

Tax Year 2025
Crossroads Center Public Improvement District Assessment Analysis

Original Acreage	77.23
City Detention/Drainage	4.314
City of Terrell held for TxDOT ROW	2.641
Net for PID Charges	70.275

Budgeted FY25 **\$187,500.00**

	Current Parcel ID	Current Acreage in PID Drainage Area	Current % of PID Drainage Area Total	Cost Allocation
Crossroads Parkway & American Way ROW			0.0%	\$0.00
Lot 1, Block 1 (Chick-Fil-A Pad) Chic-Fil-A Inc.	193127	1.569	2.2%	\$4,186.23
Lot 1R, Block 2 (Taco Bueno Pad) Hiser Lane LLC	193128	0.900	1.3%	\$2,401.28
Lot 2R, Block 2 (Freddy's) James A. Dick Co.	193129	1.046	1.5%	\$2,790.82
Lot 3R, Block 2 (Raising Canes) Raising Canes Restaurants LLC	194832	1.300	1.8%	\$3,468.52
Lot 1R, Block 3 (Panda Express Pad) CFT NV Developments LLC	193130	0.986	1.4%	\$2,630.74
Lot 2R, Block 3 (Chipotle) South River Ranch Terrell Texas LLC	193131	0.881	1.3%	\$2,350.59
Lot 3R, Block 3 (Remainder Lot) Cross Roads at Terrell 2015 LP	197537	2.036	2.9%	\$5,432.23
Lot 1, Block 4 (Lot next to Pond 1) Cross Roads at Terrell 2015 LP	198662	1.412	2.0%	\$3,767.34
Lot 1R, Block 5 (Ross Lineup) TX Terrell American LLC	198665	14.928	21.2%	\$39,829.24
Lot 2, Block 5 (Film Alley - "Lot 1") Film Alley	196882	8.417	12.0%	\$22,457.31
Lot 3, Block 5 (City of Terrell Future Public Plaza)	198663		0.0%	\$0.00
Lot 4, Block 5 (Linear Park) (City of Terrell)	198660		0.0%	\$0.00
Lot 1R, Block 6 (Specs) Agree Limited Partnership	198667	1.696	2.4%	\$4,525.08
Lot 2R, Block 6 (Remainder lot @ Centre Circle) Terrell America Fund I Inc.	203017	0.867	1.2%	\$2,313.23
Lot 1R, Block 7 (Chili's Lot) Terrell Chili's LLC	198666	1.456	2.1%	\$3,884.74
Lot 2R, Block 7 (Olive Garden) OG Terrell LLC	206428	2.075	3.0%	\$5,536.29
Lot 3R, Block 7 (Remainder Spur 557 pads) Terrell America Fund I Inc.	204081	4.438	6.3%	\$11,840.98
Lot 1, Block 8 (Academy) TX Terrell American LLC	207369	10.191	14.5%	\$27,190.50
Lot 2, Block 8 (Hobby Lobby) TX Terrell American LLC	207370	4.205	6.0%	\$11,219.32
Lot 3R, Block 7 (Texas Roadhouse) Stonebriar CBG LP	216152	2.34	3.3%	\$6,243.33
Total		60.743	86.4%	\$162,067.77

City Parks and Roadways	9.532	13.6%	\$25,432.23
Total for PID Charges	70.275	100.0%	\$187,500.00