

*Keller
Independent
School
District*



**Demographic
Update
2/21/19**

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*



**TEMPLETON
DEMOGRAPHICS**

hanleywood | metrostudy



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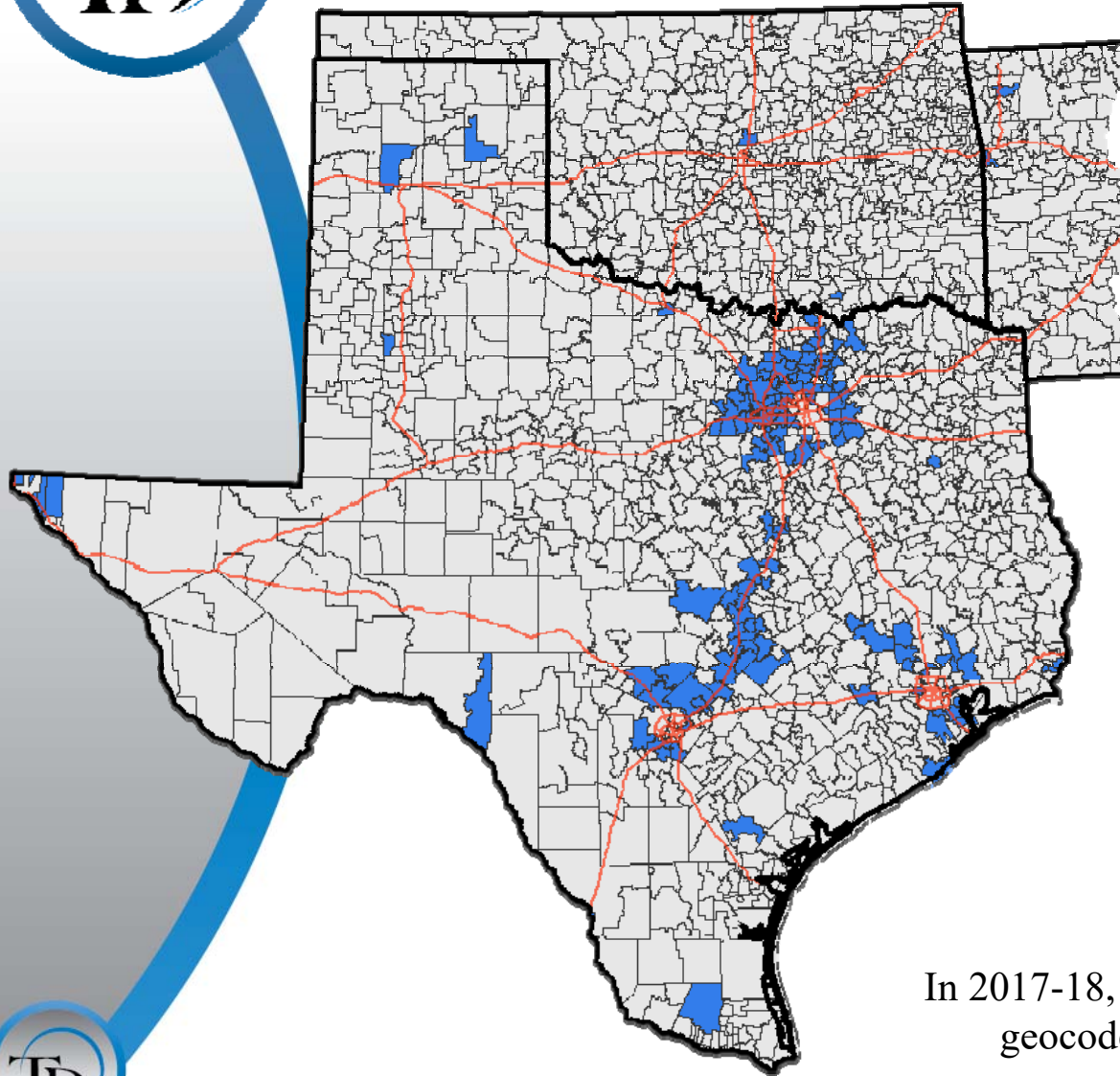
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GIS Analyst

Our dedicated team has allowed us to become the leading demographic firm in the state of Texas, helping more districts than ever before





Templeton Demographics



Client List

- | | | |
|----------------------|-----------------------------|-----------------------|
| Academy ISD | Denton ISD | McKinney ISD |
| Aledo ISD | Dickinson ISD | Melissa ISD |
| Alvin ISD | Duncanville ISD | New Braunfels ISD |
| Anna ISD | Eagle Mt Saginaw ISD | Northwest ISD |
| Argyle ISD | Edmond ISD | Pearland ISD |
| Arlington ISD | Everman ISD | Peaster ISD |
| Aubrey ISD | Florence ISD | Pflugerville ISD |
| Azle ISD | Forney ISD | Plano ISD |
| Bastrop ISD | Fort Worth ISD | Prosper ISD |
| Beeville ISD | Frenship ISD | Richardson ISD |
| Belton ISD | Georgetown ISD | Rockwall ISD |
| Blanco ISD | Grand Prairie ISD | Round Rock ISD |
| Blue Ridge ISD | Hays CISD | Royse City ISD |
| Boerne ISD | Howe ISD | Salado ISD |
| Brazosport ISD | HEB ISD | SF Del Rio CISD |
| Burleson ISD | Hutto ISD | San Marcos CISD |
| Carroll ISD | Jarrell ISD | Sanger ISD |
| Celina ISD | Joshua ISD | Sealy ISD |
| Clear Creek ISD | Judson ISD | Socorro ISD |
| Cleveland ISD | Keller ISD | Spring ISD |
| College Station ISD | La Vega ISD | Spring Branch ISD |
| Comal ISD | Lake Dallas ISD | Springtown ISD |
| Comfort ISD | Lake Worth ISD | Terrell ISD |
| Community ISD | Lewisville ISD | Tomball ISD |
| Coppell ISD | Little Elm ISD | Waxahachie ISD |
| Crandall ISD | Magnolia ISD | Weatherford ISD |
| Decatur ISD | Manor ISD | Whitehouse ISD |
| | Maypearl ISD | Wichita Falls ISD |

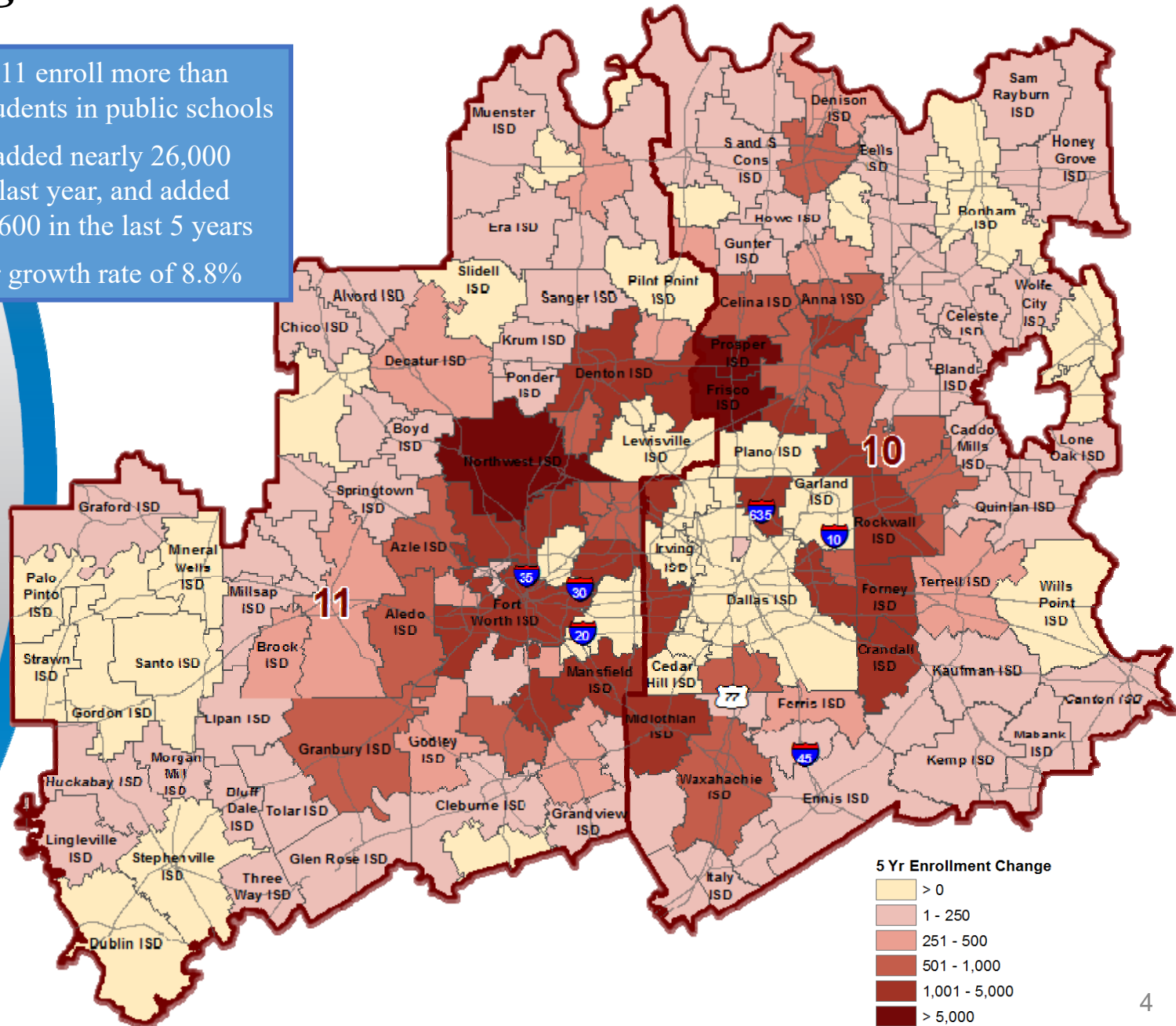
In 2017-18, Templeton Demographics geocoded 1,181,113 students





Region 10 & 11 Enrollment Trends

- Region 10 and 11 enroll more than 1.45 million students in public schools
- These regions added nearly 26,000 students in the last year, and added more than 118,600 in the last 5 years
- This is a 5 year growth rate of 8.8%





Region 10 & 11 Enrollment Trends

Region 10

Rank	District	2012/13 Enrollment	2017/18 Enrollment	5-YEAR Change (12/13-17/18)	5-YEAR PCT Growth
1	Frisco ISD	42,703	58,450	15,747	36.9%
2	Prosper ISD	5,502	12,133	6,631	120.5%
3	Grand Prairie ISD	26,928	29,362	2,434	9.0%
4	Wylie ISD (Collin)	13,425	15,769	2,344	17.5%
5	Mesquite ISD	39,128	41,022	1,894	4.8%
6	Rockwall ISD	14,483	16,295	1,812	12.5%
7	Coppell ISD	10,997	12,625	1,628	14.8%
8	Forney ISD	8,571	10,196	1,625	19.0%
9	Midlothian ISD	7,560	8,872	1,312	17.4%
10	Allen ISD	19,891	21,159	1,268	6.4%
11	Richardson ISD	38,046	39,314	1,268	3.3%
12	Melissa ISD	1,695	2,792	1,097	64.7%
13	Crandall ISD	3,030	4,056	1,026	33.9%
14	Princeton ISD	3,435	4,381	946	27.5%
15	Anna ISD	2,526	3,459	933	36.9%
16	Waxahachie ISD	7,652	8,517	865	11.3%
17	Royse City ISD	4,905	5,739	834	17.0%
18	Lancaster ISD	6,538	7,371	833	12.7%
19	De Soto ISD	8,900	9,657	757	8.5%
20	Community ISD	1,635	2,262	627	38.3%

Region 11

Rank	DISTRICT	2012/13 Enrollment	2017/18 Enrollment	5-YEAR CHANGE (12/13-17/18)	5-YEAR PCT Growth
1	Northwest ISD	17,813	23,141	5,328	29.9%
2	Denton ISD	25,782	29,420	3,638	14.1%
3	Fort Worth ISD	83,491	86,234	2,743	3.3%
4	Mansfield ISD	32,883	35,054	2,171	6.6%
5	Burleson ISD	10,581	12,221	1,640	15.5%
6	Hurst-Euless-Bedford ISD	21,819	23,429	1,610	7.4%
7	Eagle Mt-Saginaw ISD	17,731	19,317	1,586	8.9%
8	Keller ISD	33,365	34,937	1,572	4.7%
9	Little Elm ISD	6,399	7,526	1,127	17.6%
10	Aledo ISD	4,729	5,718	989	20.9%
11	Argyle ISD	1,907	2,716	809	42.4%
12	Carroll ISD	7,711	8,360	649	8.4%
13	Joshua ISD	4,906	5,528	622	12.7%
14	Granbury ISD	6,536	7,143	607	9.3%
15	Grapevine-Colleyville ISD	13,386	13,975	589	4.4%
16	Azle ISD	5,930	6,496	566	9.5%
17	Aubrey ISD	2,006	2,495	489	24.4%
18	Weatherford ISD	7,635	8,116	481	6.3%
19	Everman ISD	5,401	5,838	437	8.1%
20	Brock ISD	1,002	1,373	371	37.0%





