



Lockhart ISD

District
Demographics
Update

Spring
2020

March 23, 2020



School District Strategies
Solutions Through Demographics



LOCKHART ISD POPULATION AND HOUSEHOLD GROWTH: 2019 UPDATE

- Lockhart ISD's overall population is currently estimated to be 28,647 an increase of 3.0% compared to 2018 (+830 people)
- In 2019, the district is estimated to have 9,489 total households (HH), up 2.9% versus a year ago (+265)
- Median HH Income in LISD is now \$54,414

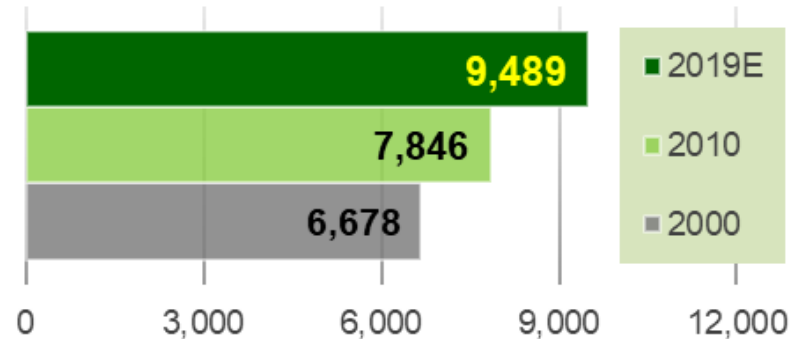
Caldwell Co. = \$52,805

Greater Austin = \$75,946

OVERALL POPULATION



TOTAL HOUSEHOLDS

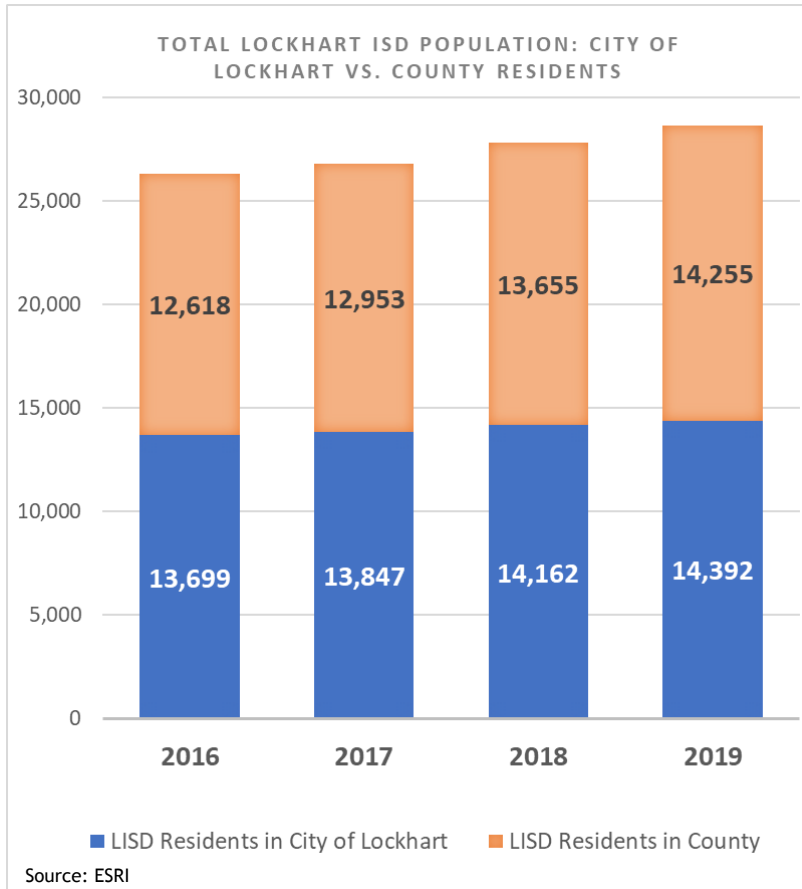


Source:
Esri &
U.S.
Census
Bureau

Year	Population	Total Households
2018	27,817	9,224
2017	26,800	8,892



AREA POPULATION AND HOUSEHOLD GROWTH



Total Population	2010	2014	2015	2016	2017	2018	2019
Lockhart ISD	23,728	25,016	25,379	26,317	26,800	27,817	28,647
City of Lockhart	12,698	13,142	n/a	13,699	13,847	14,162	14,392
Caldwell County	38,066	39,756	40,383	41,606	42,070	43,376	44,421
Total Households	2010	2014	2015	2016	2017	2018	2019
Lockhart ISD	7,846	8,293	8,420	8,632	8,892	9,224	9,489
City of Lockhart	4,098	4,261	n/a	4,400	4,510	4,617	4,692
Caldwell County	12,301	12,903	13,126	13,371	13,688	14,117	14,454
Percentage of Caldwell Co. population in LISD	62.3%	62.9%	62.8%	63.3%	63.7%	64.1%	64.5%
Percentage of LISD population in City of Lockhart	53.5%	52.5%	n/a	52.1%	51.7%	50.9%	50.2%

Source: ESRI & U.S. Census Bureau

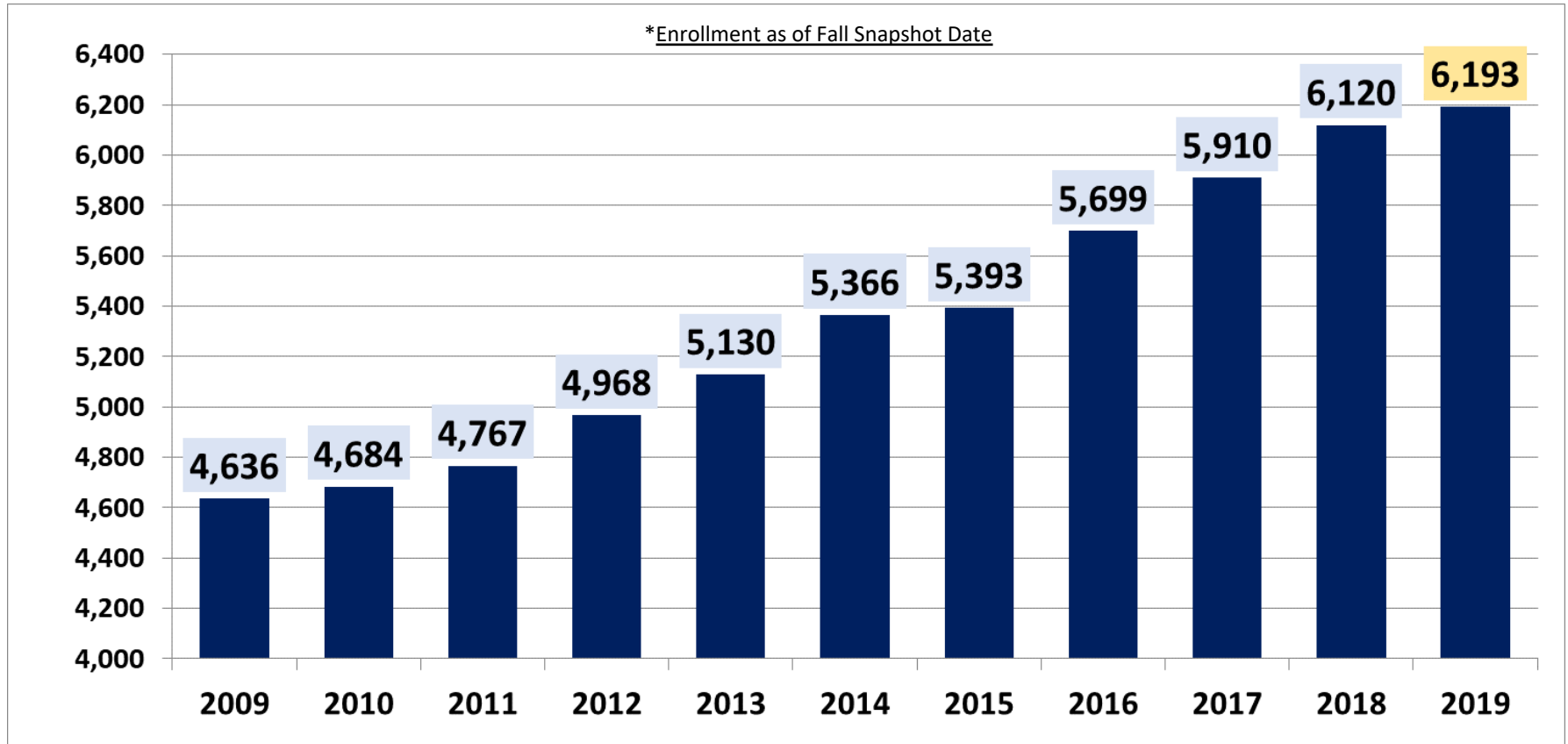
- LISD total population is estimated to have increased by 8.9% since 2016
- National statistics continue to show a faster rate of population growth in the county areas of the district
- Since 2016, the City of Lockhart population is up 5.1% vs. a 13% increase for the district's county residents
- In 2019, 50.6% of the overall population in LISD resides in the county areas of the district

Share of LISD Population: City of Lockhart vs. County

LISD Population	City of Lockhart	Caldwell County
2019	49.4%	50.6%
2014	51.4%	48.6%
2010	53.5%	46.5%



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

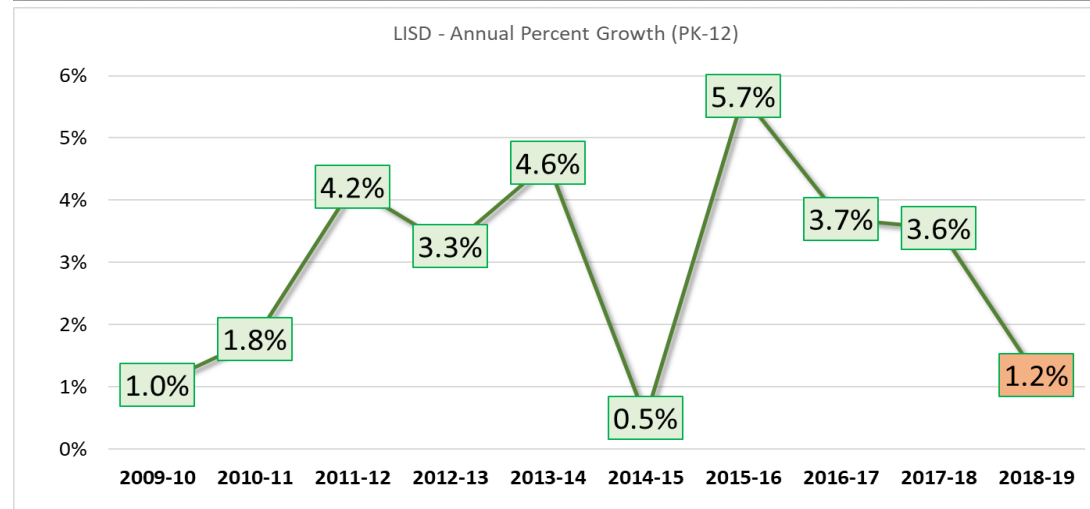
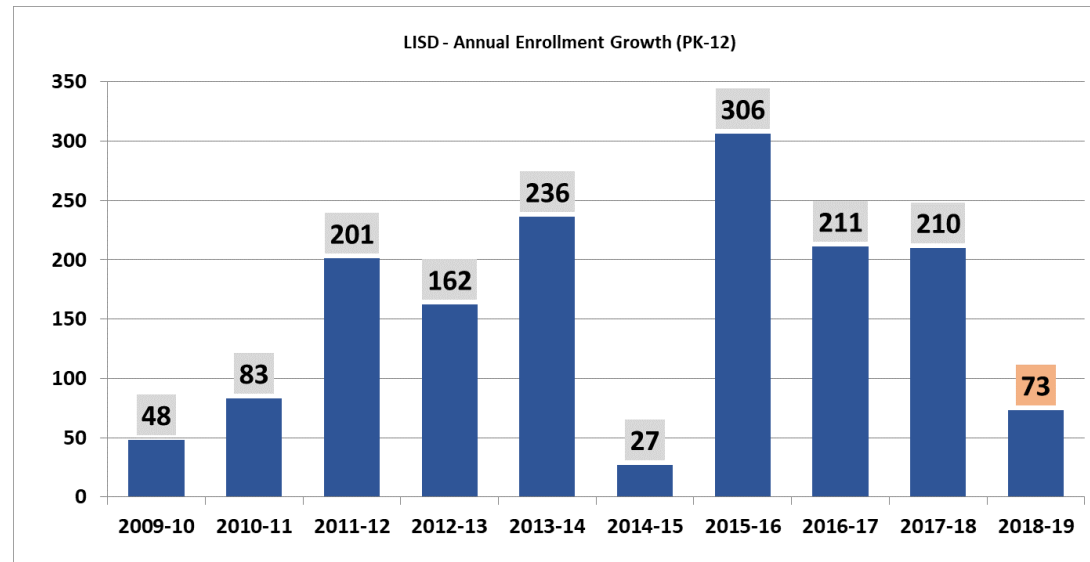


- District enrollment increases to a record high of 6,193 students in Fall 2019
- LISD enrollment has grown by 827 students over the past five years and by 1,557 students since 2009



