



Midlothian ISD

District
Demographics
Update

3Q 2019

January 21, 2020



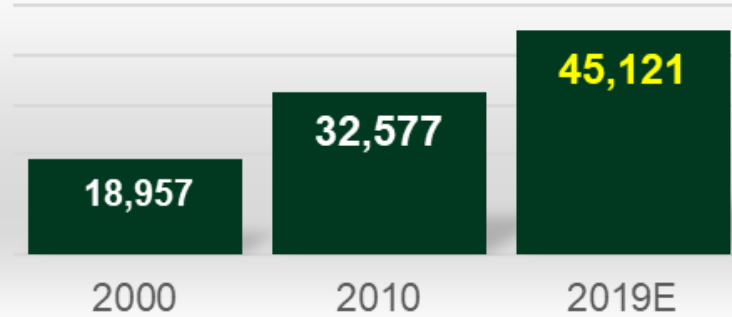
School District Strategies
Solutions Through Demographics



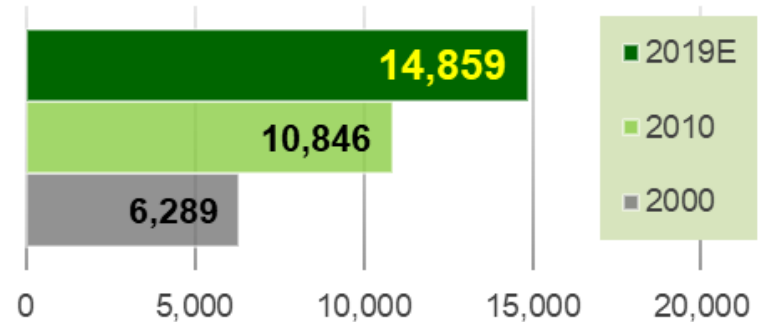
MIDLOTHIAN ISD POPULATION AND HOUSEHOLD GROWTH: 2019 UPDATE

- MISD's overall population is currently estimated to be 45,121, an increase of 6.5% compared to 2018 (+2,781 people)
- In 2019, the district is estimated to have 14,859 total households (HH), up 6.4% versus last year (+894)
- Since 2015, the district's overall population has increased by 22% and the total number of households has risen by 37%.
- Median HH Income in MISD is now \$92,369
(Ellis Co. = \$74,571; DFW = \$68,838)

OVERALL POPULATION



TOTAL HOUSEHOLDS

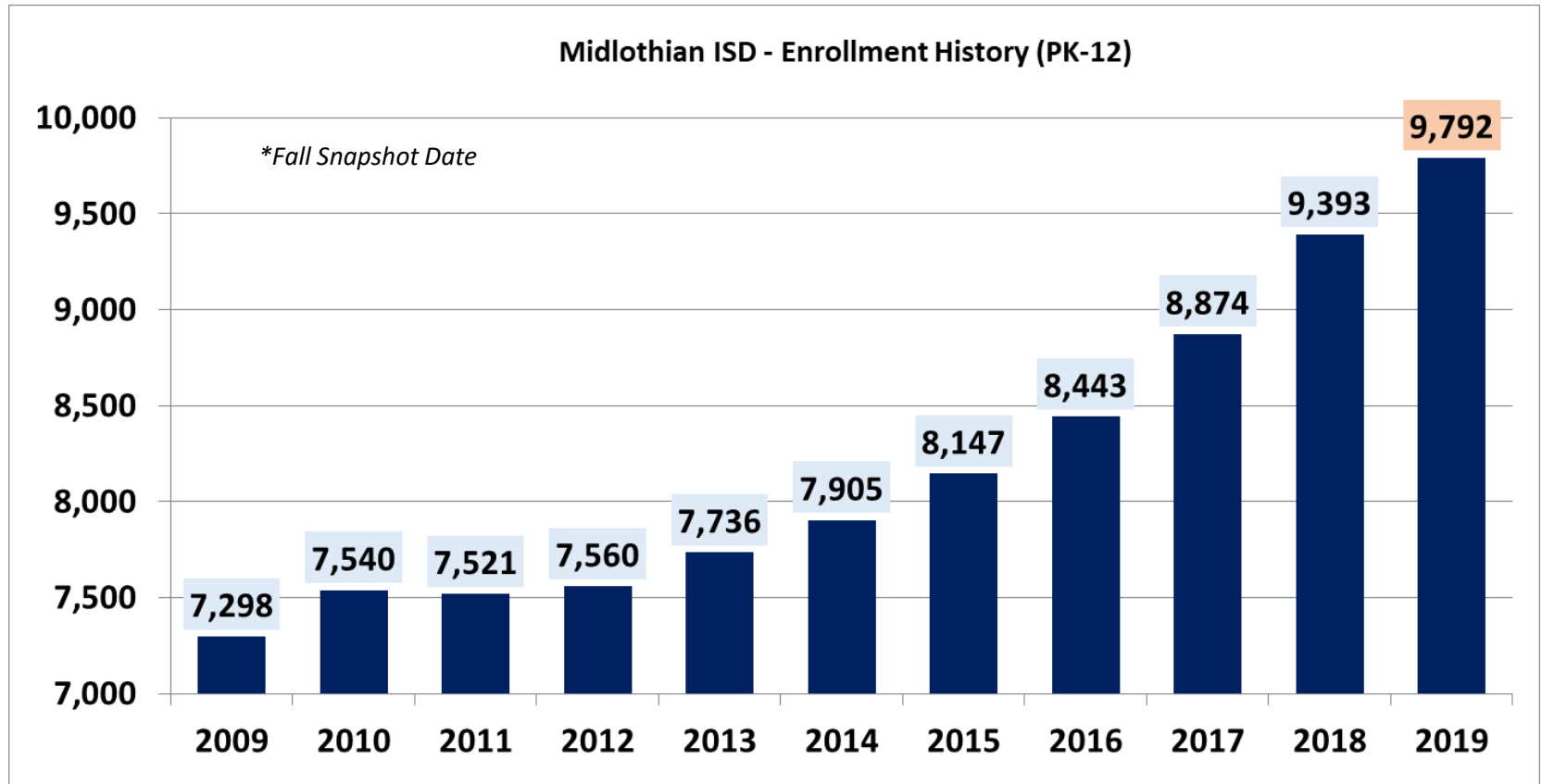


Source:
Esri &
U.S.
Census
Bureau

Year	Population	Total Households
2018	42,340	13,965
2017	40,036	13,239
2016	38,515	12,761
2015	37,000	10,846



MIDLOTHIAN ISD ENROLLMENT HISTORY (PK-12): FALL 2009-FALL 2019

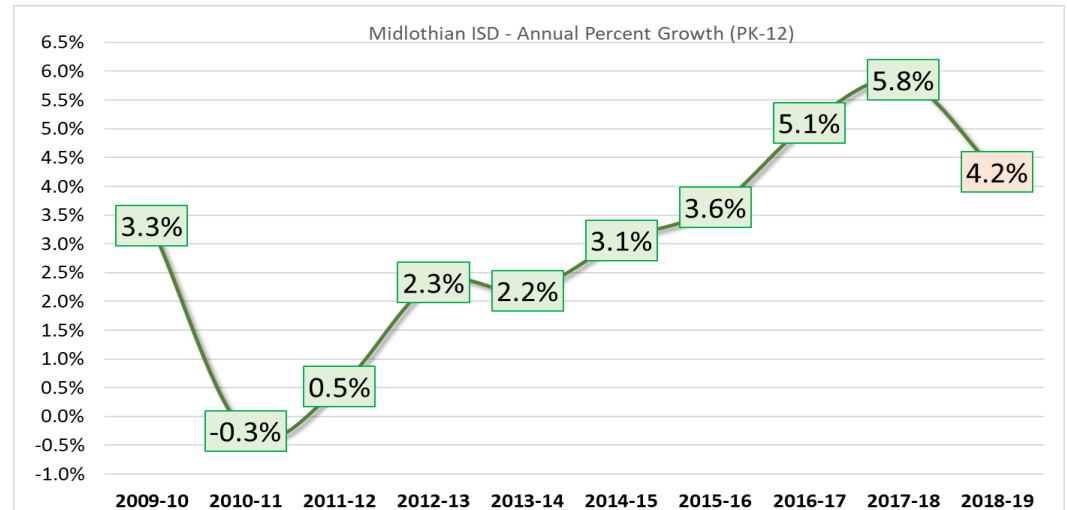
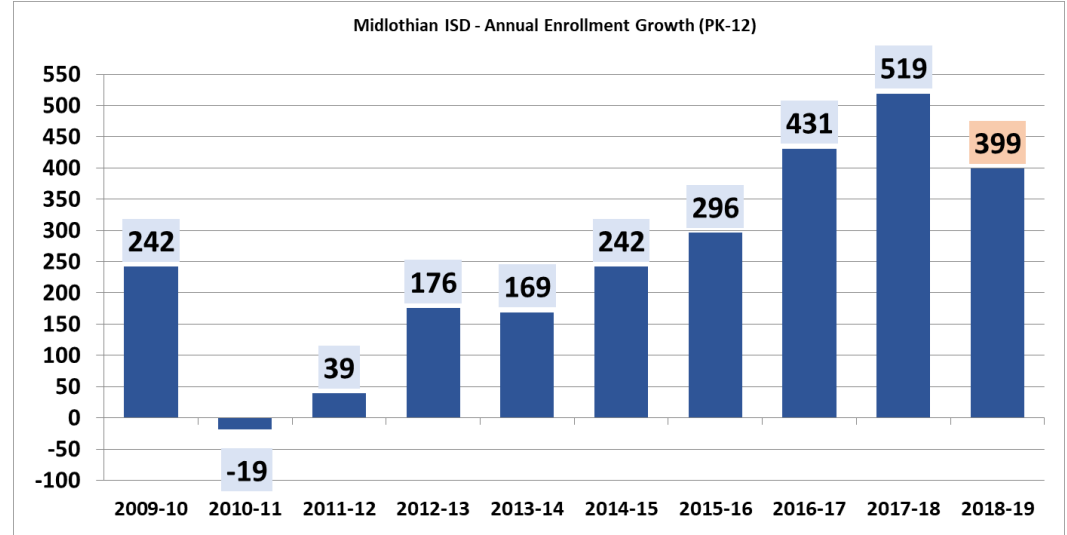


- District enrollment climbs to a record high of 9,792 students in Fall 2019
- MISD enrollment has increased by 1,887 students over the past 5 years and is up by 2,494 students since 2009