Economic Conditions – DFW Area (December 2018)

3.4%

127,326 new jobs
National rate 1.8%



Job Growth

Unemployment Rate



U.S. 3.7%
Texas 3.6%
DFW MSA 3.3%
Keller 2.9%

-0.1%

34,752

1,490 more starts than 4Q17



Annual Home Starts

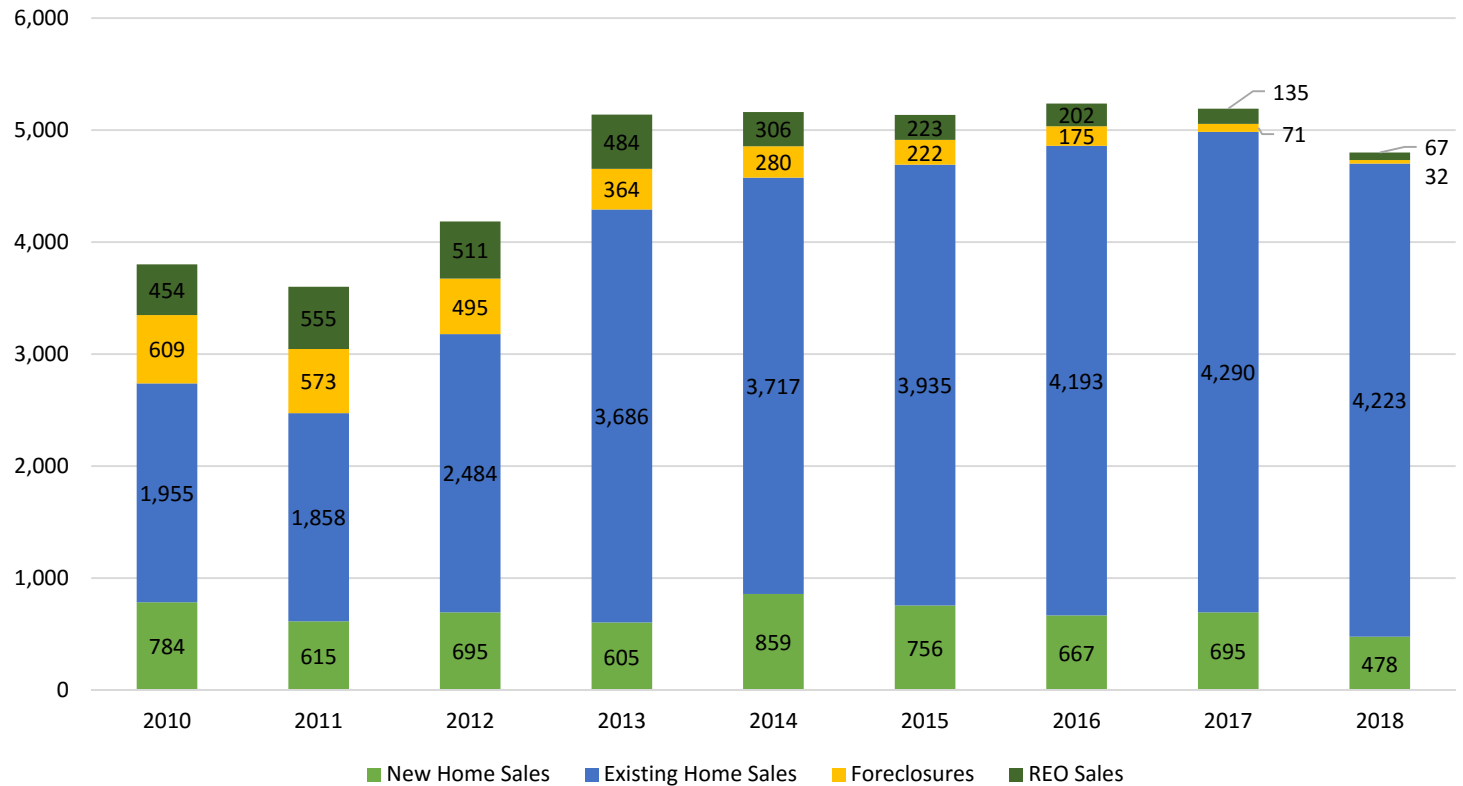




Keller ISD Annual Home Sales

Total Annual Home Sales by Transaction Type, 2010 - 2018

Annual District Home Sales



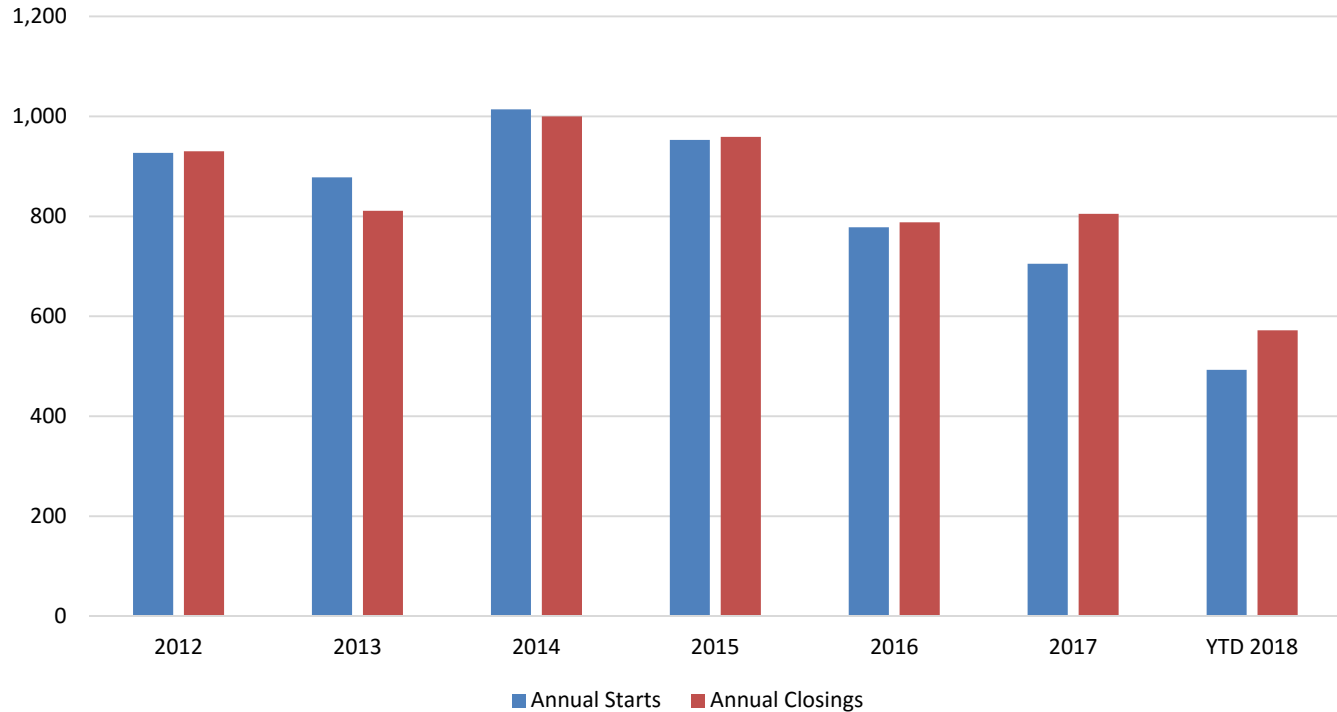
- The total number of home sales within KISD has remained relatively flat in recent years due to a decline in distressed property sales and a slight decrease in available land
- Total home sales in 2018 are slightly depressed with current data as deed transactions lag sale date





New Housing Activity

Keller ISD



Starts	2012	2013	2014	2015	2016	2017	2018
1Q	217	171	258	197	194	209	123
2Q	239	234	258	291	195	209	176
3Q	296	251	288	275	192	156	100
4Q	175	222	210	190	197	131	94
Total	927	878	1,014	953	778	705	493

Closings	2012	2013	2014	2015	2016	2017	2018
1Q	173	169	200	210	213	199	159
2Q	233	196	240	210	201	270	125
3Q	279	242	290	292	182	185	168
4Q	245	204	270	247	192	151	120
Total	930	811	1,000	959	788	805	572

New home starts and closings have slowed as the district builds out of available land and the price points of new homes rise

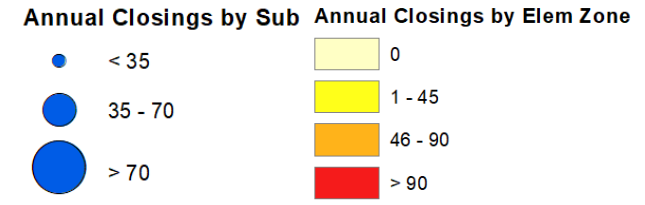
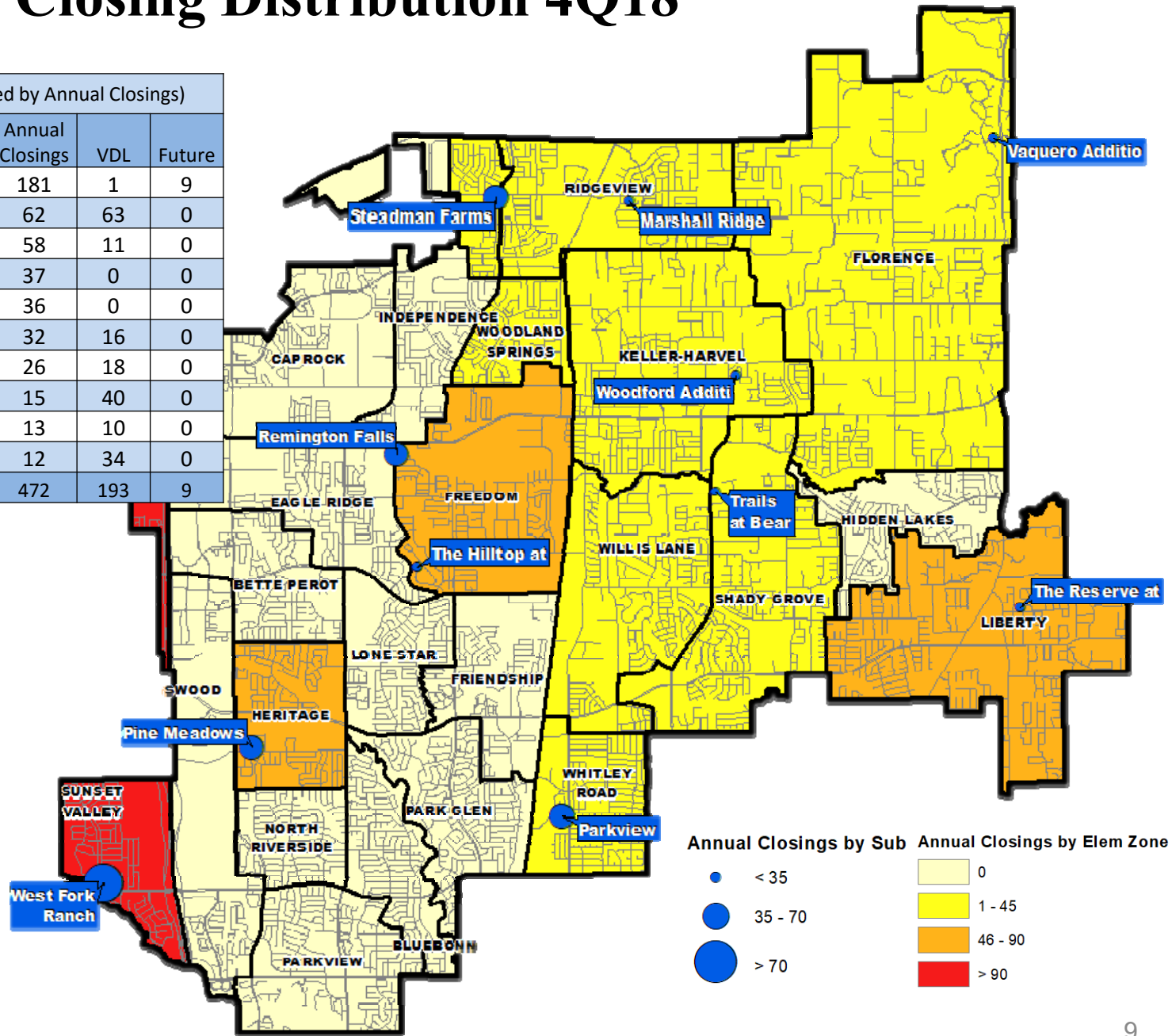




