,250,000	
<b>Frontage:</b> .....NE Loop 7, Cecil Lane		<b>Total Market Value:</b> ..... \$2,250,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Native Land, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation purchased this site in northeast Athens for a maintenance facility. It is located on the south side of NE Loop 7. The site improvements consist of three buildings considered to have contributory value. Surrounding land use is vacant partly wooded tracts with some rural homesites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for a maintenance facility. Athens is located about 30 miles east of Tyler. Commercial market activity has been slow to moderate with some growth along US 175, SH 19 and SH 31.

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

## Texas General Land Office

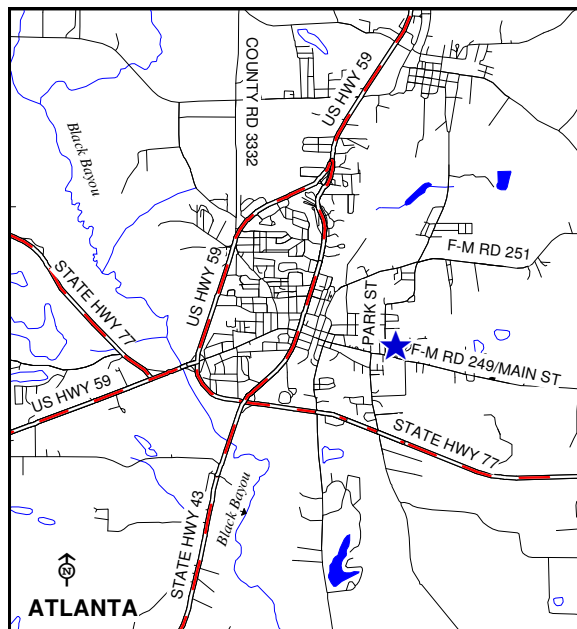
## Atlanta District Headquarters

**Location:**

701 East Main St, Atlanta, Cass County, Texas

**Legal Description:**Vol F-6 PG 279 Volume G-6 Pg 238 Vol 876 Pg 57  
Vol 878 Pg 77 Cass County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/21/2006	<b>Acres:</b> .....23.75	<b>Bldgs.:</b> .....8	<b>Bldg. Area:</b> ..... 78,404 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....20%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$1,960,000	
<b>Frontage:</b> .....East Main St		<b>Total Market Value:</b> ..... \$1,960,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation currently uses this site in Atlanta as a district headquarters. It is located east of the downtown area at the intersection of Park St and East Main Street. The site is improved with eight buildings, asphalt surfacing, walks, curbs, fencing and security lighting. Surrounding land uses include vacant, residential and commercial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The deed contains a reversion clause stating exclusive use by TxDOT or the title will revert to the original estate holder. Atlanta is in eastern Cass County.

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

## Texas General Land Office

## Austin - Camp Hubbard Maintenance Site

## Location:

3712 Jackson Ave, Austin, Travis County, Texas

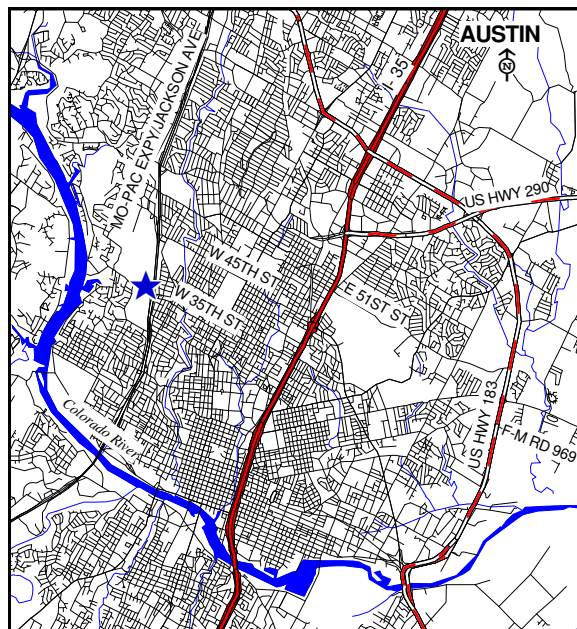
## Legal Description:

George W Spear League City of Austin Travis County, TX (Vol and Page not provided excepting Tract 1 indicating Vol 129 Page 347)

## Encumbrances

**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/4/2007	<b>Acres:</b> .....15.36	<b>Bldgs.:</b> .....10	<b>Bldg. Area:</b> ..... 343,864 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....49	<b>FAR:</b> ..... 0.52	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$3,010,000	
<b>Frontage:</b> .....Jackson Ave, 35th St		<b>Total Market Value:</b> ..... \$3,010,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Military, Office		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Multi-Family/Office Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site for a headquarters office and maintenance site. This 15.36-acre site is located along Loop 1 (MOPAC) on the west side, Jackson Ave on the east and 35th St on the south. The site is fully developed with 10 buildings. This facility is located in a largely residential area in west central Austin, with some retail and office space east of the site on 35th Street. Camp Mabry is located across Loop 1. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use of this site if vacant would be for residential development. However, the site is fully developed and used as a TxDOT facility. The highest and best use for this site is consistent with the current use. However, if land prices continue to escalate, TxDOT should consider the relocation or consolidation of this facility.

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

## Texas General Land Office

Austin - D. C. Greer Building  
Executive Offices**Location:**

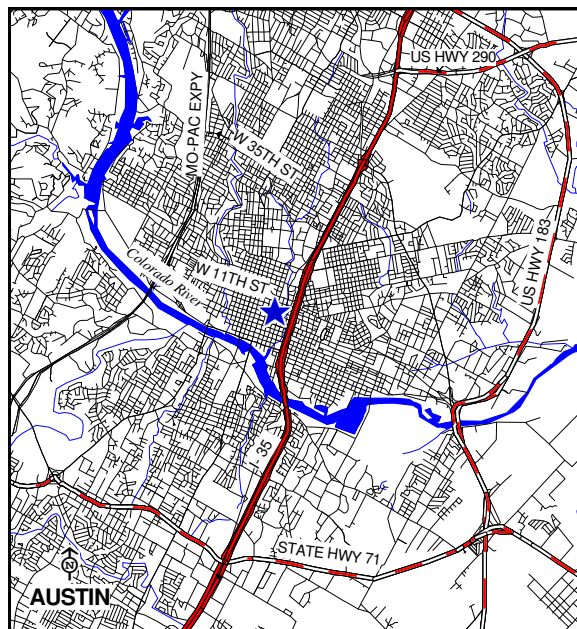
125 East 11th St, Austin, Travis County, Texas

**Legal Description:**

Original Capitol Complex Land Original City of Austin Srvy, the northernmost part of Blk 123 deeded to Hwy Dept in 1962 by Legislative memo.

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 12/15/2006	<b>Acres:</b> .....0.47	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 78,409 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....49	<b>FAR:</b> ..... 4.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$8,630,000	
<b>Frontage:</b> .....East 11th St, Brazos St		<b>Total Market Value:</b> ..... \$8,630,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental		
<b>Current Use:</b> .....	Office Development		
<b>Highest and Best Use:</b> .....	Office Development		
<b>Agency Projected Use:</b> .....	Office Development		

The Texas Department of Transportation houses its executive offices in this space known as the D.C. Greer building located in downtown Austin. It is not zoned by the City but is in the Capitol Dominance Zone. It is in a prime location at East 11th St and Brazos Street. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for office development to include the present use. The site is developed with an office tower and a strip along the western edge serving as a surface parking lot. The property is located in the Austin Central Business District. The site is 100% developed and fully utilized.

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



## Texas General Land Office

## Austin - South IH-35 Maintenance Site

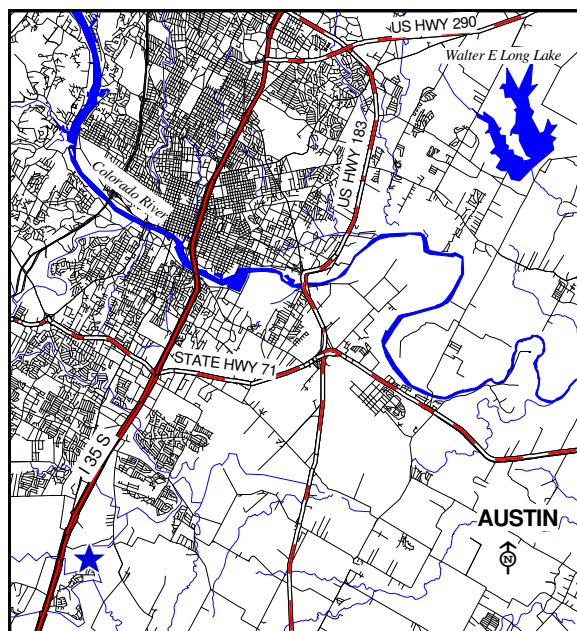
## Location:

9725 South IH 35, Austin, Travis County, Texas

## Legal Description:

Santiago Del Valley Grant A 24 Travis County Deed Records

## Encumbrances

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

Location Map

<b>Appraisal Date:</b> ...3/15/2007	<b>Acres:</b> .....26.49	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 33,133 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....49	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$6,065,000	
<b>Frontage:</b> .....South IH 35		<b>Total Market Value:</b> ..... \$6,065,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential, None		
<b>Current Use:</b> .....	Engineering and Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial or High Density Development		
<b>Agency Projected Use:</b> .....	Engineering and Maintenance Site		

TxDOT purchased this site in November, 2003. This is the first analysis performed on this tract. It is located on South IH 35, wrapping around the northeast corner of IH 35 and Brandt Rd near Slaughter Ln. There is building construction occurring, consisting of three structures. Surrounding land use is vacant, commercial and residential. The appraisal was performed as if the site was vacant, allowing for demolition costs.

The highest and best use is for commercial redevelopment. However, TxDOT will fully utilize this site as a maintenance facility. There is commercial development nearby and apartment complexes within 8 to 10 blocks of the subject.

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

## Texas General Land Office

## Austin District 14 Headquarters

**Location:**

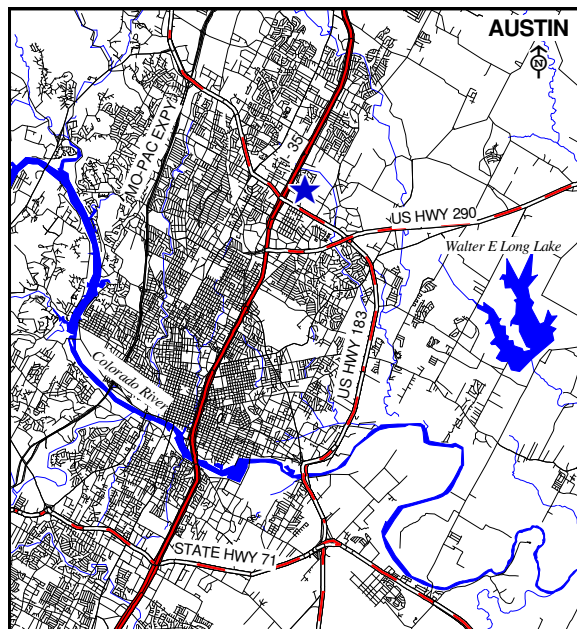
7901 North IH 35, Austin, Travis County, Texas

**Legal Description:**

Volume 1447 Page 377 Travis County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 12/15/2006	<b>Acres:</b> .....24.86	<b>Bldgs.:</b> .....14	<b>Bldg. Area:</b> ..... 118,370 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....46	<b>FAR:</b> ..... 0.11	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$6,683,000	
<b>Frontage:</b> .....IH 35		<b>Total Market Value:</b> ..... \$6,683,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site as a district headquarters. It is located in a prime commercial/industrial area of Austin, the US 183 and IH 35 intersection. The site is considered 100% developed with 14 buildings, asphalt paving and infrastructure. Surrounding land uses include commercial and vacant sites. The site was appraised as a whole, land and buildings were not assigned separate values.

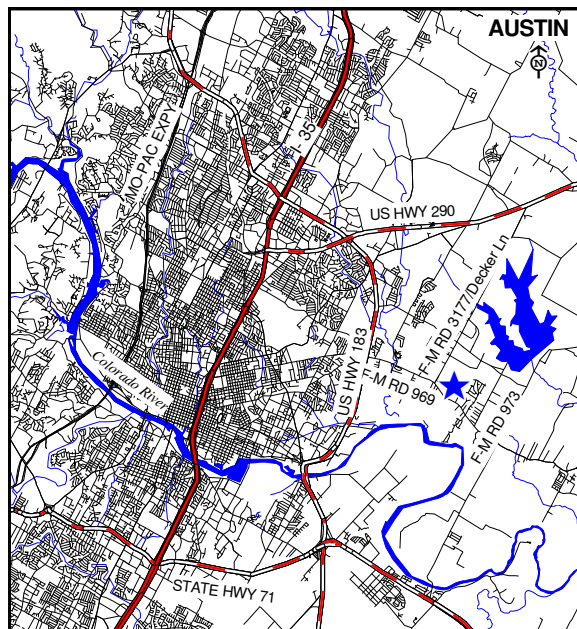
The appraisal indicates the highest and best use if vacant is for commercial use. It is developed at this time and the current use is considered appropriate. The zoning for this area is SF 3 which is single-family dwellings, churches, parks, public use, public and private schools. The neighborhood is considered to be the IH 35 corridor, north of downtown Austin.

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

## Texas General Land Office

Austin East Travis County  
Maintenance Site**Location:**

8902 FM 969 East, Austin, Travis County, Texas

**Legal Description:**Vol 7064 Pg 2224 Vol 7096 Pg 2232 Travis County  
Deed Records**Encumbrances****Physical:** Poor Soil Conditions**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...9/27/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,228 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....46	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$435,000	
<b>Frontage:</b> .....FM 969		<b>Total Market Value:</b> ..... \$435,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This site is a maintenance facility owned by the Texas Department of Transportation in northeast Austin. It is located on FM 969, just east of Decker Lane. There are two buildings and infrastructure. Surrounding land use includes residential and duplexes, vacant and commercial tracts. To the south of the site is the former Travis State School. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The economic conditions in this part of Austin are considered slow. Though the Austin area has experienced significant growth in recent years, this area has not been impacted. There are no strong signs of either decline or revitalization along FM 969 near the site. Most growth is occurring along IH 35 north and south, and along US 183 North, Loop 1 and Loop 360 to the north and west.

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



## Texas General Land Office

## Austin Hwy 290 W Maintenance Site

**Location:**

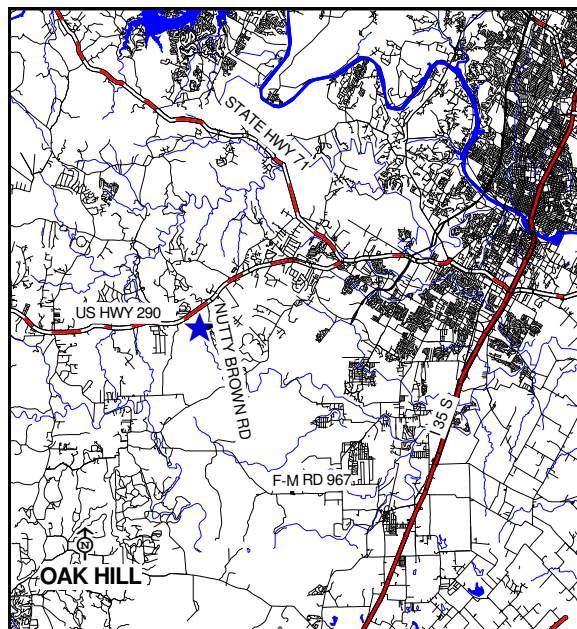
12315 Hwy 290 West, Austin, Hays County, Texas

**Legal Description:**

Plat Book 1 Page 75 Hays County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/31/2006	<b>Acres:</b> .....9.48	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 7,320 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....45	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$750,000	
<b>Frontage:</b> .....Hwy 290 West		<b>Total Market Value:</b> ..... \$750,000	
<b>Utilities:</b> .....	Electricity, Telephone, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Rangeland		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site outside of Austin as a maintenance and storage facility. It is located on Hwy 290 east of Dripping Springs. It is improved with one main building and is a typical maintenance site. Surrounding land uses include residential, commercial and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. This area is known as Cedar Valley about seven miles east of Dripping Springs. While there are many vacant tracts in this corridor, it is likely that growth will continue.

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

## Texas General Land Office

## Austin Parmer Lane Maintenance Site

**Location:**

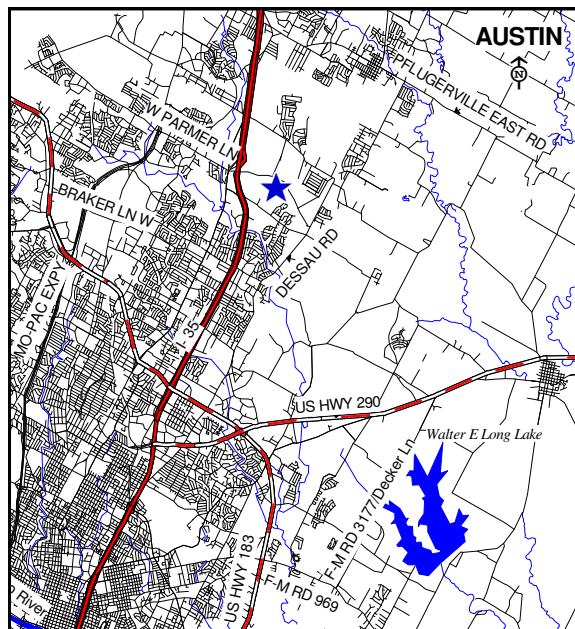
1001 East Parmer Ln, Austin, Travis County, Texas

**Legal Description:**

10.105 acres o/o M. Hunt Srvy No 88 Abst. 397 Travis County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/27/2006	<b>Acres:</b> .....14.1	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 26,506 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....50	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$2,650,000	
<b>Frontage:</b> .....Parmer Ln		<b>Total Market Value:</b> ..... \$2,650,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Office, Vacant		
<b>Current Use:</b> .....	Engineering and Maintenance Site		
<b>Highest and Best Use:</b> .....	Office or Business Park Development		
<b>Agency Projected Use:</b> .....	Engineering and Maintenance Site		

TxDOT purchased this land on Parmer Ln in 1998 to be used as an engineering and maintenance site. Currently it is improved with two buildings and infrastructure. All utilities are available since it is within the city limits and is zoned Community Commercial. Surrounding land uses are residential, office and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

As improved the current use is appropriate. If the site were vacant, the highest and best use would be for multi-family or commercial development. Parmer Ln is in north Austin off IH 35 in a growing neighborhood.

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

## Texas General Land Office

## Austin Special Crew Warehouse Site

**Location:**

760 Bastrop Hwy/Hwy 183, Austin, Travis County,  
Texas

**Legal Description:**

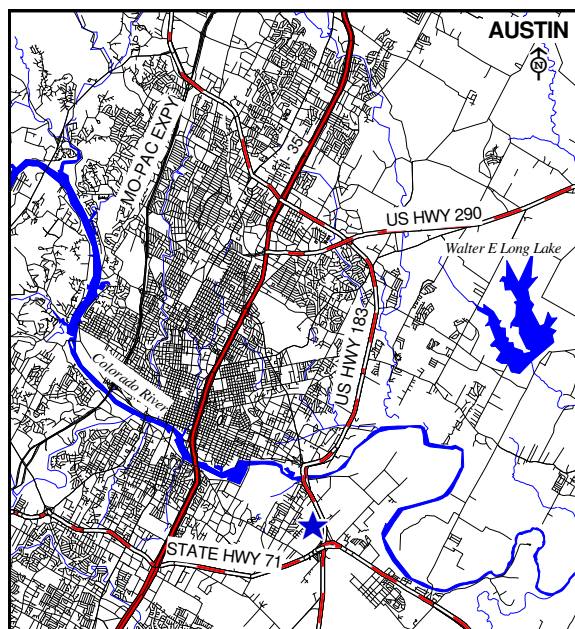
Vol 684 Pg 383 Vol 2270 Pg 238 Travis County Deed  
Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/19/2006	<b>Acres:</b> .....7	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 12,898 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....51	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$410,000	
<b>Frontage:</b> .....Bastrop Hwy/Hwy 183		<b>Total Market Value:</b> ..... \$410,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial or Commercial Development		
<b>Agency Projected Use:</b> .....	Property Exchange		

The Texas Department of Transportation uses this site in southeast Austin as a specialized maintenance site and warehouse facility. It is located on Bastrop Hwy or US 183 between the Montopolis Bridge and SH 71. The site is improved with five buildings, asphalt paving, and chain link fencing. Surrounding land use is light industrial, vacant, residential and commercial. The appraisal was performed as though the tract was vacant. There was a demolition cost factored into the total value to raze the existing buildings.

TxDOT has indicated that a portion of this site will be utilized in the expansion of US 183. The appraisal indicates the highest and best use is industrial or commercial development to include the present use. After the completion of the US 183 project, any remaining property should be sold. It is estimated the highway project will take several years. TxDOT has requested this site be retained until the expansion of Hwy 183 is completed.

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

## Texas General Land Office

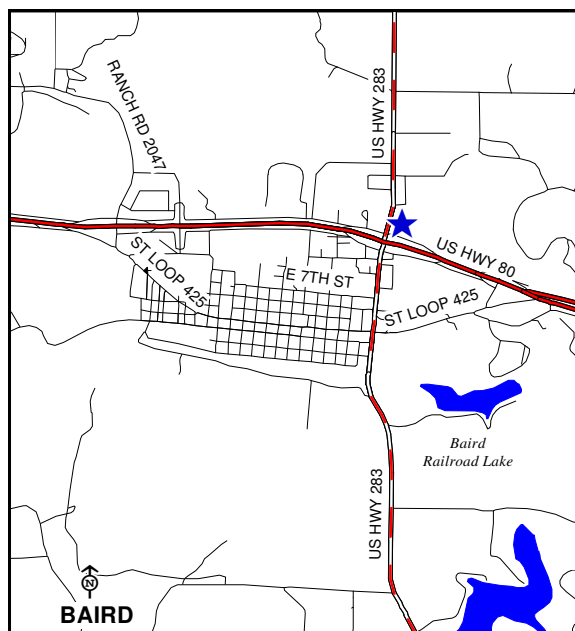
## Baird Maintenance Site

**Location:**

Hwy 283 North, Baird, Callahan County, Texas

**Legal Description:**

Volume 21 Page 258 Callahan County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...2/20/2007	<b>Acres:</b> .....10.07	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,478 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$245,000	
<b>Frontage:</b> .....Hwy 283 North		<b>Total Market Value:</b> ..... \$245,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a relatively new maintenance site in northeast Baird on US 283. It was purchased in 1995 and replaced another maintenance site which has since been sold. It is improved with one building and infrastructure. All public utilities are available. Surrounding land use is agricultural. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Baird is tied to the nearby economy of Abilene. Abilene is enjoying a modest growth trend.

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

## Texas General Land Office

## Ballinger Maintenance Site

**Location:**

West side of FM 2887, Ballinger, Runnels County,  
Texas

**Legal Description:**

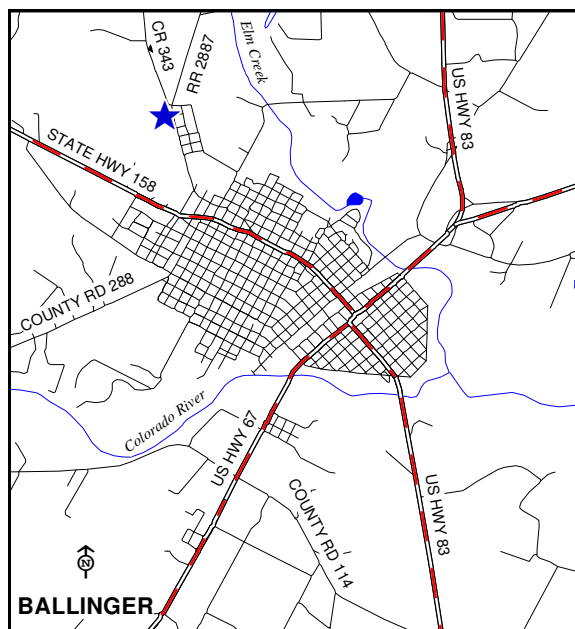
Volume 312 Page 444 Runnels County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/9/2006	<b>Acres:</b> .....7.01	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,838 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$124,000
<b>Frontage:</b> .....FM 2887			<b>Total Market Value:</b> ..... \$124,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in central Texas as a maintenance facility. It is located on the west side of FM 2887 northwest of Ballinger. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include vacant and residential tracts, and an oil field trucking yard to the east on FM 2887.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Ballinger is a small community with little development expected.

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

## Texas General Land Office

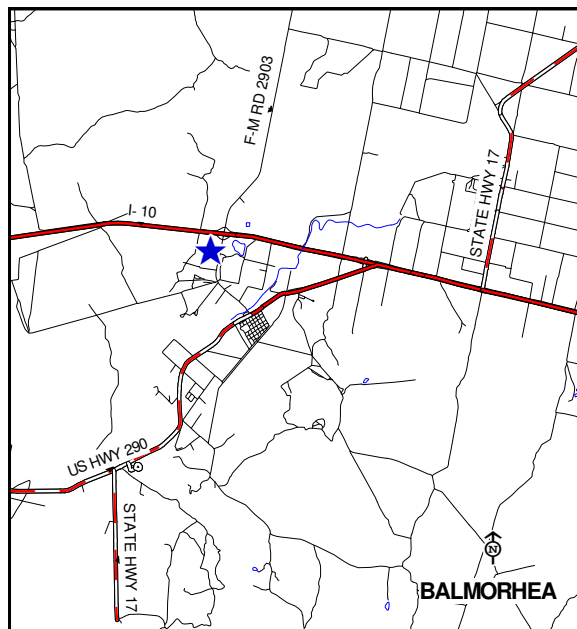
## Balmorhea Maintenance Site

**Location:**

2261 FM 2903, Balmorhea, Reeves County, Texas

**Legal Description:**

Volume 277 Page 797 Reeves County Deed Records

**Encumbrances****Physical:** Poor Soil Conditions**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...2/21/2007	<b>Acres:</b> .....8.26	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 6,480 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$52,000	
<b>Frontage:</b> .....FM 2903		<b>Total Market Value:</b> ..... \$52,000	
<b>Utilities:</b> .....	.....Electricity, Telephone, Water		
<b>Surrounding Uses:</b> .....	.....Vacant		
<b>Current Use:</b> .....	.....Maintenance Site		
<b>Highest and Best Use:</b> .....	.....Maintenance Site		
<b>Agency Projected Use:</b> .....	.....Maintenance Site		

The Texas Department of Transportation currently uses this site just north of Balmorhea as a maintenance and storage facility. It is located on the west side of FM 2903 North, about one and one-half miles north of the city. It is improved with four buildings, asphalt surfacing and fencing. Vacant land surrounds the tract. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The Reeves County/Balmorhea area is primarily an agriculture-based economy. Real estate movement is slow with limited demand for vacant or improved properties.

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



## Texas General Land Office

## Bandera Maintenance Site

**Location:**

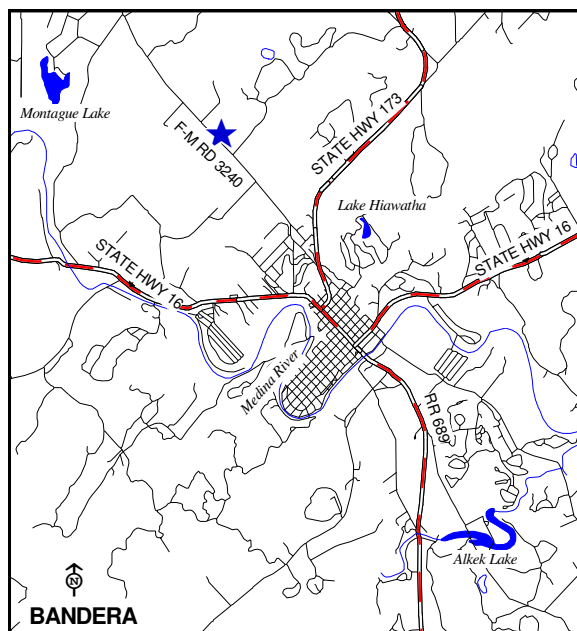
2018 FM 3240, Bandera, Bandera County, Texas

**Legal Description:**

Volume 188 Page 845 Bandera County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 12/19/2006	<b>Acres:</b> .....11.58	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,062 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....73	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$160,000	
<b>Frontage:</b> .....FM 3240		<b>Total Market Value:</b> ..... \$160,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently utilizes this site in Bandera as a maintenance facility. It is located about three miles northwest of Bandera on FM 3240. It is improved with two buildings and infrastructure. Surrounding land uses include agricultural to the north, south, east and west. There is a mini-storage building to the east. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Bandera is located about 40 miles northwest of San Antonio. The economic base of Bandera County is comprised of tourism, hunting and fishing, ranching and limited manufacturing. Bandera County has had an increase in population in recent years. This is principally attributed to the county's popularity as a retirement home location and the relatively easy commute to San Antonio.

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

## Texas General Land Office

## Bastrop Maintenance Site

**Location:**

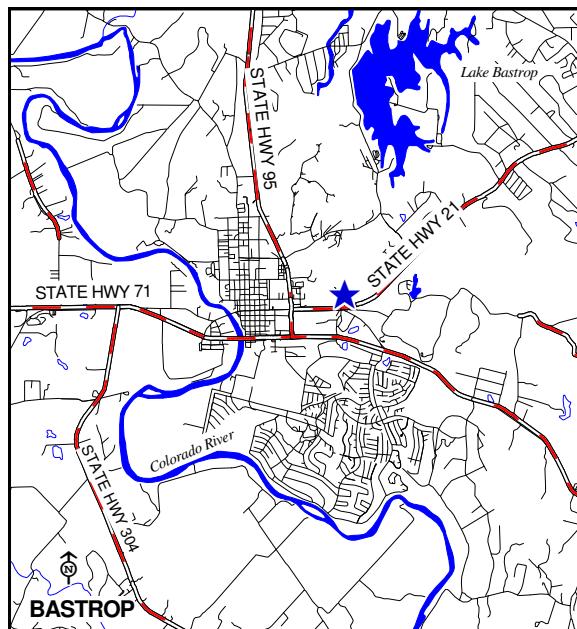
SH 21, Bastrop, Bastrop County, Texas

**Legal Description:**

Volume 13H Page 181 Bastrop County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/18/2006	<b>Acres:</b> .....7.37	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 21,698 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....52	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$755,000	
<b>Frontage:</b> .....SH 21		<b>Total Market Value:</b> ..... \$755,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Rangeland, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site as a maintenance site. It is located on State Highway 21 east of the city of Bastrop. The site is improved with three buildings, parking areas, and material storage areas, most of which are paved. Surrounding land uses are residential, rangeland, and across the highway is the Bastrop State Park. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Bastrop is a growing city influenced by commuters to the Austin area. It is on a major route from Austin to Houston. Commercial growth has occurred along the Highway 71 corridor.

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



## Texas General Land Office

## Bay City Maintenance Site

**Location:**

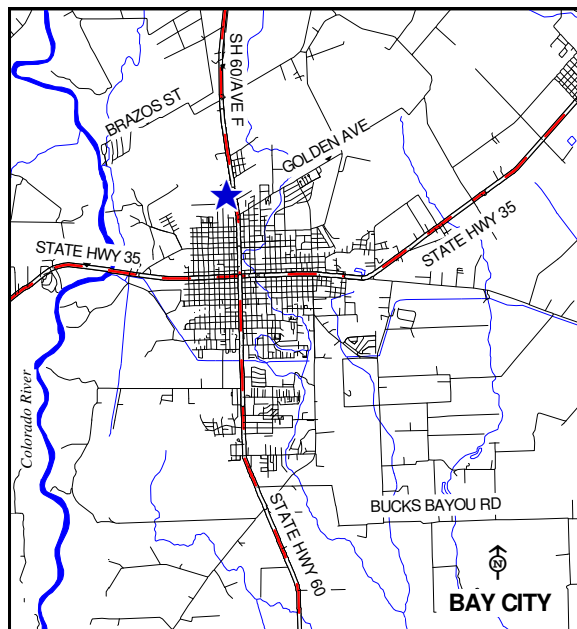
500 Ave F, Bay City, Matagorda County, Texas

**Legal Description:**

Vol 310 Pg 4 Vol 435 Pg 325 Matagorda County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....8.29	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 14,732 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....29	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$251,000	
<b>Frontage:</b> .....Ave F		<b>Total Market Value:</b> ..... \$251,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site as a maintenance facility. It is located on Ave F within the city limits of Bay City. It is improved with six buildings and infrastructure. Surrounding land uses include industrial, commercial, vacant and residential properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The Bay City area has experienced stable market conditions in the recent past. New development is occurring mostly in the central and eastern sections of Bay City.

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

## Texas General Land Office

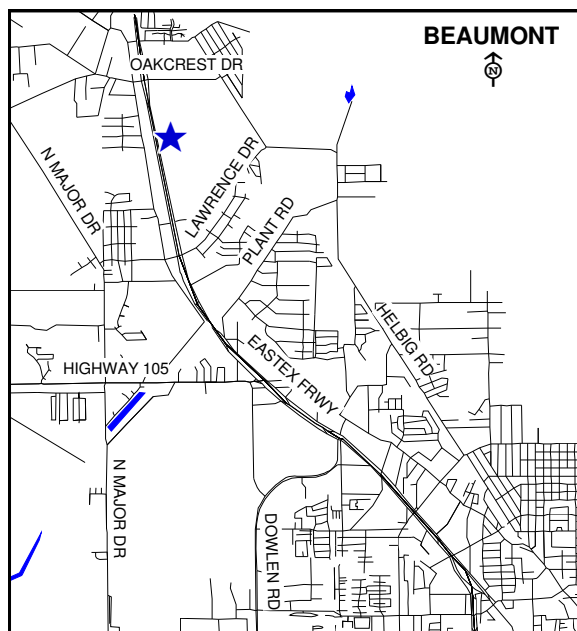
## Beaumont Maintenance Site

**Location:**

Eastex Fwy, Beaumont, Jefferson County, Texas

**Legal Description:**

File 96-9638934 Jefferson County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/24/2007	<b>Acres:</b> .....21.31	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 19,021 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....21	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$906,000	
<b>Frontage:</b> .....Eastex Fwy		<b>Total Market Value:</b> ..... \$906,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site and Expansion		

The Texas Department of Transportation uses this site on the Eastex Fwy in northern Beaumont as a maintenance site. The original purchase was 14.08 acres with an additional purchase of 7.23 acres for expansion. It is improved with three buildings and there are plans for a vehicle registration office. Surrounding land use at this time is vacant and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to develop the property for a maintenance site. The tract has some commercial influence due to the frontage and location. The area south of the subject appears to be very active in retail and commercial development.

**Recommendation:** *Retain for agency operations and expansion plans.*

## Texas General Land Office

## Beaumont Maintenance Site

**Location:**

8350 Eastex Fwy, Beaumont, Jefferson County,  
Texas

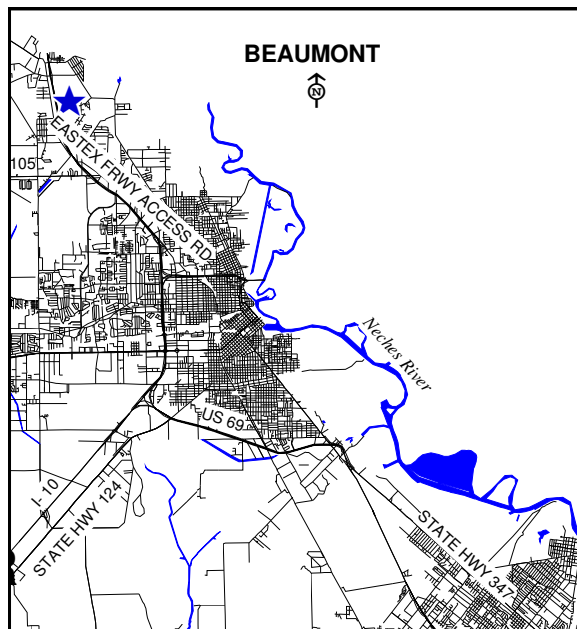
**Legal Description:**

Volume 1180 Page 491 Jefferson County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....7/6/2006	<b>Acres:</b> .....28	<b>Bldgs.:</b> .....8	<b>Bldg. Area:</b> ..... 105,665 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....21	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$3,470,000	
<b>Frontage:</b> .....Eastex Fwy		<b>Total Market Value:</b> ..... \$3,470,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Governmental		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site in Beaumont as a district headquarters. It is located just north of Beaumont on the Eastex Freeway. The site is improved with eight buildings. Surrounding land use is vacant, commercial, and a TxDOT maintenance office to the north. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a district headquarters. Beaumont is situated in the north central portion of Jefferson County. Economic conditions in the area are stable. The subject tract is approximately five miles north of the courthouse. It has commercial influence due to the frontage and location. Convenience stores, banks, shopping centers and schools are in the Eastex Fwy area.

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

## Texas General Land Office

## Beeville Hwy 181 North Maintenance Site

## Location:

662 Hwy 181 North, Beeville, Bee County, Texas

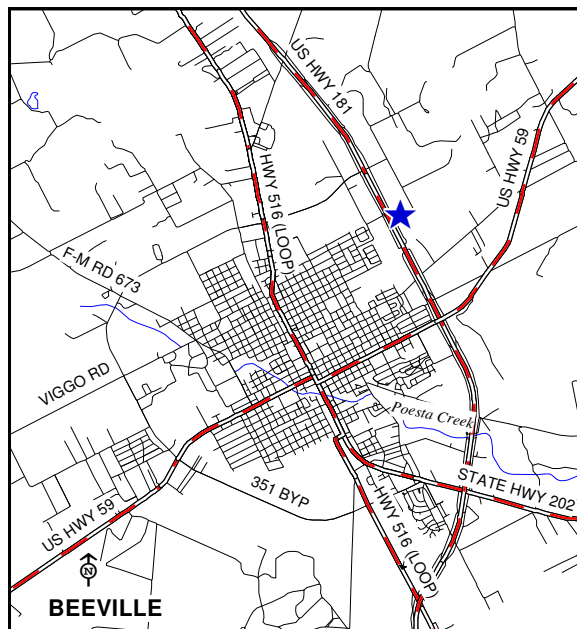
## Legal Description:

Vol 596 Page 498 Bee County Deed Records

## Encumbrances

**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/19/2006	<b>Acres:</b> .....22.23	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,605 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$512,000	
<b>Frontage:</b> .....Hwy 181 North, Wofford Ln		<b>Total Market Value:</b> ..... \$512,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Residential, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This site was added to the TxDOT inventory in October 1998. There are two main buildings and infrastructure. It is located in the northeast part of Beeville on Hwy 181 North. Surrounding land use is primarily agricultural with some scattered home sites, commercial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Beeville has a limited economy that has resulted in slow growth trends in the past decade. The future outlook for the Beeville area remains stable with slow growth patterns.

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

## Texas General Land Office

Belton Area Engineer/Maintenance  
Site (Proposed)**Location:**

Loop 121 and South Connell St, Belton, Bell County,  
Texas

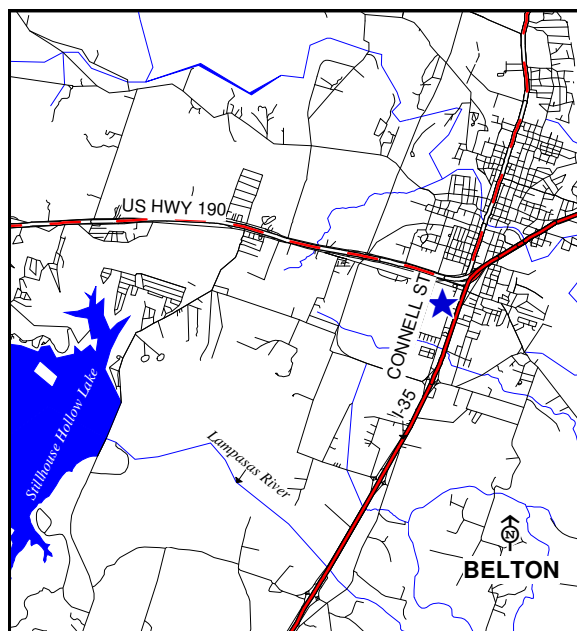
**Legal Description:**

J M Woody Svy Volume 695 Page 255 Bell County  
Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/29/2006	<b>Acres:</b> .....20	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....55	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$275,000	
<b>Frontage:</b>		<b>Total Market Value:</b> ..... \$275,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Civic, Commercial		
<b>Current Use:</b> .....	Undeveloped		
<b>Highest and Best Use:</b> .....	Service or Warehouse Facility		
<b>Agency Projected Use:</b> .....	Area Engineer/Maintenance Site		

This is a new site acquired for the proposed Belton Area Engineer/Maintenance Site. It is located on Loop 121 and South Connell Street in Belton. The site is presently vacant and undeveloped. Surrounding land uses are residential, vacant, commercial and Bell County Expo to the south.

The appraisal indicates highest and best use is for a service or warehouse facility. The site is zoned commercial by the city of Belton.

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

## Texas General Land Office

## Belton Maintenance Site

**Location:**

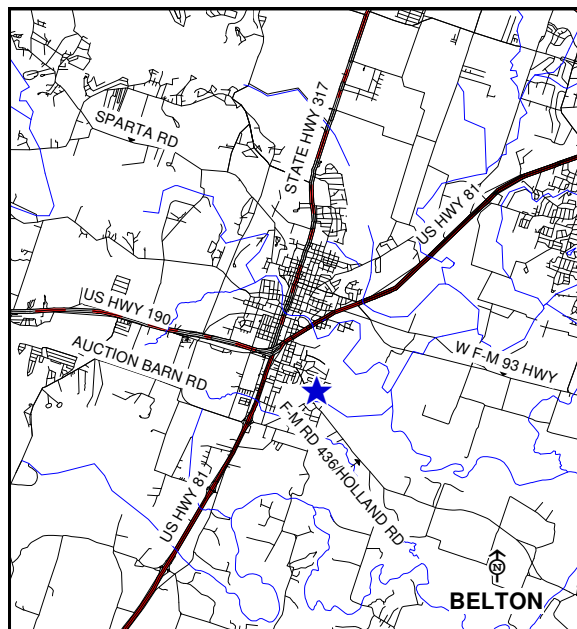
1502-1506 Holland Rd, Belton, Bell County, Texas

**Legal Description:**

Volume 667 Page 362 Bell County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/19/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....13	<b>Bldg. Area:</b> ..... 17,458 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....55	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$270,000	
<b>Frontage:</b> .....Holland Rd		<b>Total Market Value:</b> ..... \$270,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial or Commercial Development		
<b>Agency Projected Use:</b> .....	Property Exchange		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located in remote southeast Belton on Holland Road. It is improved with 13 buildings and parking. Surrounding land uses include residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is industrial or commercial development. New development in Belton is primarily along IH 35 northwest of town toward Lake Belton. TxDOT plans to replace this site in approximately 12 months. Once the new facility is completed, the current property may be sold.

**Recommendation:** *Retain for continued agency use until completion of a replacement facility*



## Texas General Land Office

## Big Spring Maintenance Site

**Location:**

1201 North Benton St/SH 350 North, Big Spring,  
Howard County, Texas

**Legal Description:**

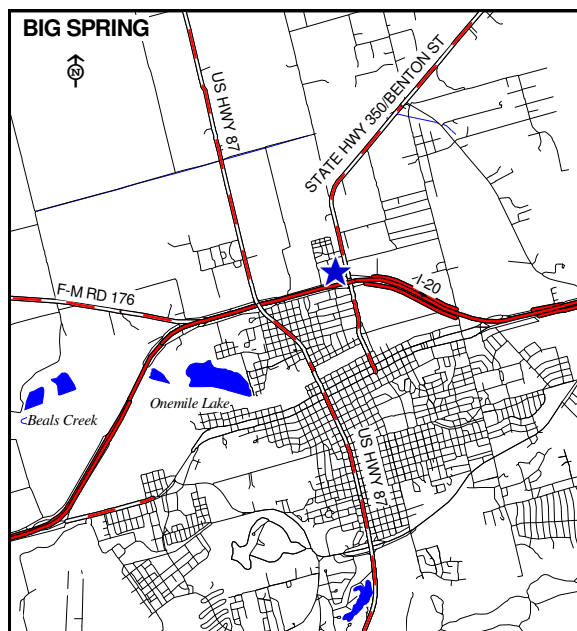
Volume 258 Page 13 Howard County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/21/2007	<b>Acres:</b> .....7.06	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,815 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$152,000	
<b>Frontage:</b> .....North Benton St/SH 350 North		<b>Total Market Value:</b> ..... \$152,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a storage and maintenance facility. It is located in Big Spring on North Benton St at the intersection with IH 20. It is improved with two buildings and impervious cover. Surrounding land uses include commercial, vacant, industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to remain as a maintenance facility. The tract is on a major artery through the city of Big Spring. The major source of income for the area is oil and agriculture. No significant change in market activity is anticipated in the near future.

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

## Texas General Land Office

## Boerne Maintenance Site

**Location:**

1375 North Main (US 87) at Pfeiffer Rd, Boerne,  
Kendall County, Texas

**Legal Description:**

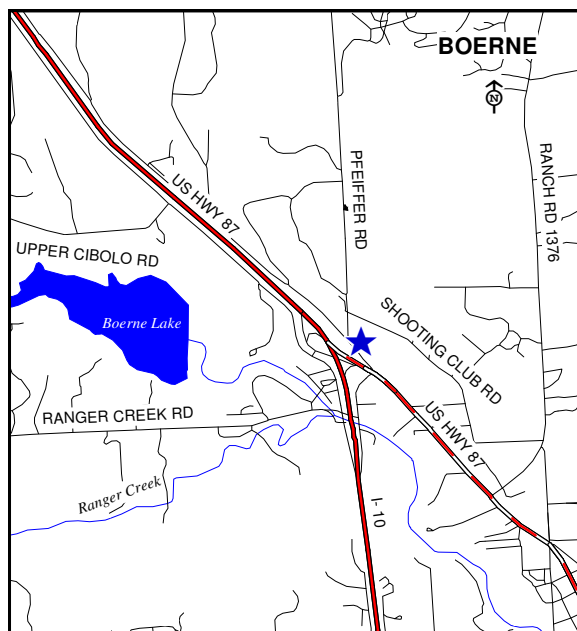
Volume 496 Page 370 Kendall County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/25/2007	<b>Acres:</b> .....12.25	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 15,131 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....73	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$1,490,000	
<b>Frontage:</b> .....US 87, Pfeiffer Rd		<b>Total Market Value:</b> ..... \$1,490,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Industrial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation purchased this site just northwest of downtown Boerne for use as a maintenance facility. There is one building considered to add contributory value to the whole. Surrounding land uses include industrial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is industrial to include the present use as a maintenance facility. Boerne is located on a major route between San Antonio and Kerrville. The subject area appears to be in a steady growth trend with market activity in most sectors.

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



## Texas General Land Office

## Bolivar Peninsula Storage Site

**Location:**

SH 87, Caplen, Bolivar Peninsula, Galveston County, Texas

**Legal Description:**

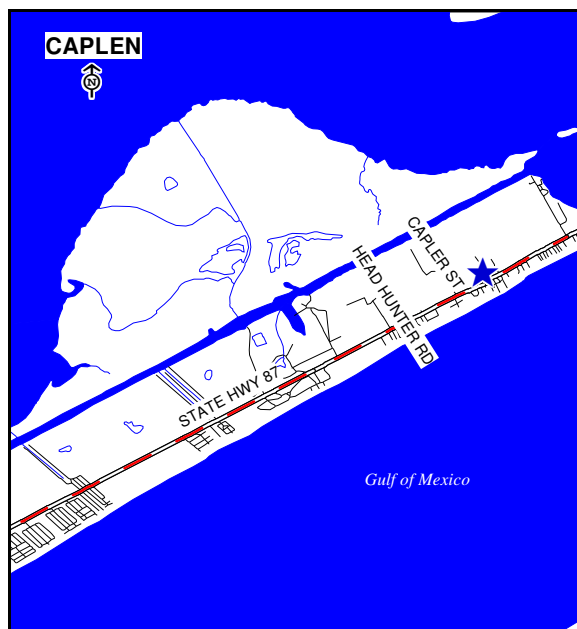
Volume 695 Page 1 Galveston County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/6/2007	<b>Acres:</b> .....0.28	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....17	<b>Rep. Dist.:</b> .....23	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....	\$14,500	
<b>Frontage:</b> .....SH 87, Caplen St	<b>Total Market Value:</b> .....	\$14,500	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Hurricane Equipment Storage Yard		
<b>Highest and Best Use:</b> .....	Speculative Residential/Commercial Development		
<b>Agency Projected Use:</b> .....	Hurricane Equipment Storage Yard		

Texas Department of Transportation uses this site for storage and as a staging area for storm cleanup activities in remote locations of Galveston County. The site is located on the Bolivar Peninsula, about 18 miles north of the Bolivar Ferry on US 87 in the town of Caplen. The existing buildings are in a dilapidated condition and add no value to the property. The surrounding land uses are residential and vacant lots.

The appraisal indicates this site should be sold for residential development. TxDOT reports they are using this site for hurricane equipment storage and needs to be retained for continuing agency operations.

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

## Texas General Land Office

## Borger Maintenance Site

**Location:**

2500 South Cedar St, Borger, Hutchinson County,  
Texas

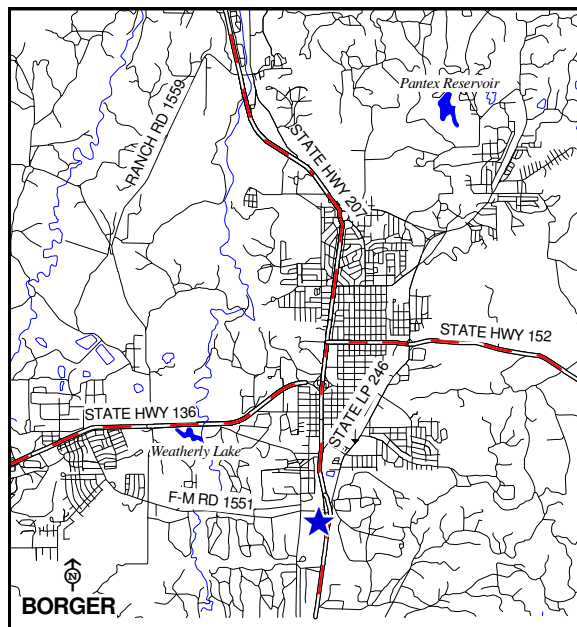
**Legal Description:**

Vol 165 Pg 446 Vol 165 Pg 449 Hutchinson County  
Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility, ROW



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....9.75	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 12,028 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$120,000	
<b>Frontage:</b> .....South Cedar St		<b>Total Market Value:</b> ..... \$120,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site south of Borger as a maintenance facility. There are four buildings, asphalt paving and fencing. Surrounding land uses include vacant and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the continued use as a maintenance facility is the highest and best use. Borger is just northeast of Amarillo in the northern panhandle of Texas. There is very little demand for smaller acreage tracts of land intended for commercial development in the Borger area.

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

## Texas General Land Office

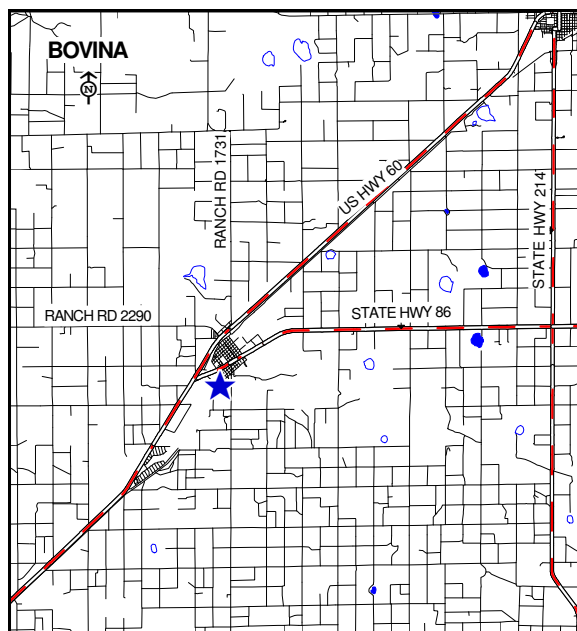
## Bovina Maintenance Site

**Location:**

1101 SH 86, Bovina, Parmer County, Texas

**Legal Description:**

Volume 107 Page 87 Parmer County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....5.54	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 8,858 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$106,000	
<b>Frontage:</b> .....SH 86		<b>Total Market Value:</b> ..... \$106,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently utilizes this site in Bovina as a maintenance and storage facility. It is located in southwest Bovina on SH 86. It is improved with four buildings, asphalt paving, walkways and parking. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Bovina is a small community and is located in the western panhandle. Agriculture is the primary industry in the area, although the largest employer is Bovina ISD.

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

## Texas General Land Office

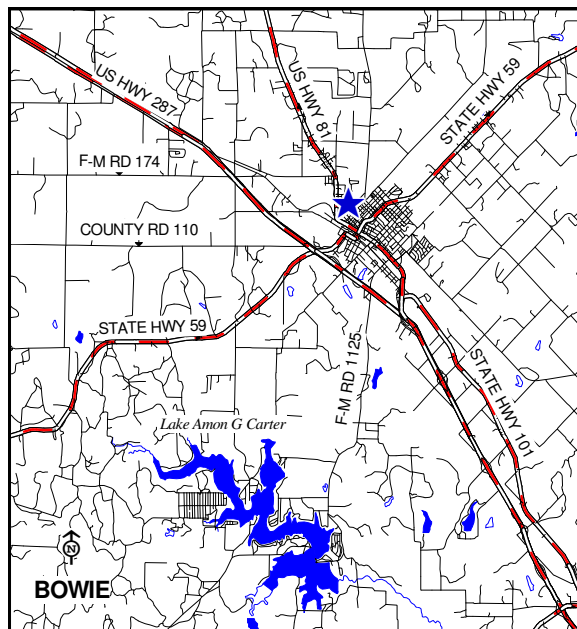
## Bowie Maintenance Site

**Location:**

905 Hwy 81, Bowie, Montague County, Texas

**Legal Description:**V 218 P 579 V 287 P 493 V 298 P 590 V 374 P 156  
Montague County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....10.68	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 9,416 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$179,000	
<b>Frontage:</b> .....Hwy 81		<b>Total Market Value:</b> ..... \$179,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This TxDOT maintenance site is located on SH 81 in the northwest quadrant of Bowie. Presently there are six buildings, asphalt surfacing and fencing. TxDOT has plans to vacate this site and build a new facility elsewhere in Bowie. Surrounding land use on the north, east, and south is residential. Across the highway from the site is some commercial property. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates this site could be developed as an oilfield service yard, construction yard, or light industrial use compatible with the current improvements. Bowie is a rural community but is the major business center for Montague County. The economy in the area is primarily agriculture based with some oil field service and production facilities. If the new facility is completed, GLO will recommend sale of this site.

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

## Texas General Land Office

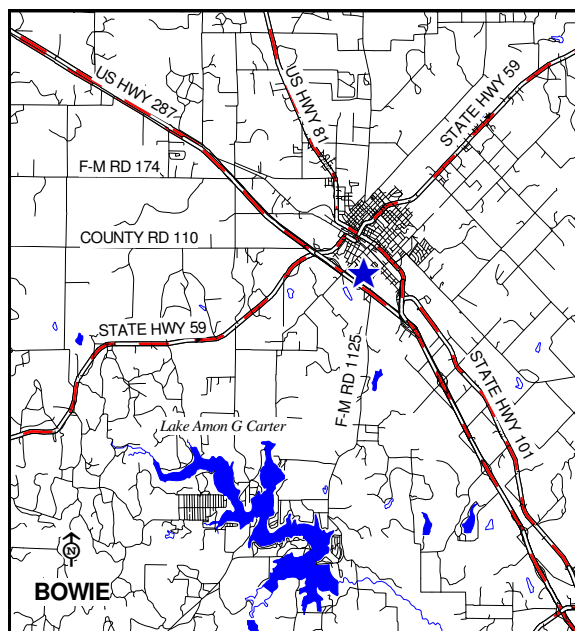
## Bowie Maintenance Site (Proposed)

**Location:**

Hwy 287, Bowie, Montague County, Texas

**Legal Description:**

Volume 145 Page 485 Montague County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....11.99	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> .....	\$120,000
<b>Frontage:</b> .....Hwy 287		<b>Total Market Value:</b> .....	\$120,000
<b>Utilities:</b> .....			None
<b>Surrounding Uses:</b> .....			Vacant, Commercial
<b>Current Use:</b> .....			Vacant
<b>Highest and Best Use:</b> .....			Speculative Investment
<b>Agency Projected Use:</b> .....			Maintenance Site

The Texas Department of Transportation purchased this site in July, 1999, to construct a maintenance site in Bowie. The site has been vacant for many years and there are no utilities in place. The area is zoned commercial. Surrounding land use is vacant with a Wal-Mart to the southeast.

The appraisal indicates the highest and best use is for speculative investment. Bowie is a small community located in north central Texas about 70 miles northwest of Ft. Worth. Recently the city annexed a large area along US 287. TxDOT plans to use this site for a property exchange using the existing property.

**Recommendation:** *Retain for continued agency use. TxDOT has indicated plans to use this si*

## Texas General Land Office

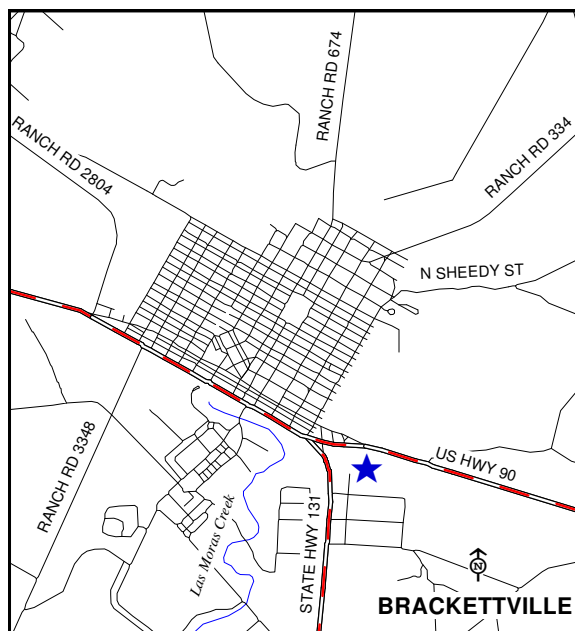
## Brackettville Maintenance Site

**Location:**

SH 90 East, Brackettville, Kinney County, Texas

**Legal Description:**

Volume A-37 Page 336 Kinney County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/15/2006	<b>Acres:</b> .....6.37	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 7,848 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$79,000	
<b>Frontage:</b> .....SH 90 East		<b>Total Market Value:</b> ..... \$79,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently utilizes this site south of Brackettville as a maintenance and storage facility. It is located on SH 90 East. This is a typical maintenance site improved with two main buildings, asphalt paving, walkways, drives, fencing and security lighting. Surrounding land uses include vacant rangeland, commercial, and the Rio Grande Electric Coop. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue the present use. Brackettville is a small community and is the county seat of Kinney. The economy is based upon agribusiness, tourism, and hunting.

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

## Texas General Land Office

## Brady Maintenance Site

**Location:**

West Side of Hwy 377 North, Brady, McCulloch County, Texas

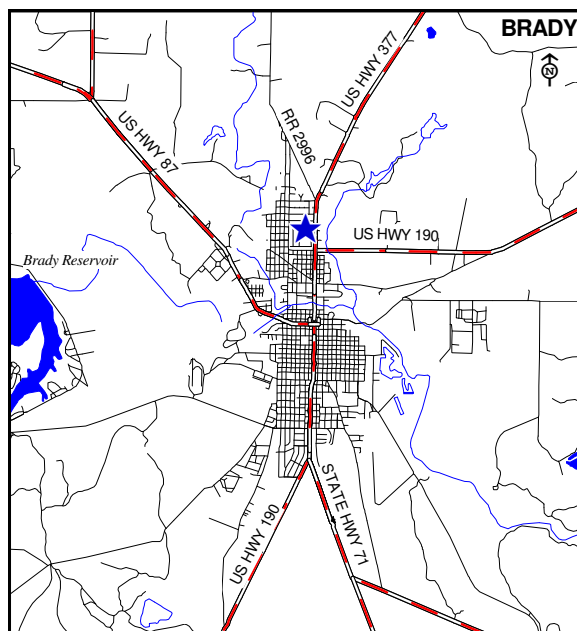
**Legal Description:**

Volume 144 Page 120 Volume 224 Page 373  
McCulloch County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> .....9/7/2006	<b>Acres:</b> .....7.69	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 5,934 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$120,000	
<b>Frontage:</b> .....Hwy 377 North		<b>Total Market Value:</b> ..... \$120,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Brady as a maintenance facility. It is located within the city limits about one-quarter mile north of the intersection of Hwy 377 and Hwy 190. There are three buildings and infrastructure. Surrounding land uses include residential, commercial, industrial and vacant tracts. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is concurrent with the present use as a maintenance facility. McCulloch County is primarily concerned with agriculture and ranching with related supporting businesses. There is some light industrial activity involving gravel and sand pulverizing, trailers, scoured wool and mohair.

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



## Texas General Land Office

## Breckenridge Maintenance Site

**Location:**

1517 Hwy 180 East, Breckenridge, Stephens County,  
Texas

**Legal Description:**

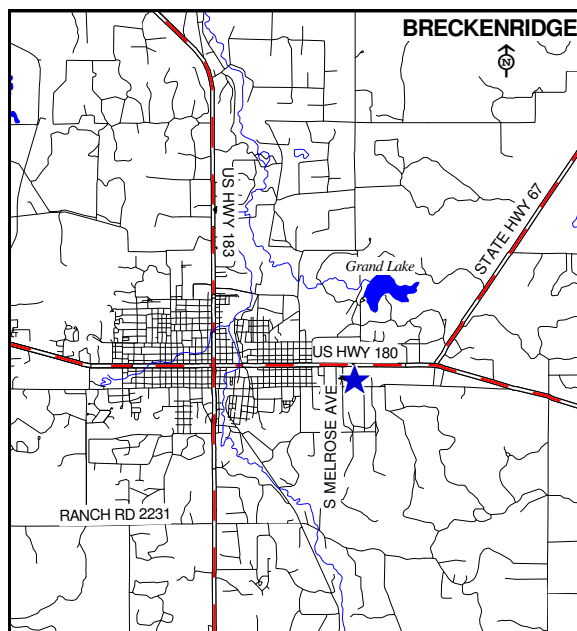
Volume 177 Page 520 Stephens County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....3/7/2007	<b>Acres:</b> .....5.55	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 11,730 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$205,000	
<b>Frontage:</b> .....Hwy 180 East		<b>Total Market Value:</b> ..... \$205,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance facility. It is located on the eastern edge of Breckenridge on Hwy 180 and Melrose Street. It is improved with seven buildings. Surrounding land uses include residential, vacant, and commercial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Breckenridge is located 95 miles west of Ft. Worth and 57 miles northeast of Abilene. There are several new businesses offering employment such as mobile home manufacturing and the Texas Department of Criminal Justice correctional facility.

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



## Texas General Land Office

## Brenham Maintenance Site

**Location:**

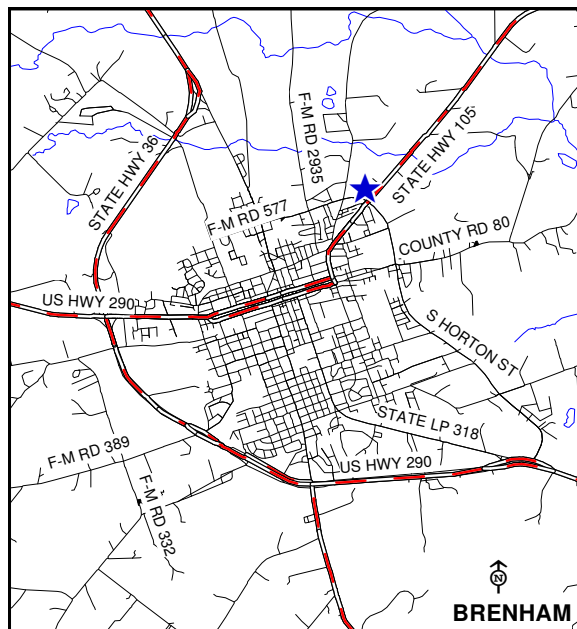
1821 Hwy 105, Brenham, Washington County, Texas

**Legal Description:**

Volume 235 Page 539 Washington County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/22/2006	<b>Acres:</b> .....6.13	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 14,940 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....13	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$194,000	
<b>Frontage:</b> .....Hwy 105		<b>Total Market Value:</b> ..... \$194,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This site is utilized by the Texas Department of Transportation as a maintenance facility, and is located one mile east of downtown Brenham on Hwy 105. It is improved with six buildings and infrastructure. Surrounding land uses include vacant and a city maintenance site to the north, residential and commercial to the south, an electrical sub-station to the east, and residential and commercial to the west. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal shows the highest and best use is to continue in the present use. The Brenham economy is stable and is expected to remain so. The subject's neighborhood is developing from west to east.

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

## Texas General Land Office

## Bronson Maintenance Site

**Location:**

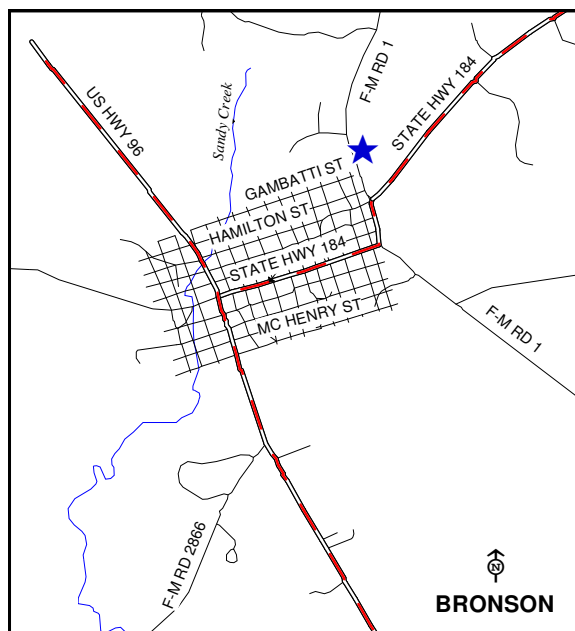
FM 1 North, Bronson, Sabine County, Texas

**Legal Description:**

Vol 178 Pg 495 Vol 45 Pg 431 Sabine County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/13/2006	<b>Acres:</b> .....8.21	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 3,541 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$30,200	
<b>Frontage:</b> .....FM 1 North		<b>Total Market Value:</b> ..... \$30,200	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is improved with three buildings and parking. Located in the city of Bronson, it is on the east side of FM 1 North. Surrounding land use is vacant and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use as a maintenance and storage facility. Most of the growth in Sabine County has occurred near the city of Hemphill, about 10 miles east of the subject.

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

## Texas General Land Office

## Bronte Material Storage Site

**Location:**

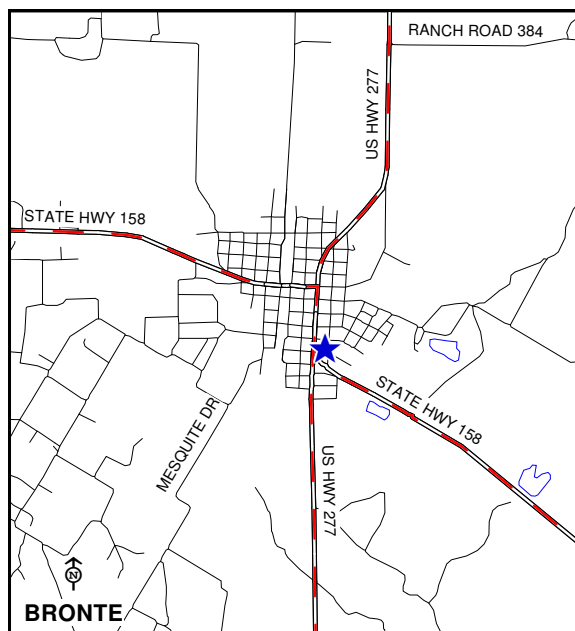
SH 158, Bronte, Coke County, Texas

**Legal Description:**

Volume 60 Page 232 Volume 129 Page 81 Coke County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/21/2006	<b>Acres:</b> .....1.72	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....72	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$10,000	<b>Total Market Value:</b> ..... \$10,000	
<b>Frontage:</b> .....SH 158			
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water, Septic Tank			
<b>Surrounding Uses:</b> .....Residential, Vacant, Commercial			
<b>Current Use:</b> .....Materials Storage Yard			
<b>Highest and Best Use:</b> .....Future Industrial/Commercial Development			
<b>Agency Projected Use:</b> .....Materials Storage Yard			

The Texas Department of Transportation currently uses this site as a material storage facility. It is located on the south side of Bronte just past the intersection of Hwy 158 and Hwy 277. Surrounding land uses include residential, vacant and commercial properties. There is a building on site but the appraiser feels it adds no value to the tract.

The appraisal indicates the highest and best use is to continue as a maintenance site and storage facility. Recent growth in Bronte is limited to residential construction and a privately-owned correctional facility. Little new growth is expected. The site should be held for speculative development for industrial/commercial end use.

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

## Texas General Land Office

## Brownfield Maintenance Site

**Location:**

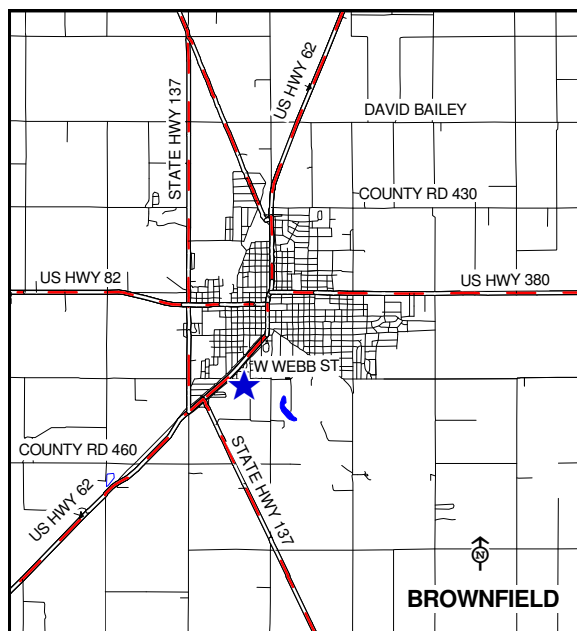
800 Webb St, Brownfield, Terry County, Texas

**Legal Description:**

Volume 239 Page 593 Terry County Deed Records

**Encumbrances****Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/24/2007	<b>Acres:</b> .....6.04	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,297 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$136,000	
<b>Frontage:</b> .....Webb St		<b>Total Market Value:</b> ..... \$136,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Governmental, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This tract in Brownfield is utilized as a maintenance and storage facility by the Texas Department of Transportation. It is located south of Brownfield on Webb Street. Site improvements consist of two buildings, asphalt paving, walkways, drives, fencing and security lighting. Surrounding land uses are commercial, vacant, governmental and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial/industrial development to include the present use. Brownfield is in west Texas, southwest of Lubbock. Demand for commercial and industrial tracts is considered to be low. Most development has occurred on US 62, US 82, and US 380, which are main thoroughfares in the city. Development in the subject area is mostly residential. There is an abundance of vacant tracts in the area.

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

## Texas General Land Office

## Brownsville Maintenance Site

**Location:**

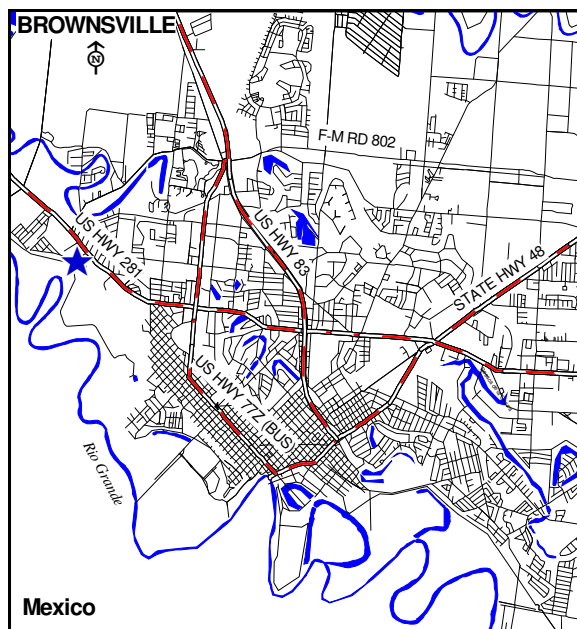
Hwy 281 West, Brownsville, Cameron County, Texas

**Legal Description:**

Volume 476 Page 43 Cameron County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....8/8/2006	<b>Acres:</b> .....7.59	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,854 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....37	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$300,000
<b>Frontage:</b> .....Hwy 281 West			<b>Total Market Value:</b> ..... \$300,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located in west Brownsville on Hwy 281 in an established neighborhood. The site is improved with two buildings, an equipment storage shed and a general maintenance building. Surrounding land uses are vacant, commercial, land residential tracts. Zoning is residential but some sites are grandfathered as light industrial. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. The city of Brownsville, located in south Texas, is booming. Growth in the city is occurring toward the northeast. Brownsville is dependent upon international trade and tourism. The population has grown due to the good economy stimulated by NAFTA. The subject site is not in the growth pattern.

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

## Texas General Land Office

## Brownwood District Headquarters

**Location:**

2495 US 183 North, Brownwood, Brown County,  
Texas

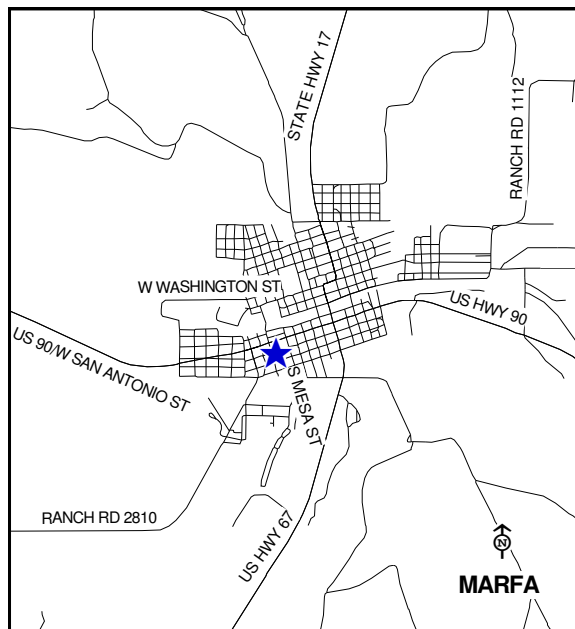
**Legal Description:**

Volume 129 Page 188 Volume 139 Page 328 Brown  
County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/10/2007	<b>Acres:</b> .....30.26	<b>Bldgs.:</b> .....10	<b>Bldg. Area:</b> ..... 84,286 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$1,345,000
<b>Frontage:</b> .....US 183 North			<b>Total Market Value:</b> ..... \$1,345,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site just northeast of Brownwood as a district headquarters. It is located on the west side of US 183 North and is improved with ten buildings and infrastructure. Surrounding land use is vacant range land, residential and commercial. The Heartland Shopping Mall is adjacent to the site on the east, and across the street is the cattle auction facility. The area is zoned commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. If vacant, the best use would be for light industrial or a manufacturing facility. Brownwood is in central Texas about 125 miles west of the Ft. Worth/Dallas metroplex. The economy is experiencing moderate growth and the long term outlook for the area is good.

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

## Texas General Land Office

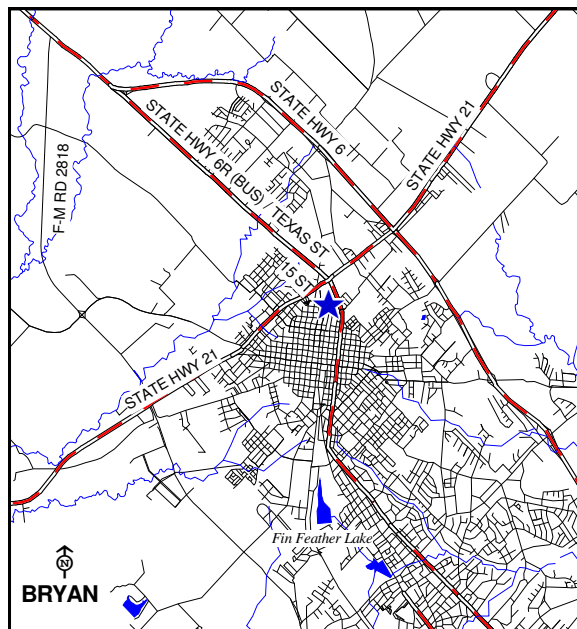
## Bryan District Headquarters

**Location:**

1300 North Texas Ave, Bryan, Brazos County, Texas

**Legal Description:**Vol 81 Pg 76 Vol 88 Pg 71 Vol 107 Pg 323 Brazos  
County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/11/2006	<b>Acres:</b> .....10.44	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 70,648 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....14	<b>FAR:</b> ..... 0.16	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$1,450,000	
<b>Frontage:</b> .....North Texas Ave, 15th St		<b>Total Market Value:</b> ..... \$1,450,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation currently uses this site to house the Bryan District Headquarters. It is located in the north central part of Bryan at the intersection of North Texas Ave and 15th Street. It has been devoted to the storage of materials, chemicals and equipment used for highway maintenance and construction. It is improved with seven buildings and infrastructure. Surrounding land use includes commercial and industrial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The Bryan/College Station area has experienced growth in the past few years. Commercial development has occurred on South Texas Ave in Bryan and Texas Ave in College Station, as well as east of Bryan on SH 6 Bypass and west on FM 2818. Demand in the immediate area has been moderate.

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



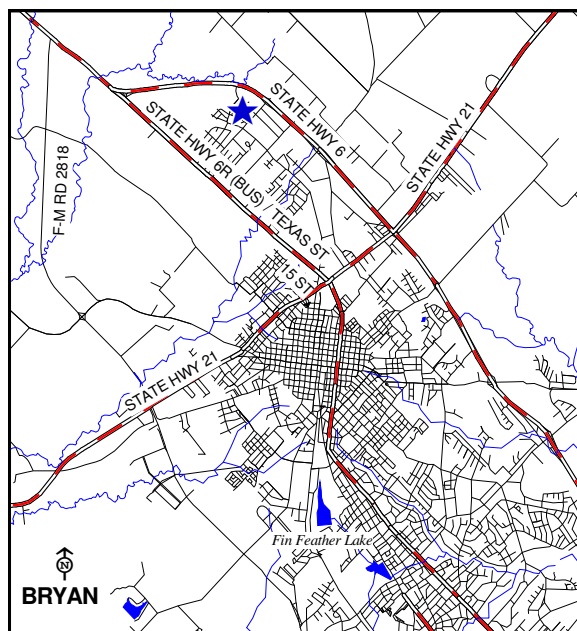
## Texas General Land Office

Bryan District Headquarters  
(Proposed)**Location:**

SH 6 East Bypass, Bryan, Brazos County, Texas

**Legal Description:**28.804 Acres in Moses Baine Svy A-3 City of Bryan  
Brazos County Deed records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/21/2007	<b>Acres:</b> .....28.8	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....14	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$360,000	
<b>Frontage:</b> .....SH 6 East Bypass		<b>Total Market Value:</b> ..... \$360,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, School		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Proposed District Headquarters		
<b>Agency Projected Use:</b> .....	Proposed District Headquarters		

This is a new site purchased with plans for a Bryan District Headquarters site. It is located in the northwestern quadrant of the city. Presently it is vacant. All public utilities are available to the site. There are no known restrictions or reservations to affect the property.

The appraisal indicates the highest and best use is for special use, commercial or residential development. The intended use for a district headquarters is appropriate.

**Recommendation:** *Retain for a proposed district headquarters.*



## Texas General Land Office

## Bryan Maintenance Site

**Location:**

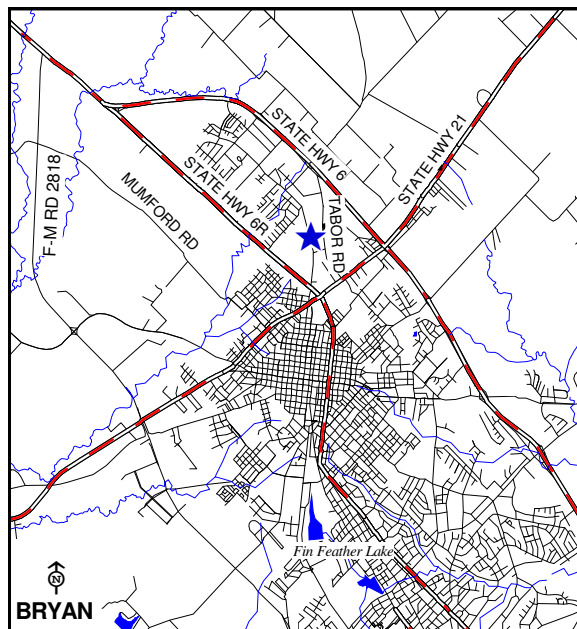
2102 Tabor Rd, Bryan, Brazos County, Texas

**Legal Description:**

Volume 158 Page 243 Brazos County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/13/2006	<b>Acres:</b> .....10.57	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 22,105 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....14	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Agriculture		<b>Land Value:</b> ..... \$508,500	
<b>Frontage:</b> .....Tabor Rd, Old Hearne Rd		<b>Total Market Value:</b> ..... \$508,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Bryan for the storage of materials, chemicals and equipment used for highway maintenance and construction. It is located in the north central part of town with frontage on both Old Hearne Rd and Tabor Rd. It is improved with five buildings and infrastructure. Surrounding land uses include residential and vacant tracts. The site was appraised as a whole, buildings and land were not given a separate value.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Commercial and industrial development in Bryan has occurred east on US 6 Bypass, and west on FM 2818. Little demand for commercial sites in the subject's area has occurred. The immediate area of the tract is residential.

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

## Texas General Land Office

## Buffalo Maintenance Site

**Location:**

2800 East Commerce St, Buffalo, Leon County,  
Texas

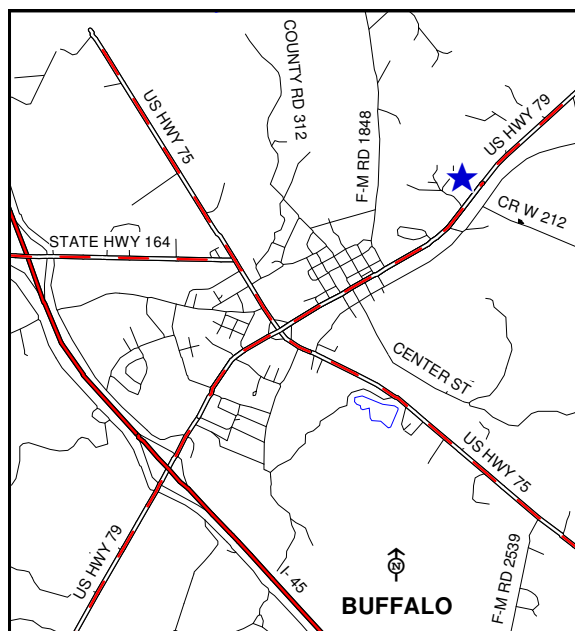
**Legal Description:**

Volume 162 Page 540 Leon County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....8/3/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 11,952 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....57	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$143,500	
<b>Frontage:</b> .....East Commerce St		<b>Total Market Value:</b> ..... \$143,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

This maintenance site owned by the Texas Department of Transportation is located in northeast Buffalo on East Commerce St. The site is improved with six buildings, parking and material/equipment storage. Surrounding land uses include residential and vacant. The site was valued as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is consistent with the present use. Demand for commercial sites in Buffalo is low at this time. Most of the recent development is occurring along IH 45 rather than on US 79 North.

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

## Texas General Land Office

Burnet Maintenance Site and  
Engineer's Office**Location:**

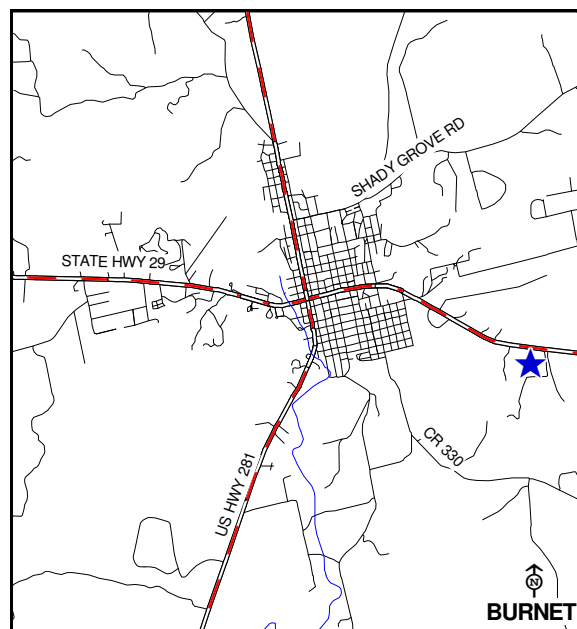
3029 Hwy 29 East, Burnet, Burnet County, Texas

**Legal Description:**

Volume 106 Page 105 Burnet County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/6/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 14,545 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....54	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$625,000	
<b>Frontage:</b> .....Hwy 29 East		<b>Total Market Value:</b> ..... \$625,000	
<b>Utilities:</b> .....	Electricity, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site/Engineer's Office		
<b>Highest and Best Use:</b> .....	Maintenance Site/Engineer's Office		
<b>Agency Projected Use:</b> .....	Maintenance Site/Engineer's Office		

The Texas Department of Transportation uses this site as a maintenance facility and an engineer's office. It is located on the east side of Burnet on Hwy 29 East. It is improved with three buildings, fencing and surface parking. Surrounding land uses are residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use is consistent with the present use as a maintenance facility. Land values in Burnet have increased dramatically in the past few years. Burnet has experienced steady growth in residential and commercial real estate development.

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

## Texas General Land Office

## Caldwell Maintenance Site

**Location:**

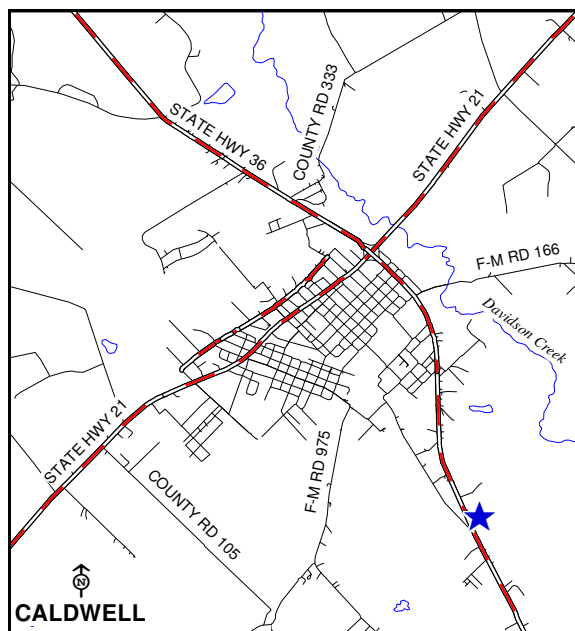
2157 SH 36 South, Caldwell, Burleson County, Texas

**Legal Description:**

Volume 130 Page 426 Burleson County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/17/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,330 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....17	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$99,500	<b>Total Market Value:</b> ..... \$99,500	
<b>Frontage:</b> .....SH 36 South	<b>Utilities:</b> .....Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....Residential, Agricultural, Industrial			
<b>Current Use:</b> .....Maintenance Site			
<b>Highest and Best Use:</b> .....Maintenance Site			
<b>Agency Projected Use:</b> .....Maintenance Site			

The Texas Department of Transportation uses this site south of Caldwell as a maintenance facility and materials storage site. It is located on SH 36 South. There are two improvements to the tract, a warehouse/service station and material storage building. Surrounding land use is primarily residential, agricultural and industrial.

The appraisal indicates the highest and best use is to continue in the current use. The site is located about one and one-half miles south of the city limits of Caldwell. Demand for industrial or commercial sites south on SH 36 is considered to be low. Most of the development has occurred on SH 21 about two miles north of the site. Demand for large vacant tracts in the immediate area of the subject appears to be stable to low.

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

## Texas General Land Office

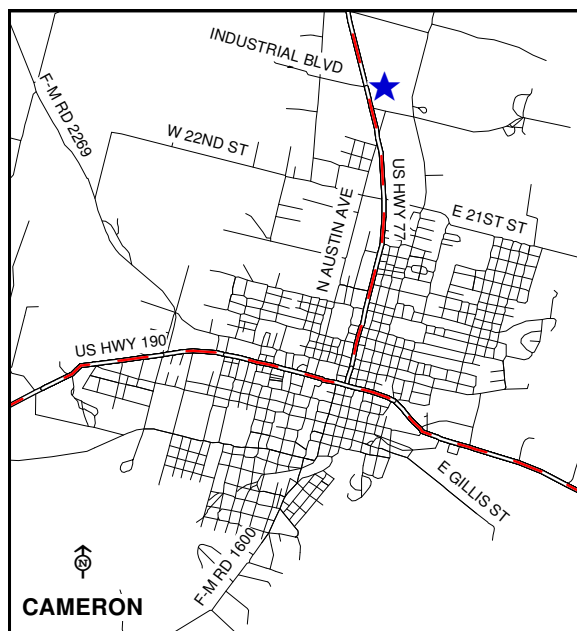
## Cameron Maintenance Site

**Location:**

Hwy 77 North, Cameron, Milam County, Texas

**Legal Description:**

Volume 557 Page 1 Milam County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...11/2/2006	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 8,652 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....20	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$136,000	
<b>Frontage:</b> .....Hwy 77 North		<b>Total Market Value:</b> ..... \$136,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Governmental, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in north Cameron as a maintenance and storage facility. It is located on Hwy 77 North. The site is improved with four buildings and infrastructure. To the north of the tract is Cameron Municipal Airport and light industrial, south and east is residential and commercial, and west is light industrial and residential. The site was appraised as whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. Demand for industrial tracts in the area of the subject is stable to low. Most commercial development has occurred on US 77 and SH 36, about two miles south of the subject. There is vacant land available and development is slow.

