



Address: [3025 N GREAT SOUTHWEST PKWY](#)
City: GRAND PRAIRIE
Georeference: 24006-2-2R
Subdivision: LINCOLN IND CENTRE
Neighborhood Code: WH-GSID

Latitude: 32.8012433044
Longitude: -97.047214641
TAD Map: 2138-412
MAPSCO: TAR-070D



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

PROPERTY DATA

Legal Description: LINCOLN IND CENTRE Block 2
Lot 2R

Jurisdictions:

- CITY OF GRAND PRAIRIE (038)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: F1

Year Built: 1995

Personal Property Account: Multi

Agent: ERNST & YOUNG LLP (00137Q)

Protest Deadline Date: 5/15/2025

Site Number: 80656374

Site Name: ALLIANCE SPORTS GROUP /BAUMANN/HYSTER

Site Class: WHDist - Warehouse-Distribution

Parcels: 1

Primary Building Name: ALLIANCE SPORTS GROUP / 06624103

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 128,664

Net Leasable Area⁺⁺⁺: 129,600

Percent Complete: 100%

Land Sqft^{*}: 275,037

Land Acres^{*}: 6.3139

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:
TEACHERS INSURANCE & ANNUITY
Primary Owner Address:
PO BOX 30428
CHARLOTTE, NC 28230

Deed Date: 6/4/2002
Deed Volume: 0015724
Deed Page: 0000258
Instrument: 00157240000258

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RREEF MIDCITIES INDUSTRIAL LP	6/6/1996	00123930000326	0012393	0000326
MEPC QUORUM PROPERTIES 11 INC	1/31/1995	00120970000354	0012097	0000354
MEPC QUORUM PROPERTIES I INC	9/8/1994	00117260001143	0011726	0001143
COLONY MB PARTNERS LP	11/3/1993	00113590001020	0011359	0001020
ADDISON LAND CORP	1/1/1993	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$5,777,595	\$962,630	\$6,740,225	\$6,740,225
2023	\$5,258,170	\$962,630	\$6,220,800	\$6,220,800
2022	\$4,869,370	\$962,630	\$5,832,000	\$5,832,000
2021	\$4,626,008	\$687,592	\$5,313,600	\$5,313,600
2020	\$3,978,008	\$687,592	\$4,665,600	\$4,665,600

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.