Annual Closing Distribution 4Q18

Top 10 Subdivisions - 4Q18 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	VDL	Future
1	West Fork Ranch	181	1	9
2	Pine Meadows	62	63	0
3	Remington Falls	58	11	0
4	Steadman Farms	37	0	0
5	Parkview	36	0	0
6	The Reserve at Colleyville	32	16	0
7	The Hilltop at Heritage	26	18	0
8	Marshall Ridge	15	40	0
9	Woodford Addition	13	10	0
10	Vaquero Addition	12	34	0
TOTALS		472	193	9



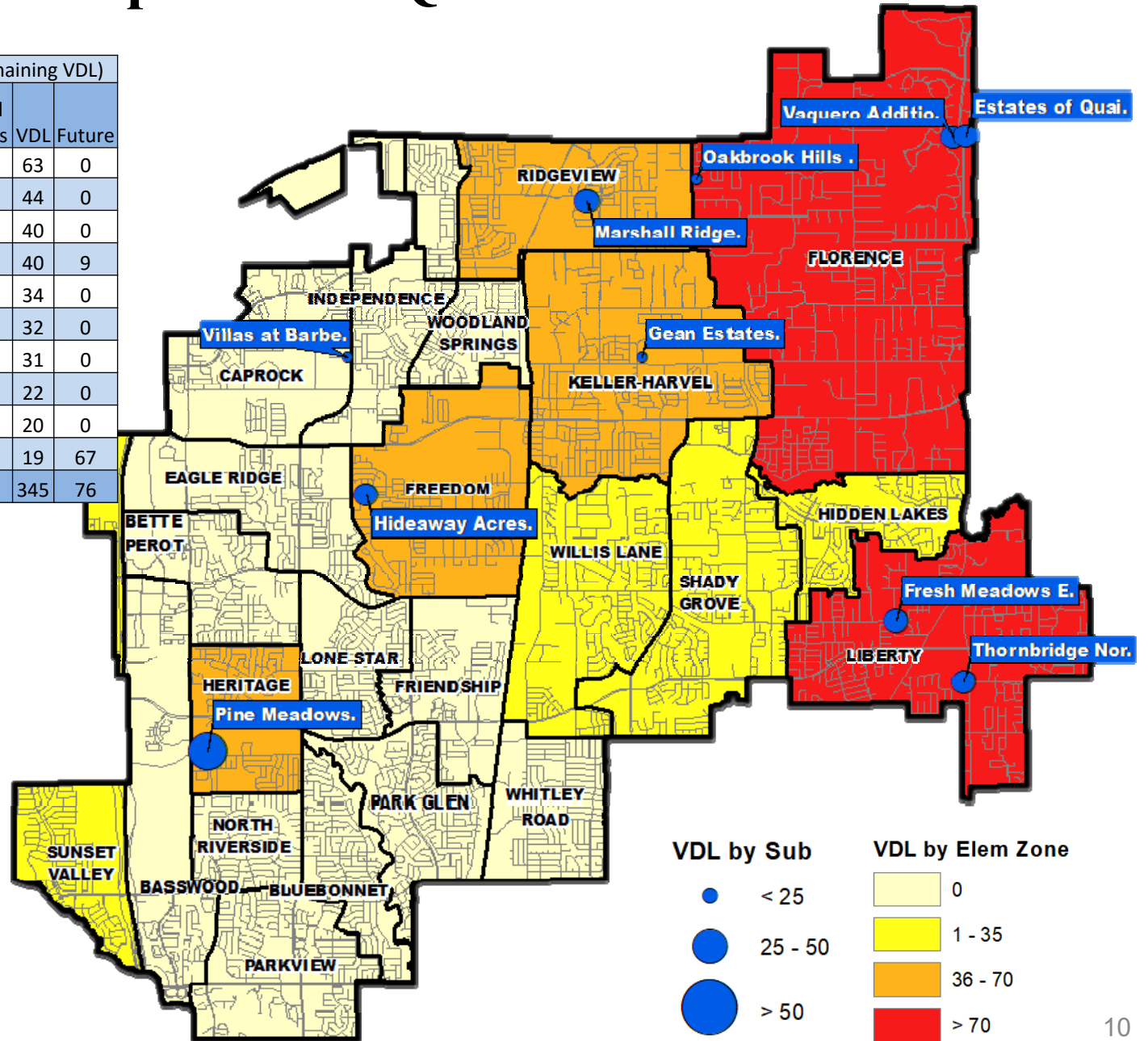
* Does not include age restricted communities



Vacant Developed Lots 4Q18

Top 10 Subdivisions - 4Q18 (Ranked by remaining VDL)

Rank	Subdivision	Annual Closings	VDL	Future
1	Pine Meadows	62	63	0
2	Fresh Meadows Estates	1	44	0
3	Marshall Ridge	15	40	0
4	Thornbridge North Addition	0	40	9
5	Vaquero Addition	12	34	0
6	Estates of Quail Hollow (KISD)	0	32	0
7	Hideaway Acres	0	31	0
8	Villas at Barber Creek*	3	22	0
9	Oakbrook Hills Subdivision	0	20	0
10	Gean Estates	9	19	67
TOTALS		102	345	76



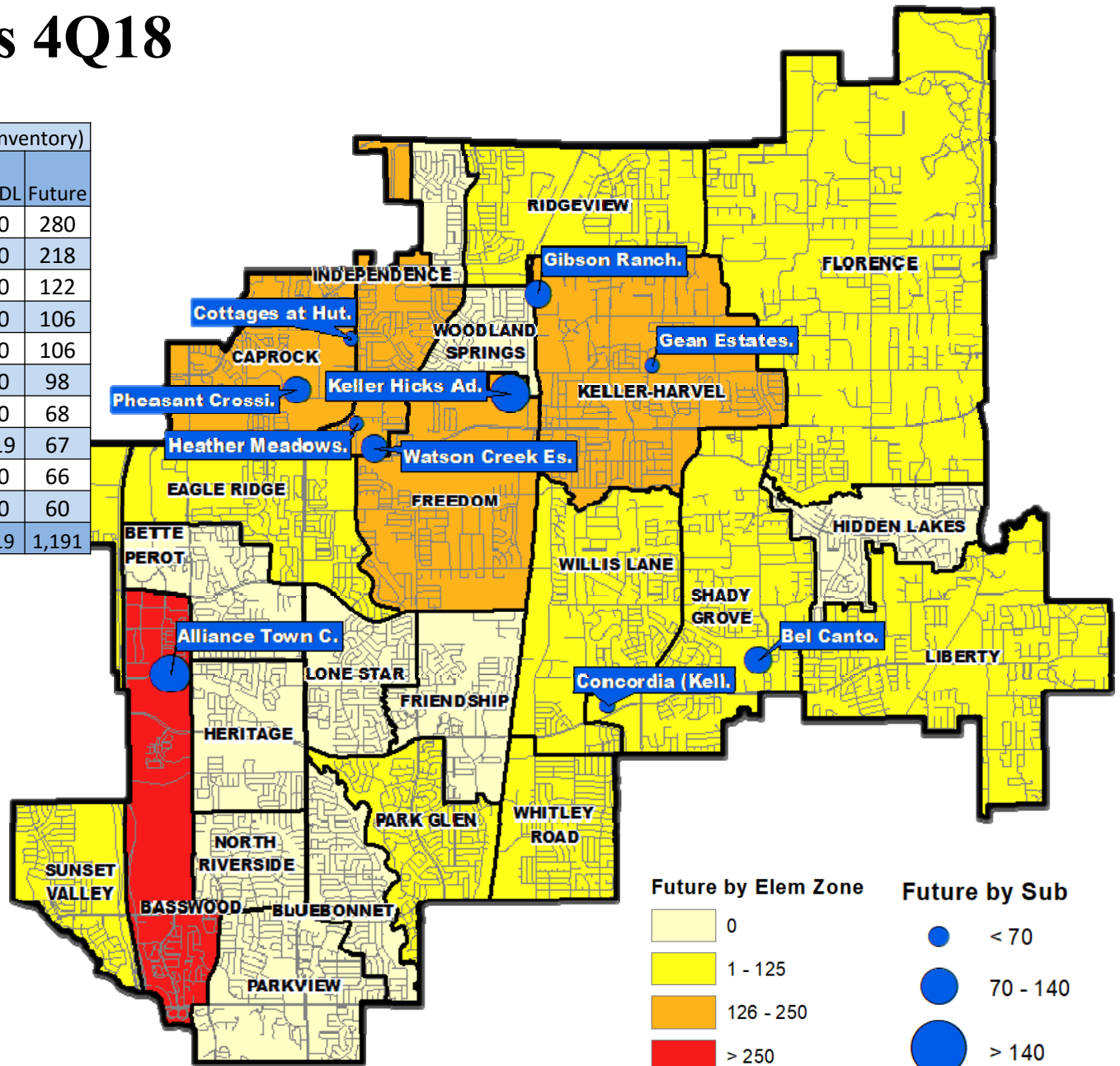
* Age-Restricted community



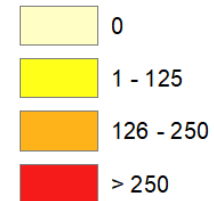
Future Lots 4Q18

Top 10 Subdivisions - 4Q18 (Ranked by Future Inventory)

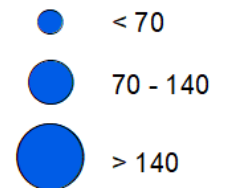
Rank	Subdivision	Annual Closings	VDL	Future
1	Alliance Town Center	0	0	280
2	Keller Hicks Addition	0	0	218
3	Watson Creek Estates	0	0	122
4	Bel Canto*	0	0	106
5	Gibson Ranch	0	0	106
6	Pheasant Crossing	0	0	98
7	Heather Meadows	0	0	68
8	Gean Estates	9	19	67
9	Concordia (Keller)	0	0	66
10	Cottages at Hutson Oaks	0	0	60
TOTALS		9	19	1,191



Future by Elem Zone



Future by Sub



*Age-restricted community



Overall Housing Data

By Elementary Attendance Zone

ELEMENTARY ZONE	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Inventory	Vacant Dev. Lots	Futures
BASSWOOD	0	0	0	0	0	0	280
BETTE PEROT	0	0	0	0	0	0	0
BLUEBONNET	0	0	0	0	0	0	0
CAPROCK	0	0	0	0	0	0	158
EAGLE RIDGE	0	0	0	0	0	0	17
FLORENCE	13	7	23	3	19	138	110
FREEDOM	84	27	84	22	36	60	218
FRIENDSHIP	0	0	0	0	0	0	0
HERITAGE	50	20	62	11	23	63	0
HIDDEN LAKES	1	1	0	0	1	9	0
INDEPENDENCE	0	0	0	0	0	0	190
KELLER-HARVEL	42	9	33	5	33	51	213
LIBERTY	73	13	60	12	54	122	87
LONE STAR	0	0	0	0	0	0	0
NORTH RIVERSIDE	0	0	0	0	0	0	0
PARK GLEN	0	0	0	0	0	0	43
PARKVIEW	0	0	0	0	0	0	0
RIDGEVIEW	22	4	28	6	9	44	53
SHADY GROVE	17	4	19	4	15	3	111
SUNSET VALLEY	119	7	181	43	13	3	9
WHITLEY ROAD	55	1	36	14	19	0	54
WILLIS LANE	6	1	5	0	7	15	20
WOODLAND SPRINGS	6	0	37	0	1	0	0
Grand Total*	488	94	568	120	230	508	1,563