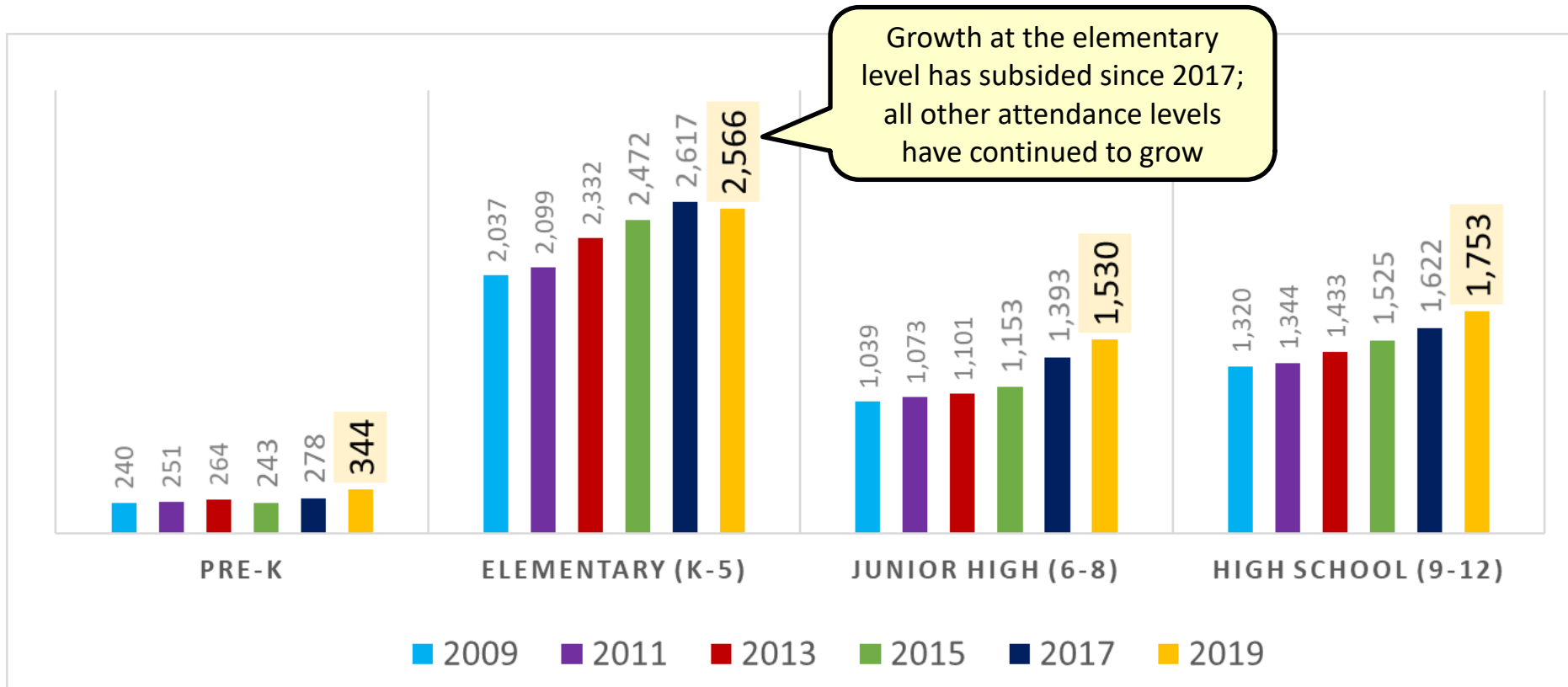
LOCKHART ISD ENROLLMENT HISTORY: ANNUAL GROWTH FALL 2009 - FALL 2019

- Total enrollment increased by 73 students from 2018 to 2019 (+1.2%)
- LISD has averaged a 2.9% annual growth rate since the 2014/15 school year
 - +165 students per year
- District enrollment has increased by more than 150 students a year, 6 out of the past 8 years





LOCKHART ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL



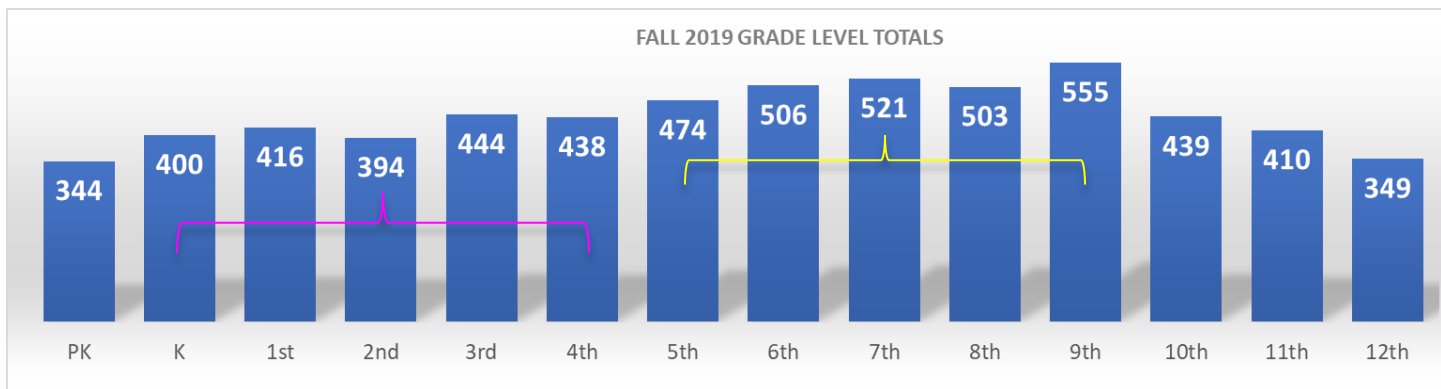


LOCKHART ISD ENROLLMENT HISTORY: GRADE LEVEL TOTALS



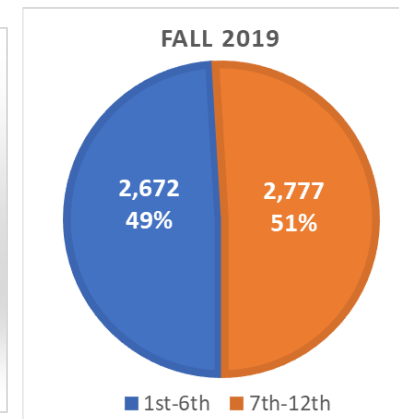
 = Record class size

	ELEMENTARY							JUNIOR HIGH			HIGH						
Year (Fall)	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2004	164	331	318	348	312	316	343	336	332	342	378	376	318	278	4,492		
2005	207	329	366	322	347	318	311	345	350	333	362	387	296	269	4,542	50	1.1%
2006	173	348	350	333	315	326	306	300	350	344	332	379	290	288	4,434	-108	-2.4%
2007	184	288	357	336	320	319	331	322	305	352	340	350	326	301	4,431	-3	-0.1%
2008	203	301	306	354	342	327	316	348	331	313	350	338	323	348	4,500	69	1.6%
2009	240	331	312	323	374	345	352	334	354	351	330	345	325	320	4,636	136	3.0%
2010	225	350	360	330	333	371	342	363	350	345	358	330	306	321	4,684	48	1.0%
2011	251	347	357	356	337	323	379	353	370	350	358	352	318	316	4,767	83	1.8%
2012	286	383	377	379	361	360	334	389	357	383	372	343	327	317	4,968	201	4.2%
2013	264	383	396	400	394	376	383	338	407	356	411	382	327	313	5,130	162	3.3%
2014	267	372	441	418	405	414	400	394	360	419	386	423	352	315	5,366	236	4.6%
2015	243	357	391	445	433	430	416	395	387	371	424	383	388	330	5,393	27	0.5%
2016	291	377	400	407	449	464	466	454	427	421	437	407	354	345	5,699	306	5.7%
2017	278	386	405	422	444	466	494	500	457	436	488	407	376	351	5,910	211	3.7%
2018	331	397	399	429	434	452	493	510	508	473	498	429	379	388	6,120	210	3.6%
2019	344	400	416	394	444	438	474	506	521	503	555	439	410	349	6,193	73	1.2%

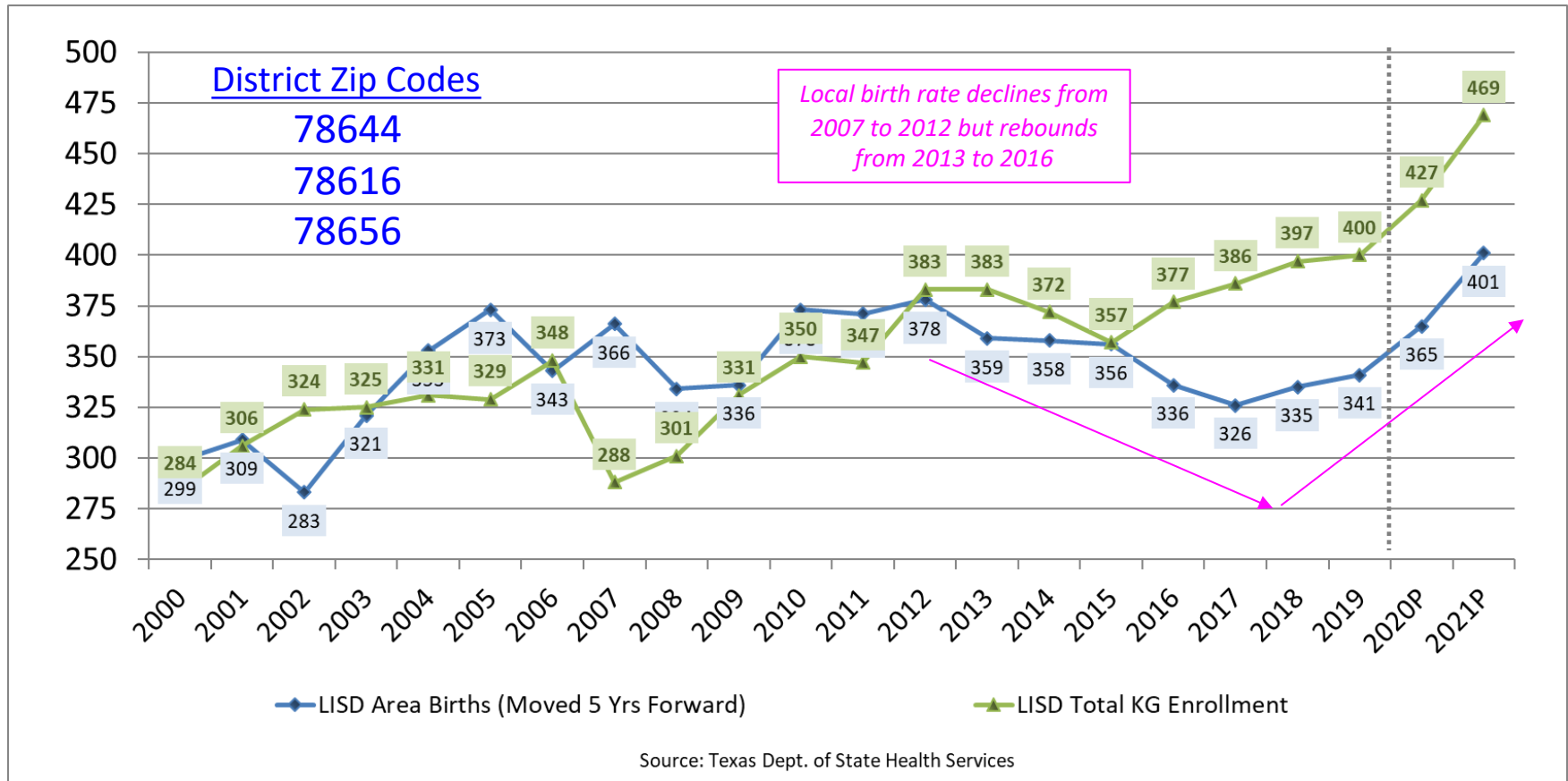


Avg. Grade Size = 418

Avg. Grade Size = 512



LISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

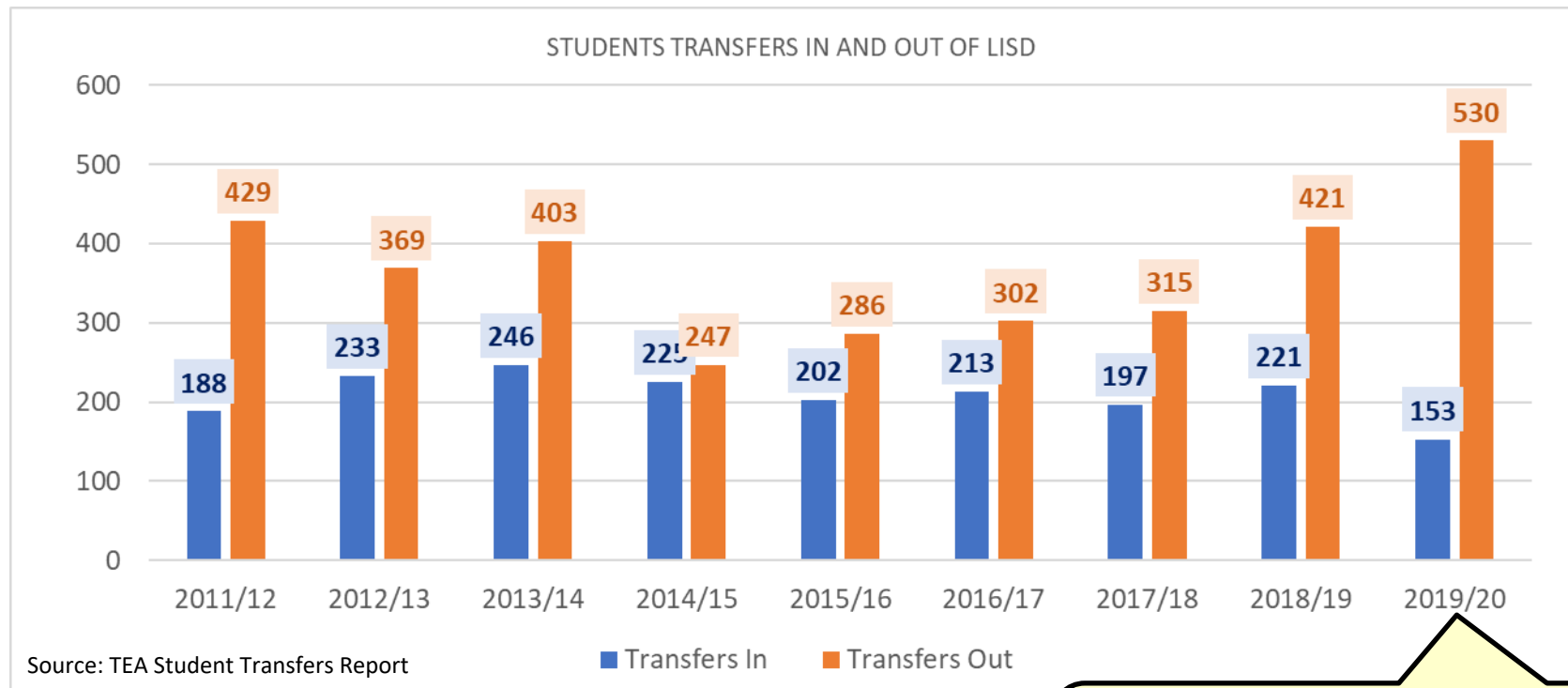


- Area birth rate declined from 2007 to 2012 but rebounded from 2013 to 2016; as a result, LISD Kindergarten enrollment is expected to continue trending up over the next two years



LISD STUDENT TRANSFERS IN AND OUT OF DISTRICT

The number of students transferring out of the district has increased by 283 students from 2014/15 to 2019/20



- Texas Education Agency Reports that in 2019/20, 530 students that live in LISD transferred out of the district to another district or charter school

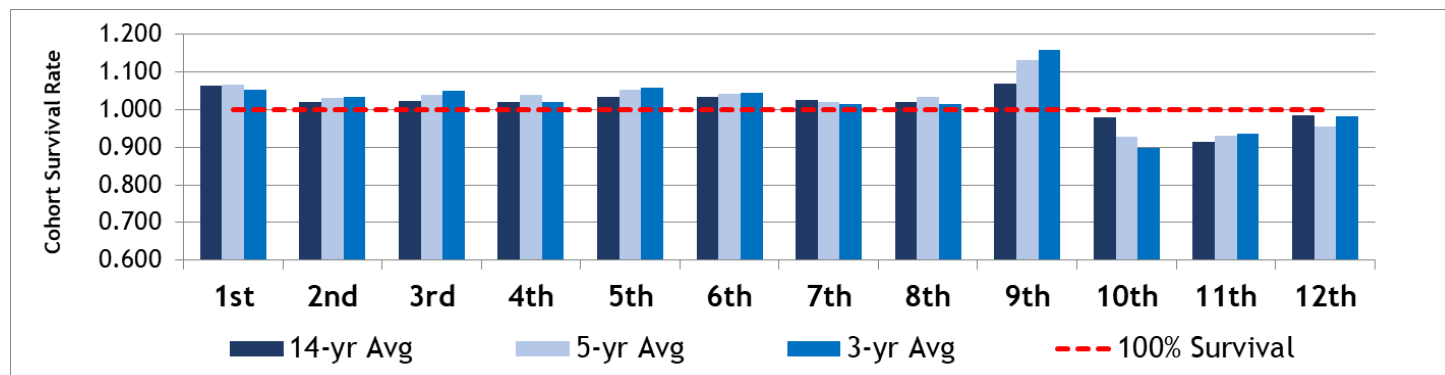
Over the past few years enrollment at Trinity Charter School's Pegasus Campus and at The Excel Center has increased substantially with students that live in LISD.

