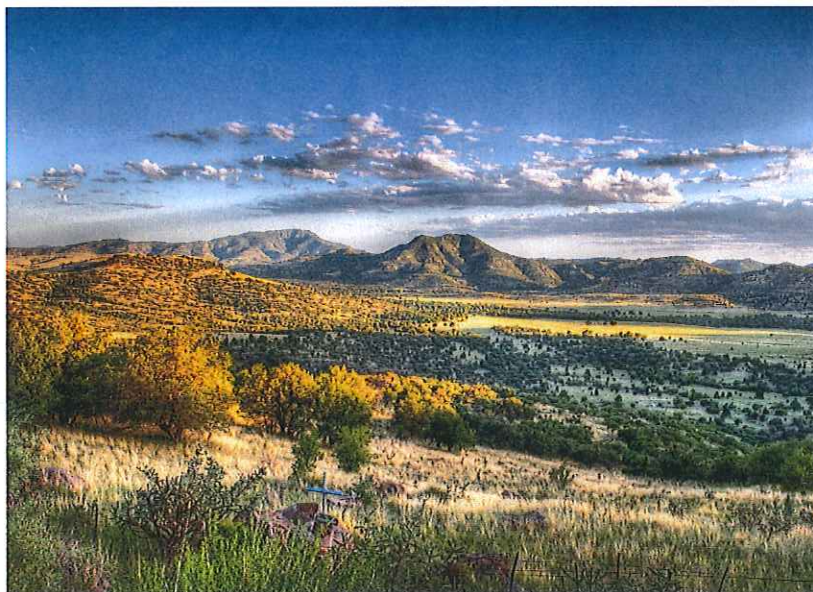


# Texas General Land Office

## Jerry Patterson, Commissioner



### STATE AGENCY PROPERTY

### RECOMMENDED TRANSACTIONS

Report to the Governor

October 2013



STATE AGENCY PROPERTY  
RECOMMENDED TRANSACTIONS

REPORT TO THE GOVERNOR

OCTOBER 2013

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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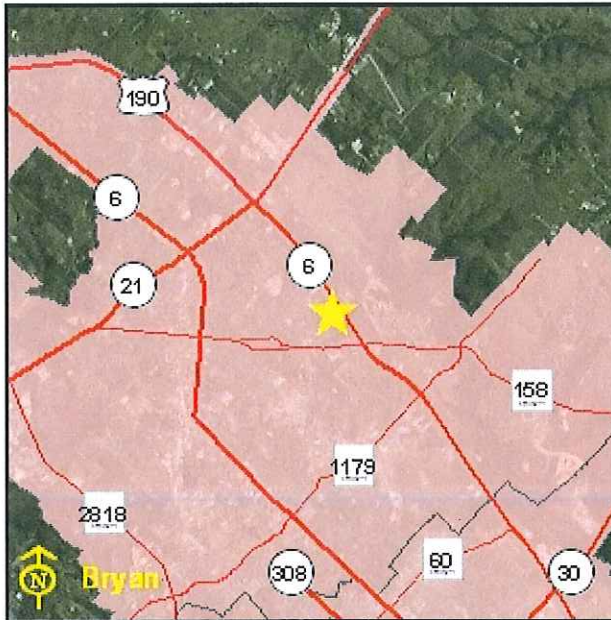
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## **Properties Recommended**

**Texas Department of  
Public Safety**

**Bryan District Office - Old  
Texas Department of Public Safety**

**GLO Recommendation:**



*Location Map*



*Aerial Photo*

**Total Acres:** 2.00

**GLO ID#:** 1744

**Acres Recommended:** 2.00

**Location:** ..... 1003 North Earl Rudder Freeway, Bryan, Brazos County

**Current Use:** ..... Vacant

**Appraiser's Highest and Best Use:** ..... Vacant

The Texas Department of Public Safety previously utilized this site as a district office. The property is currently vacant. It is located on Earl Rudder Freeway in Bryan. The site is improved with one office building, a storage building, chain-link fencing, security lighting, and asphalt parking. The surrounding land uses include a school, office, commercial, and residential developments.



**Texas Department of  
Transportation**

**Cleveland Maintenance Site  
Texas Department of Transportation**

**GLO Recommendation:**  
Dispose of this unused property.



Location Map



Aerial Photo

**Total Acres:** 5.00

**GLO ID#:** 880

**Acres Recommended:** 5.00

**Location:** .....FM Highway 2025, Cleveland, Liberty County

**Current Use:** .....Vacant Maintenance Site

**Appraiser's Highest and Best Use:** .....Commercial Development

The Texas Department of Transportation utilized this property as a maintenance facility. Located along F.M. Highway 2025 in Cleveland, the property is improved with three buildings, perimeter fencing, exterior lighting, and asphalt paved parking. The surrounding land uses include residential and commercial developments. The facility is currently vacant.

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

**Palestine Area Engineering and Maintenance Site  
Texas Department of Transportation**

**GLO Recommendation:**

Dispose of this unused property.



Location Map



Aerial Photo

**Total Acres:** 3.19

**GLO ID#:** 2504

**Acres Recommended:** 3.19

**Location:** .....1620 West Palestine Avenue, Palestine, Anderson County

**Current Use:** .....Vacant Maintenance Site

**Appraiser's Highest and Best Use:** .....Office/Maintenance Site

The Texas Department of Transportation utilized this property as an office and maintenance facility. Located on West Palestine Avenue in Palestine, the property is improved with three buildings, perimeter chain-link fencing, and asphalt parking. The surrounding land uses include vacant land, and commercial and residential development. The property is currently vacant.