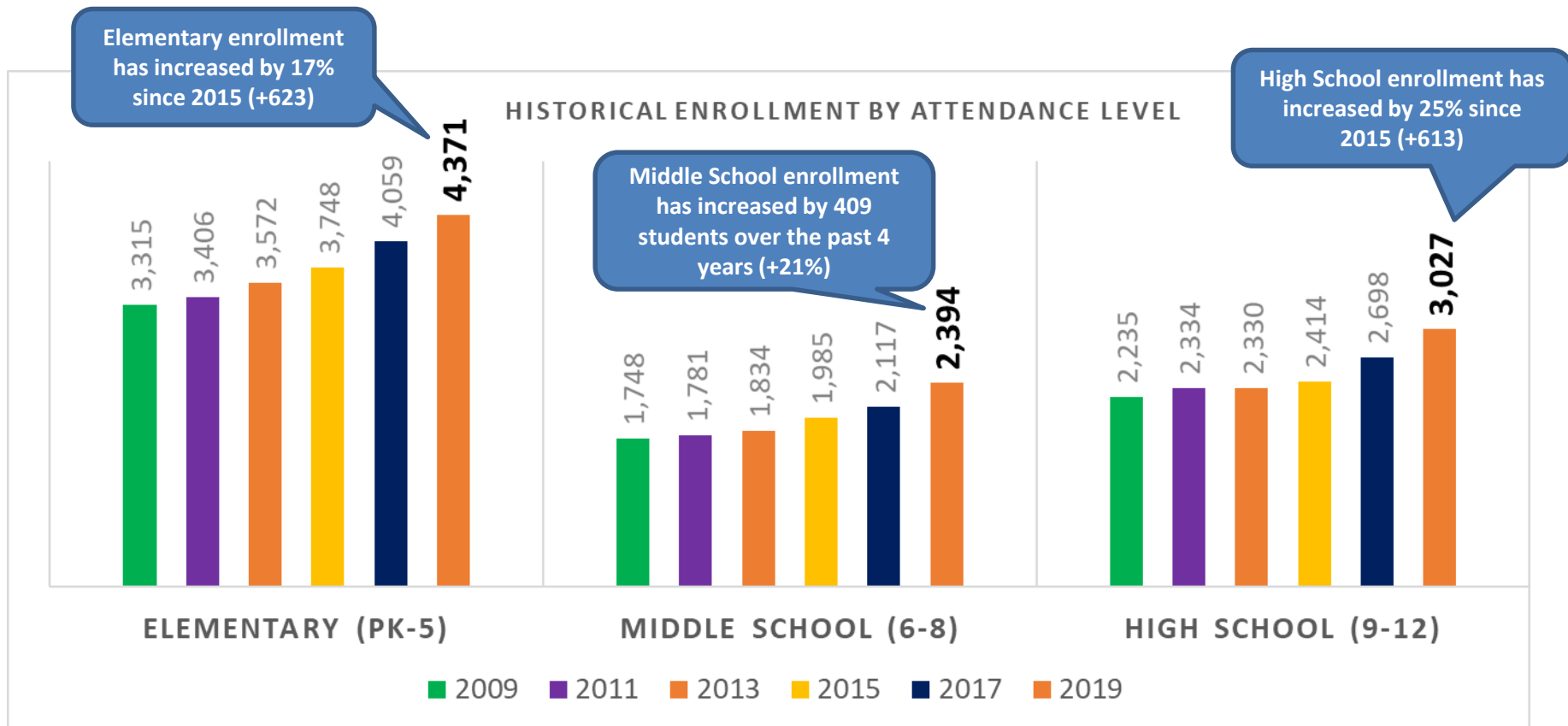
MISD ENROLLMENT HISTORY: ANNUAL GROWTH 2009/10 - 2019/20

- MISD enrollment has increased 9 out of the past 10 years
- Total enrollment increased by 399 students from Fall 2018 to Fall 2019 (+4.2%)
- District has averaged a 5.1% annual increase over the past three years (+449/year)
- 5-Yr average annual growth rate now 4.4%
- 10-Yr. Avg. = 3.0%





MISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL FALL 2009-FALL 2019



- Since 2015, district enrollment is up 1,645 students; 38% of the growth has occurred at the elementary level and 37% at the high school level



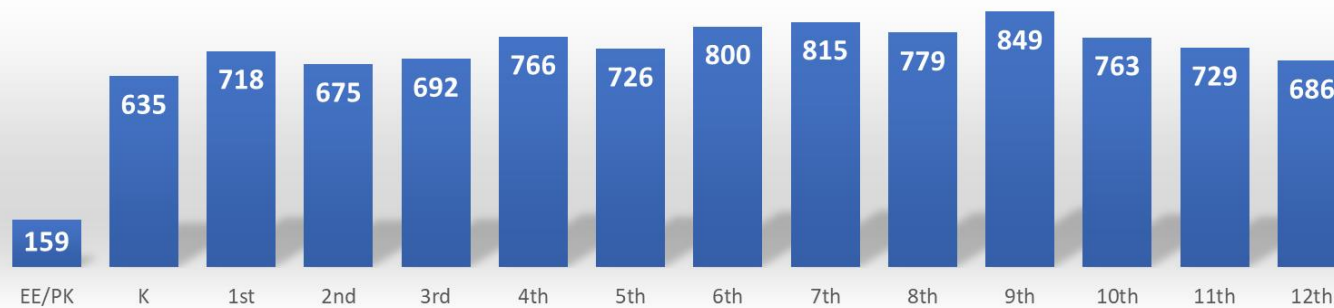
MISD ENROLLMENT HISTORY: ENROLLMENT BY GRADE LEVEL

= Record class size

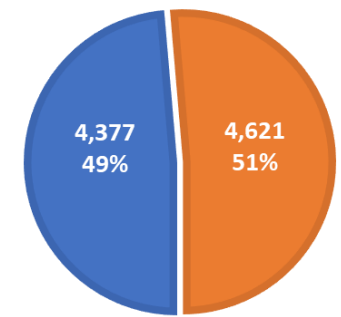


	ELEMENTARY							MIDDLE			HIGH						
Year (Fall)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2005	87	413	454	435	445	474	437	485	470	501	582	464	485	347	6,079		
2006	85	438	469	470	474	499	513	484	534	517	611	520	468	445	6,527	448	7.4%
2007	98	494	465	490	492	484	540	543	537	582	645	534	502	402	6,808	281	4.3%
2008	104	550	527	485	512	521	537	566	562	562	607	580	504	484	7,101	293	4.3%
2009	111	516	535	542	506	532	573	557	592	599	641	575	543	476	7,298	197	2.8%
2010	145	538	538	538	564	529	550	600	574	622	657	633	519	533	7,540	242	3.3%
2011	127	527	549	532	554	598	519	578	622	581	669	610	569	486	7,521	-19	-0.3%
2012	132	532	503	562	552	568	628	529	580	635	633	618	560	528	7,560	39	0.5%
2013	125	556	584	531	608	578	590	647	573	614	668	585	551	526	7,736	176	2.3%
2014	116	515	594	577	558	630	600	626	689	601	701	651	528	519	7,905	169	2.2%
2015	108	592	569	616	600	603	660	615	666	704	685	654	583	492	8,147	242	3.1%
2016	109	596	637	580	635	642	638	679	651	674	786	636	631	549	8,443	296	3.6%
2017	118	586	647	685	637	692	694	699	722	696	733	795	595	575	8,874	431	5.1%
2018	127	670	671	665	733	678	759	764	741	784	756	762	741	542	9,393	519	5.8%
2019	159	635	718	675	692	766	726	800	815	779	849	763	729	686	9,792	399	4.2%

