Houston Regional Headquarters

Location:
12230 West Road, Jersey Village, Harris County, Texas

Legal Description:
Volume 335, Page 87, Harris County Map Records

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

Appraisal Date: 1/30/2013 Acres: 20.00
Sen. Dist.: 7 Rep. Dist.: 135 FAR: 0.16
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: West Rd, Castlebridge Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: DPS Regional Headquarters
Highest and Best Use: DPS Regional Headquarters
Agency Projected Use: DPS Regional Headquarters

The Texas Department of Public Safety utilizes this site as a regional headquarters. Located on the northwest corner of West Road and Castlebridge Drive and on the south side of Northwest Station Drive in Jersey Village, the site is improved with four buildings and asphalt parking. The surrounding land uses include vacant land, commercial, and residential developments. A portion of the property, 6.67 acres, is considered excess acreage.

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

Recommendation:
*Retain for continued agency operations.*
Texas Department of Public Safety  
GLO ID#: 1805

Texas General Land Office

Humble Area Office

Location:
7710 Will Clayton Parkway, Humble, Harris County, Texas

Legal Description:
Volume 174-94-0887, Harris County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Commercial, Vacant

Current Use: DPS Area Office

Highest and Best Use: DPS Area Office

Agency Projected Use: DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located on the south side of Will Clayton Parkway in Humble, the site is improved with a single story building and asphalt parking. The surrounding land uses include vacant land, commercial, and residential developments.

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

Recommendation:

Retain for continued agency operations.

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Texas Department of Public Safety

Texas General Land Office

Huntsville Area Office

Location:
523 State Highway 75 North, Huntsville, Walker County, Texas

Legal Description:
Volume 391, Page 724, Walker County Deed Records

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

Appraisal Date: 5/30/2013  Acres: 1.50  Bldgs.: 1  Bldg Sq Ft 4,832 sq.ft.
Sen. Dist.: 5  Rep. Dist.: 18  FAR: 0.08
% in Floodplain: 0%  Slope: Level
Zoning: Civic
Frontage: SH 75 North
Utilities: Electricity, Gas, Water Well, Septic Tank
Surrounding Uses: Governmental, Agricultural, Commercial, Civic
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located at the intersection of SH 75 and IH 45 in Huntsville, the site is improved with one office building, exterior lighting, and surface parking. The surrounding land is utilized for the Huntsville Airport, TDCJ prison units, a Texas Forest Service office, Huntsville City park, agricultural, and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety
Texas General Land Office

Hurst Sub-District Office

Location:
624 Northeast Loop 820, Hurst, Tarrant County, Texas

Legal Description:
Volume 388, Page 57, Tarrant County Deed Records

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

Appraisal Date: 5/30/2013 Acres: 3.15
Sen. Dist.: 9 Rep. Dist.: 92 FAR: 0.16
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: Northeast Loop 820
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: DPS Sub-District Office
Highest and Best Use: DPS Sub-District Office
Agency Projected Use: DPS Sub-District Office

Bldgs.: 1 Bldg Sq Ft: 22,165 sq.ft.

Total Market Value: $2,126,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on the east side of Loop 820 in Hurst, the site is improved with one building and surface parking. The surrounding land uses include residential and commercial development. The property is zoned "R-3" Dwelling District.

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

Recommendation:
Retain for continued agency operations.
Irving Area Office

Location:
1613 West Irving Boulevard, Irving, Dallas County, Texas

Legal Description:
Volume 96192, Page 0-660, Dallas County Deed Records

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

Appraisal Date: 4/10/2013  Acres: 1.55  Bldgs.: 1  Bldg Sq Ft: 8,421 sq.ft.
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: West Irving Blvd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential, Industrial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located along the east side of West Irving Boulevard in Irving, the site is improved with one office building, chain-link fencing, and asphalt parking. The surrounding land uses include industrial, 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.
Texas Department of Public Safety

Texas General Land Office

Jasper Area Office

Location:
2398 West Gibson, Jasper, Jasper County, Texas

Legal Description:
Volume 243, Page 32, Jasper County Deed Records

Encumbrances

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

Appraisal Date: 5/8/2013
Acres: 1.02
Sen. Dist.: 3
Rep. Dist.: 19
FAR: 0.07
% in Floodplain: 0%
Slope: Moderate
Zoning: Unzoned
Frontage: West Gibson
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Recreational, Commercial, Governmental
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located on West Gibson in Jasper, the site is improved with one office building, a storage shed, and asphalt parking. The surrounding land uses include governmental, agricultural, recreational, and commercial developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a DPS office.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Kerrville Area Office

Location:
311 Sydney Baker South, Kerrville, Kerr County, Texas

Legal Description:
Volume 125, Page 558, Kerr County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 5/30/2013 Acres: 2.50
Sen. Dist.: 24 Rep. Dist.: 53 FAR: 0.07
% in Floodplain: 5% Slope: Level
Zoning: Commercial
Frontage: Sydney Baker, Lehmann Drive
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Governmental, Vacant
Current Use: DPS Area Office or Commercial
Highest and Best Use: DPS Area Office or Commercial
Agency Projected Use: DPS Area Office

Blgs.: 3 Bldg Sq Ft: 5,747 sq.ft.

Total Market Value: $576,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Sidney Baker Street (SH 16) in south Kerrville, the site is improved with one office building, two storage buildings, exterior lighting, metal privacy fence with security gates, and surface parking. The surrounding land uses include a strip center, state offices, a car dealership, and restaurants. The area is zoned as a neighborhood business district.

The appraisal indicates the highest and best use is the removal of the existing improvements and redevelopment of the site to a higher, more intense use for DPS.

Recommendation:
Retain for continued agency operations.
Lamesa Area Office

Location:
608 North Main, Lamesa, Dawson County, Texas

Legal Description:
Volume 344, Page 457, Dawson County Deed Records

Encumbrances

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

Appraisal Date: 12/20/2012 Acres: 1.10
Sen. Dist.: 28 Rep. Dist.: 82 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: North Main
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Medical, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft: 2,203 sq.ft.

