

**TEXAS WORKFORCE  
COMMISSION  
PROPERTIES TO BE  
RETAINED**

## Texas Workforce Commission

## Amarillo Workforce Center

**Location:**

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

**Legal Description:**

Volume 941, Page 326, Potter County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:**.....0.80

**Sen. Dist.:**.....31 **Rep. Dist.:**.....87

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

**Zoning:** .....Industrial

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

**Frontage:**.....West 7th Street, Ong Street

**FAR:**....0.43

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Austin Distribution Center

**Location:**

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

**Legal Description:**

Volume 2247, Page 107, Travis County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:**.....1.43

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

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

**Zoning:** .....Industrial

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

**Frontage:**.....MLK Boulevard, Miriam Avenue

**FAR:**.....0.51

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Austin Guadalupe Building

**Location:**

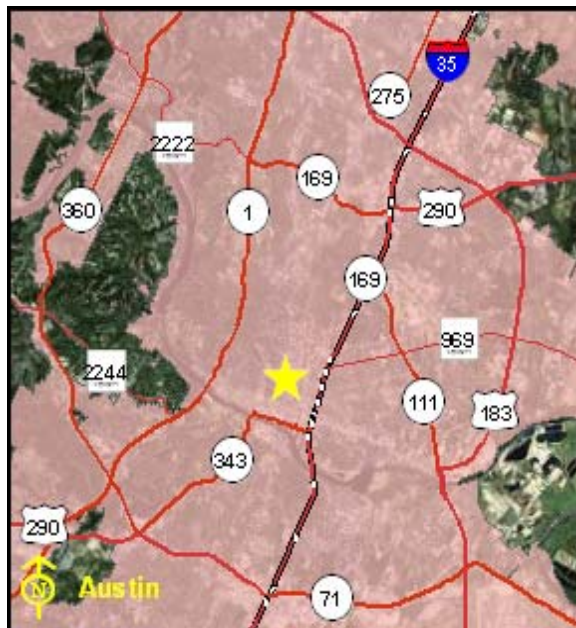
1215 Guadalupe Street, Austin, Travis County, Texas

**Legal Description:**

Volume 1892, Page 108, Travis County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:**.....0.51**Sen. Dist.:**.....14 **Rep. Dist.:**.....49**% in Floodplain:** .....0% **Slope:**.....Level**Zoning:** .....Mixed-Use**Bldgs.:** .....1 **Bldg Sq Ft** ..... 10,500 sq.ft.**Frontage:**.....Guadalupe Street, 13th Street**FAR:** .....0.48**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:** .....Governmental, Residential, Office**Current Use:** .....TWC Local Office**Agency Projected Use:** .....Office Development

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

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

State Real Property Evaluation Report - 2018

## Texas Workforce Commission

## Austin Mopac Building

**Location:**

12312 North Mopac, Austin, Travis County, Texas

**Legal Description:**

Volume 10889, Page 397, Travis County Deed Records

**Encumbrances**

Physical: None



Location Map

Acres:.....1.43

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

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

Zoning: .....Commercial

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

Frontage: .....MoPac

FAR:.....0.14

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

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

Current Use: .....TWC Local Office

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

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

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

State Real Property Evaluation Report - 2018



## Texas Workforce Commission

## Austin State Headquarters - Annex

**Location:**

1411 Brazos Street, Austin, Travis County, Texas

**Legal Description:**

Volume 2315, Page 133, Travis County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:**.....1.75**Sen. Dist.:**.....14 **Rep. Dist.:**.....49**% in Floodplain:** .....0% **Slope:** .....Moderate**Zoning:** .....Commercial**Bldgs.:** .....2 **Bldg Sq Ft** ..... 60,300 sq.ft.**Frontage:**.....Brazos Street, 15th Street**FAR:**.....0.79**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:** .....Governmental, Office**Current Use:** .....State Headquarters and Parking Garage**Agency Projected Use:** .....State Headquarters and Parking Garage

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

**Recommendation:** *Retain for continued agency operations.**State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Austin State Headquarters - Main

