

Texas General Land Office



Jerry Patterson, Commissioner

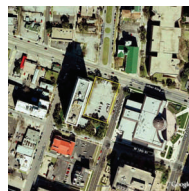
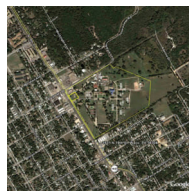


STATE AGENCY PROPERTY

RECOMMENDED TRANSACTIONS

Report to the Governor

October 2009



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RECOMMENDED TRANSACTIONS

REPORT TO THE GOVERNOR

OCTOBER 2009

TEXAS GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

INTRODUCTION

SB 1262 Summary

Texas Natural Resources Code, Chapter 31, Subchapter E, [Senate Bill 1262, 74th Texas Legislature, 1995] amended two years of previous law related to the reporting and disposition of state agency land. The amendments established a more streamlined process for disposing of unused or underused agency land by defining a reporting and review sequence between the Land Commissioner and the Governor.

Under this process, the Asset Management Division of the General Land Office provides the Governor with a list of state agency properties that have been identified as unused or underused and a set of recommended real estate transactions. The Governor has 90 days to approve or disapprove the recommendations, after which time the Land Commissioner is authorized to conduct the approved transactions.

The statute freezes the ability of land-owning state agencies to change the use or dispose of properties that have recommended transactions, from the time the list is provided to the Governor to a date two years after the recommendation is approved by the Governor. Agencies have the opportunity to submit to the Governor development plans for the future use of the property within 60 days of the listing date, for the purpose of providing information on which to base a decision regarding the recommendations.

The General Land Office may deduct expenses from transaction proceeds. Proceeds are dispersed, as appropriate, to either the Texas Capital Trust Fund, the State Treasury to the credit of the affected agency, or as otherwise directed by the Legislative Budget Board.

INTRODUCTION (CONTINUED)

The Report to the Governor

The report to the Governor contains 1) a list of sites that have recommendations for real estate transactions, 2) a set of property descriptions and recommendations for transactions (a separate page for each property), and 3) a list of all state agency properties that have thus far been identified as unused or underused by the Asset Management Division in the most current periodic review of agency land as per the process set forth in Texas Natural Resources Code, Section 31.1571, et. seq. (Exhibit A).

Recommended Transactions

Recommended transactions, in all cases, identify disposition options such as lease, sell or trade. In some cases recommendations are accompanied by specific language that defines issues that must be dealt with prior to a transaction. In these cases, the narrative is considered an essential element of the recommendation.

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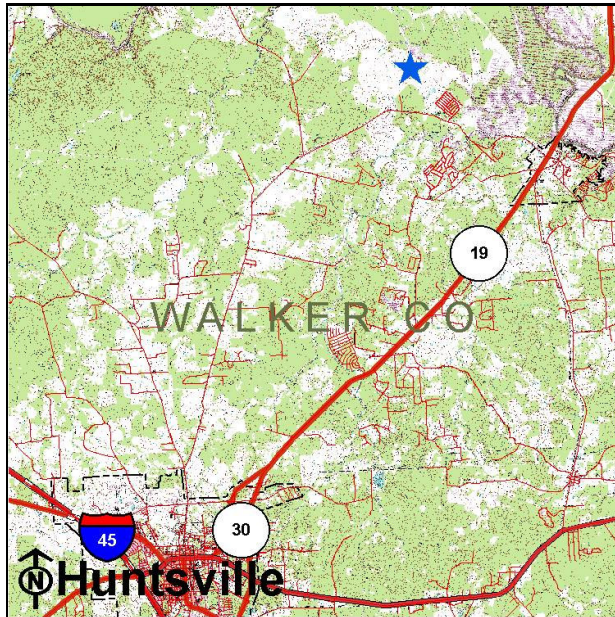
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Properties Recommended

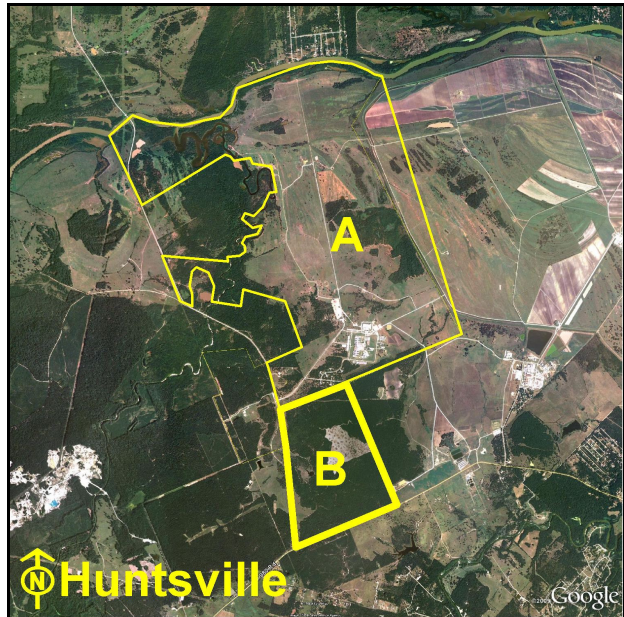
**Texas Department of
Criminal Justice**

Estelle Unit
Texas Department of Criminal Justice

GLO Recommendation:
Dispose of the underutilized tract.



Location Map



Aerial Photo

Total Acres: 5,458.73

GLO ID#: 702

Acres Recommended: 895.99

Location:FM 980 and FM 3478, Huntsville, Walker County

Current Use:Prison Facility

Appraiser's Highest and Best Use:Prison Facility/Development

The Texas Department of Criminal Justice owns and utilizes this site as a State Prison Unit and agricultural production. It is located on the northeast corner of FM 980 and FM 3478 north of Huntsville and is improved with 73 buildings, security fences, and security lights. The main prison unit and agricultural production is on the 4,562.94 acres (Parcel A) portion. The remaining 895.99 acres (Parcel B) is utilized for cattle grazing, timber production, and recreation. The surrounding land uses include agricultural, residential, and governmental development.

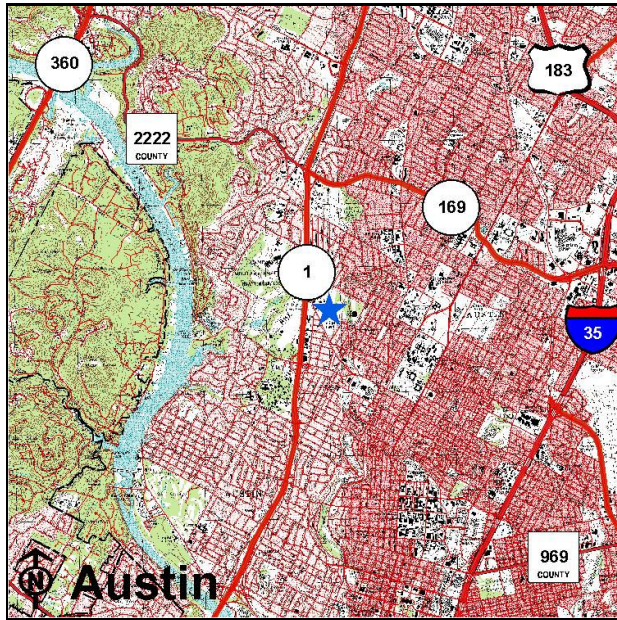
The appraisal indicates the highest and best use is for retention of Parcel A for the present use and Parcel B for investment, timber production and recreation. The GLO has determined that the property has potential for residential development. This site was included on the 1999 and 2005 Governor's Report and was not disapproved.

