



**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



Google Map or type unknown

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<sup>+++</sup>:** 459,540  
**Net Leasable Area<sup>+++</sup>:** 459,540  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 1,569,205  
**Land Acres<sup>\*</sup>:** 36.0240  
**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:**  
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	<a href="#">D224226549</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	\$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.

+ 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.