



Address: [1170 109TH ST](#)
City: GRAND PRAIRIE
Georeference: 48501-4-2
Subdivision: GSID COMM #1
Neighborhood Code: IM-GSID

Latitude: 32.7652273724
Longitude: -97.0527246934
TAD Map: 2132-396
MAPSCO: TAR-070U



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: GSID COMM #1 Block 4 SITE 2

Jurisdictions:

CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: F2

Year Built: 1968

Personal Property Account: [14841059](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$4,816,838

Protest Deadline Date: 5/31/2024

Site Number: 80248357

Site Name: NW SIGN INDUSTRIES

Site Class: IMLight - Industrial/Mfg-Light

Parcels: 1

Primary Building Name: CLARKE PRODUCTS / 03686566

Primary Building Type: Industrial

Gross Building Area⁺⁺⁺: 93,079

Net Leasable Area⁺⁺⁺: 93,079

Percent Complete: 100%

Land Sqft^{*}: 185,042

Land Acres^{*}: 4.2479

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ALP-ARC I GSW I PROPERTY COMPANY LLC

Primary Owner Address:

1600 MARKET ST STE 2600
PHILADELPHIA, PA 19103

Deed Date: 10/20/2021

Deed Volume:

Deed Page:

Instrument: [D221334118](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AREPIII GSW INDUSTRIAL LLC;FI II LLC	7/1/2021	D221189435		
AREPIII GSW INDUSTRIAL LLC;ELEVEN SEVENTY 109TH STREET LLC	6/30/2021	D221190038		
ELEVEN SEVENTY 109TH STREET LLC	11/16/2020	D220301350		
109TH MERCER PROPERTIES LLC	11/30/2016	D216282272		
1170 109TH STREET LLC	10/31/2013	D213287814	0000000	0000000
GP 1170 LLC	10/28/2005	D205365612	0000000	0000000
1170 LTD	12/11/1996	00126090000972	0012609	0000972
TEXSTAR INC	5/1/1989	00095850001965	0009585	0001965
GREAT WAREHOUSE PARTNERS LTD	7/1/1983	00075610000918	0007561	0000918

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$4,372,737	\$444,101	\$4,816,838	\$4,816,838
2024	\$3,930,612	\$444,101	\$4,374,713	\$4,374,713
2023	\$3,278,960	\$444,101	\$3,723,061	\$3,723,061
2022	\$3,314,419	\$444,101	\$3,758,520	\$3,758,520
2021	\$3,223,916	\$370,084	\$3,594,000	\$3,594,000
2020	\$3,029,916	\$370,084	\$3,400,000	\$3,400,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.