REAL PROPERTY EVALUATION REPORTS

TEXAS DEPARTMENT OF TRANSPORTATION

For the 80th Legislature
Prepared by
Texas General Land Office
Jerry Patterson, Commissioner
September 1, 2007

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
80th Legislature

I am pleased to present the final report of the Asset Management Division, Texas General Land Office, evaluating the real property assets of the Texas Department of Transportation.

This report is mandated by the Texas Natural Resources Code, Sections 31.157, et seq. The report analyzes market value and highest and best use of the evaluated properties and contains recommendations to assist legislators in making appropriate land-use decisions.

Report information is based on economic conditions at the time of appraisal and may change with fluctuations in the market.

Please contact me if you have any questions or would like additional information.

Sincerely,

[Signature]

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 agency:

♦ Texas Department of Transportation

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 GLO’s recommendations regarding future disposition of the property. Recommendations are based on the following:

♦ an examination of appraisal data
♦ on-site inspections by evaluation staff
♦ 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 Building and Procurement Commission Recommendations

Before publication, real property evaluation reports are submitted to the Texas Building and Procurement Commission (TBPC) to determine whether any reviewed properties are needed by other state agencies. Any TBPC staff comments are included in the agency’s summary section of the report and are attached to the specific site analysis.
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EVALUATION REPORTS
TEXAS DEPARTMENT OF TRANSPORTATION AGENCY SUMMARY
Agency Summary

Background/Authorities

The Texas Legislature established the Texas Highway Department in 1917 to administer federal funds for highway construction and maintenance. Its responsibilities increased in 1975 when the Legislature merged the agency with the Texas Mass Transportation Commission and assigned it duties as the local sponsor of the Gulf Intercoastal Waterway. The agency became known as the State Department of Highways and Public Transportation.

In 1991 the Legislature combined the State Department of Highways and Public Transportation, the Department of Aviation and the Texas Motor Vehicle Commission to create the Texas Department of Transportation (TxDot).

TxDot is governed by the three-member Texas Transportation Commission. The Commission chooses the executive director. The Commission members are appointed by the Governor and serve six-year overlapping terms. The executive director is assisted by a deputy executive director, three assistant executive directors and a special assistant. The Department conducts its primary activities in 25 geographical districts located throughout the state. Varying climate and soils, plus differing needs of local populations, make decentralization of the Department necessary. Each district oversees the construction of the highways. The design is the responsibility of the area engineer’s office. These area offices also have separate facilities in most counties to perform routine highway maintenance.


TxDot has six offices within the agency which specialize in different services. These offices include: Business Opportunity Programs Office, Office Civil Rights, Office of General Counsel, International Relations Office, Public Information Office, and Research and Technology Implementation Office.

Mission

To work cooperatively to provide safe, effective and efficient movement of people and goods.

Property Management

The General Land Office (GLO) reviewed 380 sites totaling 3,891.96 acres. The properties serve as district headquarters, maintenance and storage
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PROPERTIES RECOMMENDED FOR SALE OR LEASE
Texas General Land Office

Texas Department of Transportation

Austin State School Annex - Bull Creek Rd

Location:
4305 Bull Creek Rd, Austin, Travis County, Texas

Legal Description:
Volume 76 Page 225 Travis County Deed Records

Encumbrances

Physical:

Legal:

Deed Restrictions: None
Easements: Utility

Appraisal Date: 3/28/2007

Acres: 29.5
Bldgs.: 7
Bldg. Area: 38,749 sq. ft.

Sen. Dist.: 14
Rep. Dist.: 49
FAR: 0.03

Building Value: $0
Improvement Value: $0

% in Floodplain: 0%
Slope: Level

Zoning: Unzoned

Land Value: $14,160,000
Total Market Value: $14,160,000

Frontage: Bull Creek Rd

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Commercial

Current Use: Maintenance Site

Highest and Best Use: Residential Subdivision Development

Agency Projected Use: Maintenance Site
The Texas Department of Transportation utilizes this tract as a warehouse, motor pool, laboratory and research facility. This 29.5 acre tract is located along Bull Creek Rd inside Loop 1 (Mopac) in central Austin. The building improvements add no value to the whole and the site was appraised as vacant. Surrounding land uses are high-end residential sites and some commercial sites. Across Bull Creek Rd is a mixture of small suburban offices, condominiums and single-family residences. The tract is not in a flood-designated area.

This site has desirable physical characteristics that could accommodate various types of development. The highest and best use for the tract, as determined by the appraisal, is for single-family residential development. The GLO has received numerous inquiries related to the potential availability of the site for development.

GLO included the entire site on the 2005 Governor's Report and was not disapproved. TxDOT has now completed their Cedar Park campus. That appraisal indicates there is ample room for expansion. GLO feels that TxDOT should now sell the Annex and relocate the operation to the Cedar Park campus.

GLO Recommendation:
Sell and relocate the operation to the Cedar Park Campus.

Agency Comments:
Barnhart (Irion) Maintenance Site

Location:
US 67 East, Barnhart, Irion County, Texas

Legal Description:
Volume 28 Page 422 Irion County Deed Records

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

Appraisal Date: 4/25/2007 Acres: .........6.38
Sen. Dist.: ....28 Rep. Dist.: ....85 FAR: . 0.03
% in Floodplain: ...... 0% Slope: ..........Level
Zoning: ........................................ Unzoned
Frontage: ......................................US 67 East
Bldgs.: ......3 Bldg. Area:..... 10,429 sq. ft.
Building Value: ......................... $43,600
Improvement Value: ......................... $0
Land Value: ................................. $6,400
Total Market Value: ......................... $50,000
Utilities: .........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ............................................................Residential, Vacant, Native Land
Current Use: .................................................................Vacant
Highest and Best Use: ............................................................Industrial Development
Agency Projected Use: ............................................................Maintenance Site
Texas General Land Office

Analysis

This site in Barnhart is vacant and unused. The site is improved with three buildings that are falling into disrepair, and impervious cover. The tract was cleaned up, buildings painted, and minor repairs were made to the improvements, but there is much deferred maintenance still required. Surrounding land uses include home sites, vacant and rangeland.

The appraisal indicates highest and best use is industrial development. Barnhart is a small rural community. The major source of income is ranching and the oil and gas industry. GLO feels the site is unused/underutilized and should be sold.

GLO Recommendation:
TxDOT should sell this unused site.

Agency Comments:
Canton Maintenance Site

Location:
SH 64, Canton, Van Zandt County, Texas

Legal Description:
Volume 269 Page 194 Van Zandt County Deed Records

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

Appraisal Date: 1/18/2007
Acres: 4
Sen. Dist.: 2
Rep. Dist.: 2
FAR: 0.08
% in Floodplain: 0%
Slope: Moderate
Zoning: Unzoned
Frontage: SH 64

Bldgs.: 5
Bldg. Area: 13,625 sq. ft.

Building Value: $0
Improvement Value: $0
Land Value: $245,000
Total Market Value: $245,000

Utilities: Electricity, Gas, Telephone, Water
Surrounding Uses: Residential, Commercial
Current Use: Vacant
Highest and Best Use: Speculative Commercial Investment
Agency Projected Use: Materials Storage

GLO ID#: 1059
Currently, this site one mile southeast of Canton, is vacant. The Texas Department of Transportation is using the site for materials storage. It is improved with five buildings, asphalt paving, fencing, and security lighting. Surrounding land uses include residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is speculative commercial investment. The Canton real estate market is active along SH 64 and the economy is helped by revenue generated by "First Monday Trade Days" antiques trading. There are many small shops, restaurants and hotels. This site is about two miles east of the "First Monday" event grounds. The GLO feels this site is underutilized and should be sold or leased.

GLO Recommendation:
GLO recommends this vacant site be sold or leased.

Agency Comments:
# Farmersville Storage Site

**Location:**
SH 78, Farmersville, Collin County, Texas

**Legal Description:**
Volume 561 Page 1 Collin County Deed Records

## Encumbrances

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

---

**Appraisal Date:** 8/29/2006  
**Acres:** 0.5  
**Sen. Dist.:** 30  
**Rep. Dist.:** 89  
**FAR:** 0.06  
**% in Floodplain:** 0  
**Slope:** Level  
**Zoning:** Unzoned  
**Frontage:** SH 78  
**Utilities:** Electricity, Gas, Telephone, Wastewater, Water  
**Surrounding Uses:** Residential, Commercial  
**Current Use:** Maintenance Site  
**Highest and Best Use:** Commercial Development  
**Agency Projected Use:** Maintenance Site

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Analysis

The Texas Department of Transportation maintains this site for an alternate use as a highway material storage site. Presently it is not being utilized. It is located one mile west of the downtown area on SH 78. It is improved with one building which is being used as a warehouse and has suffered physical deterioration. The building is considered in poor condition and adds no value to the land. Surrounding land use is primarily commercial and residential.

The appraisal indicates the highest and best use would be for commercial development. Farmersville is a rural area but is growing since the north Dallas suburbs of Plano and McKinney are growing in that direction. Residential building is occurring in Farmersville. The subject is east of the growth pattern but the location on SH 78 should enhance its future value. GLO feels a more intensive use for this site would be appropriate and recommends sale.

GLO Recommendation:
GLO recommends sale of this underutilized site.

Agency Comments:
Greenville Maintenance Site

Location:
SH 69 East, Greenville, Hunt County, Texas

Legal Description:
Volume 579 Page 240 Hunt County Deed Records

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

Sen. Dist.: ......2  Rep. Dist.: ......2  FAR:.. 0.04  Building Value: ......................... $0
% in Floodplain:.... 0%  Slope: ..........Level  Improvement Value:...................... $0
Zoning: ...........................................Special  Land Value:.......................... $269,000
Frontage: ....................................SH 69 East  Total Market Value:............... $269,000
Utilities: ..................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..................................................Residential, Commercial, Vacant, Governmental
Current Use: ............................................................................................Vacant
Highest and Best Use: ..........................................................Speculative Commercial Investment
Agency Projected Use: ..........................................................Maintenance Site/Materials Storage
Texas Department of Transportation
Texas General Land Office

Analysis

The Texas Department of Transportation uses this site in Greenville as a materials storage site for the new Greenville site. Currently, the site is vacant. It is located on Hwy 69 East, about three miles southeast of the downtown area. It is improved with seven structures, fencing and asphalt pavement. Surrounding land uses include governmental, residential commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for speculative commercial investment. Current market conditions in Greenville are stable with the main growth along Wesley St also known as SH 34. GLO recommends sale of this site since it is only used for materials storage.

GLO Recommendation:
GLO recommends sale of this underutilized site.

Agency Comments:
Quitman Maintenance Site

Location:
SH 154 East, Quitman, Wood County, Texas

Legal Description:
Volume 210 Page 196 Wood County Deed Records

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

Appraisal Date: 11/15/2006  Acres: .............5  Bldgs.: 1  Bldg. Area: 7,814 sq. ft.
Sen. Dist.: 1  Rep. Dist.: 5  FAR: 0.04  Building Value: .......................  $0
% in Floodplain: 0  Slope: Level  Improvement Value: .......................  $0
Zoning: Commercial  Land Value: ......................  $180,000
Frontage: SH 154 East  Total Market Value: ................  $180,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant, Residential, Woodlands
Current Use: Material Storage Yard
Highest and Best Use: Commercial or Future Speculative Investment
Agency Projected Use: Material Storage Yard
The Texas Department of Transportation uses this site in east Quitman as a materials storage yard for the Mineola maintenance site at this time. It is currently vacant. Located on SH 154, two miles east of downtown Quitman, it is improved with one building, asphalt surfacing and fencing. Surrounding land uses include commercial, vacant land, woodlands and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial or speculative investment utilizing the existing improvements. Quitman is located in east Texas. The site is on a major thoroughfare through Wood County. Commercial development is occurring in the area of the subject. The GLO feels a more intense use for this site is needed. If TxDOT no longer needs the site it should be sold.

GLO Recommendation:

GLO feels this site is underutilized and should be sold.

Agency Comments:
Sherman Maintenance Site

Location:
3711 South Sam Rayburn Pkwy, Sherman, Grayson County, Texas

Legal Description:
Vol 935 Pg 431 Vol 926 Pg 231 Grayson County Deed Records

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

Appraisal Date: 7/20/2006 Acres: .........7.63 Bldgs.: .......1 Bldg. Area:..... 9,098 sq. ft.
Sen. Dist.: ......30 Rep. Dist.: ......62 FAR:..... 0.04 Building Value: ......................... $0
% in Floodplain:..... 0% Slope: ......Moderate Improvement Value:......................... $0
Zoning: ...........................................Industrial Land Value:........................ $400,000
Frontage: ..................South Sam Rayburn Pkwy Total Market Value:............... $400,000
Utilities: ................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ................................................................Vacant, Industrial, Commercial
Current Use: ..........................................................................................................................Maintenance Site
Highest and Best Use: ..............................................................................................................Light Industrial
Agency Projected Use: ...........................................Vacate When New Maintenance Site is Constructed
Texas Department of Transportation

Texas General Land Office

Analysis

The Texas Department of Transportation uses this site south of Sherman as a maintenance and storage facility. It is located on the South Sam Rayburn Parkway. It is improved with one building which adds value to the site. There are other buildings but they are not considered contributory. Surrounding land uses are vacant, industrial and commercial tracts. The site was appraised as a whole, buildings and land were not assigned separate values. The appraiser indicates TxDOT has purchased a new site in Sherman and will vacate this site when the new one is completed. GLO concurs with that decision.

The appraisal indicates the highest and best use for this site would be for development either commercially or industrially to include the present use. Sherman is in east Texas just south of the Oklahoma border. The subject property is located in the Blalock Industrial Park.

GLO Recommendation:

GLO recommends sale or lease of the entire tract subject to the completion of the new Sherman site.

Agency Comments:
Tyler South Maintenance Site

Location:
SH 155 South, Tyler, Smith County, Texas

Legal Description:
Volume 713 Page 445 Smith County Deed Records

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

Appraisal Date: 11/29/2006 Acres: .........3.95
Sen. Dist.: ......1 Rep. Dist.: ......6 FAR: .. 0.05
% in Floodplain: .... 0% Slope: ..........Level
Zoning: ..............................................Residential
Frontage: .........................................SH 155 South
Utilities: ..........................................................Electricity, Gas, Telephone, Water
Surrounding Uses: ..........................................................Residential, Commercial, Vacant
Current Use: ..............................................................................Vacant
Highest and Best Use: ............................................................Commercial Development
Agency Projected Use: ..........................................................Vacant

Bldgs.: ......3 Bldg. Area:..... 4,000 sq. ft.
Building Value: ................................. $0
Improvement Value: ...............................$0
Land Value: .............................................$64,000
Total Market Value: .................................$64,000
Texas Department of Transportation

Texas General Land Office

GLO Recommendation:

GLO recommends sale of this vacant and unused site.

Analysis

This site in south Tyler on SH 155 is vacant. Since the time of last reporting, the buildings have fallen into disrepair and suffer deterioration. Surrounding land uses include older residential sites to the north and west, a church to the south, and small businesses. The appraisal was performed as though the site was vacant with the buildings adding no contributory value.

The appraisal indicates the highest and best use is for commercial development. The industrial sector is not concentrated in any particular sector of Tyler. Business, retail and residential growth are expanding to the south and southwest of the city. GLO recommends sale of this vacant and underutilized site. Obvious interested parties would include county/city maintenance departments.

GLO Recommendation:

GLO recommends sale of this vacant and unused site.

Agency Comments:
PROPERTIES RECOMMENDED TO BE RETAINED
The Texas Department of Transportation currently uses this site as a district office headquarters. It is located in far northwest Abilene with frontage on North Clack St or FM 2404. It is improved with 10 buildings and infrastructure. Surrounding land use includes commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is consistent with the present use as a district headquarters and maintenance facility. This area of Abilene has experienced very little growth in the past few years. Most of the new development has been to the southwest. Activity near the subject tract is limited to commercial properties along Hwy 277 with scattered mobile homes and vacant land.

Recommendation: Retain for continued agency operations.
Abilene Maintenance Site

Location:
1350 North Arnold Blvd., Abilene, Taylor County, Texas

Legal Description:
Vol 2483 Page 252 Taylor County Deed Records

Encumbrances

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

Appraisal Date: 2/21/2007
Acres: 13.86
Sen. Dist.: 24
Rep. Dist.: 71
FAR: 0.01
% in Floodplain: 100%
Slope: Level
Zoning: Industrial
Frontage: North Arnold Blvd.
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Agricultural, Commercial
Current Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

Building Value: $490,000
Improvement Value: $0
Land Value: $110,000
Total Market Value: $600,000
Bldg.: 3
Bldg. Area: 29,981 sq.ft.

This maintenance site is located west of Abilene on the south side of North Arnold Blvd. Since the time of last reporting, three buildings have been constructed. Surrounding land use is vacant, agricultural and commercial.

The appraisal indicates the highest and best use is for a maintenance site. The subject is located in an area that is planning for industrial growth. The site is located west of Abilene’s primary growth area and is within four miles of IH 20.

Recommendation: Retain for continued agency operations.
Albany Maintenance Site

Location:
1200 North Gregg St (Hwy 283 North), Albany, Shackelford County, Texas

Legal Description:
Vol 229 Page 892 Shackelford County Deed Records

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

Appraisal Date: 2/22/2007  Acres: ....10.73  Bldgs.: ....2  Bldg. Area:..... 12,082 sq.ft.
Sen. Dist.:.....30  Rep. Dist:.....60  FAR:...... 0.02  Building Value: .................... $0
% in Floodplain:......0%  Slope:...........Level  Improvement Value:................... $0
Zoning: ..................................................Unzoned  Land Value:.................... $205,000
Frontage: .................North Gregg St (Hwy 283)  Total Market Value:............. $205,000
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Residential, Industrial, Commercial
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site in northeast Albany as a maintenance and storage facility. It is located on North Gregg St or Hwy 283 North. Improvements include two buildings, asphalt paving, parking, fencing and security lighting. Surrounding land uses are residential, industrial, cemetery property and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Albany is located in west central Texas about 35 miles northeast of Abilene. It is a small town supported by agriculture and commuters to Abilene.

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

Alice Maintenance Site

Location:
FM 1352, Alice, Jim Wells County, Texas

Legal Description:
Vol 132 Page 331 Jim Wells County Deed Records

Encumbrances

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

Appraisal Date: 9/14/2006 Acres: 4.82
Sen. Dist.: 20 Rep. Dist.: 35 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: FM 1352, FM 665
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Industrial, Residential, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site south of Alice as a maintenance and storage facility. It is located at the intersection of FM 665 and FM 1352 and is improved with five buildings. Surrounding land uses include vacant, industrial, commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. The City of Alice has been experiencing a slow market due to the downturn of the oil and gas industry. There are many vacant tracts available in the business area and in the outer parts of the city. There is very little new construction occurring. TxDOT has purchased land for a proposed maintenance site. If this existing site is no longer needed, GLO would recommend sale.

Recommendation: Retain for continued agency operations.
Alice Maintenance Site (Proposed)

Location:
North US 281 Bypass, Alice, Jim Wells County, Texas

Legal Description:
Vol 775 Pg 395 Vol 740 Pg 610 Jim Wells County
Deed Records

Encumbrances

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

Appraisal Date: 9/14/2006 Acres: ....10.58 Bldgs.: ....0 Bldg. Area: .... 0 sq.ft.
Sen. Dist.:....20 Rep. Dist:......35 FAR: ..... 0.0 Building Value: ......................... $0
% in Floodplain: ....0% Slope:.........Level Improvement Value:..................... $0
Zoning: ..................................Unzoned Land Value:.......................... $100,000
Frontage: .........................North US 281 Bypass Total Market Value:.............. $100,000
Utilities: ...........................................................................................................None
Surrounding Uses: ...........................................................................................Vacant
Current Use: ..........................................................................................................Vacant
Highest and Best Use: .........................................................................................Office/Industrial Development
AgencyProjected Use: ........................................................................................Proposed Maintenance Site

This is a relatively new site purchased by the TxDOT to be used as a maintenance site. It is located northwest of the city of Alice. At this time, utilities are not at the site, but will be provided by the city. No buildings presently exist. Surrounding land use is vacant. There are no zoning restrictions in place.

The appraisal indicates the highest and best use is to develop as commercial or industrial property. This is consistent with TxDOT plans for a maintenance site. While there is growth occurring in the city proper, the subject's area will remain vacant for some time. In the future, vacant land will be converted to residential and commercial tracts. If TxDOT has no plans to develop this site, it should be sold.

Recommendation: Retain. If TxDOT has no plans to develop this site, it should be sold.
Texas Department of Transportation

Texas General Land Office

Alpine Area Office

Location:
2400 North SH 118, Alpine, Brewster County, Texas

Legal Description:
Volume 171 Page 721 Brewster County Deed Records

Encumbrances

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

Appraisal Date: 12/18/2006
Acres: .............10
Sen. Dist.:.....19 Rep. Dist:......74 FAR: ..... 0.04
% in Floodplain: ....0% Slope:.........Level
Zoning: ......................................................Commercial
Frontage: ........................................North SH 118
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Governmental, Rangeland, Commercial
Current Use: .................................................................Area Office
Highest and Best Use: .................................................................Area Office
Agency Projected Use: .................................................................Area Office

Bldgs.: ....2 Bldg. Area:...... 15,004 sq.ft.
Building Value: ....................... $0
Improvement Value: ....................... $0
Land Value: ........................................ $300,000
Total Market Value: ...................... $300,000

This Texas Department of Transportation area office is located in northern Alpine on SH 118 North. There are two buildings, asphalt surfacing and fencing. The surrounding land uses consist of commercial, a proposed county courthouse and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates as improved the highest and best use is congruent with the current use. As vacant, it could be developed as light industrial or commercial. The real estate market is active along the main artery of SH 67/SH 90 west and east. The subject’s area has had little real estate activity.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Amarillo District Headquarters - Canyon Drive

Location:
5715 Canyon Dr, Amarillo, Potter County, Texas

Legal Description:
Volume 238 Page 5941 Potter County Deed Records

Encumbrances

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

Appraisal Date: 1/5/2007 Acres: 26.05
Sen. Dist.: 31 Rep. Dist.: 87 FAR: 0.07
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Canyon Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters
Building Value: $1,800,000
Improvement Value: $0
Land Value: $1,000,000
Total Market Value: $2,800,000

The Texas Department of Transportation uses this site in south Amarillo as a district headquarters and vehicle equipment storage area. It is located on Canyon Dr/IH 27. It is improved with nine buildings, asphalt surfacing, landscaping and fencing. Surrounding land uses are vacant, residential, and commercial tracts.

The appraisal indicates the highest and best use is to continue in the present use. Amarillo is the primary economic hub and distribution center for the northern panhandle. The majority of the growth is occurring in the southwestern part of Amarillo. Residential growth has been stable and no changes are expected.

Recommendation: Retain for continued agency operations.
Amarillo Maintenance Site - Loop 335

Location:
7700 North Loop 335 East, Amarillo, Potter County, Texas

Legal Description:
Volume 1852 Page 526 Potter County Deed Records

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

Appraisal Date: 1/3/2007
Acres: 10
Sen. Dist.: 31
Rep. Dist.: 87
FAR: 0.05
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Loop 335
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Vacant, Residential, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site, northeast of Amarillo, as a maintenance and storage site. It is located inside Loop 335. There are three buildings, asphalt surfacing and fencing. Surrounding land use includes vacant, residential and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Amarillo is the primary economic hub and distribution center for the northern panhandle of Texas. The agricultural and petrochemical industries are predominant and the major source of income. Residential growth has been stable and some commercial growth has taken place in the subject area. Most of the commercial activity is in southwest Amarillo.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Amarillo Maintenance Site - Washington Street

Location:
East side of Washington St, North of Loop 335,
Amarillo, Randall County, Texas

Legal Description:
Volume 1927 Page 398 Randall County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved

Appraisal Date: 1/4/2007 Acres: 15
Sen. Dist.: 31 Rep. Dist.: 86 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Washington St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation purchased this site on Washington St in February, 1999. Since that time three new buildings have been erected, an office, wash bay and warehouse. This site is in the south part of the city inside Loop 335. Surrounding land uses include vacant, commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the proposed maintenance site is within the parameters of highest and best use. Amarillo has a stable economy but has enjoyed some population growth over the last 10 years. Moderate growth is expected in the future but no new major employers are expected to locate in the area at this time.

Recommendation: Retain for continued agency operations.
Anahuac Maintenance Site

Location:
503 North Ross Sterling Ave, Anahuac, Chambers County, Texas

Legal Description:
Volume 111 Page 407 Chambers County Deed Records

Encumbrances

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

Appraisal Date: 11/28/2006  Acres: ..........5.05
Sen. Dist.:......4  Rep. Dist.:......23  FAR:...... 0.04
% in Floodplain: ....0%  Slope:.........Level
Zoning: ............................................Unzoned
Frontage: ............503 North Ross Sterling Ave
Utilities: ....................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................................Residential, Commercial
Current Use: ..........................................................................................Maintenance Site
Highest and Best Use: ..............................................................Maintenance Site/Industrial Development
Agency Projected Use: ............................................................................Maintenance Site

Bldgs.: ........3  Bldg. Area:..... 8,503 sq.ft.
Building Value: .............................................. $0
Improvement Value:.......................... $0
Land Value:................................................. $119,000
Total Market Value:................. $119,000

The Texas Department of Transportation uses this site as a maintenance facility and storage area. It is located in the northern portion of Anahuac on North Ross Sterling Ave. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses are residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for light industrial development to include the present use. The subject is located 42 miles east of the Houston downtown business district in the town of Anahuac. Chambers County and Anahuac in particular have not seen the commercial building activity that is taking place in the Houston metro area.

Recommendation: Retain for continued agency operations.
Andrews Maintenance Site

Location:
1000 South Main St, Andrews, Andrews County, Texas

Legal Description:
Volume 497 Page 591 Andrews County Deed Records

Encumbrances

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

Appraisal Date: 11/2/2006
Acres: 4.8
Sen. Dist.: 31
Rep. Dist.: 81
FAR: 0.06
% in Floodplain: 0%
Slope: Level
Zoning: Civic
Frontage: South Main St, Southwest Ave
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation uses this site as a maintenance site. It is located on the south side of Andrews within the city limits. It is improved with only one building considered to add contributory value, and surface parking. Surrounding land uses include commercial and residential properties. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. The site is located in an area of predominantly commercial/industrial development. New growth and development has been minimal in recent years with limited new construction in the immediate area. Growth trends are anticipated to remain slow.

Recommendation: Retain for continued agency operations.
Angleton Maintenance Site

Location:
1025 East Orange St, Angleton, Brazoria County, Texas

Legal Description:
Volume 1194 Page 507 Brazoria County Deed Records

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

Appraisal Date: 12/16/2006 Acres: ...11.01 Bldgs.: ...6 Bldg. Area: ...14,965 sq.ft.
Sen. Dist.: ...11 Rep. Dist.: ...25 FAR: ...0.03 Building Value: ...$0
% in Floodplain: ...0% Slope: ...Level Improvement Value: ...$0
Zoning: .....................................Industrial Land Value: ...$359,000
Frontage: ..................East Orange St, FM 523 Total Market Value: ...$359,000
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Residential, Agricultural, Commercial
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located one mile east of the central business district of Angleton at the intersection of Orange St and FM 523. It is improved with six buildings. Site improvements consist of paved parking and fencing. Surrounding land uses are residential, agricultural and commercial tracts. The tract was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. The market has enjoyed an economic upturn and appears to be stable. TxDOT has purchased 15.49 acres in Angleton for a new maintenance facility. If this site is being replaced; TxDOT should sell this facility.

Recommendation: Retain. If TxDOT plans to replace this site it should be disposed.
Angleton Maintenance Site (Proposed)

Location:
FM 523, Angleton, Brazoria County, Texas

Legal Description:
Book 01-017446 Official Record of Brazoria County Deed Records

Encumbrances

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

Appraisal Date: 12/13/2006
Bldgs.: 0
Bldg. Area: 0 sq.ft.
Acres: 15.49
Building Value: $0
Sen. Dist.: 11
Rep. Dist.: 25
FAR: 0.0
% in Floodplain: 100%
Slope: Level
Zoning: Unzoned
Land Value: $235,000
FM 523, CR 341
Total Market Value: $235,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Agricultural, Residential, Commercial
Current Use: Vacant
Highest and Best Use: Light Industrial
Agency Projected Use: Maintenance Site

The Texas Department of Transportation purchased this site in March 2001 for the Angleton maintenance site. It is located just outside the city limits north of Angleton and is in a 100-year floodplain. Presently no buildings have been constructed and it is in a native state. Surrounding land use is vacant, residential, commercial and agricultural tracts.

The appraisal indicates the highest and best use would be for a commercial or light industrial use to include a maintenance site. Brazoria’s economy is petrochemical, fishing and agricultural products. Some new technology firms have opened in the Angleton area.

If TxDOT has no plans to develop this site, GLO would recommend the property be sold.

Recommendation: Retain for continued agency operations.
Anson Maintenance Site

Location:
2011 Hwy 180 West, Anson, Jones County, Texas

Legal Description:
Volume 554 Page 753 Jones County Deed Records

Encumbrances

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

Appraisal Date: 2/22/2007
Acres: 10
Sen. Dist.: 28
Rep. Dist.: 85
FAR: 0.02
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 180 West
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Agricultural, Governmental
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site west of Anson as a maintenance and storage facility. It is located on the south side of Hwy 180 West, and improved with two buildings. Surrounding land uses are agricultural, scattered home sites and an airstrip across the highway. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Anson is located approximately 30 miles north of Abilene. There is little commercial or residential construction in Anson. Many residents commute to Abilene for employment and shopping.

Recommendation: Retain for continued agency operations.
Archer City Maintenance Site

Location:
SH 79 North, Archer City, Archer County, Texas

Legal Description:
Volume 576 Page 76 Archer County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved

Bldgs.: ....2 Bldg. Area: ...... 14,414 sq.ft.
Building Value: .................. $0
Improvement Value: ......... $0
Land Value: ...................... $331,000
Total Market Value: ........... $331,000

Appraisal Date: ...4/2/2007 Acres: ...........10.01
Sen. Dist.:....30 Rep. Dist.:.....69 FAR: .... 0.03
% in Floodplain: ....0% Slope:.........Level
Zoning: ............................................Unzoned
Frontage: ......................................SH 79 North
Utilities: .........................................Electricity, Telephone, Wastewater, Water

Surrounding Uses: ................................................................Vacant, Commercial
Current Use: ........................................................................Maintenance Facility
Highest and Best Use: .................................................................Maintenance Facility
Agency Projected Use: .................................................................Maintenance Facility

TxDOT uses this site just north of Archer City as a maintenance facility. There are two buildings, relatively new and in good condition. Surrounding land use is vacant to the west, north and east, and there is an automobile dealership on the south side. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Archer City is a small community influenced by agriculture and petroleum-related industry. Both of these industries have shown little change over the past few years. The economy is considered to be stable, experiencing little growth.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site as a regional office. The land was acquired by Legislative act from the Texas Turnpike Authority in May 1979. It is located in Arlington at 910 A Watson Rd, a service road off SH 360, and has road frontage on IH 30 as well. Access to the site is poor although the location is very high profile. It is across SH 360 from Six Flags Over Texas, a theme park. Surrounding land uses are commercial and retail tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use as vacant is for development for commercial, retail or entertainment use, but as improved to continue in the same use as a regional office.

Recommendation: Retain for continued agency operations.
Aspermont Maintenance Site

Location:
US 83 North, Aspermont, Stonewall County, Texas

Legal Description:
Volume 224 Page 304 Stonewall County Deed Records

**Encumbrances**

**Physical:** None

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

- **Appraisal Date:** 2/2/2007
- **Acres:** 10
- **Sen. Dist.:** 28
- **Rep. Dist.:** 85
- **FAR:** 0.03
- **% in Floodplain:** 0%
- **Slope:** Level
- **Zoning:** Unzoned
- **Frontage:** US 83 North
- **Utilities:** Electricity, Gas, Telephone, Wastewater, Water
- **Surrounding Uses:** Industrial, Commercial, Agricultural, Residential
- **Current Use:** Maintenance Facility
- **Agency Projected Use:** Maintenance Facility
- **Bldgs.:** 1
- **Bldg. Area:** 14,307 sq.ft.
- **Building Value:** $0
- **Improvement Value:** $0
- **Land Value:** $114,000
- **Total Market Value:** $114,000

This Texas Department of Transportation maintenance and storage facility is located on US 83 north of Aspermont. It is improved with a warehouse and office, asphalt surfacing and fencing. Surrounding land uses include light industrial, commercial, agricultural and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is to continue in the present use. Aspermont, in Stonewall County, is located in west central Texas about 60 miles north of Abilene.

**Recommendation:**  *Retain for continued agency operations.*
Texas Department of Transportation

Texas General Land Office

Athens Maintenance Site

Location:
2400 NE Loop 7, Athens, Henderson County, Texas

Legal Description:
Volume 1724 Page 212 Henderson County Deed Records

Encumbrances

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

Appraisal Date: 1/30/2007
Acres: 19.68
Bldgs.: 3
Bldg. Area: 102,299 sq.ft.

Sen. Dist.: 3
Rep. Dist.: 4
FAR: 0.12
Building Value: $0

% in Floodplain: 0%
Slope: Level
Improvement Value: $0

Zoning: Agriculture
Land Value: $2,250,000

Frontage: NE Loop 7, Cecil Lane
Total Market Value: $2,250,000

Utilities: Electricity, Gas, Telephone, Water, Septic Tank

Surrounding Uses: Native Land, Residential

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site

Agency Projected Use: Maintenance Site

The Texas Department of Transportation purchased this site in northeast Athens for a maintenance facility. It is located on the south side of NE Loop 7. The site improvements consist of three buildings considered to have contributory value. Surrounding land use is vacant partly wooded tracts with some rural homesites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for a maintenance facility. Athens is located about 30 miles east of Tyler. Commercial market activity has been slow to moderate with some growth along US 175, SH 19 and SH 31.

Recommendation: Retain for continued agency operations.
Atlanta District Headquarters

Location:
701 East Main St, Atlanta, Cass County, Texas

Legal Description:
Vol F-6 PG 279 Volume G-6 Pg 238 Vol 876 Pg 57
Vol 878 Pg 77 Cass County Deed Records

Encumbrances

<table>
<thead>
<tr>
<th>Physical</th>
<th>Floodplain</th>
</tr>
</thead>
</table>
| Legal    | Deed Restrictions: Reversion Clause
|          | Easements: Utility |

Appraisal Date: 7/21/2006
Acres: ..........23.75
Sen. Dist.:......1 Rep. Dist:.......1 FAR: .... 0.08
% in Floodplain: ....20%  Slope:...........Level
Zoning: ........................................Commercial
Frontage: ......................................East Main St
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .....................................................Vacant, Residential, Commercial
Current Use: ..................................................District Headquarters
Highest and Best Use: ..............................................District Headquarters
Agency Projected Use: ............................................District Headquarters

Bldgs.: ........8 Bldg. Area:...... 78,404 sq.ft.
Building Value: .................................................. $0
Improvement Value: ............................................... $0
Land Value: .......................................................... $1,960,000
Total Market Value:.............................................. $1,960,000

FAR: 0.08

The Texas Department of Transportation currently uses this site in Atlanta as a district headquarters. It is located east of the downtown area at the intersection of Park St and East Main Street. The site is improved with eight buildings, asphalt surfacing, walks, curbs, fencing and security lighting. Surrounding land uses include vacant, residential and commercial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The deed contains a reversion clause stating exclusive use by TxDOT or the title will revert to the original estate holder. Atlanta is in eastern Cass County.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation utilizes this site for a headquarters office and maintenance site. This 15.36-acre site is located along Loop 1 (MOPAC) on the west side, Jackson Ave on the east and 35th St on the south. The site is fully developed with 10 buildings. This facility is located in a largely residential area in west central Austin, with some retail and office space east of the site on 35th Street. Camp Mabry is located across Loop 1. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use of this site if vacant would be for residential development. However, the site is fully developed and used as a TxDOT facility. The highest and best use for this site is consistent with the current use. However, if land prices continue to escalate, TxDOT should consider the relocation or consolidation of this facility.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Austin - D. C. Greer Building
Executive Offices

Location:
125 East 11th St, Austin, Travis County, Texas

Legal Description:
Original Capitol Complex Land Original City of Austin
Srvy, the northernmost part of Blk 123 deeded to Hwy
Dept in 1962 by Legislative memo.

Encumbrances

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

Appraisal Date: 12/15/2006 Acres: .......0.47
% in Floodplain:.....0% Slope:.........Level
Zoning: .....................................Unzoned
Frontage: ..................East 11th St, Brazos St
Utilities: .................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Governmental
Current Use: .................................................................Office Development
Highest and Best Use: .................................................................Office Development
Agency Projected Use: .................................................................Office Development

Bldgs.: ......1 Bldg. Area:...... 78,409 sq.ft.
Building Value: ...................... $0
Improvement Value: ...................... $0
Land Value: ...................... $8,630,000
Total Market Value: ...................... $8,630,000

The Texas Department of Transportation houses its executive offices in this space known as the
D.C. Greer building located in downtown Austin. It is not zoned by the City but is in the Capitol
Dominance Zone. It is in a prime location at East 11th St and Brazos Street. The site was appraised
as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for office development to include the present
use. The site is developed with an office tower and a strip along the western edge serving as a
surface parking lot. The property is located in the Austin Central Business District. The site is 100%
developed and fully utilized.

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

Austin - South IH-35 Maintenance Site

Location:
9725 South IH 35, Austin, Travis County, Texas

Legal Description:
Santiago Del Valley Grant A 24 Travis County Deed Records

Encumbrances

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

Sen. Dist.: 14  Rep. Dist.: 49  FAR: 0.03  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $6,065,000
Frontage: South IH 35  Total Market Value: $6,065,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Residential, None
Current Use: Engineering and Maintenance Site
Agency Projected Use: Engineering and Maintenance Site

TxDOT purchased this site in November, 2003. This is the first analysis performed on this tract. It is located on South IH 35, wrapping around the northeast corner of IH 35 and Brandt Rd near Slaughter Ln. There is building construction occurring, consisting of three structures. Surrounding land use is vacant, commercial and residential. The appraisal was performed as if the site was vacant, allowing for demolition costs.

The highest and best use is for commercial redevelopment. However, TxDOT will fully utilize this site as a maintenance facility. There is commercial development nearby and apartment complexes within 8 to 10 blocks of the subject.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site as a district headquarters. It is located in a prime commercial/industrial area of Austin, the US 183 and IH 35 intersection. The site is considered 100% developed with 14 buildings, asphalt paving and infrastructure. Surrounding land uses include commercial and vacant sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use if vacant is for commercial use. It is developed at this time and the current use is considered appropriate. The zoning for this area is SF 3 which is single-family dwellings, churches, parks, public use, public and private schools. The neighborhood is considered to be the IH 35 corridor, north of downtown Austin.

Recommendation: *Retain for continued agency operations.*
Austin East Travis County Maintenance Site

Location:
8902 FM 969 East, Austin, Travis County, Texas

Legal Description:
Vol 7064 Pg 2224 Vol 7096 Pg 2232 Travis County Deed Records

Encumbrances

Physical: Poor Soil Conditions
Legal: Deed Restrictions: Mineral Rights Reserved

Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Vacant, Residential, Commercial, School

This site is a maintenance facility owned by the Texas Department of Transportation in northeast Austin. It is located on FM 969, just east of Decker Lane. There are two buildings and infrastructure. Surrounding land use includes residential and duplexes, vacant and commercial tracts. To the south of the site is the former Travis State School. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The economic conditions in this part of Austin are considered slow. Though the Austin area has experienced significant growth in recent years, this area has not been impacted. There are no strong signs of either decline or revitalization along FM 969 near the site. Most growth is occurring along IH 35 north and south, and along US 183 North, Loop 1 and Loop 360 to the north and west.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site outside of Austin as a maintenance and storage facility. It is located on Hwy 290 east of Dripping Springs. It is improved with one main building and is a typical maintenance site. Surrounding land uses include residential, commercial, and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. This area is known as Cedar Valley about seven miles east of Dripping Springs. While there are many vacant tracts in this corridor, it is likely that growth will continue.

The Texas Department of Transportation recommends:

Retain for continued agency operations.
Austin Parmer Lane Maintenance Site

Location:
1001 East Parmer Ln, Austin, Travis County, Texas

Legal Description:
10.105 acres o/o M. Hunt Srvy No 88 Abst. 397 Travis County Deed Records

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

Appraisal Date: 9/27/2006  Acres: 14.1
Sen. Dist.: 14  Rep. Dist.: 50  FAR: 0.06
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: Parmer Ln
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Office, Vacant
Current Use: Engineering and Maintenance Site
Highest and Best Use: Office or Business Park Development
Agency Projected Use: Engineering and Maintenance Site

TxDOT purchased this land on Parmer Ln in 1998 to be used as an engineering and maintenance site. Currently it is improved with two buildings and infrastructure. All utilities are available since it is within the city limits and is zoned Community Commercial. Surrounding land uses are residential, office and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

As improved the current use is appropriate. If the site were vacant, the highest and best use would be for multi-family or commercial development. Parmer Ln is in north Austin off IH 35 in a growing neighborhood.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in southeast Austin as a specialized maintenance site and warehouse facility. It is located on Bastrop Hwy or US 183 between the Montopolis Bridge and SH 71. The site is improved with five buildings, asphalt paving, and chain link fencing. Surrounding land use is light industrial, vacant, residential and commercial. The appraisal was performed as though the tract was vacant. There was a demolition cost factored into the total value to raze the existing buildings.

TxDOT has indicated that a portion of this site will be utilized in the expansion of US 183. The appraisal indicates the highest and best use is industrial or commercial development to include the present use. After the completion of the US 183 project, any remaining property should be sold. It is estimated the highway project will take several years. TxDOT has requested this site be retained until the expansion of Hwy 183 is completed.

Recommendation: Retain for continued agency use.
Baird Maintenance Site

Location:
Hwy 283 North, Baird, Callahan County, Texas

Legal Description:
Volume 21 Page 258 Callahan County Deed Records

Encumbrances

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

Appraisal Date: 2/20/2007
Acres: 10.07
Sen. Dist.: 24
Rep. Dist.: 53
FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 283 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

This is a relatively new maintenance site in northeast Baird on US 283. It was purchased in 1995 and replaced another maintenance site which has since been sold. It is improved with one building and infrastructure. All public utilities are available. Surrounding land use is agricultural. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Baird is tied to the nearby economy of Abilene. Abilene is enjoying a modest growth trend.

Recommendation: Retain for continued agency operations.
Ballinger Maintenance Site

Location:
West side of FM 2887, Ballinger, Runnels County, Texas

Legal Description:
Volume 312 Page 444 Runnels County Deed Records

Encumbrances

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

Appraisal Date: 10/9/2006
Acres: 7.01
Sen. Dist.: 28  Rep. Dist.: 53  FAR: 0.05
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: FM 2887
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in central Texas as a maintenance facility. It is located on the west side of FM 2887 northwest of Ballinger. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include vacant and residential tracts, and an oil field trucking yard to the east on FM 2887.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Ballinger is a small community with little development expected.

Recommendation: Retain for continued agency operations.
Balmorhea Maintenance Site

Location:
2261 FM 2903, Balmorhea, Reeves County, Texas

Legal Description:
Volume 277 Page 797 Reeves County Deed Records

Encumbrances
Physical: Poor Soil Conditions
Legal: Deed Restrictions: Mineral Rights Reserved

Building Value: $0
Improvement Value: $0

Total Market Value: $52,000

Appraisal Date: 2/21/2007
Acres: 8.26
Bldgs.: 4
Bldg. Area: 6,480 sq.ft.

Building Value: $0
Improvement Value: $0

Land Value: $52,000

Frontage: FM 2903
Utilities: Electricity, Telephone, Water

Surrounding Uses: Vacant

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site just north of Balmorhea as a maintenance and storage facility. It is located on the west side of FM 2903 North, about one and one-half miles north of the city. It is improved with four buildings, asphalt surfacing and fencing. Vacant land surrounds the tract. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The Reeves County/Balmorhea area is primarily an agriculture-based economy. Real estate movement is slow with limited demand for vacant or improved properties.

Recommendation: Retain for continued agency operations.
Bandera Maintenance Site

Location:
2018 FM 3240, Bandera, Bandera County, Texas

Legal Description:
Volume 188 Page 845 Bandera County Deed Records

Encumbrances

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

Sen. Dist.:......19 Rep. Dist:......73 FAR: ...... 0.01 Building Value: ...................... $0
% in Floodplain: ....0% Slope:.........Level Improvement Value:.............. $0
Zoning: ........................................Unzoned Land Value:................................. $160,000
Frontage: ....................................FM 3240 Total Market Value:.................... $160,000
Utilities: ..........................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: ............................................................Agricultural, Commercial
Current Use: .................................................................Maintenance Site
Highest and Best Use: ....................................................Maintenance Site
Agency Projected Use: ....................................................Maintenance Site

The Texas Department of Transportation currently utilizes this site in Bandera as a maintenance facility. It is located about three miles northwest of Bandera on FM 3240. It is improved with two buildings and infrastructure. Surrounding land uses include agricultural to the north, south, east and west. There is a mini-storage building to the east. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Bandera is located about 40 miles northwest of San Antonio. The economic base of Bandera County is comprised of tourism, hunting and fishing, ranching and limited manufacturing. Bandera County has had an increase in population in recent years. This is principally attributed to the county’s popularity as a retirement home location and the relatively easy commute to San Antonio.

Recommendation: Retain for continued agency operations.
Bastrop Maintenance Site

Location:
SH 21, Bastrop, Bastrop County, Texas

Legal Description:
Volume 13H Page 181 Bastrop County Deed Records

Encumbrances

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

Appraisal Date: 9/18/2006
Acres: 7.37
Bldgs.: 3
Bldg. Area: 21,698 sq.ft.
Sen. Dist.: 5
Rep. Dist.: 52
FAR: 0.06
Building Value: $0
% in Floodplain: 0%
Improvement Value: $0
Slope: Level
Land Value: $755,000

The Texas Department of Transportation utilizes this site as a maintenance site. It is located on State Highway 21 east of the city of Bastrop. The site is improved with three buildings, parking areas, and material storage areas, most of which are paved. Surrounding land uses are residential, rangeland, and across the highway is the Bastrop State Park. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Bastrop is a growing city influenced by commuters to the Austin area. It is on a major route from Austin to Houston. Commercial growth has occurred along the Highway 71 corridor.

Recommendation: Retain for continued agency operations.
Bay City Maintenance Site

Location:
500 Ave F, Bay City, Matagorda County, Texas

Legal Description:
Vol 310 Pg 4 Vol 435 Pg 325 Matagorda County Deed Records

Building Value: $0
Improvement Value: $0
Total Market Value: $251,000

The Texas Department of Transportation uses this site as a maintenance facility. It is located on Ave F within the city limits of Bay City. It is improved with six buildings and infrastructure. Surrounding land uses include industrial, commercial, vacant and residential properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The Bay City area has experienced stable market conditions in the recent past. New development is occurring mostly in the central and eastern sections of Bay City.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Beaumont Maintenance Site

Location:
Eastex Fwy, Beaumont, Jefferson County, Texas

Legal Description:
File 96-9638934 Jefferson County Deed Records

Encumbrances

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

Sen. Dist.:......4  Rep. Dist.:....21  FAR:...... 0.02  Building Value: ......................... $0
% in Floodplain: ....0%  Slope:..........Level  Improvement Value:.................. $0
Zoning: ..................................Industrial  Land Value:..................... $906,000
Frontage: ..................................Eastex Fwy  Total Market Value:................ $906,000
Utilities: ..............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:.................................................................Vacant, Commercial
Current Use: .................................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site and Expansion

The Texas Department of Transportation uses this site on the Eastex Fwy in northern Beaumont as a maintenance site. The original purchase was 14.08 acres with an additional purchase of 7.23 acres for expansion. It is improved with three buildings and there are plans for a vehicle registration office. Surrounding land use at this time is vacant and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to develop the property for a maintenance site. The tract has some commercial influence due to the frontage and location. The area south of the subject appears to be very active in retail and commercial development.

