

STATE AGENCY PROPERTY RECOMMENDED TRANSACTIONS

Report to the Governor

September 2007



Prepared By

Texas General Land Office
Jerry Patterson - Commissioner

STATE AGENCY PROPERTY
RECOMMENDED TRANSACTIONS

REPORT TO THE GOVERNOR

SEPTEMBER, 2007

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 the Governor with information on which to base the 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 so far been identified as unused or underused by the Asset Management Division in its most current periodic review of agency land under the property review process set forth in Texas Natural Resources Code, Section 31.1571, et. seq. (Exhibit A).

Recommended Transactions

Recommended transactions, in all cases, identify the 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.

Appraised Value

New appraisals will be obtained prior to any transaction.

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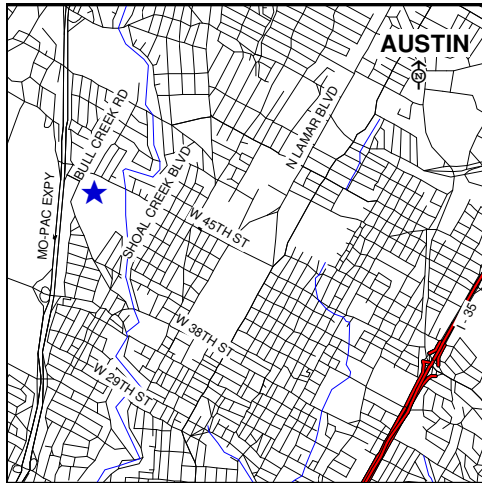
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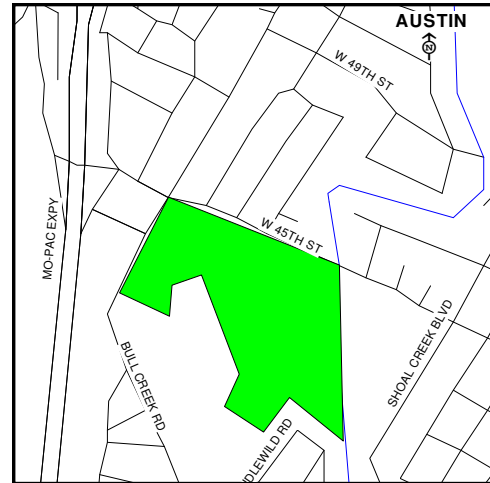
Properties Recommended

Texas Building and Procurement Commission

**Bull Creek State Cemetery
Texas Building and Procurement Commission**



Location Map



Site Map

Total Acres: 46.19

GLO ID#: 2402

Acres Recommended: 46.19

Location:4203 Bull Creek Rd, Austin, Travis County

Current Use:Proposed State Cemetery

Appraiser's Highest and Best Use:Residential/Mixed-Use

This vacant tract of land is owned by TBPC but is under the management and control of the Texas Cemetery Commission. It was transferred from TxDOT to TBPC in 2000, after having been designated by the Legislature for a state cemetery. It is in a prime residential area located on the east side of Bull Creek Rd, just south of 45th St in north-central Austin.

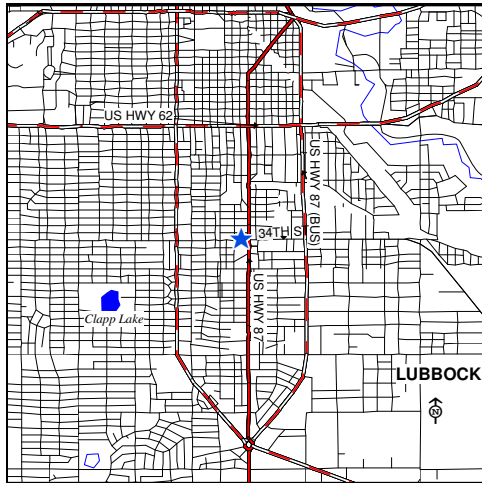
Surrounding land use includes residential, office and medical tracts. The appraisal indicates the highest and best use for this land is to develop as residential and mixed-use development. This is a highly desirable residential and mixed-use area in Austin. The site is not being used by TBPC nor is it currently being developed as a cemetery. It is estimated the site will not be needed as a cemetery for over 30 years with some estimates at twice that time frame. A better alternative might be to purchase land around the existing State Cemetery closer to the time it is needed. This site was presented on the 2005 Report to the Governor and was not disapproved.

The GLO recommends disposal of this unused site.

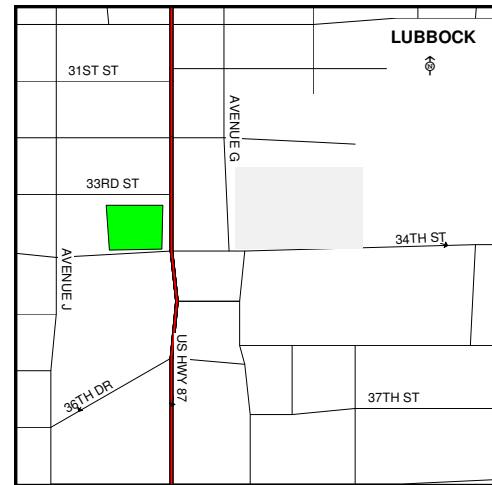
Asset GLO Recommendation:

Dispose of this unused site.

Lubbock Surplus Property Warehouse #4
Texas Building and Procurement Commission



Location Map



Site Map

Total Acres: 2.06

GLO ID#: 2

Acres Recommended: 2.06

Location:714 34th St, Lubbock, Lubbock County

Current Use:Vacant

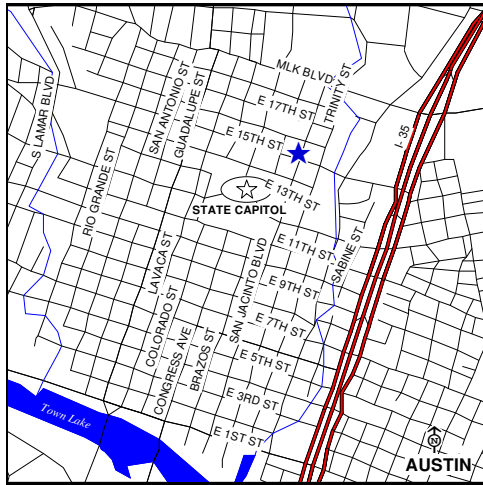
Appraiser's Highest and Best Use:Industrial/Commercial Development

TBPC previously used this site as an office and storage facility. Presently vacant, improvements include two buildings in average condition. The buildings were erected in the early 1970's. Surrounding land use is primarily industrial, commercial and retail. The zoning is commercial. The appraisal indicates the highest and best use is for industrial/commercial development.

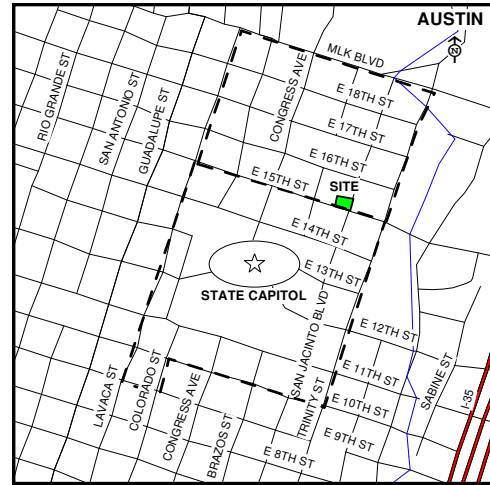
The Lubbock economy is diverse and real estate market activity has increased over the past two years. Texas Tech remains the economic constant, with agriculture also playing a major economic role. This site was presented on the 2005 Report to the Governor and was not disapproved. The GLO recommends sale of this unused site.

Asset GLO Recommendation:
Dispose of this underutilized site.

Service Station
Texas Building and Procurement Commission



Location Map



Site Map

Total Acres: 0.23

GLO ID#: 1913

Acres Recommended: 0.23

Location:1500 San Jacinto Blvd, Austin, Travis County

Current Use:Food Service Preparation

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

The TPBC currently leases this site for use as a food service facility annex for breakfast, lunch and special events. It is located at the corner of 15th St and San Jacinto Blvd. Surrounding land uses include governmental operations with outlying commercial/office development.

The appraisal indicates the highest and best use is for commercial/office development or condominium development. The GLO recommends sale of this underutilized site. The appraisal indicates the building adds no value to the land and the site should be more intensely developed. Any new structures must comply with the Capitol View Corridor height restrictions and the Central Business District requirements.

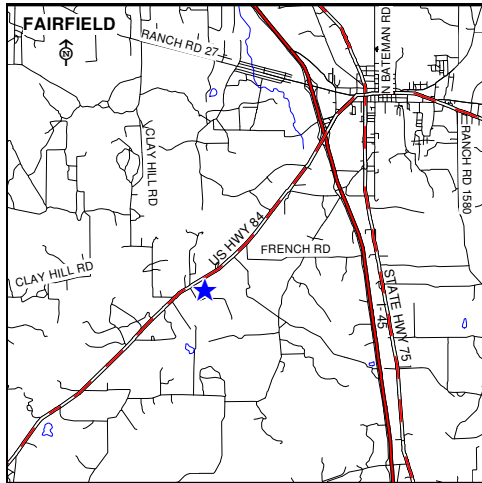
The GLO recommends disposal of this underutilized site.