Highest activity in the category

Second highest activity in the category

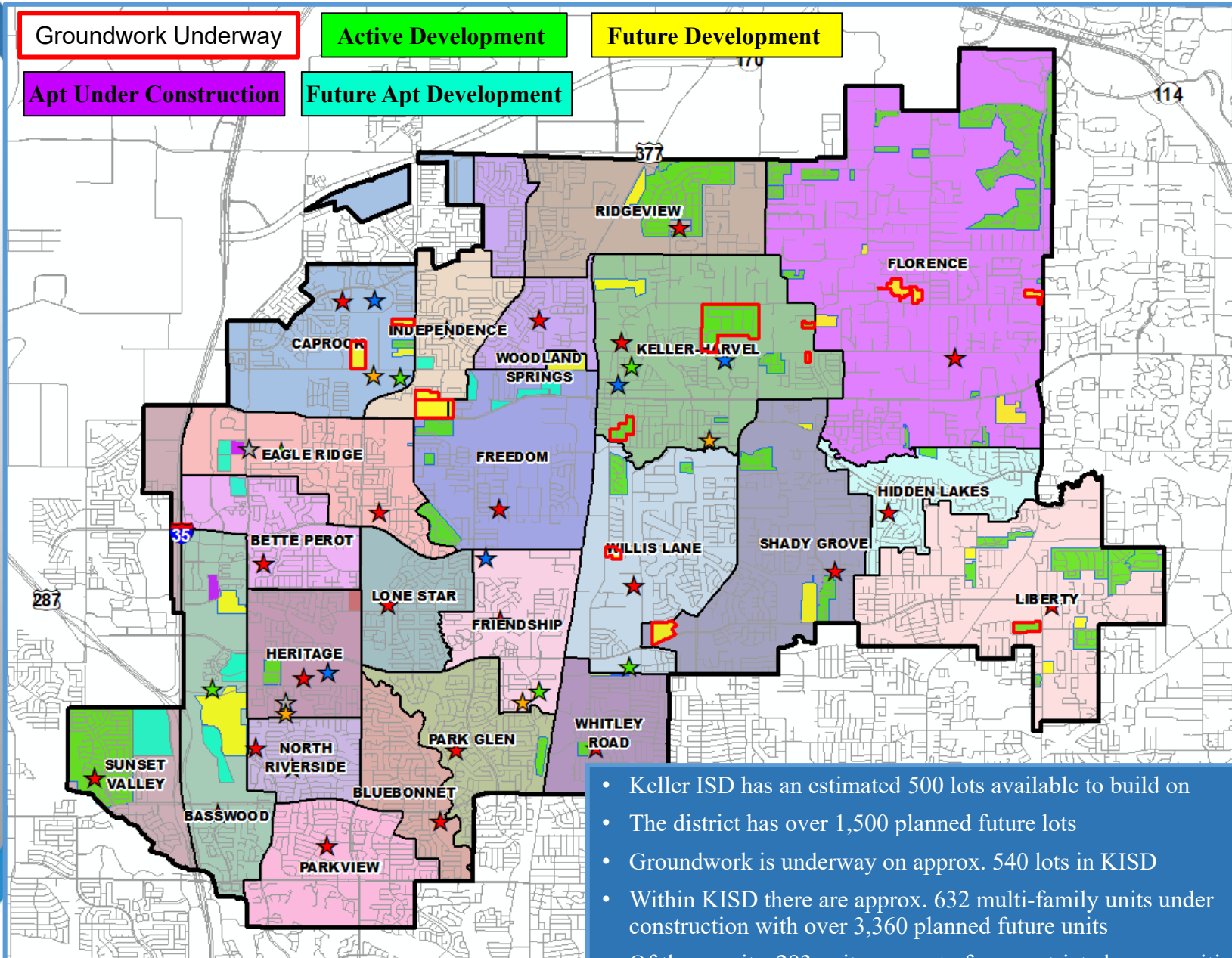
Third highest activity in the category

* Table does not include age restricted communities





District Housing Overview



- Keller ISD has an estimated 500 lots available to build on
- The district has over 1,500 planned future lots
- Groundwork is underway on approx. 540 lots in KISD
- Within KISD there are approx. 632 multi-family units under construction with over 3,360 planned future units
- Of these units, 293 units are part of age-restricted communities





Residential Activity

West Fork Ranch



West Fork Ranch

- 1,222 total lots
- 9 future lots
- 1,199 occupied
- 8 under construction
- 1 VDL
- Closed 43 homes in 4Q18
- Homebuilding underway in Sec 7A (63 lots)
- Estimate to build out by mid to late 2019
- \$210K-\$340K
- Current student yield = 0.581





Residential Activity

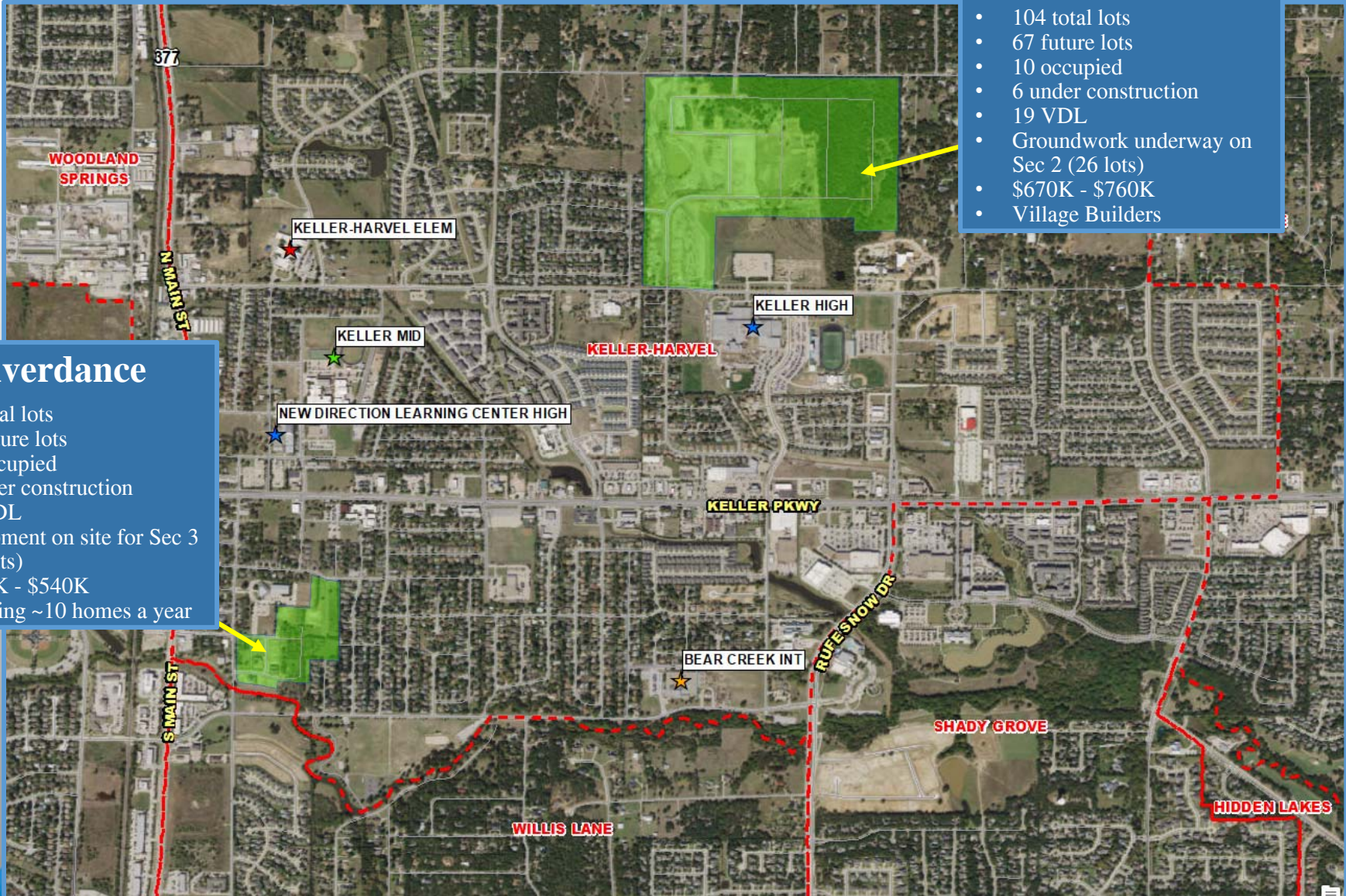
Gean Estates & Riverdance

Gean Estates

- 104 total lots
- 67 future lots
- 10 occupied
- 6 under construction
- 19 VDL
- Groundwork underway on Sec 2 (26 lots)
- \$670K - \$760K
- Village Builders

Riverdance

- 75 total lots
- 31 future lots
- 22 occupied
- 7 under construction
- 10 VDL
- Equipment on site for Sec 3 (31 lots)
- \$450K - \$540K
- Building ~10 homes a year





Future Residential Activity

Cottages at Hutson Oaks, Pheasant Crossing & Watson Creek Estates

Cottages at Hutson Oaks

- 60 total future lots
- Streets paved throughout sub
- Homebuilding estimated to begin April 2019
- \$350K - \$470K
- Bloomfield Homes

Pheasant Crossing

- 98 total future lots
- Prelim plat approved Sept 2018
- Development estimated to occur in 2020-2021
- Bloomfield Homes

Park Vista Apartments

- 318 future units
- 13.98 total acres
- Final plat approved by Fort Worth P&Z Feb 2019
- Groundwork estimated to begin spring 2019



Watson Creek Estates

- 122 total future lots
- Groundwork underway on all lots
- Homebuilding estimated to begin August 2019
- \$290K - \$375K
- K Hovnanian Homes





Residential Activity

Concordia



Concordia

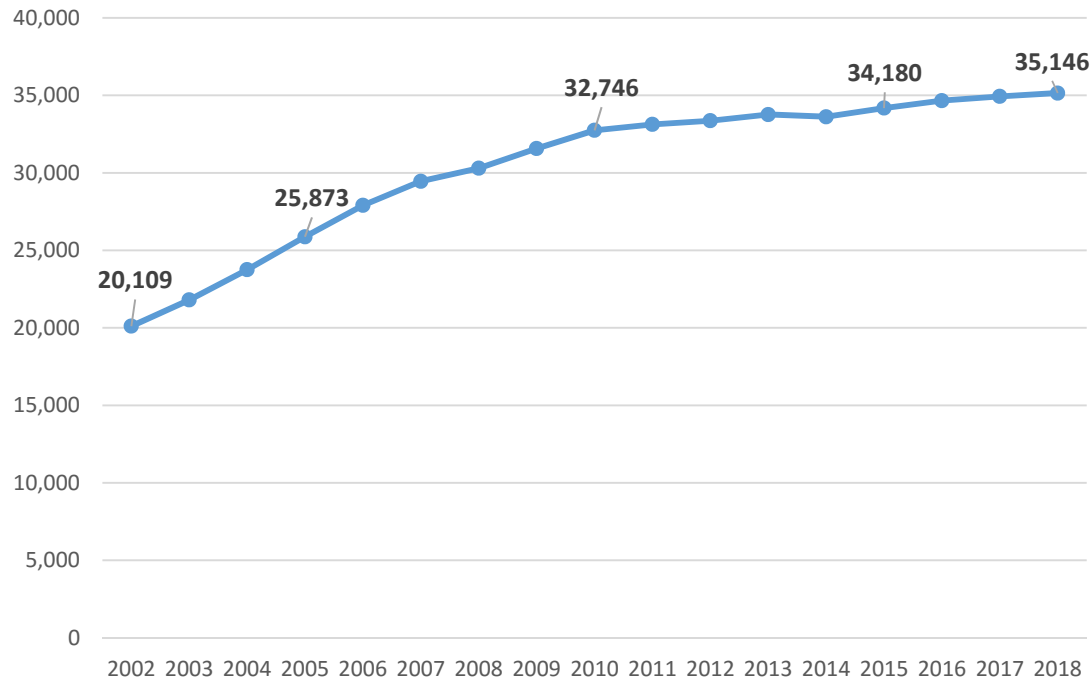
- 66 total future lots
- Groundwork underway on all lots
- Prelim plat approved Aug 2018; final plat to be reviewed by P&Z soon
- Homebuilding anticipated to start spring 2019