Total Market Value: $97,000

The Texas Department of Public Safety utilizes this site as an area office. Located on North Main Street in Lamesa, the site is improved with one building and surface parking. The surrounding land uses include Gebo’s store, a senior citizen’s center, and a chiropractor’s office.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Lampasas Area Office

Location:
1690 US Highway 281 North, Lampasas, Lampasas County, Texas

Legal Description:
Volume 144, Page 187, Lampasas County Official Records

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

Appraisal Date: 5/16/2013  Acres: ..... 2.09  Bldgs.: .....4  Bldg Sq Ft ..... 1,946 sq.ft.  Total Market Value: $130,000
Sen. Dist.:.....24 Rep. Dist.:.....54 FAR: ..... 0.02  % in Floodplain:.....0%  Slope:.............Level
Zoning: ............................................Unzoned
Frontage: ........US Hwy 281 N, Old Convent Rd
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..................................Office, Residential, Commercial, Industrial
Current Use: .......................................DPS Area Office
Highest and Best Use: ................................DPS Area Office
Agency Projected Use: ................................DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located on US Highway 281 North in Lampasas, the site is improved with one office building, three storage sheds, and asphalt parking. The surrounding land uses include office, industrial, 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.
Laredo "Old" Area Office

Location:
8400 North IH 35, Laredo, Webb County, Texas

Legal Description:
Volume 517, Page 736, Webb County Deed Records

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

Appraisal Date: 5/30/2013  Acres: 1.47
Sen. Dist.: .21 Rep. Dist.: .42 FAR: .08
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: North IH 35
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Residential
Current Use: Webb County Justice of Peace
Highest and Best Use: Office Development
Agency Projected Use: Webb County Justice of Peace

Bldgs.: 1  Bldg Sq Ft: 5,041 sq.ft.

Total Market Value: $382,000

The Texas Department of Public Safety owns this site and is leasing it to Webb County for a Precinct Court office. Located on the east side of IH 35 between Del Mar Boulevard and International Boulevard in north Laredo, the site is improved with a one-story office building and surface parking. The surrounding land uses include residential and industrial development.

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

Recommendation:
Retain for continued agency operations.
Laredo Sub-District Office

Location:
1901 Bob Bullock Loop, Laredo, Webb County, Texas

Legal Description:

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

Appraisal Date: 5/30/2013  Acres: 7.00
Sen. Dist.: 21 Rep. Dist.: 42 FAR: 0.14
% in Floodplain: 0%  Slope: Level
Zoning: Residential
Frontage: Bob Bullock Loop, Clark Boulevard
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Industrial, Governmental
Current Use: DPS Sub-District Office
Highest and Best Use: DPS Sub-District Office
Agency Projected Use: DPS Sub-District Office

Bldgs.: 4  Bldg Sq Ft: 43,975 sq.ft.
Total Market Value: $4,260,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located at the southeast corner of Bob Bullock Loop and Clark Boulevard in east Laredo, the site is improved with a one-story masonry building, a storage building, workshop, crime lab building, and surface parking. The surrounding land uses include commercial and industrial development, the Laredo Texas Department of Transportation, and numerous restaurants. Approximately 4 acres is considered excess land and is recommended for future expansion.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety
GLO ID#: 1747

Texas General Land Office

Longview Area Office

Location:
416 Lake Lamond Road, Longview, Gregg County, Texas

Legal Description:
Volume 1153, Page 120, Gregg County Deed Records

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

Appraisal Date: 11/27/2012 Acres: .... 2.00
Sen. Dist.:......1 Rep. Dist.:......7 FAR: ....... 0.10
% in Floodplain: ....0% Slope:..........Level
Zoning: .................................................Special
Frontage: ........................................Lake Lamond Road
Utilities: ............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ....................................Residential, Commercial, Recreational
Current Use: ...........................................DPS Area Office
Highest and Best Use: ................................DPS Area Office
Agency Projected Use: ................................DPS Area Office

Bldgs.: .........1 Bldg Sq Ft ...... 8,624 sq.ft.

Total Market Value: $645,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Lake Lamond Road, south of US Highway 80 in Longview, the site is improved with one building, security lighting, and surface parking. The surrounding land uses include the Longview Fairgrounds, commercial, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Lubbock Business Park

Location:
1404 Lubbock Business Park Boulevard, Lubbock, Lubbock County, Texas

Legal Description:
Lot 3, Lubbock Business Park Addition, City of Lubbock, Lubbock County

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

Appraisal Date: 5/30/2013 Acres: 14.54
Sen. Dist.: 28 Rep. Dist.: 83 FAR: 0.00
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: North Elm Ave, East Hunter St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Office, Vacant
Current Use: Vacant
Highest and Best Use: Vacant
Agency Projected Use: Vacant

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

Total Market Value: $1,080,000

This vacant 14.54 acre property was transferred to the Texas Department of Public Safety from the City of Lubbock. The site is located in the business park section of Lubbock. Currently a new building is under construction. The surrounding land uses include vacant land, office, and industrial developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Lufkin Radio Station

Location:
FM 3439 (Spence Road), Lufkin, Angelina County, Texas

Legal Description:
Volume 167, Page 599, Angelina County Deed Records

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

Appraisal Date: 4/22/2013 Acres: 2.23
Sen. Dist: 3 Rep. Dist: .57 FAR: 0.01
% in Floodplain: 0% Slope: Moderate
Zoning: Unzoned
Frontage: FM 3439
Utilities: Electricity, Telephone, Water, Water Well, Septic Tank
Surrounding Uses: Agricultural, Residential
Current Use: DPS Radio Tower
Highest and Best Use: DPS Radio Tower
Agency Projected Use: DPS Radio Tower

Total Market Value: $15,600
Bldgs.: 2 Bldg Sq Ft: 756 sq.ft.

The Texas Department of Public Safety utilizes this site as a radio tower station. Located on the west side of FM 3439 (Spence Road), southwest of US Highway 59 in Lufkin, the site is improved with two buildings, security fencing, and asphalt parking. The surrounding land uses include agricultural and residential developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized for the operation of a radio receiving or sending station for a period of six months.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Lufkin Sub-District Office

Location:
2809 South John Redditt Drive, Lufkin, Angelina County, Texas

Legal Description:
Volume 455, Page 198, Angelina County Deed Records

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

Appraisal Date: 4/22/2013 Acres: 2.19
Sen. Dist.: 3 Rep. Dist.: 0.12
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: John Redditt Dr, Christie St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Civic, Office, Recreational
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Total Market Value: $756,000
Bldgs.: 2 Bldg Sq Ft: 11,668 sq.ft.