PEIMS data reflects counts of students residing in one district and attending another.



LISD ENROLLMENT HISTORY: COHORT SURVIVAL RATES BY GRADE LEVEL

Grade	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2006	1.064	0.910	0.978	0.939	0.962	0.965	1.014	0.983	0.997	1.047	0.749	0.973
2007	1.026	0.960	0.961	1.013	1.015	1.052	1.017	1.006	0.988	1.054	0.860	1.038
2008	1.063	0.992	1.018	1.022	0.991	1.051	1.028	1.026	0.994	0.994	0.923	1.067
2009	1.037	1.056	1.056	1.009	1.076	1.057	1.017	1.060	1.054	0.986	0.962	0.991
2010	1.088	1.058	1.031	0.992	0.991	1.031	1.048	0.975	1.020	1.000	0.887	0.988
2011	1.020	0.989	1.021	0.970	1.022	1.032	1.019	1.000	1.038	0.983	0.964	1.033
2012	1.086	1.062	1.014	1.068	1.034	1.026	1.011	1.035	1.063	0.958	0.929	0.997
2013	1.034	1.061	1.040	1.042	1.064	1.012	1.046	0.997	1.073	1.027	0.953	0.957
2014	1.151	1.056	1.013	1.051	1.064	1.029	1.065	1.029	1.084	1.029	0.921	0.963
2015	1.051	1.009	1.036	1.062	1.005	0.988	0.982	1.031	1.012	0.992	0.917	0.938
2016	1.120	1.041	1.009	1.072	1.084	1.091	1.081	1.088	1.178	0.960	0.924	0.889
2017	1.074	1.055	1.091	1.038	1.065	1.073	1.007	1.021	1.159	0.931	0.924	0.992
2018	1.034	1.059	1.028	1.018	1.058	1.032	1.016	1.035	1.142	0.879	0.931	1.032
2019	1.048	0.987	1.035	1.009	1.049	1.026	1.022	0.990	1.173	0.882	0.956	0.921
14-yr Avg	1.064	1.021	1.024	1.022	1.034	1.033	1.027	1.020	1.070	0.980	0.914	0.984
5-yr Avg	1.065	1.030	1.040	1.040	1.052	1.042	1.021	1.033	1.133	0.929	0.930	0.954
3-yr Avg	1.052	1.034	1.051	1.022	1.057	1.044	1.015	1.015	1.158	0.897	0.937	0.981

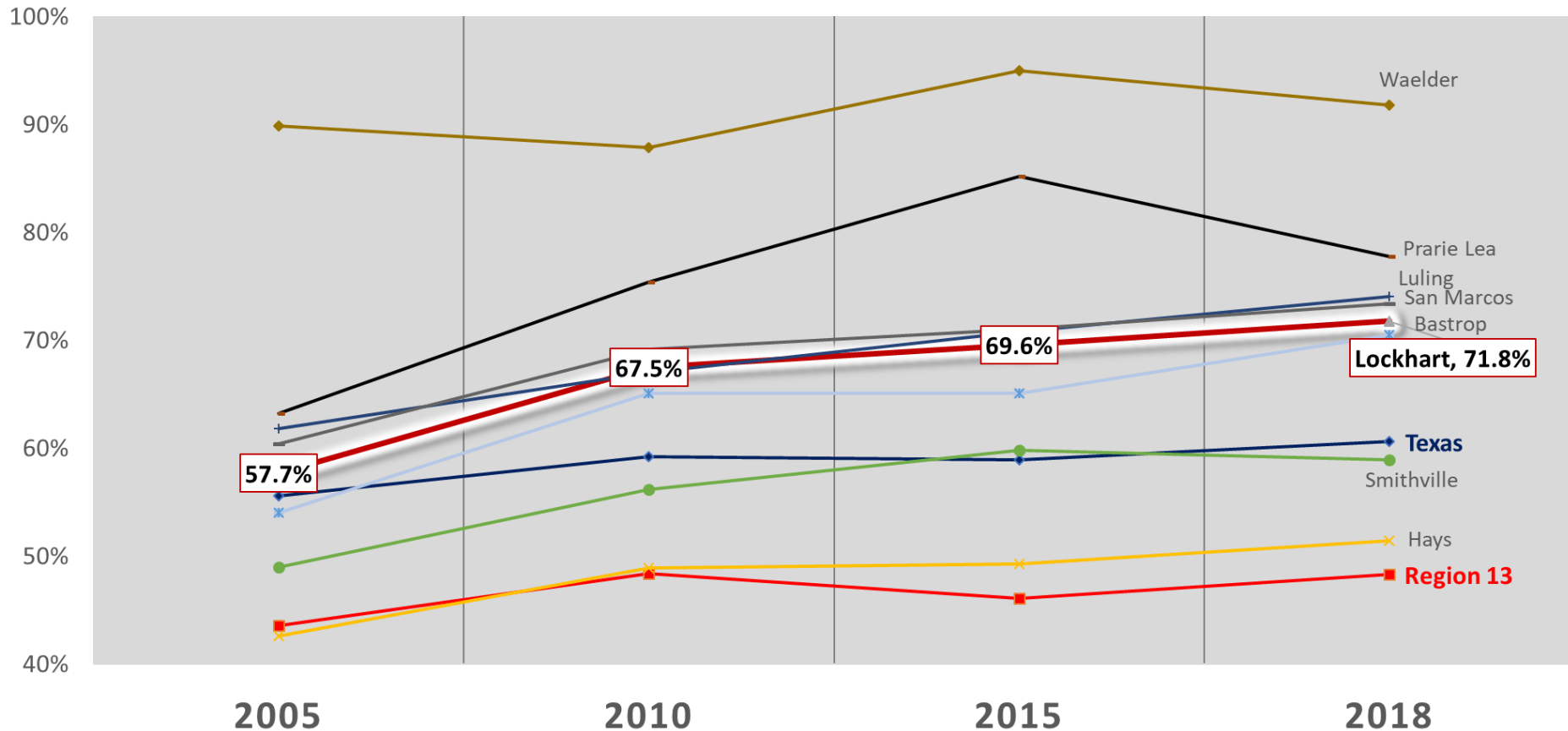




LISD STUDENT DEMOGRAPHICS: ECONOMICALLY DISADVANTAGED STUDENTS COMPARISON



ECONOMICALLY DISADVANTAGED STUDENTS: 2005 - 2018

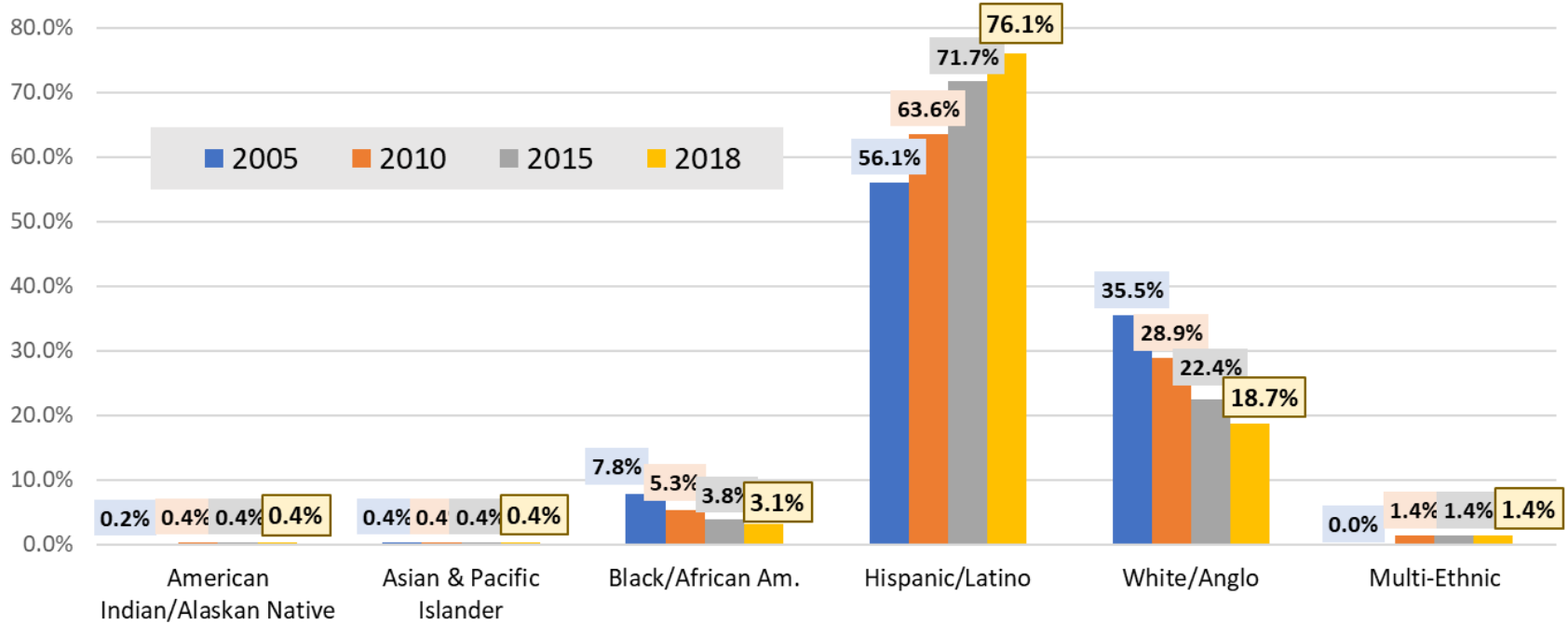


- *68.9% of Lockhart ISD students are economically disadvantaged as of Fall 2019*



LISD STUDENT DEMOGRAPHICS: RACE/ETHNIC DISTRIBUTION

Lockhart ISD: Changes in Student Race/Ethnic Distribution: 2005/06 - 2018/19



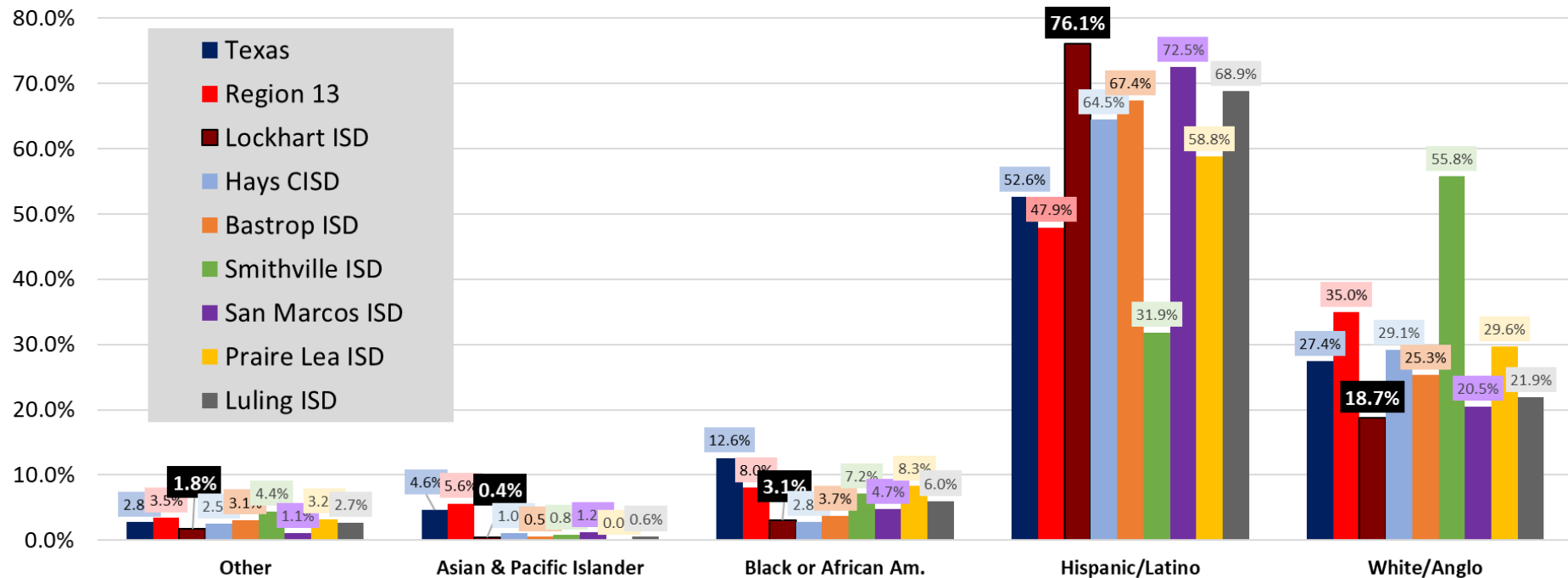
Race/Ethnicity	2005	2010	2015	2017	2018
Hispanic/Latino	2,547	2,981	3,869	4,416	4,656
White/Anglo	1,611	1,353	1,207	1,176	1,142
Black/African American	356	248	205	203	191
Asian & Pacific Islander	20	19	19	21	23
American Indian/A.N.	8	18	18	23	22
Multi-Ethnic (Two or More)	n/a	65	75	82	84