Enrollment History

Keller ISD Enrollment History

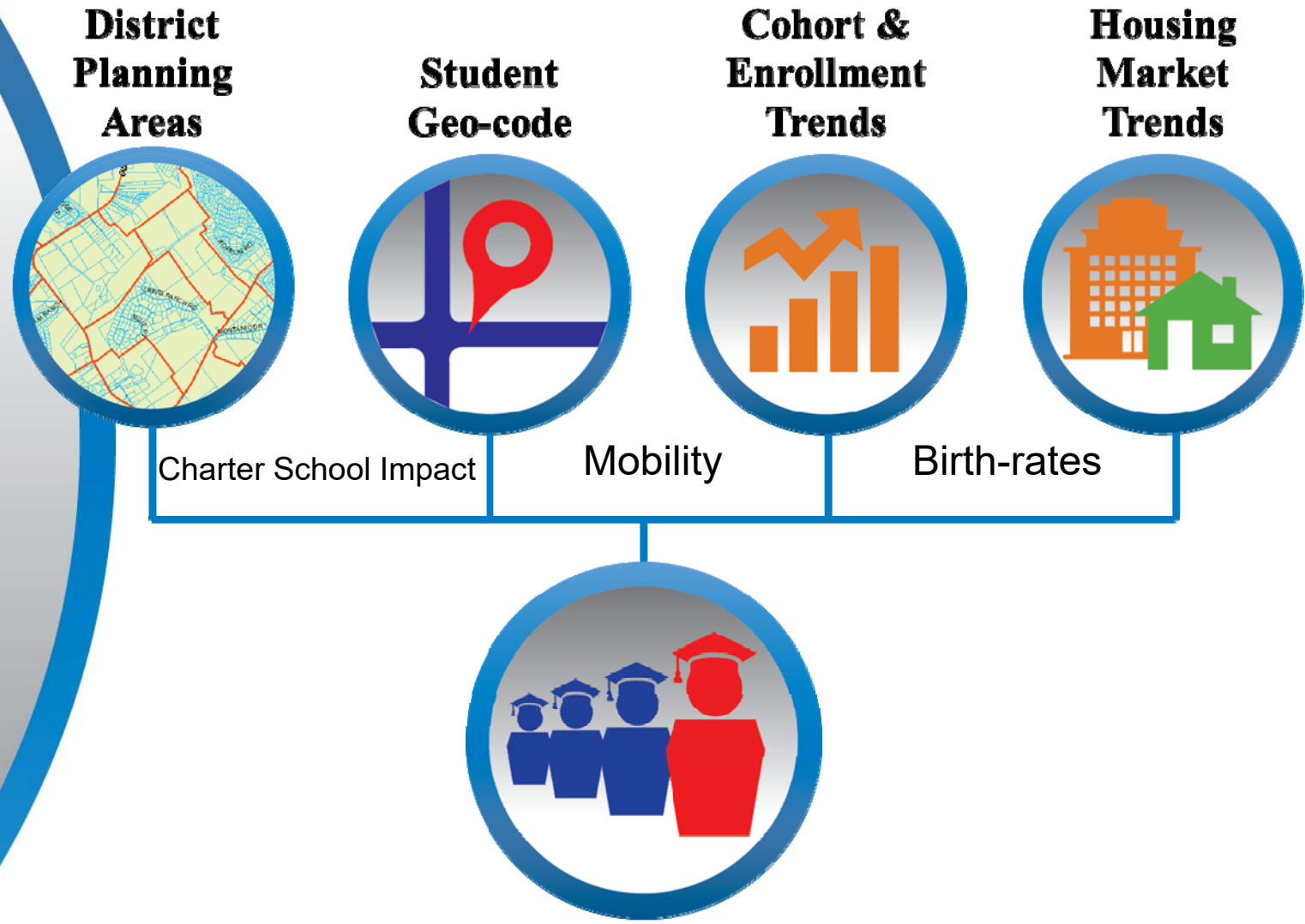


- Enrollment growth between 2002 and 2007 averaged 1,870
- 2011 year enrollment growth slowed to less than 500
- 2014 charter school impact enrollment dropped (-144)
- Since 2014 enrollment growth of 1,500 students





Methodology for Enrollment Projections





Ten Year Forecast

By Grade Level

Year (Oct.)	EE/Pre K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2014/15	547	2,239	2,425	2,438	2,470	2,594	2,526	2,493	2,576	2,771	2,932	2,757	2,539	2,312	33,619	-144	
2015/16	583	2,243	2,396	2,549	2,575	2,569	2,576	2,604	2,567	2,679	2,958	2,812	2,623	2,446	34,180	561	1.7%
2016/17	643	2,332	2,361	2,470	2,664	2,594	2,606	2,618	2,636	2,673	2,910	2,866	2,696	2,591	34,660	480	1.4%
2017/18	687	2,256	2,450	2,425	2,523	2,762	2,608	2,665	2,702	2,704	2,958	2,767	2,764	2,666	34,937	277	0.8%
2018/19	710	2,279	2,340	2,491	2,470	2,616	2,773	2,669	2,730	2,801	2,927	2,836	2,710	2,794	35,146	209	0.6%
2019/20	710	2,310	2,406	2,420	2,568	2,528	2,642	2,847	2,735	2,835	3,134	2,822	2,785	2,683	35,426	280	0.8%
2020/21	710	2,361	2,436	2,480	2,486	2,662	2,564	2,708	2,910	2,797	3,059	2,998	2,735	2,749	35,654	228	0.6%
2021/22	710	2,407	2,479	2,516	2,541	2,573	2,705	2,619	2,769	2,969	3,032	2,937	2,905	2,712	35,874	220	0.6%
2022/23	710	2,421	2,527	2,558	2,587	2,622	2,619	2,775	2,692	2,842	3,168	2,912	2,860	2,867	36,161	288	0.8%
2023/24	710	2,452	2,492	2,557	2,620	2,670	2,658	2,688	2,830	2,743	3,079	3,037	2,827	2,830	36,193	32	0.1%
2024/25	710	2,447	2,524	2,514	2,626	2,697	2,704	2,722	2,744	2,899	2,977	2,956	2,951	2,799	36,270	77	0.2%
2025/26	710	2,458	2,526	2,558	2,587	2,705	2,731	2,770	2,784	2,820	3,145	2,855	2,874	2,920	36,443	173	0.5%
2026/27	710	2,489	2,532	2,545	2,622	2,665	2,740	2,800	2,828	2,847	3,056	3,021	2,774	2,846	36,474	31	0.1%
2027/28	710	2,515	2,571	2,558	2,614	2,693	2,699	2,807	2,858	2,884	3,087	2,938	2,936	2,745	36,614	139	0.4%
2028/29	710	2,535	2,606	2,598	2,627	2,687	2,728	2,766	2,867	2,917	3,126	2,964	2,857	2,905	36,894	280	0.8%

*Yellow box = largest grade per year

*Green box = second largest grade per year

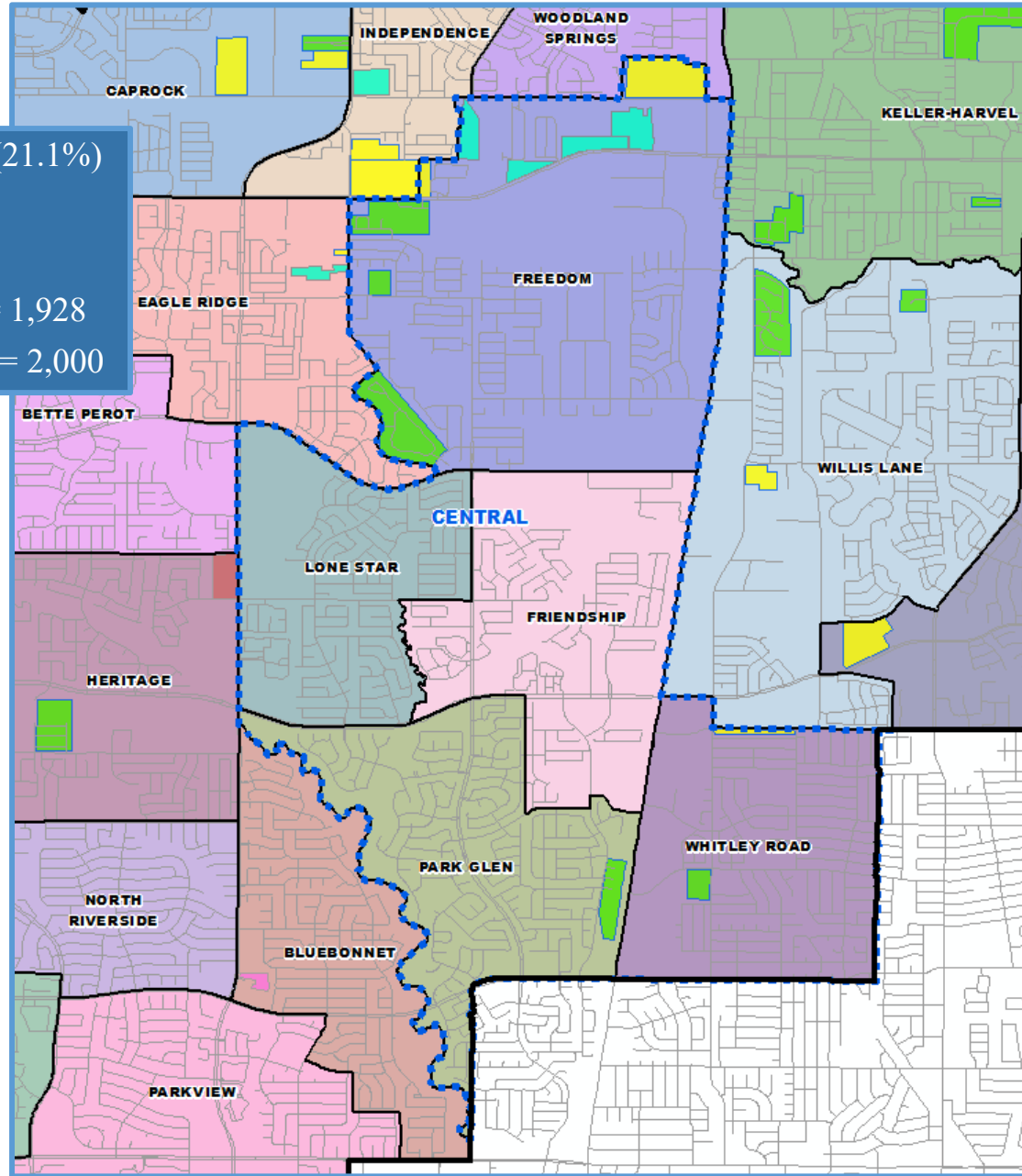
- Keller ISD will reach more than 36,000 students by the fall of 2022
- 5 year growth = 1,047 students
- 2023/24 enrollment = 36,193
- 10 year growth = 1,748 students
- 2027/28 enrollment = 36,894





Central High School Zone

- 120 Annual Closings (21.1%)
- 60 VDL (11.8%)
- 315 Futures (20.1%)
- Current Multifamily = 1,928
- Potential Multifamily = 2,000

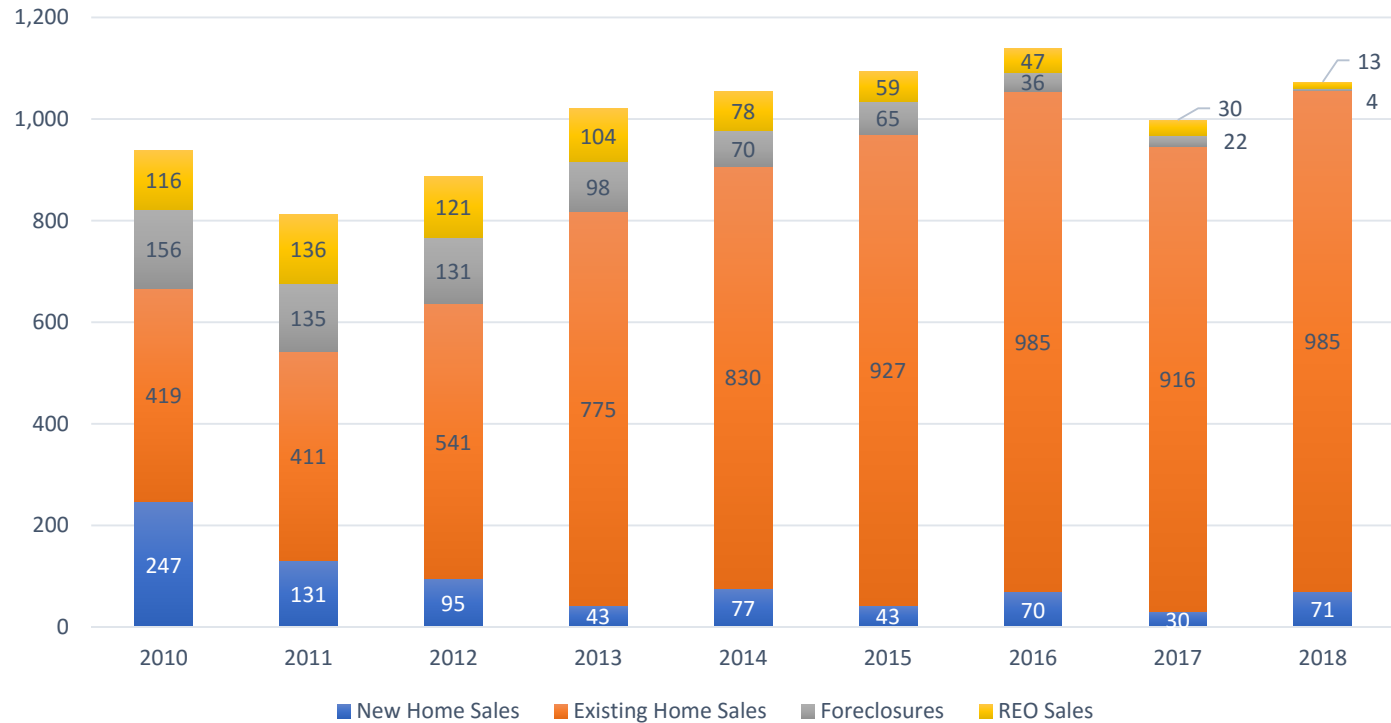




Central High School Annual Home Sales

Annual Home Sales by Transaction Type, 2010 - 2018

Central HS Home Sales



- The average new home sale price within Central HS in 2018 was \$367,905
- The average existing home sale price within Central HS in 2018 was \$274,675