**Location:**

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

**Legal Description:**

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

**Encumbrances**

Physical: None



Location Map

**Acres:**.....2.15**Sen. Dist.:**.....14 **Rep. Dist.:**.....49**% in Floodplain:** .....0% **Slope:** .....Moderate**Zoning:** .....Commercial**Bldgs.:** .....1 **Bldg Sq Ft** ..... 158,097 sq.ft.**Frontage:**.....15th St, Brazos Street**FAR:**.....1.68**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:** .....Governmental**Current Use:** .....TWC State Headquarters**Agency Projected Use:** .....TWC State Headquarters

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

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

State Real Property Evaluation Report - 2018

## Texas Workforce Commission

## Austin State Headquarters-Trinity

**Location:**

1117 Trinity Street, Austin, Travis County, Texas

**Legal Description:**Volume 3864, Page 1-2, Volume 6855, Page 33-36,  
Travis County Deed Records**Encumbrances**

Physical: None



Location Map

**Acres:**.....1.82**Sen. Dist.:**.....14 **Rep. Dist.:**.....49**% in Floodplain:** .....0% **Slope:**.....Level**Zoning:** .....Mixed-Use**Bldgs.:**.....2 **Bldg Sq Ft** .....158,891 sq.ft.**Frontage:**.....Trinity Street, 12th Street**FAR:**.....2.00**Utilities:** .....Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:** .....Office, Commercial, Governmental, Civic**Current Use:** .....State Headquarters and Parking Garage**Agency Projected Use:** .....State Headquarters and Parking Garage

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

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

State Real Property Evaluation Report - 2018



## Texas Workforce Commission

## Brownsville Workforce Center

**Location:**

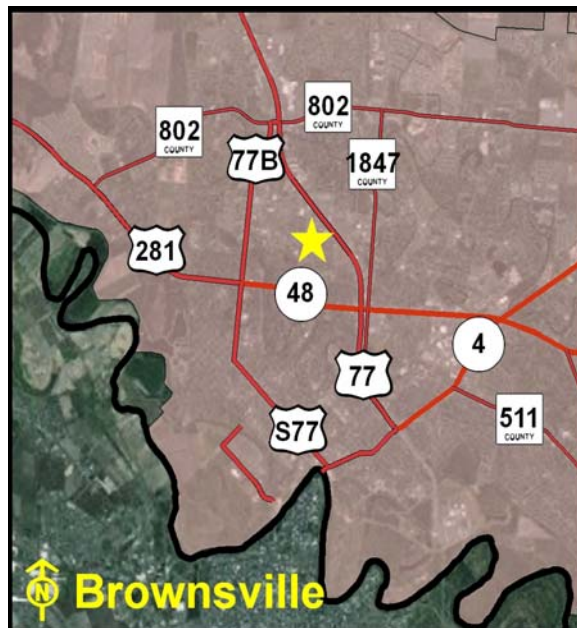
851 Old Alice Road, Brownsville, Cameron County, Texas

**Legal Description:**

Volume 1399, Page 88, Cameron County Deed Records

**Encumbrances**

Physical: None



Location Map

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

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

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

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

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

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

**FAR:**.....0.16

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

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

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

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

The Texas Workforce Commission utilizes this site as a local workforce center. The property is on Old Alice Road north of U.S. Hwy 281 in the center of Brownsville. The property is improved with a single-story building and asphalt parking. The surrounding land uses include commercial, residential, medical, and office developments.

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Brownwood Workforce Center

**Location:**

2202 HWY 377 South, Brownwood, Brown County,  
Texas

**Legal Description:**

Volume 745, Page 348, Brown County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:**.....0.87

**Sen. Dist.:**.....24 **Rep. Dist.:** .....60

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

**Zoning:** .....Industrial

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

**Frontage:**.....HWY 377 South, 10th Street

**FAR:**.....0.11

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Corpus Christi-Staples Workforce Center

**Location:**

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

**Legal Description:**

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

**Encumbrances**

Physical: None



Location Map

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

**Sen. Dist.:**.....20 **Rep. Dist.:** .....32

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

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

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

**Frontage:** .....Staples Street, Waco Street

**FAR:**.....0.21

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Corsicana Workforce Center

**Location:**

720 North Beaton Street, Corsicana, Navarro County,  
Texas

**Legal Description:**

Volume 924, Page 33, Navarro County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:**.....0.83

