# TEXAS FACILITIES COMMISSION AGENCY SUMMARY



#### **Agency Summary**

#### **Background/Authorities**

The Texas Facilities Commission (TFC) was created in 2007 with the passage of HB 3560 of the 80<sup>th</sup> Texas Legislature. The agency was formerly known as the Texas Building and Procurement Commission from 2001-2007 and the General Services Commission from 1979 - 2001.

Headquartered in Austin, TFC is governed by seven commissioners appointed by the Governor to staggered, six-year terms. The agency is supervised by an executive director. The Legislature authorized TFC to operate under the following procedures from various Texas Government Code chapters, which it administers.

The TFC oversees public buildings and grounds, building construction and the lease of office and commercial space.

#### **Real Property Assets**

This report covers 49 TFC tracts totaling 207.92 acres. In addition to supporting its administrative needs, TFC controls buildings housing other state agencies and related services. TFC also provides surface and structured parking. The majority of TFC-owned properties are located in Austin, however it operates facilities in San Antonio, Lubbock, Ft. Worth, Waco, Houston, El Paso and Corpus Christi.

TFC properties are logistically divided into four categories: 1) the Capitol Complex District located north of the Austin Central Business District (CBD); 2) the John H. Winters Complex in north central Austin; 3) scattered sites within Austin; and 4) sites located outside of Austin.

#### **GLO Recommendations**

The GLO recommends disposing of the William P. Hobby Building, and the G.J. Sutton Complex.

#### **Agency Comments**

All comments from the Texas Facilities Commission have been incorporated into the report.



#### **TFC Properties to be Recommended**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Acres Recommended
1894	G. J. Sutton Complex	Office Complex	Office Development	5.93	5.93
	William P. Hobby Building		State Office and Parking Garage	1.749	1.749
Total:				7.68	7.68

#### TFC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres
2177	Austin Bolm Road Warehouse	Office and Warehouse	Office and Warehouse	4.25
1912	Capitol Childcare Facility & Parking Lot 8	Child Care/Storage/Parking Lot	High Rise Office Development	1.78
1908	Capitol Visitor's Parking Garage	Parking Garage	Parking Garage	2.16
1906	Central Services Building	State Office Building/ Warehouse	State Office Building/ Warehouse	1.69
1933	E.O. Thompson Building and Parking Lot 15	State Office and Parking	State Office and Parking	0.65
2408	El Paso State Office Building and Parking Garage	State Office Building	State Office Building and Garage	3.03
2404	Elias Ramirez State Office Building	State Office Building and Surface Parking	Office/Residential Development	6.52
2352	Fort Worth State Office Building	State Office Building	State Office Building	8.40
1964	Fort Worth Surplus Property Warehouse #1	Office/Warehouse and Storage Lot	Office/Warehouse and Storage Lot	4.62
1937	Human Service Warehouse	State Office/Warehouse	State Office/ Warehouse	7.53
1897	J. H. Winters Human Services Complex (East)	State Office Building	State Office Building	29.12
1895	J. H. Winters Human Services Complex (West)	Office Complex and Parking	Office Complex and Parking	14.54
2053	James E. Rudder Building	State Office Building	State Office Building	0.41
1925	John H. Reagan Office Building	State Office Building	State Office Building	2.15
1927	Lorenzo deZavala Archives & Library	State Archives and Library	State Archives and	1.62
1924	Lyndon B. Johnson Building	State Office Building and	State Office Building	4.28
2403	Natural Resources Center	Office and Boat Storage	Office and Boat Storage	5.70
	Park 35 State Office Building B and C Site	State Office Buildings	State Office Buildings	21.98
2538	Park 35 State Office Building Site A	State Office Building and Parking Lot	State Office Building and Parking Lot	10.00
2540	Parking 35 Office Building D and E Site	State Office Buildings	State Office Buildings	4.99
1903	Parking Garage A	Parking Garage	Parking Garage	1.76



GLO ID#	Site Name	Current Use	Highest and Best Use	Acres
1907	Parking Garage R	State Parking Garage	State Parking Garage	1.75
1920	Parking Garage C	Underground Parking Garage	Underground Parking Garage	.45
1914	Parking Garage E	State Parking Garage	State Parking Garage	1.76
1902	Parking Garage F, Central Services Annex, and Parking Lot 18	Senate Print Shop and Parking	Office and Parking Garage	1.75
1900	Parking Garage B & G and Parking Lot 22	Parking Garages and Parking Lot	Parking Garages and Parking Lot	3.21
2669	Parking Garage N	Parking Garage	Parking Garage	1.75
1901	Parking Lot 12	State Parking Lot	State Parking Lot	2.29
1904	Parking Lot 14 and Old Bakery Site	State Parking Lot and Historical Ruins	Office Development	1.87
1905	Parking Lot 19	Surface Parking	Retail/Residential Development	0.79
1896	Parking Lot 25	State Parking Lot	Office Development	0.46
1910	Parking Lot 27	State Parking Lot	High-Rise Office Development	0.47
1918	Parking Lot 7	State Parking Lot	High-Rise Office/ Residential/Retail Development	2.50
2541	Promontory Point Building-OAG Site	Office and Warehouse	Office and Warehouse	9.91
1911	Robert E. Johnson Office Building and Parking Garage P	State Office and Parking Garage	State Office and Parking Garage	3.37
1928	Sam Houston Building	State Office Building	State Office Building	3.86
3	San Antonio Surplus Property Warehouse #2	TFC Area Office and Warehouse	Light Industrial Development	5.00
2179	State Board of Insurance Warehouse	State Warehouse/Office	State Warehouse/Office	2.77
1934	State Insurance Annex Building	State Insurance Annex Building	State Insurance Annex Building	0.41
1926	State Insurance Building	State Insurance Building	State Insurance Building	1.55
1909	Stephen F. Austin Building	State Office Building	State Office Building	2.15
	Supreme Court, Tom C. Clark, and Price Daniel, Sr., Building Complex	State Office Building	State Office Building	2.83
	Thomas Jefferson Rusk Building	State Office Building	State Office Building	0.81
2535	Tyler State Office Building	State Office Building	State Office Building	5.15
2405	Waco State Office Building	State Office Building	State Office Building	2.05
2176	Wheless Lane Laboratory	Office/Laboratory	Office/Laboratory	0.29
1917	William B. Travis Building	State Office Building	State Office Building	2.16
2178	William P. Clements Building	State Office Building/Parking Garage	State Office Building/ Parking Garage	1.70
Total:				200.210

## TEXAS FACILITIES COMMISSION PROPERTIES FOR SALE OR LEASE

GLO ID#: 1894

#### G. J. Sutton Complex

#### Location:

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

#### **Legal Description:**

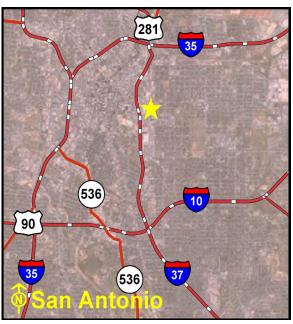
Volume 7711, Page 343, Bexar County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

**Acres:** ...... 5.93 **Bldgs.:** ......0

Sen. Dist.: .....19 Rep. Dist.: ...120 FAR:.......0

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

Zoning: ......Commercial

Frontage: .....Center St, Crockett St

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

Current Use: Office Complex and Parking Lot

Highest and Best Use: ......Office Complex and Parking Lot

#### **Texas General Land Office**

#### **Texas Facilities Commission**

#### **Analysis**

The Texas Facilities Commission no longer utilizes this site. The 5.93 tract is underutilized and will be sold. The surrounding properties are industrial and residential development and a church.