Texas Department of Transportation

**Austin State School Annex - Bull Creek Road
Texas Department of Transportation**

GLO Recommendation:

Dispose of this underutilized site.



Location Map



Aerial Photo

Total Acres: 29.50

GLO ID#: 747

Acres Recommended: 29.50

Location:4305 Bull Creek Road, Austin, Travis County

Current Use:Maintenance Site

Appraiser's Highest and Best Use:Residential Subdivision Development

The Texas Department of Transportation owns and utilizes this site located along Bull Creek Road inside Loop 1 (Mopac) in central Austin as a warehouse, motor pool, laboratory, and research facility. The site was appraised as vacant because existing improvements add no significant value. The surrounding land uses are high-end residential and commercial development. Across Bull Creek Road is a mixture of small suburban offices, condominiums, and single-family residences.

The appraisal indicates the highest and best use as a single-family residential development. The GLO has received numerous inquiries related to the potential availability of the site for development. This site was included on the 2005 and 2007 Governor's Report and was not disapproved. TxDOT has now completed the Cedar Park campus thereby paving the way for the anticipated relocation of operations from this site.

**Greenville Maintenance Site
Texas Department of Transportation**

GLO Recommendation:
Dispose of this underutilized site.



Location Map



Aerial Photo

Total Acres: 7.08

GLO ID#: 1217

Acres Recommended: 7.08

Location:SH 69 South, Greenville, Hunt County

Current Use:Vacant

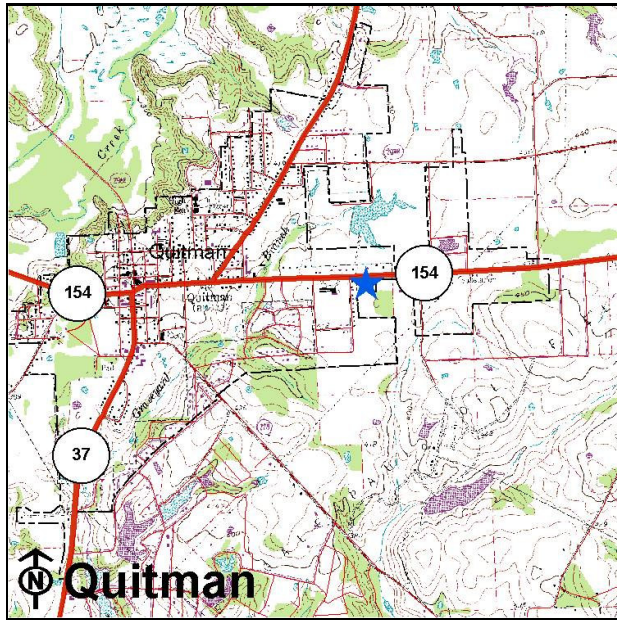
Appraiser's Highest and Best Use:Speculative Commercial Investment

The Texas Department of Transportation utilized this site located on SH 69 South, three miles southeast of downtown Greenville as a material storage location for the new Greenville Maintenance Site. Currently, the site is vacant and is improved with seven structures, chain-link fencing, and asphalt paving. The surrounding land uses include governmental, residential, and commercial development.

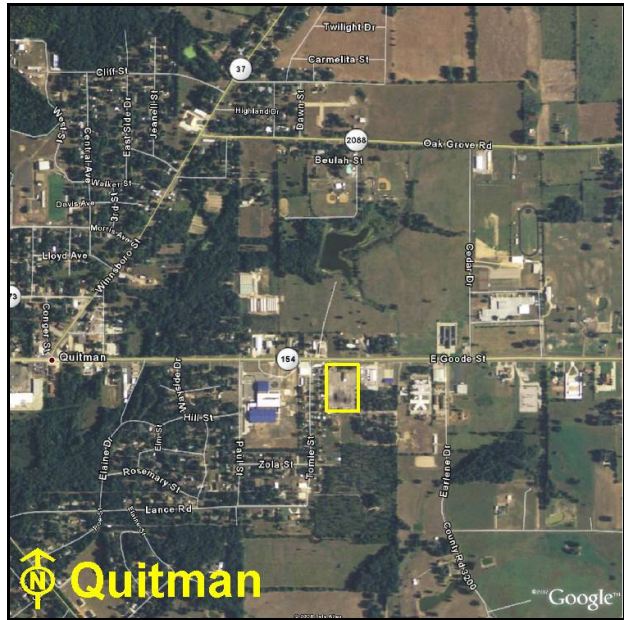
The appraisal indicates the highest and best use is for speculative commercial investment.

**Quitman Maintenance Site
Texas Department of Transportation**

GLO Recommendation:
Dispose of this unused site.



Location Map



Aerial Photo

Total Acres: 5.00

GLO ID#: 1051

Acres Recommended: 5.00

Location:1004 East Goode Street/SH 154, Quitman, Wood County

Current Use:Vacant

Appraiser's Highest and Best Use:Office/Warehouse and Yard Area

The Texas Department of Transportation used this site as a maintenance facility and yard. It is located on the south side of East Goode Street/SH 154 just east of downtown Quitman. The site is currently vacant and improved with two structures, asphalt paving, and chain-link fencing. The surrounding land uses include commercial, residential, and agricultural development.

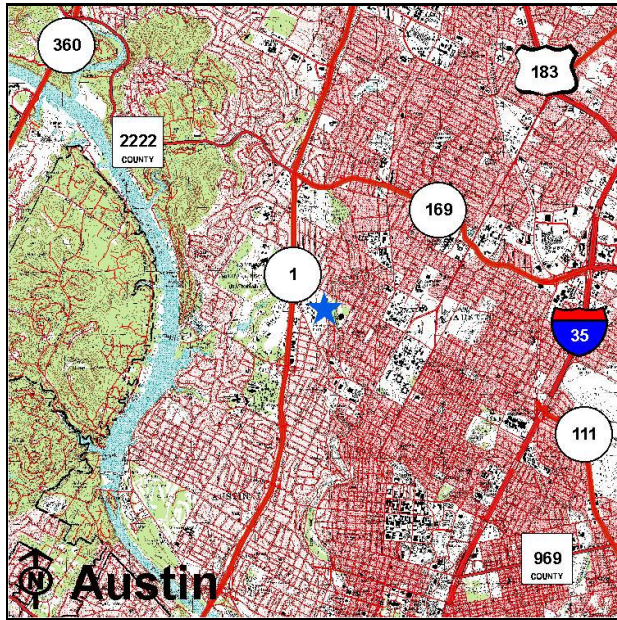
The appraisal indicates the highest and best use is for office/warehouse and yard development.

