

Texas General Land Office



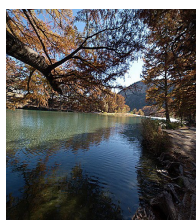
Jerry Patterson, Commissioner



REAL PROPERTY EVALUATION REPORTS

Health and Human Services Commission
Texas State Library and Archives Commission
Texas Workforce Commission

September 2014



TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2014

The Office of the Governor

The Office of the
Lieutenant Governor

The Office of the
Speaker of the House of Representatives

Members, Texas Senate and House of Representatives:

I am pleased to present the 2014 State Real Property Evaluation Report of the Asset Management Division, Texas General Land Office, regarding real property assets of the Health and Human Services Commission, Texas State Library and Archives Commission, and Texas Workforce Commission.

Mandated by the Texas Natural Resources Code, Sections 31.157, et seq, this report provides market analyses and other pertinent information to assist legislators in making land-use decisions.

Information and recommendations herein are based on property utilization at the time of the inspection.

If you have any questions or would like additional information, please contact Shaun Seale at (512) 463-5174 or shaun.seale@glo.texas.gov.

Sincerely,

JERRY PATTERSON
Commissioner, General Land Office

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OVERVIEW

THE EVALUATION PROCESS



AN OVERVIEW

CONTENTS

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

- ◆ Health and Human Services Commission
- ◆ Texas Library and Archives Commission
- ◆ Texas Workforce Commission

Agency Summaries

Each report begins with an agency summary containing the following:

Background/Authorities:

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

Real Property Assets:

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

GLO Analysis and Recommendations

Following the summary is an analysis of salient real property factors and the General Land Office's (GLO) recommendations regarding future disposition of the property.

Recommendations for sale or lease of the properties are based on the following:

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

Texas Facilities Commission Recommendations

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

EVALUATION REPORTS

**HEALTH AND HUMAN
SERVICES COMMISSION
AGENCY SUMMARY**



Health and Human Services Commission

Background and Authorities

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

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

Real Property Assets

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

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

DARS owns real property that is used to provide services to persons with

blindness and visual disability.

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

State Hospitals

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

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

For some sites, provisions may exist that return title to the grantor if the state



Health and Human Services Commission

abandons a site for its specified purpose, alternate use, or does not occupy an entire tract.

State Supported Living Centers

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

Group Homes and Habilitation Centers

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

GLO Recommendations

Currently, the GLO recommends selling two HHSC properties. These properties include, Richmond SSLC, and San Angelo SSLC. At the Richmond SSLC site, 96.39 acres of unimproved excess land which is surplus. At San Angelo SSLC, 0.32 acres that was previously utilized for a water storage tank and

pump house is identified as surplus.

AGENCY COMMENTS

HHSC concurs with all aspects of the report.

Texas Facilities Commission Comments

No comments were received from TFC, regarding HHSC properties.



HHSC Properties to be Recommended

GLO ID #	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
771	Richmond State Supported Living Center	SSLC	SSLC	216.79	N/A	96.39	\$96,000.00
767	San Angelo State Supported Living Center	SSLC	SSLC	1,030.98	N/A	0.32	\$1,000.00
Total:				1,247.77		96.71	\$97,000.00

HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
752	Abilene State Supported Living Center	State Supported Living Center	235.73
2580	Austin Central Office	State Central Office Building	8.78
749	Austin State Hospital	State Hospital	128.05
748	Austin State Supported Living Center	State Supported Living Center	93.37
733	Big Spring State Hospital	State Hospital	124.20
730	Brenham State Supported Living Center	State Supported Living Center	198.27
2108	Corpus Christi Calallen Group Home	Group Home	0.53
2141	Corpus Christi Castle Ridge Group Home	Group Home	0.91
768	Corpus Christi State Supported Living Center	State Supported Living Center	103.97
1890	Criss Cole Rehabilitation Center	State Rehabilitation Center	5.35
784	Denton State Supported Living Center	State Supported Living Center	187.72
783	El Paso State Supported Living Center	State Supported Living Center	20.00
1585	Health Department Headquarters and Moreton Office Building	State Offices and Laboratory	22.68
761	Kerrville State Hospital	State Hospital	118.81
2137	Limestone County Habilitation Center	State Habitation Center	0.37



HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
2585	Lubbock Psychiatric Hospital	Psychiatric Hospital	8.00
731	Lubbock State Supported Living Center	State Supported Living Center	226.14
769	Lufkin State Supported Living Center	State Supported Living Center	159.21
766	Mexia State Supported Living Center	State Supported Living Center	841.61
791	North Texas State Hospital - Vernon Campus	State Hospital	65.32
737	North Texas State Hospital - Wichita Falls Campus	State Hospital	272.40
2589	Rio Grande State Center	State Center	78.18
746	Rusk State Hospital	State Hospital/Recreational Center	622.90
744	San Antonio State Hospital & San Antonio SSLC	State Hospital/Supported Living Center	349.10
740	Terrell State Hospital	State Hospital/Cemetery	150.04
2127	Vernon Paradise Group Home	Group Home	0.61
2147	Vernon Vocational & Educational Center	Vacant	0.30
790	Victory Field Correctional Academy	Vacant	195.00
2555	Waco Center For Youth	Youth Center	48.79
Total:			4,266.34

**HEALTH AND HUMAN
SERVICES COMMISSION
PROPERTIES FOR SALE
OR LEASE**

GLO ID#: 771

Richmond State Supported Living Center

Location:

2100 Preston Street (FM 3155), Richmond,
Fort Bend County, Texas

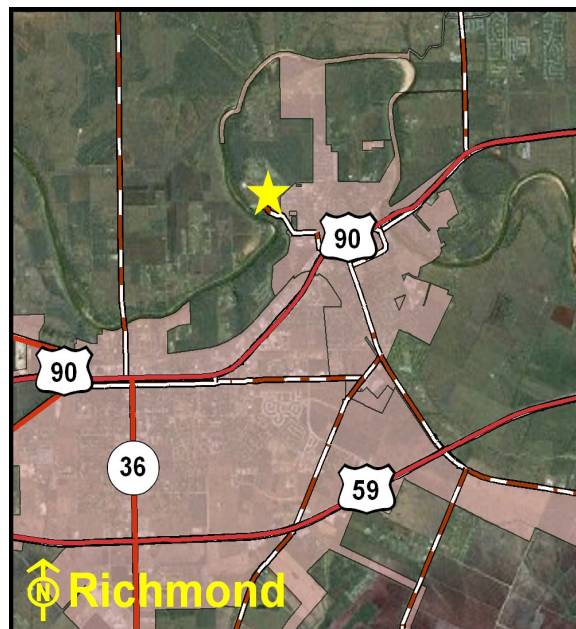
Legal Description:

Volume 434, Page 586, Fort Bend County Deed
Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..4/23/2014	Acres: 216.79	Bldgs.:43	Bldg Sq Ft.510,752 sq. ft.
Sen. Dist.:18	Rep. Dist.:27	FAR: ... 0.05	Building Value: \$0
% in Floodplain: 15%	Slope:Level		Land Value: \$0
Zoning:Unzoned		Value of Recommended Acres	\$96,000
Frontage:Preston St (FM 3155)			
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial, Agricultural, Vacant			
Current Use:State Supported Living Center			
Highest and Best Use:State Supported Living Center			
Agency Projected Use:State Supported Living Center			

Analysis

The Texas Health and Human Services Commission utilizes this property located on the east side of SH 36 at the end of Preston Road in the northwest part of Richmond as a state supported living center. The site is improved with 43 buildings on 120.40 acres (Parcel A). An additional 96.39 acres (Parcel B) are unimproved excess land 30 acres of which is located in the 100-year flood zone and not likely to be developed. The remaining 66.39 acres are located in the upland buffer area. The surrounding land uses include vacant lots, agricultural, residential, and commercial development.

The appraisal indicates the highest and best use for Parcel A is to continue in the present use. Parcel B (96.39 acres) was recommended for disposition on the 2005, 2007, 2009, and 2013 Governor's Report and was not disapproved.

GLO Recommendation:

Retain Parcel A for continued agency operations.
GLO recommends the sale/lease of Parcel B.

Site Map



GLO ID#: 767

San Angelo State Supported Living Center

Location:

US HWY 87 North, Carlsbad, Tom Green County, Texas

Legal Description:

Vol 68, Pg 300, Vol 93, Pg 386, Vol 93, Pg 473, Vol 82, Pg 540, Vol 84, Pg 20, Vol 162, Pg 162, Tom Green County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..5/13/2014	Acres: 1,030.98	Bldgs.:80	Bldg Sq Ft.440,745 sq. ft.
Sen. Dist.:28	Rep. Dist.:72	FAR: ... 0.01	Building Value: \$0
% in Floodplain: 40%	Slope:Moderate	Land Value: \$0	
Zoning:Unzoned	Value of Recommended Acres		\$1,000
Frontage:US HWY 87			
Utilities:Electricity, Gas, Telephone, Water, Water Well			
Surrounding Uses:Rangeland, Residential, Recreational			
Current Use:State Supported Living Center			
Highest and Best Use:State Supported Living Center/Residential			
Agency Projected Use:State Supported Living Center/Residential			

Analysis

The Texas Health and Human Services Commission utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. Located along both sides of U.S. Highway 87 in Carlsbad, the site is improved with 80 buildings, a cemetery, and asphalt parking. The surrounding land uses include rangeland, residential and recreational developments. Currently, there is a surface lease of approximately 935 acres (Parcel A) with the occupied living center on 95.99 acres (Parcel A). There are two town lots of 0.32 acres (Parcel B) that previously housed a water storage tank and pump house that are no longer required for facility operations.

The appraisal indicates the highest and best use is for Parcel A to continue in the present use and Parcel B for residential development. HHSC and the GLO concur with the proposed sale of Parcel B. This property was recommended for disposition on the 2009 and 2013 Governor's Report and was not disapproved.

GLO Recommendation:

Retain Parcel A for continued agency operations.
GLO recommends the sale/lease of Parcel B.

Site Map



**HEALTH AND HUMAN
SERVICES COMMISSION
PROPERTIES TO BE
RETAINED**

Texas Health and Human Services Commission

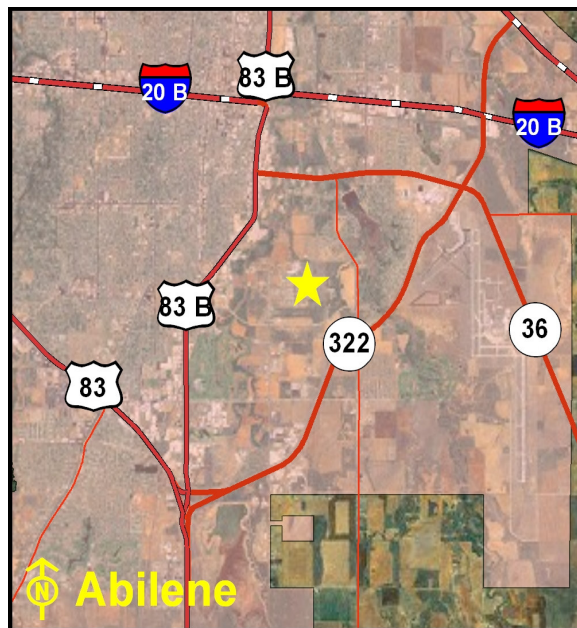
Abilene State Supported Living Center

Location:

2501 Maple Street, Abilene, Taylor County, Texas

Legal Description:

Volume 14, Page 127, Taylor County Deed Records

Encumbrances**Physical:** Cemetery on the Property

Location Map

Inspection Date: 12/17/2013 **Acres:** 235.73**Sen. Dist.:**24 **Rep. Dist.:**71 **FAR:** 0.06**% in Floodplain:**0% **Slope:**Moderate**Zoning:**Agriculture**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Industrial, Commercial, Vacant**Current Use:**State Supported Living Center**Agency Projected Use:**State Supported Living Center**Bldgs:**94 **Bldg Sq Ft** 627,314 sq.ft.**Frontage:**Maple Street

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located west of FM 1750 on Maple Street in the southeast portion of Abilene, the site is improved with 94 buildings, exterior lighting, fencing, and asphalt parking. The surrounding land uses include vacant land, residential, commercial, and industrial developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

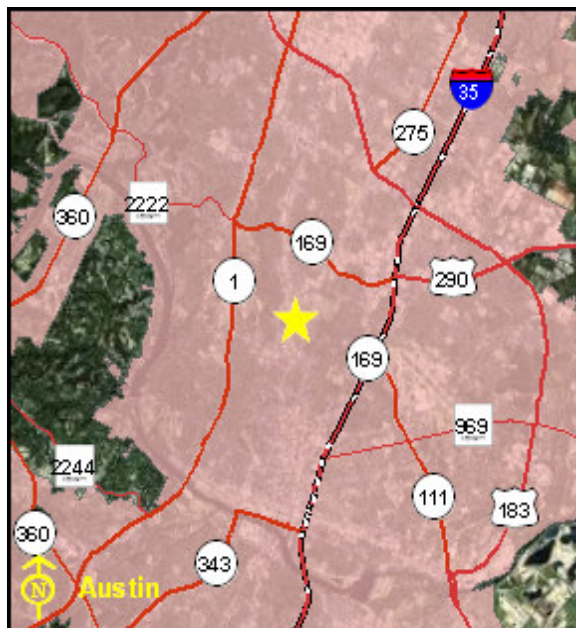
Austin Central Office

Location:

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

Legal Description:

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

Encumbrances**Physical:** None

Location Map

Inspection Date5/1/2014 **Acres:** 8.78**Sen. Dist.:**.....14 **Rep. Dist.:**.....49 **FAR:** 0.24**Bldgs:**.....2 **Bldg Sq Ft** 89,944 sq.ft.**% in Floodplain:**0% **Slope:**.....Level**Frontage:**West 45th St, North Lamar Blvd**Zoning:**Unzoned**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Medical, Commercial, Residential**Current Use:**State Central Office Building**Agency Projected Use:**State Central Office Building

