



**Address:** [1851 NE LOOP 820](#)  
**City:** FORT WORTH  
**Georeference:** 21025E--2  
**Subdivision:** I-820 @ I-35W ADDN  
**Neighborhood Code:** WH-North Fort Worth General

**Latitude:** 32.8423038032  
**Longitude:** -97.3283042426  
**TAD Map:** 2048-424  
**MAPSCO:** TAR-049E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** I-820 @ I-35W ADDN Block Lot 2

**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:** 800038358  
**Site Name:** DISTRIBUTION CENTER  
**Site Class:** WHDist - Warehouse-Distribution

**Parcels:** 1  
**Primary Building Name:** DISTRIBUTION CENTER/42450126  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 1,020,300  
**Net Leasable Area+++:** 1,020,300  
**Percent Complete:** 100%  
**Land Sqft\*:** 2,814,256  
**Land Acres\*:** 64.6064  
**Pool:** N

**State Code:** F1  
**Year Built:** 2019  
**Personal Property Account:** Multi  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$89,553,496  
**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:**  
REALTY INCOME US CORE PLUS TX 1 LP  
**Primary Owner Address:**  
11995 EL CAMINO REAL  
SAN DIEGO, CA 92130

**Deed Date:** 1/1/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225010422](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MDC COASTAL 16 LLC	5/13/2021	<a href="#">D221138742</a>		



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	\$81,181,084	\$8,372,412	\$89,553,496	\$89,553,496
2024	\$59,627,588	\$8,372,412	\$68,000,000	\$68,000,000
2023	\$45,177,588	\$8,372,412	\$53,550,000	\$53,550,000
2022	\$66,627,588	\$8,372,412	\$75,000,000	\$75,000,000
2021	\$40,755,012	\$8,372,412	\$49,127,424	\$49,127,424
2020	\$30,141,596	\$5,980,294	\$36,121,890	\$36,121,890

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.