Recommendation: Retain for agency operations and expansion plans.
Beaumont Maintenance Site

Location:
8350 Eastex Fwy, Beaumont, Jefferson County, Texas

Legal Description:
Volume 1180 Page 491 Jefferson County Deed Records

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

Appraisal Date: 7/6/2006 Acres: 28
Sen. Dist.: 4 Rep. Dist.: 21 FAR: 0.08
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: Eastex Fwy
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant, Governmental
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

The Texas Department of Transportation uses this site in Beaumont as a district headquarters. It is located just north of Beaumont on the Eastex Freeway. The site is improved with eight buildings. Surrounding land use is vacant, commercial, and a TxDOT maintenance office to the north. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a district headquarters. Beaumont is situated in the north central portion of Jefferson County. Economic conditions in the area are stable. The subject tract is approximately five miles north of the courthouse. It has commercial influence due to the frontage and location. Convenience stores, banks, shopping centers and schools are in the Eastex Fwy area.

Recommendation: Retain for continued agency operations.
Beeville Hwy 181 North Maintenance Site

Location:
662 Hwy 181 North, Beeville, Bee County, Texas

Legal Description:
Vol 596 Page 498 Bee County Deed Records

Encumbrances

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

Appraisal Date: 10/19/2006 Acres: 22.23
Sen. Dist.: 21 Rep. Dist.: 35 FAR: 0.01
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Hwy 181 North, Wofford Ln
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Agricultural, Residential, Vacant, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

This site was added to the TxDOT inventory in October 1998. There are two main buildings and infrastructure. It is located in the northeast part of Beeville on Hwy 181 North. Surrounding land use is primarily agricultural with some scattered home sites, commercial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Beeville has a limited economy that has resulted in slow growth trends in the past decade. The future outlook for the Beeville area remains stable with slow growth patterns.

Recommendation: Retain for continued agency operations.
Belton Area Engineer/Maintenance Site (Proposed)

Location:
Loop 121 and South Connell St, Belton, Bell County, Texas

Legal Description:
J M Woody Svy Volume 695 Page 255 Bell County Deed Records

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

Appraisal Date: 8/29/2006 Acres: 20
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: 
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Civic, Commercial
Current Use: Undeveloped
Highest and Best Use: Service or Warehouse Facility
Agency Projected Use: Area Engineer/Maintenance Site

This is a new site acquired for the proposed Belton Area Engineer/Maintenance Site. It is located on Loop 121 and South Connell Street in Belton. The site is presently vacant and undeveloped. Surrounding land uses are residential, vacant, commercial and Bell County Expo to the south.

The appraisal indicates highest and best use is for a service or warehouse facility. The site is zoned commercial by the city of Belton.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Belton Maintenance Site

Location:
1502-1506 Holland Rd, Belton, Bell County, Texas

Legal Description:
Volume 667 Page 362 Bell County Deed Records

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located in remote southeast Belton on Holland Road. It is improved with 13 buildings and parking. Surrounding land uses include residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is industrial or commercial development. New development in Belton is primarily along IH 35 northwest of town toward Lake Belton. TxDOT plans to replace this site in approximately 12 months. Once the new facility is completed, the current property may be sold.

Recommendation: Retain for continued agency use until completion of a replacement facility
Big Spring Maintenance Site

Location:
1201 North Benton St/SH 350 North, Big Spring, Howard County, Texas

Legal Description:
Volume 258 Page 13 Howard County Deed Records

Encumbrances

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

Appraisal Date: 3/21/2007 Acres: .........7.06
Sen. Dist.:.....31 Rep. Dist:......85 FAR:...... 0.05
% in Floodplain: ....0% Slope:..........Level
Zoning: .................................Unzoned
Frontage: ........North Benton St/SH 350 North
Utilities: .............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................Residential, Commercial, Industrial, Vacant
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site as a storage and maintenance facility. It is located in Big Spring on North Benton St at the intersection with IH 20. It is improved with two buildings and impervious cover. Surrounding land uses include commercial, vacant, industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to remain as a maintenance facility. The tract is on a major artery through the city of Big Spring. The major source of income for the area is oil and agriculture. No significant change in market activity is anticipated in the near future.

Recommendation: Retain for continued agency operations.
Boerne Maintenance Site

Location:
1375 North Main (US 87) at Pfeiffer Rd, Boerne, Kendall County, Texas

Legal Description:
Volume 496 Page 370 Kendall County Deed Records

Encumbrances

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

Appraisal Date: 1/25/2007 Acres: 12.25
Sen. Dist.: 25 Rep. Dist.: 73 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: US 87, Pfeiffer Rd
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Industrial, Vacant, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation purchased this site just northwest of downtown Boerne for use as a maintenance facility. There is one building considered to add contributory value to the whole. Surrounding land uses include industrial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is industrial to include the present use as a maintenance facility. Boerne is located on a major route between San Antonio and Kerrville. The subject area appears to be in a steady growth trend with market activity in most sectors.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation  
GLO ID#: 1014

Texas General Land Office

Bolivar Peninsula Storage Site

Location:
SH 87, Caplen, Bolivar Peninsula, Galveston County, Texas

Legal Description:
Volume 695 Page 1 Galveston County Deed Records

Encumbrances

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

Appraisal Date: 2/6/2007  Acres: 0.28
Bldgs.: 0  Bldg. Area: 0 sq.ft.
Sen. Dist.: 17  Rep. Dist.: 23  FAR: 0.0
Building Value: $0
% in Floodplain: 100%  Slope: Level
Improvement Value: $0
Zoning: Unzoned  Land Value: $14,500
Frontage: SH 87, Caplen St  Total Market Value: $14,500
Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant
Current Use: Hurricane Equipment Storage Yard
Highest and Best Use: Speculative Residential/Commercial Development
Agency Projected Use: Hurricane Equipment Storage Yard

Texas Department of Transportation uses this site for storage and as a staging area for storm cleanup activities in remote locations of Galveston County. The site is located on the Bolivar Peninsula, about 18 miles north of the Bolivar Ferry on US 87 in the town of Caplen. The existing buildings are in a dilapidated condition and add no value to the property. The surrounding land uses are residential and vacant lots.

The appraisal indicates this site should be sold for residential development. TxDOT reports they are using this site for hurricane equipment storage and needs to be retained for continuing agency operations.

Recommendation: Retain for continued agency operations.
Borger Maintenance Site

Location:
2500 South Cedar St, Borger, Hutchinson County, Texas

Legal Description:
Vol 165 Pg 446 Vol 165 Pg 449 Hutchison County Deed Records

Sen. Dist.:.....31  Rep. Dist.:.....88  FAR:..... 0.03  Building Value: ....................... $0
% in Floodplain:.....0%  Slope:..........Level  Improvement Value:................... $0
Zoning: ..................................................Unzoned  Land Value:..................... $120,000
Frontage: .........................South Cedar St  Total Market Value:............... $120,000
Utilities: ............................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ............................................................Industrial, Vacant
Current Use: .............................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site

The Texas Department of Transportation currently uses this site south of Borger as a maintenance facility. There are four buildings, asphalt paving and fencing. Surrounding land uses include vacant and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the continued use as a maintenance facility is the highest and best use. Borger is just northeast of Amarillo in the northern panhandle of Texas. There is very little demand for smaller acreage tracts of land intended for commercial development in the Borger area.

Recommendation:  Retain for continued agency operations.
Bovina Maintenance Site

Location:
1101 SH 86, Bovina, Parmer County, Texas

Legal Description:
Volume 107 Page 87 Parmer County Deed Records

Encumbrances

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

Sen. Dist.:.....31  Rep. Dist.:.....88  FAR:..... 0.04  Building Value: .................... $0
% in Floodplain:.....0%  Slope:.........Level  Improvement Value:................ $0
Zoning: ............................................Unzoned  Land Value:................................. $106,000
Frontage: ........................................SH 86  Total Market Value:.................. $106,000
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ......................................................Residential, Commercial, Vacant
Current Use: ......................................................Maintenance Site
Highest and Best Use: ......................................................Maintenance Site
Agency Projected Use: ......................................................Maintenance Site

The Texas Department of Transportation currently utilizes this site in Bovina as a maintenance and storage facility. It is located in southwest Bovina on SH 86. It is improved with four buildings, asphalt paving, walkways and parking. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Bovina is a small community and is located in the western panhandle. Agriculture is the primary industry in the area, although the largest employer is Bovina ISD.

Recommendation: Retain for continued agency operations.
Bowie Maintenance Site

Location:
905 Hwy 81, Bowie, Montague County, Texas

Legal Description:
V 218 P 579 V 287 P 493 V 298 P 590 V 374 P 156
Montague County Deed Records

Encumbrances

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

Appraisal Date: ...3/1/2007 Acres: ....10.68
Sen. Dist.:......30 Rep. Dist.:......68 FAR:...... 0.02
% in Floodplain:.....0% Slope:.....Moderate
Zoning: ..............................................Commercial
Frontage: ........................................Hwy 81
Utilities: ............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ...........................................................Residential, Commercial
Current Use: .............................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site
Bldgs.: ......6 Bldg. Area:..... 9,416 sq.ft.
Building Value: .............................................. $0
Improvement Value: ......................... $0
Land Value: .............................................. $179,000
Total Market Value:.......................... $179,000

This TxDOT maintenance site is located on SH 81 in the northwest quadrant of Bowie. Presently there are six buildings, asphalt surfacing and fencing. TxDOT has plans to vacate this site and build a new facility elsewhere in Bowie. Surrounding land use on the north, east, and south is residential. Across the highway from the site is some commercial property. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates this site could be developed as an oilfield service yard, construction yard, or light industrial use compatible with the current improvements. Bowie is a rural community but is the major business center for Montague County. The economy in the area is primarily agriculture based with some oil field service and production facilities. If the new facility is completed, GLO will recommend sale of this site.

Recommendation: Retain for continued agency operations.
Bowie Maintenance Site (Proposed)

Location:
Hwy 287, Bowie, Montague County, Texas

Legal Description:
Volume 145 Page 485 Montague County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: None

Sen. Dist.: 30 Rep. Dist.: 68 FAR: 0.0 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Commercial Land Value: $120,000
Frontage: Hwy 287 Total Market Value: $120,000
Utilities: None
Surrounding Uses: Vacant, Commercial
Current Use: Vacant
Highest and Best Use: Speculative Investment
Agency Projected Use: Maintenance Site

The Texas Department of Transportation purchased this site in July, 1999, to construct a maintenance site in Bowie. The site has been vacant for many years and there are no utilities in place. The area is zoned commercial. Surrounding land use is vacant with a Wal-Mart to the southeast.

The appraisal indicates the highest and best use is for speculative investment. Bowie is a small community located in north central Texas about 70 miles northwest of Ft. Worth. Recently the city annexed a large area along US 287. TxDOT plans to use this site for a property exchange using the existing property.

Recommendation: Retain for continued agency use. TxDOT has indicated plans to use this si
Brackettville Maintenance Site

Location:
SH 90 East, Brackettville, Kinney County, Texas

Legal Description:
Volume A-37 Page 336 Kinney County Deed Records

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

Appraisal Date: 11/15/2006 Acres: ..........6.37
Sen. Dist.:.....19 Rep. Dist.:.....80 FAR:..... 0.04
% in Floodplain:.....0% Slope:........Level
Zoning: ..........................................Unzoned
Frontage: ......................................SH 90 East
Utilities: .........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ...........................................................Commercial, Vacant
Current Use: .............................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation currently utilizes this site south of Brackettville as a maintenance and storage facility. It is located on SH 90 East. This is a typical maintenance site improved with two main buildings, asphalt paving, walkways, drives, fencing and security lighting. Surrounding land uses include vacant rangeland, commercial, and the Rio Grande Electric Coop. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue the present use. Brackettville is a small community and is the county seat of Kinney. The economy is based upon agribusiness, tourism, and hunting.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site in Brady as a maintenance facility. It is located within the city limits about one-quarter mile north of the intersection of Hwy 377 and Hwy 190. There are three buildings and infrastructure. Surrounding land uses include residential, commercial, industrial and vacant tracts. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is concurrent with the present use as a maintenance facility. McCullough County is primarily concerned with agriculture and ranching with related supporting businesses. There is some light industrial activity involving gravel and sand pulverizing, trailers, scoured wool and mohair.

Recommendation: Retain for continued agency operations.
Breckenridge Maintenance Site

Location:
1517 Hwy 180 East, Breckenridge, Stephens County, Texas

Legal Description:
Volume 177 Page 520 Stephens County Deed Records

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

Appraisal Date: 3/7/2007
Acres: 5.55
Sen. Dist.: 30
Rep. Dist.: 60
FAR: 0.05
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 180 East
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as a maintenance facility. It is located on the eastern edge of Breckenridge on Hwy 180 and Melrose Street. It is improved with seven buildings. Surrounding land uses include residential, vacant, and commercial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Breckenridge is located 95 miles west of Ft. Worth and 57 miles northeast of Abilene. There are several new businesses offering employment such as mobile home manufacturing and the Texas Department of Criminal Justice correctional facility.

Recommendation: Retain for continued agency operations.
Brenham Maintenance Site

Location:
1821 Hwy 105, Brenham, Washington County, Texas

Legal Description:
Volume 235 Page 539 Washington County Deed Records

Encumbrances

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

Sen. Dist.: 18 Rep. Dist.: 13 FAR: 0.06 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $194,000
Frontage: Hwy 105 Total Market Value: $194,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant, Governmental
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

This site is utilized by the Texas Department of Transportation as a maintenance facility, and is located one mile east of downtown Brenham on Hwy 105. It is improved with six buildings and infrastructure. Surrounding land uses include vacant and a city maintenance site to the north, residential and commercial to the south, an electrical sub-station to the east, and residential and commercial to the west. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal shows the highest and best use is to continue in the present use. The Brenham economy is stable and is expected to remain so. The subject’s neighborhood is developing from west to east.

Recommendation: Retain for continued agency operations.
Bronson Maintenance Site

Location:
FM 1 North, Bronson, Sabine County, Texas

Legal Description:
Vol 178 Pg 495 Vol 45 Pg 431 Sabine County Deed Records

Encumbrances

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

Appraisal Date: 9/13/2006
Acres: 8.21
Sen. Dist.: 3 Rep. Dist.: 9 FAR: 0.01
% in Floodplain: 0% Slope: Moderate
Zoning: Unzoned
Frontage: FM 1 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation currently uses this site as a maintenance facility. It is improved with three buildings and parking. Located in the city of Bronson, it is on the east side of FM 1 North. Surrounding land use is vacant and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use as a maintenance and storage facility. Most of the growth in Sabine County has occurred near the city of Hemphill, about 10 miles east of the subject.

Recommendation: Retain for continued agency operations.
Bronte Material Storage Site

Location:
SH 158, Bronte, Coke County, Texas

Legal Description:
Volume 60 Page 232 Volume 129 Page 81 Coke County Deed Records

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

Appraisal Date: 7/21/2006 Acres: 1.72
Bldgs: 0 Bldg. Area: 0 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 72 FAR: 0.0
Building Value: $0
% in Floodplain: 0% Slope: Level
Improvement Value: $0
Zoning: Unzoned
Land Value: $10,000
Frontage: SH 158
Total Market Value: $10,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water, Septic Tank
Surrounding Uses: Residential, Vacant, Commercial
Current Use: Materials Storage Yard
Highest and Best Use: Future Industrial/Commercial Development
Agency Projected Use: Materials Storage Yard

The Texas Department of Transportation currently uses this site as a material storage facility. It is located on the south side of Bronte just past the intersection of Hwy 158 and Hwy 277. Surrounding land uses include residential, vacant and commercial properties. There is a building on site but the appraiser feels it adds no value to the tract.

The appraisal indicates the highest and best use is to continue as a maintenance site and storage facility. Recent growth in Bronte is limited to residential construction and a privately-owned correctional facility. Little new growth is expected. The site should be held for speculative development for industrial/commercial end use.

Recommendation: Retain for continued agency operations.
Brownfield Maintenance Site

Location:
800 Webb St, Brownfield, Terry County, Texas

Legal Description:
Volume 239 Page 593 Terry County Deed Records

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

Appraisal Date: 1/24/2007  Acres: 6.04
Sen. Dist.: 28  Rep. Dist.: 85  FAR: 0.04
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Webb St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Governmental, Vacant, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

This tract in Brownfield is utilized as a maintenance and storage facility by the Texas Department of Transportation. It is located south of Brownfield on Webb Street. Site improvements consist of two buildings, asphalt paving, walkways, drives, fencing and security lighting. Surrounding land uses are commercial, vacant, governmental and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial/industrial development to include the present use. Brownfield is in west Texas, southwest of Lubbock. Demand for commercial and industrial tracts is considered to be low. Most development has occurred on US 62, US 82, and US 380, which are main thoroughfares in the city. Development in the subject area is mostly residential. There is an abundance of vacant tracts in the area.

Recommendation: Retain for continued agency operations.
Brownsville Maintenance Site

Location:
Hwy 281 West, Brownsville, Cameron County, Texas

Legal Description:
Volume 476 Page 43 Cameron County Deed Records

Recommendation: Retain for continued agency operations.

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located in west Brownsville on Hwy 281 in an established neighborhood. The site is improved with two buildings, an equipment storage shed and a general maintenance building. Surrounding land uses are vacant, commercial, land residential tracts. Zoning is residential but some sites are grandfathered as light industrial. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. The city of Brownsville, located in south Texas, is booming. Growth in the city is occurring toward the northeast. Brownsville is dependent upon international trade and tourism. The population has grown due to the good economy stimulated by NAFTA. The subject site is not in the growth pattern.
Texas Department of Transportation

Texas General Land Office

Brownwood District Headquarters

Location:
2495 US 183 North, Brownwood, Brown County, Texas

Legal Description:
Volume 129 Page 188 Volume 139 Page 328 Brown County Deed Records

Building Value: $0
Improvement Value: $0
Total Market Value: $1,345,000

Recommendation: Retain for continued agency operations.

The Texas Department of Transportation uses this site just northeast of Brownwood as a district headquarters. It is located on the west side of US 183 North and is improved with ten buildings and infrastructure. Surrounding land use is vacant range land, residential and commercial. The Heartland Shopping Mall is adjacent to the site on the east, and across the street is the cattle auction facility. The area is zoned commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. If vacant, the best use would be for light industrial or a manufacturing facility. Brownwood is in central Texas about 125 miles west of the Ft. Worth/Dallas metroplex. The economy is experiencing moderate growth and the long term outlook for the area is good.
Bryan District Headquarters

Location:
1300 North Texas Ave, Bryan, Brazos County, Texas

Legal Description:
Vol 81 Pg 76 Vol 88 Pg 71 Vol 107 Pg 323 Brazos County Deed Records

Encumbrances

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

Sen. Dist.: 5  Rep. Dist.: 14  FAR: 0.16
% in Floodplain: 0%  Slope: Level
Zoning: Commercial
Frontage: North Texas Ave, 15th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Industrial
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

The Texas Department of Transportation currently uses this site to house the Bryan District Headquarters. It is located in the north central part of Bryan at the intersection of North Texas Ave and 15th Street. It has been devoted to the storage of materials, chemicals and equipment used for highway maintenance and construction. It is improved with seven buildings and infrastructure. Surrounding land use includes commercial and industrial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The Bryan/College Station area has experienced growth in the past few years. Commercial development has occurred on South Texas Ave in Bryan and Texas Ave in College Station, as well as east of Bryan on SH 6 Bypass and west on FM 2818. Demand in the immediate area has been moderate.

Recommendation: Retain for continued agency operations.
Bryan District Headquarters (Proposed)

Location:
SH 6 East Bypass, Bryan, Brazos County, Texas

Legal Description:
28.804 Acres in Moses Baine Svy A-3 City of Bryan Brazos County Deed records

Encumbrances

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

Appraisal Date: 2/21/2007  Acres: .........28.8  Bldgs.: ........0  Bldg. Area:...... 0 sq.ft.
Sen. Dist.:......5  Rep. Dist.:......14  FAR: ...... 0.0  Building Value: .............................. $0
% in Floodplain: ....0%  Slope:..........Level  Improvement Value: .............................. $0
Zoning: ........................................Commercial  Land Value:........................................ $360,000
Frontage: .................................SH 6 East Bypass  Total Market Value:............... $360,000
Utilities: ...............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Vacant, Residential, School
Current Use: ........................................................................................................Vacant
Highest and Best Use: ...............................................................Proposed District Headquarters
Agency Projected Use: ...............................................................Proposed District Headquarters

This is a new site purchased with plans for a Bryan District Headquarters site. It is located in the northwestern quadrant of the city. Presently it is vacant. All public utilities are available to the site. There are no known restrictions or reservations to affect the property.

The appraisal indicates the highest and best use is for special use, commercial or residential development. The intended use for a district headquarters is appropriate.

Recommendation: Retain for a proposed district headquarters.
Texas Department of Transportation

Texas General Land Office

Bryan Maintenance Site

Location:
2102 Tabor Rd, Bryan, Brazos County, Texas

Legal Description:
Volume 158 Page 243 Brazos County Deed Records

Encumbrances

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

Appraisal Date: 7/13/2006  Acres: ......10.57
Sen. Dist.:......5  Rep. Dist:......14  FAR:...... 0.05
% in Floodplain: ....0%  Slope:..........Level
Zoning: ........................................Agriculture
Frontage: ................Tabor Rd, Old Hearne Rd
Utilities: ..............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Residential, Vacant
Current Use: ..............................................................Maintenance Site
Highest and Best Use: ..............................................................Maintenance Site
Agency Projected Use: ..............................................................Maintenance Site

The Texas Department of Transportation uses this site in Bryan for the storage of materials, chemicals and equipment used for highway maintenance and construction. It is located in the north central part of town with frontage on both Old Hearne Rd and Tabor Rd. It is improved with five buildings and infrastructure. Surrounding land uses include residential and vacant tracts. The site was appraised as a whole, buildings and land were not given a separate value.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Commercial and industrial development in Bryan has occurred east on US 6 Bypass, and west on FM 2818. Little demand for commercial sites in the subject’s area has occurred. The immediate area of the tract is residential.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Buffalo Maintenance Site

Location:
2800 East Commerce St, Buffalo, Leon County, Texas

Legal Description:
Volume 162 Page 540 Leon County Deed Records

Encumbrances

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

Appraisal Date: 8/3/2006 Acres: 6
% in Floodplain: 0% Building Value: 0
Slope: Moderate Improvement Value: 0
Zoning: Unzoned Land Value: $143,500
Frontage: East Commerce St Total Market Value: $143,500
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

This maintenance site owned by the Texas Department of Transportation is located in northeast Buffalo on East Commerce St. The site is improved with six buildings, parking and material/equipment storage. Surrounding land uses include residential and vacant. The site was valued as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is consistent with the present use. Demand for commercial sites in Buffalo is low at this time. Most of the recent development is occurring along IH 45 rather than on US 79 North.

Recommendation: Retain for continued agency operations.
Burnet Maintenance Site and Engineer's Office

Location:
3029 Hwy 29 East, Burnet, Burnet County, Texas

Legal Description:
Volume 106 Page 105 Burnet County Deed Records

Encumbrances

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

Appraisal Date: 10/6/2006 Acres: 10
Sen. Dist.: 24 Rep. Dist.: 54 FAR: 0.03
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Hwy 29 East
Utilities: Electricity, Water, Septic Tank
Surrounding Uses: Residential, Vacant, Commercial
Current Use: Maintenance Site/Engineer's Office
Highest and Best Use: Maintenance Site/Engineer's Office
Agency Projected Use: Maintenance Site/Engineer's Office

The Texas Department of Transportation uses this site as a maintenance facility and an engineer's office. It is located on the east side of Burnet on Hwy 29 East. It is improved with three buildings, fencing and surface parking. Surrounding land uses are residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use is consistent with the present use as a maintenance facility. Land values in Burnet have increased dramatically in the past few years. Burnet has experienced steady growth in residential and commercial real estate development.

Recommendation: Retain for continued agency operations.
Caldwell Maintenance Site

Location:
2157 SH 36 South, Caldwell, Burleson County, Texas

Legal Description:
Volume 130 Page 426 Burleson County Deed Records

Encumbrances

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

Sen. Dist.:......5  Rep. Dist.:......17  FAR: ...... 0.03  Building Value: ...................... $0
% in Floodplain: ....0%  Slope: .....Moderate  Improvement Value: ...................... $0
Zoning: .................................Unzoned  Land Value: ...................... $99,500
Frontage: ..................................SH 36 South  Total Market Value: .............. $99,500
Utilities: .................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: ................................................Residential, Agricultural, Industrial
Current Use: ........................................................Maintenance Site
Highest and Best Use: ........................................................Maintenance Site
Agency Projected Use: ........................................................Maintenance Site

The Texas Department of Transportation uses this site south of Caldwell as a maintenance facility and materials storage site. It is located on SH 36 South. There are two improvements to the tract, a warehouse/service station and material storage building. Surrounding land use is primarily residential, agricultural and industrial.

The appraisal indicates the highest and best use is to continue in the current use. The site is located about one and one-half miles south of the city limits of Caldwell. Demand for industrial or commercial sites south on SH 36 is considered to be low. Most of the development has occurred on SH 21 about two miles north of the site. Demand for large vacant tracts in the immediate area of the subject appears to be stable to low.

Recommendation: Retain for continued agency operations.
Cameron Maintenance Site

Location:
Hwy 77 North, Cameron, Milam County, Texas

Legal Description:
Volume 557 Page 1 Milam County Deed Records

Encumbrances

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

Appraisal Date: 11/2/2006 Acres: 5
Sen. Dist.: 5 Rep. Dist.: 20 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: Hwy 77 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Industrial, Governmental, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in north Cameron as a maintenance and storage facility. It is located on Hwy 77 North. The site is improved with four buildings and infrastructure. To the north of the tract is Cameron Municipal Airport and light industrial, south and east is residential and commercial, and west is light industrial and residential. The site was appraised as whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. Demand for industrial tracts in the area of the subject is stable to low. Most commercial development has occurred on US 77 and SH 36, about two miles south of the subject. There is vacant land available and development is slow.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in northern Canadian as a maintenance and storage facility. It is located on the south side of SH 60. The site is improved with three buildings, asphalt paving and fencing. Surrounding land uses are industrial, residential, commercial and vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Canadian is a small city in the northeastern panhandle. Agriculture is the primary industry and source of income. Little growth is expected to occur.

**Recommendation:** *Retain for continued agency operations.*
Canton Maintenance Site

Location:
IH 20 @ FM 1255, Canton, Van Zandt County, Texas

Legal Description:
Vol 1655 Pg 393 Van Zandt County Deed Records

Encumbrances

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

Appraisal Date: 1/8/2007
Acres: 15
Bldgs.: 2
Bldg. Area: 10,780 sq.ft.

Sen. Dist.: 2
Rep. Dist.: 2
FAR: 0.02

% in Floodplain: 0%
Slope: Level

Zoning: Unzoned

Frontage: IH 20, FM 1255

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Residential

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site

Agency Projected Use: Maintenance Site

This is a relatively new site purchased in September, 2001, to be used as a maintenance site. It is located at IH 20 and FM 1255 just outside the city limits of Canton. The site is improved with two buildings and infrastructure. Surrounding land use is vacant and some residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. Canton’s main economy is driven by agribusiness. The Canton real estate market is active along SH 64 and the economy is helped by revenue generated by “First Monday Trade Days” antiques trading.

Recommendation: Retain for continued agency operations.
Canyon Maintenance Site

Location:
South side of US 60 West, Canyon, Randall County, Texas

Legal Description:
Volume 234 Page 484 Randall County Deed Records

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

Appraisal Date: 4/3/2007 Acres: 6
Sen. Dist.: 31 Rep. Dist.: 86 FAR: 0.06
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: US 60 West
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Industrial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located just inside the west city limits of Canyon. The site is improved with three buildings and infrastructure. Surrounding land uses include vacant, industrial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the current use is appropriate. Since the time of last reporting, TxDOT purchased 15 new acres which abuts the original six acres. The new 15 acres are discussed in ID # 2495. Canyon is located in the northern panhandle of Texas and is a bedroom community for Amarillo. The agricultural and petrochemical industries are the primary source of income in the area. The overall economy in Amarillo and surrounding areas is considered good at the present time. Residential growth has modestly increased over the last five years.

Recommendation: Retain for continued agency operations.
Canyon Maintenance Site (Proposed)

Location:
South Side of US 60, Canyon, Randall County, Texas

Legal Description:
15 Acres o/o Sec 35 Blk B-5 H&GN Svy Randall County Deed Records

Encumbrances

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

Appraisal Date: ...4/3/2007  Acres: ............15  Bldgs.: .......0  Bldg. Area:..... 0 sq.ft.
Sen. Dist.:......31  Rep. Dist.:.......86  FAR: ...... 0.0  Building Value: .............................. $0
% in Floodplain: ....0%  Slope:............Level  Improvement Value:......................... $0
Zoning: ..............................................Unzoned  Land Value: ................................... $67,500
Frontage: ........................................Hwy 60 West  Total Market Value:......................... $67,500
Utilities: ..............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .............................................Industrial, Residential, Governmental
Current Use: .............................................Vacant
Highest and Best Use: .............................................Light Industrial
Agency Projected Use: .............................................Proposed Maintenance Site

This is a new site purchased by TxDOT for a maintenance facility. Presently it is vacant, but there
are plans to construct appropriate buildings. TxDOT owns the adjoining six acres with
improvements. When funding becomes available, this site will be expanded. Another plan would be
to sell the six-acre site (GLO ID #1164) and develop this site. At this point the master plan is
undecided on the Canyon tracts.

The highest and best use is for light industrial development to include the proposed plans.

Recommendation:  Retain for a future proposed maintenance site.
Carrizo Springs Maintenance Site

Location:
2001 North First St/Hwy 83, Carrizo Springs, Dimmit County, Texas

Legal Description:
Volume 124 Page 257 Dimmit County Deed Records

Encumbrances

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

Sen. Dist.:......21  Rep. Dist.:.....80  FAR:..... 0.03  Building Value:.......................... $0
% in Floodplain:.....0%  Slope:............Level  Improvement Value:................... $0
Zoning: ......................................................Commercial  Land Value:..................... $160,000
Frontage: .........................North First St/Hwy 83  Total Market Value:.................. $160,000
Utilities: ............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................Residential, Vacant, Industrial, Commercial
Current Use: .................................................................Maintenance Facility
Highest and Best Use: .................................................................Maintenance Facility
Agency Projected Use: .................................................................Maintenance Facility

The Texas Department of Transportation utilizes this site in Carrizo Springs as a maintenance and storage facility. It is located at 2001 North First St or Hwy 83 on the northeast side of the city. The site is fully utilized with two buildings and infrastructure. Surrounding land uses are office/warehouse and vacant to the north, residential to the southwest, a mobile home park to the south, vacant land, light industrial and residential tracts to the west across Hwy 83.

The appraisal indicates the highest and best use is to continue in the present use. Carrizo Springs is a small rural town, and the county seat of Dimmit. It is about 72 miles north/northwest of Laredo. Most of the activity in the past few years has been on the east and southeast side of the city along Hwy 83 and US 277. Market activity and new growth remain somewhat limited in the area of the subject with no significant demand for commercial tracts.

Recommendation: Retain for continued agency operations.
Carthage Maintenance Site

Location:
South Shelby St, Carthage, Panola County, Texas

Legal Description:
Volume 502 Page 467 Panola County Deed Records

Encumbrances

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

Appraisal Date: 1/11/2007 Acres: 11.35
Sen. Dist.: 1 Rep. Dist.: 11 FAR: 0.02
% in Floodplain: 0% Slope: Moderate
Zoning: Industrial
Frontage: South Shelby St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as a maintenance/storage facility. It is located in east Texas in Carthage, a short distance north from Loop 436. It is improved with one building. Surrounding land use includes residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. It has some commercial influence due to the location near Loop 436.

Recommendation: Retain for continued agency operations.
Cedar Park Research Campus

Location:
9500 North Lake Creek Pkwy, Austin, Williamson County, Texas

Legal Description:
Volume 311 Page 551 Volume 328 Page 548 Williamson County Deed Records

Encumbrances

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

Appraisal Date: 4/23/2007 Acres: 77.1
Sen. Dist.: 5 Rep. Dist.: 52 FAR: 0.03
% in Floodplain: 5% Slope: Level
Zoning: Unzoned
Frontage: Lake Creek Pkwy
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: Cedar Park Research Campus
Highest and Best Use: Office/Industrial/Flex Space
Agency Projected Use: Cedar Park Research Campus
Bldgs.: 4 Bldg. Area: 84,200 sq.ft.
Building Value: $0 Improvement Value: $0
Land Value: $14,990,000 Total Market Value: $14,990,000

TxDOT uses this site in Cedar Park as a research campus. Originally this site was over 770 acres, but has been sold in parcels. The remaining acreage is 77.10 acres. TxDOT feels the campus has been defined now and should remain intact. The appraisal demonstrates there is room for expansion on this campus. There is some discussion about the widening of Hwy 183 to be addressed. Surrounding land use is commercial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for office/industrial/flex development. TxDOT is fully utilizing this site as a research campus. It is in a desirable part of Austin with vast development occurring on Hwy 183.

Recommendation: Retain for agency operations.
Texas Department of Transportation

Texas General Land Office

Center Maintenance Site

Location:
SH 7, Center, Shelby County, Texas

Legal Description:
Volume 624 Page 210 Shelby County Deed Records

Encumbrances

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

Appraisal Date: 8/1/2006
Acres: 10
Sen. Dist.: 3
Rep. Dist.: 9
FAR: 0.02
% in Floodplain: 0%
Slope: Moderate
Zoning: Unzoned
Frontage: SH 7
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located northeast of Center on SH 7. It has one office building and infrastructure. Surrounding land uses include residential, vacant and light commercial tracts. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal findings indicate the highest and best use is to continue in the present use. Development in Center is slow and the economy is stable.

Recommendation: Retain for continued agency operations.
Channing Maintenance Site

Location:
Hwy 385, Channing, Hartley County, Texas

Legal Description:
Vol 81 Pg 193 Vol 82 Pg 47 Hartley County Deed
Records

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

Appraisal Date: 3/27/2007 Acres: 3.33
Sen. Dist.: 31 Rep. Dist.: 86 FAR: 0.08
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Hwy 385
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located in far north Channing on the west side of Hwy 385. It is improved with three buildings and parking. The surrounding land is vacant, industrial, and railroad tracts to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the continued use as a maintenance and storage facility is the highest and best use. Channing is a small community in the panhandle with agriculture being the primary industry and major source of income. The location is accessible from all points of the city and is in a stable area. Channing is experiencing no noticeable growth.

Recommendation: Retain for continued agency operations.
Childress District Headquarters

Location:
7599 Hwy 287, Childress, Childress County, Texas

Legal Description:
Volume 373 Page 73 Childress County Deed Records

Encumbrances

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

Appraisal Date: 1/8/2007
Acres: 52.83
Sen. Dist.: 28
Rep. Dist.: 88
% in Floodplain: 2%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 287
Utilities: Electricity, Gas, Telephone, Septic Tank
Surrounding Uses: Agricultural
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

Bldgs.: 6
Bldg. Area: 95,062 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $2,000,000
Total Market Value: $2,000,000

This site is used by TxDOT as the Childress Distinct 25 Headquarters facility. There are six buildings and outbuildings. It is located on Hwy 287 west of Childress in the northeastern panhandle. Agricultural land surrounds the tract. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use if vacant would be for rural residential development. But the site is fully developed and the current use is appropriate as well. The economy of Childress revolves primarily around government employment, the Regional Medical Center and the agricultural community. The largest employer in the area is the Texas Department of Criminal Justice with a facility just southeast of the city.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Clarendon Maintenance Site

Location:
3268 Hwy 287, Clarendon, Donley County, Texas

Legal Description:
Volume 32 Page 98 Donley County Deed Records

Encumbrances

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

Sen. Dist.: 28  Rep. Dist.: 88  FAR: 0.05  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $160,000
Frontage: Hwy 287  Total Market Value: $160,000
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Vacant, Commercial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

This is a relatively new site purchased by the Texas Department of Transportation for use as a maintenance site. It is improved with three buildings and infrastructure. It is located west of Clarendon on Hwy 287. Surrounding land use is vacant, commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates development of this tract for a maintenance site is the highest and best use. Clarendon is a small city east of Amarillo. The tract is in an area that is relatively stable with no signs of decline. Hwy 287 is the main corridor between Ft. Worth and Amarillo. The economy is driven by agriculture and also provides basic services to travelers.

Recommendation: Retain for continued agency operations.
Clarksville Maintenance Site

Location:
Hwy 82 West, Clarksville, Red River County, Texas

Legal Description:
Vol 135 Pg 57 Vol 155 Pg 12 Vol 189 Pg 49 Vol 344
Pg 20 Red River County Deed Records

Encumbrances

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

Appraisal Date: 9/12/2006 Acres: 6.4
Sen. Dist.: 1 Rep. Dist.: 3 FAR: 0.01
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Hwy 82 West
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential, Vacant
Current Use: Maintenance Site
Highest and Best Use: Light Industrial
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located in Clarksville in far northeast Texas. The physical location is on West Main St or Hwy 82 West. The improvements consist of two main buildings which are considered to have value. Surrounding land use is commercial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is for light industrial development to include the current use as a maintenance facility. Clarksville is a rural community with about 4,500 people and is the county seat. The real estate market has shown slow activity with little change expected. Most of the limited commercial growth is taking place on the west side of town.

Recommendation: Retain for continued agency operations.
Claude Maintenance Site

Location:
SH 207 South, Claude, Armstrong County, Texas

Legal Description:
Volume 57 Page 353 Armstrong County Deed Records

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

Sen. Dist.: 28  Rep. Dist.: 88  FAR: 0.09  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $48,000
Frontage: SH 207 South  Total Market Value: $48,000
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located in south Claude on the east side of SH 207 South. Improvements consist of one building considered to have contributory value, asphalt surfacing and fencing. Surrounding land uses include commercial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is consistent with the present use. The subject is located in the small city of Claude approximately 30 miles southeast of Amarillo in the panhandle of Texas. Agriculture is the primary industry and major source of income. The city provides support services for the agricultural industry.

Recommendation: Retain for continued agency operations.
Cleveland Maintenance Site

Location:
FM 2025, Cleveland, Liberty County, Texas

Legal Description:
Volume 361 Page 130 Liberty County Deed Records

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

Appraisal Date: 11/2/2006 Acres: 5 Bldgs: 5 Bldg Area: 8,946 sq.ft.
Sen. Dist.: 4 Rep. Dist.: 18 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $116,300
Frontage: FM 2025 Total Market Value: $116,300
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes the subject property for a maintenance facility. It is located on FM 2025 in northwest Cleveland. The site is improved with five buildings and infrastructure. Surrounding land use is composed of commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is the present use. Cleveland is in the northwest part of Liberty County. Convenience stores and businesses are located along Hwy 59 and Hwy 105. Economic conditions have been stable with no significant economic changes expected.

Recommendation: Retain for continued agency operations.
Coleman Maintenance Site

Location:
Commercial Ave South/FM 206, Coleman, Coleman County, Texas

Legal Description:
Vol 273 Pg 354 Vol 271 Pg 375 Coleman County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None

Appraisal Date: ....1/4/2007 Acres: ........4.88
Sen. Dist.:.....24 Rep. Dist:......53 FAR: .... 0.05
% in Floodplain: ....0% Slope:........Level
Zoning: ...........................................Unzoned
Frontage: ..........Commercial Ave South/FM 206
Utilities: ..................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ...........................................Commercial, Residential, Agricultural, School
Current Use: ..........................................................Maintenance Facility
Highest and Best Use: ..........................................................Maintenance Facility
Agency Projected Use: ..........................................................Maintenance Facility

The Texas Department of Transportation uses this site for maintenance and storage. It is located south of Coleman on Commercial Ave South. It is improved with five buildings, parking, asphalt surfacing and chain link fencing. Surrounding land uses are residential, commercial, agricultural and a high school. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to continue as a maintenance site. Coleman is located in central Texas about 60 miles southeast of Abilene. It is a quiet rural community with a slow real estate market. The economy is principally supported by agriculture and related businesses. No significant growth or change is expected.

Recommendation: Retain for continued agency operations.
Colorado City Resident Engineer's Site

Location:
East Side of SH 208, Colorado City, Mitchell County, Texas

Legal Description:
Volume 187 Page 357 Mitchell County Deed Records

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

Appraisal Date: 2/28/2007
Acres: 6.84
Sen. Dist.: 28
Rep. Dist.: 72
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: SH 208
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Rangeland
Current Use: Resident Engineers' Site
Highest and Best Use: Resident Engineers' Site
Agency Projected Use: Resident Engineers' Site

The Texas Department of Transportation uses this site as a resident engineers' site. It is located on the north side of Colorado City on SH 208, about one-half mile north of IH 20. It is improved with four buildings, fencing, asphalt surfacing and walkways. Surrounding land uses are residential and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Colorado City is between Abilene and Big Spring near IH 20. There has been little commercial or residential growth in the area.

Recommendation: Retain for continued agency operations.
Columbus Maintenance Site

Location:
US 90 West, Columbus, Colorado County, Texas

Legal Description:
Volume 410 Page 189 Volume 207 Page 73 Colorado County Deed Records

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

Sen. Dist.:.....18  Rep. Dist.:......17  FAR: .... 0.05  Building Value: ....................... $0
% in Floodplain: ....0%  Slope:.............Level  Improvement Value:...................$0
Zoning: ................................................Unzoned  Land Value: ......................$207,000
Frontage: .........................US 90 West, SH 71  Total Market Value:..$207,000
Utilities: ............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .......................................................Residential, Commercial, Vacant, Industrial
Current Use: ..............................................................Maintenance Site
Highest and Best Use: .............................................................. Maintenance Site
Agency Projected Use: .............................................................. Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located one mile west of downtown Columbus at the intersection of US 90 West and SH 71. It is improved with four buildings including maintenance, office and storage. Surrounding land uses include single family residential, vacant, commercial, and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

Highest and best use is consistent with the present use as a maintenance facility. Real estate growth in Columbus is slow. It will be some time before development from the east absorbs numerous large vacant parcels between downtown and the site.

Recommendation: Retain for continued agency operations.
Comanche Maintenance Site

Location:
1502 North Austin St (North SH 16), Comanche, Comanche County, Texas

Legal Description:
Volume 268 Page 480 Volume 660 Page 187
Comanche County Deed Records

Recommendation: Retain for continued agency operations.

The Texas Department of Transportation currently uses this site in north Comanche as a maintenance and storage facility. It is located on North Austin St or North SH 16. There are four enclosed buildings and infrastructure. Surrounding land uses are vacant, commercial, residential and a school. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. Comanche County is in north central Texas about 100 miles west of Ft. Worth. Many of the local residents travel to Stephenville, Brownwood or Abilene for employment. There has been some real estate activity in the past few years in both agricultural and residential properties. The market appears steady.
Comstock Maintenance Subsection Site

Location:
14 Phillips St, Comstock, Val Verde County, Texas

Legal Description:
Volume 8 Page 348 Val Verde County Deed Records

The Texas Department of Transportation uses this site in Comstock as a maintenance sub-section site. It is located at the southwest corner of US 90 and Phillips Street. Comstock is about 32 miles west of Del Rio. It is improved with one building, asphalt paving, fencing and security lighting. Surrounding land uses include commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Comstock is an isolated community providing minimal shopping and services. There is very little development occurring at this time.

Recommendation: Retain for continued agency operations.
Conroe Maintenance Site

Location:
990 North FM 3083, Conroe, Montgomery County, Texas

Legal Description:
File 979-01-0527 through 0531 Montgomery County Deed Records

Encumbrances

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

Sen. Dist.:......3  Rep. Dist:......16  FAR:...... 0.03  Building Value: ................... $0
% in Floodplain:.....0%  Slope:.........Level  Improvement Value:.................. $0
Zoning: ............................Unzoned  Land Value:.................... $994,000
Frontage: ......................FM 3083, TxDOT Dr  Total Market Value:............... $994,000
Utilities: ..................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................Recreational, Residential, Commercial, Woodlands
Current Use: ......................................................Maintenance Facility
Highest and Best Use: ...........................................................Maintenance Facility
Agency Projected Use: ......................................................Maintenance Facility

The Texas Department of Transportation uses this site as a maintenance facility. It is located north of Conroe at the intersection of FM 3083 and TxDOT Dr near Conroe’s newest business park. It is improved with three buildings, fencing and surface parking. Surrounding land uses include recreational, residential, timberland and commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The site area has been recently annexed by the City of Conroe and is in a growth stage. The general growth outlook for Montgomery County is favorable as indicated by increasing population.

Recommendation: Retain for continued agency operations.
Cooper Area Office (Proposed)

Location:
SH 24, Cooper, Delta County, Texas

Legal Description:
V 224 Pg 797 & V 246 Pg 184 Delta County Deed Records

Encumbrances

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

Appraisal Date: 2/16/2007
Acres: 14.85
Bldgs.: 0
Bldg. Area: 0 sq.ft.

Sen. Dist.: 2
Rep. Dist.: 3
FAR: 0.0
Building Value: $0
Improvement Value: $0

% in Floodplain: 0%
Slope: Level
Land Value: $44,500
Total Market Value: $44,500

Zoning: Unzoned

Frontage: SH 24
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Commercial

Current Use: Vacant
Agency Projected Use: Proposed Area Office

Highest and Best Use: Commercial/Industrial Development

TxDOT purchased this additional acreage in 2001 for expansion of the existing Cooper Maintenance Site. The existing Cooper site identification number is 1222. At some point the two sites will be built up and considered an assemblage. Funding has not become available for this acreage but plans are still in the works. Surrounding land use is office, industrial, and a church to the north.

The appraisal indicates the highest and best use is commercial/industrial development to include the proposed plans.

Recommendation: Retain for proposed area office when funds become available.
Cooper Maintenance Site

Location:
FM 64 @ SH 24, Cooper, Delta County, Texas

Legal Description:
Vol 78 Pg 608 Vol 101 Pg 258 Delta County Deed Records

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

Appraisal Date: 2/16/2007 Acres: 4.08
Sen. Dist.: 2 Rep. Dist.: 3 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: SH 24, FM 64
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Light Industrial Development
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this as a highway maintenance facility. It is located in the community of Cooper at the intersection of SH 24 and FM 64. It is improved with five buildings and infrastructure. The site was appraised as a whole, land and buildings were not assigned separate values. Surrounding land uses include commercial, vacant, residential and industrial properties. TxDOT has purchased an additional 14.846 acres across SH 24. The plan is to keep both parcels for expansion.