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

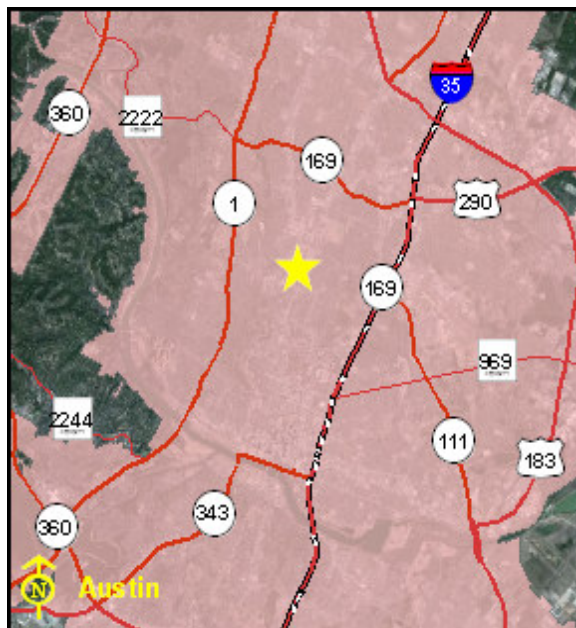
Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

Austin State Hospital

Location:

4110 Guadalupe Street, Austin, Travis County, Texas

Legal Description:Volume L-1, Page 366-367, Volume M, Page 129-130,
Volume Q, Page 674, Volume 55, Page 246, 247-249,
Travis County Deed Records**Encumbrances****Physical:** Cemetery on the Property

Location Map

Inspection Date1/7/2014 **Acres:** 128.05**Sen. Dist.:**.....14 **Rep. Dist.:**.....49 **FAR:**13**Bldgs:**.....39 **Bldg Sq Ft** 745,017 sq.ft.**% in Floodplain:**0% **Slope:**.....Level**Frontage:**Guadalupe St, Lamar Blvd**Zoning:**Mixed-Use**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Commercial, Office, Medical**Current Use:**State Hospital**Agency Projected Use:**Mixed Development

The Texas Health and Human Services Commission utilizes this property as a state hospital, children's psychiatric unit, and administrative offices for HHSC. There are two long term leases totaling 41 acres. Located on Guadalupe and West 45th Streets in Austin, the property is improved with 39 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include office, commercial, medical, and residential developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

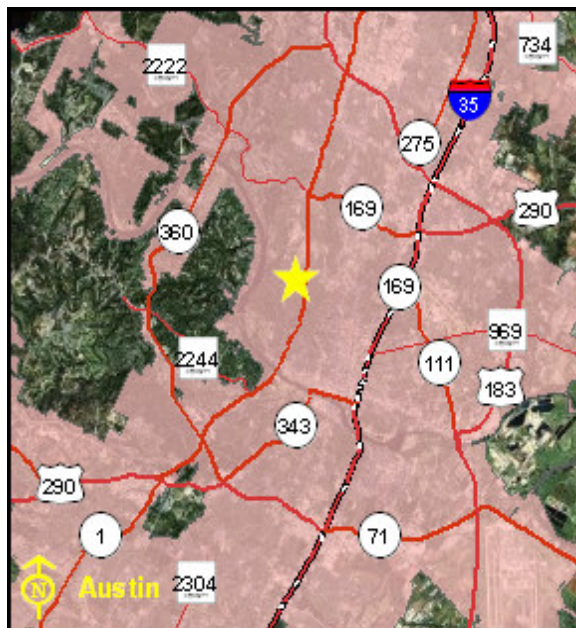
Austin State Supported Living Center

Location:

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

Legal Description:

Volume 286, Page 330, Travis County Deed Records

Encumbrances**Physical:** None

Location Map

Inspection Date: 11/13/2013 **Acres:** 93.37**Sen. Dist.:**14 **Rep. Dist.:**49 **FAR:**14**Bldgs:**65 **Bldg Sq Ft** 568,997 sq.ft.**% in Floodplain:**0% **Slope:**Moderate**Frontage:**W 35th St, MoPac**Zoning:**Unzoned**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Military, School**Current Use:**State Supported Living Center**Agency Projected Use:**State Supported Living Center

The Texas Health and Human Services Commission utilizes this property as a state supported living center. Located at the southwest corner of West 35th Street and MoPac in West Austin, the property is improved with 65 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include a school, military, and residential developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

Big Spring State Hospital

Location:

1901 North U.S. Highway 87, Big Spring, Howard County, Texas

Legal Description:

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

Encumbrances

Physical: Cemetery on the Property



Location Map

Inspection Date5/2/2014 **Acres:** 124.20

Sen. Dist.:.....31 **Rep. Dist.:**.....85 **FAR:** 0.06

Bldgs:.....40 **Bldg Sq Ft** 347,681 sq.ft.

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

Frontage:U.S. Hwy 87, IH-20

Zoning:Industrial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Industrial, Recreational, Vacant

Current Use:State Hospital

Agency Projected Use:State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital. Located on Highway 87 in the city limits of Big Spring, the property is improved with 40 buildings, perimeter fencing, and asphalt parking. The surrounding land uses include vacant land, recreational, industrial, and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Brenham State Supported Living Center

Location:

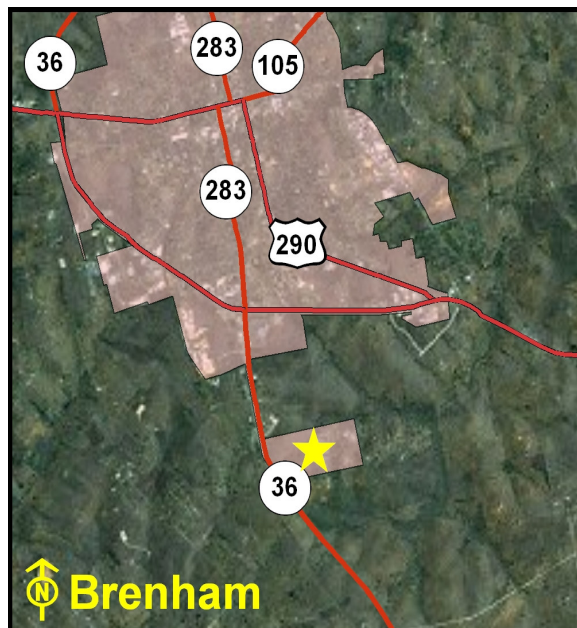
4001 SH 36 South, Brenham, Washington County, Texas

Legal Description:

Volume 300, Page 82, Washington County Deed Records

Encumbrances

Physical: None



Location Map

Inspection Date: 2/11/2014 **Acres:** 198.27

Sen. Dist.: 18 **Rep. Dist.:** 13 **FAR:** 0.04

Bldgs: 26 **Bldg Sq Ft:** 356,491 sq.ft.

% in Floodplain: 3% **Slope:** Level

Frontage: SH 36, Anderson Ln

Zoning: Commercial

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Agricultural, Residential, Commercial, Industrial

Current Use: State Supported Living Center

Agency Projected Use: State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located on SH 36 South in Brenham, the site is improved with 26 buildings, five portable buildings, a water tower, security lighting, barb wire fencing, and asphalt parking. The surrounding land uses include agricultural, residential, industrial, and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Corpus Christi Calallen Group Home

Location:

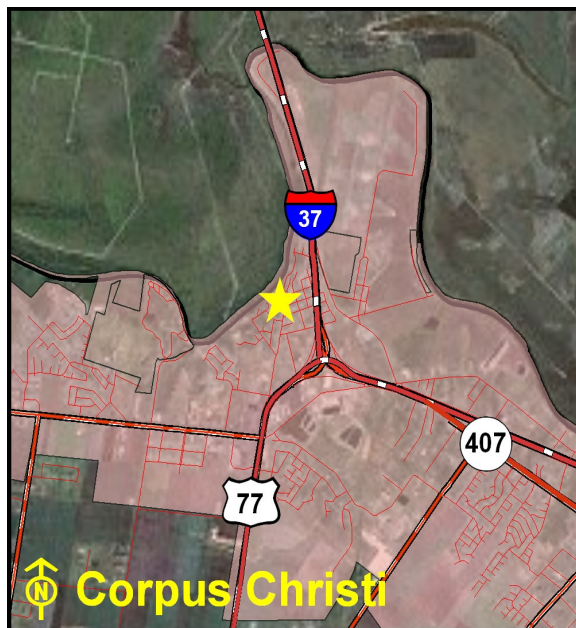
5021 Calallen Drive, Corpus Christi, Nueces County,
Texas

Legal Description:

Volume 2265, Page 757, Nueces County Deed
Records

Encumbrances

Physical: None



Location Map

Inspection Date: 5/15/2014 **Acres:** 0.53

Sen. Dist.:20 **Rep. Dist.:**34 **FAR:** 0.12

Bldgs:1 **Bldg Sq Ft** 2,708 sq.ft.

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

Frontage:Calallen Dr, Mountain Trail

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Vacant

Current Use:Group Home

Agency Projected Use:Group Home

The Texas Health and Human Services Commission utilizes this site as a group home to provide residential services. Located on Calallen Drive in northwest Corpus Christi, the site is improved with a single-story building, a detached garage, chain-link fencing, and concrete parking. The surrounding land uses include vacant land and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Corpus Christi Castle Ridge Group Home

Location:

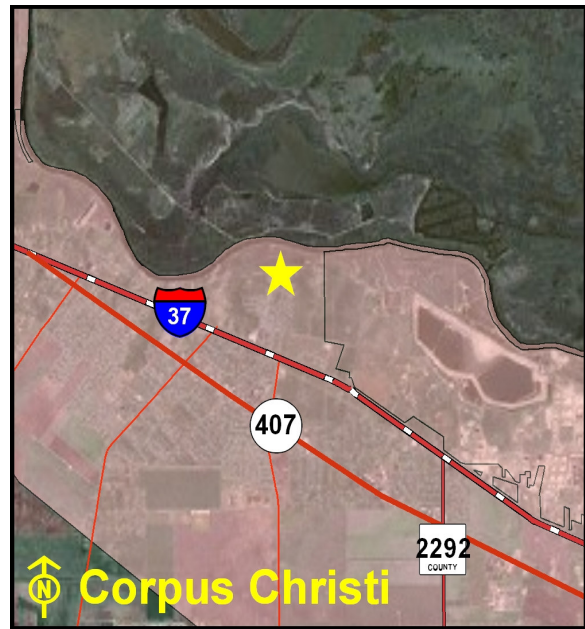
4013 Castle Ridge Drive, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 2256, Page 811, Nueces County Deed Records

Encumbrances

Physical: Floodplain



Location Map

Inspection Date: 5/15/2014 **Acres:** 0.91

Sen. Dist.:20 **Rep. Dist.:**34 **FAR:** 0.09

Bldgs:2 **Bldg Sq Ft** 3,692 sq.ft.

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

Frontage:Castle Ridge Drive

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Recreational

Current Use:Group Home

Agency Projected Use:Group Home

The Texas Health and Human Services Commission utilizes this site as a group home to provide residential services. Located north of IH-37 on Castle Ridge Drive in Corpus Christi, the site is improved with a single-story building, a detached garage, and a concrete driveway. The surrounding land uses include residential developments and an undeveloped park.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

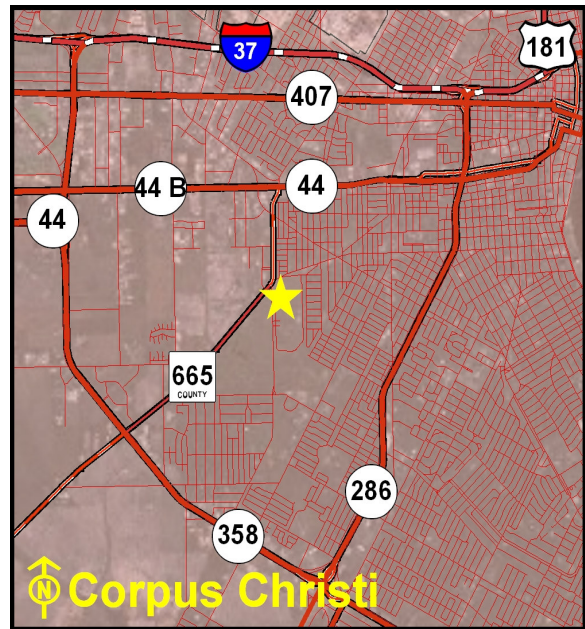
Corpus Christi State Supported Living Center

Location:

902 Airport Road, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 1069, Page 28, Nueces County Deed Records



Location Map

Encumbrances

Physical: None

Inspection Date: 5/15/2014 **Acres:** 103.97

Sen. Dist.: 20 **Rep. Dist.:** 34 **FAR:** 0.06

Bldgs: 30 **Bldg Sq Ft:** 268,007 sq.ft.

% in Floodplain: 2% **Slope:** Level

Frontage: Airport Rd, Morgan Ave

Zoning: Residential

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Recreational, Governmental, Commercial

Current Use: State Supported Living Center

Agency Projected Use: State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located at the corner of Airport Road and Morgan Avenue in Corpus Christi, the site is improved with 30 buildings, exterior lighting, chain-link fencing, and asphalt parking. The surrounding land uses include recreational, governmental, commercial, and residential developments. There is a reversion clause that calls for the return of the property to the City of Corpus Christi if not utilized as a supported living center.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services 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

Inspection Date5/5/2014 **Acres:** 5.35

Sen. Dist.:.....14 **Rep. Dist.:**.....49 **FAR:** 0.41

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

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

Frontage:Lamar Blvd, Sunshine Dr

Zoning:Unzoned

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 Health and Human Services Commission utilizes this site as a rehabilitation center for the visually impaired. 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.

Texas Health and Human Services Commission

Denton State Supported Living Center

Location:

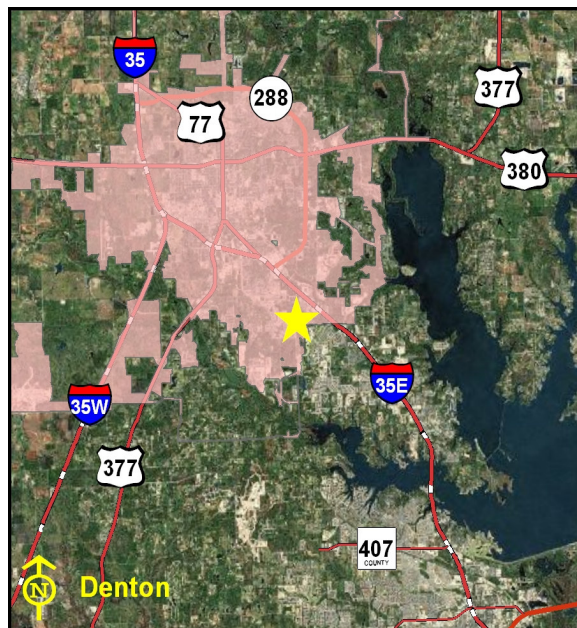
3980 State School Road, Denton, Denton County,
Texas

Legal Description:

Volume 435, Page 12, Denton County Deed Records

Encumbrances

Physical: None



Location Map

Inspection Date: 11/1/2013 **Acres:** 187.72

Sen. Dist.:12 **Rep. Dist.:**64 **FAR:** 0.06

Bldgs:58 **Bldg Sq Ft** 488,505 sq.ft.

