



TWC Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
1872	Amarillo Workforce Center	TWC Local Office	TWC Local Office	0.80	\$670,000.00	0.80	\$670,000.00
1884	Austin Guadalupe Building	TWC Area Office	Office Development/ TWC Area Office	0.51	\$2,100,000.00	0.51	\$2,100,000.00
2077	Brownsville Workforce Center	TWC Local Office	Office Development	2.50	\$1,050,000.00	2.50	\$1,050,000.00
1873	El Paso UI Tele-Center	TWC Tele-Center Office	TWC Tele-Center Office	0.50	\$855,000.00	0.50	\$855,000.00
2506	Grand Prairie Parking Lot	Parking Lot	Residential Development	0.25	\$15,950.00	0.25	\$15,950.00
1870	Grand Prairie Tax Appeals Office	TWC Tax Appeals Office	TWC Tax Appeals Office	0.96	\$505,000.00	0.96	\$505,000.00
1866	Harlingen Workforce Center	TWC Local Office	TWC Local Office	0.48	\$500,000.00	0.48	\$500,000.00
2079	Marshall Workforce Center	TWC Local Office	Office Development	1.44	\$410,000.00	1.44	\$410,000.00
1829	McKinney Workforce Center	TWC Local Office	TWC Local Office	0.95	\$375,000.00	0.95	\$375,000.00
1830	Mount Pleasant Workforce Center	TWC Local Office	Office Development	1.15	\$383,000.00	1.15	\$383,000.00
1848	Nacogdoches Workforce Center	TWC Local Office	TWC Local Office	1.46	\$287,000.00	1.46	\$287,000.00
1961	Paris Workforce Center	TWC Local Office	TWC Local Office	1.29	\$400,000.00	1.29	\$400,000.00
1876	San Antonio UI Tele-Center	TWC Tele-Center Office	Office/ Commercial Development	0.92	\$1,390,000.00	0.92	\$1,390,000.00
1836	Sherman Board Administrative and Tax Office	TWC Local Office	TWC Local Office	1.15	\$459,000.00	1.15	\$459,000.00
1835	Temple Workforce Center	TWC Workforce Center	TWC Workforce Center	1.58	\$425,000.00	1.58	\$425,000.00
2074	Waxahachie Workforce Center	TWC Local Office	Office/ Commercial Development	1.42	\$425,000.00	1.42	\$425,000.00
Total:				17.36	\$10,249,950.00	17.36	\$10,249,950.00



TWC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value
1877	Austin Distribution Center	TWC Local Office/Warehouse	TWC Local Office/Warehouse	1.43	\$1,400,000.00
2529	Austin Mopac Building	TWC Area Office	TWC Area Office	1.43	\$1,035,000.00
1875	Austin State Headquarters - Annex	TWC State Headquarters and Parking Garage	TWC State Headquarters and Parking Garage	1.75	\$9,770,000.00
1883	Austin State Headquarters - Main	TWC State Headquarters	TWC State Headquarters	2.15	\$22,500,000.00
1850	Austin State Headquarters-Trinity	TWC Headquarters and Parking Garage	TWC Headquarters and Parking Garage	1.82	\$13,670,000.00
1844	Brownwood Workforce Center	TWC Local Office	Office Development	0.87	\$260,000.00
1879	Corpus Christi-Staples Workforce Center	TWC Local Office	TWC Local Office	2.41	\$1,350,000.00
1838	Corsicana Workforce Center	TWC Local Office	TWC Local Office	0.83	\$250,000.00
1857	Garland Workforce Center	TWC Local Office	TWC Local Office	1.42	\$350,000.00
2266	Houston Tax and Monitoring Office	TWC Tax and Sub-recipient Monitoring Office	TWC Tax and Sub-recipient Monitoring Office	2.25	\$777,000.00
1834	McAllen UI Tele-Center	TWC Tele-Center	TWC Tele-Center	2.10	\$2,000,000.00
1854	North Texas UI Tele-Center	TWC UI Tele-Center/Tax Office and Parking	Office and Parking Structure	1.08	\$3,000,000.00
Total:				19.54	\$56,362,000.00

TEXAS WORKFORCE
COMMISSION
PROPERTIES
RECOMMENDED
FOR SALE OR LEASE

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Amarillo Workforce Center

GLO ID#: 1872

Location:

1206 West 7th Street, Amarillo, Potter
County, Texas

Legal Description:

Volume 941, Page 326, Potter County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..2/23/2012 **Acres:** 0.80 **Bldgs.:**1 **Bldg Sq Ft....** 15,214 sq. ft.

Sen. Dist.:31 **Rep. Dist.:**87 **FAR:...** 0.43

% in Floodplain:..... 0% **Slope:**Level

Frontage:West 7th St, Ong St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Industrial, Commercial

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Total Market Value: \$670,000

Zoning:Industrial

Texas General Land Office

Texas Workforce Commission

Analysis

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

Although the appraisal indicates the highest and best use is to continue in the present use, the agency has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

GLO ID#: 1884

Austin Guadalupe Building

Location:

1215 Guadalupe Street, Austin, Travis
County, Texas

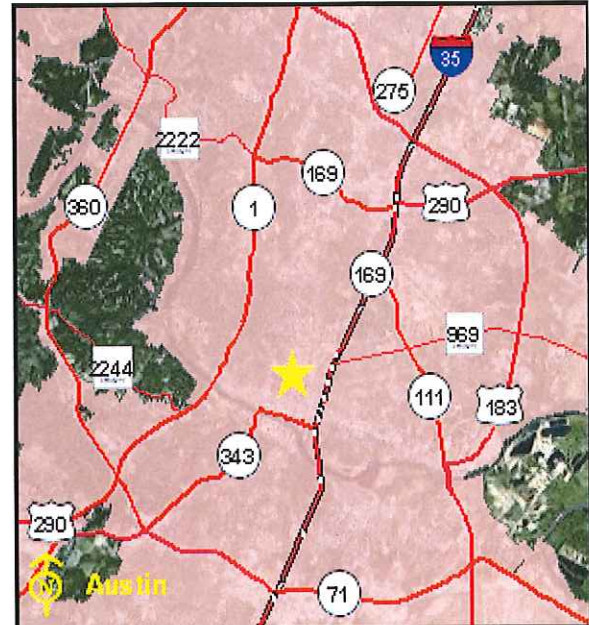
Legal Description:

Volume 1892, Page 108, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: 11/22/2011 **Acres:** 0.51 **Bldgs.:**1 **Bldg Sq Ft....** 10,500 sq. ft.

Sen. Dist.:14 **Rep. Dist.:**49 **FAR:...** 0.48

Total Market Value: \$2,100,000

% in Floodplain:..... 0% **Slope:**Level

Zoning:Mixed-Use

Frontage:Guadalupe Street, 13th Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental, Residential, Office

Current Use:TWC Local Office

Highest and Best Use:Office Development

Agency Projected Use:Office Development

Texas General Land Office

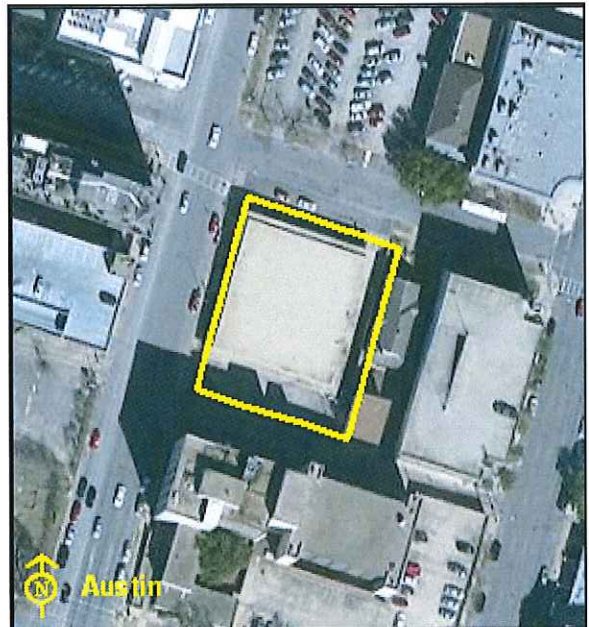
Texas Workforce Commission

Analysis

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

The appraisal indicates that the highest and best use is for demolition of existing office and development for more intense use of office building. The GLO recommends the sale/lease of the underutilized property.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Brownsville Workforce Center