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

## Texas General Land Office

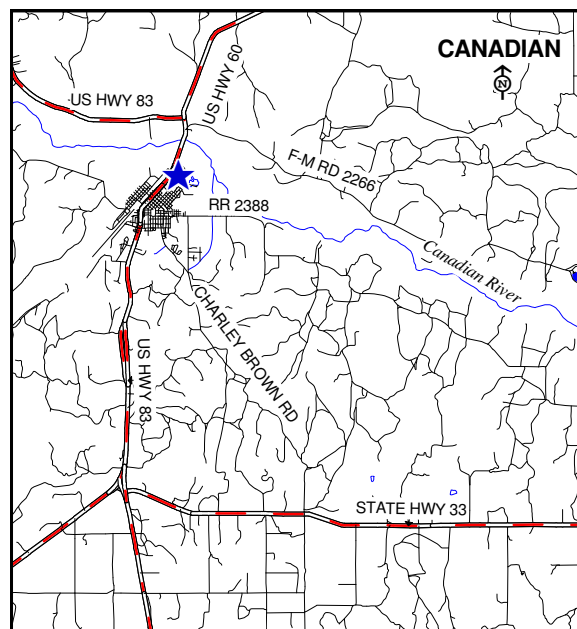
## Canadian Maintenance Site

**Location:**

SH 60 North, Canadian, Hemphill County, Texas

**Legal Description:**

Vol 54 Pg 506 Vol 73 Pg 623 Hemphill County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....5.28	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 19,150 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$200,000	
<b>Frontage:</b> .....SH 60 North		<b>Total Market Value:</b> ..... \$200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in northern Canadian as a maintenance and storage facility. It is located on the south side of SH 60. The site is improved with three buildings, asphalt paving and fencing. Surrounding land uses are industrial, residential, commercial and vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Canadian is a small city in the northeastern panhandle. Agriculture is the primary industry and source of income. Little growth is expected to occur.

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

## Texas General Land Office

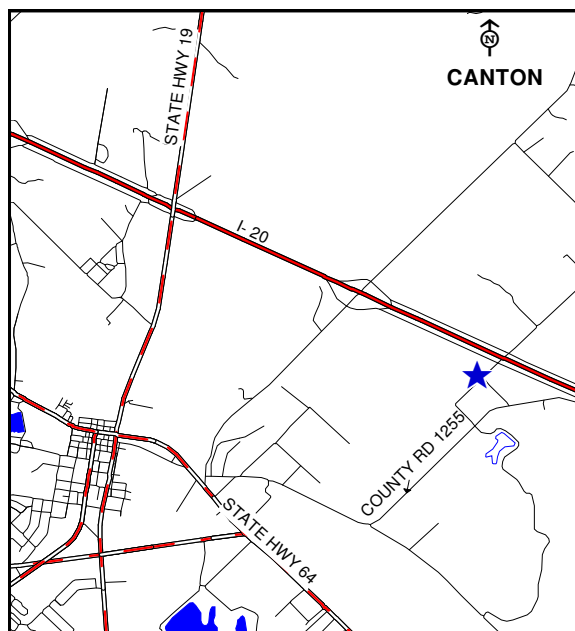
## Canton Maintenance Site

**Location:**

IH 20 @ FM 1255, Canton, Van Zandt County, Texas

**Legal Description:**

Vol 1655 Pg 393 Van Zandt County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....1/8/2007	<b>Acres:</b> .....15	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,780 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....2	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$600,000	
<b>Frontage:</b> .....IH 20, FM 1255		<b>Total Market Value:</b> ..... \$600,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a relatively new site purchased in September, 2001, to be used as a maintenance site. It is located at IH 20 and FM 1255 just outside the city limits of Canton. The site is improved with two buildings and infrastructure. Surrounding land use is vacant and some residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. Canton's main economy is driven by agribusiness. The Canton real estate market is active along SH 64 and the economy is helped by revenue generated by "First Monday Trade Days" antiques trading.

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



## Texas General Land Office

## Canyon Maintenance Site

**Location:**

South side of US 60 West, Canyon, Randall County,  
Texas

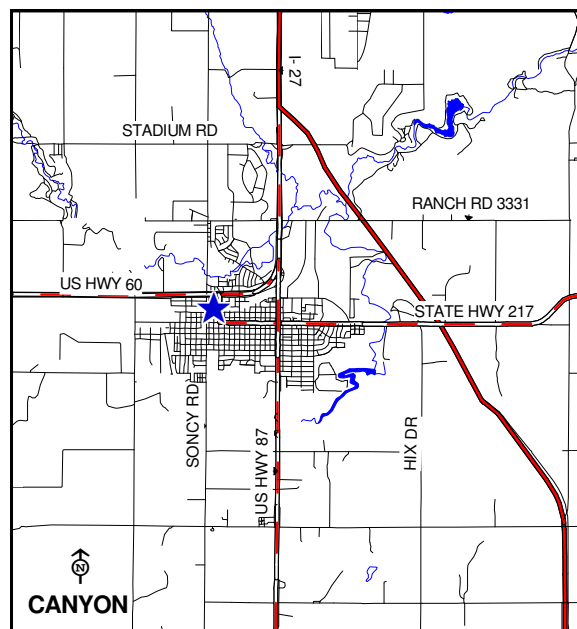
**Legal Description:**

Volume 234 Page 484 Randall County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 10,414 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....86	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$240,000	
<b>Frontage:</b> .....US 60 West		<b>Total Market Value:</b> ..... \$240,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located just inside the west city limits of Canyon. The site is improved with three buildings and infrastructure. Surrounding land uses include vacant, industrial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the current use is appropriate. Since the time of last reporting, TxDOT purchased 15 new acres which abuts the original six acres. The new 15 acres are discussed in ID # 2495. Canyon is located in the northern panhandle of Texas and is a bedroom community for Amarillo. The agricultural and petrochemical industries are the primary source of income in the area. The overall economy in Amarillo and surrounding areas is considered good at the present time. Residential growth has modestly increased over the last five years.

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



## Texas General Land Office

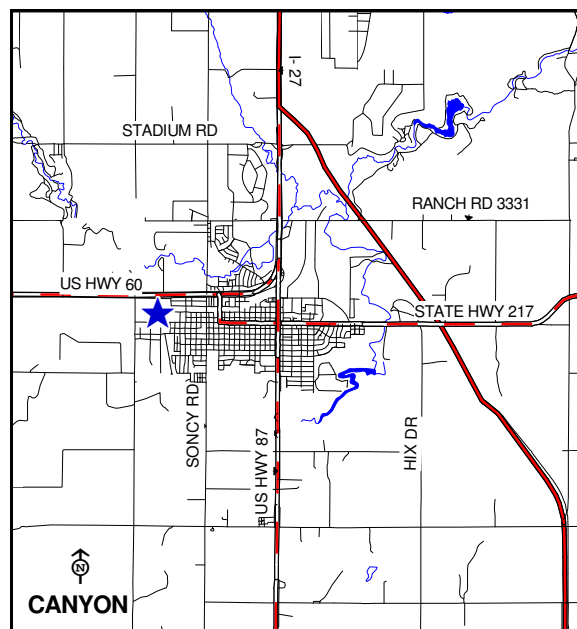
## Canyon Maintenance Site (Proposed)

**Location:**

South Side of US 60, Canyon, Randall County, Texas

**Legal Description:**15 Acres o/o Sec 35 Blk B-5 H&GN Svy Randall  
County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....15	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....86	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....	\$67,500	
<b>Frontage:</b> .....Hwy 60 West	<b>Total Market Value:</b> .....	\$67,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Residential, Governmental		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Proposed Maintenance Site		

This is a new site purchased by TxDOT for a maintenance facility. Presently it is vacant, but there are plans to construct appropriate buildings. TxDOT owns the adjoining six acres with improvements. When funding becomes available, this site will be expanded. Another plan would be to sell the six-acre site (GLO ID #1164) and develop this site. At this point the master plan is undecided on the Canyon tracts.

The highest and best use is for light industrial development to include the proposed plans.

**Recommendation:** *Retain for a future proposed maintenance site.*

## Texas General Land Office

## Carrizo Springs Maintenance Site

**Location:**

2001 North First St/Hwy 83, Carrizo Springs, Dimmit County, Texas

**Legal Description:**

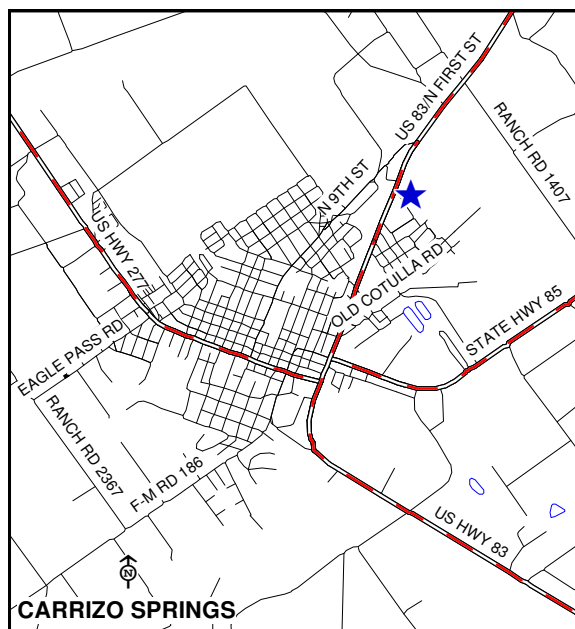
Volume 124 Page 257 Dimmit County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/13/2006	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 16,190 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$160,000	
<b>Frontage:</b> .....North First St/Hwy 83		<b>Total Market Value:</b> ..... \$160,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Industrial, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in Carrizo Springs as a maintenance and storage facility. It is located at 2001 North First St or Hwy 83 on the northeast side of the city. The site is fully utilized with two buildings and infrastructure. Surrounding land uses are office/warehouse and vacant to the north, residential to the southwest, a mobile home park to the south, vacant land, light industrial and residential tracts to the west across Hwy 83.

The appraisal indicates the highest and best use is to continue in the present use. Carrizo Springs is a small rural town, and the county seat of Dimmit. It is about 72 miles north/northwest of Laredo. Most of the activity in the past few years has been on the east and southeast side of the city along Hwy 83 and US 277. Market activity and new growth remain somewhat limited in the area of the subject with no significant demand for commercial tracts.

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

## Texas General Land Office

## Carthage Maintenance Site

**Location:**

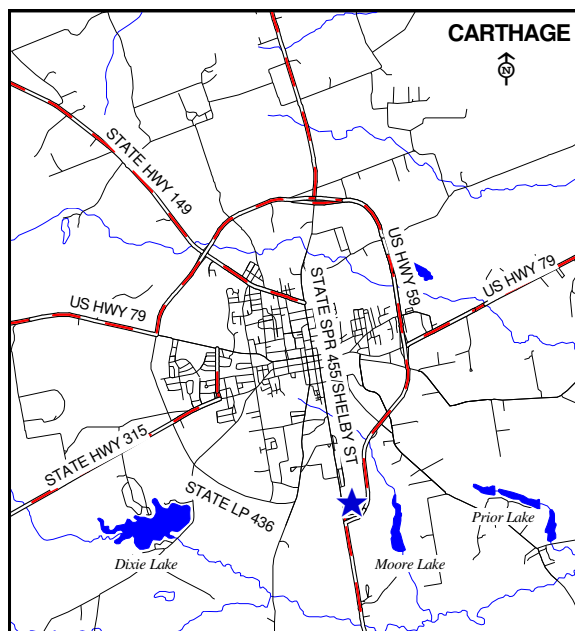
South Shelby St, Carthage, Panola County, Texas

**Legal Description:**

Volume 502 Page 467 Panola County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/11/2007	<b>Acres:</b> .....11.35	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 11,277 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$225,000	
<b>Frontage:</b> .....South Shelby St		<b>Total Market Value:</b> ..... \$225,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance/storage facility. It is located in east Texas in Carthage, a short distance north from Loop 436. It is improved with one building. Surrounding land use includes residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. It has some commercial influence due to the location near Loop 436.

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

## Texas General Land Office

## Cedar Park Research Campus

**Location:**

9500 North Lake Creek Pkwy, Austin, Williamson County, Texas

**Legal Description:**

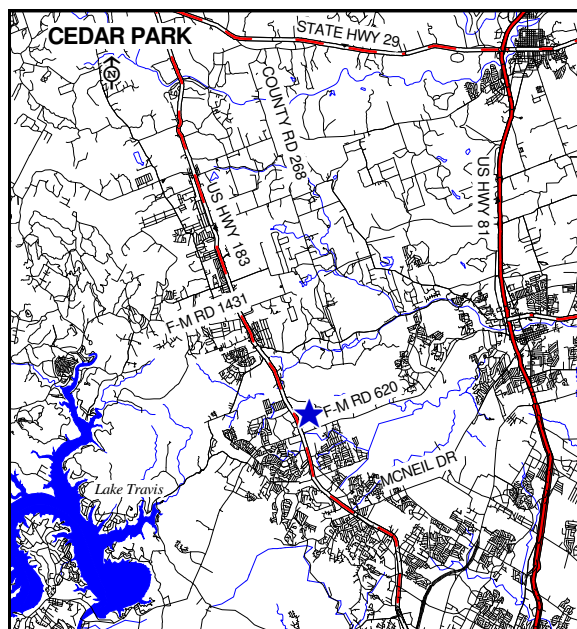
Volume 311 Page 551 Volume 328 Page 548  
Williamson County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...4/23/2007	<b>Acres:</b> .....77.1	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 84,200 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....52	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....5%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$14,990,000
<b>Frontage:</b> .....Lake Creek Pkwy			<b>Total Market Value:</b> ..... \$14,990,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Cedar Park Research Campus		
<b>Highest and Best Use:</b> .....	Office/Industrial/Flex Space		
<b>Agency Projected Use:</b> .....	Cedar Park Research Campus		

TxDOT uses this site in Cedar Park as a research campus. Originally this site was over 770 acres, but has been sold in parcels. The remaining acreage is 77.10 acres. TxDOT feels the campus has been defined now and should remain intact. The appraisal demonstrates there is room for expansion on this campus. There is some discussion about the widening of Hwy 183 to be addressed. Surrounding land use is commercial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for office/industrial/flex development. TxDOT is fully utilizing this site as a research campus. It is in a desirable part of Austin with vast development occurring on Hwy 183.

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

## Texas General Land Office

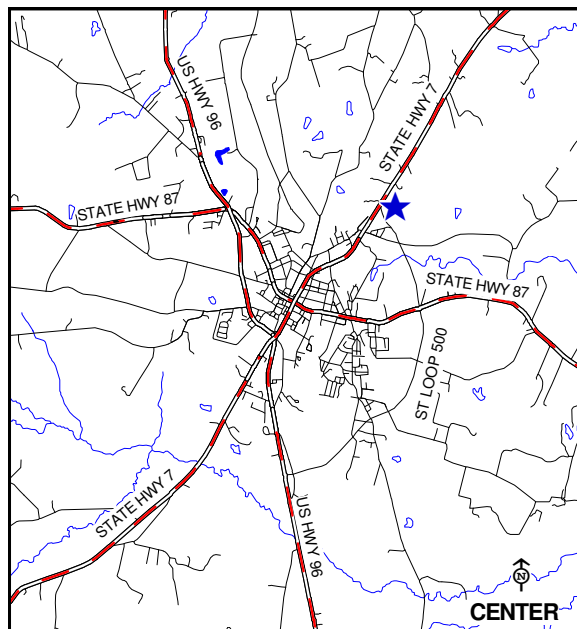
## Center Maintenance Site

**Location:**

SH 7, Center, Shelby County, Texas

**Legal Description:**

Volume 624 Page 210 Shelby County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....8/1/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,453 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$189,000	
<b>Frontage:</b> .....SH 7		<b>Total Market Value:</b> ..... \$189,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located northeast of Center on SH 7. It has one office building and infrastructure. Surrounding land uses include residential, vacant and light commercial tracts. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal findings indicate the highest and best use is to continue in the present use. Development in Center is slow and the economy is stable.

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

## Texas General Land Office

## Channing Maintenance Site

**Location:**

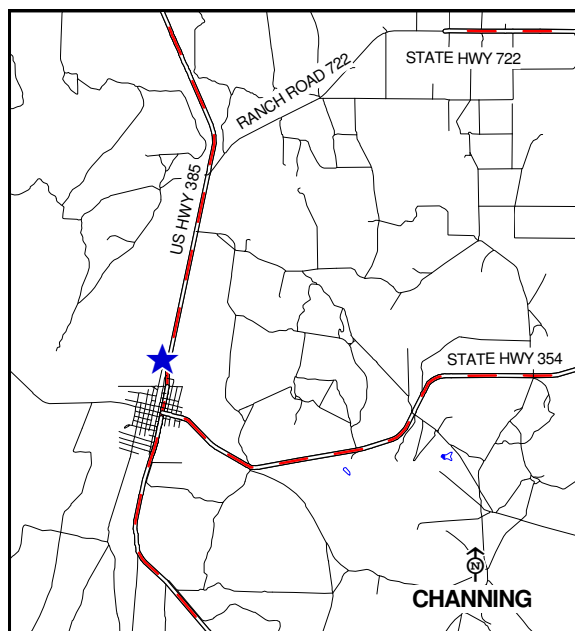
Hwy 385, Channing, Hartley County, Texas

**Legal Description:**

Vol 81 Pg 193 Vol 82 Pg 47 Hartley County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....3.33	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 4,256 sq.ft.
<b>Sen. Dist.:</b> ....31	<b>Rep. Dist.:</b> ....86	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$100,000	
<b>Frontage:</b> .....Hwy 385		<b>Total Market Value:</b> ..... \$100,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located in far north Channing on the west side of Hwy 385. It is improved with three buildings and parking. The surrounding land is vacant, industrial, and railroad tracts to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the continued use as a maintenance and storage facility is the highest and best use. Channing is a small community in the panhandle with agriculture being the primary industry and major source of income. The location is accessible from all points of the city and is in a stable area. Channing is experiencing no noticeable growth.

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

## Texas General Land Office

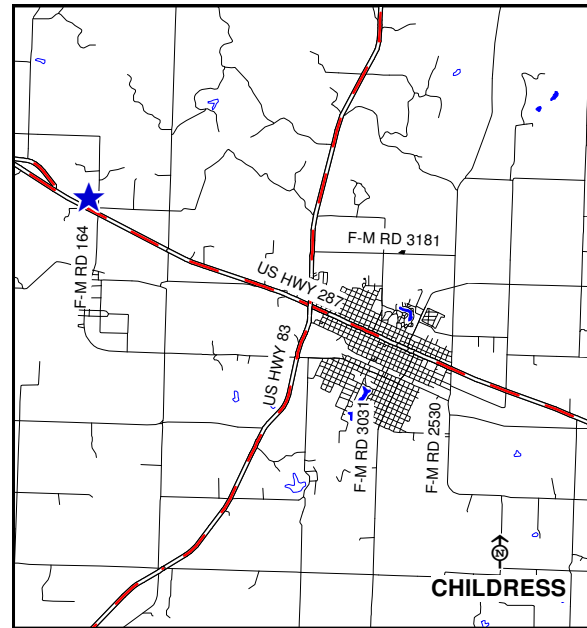
## Childress District Headquarters

**Location:**

7599 Hwy 287, Childress, Childress County, Texas

**Legal Description:**

Volume 373 Page 73 Childress County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....1/8/2007	<b>Acres:</b> .....52.83	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 95,062 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....2%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$2,000,000	
<b>Frontage:</b> .....Hwy 287		<b>Total Market Value:</b> ..... \$2,000,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

This site is used by TxDOT as the Childress District 25 Headquarters facility. There are six buildings and outbuildings. It is located on Hwy 287 west of Childress in the northeastern panhandle. Agricultural land surrounds the tract. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use if vacant would be for rural residential development. But the site is fully developed and the current use is appropriate as well. The economy of Childress revolves primarily around government employment, the Regional Medical Center and the agricultural community. The largest employer in the area is the Texas Department of Criminal Justice with a facility just southeast of the city.

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



## Texas General Land Office

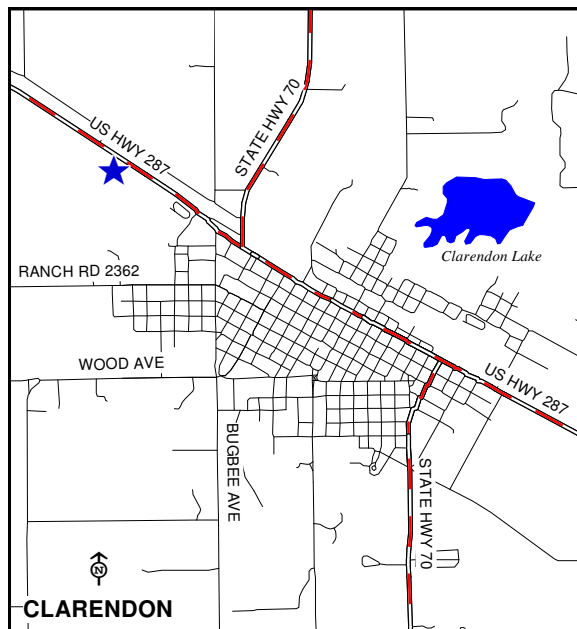
## Clarendon Maintenance Site

**Location:**

3268 Hwy 287, Clarendon, Donley County, Texas

**Legal Description:**

Volume 32 Page 98 Donley County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/26/2007	<b>Acres:</b> .....10.57	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 13,089 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$160,000	
<b>Frontage:</b> .....Hwy 287		<b>Total Market Value:</b> ..... \$160,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a relatively new site purchased by the Texas Department of Transportation for use as a maintenance site. It is improved with three buildings and infrastructure. It is located west of Clarendon on Hwy 287. Surrounding land use is vacant, commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates development of this tract for a maintenance site is the highest and best use. Clarendon is a small city east of Amarillo. The tract is in an area that is relatively stable with no signs of decline. Hwy 287 is the main corridor between Ft. Worth and Amarillo. The economy is driven by agriculture and also provides basic services to travelers.

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

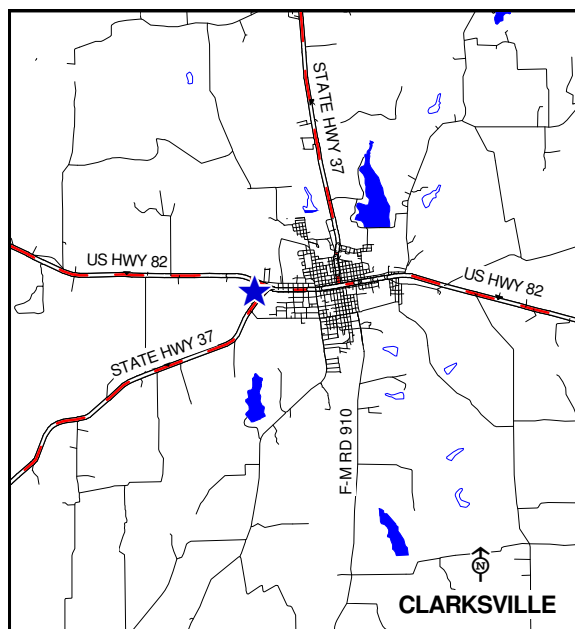


## Texas General Land Office

## Clarksville Maintenance Site

**Location:**

Hwy 82 West, Clarksville, Red River County, Texas

**Legal Description:**Vol 135 Pg 57 Vol 155 Pg 12 Vol 189 Pg 49 Vol 344  
Pg 20 Red River County Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...9/12/2006	<b>Acres:</b> .....6.4	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 5,800 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$94,000	
<b>Frontage:</b> .....Hwy 82 West		<b>Total Market Value:</b> ..... \$94,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located in Clarksville in far northeast Texas. The physical location is on West Main St or Hwy 82 West. The improvements consist of two main buildings which are considered to have value. Surrounding land use is commercial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is for light industrial development to include the current use as a maintenance facility. Clarksville is a rural community with about 4,500 people and is the county seat. The real estate market has shown slow activity with little change expected. Most of the limited commercial growth is taking place on the west side of town.

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

## Texas General Land Office

## Claude Maintenance Site

**Location:**

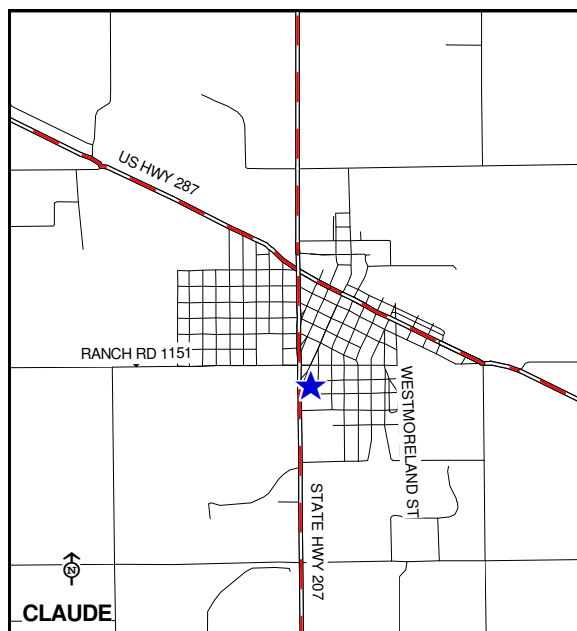
SH 207 South, Claude, Armstrong County, Texas

**Legal Description:**

Volume 57 Page 353 Armstrong County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/5/2007	<b>Acres:</b> .....2.69	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 4,800 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$48,000	
<b>Frontage:</b> .....SH 207 South		<b>Total Market Value:</b> ..... \$48,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located in south Claude on the east side of SH 207 South. Improvements consist of one building considered to have contributory value, asphalt surfacing and fencing. Surrounding land uses include commercial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. The subject is located in the small city of Claude approximately 30 miles southeast of Amarillo in the panhandle of Texas. Agriculture is the primary industry and major source of income. The city provides support services for the agricultural industry.

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

## Texas General Land Office

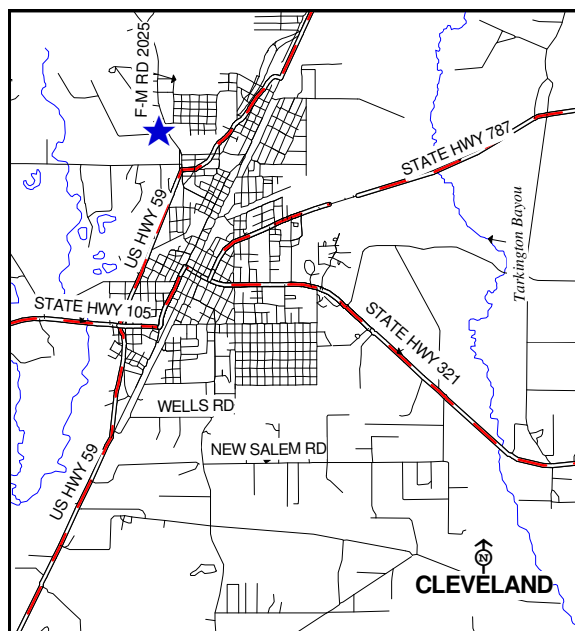
## Cleveland Maintenance Site

**Location:**

FM 2025, Cleveland, Liberty County, Texas

**Legal Description:**

Volume 361 Page 130 Liberty County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...11/2/2006	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 8,946 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....18	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$116,300	
<b>Frontage:</b> .....FM 2025		<b>Total Market Value:</b> ..... \$116,300	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes the subject property for a maintenance facility. It is located on FM 2025 in northwest Cleveland. The site is improved with five buildings and infrastructure. Surrounding land use is composed of commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is the present use. Cleveland is in the northwest part of Liberty County. Convenience stores and businesses are located along Hwy 59 and Hwy 105. Economic conditions have been stable with no significant economic changes expected.

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

## Texas General Land Office

## Coleman Maintenance Site

**Location:**

Commercial Ave South/FM 206, Coleman, Coleman County, Texas

**Legal Description:**

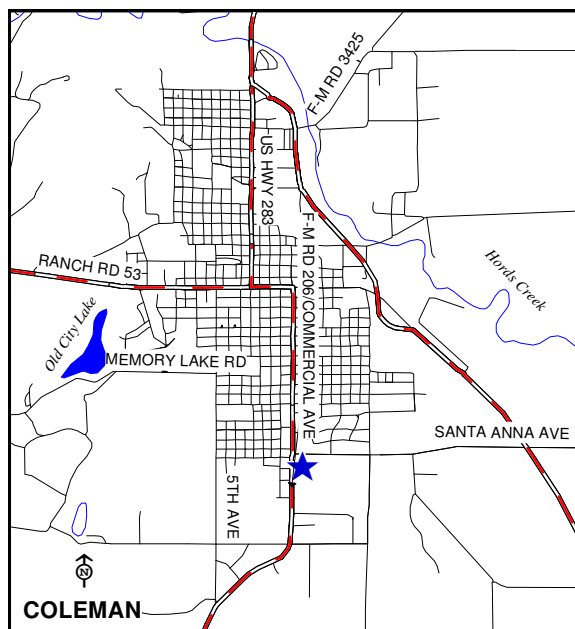
Vol 273 Pg 354 Vol 271 Pg 375 Coleman County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....1/4/2007	<b>Acres:</b> .....4.88	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 11,381 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$240,000	
<b>Frontage:</b> .....Commercial Ave South/FM 206		<b>Total Market Value:</b> ..... \$240,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Agricultural, School		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site for maintenance and storage. It is located south of Coleman on Commercial Ave South. It is improved with five buildings, parking, asphalt surfacing and chain link fencing. Surrounding land uses are residential, commercial, agricultural and a high school. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to continue as a maintenance site. Coleman is located in central Texas about 60 miles southeast of Abilene. It is a quiet rural community with a slow real estate market. The economy is principally supported by agriculture and related businesses. No significant growth or change is expected.

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

## Texas General Land Office

## Colorado City Resident Engineer's Site

**Location:**

East Side of SH 208, Colorado City, Mitchell County, Texas

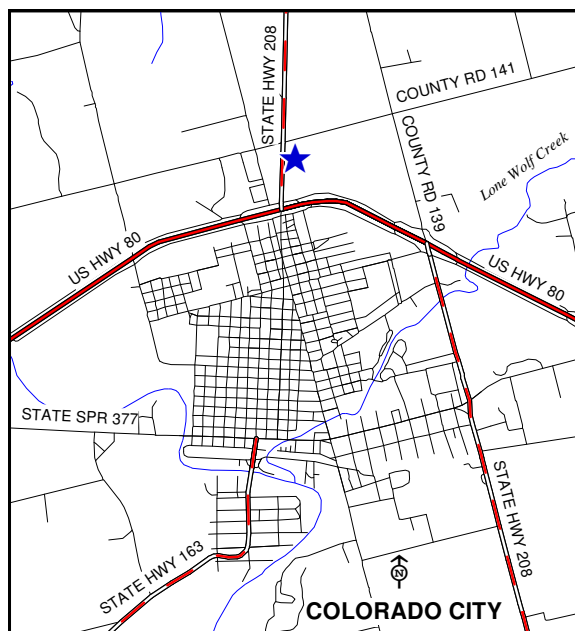
**Legal Description:**

Volume 187 Page 357 Mitchell County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...2/28/2007	<b>Acres:</b> .....6.84	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 6,802 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....72	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....		\$82,000
<b>Frontage:</b> .....SH 208	<b>Total Market Value:</b> .....		\$82,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Rangeland		
<b>Current Use:</b> .....	Resident Engineers' Site		
<b>Highest and Best Use:</b> .....	Resident Engineers' Site		
<b>Agency Projected Use:</b> .....	Resident Engineers' Site		

The Texas Department of Transportation uses this site as a resident engineers' site. It is located on the north side of Colorado City on SH 208, about one-half mile north of IH 20. It is improved with four buildings, fencing, asphalt surfacing and walkways. Surrounding land uses are residential and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Colorado City is between Abilene and Big Spring near IH 20. There has been little commercial or residential growth in the area.

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

## Texas General Land Office

## Columbus Maintenance Site

**Location:**

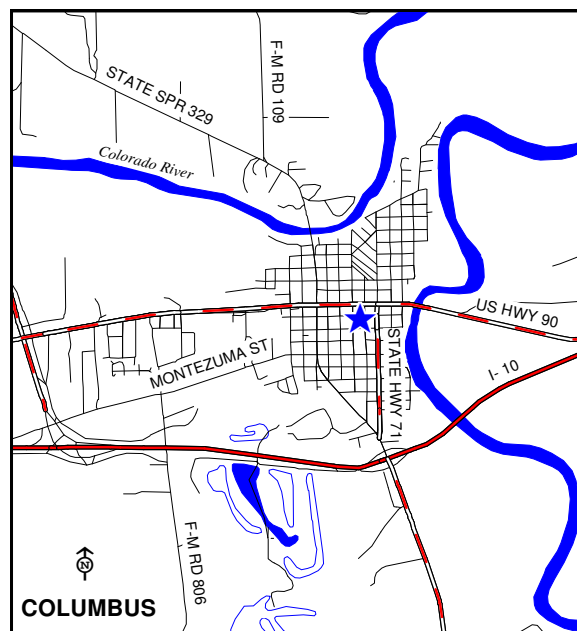
US 90 West, Columbus, Colorado County, Texas

**Legal Description:**

Volume 410 Page 189 Volume 207 Page 73 Colorado County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2006	<b>Acres:</b> .....6.19	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 13,575 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....17	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$207,000	
<b>Frontage:</b> .....US 90 West, SH 71		<b>Total Market Value:</b> ..... \$207,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located one mile west of downtown Columbus at the intersection of US 90 West and SH 71. It is improved with four buildings including maintenance, office and storage. Surrounding land uses include single family residential, vacant, commercial, and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

Highest and best use is consistent with the present use as a maintenance facility. Real estate growth in Columbus is slow. It will be some time before development from the east absorbs numerous large vacant parcels between downtown and the site.

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

## Texas General Land Office

## Comanche Maintenance Site

**Location:**

1502 North Austin St (North SH 16), Comanche,  
Comanche County, Texas

**Legal Description:**

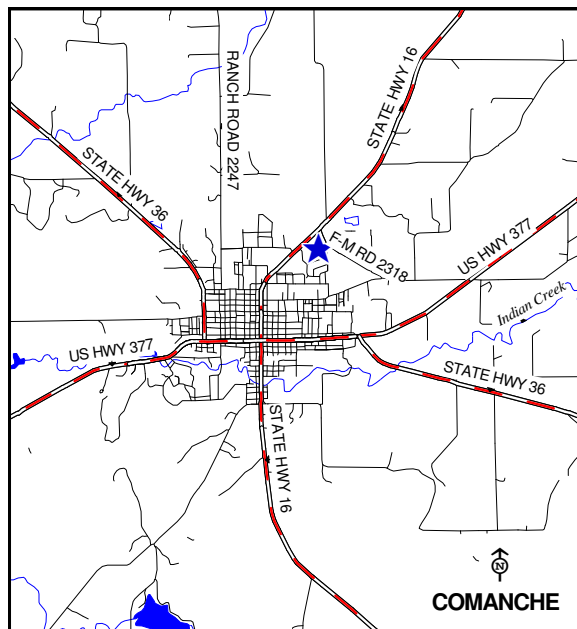
Volume 268 Page 480 Volume 660 Page 187  
Comanche County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/1/2007	<b>Acres:</b> .....10.52	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 7,469 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$150,000	
<b>Frontage:</b> .....North Austin St		<b>Total Market Value:</b> ..... \$150,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in north Comanche as a maintenance and storage facility. It is located on North Austin St or North SH 16. There are four enclosed buildings and infrastructure. Surrounding land uses are vacant, commercial, residential and a school. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. Comanche County is in north central Texas about 100 miles west of Ft. Worth. Many of the local residents travel to Stephenville, Brownwood or Abilene for employment. There has been some real estate activity in the past few years in both agricultural and residential properties. The market appears steady.

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



## Texas General Land Office

Comstock Maintenance Subsection  
Site**Location:**

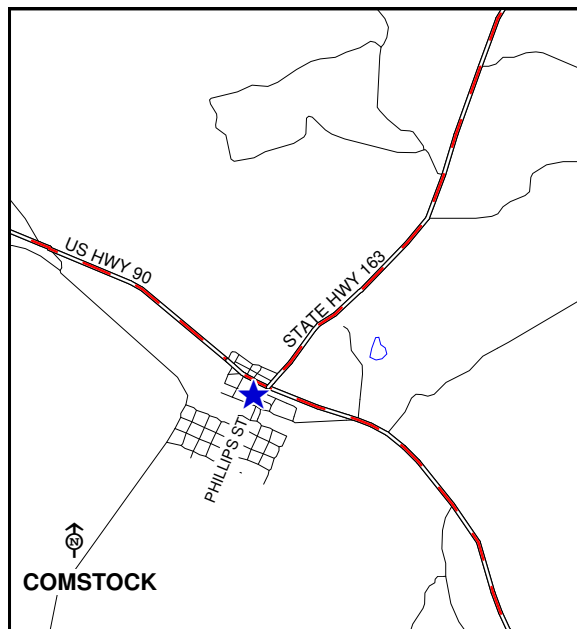
14 Phillips St, Comstock, Val Verde County, Texas

**Legal Description:**

Volume 8 Page 348 Val Verde County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/15/2006	<b>Acres:</b> .....1.06	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 3,200 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$29,000	
<b>Frontage:</b> .....Phillips St		<b>Total Market Value:</b> ..... \$29,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Sub-Section Site		
<b>Highest and Best Use:</b> .....	Maintenance Sub-Section Site		
<b>Agency Projected Use:</b> .....	Maintenance Sub-Section Site		

The Texas Department of Transportation uses this site in Comstock as a maintenance sub-section site. It is located at the southwest corner of US 90 and Phillips Street. Comstock is about 32 miles west of Del Rio. It is improved with one building, asphalt paving, fencing and security lighting. Surrounding land uses include commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Comstock is an isolated community providing minimal shopping and services. There is very little development occurring at this time.

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



## Texas General Land Office

## Conroe Maintenance Site

**Location:**

990 North FM 3083, Conroe, Montgomery County,  
Texas

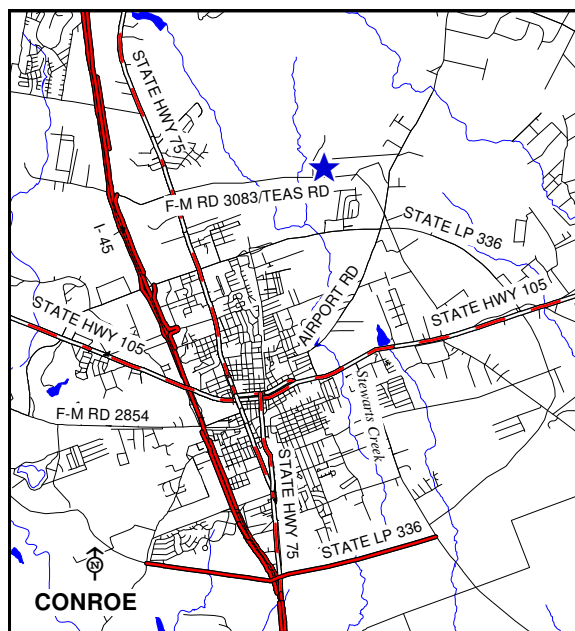
**Legal Description:**

File 979-01-0527 through 0531 Montgomery County  
Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 10/23/2006	<b>Acres:</b> .....15.4	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 10,877 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....16	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$994,000	
<b>Frontage:</b> .....FM 3083, TxDOT Dr		<b>Total Market Value:</b> ..... \$994,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Recreational, Residential, Commercial, Woodlands		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site as a maintenance facility. It is located north of Conroe at the intersection of FM 3083 and TxDOT Dr near Conroe's newest business park. It is improved with three buildings, fencing and surface parking. Surrounding land uses include recreational, residential, timberland and commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The site area has been recently annexed by the City of Conroe and is in a growth stage. The general growth outlook for Montgomery County is favorable as indicated by increasing population.

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

## Texas General Land Office

## Cooper Area Office (Proposed)

**Location:**

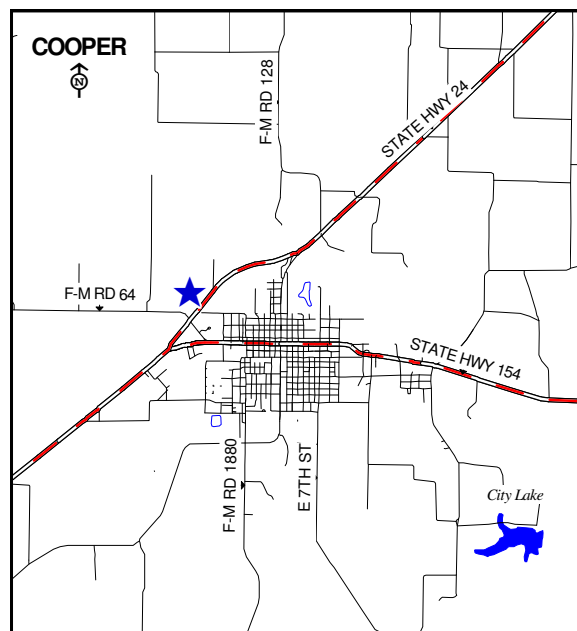
SH 24, Cooper, Delta County, Texas

**Legal Description:**

V 224 Pg 797 &amp; V 246 Pg 184 Delta County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/16/2007	<b>Acres:</b> .....14.85	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$44,500	<b>Total Market Value:</b> ..... \$44,500	
<b>Frontage:</b> .....SH 24	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Commercial	<b>Current Use:</b> .....Vacant		
<b>Highest and Best Use:</b> .....Commercial/Industrial Development	<b>Agency Projected Use:</b> .....Proposed Area Office		

TxDOT purchased this additional acreage in 2001 for expansion of the existing Cooper Maintenance Site. The existing Cooper site identification number is 1222. At some point the two sites will be built up and considered an assemblage. Funding has not become available for this acreage but plans are still in the works. Surrounding land use is office, industrial, and a church to the north.

The appraisal indicates the highest and best use is commercial/industrial development to include the proposed plans.

**Recommendation:** *Retain for proposed area office when funds become available.*

## Texas General Land Office

## Cooper Maintenance Site

**Location:**

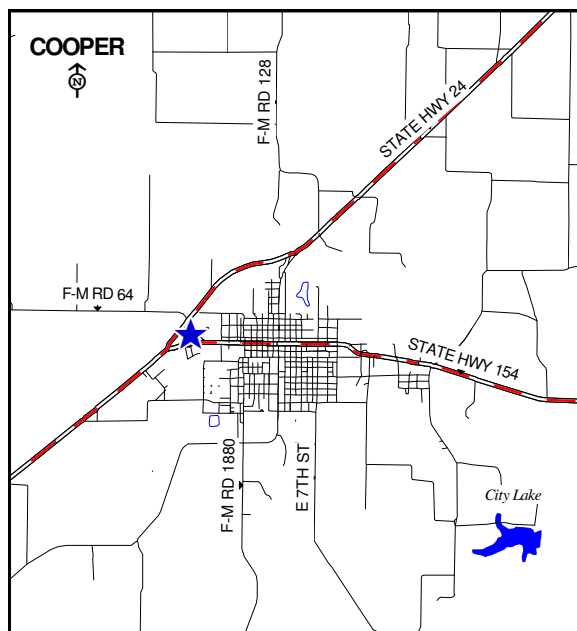
FM 64 @ SH 24, Cooper, Delta County, Texas

**Legal Description:**

Vol 78 Pg 608 Vol 101 Pg 258 Delta County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/16/2007	<b>Acres:</b> .....4.08	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 7,200 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$86,500	
<b>Frontage:</b> .....SH 24, FM 64		<b>Total Market Value:</b> ..... \$86,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this as a highway maintenance facility. It is located in the community of Cooper at the intersection of SH 24 and FM 64. It is improved with five buildings and infrastructure. The site was appraised as a whole, land and buildings were not assigned separate values. Surrounding land uses include commercial, vacant, residential and industrial properties. TxDOT has purchased an additional 14.846 acres across SH 24. The plan is to keep both parcels for expansion.

The appraisal indicates the highest and best use is to continue in the present use. Market conditions in Cooper are stable but land sales are slow and little growth has occurred.

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

## Texas General Land Office

## Corpus Christi District Headquarters

**Location:**

1701 South Padre Island Dr, Corpus Christi, Nueces County, Texas

**Legal Description:**

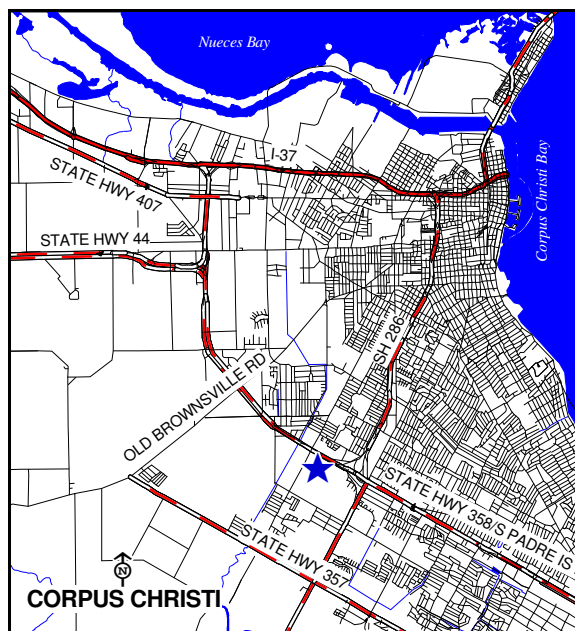
Volume 838 Page 19 Nueces County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....26.34	<b>Bldgs.:</b> .....8	<b>Bldg. Area:</b> ..... 119,502 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....33	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$5,765,000	
<b>Frontage:</b> South Padre Island Dr, Greenwood Dr		<b>Total Market Value:</b> ..... \$5,765,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Industrial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation currently utilizes this site as a district headquarters. This 26.34-acre tract is located on South Padre Island Dr at its intersection with Greenwood Drive. Improvements include eight buildings and infrastructure. Surrounding land uses include commercial, residential and industrial properties. The site is considered fully utilized. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for continued use as a TxDOT facility. The outlook for the area is positive and has enjoyed some refurbishment and growth. The area zoning allows for a wide range of development.

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

## Texas General Land Office

## Corpus Christi Maintenance Site

**Location:**

844 North Padre Island Dr, Corpus Christi, Nueces County, Texas

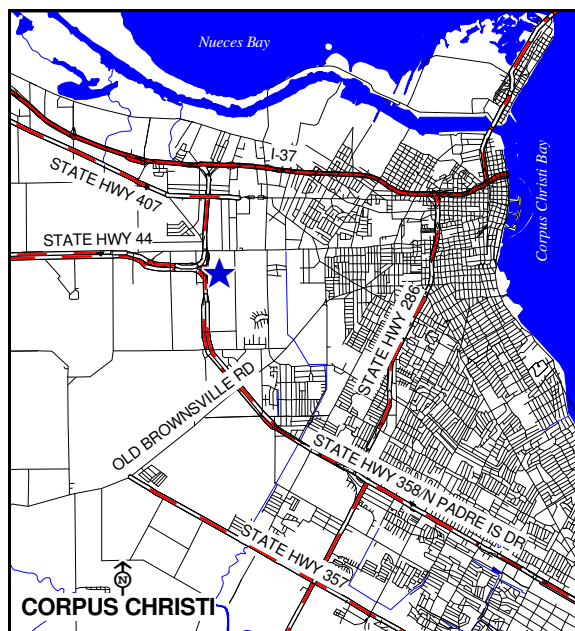
**Legal Description:**

Volume 1490 Page 386 Nueces County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 10/18/2006	<b>Acres:</b> .....13.98	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 13,493 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....34	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$375,000	
<b>Frontage:</b> .....North Padre Island Dr		<b>Total Market Value:</b> ..... \$375,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Corpus Christi as a maintenance facility. It is located on North Padre Island Dr (SH 358). It is improved with two buildings, asphalt surfacing and fencing. Surrounding land use is entirely agricultural and nearby industrial. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. The Corpus Christi area, where the subject is located, has been experiencing tremendous growth. Most of the growth is residential and commercial/retail development along Padre Island Drive.

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

## Texas General Land Office

## Corrigan Maintenance/Storage Site

**Location:**

Hwy 59 South/South Home St, Corrigan, Polk County, Texas

**Legal Description:**

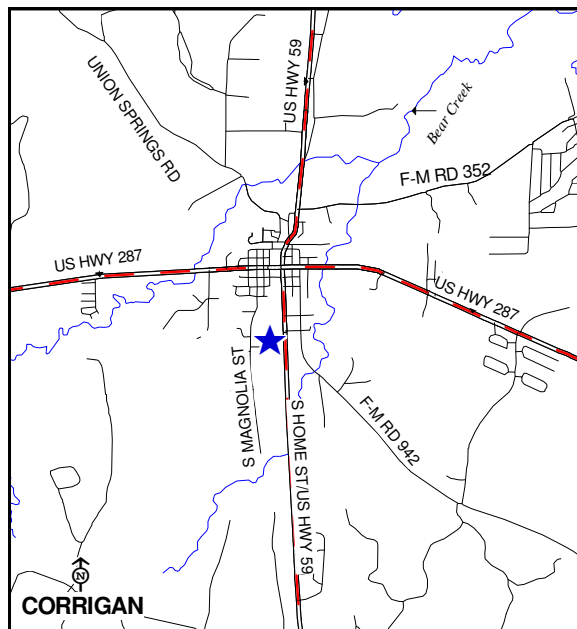
Volume 179 Page 221 Polk County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/20/2006	<b>Acres:</b> .....4.55	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 1,050 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....18	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$27,500	
<b>Frontage:</b> .....Hwy 59 South/South Home St		<b>Total Market Value:</b> ..... \$27,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Sub-Section Site		
<b>Highest and Best Use:</b> .....	Maintenance Sub-Section Site		
<b>Agency Projected Use:</b> .....	Maintenance Sub-Section Site		

The Texas Department of Transportation currently uses this site as a maintenance/equipment storage facility. It is located northeast of Houston in Corrigan on Hwy 59 South or South Home Street. It is improved with one building and impervious cover. Surrounding land uses include residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use. The growth trends in Corrigan appear to be stable. Most of the development in Polk County has occurred in the city of Livingston, about 20 miles south of the subject. The majority of development in the Corrigan area is rural residential in nature.

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



## Texas General Land Office

## Corsicana Maintenance Site

**Location:**

100 Navaro CR SW 1000, Corsicana, Navarro  
County, Texas

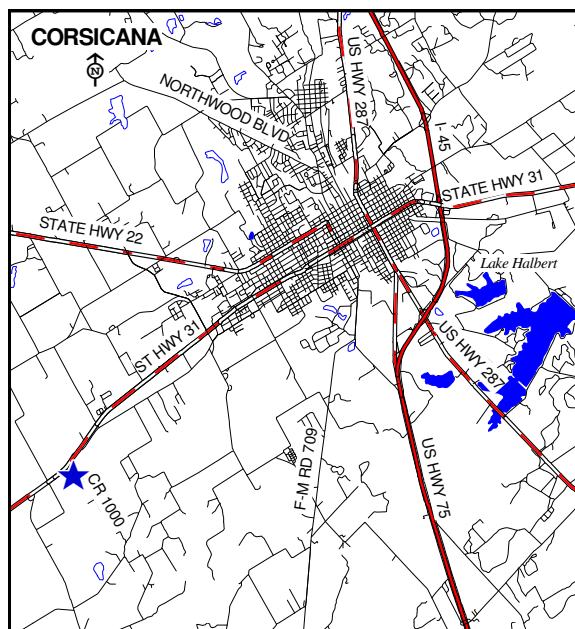
**Legal Description:**

JS Hamilton Svy A 375 DW Collins Svy A 159 Navarro  
County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...10/2/2006	<b>Acres:</b> .....13.92	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 15,925 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$575,000	
<b>Frontage:</b> .....Navarro CR SW 1000		<b>Total Market Value:</b> ..... \$575,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this tract for an engineering and maintenance site. It is located about three miles southwest of Corsicana on CR SW 1000. Although it is not in the city limits, all city utilities are available to the site. There are three buildings: administration, maintenance and vehicle storage. Site improvements consist of chain link fencing, two underground fuel storage tanks, asphalt parking and paving. Surrounding land use is commercial, agricultural and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Corsicana is a semi-rural community about 50 miles south of Dallas. The economy is based upon light manufacturing, farming, medical services, and is home to a junior college. Growth has been stable over the past five years.

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

## Texas General Land Office

## Cotulla Maintenance Site

**Location:**

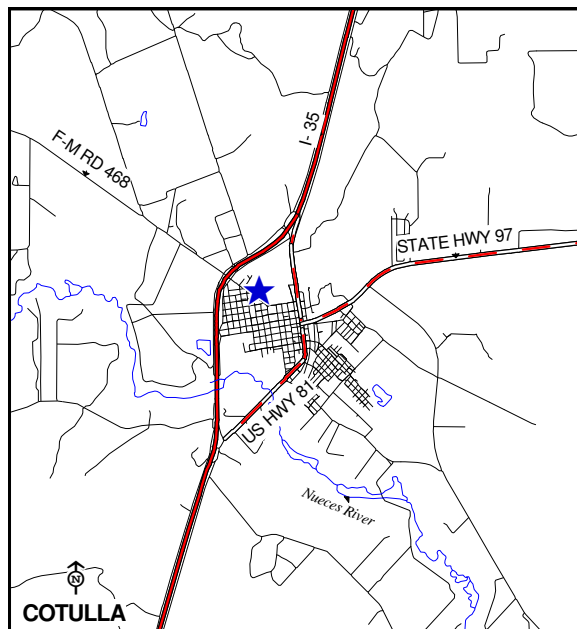
900 FM 468, Cotulla, La Salle County, Texas

**Legal Description:**

Volume 142 Page 209 La Salle County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/13/2006	<b>Acres:</b> .....7.5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 13,881 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$200,000	
<b>Frontage:</b> .....FM 468		<b>Total Market Value:</b> ..... \$200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Cotulla as a maintenance site and storage yard. It is located on FM 468 east of downtown Cotulla. The site is improved with an office/warehouse building and infrastructure. Surrounding land use is vacant, residential, light industrial and a cemetery. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Cotulla is the county seat of La Salle and is approximately 68 miles northeast of Laredo and 87 miles southwest of San Antonio. The market activity for the area is limited with residential sales and commercial sites on IH 35. Little development near the subject site is expected.

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



## Texas General Land Office

## Crane Maintenance Site

**Location:**

East side of US 385 North, Crane, Crane County,  
Texas

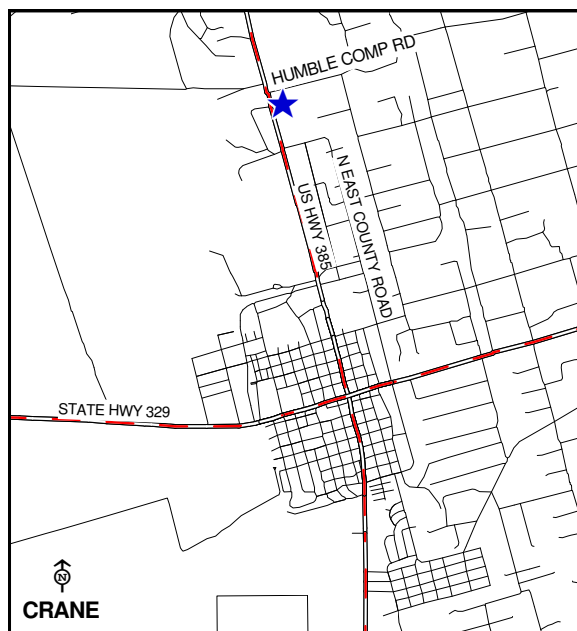
**Legal Description:**

Volume 133 Page 423 Crane County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....1/9/2007	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,611 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....82	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$117,000	
<b>Frontage:</b> .....US 385 North		<b>Total Market Value:</b> ..... \$117,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is improved with two buildings and surface parking. It is located approximately 1.25 miles north of the Crane city limits on US 385 North. All the surrounding land is vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to continue in the present use as a maintenance facility. The local economy is supported by the oil and gas industry and ranching, but growth in the area is minimal. There are some light industrial properties on US 385 just south of the tract and closer to the Crane city limits.

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

## Texas General Land Office

## Crockett Maintenance Site

**Location:**

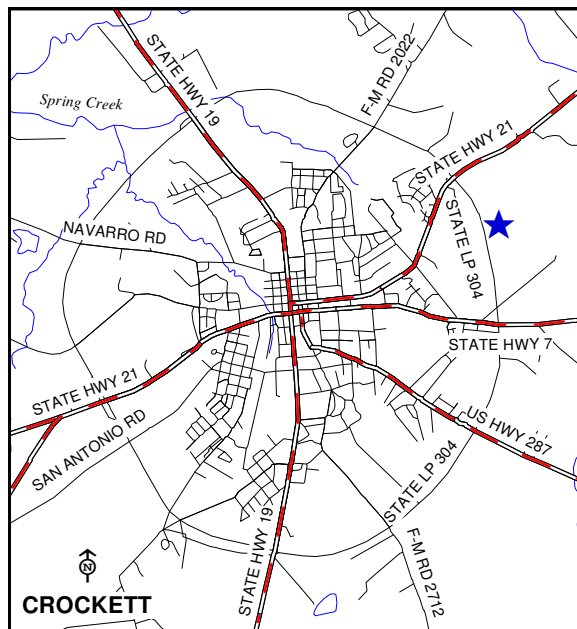
Loop 304 East, Crockett, Houston County, Texas

**Legal Description:**

Vol 907 Pg 847 Vol 356 Pg 209 Houston County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....9/7/2006	<b>Acres:</b> .....11.81	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,287 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Industrial	<b>Land Value:</b> .....		\$279,000
<b>Frontage:</b> .....Loop 304 East	<b>Total Market Value:</b> .....		\$279,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in east Crockett as an engineer's office and maintenance site. It is located along Loop 304 East about one-half mile north of the Loop 304 and SH 7 East intersection. The site is improved with one structure: a combined engineer's office and a maintenance building. Surrounding land use is vacant and commercial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is for light industrial development to include a maintenance facility. The majority of commercial activity in Crockett has occurred between SH 21 and SH 7. There are discount stores, fast food chains, medical facilities, grocery stores and warehouse industrial facilities located nearby.

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

## Texas General Land Office

## Cross Plains Storage Site

**Location:**

Intersection of SH 36 & FM 2707, Cross Plains,  
Callahan County, Texas

**Legal Description:**

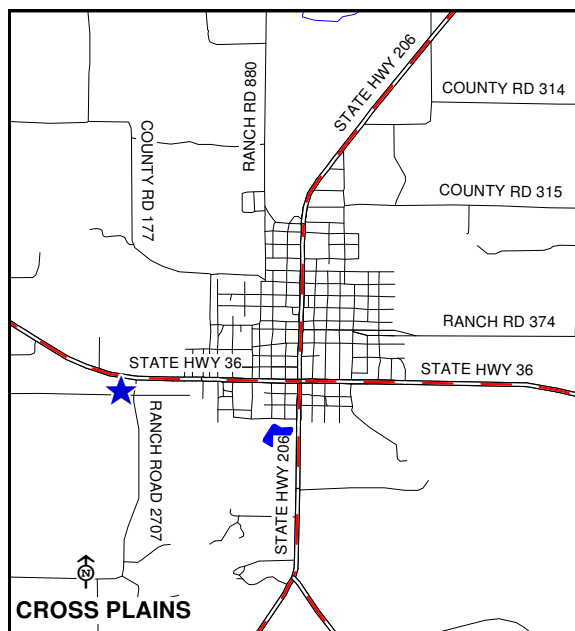
Volume 175 Page 443 Callahan County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/20/2007	<b>Acres:</b> .....3.47	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....50%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....		\$7,000
<b>Frontage:</b> .....SH 36, FM 2707	<b>Total Market Value:</b> .....		\$7,000
<b>Utilities:</b> .....	Electricity, Telephone		
<b>Surrounding Uses:</b> .....	Agricultural, Recreational		
<b>Current Use:</b> .....	Storage Site		
<b>Highest and Best Use:</b> .....	Storage Site		
<b>Agency Projected Use:</b> .....	Storage Site		

The Texas Department of Transportation currently uses this site as a storage yard. It is located on SH 36 between Abilene and Cross Plains. There are no building improvements, only perimeter fencing. All land surrounding the site is used for agricultural purposes with some scattered rural homesites. The Cross Plains Rodeo Arena is to the east of the subject site. The appraisal notes that after seasonal heavy rains, about 50% of the tract on the east side appears to flood periodically from Turkey Creek.

The highest and best use is also the present use. Cross Plains is a small rural type community with little manufacturing and limited amenities.

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

## Texas General Land Office

## Crowell Maintenance Site

**Location:**

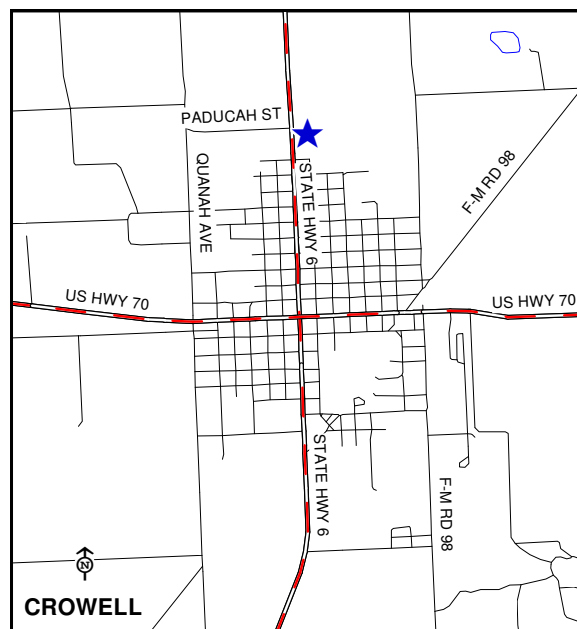
SH 6 North, Crowell, Foard County, Texas

**Legal Description:**

Volume 108 Page 562 Foard County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/19/2007	<b>Acres:</b> .....5.2	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 3,289 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$30,000
<b>Frontage:</b> .....SH 6 North			<b>Total Market Value:</b> ..... \$30,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	Maintenance Sub-Section Site		
<b>Highest and Best Use:</b> .....	Maintenance Sub-Section Site		
<b>Agency Projected Use:</b> .....	Maintenance Sub-Section Site		

The Texas Department of Transportation uses this site in north Texas as a maintenance and storage facility. It is located just north of the city of Crowell on SH 6. There is one building considered to have contributory value, an asphalt and gravel parking lot and chain link fencing. Surrounding land use is entirely agricultural. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Crowell is a small community located in north central Texas, about 60 miles west of Wichita Falls. There has been no new development to speak of in this area over the past several years.

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

## Texas General Land Office

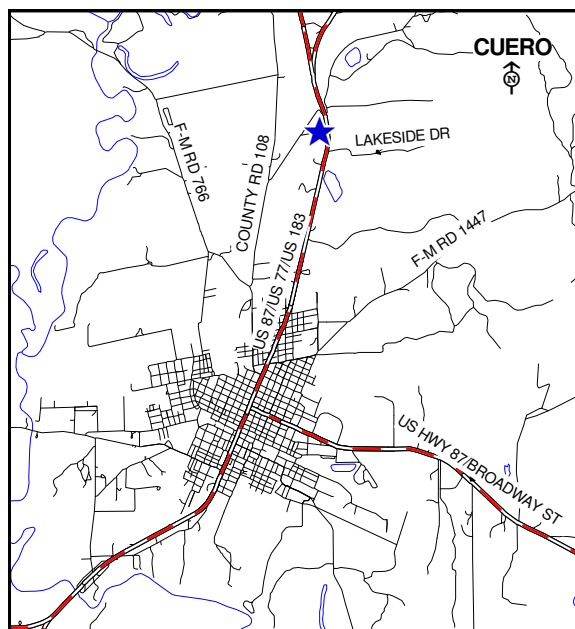
## Cuero Maintenance Site

**Location:**

40 Cooperative Way, Cuero, DeWitt County, Texas

**Legal Description:**

Volume 20617 Page 18-87 Dewitt County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...6/22/2006	<b>Acres:</b> .....9.75	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 17,831 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....30	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$536,000	
<b>Frontage:</b> .....Cooperative Way		<b>Total Market Value:</b> ..... \$536,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Agricultural, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this tract as a maintenance site. There are three new improvements since the time of last reporting. It is located just outside the city limits of Cuero. No zoning is in place. Surrounding land uses are vacant, commercial, agricultural and residential. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal indicates the highest and best use as improved is a maintenance site. Cuero, located in DeWitt County, has enjoyed a modest growth trend. The area of the subject is experiencing little growth.

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

## Texas General Land Office

## Cuero Maintenance Site

**Location:**

947 East Broadway St/Hwy 87, Cuero, Dewitt County, Texas

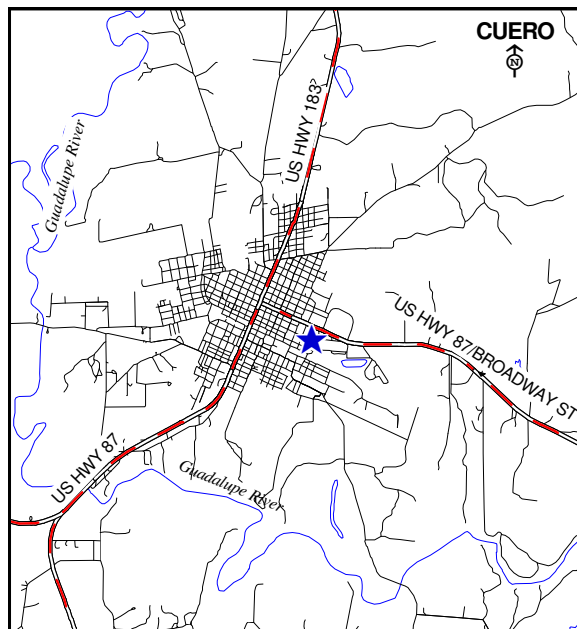
**Legal Description:**

Vol 141 Page 526 Vol 140 Page 162 Dewitt County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Restricted Use  
*Easements:* Utility, ROW



Location Map

<b>Appraisal Date:</b> ...6/22/2006	<b>Acres:</b> .....4.78	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 13,052 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....30	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$210,000	
<b>Frontage:</b> .....E. Broadway St/Hwy 87		<b>Total Market Value:</b> ..... \$210,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Recreational, Commercial, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in downtown Cuero as a maintenance and storage facility. It is located on East Broadway St or Hwy 87. It is a typical facility improved with four buildings. Surrounding land use is recreational, commercial, and governmental. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the present use is also the highest and best use. Cuero is located on a major route between Victoria and Austin. The area under analysis appears to be in a modest growth stage.

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

## Texas General Land Office

## Cuero Storage Site

**Location:**

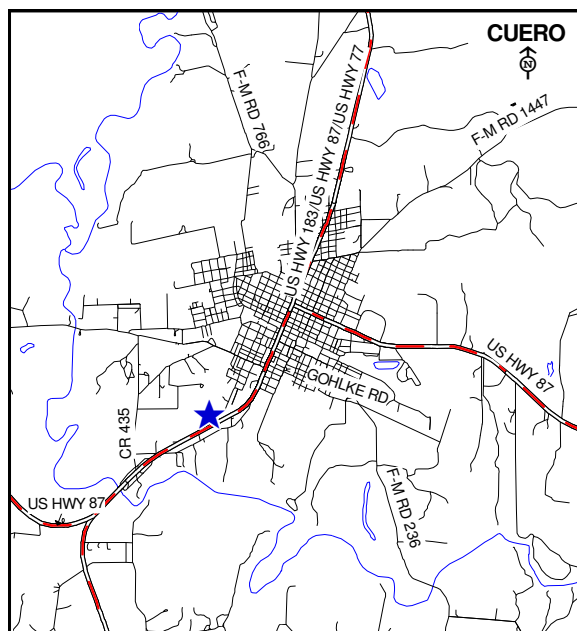
Hwy 87 North, Cuero, Dewitt County, Texas

**Legal Description:**

Volume 138 Page 236 Dewitt County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...6/22/2006	<b>Acres:</b> .....4.77	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....80	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$31,000	<b>Total Market Value:</b> ..... \$31,000	
<b>Frontage:</b> .....Hwy 87 North			
<b>Utilities:</b> .....	Electricity, Water		
<b>Surrounding Uses:</b> .....	Vacant, Agricultural, Residential, Commercial		
<b>Current Use:</b> .....	Material Storage		
<b>Highest and Best Use:</b> .....	Material Storage		
<b>Agency Projected Use:</b> .....	Material Storage		

The Texas Department of Transportation uses this site in Cuero as a storage yard for material and equipment. It is located on Hwy 87 North. The site has minimal improvements including paving, a concrete slab for two asphalt storage tanks and a sheet metal storage building. These improvements add no value to the property and are given no monetary credence. Surrounding land use is light industrial, commercial, vacant and some scattered residential tracts.

The appraisal indicates the highest and best use is congruent with the present use. The south part of town is not considered to be in the growth pattern but some light manufacturing development has occurred. The Cuero Industrial Foundation is encouraging development in this area. The town is located at the crossroads of Hwy 87 and Hwy 183 and is considered to have growth potential.

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



## Texas General Land Office

## Daingerfield Maintenance Site

**Location:**

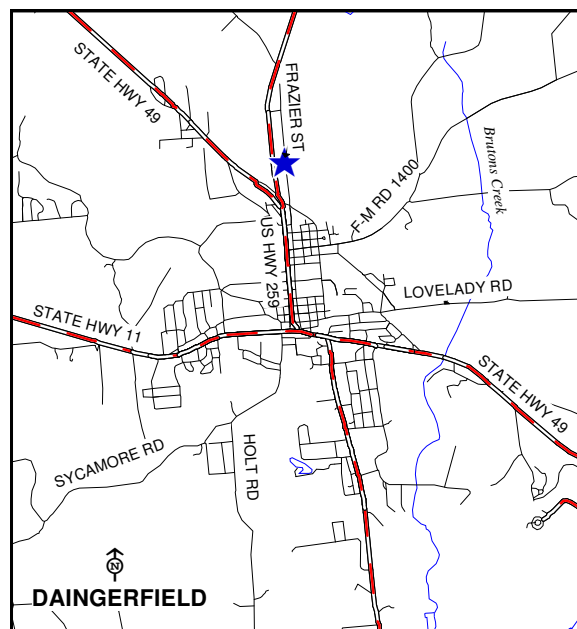
Hwy 259, Daingerfield, Morris County, Texas

**Legal Description:**

Volume 122 Page 102 Morris County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,528 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$162,000	
<b>Frontage:</b> .....Hwy 259		<b>Total Market Value:</b> ..... \$162,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site just north of Daingerfield as a maintenance and storage facility. It is located on Hwy 259. It is improved with one primary building, asphalt surfacing and fencing. Surrounding land use is predominantly vacant, and a petroleum products distributor on the north side. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Daingerfield is the county seat and is the largest town in the county.

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



## Texas General Land Office

## Dalhart Maintenance Site

**Location:**

Northeast side of Hwy 87, Dalhart, Dallam County, Texas

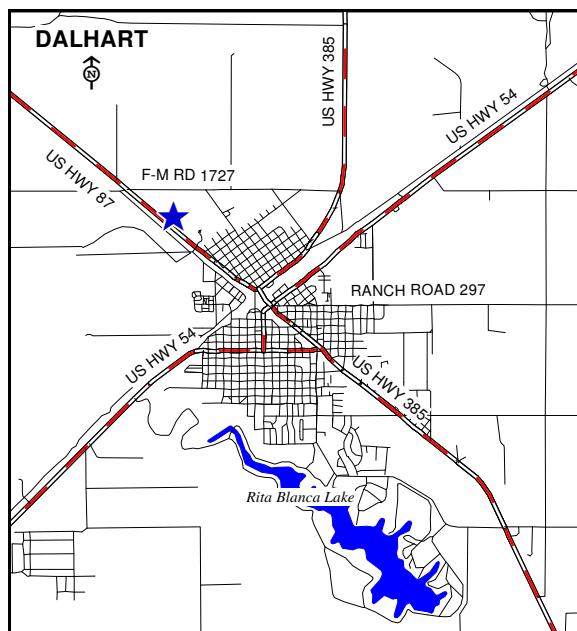
**Legal Description:**

Volume 11 Page 404 Dallam County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....12	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 16,774 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....86	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$335,000	
<b>Frontage:</b> .....Hwy 87		<b>Total Market Value:</b> ..... \$335,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in northwest Dalhart as a maintenance facility. It is located on the northeast side of Hwy 87. It is improved with one building, asphalt surfacing and fencing. Surrounding land uses include cultivated land to the north, east and west, and commercial land to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates continued use as a maintenance facility is appropriate. Dalhart is a small city in the northwest corner of the panhandle. Agriculture is the primary industry and source of income. The local housing and commercial markets have remained stable.

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

## Texas General Land Office

## Dallas District 18 Headquarters

**Location:**

9700 East R L Thornton Fwy/IH 30, Dallas, Dallas County, Texas

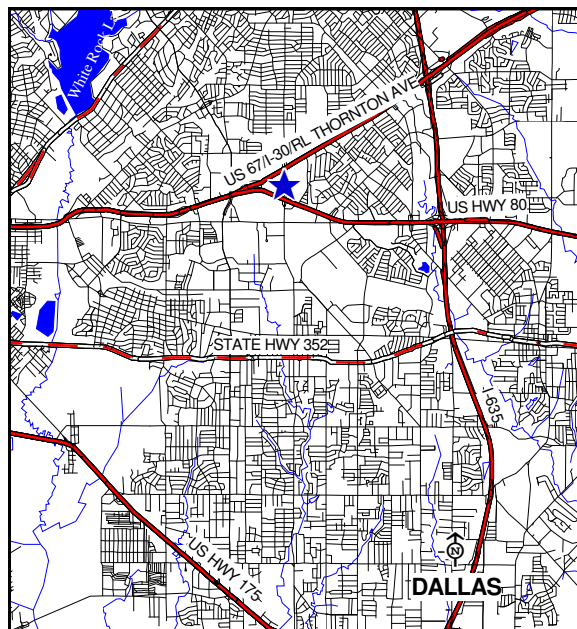
**Legal Description:**

Volume 3820 Page 633 Dallas County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...12/7/2006	<b>Acres:</b> .....24.54	<b>Bldgs.:</b> .....11	<b>Bldg. Area:</b> ..... 193,188 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> ...100	<b>FAR:</b> ..... 0.18	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$5,200,000
<b>Frontage:</b> .....R L Thornton Fwy/IH 30, SH 80			<b>Total Market Value:</b> ..... \$5,200,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site in east Dallas as a district headquarters. It is located on the south side of East R L Thornton Fwy/IH 30 with frontage also on SH 80. It is improved with eleven buildings, asphalt surfacing, landscaping and fencing. TxDOT is currently using the entire site and it is considered fully utilized. Surrounding land uses include commercial, retail and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Dallas is considered a major commercial and financial center for Texas. The subject neighborhood is not generally considered to be in the Dallas growth corridor. Most of the growth is occurring on the north side toward Plano, Lewisville and Denton.

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

## Texas General Land Office

## Dallas Northside Maintenance Site

**Location:**

12000 North Greenville Ave, Dallas, Dallas County,  
Texas

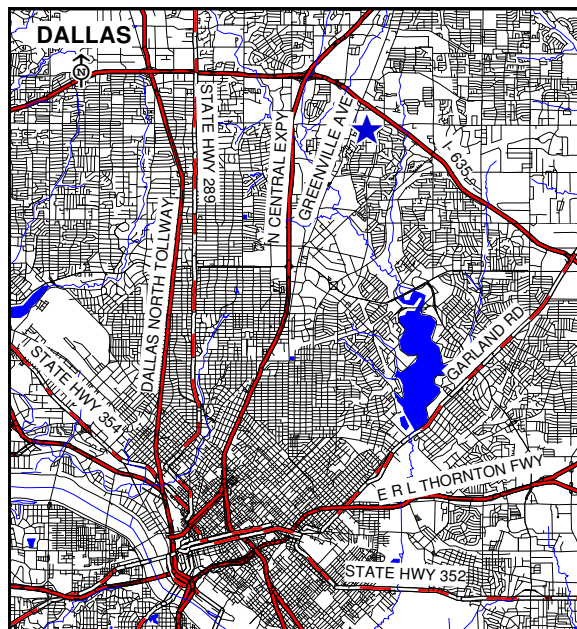
**Legal Description:**

Volume 4613 Page 205 Dallas County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...4/19/2007	<b>Acres:</b> .....13	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 20,175 sq.ft.
<b>Sen. Dist.:</b> .....16	<b>Rep. Dist.:</b> ...102	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$3,900,000	
<b>Frontage:</b> .....Greenville Ave		<b>Total Market Value:</b> ..... \$3,900,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Office		
<b>Current Use:</b> .....	Materials Storage		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Sell		

This Texas Department of Transportation maintenance site on Greenville Ave in north Dallas is just south of the LBJ Freeway. The site is improved with six buildings, but they are considered to contribute no value to the whole. Presently the site is used only for materials storage and is considered underutilized. Surrounding land uses are industrial, commercial and office development.

The appraisal indicates the highest and best use of this property is for commercial development. Greenville Ave is a prime commercial location and the zoning in place encourages high-density retail, office, hotel or multi-family development. TxDOT has indicated it plans to sell this site. GLO concurs with that decision. TxDOT plans to replace this site in approximately 12 months. Once the new facility is complete the current property may be sold.

**Recommendation:** *Retain for continued agency use. Until replacement facility is complete.*

## Texas General Land Office

## Dallas Southside Maintenance Site

**Location:**

7825 South Central Expy, Dallas, Dallas County,  
Texas

**Legal Description:**

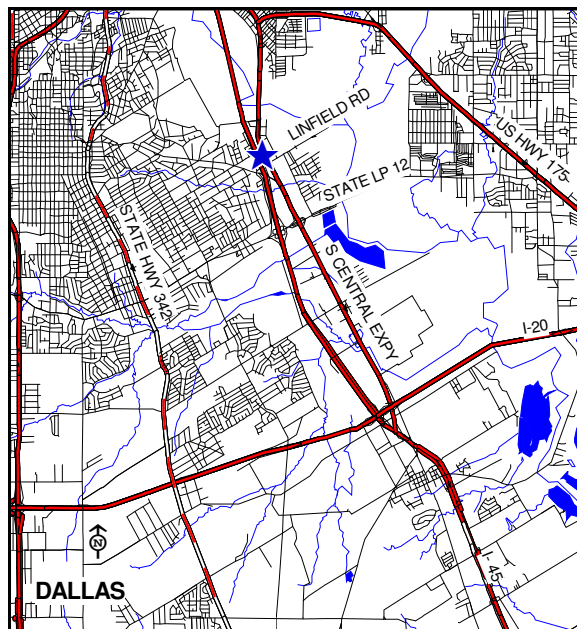
Volume 2066 Page 453 Dallas County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....3.62	<b>Bldgs.:</b> .....10	<b>Bldg. Area:</b> ..... 22,183 sq.ft.
<b>Sen. Dist.:</b> .....23	<b>Rep. Dist.:</b> .....110	<b>FAR:</b> ..... 0.14	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$345,000
<b>Frontage:</b> .....South Central Expy			<b>Total Market Value:</b> ..... \$345,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This maintenance facility is located on South Central Expy, approximately five miles north of the IH 45/20 intersection in south Dallas. The facility includes ten buildings, asphalt surfacing and fencing. Surrounding land use is commercial, industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to develop in either a commercial or industrial use. TxDOT is utilizing this site to its highest and best use. The south Dallas area is mainly heavy industrial, low-income residential and low-income commercial. Dallas is a major metropolitan and business center for numerous corporations. This particular area has shown continued growth over the past 20 years.

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

## Texas General Land Office

## Darrouzett Maintenance Site

**Location:**

Intersection of SH 15 and Maple St, Darrouzett,  
Lipscomb County, Texas

**Legal Description:**

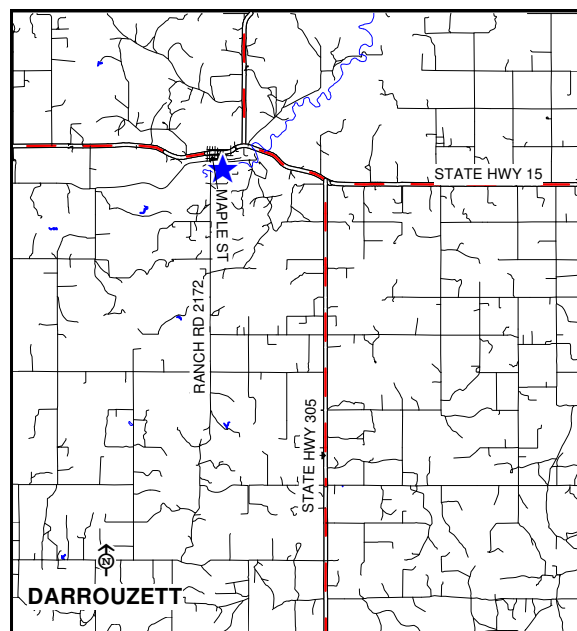
Volume 52 Page 600 Lipscomb County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....1.12	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,840 sq.ft.
<b>Sen. Dist.:</b> ....31	<b>Rep. Dist.:</b> ....88	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$60,000	
<b>Frontage:</b> .....SH 15, Maple St		<b>Total Market Value:</b> ..... \$60,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located on SH 15 at the west end of Darrouzett in Lipscomb County. It is improved with two buildings, asphalt surfacing, fencing and security lighting. Surrounding land use is residential, commercial and vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Darrouzett is in the far northeastern corner of the panhandle. The local housing and commercial market has remained stable over the past few years. Few changes are anticipated.

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



## Texas General Land Office

## Decatur Maintenance Site

**Location:**

Hwy 380 Bypass and Hwy 287, Decatur, Wise County, Texas

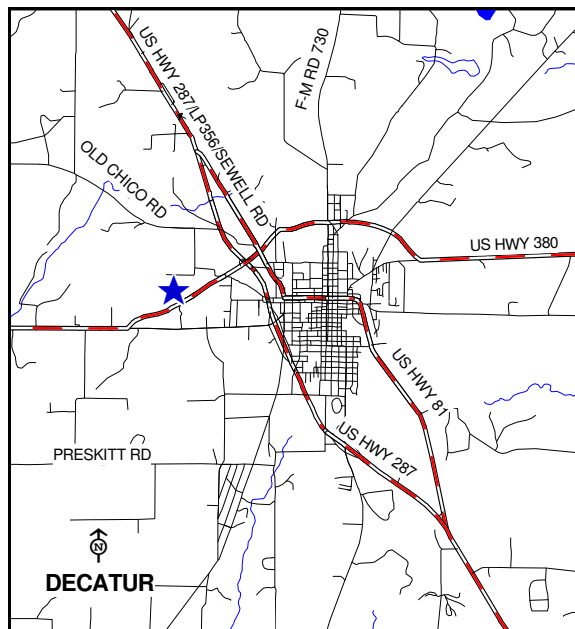
**Legal Description:**

Volume 305 Page 393 Wise County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....15	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 23,643 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....61	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....5%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$999,000	
<b>Frontage:</b> .....Hwy 380 Bypass, Hwy 287		<b>Total Market Value:</b> ..... \$999,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Civic		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation constructed and occupied this site in 2001. It is located northwest of Decatur on Hwy 380 Bypass. It is used as a maintenance site and material storage site. There are four buildings considered to add contributory value. Surrounding land uses consist of vacant, residential and civic tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. There is growth occurring along the Hwy 81/380 corridor but vacant land is still available. There may be slight flooding along the creek on the parcel located on an unnamed gravel road.

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

## Texas General Land Office

## Decatur Maintenance Site

**Location:**

701 North Sewell Rd (Loop 357), Decatur, Wise County, Texas

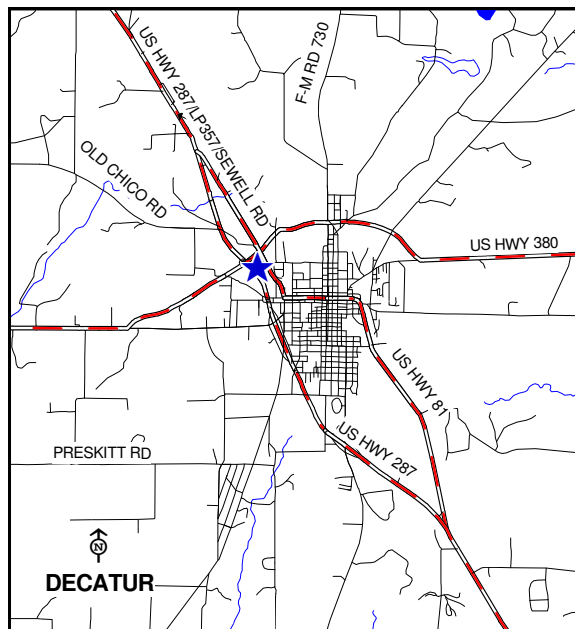
**Legal Description:**

Volume 140 Page 444 & 577 Wise County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....7.23	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 112,784 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....61	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$581,000	
<b>Frontage:</b> .....North Sewell Rd (Loop 357)		<b>Total Market Value:</b> ..... \$581,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Hold Until Hwy Expansion Completed		

The Texas Department of Transportation is currently not using this site. It is located northwest of Decatur on North Sewell Rd or Loop 357. At this time, the site is improved with five buildings, asphalt surfacing and fencing. The appraisal indicates the buildings contribute no value to the whole. Surrounding land uses include residential to the north and east, and commercial to the south and west.

The highest and best use is for commercial development. The appraisal value was derived as though vacant (less demolition costs) with development of the site for commercial use as permitted by C-2 Business Thoroughfare zoning. Currently the DPS is using the site as a weigh station. When the proposed expansion of US 287 and US 380 is completed, any land that is not taken should be sold or leased at fair market value. TxDOT requests this site be retained until the expansion of the interchange of US 287 and US 380 is complete.

**Recommendation:** *Retain for continued agency use until completion of the expansion of the*

## Texas General Land Office

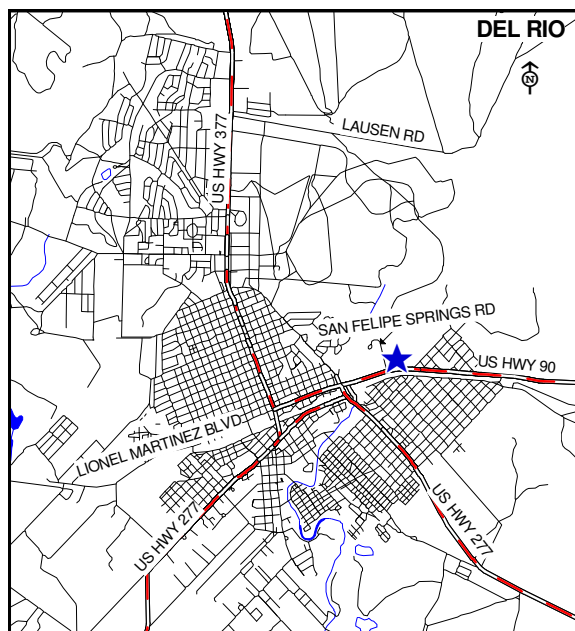
## Del Rio Maintenance Site

**Location:**

US 90 East, Del Rio, Val Verde County, Texas

**Legal Description:**

Volume 358 Page 277 Val Verde County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....19.8	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 6,188 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$147,000	
<b>Frontage:</b> ...Hwy 90 East, San Felipe Springs Rd		<b>Total Market Value:</b> ..... \$147,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Commercial, Recreational, School		
<b>Current Use:</b> .....	Maintenance and Storage Site		
<b>Highest and Best Use:</b> .....	Maintenance and Storage Site		
<b>Agency Projected Use:</b> .....	Maintenance and Storage Site		

The Texas Department of Transportation. This 19.8-acre site located on Hwy 90 east of Del Rio is used as a maintenance facility by the Texas Department of Transportation. Site improvements include two equipment storage buildings. North of the tract is the Del Rio Elks Lodge and an unoccupied residence, a commercial strip center to the south, Fermin Calderon Elementary School to the east, and San Felipe Springs Country Club and Golf Course to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this tract is a maintenance site at this time. The back 10 acres are leased to the City of Del Rio at \$1.00 per year for 20 years with two 20-year options for renewal. The city has built a water treatment plant on this portion of the site. No appraised value is assigned to the leased portion.

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

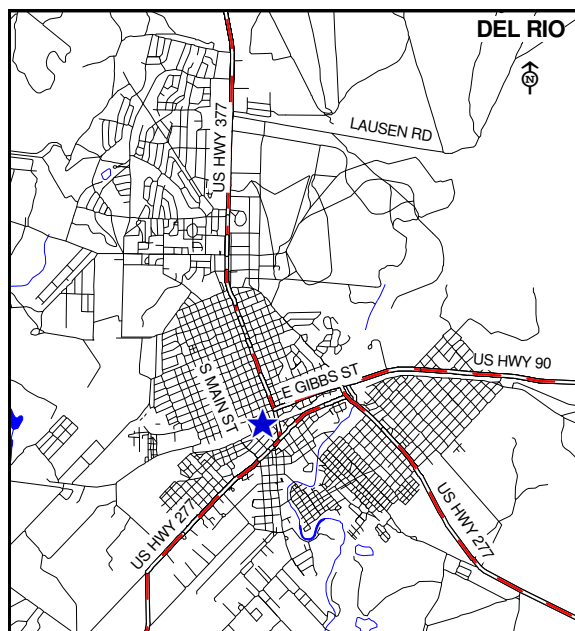


## Texas General Land Office

## Del Rio Maintenance Site

**Location:**

319 East Gibbs St, Del Rio, Val Verde County, Texas

**Legal Description:**Vol 146 Pg 635 Vol 146 Pg 637 Val Verde County  
Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> 11/15/2006	<b>Acres:</b> .....4.33	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 34,971 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.27	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$840,000
<b>Frontage:</b> .....East Gibbs St			<b>Total Market Value:</b> ..... \$840,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this as an engineering and maintenance site. It is located three blocks east of Main St on East Gibbs St in Del Rio. It is improved with three main buildings that have contributory value to the overall property. Surrounding land uses include commercial and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. There is a reversion clause in the deed which states the property must be used as a maintenance facility. Del Rio is one of the four towns of significant size along the sparsely populated Mexican border between El Paso and McAllen/Brownsville. Economic bases are Laughlin Air Force Base, agribusiness, tourism and manufacturing.