#### **GLO Recommendation:**

Dispose of this underutilized property

Site Map



GLO ID#: 2182

#### William P. Hobby Building

#### Location:

333 Guadalupe Street, Austin, Travis County, Texas

#### **Legal Description:**

Volume 11339, Page 496, Volume 11836, Page 1473, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Sen. Dist.: .....14 Rep. Dist.: .....49 FAR:...4.84

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

Zoning: ......Commercial

Frontage: .......Guadalupe Street, Nueces Street

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

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

Current Use: ......State Office and Parking Garage

Highest and Best Use: ......Office Development

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

#### **Texas General Land Office**

#### **Texas Facilities Commission**

#### **Analysis**

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

The site is underutilized and will be sold when replacement offices are located for staff.

#### **GLO Recommendation:**

Dispose of this underutilized property

Site Map



# TEXAS FACILITIES COMMISSION PROPERTIES TO BE RETAINED

Location Map

#### **Texas Facilities Commission**

#### Austin Bolm Road Warehouse

#### Location:

6506 Bolm Road, Austin, Travis County, Texas

#### **Legal Description:**

Volume 10963, Page 1000, Travis County Deed Records

#### **Encumbrances**

Physical: None

Deed Restrictions: None Legal:

Easements: Utility

Acres:.....4.25 Sen. Dist.:....14 Rep. Dist.:....51 FAR: ...... 0.29

Zoning: ......Industrial

**Bldgs.:** ........... **Bldg Sq Ft** .............53,440 sq.ft. Frontage: .....Bolm Rd, HWY 183 % in Floodplain: ....0% Slope: .....Level

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Industrial Current Use: ......State Office/Warehouse Building Highest and Best Use: ......Office/Warehouse Development Agency Projected Use: ......Office/Warehouse Development

The Texas Facilities Commission utilizes this site as a state office and warehouse. It is located at the northeast corner of Bolm Road and Smith Road in Austin. The site is improved with one building and asphalt parking. The surrounding land uses include primarily industrial developments.

## Capitol Childcare Facility & Parking Lot 8

#### Location:

1505 and 1507 Lavaca Street, Austin, Travis County, Texas

#### **Legal Description:**

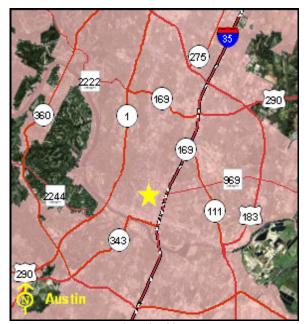
Volume 6250, Page 1909, Volume 236, Page 462, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial, Retail, Office

 Current Use:
 Child Care/Parking Lot

 Highest and Best Use:
 High-Rise Office Development

 Agency Projected Use:
 High-Rise Office Development

The Texas Facilities Commission (TFC) utilizes this site located in the Capital Complex as a child care facility and parking lot. It is located on a city block bounded by Colorado, Lavaca, West 15th, and West 16th Streets in downtown Austin. The property is improved with two buildings and a state operated parking lot. The surrounding land uses include governmental, retail, office and commercial developments.

#### Capitol Visitor's Parking Garage

#### Location:

1201 San Jacinto Boulevard, Austin, Travis County, Texas

#### **Legal Description:**

Volume 4584, Page 1259, Volume 4870, Page 1701, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Office, Recreational

 Current Use:
 State Parking Garage

 Highest and Best Use:
 Office/Commercial Development

 Agency Projected Use:
 Office/Commercial Development

The Texas Facilities Commission utilizes this site as a state parking garage to accommodate state employees. It is located at the northeast corner of the intersection of San Jacinto Boulevard and 12th Street in downtown Austin. The site is improved with a three-level parking garage. The surrounding land uses include recreational, office and governmental developments.

#### **Central Services Building**

#### Location:

1711 San Jacinto Street, Austin, Travis County, Texas

#### **Legal Description:**

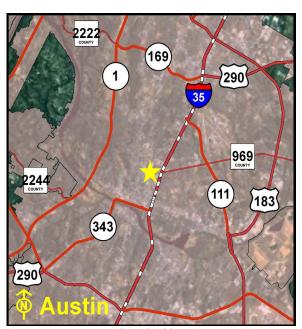
Volume 501, Page 1170, Volume 5181, Page 1341, Volume 4870, Page 1695, Volume 6096, Page 1651, Volume 5026, Page 814, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:1.69		
Sen. Dist.:14 Rep. Dist.	:49 <b>FAR:</b>	1.32
% in Floodplain:50%	Slope:	Level
Zoning:	Соі	nmercial

Bldgs.:1	Bldg Sq Ft	97,105 sq.ft.
Frontage:	San Jad	cinto St, Trinity St

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

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

## E.O. Thompson Building and Parking Lot 15

#### Location:

920 Colorado Street, Austin, Travis County, Texas

#### **Legal Description:**

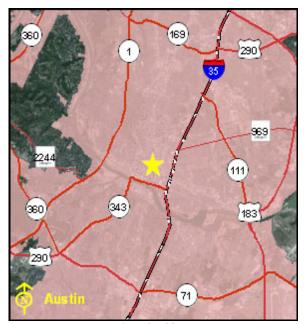
Volume 765, Page 457, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:0.65		
Sen. Dist.:14 Rep. Dist	.:49 <b>FAR:</b>	2.38
% in Floodplain:0%	Slope:	Level
Zoning:	Cor	nmercial

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Office

 Current Use:
 State Office and Parking Lot

 Highest and Best Use:
 Office Development

 Agency Projected Use:
 Office Development

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

#### El Paso State Office Building and Parking Garage

#### Location:

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

#### **Legal Description:**

Volume 1508, Page 1279, El Paso County Deed Records

#### **Encumbrances**

Physical: None

Deed Restrictions: None Legal:

Easements: Utility

Acres:.....3.03 Sen. Dist.:....29 Rep. Dist.:....77 FAR: .......0.88 Frontage: ......Franklin Avenue, Missouri Avenue

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

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Current Use: State Office Building and Garage 

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

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Location Map

90

#### **Texas Facilities Commission**

#### Elias Ramirez State Office Building

#### Location:

5425 Polk Street, Houston, Harris County, Texas

#### **Legal Description:**

Film Code 358049, 370017, Harris County Map Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Location Map

610

35

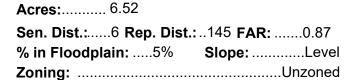
288

865

90

521

Frontage: .....Polk St, Lansing St



Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Residential, Industrial, Commercial
Current Use:	State Office Building
Highest and Best Use:	Office/Residential Development
Agency Projected Use:	State Office Building

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

#### Fort Worth State Office Building

#### Location:

1501 Circle Drive, Fort Worth, Tarrant County, Texas

#### **Legal Description:**

Rogers Survey Abstract 1292, Tarrant County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, Access

Location Map

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Industrial, Office, Vacant

 Current Use:
 State Office Building

 Highest and Best Use:
 Office/Commercial Development

 Agency Projected Use:
 State Office Building

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

## Fort Worth Surplus Property Warehouse #1

#### Location:

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

#### **Legal Description:**

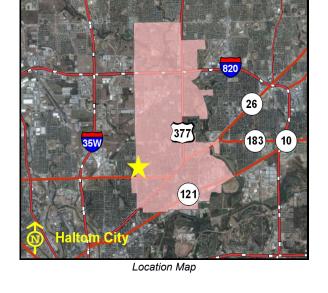
Volume 9121, Page 2259, Tarrant County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Industrial, Commercial, Residential, Office