Texas Facilities Commission

**Bull Creek New State Cemetery
Texas Facilities Commission**

GLO Recommendation:

Removal of the legislative limitation and disposal of this underutilized site.



Location Map



Aerial Photo

Total Acres: 46.19

GLO ID#: 2402

Acres Recommended: 46.19

Location:4203 Bull Creek Road, Austin, Travis County

Current Use:Vacant Land

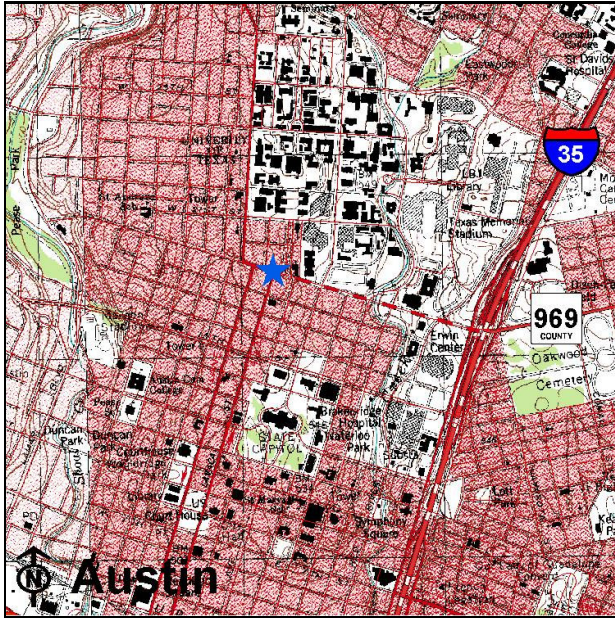
Appraiser's Highest and Best Use:Single-Family Residential

This site located south of West 45th Street, between Bull Creek Road and Shoal Creek in Austin is a proposed state cemetery but is currently vacant. Under management and control of the Texas Cemetery Commission, there is a restriction designated by the Legislature limiting its use. The surrounding land uses include residential and commercial development, medical, government, and business offices, the Austin Memorial Park Cemetery, and Camp Mabry.

The appraisal indicates the highest and best use for this property is to develop the site as a single-family residential development. The site is located in a highly desirable residential and mix-used area. It is estimated the site will not be needed as a cemetery for more than 30 years. This site was presented in the 2007 Report to the Governor and was approved with conditions being the removal of the statutory restriction for cemetery use.

Parking Lot 19
Texas Facilities Commission

GLO Recommendation:
Dispose of this underutilized site.



Location Map



Aerial Photo

Total Acres: 0.79

GLO ID#: 1905

Acres Recommended: 0.79

Location:203 Martin Luther King Boulevard, Austin, Travis County

Current Use:Surface Parking

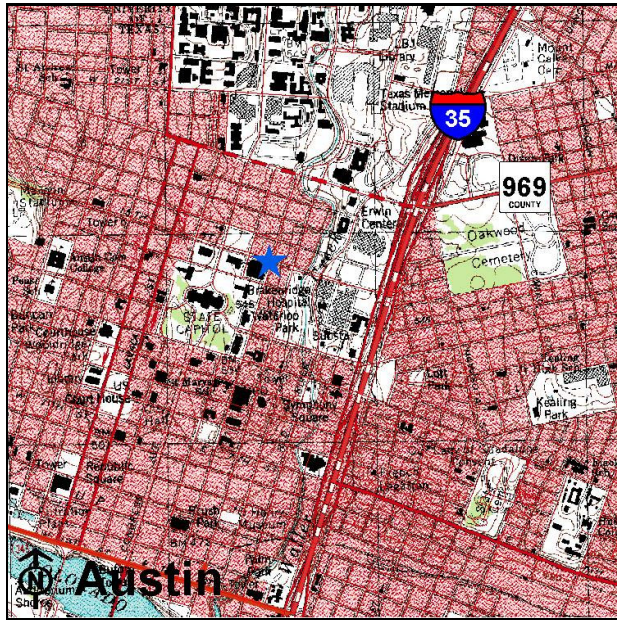
Appraiser's Highest and Best Use:Retail/Residential Development

The Texas Facilities Commission owns and utilizes this site located across the street and west of the new Bob Bullock Texas State Museum as a surface parking lot. The surrounding land uses include office, governmental, commercial, and high-rise residential development. Within the Capitol Complex boundary, development would be restricted by Capitol View Corridor height restrictions.

The appraisal indicates the highest and best use is for retail/residential development. This site is considered underutilized given its central location and development potential.

**Service Station
Texas Facilities Commission**

GLO Recommendation:
Dispose of this underutilized site.



Location Map



Aerial Photo

Total Acres: 0.23

GLO ID#: 1913

Acres Recommended: 0.23

Location:1500 San Jacinto Street, Austin, Travis County

Current Use:Food Service Preparation

Appraiser's Highest and Best Use:Office Development/Condominium Development

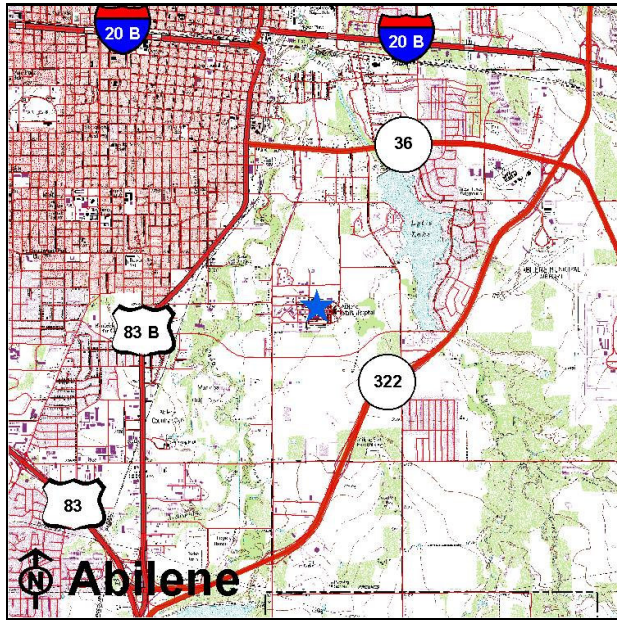
The Texas Facilities Commission currently leases this site located at the northwest corner of San Jacinto Street and 15th Street in downtown Austin to a food service facility for breakfast, lunch, and special events. The site is improved with a one-story food service facility converted from a fueling station and is considered underutilized. The surrounding land use is primarily for government office and commercial development.

The appraisal indicates the highest and best use is for commercial/office or condominium development. Due to the location of the property, current improvements do not provide any significant contributory value. The site should be more intensely developed.