GLO ID#: 2077

Location:

851 Old Alice Road, Brownsville, Cameron County, Texas

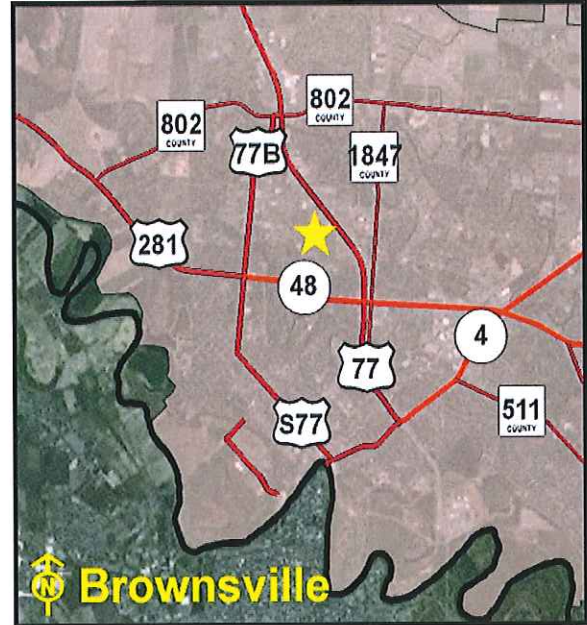
Legal Description:

Volume 1399, Page 88, Cameron County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..1/12/2012 **Acres:** 2.50 **Bldgs.:**1 **Bldg Sq Ft....** 17,254 sq. ft.

Sen. Dist.:27 **Rep. Dist.:**37 **FAR:...** 0.16

% in Floodplain:.....100% **Slope:**Level

Frontage:Old Alice Road

Total Market Value: \$1,050,000

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Medical, Office

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office/Office Development

Agency Projected Use:TWC Local Office/Office Development

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. It is 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 asphalt parking. The surrounding land uses include commercial, residential, medical, and office developments.

The appraisal indicates the highest and best use is for office development to include 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.

Site Map



GLO Recommendation:

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

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

El Paso UI Tele-Center

GLO ID#: 1873

Location:

616-618 North Santa Fe Street, El Paso, El Paso County, Texas

Legal Description:

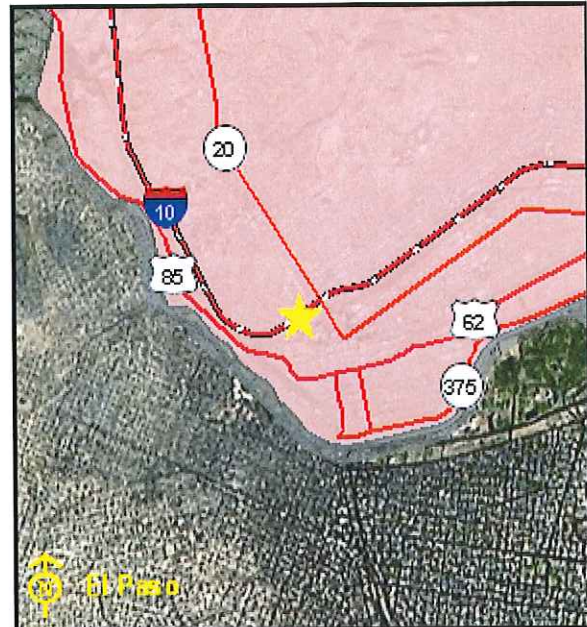
Volume 1646, Page 13, El Paso County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..1/19/2012 **Acres:** 0.50 **Bldgs.:**1 **Bldg Sq Ft....** 15,475 sq. ft.

Sen. Dist.:29 **Rep. Dist.:**77 **FAR:...** 0.72

% in Floodplain:..... 0% **Slope:**Level

Frontage:Santa Fe St, Prospect Ave

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Recreational

Current Use:TWC Tele-Center Office

Highest and Best Use:TWC Tele-Center Office

Agency Projected Use:TWC Tele-Center Office

Texas General Land Office

Texas Workforce Commission

Analysis

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

Although the appraisal indicates the highest and best use is to continue in the present use, the agency has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

Site Map



GLO Recommendation:

The GLO Recommends disposing this underutilized property.

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Grand Prairie Parking Lot

GLO ID#: 2506

Location:

2102 Houston Street, Grand Prairie, Dallas
County, Texas

Legal Description:

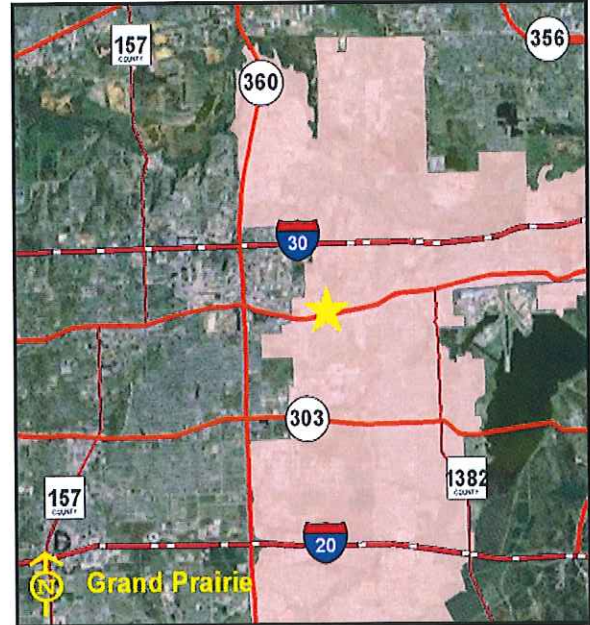
Volume 515, Pages 286-289, Dallas County Map
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility, None



Location Map

Appraisal Date: ..1/11/2012	Acres: 0.25	Bldgs.:0	Bldg Sq Ft....	0 sq. ft.
Sen. Dist.:9	Rep. Dist.: ...106	FAR: ... 0.00	Total Market Value:	\$15,950
% in Floodplain: 0%	Slope:Level	Zoning:	Residential	
Frontage:	Houston St, 21st St			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:	Residential, Governmental, None, None			
Current Use:	Parking Lot			
Highest and Best Use:	Residential Development			
Agency Projected Use:	Residential Development			

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this site if the Tax and Appeals office requires overflow parking. It is located on Houston Street in Grand Prairie. The site is unimproved with only unpaved surface parking. 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 site is vacant and it is listed for sale by the General Land Office.

Site Map

GLO Recommendation:

Dispose of this underutilized site if no longer needed by the agency.



Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Grand Prairie Tax Appeals Office

GLO ID#: 1870

Location:

2102 West Main Street, Grand Prairie, Dallas
County, Texas

Legal Description:

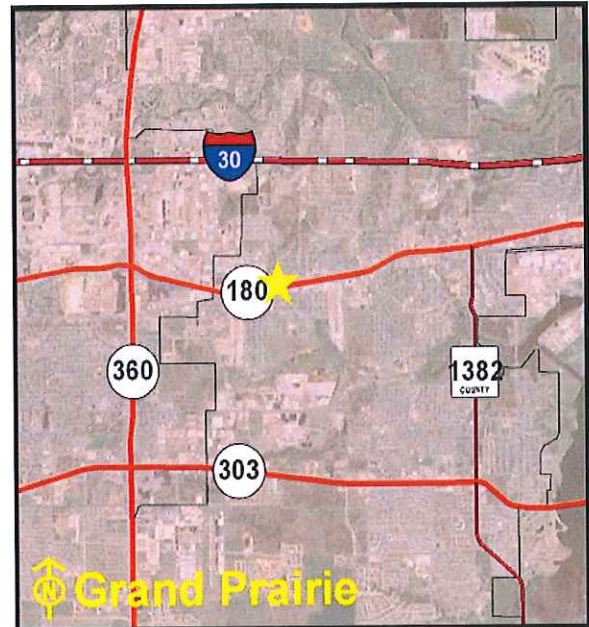
Volume 314, Page 165, Volume 68054, Page 1264,
Volume 1793, Page 10, Volume 1795, Page 558,
Dallas County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..2/11/2012	Acres: 0.96	Bldgs.:1	Bldg Sq Ft.... 10,106 sq. ft.
Sen. Dist.:9	Rep. Dist.: ...106	FAR:... 0.24	Total Market Value: \$505,000
% in Floodplain:..... 0%	Slope:Level	Zoning:Commercial	
Frontage:W Main St, 21st St	Utilities:Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:Residential, Commercial, Industrial, Vacant			
Current Use:TWC Tax Appeals Office			
Highest and Best Use:Office/Commercial Development			
Agency Projected Use:Office/Commercial Development			