Asset GLO Recommendation:

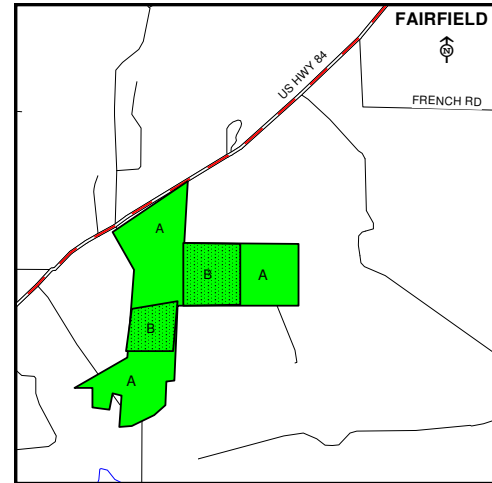
Dispose of this underutilized site.

**Texas Department of
Criminal Justice**

Boyd/Teague Unit
Texas Department of Criminal Justice



Location Map



Site Map

Total Acres: 733.56

GLO ID#: 2056

Acres Recommended: 733.56

Location:Hwy 84, Fairfield, Freestone County

Current Use:Prison Facility

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

TDCJ uses this 733.65-acre site to support a 1,330-bed medium-security prison for male offenders. Located five miles southwest of Fairfield on Hwy 84, it is improved with 19 buildings. Surrounding land uses are timber/woodlands, agricultural, ranching and residential development. The prison compound is contained in Parcel A and is situated on approximately 37 acres with the remaining acreage in agricultural land or native hardwood timber. TDCJ indicates that 98.7 acres are in vegetable crops, 80 acres are used for horse grazing, and 45 acres are in hay production. Approximately 473 acres (Parcel B) are considered unused timberland. The majority of the timber is hardwood.

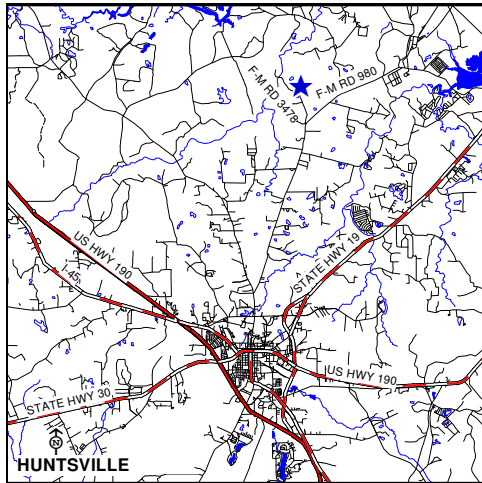
The appraisal indicates the highest and best use is for continued use as a prison and for agriculture production. The GLO agrees that the 37 acres used to support the prison compound and the 223.7 acres utilized for agricultural operations should be retained by the Agency. However, the GLO recommends that TDCJ intensify the use of the 473 acres of unused timberland or it should be sold or leased.

This property was included on the 2002 Governor's Report and not disapproved. It was also submitted on the 2005 Governor's Report.

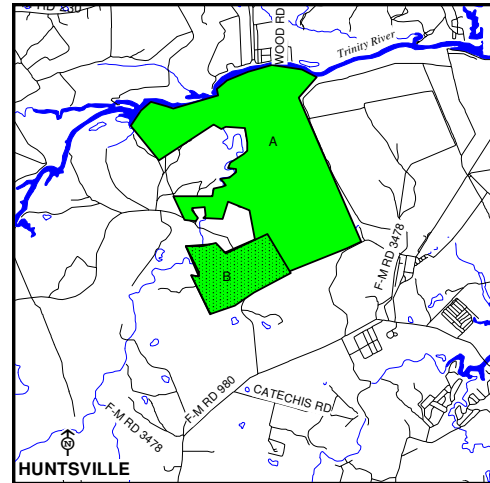
Asset GLO Recommendation:

Retain approximately 260.65 acres (Parcel A) for continued agency operations. Sell or lease approximately 473 acres (Parcel B) of unused timberland.

Estelle Unit
Texas Department of Criminal Justice



Location Map



Site Map

Total Acres: 5,458.73

GLO ID#: 702

Acres Recommended: 980.85

Location:FM 980, Huntsville, Walker County

Current Use:Prison Facility

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

TDCJ utilizes the site to support a 2,758-bed correctional facility for male offenders. It is located 16 miles south of Huntsville off FM 980 in Walker County. The main compound is on approximately 292 acres, with 4,186.3 acres used for agricultural operations including pastureland and livestock production (Parcel A). In 1999, the GLO received approval from the Governor to sell 2,528.85 acres of unused timberland. In 2003, the Permanent School Fund purchased 1,548 acres of the governor approved acreage.

The remaining 980.85 acres (Parcel B) of timberland is only occasionally being utilized for grazing. The GLO recommends this acreage be sold if it is not needed on a fulltime basis. GLO is working with TDCJ to address any concerns it has regarding the proximity of this acreage to the TDCJ employee housing. Most of the timber on the tract is hardwood and therefore would have limited value. GLO finds that the property could be developed into smaller tract residential ranchettes or possibly sold in larger tracts for recreational use.

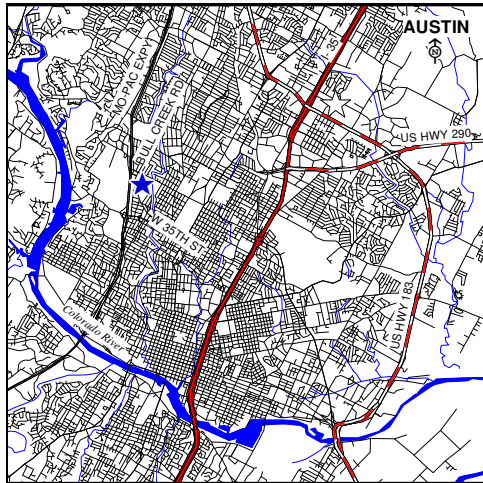
This tract was included on the 1999 and the 2005 Governor's Report and not disapproved.

Asset GLO Recommendation:

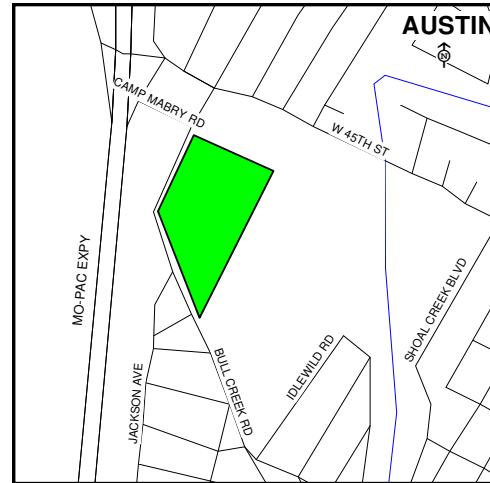
Retain 4,478.3 acres (Parcel A) supporting the prison compound and agricultural operations. The remaining approximately 980.85 acres (Parcel B) should be disposed of.

Texas Department of Transportation

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



Location Map



Site Map

Total Acres: 29.50

GLO ID#: 747

Acres Recommended: 29.50

Location:4305 Bull Creek Rd, Austin, Travis County

Current Use:Maintenance Site

Appraiser's Highest and Best Use:Residential Subdivision Development

The Texas Department of Transportation utilizes this tract as a warehouse, motor pool, laboratory and research facility. This 29.5 acre tract is located along Bull Creek Rd inside Loop 1 (Mopac) in central Austin. The building improvements add no value to the whole and the site was appraised as vacant. Surrounding land uses are high-end residential and few commercial sites. Across Bull Creek Rd is a mixture of small suburban offices, condominiums and single-family residences. The tract is not in a flood-designated area.

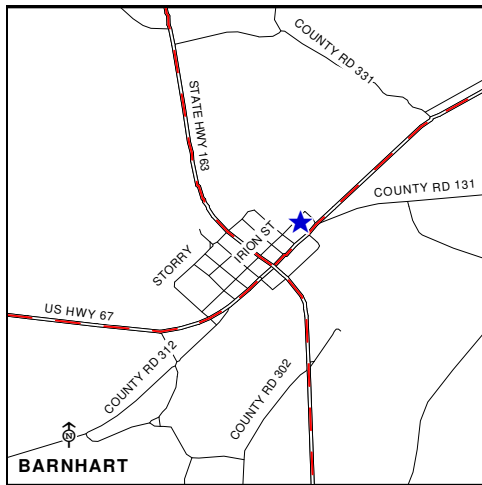
This site has desirable physical characteristics that could accommodate various types of development. The highest and best use for the tract, as determined by the appraisal, is for single-family residential development. The GLO has received numerous inquiries related to the potential availability of the site for development.

The GLO included the entire site on the 2005 Governor's Report and was not disapproved. TxDOT has now completed their Cedar Park campus. The appraisal indicates there is ample room for expansion and as such the GLO finds that TxDOT should sell the Annex and relocate the operation to another facility.

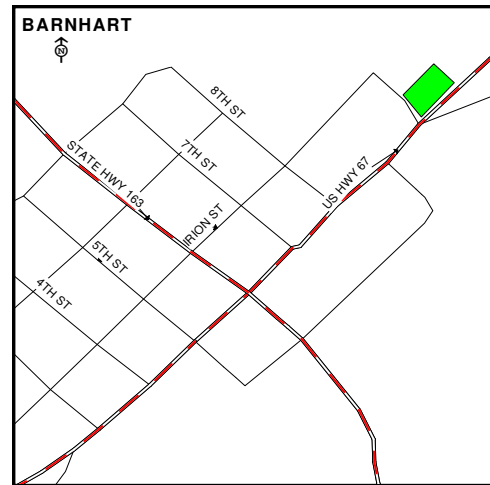
Asset GLO Recommendation:

Dispose of this underutilized site.