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

## Texas General Land Office

## Dell City Maintenance Site

**Location:**

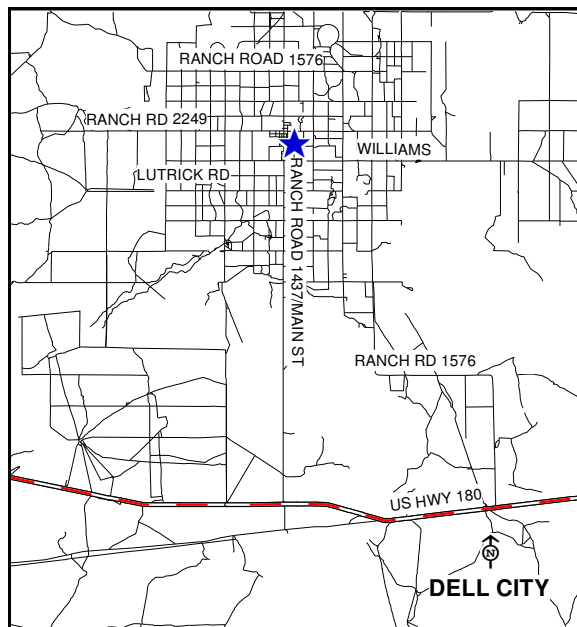
800 Main St, Dell City, Hudspeth County, Texas

**Legal Description:**

Volume 65 Page 392 Hudspeth County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/27/2006	<b>Acres:</b> .....4.9	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 7,392 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$59,000	
<b>Frontage:</b> .....Main St		<b>Total Market Value:</b> ..... \$59,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Residential, Vacant, Office		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Dell City at the intersection of Main St and Williams St as a maintenance facility. It is improved with one building considered to have contributory value, asphalt surfacing and fencing. Surrounding land uses include agricultural, residential, vacant and office properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The northern Hudspeth County/Dell City area is an agriculturally based economy. There is irrigated farmland in the immediate area and livestock ranching outside the irrigated basin. Market activity is slow and few changes are expected.

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

## Texas General Land Office

## Denton Maintenance Site

**Location:**

IH 35 and Bonnie Brae St, Denton, Denton County,  
Texas

**Legal Description:**

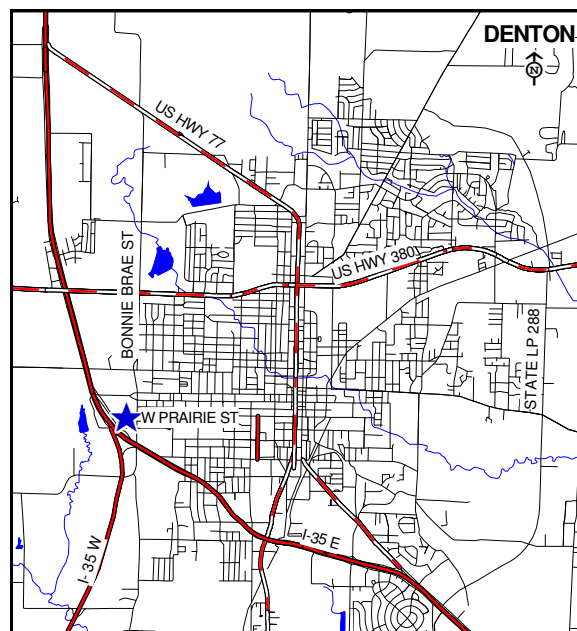
Volume 382 Page 598 Denton County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...10/9/2006	<b>Acres:</b> .....9.85	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 34,174 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....64	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$1,700,000
<b>Frontage:</b> .....IH 35, Bonnie Brae St			<b>Total Market Value:</b> ..... \$1,700,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Medical		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation presently uses this site in southwest Denton for maintenance/materials storage. It is located on the northwest corner of IH 35 and Bonnie Brae Road. Originally the site was 7.06 acres; however an additional 2.76 acres was purchased in 1996. The surrounding land uses are residential, commercial, vacant and proposed medical. The appraisal was performed with a demolition cost for one of the buildings. But the site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use, as vacant, would be for commercial or multifamily development. Denton is a growing community within commuting distance from the Dallas/Ft. Worth metroplex. There are two universities in Denton, North Texas State University and Texas Women's University. The growth of the North Texas State University campus has a significant impact on land use in the area.

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

## Texas General Land Office

## Devine Maintenance Site

**Location:**

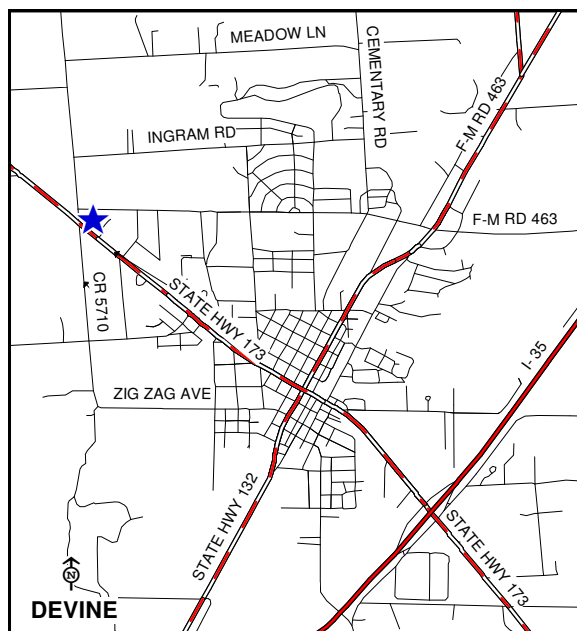
1340 SH 173 West, Devine, Medina County, Texas

**Legal Description:**

Volume 207 Page 556-58 Medina County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/12/2006	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 6,864 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$96,000	
<b>Frontage:</b> .....SH 173 West		<b>Total Market Value:</b> ..... \$96,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Ranching		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site north of Devine on SH 173 West as a maintenance facility. It is improved with two maintenance/warehouse buildings, asphalt surfacing and fencing. Surrounding land uses include medical, commercial, vacant and ranching tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the present use is also the highest and best use as improved. Devine is located on a major route between San Antonio and Laredo. Devine in general has a limited economy with slow growth patterns.

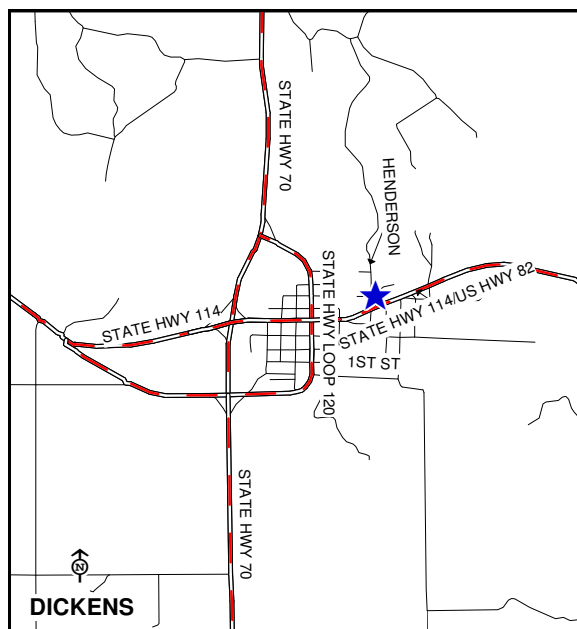
**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Dickens Maintenance Site

**Location:**

Hwy 82, Dickens, Dickens County, Texas

**Legal Description:**V 96 P 340 V 96 P 389 V 104 P 615 Dickens County  
Deed Records**Encumbrances****Physical:** Topography**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

<b>Appraisal Date:</b> .....4/4/2007	<b>Acres:</b> .....7.01	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,737 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Steep		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$86,000	
<b>Frontage:</b> .....Hwy 82, Henderson St		<b>Total Market Value:</b> ..... \$86,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Ranching, Residential, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a typical maintenance site owned by the Texas Department of Transportation. It is located in Dickens, at the northeast corner of Hwy 82 and Henderson Street. There is a section warehouse and impervious cover. Surrounding land uses are residential, rangeland and a fire department site. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Dickens is a small community in a sparsely populated county.

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

## Texas General Land Office

## Dimmitt Maintenance Site

**Location:**

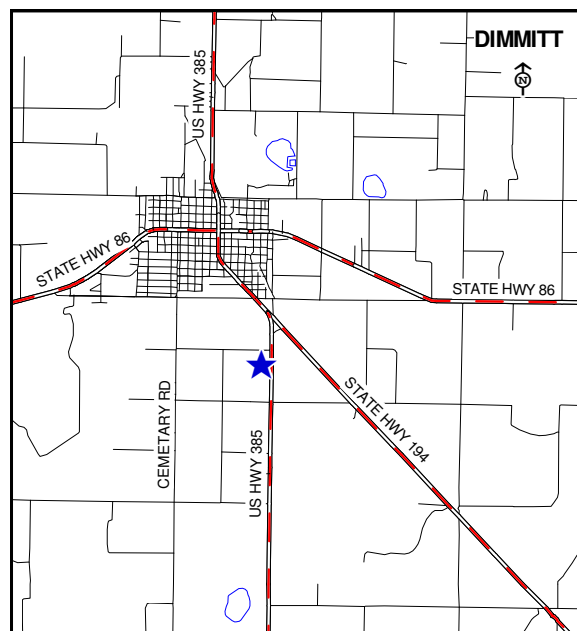
1544 South Hwy 385, Dimmitt, Castro County, Texas

**Legal Description:**

Volume 174 Page 355 Castro County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/12/2007	<b>Acres:</b> .....10.02	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 16,950 sq.ft.
<b>Sen. Dist.:</b> ....28	<b>Rep. Dist.:</b> ....88	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$250,000	
<b>Frontage:</b> .....Hwy 385		<b>Total Market Value:</b> ..... \$250,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation used this tract as a maintenance site. It is located on the west side of Hwy 385 just south of Dimmitt. It is improved with two buildings and impervious cover. Surrounding land uses are vacant, residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Dimmitt is the county seat and the largest town in the county. Its approximately 63 miles southwest of Amarillo. Agriculture is the basic industry. The general outlook for the area continues to be stable.

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

## Texas General Land Office

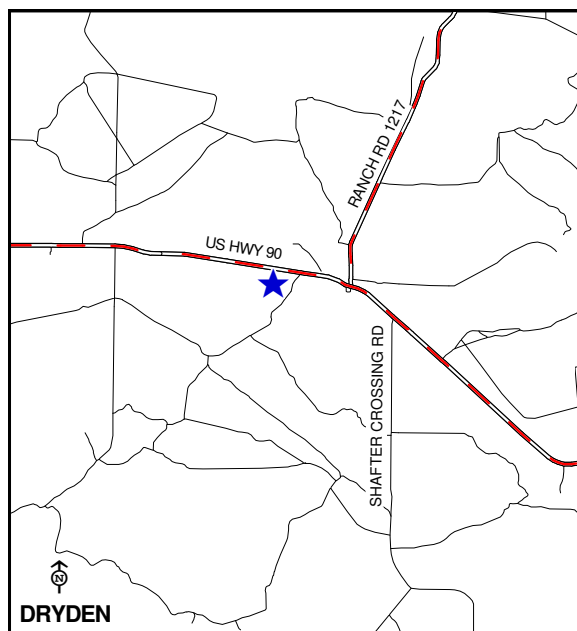
## Dryden Storage Site

**Location:**

Hwy 90 West, Dryden, Terrell County, Texas

**Legal Description:**

Volume 48 Page 365 Terrell County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/25/2007	<b>Acres:</b> .....4.02	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$650	<b>Total Market Value:</b> ..... \$650	
<b>Frontage:</b> .....Hwy 90 West			
<b>Utilities:</b> .....	.....Electricity		
<b>Surrounding Uses:</b> .....	.....Rangeland		
<b>Current Use:</b> .....	.....Storage Site		
<b>Highest and Best Use:</b> .....	.....Storage Site		
<b>Agency Projected Use:</b> .....	.....Storage Site		

This site is located on Hwy 90 just west of Dryden and is used for an equipment and material storage yard. There are no buildings, the improvements consist of fencing. Rangeland surrounds the tract and is used mostly for livestock grazing and recreational hunting.

The appraisal indicates the highest and best use as improved is the current use. Dryden is a community in remote West Texas. There is little potential for commercial development. The rural location is a detriment for development. Any interest in the land would be for recreation or assemblage with the adjoining land.

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



## Texas General Land Office

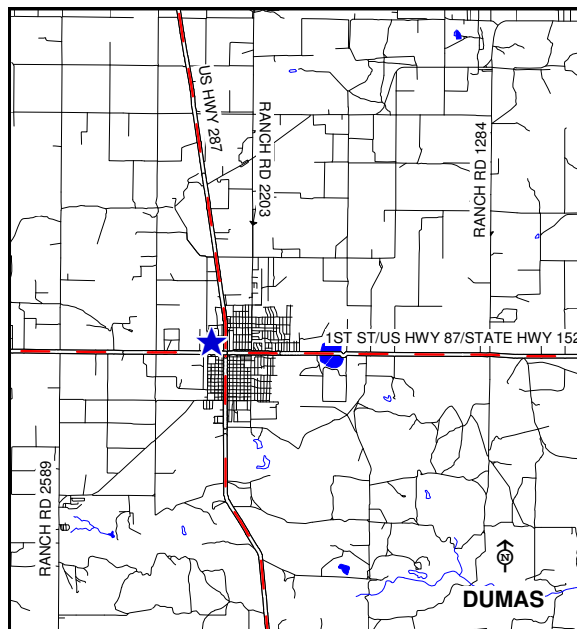
## Dumas Maintenance Site

**Location:**

600 West 1st St, Dumas, Moore County, Texas

**Legal Description:**

Vol 74 Pg 14 Vol 123 Pg 380 Moore County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....4.06	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,964 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....87	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$160,000	
<b>Frontage:</b> .....West 1st St		<b>Total Market Value:</b> ..... \$160,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Recreational, Industrial, Retail		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Hold Until Highway Expansion is Complete		

This vacant and unused Texas Department of Transportation maintenance facility is located on the north side of Hwy 87 in Dumas. It is improved with one building, asphalt surfacing and fencing. Land use to the north is a mobile home park, south is light industrial, west is a city park, and east is a private club. The site was appraised as a whole, land and buildings were not assigned separate values.

This property was included on the 2005 Governor's Report and was not disapproved. TxDOT is involved in the expansion of Hwy 87 in Dumas and anticipates part of this site will be absorbed. GLO will work with TxDOT to delineate the amount of acreage that can be sold after the construction is completed. TxDOT requests this site be retained until the expansion of the highway is complete.

**Recommendation:** *Retain for continued agency use. Until highway expansion is complete.*



## Texas General Land Office

## Dumas Maintenance Site

**Location:**

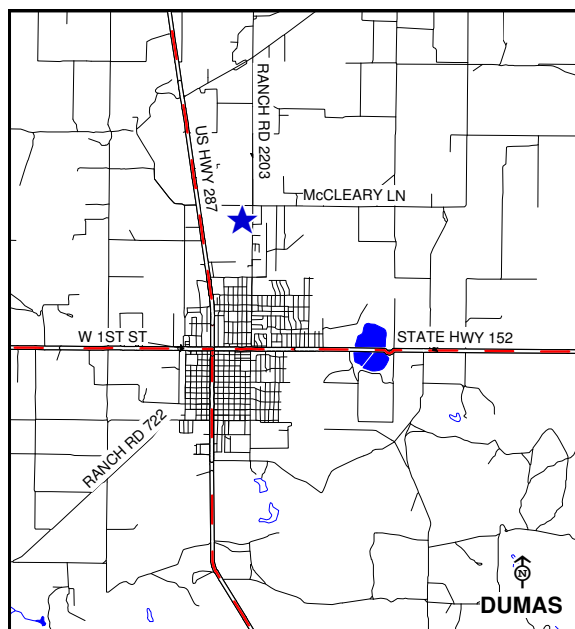
1249 North Maddox St, Dumas, Moore County, Texas

**Legal Description:**

Volume 469 Page 960 Moore County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....3/9/2007	<b>Acres:</b> .....12	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 21,853 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....87	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$400,000	
<b>Frontage:</b> .....North Maddox St		<b>Total Market Value:</b> ..... \$400,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

This site is utilized by the Texas Department of Transportation as a maintenance and storage facility. The site is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses include agricultural, light industrial and residential property. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Dumas is a small city in the northern panhandle. Agriculture is the primary source of income in the area. Dumas has realized little growth and few changes are expected.

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

## Texas General Land Office

## Eagle Pass Maintenance Site

**Location:**

2440 Main St (Hwy 57), Eagle Pass, Maverick County, Texas

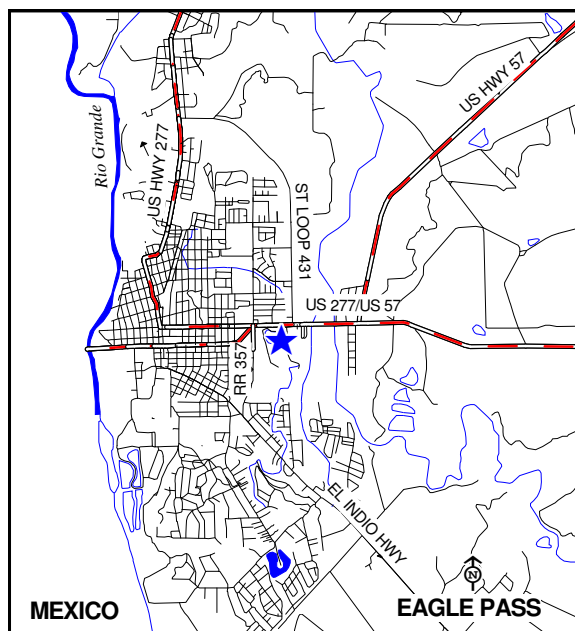
**Legal Description:**

Volume 62 Page 69 Maverick County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...3/20/2007	<b>Acres:</b> .....5.51	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 7,701 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....80	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$1,080,000	
<b>Frontage:</b> .....Main St (Hwy 57)		<b>Total Market Value:</b> ..... \$1,080,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Property Exchange		

The Texas Department of Transportation utilizes this site in east Eagle Pass as a maintenance and storage facility. It is improved with one office building and impervious cover. Surrounding land uses are commercial and vacant tracts. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use as vacant would be to develop a commercial endeavor conforming to the surrounding properties. Eagle Pass is about 140 miles west of San Antonio and is on the Mexican border across from Piedras Negras. The city's economy is based upon manufacturing, tourism and services. TxDOT has earmarked this site for a property exchange. Currently TxDOT is using this facility until a more suitable one can be located.

**Recommendation:** *Retain for continued agency use until a suitable site is located and fundin*

## Texas General Land Office

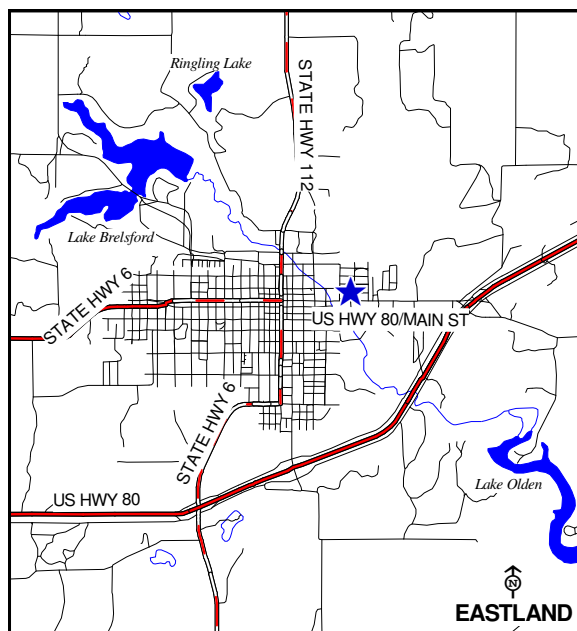
## Eastland Maintenance Site

**Location:**

US 80, Eastland, Eastland County, Texas

**Legal Description:**

Volume 797 Page 67 Volume 936 Page 20 Eastland County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....2/1/2007	<b>Acres:</b> .....8.4	<b>Bldgs.:</b> .....8	<b>Bldg. Area:</b> ..... 14,084 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$335,000	
<b>Frontage:</b> .....US 80		<b>Total Market Value:</b> ..... \$335,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a typical maintenance site owned by the Texas Department of Transportation located on the east side of Eastland, Texas. It is improved with eight buildings and infrastructure. Surrounding land use is light commercial and agricultural tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance site. Eastland is located in north central Texas approximately 100 miles west of Ft. Worth, just off IH 20. Commercial development has been limited.

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

## Texas General Land Office

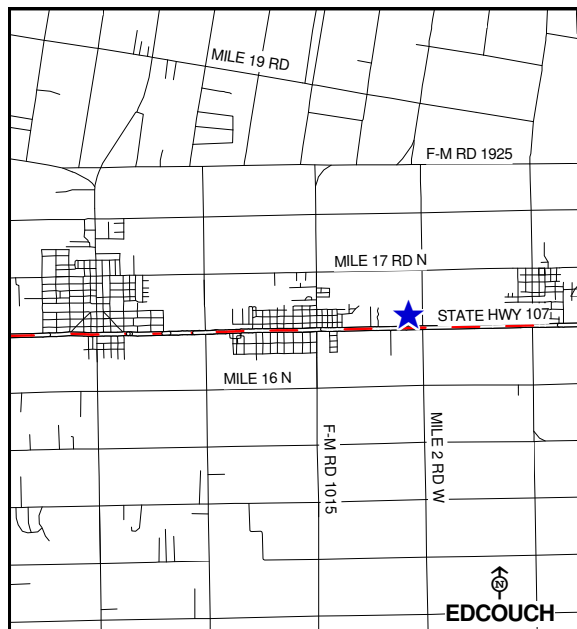
## Edcouch Maintenance Site

**Location:**

SH 107 East, Edcouch, Hidalgo County, Texas

**Legal Description:**

Volume 755 Page 318 Hidalgo County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...8/25/2006	<b>Acres:</b> .....4.6	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 9,512 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....40	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$115,000	
<b>Frontage:</b> .....SH 107 East		<b>Total Market Value:</b> ..... \$115,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance site. It is located in southeast Texas, outside of the city limits of Edcouch on SH 107. It is improved with four buildings, asphalt surfacing and fencing. The buildings are reported to be well maintained. Surrounding land uses include vacant, residential, agricultural and commercial tracts. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is to continue in the present use. The city of Edcouch is approximately 13 miles east of Edinburg, and is within commuting distance. The economy in the area of Edcouch depends mostly on farming, public schools and county employment.

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

## Texas General Land Office

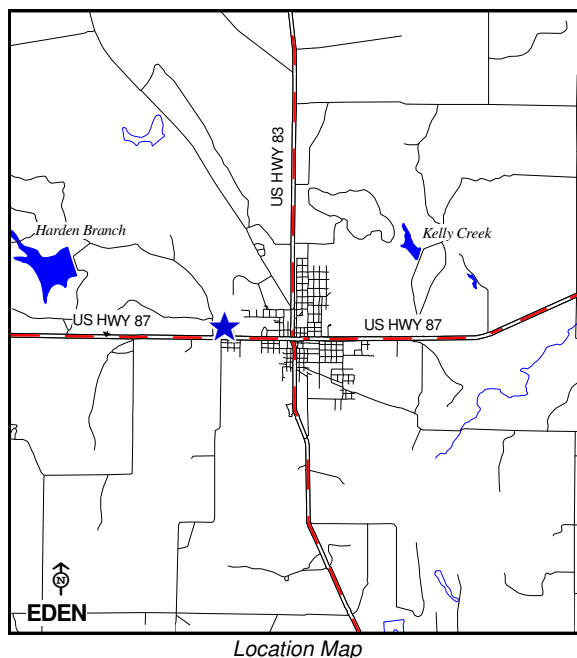
## Eden Maintenance Site

**Location:**

SH 87, Eden, Concho County, Texas

**Legal Description:**

Vol 84 Pg 309 Vol 64 Pg 342 Concho County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...7/19/2006	<b>Acres:</b> .....6.52	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 7,776 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$110,000	
<b>Frontage:</b> .....SH 87		<b>Total Market Value:</b> ..... \$110,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site west of Eden as a maintenance facility. It is located on SH 87 about one mile west of Hwy 83. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land use is vacant and commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Eden is a small community that has experienced little growth. Concho County is located in central Texas and the economy is agriculturally based.

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

## Texas General Land Office

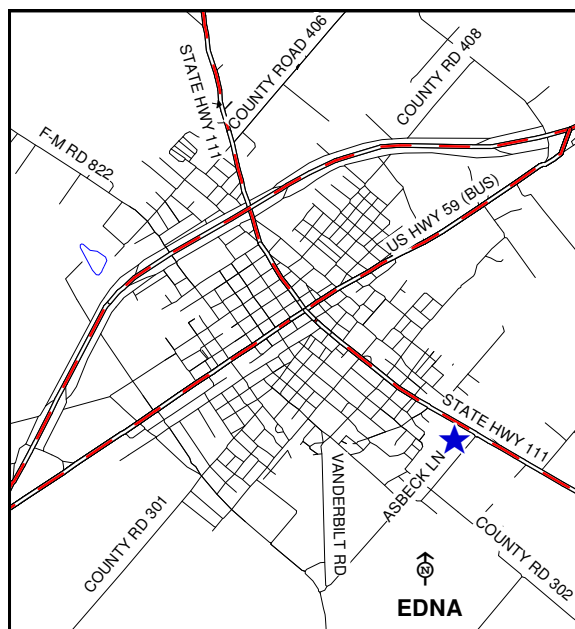
## Edna Maintenance Site

**Location:**

SH 111 East, Edna, Jackson County, Texas

**Legal Description:**V 240 P 185 V 390 P 297 V 393 P 208 Jackson  
County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/25/2006	<b>Acres:</b> .....7.16	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 17,345 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....30	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....90%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$183,000
<b>Frontage:</b> .....SH 111 East, Asbeck Ln			<b>Total Market Value:</b> ..... \$183,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in southeast Edna as a maintenance and storage facility. The location is along SH 111 and Asbeck Lane. There are five buildings and impervious cover. Surrounding land uses include vacant, residential, commercial and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is to continue in the present use. Edna is midway between Victoria and El Campo, Texas.

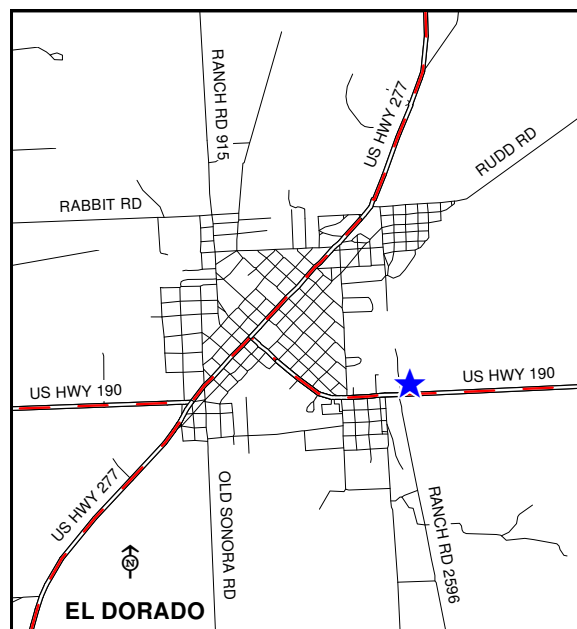
**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## El Dorado Maintenance Site

**Location:**

US 190, El Dorado, Schleicher County, Texas

**Legal Description:**Vol 86 Pg 395 Vol 120 Pg 385 Vol 195 Pg 9  
Schleicher County Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...8/30/2006	<b>Acres:</b> .....8.53	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 2,888 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$25,000	
<b>Frontage:</b> .....Hwy 190		<b>Total Market Value:</b> ..... \$25,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Rangeland, Governmental, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in El Dorado as a maintenance and storage facility. It is located east of the city limits on Hwy 190. There are two buildings, an equipment storage shed and a maintenance building. Surrounding land uses include rangeland, a county maintenance yard, and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use as a maintenance facility. El Dorado is located between San Angelo and Del Rio. It is a small community and is supported by oil and gas and agriculture.

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



## Texas General Land Office

## El Paso District Headquarters

**Location:**

13301 Gateway Blvd West, El Paso, El Paso County,  
Texas

**Legal Description:**

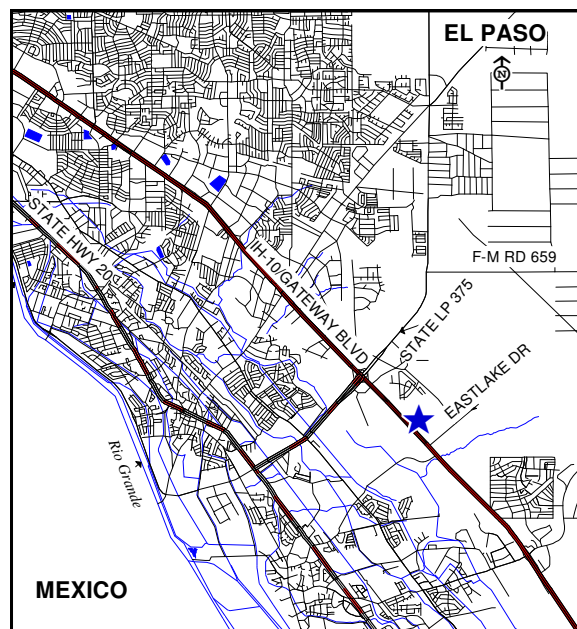
O/O Tract 3A and 5A, OA Danielson Survey, A-316, El  
Paso County Deed Records (2722/1141)

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/17/2006	<b>Acres:</b> .....33.46	<b>Bldgs.:</b> .....11	<b>Bldg. Area:</b> ..... 112,098 sq.ft.
<b>Sen. Dist.:</b> .....29	<b>Rep. Dist.:</b> .....75	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$10,190,000
<b>Frontage:</b> .....Gateway Blvd West, Bill Burnett Dr			<b>Total Market Value:</b> ..... \$10,190,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	Office/Industrial Development		
<b>Agency Projected Use:</b> .....	District Headquarters		

This is a relatively new Texas Department of Transportation site, located at Gateway Blvd West in the southwestern part of El Paso. It is improved with eleven buildings that were constructed during 1998 and 1999. Surrounding land uses are industrial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The highest and best use is for commercial/light industrial development to include the current use. Most commercial development has occurred on Loop 375 about one and one-half miles northwest of the subject.

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



## Texas General Land Office

## El Paso District Office - Clark Drive

**Location:**

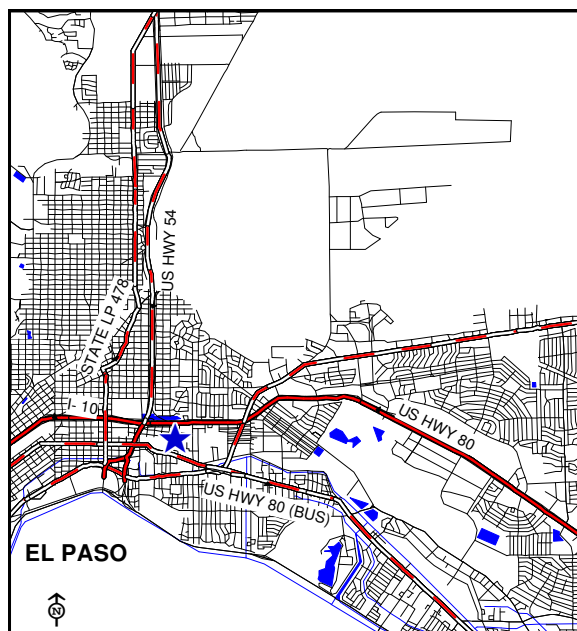
212 North Clark Dr, El Paso, El Paso County, Texas

**Legal Description:**

Volume 1150 Page 172 El Paso County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/13/2007	<b>Acres:</b> .....0.68	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 3,520 sq.ft.
<b>Sen. Dist.:</b> .....29	<b>Rep. Dist.:</b> .....79	<b>FAR:</b> ..... 0.12	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$230,000	
<b>Frontage:</b> .....North Clark Dr		<b>Total Market Value:</b> ..... \$230,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Office		
<b>Current Use:</b> .....	District Office		
<b>Highest and Best Use:</b> .....	District Office		
<b>Agency Projected Use:</b> .....	District Office		

Previously this site was 13.49 acres carried in the GLO inventory as Site ID #844. The major portion of this site was sold to the City. The remainder of 0.68 acres is now carried under the new GLO ID #2490. The appraisal indicates there is one building and the site is zoned Light Manufacturing District. Surrounding land uses are industrial and office development. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use also includes the present development. El Paso enjoys a diversified and well-balanced economy. It is influenced by three key ingredients, the national monetary trend, military programs, and the economic future of Mexico.

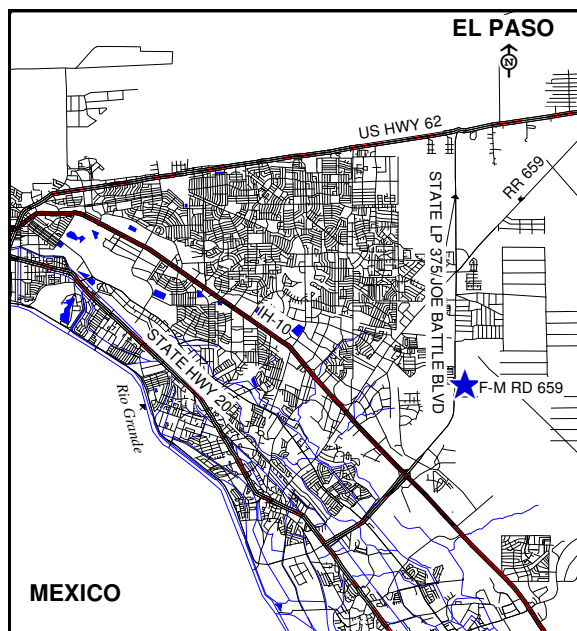
**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## El Paso Maintenance Site

**Location:**

1430 Joe Battle Blvd, El Paso, El Paso County, Texas

**Legal Description:**O/O Sec 16 Blk 79 Tsp 3 T&P RR Srvy, SF145575  
El Paso County Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...7/17/2006	<b>Acres:</b> .....16	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 18,880 sq.ft.
<b>Sen. Dist.:</b> .....29	<b>Rep. Dist.:</b> .....79	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....	Unzoned	<b>Land Value:</b> .....	\$3,165,000
<b>Frontage:</b> .....	Joe Battle Blvd	<b>Total Market Value:</b> .....	\$3,165,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Vacant		
<b>Current Use:</b> .....	TxDOT Office		
<b>Highest and Best Use:</b> .....	Commercial/Industrial Development		
<b>Agency Projected Use:</b> .....	TxDOT Office		

This site is used for a maintenance and storage facility by TxDOT. It is located about three miles north of IH 10. There are three buildings, a storage yard and asphalt paving. Surrounding land uses are vacant, residential and commercial. The site was valued as a whole, buildings and land were not given a separate value.

The appraisal indicates the highest and best use is congruent with the present use. Development in the area of the subject is primarily new residential and industrial to the south, and commercial further north.

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

## Texas General Land Office

## Electra Maintenance Site

**Location:**

1110 South Bailey St/SH 25, Electra, Wichita County,  
Texas

**Legal Description:**

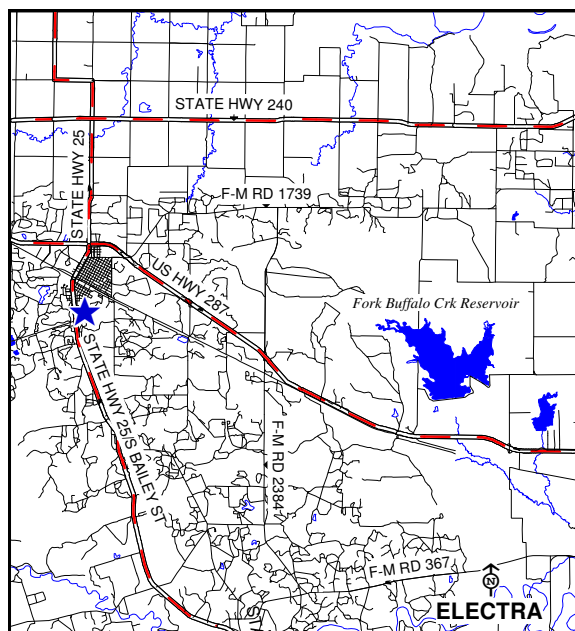
Volume 652 Page 460 Wichita County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....4.2	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 6,312 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....69	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$50,000
<b>Frontage:</b> .....South Bailey St/SH 25			<b>Total Market Value:</b> ..... \$50,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Medical, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this land in southern Electra as a maintenance site. It is located on the east side of SH 25 also known as South Bailey Street. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include a church, hospital, light industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is congruent with the present use. Electra is a small town located in the west central part of Wichita County in north central Texas, about 30 miles west of Wichita Falls. The local economy is based upon the oil and gas industry and agribusiness.

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

## Texas General Land Office

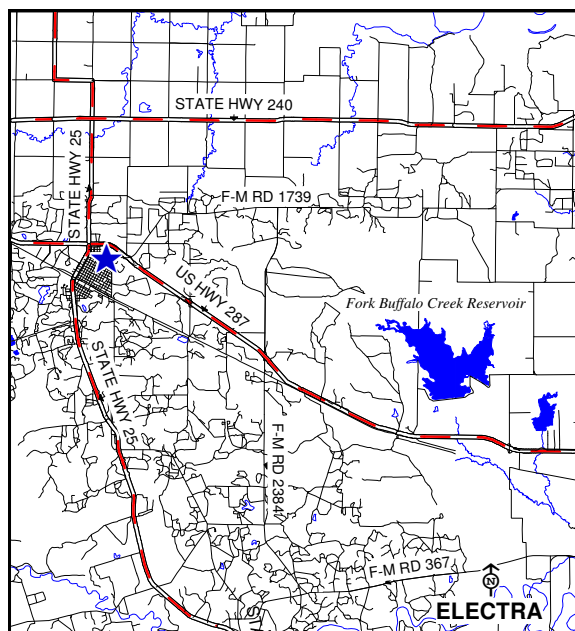
## Electra Maintenance Site (Proposed)

**Location:**

US 287, Electra, Wichita County, Texas

**Legal Description:**Blks 223 & 251 Waggoner Colony Lands S/D Wichita  
County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....12.14	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....69	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$16,000		
<b>Frontage:</b> .....US 287	<b>Total Market Value:</b> ..... \$16,000		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Commercial, Residential		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Commercial/Industrial Development		
<b>Agency Projected Use:</b> .....	Proposed Maintenance Site		

The Texas Department of Transportation purchased this site in July 2000 for a new maintenance site in Electra. It is located along the east side of US 287 just north of the city. At present the site is vacant. Surrounding land use is vacant, commercial, light industrial and residential.

The appraisal indicates the highest and best use would be for industrial/commercial development to include a maintenance site. Wichita County is in the extreme north central part of Texas. Electra is about 15 miles west of Wichita Falls. The economy centers around distribution centers, manufacturing, oil field services, a correctional facility and Sheppard Air Force Base. If TxDOT has no plans to develop the site, GLO would recommend the property be sold.

**Recommendation:** *Retain for a future maintenance site if funding can be acquired.*

## Texas General Land Office

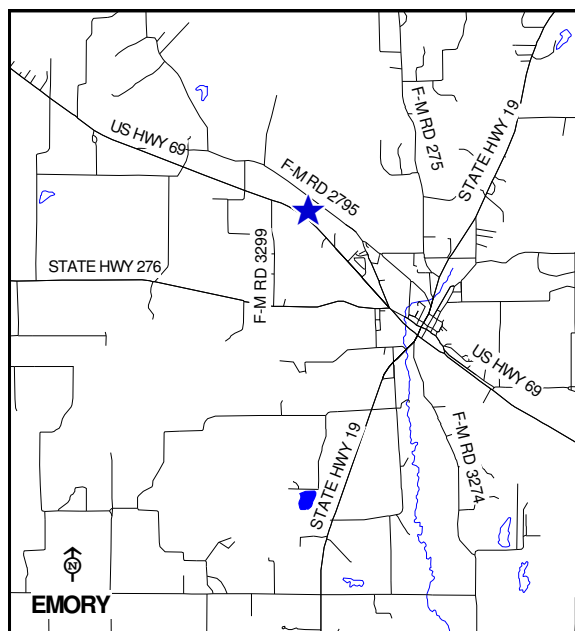
## Emory Maintenance Site

**Location:**

1520 West Hwy 69, Emory, Rains County, Texas

**Legal Description:**

Volume 344 Page 531 Rains County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/15/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 16,451 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....2	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$395,000	
<b>Frontage:</b> .....Hwy 69		<b>Total Market Value:</b> ..... \$395,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Ranching, Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site in Emory as a maintenance and storage facility. It is located two miles north of the town on Hwy 69. It is improved with one building with contributory value. Surrounding land use is ranchland, vacant, commercial and residential sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is concurrent with the present use. Emory is located in northeast Texas south of Sulphur Springs. The real estate market in Rains County is stable, but there has been some growth in Emory. The new TxDOT site is located about one mile from Hwy 69. There is little industry and most employment is county and state related. Low taxes attract people that enjoy living in a quiet small town atmosphere and commuting to the work place.

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

## Texas General Land Office

## Ennis Maintenance Site

**Location:**

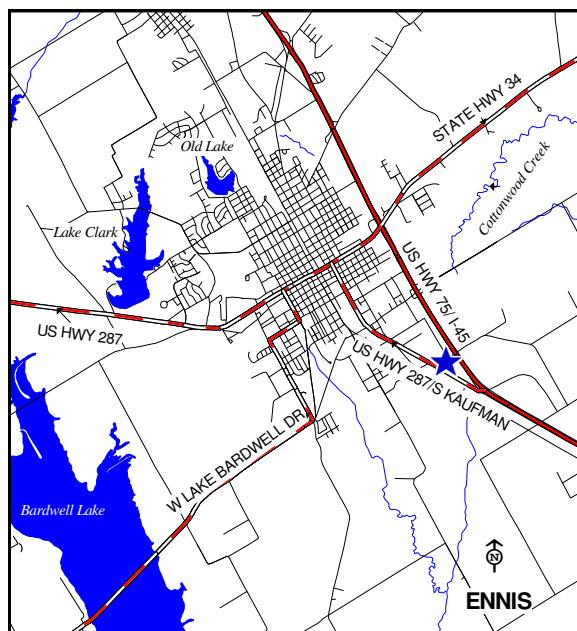
2101 South Kaufman St, Ennis, Ellis County, Texas

**Legal Description:**

Volume 1 Page 145 Ellis County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/11/2006	<b>Acres:</b> .....6.5	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 9,257 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....10	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$260,000
<b>Frontage:</b> .....South Kaufman St			<b>Total Market Value:</b> ..... \$260,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance facility. It is located in southeast Ennis on Kaufman St, just a short distance from its intersection with IH 45. It is improved with an inventory of four buildings and impervious cover. Surrounding land uses include vacant, residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use as a maintenance facility. The economy in Ennis is driven by industrial and manufacturing concerns. This site is located in a light industrial area. The Ennis area benefits from its proximity to Dallas.

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



## Texas General Land Office

## Eules Area Engineer/Maintenance Site

**Location:**

2501 West Eules Blvd, Eules, Tarrant County,  
Texas

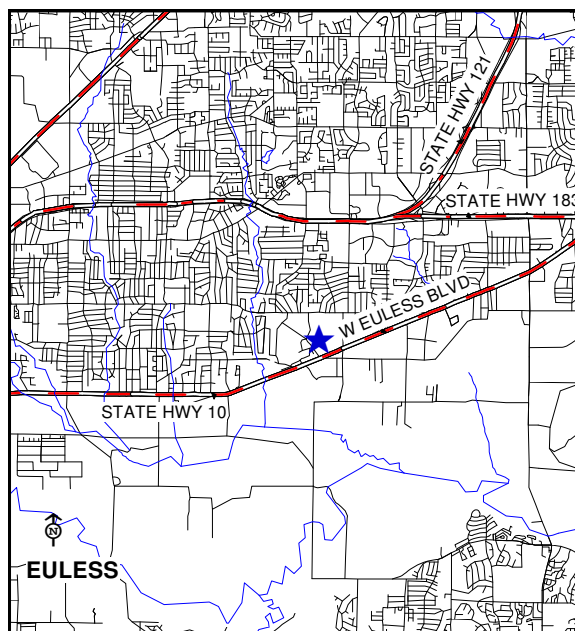
**Legal Description:**

Vol 14562 Page 207 Tarrant County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility, None



Location Map

<b>Appraisal Date:</b> 10/30/2006	<b>Acres:</b> .....15.19	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 25,873 sq.ft.
<b>Sen. Dist.:</b> .....12	<b>Rep. Dist.:</b> .....92	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$2,058,000	
<b>Frontage:</b> .....West Eules Blvd		<b>Total Market Value:</b> ..... \$2,058,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant		
<b>Current Use:</b> .....	Engineering/Maintenance Office		
<b>Highest and Best Use:</b> .....	Office Development		
<b>Agency Projected Use:</b> .....	Engineering/Maintenance Office		

TxDOT purchased this site in Eules in September 18, 2000, to construct an engineers/maintenance office. It is located on West Eules Blvd and is improved with four buildings and infrastructure. This is the first reporting period for this tract. Surrounding land use is industrial and vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for office or industrial development to include the current use. Given the proximity to the Dallas/Ft. Worth metropolitan area, the neighborhood is considered desirable and rapid growth is predicted.

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

## Texas General Land Office

## Eureka Maintenance Site

**Location:**

8301 Old Hempstead Hwy, Houston, Harris County, Texas

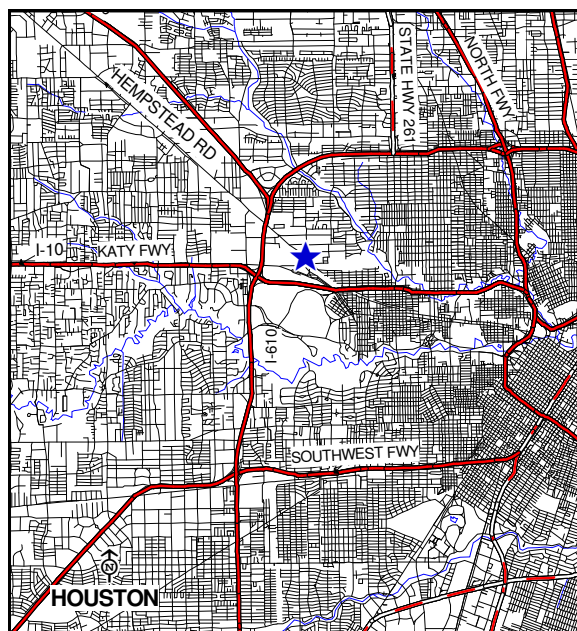
**Legal Description:**

Volume 1059 Page 303 Harris County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/18/2007	<b>Acres:</b> .....0.88	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,900 sq.ft.
<b>Sen. Dist.:</b> ....15	<b>Rep. Dist.:</b> ....148	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$287,500	
<b>Frontage:</b> .....Old Hempstead Hwy		<b>Total Market Value:</b> ..... \$287,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in northwest Houston near the Eureka Street area as a maintenance and storage facility. It is located on Old Hempstead Hwy inside Loop 610. It is improved with one office, asphalt paving, fencing and three storage sheds. The tract was appraised as though vacant since the buildings add no value to the whole. Surrounding land use is light industrial and commercial sites.

The appraisal indicates the highest and best use as vacant would be for commercial development. TxDOT is using the site and the present use is appropriate. This area of Houston is considered fully developed. A few vacant parcels remain to the west; however, the trend has been for purchase and development of tracts into single-tenant commercial concerns. Currently, development is occurring outside Loop 610 along Hempstead Hwy.

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



## Texas General Land Office

## Fairfield Maintenance Site

**Location:**

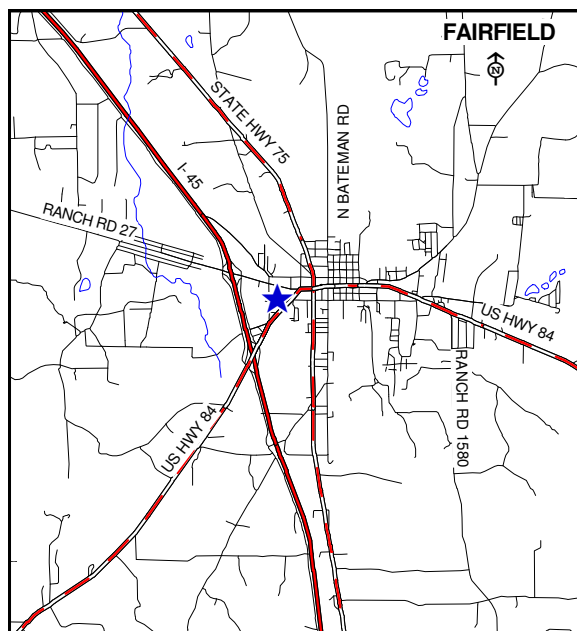
340 Hwy 84 West, Fairfield, Freestone County, Texas

**Legal Description:**

Volume 275 Page 210 Freestone County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2006	<b>Acres:</b> .....10.84	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 20,343 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.25	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....5%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$859,000	
<b>Frontage:</b> .....Hwy 84 West		<b>Total Market Value:</b> ..... \$859,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a typical maintenance site located west of Fairfield on Hwy 84 West. It is improved with five buildings, asphalt paving, storage tanks and chain link fencing. Surrounding land uses include commercial, residential and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Fairfield is located in Freestone County about 65 miles east of Waco. Most of the commercial development is occurring near the intersection of US 84 and IH 45, about a mile southwest of the subject. Commercial development is stable to low. There are many vacant tracts available and demand is low.

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

## Texas General Land Office

## Falfurrias Maintenance Site

**Location:**

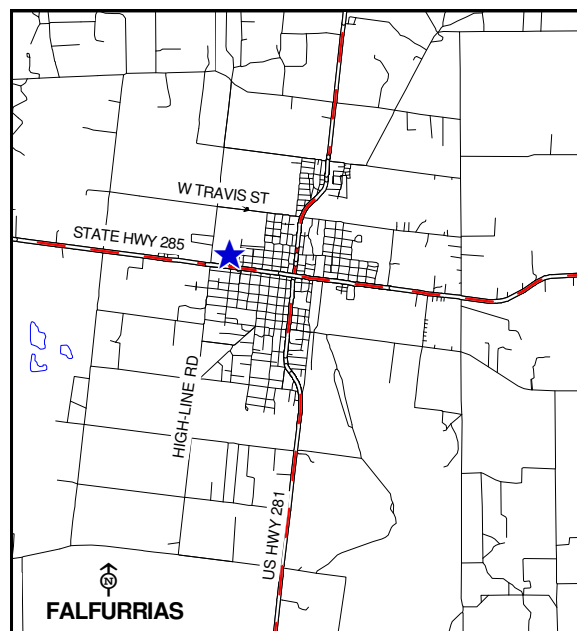
SH 285 West, Falfurrias, Brooks County, Texas

**Legal Description:**

Volume 62 Page 100 Brooks County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 10,560 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....43	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$200,000	
<b>Frontage:</b> .....SH 285 West		<b>Total Market Value:</b> ..... \$200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Commercial, School		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation is currently using this site on the west side of Falfurrias as a maintenance and storage facility. At this time there are four buildings on the site. Surrounding land uses include residential, vacant, commercial, and a public school to the north. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The Falfurrias economy depends upon county and school employment, farming and ranching, and the oil and gas industry.

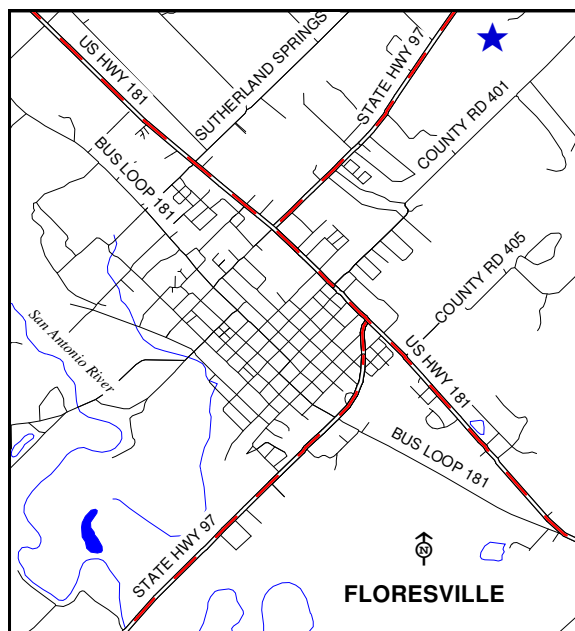
**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Floresville Maintenance Site

**Location:**

317 SH 97 East, Floresville, Wilson County, Texas

**Legal Description:**19.97 Acres o/o S & J Arocha Svy Wilson County  
Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...8/23/2006	<b>Acres:</b> .....19.97	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 13,096 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....44	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$480,000
<b>% in Floodplain:</b> .....10%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$120,000	
<b>Frontage:</b> .....SH 97 East		<b>Total Market Value:</b> ..... \$600,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Civic		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a relatively new site purchased by TxDOT in 2001 to construct a maintenance site in Floresville. The site is improved with four buildings and infrastructure. Surrounding land uses are vacant, residential and the Wilson County Show barn. This appraisal assigned land and buildings separate values.

The appraisal indicates the highest and best use is the current use. The Floresville area has a somewhat diverse economy resulting in stable growth trends in the past decade. The general outlook for the area is positive due to its being a bedroom community to San Antonio.

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

## Texas General Land Office

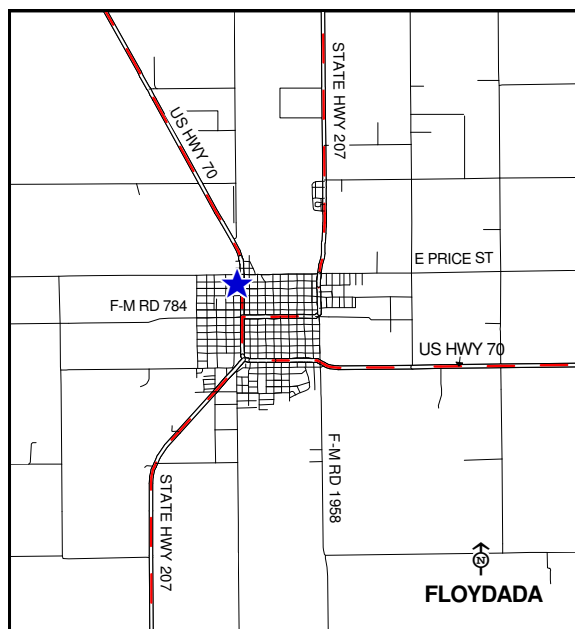
## Floydada Maintenance Site

**Location:**

708 North 2nd St, Floydada, Floyd County, Texas

**Legal Description:**

Volume 158 Page 523 Floyd County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....4/4/2007	<b>Acres:</b> .....6.23	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,140 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$101,500	
<b>Frontage:</b> .....North 2nd St		<b>Total Market Value:</b> ..... \$101,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in northern Floydada as a maintenance and storage facility. The site is improved with two buildings, asphalt surfacing, fencing and security lighting. Surrounding land uses include commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Floydada is a small community with little expected new development. The economy has improved over the past few years, but the real estate market is slow.

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

## Texas General Land Office

## Fort Davis Maintenance Site

**Location:**

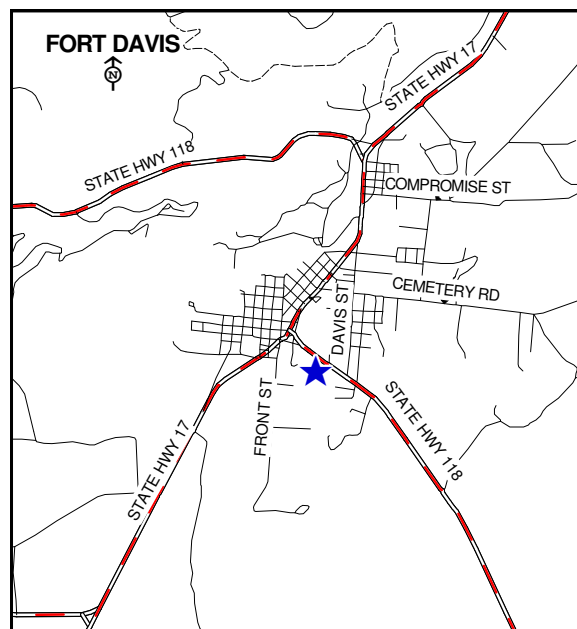
SH 118 South, Fort Davis, Jeff Davis County, Texas

**Legal Description:**

Volume 52 Page 110 Jeff Davis County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 12/20/2006	<b>Acres:</b> .....8.96	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 5,560 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$167,000	
<b>Frontage:</b> .....SH 118 South		<b>Total Market Value:</b> ..... \$167,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Fort Davis as a maintenance and storage site. It is located on SH 118 South. This is a typical site improved with two buildings. The entire site is currently utilized for buildings, parking and material/equipment storage. Surrounding land uses consist of vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. Demand for large industrial or commercial sites in Fort Davis is considered to be stable to low. Most commercial development has occurred on SH 118 and SH 17, about one mile north/northwest of the subject. Most development in the immediate area of the site is residential.

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

## Texas General Land Office

## Fort Hancock Maintenance Sub-Section Site

**Location:**

West side of Hwy Spur 148, Fort Hancock, Hudspeth County, Texas

**Legal Description:**

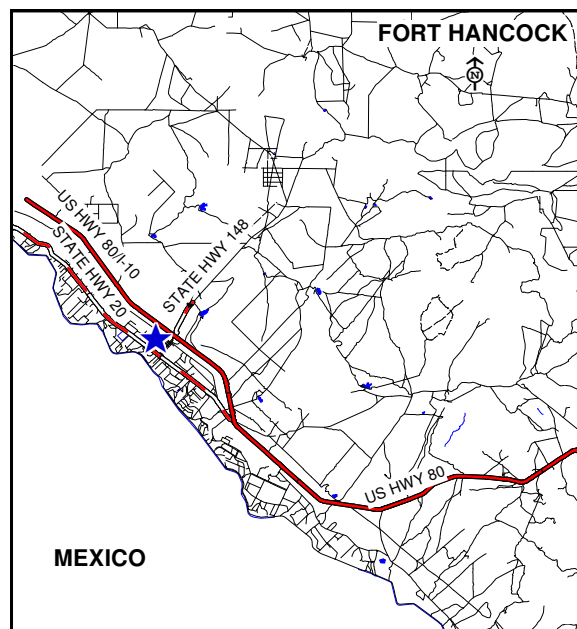
Volume 49 Page 116 Hudspeth County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility, Access



Location Map

<b>Appraisal Date:</b> ...9/27/2006	<b>Acres:</b> .....0.69	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 1,798 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$11,000	
<b>Frontage:</b> .....Hwy Spur 148		<b>Total Market Value:</b> ..... \$11,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Sub-Section Site		
<b>Highest and Best Use:</b> .....	Maintenance Sub-Section Site		
<b>Agency Projected Use:</b> .....	Maintenance Sub-Section Site		

The Texas Department of Transportation utilizes this site just southwest of Fort Hancock on Hwy Spur 148 as a maintenance and storage facility. It is improved with one building considered to have contributory value, asphalt surfacing and fencing. Surrounding land uses include residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. The Hudspeth County/Fort Hancock area is primarily an agriculturally based economy, with comfort services available to travelers. Market activity in Fort Hancock is moderate with some demand for homesites or ranch properties.

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

## Texas General Land Office

## Fort Stockton Maintenance Site

**Location:**

1207 East Dickinson Blvd, Fort Stockton, Pecos  
County, Texas

**Legal Description:**

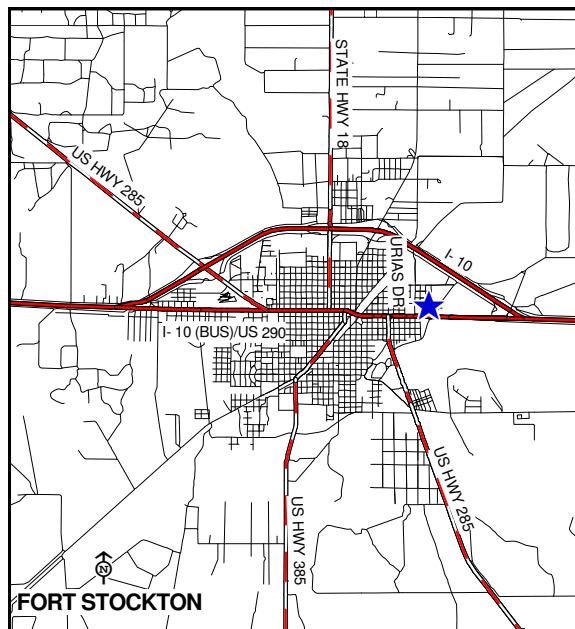
V 73 Pg 124 V 158 Pg 254 V 165 Pg 347 Pecos  
County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/20/2007	<b>Acres:</b> .....4.54	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 14,056 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$253,000	
<b>Frontage:</b> .....East Dickinson Blvd		<b>Total Market Value:</b> ..... \$253,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Fort Stockton as a maintenance facility. It is improved with six buildings, fencing and asphalt paving. Properties surrounding the site include vacant and older vacant industrial buildings to the north, a mobile home park, vacant land and an old motel property to the east, south is an auto repair garage, old vacant buildings and land to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is to remain as a maintenance facility. Development in the immediate neighborhood of the tract has been non-existent as the growth pattern seems to be on the west side of town. The local economy is slow due to the downturn of the oil and gas industry.

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



## Texas General Land Office

## Fort Worth District Headquarters

**Location:**

2501 Southwest Loop 820, Fort Worth, Tarrant County, Texas

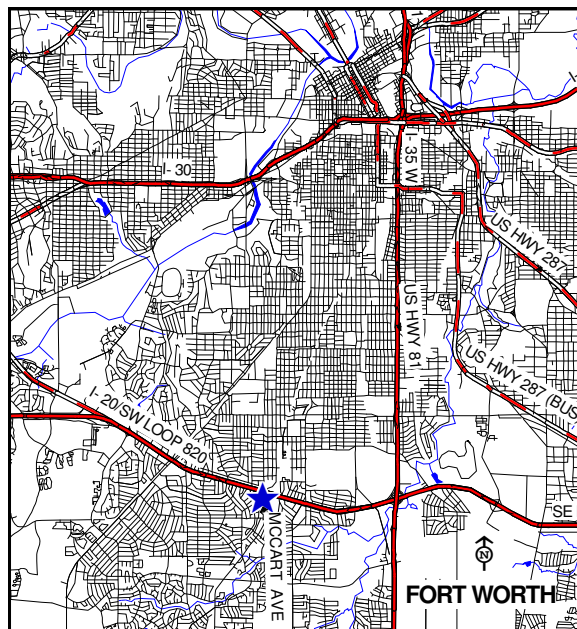
**Legal Description:**

Volume 2920 Page 218 Tarrant County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....2/1/2007	<b>Acres:</b> .....41.47	<b>Bldgs.:</b> .....20	<b>Bldg. Area:</b> ..... 185,719 sq.ft.
<b>Sen. Dist.:</b> .....10	<b>Rep. Dist.:</b> .....97	<b>FAR:</b> ..... 0.11	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$7,200,000	
<b>Frontage:</b> .....Southwest Loop 820, McCart Ave		<b>Total Market Value:</b> ..... \$7,200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site in Ft. Worth as a district headquarters and maintenance facility. It is located south of Ft. Worth on Southwest Loop 820, at the intersection of IH 20 and McCart Avenue. This is a large site improved with 20 buildings with highway maintenance-related uses. Surrounding land uses are retail strip centers to the north, west and south, residential tracts to the south and east. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The growth pattern of Ft. Worth is southwest. The subject is located just to the east of this growth pattern. This area is predominantly residential with a scattering of commercial sites.

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



## Texas General Land Office

Fort Worth Waggoman Street  
Maintenance Site**Location:**

804 East Waggoman St, Fort Worth, Tarrant County,  
Texas

**Legal Description:**

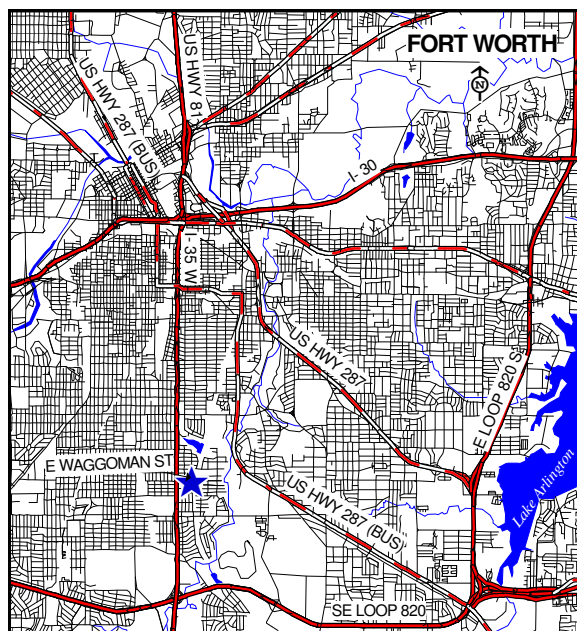
Volume 2561 Page 379 Volume 2156 Page 337  
Tarrant County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/22/2006	<b>Acres:</b> .....3.52	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 10,373 sq.ft.
<b>Sen. Dist.:</b> .....10	<b>Rep. Dist.:</b> .....90	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$384,000	
<b>Frontage:</b> .....East Waggoman St, IH 35		<b>Total Market Value:</b> ..... \$384,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as an office and maintenance facility. It is located in southeast Fort Worth at the intersection of IH 35 and Waggoman St. There are four buildings and infrastructure. The surrounding neighborhood and property uses tend to be light industrial nearer IH 35 with older declining residential tracts away from the freeway, and some retail commercial. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. Commercial development in Ft. Worth tends to be to the southeast inside Loop 820 and outside the Loop to the south.

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

## Texas General Land Office

## Fredericksburg Maintenance Site

**Location:**

Hwy 290 East, Fredericksburg, Gillespie County,  
Texas

**Legal Description:**

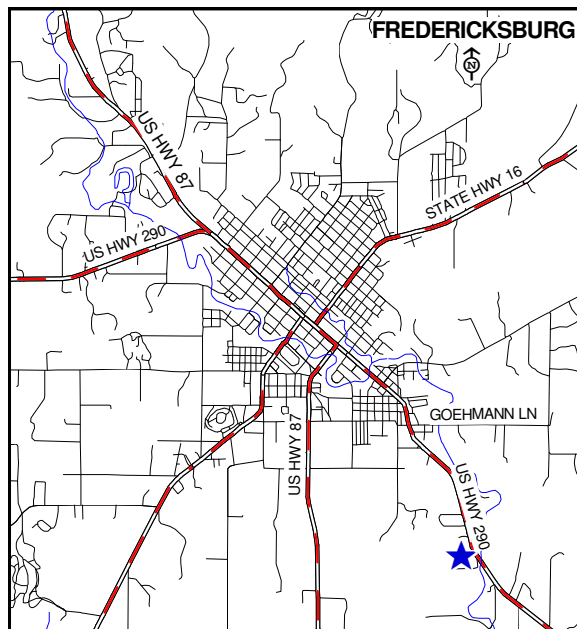
Volume 89 Page 129 Gillespie County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...4/26/2007	<b>Acres:</b> .....14.46	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 21,802 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....73	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$1,300,000	
<b>Frontage:</b> .....Hwy 290 East		<b>Total Market Value:</b> ..... \$1,300,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Recreational		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this facility in Fredericksburg as a maintenance and storage site. It is located within the city limits on the west side of Hwy 290 East. It is improved with seven buildings and impervious cover. Surrounding land uses include residential, commercial, and recreational. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. If the site were not fully developed with a TxDOT facility, the highest and best use would be commercial or light industrial. The Fredericksburg economy is strong and very active. It is a desired spot for tourists with charming shops and restaurants. The market values for real estate have continued to be on the rise each year. Agriculture production also plays a large part in the economy.

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

## Texas General Land Office

## Freer Maintenance Site

**Location:**

2318 South State Hwy 16, Freer, Duval County,  
Texas

**Legal Description:**

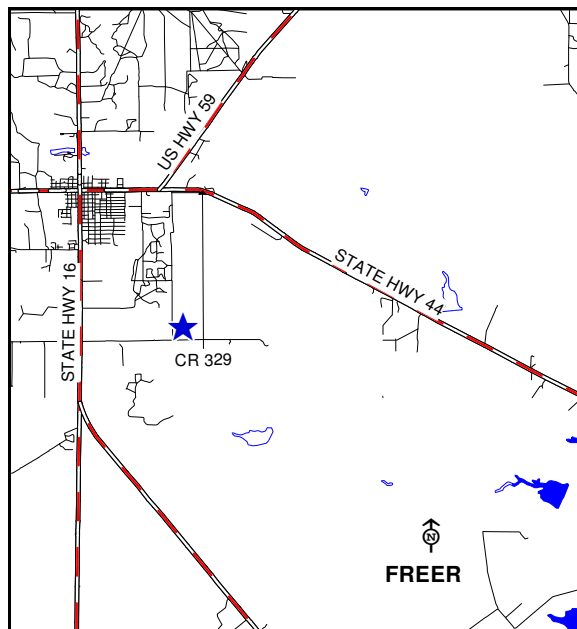
Lee Keithley Svy # 60, A 1658 Duval County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/12/2006	<b>Acres:</b> .....10.61	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 12,685 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....49	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$525,000	
<b>Frontage:</b> .....South State Hwy 16		<b>Total Market Value:</b> ..... \$525,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a TxDOT site located in Freer on south State Hwy 16. It is improved with two buildings; offices and a garage/shop. It is not located in a flood plain zone and has no legal encumbrances. Surrounding land uses are residential with vacant land and pasture land nearby. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use as a TxDOT site. Freer is a small community with limited growth.

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

## Texas General Land Office

## Gail Maintenance Site

**Location:**

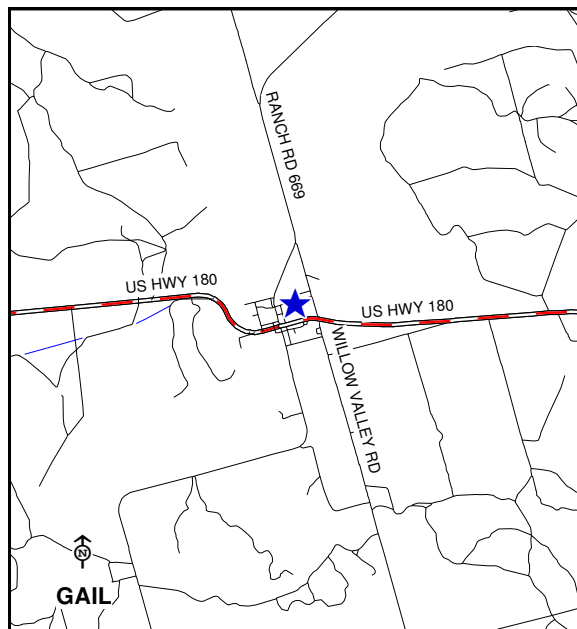
Hwy 180, Gail, Borden County, Texas

**Legal Description:**

Vol 34 Pg 202 Vol 80 Pg 373 Borden County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....4.55	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 4,636 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$35,000	
<b>Frontage:</b> .....Hwy 180		<b>Total Market Value:</b> ..... \$35,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the east side of the community of Gail. It is improved with two buildings and asphalt parking. Surrounding land uses are scattered dwellings and an RV lot. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Gail is the county seat of Borden, even though Snyder is more densely populated. There has been no development in Gail in the past few years. Land values are stable with little change expected.

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

## Texas General Land Office

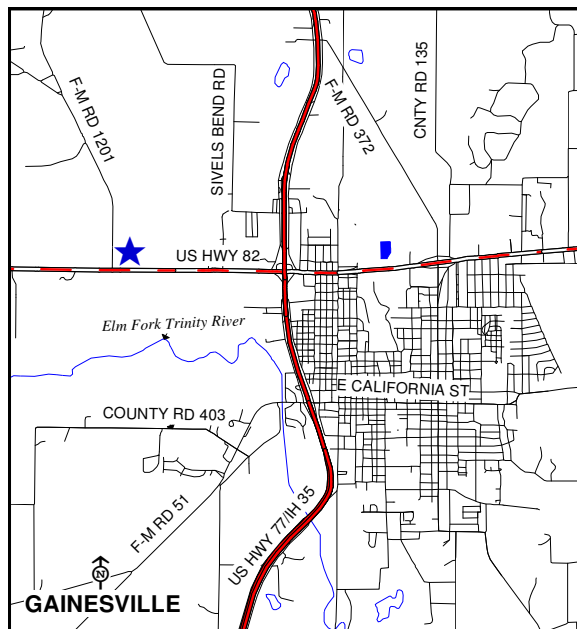
## Gainesville Maintenance Site

**Location:**

2663 West Hwy 82, Gainesville, Cooke County, Texas

**Legal Description:**

Volume 904 Page 156 Cooke County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/26/2007	<b>Acres:</b> .....12	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 22,210 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$777,000	
<b>Frontage:</b> .....SH 82 West		<b>Total Market Value:</b> ..... \$777,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance facility. Located on SH 82 northwest of Gainesville, the site is improved with four buildings, asphalt paving and fencing. Surrounding land uses are light industrial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Gainesville is just south of the boundary of Texas and Oklahoma. The economy has suffered with the downturn of the oil and gas industry. Areas of growth appear to be to the west and north along IH 35. There are numerous vacant retail and restaurant facilities along the northern stretch of IH 35.

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

## Texas General Land Office

## Galveston - Point Bolivar Ferry Site

**Location:**

SH 87 Galveston Island at Ferry Rd, and Bolivar Peninsula at SH 87 and Galveston Bay, Galveston, Galveston County, Texas

**Legal Description:**

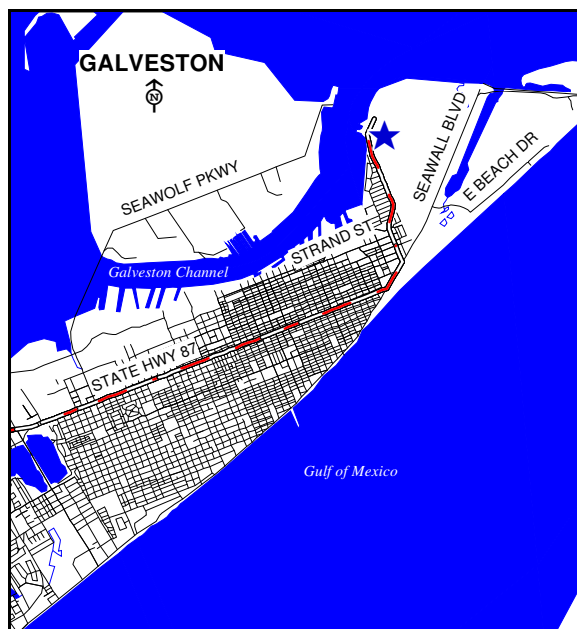
Volume 735 Page 573 Galveston County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/6/2007	<b>Acres:</b> .....22.39	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 28,537 sq.ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> .....23	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$1,712,000	
<b>Frontage:</b> .....SH 87		<b>Total Market Value:</b> ..... \$1,712,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential		
<b>Current Use:</b> .....	Ferry Operations Site		
<b>Highest and Best Use:</b> .....	Ferry Operations Site		
<b>Agency Projected Use:</b> .....	Ferry Operations Site		

The Texas Department of Transportation uses this site as a ferry landing for the Galveston to Bolivar Ferry. The site is improved with five permanent buildings. SH 87 ends at the site on the Galveston Channel side, and begins again on the Bolivar side. Surrounding land use is commercial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a ferry site. The subject neighborhood in Galveston is 100% developed. There are no vacant tracts near the site and most development is occurring on the west side of the Island. The only trend for the Bolivar side is construction of beach homes. No market changes are expected.

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

## Texas General Land Office

## Garden City Maintenance Site

**Location:**

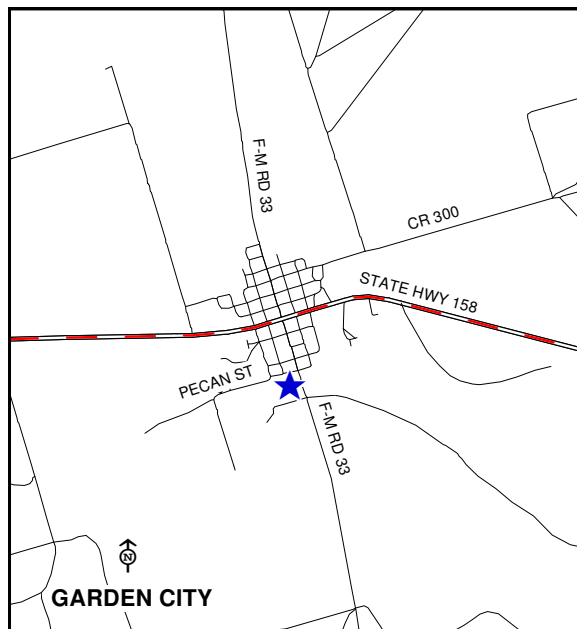
FM 33, Garden City, Glasscock County, Texas

**Legal Description:**

Volume 59 Page 428 Glasscock County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....9/6/2005	<b>Acres:</b> .....2	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 4,929 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$35,000	
<b>Frontage:</b> .....FM 33, Pecan St		<b>Total Market Value:</b> ..... \$35,000	
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water, Septic Tank			
<b>Surrounding Uses:</b> .....Residential, Ranching, Vacant			
<b>Current Use:</b> .....Maintenance Site			
<b>Highest and Best Use:</b> .....Maintenance Site			
<b>Agency Projected Use:</b> .....Maintenance Site			

The Texas Department of Transportation currently uses this site as an office and equipment storage facility. It is located south of Garden City on FM 33. It is improved with two buildings and a fenced storage yard. Surrounding land use is ranching, residential and vacant sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Garden City is a small community located east of Midland and south of Big Spring. There has been minimal growth and none is anticipated in the near future. The community is supported by oil and gas and agriculture.

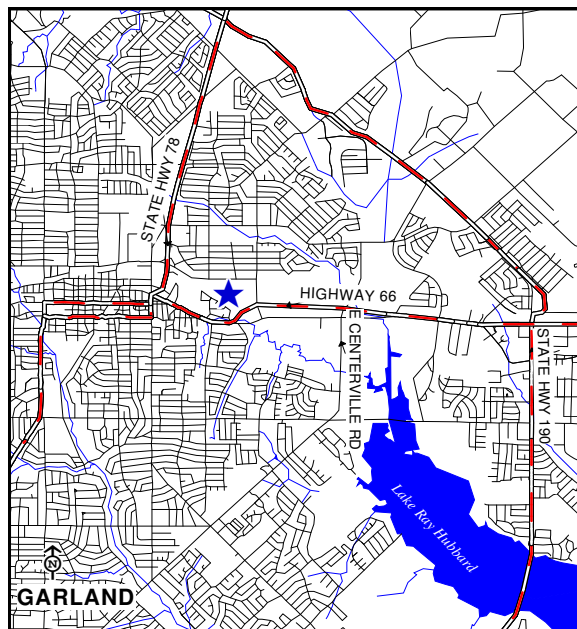
**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

Garland Area Engineer  
Office/Maintenance Site (Proposed)**Location:**

North Side of SH 66, Garland, Dallas County, Texas

**Legal Description:**J L Anderson Svy A 26 City of Garland, Garland  
County Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> .....8/2/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....16	<b>Rep. Dist.:</b> .....113	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Industrial	<b>Land Value:</b> .....		\$950,000
<b>Frontage:</b> .....SH 66	<b>Total Market Value:</b> .....		\$950,000
<b>Utilities:</b> .....			None
<b>Surrounding Uses:</b> .....			Residential, Industrial, Vacant
<b>Current Use:</b> .....			Vacant
<b>Highest and Best Use:</b> .....			Proposed TxDOT Office
<b>Agency Projected Use:</b> .....			Proposed TxDOT Office

This tract is a new site acquired in August 2005 for the purposes of an area engineers office and maintenance site. Presently there are no structures on the land and utilities will become available. Surrounding land uses include vacant, residential and industrial tracts.

In light of the deed restriction in place, the highest and best is for construction of a TxDOT office.

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



## Texas General Land Office

## Gatesville Maintenance Site

**Location:**

3504 East Main St/Hwy 84, Gatesville, Coryell County, Texas

**Legal Description:**

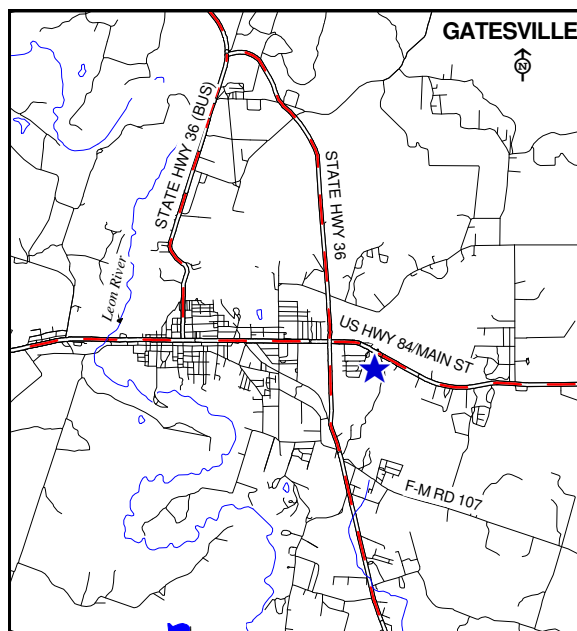
Volume 179 Page 22 Coryell County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/19/2006	<b>Acres:</b> .....10.05	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 13,243 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$585,000	
<b>Frontage:</b> .....East Main St/US 84		<b>Total Market Value:</b> ..... \$585,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Recreational, Vacant, Industrial, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial/Commercial Development		
<b>Agency Projected Use:</b> .....	Sell		

This vacant and unused Texas Department of Transportation maintenance facility is located east of Gatesville on US Hwy 84. It is improved with one building and ancillary buildings which add no value to the site. Surrounding land uses are recreational, vacant, industrial and governmental. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is to develop in an industrial/commercial capacity, but TxDOT is utilizing this tract and use will remain the same. The state prison expansion in the Gatesville area has had a positive impact on the economy.

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

## Texas General Land Office

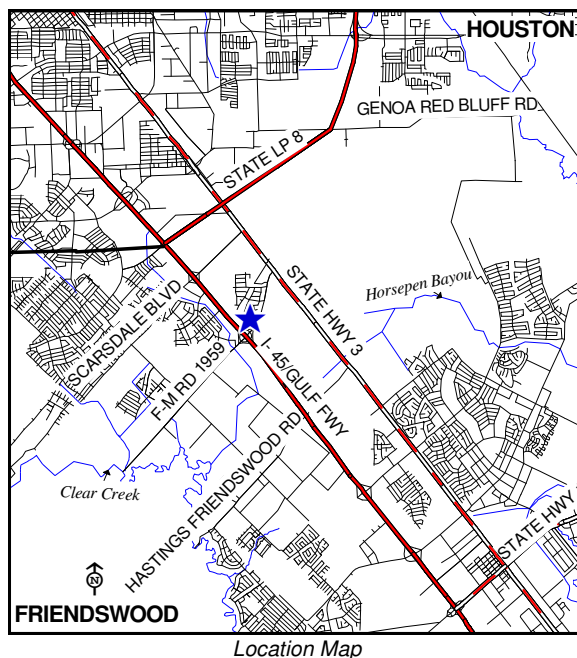
## Genoa Maintenance Site

**Location:**

702 FM 1959, Houston, Harris County, Texas

**Legal Description:**

Volume 6655 Page 99 Harris County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...7/18/2006	<b>Acres:</b> .....13	<b>Bldgs.:</b> .....8	<b>Bldg. Area:</b> ..... 23,126 sq.ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> ....144	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$1,160,000	
<b>Frontage:</b> .....FM 1959		<b>Total Market Value:</b> ..... \$1,160,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Future Retail/Multifamily Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a typical maintenance site owned by the Texas Department of Transportation. It is located south of Houston on FM 1959 between Houston and Galveston. It is improved with eight buildings. Surrounding land uses include residential, office and vacant commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is for redevelopment as retail or multi-family use. However, this site is fully utilized as a maintenance site and the use should continue. Houston is enjoying strong growth in all real estate sectors.

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

## Texas General Land Office

## George West Maintenance Site

**Location:**

1001 North Nueces, George West, Live Oak County,  
Texas

**Legal Description:**

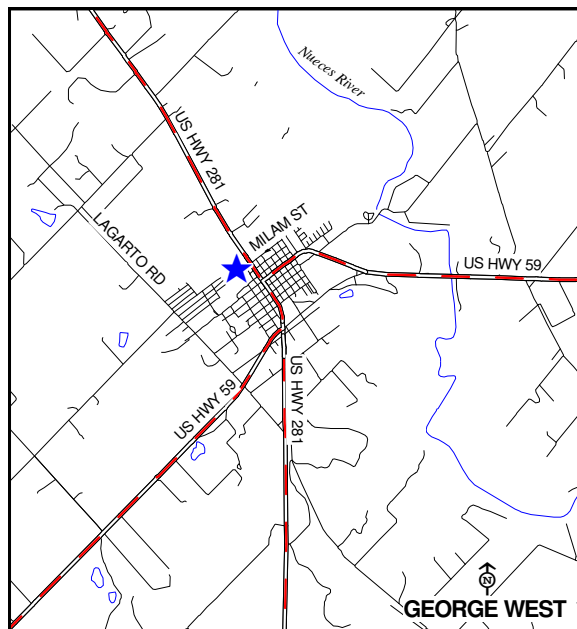
Volume 63 Page 35 Live Oak County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/15/2006	<b>Acres:</b> .....8.23	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 12,128 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....70%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$120,000	
<b>Frontage:</b> .....North Nueces		<b>Total Market Value:</b> ..... \$120,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, School		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this as a maintenance site. The general location is south of San Antonio in the community of George West. The location is 1001 North Nueces on the north side of George West. It is improved with four buildings, fencing and parking. Surrounding land uses include residential, vacant and the George West ISD. It is estimated that approximately six acres is within a floodplain area. McKinzey Creek bisects the tract and there is a bridge connecting the two portions. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. George West is the county seat of Live Oak County. This is a rural county and the growth trends are very slow.

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

## Texas General Land Office

## Georgetown Maintenance Site

**Location:**

2727 South Austin Ave, Georgetown, Williamson County, Texas

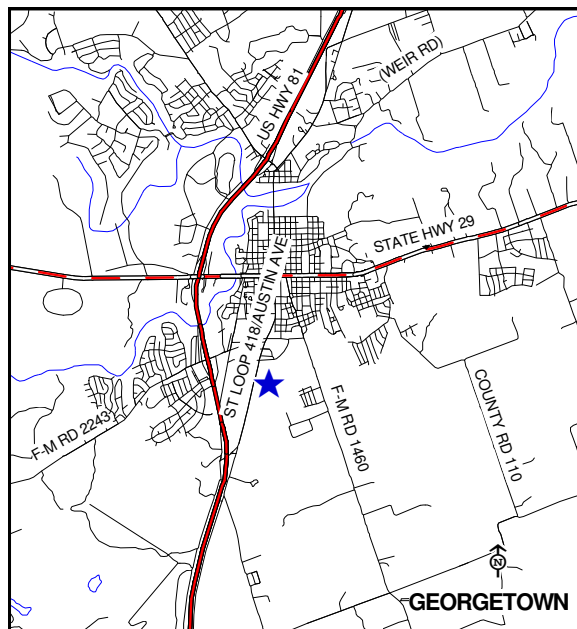
**Legal Description:**

Volume 404 Page 549 Volume 1480 Page 556  
Williamson County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...9/26/2006	<b>Acres:</b> .....10.63	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 8,499 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....52	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$710,000	
<b>Frontage:</b> .....South Austin Ave		<b>Total Market Value:</b> ..... \$710,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Medical, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Georgetown as a highway maintenance facility. It is located south of the city on South Austin Avenue. It is improved with three buildings that contribute value and some outbuildings. Surrounding land uses include a veterinary clinic, vacant, residential and industrial tracts. The site was valued as a whole, land and buildings were not assigned separate values

The appraisal indicates the highest and best use as improved is to continue in the current use. Georgetown has benefited from strong light industrial development and a growing housing market. It should continue to grow since it is within commuting distance from Austin.

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

## Texas General Land Office

## Giddings Maintenance Site

**Location:**

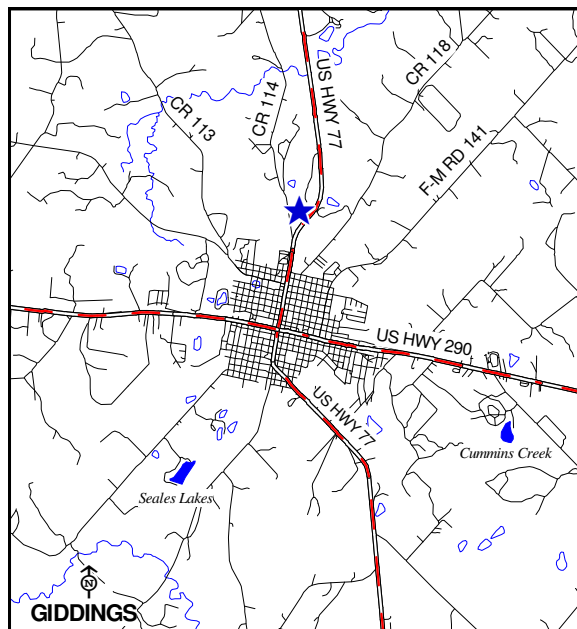
SH 77 North, Giddings, Lee County, Texas

**Legal Description:**

Volume 121 Page 166 Lee County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....6.47	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 6,672 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....17	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$130,000	
<b>Frontage:</b> .....SH 77 North		<b>Total Market Value:</b> ..... \$130,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, School, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site just north of the city limits of Giddings as a maintenance facility. It is located on SH 77 about one mile north of Hwy 290. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses consist of Giddings ISD to the north and east, homesites to the south and vacant tracts to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is the present use. Giddings is the county seat of Lee County and is located approximately 55 miles southeast of Austin. Market activity and growth near the subject remain virtually unchanged since the time of last reporting. Most commercial market activity is occurring on the Hwy 290 corridor.