FALL 2019 GRADE LEVEL TOTALS



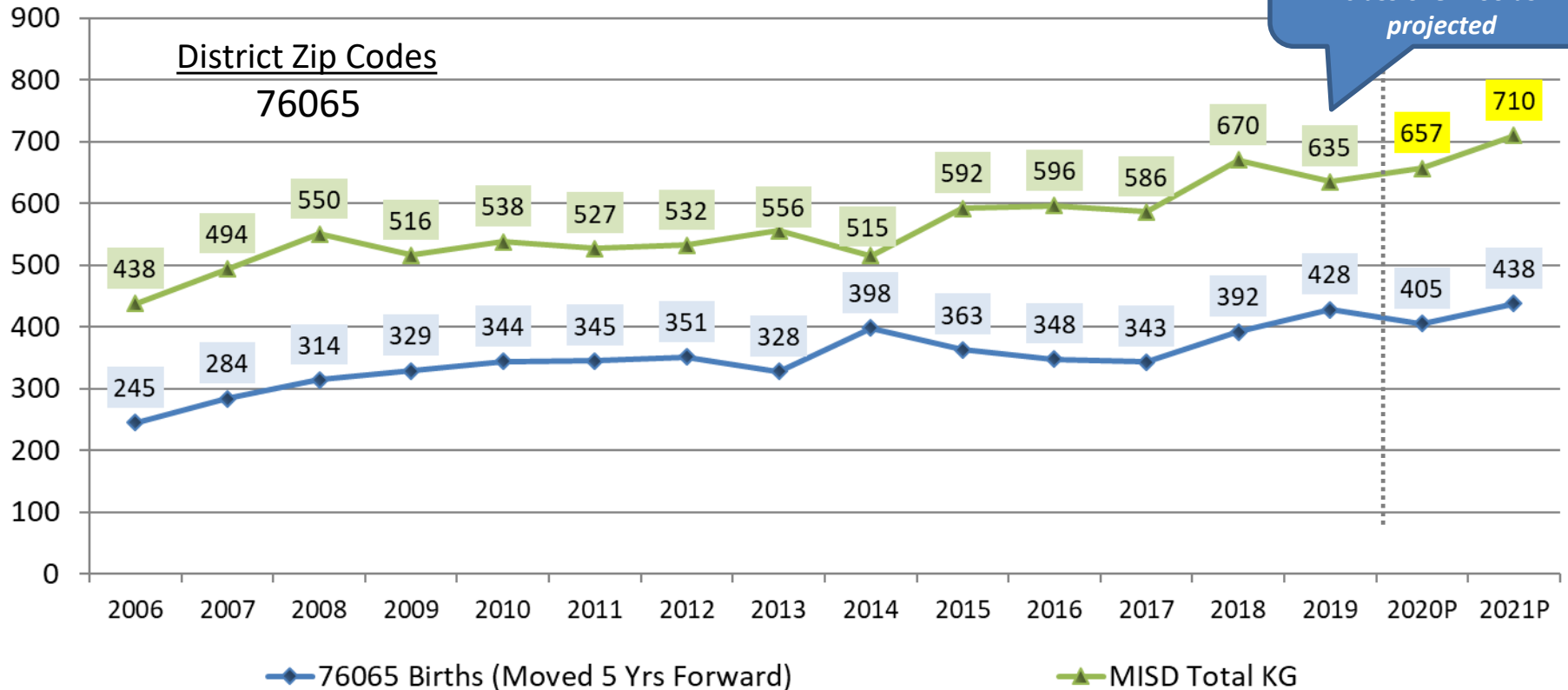
FALL 2019





MISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

MIDLOTHIAN ISD BIRTHS VS. KINDERGARTEN (KG) ENROLLMENT

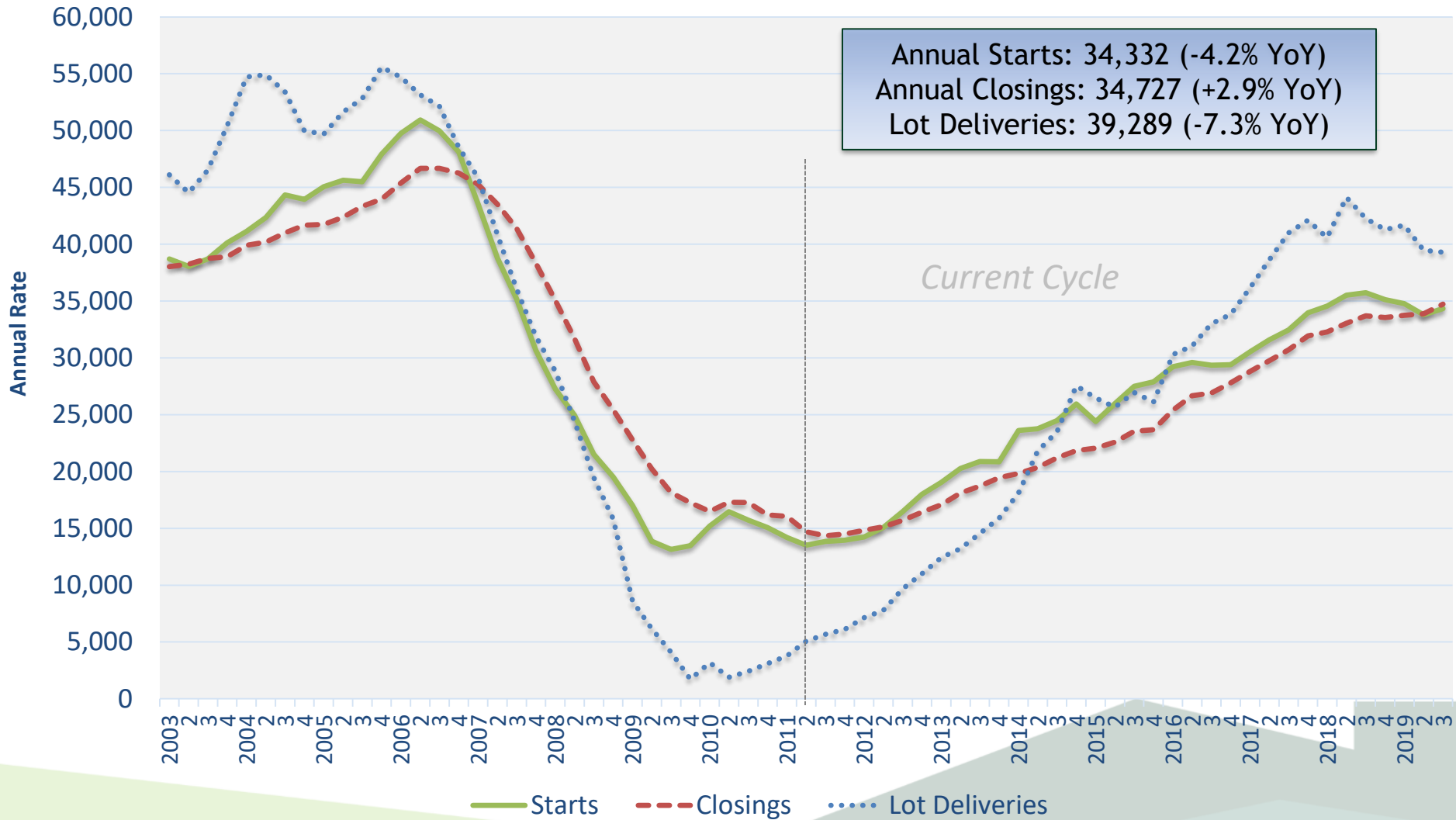


Source: Texas Dept. of State Health Services, TEA, MISD

- District continues to see more KG students enrolled than originated here
- Annual birth rate for the 76065 zip code climbs to a record high in 2016 (438 births for mothers residing in the zip code)



GROWTH DRIVERS: DFW NEW HOME MARKET





GROWTH DRIVERS: EMPLOYMENT GROWTH

YoY Job growth

Sept. 2018 - Sept. 2019

United States

- +2.16 million +1.43%

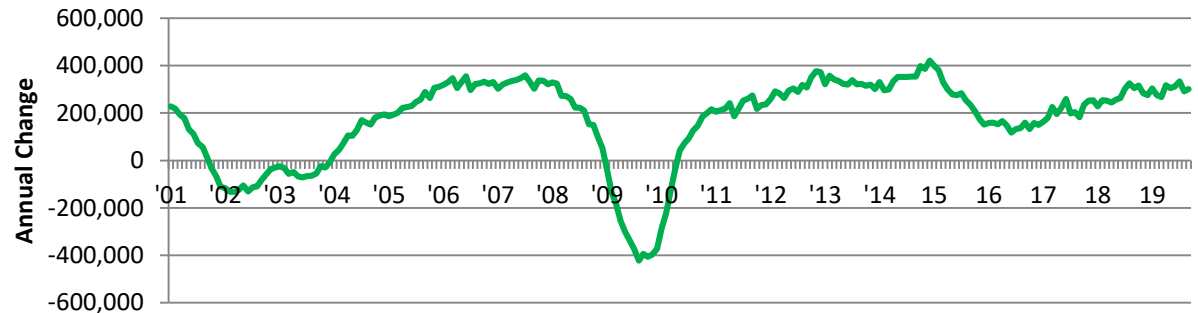
Texas

- +301,300 +2.4%

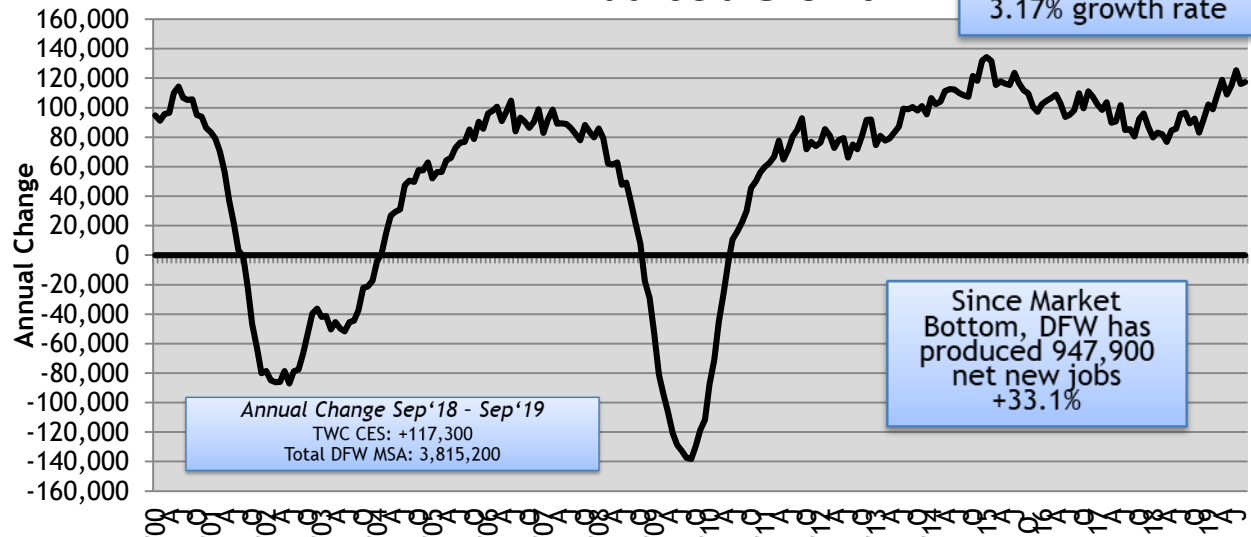
Annual Job Growth in Major Texas Markets (Sept. 2019)

- **DFW** **+117,300**
- Houston +82,800
- San Antonio +27,500
- Austin +19,500

Annual Texas Employment Growth



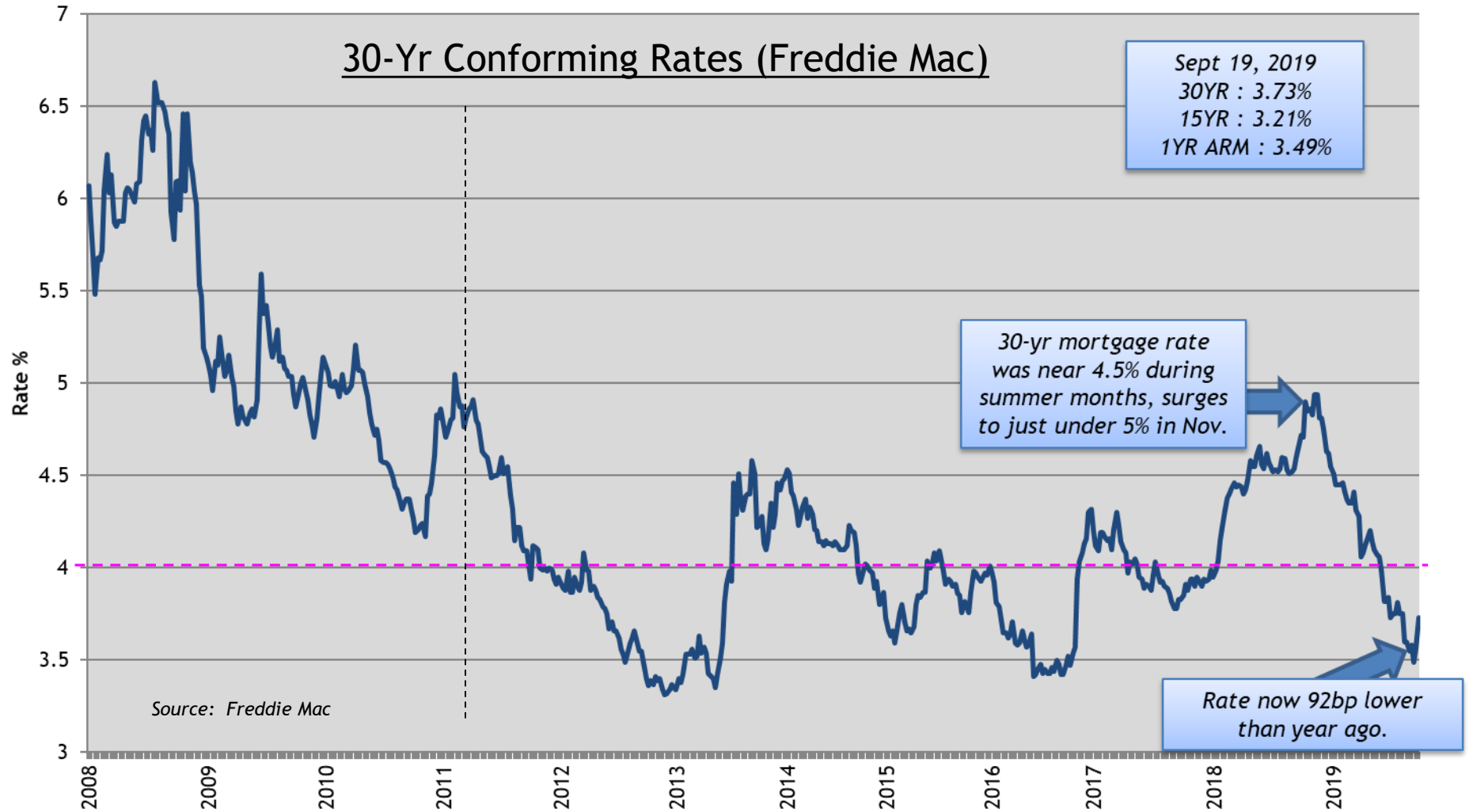
DFW Annual Job Growth



Source: TWC - CES (Not Seasonally Adjusted)

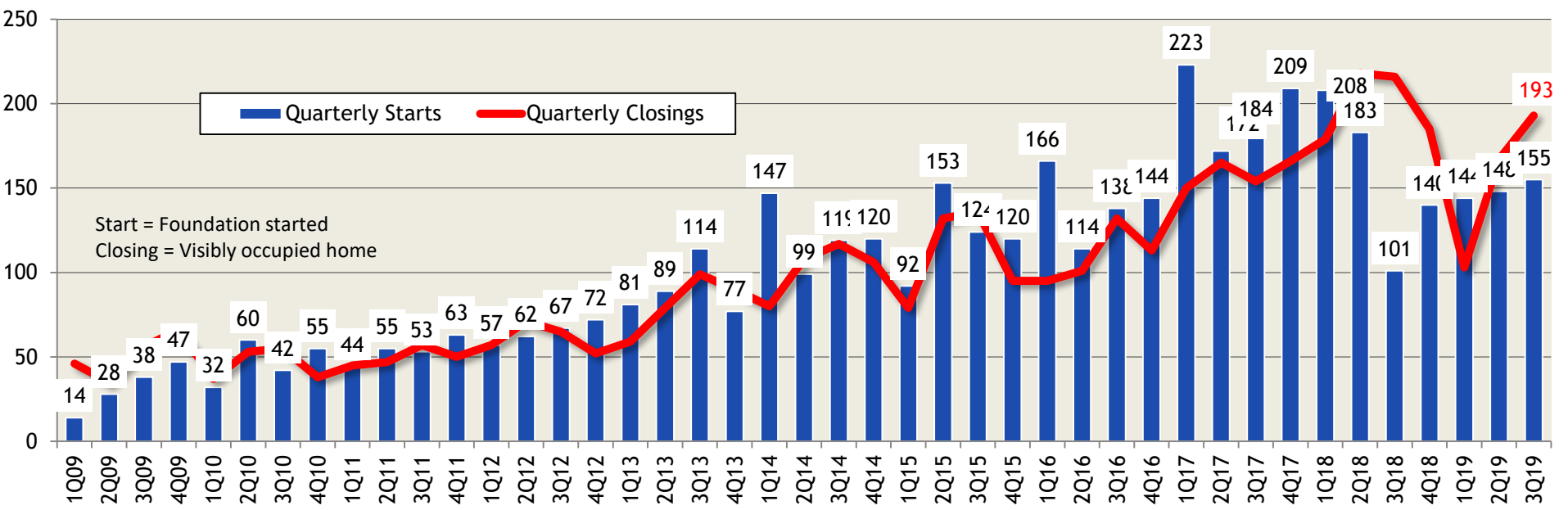


GROWTH DRIVERS: LOW MORTGAGE RATES





MIDLOTHIAN ISD QUARTERLY NEW HOME CONSTRUCTION



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	81	147	92	166	223	208	144
2Q	89	99	153	114	172	183	148
3Q	114	119	124	138	184	101	155
4Q	77	120	120	144	209	140	
Total	361	485	489	562	788	632	447

