

Lockhart ISD

District
Demographics
Update

Fall 2017

January 22, 2018



School District Strategies
Solutions Through Demographics



LOCKHART ISD DEMOGRAPHICS PROFILE: 2017 UPDATE

OVERALL POPULATION



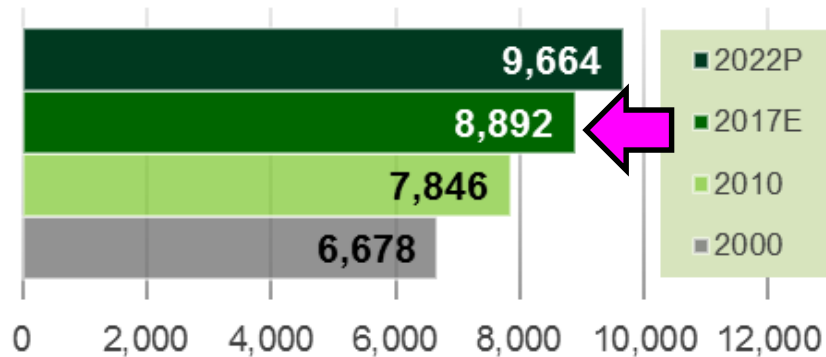
➤ LISD's overall population in 2017 is estimated to be 26,800 (+12.9% since the 2010 Census)

➤ In 2017, the district is estimated to have 8,892 total households, an increase of 1,046 households since 2010 (+13.3%)

➤ Since 2010, the overall population and total number of households in the district have been growing at about 1.8% per year.

➤ Over the next five years, the average rate of population and HH growth in the district is projected to remain near 1.8% per year

TOTAL HOUSEHOLDS

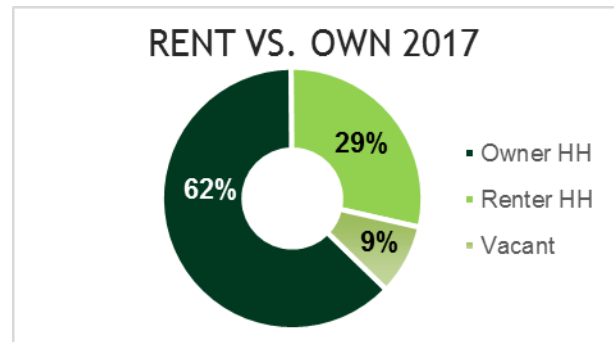
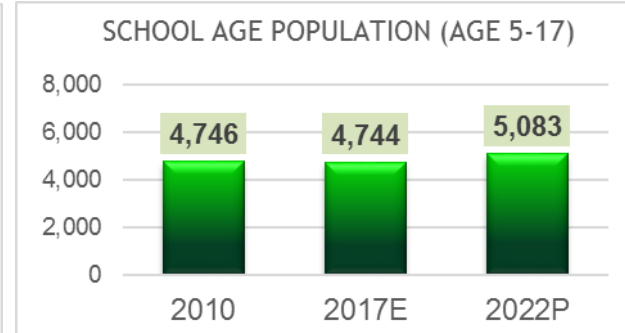
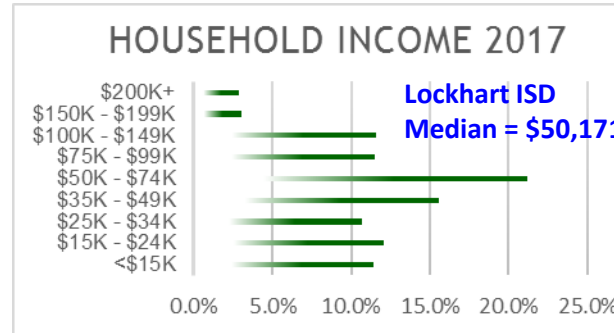
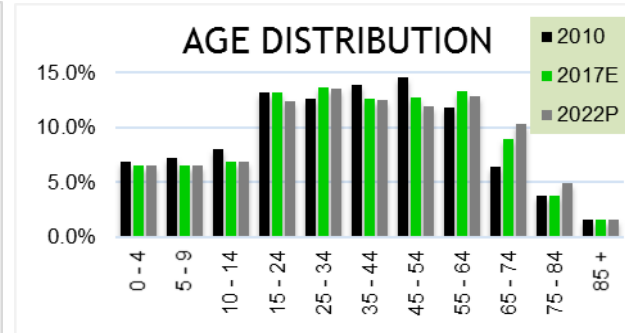
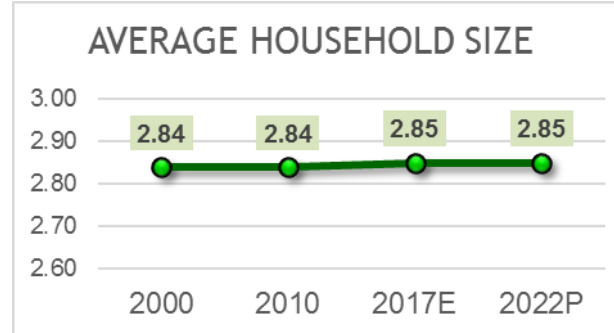


Source: ESRI & U.S. Census Bureau



LOCKHART ISD DEMOGRAPHICS PROFILE: 2017 UPDATE

- LISD's median age is up to 37.4 and the avg. HH size is now 2.85 (Caldwell Co.'s 2017 median age is 35.8 and avg. HH size is 2.83)
- District's Median HH Income in 2017 = \$50,171 (Caldwell Co. = \$48,401)
- 49.8% of Lockhart ISD HH's earn less than \$50K per year (Caldwell Co. = 51.3%)
- 29% of Lockhart ISD households are renters (Caldwell Co. = 30%)
- Lockhart ISD is currently estimated to have 0.53 age 5-17 residents per HH (Caldwell Co. = 0.55)