**Barnhart (Irion) Maintenance Site
Texas Department of Transportation**



Location Map



Site Map

Total Acres: 6.38

GLO ID#: 1119

Acres Recommended: 6.38

Location:US 67 East, Barnhart, Irion County

Current Use:Vacant

Appraiser's Highest and Best Use:Industrial Development

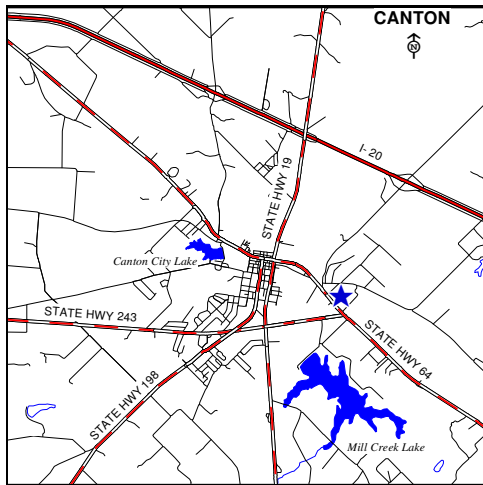
This site in Barnhart is vacant and unused. The site is improved with three buildings that are falling into disrepair, and impervious cover. The tract was cleaned up, buildings painted, and minor repairs were made to the improvements, but there is much deferred maintenance still required. Surrounding land uses include home sites, and rangeland.

The appraisal indicates highest and best use is industrial development. Barnhart is a small rural community. Major sources of income include ranching and the oil and gas industry. The GLO feels the site is unused/underutilized and should be sold.

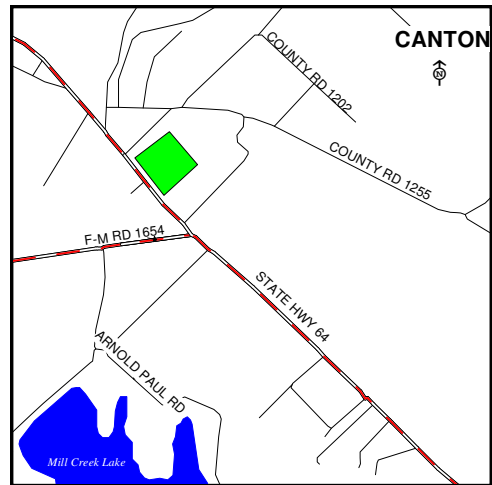
Asset GLO Recommendation:

The GLO recommends disposal of this unused site.

Canton Maintenance Site **Texas Department of Transportation**



Location Map



Site Map

Total Acres: 4.00

GLO ID#: 1059

Acres Recommended: 4.00

Location:SH 64, Canton, Van Zandt County

Current Use:Vacant

Appraiser's Highest and Best Use:Speculative Commercial Investment

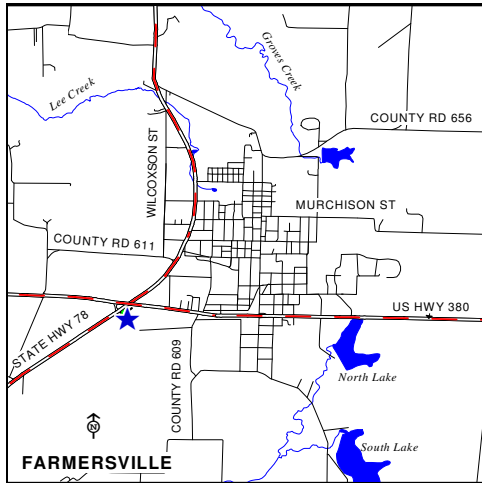
Currently this site one mile southeast of Canton is considered vacant with the exception of materials storage. It is improved with five buildings, asphalt paving, fencing, and security lighting. Surrounding land uses include residential and commercial tracts. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use for this site is speculative commercial investment. The Canton real estate market is active along SH 64 and the economy is helped by revenue generated by "First Monday Trade Days" antiques trading. There are many small shops, restaurants and hotels. This site is about two miles east of the "First Monday" event grounds. The GLO finds this site is underutilized and should be sold or leased.

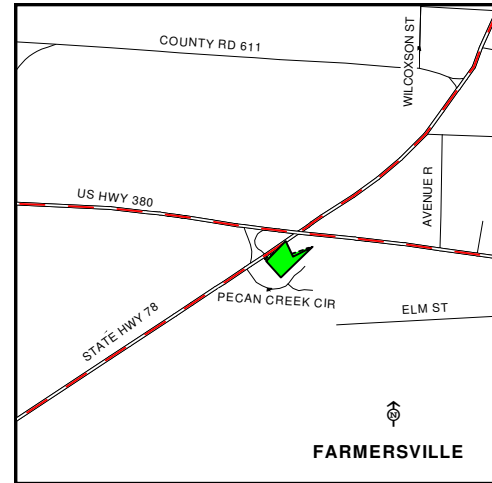
Asset GLO Recommendation:

Dispose of this underutilized site.

**Farmersville Storage Site
Texas Department of Transportation**



Location Map



Site Map

Total Acres: 0.50

GLO ID#: 918

Acres Recommended: 0.50

Location:SH 78, Farmersville, Collin County

Current Use:Maintenance Site

Appraiser's Highest and Best Use:Commercial Development

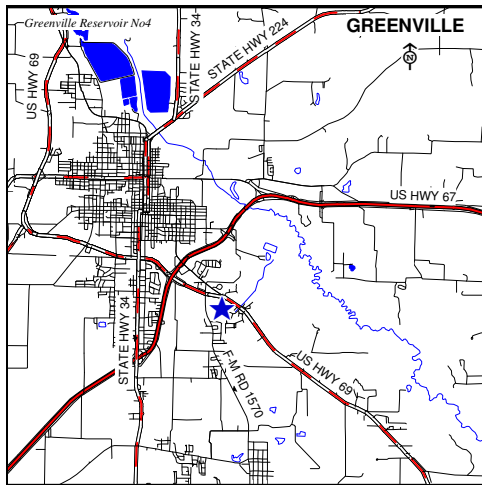
The Texas Department of Transportation maintains this site for an alternate use as a highway material storage site. It is located one mile west of the downtown area on SH 78. It is improved with one building which is being used as a warehouse and has suffered physical deterioration. The building is considered in poor condition and adds no value to the land. Surrounding land use is primarily commercial and residential development.

The appraisal indicates the highest and best use would be for commercial development. Farmersville is a rural area but is growing since the north Dallas suburbs of Plano and McKinney are growing in that direction. Residential building is occurring in Farmersville. The subject is east of the growth pattern but the SH78 location should enhance the future value. The GLO finds that a more intensive use for this site would be appropriate and recommends sale.

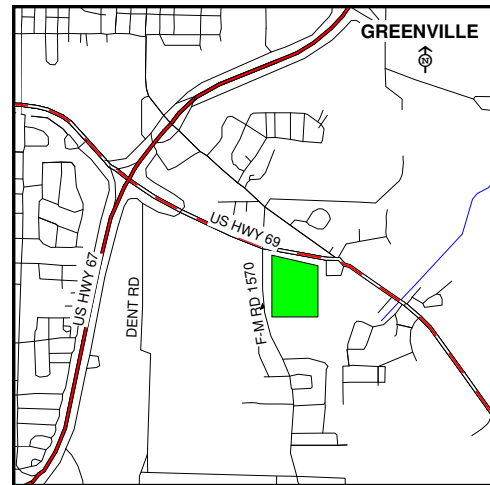
Asset GLO Recommendation:

Dispose of this underutilized site.

**Greenville Maintenance Site
Texas Department of Transportation**



Location Map



Site Map

Total Acres: 7.08

GLO ID#: 1217

Acres Recommended: 7.08

Location:SH 69 East, Greenville, Hunt County

Current Use:Vacant

Appraiser's Highest and Best Use:Speculative Commercial Investment

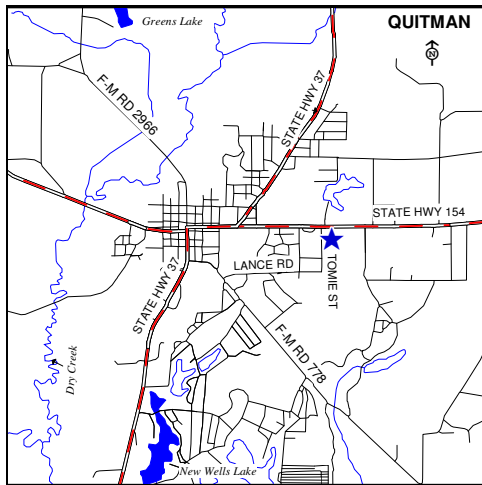
The Texas Department of Transportation uses this property as a materials storage site for the new Greenville location. It is located on Hwy 69 East, about three miles southeast of the downtown area. It is improved with seven structures, fencing and asphalt pavement. Surrounding land uses include governmental and commercial operations, and residential development. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for speculative commercial investment. Current market conditions in Greenville are stable with the main growth along Wesley Street also known as SH 34. The GLO recommends disposal of this underutilized site.

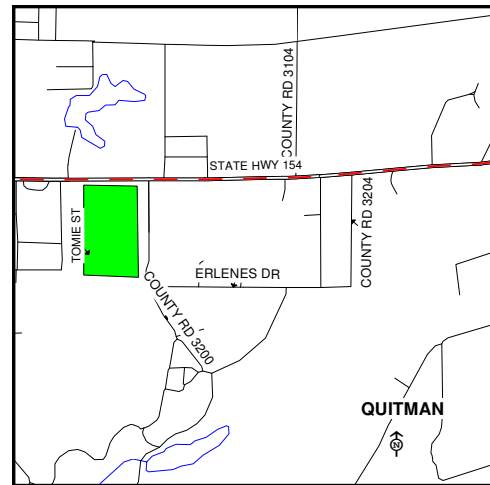
Asset GLO Recommendation:

Dispose of this underutilized site.

Quitman Maintenance Site Texas Department of Transportation



Location Map



Site Map

Total Acres: 5.00

GLO ID#: 1051

Acres Recommended: 5.00

Location:SH 154 East, Quitman, Wood County

Current Use:Material Storage Yard

Appraiser's Highest and Best Use:Commercial or Future Speculative Investment

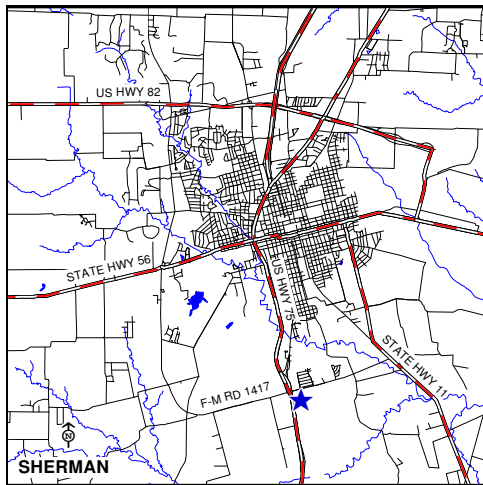
The Texas Department of Transportation uses this site as a materials storage yard for the Mineola maintenance operation. Located on SH 154, two miles east of downtown Quitman, it is improved with one building, asphalt surfacing and fencing. Surrounding land uses include commercial businesses, vacant land, woodlands and residential housing. The site was appraised as a whole, land and buildings were not assigned separate values.

The appraisal indicates the highest and best use is for commercial or speculative investment utilizing the existing improvements. The site is on a major thoroughfare through Wood County and commercial growth is robust in the area. The GLO finds that if TxDOT no longer requires use of the site a more intense use is appropriate and the property should be disposed of.

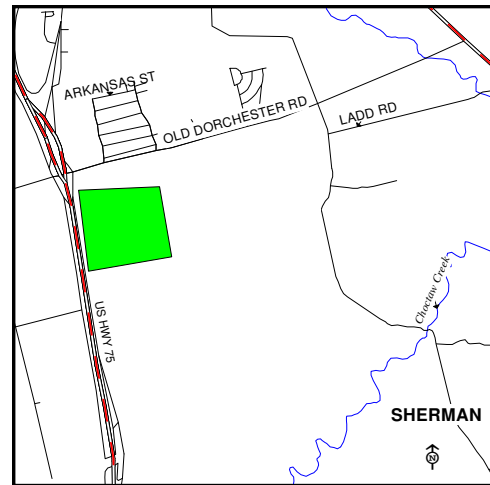
Asset GLO Recommendation:

When TxDOT no longer requires use of the site, it should be disposed of.

**Sherman Maintenance Site
Texas Department of Transportation**



Location Map



Site Map

Total Acres: 7.63

GLO ID#: 1216

Acres Recommended: 7.63

Location:3711 South Sam Rayburn Pkwy, Sherman, Grayson County

Current Use:Maintenance Site

Appraiser's Highest and Best Use:Light Industrial

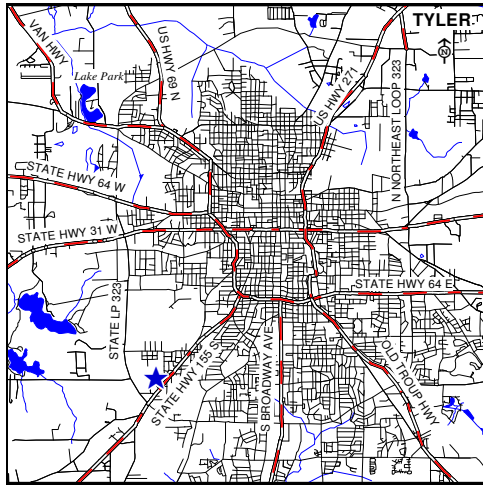
The Texas Department of Transportation uses this site south of Sherman in the Blalock Industrial Park as a maintenance and storage facility. It is located on South Sam Rayburn Parkway and is improved with one building that adds value. Other buildings on the property are not considered contributing to the overall value. Surrounding land uses are industrial and commercial tracts. The site was appraised as a whole, buildings and land were not assigned separate values.

The appraiser indicates TxDOT has purchased a new site in Sherman and will vacate this site when the new one is completed. The GLO finds that the property should be disposed of when the new site is completed.

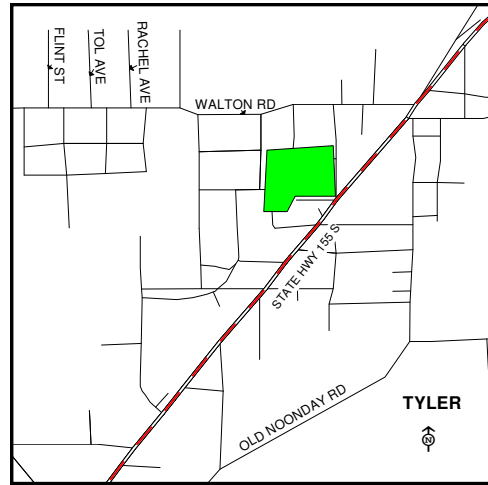
Asset GLO Recommendation:

Dispose of this site when TxDOT has completed the new facility in Sherman.

**Tyler South Maintenance Site
Texas Department of Transportation**



Location Map



Site Map

Total Acres: 3.95

GLO ID#: 1058

Acres Recommended: 3.95

Location:SH 155 South, Tyler, Smith County

Current Use:Vacant

Appraiser's Highest and Best Use:Commercial Development

This site in South Tyler on SH 155 is vacant. Since the time of last reporting, the buildings have fallen into disrepair and suffer deterioration. Surrounding land uses include older residential sites to the north and west, a church to the south, and scattered small businesses. The appraisal was performed as though the site was vacant with the buildings adding no contributing value.

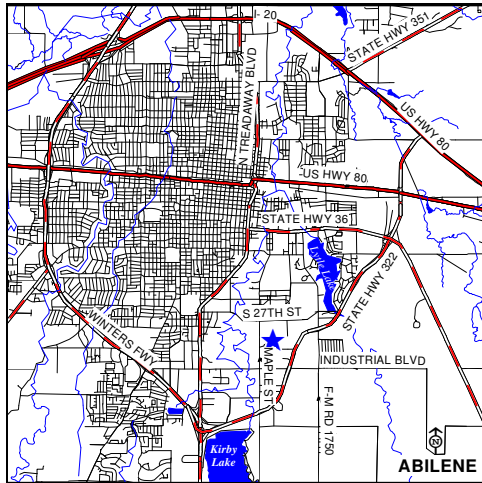
The appraisal indicates the highest and best use is for commercial development. The industrial sector is not concentrated in any particular sector of Tyler. Business, retail and residential growth are expanding to the south and southwest of the city. The GLO recommends disposal of this underutilized site.

Asset GLO Recommendation:

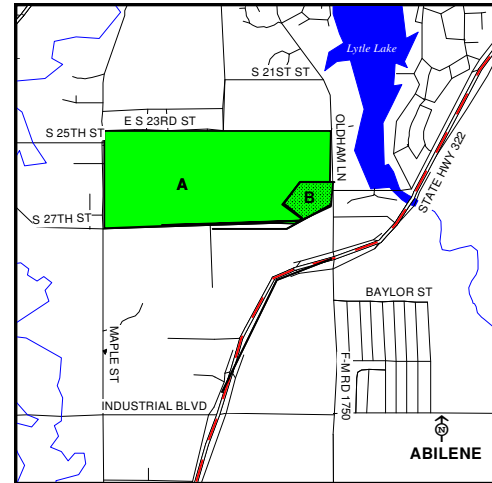
Dispose of this underutilized site.

**Texas Health & Human
Services Commission**

**Abilene State School
Texas Health and Human Services Commission**



Location Map



Site Map

Total Acres: 364.33

GLO ID#: 752

Acres Recommended: 32.14

Location:2501 Maple St, Abilene, Taylor County

Current Use:State School

Appraiser's Highest and Best Use:State School/Commercial or Residential Development

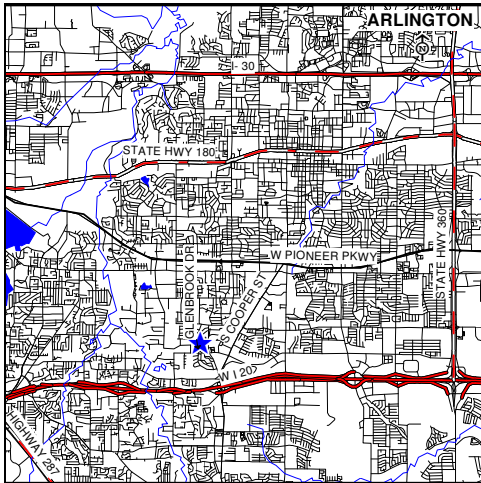
HHSC - DADS uses this site as the Abilene State School. The school is located in southeastern Abilene within easy access to community amenities. It has road frontage on four sides and all city utilities are in place. Surrounding land use is primarily residential, commercial and industrial development. The main campus, cemetery, and a dedicated park area are situated on approximately 332.19 acres (Parcel A).

The appraisal indicates the highest and best use for the property is to retain Parcel A for continued agency operations and that approximately 33 acres (Parcel B) are unused/underutilized and should be disposed of. This finding was presented on the 2001 and 2005 Governor's Report and was not disapproved. HHSC agrees with the decision.