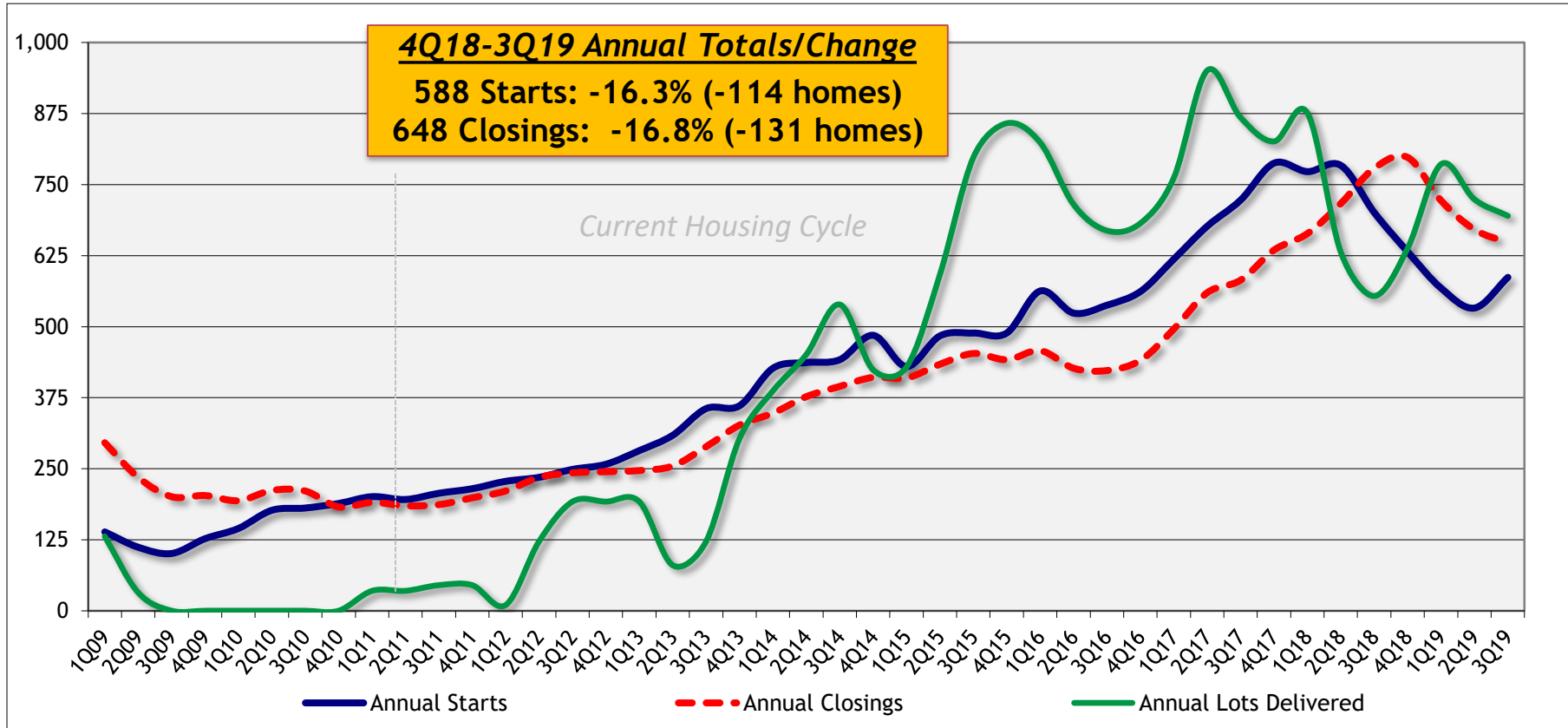
Closings	2013	2014	2015	2016	2017	2018	2019
1Q	59	80	79	95	150	179	103
2Q	79	108	132	101	165	218	167
3Q	99	117	136	132	154	216	193
4Q	90	106	95	113	166	185	
Total	327	411	442	441	635	798	463

- Builders started 155 and closed 193 new homes in the district during the 3rd quarter of 2019



MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION & NEW LOT DELIVERIES

Start = Foundation started
Closing = Visibly occupied home

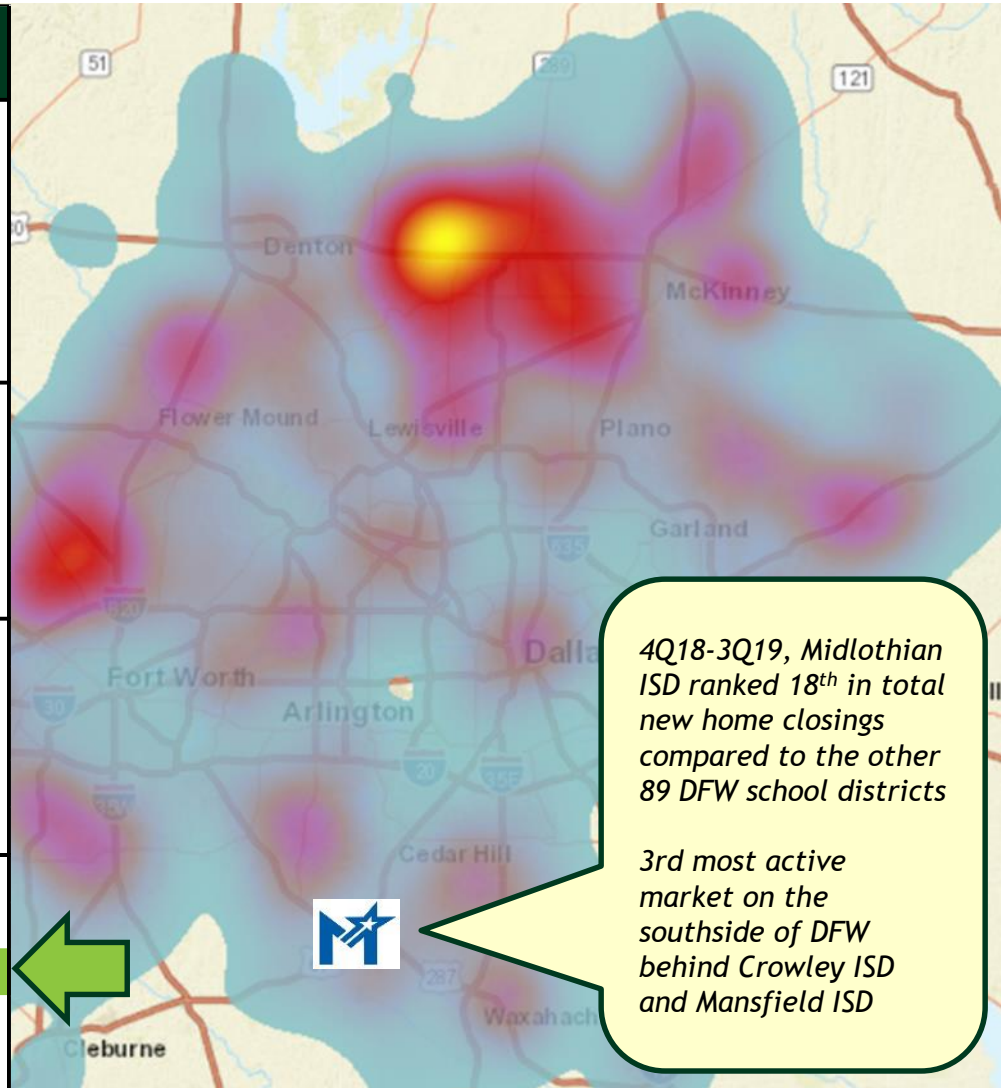


- The district's annual start rate shifts upward in 3Q19 as builders begin construction on recently delivered lots
- 588 annual starts over the past 12 months represents a 16.3% decline year-over-year
- Annual closings fall back to 648 homes during 4Q18-3Q19, a 16.8% decrease vs. a year ago
- Developers delivered 695 new single-family residential lots in MISD over the past 12 months



DFW SCHOOL DISTRICT RANKINGS BY NEW HOME CLOSINGS 4Q18-3Q19

Rank	District	Annual Starts	Annual Closings	Median New Home Price
1	Prosper	2,449	2,993	\$417,083
2	Denton	2,534	2,367	\$324,412
3	Frisco	1,974	2,184	\$457,709
4	Northwest	2,103	1,877	\$323,157
5	Eagle Mountain-Saginaw	1,699	1,672	\$274,574
6	Lewisville	1,213	1,256	\$437,398
7	Little Elm	902	1,195	\$372,908
8	Forney	1,378	1,134	\$246,957
9	Crowley	1,057	1,014	\$249,348
10	Mansfield	958	1,014	\$394,889
11	Dallas	1,016	1,001	\$330,957
12	Rockwall	772	840	\$365,553
13	McKinney	715	815	\$393,130
14	Royse City	743	778	\$267,125
15	Wylie	584	753	\$401,440
16	Ft. Worth	618	683	\$337,691
17	Allen	578	663	\$479,053
18	Midlothian	587	648	\$395,589
19	Melissa	626	642	\$333,011
20	H.E.B.	496	577	\$406,440





MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 4Q18-3Q19 *(Ranked by Annual Closings)*