Vertical Zones- Ten Year Forecast

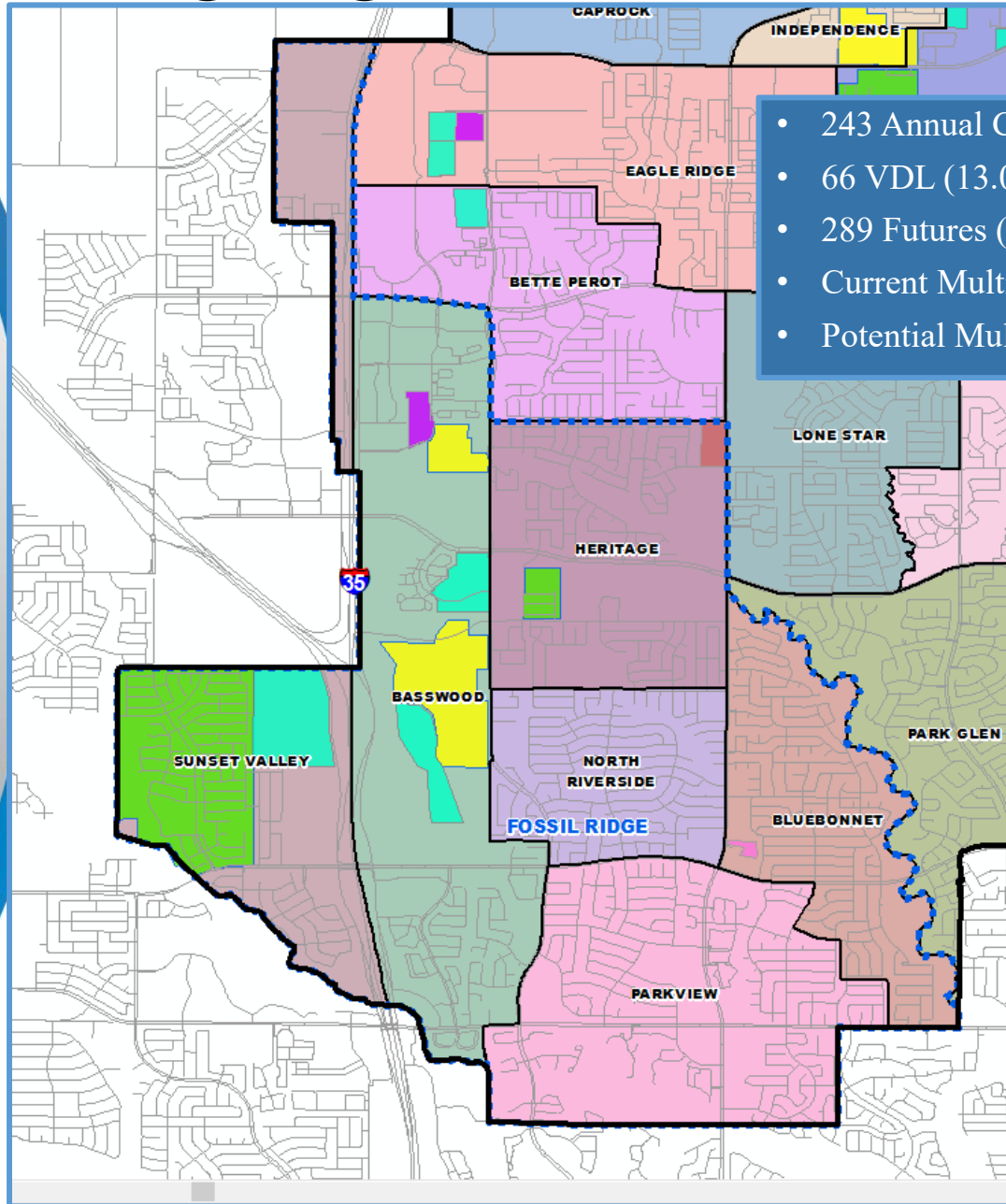
Central High School

Campus	HISTORY	Oct 2018	ENROLLMENT PROJECTIONS									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Freedom	566	559	577	603	633	649	650	653	657	663	671	677
Friendship	549	555	555	583	584	590	583	577	568	560	554	559
Lone Star	813	803	798	780	748	742	745	749	752	757	768	772
Park Glen	579	597	605	623	649	666	653	640	631	623	619	624
Whitley Rd.	430	449	466	478	474	491	495	496	501	500	504	509
ELEMENTARY SCHOOL TOTALS	2,937	2,963	3,001	3,067	3,088	3,138	3,126	3,115	3,109	3,103	3,116	3,141
Elementary Absolute Change	18	26	38	66	21	50	-12	-11	-6	-6	13	25
Elementary Percent Change	0.62%	0.89%	1.28%	2.20%	0.68%	1.62%	-0.38%	-0.35%	-0.19%	-0.19%	0.42%	0.80%
Parkwood Hill	1,200	1,190	1,179	1,190	1,230	1,237	1,241	1,279	1,272	1,273	1,251	1,230
INTERMEDIATE SCHOOL TOTALS	1,200	1,190	1,179	1,190	1,230	1,237	1,241	1,279	1,272	1,273	1,251	1,230
Intermed. Absolute Change	71	-10	-11	11	40	7	4	38	-7	1	-22	-21
Intermed. Percent Change	6.29%	-0.83%	-0.92%	0.92%	3.34%	0.59%	0.32%	3.05%	-0.51%	0.09%	-1.75%	-1.68%
Hillwood	1,165	1,223	1,266	1,239	1,235	1,250	1,276	1,301	1,304	1,332	1,320	1,321
MIDDLE SCHOOL TOTALS	1,165	1,223	1,266	1,239	1,235	1,250	1,276	1,301	1,304	1,332	1,320	1,321
Middle School Absolute Change	19	58	43	-27	-4	15	26	25	3	28	-12	1
Middle School Percent Change	1.66%	4.98%	3.52%	-2.13%	-0.32%	1.21%	2.08%	1.96%	0.23%	2.15%	-0.90%	0.08%
Central	2,547	2,541	2,574	2,667	2,702	2,725	2,735	2,685	2,746	2,760	2,796	2,844
HIGH SCHOOL TOTALS	2,547	2,541	2,574	2,667	2,702	2,725	2,735	2,685	2,746	2,760	2,796	2,844
High School Absolute Change	-31	-6	33	93	35	23	10	-50	61	14	36	48
High School Percent Change	-1.20%	-0.24%	1.30%	3.61%	1.31%	0.85%	0.37%	-1.83%	2.27%	0.51%	1.30%	1.72%
DISTRICT TOTALS	7,849	7,917	8,020	8,163	8,255	8,350	8,378	8,380	8,431	8,468	8,483	8,536
District Absolute Change	77	68	103	143	92	95	28	2	52	37	15	53
District Percent Change	0.99%	0.87%	1.30%	1.78%	1.12%	1.15%	0.33%	0.02%	0.61%	0.44%	0.17%	0.62%





Fossil Ridge High School Zone



- 243 Annual Closings (42.8%)
- 66 VDL (13.0%)
- 289 Futures (18.5%)
- Current Multifamily = 4,600
- Potential Multifamily = 2,000+

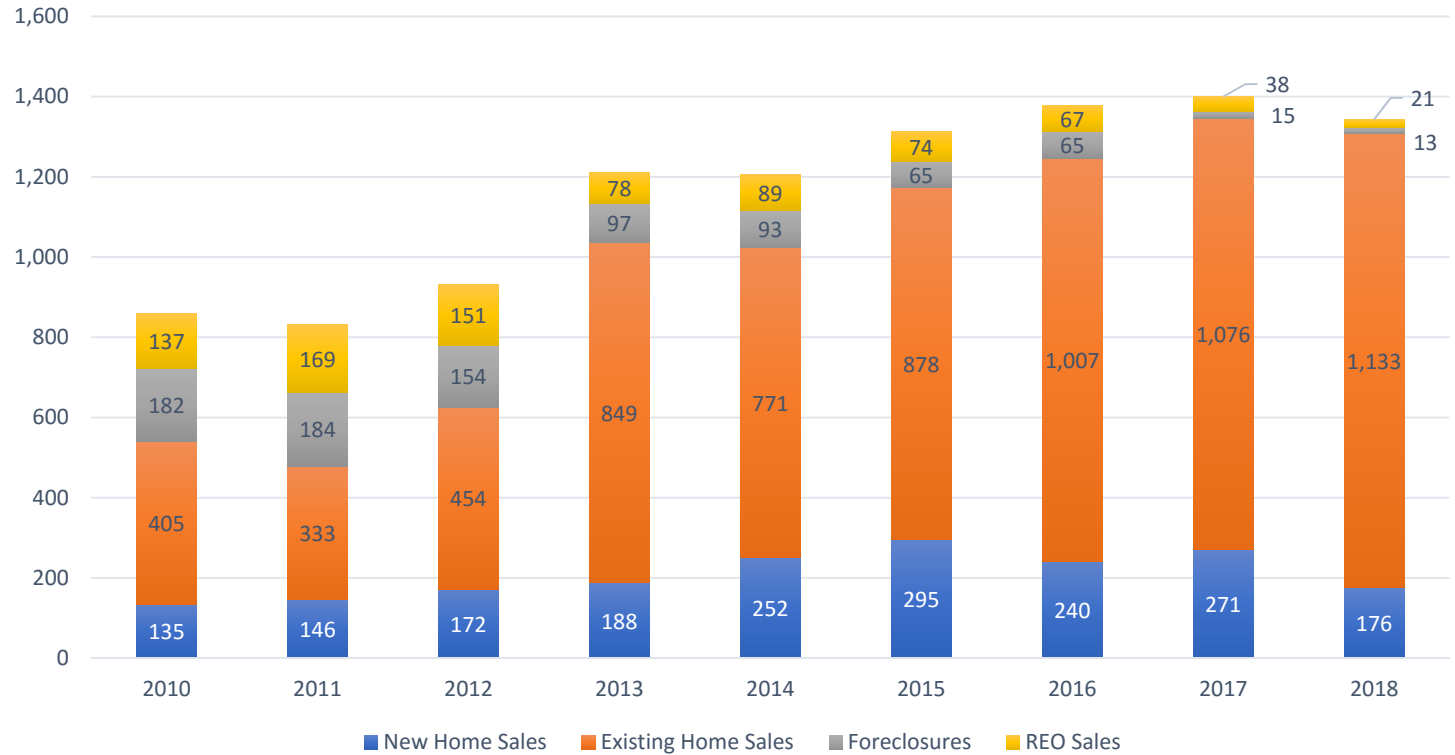




Fossil Ridge High School Annual Home Sales

Annual Home Sales by Transaction Type, 2010 - 2018

Fossil Ridge HS Home Sales



- The average new home sale price within Fossil Ridge HS in 2018 was \$293,986
- The average existing home sale price within Fossil Ridge HS in 2018 was \$253,839