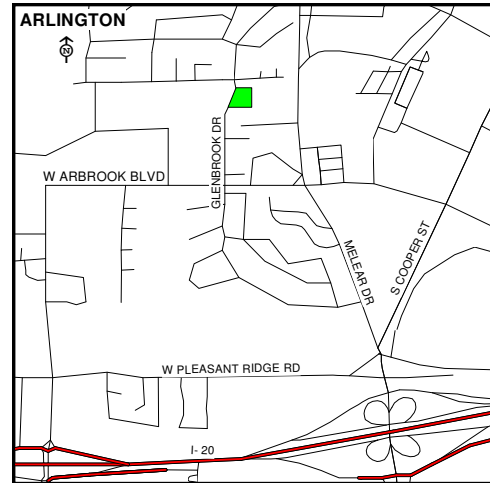
Asset GLO Recommendation:

Retain approximately 332.19 acres (Parcel A) for continued agency operations. Dispose of Parcel B containing approximately 33 acres.

**Arlington Glenbrook Group Home
Texas Health and Human Services Commission**



Location Map



Site Map

Total Acres: 0.60

GLO ID#: 2073

Acres Recommended: 0.60

Location:3609 Glenbrook Dr, Arlington, Tarrant County

Current Use:Group Home

Appraiser's Highest and Best Use:Residential

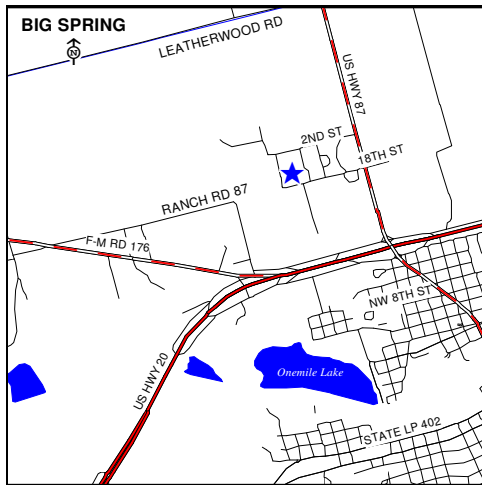
HHSC - DADS uses this site in Arlington as a group home serving the needs of mentally handicapped clients. The group home lot size is typically larger than other lots in the area and provides a small buffer zone. There are no deed or setback restrictions and no floodplain problems are evident. Surrounding land uses are residential development and recreational.

The appraisal indicates the highest and best use is for residential development to include the current group home site. Arlington is experiencing a residential market growth surge and economic conditions are stable. HHSC has indicated their desire to dispose of this site.

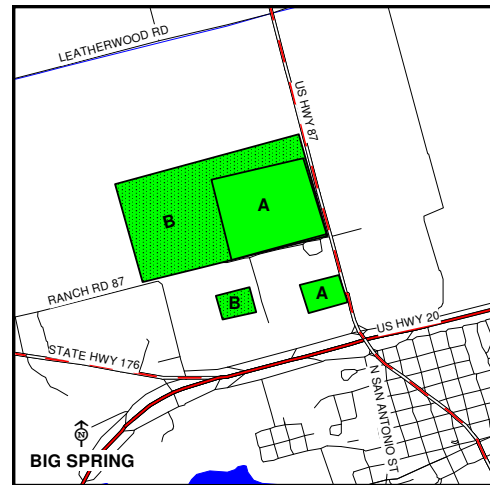
Asset GLO Recommendation:

HHSC has indicated their desire to dispose of this site. The GLO concurs with that request.

Big Spring State Hospital Texas Health and Human Services Commission



Location Map



Site Map

Total Acres: 251.15

GLO ID#: 732

Acres Recommended: 108.77

Location:Hwy 87 one quarter mile north of IH 20, Big Spring, Howard County

Current Use:State Hospital

Appraiser's Highest and Best Use:State Hospital/Commercial or Residential Development

HHSC - DSHS operates this site as a state hospital facility north of the City of Big Spring. It is located on Hwy 87. Surrounding land uses include commercial and agricultural development. The population of Big Spring has increased only slightly, indicating a slow growth pattern. Expectations for the future are modest.

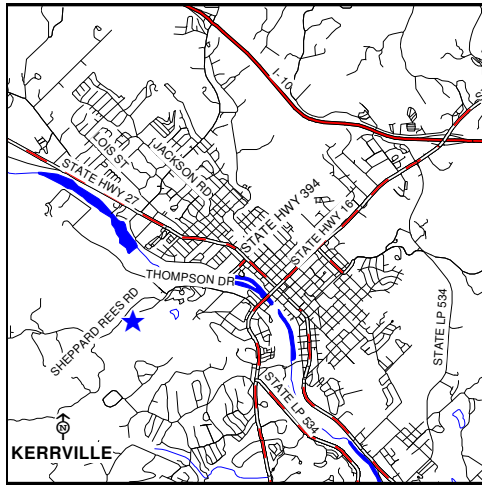
The appraisal indicates the 142.38 acre main campus identified as Parcel A is utilized. The GLO recommends the disposition of approximately 108.77 acres identified as Parcel B including a 4.77 acre Silver Heels Subdivision lot.

This acreage was included on the 1999 and 2005 Governor's Report and was not disapproved.

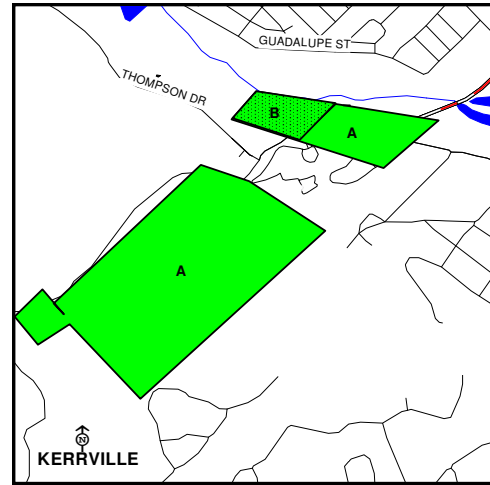
Asset GLO Recommendation:

Retain 142.38 acres (Parcel A) for continued agency operations. Dispose of approximately 108.77 acres (Parcel B) and the Silver Heels Subdivision lot.

**Kerrville State Hospital
Texas Health and Human Services Commission**



Location Map



Site Map

Total Acres: 155.35

GLO ID#: 761

Acres Recommended: 11.30

Location:721 Thompson Dr, Kerrville, Kerr County

Current Use:State Hospital

Appraiser's Highest and Best Use:Mixed Use

HHSC - DSHS currently uses this site to accommodate a state hospital. It is located on Thompson Drive on the southwest edge of Kerrville. It is improved with 50 buildings, surface parking area, roads, landscaping and fencing. The surrounding land uses are residential and commercial development.

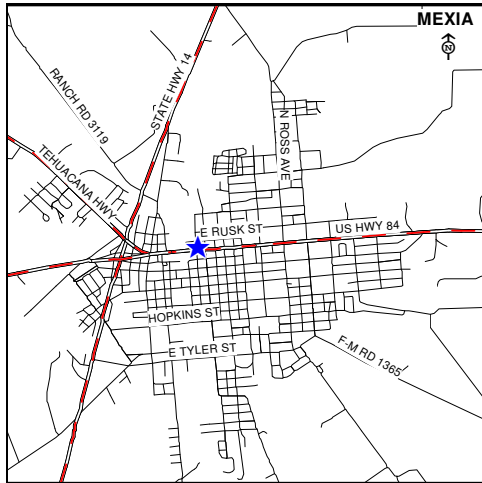
The GLO recommends retaining 144.05 acres (Parcel A) containing the main campus, an outbuilding and warehouse for continued agency use. There is a deed restriction precluding any other use on the main campus. Parcel B containing 11.3 acres is considered underutilized and should be disposed of. The subject is in an attractive location with excellent access and is close to town.

This tract was included on the 1999 and 2005 Governor's Report and not disapproved.

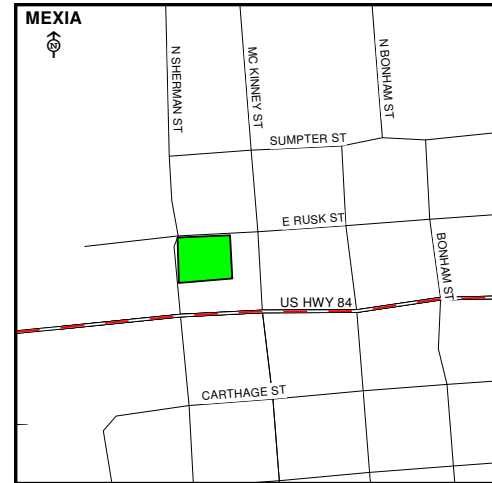
Asset GLO Recommendation:

Retain Parcel A containing 144.05 acres or continued agency operations. Dispose of or lease Parcel B containing approximately 11.3 acres.

**Limestone County Habilitation Center
Texas Health and Human Services Commission**



Location Map



Site Map

Total Acres: 0.37

GLO ID#: 2137

Acres Recommended: 0.37

Location:206 East Rusk St, Mexia, Limestone County

Current Use:Vacant

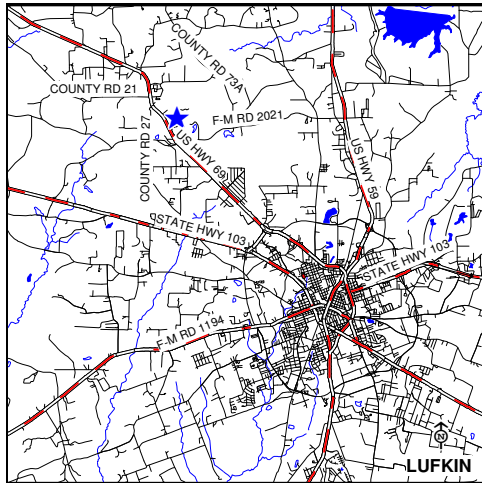
Appraiser's Highest and Best Use:Residential Development

HHSC - DADS utilized this site on East Rusk Street in Mexia as a habilitation center. The building is now vacant and as such the GLO finds that the site is underutilized and should be disposed of. There are no recorded deed restrictions to prevent this action. Surrounding land uses are residential and commercial development.

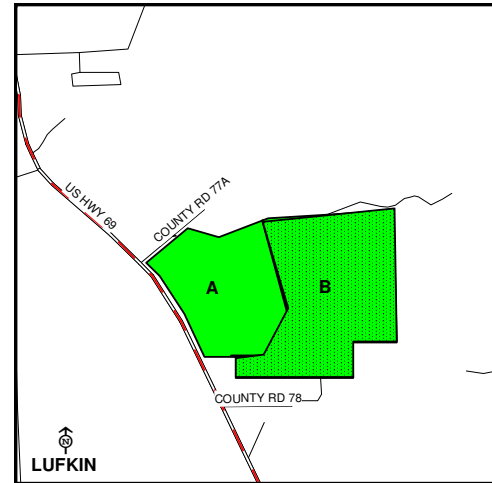
The appraisal indicates highest and best use is for residential development. The subject is in an older residential section adjoining a commercial area. Growth in Mexia is considered moderate. This site was presented on the 2005 Report to the Governor and was not disapproved.

Asset GLO Recommendation:
Dispose of this underutilized site.

Lufkin State School
Texas Health and Human Services Commission



Location Map



Site Map

Total Acres: 159.22

GLO ID#: 769

Acres Recommended: 100.00

Location:Hwy 69 North, Lufkin, Angelina County

Current Use:State School

Appraiser's Highest and Best Use:State School/Residential or Recreational

The subject property is currently owned by HHSC - DADS and is used as a state school. Located in East Texas on Hwy 69 North, the campus is improved with 67 buildings, parking and landscaping. Surrounding land uses are residential and commercial development. The appraisal indicates the highest and best use is to continue as a state school.

Angelina County has experienced a steady growth trend in the past ten years.

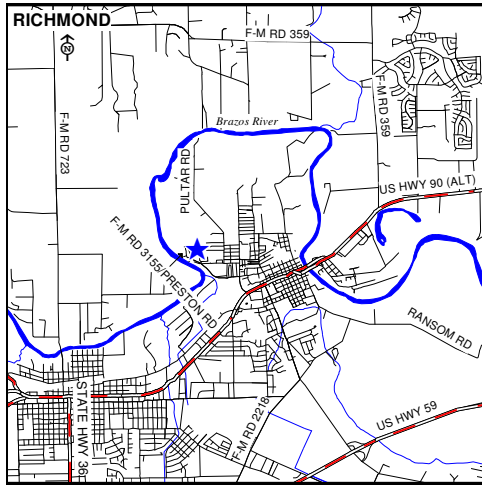
The subject tract is divided into two parcels. The west part of the tract (Parcel A, 59.22 acres) supports the campus and its improvements. The east side of the property (Parcel B, 100 acres, known as the Woodland Retreat Area) contains a small lake, restrooms, and a pavilion that are used by the residents for recreational and therapeutic activities. Parcel B is considered to be underutilized.

This recommendation was presented on the 2001 Governor's Report and was not disapproved.

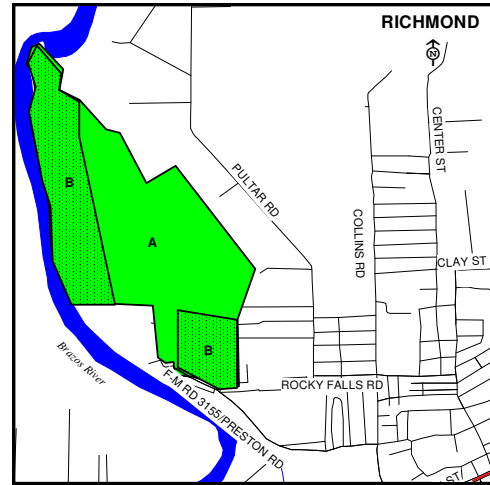
Asset GLO Recommendation:

Retain Parcel A (59.22 acres) for continued agency operations. Dispose or lease Parcel B (100 acres).

**Richmond State School
Texas Health and Human Services Commission**



Location Map



Site Map

Total Acres: 241.84

GLO ID#: 771

Acres Recommended: 96.39

Location:2100 Preston Rd, Richmond, Fort Bend County

Current Use:State School

Appraiser's Highest and Best Use:HHSC Facility/Mixed Use Development

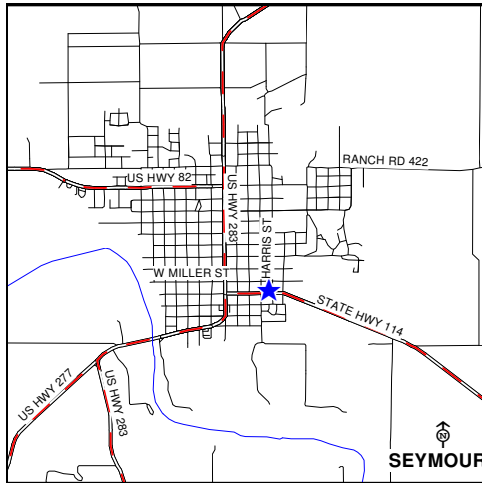
HHSC - DADS currently uses this site to accommodate a state school. The property is located on Preston Rd (FM 3155) in the northwest quadrant of Richmond. Surrounding land uses include residential, vacant and agricultural tracts. The main campus is located on 145.45 acres (Parcel A) and is being fully utilized by the agency.

The appraisal indicates there is an unused parcel which could be more intensely utilized. The GLO recommends sale of Parcel B containing approximately 96.39 acres. This unused parcel was recommended on the 2001 and 2005 Governor's Report and was not disapproved.

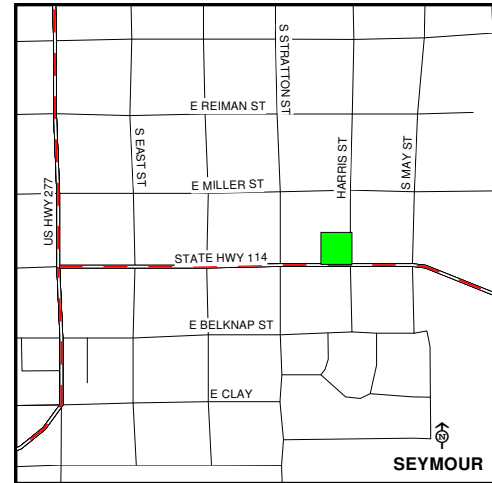
Asset GLO Recommendation:

Retain Parcel A containing approximately 145.45 acres for continued agency use. Dispose of approximately 96.39 acres (Parcel B).

**Seymour Vocational Center
Texas Health and Human Services Commission**



Location Map



Site Map

Total Acres: 0.69

GLO ID#: 2128

Acres Recommended: 0.69

Location:500 Hwy 114, Seymour, Baylor County

Current Use:Vocational Center

Appraiser's Highest and Best Use:Commercial Development

This property is developed as vocational training and counseling center for the mentally challenged. It is located in South Seymour on SH 114. At present the site is leased and operated by the Seymour Hospital. Surrounding land use is residential development. This property is earmarked for sale by the HHSC governing board.

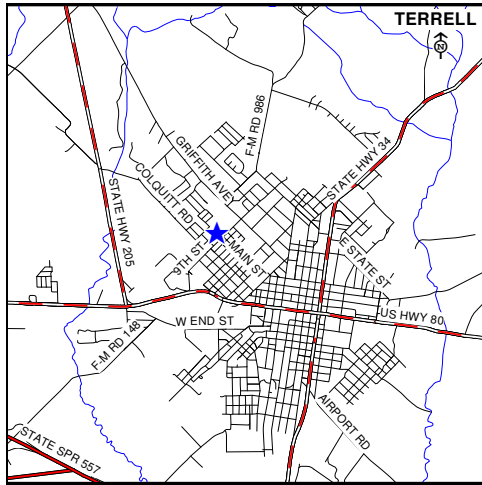
The appraisal indicates the present use as a training and counseling center is the highest and best use.

Seymour has decreased in population during the past years. Like many other small towns in that part of the state catering to the oil and gas industry, Seymour is experiencing a downturn in the real estate market. Demand for property is limited. The GLO concurs with the request to sell the site.

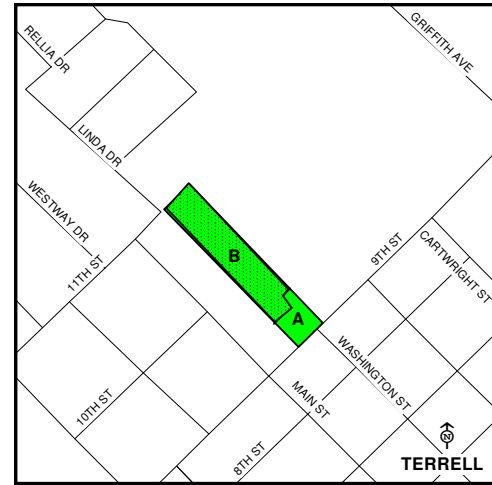
Asset GLO Recommendation:

Dispose of this site.

Terrell 9th St Group Home
Texas Health and Human Services Commission



Location Map



Site Map

Total Acres: 1.93

GLO ID#: 2233

Acres Recommended: 1.43

Location:407 9th St, Terrell, Kaufman County

Current Use:Group Home

Appraiser's Highest and Best Use:Residential Development

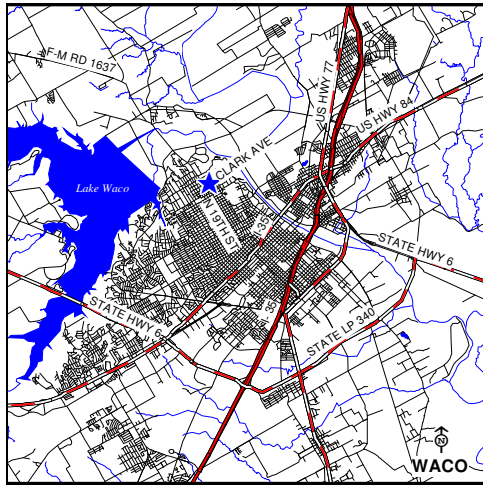
HHSC - DADS uses this four-bedroom facility, located on 9th St in Terrell, as a group home. The home sits on approximately 0.5 acres (Parcel A), while the remaining 1.43 acres are unused (Parcel B). Surrounding land use is primarily residential development, with some commercial sites nearby.

The appraisal indicates the highest and best use for this site is to continue as a group home. The excess acreage at this site should be disposed of or leased. Property values have increased since the time of last reporting. This site was recommended on the 2005 Governor's Report and was not disapproved.

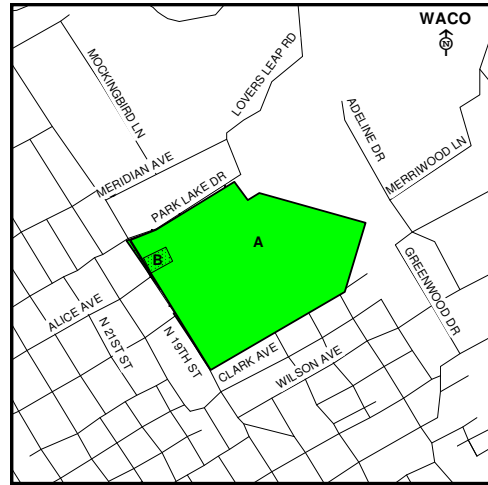
Asset GLO Recommendation:

Retain the developed one-half acre (Parcel A) and dispose of the unused 1.43 acres contained in Parcel B.

**Waco Center For Youth
Texas Health and Human Services Commission**



Location Map



Site Map

Total Acres: 47.19

GLO ID#: 745

Acres Recommended: 0.75

Location:3501 North 19th St, Waco, McLennan County

Current Use:Waco Center for Youth

Appraiser's Highest and Best Use:Waco Center for Youth/Sell Underutilized Portions

HHSC - DSHS uses this site in Waco as a center for emotionally disturbed children. It has road frontage on both 19th Street and Park Lake Drive. The site is improved with 45 buildings. A one-acre portion of the site is leased to McDonald's Restaurants. Surrounding land uses include commercial, residential and retail development.

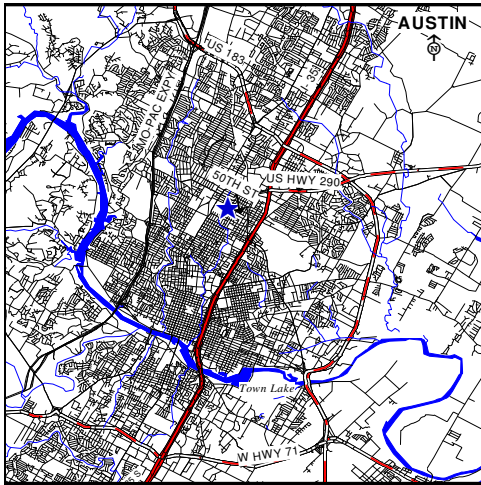
The appraisal indicates that 45.59 acres (Parcel A), consisting of the campus and improvements, are being fully utilized by the agency. Several parcels have been sold since the time of last reporting as approved in the Report to the Governor, 1999 and 2005. Parcel B, containing approximately 0.75 acres, is considered unused and should be disposed of.

Asset GLO Recommendation:

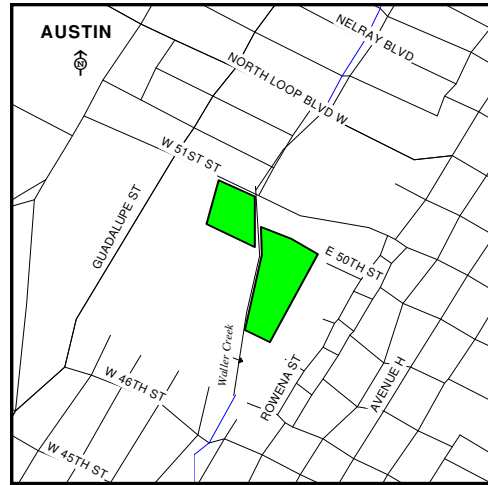
Retain 45.59 acres (Parcel A) for continued agency operations. Dispose of approximately 0.75 acres (Parcel B) that are considered unused/underutilized.

**Texas Parks and
Wildlife Department**

**Austin Training Academy
Texas Parks and Wildlife Department**



Location Map



Site Map

Total Acres: 6.66

GLO ID#: 134

Acres Recommended: 6.66

Location:100 West 50th St, Austin, Travis County

Current Use:Training Facility

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

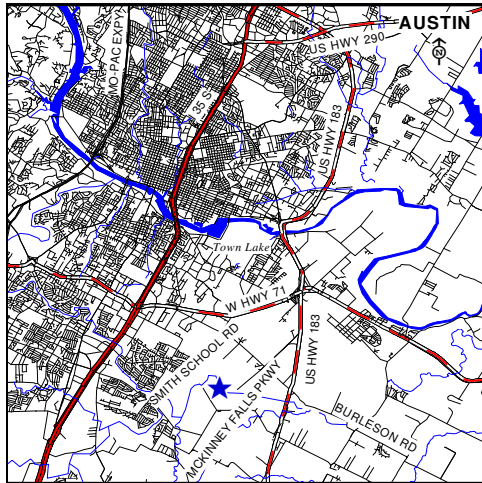
The Texas Parks and Wildlife Department is using this site located on 50th Street in Austin as a game warden training facility. Improvements include a dormitory, a parking lot, and an administration building, although the improvements add no value to the site. TPWD has indicated the site is not satisfactory for its training facility. Much of the training must be performed at sites elsewhere.

The property has continued to increase in value. The appraisal indicates the highest and best use is for either commercial or residential (single or multi-family) development. This property is not zoned, but the neighborhood is zoned residential and commercial. The GLO recommends that TPWD relocate its game warden training facility to a more functional and appropriate site.

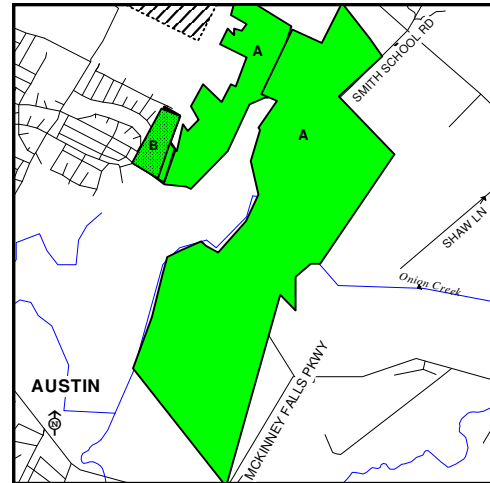
Asset GLO Recommendation:

Dispose of this site.

McKinney Falls Park/State Headquarters Texas Parks and Wildlife Department



Location Map



Site Map

Total Acres: 715.47

GLO ID#: 72

Acres Recommended: 13.00

Location:4200 Smith School Rd, 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 the McKinney Falls State Park as a recreation area offering camping, picnicking, hiking, biking and a visitor's center. The state headquarters is also located here. The site is improved with 25 buildings comprising the headquarters and park. Surrounding land uses include industrial, commercial and residential development.

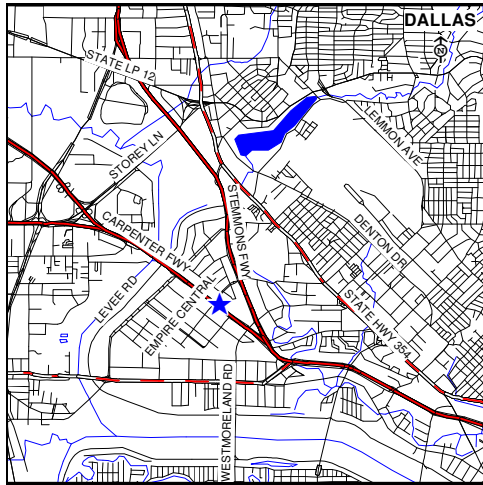
The appraisal finds that the highest and best use is retain Parcel A containing 702.47 acres for continued agency operations. Austin has experienced moderate growth and property values are rising. Even with the Austin Bergstrom International Airport noise issues, this site is considered desirable. The GLO recommends sale of unused/underutilized Parcel B containing approximately 13 acres.

Asset GLO Recommendation:

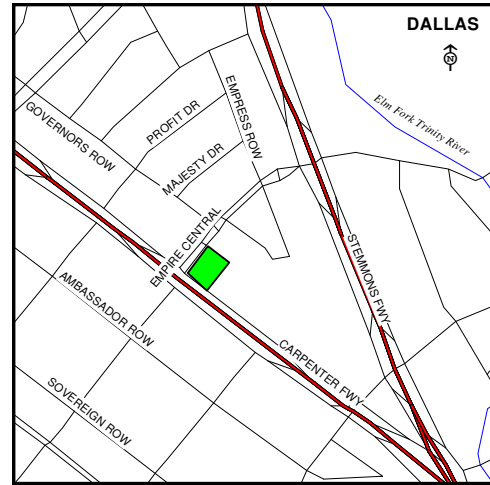
Retain Parcel A containing 702.47 acres for continued agency operations. Dispose of the unused/underutilized Parcel B containing approximately 13 acres.

