

# Texas General Land Office



Jerry Patterson, Commissioner

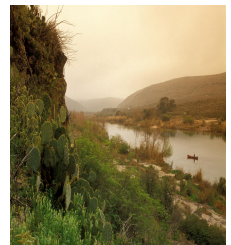


STATE AGENCY PROPERTY

RECOMMENDED  
TRANSACTIONS

Report to the Governor

SEPTEMBER 2014



STATE AGENCY PROPERTY  
RECOMMENDED TRANSACTIONS

REPORT TO THE GOVERNOR

SEPTEMBER 2014

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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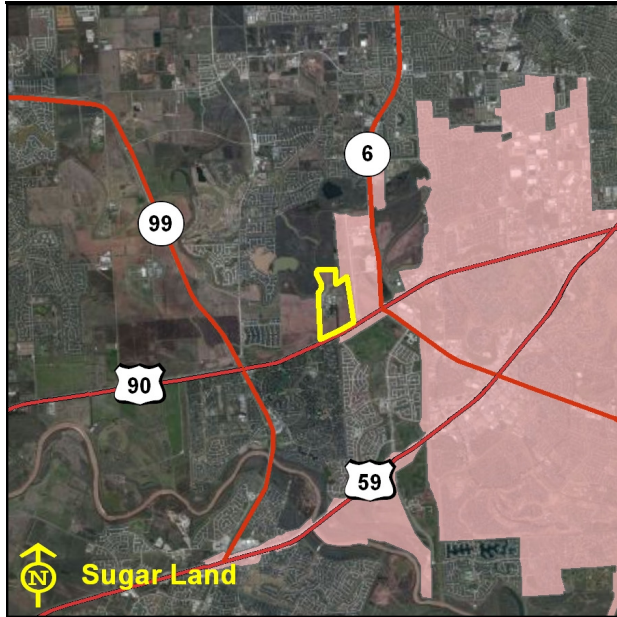
## **Properties Recommended**

**Texas Department of  
Criminal Justice**

**Central Unit**  
**Texas Department of Criminal Justice**

**GLO Recommendation:**

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



Location Map



Aerial Photo

**Total Acres:** 241.10

**GLO ID#:** 718

**Acres Recommended:** 241.01

**Location:** .....Hwy 90A and Hwy 6, Sugar Land, Fort Bend County

**Current Use:** .....State Prison Facility/Agricultural

**Appraiser's Highest and Best Use:** .....State Prison Facility/Agricultural

The Texas Department of Criminal Justice formerly utilized this property as state prison facility and for agricultural production. Located on the north side of US Highway 90A west of the Sugar Land Municipal Airport, the property is improved with 99 buildings, security fencing, water treatment plant, a wastewater facility, security lighting, and concrete parking. During the 82nd Legislative session, this prison was defunded, all residents relocated, and the prison closed. The facility is currently being utilized for TDCJ logistical operations.

The value for this property is for the land only, as most of the buildings are obsolete and only functional for prison operations. The value of this property lies in the value of the land, as the existing buildings were designed and built as a prison, functional only as a prison. To get to the net market value, the costs associated with removing the existing prison structures and the cost of remediation of any associated environmental issues would be netted against the total value of the land.

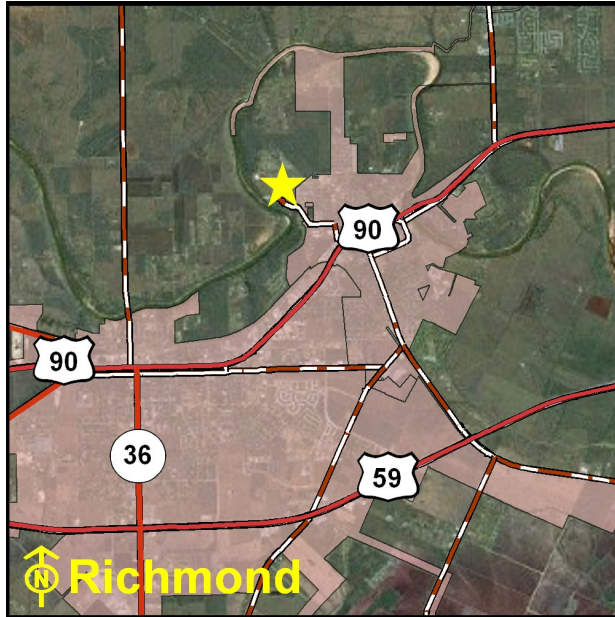
**Health and Human  
Services Commission**



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

**GLO Recommendation:**

Dispose of the 96.39 acres (Parcel B).