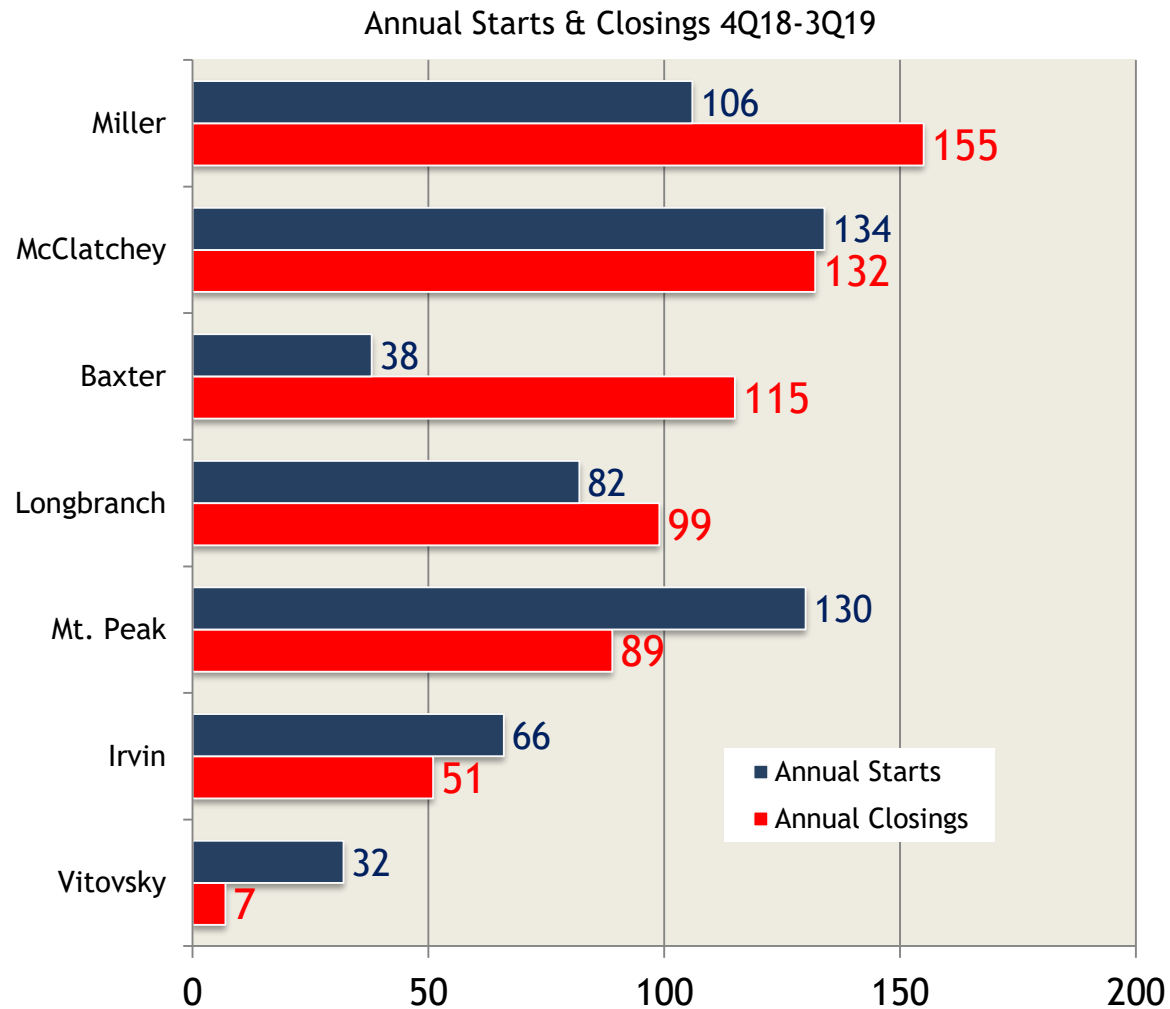
Rank	Subdivision	Annual Starts	Annual Closings	Projected Build-Out	Elementary	Middle	High
1	Lawson Farms (all)	51	106	2020	Miller	Dieterich	Midlothian
2	Dove Creek	59	53	2024	Mt. Peak	Dieterich	Midlothian
3	Windermere Estates	2	49	2020	Baxter	Walnut Grove	Midlothian
4	Four Trees	49	48	2021	McClatchey	Walnut Grove	Heritage
5	The Grove	30	39	2026	Baxter	Walnut Grove	Heritage
6	Bryson Springs	53	38	2020	McClatchey	Walnut Grove	Heritage
7	Legacy Estates	20	33	2022	Longbranch	Walnut Grove	Heritage
8	Autumn Run	12	28	2025	Irvin	Frank Seale	Midlothian
9	Thomas Trail Estates	55	27	2021	Mt. Peak	Dieterich	Midlothian
10	Bryson Manor	29	27	2020	McClatchey	Walnut Grove	Heritage
11	Kensington Park North	6	27	2019	Baxter	Walnut Grove	Heritage
12	Hillstone Estates	23	25	2020	Miller	Dieterich	Midlothian
13	Long Branch Estates	7	23	2021	Longbranch	Walnut Grove	Heritage
14	Mockingbird Springs	16	21	2022	Longbranch	Walnut Grove	Heritage
15	Horizon Estates	15	11	2024	Longbranch	Walnut Grove	Heritage

- 9 of the top 15 subdivisions are expected to be built out by Y/E 2021; activity will be shifting to several new locations over the next two years
- New subdivision annual starts: Hawkins Meadows (44), Massey Meadows (21), Mill Valley (21)



MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE

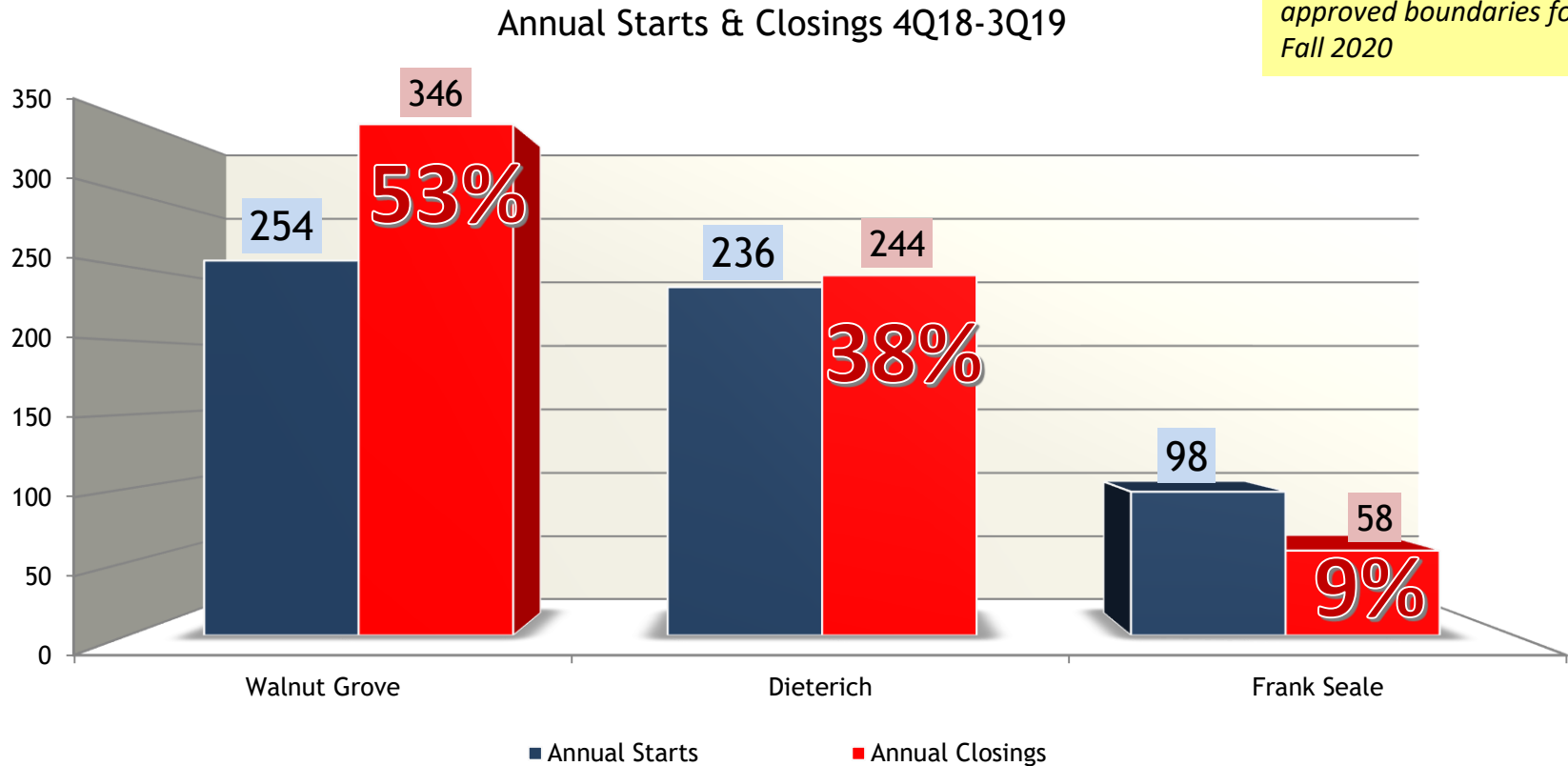
- The Miller ES zone continues to see the most new home closings with another 155 homes occupied over the past year
- The McClatchey ES zone is now the 2nd most active with 132 closings 4Q18-3Q19
- McClatchey and Mt. Peak zones have seen the most starts over the past 12 months





MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONES

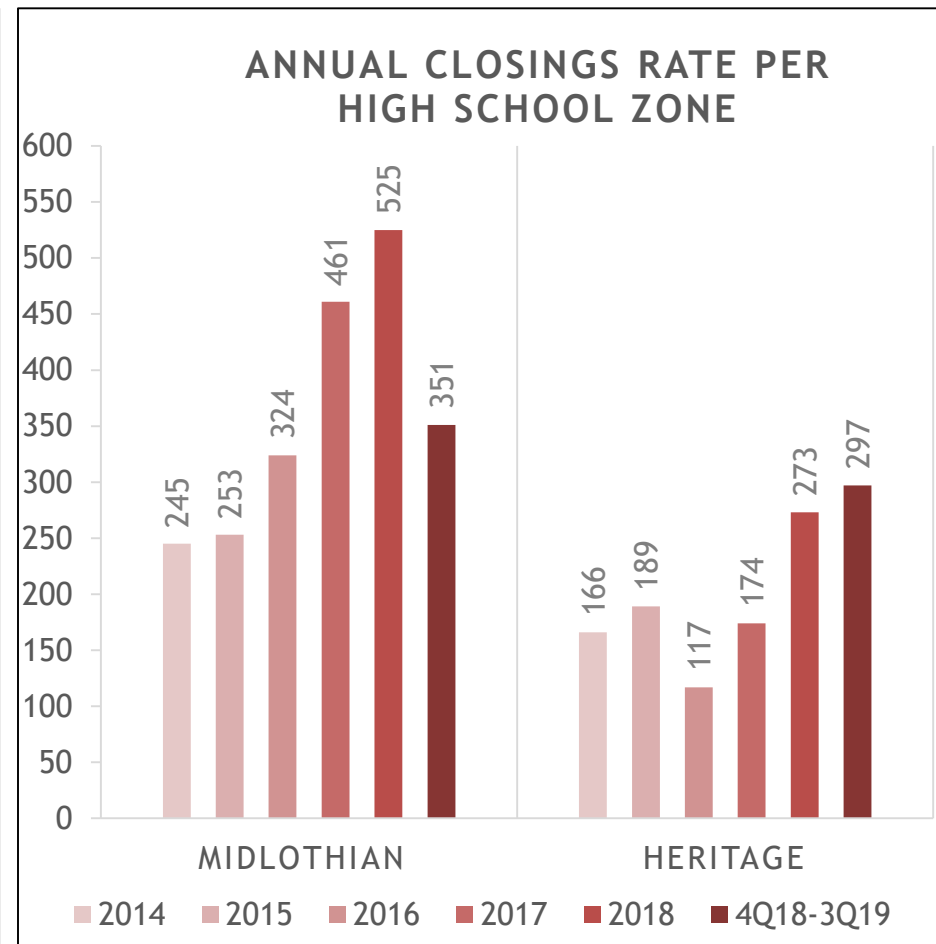
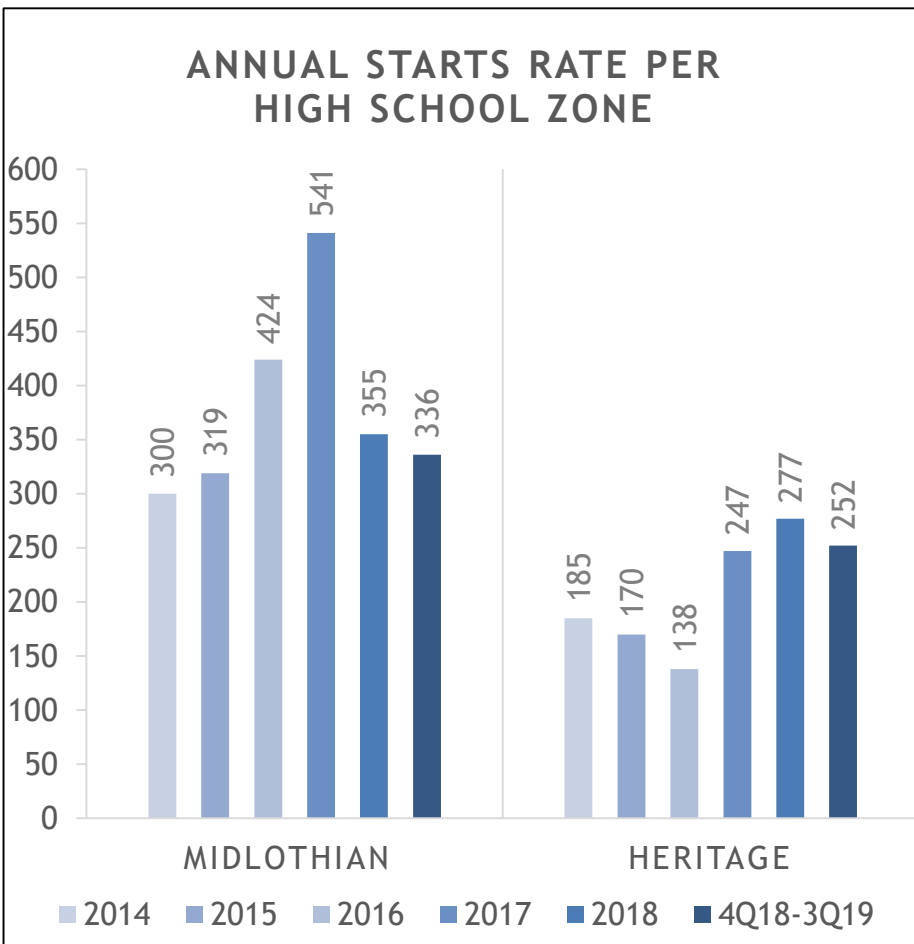
Note: Attendance zones reflect the recently approved boundaries for Fall 2020



- Over the past year, the Walnut Grove attendance zone has produced 53% of new home closings, followed by the Dieterich attendance zone with 38%.



