



Texas General Land Office

Commissioner, Dawn Buckingham, M.D.



STATE AGENCY PROPERTY

RECOMMENDED TRANSACTIONS

Report to the Governor

NOVEMBER 2024



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REPORT TO THE GOVERNOR

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TEXAS GENERAL LAND OFFICE

DAWN BUCKINGHAM M.D., COMMISSIONER

INTRODUCTION

SB 1262 Summary

Texas Natural Resources Code, Chapter 31, Subchapter E, [Senate Bill 1262, 74th Texas Legislature, 1995] amended two years of previous law related to the reporting and disposition of state agency land. The amendments established a more streamlined process for disposing of unused or underused agency land by defining a reporting and review sequence between the Land Commissioner and the Governor.

Under this process, the Asset Management Division of the General Land Office provides the Governor with a list of state agency properties that have been identified as unused or underused and a set of recommended real estate transactions. The Governor has 90 days to approve or disapprove the recommendations, after which time the Land Commissioner is authorized to conduct the approved transactions.

The statute freezes the ability of land-owning state agencies to change the use or dispose of properties that have recommended transactions, from the time the list is provided to the Governor to a date two years after the recommendation is approved by the Governor. Agencies have the opportunity to submit to the Governor development plans for the future use of the property within 60 days of the listing date, for the purpose of providing information on which to base a decision regarding the recommendations.

The General Land Office may deduct expenses from transaction proceeds. Proceeds are dispersed, as appropriate, to either the Texas Capital Trust Fund, the State Treasury to the credit of the affected agency, or as otherwise directed by the Legislative Budget Board.

INTRODUCTION CONTINUED

The Report to the Governor

The report to the Governor contains 1) a list of sites that have recommendations for real estate transactions, 2) a set of property descriptions and recommendations for transactions (a separate page for each property), and 3) a list of all state agency properties that have thus far been identified as unused or underused by the Asset Management Division in the most current periodic review of agency land as per the process set forth in Texas Natural Resources Code, Section 31.1571, et. seq. (Exhibit A).

Recommended Transactions

Recommended transactions, in all cases, identify disposition options such as lease, sell or trade. In some cases recommendations are accompanied by specific language that defines issues that must be dealt with prior to a transaction. In these cases, the narrative is considered an essential element of the recommendation.

Properties Recommended

Texas Facilities Commission

E.O. Thompson Building & Parking Lot 15
Texas Facilities Commission

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 0.65

GLO ID#: 1933

Acres Recommended: 0.65

Location:920 Colorado Street, Austin, Travis County

Current Use:State Office Building & Parking Lot

Appraiser's Highest and Best Use:Office Development

The Texas Facilities Commission state office building and parking lot that accommodates state employees is underutilized. Located on the southwest corner of Colorado Street and West 10th Street in downtown Austin. It is improved with a twelve-story office building and a surface parking lot. The surrounding land uses include office and governmental developments.

The property is underutilized and recommended for sale.

**Elias Ramirez State Office Building
Texas Facilities Commission**

GLO Recommendation:

Dispose of the property when no longer utilized by the agency



Location Map



Aerial Photo

Total Acres: 6.52

GLO ID#: 2404

Acres Recommended: 6.52

Location:5425 Polk Street, Houston, Harris County

Current Use:State Office Building

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

The Texas Facilities Commission state office building and parking is underutilized. Located along Polk Street in the east sector of Houston. The site consists of three individual tracts, improved with one building and two surface parking lots. The surrounding land uses include industrial, commercial, and residential developments.

The property is underutilized and recommended for sale.

**Waco State Office Building & Parking Lot
Texas Facilities Commission**

GLO Recommendation:

Dispose of the property when no longer utilized by the agency



Location Map



Aerial Photo

Total Acres: 2.23

GLO ID#: 2405

Acres Recommended: 2.23

Location:801 Austin Avenue, Waco, McLennan County

Current Use:State Office Building & Parking Lot

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

The Texas Facilities Commission state office building is underutilized. Located on Austin Avenue in Waco. It is improved with a ten-story office building and asphalt parking. The surrounding land uses include recreational, industrial, governmental, and commercial developments.