**Texas Health & Human
Services Commission**

**Abilene State Supported Living Center
Texas Health and Human Services Commission**

GLO Recommendation:
Dispose of the unused tract.



Location Map



Aerial Photo

Total Acres: 301.77

GLO ID#: 752

Acres Recommended: 33.00

Location:2501 Maple Street, Abilene, Taylor County

Current Use:State Supported Living Center

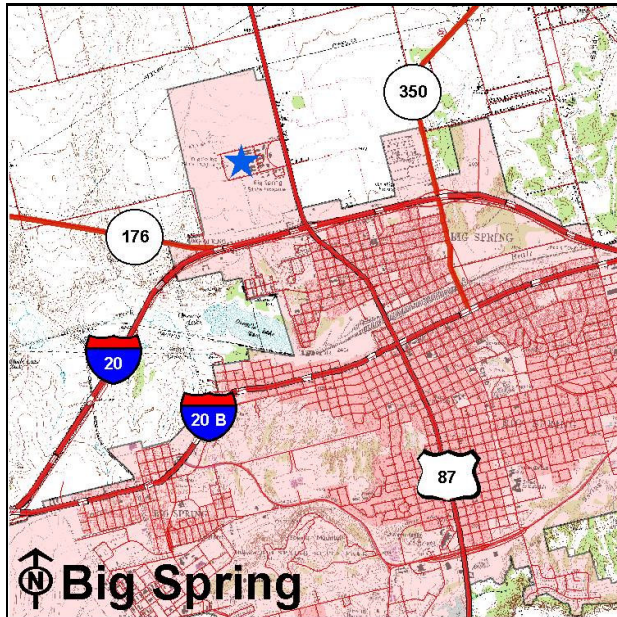
Appraiser's Highest and Best Use:State Supported Living Center/Residential Development

The Department of Aging and Disability Services utilizes Parcel B (268.77 acres) of this site as a state supported living center. Located just west of FM 1750 on Maple Street in the southeast portion of Abilene, the site is improved with 94 buildings, exterior lighting, fencing, and surface parking. The surrounding land use includes residential, commercial, and industrial development. Approximately 33 acres (Parcel A) are considered underutilized.

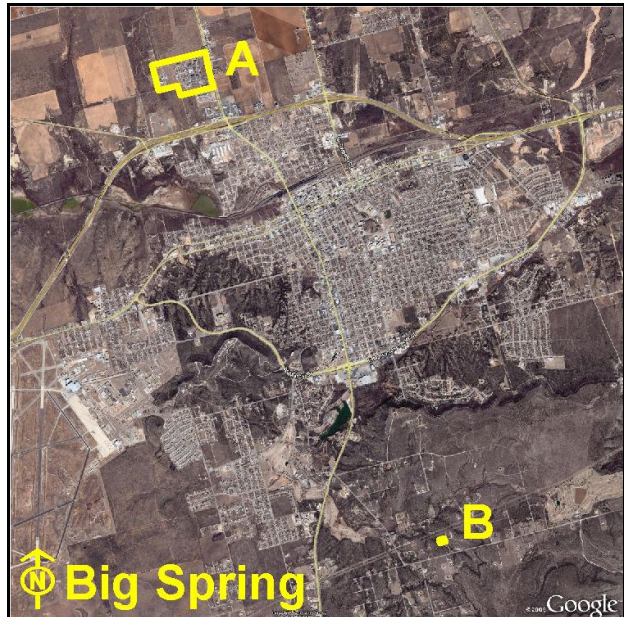
The appraisal indicates the highest and best use is to continue the present use for the 268.77 acres and to develop the vacant 33 acres. This recommendation was presented on the 2005 and 2007 Governor's Report and was not disapproved.

Big Spring State Hospital
Texas Health and Human Services Commission

GLO Recommendation:
Dispose of the 4.77 acre lot.



Location Map



Aerial Photo

Total Acres: 128.97

GLO ID#: 732

Acres Recommended: 4.77

Location:1901 North Highway 87, Big Spring, Howard County

Current Use:State Hospital

Appraiser's Highest and Best Use:State Hospital

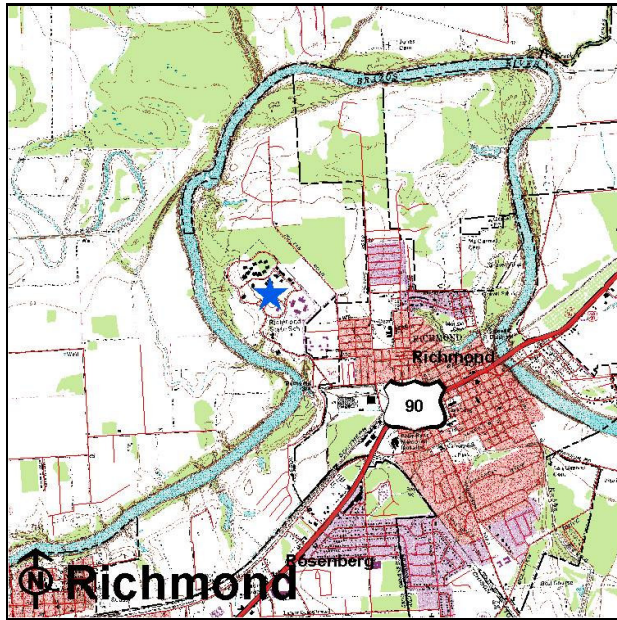
The Department of State Health Services utilizes 124.2 acres (Parcel A) of this site as a state hospital. Located on North Highway 87 in the city limits of Big Spring, the site is improved with 43 buildings, of which seven are scheduled for demolition, other improvements include perimeter fencing and surface parking. The surrounding land uses include recreational, industrial, and commercial development. It has been determined that the agency is directly utilizing the acreage portion of the property as part of an education program or other appropriate internal use. There is an isolated off-site 4.77 acre Silver Hills Subdivision lot (Parcel B) located south of the City of Big Spring that is no longer needed by the agency.

The appraisal indicates the highest and best use is to continue the present use for the main campus and to dispose of the unutilized 4.77 acre lot. This recommendation was included on the 2007 Governor's Report and was not disapproved.

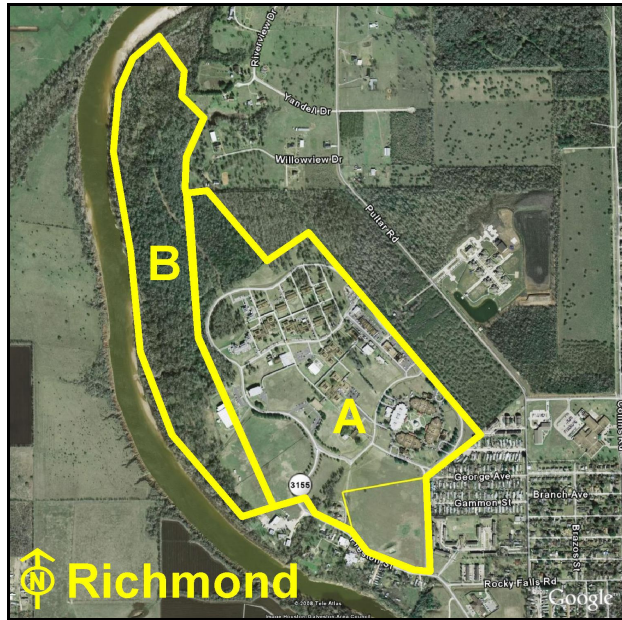
Richmond State Supported Living Center Texas Health and Human Services Commission

GLO Recommendation:

Pending acceptance of 20 acres of the underutilized acreage by the VLB for a Veteran's Home, dispose of the remaining underutilized Parcel B.



