



Address: [609 ENTERPRISE RD](#)
City: FLOWER MOUND
Georeference: 23287-A-2B
Subdivision: LAKESIDE TRADE CENTER
Neighborhood Code: WH-Northeast Tarrant County General

Latitude: 32.985862155
Longitude: -97.0352198693
TAD Map: 2138-480
MAPSCO: TAR-014M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKESIDE TRADE CENTER
Block A Lot 2B

Jurisdictions:
CITY OF FLOWER MOUND (042)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LEWISVILLE ISD (924)
State Code: F1
Year Built: 2002
Personal Property Account: Multi
Agent: POPP HUTCHESON PLLC (09252)
Notice Sent Date: 5/1/2025
Notice Value: \$42,873,892
Protest Deadline Date: 5/31/2024

Site Number: 80865685
Site Name: BEST BUY DIST. WHSE
Site Class: WHDist - Warehouse-Distribution
Parcels: 1
Primary Building Name: 609 ENTERPRISE RD / 40778827
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 606,362
Net Leasable Area⁺⁺⁺: 600,200
Percent Complete: 100%
Land Sqft^{*}: 1,304,622
Land Acres^{*}: 29.9500
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:
LIT HW1 LP
Primary Owner Address:
2323 VICTORY AVE STE 1500
DALLAS, TX 75219

Deed Date: 4/25/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILLWOOD LIT LP	1/1/2005	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 ⁺
2025	\$38,960,026	\$3,913,866	\$42,873,892	\$42,873,892
2024	\$16,986,134	\$3,913,866	\$20,900,000	\$20,900,000
2023	\$16,986,134	\$3,913,866	\$20,900,000	\$20,900,000
2022	\$16,986,134	\$3,913,866	\$20,900,000	\$20,900,000
2021	\$16,986,134	\$3,913,866	\$20,900,000	\$20,900,000
2020	\$16,486,134	\$3,913,866	\$20,400,000	\$20,400,000

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

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.