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this site as a tax appeals office. It is located on West Main Street in Grand Prairie. The site 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 has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Harlingen Workforce Center

GLO ID#: 1866

Location:

601 East Harrison Street, Harlingen,
Cameron County, Texas

Legal Description:

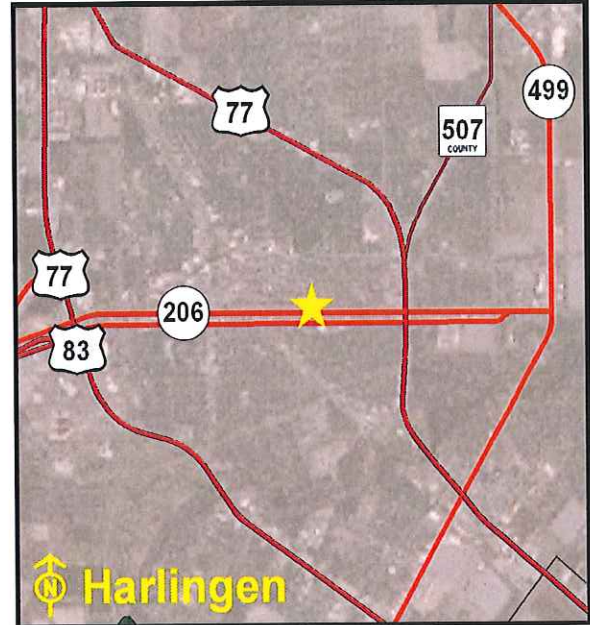
Volume 782, Page 407, Volume 775, Page 227,
Cameron County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:2/5/2012 **Acres:** 0.48 **Bldgs.:**1 **Bldg Sq Ft....** 8,160 sq. ft.

Sen. Dist.:27 **Rep. Dist.:**43 **FAR:...** 0.39

% in Floodplain:..... 0% **Slope:**Level

Frontage:Harrison Street, 6th Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Office

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Total Market Value: \$500,000

Zoning:General Retail

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission 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, asphalt parking, and concrete driveways. The surrounding land uses include a mixture of commercial and office developments.

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.

Site Map



GLO Recommendation:

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

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Marshall Workforce Center

GLO ID#: 2079

Location:

4300 East End Boulevard (HWY 59 South),
Marshall, Harrison County, Texas

Legal Description:

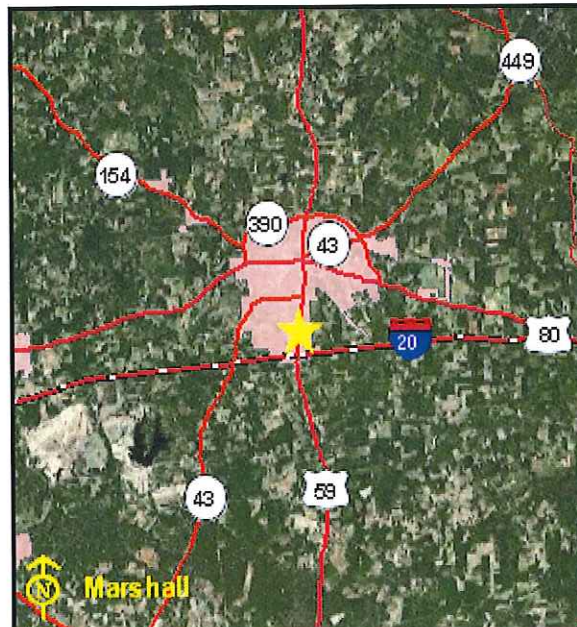
Volume 1263, Page 175, Harrison County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..1/24/2012 Acres: 1.44 Bldgs.:1 Bldg Sq Ft.... 8,170 sq. ft.

Sen. Dist.:1 Rep. Dist.:5 FAR:... 0.13

% in Floodplain:..... 0% Slope:Moderate

Frontage:East End Blvd (HWY 59)

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Vacant, Commercial

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Total Market Value: \$410,000

Zoning:Commercial

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. It is located along the east side of East End Boulevard (HWY 59 South) in Marshall. The site 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 has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

GLO ID#: 1829

McKinney Workforce Center

Location:

1713 West Louisiana Street, McKinney,
Collin County, Texas

Legal Description:

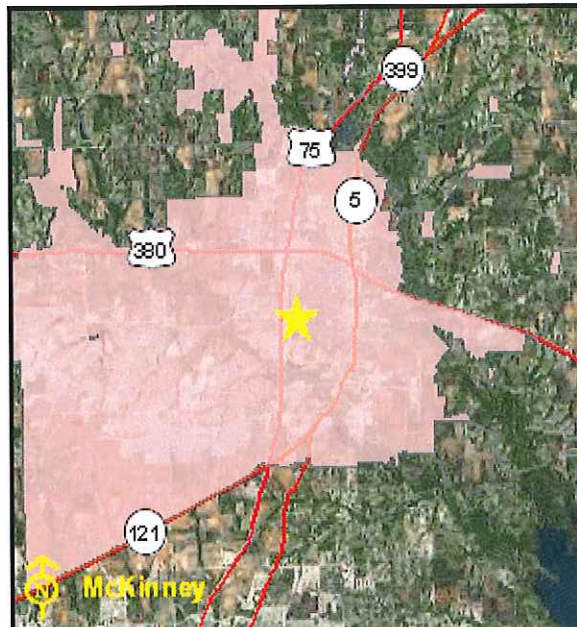
Volume 1388, Page 736, Collin County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:4/6/2011 **Acres:** 0.95 **Bldgs.:**1 **Bldg Sq Ft**.... 4,410 sq. ft.

Sen. Dist.:8 **Rep. Dist.:**70 **FAR:**... 0.11

Total Market Value: \$375,000

% in Floodplain:..... 0% **Slope:**Level

Zoning:Commercial

Frontage:West Louisiana St

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Medical, Civic

Current Use:TWC Local Office

Highest and Best Use:Office Development

Agency Projected Use:Office Development

Texas General Land Office

Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. It is located along the south side of West Louisiana Street in McKinney. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include medical, civic, residential, and commercial developments.

The property was vacated by TWC in 2011. The GLO recommends the sale/lease of the underutilized property.

GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Site Map



Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

GLO ID#: 1830

Mount Pleasant Workforce Center

Location:

1902 West Ferguson Road, Mount Pleasant,
Titus County, Texas

Legal Description:

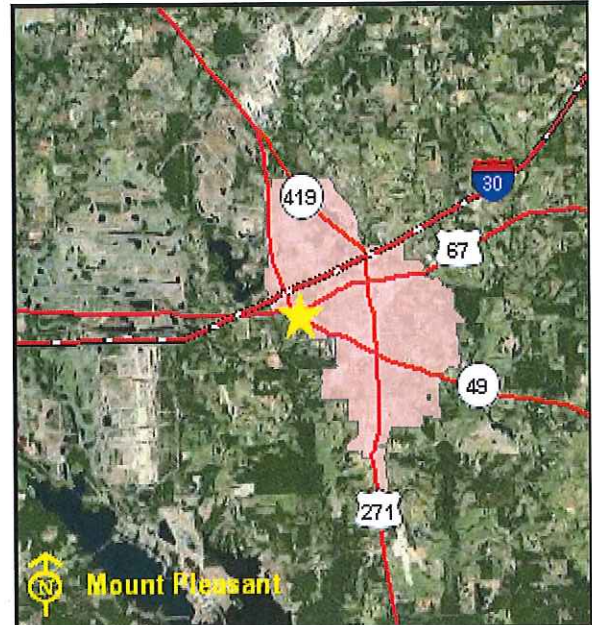
Volume 440, Page 290, Titus County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..4/27/2011 **Acres:** 1.15 **Bldgs.:**1 **Bldg Sq Ft.....** 5,470 sq. ft.