Location Map



Aerial Photo

Total Acres: 241.48

GLO ID#: 771

Acres Recommended: 96.39

Location:2100 Preston Road, Richmond, Fort Bend County

Current Use:State Supported Living Center

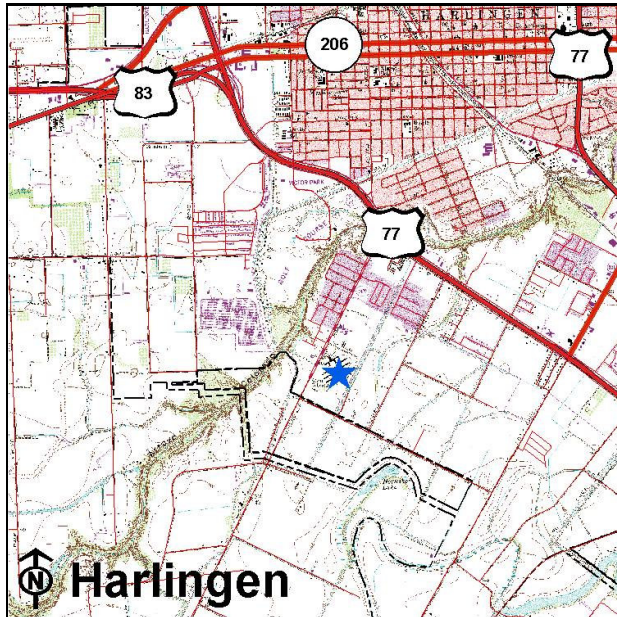
Appraiser's Highest and Best Use:State Supported Living Center/MHMR Facility

The Department of Aging and Disability Services utilizes this site as a state supported living center. Located on the east side of SH 36 at the end of Preston Road in the northwest part of Richmond, the site is improved with 52 buildings on 145.45 acres (Parcel A). Another 96.39 acres (Parcel B) are unimproved excess land of which approximately 30 acres are located in the 100-year flood zone and are not likely to be developed. The remaining 66.39 acres are located in the upland buffer area. The surrounding land uses include residential, commercial, and agricultural development.

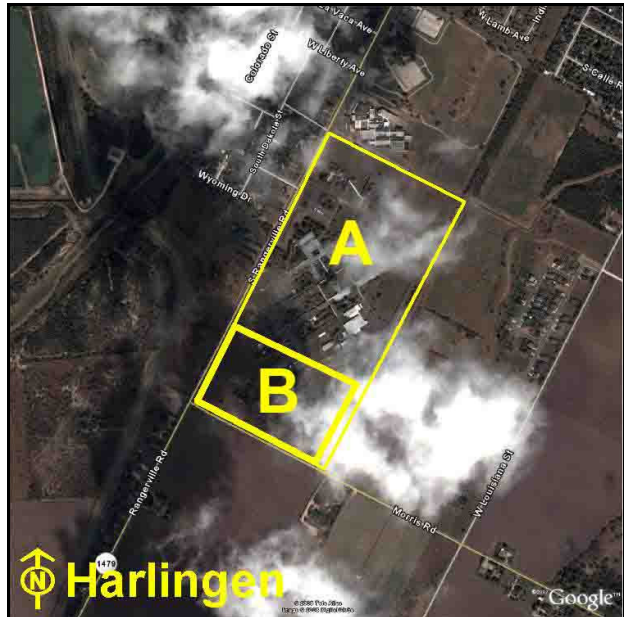
The appraisal indicates the highest and best use for Parcel A is to continue in the present use. Parcel B (96.39 acres) was recommended on the 2005 and 2007 Governor's Report and was not disapproved. The 81st legislative session directed DADS to convey 20 acres of the underutilized property to the Veteran's Land Board if it deems it to be adequate for development as a Veteran's Home.

**Rio Grande State Center
Texas Health and Human Services Commission**

GLO Recommendation:
Dispose of the unused 20 acres.



Location Map



Aerial Photo

Total Acres: 78.18

GLO ID#: 736

Acres Recommended: 20.00

Location:1401 S. Rangerville Road, Harlingen, Cameron County

Current Use:State Center

Appraiser's Highest and Best Use:State Center/Office Development

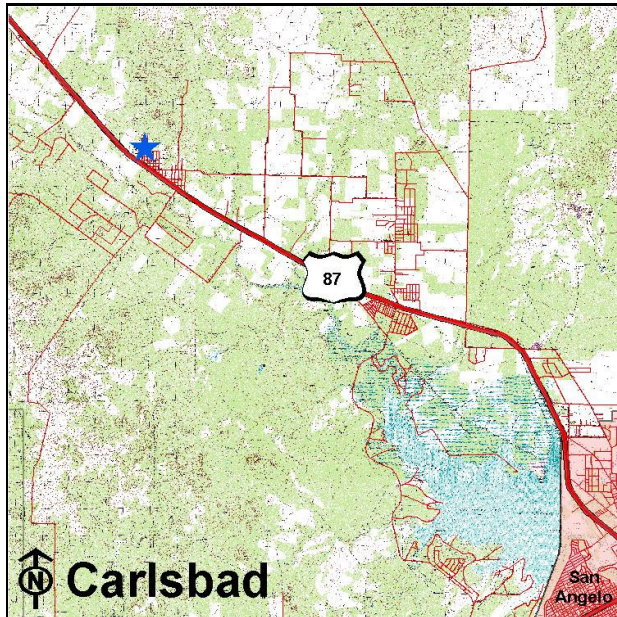
The Department of State Health Services utilizes this site as a health and medical facility. Located on Rangerville Road (FM 1479), on the south side of Harlingen, the site is improved with 24 buildings, chain-link fencing, security lights, and surface parking. The surrounding land is utilized for residential, school, commercial, and governmental development.

The current use of the improved portion of this site (Parcel A) is consistent with the evaluation's highest and best use. However, the southwest portion of this tract contains approximately 20 acres (Parcel B) that are vacant.

