Central Services Building

Location:
1711 San Jacinto Stree, Austin, Travis County, Texas

Legal Description:
Volume 501, Page 1170, Volume 5181, Page 1341, 
Volume 4870, Page 1695, Volume 6096, Page 1651, 
Volume 5026, Page 814, Travis County Deed Records

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

Appraisal Date: 4/30/2012 Acres: 1.69
% in Floodplain: 50% Slope: Level
Zoning: Commercial
Frontage: San Jacinto St, Trinity St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

The Texas Facilities Commission utilizes this site as a state office building. It is located on a full city block bounded by San Jacinto, Trinity, East 17th, and East 18th Streets in Central Austin. The site is improved with a four-story office building connected to a two-story warehouse building, security lighting, a service dock area, and limited surface parking. The surrounding land uses is primarily governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

E.O. Thompson Building and Parking
Lot 15

Location:
920 Colorado Street, Austin, Travis County, Texas

Legal Description:
Volume 765, Page 457, Travis County Deed Records

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

Appraisal Date: 1/13/2012
Acres: 0.65
FAR: 2.38
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: Colorado St, W. 10th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Office
Current Use: State Office and Parking Lot
Highest and Best Use: Office Development
Agency Projected Use: Office Development

Bidgs.: 1
Bldg Sq Ft: 67,689 sq.ft.
Total Market Value: $7,700,000

The Texas Facilities Commission utilizes this site as an office building and parking lot to accommodate state agencies. It is located on the southwest corner of Colorado Street and West 10th Street in downtown Austin. The site is improved with a twelve-story office building and a surface parking lot. The surrounding land uses include office and governmental developments.

The appraisal indicates the highest and best use is for office development to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

El Paso State Office Building and Parking Garage

Location:
401 East Franklin Avenue, El Paso, El Paso County, Texas

Legal Description:
Volume 1508, Page 1279, El Paso County Deed Records

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

Appraisal Date: 1/19/2012 Acres: 3.03
Sen. Dist.: 29 Rep. Dist.: 77 FAR: 0.88
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: Franklin Avenue, Missouri Avenue
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Office
Current Use: State Office Building and Garage
Highest and Best Use: State Office Building and Garage
Agency Projected Use: State Office Building and Garage

Bldgs.: 2 Bldg Sq Ft: 116,816 sq.ft.
Total Market Value: $7,250,000

The Texas Facilities Commission utilizes this site as an office building and parking garage to accommodate state agencies. GLO identification #2409 is included in the appraisal and is now combined with the office building, GLO ID #2408. It is located along I-10 on East Franklin and East Missouri Avenue in downtown El Paso. The site is improved with a five-story office building and a three level parking garage. The surrounding land uses include office and commercial developments. The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Elias Ramirez State Office Building

Location:
5425 Polk Street, Houston, Harris County, Texas

Legal Description:
Film Code 358049, 370017, Harris County Map Records

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

Appraisal Date: 3/29/2012 Acres: 6.52
Sen. Dist.: 6 Rep. Dist.: 145 FAR: 0.87
% in Floodplain: 5% Slope: Level
Zoning: Unzoned
Frontage: Polk St, Lansing St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Industrial, Commercial
Current Use: State Office Building
Highest and Best Use: Office/Residential Development
Agency Projected Use: State Office Building

Bidgs.: 1 Bidg Sq Ft 248,213 sq.ft.
Total Market Value: $11,438,000

The Texas Facilities Commission utilizes this site as a state office building and parking for numerous state agencies. It is located along Polk Street in the east sector of Houston. The site consists of three individual tracts, improved with one building and two surface parking lots. The surrounding land uses include industrial, commercial, and residential developments.

The appraisal indicates the highest and best use is office/residential development including the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission
Texas General Land Office

Fort Worth State Office Building

Location:
1501 Circle Drive, Fort Worth, Tarrant County, Texas

Legal Description:
Rogers Survey Abstract 1292, Tarrant County Deed Records

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

Appraisal Date: ...2/9/2012 Acres: ...... 8.40
Sen. Dist.:...10 Rep. Dist.:...95 FAR: ...... 0.20
% in Floodplain: ....0% Slope:..........Level
Zoning: ........................................Commercial
Frontage: ........................................Circle Drive, IH-20
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................Industrial, Office, Vacant
Current Use: ........................................State Office Building
Highest and Best Use: ........................................Office/Commercial Development
Agency Projected Use: ........................................State Office Building

Bldgs.: ..........1 Bldg Sq Ft ...... 71,370 sq.ft.
Total Market Value:. $4,640,000

The Texas Facilities Commission utilizes this site as a state office building to accommodate government employees. It is located at the southwest corner of Circle Drive in the south part of Fort Worth. The site is improved with a four-story office building and asphalt parking. The surrounding land uses include vacant land, office, and industrial developments.

The appraisal indicates the highest and best use is for commercial/office development to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Fort Worth Surplus Property
Warehouse #1

Location:
2826 North Beach Street, Haltom City, Tarrant County, Texas

Legal Description:
Volume 9121, Page 2259, Tarrant County Deed Records

Encumbrances

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

Appraisal Date: 2/17/2012
Acres: 4.62
FAR: 0.11
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: North Beach Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Commercial, Residential, Office
Current Use: State Office Building
Highest and Best Use: Office/Warehouse Development
Agency Projected Use: Office/Warehouse Development

Bldgs.: 1
Bldg Sq Ft: 22,451 sq.ft.
Total Market Value: $675,000

The Texas Facilities Commission utilizes this site as a state office/warehouse storage facility. It is located on North Beach Street in southwest Haltom City. The site is improved with a one-story metal office/warehouse building, surface parking, and a fenced storage yard. The surrounding land uses include office, industrial, residential, and commercial developments.

The appraisal indicates the highest and best use is for office/warehouse development to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

G. J. Sutton Complex

Location:
321 North Center Street, San Antonio, Bexar County, Texas

Legal Description:
Volume 7711, Page 343, Bexar County Deed Records

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

Appraisal Date: 12/21/2011 Acres: 5.93
Sen. Dist.: 19 Rep. Dist.: 120 FAR: 0.50
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Center St, Crockett St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Industrial, Vacant
Current Use: Office Complex and Parking Lot
Highest and Best Use: Office Complex and Parking Lot
Agency Projected Use: Office Complex and Parking Lot

Bldgs.: 2 Bldg Sq Ft: 129,621 sq.ft.
Total Market Value: $6,140,000

The Texas Facilities Commission utilizes this site as an office complex and parking lot. It is located on the northwest corner of Center Street and Cherry Street in eastern part of San Antonio. The site is improved with two buildings, security system, and asphalt parking. The surrounding land uses include commercial, residential, and industrial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Human Service Warehouse

Location:
1100 West 49th Street, Austin, Travis County, Texas

Legal Description:
Volume 9365, Page 278, Travis County Deed Records

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

Appraisal Date: 5/17/2012
Acres: 7.53
Sen. Dist.: 14
Rep. Dist.: 49
FAR: 0.35
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: North Loop Blvd, Grover Ave
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Governmental, School
Current Use: State Office/Warehouse
Highest and Best Use: State Office/Warehouse
Agency Projected Use: State Office/Warehouse

The Texas Facilities Commission utilizes this site as a state office and warehouse. It is located at the southwest corner of North Loop Boulevard and Grover Avenue in the north central portion of Austin. The site is improved with one office building, a warehouse, and asphalt parking. The surrounding land uses include a school, governmental, residential, and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