*Location Map*



*Aerial Photo*

**Total Acres:** 216.79

**GLO ID#:** 771

**Acres Recommended:** 96.39

**Location:** .....2100 Preston Street (FM 3155), Richmond, Fort Bend County

**Current Use:** .....State Supported Living Center

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

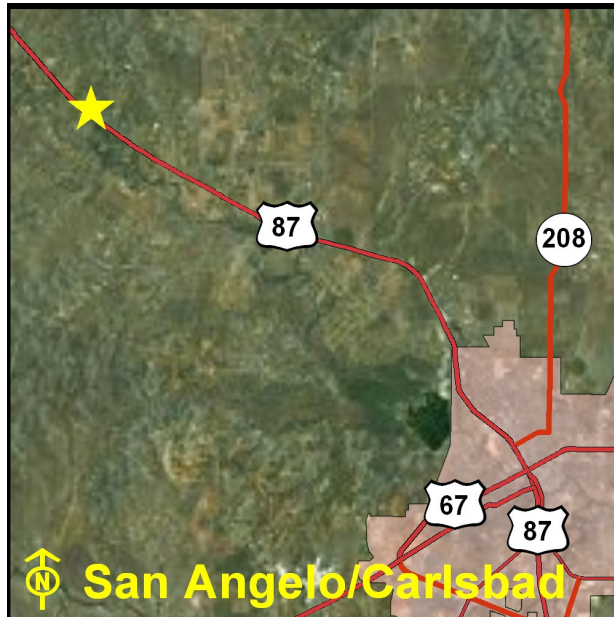
The Texas Health and Human Services Commission utilizes this property located on the east side of SH 36 at the end of Preston Road in the northwest part of Richmond as a state supported living center. The site is improved with 43 buildings on 120.40 acres (Parcel A). An additional 96.39 acres (Parcel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

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

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

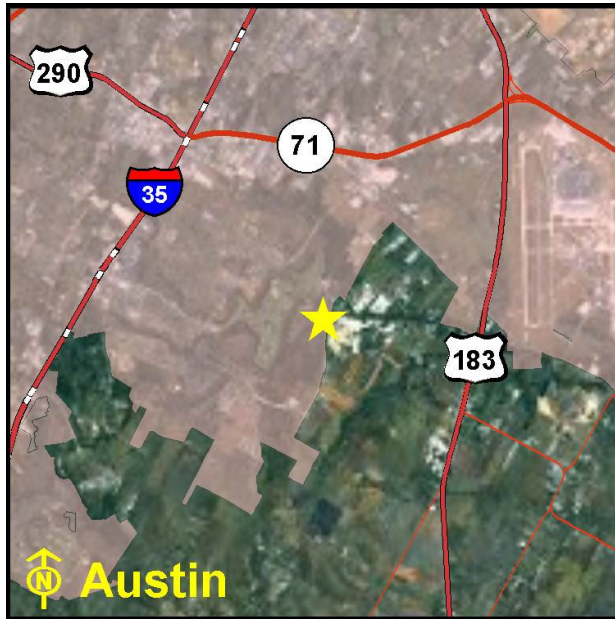
The appraisal indicates the highest and best use is for Parcel A to continue in the present use and Parcel B for residential development. HHSC and the GLO concur with the proposed sale of Parcel B. This property was recommended for disposition on the 2009 and 2013 Governor's Report and was not disapproved.

**Texas Parks & Wildlife  
Department**

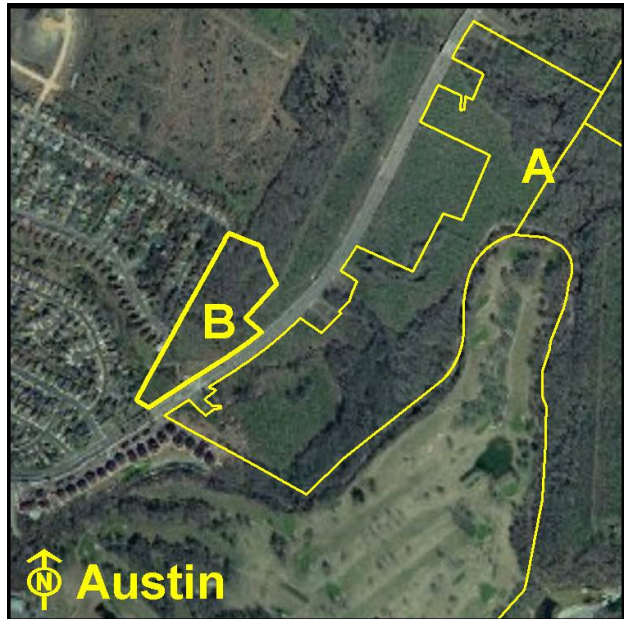
**McKinney Falls Park/State Headquarters  
Texas Parks and Wildlife Department**

**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 on the 2011 and 2013 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.

