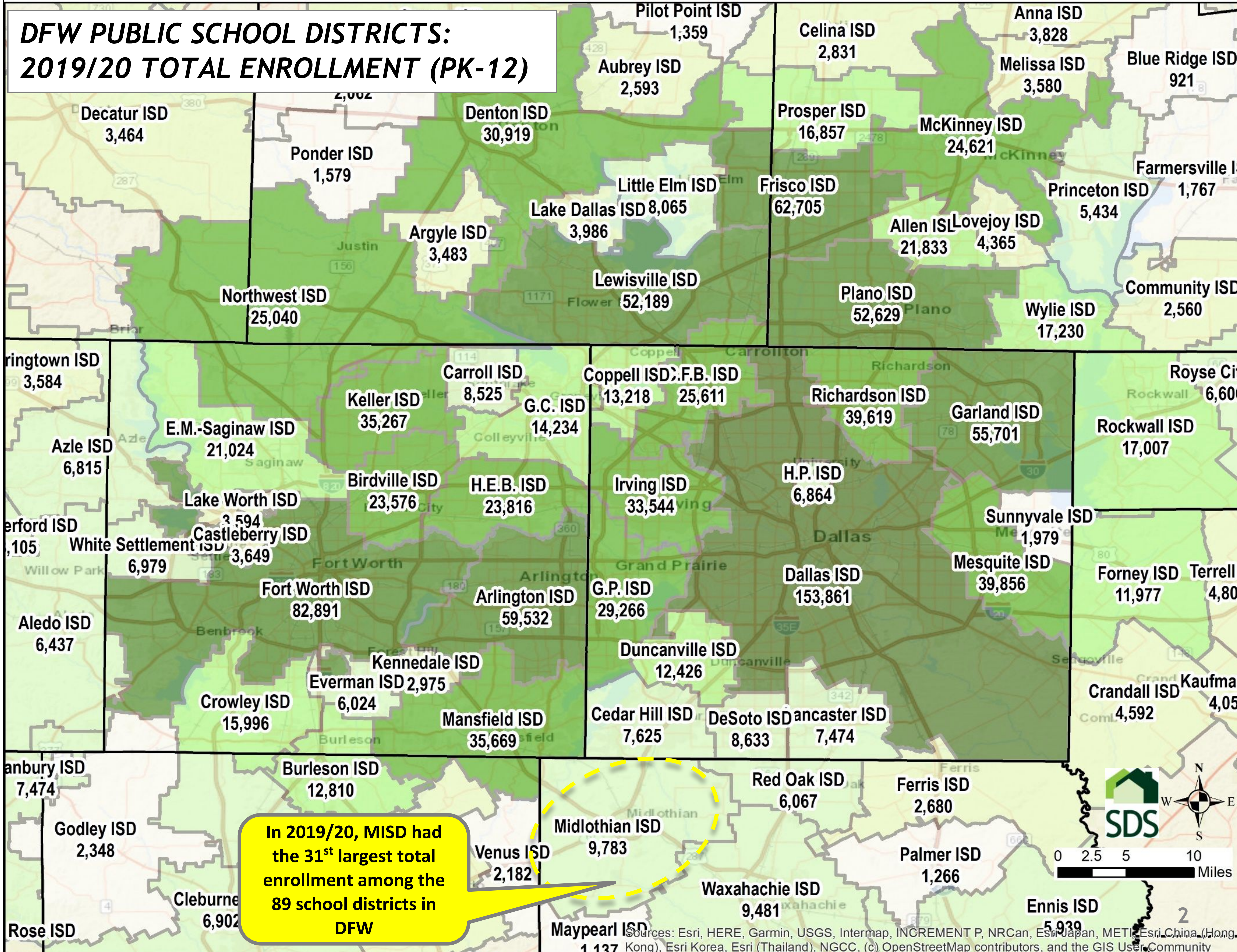
Midlothian ISD

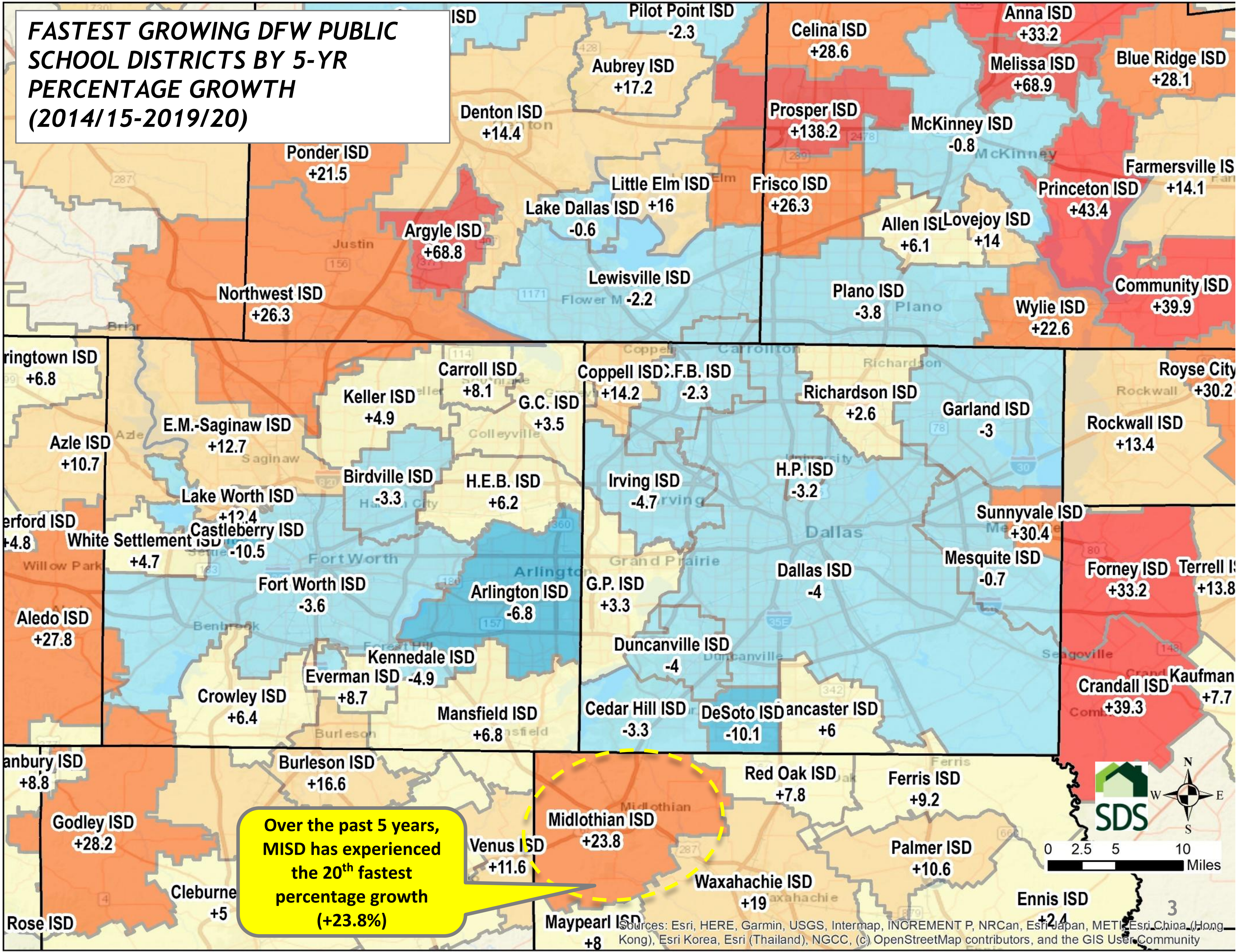
District Demographics Update

1Q 2020

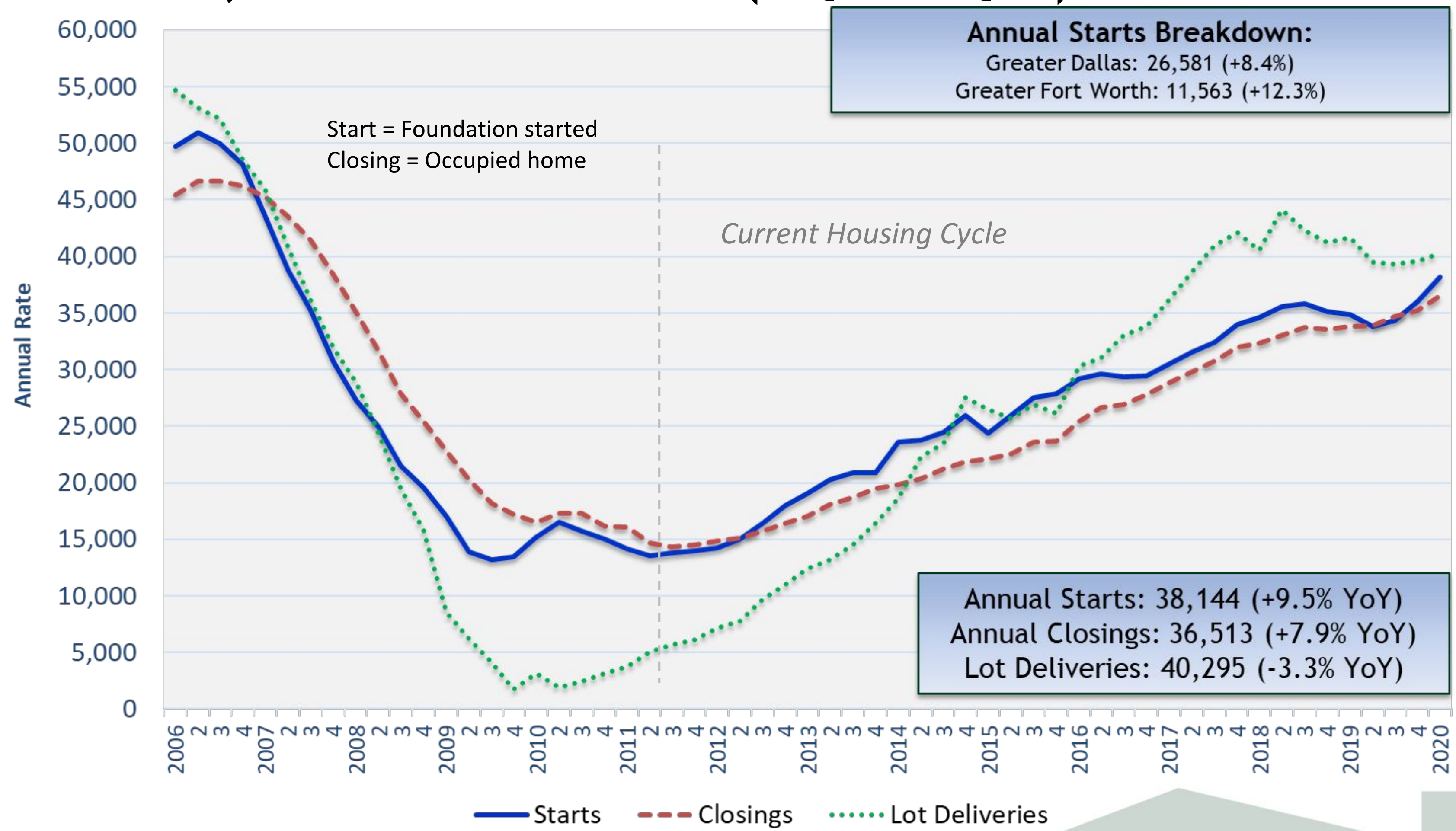
SDS
School District Strategies
Solutions Through Demographics