The appraisal indicates the highest and best use is to continue in the present use. Market conditions in Cooper are stable but land sales are slow and little growth has occurred.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently utilizes this site as a district headquarters. This 26.34-acre tract is located on South Padre Island Dr at its intersection with Greenwood Drive. Improvements include eight buildings and infrastructure. Surrounding land uses include commercial, residential and industrial properties. The site is considered fully utilized. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for continued use as a TxDOT facility. The outlook for the area is positive and has enjoyed some refurbishment and growth. The area zoning allows for a wide range of development.

Recommendation: Retain for continued agency operations.
Corpus Christi Maintenance Site

Location:
844 North Padre Island Dr, Corpus Christi, Nueces County, Texas

Legal Description:
Volume 1490 Page 386 Nueces County Deed Records

Encumbrances

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

Sen. Dist.:.....20 Rep. Dist.:.....34 FAR:.... 0.02 Building Value: ......................... $0
% in Floodplain: ....0% Slope:..........Level Improvement Value:....................... $0
Zoning: .....................................Industrial Land Value:.......................... $375,000
Frontage: ......................North Padre Island Dr Total Market Value:.......... $375,000
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................................................Agricultural
Current Use: ..........................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site

The Texas Department of Transportation utilizes this site in Corpus Christi as a maintenance facility. It is located on North Padre Island Dr (SH 358). It is improved with two buildings, asphalt surfacing and fencing. Surrounding land use is entirely agricultural and nearby industrial. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. The Corpus Christi area, where the subject is located, has been experiencing tremendous growth. Most of the growth is residential and commercial/retail development along Padre Island Drive.

Recommendation: Retain for continued agency operations.
Corrigan Maintenance/Storage Site

Location:
Hwy 59 South/South Home St, Corrigan, Polk County, Texas

Legal Description:
Volume 179 Page 221 Polk County Deed Records

Encumbrances

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

Appraisal Date: 7/20/2006  Acres: ..........4.55
Sen. Dist.:......3  Rep. Dist.:......18  FAR:..... 0.01
% in Floodplain:.....0%  Slope:.....Moderate
Zoning: ...........................................Unzoned
Frontage: ..........Hwy 59 South/South Home St
Utilities: ...........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Residential, Commercial, Vacant
Current Use: .................................................................Maintenance Sub-Section Site
Highest and Best Use: .................................................................Maintenance Sub-Section Site
Agency Projected Use: .................................................................Maintenance Sub-Section Site

Bldgs.: ......1  Bldg. Area:.....  1,050 sq.ft.
Building Value:................................. $0
Improvement Value:................................. $0
Land Value:................................. $27,500
Total Market Value:................................. $27,500

The Texas Department of Transportation currently uses this site as a maintenance/equipment storage facility. It is located northeast of Houston in Corrigan on Hwy 59 South or South Home Street. It is improved with one building and impervious cover. Surrounding land uses include residential, vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use. The growth trends in Corrigan appear to be stable. Most of the development in Polk County has occurred in the city of Livingston, about 20 miles south of the subject. The majority of development in the Corrigan area is rural residential in nature.

Recommendation: Retain for continued agency operations.
Corsicana Maintenance Site

Location:
100 Navaro CR SW 1000, Corsicana, Navarro County, Texas

Legal Description:
JS Hamilton Svy A 375 DW Collins Svy A 159 Navarro County Deed Records

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

Appraisal Date: 10/2/2006 Acres: 13.92
Sen. Dist.: 22 Rep. Dist.: 8 FAR: 0.03
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Navarro CR SW 1000
Utilities: Electricity, Gas, Telephone, Wastewater
Surrounding Uses: Commercial, Residential, Agricultural
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this tract for an engineering and maintenance site. It is located about three miles southwest of Corsicana on CR SW 1000. Although it is not in the city limits, all city utilities are available to the site. There are three buildings: administration, maintenance and vehicle storage. Site improvements consist of chain link fencing, two underground fuel storage tanks, asphalt parking and paving. Surrounding land use is commercial, agricultural and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Corsicana is a semi-rural community about 50 miles south of Dallas. The economy is based upon light manufacturing, farming, medical services, and is home to a junior college. Growth has been stable over the past five years.

Recommendation: Retain for continued agency operations.
Cotulla Maintenance Site

Location:
900 FM 468, Cotulla, La Salle County, Texas

Legal Description:
Volume 142 Page 209 La Salle County Deed Records

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

Appraisal Date: 11/13/2006  Acres: ............7.5
Sen. Dist.:.....21  Rep. Dist.:....80  FAR:......0.04
% in Floodplain: ....0%  Slope:.........Level
Zoning: .........................Commercial
Frontage: ................................FM 468
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................................Residential, Vacant, Commercial
Current Use: ............................................................Maintenance Site
Highest and Best Use: .....................................................Maintenance Site
Agency Projected Use: .....................................................Maintenance Site

The Texas Department of Transportation currently uses this site in Cotulla as a maintenance site and storage yard. It is located on FM 468 east of downtown Cotulla. The site is improved with an office/warehouse building and infrastructure. Surrounding land use is vacant, residential, light industrial and a cemetery. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Cotulla is the county seat of La Salle and is approximately 68 miles northeast of Laredo and 87 miles southwest of San Antonio. The market activity for the area is limited with residential sales and commercial sites on IH 35. Little development near the subject site is expected.

Recommendation: Retain for continued agency operations.
Crane Maintenance Site

Location:
East side of US 385 North, Crane, Crane County, Texas

Legal Description:
Volume 133 Page 423 Crane County Deed Records

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

Sen. Dist.:.....31  Rep. Dist.:.....82  FAR:..... 0.04  Building Value:..................... $0
% in Floodplain:.....0%  Slope:.........Level  Improvement Value:..................... $0
Zoning: .............................................Unzoned  Land Value:.............................. $117,000
Frontage: ....................................US 385 North  Total Market Value:................ $117,000
Utilities: ................................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: .................................................................Vacant
Current Use: .................................................................Maintenance Facility
Highest and Best Use: .................................................................Maintenance Facility
Agency Projected Use: .................................................................Maintenance Facility

The Texas Department of Transportation currently uses this site as a maintenance facility. It is improved with two buildings and surface parking. It is located approximately 1.25 miles north of the Crane city limits on US 385 North. All the surrounding land is vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to continue in the present use as a maintenance facility. The local economy is supported by the oil and gas industry and ranching, but growth in the area is minimal. There are some light industrial properties on US 385 just south of the tract and closer to the Crane city limits.

Recommendation: Retain for continued agency operations.
Crockett Maintenance Site

Location:
Loop 304 East, Crockett, Houston County, Texas

Legal Description:
Vol 907 Pg 847 Vol 356 Pg 209 Houston County Deed Records

Encumbrances

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

Appraisal Date: 9/7/2006 Acres: 11.81
Sen. Dist.: 5 Rep. Dist.: 11 FAR: 0.02
% in Floodplain: 0% Slope: Moderate
Zoning: Industrial
Frontage: Loop 304 East
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in east Crockett as an engineer’s office and maintenance site. It is located along Loop 304 East about one-half mile north of the Loop 304 and SH 7 East intersection. The site is improved with one structure: a combined engineer's office and a maintenance building. Surrounding land use is vacant and commercial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is for light industrial development to include a maintenance facility. The majority of commercial activity in Crockett has occurred between SH 21 and SH 7. There are discount stores, fast food chains, medical facilities, grocery stores and warehouse industrial facilities located nearby.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site as a storage yard. It is located on SH 36 between Abilene and Cross Plains. There are no building improvements, only perimeter fencing. All land surrounding the site is used for agricultural purposes with some scattered rural homsites. The Cross Plains Rodeo Arena is to the east of the subject site. The appraisal notes that after seasonal heavy rains, about 50% of the tract on the east side appears to flood periodically from Turkey Creek.

The highest and best use is also the present use. Cross Plains is a small rural type community with little manufacturing and limited amenities.

Recommendation: Retain for continued agency operations.
Crowell Maintenance Site

Location:
SH 6 North, Crowell, Foard County, Texas

Legal Description:
Volume 108 Page 562 Foard County Deed Records

Appraisal Date: 3/19/2007  Acres: ............5.2  Bldgs.: ...1  Bldg. Area: ...... 3,289 sq.ft.
Sen. Dist.: ....28  Rep. Dist.:......68  FAR: .... 0.02  Building Value: ......................... $0
% in Floodplain: ....0%  Slope:........Level  Improvement Value:...................... $0
Zoning: ............................................Unzoned  Land Value:.............................. $30,000
Frontage: .......................................SH 6 North  Total Market Value:................ $30,000
Utilities: ......................................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................................................Agricultural
Current Use: ............................................................................Maintenace Sub-Section Site
Highest and Best Use: ..................................................................Maintenace Sub-Section Site
Agency Projected Use: .................................................................Maintenace Sub-Section Site

The Texas Department of Transportation uses this site in north Texas as a maintenance and storage facility. It is located just north of the city of Crowell on SH 6. There is one building considered to have contributory value, an asphalt and gravel parking lot and chain link fencing. Surrounding land use is entirely agricultural. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Crowell is a small community located in north central Texas, about 60 miles west of Wichita Falls. There has been no new development to speak of in this area over the past several years.

Recommendation:  Retain for continued agency operations.
Cuero Maintenance Site

Location:
40 Cooperative Way, Cuero, DeWitt County, Texas

Legal Description:
Volume 20617 Page 18-87 Dewitt County Deed Records

Encumbrances

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

Appraisal Date: 6/22/2006 Acres: .........9.75
Sen. Dist.:......18 Rep. Dist:......30 FAR: .... 0.04
% in Floodplain: ....0% Slope:.........Level
Zoning: ............................Unzoned
Frontage: ........................Cooperative Way
Utilities: ................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ................................Commercial, Vacant, Agricultural, Residential
Current Use: ..............................................................Maintenance Site
Highest and Best Use: ..............................................................Maintenance Site
Agency Projected Use: ..............................................................Maintenance Site

Bldgs.: .........3 Bldg. Area: ...... 17,831 sq.ft.
Building Value: .............................................. $0
Improvement Value: .............................................. $0
Land Value: ...................................................... $536,000
Total Market Value: .........$536,000

The Texas Department of Transportation uses this tract as a maintenance site. There are three new improvements since the time of last reporting. It is located just outside the city limits of Cuero. No zoning is in place. Surrounding land uses are vacant, commercial, agricultural and residential. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal indicates the highest and best use as improved is a maintenance site. Cuero, located in DeWitt County, has enjoyed a modest growth trend. The area of the subject is experiencing little growth.

Recommendation: Retain for continued agency operations.
Cuero Maintenance Site

Location:
947 East Broadway St/Hwy 87, Cuero, Dewitt County, Texas

Legal Description:
Vol 141 Page 526 Vol 140 Page 162 Dewitt County Deed Records

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

Appraisal Date: 6/22/2006  Acres: ........4.78
Sen. Dist.:.....18  Rep. Dist.:......30  FAR: ...... 0.06
% in Floodplain: ....0%  Slope:.........Level
Zoning: ............................................Unzoned
Frontage: .....................E. Broadway St/Hwy 87
Utilities: ......................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ........................................................Recreational, Commercial, Governmental
Current Use: ............................................................Maintenance Site
Highest and Best Use: ............................................................Maintenance Site
Agency Projected Use: ............................................................Maintenance Site
Bldgs.: ........4  Bldg. Area: ..... 13,052 sq.ft.
Building Value: .................................................$0
Improvement Value: .................................................$0
Land Value: ....................................................$210,000
Total Market Value: .............................................$210,000
% in Floodplain: ....0%

The Texas Department of Transportation utilizes this site in downtown Cuero as a maintenance and storage facility. It is located on East Broadway St or Hwy 87. It is a typical facility improved with four buildings. Surrounding land use is recreational, commercial, and governmental. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the present use is also the highest and best use. Cuero is located on a major route between Victoria and Austin. The area under analysis appears to be in a modest growth stage.

Recommendation: Retain for continued agency operations.
Cuero Storage Site

Location:
Hwy 87 North, Cuero, Dewitt County, Texas

Legal Description:
Volume 138 Page 236 Dewitt County Deed Records

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

Appraisal Date: 6/22/2006
Acres: 4.77
Sen. Dist.: 18
Rep. Dist.: 80
FAR: 0.0
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 87 North
Utilities: Electricity, Water
Surrounding Uses: Vacant, Agricultural, Residential, Commercial
Current Use: Material Storage
Highest and Best Use: Material Storage
Agency Projected Use: Material Storage

The Texas Department of Transportation uses this site in Cuero as a storage yard for material and equipment. It is located on Hwy 87 North. The site has minimal improvements including paving, a concrete slab for two asphalt storage tanks and a sheet metal storage building. These improvements add no value to the property and are given no monetary credence. Surrounding land use is light industrial, commercial, vacant and some scattered residential tracts.

The appraisal indicates the highest and best use is congruent with the present use. The south part of town is not considered to be in the growth pattern but some light manufacturing development has occurred. The Cuero Industrial Foundation is encouraging development in this area. The town is located at the crossroads of Hwy 87 and Hwy 183 and is considered to have growth potential.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site just north of Daingerfield as a maintenance and storage facility. It is located on Hwy 259. It is improved with one primary building, asphalt surfacing and fencing. Surrounding land use is predominantly vacant, and a petroleum products distributor on the north side. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Daingerfield is the county seat and is the largest town in the county.

Recommendation: *Retain for continued agency operations.*
Dalhart Maintenance Site

Location:
Northeast side of Hwy 87, Dalhart, Dallam County, Texas

Legal Description:
Volume 11 Page 404 Dallam County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved

Appraisal Date: 3/27/2007  Acres: .........12  Bldgs.: ........1  Bldg. Area: ...... 16,774 sq.ft.  Building Value: ........................................ $0  Improvement Value: ................................. $0  Land Value: ........................................... $335,000  Total Market Value:.............................. $335,000

Sen. Dist.:......31  Rep. Dist.:......86  FAR: ...... 0.04  % in Floodplain: ....0%  Slope:.........Level

Zoning: ................................................Unzoned  Frontage: .................................Hwy 87

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

Surrounding Uses: ..........................................................Agricultural, Commercial

Current Use: ..........................................................Maintenance Site

Highest and Best Use: ..........................................................Maintenance Site

Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site in northwest Dalhart as a maintenance facility. It is located on the northeast side of Hwy 87. It is improved with one building, asphalt surfacing and fencing. Surrounding land uses include cultivated land to the north, east and west, and commercial land to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates continued use as a maintenance facility is appropriate. Dalhart is a small city in the northwest corner of the panhandle. Agriculture is the primary industry and source of income. The local housing and commercial markets have remained stable.

Recommendation: Retain for continued agency operations.
Dallas District 18 Headquarters

Location:
9700 East R L Thornton Fwy/IH 30, Dallas, Dallas County, Texas

Legal Description:
Volume 3820 Page 633 Dallas County Deed Records

Encumbrances

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

Appraisal Date: 12/7/2006
Acres: 24.54
Sen. Dist.: 2
Rep. Dist.: 100
FAR: 0.18
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: R L Thornton Fwy/IH 30, SH 80
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

The Texas Department of Transportation uses this site in east Dallas as a district headquarters. It is located on the south side of East R L Thornton Fwy/IH 30 with frontage also on SH 80. It is improved with eleven buildings, asphalt surfacing, landscaping and fencing. TxDOT is currently using the entire site and it is considered fully utilized. Surrounding land uses include commercial, retail and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Dallas is considered a major commercial and financial center for Texas. The subject neighborhood is not generally considered to be in the Dallas growth corridor. Most of the growth is occurring on the north side toward Plano, Lewisville and Denton.

Recommendation: Retain for continued agency operations.
This Texas Department of Transportation maintenance site on Greenville Ave in north Dallas is just south of the LBJ Freeway. The site is improved with six buildings, but they are considered to contribute no value to the whole. Presently the site is used only for materials storage and is considered underutilized. Surrounding land uses are industrial, commercial and office development. The appraisal indicates the highest and best use of this property is for commercial development. Greenville Ave is a prime commercial location and the zoning in place encourages high-density retail, office, hotel or multi-family development. TxDOT has indicated it plans to sell this site. GLO concurs with that decision. TxDOT plans to replace this site in approximately 12 months. Once the new facility is complete the current property may be sold.

**Recommendation:** Retain for continued agency use. Until replacement facility is complete.
Dallas Southside Maintenance Site

Location:
7825 South Central Expy, Dallas, Dallas County, Texas

Legal Description:
Volume 2066 Page 453 Dallas County Deed Records

Encumbrances

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

Appraisal Date: 9/14/2006 Acres: ..........3.62
Sen. Dist.:....23 Rep. Dist.:....110 FAR: ..... 0.14
% in Floodplain:.....0% Slope:.........Level
Zoning: ........................................Industrial
Frontage: .........................South Central Expy
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Industrial, Commercial, Residential
Current Use: ..............................................................Maintenance Site
Highest and Best Use: ..............................................................Maintenance Site
Agency Projected Use: ..............................................................Maintenance Site
Bldgs.: ......10 Bldg. Area: ..... 22,183 sq.ft.
Building Value: ......................... $0
Improvement Value:....................... $0
Land Value: ......................... $345,000
Total Market Value:....................... $345,000

This maintenance facility is located on South Central Expy, approximately five miles north of the IH 45/20 intersection in south Dallas. The facility includes ten buildings, asphalt surfacing and fencing. Surrounding land use is commercial, industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to develop in either a commercial or industrial use. TxDOT is utilizing this site to its highest and best use. The south Dallas area is mainly heavy industrial, low-income residential and low-income commercial. Dallas is a major metropolitan and business center for numerous corporations. This particular area has shown continued growth over the past 20 years.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Darrouzett Maintenance Site

Location:
Intersection of SH 15 and Maple St, Darrouzett, Lipscomb County, Texas

Legal Description:
Volume 52 Page 600 Lipscomb County Deed Records

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

Appraisal Date: 3/27/2007 Acres: 1.12
Sen. Dist.: 31 Rep. Dist.: 88 FAR: 0.02
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: SH 15, Maple St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located on SH 15 at the west end of Darrouzett in Lipscomb County. It is improved with two buildings, asphalt surfacing, fencing and security lighting. Surrounding land use is residential, commercial and vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Darrouzett is in the far northeastern corner of the panhandle. The local housing and commercial market has remained stable over the past few years. Few changes are anticipated.

Recommendation: Retain for continued agency operations.
Decatur Maintenance Site

Location:
Hwy 380 Bypass and Hwy 287, Decatur, Wise County, Texas

Legal Description:
Volume 305 Page 393 Wise County Deed Records

Encumbrances

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

Appraisal Date: 3/1/2007  Acres: 15
Sen. Dist.: 30  Rep. Dist.: 61  FAR: 0.04
% in Floodplain: 5%  Slope: Level
Zoning: Commercial
Frontage: Hwy 380 Bypass, Hwy 287
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Civic
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation constructed and occupied this site in 2001. It is located northwest of Decatur on Hwy 380 Bypass. It is used as a maintenance site and material storage site. There are four buildings considered to add contributory value. Surrounding land uses consist of vacant, residential and civic tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. There is growth occurring along the Hwy 81/380 corridor but vacant land is still available. There may be slight flooding along the creek on the parcel located on an unnamed gravel road.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Decatur Maintenance Site

Location:
701 North Sewell Rd (Loop 357), Decatur, Wise County, Texas

Legal Description:
Volume 140 Page 444 & 577 Wise County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved
Construction: Utility

Appraisal Date: 3/1/2007
Acres: 7.23

Bldgs.: 5
Bldg. Area: 112,784 sq.ft.

Building Value: $0
Improvement Value: $0
Land Value: $581,000
Total Market Value: $581,000

Sen. Dist.: 30
Rep. Dist.: 61
FAR: 0.04

Zoning: Commercial

% in Floodplain: 0%
Slope: Moderate

Frontage: North Sewell Rd (Loop 357)
Utilities: Electricity, Gas, Telephone, Water
Surrounding Uses: Residential, Commercial
Current Use: Vacant

Highest and Best Use: Commercial Development
Agency Projected Use: Hold Until Hwy Expansion Completed

The Texas Department of Transportation is currently not using this site. It is located northwest of Decatur on North Sewell Rd or Loop 357. At this time, the site is improved with five buildings, asphalt surfacing and fencing. The appraisal indicates the buildings contribute no value to the whole. Surrounding land uses include residential to the north and east, and commercial to the south and west.

The highest and best use is for commercial development. The appraisal value was derived as though vacant (less demolition costs) with development of the site for commercial use as permitted by C-2 Business Thoroughfare zoning. Currently the DPS is using the site as a weigh station. When the proposed expansion of US 287 and US 380 is completed, any land that is not taken should be sold or leased at fair market value. TxDOT requests this site be retained until the expansion of the interchange of US 287 and US 380 is complete.

Recommendation: Retain for continued agency use until completion of the expansion of the

149
The Texas Department of Transportation. This 19.8-acre site located on Hwy 90 east of Del Rio is used as a maintenance facility by the Texas Department of Transportation. Site improvements include two equipment storage buildings. North of the tract is the Del Rio Elks Lodge and an unoccupied residence, a commercial strip center to the south, Fermin Calderon Elementary School to the east, and San Felipe Springs Country Club and Golf Course to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this tract is a maintenance site at this time. The back 10 acres are leased to the City of Del Rio at $1.00 per year for 20 years with two 20-year options for renewal. The city has built a water treatment plant on this portion of the site. No appraised value is assigned to the leased portion.

**Recommendation:** Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Del Rio Maintenance Site

Location:
319 East Gibbs St, Del Rio, Val Verde County, Texas

Legal Description:
Vol 146 Pg 635 Vol 146 Pg 637 Val Verde County
Deed Records

Encumbrances

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

Sen. Dist.:.....19  Rep. Dist:......74  FAR:...... 0.27  Building Value: .............................. $0
% in Floodplain: ....0%  Slope:..........Level  Improvement Value: ...................... $0
Zoning: ...........................................Industrial  Land Value: ................................. $840,000
Frontage: ......................................East Gibbs St  Total Market Value: ...................... $840,000
Utilities: ............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ............................................................Commercial, Industrial, Vacant
Current Use: ............................................................Maintenance Facility
Highest and Best Use: ............................................................Maintenance Facility
Agency Projected Use: ............................................................Maintenance Facility

The Texas Department of Transportation currently uses this as an engineering and maintenance site. It is located three blocks east of Main St on East Gibbs St in Del Rio. It is improved with three main buildings that have contributory value to the overall property. Surrounding land uses include commercial and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. There is a reversion clause in the deed which states the property must be used as a maintenance facility. Del Rio is one of the four towns of significant size along the sparsely populated Mexican border between El Paso and McAllen/Brownsville. Economic bases are Laughlin Air Force Base, agribusiness, tourism and manufacturing.

Recommendation: Retain for continued agency operations.
Dell City Maintenance Site

Location:
800 Main St, Dell City, Hudspeth County, Texas

Legal Description:
Volume 65 Page 392 Hudspeth County Deed Records

Encumbrances

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

Appraisal Date: 9/27/2006 Acres: 4.9

Bldgs.: 1 Bldg. Area: 7,392 sq.ft.

Building Value: $0

Improvement Value: $0

Land Value: $59,000

Total Market Value: $59,000

Sen. Dist.: 19 Rep. Dist.: 74 FAR: Level

% in Floodplain: 100% Slope: Level

Zoning: Unzoned

Frontage: Main St

Utilities: Electricity, Gas, Telephone, Water

Surrounding Uses: Agricultural, Residential, Vacant, Office

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site

Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Dell City at the intersection of Main St and Williams St as a maintenance facility. It is improved with one building considered to have contributory value, asphalt surfacing and fencing. Surrounding land uses include agricultural, residential, vacant and office properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The northern Hudspeth County/Dell City area is an agriculturally based economy. There is irrigated farmland in the immediate area and livestock ranching outside the irrigated basin. Market activity is slow and few changes are expected.

 Recommendation: Retain for continued agency operations.
The Texas Department of Transportation presently uses this site in southwest Denton for maintenance/materials storage. It is located on the northwest corner of IH 35 and Bonnie Brae Road. Originally the site was 7.06 acres; however an additional 2.76 acres was purchased in 1996. The surrounding land uses are residential, commercial, vacant and proposed medical. The appraisal was performed with a demolition cost for one of the buildings. But the site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use, as vacant, would be for commercial or multifamily development. Denton is a growing community within commuting distance from the Dallas/Ft. Worth metroplex. There are two universities in Denton, North Texas State University and Texas Women's University. The growth of the North Texas State University campus has a significant impact on land use in the area.

**Recommendation:** *Retain for continued agency operations.*
Texas Department of Transportation

Texas General Land Office

Devine Maintenance Site

Location:
1340 SH 173 West, Devine, Medina County, Texas

Legal Description:
Volume 207 Page 556-58 Medina County Deed Records

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

Appraisal Date: 10/12/2006 Acres: ..............5 Bldgs.: .........2 Bldg. Area: ...... 6,864 sq.ft.
Sen. Dist.:.....19 Rep. Dist.:.....80 FAR: .... 0.02 Building Value: ....................... $0
% in Floodplain: ....0% Slope:..........Level Improvement Value:...................... $0
Zoning: ........................................... Unzoned Land Value: ..................... $96,000
Frontage: .....................................SH 173 West Total Market Value:............. $96,000
Utilities: ................................................................ Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ............................................................ Vacant, Commercial, Ranching
Current Use: ..................................................................... Maintenance Facility
Highest and Best Use: ............................................................. Maintenance Facility
Agency Projected Use: ............................................................. Maintenance Facility

The Texas Department of Transportation uses this site north of Devine on SH 173 West as a maintenance facility. It is improved with two maintenance/warehouse buildings, asphalt surfacing and fencing. Surrounding land uses include medical, commercial, vacant and ranching tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the present use is also the highest and best use as improved. Devine is located on a major route between San Antonio and Laredo. Devine in general has a limited economy with slow growth patterns.

Recommendation: Retain for continued agency operations.
Dickens Maintenance Site

Location:
Hwy 82, Dickens, Dickens County, Texas

Legal Description:
V 96 P 340 V 96 P 389 V 104 P 615 Dickens County
Deed Records

Encumbrances

Physical: Topography
Legal: Deed Restrictions: Mineral Rights Reserved

Buildings: 1 Bldg. Area: 10,737 sq.ft.
Building Value: $0 Improvement Value: $0
Land Value: $86,000 Total Market Value: $86,000

Appraisal Date: 4/4/2007 Acres: 7.01
Sen. Dist.: 28 Rep. Dist.: 68 FAR: 0.03
% in Floodplain: 0% Slope: Steep
Zoning: Unzoned
Frontage: Hwy 82, Henderson St
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Ranching, Residential, Governmental
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

This is a typical maintenance site owned by the Texas Department of Transportation. It is located in Dickens, at the northeast corner of Hwy 82 and Henderson Street. There is a section warehouse and impervious cover. Surrounding land uses are residential, rangeland and a fire department site. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Dickens is a small community in a sparsely populated county.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation used this tract as a maintenance site. It is located on the west side of Hwy 385 just south of Dimmitt. It is improved with two buildings and impervious cover. Surrounding land uses are vacant, residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Dimmitt is the county seat and the largest town in the county. Its approximately 63 miles southwest of Amarillo. Agriculture is the basic industry. The general outlook for the area continues to be stable.

**Recommendation:** Retain for continued agency operations.
Dryden Storage Site

Location:
Hwy 90 West, Dryden, Terrell County, Texas

Legal Description:
Volume 48 Page 365 Terrell County Deed Records

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

Appraisal Date: 1/25/2007
Acres: 4.02
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Hwy 90 West
Utilities: Electricity
Surrounding Uses: Rangeland
Current Use: Storage Site
Highest and Best Use: Storage Site
Agency Projected Use: Storage Site

This site is located on Hwy 90 just west of Dryden and is used for an equipment and material storage yard. There are no buildings, the improvements consist of fencing. Rangeland surrounds the tract and is used mostly for livestock grazing and recreational hunting.

The appraisal indicates the highest and best use as improved is the current use. Dryden is a community in remote West Texas. There is little potential for commercial development. The rural location is a detriment for development. Any interest in the land would be for recreation or assemblage with the adjoining land.

Recommendation: Retain for continued agency operations.
Dumas Maintenance Site

Location:
600 West 1st St, Dumas, Moore County, Texas

Legal Description:
Vol 74 Pg 14 Vol 123 Pg 380 Moore County Deed Records

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

Appraisal Date: 3/27/2007  Acres: ..........4.06  Bldgs.: ...1  Bldg. Area:...... 2,964 sq.ft.
Sen. Dist.:.....31  Rep. Dist:......87  FAR:...... 0.02  Building Value: ...................... $0
% in Floodplain: .....0%  Slope:........Level  Improvement Value:...................... $0
Zoning: .........................Unzoned  Land Value:...................... $160,000
Frontage: ......................West 1st St  Total Market Value:...................... $160,000
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Recreational, Industrial, Retail
Current Use: ..........................................................Vacant
Highest and Best Use: ..........................................................Commercial Development
Agency Projected Use: ..........................................................Hold Until Highway Expansion is Complete

This vacant and unused Texas Department of Transportation maintenance facility is located on the north side of Hwy 87 in Dumas. It is improved with one building, asphalt surfacing and fencing. Land use to the north is a mobile home park, south is light industrial, west is a city park, and east is a private club. The site was appraised as a whole, land and buildings were not assigned separate values.

This property was included on the 2005 Governor's Report and was not disapproved. TxDOT is involved in the expansion of Hwy 87 in Dumas and anticipates part of this site will be absorbed. GLO will work with TxDOT to delineate the amount of acreage that can be sold after the construction is completed. TxDOT requests this site be retained until the expansion of the highway is complete.

Recommendation: Retain for continued agency use. Until highway expansion is complete.
Dumas Maintenance Site

Location:
1249 North Maddox St, Dumas, Moore County, Texas

Legal Description:
Volume 469 Page 960 Moore County Deed Records

Encumbrances

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

Sen. Dist.: 31  Rep. Dist.: 87  FAR: 0.04
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: North Maddox St  Total Market Value: $400,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Industrial, Residential
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

This site is utilized by the Texas Department of Transportation as a maintenance and storage facility. The site is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses include agricultural, light industrial and residential property. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Dumas is a small city in the northern panhandle. Agriculture is the primary source of income in the area. Dumas has realized little growth and few changes are expected.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation utilizes this site in east Eagle Pass as a maintenance and storage facility. It is improved with one office building and impervious cover. Surrounding land uses are commercial and vacant tracts. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use as vacant would be to develop a commercial endeavor conforming to the surrounding properties. Eagle Pass is about 140 miles west of San Antonio and is on the Mexican border across from Piedras Negras. The city’s economy is based upon manufacturing, tourism and services. TxDOT has earmarked this site for a property exchange. Currently TxDOT is using this facility until a more suitable one can be located.

**Recommendation:** *Retain for continued agency use until a suitable site is located and fundin*
Eastland Maintenance Site

Location:
US 80, Eastland, Eastland County, Texas

Legal Description:
Volume 797 Page 67 Volume 936 Page 20 Eastland County Deed Records

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

Appraisal Date: ...2/1/2007  Acres: ..........8.4
Sen. Dist.:.....24  Rep. Dist.:.....60  FAR: .... 0.04
% in Floodplain: ....100%  Slope:..........Level
Zoning: ........................................Unzoned
Frontage: .......................................US 80
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Agricultural, Commercial
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

This is a typical maintenance site owned by the Texas Department of Transportation located on the east side of Eastland, Texas. It is improved with eight buildings and infrastructure. Surrounding land use is light commercial and agricultural tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance site. Eastland is located in north central Texas approximately 100 miles west of Ft. Worth, just off IH 20. Commercial development has been limited.

Recommendation: Retain for continued agency operations.
Edcouch Maintenance Site

Location:
SH 107 East, Edcouch, Hidalgo County, Texas

Legal Description:
Volume 755 Page 318 Hidalgo County Deed Records

Encumbrances

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

Sen. Dist.: 27  Rep. Dist.: 40  FAR: 0.05  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $115,000
Frontage: SH 107 East  Total Market Value: $115,000
Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Agricultural, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance site. It is located in southeast Texas, outside of the city limits of Edcouch on SH 107. It is improved with four buildings, asphalt surfacing and fencing. The buildings are reported to be well maintained. Surrounding land uses include vacant, residential, agricultural and commercial tracts. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is to continue in the present use. The city of Edcouch is approximately 13 miles east of Edinburg, and is within commuting distance. The economy in the area of Edcouch depends mostly on farming, public schools and county employment.

Recommendation: Retain for continued agency operations.
Eden Maintenance Site

Location:
SH 87, Eden, Concho County, Texas

Legal Description:
Vol 84 Pg 309 Vol 64 Pg 342 Concho County Deed Records

Encumbrances

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

Sen. Dist.:.....28 Rep. Dist:......53 FAR:..... 0.04 Building Value: ..................... $0
% in Floodplain:....0% Slope:...........Level Improvement Value:................. $0
Zoning: .........................Unzoned Land Value:........................... $110,000
Frontage: .............................SH 87 Total Market Value:............... $110,000
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: .................................................................Vacant, Commercial
Current Use: .................................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ...........................................................Maintenance Site

The Texas Department of Transportation utilizes this site west of Eden as a maintenance facility. It is located on SH 87 about one mile west of Hwy 83. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land use is vacant and commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Eden is a small community that has experienced little growth. Concho County is located in central Texas and the economy is agriculturally based.

Recommendation: Retain for continued agency operations.
Edna Maintenance Site

Location:
SH 111 East, Edna, Jackson County, Texas

Legal Description:
V 240 P 185 V 390 P 297 V 393 P 208 Jackson County Deed Records

Encumbrances

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

Sen. Dist.:.....18  Rep. Dist.:.....30  FAR:..... 0.06  Building Value: ................. $0
% in Floodplain: ....90%  Slope:............Level  Improvement Value:............. $0
Zoning: ..............................................Commercial  Land Value:.................... $183,000
Frontage: ......................SH 111 East, Asbeck Ln  Total Market Value:............... $183,000
Utilities: ............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .........................................................Industrial, Commercial, Vacant, Residential
Current Use: .............................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site

The Texas Department of Transportation uses this site in southeast Edna as a maintenance and storage facility. The location is along SH 111 and Asbeck Lane. There are five buildings and impervious cover. Surrounding land uses include vacant, residential, commercial and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is to continue in the present use. Edna is midway between Victoria and El Campo, Texas.

Recommendation: Retain for continued agency operations.
El Dorado Maintenance Site

Location:
US 190, El Dorado, Schleicher County, Texas

Legal Description:
Vol 86 Pg 395 Vol 120 Pg 385 Vol 195 Pg 9
Schleicher County Deed Records

El Dorado Maintenance Site

Appraisal Date: 8/30/2006  Acres: ..........8.53
Sen. Dist.:....28  Rep. Dist.:......53  FAR: .... 0.01
% in Floodplain: ....0%  Slope:.........Level
Zoning: ............................................Unzoned
Frontage: .........................................Hwy 190
Utilities: .............................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: ..................................Rangeland, Governmental, Residential
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site in El Dorado as a maintenance and storage facility. It is located east of the city limits on Hwy 190. There are two buildings, an equipment storage shed and a maintenance building. Surrounding land uses include rangeland, a county maintenance yard, and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use as a maintenance facility. El Dorado is located between San Angelo and Del Rio. It is a small community and is supported by oil and gas and agriculture.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation  

Texas General Land Office

El Paso District Headquarters

Location:
13301 Gateway Blvd West, El Paso, El Paso County, Texas

Legal Description:

Encumbrances

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

Appraisal Date: 7/17/2006  
Acres: 33.46  
Blds.: 11  
Bldg. Area: 112,098 sq.ft.

Sen. Dist.: 29  
Rep. Dist.: 75  
FAR: 0.08  
Building Value: $0

% in Floodplain: 0%  
Slope: Level  
Improvement Value: $0

Zoning: Unzoned  
Land Value: $10,190,000

Frontage: Gateway Blvd West, Bill Burnett Dr  
Total Market Value: $10,190,000

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Industrial, Vacant

Current Use: District Headquarters

Highest and Best Use: Office/Industrial Development

AgencyProjected Use: District Headquarters

This is a relatively new Texas Department of Transportation site, located at Gateway Blvd West in the southwestern part of El Paso. It is improved with eleven buildings that were constructed during 1998 and 1999. Surrounding land uses are industrial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The highest and best use is for commercial/light industrial development to include the current use. Most commercial development has occurred on Loop 375 about one and one-half miles northwest of the subject.

Recommendation: Retain for continued agency operations.
El Paso District Office - Clark Drive

Location:
212 North Clark Dr, El Paso, El Paso County, Texas

Legal Description:
Volume 1150 Page 172 El Paso County Deed Records

Encumbrances

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

Appraisal Date: 3/13/2007
Acres: 0.68
Bldgs.: 1
Bldg. Area: 3,520 sq.ft.

Sen. Dist.: 29
Rep. Dist.: 79
FAR: 0.12
Building Value: $0
Improvement Value: $0

% in Floodplain: 0%
Slope: Level
Land Value: $230,000

Zoning: Industrial

Frontage: North Clark Dr
Surrounding Uses: Industrial, Office
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Current Use: District Office
Highest and Best Use: District Office
Agency Projected Use: District Office

Previously this site was 13.49 acres carried in the GLO inventory as Site ID #844. The major portion of this site was sold to the City. The remainder of 0.68 acres is now carried under the new GLO ID #2490. The appraisal indicates there is one building and the site is zoned Light Manufacturing District. Surrounding land uses are industrial and office development. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use also includes the present development. El Paso enjoys a diversified and well-balanced economy. It is influenced by three key ingredients, the national monetary trend, military programs, and the economic future of Mexico.

Recommendation: Retain for continued agency operations.
El Paso Maintenance Site

Location:
1430 Joe Battle Blvd, El Paso, El Paso County, Texas

Legal Description:
O/O Sec 16 Blk 79 Tsp 3 T&P RR Srvy, SF145575
El Paso County Deed Records

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

Appraisal Date: 7/17/2006
Acres: 16
Sen. Dist.: 29
Rep. Dist.: 79
FAR: 0.03
% in Floodplain: Level
Slope: Level
Zoning: Unzoned

Frontage: Joe Battle Blvd
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Commercial, Residential, Vacant
Current Use: TxDOT Office
Agency Projected Use: Commercial/Industrial Development

Highest and Best Use: Commercial/Industrial Development

This site is used for a maintenance and storage facility by TxDOT. It is located about three miles north of IH 10. There are three buildings, a storage yard and asphalt paving. Surrounding land uses are vacant, residential and commercial. The site was valued as a whole, buildings and land were not given a separate value.

The appraisal indicates the highest and best use is congruent with the present use. Development in the area of the subject is primarily new residential and industrial to the south, and commercial further north.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation  
GLO ID#: 1186

Texas General Land Office

Electra Maintenance Site

Location:
1110 South Bailey St/SH 25, Electra, Wichita County, Texas

Legal Description:
Volume 652 Page 460 Wichita County Deed Records

Encumbrances

<table>
<thead>
<tr>
<th>Physical</th>
<th>None</th>
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</thead>
</table>
| Legal | Deed Restrictions: None  
Easements: Utility |

Appraisal Date: 4/3/2007  
Acres: 4.2  
Bldgs.: 2  
Bldg. Area: 6,312 sq.ft.

Sen. Dist.: 30  
Rep. Dist.: 69  
FAR: 0.04  
Building Value: $0  
Improvement Value: $0

% in Floodplain: 0%  
Slope: Level  
Land Value: $50,000

Zoning: Unzoned

Frontage: South Bailey St/SH 25  
Total Market Value: $50,000

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Medical, Industrial

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site

Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this land in southern Electra as a maintenance site. It is located on the east side of SH 25 also known as South Bailey Street. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include a church, hospital, light industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is congruent with the present use. Electra is a small town located in the west central part of Wichita County in north central Texas, about 30 miles west of Wichita Falls. The local economy is based upon the oil and gas industry and agribusiness.

Recommendation: Retain for continued agency operations.
Electra Maintenance Site (Proposed)

Location:
US 287, Electra, Wichita County, Texas

Legal Description:
Blks 223 & 251 Waggoner Colony Lands S/D Wichita County Deed Records

Encumbrances

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

Sen. Dist.: 30  Rep. Dist.: 69  FAR: 0  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $16,000  Total Market Value: $16,000
Frontage: US 287  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Industrial, Commercial, Residential
Current Use: Vacant
Agency Projected Use: Proposed Maintenance Site

The Texas Department of Transportation purchased this site in July 2000 for a new maintenance site in Electra. It is located along the east side of US 287 just north of the city. At present the site is vacant. Surrounding land use is vacant, commercial, light industrial and residential.

The appraisal indicates the highest and best use would be for industrial/commercial development to include a maintenance site. Wichita County is in the extreme north central part of Texas. Electra is about 15 miles west of Wichita Falls. The economy centers around distribution centers, manufacturing, oil field services, a correctional facility and Sheppard Air Force Base. If TxDOT has no plans to develop the site, GLO would recommend the property be sold.

Recommendation: Retain for a future maintenance site if funding can be acquired.
Emory Maintenance Site

Location:
1520 West Hwy 69, Emory, Rains County, Texas

Legal Description:
Volume 344 Page 531 Rains County Deed Records

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

Sen. Dist.:.....2  Rep. Dist.:......2  FAR:..... 0.04  Building Value: ....................... $0
% in Floodplain: ....0%  Slope:.........Level  Improvement Value:....................... $0
Zoning: .............................................Unzoned  Land Value:............................... $395,000
Frontage: .............................................Hwy 69  Total Market Value:...................... $395,000
Utilities: ................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Ranching, Vacant, Commercial, Residential
Current Use: ........................................................................................................Maintenance Facility
Highest and Best Use: ..............................................................................................Maintenance Facility
Agency Projected Use: ..............................................................................................Maintenance Facility

The Texas Department of Transportation uses this site in Emory as a maintenance and storage facility. It is located two miles north of the town on Hwy 69. It is improved with one building with contributory value. Surrounding land use is ranchland, vacant, commercial and residential sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is concurrent with the present use. Emory is located in northeast Texas south of Sulphur Springs. The real estate market in Rains County is stable, but there has been some growth in Emory. The new TxDOT site is located about one mile from Hwy 69. There is little industry and most employment is county and state related. Low taxes attract people that enjoy living in a quiet small town atmosphere and commuting to the work place.

Recommendation: Retain for continued agency operations.
Ennis Maintenance Site

Location:
2101 South Kaufman St, Ennis, Ellis County, Texas

Legal Description:
Volume 1 Page 145 Ellis County Deed Records

The Texas Department of Transportation uses this site as a maintenance facility. It is located in southeast Ennis on Kaufman St, just a short distance from its intersection with IH 45. It is improved with an inventory of four buildings and impervious cover. Surrounding land uses include vacant, residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use as a maintenance facility. The economy in Ennis is driven by industrial and manufacturing concerns. This site is located in a light industrial area. The Ennis area benefits from its proximity to Dallas.

Recommendation: Retain for continued agency operations.
Euless Area Engineer/Maintenance Site

Location:
2501 West Euless Blvd, Euless, Tarrant County, Texas

Legal Description:
Vol 14562 Page 207 Tarrant County Deed Records

Encumbrances

Physical: None
Legal:
- Deed Restrictions: Mineral Rights Reserved
- Easements: Utility, None

- Sen. Dist.:.....12  Rep. Dist:......92  FAR:...... 0.04  Building Value: ...................... $0
- % in Floodplain: ....0%  Slope:........Level  Improvement Value:................ $0
- Zoning: ...........................................Industrial  Land Value:.................... $2,058,000
- Frontage: ..................................West Euless Blvd  Total Market Value:............ $2,058,000
- Utilities: ................................................Electricity, Gas, Telephone, Wastewater, Water
- Surrounding Uses: ..............................................................Industrial, Vacant
- Current Use: .................................................................Engineering/Maintenance Office
- Highest and Best Use: ..........................................................Office Development
- Agency Projected Use: ....................................................Engineering/Maintenance Office

TxDOT purchased this site in Euless in September 18, 2000, to construct an engineers/maintenance office. It is located on West Euless Blvd and is improved with four buildings and infrastructure. This is the first reporting period for this tract. Surrounding land use is industrial and vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for office or industrial development to include the current use. Given the proximity to the Dallas/Ft. Worth metropolitan area, the neighborhood is considered desirable and rapid growth is predicted.

Recommendation:  Retain for continued agency operations.
Eureka Maintenance Site

Location:
8301 Old Hempstead Hwy, Houston, Harris County, Texas

Legal Description:
Volume 1059 Page 303 Harris County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: Reversion Clause
Easements: Utility

Appraisal Date: 1/18/2007 Acres: 0.88 Bldgs.: 1 Bldg. Area: 2,900 sq.ft.
Sen. Dist.: 15 Rep. Dist.: 148 FAR: 0.06
Building Value: $0 Improvement Value: $0
% in Floodplain: 0% Slope: Level
Zoning: Unzoned Land Value: $287,500
Frontage: Old Hempstead Hwy Total Market Value: $287,500
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Industrial
Current Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in northwest Houston near the Eureka Street area as a maintenance and storage facility. It is located on Old Hempstead Hwy inside Loop 610. It is improved with one office, asphalt paving, fencing and three storage sheds. The tract was appraised as though vacant since the buildings add no value to the whole. Surrounding land use is light industrial and commercial sites.

The appraisal indicates the highest and best use as vacant would be for commercial development. TxDOT is using the site and the present use is appropriate. This area of Houston is considered fully developed. A few vacant parcels remain to the west; however, the trend has been for purchase and development of tracts into single-tenant commercial concerns. Currently, development is occurring outside Loop 610 along Hempstead Hwy.

Recommendation: Retain for continued agency operations.
Fairfield Maintenance Site

Location:
340 Hwy 84 West, Fairfield, Freestone County, Texas

Legal Description:
Volume 275 Page 210 Freestone County Deed Records

Encumbrances

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

Appraisal Date: 10/3/2006 Acres: .........10.84
Sen. Dist.:.......5 Rep. Dist.:.......8 FAR: .... 0.25
% in Floodplain: ....5% Slope: ......Moderate
Zoning: ..................................Unzoned
Frontage: ............................Hwy 84 West
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .............................................................Commercial, Residential, Vacant
Current Use: .............................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site

This is a typical maintenance site located west of Fairfield on Hwy 84 West. It is improved with five buildings, asphalt paving, storage tanks and chain link fencing. Surrounding land uses include commercial, residential and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Fairfield is located in Freestone County about 65 miles east of Waco. Most of the commercial development is occurring near the intersection of US 84 and IH 45, about a mile southwest of the subject. Commercial development is stable to low. There are many vacant tracts available and demand is low.

Recommendation: Retain for continued agency operations.
Falfurrias Maintenance Site

Location:
SH 285 West, Falfurrias, Brooks County, Texas

Legal Description:
Volume 62 Page 100 Brooks County Deed Records

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

Appraisal Date: 9/14/2006
Acres: 6
Sen. Dist.: 20
Rep. Dist.: 43
FAR: 0.04
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: SH 285 West
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Commercial, School
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

Building Value: $0
Improvement Value: $0
Land Value: $200,000
Total Market Value: $200,000
Bldgs.: 4
Bldg. Area: 10,560 sq.ft.

