

# Midlothian ISD

District Demographics Update

# 3Q 2020

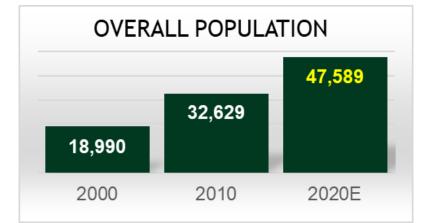


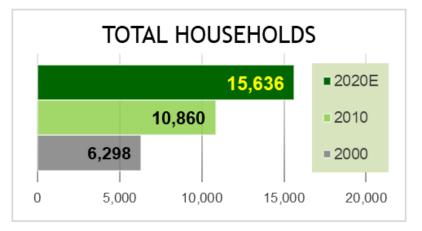


- MISD's overall population in 2020 is estimated to be 47,589, an increase of 5.5% compared to 2019 (+2,468 people)
- $\succ$  In 2020, the district is estimated to have 15,636 total households, up 5.2% versus 2019 (+777)
- $\succ$  Since 2010, the district is estimated to have added 14,960 new residents and 4,776 additional households (+45%)
- In 2020, 86% of households are  $\triangleright$ **Owner Occupied** (vs. 14% Renters)
- Median HH Income in MISD is  $\triangleright$ now \$102,531

Ellis County = \$79,753 DFW = \$70.779

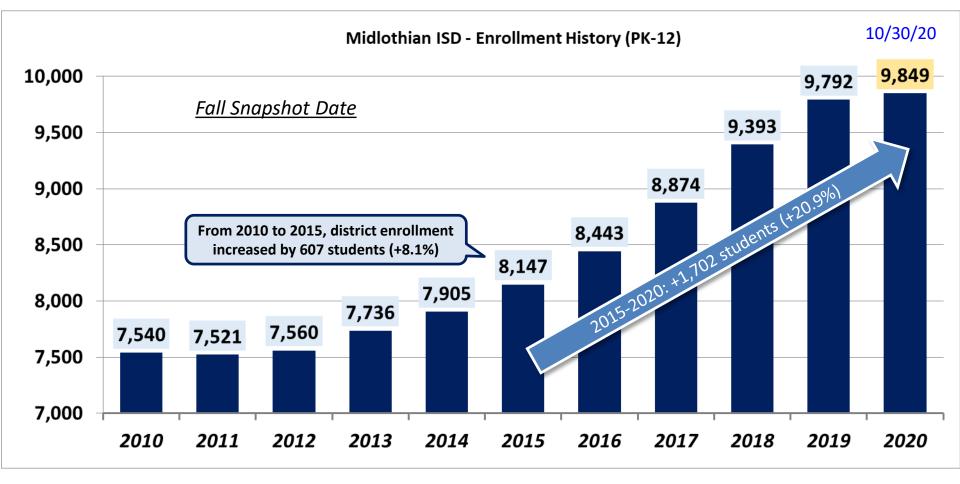
\*2020 Census results expected to be released in late 2021





Year	Population	Total Households	
2020	47,589	15,636	Source: Esri &
2019	45,121	14,859	U.S. Census
2018	42,340	13,965	Bureau
2017	40,036	13,239	
2016	38,515	12,761	2

### MIDLOTHIAN ISD ENROLLMENT HISTORY (PK-12): FALL 2010 - FALL 2020

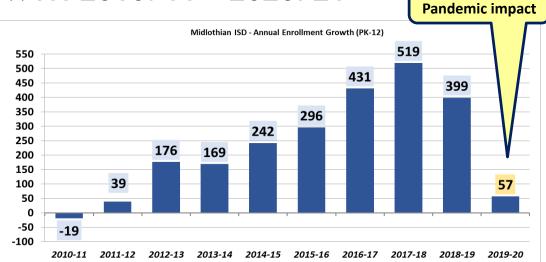


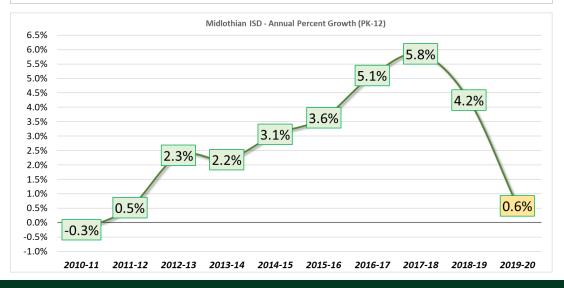
District enrollment as of the Fall 2020 snapshot date was a record 9,849 students



## MIDLOTHIAN ISD ENROLLMENT HISTORY: PK-12 ANNUAL GROWTH 2010/11 - 2020/21

- Fall 2020 enrollment is up 57 students or +0.6% compared to last fall
- COVID-19 environment results in the district's first year-over-year enrollment increase under 2.0% since 2011-2012

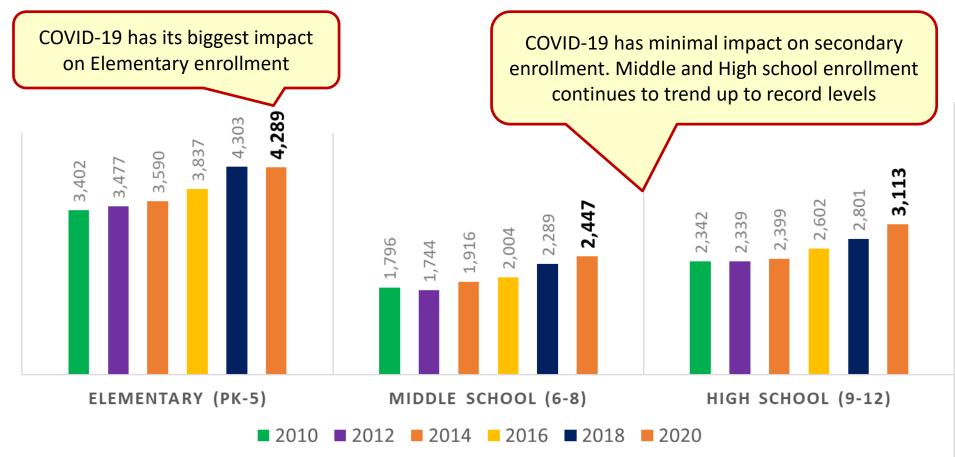






COVID-19

## MIDLOTHIAN ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL





## MIDLOTHIAN ISD ENROLLMENT HISTORY BY GRADE LEVEL



= RECORD CLASS SIZE

			ELI	EMENTA	RY				MIDDLE	-		HIG	GH				
Year (Fall)	EE/PK	К	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%
2020	163	615	648	706	682	701	774	774	846	827	849	845	720	699	9,849	57	0.6%

2020/21 likely a "redshirt" year for many children that are eligible to start kindergarten

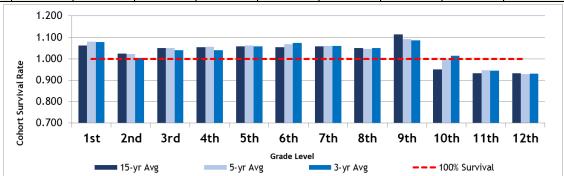
Many secondary grades currently seeing record enrollment



#### MISD ENROLLMENT HISTORY: COHORT SURVIVAL RATES BY GRADE LEVEL

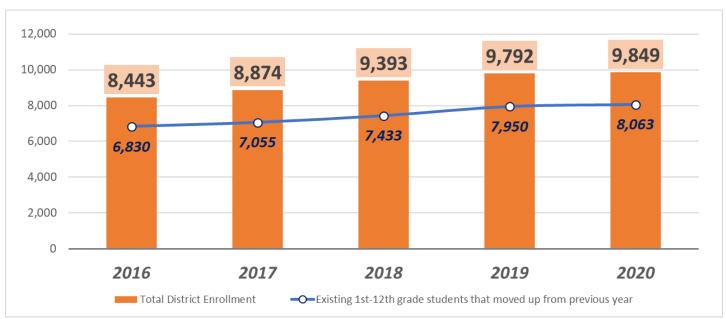


Grade	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2006	1.136	1.035	1.090	1.121	1.082	1.108	1.101	1.100	1.220	0.893	1.009	0.918
2007	1.062	1.045	1.047	1.021	1.082	1.058	1.110	1.090	1.248	0.874	0.965	0.859
2008	1.067	1.043	1.045	1.059	1.110	1.048	1.035	1.047	1.043	0.899	0.944	0.964
2009	0.973	1.028	1.043	1.039	1.100	1.037	1.046	1.066	1.141	0.947	0.936	0.944
2010	1.043	1.006	1.041	1.045	1.034	1.047	1.031	1.051	1.097	0.988	0.903	0.982
2011	1.020	0.989	1.030	1.060	0.981	1.051	1.037	1.012	1.076	0.928	0.899	0.936
2012	0.954	1.024	1.038	1.025	1.050	1.019	1.003	1.021	1.090	0.924	0.918	0.928
2013	1.098	1.056	1.082	1.047	1.039	1.030	1.083	1.059	1.052	0.924	0.892	0.939
2014	1.068	0.988	1.051	1.036	1.038	1.061	1.065	1.049	1.142	0.975	0.903	0.942
2015	1.105	1.037	1.040	1.081	1.048	1.025	1.064	1.022	1.140	0.933	0.896	0.932
2016	1.076	1.019	1.031	1.070	1.058	1.029	1.059	1.012	1.116	0.928	0.965	0.942
2017	1.086	1.075	1.098	1.090	1.081	1.096	1.063	1.069	1.088	1.011	0.936	0.911
2018	1.145	1.028	1.070	1.064	1.097	1.101	1.060	1.086	1.086	1.040	0.932	0.911
2019	1.072	1.006	1.041	1.045	1.071	1.054	1.067	1.051	1.083	1.009	0.957	0.926
2020	1.020	0.983	1.010	1.013	1.010	1.066	1.058	1.015	1.090	0.995	0.944	0.959
15-yr Avg	1.062	1.024	1.050	1.055	1.059	1.055	1.059	1.050	1.114	0.951	0.933	0.933
5-yr Avg	1.080	1.022	1.050	1.056	1.063	1.069	1.061	1.047	1.093	0.997	0.947	0.930
3-yr Avg	1.079	1.006	1.040	1.041	1.059	1.074	1.061	1.051	1.086	1.015	0.944	0.932