DFW PUBLIC SCHOOL DISTRICTS: 2019/20 TOTAL ENROLLMENT (PK-12)
Pilot Point ISD 1,359
Celina ISD 2,831
Anna ISD 3,828
Melissa ISD 3,580
Blue Ridge ISD 921
Aubrey ISD 2,593
Decatur ISD 3,464
Denton ISD 30,919
Prosper ISD 16,857
McKinney ISD 24,621
Ponder ISD 1,579
Farmersville IS 1,767
Little Elm ISD 8,065
Frisco ISD 62,705
Princeton ISD 5,434
Lake Dallas ISD 3,986
Allen ISD 21,833
Lovejoy ISD 4,365
Argyle ISD 3,483
Lewisville ISD 52,189
Plano ISD 52,629
Community ISD 2,560
Northwest ISD 25,040
Wylie ISD 17,230
Springtown ISD 3,584
Carroll ISD 8,525
Coppell ISD 13,218
C.F.B. ISD 25,611
Royse City 6,600
Keller ISD 35,267
G.C. ISD 14,234
Richardson ISD 39,619
Garland ISD 55,701
E.M.-Saginaw ISD 21,024
Rockwall ISD 17,007
Azle ISD 6,815
Birdville ISD 23,576
H.E.B. ISD 23,816
Irving ISD 33,544
H.P. ISD 6,864
Lake Worth ISD 3,594
Sunnyvale ISD 1,979
Castleberry ISD 3,649
White Settlement ISD 6,979
Mesquite ISD 39,856
Forney ISD 11,977
Terrell ISD 4,804
Fort Worth ISD 82,891
Arlington ISD 59,532
G.P. ISD 29,266
Dallas ISD 153,861
Aledo ISD 6,437
Duncanville ISD 12,426
Kennedale ISD 2,975
Everman ISD 6,024
Crandall ISD 4,592
Kaufman 4,057
Crowley ISD 15,996
Mansfield ISD 35,669
Cedar Hill ISD 7,625
DeSoto ISD 8,633
Lancaster ISD 7,474
Granbury ISD 7,474
Burleson ISD 12,810
Red Oak ISD 6,067
Ferris ISD 2,680
Godley ISD 2,348
Midlothian ISD 9,783
Venus ISD 2,182
Palmer ISD 1,266
Waxahachie ISD 9,481
Cleburne ISD 6,902
Ennis ISD 5,939
Rose ISD
Maypearl ISD 1,137
In 2019/20, MISD had the 31st largest total enrollment among the 89 school districts in DFW
SDS
0 2.5 5 10 Miles
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FASTEST GROWING DFW PUBLIC SCHOOL DISTRICTS BY 5-YR PERCENTAGE GROWTH (2014/15-2019/20)



DFW MSA: ANNUAL NEW HOME STARTS, CLOSINGS, & LOT DELIVERIES (2Q19-1Q20)



- From 2Q19-1Q20, builders in DFW produced the most annual new home activity since 2007/08

School District Strategies

DFW 1Q20 NEW HOME ACTIVITY—PRE COVID-19

- Market Drivers
  - Prior to COVID-19, DFW Market Drivers were stunningly strong
  - DFW job formation Feb 2020 YoY was +123,600
  - Ten-year net job growth for North Texas prior approximately +1 million workers
  - Mortgage rate driven market. Sub-4% since May 2019; hits record low 3.29% on March 5, 2019
  - Resale listing inventory extremely tight
  - Consumer confidence near record cycle high
  - DFW economy had exceptional momentum

- New Home Activity
  - Sales generally began accelerating in July 2019. Most builders reported that 4Q19 sales were the strongest period for 2019
  - First 10 weeks of 2020 were exceptional from a traffic and sales standpoint. Many builders reported sales at 150% of plan
  - <u>Builders initiate 10,581 starts in 1Q20 (+ 25% YoY) first time over 10K since 2006. Annual rate climbs to 38,144.</u>
  - Builders had been anticipating a record year in 2020

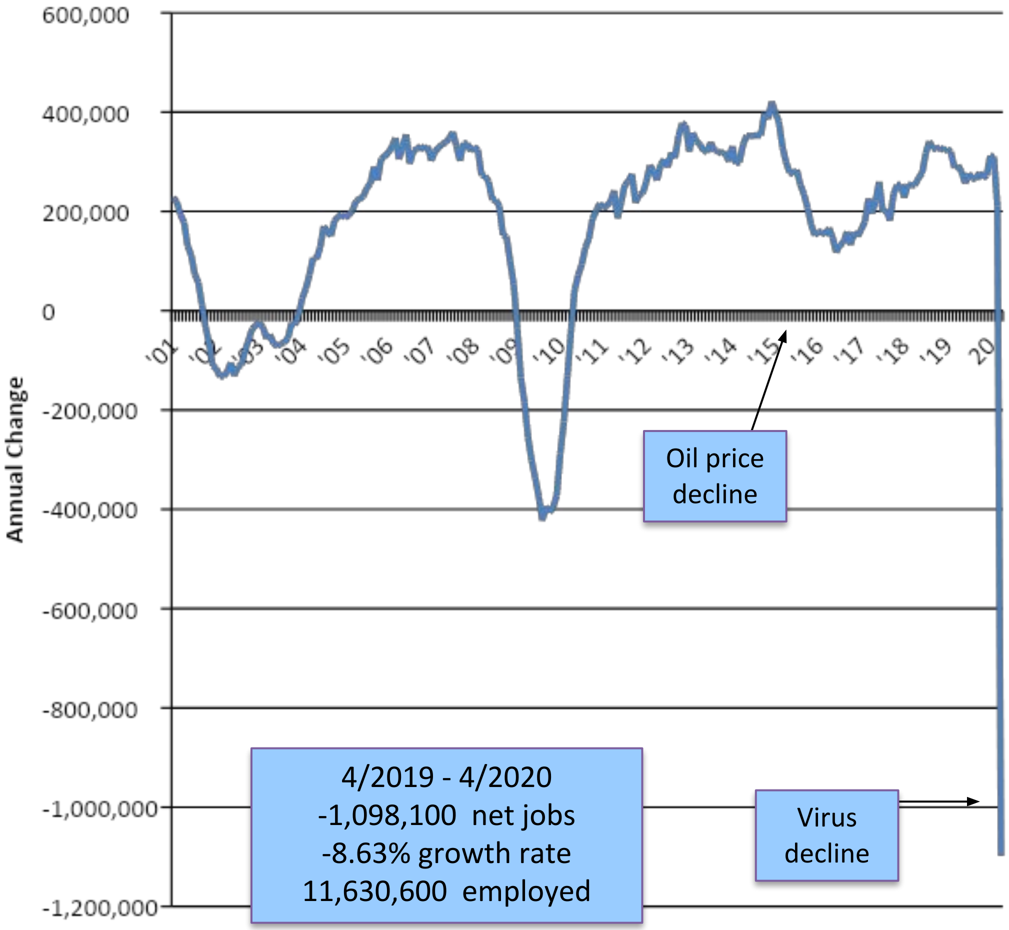
AND THEN EVERYTHING CHANGED….

COVID-19: The Black Swan Event

DFW NEW HOME ACTIVITY—POST COVID-19

- Models
  - With shelter in place requirements many builders elected to pursue a ‘by appointment only’ approach to sales
  - Builders ramp up their online presence, emphasize safety and fact that they remain open (Virtual tours)
- Spec Construction
  - Most builders ‘tap the brakes’ on new spec construction
  - Wet weather in 1Q20 limited an overwhelming amount of specs
  - Builders remain very focused on keeping specs at acceptable level
- Construction Operations
  - Key to DFW success is homebuilding being recognized as an ‘essential business’
  - Subcontractors & inspectors adapt to new social distancing requirements
- Lot Development
  - Most lots under development have continued forward, but some builders have paused mid-stream on their development in order to get a better feel for what 2nd Half 2020 will bring
- Land & Lot Acquisition
  - New unentitled deals generally have been paused
  - Both builder and developer want a clearer picture of market they are delivering into
  - Entitlement process limited or non-existent for many municipalities
  - Financing for new deals has paused with most institutional lenders

TEXAS ECONOMY



Employment Growth

YoY Job growth

April 2019 – April 2020

United States

- -19.359 million -12.87%

Texas

- -1,098,100 -8.63%

Annual Job Growth in Major Texas Markets (April 2020)

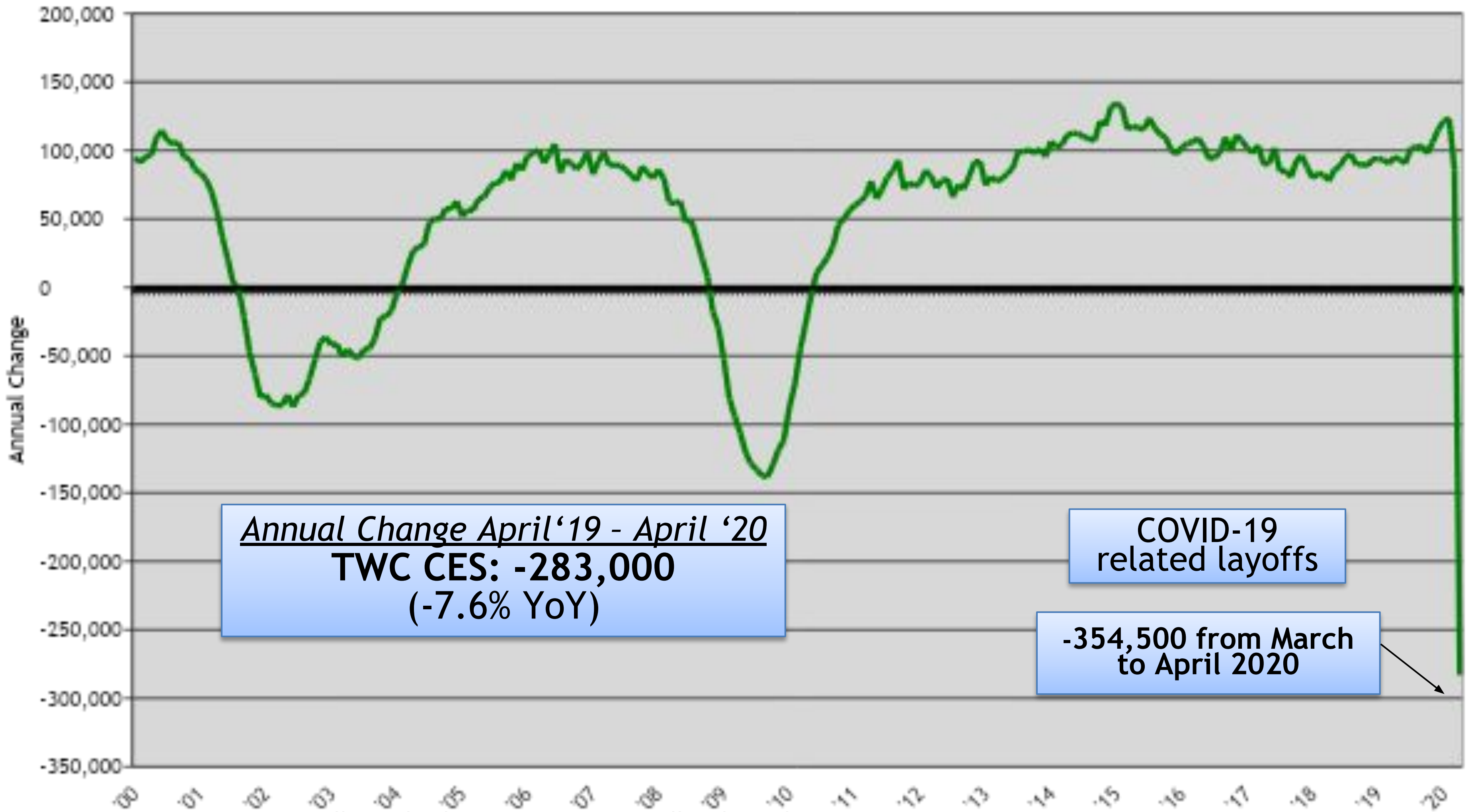
- DFW -283,000
- Houston -265,700
- Austin -100,500
- San Antonio -93,200