The Texas Department of Transportation is currently using this site on the west side of Falfurrias as a maintenance and storage facility. At this time there are four buildings on the site. Surrounding land uses include residential, vacant, commercial, and a public school to the north. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The Falfurrias economy depends upon county and school employment, farming and ranching, and the oil and gas industry.

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

Floresville Maintenance Site

Location:
317 SH 97 East, Floresville, Wilson County, Texas

Legal Description:

Encumbrances

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

Appraisal Date: 8/23/2006 Acres: 19.97
Sen. Dist.: 21 Rep. Dist.: 44 FAR: 0.01
% in Floodplain: 10% Slope: Level
Zoning: Unzoned
Frontage: SH 97 East
Utilities: Electricity, Gas, Telephone, Water
Surrounding Uses: Vacant, Residential, Civic
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 4 Bldg. Area: 13,096 sq.ft.
Building Value: $480,000
Improvement Value: $0
Land Value: $120,000
Total Market Value: $600,000

This is a relatively new site purchased by TxDOT in 2001 to construct a maintenance site in Floresville. The site is improved with four buildings and infrastructure. Surrounding land uses are vacant, residential and the Wilson County Show barn. This appraisal assigned land and buildings separate values.

The appraisal indicates the highest and best use is the current use. The Floresville area has a somewhat diverse economy resulting in stable growth trends in the past decade. The general outlook for the area is positive due to its being a bedroom community to San Antonio.

Recommendation: Retain for continued agency operations.
Floydada Maintenance Site

Location:
708 North 2nd St, Floydada, Floyd County, Texas

Legal Description:
Volume 158 Page 523 Floyd County Deed Records

Encumbrances

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

Sen. Dist.: 28 Rep. Dist.: 85 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: North 2nd St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site in northern Floydada as a maintenance and storage facility. The site is improved with two buildings, asphalt surfacing, fencing and security lighting. Surrounding land uses include commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Floydada is a small community with little expected new development. The economy has improved over the past few years, but the real estate market is slow.

Recommendation: Retain for continued agency operations.
Fort Davis Maintenance Site

Location:
SH 118 South, Fort Davis, Jeff Davis County, Texas

Legal Description:
Volume 52 Page 110 Jeff Davis County Deed Records

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

Sen. Dist.:.....19 Rep. Dist.:.....74 FAR: ..... 0.01  Building Value: .................... $0
% in Floodplain: ....0%  Slope:............Level  Improvement Value: ................ $0
Zoning: ............................................Unzoned  Land Value: ..................... $167,000
Frontage: .................................SH 118 South  Total Market Value:............. $167,000
Utilities: .............................................................Electricity, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Residential, Vacant
Current Use: .................................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site

The Texas Department of Transportation utilizes this site in Fort Davis as a maintenance and storage site. It is located on SH 118 South. This is a typical site improved with two buildings. The entire site is currently utilized for buildings, parking and material/equipment storage. Surrounding land uses consist of vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. Demand for large industrial or commercial sites in Fort Davis is considered to be stable to low. Most commercial development has occurred on SH 118 and SH 17, about one mile north/northwest of the subject. Most development in the immediate area of the site is residential.

Recommendation:  Retain for continued agency operations.
Fort Hancock Maintenance Sub-Section Site

Location:
West side of Hwy Spur 148, Fort Hancock, Hudspeth County, Texas

Legal Description:
Volume 49 Page 116 Hudspeth County Deed Records

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

Appraisal Date: 9/27/2006
Acres: 0.69
Sen. Dist.: 19
Rep. Dist.: 74
FAR: 0.07
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy Spur 148
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant
Current Use: Maintenance Sub-Section Site
Highest and Best Use: Maintenance Sub-Section Site
Agency Projected Use: Maintenance Sub-Section Site

The Texas Department of Transportation utilizes this site just southwest of Fort Hancock on Hwy Spur 148 as a maintenance and storage facility. It is improved with one building considered to have contributory value, asphalt surfacing and fencing. Surrounding land uses include residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. The Hudspeth County/Fort Hancock area is primarily an agriculturally based economy, with comfort services available to travelers. Market activity in Fort Hancock is moderate with some demand for homesites or ranch properties.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in Fort Stockton as a maintenance facility. It is improved with six buildings, fencing and asphalt paving. Properties surrounding the site include vacant and older vacant industrial buildings to the north, a mobile home park, vacant land and an old motel property to the east, south is an auto repair garage, old vacant buildings and land to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is to remain as a maintenance facility. Development in the immediate neighborhood of the tract has been non-existent as the growth pattern seems to be on the west side of town. The local economy is slow due to the downturn of the oil and gas industry.

Recommendation:  *Retain for continued agency operations.*
The Texas Department of Transportation uses this site in Ft. Worth as a district headquarters and maintenance facility. It is located south of Ft. Worth on Southwest Loop 820, at the intersection of IH 20 and McCart Avenue. This is a large site improved with 20 buildings with highway maintenance-related uses. Surrounding land uses are retail strip centers to the north, west and south, residential tracts to the south and east. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The growth pattern of Ft. Worth is southwest. The subject is located just to the east of this growth pattern. This area is predominantly residential with a scattering of commercial sites.

**Recommendation:** Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Fort Worth Waggoman Street Maintenance Site

Location:
804 East Waggoman St, Fort Worth, Tarrant County, Texas

Legal Description:
Volume 2561 Page 379 Volume 2156 Page 337
Tarrant County Deed Records

Encumbrances

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

Appraisal Date: 8/22/2006 Acres: .......3.52
Sen. Dist.:....10 Rep. Dist:......90 FAR: .... 0.07
% in Floodplain: ....0% Slope:..........Level
Zoning: ........................................Industrial
Frontage: ................East Waggoman St, IH 35
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ............................................................Industrial, Residential, Commercial
Current Use: ............................................................Maintenance Site
Highest and Best Use: ............................................................Maintenance Site
Agency Projected Use: ............................................................Maintenance Site

The Texas Department of Transportation uses this site as an office and maintenance facility. It is located in southeast Fort Worth at the intersection of IH 35 and Waggoman St. There are four buildings and infrastructure. The surrounding neighborhood and property uses tend to be light industrial nearer IH 35 with older declining residential tracts away from the freeway, and some retail commercial. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. Commercial development in Ft. Worth tends to be to the southeast inside Loop 820 and outside the Loop to the south.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this facility in Fredericksburg as a maintenance and storage site. It is located within the city limits on the west side of Hwy 290 East. It is improved with seven buildings and impervious cover. Surrounding land uses include residential, commercial, and recreational. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. If the site were not fully developed with a TxDOT facility, the highest and best use would be commercial or light industrial. The Fredericksburg economy is strong and very active. It is a desired spot for tourists with charming shops and restaurants. The market values for real estate have continued to be on the rise each year. Agriculture production also plays a large part in the economy.

Recommendation: *Retain for continued agency operations.*
Freer Maintenance Site

Location:
2318 South State Hwy 16, Freer, Duval County, Texas

Legal Description:
Lee Keithley Svy # 60, A 1658 Duval County Deed Records

Encumbrances

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

Appraisal Date: 10/12/2006 Acres: ..........10.61
Sen. Dist.:.....14 Rep. Dist.:......49 FAR:..... 0.01
% in Floodplain: ....0% Slope:.........Level
Zoning: .........................................Unzoned
Frontage: ......................South State Hwy 16
Utilities: .............................................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: ..............................................................................................................................Residential, Vacant
Current Use: .................................................................................................................................Maintenance Site
Highest and Best Use: ............................................................................................................................Maintenance Site
Agency Projected Use: ............................................................................................................................Maintenance Site

This is a TxDOT site located in Freer on south State Hwy 16. It is improved with two buildings; offices and a garage/shop. It is not located in a flood plain zone and has no legal encumbrances. Surrounding land uses are residential with vacant land and pasture land nearby. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use as a TxDOT site. Freer is a small community with limited growth.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation  

Texas General Land Office  

Gail Maintenance Site  

Location:  
Hwy 180, Gail, Borden County, Texas  

Legal Description:  
Vol 34 Pg 202 Vol 80 Pg 373 Borden County Deed Records  

Encumbrances  
Physical: None  
Legal:  

Deed Restrictions: None  
Easements: Utility  

Appraisal Date: 3/1/2007  
Acres: 4.55  
Sen. Dist.: 28  
Rep. Dist.: 85  
FAR: 0.02  
% in Floodplain: 0%  
Slope: Level  
Zoning: Unzoned  
Frontage: Hwy 180  
Utilities: Electricity, Gas, Telephone, Wastewater, Water  
Surrounding Uses: Residential, Commercial  
Current Use: Maintenance Site  
Highest and Best Use: Maintenance Site  
Agency Projected Use: Maintenance Site  

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the east side of the community of Gail. It is improved with two buildings and asphalt parking. Surrounding land uses are scattered dwellings and an RV lot. The site was appraised as a whole, land and buildings were not assigned separate values. 

The appraisal indicates the highest and best use is to continue in the present use. Gail is the county seat of Borden, even though Snyder is more densely populated. There has been no development in Gail in the past few years. Land values are stable with little change expected.  

Recommendation: Retain for continued agency operations.
Gainesville Maintenance Site

Location:
2663 West Hwy 82, Gainesville, Cooke County, Texas

Legal Description:
Volume 904 Page 156 Cooke County Deed Records

Encumbrances

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

Sen. Dist.:.....30  Rep. Dist.:.....68  FAR:...... 0.04  Building Value: ....................... $0
% in Floodplain: ....0%  Slope:.........Level  Improvement Value:....................... $0
Zoning: ..............................................Industrial  Land Value:....................... $777,000
Frontage: .........................................SH 82 West  Total Market Value:............... $777,000
Utilities: ..............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Vacant, Industrial
Current Use: ........................................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site

The Texas Department of Transportation uses this site as a maintenance facility. Located on SH 82 northwest of Gainesville, the site is improved with four buildings, asphalt paving and fencing. Surrounding land uses are light industrial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Gainesville is just south of the boundary of Texas and Oklahoma. The economy has suffered with the downturn of the oil and gas industry. Areas of growth appear to be to the west and north along IH 35. There are numerous vacant retail and restaurant facilities along the northern stretch of IH 35.

Recommendation: Retain for continued agency operations.
Galveston - Point Bolivar Ferry Site

Location:
SH 87 Galveston Island at Ferry Rd, and Bolivar Peninsula at SH 87 and Galveston Bay, Galveston, Galveston County, Texas

Legal Description:
Volume 735 Page 573 Galveston County Deed Records

Encumbrances

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

Sen. Dist.: 11  Rep. Dist.: 23  FAR: 0.03  Building Value: $0
% in Floodplain: 100%  Slope: Level  Improvement Value: $0
Zoning: Residential  Land Value: $1,712,000  Total Market Value: $1,712,000
Frontage: SH 87  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential  Current Use: Ferry Operations Site
Highest and Best Use: Ferry Operations Site  Agency Projected Use: Ferry Operations Site

The Texas Department of Transportation uses this site as a ferry landing for the Galveston to Bolivar Ferry. The site is improved with five permanent buildings. SH 87 ends at the site on the Galveston Channel side, and begins again on the Bolivar side. Surrounding land use is commercial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a ferry site. The subject neighborhood in Galveston is 100% developed. There are no vacant tracts near the site and most development is occurring on the west side of the Island. The only trend for the Bolivar side is construction of beach homes. No market changes are expected.

Recommendation: Retain for continued agency operations.
Garden City Maintenance Site

Location:
FM 33, Garden City, Glasscock County, Texas

Legal Description:
Volume 59 Page 428 Glasscock County Deed Records

Encumbrances

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

Appraisal Date: 9/6/2005
Acres: 2
Sen. Dist.: 31
Rep. Dist.: 85
FAR: 0.06
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: FM 33, Pecan St
Utilities: Electricity, Gas, Telephone, Wastewater, Water, Septic Tank
Surrounding Uses: Residential, Ranching, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as an office and equipment storage facility. It is located south of Garden City on FM 33. It is improved with two buildings and a fenced storage yard. Surrounding land use is ranching, residential and vacant sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Garden City is a small community located east of Midland and south of Big Spring. There has been minimal growth and none is anticipated in the near future. The community is supported by oil and gas and agriculture.

Recommendation: Retain for continued agency operations.
Garland Area Engineer
Office/Maintenance Site (Proposed)

Location:
North Side of SH 66, Garland, Dallas County, Texas

Legal Description:
J L Anderson Svy A 26 City of Garland, Garland County Deed Records

Encumbrances

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

Appraisal Date: 8/2/2006
Acres: 10
Bldgs.: 0
Bldg. Area: 0 sq.ft.
Sen. Dist.: 16
Rep. Dist.: 113
FAR: 0.0
Building Value: $0
% in Floodplain: 0%
Improvement Value: $0
Slope: Level
Land Value: $950,000
Zoning: Industrial
Total Market Value: $950,000
Frontage: SH 66
Utilities: None
Surrounding Uses: Residential, Industrial, Vacant
Current Use: Vacant
Highest and Best Use: Proposed TxDOT Office
Agency Projected Use: Proposed TxDOT Office

This tract is a new site acquired in August 2005 for the purposes of an area engineers office and maintenance site. Presently there are no structures on the land and utilities will become available. Surrounding land uses include vacant, residential and industrial tracts.

In light of the deed restriction in place, the highest and best is for construction of a TxDOT office.

Recommendation: Retain for continued agency operations.
Gatesville Maintenance Site

Location:
3504 East Main St/Hwy 84, Gatesville, Coryell County, Texas

Legal Description:
Volume 179 Page 22 Coryell County Deed Records

Encumbrances

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

Appraisal Date: 7/19/2006 Acres: 10.05
Sen. Dist.: 22 Rep. Dist.: 59 FAR: 0.03
% in Floodplain: 0% Slope: Level
Zoning: Special
Frontage: East Main St/US 84
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Recreational, Vacant, Industrial, Governmental
Current Use: Maintenance Site
Highest and Best Use: Industrial/Commercial Development
Agency Projected Use: Sell

This vacant and unused Texas Department of Transportation maintenance facility is located east of Gatesville on US Hwy 84. It is improved with one building and ancillary buildings which add no value to the site. Surrounding land uses are recreational, vacant, industrial and governmental. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is to develop in an industrial/commercial capacity, but TxDOT is utilizing this tract and use will remain the same. The state prison expansion in the Gatesville area has had a positive impact on the economy.

Recommendation: Retain for continued agency operations.
Genoa Maintenance Site

Location:
702 FM 1959, Houston, Harris County, Texas

Legal Description:
Volume 6655 Page 99 Harris County Deed Records

Encumbrances

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

Appraisal Date: 7/18/2006 Acres: 13
Sen. Dist.: 11 Rep. Dist.: 144 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: FM 1959
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Industrial
Current Use: Maintenance Site
Highest and Best Use: Future Retail/Multi-Family Development
Agency Projected Use: Maintenance Site

This is a typical maintenance site owned by the Texas Department of Transportation. It is located south of Houston on FM 1959 between Houston and Galveston. It is improved with eight buildings. Surrounding land uses include residential, office and vacant commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is for redevelopment as retail or multi-family use. However, this site is fully utilized as a maintenance site and the use should continue. Houston is enjoying strong growth in all real estate sectors.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this as a maintenance site. The general location is south of San Antonio in the community of George West. The location is 1001 North Nueces on the north side of George West. It is improved with four buildings, fencing and parking. Surrounding land uses include residential, vacant and the George West ISD. It is estimated that approximately six acres is within a floodplain area. McKinsey Creek bisects the tract and there is a bridge connecting the two portions. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. George West is the county seat of Live Oak County. This is a rural county and the growth trends are very slow.

**Recommendation:** *Retain for continued agency operations.*
Texas Department of Transportation

Texas General Land Office

Georgetown Maintenance Site

Location:
2727 South Austin Ave, Georgetown, Williamson County, Texas

Legal Description:
Volume 404 Page 549 Volume 1480 Page 556 Williamson County Deed Records

Encumbrances

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

Sen. Dist.: 5 Rep. Dist.: 52 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Commercial Land Value: $710,000
Frontage: South Austin Ave Total Market Value: $710,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Medical, Vacant, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Georgetown as a highway maintenance facility. It is located south of the city on South Austin Avenue. It is improved with three buildings that contribute value and some outbuildings. Surrounding land uses include a veterinary clinic, vacant, residential and industrial tracts. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use as improved is to continue in the current use. Georgetown has benefited from strong light industrial development and a growing housing market. It should continue to grow since it is within commuting distance from Austin.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation utilizes this site just north of the city limits of Giddings as a maintenance facility. It is located on SH 77 about one mile north of Hwy 290. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses consist of Giddings ISD to the north and east, homesites to the south and vacant tracts to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is the present use. Giddings is the county seat of Lee County and is located approximately 55 miles southeast of Austin. Market activity and growth near the subject remain virtually unchanged since the time of last reporting. Most commercial market activity is occurring on the Hwy 290 corridor.

The Texas Department of Transportation utilizes this site just north of the city limits of Giddings as a maintenance facility. It is located on SH 77 about one mile north of Hwy 290. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses consist of Giddings ISD to the north and east, homesites to the south and vacant tracts to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings show the highest and best use is the present use. Giddings is the county seat of Lee County and is located approximately 55 miles southeast of Austin. Market activity and growth near the subject remain virtually unchanged since the time of last reporting. Most commercial market activity is occurring on the Hwy 290 corridor.

Recommendation:  *Retain for continued agency operations.*
Gilmer Maintenance Site

Location:
US 271 North, Gilmer, Upshur County, Texas

Legal Description:
Volume 65 Page 954 Upshur County Deed Records

The Texas Department of Transportation uses this site in Gilmer as a maintenance site. It is improved with three buildings, asphalt paving, fencing and security lighting. It is located on US 271 North about one-half mile north of the city limits of Gilmer. All utilities are available. Surrounding land use is vacant, industrial and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Gilmer is experiencing some moderate growth. Being just north of town, there is little development around the area under analysis.

Recommendation: Retain for continued agency operations
Glen Rose Maintenance Site

Location:
503 Big Bend Tr/US 67, Glen Rose, Somervell County, Texas

Legal Description:
Volume 46 Page 459 Somervell County Deed Records

Recommendation: Retain for continued agency operations.

The Texas Department of Transportation currently uses this site as a maintenance and storage facility for road fill and repair material. It is located on Big Bend Tr/US 67 in Glen Rose. Surrounding land uses include residential, commercial and vacant tracts. The appraisal was performed as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use as vacant is for industrial or commercial development. TxDOT purchased a new site and plans to build a new maintenance facility. The new site is located between Glen Rose and Granbury. When the new site is completed, TxDOT has indicated a plan to dispose of this site. The tract may require remediation due to contamination from road fill, repair materials, and fiberglass tanks. GLO concurs with TxDOT’s decision to sell upon completion of the new facility.
Glen Rose Maintenance Site (Proposed)

Location:
SH 144 between Glen Rose and Granbury, Glen Rose, Somervell County, Texas

Legal Description:
Volume 0052 Page 413 Somervell County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved

Appraisal Date: 1/9/2007 Acres: 15.71

Bldgs.: 0 Bldg. Area: 0 sq.ft.

Building Value: $0
Imagagement Improvement Value: $0

Land Value: $125,700
Total Market Value: $125,700

Sen. Dist.: 22 Rep. Dist.: 59 FAR: 0.0
% in Floodplain: 0% Slope: Level

Frontage: SH 144
Zoning: Unzoned

Surrounding Uses: Agricultural, Vacant
Current Use: Vacant

Highest and Best Use: Ranchette/Recreation/Possible Commercial
Agency Projected Use: Proposed Maintenance Site

The Texas Department of Transportation purchased this site in 1997 for use as a maintenance site that would serve both the Glen Rose and Granbury areas. Presently it is fenced vacant land. The site is located on the west side of SH 144 just south of the Hood-Somervell county line. Surrounding land use is primarily agriculture used for grazing, vacant tracts and a nearby church. No buildings are planned due to budget constraints.

The appraisal indicates highest and best use is for a ranchette, recreation or possibly commercial development at some point. This site is targeted for development by TxDOT. Both Glen Rose and Granbury are experiencing modest growth.

Recommendation: Retain for development by TxDOT.
Goldthwaite Maintenance Site

Location:
US 84 North, Goldthwaite, Mills County, Texas

Legal Description:
Volume 115 Page 332 Mills County Deed Records

Encumbrances

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

Appraisal Date: 1/4/2007
Acres: 11.77
Bldgs.: 5
Bldg. Area: 13,448 sq.ft.
Sen. Dist.: 24
Rep. Dist.: 59
FAR: 0.03
Building Value: $0
% in Floodplain: 0%
Slope: Level
Improvement Value: $0
Zoning: Unzoned
Land Value: $310,000
Frontage: US 84 North
Total Market Value: $310,000
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Commercial
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located north of Goldthwaite on US 84 North. It is improved with five buildings. Surrounding land uses include commercial and vacant properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use as a maintenance facility. The local economy of Goldthwaite is predominantly influenced by ranching and is slow to stable with little growth expected.

Recommendation: Retain for continued agency operations.
Goliad Maintenance Site

Location:
803 West Pearl St, Goliad, Goliad County, Texas

Legal Description:
Volume 140 Page 150 Goliad County Deed Records

The Texas Department of Transportation currently uses this site in Goliad as a maintenance facility. It is located on West Pearl St or Hwy 59 in the west side of the city. It is improved with four main buildings. Site improvements consist of chain link fencing and asphalt surfacing. The surrounding land uses are residential, commercial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Goliad is the county seat of Goliad County. The area is rich in Texas history with Goliad State Historical Park, General Zaragoza's birthplace Presidio La Bahia, Mission Espiritu Santo and other sites near the area. The real estate market is active with residential sales, but commercial or industrial growth is limited.

Recommendation: Retain for continued agency operations.
Gonzales Maintenance Site

Location:
US 90 A and Spur 131, Gonzales, Gonzales County, Texas

Legal Description:
Volume 640 Page 330 Gonzales County Deed Records

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

Appraisal Date: 9/29/2006
Acres: 11.87
Bldgs.: 2
Bldg. Area: 14,642 sq.ft.
Sen. Dist.: 18
Rep. Dist.: 44
FAR: 0.04
Building Value: $0
% in Floodplain: 0%
Slope: Level
Improvement Value: $0
Zoning: Unzoned
Land Value: $598,000
Frontage: US 90 A, Spur 131
Total Market Value: $598,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Commercial, School
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in downtown Gonzales as a maintenance and storage facility. It is located at the northwest corner of US 90 A and Spur 131. There are two buildings, asphalt paving, chain link fencing and security lighting. Surrounding land uses include vacant, residential commercial tracts and a high school. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. The city of Gonzales is the county seat. The site is located on a major route between Seguin and Shiner.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Gordon Maintenance Site

Location:
East side of FM 919, Gordon, Palo Pinto County, Texas

Legal Description:
Volume 328 Page 146 Palo Pinto County Deed Records

Encumbrances

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

Appraisal Date: 2/14/2007 Acres: 5.32
Sen. Dist.: 30 Rep. Dist.: 60 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: FM 919 Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Agricultural Current Use: Maintenance Site
Highest and Best Use: Maintenance Site Agency Projected Use: Maintenance Site

Building Value: 0 Improvement Value: 0
Land Value: 129,000 Total Market Value: 129,000
Bldgs.: 3 Bldg. Area: 8,599 sq.ft.

The Texas Department of Transportation currently uses this site south of Gordon as a maintenance and storage facility. It is located on the east side of FM 919. There are three buildings, asphalt surfacing and fencing. The surrounding land is used for agricultural purposes. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use of the site is to continue in the present use. Gordon is a small community in north central Texas, about 65 miles west of Ft. Worth. The area is rural with limited growth potential.

Recommendation: Retain for continued agency operations.
Graham Maintenance Site

Location:
East side of Hwy 380 North, Graham, Young County, Texas

Legal Description:
Volume 748 Page 7 Young County Deed Records

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

Appraisal Date: 2/21/2007
Acres: 11.57
Sen. Dist.: 30
Rep. Dist.: 68
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 380 North
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Agricultural
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility
Bldgs.: 2
Bldg. Area: 17,330 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $450,000
Total Market Value: $450,000

This maintenance site owned by the Texas Department of Transportation is located just north of Graham on Hwy 380 North. It was purchased in April, 1990, and is improved with two buildings, asphalt surfacing and fencing. Surrounding land use is primarily agricultural and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Graham is located in Young County in north central Texas. The economy is based upon the oil and gas industry and agriculture. Some limited residential and commercial growth has occurred.

Recommendation: Retain for continued agency operations.
Grand Prairie Maintenance Site

Location:
4202 Corn Valley Rd, Grand Prairie, Dallas County, Texas

Legal Description:
Volume 69207 Page 1538 Dallas County Deed Records

Encumbrances

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

Appraisal Date: 3/29/2007
Acres: 9.88
Sen. Dist.: 9
Rep. Dist.: 106
FAR: 0.01
% in Floodplain: 0%
Slope: Level
Zoning: Agriculture
Frontage: Corn Valley Rd, Bardin Rd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: Maintenance Site
Highest and Best Use: Commercial or Retail Development
Agency Projected Use: Will be used for a property exchange

This is a maintenance site located in Grand Prairie on Corn Valley Rd. It is improved with five buildings and impervious cover. Surrounding land use is commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for the site is speculative commercial/industrial development. TxDOT indicates a new site is planned through a property exchange, using the existing property.

Recommendation: Retain for continued agency use. TxDOT plans to use the new site to facili
Texas Department of Transportation

Texas General Land Office

Greenville Maintenance Site

Location:
3101 IH 30 East, Greenville, Hunt County, Texas

Legal Description:
Volume 630 Page 134 Hunt County Deed Records

Encumbrances

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

Sen. Dist.: 2  Rep. Dist.: 4  FAR: 0.01
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: IH 30 East
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

This is a relatively new site purchased in 2001 for the construction of a new maintenance site in Greenville. It is located on IH 30 East and is improved with two structures considered to have contributory value. Surrounding land use is vacant, some residential, and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. In recent years, Greenville has experienced moderate growth. This is most probably due to a shift in the economy from agrarian based to a more diversified base of industrial, commercial, retail and service related businesses.

Recommendation: Retain for continued agency operations.
Groom Maintenance Site

Location:
Hwy 66, Groom, Carson County, Texas

Legal Description:
Volume 174 Page 450 Carson County Deed Records

The Texas Department of Transportation utilizes this site in the city of Groom as a maintenance facility. It is located on Hwy 66. It is improved with one general maintenance building, asphalt surfacing and fencing. Surrounding land use is agricultural and a feed store. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Groom is in the southeast section of the panhandle, just west of Amarillo. The area is dominated by agriculture and ranching. There has been no new development and none is expected. The real estate market is stable but slow.

Recommendation: Retain for continued agency operations.
Groveton Maintenance Site

Location:
844 West First St/Hwy 287, Groveton, Trinity County, Texas

Legal Description:
Vol 78 Pg 514 Vol 132 Pg 433 Vol 190 Pg 237 Vol 559 Pg 228 Trinity County Deed Records

Encumbrances

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

Sen. Dist.:.....5 Rep. Dist.:.....12 FAR:..... 0.04 Building Value: ......................... $0
% in Floodplain:.....0% Slope:.....Moderate Improvement Value:....................... $0
Zoning: .....................................................Unzoned Land Value:........................ $418,000
Frontage: ......................West First St/Hwy 287 Total Market Value:................. $418,000
Utilities: .....................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Residential, Commercial, Vacant, Agricultural
Current Use: ...........................................................................................................Maintenance Site
Highest and Best Use: ...........................................................................................................Maintenance Site
Agency Projected Use: ...........................................................................................................Maintenance Site

The Texas Department of Transportation currently uses this site in west Groveton as a maintenance facility. It is located on West First St/Hwy 287 about one-half mile from the Trinity County Courthouse. The site is improved with three buildings and impervious cover. Surrounding land uses include residential, pasture, commercial and a nursing home. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Groveton is a small town in east Texas with little growth. Demand for commercial and residential sites in the area is currently low with little change expected in the future.

Recommendation: Retain for continued agency operations.
Gruver Maintenance Site

Location:
SH 15 North, Gruver, Hansford County, Texas

Legal Description:
Vol 52 Pg 54 Vol 107 Pg 388 Hansford County Deed Records

Recommendation: Retain for continued agency operations.

This is a maintenance site located in Hansford County. It is improved with three buildings and impervious cover. Surrounding land uses are vacant, commercial and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the current use. Gruver is near the Texas/Oklahoma panhandle border.
The Texas Department of Transportation uses this site in Hallettsville as a maintenance site and material storage yard. It is improved with two buildings. Surroundings land uses include vacant, agricultural, industrial and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Lavaca County continues a modest growth pattern and stable real estate market. The subject property is located in the northeast sector of the county outside of the Hallettsville city limits.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Hamilton Maintenance Site

Location:
1301 East Main St, Hamilton, Hamilton County, Texas

Legal Description:
Volume 124 Page 457 Hamilton County Deed Records

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

Appraisal Date: 7/17/2006 Acres: 9.43
Sen. Dist.: 24 Rep. Dist.: 59 FAR: 0.03
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: East Main St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 5 Bldg. Area: 10,533 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $160,000
Total Market Value: $160,000

The Texas Department of Transportation currently uses this site as a maintenance facility. It is improved with five buildings and open storage areas. The tract is located in east Hamilton at the northeast corner of East Main St. Surrounding land uses include governmental offices, residential and commercial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is the current use. Hamilton is a small community located 80 miles south of Ft. Worth. It has not experienced any significant growth in some time.

Recommendation: Retain for continued agency operations.
Hamlin Maintenance Site

Location:
249 North Central Ave, Hamlin, Jones County, Texas

Legal Description:
Volume 8 Page 468 Jones County Deed Records

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

Appraisal Date: 2/1/2007  Acres: 0.32  Bldgs.: 1  Bldg. Area: 2,458 sq.ft.
Sen. Dist.: 28  Rep. Dist.: 85  FAR: 0.2  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $27,000  Total Market Value: $27,000
Frontage: North Central Ave  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential
Current Use: Maintenance Site

Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as an area engineer's office. It is located in central Hamlin on North Central Avenue. It is improved with one building with contributory value and surface parking. Surrounding land use is residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as reported in the appraisal is to continue in the present use. There has been no new development in Hamlin over the past few years. Land values are currently stable and expected to remain so.

Recommendation: Retain for continued agency operations.
Haskell Maintenance Site

Location:
209 Hwy 380 West, Haskell, Haskell County, Texas

Legal Description:
Volume 325 Page 697 Haskell County Deed Records

Encumbrances

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

Appraisal Date: 2/22/2007
Acres: 10
Bldgs.: 3
Bldg. Area: 11,640 sq.ft.
Sen. Dist.: 28
Rep. Dist.: 68
FAR: 0.03
Building Value: $0
% in Floodplain: 0%
Improvement Value: $0
Slope: Level
Land Value: $200,000
Frontage: Hwy 380 West
Total Market Value: $200,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site west of Haskell as a maintenance and storage facility. It is located on the south side of Hwy 380 West. Improvements include three buildings, asphalt surfacing and fencing. Surrounding land uses are agricultural and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. Haskell is located in west central Texas approximately 60 miles north of Abilene. It is a rural area with limited growth potential. Many residents commute to Abilene for employment and shopping.

Recommendation: Retain for continued agency operations.
**Hearne Maintenance Site**

**Location:**
SH 6 North, Hearne, Robertson County, Texas

**Legal Description:**
Volume 131 Page 632 Robertson County Deed Records

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**Encumbrances**

**Physical:** None

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

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**Appraisal Date:** 8/29/2006  
**Acres:** 11.021  
**Sen. Dist.:** 5  
**Rep. Dist.:** 57  
**FAR:** 0.03  
**% in Floodplain:** 0%  
**Slope:** Level  
**Zoning:** Commercial  
**Frontage:** SH 6 North  
**Utilities:** Gas, Telephone, Wastewater, Water  
**Surrounding Uses:** Commercial, Vacant, Residential  
**Current Use:** Maintenance Site  
**Highest and Best Use:** Maintenance Site  
**Agency Projected Use:** Maintenance Site

**Bldgs.:** 2  
**Bldg. Area:** 13,555 sq.ft.  
**Building Value:** $0  
**Improvement Value:** $40  
**Land Value:** $407,000  
**Total Market Value:** $407,000  

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The Texas Department of Transportation uses this site in northern Hearne as a maintenance facility and material storage. It is located on SH 6 North near US 79. It is improved with two buildings. Surrounding land use is commercial, residential and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Demand for commercial tracts in Hearne is stable to low. Most commercial development has occurred on SH 6, about two miles south of the subject. This site is larger than other commercial sites available in the area.

**Recommendation:** Retain for continued agency operations.
Hebbronville Maintenance Site

Location:
SH 285 East, Hebbronville, Jim Hogg County, Texas

Legal Description:
Volume 35 Page 40 Jim Hogg County Deed Records

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

Appraisal Date: 10/12/2006 Acres: ........5.52 Bldgs.: .......5 Bldg. Area: ..... 12,926 sq.ft.
Sen. Dist.:.....21 Rep. Dist:......43 FAR: .... 0.05 Building Value: ...................... $0
% in Floodplain: ....0% Slope:..........Level Improvement Value:...................... $0
Zoning: ..............................................Unzoned Land Value:...................... $220,000
Frontage: ..............................SH 285 East Total Market Value: ................ $220,000
Utilities: ............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ............................................................Residential, Commercial, Vacant, School
Current Use: .............................................................Maintenance Facility
Highest and Best Use: .............................................................Maintenance Facility
Agency Projected Use: .............................................................Maintenance Facility

The Texas Department of Transportation currently uses this site in Hebbronville as a maintenance site and storage facility. It is located on the southeast side of Hebbronville on SH 285 East. It is improved with five buildings. Surrounding land uses include residential, commercial and vacant tracts. Next to the subject is a school bus maintenance area. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. The economy is based on county employment and school-related employment. There is some farming and ranching.

Recommendation: Retain for continued agency operations.
Hemphill Maintenance Site

Location:
FM 83 West, Hemphill, Sabine County, Texas

Legal Description:
Volume 0110 Page 444 Sabine County Deed Records

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

Appraisal Date: 9/13/2006 Acres: 10.95
Sen. Dist.: 3 Rep. Dist.: 9 FAR: 0.02
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: FM 83 West
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: vacant, residential, medical
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation uses this as a maintenance site. Since the time of last reporting, two buildings have been erected. It is located approximately one mile west of the courthouse on FM 83 West. Surrounding land use is vacant, medical and residential. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is to develop this site as a maintenance facility. There is an abundance of vacant tracts near the site, but development is occurring along FM 83.

Recommendation: Retain for continued agency operations.
Hempstead Maintenance Site

Location:
400 FM 1488, Hempstead, Waller County, Texas

Legal Description:
Volume 228 Page 391 Waller County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: None

Appraisal Date: 10/3/2006
Acres: 10
Sen. Dist.: 18
Rep. Dist.: 28
FAR: 0.02
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: FM 1488
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant, Residential
Current Use: Maintenance Site
Highest and Best Use: Industrial Development
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the east side of Hempstead within the city limits on FM 1488. It is improved with two buildings and asphalt paving. Surrounding land use includes vacant, commercial and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Hempstead is experiencing growth, but most of the growth is occurring along Hwy 290 between Hempstead and Houston.

Recommendation: Retain for continued agency operations.
Hempstead Maintenance Site

Location:
Business 290 East, Hempstead, Waller County, Texas

Legal Description:
Volume 107 Page 587 Waller County Deed Records

Encumbrances
Physical: Improvements in Poor Condition
Legal: Deed Restrictions: None

Appraisal Date: 10/3/2006 Acres: 3
Sen. Dist.: 18 Rep. Dist.: 28 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Business 290 East
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant, Residential
Current Use: Office/Maintenance Facility
Highest and Best Use: Office/Industrial Development
Agency Projected Use: Office/Maintenance Facility

The Texas Department of Transportation currently leases this site to the Department of Public Safety for office space. It is located two miles east of the city of Hempstead on Business 290 East and improved with two buildings. Surrounding land uses are commercial, residential and vacant tracts. Hempstead is 56 miles from Houston and is within commuting distance. Business 290 is a major artery between the two cities. The site was appraised as a whole, buildings and land were not assigned separate values.

Earlier reporting periods indicated this site was not fully utilized. However, TxDOT leases this facility to DPS at a fair market rate. In light of this portfolio decision, GLO supports TxDOT’s decision to maintain the inventory site. TxDOT should dispose of this facility if no longer leased to DPS and not needed by TxDOT.

Recommendation: Retain for continued agency operations.
Henderson Maintenance Site

Location:
3100 FM 2555, Henderson, Rusk County, Texas

Legal Description:
Volume 509 Page 231 Rusk County Deed Records

Encumbrances

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

Sen. Dist.:......1  Rep. Dist.:......11  FAR:...... 0.05  Building Value: ....................... $0
% in Floodplain: .....0%  Slope: .....Moderate  Improvement Value:.................... $0
Zoning: .................................................Unzoned  Land Value: .......................... $150,000
Frontage:..............................................FM 2555  Total Market Value:.............. $150,000
Utilities: ..............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Residential, Rangeland
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ......................................................Commercial Development
Agency Projected Use: ......................................................Maintenance Site

The Texas Department of Transportation uses this site south of Henderson as a maintenance and storage facility. It is located along FM 2555 and is improved with four buildings, asphalt surfacing, and fencing. Surrounding land uses include residential and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the present use is also the highest and best use. Henderson has experienced little growth. With the abundance of vacant land, real estate prices appear to be stable.

Recommendation: Retain for continued agency operations.
Henrietta Maintenance Site

Location:
Hwy 287, Henrietta, Clay County, Texas

Legal Description:
SFIW Co. Sur No 1, A 439, Clay County Deed Records

Encumbrances

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

Appraisal Date: 4/2/2007
Acres: 12.37
Sen. Dist.: 30
Rep. Dist.: 68
FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 287
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

Bldgs.: 2
Bldg. Area: 14,414 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $346,000
Total Market Value: $346,000

The Texas Department of Transportation purchased this site just south of Henrietta for a maintenance site. Two buildings were constructed since the tract was purchased in February 1999. Surrounding land use is vacant, and an automobile dealership to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is appropriate for this area. Henrietta is about 30 miles to the southeast of Wichita Falls. The main influences impacting values in Clay County are tied to agriculture and petroleum production. Due to the rural location of Henrietta, the community has experienced little growth over the past decade.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Hereford Maintenance Site

Location:
Hwy 385 North, Hereford, Deaf Smith County, Texas

Legal Description:
Volume 246 Page 53 Deaf Smith County Deed Records

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

Appraisal Date: 4/2/2007
Acres: 6.01
Sen. Dist.: 31
Rep. Dist.: 86
FAR: 0.05
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 385
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Agricultural, Industrial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 2
Bldg. Area: 13,859 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $255,000
Total Market Value: $255,000

The Texas Department of Transportation currently uses this site as a vehicle and equipment maintenance and storage facility. It is improved with two buildings and parking. It is located on the northern edge of the city of Hereford, on the west side of Hwy 385. Surrounding land uses include a farm equipment dealership, agricultural, residential and light industrial tracts. The site was appraised as a whole, land and buildings were not assigned by separate values.

The appraisal indicates highest and best use is concurrent with the present use. Hereford primarily provides support services for the agriculture industry. Most of the income is generated from crop, beef and pork production.

Recommendation: Retain for continued agency operations.
Hillsboro Maintenance Site

Location:
1400 South Abbot Ave/Hwy 77, Hillsboro, Hill County, Texas

Legal Description:
Volume 399 Page 279 Hill County Deed Records

Encumbrances

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

Sen. Dist.:......22  Rep. Dist:......10  FAR:...... 0.05  Building Value: .........................  $0
% in Floodplain: .....0%  Slope: .....Moderate  Improvement Value:  .........................  $0
Zoning: ............................................Commercial  Land Value:  ......................  $700,000
Frontage: ......................South Abbott Ave/Hwy 77  Total Market Value:  ..................  $700,000
Utilities: ..............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Residential, Commercial, Rangeland, School
Current Use: ..............................................................Maintenance Facility
Highest and Best Use: ..............................................................Maintenance Facility
Agency Projected Use: ..............................................................Maintenance Facility

The Texas Department of Transportation uses this as a maintenance and storage site. It is just inside the southern city limits of Hillsboro. This site is improved with four buildings, surface parking and fencing. Surrounding land uses include residential, commercial, range land and Hillsboro High School. The site was appraised as a whole, land and buildings were not assigned separate values.

The current use as a maintenance site is considered to be the highest and best use. Most new construction has occurred along the Interstate east of town. Commercial development has centered along the IH 35 corridor. Land values appear to be stable.

Recommendation: Retain for continued agency operations.
Hondo Maintenance Site

Location:
2304 Avenue E, Hondo, Medina County, Texas

Legal Description:
Volume 202 Page 279 Medina County Deed Records

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

Sen. Dist.:......19  Rep. Dist:......80  FAR:..... 0.06  Building Value: ...................... $0
% in Floodplain:.....0%  Slope:..............Level  Improvement Value:................. $0
Zoning: ......................................Mixed-Use  Land Value:.......................... $200,000
Frontage: .....................................Avenue E  Total Market Value:............... $200,000
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Residential, Vacant, School
Current Use: .................................................................Maintenance Site
Highest and Best Use: ...............................................................Maintenance Site
Agency Projected Use: ...............................................................Maintenance Site

The Texas Department of Transportation uses this site located on Avenue E in east Hondo as a maintenance and storage facility. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land uses include multi-family and single-family residential development, vacant and the Hondo ISD baseball field. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Hondo is a rural community between Uvalde and San Antonio. The economy is primarily supported by the new correctional facilities constructed by TDCJ, and agriculture. The general outlook for the Hondo economy is anticipated to remain stable.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in Houston as a district headquarters. It is located at the intersection of Washington Ave and IH 10. It is a typical site fully developed with 13 buildings. Surrounding land uses include office, industrial, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values. TxDOT has purchased additional land and plans a large expansion project for this site.

The appraisal indicates the highest and best use is to continue as a district office. If vacant, the highest and best use would be to redevelop in a more intense use of a commercial/industrial nature. Since this site is fully utilized, the present use is appropriate. This area of Houston and the subject neighborhood is 90% developed with expansion occurring outside Loop 610 along IH 10. There are a few vacant parcels of land to the west, however the trend has been for purchase and development into single-tenant commercial concerns. There appears to be no change in land use patterns.

**Recommendation:** Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Houston District Headquarters (Proposed)

Location:
7400 & 7502 Washington Ave, Houston, Harris County, Texas

Legal Description:
John Reinerman Svy A 642 Harris County Deed Records

Encumbrances

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

Appraisal Date: 1/18/2007
Acres: 9.85
Sen. Dist.: 7
Rep. Dist.: 135
FAR: 0.0
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Washington Ave
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Commercial, Residential
Current Use: Vacant
Highest and Best Use: High-Density Residential Development
Agency Projected Use: Proposed District Headquarters

This is a new site purchased by TxDOT for construction of a Houston District Headquarters. Presently the site is vacant, but it is being improved now. One of the buildings will be a multi-story office building and parking garage. The site was appraised as vacant since the construction is not completed. Surrounding land use is industrial, commercial and residential. This site was listed under two separate Identification Numbers, 2493 and 2494. For the purpose of this report we will discuss it under ID # 2493.

The appraisal indicates the highest and best use is for high density residential development. TxDOT will fully utilize the site as a District Headquarters. That use will be in concert with the neighborhood also.

Recommendation: Retain for a proposed district headquarters site.
The Texas Department of Transportation uses this site as a district headquarters annex. It is located in northwest Houston on Katy Fwy. It is improved with three buildings and parking. Surrounding land use includes commercial and industrial tracts. The appraisal was performed as though the land was vacant and the buildings add no value to the tract.

The appraisal indicates the highest and best use is to retain as a district headquarters annex. If the site were vacant, the land could be redeveloped with more dense office/commercial/retail development. There are a few vacant parcels to the west, but the development trend has been for single-tenant commercial concerns. Development is currently occurring outside Loop 610 along Hempstead Hwy. No apparent change in land patterns is foreseeable in the near future.

Recommendation: Retain for continued agency operations.
Houston Northeast Maintenance Site

Location:
7303 Mesa Rd, Houston, Harris County, Texas

Legal Description:
Volume 7028 Page 325 Harris County Deed Records

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

Sen. Dist.: 13 Rep. Dist.: 142 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $765,000
Frontage: Mesa Rd Total Market Value: $765,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Industrial
Current Use: Maintenance Site
Highest and Best Use: Industrial Development
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently utilizes this site in northeast Houston as a maintenance and storage facility. It is located just south of the intersection of Mesa and Railwood Dr. There are five buildings and impervious cover. Surrounding land uses are residential, commercial/retail and industrial.

The appraisal indicates the highest and best use is for industrial development to include the present use. This area of Houston has a large concentration of industrial development due to its proximity to major thoroughfares and the Port of Houston. The appraisal was performed as though the land was vacant. The buildings were given no value and did not contribute to the site.

Recommendation: Retain for continued agency operations.
Houston Northwest Maintenance Site

Location:
14838 Northwest Fwy, Houston, Harris County, Texas

Legal Description:
Volume 5210 Page 199 Harris County Deed Records

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

Appraisal Date: 7/10/2006 Acres: ....6.69
Sen. Dist.:...7 Rep. Dist.:...135 FAR:..... 0.04
% in Floodplain:....0% Slope:.........Level
Zoning: .................................. Unzoned
Frontage: ..................Northwest Fwy, Hahl Rd
Utilities: .........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ...........................................................................Commercial, Office, Industrial
Current Use: .....................................................................................Maintenance Site
Highest and Best Use: ........................................................................Light Retail/Commercial Development
Agency Projected Use: ........................................................................Maintenance Site

This site located in northwest Houston at the corner of Northwest Fwy and Hahl Rd is used as a maintenance site by the Texas Department of Transportation. It is improved with seven buildings, asphalt surfacing and fencing. West of the site is a shopping center and retail stores, east is restaurants, retail, commercial land, south is a mixture of commercial uses and north is retail, an office park and light industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use of this land would be to demolish the buildings and develop for a more intensive light retail or commercial use. The appraisal was performed as though the site were vacant. However, TxDOT is fully utilizing this site as an office/warehouse facility.

Recommendation: Retain for continued agency operations.
Humble Maintenance Site

Location:
16803 Eastex Fwy, Humble, Harris County, Texas

Legal Description:
Volume 3727 Page 179 Harris County Deed Records

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

Appraisal Date: 7/6/2006 Acres: 11.99
Sen. Dist.: 15 Rep. Dist.: 141 FAR: 0.03
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Hwy 59/Eastex Fwy
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Industrial
Current Use: Maintenance Site
Highest and Best Use: Future Retail/Commercial
AgencyProjected Use: Maintenance Site

The Texas Department of Transportation currently utilizes this site as a maintenance facility. It is located north of Houston, between Houston and Humble on Hwy 59 also known as the Eastex Freeway. There are eight buildings, parking, asphalt paving and chain link fencing. A general land use study of the neighborhood indicates residential homes with a supportive mix of retail, office and industrial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. The market data indicates the land is valuable for redevelopment potential and the existing structures. However, the site is being fully used as an office/warehouse facility.