The appraisal indicates the highest and best use is for office or maintenance use.

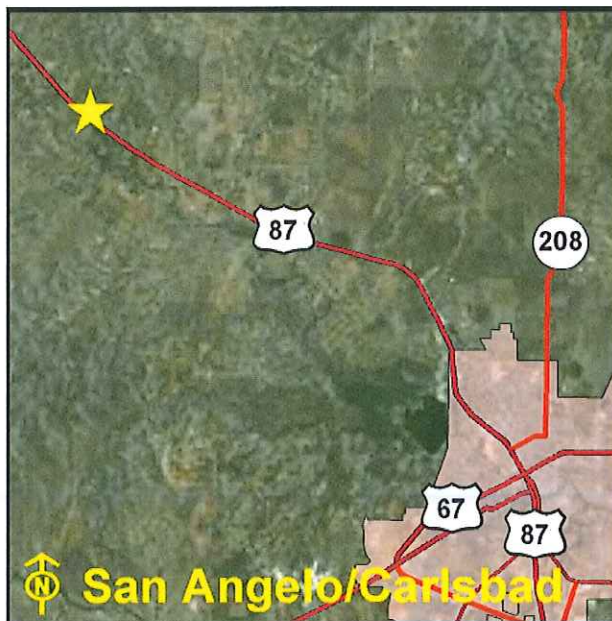
## **Texas Health & Human Services Commission**



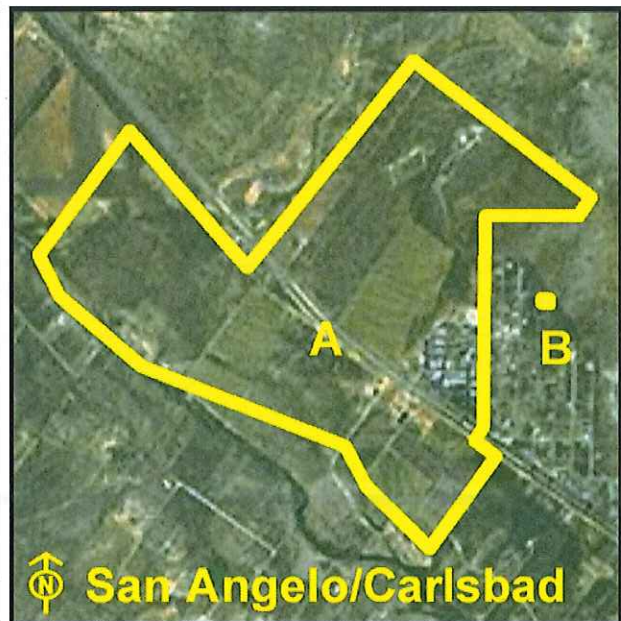
**San Angelo State Supported Living Center  
Texas Health and Human Services Commission**

**GLO Recommendation:**

Dispose of the unused 0.32 acres (Parcel B).



Location Map



Aerial Photo

**Total Acres:** 1,030.98

**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/Residential

The Department of Aging and Disability Services utilizes this property 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 property is improved with 79 buildings, a cemetery, and asphalt parking. The surrounding land uses include rangeland, residential and recreational developments. Currently, there is a surface lease of approximately 975.66 acres (Parcel A) with the occupied living center on 55 acres (Parcel A). There are two town lots of 0.32 acres (Parcel B) that previously housed a water storage tank and pump house that are no longer required for facility operations.

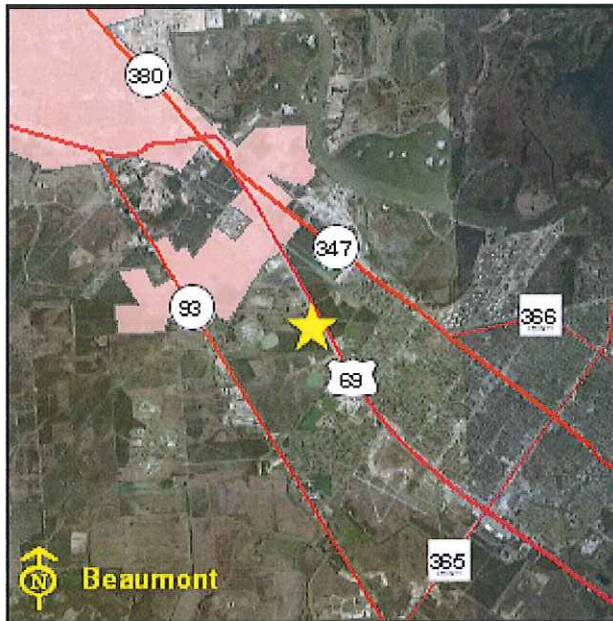
The appraisal indicates the highest and best use is for Parcel A to continue in the present use and Parcel B for residential development. DADS and the GLO concur with the proposed sale of Parcel B.

**Texas Juvenile Justice  
Department**

**Al Price State Juvenile Correctional Facility  
Texas Juvenile Justice Department**

**GLO Recommendation:**

The GLO recommends the sale/lease of this unused site.



Location Map



Aerial Photo

**Total Acres:** 50.23

**GLO ID#:** 2186

**Acres Recommended:** 50.23

**Location:** .....3890 FM 3514, Beaumont, Jefferson County

**Current Use:** .....Juvenile Correction Facility

**Appraiser's Highest and Best Use:** .....Juvenile Correction Facility

The Texas Juvenile Justice Department utilized this property as a juvenile correction facility. Located along the west side of U.S. Highway 69 on FM 3514 in Beaumont, the property is improved with 15 buildings, exterior security lighting, perimeter fencing, and asphalt parking. The surrounding land use includes vacant land and governmental developments.