 Current Use:
 State Office Building

 Highest and Best Use:
 Office/Warehouse Development

 Agency Projected Use:
 Office/Warehouse Development

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

#### **Human Service Warehouse**

#### Location:

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

#### **Legal Description:**

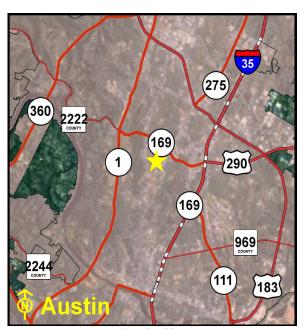
Volume 9365, Page 278, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Bldgs.: .......2 Bldg Sq Ft .......1114,795 sq.ft. Frontage: ......North Loop Blvd, Grover Ave

Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Residential, Commercial, Governmental, SchoolCurrent Use:State Office/WarehouseHighest and Best Use:State Office/WarehouseAgency Projected Use:State Office/Warehouse

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

290

969

183

#### **Texas Facilities Commission**

#### J. H. Winters Human Services Complex (East)

#### Location:

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

#### **Legal Description:**

Volume 55, Page 246, Travis County Deed Records

#### **Encumbrances**

Physical: None

Deed Restrictions: None Legal:

Easements: Utility

Location Map

169

Frontage: .......West 51st St, West Guadalupe St

Acres: ...... 29.12 Sen. Dist.:....14 Rep. Dist.:....49 FAR: .......0.38 % in Floodplain: ....0% Slope: .....Level Zoning: ......Unzoned

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Residential, Commercial, Governmental Highest and Best Use: State Office Buildings 

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

#### J. H. Winters Human Services Complex (West)

#### Location:

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

#### **Legal Description:**

Volume 55, Page 246, Travis County Deed Records

#### **Encumbrances**

Physical: None

Deed Restrictions: None Legal:

Easements: Utility

169 290 969 183

Location Map

Acres:.....14.54 Sen. Dist.:....14 Rep. Dist.:....49 FAR: ......0.49 % in Floodplain: ....0% Slope: .....Level Zoning: ......Unzoned

**Bldgs.:** .......3 **Bldg Sq Ft** .......307,421 sq.ft. Frontage: ......North Lamar Blvd, Sunshine Dr.

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Residential, Commercial, Governmental Current Use: State Offices and Parking Garage 

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

#### James E. Rudder Building

#### Location:

1019 Brazos Street, Austin, Travis County, Texas

#### **Legal Description:**

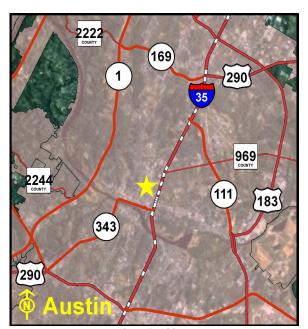
Volume 9365, Page 292, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:0.41		
Sen. Dist.:14 Rep. Dist.	.:49 <b>FAR:</b>	4.41
% in Floodplain:0%	Slope:	Level
Zoning:		Unzoned

Bldgs.: ...........1 Bldg Sq Ft .............77,880 sq.ft. Frontage: ..............11th Street, Brazos Street

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

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

#### John H. Reagan Office Building

#### Location:

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

#### **Legal Description:**

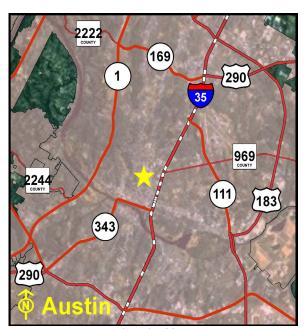
Volume 2725, Page 465, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:2.15		
Sen. Dist.:14 Rep. Dist.	.:49 <b>FAR</b>	<b>::</b> 1.81
% in Floodplain:0%	Slope:	Moderate
Zoning:		Commercial

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

The Texas Facilities Commission utilizes this site as a state office building to accommodate government employees. It is located at the southwest corner of West 15th Street and Congress Avenue in downtown Austin. The site is improved with a six-story office building. The surrounding land uses include primarily governmental developments.

## Lorenzo deZavala Archives & Library Building

#### Location:

1201 Brazos Street, Austin, Travis County, Texas

#### **Legal Description:**

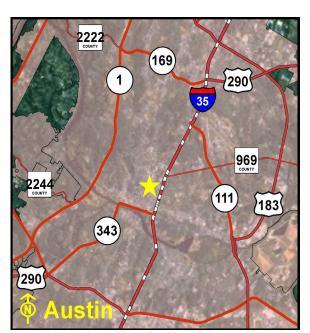
Volume 2637, Page 233, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

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

## Lyndon B. Johnson Building and Parking Garage Q

#### Location:

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

#### **Legal Description:**

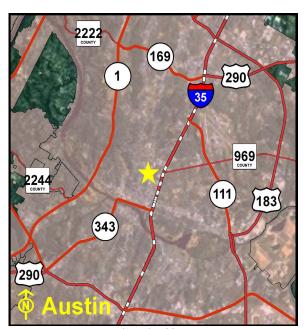
Volume 2684, Page 225, Volume 5015, Page 1775, Volume 4733, Page 1230, Volume 4765, Page 563, Volume 2683, Page 120, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Bldgs.: .......2 Bldg Sq Ft ........6.15,625 sq.ft. Frontage: ..........E. 17th St, N. Congress Ave

Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Governmental, Commercial, OfficeCurrent Use:State Office and Parking GarageHighest and Best Use:State Office and Parking GarageAgency Projected Use:State Office and Parking Garage

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

#### Natural Resources Center

#### Location:

6300 Ocean Drive, Corpus Christi, Nueces County, Texas

#### **Legal Description:**

Volume 542, Page 354, Nueces County Deed Records

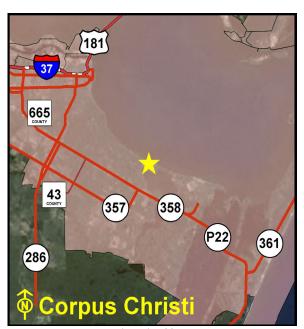
#### **Encumbrances**

Physical: None

**Legal:** Deed Restrictions: Restricted Use

Zoning: Residential

Easements: Utility



Location Map

 Acres:......5.70
 Bldgs.: .......2 Bldg Sq Ft ........113,572 sq.ft.

 Sen. Dist.:....20 Rep. Dist.: ....32 FAR: ...... 0.46
 Frontage: ..........Ocean Drive, Island Blvd

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

Utilities:Electricity, Gas, Telephone, WastewaterSurrounding Uses:Commercial, VacantCurrent Use:Resource Center and Boat StorageHighest and Best Use:Resource Center and Boat StorageAgency Projected Use:Resource Center and Boat Storage

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

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#### **Texas Facilities Commission**

#### Park 35 State Office Building A Site

#### Location:

12100 Park 35 Circle, Austin, Travis County, Texas

#### **Legal Description:**

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

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None

Acres:..... 21.98

**Sen. Dist.:**....14 **Rep. Dist.:**....50 **FAR:**......0.21 **% in Floodplain:** .....0% **Slope:** .....Level

Zoning: .....Limited Office

**Bldgs.:** ...........1 **Bldg Sq Ft** ............196,302 sq.ft. **Frontage:** ..Park 35 Circle, Walnut Park Crossing

Location Map

183

360

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

### Park 35 State Office Building B and C Site

#### Location:

12124 Park 35 Circle, Austin, Travis County, Texas

#### **Legal Description:**

Lot 1, Block A, Park 35 Subdivision, Section 1, Travis County

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None



Location Map

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Office, None, None, None

 Current Use:
 State Office Buildings

 Highest and Best Use:
 State Office Buildings

 Agency Projected Use:
 State Office Buildings

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

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#### **Texas Facilities Commission**

#### Parking 35 State Office Building D and E Site

#### Location:

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

#### **Legal Description:**

Lot 1, Block B, Park 35 Subdivision, Travis County

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None

Acres:.....4.99 Sen. Dist.:....14 Rep. Dist.:....50 FAR: ...... 0.47

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

Frontage: .....IH-35, Park Circle 35

183

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169

Location Map

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Office, None, None, None Current Use: State Office Buildings Highest and Best Use: State Office Buildings 

