



**Address:** [540 COMMERCE ST](#)  
**City:** SOUTHLAKE  
**Georeference:** 7852-C-2R1  
**Subdivision:** COMMERCE BUSINESS PARK ADDN  
**Neighborhood Code:** IM-Northeast Tarrant County General

**Latitude:** 32.9339918302  
**Longitude:** -97.1057788004  
**TAD Map:** 2120-460  
**MAPSCO:** TAR-027J



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 C Lot 2R1

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

**State Code:** F2  
**Year Built:** 1995  
**Personal Property Account:** [10017224](#)  
**Agent:** PROPERTY TAX SERVICE COMPANY (00243)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$2,528,115  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80683371  
**Site Name:** TRI-DAL INC.  
**Site Class:** IMLight - Industrial/Mfg-Light  
**Parcels:** 1  
**Primary Building Name:** 540 COMMERCE ST / 07060009  
**Primary Building Type:** Industrial  
**Gross Building Area<sup>+++</sup>:** 29,000  
**Net Leasable Area<sup>+++</sup>:** 29,000  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 289,917  
**Land Acres<sup>\*</sup>:** 6.6555  
**Pool:** N

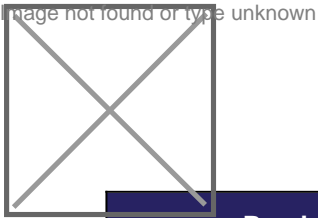
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
TRI DAL REAL ESTATE LTD  
**Primary Owner Address:**  
540 COMMERCE ST  
SOUTHLAKE, TX 76092-9113

**Deed Date:** 1/2/1997  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 00000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MULLER-HOLDGATE PRTNSHP LTD	1/1/1997	000000000000000	0000000	0000000
TRI DAL REAL ESTATE LTD	12/19/1996	000000000000000	0000000	0000000

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 <sup>+</sup>
2025	\$1,252,480	\$1,275,635	\$2,528,115	\$2,528,115
2024	\$1,252,401	\$1,275,635	\$2,528,036	\$2,528,036
2023	\$893,565	\$1,275,635	\$2,169,200	\$2,169,200
2022	\$893,565	\$1,275,635	\$2,169,200	\$2,169,200
2021	\$734,877	\$1,275,635	\$2,010,512	\$2,010,512
2020	\$734,877	\$1,275,635	\$2,010,512	\$2,010,512

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.