Sen. Dist.:1 **Rep. Dist.:**3 **FAR:...** 0.11

% in Floodplain:..... 0% **Slope:**Moderate

Frontage: West Ferguson Rd, Buster Holcomb Dr

Total Market Value: \$383,000

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial, Medical, Office

Current Use:TWC Local Office

Highest and Best Use:Office Development

Agency Projected Use:Office Development

Texas General Land Office

Texas Workforce Commission

Analysis

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

The appraisal indicates the highest and best use is office development to include the present use. This site was recommended on the 2005 and 2007 Governor's Report and was not disapproved. As of this report, TWC has not determined when the property will be available for purchase.

GLO Recommendation:

Dispose of this site when it becomes vacant.

Site Map



Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

GLO ID#: 1848

Nacogdoches Workforce Center

Location:

2103 South Street, Nacogdoches,
Nacogdoches County, Texas

Legal Description:

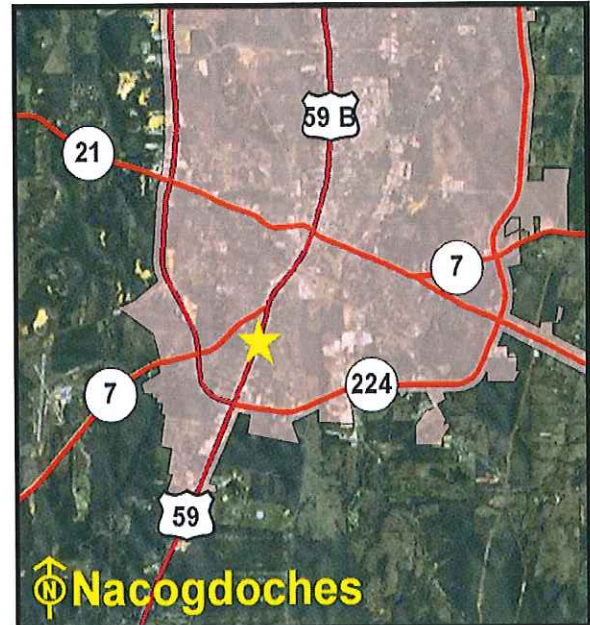
Volume 401, Page 54, Volume 832, Page 630,
Nacogdoches County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:4/3/2012 **Acres:** 1.46 **Bldgs.:**1 **Bldg Sq Ft....** 8,080 sq. ft.

Sen. Dist.:3 **Rep. Dist.:**9 **FAR:**... 0.13

% in Floodplain:..... 0% **Slope:**Moderate

Frontage:South Street

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Residential, Commercial

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Total Market Value: \$287,000

Zoning:Commercial

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. It is 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 has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

Site Map

GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.



Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

GLO ID#: 1961

Paris Workforce Center

Location:

5210 SE Loop 286, Paris, Lamar County,
Texas

Legal Description:

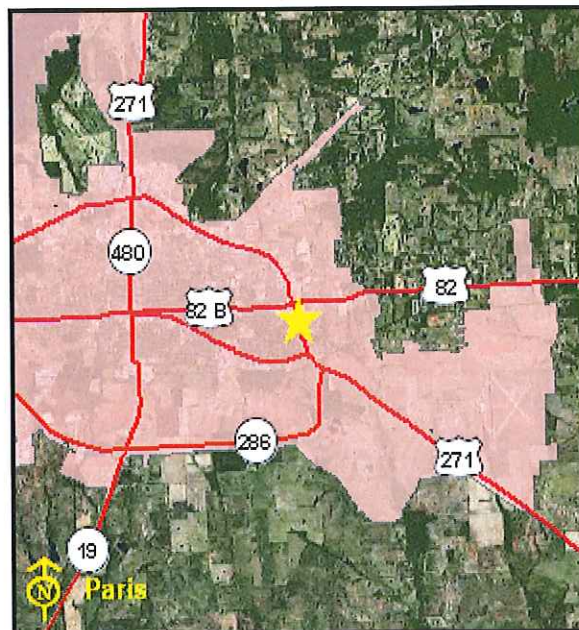
Volume 713, Page 144, Lamar County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Access



Location Map

Appraisal Date: ..4/21/2011 **Acres:** 1.29 **Bldgs.:**1 **Bldg Sq Ft....** 6,704 sq. ft.

Sen. Dist.:1 **Rep. Dist.:**3 **FAR:...** 0.12

Total Market Value: \$400,000

% in Floodplain:..... 0% **Slope:**Level

Zoning:Commercial

Frontage:Loop 286, Carrie Ln

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Vacant, Industrial

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Texas General Land Office

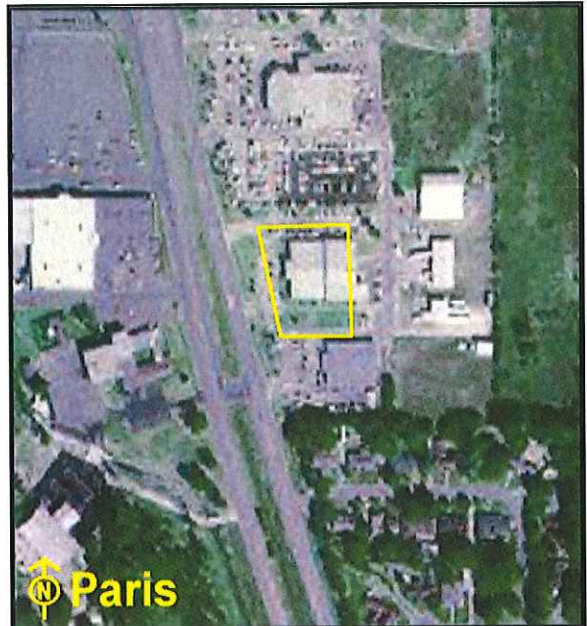
Texas Workforce Commission

Analysis

The Texas Workforce Commission utilizes this site as a local workforce center. It is located on the northeast corner of Carrie Lane and SE Loop 286 in the eastern part of Paris. The site 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 has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

San Antonio UI Tele-Center

GLO ID#: 1876

Location:

330 Dwyer Street, San Antonio, Bexar
County, Texas

Legal Description:

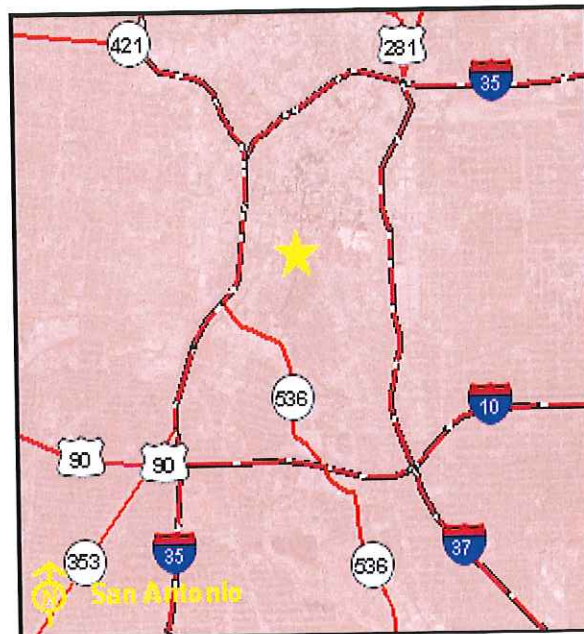
Volume 4847, Page 112, Volume 4579, Page 63,
Volume 7615, Page 5, Bexar County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:1/4/2012 **Acres:** 0.92 **Bldgs.:**1 **Bldg Sq Ft....** 19,844 sq. ft.