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

## Texas General Land Office

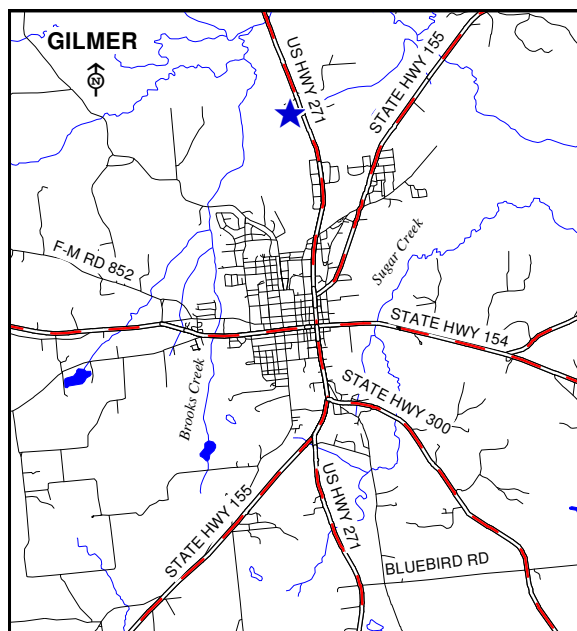
## Gilmer Maintenance Site

**Location:**

US 271 North, Gilmer, Upshur County, Texas

**Legal Description:**

Volume 65 Page 954 Upshur County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/28/2006	<b>Acres:</b> .....10.57	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 12,638 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....5	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$460,000	
<b>Frontage:</b> .....US 271 North		<b>Total Market Value:</b> ..... \$460,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Gilmer as a maintenance site. It is improved with three buildings, asphalt paving, fencing and security lighting. It is located on US 271 North about one-half mile north of the city limits of Gilmer. All utilities are available. Surrounding land use is vacant, industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Gilmer is experiencing some moderate growth. Being just north of town, there is little development around the area under analysis.

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

## Texas General Land Office

## Glen Rose Maintenance Site

**Location:**

503 Big Bend Tr/US 67, Glen Rose, Somervell County, Texas

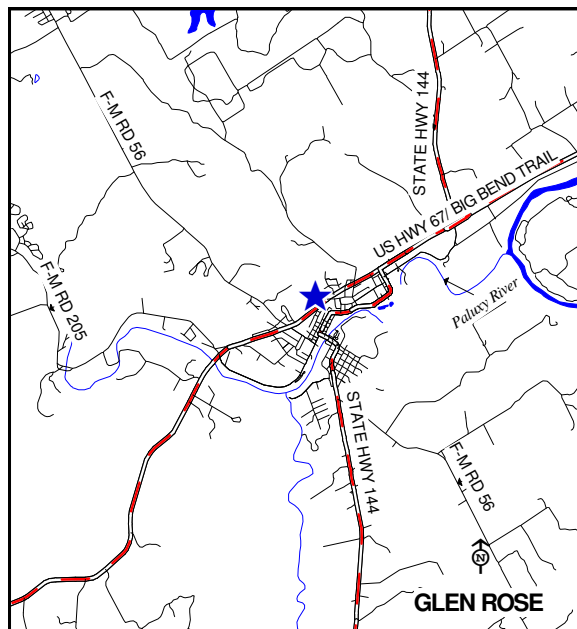
**Legal Description:**

Volume 46 Page 459 Somervell County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...1/16/2007	<b>Acres:</b> .....4.91	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 10,057 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$576,000	
<b>Frontage:</b> .....Big Bend Tr/Hwy 67		<b>Total Market Value:</b> ..... \$576,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility for road fill and repair material. It is located on Big Bend Tr/US 67 in Glen Rose. Surrounding land uses include residential, commercial and vacant tracts. The appraisal was performed as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use as vacant is for industrial or commercial development. TxDOT purchased a new site and plans to build a new maintenance facility. The new site is located between Glen Rose and Granbury. When the new site is completed, TxDOT has indicated a plan to dispose of this site. The tract may require remediation due to contamination from road fill, repair materials, and fiberglass tanks. GLO concurs with TxDOT's decision to sell upon completion of the new facility.

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



## Texas General Land Office

Glen Rose Maintenance Site  
(Proposed)**Location:**

SH 144 between Glen Rose and Granbury, Glen  
Rose, Somervell County, Texas

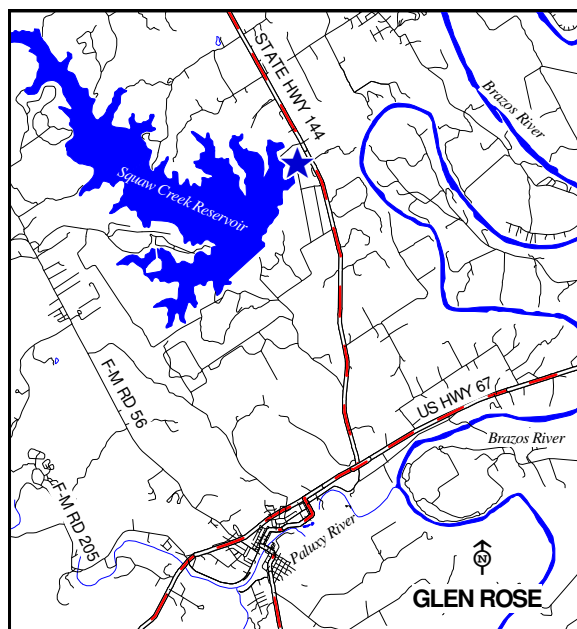
**Legal Description:**

Volume 0052 Page 413 Somervell County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....1/9/2007	<b>Acres:</b> .....15.71	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....		\$125,700
<b>Frontage:</b> .....SH 144	<b>Total Market Value:</b> .....		\$125,700
<b>Utilities:</b> .....			None
<b>Surrounding Uses:</b> .....			Agricultural, Vacant
<b>Current Use:</b> .....			Vacant
<b>Highest and Best Use:</b> .....			Ranchette/Recreation/Possible Commercial
<b>Agency Projected Use:</b> .....			Proposed Maintenance Site

The Texas Department of Transportation purchased this site in 1997 for use as a maintenance site that would serve both the Glen Rose and Granbury areas. Presently it is fenced vacant land. The site is located on the west side of SH 144 just south of the Hood-Somervell county line. Surrounding land use is primarily agriculture used for grazing, vacant tracts and a nearby church. No buildings are planned due to budget constraints.

The appraisal indicates highest and best use is for a ranchette, recreation or possibly commercial development at some point. This site is targeted for development by TxDOT. Both Glen Rose and Granbury are experiencing modest growth.

**Recommendation:** *Retain for development by TxDOT.*



## Texas General Land Office

## Goldthwaite Maintenance Site

**Location:**

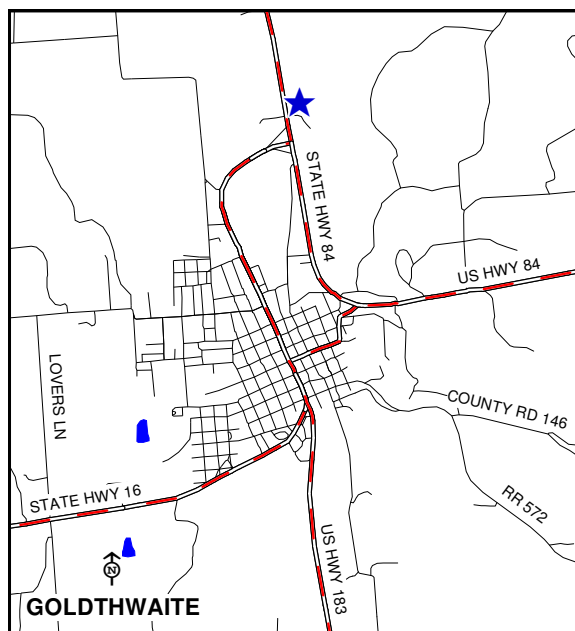
US 84 North, Goldthwaite, Mills County, Texas

**Legal Description:**

Volume 115 Page 332 Mills County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....1/4/2007	<b>Acres:</b> .....11.77	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 13,448 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$310,000	
<b>Frontage:</b> .....US 84 North		<b>Total Market Value:</b> ..... \$310,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located north of Goldthwaite on US 84 North. It is improved with five buildings. Surrounding land uses include commercial and vacant properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use as a maintenance facility. The local economy of Goldthwaite is predominantly influenced by ranching and is slow to stable with little growth expected.

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

## Texas General Land Office

## Goliad Maintenance Site

**Location:**

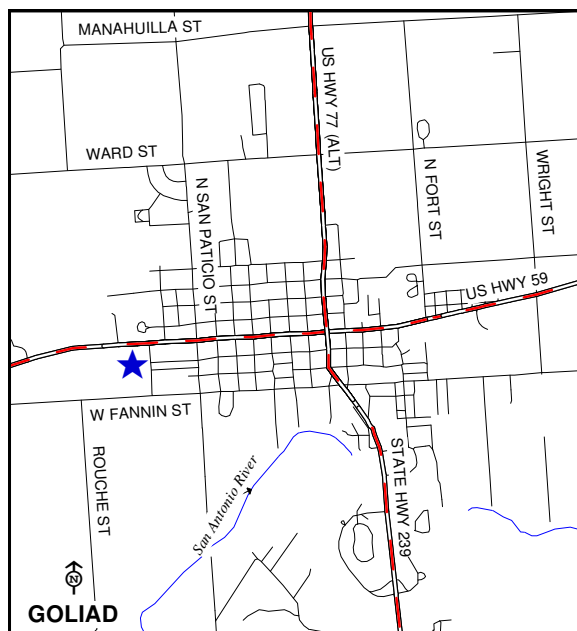
803 West Pearl St, Goliad, Goliad County, Texas

**Legal Description:**

Volume 140 Page 150 Goliad County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....9/2/2006	<b>Acres:</b> .....3.95	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 9,676 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$86,600	
<b>Frontage:</b> .....West Pearl St		<b>Total Market Value:</b> ..... \$86,600	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Goliad as a maintenance facility. It is located on West Pearl St or Hwy 59 in the west side of the city. It is improved with four main buildings. Site improvements consist of chain link fencing and asphalt surfacing. The surrounding land uses are residential, commercial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Goliad is the county seat of Goliad County. The area is rich in Texas history with Goliad State Historical Park, General Zaragoza's birthplace Presidio La Bahia, Mission Espiritu Santo and other sites near the area. The real estate market is active with residential sales, but commercial or industrial growth is limited.

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

## Texas General Land Office

## Gonzales Maintenance Site

**Location:**

US 90 A and Spur 131, Gonzales, Gonzales County,  
Texas

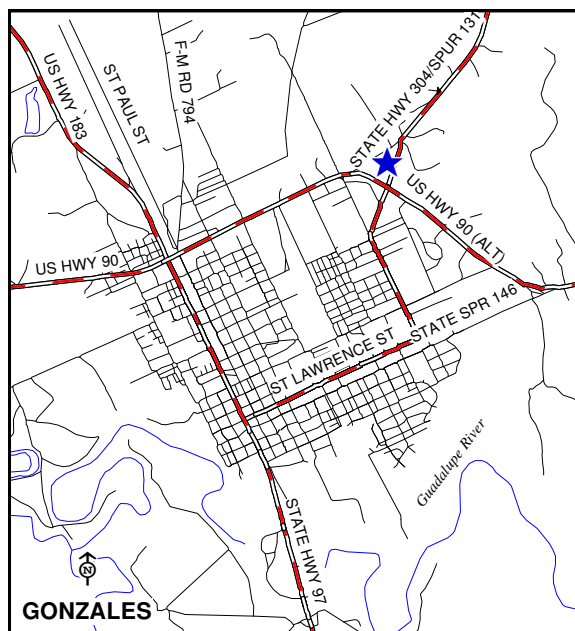
**Legal Description:**

Volume 640 Page 330 Gonzales County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/29/2006	<b>Acres:</b> .....11.87	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 14,642 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....44	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$598,000	
<b>Frontage:</b> .....US 90 A, Spur 131		<b>Total Market Value:</b> ..... \$598,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in downtown Gonzales as a maintenance and storage facility. It is located at the northwest corner of US 90 A and Spur 131. There are two buildings, asphalt paving, chain link fencing and security lighting. Surrounding land uses include vacant, residential commercial tracts and a high school. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. The city of Gonzales is the county seat. The site is located on a major route between Seguin and Shiner.

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

## Texas General Land Office

## Gordon Maintenance Site

**Location:**

East side of FM 919, Gordon, Palo Pinto County,  
Texas

**Legal Description:**

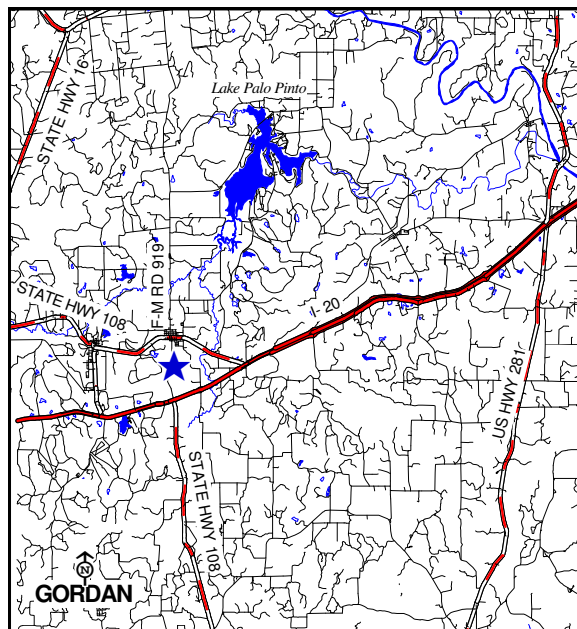
Volume 328 Page 146 Palo Pinto County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



<b>Appraisal Date:</b> ...2/14/2007	<b>Acres:</b> .....5.32	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 8,599 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$129,000	
<b>Frontage:</b> .....FM 919		<b>Total Market Value:</b> ..... \$129,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site south of Gordon as a maintenance and storage facility. It is located on the east side of FM 919. There are three buildings, asphalt surfacing and fencing. The surrounding land is used for agricultural purposes. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use of the site is to continue in the present use. Gordon is a small community in north central Texas, about 65 miles west of Ft. Worth. The area is rural with limited growth potential.

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

## Texas General Land Office

## Graham Maintenance Site

**Location:**

East side of Hwy 380 North, Graham, Young County,  
Texas

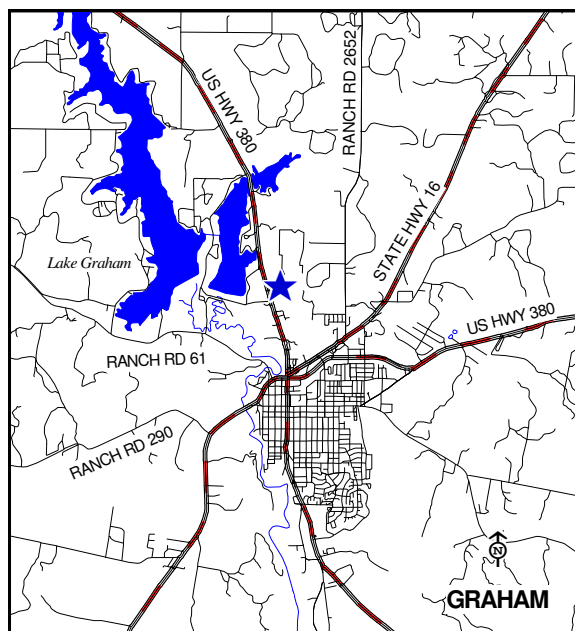
**Legal Description:**

Volume 748 Page 7 Young County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...2/21/2007	<b>Acres:</b> .....11.57	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 17,330 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$450,000	
<b>Frontage:</b> .....Hwy 380 North		<b>Total Market Value:</b> ..... \$450,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Agricultural		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

This maintenance site owned by the Texas Department of Transportation is located just north of Graham on Hwy 380 North. It was purchased in April, 1990. and is improved with two buildings, asphalt surfacing and fencing. Surrounding land use is primarily agricultural and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Graham is located in Young County in north central Texas. The economy is based upon the oil and gas industry and agriculture. Some limited residential and commercial growth has occurred.

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

## Texas General Land Office

## Grand Prairie Maintenance Site

**Location:**

4202 Corn Valley Rd, Grand Prairie, Dallas County,  
Texas

**Legal Description:**

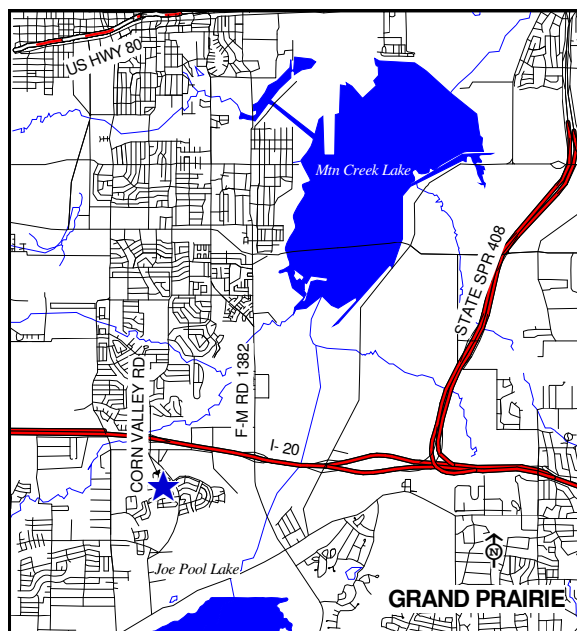
Volume 69207 Page 1538 Dallas County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/29/2007	<b>Acres:</b> .....9.88	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 8,827 sq.ft.
<b>Sen. Dist.:</b> .....9	<b>Rep. Dist.:</b> ...106	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Agriculture		<b>Land Value:</b> ..... \$769,000	
<b>Frontage:</b> .....Corn Valley Rd, Bardin Rd		<b>Total Market Value:</b> ..... \$769,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial or Retail Development		
<b>Agency Projected Use:</b> .....	Will be used for a property exchange		

This is a maintenance site located in Grand Prairie on Corn Valley Rd. It is improved with five buildings and impervious cover. Surrounding land use is commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for the site is speculative commercial/industrial development. TxDOT indicates a new site is planned through a property exchange, using the existing property.

**Recommendation:** *Retain for continued agency use. TxDOT plans to use the new site to facili*

## Texas General Land Office

## Greenville Maintenance Site

**Location:**

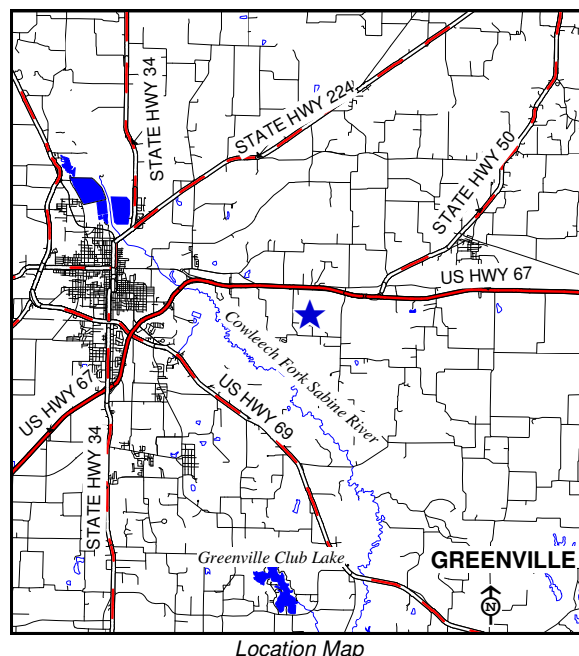
3101 IH 30 East, Greenville, Hunt County, Texas

**Legal Description:**

Volume 630 Page 134 Hunt County Deed Records

**Encumbrances****Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/11/2007	<b>Acres:</b> .....16.85	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 26,165 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....4	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$1,440,000	
<b>Frontage:</b> .....IH 30 East		<b>Total Market Value:</b> ..... \$1,440,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a relatively new site purchased in 2001 for the construction of a new maintenance site in Greenville. It is located on IH 30 East and is improved with two structures considered to have contributory value. Surrounding land use is vacant, some residential, and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. In recent years, Greenville has experienced moderate growth. This is most probably due to a shift in the economy from agrarian based to a more diversified base of industrial, commercial, retail and service related businesses.

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



## Texas General Land Office

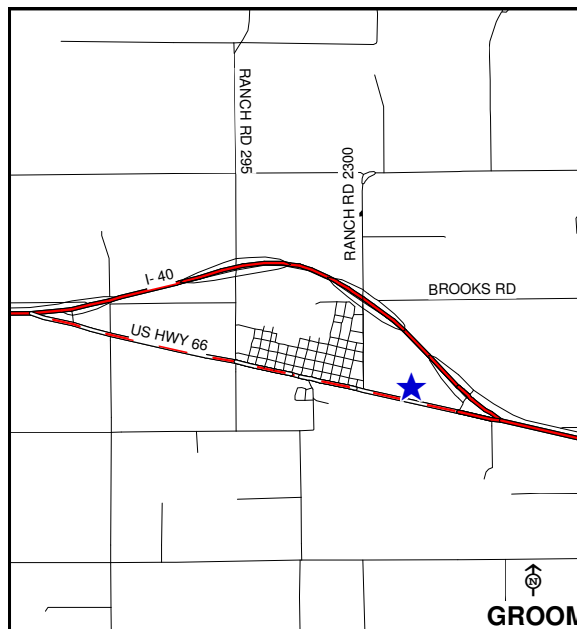
## Groom Maintenance Site

**Location:**

Hwy 66, Groom, Carson County, Texas

**Legal Description:**

Volume 174 Page 450 Carson County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....7.99	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,310 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....87	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$68,000	
<b>Frontage:</b> .....Hwy 66		<b>Total Market Value:</b> ..... \$68,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Commercial, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in the city of Groom as a maintenance facility. It is located on Hwy 66. It is improved with one general maintenance building, asphalt surfacing and fencing. Surrounding land use is agricultural and a feed store. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Groom is in the southeast section of the panhandle, just west of Amarillo. The area is dominated by agriculture and ranching. There has been no new development and none is expected. The real estate market is stable but slow.

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



## Texas General Land Office

## Groveton Maintenance Site

**Location:**

844 West First St/Hwy 287, Groveton, Trinity County, Texas

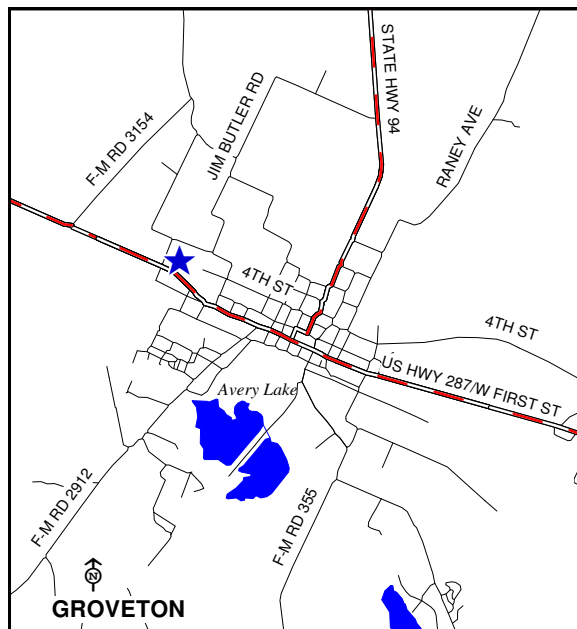
**Legal Description:**

Vol 78 Pg 514 Vol 132 Pg 433 Vol 190 Pg 237 Vol 559 Pg 228 Trinity County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/26/2006	<b>Acres:</b> .....7.13	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 12,297 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....12	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$418,000	
<b>Frontage:</b> .....West First St/Hwy 287		<b>Total Market Value:</b> ..... \$418,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in west Groveton as a maintenance facility. It is located on West First St/Hwy 287 about one-half mile from the Trinity County Courthouse. The site is improved with three buildings and impervious cover. Surrounding land uses include residential, pasture, commercial and a nursing home. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Groveton is a small town in east Texas with little growth. Demand for commercial and residential sites in the area is currently low with little change expected in the future.

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

## Texas General Land Office

## Gruver Maintenance Site

**Location:**

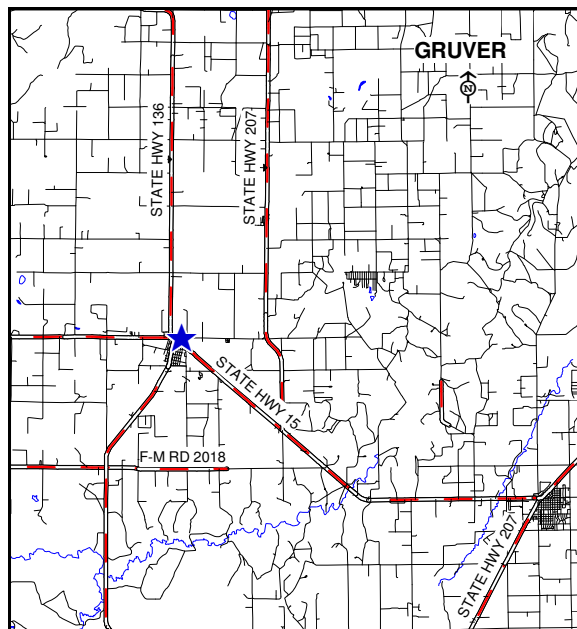
SH 15 North, Gruver, Hansford County, Texas

**Legal Description:**

Vol 52 Pg 54 Vol 107 Pg 388 Hansford County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....7.37	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 11,352 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$130,000	
<b>Frontage:</b> .....SH 15 North, Maple St		<b>Total Market Value:</b> ..... \$130,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a maintenance site located in Hansford County. It is improved with three buildings and impervious cover. Surrounding land uses are vacant, commercial and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the current use. Gruver is near the Texas/Oklahoma panhandle border.

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

## Texas General Land Office

## Hallettsville Maintenance Site

**Location:**

FM 2314 & Cemetery Rd, Hallettsville, Lavaca County, Texas

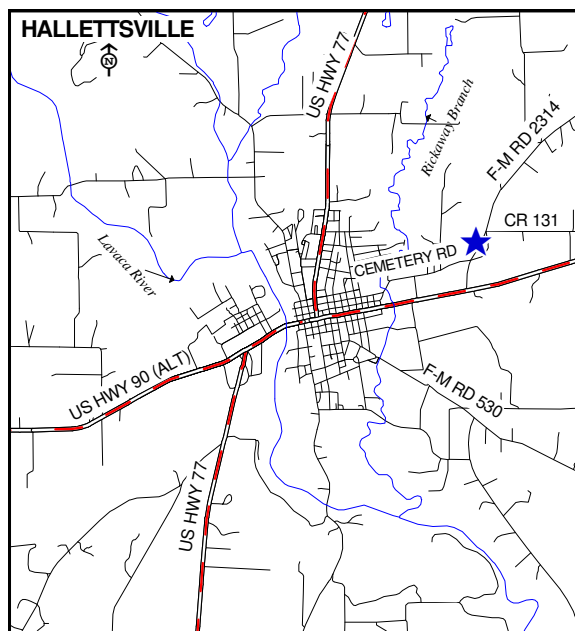
**Legal Description:**

Volume 185 Page 933 Lavaca County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....9.53	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 12,262 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....30	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$460,000	
<b>Frontage:</b> .....FM 2314, Cemetery Rd		<b>Total Market Value:</b> ..... \$460,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Industrial, Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Hallettsville as a maintenance site and material storage yard. It is improved with two buildings. Surroundings land uses include vacant, agricultural, industrial and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Lavaca County continues a modest growth pattern and stable real estate market. The subject property is located in the northeast sector of the county outside of the Hallettsville city limits.

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

## Texas General Land Office

## Hamilton Maintenance Site

**Location:**

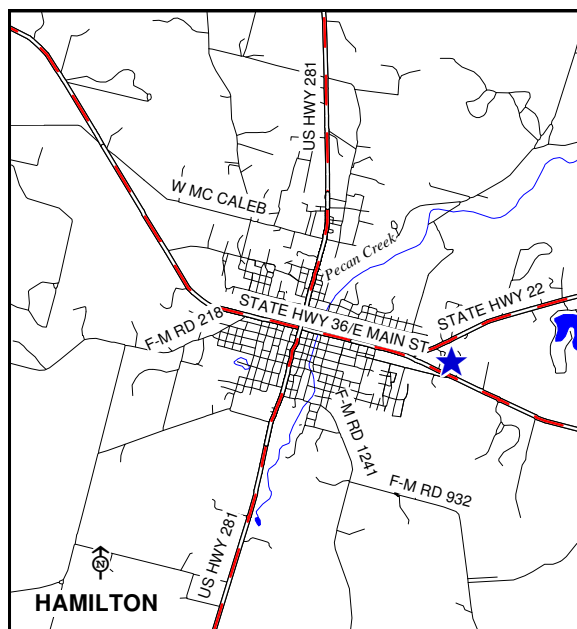
1301 East Main St, Hamilton, Hamilton County, Texas

**Legal Description:**

Volume 124 Page 457 Hamilton County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/17/2006	<b>Acres:</b> .....9.43	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 10,533 sq.ft.
<b>Sen. Dist.:</b> ....24	<b>Rep. Dist.:</b> ....59	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$160,000	
<b>Frontage:</b> .....East Main St		<b>Total Market Value:</b> ..... \$160,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is improved with five buildings and open storage areas. The tract is located in east Hamilton at the northeast corner of East Main St. Surrounding land uses include governmental offices, residential and commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is the current use. Hamilton is a small community located 80 miles south of Ft. Worth. It has not experienced any significant growth in some time.

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

## Texas General Land Office

## Hamlin Maintenance Site

**Location:**

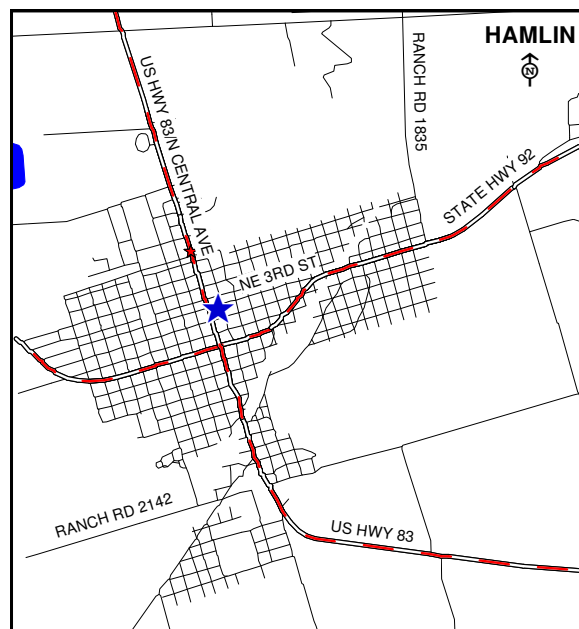
249 North Central Ave, Hamlin, Jones County, Texas

**Legal Description:**

Volume 8 Page 468 Jones County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/1/2007	<b>Acres:</b> .....0.32	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,458 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.2	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$27,000
<b>Frontage:</b> .....North Central Ave			<b>Total Market Value:</b> ..... \$27,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as an area engineer's office. It is located in central Hamlin on North Central Avenue. It is improved with one building with contributory value and surface parking. Surrounding land use is residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as reported in the appraisal is to continue in the present use. There has been no new development in Hamlin over the past few years. Land values are currently stable and expected to remain so.

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

## Texas General Land Office

## Haskell Maintenance Site

**Location:**

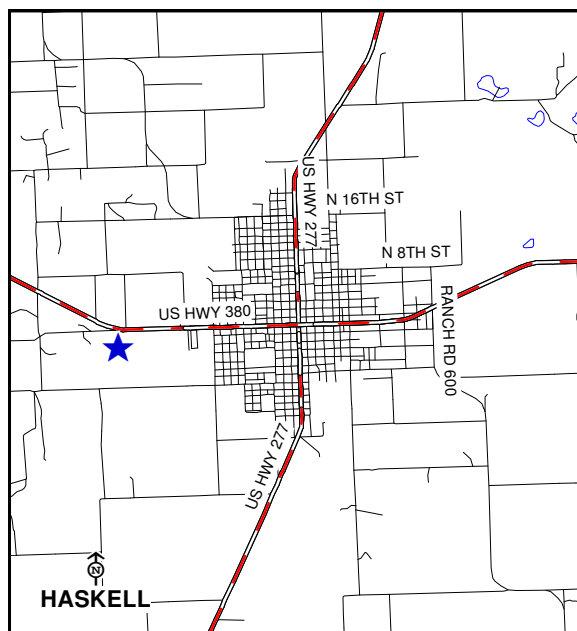
209 Hwy 380 West, Haskell, Haskell County, Texas

**Legal Description:**

Volume 325 Page 697 Haskell County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/22/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 11,640 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$200,000	
<b>Frontage:</b> .....Hwy 380 West		<b>Total Market Value:</b> ..... \$200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site west of Haskell as a maintenance and storage facility. It is located on the south side of Hwy 380 West. Improvements include three buildings, asphalt surfacing and fencing. Surrounding land uses are agricultural and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. Haskell is located in west central Texas approximately 60 miles north of Abilene. It is a rural area with limited growth potential. Many residents commute to Abilene for employment and shopping.

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

## Texas General Land Office

## Hearne Maintenance Site

**Location:**

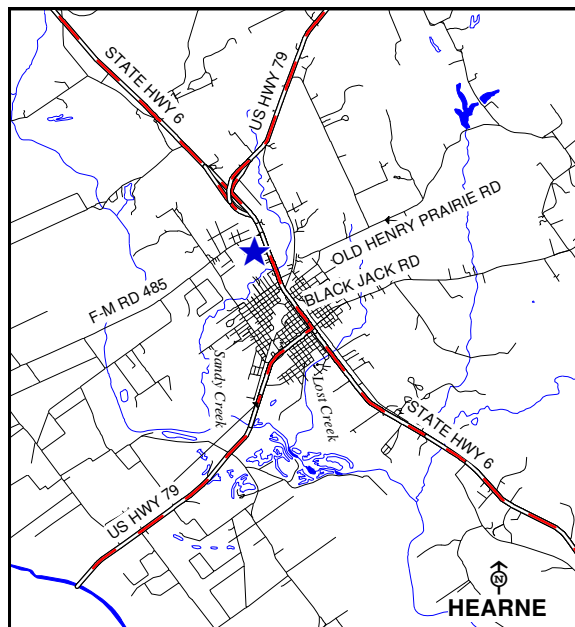
SH 6 North, Hearne, Robertson County, Texas

**Legal Description:**

Volume 131 Page 632 Robertson County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/29/2006	<b>Acres:</b> .....11.021	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 13,555 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....57	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$40
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$407,000	
<b>Frontage:</b> .....SH 6 North		<b>Total Market Value:</b> ..... \$407,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in northern Hearne as a maintenance facility and material storage. It is located on SH 6 North near US 79. It is improved with two buildings. Surrounding land use is commercial, residential and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Demand for commercial tracts in Hearne is stable to low. Most commercial development has occurred on SH 6, about two miles south of the subject. This site is larger than other commercial sites available in the area.

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



## Texas General Land Office

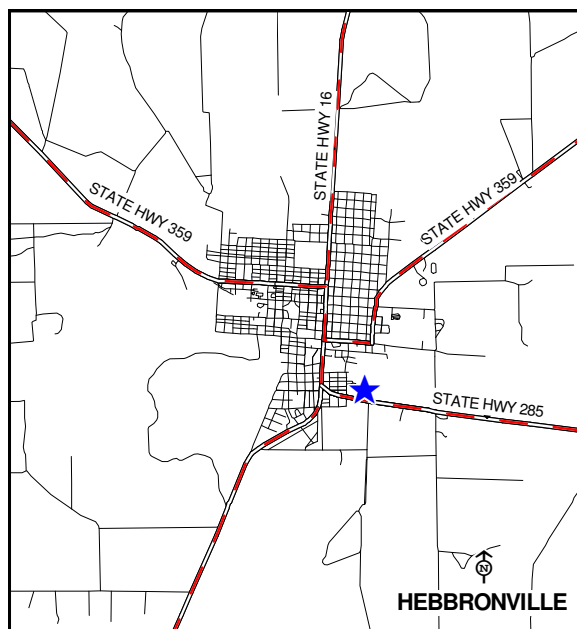
## Hebbronville Maintenance Site

**Location:**

SH 285 East, Hebbronville, Jim Hogg County, Texas

**Legal Description:**

Volume 35 Page 40 Jim Hogg County Deed Records

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

Location Map

<b>Appraisal Date:</b> 10/12/2006	<b>Acres:</b> .....5.52	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 12,926 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....43	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$220,000	
<b>Frontage:</b> ..... SH 285 East		<b>Total Market Value:</b> ..... \$220,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, School		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site in Hebbronville as a maintenance site and storage facility. It is located on the southeast side of Hebbronville on SH 285 East. It is improved with five buildings. Surrounding land uses include residential, commercial and vacant tracts. Next to the subject is a school bus maintenance area. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. The economy is based on county employment and school-related employment. There is some farming and ranching.

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



## Texas General Land Office

## Hemphill Maintenance Site

**Location:**

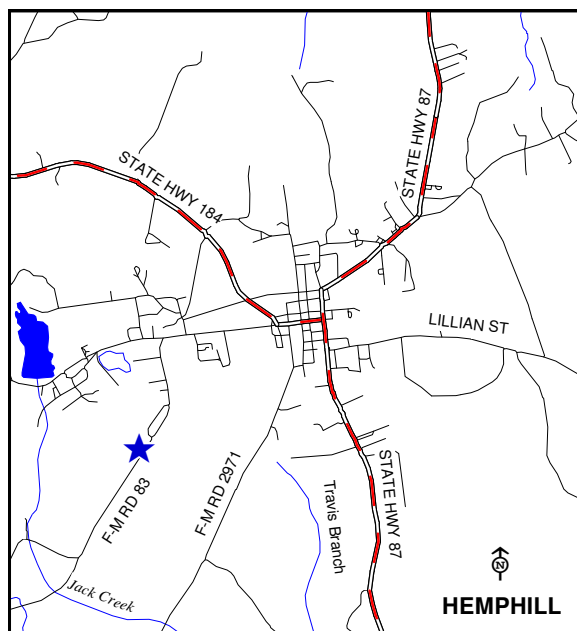
FM 83 West, Hemphill, Sabine County, Texas

**Legal Description:**

Volume 0110 Page 444 Sabine County Deed Records

**Encumbrances****Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility, ROW



Location Map

<b>Appraisal Date:</b> ...9/13/2006	<b>Acres:</b> .....10.95	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,275 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$308,250	
<b>Frontage:</b> .....FM 83 West		<b>Total Market Value:</b> ..... \$308,250	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Medical		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this as a maintenance site. Since the time of last reporting, two buildings have been erected. It is located approximately one mile west of the courthouse on FM 83 West. Surrounding land use is vacant, medical and residential. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is to develop this site as a maintenance facility. There is an abundance of vacant tracts near the site, but development is occurring along FM 83.

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

## Texas General Land Office

## Hempstead Maintenance Site

**Location:**

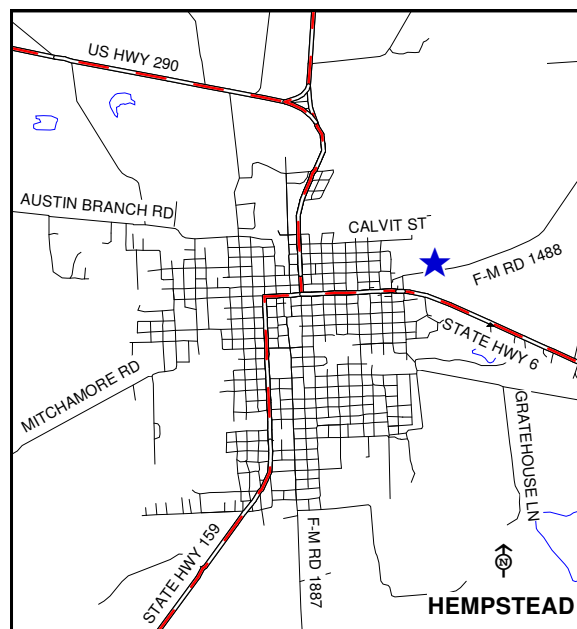
400 FM 1488, Hempstead, Waller County, Texas

**Legal Description:**

Volume 228 Page 391 Waller County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 9,495 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....28	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$332,000	
<b>Frontage:</b> .....FM 1488		<b>Total Market Value:</b> ..... \$332,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the east side of Hempstead within the city limits on FM 1488. It is improved with two buildings and asphalt paving. Surrounding land use includes vacant, commercial and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Hempstead is experiencing growth, but most of the growth is occurring along Hwy 290 between Hempstead and Houston.

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

## Texas General Land Office

## Hempstead Maintenance Site

**Location:**

Business 290 East, Hempstead, Waller County,  
Texas

**Legal Description:**

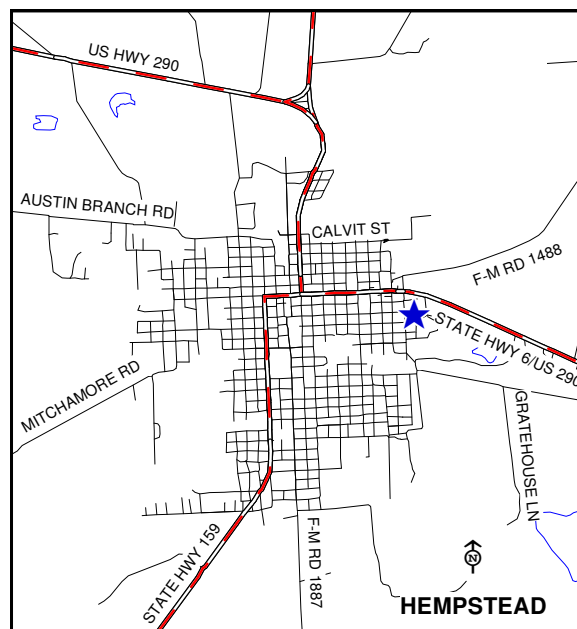
Volume 107 Page 587 Waller County Deed Records

**Encumbrances**

**Physical:** Improvements in Poor Condition

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2006	<b>Acres:</b> .....3	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 4,596 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....28	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Commercial	<b>Land Value:</b> ..... \$64,000	<b>Total Market Value:</b> ..... \$64,000	
<b>Frontage:</b> .....Business 290 East	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Commercial, Vacant, Residential	<b>Current Use:</b> .....Office/Maintenance Facility		
<b>Highest and Best Use:</b> .....Office/Industrial Development	<b>Agency Projected Use:</b> .....Office/Maintenance Facility		

The Texas Department of Transportation currently leases this site to the Department of Public Safety for office space. It is located two miles east of the city of Hempstead on Business 290 East and improved with two buildings. Surrounding land uses are commercial, residential and vacant tracts. Hempstead is 56 miles from Houston and is within commuting distance. Business 290 is a major artery between the two cities. The site was appraised as a whole, buildings and land were not assigned separate values.

Earlier reporting periods indicated this site was not fully utilized. However, TxDOT leases this facility to DPS at a fair market rate. In light of this portfolio decision, GLO supports TxDOT's decision to maintain the inventory site. TxDOT should dispose of this facility if no longer leased to DPS and not needed by TxDOT.

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

## Texas General Land Office

## Henderson Maintenance Site

**Location:**

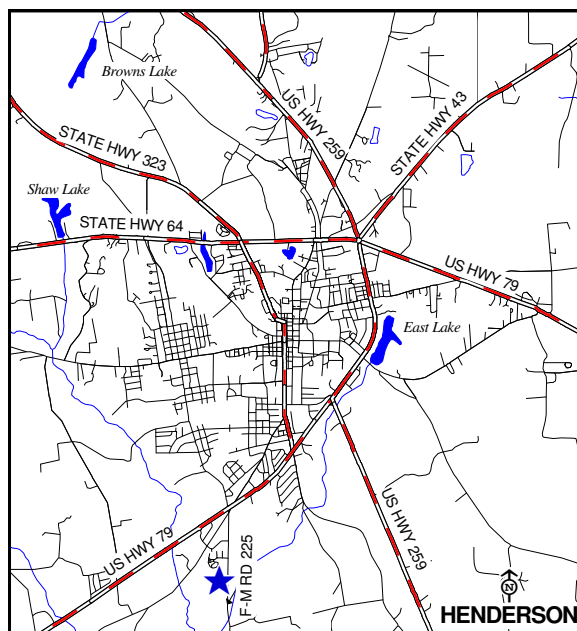
3100 FM 2555, Henderson, Rusk County, Texas

**Legal Description:**

Volume 509 Page 231 Rusk County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/11/2007	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 11,387 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$150,000	
<b>Frontage:</b> .....FM 2555		<b>Total Market Value:</b> ..... \$150,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Rangeland		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site south of Henderson as a maintenance and storage facility. It is located along FM 2555 and is improved with four buildings, asphalt surfacing, and fencing. Surrounding land uses include residential and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the present use is also the highest and best use. Henderson has experienced little growth. With the abundance of vacant land, real estate prices appear to be stable.

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

## Texas General Land Office

## Henrietta Maintenance Site

**Location:**

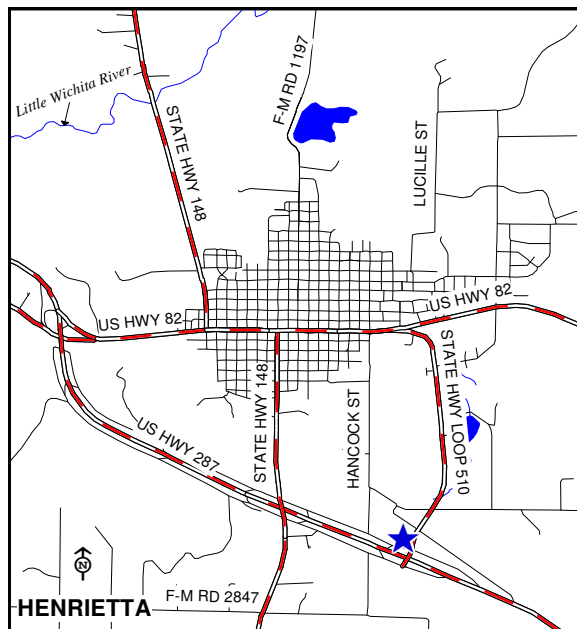
Hwy 287, Henrietta, Clay County, Texas

**Legal Description:**

SFIW Co. Sur No 1, A 439, Clay County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/2/2007	<b>Acres:</b> .....12.37	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 14,414 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$346,000	
<b>Frontage:</b> .....Hwy 287		<b>Total Market Value:</b> ..... \$346,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation purchased this site just south of Henrietta for a maintenance site. Two buildings were constructed since the tract was purchased in February 1999. Surrounding land use is vacant, and an automobile dealership to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is appropriate for this area. Henrietta is about 30 miles to the southeast of Wichita Falls. The main influences impacting values in Clay County are tied to agriculture and petroleum production. Due to the rural location of Henrietta, the community has experienced little growth over the past decade.

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

## Texas General Land Office

## Hereford Maintenance Site

**Location:**

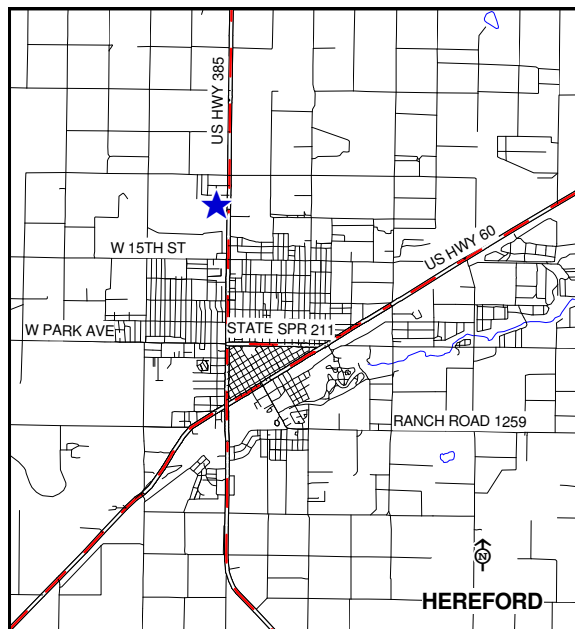
Hwy 385 North, Hereford, Deaf Smith County, Texas

**Legal Description:**

Volume 246 Page 53 Deaf Smith County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/2/2007	<b>Acres:</b> .....6.01	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 13,859 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....86	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$255,000
<b>Frontage:</b> .....Hwy 385			<b>Total Market Value:</b> ..... \$255,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Agricultural, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a vehicle and equipment maintenance and storage facility. It is improved with two buildings and parking. It is located on the northern edge of the city of Hereford, on the west side of Hwy 385. Surrounding land uses include a farm equipment dealership, agricultural, residential and light industrial tracts. The site was appraised as a whole, land and buildings were not assigned by separate values.

The appraisal indicates highest and best use is concurrent with the present use. Hereford primarily provides support services for the agriculture industry. Most of the income is generated from crop, beef and pork production.

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

## Texas General Land Office

## Hillsboro Maintenance Site

**Location:**

1400 South Abbot Ave/Hwy 77, Hillsboro, Hill County, Texas

**Legal Description:**

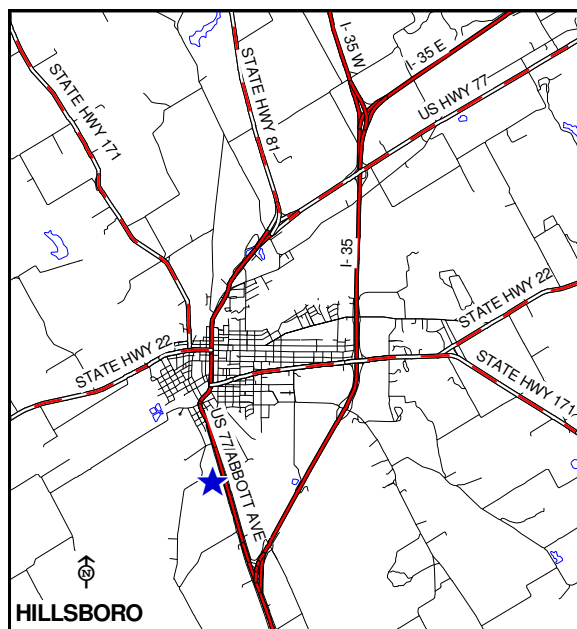
Volume 399 Page 279 Hill County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/29/2006	<b>Acres:</b> .....12.03	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 24,988 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....10	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$700,000	
<b>Frontage:</b> .....South Abbott Ave/Hwy 77		<b>Total Market Value:</b> ..... \$700,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Rangeland, School		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this as a maintenance and storage site. It is just inside the southern city limits of Hillsboro. This site is improved with four buildings, surface parking and fencing. Surrounding land uses include residential, commercial, range land and Hillsboro High School. The site was appraised as a whole, land and buildings were not assigned separate values.

The current use as a maintenance site is considered to be the highest and best use. Most new construction has occurred along the Interstate east of town. Commercial development has centered along the IH 35 corridor. Land values appear to be stable.

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



## Texas General Land Office

## Hondo Maintenance Site

**Location:**

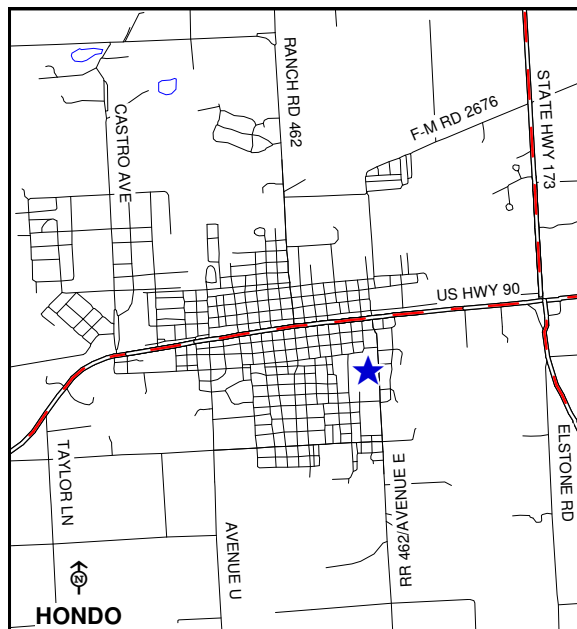
2304 Avenue E, Hondo, Medina County, Texas

**Legal Description:**

Volume 202 Page 279 Medina County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/12/2006	<b>Acres:</b> .....5.33	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 14,202 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Mixed-Use		<b>Land Value:</b> ..... \$200,000	
<b>Frontage:</b> .....Avenue E		<b>Total Market Value:</b> ..... \$200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site located on Avenue E in east Hondo as a maintenance and storage facility. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land uses include multi-family and single-family residential development, vacant and the Hondo ISD baseball field. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Hondo is a rural community between Uvalde and San Antonio. The economy is primarily supported by the new correctional facilities constructed by TDCJ, and agriculture. The general outlook for the Hondo economy is anticipated to remain stable.

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



## Texas General Land Office

## Houston District Headquarters

**Location:**

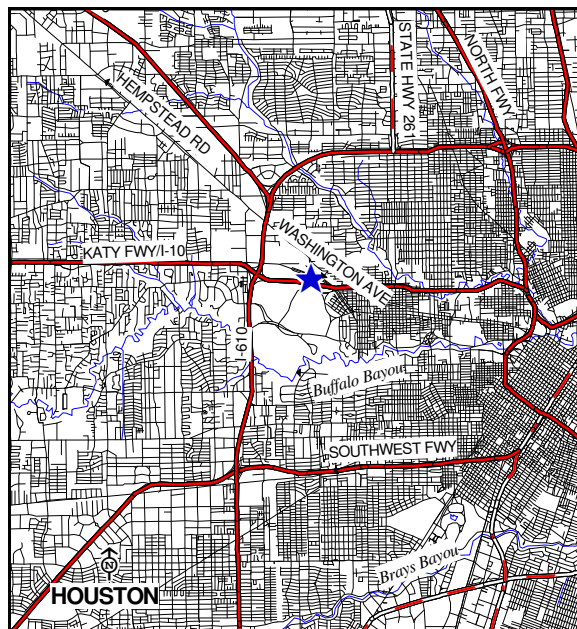
7721 Washington Ave, Houston, Harris County, Texas

**Legal Description:**

Volume 2154 Page 185 Harris County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/11/2006	<b>Acres:</b> .....17.96	<b>Bldgs.:</b> .....13	<b>Bldg. Area:</b> ..... 185,742 sq.ft.
<b>Sen. Dist.:</b> .....15	<b>Rep. Dist.:</b> .....134	<b>FAR:</b> ..... 0.24	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$14,440,000
<b>Frontage:</b> .....Washington Ave, IH 10			<b>Total Market Value:</b> ..... \$14,440,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial, Office, Vacant		
<b>Current Use:</b> .....	Office/Warehouse Facility		
<b>Highest and Best Use:</b> .....	Commercial/Industrial Development		
<b>Agency Projected Use:</b> .....	Office/Warehouse Facility		

The Texas Department of Transportation uses this site in Houston as a district headquarters. It is located at the intersection of Washington Ave and IH 10. It is a typical site fully developed with 13 buildings. Surrounding land uses include office, industrial, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values. TxDOT has purchased additional land and plans a large expansion project for this site.

The appraisal indicates the highest and best use is to continue as a district office. If vacant, the highest and best use would be to redevelop in a more intense use of a commercial/industrial nature. Since this site is fully utilized, the present use is appropriate. This area of Houston and the subject neighborhood is 90% developed with expansion occurring outside Loop 610 along IH 10. There are a few vacant parcels of land to the west, however the trend has been for purchase and development into single-tenant commercial concerns. There appears to be no change in land use patterns.

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

## Texas General Land Office

Houston District Headquarters  
(Proposed)**Location:**

7400 & 7502 Washington Ave, Houston, Harris  
County, Texas

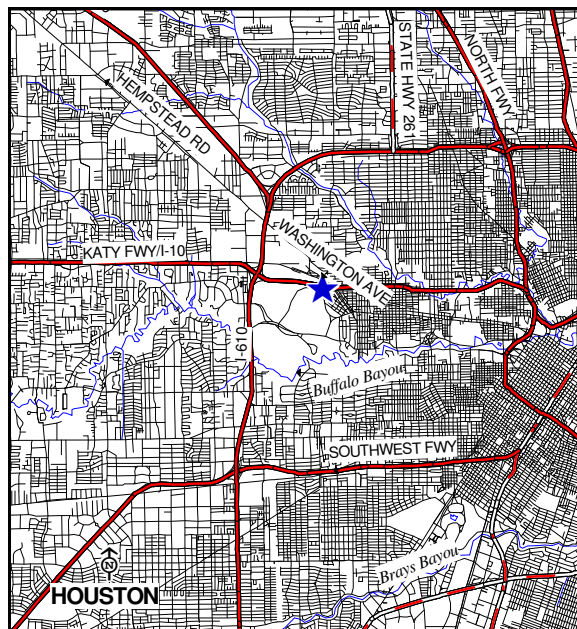
**Legal Description:**

John Reinerman Svy A 642 Harris County Deed  
Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...1/18/2007	<b>Acres:</b> .....9.85	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....7	<b>Rep. Dist.:</b> ...135	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....	\$6,435,500	
<b>Frontage:</b> .....Washington Ave	<b>Total Market Value:</b> .....	\$6,435,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Residential		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	High-Density Residential Development		
<b>Agency Projected Use:</b> .....	Proposed District Headquarters		

This is a new site purchased by TxDOT for construction of a Houston District Headquarters. Presently the site is vacant, but it is being improved now. One of the buildings will be a multi-story office building and parking garage. The site was appraised as vacant since the construction is not completed. Surrounding land use is industrial, commercial and residential. This site was listed under two separate Identification Numbers, 2493 and 2494. For the purpose of this report we will discuss it under ID # 2493.

The appraisal indicates the highest and best use is for high density residential development. TxDOT will fully utilize the site as a District Headquarters. That use will be in concert with the neighborhood also.

**Recommendation:** *Retain for a proposed district headquarters site.*

## Texas General Land Office

## Houston District Office Annex

**Location:**

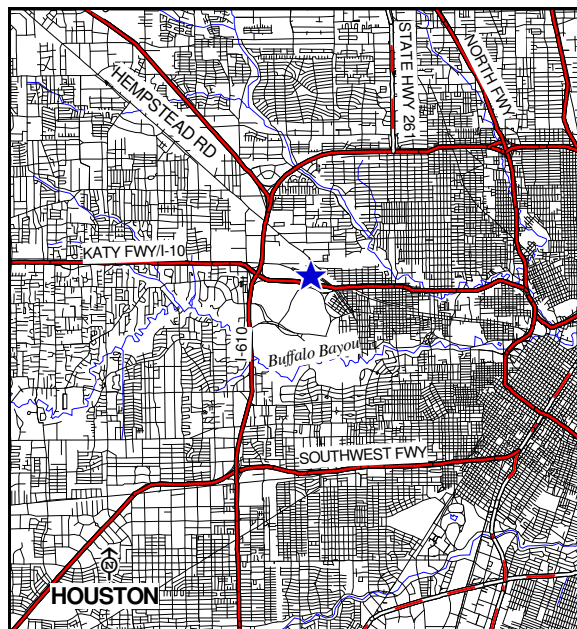
6810 Katy Fwy, Houston, Harris County, Texas

**Legal Description:**

Volume 974 Page 513 Harris County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/11/2006	<b>Acres:</b> .....4.24	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 41,994 sq.ft.
<b>Sen. Dist.:</b> .....15	<b>Rep. Dist.:</b> .....136	<b>FAR:</b> ..... 0.23	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$3,050,000	
<b>Frontage:</b> .....Katy Fwy, Old Hempstead Rd		<b>Total Market Value:</b> ..... \$3,050,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial		
<b>Current Use:</b> .....	District Office Annex		
<b>Highest and Best Use:</b> .....	District Office Annex		
<b>Agency Projected Use:</b> .....	District Office Annex		

The Texas Department of Transportation uses this site as a district headquarters annex. It is located in northwest Houston on Katy Fwy. It is improved with three buildings and parking. Surrounding land use includes commercial and industrial tracts. The appraisal was performed as though the land was vacant and the buildings add no value to the tract.

The appraisal indicates the highest and best use is to retain as a district headquarters annex. If the site were vacant, the land could be redeveloped with more dense office/commercial/retail development. There are a few vacant parcels to the west, but the development trend has been for single-tenant commercial concerns. Development is currently occurring outside Loop 610 along Hempstead Hwy. No apparent change in land patterns is foreseeable in the near future.

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

## Texas General Land Office

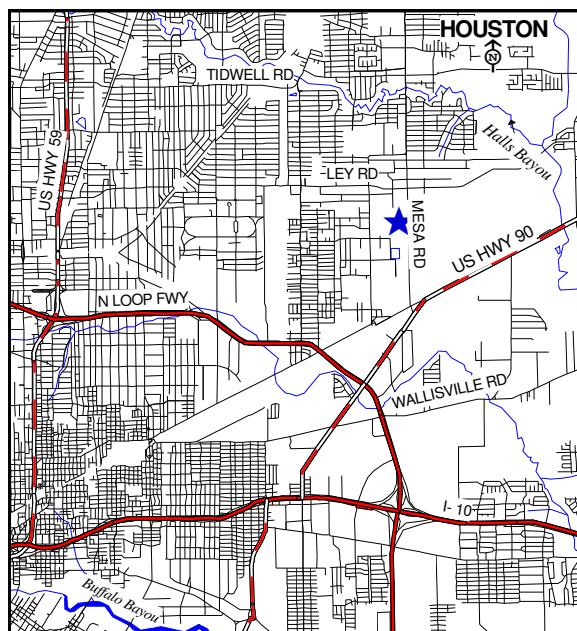
## Houston Northeast Maintenance Site

**Location:**

7303 Mesa Rd, Houston, Harris County, Texas

**Legal Description:**

Volume 7028 Page 325 Harris County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....7/6/2006	<b>Acres:</b> .....11.95	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 16,696 sq.ft.
<b>Sen. Dist.:</b> .....13	<b>Rep. Dist.:</b> .....142	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$765,000	
<b>Frontage:</b> .....Mesa Rd		<b>Total Market Value:</b> ..... \$765,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently utilizes this site in northeast Houston as a maintenance and storage facility. It is located just south of the intersection of Mesa and Railroad Dr. There are five buildings and impervious cover. Surrounding land uses are residential, commercial/retail and industrial.

The appraisal indicates the highest and best use is for industrial development to include the present use. This area of Houston has a large concentration of industrial development due to its proximity to major thoroughfares and the Port of Houston. The appraisal was performed as though the land was vacant. The buildings were given no value and did not contribute to the site.

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



## Texas General Land Office

## Houston Northwest Maintenance Site

**Location:**

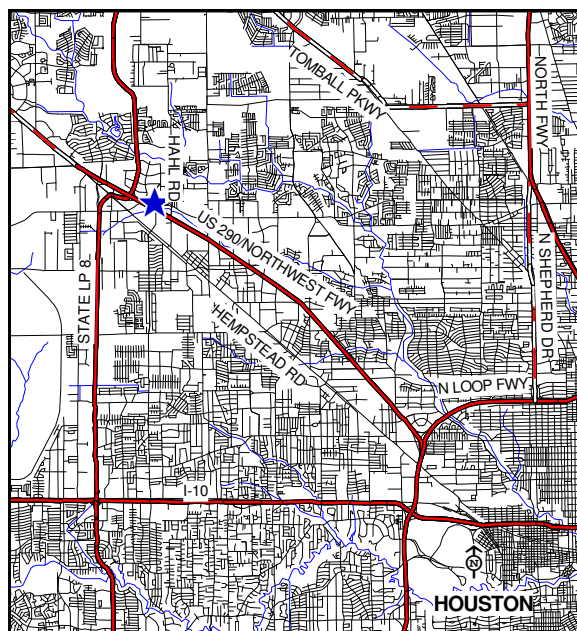
14838 Northwest Fwy, Houston, Harris County, Texas

**Legal Description:**

Volume 5210 Page 199 Harris County Deed Records

**Encumbrances****Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...7/10/2006	<b>Acres:</b> .....6.69	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 15,374 sq.ft.
<b>Sen. Dist.:</b> .....7	<b>Rep. Dist.:</b> ...135	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$1,370,000	
<b>Frontage:</b> .....Northwest Fwy, Hahl Rd		<b>Total Market Value:</b> ..... \$1,370,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Office, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Retail/Commercial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This site located in northwest Houston at the corner of Northwest Fwy and Hahl Rd is used as a maintenance site by the Texas Department of Transportation. It is improved with seven buildings, asphalt surfacing and fencing. West of the site is a shopping center and retail stores, east is restaurants, retail, commercial land, south is a mixture of commercial uses and north is retail, an office park and light industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use of this land would be to demolish the buildings and develop for a more intensive light retail or commercial use. The appraisal was performed as though the site were vacant. However, TxDOT is fully utilizing this site as an office/warehouse facility.

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

## Texas General Land Office

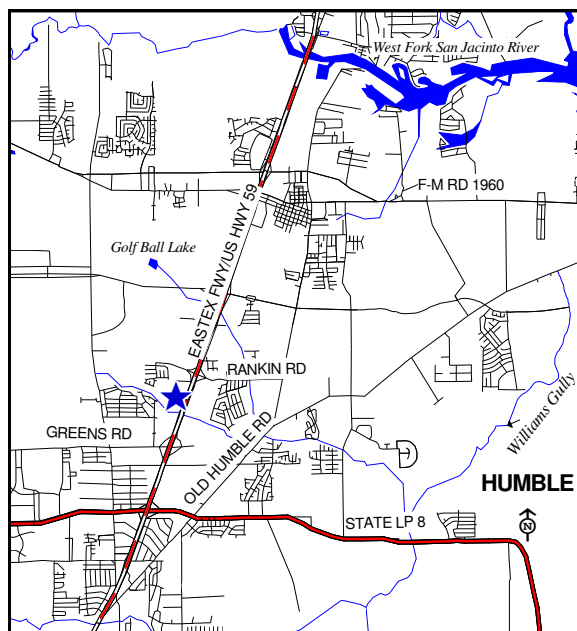
## Humble Maintenance Site

**Location:**

16803 Eastex Fwy, Humble, Harris County, Texas

**Legal Description:**

Volume 3727 Page 179 Harris County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....7/6/2006	<b>Acres:</b> .....11.99	<b>Bldgs.:</b> .....8	<b>Bldg. Area:</b> ..... 16,123 sq.ft.
<b>Sen. Dist.:</b> .....15	<b>Rep. Dist.:</b> .....141	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$1,420,000	
<b>Frontage:</b> .....Hwy 59/Eastex Fwy		<b>Total Market Value:</b> ..... \$1,420,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Future Retail/Commercial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently utilizes this site as a maintenance facility. It is located north of Houston, between Houston and Humble on Hwy 59 also known as the Eastex Freeway. There are eight buildings, parking, asphalt paving and chain link fencing. A general land use study of the neighborhood indicates residential homes with a supportive mix of retail, office and industrial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. The market data indicates the land is valuable for redevelopment potential and the existing structures. However, the site is being fully used as an office/warehouse facility.

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

## Texas General Land Office

## Huntsville Maintenance Site

**Location:**

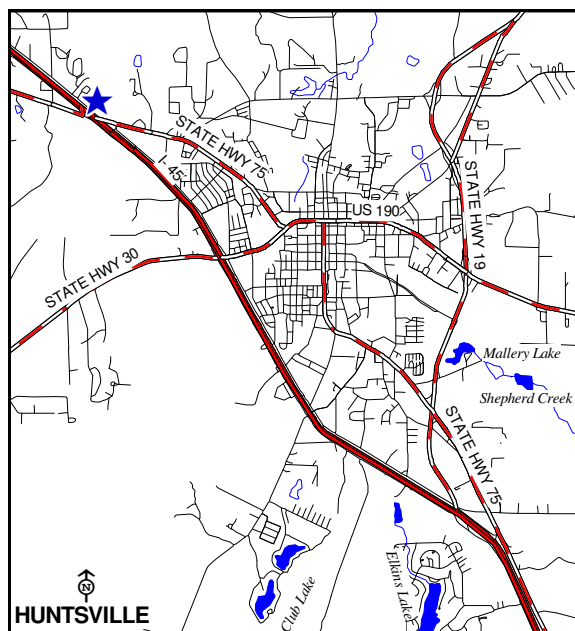
580 IH 45 North, Huntsville, Walker County, Texas

**Legal Description:**

Volume 204 Page 194 Walker County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...6/23/2006	<b>Acres:</b> .....9	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,243 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....13	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Special	<b>Land Value:</b> .....		\$277,500
<b>Frontage:</b> .....IH 45 North	<b>Total Market Value:</b> .....		\$277,500
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site to store materials, chemicals, and equipment used for highway maintenance and construction. It is located three miles northwest of downtown Huntsville on IH 45 North. Site improvements consist of an office/maintenance building and several storage sheds. Surrounding land uses include vacant woods, a landfill transfer station and a recycling center. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is industrial development to include the current use. Most commercial development is occurring on or around the intersection of IH 45 and SH 30, about two miles southeast of the subject. A significant amount of vacant acreage is located in the immediate area of the site.

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

## Texas General Land Office

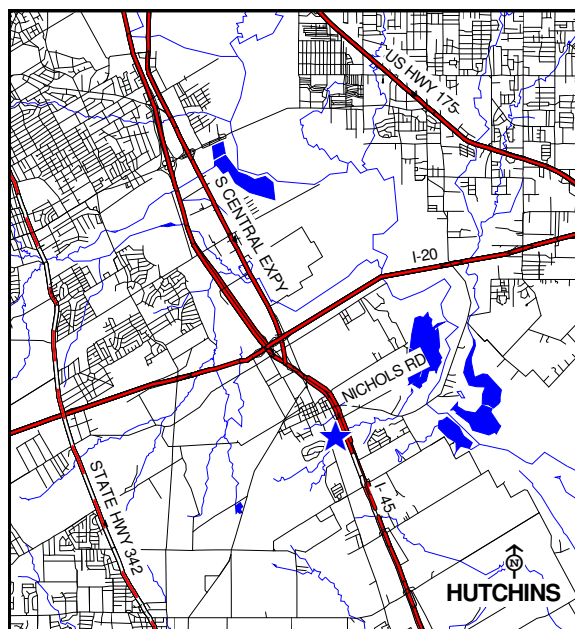
## Hutchins Maintenance Site

**Location:**

505 IH 45 South, Hutchins, Dallas County, Texas

**Legal Description:**Vol 257 Ppage 472 Volume 147 Page 810 Dallas  
County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2006	<b>Acres:</b> .....11.02	<b>Bldgs.:</b> .....9	<b>Bldg. Area:</b> ..... 24,233 sq.ft.
<b>Sen. Dist.:</b> .....23	<b>Rep. Dist.:</b> ....109	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$493,000
<b>Frontage:</b> .....IH 45 South			<b>Total Market Value:</b> ..... \$493,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial, Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site in Hutchins as a maintenance and storage facility. It is located on the west side of IH 45, about two miles south of the IH 45 and IH 20 intersection. It is improved with nine buildings, asphalt paving, walkways, curbs, and fencing. Surrounding land uses include industrial, commercial, residential and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Hutchins is a small rural community. The majority of the growth in Dallas County is occurring in the northern area toward Plano, Allen and McKinney.

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



## Texas General Land Office

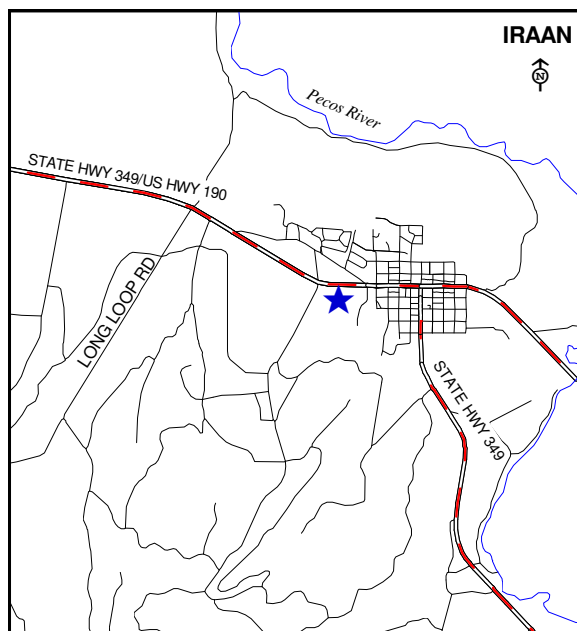
## Iraan Maintenance Site

**Location:**

9286 West Hwy 190, Iraan, Pecos County, Texas

**Legal Description:**

Volume 306 Page 467 Pecos County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...2/20/2007	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 8,289 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$83,000	
<b>Frontage:</b> .....West Hwy 190		<b>Total Market Value:</b> ..... \$83,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in west Iraan as a maintenance site and storage facility. It is located on West Hwy 190 just outside the city limits. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land use to the north, east and south is vacant; an oilfield pipe storage yard is to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Iraan is in west Texas. The market activity and growth pattern is best described as very slow to non-existent. The town is surrounded by big ranch holdings that rarely subdivide or sell.

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

## Texas General Land Office

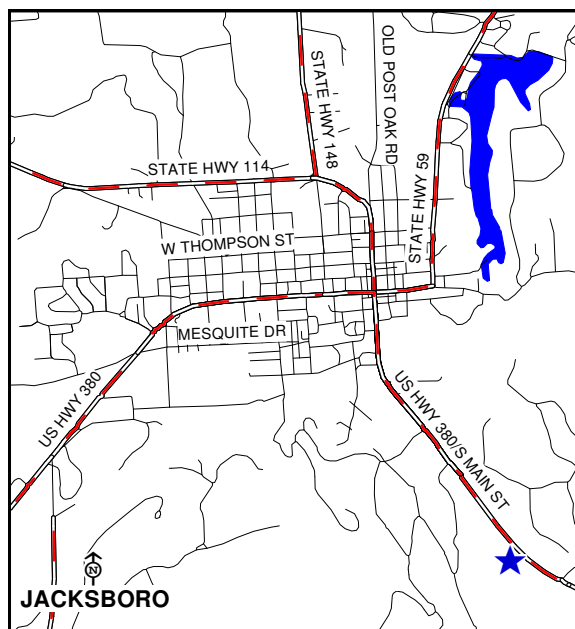
## Jacksboro Maintenance Site

**Location:**

Hwy 281 North, Jacksboro, Jack County, Texas

**Legal Description:**

Volume 593 Page 362 Jack County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/20/2007	<b>Acres:</b> .....14.27	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 16,979 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$441,000	
<b>Frontage:</b> .....Hwy 281 North		<b>Total Market Value:</b> ..... \$441,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the west side of Hwy 281 North near the city limits of Jacksboro. All city utilities are in place. It is improved with seven buildings. Surrounding land uses include residential and oil field service industry tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Jacksboro's economy is driven by the oil and gas industry and related businesses. The positive economic force is Wackenhut Correction Corporation that manages the John R. Linsey State Jail.

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

## Texas General Land Office

## Jacksonville Maintenance Site

**Location:**

Loop 456 South, Jacksonville, Cherokee County,  
Texas

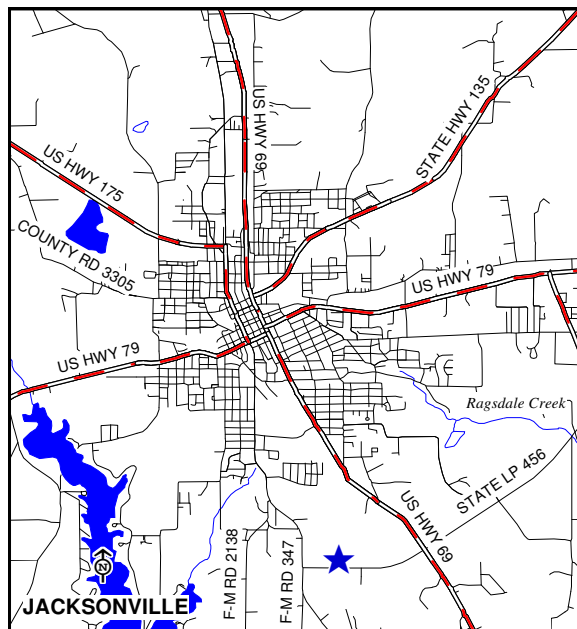
**Legal Description:**

Volume 964 Page 559 Cherokee County Deed  
Records

**Encumbrances**

**Physical:** Topography

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/29/2006	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,189 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Steep		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$355,000	
<b>Frontage:</b> .....Loop 456 South		<b>Total Market Value:</b> ..... \$355,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Industrial, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation is currently using this site as a maintenance facility. It is located in Jacksonville on Loop 456 South. The site is improved with one building and infrastructure. Surrounding land uses include vacant, agricultural, commercial and industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The highest and best use for this facility is industrial or commercial use, to include the current use. The location has some commercial influence due to frontage on Loop 456 South. There has been some industrial development on the Loop. At one time there was talk of replacing this site in Jacksonville, but TxDOT has not acquired funding for this change.

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

## Texas General Land Office

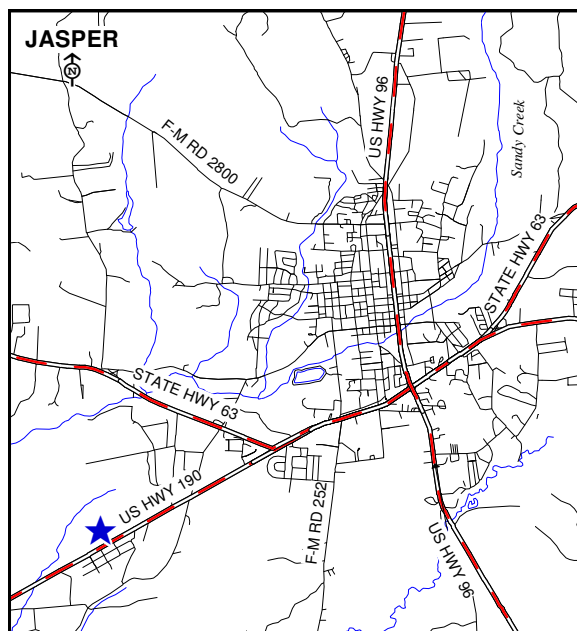
## Jasper Maintenance Site

**Location:**

Hwy 190 West, Jasper, Jasper County, Texas

**Legal Description:**

Volume 437 Page 187 Jasper County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....12	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 12,492 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$312,300	
<b>Frontage:</b> .....Hwy 190 West		<b>Total Market Value:</b> ..... \$312,300	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Jasper as a maintenance facility. It is located on Hwy 190 West. It is a typical site improved with two buildings. Surrounding land uses are vacant land, Hillcrest Baptist Church and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Jasper is in east Texas and is the seat of Jasper County. The timber industry and tourism drive the economic activity.

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

## Texas General Land Office

## Jayton Maintenance Site

**Location:**

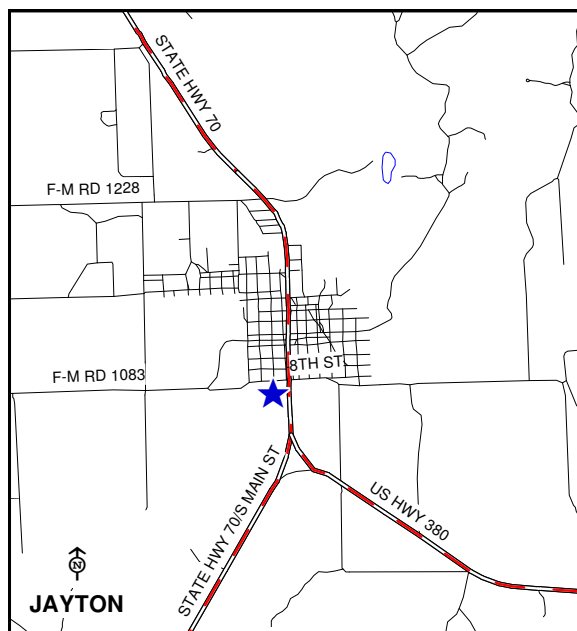
117 South Main St, Jayton, Kent County, Texas

**Legal Description:**

Volume 81 Page 90 Kent County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/23/2007	<b>Acres:</b> .....2.07	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 5,280 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$37,000	
<b>Frontage:</b> .....South Main St		<b>Total Market Value:</b> ..... \$37,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Governmental, Agricultural		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site in Jayton as a maintenance and storage facility. It is located at 117 South Main Street. The site is improved with three buildings and infrastructure. Surrounding land use includes farm and ranchland, a fire station and post office. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The community of Jayton is small and little growth has occurred. There has been limited new development in this area over the past several years. The market is expected to remain stable.

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

## Texas General Land Office

## Jayton Maintenance Site

**Location:**

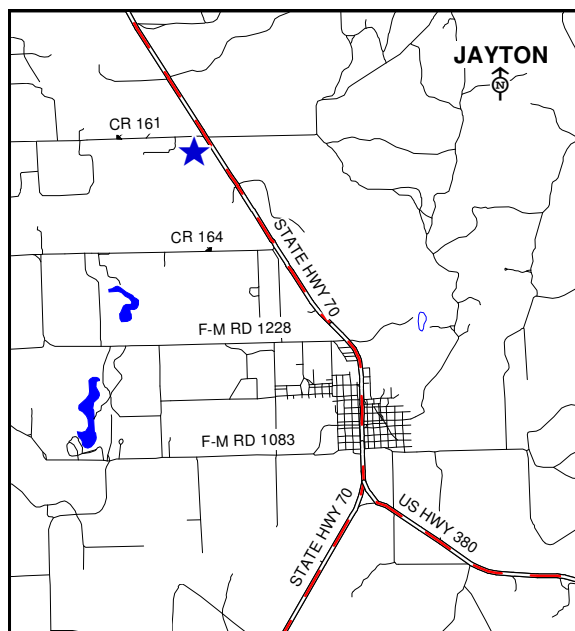
SH 70 at CR 161, Jayton, Kent County, Texas

**Legal Description:**

Volume 148 Page 81 Kent County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/23/2007	<b>Acres:</b> .....9.85	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$11,000		
<b>Frontage:</b> .....SH 70	<b>Total Market Value:</b> ..... \$11,000		
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial, Residential		
<b>Current Use:</b> .....	Material Storage Site		
<b>Highest and Best Use:</b> .....	Ranchette		
<b>Agency Projected Use:</b> .....	Material Storage Site		

The Texas Department of Transportation uses this site as a storage yard. It is located north of Jayton at the intersection of SH 70 and CR 161. It is improved with asphalt paving, chain link fencing and a metal shed. There is a shed considered to have no contributory value as a building improvement. Surrounding land uses are agricultural, commercial and residential.

The highest and best use as indicated by the appraisal is for rural ranchette development. Although TxDOT purchased this site in 1980 for construction of a new maintenance facility and warehouse, and design work completed, funding has not been secured. TxDOT has another facility in Jayton which could be used as a storage site, thus allowing for the disposition of this site. The site will be replaced by TxDOT once a new facility is completed.

**Recommendation:** *Retain for continued agency use. Until replacement facility is complete.*

## Texas General Land Office

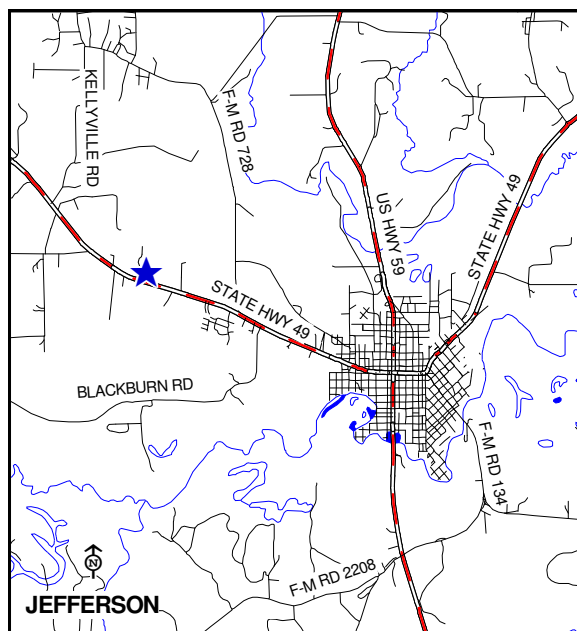
## Jefferson Maintenance Site

**Location:**

SH 49, Jefferson, Marion County, Texas

**Legal Description:**

Volume 337 Page 443 Marion County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/26/2007	<b>Acres:</b> .....9.54	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,038 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$180,000	
<b>Frontage:</b> .....SH 49		<b>Total Market Value:</b> ..... \$180,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site as a maintenance and storage facility. It is located in east Texas in Jefferson on SH 49 just west of town. It is improved with a general maintenance building, asphalt paving, fencing and security lighting. Surrounding land uses are residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values

The appraisal indicates the highest and best use is to continue in the present use. The commercial market in Jefferson is fairly slow. Some specific areas along US 59 have experienced moderate growth. The town is an old historical town on the Louisiana border and many of the residences have been converted to bed and breakfasts or museums.

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



## Texas General Land Office

## Johnson City Maintenance Site

**Location:**

608 Hwy 281 South, Johnson City, Blanco County,  
Texas

**Legal Description:**

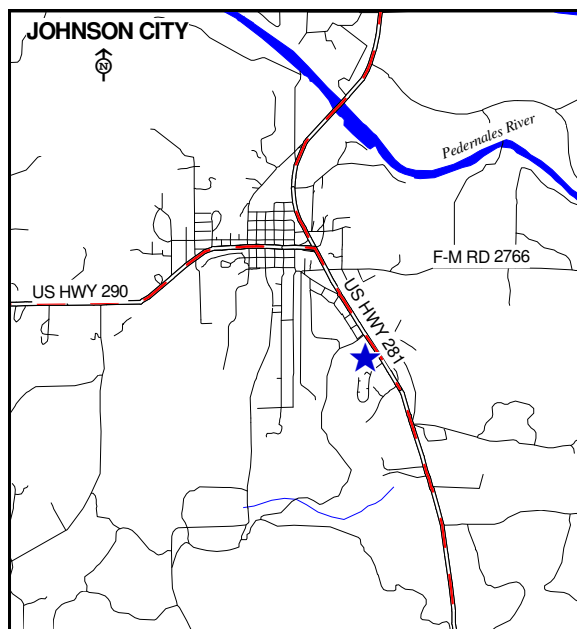
Volume 68 Page 90 Blanco County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...11/8/2006	<b>Acres:</b> .....10.9	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 7,625 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....45	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$380,000	
<b>Frontage:</b> .....Hwy 281 South		<b>Total Market Value:</b> ..... \$380,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located just south of Johnson City on Hwy 281 South. It is improved with two buildings and infrastructure. Surrounding land uses include commercial, residential, vacant and light industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Johnson City is a quaint community in the Hill Country. Many of the old historical buildings in town have become occupied by small gift shops. It has experienced little growth since the time of last reporting.

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

## Texas General Land Office

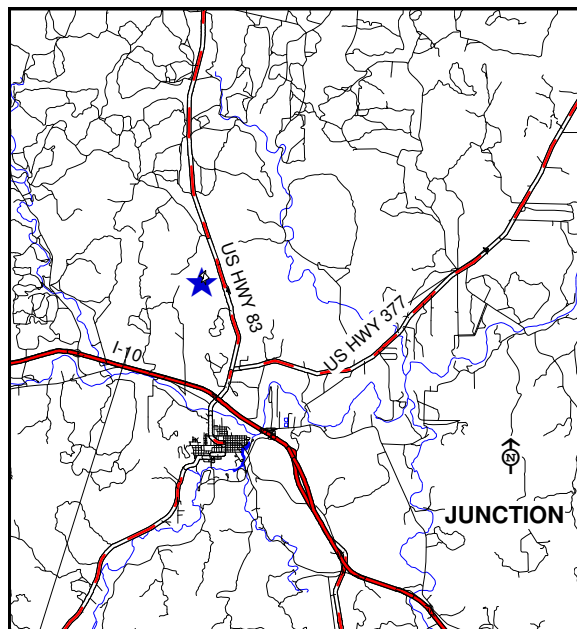
## Junction Area Materials Storage Site

**Location:**

West Side of Hwy 83, , County, Texas

**Legal Description:**

Volume 107 Page 481 Kimble County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...7/26/2006	<b>Acres:</b> .....25	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....		\$100,000
<b>Frontage:</b> .....Hwy 83	<b>Total Market Value:</b> .....		\$100,000
<b>Utilities:</b> .....	Electricity, Telephone, Water		
<b>Surrounding Uses:</b> .....	Rangeland		
<b>Current Use:</b> .....	Materials Storage Yard		
<b>Highest and Best Use:</b> .....	Materials Storage Yard		
<b>Agency Projected Use:</b> .....	Materials Storage Yard		

The Texas Department of Transportation purchased this site in April, 2002, for a materials storage yard and employee truck driver-training grounds. Currently there are no improvements. Surrounding land use is rangeland. The land only was valued in the appraisal.

The highest and best use is for ranchettes, but could also include the current use. The tract is just outside the city limits of Junction and no zoning is in effect.

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

## Texas General Land Office

## Junction Maintenance Site

**Location:**

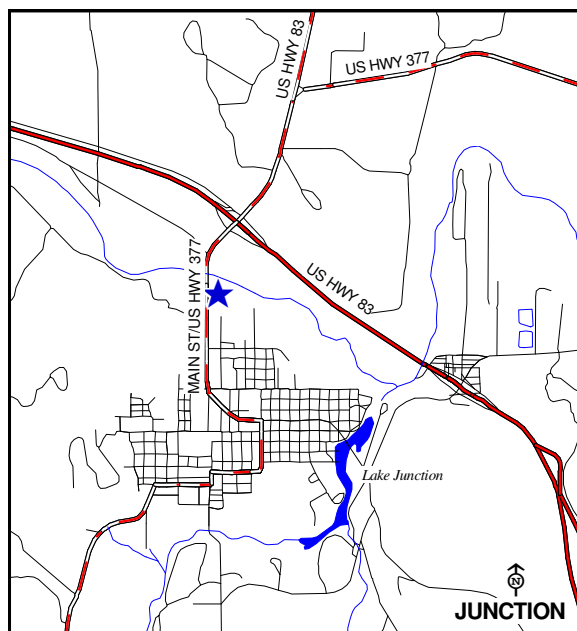
2126 North Main St, Junction, Kimble County, Texas

**Legal Description:**

Volume 44 Page 525 Volume 65 Page 415 Kimble County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/26/2006	<b>Acres:</b> .....4.91	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 7,088 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....33%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$163,000	
<b>Frontage:</b> .....North Main St		<b>Total Market Value:</b> ..... \$163,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site in Junction as a maintenance site. It is located on North Main St which is also Business Hwy 377. There are 10 buildings but the appraisal indicates only two of them have contributory value. Site improvements consist of asphalt paving and chain-link fencing. Surrounding land uses are commercial and residential. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. The Junction economy is stable and active. There is heavy traffic on IH 10 from travelers going from San Antonio to El Paso and other destinations. Main St is almost entirely commercial development. The subject is near the north end of this neighborhood between a hardware store on the north and a petroleum products distributorship on the south. There are a few vacant commercial tracts but the neighborhood is stable and well occupied in general.