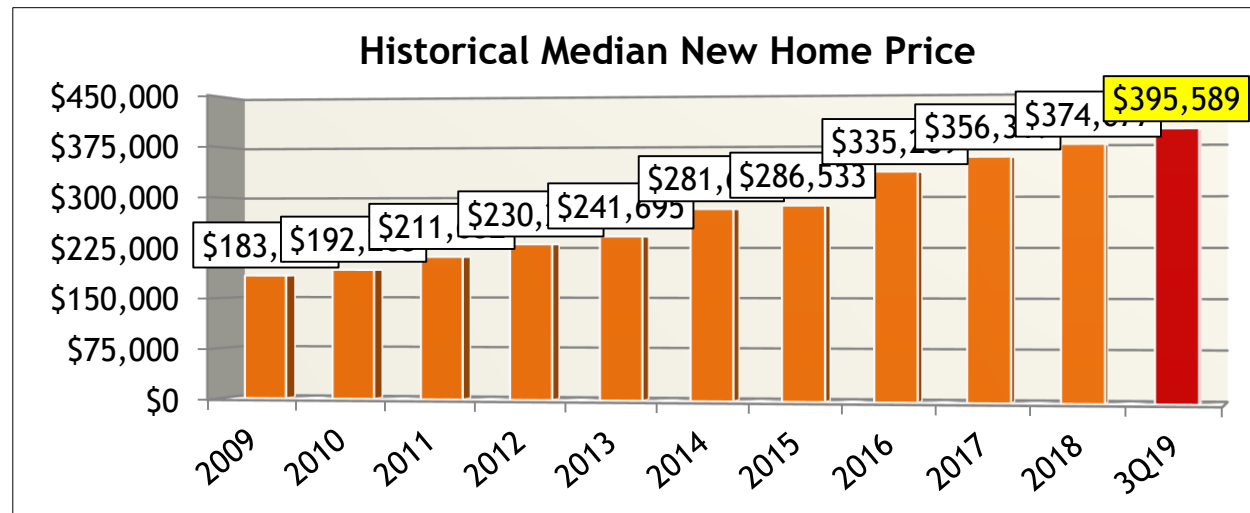
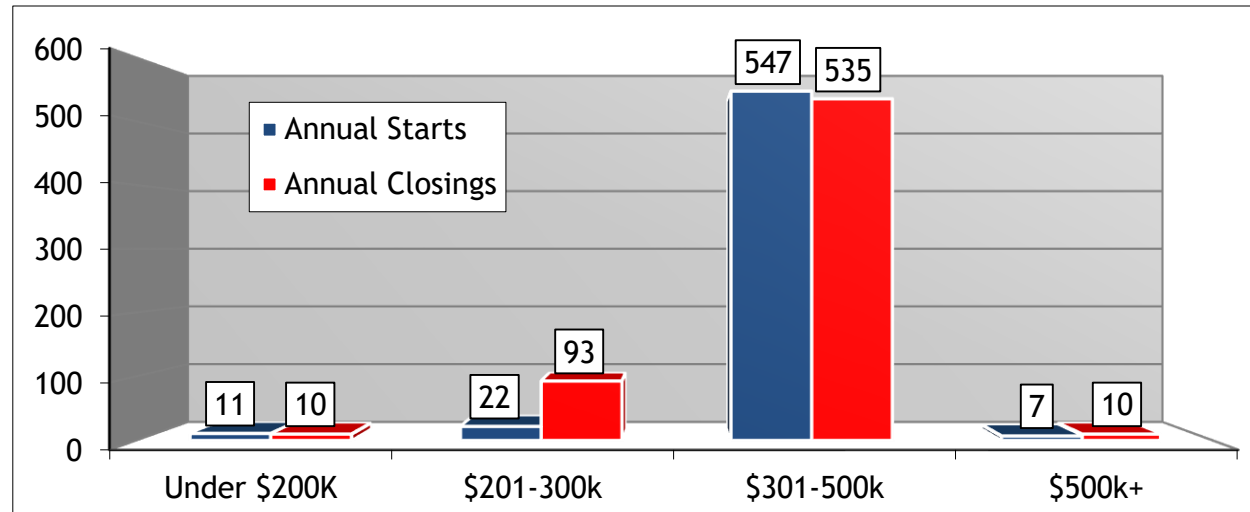
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONES





DISTRICT MEDIAN NEW HOME PRICE HISTORY

- 94.4% of the district's new home starts are located in subdivisions with average base pricing over \$300K
- District's median new home price increases to a record \$395,589 during 4Q18-3Q19 (+4.6% Y-o-Y)
- DFW's median new home price now \$347,175 (-1.8% YoY)





MIDLOTHIAN ISD

RESIDENTIAL LOT INVENTORIES

- **181 new lots delivered in 3Q19**
 - 84 lots in Coventry Crossing Ph. 2 and 3 (mix of 50', 60', and 70' wide lots)
 - 97 lots for Patriot Estates Ph. 7B (50' wide lots)
- **1,361 vacant developed lots remaining as of 3Q19 (27.8 month supply)**
- **822 future lots under development as September 2019**

LOTS UNDER DEVELOPMENT 3Q19					
Subdivision	Section (S)	Lot Width (S)	Total Lots	Attendance Zones	City
Autumn Run	4	70'	17	Irvin/Frank Seale/Midlothian	Midlothian
Azalea Hollow	cp	150'	111	McClatchey/Walnut Grove/Heritage	Midlothian
Britton Riness Addition	1	75'	7	Vitovsky/Frank Seale/Midlothian	Mansfield
Coventry Crossing	2 & 3	100'	49	Mt. Peak/Dieterich/Midlothian	Midlothian
Greenway Trails	1, 1cp	60', 65', 72'	373	Vitovsky/Frank Seale/Midlothian	Grand Prairie
Legacy Estates	cp	150'	52	Longbranch/Walnut Grove/Heritage	Midlothian
Prairie Ridge	1A, 2B	53', 60'	180	Vitovsky/Frank Seale/Midlothian	Grand Prairie
Summit at Lake Ridge	22-B	130'	33	Vitovsky/Frank Seale/Midlothian	Cedar Hill

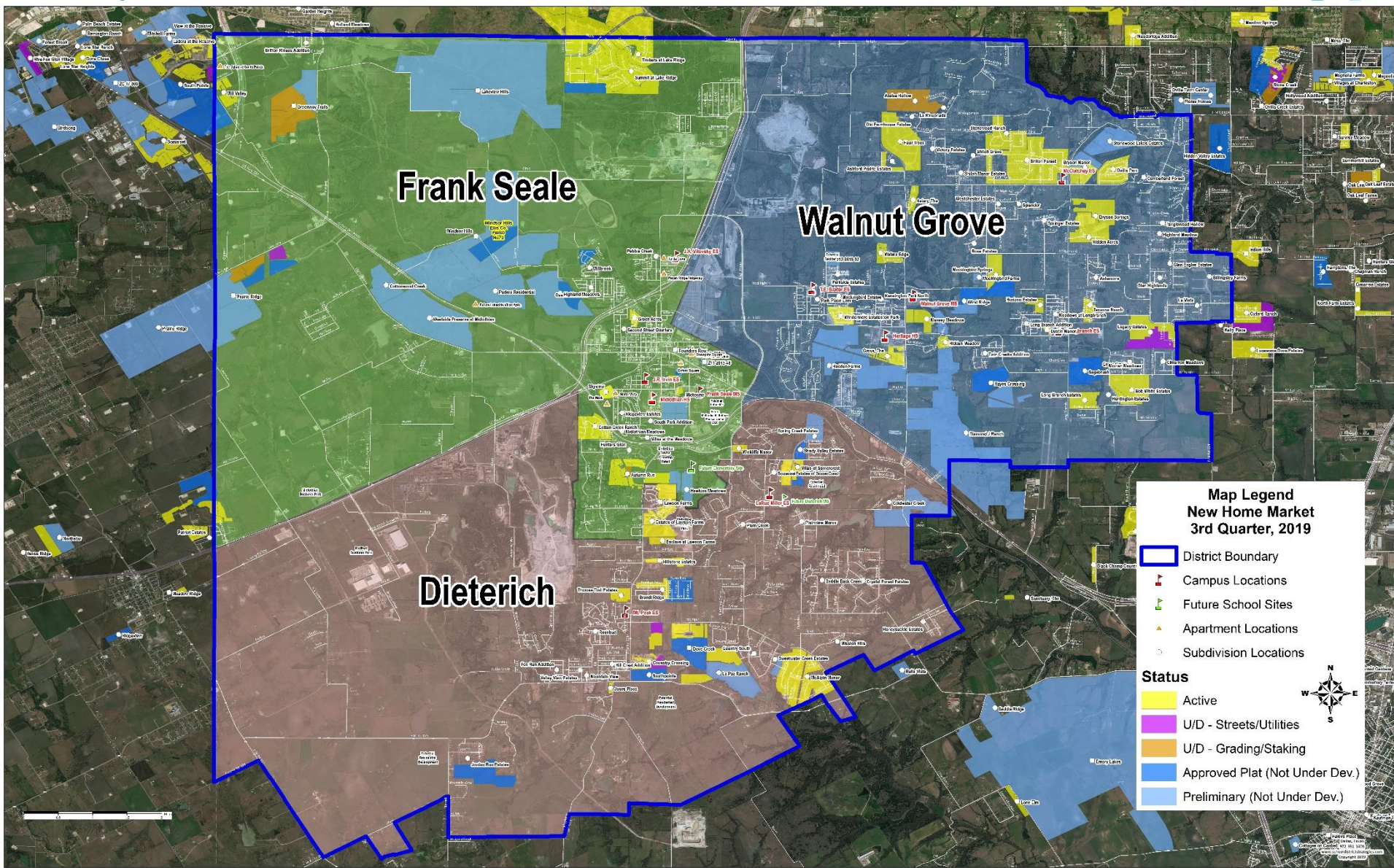
**Blue = New or updated in 3Q19*



MIDLOTHIAN ISD APARTMENT DEVELOPMENT

- 461 apartments recently delivered in MISD
- Another 152 units are under construction

Name	Total Units	City	Attendance Zones	Status
The Julian at South Pointe	225	Mansfield	Vitovsky/Frank Seale/MHS	Now leasing
The Mark on Walter Stephenson	236	Midlothian	Irvin/Frank Seale/MHS	Now leasing
Lakeside Villas	152	Midlothian	Vitovsky/Frank Seale/MHS	Under development



Map Legend
New Home Market
3rd Quarter, 2019

- District Boundary
- Campus Locations
- Future School Sites
- Apartment Locations
- Subdivision Locations

Status

- Active
- U/D - Streets/Utilities
- U/D - Grading/Staking
- Approved Plat (Not Under Dev.)
- Preliminary (Not Under Dev.)