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# MIDLOTHIAN ISD STUDENT MOBILITY

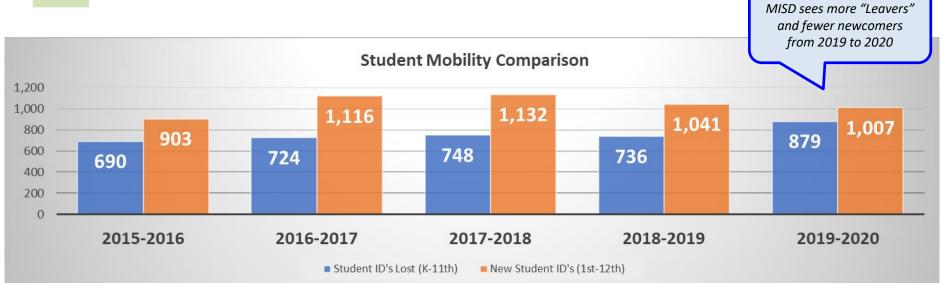


		Existing 1st-12th grade students that	Share of Total
Fall	Total District Enrollment	moved up from previous year	Enrollment
2016	8,443	6,830	80.9%
2017	8,874	7,055	79.5%
2018	9,393	7,433	79.1%
2019	9,792	7,950	81.2%
2020	9,849	8,063	81.9%

Since 2015, MISD has seen an average of 80.5% of enrolled K-11<sup>th</sup> graders move-up to 1<sup>st</sup>-12<sup>th</sup> grade the following year



# MIDLOTHIAN ISD STUDENT MOBILITY



Year-to-Year	Student ID's Lost (K-11th)	New Student ID's (1st-12th)	Net Chg.
2015-2016	690	903	213
2016-2017	724	1,116	392
2017-2018	748	1,132	384
2018-2019	736	1,041	305
2019-2020	879	1,007	128

> New Student ID's are ones that didn't exist in the previous year's data (excluding previous year Pre-K & current year Kindergarten students)

Student ID's Withdrawn/Moved ("Lost or Leaver") are ones that were present in the previous year data but do not exist in the current year data (excludes Pre-K and previous year outgoing 12th graders)

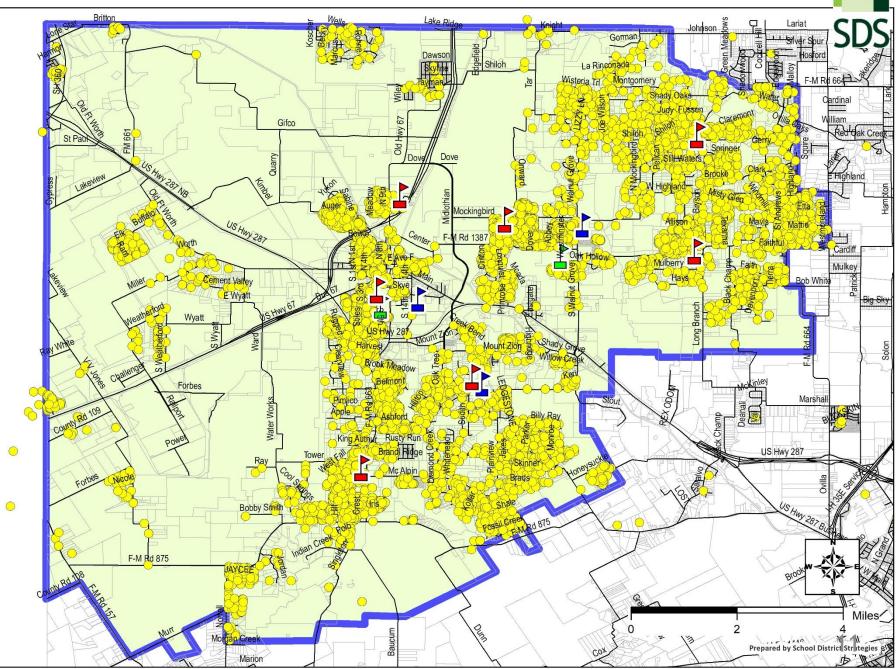


## MIDLOTHIAN ISD FALL 2020 CAMPUS ENROLLMENT BY GRADE

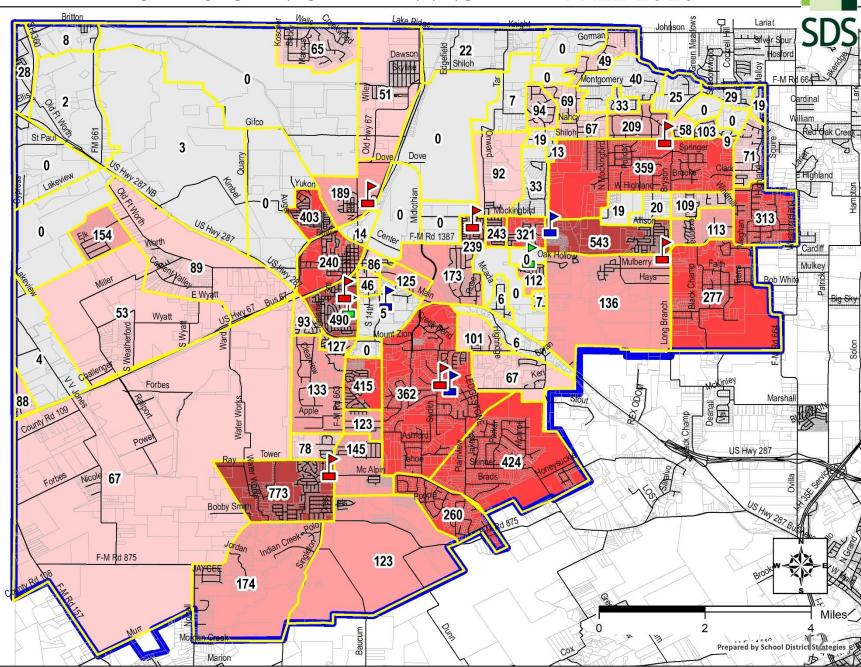
FALL 2020	EE/PK	К	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	21	81	101	75	80	92	82								532
Irvin Elementary	39	102	88	100	102	98	95								624
Longbranch Elementary	25	74	73	100	85	87	103								547
McClatchey Elementary	0	92	81	114	113	119	138								657
Miller Elementary	16	92	115	108	130	116	130								707
Mt. Peak Elementary	26	96	100	98	83	102	124								629
Vitovsky Elementary	36	78	90	111	89	87	102								593
Frank Seale Middle								226	223	227					676
Walnut Grove Middle								305	344	372					1,021
Dieterich Middle								243	279	228					750
Heritage High											324	275	253	246	1,098
Midlothian High											525	570	467	453	2,015
Totals	163	615	648	706	682	701	774	774	846	827	849	845	720	699	9,849
Elementary	4,289														
Middle	2,447														
High	3,113														10.30.20
Grand Total	9,849														