3-20 to 4-20 Monthly Change

- DFW -354,500
- Houston -312,100
- Austin -122,000
- San Antonio -106,200

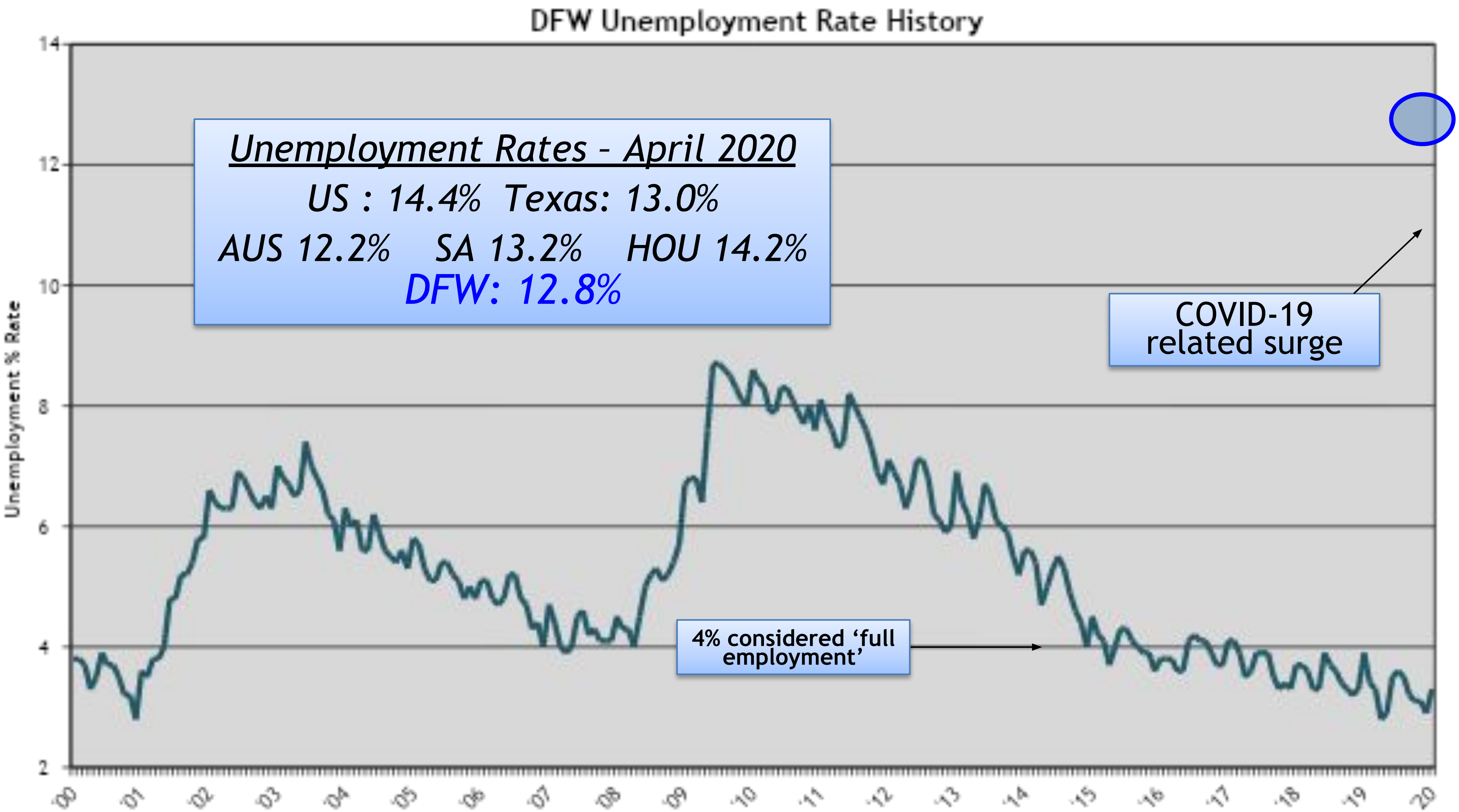
Source: TWC – CES (Not Seasonally Adjusted)

DFW ANNUAL EMPLOYMENT GROWTH



Sources: TWC – CES, Dallas Federal Reserve (Not Seasonally Adjusted)

DFW UNEMPLOYMENT TREND



Not Seasonally Adjusted Source: TWC - LAUS

DFW ANNUAL CHANGE IN EMPLOYMENT BY INDUSTRY

April 2020	Annual Change	% Change
Mining, Log, & Con.	-2,400	-1.1%
Manufacturing	-9,600	-3.3%
Trade, Transp, Util	-22,100	-2.8%
Information	-1,400	-1.7%
Financial Activities	+8,100	+2.6%
Prof & Bus Services	-38,300	-6.1%
Edu. & Hlth Serv.	-44,700	-9.7%
Leisure & Hospitality	-153,600	-39.2%
Other Services	-16,700	-13.2%
Government	-2,300	-0.5%

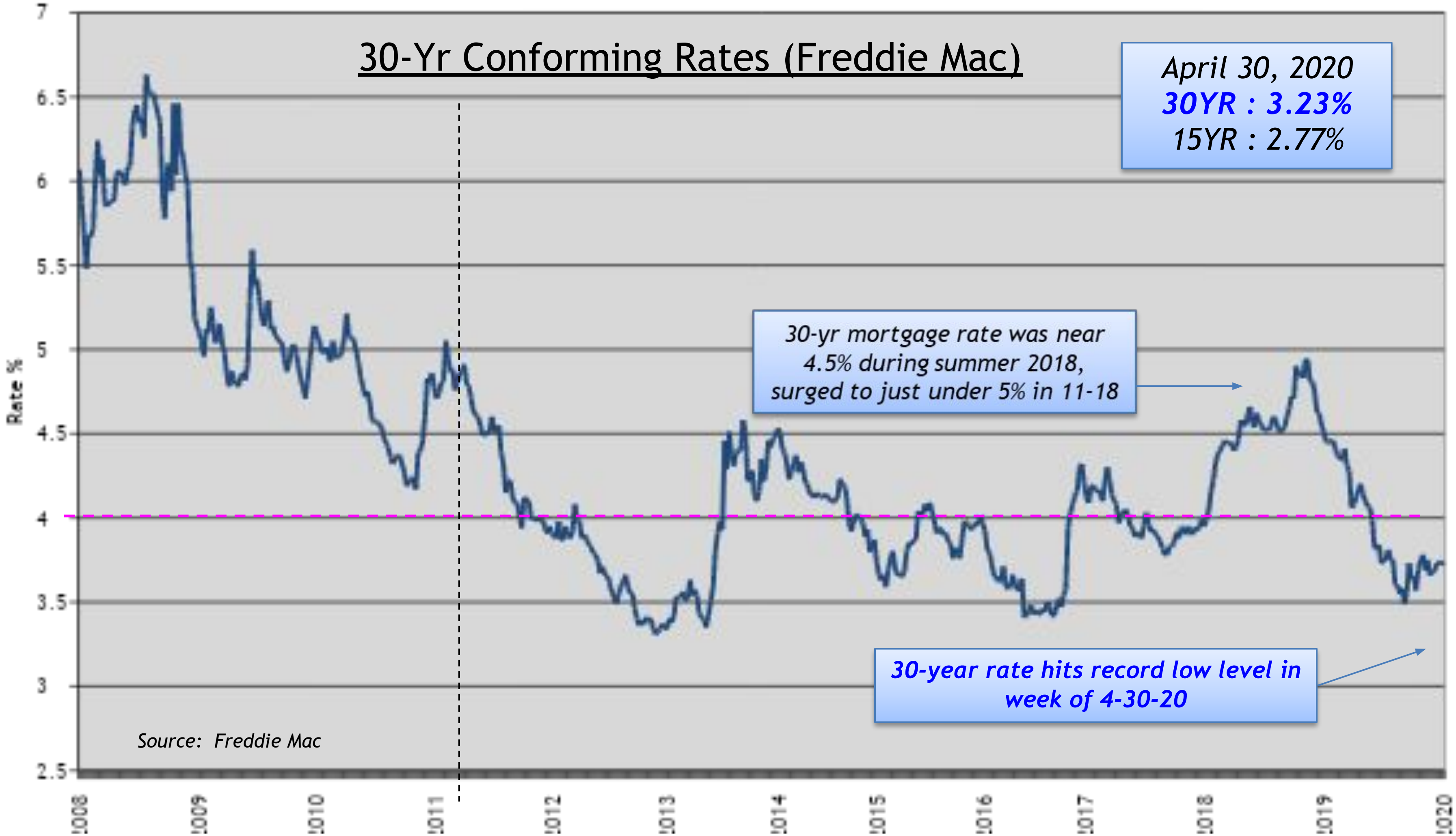
Source: TWC-CES

- Industry categories with largest job losses tend be for hourly workers at the lower end of the wage spectrum
- HH income requirements to purchase a new home require a minimum income of $80-100K
- Majority of workers that have been laid off or furloughed likely have been renters

Texas Unemployment Claims
Top three categories:

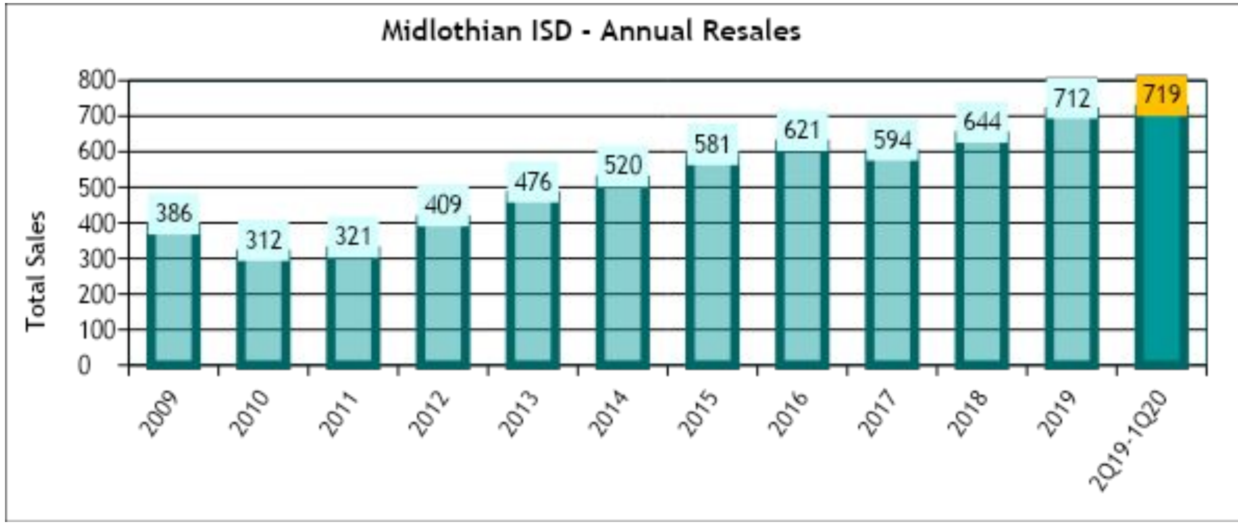
- Accommodation and food service 20.7%
- Retail Trade 13.7%
- Health Care & Social Assistance 12.0%

