



Overview of Texas Department of Criminal Justice's Ownership of Real Property

Interim Charge 4: Study the TDCJ's ownership of real property not being used for prison facilities, including the amount of property owned and its highest and best use.

Introduction

The Texas Department of Criminal Justice (TDCJ or agency) primarily supervises adult offenders assigned to state supervision. Such supervision is provided through the operations of prisons, state jails, substance abuse facilities, and the parole system. TDCJ also provides funding and certain oversight of community supervision programs (previously known as adult probation). The first Texas prison was constructed in 1849 and opened with three incarcerated offenders. As of September 1, 2020, TDCJ was responsible for supervising 120,924 incarcerated offenders in 101 facilities.

The TDCJ has 100 facilities located on 83 properties across the state, and contracts for one facility that is privately owned. The TDCJ properties contain over 124,000 acres on which the agency engages in diverse agricultural operations. Currently the agency has an additional five facilities that have been idled or closed.

Real Property Review

The General Land Office (GLO) has the statutory responsibility to review the real property inventory of each state agency not less than every four years. The GLO produces a "Real Property Evaluation Report" that provides a review of the highest and best use of the property through analysis of salient real property factors. Their recommendations for the sale or lease of the properties are based upon legal limitations, need for the property, market conditions and/or other factors influencing the value of the property. The TDCJ's properties are included in the GLO's report dated September 2020. The full report of the 83 properties is on the GLO website.

Closed/Idled Facilities

Over the last decade the TDCJ has experienced a decline in the offender population. Due to the declining offender population, the TDCJ has closed/idled eleven facilities. Six of these facilities have been sold through the GLO, or were privately owned and operated. The remaining five facilities are not currently being used to house offenders. The five facilities include the Bartlett State Jail, the Bradshaw State Jail, Jester I Unit, the Garza East Unit and the Ware Unit. The agency is currently working with the GLO regarding the sale of the Jester I Unit located in Sugar Land, Texas. Below is information for these five facilities.

Bartlett State Jail

Location: Bartlett, Texas

Capacity: 1,049

Closed: June 23, 2017

Ware Unit (Co-located with the Wallace Unit)

Location: Colorado City, Texas

Capacity: 916

Closed: August 21, 2017



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Bradshaw State Jail

Location: Henderson, Texas
Capacity: 1,980
Closed: September 1, 2020

Jester I Unit (Co-located with Jester III, Jester IV and the Vance Units)

Location: Sugar Land, Texas
Capacity: 323
Closed: September 1, 2020

Garza East Unit (Co-located with Garza West)

Location: Beeville, Texas
Capacity: 1,978
Closed: September 1, 2020

The corresponding pages for these five facilities from the GLO's "Real Property Evaluation Report" are attachments 1-5 of this report. These pages provide detailed information regarding the GLO's review of each facility.

Conclusion

The TDCJ maintains these closed/idled facilities in a state of readiness, should there be a need to utilize them during emergencies, or to accommodate future increases in the offender population. During the pandemic, the Jester I Unit has been used to temporarily house offenders recuperating from COVID-19.

The TDCJ continues to monitor population trends and has identified the opportunity to close/idle an additional 1,100 bed facility to be named in the future. As the post-COVID population projection becomes clearer, the agency will evaluate if additional capacity reductions are prudent and if the sale of additional properties are warranted.

Bartlett State Jail

Location:
1018 Arnold Drive (CR 342), Bartlett, Williamson County, Texas

Legal Description:
Volume 2591, Page 437, Williamson County Official Records

Encumbrances

Physical: None

Legal:
Deed Restrictions: None
Easements: Utility, Drainage



Location Map

Acres . . . . .	.61.77
Sen. Dist. . . . .	.5
Rep. Dist. . . . .	.20
FAR . . . . .	.0.05
Bldgs . . . . .	.10
Bldg Sq Ft . . . . .	.139,736
% in Floodplain . . . . .	.0%
Slope . . . . .	.Level
Zoning . . . . .	.Unzoned
Frontage . . . . .	.Arnold Dr (CR 342)
Utilities . . . . .	.Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses . . . . .	.Agriculture, Residential
Current Use . . . . .	.State Prison Facility
Highest and Best Use . . . . .	.State Prison Facility
Agency Projected Use. . . . .	.State Prison Facility