The Texas Department of Public Safety utilizes this site as an area office. Located along the north side of John Redditt Drive (Loop 287) in Lufkin, the site is improved with one office building, a vehicle inspection station, exterior lighting, and asphalt parking. The surrounding land uses include office, civic, recreational, and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Marion County Cabin

Location:
Driftwood Cove, Jefferson, Marion County, Texas

Legal Description:
A. Jackson Survey, Abstract 227, Marion County
Official Records

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

Appraisal Date: 3/6/2013  Acres: 0.55
Sen. Dist: 1  Rep. Dist: 9  FAR: 0.03
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Driftwood Cove
Utilities: Electric, Wastewater, Water
Surrounding Uses: Recreational, Vacant
Current Use: Vacant Cabin
Highest and Best Use: DPS Fishing Cabin
Agency Projected Use: DPS Fishing Cabin

Bldgs: 2  Bldg Sq Ft: 784 sq.ft
Total Market Value: $49,400

The Texas Department of Public Safety utilizes this site as a future fishing cabin. Located on the south side of Driftwood Cove in Jefferson, the site is improved with one cabin and a storage building. The surrounding land uses include vacant land and recreational developments.

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

Recommendation:
Retain for continued agency operations.
Marshall Area Office

Location:
5215 West Loop 390 North, Marshall, Harrison County, Texas

Legal Description:
Volume 1025, Page 402, Harrison County Deed Records

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

Appraisal Date: 12/6/2012 Acres: 2.00
Sen. Dist.: 1 Rep. Dist.: 9 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: West Loop 390 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Agricultural
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Total Market Value: $330,000
Bldgs.: 2 Bldg Sq Ft: 4,506 sq.ft.

The Texas Department of Public Safety utilizes this site as an area office. Located on Loop 390 n Marshall, the site is improved with one office building, a storage building, fencing, exterior lighting, and surface parking. The surrounding land uses include vacant commercial land, and residential and agricultural development.

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

Recommendation:
Retain for continued agency operations.
McAllen Regional Office

Location:
1414 North Bicentennial, McAllen, Hidalgo County, Texas

Legal Description:
Volume 1305, Page 261, Hidalgo County Deed
Records

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

Appraisal Date: 5/30/2013 Acres: 3.50
Sen. Dist.: 20 Rep. Dist.: 41 FAR: 0.18
% in Floodplain: 0% Slope: Level
Zoning: Office
Frontage: North Bicentennial, Pecan Avenue
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: DPS Regional Office
Highest and Best Use: DPS Regional Office
Agency Projected Use:

The Texas Department of Public Safety utilizes this site as a regional office. Located at the intersection of Bicentennial and Pecan Street in central McAllen, the site is improved with two buildings, chain link fencing, and surface parking. The surrounding land uses include the McAllen City Police Headquarters, and residential and commercial development. The site reverts to the city if not utilized by DPS or any other city-approved use.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety
Texas General Land Office

McKinney Area Office

Location:
400 Power House Street, McKinney, Collin County, Texas

Legal Description:
File No. 99-1137945, Collin County Deed Records

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

Appraisal Date: 4/10/2013  Acres: 3.00
Sen. Dist.: 8 Rep. Dist.: 70 FAR: 0.05
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: Power House St, SH 5
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Office, Commercial, Industrial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1  Bldg Sq Ft: 6,613 sq.ft.
Total Market Value: $604,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Power House Street and North McDonald Street (SH 5) in McKinney, the site is improved with one office building, security lighting, chain-link fencing, and asphalt parking. The surrounding land uses include office, industrial, and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Midland Radio Tower Site

Location:
CR 130 & CR 1180, Midland, Midland County, Texas

Legal Description:
Volume 275, Page 61, Midland County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: Reversion Clause
Easements: Utility, Pipeline

Appraisal Date: 11/6/2012
Acres: 2.07
Sen. Dist.: 31 Rep. Dist.: 82 FAR: 0.004
% in Floodplain: 0%
Zoning: Unzoned
Frontage: CR 130, CR 1180
Utilities: Electricity, Telephone
Surrounding Uses: Rangeland, Residential, Commercial
Current Use: DPS Radio Station
Highest and Best Use: DPS Radio Station
Agency Projected Use: DPS Radio Station

Bldgs.: 1
Bldg Sq Ft: 374 sq.ft.

Total Market Value: $20,600

The Texas Department of Public Safety utilizes this site for a radio tower. Located at the corner of County Road 130 East and County Road 1180 West in Midland, the site is improved with one small building, a radio communication tower, and chain-link fencing. The surrounding land uses include rangeland, and commercial and residential developments. The existing reversion clause calls for the return of the property to the Grantor if not utilized as a DPS site.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Midland Regional Office

Location:
2405 South Loop 250 West, Midland, Midland County, Texas

Legal Description:
Volume 736, Page 242, Midland County Deed Records

Encumbrances

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

Appraisal Date: 1/11/2013  Acres: 5.70
Sen. Dist.: 31  Rep. Dist.: 82  FAR: 0.14
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: South Loop 250 West
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Vacant, Commercial
Current Use: DPS Regional Office
Highest and Best Use: DPS Regional Office
Agency Projected Use: DPS Regional Office

Bldgs.: 1  Bldg Sq Ft: 34,739 sq.ft.

Total Market Value: $1,860,000

The Texas Department of Public Safety utilizes this site as a regional office. Located on South Loop 250 in southwest Midland, the site is improved with a one-story brick veneer office building, surface parking, chain linked fencing, and exterior lighting. The surrounding land is utilized for industrial development and a motel. Approximately 1.1 acres is considered excess and is being retained for future development.

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

Recommendation:
Retain for continued agency operations.
Mineral Wells Sub-District Office

Location:
600 FM 1821 North, Mineral Wells, Palo Pinto County, Texas

Legal Description:
Volume 316, Page 447, Palo Pinto County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: Reversion Clause
       Easements: Utility

Appraisal Date: 2/27/2013    Acres: 1.50
Sen. Dist.: 30 Rep. Dist.: 60 FAR: 0.11
% in Floodplain: 33%        Slope: Level
Zoning: Civic
Frontage: FM 1821 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, School, Civic, Vacant
Current Use: DPS Sub-District Office
Highest and Best Use: DPS Sub-District Office
Agency Projected Use: DPS Sub-District Office

Bldgs.: 1    Bldg Sq Ft: 7,445 sq.ft.