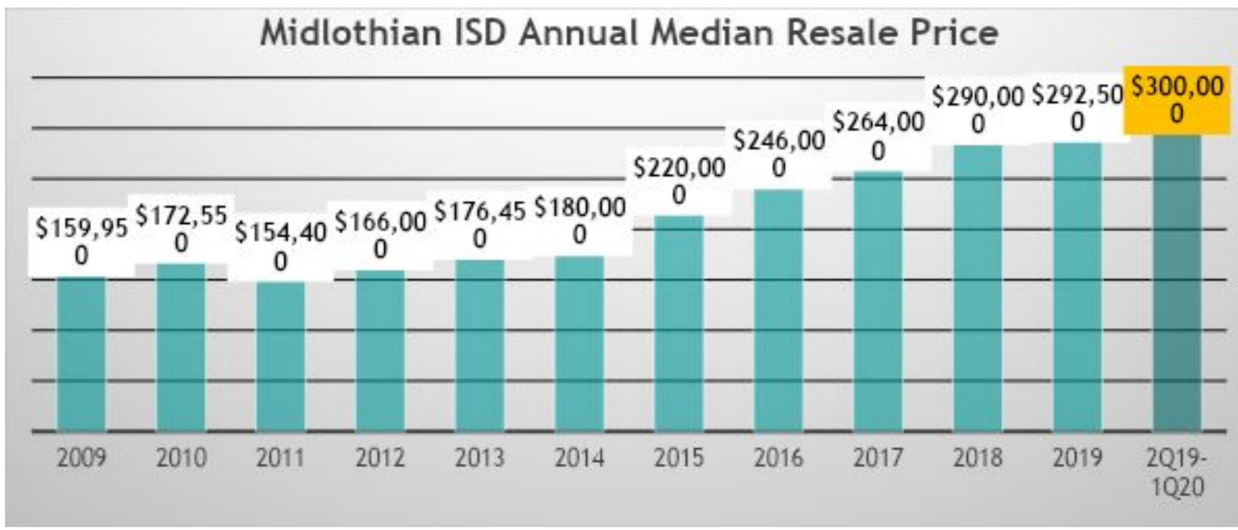
GROWTH DRIVERS: LOW MORTGAGE RATES



MIDLOTHIAN ISD PRE-OWNED HOME SALES

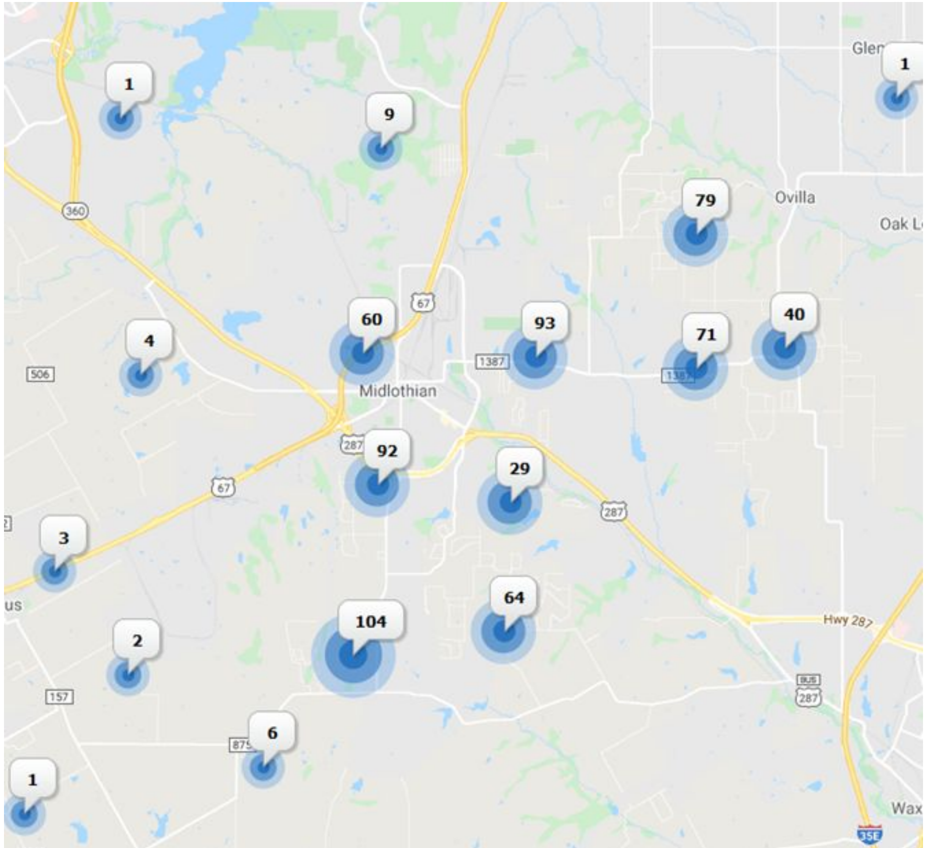
- 719 total resales in the district 2Q19-1Q20 *(+9.1% YoY)*
- From 2016-2019, MISD has seen an average of 643 pre-owned home sales per year
- MISD's median resale sold price over the past 12 months was a record $300,000 *(+4.2% vs. YoY)*
- DFW median resale price 2Q19-1Q20 = $280,000 *(+3.7% YoY)*



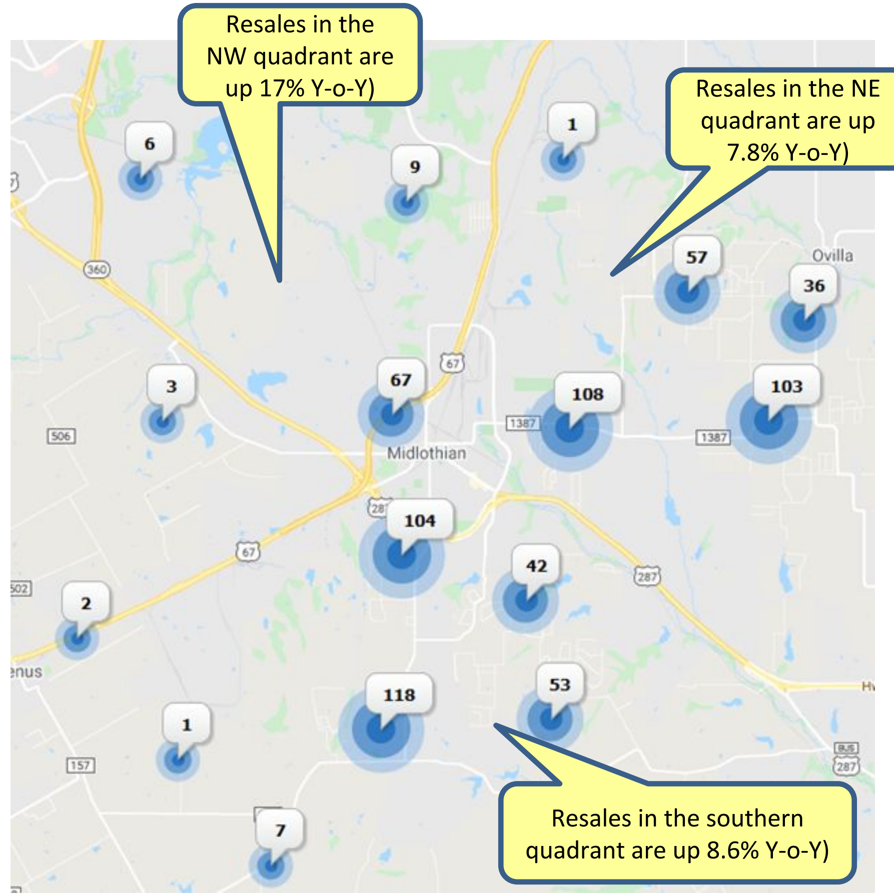


Source: NTREIS – SF detached, non-builder sales only

MIDLOTHIAN ISD PRE-OWNED HOME SALES



2Q18-1Q19



2Q19-1Q20

Source: NTREIS: SF Homes, Non-Builder Sales Only

SDS
School District Strategies

MIDLOTHIAN ISD QUARTERLY NEW HOME CONSTRUCTION

Starts	2013	2014	2015	2016	2017	2018	2019	1Q20
1Q	81	147	92	166	223	208	144	144
2Q	89	99	153	114	172	183	149	
3Q	114	119	124	138	184	101	153	
4Q	77	120	120	144	209	140	137	
Total	**361**	**485**	**489**	**562**	**788**	**632**	**583**	

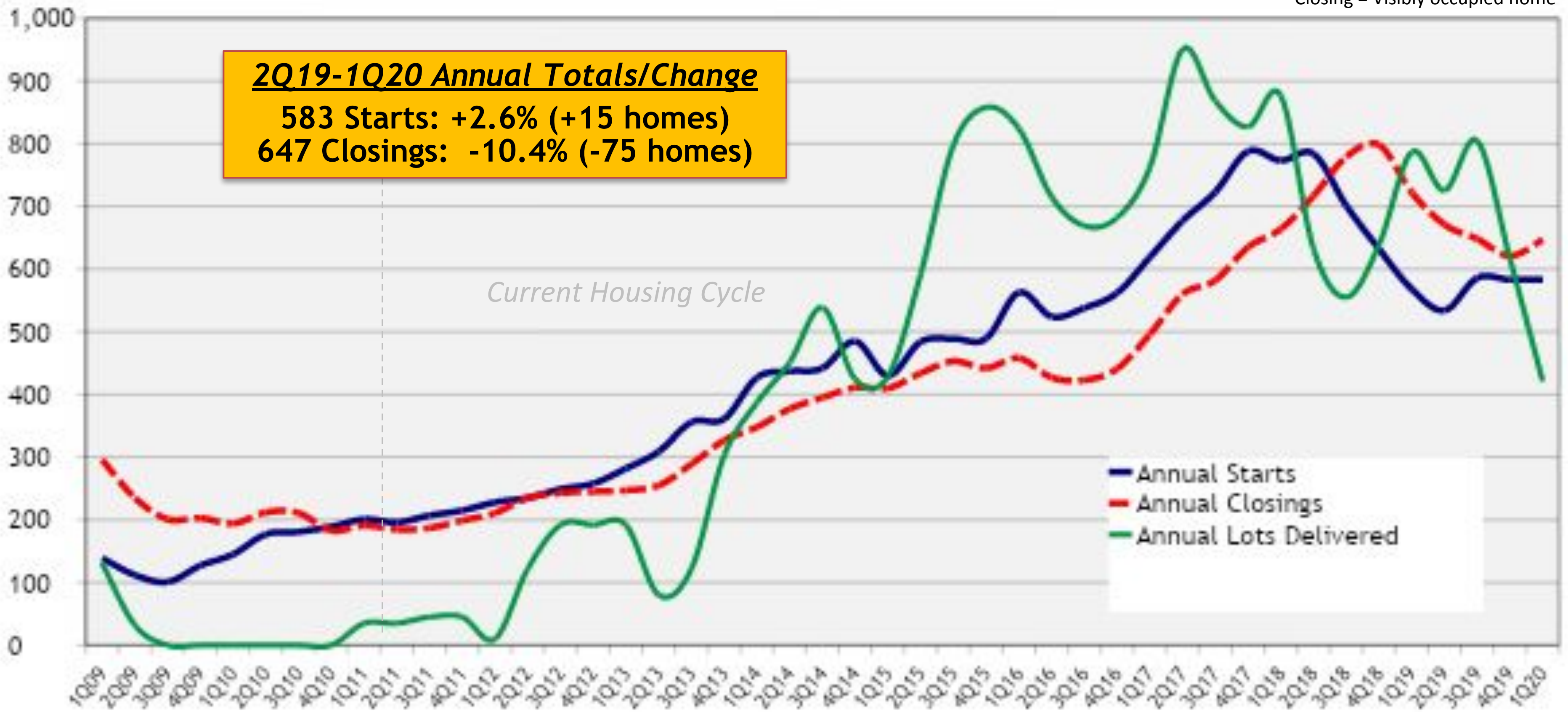
Closings	2013	2014	2015	2016	2017	2018	2019	1Q20
1Q	59	80	79	95	150	179	103	129
2Q	79	108	132	101	165	218	167	
3Q	99	117	136	132	154	216	193	
4Q	90	106	95	113	166	185	158	
Total	**327**	**411**	**442**	**441**	**635**	**798**	**621**	