The Texas Department of Criminal Justice utilizes this site as a state prison facility. It is located in West Bartlett on Arnold Drive, also known as CR 342. The site is improved with 10 buildings, a greenhouse, two storage buildings, paved parking, security fencing and security lighting. The surrounding land uses include agricultural and residential development.

Recommendation:
Retain for continued agency operations

Texas Department of Criminal Justice

GLO ID#: 2210

Texas General Land Office

Wallace/Ware Units**Location:**

1675 County Road 202, Colorado City, Mitchell County, Texas

Legal Description:

Volume 530, Page 326, Mitchell County Official Records

Encumbrances

Physical: Floodplain

Legal:

Deed Restrictions: None

Easements: Conservation, Utility



Location Map

Acres . . . . .	.523.87
Sen. Dist. . . . .	.28
Rep. Dist. . . . .	.83
FAR . . . . .	.002
Bldgs . . . . .	.40
Bldg Sq Ft . . . . .	.495,568
% in Floodplain . . . . .	.10%
Slope . . . . .	.Moderate
Zoning . . . . .	.Mixed-Use
Frontage . . . . .	.IH 20, CR 202
Utilities . . . . .	.Electricity, Gas, Telephone, Wastewater, Water
Surrounding Uses . . . . .	.Residential, Agricultural, Industrial, Commercial
Current Use . . . . .	.State Prison Facilities/Agricultural
Highest and Best Use . . . . .	.State Prison Facilities/Agricultural
Agency Projected Use. . . . .	.State Prison Facilities/Agricultural

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. The sites are composed of three parcels. Parcel A (435.4 acres) is located west of Colorado City and is unzoned. Parcel B (33.38 acres) is located inside the city limits and is zoned part commercial and part residential. Parcel C (77.723 acres) is located outside of the city limits on the Colorado River and is unzoned. The parcels are improved with 40 buildings, chain-link fencing, security lighting and concrete parking. The surrounding land uses include agricultural, industrial, commercial and residential development.

Recommendation:

Retain for continued agency operations

Texas Department of Criminal Justice

GLO ID#: 2320

Texas General Land Office

Bradshaw State Jail**Location:**

3900 West Loop 571 North, Henderson, Rusk County, Texas

Legal Description:

Volume 2083, Page 482, Rusk County Official Records

Encumbrances

Physical: None

Legal:

Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Acres . . . . .	.99.74
Sen. Dist. . . . .	.1
Rep. Dist. . . . .	.11
FAR . . . . .	.0.05
Bldgs . . . . .	.14
Bldg Sq Ft . . . . .	.225,738
% in Floodplain . . . . .	.0%
Slope . . . . .	.Level
Zoning . . . . .	.Unzoned
Frontage . . . . .	.West Loop 571 North
Utilities . . . . .	.Electricity, Telephone, Wastewater, Water
Surrounding Uses . . . . .	.Agricultural, Woodlands, Industrial
Current Use . . . . .	.State Jail Facility
Highest and Best Use . . . . .	.State Jail Facility
Agency Projected Use. . . . .	.State Jail Facility

The Texas Department of Criminal Justice utilizes this site as a jail facility. It is located outside of the city limits of Henderson on West Loop 571 North. The site is improved with 14 buildings, four recreational yards, chain-link fencing, security lighting and concrete parking. The surrounding land uses include agricultural and industrial development.