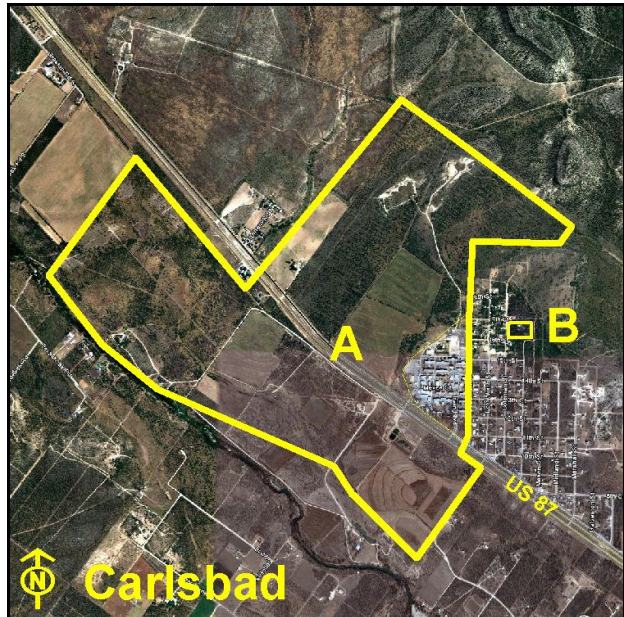
**San Angelo State Supported Living Center
Texas Health and Human Services Commission**

GLO Recommendation:

Dispose of the unused 0.32 acre lots.



Location Map



Aerial Photo

Total Acres: 1,030.99

GLO ID#: 767

Acres Recommended: 0.32

Location:US HWY 87 North, Carlsbad, Tom Green County

Current Use:State Supported Living Center

Appraiser's Highest and Best Use:State Supported Living Center

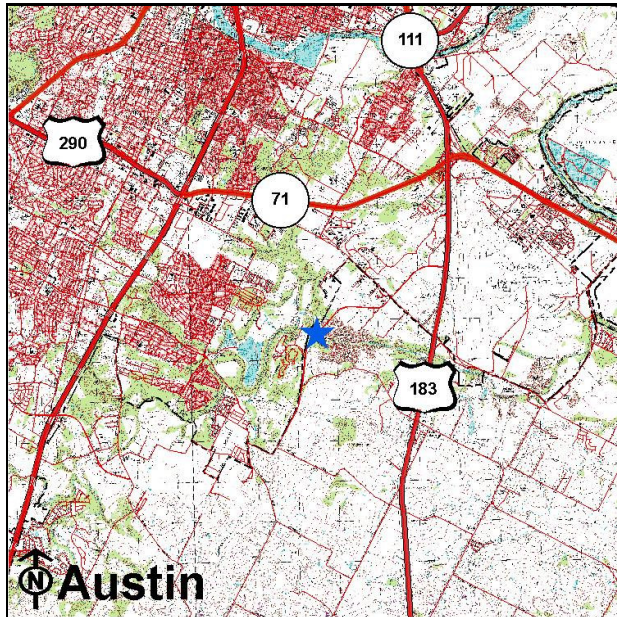
The Department of Aging and Disability Services utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. Located along both sides of US HWY 87 in Carlsbad, the site is improved with 79 buildings, a cemetery, gas and steam distribution systems, water and sewer systems, and surface parking. The surrounding land uses include rangeland, residential and recreational development. A surface lease with the Texas Agriculture Experiment Station encumbers approximately 935 acres (Parcel A) of the property. Two lots consisting of 0.32 acres (Parcel B) are located northeast of the 18th Street and Fort Worth Street intersection and are improved with abandoned water storage tanks.

The appraisal indicates the highest and best use is to continue in the present use for the main campus. DADS has requested approval to dispose of the unutilized lots.

**Texas Parks & Wildlife
Department**

McKinney Falls Park/State Headquarters
Texas Parks and Wildlife Department

GLO Recommendation:
Dispose of the 13 acre tract.



Location Map



Aerial Photo

Total Acres: 715.47

GLO ID#: 72

Acres Recommended: 13.00

Location:4200 Smith School Road, Austin, Travis County

Current Use:State Park/Headquarters

Appraiser's Highest and Best Use:State Park/Headquarters/Office or Light Industrial

The Texas Parks and Wildlife Department operates McKinney Falls State Park as a recreation area offering camping, picnicking, hiking, biking and a visitor's center. The agency's state headquarters is also located in the park. The site is improved with 25 buildings, trails and surface parking. Surrounding land uses include industrial, commercial, and residential development.

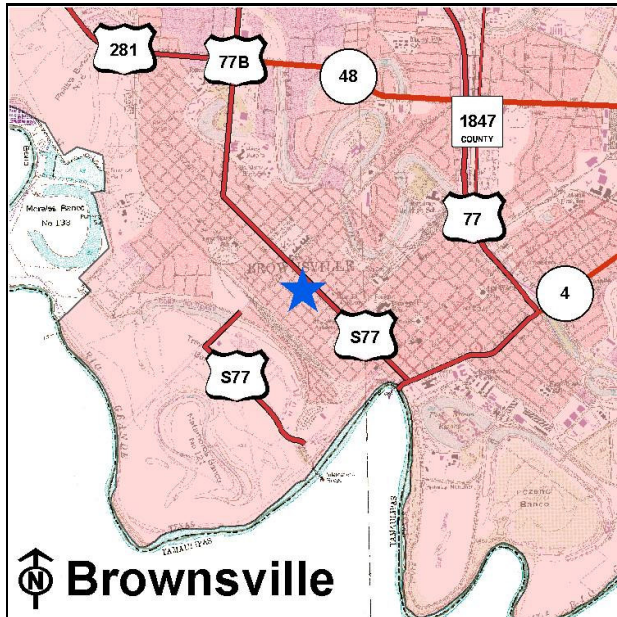
The appraisal finds that the highest and best use is to retain Parcel A (702.47 acres) for continued agency operations and to develop Parcel B (13 acres).

Texas Workforce Commission

**Brownsville Board Headquarters
Texas Workforce Commission**

GLO Recommendation:

Dispose of the property when it is no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 0.41

GLO ID#: 1867

Acres Recommended: 0.41

Location:245 East Levee Street, Brownsville, Cameron County

Current Use:TWC Administrative Facility

Appraiser's Highest and Best Use:TWC Administrative Facility

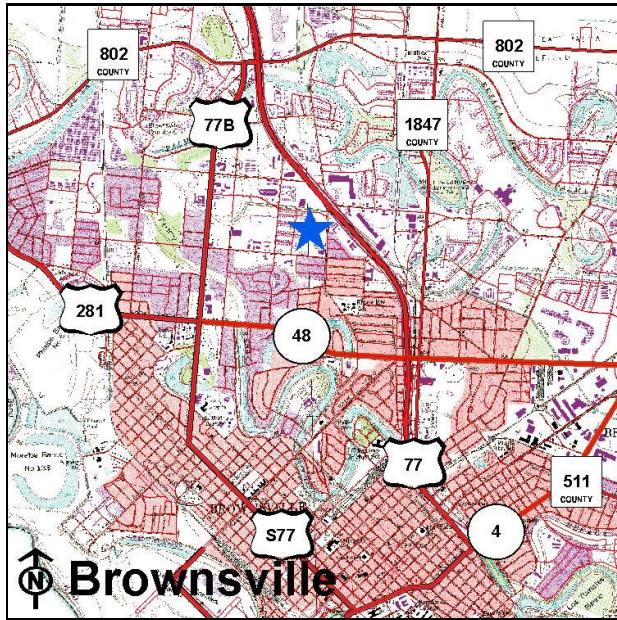
The Texas Workforce Commission utilizes this site as an administrative facility. Located on East Levee Street, one block southwest of Business US HWY 77, in downtown Brownsville, the site is improved with a single-story building and surface parking. The surrounding land uses include commercial, residential, and office development.