Sen. Dist.:26 **Rep. Dist.:** ...123 **FAR:...** 0.50

% in Floodplain:..... 0% **Slope:**Level

Frontage:Dwyer St, Guilbeau St

Total Market Value: \$1,390,000

Zoning:Mixed-Use

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Office, Residential

Current Use:TWC Tele-Center Office

Highest and Best Use:Office/Commercial Development

Agency Projected Use:Office/Commercial Development

Analysis

The Texas Workforce Commission utilizes this site as a tele-center. It is located at the northeast corner of Dwyer Street and Guilbeau Street in the south part of downtown San Antonio. The site 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 requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Site Map



Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Sherman Board Administrative and Tax Office

GLO ID#: 1836

Location:

5904 Texoma Parkway, Sherman, Grayson
County, Texas

Legal Description:

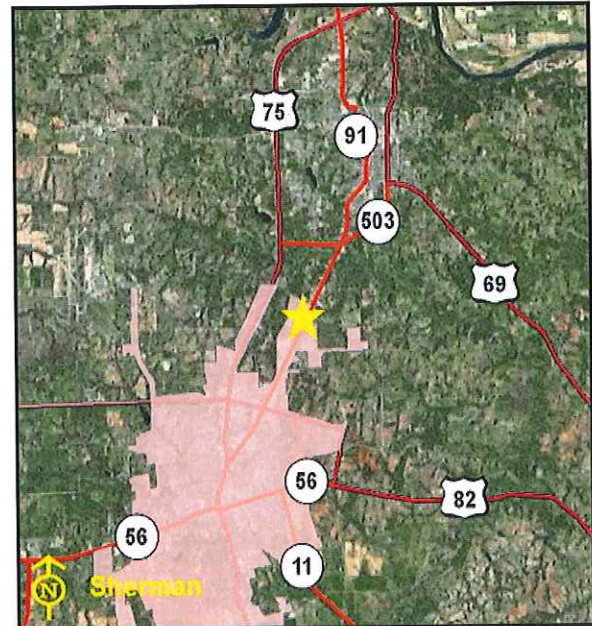
Volume 1500, Page 766, Grayson County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..2/17/2012 Acres: 1.15 Bldgs.:1 Bldg Sq Ft.... 7,644 sq. ft.

Sen. Dist.:30 Rep. Dist.:62 FAR:... 0.15

% in Floodplain:..... 0% Slope:Level

Frontage:Texoma Parkway

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Commercial, Church, Cemetery, Civic

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Total Market Value: \$459,000

Zoning:Commercial

Texas General Land Office

Texas Workforce Commission

Analysis

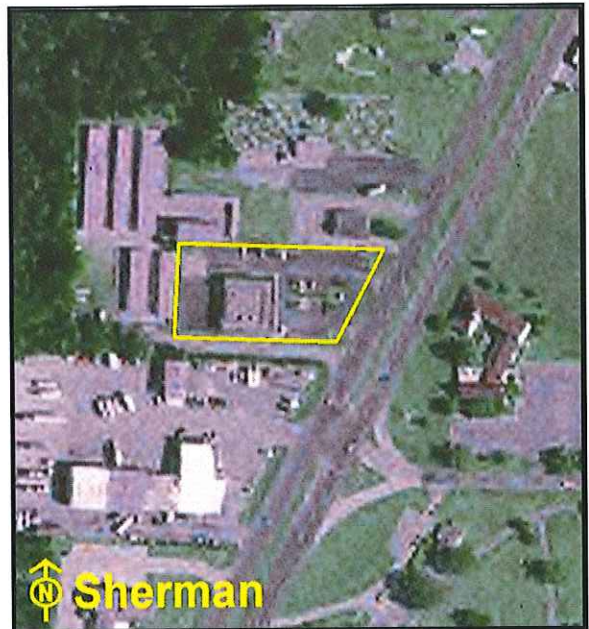
The Texas Workforce Commission utilizes this site as a local administrative and tax office. It is located on Texoma Parkway in northern Sherman. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include a cemetery, churches, commercial, and civic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

Although the appraisal indicates the highest and best use is to continue in the present use, the agency has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Site Map



Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

Temple Workforce Center

GLO ID#: 1835

Location:

2420 South 37th Street, Temple, Bell County,
Texas

Legal Description:

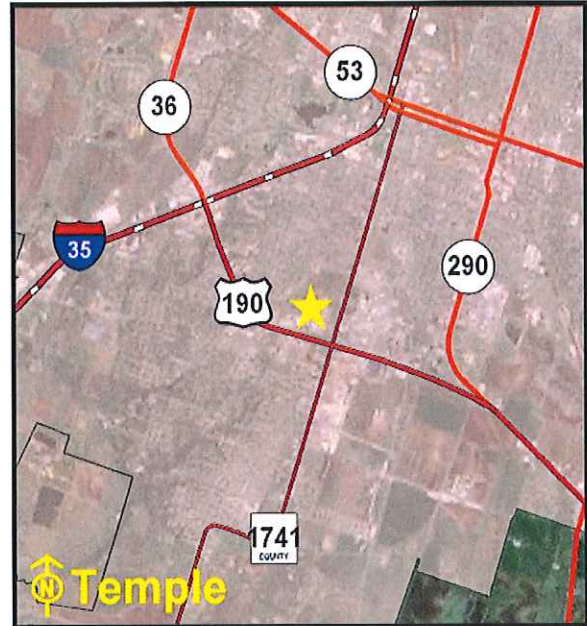
Volume 1684, Page 770, Volume 2359, Page 545,
Bell County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

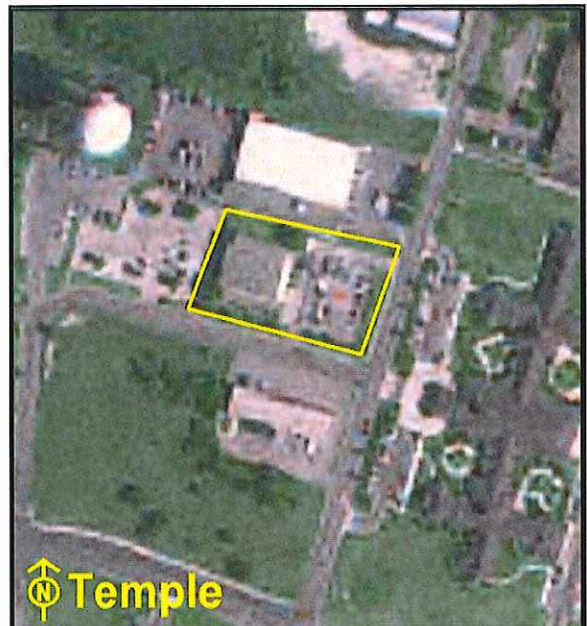
Appraisal Date: ..3/14/2012	Acres: 1.58	Bldgs.:1	Bldg Sq Ft.... 9,484 sq. ft.
Sen. Dist.:24	Rep. Dist.:55	FAR: ... 0.14	Total Market Value: \$425,000
% in Floodplain: 0%	Slope:Moderate	Zoning:Commercial	
Frontage:South 37th St, Ramcon Dr	Utilities:Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:Residential, Office, Governmental			
Current Use:TWC Local Office			
Highest and Best Use:TWC Local Office			
Agency Projected Use:TWC Local Office			

Analysis

The Texas Workforce Commission utilizes this site as a workforce center. It is located at the northwest corner of South 37th Street and Ramcon Drive in Temple. The site 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 has requested that the property be included on the recommended list. The GLO recommends the sale/lease of the underutilized property when no longer needed by the agency.

Site Map



GLO Recommendation:

The GLO recommends the sale/lease of the underutilized property.

Texas General Land Office

Texas Workforce Commission

Building Value:

Total Market Value:

GLO ID#: 2074

Waxahachie Workforce Center

Location:

1712 West 287 Business, Waxahachie, Ellis
County, Texas

Legal Description:

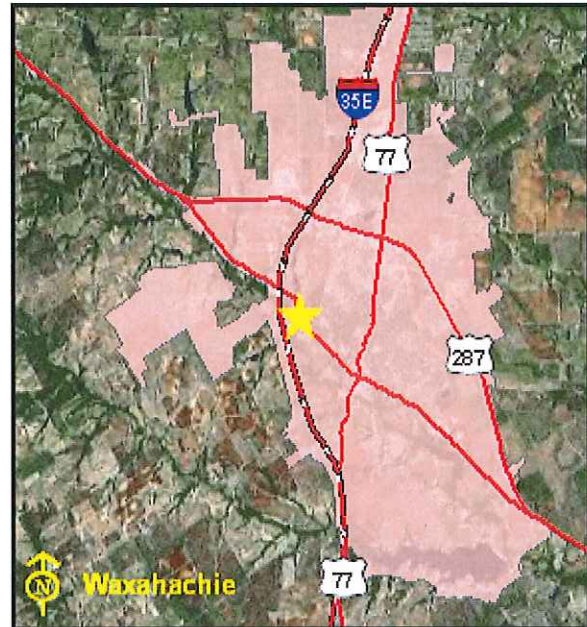
Volume 835, Page 322, Ellis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..1/12/2012 **Acres:** 1.42 **Bldgs.:**1 **Bldg Sq Ft....** 6,973 sq. ft.