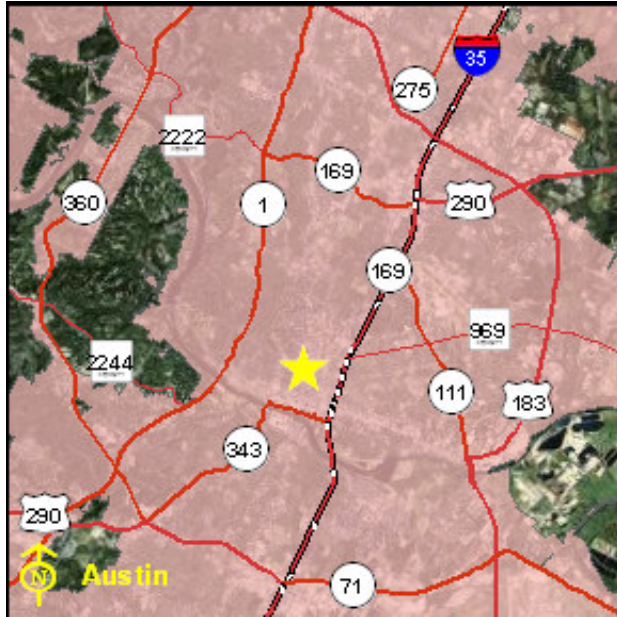
Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

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

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

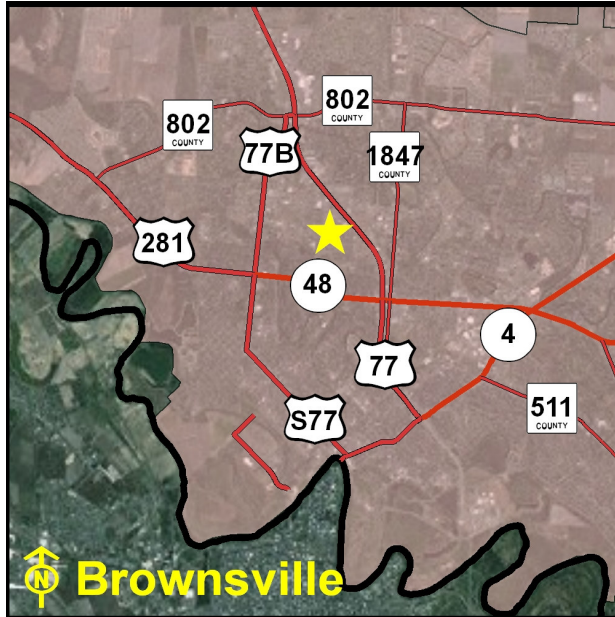
Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

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

**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:** 2.68

**GLO ID#:** 2077

**Acres Recommended:** 2.68

**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 site as a local workforce center. Located on Old Alice Road north of U.S. Hwy 281 in the center of Brownsville, the property is improved with a single-story building and asphalt parking. The surrounding land uses include commercial, residential, medical, and office developments.

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

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



**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

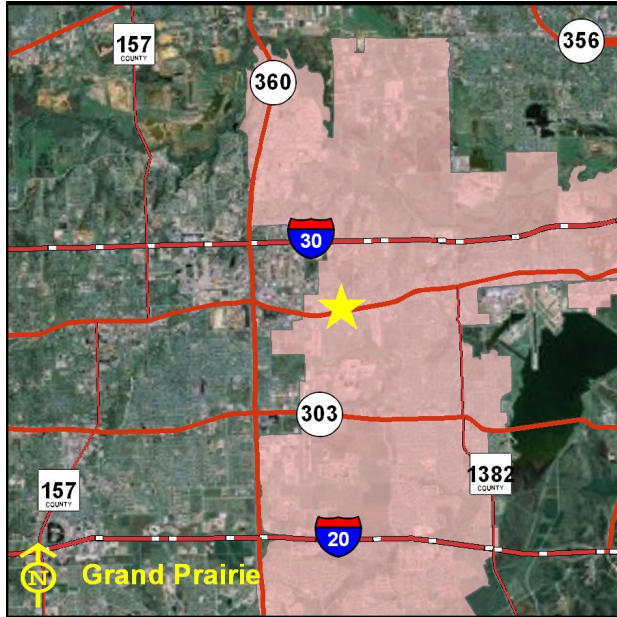
The Texas Workforce Commission utilizes this site as a tele-center. Located at the corner of North Santa Fe Street and Wyoming Street in El Paso, the property is improved with a one single-story office building and parking in the basement. The surrounding land uses include commercial and recreational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

