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Address: [2701 NORTHERN CROSS BLVD](#)
City: FORT WORTH
Georeference: 30281B-2-1R
Subdivision: NORTHERN CROSSING WEST
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8366317762
Longitude: -97.3095519583
TAD Map: 2054-424
MAPSCO: TAR-049L



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

PROPERTY DATA

Legal Description: NORTHERN CROSSING WEST
Block 2 Lot 1R PLAT D216024759

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 800012881
Site Name: PARC NORTH
Site Class: WHDist - Warehouse-Distribution
Parcels: 1
Primary Building Name: 2601-TD INDUSTRIES / 42136774
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 325,756
Net Leasable Area⁺⁺⁺: 325,756
Percent Complete: 100%
Land Sqft^{*}: 1,105,693
Land Acres^{*}: 25.3900
Pool: N

State Code: F1

Year Built: 2015

Personal Property Account: Multi

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$30,879,530

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:
EASTGROUP PROPERTIES LP
Primary Owner Address:
400 W PARKWAY PL STE 100
RIDGELAND, MS 39157

Deed Date: 1/19/2017
Deed Volume:
Deed Page:
Instrument: [D217016603](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
	1/19/2017	D217016603		
EASTGROUP PROPERTIES LP;NSHE TX FORKHILL LLC	8/1/2016	D216152283		

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	\$27,562,451	\$3,317,079	\$30,879,530	\$30,879,530
2024	\$16,774,207	\$3,317,079	\$20,091,286	\$20,091,286
2023	\$15,939,921	\$3,317,079	\$19,257,000	\$19,257,000
2022	\$15,022,921	\$3,317,079	\$18,340,000	\$18,340,000
2021	\$15,278,614	\$2,211,386	\$17,490,000	\$17,490,000
2020	\$14,963,423	\$2,211,386	\$17,174,809	\$17,174,809

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.