



Address: [13601 INDEPENDENCE PKWY](#)
City: FORT WORTH
Georeference: 414J-2-1A
Subdivision: ALLIANCE GATEWAY EAST ADDITION
Neighborhood Code: WH-Alliance

Latitude: 32.9779636424
Longitude: -97.2541114877
TAD Map: 2072-476
MAPSCO: TAR-009N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ALLIANCE GATEWAY EAST
ADDITION Block 2 Lot 1A
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST
Site Number: 80701787
Site Name: ALLIANCE GTW #4/EXEL/TEXAS INSTRUMENTS
Site Class: WHDist, Warehouse-Distribution
Parcels: 1
Primary Building Name: ALLIANCE GATEWAY #4/EXEL /TX INSTRUMENTS / 07712057
State Code: F1 **Primary Building Type:** Commercial
Year Built: 1995 **Gross Building Area**+++ : 409,914
Personal Property Account: Multi **Net Leasable Area**+++ : 409,914
Agent: RYAN LLP (00320) **Percent Complete:** 100%
Notice Sent **Land Sqft** : 936,757
Date: 5/1/2025 **Land Acres*** : 21.5050
Notice Value: \$28,534,945 **Pool:** N
Protest
Deadline Date: 5/31/2024

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

OWNER INFORMATION

Current Owner:
13601 INDEPENDENCE PKWY OWNER LLC
Primary Owner Address:
9800 HILLWOOD PKWY STE 300
FORT WORTH, TX 76177
Deed Date: 2/9/2024
Deed Volume:
Deed Page:
Instrument: [D224022441](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AT INDUSTRIAL PROPCO LP	2/8/2024	D224022333		
13601 INDEPENDENCE PKWY OWNER LLC	2/8/2023	D224022441		
AT INDUSTRIAL OWNER 1 HOLDCO LP	12/27/2018	D219090761-CWD		
AT INDUSTRIAL OWNER 1 LLC	9/29/2010	D210248602	0000000	0000000
ALLIANCE # 1 BUILDING PRTNS LP	9/30/2005	D205291732	0000000	0000000
ALLIANCE GATEWAY #4 LTD	1/2/2000	0000000000000000	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 ⁺
2025	\$25,256,292	\$3,278,653	\$28,534,945	\$28,534,945
2024	\$17,217,047	\$3,278,653	\$20,495,700	\$20,495,700
2023	\$16,192,262	\$3,278,653	\$19,470,915	\$19,470,915
2022	\$15,659,374	\$3,278,653	\$18,938,027	\$18,938,027
2021	\$15,108,682	\$2,107,706	\$17,216,388	\$17,216,388
2020	\$14,288,854	\$2,107,706	\$16,396,560	\$16,396,560

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.