LISD STUDENT DEMOGRAPHICS: RACE/ETHNIC DISTRIBUTION

NEIGHBORING DISTRICT COMPARISON

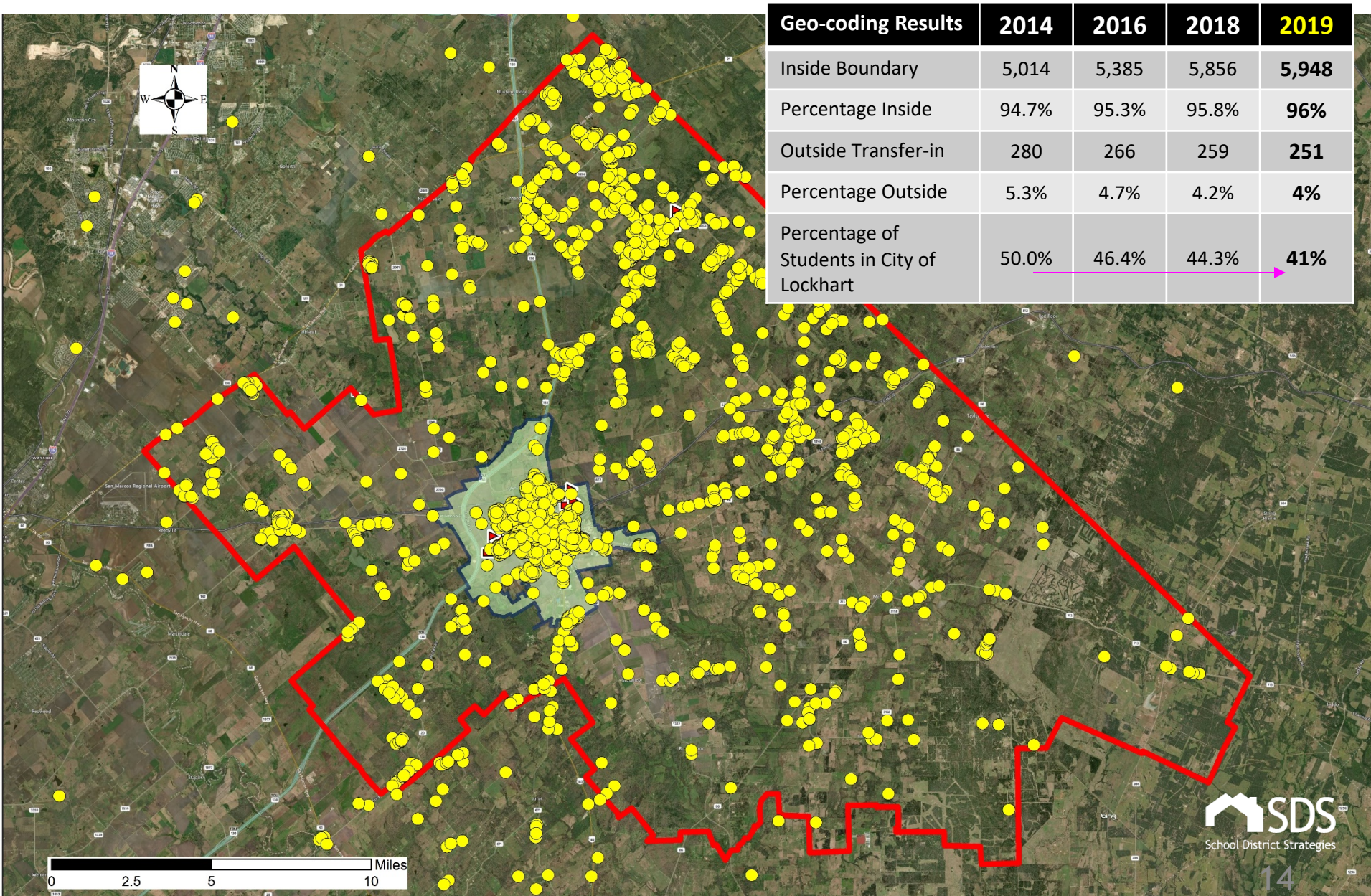
2018/19 SCHOOL YEAR



Source: Texas Education Agency PEIMS



LOCKHART ISD STUDENT GEO-CODING FALL 2019

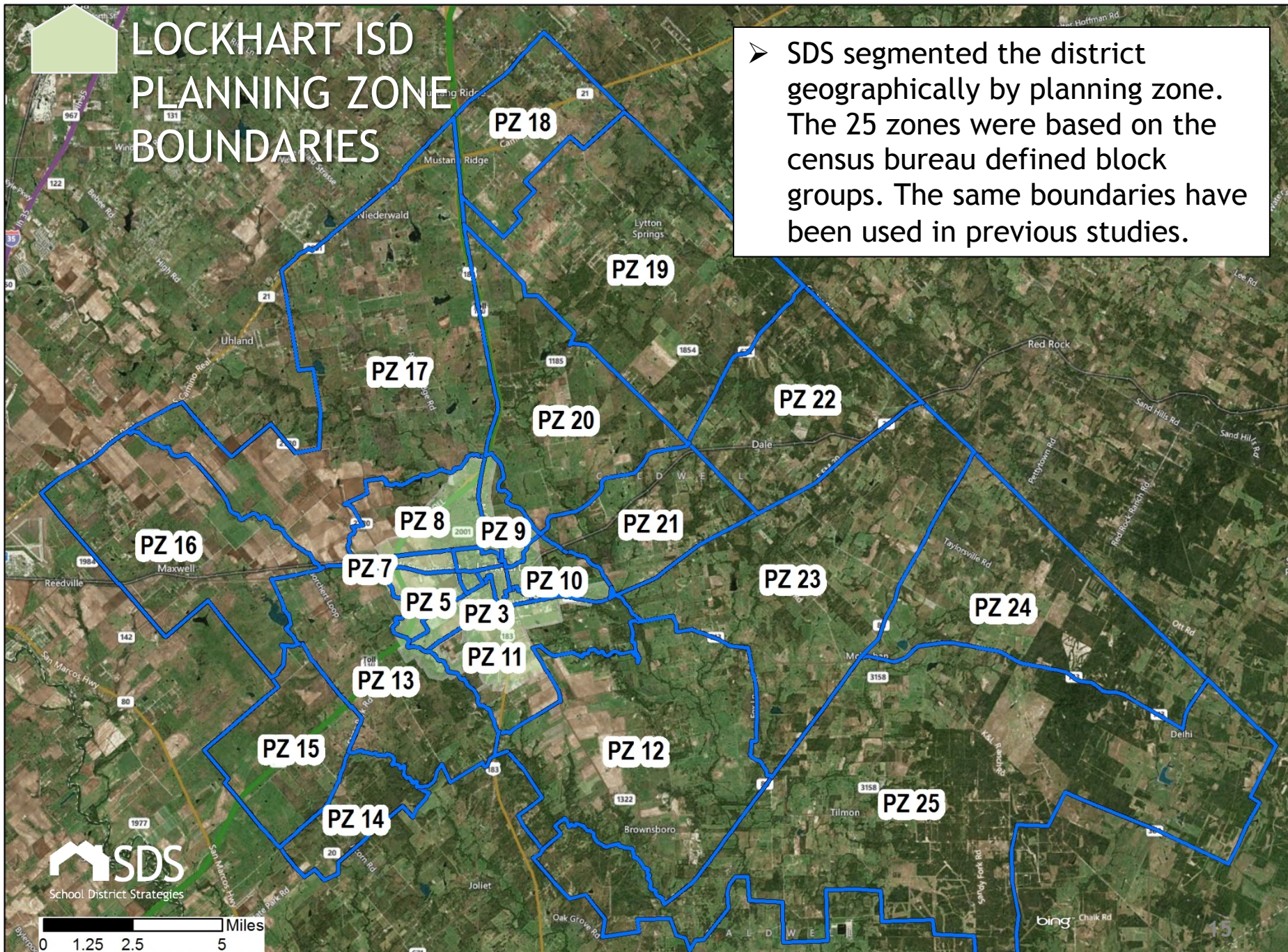


Geo-coding Results	2014	2016	2018	2019
Inside Boundary	5,014	5,385	5,856	5,948
Percentage Inside	94.7%	95.3%	95.8%	96%
Outside Transfer-in	280	266	259	251
Percentage Outside	5.3%	4.7%	4.2%	4%
Percentage of Students in City of Lockhart	50.0%	46.4%	44.3%	41%



LOCKHART ISD PLANNING ZONE BOUNDARIES

- SDS segmented the district geographically by planning zone. The 25 zones were based on the census bureau defined block groups. The same boundaries have been used in previous studies.