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future. The agency has requested the property be included on the recommended list.

**Brownsville Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of the property when it is no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 2.50

GLO ID#: 2077

Acres Recommended: 2.50

Location:851 Old Alice Road, Brownsville, Cameron County

Current Use:TWC Local Office

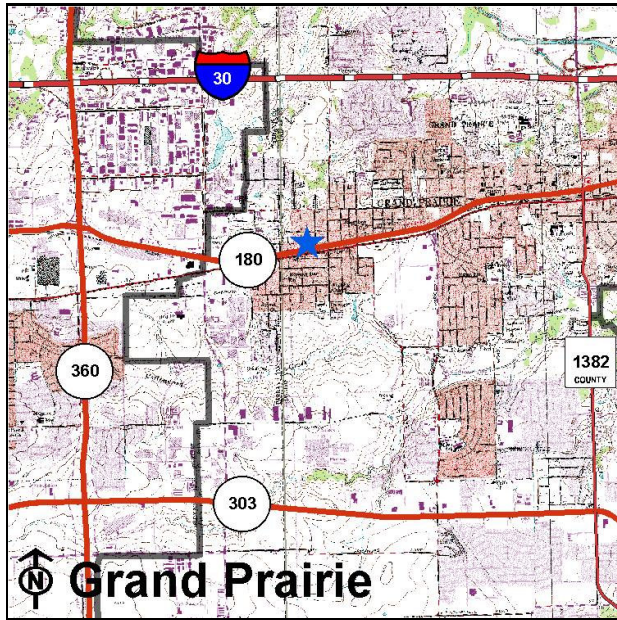
Appraiser's Highest and Best Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a local workforce center. Located on Old Alice Road just north of US HWY 281 in the central portion of Brownsville, the site is improved with a single-story building and surface parking. The surrounding land uses include commercial, residential, medical, and office development.

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future. The agency has requested the property be included on the recommended list.

**Grand Prairie Parking Lot
Texas Workforce Commission**

GLO Recommendation:
Dispose of this unused site.



Location Map



Aerial Photo

Total Acres: 0.25

GLO ID#: 2506

Acres Recommended: 0.25

Location:2102 Houston Street, Grand Prairie, Dallas County

Current Use:Parking Lot

Appraiser's Highest and Best Use:Residential Development

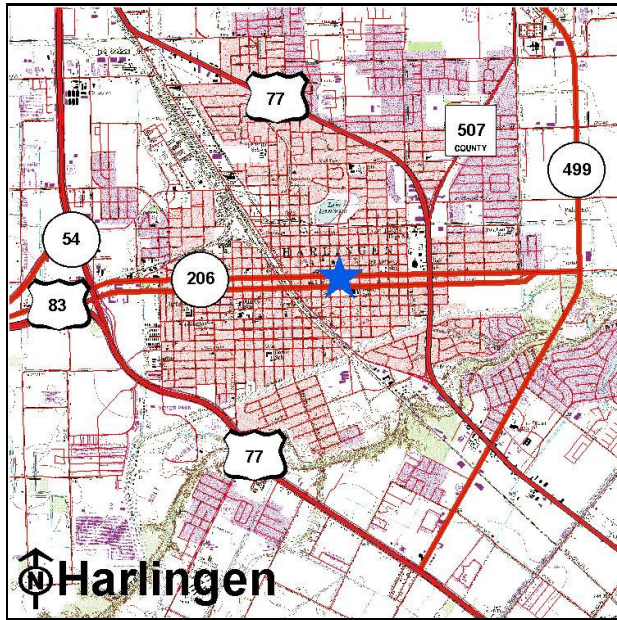
The Texas Workforce Commission utilizes this site ifor additional or overflow parking. Located on Houston Street in Grand Prairie, the site is unimproved. The surrounding land uses include residential development and the TWC Tax and Appeals Office.

The appraisal indicates the highest and best use is for residential development. This site is currently vacant and listed for sale by the General Land Office. This site was previously listed in the Governor's report and not disapproved for disposal.

**Harlingen Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of the property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 0.48

GLO ID#: 1866

Acres Recommended: 0.48

Location:601 East Harrison Street, Harlingen, Cameron County

Current Use:TWC Local Office

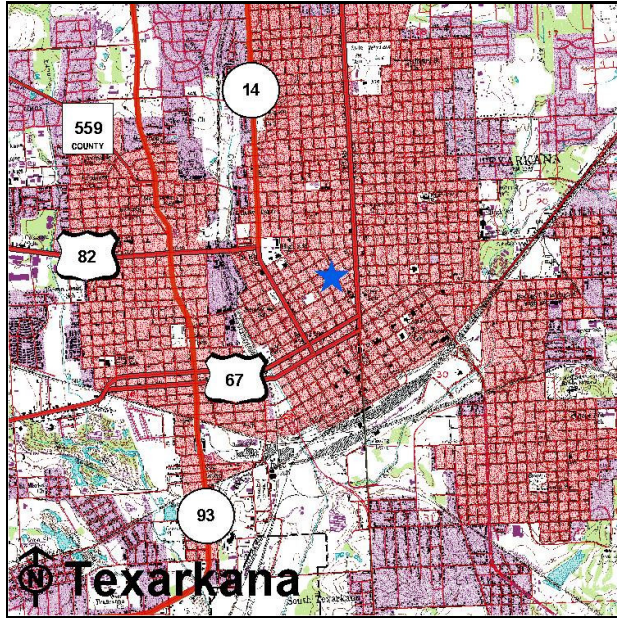
Appraiser's Highest and Best Use:TWC Local Office

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

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future.

**Texarkana Workforce Center
Texas Workforce Commission**

GLO Recommendation:
Dispose of this unused site.