Total Market Value: $435,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on FM 1821 North in Mineral Wells, the site is improved with one office building, five portable buildings, and asphalt parking. The surrounding land uses include vacant land, a school, civic, and commercial developments. The existing reversion clause calls for the return of the property to Palo Pinto County Livestock Association if not utilized as a DPS facility.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Mount Pleasant Area Office

Location:
1906 North Jefferson, Mt. Pleasant, Titus County, Texas

Legal Description:
Volume 430, Page 424, Titus County Deed Records

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

Appraisal Date: 4/4/2013 Acres: 1.91
Sen. Dist.: 1 Rep. Dist.: 5 FAR: 0.11
% in Floodplain: 0% Slope: Level
Zoning: General Retail
Frontage: North Jefferson
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, Recreational, Medical
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 4 Bldg Sq Ft: 9,035 sq.ft.
Total Market Value: $542,000

The Texas Department of Public Safety utilizes this site as an area office. Located on North Jefferson in Mount Pleasant, the site is improved with one office building, three storage sheds, and asphalt parking. The surrounding land uses include governmental, recreational, medical, and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Nacogdoches Area Office

Location:
5407 Northwest Stallings Drive, Nacogdoches,
Nacogdoches County, Texas

Legal Description:
Volume 501, Page 655, Nacogdoches County Deed
Records

Encumbrances

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

Appraisal Date: 4/23/2013  Acres: 1.00  Bldgs.: 2  Bldg Sq Ft: 4,857 sq.ft.
Sen. Dist.: ......3 Rep. Dist.: ......11 FAR: ...... 0.11
% in Floodplain: ......0%  Slope: ..........Level
Zoning: ........................................Commercial
Frontage: ....................................Stallings Drive
Utilities: ...........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..................................................Agricultural, Commercial, Recreational
Current Use: .....................................................DPS Area Office
Highest and Best Use: ........................................DPS Area Office
Agency Projected Use: ........................................DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located along the west
side of Northeast Stallings Drive (US Highway 59) in Nacogdoches, the site is improved with one
office building, a storage shed, and asphalt parking. The surrounding land uses include agricultural,
recreational, and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety  
Texas General Land Office  

New Braunfels Area Office  

Location:  
3003 IH 35 South, New Braunfels, Comal County, Texas  

Legal Description:  
Volume 290, Page 184, Comal County Deed Records  

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

Appraisal Date: 5/30/2013  
Acres: 1.99  

Sen. Dist.: 25  
Rep. Dist.: 73  
FAR: 0.04  

% in Floodplain: 0%  
Slope: Level  

Zoning: Commercial  
Frontage: IH 35 South  
Utilities: Electricity, Gas, Telephone, Wastewater, Water  
Surrounding Uses: Residential, Industrial, Office, Vacant  
Current Use: DPS Area Office  
Highest and Best Use: DPS Area Office  
Agency Projected Use: DPS Area Office  

Bldgs.: 1  
Bldg Sq Ft: 3,664 sq.ft.  

Total Market Value: $480,000  

The Texas Department of Public Safety utilizes this site as an area office. Located on IH 35, one block north of Ruekile Road in New Braunfels, the site is improved with one office building and surface parking. The surrounding land uses include residential and light industrial development.  
The appraisal indicates the highest and best use is to continue in the present use.  

Recommendation:  
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Odessa Area Office

Location:
1910 IH 20 West, Odessa, Ector County, Texas

Legal Description:
Volume 431, Page 244, Ector County Deed Records

Encumbrances

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

Appraisal Date: 1/11/2013 Acres: 4.91
Sen. Dist.: 31 Rep. Dist.: 81 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: IH 20, FM 2227
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft 10,231 sq.ft.

Total Market Value: $810,000

The Texas Department of Public Safety utilizes this site as an area office. Located on IH 20 in the southwest section of Odessa, the site is improved with a one-story brick veneer building, surface parking, and exterior lighting. The surrounding land is utilized for an auto wrecker service, commercial development, and a truck stop.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Orange Area Office

Location:
711 South State Highway 87, Orange, Orange County, Texas

Legal Description:
Volume 522, Page 1, Orange County Deed Records

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

Appraisal Date: 1/29/2013 Acres: 1.50
Sen. Dist.: 31 Rep. Dist.: 81 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: South SH 87
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft: 3,168 sq.ft.
Total Market Value: $170,000

The Texas Department of Public Safety utilizes this site as an area office. Located on the east side of South State Highway 87 in Orange, the site is improved with a single story building and asphalt parking. The surrounding land uses include vacant land and governmental developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Ozona Area Office

Location:
1503 Monterey Street, Ozona, Crockett County, Texas

Legal Description:
Volume 258, Page 388, Crockett County Deed Records

Encumbrances

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

Appraisal Date: 5/30/2013  Acres: 0.92
Sen. Dist.: 19 Rep. Dist.: 53 FAR: 0.05
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Monterey Street, Besente Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Civic, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1  Bldg Sq Ft: 1,860 sq.ft.

Total Market Value: $71,000

The Texas Department of Public Safety utilizes this site as an area office. Located at the intersection of Monterey Street and Besente Street in Ozona, the site is improved with one building, surface parking, and security lighting. The surrounding land uses include state offices and public use properties.

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

Recommendation:
Retain for continued agency operations.
The Texas Department of Public Safety utilizes this site as an area office. Located at the southwest corner of the intersection of West Spring Street and Armory Road in Palestine, the site is improved with one office building, a storage shed, and asphalt parking. The surrounding land uses include a school, civic, recreational, and commercial developments. The existing reversion clause calls for the return of the property to the City of Palestine upon abandonment.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety
Texas General Land Office

Pampa Area Office

Location:
2909 Perryton Parkway, Pampa, Gray County, Texas

Legal Description:
Volume 431, Page 243, Gray County Deed Records

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

Appraisal Date: 9/5/2012 Acres: 1.29
Sen. Dist.: 31 Rep. Dist.: 88 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Perryton Parkway, 29th Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Medical, Commercial, Residential, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft 3,016 sq.ft.
Total Market Value: $215,000

The Texas Department of Public Safety utilizes this site as an area office. Located at the intersection of Perryton Parkway and 29th Street in northern Pampa, the site is improved with a one-story masonry building and surface parking. The surrounding land uses include medical, residential, and commercial development.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety  
GLO ID#: 1755

Texas General Land Office

Paris Area Office

Location:  
2885 North Main, Paris, Lamar County, Texas

Legal Description:  
Volume 597, Page 678, Lamar County Deed Records

Encumbrances

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

Appraisal Date: 5/30/2013  
Acres: 2.00
Sen. Dist.:.....1 Rep. Dist:.....1 FAR: 0.04
% in Floodplain: 0%  
Slope: Level
Zoning: Civic
Frontage: North Main
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, School, Civic
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1  
Bldg Sq Ft: 3,492 sq.ft.
Total Market Value: $230,000

The Texas Department of Public Safety utilizes this site as an area office. Located on North Main in Paris, the site is improved with one building. The surrounding land uses include a nursing home/assisted living center, doctors offices, an electronics store, restaurants, convenience stores, a Campbell Soup Processing Plant, and North Lamar Schools. Approximately 0.69 acres is considered excess land and is being retained for future development.