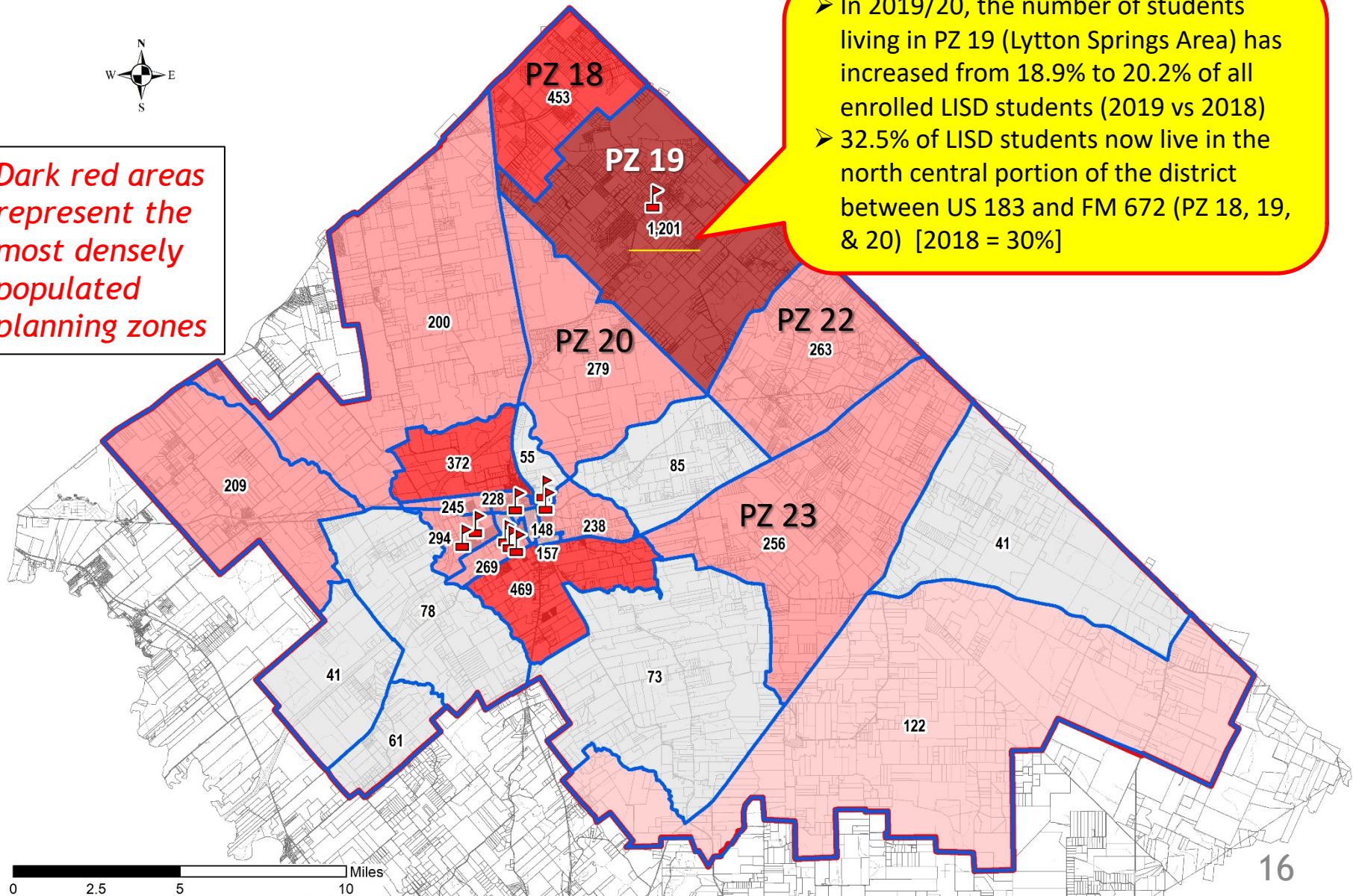




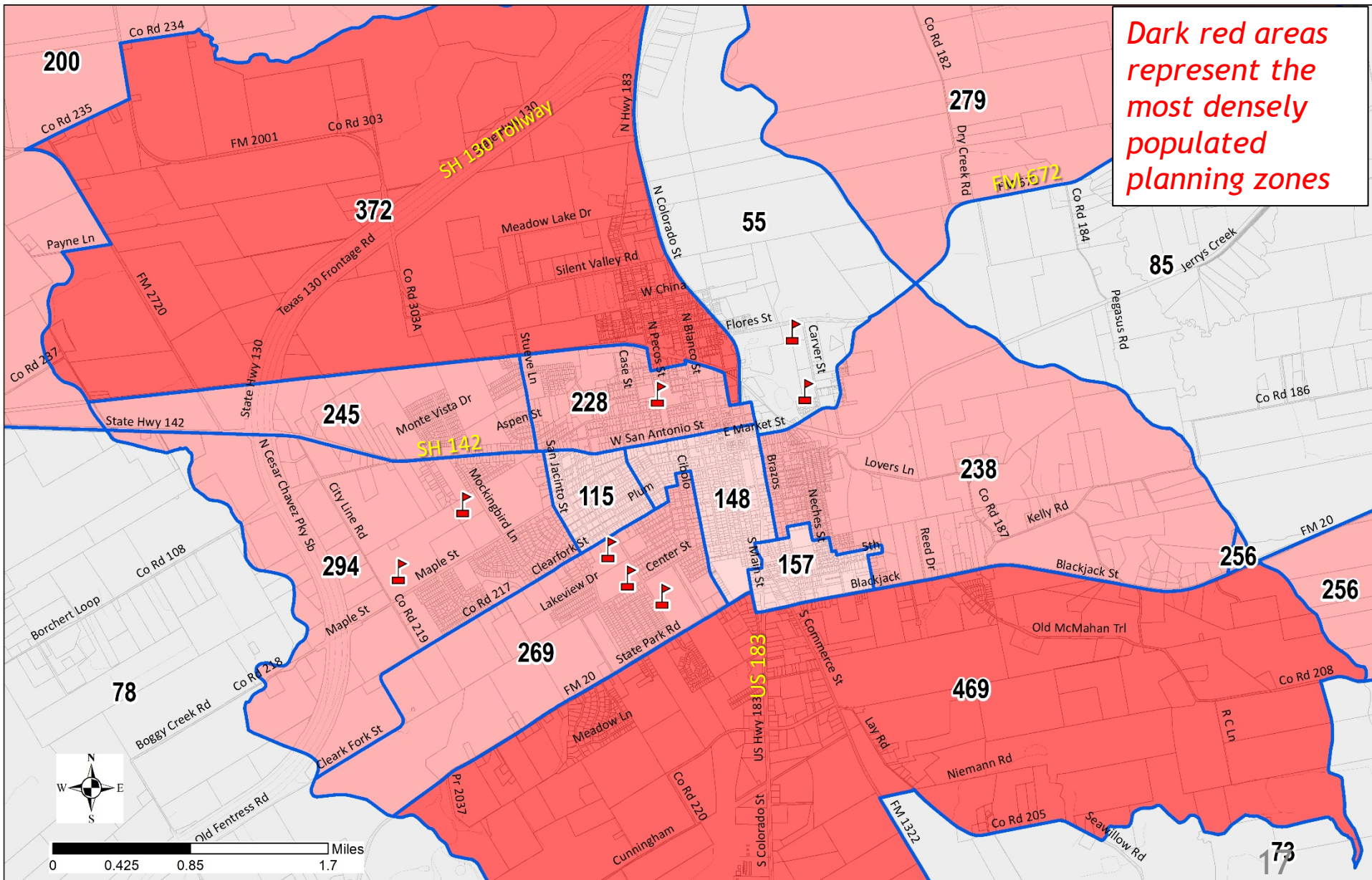
LOCKHART ISD STUDENT GEO-CODING 2019/20: TOTAL STUDENTS BY PLANNING ZONE



*Dark red areas
represent the
most densely
populated
planning zones*



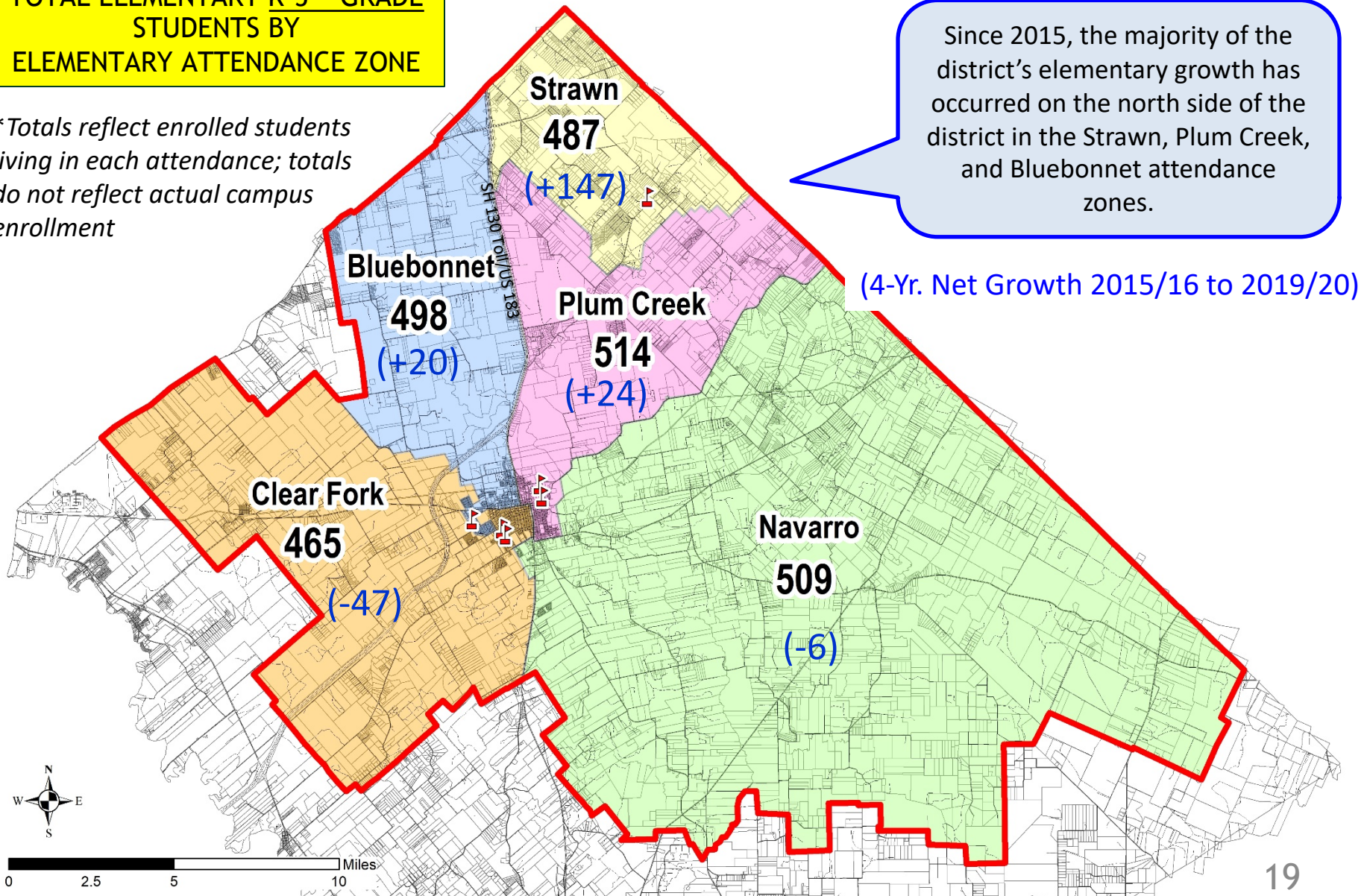
- In 2019/20, the number of students living in PZ 19 (Lytton Springs Area) has increased from 18.9% to 20.2% of all enrolled LISD students (2019 vs 2018)
- 32.5% of LISD students now live in the north central portion of the district between US 183 and FM 672 (PZ 18, 19, & 20) [2018 = 30%]