Recommendation: Retain for continued agency operations.
Huntsville Maintenance Site

Location:
580 IH 45 North, Huntsville, Walker County, Texas

Legal Description:
Volume 204 Page 194 Walker County Deed Records

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

Appraisal Date: 6/23/2006 Acres: 9
Sen. Dist.: 5 Rep. Dist.: 13 FAR: 0.02
% in Floodplain: 0% Slope: Moderate
Zoning: Special
Frontage: IH 45 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 1 Bldg. Area: 9,243 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $277,500
Total Market Value: $277,500

The Texas Department of Transportation currently uses this site to store materials, chemicals, and equipment used for highway maintenance and construction. It is located three miles northwest of downtown Huntsville on IH 45 North. Site improvements consist of an office/maintenance building and several storage sheds. Surrounding land uses include vacant woods, a landfill transfer station and a recycling center. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is industrial development to include the current use. Most commercial development is occurring on or around the intersection of IH 45 and SH 30, about two miles southeast of the subject. A significant amount of vacant acreage is located in the immediate area of the site.

Recommendation: Retain for continued agency operations.
Hutchins Maintenance Site

Location:
505 IH 45 South, Hutchins, Dallas County, Texas

Legal Description:
Vol 257 Page 472 Volume 147 Page 810 Dallas County Deed Records

The Texas Department of Transportation uses this site in Hutchins as a maintenance and storage facility. It is located on the west side of IH 45, about two miles south of the IH 45 and IH 20 intersection. It is improved with nine buildings, asphalt paving, walkways, curbs, and fencing. Surrounding land uses include industrial, commercial, residential and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Hutchins is a small rural community. The majority of the growth in Dallas County is occurring in the northern area toward Plano, Allen and McKinney.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Iraan Maintenance Site

Location:
9286 West Hwy 190, Iraan, Pecos County, Texas

Legal Description:
Volume 306 Page 467 Pecos County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: 
Easements: Utility

Appraisal Date: 2/20/2007  Acres: .............5  Bldgs.: .......4  Bldg. Area: ...... 8,289 sq.ft.
Sen. Dist.:.....19  Rep. Dist.:......74  FAR: ...... 0.04  Building Value: ...................... $0
% in Floodplain: ....0%  Slope: ...........Level  Improvement Value: ...................... $0
Zoning: .........................................Unzoned  Land Value: ...................... $83,000
Frontage: ........................................West Hwy 190  Total Market Value: ...................... $83,000
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Industrial, Vacant
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site in west Iraan as a maintenance site and storage facility. It is located on West Hwy 190 just outside the city limits. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land use to the north, east and south is vacant; an oilfield pipe storage yard is to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Iraan is in west Texas. The market activity and growth pattern is best described as very slow to non-existent. The town is surrounded by big ranch holdings that rarely subdivide or sell.

Recommendation: Retain for continued agency operations.
Jacksboro Maintenance Site

Location:
Hwy 281 North, Jacksboro, Jack County, Texas

Legal Description:
Volume 593 Page 362 Jack County Deed Records

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

Appraisal Date: 3/20/2007
Acres: 14.27

Bldgs.: 7
Bldg. Area: 16,979 sq.ft.

Building Value: $0
Improvement Value: $0
Land Value: $441,000
Total Market Value: $441,000

Sen. Dist.: 30
Rep. Dist.: 68
FAR: 0.03

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

Frontage: Hwy 281 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Industrial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the west side of Hwy 281 North near the city limits of Jacksboro. All city utilities are in place. It is improved with seven buildings. Surrounding land uses include residential and oil field service industry tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. Jacksboro’s economy is driven by the oil and gas industry and related businesses. The positive economic force is Wackenhut Correction Corporation that manages the John R. Linsey State Jail.

Recommendation: Retain for continued agency operations.
Jacksonville Maintenance Site

Location:
Loop 456 South, Jacksonville, Cherokee County, Texas

Legal Description:
Volume 964 Page 559 Cherokee County Deed Records

The Texas Department of Transportation is currently using this site as a maintenance facility. It is located in Jacksonville on Loop 456 South. The site is improved with one building and infrastructure. Surrounding land uses include vacant, agricultural, commercial and industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The highest and best use for this facility is industrial or commercial use, to include the current use. The location has some commercial influence due to frontage on Loop 456 South. There has been some industrial development on the Loop. At one time there was talk of replacing this site in Jacksonville, but TxDOT has not acquired funding for this change.

Recommendation: Retain for continued agency operations.
Jasper Maintenance Site

Location:
Hwy 190 West, Jasper, Jasper County, Texas

Legal Description:
Volume 437 Page 187 Jasper County Deed Records

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

Sen. Dist.:......3  Rep. Dist.:.......9  FAR: .... 0.02  Building Value: ......................... $0
% in Floodplain: ....0%  Slope:..........Level  Improvement Value:................... $0
Zoning: .............................................................Unzoned  Land Value:.......................... $312,300
Frontage: .................................Hwy 190 West  Total Market Value:............... $312,300
Utilities: ..............................................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: .................................................................Vacant, Residential
Current Use: ..............................................................Maintenance Site
Highest and Best Use: ..............................................................Maintenance Site
Agency Projected Use: ..............................................................Maintenance Site

The Texas Department of Transportation uses this site in Jasper as a maintenance facility. It is located on Hwy 190 West. It is a typical site improved with two buildings. Surrounding land uses are vacant land, Hillcrest Baptist Church and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Jasper is in east Texas and is the seat of Jasper County. The timber industry and tourism drive the economic activity.

Recommendation: Retain for continued agency operations.
Jayton Maintenance Site

Location:
117 South Main St, Jayton, Kent County, Texas

Legal Description:
Volume 81 Page 90 Kent County Deed Records

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

Sen. Dist.: 28  Rep. Dist.: 85  FAR: 0.06  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $37,000  Total Market Value: $37,000
Frontage: South Main St  Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Governmental, Agricultural  Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility  Agency Projected Use: Maintenance Facility

The Texas Department of Transportation uses this site in Jayton as a maintenance and storage facility. It is located at 117 South Main Street. The site is improved with three buildings and infrastructure. Surrounding land use includes farm and ranchland, a fire station and post office. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The community of Jayton is small and little growth has occurred. There has been limited new development in this area over the past several years. The market is expected to remain stable.

Recommendation: Retain for continued agency operations.
Jayton Maintenance Site

Location:
SH 70 at CR 161, Jayton, Kent County, Texas

Legal Description:
Volume 148 Page 81 Kent County Deed Records

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

Sen. Dist.: 28  Rep. Dist.: 85  FAR: 0.0  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $11,000  Total Market Value: $11,000
Frontage: SH 70  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Commercial, Residential  Current Use: Material Storage Site
Highest and Best Use: Ranchette  Agency Projected Use: Material Storage Site

The Texas Department of Transportation uses this site as a storage yard. It is located north of Jayton at the intersection of SH 70 and CR 161. It is improved with asphalt paving, chain link fencing and a metal shed. There is a shed considered to have no contributory value as a building improvement. Surrounding land uses are agricultural, commercial and residential.

The highest and best use as indicated by the appraisal is for rural ranchette development. Although TxDOT purchased this site in 1980 for construction of a new maintenance facility and warehouse, and design work completed, funding has not been secured. TxDOT has another facility in Jayton which could be used as a storage site, thus allowing for the disposition of this site. The site will be replaced by TxDOT once a new facility is completed.

Recommendation: Retain for continued agency use. Until replacement facility is complete.
Jefferson Maintenance Site

Location:
SH 49, Jefferson, Marion County, Texas

Legal Description:
Volume 337 Page 443 Marion County Deed Records

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

Appraisal Date: 1/26/2007  Acres: 9.54  Bldgs: 1  Bldg. Area: 9,038 sq.ft.
Sen. Dist.: 1  Rep. Dist.: 1  FAR: 0.02  Building Value: $0
% in Floodplain: 0%  Improvement Value: $0
Slope: Level  Land Value: $180,000
Zoning: Unzoned  Total Market Value: $180,000
Frontage: SH 49  Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Vacant  Current Use: Maintenance Site
Highest and Best Use: Maintenance Site  Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site as a maintenance and storage facility. It is located in east Texas in Jefferson on SH 49 just west of town. It is improved with a general maintenance building, asphalt paving, fencing and security lighting. Surrounding land uses are residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The commercial market in Jefferson is fairly slow. Some specific areas along US 59 have experienced moderate growth. The town is an old historical town on the Louisiana border and many of the residences have been converted to bed and breakfasts or museums.

Recommendation: Retain for continued agency operations.
Johnson City Maintenance Site

Location:
608 Hwy 281 South, Johnson City, Blanco County, Texas

Legal Description:
Volume 68 Page 90 Blanco County Deed Records

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

Appraisal Date: 11/8/2006 Acres: 10.9
Sen. Dist.: 24 Rep. Dist.: 45 FAR: 0.02
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Hwy 281 South
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Commercial, Vacant, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located just south of Johnson City on Hwy 281 South. It is improved with two buildings and infrastructure. Surrounding land uses include commercial, residential, vacant and light industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Johnson City is a quaint community in the Hill Country. Many of the old historical buildings in town have become occupied by small gift shops. It has experienced little growth since the time of last reporting.

Recommendation: Retain for continued agency operations.
Junction Area Materials Storage Site

Location:
West Side of Hwy 83, , County, Texas

Legal Description:
Volume 107 Page 481 Kimble County Deed Records

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

Appraisal Date: 7/26/2006
Acres: ............25
Sen. Dist.:......24 Rep. Dist:......53 FAR: ..... 0.0
% in Floodplain: ....0% Slope:.........Level
Zoning: ..............................Unzoned
Frontage: ..............................Hwy 83
Utilities: ............................................................Electricity, Telephone, Water
Surrounding Uses: ............................................................................................................Rangeland
Current Use: ..................................................................................................Materials Storage Yard
Highest and Best Use: ..............................................................................................Materials Storage Yard
Agency Projected Use: ..............................................................................................Materials Storage Yard

The Texas Department of Transportation purchased this site in April, 2002, for a materials storage yard and employee truck driver-training grounds. Currently there are no improvements. Surrounding land use is rangeland. The land only was valued in the appraisal.

The highest and best use is for ranchettes, but could also include the current use. The tract is just outside the city limits of Junction and no zoning is in effect.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in Junction as a maintenance site. It is located on North Main St which is also Business Hwy 377. There are 10 buildings but the appraisal indicates only two of them have contributory value. Site improvements consist of asphalt paving and chain-link fencing. Surrounding land uses are commercial and residential. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. The Junction economy is stable and active. There is heavy traffic on IH 10 from travelers going from San Antonio to El Paso and other destinations. Main St is almost entirely commercial development. The subject is near the north end of this neighborhood between a hardware store on the north and a petroleum products distributorship on the south. There are a few vacant commercial tracts but the neighborhood is stable and well occupied in general.

Recommendation: *Retain for continued agency operations.*
Karnes City Maintenance Site

Location:
800 Hwy 181, Karnes City, Karnes County, Texas

Legal Description:
Volume 233 Page 361 Karnes County Deed Records

Encumbrances

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

Appraisal Date: 8/23/2006
Acres: 7.24
Sen. Dist.: 21
Rep. Dist.: 35

Building Value: $0
Improvement Value: $0
Land Value: $167,000
Total Market Value: $167,000
Bldg.: 2
Bldg. Area: 11,950 sq.ft.
FAR: 0.04

% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 181
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Industrial, Vacant, Agricultural
Current Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this as a maintenance site. It is located south of Karnes City on Hwy 181. It is improved with two buildings. Surrounding land uses include vacant, residential, industrial and agricultural properties. The site was valued as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to remain a maintenance site. Karnes City and Kenedy are considered the hub of Karnes County, which is mostly rural. The construction of a prison facility in the area has boosted the economy somewhat. Though many of the employees are commuting from Beeville, the housing market is growing. Slow steady growth is expected to continue.

Recommendation: Retain for continued agency operations.
Kaufman Area
Engineer/Maintenance Site

Location:
FM 2728 Between CR 142 & Hwy 34, Kaufman, Kaufman County, Texas

Legal Description:
Volume 2284 Page 307 Kaufman County Deed Records

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

Appraisal Date: 8/2/2006 Acres: 25.72
Sen. Dist.: 2 Rep. Dist.: 4 FAR: 0.0
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: FM 2728
Utilities: None
Surrounding Uses: Residential, Vacant
Current Use: Proposed TxDOT Site
Highest and Best Use: Proposed Area Engineer/Maintenance Site
Agency Projected Use: Proposed TxDOT Site

This is a relatively new site TxDOT acquired for the purpose of an area engineers office and a maintenance site. The existing site in Kaufman on SH 34 will be disposed when this site is completed. It is located on the southeasterly side of FM 2728 just northeast of Kaufman, Texas. Presently it is vacant. Surrounding land uses are residential, but mostly raw land.

The appraisal indicates the future best use for this tract is rural residential development or commercial uses to include the TxDOT facility. The tract is not zoned since it is just outside the Kaufman city limits.

Recommendation: Retain for continued agency operations.
Kaufman Maintenance Site

Location:
SH 34 and FM 1388, Kaufman, Kaufman County, Texas

Legal Description:
Volume 418 Page 406 Kaufman County Deed Records

Encumbrances

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

Appraisal Date: 3/20/2007 Acres: 6.57
Sen. Dist.: 2 Rep. Dist.: 4 FAR: 0.05
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: SH 34, FM 1388
Utilities: Electricity, Gas
Surrounding Uses: Commercial, Vacant, Residential
Current Use: Maintenance Site
Highest and Best Use: Commercial Development
Agency Projected Use: Dispose

This site is used by TxDOT as a maintenance and storage facility. It is located at the intersection of SH 34 and FM 1388 just south of Kaufman. Presently there are six buildings on the site. These structures are considered to add no value to the whole. Surrounding land uses include commercial, residential and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is a commercial development. Both Rockwall and Kaufman are being affected by the Dallas/Ft. Worth growth. The neighborhood is experiencing commercial, retail and fast-food restaurant growth as well as residential construction directly to the west. A new site is planned in FY 2008-2009 through a property exchange using the existing property.

Recommendation: Retain for continued agency use.
Keene Maintenance Site

Location:
FM 2280 North, Keene, Johnson County, Texas

Legal Description:
J.W. Robinson Srvy A-727 M.J. Moore Srvy A-604;
Johnson County Deed Records

Encumbrances

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

Appraisal Date: 12/5/2006
Acres: 13.49
Bldgs.: 3
Bldg. Area: 18,551 sq.ft.
Sen. Dist.: 22
Rep. Dist.: 58
FAR: 0.03

Building Value: $0
Improvement Value: $0

% in Floodplain: 0%
Slope: Level
Zoning: Civic

Frontage: FM 2280 North
Total Market Value: $519,200
Utilities: Electricity, Telephone, Wastewater, Water

Surrounding Uses: Residential, Vacant, Governmental, Commercial
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation uses this site north of the community of Keene as a maintenance facility. It is located on FM 2280 North. There are three buildings, asphalt paving, fencing and security lighting. Surrounding land use includes vacant, residential, governmental and commercial tracts. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates highest and best use is congruent with the present use. Keene is a small rural community. It can be considered a bedroom community for the Ft. Worth-Dallas metropolitan area and is within commuting distance. There has been some growth as reflected by the real estate market activity.

Recommendation: Retain for continued agency operations.
Kermit Maintenance Site

Location:
SH 302, Kermit, Winkler County, Texas

Legal Description:
V 96 Pg 72 V 98 Pg 245 V 227 Pg 439 Winkler County Deed Records

Encumbrances

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

Appraisal Date: 3/16/2007
Acres: ............8
Sen. Dist.:.....19 Rep. Dist.:.....81
FAR: .... 0.01
% in Floodplain: ....0% Slope:........Level
Zoning: ......................Unzoned
Frontage: ...............SH 302
Utilities: ..........................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ..........................Industrial, Vacant
Current Use: ..................................Maintenance Site
Highest and Best Use: ..........................Maintenance Site
Agency Projected Use: ..................................Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located just outside the city limits west of Kermit on SH 302. It is improved with one building. Surrounding land uses include industrial and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Development in the immediate area is minimal, occurring within the city limits. The economy is dependent upon oil and gas with some ranching influence.

Recommendation: Retain for continued agency operations.
Kerrville Area Engineer/Maintenance Site (Proposed)

Location:
110 & 120 Airport Commerce Pkwy, Kerrville, Kerr County, Texas

Legal Description:
Volume 1145 Page 58 Kerr County Deed Records

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

Appraisal Date: 1/31/2007
Acres: 12.58
Bldgs.: 0
Bldg. Area: 0 sq.ft.

Sen. Dist.: 25
Rep. Dist.: 53
FAR: 0.0
Building Value: $0
Improvement Value: $0

% in Floodplain: 0%
Slope: Level
Land Value: $767,000

Zoning: Industrial

Frontage: Airport Commerce Pkwy
Surrounding Uses: Vacant, Governmental
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Current Use: Vacant

Highest and Best Use: Light Industrial Development
Agency Projected Use: Engineer/Maintenance Site

This is a new site purchased March 28, 2005, to build an engineers/maintenance office. Being a relatively new site, it has not been reported on previously. It is vacant but plans are in the works for construction. Surrounding land use is primarily vacant, just across SH 27 is the Kerrville Municipal/Louis Schreiner Field Airport.

The appraisal indicates highest and best use is light industrial development to include the current plans. The general outlook for the Kerrville area economy is positive due to its hill country location. Steady growth is predicted.

Recommendation: Retain for continued agency operations.
Kerrville Maintenance Site

Location:
1832 Sidney Baker St (SH 16), Kerrville, Kerr County, Texas

Legal Description:
Volume 45 Page 424 Kerr County Deed Records

Encumbrances

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

Appraisal Date: 1/31/2007 Acres: ..............7.43 Bldgs.: ...........2 Bldg. Area: ...... 12,000 sq.ft.
Sen. Dist.:.....24 Rep. Dist.:.....53 FAR: .... 0.04 Building Value: ......................... $0
% in Floodplain: ....10% Slope:.........Level Improvement Value:...................... $0
Zoning: .........................................................Commercial Land Value:...................... $1,870,000
Frontage: .................Sidney Baker St (SH 16) Total Market Value:...................... $1,870,000
Utilities: .................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................Residential, Commercial
Current Use: ..............................................................Maintenance Site
Highest and Best Use: .................................................................Commercial Development
Agency Projected Use: ..............................................................Sell

Currently, the Texas Department of Transportation is utilizing this site as a maintenance facility. It is located in northeast Kerrville on Sidney Baker St or SH 16 between Kerrville and Fredericksburg. There are two buildings, fencing and parking. The appraisal indicates the buildings lend no contributory value to the whole property and the site was appraised as though vacant. Surrounding land uses are commercial/retail and residential tracts.

The appraisal indicates the highest and best use is for commercial or retail development. SH 16 has developed into a major retail sector in Kerrville. A new site has been purchased for the construction of an area engineers office/maintenance facility. The new suite is planned in FY 2008-2009 through a property exchange using the existing property.

Recommendation: Retain for continued agency use. TxDOT has indicated its plans to use the

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The Texas Department of Transportation uses this site as a maintenance facility. It is located south of Killeen on Martin Luther King Blvd/FM 2410. It is improved with one primary office/warehouse/shop building. Surrounding land use includes vacant and residential. Killeen Municipal Airport is farther to the east. The site was appraised as a whole; land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial/industrial development. TxDOT indicates they plan to use this site for a property exchange as approved through Legislation. Killeen is enjoying a growth trend. One of the primary reasons for growth is Ft. Hood, located just north and west of Killeen. This site will be replaced by TxDOT in approximately 12 months when a new facility is completed.

Recommendation:  Retain for continued agency use.  TxDOT has appropriated funding for a n
Kingsville Maintenance Site

Location:
1802 North 14th St, Kingsville, Kleberg County, Texas

Legal Description:
Volume 84 Page 255 Kleberg County Deed Records

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

Appraisal Date: 9/29/2006
Acres: 4.99
Sen. Dist.: 27
Rep. Dist.: 43
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: North 14th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Industrial, Residential, Civic
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation utilizes this site in Kingsville as a maintenance and storage facility. It is located in the north part of the city on North 14th Street. It is improved with six buildings including a section warehouse, equipment sheds, a vehicle maintenance building, and an engineer’s office. Surrounding land uses include vacant, residential and industrial sites. To the south is a Knights of Columbus Hall. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The market activity in the subject’s area of Kingsville has been slow. The general outlook for the Kingsville economy is continued modest growth.

Recommendation: Retain for continued agency operations.
Kountze Maintenance Site

Location:
Hwy 69/287, Kountze, Hardin County, Texas

Legal Description:
Volume 529 Page 329 Hardin County Deed Records.

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

Appraisal Date: 1/3/2007
Acres: 7
Sen. Dist.: 3
Rep. Dist.: 19
FAR: 0.04
% in Floodplain: 0%
Slope: Moderate
Zoning: Unzoned
Frontage: Hwy 69/287
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in north Kountze as a maintenance and storage facility. It is located on Hwy 69/287. The site is improved with three buildings, asphalt surfacing, walkways, fencing and security lighting. Surrounding land uses include vacant, a mini-warehouse facility, and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Kountze is a small community in southeast Texas. Demand for commercial sites in the area is low, occurring mostly downtown and south of the subject on Hwy 69.

Recommendation: Retain for continued agency operations.
La Grange Maintenance Site

Location:
2000 East SH 71 Bypass, La Grange, Fayette County, Texas

Legal Description:
Volume 659 Page 667 Fayette County Deed Records

Encumbrances

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

Appraisal Date: 9/14/2006  Acres: 11.09  Bldgs.: 1  Bldg. Area: 13,541 sq.ft.
Sen. Dist.: 18  Rep. Dist.: 17  FAR: 0.04
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: East SH 71 Bypass
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Vacant, Residential, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site east of La Grange as a maintenance and storage facility. It is located on East SH 71 Bypass. The site is being fully developed with two buildings, parking and storage. Surrounding land use is vacant pastureland, rural homesites, and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Growth in La Grange continues to be slow. La Grange and Fayette County have not experienced the large surge in population that nearby Bastrop County has seen in recent years. This is due mainly to its location outside of typical commuting distances to the Austin area.

Recommendation: Retain for continued agency operations.
La Marque Maintenance Site

Location:
5407 Gulf Fwy, La Marque, Galveston County, Texas

Legal Description:
Vol 1975 Pg 22 Vol 2157 Pg 61 Galveston County Deed Records

Encumbrances

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

Appraisal Date: 2/6/2007
Acres: 19.89
Sen. Dist.: 11
Rep. Dist.: 24
FAR: 0.02
% in Floodplain: 100%
Slope: Level
Zoning: Unzoned
Frontage: Gulf Fwy (IH 45)
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in northwest La Marque as a maintenance site. The physical location is 40 miles south of the Houston downtown business district and 16 miles north of the city of Galveston on the west feeder to IH 45 also known as the Gulf Fwy. It is improved with three buildings, asphalt surfacing and fencing. Surrounding land is vacant, residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. La Marque is located south of Houston between Alvin and Texas City. IH 45 south is experiencing commercial growth. There is an outlet shopping mall and a Holiday Inn nearby.

Recommendation: Retain for continued agency operations.
La Pryor Maintenance Site

Location:
Hwy 57, La Pryor, Zavala County, Texas

Legal Description:
Volume 142 Page 205 Zavala County Deed Records

Encumbrances

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

Appraisal Date: 10/27/2006  Acres: ..........3  Bldgs.: ......0  Bldg. Area:..... 0 sq.ft.
Sen. Dist.:.....21  Rep. Dist:.....80  FAR: ..... 0.0  Building Value: ......................... $0
% in Floodplain: ....0%  Slope:..........Level  Improvement Value:...................... $0
Zoning: .............................................Unzoned  Land Value:......................... $7,500
Frontage: ........................................Hwy 57  Total Market Value:............... $7,500

Utilities: ..................................................................................................Electricity, Telephone
Surrounding Uses: .......................................................................................Vacant, Industrial
Current Use: ..............................................................................................Material Storage Site
Highest and Best Use: ..................................................................................Material Storage Site
Agency Projected Use: .................................................................................Material Storage Site

This site is used as an outdoor material storage yard by the Texas Department of Transportation. It is located southwest of San Antonio in La Pryor. Perimeter fencing is the only improvement. The physical address is the south side of Hwy 57 about a mile west of the Hwy 83 and Hwy 57 intersection. Electricity and telephone service are available on the tract. Surrounding land is vacant and industrial.

The appraisal indicates the highest and best use is to continue as a storage yard. La Pryor is a small Texas community with a limited economy based in agriculture and services.

Recommendation: Retain for continued agency operations.
La Pryor Material Storage Site

Location:
544 West Hwy 57, La Pryor, Zavala County, Texas

Legal Description:
Volume 38 Page 359 Zavala County Deed Records

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

Appraisal Date: 10/27/2006 Acres: ...........2.07
Sen. Dist.:.....21 Rep. Dist.:......80 FAR: ...... 0.11
% in Floodplain: ....0% Slope:.........Level
Zoning: ............................................. Unzoned
Frontage: .........................................Hwy 57
Utilities: ..................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ...........................................Commercial, Industrial, Vacant, Governmental
Current Use: ...........................................................Maintenance Site
Highest and Best Use: ...........................................................Maintenance Site
Agency Projected Use: ...........................................................Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located at the western edge of La Pryor on Hwy 57. The site is improved with three buildings, asphalt surfacing and fencing. Surrounding land uses include Zavala County Water Control, industrial, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. La Pryor is a small, unincorporated south Texas community with a limited economy based in agriculture and services.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in Ladonia as a gravel and road material storage/sub-section facility. It is located northeast of town on FM 64. The tract is improved with a warehouse, chain link fence and asphalt parking. Surrounding land use is vacant to the north and west, residential to the south and east. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to remain as a sub-section maintenance site. If vacant, the highest and best use would be light industrial. Ladonia is a small rural town in Fannin County.

**Recommendation:** Retain for continued agency operations.
Laguna Vista Maintenance Site

Location:
SH 100 West, Laguna Vista, Cameron County, Texas

Legal Description:
Volume 1109 Page 473 Cameron County Deed Records

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

Appraisal Date: 8/8/2006
Acres: 7.96
Sen. Dist.: 27
Rep. Dist.: 37
FAR: 0.01
% in Floodplain: 100%
Slope: Level
Zoning: Unzoned
Frontage: SH 100 West
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Industrial, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 1
Bldg. Area: 4,940 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $190,000
Total Market Value: $190,000

The Texas Department of Transportation currently uses this site south of Laguna Vista township as a maintenance site and storage facility. It is located one mile west of the intersection of SH 100 West and FM 510. There is one general maintenance building, asphalt surfacing and chain link fencing. The site is surrounded by vacant wetlands to the south, vacant and residential sites to the north, an electrical transmission terminal to the east, and a water treatment plant to the west. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Laguna Vista is located about 16 miles northeast of Brownsville. The economy depends mostly upon tourism and agriculture.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently utilizes this site north of Lamesa as a maintenance and storage facility. It is located on Hwy 87 North. The site improvements consist of two buildings, asphalt paving, walkways, drives, fencing and security lighting. Surrounding land use is agricultural, commercial, vacant and residential sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for industrial/commercial development to include the current use. Lamesa, located in west Texas, is a small city where little growth is occurring. Most commercial development is occurring on Hwy 87, about two miles south of the subject, and on Hwy 180 which is southwest of the subject. There are many vacant tracts available in the area.

**Recommendation:** Retain for continued agency operations.
Lampasas Maintenance Site

Location:
1133 North Key Ave, Lampasas, Lampasas County, Texas

Legal Description:
Volume 128 Page 24 Volume 203 Page 79 Lampasas County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Appraisal Date: 11/14/2006 Acres: ..........8.73 Bldgs.: ........5 Bldg. Area: ...... 5,784 sq.ft.
Sen. Dist.:.....24 Rep. Dist.:......54 FAR: ...... 0.03 Building Value: ................................. $0
% in Floodplain: ....0% Slope:..........Level Improvement Value: ............................... $0
Zoning: ........................................Unzoned Land Value: .................................... $295,000
Frontage: .................................North Key Ave Total Market Value:................ $295,000
Surrounding Uses: ..............................................................Commercial, Vacant, Industrial
Current Use: ..............................................................Maintenance Site
Highest and Best Use: ............................................................Maintenance Site
Agency Projected Use: ............................................................Maintenance Site

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located north of Lampasas on North Key Ave. It is improved with five buildings and surface parking. Surrounding land uses include vacant ranchland, commercial and light industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue as a maintenance facility. Lampasas has experienced gradual steady growth. Most of it has been residential. Some commercial growth has occurred, but Lampasas County is primarily an agrarian county. Many new residents work in metro areas such as Austin and Killeen.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation is using this site as the Laredo District and Area Headquarters. It is located on Bob Bullock Loop in east Laredo. There are five buildings reported to be of good quality, asphalt surfacing and fencing. Surrounding land uses include commercial/industrial, vacant and governmental tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is light industrial to include the present use. Laredo is experiencing tremendous growth. It is the largest inland port in the world, promoting trade with Mexico. The population growth has spurred the residential real estate market, and businesses are needed to support the growth. The area of the subject is mostly composed of industrial uses with oil companies and service companies. There are still many vacant tracts near the site which are available for development.

Recommendation: Retain for continued agency operations.
Leakey Maintenance Site

**Location:**
Hwy 83 North, Leakey, Real County, Texas

**Legal Description:**
Vol 15 Pg 492 Vol 15 Pg 112 Real County Deed Records

**Encumbrances**

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**Building Value:** $0

**Improvement Value:** $0

**Total Market Value:** $121,000

**Appraisal Date:** 7/27/2006
**Acres:** 4.9
**Bldgs.:** 2 **Bldg. Area:** 4,467 sq.ft.

**Sen. Dist.:** 19 **Rep. Dist.:** 53 **FAR:** 0.06
**Building Value:** $0

**% in Floodplain:** 0% **Slope:** Level
**Improvement Value:** $0

**Zoning:** Unzoned **Land Value:** $121,000

**Frontage:** Hwy 83 North, FM 336 **Total Market Value:** $121,000

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

**Surrounding Uses:** Rangeland, Governmental, Recreational

**Current Use:** Maintenance Site

**Highest and Best Use:** Maintenance Site

**Agency Projected Use:** Maintenance Site

The Texas Department of Transportation utilizes this site in Leakey as a maintenance facility. It is located about one mile north of the courthouse in downtown Leakey, at the intersection of Hwy 83 and FM 336. It is improved with two buildings. Surrounding land uses include rangeland, a county airstrip, rodeo arena and city property. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is congruent with the present use. The economy of Leakey remains stable with very little growth taking place. Agriculture remains the primary source of income. Areas such as Garner State Park and the Frio River provide recreational spots for tourism.

**Recommendation:** Retain for continued agency operations.
Leonard Storage Site

Location:
Hwy 69 Northwest, Leonard, Fannin County, Texas

Legal Description:
Volume 752 Page 499 Fannin County Deed Records

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

Appraisal Date: 2/23/2007  Acres: ................5  Bldgs.: ........0  Bldg. Area:....... 0 sq.ft.
Sen. Dist.:.......2  Rep. Dist:......62  FAR: ...... 0.0  Building Value: ................. $0
% in Floodplain: ....0%  Slope:.........Level  Improvement Value:............. $0
Zoning: .................................Unzoned  Land Value:........................ $42,000
Frontage: ......................Hwy  69 Northwest  Total Market Value:............ $42,000
Utilities: ..........................................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: ..........................................................Vacant, Residential
Current Use: ...........................................................................Storage Site
Highest and Best Use: .................................................................Storage Site
Agency Projected Use: .................................................................Storage Site

The Texas Department of Transportation uses this site for gravel storage. It is located north of Leonard on Hwy 69 Northwest. There are no site improvements other than a six-foot chain link fence. Surrounding land use is vacant to the north and west, south and east are single family dwellings and mobile homes.

The appraisal indicates the highest and best use is to continue in the present use. Leonard is about an hour northwest of Dallas in Fannin County. It is a small community that is sparsely populated. Most home site development is further southwest of the tract. However, as Dallas, Plano, Richardson and McKinney continue to grow the housing demand will increase.

Recommendation: Retain for continued agency operations.
Levelland Maintenance Site

Location:
SH 114, Levelland, Hockley County, Texas

Legal Description:
Volume 200 Page 438 Hockley County Deed Records

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

Appraisal Date: 3/1/2007 Acres: 6.05 Bldgs.: 1 Bldg. Area: 6,566 sq.ft.
Sen. Dist.: 28 Rep. Dist.: 83 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Industrial Land Value: $133,000
Frontage: SH 114 Total Market Value: $133,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Agricultural, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site on the eastern edge of Levelland as a maintenance and storage facility. It is located on the north side of SH 114. The site is improved with one building considered to have value, asphalt surfacing and fencing. Surrounding land uses include vacant, cropland and industrial development. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruous with the present use. Generally, growth and development in Levelland has been slow. What commercial growth has occurred has favorably impacted the property.

Recommendation: Retain for continued agency operations.
Liberty Maintenance Site

Location:
209 Layl Rd, Liberty, Liberty County, Texas

Legal Description:
V 595 Pg 38 V 293 Pg 183 V 598 Pg 442 Liberty County Deed Records.

Encumbrances

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

Appraisal Date: 1/10/2007 Acres: ....9.79
Sen. Dist.:......4 Rep. Dist.:......18 FAR: ....0.03
% in Floodplain: ....0% Slope:.........Level
Zoning: ...........................................Unzoned
Frontage: ......................Layl Rd, Ave A
Bldgs.: ........2 Bldg. Area:.....13,573 sq.ft.
Building Value: .........................$0
Improvement Value: ....................$0
Land Value: .........................$407,200
Total Market Value:..................$407,200
Utilities: ....................................Electricity, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Residential, Commercial
Current Use: .................................................................Maintenance Facility
Highest and Best Use: ............................................................Maintenance Facility
Agency Projected Use: .............................................................Maintenance Facility

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located 42 miles northeast of the Houston downtown business district and 40 miles west of Beaumont in Liberty. It is at the northwest corner of Layl Rd and Ave A. It has two buildings, fencing and asphalt surfacing. Surrounding land uses include residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Liberty has a diverse economy with forestry, tourism, ranching and agriculture providing stability. The real estate market appears stable and no changes are expected.

Recommendation: Retain for continued agency operations.
Linden Maintenance Site

Location:
SH 8, Linden, Cass County, Texas

Legal Description:
Volume 701 Page 589 Cass County Deed Records

Encumbrances

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

Appraisal Date: 1/24/2007
Acres: 10
Sen. Dist.: 1
Rep. Dist.: 1
FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: SH 8
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Vacant
Current Use: Maintenance Site
Highest and Best Use: Commercial
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site just northwest of Linden as a maintenance and storage facility. It is located on the west side of SH 8 near the FM 125 turn off. The site is improved with one building and is considered a typical site. All the land surrounding the tract is vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial. The current use is in concert with that determination. Linden is the county seat of Cass County. The primary industry revolves around timber harvesting, wood products, and paper milling. There is also a significant amount of agribusiness involving cattle and hay production. SH 59 is the primary commercial corridor through Linden.

Recommendation: Retain for continued agency operations.
Littlefield Maintenance Site

Location:
1602 West Delano Blvd, Littlefield, Lamb County, Texas

Legal Description:
V 147 P 423 V 262 P 628 V 385 P 850 Lamb County Deed Records

Encumbrances

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

Appraisal Date: 4/2/2007 Acres: .......8.95
Sen. Dist.:.....28 Rep. Dist.:.....88 FAR: ..... 0.06
Building Value: ...................... $0
% in Floodplain: ....0%  Slope:.........Level
Improvement Value: .................... $0
Zoning: ................................Unzoned
Land Value: ............................. $257,000
Frontage: ............................West Delano Blvd
Total Market Value: ................. $257,000
Utilities: ................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ..............................................................Residential, Agricultural
Current Use: .................................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site in west Littlefield as a maintenance/area engineer's office and storage facility. There are three buildings and infrastructure. Surrounding land use is residential and agricultural tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the continued use as a maintenance facility is appropriate. Littlefield is located in Lamb County, in west Texas. The real estate market in Littlefield has been slow with little change expected.

Recommendation: Retain for continued agency operations.
Livingston Maintenance Site

Location:
Hwy 59 North, Livingston, Polk County, Texas

Legal Description:
Volume 428 Page 628 Polk County Deed Records

Encumbrances

Physical: Floodplain
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Pipeline

Appraisal Date: 7/20/2006  Acres: ........15.04  Bldgs.: .......1  Bldg. Area:...14,981 sq.ft.
Sen. Dist.:......3  Rep. Dist.:......18  FAR:...... 0.02  Building Value: ...................... $0
% in Floodplain:.....10%  Slope:.....Moderate  Improvement Value:................. $0
Zoning: ...........................................Unzoned  Land Value:............................. $479,400
Frontage: ......................Hwy 59 North  Total Market Value:.............. $479,400
Utilities: .................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Residential, Commercial, Vacant
Current Use: .................................................................Maintenance Site
Highest and Best Use: ...............................................................Maintenance Site
Agency Projected Use: ...............................................................Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located on Hwy 59 north of Livingston. It is improved with one building used for automobile repair, construction and equipment storage. Surrounding land use is residential, vacant and light commercial. The site was appraised as a whole, buildings and land were not given a separate value.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Most of the development in the Livingston area is farther to the south and west on Hwy 59 and Hwy 190 West.

Recommendation: Retain for continued agency operations.
Llano Maintenance Site

Location:
2504 SH 16 South, Llano, Llano County, Texas

Legal Description:
Volume 254 Page 652 Llano County Deed Records

Encumbrances

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

Appraisal Date: 11/8/2006 Acres: 9.98
Sen. Dist.: 24 Rep. Dist.: 53 FAR: 0.02
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: SH 16 South
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Rangeland, School
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this as a maintenance facility. It is located just south of Llano on SH 16 South, in the Texas hill country. There is one general maintenance building and a new storage building, surface parking and fencing. Surrounding land use is residential, ranchland and Llano High School.

The appraisal indicates the highest and best use is to continue in the present use. Most growth in Llano has occurred along SH 29 going east and west. The subject is located on the south side of Llano, outside the city limits. Currently there is moderate demand for land in the subject area.

Recommendation: Retain for continued agency operations.
Lockhart Maintenance Site

Location:
1315 North Blanco St, Lockhart, Caldwell County, Texas

Legal Description:
Volume 103 Page 43 Volume 281 Page 81 Caldwell County Deed Records

Encumbrances

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

Appraisal Date: 3/15/2007 Acres: .........5.94 Bldgs.: .......1 Bldg. Area:......8,342 sq.ft. Building Value: ...................... $0 Improvement Value: ...................... $0
Sen. Dist.:......18 Rep. Dist.:......45 FAR: ......0.03 Land Value:...................... $200,000 $200,000
% in Floodplain:.....0% Slope:............ Level Total Market Value:...................... $200,000
Zoning: ..............................................Level Industrial Surrounded by: ..............................................Residential, Commercial, Vacant
Frontage: ...............North Blanco St, FM 2001 Utility
Utilities: ..............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................Residential, Commercial, Vacant
Current Use: ..............................................Maintenance Site
Highest and Best Use: ..............................................Maintenance Site
Agency Projected Use: ..............................................Maintenance Site

The Texas Department of Transportation uses this site in downtown Lockhart as a maintenance and storage facility. It is located at the corner of North Blanco St and FM 2001. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include residential, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. As improved, the subject property is well suited to its current use. Lockhart has experienced steady growth due in large to its location near Austin and the IH 35 growth corridor.

Recommendation: Retain for continued agency operations.
Lometa Maintenance Site

Location:
Hwy 183 and 190, Lometa, Lampasas County, Texas

Legal Description:
Volume 83 Page 143 Lampasas County Deed Records

Encumbrances

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

Appraisal Date: 11/14/2006 Acres: .........3.84
Sen. Dist.:... 24 Rep. Dist:.....54 FAR: ..... 0.0
% in Floodplain:....0% Slope:..........Level
Zoning: ..............................................Unzoned
Frontage: .........................Hwy 183, Hwy 190
Utilities: ............................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Commercial, Residential, Vacant
Current Use: ..............................................................Material Storage Site
Highest and Best Use: ..............................................................Material Storage Site
Agency Projected Use: ..............................................................Material Storage Site

Building Value: $0 Improvement Value: $0 Land Value: $15,000 Total Market Value: $15,000
Bldgs.: ........0 Bldg. Area:..... 0 sq.ft.

The Texas Department of Transportation is using this site as a material storage site. It is located south of Lometa at the intersection of Hwy 190 and Hwy 183. It has no buildings. Surrounding land use includes commercial, vacant and residential.

The appraisal indicates the highest and best use is concurrent with the present use as a storage site. The Lometa area has a stagnant economy with extremely limited growth. There has been very little commercial development over the past few years.

Recommendation: Retain for continued agency operations.
Longview Maintenance Site

Location:
1301 Karnes Rd, Longview, Gregg County, Texas

Legal Description:
Volume 3047 Page 213 Gregg County Deed Records

Encumbrances

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

Appraisal Date: 1/11/2007 Acres: 15
Sen. Dist.: 1 Rep. Dist.: 7 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Karnes Rd, Loop 281
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Residential, Agricultural
Current Use: Maintenance Site
Highest and Best Use: Commercial Development
Agency Projected Use: Maintenance Site

Bldgs.: 2 Bldg. Area: 25,252 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $935,000
Total Market Value: $935,000

The Texas Department of Transportation uses this site in Longview as a maintenance and storage facility. It is located in south Longview on FM 1845, also known as Karnes Road. There are two buildings; an area office and shop, and an equipment storage building. Surrounding land uses include vacant woodlands, commercial, residential and agricultural tracts. The site was appraised as a whole, and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Longview is a small city in east Texas. Commercial market activity in the Longview area remains moderately active in the past few years. Growth continues to spread northward toward Upshur County. A loop has been built around the city and most development is occurring near that corridor. The subject is in the southern part of town in an older residential neighborhood. There is still much vacant land available in the area.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation utilizes this site as a District Headquarters. It is located on Slaton Hwy or SH 84 on the south side of Lubbock. The site is fully developed with 10 buildings, asphalt surfacing, fencing and storage areas. Surrounding land uses include commercial, industrial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. At the present time Lubbock is enjoying a moderate growth trend.

**Recommendation:** *Retain for continued agency operations.*
Lubbock Maintenance Site

Location:
308 Municipal Dr, Lubbock, Lubbock County, Texas

Legal Description:
Volume 247 Page 226 Lubbock County Deed Records

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

Appraisal Date: 2/5/2007 Acres: 2
% in Floodplain: 0% Slope: Moderate
Zoning: Unzoned
Frontage: Municipal Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Recreational, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Building Value: $0 Improvement Value: $0 Land Value: $255,000 Total Market Value: $255,000
Bldgs.: 3 Bldg. Area: 9,257 sq.ft.

This Texas Department of Transportation maintenance site is located on the north side of Lubbock on Municipal Dr north of Mackenzie State Park. The site has three buildings, asphalt surfacing and fencing. Surrounding land uses are residential, governmental and recreational sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings show the current use is also the highest and best use. At the present time Lubbock is enjoying a moderate growth trend.

Recommendation: Retain for continued agency operations.
Lubbock Northeast Maintenance Site

Location:
2705 Northeast Loop 289, Lubbock, Lubbock County, Texas

Legal Description:
Volume 858 Page 31 Lubbock County Deed Records

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

Appraisal Date: 1/25/2007
Acres: 16.88
Sen. Dist.: 28
Rep. Dist.: 84
FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Northeast Loop 289
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in north Lubbock as a maintenance and storage facility. It is located on Northeast Loop 289 approximately four miles east of its intersection with IH 27. It is improved with two buildings. Surrounding land uses are agricultural and industrial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Lubbock is experiencing a modest growth trend.

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

Lubbock Southeast Maintenance Site

Location:
2720 East Slaton Hwy, Lubbock, Lubbock County, Texas

Legal Description:
Vol 773 Pg 655 Vol 1421 Pg 751 Lubbock County
Deed Records

Encumbrances

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

Sen. Dist.: 28  Rep. Dist.: 84  FAR: 0.03  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $420,000
Frontage: Slaton Hwy  Total Market Value: $420,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in southeast Lubbock as a maintenance site and storage yard. It is located on East Slaton Hwy, approximately 3.5 miles east of the intersection of US 84 and IH 27. It is improved with three buildings, asphalt surfacing and fencing. The surrounding land use is agricultural and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Lubbock is located in west Texas. At the present time Lubbock is enjoying a moderate growth trend.

Recommendation: Retain for continued agency operations.
Lufkin District Headquarters

Location:
1805 North Timberland Dr, Lufkin, Angelina County, Texas

Legal Description:
Volume 86 Page 204 Angelina County Deed Records

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

Appraisal Date: 1/22/2007
Acres: 13.75
Sen. Dist.: 3
Rep. Dist.: 12
FAR: 0.13
% in Floodplain: 0%
Slope: Moderate
Zoning: Industrial
Frontage: North Timberland Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant, Industrial
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters
Bldgs.: 11
Bldg. Area: 77,620 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $1,550,000
Total Market Value: $1,550,000

The Texas Department of Transportation utilizes this site in north Lufkin as a district headquarters. It is located on North Timberland Drive. This site is considered 100% developed with 11 buildings, asphalt paving, fencing, and security lighting. Surrounding land uses are commercial, residential, industrial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The majority of commercial development in Lufkin appears to be along South First St and South Loop 287. Demand for vacant commercial or residential sites in the immediate area of the subject tract is stable to low.

Recommendation: Retain for continued agency operations.
Lufkin Maintenance Site

Location:
1410 Kurth Dr, Lufkin, Angelina County, Texas

Legal Description:
Volume 816 Page 775 Angelina County Deed Records

Encumbrances

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

Appraisal Date: 6/23/2006
Acres: 9.37
Sen. Dist.: 3
Rep. Dist.: 12
FAR: 0.01
% in Floodplain: 0%
Slope: Moderate
Zoning: Special
Frontage: Kurth Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site as a maintenance and storage site for highway construction materials. It is located on Kurth Dr in Lufkin. There are three buildings, chain link fencing and asphalt surfacing. Surrounding land uses are residential, vacant, and industrial tracts. The site was appraised as a whole, buildings and land were not given a separate value.

The highest and best use for this tract is to continue in the present use. The site is located in the north part of Lufkin where little growth is occurring. The growth trends are on the south side of the city along Hwy 59 and Loop 287.

Recommendation: Retain for continued agency operations.
Madisonville Maintenance Site

Location:
910 North May St, Madisonville, Madison County, Texas

Legal Description:
Volume 107 Page 207 Madison County Deed Records

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

Appraisal Date: 7/26/2006
Acres: 17.96
Bldgs.: 5
Bldg. Area: 9,985 sq.ft.
Sen. Dist.: 5
Rep. Dist.: 57
FAR: 0.01
% in Floodplain: 0%
Slope: Moderate
Zoning: Unzoned
Frontage: North May St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Total Market Value: $199,500

The Texas Department of Transportation currently uses this site in Madisonville as a maintenance site and materials storage. It is developed with five buildings. It is located at 901 North May St which is also known as SH 75 North, approximately one mile north of downtown. Surrounding land uses include pasture and residential. There are no zoning restrictions. The site was appraised as a whole, buildings and land were not assigned a separate value.