Vertical Zones- Ten Year Forecast

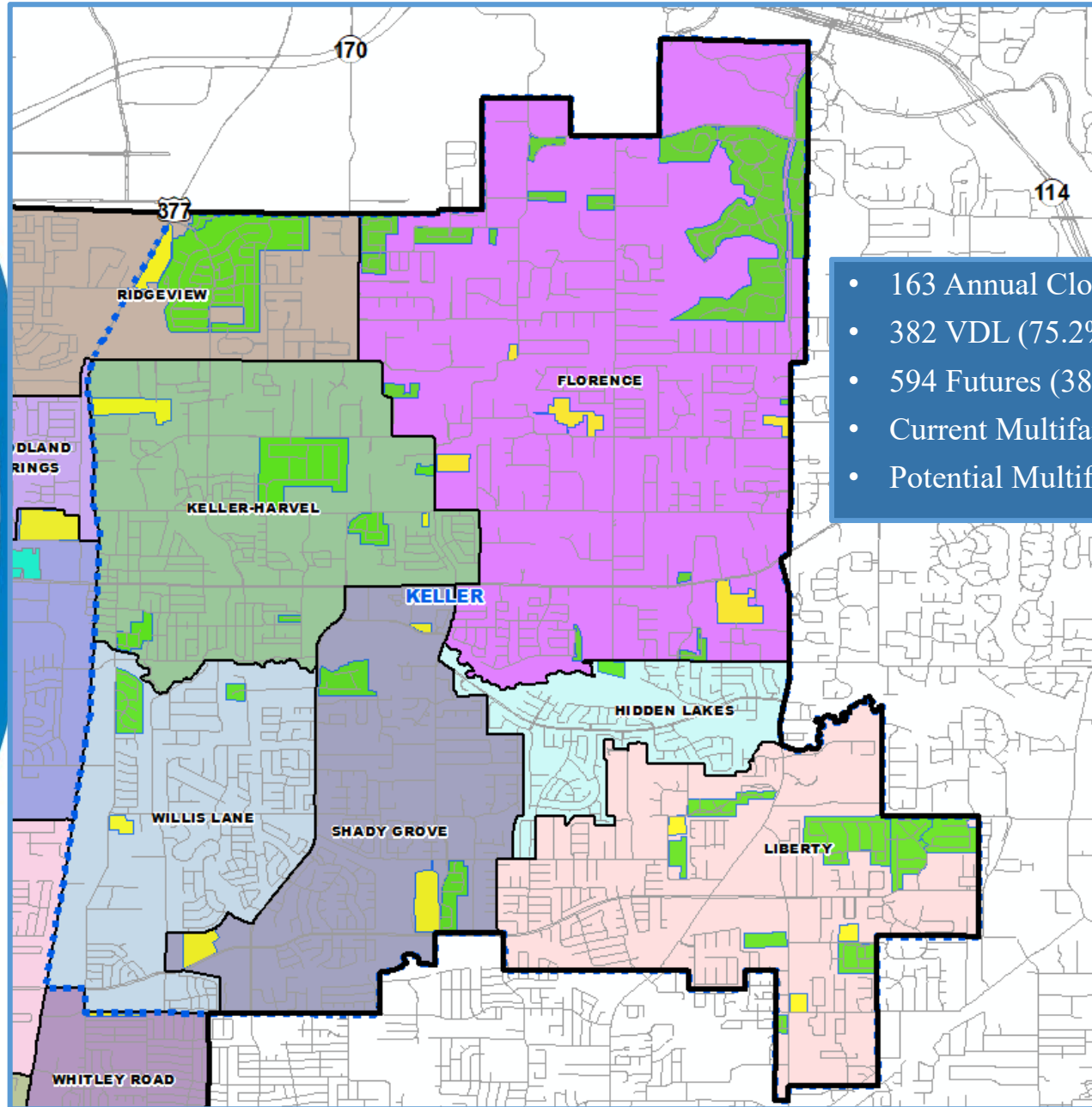
Fossil Ridge High School

Campus	HISTORY	Oct 2018	ENROLLMENT PROJECTIONS									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Basswood	347	371	385	424	474	498	518	533	549	565	583	600
Sunset Valley	397	445	497	505	513	517	527	535	542	549	553	549
Bluebonnet	617	537	516	524	528	542	548	555	547	542	547	555
Heritage	529	482	474	490	493	503	506	505	507	506	513	512
N. Riverside	433	395	404	423	417	427	425	420	421	419	417	418
Parkview	528	556	546	548	553	570	566	565	567	566	569	571
ELEMENTARY SCHOOL TOTALS	2,851	2,786	2,821	2,914	2,978	3,057	3,090	3,113	3,133	3,147	3,182	3,206
Elementary Absolute Change	-124	-65	35	93	64	79	33	23	20	13	35	24
Elementary Percent Change	-4.17%	-2.28%	1.27%	3.29%	2.19%	2.65%	1.09%	0.74%	0.64%	0.43%	1.11%	0.76%
Chisholm Trail	886	888	896	809	800	810	809	840	851	870	861	853
INTERMEDIATE SCHOOL TOTALS	886	888	896	809	800	810	809	840	851	870	861	853
Intermed. Absolute Change	18	2	8	-87	-9	10	-1	31	10	20	-9	-9
Intermed. Percent Change	2.07%	0.23%	0.90%	-9.70%	-1.09%	1.20%	-0.11%	3.87%	1.21%	2.30%	-1.03%	-0.99%
Vista Ridge	251	501	722	748	773	763	794	844	889	908	929	951
Fossil Hill	1,031	959	863	915	919	838	824	828	838	869	879	900
MIDDLE SCHOOL TOTALS	1,282	1,460	1,585	1,663	1,692	1,601	1,618	1,672	1,727	1,777	1,807	1,851
Middle School Absolute Change	352	178	125	78	28	-91	17	55	55	50	30	44
Middle School Percent Change	37.85%	13.88%	8.58%	4.92%	1.70%	-5.36%	1.05%	3.38%	3.29%	2.88%	1.70%	2.42%
Fossil Ridge	2,318	2,324	2,308	2,312	2,366	2,477	2,571	2,568	2,597	2,572	2,604	2,702
HIGH SCHOOL TOTALS	2,318	2,324	2,308	2,312	2,366	2,477	2,571	2,568	2,597	2,572	2,604	2,702
High School Absolute Change	-84	6	-16	4	54	111	94	-3	29	-25	32	98
High School Percent Change	-3.50%	0.26%	-0.69%	0.17%	2.34%	4.69%	3.79%	-0.12%	1.13%	-0.96%	1.24%	3.76%
DISTRICT TOTALS	7,337	7,458	7,611	7,699	7,836	7,945	8,088	8,194	8,308	8,366	8,454	8,612
District Absolute Change	162	121	153	88	137	109	143	106	114	58	88	157
District Percent Change	2.26%	1.65%	2.05%	1.16%	1.78%	1.39%	1.80%	1.31%	1.39%	0.69%	1.05%	1.86%





Keller High School Zone



- 163 Annual Closings (28.7%)
- 382 VDL (75.2%)
- 594 Futures (38.0%)
- Current Multifamily = 1,200
- Potential Multifamily = Low

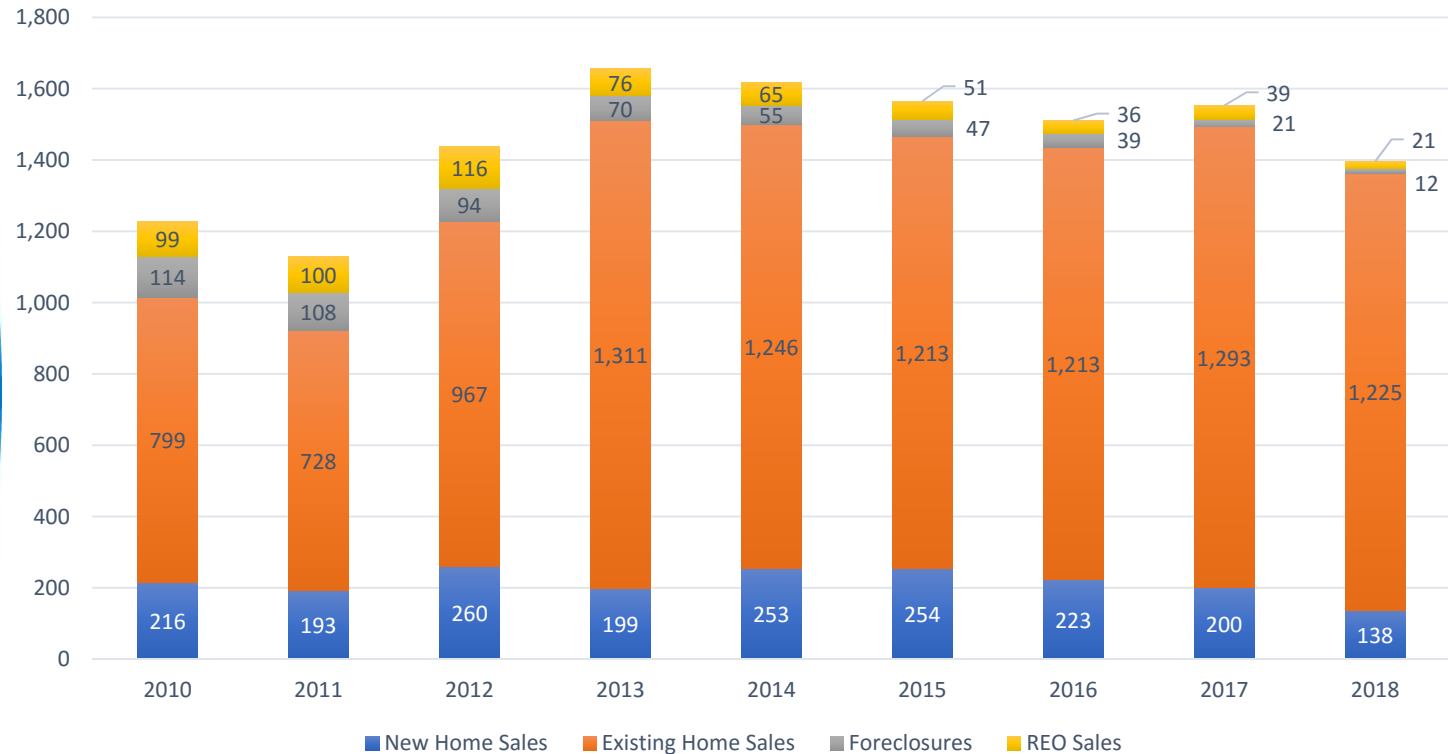




Keller High School Annual Home Sales

Annual Home Sales by Transaction Type, 2010 - 2018

Keller HS Home Sales



- The average new home sale price within Keller HS in 2018 was \$631,046
- The average existing home sale price within Keller HS in 2018 was \$493,208