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

## Texas General Land Office

## Karnes City Maintenance Site

**Location:**

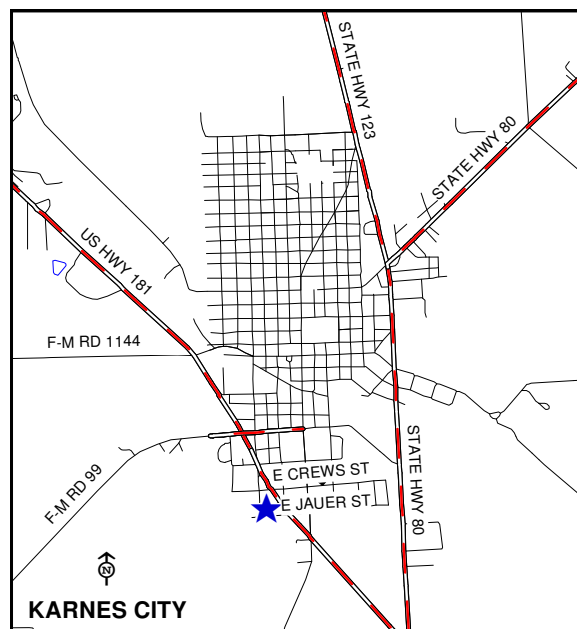
800 Hwy 181, Karnes City, Karnes County, Texas

**Legal Description:**

Volume 233 Page 361 Karnes County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/23/2006	<b>Acres:</b> .....7.24	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,950 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$167,000	
<b>Frontage:</b> .....Hwy 181		<b>Total Market Value:</b> ..... \$167,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Vacant, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this as a maintenance site. It is located south of Karnes City on Hwy 181. It is improved with two buildings. Surrounding land uses include vacant, residential, industrial and agricultural properties. The site was valued as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to remain a maintenance site. Karnes City and Kenedy are considered the hub of Karnes County, which is mostly rural. The construction of a prison facility in the area has boosted the economy somewhat. Though many of the employees are commuting from Beeville, the housing market is growing. Slow steady growth is expected to continue.

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

## Texas General Land Office

Kaufman Area  
Engineer/Maintenance Site**Location:**

FM 2728 Between CR 142 & Hwy 34, Kaufman,  
Kaufman County, Texas

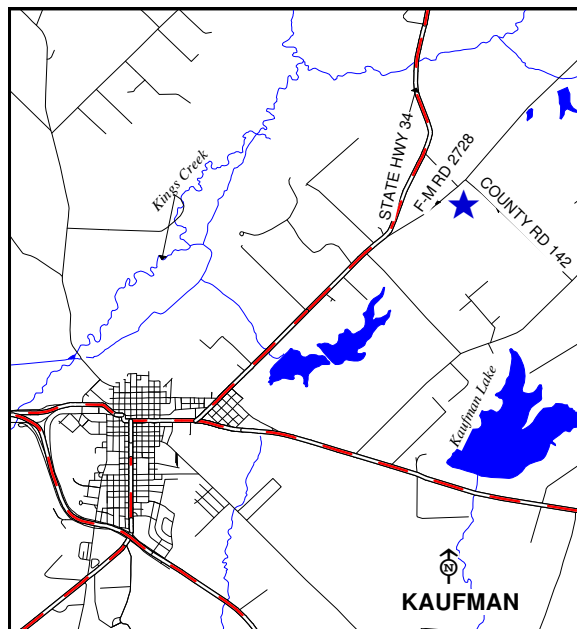
**Legal Description:**

Volume 2284 Page 307 Kaufman County Deed  
Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> .....8/2/2006	<b>Acres:</b> .....25.72	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....4	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$129,000	<b>Total Market Value:</b> ..... \$129,000	
<b>Frontage:</b> .....FM 2728			
<b>Utilities:</b> .....			None
<b>Surrounding Uses:</b> .....			Residential, Vacant
<b>Current Use:</b> .....			Proposed TxDOT Site
<b>Highest and Best Use:</b> .....			Proposed Area Engineer/Maintenance Site
<b>Agency Projected Use:</b> .....			Proposed TxDOT Site

This is a relatively new site TxDOT acquired for the purpose of an area engineers office and a maintenance site. The existing site in Kaufman on SH 34 will be disposed when this site is completed. It is located on the southeasterly side of FM 2728 just northeast of Kaufman, Texas. Presently it is vacant. Surrounding land uses are residential, but mostly raw land.

The appraisal indicates the future best use for this tract is rural residential development or commercial uses to include the TxDOT facility. The tract is not zoned since it is just outside the Kaufman city limits.

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

## Texas General Land Office

## Kaufman Maintenance Site

**Location:**

SH 34 and FM 1388, Kaufman, Kaufman County,  
Texas

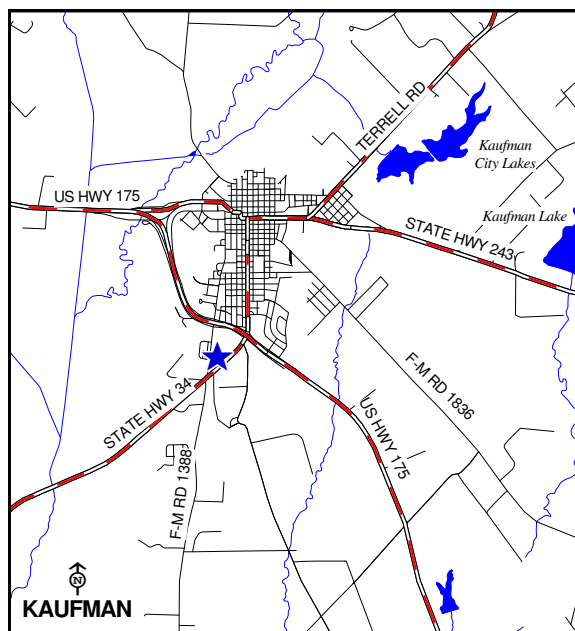
**Legal Description:**

Volume 418 Page 406 Kaufman County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...3/20/2007	<b>Acres:</b> .....6.57	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 12,790 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....4	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$858,000	
<b>Frontage:</b> .....SH 34, FM 1388		<b>Total Market Value:</b> ..... \$858,000	
<b>Utilities:</b> .....			Electricity, Gas
<b>Surrounding Uses:</b> .....			Commercial, Vacant, Residential
<b>Current Use:</b> .....			Maintenance Site
<b>Highest and Best Use:</b> .....			Commercial Development
<b>Agency Projected Use:</b> .....			Dispose

This site is used by TxDOT as a maintenance and storage facility. It is located at the intersection of SH 34 and FM 1388 just south of Kaufman. Presently there are six buildings on the site. These structures are considered to add no value to the whole. Surrounding land uses include commercial, residential and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is a commercial development. Both Rockwall and Kaufman are being affected by the Dallas/Ft. Worth growth. The neighborhood is experiencing commercial, retail and fast-food restaurant growth as well as residential construction directly to the west. A new site is planned in FY 2008-2009 through a property exchange using the existing property.

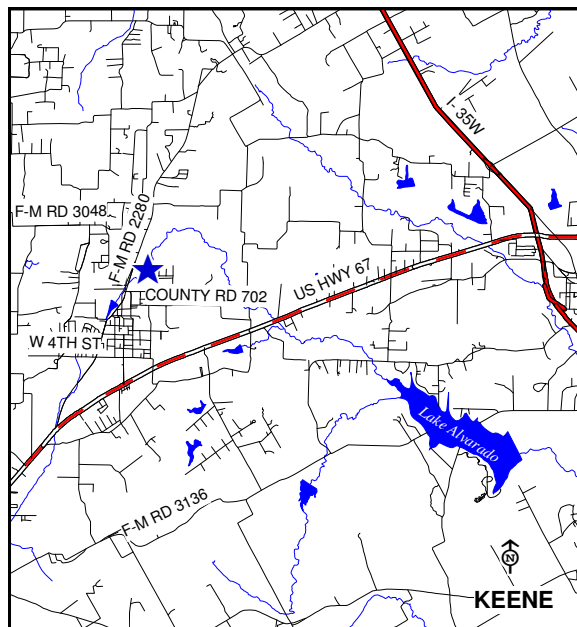
**Recommendation:** *Retain for continued agency use.*

## Texas General Land Office

## Keene Maintenance Site

**Location:**

FM 2280 North, Keene, Johnson County, Texas

**Legal Description:**J.W. Robinson Srvy A-727 M.J. Moore Srvy A-604;  
Johnson County Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...12/5/2006	<b>Acres:</b> .....13.49	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 18,551 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....58	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Civic		<b>Land Value:</b> ..... \$519,200	
<b>Frontage:</b> .....FM 2280 North		<b>Total Market Value:</b> ..... \$519,200	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Governmental, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site north of the community of Keene as a maintenance facility. It is located on FM 2280 North. There are three buildings, asphalt paving, fencing and security lighting. Surrounding land use includes vacant, residential, governmental and commercial tracts. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates highest and best use is congruent with the present use. Keene is a small rural community. It can be considered a bedroom community for the Ft. Worth-Dallas metropolitan area and is within commuting distance. There has been some growth as reflected by the real estate market activity.

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



## Texas General Land Office

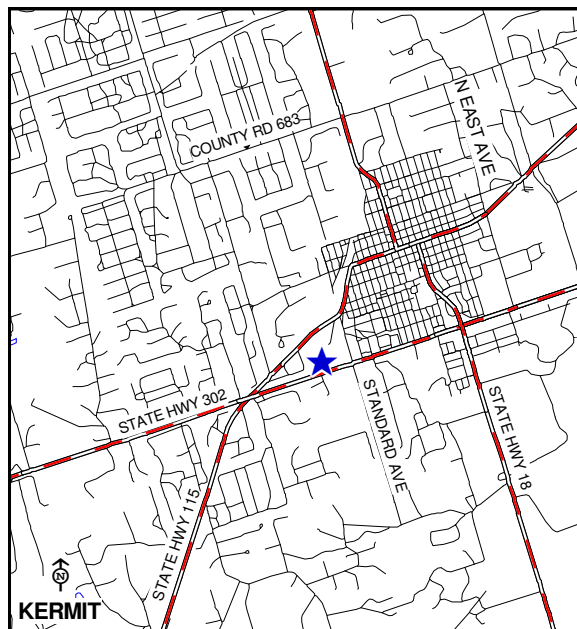
## Kermit Maintenance Site

**Location:**

SH 302, Kermit, Winkler County, Texas

**Legal Description:**V 96 Pg 72 V 98 Pg 245 V 227 Pg 439 Winkler County  
Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/16/2007	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 240 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....81	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$42,000	<b>Total Market Value:</b> ..... \$42,000	
<b>Frontage:</b> .....SH 302	<b>Utilities:</b> .....Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	.....Industrial, Vacant		
<b>Current Use:</b> .....	.....Maintenance Site		
<b>Highest and Best Use:</b> .....	.....Maintenance Site		
<b>Agency Projected Use:</b> .....	.....Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located just outside the city limits west of Kermit on SH 302. It is improved with one building. Surrounding land uses include industrial and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Development in the immediate area is minimal, occurring within the city limits. The economy is dependent upon oil and gas with some ranching influence.

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

## Texas General Land Office

## Kerrville Area Engineer/Maintenance Site (Proposed)

**Location:**

110 & 120 Airport Commerce Pkwy, Kerrville, Kerr County, Texas

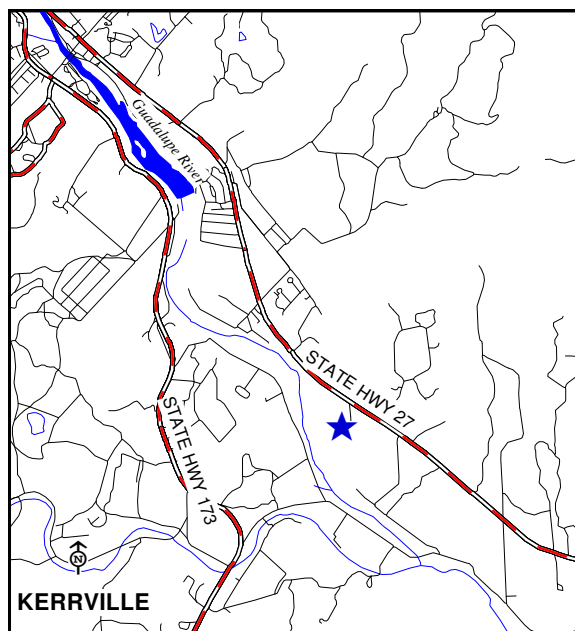
**Legal Description:**

Volume 1145 Page 58 Kerr County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/31/2007	<b>Acres:</b> .....12.58	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Industrial	<b>Land Value:</b> ..... \$767,000	<b>Total Market Value:</b> ..... \$767,000	
<b>Frontage:</b> .....Airport Commerce Pkwy	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Vacant, Governmental	<b>Current Use:</b> .....Vacant		
<b>Highest and Best Use:</b> .....Light Industrial Development	<b>Agency Projected Use:</b> .....Engineer/Maintenance Site		

This is a new site purchased March 28, 2005, to build an engineers/maintenance office. Being a relatively new site, it has not been reported on previously. It is vacant but plans are in the works for construction. Surrounding land use is primarily vacant, just across SH 27 is the Kerrville Municipal/Louis Schreiner Field Airport.

The appraisal indicates highest and best use is light industrial development to include the current plans. The general outlook for the Kerrville area economy is positive due to its hill country location. Steady growth is predicted.

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

## Texas General Land Office

## Kerrville Maintenance Site

**Location:**

1832 Sidney Baker St (SH 16), Kerrville, Kerr County,  
Texas

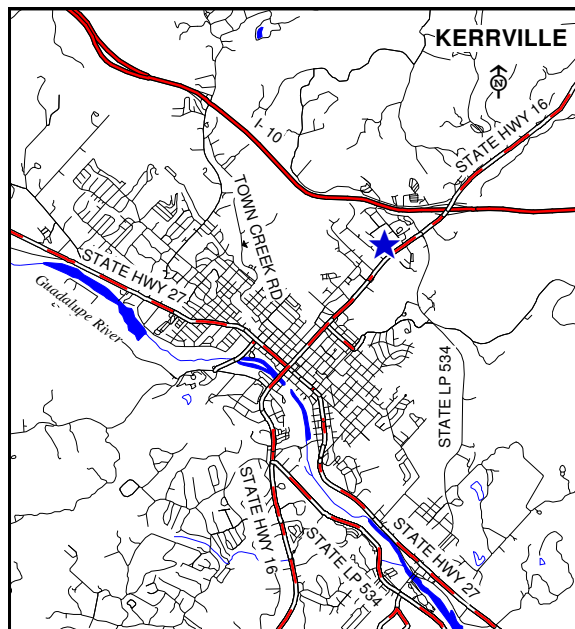
**Legal Description:**

Volume 45 Page 424 Kerr County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/31/2007	<b>Acres:</b> .....7.43	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 12,000 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....10%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$1,870,000	
<b>Frontage:</b> .....Sidney Baker St (SH 16)		<b>Total Market Value:</b> ..... \$1,870,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Sell		

Currently, the Texas Department of Transportation is utilizing this site as a maintenance facility. It is located in northeast Kerrville on Sidney Baker St or SH 16 between Kerrville and Fredericksburg. There are two buildings, fencing and parking. The appraisal indicates the buildings lend no contributory value to the whole property and the site was appraised as though vacant. Surrounding land uses are commercial/retail and residential tracts

The appraisal indicates the highest and best use is for commercial or retail development. SH 16 has developed into a major retail sector in Kerrville. A new site has been purchased for the construction of an area engineers office/maintenance facility. The new suite is planned in FY 2008-2009 through a property exchange using the existing property.

**Recommendation:** *Retain for continued agency use. TxDOT has indicated its plans to use the*

## Texas General Land Office

## Killeen Maintenance Site

**Location:**

2101 Martin Luther King Blvd/FM 2410, Killeen, Bell County, Texas

**Legal Description:**

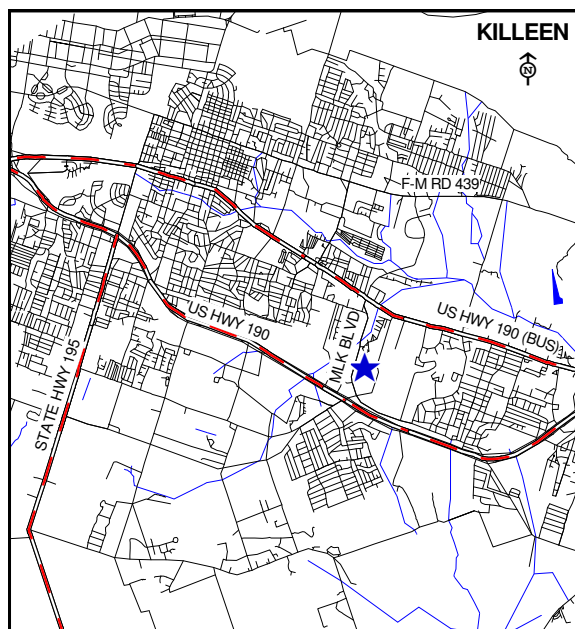
Volume 1064 Page 207 Bell County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....7.89	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 5,443 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....54	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$415,000	
<b>Frontage:</b> .....Martin Luther King Blvd/ FM 2410		<b>Total Market Value:</b> ..... \$415,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial/Commercial Development		
<b>Agency Projected Use:</b> .....	Property Exchange		

The Texas Department of Transportation uses this site as a maintenance facility. It is located south of Killeen on Martin Luther King Blvd/FM 2410. It is improved with one primary office/warehouse/shop building. Surrounding land use includes vacant and residential. Killeen Municipal Airport is farther to the east. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial/industrial development. TxDOT indicates they plan to use this site for a property exchange as approved through Legislation. Killeen is enjoying a growth trend. One of the primary reasons for growth is Ft. Hood, located just north and west of Killeen. This site will be replaced by TxDOT in approximately 12 months when a new facility is completed.

**Recommendation:** *Retain for continued agency use. TxDOT has appropriated funding for a n*

## Texas General Land Office

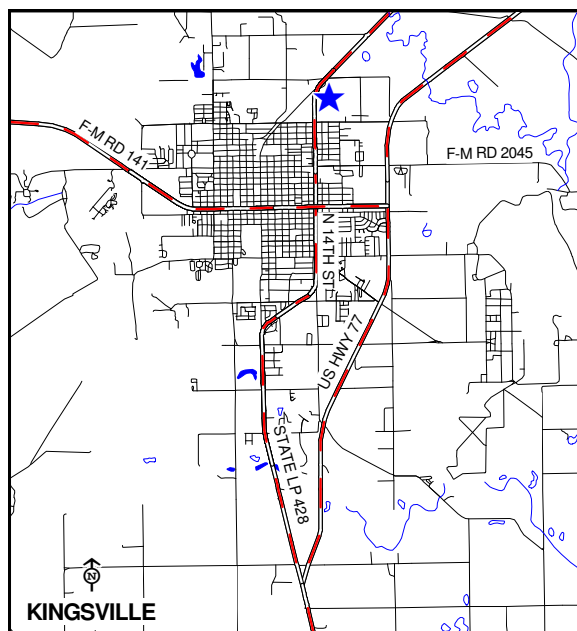
## Kingsville Maintenance Site

**Location:**

1802 North 14th St, Kingsville, Kleberg County, Texas

**Legal Description:**

Volume 84 Page 255 Kleberg County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...9/29/2006	<b>Acres:</b> .....4.99	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 14,388 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....43	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$175,000	
<b>Frontage:</b> .....North 14th St		<b>Total Market Value:</b> ..... \$175,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Residential, Civic		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in Kingsville as a maintenance and storage facility. It is located in the north part of the city on North 14th Street. It is improved with six buildings including a section warehouse, equipment sheds, a vehicle maintenance building, and an engineer's office. Surrounding land uses include vacant, residential and industrial sites. To the south is a Knights of Columbus Hall. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The market activity in the subject's area of Kingsville has been slow. The general outlook for the Kingsville economy is continued modest growth.

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

## Texas General Land Office

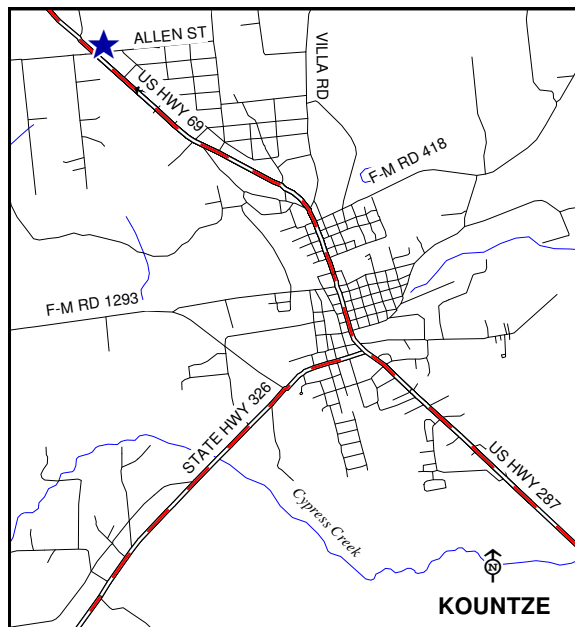
## Kountze Maintenance Site

**Location:**

Hwy 69/287, Kountze, Hardin County, Texas

**Legal Description:**

Volume 529 Page 329 Hardin County Deed Records.

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

Location Map

<b>Appraisal Date:</b> .....1/3/2007	<b>Acres:</b> .....7	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 11,285 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....19	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$146,700	
<b>Frontage:</b> .....Hwy 69/287		<b>Total Market Value:</b> ..... \$146,700	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in north Kountze as a maintenance and storage facility. It is located on Hwy 69/287. The site is improved with three buildings, asphalt surfacing, walkways, fencing and security lighting. Surrounding land uses include vacant, a mini-warehouse facility, and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Kountze is a small community in southeast Texas. Demand for commercial sites in the area is low, occurring mostly downtown and south of the subject on Hwy 69.

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



## Texas General Land Office

## La Grange Maintenance Site

**Location:**

2000 East SH 71 Bypass, La Grange, Fayette  
County, Texas

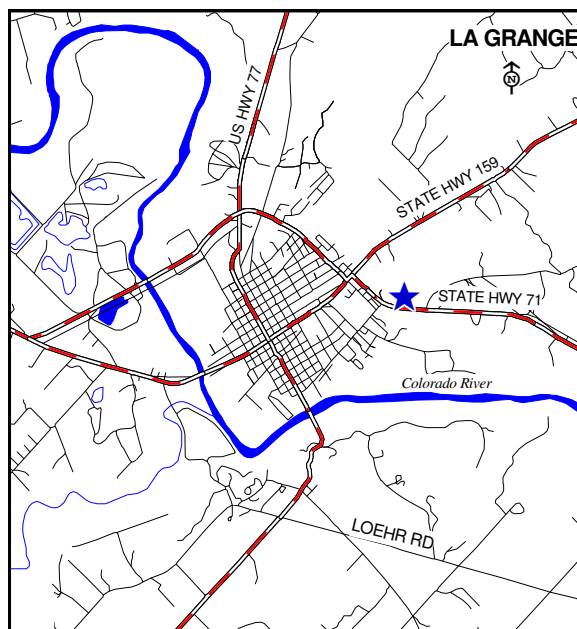
**Legal Description:**

Volume 659 Page 667 Fayette County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....11.09	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 13,541 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....17	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$324,000	
<b>Frontage:</b> .....East SH 71 Bypass		<b>Total Market Value:</b> ..... \$324,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site east of La Grange as a maintenance and storage facility. It is located on East SH 71 Bypass. The site is being fully developed with two buildings, parking and storage. Surrounding land use is vacant pastureland, rural homesites, and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Growth in La Grange continues to be slow. La Grange and Fayette County have not experienced the large surge in population that nearby Bastrop County has seen in recent years. This is due mainly to its location outside of typical commuting distances to the Austin area.

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



## Texas General Land Office

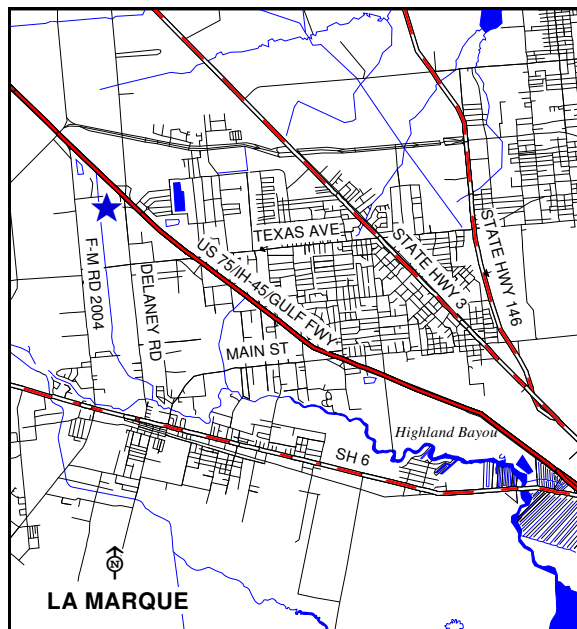
## La Marque Maintenance Site

**Location:**

5407 Gulf Fwy, La Marque, Galveston County, Texas

**Legal Description:**Vol 1975 Pg 22 Vol 2157 Pg 61 Galveston County  
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/6/2007	<b>Acres:</b> .....19.89	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 11,993 sq.ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> .....24	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$600,000	
<b>Frontage:</b> .....Gulf Fwy (IH 45)		<b>Total Market Value:</b> ..... \$600,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in northwest La Marque as a maintenance site. The physical location is 40 miles south of the Houston downtown business district and 16 miles north of the city of Galveston on the west feeder to IH 45 also known as the Gulf Fwy. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land is vacant. residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. La Marque is located south of Houston between Alvin and Texas City. IH 45 south is experiencing commercial growth. There is an outlet shopping mall and a Holiday Inn nearby.

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

## Texas General Land Office

## La Pryor Maintenance Site

**Location:**

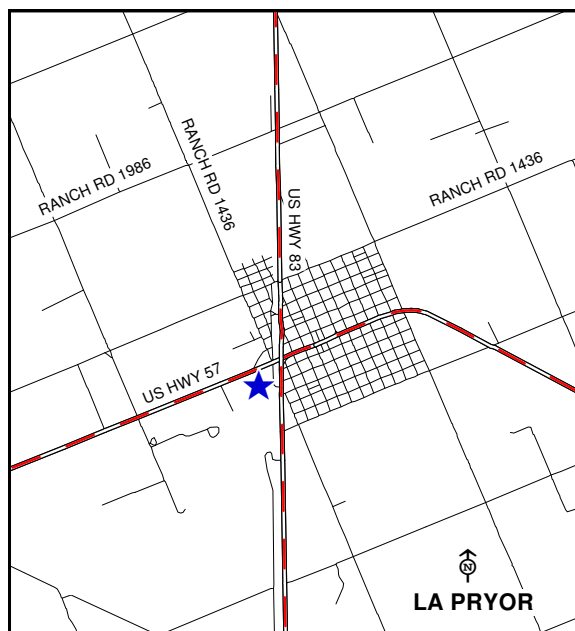
Hwy 57, La Pryor, Zavala County, Texas

**Legal Description:**

Volume 142 Page 205 Zavala County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/27/2006	<b>Acres:</b> .....3	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$7,500	<b>Total Market Value:</b> ..... \$7,500	
<b>Frontage:</b> .....Hwy 57			
<b>Utilities:</b> .....	Electricity, Telephone		
<b>Surrounding Uses:</b> .....	Vacant, Industrial		
<b>Current Use:</b> .....	Material Storage Site		
<b>Highest and Best Use:</b> .....	Material Storage Site		
<b>Agency Projected Use:</b> .....	Material Storage Site		

This site is used as an outdoor material storage yard by the Texas Department of Transportation. It is located southwest of San Antonio in La Pryor. Perimeter fencing is the only improvement. The physical address is the south side of Hwy 57 about a mile west of the Hwy 83 and Hwy 57 intersection. Electricity and telephone service are available on the tract. Surrounding land is vacant and industrial.

The appraisal indicates the highest and best use is to continue as a storage yard. La Pryor is a small Texas community with a limited economy based in agriculture and services.

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

## Texas General Land Office

## La Pryor Material Storage Site

**Location:**

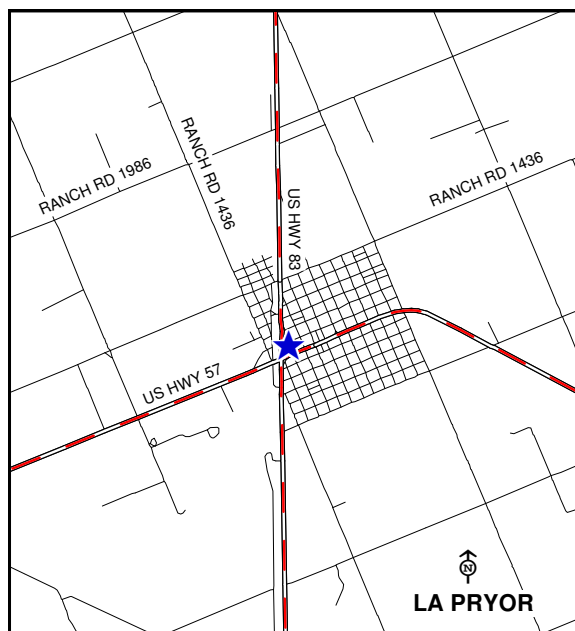
544 West Hwy 57, La Pryor, Zavala County, Texas

**Legal Description:**

Volume 38 Page 359 Zavala County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/27/2006	<b>Acres:</b> .....2.07	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 10,165 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.11	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$132,000	
<b>Frontage:</b> .....Hwy 57		<b>Total Market Value:</b> ..... \$132,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Commercial, Industrial, Vacant, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located at the western edge of La Pryor on Hwy 57. The site is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses include Zavala County Water Control, industrial, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. La Pryor is a small, unincorporated south Texas community with a limited economy based in agriculture and services.

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

## Texas General Land Office

## Ladonia Material Storage Site

**Location:**

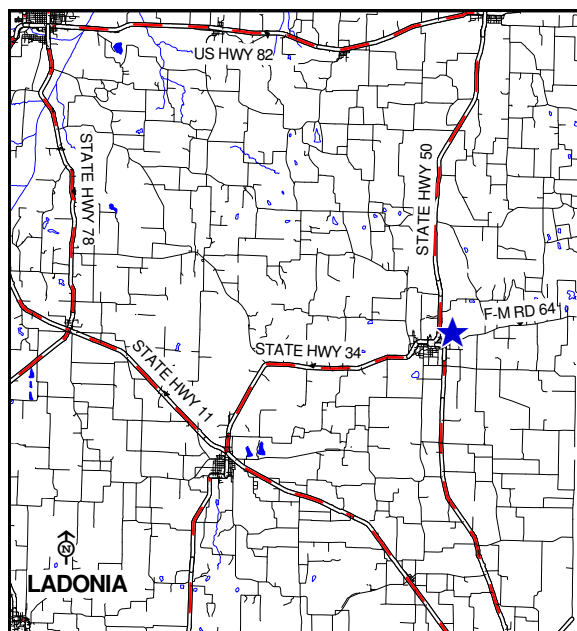
FM 64, Ladonia, Fannin County, Texas

**Legal Description:**

Volume 431 Page 230 Fannin County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....1.97	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 1,800 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....62	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$22,500	
<b>Frontage:</b> .....FM 64		<b>Total Market Value:</b> ..... \$22,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Ladonia as a gravel and road material storage/sub-section facility. It is located northeast of town on FM 64. The tract is improved with a warehouse, chain link fence and asphalt parking. Surrounding land use is vacant to the north and west, residential to the south and east. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to remain as a sub-section maintenance site. If vacant, the highest and best use would be light industrial. Ladonia is a small rural town in Fannin County.

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

## Texas General Land Office

## Laguna Vista Maintenance Site

**Location:**

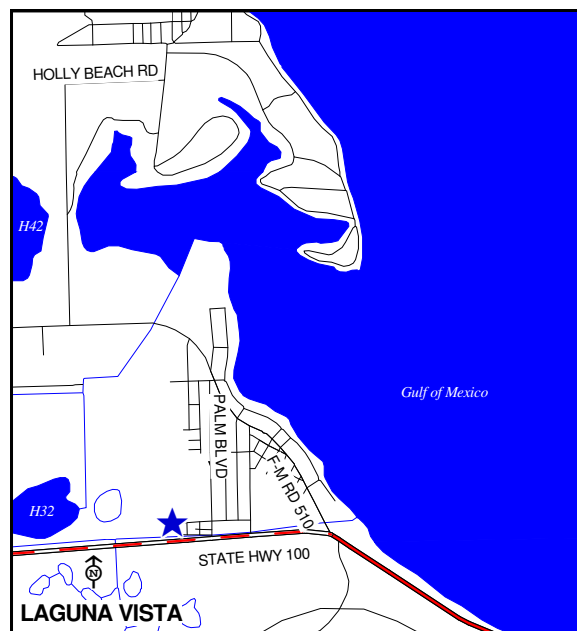
SH 100 West, Laguna Vista, Cameron County, Texas

**Legal Description:**

Volume 1109 Page 473 Cameron County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....8/8/2006	<b>Acres:</b> .....7.96	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 4,940 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....37	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$190,000	
<b>Frontage:</b> .....SH 100 West		<b>Total Market Value:</b> ..... \$190,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site south of Laguna Vista township as a maintenance site and storage facility. It is located one mile west of the intersection of SH 100 West and FM 510. There is one general maintenance building, asphalt surfacing and chain link fencing. The site is surrounded by vacant wetlands to the south, vacant and residential sites to the north, an electrical transmission terminal to the east, and a water treatment plant to the west. The site was appraised as a whole, buildings and land were not assigned separate values

The appraisal indicates the highest and best use is to continue in the present use. Laguna Vista is located about 16 miles northeast of Brownsville. The economy depends mostly upon tourism and agriculture.

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

## Texas General Land Office

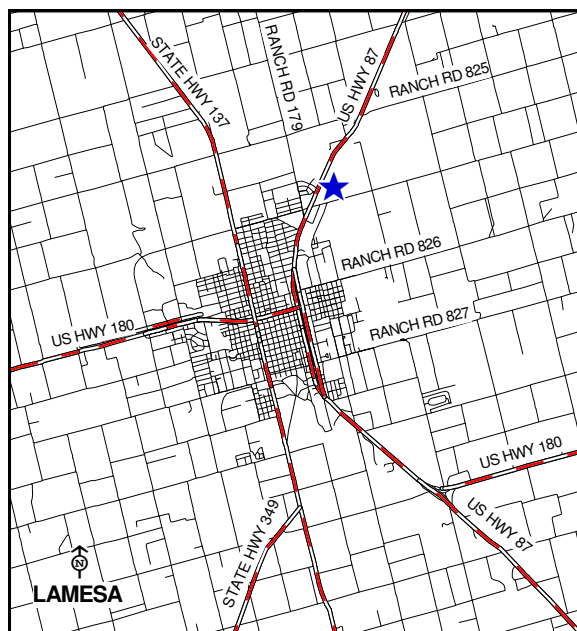
## Lamesa Maintenance Site

**Location:**

Hwy 87 North, Lamesa, Dawson County, Texas

**Legal Description:**

Volume 197 Page 395 Dawson County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/21/2007	<b>Acres:</b> .....6.1	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,451 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....82	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$115,000
<b>Frontage:</b> .....Hwy 87 North, FM 2592			<b>Total Market Value:</b> ..... \$115,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently utilizes this site north of Lamesa as a maintenance and storage facility. It is located on Hwy 87 North. The site improvements consist of two buildings, asphalt paving, walkways, drives, fencing and security lighting. Surrounding land use is agricultural, commercial, vacant and residential sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for industrial/commercial development to include the current use. Lamesa, located in west Texas, is a small city where little growth is occurring. Most commercial development is occurring on Hwy 87, about two miles south of the subject, and on Hwy 180 which is southwest of the subject. There are many vacant tracts available in the area.

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

## Texas General Land Office

## Lampasas Maintenance Site

**Location:**

1133 North Key Ave, Lampasas, Lampasas County,  
Texas

**Legal Description:**

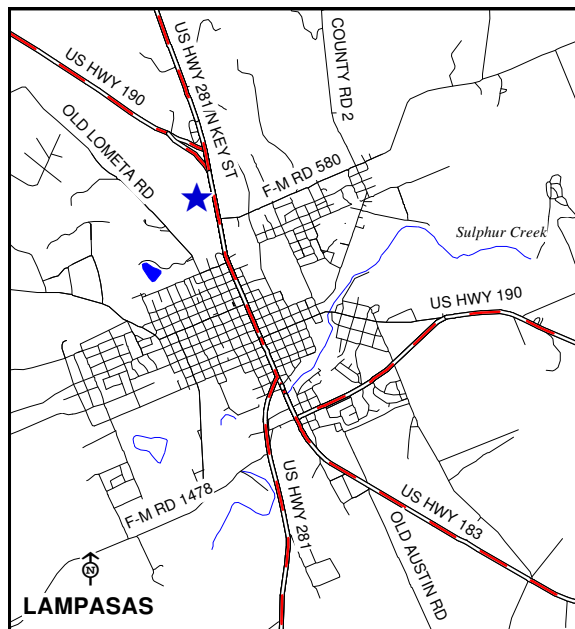
Volume 128 Page 24 Volume 203 Page 79 Lampasas  
County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility, ROW



Location Map

<b>Appraisal Date:</b> 11/14/2006	<b>Acres:</b> .....8.73	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 5,784 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....54	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$295,000	
<b>Frontage:</b> .....North Key Ave		<b>Total Market Value:</b> ..... \$295,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located north of Lampasas on North Key Ave. It is improved with five buildings and surface parking. Surrounding land uses include vacant ranchland, commercial and light industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue as a maintenance facility. Lampasas has experienced gradual steady growth. Most of it has been residential. Some commercial growth has occurred, but Lampasas County is primarily an agrarian county. Many new residents work in metro areas such as Austin and Killeen.

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



## Texas General Land Office

## Laredo District Headquarters

**Location:**

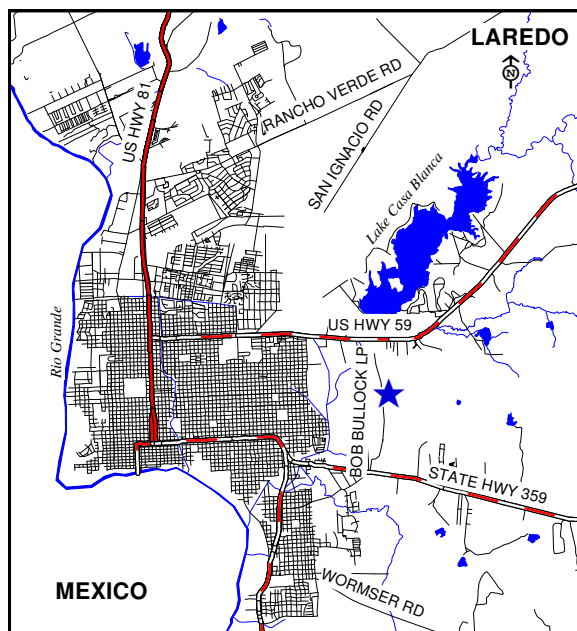
1817 Bob Bullock Loop, Laredo, Webb County, Texas

**Legal Description:**

Vol 321 Pg 681 Vol 410 Pg 258 Webb County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility, ROW



Location Map

<b>Appraisal Date:</b> 11/29/2006	<b>Acres:</b> .....32.7	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 91,814 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....42	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$5,050,000
<b>Frontage:</b> .....Bob Bullock Loop			<b>Total Market Value:</b> ..... \$5,050,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Industrial		
<b>Current Use:</b> .....	Area Headquarters		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Area Headquarters		

The Texas Department of Transportation is using this site as the Laredo District and Area Headquarters. It is located on Bob Bullock Loop in east Laredo. There are five buildings reported to be of good quality, asphalt surfacing and fencing. Surrounding land uses include commercial/industrial, vacant and governmental tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is light industrial to include the present use. Laredo is experiencing tremendous growth. It is the largest inland port in the world, promoting trade with Mexico. The population growth has spurred the residential real estate market, and businesses are needed to support the growth. The area of the subject is mostly composed of industrial uses with oil companies and service companies. There are still many vacant tracts near the site which are available for development.

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

## Texas General Land Office

## Leakey Maintenance Site

**Location:**

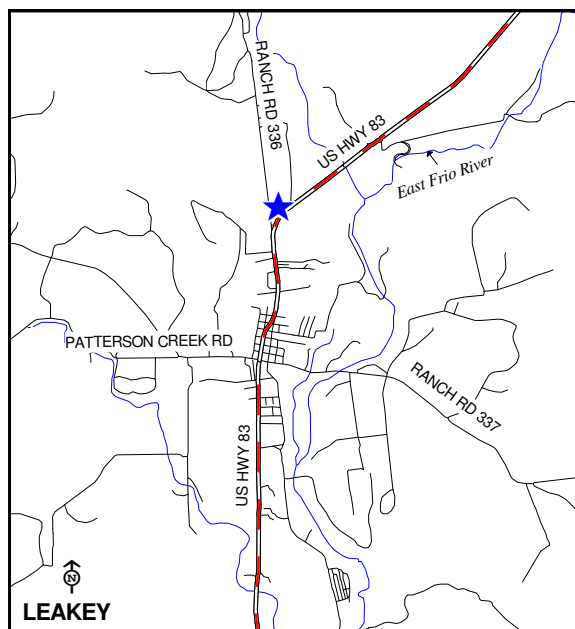
Hwy 83 North, Leakey, Real County, Texas

**Legal Description:**

Vol 15 Pg 492 Vol 15 Pg 112 Real County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/27/2006	<b>Acres:</b> .....4.9	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 4,467 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....53	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$121,000	
<b>Frontage:</b> .....Hwy 83 North, FM 336		<b>Total Market Value:</b> ..... \$121,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Rangeland, Governmental, Recreational		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Leakey as a maintenance facility. It is located about one mile north of the courthouse in downtown Leakey, at the intersection of Hwy 83 and FM 336. It is improved with two buildings. Surrounding land uses include rangeland, a county airstrip, rodeo arena and city property. The site was appraised as a whole, buildings and land were not assigned separate values

The appraisal indicates the highest and best use is congruent with the present use. The economy of Leakey remains stable with very little growth taking place. Agriculture remains the primary source of income. Areas such as Garner State Park and the Frio River provide recreational spots for tourism.

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

## Texas General Land Office

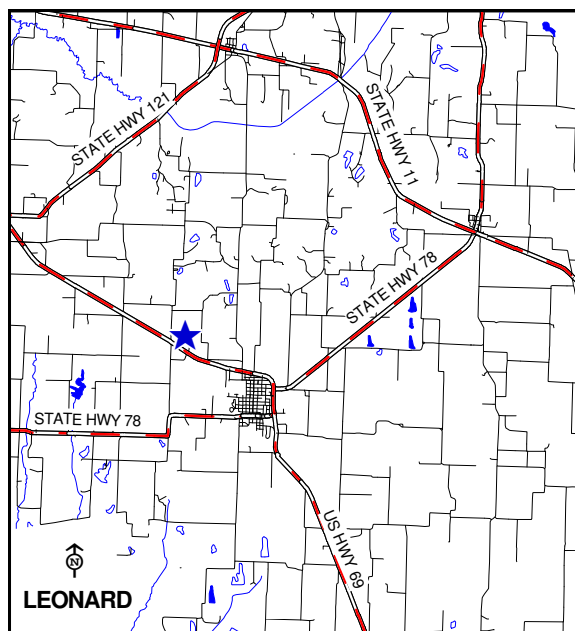
## Leonard Storage Site

**Location:**

Hwy 69 Northwest, Leonard, Fannin County, Texas

**Legal Description:**

Volume 752 Page 499 Fannin County Deed Records

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

<b>Appraisal Date:</b> ...2/23/2007	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....62	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$42,000	<b>Total Market Value:</b> ..... \$42,000	
<b>Frontage:</b> .....Hwy 69 Northwest	<b>Utilities:</b> .....Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....Vacant, Residential	<b>Current Use:</b> .....Storage Site		
<b>Highest and Best Use:</b> .....Storage Site	<b>Agency Projected Use:</b> .....Storage Site		

The Texas Department of Transportation uses this site for gravel storage. It is located north of Leonard on Hwy 69 Northwest. There are no site improvements other than a six-foot chain link fence. Surrounding land use is vacant to the north and west, south and east are single family dwellings and mobile homes.

The appraisal indicates the highest and best use is to continue in the present use. Leonard is about an hour northwest of Dallas in Fannin County. It is a small community that is sparsely populated. Most home site development is further southwest of the tract. However, as Dallas, Plano, Richardson and McKinney continue to grow the housing demand will increase.

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

## Texas General Land Office

## Levelland Maintenance Site

**Location:**

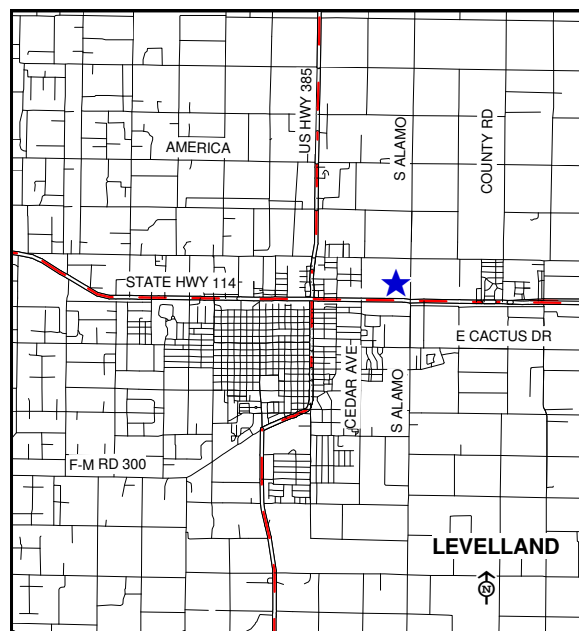
SH 114, Levelland, Hockley County, Texas

**Legal Description:**

Volume 200 Page 438 Hockley County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....6.05	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 6,566 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....83	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$133,000
<b>Frontage:</b> .....SH 114			<b>Total Market Value:</b> ..... \$133,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Agricultural, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site on the eastern edge of Levelland as a maintenance and storage facility. It is located on the north side of SH 114. The site is improved with one building considered to have value, asphalt surfacing and fencing. Surrounding land uses include vacant, cropland and industrial development. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Generally, growth and development in Levelland has been slow. What commercial growth has occurred has favorably impacted the property.

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

## Texas General Land Office

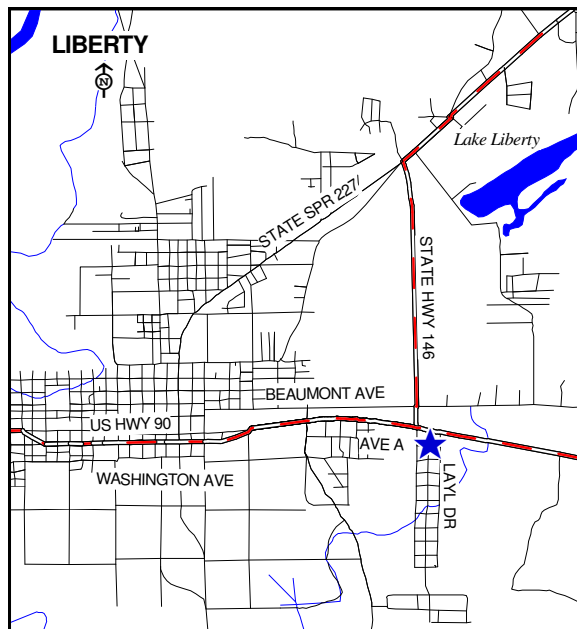
## Liberty Maintenance Site

**Location:**

209 Layl Rd, Liberty, Liberty County, Texas

**Legal Description:**

V 595 Pg 38 V 293 Pg 183 V 598 Pg 442 Liberty County Deed Records.

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

Location Map

<b>Appraisal Date:</b> ...1/10/2007	<b>Acres:</b> .....9.79	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 13,573 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....18	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> .....		\$407,200
<b>Frontage:</b> .....Layl Rd, Ave A	<b>Total Market Value:</b> .....		\$407,200
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located 42 miles northeast of the Houston downtown business district and 40 miles west of Beaumont in Liberty. It is at the northwest corner of Layl Rd and Ave A. It has two buildings, fencing and asphalt surfacing. Surrounding land uses include residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Liberty has a diverse economy with forestry, tourism, ranching and agriculture providing stability. The real estate market appears stable and no changes are expected.

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

## Texas General Land Office

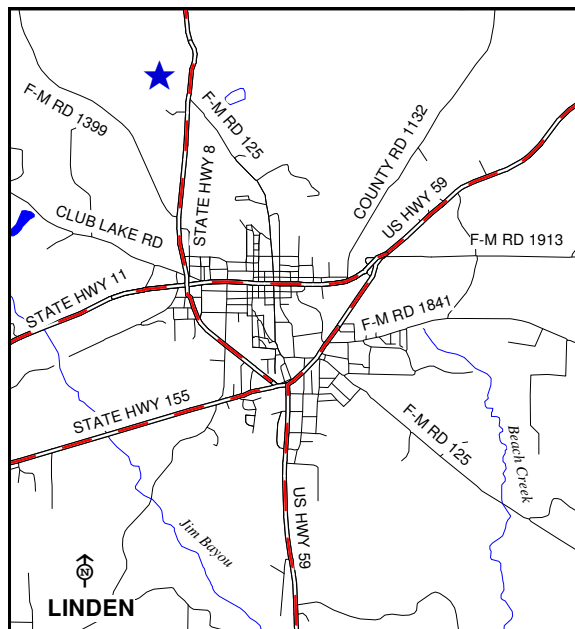
## Linden Maintenance Site

**Location:**

SH 8, Linden, Cass County, Texas

**Legal Description:**

Volume 701 Page 589 Cass County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/24/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,530 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$290,000	
<b>Frontage:</b> .....SH 8		<b>Total Market Value:</b> ..... \$290,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site just northwest of Linden as a maintenance and storage facility. It is located on the west side of SH 8 near the FM 125 turn off. The site is improved with one building and is considered a typical site. All the land surrounding the tract is vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial. The current use is in concert with that determination. Linden is the county seat of Cass County. The primary industry revolves around timber harvesting, wood products, and paper milling. There is also a significant amount of agribusiness involving cattle and hay production. SH 59 is the primary commercial corridor through Linden.

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

## Texas General Land Office

## Littlefield Maintenance Site

**Location:**

1602 West Delano Blvd, Littlefield, Lamb County,  
Texas

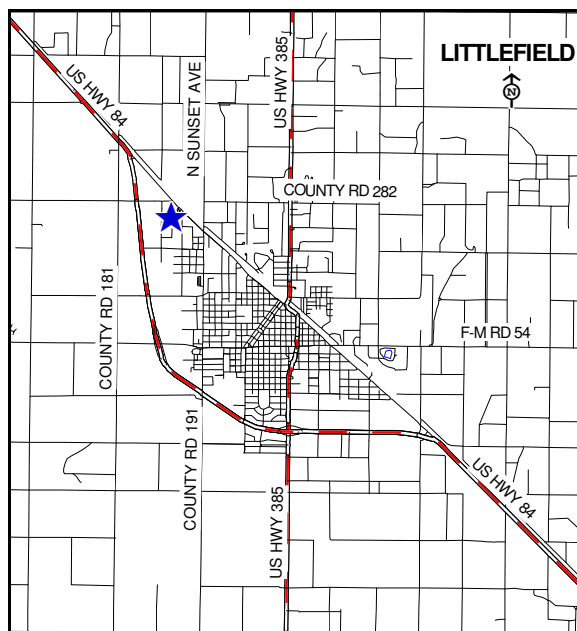
**Legal Description:**

V 147 P 423 V 262 P 628 V 385 P 850 Lamb County  
Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....4/2/2007	<b>Acres:</b> .....8.95	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 23,358 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$257,000	
<b>Frontage:</b> .....West Delano Blvd		<b>Total Market Value:</b> ..... \$257,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in west Littlefield as a maintenance/area engineer's office and storage facility. There are three buildings and infrastructure. Surrounding land use is residential and agricultural tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the continued use as a maintenance facility is appropriate. Littlefield is located in Lamb County, in west Texas. The real estate market in Littlefield has been slow with little change expected.

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



## Texas General Land Office

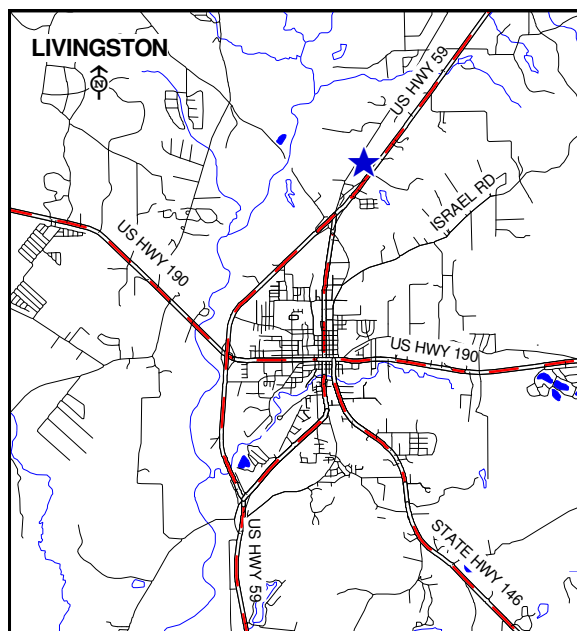
## Livingston Maintenance Site

**Location:**

Hwy 59 North, Livingston, Polk County, Texas

**Legal Description:**

Volume 428 Page 628 Polk County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...7/20/2006	<b>Acres:</b> .....15.04	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,981 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....18	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....10%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$479,400	
<b>Frontage:</b> .....Hwy 59 North		<b>Total Market Value:</b> ..... \$479,400	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located on Hwy 59 north of Livingston. It is improved with one building used for automobile repair, construction and equipment storage. Surrounding land use is residential, vacant and light commercial. The site was appraised as a whole, buildings and land were not given a separate value.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Most of the development in the Livingston area is farther to the south and west on Hwy 59 and Hwy 190 West.

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

## Texas General Land Office

## Llano Maintenance Site

**Location:**

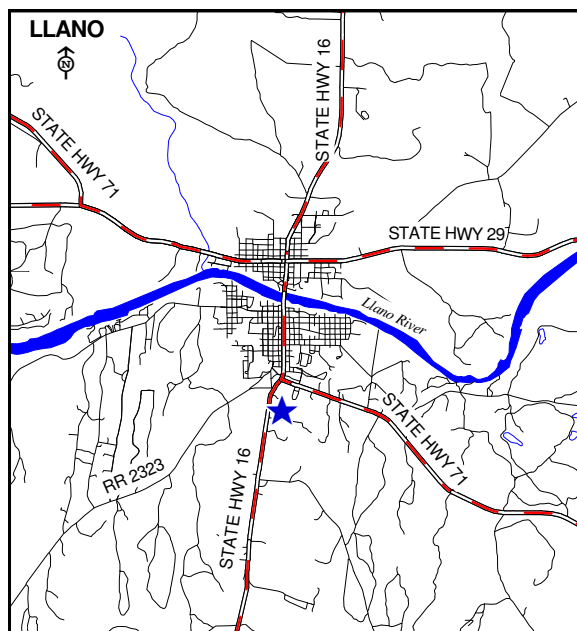
2504 SH 16 South, Llano, Llano County, Texas

**Legal Description:**

Volume 254 Page 652 Llano County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...11/8/2006	<b>Acres:</b> .....9.98	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,652 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$500,000	
<b>Frontage:</b> .....SH 16 South		<b>Total Market Value:</b> ..... \$500,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Rangeland, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this as a maintenance facility. It is located just south of Llano on SH 16 South, in the Texas hill country. There is one general maintenance building and a new storage building, surface parking and fencing. Surrounding land use is residential, ranchland and Llano High School.

The appraisal indicates the highest and best use is to continue in the present use. Most growth in Llano has occurred along SH 29 going east and west. The subject is located on the south side of Llano, outside the city limits. Currently there is moderate demand for land in the subject area.

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

## Texas General Land Office

## Lockhart Maintenance Site

**Location:**

1315 North Blanco St, Lockhart, Caldwell County,  
Texas

**Legal Description:**

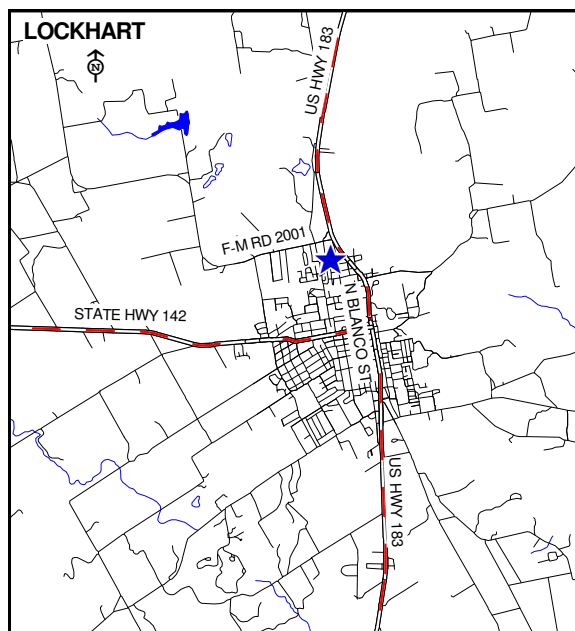
Volume 103 Page 43 Volume 281 Page 81 Caldwell  
County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/15/2007	<b>Acres:</b> .....5.94	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,342 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....45	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$200,000	
<b>Frontage:</b> .....North Blanco St, FM 2001		<b>Total Market Value:</b> ..... \$200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in downtown Lockhart as a maintenance and storage facility. It is located at the corner of North Blanco St and FM 2001. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include residential, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. As improved, the subject property is well suited to its current use. Lockhart has experienced steady growth due in large to its location near Austin and the IH 35 growth corridor.

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

## Texas General Land Office

## Lometa Maintenance Site

**Location:**

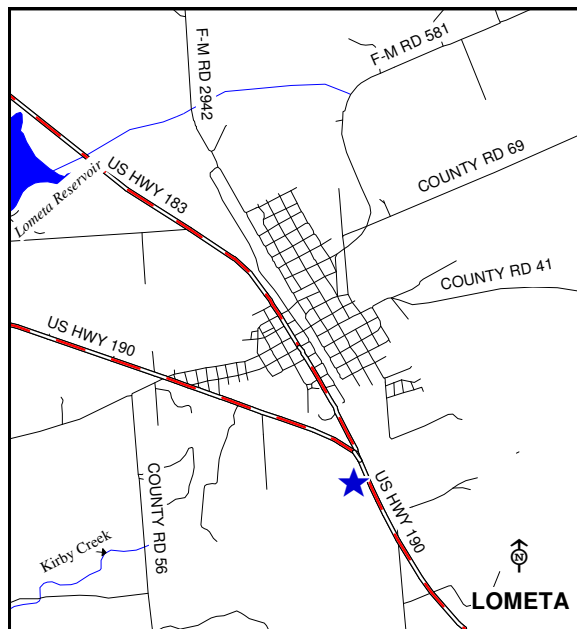
Hwy 183 and 190, Lometa, Lampasas County, Texas

**Legal Description:**

Volume 83 Page 143 Lampasas County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/14/2006	<b>Acres:</b> .....3.84	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> ... 24	<b>Rep. Dist.:</b> ....54	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$15,000	<b>Total Market Value:</b> ..... \$15,000	
<b>Frontage:</b> .....Hwy 183, Hwy 190	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Commercial, Residential, Vacant			
<b>Current Use:</b> .....Material Storage Site			
<b>Highest and Best Use:</b> .....Material Storage Site			
<b>Agency Projected Use:</b> .....Material Storage Site			

The Texas Department of Transportation is using this site as a material storage site. It is located south of Lometa at the intersection of Hwy 190 and Hwy 183. It has no buildings. Surrounding land use includes commercial, vacant and residential.

The appraisal indicates the highest and best use is concurrent with the present use as a storage site. The Lometa area has a stagnant economy with extremely limited growth. There has been very little commercial development over the past few years.

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

## Texas General Land Office

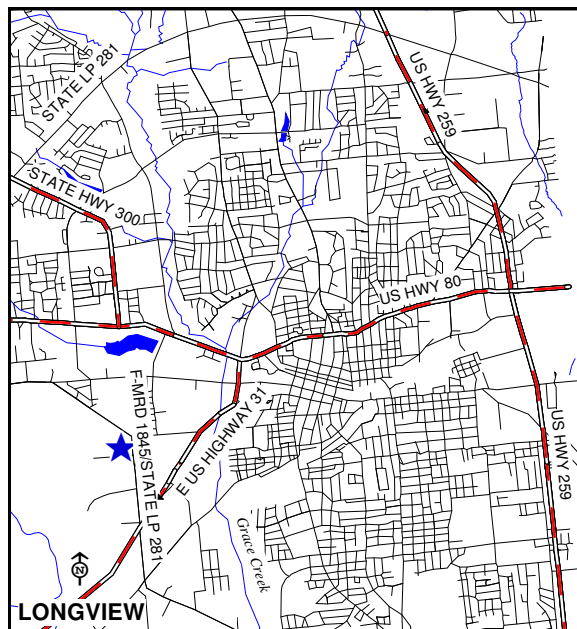
## Longview Maintenance Site

**Location:**

1301 Karnes Rd, Longview, Gregg County, Texas

**Legal Description:**

Volume 3047 Page 213 Gregg County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/11/2007	<b>Acres:</b> .....15	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 25,252 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....7	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$935,000	
<b>Frontage:</b> .....Karnes Rd, Loop 281		<b>Total Market Value:</b> ..... \$935,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Longview as a maintenance and storage facility. It is located in south Longview on FM 1845, also known as Karnes Road. There are two buildings; an area office and shop, and an equipment storage building. Surrounding land uses include vacant woodlands, commercial, residential and agricultural tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Longview is a small city in east Texas. Commercial market activity in the Longview area remains moderately active in the past few years. Growth continues to spread northward toward Upshur County. A loop has been built around the city and most development is occurring near that corridor. The subject is in the southern part of town in an older residential neighborhood. There is still much vacant land available in the area.

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

## Texas General Land Office

## Lubbock District Headquarters

**Location:**

135 Slaton Hwy/SH 84, Lubbock, Lubbock County,  
Texas

**Legal Description:**

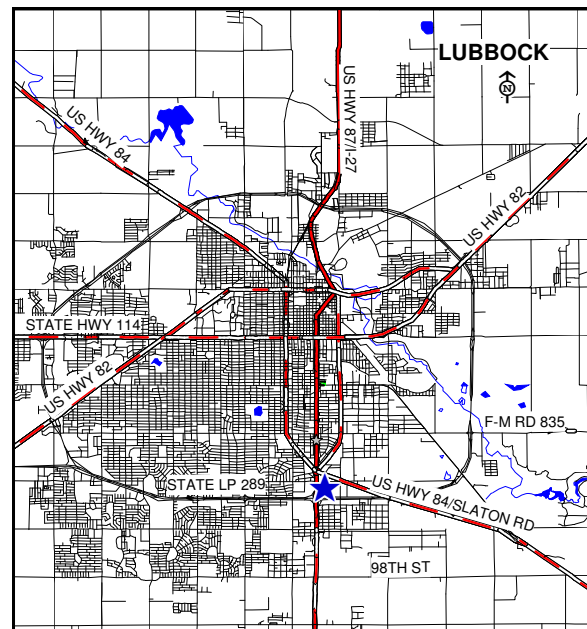
Volume 507 Page 45 Lubbock County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....2/5/2007	<b>Acres:</b> .....16.53	<b>Bldgs.:</b> .....10	<b>Bldg. Area:</b> ..... 107,112 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....84	<b>FAR:</b> ..... 0.14	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$2,140,000
<b>Frontage:</b> .....Slaton Hwy/SH 84			<b>Total Market Value:</b> ..... \$2,140,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial, Residential, Vacant		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation utilizes this site as a District Headquarters. It is located on Slaton Hwy or SH 84 on the south side of Lubbock. The site is fully developed with 10 buildings, asphalt surfacing, fencing and storage areas. Surrounding land uses include commercial, industrial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. At the present time Lubbock is enjoying a moderate growth trend.

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



## Texas General Land Office

## Lubbock Maintenance Site

**Location:**

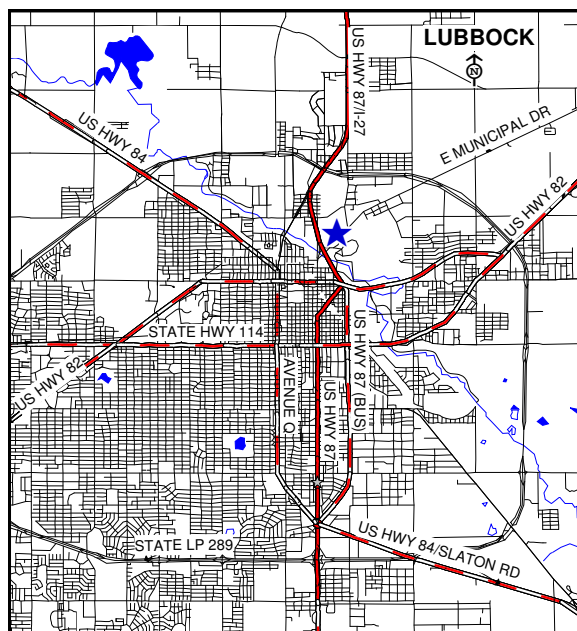
308 Municipal Dr, Lubbock, Lubbock County, Texas

**Legal Description:**

Volume 247 Page 226 Lubbock County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/5/2007	<b>Acres:</b> .....2	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 9,257 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....84	<b>FAR:</b> ..... 0.12	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$255,000
<b>Frontage:</b> .....Municipal Dr			<b>Total Market Value:</b> ..... \$255,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental, Recreational, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This Texas Department of Transportation maintenance site is located on the north side of Lubbock on Municipal Dr north of Mackenzie State Park. The site has three buildings, asphalt surfacing and fencing. Surrounding land uses are residential, governmental and recreational sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings show the current use is also the highest and best use. At the present time Lubbock is enjoying a moderate growth trend.

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



## Texas General Land Office

## Lubbock Northeast Maintenance Site

**Location:**

2705 Northeast Loop 289, Lubbock, Lubbock County,  
Texas

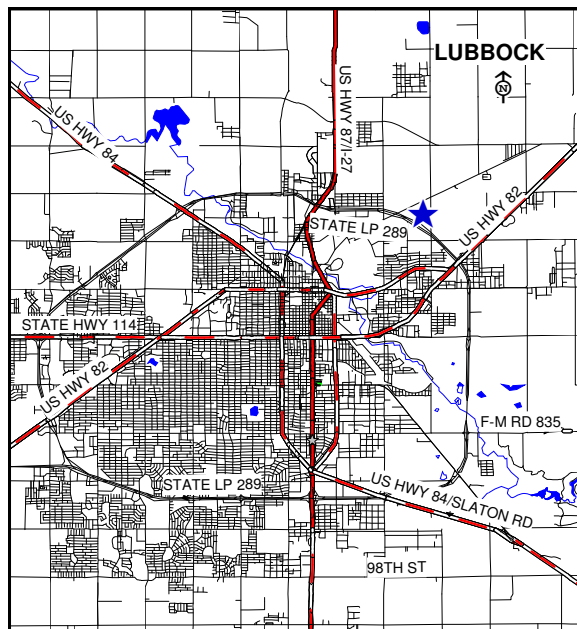
**Legal Description:**

Volume 858 Page 31 Lubbock County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/25/2007	<b>Acres:</b> .....16.88	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 18,813 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....84	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$970,000	
<b>Frontage:</b> .....Northeast Loop 289		<b>Total Market Value:</b> ..... \$970,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in north Lubbock as a maintenance and storage facility. It is located on Northeast Loop 289 approximately four miles east of its intersection with IH 27. It is improved with two buildings. Surrounding land uses are agricultural and industrial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Lubbock is experiencing a modest growth trend.

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

## Texas General Land Office

## Lubbock Southeast Maintenance Site

**Location:**

2720 East Slaton Hwy, Lubbock, Lubbock County,  
Texas

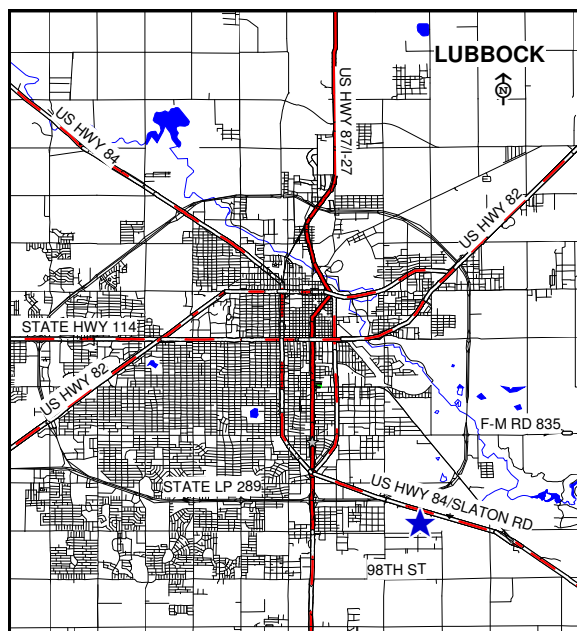
**Legal Description:**

Vol 773 Pg 655 Vol 1421 Pg 751 Lubbock County  
Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/25/2007	<b>Acres:</b> .....9	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 12,557 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....84	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$420,000	
<b>Frontage:</b> .....Slaton Hwy		<b>Total Market Value:</b> ..... \$420,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in southeast Lubbock as a maintenance site and storage yard. It is located on East Slaton Hwy, approximately 3.5 miles east of the intersection of US 84 and IH 27. It is improved with three buildings, asphalt surfacing and fencing. The surrounding land use is agricultural and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Lubbock is located in west Texas. At the present time Lubbock is enjoying a moderate growth trend.

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

## Texas General Land Office

## Lufkin District Headquarters

**Location:**

1805 North Timberland Dr, Lufkin, Angelina County,  
Texas

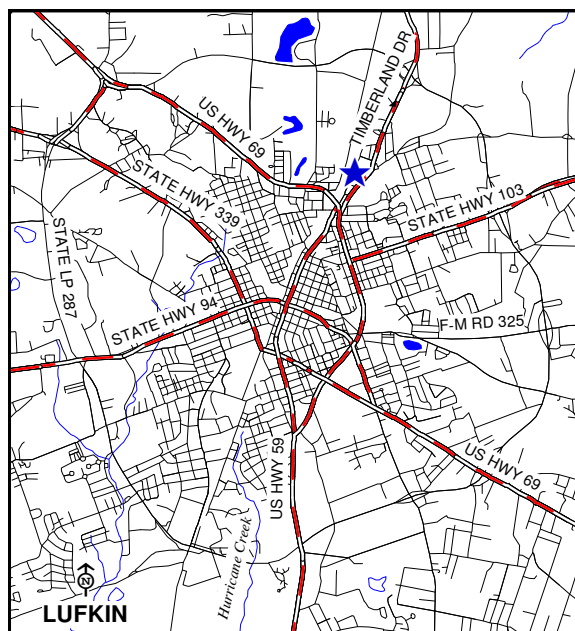
**Legal Description:**

Volume 86 Page 204 Angelina County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/22/2007	<b>Acres:</b> .....13.75	<b>Bldgs.:</b> .....11	<b>Bldg. Area:</b> ..... 77,620 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....12	<b>FAR:</b> ..... 0.13	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Industrial	<b>Land Value:</b> .....	\$1,550,000	
<b>Frontage:</b> .....North Timberland Dr	<b>Total Market Value:</b> .....	\$1,550,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Industrial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation utilizes this site in north Lufkin as a district headquarters. It is located on North Timberland Drive. This site is considered 100% developed with 11 buildings, asphalt paving, fencing, and security lighting. Surrounding land uses are commercial, residential, industrial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The majority of commercial development in Lufkin appears to be along South First St and South Loop 287. Demand for vacant commercial or residential sites in the immediate area of the subject tract is stable to low.

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

## Texas General Land Office

## Lufkin Maintenance Site

**Location:**

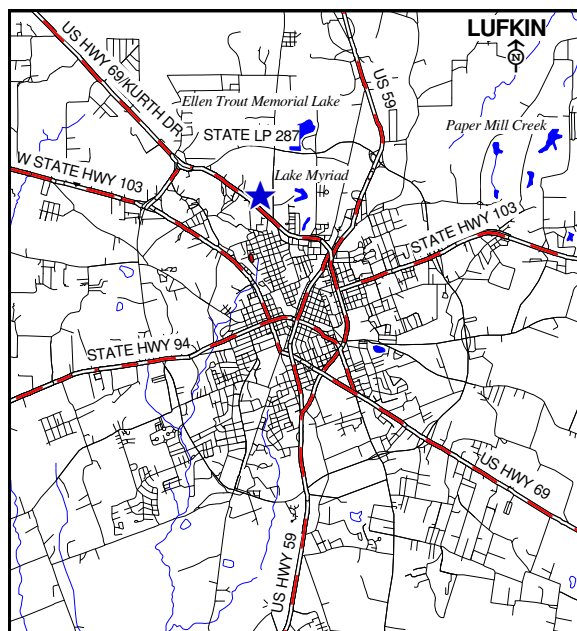
1410 Kurth Dr, Lufkin, Angelina County, Texas

**Legal Description:**

Volume 816 Page 775 Angelina County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...6/23/2006	<b>Acres:</b> .....9.37	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 5,589 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....12	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$112,000	
<b>Frontage:</b> .....Kurth Dr		<b>Total Market Value:</b> ..... \$112,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site as a maintenance and storage site for highway construction materials. It is located on Kurth Dr in Lufkin. There are three buildings, chain link fencing and asphalt surfacing. Surrounding land uses are residential, vacant, and industrial tracts. The site was appraised as a whole, buildings and land were not given a separate value.

The highest and best use for this tract is to continue in the present use. The site is located in the north part of Lufkin where little growth is occurring. The growth trends are on the south side of the city along Hwy 59 and Loop 287.

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

## Texas General Land Office

## Madisonville Maintenance Site

**Location:**

910 North May St, Madisonville, Madison County,  
Texas

**Legal Description:**

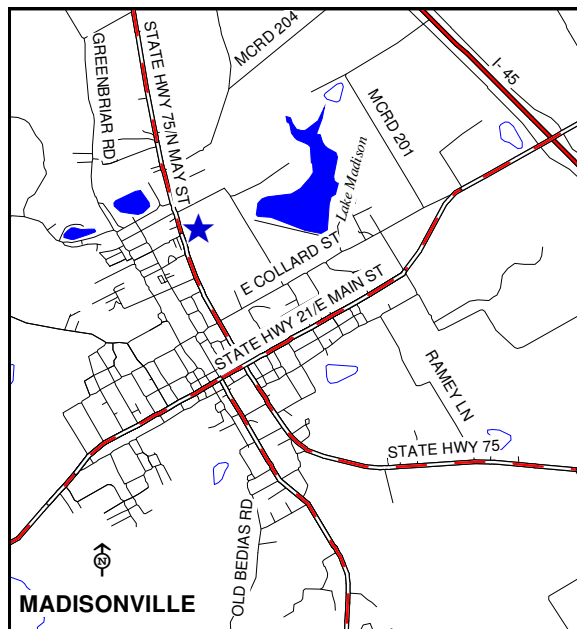
Volume 107 Page 207 Madison County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/26/2006	<b>Acres:</b> .....17.96	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 9,985 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....57	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$199,500	
<b>Frontage:</b> .....North May St		<b>Total Market Value:</b> ..... \$199,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Madisonville as a maintenance site and materials storage. It is developed with five buildings. It is located at 901 North May St which is also known as SH 75 North, approximately one mile north of downtown. Surrounding land uses include pasture and residential. There are no zoning restrictions. The site was appraised as a whole, buildings and land were not assigned a separate value.

The highest and best use as indicated by the appraisal is for industrial development which includes the current use. Some of the development in the immediate area is industrial and limited commercial. There is also significant vacant land in the area making demand low. Most of the commercial development is occurring along IH 45 which is approximately two miles east of the subject tract.

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

## Texas General Land Office

## Marathon Maintenance Site

**Location:**

300 North Avenue F, Marathon, Brewster County,  
Texas

**Legal Description:**

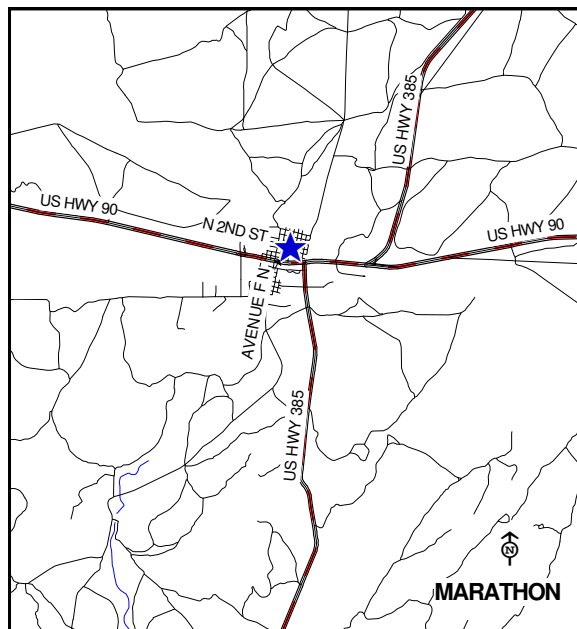
Volume 135 Page 401 Brewster County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility, ROW



Location Map

<b>Appraisal Date:</b> ...1/25/2007	<b>Acres:</b> .....2.07	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,432 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$17,000	
<b>Frontage:</b> .....North Avenue F		<b>Total Market Value:</b> ..... \$17,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Rangeland		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in Marathon as a maintenance and storage facility. It is located on North Avenue F. There is an office/warehouse, asphalt surfacing and fencing. Surrounding land uses include residential, commercial and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Marathon is in Brewster County in west Texas. Demand for large industrial or commercial sites is considered to be low. Most commercial development is occurring on US 90 about one block south of the subject. The economy of Marathon is primarily dependent upon agriculture and tourism.

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



## Texas General Land Office

## Marfa Maintenance Site

**Location:**

809 West San Antonio St, Marfa, Presidio County,  
Texas

**Legal Description:**

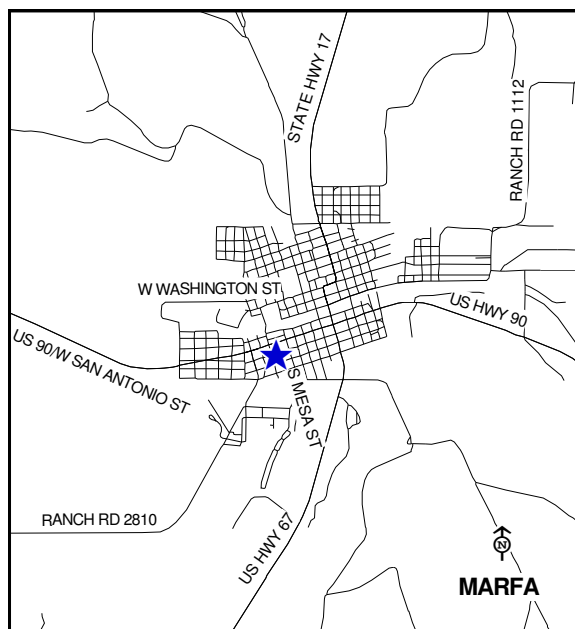
Volume 131 Page 87 Presidio County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 12/20/2006	<b>Acres:</b> .....3.35	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 5,783 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$145,000	
<b>Frontage:</b> .....San Antonio St, South Mesa		<b>Total Market Value:</b> ..... \$145,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Marfa as a maintenance facility. It is located on West San Antonio St. There are three buildings, asphalt surfacing and fencing. Surrounding land use consists of commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The tract is located in the southwestern part of the city of Marfa. There are many vacant tracts in the area. Demand for large industrial or commercial tracts in this area is considered to be stable to low. Most development in the area is residential. The economy of Marfa is primarily dependent on the agricultural and tourism industries.

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



## Texas General Land Office

## Marlin Maintenance Site

**Location:**

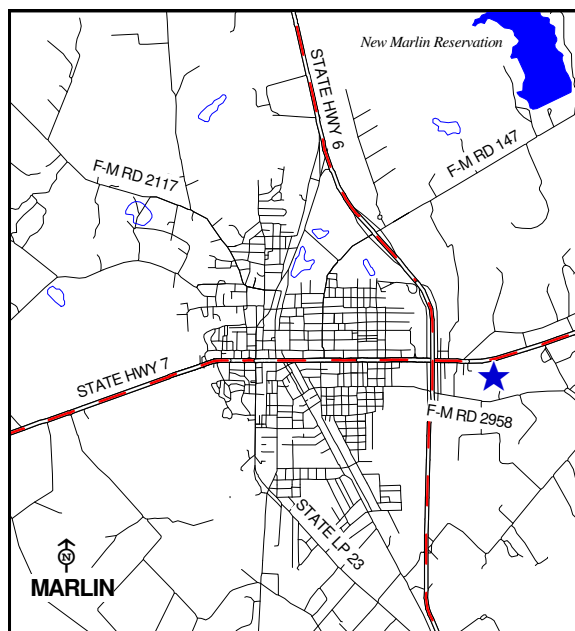
5092 SH 7, Marlin, Falls County, Texas

**Legal Description:**

Volume 235 Page 318 Falls County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...6/26/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 8,645 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....57	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$130,000	
<b>Frontage:</b> .....SH 7		<b>Total Market Value:</b> ..... \$130,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Rangeland		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located approximately one mile east of Marlin on SH 7. It is improved with six buildings and surface parking. Surrounding land use is mainly open rangeland. There are some residential sites in the area. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is concurrent with the present use as a maintenance facility. The local economy is dependent upon agriculture and civil service employment at either the veterans' hospital or the local prison.

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

## Texas General Land Office

## Marshall Maintenance Site

**Location:**

Northeast Loop 390, Marshall, Harrison County,  
Texas

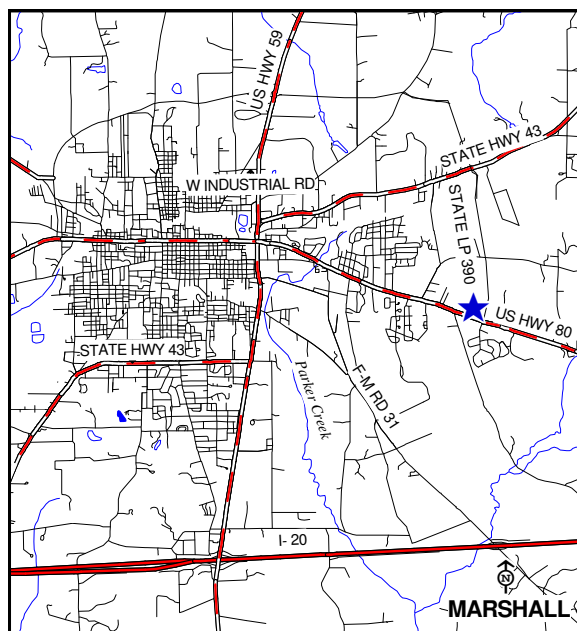
**Legal Description:**

Volume 1944 Page 56 Real County Deed Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...2/15/2007	<b>Acres:</b> .....18.08	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 21,099 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....5	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$625,200	
<b>Frontage:</b> .....Northeast Loop 390		<b>Total Market Value:</b> ..... \$625,200	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This is a relatively new TxDOT site purchased in 1999. Since the time of last reporting, three buildings have been erected and it is now being used for a maintenance facility. It is located on Northeast Loop 390 east of town. Surrounding land use is primarily vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial or industrial use as vacant. A highway maintenance site fits well within this range of uses. Commercial activity in Marshall is strongest on US 59 South and SH 43 West, and US 59 between US 80 and Wal-Mart, about one mile south of Loop 390. While there is residential and small business growth along US 80 toward the subject, little to no activity is found near the site.

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

## Texas General Land Office

## Mason Maintenance Site

**Location:**

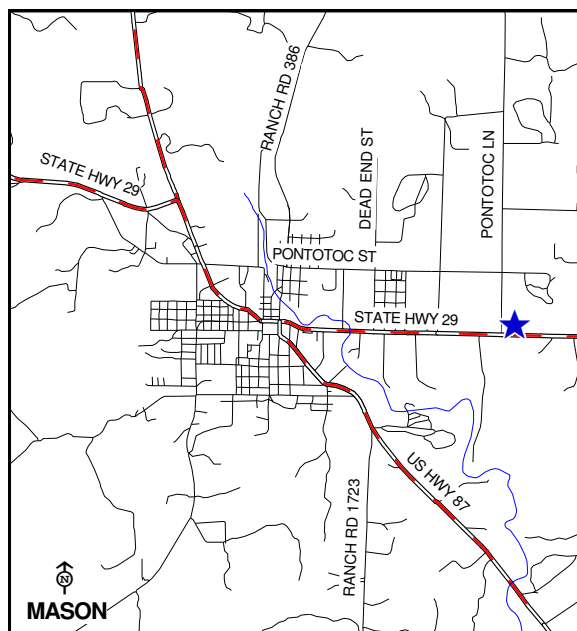
2424 East Hwy 29, Mason, Mason County, Texas

**Legal Description:**

Volume 69 Page 22 Mason County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/28/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,562 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$263,500	
<b>Frontage:</b> .....Hwy 29		<b>Total Market Value:</b> ..... \$263,500	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. The site is east of Mason on SH 29; it is improved with one building and infrastructure. Surrounding land uses are agricultural, residential, commercial and industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The Mason area has an agricultural economy that provides stability to the area.

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

## Texas General Land Office

## Matador Maintenance Site

**Location:**

South side of Hwy 62/70, Matador, Motley County,  
Texas

**Legal Description:**

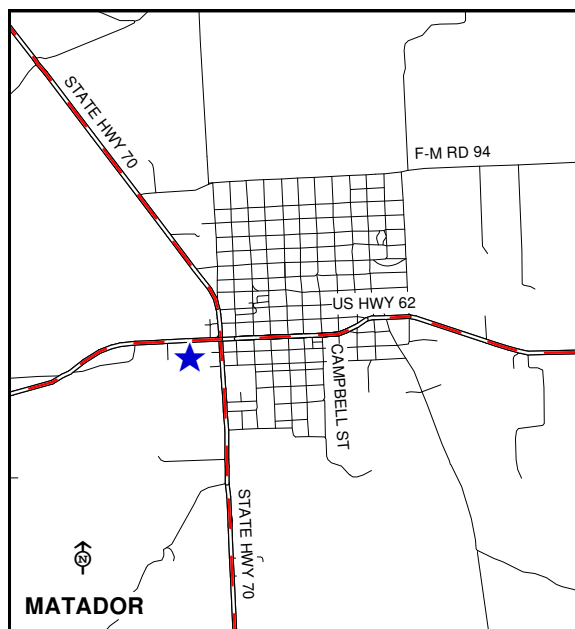
Vol 39 Pg 560 Vol 51 Pg 570 Motley County Deed  
Records.

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....7	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,776 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$94,000	
<b>Frontage:</b> .....Hwy 62/70		<b>Total Market Value:</b> ..... \$94,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Rangeland, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Matador as a maintenance and storage facility. It is located along the south side of Hwy 62/70 just west of the city limits. There are two buildings, asphalt surfacing and fencing. Surrounding land use is residential, rangeland, industrial and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use. Matador is the county seat of Motley County. It is located about 80 miles northeast of Lubbock. It is a rural community with limited growth.

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

## Texas General Land Office

## McCamey Maintenance Site

**Location:**

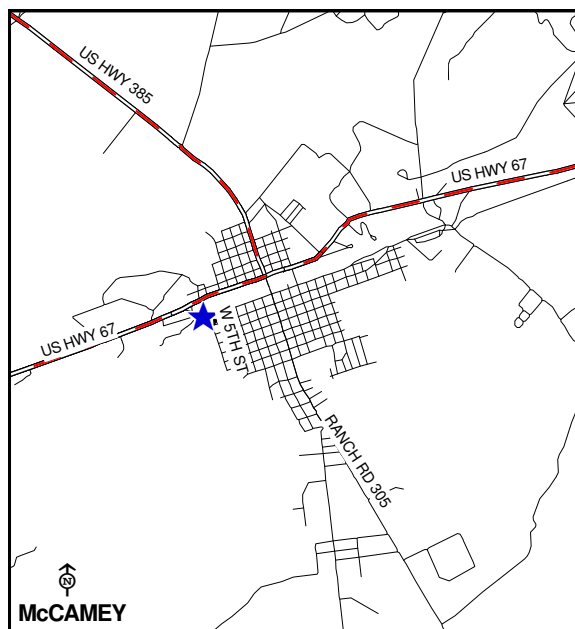
West 5th St, McCamey, Upton County, Texas

**Legal Description:**

Volume 140 Page 217 Upton County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....1/9/2007	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 10,129 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....82	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$91,000	
<b>Frontage:</b> .....West 5th St		<b>Total Market Value:</b> ..... \$91,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site as a maintenance facility. It is located on the western side of McCamey on West 5th Street. It is improved with three buildings. Surrounding land uses include vacant and residential properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to remain in the current use. New growth in McCamey has been very limited to non-existent over the past several years. The economy is highly dependent upon the oil and gas industry. Many of the smaller cities like McCamey suffered significant downturns when drilling activity slowed.

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

## Texas General Land Office

## McKinney Maintenance Site

**Location:**

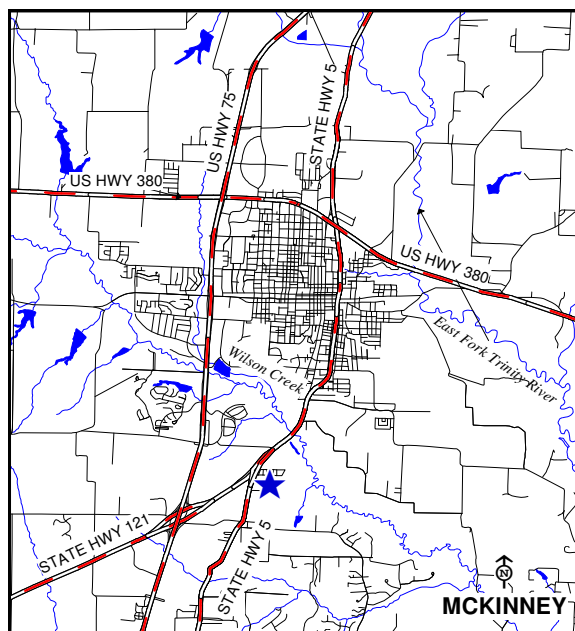
2205 SH 5, McKinney, Collin County, Texas

**Legal Description:**

Volume 409 Page 135 Collin County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/17/2006	<b>Acres:</b> .....14.48	<b>Bldgs.:</b> .....8	<b>Bldg. Area:</b> ..... 16,114 sq.ft.
<b>Sen. Dist.:</b> .....8	<b>Rep. Dist.:</b> .....70	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$725,000	
<b>Frontage:</b> .....SH 5		<b>Total Market Value:</b> ..... \$725,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on SH 5 southwest of downtown McKinney. The tract has good access to IH 75 and SH 121 which are major thoroughfares. It is improved with eight buildings. Surrounding land uses are agricultural, and residential. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. McKinney is near Dallas and residential growth has occurred along IH 75. The tract is just east of this growth corridor.