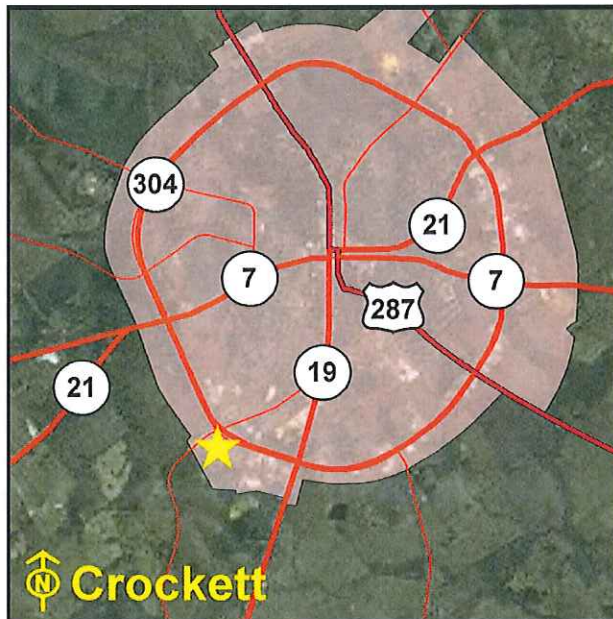
During the 82nd Legislative session the facility was defunded and is now vacant. However, the agency has indicated they no longer need this site and have targeted it for sale.



**Crockett State School  
Texas Juvenile Justice Department**

**GLO Recommendation:**

Dispose if not transferred to the County of Houston.



Location Map



Aerial Photo

**Total Acres:** 70.54

**GLO ID#:** 727

**Acres Recommended:** 70.54

**Location:** .....1701 Southwest Loop 304, Crockett, Houston County

**Current Use:** .....State School

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

The Texas Juvenile Justice Department previously utilized this site as a juvenile correctional facility. It is located at the southeast corner of Loop 304 and FM 2110 in the southwest part of Crockett. The site is improved with 25 buildings, security lighting, perimeter security fencing, and asphalt parking. The surrounding land uses include a school, agricultural, residential, and commercial developments. Approximately 1.053 acres are leased to the Texas Forest Service and is not included in the value of the site.

During the 82nd Legislative session the facility was defunded and is now vacant. The agency desires to dispose of the property.



**Texas Parks & Wildlife  
Department**

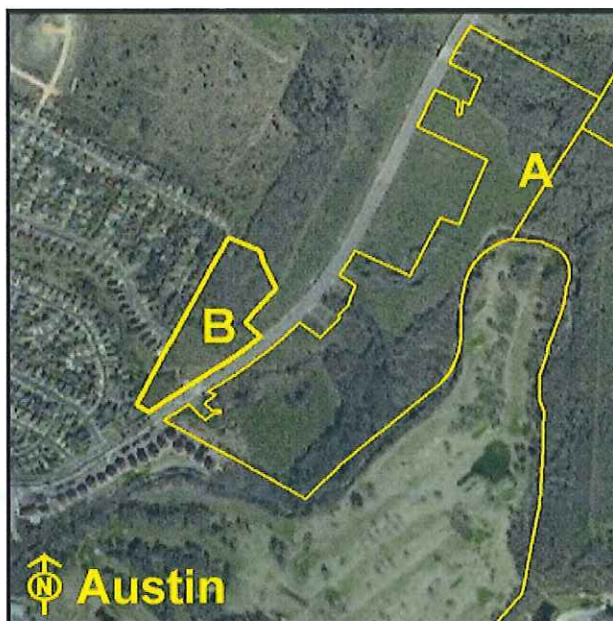
# McKinney Falls Park/State Headquarters Texas Parks and Wildlife Department

## GLO Recommendation:

Dispose of the underutilized Parcel B.



Location Map



Aerial Photo

**Total Acres:** 727.93

**GLO ID#:** 72

**Acres Recommended:** 7.00

**Location:** .....5808 McKinney Falls Parkway and 4200 Smith School Road, Austin, Travis County

**Current Use:** .....State Park/Headquarters

**Appraiser's Highest and Best Use:** .....State Park/Headquarters/Industrial/Office

The Texas Parks and Wildlife Department utilizes these sites as a state headquarters and a state park. The headquarters is located on Smith School Road and the park is located on McKinney Falls Parkway in Austin. The sites are improved with 27 buildings, fencing, and asphalt parking. The surrounding land uses include vacant land, industrial, residential, and commercial developments. Parcel A is 720.93 acres and Parcel B is 7 acres.

The appraisal indicates the highest and best use is to continue in the present use for Parcel A and for industrial or office development for Parcel B. The GLO recommends sale of the underutilized Parcel B.

This property was recommended for disposition in the 2011 Governor's Report and was not disapproved.