#### MIDLOTHIAN ISD STUDENT GEO-CODING - FALL 2020

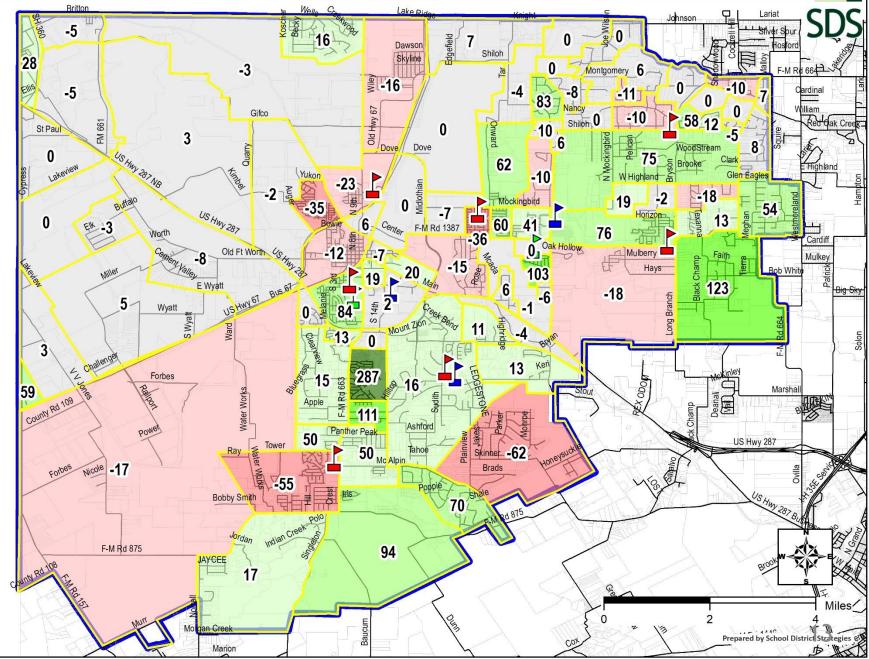


#### TOTAL STUDENTS BY PLANNING AREA - FALL 2020









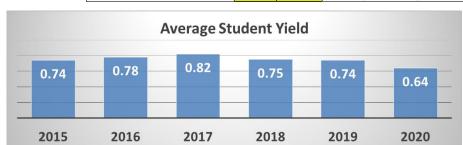
#### MIDLOTHIAN ISD STUDENT YIELDS ANALYSIS (SINGLE-FAMILY HOMES)

Data Reflects Students Enrolled in MISD



Subdivision Name	Occupied Homes	Total Students	Students PHH	Elementary Zone	EE-PK	KG-5th	6th-8th	9th-12th	PK Per HH	KG-5th Per HH	6th-8th Per HH	9th-12th Per HH
Autumn Run	102	67	0.66	Irvin	0	29	19	19	0.00	0.28	0.19	0.19
Bob White Estates	72	62	0.86	Longbranch	0	30	17	15	0.00	0.42	0.24	0.21
Bryson Manor	87	58	0.67	McClatchey	2	30	17	9	0.02	0.34	0.20	0.10
Bryson Springs	89	87	0.98	McClatchey	1	39	30	17	0.01	0.44	0.34	0.19
Coventry Crossing	121	91	0.75	Mt. Peak	2	48	24	17	0.02	0.40	0.20	0.14
Dove Creek	132	46	0.35	Mt. Peak	1	29	7	9	0.01	0.22	0.05	0.07
Estates of Somercrest	28	8	0.29	Miller	0	3	2	3	0.00	0.11	0.07	0.11
Founders Row	3	1	0.33	Irvin	0	1	0	0	0.00	0.33	0.00	0.00
Four Trees	101	82	0.81	McClatchey	2	43	18	19	0.02	0.43	0.18	0.19
Hawkins Meadow	83	38	0.46		1	16	7	14	0.01	0.19	0.08	0.17
Hillstone Estates	71	55	0.77	Miller	0	26	13	16	0.07	0.36	0.46	0.18
Horizon Estates	27	29	1.07	Longbranch	0	15	5	9	0.00	0.56	0.19	0.33
La Paz North	24	11	0.46		0	7	2	2	0.00	0.29	0.08	0.08
La Paz South	13	8	0.62	Mt. Peak	0	4	2	2	0.00	0.31	0.15	0.15
Lake Ridge - Timbers and Summit	90	65	0.72	Vitovsky	1	27	18	19	0.01	0.30	0.20	0.21
Lawson Farms	592	434	0.73		8	189	118	119	0.01	0.32	0.20	0.20
Legacy Estates	68	39	0.57	Longbranch	2	18	8	11	0.03	0.26	0.12	0.16
Long Branch Estates	35	12	0.34	Longbranch	0	6	3	3	0.00	0.17	0.09	0.09
Massey Meadows	52	34	0.65	Longbranch	1	16	9	8	0.02	0.31	0.17	0.15
McAlpin Manor	150	126	0.84	Miller	0	51	28	47	0.00	0.34	0.19	0.31
Midtowne	79	24	0.30	Irvin	0	9	8	7	0.00	0.11	0.10	0.09
Mill Valley	44	18	0.41	Vitovsky	0	7	4	7	0.00	0.16	0.09	0.16
Mockingbird Springs	40	19	0.48	Longbranch	0	6	8	5	0.00	0.15	0.20	0.13
Patriot Estates	125	88	0.70		3	32	29	24	0.02	0.26	0.23	0.19
Stonewood Ranch	69	33	0.48	McClatchey	0	7	9	17	0.00	0.10	0.13	0.25
Tanglewood Hollow	6	2	0.33	McClatchey	0	2	0	0	0.00	0.33	0.00	0.00
The Aviary	17	13	0.76	McClatchey	0	6	5	2	0.00	0.35	0.29	0.12
The Grove	152	112	0.74	Baxter	3	54	19	36	0.02	0.36	0.13	0.24
Thomas Trail Estates	66	56	0.85	Mt. Peak	4	31	13	8	0.06	0.47	0.20	0.12
Villas of Somercrest	14	1	0.07	Miller	0	0	1	0	0.00	0.00	0.07	0.00
Waters Edge	5	8	1.60	McClatchey	0	0	3	5	0.00	0.00	0.60	1.00
Windermere Estates	154	111	0.72	Baxter	2	38	30	41	0.01	0.25	0.19	0.27
									Average			
Totals	2,711	1,838			33	819	476	510	0.01	0.28	0.18	0.18
	District Average	0.64							PK-5 =	0.29		



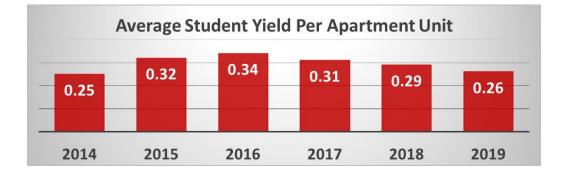


> The average yield per new home in subdivisions with active new home construction is currently <u>0.64</u> per home 14

### MIDLOTHIAN ISD STUDENT YIELDS MULTI-FAMILY ANALYSIS

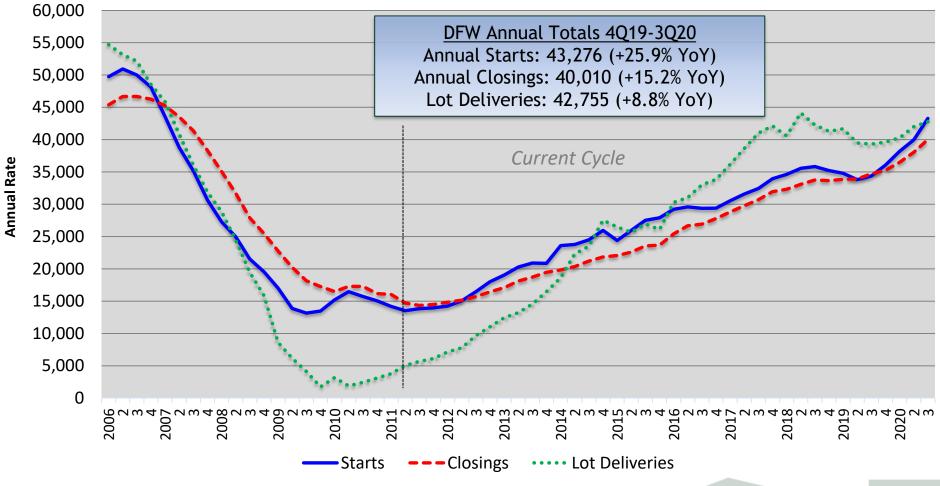


Apartment Complex	Address	City	Total Units	Total Students	Students PHH	Elem Students	Middle School	High School	Elem Per Unit	Middle Per Unit	High Per Unit
The Julian at South Pointe	1300 Lowe Rd.	Mansfield	225	9	0.04	2	3	4	0.01	0.01	0.02
Eastwood Apartments	110 S 14th St.	Midlothian	56	9	0.16	4	4	1	0.07	0.07	0.02
Magnolia View (aka Timber Oaks)	721 E Ridge Dr.	Midlothian	180	61	0.34	23	15	23	0.13	0.08	0.13
Oxford Square	400 E. Main St.	Midlothian	36	10	0.28	4	1	5	0.11	0.03	0.14
Pecan Ridge/Ridgeway	100 E. Ridgeway	Midlothian	192	52	0.27	26	8	18	0.14	0.04	0.09
Stonegate Square	104 S 14th St	Midlothian	29	19	0.66	5	6	8	0.17	0.21	0.28
The Mark	999 W. Stephenson	Midlothian	229	31	0.14	17	6	8	0.07	0.03	0.03
Turtle Cove	1600 N 9th St.	Midlothian	96	23	0.24	17	1	5	0.18	0.01	0.05
Totals/Averages			1,043	214	0.26	98	44	72	0.11	0.06	0.09



In 2020, the district's average multi-family yield declines to <u>0.26</u> enrolled students per apartment unit

## DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES



- Despite COVID-19 pandemic, new home activity in Dallas-Ft. Worth surges to new cycle highs in 3Q20
- The heightened activity represents the strongest activity since 2006



## DFW 3Q20 NEW HOME ACTIVITY SURGES

#### Market Drivers Align To Produce Wave of Summer Demand

- Record low mortgage rate pulls renters into for-sale market
- Millennials reach life stage to become first-time buyers, see home purchase opportunity with a sense of urgency
- Existing home market does not produce enough listings to satisfy buyer demand
- Outer-ring submarkets embraced by buyer prospects in time of COVID

#### Builders Rev Up Construction Machine With Almost 13K 3Q20 Starts

- Builders sell through much of spec inventory early in summer
- Backlogs have been reestablished
- Surge in construction costs surprised some builders squeezing margins on un-started homes
- Builders have aggressively raised house prices to offset price increases and preserve lots
- Upswing in starts has put renewed pressure on construction capacity, filling up credit lines and flooding trade base with work
- Few builders are able to replenish their spec home supply

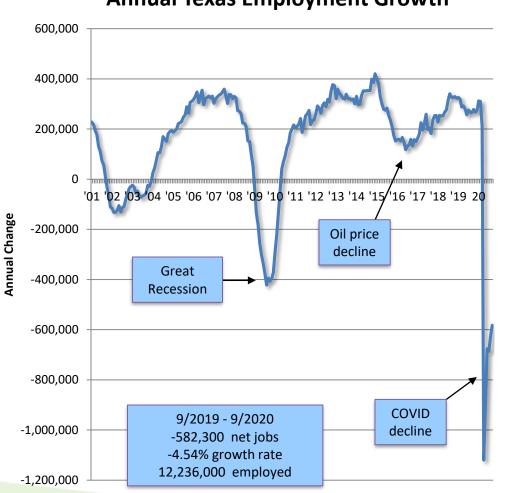


## **30-YEAR MORTGAGE RATE**





## **TEXAS ECONOMY**



**Annual Texas Employment Growth** 

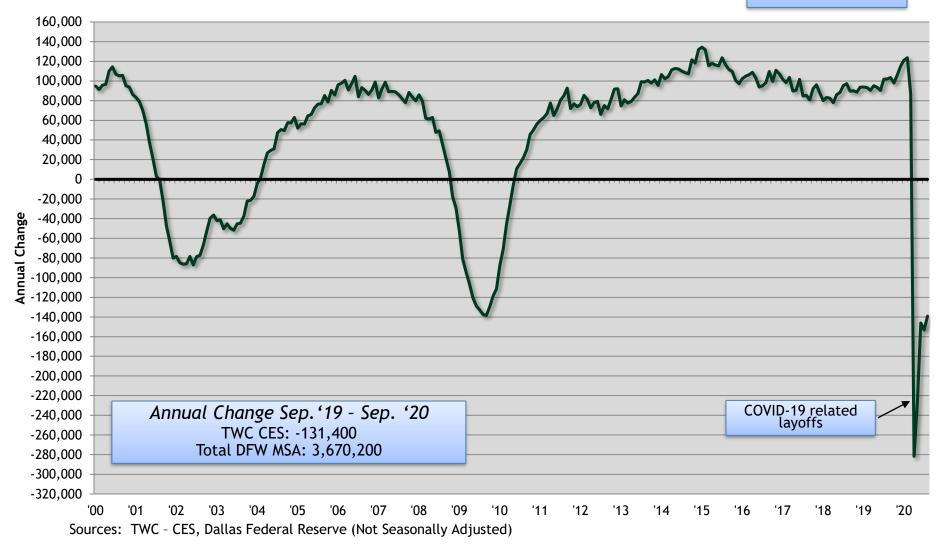
Employme	nt Growth								
YoY Job growth									
Sept. 201	9 - Sept. 2020								
United States									
9.701 millio	n -6.40%								
Texas									
582,300	-4.54%								
Annual Job (	Growth in Major								
Texas Marke	ets (Sept. 2020)								
– DFW	-131,400								
<ul> <li>Houston</li> </ul>	-160,000								
– San Antonio	-45,300								
– Austin	-27,800								
_									

Source: TWC - CES (Not Seasonally Adjusted)



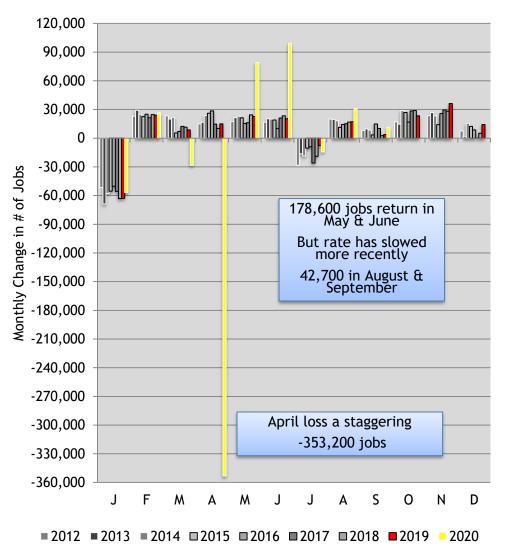
## DFW ANNUAL EMPLOYMENT GROWTH

-131,400 -3.46% growth rate





## MONTHLY CHANGE IN DFW EMPLOYMENT

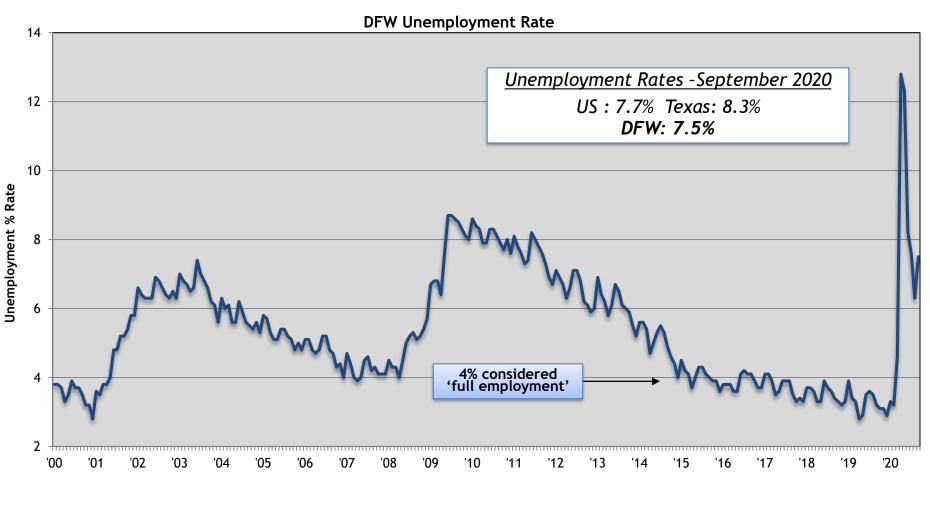


September 2020	Annual Change	% Change
Mining, Log, Construction	200	0.1
Manufacturing	-10,600	-3.6
Trade, Transp, Util	-5,900	-0.7
Information	-1,400	-1.7
Financial Activities	9,100	2.8
Prof & Bus Services	-4,000	-0.6
Edu. & Hlth Serv.	-28,500	-6.1
Leisure & Hospitality	-77,600	-19.5
Other Services	-10,000	-7.7
Government	-2,700	-0.6

Source: TWC-CES Survey (NSA)



## DFW UNEMPLOYMENT TREND



Not Seasonally Adjusted Source: TWC - LAUS



## DFW NEW HOME MARKET OUTLOOK

#### 2021 Outlook

- Surge of 3Q20 sales has created extensive backlogs for builders—expect another strong start quarter in 4Q20
- Sales momentum should carry into Spring 2021 market, but business growth/employment need to pick up next year for sustained market growth
- Demographics and likelihood of low mortgage rates in nearterm look promising
- Availability of lots in many neighborhoods will act as governor to market start growth
- Builder operations will have to deal with uneven flow

#### **Election Implications**

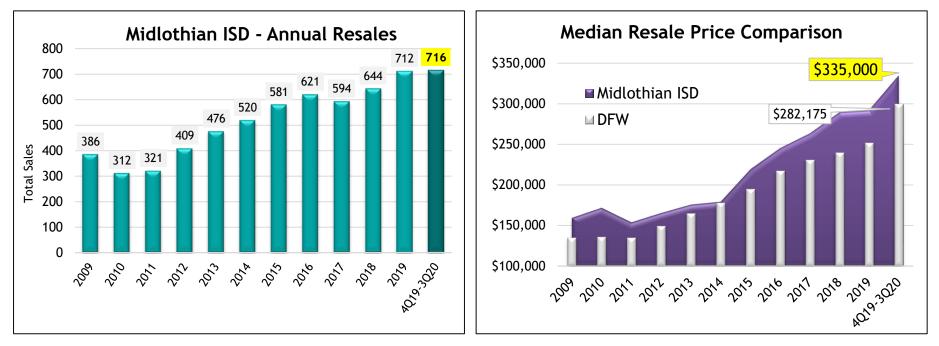
- While final election outcome still to be decided, Congress appears to be split, so no broad-base policy can be imposed
- Likelihood of higher taxes fading
- Stimulus and infrastructure spending will be negotiated
- Both Republicans & Democrats have had favorable policies toward housing