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

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969

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#### **Texas Facilities Commission**

#### Parking Garage A

#### Location:

1401 San Jacinto Boulevard, Austin, Travis County, Texas

#### **Legal Description:**

Volume 4867, Page 2374, Travis County Deed Records

#### **Encumbrances**

Physical: None

Deed Restrictions: None Legal:

Easements: Utility

Frontage: ......San Jacinto Blvd, E. 14th St

Location Map

169

Acres:.....1.76 Sen. Dist.:....14 Rep. Dist.:....49 FAR: .......3.93 % in Floodplain: ....0% Slope: .....Level

Zoning: ......Commercial

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Current Use: ......State Parking Garage Highest and Best Use: ......Office Development 

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

#### Parking Garage C

#### Location:

1400 Colorado Street, Austin, Travis County, Texas

#### **Legal Description:**

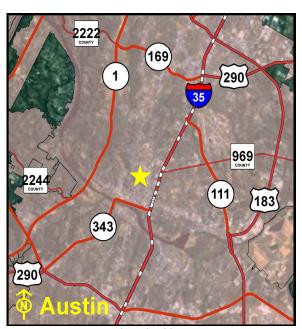
Volume 2725, Page 470, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:0.45		
Sen. Dist.:14 Rep. Dist	.:49 <b>FAR:</b>	0.00
% in Floodplain:0%	Slope:	Level
Zoning:	Coı	mmercial

<b>Bldgs.:</b> 0	Bldg Sq Ft	0 sq.ft.
Frontage:	West 14th St.	, Colorado St

Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Governmental, Office, Retail
Current Use:	Underground Parking Garage
Highest and Best Use:	Underground Parking Garage
Agency Projected Use:	Underground Parking Garage

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

#### Parking Garage E

#### Location:

1604 Colorado Street, Austin, Travis County, Texas

#### **Legal Description:**

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

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Bldgs.: ..........1 Bldg Sq Ft ..........490,761 sq.ft. Frontage: ..........Colorado St, Lavaca St

Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Governmental, Commercial Current Use: State Parking Garage Highest and Best Use: State Parking Garage Agency Projected Use: State Parking Garage

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

290

969

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#### **Texas Facilities Commission**

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

#### Location:

1301 San Jacinto Boulevard, Austin, Travis County, Texas

#### **Legal Description:**

Volume 4870, Page 1705, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Bldgs.: .......2 Bldg Sq Ft .........164,676 sq.ft.
Frontage: .......San Jacinto Blvd, E. 14th St

169

Utilities: Electricity, Gas, Telephone, Wastewater, Water Surrounding Uses: Governmental, Recreational Current Use: State Office and Parking Highest and Best Use: State Office and Parking Agency Projected Use: State Office and Parking

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

#### Parking Garage R

#### Location:

1706 San Jacinto Street, Austin, Travis County, Texas

#### **Legal Description:**

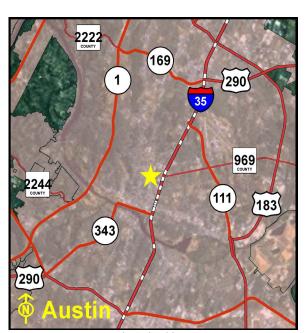
Volume 4726, Page 1981, Volume 5908, Page 347, Volume 5236, Page 858, Volume 5132, Page 867, Volume 5236, Page 890, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Bldgs.: ..........1 Bldg Sq Ft .........596,224 sq.ft. Frontage: .............San Jacinto St, Brazos St

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

## Parking Garages B & G and Parking Lot 22

#### Location:

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

#### **Legal Description:**

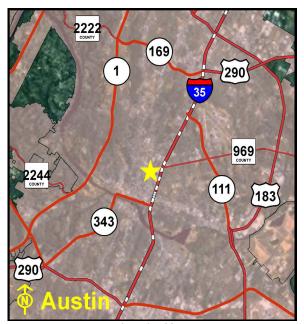
Volume 4870, Page 1689, 1697, Volume 5077, Page 1279, Volume 4952, Page 2264, Volume 4961, Page 547, Volume 4912, Page 2169, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Bldgs.: ........2 Bldg Sq Ft ..........365,784 sq.ft. Frontage: ...........San Jacinto Blvd, Trinity St

Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Governmental, School, CommercialCurrent Use:Parking Garages and Parking LotHighest and Best Use:Parking Garages and Parking LotAgency Projected Use:Parking Garages and Parking Lot

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

# Parking Garage N

#### Location:

4TH & SAN ANTONIO, Austin, Travis County, Texas

#### **Legal Description:**

Volume 11339, Page 496, Volume 11836, Page 1473, Travis County Deed Records

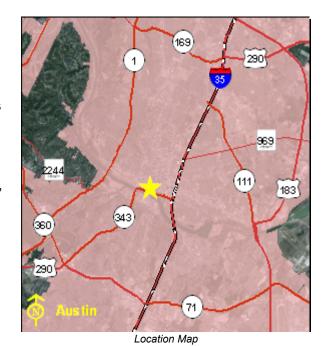
#### **Encumbrances**

Physical: None

Acres:.....1.75

Legal: Deed Restrictions: None

Easements: Utility, None



**Bldgs.:** .......... **Bldg Sq Ft** ........... 51,150 sq.ft.

 Sen. Dist.:....14 Rep. Dist.:....49 FAR:....... 4.75

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

Zoning: .....Unzoned

Utilities: Electricity, Telephone
Surrounding Uses: Office, Commercial, None, None
Current Use: Parking Garage
Highest and Best Use: Parking Garage
Agency Projected Use: Parking Garage

The Texas Facilities Commission utilizes this site as a parking garage. The site is improved with a 4-story free standing garage. The parking garage has 718 spaces. The surrounding land uses include office, and commercial.

Recommendation: Retain for continued agency use

# Parking Lot 12

#### Location:

1801 San Jacinto Boulevard, Austin, Travis County, Texas

#### **Legal Description:**

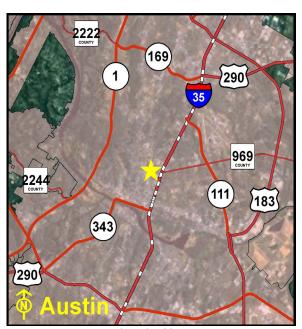
Volume 5026, Page 814, Volume 4870, Page 1692, Travis County Deed Records

#### **Encumbrances**

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:2.29		
Sen. Dist.:14 Rep. Dist.	:49 <b>FAR</b>	:0.00
% in Floodplain:52%	Slope:	Moderate
Zoning:		.Mixed-Use

Bldgs.: ...... 0 sq.ft. San Jacinto Blvd., MLK Blvd.

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Office, School

 Current Use:
 State Parking Lot

 Highest and Best Use:
 Mixed-Use Development

 Agency Projected Use:
 Mixed-Use Development

The Texas Facilities Commission utilizes the site as a parking lot. It is located on East MLK Boulevard in downtown Austin. The site is improved with a surface parking lot for reserved state parking. The surrounding land is utilized for state office buildings, the University of Texas and state parking lots.