## **Texas Workforce Commission**

**Amarillo Workforce Center  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 0.80

**GLO ID#:** 1872

**Acres Recommended:** 0.80

**Location:** .....1206 West 7th Street, Amarillo, Potter County

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

**Appraiser's Highest and Best Use:** .....TWC Local Office

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

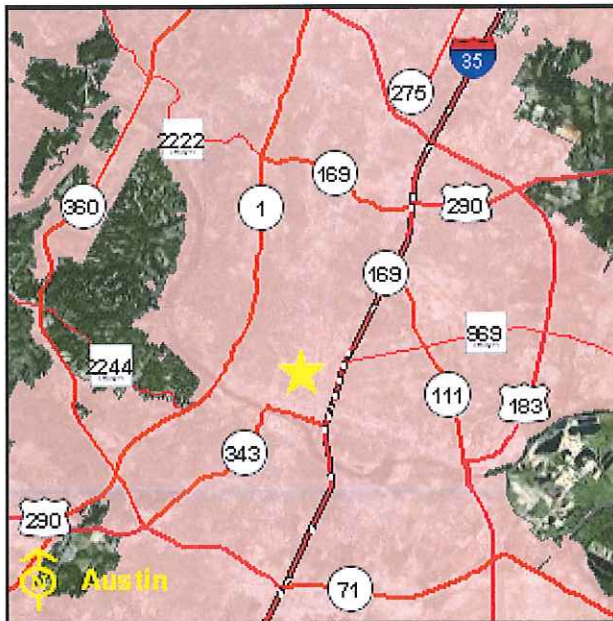
The agency has future plans to vacate the facility. TWC requested the property be included on the recommended list.



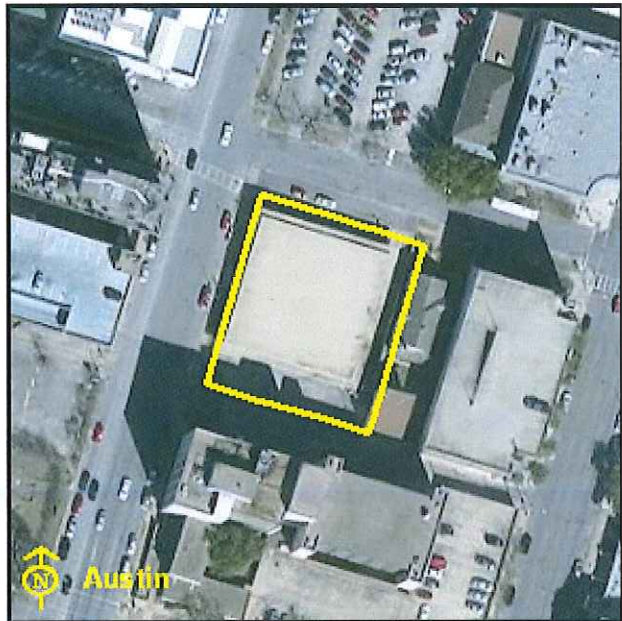
**Austin Guadalupe Building  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 0.51

**GLO ID#:** 1884

**Acres Recommended:** 0.51

**Location:** .....1215 Guadalupe Street, Austin, Travis County

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

**Appraiser's Highest and Best Use:** .....Office Development

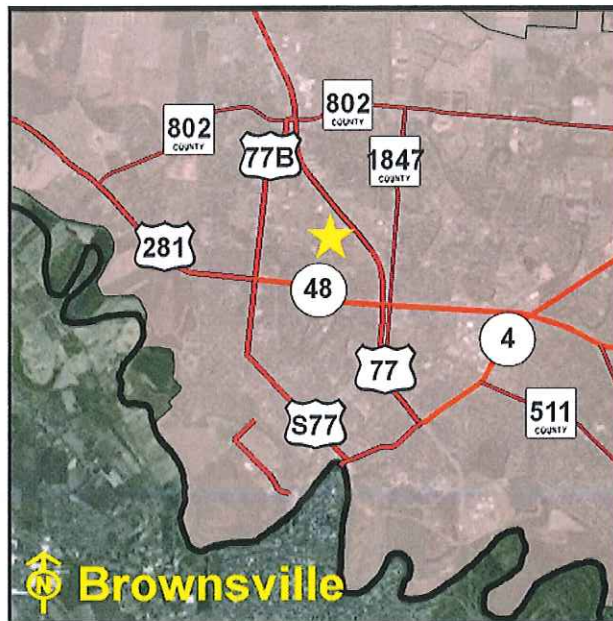
The Texas Workforce Commission utilizes this property as an appeals office. Located at the southeast corner of Guadalupe Street and West 13th Street in downtown Austin, the property is improved with a one-story office building, a basement-parking garage, and asphalt parking. The surrounding land uses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

The appraisal indicates that the highest and best use is for demolition of the existing office and development for more intense use. TWC has future plans to vacate the facility, and for that reason, requested the property be included in the report.

**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/Office Development

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

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.



**El Paso UI Tele-Center  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 0.50

**GLO ID#:** 1873

**Acres Recommended:** 0.50

**Location:** .....616-618 North Santa Fe Street, El Paso, El Paso County

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

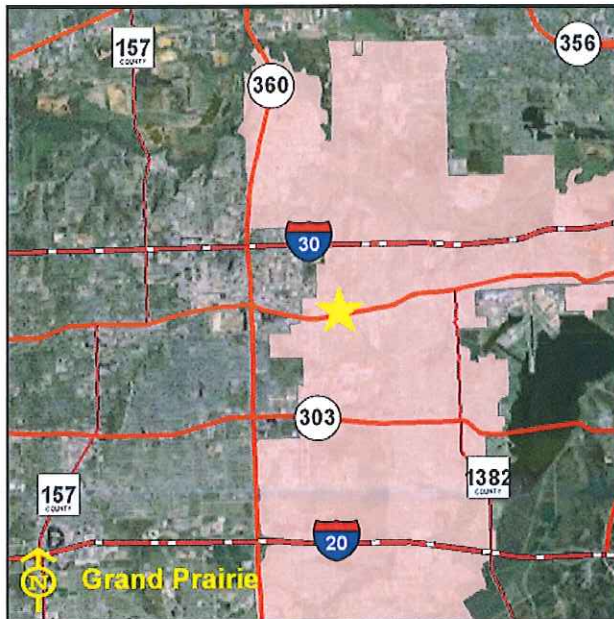
**Appraiser's Highest and Best Use:** .....TWC Tele-Center Office

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

TWC has future plans to vacate the facility. The agency has requested that 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 property when the Tax and Appeals office across the street requires overflow parking. Located on Houston Street in Grand Prairie, the property is unimproved and not paved. The surrounding land uses include residential development and the TWC Tax and Appeals Office.