Location Map



Aerial Photo

Total Acres: 1.29

GLO ID#: 1853

Acres Recommended: 1.29

Location:1120 Wood Street, Texarkana, Bowie County

Current Use:Vacant

Appraiser's Highest and Best Use:Single Tenant Office

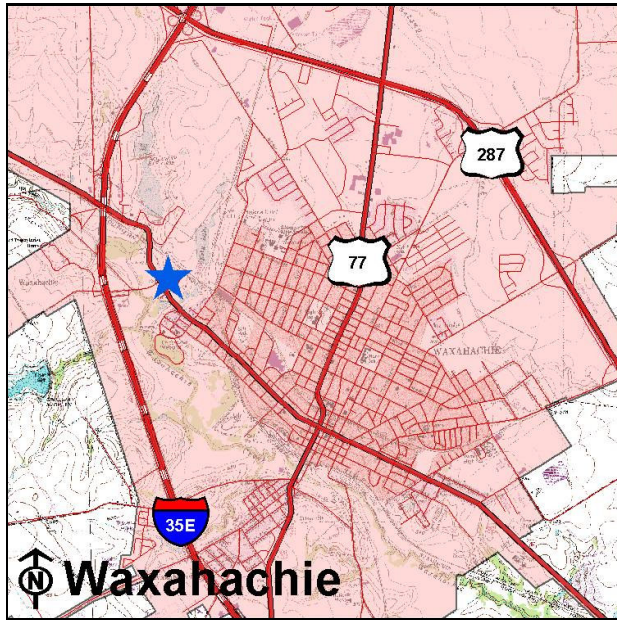
The Texas Workforce Commission currently does not occupy the property. Located on the west side of Wood Street in Texarkana, the site is improved with a one-story office building for which roof repairs are needed and HVAC system. The surrounding land use includes residential, civic, and medical development.

The appraisal indicates the highest and best use is for office purposes. This site was presented on the 2005 and 2007 Governors' Report and was not disapproved.

**Waxahachie Workforce Center
Texas Workforce Commission**

GLO Recommendation:

Dispose of the property when no longer utilized by the agency.



Location Map



Aerial Photo

Total Acres: 1.42

GLO ID#: 2074

Acres Recommended: 1.42

Location:1712 West Main Street, Waxahachie, Ellis County

Current Use:TWC Local Office

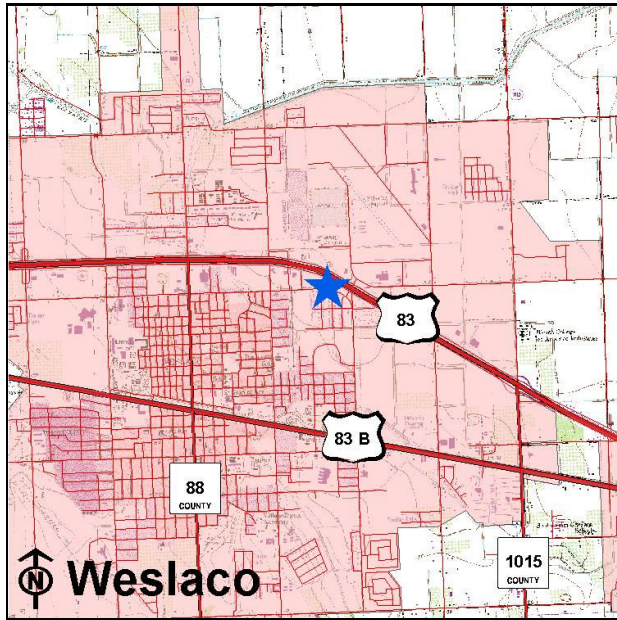
Appraiser's Highest and Best Use:TWC Local Office

The Texas Workforce Commission utilizes this site as a local workforce center. Located on West Main Street within the city limits of Waxahachie, the site is improved with a single-story building, exterior security lights, and surface parking. The surrounding land uses include vacant lots, medical and commercial development.

The appraisal indicates the highest and best use is to continue in the present use. The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future.

**Weslaco Tax Office
Texas Workforce Commission**

GLO Recommendation:
Dispose of this unused property.



Location Map



Aerial Photo

Total Acres: 1.15

GLO ID#: 1842

Acres Recommended: 1.15

Location:1002 East Expressway 83, Weslaco, Hidalgo County

Current Use:TWC Tax Office

Appraiser's Highest and Best Use:Office/Industrial Development

The Texas Workforce Commission currently does not occupy this property. Located on East Expressway 83 in the northeast part of Weslaco, the site is improved with a single story building, chain link fencing, and surface parking. It was included on a previous Governor's Report and not disapproved for disposal. The surrounding land uses include residential, industrial, and commercial development.

The appraisal indicates the highest and best use is for office/industrial purposes.

Appendix

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports October 2009

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Facilities Commission							
	*Bull Creek State Cemetery	2402	Austin	Travis	46.19	46.19	2005
	Parking Lot 19	1905	Austin	Travis	0.79	0.79	
	Service Station	1913	Austin	Travis	0.23	0.23	
	3			<u>Total:</u>	47.21	47.21	
Texas Department of Criminal Justice							
	* Boyd/Teague Unit	2056	Fairfield	Freestone	733.56	733.56	2002
	* Estelle Unit	702	Huntsville	Walker	5,458.73	895.99	2005
	2			Total:	6,192.29	1,629.55	

** Previously Approved for Sale or Lease by the Governor*

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Department of Transportation							
*Austin State School Annex—Bull Creek		747	Austin	Travis	29.50	29.50	2007
Greenville Maintenance Site		1217	Greenville	Hunt	7.08	7.08	
Quitman Maintenance Site		1051	Quitman	Wood	5.00	5.00	
	3			Total:	41.58	41.58	
Texas Health and Human Services Commission							
* Abilene State Supported Living Center		752	Abilene	Taylor	364.33	32.14	2007
* Big Spring State Hospital		732	Big Spring	Howard	251.15	108.77	2007
*Richmond State Supported Living Center		771	Richmond	Fort Bend	241.48	96.39	2007
*Rio Grande State Center		736	Harlingen	Cameron	78.18	20.00	2001
San Angelo State Supported Living Center		767	Carlsbad	Tom Green	1,030.99	0.32	
*Waco Center for Youth		2555	Waco	McLennan	50.39	0.75	2007
	6			Total:	2,016.52	258.37	
Texas Parks and Wildlife Department							
McKinney Falls Park/State Headquarters		72	Austin	Travis	715.47	13.00	
	1			Total:	715.47	13.00	

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Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Workforce Commission							
	Brownsville Board Headquarters	1867	Brownsville	Cameron	0.41	0.41	
	Brownsville Workforce Center	2077	Brownsville	Cameron	2.50	2.50	
	Grand Prairie Parking Lot	2506	Grand Prairie	Dallas	0.25	0.25	
	Harlingen Workforce Center	1866	Harlingen	Cameron	0.48	0.48	
	* Mount Pleasant Workforce Center	1830	Mount Pleasant	Titus	1.15	1.15	2007
	* Texarkana Workforce Center	1853	Texarkana	Bowie	1.29	1.29	2007
	Waxahachie Workforce Center	2074	Waxahachie	Ellis	1.42	1.42	
	*Weslaco Tax Office	1842	Weslaco	Hildago	1.15	1.15	2001
	8		Total:		8.65	8.65	
Texas Youth Commission							
	Sheffield Boot Camp	2443	Sheffield	Pecos	23.80	23.80	
	1		Total:		23.80	23.80	
Grand Total:					9,045.52	2,022.16	

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