J. H. Winters Human Services Complex (East)

Location:
701 West 51st Street, Austin, Travis County, Texas

Legal Description:
Volume 55, Page 246, Travis County Deed Records

Encumbrances

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

Appraisal Date: 2/24/2012
Acres: 29.12
FAR: 0.38
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: West 51st St, West Guadalupe St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Governmental
Current Use: State Office Buildings
Highest and Best Use: State Office Buildings
Agency Projected Use: State Office Buildings

Bldgs.: 2
Bldg Sq Ft: 482,584 sq.ft.
Total Market Value: $29,000,000

The Texas Facilities Commission utilizes this site as a state office buildings for government employees. It is located at the intersection of 51st Street and West Guadalupe Street in Austin. The site is improved with a six-story office building, a three-story building, and surface parking. The surrounding land uses include residential, commercial, and governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

J. H. Winters Human Services Complex (West)

Location:
4800 & 4900 North Lamar Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 55, Page 246, Travis County Deed Records

Encumbrances

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

Appraisal Date: 2/24/2012
- Acres: 14.54
- Sen. Dist.: 14
- Rep. Dist.: 49
- FAR: 0.49
- % in Floodplain: 0%
- Slope: Level
- Zoning: Unzoned
- Frontage: North Lamar Blvd, Sunshine Dr.
- Utilities: Electricity, Gas, Telephone, Wastewater, Water
- Surrounding Uses: Residential, Commercial, Governmental
- Current Use: State Offices and Parking Garage
- Highest and Best Use: State Offices and Parking Garage
- Agency Projected Use: State Offices and Parking Garage

Bldgs.: 3
Bldg Sq Ft: 307,421 sq ft.

Total Market Value: $26,450,000

The Texas Facilities Commission utilizes this site as state office buildings and a parking garage to accommodate government employees. It is located on the southwest corner of North Lamar Boulevard and Sunshine Drive in central Austin. The site is improved with a seven-story building, a three-story building, a four-story parking garage, and several surface parking lots. The surrounding land uses include commercial, governmental, and residential developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

James E. Rudder Building

Location:
1019 Brazos Street, Austin, Travis County, Texas

Legal Description:
Volume 9365, Page 292, Travis County Deed Records

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

Appraisal Date: 1/13/2012 Acres: 0.41
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: 11th Street, Brazos Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

Bldgs.: 1 Bldg Sq Ft: 77,880 sq.ft.
Total Market Value: $7,800,000

The Texas Facilities Commission utilizes this site as a state office building currently occupied by the Secretary of State. It is located in the Capital Complex along the southeast corner of East 11th Street and Brazos Street in downtown Austin. The site is improved with a five-story plus a basement building. The surrounding land uses include commercial and governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
The Texas Facilities Commission utilizes this site as a state office building to accommodate government employees. It is located at the southwest corner of West 15th Street and Congress Avenue in downtown Austin. The site is improved with a six-story office building. The surrounding land uses include primarily governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Lorenzo deZavala Archives & Library Building

Location:  
1201 Brazos Street, Austin, Travis County, Texas

Legal Description:  
Volume 2637, Page 233, Travis County Deed Records

Encumbrances

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

Appraisal Date: 4/11/2012  
Acres: 1.62
% in Floodplain: 0%  
Slope: Level
Zoning: Commercial  
Frontage: Brazos St, East 12th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

Bldgs.: 1  Bldg Sq Ft: 111,244 sq.ft.
Total Market Value: $19,000,000

The Texas Facilities Commission utilizes this site as a state office building to accommodate genealogical records, archives, and government office needs. It is located at the northwest corner of Brazos Street and East 12th Street in downtown Austin. The site is improved with a five-story concrete framed office building. The surrounding land uses include governmental and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Lyndon B. Johnson Building and Parking Garage Q

Location:
111 East 17th Street, Austin, Travis County, Texas

Legal Description:

Encumbrances

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

Appraisal Date: 1/11/2012 Acres: 4.28
% in Floodplain: 0% Slope: Level
Zoning: Mixed-Use
Frontage: E. 17th St, N. Congress Ave
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, Office
Current Use: State Office and Parking Garage
Highest and Best Use: State Office and Parking Garage
Agency Projected Use: State Office and Parking Garage

Bldgs.: 2 Bldg Sq Ft: 615,625 sq.ft.
Total Market Value: $51,000,000

The Texas Facilities Commission utilizes this site as an office building and parking garage to accommodate government employees. It is located at the intersection of East 17th Street and North Congress Avenue in downtown Austin. The site is improved with a twelve-story high-rise office building, a parking garage, and a small surface parking area. The surrounding land uses include office, governmental, and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Natural Resources Center

Location:
6300 Ocean Drive, Corpus Christi, Nueces County, Texas

Legal Description:
Volume 542, Page 354, Nueces County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Restricted Use

Utilities: Ocean Drive, Island Blvd
Surrounding Uses: Electricity, Gas, Telephone, Wastewater
Current Use: Resource Center and Boat Storage
Highest and Best Use: Resource Center and Boat Storage
Agency Projected Use: Resource Center and Boat Storage

Appraisal Date: 3/6/2012 Acres: 5.70
Sen. Dist.: 20 Rep. Dist.: 32 FAR: 0.46
% in Floodplain: 100% Slope: Level
Zoning: Residential
Frontage: Ocean Drive

Bldgs.: 2 Bldg Sq Ft: 113,572 sq.ft.
Total Market Value: $4,900,000

The Texas Facilities Commission utilizes this site as a resource center and boat storage. It is located along the west and south side of Ocean Drive, on the Texas A&M University campus, in Corpus Christi. The site is improved with an office building and boat storage building. The property was conveyed from Texas A&M to the TFC for construction of a state office building. The construction was financed by revenue bonds issued by the Texas Public Finance Authority. The deed states that upon full payment of the bonds, the title shall pass to the Texas A&M University.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission
Texas General Land Office

Park 35 State Office Building A Site

Location:
12100 Park 35 Circle, Austin, Travis County, Texas

Legal Description:
Lots 2 and 3, Block A, Park 35 Subdivision, Travis County

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

Appraisal Date: 3/1/2012
Acres: 21.98

Sen. Dist.: 14
Rep. Dist.: 50
FAR: 0.21

% in Floodplain: 0%
Slope: Level

Zoning: Limited Office
Frontage: Park 35 Circle, Walnut Park Crossing
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Office, Residential, None, None

Current Use: State Office Building and Parking Lot

Highest and Best Use: State Office Building and Parking Lot

Agency Projected Use: State Office Building and Parking Lot

Bldgs.: 1
Bldg Sq Ft: 196,302 sq.ft.