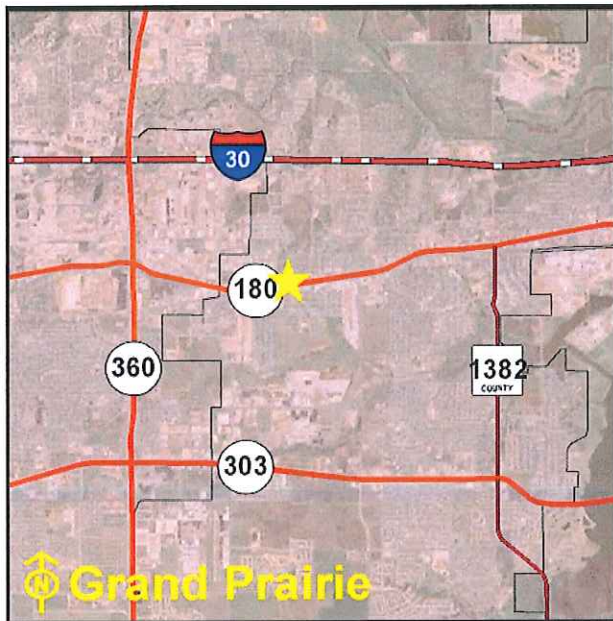
The appraisal indicates the highest and best use is for residential development. Currently, this property is vacant and it is listed for sale by the General Land Office.



**Grand Prairie Tax Appeals Office  
Texas Workforce Commission**

**GLO Recommendation:**

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



*Location Map*



*Aerial Photo*

**Total Acres:** 0.96

**GLO ID#:** 1870

**Acres Recommended:** 0.96

**Location:** .....2102 West Main Street, Grand Prairie, Dallas County

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

**Appraiser's Highest and Best Use:** .....Office/Commercial Development

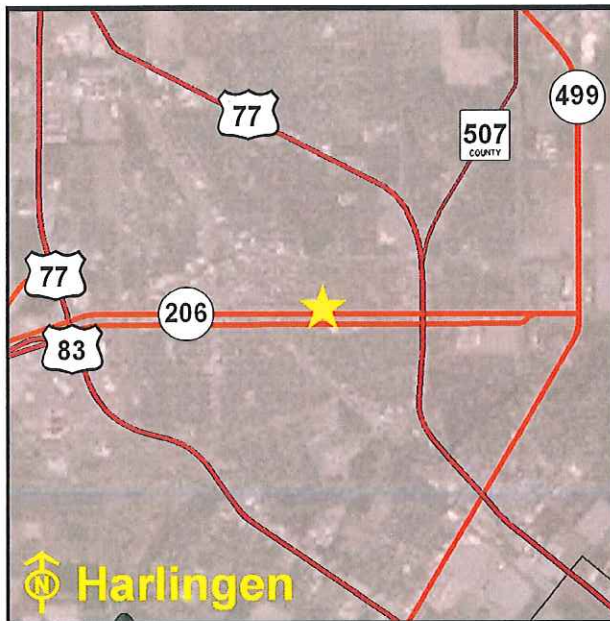
The Texas Workforce Commission utilizes this property as a tax appeals office. Located on West Main Street in Grand Prairie, the property is improved with a single-story office building and asphalt parking. The surrounding land uses include vacant land, industrial, residential, and commercial developments.

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility and has requested that the property be included on the recommended list.

**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 utilizes this property as a local workforce center. Located on East Harrison Street west of Business U.S. Highway 77 in Harlingen, the property is improved with a single-story building, asphalt parking, and concrete driveways. The surrounding land uses include a mixture of commercial and office developments.

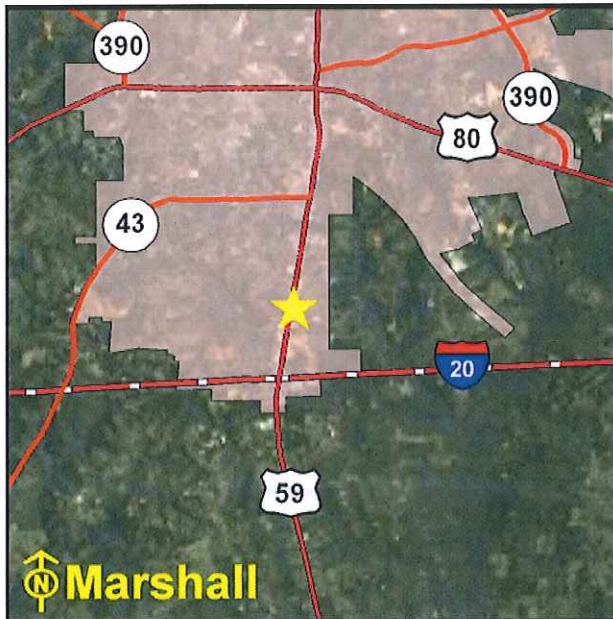
The property is currently occupied by TWC, but the agency has indicated they will be vacating the premises in the near future. The agency has requested the property be included on the recommended list.



