

Texas General Land Office



Jerry Patterson, Commissioner

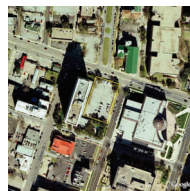
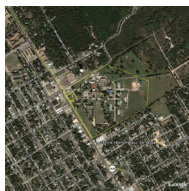


STATE AGENCY PROPERTY

RECOMMENDED TRANSACTIONS

Report to the Governor

January 2011



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RECOMMENDED TRANSACTIONS

REPORT TO THE GOVERNOR

JANUARY 2011

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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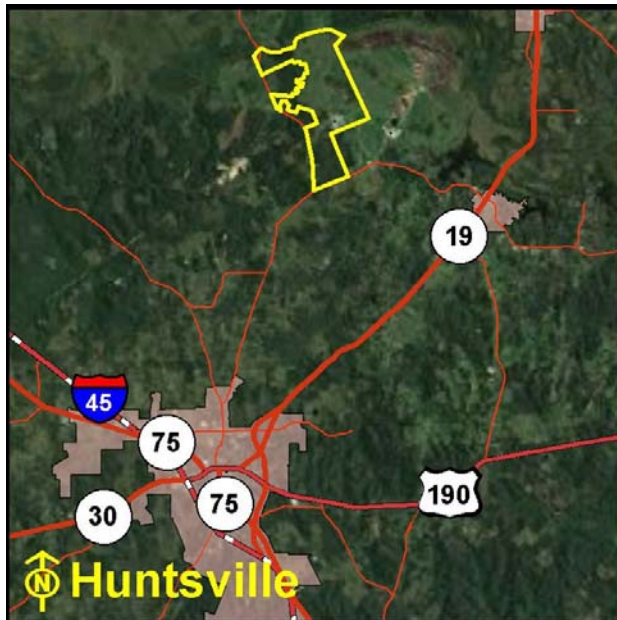
Properties Recommended

**Texas Department of
Criminal Justice**

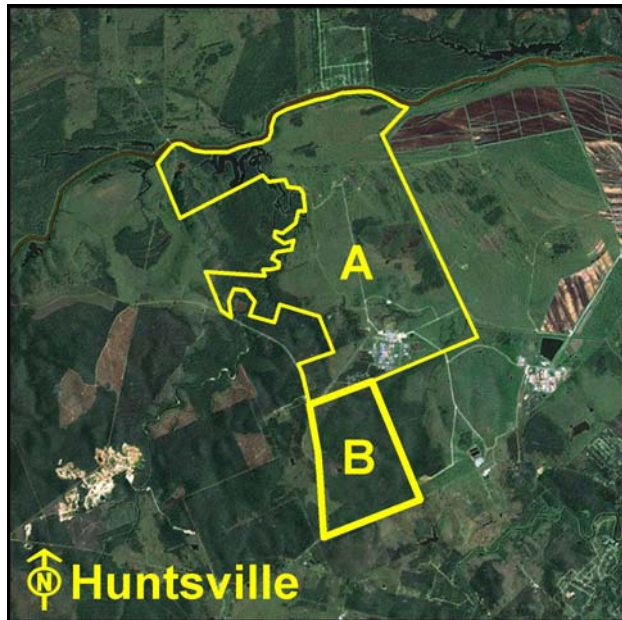
Estelle Unit
Texas Department of Criminal Justice

GLO Recommendation:

Dispose of the underutilized Parcel B (895.99 acres) if no longer needed by the agency.



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:State Prison Facility/Agricultural

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

The Texas Department of Criminal Justice owns and utilizes this site as agricultural production and a prison facility. The site consists of two parcels, Parcel A (4,562.74 acres) and Parcel B (895.99 acres). It is located north of Huntsville on the corner of FM 980 and FM 3478. The site is improved with 75 buildings, interior fencing and security lighting, exterior high security fencing and lighting, recreational areas, sewer treatment plant, and concrete parking. Parcel A contains the prison unit and most of the agricultural production. Parcel B is utilized for cattle grazing, timber production, and recreational hunting. The surrounding land use includes Trinity River, Ellis Unit, agricultural and residential development. About 75% of the site lies in a floodplain.