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

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

**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

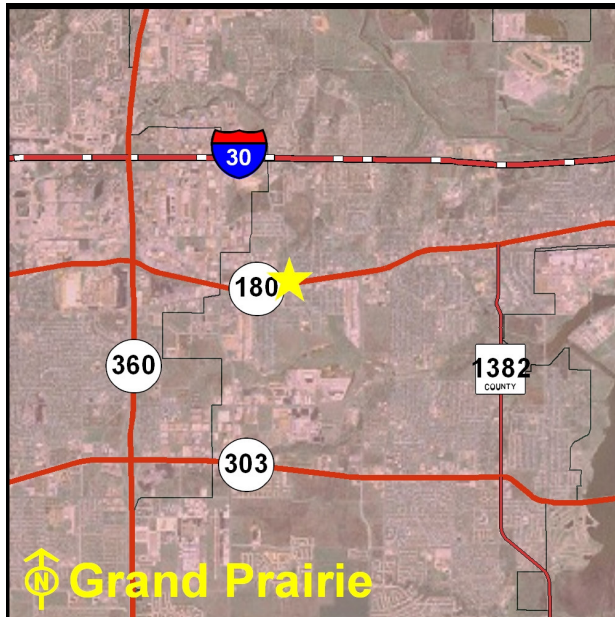
The Texas Workforce Commission currently utilizes this property as an overflow parking lot. The property is located on Houston Street in Grand Prairie, it is unimproved and unpaved. The surrounding land uses include residential development and the TWC Tax and Appeals Office.

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

**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.

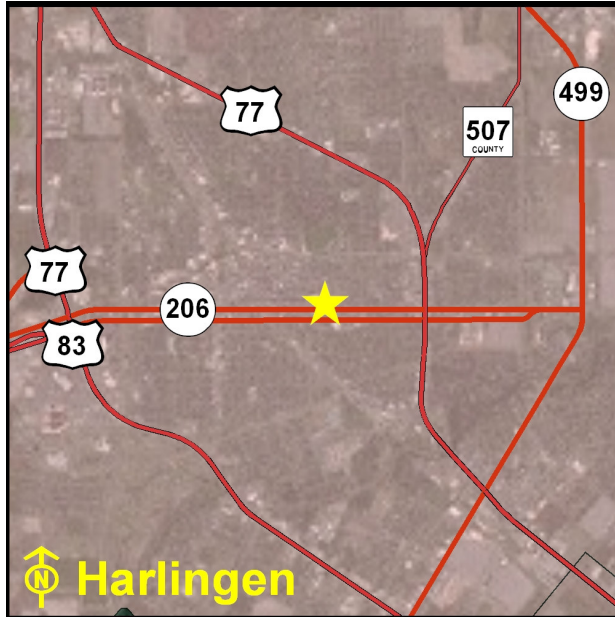
TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.



**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:** .....Leased

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

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

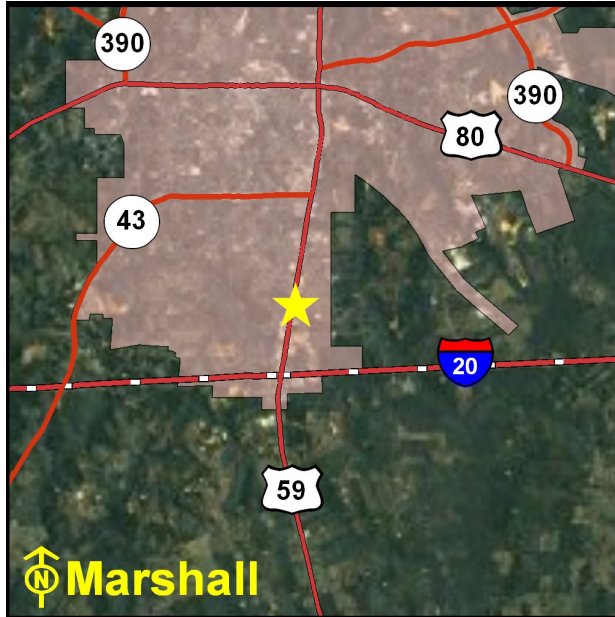
The appraisal indicates the highest and best use is for office development. The GLO recommends the sale/lease of the underutilized property.