# Parking Lot 14 and Old Bakery Site

#### Location:

1000 North Congress Avenue, Austin, Travis County, Texas

#### **Legal Description:**

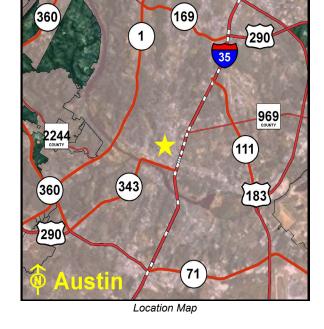
Volume 3795, Page 2086, Volume 4730, Page 1957, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Acres:1.87		
Sen. Dist.:14 Rep. Dist	.:49 <b>FAR</b>	<b>:</b> 0.00
% in Floodplain:0%	Slope:	Moderate
Zoning:		Commercial

Bldgs.: ...... 0 sq.ft. Frontage: ......Congress Ave, West 11th St

Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Governmental, CommercialCurrent Use:State Parking Lot and Historical RuinsHighest and Best Use:Office DevelopmentAgency Projected Use:State Parking Lot and Historical Ruins

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

# Parking Lot 19

#### Location:

203 Martin Luther King, Jr. Boulevard, Austin, Travis County, Texas

#### **Legal Description:**

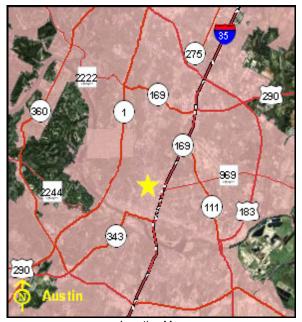
Volume 4794, Page 2010, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:......0.79

Sen. Dist.:....14 Rep. Dist.:....49 FAR: ......0.00
% in Floodplain: ....0% Slope: ......Level
Zoning: .........Residential

**Bldgs.:** ...... 0 **Bldg Sq Ft** ...... 0 sq.ft. **Frontage:** ......MLK, Jr. Blvd, Colorado St

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial, Residential

 Current Use:
 Surface Parking

 Highest and Best Use:
 Mixed Use Development

 Agency Projected Use:
 Surface Parking/Mixed Use Development

The Texas Facilities Commission (TFC) utilizes this property as a surface parking lot. It is located across the street and west of the Bob Bullock Texas State Museum. At this time it is being used for overflow parking. The surrounding land uses include office, governmental, commercial and residential developments.

Recommendation: Maintain for continued agency use.

# Parking Lot 25

#### Location:

1111 Colorado Street, Austin, Travis County, Texas

#### **Legal Description:**

Lots 1 & 2, Block 135, Original City of Austin, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

343

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Residential, Office, Governmental

 Current Use:
 State Parking Lot

 Highest and Best Use:
 Office Development

 Agency Projected Use:
 Office Development

The Texas Facilities Commission (TFC) utilizes this property as a state parking lot. It is located at the northwest corner of West 11th Street and Colorado Street in downtown Austin. The property is improved with a surface parking lot with spaces used for reserved state parking. The surrounding land uses include office, residential and governmental developments.

111

#### **Texas Facilities Commission**

# Parking Lot 27

#### Location:

101 East 11th Street, Austin, Travis County, Texas

#### **Legal Description:**

West 1/2 of North 1/2 Block 123, Original City of Austin, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Bldgs.: ..... 0 sq.ft. Sq.ft. East 11th St, Congress Ave

Location Map

343

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Office, Recreational

 Current Use:
 State Parking Lot

 Highest and Best Use:
 Mixed-Use Redevelopment

 Agency Projected Use:
 Mixed-Use Redevelopment

The Texas Facilities Commission (TFC) utilizes this property as a state parking lot. It is located on the southeast corner of East 11th Street and Congress Avenue in downtown Austin. It is improved with a surface parking lot with in-line delivery truck parking spaces. The surrounding land uses include recreational, governmental and office developments.

# Parking Lot 7

#### Location:

1801-1807 North Congress Avenue, Austin, Travis County, Texas

#### **Legal Description:**

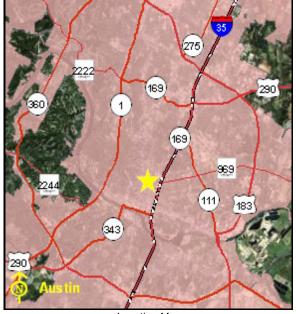
Volume 7085, Page 432, Volume 3872, Page 271, Volume 4171, Page 1549, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

**Bldgs.:** ......0 **Bldg Sq Ft** ...............0 sq.ft. **Frontage:** ......N. Congress Ave., MLK Blvd.

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Office, School, Civic

 Current Use:
 State Parking Lot

 Highest and Best Use:
 Mixed-Use Development

 Agency Projected Use:
 Mixed-Use Development

The Texas Facilities Commission (TFC) utilizes this site as a state parking lot. It is located on a city block bounded by East 18th Street and MLK Boulevard. The property is improved with a surface parking lot with spaces used for reserved state parking. The surrounding land uses include office, school and civic developments.

# Promontory Point Building-OAG Site

#### Location:

4404 Promontory Point, Austin, Travis County, Texas

#### **Legal Description:**

Volume 52, Page 21, Travis County Plat Records

#### **Encumbrances**

Physical: None

Acres:.....9.91

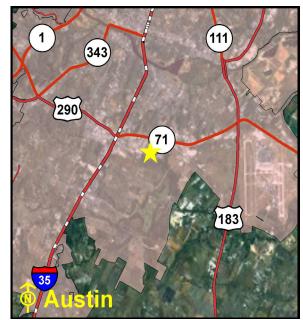
Legal: Deed Restrictions: None

Easements: Utility, None

Bldgs.: .......2 Bldg Sq Ft .......147,792 sq.ft. Frontage: ......Winnebago Ln, Promontory Point

Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Industrial, Office, None, NoneCurrent Use:State Office Building and WarehouseHighest and Best Use:State Office Building and WarehouseAgency Projected Use:State Office Building and Warehouse

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



Location Map

# Robert E. Johnson Office Building and Parking Garage P

#### Location:

1501 North Congress Avenue, Austin, Travis County, Texas

#### **Legal Description:**

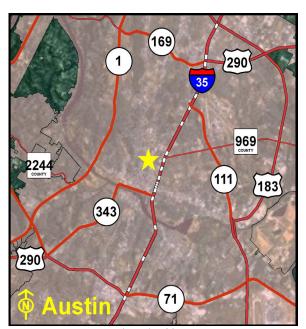
Volume 2725, Page 475, Volume 2466, Page 63, Volume 2474, Page 79, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:......3.37

Sen. Dist.:....14 Rep. Dist.:....49 FAR: ......2.27
% in Floodplain: .....0% Slope: ......Level
Zoning: ........Residential

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Office

 Current Use:
 State Office and Parking Garage

 Highest and Best Use:
 State Office and Parking Garage

 Agency Projected Use:
 State Office and Parking Garage

The Texas Facilities Commission utilizes this site as an office building and parking garage to accommodate government employees. It is located on North Congress Avenue in downtown Austin. The site is improved with a seven-story office building and a seven-level parking garage. The surrounding land uses include governmental and office developments.

Please note, GLO identification #2430 is combined with GLO ID #1911 for this site.