The appraisal indicates the highest and best use is to continue in the present use. GLO recommends the sale of Parcel B. This site was included on the 2005 and 2009 Governor's Report and was not disapproved.

Texas Department of Transportation

**Bull Creek Camp Hubbard Annex State Headquarters
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:Office and Maintenance Site

Appraiser's Highest and Best Use:Residential Development

The Texas Department of Transportation owns and utilizes this site as office, maintenance, and warehouse facilities. It is located on the northeast side of Bull Creek Road between 39th Street and 44th Street in central Austin. The site has eight buildings and three temporary buildings that contribute no value to the property. The surrounding land uses include residential and office development.

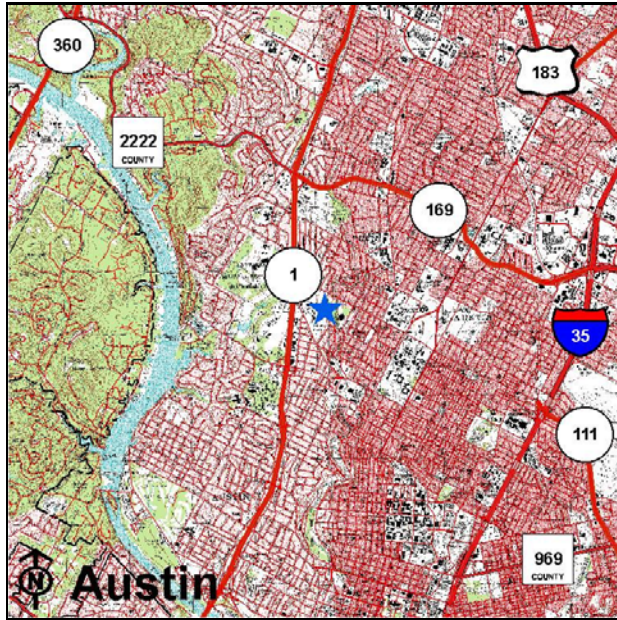
The appraisal indicates the highest and best use is to demolish current improvements and re-develop the property with a small-family residential subdivision. If the site is developed into a residential area, there would be four single family lots per acre. The GLO has received numerous inquiries related to the potential availability of the site for development. This site was included on the 2007 and 2009 Governor's Report and was not disapproved. TxDOT has completed the Cedar Park campus thereby paving the way for the anticipated relocation of operations from this site.

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

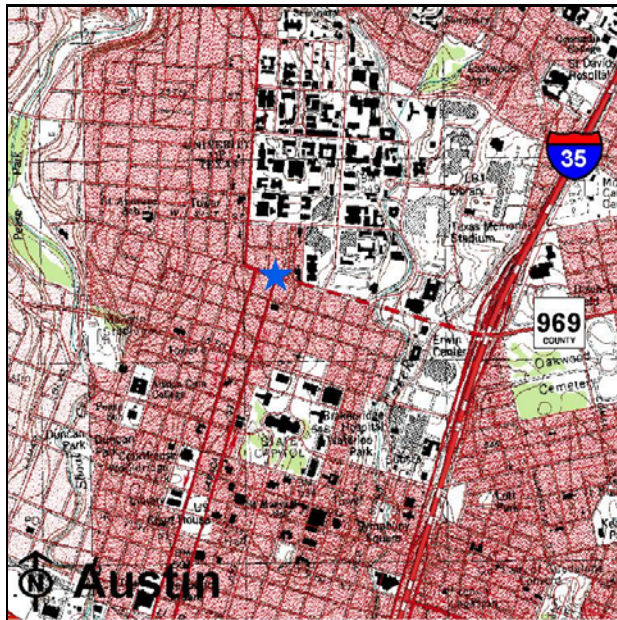
This site located south of West 45th Street, between Bull Creek Road and Shoal Creek in Austin is a proposed state cemetery but is currently vacant. Under management and control of the Texas Cemetery Commission, there is a restriction designated by the Legislature limiting its use. The surrounding land 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 and 2009 Report to the Governor and was approved with conditions being the removal of the statutory restriction for cemetery use.