% in Floodplain:10% **Slope:**Moderate

Frontage:State School Road

Zoning:Agriculture

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located on the north side of State School Road in Denton, the site is improved with 58 buildings, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses are primarily residential and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

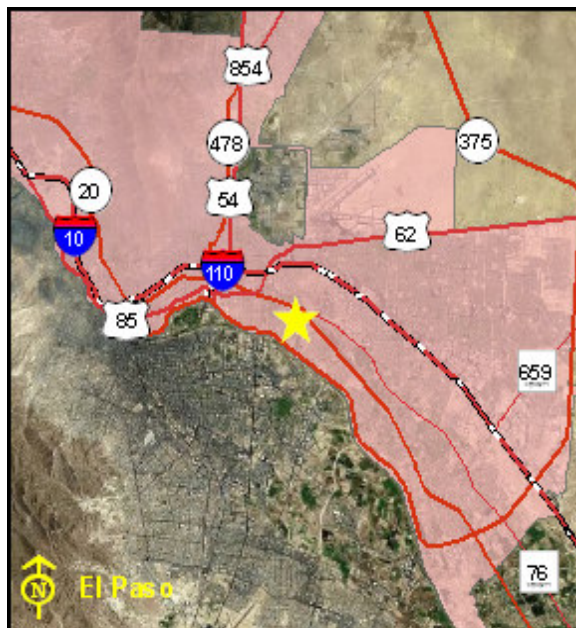
El Paso State Supported Living Center

Location:

6700 Delta Drive, El Paso, El Paso County, Texas

Legal Description:

Volume 380, Page 701, El Paso County Deed Records



Location Map

Encumbrances**Physical:** None**Inspection Date**...5/29/2014 **Acres:** 20.00**Sen. Dist.:**.....29 **Rep. Dist.:**.....76 **FAR:** 0.14**Bldgs:**.....16 **Bldg Sq Ft** 119,652 sq.ft.**% in Floodplain:**0% **Slope:**.....Level**Frontage:**Delta Drive**Zoning:**Residential**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Governmental, Commercial, Residential, Recreational**Current Use:**State Supported Living Center**Agency Projected Use:**State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located on Delta Drive on the east side of El Paso, the site is improved with 16 buildings, security lighting, asphalt parking, and perimeter fencing. The surrounding land uses include recreational, governmental, residential, and commercial developments. A deed reversion clause requires the property to be used for public purposes, specifically construction and operation of a human development center.

Recommendation:*Retain for continued agency operations.*

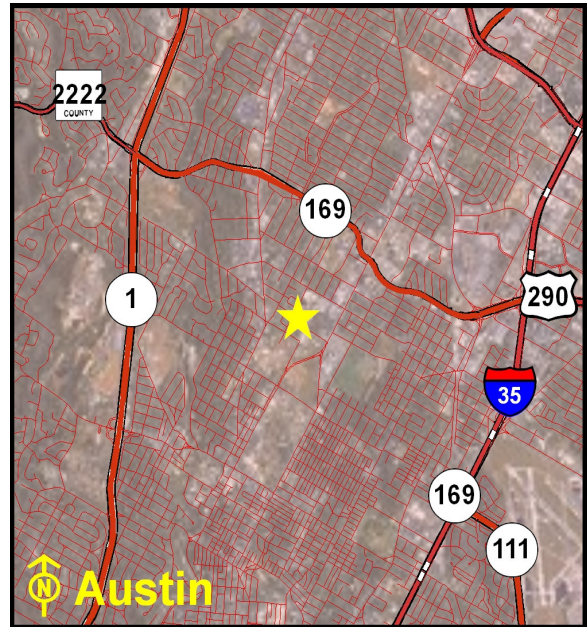
Texas Health and Human Services Commission

Health Department Headquarters
and Moreton Office Building**Location:**

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

Legal Description:

Volume 9365, Page 312, Travis County Deed Records

Encumbrances**Physical:** None

Location Map

Inspection Date5/8/2014 **Acres:** 22.68**Sen. Dist.:**.....14 **Rep. Dist.:**.....49 **FAR:** 0.63**Bldgs:**.....15 **Bldg Sq Ft** 622,394 sq.ft.**% in Floodplain:**0% **Slope:**.....Level**Frontage:**49th St, Grover Ave**Zoning:**Unzoned**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Church, Governmental, Industrial**Current Use:**State Offices and Laboratory**Agency Projected Use:**State Offices and Laboratory

The Texas Health and Human Services Commission utilizes this site for state offices and a laboratory complex. Located at the northwest corner of West 49th Street and Sunshine Drive in north-central Austin, the site is improved with 15 office and laboratory buildings, exterior lighting, chain-link fencing, and asphalt parking. The surrounding land uses include a church, industrial, governmental, and residential developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

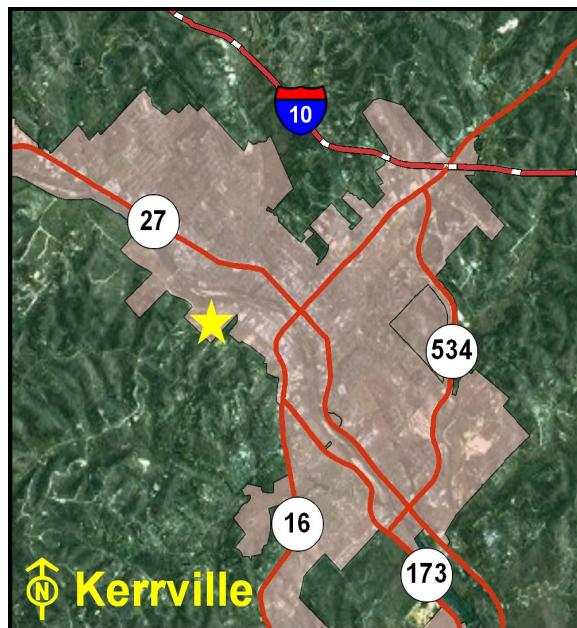
Kerrville State Hospital

Location:

721 Thompson Drive, Kerrville, Kerr County, Texas

Legal Description:

Volume 60, Page 388, Kerr County Deed Records

Encumbrances**Physical:** Floodplain

Location Map

Inspection Date...5/21/2014 **Acres:** 118.81**Sen. Dist.:**.....24 **Rep. Dist.:**.....53 **FAR:** 0.08**Bldgs:**.....41 **Bldg Sq Ft** 397,670 sq.ft.**% in Floodplain:**5% **Slope:**Moderate**Frontage:**Thompson Dr, Sheppard-Rees Rd**Zoning:**Residential**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Commercial, Medical, Office**Current Use:**State Hospital**Agency Projected Use:**State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital. Located on Thompson Drive on the west side of Kerrville, it is improved with 41 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include residential, commercial, medical, and office developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

Limestone County Habilitation Center

Location:

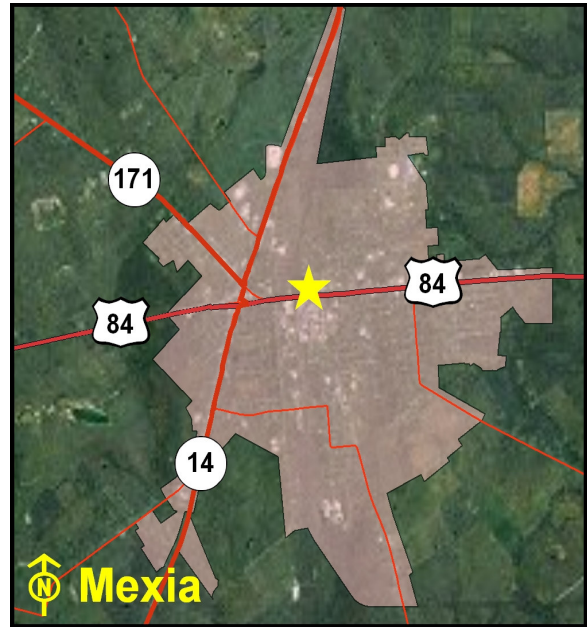
200 East Rusk Street, Mexia, Limestone County,
Texas

Legal Description:

Volume 851, Page 144, Limestone County Deed
Records

Encumbrances

Physical: None



Location Map

Inspection Date6/5/2014 **Acres:** 0.37

Sen. Dist.:5 **Rep. Dist.:**8 **FAR:** 0.16

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

Zoning:Unzoned

Bldgs:1 **Bldg Sq Ft** 17,250 sq.ft.

Frontage:East Rusk St, Sherman St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:State Habitation Center

Agency Projected Use:State Habitation Center

The Texas Health and Human Services Commission utilizes this site as a state habilitation center for rehabilitation and therapy. Located on the northwest corner of East Rusk Street and Sherman Street in Mexia, the site is improved with a one-story building, perimeter fencing, and a concrete driveway. The surrounding land uses include residential and commercial developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Lubbock Psychiatric Hospital

Location:

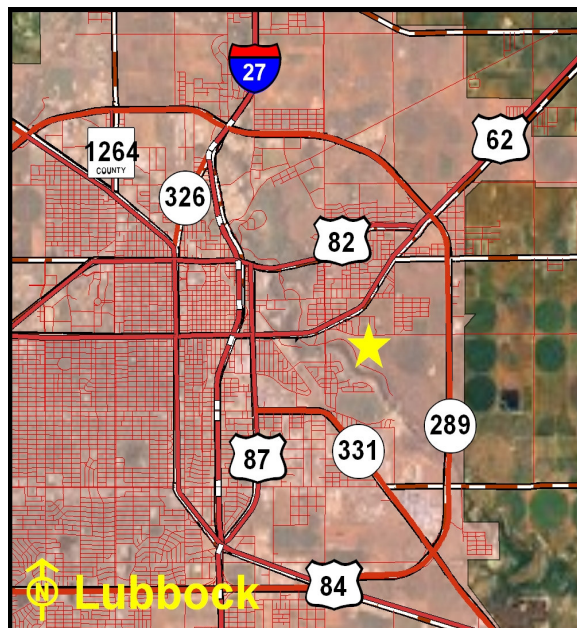
1950 Aspen Avenue, Lubbock, Lubbock County,
Texas

Legal Description:

Volume 4359, Page 48, Lubbock County Deed
Records

Encumbrances

Physical: None



Location Map

Inspection Date: 5/15/2014 **Acres:** 8.00

Sen. Dist.: 28 **Rep. Dist.:** 84 **FAR:** 0.09

Bldgs: 2 **Bldg Sq Ft:** 30,600 sq.ft.

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

Frontage: Aspen Avenue

Zoning: Residential

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Agricultural, Recreational

Current Use: Psychiatric Hospital

Agency Projected Use: Psychiatric Hospital

The Texas Health and Human Services Commission utilizes this site as a psychiatric hospital. Located on Aspen Avenue on the eastern edge of Lubbock, the site is improved with two buildings, a basketball court, and asphalt parking. The surrounding land uses include farmland and a city park.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Lubbock State Supported Living Center

Location:

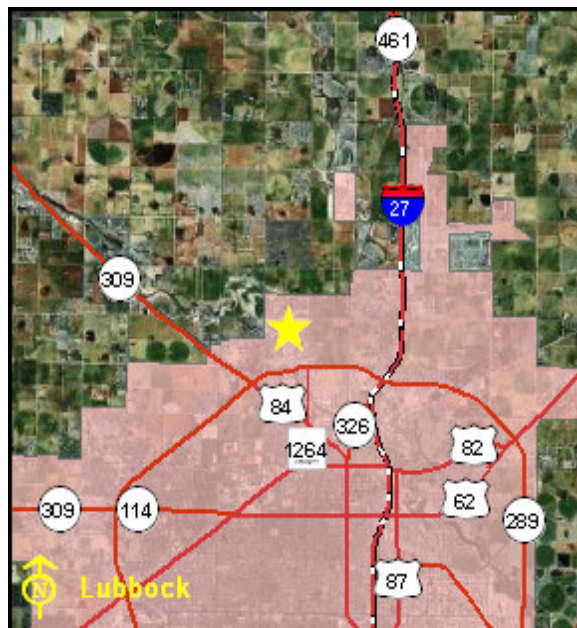
3401 North University Avenue, Lubbock, Lubbock County, Texas

Legal Description:

Volume 1054, Page 165, Volume 1205, Page 25, Lubbock County Deed Records

Encumbrances

Physical: None



Location Map

Inspection Date...5/21/2014 **Acres:** 226.14

Sen. Dist.:.....28 **Rep. Dist.:**.....84 **FAR:** 0.03

Bldgs:.....40 **Bldg Sq Ft** 317,982 sq.ft.

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

Frontage:University Ave

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Agricultural, Recreational, Industrial, Residential

Current Use:State Supported Living Center

Agency Projected Use:State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center. Located along North University Avenue on the north side of Lubbock, the site is improved with 40 buildings and asphalt parking. The surrounding land uses include agricultural, industrial, recreational, and residential developments. A reversion clause in the deed calls for the return of the property to the City of Lubbock if not utilized for mental health services.

Recommendation:

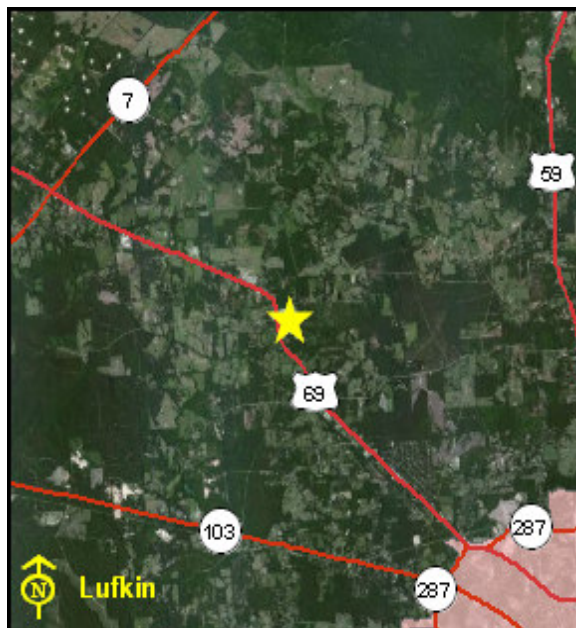
Retain for continued agency operations.

Texas Health and Human Services Commission

Lufkin State Supported Living Center

Location:

US Highway 69, Lufkin, Angelina County, Texas

Legal Description:Volume 297, Page 432, Volume 293, Page 237,
Volume 299, Page 233, Volume 337, Page 668,
Angelina County Deed Records**Encumbrances****Physical:** None

Location Map

Inspection Date: 11/7/2013 **Acres:** 159.21**Sen. Dist.:**3 **Rep. Dist.:**12 **FAR:** 0.05**Bldgs:**67 **Bldg Sq Ft** 359,556 sq.ft.**% in Floodplain:**0% **Slope:**Level**Frontage:**US HWY 69, CR 77**Zoning:**Unzoned**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Commercial, Vacant**Current Use:**State Supported Living Center**Agency Projected Use:**State Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a state supported living center and retreat. Located along U.S. Highway 69 in Lufkin, it is improved with 67 buildings, security lighting, perimeter chain-link fencing, and asphalt parking. The surrounding land uses include vacant land, residential, and commercial developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

Mexia State Supported Living Center

Location:

FM 2838, Mexia, Limestone County, Texas

Legal Description:

Volume 297, Page 151, Limestone County Deed Records

Encumbrances**Physical:** None

Location Map

Inspection Date: 12/13/2013 **Acres:** 841.61**Sen. Dist.:**5 **Rep. Dist.:**8 **FAR:**02**Bldgs:**132 **Bldg Sq Ft** 637,091 sq.ft.**% in Floodplain:**8% **Slope:**Level**Frontage:**FM 2838, FM 634**Zoning:**Unzoned**Utilities:**Electricity, Gas, Telephone, Wastewater, Water, Water Well**Surrounding Uses:**Agricultural, Residential**Current Use:**State Supported Living Center**Agency Projected Use:**Agricultural Development/State Supported Living Center

The Texas Health and Human Services Commission utilizes 196 acres of this property as a state supported living center. Located on the northwest side of FM 2838 at the west end of FM 634 in Mexia, the property is improved with 132 buildings, security lighting, and asphalt parking. The surrounding land uses include agricultural and residential developments. Approximately 645 acres of the southwest portion of the property has been leased for agricultural use.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

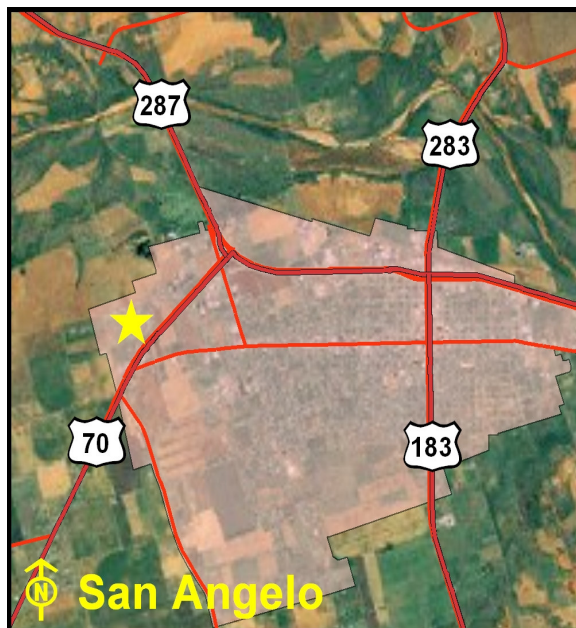
North Texas State Hospital - Vernon Campus

Location:

4730 College Drive, Vernon, Wilbarger County, Texas

Legal Description:

Volume 176, Page 491, Wilbarger County Deed Records

Encumbrances**Physical:** None

Location Map

Inspection Date...2/18/2014 **Acres:** 65.32**Sen. Dist.:**.....30 **Rep. Dist.:**.....68 **FAR:** 0.11**Bldgs:**.....32 **Bldg Sq Ft** 320,683 sq.ft.**% in Floodplain:**100% **Slope:**.....Level**Frontage:**US 70/College Dr**Zoning:**Civic**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Agricultural**Current Use:**State Hospital**Agency Projected Use:**State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital for the housing and care of impaired clients. Located on College Drive (U.S. Hwy 70) in the southwest area of Vernon, the site is improved with 32 buildings, security fencing, exterior lighting, and asphalt parking. The surrounding land uses include agricultural and residential developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

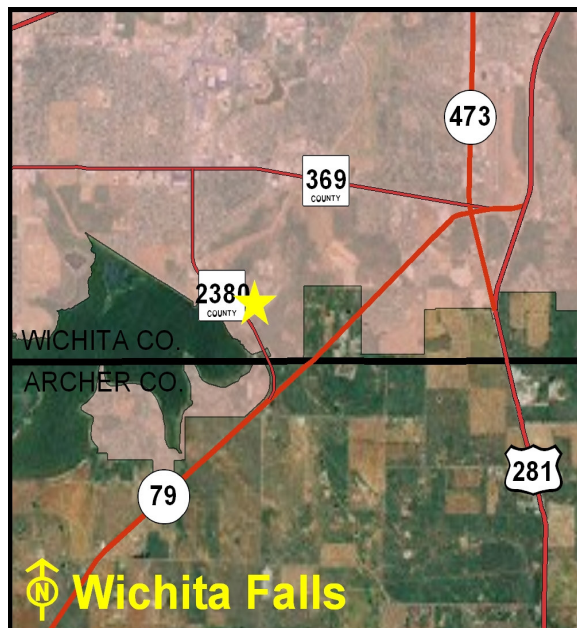
North Texas State Hospital - Wichita Falls Campus

Location:

6515 Old Lake Road (Kemp Boulevard), Wichita Falls,
Wichita County, Texas

Legal Description:

John A Scott Srvy A-301, A-295 Dry Land, and Cattle
Co Srvy A-6173, Wichita County Deed Records



Location Map

Encumbrances

Physical: Cemetery on the Property

Inspection Date: 1/15/2014 **Acres:** 272.40

Sen. Dist.: 30 **Rep. Dist.:** 69 **FAR:** 0.05

Bldgs: 60 **Bldg Sq Ft:** 644,015 sq.ft.

% in Floodplain: 10% **Slope:** Level

Frontage: Lake Road, Kemp Blvd

Zoning: Mixed-Use

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Agricultural, Residential

Current Use: State Hospital

Agency Projected Use: State Hospital

The Texas Health and Human Services Commission utilizes this site as a state hospital for the housing and care of impaired clients. Located on Old Lake Road and Kemp Boulevard in Wichita Falls, the site is improved with 60 buildings, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses include agricultural and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Rio Grande State Center

Location:

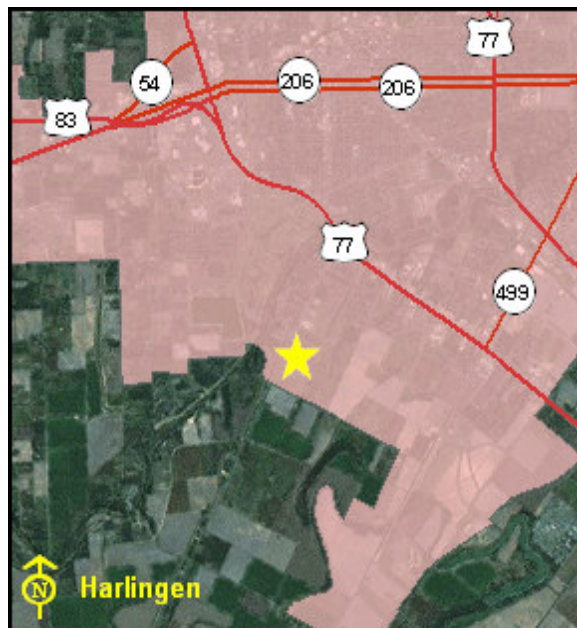
500 South Rangerville Road, Harlingen, Cameron County, Texas

Legal Description:

Volume 563, Page 236, Cameron County Deed Records

Encumbrances

Physical: None



Location Map

Inspection Date: 1/15/2014 **Acres:** 78.18

Sen. Dist.: 27 **Rep. Dist.:** 38 **FAR:** 0.06

Bldgs: 18 **Bldg Sq Ft:** 211,956 sq.ft.

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

Frontage: S. Rangerville Road

Zoning: Residential

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, School, Commercial, Governmental

Current Use: State Center

Agency Projected Use: State Center

The Texas Health and Human Services Commission utilizes this site as a state medical facility. Located on Rangerville Road (FM 1479), the property is improved with 18 buildings, chain-link fencing, security lights, and asphalt parking. The surrounding land uses include residential, school, commercial, and governmental developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Rusk State Hospital

Location:

805 North Dickinson Drive (US HWY 69), Rusk,
Cherokee County, Texas

Legal Description:

Volume 139, Page 426, Cherokee County Deed
Records

Encumbrances

Physical: Landfill on the Property



Location Map

Inspection Date: 12/5/2013 **Acres:** 622.90

Sen. Dist.:3 **Rep. Dist.:**11 **FAR:** 0.03

Bldgs:89 **Bldg Sq Ft** 766,117 sq.ft.

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

Frontage: Dickinson Dr. (US HWY 69), Loop 343

Zoning:Mixed-Use

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

Surrounding Uses:Woodlands, Residential, Commercial, Governmental

Current Use:State Hospital/Recreational Center

Agency Projected Use:State Hospital/Recreational Center

The Texas Health and Human Services Commission utilizes this site as a state hospital and retreat. Located on North Dickinson Drive (US HWY 69) in Rusk, the site is improved with 89 buildings, security lighting, perimeter fencing, and asphalt parking. The surrounding land uses include woodlands, commercial, government, and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

San Antonio State Hospital & San Antonio SSLC

Location:

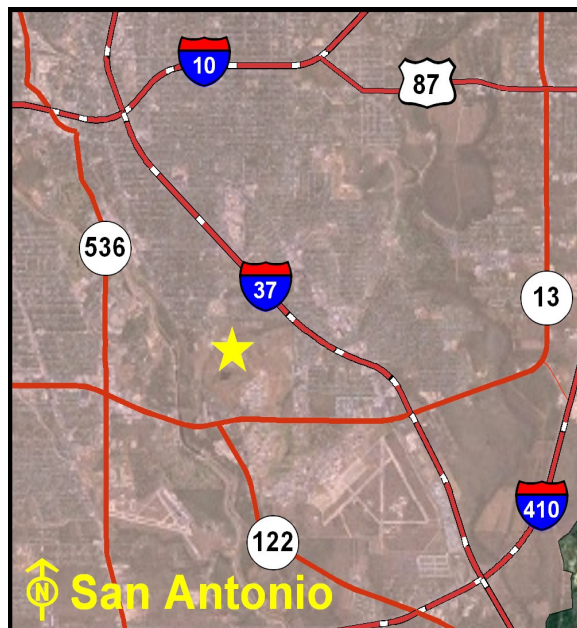
6711 South New Braunfels, San Antonio, Bexar County, Texas

Legal Description:

Volume 63, Page 317, Bexar County Deed Records

Encumbrances

Physical: Cemetery on the Property



Location Map

Inspection Date2/6/2014 **Acres:** 349.10

Sen. Dist.:.....19 **Rep. Dist.:**...119 **FAR:** 0.07

Bldgs:.....98 **Bldg Sq Ft**1,039,914 sq.ft.

% in Floodplain:6% **Slope:**Moderate

Frontage:SE Military, S New Braunfels

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Governmental, Military, Commercial

Current Use:State Hospital/Supported Living Center

Agency Projected Use:State Hospital/Supported Living Center

The Texas Health and Human Services Commission utilizes this site as a hospital, cemetery, state supported living center, and center for infectious diseases. Located in southeastern San Antonio bounded by South Presa Avenue, Southeast Military Drive, and South New Braunfels Road, the site is improved with 98 buildings, chain-link fencing, asphalt parking. The surrounding land uses include military, governmental, commercial, and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

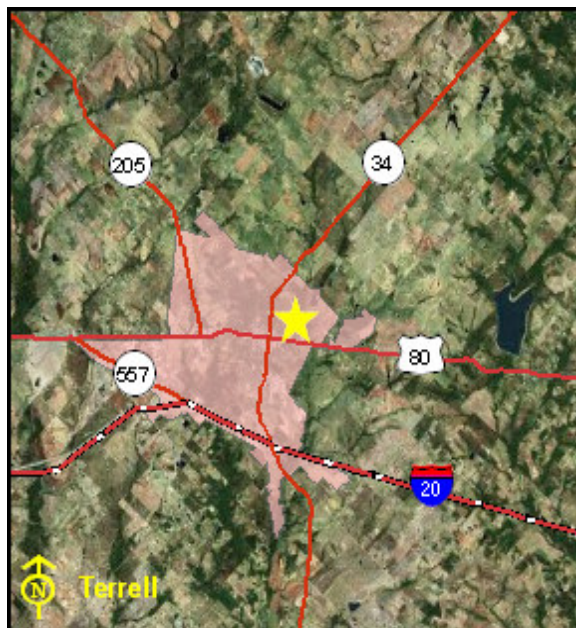
Terrell State Hospital

Location:

1200 Brin Street, Terrell, Kaufman County, Texas

Legal Description:

Vol 33, Pg 246, Vol 32, Pg 416, Vol 320, Pg 432, Vol 200, Pg 638, Vol 220, Pg 638, Vol 339, Pg 227, Vol 343, Pg 358, Vol 469, Pg 577, Kaufman County Deed Records

Encumbrances**Physical:** Cemetery on the Property

Location Map

Inspection Date4/8/2014 **Acres:** 150.04**Sen. Dist.:**.....2 **Rep. Dist.:**.....4 **FAR:** 0.12**Bldgs:**.....60 **Bldg Sq Ft** 769,244 sq.ft.**% in Floodplain:**15% **Slope:**Moderate**Frontage:**Brin St, Rose St**Zoning:**Residential**Utilities:**Electricity, Gas, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Vacant**Current Use:**State Hospital/Cemetery**Agency Projected Use:**State Hospital/Cemetery

The Texas Health and Human Services Commission utilizes this site as a state hospital and cemetery. Located on Brin Street in Terrell, the site is improved with 60 buildings, with 25 of those identified as a safety hazard and recommended to be demolished when funds become available. The surrounding land uses include vacant land and residential developments.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

Vernon Paradise Group Home

Location:

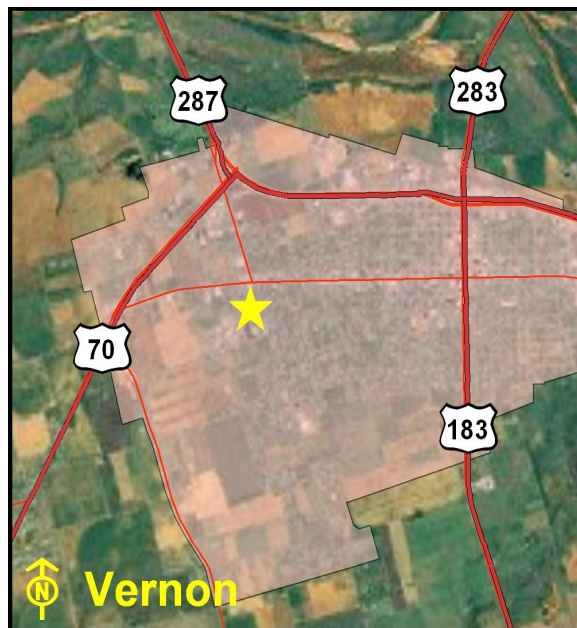
4200 Paradise Street, Vernon, Wilbarger County,
Texas

Legal Description:

Volume 315, Page 12, Wilbarger County Deed
Records

Encumbrances

Physical: None



Location Map

Inspection Date...2/18/2014 **Acres:** 0.61

Sen. Dist.:.....30 **Rep. Dist.:**.....68 **FAR:** 0.14

Bldgs:.....1 **Bldg Sq Ft** 3,648 sq.ft.

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

Frontage:Paradise St

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Church, School, Vacant

Current Use:Group Home

Agency Projected Use:Group Home

The Texas Health and Human Services Commission utilizes this site as a group home. Located on Paradise Street in Vernon, the site is improved with a one-story brick home and a concrete driveway. The surrounding land uses include vacant lots, a school, a church, and residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Vernon Vocational & Educational Center

Location:

1727 Yamparika Street, Vernon, Wilbarger County, Texas

Legal Description:

Volume 429, Page 952, Wilbarger County Deed Records



Location Map

Encumbrances

Physical: None

Inspection Date: 2/18/2014 **Acres:** 0.30

Sen. Dist.:30 **Rep. Dist.:**68 **FAR:** 0.47

Bldgs:1 **Bldg Sq Ft** 6,149 sq.ft.

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

Frontage:Yamparika St, Main St

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential

Current Use:Vacant

Agency Projected Use:Vocational Center

The Texas Health and Human Services Commission is planning to refurbish this currently vacant site. Located on Yamparika Street in Vernon, the site is improved with a single-story building, exterior security lighting, and asphalt parking. The surrounding land uses include primarily residential developments.

Recommendation:

Retain for continued agency operations.

Texas Health and Human Services Commission

Victory Field Correctional Academy

Location:

8407 FM 433, Vernon, Wilbarger County, Texas

Legal Description:

Volume 44, Page 132, Wilbarger County Deed Records

Encumbrances**Physical:** None

Location Map

Inspection Date...2/18/2014 **Acres:** 195.00**Sen. Dist.:**.....30 **Rep. Dist.:**.....68 **FAR:** 0.02**Bldgs:**.....20 **Bldg Sq Ft** 166,009 sq.ft.**% in Floodplain:**0% **Slope:**.....Level**Frontage:**FM 433**Zoning:**Unzoned**Utilities:**Electricity, Gas, Telephone, Water Well, Septic Tank**Surrounding Uses:**Agricultural, Residential**Current Use:**Vacant**Agency Projected Use:**State Correctional Academy

The Texas Health and Human Services Commission recently received this site from The Texas Juvenile Justice Department. Located along FM 433 in Vernon, the site is improved with 20 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include agricultural and residential developments. HHSC plans to renovate the facility for a future use. A reversion clause in the deed requires return of the property to the grantor if not utilized as a state health facility.

Recommendation:*Retain for continued agency operations.*

Texas Health and Human Services Commission

Waco Center For Youth

Location:

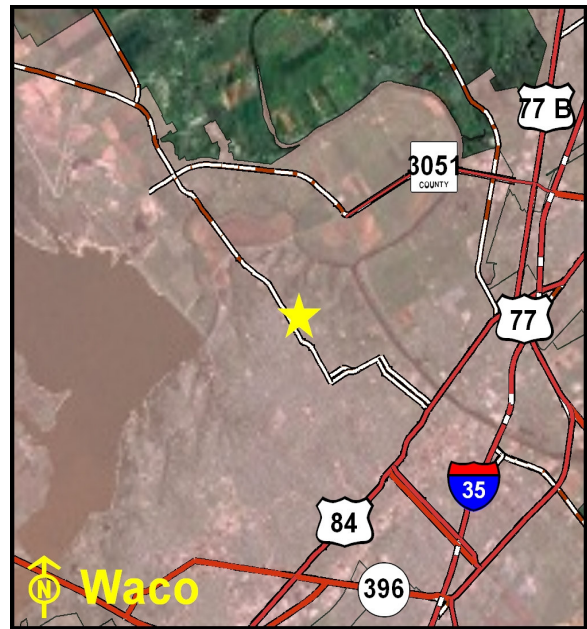
3501 North 19th Street, Waco, McLennan County,
Texas

Legal Description:

Volume 321, Page 358, McLennan County Deed
Records

Encumbrances

Physical: None



Location Map

Inspection Date: 11/14/2013 **Acres:** 48.79

Sen. Dist.:22 **Rep. Dist.:**57 **FAR:** 0.07

Bldgs:44 **Bldg Sq Ft** 150,946 sq.ft.

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

Frontage:19th St, Park Lake Dr

Zoning:Residential

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:Youth Center

Agency Projected Use:Youth Center

The Texas Health and Human Services Commission utilizes this site as a youth center. Located along North 19th Street and Park Lake Drive in Waco, the site is improved with 44 buildings, campus lighting, perimeter fencing, and asphalt parking. The surrounding land uses include residential and commercial developments. A McDonald's Restaurant franchise leases 0.85 acres of the property.

Recommendation:

Retain for continued agency operations.

**TEXAS STATE LIBRARY
AND ARCHIVES
COMMISSION
AGENCY SUMMARY**



Agency Summary

Background/Authorities

The Texas State Library and Archives Commission (Commission) was created in 1909 as the Texas Library and Historical Commission, and in 1979 was renamed the Texas State Library and Archives Commission. Its mission is to assist in the development of and cooperation among academic, public, special and other types of libraries. Chapter 441.00 of the Texas Government Code serves as the Commission's enabling authority. The Commission also provides services in accordance with three federal statutes on behalf of the federal government.

The Commission's Headquarters, owned by the Texas Facilities Commission, is the Lorenzo de Zavala State Archives and Library Building located in the Capitol Complex in Austin. This facility houses the Executive staff, Administrative Services Division and the Information Resources Technology Division that provide support services to the agency.

The Library Development Division provides consulting and continuing education services, identifies grant opportunities, and coordinates the 10 Texas library systems. The Library Resources Sharing Division oversees programs and services that provide information and library materials throughout the network of Texas libraries and on the internet.

A portion of the Archives and Information Services Division (ARIS) is located in the Library and Archives Building in Austin,

while other staff are located in Liberty.

Staff in the Library and Archives Building are responsible for acquiring, evaluating, organizing, and preserving permanently valuable government records, in addition to providing expert reference services to the public.

The ARIS Division in Liberty operates the Sam Houston Regional Library and Research Center. The main facility serves as both a research facility and a museum, housing local government records, manuscripts, books, maps, photographs, oral history tapes, and newspapers of the 10-county, Atascosito region of Texas.

The State and Local Records Management Division is housed at a facility located on Shoal Creek Boulevard in Austin. This division provides support services to Texas state agencies and local governments with regard to state record management requirements.

The Talking Book Program Division, located in the Library and Archives Building, provides free library services to Texans who are unable to read standard print because of visual, physical, or reading disabilities.

The agency is subject to the regulation of Texas Revised Civil Statutes Article 601b, which requires that the Texas Facilities Commission acquire or lease all real property for the Commission.



Texas State Library and Archives Commission

Sale of Commission properties is regulated by Texas Natural Resources Code 31.158, et seq., which requires that the legislature or the governor authorize all sales and, unless otherwise directed, is administered by the Texas General Land Office (GLO).

Real Property Assets

The Texas State Library and Archives Commission owns three tracts of land totaling 144.96 acres. These properties are the Sam Houston Library and Research Center, the State Library and Archives Records Division, and the Miriam Partlow House and Meeting Room.

GLO Recommendations

The GLO recommends retaining all three properties.

AGENCY COMMENTS

No comments were received from TSLA regarding the report.

Texas Facilities Commission Comments

No comments were received from TFC, regarding TSLA properties.



Texas State Library Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
1891	Miriam Partlow House & Meeting Room	Historical Site	1.48
1892	Sam Houston Library & Research Center	Historical Library & Research Center	127.19
1893	State Library & Archives Records Division	Record Storage Warehouse/Offices	16.29
Total:			144.96

**TEXAS STATE LIBRARY
AND ARCHIVES
COMMISSION
PROPERTIES**

GLO ID#: 1891

Miriam Partlow House & Meeting Room

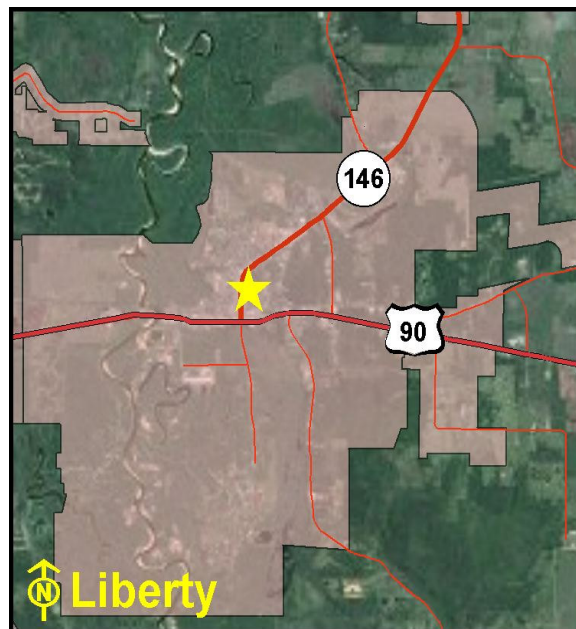
Location:

2131 Grand Avenue, Liberty, Liberty County, Texas

Legal Description:

Volume 1008, Page 267-269, Liberty County Deed Records

Encumbrances



Location Map

Physical: None

Inspection Date: 5/15/2014 **Acres:** 1.48 **Bldgs.:** 2 Bldg Sq Ft. 4,470 sq. ft.

Sen. Dist.: 4 **Rep. Dist.:** 18 **FAR:** 0.07 **Zoning:** Unzoned

% in Floodplain: 0% **Slope:** Level **Frontage:** Grand Ave, FM 1011

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

Surrounding Uses: Residential, Vacant

Current Use: Historical Site

Agency Projected Use: Historical Site

Analysis

The Texas State Library and Archives Commission utilizes this site as an historical resource center and depository. Located on Grand Avenue in Liberty, the site is improved with two buildings and concrete parking. The surrounding land use is primarily residential development. There is a gift deed restriction requiring the site to be restored, preserved, and properly maintained as a historical site.

GLO Recommendation:

Retain for continued agency operations.

Site Map



GLO ID#: 1892

Sam Houston Library & Research Center

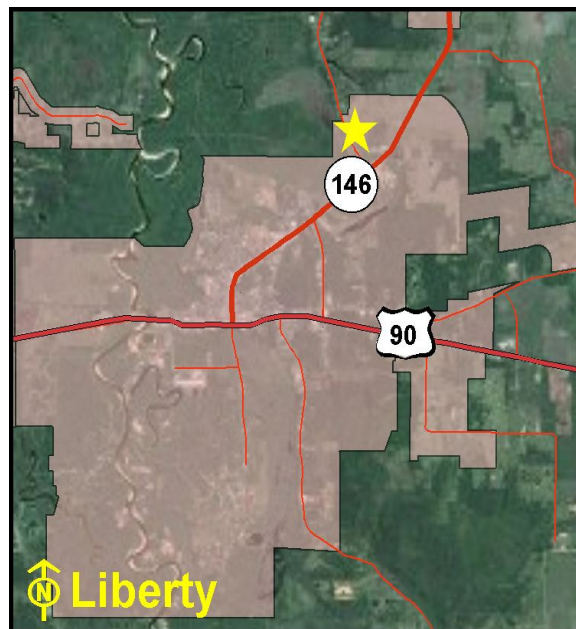
Location:

FM 1011, Liberty, Liberty County, Texas

Legal Description:

Volume 729, Page 307, Volume 1260, Pages 440-444, Liberty County Deed Records

Encumbrances



Location Map

Physical: None

Inspection Date: 5/15/2014 **Acres:** 127.19 **Bldgs.:** 7 Bldg Sq Ft. 30,128 sq. ft.

Sen. Dist.: 4 **Rep. Dist.:** 18 **FAR:** 0.01 **Zoning:** Unzoned

% in Floodplain: 0% **Slope:** Level **Frontage:** FM 1011

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

Surrounding Uses: Agricultural, Church, Residential

Current Use: Historical Library and Research Center

Agency Projected Use: Historical Library and Research Center

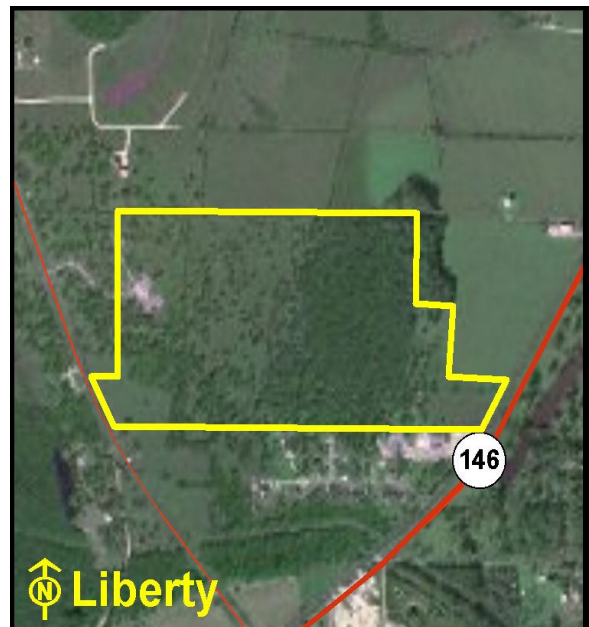
Analysis

The Texas State Library and Archives Commission utilizes this site as a historical resource center and depository. Located on FM 1011 in Liberty, the site is improved with seven buildings, perimeter fencing, and concrete parking. The surrounding land uses include a church, agricultural, and residential developments.

GLO Recommendation:

Retain for continued agency operations.

Site Map



GLO ID#: 1893

State Library & Archives Records Division

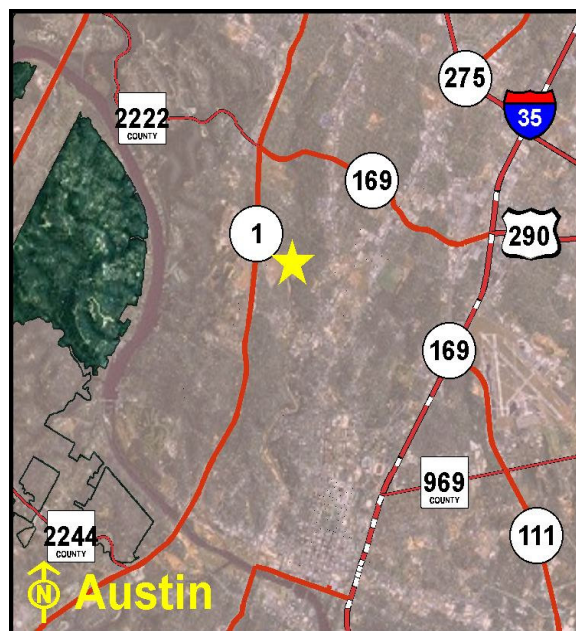
Location:

4400 Shoal Creek Boulevard, Austin, Travis County, Texas

Legal Description:

Volume 76, Page 225, Travis County Deed Records

Encumbrances



Location Map

Physical: Topography

Inspection Date: 5/19/2014 **Acres:** 16.29 **Bldgs.:** 1 Bldg Sq Ft. 132,961 sq. ft.

Sen. Dist.: 14 **Rep. Dist.:** 49 **FAR:** 0.19 **Zoning:** Unzoned

% in Floodplain: 13% **Slope:** Steep **Frontage:** Shoal Creek Blvd

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

Surrounding Uses: Residential, Governmental

Current Use: Records Storage Warehouse/Office

Agency Projected Use: Records Storage Warehouse/Office

Analysis

The Texas State Library and Archives Commission utilizes this site as a state records center. Located on Shoal Creek Boulevard in Austin, the site is improved with one building and concrete parking. The surrounding land uses include residential development and a Texas State Cemetery. Approximately three acres lies in floodplain.

GLO Recommendation:

Retain for continued agency operations.

Site Map



**TEXAS WORKFORCE
COMMISSION
AGENCY SUMMARY**



Texas Workforce Commission

Background/Authorities

The Texas Workforce Commission was created September 1, 1995 by the 74th Legislature with the passage of House Bill 1863. Prior to this Act, the agency was known as the Texas Employment Commission. The creation of the Texas Workforce Commission (TWC) consolidated all workforce-related programs in one agency. In addition to the workforce and welfare related programs, the TWC administers Texas' Unemployment Insurance and Labor Law programs. The legislation also established 28 statewide local workforce development boards consisting of county elected officials, employee representatives, and representatives from local employers.

Three commissioners are appointed by the governor to staggered six-year terms. An Executive Director supervises the Commission from the Austin headquarters.

The mission of the TWC is to promote and support a workforce system that offers individuals, employers and communities the opportunity to achieve and sustain economic prosperity.

By authority of the Texas Unemployment Act, Article 5221, the Federal Social Security Act, and with the approval and appropriation of the legislature, TWC may purchase and sell real properties for its own use.

Real Property Assets

At the time of the appraisal of agency properties, TWC owned 26 tracts totaling 34.15 acres. In addition, the agency

leases many properties across the state.

For this report, the GLO appraised and analyzed market values of the owned tracts. Agency leased properties were not evaluated.

State headquarters provides general administrative, governmental, record keeping, and support services for the local workforce development boards. The state headquarters properties are located near the Capitol Complex in Austin.

GLO Recommendations

The GLO recommends that thirteen sites be considered for disposition in accordance with individual evaluations in this report; the Amarillo Workforce Center, Austin Guadalupe Building, Brownsville Workforce Center, El Paso UI Tele-Center, Grand Prairie Parking Lot, Grand Prairie Tax Appeals Office, Harlingen Workforce Center, Marshall Workforce Center, Nacogdoches Workforce Center, Paris Workforce Center, San Antonio UI Tele-Center, Sherman Board Administrative and Tax Office, Waxahachie Workforce Center. GLO recommends the remaining sites be retained by the TWC for continued agency operations.

AGENCY COMMENTS

TWC concurs with all aspects of the report.

Texas Facilities Commission Comments

No comments were received from TFC, regarding TWC properties.



TWC Properties to be Recommended

GLO ID #	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
1872	Amarillo Workforce	TWC Local Office	TWC Local Office	0.80	\$670,000.00	0.80	\$670,000.00
1884	Austin Guadalupe	TWC Local Office	Office Development	0.51	\$2,625,000.00	0.51	\$2,625,000.00
2077	Brownsville Workforce Center	TWC Local Office	TWC Local Office/Office Development	2.68	\$1,210,000.00	2.68	\$1,210,000.00
1873	El Paso UI Tele-Center	TWC Tele-Center Office	TWC Tele-Center Office	0.50	\$1,165,000.00	0.50	\$1,165,000.00
2506	Grand Prairie Parking Lot	Parking Lot	Residential Development	0.25	\$13,000.00	0.25	\$13,000.00
1870	Grand Prairie Tax Appeals Office	TWC Tax Appeals Office	Office/ Commercial Development	0.96	\$455,000.00	0.96	\$455,000.00
1866	Harlingen Workforce Center	Leased	Office Development	0.48	\$565,000.00	0.48	\$565,000.00
2079	Marshall Workforce	TWC Local Office	TWC Local Office	1.44	\$745,000.00	1.44	\$745,000.00
1848	Nacogdoches Workforce Center	TWC Local Office	Commercial	1.46	\$383,000.00	1.46	\$383,000.00
1961	Paris Workforce Center	TWC Office	Single Tenant Office	1.29	\$430,000.00	1.29	\$430,000.00
1876	San Antonio UI Tele-Center	TWC Tele-Center	Office / Commercial	0.92	\$1,980,000.00	0.92	\$1,980,000.00
1836	Sherman Board Administrative and Tax Office	TWC Local Office	TWC Local Office	1.15	\$367,000.00	1.15	\$367,000.00
2074	Waxahachie Workforce Center	TWC Local Office	Office Development	1.42	\$314,000.00	1.42	\$314,000.00
Total:				13.86	\$10,922,000.00	13.86	\$10,922,000.00



TWC Properties to be Retained

GLO ID #	Site Name	Current Use	Total Acres
1877	Austin Distribution Center	TWC Office/Warehouse	1.43
2529	Austin Mopac Building	TWC Local Office	1.43
1875	Austin State Headquarters - Annex	State Headquarters and Parking Garage	1.75
1883	Austin State Headquarters - Main	TWC State Headquarters	2.15
1850	Austin State Headquarters-Trinity	State Headquarters and Parking Garage	1.82
1844	Brownwood Workforce Center	TWC Local Office	0.87
1879	Corpus Christi-Staples Workforce Center	TWC Local Office	2.41
1838	Corsicana Workforce Center	TWC Local Office	0.83
1857	Garland Workforce Center	TWC Local Office	1.42
2266	Houston Tax and Monitoring Office	TWC Tax and Monitoring Office	2.25
1834	McAllen UI Tele-Center	TWC Tele-Center	2.10
1829	McKinney Workforce Center	TWC Local Office	0.95
1854	North Texas UI Tele-Center	TWC Tele-Center	1.08
Total:			20.50

**TEXAS WORKFORCE
COMMISSION
PROPERTIES FOR SALE
OR LEASE**

GLO ID#: 1872

Amarillo Workforce Center

Location:

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

Legal Description:

Volume 941, Page 326, Potter County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
 Easements: Utility



Location Map

Appraisal Date: ..4/28/2014 **Acres:** 0.80

Sen. Dist.:31 **Rep. Dist.:**87 **FAR:**... 0.43

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

Frontage:West 7th St, Ong St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Industrial, Commercial

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

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

Total Market Value: \$670,000

Zoning:Industrial

Analysis

The Texas Workforce Commission utilizes this property as a workforce center. Located on the north side of West 7th Street in the central part of 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



GLO ID#: 1884

Austin Guadalupe Building

Location:

1215 Guadalupe Street, Austin, Travis
County, Texas

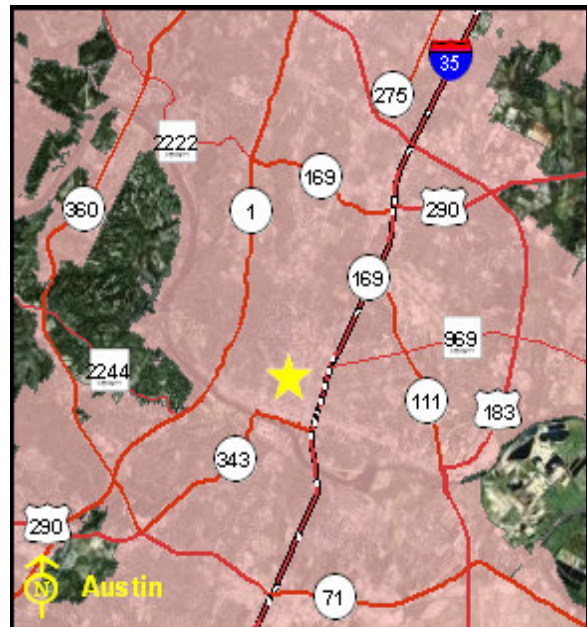
Legal Description:

Volume 1892, Page 108, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..3/25/2014 **Acres:** 0.51

Bldgs.:1 **Bldg Sq Ft.....** 10,500 sq. ft.

Sen. Dist.:14 **Rep. Dist.:**49 **FAR:...** 0.48

Total Market Value: \$2,625,000

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

Zoning:Mixed-Use

Frontage:Guadalupe Street, 13th Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental, Residential, Office

Current Use:TWC Local Office

Highest and Best Use:Office Development

Agency Projected Use:Office Development

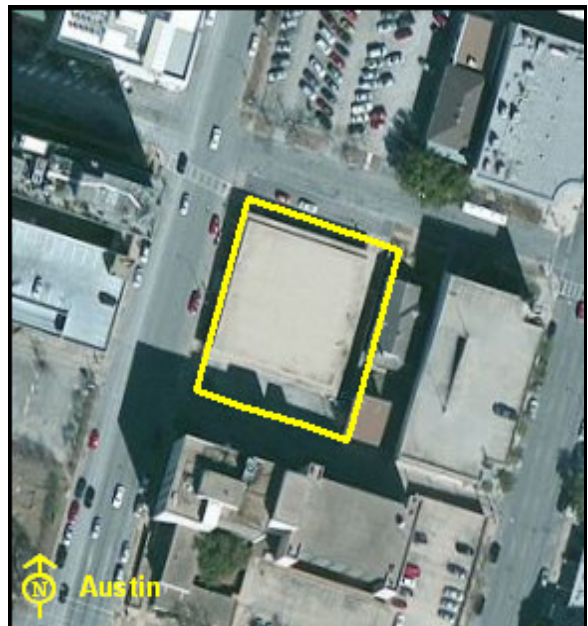
Analysis

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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

GLO ID#: 2077

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

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..5/14/2014 **Acres:** 2.68

Sen. Dist.:27 **Rep. Dist.:**37 **FAR:**... 0.16

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

Frontage:Old Alice Road

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Medical, Office

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office/Office Development

Agency Projected Use:TWC Local Office/Office Development

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

Total Market Value: \$1,210,000

Zoning:Commercial

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. Located 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

GLO ID#: 1873

El Paso UI Tele-Center

Location:

616-618 North Santa Fe Street, El Paso, El Paso County, Texas

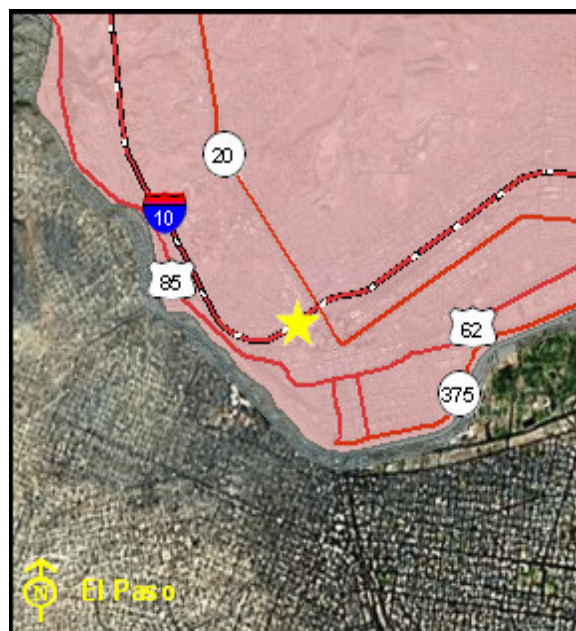
Legal Description:

Volume 1646, Page 13, El Paso County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:9/6/2013 **Acres:** 0.50

Bldgs.:1 **Bldg Sq Ft....** 24,346 sq. ft.

Sen. Dist.:29 **Rep. Dist.:**77 **FAR:...** 1.13

Total Market Value: \$1,165,000

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

Zoning:Commercial

Frontage:Santa Fe St, Prospect Ave

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Recreational

Current Use:TWC Tele-Center Office

Highest and Best Use:TWC Tele-Center Office

Agency Projected Use:TWC Tele-Center Office

Analysis

The Texas Workforce Commission utilizes this site as a tele-center. Located at the corner of North Santa Fe Street and Wyoming Street in El Paso, the property is improved with a one single-story office building and parking in the basement. The surrounding land uses include commercial and recreational developments.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



GLO ID#: 2506

Grand Prairie Parking Lot

Location:

2102 Houston Street, Grand Prairie, Dallas County, Texas

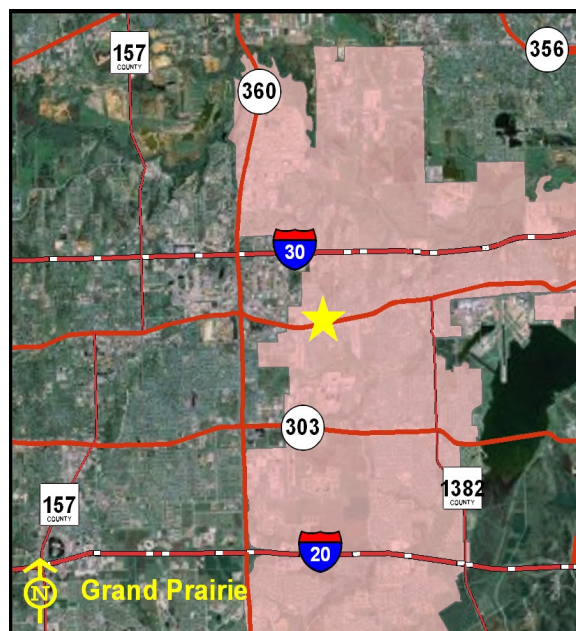
Legal Description:

Volume 515, Pages 286-289, Dallas County Map Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility, None



Location Map

Appraisal Date:5/7/2014 **Acres:** 0.25

Sen. Dist.:9 **Rep. Dist.:** ...106 **FAR:**... 0.00

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

Frontage:Houston St, 21st St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Governmental, None, None

Current Use:Parking Lot

Highest and Best Use:Residential Development

Agency Projected Use:Residential Development

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

Total Market Value: \$13,000

Zoning:Residential

Analysis

The Texas Workforce Commission currently utilizes this property as an overflow parking lot. The property is located on Houston Street in Grand Prairie, it is unimproved and unpaved. The surrounding land uses include residential development and the TWC Tax and Appeals Office.

Currently, this property is vacant and it is listed for sale by the General Land Office.

Site Map



GLO Recommendation:

Dispose of this underutilized site if no longer needed by the agency.

GLO ID#: 1870

Grand Prairie Tax Appeals Office

Location:

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

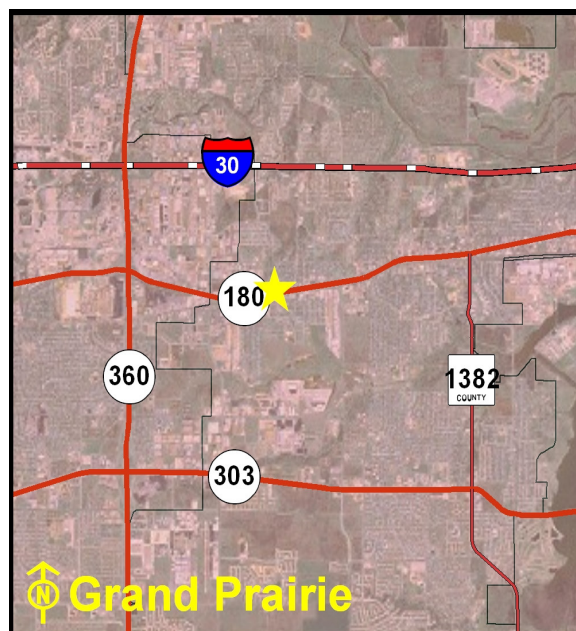
Legal Description:

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

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
 Easements: Utility



Location Map

Appraisal Date:5/7/2014 **Acres:** 0.96

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

Sen. Dist.:9 **Rep. Dist.:** ...106 **FAR:**... 0.24

Total Market Value: \$455,000

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

Zoning:Commercial

Frontage:W Main St, 21st St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Industrial, Vacant

Current Use:TWC Tax Appeals Office

Highest and Best Use:Office/Commercial Development

Agency Projected Use:Office/Commercial Development

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this property as a tax appeals office. Located 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



GLO ID#: 1866

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

Legal: *Deed Restrictions:* None
 Easements: Utility



Location Map

Appraisal Date: ..5/21/2014 **Acres:** 0.48

Sen. Dist.:27 **Rep. Dist.:**43 **FAR:**... 0.39

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

Frontage:Harrison Street, 6th Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Office

Current Use:Leased

Highest and Best Use:Office Development

Agency Projected Use:TWC Local Office

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

Total Market Value: \$565,000

Zoning:General Retail

Analysis

The Texas Workforce Commission utilized this site as a local workforce center. Located 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.

The appraisal indicates the highest and best use is for office development. The GLO recommends the sale/lease of the underutilized property.

The agency plans to vacate the facility. TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



GLO ID#: 2079

Marshall Workforce Center

Location:

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

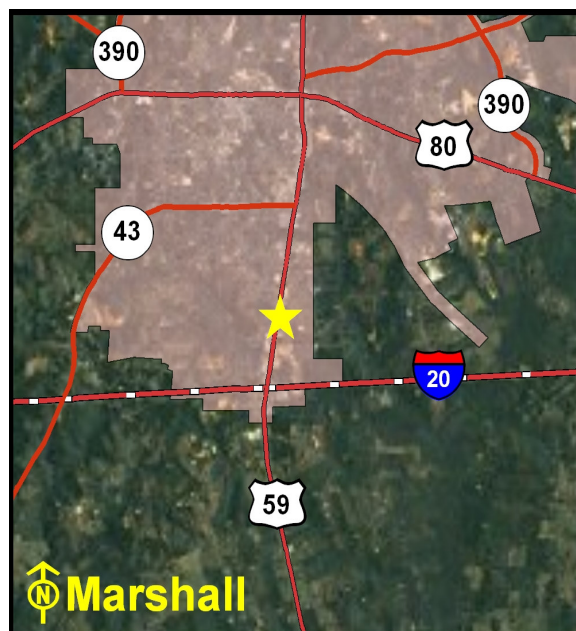
Legal Description:

Volume 1263, Page 175, Harrison County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
 Easements: Utility



Location Map

Appraisal Date: ..4/30/2014 **Acres:** 1.44

Sen. Dist.:1 **Rep. Dist.:**5 **FAR:**... 0.13

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

Frontage:East End Blvd (HWY 59)

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

Total Market Value: \$745,000

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Vacant

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Analysis

The Texas Workforce Commission utilizes this property as a local workforce center. Located 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



GLO ID#: 1848

Nacogdoches Workforce Center

Location:

2103 South Street, Nacogdoches,
Nacogdoches County, Texas

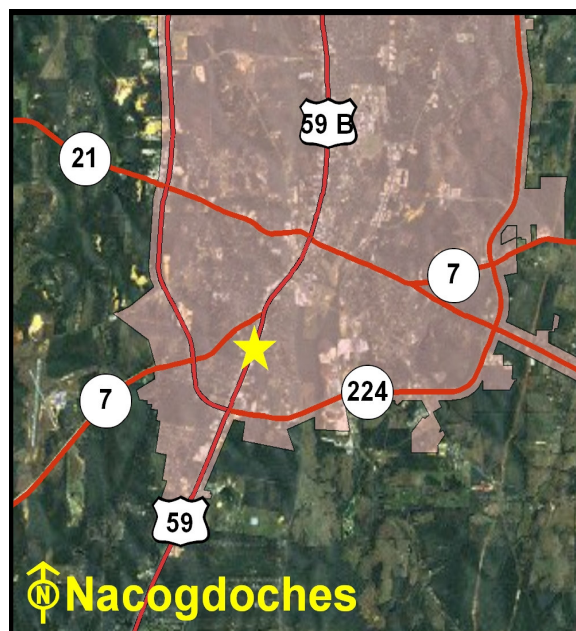
Legal Description:

Volume 401, Page 54, Volume 832, Page 630,
Nacogdoches County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
 Easements: Utility



Location Map

Appraisal Date: 11/19/2013 **Acres:** 1.46

Sen. Dist.:3 **Rep. Dist.:**9 **FAR:**... 0.13

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

Frontage:South Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:TWC Local Office

Highest and Best Use:Commercial

Agency Projected Use:Recommended For Sale

Bldgs.:1 **Bldg Sq Ft....** 8,150 sq. ft.

Total Market Value: \$383,000

Zoning:Commercial

Analysis

The Texas Workforce Commission utilizes this property as a local workforce center. Located on the east side of South Street, north of Loop 224 in Nacogdoches, the site is improved with a single-story building, perimeter fencing, exterior lighting, and asphalt parking. The surrounding land uses include residential and commercial developments.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

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

Site Map



GLO ID#: 1961

Paris Workforce Center

Location:

5210 SE Loop 286, Paris, Lamar County,
Texas

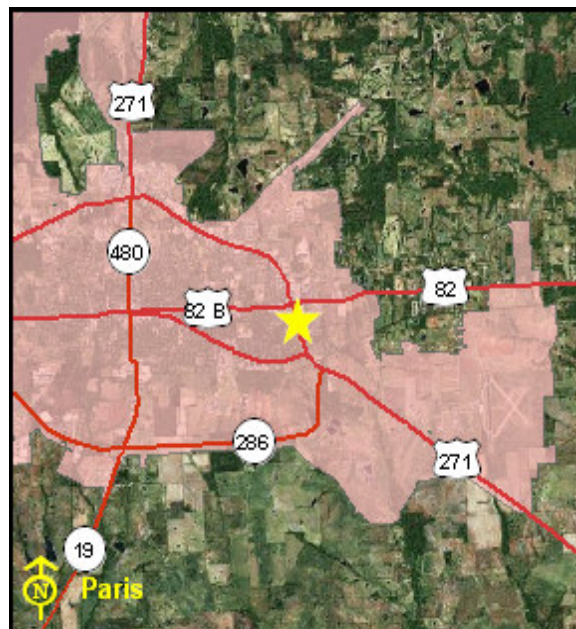
Legal Description:

Volume 713, Page 144, Lamar County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
 Easements: Access



Location Map

Appraisal Date: ..4/23/2014 **Acres:** 1.29

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

Sen. Dist.:1 **Rep. Dist.:**3 **FAR:...** 0.12

Total Market Value: \$430,000

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

Zoning:Commercial

Frontage:Loop 286, Carrie Ln

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Vacant, Industrial

Current Use:TWC Office

Highest and Best Use:Single Tenant Office

Agency Projected Use:TWC Office

Analysis

The Texas Workforce Commission utilizes this property as a local workforce center. Located on the northeast corner of Carrie Lane and SE Loop 286 in the eastern part of 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



GLO ID#: 1876

San Antonio UI Tele-Center

Location:

330 Dwyer Street, San Antonio, Bexar County, Texas

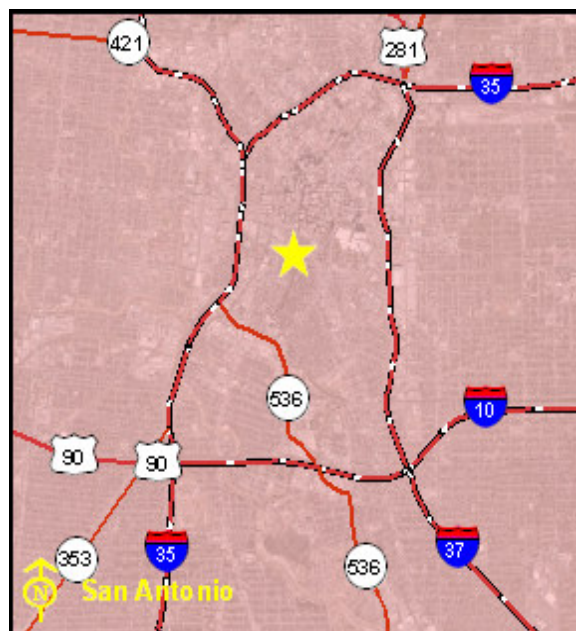
Legal Description:

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

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..2/19/2014 **Acres:** 0.92

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

Sen. Dist.:26 **Rep. Dist.:** ...123 **FAR:**50

Total Market Value: \$1,980,000

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

Zoning:Mixed-Use

Frontage:Dwyer St, Guilbeau St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Office, Residential

Current Use:TWC Tele-Center

Highest and Best Use:Office / Commercial

Agency Projected Use:TWC Tele-Center

Analysis

The Texas Workforce Commission utilizes this property as a tele-center. Located at the northeast corner of Dwyer Street and Guilbeau Street in the south 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



Texas General Land Office

Texas Workforce Commission

GLO ID#: 1836

Sherman Board Administrative and Tax Office

Location:

5904 Texoma Parkway, Sherman, Grayson County, Texas

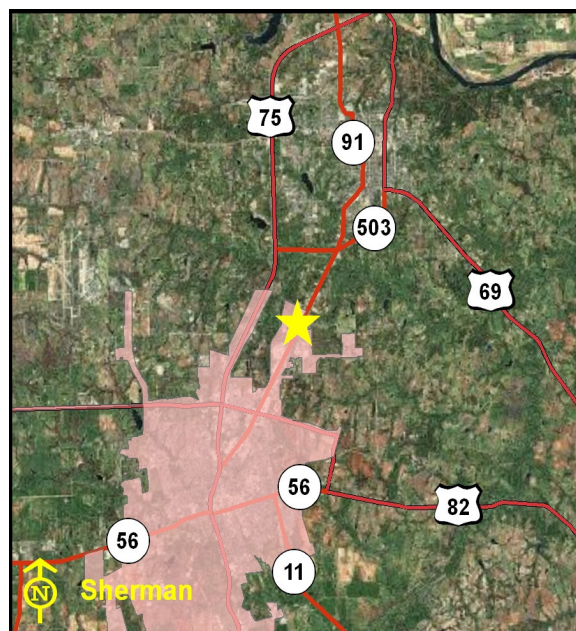
Legal Description:

Volume 1500, Page 766, Grayson County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:5/7/2014 **Acres:** 1.15

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

Sen. Dist.:30 **Rep. Dist.:**62 **FAR:...** 0.15

Total Market Value: \$367,000

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

Frontage:Texoma Parkway

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Church, Cemetery, Civic

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this property as a local administrative and tax office. Located 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



GLO ID#: 2074

Waxahachie Workforce Center

Location:

1712 West 287 Business, Waxahachie, Ellis County, Texas

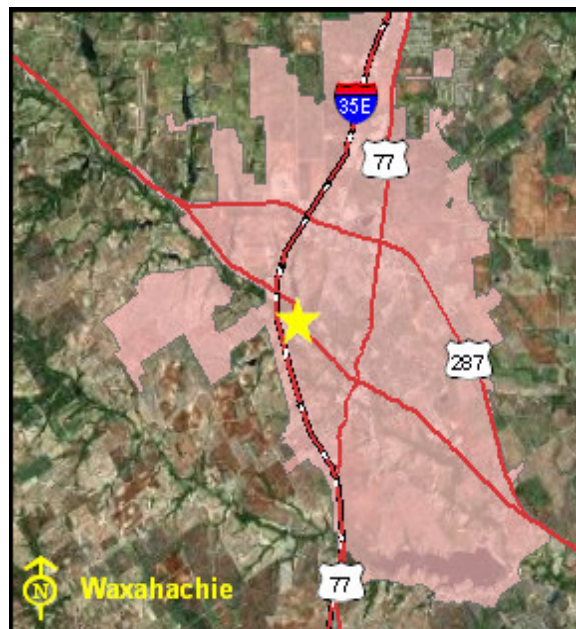
Legal Description:

Volume 835, Page 322, Ellis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:5/5/2014 **Acres:** 1.42

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

Sen. Dist.:22 **Rep. Dist.:**10 **FAR:...** 0.11

Total Market Value: \$314,000

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

Zoning:Commercial

Frontage:West 287 Business

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Medical, Commercial, Residential, Vacant

Current Use:TWC Local Office

Highest and Best Use:Office Development

Agency Projected Use:TWC Local Office/Office Development

Analysis

The Texas Workforce Commission utilizes this property as a local workforce center. Located 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.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.

GLO Recommendation:

The GLO recommends the sale/lease of this site when no longer utilized by the agency.

Site Map



**TEXAS WORKFORCE
COMMISSION
PROPERTIES TO BE
RETAINED**

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

Inspection Date: 6/11/2014 **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 Blvd, Miriam Ave

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 located 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 - 2014

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

Inspection Date...6/11/2014 **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 located 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 - 2014*

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

Inspection Date...6/11/2014 **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 St, 15th St**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 located at the southeast corner of Brazos Street and East 15th Street in downtown Austin. The site is improved with a 3-story office building and a 3-level parking garage. The surrounding land uses include mainly governmental and office developments.

Recommendation: *Retain for continued agency operations.**State Real Property Evaluation Report - 2014*

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

Inspection Date...6/11/2014 **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 St**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 located 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 6-story office building and asphalt parking. The surrounding land uses include governmental developments.

Recommendation: *Retain for continued agency operations.*

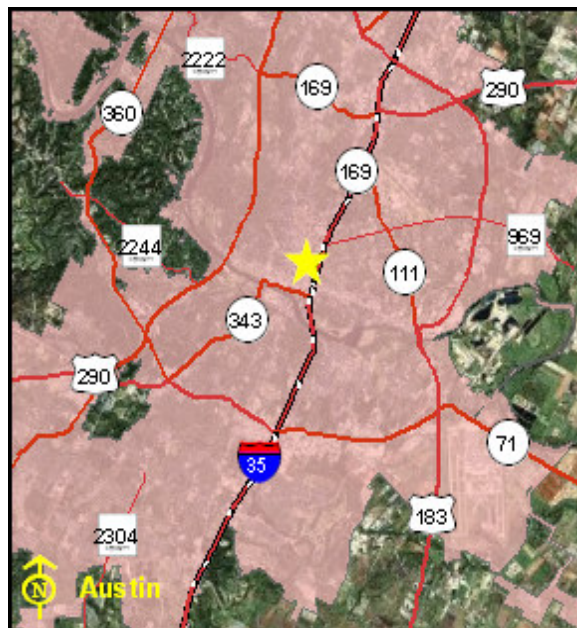
State Real Property Evaluation Report - 2014

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

Inspection Date...6/11/2014 **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 located at the southeast corner of Trinity Street and East 12th Street in downtown Austin. The site is improved with a 5-story office building with a 2-level underground parking garage, and a free standing 4-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 - 2014*

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

Inspection Date...6/11/2014 **Acres:** 0.87 **Bldgs.:**1 **Bldg Sq Ft** 4,330 sq.ft.
Sen. Dist.:.....24 **Rep. Dist.:**.....60 **Frontage:**HWY 377 South, 10th St
% in Floodplain:0% **Slope:**.....Level **FAR** ... 0.11
Zoning:Industrial
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 located at the southeast corner of HWY 377 and 10th Street in the southwest portion of 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 - 2014

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

Inspection Date: 6/11/2014 **Acres:** 2.41

Sen. Dist.:20 **Rep. Dist.:**34

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

Zoning:Commercial

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

Frontage:Staples St, Waco St

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 located 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 - 2014

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

Inspection Date...6/11/2014 **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 St, Mall Dr

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 located 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 - 2014

Texas Workforce Commission

Garland Workforce Center

Location:

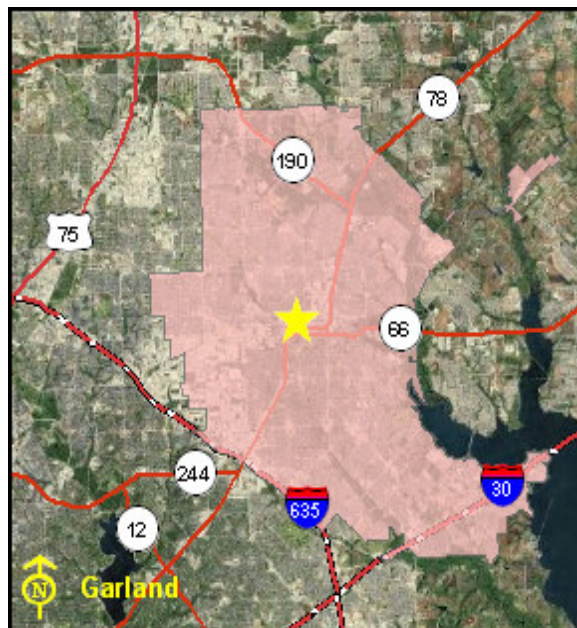
217 North Tenth Street, Garland, Dallas County,
Texas

Legal Description:

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

Encumbrances

Physical: None



Location Map

Inspection Date...6/11/2014 **Acres:** 1.42

Sen. Dist.:.....16 **Rep. Dist.:**....113

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

Zoning:Commercial

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

Frontage:10th St, 11th St

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 located at the northwest corner of North Tenth 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 - 2014

Texas Workforce Commission

Houston Tax and Monitoring Office

Location:

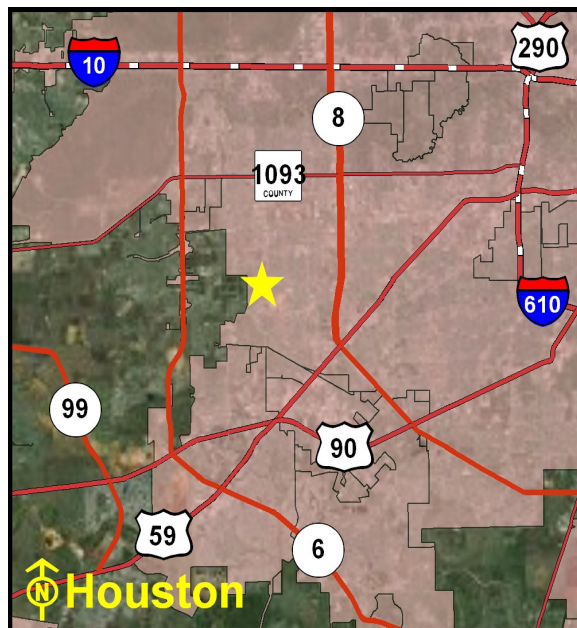
12455 Beechnut Street, Houston, Harris County, Texas

Legal Description:

Volume 337, Page 109, Harris County Deed Records

Encumbrances

Physical: None



Location Map

Inspection Date: 6/11/2014 **Acres:** 2.25

Sen. Dist.: 13 **Rep. Dist.:** 149

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

Zoning: Unzoned

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

Frontage: Beechnut St, Dairy View Ln

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 located at the southeast corner of Beechnut Street and Dairy View Lane, on the west side of 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 - 2014

Texas Workforce Commission

McAllen UI Tele-Center

Location:

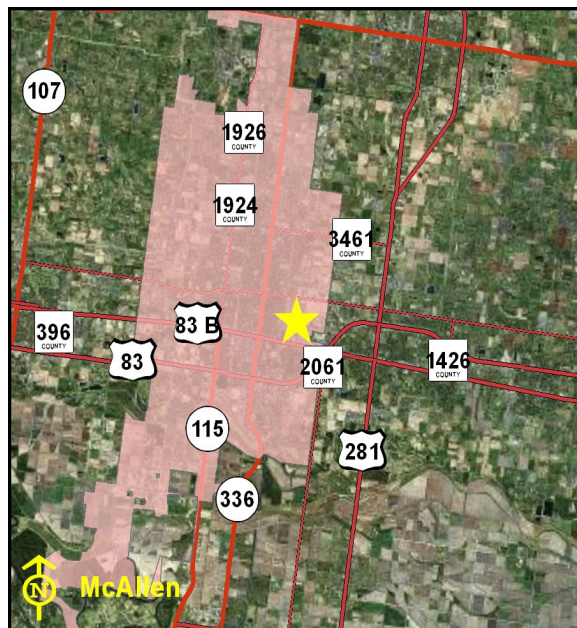
400 East Hackberry Avenue, McAllen, Hidalgo County, Texas

Legal Description:

Volume 1683, Page 929, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain



Location Map

Inspection Date: 6/11/2014 **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 Ave, Cynthia St

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. Located 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 - 2014

Texas Workforce Commission

McKinney Workforce Center

Location:

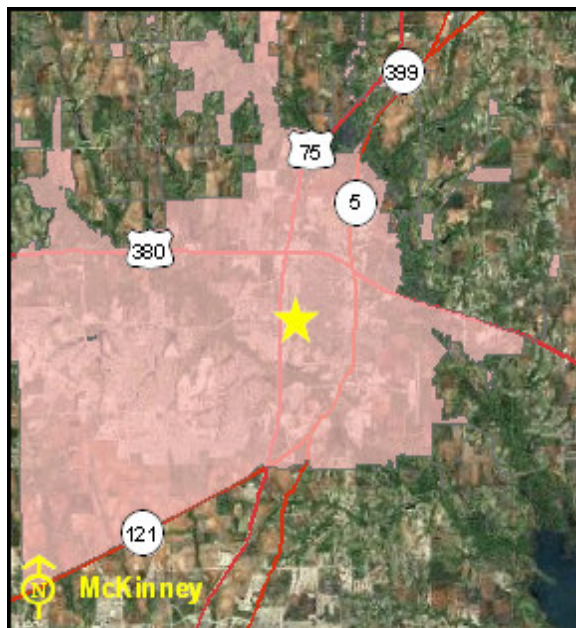
1713 West Louisiana Street, McKinney, Collin County, Texas

Legal Description:

Volume 1388, Page 736, Collin County Deed Records

Encumbrances

Physical: None



Location Map

Inspection Date...6/11/2014 **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 St

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. Located 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 - 2014

Texas Workforce Commission

North Texas UI Tele-Center

Location:

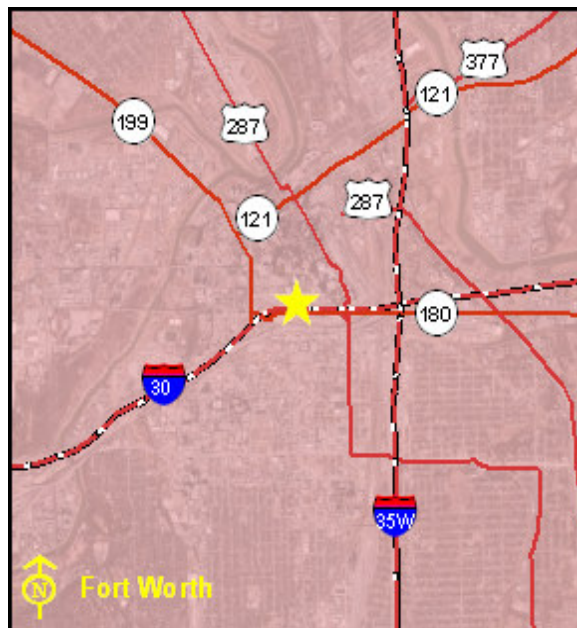
301 West 13th Street, Fort Worth, Tarrant County,
Texas

Legal Description:

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

Encumbrances

Physical: None



Location Map

Inspection Date...6/11/2014 **Acres:** 1.08

Sen. Dist.:.....10 **Rep. Dist.:**.....90

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

Zoning:Industrial

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

Frontage:13th St, Monroe St

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. Located 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 - 2014

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 Division 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 buildings to determine structure, composition, and condition. The resulting data is processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

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.



The Evaluation Process

Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

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

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

Highest and Best Use -

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

Floor-to-Area Ratio (FAR) -

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

Grade -

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

Lot -

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

ACKNOWLEDGEMENTS



Acknowledgements

The Texas General Land Office gratefully acknowledges the generous assistance of the following:

Health and Human Services Commission

Texas State Library and Archives Commission

Texas Workforce Commission