#### What Are the Long-Term DFW Housing Market Concerns?

- Affordability—the uptick in material costs & lot prices tends to negate the benefits brought by cheap money
- Mortgage Rates—while rates look favorable for the next 24 months, recall how the consumer reacted to higher rates in 4Q18; sales stalled temporarily



## MIDLOTHIAN PREOWNED HOME SALES



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

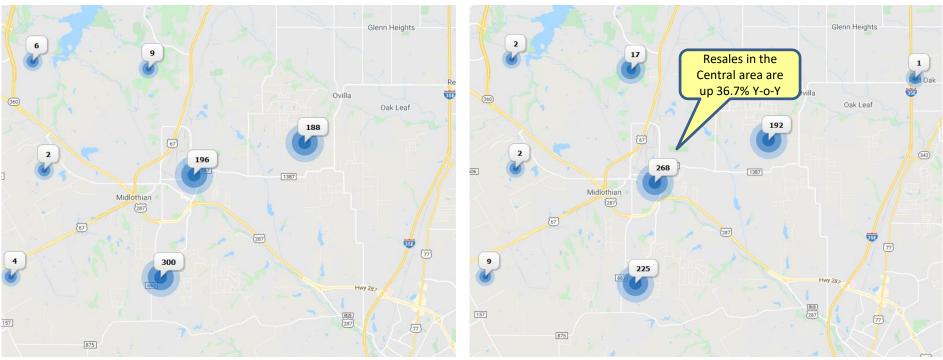
- 716 total resales in the district from 4Q19-3Q20 (+1.3% YoY)
- Since 2016, MISD has seen an average of 643 pre-owned home sales per year
- MISD's median resale sold price over the past year was a record \$335,000 (+13.8% vs. YoY)
- DFW's annual median resale price currently \$282,175 (+12.9% YoY)



## MIDLOTHIAN ISD PRE-OWNED HOME SALES

4Q18-3Q19

4Q19-3Q20

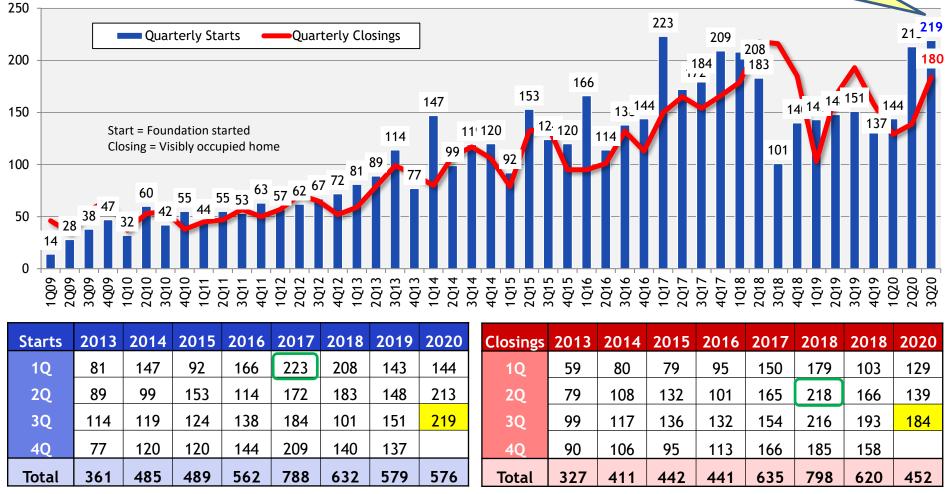


Source: NTREIS: SF Homes, Non-Builder Sales Only



#### MIDLOTHIAN ISD QUARTERLY NEW HOME CONSTRUCTION

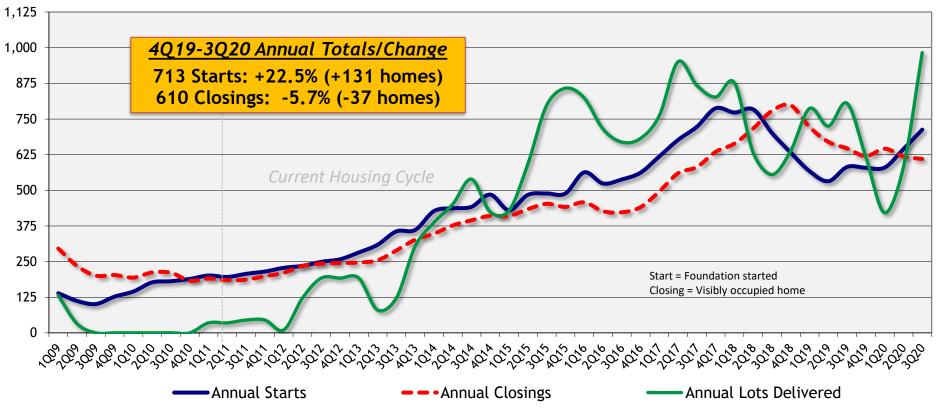
Most quarterly starts since 1Q17 and second highest total recorded



Builders started 219 and closed 184 new homes in the district during the 3rd quarter of 2020



## MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION AND LOT DELIVERIES



- 713 annual starts from 4Q19-3Q20, a 22.5% increase year-over-year
  - Highest annual rate in two years
- Annual closings remain flat at 610 homes, a 5.7% decrease vs. the same period last year
- Developers delivered 983 new single-family residential lots in MISD over the past 12 months
  - The most in a 12-month period in more than 10 years



#### DFW SCHOOL DISTRICT NEW HOME ACTIVITY RANKED BY ANNUAL NEW HOME CLOSINGS 4Q19-3Q20

Rank	District	Annual	Annual	Median New
Kalik		Starts	Closings	Home Price
1	Denton	2,925	2,996	\$313,484
2	Prosper	2,674	2,783	\$435,963
3	Frisco	2,287	2,523	\$524,703
4	Northwest	2,868	2,318	\$325,399
5	Eagle Mountain-Saginaw	2,266	2,070	\$274,249
6	Forney	1,832	1,406	\$271,205
7	Lewisville	1,086	1,307	\$427,376
8	Crowley	1,044	1,257	\$248,060
9	Dallas	886	972	\$333,415
10	Little Elm	834	955	\$373,317
11	Mansfield	1,061	939	\$380,970
12	Rockwall	1,056	910	\$357,873
13	McKinney	838	904	\$345,373
14	Melissa	964	829	\$333,159
15	Waxahachie	821	822	\$316,591
16	Royse City	1,070	767	\$258,890
17	Princeton	1,151	699	\$280,071
18	Wylie	764	691	\$385,067
19	Allen	593	643	\$482,675
20	Anna	762	633	\$279,111
21	Midlothian	713	610	\$369,759
				+



## MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 4Q19-3Q20 (ranked by annual closings)

Rank	Subdivision	Annual Starts	Annual Closings	Elementary	Middle	High
1	Hawkins Meadows	61	73	Irvin	Frank Seale	Midlothian
2	Massey Meadows	<mark>97</mark>	52	Longbranch	Walnut Grove	Heritage
3	Dove Creek	21	48	Mt. Peak	Dieterich	Midlothian
4	Mill Valley	57	44	Vitovsky	Frank Seale	Midlothian
5	Four Trees	38	43	McClatchey	Walnut Grove	Heritage
6	Lawson Farms (All)	12	40	Miller	Dieterich	Midlothian
7	Thomas Trail Estates	28	39	Mt. Peak	Dieterich	Midlothian
8	La Paz Ranch	27	36	Miller	Dieterich	Midlothian
9	The Grove	28	28	Baxter	Walnut Grove	Heritage
10	Bryson Manor	13	25	McClatchey	Walnut Grove	Heritage
11	Bryson Springs	10	24	McClatchey	Walnut Grove	Heritage
12	Legacy Estates	48	22	Longbranch	Walnut Grove	Heritage
13	Autumn Run	44	18	Irvin	Frank Seale	Midlothian
14	Hillstone Estates	9	18	Miller	Dieterich	Midlothian
15	Horizon Estates	12	15	Longbranch	Walnut Grove	Heritage

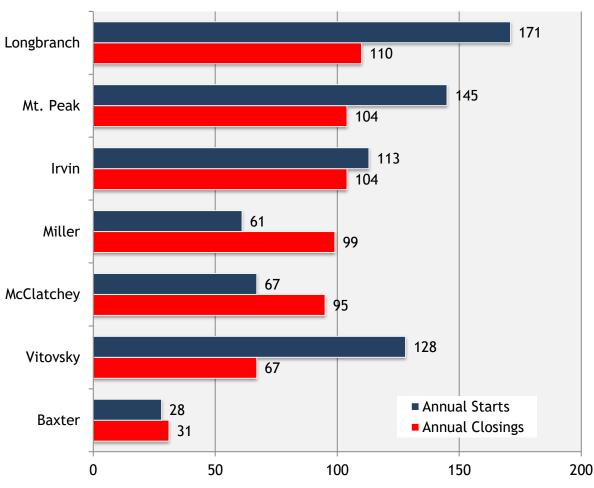
#### Others to Watch

- DR Horton starts <u>87 homes</u> over the past two quarters at Coventry Crossing Ph. 2
- Prairie Ridge: first 28 homes started over the past two quarters



# MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE

Annual Starts & Closings 4Q19-3Q20

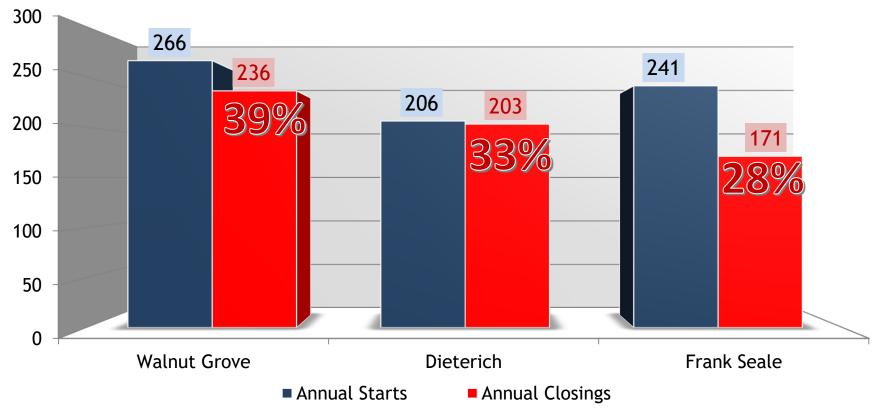


- Longbranch ES zone is now the most active with 171 starts and 110 closings over the past 12 months
- Mt. Peak and Irvin zones all see more than 100 new homes occupied over the past 12 months
- Vitovsky zone activity increasing



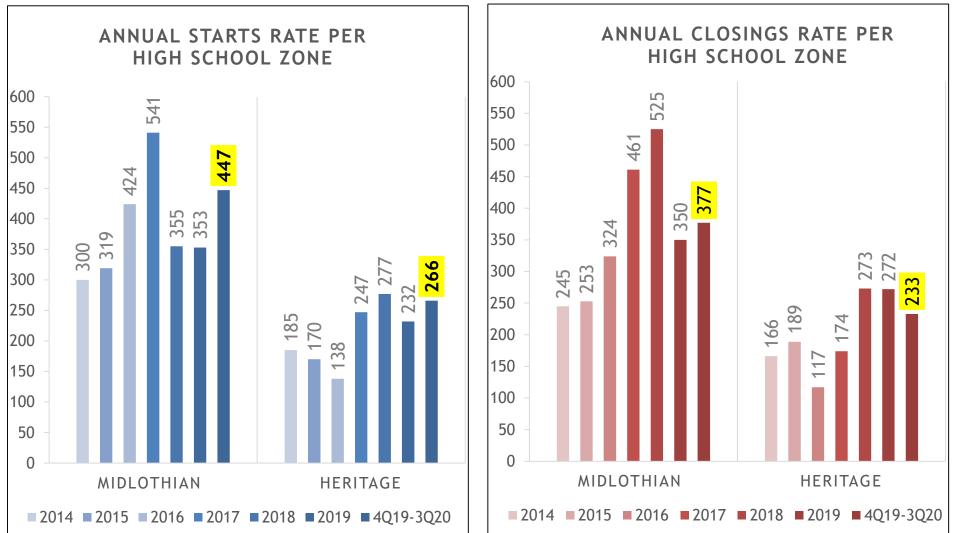
# MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE

Annual Starts & Closings 4Q19-3Q20



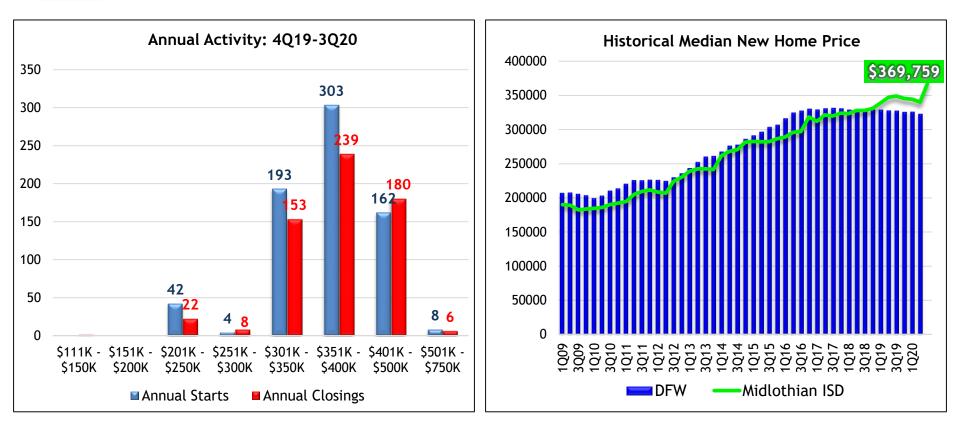


# MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE





## DISTRICT MEDIAN NEW HOME PRICE HISTORY



- 93.4% of the district's new home starts are located in subdivisions with average base pricing over \$300K
- District's median new home price now stands at a record \$369,759 (+22.5% Y-o-Y)
- DFW Median New Home Price is currently \$328,067 (-0.1% Y-o-Y)



## MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY

#### > <u>598 new lots delivered in 3Q20</u>

- > 117 lots in Greenway Trails- Ph. 1 (65' & 72' wide lots)
- > 98 lots in Prairie Ridge-2B (53' wide lots)
- > 197 lots in The Grove-Ph. 3&4 (197' wide lots)
- > 71 lots in Hawkins Meadows-Ph. 2 (60' wide lots)
- > 56 lots in Heritage Hills Estates-Ph. 1 (65' & 70' wide lots)
- > 59 lots in Horseshoe Meadows-Ph. 1 (150' wide lots)

#### > <u>1,646 vacant developed lots remaining as of month-end September 2020</u>

#### > 1,377 lots under development at the end of 3Q20

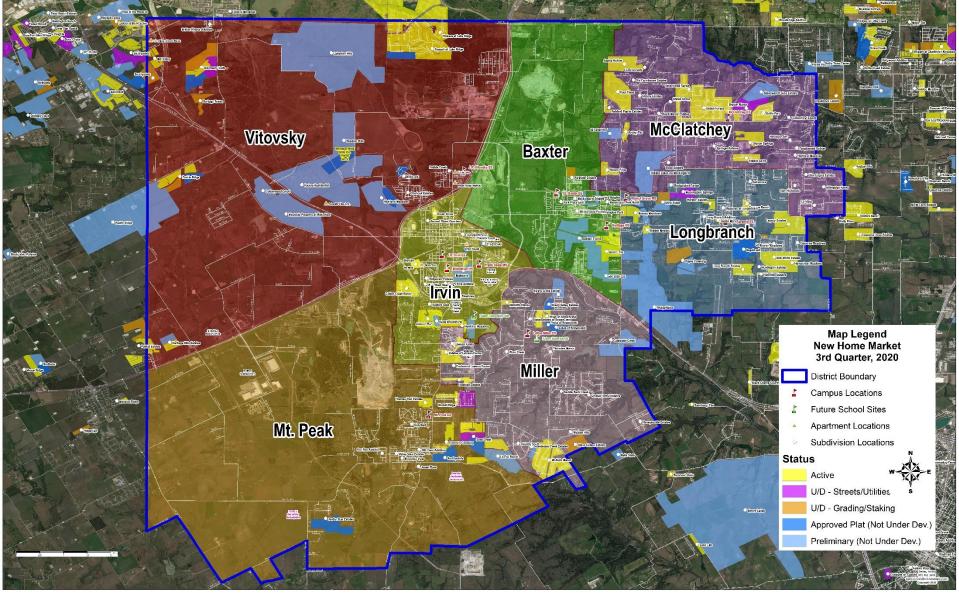
\*New or updated in 3Q20

LOTS UNDER DEVELOPMENT 4Q19-3Q20					
Subdivision	Phase / Section (s)	Lot Width (s)	Total Lots	Attendance Zones	City
Summit at Lake Ridge	22-B	130'	33	Vitovsky/Frank Seale/Midlothian	Cedar Hill
Cross Creek	8	150'	4	Longbranch/Walnut Grove/Heritage	Ellis County UC
Greenway Trails	2, 3cp, 4	60', 65', 70', 75'	366	Vitovsky/Frank Seale/Midlothian	Grand Prairie
Heritage Towne*	1	50', 60'	104	Vitovsky/Frank Seale/Midlothian	Grand Prairie
Prairie Ridge*	2C	60'	88	Vitovsky/Frank Seale/Midlothian	Grand Prairie
Southpointe*	8A	50', 75'	67	Vitovsky/Frank Seale/Midlothian	Mansfield
Brandi Ridge	3	120'	105	Mt. Peak/Dieterich/Midlothian	Midlothian
Dove Creek	2	75', 100'	107	Mt. Peak/Dieterich/Midlothian	Midlothian
Hayes Crossing*	160	85'	160	Longbranch/Walnut Grove/Heritage	Midlothian
Mockingbird Springs	2	150'	36	Longbranch/Walnut Grove/Heritage	Midlothian
Parkside Estates*	North	60'	73	Baxter/Walnut Grove/Midlothian	Midlothian
Stone Hollow Estates	1	170'	40	Miller/Dieterich/Midlothian	Midlothian
Wind Ridge*	1	70'	83	Longbranch/Walnut Grove/Heritage	Midlothian
Bryson Manor	3	110'	111	McClatchey/Walnut Grove/Heritage	Ovilla



#### **Midlothian Independent School District**







## unently ac

- Baxter ES Zone:
  Redden Farms (Hines/793 lots)
- Z06-2020-023 (187 lots)
- Mockingbird Heights (98 lots)

#### Irvin ES Zone:

- Avilla Woodstone (200 lots)
- Z11-2015-48 (67 lots)

#### Longbranch ES Zone:

- BridgeWater (formerly Diamond J Ranch - 1,700 lots/Hanover Development)
- Mockingbird Farms (4 lots)
- Sagebrush (67 lots)

#### McClatchey ES Zone:

- Heritage Glen (16 lots)
- Hidden Lakes on Mockingbird (128 lots)
- Stonewood Lake Estates (143 lots)
- The Arbours (aka z21-2020-087) (46 lots)

#### Mt. Peak ES Zone:

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

#### Miller ES Zone:

- Lakes of Somercrest (99 lots)
- Parks of Somercrest (56 lots)
- Shady Valley Estates (115 lots)

#### Vitovsky ES Zone:

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



# AERIAL PHOTOS OCTOBER 1, 2020



## PRAIRIE RIDGE

All and the A



### **GREENWAY TRAILS**



## HERITAGE TOWNE



### **BRYSON MANOR**



## **MOCKINGBIRD SPRINGS**







## MASSEY MEADOWS



## THE GROVE



## ESTATES/VILLAS OF SOMERCREST



## HAWKINS MEADOWS



## AUTUMN RUN



## BRANDI RIDGE



## THOMAS TRAIL



## COVENTRY CROSSING



## DOVE CREEK



## LA PAZ (N)





ALL CONTROL



## STONE HOLLOW



and the most that the

#### MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY BY ELEMENTARY ZONE 3Q20

#### **Elementary School Attendance Zone**

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	Planned Future Apartment Unit			
Baxter	28	207	1,267				
Irvin	113	184	727				
Longbranch	171	206	2,374				
McClatchey	67	150	444				
Miller	61	130	421				
Mt. Peak	145	42	513				
Vitovsky	128	727	8,679	152			
Total	713	1,646	14,425	152			

<u>VDL</u> = 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

<u>Prelim</u> = Lots from projects currently at the preliminary platting stage or conceptual design stage







#### Middle School Attendance Zone

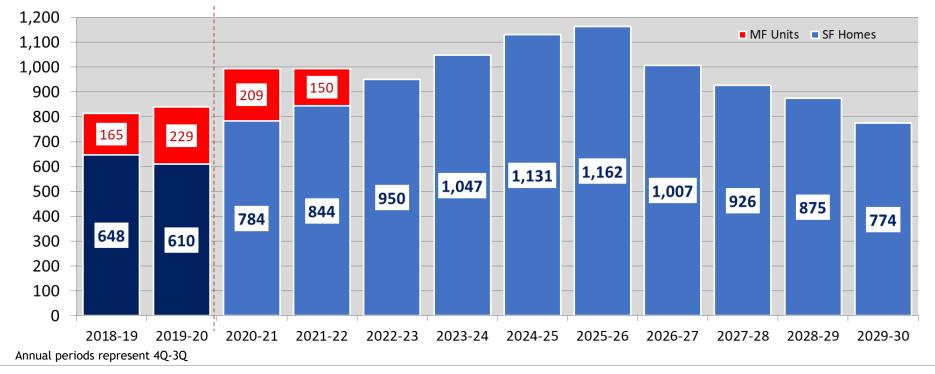
Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	Planned Future Apartment Units		
Dieterich	206	172	934			
Frank Seale	241	911	6,092	152		
Walnut Grove	266	563	7,399			
Total 713		1,646	14,425	152		

#### **High School Attendance Zone**

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	Planned Future Apartment Units
Heritage	266	563	3,219	
Midlothian	Nidlothian 447		11,206	152
Total	713	1,646	14,425	152

## MIDLOTHIAN ISD NEW HOME CONSTRUCTION CLOSINGS FORECAST FALL 2021-2030

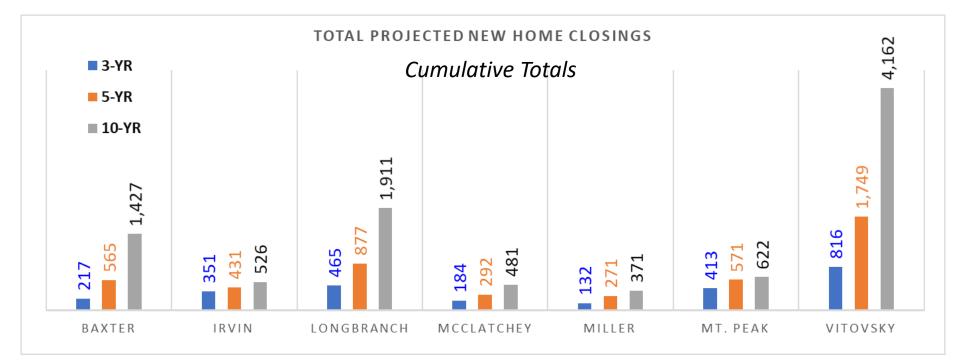




- COVID-19 pandemic does not result in a prolonged slowdown in new home construction; district is poised to see an average of an average of 814 closings over the next two years, increasing upwards to near 1,000-1,200 by 2025
- Under the revised Moderate Scenario, MISD builders could produce approximately 4,756 total new homes by Fall 2025
- > Over the next 10 years, MISD is poised to see about 9,500 new homes new homes built
- A second phase of The Julian at South Pointe apartments is currently under construction which will bring another 200 units in addition to the 157 new units at Padera Lakeside Villas
   58

#### MIDLOTHIAN ISD NEW HOME CONSTRUCTION CLOSINGS FORECAST BY ELEMENTARY ZONE

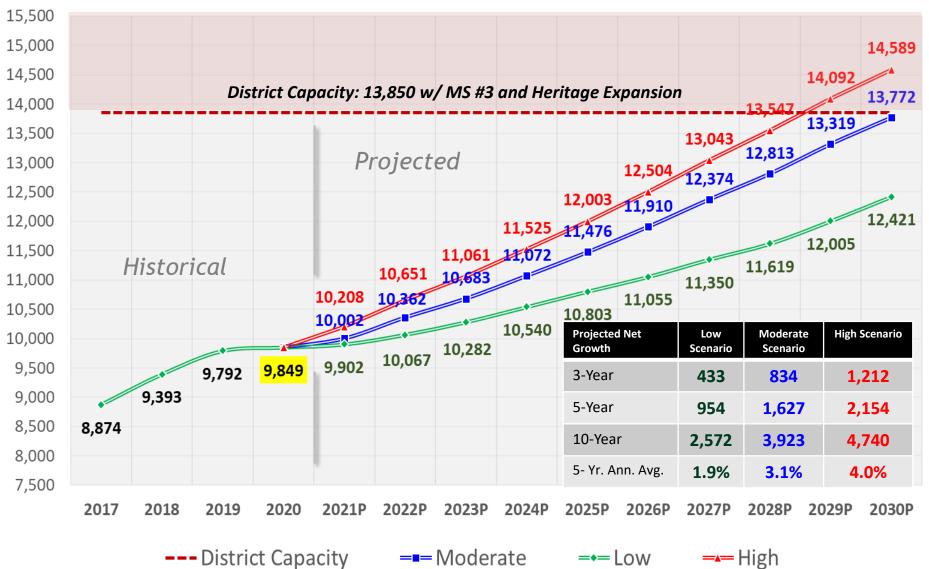




- Vitovsky, Longbranch, and Baxter zones are poised to see the most new home growth over the next 5-10 years
- Irvin and Mt. Peak zones are expected to see strong housing growth for the next three years

#### MIDLOTHIAN ISD 10-YEAR ENROLLMENT PROJECTIONS (3Q20 DRAFT)





#### ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY



Midlothian ISD - Campus	Historical			P	Projected Fo	all Snapsho	ot Enrollme	nt DRAF	T		
Projections (Moderate Scenario)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Baxter Elementary			us Capacity	-							
Total Enrollment	532	538	548	581	635	673	732	785	831	863	885
Capacity Utilization	71%	72%	73%	77%	85%	90%	98%	105%	111%	115%	118%
Space Remaining	218	212	202	169	115	77	18	-35	-81	-113	-135
Irvin Elementary		Camp	us Capacity	= 750							
Total Enrollment	624	640	681	707	713	726	725	726	728	729	731
Capacity Utilization	83%	85%	91%	94%	95%	97%	97%	97%	97%	97%	97%
Space Remaining	126	110	69	43	37	24	25	24	22	21	19
Longbranch Elementary		Camp	us Capacity	= 750							
Total Enrollment	547	530	556	581	607	661	717	768	828	888	933
Capacity Utilization	73%	71%	74%	77%	81%	88%	96%	102%	110%	118%	124%
Space Remaining	203	220	194	169	143	89	33	-18	-78	-138	-183
Miller Elementary		Camp	us Capacity	= 750							
Total Enrollment	707	681	680	663	667	664	682	700	712	718	724
Capacity Utilization	94%	91%	91%	88%	89%	89%	91%	93%	95%	96%	97%
Space Remaining	43	69	70	87	83	86	68	50	38	32	26
Mt. Peak Elementary		Camp	us Capacity	= 750							
Total Enrollment	629	619	649	681	704	719	744	766	793	820	845
Capacity Utilization	84%	83%	87%	91%	94%	96%	99%	102%	106%	109%	113%
Space Remaining	121	131	101	69	46	31	6	-16	-43	-70	-95
Vitovsky Elementary		Сатр	us Capacity	= 750							
Total Enrollment	593	586	651	726	795	910	1,056	1,184	1,320	1,463	1,610
Capacity Utilization	79%	78%	87%	97%	106%	121%	141%	158%	176%	195%	215%
Space Remaining	157	164	99	24	-45	-160	-306	-434	-570	-713	-860
McClatchey Elementary		Camp	us Capacity	= 750							
Total Enrollment	657	627	611	603	594	609	622	637	649	659	659
Capacity Utilization		84%	81%	80%	79%	81%	83%	85%	87%	88%	88%
Space Remaining	93	123	139	147	156	141	128	113	101	91	91
Elementary Totals			Total Eleme	entary Capa	<u>citv = 5.250</u>						
Total Enrollment	4,289	4,221	4,376	4,541	4,714	4,961	5,277	5,565	5,861	6,140	6,386
Capacity Utilization		80%	83%	86%	90%	95%	101%	106%	112%	117%	122%
Space Remaining	961	1,029	874	709	536	289	-27	-315	-611	-890	-1,136

Proposed additional capacity between 2023 and 2025

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#### MIDDLE AND HIGH SCHOOL CAMPUS PROJECTIONS VS. CAPACITY



Midlothian ISD - Campus	Historical			P	rojected F	all Snapsho	ot Enrollme	nt DRAF	T			
Projections (Moderate Scenario)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Frank Seale Middle		Сатри	s Capacity =	= 1,200								
Total Enrollment	676	696	710	737	805	873	944	977	1,033	1,081	1,133	
Capacity Utilization	56%	58%	59%	61%	67%	73%	79%	81%	86%	90%	94%	
Space Remaining	524	504	490	463	395	328	257	223	168	119	67	
Walnut Grove Middle		Сатри	s Capacity =	= 1,200								
Total Enrollment	1,021	1,022	1,007	1,015	1,029	1,058	1,097	1,118	1,159	1,205	1,239	
Capacity Utilization	85%	85%	84%	85%	86%	88%	91%	93%	97%	100%	103%	
Space Remaining	179	178	193	185	171	142	103	82	41	-5	-39	
Dieterich Middle		Сатри	s Capacity =	= 1,200								
Total Enrollment	750	798	769	770	741	763	742	732	706	712	723	
Capacity Utilization	63%	67%	64%	64%	62%	64%	62%	61%	59%	59%	60%	
Space Remaining	450	402	431	430	459	437	458	468	494	488	477	
Middle School Totals		Total Mic	ddle School	Capacity = 3	3,600 (w/ A	ddition of D	ieterich MS	in 2020)				
Total Enrollment	2,447	2,516	2,487	2,522	2,575	2,694	2,783	2,826	2,898	2,998	3,095	
Capacity Utilization	68%	70%	69%	70%	72%	75%	77%	79%	80%	83%	86%	
Space Remaining	1,153	1,084	1,113	1,078	1,025	906	817	774	702	602	505	
Heritage High		Сатри	s Capacity =	= 1,100	Cam	npus Capacity w/ Fall Expansion = 2,500						
Total Enrollment	1,098	1,169	1,260	1,296	1,313	1,310	1,295	1,343	1,357	1,394	1,439	
Capacity Utilization	100%	106%	115%	52%	53%	52%	52%	54%	54%	56%	58%	
Space Remaining	2	-69	1,240	1,204	1,187	1,190	1,205	1,157	1,143	1,106	1,061	
Midlothian High		Campu	s Capacity =	2,500								
Total Enrollment	2,015	2,095	2,239	2,324	2,470	2,510	2,555	2,640	2,697	2,788	2,851	
Capacity Utilization	81%	84%	90%	93%	99%	100%	102%	106%	108%	112%	114%	
Space Remaining	485	405	261	176	30	-10	-55	-140	-197	-288	-351	
High School Totals		Total High S	School Capa	city = 3,600		otal High S	chool Capa	city w/ Heri	tage Expans	sion = 5,000	)	
Total Enrollment	3,113	3,264	3,499	3,620	3,783	3,820	3,850	3,983	4,054	4,181	4,291	
Capacity Utilization	86%	91%	97%	72%	76%	76%	77%	80%	81%	84%	86%	
Space Remaining	487	336	1,501	1,380	1,217	1,180	1,150	1,017	946	819	709	
District Totals (PK-12)	Tota	al District Ca	pacit <u>y = 12,</u>	,450 ( <u>w/ MS</u>	5#3)	Total Dist	rict Capacity	vw/Heritag	e Expansion	i = 13,850		
Total Enrollment	9,849	10,002	10,362	10,683	11,072	11,476	11,910	12,374	12,813	13,319	13,772	
Capacity Utilization	79%	80%	83%	77%	80%	83%	86%	89%	93%	96%	99%	
Space Remaining	2,601	2,448	3,488	3,167	2,778	2,374	1,940	1,476	1,037	531	78	

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

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#### MIDLOTHIAN ISD PROJECTIONS:

Midlothian ISD Cam	<mark>ıpus G</mark> r	rade Le	evel Pr	ojectic	ons - M	oderat	te Scen	ario (3	(Q20)	DRAF	-T			~	SDS
FALL 2021	EE/PK	к	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	22	82	83	101	76	81	93	1					· · · · · · · · · · · · · · · · · · ·		538
Irvin Elementary	39	102	103	90	102	104	100						· '		640
Longbranch Elementary	25	75	77	75	103	87	88						· '		530
McClatchey Elementary	0	92	94	92	115	114	120						· '		627
Miller Elementary	16	94	96	117	110	131	117						· '		681
Mt. Peak Elementary	26	97	98	102	99	94	103						· '		619
Vitovsky Elementary	36	80	82	93	114	92	89						<u>'</u>		586
Frank Seale Middle								214	243	240					696
Walnut Grove Middle								340	322	361					1,022
Dieterich Middle								265	254	279					798
Heritage High											326	327	275	241	1,169
Midlothian High											597	526	533	439	2,095
Totals	164	622	633	670	719	703	710	819	818	879	923	853	808	680	10,002
Elementary	4,221														
Middle	2,516														
High	3,264													11.27.20	
Grand Total	10,002														



### Midlothian ISD 3Q 2020 Demographics Summary



- MISD's overall population in 2020 is estimated to be 47,589 with a total of 15,636 households
- The district's overall population and total households have increased by 45% since 2010 Census
- District enrollment climbs to a record high of 9,849 in Fall 2020
- COVID-19 environment slows the annual pace of growth to less than 2% for the first time since 2012
- Enrollment growth continues to be driven by a popular new home market
- New home builders started 713 and closed 610 new homes from 4Q19-3Q20 (starts up 23% YoY)
- District's median new home price now stands at a record \$369,759 (+22.5% Y-o-Y), but more affordable subdivisions have recently opened or are scheduled to open in 2021
- Developers delivered 983 new single-family (SF) lots in MISD over the past 12 months (highest annual total in more than 10 years) plus 152 new apartments
- 1,646 vacant SF lots were remaining at the end of September 2020
- 1,377 future SF lots are currently under development in the district
- Developers are planning an additional 13,000+ future SF lots
- MISD could see over 4,700 new homes occupied over the next 5 years and 9,500 homes by Fall 2030
- Active new home subdivisions in MISD are currently yielding 0.64 enrolled students per home
- 359 apartment units are currently in-process/planned
- Apartments in MISD are now yielding 0.26 enrolled students per unit
- Residential construction and development projected to drive MISD enrollment growth up by an average of 3.1% annually over the next 5 years, but with the uncertainty of the current COVID-19 environment, district enrollment will likely remain in the 9,900-10,300 student range over the next two years
- MISD enrollment could surpass 11,000 students by 2025 and 13,000 students by 2029 if growth returns to the 3-4% annual rate



Solutions Through Demographics

#### 16980 Dallas Parkway Suite 101 Dallas, Texas 75248

#### www.schooldistrictstrategies.com

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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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