Recommendation:

Retain for continued agency operations

Texas Department of Criminal Justice

GLO ID#: 712

Texas General Land Office

Jester I, III, IV, Vance Units**Location:**

FM 1464, Harlem Road, Grand Parkway, and Owens Road, Sugar Land, Fort Bend County, Texas

Legal Description:

Volume S, Page 25, Volume 43, Page 209, Volume 152, Page 423, Fort Bend County Official Records

Encumbrances

Physical: Floodplain

Legal:

Deed Restrictions: None

Easements: Pipeline, Utility



Location Map

Acres	914.77
Sen. Dist.	18
Rep. Dist.	26
FAR	0.02
Bldgs	136
Bldg Sq Ft	951,189
% in Floodplain	10%
Slope	Moderate
Zoning	Unzoned
Frontage	FM 1464, Harlem Rd
Utilities	Electricity, Gas, Telephone, Wastewater, Water, Water Well
Surrounding Uses	Agriculture, Residential
Current Use	State Prison Facilities/Agricultural
Highest and Best Use	State Prison Facilities/Agricultural
Agency Projected Use.	State Prison Facilities/Agricultural

The Texas Department of Criminal Justice utilizes these sites as prison facilities and for agricultural production. They are located west of Sugar Land on Harlem Road. The sites are improved with 136 buildings, concrete parking, security fencing and lighting. The surrounding land uses include agricultural and residential developments.

Recommendation:

Retain for continued agency operations

Chase Field-Garza East and West Units

Location:

SH 202 East (Part of Old Chase Field Naval Air Station), Beeville, Bee County, Texas

Legal Description:

Volume 512, Page 404, Bee County Official Records

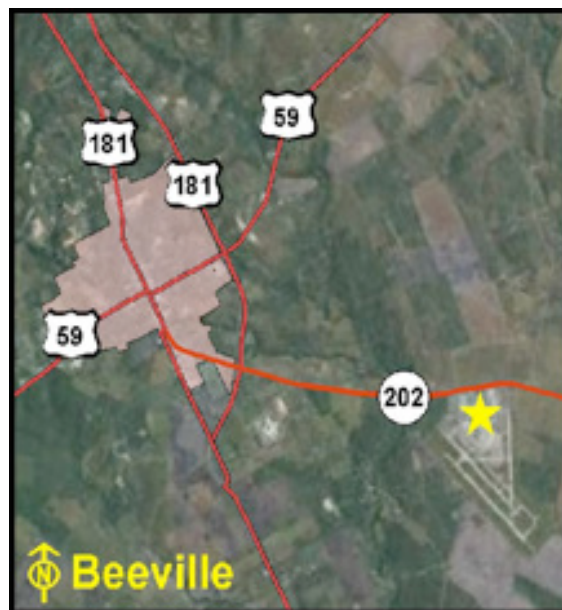
Encumbrances

Physical: None

Legal:

Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Acres . . . . .	.303.55
Sen. Dist. . . . .	.21
Rep. Dist. . . . .	.43
FAR . . . . .	.010
Bldgs . . . . .	.101
Bldg Sq Ft . . . . .	.1,199,987
% in Floodplain . . . . .	.0%
Slope . . . . .	.Moderate
Zoning . . . . .	.Unzoned
Frontage . . . . .	.S.H. 202
Utilities . . . . .	.Electricity, Telephone, Water, Water Well
Surrounding Uses . . . . .	.Agricultural, Residential, Governmental
Current Use . . . . .	.Correctional Facilities
Highest and Best Use . . . . .	.Correctional Facilities/Agricultural
Agency Projected Use. . . . .	.Correctional Facilities

The Texas Department of Criminal Justice utilizes the site for regional offices and correctional facilities. The site is located on State Highway 202 East, southeast of Beeville. The site is improved with 101 buildings, paved parking, chain link fencing and security lighting. The surrounding land uses include governmental, agricultural and residential development. The existing reversion clause calls for the return of the property to the federal government if not utilized as correctional facilities.

Recommendation:

Retain for continued agency operations. This property reverts back to the federal government if no longer utilized by the agency