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

## Texas General Land Office

## Memphis Maintenance Site

**Location:**

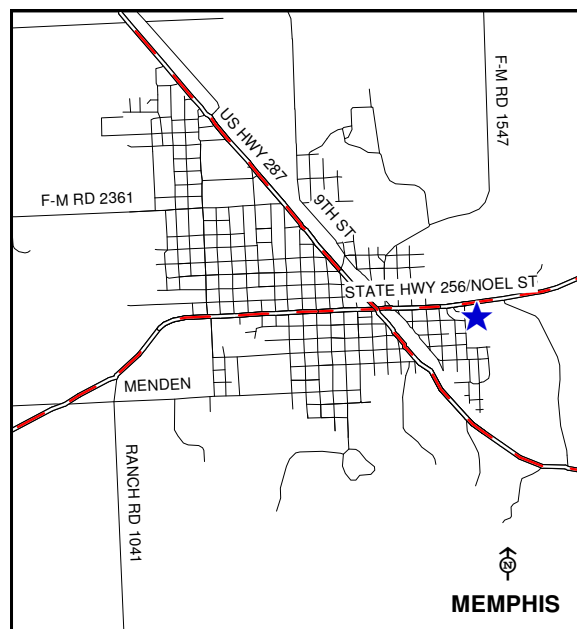
SH 256, Memphis, Hall County, Texas

**Legal Description:**

Volume 118 Page 209 Volume 112 Page 572 Hall County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/4/2007	<b>Acres:</b> .....6.33	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 11,500 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$104,000	
<b>Frontage:</b> .....SH 256		<b>Total Market Value:</b> ..... \$104,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in east Memphis as a maintenance facility and storage yard. It is located on East Noel St or SH 256. It is improved with one building, asphalt surfacing and fencing. Surrounding land use is residential, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Memphis is a small community located in the panhandle. The agricultural industry is the main economic base in Hall County. The largest employer is the Memphis ISD and governmental services.

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



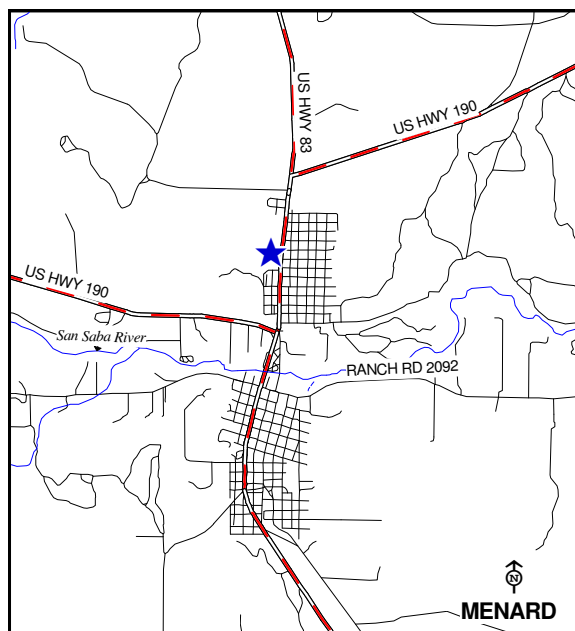
## Texas General Land Office

Menard Maintenance Sub-Section  
Site**Location:**

705 US 83 North, Menard, Menard County, Texas

**Legal Description:**

Volume 64 Page 549 Menard County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...7/28/2006	<b>Acres:</b> .....5.62	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 5,672 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$102,000	
<b>Frontage:</b> .....US 83 North		<b>Total Market Value:</b> ..... \$102,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Sub-Section Site		
<b>Highest and Best Use:</b> .....	Maintenance Sub-Section Site		
<b>Agency Projected Use:</b> .....	Maintenance Sub-Section Site		

TxDOT utilizes this facility as a maintenance site. It is located northwest of San Antonio in Menard. The subject has road access to US 83 North also known as Frisco Street. The site is improved with two buildings, asphalt paving, fencing and security lighting. Surrounding land uses include residential, commercial and industrial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The economy of Menard remains stable with very little growth occurring. Agriculture is the main income producer.

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

## Texas General Land Office

## Meridian Maintenance Site

**Location:**

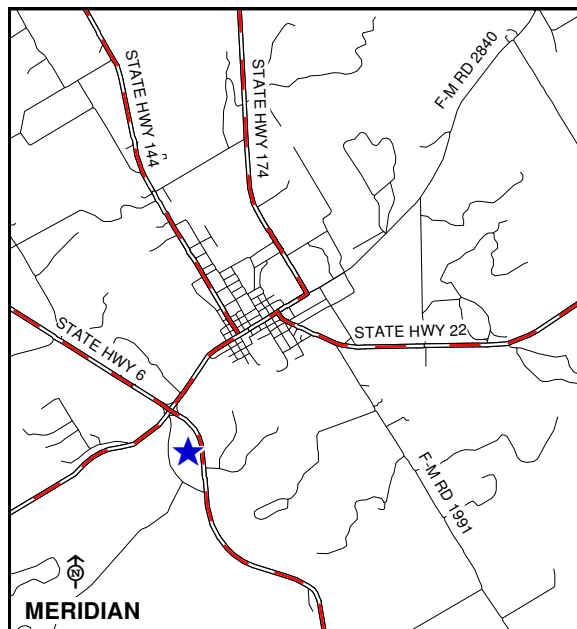
9167 Hwy 6, Meridian, Bosque County, Texas

**Legal Description:**

Volume 187 Page 3 Bosque County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/17/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,892 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....58	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$165,000	
<b>Frontage:</b> .....Hwy 6		<b>Total Market Value:</b> ..... \$165,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Industrial, Ranching, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located on Hwy 6 south of Meridian. The city is located in north central Texas. It is improved with two buildings, fencing and parking. Surrounding land uses include open farm and ranchland and light industrial or commercial tracts to the south. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal recommends the highest and best use is to continue in the present use. New development in Meridian is extremely slow. The economy is driven by farm and ranch-related businesses.

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

## Texas General Land Office

## Mertzon Maintenance Site

**Location:**

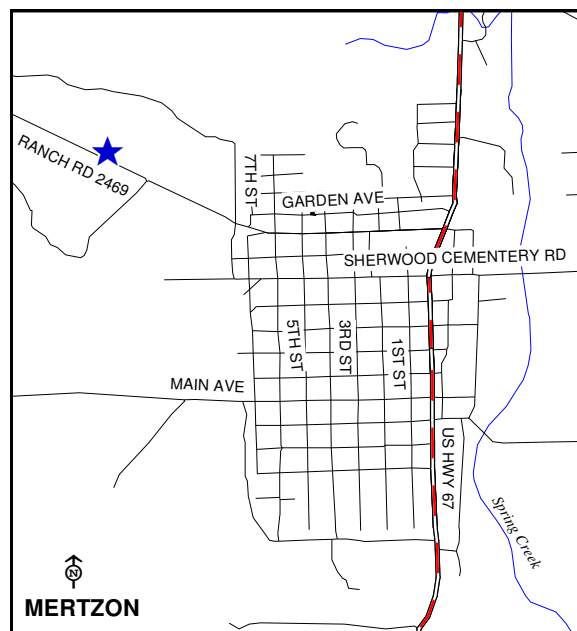
FM 2469, Mertzon, Irion County, Texas

**Legal Description:**

Volume 99 Page 372 Irion County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



<b>Appraisal Date:</b> 10/10/2006	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 5,544 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$36,000	
<b>Frontage:</b> .....FM 2469		<b>Total Market Value:</b> ..... \$36,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Rangeland		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a fenced storage yard for equipment and material. It is located on the east side of Hwy 2469 just northwest of Mertzon. The primary surrounding land use is rangeland. The site was appraised as a whole, buildings and land were not assigned separate values.

Highest and best use as indicated by the appraisal is to continue the present use as a storage facility. Mertzon is a small town about 30 miles west of San Angelo. The local economy is supported by oil and gas, agriculture, farming and ranching.

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

## Texas General Land Office

## Mexia Maintenance Site

**Location:**

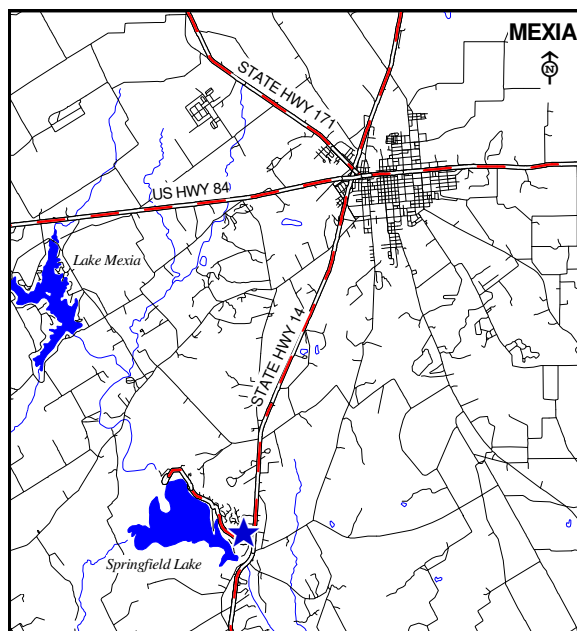
3229 North SH 14, Mexia, Limestone County, Texas

**Legal Description:**

Volume 242 Page 165 Limestone County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...6/28/2005	<b>Acres:</b> .....6.71	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 8,017 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$120,000
<b>Frontage:</b> .....North SH 14			<b>Total Market Value:</b> ..... \$120,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Recreational, Rangeland		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance facility. It is located on North SH 14 approximately seven miles south of Mexia. Improvements consist of five buildings, fencing and surface parking. Surrounding land uses include residential, Ft. Parker State Park, and pastureland. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is concurrent with the present use. The economy in Limestone County is fueled by agriculture, small manufacturing concerns, limited oil and gas production and extensive lignite coal deposits.

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

## Texas General Land Office

## Miami Maintenance Site

**Location:**

1203 Northwest Main (FM 282), Miami, Roberts  
County, Texas

**Legal Description:**

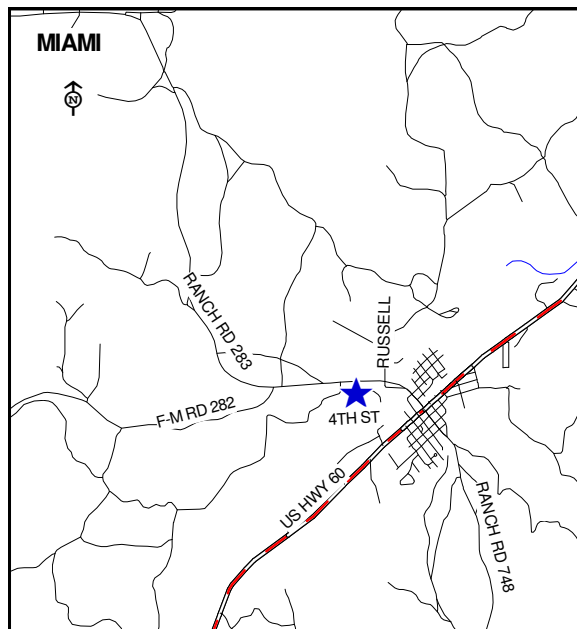
Volume 17 Page 465 Roberts County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....4.05	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,602 sq.ft.
<b>Sen. Dist.:</b> ....31	<b>Rep. Dist.:</b> ....88	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$56,000	
<b>Frontage:</b> .....Northwest Main (FM 282)		<b>Total Market Value:</b> ..... \$56,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Sub-Section Site		
<b>Highest and Best Use:</b> .....	Maintenance Sub-Section Site		
<b>Agency Projected Use:</b> .....	Maintenance Sub-Section Site		

The Texas Department of Transportation uses this site in Miami as a maintenance sub-section site. Miami is located in the northeastern panhandle of Texas. The site is on the south side of Northwest Main or FM 282. There are two buildings, a maintenance warehouse and an equipment storage building. Surrounding land use is residential, vacant and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. Miami is the county seat of Roberts County. Miami has realized minimal growth with little change expected. There have been few vacant land sales and improved commercial tracts sold in the area.

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

## Texas General Land Office

## Midland Maintenance Site

**Location:**

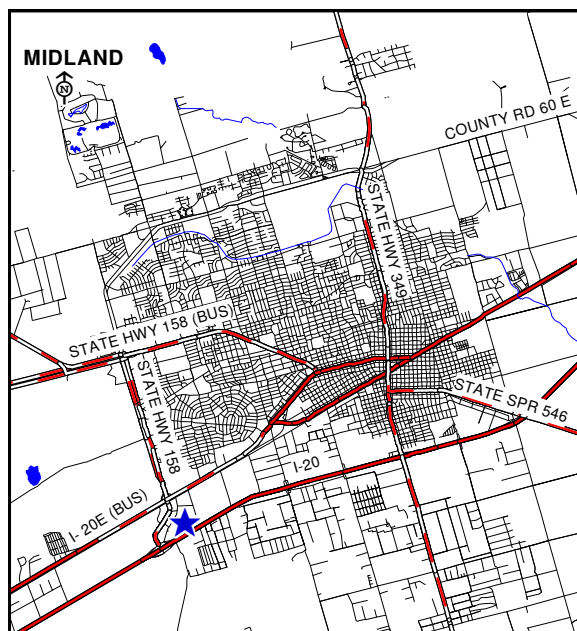
5100 West IH 20, Midland, Midland County, Texas

**Legal Description:**

Volume 427 Page 194 Midland County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...11/1/2006	<b>Acres:</b> .....8.98	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 14,383 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....82	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$388,000	
<b>Frontage:</b> .....West IH 20		<b>Total Market Value:</b> ..... \$388,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site as a maintenance facility. It is improved with three buildings and surface parking. It is located in the southwest part of the city of Midland along the north service road of IH 20. Surrounding land uses include light industrial facilities and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is concurrent with the present use as a maintenance facility. The tract is in an area predominately developed to light industrial uses. Several industrial parks are in the area. New growth and development has been minimal in recent years. There is still an abundance of vacant tracts in the area. Growth trends are expected to remain slow and property values to remain stable in the foreseeable future.

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

## Texas General Land Office

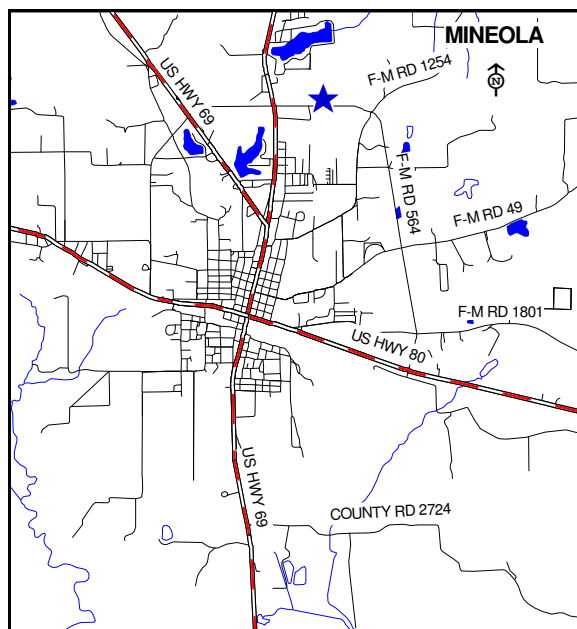
## Mineola Maintenance Site

**Location:**

205 NE Loop 564, Mineola, Wood County, Texas

**Legal Description:**

Volume 1135 Page 631 Wood County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,959 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....5	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....	Unzoned	<b>Land Value:</b> .....	\$417,000
<b>Frontage:</b> .....	FM 564 (North Loop)	<b>Total Market Value:</b> .....	\$417,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site north of Mineola as a maintenance and storage facility. It is located on northeast Loop 564. It is improved with one building, asphalt paving and fencing. Surrounding land uses include vacant woodland, residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Commercial market activity around Mineola has been slow to moderate. Some areas along US 69, US 80 and SH 37 have experienced moderate growth. There are ample vacant tracts around North Loop which negatively affects land value.

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



## Texas General Land Office

## Mineral Wells Maintenance Site

**Location:**

US 180 West, Mineral Wells, Palo Pinto County,  
Texas

**Legal Description:**

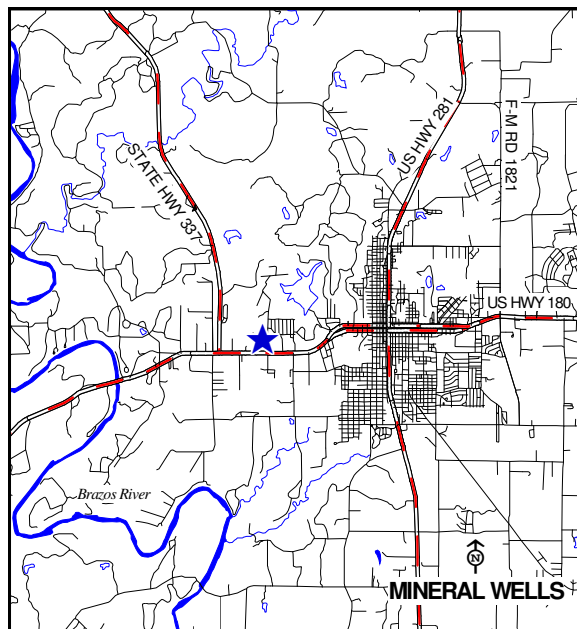
Vol 289 Pg 395 Vol 288 Pg 428 Palo Pinto County  
Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/13/2007	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 11,362 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$227,000	
<b>Frontage:</b> .....US 180 West		<b>Total Market Value:</b> ..... \$227,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Medical, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site just west of Mineral Wells as a maintenance and storage facility. The location is US 180 West, approximately one mile east of the SH 337 and US 180 intersection. It is improved with three buildings. Surrounding land uses include retail, residential and medical tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use as improved is to continue in the present use. Mineral Wells is located in north central Texas about 50 miles west of Ft. Worth. Most employers in the area are associated with the petroleum industry and light manufacturing. Most growth has been on the east side of the city on US 180, the subject is on the west side.

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

## Texas General Land Office

## Mission Maintenance Site

**Location:**

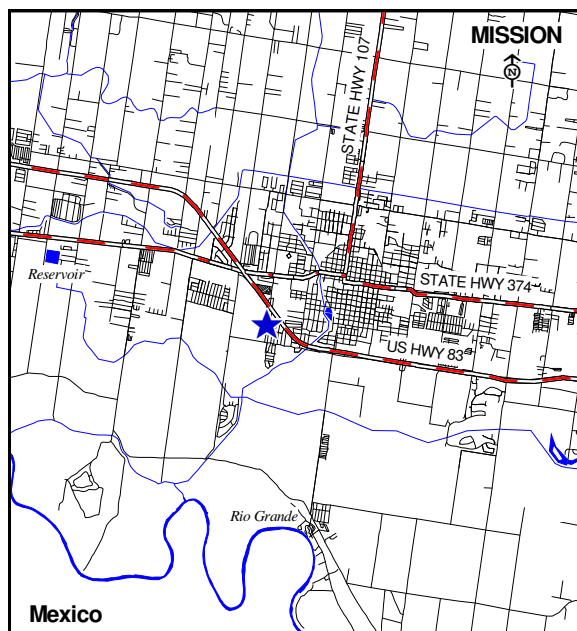
Hwy 83, Mission, Hidalgo County, Texas

**Legal Description:**

Volume 1148 Page 84 Hidalgo County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....9/7/2006	<b>Acres:</b> .....6.55	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,965 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....36	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$390,000	
<b>Frontage:</b> .....Hwy 83		<b>Total Market Value:</b> ..... \$390,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located within the city limits of Mission, fronting Hwy 83, just southeast of Los Ebanos Rd and west of Conway Avenue. It is improved with one building providing office space, vehicle and equipment storage. Surrounding land uses include vacant, residential, commercial and light industrial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings indicate the highest and best use is concurrent with the present use. The improvements are contained on 2.55 acres, and the remaining four acres are vacant. TxDOT should intensify the use of these undeveloped acres. Mission is growing north and northeast. There has been some recent development in the area of the subject. The Mission economy is driven by the farming and citrus industry as well as tourism.

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

## Texas General Land Office

## Monahans Maintenance Site

**Location:**

3600 South Stockton St, Monahans, Ward County, Texas

**Legal Description:**

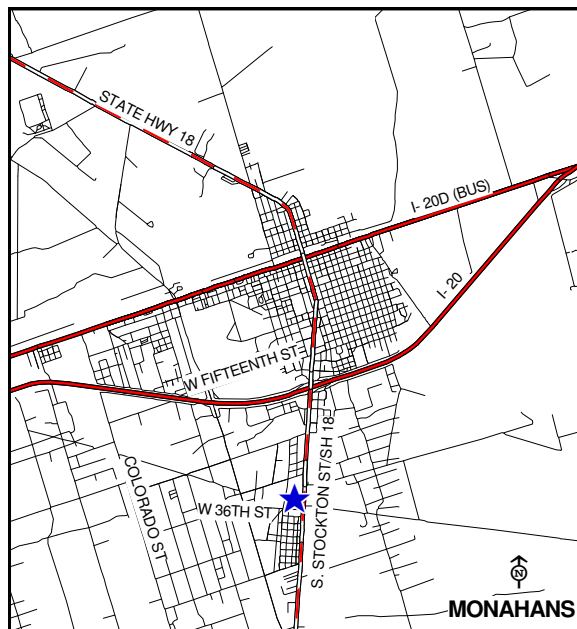
Volume 204 Page 501 Ward County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/10/2007	<b>Acres:</b> .....6.65	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 10,255 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$113,000	
<b>Frontage:</b> .....South Stockton St		<b>Total Market Value:</b> ..... \$113,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Septic Tank		
<b>Surrounding Uses:</b> .....	Civic, Vacant, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site south of Monahans as a maintenance and storage facility. It is located on South Stockton St. Site improvements consist of three buildings, asphalt paving, drives, walkways, and security lighting. Surrounding land uses include the Ward County Fairgrounds to the north, VFW Post and vacant land to the south, a 4-H Center and light industrial development to the east, and across SH 18 are rural homesites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Monahans is located in West Texas. Development in the subject area is mostly industrial and commercial in nature. New growth is very limited.

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

## Texas General Land Office

## Morton Maintenance Site

**Location:**

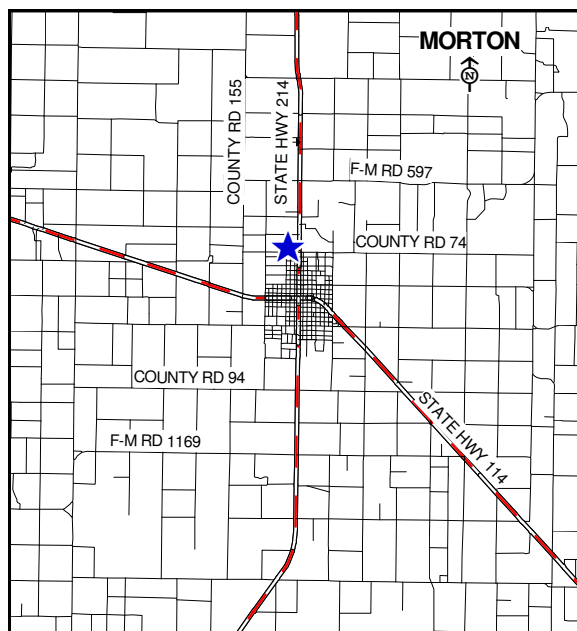
680 SH 214 North, Morton, Cochran County, Texas

**Legal Description:**

Volume 160 Page 975 Cochran County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/4/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 15,210 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....83	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$144,000	
<b>Frontage:</b> .....SH 214 North		<b>Total Market Value:</b> ..... \$144,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site just north of the city limits of Morton as a maintenance facility. It is located on the west side of SH 214. There are two building improvements, asphalt surfacing and fencing. Surrounding land use is cultivated farmland and vacant commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Morton is a small community in west Texas. The real estate market is slow and little growth is anticipated.

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

## Texas General Land Office

## Mount Pleasant Maintenance Site

**Location:**

2300 Block W Ferguson Rd/Hwy 271, Mount Pleasant, Titus County, Texas

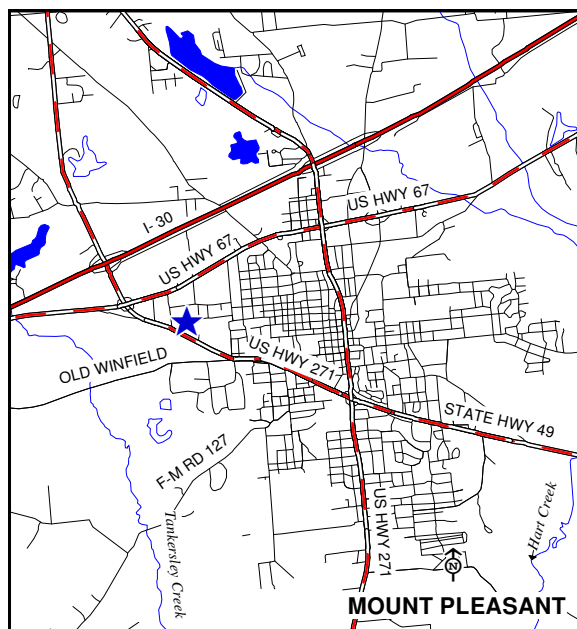
**Legal Description:**

Volume 462 Page 151 Titus County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...11/9/2006	<b>Acres:</b> .....19.6	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,838 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$380,000	
<b>Frontage:</b> .....Ferguson Rd/Hwy 271		<b>Total Market Value:</b> ..... \$380,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Mount Pleasant as a storage and maintenance facility. It is located on Hwy 271 about one-half mile east southeast of US 67. It is improved with two buildings. Surrounding land uses include vacant, residential and commercial tracts. The site is zoned Commercial District. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruent with the present use. Mount Pleasant is a rural community located in northeast Texas, north of Tyler, in Titus County. The largest industries are coal and lignite mining, power generation, poultry and egg processing, and a sprinkling of other smaller industries. There are several lakes that attract sportsmen and promote tourism. The commercial activity is occurring between US 67 and IH 30, but the subject area growth activity is slower.

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

## Texas General Land Office

## Mount Vernon Maintenance Site

**Location:**

SH 30 East and FM 115, Mt. Vernon, Franklin County, Texas

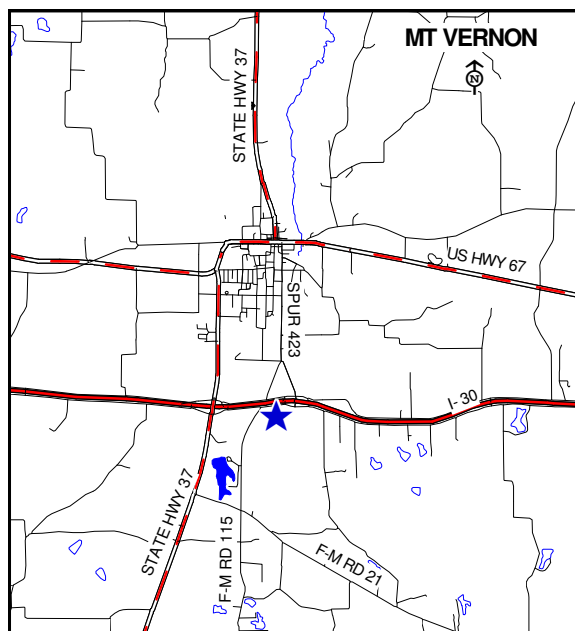
**Legal Description:**

Volume 182 Page 858 Franklin County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...2/14/2007	<b>Acres:</b> .....15.68	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 14,007 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$490,000	
<b>Frontage:</b> .....SH 30 East		<b>Total Market Value:</b> ..... \$490,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Mt. Vernon as a maintenance and storage facility. Mt. Vernon is located in east Texas north of Tyler. The physical site location is IH 30 at FM 115, south of the City. It is improved with three structures and impervious cover. Surrounding land uses include vacant and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Mt. Vernon is a small community. While Mt. Vernon is not experiencing any significant growth, the nearby lakes have contributed to the economy via tourism. There has been real estate activity in the area, but commercial sales have been limited.

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

## Texas General Land Office

## Muleshoe Maintenance Site

**Location:**

2401 West American Blvd, Muleshoe, Bailey County,  
Texas

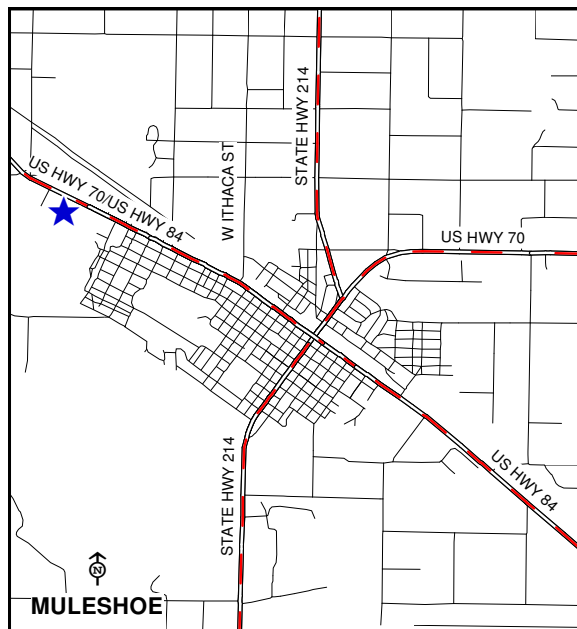
**Legal Description:**

Volume 105 Page 49 Denton County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 7,412 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$96,000	
<b>Frontage:</b> .....West American Blvd		<b>Total Market Value:</b> ..... \$96,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Septic Tank		
<b>Surrounding Uses:</b> .....	Commercial, Agricultural, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this tract as a maintenance site. It is located on the northwestern edge of Muleshoe and improved with three buildings. Surrounding land use is agricultural, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Muleshoe is a small community with an estimated population of 5,000 people. The economy is based in agriculture/livestock operations. There is a very limited market for commercial real estate projects.

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



## Texas General Land Office

## Munday Maintenance Site

**Location:**

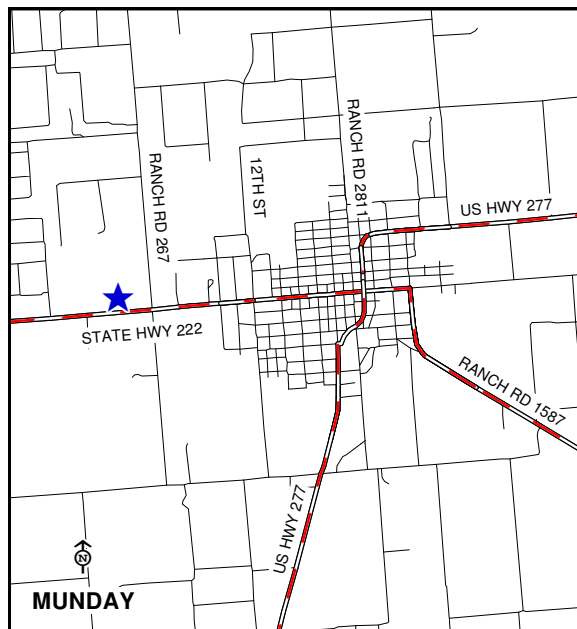
SH 222 West, Munday, Knox County, Texas

**Legal Description:**

Vol 108 Pg 294 Vol 123 Pg 568 Knox County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/20/2007	<b>Acres:</b> .....5.07	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,149 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$73,000
<b>Frontage:</b> .....SH 222 West			<b>Total Market Value:</b> ..... \$73,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in north Texas as a maintenance facility. It is on the west side of the community of Munday on SH 222. The improvements consist of two buildings, fencing, and asphalt paving. Surrounding land use is agricultural, residential and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The town of Munday is dependent upon the nearby counties' economy and the cities of Abilene and Wichita Falls.

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

## Texas General Land Office

## Nacogdoches Maintenance Site

**Location:**

918 Industrial Dr, Nacogdoches, Nacogdoches County, Texas

**Legal Description:**

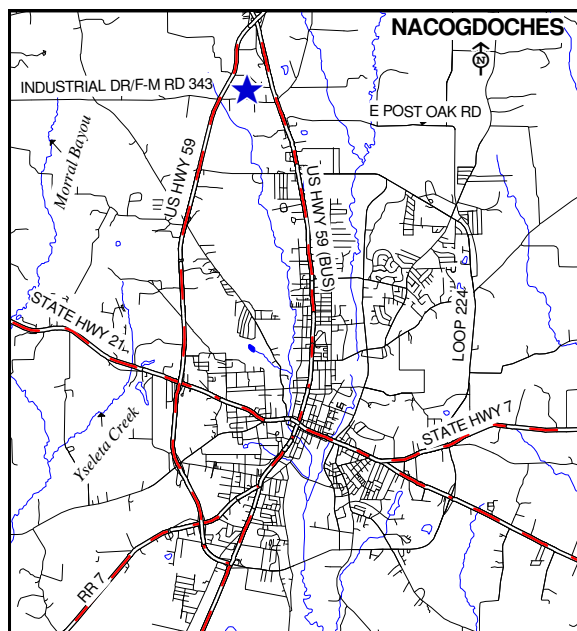
Volume 489 Page 346 Nacogdoches County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/12/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,869 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$446,000	
<b>Frontage:</b> .....Industrial Dr		<b>Total Market Value:</b> ..... \$446,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site in Nacogdoches as a maintenance and storage facility. It is located at 918 Industrial Dr, which is also known as FM 343 about five miles north of the county courthouse. It is improved with an office/maintenance building, tanks and asphalt paving. Industrial plants and commercial sites are located along the south and west side of the tract; vacant land to the east, and north. The site was appraised as a whole, buildings and land were not assigned separate values

The appraisal indicates the highest and best use is the present use as a maintenance facility. Most of the development in Nacogdoches is located along the 224 Loop. The site is just outside of the Loop to the north.

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

## Texas General Land Office

## Navasota Maintenance Site

**Location:**

1560 North La Salle, Navasota, Grimes County,  
Texas

**Legal Description:**

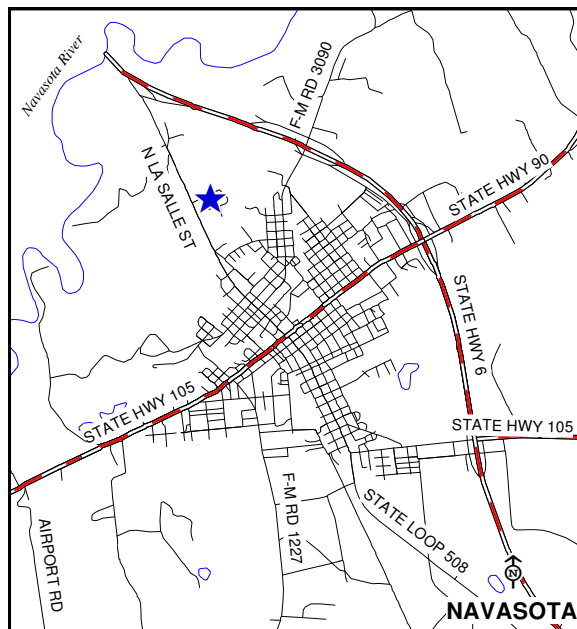
Volume 225 Page 595 Grimes County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/19/2006	<b>Acres:</b> .....10.83	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 11,226 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....13	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$135,000	
<b>Frontage:</b> .....North La Salle		<b>Total Market Value:</b> ..... \$135,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a storage facility for materials, chemicals and equipment. It is located north of Navasota on La Salle St and is improved with six buildings. Surrounding land use is vacant, industrial and residential property. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is to continue in the present use as a storage facility. Limited commercial development has occurred in Navasota, mostly on SH 6 called the Navasota Loop. The real estate market is considered to be stable to slow.

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

## Texas General Land Office

## New Boston Maintenance Site

**Location:**

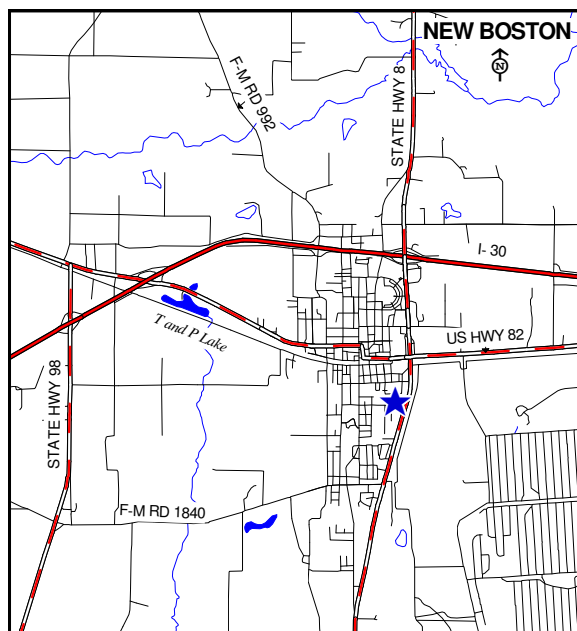
SH 8 South, New Boston, Bowie County, Texas

**Legal Description:**

Volume 399 Page 340 Bowie County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/10/2006	<b>Acres:</b> .....10.75	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,590 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$250,000	
<b>Frontage:</b> .....SH 8 South		<b>Total Market Value:</b> ..... \$250,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This site owned by the Texas Department of Transportation is located on the south side of New Boston in Bowie County. There is one general maintenance building, asphalt paving and chain link fencing. Surrounding land uses include vacant, residential and across the highway is Red River Army Depot land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. New Boston is a small community. The real estate market is stable but has been influenced by the prison facility built there. Growth of fast food restaurants, convenience stores and housing along IH 30 has been spurred due to the facility.

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

## Texas General Land Office

New Braunfels Area  
Engineer/Maintenance Site**Location:**

4102 IH 35 South, New Braunfels, Comal County,  
Texas

**Legal Description:**

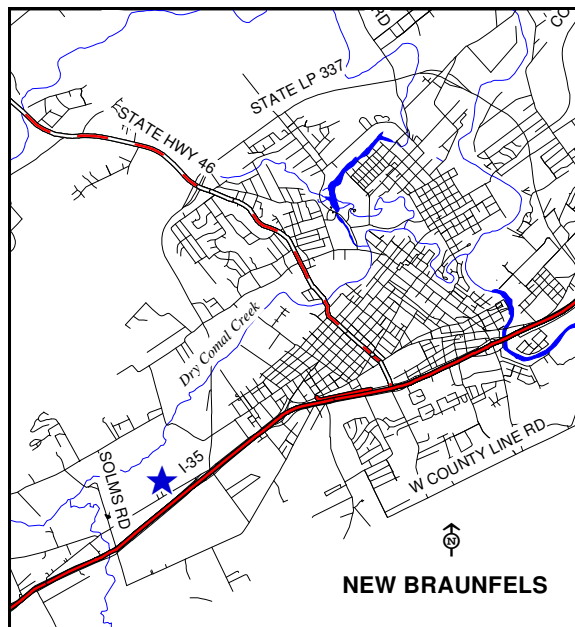
o/o John Thompson Svy # 21 A 508 Comal County  
Deed Records

**Encumbrances**

**Physical:** Easement

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/29/2006	<b>Acres:</b> .....13.5	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....73	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Commercial	<b>Land Value:</b> ..... \$840,000	<b>Total Market Value:</b> ..... \$840,000	
<b>Frontage:</b> .....IH 35 South	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Residential, Commercial			
<b>Current Use:</b> .....Vacant			
<b>Highest and Best Use:</b> .....Commercial Development			
<b>Agency Projected Use:</b> .....Maintenance Facility			

This is a new site acquired for the purpose of a maintenance facility. Presently it is vacant. It is located along the northwest side of IH 35 in the south sector of New Braunfels, Comal County. Surrounding land use is residential and commercial.

The appraisal indicates the highest and best use is commercial development to include the proposed plans by TxDOT. The subject area is going through a transition with some residences being converted to offices or razed. Demand for development in the area appears to be increasing at a slow stable pace.

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

## Texas General Land Office

## New Braunfels Maintenance Site

**Location:**

2940 IH 35 South, New Braunfels, Comal County,  
Texas

**Legal Description:**

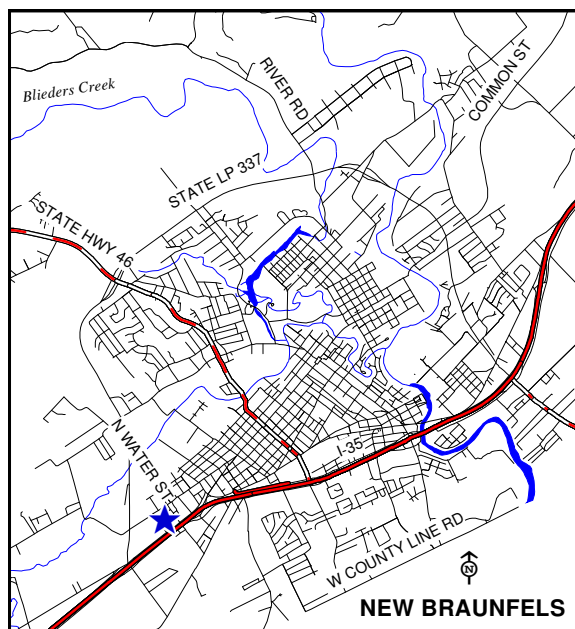
V 99 P 538 V 134 P 307 V 135 P 610 V 93 P 564  
Comal County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/29/2006	<b>Acres:</b> .....7.16	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 8,966 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....73	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Industrial	<b>Land Value:</b> .....		\$830,000
<b>Frontage:</b> .....IH 35, Water Ln	<b>Total Market Value:</b> .....		\$830,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Governmental, Industrial		
<b>Current Use:</b> .....	Engineers/Maintenance Office		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Property Exchange		

The Texas Department of Transportation currently uses this site in New Braunfels as a maintenance facility. It is located at the intersection of IH 35 and Water Lane. It is improved with three buildings and impervious cover. Surrounding land uses include industrial to the west, residential to the north and east, and commercial to the south and east. The Sheriff's Department and county extension agent are just to the west also. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is light industrial or commercial development. TxDOT has indicated they plan to use this site in a property exchange as approved through Legislation. The site will be replaced in approximately 12 months when a new facility is completed.

**Recommendation:** *Retain for continued agency use until completion of a replacement facility*

## Texas General Land Office

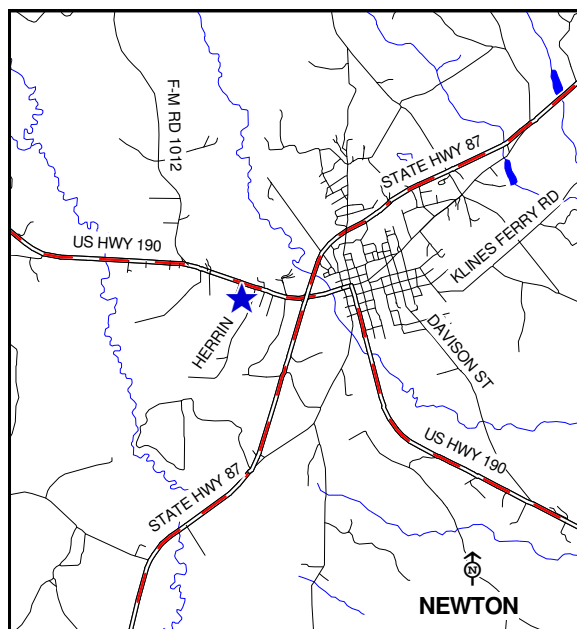
## Newton Maintenance Site

**Location:**

US 190 West, Newton, Newton County, Texas

**Legal Description:**

Volume 113 Page 103 Newton County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....5.84	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 8,772 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....19	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$114,000	
<b>Frontage:</b> .....US 190 West		<b>Total Market Value:</b> ..... \$114,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in west Newton as a maintenance facility and storage area. It is located on US 190, west of the intersection of SH 87 and US 190. It is improved with seven buildings, asphalt surfacing, fencing and security lighting. Surrounding land use is vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruent with the present use. Newton is a small city in east Texas. The economy is diverse with forestry, tourism, ranching and agriculture. Economic conditions appear to be stable with no significant change expected.

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



## Texas General Land Office

## Nocona Maintenance Site

**Location:**

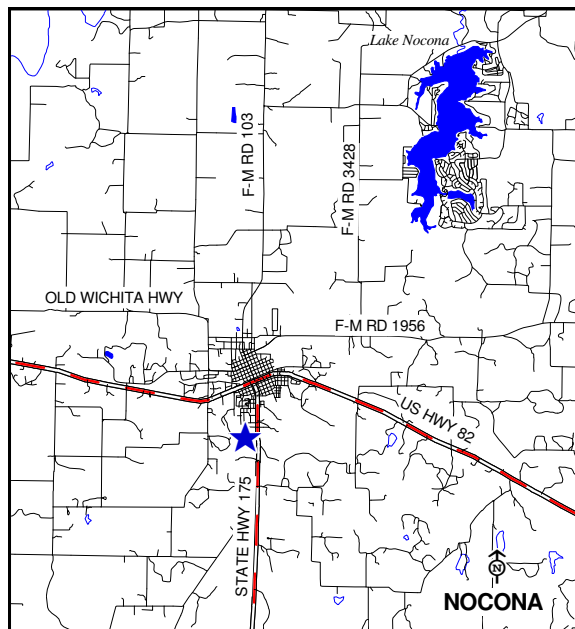
162 SH 175, Nocona, Montague County, Texas

**Legal Description:**

Volume 462 Page 37 Montague County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....3/1/2007	<b>Acres:</b> .....6.02	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 4,532 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$109,000	
<b>Frontage:</b> .....SH 175		<b>Total Market Value:</b> ..... \$109,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Governmental, Civic		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site south of Nocona as a maintenance and storage facility. It is located on the west side of SH 175 South. The site is fully utilized including three buildings, a storage yard and fencing. Surrounding land use consists of vacant, residential, civic and recreational tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings indicate the highest and best use is for light industrial development to include the present use. Nocona is a small community located between Sherman and Wichita Falls. US 82 runs east and west through Nocona and is a primary thoroughfare. The primary economy of the area is agriculture, with some light manufacturing and oil field service. Any growth that may be occurring within the area is along US 82.

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

## Texas General Land Office

Northwest Travis Maintenance Site  
Cedar Park**Location:**

2001 West Whitestone Blvd, Cedar Park, Williamson County, Texas

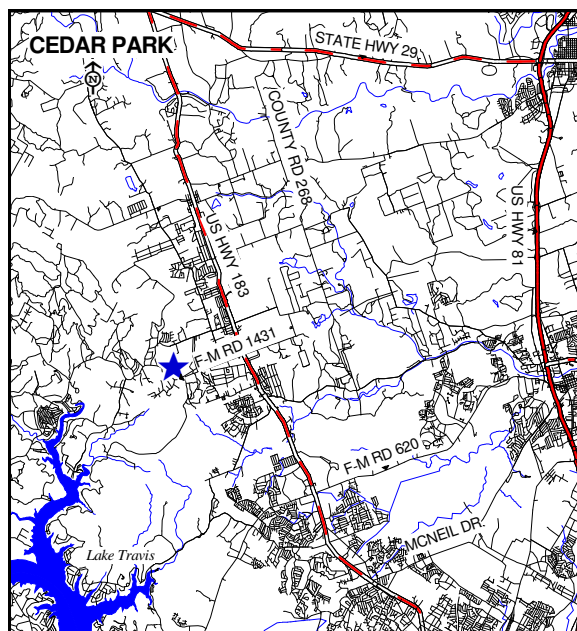
**Legal Description:**

Volume 1524 Page 692 Williamson County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....9/7/2006	<b>Acres:</b> .....12.3	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 7,833 sq.ft.
<b>Sen. Dist.:</b> ..... 5	<b>Rep. Dist.:</b> .....20	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$691,000	
<b>Frontage:</b> .....West Whitestone Blvd		<b>Total Market Value:</b> ..... \$691,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Cedar Park as a maintenance and storage facility. It is improved with three enclosed buildings and other site improvements. Surrounding land uses include residential, vacant and industrial tracts. The Pedernales Electric Cooperative Office is located immediately east of the site. The site was valued as a whole, buildings and land were not assigned separate values.

The highest and best use is industrial development to include the present use. Cedar Park is located about 30 miles north of downtown Austin. The community has grown tremendously since the 1990 census. Cedar Park has benefited from the strong housing market in the recent past and it should continue to grow due to its proximity to Austin.

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

## Texas General Land Office

## Odessa District 6 Headquarters

**Location:**

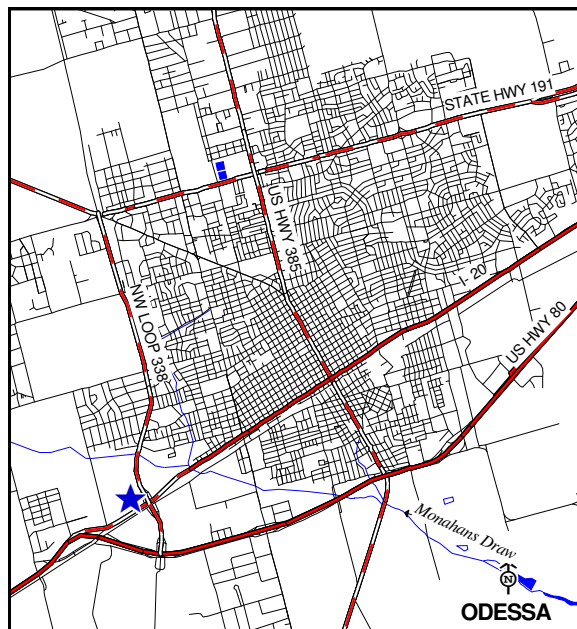
3901 East US 80, Odessa, Ector County, Texas

**Legal Description:**

Volume 299 Page 50 Ector County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/20/2007	<b>Acres:</b> .....25.99	<b>Bldgs.:</b> .....11	<b>Bldg. Area:</b> ..... 112,689 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....81	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....65%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$2,850,000	
<b>Frontage:</b> .....East US 80, Loop 338		<b>Total Market Value:</b> ..... \$2,850,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site in Odessa as a district headquarters and a maintenance facility. It is located on East US 80, with frontage on Loop 338 as well, both major roads. It is improved with 11 buildings and is considered a typical district headquarters. Surrounding land uses include residential, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. The site has good access to all areas of Odessa and the surrounding communities via IH 20 and US 385. There is minimal growth in the immediate area and vacant land is still available.

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

## Texas General Land Office

## Olney Maintenance Site

**Location:**

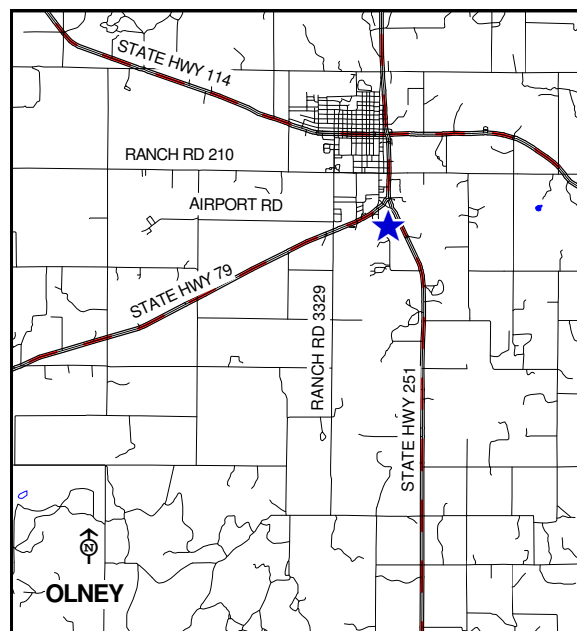
105 SH 251 South, Olney, Young County, Texas

**Legal Description:**

Volume 318 Page 121 Young County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/22/2007	<b>Acres:</b> .....5.28	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 6,020 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$88,000	
<b>Frontage:</b> .....SH 79, SH 251		<b>Total Market Value:</b> ..... \$88,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Industrial, Vacant, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Olney as a maintenance facility. It is located at the southeast corner of SH 79 and SH 251 on the south side of Olney. There are three buildings, fencing and parking. Surrounding land uses include industrial, vacant agricultural land, and Young County Maintenance Site. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The City of Olney is located in north central Young County. The economy centers around agriculture, oil-related industry and hunting leases.

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

## Texas General Land Office

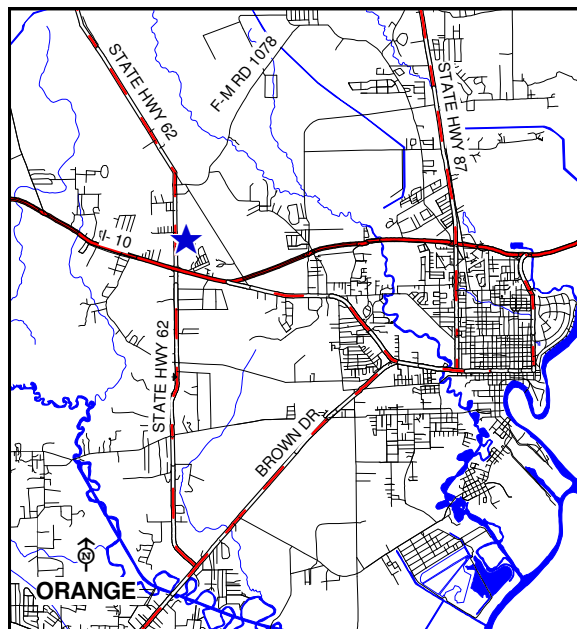
## Orange Maintenance Site

**Location:**

3128 SH 62, Orange, Orange County, Texas

**Legal Description:**

Being 9.76 acres in the Theron Strong Survey, Abst. 26, Orange County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....2/7/2007	<b>Acres:</b> .....9.76	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 18,030 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....19	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$450,875	
<b>Frontage:</b> .....SH 62		<b>Total Market Value:</b> ..... \$450,875	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located on SH 62 just east of the city. It is improved with three buildings, asphalt paving and fencing. Surrounding land use is residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. This tract has some commercial influence due to the frontage and location. Convenience stores and businesses are located along SH 62 and IH 10. Most of the recent commercial development has occurred near IH 10 and in the city, south of the subject. The real estate market in the area appears to be stable.

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

## Texas General Land Office

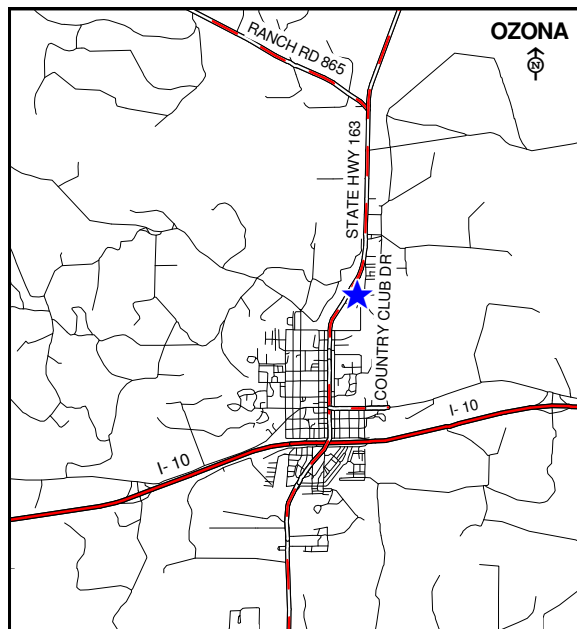
## Ozona Maintenance Site

**Location:**

SH 163, Ozona, Crockett County, Texas

**Legal Description:**

Volume 191 Page 151 Crockett County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...9/27/2006	<b>Acres:</b> .....9.95	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 6,718 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....53	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$148,000	<b>Total Market Value:</b> ..... \$148,000	
<b>Frontage:</b> .....SH 163	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Residential, Vacant, Governmental			
<b>Current Use:</b> .....Maintenance Site			
<b>Highest and Best Use:</b> .....Maintenance Site			
<b>Agency Projected Use:</b> .....Maintenance Site			

The Texas Department of Transportation uses this site just north of the city limits of Ozona as a maintenance and storage facility. It is located on the east side of SH 163, and is improved with one building and temporary buildings. Surrounding land uses include residential, a county road maintenance yard and vacant tracts. The site was valued as a whole, buildings and land were not assigned separate values.

The appraisal indicates the present use is also the highest and best use. Ozona is supported by agriculture and oil and gas.

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



## Texas General Land Office

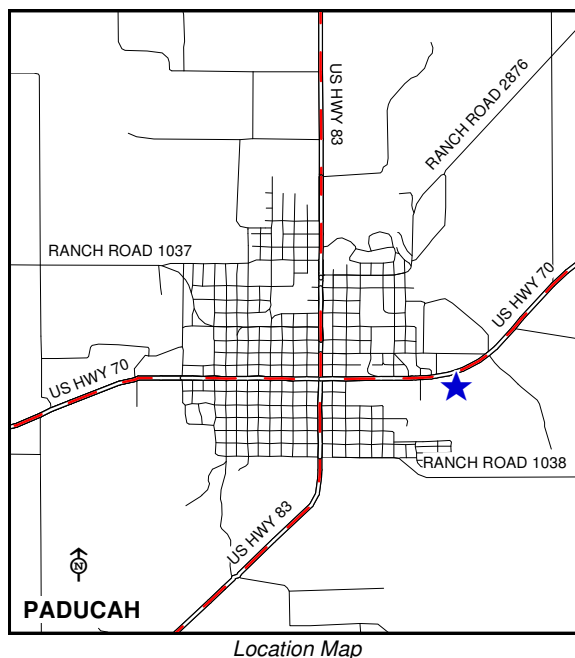
## Paducah Maintenance Site

**Location:**

South Side of Hwy 70, Paducah, Cottle County, Texas

**Legal Description:**

Volume 78 Page 75 Cottle County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/19/2007	<b>Acres:</b> .....5.24	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 4,840 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$34,000	
<b>Frontage:</b> .....Hwy 70		<b>Total Market Value:</b> ..... \$34,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in east Paducah as a maintenance facility. It is located along the south side of Hwy 70, just east of the city limits. There is a maintenance warehouse, asphalt surfacing, fencing and security lighting. Surrounding land use to the east, south and west is agricultural, with a football stadium to the north. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Paducah is a small community. The economy has improved over the past few years but development has been quite limited.

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



## Texas General Land Office

## Palestine Maintenance Site

**Location:**

1620 West Palestine Ave, Palestine, Anderson County, Texas

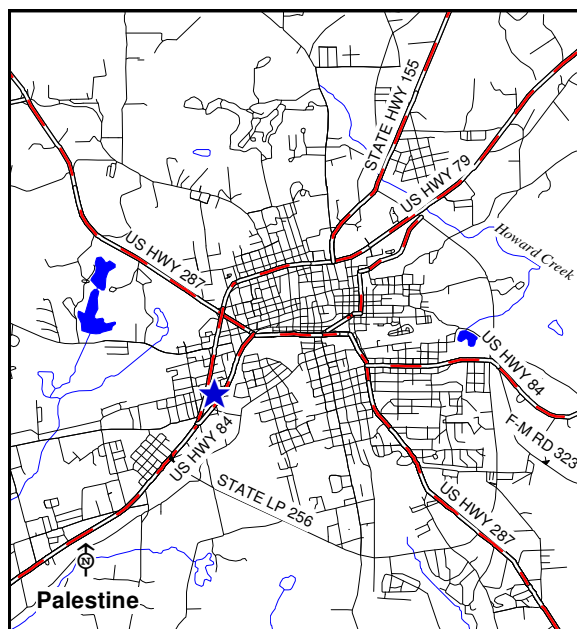
**Legal Description:**

o/o John Arthur League Svy Abst 4 City of Palestine, Anderson County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2006	<b>Acres:</b> .....4.4	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 11,193 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$120,875
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$126,325	
<b>Frontage:</b> .....West Palestine Ave		<b>Total Market Value:</b> ..... \$247,200	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

This site is used by the Texas Department of Transportation as a maintenance site. It is located on West Palestine Avenue in the western quadrant of the city. There are three buildings and infrastructure. The neighborhood is zoned commercial district and development is mainly commercial. Surrounding land use is vacant, commercial and some residential.

The appraisal indicates the highest and best use is commercial/industrial development to include the present use. The Palestine metropolitan statistical area (MSA) has a diverse economy which has resulted in a stable growth trend in the past decade. The real estate market is stable and expected to remain constant in the next few years.

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

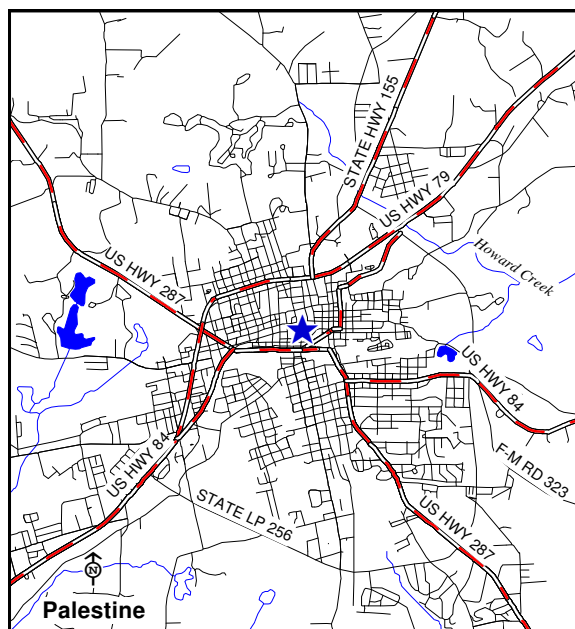
## Texas General Land Office

Palestine Maintenance Site  
(Proposed)**Location:**

Hwy 287 South, Palestine, Anderson County, Texas

**Legal Description:**Volume 1786 Page 720 Anderson County Deed  
Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2006	<b>Acres:</b> .....15.64	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$164,200	<b>Total Market Value:</b> ..... \$164,200	
<b>Frontage:</b> .....Hwy 287 South	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Vacant, Residential	<b>Current Use:</b> .....Vacant/Material Storage Yard		
<b>Highest and Best Use:</b> .....Commercial/Industrial Development	<b>Agency Projected Use:</b> .....Maintenance Site		

This site was acquired in anticipation of construction of a new maintenance site in Palestine. Presently the site is vacant and is being used for the storage of materials. It is located on the northeast side of Hwy 287, about two miles south of Palestine.

The appraisal indicates highest and best use for the site is commercial or industrial development. The proposed maintenance site would be in keeping with that determination.

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

## Texas General Land Office

## Panhandle Maintenance Site

**Location:**

101 South Elsie Ave, Panhandle, Carson County,  
Texas

**Legal Description:**

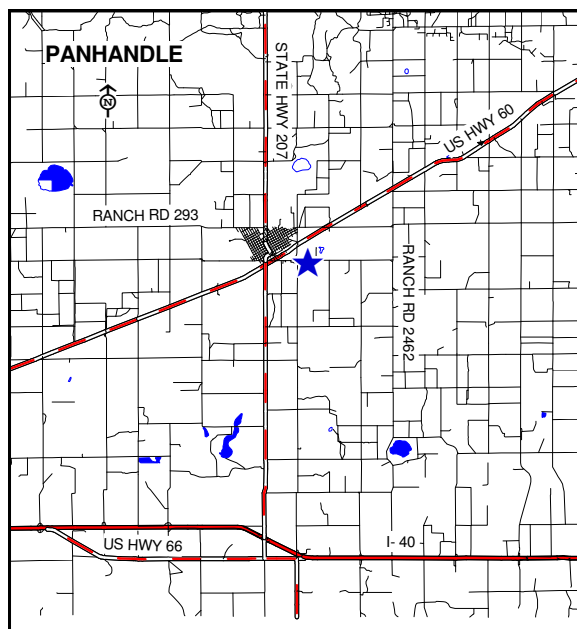
Vol 82 Pg 315 Vol 94 Pg 355 Vol 155 Pg 511 Carson  
County Deed Records.

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....7.98	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,400 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....87	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$105,000	
<b>Frontage:</b> .....South Elsie Ave		<b>Total Market Value:</b> ..... \$105,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Agricultural, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance, vehicle and equipment storage facility. The site is located in north Texas in the city of Panhandle. It is improved with two buildings and parking. Surrounding land uses include a Catholic school and church on the south, a grain elevator on the north, and agricultural land to the east. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. The economy in the Panhandle is stable, and minimal growth has occurred. Agriculture is the primary industry and major source of income in the area.

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

## Texas General Land Office

## Paris District Headquarters

**Location:**

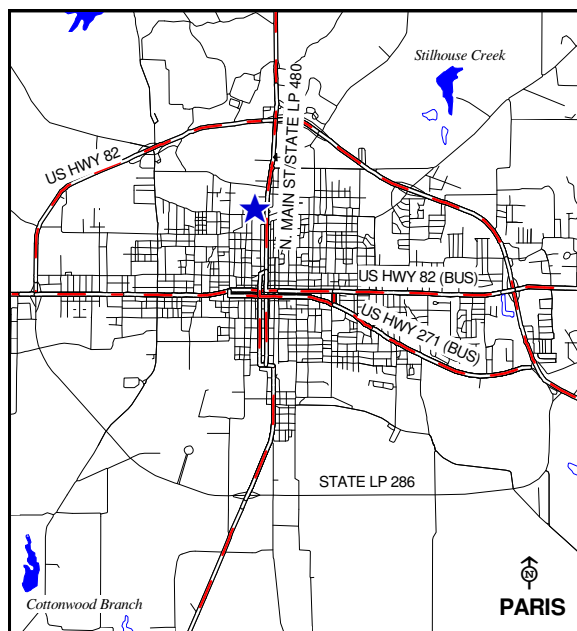
1365 North Main St, Paris, Lamar County, Texas

**Legal Description:**

14.308 Acres of land situated in the Reddin Russell Survey A-786, Lamar County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/4/2006	<b>Acres:</b> .....16.65	<b>Bldgs.:</b> .....15	<b>Bldg. Area:</b> ..... 28,496 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....18%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$285,000	
<b>Frontage:</b> .....North Main St		<b>Total Market Value:</b> ..... \$285,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental, Commercial, Residential		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site as a district headquarters and maintenance facility. Located in northern Paris, the tract consists of 16.65 acres. There is a six-acre tract which is leased by TxDOT from the City of Paris. Improvements consist of 15 buildings, fencing and parking. The surrounding land uses include governmental, residential and commercial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Primary growth occurring in Paris is on the east side around the Wal-Mart Superstore, but the entire northeast Loop has experienced some growth.

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

## Texas General Land Office

## Paris Maintenance Site

**Location:**

Loop 286 and Old Bonham Rd, Paris, Lamar County,  
Texas

**Legal Description:**

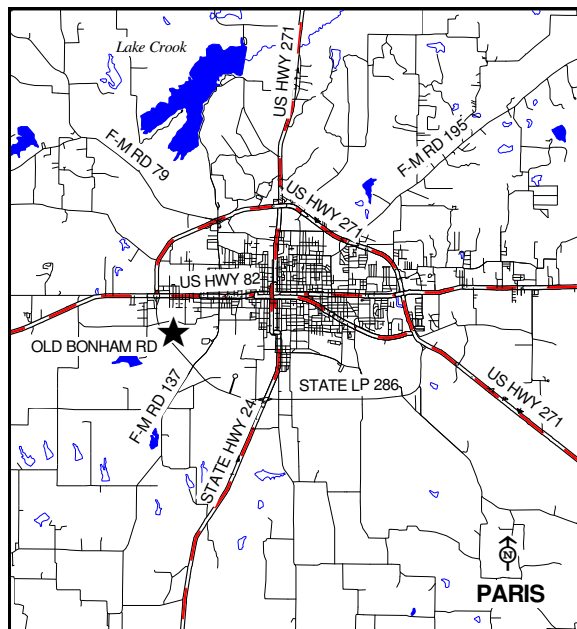
Volume 655 Page 724 Lamar County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/12/2006	<b>Acres:</b> .....25.55	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,671 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$615,000	
<b>Frontage:</b> .....Loop 286, Old Bonham Rd		<b>Total Market Value:</b> ..... \$615,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Industrial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the west side of Paris at Southwest Loop 286 and Old Bonham Road. It is improved with one building and asphalt surfacing. Surrounding land use is vacant, commercial, industrial and residential. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Paris is in far northeast Texas. Primary commercial growth is on the east side of Paris, residential growth is toward the northeast. Little growth has been experienced in the subject's area.

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

## Texas General Land Office

## Pearsall Maintenance Site

**Location:**

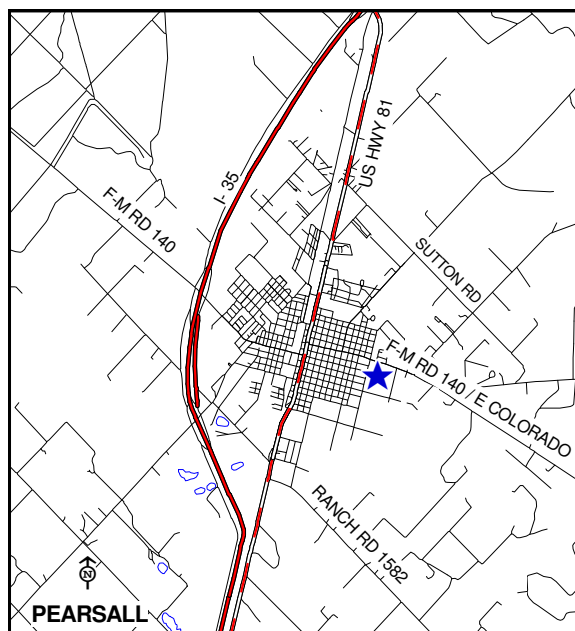
1522 East Colorado, Pearsall, Frio County, Texas

**Legal Description:**

Volume 146 Page 16 Frio County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/19/2006	<b>Acres:</b> .....9.8	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 7,872 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Agriculture		<b>Land Value:</b> ..... \$130,000	
<b>Frontage:</b> .....East Colorado, South Roosevelt St		<b>Total Market Value:</b> ..... \$130,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Recreational, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Office/Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a storage and maintenance facility. It is improved with buildings, material storage and parking. It is located on the east side of Pearsall on the edge of town at 1522 East Colorado also known as FM 140. Surrounding land uses include residential, vacant land and abandoned baseball fields. Zoning is agricultural and open space. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is also the present use as a maintenance site. Pearsall is the county seat of Frio County and is predominantly rural. Also, oil and gas and hunting are considered primary industries. Small acreage tract sales are limited with residential and ranch properties being more desired. Most of the real estate activity is occurring north and west of Pearsall along IH 35.

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

## Texas General Land Office

## Pecos Maintenance Site

**Location:**

2100 West Third St/Hwy 80, Pecos, Reeves County,  
Texas

**Legal Description:**

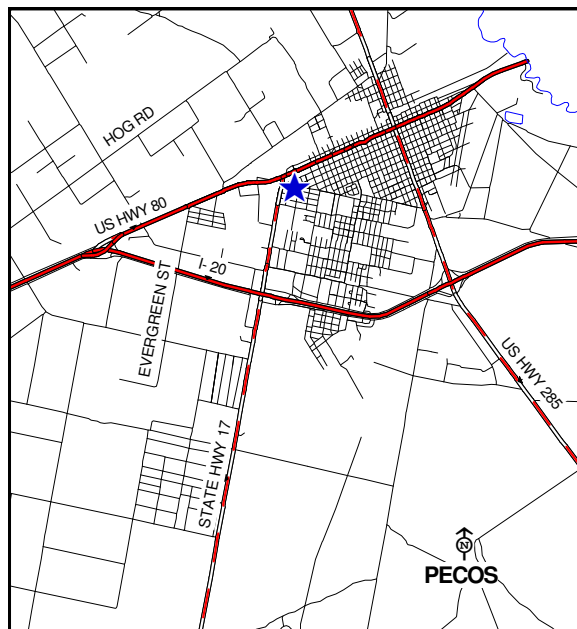
Vol 77 Pg 196 Vol 93 Pg 527 Reeves County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....3.59	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 7,591 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$68,000	
<b>Frontage:</b> .....West Third St/Hwy 80		<b>Total Market Value:</b> ..... \$68,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in the northwest quadrant of Pecos as a maintenance and storage facility. It is located at the intersection of West Third St/Hwy 80 and Hwy 17. It is improved with three buildings, asphalt surfacing, curbs, walks and fencing. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Growth and development in Pecos has been minimal in recent years. Most activity has occurred in the southern part of the city along IH 20.

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



## Texas General Land Office

## Pecos Maintenance Site

**Location:**

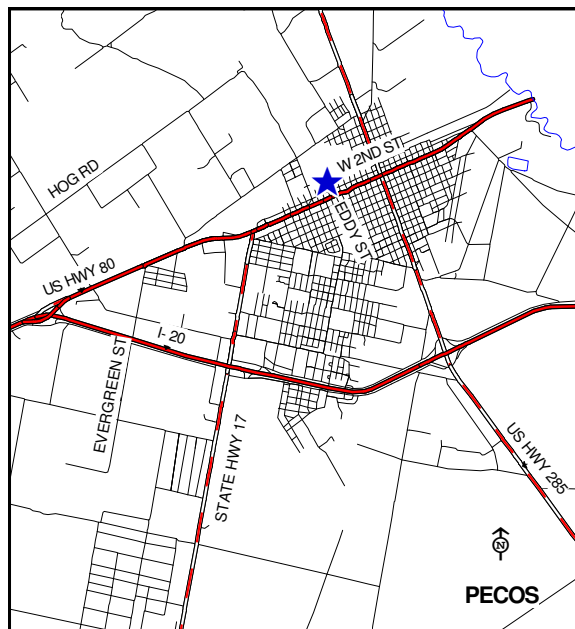
800 West Second St, Pecos, Reeves County, Texas

**Legal Description:**

Volume 88 Page 414 Reeves County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....2.78	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 5,008 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> .....	\$2,800
<b>Frontage:</b> .....West Second St		<b>Total Market Value:</b> .....	\$2,800
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in north Pecos as a maintenance and materials storage site. It is located on West Second St and is improved with four buildings, asphalt surfacing and fencing. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Pecos is located in west Texas. The subject property is located in the north central part of Pecos. Growth and development has been minimal in the past years, with most of the activity occurring in the southern portion of the city along IH 20.

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

## Texas General Land Office

## Pecos Maintenance Site (Proposed)

**Location:**

IH 20 Frontage near SH 17, Pecos, Reeves County,  
Texas

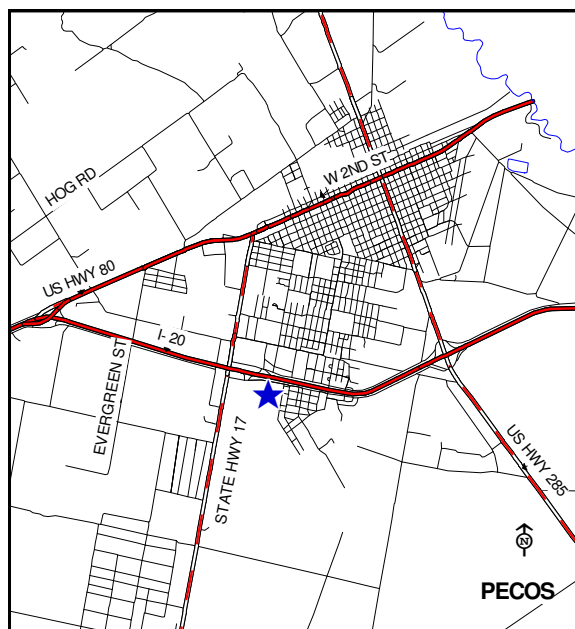
**Legal Description:**

Volume 611 Page 686 Reeves County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....15.57	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Industrial	<b>Land Value:</b> .....	\$23,000	
<b>Frontage:</b> .....IH 20, SH 17	<b>Total Market Value:</b> .....	\$23,000	
<b>Utilities:</b> .....	....., Water		
<b>Surrounding Uses:</b> .....	.....Governmental, Commercial, Vacant		
<b>Current Use:</b> .....	.....Vacant		
<b>Highest and Best Use:</b> .....	.....Commercial/Industrial Development		
<b>Agency Projected Use:</b> .....	.....Retain until new facility is completed.		

The Texas Department of Transportation purchased this site in the southern part of Pecos in August 1999 for a future maintenance site. The site has been vacant since that time pending funding allocations for construction. There is a sewer line easement cited in the deed which will need to be completed for occupancy.

The appraisal indicates the highest and best use would be for industrial or institutional development. The Pecos economy is depressed. In light of the more active area along the north frontage road and the overall discouraging local economy, prospects for the subject neighborhood are limited. TxDOT will retain this site until completion of a new facility.

**Recommendation:** *Retain for continued agency use until completion of a replacement facility*

## Texas General Land Office

## Perryton Maintenance Site

**Location:**

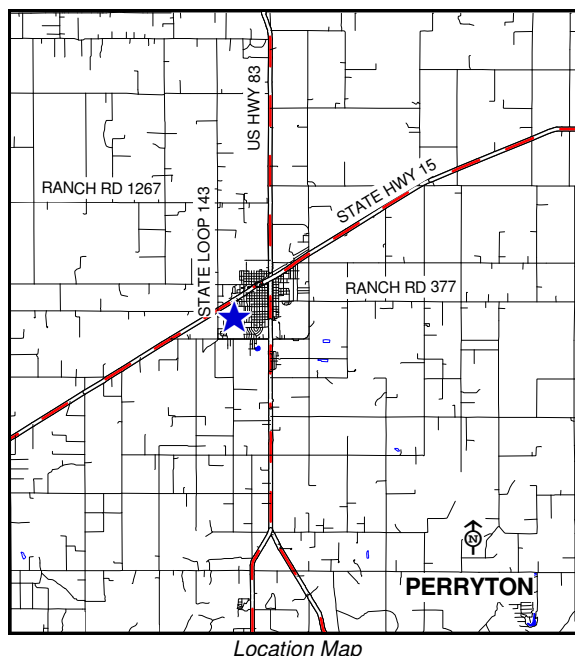
1103 SH 15, Perryton, Ochiltree County, Texas

**Legal Description:**

Volume 104 Page 243 Ochiltree County Deed Records

**Encumbrances****Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....3/6/2007	<b>Acres:</b> .....4.95	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 19,980 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$275,000	
<b>Frontage:</b> .....SH 15		<b>Total Market Value:</b> ..... \$275,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Office, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Perryton as a maintenance and storage facility. It is located on the south side of SH 15 in the northwestern part of the city. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land is commercial, office and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Perryton is a small city in the far northeastern panhandle of Texas. The economic conditions in the city of Perryton and in Ochiltree County have been fairly stable with some growth occurring over the past few years due to an increase in the drilling activity. This has spurred some residential construction and an upstart of service related businesses.

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

## Texas General Land Office

## Pharr District Headquarters

**Location:**

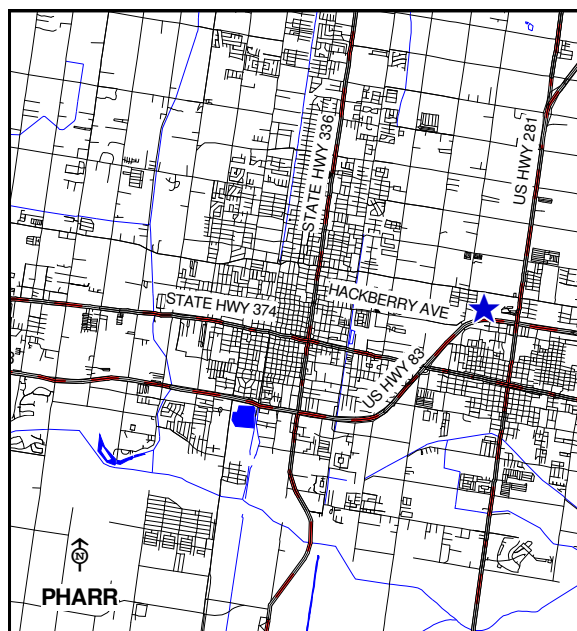
600 West Hwy 83, Pharr, Hidalgo County, Texas

**Legal Description:**

Volume 409 Page 154 Hidalgo County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/27/2007	<b>Acres:</b> .....25.63	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 81,022 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....36	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$5,211,000
<b>Frontage:</b> .....West Hwy 83			<b>Total Market Value:</b> ..... \$5,211,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation currently uses this site in Pharr as a district headquarters office. It is located on the north side of West Hwy 83, northeast of Pharr. It's a large site improved with five buildings and infrastructure. Surrounding land use is commercial, retail, and light manufacturing. The site was appraised as vacant, buildings were given no value.

The appraisal indicates the highest and best use is for a mixed-use development or office space such as the present use. The location of this site is considered prime land since it is on the primary traffic artery of the Valley. The major source of income for the area is agriculture and tourism. Growth and development is on the increase northerly and easterly.

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

## Texas General Land Office

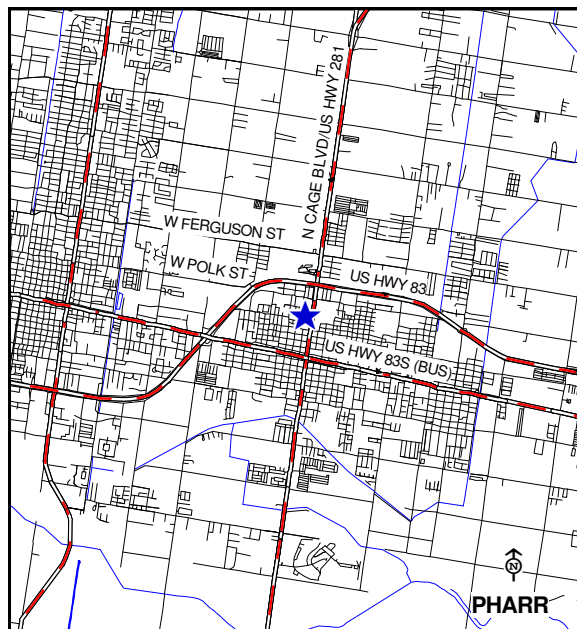
## Pharr Maintenance Site

**Location:**

611 North Cage Blvd, Pharr, Hidalgo County, Texas

**Legal Description:**V 1 P 32 V 409 P 155 V 653 P 532 V 370 P 464  
Hidalgo County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....9/6/2006	<b>Acres:</b> .....6.11	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 25,115 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....36	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$800,000	
<b>Frontage:</b> .....North Cage Blvd		<b>Total Market Value:</b> ..... \$800,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site as a maintenance site and storage facility. It is located on North Cage Blvd just north of the central business district of Pharr. The site is improved with five buildings and infrastructure. Surrounding land uses include commercial/retail, residential and vacant sites. The site was appraised as a whole, buildings and land were not assigned separate values.

Appraisal indicates the highest and best is to continue in the present use. This site could be considered for a mixed development of commercial, office, light industrial and/or retail in the future. The zoning permits these uses. The growth pattern in Pharr is toward the north and west and has been on a modest increase in the past few years. The major sources of income for the area are tourism and farming.

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

## Texas General Land Office

## Pine Springs Maintenance Site

**Location:**

200 Capitan Vista Dr, Guadalupe Mountain National Park, Pine Springs, Culberson County, Texas

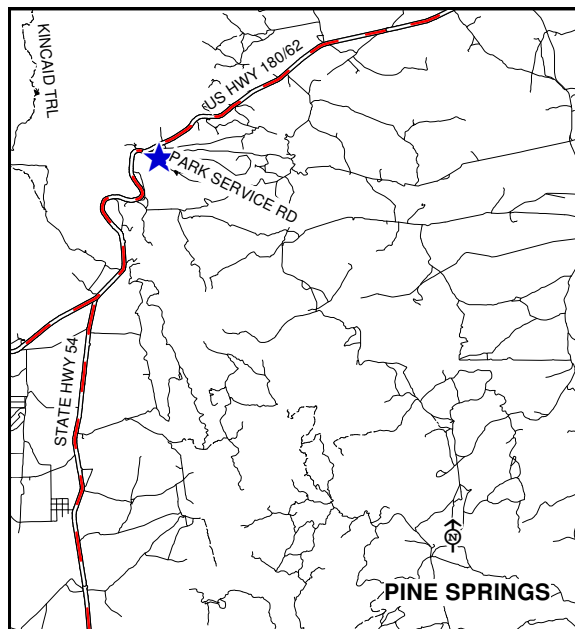
**Legal Description:**

Volume 113 Page 463 Culberson County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/27/2006	<b>Acres:</b> .....5.93	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 10,856 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$219,000	
<b>Frontage:</b> .....Capitan Vista Dr		<b>Total Market Value:</b> ..... \$219,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Ranching, Recreational		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in Pine Springs as a maintenance site. It is located on Capitan Vista Drive, Guadalupe Mountains National Park. It is improved with seven buildings, asphalt surfacing and fencing. Surrounding land uses include rangeland and the Guadalupe Mountains National Park Maintenance Service Department. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Pine Springs is in Culberson County in west Texas just north of Van Horn.

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



## Texas General Land Office

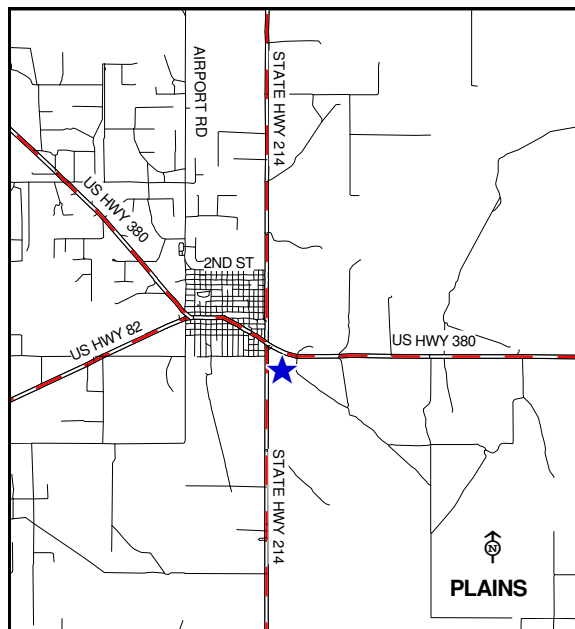
## Plains Maintenance Site

**Location:**

Hwy 214 South, Plains, Yoakum County, Texas

**Legal Description:**

Volume 187 Page 303 Yoakum County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...2/28/2007	<b>Acres:</b> .....5.01	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,151 sq.ft.
<b>Sen. Dist.:</b> ....31	<b>Rep. Dist.:</b> ....83	<b>FAR:</b> .... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$82,000	
<b>Frontage:</b> .....Hwy 214 South		<b>Total Market Value:</b> ..... \$82,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Agricultural, Commercial, Civic		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in southeast Plains as a maintenance and storage facility. It is located on Hwy 214 South. Site improvements consist of a general maintenance building, asphalt surfacing, fencing and security lighting. Surrounding land uses include agricultural, residential, commercial tracts, and a county jail. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial/industrial development to include the present use. Plains is located in west Texas in Yoakum County. Most commercial development in the city has occurred on US 380 and US 82 about one mile northwest of the subject. There has been little new development near the tract.

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



## Texas General Land Office

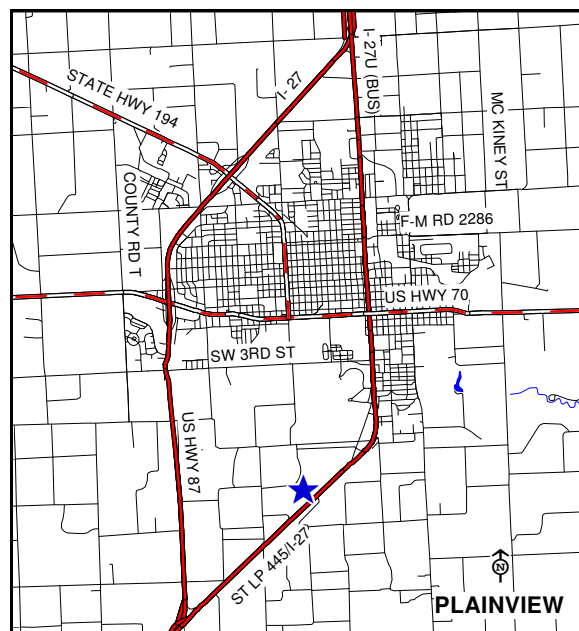
## Plainview Maintenance Site

**Location:**

Business IH 27 South, Plainview, Hale County, Texas

**Legal Description:**

Volume 461 Page 379 Hale County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....4/4/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 10,312 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$144,000	
<b>Frontage:</b> .....Business IH 27 South		<b>Total Market Value:</b> ..... \$144,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Agricultural, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site just south of the city of Plainview as a vehicle and equipment maintenance and storage facility. It is located on the west side of Business IH 27 South. There are two buildings, asphalt surfacing and fencing. Surrounding land use is residential, agricultural and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Plainview is located south of Lubbock in the panhandle. Agriculture is the primary source of income. Plainview is home to several industries such as Westel Meat Packers, Maseca Corn Mill and a Wal-Mart Distribution Center.

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

## Texas General Land Office

## Pleasanton Maintenance Site

**Location:**

2154 Second St/Hwy 281 North, Pleasanton,  
Atascosa County, Texas

**Legal Description:**

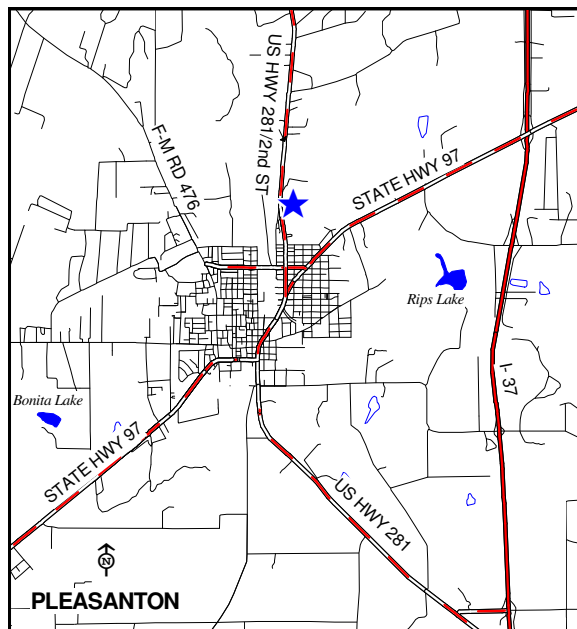
Volume 325 Page 294 Atascosa County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/21/2006	<b>Acres:</b> .....9.47	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,665 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$277,000	
<b>Frontage:</b> .....Second St/Hwy 281 North		<b>Total Market Value:</b> ..... \$277,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Recreational		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently utilizes this as a maintenance site. It is located on the north side of Pleasanton on Second St also known as Hwy 281. Pleasanton is south of San Antonio. The tract is improved with one building, fencing and impervious cover. Surrounding land uses include commercial, residential and recreational tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is also the present use as a maintenance facility. The current real estate market in the Pleasanton area has been active, mostly in the east/northeast, south and west parts of town.