**Marshall Workforce Center  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 1.44

**GLO ID#:** 2079

**Acres Recommended:** 1.44

**Location:** .....4300 East End Boulevard (HWY 59 South), Marshall, Harrison County

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

**Appraiser's Highest and Best Use:** .....TWC Local Office

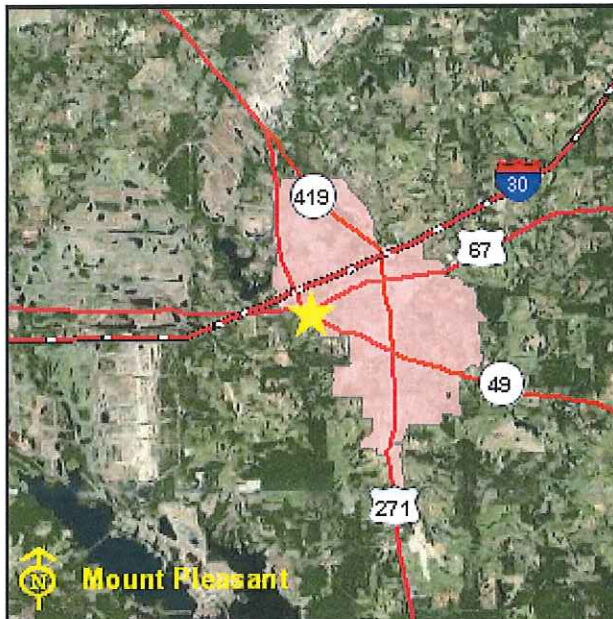
The Texas Workforce Commission utilizes this property as a local workforce center. Located along the east side of East End Boulevard (HWY 59 South) in Marshall, the property is improved with a single-story building, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses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

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility and has requested that the property be included on the recommended list.

**Mount Pleasant Workforce Center  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 1.15

**GLO ID#:** 1830

**Acres Recommended:** 1.15

**Location:** .....1902 West Ferguson Road, Mount Pleasant, Titus County

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

**Appraiser's Highest and Best Use:** .....Office Development

The Texas Workforce Commission utilizes this property as a local workforce center. Located on the northwest corner of West Ferguson Road and Buster Holcomb Drive in the west central portion of Mount Pleasant, the property is improved with a one-story building and asphalt parking. The surrounding land uses include residential, commercial, and office developments.

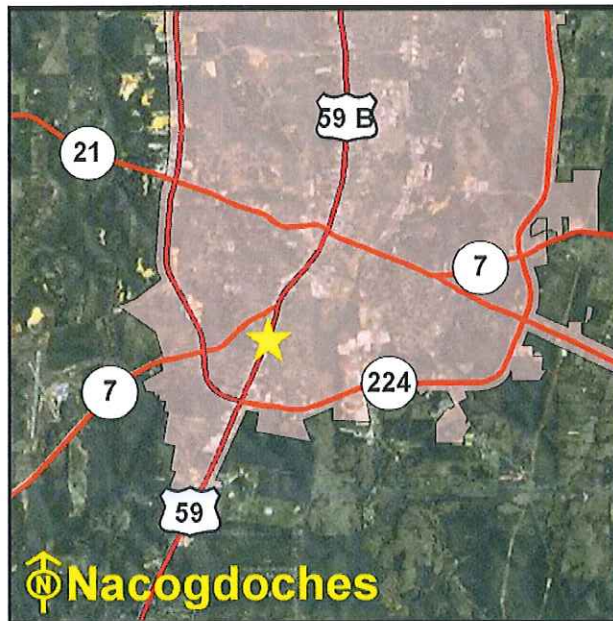
The appraisal indicates the highest and best use is office development to include the present use. This property was recommended on the 2005 and 2007 Governor's Report and was not disapproved. TWC has not determined when the property will be vacated but requested that this property be included in this report.



**Nacogdoches Workforce Center  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 1.46

**GLO ID#:** 1848

**Acres Recommended:** 1.46

**Location:** .....2103 South Street, Nacogdoches, Nacogdoches County

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

**Appraiser's Highest and Best Use:** .....TWC Local Office

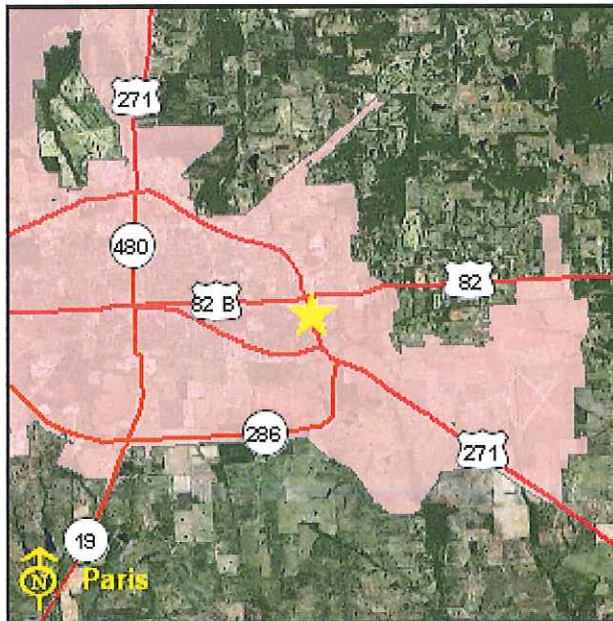
The Texas Workforce Commission utilizes this property as a local workforce center. Located along the east side of South Street in Nacogdoches, the site is improved with a single-story building, perimeter fencing, exterior lighting, and asphalt parking. The surrounding land uses include residential and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

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility and has requested that the property be included on the recommended list.