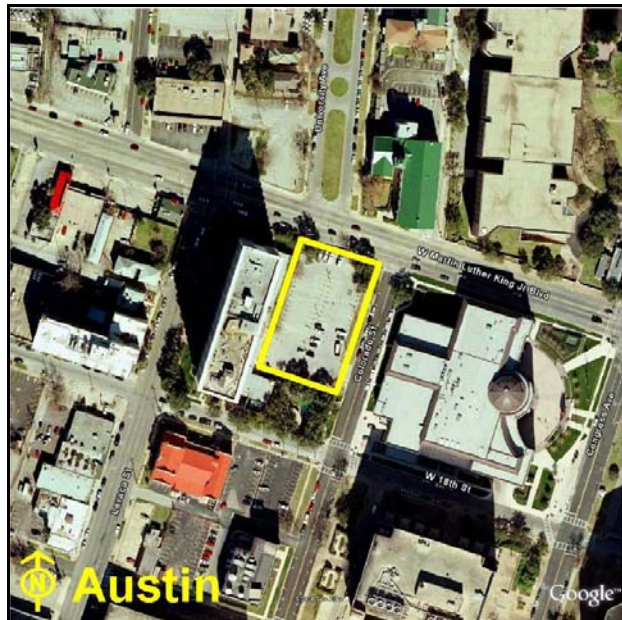
Parking Lot 19
Texas Facilities Commission

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

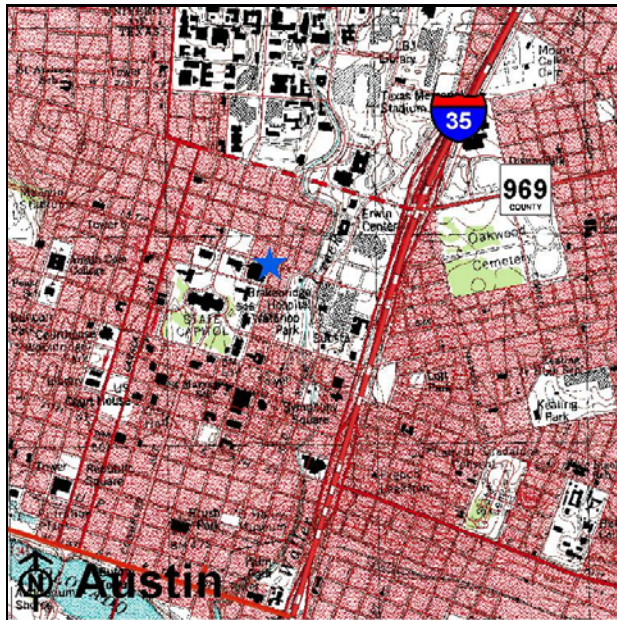
The Texas Facilities Commission owns and utilizes this site located across the street and west of the new Bob Bullock Texas State Museum as a surface parking lot. The surrounding land uses include office, governmental, commercial, and high-rise residential development. Within the Capitol Complex boundary,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

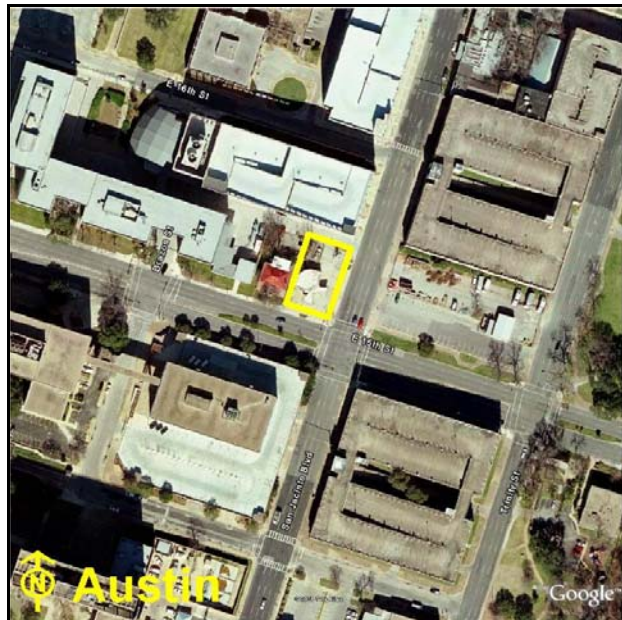
Service Station
Texas Facilities Commission

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

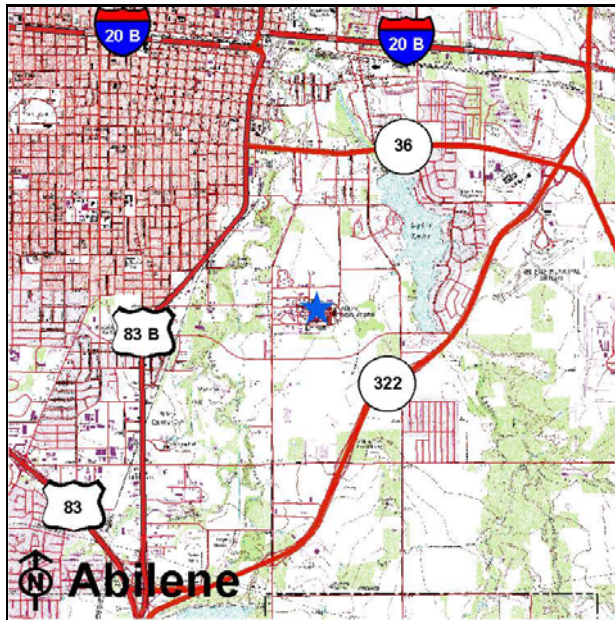
The Texas Facilities Commission currently leases this site located at the northwest corner of San Jacinto Street and 15th Street in downtown Austin to a food service facility for breakfast, lunch, and special events. The site is improved with a one-story food service facility converted from a fueling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

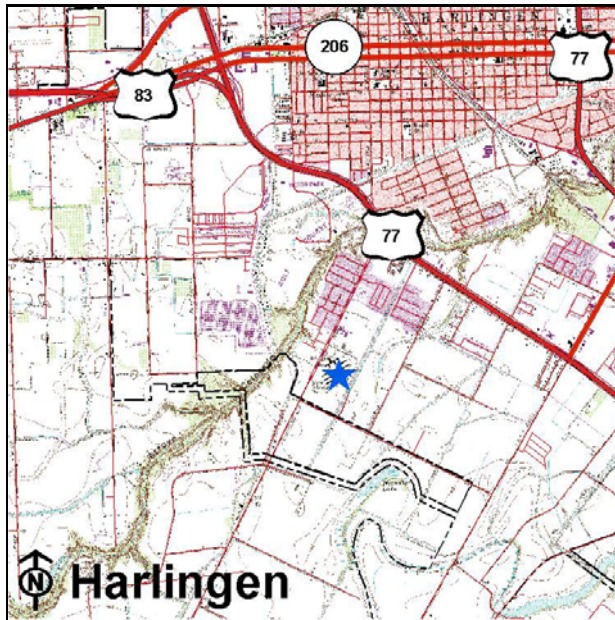
Appraiser's Highest and Best Use:State Supported Living Center/Residential Development

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 2007 and 2009 Governor's Report and was not disapproved.