LOCKHART ISD STUDENT GEO-CODING FALL 2019

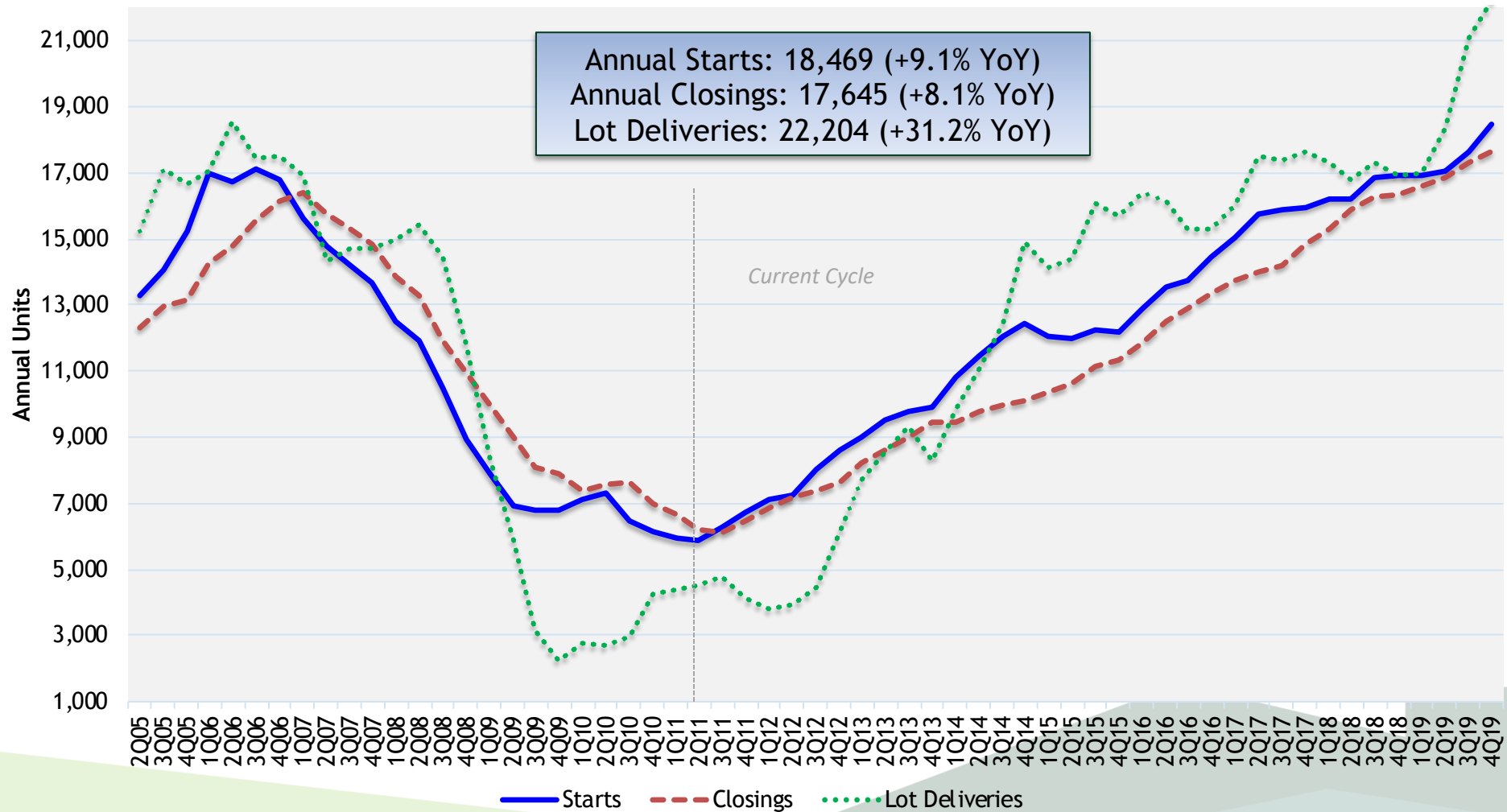
TOTAL ELEMENTARY K-5TH GRADE STUDENTS BY ELEMENTARY ATTENDANCE ZONE

**Totals reflect enrolled students
living in each attendance; totals
do not reflect actual campus
enrollment*





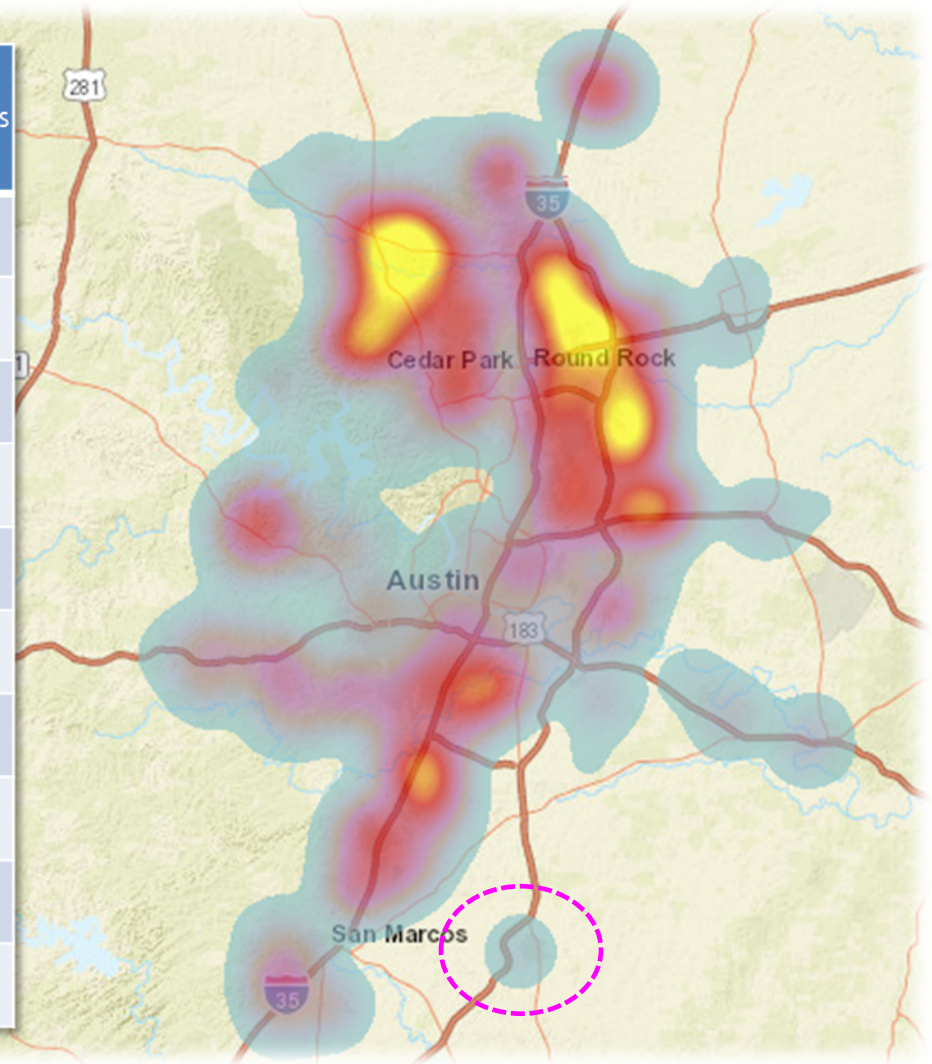
AUSTIN MSA: NEW HOME STARTS, CLOSINGS, AND NEW LOT DELIVERIES





AUSTIN: MOST ACTIVE NEW HOME SUBMARKETS 1Q19-4Q19

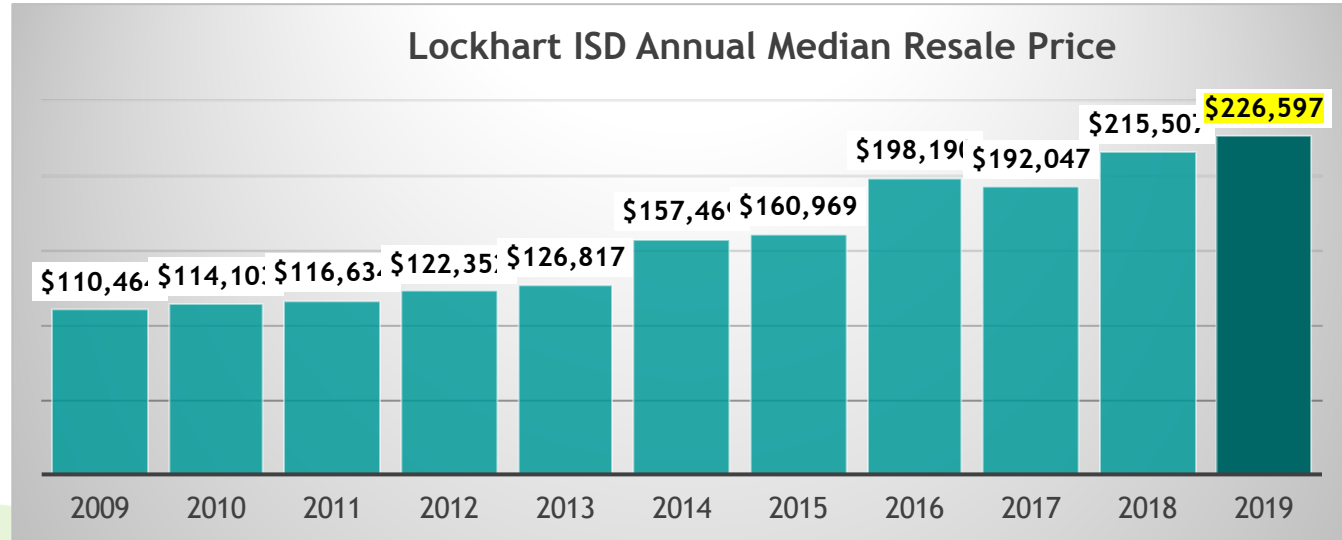
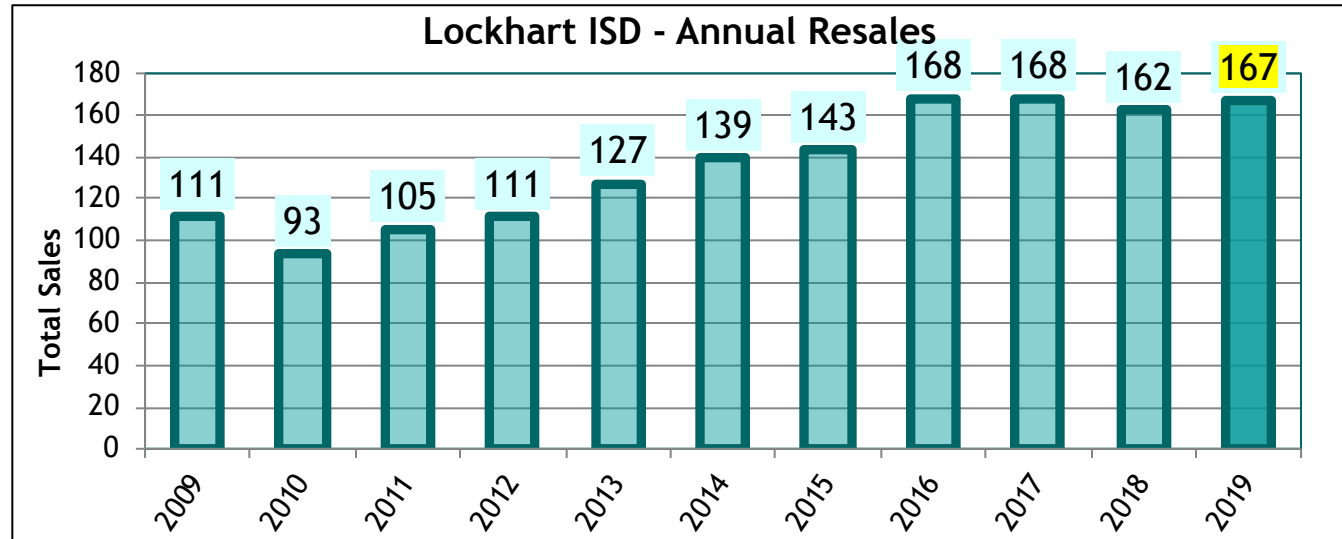
Rank	Change v. Last Year	Submarket	Annual Starts	YOY Change	Median New Home Price	VDL MOS
1	(2)	Georgetown-Jarrell	2,110	12.5%	\$254K	20.9
2	(1)	Leander	1,968	-1.0%	\$350K	16.1
3	(4)	Pflugerville	1,442	9.1%	\$290K	11.8
4	(3)	East Round Rock	1,386	-17.6%	\$322K	13.4
5	(9)	City of Austin-Northeast	1,320	63.0%	\$275K	12.8
6	(6)	Liberty Hill	1,297	40.8%	\$289K	24.7
7	(5)	Del Valle (DVISD)	867	-9.7%	\$279K	16.7
8	(8)	Manor-Elgin	747	-9.5%	\$234K	15.9
9	(11)	Hays Co-Dripping Springs	738	14.1%	\$434K	37.4
10	(10)	City of Austin - Southwest	735	11.7%	\$359K	4.6





LOCKHART ISD PRE-OWNED HOME SALES

- 167 total resales in 2019 (+3.1% Y-o-Y)
- District's median pre-owned sold price decreased to \$322,500 (-0.8% Y-o-Y)



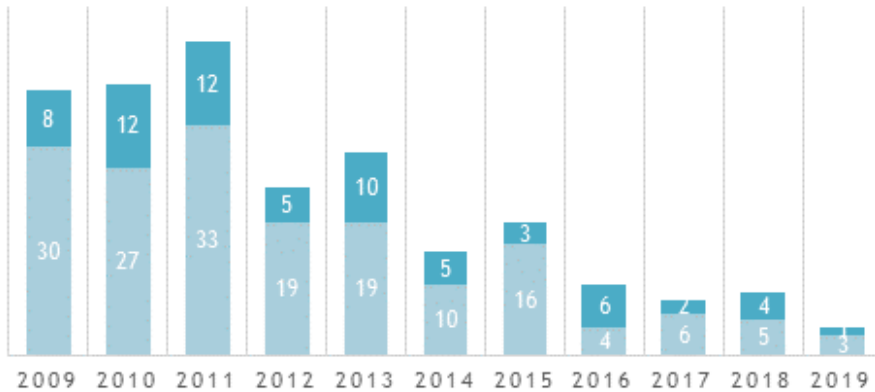
Source: ACTRIS MLS



LOCKHART ISD PRE-OWNED HOME SALES

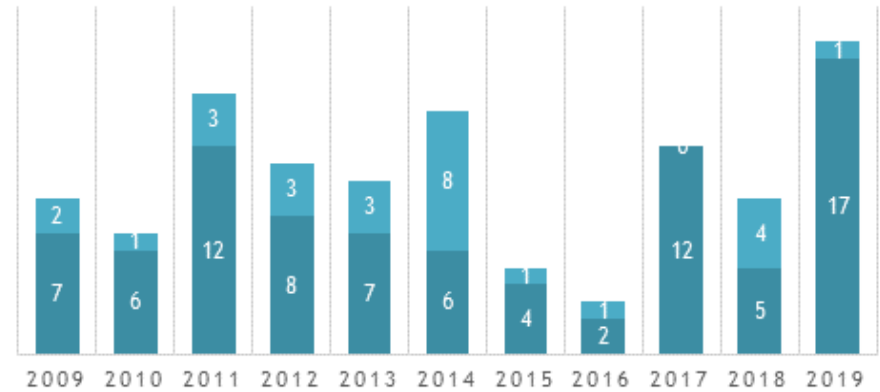
FORCLOSURES

■ Forclosures: Single Family ■ Forclosures: Manufactured/Mobile



RENTALS

■ Rentals Single Family ■ Rentals Manufactured/Mobile



Source: ACTRIS MLS

- Foreclosure based existing home sales have trended down since 2015

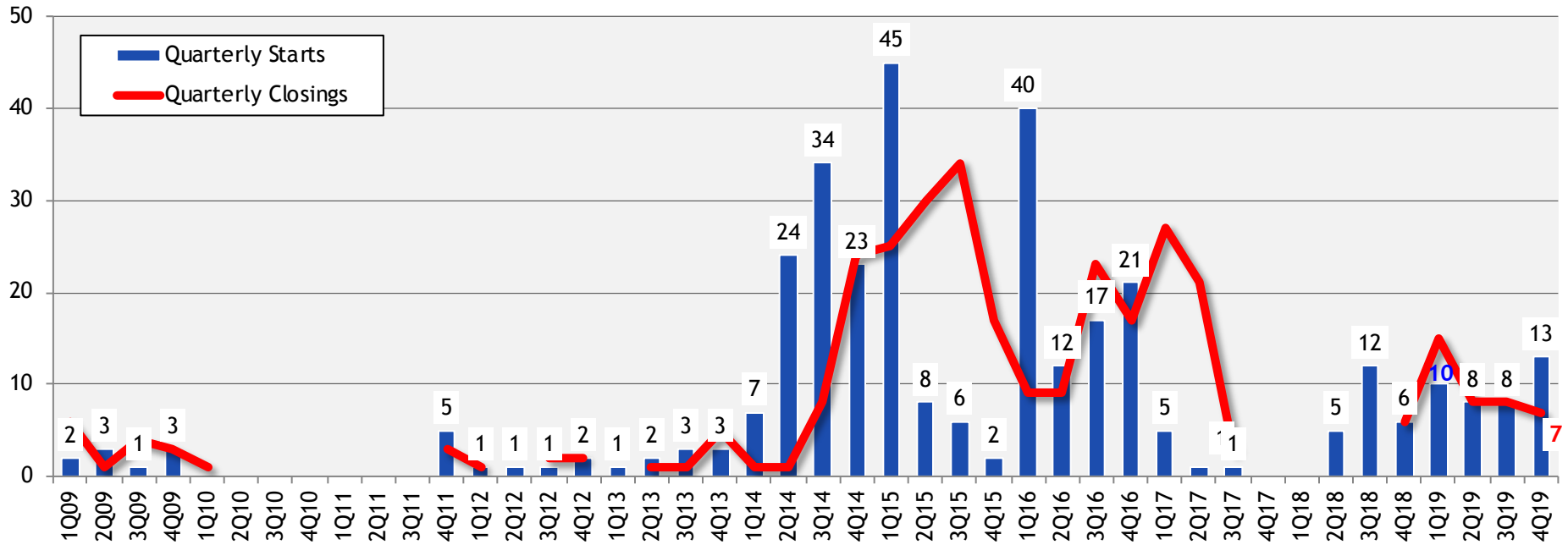
- The number of single-family homes with new rental contracts increased in 2019 to a 10-year high

*Note rental data is for properties listed in MLS only



LOCKHART ISD QUARTERLY NEW HOME CONSTRUCTION

Start = foundation started
Closing = occupied home



Starts	2013	2014	2015	2016	2017	2018	2019	Closings	2013	2014	2015	2016	2017	2018	2019
1Q	1	7	45	40	5	0	10	1Q	0	1	25	9	27	0	15
2Q	2	24	8	12	1	5	8	2Q	1	1	30	9	21	2	8
3Q	3	34	6	17	1	12	8	3Q	1	8	34	23	3	0	8
4Q	3	23	2	21	0	8	13	4Q	5	24	17	17	0	8	7
Total	9	88	61	90	7	25	39	Total	7	34	106	58	51	10	38

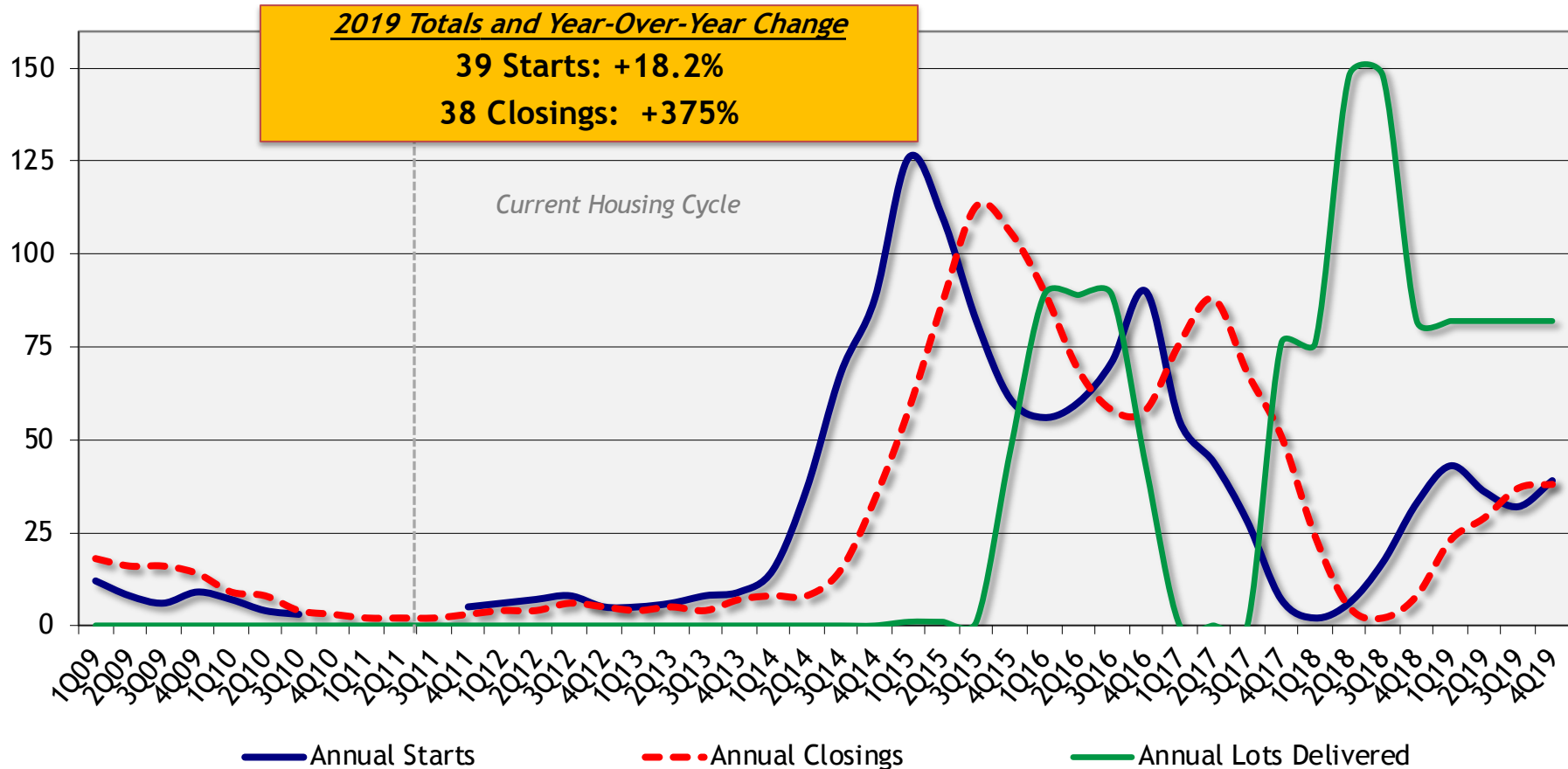
- In 4Q19, new homebuilders produced 13 start and 7 closings in Lockhart ISD



GROWTH DRIVERS: LOCKHART ISD

ANNUAL NEW HOME CONSTRUCTION ACTIVITY

Start = foundation started
Closing = visibly occupied home



- New homebuilders started 39 new homes in the district during 2019 (+18.2% Y-o-Y)
- 38 new homes were occupied over the past 12 months (+375% Y-o-Y)
- The district's median new home price as of 4Q19 was \$244,872 (+5.2% Y-o-Y)