Vertical Zones- Ten Year Forecast

Keller High School

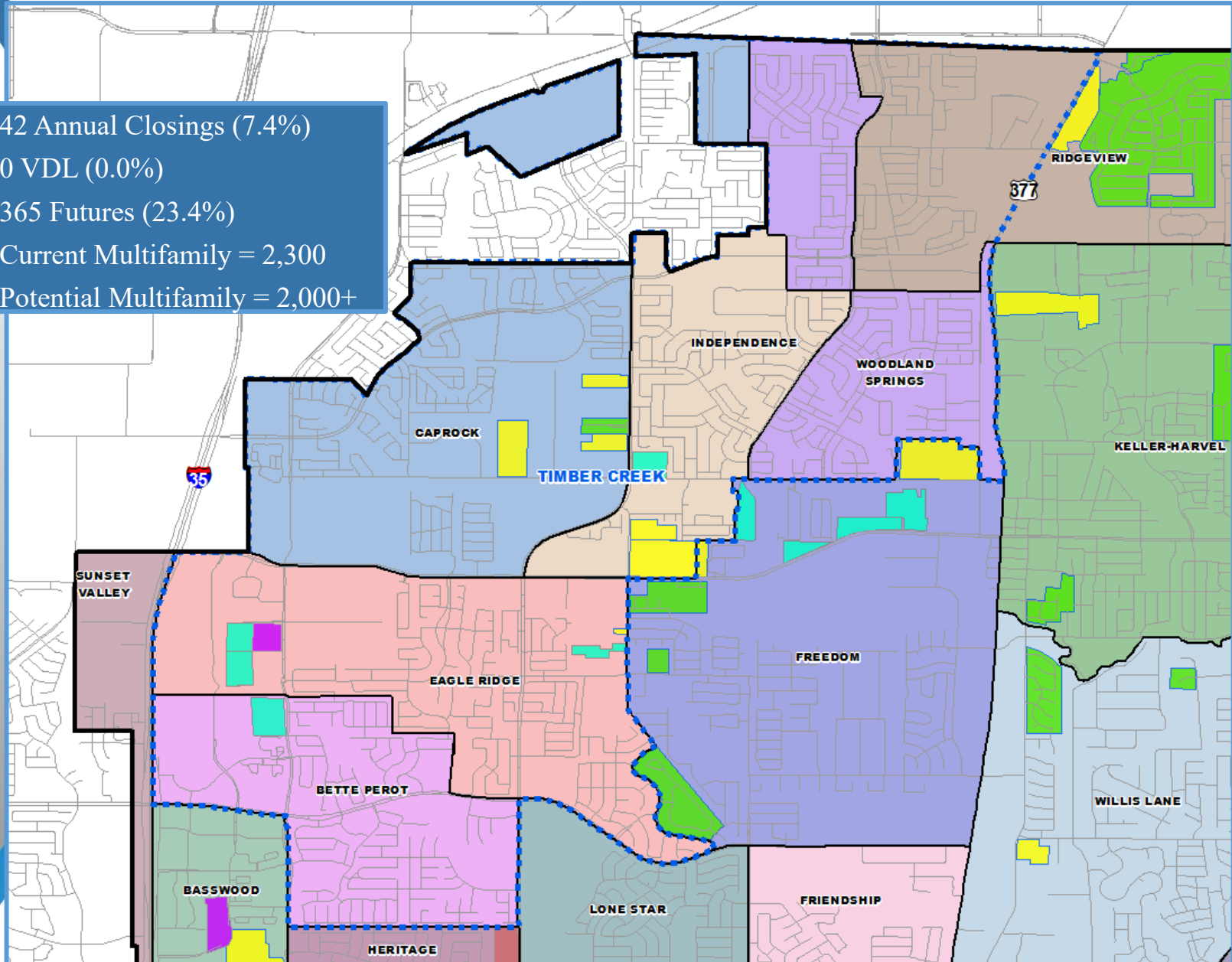
Campus	HISTORY	Oct 2018	ENROLLMENT PROJECTIONS									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Florence	484	470	471	486	485	500	504	504	506	509	511	516
Hidden Lakes	423	400	388	381	378	370	380	389	399	407	416	424
Keller Harvel	502	456	448	446	449	454	469	475	481	487	490	491
Liberty	421	435	445	461	472	489	490	495	495	491	494	498
Ridgeview	704	698	700	704	713	727	712	696	687	678	680	685
Shady Grove	464	457	458	473	478	481	490	489	492	492	489	487
Willis Lane	517	525	524	534	526	524	529	531	534	535	536	534
ELEMENTARY SCHOOL TOTALS	3,515	3,441	3,434	3,485	3,501	3,545	3,574	3,579	3,594	3,599	3,616	3,635
Elementary Absolute Change	49	-74	-7	51	16	44	29	5	15	5	17	19
Elementary Percent Change	1.41%	-2.11%	-0.20%	1.49%	0.46%	1.26%	0.82%	0.14%	0.42%	0.14%	0.47%	0.53%
Bear Creek	991	989	989	963	947	963	949	954	977	989	989	988
Indian Springs	450	458	445	420	440	473	451	437	442	445	452	456
INTERMEDIATE SCHOOL TOTALS	1,441	1,447	1,434	1,383	1,388	1,436	1,400	1,390	1,418	1,434	1,441	1,444
Intermed. Absolute Change	1	6	-13	-52	5	48	-36	-10	28	16	7	3
Intermed. Percent Change	0.07%	0.42%	-0.90%	-3.59%	0.38%	3.47%	-2.50%	-0.70%	2.03%	1.10%	0.49%	0.22%
Indian Springs	590	524	493	485	472	450	470	505	482	466	471	475
Keller	987	1,019	1,017	1,021	1,037	998	985	998	982	989	1,012	1,024
MIDDLE SCHOOL TOTALS	1,577	1,543	1,510	1,506	1,509	1,448	1,454	1,503	1,463	1,454	1,483	1,499
Middle School Absolute Change	-9	-34	-33	-4	3	-61	6	48	-39	-9	29	16
Middle School Percent Change	-0.57%	-2.16%	-2.16%	-0.25%	0.21%	-4.02%	0.41%	3.31%	-2.61%	-0.62%	1.99%	1.05%
Keller	2,996	3,084	3,181	3,217	3,220	3,255	3,202	3,134	3,141	3,132	3,097	3,137
HIGH SCHOOL TOTALS	2,996	3,084	3,181	3,217	3,220	3,255	3,202	3,134	3,141	3,132	3,097	3,137
High School Absolute Change	116	88	97	36	3	35	-53	-68	7	-9	-35	40
High School Percent Change	4.03%	2.94%	3.15%	1.13%	0.09%	1.09%	-1.63%	-2.12%	0.22%	-0.29%	-1.12%	1.29%
DISTRICT TOTALS	9,529	9,515	9,559	9,590	9,618	9,684	9,630	9,606	9,617	9,619	9,637	9,715
District Absolute Change	157	-14	44	32	28	66	-54	-25	11	3	18	78
District Percent Change	1.68%	-0.15%	0.46%	0.33%	0.29%	0.69%	-0.56%	-0.26%	0.11%	0.03%	0.19%	0.81%





Timber Creek High School Zone

- 42 Annual Closings (7.4%)
- 0 VDL (0.0%)
- 365 Futures (23.4%)
- Current Multifamily = 2,300
- Potential Multifamily = 2,000+

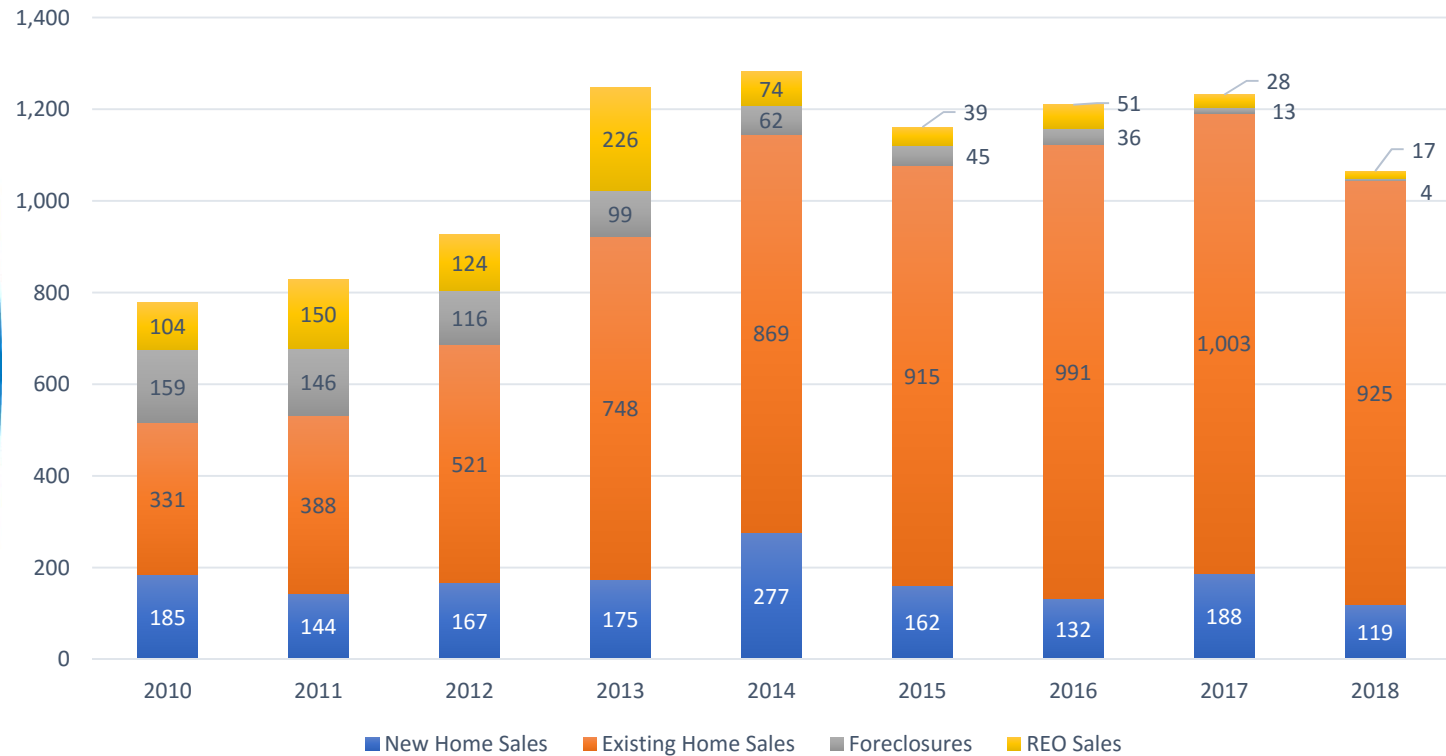




Timber Creek High School Annual Home Sales

Annual Home Sales by Transaction Type, 2010 - 2018

Timber Creek HS Home Sales



- The average new home sale price within Keller HS in 2018 was \$367,979
- The average existing home sale price within Keller HS in 2018 was \$292,792





Vertical Zones- Ten Year Forecast

Timber Creek High School

Campus	HISTORY	Oct 2018	ENROLLMENT PROJECTIONS									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Bette Perot	639	607	593	577	564	552	561	567	568	578	591	612
Caprock	672	645	650	664	662	685	680	661	652	650	656	658
Eagle-Ridge	664	613	597	591	595	628	642	650	653	646	654	663
Independence	552	563	568	564	569	562	572	577	573	571	566	562
Ridgeview	704	698	700	704	713	727	712	696	687	678	680	685
Woodland Springs	586	578	568	562	559	549	547	547	552	559	569	578
ELEMENTARY SCHOOL TOTALS	3,817	3,704	3,676	3,662	3,662	3,703	3,714	3,698	3,685	3,682	3,716	3,758
Elementary Absolute Change	-84	-113	-28	-14	0	41	11	-16	-13	-3	34	42
Elementary Percent Change	-2.15%	-2.96%	-0.76%	-0.38%	0.00%	1.12%	0.30%	-0.43%	-0.35%	-0.08%	0.92%	1.13%
Trinity Meadows	909	986	995	960	981	986	977	980	984	974	963	964
Timberview	586	585	588	576	573	537	498	502	530	538	531	527
INTERMEDIATE SCHOOL TOTALS	1,495	1,571	1,583	1,536	1,554	1,523	1,475	1,482	1,514	1,512	1,493	1,491
Intermed. Absolute Change	-124	76	12	-47	18	-31	-49	7	32	-2	-19	-2
Intermed. Percent Change	-7.66%	5.08%	0.77%	-2.97%	1.14%	-1.96%	-3.18%	0.50%	2.19%	-0.16%	-1.24%	-0.15%
Timberview	630	658	600	594	609	601	601	554	516	520	546	555
Trinity Springs	1,003	993	1,007	1,059	1,046	1,022	1,045	1,047	1,039	1,042	1,045	1,035
MIDDLE SCHOOL TOTALS	1,633	1,651	1,607	1,653	1,655	1,623	1,646	1,601	1,555	1,562	1,591	1,590
Middle School Absolute Change	-14	18	-44	46	2	-31	22	-45	-46	7	29	-2
Middle School Percent Change	-0.85%	1.10%	-2.68%	2.88%	0.10%	-1.89%	1.37%	-2.72%	-2.87%	0.46%	1.87%	-0.11%
Timber Creek	3,237	3,259	3,305	3,287	3,240	3,293	3,208	3,239	3,253	3,176	3,152	3,112
HIGH SCHOOL TOTALS	3,237	3,259	3,305	3,287	3,240	3,293	3,208	3,239	3,253	3,176	3,152	3,112
High School Absolute Change	86	22	46	-18	-47	53	-85	31	14	-77	-24	-40
High School Percent Change	2.73%	0.68%	1.41%	-0.54%	-1.43%	1.64%	-2.58%	0.97%	0.43%	-2.37%	-0.76%	-1.27%
DISTRICT TOTALS	10,182	10,185	10,171	10,138	10,110	10,143	10,042	10,020	10,007	9,932	9,952	9,950
District Absolute Change	-136	3	-14	-33	-28	32	-100	-23	-13	-75	20	-2
District Percent Change	-1.32%	0.03%	-0.14%	-0.32%	-0.27%	0.32%	-0.99%	-0.22%	-0.12%	-0.75%	0.21%	-0.02%





Summary

- Competition for enrollment becoming a bigger factor in predicting enrollment patterns. (Charters and Open Enrollment from other school districts)
- Growth patterns will differ between feeder patterns due to price point of housing.
- The district has roughly 1,500 planned future lots remaining.
- Multifamily potential units = 3,000 to 5,000
- Keller ISD can expect an increase of more than 1,000 students during the next 5 years.
- 2023/24 enrollment projection: 36,193 students
- KISD is projected to enroll nearly 36,900 students for the 2028/29 school year.