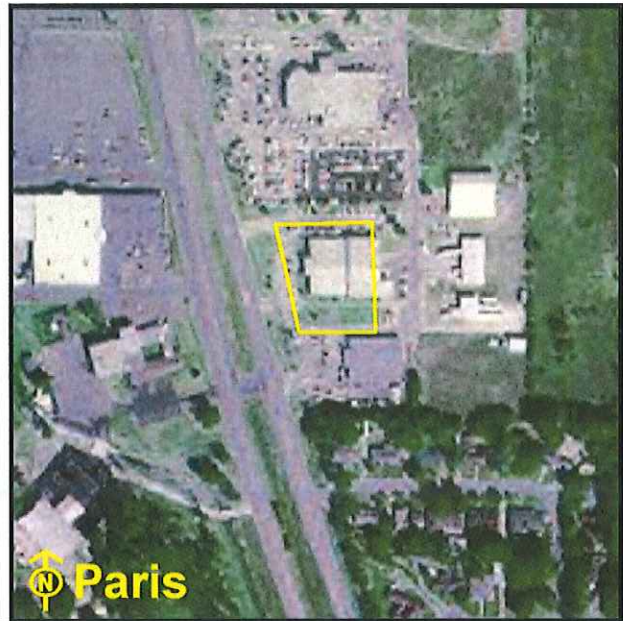
**Paris Workforce Center  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 1.29

**GLO ID#:** 1961

**Acres Recommended:** 1.29

**Location:** .....5210 SE Loop 286, Paris, Lamar County

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

**Appraiser's Highest and Best Use:** .....TWC Local Office

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

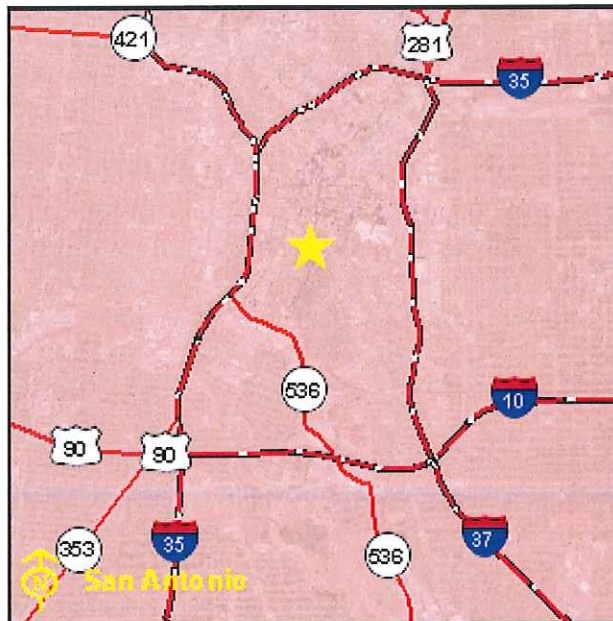
Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility and has requested that the property be included on the recommended list.



**San Antonio UI Tele-Center  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 0.92

**GLO ID#:** 1876

**Acres Recommended:** 0.92

**Location:** .....330 Dwyer Street, San Antonio, Bexar County

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

**Appraiser's Highest and Best Use:** .....Office/Commercial Development

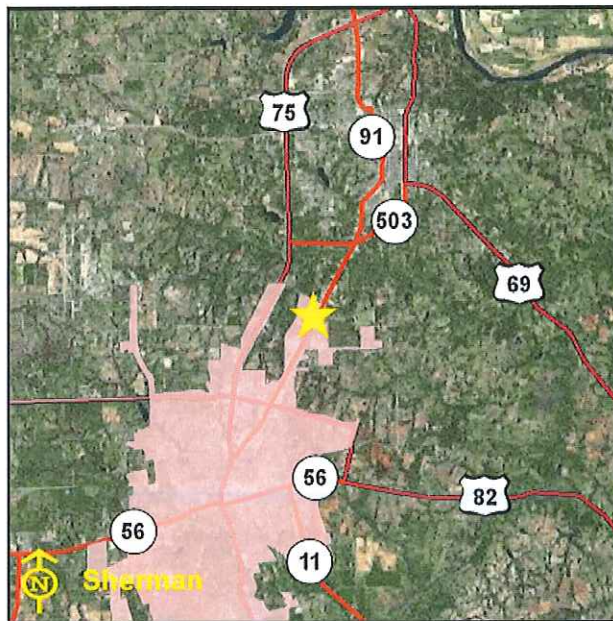
The Texas Workforce Commission utilizes this property as a tele-center. Located at the northeast corner of Dwyer Street and Guilbeau Street in the south part of downtown San Antonio, the property is improved with a two-story office building, security system, and asphalt parking. The surrounding land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

Although the appraisal indicates the highest and best use is to continue in the present use, the agency has plans to vacate the facility and requested that the property be included on the recommended list.