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

**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 on the east side of East End Boulevard (HWY 59 South) in Marshall, the property is improved with a single-story building, exterior lighting, perimeter fencing, and asphalt parking. The surrounding land uses include vacant wooded land, residential, and commercial developments.

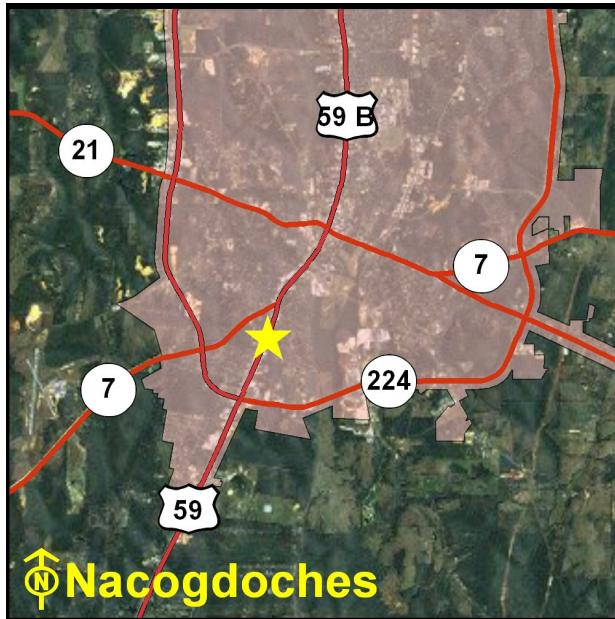
Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

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

**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:** .....Commercial

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

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

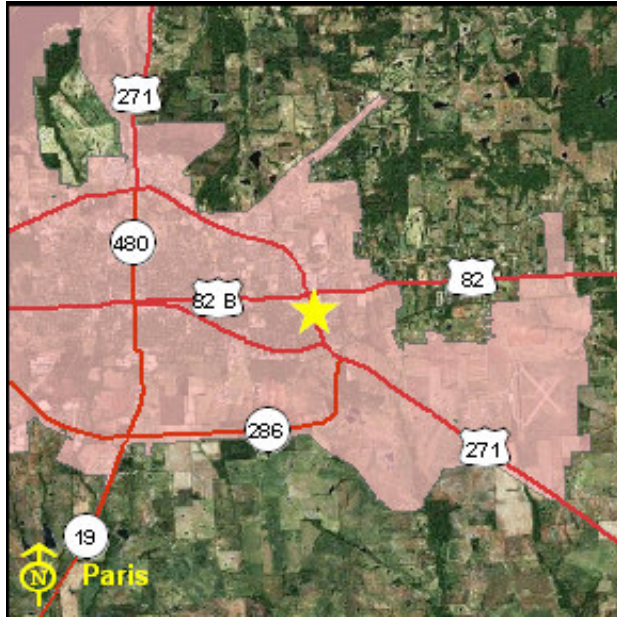
TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.



**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 Office

**Appraiser's Highest and Best Use:** .....Single Tenant 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.

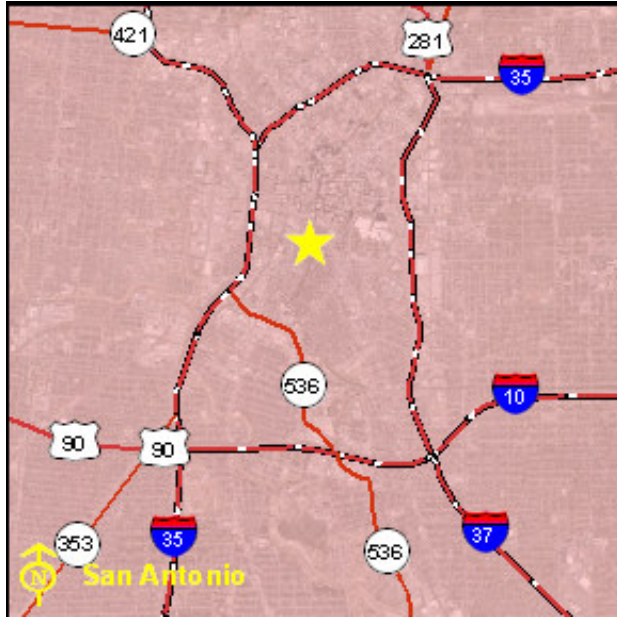
Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this 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