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

Recommendation:
Retain for continued agency operations.
Pecos Area Office

Location:
148 North Frontage Road (IH-20 West), Pecos,
Reeves County, Texas

Legal Description:
Volume 330, Page 570, Reeves County Deed Records

Encumbrances

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

Appraisal Date: 3/1/2013 Acres: 0.65
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.16
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: North Frontage Rd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Residential, Commercial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Total Market Value: $175,000

Bldgs.: 1 Bldg Sq Ft: 4,678 sq.ft.

The Texas Department of Public Safety utilizes this site as an area office. Located on the North Frontage Road (IH-20 West) in Pecos, the site is improved with one office building and asphalt parking. The surrounding land uses include industrial, commercial, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Pecos Radio Tower Site

Location:
FM 1450, 2.5 miles East of US 285, Pecos, Reeves County, Texas

Legal Description:
Volume 126, Page 22, Pecos County Deed Records

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

Appraisal Date: 3/1/2013
Acres: 5.00
Sen. Dist.: 19
Rep. Dist.: 74
FAR: 0.00
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: FM 1450

Utilities: Electricity, Telephone

Surrounding Uses: Rangeland

Current Use: DPS Radio Tower Site

Highest and Best Use: DPS Radio Tower Site

Agency Projected Use: DPS Radio Tower Site

The Texas Department of Public Safety utilizes this site for a radio tower. Located on the north side of FM 1450 in Pecos, the site is improved with a radio tower. The surrounding land use is predominantly rangeland. The existing reversion clause calls for the return of the property to the Grantor if not utilized by DPS.

The appraisal indicates that due to the reversion clause the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Pierce Sub-District Office

Location:
19692 US Highway 59, Pierce, Wharton County, Texas

Legal Description:
Volume 419, Page 168, Wharton County Deed Records

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

Appraisal Date: 1/10/2013  Acres: 4.00  Bldgs.: 1  Bldg Sq Ft: 6,070 sq.ft.
Sen. Dist.: 18 Rep. Dist.: 85 FAR: 0.03
% in Floodplain: 100%  Slope: Level
Zoning: Unzoned
Frontage: US Hwy 59
Utilities: Electricity, Gas, Telephone, Water Well, Septic Tank
Surrounding Uses: Agricultural, Residential
Current Use: DPS Sub-District Office
Highest and Best Use: DPS Sub-District Office
Agency Projected Use: DPS Sub-District Office

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on U.S. Highway 59 in Pierce, the site is improved with a single story office building and asphalt parking. The surrounding land uses include agricultural and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Plainview Area Office

Location:
1108 South Columbia, Plainview, Hale County, Texas

Legal Description:
Volume 551, Page 87, Hale County Deed Records

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

Appraisal Date: 11/15/2012  Acres: 1.05
Sen. Dist.: 28 Rep. Dist.: 88 FAR: 0.14
% in Floodplain: 0%  Slope: Moderate
Zoning: Commercial
Frontage: South Columbia
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Governmental
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1  Bldg Sq Ft  6,258 sq.ft.

Total Market Value: $285,000

The Texas Department of Public Safety utilizes this site as an area office. Located on South Columbia in Plainview, the site is improved with one building and surface parking. The surrounding land uses include residential development and the Hale County Airport.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Rio Grande City Area Office

Location:
FM 3167, Rio Grande City, Starr County, Texas

Legal Description:
Volume 3, Page 532, Starr County Official Records

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

Appraisal Date: 3/13/2013 Acres: 5.00
Sen. Dist.: 21 Rep. Dist.: 31 FAR: 0.00
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: FM 3167
Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Commercial, School, Vacant, None
Current Use: Vacant
Highest and Best Use: Future DPS Regional Office
Agency Projected Use: Future DPS Regional Office

Total Market Value: $580,000
Bldgs.: 0 Bldg Sq Ft 0 sq.ft.

The Texas Department of Public Safety utilizes this site as a future regional office. Located on FM 3167 in Rio Grande City, the site is being developed with construction to be completed by November 2013. The surrounding land uses include vacant land, a school, and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Rosenberg Area Office

Location:
5505 Avenue N, Rosenberg, Fort Bend County, Texas

Legal Description:
Volume 758, Page 744, Fort Bend County Deed Records

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

Appraisal Date: 1/10/2013  Acres: 1.80
Sen. Dist.: 18 Rep. Dist.: 85 FAR: 0.15
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Velasco Street, Murray Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, School, Commercial, Medical
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located on Avenue N in Rosenberg, the site is improved with one building and surface parking. The surrounding land uses include residential and commercial development, the South Texas Medical Clinic, and B.F. Terry High School.

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

Recommendation:
Retain for continued agency operations.
San Angelo Sub-District Office

Location:
1600 West Loop 306, San Angelo, Tom Green County, Texas

Legal Description:
Volume 322, Page 614, Tom Green County Deed Records

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

Appraisal Date: 5/6/2013  Acres: 7.35
Sen. Dist.: 28 Rep. Dist.: 72 FAR: 0.05
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: Loop 306, Foster Road
Utilities: Electricity, Gas, Wastewater, Water
Surrounding Uses: Ranching, Church, Residential
Current Use: DPS Sub-District Office
Highest and Best Use: DPS Sub-District Office
Agency Projected Use: DPS Sub-District Office

Total Market Value: $920,000

Bldgs.: 2  Bldg Sq Ft  17,050 sq.ft.

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on West Loop 306 in San Angelo, the site is improved with one office building, a storage building, and asphalt parking. The surrounding land uses include a church, ranching, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

San Antonio McMullen Driver License Office

Location:
1803 General McMullen Drive, San Antonio, Bexar County, Texas

Legal Description:
Volume 1167, Page 816, Bexar County Deed Records

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

Appraisal Date: 5/30/2013  Acres: 1.51
Sen. Dist.: 26 Rep. Dist.: 124 FAR: 0.07
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: General McMullen Dr, Weir Ave
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Office, Commercial, Residential, Vacant
Current Use: DPS Driver Licence Office
Highest and Best Use: Office Development
Agency Projected Use: DPS Driver License Office

The Texas Department of Public Safety utilizes this site as a driver license office. Located on General McMullen Drive in southwest San Antonio, the site is improved with a one-story office building, exterior lighting, and surface parking. The surrounding land uses include residential development, convenience stores, an automotive store, and office buildings.