GREATER AUSTIN SCHOOL DISTRICT RANKINGS BY NEW HOME CONSTRUCTION

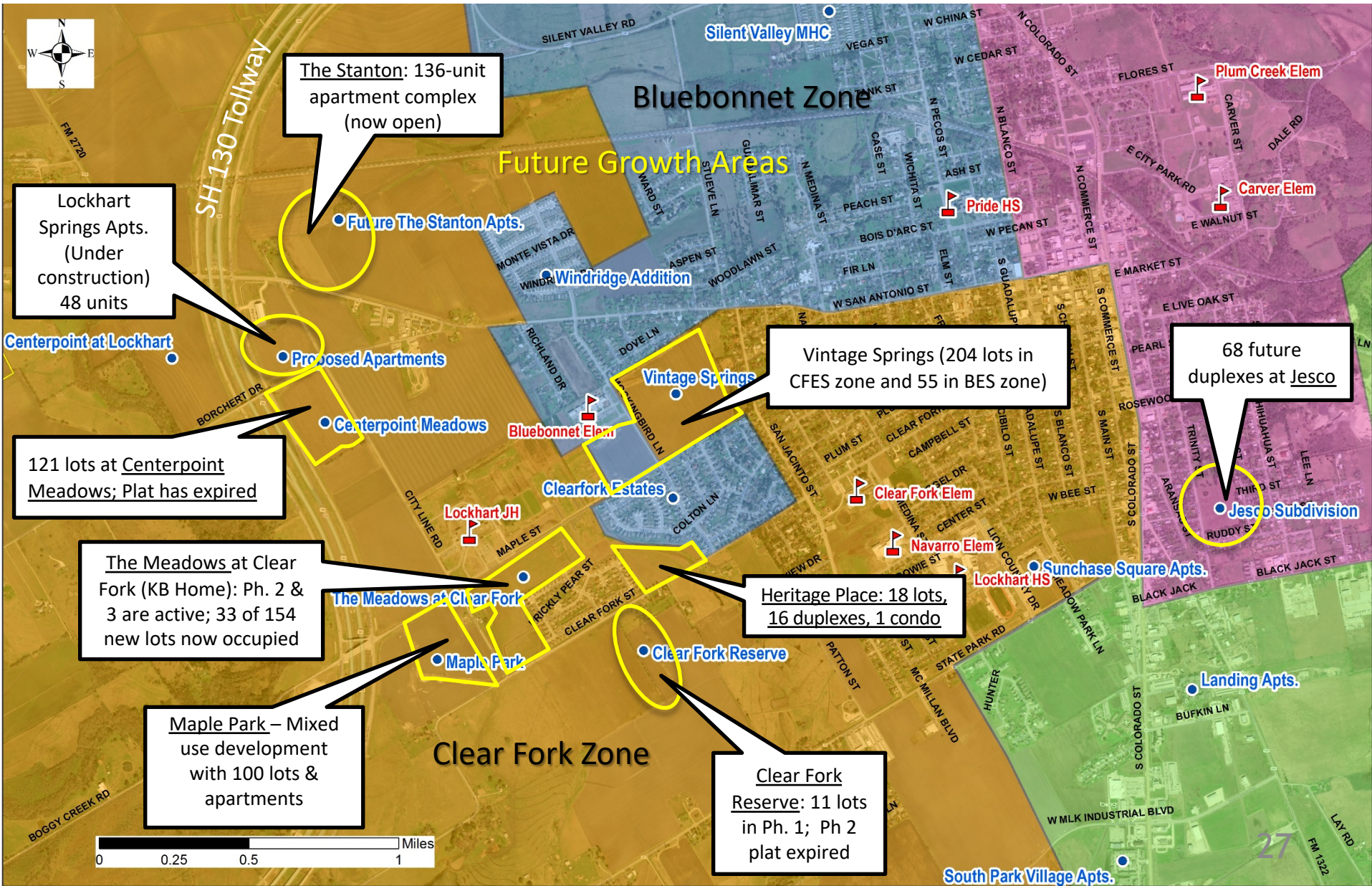
Rank	District	Annual Starts	Annual Closings
1	Leander	2,512	2,485
2	Pflugerville	1,898	2,003
3	Hays Cons	1,604	1,624
4	Austin	1,343	1,473
5	Georgetown	1,714	1,462
6	Round Rock	1,230	1,326
7	Manor	1,353	1,302
8	Liberty Hill	1,428	1,145
9	Hutto	1,182	1,119
10	Del Valle	980	884
11	Jarrell	786	650
12	Dripping Springs	648	606
13	Lake Travis	606	548
14	San Marcos Cons	405	416
15	Bastrop	234	169
16	Lago Vista	119	88
17	Eanes	33	88
18	Elgin	76	79
19	Taylor	117	39
20	Lockhart	39	38

➤ *Lockhart ISD ranked 20th in total annual new home closing among all Greater Austin school districts in 2019*

Start = Foundation started Closing = Occupied home



LOCKHART ISD NEW HOME MARKET 2019/20 - CITY OF LOCKHART AREA





LISD NEW HOME MARKET



SH 130 Toll

Lockhart JH

Maple St.

Vintage Springs
55 lots BES and 204 lots CFES

Clear Fork St.

The Meadows at Clear Fork
KB Home



N

Photo: 1/11/2020



APARTMENT DEVELOPMENTS

SH 130 Toll

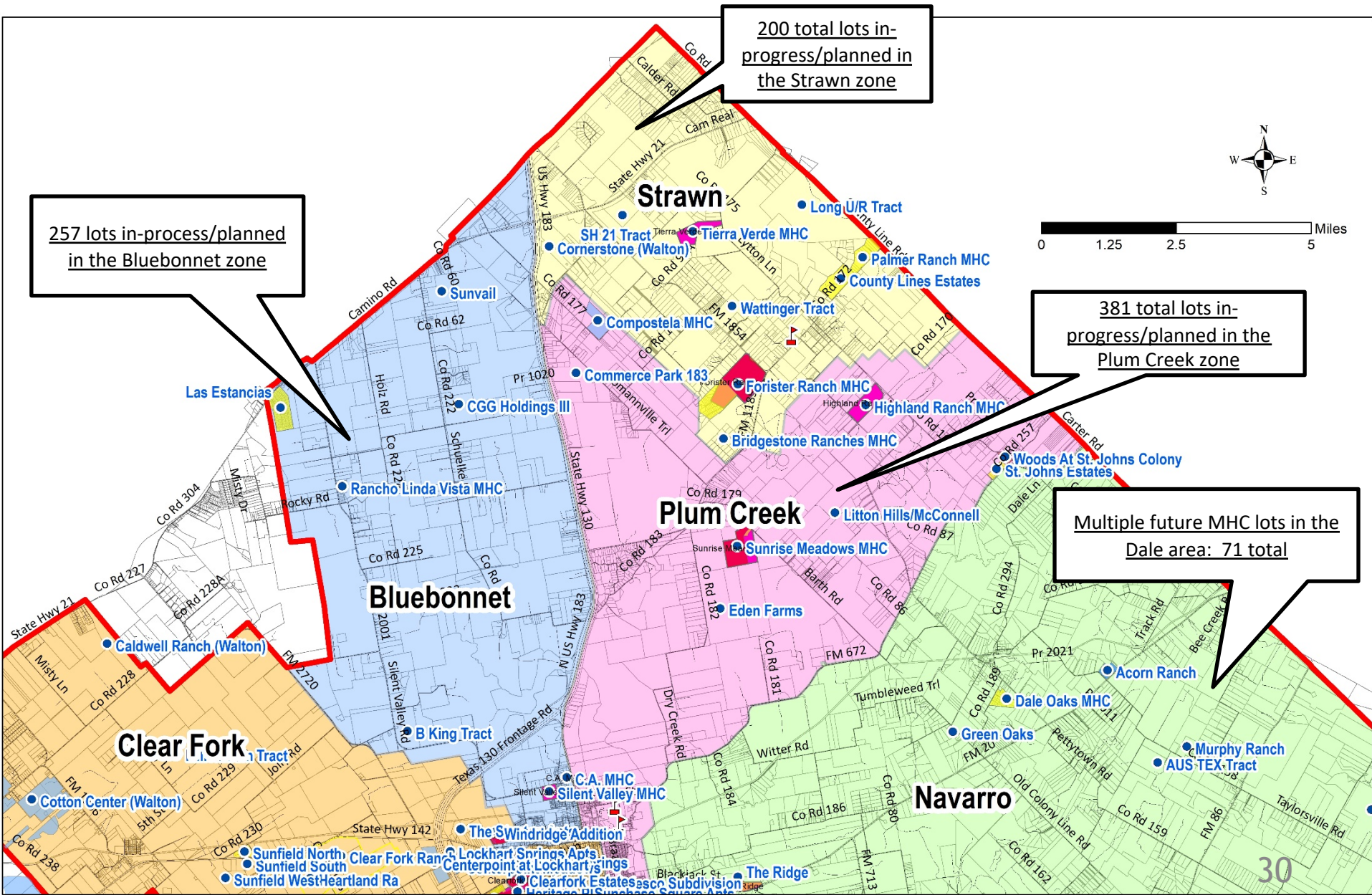
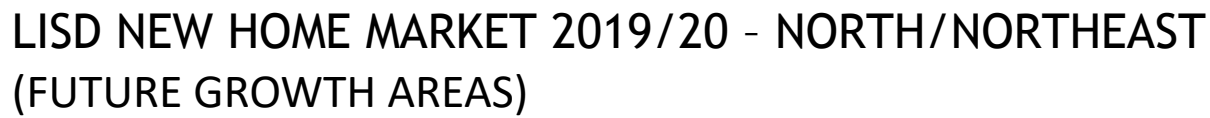
Lockhart Springs Apartments

The Stanton Apartments



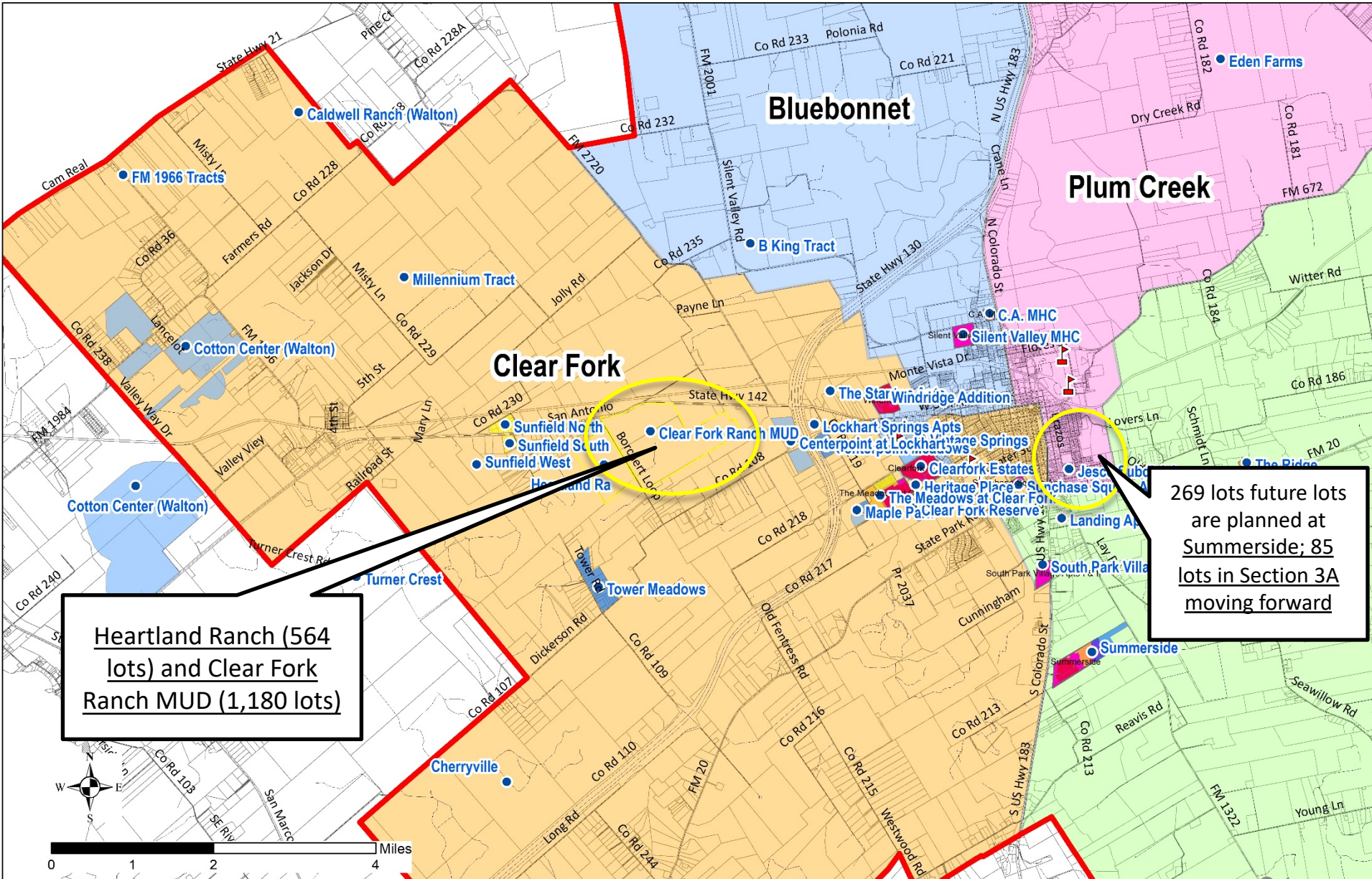
Photo: 1/11/2020

SH 142





LOCKHART ISD NEW HOME MARKET 2019/20- WEST SIDE





LOCKHART ISD RESIDENTIAL LOT INVENTORY

Tradition Single-Family			
Elementary Zone	VDL	Future Lots	Total Lots Left
Bluebonnet	0	55	55
Clear Fork	126	2,254	2,380
Navarro	4	269	273
Plum Creek	0	68	68
Strawn	0	0	0
Total	130	2,646	2,776
Mobile Homes			
Elementary Zone	VDL	Future Lots	Total Lots Left
Bluebonnet	92	110	202
Clear Fork	0	110	110
Navarro	11	60	71
Plum Creek	5	260	265
Strawn	10	190	200
Total	118	730	848
Apartment Units			
Elementary Zone	Planned Units		
Bluebonnet	0		
Clear Fork	48		
Navarro	0		
Plum Creek	0		
Strawn	0		
Total	48		

VDL = Fully developed lot that's currently vacant

Future Lots = Lots either in progress or planned

- *130 developed SF lots remained at the year-end 2019*
- *Developers are planning another 2,776 future traditional single-family residential lots*
- *48 future apartments are under currently construction*
- *Majority of future traditional built single-family homes will be in the Clear Fork zone*
- *848 mobile home lots in-process/planned; Most will be in the Plum Creek, Bluebonnet, and Strawn zones*



LOCKHART ISD STUDENT YIELDS ANALYSIS 2019/20

Single-Family Developments					
Subdivision Name	Status	Elementary Zone	Total Occupied Homes	Total Students	Student Yield
Clearfork Estates	Active	Bluebonnet	160	95	0.59
Windridge Addition	Built-out	Bluebonnet	200	117	0.59
The Meadows at Clear Fork	Active	Clear Fork	155	111	0.72
The Ridge	Active	Navarro	12	7	0.58
Summerside	Active	Navarro	219	141	0.64
Totals			746	471	0.63



Mobile Home Communities (MHC)					
Community Name	Status	Elementary Zone	Total Lots	Total Students	Student Yield
Silent Valley	Built-out	Bluebonnet	186	156	0.84
Sunrise Meadows Ph. 1 & 2	Built-out	Plum Creek	91	141	1.55
Highland Ranch	Built-out	Plum Creek	83	148	1.78
C.A	Active	Strawn	36	38	1.06
Forister Ranch Ph. 1-5	Built-out	Strawn	283	306	1.08
Tierra Verde	Built-out	Strawn	52	93	1.79
Las Estancias	Active	Bluebonnet	76	27	0.36
Palmer Ranch	Built-out	Strawn	6	6	1.00
Dale Oaks	Active	Navarro	33	48	1.5
Totals			846	963	1.14



Apartment Complexes					
Community Name	Status	Elementary Zone	Total Lots	Total Students	Student Yield
Southpark Village 1 & 2	Built-out	Navarro	144	73	0.51
Sunchase Square	Built-out	Clear Fork	96	14	0.15
The Stanton	Active	Clear Fork	136	35	0.26
Totals			376	122	0.32

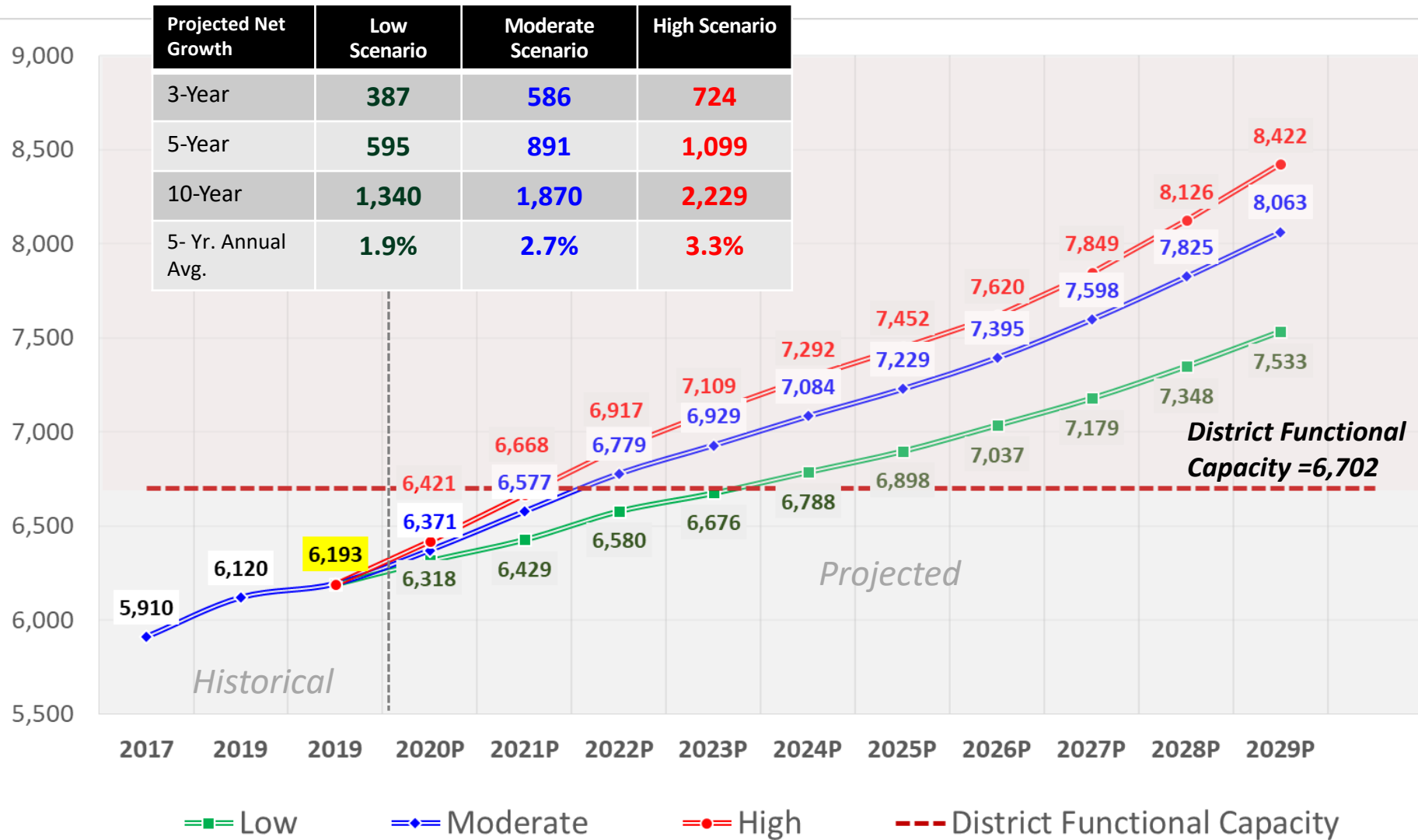


	SF	MHC	Apts
2018	0.68	1.16	0.60
2017	0.62	1.09	0.54

Results based on 2019/20 geo-coding
and December 2019 occupied homes
count

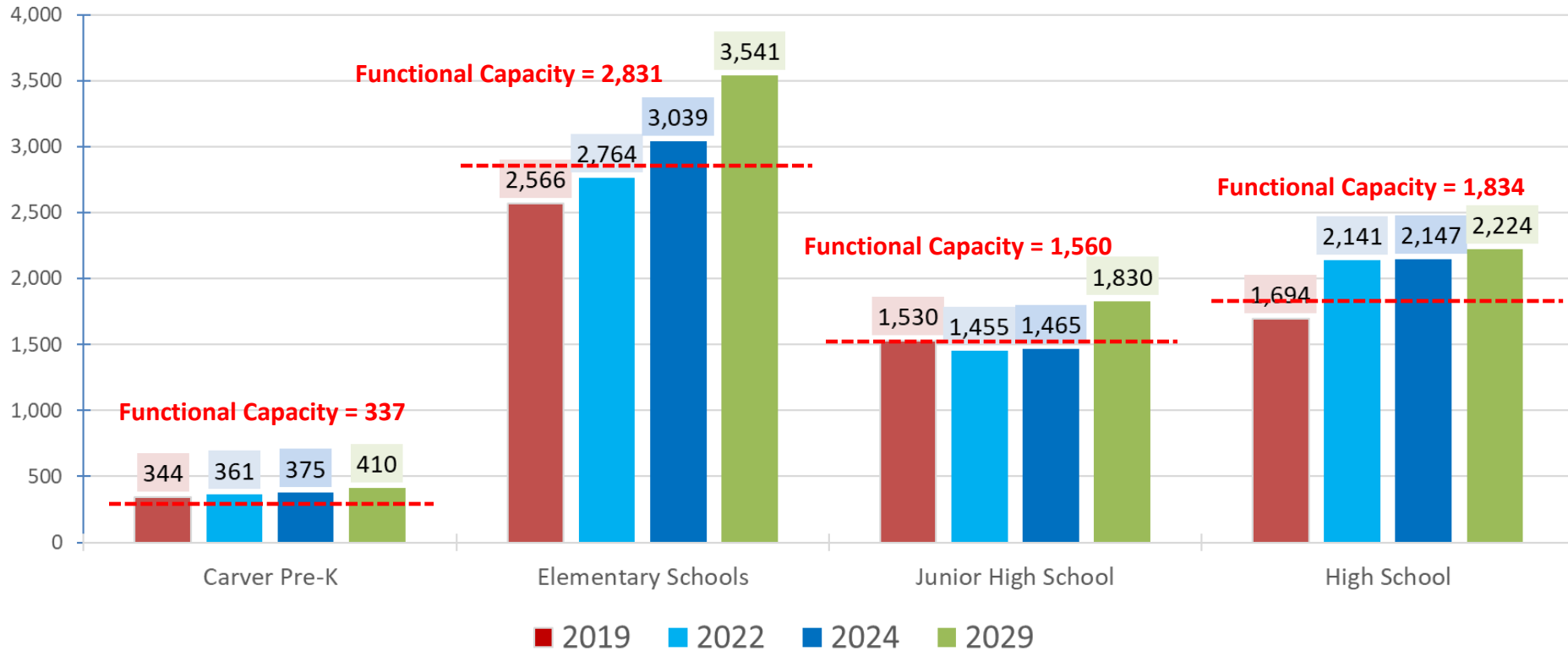


DISTRICT ENROLLMENT PROJECTIONS (PK-12)





ATTENDANCE LEVEL ENROLLMENT PROJECTIONS (PK-12)





CAMPUS ENROLLMENT PROJECTIONS (PK-12)

MODERATE SCENARIO

Lockhart ISD		Projected Fall Enrollment									
	2019	2020P	2021P	2022P	2023P	2024P	2025P	2026P	2027P	2028P	2029P
Carver Elementary (PK)		Functional Capacity = 337									
Total Enrollment	344	350	355	361	368	375	382	389	396	403	410
Capacity Utilization	102%	104%	105%	107%	109%	111%	113%	115%	118%	120%	122%
Space Remaining	-7	-13	-18	-24	-31	-38	-45	-52	-59	-66	-73
Bluebonnet Elementary		Functional Capacity = 614									
Total Enrollment	545	540	554	561	572	586	608	631	651	668	682
Capacity Utilization	89%	88%	90%	91%	93%	95%	99%	103%	106%	109%	111%
Space Remaining	69	74	60	53	42	28	6	-17	-37	-54	-68
Clear Fork Elementary		Functional Capacity = 475									
Total Enrollment	461	486	515	575	653	716	781	836	878	905	946
Capacity Utilization	97%	102%	109%	121%	137%	151%	164%	176%	185%	191%	199%
Space Remaining	14	-11	-40	-100	-178	-241	-306	-361	-403	-430	-471
Navarro Elementary		Functional Capacity = 554									
Total Enrollment	505	482	492	484	510	534	548	559	580	601	609
Capacity Utilization	91%	87%	89%	87%	92%	96%	99%	101%	105%	108%	110%
Space Remaining	49	72	62	70	44	20	6	-5	-26	-47	-55
Plum Creek Elementary		Functional Capacity = 653									
Total Enrollment	561	541	549	570	560	583	587	597	600	600	600
Capacity Utilization	86%	83%	84%	87%	86%	89%	90%	91%	92%	92%	92%
Space Remaining	92	112	104	83	93	70	66	56	53	53	53
Strawn Elementary		Functional Capacity = 535									
Total Enrollment	494	513	547	573	594	620	647	664	676	691	704
Capacity Utilization	92%	96%	102%	107%	111%	116%	121%	124%	126%	129%	132%
Space Remaining	41	22	-12	-38	-59	-85	-112	-129	-141	-156	-169
Total Elementary Functional Capacity (KG-5th Grade) = 2,831											
Total Enrollment KG-5th	2,566	2,562	2,657	2,764	2,889	3,039	3,171	3,287	3,386	3,464	3,541
Capacity Utilization	91%	91%	94%	98%	102%	107%	112%	116%	120%	122%	125%
Space Remaining	265	269	174	67	-58	-208	-340	-456	-555	-633	-710



CAMPUS ENROLLMENT PROJECTIONS (PK-12)

MODERATE SCENARIO

Lockhart ISD		Projected Fall Enrollment									
	2019	2020P	2021P	2022P	2023P	2024P	2025P	2026P	2027P	2028P	2029P
LJH	<i>Junior High Functional Capacity = 1,560</i>										
Total Enrollment (6-8)	1,530	1,539	1,494	1,455	1,446	1,465	1,515	1,582	1,682	1,764	1,830
Capacity Utilization	98%	99%	96%	93%	93%	94%	97%	101%	108%	113%	117%
Space Remaining	30	21	66	105	114	95	45	-22	-122	-204	-270
LHS	<i>High School Functional Capacity = 1,834</i>										
Total Enrollment (9-12)	1,694	1,862	2,013	2,141	2,168	2,147	2,102	2,078	2,076	2,136	2,224
Capacity Utilization	92%	102%	110%	117%	118%	117%	115%	113%	113%	116%	121%
Space Remaining	140	-28	-179	-307	-334	-313	-268	-244	-242	-302	-390
Pride HS	<i>Pride High School Functional Capacity = 140</i>										
Total Enrollment	59	58	58	58	58	58	58	58	58	58	58
Capacity Utilization	42%	41%	41%	41%	41%	41%	41%	41%	41%	41%	41%
Space Remaining	81	82	82	82	82	82	82	82	82	82	82
Total District Capacity (PK-12th Grade) = 6,702											
District Total Enrollment (PK-12)	6,193	6,371	6,577	6,779	6,929	7,084	7,229	7,395	7,598	7,825	8,063
Annual Change	73	178	206	201	151	155	144	166	203	227	238
% Change	1.2%	2.9%	3.2%	3.1%	2.2%	2.2%	2.0%	2.3%	2.7%	3.0%	3.0%
Capacity Utilization	92%	95%	98%	101%	103%	106%	108%	110%	113%	117%	120%
Space Remaining	509	331	125	-77	-227	-382	-527	-693	-896	-1,123	-1,361

Lockhart ISD

Spring 2020 Demographics Summary

- In 2019, Lockhart ISD is estimated to have a total population of 28,647 with 9,489 total households
- Since 2016, the City of Lockhart population is estimated to have increased by 5.1% while the LISD population residing outside the city in Caldwell County has increased by 13%
- District enrollment climbs to record high of 6,193 students in the of Fall 2019 (+1.2% vs. Fall 2018)
- LISD enrollment has increased by 827 students over the past five years, averaging 2.9% annual growth
- Pre-K, Junior High, and High School enrollment have continued to grow over the past five years but the Elementary (K-5th) level has seen growth moderate since 2017
- In 2019, LISD sees record class sizes in PK, KG, and 7th-11th grade, including four grade levels with more than 500 students (6th grade-9th grade)
- A major driver of the district's enrollment growth has been mobile home development located in the north/northeastern part of the district (Lytton Springs and Dale area between US 183 and FM 672)
- In 2019/20 development of new mobile home communities has slowed; however 848 future mobile home lots are planned; most are located in the Plum Creek, Bluebonnet, and Strawn Elementary zones
- New single-family homebuilders produced 38 new home closings in 2019 (most at The Meadows at Clear Fork by KB Home)
- 130 developed single-family lots were left at year-end 2019
- 2,776 traditional built single-family home lots are in-process/planned; majority will located on the west side of the City of Lockhart in the Clear Fork Elementary zone
- 136 new apartments were delivered in 2019 at The Stanton (Clear Fork zone)
- 48 future apartment units are currently under development (Lockhart Springs/Clear Fork zone)
- Single-family homes in LISD are yielding 0.63 students per home
- Mobile homes are producing a higher yield at 1.14 students per home
- Non-income assisted apartment developments yield about 0.21 students per unit while income assisted developments typically produce a much higher yield near 0.5 students per unit
- Residential construction and development is projected to drive LISD enrollment growth up by an average of 2.7% annually over the next 5 years (Moderate Growth Rate)
- At the moderate growth rate, district enrollment is projected to increase by almost 900 students over the next five years, pushing LISD's total enrollment to near 7,100 students by Fall 2024
- Combined there are over 3,600 planned residential units that could grow enrollment to over 8,000 students by 2029 38



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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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