



Address: [2750 W IH 20](#)
City: GRAND PRAIRIE
Georeference: 32929-A-3
Subdivision: PRAIRIE RIDGE CENTER ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6776348527
Longitude: -97.0497297269
TAD Map: 2138-368
MAPSCO: TAR-098R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRAIRIE RIDGE CENTER
ADDITION Block A Lot 3

Jurisdictions:

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

State Code: F1

Year Built: 2001

Personal Property Account: [14620397](#)

Agent: GEORGE MCELROY & ASSOCIATES INC (00030)

Notice Sent Date: 5/1/2025

Notice Value: \$2,475,000

Protest Deadline Date: 5/31/2024

Site Number: 80793304
Site Name: HOOTERS
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 1
Primary Building Name: HOOTERS / 07830297
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 7,259
Net Leasable Area⁺⁺⁺: 7,259
Percent Complete: 100%
Land Sqft^{*}: 52,237
Land Acres^{*}: 1.1991
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:
ARC CAFEUSA001 LLC
Primary Owner Address:
2750 IH 20 WEST
GRAND PRAIRIE, TX 75052

Deed Date: 8/1/2013
Deed Volume:
Deed Page:
Instrument: COA 07830297

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARC CAFEUSA001 LLC	7/31/2013	D213211153	0000000	0000000
GE CAPITAL FRANCHISE FIN CORP	12/20/2006	D207007039	0000000	0000000
KONA RESTAURANT GROUP INC	2/2/2001	00147230000123	0014723	0000123
BUTLER REAL ESTATE ETAL	1/1/2001	00000000000000	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	\$1,691,445	\$783,555	\$2,475,000	\$2,475,000
2024	\$1,691,445	\$783,555	\$2,475,000	\$2,475,000
2023	\$1,684,505	\$783,555	\$2,468,060	\$2,468,060
2022	\$1,691,290	\$626,844	\$2,318,134	\$2,318,134
2021	\$1,536,118	\$626,844	\$2,162,962	\$2,162,962
2020	\$1,536,118	\$626,844	\$2,162,962	\$2,162,962

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.