Sen. Dist.:22 **Rep. Dist.:**10 **FAR:...** 0.11

% in Floodplain:..... 0% **Slope:**Level

Frontage:West 287 Business

Total Market Value: \$425,000

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Medical, Commercial, Residential, Vacant

Current Use:TWC Local Office

Highest and Best Use:Office/Commercial Development

Agency Projected Use:Office/Commercial Development

Analysis

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

The appraisal indicates the highest and best use is for office or commercial development to include 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.

GLO Recommendation:

Dispose if no longer needed by the agency.

Site Map



TEXAS WORKFORCE
COMMISSION
PROPERTIES TO BE
RETAINED

Texas Workforce Commission

Austin Distribution Center

Location:

2810 East Martin Luther King Boulevard, Austin,
Travis County, Texas

Legal Description:

Volume 2247, Page 107, Travis County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date:5/1/2012	Acres: 1.43	Bldgs.:1	Bldg Sq Ft 32,000 sq.ft.
Sen. Dist.:14	Rep. Dist.:46	FAR: 0.51	Frontage:MLK Blvd, Miriam Ave
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$1,400,000
Zoning:Industrial		Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Medical, Commercial, Industrial, Residential		
Current Use:	TWC Office/Warehouse		
Highest and Best Use:	TWC Office/Warehouse		
Agency Projected Use:	TWC Office/Warehouse		

The Texas Workforce Commission utilizes this site as an office and warehouse. It is located on the northeast corner of East Martin Luther King Boulevard and Miriam Avenue in Austin. The site is improved with a single-story building, asphalt parking, and security fencing in certain areas. The surrounding land uses include medical, industrial, commercial, and residential developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Austin Mopac Building

Location:

12312 North Mopac, Austin, Travis County, Texas

Legal Description:

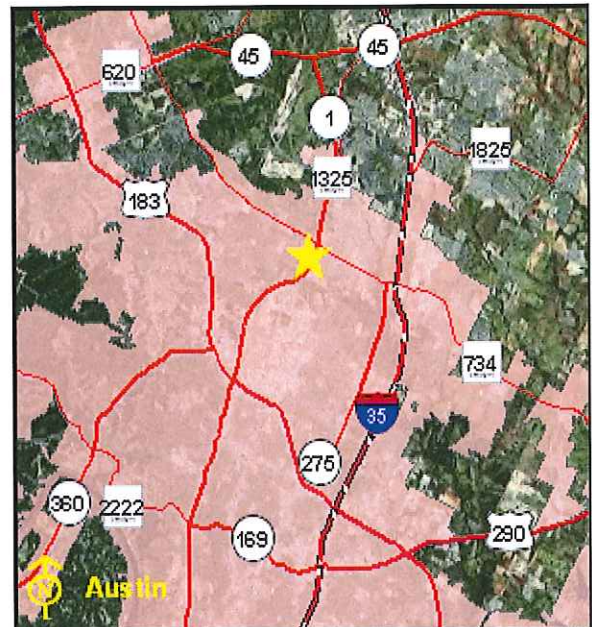
Volume 10889, Page 397, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility, None



Location Map

Appraisal Date: 11/22/2011 **Acres:** 1.43
Sen. Dist.:14 **Rep. Dist.:**50 **FAR:** 0.14
% in Floodplain:0% **Slope:**Level
Zoning:Commercial

Bldgs.:1 **Bldg Sq Ft** 9,000 sq.ft.

Frontage:MoPac

Total Market Value:\$1,035,000

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Industrial, Commercial, None, None

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

The Texas Workforce Commission utilizes this site as an area office. It is located along the west side of MoPac, south of the intersection of MoPac and Parmer Lane in Austin. The site is improved with a one-story office building and asphalt parking. The surrounding land uses include industrial and commercial developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Austin State Headquarters - Annex

Location:

1411 Brazos Street, Austin, Travis County, Texas

Legal Description:

Volume 2315, Page 133, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..3/22/2012	Acres: 1.75	Bldgs.:2	Bldg Sq Ft 60,300 sq.ft.
Sen. Dist.:14	Rep. Dist.:49	FAR: 0.79	Frontage:Brazos St, 15th St
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$9,770,000
Zoning:Commercial			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Office		
Current Use:	State Headquarters and Parking Garage		
Highest and Best Use:	State Headquarters and Parking Garage		
Agency Projected Use:	State Headquarters and Parking Garage		

The Texas Workforce Commission utilizes this site as a state headquarters annex building and parking garage. It is located at the southeast corner of Brazos Street and East 15th Street in downtown Austin. The site is improved with a 3-story office building and a 3-level parking garage. The surrounding land uses include mainly governmental and office developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Austin State Headquarters - Main

Location:

101 East 15th Street, Austin, Travis County, Texas

Legal Description:

Vol 1911, Pg 293-296; Vol 1907, Pg 268, 276; Vol 1882, Pg 385-389, 497; Vol 1893, Pg 238, 268; Vol 1892, Pg 126, Travis County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..3/22/2012	Acres: 2.15	Bldgs.:1	Bldg Sq Ft 158,097 sq.ft.
Sen. Dist.:14	Rep. Dist.:49	FAR: 1.68	Frontage:15th St, Brazos St
% in Floodplain:0%	Slope:Moderate	Total Market Value:	\$22,500,000
Zoning:Commercial			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental		
Current Use:	TWC State Headquarters		
Highest and Best Use:	TWC State Headquarters		
Agency Projected Use:	TWC State Headquarters		

The Texas Workforce Commission utilizes this site as a state headquarters. It is located in the State Capitol Complex at the southeast corner of East 15th Street and Congress Avenue in downtown Austin. The site is improved with a 6-story office building and asphalt parking. The surrounding land uses include governmental developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

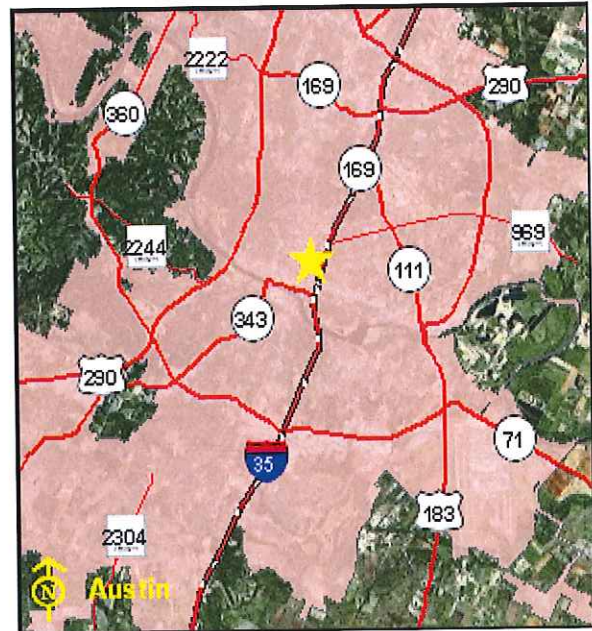
Austin State Headquarters-Trinity

Location:

1117 Trinity Street, Austin, Travis County, Texas

Legal Description:Volume 3864, Page 1-2, Volume 6855, Page 33-36,
Travis County Deed Records**Encumbrances**

Physical: None

Legal: *Deed Restrictions:* None*Easements:* Utility

Location Map

Appraisal Date: ..3/22/2012	Acres: 1.82	Bldgs.:2	Bldg Sq Ft 158,891 sq.ft.
Sen. Dist.:14	Rep. Dist.:49	FAR: 2.00	Frontage:Trinity Street, 12th Street
% in Floodplain:0%	Slope:Level	Total Market Value:	\$13,670,000
Zoning:Mixed-Use		Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Office, Commercial, Governmental, Civic		
Current Use:	State Headquarters and Parking Garage		
Highest and Best Use:	State Headquarters and Parking Garage		
Agency Projected Use:	State Headquarters and Parking Garage		