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

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

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

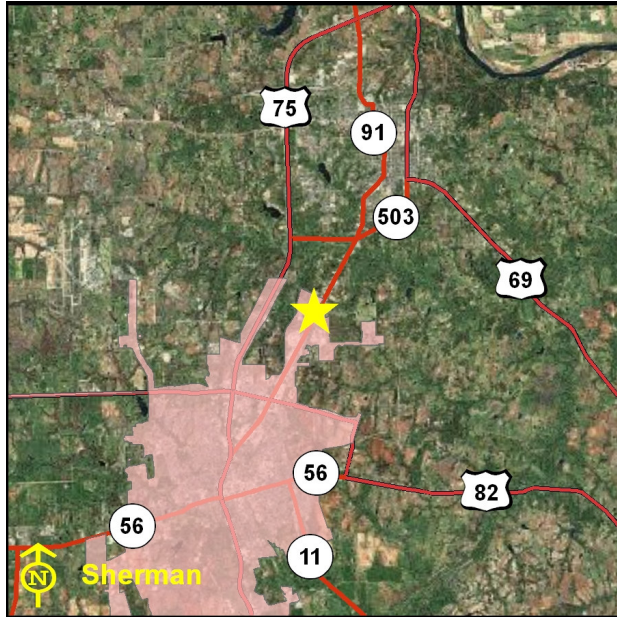
TWC has not determined when the property will be vacated, but requested this property be included on the recommended list.



**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.

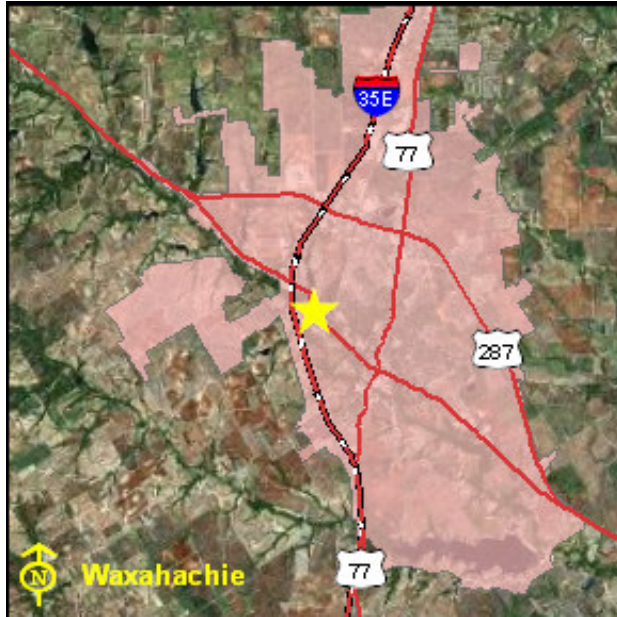
Although the appraisal indicates the highest and best use is to continue in the present use, the agency plans to vacate the facility.

TWC has not determined when the property will be vacated, but requested this 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 Development

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

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

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

## Exhibit A

### Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports September 2014

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
<b>Texas Department of Criminal Justice</b>							
*Central Unit		718	Sugar Land	Fort Bend	241.01	241.01	2013
<b>1</b>			<b>Total:</b>		<b>241.01</b>	<b>241.01</b>	
<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
<b>2</b>			<b>Total:</b>		<b>1,247.77</b>	<b>96.71</b>	
<b>Texas Parks and Wildlife Department</b>							
*McKinney Falls Park/State Headquarters		72	Austin	Travis	715.47	7.00	2013
<b>1</b>			<b>Total:</b>		<b>715.47</b>	<b>7.00</b>	
<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

\* 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 Workforce Commission (continued)</b>							
*Marshall Workforce Center		2079	Marshall	Harrison	1.44	1.44	2013
*Nacogdoches Workforce Center		1848	Nacogdoches	Nacogdoches	1.46	1.46	2013
*Paris Workforce Center		1961	Paris	Lamar	1.29	1.29	2013, 2009
*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	
*Waxahachie Workforce Center		2074	Waxahachie	Ellis	1.42	1.42	
<b>13</b>				<b><u>Total:</u></b>	<b>13.68</b>	<b>13.68</b>	
<b>17</b>				<b><u>Grand Total:</u></b>	<b>2,217.93</b>	<b>358.40</b>	

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