The highest and best use as indicated by the appraisal is for industrial development which includes the current use. Some of the development in the immediate area is industrial and limited commercial. There is also significant vacant land in the area making demand low. Most of the commercial development is occurring along IH 45 which is approximately two miles east of the subject tract.

Recommendation: Retain for continued agency operations.
Marathon Maintenance Site

Location:
300 North Avenue F, Marathon, Brewster County, Texas

Legal Description:
Volume 135 Page 401 Brewster County Deed Records

Encumbrances

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

Appraisal Date: 1/25/2007  Acres: 2.07  Bldgs.: 1  Bldg. Area: 2,432 sq.ft.
Sen. Dist.: 19  Rep. Dist.: 74  FAR: 0.03  Building Value: $0  Improvement Value: $0
% in Floodplain: 0  Slope: Level  Land Value: $17,000  Total Market Value: $17,000
Zoning: Unzoned  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Frontage: North Avenue F  Surrounding Uses: Residential, Commercial, Rangeland
Current Use: Maintenance Facility  Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation utilizes this site in Marathon as a maintenance and storage facility. It is located on North Avenue F. There is an office/warehouse, asphalt surfacing and fencing. Surrounding land uses include residential, commercial and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Marathon is in Brewster County in west Texas. Demand for large industrial or commercial sites is considered to be low. Most commercial development is occurring on US 90 about one block south of the subject. The economy of Marathon is primarily dependent upon agriculture and tourism.

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

Marfa Maintenance Site

Location:
809 West San Antonio St, Marfa, Presidio County, Texas

Legal Description:
Volume 131 Page 87 Presidio County Deed Records

Encumbrances

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

Appraisal Date: 12/20/2006
Acres: .......3.35
Sen. Dist.:....19 Rep. Dist.:.....74
% in Floodplain:.....0% Slope:...........Level
Zoning: ..............................................Special
Frontage: ............San Antonio St, South Mesa
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ................................................................Residential, Commercial
Current Use: .........................................................................Maintenance Site
Highest and Best Use: ..............................................................................Maintenance Site
Agency Projected Use: .........................................................................................Maintenance Site

Bldgs.: .........3 Bldg. Area:...... 5,783 sq.ft.
Building Value: .............................................. $0
Improvement Value: ......................... $0
Land Value: .............................................. $145,000
Total Market Value: ......................... $145,000

The Texas Department of Transportation utilizes this site in Marfa as a maintenance facility. It is located on West San Antonio St. There are three buildings, asphalt surfacing and fencing. Surrounding land use consists of commercial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The tract is located in the southwestern part of the city of Marfa. There are many vacant tracts in the area. Demand for large industrial or commercial tracts in this area is considered to be stable to low. Most development in the area is residential. The economy of Marfa is primarily dependent on the agricultural and tourism industries.

Recommendation: Retain for continued agency operations.
Marlin Maintenance Site

Location:
5092 SH 7, Marlin, Falls County, Texas

Legal Description:
Volume 235 Page 318 Falls County Deed Records

Encumbrances

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

Appraisal Date: 6/26/2006 Acres: ...............6
Sen. Dist.:......22 Rep. Dist.:......57 FAR: ...... 0.03
% in Floodplain: ....0% Slope:..........Level
Zoning: .................................................Unzoned
Frontage: ..............................................SH 7
Utilities: ................................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ..............................................................Residential, Rangeland
Current Use: ..............................................................Maintenance Site
Highest and Best Use: .........................................................Maintenance Site
Agency Projected Use: .........................................................Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located approximately one mile east of Marlin on SH 7. It is improved with six buildings and surface parking. Surrounding land use is mainly open rangeland. There are some residential sites in the area. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is concurrent with the present use as a maintenance facility. The local economy is dependent upon agriculture and civil service employment at either the veterans’ hospital or the local prison.

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

Marshall Maintenance Site

Location:
Northeast Loop 390, Marshall, Harrison County, Texas

Legal Description:
Volume 1944 Page 56 Real County Deed Records

Encumbrances

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<th>Physical</th>
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| Legal    | Deed Restrictions: None  
|          | Easements: Utility |

Appraisal Date: 2/15/2007  Acres: 18.08
Sen. Dist.: 1  Rep. Dist.: 5  FAR: 0.03
% in Floodplain: 100%  Slope: Level
Zoning: Unzoned
Frontage: Northeast Loop 390
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 3  Bldg. Area: 21,099 sq.ft.
Building Value: $0  Improvement Value: $0
Land Value: $625,200  Total Market Value: $625,200

This is a relatively new TxDOT site purchased in 1999. Since the time of last reporting, three buildings have been erected and it is now being used for a maintenance facility. It is located on Northeast Loop 390 east of town. Surrounding land use is primarily vacant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial or industrial use as vacant. A highway maintenance site fits well within this range of uses. Commercial activity in Marshall is strongest on US 59 South and SH 43 West, and US 59 between US 80 and Wal-Mart, about one mile south of Loop 390. While there is residential and small business growth along US 80 toward the subject, little to no activity is found near the site.

Recommendation: Retain for continued agency operations.
Mason Maintenance Site

Location:
2424 East Hwy 29, Mason, Mason County, Texas

Legal Description:
Volume 69 Page 22 Mason County Deed Records

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<td>Improvement Value:</td>
<td>$0</td>
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<tr>
<td>Total Market Value:</td>
<td>$263,500</td>
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Encumbrances

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

Appraisal Date: 8/28/2006
Acres: 10
Sen. Dist.: 24
Rep. Dist.: 53
FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 29
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Agricultural, Residential, Commercial, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. The site is east of Mason on SH 29; it is improved with one building and infrastructure. Surrounding land uses are agricultural, residential, commercial and industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The Mason area has an agricultural economy that provides stability to the area.

Recommendation: Retain for continued agency operations.
Matador Maintenance Site

Location:
South side of Hwy 62/70, Matador, Motley County, Texas

Legal Description:
Vol 39 Pg 560 Vol 51 Pg 570 Motley County Deed Records.

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

<table>
<thead>
<tr>
<th>Appraisal Date: 4/3/2007</th>
<th>Acres: 7</th>
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<tbody>
<tr>
<td>Sen. Dist.: 28</td>
<td>Rep. Dist.: 68</td>
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<tr>
<td>% in Floodplain: 0%</td>
<td>Slope: Level</td>
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<tr>
<td>Zoning: Unzoned</td>
<td>Frontage: Hwy 62/70</td>
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<tr>
<td>Utilities: Electricity, Telephone, Water, Septic Tank</td>
<td>Surrounding Uses: Residential, Rangeland, Commercial, Industrial</td>
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<tr>
<td>Current Use: Maintenance Site</td>
<td>Highest and Best Use: Maintenance Site</td>
</tr>
<tr>
<td>Agency Projected Use: Maintenance Site</td>
<td></td>
</tr>
</tbody>
</table>

The Texas Department of Transportation uses this site in Matador as a maintenance and storage facility. It is located along the south side of Hwy 62/70 just west of the city limits. There are two buildings, asphalt surfacing and fencing. Surrounding land use is residential, rangeland, industrial and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use. Matador is the county seat of Motley County. It is located about 80 miles northeast of Lubbock. It is a rural community with limited growth.

Recommendation: Retain for continued agency operations.
McCamey Maintenance Site

Location:
West 5th St, McCamey, Upton County, Texas

Legal Description:
Volume 140 Page 217 Upton County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: None

Appraisal Date: 1/9/2007
Acres: 6
Sen. Dist.: 28
Rep. Dist.: 82
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: West 5th St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant
Current Use: Maintenance Facility
Agency Projected Use: Maintenance Facility
Bldgs.: 3
Bldg. Area: 10,129 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $91,000
Total Market Value: $91,000

The Texas Department of Transportation uses this site as a maintenance facility. It is located on the western side of McCamey on West 5th Street. It is improved with three buildings. Surrounding land uses include vacant and residential properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to remain in the current use. New growth in McCamey has been very limited to non-existent over the past several years. The economy is highly dependent upon the oil and gas industry. Many of the smaller cities like McCamey suffered significant downturns when drilling activity slowed.

Recommendation: Retain for continued agency operations.
McKinney Maintenance Site

Location:
2205 SH 5, McKinney, Collin County, Texas

Legal Description:
Volume 409 Page 135 Collin County Deed Records

Encumbrances

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

Appraisal Date: 8/17/2006 Acres: ...14.48 Bldgs.: ...8 Bldg. Area: ... 16,114 sq.ft.
Sen. Dist.: ...8 Rep. Dist.: ...70 FAR: ... 0.02 Building Value: .............. $0
% in Floodplain: ....0% Slope: ............ Level Improvement Value: .............. $0
Zoning: ..................................Commercial
Frontage: ..................................SH 5
Utilities: ..................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Residential, Vacant
Current Use: .................................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on SH 5 southwest of downtown McKinney. The tract has good access to IH 75 and SH 121 which are major thoroughfares. It is improved with eight buildings. Surrounding land uses are agricultural, and residential. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. McKinney is near Dallas and residential growth has occurred along IH 75. The tract is just east of this growth corridor.

Recommendation: Retain for continued agency operations.
Memphis Maintenance Site

Location:
SH 256, Memphis, Hall County, Texas

Legal Description:
Volume 118 Page 209 Volume 112 Page 572 Hall County Deed Records

Encumbrances

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

Sen. Dist.: 28 Rep. Dist.: 88 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: SH 256
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 1 Bldg. Area: 11,500 sq.ft.
Building Value: $0 Improvement Value: $0
Land Value: $104,000 Total Market Value: $104,000

The Texas Department of Transportation utilizes this site in east Memphis as a maintenance facility and storage yard. It is located on East Noel St or SH 256. It is improved with one building, asphalt surfacing and fencing. Surrounding land use is residential, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Memphis is a small community located in the panhandle. The agricultural industry is the main economic base in Hall County. The largest employer is the Memphis ISD and governmental services.

Recommendation: Retain for continued agency operations.
Menard Maintenance Sub-Section Site

Location:
705 US 83 North, Menard, Menard County, Texas

Legal Description:
Volume 64 Page 549 Menard County Deed Records

Encumbrances

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

Appraisal Date: 7/28/2006  Acres: ........5.62
Bldgs.: ......2  Bldg. Area: ......5,672 sq.ft.
Sen. Dist.:.....24  Rep. Dist.:......53  FAR:......0.03
Building Value: ..........................  $0
% in Floodplain:.....0%  Slope:.......Level
Improvement Value: ...........................  $0
Zoning: ......................................Unzoned
Land Value: ....................................  $102,000
Frontage: ......................................US 83 North
Total Market Value:...........................  $102,000
Utilities: .........................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: ................................Residential, Commercial, Vacant
Current Use: ....................................Maintenance Sub-Section Site
Highest and Best Use: ..............................Maintenance Sub-Section Site
Agency Projected Use: ..............................Maintenance Sub-Section Site

TxDOT utilizes this facility as a maintenance site. It is located northwest of San Antonio in Menard. The subject has road access to US 83 North also known as Frisco Street. The site is improved with two buildings, asphalt paving, fencing and security lighting. Surrounding land uses include residential, commercial and industrial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The economy of Menard remains stable with very little growth occurring. Agriculture is the main income producer.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Meridian Maintenance Site

Location:
9167 Hwy 6, Meridian, Bosque County, Texas

Legal Description:
Volume 187 Page 3 Bosque County Deed Records

Encumbrances

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

Appraisal Date: 7/17/2006
Acres: 6
Sen. Dist.: 22
Rep. Dist.: 58
FAR: 0.06
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Hwy 6
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Industrial, Ranching, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located on Hwy 6 south of Meridian. The city is located in north central Texas. It is improved with two buildings, fencing and parking. Surrounding land uses include open farm and ranchland and light industrial or commercial tracts to the south. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal recommends the highest and best use is to continue in the present use. New development in Meridian is extremely slow. The economy is driven by farm and ranch-related businesses.

Recommendation: Retain for continued agency operations.
Mertzon Maintenance Site

Location:
FM 2469, Mertzon, Irion County, Texas

Legal Description:
Volume 99 Page 372 Irion County Deed Records

Encumbrances

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

Appraisal Date: 10/10/2006 Acres: ..............5
Sen. Dist.:.....28 Rep. Dist.:.....85 FAR: .... 0.03
% in Floodplain: ....0% Slope:..........Level
Zoning: .............................................Unzoned
Frontage: ........................................FM 2469
Utilities: ................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Rangeland
Current Use: ............................................................Maintenance Facility
Highest and Best Use: ..............................................................Maintenance Facility
Agency Projected Use: ..............................................................Maintenance Facility

The Texas Department of Transportation currently uses this site as a fenced storage yard for equipment and material. It is located on the east side of Hwy 2469 just northwest of Mertzon. The primary surrounding land use is rangeland. The site was appraised as a whole, buildings and land were not assigned separate values.

Highest and best use as indicated by the appraisal is to continue the present use as a storage facility. Mertzon is a small town about 30 miles west of San Angelo. The local economy is supported by oil and gas, agriculture, farming and ranching.

Recommendation: Retain for continued agency operations.
Mexia Maintenance Site

Location: 3229 North SH 14, Mexia, Limestone County, Texas

Legal Description:
Volume 242 Page 165 Limestone County Deed Records

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

Appraisal Date: 6/28/2005 Acres: 6.71
Sen. Dist.: 5 Rep. Dist.: 8 FAR: 0.01
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: North SH 14
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Recreational, Rangeland
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site
Bldgs.: 5 Bldg. Area: 8,017 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $120,000
Total Market Value: $120,000

The Texas Department of Transportation uses this site as a maintenance facility. It is located on North SH 14 approximately seven miles south of Mexia. Improvements consist of five buildings, fencing and surface parking. Surrounding land uses include residential, Ft. Parker State Park, and pastureland. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is concurrent with the present use. The economy in Limestone County is fueled by agriculture, small manufacturing concerns, limited oil and gas production and extensive lignite coal deposits.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Miami Maintenance Site

Location:
1203 Northwest Main (FM 282), Miami, Roberts County, Texas

Legal Description:
Volume 17 Page 465 Roberts County Deed Records

Encumbrances

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

Appraisal Date: 3/27/2007  Acres: 4.05  Bldgs.: 2  Bldg. Area: 8,602 sq.ft.
Sen. Dist.: 31  Rep. Dist.: 88  FAR: 0.05
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Northwest Main (FM 282)
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Vacant, Commercial
Current Use: Maintenance Sub-Section Site
Highest and Best Use: Maintenance Sub-Section Site
Agency Projected Use: Maintenance Sub-Section Site

Land Value: $56,000  Total Market Value: $56,000

The Texas Department of Transportation uses this site in Miami as a maintenance sub-section site. Miami is located in the northeastern panhandle of Texas. The site is on the south side of Northwest Main or FM 282. There are two buildings, a maintenance warehouse and an equipment storage building. Surrounding land use is residential, vacant and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. Miami is the county seat of Roberts County. Miami has realized minimal growth with little change expected. There have been few vacant land sales and improved commercial tracts sold in the area.

Recommendation: Retain for continued agency operations.
Midland Maintenance Site

Location:
5100 West IH 20, Midland, Midland County, Texas

Legal Description:
Volume 427 Page 194 Midland County Deed Records

Encumbrances

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

Appraisal Date: 11/1/2006 Acres: 8.98
Sen. Dist.: 31 Rep. Dist.: 82 FAR: 0.06
% in Floodplain: 0% Slope: Level
Zoning: Industrial Frontage: West IH 20
Utilities: Electricity, Gas, Telephone, Water
Surrounding Uses: Industrial, Vacant Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation uses this site as a maintenance facility. It is improved with three buildings and surface parking. It is located in the southwest part of the city of Midland along the north service road of IH 20. Surrounding land uses include light industrial facilities and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is concurrent with the present use as a maintenance facility. The tract is in an area predominately developed to light industrial uses. Several industrial parks are in the area. New growth and development has been minimal in recent years. There is still an abundance of vacant tracts in the area. Growth trends are expected to remain slow and property values to remain stable in the foreseeable future.

Recommendation: Retain for continued agency operations.
Mineola Maintenance Site

Location:
205 NE Loop 564, Mineola, Wood County, Texas

Legal Description:
Volume 1135 Page 631 Wood County Deed Records

Encumbrances

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

Appraisal Date: 11/16/2006  Acres: ............10  
Bldgs.: ......1  Bldg. Area:...... 14,959 sq.ft.  
Sen. Dist.:.....1  Rep. Dist:.......5  FAR:...... 0.03  
Building Value: ......................... $0  
% in Floodplain: ......  
Slope:.........Level  
Improvement Value:.......... $0  
Zoning: ........................................Unzoned  
Land Value:.................................. $417,000  
Frontage: .........................FM 564 (North Loop)  
Total Market Value:.............. $417,000  
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water  
Surrounding Uses: ..........................................................Residential, Commercial, Vacant  
Current Use: ..........................................................Maintenance Site  
Highest and Best Use: ..........................................................Maintenance Site  
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation uses this site north of Mineola as a maintenance and storage facility. It is located on northeast Loop 564. It is improved with one building, asphalt paving and fencing. Surrounding land uses include vacant woodland, residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is commercial development to include the present use. Commercial market activity around Mineola has been slow to moderate. Some areas along US 69, US 80 and SH 37 have experienced moderate growth. There are ample vacant tracts around North Loop which negatively affects land value.

Recommendation: Retain for continued agency operations.
Mineral Wells Maintenance Site

Location:
US 180 West, Mineral Wells, Palo Pinto County, Texas

Legal Description:
Vol 289 Pg 395 Vol 288 Pg 428 Palo Pinto County Deed Records

Encumbrances

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

Appraisal Date: 2/13/2007 Acres: 8
Sen. Dist.: 30 Rep. Dist.: 60 FAR: 0.03
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: US 180 West
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Medical, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Building Value: $0 Improvement Value: $0
Bldgs.: 3 Bldg. Area: 11,362 sq.ft.
Land Value: $227,000
Total Market Value: $227,000

The Texas Department of Transportation uses this site just west of Mineral Wells as a maintenance and storage facility. The location is US 180 West, approximately one mile east of the SH 337 and US 180 intersection. It is improved with three buildings. Surrounding land uses include retail, residential and medical tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use as improved is to continue in the present use. Mineral Wells is located in north central Texas about 50 miles west of Ft. Worth. Most employers in the area are associated with the petroleum industry and light manufacturing. Most growth has been on the east side of the city on US 180, the subject is on the west side.

Recommendation: Retain for continued agency operations.
Mission Maintenance Site

Location:
Hwy 83, Mission, Hidalgo County, Texas

Legal Description:
Volume 1148 Page 84 Hidalgo County Deed Records

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located within the city limits of Mission, fronting Hwy 83, just southeast of Los Ebanos Rd and west of Conway Avenue. It is improved with one building providing office space, vehicle and equipment storage. Surrounding land uses include vacant, residential, commercial and light industrial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings indicate the highest and best use is concurrent with the present use. The improvements are contained on 2.55 acres, and the remaining four acres are vacant. TxDOT should intensify the use of these undeveloped acres. Mission is growing north and northeast. There has been some recent development in the area of the subject. The Mission economy is driven by the farming and citrus industry as well as tourism.

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

Monahans Maintenance Site

Location:
3600 South Stockton St, Monahans, Ward County, Texas

Legal Description:
Volume 204 Page 501 Ward County Deed Records

Encumbrances

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

Sen. Dist.:.....19 Rep. Dist.:......74 FAR: ...... 0.04 Building Value: ...................... $0
% in Floodplain: ....0% Slope: ...........Level Improvement Value: ...................... $0
Zoning: ..........................................................Unzoned Land Value: ...................... $113,000
Frontage: .........................South Stockton St Total Market Value: ...................... $113,000
Utilities: ..........................................................Electricity, Gas, Telephone, Septic Tank
Surrounding Uses: ..........................................................Civic, Vacant, Industrial, Residential
Current Use: ..........................................................Maintenance Site
Highest and Best Use: ..........................................................Maintenance Site
Agency Projected Use: ..........................................................Maintenance Site

The Texas Department of Transportation utilizes this site south of Monahans as a maintenance and storage facility. It is located on South Stockton St. Site improvements consist of three buildings, asphalt paving, drives, walkways, and security lighting. Surrounding land uses include the Ward County Fairgrounds to the north, VFW Post and vacant land to the south, a 4-H Center and light industrial development to the east, and across SH 18 are rural homesites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Monahans is located in West Texas. Development in the subject area is mostly industrial and commercial in nature. New growth is very limited.

Recommendation: Retain for continued agency operations.
Morton Maintenance Site

Location:
680 SH 214 North, Morton, Cochran County, Texas

Legal Description:
Volume 160 Page 975 Cochran County Deed Records

Encumbrances

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

Acres: 10
Sen. Dist.: 31
Rep. Dist.: 83
FAR: 0.04
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: SH 214 North
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Commercial
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation utilizes this site just north of the city limits of Morton as a maintenance facility. It is located on the west side of SH 214. There are two building improvements, asphalt surfacing and fencing. Surrounding land use is cultivated farmland and vacant commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Morton is a small community in west Texas. The real estate market is slow and little growth is anticipated.

Recommendation: Retain for continued agency operations.
Mount Pleasant Maintenance Site

Location:
2300 Block W Ferguson Rd/Hwy 271, Mount Pleasant, Titus County, Texas

Legal Description:
Volume 462 Page 151 Titus County Deed Records

Encumbrances

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

Appraisal Date: 11/9/2006
Acres: 19.6
Sen. Dist.: 1
Rep. Dist.: 3
FAR: 0.02
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: Ferguson Rd/Hwy 271
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site
Bldgs.: 2
Bldg. Area: 10,838 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $380,000
Total Market Value: $380,000

The Texas Department of Transportation utilizes this site in Mount Pleasant as a storage and maintenance facility. It is located on Hwy 271 about one-half mile east southeast of US 67. It is improved with two buildings. Surrounding land uses include vacant, residential and commercial tracts. The site is zoned Commercial District. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruent with the present use. Mount Pleasant is a rural community located in northeast Texas, north of Tyler, in Titus County. The largest industries are coal and lignite mining, power generation, poultry and egg processing, and a sprinkling of other smaller industries. There are several lakes that attract sportsmen and promote tourism. The commercial activity is occurring between US 67 and IH 30, but the subject area growth activity is slower.

Recommendation: Retain for continued agency operations.
Mount Vernon Maintenance Site

Location:
SH 30 East and FM 115, Mt. Vernon, Franklin County, Texas

Legal Description:
Volume 182 Page 858 Franklin County Deed Records

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

Appraisal Date: 2/14/2007  Acres: 15.68  Bldgs.: 3  Bldg. Area: 14,007 sq.ft.
Sen. Dist.: 1  Rep. Dist.: 3  FAR: 0.02  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Industrial  Land Value: $490,000
Frontage: SH 30 East  Total Market Value: $490,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Mt. Vernon as a maintenance and storage facility. Mt. Vernon is located in east Texas north of Tyler. The physical site location is IH 30 at FM 115, south of the City. It is improved with three structures and impervious cover. Surrounding land uses include vacant and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Mt. Vernon is a small community. While Mt. Vernon is not experiencing any significant growth, the nearby lakes have contributed to the economy via tourism. There has been real estate activity in the area, but commercial sales have been limited.

Recommendation: Retain for continued agency operations.
Muleshoe Maintenance Site

Location:
2401 West American Blvd, Muleshoe, Bailey County, Texas

Legal Description:
Volume 105 Page 49 Denton County Deed Records

Encumbrances

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

Sen. Dist.: 31 Rep. Dist.: 88 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $96,000
Frontage: West American Blvd Total Market Value: $96,000
Utilities: Electricity, Gas, Telephone, Septic Tank Surrounding Uses: Commercial, Agricultural, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this tract as a maintenance site. It is located on the northwestern edge of Muleshoe and improved with three buildings. Surrounding land use is agricultural, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Muleshoe is a small community with an estimated population of 5,000 people. The economy is based in agriculture/livestock operations. There is a very limited market for commercial real estate projects.

Recommendation: Retain for continued agency operations.
Munday Maintenance Site

Location:
SH 222 West, Munday, Knox County, Texas

Legal Description:
Vol 108 Pg 294 Vol 123 Pg 568 Knox County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: 3/20/2007

Acres: 5.07

Bldgs.: 2

Bldg. Area: 8,149 sq.ft.

Building Value: $0

Improvement Value: $0

Land Value: $73,000

Total Market Value: $73,000

Sen. Dist.: 28

Rep. Dist.: 68

FAR: 0.03

% in Floodplain: 0%

Slope: Level

Zoning: Unzoned

Frontage: SH 222 West

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Agricultural, Residential, Vacant

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site

Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in north Texas as a maintenance facility. It is on the west side of the community of Munday on SH 222. The improvements consist of two buildings, fencing, and asphalt paving. Surrounding land use is agricultural, residential and vacant land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The town of Munday is dependent upon the nearby counties’ economy and the cities of Abilene and Wichita Falls.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site in Nacogdoches as a maintenance and storage facility. It is located at 918 Industrial Dr, which is also known as FM 343 about five miles north of the county courthouse. It is improved with an office/maintenance building, tanks and asphalt paving. Industrial plants and commercial sites are located along the south and west side of the tract; vacant land to the east, and north. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is the present use as a maintenance facility. Most of the development in Nacogdoches is located along the 224 Loop. The site is just outside of the Loop to the north.

Recommendation:  *Retain for continued agency operations.*
Texas Department of Transportation  
GLO ID#: 928

Texas General Land Office

Navasota Maintenance Site

Location:
1560 North La Salle, Navasota, Grimes County, Texas

Legal Description:
Volume 225 Page 595 Grimes County Deed Records

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

Sen. Dist.: 5  Rep. Dist.: 13  FAR: 0.03
% in Floodplain: 0%  Slope: Moderate
Zoning: Commercial
Frontage: North La Salle  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a storage facility for materials, chemicals and equipment. It is located north of Navasota on La Salle St and is improved with six buildings. Surrounding land use is vacant, industrial and residential property. The site was appraised as a whole, buildings and land were not assigned a separate value.

The appraisal indicates highest and best use is to continue in the present use as a storage facility. Limited commercial development has occurred in Navasota, mostly on SH 6 called the Navasota Loop. The real estate market is considered to be stable to slow.

Recommendation: Retain for continued agency operations.
New Boston Maintenance Site

Location:
SH 8 South, New Boston, Bowie County, Texas

Legal Description:
Volume 399 Page 340 Bowie County Deed Records

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

Appraisal Date: 11/10/2006
Acres: .......10.75
Bldgs.: ......1
Bldg. Area: ..... 8,590 sq.ft.
Sen. Dist.:......1
Rep. Dist.:......1
FAR: ....0.02
Building Value: .................. $0
% in Floodplain: ....0%
Improvement Value: ............... $0
Slope:.........Level
Land Value: ...................... $250,000
Zoning: ............................................Commercial
Total Market Value: ............... $250,000
Frontage: ..................................SH 8 South
Utilities: ..................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Residential, Vacant, Governmental
Current Use: ...............................................................Maintenance Site
Highest and Best Use: ............................................................Maintenance Site
Agency Projected Use: ............................................................Maintenance Site

This site owned by the Texas Department of Transportation is located on the south side of New Boston in Bowie County. There is one general maintenance building, asphalt paving and chain link fencing. Surrounding land uses include vacant, residential and across the highway is Red River Army Depot land. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance site. New Boston is a small community. The real estate market is stable but has been influenced by the prison facility built there. Growth of fast food restaurants, convenience stores and housing along IH 30 has been spurred due to the facility.

Recommendation: Retain for continued agency operations.
New Braunfels Area
Engineer/Maintenance Site

Location:
4102 IH 35 South, New Braunfels, Comal County, Texas

Legal Description:
o/o John Thompson Svy # 21 A 508 Comal County Deed Records

Encumbrances

Physical: Easement
Legal: Deed Restrictions: None

Easements: Utility

Appraisal Date: 9/29/2006
Acres: 13.5
Bldgs.: 0
Bldg. Area: 0 sq.ft.

Sen. Dist.: 25
Rep. Dist.: 73
FAR: 0.0
Building Value: $0

% in Floodplain: 0%
Slope: Level
Improvement Value: $0

Zoning: Commercial
Land Value: $840,000

Frontage: IH 35 South
Total Market Value: $840,000

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Commercial

Current Use: Vacant

Agency Projected Use: Maintenance Facility

This is a new site acquired for the purpose of a maintenance facility. Presently it is vacant. It is located along the northwest side of IH 35 in the south sector of New Braunfels, Comal County. Surrounding land use is residential and commercial.

The appraisal indicates the highest and best use is commercial development to include the proposed plans by TxDOT. The subject area is going through a transition with some residences being converted to offices or razed. Demand for development in the area appears to be increasing at a slow stable pace.

Recommendation: Retain for continued agency operations.
New Braunfels Maintenance Site

Location:
2940 IH 35 South, New Braunfels, Comal County, Texas

Legal Description:
V 99 P 538 V 134 P 307 V 135 P 610 V 93 P 564
Comal County Deed Records

Encumbrances

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

Appraisal Date: 9/29/2006  Acres: .........7.16
Sen. Dist.: ......25  Rep. Dist:......73  FAR: .... 0.03
% in Floodplain: ....0%  Slope:.......Level
Zoning: ............................Industrial
Frontage: ............................IH 35, Water Ln
Utilities: ..................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................Residential, Commercial, Governmental, Industrial
Current Use: ........................................Engineers/Maintenance Office
Highest and Best Use: ............................Light Industrial
Agency Projected Use: ..............................Property Exchange

The Texas Department of Transportation currently uses this site in New Braunfels as a maintenance facility. It is located at the intersection of IH 35 and Water Lane. It is improved with three buildings and impervious cover. Surrounding land uses include industrial to the west, residential to the north and east, and commercial to the south and east. The Sheriff's Department and county extension agent are just to the west also. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is light industrial or commercial development. TxDOT has indicated they plan to use this site in a property exchange as approved through Legislation. The site will be replaced in approximately 12 months when a new facility is completed.

Recommendation: Retain for continued agency use until completion of a replacement facility
Newton Maintenance Site

Location:
US 190 West, Newton, Newton County, Texas

Legal Description:
Volume 113 Page 103 Newton County Deed Records

Encumbrances

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

Appraisal Date: 11/16/2006
Acres: ......5.84
Bldgs.: ......7
Bldg. Area: ......8,772 sq.ft.
Sen. Dist.:......3
Rep. Dist.:......19
FAR: ......0.02
Building Value: ...................... $0
% in Floodplain: ....0%
Improvement Value: ...................... $0
Slope:...........Level
Land Value: ...................... $114,000
Frontage: ...........................................US 190 West
Total Market Value: ...................... $114,000
Utilities: ...........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ....................................................Vacant, Residential
Current Use: .....................................................Maintenance Site
Highest and Best Use: .....................................................Maintenance Site
Agency Projected Use: .....................................................Maintenance Site

The Texas Department of Transportation uses this site in west Newton as a maintenance facility and storage area. It is located on US 190, west of the intersection of SH 87 and US 190. It is improved with seven buildings, asphalt surfacing, fencing and security lighting. Surrounding land use is vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruent with the present use. Newton is a small city in east Texas. The economy is diverse with forestry, tourism, ranching and agriculture. Economic conditions appear to be stable with no significant change expected.

Recommendation: *Retain for continued agency operations.*
Texas Department of Transportation

Texas General Land Office

Nocona Maintenance Site

Location:
162 SH 175, Nocona, Montague County, Texas

Legal Description:
Volume 462 Page 37 Montague County Deed Records

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

Appraisal Date: ...3/1/2007 Acres: ..........6.02
Bldgs.: .......3 Bldg. Area: ....... 4,532 sq.ft.
Sen. Dist.:.....30 Rep. Dist:.....68 FAR: ..... 0.04
Building Value: ....................... $0
% in Floodplain: ....0% Slope: ..........Level
Improvement Value: ...................... $0
Zoning: ..................................................Unzoned
Land Value: ....................................... $109,000
Frontage: ........................................SH 175
Total Market Value: .................... $109,000
Utilities: ........................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ...........................................Vacant, Residential, Governmental, Civic
Current Use: ........................................Maintenance Site
Agency Projected Use: ........................................Maintenance Site
Highest and Best Use: ........................................Maintenance Site

The Texas Department of Transportation currently uses this site south of Nocona as a maintenance
and storage facility. It is located on the west side of SH 175 South. The site is fully utilized including
three buildings, a storage yard and fencing. Surrounding land use consists of vacant, residential,
civic and recreational tracts. The site was appraised as a whole, land and buildings were not
assigned separate values.

The appraisal findings indicate the highest and best use is for light industrial development to include
the present use. Nocona is a small community located between Sherman and Wichita Falls. US 82
runs east and west through Nocona and is a primary thoroughfare. The primary economy of the area
is agriculture, with some light manufacturing and oil field service. Any growth that may be occurring
within the area is along US 82.

Recommendation: Retain for continued agency operations.
Northwest Travis Maintenance Site
Cedar Park

Location:
2001 West Whitestone Blvd, Cedar Park, Williamson County, Texas

Legal Description:
Volume 1524 Page 692 Williamson County Deed Records

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

Appraisal Date: 9/7/2006 Acres: 12.3
Sen. Dist.: 5 Rep. Dist.: 20 FAR: 0.01
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: West Whitestone Blvd
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Light Industrial Development
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Cedar Park as a maintenance and storage facility. It is improved with three enclosed buildings and other site improvements. Surrounding land uses include residential, vacant and industrial tracts. The Pedernales Electric Cooperative Office is located immediately east of the site. The site was valued as a whole, buildings and land were not assigned separate values.

The highest and best use is industrial development to include the present use. Cedar Park is located about 30 miles north of downtown Austin. The community has grown tremendously since the 1990 census. Cedar Park has benefited from the strong housing market in the recent past and it should continue to grow due to its proximity to Austin.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in Odessa as a district headquarters and a maintenance facility. It is located on East US 80, with frontage on Loop 338 as well, both major roads. It is improved with 11 buildings and is considered a typical district headquarters. Surrounding land uses include residential, commercial and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. The site has good access to all areas of Odessa and the surrounding communities via IH 20 and US 385. There is minimal growth in the immediate area and vacant land is still available.

Recommendation:  
Retain for continued agency operations.
Olney Maintenance Site

Location:
105 SH 251 South, Olney, Young County, Texas

Legal Description:
Volume 318 Page 121 Young County Deed Records

Encumbrances

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

Appraisal Date: 2/22/2007 Acres: 5.28 Bldgs.: 3 Bldg. Area: 6,020 sq.ft.
Sen. Dist.: 30 Rep. Dist.: 68 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $88,000
Frontage: SH 79, SH 251 Total Market Value: $88,000
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Industrial, Vacant, Governmental
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Olney as a maintenance facility. It is located at the southeast corner of SH 79 and SH 251 on the south side of Olney. There are three buildings, fencing and parking. Surrounding land uses include industrial, vacant agricultural land, and Young County Maintenance Site. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The City of Olney is located in north central Young County. The economy centers around agriculture, oil-related industry and hunting leases.

Recommendation: Retain for continued agency operations.
Orange Maintenance Site

Location:
3128 SH 62, Orange, Orange County, Texas

Legal Description:
Being 9.76 acres in the Theron Strong Survey, Abst. 26, Orange County Deed Records

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

Appraisal Date: 2/7/2007
Acres: ..........9.76
Sen. Dist.:......4 Rep. Dist.:......19
FAR: ......0.04
% in Floodplain: ....0%
Slope:.........Level
Zoning: ..............................................Unzoned
Frontage: .........................................SH 62
Utilities: ..............................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ...............................................................Vacant, Residential
Current Use: ...............................................................Maintenance Site
Highest and Best Use: ...............................................................Maintenance Site
Agency Projected Use: ...............................................................Maintenance Site

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located on SH 62 just east of the city. It is improved with three buildings, asphalt paving and fencing. Surrounding land use is residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. This tract has some commercial influence due to the frontage and location. Convenience stores and businesses are located along SH 62 and IH 10. Most of the recent commercial development has occurred near IH 10 and in the city, south of the subject. The real estate market in the area appears to be stable.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site just north of the city limits of Ozona as a maintenance and storage facility. It is located on the east side of SH 163, and is improved with one building and temporary buildings. Surrounding land uses include residential, a county road maintenance yard and vacant tracts. The site was valued as a whole, buildings and land were not assigned separate values.

The appraisal indicates the present use is also the highest and best use. Ozona is supported by agriculture and oil and gas.

Recommendation: Retain for continued agency operations.
Paducah Maintenance Site

Location:
South Side of Hwy 70, Paducah, Cottle County, Texas

Legal Description:
Volume 78 Page 75 Cottle County Deed Records

Encumbrances

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

Appraisal Date: 3/19/2007 Acres: ........5.24
Sen. Dist.:......28 Rep. Dist:......68 FAR: .... 0.02
% in Floodplain: ....0% Slope:............Level
Zoning: ............................................Unzoned
Frontage: ........................................Hwy 70
Utilities: ........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Agricultural, School
Current Use: .................................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site

Bldgs.: ......1 Bldg. Area: ...... 4,840 sq.ft.
Building Value: ..............................................$0
Improvement Value: ..............................................$0
Land Value: .................................................$34,000
Total Market Value:.................................$34,000

The Texas Department of Transportation utilizes this site in east Paducah as a maintenance facility.
It is located along the south side of Hwy 70, just east of the city limits. There is a maintenance
warehouse, asphalt surfacing, fencing and security lighting. Surrounding land use to the east, south
and west is agricultural, with a football stadium to the north. The site was appraised as a whole, land
and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Paducah is a
small community. The economy has improved over the past few years but development has been
quite limited.

Recommendation: Retain for continued agency operations.
Palestine Maintenance Site

Location:
1620 West Palestine Ave, Palestine, Anderson County, Texas

Legal Description:
o/o John Arthur League Svy Abst 4 City of Palestine, Anderson County Deed Records

Encumbrances

<table>
<thead>
<tr>
<th>Physical: None</th>
<th>Legal: Deed Restrictions: Mineral Rights Reserved</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Easements: Utility</td>
</tr>
</tbody>
</table>

| Sen. Dist.: 3 | Rep. Dist.: 8 | FAR: 0.06 | Building Value: $120,875 |
| % in Floodplain: 0% | Slope: Level | Improvement Value: $0 |
| Zoning: Commercial | Land Value: $126,325 |
| Frontage: West Palestine Ave | Total Market Value: $247,200 |
| Utilities: Electricity, Gas, Telephone, Wastewater, Water |
| Surrounding Uses: Vacant, Commercial, Residential |
| Current Use: Maintenance Site |
| Highest and Best Use: Maintenance Site |
| Agency Projected Use: Maintenance Site |

This site is used by the Texas Department of Transportation as a maintenance site. It is located on West Palestine Avenue in the western quadrant of the city. There are three buildings and infrastructure. The neighborhood is zoned commercial district and development is mainly commercial. Surrounding land use is vacant, commercial and some residential.

The appraisal indicates the highest and best use is commercial/industrial development to include the present use. The Palestine metropolitan statistical area (MSA) has a diverse economy which has resulted in a stable growth trend in the past decade. The real estate market is stable and expected to remain constant in the next few years.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Palestine Maintenance Site (Proposed)

Location:
Hwy 287 South, Palestine, Anderson County, Texas

Legal Description:
Volume 1786 Page 720 Anderson County Deed Records

Encumbrances

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

Appraisal Date: 10/3/2006 Acres: 15.64 Bldgs.: 0 Bldg. Area: 0 sq.ft.
Sen. Dist.: 3 Rep. Dist.: 8 FAR: 0.0 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $164,200
Frontage: Hwy 287 South Total Market Value: $164,200
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential
Current Use: Vacant/Material Storage Yard
Highest and Best Use: Commercial/Industrial Development
Agency Projected Use: Maintenance Site

This site was acquired in anticipation of construction of a new maintenance site in Palestine. Presently the site is vacant and is being used for the storage of materials. It is located on the northeast side of Hwy 287, about two miles south of Palestine.

The appraisal indicates highest and best use for the site is commercial or industrial development. The proposed maintenance site would be in keeping with that determination.

Recommendation: Retain for agency operations.
Panhandle Maintenance Site

Location:
101 South Elsie Ave, Panhandle, Carson County, Texas

Legal Description:
Vol 82 Pg 315 Vol 94 Pg 355 Vol 155 Pg 511 Carson County Deed Records.

Encumbrances

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

Appraisal Date: 4/3/2007
Acres: 7.98
FAR: 0.03
% in Floodplain: 0%
Slope: Moderate
Zoning: Unzoned
Frontage: South Elsie Ave
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Agricultural, School
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 2
Bldg. Area: 11,400 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $105,000
Total Market Value: $105,000

The Texas Department of Transportation uses this site as a maintenance, vehicle and equipment storage facility. The site is located in north Texas in the city of Panhandle. It is improved with two buildings and parking. Surrounding land uses include a Catholic school and church on the south, a grain elevator on the north, and agricultural land to the east. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. The economy in the Panhandle is stable, and minimal growth has occurred. Agriculture is the primary industry and major source of income in the area.

Recommendation: Retain for continued agency operations.
Paris District Headquarters

Location:
1365 North Main St, Paris, Lamar County, Texas

Legal Description:
14.308 Acres of land situated in the Reddin Russell Survey A-786, Lamar County Deed Records

Encumbrances

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

Appraisal Date: 10/4/2006  Acres: 16.65
Sen. Dist.: 1  Rep. Dist.: 3  FAR: 0.05
% in Floodplain: 18%  Slope: Moderate
Zoning: Industrial
Frontage: North Main St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Governmental, Commercial, Residential
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

The Texas Department of Transportation uses this site as a district headquarters and maintenance facility. Located in northern Paris, the tract consists of 16.65 acres. There is a six-acre tract which is leased by TxDOT from the City of Paris. Improvements consist of 15 buildings, fencing and parking. The surrounding land uses include governmental, residential and commercial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Primary growth occurring in Paris is on the east side around the Wal-Mart Superstore, but the entire northeast Loop has experienced some growth.

Recommendation: Retain for continued agency operations.
Paris Maintenance Site

Location:
Loop 286 and Old Bonham Rd, Paris, Lamar County, Texas

Legal Description:
Volume 655 Page 724 Lamar County Deed Records

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on the west side of Paris at Southwest Loop 286 and Old Bonham Road. It is improved with one building and asphalt surfacing. Surrounding land use is vacant, commercial, industrial and residential. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Paris is in far northeast Texas. Primary commercial growth is on the east side of Paris, residential growth is toward the northeast. Little growth has been experienced in the subject’s area.

Recommendation: Retain for continued agency operations.
Pearsall Maintenance Site

Location:
1522 East Colorado, Pearsall, Frio County, Texas

Legal Description:
Volume 146 Page 16 Frio County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: None

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Recreational, Vacant

Current Use: Maintenance Facility

Highest and Best Use: Maintenance Facility

Agency Projected Use: Maintenance Facility

Acres: 9.8

Appraisal Date: 7/19/2006


% in Floodplain: 0% Slope: Level

Zoning: Agriculture

Frontage: East Colorado, South Roosevelt St

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Recreational, Vacant

Current Use: Maintenance Facility

Highest and Best Use: Maintenance Facility

Agency Projected Use: Maintenance Facility

Bldgs.: 3 Bldg. Area: 7,872 sq.ft.

Building Value: $0

Improvement Value: $0

Land Value: $130,000

Total Market Value: $130,000

The Texas Department of Transportation currently uses this site as a storage and maintenance facility. It is improved with buildings, material storage and parking. It is located on the east side of Pearsall on the edge of town at 1522 East Colorado also known as FM 140. Surrounding land uses include residential, vacant land and abandoned baseball fields. Zoning is agricultural and open space. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is also the present use as a maintenance site. Pearsall is the county seat of Frio County and is predominantly rural. Also, oil and gas and hunting are considered primary industries. Small acreage tract sales are limited with residential and ranch properties being more desired. Most of the real estate activity is occurring north and west of Pearsall along IH 35.

Recommendation: Retain for continued agency operations.
Pecos Maintenance Site

Location:
2100 West Third St/Hwy 80, Pecos, Reeves County, Texas

Legal Description:
Vol 77 Pg 196 Vol 93 Pg 527 Reeves County Deed Records

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

Appraisal Date: 11/16/2006 Acres: ........3.59
Sen. Dist.:.....19 Rep. Dist.:......74 FAR:.... 0.06
% in Floodplain: ....0% Slope:.........Level
Zoning: ............................................Commercial
Frontage: .....................West Third St/Hwy 80
Utilities: ..........................................................Electricity, Telephone, Wastewater, Water
Surrounding Uses: .............................................................Residential, Commercial, Vacant
Current Use: .............................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site

The Texas Department of Transportation currently uses this site in the northwest quadrant of Pecos as a maintenance and storage facility. It is located at the intersection of West Third St/Hwy 80 and Hwy 17. It is improved with three buildings, asphalt surfacing, curbs, walks and fencing. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Growth and development in Pecos has been minimal in recent years. Most activity has occurred in the southern part of the city along IH 20.

Recommendation: Retain for continued agency operations.
Pecos Maintenance Site

Location:
800 West Second St, Pecos, Reeves County, Texas

Legal Description:
Volume 88 Page 414 Reeves County Deed Records

Encumbrances

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

Appraisal Date: 11/16/2006 Acres: ........2.78 Bldgs.: .......4 Bldg. Area: ..... 5,008 sq.ft.
Sen. Dist.:....19 Rep. Dist.:...74 FAR: .... 0.05 Building Value: ......................... $0
% in Floodplain: ....0% Slope:............Level Improvement Value: ...................... $0
Zoning: ......................................Residential Land Value: ......................... $2,800
Frontage: ..........................West Second St Total Market Value:............... $2,800
Utilities: ...........................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ...............................................................Residential, Commercial, Vacant
Current Use: ...............................................................Maintenance Site
Highest and Best Use: ...............................................................Maintenance Site
Agency Projected Use: ...............................................................Maintenance Site

The Texas Department of Transportation uses this site in north Pecos as a maintenance and materials storage site. It is located on West Second St and is improved with four buildings, asphalt surfacing and fencing. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Pecos is located in west Texas. The subject property is located in the north central part of Pecos. Growth and development has been minimal in the past years, with most of the activity occurring in the southern portion of the city along IH 20.

Recommendation: Retain for continued agency operations.
Pecos Maintenance Site (Proposed)

Location:
IH 20 Frontage near SH 17, Pecos, Reeves County, Texas

Legal Description:
Volume 611 Page 686 Reeves County Deed Records

Building Value: $0
Improvement Value: $0
Total Market Value: $23,000

Appraisal Date: 11/16/2006  Acres: 15.57
Sen. Dist.: 19  Rep. Dist.: 74  FAR: 0.0
% in Floodplain: 0%  Slope: Level
Zoning: Industrial
Frontage: IH 20, SH 17
Utilities: Water
Surrounding Uses: Governmental, Commercial, Vacant
Current Use: Vacant
Highest and Best Use: Commercial/Industrial Development
Agency Projected Use: Retain until new facility is completed.

The Texas Department of Transportation purchased this site in the southern part of Pecos in August 1999 for a future maintenance site. The site has been vacant since that time pending funding allocations for construction. There is a sewer line easement cited in the deed which will need to be completed for occupancy.

The appraisal indicates the highest and best use would be for industrial or institutional development. The Pecos economy is depressed. In light of the more active area along the north frontage road and the overall discouraging local economy, prospects for the subject neighborhood are limited. TxDOT will retain this site until completion of a new facility.

Recommendation: Retain for continued agency use until completion of a replacement facility
Perryton Maintenance Site

Location:
1103 SH 15, Perryton, Ochiltree County, Texas

Legal Description:
Volume 104 Page 243 Ochiltree County Deed Records

Encumbrances

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

Sen. Dist.:.....31  Rep. Dist:.....88  FAR: ..... 0.07  Building Value: .............................. $0
% in Floodplain: ....0%  Slope:............Level  Improvement Value: .............................. $0
Zoning: ............................................Unzoned  Land Value: ................................ $275,000
Frontage: .........................................SH 15  Total Market Value: ....................... $275,000
Utilities: ...........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Commercial, Office, Residential
Current Use: .................................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site

The Texas Department of Transportation uses this site in Perryton as a maintenance and storage facility. It is located on the south side of SH 15 in the northwestern part of the city. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land is commercial, office and residential. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Perryton is a small city in the far northeastern panhandle of Texas. The economic conditions in the city of Perryton and in Ochiltree County have been fairly stable with some growth occurring over the past few years due to an increase in the drilling activity. This has spurred some residential construction and an upsurge of service related businesses.

Recommendation: Retain for continued agency operations.
Pharr District Headquarters

Location:
600 West Hwy 83, Pharr, Hidalgo County, Texas

Legal Description:
Volume 409 Page 154 Hidalgo County Deed Records

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

Appraisal Date: 2/27/2007 Acres: 25.63
Bldgs.: 5 Bldg. Area: 81,022 sq.ft.
Sen. Dist.: 27 Rep. Dist.: 36 FAR: 0.07
Building Value: $0 Improvement Value: $0
% in Floodplain: 0% Slope: Level
Land Value: $5,211,000
Frontage: West Hwy 83
Total Market Value: $5,211,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Industrial
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

The Texas Department of Transportation currently uses this site in Pharr as a district headquarters office. It is located on the north side of West Hwy 83, northeast of Pharr. It’s a large site improved with five buildings and infrastructure. Surrounding land use is commercial, retail, and light manufacturing. The site was appraised as vacant, buildings were given no value.

The appraisal indicates the highest and best use is for a mixed-use development or office space such as the present use. The location of this site is considered prime land since it is on the primary traffic artery of the Valley. The major source of income for the area is agriculture and tourism. Growth and development is on the increase northerly and easterly.

Recommendation: Retain for continued agency operations.
Pharr Maintenance Site

Location:
611 North Cage Blvd, Pharr, Hidalgo County, Texas

Legal Description:
V 1 P 32 V 409 P 155 V 653 P 532 V 370 P 464
Hidalgo County Deed Records

Encumbrances

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

Appraisal Date: 9/6/2006
Acres: 6.11
Sen. Dist.: 27
Rep. Dist.: 36
FAR: 0.09
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: North Cage Blvd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site as a maintenance site and storage facility. It is located on North Cage Blvd just north of the central business district of Pharr. The site is improved with five buildings and infrastructure. Surrounding land uses include commercial/retail, residential and vacant sites. The site was appraised as a whole, buildings and land were not assigned separate values.

Appraisal indicates the highest and best is to continue in the present use. This site could be considered for a mixed development of commercial, office, light industrial and/or retail in the future. The zoning permits these uses. The growth pattern in Pharr is toward the north and west and has been on a modest increase in the past few years. The major sources of income for the area are tourism and farming.

Recommendation: Retain for continued agency operations.
Pine Springs Maintenance Site

Location:
200 Capitan Vista Dr, Guadalupe Mountain National Park, Pine Springs, Culberson County, Texas

Legal Description:
Volume 113 Page 463 Culberson County Deed Records

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

Appraisal Date: 9/27/2006
Acres: 5.93
Sen. Dist.: 19
Rep. Dist.: 74
FAR: 0.05
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: Capitan Vista Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Ranching, Recreational
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation utilizes this site in Pine Springs as a maintenance site. It is located on Capitan Vista Drive, Guadalupe Mountains National Park. It is improved with seven buildings, asphalt surfacing and fencing. Surrounding land uses include rangeland and the Guadalupe Mountains National Park Maintenance Service Department. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Pine Springs is in Culberson County in west Texas just north of Van Horn.

Recommendation: Retain for continued agency operations.
Plains Maintenance Site

Location:
Hwy 214 South, Plains, Yoakum County, Texas

Legal Description:
Volume 187 Page 303 Yoakum County Deed Records

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

Appraisal Date: 2/28/2007 Acres: 5.01
Sen. Dist.: 31 Rep. Dist.: 83 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: Hwy 214 South
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Agricultural, Commercial, Civic
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation utilizes this site in southeast Plains as a maintenance and storage facility. It is located on Hwy 214 South. Site improvements consist of a general maintenance building, asphalt surfacing, fencing and security lighting. Surrounding land uses include agricultural, residential, commercial tracts, and a county jail. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial/industrial development to include the present use. Plains is located in west Texas in Yoakum County. Most commercial development in the city has occurred on US 380 and US 82 about one mile northwest of the subject. There has been little new development near the tract.

Recommendation: Retain for continued agency operations.
Plainview Maintenance Site

Location:
Business IH 27 South, Plainview, Hale County, Texas

Legal Description:
Volume 461 Page 379 Hale County Deed Records

Encumbrances

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

Sen. Dist.: 28  Rep. Dist.: 85  FAR: 0.03
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Business IH 27 South
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Agricultural, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site just south of the city of Plainview as a vehicle and equipment maintenance and storage facility. It is located on the west side of Business IH 27 South. There are two buildings, asphalt surfacing and fencing. Surrounding land use is residential, agricultural and industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Plainview is located south of Lubbock in the panhandle. Agriculture is the primary source of income. Plainview is home to several industries such as Westel Meat Packers, Maseca Corn Mill and a Wal-Mart Distribution Center.

Recommendation: Retain for continued agency operations.
Pleasanton Maintenance Site

Location:
2154 Second St/Hwy 281 North, Pleasanton, Atascosa County, Texas

Legal Description:
Volume 325 Page 294 Atascosa County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: None

Appraisal Date: 7/21/2006
Acres: 9.47

Bldgs.: 1
Bldg. Area: 10,665 sq.ft.

Building Value: $0
Improvement Value: $0

Land Value: $277,000

Total Market Value: $277,000

Sen. Dist.: 21
Rep. Dist.: 35

FAR: 0.03

Current Use: Maintenance Site
Agency Projected Use: Maintenance Site

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Commercial, Residential, Recreational

The Texas Department of Transportation currently utilizes this as a maintenance site. It is located on the north side of Pleasanton on Second St also known as Hwy 281. Pleasanton is south of San Antonio. The tract is improved with one building, fencing and impervious cover. Surrounding land uses include commercial, residential and recreational tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is also the present use as a maintenance facility. The current real estate market in the Pleasanton area has been active, mostly in the east/northeast, south and west parts of town.

Recommendation: Retain for continued agency operations.
Port Arthur Maintenance Site

Location:
SH 347, Port Arthur, Jefferson County, Texas

Legal Description:
Volume 1274 Page 1 Jefferson County Deed Records

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

Appraisal Date: 1/24/2007 Acres: 10.65
Sen. Dist.: 22 Rep. Dist.: 22 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: SH 347
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial, Civic
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in Port Arthur as a maintenance and storage facility. It is located on SH 347 just southeast of Port Arthur. It is improved with three buildings, asphalt surfaced and fencing. Surrounding land uses include a Knights of Columbus Hall, vacant, and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Port Arthur is about 15 miles south of Beaumont. Port Arthur is a petro-chemical industry community and the population remains stable.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site in Port Lavaca as a maintenance facility. It is located on North Hwy 35 in the northeast sector of the city. There are three buildings and impervious cover. Surrounding land uses are commercial, residential, vacant and recreational tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Port Lavaca is the county seat of Calhoun County and is about 125 miles southwest of Houston. Market activity and growth have been steady with commercial and light industrial type businesses located along SH 35.

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

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**Location:**
2275 North SH 35, Port Lavaca, Calhoun County, Texas

**Legal Description:**
Volume 254 Page 183 Calhoun County Deed Records

**Encumbrances**

**Physical:** None

**Legal:**
*Deed Restrictions:* None

*Easements:* Utility

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**Appraisal Date:** 10/19/2006  
**Acres:** 8.48  
**Bldgs.:** 3  
**Bldg. Area:** 17,821 sq.ft.

**Sen. Dist.:** 18  
**Rep. Dist.:** 32  
**FAR:** 0.05  
**Building Value:** $0  
**Improvement Value:** $0

**% in Floodplain:** 0%  
**Slope:** Level  
**Land Value:** $300,000  
**Total Market Value:** $300,000

**Frontage:** North SH 35  
**Utilities:** Electricity, Gas, Telephone, Wastewater, Water

**Surrounding Uses:** Residential, Commercial, Vacant, Recreational  
**Current Use:** Maintenance Site  
**Agency Projected Use:** Maintenance Site  
**Highest and Best Use:** Maintenance Site

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The Texas Department of Transportation currently uses this site in Port Lavaca as a maintenance facility. It is located on North Hwy 35 in the northeast sector of the city. There are three buildings and impervious cover. Surrounding land uses are commercial, residential, vacant and recreational tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Port Lavaca is the county seat of Calhoun County and is about 125 miles southwest of Houston. Market activity and growth have been steady with commercial and light industrial type businesses located along SH 35.

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**Recommendation:** *Retain for continued agency operations.*
The Texas Department of Transportation uses this site in Post as a maintenance and regional warehouse facility. It is located on Hwy 84 or South Broadway Street. It is improved with four buildings, asphalt paving and chain link fencing. Surrounding land uses include commercial, residential, school and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance facility. Post is a small community with a reported population of about 4,000 people. Economic conditions have slightly improved but there is little development occurring. Land values in the site’s neighborhood are stable and expected to remain so.

Recommendation:  
*Retain for continued agency operations.*
Presidio Maintenance Site

Location:
200 East FM 170, Presidio, Presidio County, Texas

Legal Description:
Volume 151 Page 381 Presidio County Deed Records

Encumbrances

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

Sen. Dist.:.....19 Rep. Dist:......74 FAR:.... 0.03 Building Value:....................... $0
% in Floodplain:.....0% Slope:.........Level Improvement Value:................... $0
Zoning: ...........................................Industrial Land Value:....................... $39,000
Frontage: ........................................FM 170 Total Market Value:................$39,000
Utilities: ................................................Electricity, Gas, Water, Septic Tank
Surrounding Uses: ............................................Vacant, Commercial, Residential, Industrial
Current Use: ...........................................................Maintenance Site
Highest and Best Use: ...........................................................Maintenance Site
Agency Projected Use: ...........................................................Maintenance Site

The Texas Department of Transportation has used this site southeast of Presidio as a maintenance and storage facility for over 35 years. It is located on the east side of FM 170. It is a typical maintenance site improved with one building, asphalt surfacing and fencing. Surrounding land uses include vacant, residential, and industrial/commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings reveal the highest and best use is congruous with the present use. Presidio is in West Texas. Demand for large industrial or commercial sites on FM 170 is considered to be low. Most of the development in Presidio has occurred on Hwy 67, Spur 203 and FM 170 west of the subject. The economy of the city is dependent upon agricultural and tourism industries.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation utilizes this site in Quanah as a maintenance facility. It is located on the east side of town within the city limits. There are two buildings, a maintenance warehouse and a storage building. Surrounding land use is industrial, residential and agricultural. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Quanah is in Hardeman County in far north Texas. It is a small community with little new growth. There has been no new development over the past several years. Land values are stable in the area.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation utilizes this site in southern Ralls as a maintenance and equipment storage site. It is a typical maintenance site improved with two buildings, asphalt and gravel parking lot and chain link fencing. Surrounding land uses are industrial, residential, agricultural and civic. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Ralls, located in west Texas, is a small community. The economy has improved somewhat in the past few years, but little new development is occurring. Land values in the subject area are stable and little change is expected.

Recommendation: Retain for continued agency operations.
Raymondville Maintenance Site

Location:
Hwy 77 Business North, Raymondville, Willacy County, Texas

Legal Description:
Volume 1 Page 3 Volume 64 Page 444 Willacy County Deed Records

Encumbrances

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

Appraisal Date: 8/25/2006 Acres: ....6.14
Sen. Dist.:.....27 Rep. Dist.:.....43 FAR:..... 0.40
% in Floodplain:.....0% Slope:.........Level
Zoning: ............................................Unzoned
Frontage: ....................Hwy 77 Business North
Utilities: ............................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ............................................Vacant, Commercial, Agricultural
Current Use: ............................................Maintenance Site
Highest and Best Use: ............................................Maintenance Site
Agency Projected Use: ............................................Maintenance Site
Bldg.: ........5 Bldg. Area:..... 15,954 sq.ft.
Building Value: ......................... $0
Improvement Value: ......................... $0
Land Value: ............................................ $240,000
Total Market Value: ......................... $240,000

The Texas Department of Transportation currently uses this site in Raymondville as a maintenance facility. It is located north of Raymondville on Hwy 77 Business North, just outside of the city limits. It is improved with five buildings, fencing and asphalt paving. Surrounding land use is primarily vacant, agricultural, and a trucking company just south of the tract. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Raymondville, which is in deep south Texas, is the county seat of Willacy County. There has been very little market activity there. The economy is driven mainly by agriculture.

Recommendation: Retain for continued agency operations.
Refugio Maintenance Site

Location:
802 North Victoria Hwy/Hwy 77, Refugio, Refugio County, Texas

Legal Description:
Volume 35 Page 559 Volume 90 Page 502 Refugio County Deed Records

Encumbrances

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

Sen. Dist.:.....18 Rep. Dist.:.....30 FAR:...... 0.04 Building Value: ......................... $0
% in Floodplain:.....0% Slope:............Level Improvement Value:..................... $0
Zoning: ...Unzoned Land Value:....................... $110,000
Frontage: ..........North Victoria Hwy/Hwy 77 Total Market Value:.................. $110,000
Utilities: ..............................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ........................................Residential, Agricultural, Commercial
Current Use: .............................................................Maintenance Site
Highest and Best Use: .............................................................Maintenance Site
Agency Projected Use: .............................................................Maintenance Site

The Texas Department of Transportation currently uses this site in Refugio as a maintenance facility. It is located in the northeast part of Refugio on North Victoria Hwy or Hwy 77. The site is improved with five buildings and infrastructure. Surrounding land to the north and east is vacant pastureland, a drainage channel is to the south which runs parallel to the tract, residential properties and a motel are to the west across Hwy 77. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Refugio is the county seat of Refugio County and located about 40 miles southwest of Victoria in South Texas. Market activity for the area has been limited. New growth remains limited as well, with many vacant tracts on the north side of Refugio available for development.

Recommendation: Retain for continued agency operations.
Rio Grande City Maintenance Site

Location:
North side of Hwy 83 East at the intersection with Bridge St, Rio Grande City, Starr County, Texas

Legal Description:
Volume 187 Page 213 Starr County Deed Records

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

Appraisal Date: 2/14/2007 Acres: ....3.78
Sen. Dist.: ....21 Rep. Dist: ....31 FAR: .... 0.05
% in Floodplain: ....0% Slope: ....Level
Zoning: ..................................Unzoned
Frontage: ......................Hwy 83 East, Bridge St
Utilities: ............................................................................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................................................................Commercial
Current Use: .......................................................................................................................Maintenance Site
Highest and Best Use: .................................................................................................Commercial Development
Agency Projected Use: ............................................................................................................Sell

The Texas Department of Transportation currently fully utilizes this site as a maintenance facility. It is located in Rio Grande City at the intersection of Hwy 83 and Bridge Street. It is improved with two buildings. Surrounding land use is entirely commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is commercial development. TxDOT has indicated they plan to sell or lease this site. The site will be replaced in approximately 12 months when a new facility is completed.

Recommendation: Retain for continued agency use. New funding is being appropriated for a
Robert Lee Maintenance Site

Location:
Hwy 158, Robert Lee, Coke County, Texas

Legal Description:
Volume 164 Page 139 Coke County Deed Records

The Texas Department of Transportation presently uses this site as a maintenance facility. It is located on the south side of Hwy 158, approximately one mile east of Robert Lee. It is improved with one building. Surrounding land use is rangeland and residential. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings indicate the highest and best use is to continue in the present use. Robert Lee is a small community with little new development in the past several years. There were few land sales in the immediate community.

Recommendation: Retain for continued agency operations.
Robstown Maintenance Site

Location:
1750 South Hwy 77, Robstown, Nueces County, Texas

Legal Description:
Volume 659 Page 117 Nueces County Deed Records

The Texas Department of Transportation utilizes this site just south of Robstown as a maintenance site and storage facility. It is located on South Hwy 77. It is improved with five buildings, asphalt paving and fencing. Surrounding land use is agricultural in nature, with some light industrial tracts and home sites in the immediate area. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The city of Robstown is about 16 miles west of Corpus Christi. It is a small rural town with minimal real estate activity.

Recommendation: Retain for continued agency operations.
Roby Maintenance Site

Location:
Hwy 180 West, Roby, Fisher County, Texas

Legal Description:
Volume 337 Page 295 Fisher County Deed Records

Encumbrances

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

Appraisal Date: 1/23/2007  Acres: 10
Sen. Dist.: 28  Rep. Dist.: 85  FAR: 0.02
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Hwy 180 West
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Agricultural
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Roby as a general maintenance facility. It is located on the south side of Hwy 180 West, about one mile west of the city limits. It is improved with one building, and asphalt-surface parking. Surrounding land use is agricultural on all sides. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. There has been little development in Roby. Land values within the tract’s market area are stable with no expected changes.

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

Rockport Maintenance Site

Location:
1401 FM 3036, Fulton, Aransas County, Texas

Legal Description:
Volume 310 Page 415 Aransas County Deed Records

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

Appraisal Date: 10/25/2006
Acres: 10.1
Bldgs.: 1
Bldg. Area: 18,283 sq.ft.

Sen. Dist.: 18
Rep. Dist.: 32
FAR: 0.03

% in Floodplain: 0%
Slope: Level

Zoning: Unzoned

Land Value: $500,000

Frontage: FM 3036, Chaparel St

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential

Current Use: Maintenance Facility

Highest and Best Use: Maintenance Facility

Agency Projected Use: Maintenance Facility

This is a relatively new maintenance site just east of Fulton, located on FM 3036 and Chaparel Street. It is improved with one main office/warehouse building, asphalt surfacing and fencing. Surrounding land uses consist of primarily residential sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Fulton is just northeast of Rockport and about 30 miles northeast of Corpus Christi. Tourism appears to be the main industry, along with shrimping. There is always a larger winter population. Market activity and growth appear to be increasing. The majority of the growth is on the north side of the Rockport/Fulton area.

Recommendation: Retain for continued agency operations.
Rocksprings Maintenance Site

Location:
Hwy 377 South, Rocksprings, Edwards County, Texas

Legal Description:
Volume 41 Page 629 Edwards County Deed Records

Encumbrances

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

Sen. Dist.:.....19  Rep. Dist:......74  FAR:...... 0.05  Building Value: ....................... $0
% in Floodplain:.....0%  Slope: .....Moderate  Improvement Value:................. $0
Zoning: ............................................Unzoned  Land Value:............................. $104,000
Frontage: .....................................Hwy 377 South  Total Market Value:.............. $104,000
Utilities: ................................................................Electricity, Telephone, Wastewater, Water
Surrounding Uses: ..............................................................Residential, Rangeland
Current Use: .....................................................................Maintenance Facility
Highest and Best Use: ............................................................Maintenance Facility
Agency Projected Use: ..............................................................Maintenance Facility

The Texas Department of Transportation uses this site in Rocksprings as a maintenance and storage facility. It is located on the south side of Hwy 377 South, about one mile southeast of the courthouse. The site is improved with one building that contributes value and a few outbuildings. Surrounding land uses include residential and rangeland. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates the present use is considered to be the highest and best use. The economy of Rocksprings is weak with very little growth occurring. Agriculture and livestock production remain the number one income producer. The real estate market is slow and little change is expected.

Recommendation: Retain for continued agency operations.
Rockwall Maintenance Site

Location:
901 East IH 30, Rockwall, Rockwall County, Texas

Legal Description:
Volume 65 Page 591 Rockwall County Deed Records

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

Appraisal Date: 3/28/2007  
Acres: 5  
Bldgs.: 1  
Bldg. Area: 9,006 sq.ft.

Sen. Dist.: 2  
Rep. Dist.: 89  
FAR: 0.04  
Building Value: $0  
Improvement Value: $0

% in Floodplain: 0%  
Slope: Level  
Land Value: $1,494,000

Zoning: Commercial  
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Frontage: East IH 30, Mims Rd  
Surrounding Uses: Residential, Commercial

Current Use: Maintenance Site  
Highest and Best Use: Speculative Commercial Investment

Agency Projected Use: Dispose

This is a maintenance site in Rockwall located on East IH 30. It is improved with one building and impervious cover. Surrounding land use is commercial and residential, with a school to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is speculative commercial investment. This site will be replaced by TxDOT once a new facility is completed.

Recommendation: Retain for continued agency use until completion of a replacement facility
Texas Department of Transportation

Rosenberg Maintenance Site

Location:
4235 SH 36 South, Rosenberg, Fort Bend County, Texas

Legal Description:
Volume 533 Page 115 Fort Bend County Deed Records

Encumbrances

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

Appraisal Date: 12/12/2006 Acres: ..........10
Sen. Dist.:.....18 Rep. Dist.:......27 FAR: ..... 0.02
% in Floodplain: ....0%  Slope:.........Level
Zoning: ..............................................Unzoned
Frontage: ......................................SH 36 South
Utilities: ..................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: .................................................................Vacant, Civic, Agricultural
Current Use: .................................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site
Bldgs.: ......7 Bldg. Area: ..... 15,805 sq.ft.
Building Value: .............................. $0
Improvement Value: .............................. $0
Land Value: ............................................ $316,000
Total Market Value: ......................... $316,000

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located on SH 36 South across from the Fort Bend County Fair Grounds, south of Rosenberg. It is improved with seven buildings, surface parking and fencing. Surrounding land uses include vacant, cropland and county fair grounds. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal findings indicate the current use is appropriate when considering highest and best use. It is assumed that upon completion of the new facility, this site will be available for sale. The city of Rosenberg has enjoyed a growth trend.

Recommendation: Retain for continued agency operations.
Rusk Maintenance Site

Location:
609 South Dickenson Dr, Rusk, Cherokee County, Texas

Legal Description:
Volume 491 Page 743 Cherokee County Deed Records

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

Appraisal Date: 8/29/2006 Acres: 5.32 Bldgs.: 2 Bldg. Area: 8,408 sq.ft.
Sen. Dist.: 3 Rep. Dist.: 11 FAR: 0.04 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Industrial Land Value: $159,750
Frontage: South Dickenson Dr Total Market Value: $159,750
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site south of Rusk as a maintenance and storage facility. It is a typical site improved with two buildings. Surrounding land uses include residential, commercial and vacant wooded tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Rusk is located in east Texas. The town is about 50 miles from the nearest major interstate highway, making it somewhat isolated from major growth areas. The major employer is state government. Demand for commercial sites is considered low.

Recommendation: Retain for continued agency operations
Saginaw Maintenance Site

Location:
508 South Blue Mound Rd, Saginaw, Tarrant County, Texas

Legal Description:
Volume 3676 Page 661 Tarrant County Deed Records

The Texas Department of Transportation currently uses this property as a maintenance site and storage yard. Located north of Ft. Worth on South Blue Mound Rd, the tract is improved with two buildings. Surrounding land uses include commercial, residential, recreational and vacant land. The site was appraised as a whole, buildings and land were not given separate values.

The appraisal findings show the highest and best use for this tract would be for possible industrial or residential development. This site was presented on the Report to the Governor 2001 for disposition and was considered underutilized by GLO. TxDOT reports they plan to keep this site until funding should become available for replacement or relocation. TxDOT did not propose funding for a new site to the 80th Legislature.

Recommendation: Retain for continued agency operations.
San Angelo District Headquarters

Location:
4502 Knickerbocker Rd, San Angelo, Tom Green County, Texas

Legal Description:
V 412 Pg 558 V 120 Pg 258 V 86 Pg 395 Tom Green County Deed Records

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

Appraisal Date: 1/30/2007
ACRES: 31.94
Sen. Dist.: 28 Rep. Dist.: 72 FAR: 0.07
% in Floodplain: 0%
Slope: Level
Zoning: Commercial
Frontage: Knickerbocker Rd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant, Residential
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

This Texas Department of Transportation district headquarters is located on Knickerbocker Rd in southwest San Angelo. It is considered to be fully developed with twelve buildings with contributory value, asphalt surfacing and fencing. Surrounding land uses include commercial, vacant and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is light industrial to include the present use. San Angelo is located in Tom Green County. The most recent development in San Angelo has been in the southwest part of town. However, there are vacant tracts available in the area and the market has remained constant.

Recommendation: Retain for continued agency operations.
San Angelo Maintenance Site

Location:
Intersection of SH 208 and East 28th St, San Angelo, Tom Green County, Texas

Legal Description:
Volume 352 Page 266 Tom Green County Deed Records

<table>
<thead>
<tr>
<th>Encumbrances</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical: None</td>
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<tr>
<td>Legal: Deed Restrictions: None</td>
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<tr>
<td>Easements: Utility</td>
</tr>
</tbody>
</table>

Appraisal Date: 10/11/2006  Acres: ........10.5  Bldgs.: ........3  Bldg. Area:...... 14,290 sq.ft.  Building Value: ................. $0  Improvement Value: ................. $0  Land Value: ................. $301,000
% in Floodplain: ....0%  Slope: ........Level
Zoning: .............................................Unzoned
Frontage: ......................SH 208, East 28th St  Total Market Value: ................. $301,000
Utilities: ..................................................Electricity, Telephone, Wastewater, Water
Surrounding Uses: ..................................................Residential, Commercial, Vacant
Current Use: ...............................................Maintenance Facility
Highest and Best Use: ...............................................Maintenance Facility
Agency Projected Use: ...............................................Maintenance Facility

The Texas Department of Transportation utilizes this site in northern San Angelo as a maintenance and storage facility. The site is located at the intersection of SH 208 and East 28th Street. It is improved with three buildings and is considered a typical site. Surrounding land uses include residential, vacant, and a television station. The site was appraised as a whole, land and buildings were not assigned a separate value.

The appraisal indicates the highest and best use is to continue in the present use. San Angelo is supported by agriculture, industry, recreation and a military base. The city continues to experience slow to moderate growth. The local economy relies heavily on government and the service industry.

Recommendation: Retain for continued agency operations.
San Antonio District Headquarters

Location:
4615 Northwest Loop 410, San Antonio, Bexar County, Texas

Legal Description:
Volume 3963 Page 19 Bexar County Deed Records

Encumbrances
Physical: None
Legal: Deed Restrictions: None

Appraisal Date: 1/29/2007
Acres: 31.95
Sen. Dist.: 26
Rep. Dist.: 116
FAR: 0.11
% in Floodplain: 0%
Slope: Moderate
Zoning: Commercial
Frontage: Northwest Loop 410, Callaghan Rd
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial
Current Use: District Headquarters
Highest and Best Use: Commercial
Agency Projected Use: District Headquarters

The Texas Department of Transportation fully utilizes this site in northwest San Antonio as a district headquarters and maintenance site. It is located on the north side of Northwest Loop 410 and Callaghan Road. The site is improved with 16 buildings, asphalt surfacing, landscaping and fencing. The appraiser placed a negative value on the buildings, considering the cost to raze, and the site was appraised as though vacant. Surrounding land use is commercial and retail property.

The appraisal indicates the highest and best use is to develop this tract for commercial or retail use. A more intense use is indicated by the current appraised value. GLO considers this site to be economically underutilized, and would recommend TxDOT consider selling it pending a feasibility study addressing the cost of relocation.

Recommendation: Retain for continued agency operations.
San Antonio Northeast Maintenance Site

Location:
6550 Walzem Rd, San Antonio, Bexar County, Texas

Legal Description:
Volume 5801 Page 907 Bexar County Deed Records

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

The Texas Department of Transportation utilizes this site in northeast San Antonio as a maintenance and storage facility. It is located at 6550 Walzem Rd. It is improved with three buildings, site improvements are chain link fencing and asphalt surfacing. Surrounding land uses include residential, commercial and vacant sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. This area of San Antonio is experiencing development. It is primarily residential and light industrial with commercial growth along IH 35. Growth is expected to continue due to the availability and affordability of land in the area.

Recommendation: Retain for continued agency operations.
San Antonio Southeast Loop 410 Maintenance Site

Location:
9320 Southeast Loop 410 and South Presa St, San Antonio, Bexar County, Texas

Legal Description:
Book D Volume 6647 Page 155 Bexar County Deed Records

Sen. Dist.:.....19  Rep. Dist.:....118  FAR:.....  0.04  Building Value:......................... $0
% in Floodplain:.....0%  Slope:.........Level  Improvement Value:.................. $0
Zoning: ....................................................Industrial  Land Value:...................... $1,693,000
Frontage: ..Southeast Loop 410, South Presa St  Total Market Value:............... $1,693,000
Utilities: ..................................................................Electricity, Gas, Wastewater, Water
Surrounding Uses: ................................................................Vacant, Commercial, Residential
Current Use: ....................................................................Maintenance Site
Highest and Best Use: ...............................................................Light Industrial
Agency Projected Use: .............................................................Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility and storage area. It is located on Southeast Loop 410 and South Presa St on the southeast side of San Antonio. The improvements consist of four buildings and impervious cover. Surrounding land uses include residential, vacant, industrial and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. If there were no improvements it would be feasible to develop the tract for light industrial use. San Antonio in general is a growing city with a diverse economy. The southern sectors of the city are experiencing slightly less growth than other areas and real estate values remain stable.

Recommendation:  Retain for continued agency operations.
San Antonio Southwest Maintenance Site

Location:
7395 Pearsall Rd, San Antonio, Bexar County, Texas

Legal Description:
Volume 6305 Page 885 Bexar County Deed Records

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

Appraisal Date: 10/26/2006  Acres: 10.73
Bldgs.: 1  Bldg. Area: 6,474 sq.ft.
Sen. Dist.: 19  Rep. Dist.: 117  FAR: 0.01
Building Value: $0
% in Floodplain: 0%  Slope: Level
Improvement Value: $0
Zoning: Residential
Land Value: $388,000
Frontage: Pearsall Rd
Total Market Value: $388,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: Maintenance Site
Highest and Best Use: Light Industrial
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in southwest San Antonio as a maintenance and storage facility. It is located on Pearsall Rd, about two miles southwest of Loop 410. At present, there is one general maintenance building. Surrounding land uses include residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. The site is located in the southwest part of San Antonio about two miles from Loop 410. San Antonio is enjoying a growth trend. The northern sectors seem to be growing more than the southern sectors. Real estate values remain relatively stable in the subject area.

Recommendation: Retain for continued agency operations.
San Antonio Storage Maintenance Site

Location:
Southwest Military Dr, San Antonio, Bexar County, Texas

Legal Description:
Volume 1693 Page 220 Bexar County Deed Records

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

Appraisal Date: 2/15/2007  Acres: ..............6  Bldgs.: ......0  Bldg. Area:...... 0 sq.ft.
Sen. Dist.:....19  Rep. Dist.:....118  FAR: ...... 0.0  Building Value: ..................... $0
% in Floodplain:.....0%  Slope:..........Level  Improvement Value:.................. $0
Zoning: ..........................................................Industrial  Land Value:.................. $92,000
Frontage: ..................Southwest Military Dr  Total Market Value:............. $92,000
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..........................................................Residential, Commercial, Military
Current Use: ..........................................................Materials Storage Yard
Highest and Best Use: ..........................................................Light Industrial Development
Agency Projected Use: ..........................................................Materials Storage Yard

The Texas Department of Transportation uses this site to store equipment and highway maintenance material. It is located on Southwest Military Dr, in the southwest part of San Antonio. The tract is improved with fencing and gates only. Surrounding land uses include retail, residential and to the northwest is Kelly Air Force Base.

The appraisal indicates the highest and best use is light industrial development to include the current use. The general outlook for the San Antonio economy is good. There has been only minimal growth around the site which is partially due to the developed nature of the southern sectors. The growth trend in general is toward the northern part of San Antonio.

Recommendation: Retain for continued agency operations.
San Augustine Maintenance Site

Location:
Hwy 96, San Augustine, San Augustine County, Texas

Legal Description:
Volume 204 Page 158 San Augustine County Deed Records

Encumbrances

Physical: Topography
Legal: Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Appraisal Date: 8/25/2006 Acres: ...........10 Bldgs.: ......1 Bldg. Area:..... 14,869 sq.ft.
Sen. Dist.:.....3 Rep. Dist.:.....12 FAR:......0.03 Building Value: ......................... $0
% in Floodplain:.....0% Slope:..........Steep Improvement Value:......................... $0
Zoning: ......................................Unzoned Land Value:......................... $400,000
Frontage: ....................................Hwy 96 Total Market Value:......................... $400,000
Utilities: .................................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Commercial, Vacant
Current Use: .................................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site

The Texas Department of Transportation currently uses this site in San Augustine as a maintenance and storage facility. The site is on Hwy 96, about two miles west of the downtown area. There is one building which has a combination of office and maintenance use. Surrounding land uses include commercial and vacant tracts. The site was appraised as a whole, building and land were not assigned separate values.

The appraisal shows the highest and best use agrees with the present use. San Augustine, in east Texas, is the county seat of San Augustine County. This site area has some commercial potential, but vacant land is abundant.

Recommendation: Retain for continued agency operations.
San Benito Maintenance Site

Location:
1350 East Business Hwy 77, San Benito, Cameron County, Texas

Legal Description:
Vol 550 Pg 60 Vol 875 Pg 493 Cameron County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions:
Easements: Utility

Appraisal Date: 8/8/2006 Acres: 12.13
Bldgs.: 3 Bldg. Area: 16,829 sq.ft.
Sen. Dist.: 27 Rep. Dist.: 38 FAR: 0.03
Building Value: $0 Improvement Value: $0
% in Floodplain: 0% Slope: Level Land Value: $870,000
Zoning: Industrial
Frontage: East Business Hwy 77
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located east of the city of San Benito on East Business Hwy 77. It is improved with three buildings and infrastructure. The surrounding land uses are the San Benito Municipal Airport with mostly vacant land across Hwy 77, an auto sales and RV park to the south, apartment complex to the north and residential sites to the west. Further north, commercial businesses are evident. There is a drainage easement along the east boundary of the tract. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal shows the highest and best use is to continue in the present use. San Benito is in far south Texas between Harlingen and Brownsville. The general outlook for the San Benito economy is continued slow but steady growth.

Recommendation: Retain for continued agency operations.
San Isidro Maintenance Site

Location:
FM 1017, San Isidro, Starr County, Texas

Legal Description:
Volume 144 Page 295 Starr County Deed Records

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

Appraisal Date: 9/29/2006 Acres: ............2
Sen. Dist.:....21 Rep. Dist.:.....31 FAR: ...... 0.02
% in Floodplain: .....0% Slope: ..........Level
Zoning: ..............................................Unzoned
Frontage: .........................................FM 1017
Utilities: ................................................................Electricity, Gas, Telephone, Wastewater, Septic Tank
Surrounding Uses: ..............................................................Residential, Vacant
Current Use: ...............................Maintenance Facility
Highest and Best Use: ...............................Maintenance Facility
Agency Projected Use: ...............................Maintenance Facility

The Texas Department of Transportation currently utilizes this site as a maintenance facility. It is located on the north side of FM 1017 east of San Isidro in South Texas. It is improved with one building, fencing and asphalt surfacing. Surrounding land uses include residential and vacant properties. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The San Isidro economy depends mostly on independent school district, county employment, ranching and some oil and gas production. This area in Texas attracts sportsmen since it is known for large deer. There has been small growth in the area, but no new growth is expected.

Recommendation: Retain for continued agency operations.
San Marcos Maintenance Site

Location:
SH 21, San Marcos, Hays County, Texas

Legal Description:
Volume 166 Page 16 Hays County Deed Records

Encumbrances

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

Appraisal Date: 3/12/2007 Acres: 11.69 Bldgs.: 2 Bldg. Area: 3,400 sq.ft.
Sen. Dist.: 25 Rep. Dist.: 45 FAR: 0.01 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $230,000
Frontage: SH 21 Total Market Value: $230,000
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Agricultural, Residential, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site east of San Marcos as a maintenance and storage facility. It is located on SH 21, just northeast of the intersection of SH 21 and SH 80. It is improved with two buildings, asphalt surfacing and fencing. Surrounding land uses include agricultural, residential and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use includes the present use. San Marcos is a growing city located between Austin and San Antonio. Most of the commercial market activity occurs along the IH 35 business corridor.

Recommendation: Retain for continued agency operations.
San Saba Maintenance Site

**Location:**
2502 West Wallace St, San Saba, San Saba County, Texas

**Legal Description:**
V 120 P 327 V 345 P 585 V 385 P 406 San Saba County Deed Records

**Encumbrances**

**Physical:** None

**Legal:**
- **Deed Restrictions:** None
- **Encumbrances:** Utility

| Sen. Dist.:.....24 Rep. Dist.:.....53 | FAR:..... 0.04 | Building Value: .................... $0 |
| % in Floodplain: ....0% | Slope:..........Level | Improvement Value: .................... $0 |
| Zoning: ........Unzoned | | Land Value: .................... $215,000 |
| Frontage: ..................West Wallace St | Total Market Value: .................... $215,000 |
| Utilities: Electricity, Gas, Telephone, Wastewater, Water | |
| Surrounding Uses: Vacant, Commercial, Industrial | |
| Current Use: Maintenance Site | |
| Highest and Best Use: Maintenance Site | |
| Agency Projected Use: Maintenance Site | |

The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located on the west side of San Saba on West Wallace Ave. It is improved with three buildings. Surrounding land uses include vacant, commercial and light industrial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use as a maintenance site. The town of San Saba has experienced very slow growth with little change expected.

**Recommendation:** Retain for continued agency operations.
Sanderson Maintenance Site

Location:
Hwy 285 North, Sanderson, Terrell County, Texas

Legal Description:
Volume 47 Page 136 Volume 59 Page 277 Terrell County Deed Records

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

Appraisal Date: 1/25/2007 Acres: 9.35
Sen. Dist.: 19 Rep. Dist.: 74 FAR: 0.02
% in Floodplain: 15% Slope: Level
Zoning: Unzoned
Frontage: Hwy 285 North
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Sanderson as a maintenance and storage facility. It is located west of Sanderson on Hwy 285 North. An area of 1.377 acres located in the northwest corner of the tract has a perpetual easement to Terrell County for flood control project purposes. It is improved with four buildings, paving and fencing. Surrounding land uses include residential, commercial and vacant rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Sanderson, in West Texas, is primarily a ranching community. There is no growth at the present time and real estate activity has been limited.

Recommendation: Retain for continued agency operations.
Schulenburg Maintenance Site

Location:
1408 Kessler Ave/Hwy 77, Schulenburg, Fayette County, Texas

Legal Description:
Volume 163 Page 451 Fayette County Deed Records

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

Appraisal Date: 10/3/2000
Acres: 0.92
Bldgs.: 1
Bldg. Area: 2,280 sq.ft.

Sen. Dist.: 18
Rep. Dist.: 17
FAR: 0.06
Building Value: $0
Improvement Value: $0

% in Floodplain: 0%
Slope: Level
Land Value: $18,200
Total Market Value: $18,200

Frontage: Kessler Ave/Hwy 77, Lyons Ave
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Commercial, Agricultural, Residential, Vacant
Current Use: Maintenance Sub-Section Site
Agency Projected Use: Maintenance Sub-Section Site

The Texas Department of Transportation uses this site in southern Schulenburg as a maintenance and storage facility. It is located on Kessler Ave or Hwy 77, about a half mile south of downtown Schulenburg on the "Y". It is improved with one building. Surrounding properties include residential, cemetery, convenience store, vacant and pasturelands. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the current use. The city of Schulenburg is located between San Antonio and Houston. It is a small community and is primarily ranching with some manufacturing businesses. Market activity and growth tend to be on the north side of town along IH 10 and Hwy 77. Growth on the south side is limited with many vacant tracts available.

Recommendation: Retain for continued agency operations.
Seguin Maintenance Site

Location:
2028 Hwy 46 North, Seguin, Guadalupe County, Texas

Legal Description:
Volume 316 Page 18 Guadalupe County Deed Records

This maintenance and storage facility owned by the Texas Department of Transportation is located northwest of downtown Seguin on Hwy 46. There are three buildings, asphalt surfacing and chain link fencing. Surrounding land uses include residential, light industrial and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The area under analysis appears to be in a moderate growth stage. The site is located on a major route between Seguin and New Braunfels. Overall, the city appears to be in a steady growth stage.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Seminole Maintenance Site

Location:
US 180 East/Lamesa Hwy East, Seminole, Gaines County, Texas

Legal Description:
Volume 555 Page 659 Gaines County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Industrial, Vacant

Current Use: Maintenance Site

Agency Projected Use: Maintenance Site

Appraisal Date: 1/24/2007
Acres: 8.53

Sen. Dist.: 31
Rep. Dist.: 83

% in Floodplain: 0%
Slope: Level

Zoning: Unzoned

Frontage: US 180 East/Lamesa Hwy East

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Industrial, Vacant

Current Use: Maintenance Site

Agency Projected Use: Maintenance Site

Building Value: $0

Improvement Value: $0

Land Value: $102,000

Total Market Value: $102,000

Bldgs.: 1
Bldg. Area: 8,859 sq.ft.

The Texas Department of Transportation uses this site in east Seminole as a maintenance and storage facility. It is located about one mile east of the city limits on Lamesa Highway East or US 180. The site is improved with one building considered to have contributory value. Surrounding land uses include vacant, residential and industrial. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Seminole, located in west Texas, is primarily an agriculture and oil and gas-related economy. Little commercial growth has occurred and the real estate market has been slow. There is a significant amount of undeveloped acreage.

Recommendation: Retain for continued agency operations.
Seymour Maintenance Site

Location:
1508 North Main St, Seymour, Baylor County, Texas

Legal Description:
Volume 131 Page 238 Baylor County Deed Records

Encumbrances

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

Sen. Dist.: 30 Rep. Dist.: 68 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Level Improvement Value: $0
Zoning: Unzoned Land Value: $35,000
Frontage: Hwy 277/North Main St Total Market Value: $35,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Industrial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance/construction site. It is located on the east side of Main St also known as Hwy 277 in the north part of Seymour. It is improved with two buildings. Surrounding land uses include vacant, residential, and industrial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue the present use as a maintenance site. Seymour is a small town and the county seat of Baylor County. Seymour has historically been connected to the oil and gas industry.

Recommendation: Retain for continued agency operations.
Shamrock Maintenance Site

Location:
North IH 40, Shamrock, Wheeler County, Texas

Legal Description:
Volume 444 Page 355 Wheeler County Deed Records

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

Sen. Dist.: 28  Rep. Dist.: 88  FAR: 0.06  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $316,000  Total Market Value: $316,000
Frontage: North IH 40  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Commercial  Current Use: Maintenance Site
Highest and Best Use: Maintenance Site  Agency Projected Use: Maintenance Site

Texas Department of Transportation uses this site as maintenance and storage. It is located just outside the city limits of Shamrock in the panhandle. There are two buildings considered to have contributory value, asphalt paving, fencing and security lights. Surrounding land use includes vacant and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is the present use. Shamrock is a small community. Agriculture is the primary industry. Little commercial development has occurred. The local real estate market values have remained stable.

Recommendation: Retain for continued agency operations.
Shepherd Maintenance Site

Location:
SH 150, Shepherd, San Jacinto County, Texas

Legal Description:
Volume 204 Page 313 San Jacinto County Deed Records

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

Sen. Dist.: 3  Rep. Dist.: 12  FAR: 0.02  Building Value: $0
% in Floodplain: 0%  Slope: Moderate  Improvement Value: $0
Zoning: Unzoned  Land Value: $120,000  Total Market Value: $120,000
Frontage: SH 150  Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Vacant, Recreational, School  Current Use: Maintenance Site
Highest and Best Use: Maintenance Site  Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in Shepherd as a maintenance and storage facility. It is located in west Shepherd on Hwy 150. It is improved with four buildings, asphalt paving, material/equipment storage and chain link fencing. Surrounding land use includes residential, vacant, recreational and Shepherd ISD. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Demand for industrial or commercial sites in Shepherd on Hwy 150 is low. Most of the recent development has occurred on Hwy 59 approximately one mile east of the subject. There are many acreage tracts available and demand is low.

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

Sherman Engineering & Maintenance Site

Location:
3904 Hwy 75 South, Sherman, Grayson County, Texas

Legal Description:
24.05 Acres in the Sherod Dunman Svy A-329
Grayson County Deed Records

Encumbrances

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

Sen. Dist.: 30  Rep. Dist.: 62  FAR: 0.03  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $1,840,000
Frontage: Hwy 75 South  Total Market Value: $1,840,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Vacant
Current Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

TxDOT purchased this site on Hwy 75 South as a proposed engineering and maintenance site. Presently there are two buildings but the plans are to expand and refurbish the buildings. Construction was underway as of the time of the appraisal. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for warehouse or industrial development to include the current plan. The current TxDOT site is just across the road on Hwy 75, north of this property. If TxDOT no longer needs the old site, it should be leased or disposed.

Recommendation: Retain for continued agency operations.
Sierra Blanca Maintenance Site

Location:
700 Sierra Blanca Ave, Sierra Blanca, Hudspeth County, Texas

Legal Description:
File 249011 Hudspeth County Deed Records

Encumbrances

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

Sen. Dist.:.....19  Rep. Dist:......74  FAR: .... 0.03
% in Floodplain: ....0%  Slope:.........Level
Zoning: .................................................Unzoned
Frontage: ......................Sierra Blanca Ave
Utilities: ..........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Vacant
Current Use: .................................................................Maintenance Facility
Highest and Best Use: .................................................................Maintenance Facility
Agency Projected Use: .................................................................Maintenance Facility

The Texas Department of Transportation uses this site in Sierra Blanca as a maintenance facility. It is improved with two buildings and infrastructure. Surrounding land use is primarily vacant rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is a maintenance site. Sierra Blanca has a slow economy that is dependent primarily upon ranching and tourism. No recent industrial or commercial development has occurred near the subject. There is a significant amount of vacant land available.

Recommendation: Retain for continued agency operations.
Silsbee Maintenance Site

Location:
1150 West Ave North/SH 327, Silsbee, Hardin County, Texas

Legal Description:
Volume 112 Page 124 Hardin County Deed Records

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

Appraisal Date: 1/3/2007 Acres: 5.21
Sen. Dist.: 3 Rep. Dist.: 19 FAR: 0.02
% in Floodplain: 0% Slope: Moderate
Zoning: Unzoned
Frontage: West Ave North/SH 327
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Area Engineer's Office
Highest and Best Use: Area Engineer's Office
Agency Projected Use: Area Engineer's Office

The Texas Department of Transportation currently uses this site in west Silsbee as a maintenance and storage facility. It is located on West Ave North also known as SH 327. It is improved with an engineers' office and a service station/storage building considered in average condition. Surrounding land uses include residential, wood land, vacant and commercial sites.