Total Market Value: $10,250,000

The Texas Facilities Commission utilizes this site as a state office building and parking lot. The building is occupied by Texas Commission of Environmental Quality, DARS, and Board of Land Surveyors. It is located at the northeast corner of Park 35 Circle and Walnut Park Crossing in the north part of Austin. The site improved with one 3-story office building and a parking lot. The surrounding land uses include office and residential developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission  
Texas General Land Office  

Park 35 State Office Building B and C Site  

Location:  
12124 Park 35 Circle, Austin, Travis County, Texas  

Legal Description:  
Lot 1, Block A, Park 35 Subdivision, Section 1, Travis County  

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

Appraisal Date: ...3/1/2012  
Acres: ....10.00  
Sen. Dist.: ...14  
Rep. Dist.: ...50  
FAR: ......0.30  
% in Floodplain: ......0%  
Slope: ........level  
Zoning: ..................................Industrial  
Frontage: ..................................Park Circle 35, IH-35  
Utilities: ..................................Electricity, Gas, Telephone, Wastewater, Water  
Surrounding Uses: ..................................Office, None, None, None  
Current Use: ..................................State Office Buildings  
Highest and Best Use: ..................................State Office Buildings  
Agency Projected Use: ..................................State Office Buildings  

Bldgs.: ....2  
Bldg Sq Ft ......132,089 sq.ft.  
Total Market Value:.. $7,070,000  

The Texas Facilities Commission utilizes this site as state office buildings. The buildings are occupied by Texas Commission of Environmental Quality. It is located at the northwest corner of Park 35 Circle and IH-35 in the north part of Austin. The site is improved with a two-story and a three-story office building with asphalt parking. The surrounding land uses include only office developments.  
The appraisal indicates the highest and best use is to continue in the present.  

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Parking 35 State Office Building D and E Site

Location:
12118 North IH-35, Austin, Travis County, Texas

Legal Description:
Lot 1, Block B, Park 35 Subdivision, Travis County

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

Appraisal Date: 3/1/2012
Acres: 4.99
Sen. Dist.: 14
Rep. Dist.: 50
FAR: 0.47
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: IH-35, Park Circle 35
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Office, None, None, None
Current Use: State Office Buildings
Highest and Best Use: State Office Buildings
Agency Projected Use: State Office Buildings

Bldgs.: 2
Bldg Sq Ft: 101,930 sq.ft.
Total Market Value: $5,620,000

The Texas Facilities Commission utilizes this site as state office buildings. The buildings are occupied by Texas Commission of Environmental Quality. It is located at the southeast corner of IH-35 and Park 35 Circle in the north part of Austin. The site is improved with a two-story and three-story office building with asphalt parking. The surrounding land uses include only office developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Parking Garage A

Location:
1401 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 4867, Page 2374, Travis County Deed Records

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

Appraisal Date: 1/13/2012 Acres: 1.76
Sen. Dist:. 14 Rep. Dist.: 49 FAR: 3.93
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: San Jacinto Blvd, E. 14th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, School, Recreational
Current Use: State Parking Garage
Highest and Best Use: Office Development
Agency Projected Use: State Parking Garage

Bldgs.: 1 Bldg Sq Ft: 300,767 sq.ft.
Total Market Value: $10,100,000

The Texas Facilities Commission utilizes this site as a parking garage to accommodate government employees parking. It is located in the Capitol Complex, along the east side of San Jacinto Boulevard in downtown Austin. The site is improved with a five-story parking garage. The surrounding land uses include recreational, school, and governmental developments.

The appraisal indicates the highest and best use is for office development to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Parking Garage C

Location:
1400 Colorado Street, Austin, Travis County, Texas

Legal Description:
Volume 2725, Page 470, Travis County Deed Records

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

Appraisal Date: 4/25/2012  Acres: ...0.45
Sen. Dist.: 14  Rep. Dist.: 49  FAR: 0.00
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: West 14th St., Colorado St.
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Office, Retail
Current Use: Underground Parking Garage
Highest and Best Use: Underground Parking Garage
Agency Projected Use: Underground Parking Garage

Bldgs.: 0  Bldg Sq Ft: 0 sq.ft.
Total Market Value: $3,351,505

The Texas Facilities Commission utilizes this site as an underground parking garage with a ground level pedestrian plaza and gardens. It is located at the northwest corner of West 14th Street and Colorado Street in downtown Austin. The site is improved with an underground parking garage, pedestrian plaza, terraces, irrigated gardens, fountains, sidewalks, and security lighting. The surrounding land uses include governmental, retail, and office developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Parking Garage E

Location:
1604 Colorado Street, Austin, Travis County, Texas

Legal Description:
Volume 1120, Page 2317, Volume 3938, Page 1750,
Volume 5180, Page 987, Volume 5236, Page 874,
Volume 5726, Page 621, Travis County Deed Records

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

Appraisal Date: 5/14/2012 Acres: 1.76
% in Floodplain: ...0% Slope:...........Level
Zoning: .....................................Commercial
Frontage: ...............................Colorado St, Lavaca St
Utilities: ...................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................Governmental, Commercial
Current Use: .....................................State Parking Garage
Highest and Best Use: ..................................State Parking Garage
Agency Projected Use: ..................................State Parking Garage

Bldgs.: ...1 Bldg Sq Ft .... 490,761 sq.ft.
Total Market Value: $19,280,000

The Texas Facilities Commission utilizes this site as a state parking garage to accommodate government employees. It is located on a full city block bounded by Lavaca, Colorado, West 16th, and West 17th Streets in downtown Austin. The site is improved with a seven-story parking garage. The surrounding land uses include governmental and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Parking Garage F, Central Services Annex, and Parking Lot 18

Location:
1301 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 4870, Page 1705, Travis County Deed Records

Encumbrances

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

Appraisal Date: .1/13/2012  Acres: ...... 1.75
Sen. Dist.:....14 Rep. Dist.:....49 FAR: ...... 2.16
% in Floodplain: ....0%  Slope: ......Moderate
Zoning: ........................................Commercial
Frontage: ......................San Jacinto Blvd, E. 14th St
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....................................................Governmental, Recreational
Current Use: ......................................................State Office and Parking
Highest and Best Use: ......................................................State Office and Parking
Agency Projected Use: ......................................................State Office and Parking

Bldgs.: ........2  Bldg Sq Ft ....... 164,676 sq.ft.
Total Market Value:........ $8,000,000

The Texas Facilities Commission utilizes this site as a state office and parking. It is located in the Capitol Complex, along the southeast corner of San Jacinto Boulevard and East 14th Street in Austin. The site is improved with a three-story office building and a four-level parking garage (Parking Garage F) with additional surface parking (Parking Lot 18) available. The office building is small and represents an under-utilization of the northern portion of the site. The surrounding land uses include governmental and recreational developments.

The appraisal indicates the highest and best use is for redevelopment of the north end of the tract utilizing the existing parking garage to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Parking Garage R

Location:
1706 San Jacinto Street, Austin, Travis County, Texas

Legal Description:

Encumbrances

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

Appraisal Date: 4/19/2012  Acres: 1.75
% in Floodplain: 0%  Slope: Commercial
Zoning: San Jacinto St, Brazos St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental
Current Use: State Parking Garage
Highest and Best Use: State Parking Garage
Agency Projected Use: State Parking Garage

Bldgs.: 1  Bdg Sq Ft: 596,224 sq.ft.
Total Market Value: $27,750,000

The Texas Facilities Commission utilizes this site as a parking garage to accommodate government employees parking. It is located on a full city block bounded by San Jacinto, Brazos, East 17th, and East 18th Streets in downtown Austin. The site is improved with a seven-story parking garage. The surrounding land uses include primarily governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Parking Garages B & G and Parking Lot 22

Location:
1501 & 1511 San Jacinto Boulevard & 315 East 17th Street, Austin, Travis County, Texas

Legal Description:
Volume 4870, Page 1689, 1697, Volume 5077, Page 1279, Volume 4952, Page 2264, Volume 4961, Page 547, Volume 4912, Page 2169, Travis County Deed Records

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

Appraisal Date: 3/22/2012  Acres: 3.21
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: San Jacinto Blvd, Trinity St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, School, Commercial
Current Use: Parking Garages and Parking Lot
Highest and Best Use: Parking Garages and Parking Lot
Agency Projected Use: Parking Garages and Parking Lot

Bldgs.: 2  Bldg Sq Ft: 365,784 sq.ft.
Total Market Value: $18,650,000

The Texas Facilities Commission utilizes this site for state parking garages and a parking lot. It is located in the downtown Austin, bounded by San Jacinto Boulevard, Trinity, East 17th, and East 15th Streets. The site is improved by two five-level parking garages and a parking lot. The surrounding land uses include a school, governmental, and commercial developments. This site is needed to deal with the growing parking needs of state employees.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Parking Lot 14 and Old Bakery Site

Location:
1000 North Congress Avenue, Austin, Travis County, Texas

Legal Description:
Volume 3795, Page 2086, Volume 4730, Page 1957, Travis County Deed Records

Encumbrances

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

Appraisal Date: 5/14/2012
Acres: 1.87
FAR: 0.00
% in Floodplain: 0%
Slope: Moderate
Zoning: Commercial
Frontage: Congress Ave, West 11th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Parking Lot and Historical Ruins
Highest and Best Use: Office Development
Agency Projected Use: State Parking Lot and Historical Ruins

Total Market Value:
$11,200,000

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

The Texas Facilities Commission utilizes the site as a parking lot and historical ruins. It is located at the southwest corner of Congress Avenue and West 11th Street in downtown Austin. The site is improved as a reserved state surface parking lot with some spaces reserved for the exclusive use of the Governor’s Mansion. The surrounding land uses include commercial and governmental developments.

The appraisal indicates the highest and best use as vacant, is for new office construction. The GLO recommends retaining the property for continued agency operations.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Promontory Point Building-OAG Site

Location:
4404 Promontory Point, Austin, Travis County, Texas

Legal Description:
Volume 52, Page 21, Travis County Plat Records

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

Appraisal Date: 1/11/2012
Acres: 9.91
Sen. Dist.: 14
Rep. Dist.: 51
FAR: 0.34
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: Winnebago Ln, Promontory Point
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Office, None, None
Current Use: State Office Building and Warehouse
Highest and Best Use: State Office Building and Warehouse
Agency Projected Use: State Office Building and Warehouse

Bldgs.: 2
Bldg Sq Ft: 147,792 sq.ft.
Total Market Value: $4,430,000

The Texas Facilities Commission utilizes this site as a state office building and warehouse. It is located on the northwest corner of Promontory Point Drive and Winnebago Lane in Austin. The site is improved with two buildings, perimeter fencing, and asphalt parking. The surrounding land uses include office and industrial developments. Approximately 2.50 acres is considered excess land.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Robert E. Johnson Office Building and Parking Garage P

Location:
1501 North Congress Avenue, Austin, Travis County, Texas

Legal Description:
Volume 2725, Page 475, Volume 2466, Page 63, Volume 2474, Page 79, Travis County Deed Records

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

Appraisal Date: 1/11/2012
Acres: 3.37
Sen. Dist.: 14
Rep. Dist.: 49
FAR: 2.27
% in Floodplain: 0%
Slope: Level
Zoning: Residential
Frontage: N Congress Ave, E. 15th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Governmental, Office
Current Use: State Office and Parking Garage
Highest and Best Use: State Office and Parking Garage
Agency Projected Use: State Office and Parking Garage

Bldgs.: 2
Bldg Sq Ft: 333,320 sq.ft.
Total Market Value: $62,000,000

The Texas Facilities Commission utilizes this site as an office building and parking garage to accommodate government employees. GLO identification #2430 is included in the appraisal and is now combined with the office building, GLO ID #1911. It is located on North Congress Avenue in downtown Austin. The site is improved with a seven-story office building and a seven-level parking garage. The surrounding land uses include governmental and office developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Sam Houston Building

Location:
201 East 14th Street, Austin, Travis County, Texas

Legal Description:
Volume 2692, Page 71, Volume 13235, Page 2376, Travis County Deed Records

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

Appraisal Date: 4/11/2012  Acres: ..... 3.86
Sen. Dist.: ...14 Rep. Dist.: ...49 FAR: ..... 1.02
% in Floodplain: .....0%  Slope: .....Moderate
Zoning: ..................................................Commercial
Frontage: ..................East 14th St, San Jacinto St
Utilities: ..................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..................................................Governmental
Current Use: ..................................................State Office Building
Highest and Best Use: ..................................................State Office Building
Agency Projected Use: ..................................................State Office Building

Bldgs.: ........1  Bldg Sq Ft ..... 170,967 sq.ft.

Total Market Value: ..................................................$23,210,000

The Texas Facilities Commission utilizes this site as a state office building to accommodate government employees. It is located at the southwest corner of San Jacinto Street and 14th Street in downtown Austin. The site is improved with a twelve-story office building. The surrounding land uses include primarily governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
San Antonio Surplus Warehouse #2

Location:
2103 Ackerman Road, San Antonio, Bexar County, Texas

Legal Description:
Volume 6531, Page 195, Bexar County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: None

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Appraisal Date: 12/2/2011 Acres: 5.00
Sen. Dist.: 19 Rep. Dist.: 120 FAR: 0.16
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: Ackerman Road

Surrounding Uses: Industrial, Vacant
Current Use: Area Office and Warehouse
Highest and Best Use: Light Industrial Development
Agency Projected Use: Light Industrial Development

Bldgs.: 1 Bldg Sq Ft 34,585 sq.ft.
Total Market Value: $690,000

The Texas Facilities Commission utilizes the site as an area office and warehouse facility. It is located one mile North of IH 10, along the west side of Ackerman Road on the east side of San Antonio. The site is improved with a one-story office/warehouse building, asphalt parking, and perimeter fencing. The surrounding land uses include vacant land and industrial developments.

The appraisal indicates the highest and best use is for light industrial development. The building is currently being used as a storage unit.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

State Board of Insurance Warehouse

Location:
7915 Cameron Road, Austin, Travis County, Texas

Legal Description:
Volume 11175, Page 1352, Travis County Deed Records

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

Appraisal Date: 5/17/2012
Acres: 2.77
Sen. Dist.: 14
Rep. Dist.: 46
FAR: 0.22
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: Cameron Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Office
Current Use: State Office/Warehouse Building
Highest and Best Use: Office/Industrial Development
Agency Projected Use: State Office/Warehouse Building

Bldgs.: 2
Bldg Sq Ft: 25,897 sq.ft.
Total Market Value: $1,340,000

The Texas Facilities Commission utilizes this site for a state office and warehouse building. It is located on the east side of Cameron Road, between HWY 183 and Rutherford Lane in the northeastern sector of Austin. The site is improved with a one-story office/warehouse building with a concrete block storage building attached and asphalt parking. The surrounding land uses include office and industrial developments.

The appraisal indicates the highest and best use is for office/industrial development.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
State Insurance Annex Building

Location:
221 East 11th Street, Austin, Travis County, Texas

Legal Description:
Volume 5325, Page 513, Travis County Deed Records

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

Appraisal Date: 3/22/2012 Acres: 0.41
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: 11th St, San Jacinto Blvd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

<table>
<thead>
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<th>Bldgs.</th>
<th>Bldg Sq Ft</th>
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<td>59,757 sq.ft.</td>
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</table>

Total Market Value: $5,300,000

The Texas Facilities Commission utilizes the site as a state office building. It is located at the southwest corner of 11th Street and San Jacinto Boulevard in downtown Austin. The site is improved with a four-story office building. The surrounding land uses include commercial and governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
State Insurance Building

Location:
1100 San Jacinto Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 13235, Page 2380, Travis County Deed Records

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

Appraisal Date: 3/22/2012  Acres: 1.55
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 1.28
% in Floodplain: 0%  Slope: Level
Zoning: Commercial  Frontage: San Jacinto Blvd, 11th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

Bldgs.: 1  Bldg Sq Ft 86,029 sq.ft.
Total Market Value: $10,630,000

The Texas Facilities Commission utilizes the site as a state office building. It is located along the northwest corner of San Jacinto Boulevard and East 11th Street in downtown Austin. The site is improved with a four-story building. The surrounding land uses include commercial and governmental developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission
Texas General Land Office

Stephen F. Austin Building

Location:
1700 North Congress Avenue, Austin, Travis County, Texas

Legal Description:
Volume 3818, Page 1483, Volume 3640, Page 1578, Volume 3812, Page 1747, Travis County Deed Records

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

Appraisal Date: 1/11/2012 Acres: 2.15
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 5.01
% in Floodplain: 0% Slope: Moderate
Zoning: Special
Frontage: Congress Ave, E. 17th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial
Current Use: State Office Building
Highest and Best Use: State Office Building
Agency Projected Use: State Office Building

Bidgs.: 1 Bidg Sq Ft 470,000 sq.ft.

Total Market Value: $51,000,000

The Texas Facilities Commission utilizes this site as an office building to accommodate state agencies. It is located at the northwest corner of the intersection of 17th Street and Congress Avenue in downtown Austin. The site is improved with one building, 11 stories plus a basement. The surrounding land uses include governmental and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Supreme Court, Tom C. Clark, and Price Daniel, Sr., Building Complex

Location:
201, 205, and 209 Wes: 14th Street, Austin, Travis County, Texas

Legal Description:
Volume 2548, Page 531, Travis County Deed Records

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

Appraisal Date: 2/13/2012 Acres: 2.83
Sen. Dist.:...14 Rep. Dist.:...49 FAR: 2.59
% in Floodplain:...0% Slope:..........Level
Zoning: ....................Residential
Frontage: ..................Lavaca St, West 14th St
Utilities: ......................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, Retail, Office
Current Use: .................State Office Buildings
Highest and Best Use: .................State Office Buildings
Agency Projected Use: .................State Office Buildings

Bldgs.: ........3 Bldg Sq Ft .... 318,821 sq.ft.
Total Market Value: .................$31,000,000

The Texas Facilities Commission utilizes this site as state office buildings to accommodate governmental employees. It is located at the southwest corner of West 14th Street and Lavaca in downtown Austin. The site is improved with three office buildings that have been connected by enclosed walkways. Various agencies occupy the buildings. The surrounding land uses include office, retail, governmental, and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

Thomas Jefferson Rusk Building

Location:
208 East 10th Street, Austin, Travis County, Texas

Legal Description:
Volume 11351, Page 775, Travis County Deed Records

Encumbrances

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

Appraisal Date: ..3/22/2012 Acres: .... 0.81
% in Floodplain:......0% Slope:..........Level
Zoning: .........................Commercial
Frontage: ..............E 10th St, San Jacinto Blvd
Utilities: ..................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ................................Governmental, Commercial
Current Use: ......................................State Office Building
Highest and Best Use: .....................................State Office Building
Agency Projected Use: .....................................State Office Building

Bldgs.: ............1 Bldg Sq Ft ..... 198,469 sq.ft.
Total Market Value:. ..................................$15,700,000

The Texas Facilities Commission utilizes this site as a state office building. It is located at the northwest corner of 10th Street and San Jacinto Boulevard in downtown Austin. The site is improved with a seven-story office building with a underground parking garage. The surrounding land uses include governmental and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission
Texas General Land Office

Tyler State Office Building

Location:
3303 Mineola Highway (US HWY 69), Tyler, Smith County, Texas

Legal Description:
Volume 7884, Page 476, Smith County Deed Records

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

Appraisal Date: 1/11/2012 Acres: ... 5.15
Sen. Dist.: ... 2 Rep. Dist.: ... 6 FAR: ... 0.26
% in Floodplain: ... 0% Slope: ... Level
Zoning: Industrial
Frontage: Mineola Highway (US HWY 69)
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Church, Industrial, None
Current Use: State Office Building
Highest and Best Use: Office/Commercial Development
Agency Projected Use: State Office Building

Bldgs.: ... 3 Bldg Sq Ft ... 57,620 sq.ft.
Total Market Value: $1,440,000

The Texas Facilities Commission utilizes the site as a state office building. It is located north of the intersection of Mineola Highway and Loop 323 in Tyler. The site is improved with one office building, two storage buildings, and asphalt parking. The surrounding land uses include a church, commercial, and industrial developments.

The appraisal indicates the highest and best use is for office or commercial development to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission
Texas General Land Office

Waco State Office Building

Location:
801 Austin Avenue, Waco, McLennan County, Texas

Legal Description:
Volume 1829, Page 287, Page 290, Volume 1869, Page 241, McLennan County Deed Records

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

Appraisal Date: ....3/1/2012  Acres: ...... 2.05
Sen. Dist.:........22  Rep. Dist.:.......56  FAR: ...... 0.99
% in Floodplain: ....0%  Slope:............Level
Zoning: ........................................Commercial
Frontage: .................................Austin Ave, North 8th St
Utilities:.............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....................................Commercial, Recreational, Governmental, Industrial
Current Use: ..................................................State Office Building
Highest and Best Use: ..................................Office/Commercial Development
Agency Projected Use: ..................................State Office Building

Bldgs.: ........1  Bldg Sq Ft ..... 103,759 sq.ft.

Total Market Value: $3,500,000

The Texas Facilities Commission utilizes this site as a state office building. It is located on Austin Avenue in downtown Waco. The site is improved with a ten-story office building and asphalt parking. The surrounding land uses include recreational, industrial, governmental, and commercial developments.

The appraisal indicates the highest and best use is for office and commercial development to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
William P. Clements Building

Location:
300 West 15th Street, Austin, Travis County, Texas

Legal Description:
Volume 11212, Page 464, Travis County Deed Records

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

Appraisal Date: 4/11/2012 Acres: 1.70
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: W. 15th St, Lavaca St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Civic, Governmental
Current Use: State Office Building/Parking Garage
Highest and Best Use: State Office Building/Parking Garage
Agency Projected Use: State Office Building/Parking Garage

Bldgs.: 2 Bldg Sq Ft: 736,991 sq.ft.
Total Market Value: $75,000,000

The Texas Facilities Commission utilizes this site as a state office building and parking garage to accommodate government employees. It is located between Lavaca, Guadalupe, West 15th Street, and West 16th Street in downtown Austin. The site is improved with a fifteen-story office building and a nine-story parking garage. The surrounding land uses include civic, residential, governmental, and commercial developments.

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

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
Texas Facilities Commission

Texas General Land Office

William P. Hobby Building and Parking Garage N

Location:
333 Guadalupe Street, Austin, Travis County, Texas

Legal Description:
Volume 11339, Page 496, Volume 11836, Page 1473, Travis County Deed Records

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

Appraisal Date: 2/23/2012  Acres: 3.50
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: Guadalupe Street, Nueces Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Office, Commercial
Current Use: State Office and Parking Garage
Highest and Best Use: Office Development
Agency Projected Use: Office Development

Total Market Value: $65,500,000
Bldgs.: 2  Bldg Sq Ft: 738,158 sq.ft.

The Texas Facilities Commission utilizes this site as a state office building and parking garage to accommodate government employees. It is located on the northeast corner of Guadalupe Street and West 3rd Street with the freestanding garage located on the northeast corner of Nueces Street and West 3rd street in downtown Austin. The site is improved with a thirteen-story office building with sublevel parking and a four-level parking garage. The surrounding land uses include office and commercial developments.

The appraisal indicates the highest and best use is for office development to include the present use.

Recommendation: Retain for continued agency operations. Dispose if no longer needed.
TEXAS FINANCE COMMISSION
AGENCY SUMMARY
Background/Authorities

The Finance Commission of Texas is the oversight board for the Texas Department of Banking, Department of Savings and Mortgage Lending, and the Office of Consumer Credit Commissioner. The governor-appointed Commission was first established by Acts 46th Legislature in 1943.

Today, the Commission has general rulemaking authority over most industries regulated by the Department of Banking, the Department of Savings and Mortgage Lending, and the Office of Consumer Credit Commissioner.

The Finance Commission may not acquire real property independently. In addition, sale of agency property is regulated by the Texas Natural Resources whereby all sales shall be authorized by the legislature and administered by the General Land Office. The Banking Department currently leases space in Arlington, Houston, Lubbock, and San Antonio; leased property is not part of this evaluation.

Real Property Assets

The Commission's sole property, the Finance Commission Building is located in Austin.

Asset Description

The Commission owns one site that serves as the administrative headquarters for the Texas Department of Banking, Department of Savings and Mortgage Lending, and Office of Consumer Credit Commissioner. The property is located on 2.15 acres at 2601 North Lamar in Austin.

GLO Recommendations

The GLO recommends the Texas Finance Commission property be maintained for continued use.

AGENCY COMMENTS

All agency comments and updates have been incorporated into the evaluation.

TEXAS FACILITIES COMMISSION COMMENTS

No recommendations were received from TFC regarding Texas Finance Commission property.
## Finance Property to be Retained

<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
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<td>Finance Commission Building</td>
<td>Commission Headquarters</td>
<td>Commission Headquarters</td>
<td>2.15</td>
<td>$5,800,000.00</td>
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<td><strong>2.15</strong></td>
<td><strong>$5,800,000.00</strong></td>
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</table>
TEXAS FINANCE COMMISSION PROPERTY
Finance Commission Building

Location:
2601 North Lamar Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 5080, Page 1099, Travis County Deed Records

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

Appraisal Date: 10/31/2011  Acres:......  2.15  Bldgs.: ......1  Bldg Sq Ft:  38,165 sq. ft.
Sen. Dist.: ......14  Rep. Dist.: ......49  FAR:..  0.41
% in Floodplain:......  5%  Slope: ..........Steep
Zoning:  ...........................................Office
Frontage:..........North Lamar Blvd., Longview St.
Utilities:  ..........................................Electricity, Gas, Telephone, Wastewater, Water Line
Surrounding Uses: ..................................Residential, Commercial
Current Use:  .....................................Commission Headquarters
Highest and Best Use:  ................................Commission Headquarters
Agency Projected Use:  ................................Commission Headquarters

Total Market Value:.  $5,800,000
Analysis

The Texas State Finance Commission utilizes this site as an office for the Banking Department of Texas, Office of Consumer Credit Commission, and Texas Savings and Loan Department. It is located at the southeast corner of North Lamar Boulevard and Longview Street in old West Central Austin. The site is improved with one three-story building, exterior security lighting, asphalt parking, and covered parking. The surrounding land uses include residential and commercial developments.

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

GLO Recommendation:
Retain for continued agency operations. Dispose if no longer needed.
Texas General Land Office

Health and Human Services Commission

Background and Authorities

House Bill 2292, 78th Legislature, 2003, dramatically changed the health and human services landscape in Texas by consolidating the various health and human services functions. Included in the reorganization were the Texas Health and Human Services Commission (HHSC), Department of Aging and Disability Services (DADS), Department of State Health Services (DSHS), Department of Family and Protective Services (DFPS), and Department of Assistive and Rehabilitative Services (DARS).

HHSC is managed by an Executive Commissioner. DADS, DSHS, DFPS and DARS are managed by individual commissioners, with oversight provided by the HHSC.

Real Property Assets

There are currently only three health and human services agencies that own real property: DADS, DSHS and DARS. DADS property, various state supported living centers (formerly referred to as state schools), group homes and habilitation centers, are primarily utilized to provide services to persons with mental illness.

DSHS owns and utilizes real property for its agency headquarters and laboratory, as well as various facilities to provide services to persons with mental illness.

DARS owns real property that is used to provide services to persons with blindness and visual disability.

The GLO reviewed 32 sites owned by health and human services agencies as part of the regular four-year evaluation process. Agency leased facilities were not evaluated.

State Hospitals

Two-thirds of the hospital sites are in rural locations or in community outskirts. Much of the underutilized or unused property is pastureland or terrain that is frequently subject to flooding. Minimal potential for alternative development of underutilized land exists on many of these sites other than for farming or ranching. Improvements tend to be of a special design and nature for the needs of DSHS, and often limit market demand for the property due to use of specific architecture. Exceptions include the Austin State Hospital, Waco Center for Youth, and the San Antonio State Hospital, which have potential to be commercially developed.

Often the most appropriate alternate uses for these facilities relate to public welfare or educational institutions, as well as recreational, housing or correctional facilities that require similar physical plants. There are other issues affecting alternative use of a site such as deed restrictions relating to the care of persons with mental illness.

Provisions exist that may return title to the grantor if the state abandons a site for its specified purpose; alternate use or does not occupy an entire tract. The unutilized parcels can be legally unencumbered and physically unsuitable for development.
State Supported Living Centers

DADS state supported living centers are also considered to be limited use facilities due to the nature of the design and development of the sites. Some sites have underutilized undeveloped rural areas. Exceptions include the following state supported living center sites: Austin, Lubbock, Abilene, Richmond, and Denton. These properties are within developed areas and have greater potential for alternate uses such as residential, commercial, light industrial, or other private uses.

Group Homes and Habilitation Centers

DADS has a statewide network of group homes and habilitation centers that, with few exceptions, are leased to community mental health mental retardation centers. These sites are generally residential homes located in a neighborhood setting that have been modified to accommodate the client residents.

GLO Recommendations

Currently, the GLO recommends selling nine HHSC properties. These properties include, the Austin Central Office, Austin State Hospital, and Austin State Supported Living Center. The GLO recognizes that while these properties are being at the least, marginally utilized, the value of property in the Austin area is such that these properties are not being utilized in the highest and best manner possible. The potential for commercial development of these three properties is such that the GLO believes a development plan could be created that includes the construction of alternate facilities that better suit the agency's needs. In addition, all three facilities are significantly aged and are beyond their serviceable life. Numerous structures at the Austin State Supported Living Center require significant repair and are either vacant or minimally utilized.

AGENCY COMMENTS

HHSC recommends that due to current operations and a lack of options for relocation, the Austin Central Office, Austin State Supported Living Center, and the Austin State School.

HHSC also recommends retaining the 4.77 acres of the Big Spring State Hospital and approximately 20 acres (parcel B) of the Rio Grande State Center.

TEXAS FACILITIES COMMISSION COMMENTS

The Texas Facilities Commission (TFC) Recommends the Austin Central Office, Austin State Hospital and the Austin State Supported Living Center be retained for continued agency operations.
### HHSC Properties to be Recommended

<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
<th>Acres Recommended</th>
<th>Value of Acres Recommended</th>
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<tbody>
<tr>
<td>2580</td>
<td>Austin Central Office</td>
<td>Central Office</td>
<td>Central Office</td>
<td>8.78</td>
<td>$8,876,900.00</td>
<td>8.78</td>
<td>$8,876,900.00</td>
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<tr>
<td>749</td>
<td>Austin State Hospital</td>
<td>State Hospital</td>
<td>Mixed-Use Development</td>
<td>128.05</td>
<td>$42,786,170.00</td>
<td>128.05</td>
<td>$42,786,170.00</td>
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<td>748</td>
<td>Austin State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>93.37</td>
<td>$25,117,022.00</td>
<td>93.37</td>
<td>$25,117,022.00</td>
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<tr>
<td>732</td>
<td>Big Spring State Hospital</td>
<td>State Hospital</td>
<td>State Hospital</td>
<td>128.97</td>
<td>$10,881,000.00</td>
<td>4.77</td>
<td>$6,500.00</td>
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<tr>
<td>766</td>
<td>Mexia State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>841.61</td>
<td>$7,710,000.00</td>
<td>645.61</td>
<td>$515,488.00</td>
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<tr>
<td>771</td>
<td>Richmond State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center/ M/H/M Facility</td>
<td>216.79</td>
<td>$12,344,865.00</td>
<td>96.39</td>
<td>$1,638,630.00</td>
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<td>2589</td>
<td>* Rio Grande State Center</td>
<td>State Center</td>
<td>State Center/ Office Development</td>
<td>78.18</td>
<td>$11,500,000.00</td>
<td>20.00</td>
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<td>767</td>
<td>* San Angelo State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>1,030.98</td>
<td>$10,212,000.00</td>
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<td>$1,000.00</td>
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<td>2555</td>
<td>Waco Center For Youth</td>
<td>Youth Center/ Sell Underutilized Portion</td>
<td>Youth Center/ Sell Underutilized Portion</td>
<td>50.39</td>
<td>$3,830,000.00</td>
<td>0.75</td>
<td>$35,000.00</td>
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**Total:**

2577.12 | $133,267,968.00 | 998.04 | $79,318,810.00

* Partial Sites - Value of acres recommended reflect the per acre value of the entire site from the original appraisal.

### HHSC Properties to be Retained

<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Total Market Value</th>
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<tbody>
<tr>
<td>752</td>
<td>Abilene State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center/ Residential</td>
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<td>730</td>
<td>Brenham State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>198.27</td>
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<tr>
<td>2108</td>
<td>Corpus Christ Medical Center</td>
<td>Group Home</td>
<td>Group Home/ Residential Development</td>
<td>0.53</td>
<td>$100,000.00</td>
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<tr>
<td>GLO ID#</td>
<td>Site Name</td>
<td>Current Use</td>
<td>Highest and Best Use</td>
<td>Total Acres</td>
<td>Total Market Value</td>
</tr>
<tr>
<td>--------</td>
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<td>----------------------</td>
<td>---------------------------------------</td>
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</tr>
<tr>
<td>2141</td>
<td>Corpus Christi Castle Ridge Group Home</td>
<td>Group Home</td>
<td>Residential Development/ Group Home</td>
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<tr>
<td>788</td>
<td>Corpus Christi State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>103.57</td>
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<tr>
<td>1890</td>
<td>Criss Cole Rehabilitation Center</td>
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<tr>
<td>784</td>
<td>Denton State Supported Living Center</td>
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<td>State Supported Living Center</td>
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<td>733</td>
<td>El Paso State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>20.00</td>
<td>$5,100,000.00</td>
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<tr>
<td>1585</td>
<td>Health Department Headquarters and Moreton Office Building</td>
<td>State Offices and Laboratory</td>
<td>State Offices and Laboratory</td>
<td>22.66</td>
<td>$61,178,339.00</td>
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<tr>
<td>761</td>
<td>Kerrville State Hospital</td>
<td>State Hospital</td>
<td>State Hospital</td>
<td>118.61</td>
<td>$21,466,000.00</td>
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<tr>
<td>688</td>
<td>Laredo State Center</td>
<td>State Center</td>
<td>State Center</td>
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<td>$7,250,000.00</td>
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<tr>
<td>2137</td>
<td>Limestone County Habilitation Center</td>
<td>Habilitation Center</td>
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<td>Lubbock Psychiatric Hospital</td>
<td>Psychiatric Hospital</td>
<td>Psychiatric Hospital</td>
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<td>731</td>
<td>Lubbock State Supported Living Center</td>
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<td>Lufkin State Supported Living Center</td>
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<td>State Supported Living Center</td>
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<td>North Texas State Hospital - Vernon Campus</td>
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<td>65.32</td>
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<td>737</td>
<td>North Texas State Hospital - Wichita Falls Campus</td>
<td>State Hospital</td>
<td>State Hospital</td>
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<td>746</td>
<td>Rusk State Hospital</td>
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<td>State Hospital/Mix-Use</td>
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<td>744</td>
<td>San Antonio State Hospital &amp; San Antonio SSLC</td>
<td>State Hospital/Government/ Cemetery</td>
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<td>349.10</td>
<td>$61,000,000.00</td>
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<tr>
<td>740</td>
<td>Terrell State Hospital</td>
<td>State Hospital/Cemetery</td>
<td>State Hospital/Cemetery</td>
<td>150.04</td>
<td>$14,400,000.00</td>
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<td>2127</td>
<td>Vernon Paradise Family Visitor Home</td>
<td>Family Visitor Home</td>
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<td>0.61</td>
<td>$182,000.00</td>
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<tr>
<td>2147</td>
<td>Vernon Vocational Center</td>
<td>Storage Building</td>
<td>Commercial/Vocational-Education Center</td>
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<td>$111,000.00</td>
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<td>Victory Field Correctional Academy</td>
<td>State Correctional Academy</td>
<td>State Correctional Academy</td>
<td>195.00</td>
<td>$6,831,823.00</td>
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<td><strong>Total:</strong></td>
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<td></td>
<td></td>
<td><strong>2,900.67</strong></td>
<td><strong>$313,148,377.00</strong></td>
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</tbody>
</table>
HEALTH & HUMAN SERVICES PROPERTIES RECOMMENDED FOR SALE OR LEASE
Texas General Land Office
Texas Health and Human Services Commission

Austin Central Office

Location:
909 West 45th Street, Austin, Travis County, Texas

Legal Description:
Volume L-1, Page 366, Volume M, Page 129, Volume Q, Page 674, Volume 55, Page 246, Travis County Deed Records

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

Appraisal Date: ...2/8/2012 Acres: ...  8.78
Bldgs.: ... 2 Bldg Sq Ft: ... 89,944 sq. ft.
Sen. Dist.: ... 14 Rep. Dist.: ... 49 FAR: ... 0.24 Building Value: .................. $5,339,173
% in Floodplain: ... 0% Slope: ... Level Land Value: .................. $3,537,727
Zoning: ...................... Unzoned Total Market Value: .................. $8,876,900
Frontage: ...................... West 45th St, North Lamar Blvd
Utilities: ...................... Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ...................... Medical, Commercial, Residential
Current Use: ...................... State Central Office Building
Highest and Best Use: ...................... Office/Residential Development
Agency Projected Use: ...................... Office/Residential Development
Analysis

The Department of State Health Services utilizes this site as a state central office building. It is located at the southeast corner of North Lamar Boulevard and West 45th Street in North-Central Austin. The site is improved with a two-story and a three-story building, two portable buildings, a gazebo, exterior security lighting, and open surface parking areas. The surrounding land uses include residential, medical, and commercial developments.

The appraisal indicates the highest and best use is for this tract would be a mixed-use development. Given the prime location of this tract in the popular North Central Austin area, and the potential for a more dense use, it is highly likely that this tract would bring top dollar from development interests. The GLO recommends the sale/lease of this underutilized property.

GLO Recommendation:
The GLO recommends the sale/lease of the underutilized property.

Agency Comments:
Austin State Hospital

Location:
4110 Guadalupe Street, Austin, Travis County, Texas

Legal Description:
Volume L-1, Page 366-367, Volume M, Page 129-130,
Volume Q, Page 674, Volume 55, Page 246, 247-249,
Travis County Deed Records

Encumbrances
Physical: Cemetery on the Property
Legal: Deed Restrictions: None

Easements: Utility, Drainage

Appraisal Date: 1/12/2012 Acres: 128.05
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 0.13
% in Floodplain: 0% Slope: Level
Zoning: Mixed-Use
Frontage: Guadalupe St, Lamar Blvd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Office, Medical
Current Use: State Hospital
Highest and Best Use: Mixed-Use Development
Agency Projected Use: Mixed-Use Development

Bldgs.: 39 Bldg Sq Ft: 745,017 sq ft.
Building Value: $15,641,170
Land Value: $27,145,000
Total Market Value: $42,786,170
Analysis

The Department of State Health Services utilizes this site as a state hospital, children's psychiatric unit, and administrative offices for DSHS. There is a lease on 38.53 acres for the Central Park Complex and a lease on 2.152 acres for the Austin Energy power substation. It is located mainly on Guadalupe Street with part located on West 45th Street in downtown Austin. The site is improved with 39 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include office, commercial, medical, and residential developments.

The appraisal indicates the highest and best use is for this tract would be a mixed-use development. Given the prime location of this tract in the popular North Central Austin area, and the potential for a more dense use, it is highly likely that this tract would bring top dollar from development interests. The GLO recommends the sale/lease of this underutilized property.

GLO Recommendation:
The GLO recommends the sale/lease of the underutilized property.

Agency Comments:
Austin State Supported Living Center

Location:
2203 West 35th Street, Austin, Travis County, Texas

Legal Description:
Volume 286, Page 330 Travis County Deed Records

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

Appraisal Date: 2/8/2012 Acres: 93.37
Sen. Dist.: 14 Rep. Dist.: 49 FAR: 0.14
% in Floodplain: 0% Slope: Moderate
Zoning: Unzoned
Frontage: W 35th St, MoPac
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Military, School
Current Use: State Supported Living Center
Highest and Best Use: State Supported Living Center/Residential Development
Agency Projected Use: State Supported Living Center/Residential Development

Bldgs.: 65 Bldg Sq Ft: 568,997 sq. ft.
Building Value: $5,797,022
Land Value: $19,320,000
Total Market Value: $25,117,022
Texas General Land Office
Texas Health and Human Services Commission

Analysis

The Department of Aging and Disability Services utilizes this site as a state supported living center. It is located at the southwest corner of West 35th Street and MoPac in the west part of Austin. The site is improved with 65 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include a school, military, and residential developments.

The appraisal indicates the highest and best use is for residential or mixed-use development to include the present use. Given the prime location of this tract in the West Austin area, that the property is less than fully utilized, and the potential for a more dense use, it is highly likely that this tract would bring top dollar from development interests. The GLO recommends the sale/lease of this underutilized property.

GLO Recommendation:
The GLO recommends the sale/lease of the underutilized property.

Agency Comments:
Big Spring State Hospital

Location:
1901 North Highway 87, Big Spring, Howard County, Texas

Legal Description:
Volume 99, Pages 165, Page 390, Volume 100, Page 157, Volume 476, Page 571, Howard County Deed Records

Encumbrances
Physical: Cemetery on the Property
Legal: Deed Restrictions: None
Easements: Utility

Appraisal Date: 2/16/2012 Acres: 128.97
Sen. Dist.: 31 Rep. Dist.: 85 FAR: 0.06
% in Floodplain: 0% Slope: Moderate
Zoning: Industrial
Frontage: Hwy 87, I-20
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Industrial, Recreational, Vacant
Current Use: State Hospital
Highest and Best Use: State Hospital/Residential Development
Agency Projected Use: State Hospital/Residential Development

Bldgs.: 36 Bldg Sq Ft: 344,719 sq. ft.
Building Value: $10,695,400
Land Value: $185,600
Total Market Value: $10,881,000
The Department of State Health Services utilizes 124.2 acres (Parcel A) of this site as a state hospital. It is located on North Highway 87 in the city limits of Big Spring. The site is improved with 36 buildings, perimeter fencing, and asphalt parking. The surrounding land uses include vacant land, recreational, industrial, and commercial developments. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use. There is an isolated off-site 4.77 acre Silver Hills Subdivision lot (Parcel B) located south of the City of Big Spring that is no longer needed by the agency.

The appraisal indicates the highest and best use is to continue the present use for the main campus and residential development for the underutilized 4.77 acre lot. This recommendation was included on the 2007 and 2009 Governor's Report and was not disapproved.

**GLO Recommendation:**

Dispose of the 4.77 acres if no longer needed by the agency and retain the remaining 124.2 acres for continued agency operations.

**Agency Comments:**
Mexia State Supported Living Center

Location:
FM 2838, Mexia, Limestone County, Texas

Legal Description:
Volume 297, Page 151, Limestone County Deed Records

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

Appraisal Date: 3/21/2012 Acres: 841.61
Sen. Dist.: 5 Rep. Dist.: 8 FAR: 0.02
% in Floodplain: 8% Slope: Level
Zoning: Unzoned

Bldgs.: 132 Bldg Sq Ft: 637,091 sq. ft.
Building Value: $7,037,000
Land Value: $673,000
Total Market Value: $7,710,000

Frontage: FM 2838, FM 634
Utilities: Electricity, Gas, Telephone, Wastewater, Water, Water Well
Surrounding Uses: Agricultural, Residential
Current Use: State Supported Living Center
Highest and Best Use: State Supported Living Center
Agency Projected Use: Agricultural Development/State Supported Living Center
Texas General Land Office

Texas Health and Human Services Commission

Analysis

The Department of Aging and Disability Services utilizes Parcel A (196 acres) of this site as a state supported living center. It is located on the northwest side of FM 2838 at the west end of FM 634 in Mexia. The site is improved with 132 buildings, security lighting, and asphalt parking. The surrounding land uses include agricultural and residential developments. Parcel B (645.61 acres) has been leased for agricultural use.

The appraisal indicates the highest and best for Parcel A is to continue in the present use. If not being utilized for agency purposes, the GLO recommends the sale of Parcel B.

GLO Recommendation:

Retain Parcel A (196 acres) for continued agency operations. Sell/lease the underutilized Parcel B (645.61 acres).

Agency Comments: