STATE AGENCY PROPERTY

RECOMMENDED
TRANSACTIONS

Report to the Governor

February 2013
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.
# Table of Contents

**Introduction**

## I. Properties Recommended

<table>
<thead>
<tr>
<th>Agency</th>
<th>Properties</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Texas Department of Criminal Justice</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central Unit</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td><strong>B. Texas Department of Transportation</strong></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Cleveland Maintenance Site</td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Palestine Area Engineering and Maintenance Site</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>C. Texas Health and Human Services Commission</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin State Hospital</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Austin State Supported Living Center</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Big Spring State Hospital</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>Mexia State Supported Living Center</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td>Richmond State Supported Living Center</td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>Rio Grande State Supported Living Center</td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>San Angelo State Supported Living Center</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td><strong>D. Texas Juvenile Justice Department</strong></td>
<td></td>
<td>13</td>
</tr>
<tr>
<td>Al Price State Juvenile Correctional Facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crockett State School</td>
<td></td>
<td>14</td>
</tr>
<tr>
<td><strong>E. Texas Parks and Wildlife Department</strong></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td>McKinney Falls Park/State Headquarters</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>F. Texas Workforce Commission</strong></td>
<td></td>
<td>16</td>
</tr>
<tr>
<td>Amarillo Workforce Center</td>
<td></td>
<td>17</td>
</tr>
<tr>
<td>Austin Guadalupe Building</td>
<td></td>
<td>18</td>
</tr>
<tr>
<td>Brownsville Workforce Center</td>
<td></td>
<td>19</td>
</tr>
<tr>
<td>El Paso UI Tele-Center</td>
<td></td>
<td>20</td>
</tr>
<tr>
<td>Grand Prairie Parking Lot</td>
<td></td>
<td>21</td>
</tr>
<tr>
<td>Grand Prairie Tax Appeals Office</td>
<td></td>
<td>22</td>
</tr>
<tr>
<td>Harlingen Workforce Center</td>
<td></td>
<td>23</td>
</tr>
<tr>
<td>Marshall Workforce Center</td>
<td></td>
<td>24</td>
</tr>
<tr>
<td>Mount Pleasant Workforce Center</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
II. Appendix
Exhibit A - Unused or Underused State Property Table............................. 31
Properties Recommended
Central Unit
Texas Department of Criminal Justice

GLO Recommendation:
Dispose of the property when no longer utilized by the agency.

Total Acres: 325.74  GLO ID#: 718  Acres Recommended: 325.74
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.
Texas Department of Transportation
Cleveland Maintenance Site  
Texas Department of Transportation

GLO Recommendation:
Dispose of this unused property.

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.

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
Austin State Hospital  
Texas Health and Human Services Commission

GLO Recommendation:  
Dispose or lease this underutilized property.

Total Acres: 128.05  
GLO ID#: 749  
Acres Recommended: 87.37

Location: 4110 Guadalupe Street, Austin, Travis County
Current Use: State Hospital
Appraiser’s Highest and Best Use: Mixed-Use Development

The Department of State Health Services utilizes this property as a state hospital, children’s psychiatric unit, and administrative offices for DSHS. There is a lease on 38.53 acres for the Central Park Complex and a lease on 2.152 acres for the Austin Energy power substation. Located mainly on Guadalupe Street with part located on West 45th Street in downtown Austin, the property is improved with 39 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include office, commercial, medical, and residential developments.

The appraisal indicates the highest and best use is for this property would be a mixed-use development. Given the prime location of this tract in the popular North Central Austin area, and the potential for a more dense use, it is highly likely that this it would bring top dollar from development interests.
Austin State Supported Living Center  
Texas Health and Human Services Commission

GLO Recommendation:  
Dispose or lease this underutilized property.

Total Acres: 93.37  
GLO ID#: 748  
Acres Recommended: 93.37

Location: 2203 West 35th Street, Austin, Travis 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 this property as a state supported living center. Located at the southwest corner of West 35th Street and MoPac in the west part of Austin, the property is improved with 65 buildings, chain-link fencing, and asphalt parking. The surrounding land uses include a school, military, and residential developments.

The appraisal indicates the highest and best use is for residential or mixed-use development. Given the prime location of this property in the West Austin area, currently operating at less than full capacity, and with the potential for a more dense use, it is highly likely that this tract would bring top dollar from development interests.
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/Residential Development

The Department of State Health Services utilizes 124.2 acres of this property as a state hospital. Located on North Highway 87 in the city limits of Big Spring, the property is improved with 36 buildings, perimeter fencing, and asphalt parking. The surrounding land uses include vacant land, recreational, industrial, and commercial developments. An isolated off-site 4.77 acre Silver Hills Subdivision lot is 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 residential development for the underutilized 4.77 acre lot. This recommendation was included on the 2007 and 2009 Governor’s Report and was not disapproved.
GLO Recommendation:
Dispose of the 645.61 acres if not utilized for agency purposes.

The Department of Aging and Disability Services utilizes 196 acres of this property as a state supported living center. Located on the northwest side of FM 2838 at the west end of FM 634 in Mexia, the property is improved with 132 buildings, security lighting, and asphalt parking. The surrounding land uses include agricultural and residential developments. Approximately 645 acres of the southwest portion of the property has been leased for agricultural use.

The appraisal indicates the highest and best for the northeast 196 acres is to continue in the present use. If not being adequately utilized for agency purposes, the southwest 645 acres should be sold.
Richmond State Supported Living Center
Texas Health and Human Services Commission

GLO Recommendation:
Dispose of the 96.39 acres (Parcel B).

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/MHMR Facility

The Department of Aging and Disability Services 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 residential and commercial development, agricultural land, and some vacant land.

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, 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 15 acres unless planned for development in 2013.

GLO ID#: 2589  
Total Acres: 78.18  
Acres Recommended: 15.00

Location: 500 South 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 property as a health and medical facility. Located on Rangerville Road (FM 1479), in south side of Harlingen, the property is improved with 23 buildings, chain-link fencing, security lights, and asphalt parking. The surrounding land uses include residential, school, commercial, and governmental developments.

The improved portion of this property is well suited to the present use, corresponding with the appraisal's highest and best use. The southwest portion of this tract however contains approximately 15 vacant acres that was not disapproved for disposition in the 2001 Governor's Report. The agency has since stated that it has plans for development of the underutilized tract. Should those plans or funding for development not materialize in 2013, the GLO recommends disposition of the underutilized acreage.
San Angelo State Supported Living Center  
Texas Health and Human Services Commission

GLO Recommendation:  
Dispose of the unused 0.32 acres (Parcel B).

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.

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.

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 unused 7 acre tract, Parcel B.

Total Acres: 715.47  GLO ID#: 72  Acres Recommended: 7.00
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 utilizes this property as a state headquarters and a state park offering camping, picnicking, hiking, and biking. Located on Smith School Road in Austin, it is improved with 25 buildings to support headquarters and park activities. The surrounding properties are utilized for industrial, commercial, and residential development.

The appraisal indicates the highest and best use is to retain Parcel A for continued agency operations. The GLO recommends sale of the underutilized Parcel B. The portion of McKinney Falls State Park located west of Stassney Lane is a surplus tract.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.
Temple Workforce Center
Texas Workforce Commission

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

The Texas Workforce Commission utilizes this property as a workforce center. Located at the northwest corner of South 37th Street and Ramcon Drive in Temple, the property is improved with a single-story office building and asphalt parking. The surrounding land uses include governmental, 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 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.

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
February 2013

<table>
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<th>Agency Name</th>
<th>Site Name</th>
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<th>City</th>
<th>County</th>
<th>Total Acres</th>
<th>Unused Acres</th>
<th>Yr Gov Approved</th>
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*Previously Approved for Sale or Lease by the Governor*
<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Site Name</th>
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<th>City</th>
<th>County</th>
<th>Total Acres</th>
<th>Unused Acres</th>
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* Previously Approved for Sale or Lease by the Governor*