- Builders started 144 and closed 129 new homes in the district during the 1st quarter of 2020

SDS
School District Strategies

MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION & NEW LOT DELIVERIES

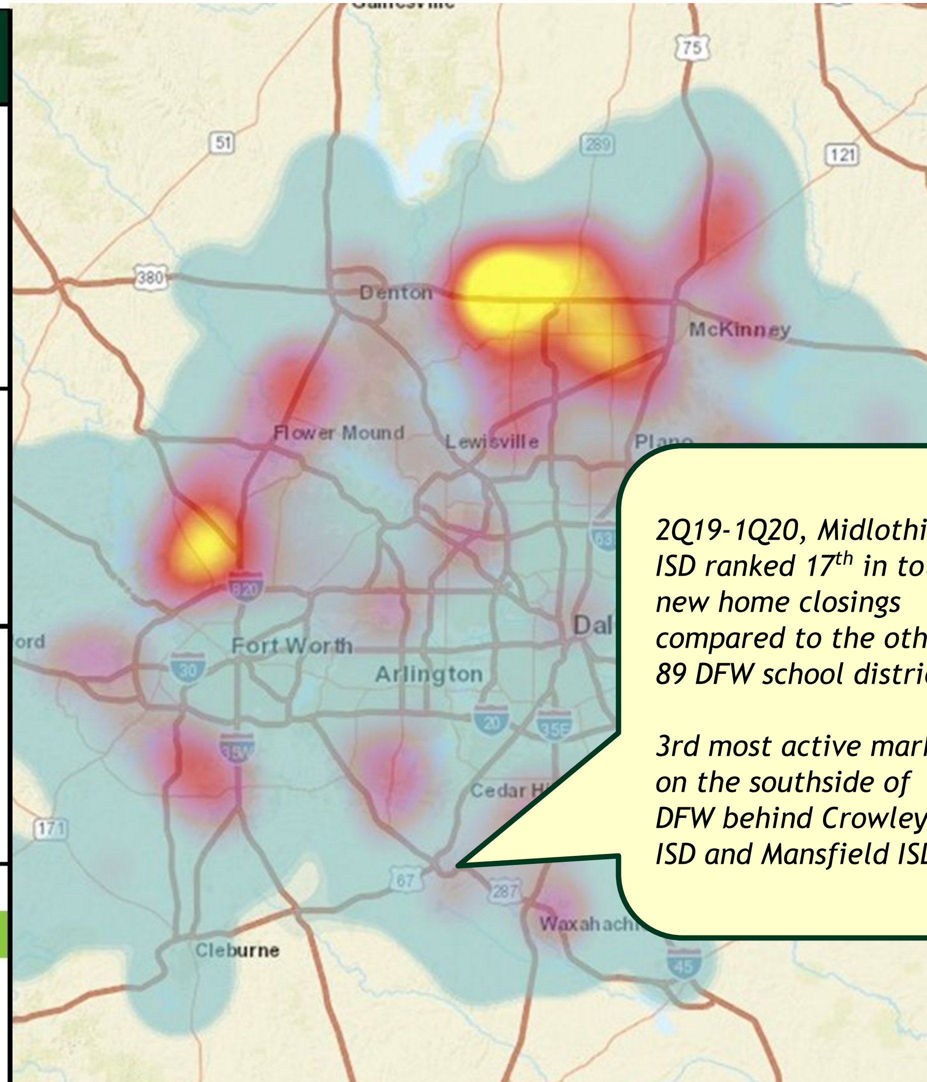
Start = Foundation started
Closing = Visibly occupied home



- 583 annual starts over the past 12 months (+2.6% YoY)
- 647 new homes were occupied from 2Q19-1Q20, a 10.4% decrease vs. a year ago
- Developers delivered 421 new single-family lots in MISD over the past 12 months
  - *Lowest annual total since 2015*

DFW SCHOOL DISTRICT RANKINGS BY NEW HOME CLOSINGS 2Q19-1Q20

Rank	District	Annual Starts	Annual Closings	Median New Home Price
1	Prosper	2,547	2,946	$417,537
2	Denton	2,862	2,728	$304,945
3	Frisco	2,272	2,397	$481,105
4	Northwest	2,337	2,091	$325,472
5	Eagle Mountain-Saginaw	1,959	1,758	$272,659
6	Lewisville	1,272	1,380	$438,246
7	Forney	1,545	1,273	$240,455
8	Crowley	1,278	1,091	$241,920
9	Little Elm	862	1,017	$368,014
10	Dallas	1,017	1,006	$355,224
11	Mansfield	969	1,003	$351,729
12	McKinney	875	805	$347,822
13	Rockwall	924	752	$343,712
14	Royse City	801	724	$259,696
15	Waxahachie	857	692	$309,671
16	Melissa	790	688	$322,092
17	Midlothian	583	647	$344,364
18	Wylie	626	637	$365,775
19	Allen	599	620	$464,331
20	Princeton	734	606	$237,230



2Q19-1Q20, Midlothian ISD ranked 17th in total new home closings compared to the other 89 DFW school districts

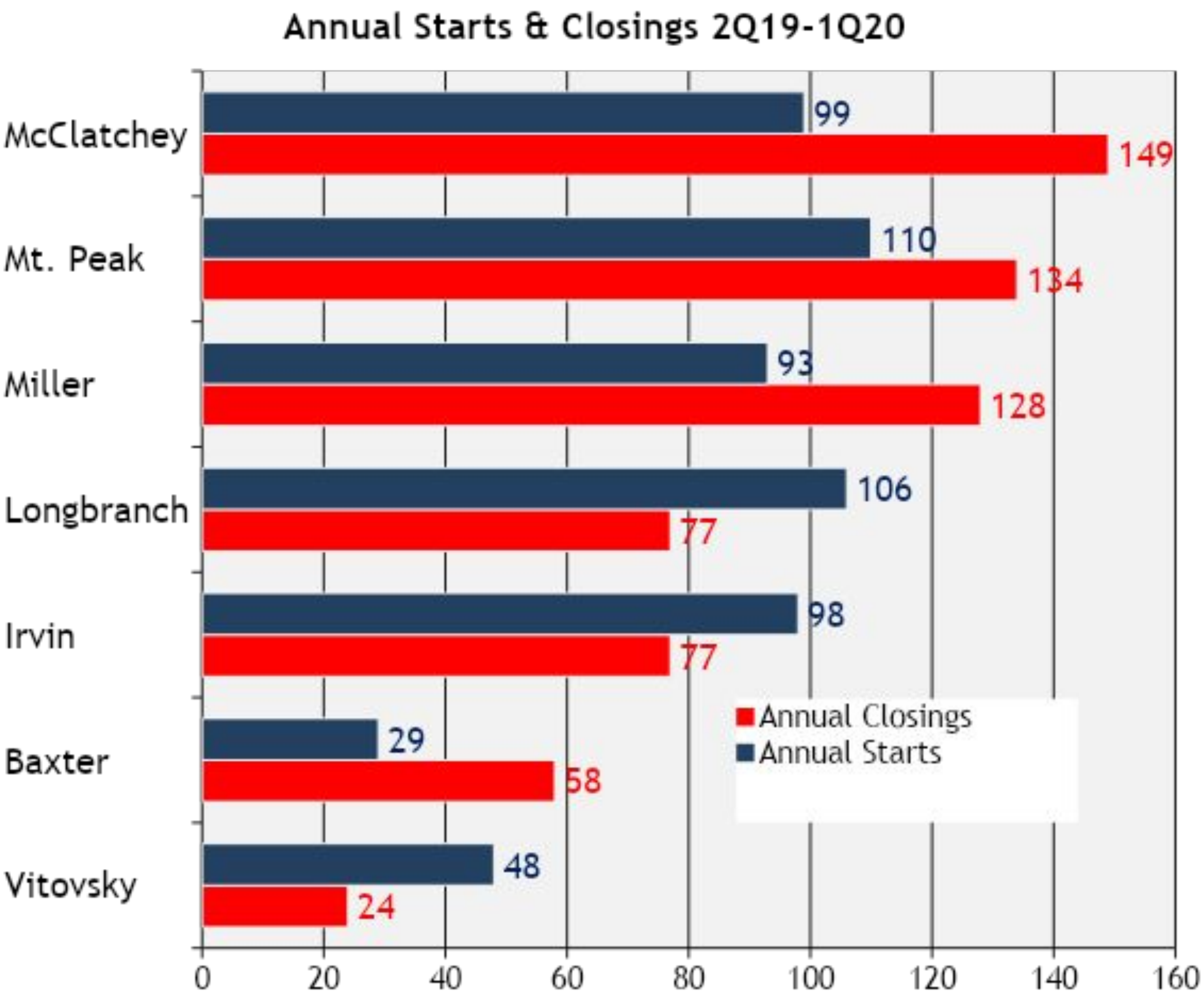
3rd most active market on the southside of DFW behind Crowley ISD and Mansfield ISD

MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 2Q19-1Q20 *(Ranked by Annual Closings)*

Rank	Subdivision	Annual Starts	Annual Closings	Projected Build-Out	Elementary	Middle	High
1	Lawson Farms (all)	34	69	2021	Miller	Dieterich	Midlothian
2	Dove Creek	42	65	2025	Mt. Peak	Dieterich	Midlothian
3	Thomas Trail Estates	51	56	2021	Mt. Peak	Dieterich	Midlothian
4	Four Trees	47	51	2021	McClatchey	Walnut Grove	Heritage
5	Bryson Springs	27	49	2021	McClatchey	Walnut Grove	Heritage
6	Hawkins Meadows	74	47	2023	Irvin	Frank Seale	Midlothian
7	The Grove	29	36	2025	Baxter	Walnut Grove	Heritage
8	Bryson Manor	21	34	2021	McClatchey	Walnut Grove	Heritage
9	Hillstone Estates	17	34	2021	Miller	Dieterich	Midlothian
10	Legacy Estates	16	22	2022	Longbranch	Walnut Grove	Heritage
11	Autumn Run	17	19	2025	Irvin	Frank Seale	Midlothian
12	Mockingbird Springs	10	18	2022	Longbranch	Walnut Grove	Heritage
13	La Paz Ranch	37	16	2026	Miller/Mt.Peak	Dieterich	Midlothian
14	Windermere Estates	0	14	2020	Baxter	Walnut Grove	Midlothian
15	Mill Valley	38	13	2024	Vitovsky	Frank Seale	Midlothian

- 9 of the top 15 subdivisions are expected to be built out by Y/E 2022; activity will be shifting to several new locations over the next two years
- New subdivision activity: Massey Meadows (58 annual starts and first 8 closings in 1Q20),

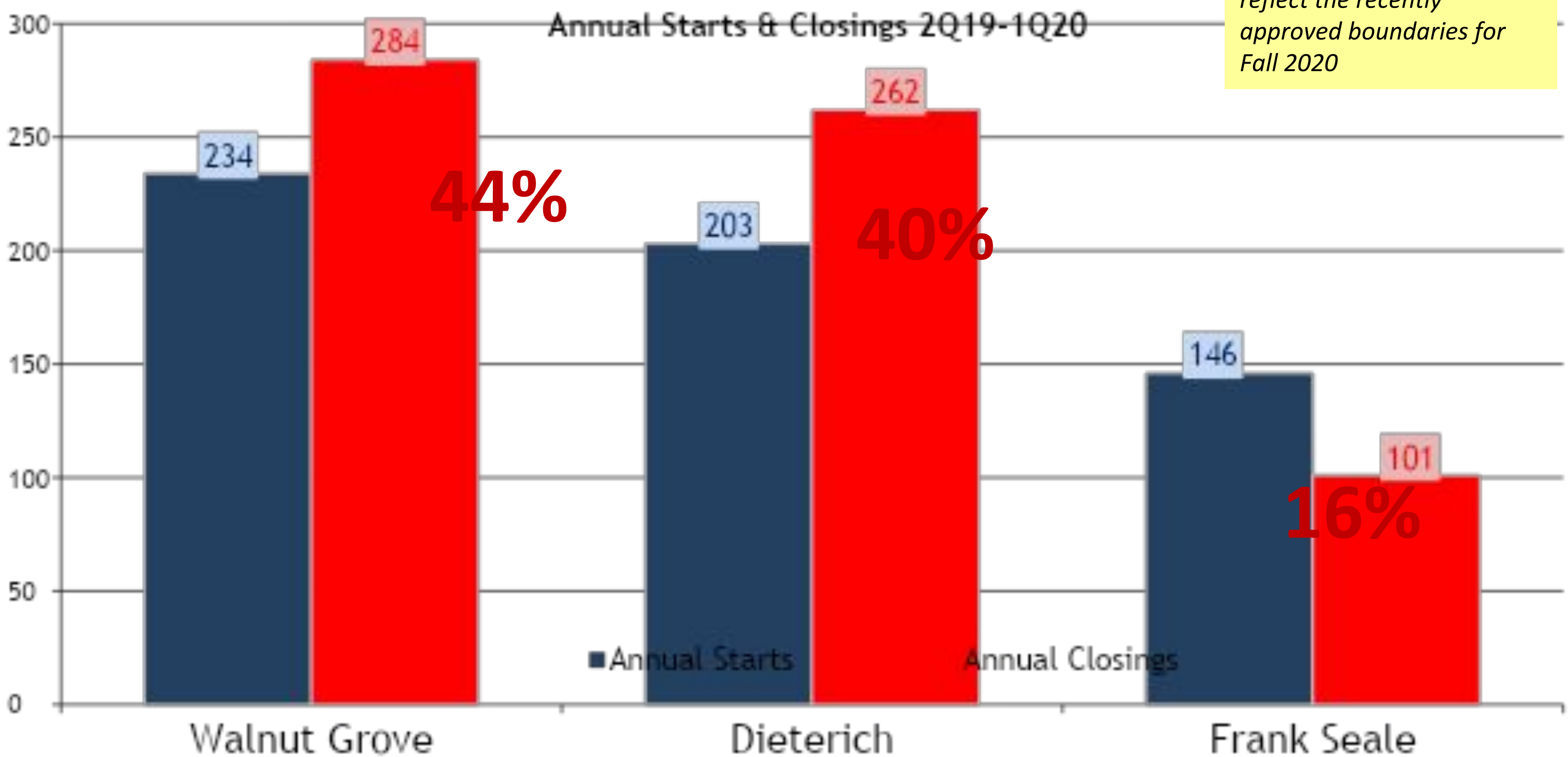
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE



- The McClatchey ES zone was the most active with 149 new home closings over the past 4 quarters
- The Mt. Peak ES zone moves up to the 2nd most active with 134 closings 2Q19-1Q20
- Activity in the Miller zone remains strong at 128 closings
- Annual starts in the Irvin and Longbranch zones are increasing

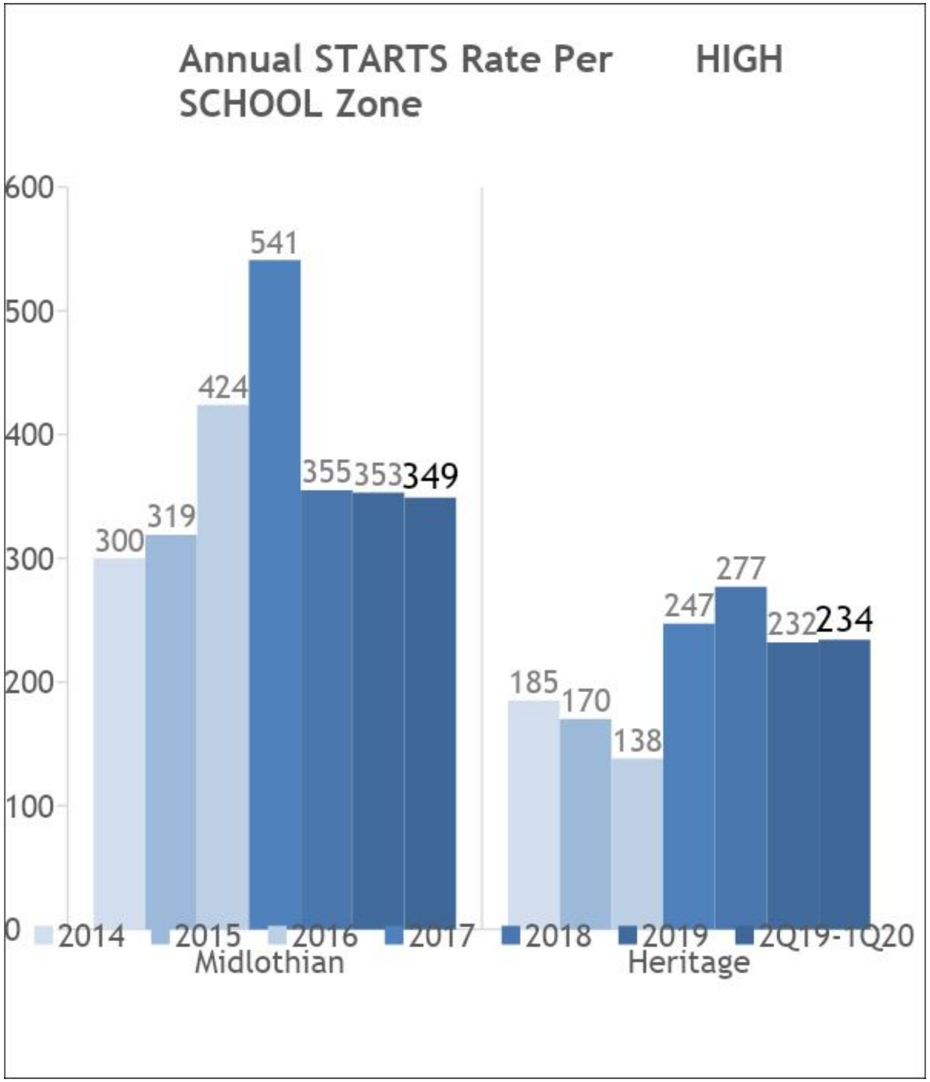
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONES

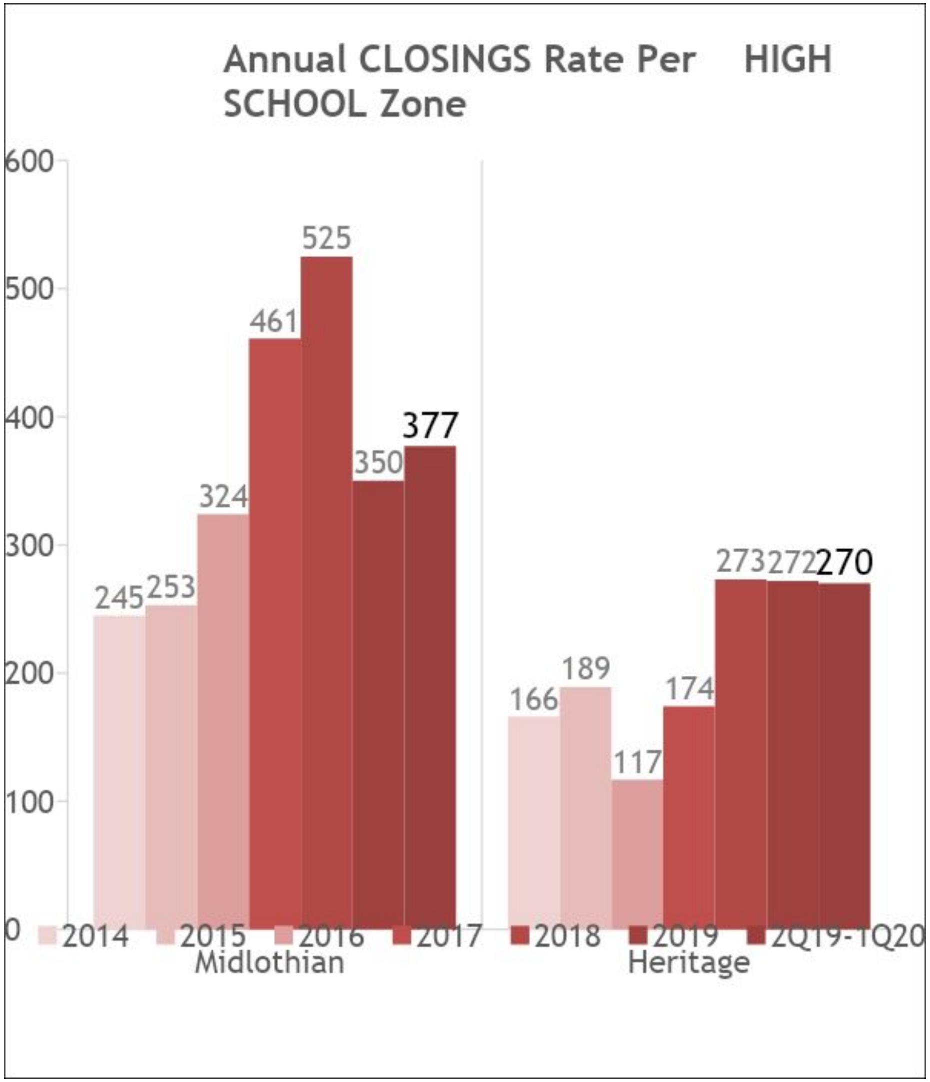
Note: Attendance zones reflect the recently approved boundaries for Fall 2020



- Over the past 4 quarters, the Walnut Grove attendance zone produced 44% of new home closings, followed by the Dieterich attendance zone with 40%.

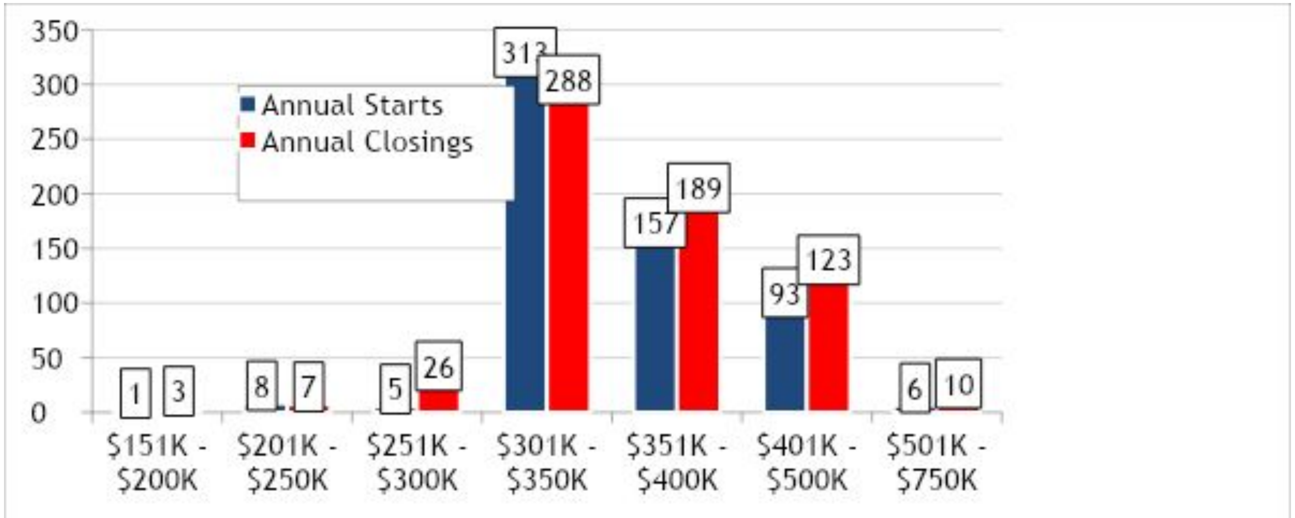
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONES



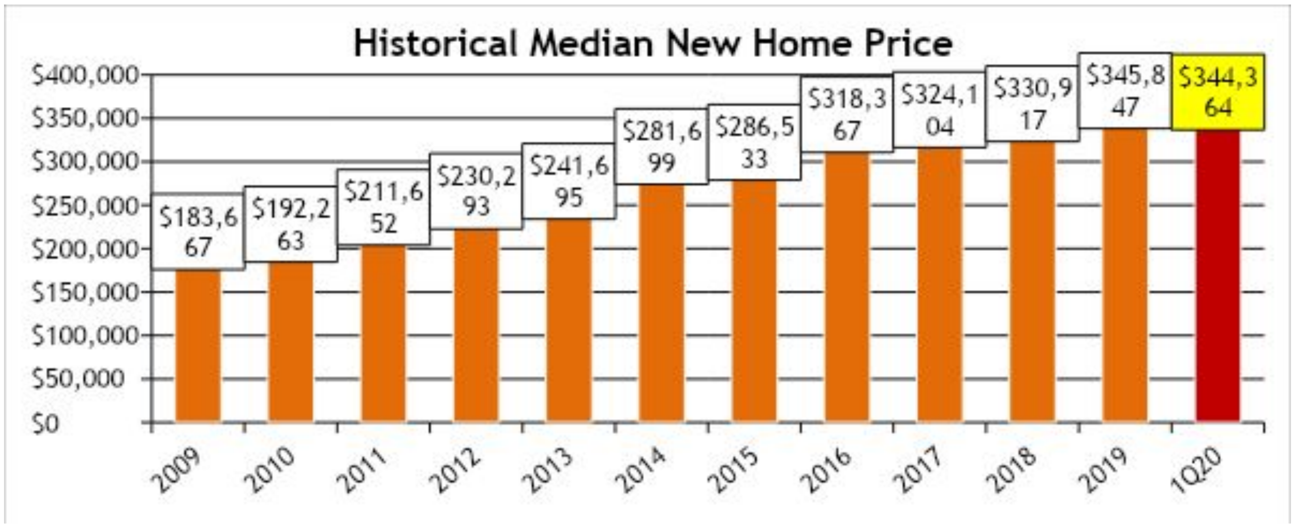


DISTRICT MEDIAN NEW HOME PRICE HISTORY

- 81% of the district's new home starts are located in subdivisions with average base pricing between $300 and $400K



- District's median new home price stands at <u>$344,364</u> for the past 4 quarters *(+1.6% YoY)*



- DFW Median New Home Price = $326K *(-0.9% YoY)*

MIDLOTHIAN ISD
RESIDENTIAL LOT INVENTORY

**Blue = New or updated in 1Q20*

- **180 new lots delivered in 1Q20**
  - 82 lots in Prairie Ridge Ph. 1A (60’ wide lots)
  - 98 lots for Prairie Ridge Ph. 2B (53’ wide lots)

- **1,322 vacant developed lots remaining as month-end March 2020**

- **972 lots under development as March 2020**

LOTS UNDER DEVELOPMENT 2Q19-1Q20					
Subdivision	Phase / 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
Bryson Manor	**3**	**110'**	**111**	**McClatchey/Walnut Grove/Heritage**	**Ovilla**
Greenway Trails	1, 1cp	60', 65', 72'	373	Vitovsky/Frank Seale/Midlothian	Grand Prairie
Hawkins Meadows	**2**	**60'**	**71**	**Irvin/Frank Seale/Midlothian**	**Midlothian**
Horseshoe Meadows	**1**	**100'**	**59**	**Longbranch/Walnut Grove/Heritage**	**Waxahachie**
Summit at Lake Ridge	22-B	130'	33	Vitovsky/Frank Seale/Midlothian	Cedar Hill
The Grove	**3 & 4**	**70'**	**197**	**Baxter/Walnut Grove/Heritage**	**Midlothian**

- The Mark apartments now leasing; 236 units in the Irvin zone
- 152 apartment units are under construction at Lakeside Villas (Vitovsky)

MISD PROPOSED RESIDENTIAL PROJECTS
(not currently active or under development)

SDS

Baxter ES Zone:
- Redden Farms (Hines/793 lots)
- Z06-2020-023 (187 lots)
- Parkside North (z12-2019-92) [73 lots]
- ****The Grove Phase 5 (Proposed)***

Irvin ES Zone:
- *Avilla Woodstone (Proposed)*

Longbranch ES Zone:
- Diamond J Ranch (1,700/Hanover)
- Hayes Crossing (330 lots/Wilbow)
- Sagebrush (67 lots)
- Wind Ridge (182 lots)

Mt. Peak ES Zone:
- Southpointe (35 lots)
- Jordan Run Ph. 4 (75 lots)

Miller ES Zone:
- Spring Creek Estates (104 lots)
- Shady Valley Estates (115 lots)
- ****Midlakes Estates (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 lots 50's & 70's
- South Pointe (Ph. 8A) – 67 lots
- Westside Preserve (772 lots)
- Heritage Hills Estates Duplexes/4-plexes (109 homes)

**Blue = New or updated in 1Q20*

MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY BY ELEM. ZONE 1Q20

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	In-Process/Planned Future Apartment Units
Baxter	29	20	1,250	0
Irvin	98	146	615	236
Longbranch	106	252	2,433	0
McClatchey	99	65	365	0
Miller	93	162	255	0
Mt. Peak	110	129	529	0
Vitovsky	48	548	8,952	152
Total	**583**	**1,322**	**14,399**	**388**

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

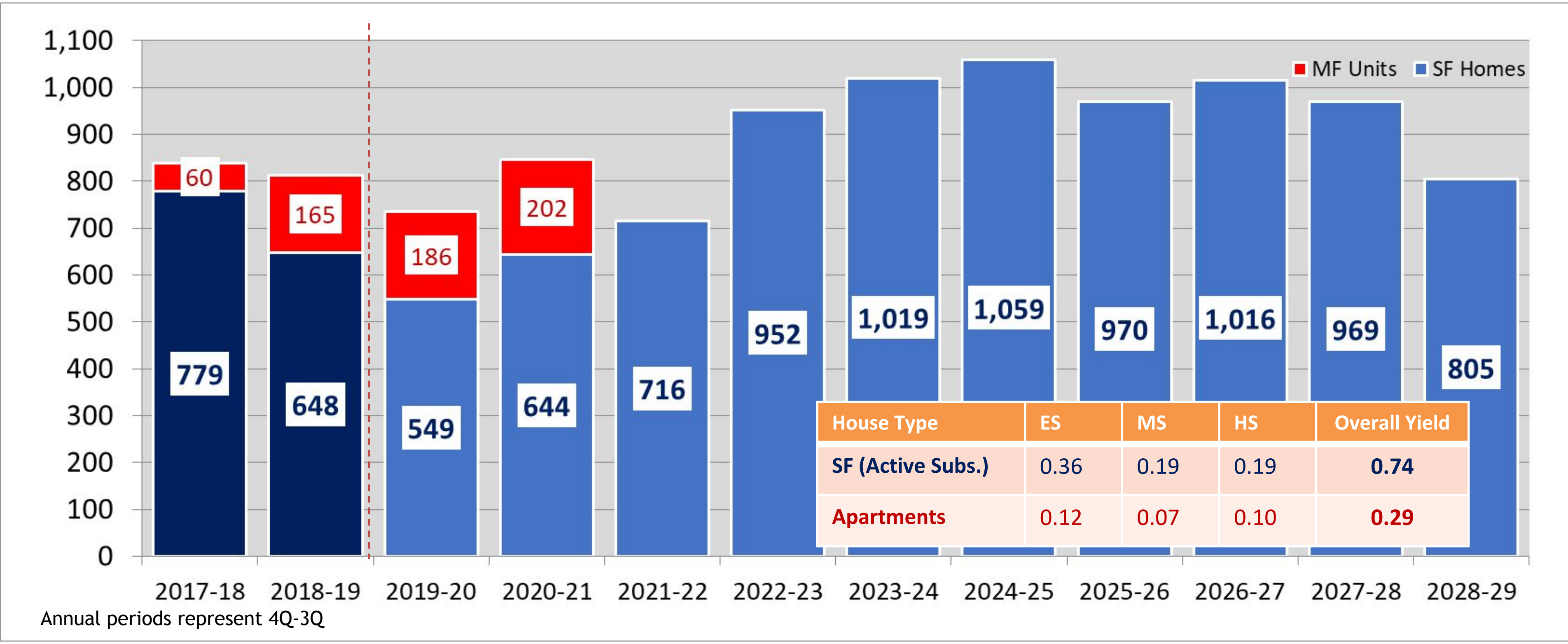
Middle School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	In-Process/Planned Future Apartment Units
Dieterich	203	291	784	0
Frank Seale	146	694	6,253	388
Walnut Grove	234	337	7,362	0
Total	**583**	**1,322**	**14,399**	**388**

High School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	In-Process/Planned Future Apartment Units
Heritage	234	337	3,182	0
Midlothian	349	985	11,217	388
Total	**583**	**1,322**	**14,399**	**388**