MISD PROPOSED RESIDENTIAL PROJECTS

(not currently active or under development)



Baxter ES Zone:

- Redden Farms (Hines/793 lots)
- Z12-2019-92 (Bloomfield Tract north of Parkside Estates/70 lots)

Longbranch ES Zone:

- Diamond J Ranch (Hanover/2,700 lots)
- Hayes Crossing (330 lots)
- Mockingbird Farms (4 lots)
- Wind Ridge (182 lots)
- Sagebrush (67 lots)
- ***Palomino Estates (proposed)*

Mt. Peak ES Zone:

- Southpointe (35 lots)
- Jordan Run Ph. 4 (75 lots)

Miller ES Zone:

- Shady Valley Estates (115 lots)
- ***Midlakes Estates (proposed)*
- ***Stone Hollow (proposed)*

McClatchey ES Zone:

- Stonewood Lake Estates (143 lots)

Vitovsky ES Zone:

- Windsor Hills (Ellis Co. FWSD No. 2) - 527 lots
- Lakeview Hills (4,077 lots)
- Highland Meadows (881 lots)
- Cottonwood Creek (325 lots)
- Padera Residential - 214 50's & 70's
- South Pointe (Ph. 8A) - 67 lots
- **Westside Preserve (772 lots)**

**Blue = New or updated in 3Q19*

***4Q19 Prelim projects at P&Z*



MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY BY ELEM. ZONE

Elementary School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	Planned Future Apartment Units
Baxter	38	38	863	
Irvin	66	209	544	
Longbranch	82	259	3,427	
McClatchey	134	111	254	
Miller	106	195	255	
Mt. Peak	130	165	529	
Vitovsky	32	384	9,030	152
Total	588	1,361	14,902	152

VDL = Vacant developed lot (i.e. a fully developed lot w/ a paved street in front of it)

Future = Lots from subdivisions with approved final plats; could be raw land or currently under development

Prelim = Lots from projects currently at the preliminary platting stage or conceptual design stage



MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY BY MIDDLE AND HIGH SCHOOL ZONE



Middle School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	Planned Future Apartment Units
Dieterich	236	360	784	
Frank Seale	98	593	6,260	152
Walnut Grove	254	408	7,858	
Total	588	1,361	14,902	152

High School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	Planned Future Apartment Units
Heritage	252	408	3,681	
Midlothian	336	953	11,221	152
Total	588	1,361	14,902	152

Aerial Photos

October 1, 2019



PRAIRIE RIDGE



US 287



MILL VALLEY



SH 360 Tollway



GREENWAY TRAILS



SH 360 Tollway



PATRIOT ESTATES



US 67



AUTUMN RUN





HAWKINS MEADOWS



Future Elementary Site

FM 663



LAWSON FARMS



FM 663



THOMAS TRAIL ESTATES



Mt. Peak ES

FM 663



COVENTRY CROSSING AND DOVE CREEK





LA PAZ RANCH (NORTH)





MASSEY MEADOWS



Heritage HS

Walnut Grove MS

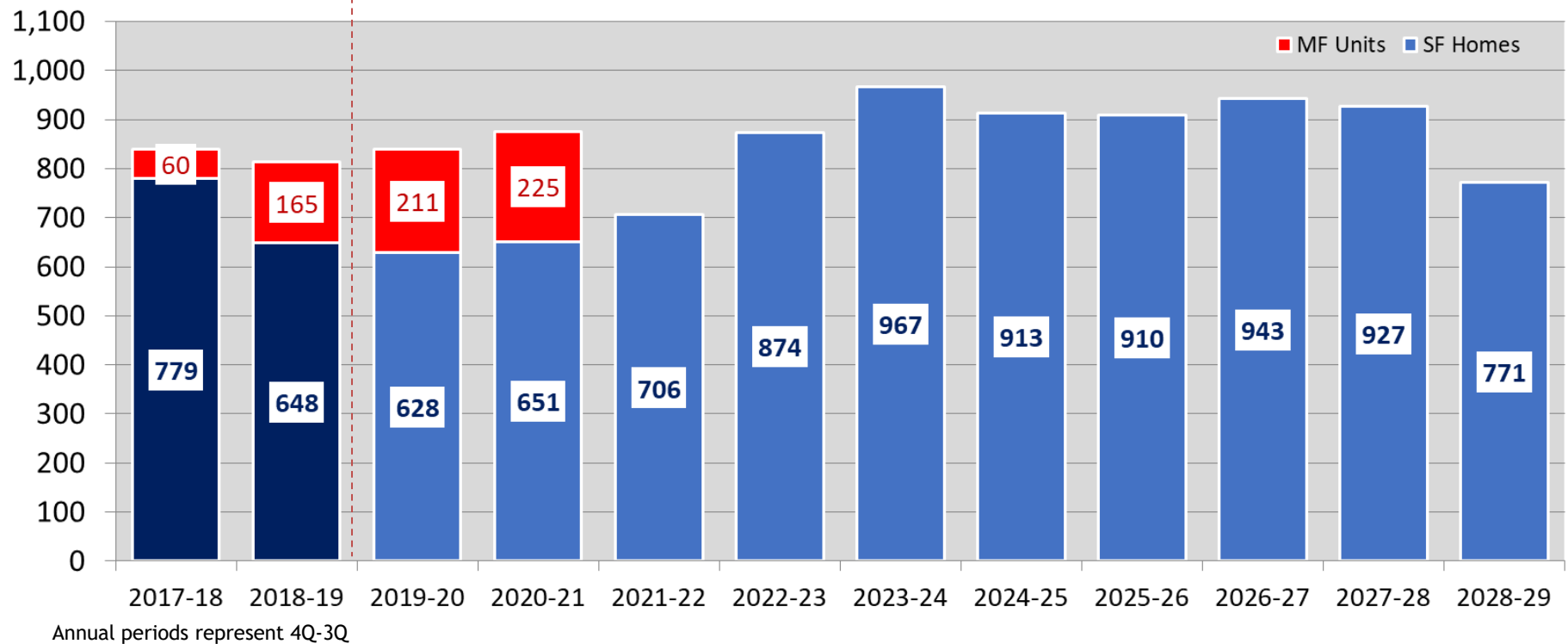


LEGACY ESTATES

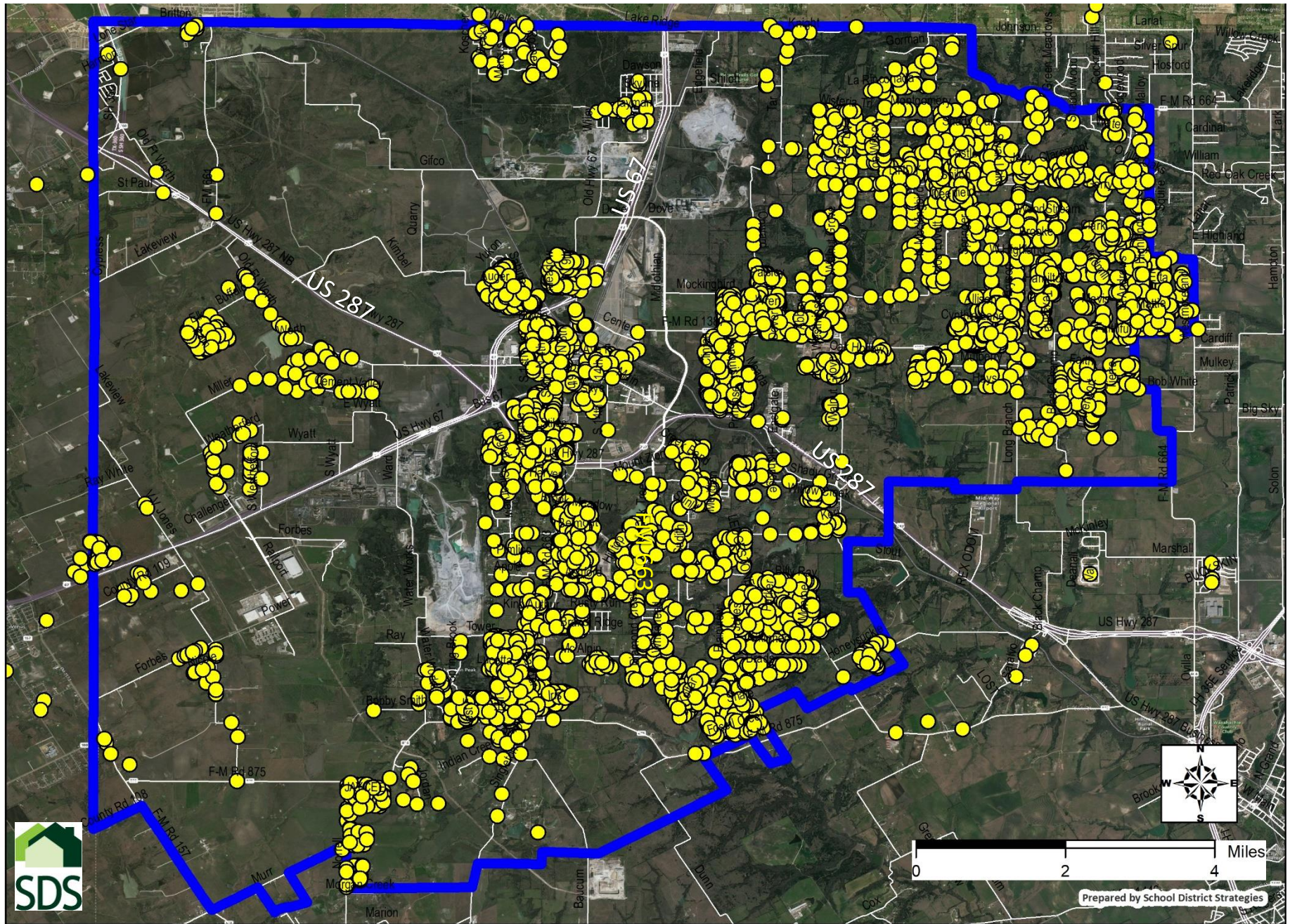




MIDLOTHIAN ISD NEW HOME CONSTRUCTION CLOSINGS FORECAST FALL 2020-2029 (MODERATE SCENARIO)



- The pace of annual new home occupancies is projected remain flat-to-down slightly over the next two years as popular subdivisions build-out and new locations get up and running
- Under the Moderate Scenario, MISD is projected to average 765 new home closings per year over the next 5 years and could produce approximately 3,800 total new homes by Fall 2024
- MISD poised to see almost 8,300 new homes occupied over the next 10 years
- Planned apartment developments are expected to be constructed and leased out by 2022



MIDLOTHIAN ISD STUDENT GEO-CODING FALL 2019



MISD RESIDENTIAL STUDENT YIELDS

- Single-family (SF) homes in the district typically average of 0.73 students per home (includes built-out subdivisions)
- Currently active new home subdivisions are producing an average of 0.74 students per home with a higher yield at the elementary and middle school levels (0.36 ES, 0.19 MS, 0.19 HS)