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

## Texas General Land Office

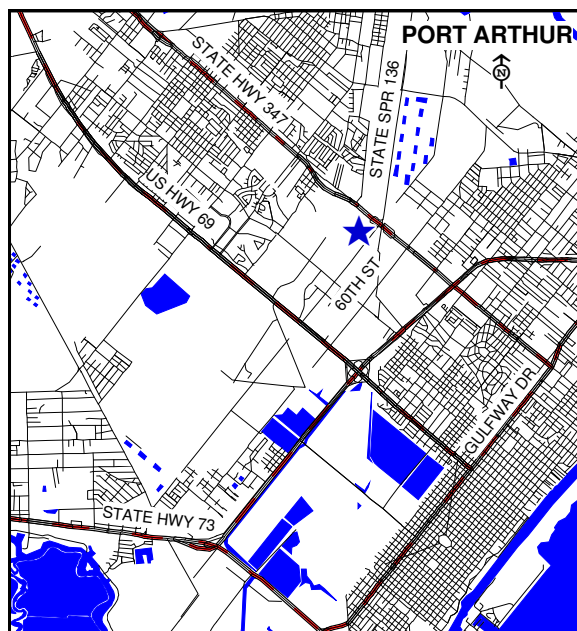
## Port Arthur Maintenance Site

**Location:**

SH 347, Port Arthur, Jefferson County, Texas

**Legal Description:**

Volume 1274 Page 1 Jefferson County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/24/2007	<b>Acres:</b> .....10.65	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 17,209 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....22	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$430,225	
<b>Frontage:</b> .....SH 347		<b>Total Market Value:</b> ..... \$430,225	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Civic		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Port Arthur as a maintenance and storage facility. It is located on SH 347 just southeast of Port Arthur. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses include a Knights of Columbus Hall, vacant, and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Port Arthur is about 15 miles south of Beaumont. Port Arthur is a petro-chemical industry community and the population remains stable.

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

## Texas General Land Office

## Port Lavaca Maintenance Site

**Location:**

2275 North SH 35, Port Lavaca, Calhoun County,  
Texas

**Legal Description:**

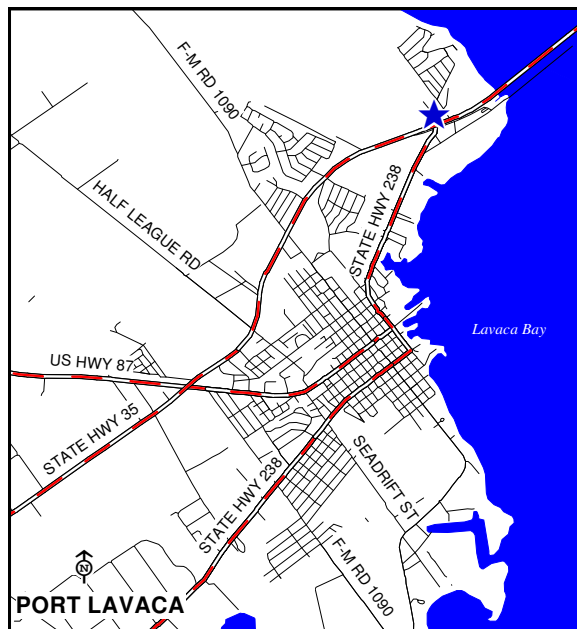
Volume 254 Page 183 Calhoun County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/19/2006	<b>Acres:</b> .....8.48	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 17,821 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....32	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$300,000	
<b>Frontage:</b> .....North SH 35		<b>Total Market Value:</b> ..... \$300,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Recreational		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Port Lavaca as a maintenance facility. It is located on North Hwy 35 in the northeast sector of the city. There are three buildings and impervious cover. Surrounding land uses are commercial, residential, vacant and recreational tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Port Lavaca is the county seat of Calhoun County and is about 125 miles southwest of Houston. Market activity and growth have been steady with commercial and light industrial type businesses located along SH 35.

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

## Texas General Land Office

## Post Maintenance &amp; Regional Warehouse

**Location:**

709 South Broadway St/US 84, Post, Garza County, Texas

**Legal Description:**

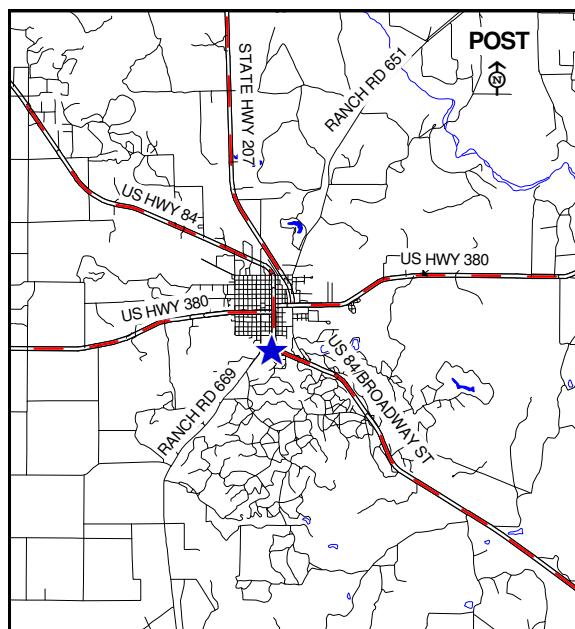
Vol 83 Pg 336 Vol 71 Pg 279 Vol 41 Pg 462 Garza County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/22/2007	<b>Acres:</b> .....16.4	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 56,113 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$253,000	
<b>Frontage:</b> .....South Broadway St/US 84		<b>Total Market Value:</b> ..... \$253,000	
<b>Utilities:</b> .....Electricity, Telephone, Wastewater, Water, Septic Tank			
<b>Surrounding Uses:</b> .....Commercial, Residential, School, Vacant			
<b>Current Use:</b> .....Maintenance Site			
<b>Highest and Best Use:</b> .....Maintenance Site			
<b>Agency Projected Use:</b> .....Maintenance Site			

The Texas Department of Transportation uses this site in Post as a maintenance and regional warehouse facility. It is located on Hwy 84 or South Broadway Street. It is improved with four buildings, asphalt paving and chain link fencing. Surrounding land uses include commercial, residential, school and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance facility. Post is a small community with a reported population of about 4,000 people. Economic conditions have slightly improved but there is little development occurring. Land values in the site's neighborhood are stable and expected to remain so.

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

## Texas General Land Office

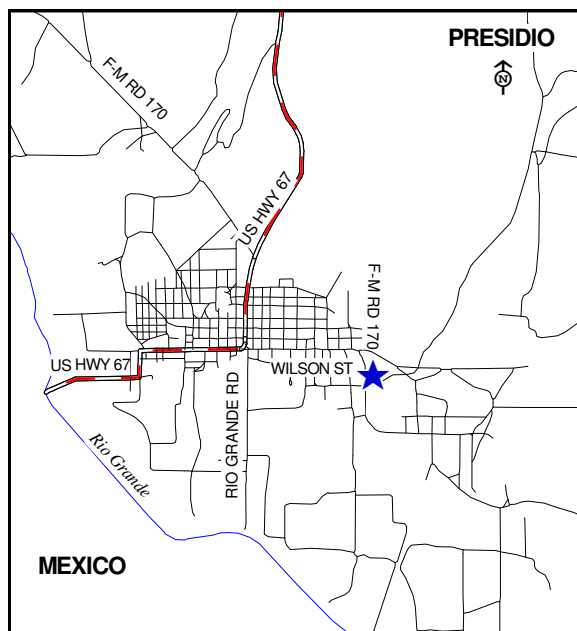
## Presidio Maintenance Site

**Location:**

200 East FM 170, Presidio, Presidio County, Texas

**Legal Description:**

Volume 151 Page 381 Presidio County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....2/5/2007	<b>Acres:</b> .....2.76	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 3,264 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$39,000	
<b>Frontage:</b> .....FM 170		<b>Total Market Value:</b> ..... \$39,000	
<b>Utilities:</b> .....	Electricity, Gas, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation has used this site southeast of Presidio as a maintenance and storage facility for over 35 years. It is located on the east side of FM 170. It is a typical maintenance site improved with one building, asphalt surfacing and fencing. Surrounding land uses include vacant, residential, and industrial/commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings reveal the highest and best use is congruous with the present use. Presidio is in West Texas. Demand for large industrial or commercial sites on FM 170 is considered to be low. Most of the development in Presidio has occurred on Hwy 67, Spur 203 and FM 170 west of the subject. The economy of the city is dependent upon agricultural and tourism industries.

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

## Texas General Land Office

## Quanah Maintenance Site

**Location:**

405 Loop Rd (FM 2568), Quanah, Hardeman County,  
Texas

**Legal Description:**

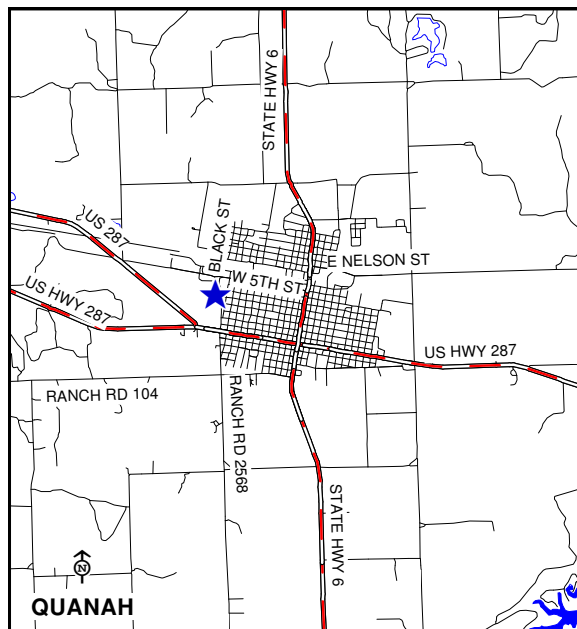
Vol 102 Pg 39 Vol 150 Pg 412 Vol 182 Pg 620 Vol 188  
Pg 636 Hardeman County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/4/2007	<b>Acres:</b> .....5.75	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 13,564 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$135,500
<b>Frontage:</b> .....Loop Rd (FM 2568)			<b>Total Market Value:</b> ..... \$135,500
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Mainitenance Site		

The Texas Department of Transportation utilizes this site in Quanah as a maintenance facility. It is located on the east side of town within the city limits. There are two buildings, a maintenance warehouse and a storage building. Surrounding land use is industrial, residential and agricultural. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Quanah is in Hardeman County in far north Texas. It is a small community with little new growth. There has been no new development over the past several years. Land values are stable in the area.

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



## Texas General Land Office

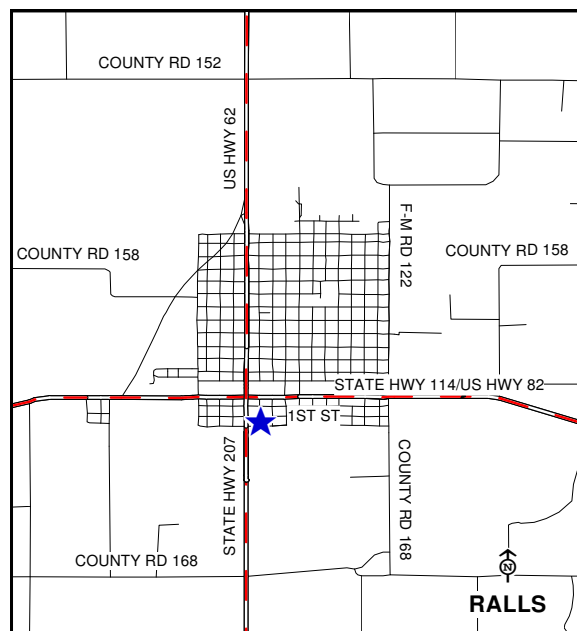
## Ralls Maintenance Site

**Location:**

100 Avenue E, Ralls, Crosby County, Texas

**Legal Description:**V 60 P 80 V 109 P 475 V 109 P 412 V 173 P 76  
Crosby County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/22/2007	<b>Acres:</b> .....3.44	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,345 sq.ft.
<b>Sen. Dist.:</b> ....28	<b>Rep. Dist.:</b> ....85	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$65,000	
<b>Frontage:</b> .....Avenue E		<b>Total Market Value:</b> ..... \$65,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Agricultural, Civic		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in southern Ralls as a maintenance and equipment storage site. It is a typical maintenance site improved with two buildings, asphalt and gravel parking lot and chain link fencing. Surrounding land uses are industrial, residential, agricultural and civic. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Ralls, located in west Texas, is a small community. The economy has improved somewhat in the past few years, but little new development is occurring. Land values in the subject area are stable and little change is expected.

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

## Texas General Land Office

## Raymondville Maintenance Site

**Location:**

Hwy 77 Business North, Raymondville, Willacy County, Texas

**Legal Description:**

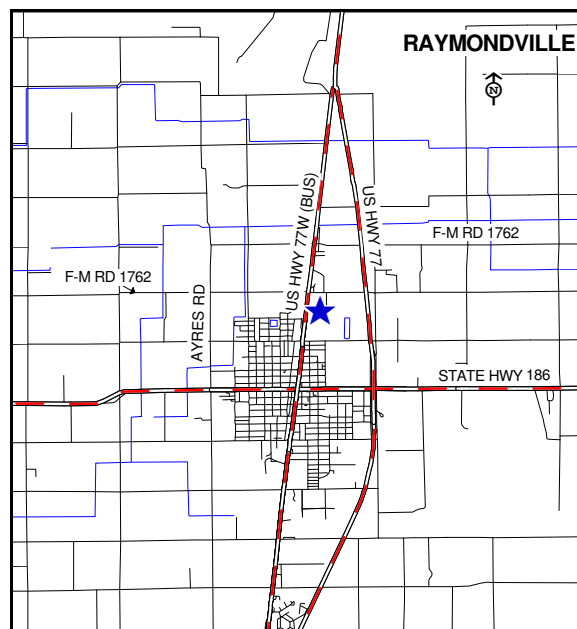
Volume 1 Page 3 Volume 64 Page 444 Willacy County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/25/2006	<b>Acres:</b> .....6.14	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 15,954 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....43	<b>FAR:</b> ..... 0.40	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$240,000	
<b>Frontage:</b> .....Hwy 77 Business North		<b>Total Market Value:</b> ..... \$240,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Raymondville as a maintenance facility. It is located north of Raymondville on Hwy 77 Business North, just outside of the city limits. It is improved with five buildings, fencing and asphalt paving. Surrounding land use is primarily vacant, agricultural, and a trucking company just south of the tract. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Raymondville, which is in deep south Texas, is the county seat of Willacy County. There has been very little market activity there. The economy is driven mainly by agriculture.

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

## Texas General Land Office

## Refugio Maintenance Site

**Location:**

802 North Victoria Hwy/Hwy 77, Refugio, Refugio County, Texas

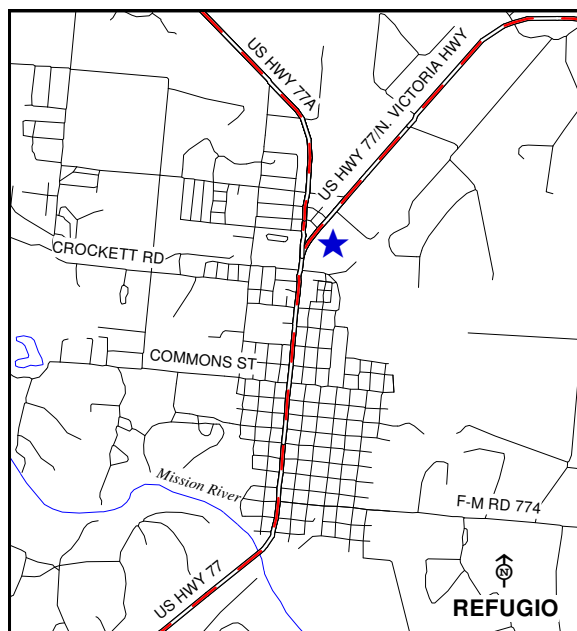
**Legal Description:**

Volume 35 Page 559 Volume 90 Page 502 Refugio County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 10/25/2006	<b>Acres:</b> .....3.57	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 10,978 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....30	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$110,000	
<b>Frontage:</b> .....North Victoria Hwy/Hwy 77		<b>Total Market Value:</b> ..... \$110,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Refugio as a maintenance facility. It is located in the northeast part of Refugio on North Victoria Hwy or Hwy 77. The site is improved with five buildings and infrastructure. Surrounding land to the north and east is vacant pastureland, a drainage channel is to the south which runs parallel to the tract, residential properties and a motel are to the west across Hwy 77. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Refugio is the county seat of Refugio County and located about 40 miles southwest of Victoria in South Texas. Market activity for the area has been limited. New growth remains limited as well, with many vacant tracts on the north side of Refugio available for development.

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

## Texas General Land Office

## Rio Grande City Maintenance Site

**Location:**

North side of Hwy 83 East at the intersection with Bridge St, Rio Grande City, Starr County, Texas

**Legal Description:**

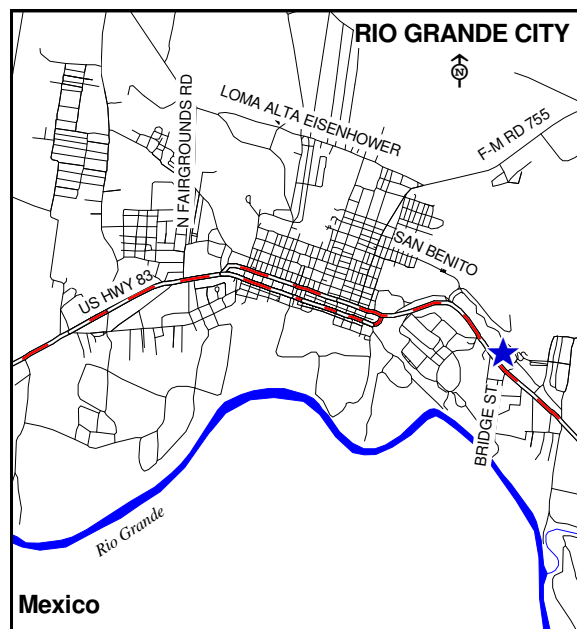
Volume 187 Page 213 Starr County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/14/2007	<b>Acres:</b> .....3.78	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 7,850 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....31	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$1,100,000	
<b>Frontage:</b> .....Hwy 83 East, Bridge St		<b>Total Market Value:</b> ..... \$1,100,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Sell		

The Texas Department of Transportation currently fully utilizes this site as a maintenance facility. It is located in Rio Grande City at the intersection of Hwy 83 and Bridge Street. It is improved with two buildings. Surrounding land use is entirely commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is commercial development. TxDOT has indicated they plan to sell or lease this site. The site will be replaced in approximately 12 months when a new facility is completed.

**Recommendation:** *Retain for continued agency use. New funding is being appropriated for a*

## Texas General Land Office

## Robert Lee Maintenance Site

**Location:**

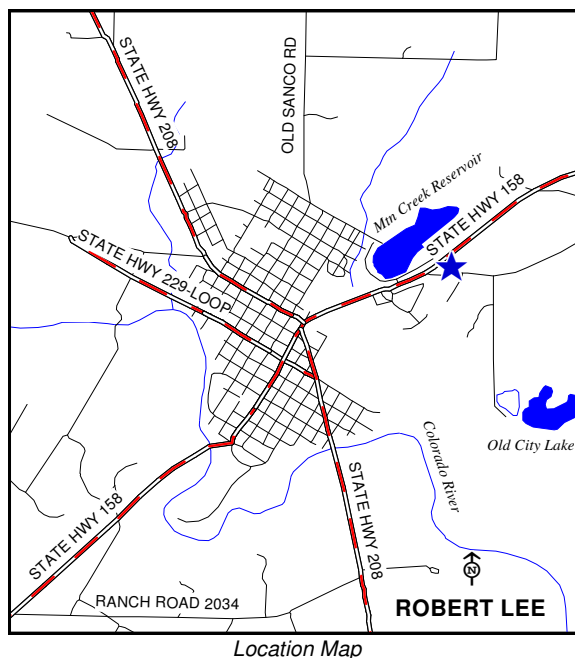
Hwy 158, Robert Lee, Coke County, Texas

**Legal Description:**

Volume 164 Page 139 Coke County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



<b>Appraisal Date:</b> ...7/21/2006	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,712 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....72	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$118,000	
<b>Frontage:</b> .....Hwy 158		<b>Total Market Value:</b> ..... \$118,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Native Land, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation presently uses this site as a maintenance facility. It is located on the south side of Hwy 158, approximately one mile east of Robert Lee. It is improved with one building. Surrounding land use is rangeland and residential. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings indicate the highest and best use is to continue in the present use. Robert Lee is a small community with little new development in the past several years. There were few land sales in the immediate community.

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

## Texas General Land Office

## Robstown Maintenance Site

**Location:**

1750 South Hwy 77, Robstown, Nueces County,  
Texas

**Legal Description:**

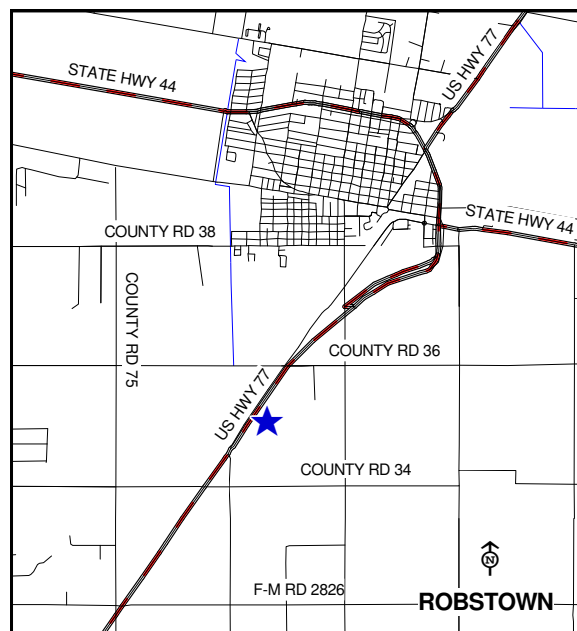
Volume 659 Page 117 Nueces County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/18/2006	<b>Acres:</b> .....9.63	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 9,674 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....34	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$175,000
<b>Frontage:</b> .....South Hwy 77			<b>Total Market Value:</b> ..... \$175,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site just south of Robstown as a maintenance site and storage facility. It is located on South Hwy 77. It is improved with five buildings, asphalt paving and fencing. Surrounding land use is agricultural in nature, with some light industrial tracts and home sites in the immediate area. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The city of Robstown is about 16 miles west of Corpus Christi. It is a small rural town with minimal real estate activity.

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

## Texas General Land Office

## Roby Maintenance Site

**Location:**

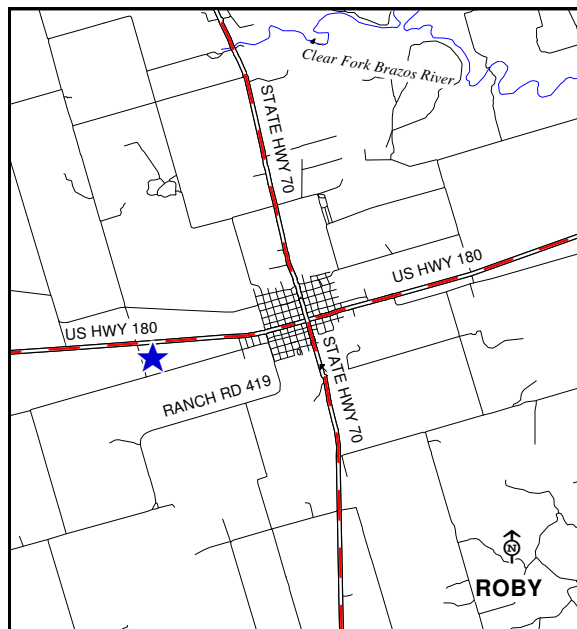
Hwy 180 West, Roby, Fisher County, Texas

**Legal Description:**

Volume 337 Page 295 Fisher County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/23/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,705 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$78,500
<b>Frontage:</b> .....Hwy 180 West			<b>Total Market Value:</b> ..... \$78,500
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Roby as a general maintenance facility. It is located on the south side of Hwy 180 West, about one mile west of the city limits. It is improved with one building, and asphalt-surface parking. Surrounding land use is agricultural on all sides. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. There has been little development in Roby. Land values within the tract's market area are stable with no expected changes.

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



## Texas General Land Office

## Rockport Maintenance Site

**Location:**

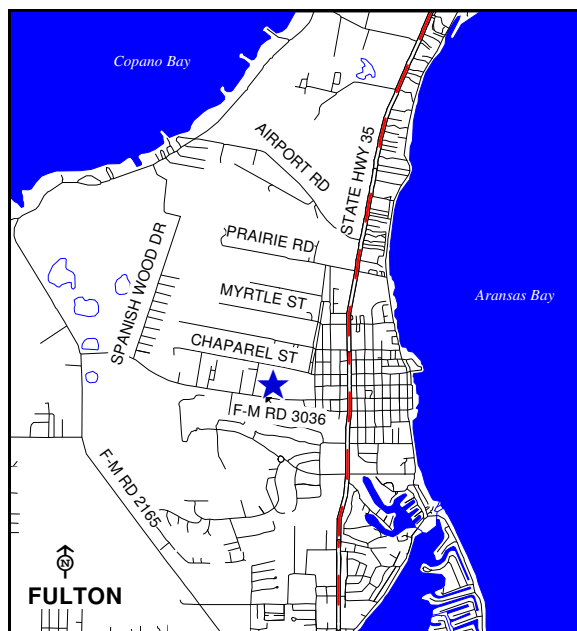
1401 FM 3036, Fulton, Aransas County, Texas

**Legal Description:**

Volume 310 Page 415 Aransas County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/25/2006	<b>Acres:</b> .....10.1	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 18,283 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....32	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$500,000	
<b>Frontage:</b> .....FM 3036, Chaparel St		<b>Total Market Value:</b> ..... \$500,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

This is a relatively new maintenance site just east of Fulton, located on FM 3036 and Chaparel Street. It is improved with one main office/warehouse building, asphalt surfacing and fencing. Surrounding land uses consist of primarily residential sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Fulton is just northeast of Rockport and about 30 miles northeast of Corpus Christi. Tourism appears to be the main industry, along with shrimping. There is always a larger winter population. Market activity and growth appear to be increasing. The majority of the growth is on the north side of the Rockport/Fulton area.

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

## Texas General Land Office

## Rocksprings Maintenance Site

**Location:**

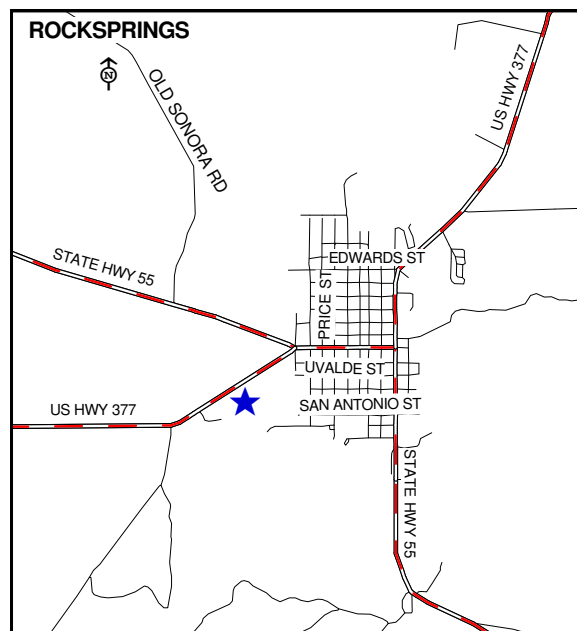
Hwy 377 South, Rocksprings, Edwards County, Texas

**Legal Description:**

Volume 41 Page 629 Edwards County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/28/2006	<b>Acres:</b> .....4.94	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 6,941 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$104,000	
<b>Frontage:</b> .....Hwy 377 South		<b>Total Market Value:</b> ..... \$104,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Rangeland		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site in Rocksprings as a maintenance and storage facility. It is located on the south side of Hwy 377 South, about one mile southeast of the courthouse. The site is improved with one building that contributes value and a few outbuildings. Surrounding land uses include residential and rangeland. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates the present use is considered to be the highest and best use. The economy of Rocksprings is weak with very little growth occurring. Agriculture and livestock production remain the number one income producer. The real estate market is slow and little change is expected.

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

## Texas General Land Office

## Rockwall Maintenance Site

**Location:**

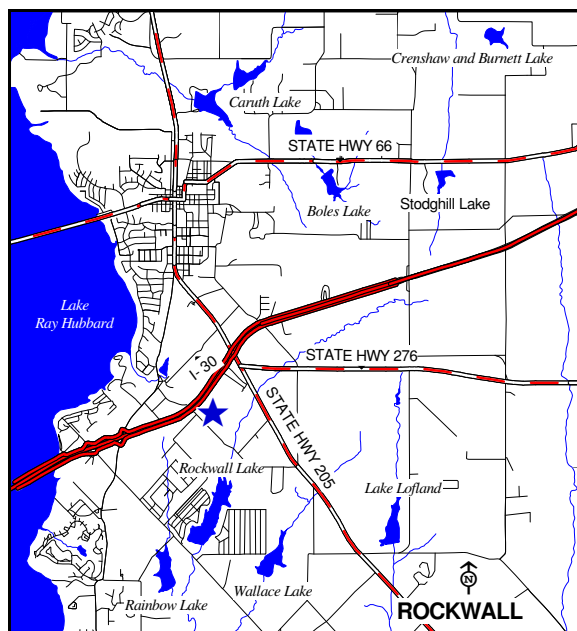
901 East IH 30, Rockwall, Rockwall County, Texas

**Legal Description:**

Volume 65 Page 591 Rockwall County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/28/2007	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,006 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....89	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$1,494,000	
<b>Frontage:</b> .....East IH 30, Mims Rd		<b>Total Market Value:</b> ..... \$1,494,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Speculative Commercial Investment		
<b>Agency Projected Use:</b> .....	Dispose		

This is a maintenance site in Rockwall located on East IH 30. It is improved with one building and impervious cover. Surrounding land use is commercial and residential, with a school to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is speculative commercial investment. This site will be replaced by TxDOT once a new facility is completed.

**Recommendation:** *Retain for continued agency use until completion of a replacement facility*

## Texas General Land Office

## Rosenberg Maintenance Site

**Location:**

4235 SH 36 South, Rosenberg, Fort Bend County,  
Texas

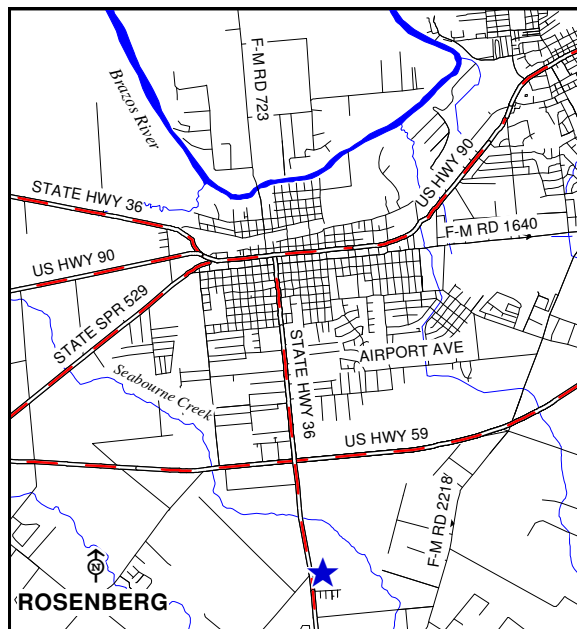
**Legal Description:**

Volume 533 Page 115 Fort Bend County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 12/12/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 15,805 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....27	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$316,000	
<b>Frontage:</b> .....SH 36 South		<b>Total Market Value:</b> ..... \$316,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Civic, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on SH 36 South across from the Fort Bend County Fair Grounds, south of Rosenberg. It is improved with seven buildings, surface parking and fencing. Surrounding land uses include vacant, cropland and county fair grounds. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings indicate the current use is appropriate when considering highest and best use. It is assumed that upon completion of the new facility, this site will be available for sale. The city of Rosenberg has enjoyed a growth trend.

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

## Texas General Land Office

## Rusk Maintenance Site

**Location:**

609 South Dickenson Dr, Rusk, Cherokee County,  
Texas

**Legal Description:**

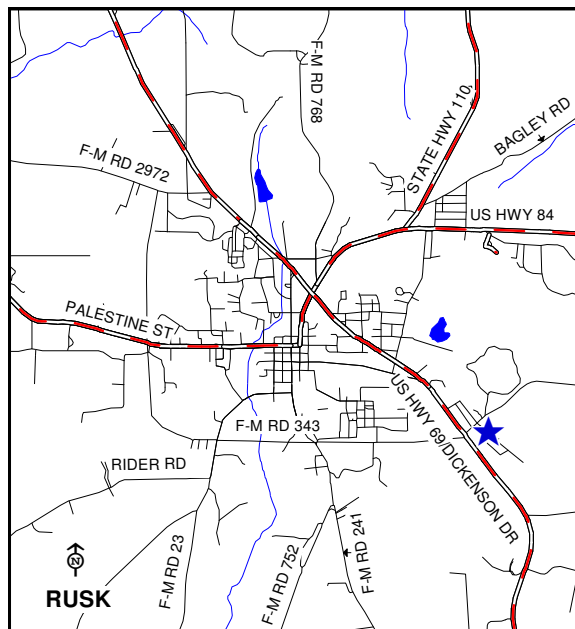
Volume 491 Page 743 Cherokee County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/29/2006	<b>Acres:</b> .....5.32	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,408 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$159,750
<b>Frontage:</b> .....South Dickenson Dr			<b>Total Market Value:</b> ..... \$159,750
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site south of Rusk as a maintenance and storage facility. It is a typical site improved with two buildings. Surrounding land uses include residential, commercial and vacant wooded tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Rusk is located in east Texas. The town is about 50 miles from the nearest major interstate highway, making it somewhat isolated from major growth areas. The major employer is state government. Demand for commercial sites is considered low.

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

## Texas General Land Office

## Saginaw Maintenance Site

**Location:**

508 South Blue Mound Rd, Saginaw, Tarrant County, Texas

**Legal Description:**

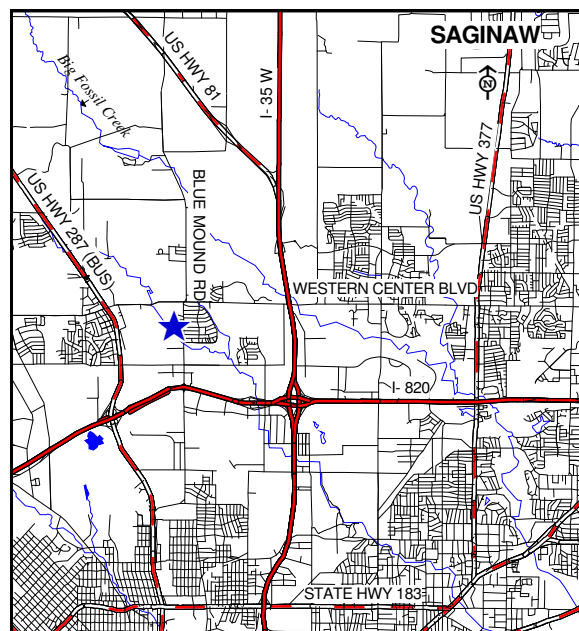
Volume 3676 Page 661 Tarrant County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/22/2006	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,352 sq.ft.
<b>Sen. Dist.:</b> .....12	<b>Rep. Dist.:</b> .....99	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$454,080	
<b>Frontage:</b> .....South Blue Mound Rd		<b>Total Market Value:</b> ..... \$454,080	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Recreational		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial/Residential Development		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this property as a maintenance site and storage yard. Located north of Ft. Worth on South Blue Mound Rd, the tract is improved with two buildings. Surrounding land uses include commercial, residential, recreational and vacant land. The site was appraised as a whole, buildings and land were not given separate values.

The appraisal findings show the highest and best use for this tract would be for possible industrial or residential development. This site was presented on the Report to the Governor 2001 for disposition and was considered underutilized by GLO. TxDOT reports they plan to keep this site until funding should become available for replacement or relocation. TxDOT did not propose funding for a new site to the 80th Legislature.

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



## Texas General Land Office

## San Angelo District Headquarters

**Location:**

4502 Knickerbocker Rd, San Angelo, Tom Green County, Texas

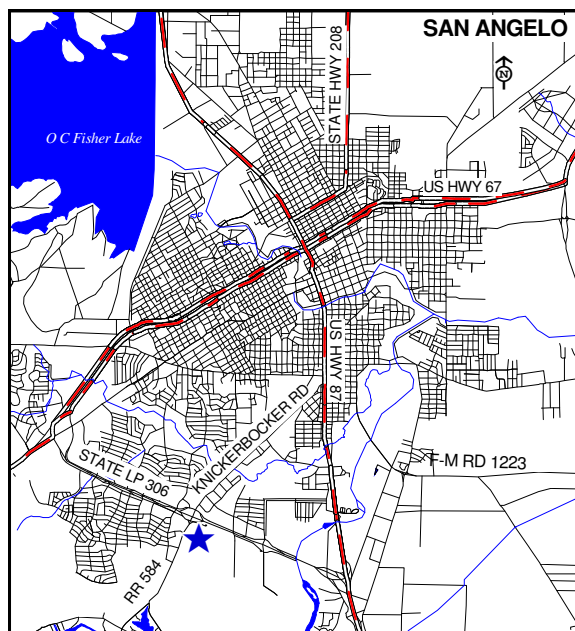
**Legal Description:**

V 412 Pg 558 V 120 Pg 258 V 86 Pg 395 Tom Green County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/30/2007	<b>Acres:</b> .....31.94	<b>Bldgs.:</b> .....12	<b>Bldg. Area:</b> ..... 91,814 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....72	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$2,200,000
<b>Frontage:</b> .....Knickerbocker Rd			<b>Total Market Value:</b> ..... \$2,200,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Residential		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

This Texas Department of Transportation district headquarters is located on Knickerbocker Rd in southwest San Angelo. It is considered to be fully developed with twelve buildings with contributory value, asphalt surfacing and fencing. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is light industrial to include the present use. San Angelo is located in Tom Green County. The most recent development in San Angelo has been in the southwest part of town. However, there are vacant tracts available in the area and the market has remained constant.

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



## Texas General Land Office

## San Angelo Maintenance Site

**Location:**

Intersection of SH 208 and East 28th St, San Angelo,  
Tom Green County, Texas

**Legal Description:**

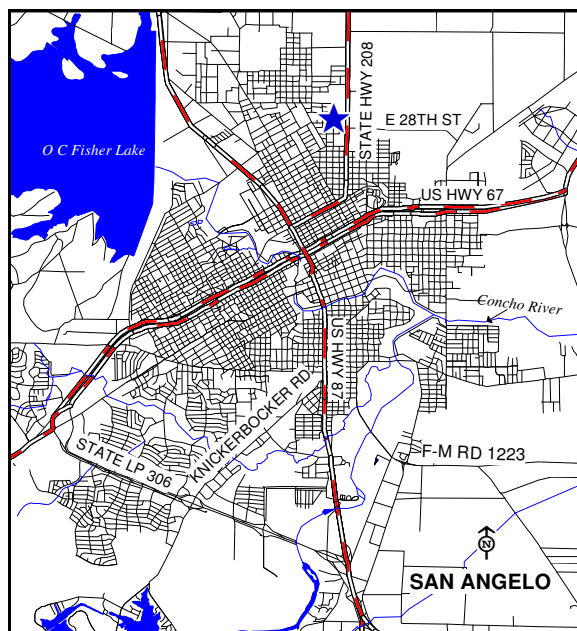
Volume 352 Page 266 Tom Green County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/11/2006	<b>Acres:</b> .....10.5	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 14,290 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....72	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$301,000	
<b>Frontage:</b> .....SH 208, East 28th St		<b>Total Market Value:</b> ..... \$301,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in northern San Angelo as a maintenance and storage facility. The site is located at the intersection of SH 208 and East 28th Street. It is improved with three buildings and is considered a typical site. Surrounding land uses include residential, vacant, and a television station. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. San Angelo is supported by agriculture, industry, recreation and a military base. The city continues to experience slow to moderate growth. The local economy relies heavily on government and the service industry.

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

## Texas General Land Office

## San Antonio District Headquarters

**Location:**

4615 Northwest Loop 410, San Antonio, Bexar County, Texas

**Legal Description:**

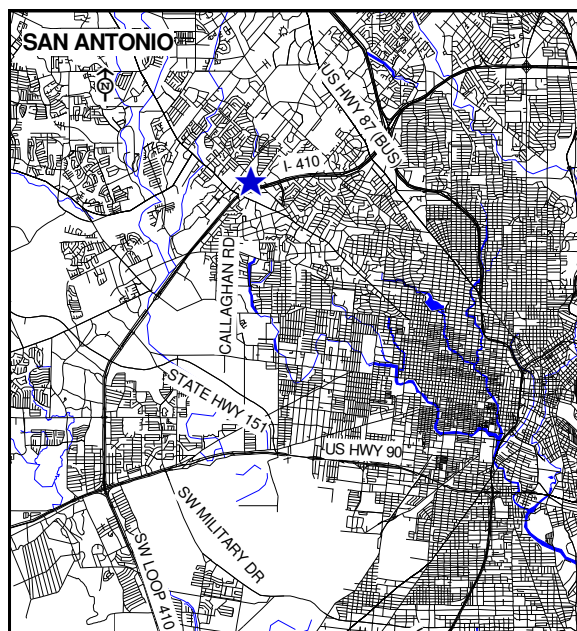
Volume 3963 Page 19 Bexar County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/29/2007	<b>Acres:</b> .....31.95	<b>Bldgs.:</b> .....16	<b>Bldg. Area:</b> ..... 156,086 sq.ft.
<b>Sen. Dist.:</b> .....26	<b>Rep. Dist.:</b> ....116	<b>FAR:</b> ..... 0.11	<b>Building Value:</b> ..... (\$390,000)
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> .....\$15,310,000
<b>Frontage:</b> .....Northwest Loop 410, Callaghan Rd			<b>Total Market Value:</b> ..... \$14,920,000
<b>Utilities:</b> .....			Electricity, Gas, Telephone, Wastewater, Water
<b>Surrounding Uses:</b> .....			Commercial
<b>Current Use:</b> .....			District Headquarters
<b>Highest and Best Use:</b> .....			Retail Development
<b>Agency Projected Use:</b> .....			District Headquarters

The Texas Department of Transportation fully utilizes this site in northwest San Antonio as a district headquarters and maintenance site. It is located on the north side of Northwest Loop 410 and Callaghan Road. The site is improved with 16 buildings, asphalt surfacing, landscaping and fencing. The appraiser placed a negative value on the buildings, considering the cost to raze, and the site was appraised as though vacant. Surrounding land use is commercial and retail property.

The appraisal indicates the highest and best use is to develop this tract for commercial or retail use. A more intense use is indicated by the current appraised value. GLO considers this site to be economically underutilized, and would recommend TxDOT consider selling it pending a feasibility study addressing the cost of relocation.

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

## Texas General Land Office

## San Antonio Northeast Maintenance Site

## Location:

6550 Walzem Rd, San Antonio, Bexar County, Texas

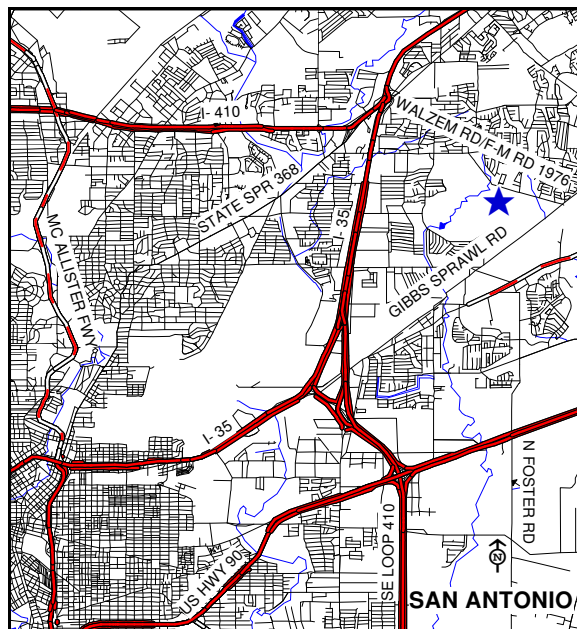
## Legal Description:

Volume 5801 Page 907 Bexar County Deed Records

## Encumbrances

**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

<b>Appraisal Date:</b> 10/20/2006	<b>Acres:</b> .....14.25	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 12,023 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....120	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Residential	<b>Land Value:</b> .....		\$600,000
<b>Frontage:</b> .....Walzem Rd	<b>Total Market Value:</b> .....		\$600,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in northeast San Antonio as a maintenance and storage facility. It is located at 6550 Walzem Rd. It is improved with three buildings, site improvements are chain link fencing and asphalt surfacing. Surrounding land uses include residential, commercial and vacant sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. This area of San Antonio is experiencing development. It is primarily residential and light industrial with commercial growth along IH 35. Growth is expected to continue due to the availability and affordability of land in the area.

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

## Texas General Land Office

San Antonio Southeast Loop 410  
Maintenance Site**Location:**

9320 Southeast Loop 410 and South Presa St, San Antonio, Bexar County, Texas

**Legal Description:**

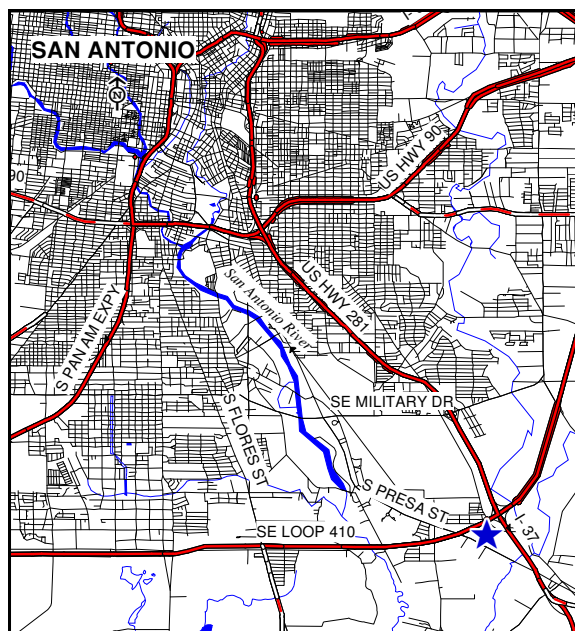
Book D Volume 6647 Page 155 Bexar County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: ROW, Utility



Location Map

<b>Appraisal Date:</b> 11/27/2006	<b>Acres:</b> .....18.64	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 28,223 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....118	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$1,693,000	
<b>Frontage:</b> ..Southeast Loop 410, South Presa St		<b>Total Market Value:</b> ..... \$1,693,000	
<b>Utilities:</b> .....	Electricity, Gas, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility and storage area. It is located on Southeast Loop 410 and South Presa St on the southeast side of San Antonio. The improvements consist of four buildings and impervious cover. Surrounding land uses include residential, vacant, industrial and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. If there were no improvements it would be feasible to develop the tract for light industrial use. San Antonio in general is a growing city with a diverse economy. The southern sectors of the city are experiencing slightly less growth than other areas and real estate values remain stable.

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



## Texas General Land Office

## San Antonio Southwest Maintenance Site

## Location:

7395 Pearsall Rd, San Antonio, Bexar County, Texas

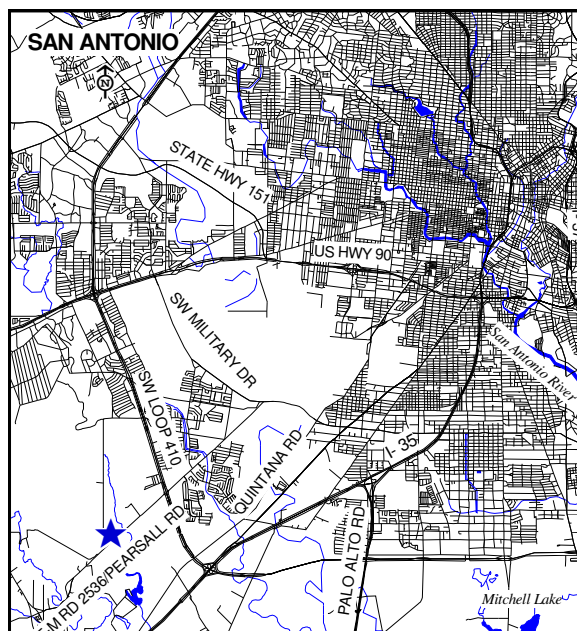
## Legal Description:

Volume 6305 Page 885 Bexar County Deed Records

## Encumbrances

**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/26/2006	<b>Acres:</b> .....10.73	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 6,474 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....117	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$388,000	
<b>Frontage:</b> .....Pearsall Rd		<b>Total Market Value:</b> ..... \$388,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in southwest San Antonio as a maintenance and storage facility. It is located on Pearsall Rd, about two miles southwest of Loop 410. At present, there is one general maintenance building. Surrounding land uses include residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The site is located in the southwest part of San Antonio about two miles from Loop 410. San Antonio is enjoying a growth trend. The northern sectors seem to be growing more than the southern sectors. Real estate values remain relatively stable in the subject area.

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

## Texas General Land Office

## San Antonio Storage Maintenance Site

**Location:**

Southwest Military Dr, San Antonio, Bexar County, Texas

**Legal Description:**

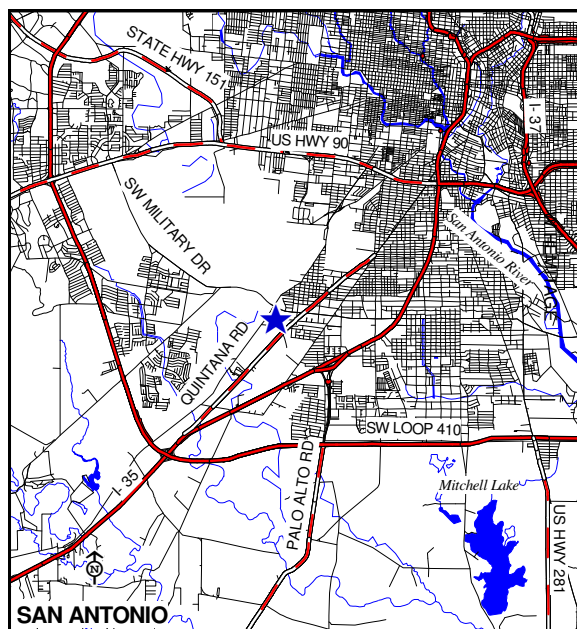
Volume 1693 Page 220 Bexar County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...2/15/2007	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....118	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Industrial	<b>Land Value:</b> ..... \$92,000	<b>Total Market Value:</b> ..... \$92,000	
<b>Frontage:</b> .....Southwest Military Dr	<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....Residential, Commercial, Military	<b>Current Use:</b> .....Materials Storage Yard		
<b>Highest and Best Use:</b> .....Light Industrial Development	<b>Agency Projected Use:</b> .....Materials Storage Yard		

The Texas Department of Transportation uses this site to store equipment and highway maintenance material. It is located on Southwest Military Dr, in the southwest part of San Antonio. The tract is improved with fencing and gates only. Surrounding land uses include retail, residential and to the northwest is Kelly Air Force Base.

The appraisal indicates the highest and best use is light industrial development to include the current use. The general outlook for the San Antonio economy is good. There has been only minimal growth around the site which is partially due to the developed nature of the southern sectors. The growth trend in general is toward the northern part of San Antonio.

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

## Texas General Land Office

## San Augustine Maintenance Site

**Location:**

Hwy 96, San Augustine, San Augustine County,  
Texas

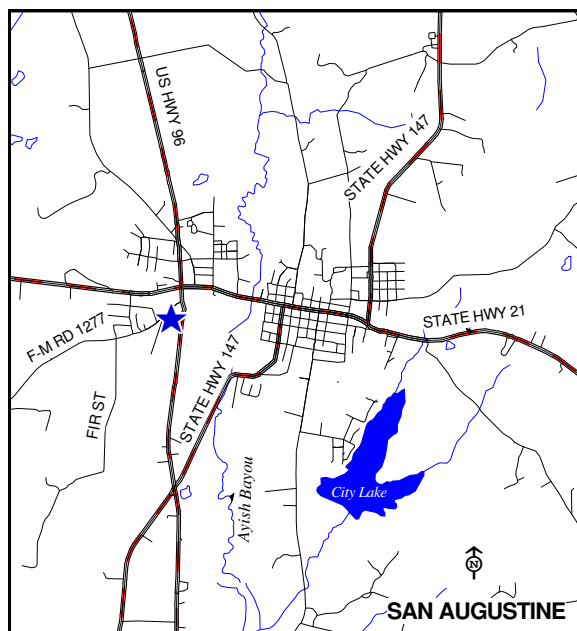
**Legal Description:**

Volume 204 Page 158 San Augustine County Deed  
Records

**Encumbrances**

**Physical:** Topography

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/25/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 14,869 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....12	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Steep		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$400,000	
<b>Frontage:</b> .....Hwy 96		<b>Total Market Value:</b> ..... \$400,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in San Augustine as a maintenance and storage facility. The site is on Hwy 96, about two miles west of the downtown area. There is one building which has a combination of office and maintenance use. Surrounding land uses include commercial and vacant tracts. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal shows the highest and best use agrees with the present use. San Augustine, in east Texas, is the county seat of San Augustine County. This site area has some commercial potential, but vacant land is abundant.

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



## Texas General Land Office

## San Benito Maintenance Site

**Location:**

1350 East Business Hwy 77, San Benito, Cameron County, Texas

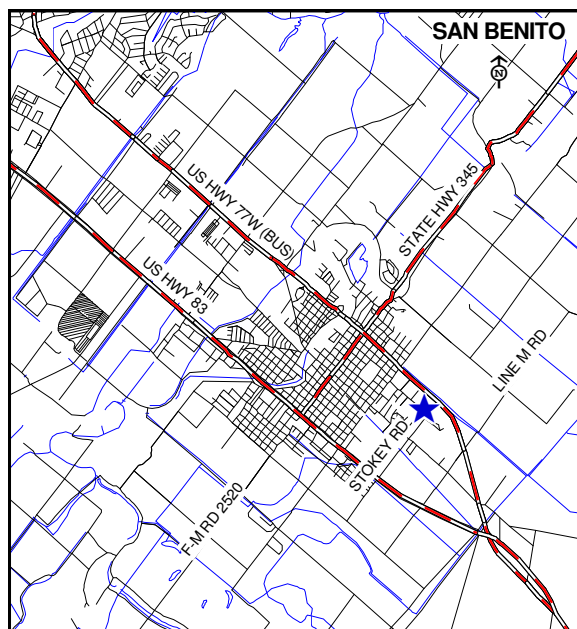
**Legal Description:**

Vol 550 Pg 60 Vol 875 Pg 493 Cameron County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions:  
Easements: Utility



Location Map

<b>Appraisal Date:</b> .....8/8/2006	<b>Acres:</b> .....12.13	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 16,829 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....38	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$870,000	
<b>Frontage:</b> .....East Business Hwy 77		<b>Total Market Value:</b> ..... \$870,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located east of the city of San Benito on East Business Hwy 77. It is improved with three buildings and infrastructure. The surrounding land uses are the San Benito Municipal Airport with mostly vacant land across Hwy 77, an auto sales and RV park to the south, apartment complex to the north and residential sites to the west. Further north, commercial businesses are evident. There is a drainage easement along the east boundary of the tract. The site was appraised as a whole, buildings and land were not assigned separate values

The appraisal shows the highest and best use is to continue in the present use. San Benito is in far south Texas between Harlingen and Brownsville. The general outlook for the San Benito economy is continued slow but steady growth.

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

## Texas General Land Office

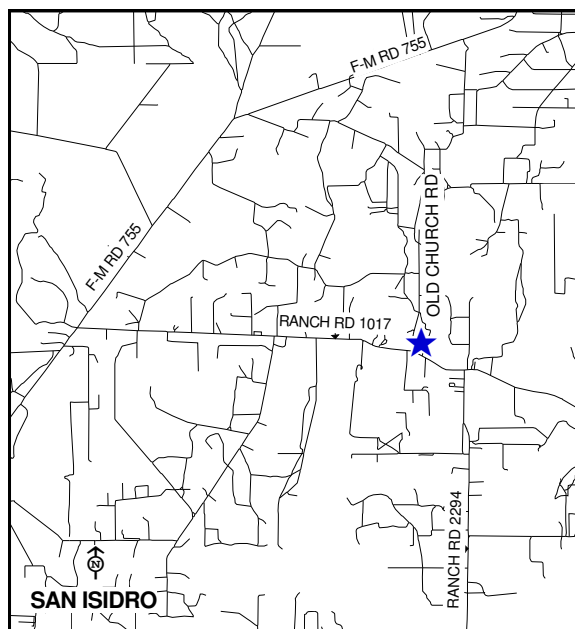
## San Isidro Maintenance Site

**Location:**

FM 1017, San Isidro, Starr County, Texas

**Legal Description:**

Volume 144 Page 295 Starr County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...9/29/2006	<b>Acres:</b> .....2	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 1,600 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....31	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$25,000	
<b>Frontage:</b> .....FM 1017		<b>Total Market Value:</b> ..... \$25,000	
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Septic Tank			
<b>Surrounding Uses:</b> .....Residential, Vacant			
<b>Current Use:</b> .....Maintenance Facility			
<b>Highest and Best Use:</b> .....Maintenance Facility			
<b>Agency Projected Use:</b> .....Maintenance Facility			

The Texas Department of Transportation currently utilizes this site as a maintenance facility. It is located on the north side of FM 1017 east of San Isidro in South Texas. It is improved with one building, fencing and asphalt surfacing. Surrounding land uses include residential and vacant properties. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The San Isidro economy depends mostly on independent school district, county employment, ranching and some oil and gas production. This area in Texas attracts sportsmen since it is known for large deer. There has been small growth in the area, but no new growth is expected.

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

## Texas General Land Office

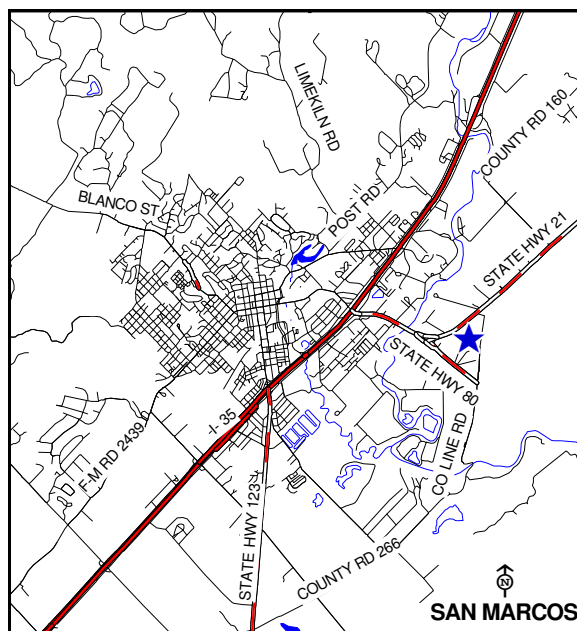
## San Marcos Maintenance Site

**Location:**

SH 21, San Marcos, Hays County, Texas

**Legal Description:**

Volume 166 Page 16 Hays County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/12/2007	<b>Acres:</b> .....11.69	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 3,400 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....45	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$230,000	
<b>Frontage:</b> .....SH 21		<b>Total Market Value:</b> ..... \$230,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site east of San Marcos as a maintenance and storage facility. It is located on SH 21, just northeast of the intersection of SH 21 and SH 80. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include agricultural, residential and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use includes the present use. San Marcos is a growing city located between Austin and San Antonio. Most of the commercial market activity occurs along the IH 35 business corridor.

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

## Texas General Land Office

## San Saba Maintenance Site

**Location:**

2502 West Wallace St, San Saba, San Saba County,  
Texas

**Legal Description:**

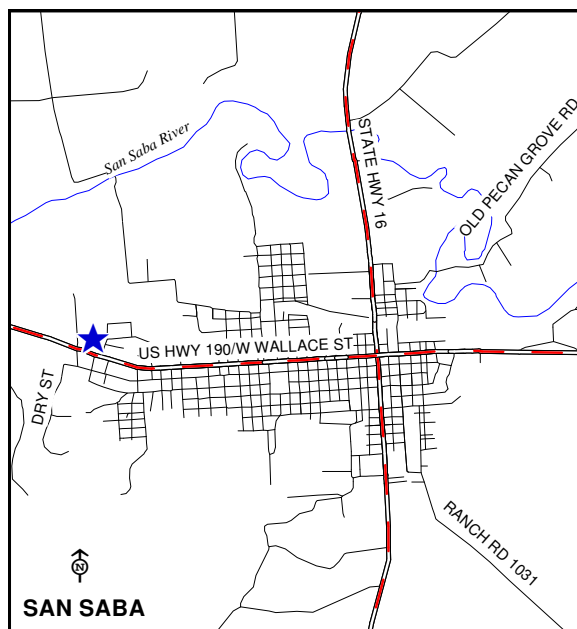
V 120 P 327 V 345 P 585 V 385 P 406 San Saba  
County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/14/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 9,428 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$215,000	
<b>Frontage:</b> .....West Wallace St		<b>Total Market Value:</b> ..... \$215,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located on the west side of San Saba on West Wallace Ave. It is improved with three buildings. Surrounding land uses include vacant, commercial and light industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use as a maintenance site. The town of San Saba has experienced very slow growth with little change expected.

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

## Texas General Land Office

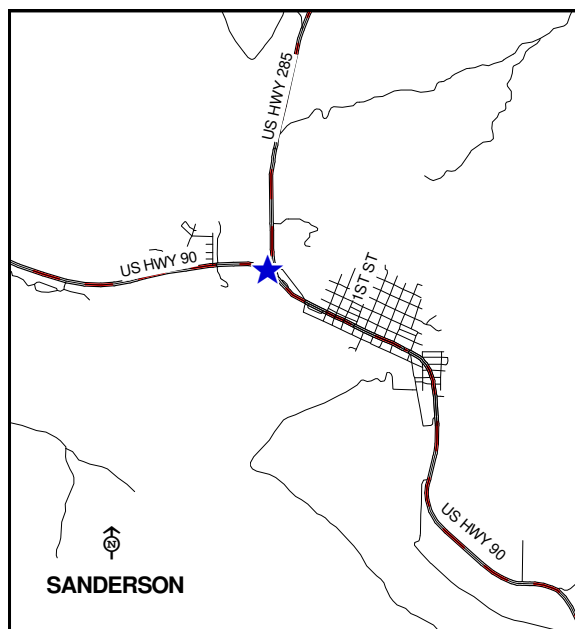
## Sanderson Maintenance Site

**Location:**

Hwy 285 North, Sanderson, Terrell County, Texas

**Legal Description:**

Volume 47 Page 136 Volume 59 Page 277 Terrell County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...1/25/2007	<b>Acres:</b> .....9.35	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 10,095 sq.ft.
<b>Sen. Dist.:</b> ....19	<b>Rep. Dist.:</b> ....74	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....15%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$101,000	
<b>Frontage:</b> .....Hwy 285 North		<b>Total Market Value:</b> ..... \$101,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Sanderson as a maintenance and storage facility. It is located west of Sanderson on Hwy 285 North. An area of 1.377 acres located in the northwest corner of the tract has a perpetual easement to Terrell County for flood control project purposes. It is improved with four buildings, paving and fencing. Surrounding land uses include residential, commercial and vacant rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Sanderson, in West Texas, is primarily a ranching community. There is no growth at the present time and real estate activity has been limited.

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

## Texas General Land Office

## Schulenburg Maintenance Site

**Location:**

1408 Kessler Ave/Hwy 77, Schulenburg, Fayette County, Texas

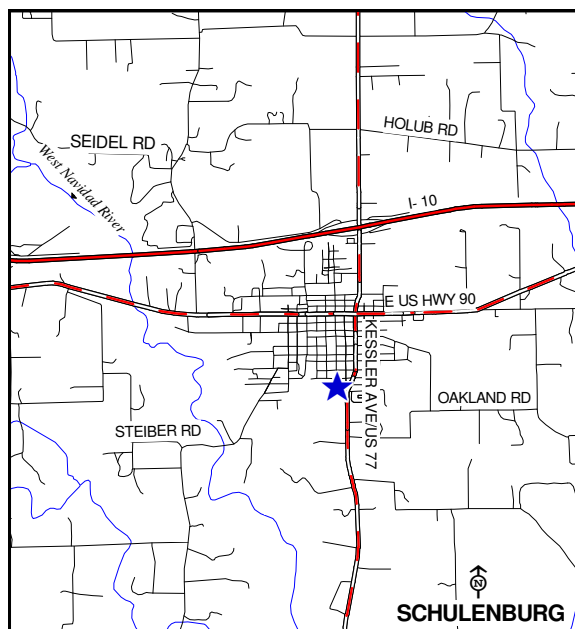
**Legal Description:**

Volume 163 Page 451 Fayette County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...10/3/2000	<b>Acres:</b> .....0.92	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,280 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....17	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$18,200	
<b>Frontage:</b> .....Kessler Ave/Hwy 77, Lyons Ave		<b>Total Market Value:</b> ..... \$18,200	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Commercial, Agricultural, Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Sub-Section Site		
<b>Highest and Best Use:</b> .....	Maintenance Sub-Section Site		
<b>Agency Projected Use:</b> .....	Maintenance Sub-Section Site		

The Texas Department of Transportation uses this site in southern Schulenburg as a maintenance and storage facility. It is located on Kessler Ave or Hwy 77, about a half mile south of downtown Schulenburg on the "Y". It is improved with one building. Surrounding properties include residential, cemetery, convenience store, vacant and pasturelands. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the current use. The city of Schulenburg is located between San Antonio and Houston. It is a small community and is primarily ranching with some manufacturing businesses. Market activity and growth tend to be on the north side of town along IH 10 and Hwy 77. Growth on the south side is limited with many vacant tracts available.

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

## Texas General Land Office

## Seguin Maintenance Site

**Location:**

2028 Hwy 46 North, Seguin, Guadalupe County,  
Texas

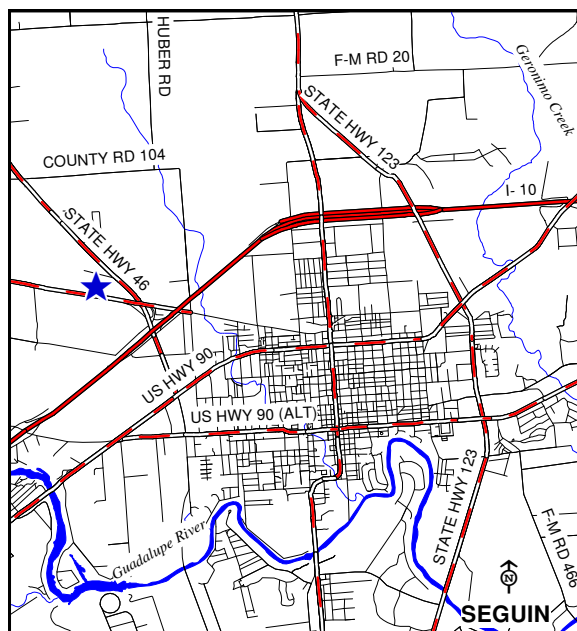
**Legal Description:**

Volume 316 Page 18 Guadalupe County Deed  
Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....23.88	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 63,018 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....44	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$1,386,000	
<b>Frontage:</b> .....Hwy 46 North		<b>Total Market Value:</b> ..... \$1,386,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Industrial		
<b>Current Use:</b> .....	Area Office		
<b>Highest and Best Use:</b> .....	Area Office		
<b>Agency Projected Use:</b> .....	Area Office		

This maintenance and storage facility owned by the Texas Department of Transportation is located northwest of downtown Seguin on Hwy 46. There are three buildings, asphalt surfacing and chain link fencing. Surrounding land uses include residential, light industrial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The area under analysis appears to be in a moderate growth stage. The site is located on a major route between Seguin and New Braunfels. Overall, the city appears to be in a steady growth stage.

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



## Texas General Land Office

## Seminole Maintenance Site

**Location:**

US 180 East/Lamesa Hwy East, Seminole, Gaines County, Texas

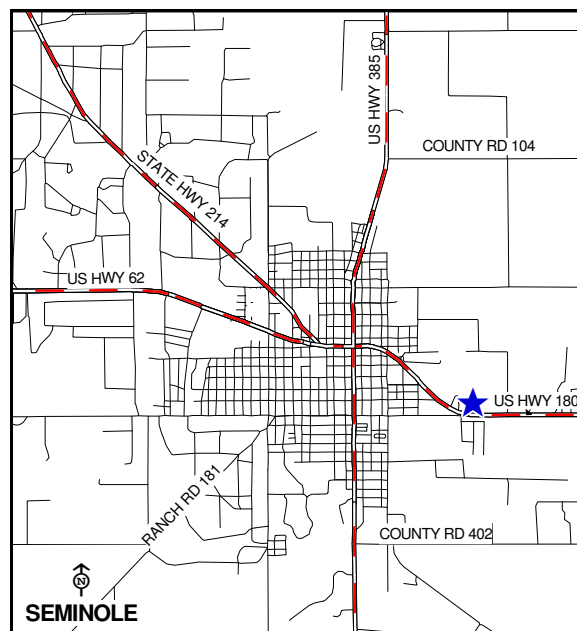
**Legal Description:**

Volume 555 Page 659 Gaines County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/24/2007	<b>Acres:</b> .....8.53	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,859 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....83	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$102,000
<b>Frontage:</b> .....US 180 East/Lamesa Hwy East			<b>Total Market Value:</b> ..... \$102,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in east Seminole as a maintenance and storage facility. It is located about one mile east of the city limits on Lamesa Highway East or US 180. The site is improved with one building considered to have contributory value. Surrounding land uses include vacant, residential and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Seminole, located in west Texas, is primarily an agriculture and oil and gas-related economy. Little commercial growth has occurred and the real estate market has been slow. There is a significant amount of undeveloped acreage.

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

## Texas General Land Office

## Seymour Maintenance Site

**Location:**

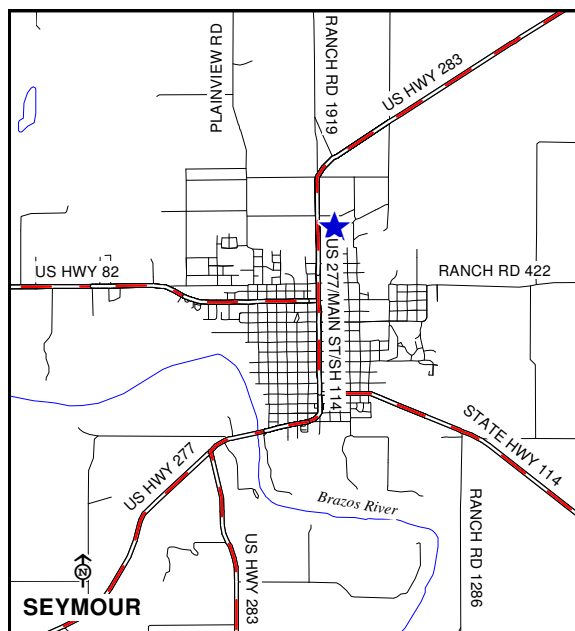
1508 North Main St, Seymour, Baylor County, Texas

**Legal Description:**

Volume 131 Page 238 Baylor County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility, ROW



Location Map

<b>Appraisal Date:</b> ...3/20/2007	<b>Acres:</b> .....5.1	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 7,200 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$35,000
<b>Frontage:</b> .....Hwy 277/North Main St			<b>Total Market Value:</b> ..... \$35,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance/construction site. It is located on the east side of Main St also known as Hwy 277 in the north part of Seymour. It is improved with two buildings. Surrounding land uses include vacant, residential, and industrial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue the present use as a maintenance site. Seymour is a small town and the county seat of Baylor County. Seymour has historically been connected to the oil and gas industry.

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

## Texas General Land Office

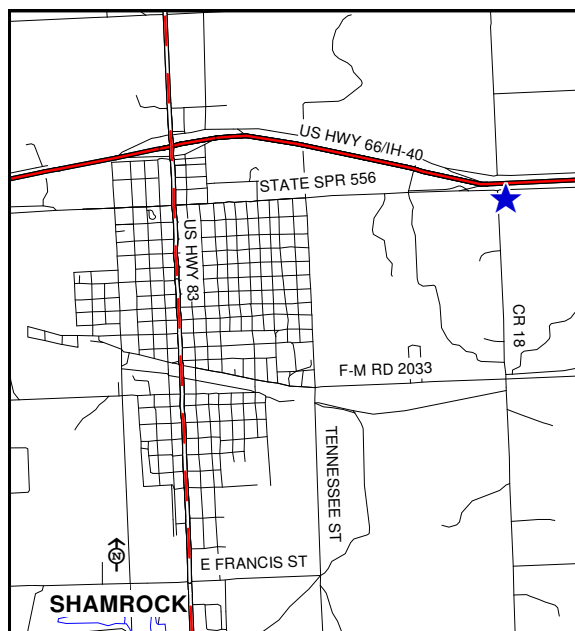
## Shamrock Maintenance Site

**Location:**

North IH 40, Shamrock, Wheeler County, Texas

**Legal Description:**

Volume 444 Page 355 Wheeler County Deed Records

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

Location Map

<b>Appraisal Date:</b> .....4/2/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 22,540 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$316,000	
<b>Frontage:</b> .....North IH 40		<b>Total Market Value:</b> ..... \$316,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Mainitenance Site		

Texas Department of Transportation uses this site as maintenance and storage. It is located just outside the city limits of Shamrock in the panhandle. There are two buildings considered to have contributory value, asphalt paving, fencing and security lights. Surrounding land use includes vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Shamrock is a small community. Agriculture is the primary industry. Little commercial development has occurred. The local real estate market values have remained stable.

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

## Texas General Land Office

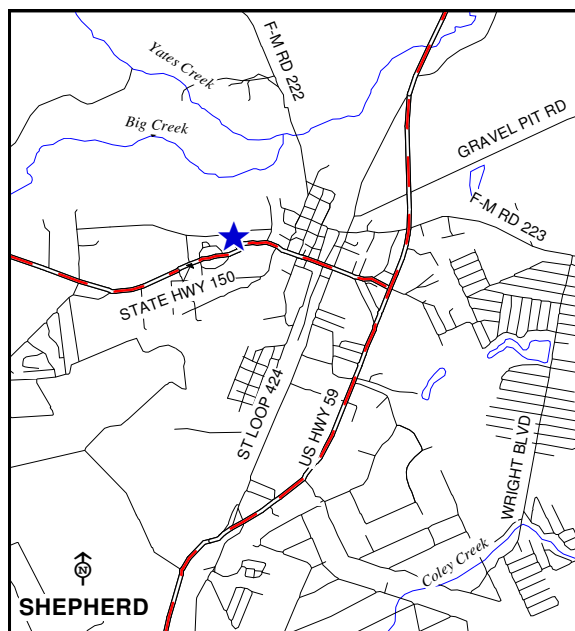
## Shepherd Maintenance Site

**Location:**

SH 150, Shepherd, San Jacinto County, Texas

**Legal Description:**

Volume 204 Page 313 San Jacinto County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...9/13/2006	<b>Acres:</b> .....12.47	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 9,250 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....12	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$120,000	
<b>Frontage:</b> .....SH 150		<b>Total Market Value:</b> ..... \$120,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Recreational, School		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Shepherd as a maintenance and storage facility. It is located in west Shepherd on Hwy 150. It is improved with four buildings, asphalt paving, material/equipment storage and chain link fencing. Surrounding land use includes residential, vacant, recreational and Shepherd ISD. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Demand for industrial or commercial sites in Shepherd on Hwy 150 is low. Most of the recent development has occurred on Hwy 59 approximately one mile east of the subject. There are many acreage tracts available and demand is low.

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

## Texas General Land Office

## Sherman Engineering &amp; Maintenance Site

**Location:**

3904 Hwy 75 South, Sherman, Grayson County, Texas

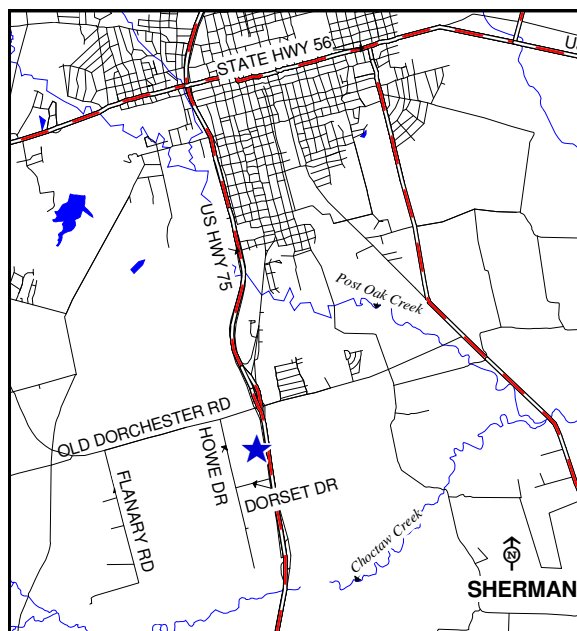
**Legal Description:**

24.05 Acres in the Sherod Dunman Svy A-329  
Grayson County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...7/20/2006	<b>Acres:</b> .....24.05	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 22,191 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....62	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$1,840,000	
<b>Frontage:</b> .....Hwy 75 South		<b>Total Market Value:</b> ..... \$1,840,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

TxDOT purchased this site on Hwy 75 South as a proposed engineering and maintenance site. Presently there are two buildings but the plans are to expand and refurbish the buildings. Construction was underway as of the time of the appraisal. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for warehouse or industrial development to include the current plan. The current TxDOT site is just across the road on Hwy 75, north of this property. If TxDOT no longer needs the old site, it should be leased or disposed.

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

## Texas General Land Office

## Sierra Blanca Maintenance Site

**Location:**

700 Sierra Blanca Ave, Sierra Blanca, Hudspeth County, Texas

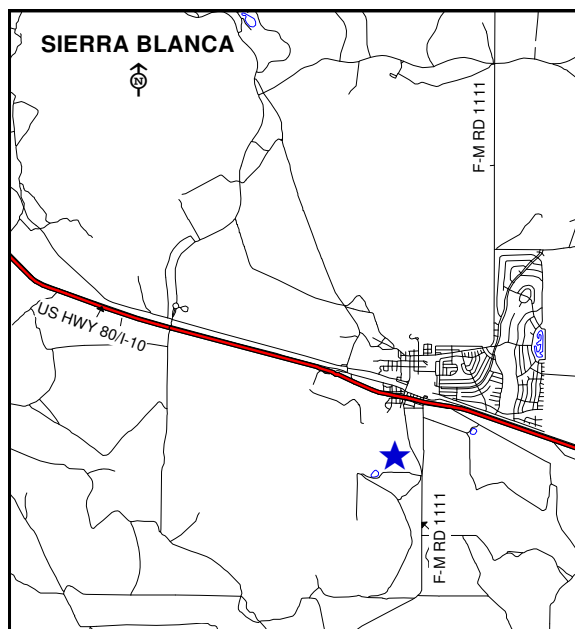
**Legal Description:**

File 249011 Hudspeth County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 10/24/2006	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 14,480 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$145,000	
<b>Frontage:</b> .....Sierra Blanca Ave		<b>Total Market Value:</b> ..... \$145,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site in Sierra Blanca as a maintenance facility. It is improved with two buildings and infrastructure. Surrounding land use is primarily vacant rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is a maintenance site. Sierra Blanca has a slow economy that is dependent primarily upon ranching and tourism. No recent industrial or commercial development has occurred near the subject. There is a significant amount of vacant land available.

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

## Texas General Land Office

## Silsbee Maintenance Site

**Location:**

1150 West Ave North/SH 327, Silsbee, Hardin County, Texas

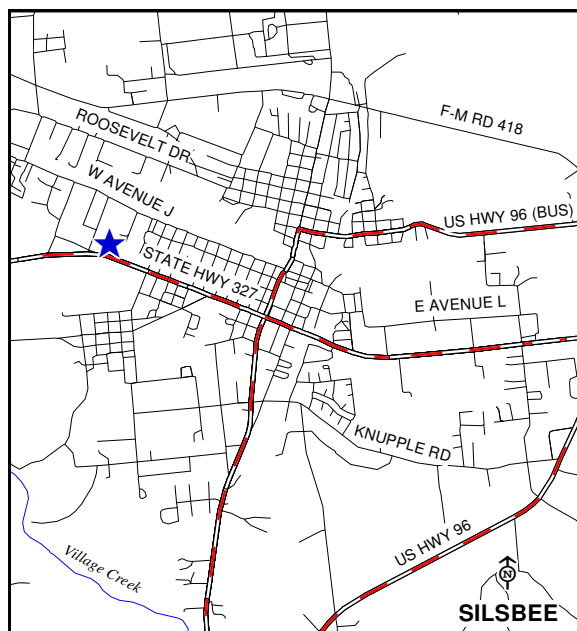
**Legal Description:**

Volume 112 Page 124 Hardin County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....1/3/2007	<b>Acres:</b> .....5.21	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,929 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....19	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$29,300
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$25,000	
<b>Frontage:</b> .....West Ave North/SH 327		<b>Total Market Value:</b> ..... \$54,300	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Area Engineer's Office		
<b>Highest and Best Use:</b> .....	Area Engineer's Office		
<b>Agency Projected Use:</b> .....	Area Engineer's Office		

The Texas Department of Transportation currently uses this site in west Silsbee as a maintenance and storage facility. It is located on West Ave North also known as SH 327. It is improved with an engineers' office and a service station/storage building considered in average condition. Surrounding land uses include residential, wood land, vacant and commercial sites.

The appraisal indicates the highest and best use is concurrent with the present use. Silsbee is located in east Texas. The subject has commercial influence due to the frontage and location along SH 327. Convenience stores, business, shopping and schools are near the site.

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



## Texas General Land Office

## Silverton Maintenance Site

**Location:**

Intersection of SH 86 and SH 207, Silverton, Briscoe County, Texas

**Legal Description:**

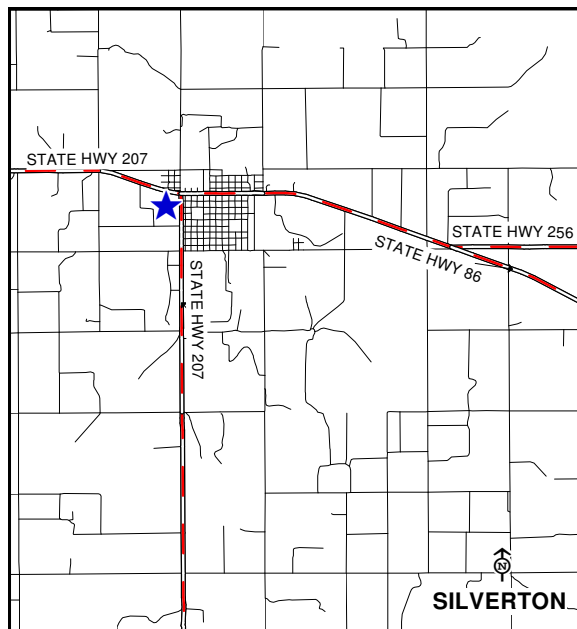
Volume 34 Page 285 Briscoe County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....5.4	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 4,800 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$26,000	
<b>Frontage:</b> .....SH 86, SH 207		<b>Total Market Value:</b> ..... \$26,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Silverton as a maintenance facility. It is located on the southwest corner of SH 86 and SH 207. It is improved with one building, asphalt surfacing and fencing. Surrounding land uses include commercial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Silverton is located in the southeastern portion of the panhandle, just east of Amarillo. The area is dominated by agriculture and ranching. It is a small community with no new development.

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

## Texas General Land Office

## Sinton Maintenance Site

**Location:**

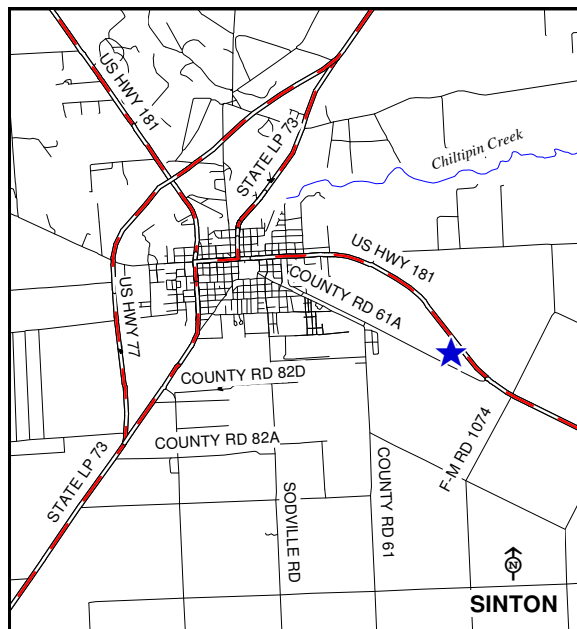
Hwy 181 East, Sinton, San Patricio County, Texas

**Legal Description:**

ROW land in 1939/1940 from Taft Bank, JH Schmalsteig, JF Odem and Others, Tract #3

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/25/2006	<b>Acres:</b> .....18.2	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 15,580 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....32	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$300,000	
<b>Frontage:</b> .....Hwy 181 East		<b>Total Market Value:</b> ..... \$300,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site just east of Sinton on Hwy 181 East as a maintenance site. It is improved with five buildings and infrastructure. Surrounding land use is agricultural farmland on all sides. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for a maintenance facility. Sinton is approximately 25 miles northwest of Corpus Christi. The major industries are oil and gas production and services, and agriculture. The general outlook is for modest growth.

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

## Texas General Land Office

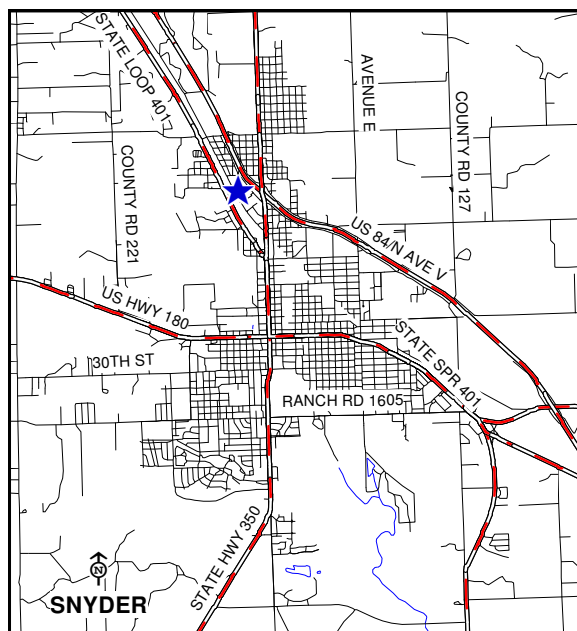
## Snyder Maintenance Site

**Location:**

111 North Ave V, Snyder, Scurry County, Texas

**Legal Description:**

Volume 262 Page 617 Scurry County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...2/28/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 12,585 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....22	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$176,000	
<b>Frontage:</b> .....Avenue V		<b>Total Market Value:</b> ..... \$176,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance site. It is improved with three buildings and impervious cover. It is located in northwest Snyder. Surrounding land uses include residential and industrial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. Snyder has experienced limited new development in this area in the recent past. Land values in the area are stable with little change expected.

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

## Texas General Land Office

## Sonora Maintenance Site

**Location:**

Hwy 277 North of IH 10, Sonora, Sutton County,  
Texas

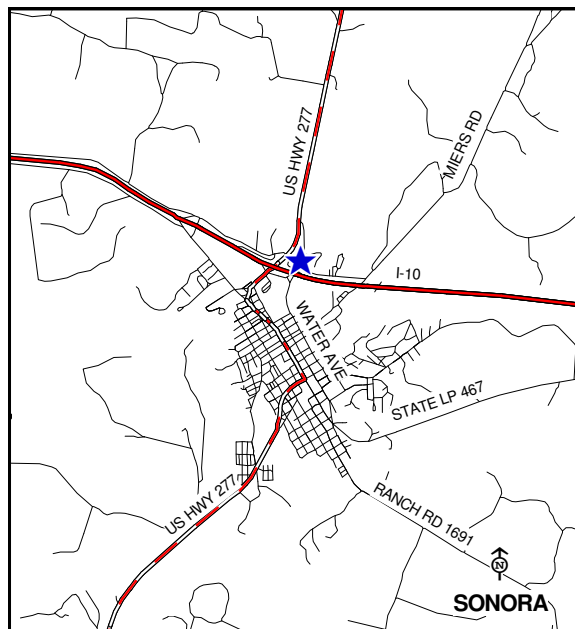
**Legal Description:**

Vol 34 Pg 511 Vol 62 Pg 101 Sutton County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/30/2006	<b>Acres:</b> .....7.96	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,895 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$213,000	
<b>Frontage:</b> .....Hwy 277, IH 10		<b>Total Market Value:</b> ..... \$213,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation uses this site in north Sonora as a maintenance facility. It is located within the city limits on Hwy 277, just north of IH 10. The site is improved with two buildings and a few outbuildings with no contributory value. Surrounding land uses include vacant, residential and commercial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal shows the highest and best use is to continue in the present use. The city of Sonora is between San Angelo and Del Rio in Sutton County. The subject is a corner site with access from IH 10 and Hwy 277.

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

## Texas General Land Office

## Stanton Maintenance Site

**Location:**

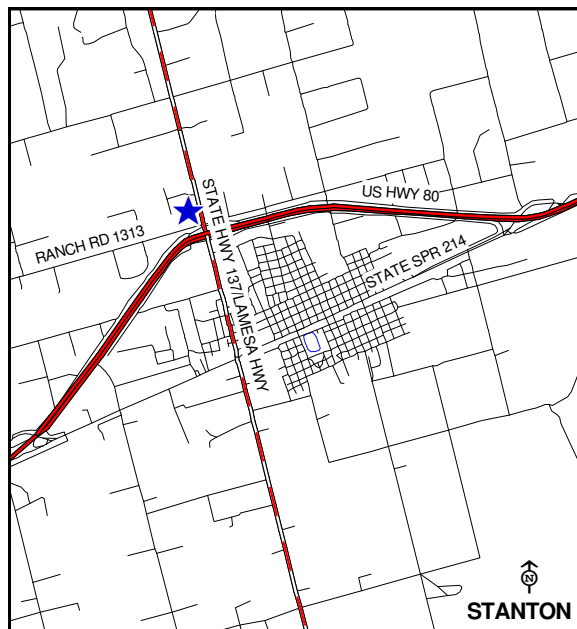
SH 137/Lamesa Hwy, Stanton, Martin County, Texas

**Legal Description:**

Volume 68 Page 20 Martin County Deed Records.