**Sen. Dist.:**.....22 **Rep. Dist.:**.....8

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

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

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

**Frontage:** .....North Beaton Street, Mall Drive

**FAR:**.....0.15

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*



## Texas Workforce Commission

## Criss Cole Rehabilitation Center

**Location:**

4800 North Lamar Boulevard, Austin, Travis County,  
Texas

**Legal Description:**

Volume 55, Page 246, Travis County Deed Records

**Encumbrances**

**Physical:** None



Location Map

**Acres:**.....5.35

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

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

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

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

**Frontage:** .....Lamar Boulevard, Sunshine Drive

**FAR:**.....0.41

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

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

**Current Use:** .....State Rehabilitation Center

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

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

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

*State Real Property Evaluation Report - 2018*



## Texas Workforce Commission

## Garland Workforce Center

**Location:**

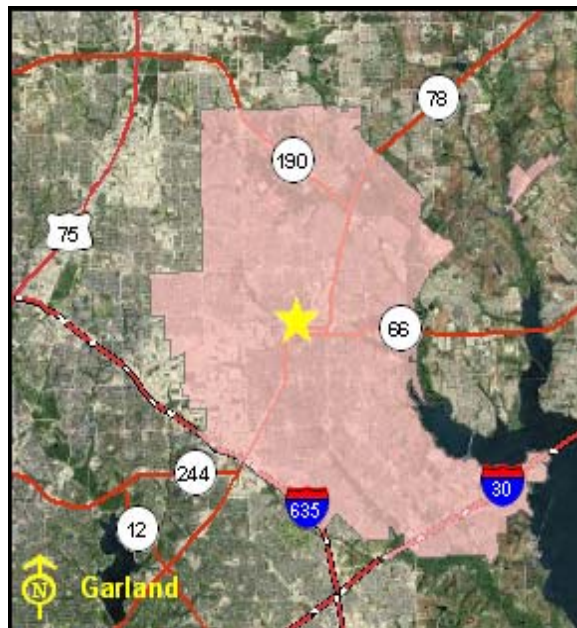
217 North 10th Street, Garland, Dallas County,  
Texas

**Legal Description:**

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

**Encumbrances**

Physical: None



Location Map

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

**Sen. Dist.:**.....16 **Rep. Dist.:** ...112

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

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

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

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

**FAR:**.....0.12

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

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

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

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

The Texas Workforce Commission utilizes this site as a local workforce center. It is at the northwest corner of North 10th Street and West State Street in the downtown area of Garland. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include residential, commercial, medical, and civic developments.

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Grand Prairie Tax Appeals Office

**Location:**

2102 West Main Street, Grand Prairie, Dallas County, Texas

**Legal Description:**

Volume 314, Page 165, Volume 68054, Page 1264,  
Volume 1793, Page 10, Volume 1795, Page 558,  
Dallas County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:**..... 0.96

**Sen. Dist.:**.....9 **Rep. Dist.:** ...104

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

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

**Bldgs.:** .....1 **Bldg Sq Ft** ..... 10,106 sq.ft.

**Frontage:** .....West Main Street, 21st Street

**FAR:**.....0.24

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

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

**Current Use:** .....TWC Tax Appeals Office

**Agency Projected Use:** .....Office/Commercial Development

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Harlingen Workforce Center

**Location:**

601 East Harrison Street, Harlingen, Cameron County, Texas

**Legal Description:**

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

**Encumbrances**

Physical: None



Location Map

**Acres:** .....0.48

**Sen. Dist.:**.....27 **Rep. Dist.:** .....38

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

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

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

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

**FAR:**.....0.39

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

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

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

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

The Texas Workforce Commission utilizes this site as a local workforce center. It's on East Harrison Street, west of Business U.S. Highway 77, in Harlingen. The property is improved with a single-story building and asphalt parking. The surrounding land uses include a mixture of commercial and office developments.

