



Address: [545 COMMERCE ST](#)
City: SOUTHLAKE
Georeference: 7852-A-6
Subdivision: COMMERCE BUSINESS PARK ADDN
Neighborhood Code: WH-Commerce Business Park

Latitude: 32.9341046991
Longitude: -97.1042005843
TAD Map: 2120-460
MAPSCO: TAR-027K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COMMERCE BUSINESS PARK
ADDN Block A Lot 6

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: F1

Year Built: 1996

Personal Property Account: [11819634](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$2,360,642

Protest Deadline Date: 5/31/2024

Site Number: 80525512

Site Name: PARK ROW LIGHTING

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: PARK ROW LIGHTING / 06000584

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 22,425

Net Leasable Area⁺⁺⁺: 22,425

Percent Complete: 100%

Land Sqft^{*}: 54,240

Land Acres^{*}: 1.2451

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 V GDI-COMMERCE PROPERTY COMPANY LLC

Primary Owner Address:

1600 MARKET ST STE 2600
PHILADELPHIA, PA 19103

Deed Date: 6/28/2022

Deed Volume:

Deed Page:

Instrument: [D222166266](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MB EXLINE COMMERCE LP	7/7/2021	D221194964		
NORTH AMERICAN WESTERN DATA SY	5/14/2012	D212115742	0000000	0000000
BIG L INC	6/1/2001	00149740000198	0014974	0000198
FOUR STAR INVESTMENTS	2/25/1999	00136820000295	0013682	0000295
STACY RICK H K MARVIN RAM INT	12/30/1998	00136230000465	0013623	0000465
PACK RANDY L	3/15/1994	00115020001496	0011502	0001496
PACIFIC SOUTHWEST BANK FSB	2/5/1991	00101650002255	0010165	0002255
STACY J R	1/1/1986	00086260002274	0008626	0002274

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	\$2,062,322	\$298,320	\$2,360,642	\$2,360,642
2024	\$1,758,053	\$298,320	\$2,056,373	\$2,056,373
2023	\$1,758,053	\$298,320	\$2,056,373	\$2,056,373
2022	\$1,559,784	\$298,320	\$1,858,104	\$1,858,104
2021	\$1,482,132	\$203,400	\$1,685,532	\$1,685,532
2020	\$1,482,132	\$203,400	\$1,685,532	\$1,685,532

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

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.