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility, ROW



Location Map

<b>Appraisal Date:</b> ...11/1/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 8,716 sq.ft.
<b>Sen. Dist.:</b> ....31	<b>Rep. Dist.:</b> ....82	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$118,000	
<b>Frontage:</b> .....SH 137/Lamesa Hwy		<b>Total Market Value:</b> ..... \$118,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a maintenance facility. The location is on the west side of SH 137 or Lamesa Hwy north of Stanton. It is improved with four buildings and a storage yard. Surrounding land uses are farmland on the north, east and west, commercial to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance and storage facility. Stanton's major source of income is oil and gas related. Development has been minimal over the past several years and is expected to remain stable.

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

## Texas General Land Office

## Stephenville Maintenance Site

**Location:**

North Side of US 377, Stephenville, Erath County,  
Texas

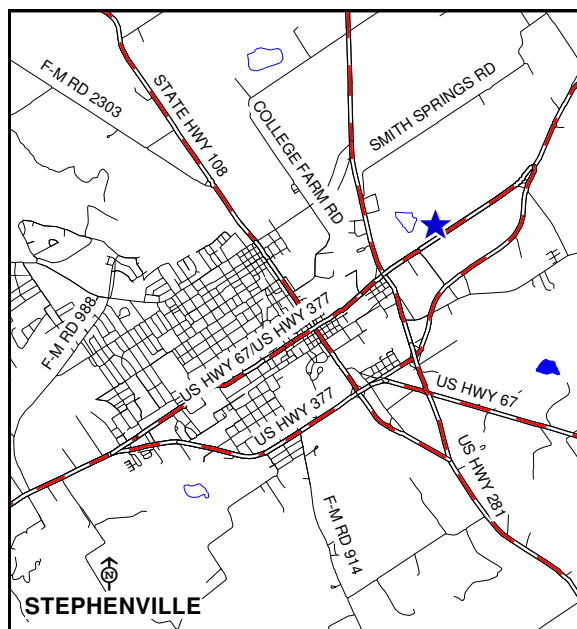
**Legal Description:**

Volume 830 Page 279 Erath County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...2/21/2007	<b>Acres:</b> .....14.03	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 17,730 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....3%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$400,000	
<b>Frontage:</b> .....US 377		<b>Total Market Value:</b> ..... \$400,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a residency and maintenance site. It is located east of Stephenville on Business US 377. The site is improved with two buildings and impervious cover. Surrounding land uses consist of agricultural and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Erath County is located in north central Texas about 70 miles west of Ft. Worth. The economy is supported by agriculture with some influence by Tarleton State University.

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

## Texas General Land Office

## Sterling City Maintenance Site

**Location:**

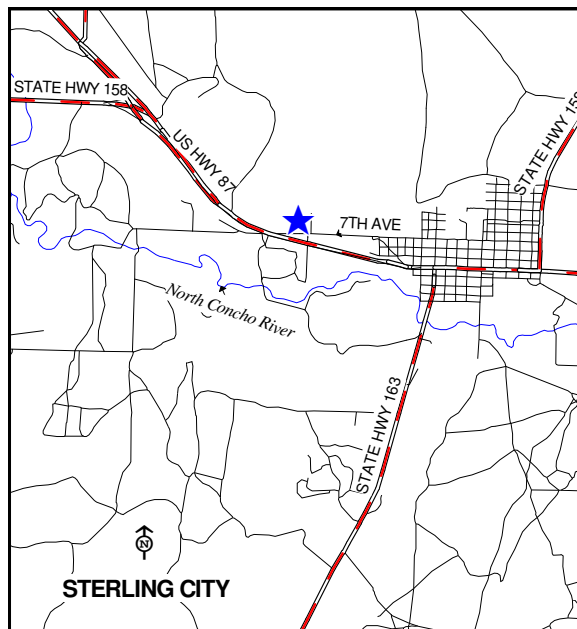
Hwy 87, Sterling City, Sterling County, Texas

**Legal Description:**

Volume 53 Page 107 Sterling County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....9/5/2006	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,232 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$74,000	
<b>Frontage:</b> .....Hwy 87		<b>Total Market Value:</b> ..... \$74,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Native Land, Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located approximately one mile west of Sterling City. It is improved with two buildings, fencing and pavement. Surrounding land uses include rangeland to the west and north, a landfill is northwest, east across the county road is a salt water disposal site, a vacant tract and a small industrial building. A West Texas utility electrical substation is located on the south side of the tract. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is concurrent with the present use as a maintenance facility. The local economy is supported by oil and gas and ranching.

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



## Texas General Land Office

## Stowell Storage Site

**Location:**

2330 SH 124 South, Stowell, Chambers County,  
Texas

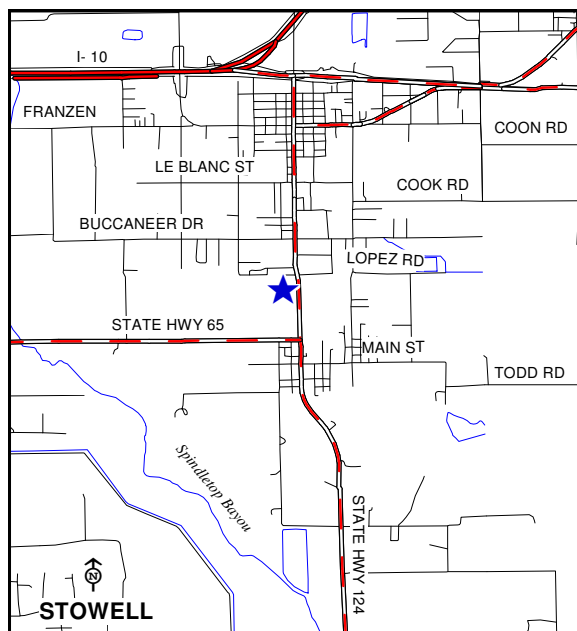
**Legal Description:**

Volume 1 Page 71 Chambers County Plat Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 11/28/2006	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....23	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$40,000	<b>Total Market Value:</b> ..... \$40,000	
<b>Frontage:</b> .....SH 124 South	<b>Utilities:</b> .....Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....Industrial, Vacant, Residential, Commercial			
<b>Current Use:</b> .....Material Storage			
<b>Highest and Best Use:</b> .....Material Storage			
<b>Agency Projected Use:</b> .....Material Storage			

This Texas Department of Transportation materials storage yard in Stowell is located on SH 124, just east of the Anahuac site. The only improvement is fencing which added no value to the whole. Surrounding land uses are industrial, vacant and residential tracts. Since any structures are considered personal property, this site was appraised as vacant.

The appraisal indicates that since this site is such a distance from Anahuac, the present use is considered to be the highest and best use. Stowell is located in the eastern part of Chambers County. The population and growth in this area have changed very little in the last 20 years. The appraiser noted that many vacant tracts are available along SH 124. Any growth trends are occurring along IH 10.

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

## Texas General Land Office

## Stratford Maintenance Site

**Location:**

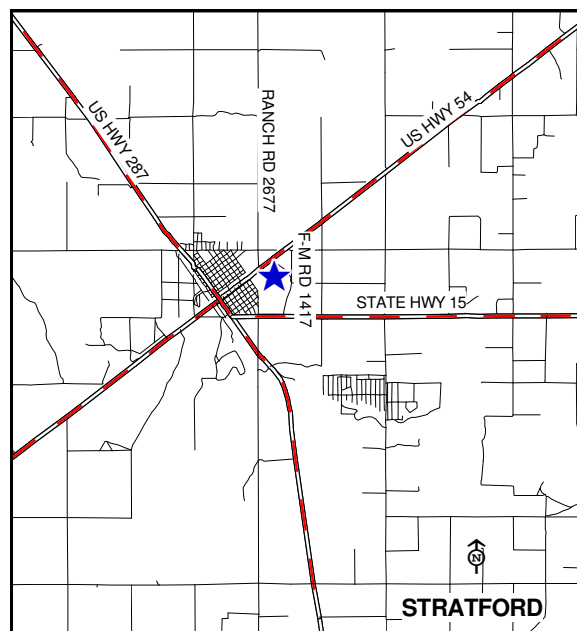
Hwy 54, Stratford, Sherman County, Texas

**Legal Description:**

Volume 91 Page 299 Sherman County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/27/2007	<b>Acres:</b> .....5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 4,586 sq.ft.
<b>Sen. Dist.:</b> ....31	<b>Rep. Dist.:</b> ....87	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$100,000	
<b>Frontage:</b> .....Hwy 54, FM 1417		<b>Total Market Value:</b> ..... \$100,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located in the northern panhandle of Texas in Stratford on Hwy 54. It is improved with one office/warehouse considered to add contributory value to the site. Surrounding land use is vacant, industrial and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to continue in the present use. Stratford is a small community. The economy is based upon agriculture related industry. There has been some activity regarding sales of farmland, but the tracts are normally larger acreage. There is little commercial speculation in the Stratford area.

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

## Texas General Land Office

## Sugar Land Special Jobs Site

**Location:**

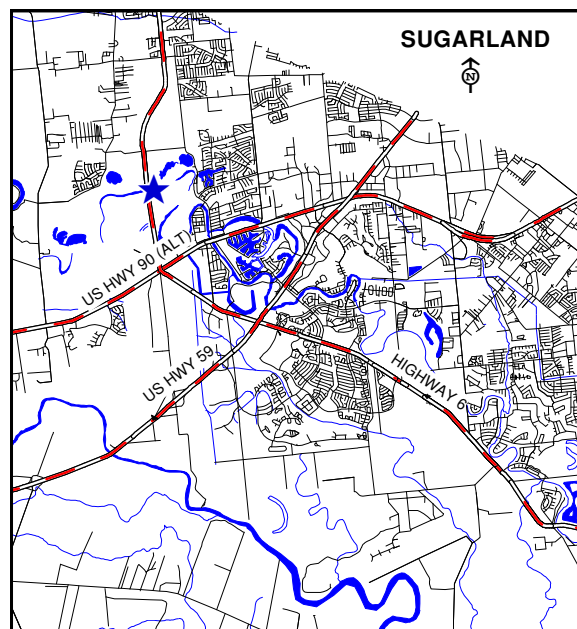
12015 SH 6, Sugar Land, Fort Bend County, Texas

**Legal Description:**

Vol 2329 Pg 50 Fort Bend County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 12/12/2006	<b>Acres:</b> .....19.85	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 14,284 sq.ft.
<b>Sen. Dist.:</b> .....17	<b>Rep. Dist.:</b> .....26	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$1,399,999	
<b>Frontage:</b> .....SH 6		<b>Total Market Value:</b> ..... \$1,399,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, School		
<b>Current Use:</b> .....	Special Jobs Site		
<b>Highest and Best Use:</b> .....	Commercial Development		
<b>Agency Projected Use:</b> .....	Special Jobs Site		

This is a new site purchased by TxDOT to be used for a special jobs site. It is located on SH 6 in Sugar Land near SH 6 and Voss Rd. Currently it is improved with two buildings and impervious cover. Surrounding land uses are vacant commercial, Fort Bend ISD school campus and apartments.

The appraisal indicates the highest and best use for this site as vacant is commercial development. TxDOT will fully utilize the site for a jobs site.

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

## Texas General Land Office

## Sulphur Springs Maintenance Site

**Location:**

State Loop 301, Sulphur Springs, Hopkins County,  
Texas

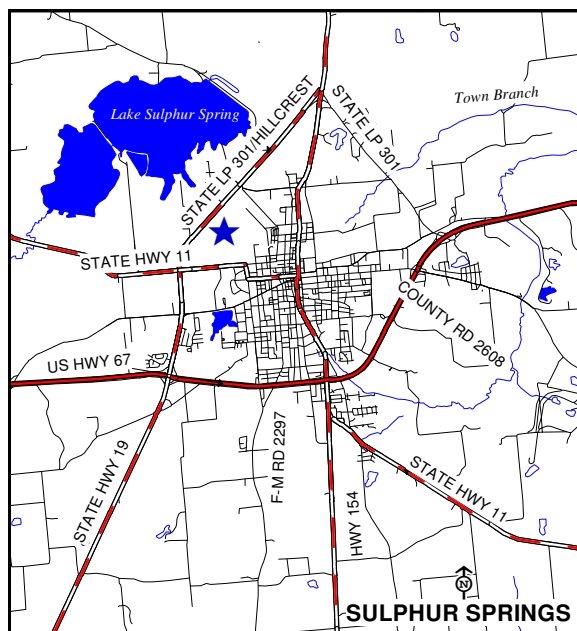
**Legal Description:**

Volume 110 Page 223 Hopkins County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> .....2/8/2007	<b>Acres:</b> .....15	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 17,105 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$600,000	
<b>Frontage:</b> .....State Loop 301		<b>Total Market Value:</b> ..... \$600,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Governmental, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as an area office and maintenance facility. It is located in northwest Sulphur Springs on SH 19 NW. There are three buildings and impervious cover. Surrounding land uses are commercial, industrial and vacant tracts. The city airport is to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. The Sulphur Springs commercial real estate market is slow in the site area. Most of the commercial sales have occurred along IH 30.

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

## Texas General Land Office

## Sweetwater Maintenance Site

**Location:**

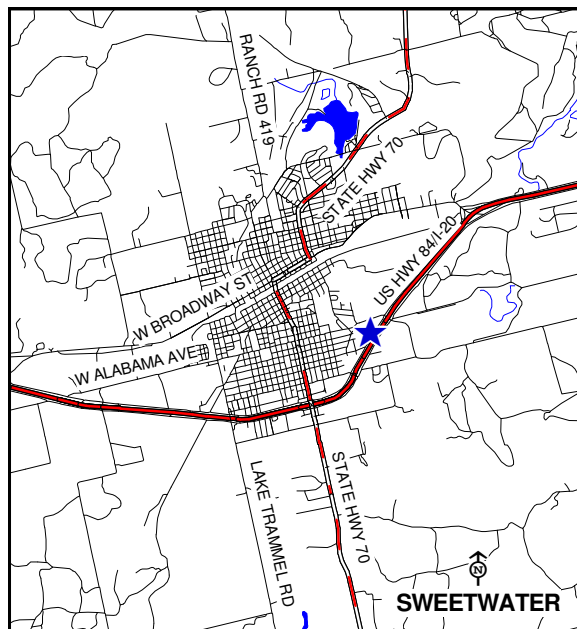
7526 IH 20 North, Sweetwater, Nolan County, Texas

**Legal Description:**

Volume 205 Page 507 Nolan County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/22/2007	<b>Acres:</b> .....9.84	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,254 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....71	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$154,000	
<b>Frontage:</b> .....IH 20 North		<b>Total Market Value:</b> ..... \$154,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation is using this site in southeast Sweetwater as a maintenance facility. It is located on the north side of IH 20 North. The site is improved with one building considered to have contributory value. Surrounding land use is vacant, residential and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use is to continue in the present use as a maintenance site. There has been little development in Sweetwater over the past several years. The economy is stable and little change is expected.

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

## Texas General Land Office

## Tahoka Maintenance Site

**Location:**

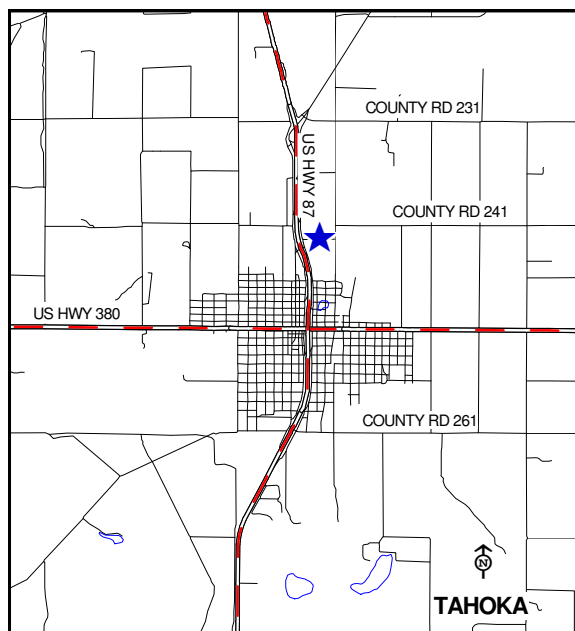
US 87 North, Tahoka, Lynn County, Texas

**Legal Description:**

Volume 179 Page 305 Lynn County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/25/2007	<b>Acres:</b> .....7.97	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 8,997 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$90,000
<b>Frontage:</b> .....US 87 North			<b>Total Market Value:</b> ..... \$90,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Tahoka as a maintenance and storage facility. It is located along the east side of US 87 just north of the community. The site is improved with one building, paving and fencing. Surrounding land uses are agriculture and ranchettes. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Tahoka, south of Lubbock, is a small community with about 3,500 people. There has been no new development and real estate sales are slow.

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

## Texas General Land Office

## Taylor Maintenance Site

**Location:**

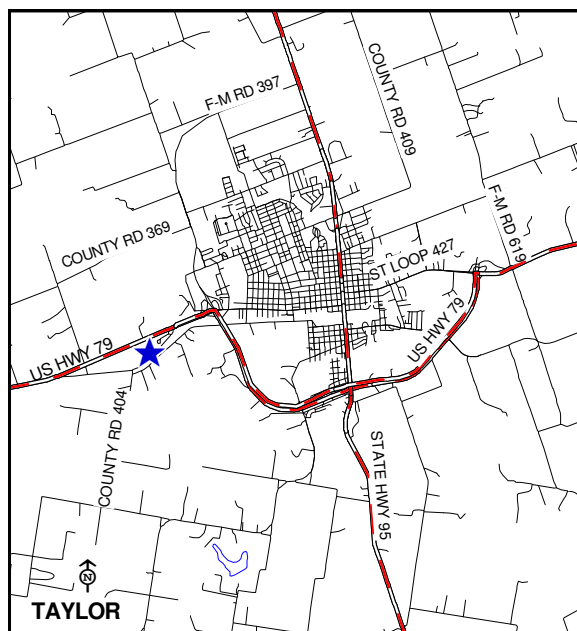
14800 Hwy 79, Taylor, Williamson County, Texas

**Legal Description:**

Volume 368 Page 354 Williamson County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....9/5/2006	<b>Acres:</b> .....10.14	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 6,964 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....52	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$590,000	
<b>Frontage:</b> .....Hwy 79		<b>Total Market Value:</b> ..... \$590,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Agricultural, Governmental, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a storage and maintenance facility. It is located on Hwy 79 just west of the city of Taylor. There are two buildings; a general maintenance building and an equipment shed. Surrounding land uses include commercial, agricultural, governmental and residential properties. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Williamson County is one of the fastest growing counties in Texas. Most of the commercial growth has been along the IH 35 corridor. Taylor is becoming more popular for commuters into Austin.

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



## Texas General Land Office

## Temple Signal/Sign Shop

**Location:**

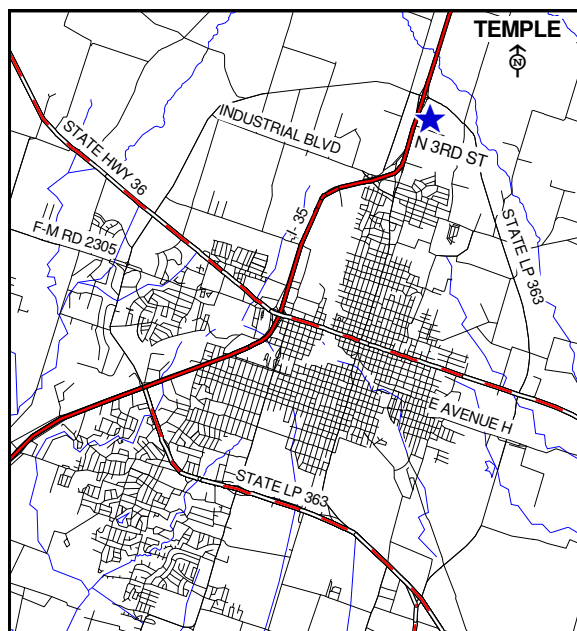
3801 North 3rd St, Temple, Bell County, Texas

**Legal Description:**

Volume 621 Page 300 Bell County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/29/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,116 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....55	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$200,000	
<b>Frontage:</b> .....North 3rd St		<b>Total Market Value:</b> ..... \$200,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Signal/Sign Shop		
<b>Highest and Best Use:</b> .....	Industrial/Commercial Development		
<b>Agency Projected Use:</b> .....	Property Exchange		

The Texas Department of Transportation presently uses this site as a sign and signal shop. It is located in northern Temple on a service road to IH 35. It is improved with two buildings and surface parking. The site is surrounded by vacant land, but there are commercial and industrial tracts to the east and south of IH 35. The civic center is to the south. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is for commercial/industrial development. TxDOT indicates they will use this site in a property exchange transaction as approved through Legislation. It will be replaced by TxDOT in approximately 12 months when a new facility is completed.

**Recommendation:** *Retain for continued agency use. Until replacement facility is complete.*

## Texas General Land Office

## Terlingua Maintenance Site

**Location:**

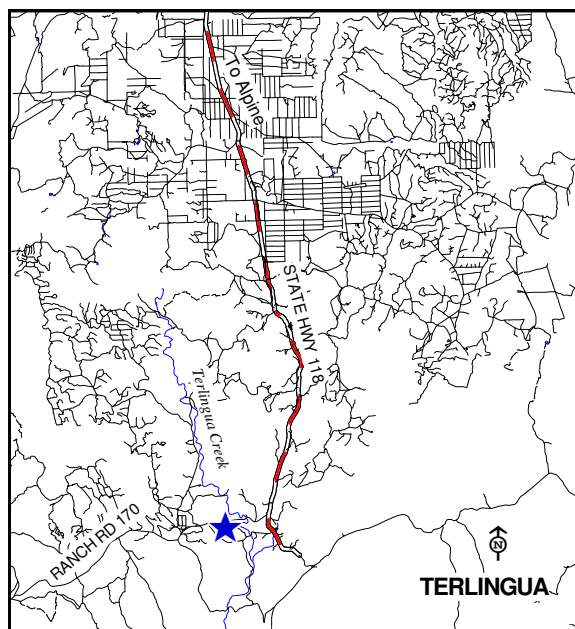
118 East Street, Terlingua, Brewster County, Texas

**Legal Description:**

Volume 158 Page 208 Brewster County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....2/5/2007	<b>Acres:</b> .....7.84	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 3,892 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$93,000	
<b>Frontage:</b> .....118 East Street		<b>Total Market Value:</b> ..... \$93,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Rangeland, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in Terlingua as a maintenance and storage facility. It is located on East Street, approximately one and one half miles west of the intersection of SH 118 and RR 170. It is improved with five buildings and is considered a typical TxDOT site. Surrounding land uses include rangeland and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use is to continue in the present use. Terlingua is located about 80 miles south of Alpine in west Texas. The economy is dependent upon agriculture and tourism. The subject tract is located in the southwestern part of Brewster County. Demand for commercial sites in this area is low. Most development has occurred on SH 118 about two miles east of the site.

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

## Texas General Land Office

## Terrell Material Storage Site

**Location:**

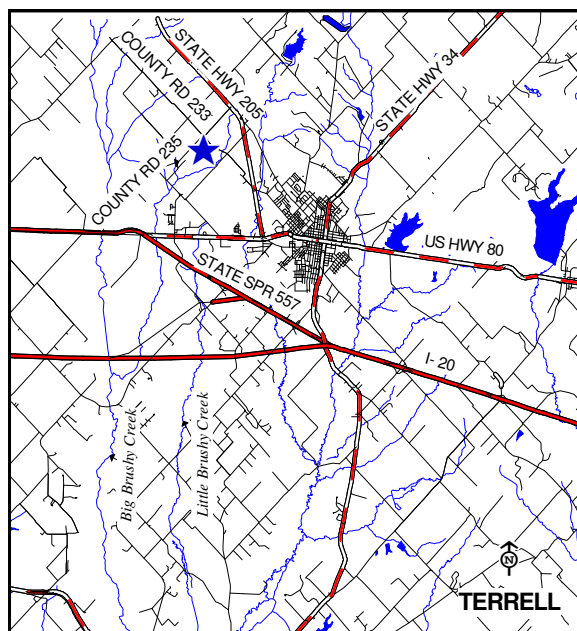
CR 233 and CR 235, Terrell, Kaufman County, Texas

**Legal Description:**

Volume 836 Page 307 Kaufman County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/16/2006	<b>Acres:</b> .....12	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....4	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$72,000	<b>Total Market Value:</b> ..... \$72,000	
<b>Frontage:</b> .....CR 233, CR 235			
<b>Utilities:</b> .....	Electricity, Water		
<b>Surrounding Uses:</b> .....	Residential, Rangeland		
<b>Current Use:</b> .....	Material Storage Yard		
<b>Highest and Best Use:</b> .....	Future Development		
<b>Agency Projected Use:</b> .....	Material Storage Yard		

The Texas Department of Transportation uses this site in Terrell as a storage yard for highway maintenance materials. It is located on CR 233 and CR 235, approximately three miles northwest of Terrell. The site improvement consists of chain link fencing around the perimeter. Surrounding land use is residential and rangeland.

The appraisal indicates the present use is the highest and best use. At this time, there has been some growth in Terrell due to the proximity to the Dallas/Ft. Worth area. The subject area is rural in nature.

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

## Texas General Land Office

## Texarkana Maintenance Site

**Location:**

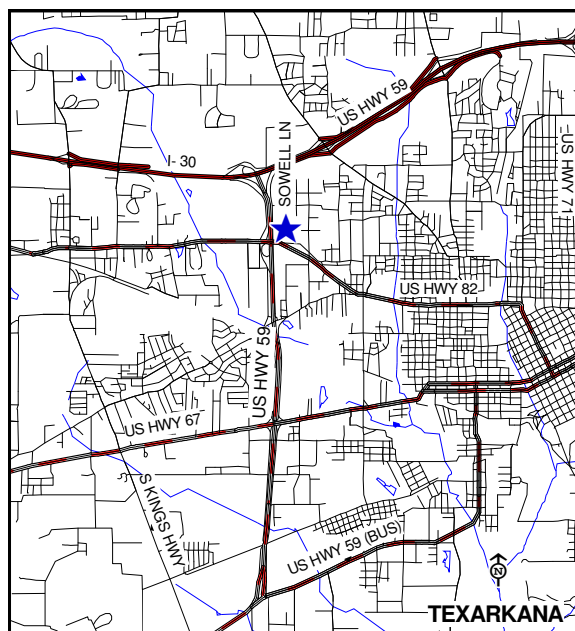
520 Sowell Ln, Texarkana, Bowie County, Texas

**Legal Description:**

Volume 386 Page 219 Bowie County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...10/5/2006	<b>Acres:</b> .....11.12	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,143 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$646,000	
<b>Frontage:</b> .....Sowell Ln		<b>Total Market Value:</b> ..... \$646,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Church, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Light Industrial		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation is using this site as a maintenance facility. It is located in western Texarkana. It is improved with two buildings, fencing and parking. Surrounding land uses include residential, commercial and a church. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings show the highest and best use is light industrial to include the present use. This site has been used as a maintenance facility since the early 1960s. Some residential and commercial growth has been spurred with the construction of a nearby Wal-Mart.

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

## Texas General Land Office

## Throckmorton Maintenance Site

**Location:**

Hwy 380 East, Throckmorton, Throckmorton County,  
Texas

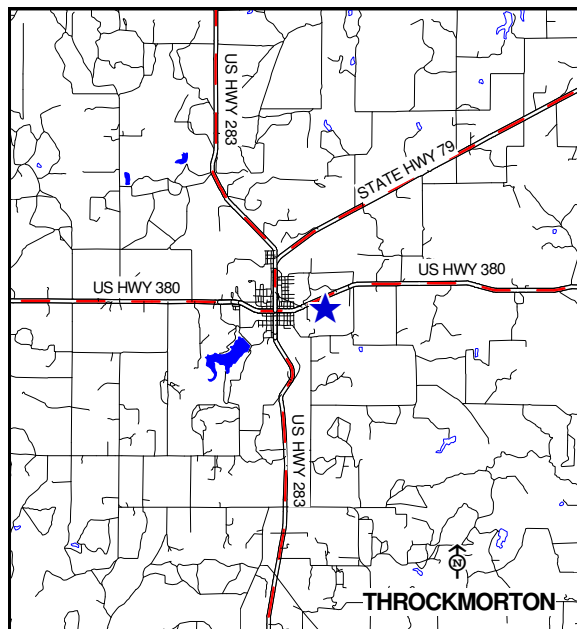
**Legal Description:**

Volume 291 Page 424 Throckmorton County Deed  
Records

**Encumbrances**

**Physical:** None

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



Location Map

<b>Appraisal Date:</b> ...2/22/2007	<b>Acres:</b> .....8.17	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 18,636 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$510,000	
<b>Frontage:</b> .....Hwy 380 East		<b>Total Market Value:</b> ..... \$510,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in east Throckmorton as a storage and maintenance site. It is located on the south side of Hwy 380 in the city limits. The site is improved with three buildings, fencing and asphalt surfacing. Surrounding land uses include vacant tracts to the east and south, single-family residences to the west and north, and two equipment yards to the north. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Throckmorton is a rural community located about 70 miles northeast of Abilene.

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

## Texas General Land Office

## Tilden Maintenance Site

**Location:**

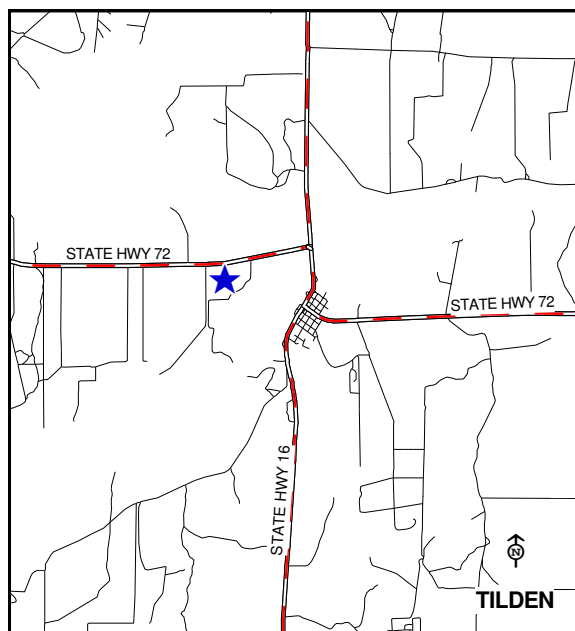
1529 Hwy 72, Tilden, McMullen County, Texas

**Legal Description:**

Volume 71 Page 398 McMullen County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/15/2006	<b>Acres:</b> .....6	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 5,088 sq.ft.
<b>Sen. Dist.:</b> ....25	<b>Rep. Dist.:</b> ....45	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> ....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$68,500	
<b>Frontage:</b> .....Hwy 72		<b>Total Market Value:</b> ..... \$68,500	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located northwest of Tilden on Hwy 72 and is improved with two buildings. Surrounding land uses include agriculture and home sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is office development to include the present use as a maintenance site. Tilden is the county seat of McMullen and is a small rural town. Primary industries are ranching, oil and gas and recreation.

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

## Texas General Land Office

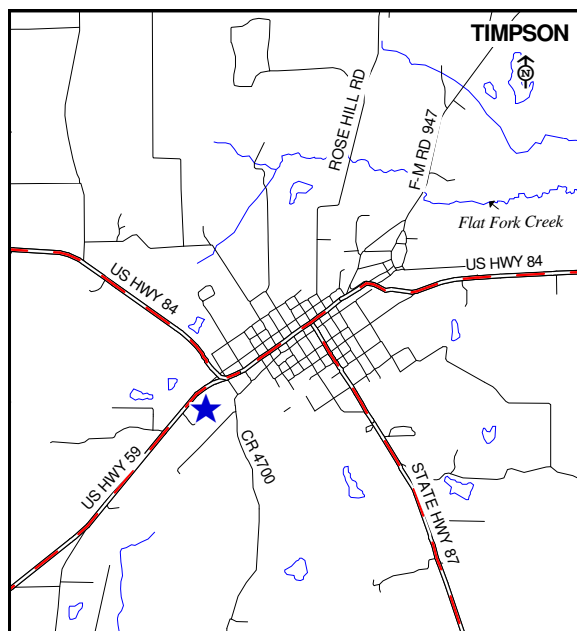
## Timpson Maintenance Site

**Location:**

Hwy 59, Timpson, Shelby County, Texas

**Legal Description:**

Volume 329 Page 353 Shelby County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...7/13/2006	<b>Acres:</b> .....3	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 1,891 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> .....	\$20,800
<b>Frontage:</b> .....Hwy 59		<b>Total Market Value:</b> .....	\$20,800
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a maintenance facility. The site is located in Timpson, which is in far east Texas on Hwy 59, west of Nacogdoches. It is improved with one building, fencing and surface parking. Surrounding land use is residential and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Timpson has a diverse economy with forestry, tourism, ranching, agriculture and poultry providing stability. The real estate market appears stable and little change is expected.

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



## Texas General Land Office

## Tulia Maintenance Site

**Location:**

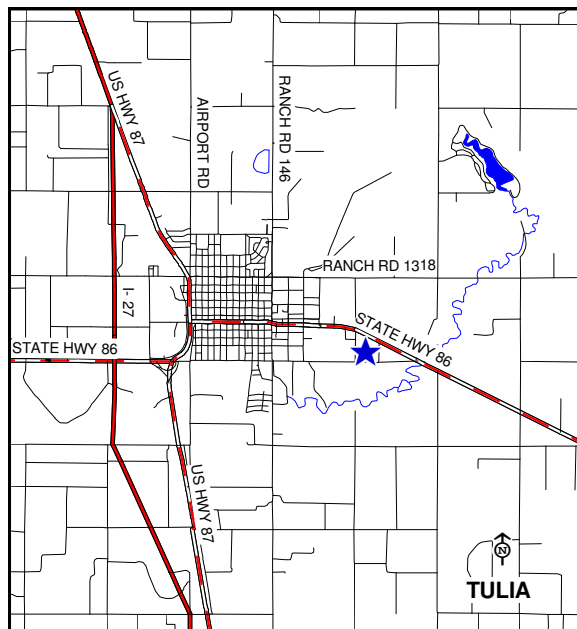
SH 86, Tulia, Swisher County, Texas

**Legal Description:**

Volume 251 Page 386 Swisher County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....10	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 13,632 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$143,000	
<b>Frontage:</b> .....SH 86		<b>Total Market Value:</b> ..... \$143,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Agricultural, Governmental		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site just east of the city limits of Tulia as a maintenance and storage facility. It is located on the south side of SH 86. Site improvements consist of one building considered to add contributory value. The surrounding land is vacant, agricultural and a wastewater treatment plant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Tulia is located south of Amarillo in the panhandle. Agriculture is the predominant source of income. Industrial activity is minimal in this area. Tulia has experienced little growth in either the residential or commercial sectors.

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

## Texas General Land Office

## Tyler District Headquarters

**Location:**

2709 West Front St/SH 31, Tyler, Smith County,  
Texas

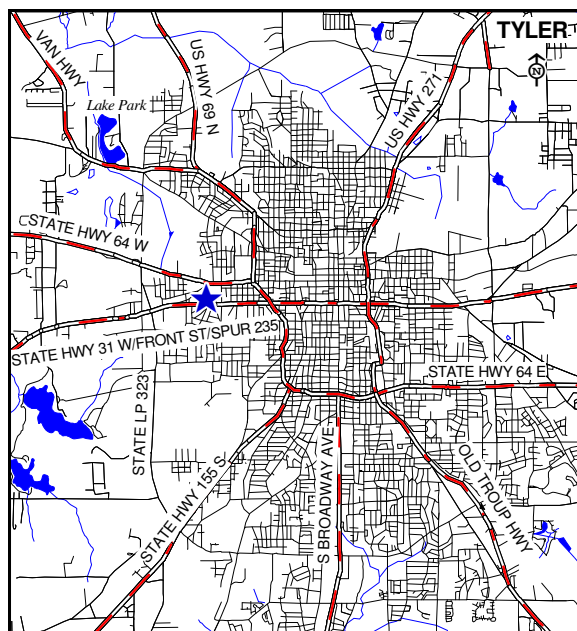
**Legal Description:**

Volume 3286 Page 184 Smith County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/10/2006	<b>Acres:</b> .....14.71	<b>Bldgs.:</b> .....9	<b>Bldg. Area:</b> ..... 103,641 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....6	<b>FAR:</b> ..... 0.16	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$2,440,000	
<b>Frontage:</b> .....West Front St/SH 31		<b>Total Market Value:</b> ..... \$2,440,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation currently utilizes this site near downtown Tyler as a district headquarters. It is accessible from SH 31 known as West Front St and Spur 235. There are nine buildings including two district offices, storage buildings, warehouse and shop, laboratories, a signal and striping building. Surrounding land uses include commercial storage and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a district headquarters. Commercial activity in some areas of Tyler has been strong in the past few years. Most activity is occurring south and west of town.

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

## Texas General Land Office

## Tyler Maintenance Site

**Location:**

Northeast Loop 323 south of American Legion Rd,  
Tyler, Smith County, Texas

**Legal Description:**

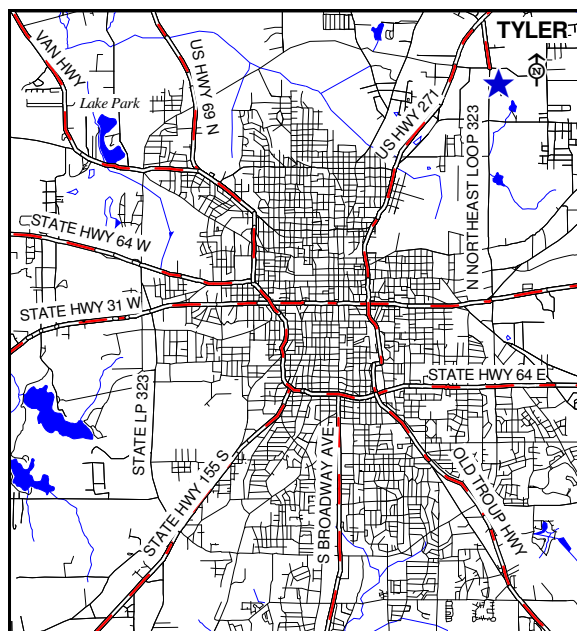
Volume 855 Page 344 Smith County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/30/2006	<b>Acres:</b> .....8	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 10,222 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....6	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$155,000	
<b>Frontage:</b> .....Northeast Loop 323		<b>Total Market Value:</b> ..... \$155,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Woodlands		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Tyler as a district office, highway maintenance and storage facility. It is located on the east side of Northeast Loop 323. There are three buildings with maintenance and service-related uses, loading docks, asphalt surfacing, and infrastructure. Surrounding land uses include commercial, vacant and wooded tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The commercial market activity in some areas of Tyler has been strong in the past few years. The strongest area of growth is south and west of Tyler, and some areas along Loop 323. The subject is in northeast Tyler in an area that is experiencing slow growth, but has good commercial frontage on the Loop.

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

## Texas General Land Office

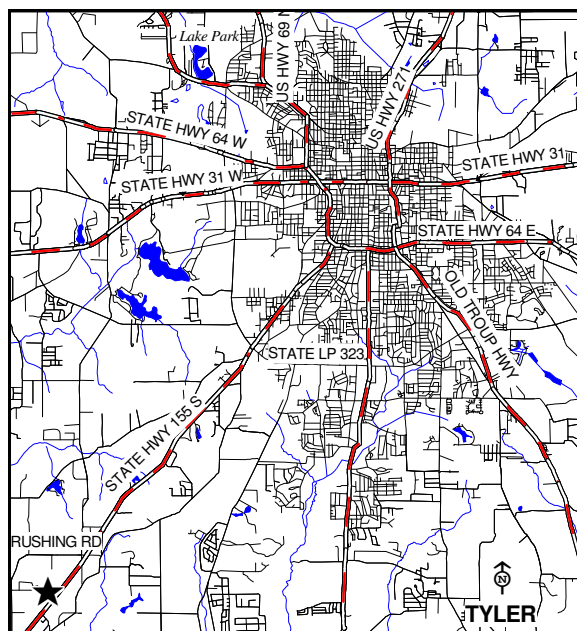
## Tyler Maintenance Site - Noonday

**Location:**

SH 155 South, Tyler, Smith County, Texas

**Legal Description:**

Volume 4714 Page 238 Smith County Deed Records

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

Location Map

<b>Appraisal Date:</b> 11/29/2006	<b>Acres:</b> .....50.19	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 19,417 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....6	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$775,000	
<b>Frontage:</b> .....SH 155 South		<b>Total Market Value:</b> ..... \$775,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Rangeland, Woodlands, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

TxDOT uses this site as a maintenance facility. It is located southwest of Tyler in the Community of Noonday, a rural agricultural pastureland and timbered area of Smith County. The site is improved with three buildings that are considered to have contributory value. While the buildings occupy only a few acres, much of the site will be used for storing highway materials. Surrounding land uses include rangeland, woodland and residential sites. The site was appraised as a whole, land and buildings were not assigned separate values. TxDOT is building a new Loop around Tyler and at some point approximately 12 acres will become right of way and no longer in the real property inventory.

The appraisal indicates the highest and best use is to continue in the present use. Commercial activity in Tyler is well-distributed, but the hottest areas for retail space are located in the southern part of town along US 69 and South Loop 323. Growth trends are occurring toward the south and southwest. The subject has good commercial frontage on the west side of SH 155.

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

## Texas General Land Office

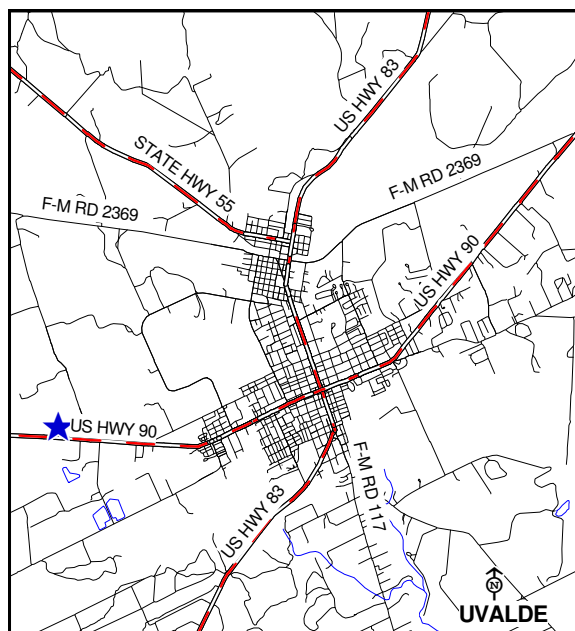
## Uvalde Maintenance Site

**Location:**

2322 Hwy 90 West, Uvalde, Uvalde County, Texas

**Legal Description:**

Volume 227 Page 625 Uvalde County Deed Records

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

Location Map

<b>Appraisal Date:</b> 10/27/2006	<b>Acres:</b> .....12.03	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 12,032 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$334,000	
<b>Frontage:</b> .....Hwy 90 West		<b>Total Market Value:</b> ..... \$334,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Industrial, Residential, Recreational		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation is currently utilizing this site in Uvalde as a maintenance facility. It is located on the north side of Hwy 90 West about three miles from the courthouse square. It is improved with an office/shop/storage building, asphalt surfacing and fencing. Surrounding land uses include agricultural, industrial, residential and recreational. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Uvalde is a small city located about 75 miles southwest of San Antonio. The economy is based upon agriculture and manufacturing.

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

## Texas General Land Office

## Van Horn Maintenance Site

**Location:**

2101 South Van Horn Dr, Van Horn, Culberson  
County, Texas

**Legal Description:**

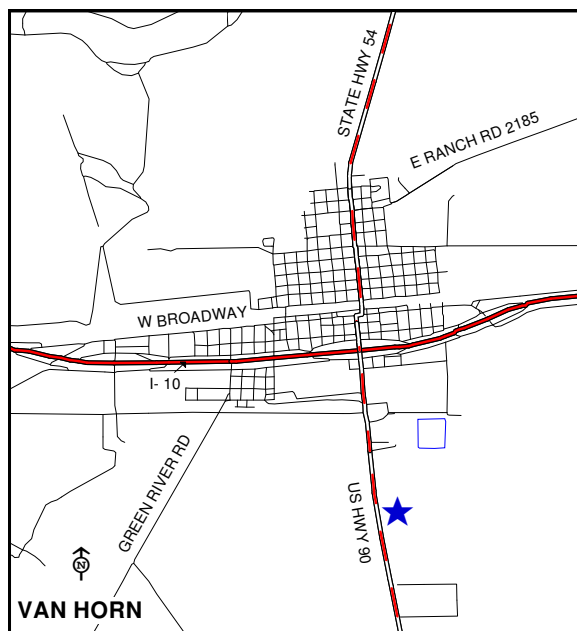
Volume 71 Page 208 Culberson County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/24/2006	<b>Acres:</b> .....5.99	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,627 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....74	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$96,000	
<b>Frontage:</b> .....South Van Horn Dr		<b>Total Market Value:</b> ..... \$96,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Native Land		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site south of Van Horn as a maintenance and storage facility. It is a typical maintenance site improved with one building with contributory value, asphalt surfacing and fencing. Surrounding land uses include residential, commercial and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Growth and development has been minimal in the Van Horn area.

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



## Texas General Land Office

## Vega Maintenance Site

**Location:**

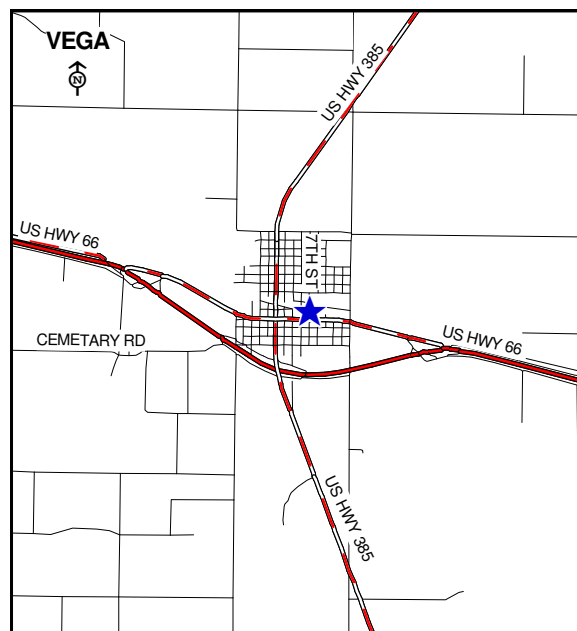
Hwy 66 and 7th St, Vega, Oldham County, Texas

**Legal Description:**

Volume 32 Page 141 Volume 43 Page 607 Oldham County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....2.75	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 15,522 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....86	<b>FAR:</b> ..... 0.13	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$160,000	
<b>Frontage:</b> .....Hwy 66, 7th St		<b>Total Market Value:</b> ..... \$160,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located on the east side of Vega on Hwy 66 and 7th Street. It is improved with three buildings: a maintenance facility, warehouse and equipment shed and parking. Surrounding land uses include vacant, agricultural and commercial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Vega's economy is agriculturally driven. The area has realized minimal growth over the past five years and is expected to remain stable. Due to the lack of demand for commercial and residential development there have been few vacant land tract sales.

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



## Texas General Land Office

## Vernon Maintenance Site

**Location:**

4031 South Main St/Hwy 183, Vernon, Wilbarger County, Texas

**Legal Description:**

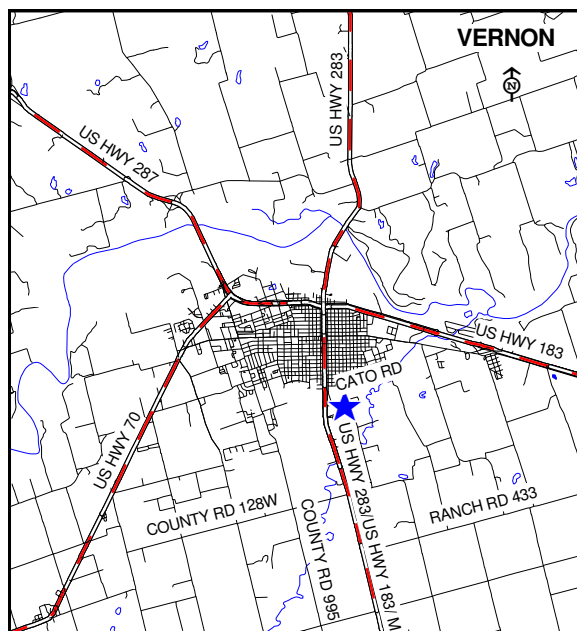
Volume 173 Page 189 Wilbarger County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....6.89	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 9,573 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....68	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$143,000
<b>Frontage:</b> .....South Main St/Hwy 183			<b>Total Market Value:</b> ..... \$143,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Agricultural, Vacant, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site south of Vernon as a maintenance facility. It is located on the east side of South Main or Hwy 183. The site is improved with one building, asphalt surfacing and fencing. Surrounding land uses include agricultural, vacant, industrial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal shows the highest and best use to be the current use. The city of Vernon is a small city located in north central Texas about 50 miles northwest of Wichita Falls. The economy centers on agribusiness, oil production and light manufacturing.

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

## Texas General Land Office

## Victoria Maintenance Site

**Location:**

11401 East Loop 175, Victoria, Victoria County,  
Texas

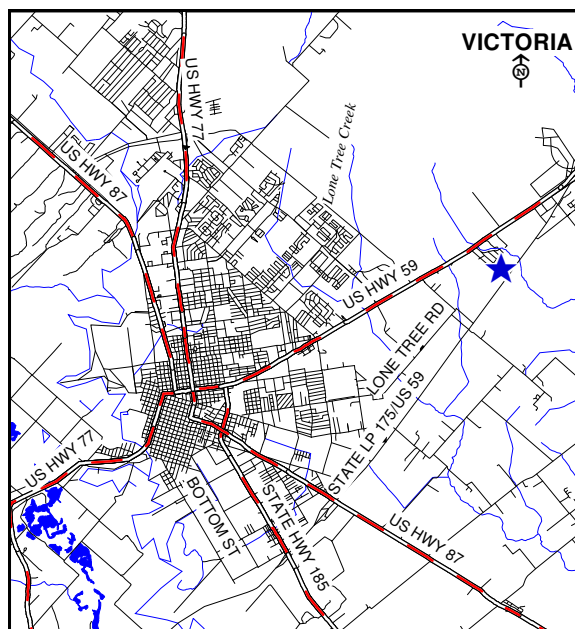
**Legal Description:**

Volume 0064 Page 139 Victoria County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...6/22/2006	<b>Acres:</b> .....12.5	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 29,416 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....30	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$810,000	
<b>Frontage:</b> .....East Loop 175		<b>Total Market Value:</b> ..... \$810,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Industrial, Agricultural		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as an engineering office and maintenance site. It is located on the northeast side of Victoria on East Loop 175 and is improved with four buildings. Surrounding land uses include vacant, residential, industrial and agricultural tracts. The site was valued as a whole, buildings and land were not assigned a separate value

The appraisal indicates the highest and best use is in concert with the present use as a maintenance facility. The City of Victoria is growing steadily with commercial/retail tracts toward the north along Hwy 77.

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

## Texas General Land Office

## Waco District Headquarters

**Location:**

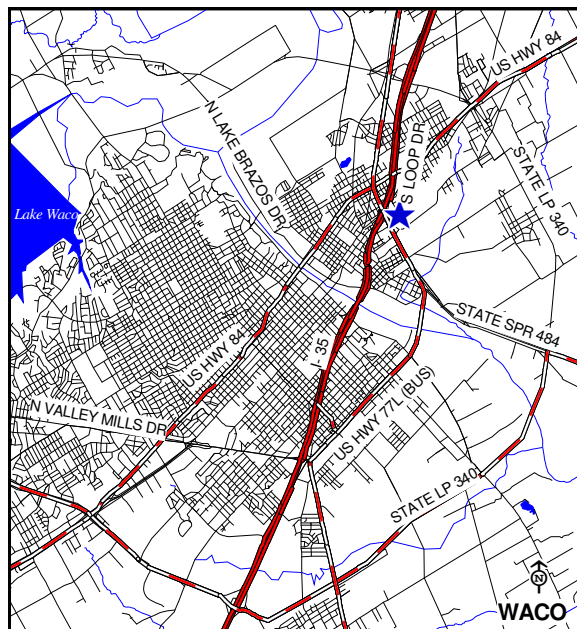
100 South Loop Dr, Waco, McLennan County, Texas

**Legal Description:**

Volume 1 Page 625 McLennan County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/13/2006	<b>Acres:</b> .....16.4	<b>Bldgs.:</b> .....11	<b>Bldg. Area:</b> ..... 71,789 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....57	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$1,450,000	
<b>Frontage:</b> .....South Loop Dr		<b>Total Market Value:</b> ..... \$1,450,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Industrial, Vacant		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation currently utilizes this site as a district headquarters. It is located within the city limits of Waco on South Loop Dr at the intersection of Hwy 84 and IH 35. The site is improved with 11 buildings and infrastructure. Surrounding land use is residential, commercial, industrial and vacant tracts. The site was appraised as a whole, not assigning separate values to the buildings and land.

The appraisal indicates the highest and best use is to continue use as a district headquarters. The Waco metropolitan statistical area has a decent economy which has resulted in slow but steady growth in the past decade. The subject neighborhood shows little signs of growth since most of this is occurring in the southwestern part of the city and along IH 35 near Baylor University. Waco is expected to grow and property values rise as it benefits from the IH 35 corridor.

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

## Texas General Land Office

## Waco Maintenance Site

**Location:**

3119 Gholson Rd/FM 933, Waco, McLennan County,  
Texas

**Legal Description:**

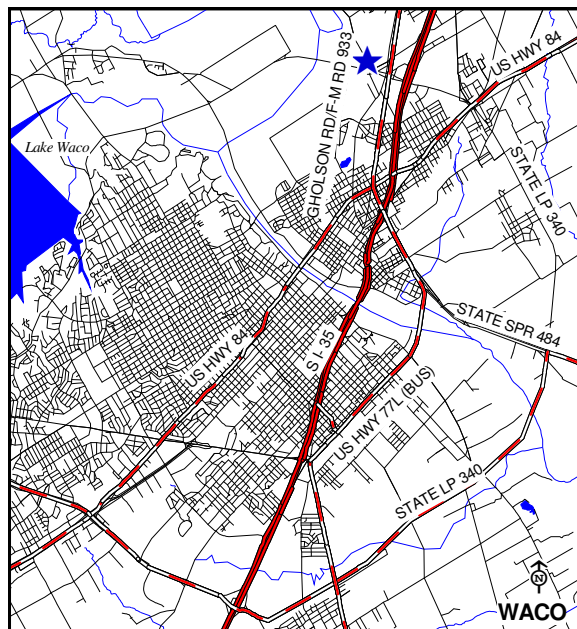
Volume 794 Page 378 McLennan County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...3/28/2007	<b>Acres:</b> .....5.91	<b>Bldgs.:</b> .....7	<b>Bldg. Area:</b> ..... 16,835 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....57	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$300,000
<b>Frontage:</b> .....Gholson Rd, FM 933			<b>Total Market Value:</b> ..... \$300,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site in Waco as a maintenance facility. It is north of Waco but within the city limits on Gholson Rd/FM 933. The improvements consist of seven buildings, fencing and asphalt surfacing. Surrounding land uses include light industrial, commercial and residential properties. The site was appraised as a whole, land and buildings were not assigned separate values.

Appraisal findings indicate the highest and best use is also the present use. New development in the area of the property has been relatively slow as compared to other areas in Waco. Most of the industrial development has been in the southwest part of town. There has been substantial commercial development along IH 35 and some multifamily construction around Baylor University.

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

## Texas General Land Office

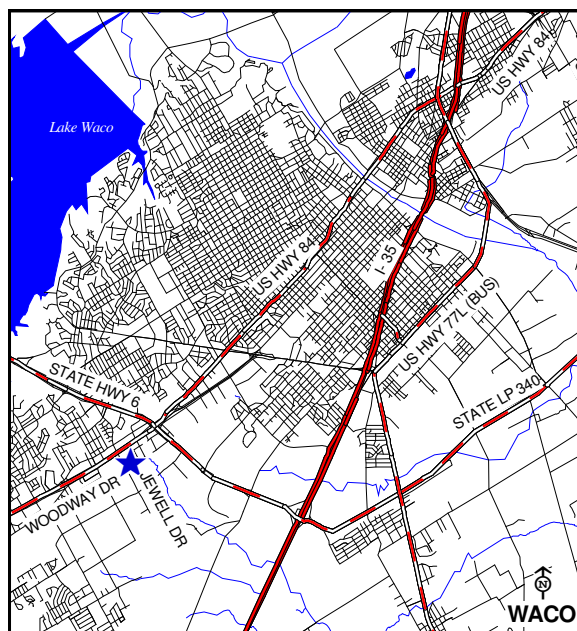
## Waco Maintenance Site

**Location:**

7108 Woodway Dr, Waco, McLellan County, Texas

**Legal Description:**

Volume 586 Page 407 McLellan County Deed Records

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

Location Map

<b>Appraisal Date:</b> ...3/28/2007	<b>Acres:</b> .....7.07	<b>Bldgs.:</b> .....10	<b>Bldg. Area:</b> ..... 20,281 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....56	<b>FAR:</b> ... 23.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$1,200,000
<b>Frontage:</b> .....Woodway Dr, Jewell Dr			<b>Total Market Value:</b> ..... \$1,200,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Industrial Development		
<b>Agency Projected Use:</b> .....	Property Exchange		

The Texas Department of Transportation uses this site for storage, vehicle maintenance and offices. It is located on the outskirts of Waco at the southeast corner of Woodway Dr and Jewell Drive. There are 10 buildings on the site, asphalt paving, fencing and sidewalks. Surrounding land uses include industrial, commercial and vacant pad sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is industrial development. This site will be replaced by TxDOT in approximately 12 months when a new facility is completed.

**Recommendation:** *Retain for continued agency use. Until replacement facility is complete.*



## Texas General Land Office

## Waxahachie Maintenance Site

**Location:**

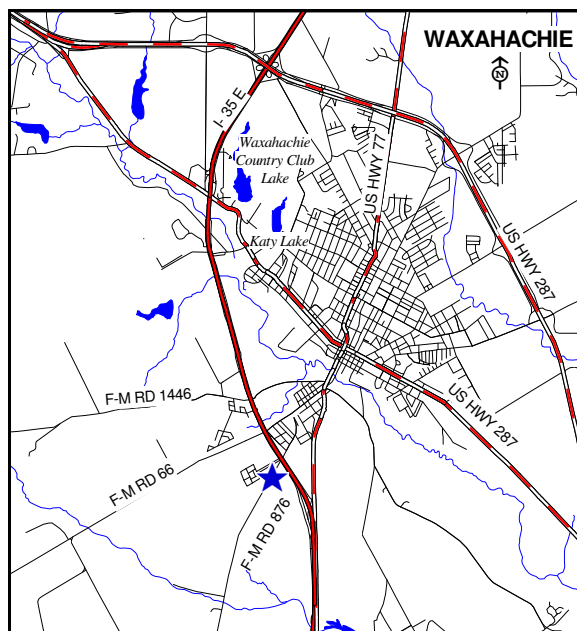
124 FM 876, Waxahachie, Ellis County, Texas

**Legal Description:**

Volume 480 Page 315 Ellis County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/11/2006	<b>Acres:</b> .....7.37	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 14,605 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....10	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$410,000	
<b>Frontage:</b> ..... FM 876		<b>Total Market Value:</b> ..... \$410,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Commercial, Vacant, Residential		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located south of Waxahachie on FM 876. The improvements consist of four buildings. Surrounding land uses include agricultural, commercial, vacant and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use as a maintenance site. The economy in Ellis County has suffered since the Superconducting Super Collider project was canceled. The area appears to be growing since it is near Dallas, but it is concentrated north along Hwy 77. There appears to be very little growth in the southern sectors of Waxahachie where this maintenance site is located.

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

## Texas General Land Office

## Waxahachie Maintenance Site

**Location:**

901 East Jefferson St, Waxahachie, Ellis County,  
Texas

**Legal Description:**

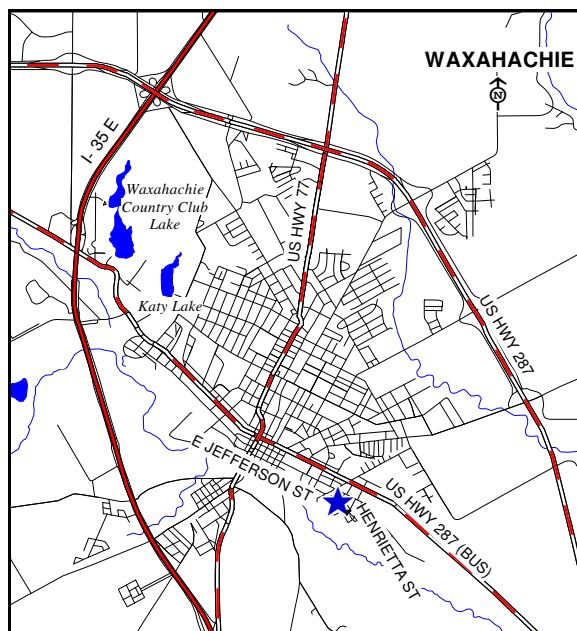
Volume 344 Page 641 Ellis County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/11/2006	<b>Acres:</b> .....2.5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,930 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....10	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$22,000	
<b>Frontage:</b> .....Jefferson St, Henrietta St		<b>Total Market Value:</b> ..... \$22,000	
<b>Utilities:</b> .....	Electricity, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Leased to DPS for a Temporary Drivers License Office		
<b>Highest and Best Use:</b> .....	Maintenance Site/Temporary License Office DPS		
<b>Agency Projected Use:</b> .....	Maintenance Site/Temporary Office for DPS		

The Texas Department of Transportation currently uses this site as a storage facility. It is located south of downtown Waxahachie. DPS leases this site from TxDOT and has erected a manufactured building they are now using as a temporary driver's license office. There are some outbuildings used to store discarded material, old signs and posts. Surrounding land use is residential and a fuel depot. The site was appraised as vacant.

The appraisal indicates highest and best use is the current use. The site area is a declining residential neighborhood with poor economic conditions. This tract could be held as speculative investment for redevelopment in the future. There appears to be very little growth in southern Waxahachie at this time.

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



## Texas General Land Office

## Weatherford Maintenance Site

**Location:**

West Bankhead Dr, just west of US 80, Weatherford,  
Parker County, Texas

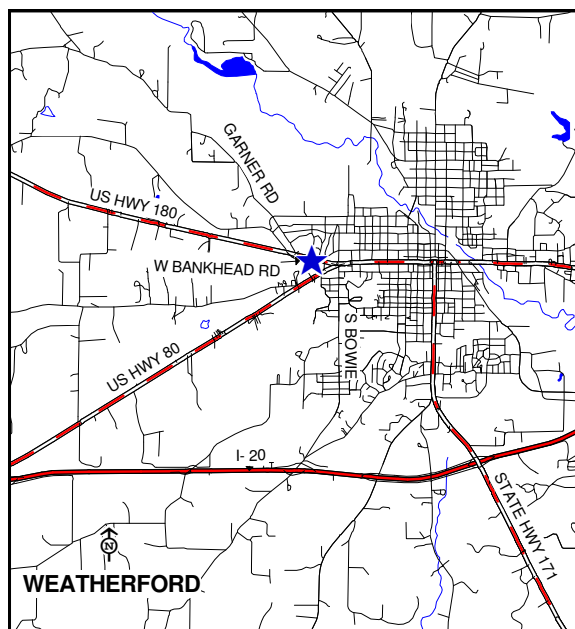
**Legal Description:**

Volume 239 Page 332 Parker County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...1/24/2007	<b>Acres:</b> .....11.67	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 27,892 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....61	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$831,000	
<b>Frontage:</b> .....West Bankhead Dr		<b>Total Market Value:</b> ..... \$831,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in west Weatherford as a maintenance and storage facility. It is located on the southwest side of West Bankhead Drive. It is a typical maintenance site improved with six buildings, asphalt paving, parking, drives, fencing and security lighting. Surrounding land use is commercial to the north, residential to the northwest and southeast, offices to the northeast and vacant land to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Weatherford, with an approximate population of 19,000, is located about 28 miles west of Ft. Worth. It is experiencing favorable economic growth commercially and residentially. The close proximity to the metroplex and the Alliance Airport Industrial Park is ideal for commuters.

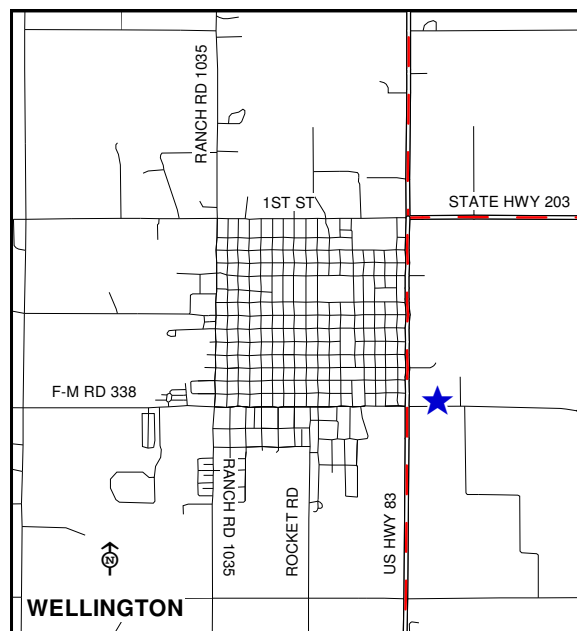
**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Wellington Maintenance Site

**Location:**

FM 338, Wellington, Collingsworth County, Texas

**Legal Description:**Volume 107 Page 127 Volume 145 Page 151  
Collingsworth County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None  
Easements: Utility

Location Map

<b>Appraisal Date:</b> .....4/2/2007	<b>Acres:</b> .....5.14	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 7,562 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$76,000	
<b>Frontage:</b> .....FM 338		<b>Total Market Value:</b> ..... \$76,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a storage and maintenance facility. It is located in the northeastern panhandle of Texas, more specifically on the southeast edge of Wellington in Collingsworth County. The site is improved with two buildings and infrastructure. The surrounding land uses are vacant and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as improved with a vehicle and equipment maintenance and storage facility. Wellington is a small community with a population of about 3,000 people. Agriculture is the primary industry and major source of income in the area.

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

## Texas General Land Office

## Wharton Maintenance Site

**Location:**

West Side of Hwy 60, Wharton, Wharton County,  
Texas

**Legal Description:**

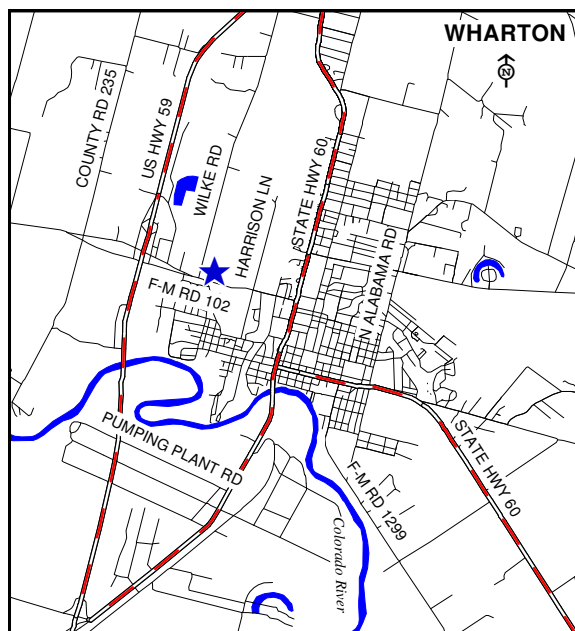
Volume 381 Page 161 Wharton County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....9	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 23,830 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....28	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$400,000	
<b>Frontage:</b> .....Hwy 60		<b>Total Market Value:</b> ..... \$400,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Agricultural, Medical		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

This Texas Department of Transportation maintenance and storage facility is located on the west side of Hwy 60 in Wharton. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land uses include residential, agricultural, industrial and medical. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Wharton is southwest of Houston in Wharton County. The development that has occurred has been in the immediate area of the subject, near Hwy 59 and FM 102. The growth trend has been to the north and west part of the city.

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

## Texas General Land Office

## Wharton Material Storage Site

**Location:**

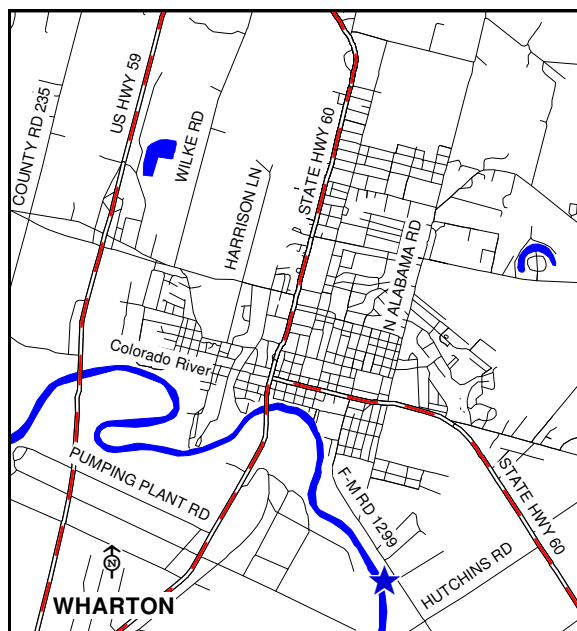
FM 1299, Wharton, Wharton County, Texas

**Legal Description:**

Volume 251 Page 284 Wharton County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 11/16/2006	<b>Acres:</b> .....3.9	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....28	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned	<b>Land Value:</b> ..... \$11,700	<b>Total Market Value:</b> ..... \$11,700	
<b>Frontage:</b> .....FM 1299			
<b>Utilities:</b> .....	Electricity, Telephone		
<b>Surrounding Uses:</b> .....	Agricultural, Residential, Vacant		
<b>Current Use:</b> .....	Materials Storage Yard		
<b>Highest and Best Use:</b> .....	Materials Storage Yard		
<b>Agency Projected Use:</b> .....	Materials Storage Yard		

The Texas Department of Transportation keeps this site south of Wharton as a materials storage yard for highway maintenance. It is located on the west side of FM 1299. The site is improved with fencing only which adds no contributory value to the whole. Surrounding land use is agricultural, vacant and residential tracts. The entire tract is in the 100 to 500 year floodplain.

The appraisal shows the highest and best use is congruent with the current use. Wharton is a small city southwest of Houston on Hwy 59. The market area has experienced slow growth in the recent past. Much of the recent development has occurred near Hwy 59 and FM 102.

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

## Texas General Land Office

## Wheeler Maintenance Site

**Location:**

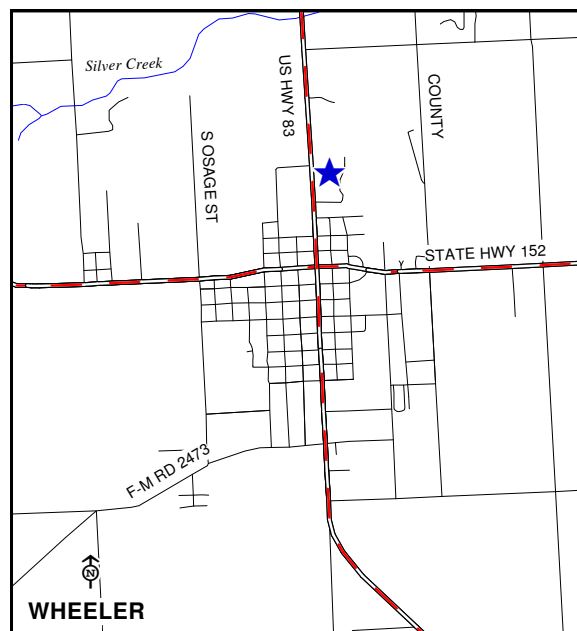
Hwy 83, Wheeler, Wheeler County, Texas

**Legal Description:**

Volume 130 Page 199 Wheeler County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> .....4/3/2007	<b>Acres:</b> .....2.07	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 3,200 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$22,000	
<b>Frontage:</b> .....Hwy 83		<b>Total Market Value:</b> ..... \$22,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Governmental, Vacant, Commercial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site as a vehicle and equipment maintenance and storage facility. It is located on Hwy 83 north of downtown Wheeler. It is improved with one building considered to have contributory value. Surrounding land use is commercial, vacant and the Wheeler ISD Athletic Fields. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is the present use as a maintenance facility. Wheeler is in the northeastern panhandle of Texas with an estimated population of about 1,400 people. Agriculture is the primary industry. Minimal growth has been realized since 1990 and little is expected. There have been a minimum number of vacant and commercial tracts sold over the last few years.

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

## Texas General Land Office

## Whitesboro Maintenance Sub-Site

**Location:**

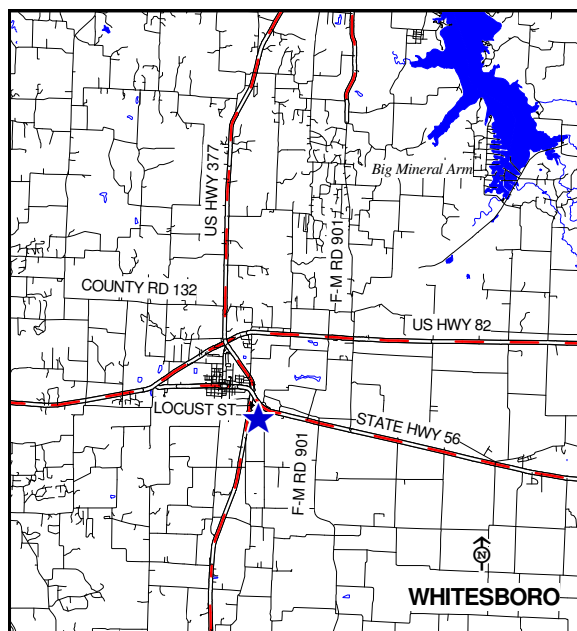
Locust St, Whitesboro, Grayson County, Texas

**Legal Description:**

Volume 1020 Page 31 Grayson County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/20/2006	<b>Acres:</b> .....3.5	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,172 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....62	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$43,500	
<b>Frontage:</b> .....Locust St		<b>Total Market Value:</b> ..... \$43,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Industrial		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation utilizes this site in southeast Whitesboro as a maintenance and storage site. It is located on the north side of Locust Street. It is improved with a sub-section warehouse, asphalt surfacing and fencing. Surrounding land use is vacant, commercial and industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is industrial to include the present use. Whitesboro is a small town located in west Grayson County.

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

## Texas General Land Office

## Wichita Falls District Headquarters

**Location:**

1601 Southwest Pkwy/FM 369, Wichita Falls, Wichita County, Texas

**Legal Description:**

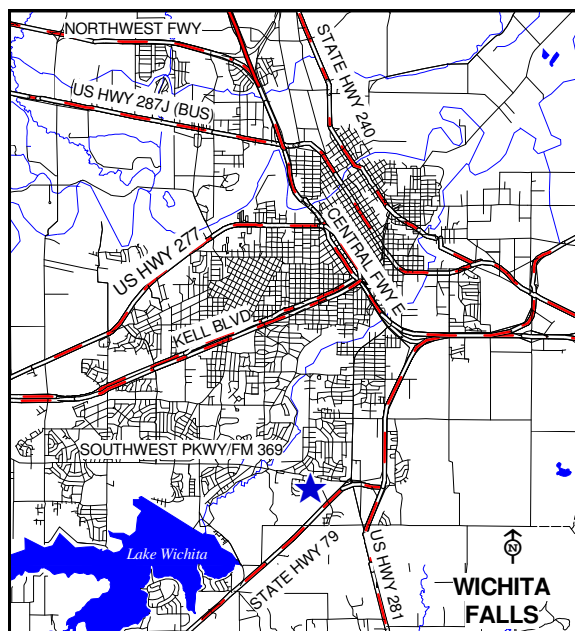
Volume 749 Page 217 Wichita County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...1/11/2007	<b>Acres:</b> .....31.62	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 87,831 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....69	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> ..... \$2,700,000	
<b>Frontage:</b> .....Southwest Pkwy/FM 369		<b>Total Market Value:</b> ..... \$2,700,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation utilizes this site in Wichita Falls as a district headquarters. It is located in south Wichita Falls on Southwest Pkwy, also known as FM 369, about five miles south of downtown. It is improved with six buildings. Surrounding land uses include vacant and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruent with the present use. If the tract was vacant the best use would be commercial or residential development. The city is diverse enough that oil and farming make up only a fractional part of the economy. The economic outlook appears to remain steady.

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



## Texas General Land Office

## Wichita Falls Maintenance Site

**Location:**

2844 East Central Expwy, Wichita Falls, Wichita County, Texas

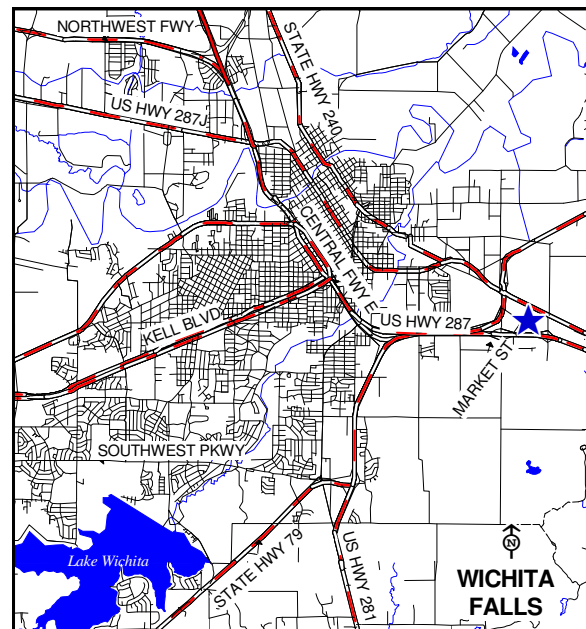
**Legal Description:**

Volume 1887 Page 883 Wichita County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility, Pipeline



Location Map

<b>Appraisal Date:</b> .....4/2/2007	<b>Acres:</b> .....10.84	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 21,422 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....69	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$750,000	
<b>Frontage:</b> .....East Central Expwy		<b>Total Market Value:</b> ..... \$750,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in Wichita Falls as a maintenance site. It is physically located between US 287, Market St and Central Fwy about four miles southeast of the central business district but within the city limits. There are two buildings, asphalt surfacing and fencing. Surrounding land use is primarily industrial related which is permitted by the current zoning and some vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Wichita Falls has an estimated population of 100,000 and is the distribution center for a large area in north Texas and southern Oklahoma. The economy is based upon manufacturing, oil field services, hospitals, county and state employment. The overall economic outlook appears to remain steady.

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

## Texas General Land Office

## Woodville Maintenance Site

**Location:**

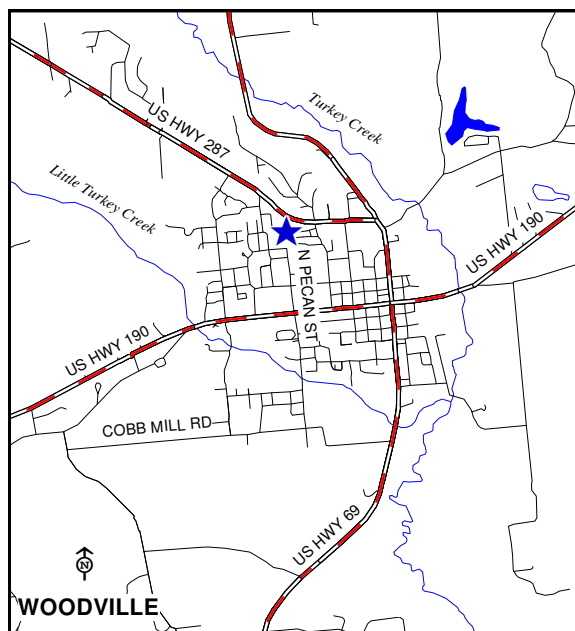
Hwy 287 North, Woodville, Tyler County, Texas

**Legal Description:**

Volume 114 Page 517 Tyler County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...11/9/2006	<b>Acres:</b> .....4.84	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 7,692 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....6	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$100,000	
<b>Frontage:</b> .....Hwy 287 North		<b>Total Market Value:</b> ..... \$100,000	
<b>Utilities:</b> .....	Electricity, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Maintenance Site		
<b>Highest and Best Use:</b> .....	Maintenance Site		
<b>Agency Projected Use:</b> .....	Maintenance Site		

The Texas Department of Transportation uses this site in east Texas as a maintenance facility. It is located in the City of Woodville on Hwy 287 North. Improvements consist of four buildings. Surrounding land use is primarily residential with some vacant tracts and a cemetery nearby. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Development in Woodville is occurring along Hwy 69 and Hwy 190.

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

## Texas General Land Office

## Yoakum District Headquarters

**Location:**

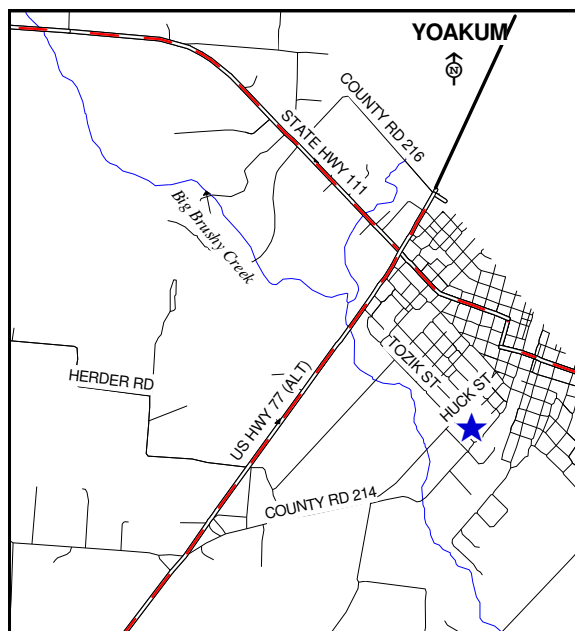
600 Huck St, Yoakum, DeWitt County, Texas

**Legal Description:**

Vol 130 Pg 58 Vol 142 Pg 325 DeWitt County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/14/2006	<b>Acres:</b> .....18.31	<b>Bldgs.:</b> .....9	<b>Bldg. Area:</b> ..... 80,178 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....30	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$2,200,000
<b>Frontage:</b> .....Huck St			<b>Total Market Value:</b> ..... \$2,200,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Office, Commercial		
<b>Current Use:</b> .....	District Headquarters		
<b>Highest and Best Use:</b> .....	District Headquarters		
<b>Agency Projected Use:</b> .....	District Headquarters		

The Texas Department of Transportation uses this site in Yoakum as a district office and maintenance facility. This is a large site with over 18 acres. There are nine buildings, parking, asphalt paving and chain link fencing. Surrounding land uses include office, residential and commercial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is also the current use as a district office. Yoakum is located on a major route between Hallettsville and Cuero. The neighborhood is considered a good growth area for industrial development due to the location on the edge of the city.

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

## Texas General Land Office

## Yoakum Maintenance Site

**Location:**

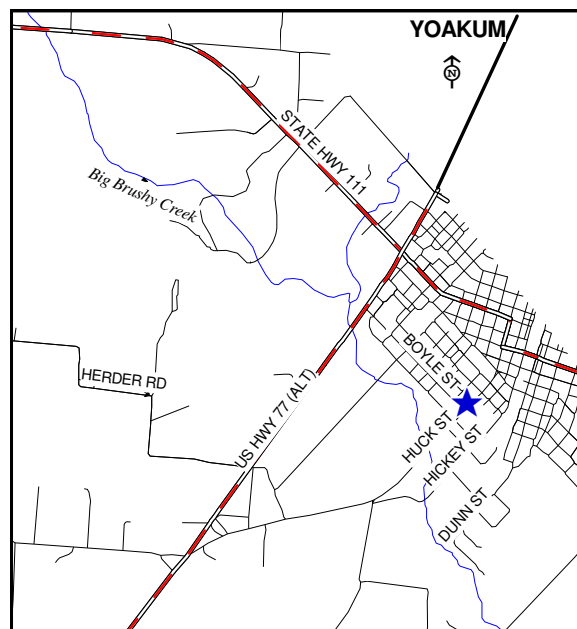
601 Buck St, Yoakum, Dewitt County, Texas

**Legal Description:**

Volume 133 Page 107 Dewitt County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/21/2006	<b>Acres:</b> .....1.93	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 1,440 sq.ft.
<b>Sen. Dist.:</b> ....18	<b>Rep. Dist.:</b> ....30	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial		<b>Land Value:</b> ..... \$24,000	
<b>Frontage:</b> .....Buck St		<b>Total Market Value:</b> ..... \$24,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Agricultural, Industrial		
<b>Current Use:</b> .....	Material Storage Site		
<b>Highest and Best Use:</b> .....	Material Storage Site		
<b>Agency Projected Use:</b> .....	Material Storage Site		

The Texas Department of Transportation is currently utilizing this site as a storage facility for highway maintenance. It is located in downtown Yoakum with road frontage on Buck St. It is improved with a material storage shed, asphalt paving and chain link fencing. The appraiser feels these improvements add no value to the land. Surrounding land uses include vacant, residential, agricultural and industrial.

The appraisal indicates the highest and best use is to continue in the present use. Yoakum is located on a major route between Victoria and Schulenburg.

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

## Texas General Land Office

## Zapata Maintenance Site

**Location:**

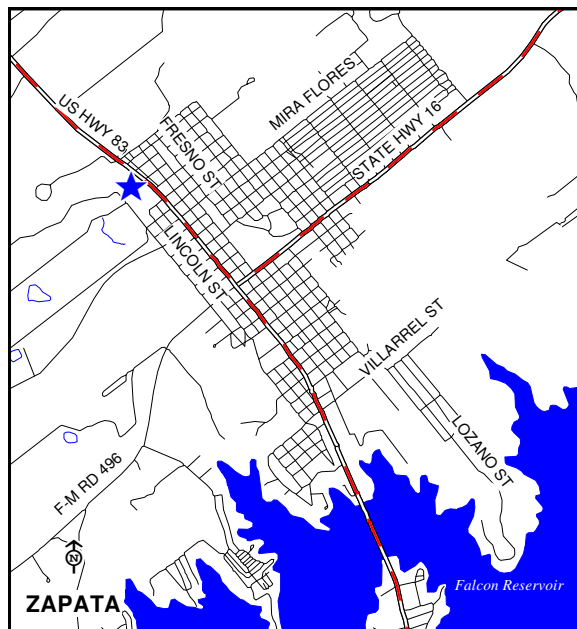
Hwy 83 North, Zapata, Zapata County, Texas

**Legal Description:**

Volume 80 Page 216 Zapata County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/27/2006	<b>Acres:</b> .....3.52	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 3,850 sq.ft.
<b>Sen. Dist.:</b> .....21	<b>Rep. Dist.:</b> .....31	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$230,000	
<b>Frontage:</b> .....Hwy 83 North		<b>Total Market Value:</b> ..... \$230,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Commercial, Vacant, Civic		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation utilizes this site in northwest Zapata as a maintenance and storage facility. The site is improved with a sub-section warehouse and an equipment storage building, asphalt paving, parking, and chain link fencing. Surrounding land uses include industrial, commercial, civic and vacant sites. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Zapata depends on farming, ranching, oil and gas production, and recreational tourism. The nearby lake is a drawing card for tourism, and it also provides water for crops, irrigation, and scenery.

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

## Texas General Land Office

## Zavala Maintenance Site

**Location:**

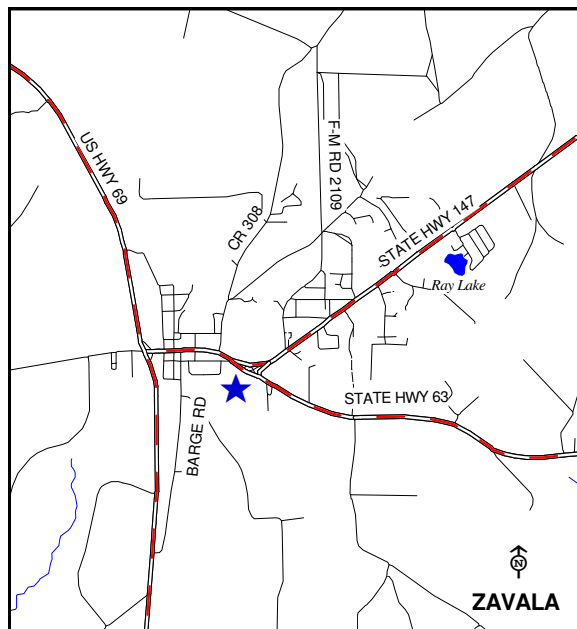
Hwy 63 East, Zavala, Angelina County, Texas

**Legal Description:**

Volume 74 Page 152 Angelina County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/10/2006	<b>Acres:</b> .....1.85	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 2,400 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....12	<b>FAR:</b> ..... 0.03	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$12,000	
<b>Frontage:</b> .....Hwy 63 East		<b>Total Market Value:</b> ..... \$12,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, School		
<b>Current Use:</b> .....	Maintenance Facility		
<b>Highest and Best Use:</b> .....	Maintenance Facility		
<b>Agency Projected Use:</b> .....	Maintenance Facility		

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located at the intersection of Hwy 63 and Hwy 147 on the east side of Zavala. The improvements consist of one building, surface parking and fencing. Surrounding land uses are residential, commercial, vacant and a school. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings indicate the highest and best use is also the present use as a maintenance site. Zavala is experiencing little growth and land values are reflecting this trend.

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

# **ABOUT THE REPORT**



## The Evaluation Process

### ABOUT THE REPORT

#### Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.151, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

#### Appraisal Process

Appraisals are performed by GLO staff or outside third party, 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. Resulting data are 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.

The 79th Legislative Session, HB 957 Section 1, now allows a restricted appraisal report to be performed on properties that have a retain recommendation. The value determination can be satisfied by information including only evidence of value as the Commissioner of the GLO deems appropriate. The properties that are recommended for sale will be evaluated with a full appraisal.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future 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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# **ACKNOWLEDGEMENTS**

## Acknowledgements

The Texas General Land Office gratefully acknowledges the generous assistance of the following people who contributed to this report:

Mr. Michael W. Behrens, Executive Director, Texas Department of Transportation.

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