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

Recommendation:
Retain for continued agency operations.
San Antonio Regional Office

Location:
6502 South New Braunfels Avenue, San Antonio, Bexar County, Texas

Legal Description:
Volume 5059, Page 281, Bexar County Deed Records

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

Appraisal Date: 5/30/2013  Acres: 6.66
% in Floodplain: 0% Slope: Level
Zoning: Residential
Frontage: South New Braunfels Ave
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Medical
Current Use: DPS Regional Office
Highest and Best Use: DPS Regional Office
Agency Projected Use: DPS Regional Office

Bldgs.: 4 Bldg Sq Ft: 37,745 sq.ft.
Total Market Value: $1,619,000

The Texas Department of Public Safety utilizes this site as a regional office. Located on South New Braunfels in south San Antonio, the site is improved with four buildings, security lighting, chain fencing, and surface parking. The surrounding land uses include the MHMR State Hospital, a cemetery, Pytel Park, apartments, and residential development.

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

Recommendation:
Retain for continued agency operations.
San Marcos Area Office

Location:
1400 North IH 35, San Marcos, Hays County, Texas

Legal Description:
Volume 148, Page 138, Hays County Deed Records

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

Appraisal Date: 5/30/2013
Acres: 1.25
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: North IH 35
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Civic, Vacant, Commercial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1
Bldg Sq Ft: 7,278 sq.ft.

Total Market Value: $619,000

The Texas Department of Public Safety utilizes this site as an area office. Located on IH 35 in San Marcos, the site is improved with one building and surface parking. The surrounding land uses include a hardware store, apartments, hotels, and a women's and youth shelter.

The appraisal indicates the highest and best use is to continue in the present use or retain for future development.

Recommendation: Retain for continued agency operations.
Seguin Area Office

Location:
1440 East Kingsbury, Seguin, Guadalupe County, Texas

Legal Description:
Volume 546, Page 834, Guadalupe County Deed
Records

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

Appraisal Date: 5/30/2013  Acres: 2.00
Sen. Dist.: 21 Rep. Dist.: 44  FAR: 0.04
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: East Kingsbury, US Hwy 123
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential, Office
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1  Bldg Sq Ft: 3,658 sq.ft.
Total Market Value: $397,000

The Texas Department of Public Safety utilizes this site as an area office. Located on East Kingsbury (HWY 90) in Seguin, the site is improved with one building and surface parking. The surrounding land uses include an RV Center, the city fire department, residential development, and small retail stores.

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

Recommendation:
Retain for continued agency operations.
Sherman Area Office

Location:
1413 North US Highway 75, Sherman, Grayson County, Texas

Legal Description:
Volume 1501, Page 83, Grayson County Deed Records

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

Appraisal Date: 4/10/2013 Acres: 3.89
Sen. Dist.: 30 Rep. Dist.: 62 FAR: 0.05
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: Texana Parkway, Sycamore Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Civic, Medical
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 3 Bldg Sq Ft: 8,194 sq.ft.

Total Market Value: $498,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Texoma Parkway in downtown Sherman, the site is improved with one building, surface parking, security lighting, a radio tower, and a storage building. The surrounding land uses include residential and commercial development, the Texoma Medical Center, medical offices, and the American Legion Building.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Snyder Area Office

Location:
501 East 37th Street, Snyder, Scurry County, Texas

Legal Description:
Document 20053507, Volume 244, Page 426, Scurry County Deed Records

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

Appraisal Date: 12/10/2012 Acres: ...... 2.24
Sen. Dist.:.....28 Rep. Dist.:......83 FAR: ...... 0.05
% in Floodplain: ....0% Slope:.........Level
Zoning: ........................................Commercial
Frontage: ......................37th Street, Apple Street
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Commercial, Civic, School
Current Use: .................................................DPS Area Office
Highest and Best Use: ...........................................DPS Area Office
Agency Projected Use: ...........................................DPS Area Office

Bldgs.: .........2 Bldg Sq Ft ...... 5,121 sq.ft.

Total Market Value: $370,000

The Texas Department of Public Safety utilizes this site as an area office. Located on East 37th Street in southeast Snyder, the site is improved with one office building, a storage building, security lighting, and surface parking. The surrounding land uses include the Scurry County Coliseum, Kiddy Campus Day Care, and commercial development. Scurry County donated this site to DPS in 2005 with the restriction that if property is not utilized as a DPS Office, it shall revert to Scurry County.

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

Recommendation:
Retain for continued agency operations.

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Texas Department of Public Safety

Texas General Land Office

Stephenville Area Office

Location:
850 East Road, Stephenville, Erath County, Texas

Legal Description:
Volume 576, Page 463, Erath County Deed Records

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

Appraisal Date: 3/20/2013 Acres: 1.50
Sen. Dist.:....30 Rep. Dist.:....59 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Industrial Frontage: East Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Governmental, Commercial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft: 2,750 sq.ft.
Total Market Value: $200,000

The Texas Department of Public Safety utilizes this site as an area office. Located along East Road in Stephenville, the site is improved with one office building and asphalt parking. The surrounding land uses include governmental, industrial, and commercial developments.

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

Recommendation:
Retain for continued agency operations.
**Public Safety Office**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Location</th>
<th>GLO ID#: 1793</th>
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<tbody>
<tr>
<td>DPS Area Office</td>
<td>Hopkins</td>
<td></td>
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</table>

Sulphur Springs, Hopkins County Deed Records

Public Safety utilizes this site as an area office. Located along the south side of IH-30 service road in Sulphur Springs, the office building, a radio building, storage shed, and asphalt parking. The highest and best use is to continue in the present use.
Texas Department of Public Safety
Texas General Land Office

Sweetwater Area Office

Location:
600 Northwest Georgia Street, Sweetwater, Nolan County, Texas

Legal Description:
Volume 738, Page 904, Nolan County Deed Records

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

Appraisal Date: 12/10/2012  Acres: 1.16
Sen. Dist.: 28 Rep. Dist.: 71 FAR: 0.05
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: Georgia Street, Sam Houston Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Commercial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Total Market Value: $165,000

Bldgs.: 1  Bldg Sq Ft: 2,285 sq.ft.