MIDLOTHIAN ISD NEW HOME CONSTRUCTION CLOSINGS FORECAST FALL 2020-2029 *(REVISED COVID-19 SCENARIO)*

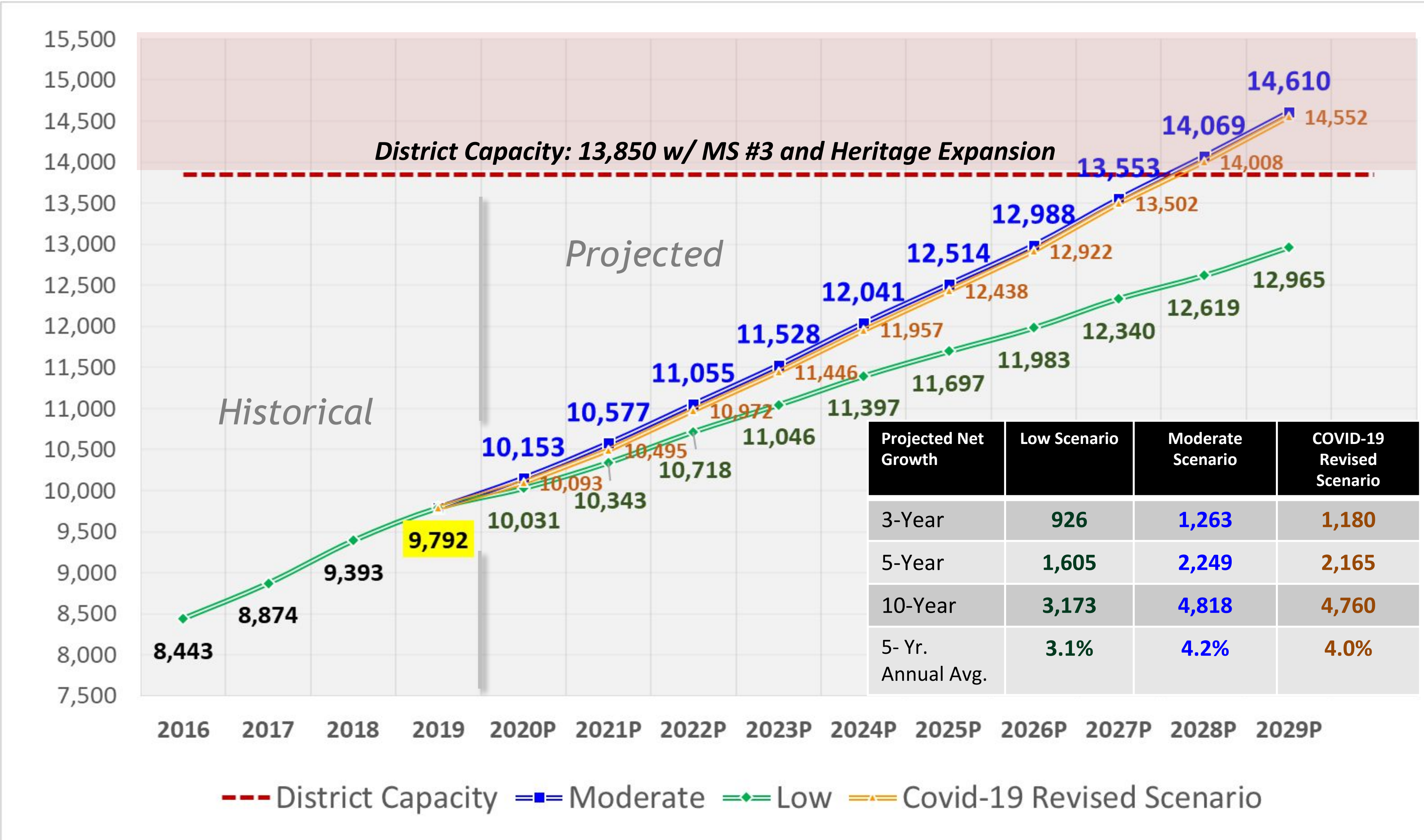


House Type	ES	MS	HS	Overall Yield
SF (Active Subs.)	0.36	0.19	0.19	**0.74**
Apartments	0.12	0.07	0.10	**0.29**

- Prior to the COVID-19 pandemic, MISD was poised to see an average of 790 new home occupancies per year through 2024 (Moderate Forecast); the revised closing forecast projects that the annual rate will fall back to between 540 and 720 for the next three years
- Under the revised Moderate Scenario, MISD is projected to average 775 new home closings per year over the next 5 years and could produce approximately 3,880 total new homes by Fall 2024
- Over the next 10 years, MISD poised to see almost 8,700 new homes
- Planned apartment developments are expected to be constructed and leased out by 2022

MIDLOTHIAN ISD
10-YEAR ENROLLMENT PROJECTIONS

SDS



Projected Net Growth	Low Scenario	Moderate Scenario	COVID-19 Revised Scenario
3-Year	926	1,263	1,180
5-Year	1,605	2,249	2,165
10-Year	3,173	4,818	4,760
5- Yr. Annual Avg.	3.1%	4.2%	4.0%

ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY

SDS

Midlothian ISD - Campus Projections (COVID-19 Revised Scenario)	*Historical*	*Projected Fall Snapshot Enrollment* 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	589	612	641	701	752	795	824	848	864	878
Capacity Utilization	75%	79%	82%	85%	93%	100%	106%	110%	113%	115%	117%
Space Remaining	185	161	138	109	49	-2	-45	-74	-98	-114	-128
Irvin Elementary		*Campus Capacity = 750*									
Total Enrollment	591	620	656	670	678	674	675	683	695	711	727
Capacity Utilization	79%	83%	87%	89%	90%	90%	90%	91%	93%	95%	97%
Space Remaining	159	130	94	80	72	76	75	67	55	39	23
Longbranch Elementary		*Campus Capacity = 750*									
Total Enrollment	623	564	582	621	676	739	795	849	914	979	1,039
Capacity Utilization	83%	75%	78%	83%	90%	99%	106%	113%	122%	131%	139%
Space Remaining	127	186	168	129	74	11	-45	-99	-164	-229	-289
Miller Elementary		*Campus Capacity = 750*									
Total Enrollment	659	743	739	748	741	743	754	772	783	787	790
Capacity Utilization	88%	99%	99%	100%	99%	99%	101%	103%	104%	105%	105%
Space Remaining	91	7	11	2	9	7	-4	-22	-33	-37	-40
Mt. Peak Elementary		*Campus Capacity = 750*									
Total Enrollment	658	669	688	713	759	779	810	842	876	911	943
Capacity Utilization	88%	89%	92%	95%	101%	104%	108%	112%	117%	121%	126%
Space Remaining	92	81	62	37	-9	-29	-60	-92	-126	-161	-193
Vitovsky Elementary		*Campus Capacity = 750*									
Total Enrollment	620	631	663	737	833	932	1,071	1,221	1,378	1,516	1,652
Capacity Utilization	83%	84%	88%	98%	111%	124%	143%	163%	184%	202%	220%
Space Remaining	130	119	87	13	-83	-182	-321	-471	-628	-766	-902
McClatchey Elementary		*Campus Capacity = 750*									
Total Enrollment	655	664	638	649	640	618	627	645	669	693	713
Capacity Utilization	87%	89%	85%	87%	85%	82%	84%	86%	89%	92%	95%
Space Remaining	95	86	112	101	110	132	123	105	81	57	37
Elementary Totals		*Total Elementary Capacity = 5,250*									
Total Enrollment	4,371	4,480	4,577	4,779	5,029	5,238	5,527	5,837	6,164	6,461	6,742
Capacity Utilization	83%	85%	87%	91%	96%	100%	105%	111%	117%	123%	128%
Space Remaining	879	770	673	471	221	12	-277	-587	-914	-1,211	-1,492

Proposed additional capacity between 2022 and 2024

MIDDLE AND HIGH SCHOOL CAMPUS PROJECTIONS VS. CAPACITY

SDS

Midlothian ISD - Campus Projections (COVID-19 Revised Scenario)	Historical	Projected Fall Snapshot Enrollment 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	710	743	742	788	861	922	967	997	1,063	1,129
Capacity Utilization	101%	59%	62%	62%	66%	72%	77%	81%	83%	89%	94%
Space Remaining	-14	490	457	458	412	339	278	233	203	137	71
Walnut Grove Middle		*Campus Capacity = 1,200*									
Total Enrollment	1,180	970	996	1,021	1,074	1,114	1,153	1,202	1,217	1,257	1,299
Capacity Utilization	98%	81%	83%	85%	90%	93%	96%	100%	101%	105%	108%
Space Remaining	20	230	204	179	126	86	47	-2	-17	-57	-99
Dieterich Middle		*Campus Capacity = 1,200*									
Total Enrollment		785	806	799	799	797	800	795	782	789	805
Capacity Utilization	0%	65%	67%	67%	67%	66%	67%	66%	65%	66%	67%
Space Remaining	1,200	415	394	401	401	403	400	405	418	411	395
Middle School Totals		*Total Middle School Capacity = 3,600 (w/ Addition of Dieterich MS in 2020)*									
Total Enrollment	2,394	2,465	2,545	2,561	2,661	2,772	2,875	2,964	2,997	3,109	3,233
Capacity Utilization	100%	68%	71%	71%	74%	77%	80%	82%	83%	86%	90%
Space Remaining	6	1,135	1,055	1,039	939	828	725	636	603	491	367
Heritage High		*Campus Capacity = 1,100*			*Campus Capacity w/ Expansion = 2,500*						
Total Enrollment	1,040	1,095	1,166	1,216	1,219	1,242	1,272	1,305	1,394	1,428	1,472
Capacity Utilization	95%	100%	106%	49%	49%	50%	51%	52%	56%	57%	59%
Space Remaining	60	5	-66	1,284	1,281	1,258	1,228	1,195	1,106	1,072	1,028
Midlothian High		*Campus Capacity = 2,500*									
Total Enrollment	1,987	2,053	2,207	2,416	2,538	2,705	2,765	2,817	2,947	3,010	3,105
Capacity Utilization	79%	82%	88%	97%	102%	108%	111%	113%	118%	120%	124%
Space Remaining	513	447	293	84	-38	-205	-265	-317	-447	-510	-605
High School Totals		*Total High School Capacity = 3,600*			*Total High School Capacity w/ Heritage Expansion = 5,000*						
Total Enrollment	3,027	3,148	3,373	3,632	3,757	3,947	4,037	4,122	4,341	4,438	4,577
Capacity Utilization	84%	87%	94%	73%	75%	79%	81%	82%	87%	89%	92%
Space Remaining	573	452	227	1,368	1,243	1,053	963	878	659	562	423
District Totals (PK-12)		*Total District Capacity = 12,450 (w/ MS#3)*			*Total District Capacity w/Heritage Expansion = 13,850*						
Total Enrollment	9,792	10,093	10,495	10,972	11,446	11,957	12,438	12,922	13,502	14,008	14,552
Capacity Utilization	79%	81%	84%	79%	83%	86%	90%	93%	97%	101%	105%
Space Remaining	1,458	2,357	1,955	2,878	2,404	1,893	1,412	928	348	-158	-702

Additional capacity coming in 2020 at the MS level and 2022 at the HS level

Midlothian ISD

1Q 2020 Demographics Summary

- Enrollment growth continues to be driven by a popular new home market
- New home builders started 583 and closed 647 new homes from 2Q19-1Q20
- 89% of new construction occurred in the City of Midlothian portion of the district; led by Lawson Farms, Dove Creek, Thomas Trail Estates, Four Trails, Bryson Springs, and Hawkins Meadows
- 9 of the top 15 most active subdivisions will be built-out as of year-end 2022 as the local housing market continues to shift to new subdivisions
- McClatchey, Mt. Peak, and Miller Elementary zones were the most active over the past 4 quarters.
- 58% of the district's new home closings occurred in the MHS zone (42% Heritage)
- District's median new home price remains level at $344,364 2Q19-1Q20 (DFW's median new = $326K); MISD median new home price now the 10th highest among the top 20 most active DFW school districts
- Developers delivered 421 new single-family (SF) lots in MISD over the past 12 months including the first 180 lots at Prairie Ridge in 1Q20
- 1,322 vacant SF lots were remaining as of March 2020
- 972 future SF lots are currently under development in the district including new developments in the Grand Prairie portion of the district at Greenway Trails
- The Mark apartments (236 units) now leasing with 152 more apartment units under construction at Lakeside Villas
- Developers are planning an additional 13,400+ future SF lots including two major master planned developments Diamond J Ranch and Redden Farms
- MISD could see over 3,800 new homes occupied over the next 5 years (avg. of 775 closings per year)
- The district could see the annual construction rate climb 900-1,000 homes per year by 2023/24
- Residential construction and development projected to drive MISD enrollment growth up by an average of 4.0% annually over the next 5 years
- MISD enrollment could surpass 12,000 students by 2025 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.