The Texas Workforce Commission utilizes this site as a state headquarters and parking garage. It is located at the southeast corner of Trinity Street and East 12th Street in downtown Austin. The site is improved with a 5-story office building with a 2-level underground parking garage, and a free standing 4-level parking garage. The surrounding land uses include governmental, residential, commercial, and civic developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Brownwood Workforce Center

Location:

2202 HWY 377 South, Brownwood, Brown County,
Texas

Legal Description:

Volume 745, Page 348, Brown County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:5/1/2012	Acres: 0.87	Bldgs.:1	Bldg Sq Ft 4,330 sq.ft.
Sen. Dist.:24	Rep. Dist.:60	FAR: 0.11	Frontage:HWY 377 South, 10th St
% in Floodplain:0%	Slope:Level	Total Market Value:	\$260,000
Zoning:	Industrial	Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Recreational, Office, Industrial, Commercial	Current Use:	TWC Local Office
Highest and Best Use:	TWC Local Office	Agency Projected Use:	TWC Local Office

The Texas Workforce Commission utilizes this site as a local workforce center. It is located at the southeast corner of HWY 377 and 10th Street in the southwest portion of Brownwood. The site is improved with one single-story office building and asphalt parking. The surrounding land uses include recreational, industrial, commercial, and office developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Corpus Christi-Staples Workforce Center

Location:

514-520 North Staples Street, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 1255, Page 163, Volume 1254, Page 318, Page 327, Volume 1256, Page 466, Volume 1274, Page 92, Nueces County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..3/15/2012 Acres: 2.41

Sen. Dist.:.....20 Rep. Dist.:.....34 FAR: 0.21

% in Floodplain:0% Slope:.....Level

Zoning:Commercial

Utilities:Electricity, Gas, Telephone, Wastewater, Water

Surrounding Uses:Governmental, Commercial

Current Use:TWC Local Office

Highest and Best Use:TWC Local Office

Agency Projected Use:TWC Local Office

Bldgs.:1 Bldg Sq Ft 22,528 sq.ft.

Frontage:Staples St, Waco St

Total Market Value:\$1,350,000

The Texas Workforce Commission utilizes this site as a local workforce center. It is located along the east side of North Staples Steet in downtown Corpus Christi. The site is improved with one office building and asphalt parking. The surrounding land uses include governmental and commercial developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Corsicana Workforce Center

Location:

720 North Beaton Street, Corsicana, Navarro County,
Texas

Legal Description:

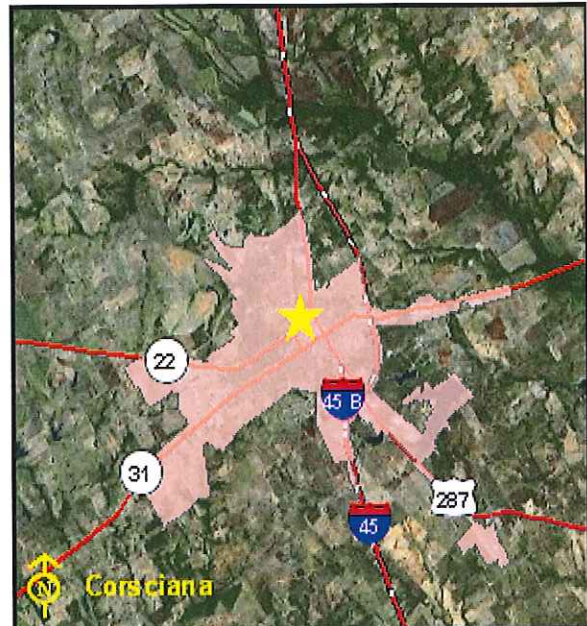
Volume 924, Page 33, Navarro County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ..1/19/2012	Acres: 0.83	Bldgs.:1	Bldg Sq Ft 5,280 sq.ft.
Sen. Dist.:22	Rep. Dist.:8	FAR: 0.15	Frontage:North Beaton St, Mall Dr
% in Floodplain:0%	Slope:Level	Total Market Value:	\$250,000
Zoning:General Retail			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Office		
Current Use:	TWC Local Office		
Highest and Best Use:	TWC Local Office		
Agency Projected Use:	TWC Local Office		

The Texas Workforce Commission utilizes this site as a local workforce center. It is located on the southwest corner of North Beaton Street and Mall Drive in Corsicana. The site is improved with a single-story building, exterior security lighting, chain link fencing, and asphalt parking. The surrounding land uses include residential, office, and commercial developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Garland Workforce Center

Location:

217 North Tenth Street, Garland, Dallas County,
Texas

Legal Description:

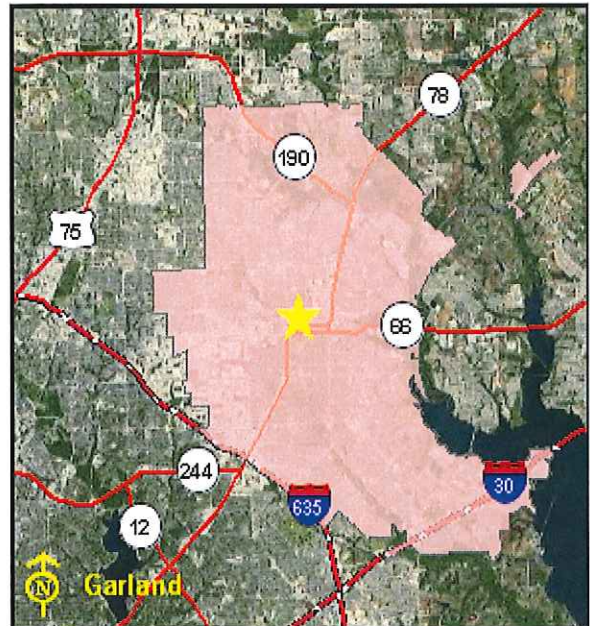
Volume 67106, Page 1955-1964, Dallas County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..1/12/2012	Acres: 1.42	Bldgs.:1	Bldg Sq Ft 7,563 sq.ft.
Sen. Dist.:16	Rep. Dist.:113	FAR: 0.12	Frontage:10th St, 11th St
% in Floodplain:0%	Slope:Level	Total Market Value:	\$350,000
Zoning:Commercial		Utilities:Electricity, Gas, Telephone, Wastewater, Water	
Surrounding Uses:Residential, Commercial, Medical, Civic		Current Use:TWC Local Office	
Highest and Best Use:TWC Local Office		Agency Projected Use:TWC Local Office	

The Texas Workforce Commission utilizes this site as a local workforce center. It is located at the northwest corner of North Tenth Street and West State Street in the downtown area of Garland. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include residential, commercial, medical, and civic developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

Houston Tax and Monitoring Office

Location:

12455 Beechnut Street, Houston, Harris County,
Texas

Legal Description:

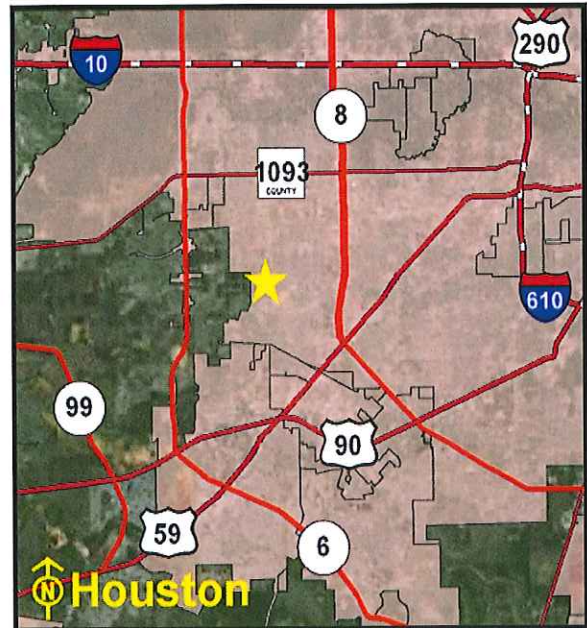
Volume 337, Page 109, Harris County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..3/29/2012	Acres: 2.25	Bldgs.:1	Bldg Sq Ft 11,954 sq.ft.
Sen. Dist.:13	Rep. Dist.:149	FAR: 0.12	Frontage:Beechnut St, Dairy View Ln
% in Floodplain:50%	Slope:Level	Total Market Value:	\$777,000
Zoning:	Unzoned		
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial, School, Vacant		
Current Use:	TWC Tax and Monitoring Office		
Highest and Best Use:	TWC Tax and Monitoring Office		
Agency Projected Use:	TWC Tax and Monitoring Office		