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Houston Tax and Monitoring Office

**Location:**

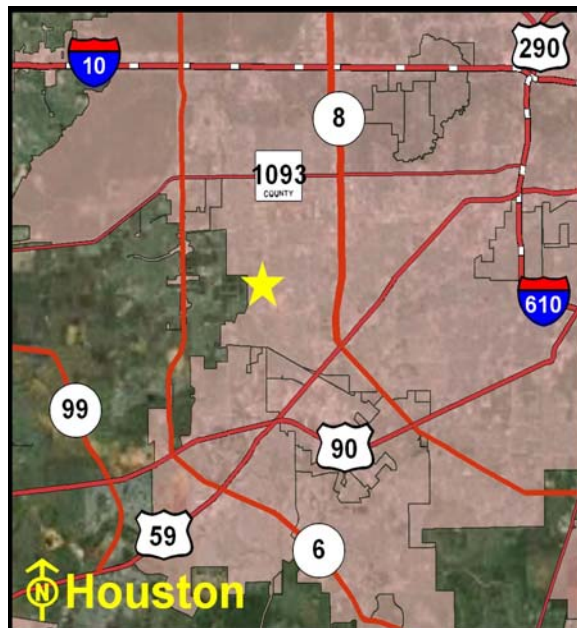
12455 Beechnut Street, Houston, Harris County, Texas

**Legal Description:**

Volume 337, Page 109, Harris County Deed Records

**Encumbrances**

Physical: None



Location Map

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

**Sen. Dist.:**....13 **Rep. Dist.:** ...319

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

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

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

**Frontage:**.....Beechnut Street, Dairy View Lane

**FAR:**.....0.12

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Marshall Workforce Center

**Location:**

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

**Legal Description:**

Volume 1263, Page 175, Harrison County Deed  
Records

**Encumbrances**

Physical: None



Location Map

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

**Sen. Dist.:**.....1 **Rep. Dist.:**.....9

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

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

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

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

**FAR:**.....0.13

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*



## Texas Workforce Commission

## McAllen UI Tele-Center

**Location:**

400 East Hackberry Avenue, McAllen, Hidalgo County, Texas

**Legal Description:**

Volume 1683, Page 929, Hidalgo County Deed Records

**Encumbrances**

Physical: Floodplain



Location Map

**Acres:**.....2.10

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

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

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

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

**Frontage:**.....Hackberry Avenue, Cynthia Street

**FAR:**.....0.33

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## McKinney Workforce Center

**Location:**

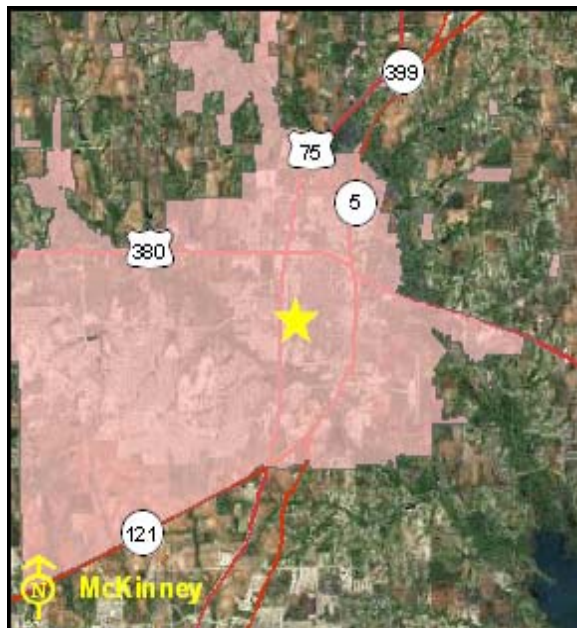
1713 West Louisiana Street, McKinney, Collin County, Texas

**Legal Description:**

Volume 1388, Page 736, Collin County Deed Records

**Encumbrances**

Physical: None



Location Map

**Acres:** .....0.95

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

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

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

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

**Frontage:** .....West Louisiana Street

**FAR:**.....0.11

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

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

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

**Agency Projected Use:** .....Office Development

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## North Texas UI Tele-Center