The Texas Department of Public Safety utilizes this site as an area office. Located on Northwest Georgia Street in Sweetwater, the site is improved with one building and surface parking. The surrounding land uses include an access road, commercial, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Temple Area Office

Location:
6612 South General Bruce Drive, Temple, Bell County, Texas

Legal Description:
Volume 1382, Page 83, Bell County Deed Records

Encumbrances

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

Appraisal Date: 3/14/2013 Acres: 2.00
Sen. Dist.: 24 Rep. Dist.: 55 FAR: 0.07
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: General Bruce Drive, Twin City Blvd.
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Office, Vacant
Current Use: DPS Area Office

Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 2 Bldg Sq Ft: 6,198 sq.ft.

Total Market Value: $470,000

The Texas Department of Public Safety utilizes this site as an area office. Located on South General Bruce Drive (IH-35) in Temple, the site is improved with one office building, a storage building, and asphalt parking. The surrounding land uses include vacant land, 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.
Texas Department of Public Safety

Texas General Land Office

Terrell Area Office

Location:
111 Tejas Drive, Terrell, Kaufman County, Texas

Legal Description:
Volume 1355, Page 449, Kaufman County Deed Records

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

Appraisal Date: 4/10/2013
Acres: 3.99
Sen. Dist.: 2 Rep. Dist.: 4 FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Industrial
Frontage: Tejas Drive, FM 148
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential, Medical, Industrial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1
Bldg Sq Ft: 5,788 sq.ft.

Total Market Value: $485,000

The Texas Department of Public Safety utilizes this site as an area office. Located on Tejas Drive in Terrell, the site is improved with one office building and asphalt parking. The surrounding land uses include medical, industrial, commercial, and residential developments.

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

Recommendation:
*Retain for continued agency operations.*
Texas General Land Office

Texas City Area Office

Location:
1325 North Amburn Road, Texas City, Galveston County, Texas

Legal Description:
Film Code 002-95-1746 Galveston County Deed Records

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

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<th>Appraisal Date: 2/5/2013</th>
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<td>Agency Projected Use: DPS Area Office</td>
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</tbody>
</table>

Bldgs.: 1 | Bldg Sq Ft: 9,228 sq.ft.

Total Market Value: $580,000

The Texas Department of Public Safety utilizes this site as an area office. Located on the west side of North Amburn Road in Texas City, the site is improved with a single story building and asphalt parking. The surrounding land uses include a school, commercial, and residential developments. The site is deed restricted to use as a law enforcement facility.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Townhurst Driver License Office

Location:
1601 Townhurst Drive, Houston, Harris County, Texas

Legal Description:
Volume 183, Page 1, Harris County Deed Records

Encumbrances

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

Appraisal Date: 11/9/2012 Acres: 1.48
Sen. Dist.: 7 Rep. Dist.: 138 FAR: 0.07
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Townhurst Drive, Stebbins Drive
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Office, Commercial, Residential
Current Use: DPS Driver License Office
Highest and Best Use: DPS Driver License Office
Agency Projected Use: DPS Driver License Office

The Texas Department of Public Safety utilizes this site as a driver license office. Located on Townhurst Drive in western Houston, the site is improved with a one-story building and surface parking. The surrounding land uses include single-tenant and multi-tenant office buildings, multi-family residences, and office/warehouse buildings. The site is restricted to use as a law enforcement facility.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Tyler District Office

Location:
4700 University Boulevard, Tyler, Smith County, Texas

Legal Description:
Volume 2102, Page 639, Smith County Deed Records

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

Appraisal Date: 11/6/2012
Acres: 6.45
Sen. Dist.: 1 Rep. Dist.: 6
FAR: 0.15
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: University Boulevard
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Commercial, Church, Residential, Office
Current Use: DPS District Office
Highest and Best Use: DPS District Office
Agency Projected Use: DPS District Office

Bldgs.: 4
Bldg Sq Ft: 42,245 sq.ft.

Total Market Value: $3,550,000

The Texas Department of Public Safety utilizes this site as a district office. Located on the north side of University Boulevard in Tyler, the site is improved with four buildings and asphalt parking. The surrounding land uses include a church, office, commercial, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Uvalde Area Office

Location:
2901 East Main, Uvalde, Uvalde County, Texas

Legal Description:
Volume 201, Page 983, Uvalde County Deed Records

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

Appraisal Date: 5/30/2013  Acres: 1.33
Sen. Dist.: 19 Rep. Dist.: 80 FAR: 0.05
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: East Main
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Residential
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1  Bldg Sq Ft: 2,856 sq.ft.
Total Market Value: $144,000

The Texas Department of Public Safety utilizes this site as an area office. Located on East Main in Uvalde, the site is improved with one building and parking. The surrounding land uses include a commercial strip center, Wal-Mart, Ford dealership, vacant buildings, and a mobile home park.

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

Recommendation:
Retain for continued agency operations.
Van Horn Area Office

Location:
1300 Northwest Frontage Road (IH-10 West), Van Horn, Culberson County, Texas

Legal Description:
Volume 146, Page 97, Culberson County Deed Records

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

Appraisal Date: 3/20/2013  Acres: 2.07
Sen. Dist.: 29 Rep. Dist.: 74 FAR: 0.08
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Northwest Frontage Road
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 2 Bldg Sq Ft: 6,962 sq.ft.
Total Market Value: $191,000

The Texas Department of Public Safety utilizes this site as an area office. Located on the Northwest Frontage Road (IH-10 West) in Van Horn, the site is improved with two buildings and asphalt parking. The surrounding land uses include vacant land and commercial developments.

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

Recommendation:
Retain for continued agency operations.
Vernon Radio Tower Site

Location:
CR 85 South, Vernon, Wilbarger County, Texas

Legal Description:
Volume 376, Page 283, Wilbarger County Deed Records

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

Appraisal Date: 5/30/2013 Acres: 2.07
Sen. Dist.: 28 Rep. Dist.: 68 FAR: 0.00
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: CR 85
Utilities: Electricity, Telephone
Surrounding Uses: Rangeland, Agricultural
Current Use: DPS Radio Tower Site
Highest and Best Use: DPS Radio Tower Site
Agency Projected Use: DPS Radio Tower Site

Total Market Value: $4,100

The Texas Department of Public Safety utilizes this site as a radio tower location. Located on CR 85 South outside of the Vernon City Limits, the site is improved with a radio tower. The surrounding land is utilized for cropland and grazing.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Victoria Area Office

Location:
8802 and 8804 North Navarro Street, Victoria, Victoria County, Texas

Legal Description:
Volume 710, Page 275, Victoria County Deed Records

Encumbrances

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

Appraisal Date: 1/10/2013
Acres: 2.07
Sen. Dist.: 18
Rep. Dist.: 30
FAR: 0.13
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: North Navarro St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 2
Bldg Sq Ft: 11,283 sq.ft.

Total Market Value: $960,000

The Texas Department of Public Safety utilizes this site as an area office. Located on the east side of North Navarro Street in Victoria, the site is improved with two single story buildings and asphalt parking. The surrounding land uses include commercial developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Waco District Office

Location:
1617 East Crest Drive, Waco, McLennan County, Texas

Legal Description:
Volume 1067, Page 746, McLennan County Deed Records

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

Appraisal Date: 5/30/2013 Acres: 5.05
Sen. Dist.: 22 Rep. Dist.: 56 FAR: 0.14
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: East Crest Drive
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential
Current Use: DPS District Office
Highest and Best Use: DPS District Office
Agency Projected Use: DPS District Office

Bldgs.: 5 Bldg Sq Ft: 30,589 sq.ft.

Total Market Value: $1,090,000

The Texas Department of Public Safety utilizes this site as a district office. Located on East Crest Drive in north Waco, the site is improved with five structures, fencing, and surface parking. The surrounding land uses include commercial and residential development, Texas State Technical College, and a Texas Parks and Wildlife Office.

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

Recommendation:
Retain for continued agency operations.
Wallisville Area Office

Location:
20906 I-10 East, Wallisville, Chambers County, Texas

Legal Description:
Volume 311, Page 356, Chambers County Deed Records

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

Appraisal Date: 2/4/2013 Acres: 1.50
Sen. Dist.: 4 Rep. Dist.: 23 FAR: 0.07
% in Floodplain: 100% Slope: Level
Zoning: Unzoned
Frontage: I-10 East
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Residential, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 1 Bldg Sq Ft: 4,874 sq.ft.
Total Market Value: $500,000

The Texas Department of Public Safety utilizes this site as an area office. Located on I-10 East in Wallisville, the site is improved with a single story office building and asphalt parking. The surrounding land uses include vacant land, agricultural, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Waxahachie Area Office

Location:
1720 East Main (US Highway 287), Waxahachie, Ellis County, Texas

Legal Description:
Volume 2282, Page 375, Ellis County Official Records

Encumbrances

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

Appraisal Date: 4/10/2013  Acres: 8.00
Sen. Dist.: 22 Rep. Dist.: 10 FAR: 0.04
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: E. Main (US Hwy 287)
Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Industrial, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

Bldgs.: 2  Bldg Sq Ft: 14,829 sq.ft.

Total Market Value: $1,500,000

The Texas Department of Public Safety utilizes this site as an area office. Located on East Main (US Highway 287) in Waxahachie, the site is improved with one office building, a storage building, and asphalt parking. The surrounding land uses include vacant land, agricultural, and industrial developments. The appraisal indicates the highest and best use is to continue in the present use.

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Weatherford Area Office

Location:
1309 South Bowie Drive, Weatherford, Parker County, Texas

Legal Description:
Volume 1090, Page 123, Parker County Deed Records

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

Appraisal Date: 2/27/2013  Acres: 1.55  Bldgs.: 1  Bldg Sq Ft: 3,477 sq.ft.
Sen. Dist.: 30  Rep. Dist.: 61  FAR: 0.05  Total Market Value: $360,000
% in Floodplain: 0  Slope: Level
Zoning: Civic  Surrounding Uses: Residential, School, Civic, Vacant
Frontage: South Bowie Drive  Current Use: DPS Area Office
Utilities: Electricity, Gas, Telephone, Wastewater, Water  Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located on South Bowie Drive in Weatherford, the site is improved with one office building and asphalt parking. The surrounding land uses include vacant land, a school, civic, and residential developments.

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

Recommendation:
Retain for continued agency operations.
Webster Area Office

Location:
111 Tristar, Webster, Harris County, Texas

Legal Description:
File 119-42-3124, Harris County Deed Records

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

Appraisal Date: 2/4/2013  Acres: 2.47  Bldgs.: 1  Bldg Sq Ft: 7,715 sq.ft.
Sen. Dist.: 11 Rep. Dist.: 129 FAR: 0.07  Total Market Value: $820,000
% in Floodplain: 0.0%  Slope: Level
Zoning: Unzoned
Frontage: Tristar, SH 3
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Office, Vacant
Current Use: DPS Area Office
Highest and Best Use: DPS Area Office
Agency Projected Use: DPS Area Office

The Texas Department of Public Safety utilizes this site as an area office. Located at the southeast corner of Tristar Drive and State Highway 3 in Webster, the site is improved with one 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 to continue in the present use.

Recommendation:
Retain for continued agency operations.
Texas Department of Public Safety

Texas General Land Office

Wichita Falls Sub-District Office

Location:
5505 North Central Expressway, Wichita Falls, Wichita County, Texas

Legal Description:
Volume 1204, Page 114, Volume 2040, Page 343, Wichita County Deed Records

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

Appraisal Date: 12/14/2012  Acres: 6.14
Sen. Dist.:30 Rep. Dist.:69 FAR: 0.06
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: N Central Expressway, Missile Rd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Industrial, Vacant
Current Use: DPS Sub-District Office
Highest and Best Use: DPS Sub-District Office
Agency Projected Use: DPS Sub-District Office

Bldgs.: 3  Bldg Sq Ft: 14,884 sq.ft.

Total Market Value: $855,000

The Texas Department of Public Safety utilizes this site as a sub-district office. Located on the North Central Expressway in Wichita Falls, the site is improved with three buildings and surface parking. The surrounding land is utilized for residential, commercial, and industrial development. Approximately 1.41 acres is considered excess land and is being retained for future development.

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

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

**ABOUT THE REPORT**

**Statement of Purpose**

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.157, et seq. 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 fee appraisers, whose findings are contained in reports on file in the Agency's Appraisal Division. Field staff measure and examine buildings to determine structure, composition, and condition. The resulting data is processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

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.
The Evaluation Process

Definition of Terms

Evaluation reports may employ the terms defined below.

*Market Value* -

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

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

*Highest and Best Use* -

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

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

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

*Grade* -

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

*Lot* -

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

The Texas General Land Office gratefully acknowledges the generous assistance of the following person who contributed to this report:

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Commissioner Todd Staples - Texas Department of Agriculture

Mr. William Daugherty, Superintendent - Texas School for the Blind and Visually Impaired

Commissioner Harold E. Feeney - Credit Union Department

Mr. Lance Kinney, Executive Director - Board of Professional Engineers

Mr. Carter P. Smith, Executive Director - Texas Parks and Wildlife Department

Ms. Claire Bugen, Superintendent - Texas School for the Deaf
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