The appraisal indicates the highest and best use is concurrent with the present use. Silsbee is located in east Texas. The subject has commercial influence due to the frontage and location along SH 327. Convenience stores, business, shopping and schools are near the site.

Recommendation: Retain for continued agency operations.
Silverton Maintenance Site

Location:
Intersection of SH 86 and SH 207, Silverton, Briscoe County, Texas

Legal Description:
Volume 34 Page 285 Briscoe County Deed Records

Encumbrances

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

Appraisal Date: 4/3/2007
Acres: 5.4
Sen. Dist.: 28
Rep. Dist.: 88
FAR: 0.02
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: SH 86, SH 207
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in Silverton as a maintenance facility. It is located on the southwest corner of SH 86 and SH 207. It is improved with one building, asphalt surfacing and fencing. Surrounding land uses include commercial, residential and vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Silverton is located in the southeastern portion of the panhandle, just east of Amarillo. The area is dominated by agriculture and ranching. It is a small community with no new development.

Recommendation: Retain for continued agency operations.
Sinton Maintenance Site

Location:
Hwy 181 East, Sinton, San Patricio County, Texas

Legal Description:
ROW land in 1939/1940 from Taft Bank, JH Schmalsteig, JF Odem and Others, Tract #3

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

Appraisal Date: 10/25/2006 Acres: ..........18.2
Sen. Dist.:......21 Rep. Dist.:......32 FAR: ...... 0.02
% in Floodplain: ....0% Slope:.........Level
Zoning: ...........................................Unzoned
Frontage: .................................Hwy 181 East
Utilities: .....................................................................Electricity, Telephone, Water, Septic Tank
Surrounding Uses: ............................................................Agricultural
Current Use: ..............................................................Maintenance Facility
Highest and Best Use: ....................................................Maintenance Facility
Agency Projected Use: ....................................................Maintenance Facility
Bldgs.: ........5 Bldg. Area: ...... 15,580 sq.ft.

Building Value: ................................. $0
Improvement Value: ............................ $0
Land Value: ................................................. $300,000
Total Market Value: ............................ $300,000

The Texas Department of Transportation uses this site just east of Sinton on Hwy 181 East as a maintenance site. It is improved with five buildings and infrastructure. Surrounding land use is agricultural farmland on all sides. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for a maintenance facility. Sinton is approximately 25 miles northwest of Corpus Christi. The major industries are oil and gas production and services, and agriculture. The general outlook is for modest growth.

Recommendation: Retain for continued agency operations.
Snyder Maintenance Site

Location:
111 North Ave V, Snyder, Scurry County, Texas

Legal Description:
Volume 262 Page 617 Scurry County Deed Records

Encumbrances

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

Appraisal Date: 2/28/2007 Acres: 10
Sen. Dist.: 28 Rep. Dist.: 22 FAR: 0.02
% in Floodplain: 0% Slope: Level
Zoning: Industrial
Frontage: Avenue V Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 3 Bldg. Area: 12,585 sq.ft.
Building Value: $0 Improvement Value: $0
Land Value: $176,000 Total Market Value: $176,000

The Texas Department of Transportation uses this site as a maintenance site. It is improved with three buildings and impervious cover. It is located in northwest Snyder. Surrounding land uses include residential and industrial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the present use. Snyder has experienced limited new development in this area in the recent past. Land values in the area are stable with little change expected.

Recommendation: Retain for continued agency operations.
Sonora Maintenance Site

Location:
Hwy 277 North of IH 10, Sonora, Sutton County, Texas

Legal Description:
Vol 34 Pg 511 Vol 62 Pg 101 Sutton County Deed Records

Encumbrances

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

Appraisal Date: 8/30/2006 Acres: 7.96
Sen. Dist.: 19 Rep. Dist.: 53 FAR: 0.03
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Hwy 277, IH 10
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Vacant, Residential, Commercial
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation uses this site in north Sonora as a maintenance facility. It is located within the city limits on Hwy 277, just north of IH 10. The site is improved with two buildings and a few outbuildings with no contributory value. Surrounding land uses include vacant, residential and commercial sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal shows the highest and best use is to continue in the present use. The city of Sonora is between San Angelo and Del Rio in Sutton County. The subject is a corner site with access from IH 10 and Hwy 277.

Recommendation: Retain for continued agency operations.
Stanton Maintenance Site

Location:
SH 137/Lamesa Hwy, Stanton, Martin County, Texas

Legal Description:
Volume 68 Page 20 Martin County Deed Records.

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

Appraisal Date: 11/1/2006
Acres: 6
Sen. Dist.: 31
Rep. Dist.: 82
FAR: 0.04
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: SH 137/Lamesa Hwy
Utilities: Electricity, Gas, Telephone, Septic Tank
Surrounding Uses: Agricultural, Commercial
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

Building Value: $0
Improvement Value: $0
Land Value: $118,000
Total Market Value: $118,000
Bldgs.: 4
Bldg. Area: 8,716 sq.ft.

The Texas Department of Transportation currently uses this site as a maintenance facility. The location is on the west side of SH 137 or Lamesa Hwy north of Stanton. It is improved with four buildings and a storage yard. Surrounding land uses are farmland on the north, east and west, commercial to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a maintenance and storage facility. Stanton’s major source of income is oil and gas related. Development has been minimal over the past several years and is expected to remain stable.

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

Stephenville Maintenance Site

Location:
North Side of US 377, Stephenville, Erath County, Texas

Legal Description:
Volume 830 Page 279 Erath County Deed Records

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Encumbrances

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

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Appraisal Date: 2/21/2007  
Acres: 14.03  
Sen. Dist.: 24  
Rep. Dist.: 59  
FAR: 0.03

% in Floodplain: 3%  
Slope: Level  
Zoning: Unzoned

Frontage: US 377  
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Agricultural, Residential

Current Use: Maintenance Site  
Agency Projected Use: Maintenance Site

Bldgs.: 2  
Bldg. Area: 17,730 sq.ft.  
Building Value: $0  
Improvement Value: $0  
Land Value: $400,000  
Total Market Value: $400,000

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The Texas Department of Transportation currently uses this site as a residency and maintenance site. It is located east of Stephenville on Business US 377. The site is improved with two buildings and impervious cover. Surrounding land uses consist of agricultural and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Erath County is located in north central Texas about 70 miles west of Ft. Worth. The economy is supported by agriculture with some influence by Tarleton State University.

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Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site as a maintenance facility. It is located approximately one mile west of Sterling City. It is improved with two buildings, fencing and pavement. Surrounding land uses include rangeland to the west and north, a landfill is northwest, east across the county road is a salt water disposal site, a vacant tract and a small industrial building. A West Texas utility electrical substation is located on the south side of the tract. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is concurrent with the present use as a maintenance facility. The local economy is supported by oil and gas and ranching.

**Recommendation:** *Retain for continued agency operations.*
Stowell Storage Site

Location:
2330 SH 124 South, Stowell, Chambers County, Texas

Legal Description:
Volume 1 Page 71 Chambers County Plat Records

Encumbrances

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

Appraisal Date: 11/28/2006 Acres: 5
Sen. Dist.: 4 Rep. Dist.: 23 FAR: 0.0
% in Floodplain: 0% Slope: Level
Zoning: Unzoned
Frontage: SH 124 South
Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Industrial, Vacant, Residential, Commercial
Current Use: Material Storage
Highest and Best Use: Material Storage
Agency Projected Use: Material Storage

Bldgs.: 0 Bldg. Area: 0 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $40,000
Total Market Value: $40,000

This Texas Department of Transportation materials storage yard in Stowell is located on SH 124, just east of the Anahuac site. The only improvement is fencing which added no value to the whole. Surrounding land uses are industrial, vacant and residential tracts. Since any structures are considered personal property, this site was appraised as vacant.

The appraisal indicates that since this site is such a distance from Anahuac, the present use is considered to be the highest and best use. Stowell is located in the eastern part of Chambers County. The population and growth in this area have changed very little in the last 20 years. The appraiser noted that many vacant tracts are available along SH 124. Any growth trends are occurring along IH 10.

Recommendation: Retain for continued agency operations.
Stratford Maintenance Site

Location:
Hwy 54, Stratford, Sherman County, Texas

Legal Description:
Volume 91 Page 299 Sherman County Deed Records

Encumbrances

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

Sen. Dist.:.....31  Rep. Dist:.....87  FAR: .... 0.05  Building Value: ......................  $0
% in Floodplain: ....0%  Slope:..........Level  Improvement Value:......................  $0
Zoning: ..................................................Unzoned  Land Value:......................  $100,000
Frontage: .......Hwy 54, FM 1417  Total Market Value:..............  $100,000
Utilities: ............................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ............................................................Vacant, Commercial, Industrial
Current Use: ............................................................Maintenance Site
Highest and Best Use: ............................................................Maintenance Site
Agency Projected Use: ............................................................Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located in the northern panhandle of Texas in Stratford on Hwy 54. It is improved with one office/warehouse considered to add contributory value to the site. Surrounding land use is vacant, industrial and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use as indicated by the appraisal is to continue in the present use. Stratford is a small community. The economy is based upon agriculture related industry. There has been some activity regarding sales of farmland, but the tracts are normally larger acreage. There is little commercial speculation in the Stratford area.

Recommendation: Retain for continued agency operations.
Sugar Land Special Jobs Site

Location:
12015 SH 6, Sugar Land, Fort Bend County, Texas

Legal Description:
Vol 2329 Pg 50 Fort Bend County Deed Records

Encumbrances

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

Appraisal Date: 12/12/2006 Acres: ........19.85
Sen. Dist.:.....17 Rep. Dist.:.....26 FAR:..... 0.02
% in Floodplain: ....0% Slope:.........Level
Zoning: ..............................................Unzoned
Frontage: ...........................................SH 6
Utilities: ...........................................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .................................................................Vacant, Residential, School
Current Use: .............................................................Special Jobs Site
Highest and Best Use: .................................................................Commercial Development
Agency Projected Use: .................................................................Special Jobs Site

Bldgs.: .......2 Bldg. Area:..... 14,284 sq.ft.
Building Value: ....................... $0
Improvement Value:................. $0
Land Value:................................. $1,399,999
Total Market Value:............... $1,399,000

This is a new site purchased by TxDOT to be used for a special jobs site. It is located on SH 6 in Sugar Land near SH 6 and Voss Rd. Currently it is improved with two buildings and impervious cover. Surrounding land uses are vacant commercial, Fort Bend ISD school campus and apartments.

The appraisal indicates the highest and best use for this site as vacant is commercial development. TxDOT will fully utilize the site for a jobs site.

Recommendation: Retain for continued agency operations.
Sulphur Springs Maintenance Site

Location:
State Loop 301, Sulphur Springs, Hopkins County, Texas

Legal Description:
Volume 110 Page 223 Hopkins County Deed Records

Encumbrances

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

Sen. Dist.: 2  Rep. Dist.: 3  FAR: 0.03  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Industrial  Land Value: $600,000
Frontage: State Loop 301  Total Market Value: $600,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Governmental, Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site as an area office and maintenance facility. It is located in northwest Sulphur Springs on SH 19 NW. There are three buildings and impervious cover. Surrounding land uses are commercial, industrial and vacant tracts. The city airport is to the west. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is also the current use. The Sulphur Springs commercial real estate market is slow in the site area. Most of the commercial sales have occurred along IH 30.

Recommendation: Retain for continued agency operations.
Sweetwater Maintenance Site

Location:
7526 IH 20 North, Sweetwater, Nolan County, Texas

Legal Description:
Volume 205 Page 507 Nolan County Deed Records

Encumbrances

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

Appraisal Date: 1/22/2007  Acres: ........9.84
Bldgs.: ....1  Bldg. Area:..... 10,254 sq.ft.
Sen. Dist.:.....28  Rep. Dist:......71  FAR:..... 0.02
Building Value: .......................  $0
% in Floodplain:.....0%  Slope:.....Moderate
Improvement Value:.......................  $0
Zoning: ..............................................Unzoned
Land Value:.............................. $154,000
Frontage: ....................IH 20 North
Total Market Value:............. $154,000
Utilities: .....................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: ..............................................Vacant, Residential, Commercial
Current Use: ..............................................Maintenance Site
Agency Projected Use: ..............................................Maintenance Site

The Texas Department of Transportation is using this site in southeast Sweetwater as a maintenance facility. It is located on the north side of IH 20 North. The site is improved with one building considered to have contributory value. Surrounding land use is vacant, residential and commercial. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use is to continue in the present use as a maintenance site. There has been little development in Sweetwater over the past several years. The economy is stable and little change is expected.

Recommendation:  Retain for continued agency operations.
Tahoka Maintenance Site

Location:
US 87 North, Tahoka, Lynn County, Texas

Legal Description:
Volume 179 Page 305 Lynn County Deed Records

Encumbrances

**Physical:** None

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

Appraisal Date: 1/25/2007

- Acres: 7.97
- Bldgs.: 1
- Bldg. Area: 8,997 sq.ft.

- Building Value: $0
- Improvement Value: $0
- Total Market Value: $90,000

- Sen. Dist.: 28
- Rep. Dist.: 85
- FAR: 0.03

- % in Floodplain: 0%
- Slope: Level

- Zoning: Unzoned

- Frontage: US 87 North

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

- Surrounding Uses: Residential, Agricultural

- Current Use: Maintenance Site

- Highest and Best Use: Maintenance Site

- Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in Tahoka as a maintenance and storage facility. It is located along the east side of US 87 just north of the community. The site is improved with one building, paving and fencing. Surrounding land uses are agriculture and ranchettes. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Tahoka, south of Lubbock, is a small community with about 3,500 people. There has been no new development and real estate sales are slow.

**Recommendation:** Retain for continued agency operations.
Taylor Maintenance Site

Location:
14800 Hwy 79, Taylor, Williamson County, Texas

Legal Description:
Volume 368 Page 354 Williamson County Deed Records

Encumbrances

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

Appraisal Date: 9/5/2006  Acres: 10.14
Sen. Dist.: 5  Rep. Dist.: 52  FAR: 0.02
% in Floodplain: 0%  Slope: Level
Zoning: Unzoned
Frontage: Hwy 79
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Agricultural, Governmental, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

Bldgs.: 2  Bldg. Area: 6,964 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $590,000
Total Market Value: $590,000

The Texas Department of Transportation currently uses this site as a storage and maintenance facility. It is located on Hwy 79 just west of the city of Taylor. There are two buildings; a general maintenance building and an equipment shed. Surrounding land uses include commercial, agricultural, governmental and residential properties. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Williamson County is one of the fastest growing counties in Texas. Most of the commercial growth has been along the IH 35 corridor. Taylor is becoming more popular for commuters into Austin.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Temple Signal/Sign Shop

Location:
3801 North 3rd St, Temple, Bell County, Texas

Legal Description:
Volume 621 Page 300 Bell County Deed Records

Encumbrances

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

Appraisal Date: 8/29/2006 Acres: 6
Sen. Dist.: 24 Rep. Dist.: 55 FAR: 0.04
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: North 3rd St Utilities: Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: Vacant, Commercial
Current Use: Signal/Sign Shop
Highest and Best Use: Industrial/Commercial Development
Agency Projected Use: Property Exchange

Land Value: $200,000
Bldg.: 2 Bldg. Area: 8,116 sq.ft.
Building Value: $0 Improvement Value: $0
Total Market Value: $200,000

The Texas Department of Transportation presently uses this site as a sign and signal shop. It is located in northern Temple on a service road to IH 35. It is improved with two buildings and surface parking. The site is surrounded by vacant land, but there are commercial and industrial tracts to the east and south of IH 35. The civic center is to the south. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is for commercial/industrial development. TxDOT indicates they will use this site in a property exchange transaction as approved through Legislation. It will be replaced by TxDOT in approximately 12 months when a new facility is completed.

Recommendation: Retain for continued agency use. Until replacement facility is complete.
Terlingua Maintenance Site

Location:
118 East Street, Terlingua, Brewster County, Texas

Legal Description:
Volume 158 Page 208 Brewster County Deed Records

Encumbrances

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

Appraisal Date: 2/5/2007  Acres: 7.84  Bldgs.: 5  Bldg. Area: 3,892 sq.ft.
Sen. Dist.: 19  Rep. Dist.: 74  FAR: 0.01  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Unzoned  Land Value: $93,000
Frontage: 118 East Street  Total Market Value: $93,000
Utilities: Electricity, Telephone, Water, Septic Tank
Surrounding Uses: Rangeland, Commercial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in Terlingua as a maintenance and storage facility. It is located on East Street, approximately one and one half miles west of the intersection of SH 118 and RR 170. It is improved with five buildings and is considered a typical TxDOT site. Surrounding land uses include rangeland and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The highest and best use is to continue in the present use. Terlingua is located about 80 miles south of Alpine in west Texas. The economy is dependent upon agriculture and tourism. The subject tract is located in the southwestern part of Brewster County. Demand for commercial sites in this area is low. Most development has occurred on SH 118 about two miles east of the site.

Recommendation: Retain for continued agency operations.
Terrell Material Storage Site

Location:
CR 233 and CR 235, Terrell, Kaufman County, Texas

Legal Description:
Volume 836 Page 307 Kaufman County Deed Records

Encumbrances

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

Appraisal Date: 10/16/2006
Acres: ..............12
Sen. Dist.:......2
Rep. Dist.:......4
FAR: ...... 0.0
% in Floodplain: ....0%
Slope:.........Level
Zoning: .....Unzoned
Frontage: .............CR 233, CR 235
Utilities: .................................................................Electricity, Water

Surrounding Uses: .............................................................Residential, Rangeland
Current Use: ..............................................................Material Storage Yard
Highest and Best Use: ........................................................Future Development
Agency Projected Use: ......................................................Material Storage Yard

The Texas Department of Transportation uses this site in Terrell as a storage yard for highway maintenance materials. It is located on CR 233 and CR 235, approximately three miles northwest of Terrell. The site improvement consists of chain link fencing around the perimeter. Surrounding land use is residential and rangeland.

The appraisal indicates the present use is the highest and best use. At this time, there has been some growth in Terrell due to the proximity to the Dallas/Ft. Worth area. The subject area is rural in nature.

Recommendation: Retain for continued agency operations.
Texarkana Maintenance Site

Location:
520 Sowell Ln, Texarkana, Bowie County, Texas

Legal Description:
Volume 386 Page 219 Bowie County Deed Records

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

Appraisal Date: 10/5/2006
Acres: 11.12
Sen. Dist.: 1
Rep. Dist.: 1
FAR: 0.02
% in Floodplain: 0%
Slope: Level
Zoning: Residential
Frontage: Sowell Ln
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Church, Commercial
Current Use: Maintenance Site
Highest and Best Use: Light Industrial
Agency Projected Use: Maintenance Site

The Texas Department of Transportation is using this site as a maintenance facility. It is located in western Texarkana. It is improved with two buildings, fencing and parking. Surrounding land uses include residential, commercial and a church. The site was appraised as a whole; buildings and land were not assigned separate values.

The appraisal findings show the highest and best use is light industrial to include the present use. This site has been used as a maintenance facility since the early 1960s. Some residential and commercial growth has been spurred with the construction of a nearby Wal-Mart.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site in east Throckmorton as a storage and maintenance site. It is located on the south side of Hwy 380 in the city limits. The site is improved with three buildings, fencing and asphalt surfacing. Surrounding land uses include vacant tracts to the east and south, single-family residences to the west and north, and two equipment yards to the north. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is concurrent with the present use. Throckmorton is a rural community located about 70 miles northeast of Abilene.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site as a maintenance and storage facility. It is located northwest of Tilden on Hwy 72 and is improved with two buildings. Surrounding land uses include agriculture and home sites. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is office development to include the present use as a maintenance site. Tilden is the county seat of McMullen and is a small rural town. Primary industries are ranching, oil and gas and recreation.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site as a maintenance facility. The site is located in Timpson, which is in far east Texas on Hwy 59, west of Nacogdoches. It is improved with one building, fencing and surface parking. Surrounding land use is residential and vacant tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Timpson has a diverse economy with forestry, tourism, ranching, agriculture and poultry providing stability. The real estate market appears stable and little change is expected.

**Recommendation:** *Retain for continued agency operations.*
Tulia Maintenance Site

Location:
SH 86, Tulia, Swisher County, Texas

Legal Description:
Volume 251 Page 386 Swisher County Deed Records

Encumbrances

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

Appraisal Date: 4/3/2007
Acres: 10

Bldgs.: 1
Bldg. Area: 13,632 sq.ft.

Building Value: $0
Improvement Value: $0

Land Value: $143,000
Total Market Value: $143,000

Sen. Dist.: 28
Rep. Dist.: 88

FAR: 0.03

% in Floodplain: 0%
Slope: Level

Zoning: Unzoned

Frontage: SH 86

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Agricultural, Governmental

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site

Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site just east of the city limits of Tulia as a maintenance and storage facility. It is located on the south side of SH 86. Site improvements consist of one building considered to add contributory value. The surrounding land is vacant, agricultural and a wastewater treatment plant. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Tulia is located south of Amarillo in the panhandle. Agriculture is the predominant source of income. Industrial activity is minimal in this area. Tulia has experienced little growth in either the residential or commercial sectors.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Tyler District Headquarters

Location:
2709 West Front St/SH 31, Tyler, Smith County, Texas

Legal Description:
Volume 3286 Page 184 Smith County Deed Records

Encumbrances

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

Appraisal Date: 8/10/2006 Acres: 14.71
Sen. Dist.: 2 Rep. Dist.: 6 FAR: 0.16
% in Floodplain: 0% Slope: Moderate
Zoning: Commercial
Frontage: West Front St/SH 31
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

The Texas Department of Transportation currently utilizes this site near downtown Tyler as a district headquarters. It is accessible from SH 31 known as West Front St and Spur 235. There are nine buildings including two district offices, storage buildings, warehouse and shop, laboratories, a signal and striping building. Surrounding land uses include commercial storage and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use as a district headquarters. Commercial activity in some areas of Tyler has been strong in the past few years. Most activity is occurring south and west of town.

Recommendation: Retain for continued agency operations.
Tyler Maintenance Site

Location:
Northeast Loop 323 south of American Legion Rd,
Tyler, Smith County, Texas

Legal Description:
Volume 855 Page 344 Smith County Deed Records

Encumbrances

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

Appraisal Date: 11/30/2006 Acres: .............8
Sen. Dist.:........2 Rep. Dist.:.........6 FAR: ...... 0.04
% in Floodplain: ....0% Slope:..........Level
Zoning: .............................................Unzoned
Frontage: ..........................Northeast Loop 323
Utilities: .................................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ..........................................................Commercial, Vacant, Woodlands
Current Use: .................................................................Maintenance Site
Highest and Best Use: .................................................................Maintenance Site
Agency Projected Use: .................................................................Maintenance Site

The Texas Department of Transportation uses this site in Tyler as a district office, highway maintenance and storage facility. It is located on the east side of Northeast Loop 323. There are three buildings with maintenance and service-related uses, loading docks, asphalt surfacing, and infrastructure. Surrounding land uses include commercial, vacant and wooded tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. The commercial market activity in some areas of Tyler has been strong in the past few years. The strongest area of growth is south and west of Tyler, and some areas along Loop 323. The subject is in northeast Tyler in an area that is experiencing slow growth, but has good commercial frontage on the Loop.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation

Texas General Land Office

Tyler Maintenance Site - Noonday

Location:
SH 155 South, Tyler, Smith County, Texas

Legal Description:
Volume 4714 Page 238 Smith County Deed Records

Encumbrances

Physical: None
Legal: Deed Restrictions: Mineral Rights Reserved

Utilities: Electricity, Telephone, Water, Septic Tank

Surrounding Uses: Rangeland, Woodlands, Residential

Current Use: Maintenance Site

Agency Projected Use: Maintenance Site

Appliaza Date: 11/29/2006 Acres: 50.19

% in Floodplain: 0% Slope: Level

Zoning: Unzoned

Frontage: SH 155 South


FAR: 0.01

Utility Easements: Maintenace Site

Building Value: $0

Improvement Value: $0

Bldgs.: 3 Bldg. Area: 19,417 sq.ft.

Land Value: $775,000

Total Market Value: $775,000

TxDOT uses this site as a maintenance facility. It is located southwest of Tyler in the Community of Noonday, a rural agricultural pastureland and timbered area of Smith County. The site is improved with three buildings that are considered to have contributory value. While the buildings occupy only a few acres, much of the site will be used for storing highway materials. Surrounding land uses include rangeland, woodland and residential sites. The site was appraised as a whole, land and buildings were not assigned separate values. TxDOT is building a new Loop around Tyler and at some point approximately 12 acres will become right of way and no longer in the real property inventory.

The appraisal indicates the highest and best use is to continue in the present use. Commercial activity in Tyler is well-distributed, but the hottest areas for retail space are located in the southern part of town along US 69 and South Loop 323. Growth trends are occurring toward the south and southwest. The subject has good commercial frontage on the west side of SH 155.

Recommendation: Retain for continued agency operations.
Uvalde Maintenance Site

Location:
2322 Hwy 90 West, Uvalde, Uvalde County, Texas

Legal Description:
Volume 227 Page 625 Uvalde County Deed Records

Recommendation: Retain for continued agency operations.

The Texas Department of Transportation is currently utilizing this site in Uvalde as a maintenance facility. It is located on the north side of Hwy 90 West about three miles from the courthouse square. It is improved with an office/shop/storage building, asphalt surfacing and fencing. Surrounding land uses include agricultural, industrial, residential and recreational. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Uvalde is a small city located about 75 miles southwest of San Antonio. The economy is based upon agriculture and manufacturing.
Van Horn Maintenance Site

Location:
2101 South Van Horn Dr, Van Horn, Culberson County, Texas

Legal Description:
Volume 71 Page 208 Culberson County Deed Records

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

Appraisal Date: 10/24/2006 Acres: ........5.99 Bldgs.: ....1 Bldg. Area:..... 9,627 sq.ft.
Sen. Dist.:.....19 Rep. Dist.:......74 FAR:..... 0.04 Building Value: ....................... $0
% in Floodplain:......100% Slope:.........Level Improvement Value:............... $0
Zoning: ............................................Unzoned Land Value: .................. $96,000
Frontage: ......................South Van Horn Dr Total Market Value:................. $96,000
Utilities: ...........................................................Electricity, Gas, Telephone, Water, Septic Tank
Surrounding Uses: ..............................................................Residential, Commercial, Native Land
Current Use: ..............................................................Maintenance Site
Highest and Best Use: ..............................................................Maintenance Site
Agency Projected Use: ..............................................................Maintenance Site

The Texas Department of Transportation utilizes this site south of Van Horn as a maintenance and storage facility. It is a typical maintenance site improved with one building with contributory value, asphalt surfacing and fencing. Surrounding land uses include residential, commercial and rangeland. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Growth and development has been minimal in the Van Horn area.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation  
GLO ID#: 1180  

Texas General Land Office  

Vega Maintenance Site  

Location:  
Hwy 66 and 7th St, Vega, Oldham County, Texas  

Legal Description:  
Volume 32 Page 141 Volume 43 Page 607 Oldham County Deed Records  

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

Appraisal Date: 4/3/2007  
Acres: 2.75  
Sen. Dist.: 31  
Rep. Dist.: 86  
FAR: 0.13  
% in Floodplain: 0  
Slope: Level  
Zoning: Unzoned  
Frontage: Hwy 66, 7th St  
Utilities: Electricity, Gas, Telephone, Wastewater, Water  
Surrounding Uses: Vacant, Commercial, Agricultural  
Current Use: Maintenance Site  
Highest and Best Use: Maintenance Site  
Agency Projected Use: Maintenance Site  

The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located on the east side of Vega on Hwy 66 and 7th Street. It is improved with three buildings: a maintenance facility, warehouse and equipment shed and parking. Surrounding land uses include vacant, agricultural and commercial properties. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Vega’s economy is agriculturally driven. The area has realized minimal growth over the past five years and is expected to remain stable. Due to the lack of demand for commercial and residential development there have been few vacant land tract sales.

Recommendation: Retain for continued agency operations.
Vernon Maintenance Site

Location:
4031 South Main St/Hwy 183, Vernon, Wilbarger County, Texas

Legal Description:
Volume 173 Page 189 Wilbarger County Deed Records

Encumbrances

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

Appraisal Date: 4/3/2007
Acres: 6.89
Sen. Dist.: 30
Rep. Dist.: 68
FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Unzoned
Frontage: South Main St/Hwy 183
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Agricultural, Vacant, Industrial
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site south of Vernon as a maintenance facility. It is located on the east side of South Main or Hwy 183. The site is improved with one building, asphalt surfacing and fencing. Surrounding land uses include agricultural, vacant, industrial and residential tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal shows the highest and best use to be the current use. The city of Vernon is a small city located in north central Texas about 50 miles northwest of Wichita Falls. The economy centers on agribusiness, oil production and light manufacturing.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site as an engineering office and maintenance site. It is located on the northeast side of Victoria on East Loop 175 and is improved with four buildings. Surrounding land uses include vacant, residential, industrial and agricultural tracts. The site was valued as a whole, buildings and land were not assigned a separate value.

The appraisal indicates the highest and best use is in concert with the present use as a maintenance facility. The City of Victoria is growing steadily with commercial/retail tracts toward the north along Hwy 77.

**Recommendation:** Retain for continued agency operations.
Waco District Headquarters

Location:
100 South Loop Dr, Waco, McLennan County, Texas

Legal Description:
Volume 1 Page 625 McLennan County Deed Records

Encumbrances

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

Appraisal Date: 7/13/2006
Acres: 16.4

Sen. Dist.: 22
Rep. Dist.: 57
FAR: 0.10

% in Floodplain: 0%
Slope: Level

Zoning: Commercial

Frontage: South Loop Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Residential, Commercial, Industrial, Vacant

Current Use: District Headquarters

Highest and Best Use: District Headquarters

Agency Projected Use: District Headquarters

Bldgs.: 11
Bldg. Area: 71,789 sq.ft.
Building Value: 0
Improvement Value: 0
Land Value: $1,450,000
Total Market Value: $1,450,000

The Texas Department of Transportation currently utilizes this site as a district headquarters. It is located within the city limits of Waco on South Loop Dr at the intersection of Hwy 84 and IH 35. The site is improved with 11 buildings and infrastructure. Surrounding land use is residential, commercial, industrial and vacant tracts. The site was appraised as a whole, not assigning separate values to the buildings and land.

The appraisal indicates the highest and best use is to continue use as a district headquarters. The Waco metropolitan statistical area has a decent economy which has resulted in slow but steady growth in the past decade. The subject neighborhood shows little signs of growth since most of this is occurring in the southwestern part of the city and along IH 35 near Baylor University. Waco is expected to grow and property values rise as it benefits from the IH 35 corridor.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site in Waco as a maintenance facility. It is north of Waco but within the city limits on Gholson Rd/FM 933. The improvements consist of seven buildings, fencing and asphalt surfacing. Surrounding land uses include light industrial, commercial and residential properties. The site was appraised as a whole, land and buildings were not assigned separate values.

Appraisal findings indicate the highest and best use is also the present use. New development in the area of the property has been relatively slow as compared to other areas in Waco. Most of the industrial development has been in the southwest part of town. There has been substantial commercial development along IH 35 and some multifamily construction around Baylor University.

Recommendation: Retain for continued agency operations.
Waco Maintenance Site

Location:
7108 Woodway Dr, Waco, McLellan County, Texas

Legal Description:
Volume 586 Page 407 McLellan County Deed Records

Encumbrances

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

Appraisal Date: 3/28/2007
Acres: 7.07
Sen. Dist.: 22
Rep. Dist.: 56
FAR: 23.04
% in Floodplain: 0%
Slope: Moderate
Zoning: Industrial
Frontage: Woodway Dr, Jewell Dr
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Industrial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Industrial Development
Agency Projected Use: Property Exchange

Bldgs.: 10
Bldg. Area: 20,281 sq.ft.
Building Value: $0
Improvement Value: $0
Land Value: $1,200,000
Total Market Value: $1,200,000

The Texas Department of Transportation uses this site for storage, vehicle maintenance and offices. It is located on the outskirts of Waco at the southeast corner of Woodway Dr and Jewell Drive. There are 10 buildings on the site, asphalt paving, fencing and sidewalks. Surrounding land uses include industrial, commercial and vacant pad sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is industrial development. This site will be replaced by TxDOT in approximately 12 months when a new facility is completed.

Recommendation: Retain for continued agency use. Until replacement facility is complete.
Waxahachie Maintenance Site

Location:
124 FM 876, Waxahachie, Ellis County, Texas

Legal Description:
Volume 480 Page 315 Ellis County Deed Records

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

Appraisal Date: 10/11/2006 Acres: 7.37
Bldgs.: 4 Bldg. Area: 14,605 sq.ft.
Sen. Dist.: 22 Rep. Dist.: 10 FAR: 0.05
Building Value: $0 Improvement Value: $0
% in Floodplain: 0% Slope: Level
Land Value: $410,000
Frontage: FM 876 Total Market Value: $410,000
Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Agricultural, Commercial, Vacant, Residential
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation currently uses this site as a maintenance facility. It is located south of Waxahachie on FM 876. The improvements consist of four buildings. Surrounding land uses include agricultural, commercial, vacant and residential tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates highest and best use is to continue in the present use as a maintenance site. The economy in Ellis County has suffered since the Superconducting Super Collider project was canceled. The area appears to be growing since it is near Dallas, but it is concentrated north along Hwy 77. There appears to be very little growth in the southern sectors of Waxahachie where this maintenance site is located.

Recommendation: Retain for continued agency operations.
Waxahachie Maintenance Site

Location:
901 East Jefferson St, Waxahachie, Ellis County, Texas

Legal Description:
Volume 344 Page 641 Ellis County Deed Records

Encumbrances

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

Appraisal Date: 11/11/2006
- Acres: 2.5
- Bldgs.: 1
- Bldg. Area: 2,930 sq.ft.
- Building Value: $0
- Improvement Value: $0
- Land Value: $22,000
- Total Market Value: $22,000

Sen. Dist.: 22
Rep. Dist.: 10
FAR: 0.03
% in Floodplain: 0%
Slope: Level
Zoning: Residential
Frontage: Jefferson St, Henrietta St
Utilities: Electricity, Telephone, Wastewater, Water
Surrounding Uses: Residential, Commercial
Current Use: Leased to DPS for a Temporary Drivers License Office
Highest and Best Use: Maintenance Site/Temporary License Office DPS
Agency Projected Use: Maintenance Site/Temporary Office for DPS

The Texas Department of Transportation currently uses this site as a storage facility. It is located south of downtown Waxahachie. DPS leases this site from TxDOT and has erected a manufactured building they are now using as a temporary driver's license office. There are some outbuildings used to store discarded material, old signs and posts. Surrounding land use is residential and a fuel depot. The site was appraised as vacant.

The appraisal indicates highest and best use is the current use. The site area is a declining residential neighborhood with poor economic conditions. This tract could be held as speculative investment for redevelopment in the future. There appears to be very little growth in southern Waxahachie at this time.

Recommendation: Retain for continued agency operations.
Weatherford Maintenance Site

Location:
West Bankhead Dr, just west of US 80, Weatherford, Parker County, Texas

Legal Description:
Volume 239 Page 332 Parker County Deed Records

Encumbrances

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

Sen. Dist.: 30 Rep. Dist.: 61 FAR: 0.03 Building Value: $0
% in Floodplain: 0% Slope: Moderate Improvement Value: $0
Zoning: Industrial Land Value: $831,000
Frontage: West Bankhead Dr Total Market Value: $831,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Commercial, Residential, Vacant
Current Use: Maintenance Facility
Highest and Best Use: Maintenance Facility
Agency Projected Use: Maintenance Facility

The Texas Department of Transportation utilizes this site in west Weatherford as a maintenance and storage facility. It is located on the southwest side of West Bankhead Drive. It is a typical maintenance site improved with six buildings, asphalt paving, parking, drives, fencing and security lighting. Surrounding land use is commercial to the north, residential to the northwest and southeast, offices to the northeast and vacant land to the south. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Weatherford, with an approximate population of 19,000, is located about 28 miles west of Ft. Worth. It is experiencing favorable economic growth commercially and residentially. The close proximity to the metroplex and the Alliance Airport Industrial Park is ideal for commuters.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site as a storage and maintenance facility. It is located in the northeastern panhandle of Texas, more specifically on the southeast edge of Wellington in Collingsworth County. The site is improved with two buildings and infrastructure. The surrounding land uses are vacant and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as improved with a vehicle and equipment maintenance and storage facility. Wellington is a small community with a population of about 3,000 people. Agriculture is the primary industry and major source of income in the area.

**Recommendation:** Retain for continued agency operations.
Wharton Maintenance Site

Location:
West Side of Hwy 60, Wharton, Wharton County, Texas

Legal Description:
Volume 381 Page 161 Wharton County Deed Records

Encumbrances

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

Appraisal Date: 11/16/2006
Acres: .................9
Sen. Dist.:.....18
Rep. Dist.:.....28
FAR: ...... 0.04
% in Floodplain: ....100%
Slope:.........Level
Zoning: ..............................................Unzoned
Frontage: ..............................Hwy 60
Utilities: ..................................Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: .........................................................Residential, Industrial, Agricultural, Medical
Current Use: .................................................................Maintenance Facility
Highest and Best Use: .................................................................Maintenance Facility
Agency Projected Use: .................................................................Maintenance Facility

Bldgs.: ......4
Bldg. Area: ...... 23,830 sq.ft.
Building Value: .............................................. $0
Improvement Value: .............................................. $0
Land Value: .............................................. $400,000
Total Market Value: .............................................. $400,000

This Texas Department of Transportation maintenance and storage facility is located on the west side of Hwy 60 in Wharton. It is improved with four buildings, asphalt surfacing and fencing. Surrounding land uses include residential, agricultural, industrial and medical. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue as a maintenance facility. Wharton is southwest of Houston in Wharton County. The development that has occurred has been in the immediate area of the subject, near Hwy 59 and FM 102. The growth trend has been to the north and west part of the city.

Recommendation: Retain for continued agency operations.
Wharton Material Storage Site

Location:
FM 1299, Wharton, Wharton County, Texas

Legal Description:
Volume 251 Page 284 Wharton County Deed Records

The Texas Department of Transportation keeps this site south of Wharton as a materials storage yard for highway maintenance. It is located on the west side of FM 1299. The site is improved with fencing only which adds no contributory value to the whole. Surrounding land use is agricultural, vacant and residential tracts. The entire tract is in the 100 to 500 year floodplain.

The appraisal shows the highest and best use is congruent with the current use. Wharton is a small city southwest of Houston on Hwy 59. The market area has experienced slow growth in the recent past. Much of the recent development has occurred near Hwy 59 and FM 102.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation uses this site as a vehicle and equipment maintenance and storage facility. It is located on Hwy 83 north of downtown Wheeler. It is improved with one building considered to have contributory value. Surrounding land use is commercial, vacant and the Wheeler ISD Athletic Fields. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates highest and best use is the present use as a maintenance facility. Wheeler is in the northeastern panhandle of Texas with an estimated population of about 1,400 people. Agriculture is the primary industry. Minimal growth has been realized since 1990 and little is expected. There have been a minimum number of vacant and commercial tracts sold over the last few years.

**Recommendation:** Retain for continued agency operations.
Whitesboro Maintenance Sub-Site

Location:
Locust St, Whitesboro, Grayson County, Texas

Legal Description:
Volume 1020 Page 31 Grayson County Deed Records

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

Appraisal Date: 7/20/2006
Acres: 3.5
Bldgs.: 1
Bldg. Area: 2,172 sq.ft.

Sen. Dist.: 30
Rep. Dist.: 62
FAR: 0.01

% in Floodplain: 0%
Slope: Level

Zoning: Commercial
Frontage: Locust St
Utilities: Electricity, Gas, Telephone, Wastewater, Water

% in Floodplain: 0%
Slope: Level

Zoning: Commercial
Frontage: Locust St
Utilities: Electricity, Gas, Telephone, Wastewater, Water

Current Use: Maintenance Site

Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation utilizes this site in southeast Whitesboro as a maintenance and storage site. It is located on the north side of Locust Street. It is improved with a sub-section warehouse, asphalt surfacing and fencing. Surrounding land use is vacant, commercial and industrial. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is industrial to include the present use. Whitesboro is a small town located in west Grayson County.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation utilizes this site in Wichita Falls as a district headquarters. It is located in south Wichita Falls on Southwest Pkwy, also known as FM 369, about five miles south of downtown. It is improved with six buildings. Surrounding land uses include vacant and commercial sites. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is congruent with the present use. If the tract was vacant the best use would be commercial or residential development. The city is diverse enough that oil and farming make up only a fractional part of the economy. The economic outlook appears to remain steady.

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

Wichita Falls Maintenance Site

Location:
2844 East Central Expwy, Wichita Falls, Wichita County, Texas

Legal Description:
Volume 1887 Page 883 Wichita County Deed Records

Encumbrances

Physical: None
Legal: 
- Deed Restrictions: Mineral Rights Reserved
- Easements: Utility, Pipeline

Sen. Dist.: 30  Rep. Dist.: 69  FAR: 0.05  Building Value: $0
% in Floodplain: 0%  Slope: Level  Improvement Value: $0
Zoning: Industrial  Land Value: $750,000
Frontage: East Central Expwy  Total Market Value: $750,000
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Industrial, Vacant
Current Use: Maintenance Site
Highest and Best Use: Maintenance Site
Agency Projected Use: Maintenance Site

The Texas Department of Transportation uses this site in Wichita Falls as a maintenance site. It is physically located between US 287, Market St and Central Fwy about four miles southeast of the central business district but within the city limits. There are two buildings, asphalt surfacing and fencing. Surrounding land use is primarily industrial related which is permitted by the current zoning and some vacant tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Wichita Falls has an estimated population of 100,000 and is the distribution center for a large area in north Texas and southern Oklahoma. The economy is based upon manufacturing, oil field services, hospitals, county and state employment. The overall economic outlook appears to remain steady.

Recommendation: Retain for continued agency operations.
Woodville Maintenance Site

Location:
Hwy 287 North, Woodville, Tyler County, Texas

Legal Description:
Volume 114 Page 517 Tyler County Deed Records

Encumbrances

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

Appraisal Date: 11/9/2006  Acres: 4.84
Building Value: $0
Improvement Value: $0
Land Value: $100,000
Total Market Value: $100,000

Sen. Dist.: 3  Rep. Dist.: 6  FAR: 0.04
% in Floodplain: 0%  Slope: Moderate
Zoning: Unzoned
Frontage: Hwy 287 North
Utilities: Electricity, Telephone, Water, Septic Tank

Surrounding Uses: Residential, Vacant
Current Use: Maintenance Site
Agency Projected Use: Maintenance Site

Highest and Best Use: Maintenance Site

The Texas Department of Transportation uses this site in east Texas as a maintenance facility. It is located in the City of Woodville on Hwy 287 North. Improvements consist of four buildings. Surrounding land use is primarily residential with some vacant tracts and a cemetery nearby. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Development in Woodville is occurring along Hwy 69 and Hwy 190.

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

Yoakum District Headquarters

Location:
600 Huck St, Yoakum, DeWitt County, Texas

Legal Description:
Vol 130 Pg 58 Vol 142 Pg 325 DeWitt County Deed Records

Encumbrances

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

Appraisal Date: 9/14/2006 Ac: 18.31
Sen. Dist: 18 Rep. Dist: 30 FAR: 0.10
% in Floodplain: 0% Slope: Level
Zoning: Commercial
Frontage: Huck St
Utilities: Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses: Residential, Office, Commercial
Current Use: District Headquarters
Highest and Best Use: District Headquarters
Agency Projected Use: District Headquarters

The Texas Department of Transportation uses this site in Yoakum as a district office and maintenance facility. This is a large site with over 18 acres. There are nine buildings, parking, asphalt paving and chain link fencing. Surrounding land uses include office, residential and commercial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal indicates the highest and best use is also the current use as a district office. Yoakum is located on a major route between Hallettsville and Cuero. The neighborhood is considered a good growth area for industrial development due to the location on the edge of the city.

Recommendation: Retain for continued agency operations.
Yoakum Maintenance Site

Location:
601 Buck St, Yoakum, Dewitt County, Texas

Legal Description:
Volume 133 Page 107 Dewitt County Deed Records

Encumbrances

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

Appraisal Date: 7/21/2006
Acres: 1.93
Bldgs.: 1
Bldg. Area: 1,440 sq.ft.

Sen. Dist.: 18
Rep. Dist.: 30
FAR: 0.02

% in Floodplain: 0%
Slope: Level

Zoning: Industrial

Frontage: Buck St

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Vacant, Residential, Agricultural, Industrial

Current Use: Material Storage Site

Highest and Best Use: Material Storage Site

Agency Projected Use: Material Storage Site

The Texas Department of Transportation is currently utilizing this site as a storage facility for highway maintenance. It is located in downtown Yoakum with road frontage on Buck St. It is improved with a material storage shed, asphalt paving and chain link fencing. The appraiser feels these improvements add no value to the land. Surrounding land uses include vacant, residential, agricultural and industrial.

The appraisal indicates the highest and best use is to continue in the present use. Yoakum is located on a major route between Victoria and Schulenburg.

Recommendation: Retain for continued agency operations.
Texas Department of Transportation  
GLO ID#: 864

Texas General Land Office

Zapata Maintenance Site

Location:
Hwy 83 North, Zapata, Zapata County, Texas

Legal Description:
Volume 80 Page 216 Zapata County Deed Records

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Encumbrances

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

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Appraisal Date: 9/27/2006  
Acres: 3.52

Sen. Dist.: 21  
Rep. Dist.: 31  
FAR: 0.03

% in Floodplain: 0%  
Slope: Level

Zoning: Unzoned

Frontage: Hwy 83 North

Utilities: Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses: Industrial, Commercial, Vacant, Civic

Current Use: Maintenance Facility

Highest and Best Use: Maintenance Facility

Agency Projected Use: Maintenance Facility

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The Texas Department of Transportation utilizes this site in northwest Zapata as a maintenance and storage facility. The site is improved with a sub-section warehouse and an equipment storage building, asphalt paving, parking, and chain link fencing. Surrounding land uses include industrial, commercial, civic and vacant sites. The site was valued as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is to continue in the present use. Zapata depends on farming, ranching, oil and gas production, and recreational tourism. The nearby lake is a drawing card for tourism, and it also provides water for crops, irrigation, and scenery.

Recommendation: Retain for continued agency operations.
The Texas Department of Transportation currently uses this site as a maintenance and storage facility. It is located at the intersection of Hwy 63 and Hwy 147 on the east side of Zavala. The improvements consist of one building, surface parking and fencing. Surrounding land uses are residential, commercial, vacant and a school. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraisal findings indicate the highest and best use is also the present use as a maintenance site. Zavala is experiencing little growth and land values are reflecting this trend.

Recommendation: *Retain for continued agency operations.*
ABOUT THE REPORT
The Evaluation Process

ABOUT THE REPORT

Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.151, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

Appraisal Process

Appraisals are performed by GLO staff or outside third party, 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. Resulting data are processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

The 79th Legislative Session, HB 957 Section 1, now allows a restricted appraisal report to be performed on properties that have a retain recommendation. The value determination can be satisfied by information including only evidence of value as the Commissioner of the GLO deems appropriate. The properties that are recommended for sale will be evaluated with a full appraisal.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

Evaluation Process

Analysis

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

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

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

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

Mr. Michael W. Behrens, Executive Director, Texas Department of Transportation.
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