**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

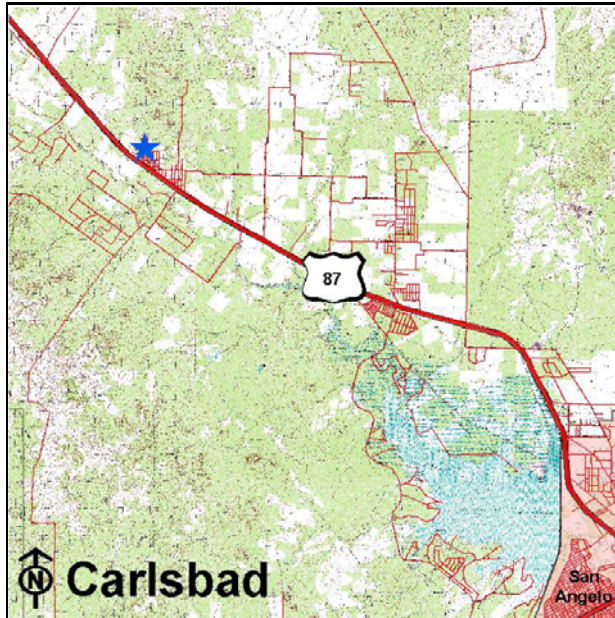
The Department of State Health Services utilizes this site as a health and medical facility. Located on Rangerville Road (FM 1479), on the south side of Harlingen, the site is improved with 24 buildings, chain-link fencing, security lights, and surface parking. The surrounding land is utilized for residential,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

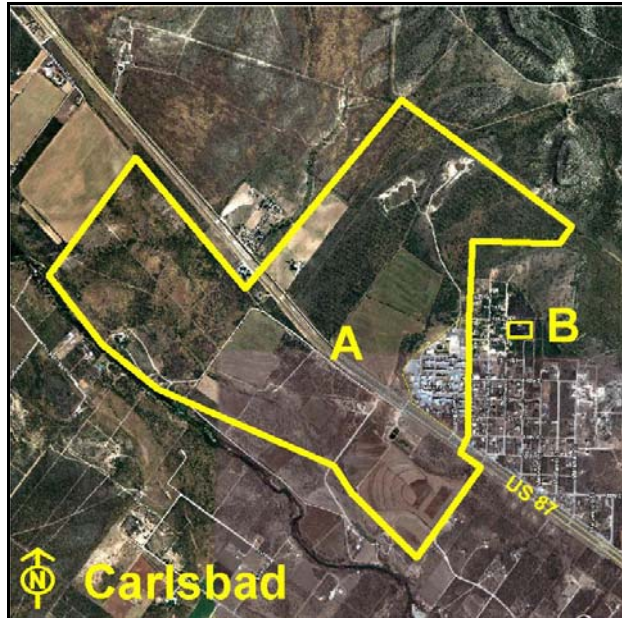
**San Angelo State Supported Living Center
Texas Health and Human Services Commission**

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 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 unused 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.

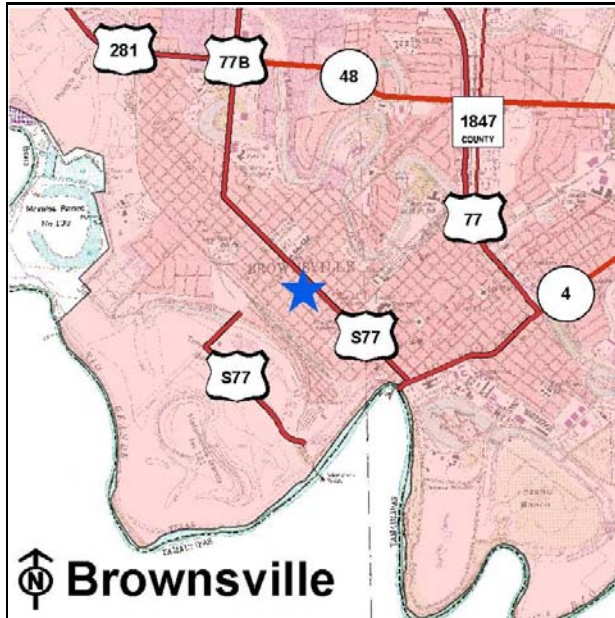
The appraisal finds that the highest and best use is to retain Parcel A (702.47 acres) for continued agency operations and to develop Parcel B (13 acres).

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

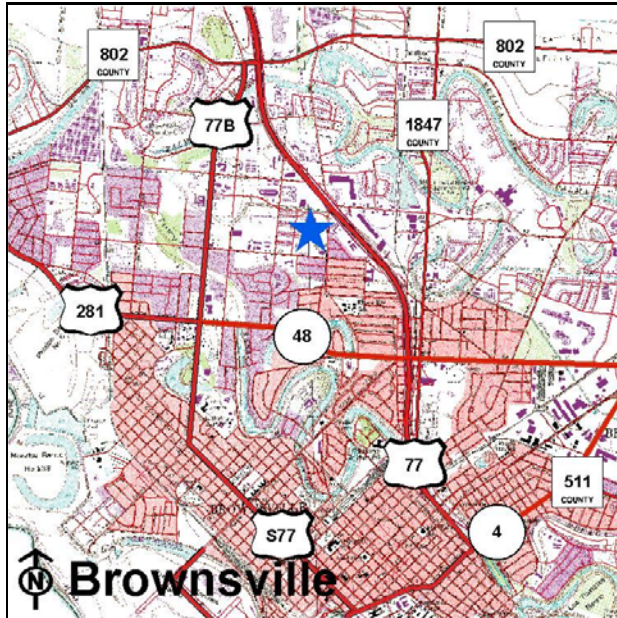
The Texas Workforce Commission utilizes this site as an administrative facility. Located on East Levee Street, one block southwest of Business US HWY 77, in downtown Brownsville, the site is improved with a single-story building and surface parking. The surrounding land uses include commercial, residential,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

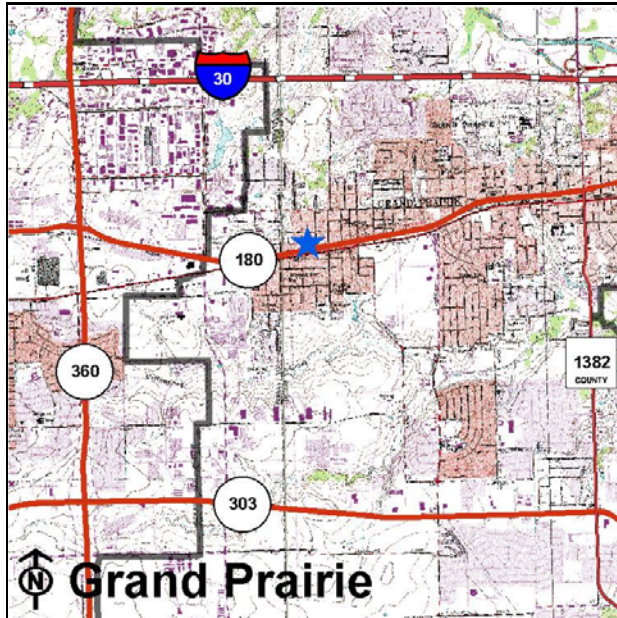
Appraiser's Highest and Best Use:TWC Local Office

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

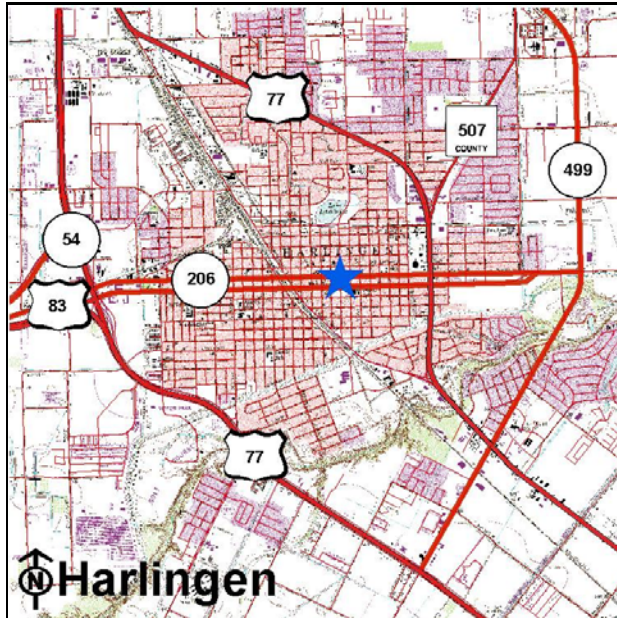
The Texas Workforce Commission utilizes this site if for additional or overflow parking. Located on Houston Street in Grand Prairie, the site is unimproved. The surrounding land uses include residential development and the TWC Tax and Appeals Office.

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

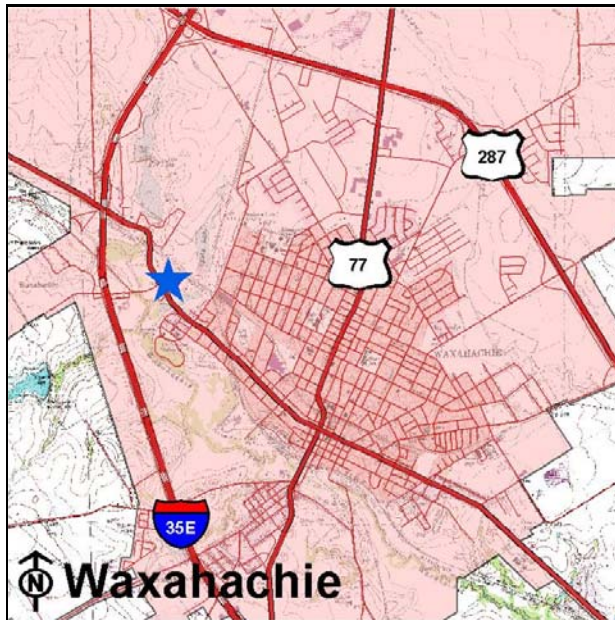
The Texas Workforce Commission owns and utilizes this site as a local workforce center. It is located on East Harrison Street west of Business U.S. Highway 77 in Harlingen. The site is improved with a single-story building, surface parking, and concrete driveways. The surrounding land uses include a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

**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.

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports January 2011

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Department of Criminal Justice							
* Estelle Unit		702	Huntsville	Walker	5,458.73	895.99	1999
	1			Total:	5,458.73	895.99	
Texas Department of Transportation							
*Bull Creek Camp Hubbard Annex State Headquarters		747	Austin	Travis	29.50	29.50	2002
	1			Total:	29.50	29.50	
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			Total:	47.21	47.21	

* 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 Health and Human Services Commission							
* Abilene State Supported Living Center		752	Abilene	Taylor	364.33	32.14	2001
Rio Grande State Supported Living Center		736	Harlingen	Cameron	78.18	20.00	
San Angelo State Supported Living Center		767	Carlsbad	Tom Green	0.32	0.32	
	3			<u>Total:</u>	442.83	42.46	
Texas Parks and Wildlife Department							
McKinney Falls Park/State Headquarters		72	Austin	Travis	715.47	13.00	
	1			<u>Total:</u>	715.47	13.00	
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 Tax and Appeals Office		1870	Grand Prairie	Dallas	1.26	1.26	
Harlingen Workforce Center		1866	Harlingen	Cameron	0.48	0.48	
Waxahachie Workforce Center		2074	Waxahachie	Ellis	1.42	1.42	
	5			<u>Total:</u>	6.07	6.07	
				<u>Grand Total:</u>	6,699.81	1,034.23	

* Previously Approved for Sale or Lease by the Governor