# Sam Houston Building

#### Location:

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

#### **Legal Description:**

Volume 2692, Page 71, Volume 13235, Page 2376, Travis County Deed Records

#### **Encumbrances**

Physical: None

Acres:.....3.86

Legal: Deed Restrictions: None

Easements: Utility

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

. Dist.: ...49 FAR: ......1.02 Frontage: .......East 14th St, San Jacinto St

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

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# San Antonio Surplus Warehouse #2

#### Location:

2103 Ackerman Road, San Antonio, Bexar County, Texas

#### **Legal Description:**

Volume 6531, Page 195, Bexar County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Location Map

Acres:5.00		
Sen. Dist.:19 Rep. Dist.	:120 <b>FAR:</b>	0.16
% in Floodplain:0%	Slope:	Level
Zoning:		ndustrial

Bldgs.:	1 <b>Bldg Sq Ft</b> 34,585 sq.ft.
Frontage:	Ackerman Road

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Industrial, Vacant

 Current Use:
 Area Office and Warehouse

 Highest and Best Use:
 Light Industrial Development

 Agency Projected Use:
 Light Industrial Development

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

#### State Board of Insurance Warehouse

#### Location:

7915 Cameron Road, Austin, Travis County, Texas

#### **Legal Description:**

Volume 11175, Page 1352, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Bldgs.: ......2 Bldg Sq Ft ......25,897 sq.ft. Frontage: .......Cameron Road

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Industrial, Office

 Current Use:
 State Office/Warehouse Building

 Highest and Best Use:
 Office/Industrial Development

 Agency Projected Use:
 State Office/Warehouse Building

360

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

# State Insurance Annex Building

#### Location:

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

#### **Legal Description:**

Volume 5325, Page 513, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Location Map

Acres:0.41		
Sen. Dist.:14 Rep. Dist.	.:49 <b>FAR</b> : .	3.38
% in Floodplain:0%	Slope:	Level
Zoning:	Co	ommercial

Bldgs.:1	Bldg Sq Ft	59,757 sq.ft.
Frontage:	11th St,	San Jacinto Blvd

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

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

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#### **Texas Facilities Commission**

# State Insurance Building

#### Location:

1100 San Jacinto Boulevard, Austin, Travis County, Texas

#### **Legal Description:**

Volume 13235, Page 2380, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Bldgs.: ...........1 Bldg Sq Ft .............86,029 sq.ft.
Frontage: ..............San Jacinto Blvd, 11th St

71

343

290

(169)

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

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

# Stephen F. Austin Building

#### Location:

1700 North Congress Avenue, Austin, Travis County, Texas

#### **Legal Description:**

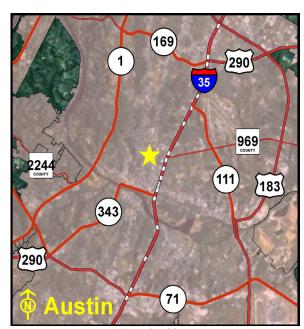
Volume 3818, Page 1483, Volume 3640, Page 1578, Volume 3812, Page 1747, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:2.15		
Sen. Dist.:14 Rep. Dist	.:49 <b>FAF</b>	<b>R:</b> 5.01
% in Floodplain:0%	Slope:	Moderate
Zoning:		Special

Bldgs.:1	<b>Bldg Sq Ft</b> 470,000 sq.ft.
Frontage:	Congress Ave, E. 17th St

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

The Texas Facilities Commission utilizes this site as an office building to accommodate state agencies. It is located on 17th Street and Congress Avenue in downtown Austin. The site is improved with one 11 story building. The surrounding land uses include governmental and commercial developments.

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

#### Location:

201, 205, and 209 West 14th Street, Austin, Travis County, Texas

#### **Legal Description:**

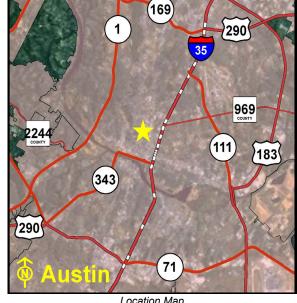
Volume 2548, Page 531, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Acres:.....2.83 Sen. Dist.:....14 Rep. Dist.:....49 FAR: .......2.59 % in Floodplain: ....0% Slope: .....Level Zoning: .....Residential

**Bldgs.:** .......3 **Bldg Sq Ft** ........318,821 sq.ft. Frontage: .....Lavaca St, West 14th St

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Highest and Best Use: State Office Buildings 

The Texas Facilities Commission utilizes this site as state office buildings to accommodate governmental employees. It is located on West 14th Street and Lavaca in downtown Austin. The site is improved with three office buildings. The surrounding land uses include office, retail, governmental and commercial developments.

# Thomas Jefferson Rusk Building

#### Location:

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

#### **Legal Description:**

Volume 11351, Page 775, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Acres:.....0.81

**Sen. Dist.:**....14 **Rep. Dist.:**.....49 **FAR:** .......5.62

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

Location Map

Bldgs.: ..........1 Bldg Sq Ft ...198,469 sq. ft. Frontage: .............E. 10th St, San Jacinto Blvd

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental, Commercial

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

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

# Tyler State Office Building

#### Location:

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

#### **Legal Description:**

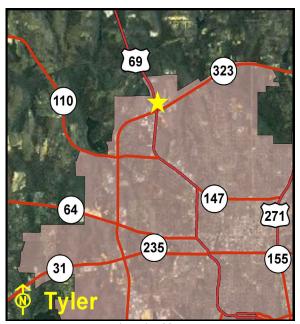
Volume 7884, Page 476, Smith County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None



Location Map

Bldgs.: ........3 Bldg Sq Ft ..........57,620 sq.ft. Frontage: ......Mineola Highway (US HWY 69)

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Commercial, Church, Industrial, None

 Current Use:
 State Office Building

 Highest and Best Use:
 Office/Commercial Development

 Agency Projected Use:
 State Office Building

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

484

#### **Texas Facilities Commission**

# Waco State Office Building

#### Location:

801 Austin Avenue, Waco, McLennan County, Texas

#### **Legal Description:**

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

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Location Map

84

396

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Commercial, Recreational, Governmental, Industrial

 Current Use:
 State Office Building

 Highest and Best Use:
 Office/Commercial Development

 Agency Projected Use:
 State Office Building

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

969

183

#### **Texas Facilities Commission**

# Wheless Lane Laboratory

#### Location:

2801 Wheless Lane, Austin, Travis County, Texas

#### **Legal Description:**

Volume 11025, Page 1240, Travis County Deed Records

#### **Encumbrances**

Physical: None

Acres:.....0.29

Legal: Deed Restrictions: None

Easements: Utility

169

 Sen. Dist.:....14 Rep. Dist.:
 ......46 FAR: .......0.28

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

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

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Residential, Church

 Current Use:
 State Office/Laboratory

 Highest and Best Use:
 State Office/Laboratory

 Agency Projected Use:
 State Office/Laboratory

The Texas Facilities Commission utilizes this site as a state office and laboratory. The site is currently occupied by the Texas Historical Commission. It is located on Wheless Lane in northeast Austin. The site is improved with one office building and asphalt parking. The surrounding land uses include a church and residential developments.

# William B. Travis Building

#### Location:

1701 North Congress Avenue, Austin, Travis County, Texas

#### **Legal Description:**

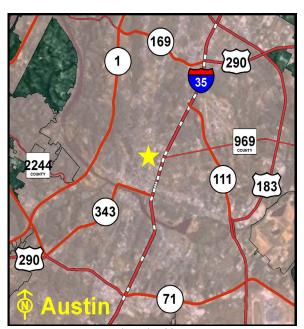
Volume 4168, Page 1866, Volume 2673, Page 433, Volume 5238, Page 1979, Travis County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:2.16		
Sen. Dist.:14 Rep. Dist.	.:49 <b>FAR:</b>	4.95
% in Floodplain:0%	Slope:	Level
Zoning:	Re	sidential

**Bldgs.:** ...........1 **Bldg Sq Ft** ...............466,484 sq.ft. **Frontage:** .....................N. Congress Ave, 18th St

 Utilities:
 Electricity, Gas, Telephone, Wastewater, Water

 Surrounding Uses:
 Governmental

 Current Use:
 State Office Building

 Highest and Best Use:
 State Office Building

 Agency Projected Use:
 State Office Building

The Texas Facilities Commission utilizes this site as a state office building to accommodate governmental employees. It is located on Congress Avenue and 17th Street in Austin. The site is improved with a twelve-story building. Parking is off-site in state-provided lots. The surrounding land uses include governmental developments.