The property is underutilized and recommended for sale.

**Texas Health and
Human Services**

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

GLO Recommendation:

Dispose of the unused 0.32 acres (Parcel B).



Location Map



Aerial Photo

Total Acres: 1,030.98

GLO ID#: 767

Acres Recommended: 0.32

Location:US HWY 87 North, Carlsbad, Tom Green County

Current Use:State Supported Living Center

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

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

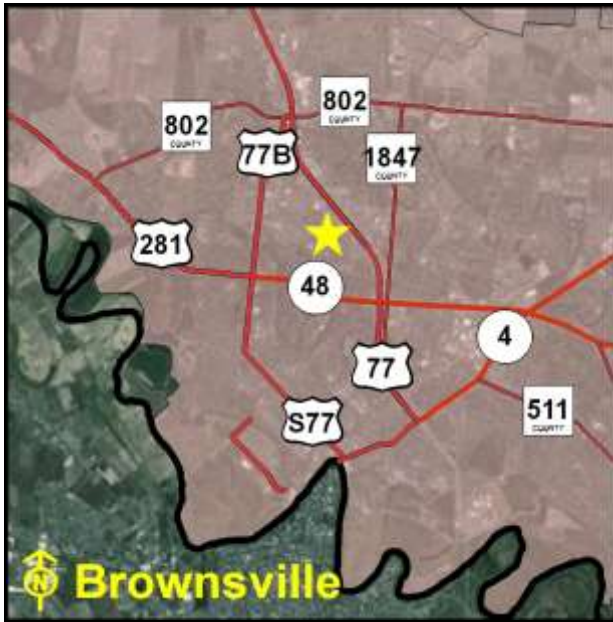
It is recommended for Parcel A to continue in the present use and Parcel B for residential development. HHSC and the GLO concur with the proposed sale of Parcel B. This property was recommended for disposition on the 2013, 2014 and 2016 Governor's Report and was not disapproved.

Texas Workforce Commission

**Brownsville Workforce Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 2.68

GLO ID#: 2077

Acres Recommended: 2.68

Location:851 Old Alice Road, Brownsville, Cameron County

Current Use:Workforce Center

Appraiser's Highest and Best Use:Potential Sale

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

The property is underutilized and recommended for sale.

**Corpus Christi Workforce Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 2.61

GLO ID#: 1879

Acres Recommended: 2.61

Location:514-520 North Staples Street, Corpus Christi, Nueces County

Current Use:Workforce Center

Appraiser's Highest and Best Use:Potential Sale

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

The property is underutilized and recommended for sale.

**Corsicana Workforce Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 0.78

GLO ID#: 1838

Acres Recommended: 0.78

Location:720 North Beaton Street, Corsicana, Navarro County

Current Use:Workforce Center

Appraiser's Highest and Best Use:Potential Sale

The Texas Workforce Commission local workforce center is underutilized. Located on the southwest corner of North Beaton Street and Mall Drive in Corsicana. It 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 property is underutilized and recommended for sale.

**Garland Workforce Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 1.43

GLO ID#: 1857

Acres Recommended: 1.43

Location:217 North Tenth Street, Garland, Dallas County

Current Use:Workforce Center

Appraiser's Highest and Best Use:Potential Sale

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

The property is underutilized and recommended for sale.

**Marshall Workforce Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 1.43

GLO ID#: 2079

Acres Recommended: 1.43

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

Current Use:Workforce Center

Appraiser's Highest and Best Use:Potential Sale

The Texas Workforce Commission local workforce center is underutilized. Located on the east side of East End Boulevard (HWY 59 South) in Marshall. It is improved with a single-story building, exterior lighting, perimeter fencing and asphalt parking. The surrounding land uses include vacant wooded land, residential and commercial developments.

The property is underutilized and recommended for sale.

**McKinney Tax Office
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 0.95

GLO ID#: 1829

Acres Recommended: 0.95

Location:1713 West Louisiana Street, McKinney, Collin County

Current Use:Tax Office

Appraiser's Highest and Best Use:Potential Sale

The Texas Workforce Commission local tax office is underutilized. Located on the south side of West Louisiana Street in McKinney, it is improved with a single-story office building and asphalt parking. The surrounding land uses include medical, civic, residential, and commercial developments.

The property is understilized and recommended for sale.

**Paris Workforce Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 1.28

GLO ID#: 1961

Acres Recommended: 1.28

Location:5210 SE Loop 286, Paris, Lamar County

Current Use:Workforce Center

Appraiser's Highest and Best Use:Potential Sale

The Texas Workforce Commission local workforce center is underutilized. Located on the northeast corner of Carrie Lane and SE Loop 286 in the eastern part of Paris. It is improved with one office building and two parking lots. The surrounding land uses include vacant land, light industrial and commercial developments.

The property is underutilized and recommended for sale.

**San Antonio UI Tele-Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 0.95

GLO ID#: 1876

Acres Recommended: 0.95

Location:330 Dwyer Avenue, San Antonio, Bexar County

Current Use:UI Tele-Center

Appraiser's Highest and Best Use:Potential Sale

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

The property is underutilized and recommended for sale.

**Waxahachie Workforce Center
Texas Workforce Commission**

GLO Recommendation:

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



Location Map



Aerial Photo

Total Acres: 1.43

GLO ID#: 2074

Acres Recommended: 1.43

Location:1712 West Main Street, Waxahachie, Ellis County

Current Use:Workforce Center

Appraiser's Highest and Best Use:Potential Sale

The Texas Workforce Commission local workforce center is underutilized. Located on the east side of West Main Street, at Brookside Road, and within the city limits of Waxahachie. It is improved with a single-story building, exterior security lights and asphalt parking. The surrounding land uses include medical, residential, and commercial developments.

The property is underutilized and recommended for sale.

Appendix

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports November 2024

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Facilities Commission							
	E.O. Thompson Building & Parking Lot 15	1933	Austin	Travis	0.65	0.65	
	Elias Ramirez State Office Building	2404	Houston	Harris	6.52	6.52	
	Waco State Office Building & Parking Lot	2405	Waco	McLennan	2.23	2.23	
	3			<u>Total:</u>	9.40	9.40	
	Texas Health and Human Services Commission						
	*San Angelo State Supported Living Center	767	Carlsbad	Tom Green	1,030.98	0.32	2021, 2016, 2014, 2013, 2011, 2009
	1			<u>Total:</u>	1,030.98	0.32	
	Texas Workforce Commission						
	*Brownsville Workforce Center	2077	Brownsville	Cameron	2.68	2.68	2021, 2016, 2014, 2013, 2011, 2009
	*Corpus Christi-Staples Workforce Center	1879	Corpus Christi	Nueces	2.61	2.61	2021
	*Corsicana Workforce Center	1838	Corsicana	Navarro	0.83	0.83	2021
	*Garland Workforce Center	1857	Garland	Dallas	1.43	1.43	2021
	*Marshall Workforce Center	2079	Marshall	Harrison	1.43	1.43	2021, 2016, 2014, 2013
	McKinney Tax Office	1829	McKinney	Collin	0.95	0.95	
	*Paris Workforce Center	1961	Paris	Lamar	1.28	1.28	2021, 2016, 2014, 2013

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

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports November 2024

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Workforce Commission (continued)							
*San Antonio UI Tele-Center		1876	San Antonio	Bexar	0.95	0.95	2021, 2016, 2014 2013
*Waxahachie Workforce Center		2074	Waxahachie	Ellis	1.43	1.43	2021, 2016, 2014 2013, 2011, 2009
	9			Total:	13.59	13.59	
	13			<u>Grand Total:</u>	1,053.97	23.31	

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