**Location:**

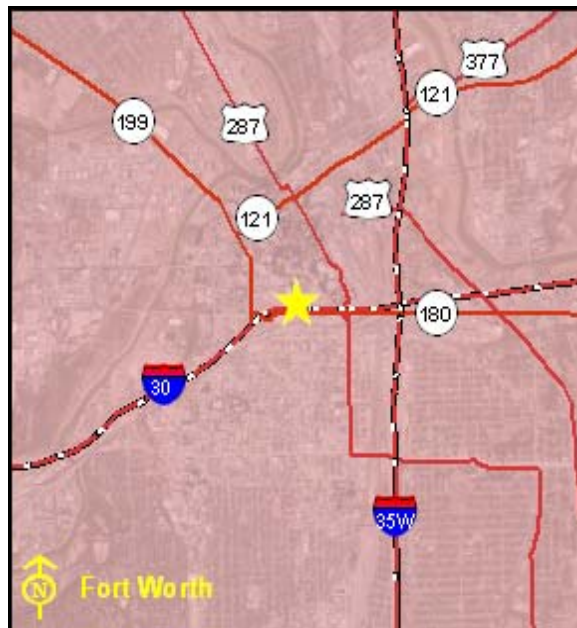
301 West 13th Street, Fort Worth, Tarrant County,  
Texas

**Legal Description:**

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

**Encumbrances**

**Physical:** None



Location Map

**Acres:** .....1.08

**Sen. Dist.:**.....10 **Rep. Dist.:** .....95

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

**Zoning:** .....Industrial

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

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

**FAR:**.....1.37

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

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

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

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

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

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

*State Real Property Evaluation Report - 2018*

## Texas Workforce Commission

## Paris Workforce Center

**Location:**

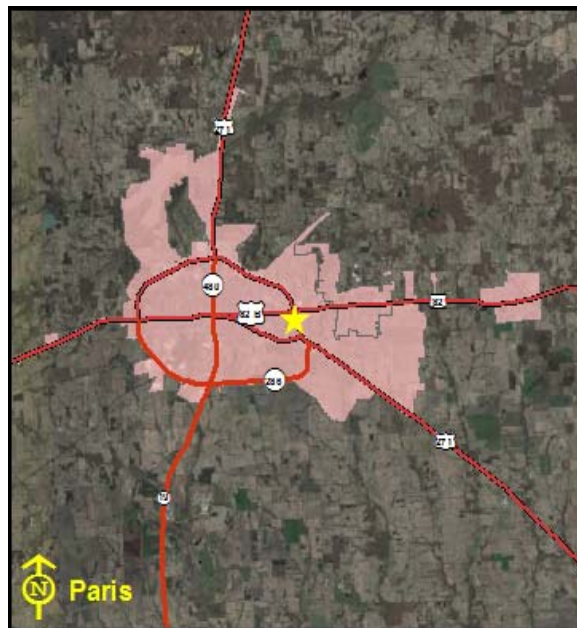
5210 SE Loop 286, Paris, Lamar County, Texas

**Legal Description:**

Volume 713, Page 144, Lamar County Deed Records

**Encumbrances**

Physical: None



Location Map

Acres: .....1.29

Sen. Dist.: .....1 Rep. Dist.: .....1

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

Zoning: .....Commercial

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

Frontage: .....Loop 286, Carrie Lane

FAR: .....0.12

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

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

Current Use: .....TWC Office

Agency Projected Use: .....TWC Office

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

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

State Real Property Evaluation Report - 2018



## Texas Workforce Commission

## San Antonio UI Tele-Center

**Location:**

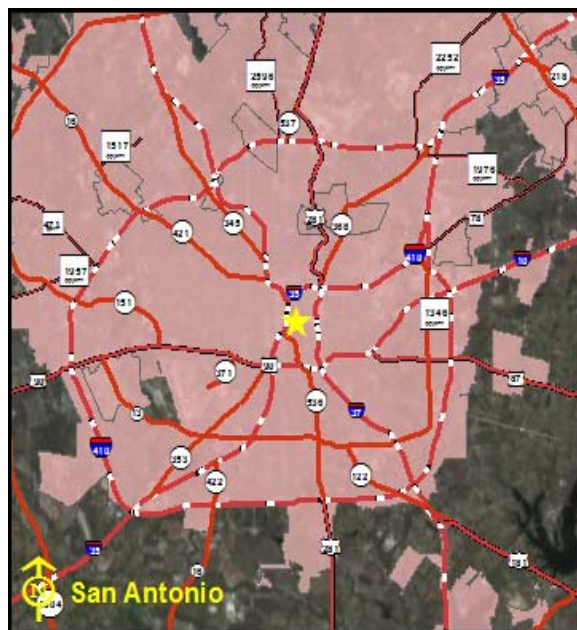
330 Dwyer Avenue, San Antonio, Bexar County,  
Texas

**Legal Description:**

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

**Encumbrances**

**Physical:** None



Location Map

**Acres:**.....0.92

**Sen. Dist.:**....26 **Rep. Dist.:**....123

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

**Zoning:** .....Mixed-Use

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

**Frontage:**.....Dwyer Street, Guilbeau Street

**FAR:**.....0.50

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

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

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

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

The Texas Workforce Commission utilizes this property as a tele-center. It is at the northeast corner of Dwyer Street and Guilbeau Street in the southern part of downtown San Antonio. The property is improved with a two-story office building, security system, and asphalt parking. The surrounding land uses include commercial, residential, and office developments.

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

*State Real Property Evaluation Report - 2018*



## Texas Workforce Commission

## Sherman Board Administrative and Tax Office

**Location:**

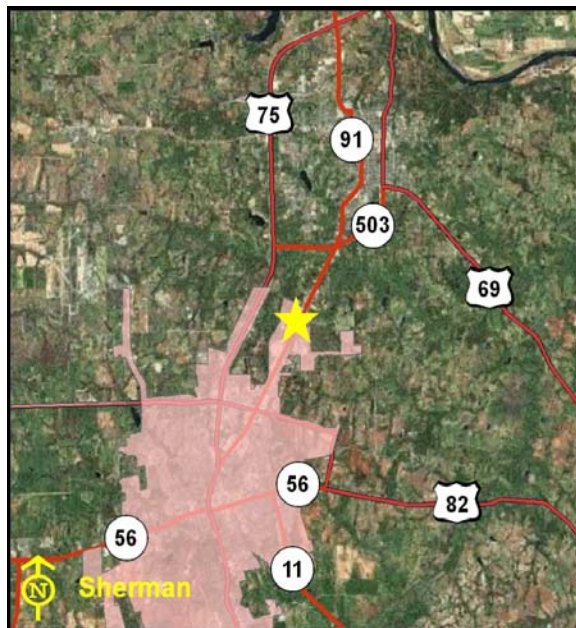
5904 Texoma Parkway, Sherman, Grayson County, Texas

**Legal Description:**

Volume 1500, Page 766, Grayson County Deed Records

**Encumbrances**

Physical: None



Location Map

Acres:.....1.15

Sen. Dist.:.....30 Rep. Dist.:.....62

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

Zoning: .....Commercial

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

Frontage: .....Texoma Parkway

FAR:.....0.15

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

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

Current Use: .....TWC Local Office

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

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

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

State Real Property Evaluation Report - 2018

## Texas Workforce Commission

## Waxahachie Workforce Center

**Location:**

1712 West 287 Business, Waxahachie, Ellis County,  
Texas

**Legal Description:**

Volume 835, Page 322, Ellis County Deed Records

**Encumbrances**

Physical: None



Location Map

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

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

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

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

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

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

**FAR:**..... 0.11

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

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

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

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

The Texas Workforce Commission utilizes this property as a local workforce center. It is on the east side of West 287 Highway Business, at Brookside Road, within the city limits of Waxahachie. The site is improved with a single-story building, exterior security lights, and asphalt parking. The surrounding land uses include vacant lots, medical, residential, and commercial developments.

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

*State Real Property Evaluation Report - 2018*

# **ABOUT THE REPORT**



## Evaluation Process

### ABOUT THE REPORT

#### Statement of Purpose

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

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

#### Appraisal Process

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

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

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

#### Evaluation Process

##### *Analysis*

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

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

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



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## Evaluation Process

### Definition of Terms

Evaluation reports may employ the terms defined below.

#### Market Value -

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

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

#### Highest and Best Use -

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

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

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

#### Grade -

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

#### Lot -

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