# William P. Clements Building

#### Location:

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

#### **Legal Description:**

Volume 11212, Page 464, Travis County Deed Records

#### **Encumbrances**

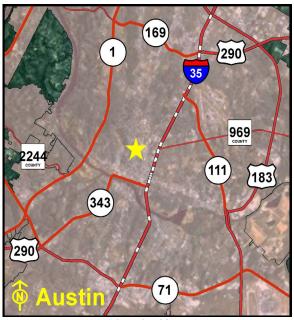
Physical: None

Deed Restrictions: None Legal:

Easements: Utility

Acres:.....1.70

Sen. Dist.:....14 Rep. Dist.:....49 FAR: .......9.98 % in Floodplain: ....0% Slope: .....Level Zoning: ......Commercial



Location Map

**Bldgs.:** .........2 **Bldg Sq Ft** ........736,791 sq.ft. Frontage: ......W. 15th St, Lavaca St

Utilities: ......Electricity, Gas, Telephone, Wastewater, Water Current Use: State Office Building/Parking Garage Highest and Best Use: ......State Office Building/Parking Garage 

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

# TEXAS JUVENILE JUSTICE DEPARTMENT OF AGENCY SUMMARY



# **Agency Summary**

#### **Background/Authorities**

The Texas Juvenile Justice Department (TJJD) administers the state's correctional facilities for children ages 10 to 19. The Department goal is to create a unified state juvenile justice agency that works in partnership with local county governments, courts and communities to promote public safety by providing a full continuum of effective supports and services to youth from initial contact through termination of supervision.

Pursuant to Senate Bill 653 of the 82<sup>nd</sup> Legislature, the Governor appointed 13 members to the newly formed Texas Juvenile Justice Board naming Scott Fisher as Chairman. The agency was created by the merger of the Texas Youth Commission and Texas Juvenile Probation Commission and is designed to better promote juvenile justice efforts in coordination with other state and county offices to produce positive outcomes for youths, their families and communities.

Under the direction of the Executive Director hired by the board, the agency is responsible for managing:

- Eight high-risk maximum restriction facilities; two of which are closed
- Nine halfway houses
- Two trust properties (one property, the Parrie Haynes Trust, is divided into three tracts across two counties).

The Executive Director makes decisions relative to departmental operations including disposition of real property.

The sale of agency properties is also regulated by Texas Natural resources code, Chapter 31.158, et seq., which requires that all sales be authorized by the legislature and administered, unless otherwise directed, by the General Land Office (GLO).

#### **Real Property Assets**

TJJD manages nine sites located on agency-owned land totaling 5,378.61 acres. TJJD additionally manages nine half-way houses located on privately-owned land. The half-way houses are leased to the agency.

TJJD currently serves as trustee for two charitable trusts which include real property of over 4,200 acres.

#### **Asset Description**

TJJD-owned land is located throughout the state. Sites range from 23.80 acres to 2,875.63 acres. Generally, properties are situated in suburban or rural areas near small communities. The surrounding land is typically utilized for agricultural development, with occasional rural homesites and isolated small commercial operations.



The majority of the improvements fall into four categories: housing, training, medical and education and administrative and physical plants. Except for correctional institution operations requiring similar facilities there is a limited alternate use market for these buildings.

TJJD uses much of its non-trust property to support agency operations. The GLO acknowledges the need for a sufficient amount of buffer from other private holdings.

#### **GLO Recommendations**

The GLO recommends the disposal of the Sheffield Boot Camp.

#### **Agency Comments**

TJJD agrees with the disposal of the Sheffield Boot Camp.

#### **Texas Facilities Commission Comments**

No comments were received from the Texas Facilities Commission regarding TJJD.



## **TJJD Properties to be Recommended**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Acres Recommended
2443	Sheffield Boot Camp	Youth Correctional Facility	Youth Correctional Facility	23.80	23.80
Total:				23.80	23.80

## **TJJD Properties to be Retained**

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres
722	Evins Regional Juvenile Center	Juvenile Detention Center	Juvenile Detention Center	99.90
725	Gainesville State School	Juvenile Detention Center	Juvenile Detention Center	189.78
723	Giddings State School	State Home, School, and Metrology Laboratory	State Home, School, and Metrology Laboratory	194.95
2378	McLennan County Juvenile Correctional Facility	Juvenile Correctional Facility	Juvenile Correctional Facility	138.06
2173	Parrie Haynes Ranch Trust - Milam County	Agricultural/Grazing	Agricultural/Rural Residential	151.00
	Parrie Haynes Trust Property <i>-</i> Tract 1	Campgrounds/ Recreational	Campgrounds/Recreational	1,540.61
2171	Parrie Haynes Trust Ranch Tract 2	Campgrounds/ Recreational	Agricultural/Campgrounds/ Recreational	2,875.63
	Ron Jackson State Juvenile Correctional Facility	Juvenile Correctional Facility	Juvenile Correctional Facility	164.89
2170	Wende Trust Property	Commercial Lease	Commercial Development	1.56
Total:	<u> </u>		<u> </u>	5,356.38

# TEXAS JUVENILE JUSTICE DEPARTMENT PROPERTIES FOR SALE OR LEASE

GLO ID#: 2443

# **Sheffield Boot Camp**

#### Location:

108 Main Street, Sheffield, Pecos County, Texas

#### **Legal Description:**

Volume 723, Page 62 - 66, Pecos County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:...........8 Bldg Sg Ft.......38,465 sq. ft.

**Sen. Dist.:** .....19 **Rep. Dist.:** .....74 **FAR:**... 0.04

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

Zoning: ......Main Street, Avenue K

Utilities: ...... Electricity, Telephone

Current Use: State Youth Camp

# **Analysis**

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

The disposal of this underutilized property is recommended.

#### **GLO Recommendation:**

Dispose of this underutilized property.

Site Map



# TEXAS JUVENILE JUSTICE DEPARTMENT PROPERTIES TO BE RETAINED

# **Evins Regional Juvenile Center**

#### Location:

3801 East Monte Cristo Road (FM 1925), Edinburg, Hidalgo County, Texas

#### **Legal Description:**

Volume 2001, Page 859, Hidalgo County Deed Records

#### **Encumbrances**

Physical: Floodplain

Legal: Deed Restrictions: Mineral Rights Reserved

Easements: ROW, Utility



Location Map

Acres:......99.90 Bldgs.: ......20 Bldg Sq Ft ....... 134,790 sq.ft.

Sen. Dist.:...20 Rep. Dist.: ...40 FAR: ......0.03 % in Floodplain: ....75% Slope: .....Level Zoning: .......Residential Frontage: ......E. Monte Cristo Rd (FM 1925)

Utilities:Electricity, Gas, Telephone, Wastewater, WaterSurrounding Uses:Residential, Recreational, AgriculturalCurrent Use:Juvenile Detention CenterHighest and Best Use:Juvenile Detention CenterAgency Projected Use:Juvenile Detention Center

The Texas Juvenile Justice Department utilizes this site as a juvenile detention center. It is located east of U.S. Highway 281 on East Monte Cristo Road in Edinburg. The site is improved with 20 buildings, security lighting, perimeter fencing, a swimming pool and asphalt parking. The land uses include agricultural, residential and recreational developments.

#### Recommendation:

## Gainesville State School

#### Location:

1379 FM 678 (Old Woodbine Road), Gainesville, Cooke County, Texas

#### **Legal Description:**

Volume 116, Page 123, Volume 440, Page 233, Cooke County Deed Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:......189.78 Bldgs.: ......37 Bldg Sq Ft ....... 212,747 sq.ft.

Sen. Dist.:...30 Rep. Dist.: ...68 FAR: ......0.03 % in Floodplain: ....0% Slope: .....Level Zoning: .......Unzoned Frontage: ......FM 678 (Old Woodbine Road)

The Texas Juvenile Justice Department utilizes this site as a juvenile detention center. It is located on FM 678 (Old Woodbine Road) in Gainesville. The site is improved with 37 buildings, security lighting, perimeter fencing and asphalt parking. The surrounding land uses include agricultural and residential developments.

#### Recommendation:

# Giddings State School

#### Location:

CR 226, Giddings, Lee County, Texas

#### **Legal Description:**

Volume 182, Page 259, Lee County Deed Records

#### **Encumbrances**

**Physical:** Environmental Hazard **Legal:** *Deed Restrictions:* None

Easements: Utility



Location Map

Acres:.......194.95 Bldgs.: ......38 Bldg Sq Ft ....... 278,852 sq.ft.

The Texas Juvenile Justice Department utilizes this site as a state home and school. It is located on CR 226 in east Giddings. The site is improved with 38 buildings, perimeter fencing, security lighting and asphalt parking. The surrounding land uses include agricultural, residential and commercial developments. Approximately 71.10 acres are leased to the Texas Department of Agriculture for crop production purposes in conjunction with the adjoining Giddings Seed Research Laboratory.

#### Recommendation:

# McLennan County Juvenile Correctional Facility

#### Location:

116 Burleson Avenue, Mart, McLennan County, Texas

#### **Legal Description:**

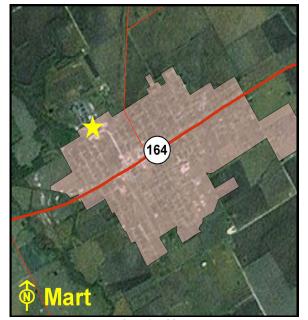
Volume 257, Page 649, McLennan County Public Records

#### **Encumbrances**

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:......138.06 Bldgs.: ......24 Bldg Sq Ft ....... 294,276 sq.ft. Sen. Dist.:....22 Rep. Dist.: ....12 FAR: ......0.05

% in Floodplain: .....5% Slope: ......Level Zoning: ........Burleson Ave, Calvery-Eskew Rd

The Texas Juvenile Justice Department utilizes this site as a juvenile correctional facility. It is located on Calvery-Eskew Road in Mart. The site is improved with 24 buildings, perimeter security fencing, security lighting and asphalt parking. The surrounding land uses include vacant land, residential, industrial and commercial developments.

#### Recommendation:

# Parrie Haynes Ranch Trust - Milam County

#### Location:

CR 328, Caldwell, Milam County, Texas

#### **Legal Description:**

Volume 319, Page 424, Milam County Deed Records

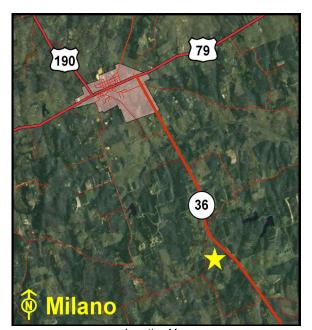
#### **Encumbrances**

Physical: None

Acres:.....151.00

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Acres:151.00		Bldgs.: 0 Bldg Sq Ft 0 sq.ft.
Sen. Dist.:18 Rep. Dist.	:13 <b>FAR:</b> 0.00	
% in Floodplain:0%	Slope:Level	
Zoning:	Unzoned	
Frontage:	CR 328	
Utilities:		Electricity, Telephone, Wastewater, Water
Surrounding Uses:		Ranching, Agricultural, Residential
Current Use:		Agricultural Development

The Texas Juvenile Justice Department utilizes this site for agricultural grazing. The land is held in trust by the agency. The trust is by court order for the benefit of the orphans. The land is currently leased for grazing. The tract is located on CR528, approximately miles south of the city of Milano. During the period of the lease, proceeds were used to fund educational benefits for orphans identified through various mechanisms. There are no improvements to the site.

#### Recommendation:

# Parrie Haynes Trust Property - Tract 1

#### Location:

Maxdale Road, Milano, Bell County, Texas

#### **Legal Description:**

Volume 99, Page 92, Bell County Deed Records

#### **Encumbrances**

Physical: Access

**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

 Utilities:
 None

 Surrounding Uses:
 Ranching, Agricultural, Governmental

 Current Use:
 Campgrounds/Recreational

 Highest and Best Use:
 Agricultural/Campgrounds/Recreational

 Agency Projected Use:
 Dispose Underutilized Site

The Texas Juvenile Justice Department utilizes this site as a campground and recreational site. It is located in Central Texas in Bell County. The land is held in trust by the agency as per court order for the benefit of the orphans of Texas. Historically, the land has been used for equestrian and nature outings by appointment.

#### Recommendation:

# Parrie Haynes Trust Ranch - Tract 2

#### Location:

Oakalla Road, Killeen, Bell County, Texas

#### **Legal Description:**

Volume 841, Page 306, Bell County Deed Records

#### **Encumbrances**

Physical: Floodplain

**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

**Acres:**....2,875.63 **Bldgs.:** ......22 **Bldg Sq Ft** ........ 33,935 sq.ft.

 Utilities:
 Electricity, Telephone, Water Well, Septic Tank

 Surrounding Uses:
 Agricultural, Governmental, Recreational

 Current Use:
 Campgrounds/Recreational

 Highest and Best Use:
 Agricultural/Campgrounds/Recreational

 Agency Projected Use:
 Dispose Underutilized Site

The Texas Juvenile Justice Department utilizes this site as a campground and recreational land. It is located in Central Texas in Bell County. The land is held in trust by the agency, per a court order for the benefit of the orphans of Texas. Historically, the land has been used for equestrian and nature outings by appointment.

#### Recommendation:

# Ron Jackson State Juvenile Correctional Facility

#### Location:

800 FM 3254, Brownwood, Brown County, Texas

#### **Legal Description:**

Volume 555, Page 138, Brown County Deed Records

#### **Encumbrances**

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Acres:......164.89 Bldgs.: ......35 Bldg Sq Ft ....... 222,187 sq.ft.

Utilities: ..... Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..... Residential, Agricultural, School
Current Use: ..... Juvenile Correctional Facility
Highest and Best Use: ..... Juvenile Correctional Facility
Agency Projected Use: ..... Juvenile Correctional Facility

The Texas Juvenile Justice Department utilizes this site as a juvenile correctional facility. It is located on FM 3254 in Brownwood. The site is improved with 35 buildings, security fencing, security lighting and asphalt parking. The surrounding land uses include schools, agricultural and residential developments.

#### Recommendation:

# Wende Trust Property

#### Location:

1207-1209 Barton Springs Road, Austin, Travis County, Texas

#### **Legal Description:**

Volume 164, Page 334, Travis County Deed Records

#### **Encumbrances**

Physical: Topography

Acres:

1.56

Legal: Deed Restrictions: Restricted Use

Easements: None



Location Map

O Dida Ca Et

ACICS1.00	Biags.: 0 Biag Sq Ft 0 Sq.ii.
Sen. Dist.:14 Rep. Dist.:49 FAR:0.00	
% in Floodplain:30% Slope:Steep	
Zoning:Commercial	
Frontage:Barton Springs Rd, Lamar Blvd	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Commercial, Residential, Office
Current Use:	Commercial Lease
Highest and Best Use:	Commercial Development
Agency Projected Use:	Commercial Lease

The Texas Juvenile Justice Department manages this property as trustee for the benefit of the orphans of Texas. The site is leased to two entities, a McDonald's Restaurant and a miniature golf vendor. Proceeds are used to fund educational benefits for orphans identified through various mechanisms. A condition of the trust prohibits sale of the property.

Due to the status of the court ordered trust and the limitations with regard to a possible disposition of the property, the GLO is not able to make a recommendation regarding utilization, retention or disposal.

#### Recommendation: