

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 43035127

Address: 4101 N BEACH ST

City: FORT WORTH
Georeference: 25768-9-6

**Subdivision:** MERCANTILE CENTER ADDITION **Neighborhood Code:** WH-Fossil Creek/Mercantile

Latitude: 32.815150478 Longitude: -97.2940211664 TAD Map: 2060-416

MAPSCO: TAR-050S



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

## PROPERTY DATA

Legal Description: MERCANTILE CENTER

ADDITION Block 9 Lot 6 LESS AG

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: F1 Year Built: 2023

Personal Property Account: N/A

Agent: None

**Notice Sent Date:** 5/1/2025 **Notice Value:** \$43,561,391

Protest Deadline Date: 6/17/2024

Site Number: 800089403

Site Name: MERCANTILE II LOGISTICS CENTER

Site Class: WHDist - Warehouse-Distribution

Parcels: 1

Primary Building Name: 43035127 / BUILDING II

Primary Building Type: Commercial Gross Building Area+++: 459,540

Net Leasable Area+++: 459,540

Percent Complete: 100% Land Sqft\*: 1,569,205 Land Acres\*: 36.0240

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

SOUTHLAND INDUSTRIES OF TEXAS LLC

**Primary Owner Address:** 1728 BRIECROFT CT CARROLLTON, TX 75006

Deed Date: 12/19/2024

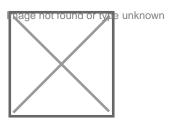
Deed Volume: Deed Page:

Instrument: D224226551

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VELOCIS MERCANTILE JV LP	12/18/2024	D224226549		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **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	\$41,992,186	\$1,569,205	\$43,561,391	\$43,561,391
2024	\$25,117,440	\$1,569,205	\$26,686,645	\$26,686,645
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.