The Texas Workforce Commission utilizes this site as a local tax and monitoring office. It is located at the southeast corner of Beechnut Street and Dairy View Lane, on the west side of Houston. The site is improved with a single-story office building and asphalt parking. The surrounding land uses include vacant land, a school, residential and commercial developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

McAllen UI Tele-Center

Location:

400 East Hackberry Avenue, McAllen, Hidalgo County, Texas

Legal Description:

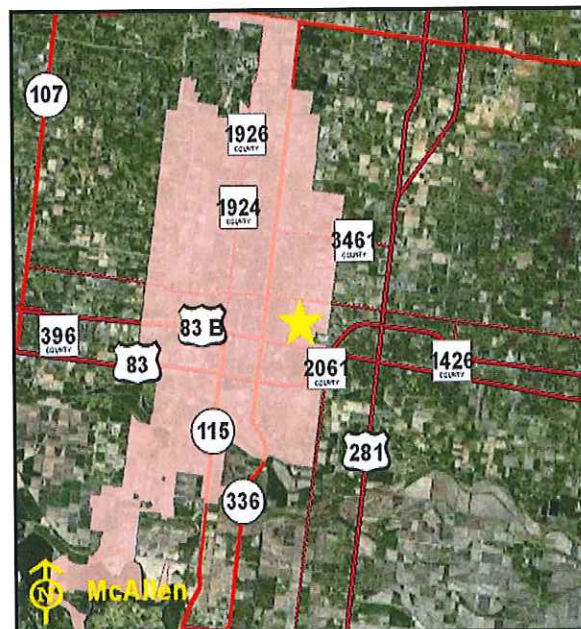
Volume 1683, Page 929, Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:1/4/2012	Acres: 2.10	Bldgs.:1	Bldg Sq Ft 30,546 sq.ft.
Sen. Dist.:27	Rep. Dist.:41	FAR: 0.33	Frontage:Hackberry Ave, Cynthia St
% in Floodplain:5%	Slope:Level	Total Market Value:	\$2,000,000
Zoning:Commercial		Utilities:	Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses:	Recreational, Residential, Medical, Commercial	Current Use:	TWC Tele-Center
Highest and Best Use:	TWC Tele-Center	Agency Projected Use:	TWC Tele-Center

The Texas Workforce Commission utilizes this site as a local tele-center and tax office. It is located on East Hackberry Avenue in McAllen. The site is improved with a single-story building, chain-link fencing, and asphalt parking. The surrounding land uses include recreational, medical, residential, and commercial developments.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

Texas Workforce Commission

North Texas UI Tele-Center

Location:

301 West 13th Street, Fort Worth, Tarrant County,
Texas

Legal Description:

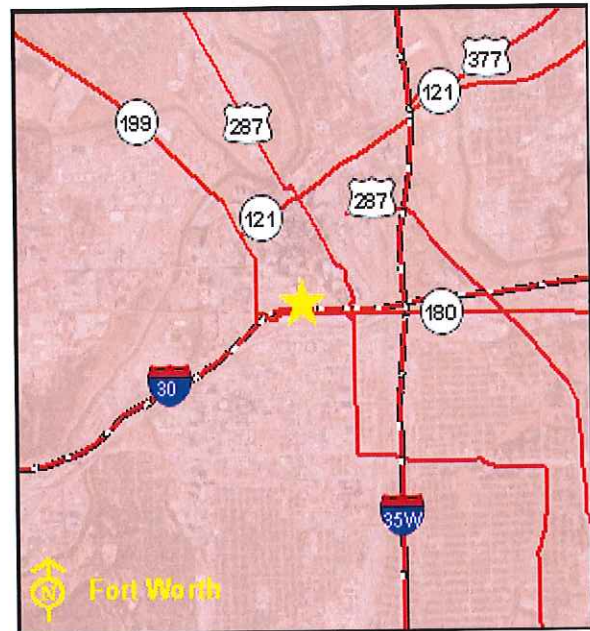
Volume 4438, Page 585, Volume 4439, Page 118,
Tarrant County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* None

Easements: Utility



Location Map

Appraisal Date: ..1/11/2012	Acres: 1.08	Bldgs.:1	Bldg Sq Ft 64,470 sq.ft.
Sen. Dist.:10	Rep. Dist.:90	FAR: 1.37	Frontage:13th St, Monroe St
% in Floodplain:0%	Slope:Level	Total Market Value:	\$3,000,000
Zoning:Industrial			
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial, Office		
Current Use:	TWC Tele-Center		
Highest and Best Use:	TWC Tele-Center		
Agency Projected Use:	TWC Tele-Center		

The Texas Workforce Commission utilizes this site as a tele-center and tax office. IT is located on the southwest corner of West 13th Street and Monroe Street in Fort Worth. The site is improved with one state office building and an attached parking garage. The surrounding land uses include commercial developments, surface parking, and parking garages.

The appraisal indicates the highest and best use is to continue in the present use.

Recommendation: *Retain for continued agency operations. Dispose if no longer needed.*

ABOUT THE REPORT

Texas General Land Office Real Property Report

Evaluation Process



ABOUT THE REPORT

Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.157, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

Appraisal Process

Appraisals are performed by GLO staff or outside third party fee appraisers, whose findings are contained in reports on file in the Agency's Appraisal Division. Field staff measure and examine buildings to determine structure, composition, and condition. The resulting data is processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

The 79th Legislative Session, HB 957, Section 1, now allows a restricted appraisal report to be performed on properties that have a "retain" recommendation. The value determination can be satisfied by information including only evidence of value as the Commissioner of the GLO deems appropriate. The properties that are recommended for sale will be evaluated with a full appraisal.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

Evaluation Process

Analysis

The GLO analysis staff reviews appraisal findings and performs additional research to determine the following:

- pattern of land utilization for each facility
 - ◆ land that is economically underutilized
 - ◆ land not being used for agency or facility functions
- development potential for underutilized/unused property

This analysis should be viewed as a preliminary feasibility study which identifies potential alternate uses. Additional research would be necessary prior to marketing the property to insure accurate forecasts of land use, income streams, transaction costs, and implementation scenarios.



The Evaluation Process

Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

The amount one can expect to receive if the property were sold on the open market, and the highest price which a property will bring if offered for sale in the open market, with reasonable time allowed to find a knowledgeable buyer and assuming reasonable financing terms. This definition implies the concept of a willing buyer and seller, neither of whom is put under undue duress and both having been given time to consummate the sale.

As a result of rounding, market value is not expressed as the sum of land, improvements, and site improvements that are reported.

Highest and Best Use -

The most profitable, likely, legal use to which a property can be placed. It is that which may be reasonably expected to produce the greatest net return and/or enjoyment over a given period of time.

Floor-to-Area Ratio (FAR) -

A measure of development intensity used to judge relative land utilization. FAR is the ratio of built gross floor area compared to the gross site area. This factor is a useful index of economic efficiency when compared with typical FARs for given categories of use.

Grade -

The horizontal elevation of a finished surface of the terrain from where a height will be measured.

Lot -

A parcel with a separate number or other designation as shown on a plat.

ACKNOWLEDGEMENTS



Acknowledgements

The Texas General Land Office gratefully acknowledges the generous assistance of the following person who contributed to this report:

Mr. Terry Keel, Executive Director - Texas Facilities Commission

Mr. Douglas Foster, Executive Director - Texas Finance Commission

Mr. Brad Livingston, Executive Director - Texas Department of Criminal Justice

Mr. Thomas Suehs, Executive Commissioner - Health & Human Services Commission

Ms. Cheryl K. Townsend, Executive Director - Texas Juvenile Justice Department

Mr. Larry E. Temple, Executive Director - Texas Workforce Commission

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