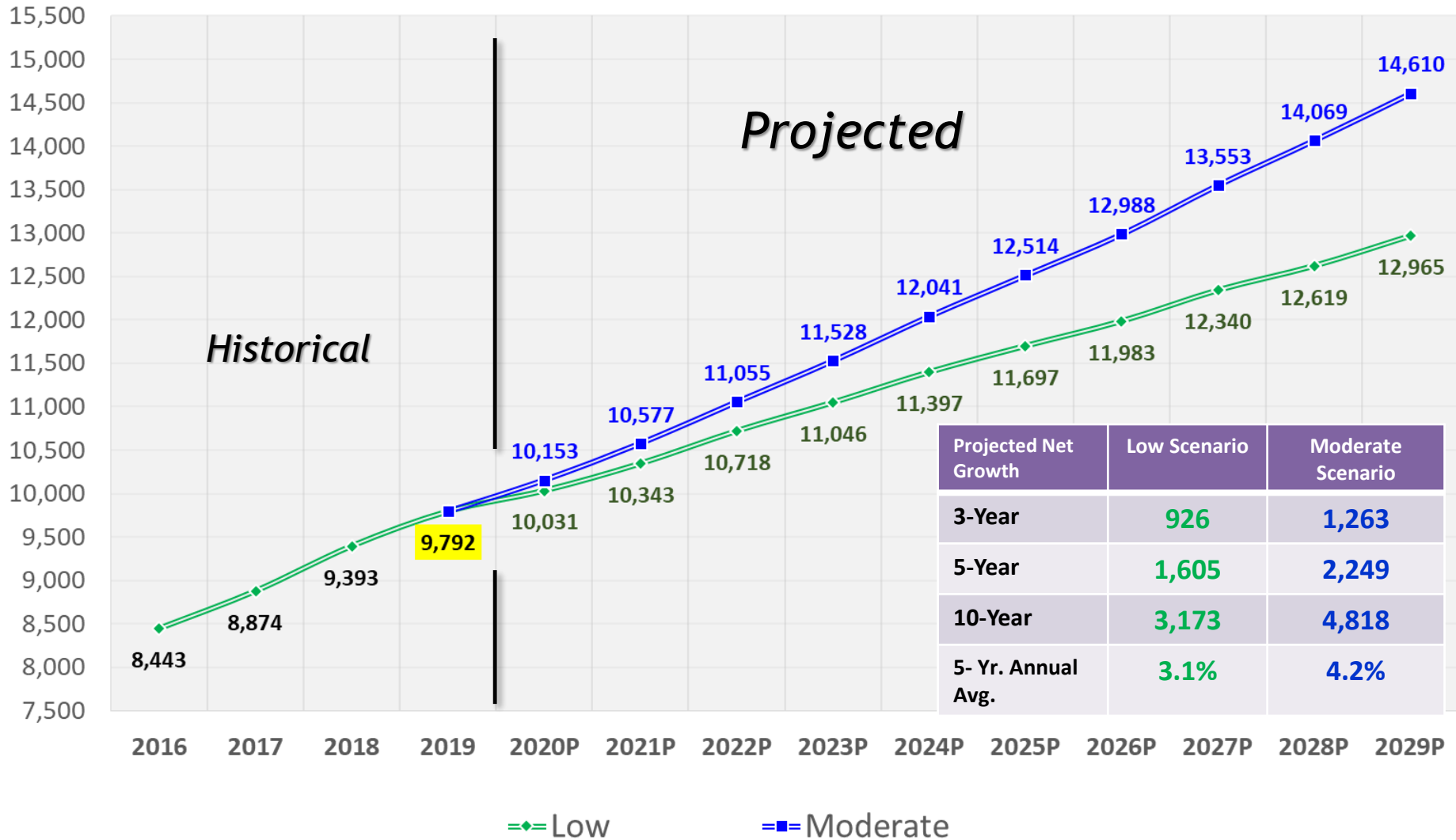
Attendance Level	2015 SF Yield	2016 SF Yield	2017 SF Yield	2018 SF Yield	2019 SF Yield
PK-5 th	0.32	0.36	0.36	0.34	0.33
6 th -8 th	0.18	0.18	0.17	0.17	0.18
9 th -12 th	0.23	0.24	0.24	0.22	0.22
District	0.74	0.78	0.77	0.73	0.73

- *In 2019, district apartment units are yielding an average of 0.29 students per unit*
 - 2018 = 0.31
 - 2017 = 0.34
 - 2016 = 0.32
 - 2015 = 0.30

*Results based on Fall 2019 geo-coding and September 30, 2019 occupied homes count



MIDLOTHIAN ISD 10-YEAR ENROLLMENT PROJECTIONS





ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY



Midlothian ISD - Campus Projections (Moderate Scenario)	Historical	Projected Fall Snapshot Enrollment (3Q19) DRAFT									
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2028/29
Baxter Elementary		Campus Capacity = 750									
Total Enrollment	565	595	617	654	715	764	799	828	849	865	879
Capacity Utilization	75%	79%	82%	87%	95%	102%	107%	110%	113%	115%	117%
Space Remaining	185	155	133	96	35	-14	-49	-78	-99	-115	-129
Irvin Elementary		Campus Capacity = 750									
Total Enrollment	591	620	657	672	682	697	706	713	723	733	743
Capacity Utilization	79%	83%	88%	90%	91%	93%	94%	95%	96%	98%	99%
Space Remaining	159	130	93	78	68	53	44	37	27	17	7
Longbranch Elementary		Campus Capacity = 750									
Total Enrollment	623	564	583	624	681	746	800	854	918	986	1,040
Capacity Utilization	83%	75%	78%	83%	91%	99%	107%	114%	122%	131%	139%
Space Remaining	127	186	167	126	69	4	-50	-104	-168	-236	-290
Miller Elementary		Campus Capacity = 750									
Total Enrollment	659	747	745	755	750	754	766	782	791	794	797
Capacity Utilization	88%	100%	99%	101%	100%	101%	102%	104%	105%	106%	106%
Space Remaining	91	3	5	-5	0	-4	-16	-32	-41	-44	-47
Mt. Peak Elementary		Campus Capacity = 750									
Total Enrollment	658	675	703	732	782	795	823	852	883	914	943
Capacity Utilization	88%	90%	94%	98%	104%	106%	110%	114%	118%	122%	126%
Space Remaining	92	75	47	18	-32	-45	-73	-102	-133	-164	-193
Vitovsky Elementary		Campus Capacity = 750									
Total Enrollment	620	639	674	742	828	921	1,052	1,196	1,350	1,501	1,648
Capacity Utilization	83%	85%	90%	99%	110%	123%	140%	160%	180%	200%	220%
Space Remaining	130	111	76	8	-78	-171	-302	-446	-600	-751	-898
McClatchey Elementary		Campus Capacity = 750									
Total Enrollment	655	669	653	650	641	620	629	647	671	694	714
Capacity Utilization	87%	89%	87%	87%	85%	83%	84%	86%	89%	93%	95%
Space Remaining	95	81	97	100	109	130	121	103	80	56	36
Elementary Totals		Total Elementary Capacity = 5,250									
Total Enrollment	4,371	4,509	4,632	4,829	5,079	5,296	5,575	5,872	6,185	6,487	6,764
Capacity Utilization	83%	86%	88%	92%	97%	101%	106%	112%	118%	124%	129%
Space Remaining	879	741	619	421	171	-46	-325	-622	-935	-1,237	-1,514

Proposed additional capacity

MIDDLE AND HIGH SCHOOL CAMPUS PROJECTIONS VS. CAPACITY

Midlothian ISD - Campus Projections (Moderate Scenario)	Historical	Projected Fall Snapshot Enrollment (3Q19) DRAFT									
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2028/29
Frank Seale Middle		Campus Capacity = 1,200									
Total Enrollment	1,214	713	746	747	792	863	921	964	995	1,060	1,131
Capacity Utilization	101%	59%	62%	62%	66%	72%	77%	80%	83%	88%	94%
Space Remaining	-14	487	454	453	408	337	279	236	205	140	69
Walnut Grove Middle		Campus Capacity = 1,200									
Total Enrollment	1,180	973	998	1,025	1,077	1,118	1,155	1,204	1,219	1,257	1,299
Capacity Utilization	98%	81%	83%	85%	90%	93%	96%	100%	102%	105%	108%
Space Remaining	20	227	202	175	123	82	45	-4	-19	-57	-99
Dieterich Middle		Campus Capacity = 1,200									
Total Enrollment		789	809	803	804	805	810	807	797	805	821
Capacity Utilization	0%	66%	67%	67%	67%	67%	67%	67%	66%	67%	68%
Space Remaining	1,200	411	391	397	396	395	391	393	403	395	379
Middle School Totals		Total Middle School Capacity = 3,600 (w/ Addition of MS #3 in 2020)									
Total Enrollment	2,394	2,475	2,553	2,575	2,673	2,786	2,885	2,976	3,011	3,123	3,251
Capacity Utilization	100%	69%	71%	72%	74%	77%	80%	83%	84%	87%	90%
Space Remaining	6	1,125	1,047	1,026	927	814	715	625	589	477	349
Heritage High		Campus Capacity = 1,100									
Total Enrollment	1,040	1,104	1,174	1,222	1,225	1,244	1,276	1,309	1,398	1,433	1,474
Capacity Utilization	95%	100%	107%	111%	111%	113%	116%	119%	127%	130%	134%
Space Remaining	60	-4	-74	-122	-125	-144	-176	-209	-298	-333	-374
Midlothian High		Campus Capacity = 2,500									
Total Enrollment	1,987	2,065	2,219	2,429	2,551	2,715	2,778	2,832	2,959	3,026	3,120
Capacity Utilization	79%	83%	89%	97%	102%	109%	111%	113%	118%	121%	125%
Space Remaining	513	435	281	71	-51	-215	-278	-332	-459	-526	-620
High School Totals		Total High School Capacity = 3,600									
Total Enrollment	3,027	3,169	3,393	3,651	3,775	3,959	4,055	4,141	4,358	4,459	4,594
Capacity Utilization	84%	88%	94%	101%	105%	110%	113%	115%	121%	124%	128%
Space Remaining	573	431	207	-51	-175	-359	-455	-541	-758	-859	-994
District Totals (PK-12)		Total District Capacity = 12,450									
Total Enrollment	9,792	10,153	10,577	11,055	11,528	12,041	12,514	12,988	13,553	14,069	14,610
Capacity Utilization	79%	82%	85%	89%	93%	97%	101%	104%	109%	113%	117%
Space Remaining	1,458	2,297	1,873	1,395	922	409	-64	-538	-1,103	-1,619	-2,160
OVER 100% OF CAMPUS CAPACITY											

Proposed additional capacity

Midlothian ISD

3Q 2019 Demographics Summary

- MISD's overall population in 2019 is estimated to be 45,121 with a total of 14,859 households
- The district's overall population and household growth over the past year estimated to be at 6.5%
- District enrollment has increased 9 out of the past 10 years and reach a record high of 9,972 in Oct. 2019
- From 2018 to 2019, district enrollment climbed by 399 students (+4.2% year-over-year)
- Over the past 3 years, enrollment has increased at an average of 5.1% per year (avg. of +449 students/yr)
- Enrollment growth continues to be driven by a popular new home market
- New home builders started 588 and closed 648 new homes from 4Q18-3Q19
- 92% of new construction occurred in the City of Midlothian portion of the district
- 9 of the top 15 most active subdivisions will be built out as of year-end 2021 as the local housing market continues to shift to new subdivisions
- District's median new home price climbed to a record \$396K in 3Q19 (DFW's median new = \$347K); MISD median new home price now the 7th highest among the top 20 most active DFW school districts
- Developers delivered 695 new single-family (SF) lots in MISD from 4Q18-3Q19
- 1,361 vacant SF lots were remaining at the end of September 2019
- 822 future SF lots are currently under development in the district including new developments in the Grand Prairie portion of the district at Prairie Ridge and Greenway Trails
- Developers are planning an additional 14,000+ future SF lots plus 152 apartment units are in-process
- MISD could see over 3,800 new homes occupied over the next 5 years (avg. of 765 closings per year)
- Residential construction and development projected to drive MISD enrollment growth up by an average of 4.2% annually over the next 5 years
- MISD enrollment could surpass 12,000 students by 2024 and 14,000 students by 2028



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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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