Texas Workforce Commission

**Dallas UI Tele-Center
Texas Workforce Commission**



Location Map



Site Map

Total Acres: 2.06

GLO ID#: 1881

Acres Recommended: 2.06

Location:8300 John Carpenter Fwy, Dallas, Dallas County

Current Use:UI Tele-Center

Appraiser's Highest and Best Use:Office Development

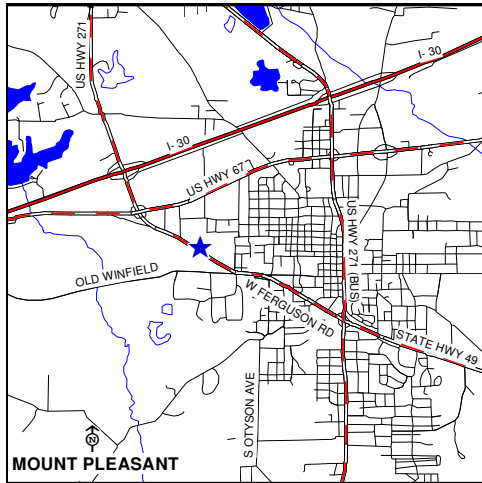
The Texas Workforce Commission uses this site as an unemployment insurance tele-center. The subject property is located at the intersection of the John Carpenter Fwy frontage road and Empire Central, and is improved with a two-story concrete frame/masonry structure. The surrounding land use is primarily industrial and office space development.

The appraisal indicates the highest and best use is the current use. The agency has indicated it plans to only have one tele-center in the Ft. Worth/Dallas area that will necessitate closing this location, the Ft. Worth location, or both. The decision has not yet been finalized. This site was presented on the 2007 Report to the Governor and was not disapproved.

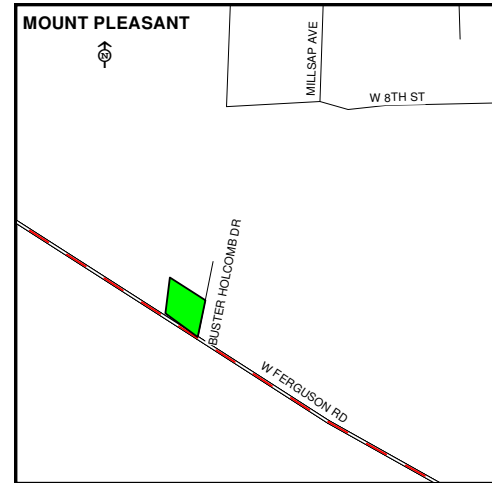
Asset GLO Recommendation:

Dispose of this site when use determination is finalized.

Mount Pleasant Workforce Center Texas Workforce Commission



Location Map



Site Map

Total Acres: 1.15

GLO ID#: 1830

Acres Recommended: 1.15

Location:1902 West Ferguson Rd, Mount Pleasant, Titus County

Current Use:TWC Office

Appraiser's Highest and Best Use:Office Development

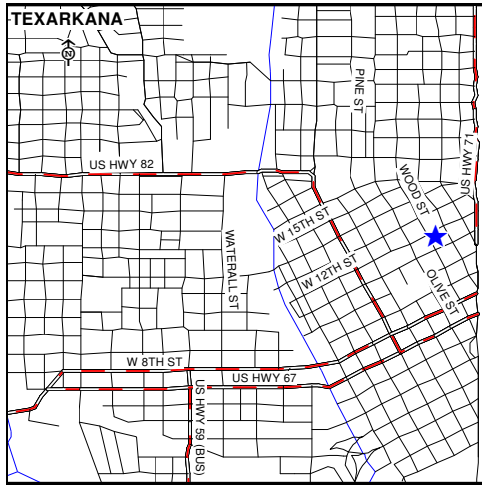
This site is currently used by the Texas Workforce Commission to accommodate a workforce center. However, the local board is reassessing its ability to deliver services in this building due to expanding needs. The property is located on Ferguson Rd on the western edge of the city of Mount Pleasant. Improvements include a one-story reinforced concrete office building constructed in 1983 and surface parking. Surrounding land uses are residential and commercial development.

The appraisal indicates the highest and best use is office development. Demand for commercial space is not strong in this part of town with most of the commercial activity taking place on Hwy 271 South and along IH 30. This site was presented on the 2005 Report to the Governor and was not disapproved.

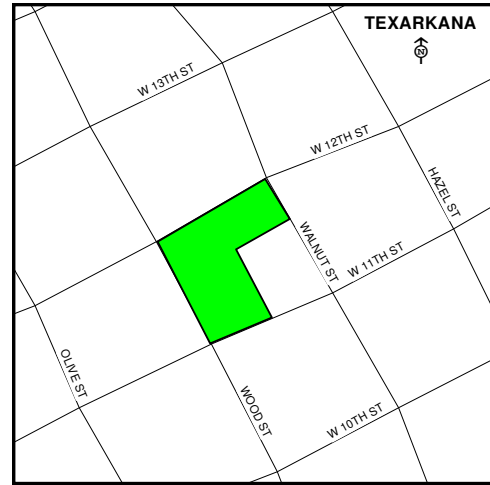
Asset GLO Recommendation:

Dispose of this tract when it becomes vacant.

**Texarkana Workforce Center
Texas Workforce Commission**



Location Map



Site Map

Total Acres: 1.29

GLO ID#: 1853

Acres Recommended: 1.29

Location:1120 Wood St, Texarkana, Bowie County

Current Use:TWC Office

Appraiser's Highest and Best Use:Office Development

The Texas Workforce Commission currently uses this site to accommodate a workforce center. However, TWC has indicated the local board has selected a new location and plans to vacate the building after lease build-out. The property is located on Wood St in Texarkana, just west of the Arkansas State Line. Improvements include a one-story masonry office building and surface parking. The building is shared with the Arkansas Employment Commission. The State of Texas owns the land and the building while the State of Arkansas provides telephones, utilities and one-third of the staff. Surrounding land use is residential and commercial development.

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

Asset GLO Recommendation:

Dispose of this tract when it becomes vacant.

Appendix

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports September 2007

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Building and Procurement Commission							
	Bull Creek State Cemetery	2402	Austin	Travis	46.19	46.19	2005
	* Lubbock Surplus Property Warehouse #4	2	Lubbock	Lubbock	2.06	2.06	2005
	Service Station	1913	Austin	Travis	0.23	0.23	
	3			<u>Total:</u>	48.48	48.48	
Texas Department of Criminal Justice							
	* Boyd/Teague Unit	2056	Fairfield	Freestone	733.56	733.56	2002
	* Estelle Unit	702	Huntsville	Walker	5,458.73	895.99	1999
	2			Total:	6,192.29	1,629.55	

* Previously Approved for Sale or Lease by the Governor

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Department of Transportation							
*Austin State School Annex—Bull Creek		747	Austin	Travis	29.50	29.50	2002
Barnhardt (Irion) Maintenance Site		1119	Barnhart	Irion	6.38	6.38	
Canton Maintenance Site		1059	Canton	Van Zandt	4.00	4.00	
Farmersville Storage Site		918	Farmersville	Collin	0.50	0.50	
Greenville Maintenance Site		1217	Greenville	Hunt	7.08	7.08	
Quitman Maintenance Site		1051	Quitman	Wood	5.00	5.00	
Sherman Maintenance Site		1216	Sherman	Grayson	7.63	7.63	
Tyler South Maintenance Site		1058	Tyler	Smith	3.95	3.95	
	8			<u>Total:</u>	58.04	58.04	
Texas Health and Human Services Commission							
* Abilene State School		752	Abilene	Taylor	364.33	32.14	2001
Arlington Glenbrook Group Home		2073	Arlington	Tarrant	0.60	0.60	
* Big Spring State Hospital		732	Big Spring	Howard	251.15	108.77	1999
* Kerrville State Hospital		761	Kerrville	Kerr	155.35	13.08	2005

* Previously Approved for Sale or Lease by the Governor

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
* Limestone County Habilitation Center		2137	Mexia	Limestone	0.37	0.37	2005
* Lufkin State School		769	Lufkin	Angelina	159.22	100.00	2001
* Richmond State School		771	Richmond	Fort Bend	241.84	96.39	2001
Seymour Vocational Center		2128	Seymour	Baylor	0.69	0.69	
* Terrell 9th Street Group Home		2233	Terrell	Kaufman	1.93	1.43	2001
* Waco Center for Youth		745	Waco	McLennan	47.19	1.60	1999
	10			<u>Total:</u>	1,222.67	355.07	
Texas Parks and Wildlife Department							
Austin Training Academy		134	Austin	Travis	6.66	6.66	
McKinney Falls Park/State Headquarters		72	Austin	Travis	715.47	13.00	
	2			<u>Total:</u>	722.13	19.66	

** 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							
* Dallas UI Tele-Center		1881	Dallas	Dallas	2.06	2.06	2002
* Mount Pleasant Workforce Center		1830	Mount Pleasant	Titus	1.15	1.15	2005
* Texarkana Workforce Center		1853	Texarkana	Bowie	1.29	1.29	2005
	3			<u>Total:</u>	4.50	4.50	
				<u>Grand Total:</u>	8,248.11	2,115.30	

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