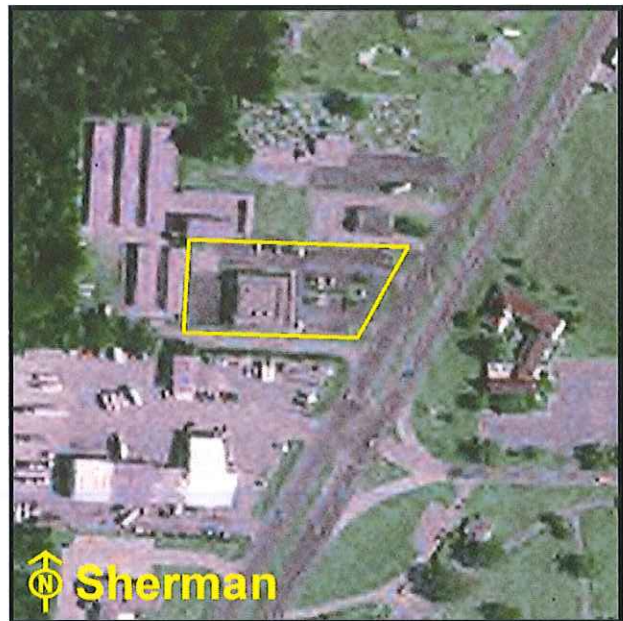
**Sherman Board Administrative and Tax Office  
Texas Workforce Commission**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 1.15

**GLO ID#:** 1836

**Acres Recommended:** 1.15

**Location:** .....5904 Texoma Parkway, Sherman, Grayson County

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

**Appraiser's Highest and Best Use:** .....TWC Local Office

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

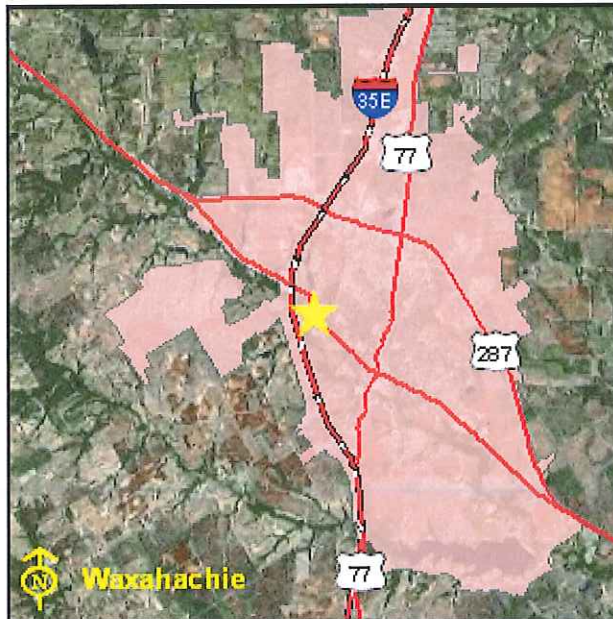
Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility and has requested that the property be included on the recommended list.



**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 287 Business, Waxahachie, Ellis County

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

**Appraiser's Highest and Best Use:** .....Office/Commercial Development

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

Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility and has requested that the property be included on the recommended list.

## Exhibit A

### Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports October 2013

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
<b>Texas Department of Public Safety</b>							
Bryan District Office - Old		1744	Bryan	Brazos	2.00	2.00	
<b>Texas Department of Transportation</b>							
*Cleveland Maintenance Site		880	Cleveland	Liberty	5.00	5.00	2013
*Palestine Area Engineering and Maintenance Site		2504	Palestine	Anderson	3.19	3.19	2013
2			<u>Total:</u>		8.19	8.19	
<b>Texas Health and Human Services Commission</b>							
*Richmond State Supported Living Center		771	Richmond	Fort Bend	216.79	96.39	2013, 2005
*San Angelo State Supported Living Center		767	Carlsbad	Tom Green	1,030.98	0.32	2013, 2009
1			<u>Total:</u>		814.19	0.32	

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

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
<b>Texas Juvenile Justice Department</b>							
*AI Price State Juvenile Correctional Facility		2186	Beaumont	Jefferson	50.23	50.23	2013, 2011
*Crockett State School		727	Crockett	Houston	70.54	70.54	2013, 2011
	2		<u>Total:</u>		120.77	120.77	
<b>Texas Parks and Wildlife Department</b>							
*McKinney Falls Park/State Headquarters		72	Austin	Travis	715.47	7.00	2013
	1		<u>Total:</u>		715.47	7.00	
<b>Texas Workforce Commission</b>							
*Amarillo Workforce Center		1872	Amarillo	Potter	0.80	0.80	2013
*Austin Guadalupe Building		1884	Austin	Travis	0.51	0.51	2013
*Brownsville Workforce Center		2077	Brownsville	Cameron	2.50	2.50	2013
*El Paso UI Tele-Center		1873	El Paso	El Paso	0.50	0.50	2013
*Grand Prairie Parking Lot		2506	Grand Prairie	Dallas	0.25	0.25	2013, 2009
*Grand Prairie Tax and Appeals Office		1870	Grand Prairie	Dallas	0.96	0.96	2013
*Harlingen Workforce Center		1866	Harlingen	Cameron	0.48	0.48	2013
*Marshall Workforce Center		2079	Marshall	Harrison	1.44	1.44	2013
*Mount Pleasant Workforce Center		1830	Mount Pleasant	Titus	1.15	1.15	2013, 2007
*Nacogdoches Workforce Center		1848	Nacogdoches	Nacogdoches	1.46	1.46	2013
*Paris Workforce Center		1961	Paris	Lamar	1.29	1.29	2013
*San Antonio UI Tele-Center		1876	San Antonio	Bexar	0.92	0.92	2013
*Sherman Board Administrative and Tax Office		1836	Sherman	Grayson	1.15	1.15	2013

\* 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 Workforce Commission (continued)							
*Waxahachie Workforce Center		2074	Waxahachie	Ellis	1.42	1.42	2013, 2009
14			<u>Total:</u>		14.83	14.83	
21			<u>Grand Total:</u>		1,890.24	223.03	

\* Previously Approved for Sale or Lease by the Governor