	2010	2017E	2022P
Hispanic Origin	47.2%	51.8%	55.1%
Student Age Per HH	0.60	0.53	0.53
Age 0-4 Population	1,637	1,769	1,888
Age 65+	11.8%	14.3%	16.8%
% of HH Earning <\$50K		49.8%	45.0%

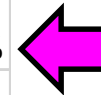
Source: U.S. Census Bureau & Esri



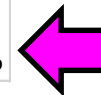
AREA POPULATION AND HOUSEHOLD GROWTH

Total Population	2010	2014	2015	2016	2017
Lockhart ISD	23,728	25,016	25,379	26,317	26,800
City of Lockhart	12,698	13,142	n/a	13,699	13,847
Caldwell County	38,066	39,756	40,383	41,606	42,070
Total Households	2010	2014	2015	2016	2017
Lockhart ISD	7,846	8,293	8,420	8,632	8,892
City of Lockhart	4,098	4,261	n/a	4,400	4,510
Caldwell County	12,301	12,903	13,126	13,371	13,688
Percentage of Caldwell Co. population in LISD	62.3%	62.9%	62.8%	63.3%	63.7%
Percentage of LISD population in City of Lockhart	53.5%	52.5%	n/a	52.1%	51.7%
Percentage of Caldwell Co. households in LISD	63.8%	64.3%	64.1%	64.6%	65.0%
Percentage of LISD households in City of Lockhart	52.2%	51.4%	n/a	51.0%	50.7%

➤ *Although the national statistics continue to under estimate the number of people under age 18 in the district, the district's population and household numbers do continue to show an increasing number of LISD residents and households outside the City of Lockhart*

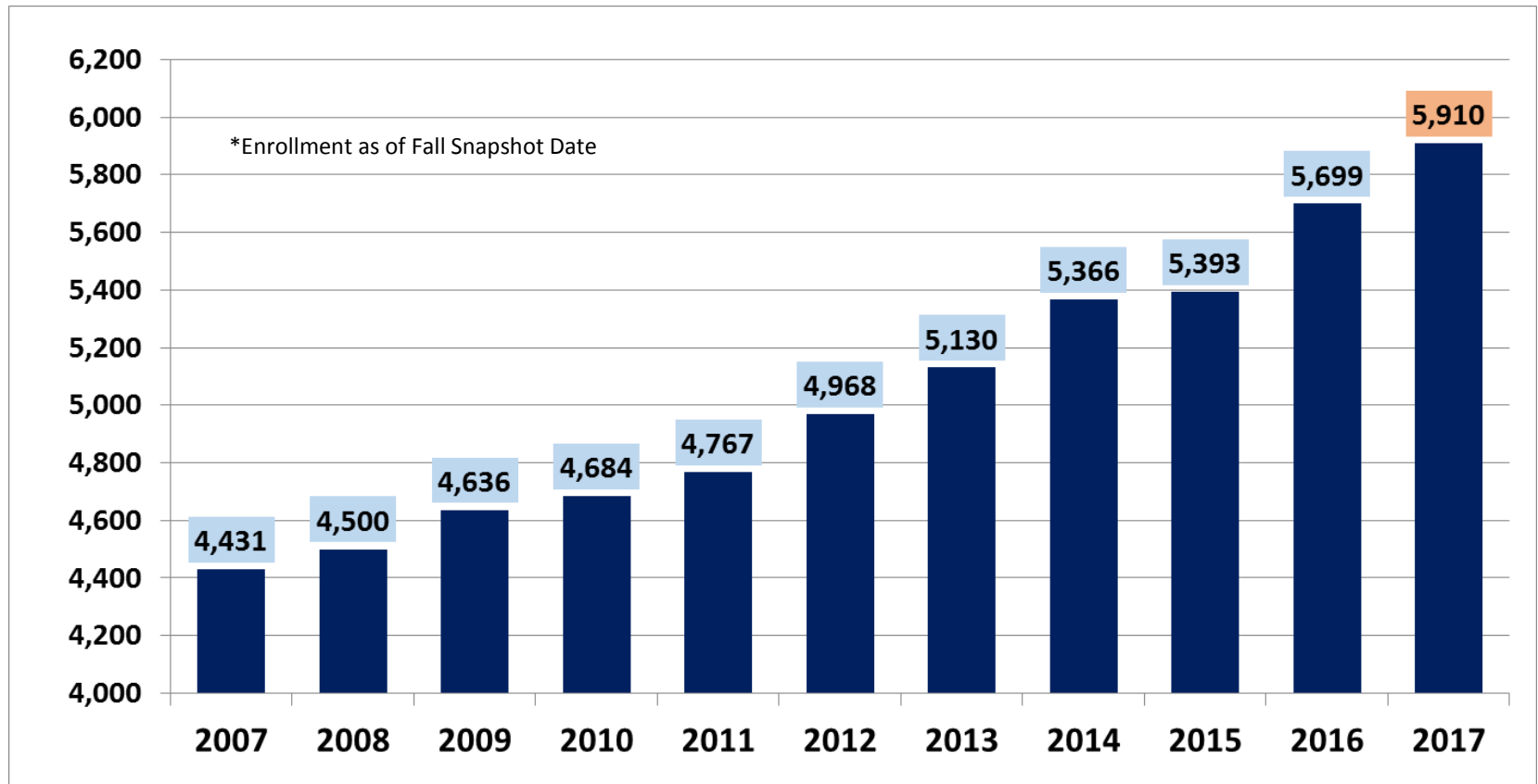


Percentage of LISD population & households in the City of Lockhart is trending down





LOCKHART ISD ENROLLMENT HISTORY (PK-12): FALL 2007 - FALL 2017

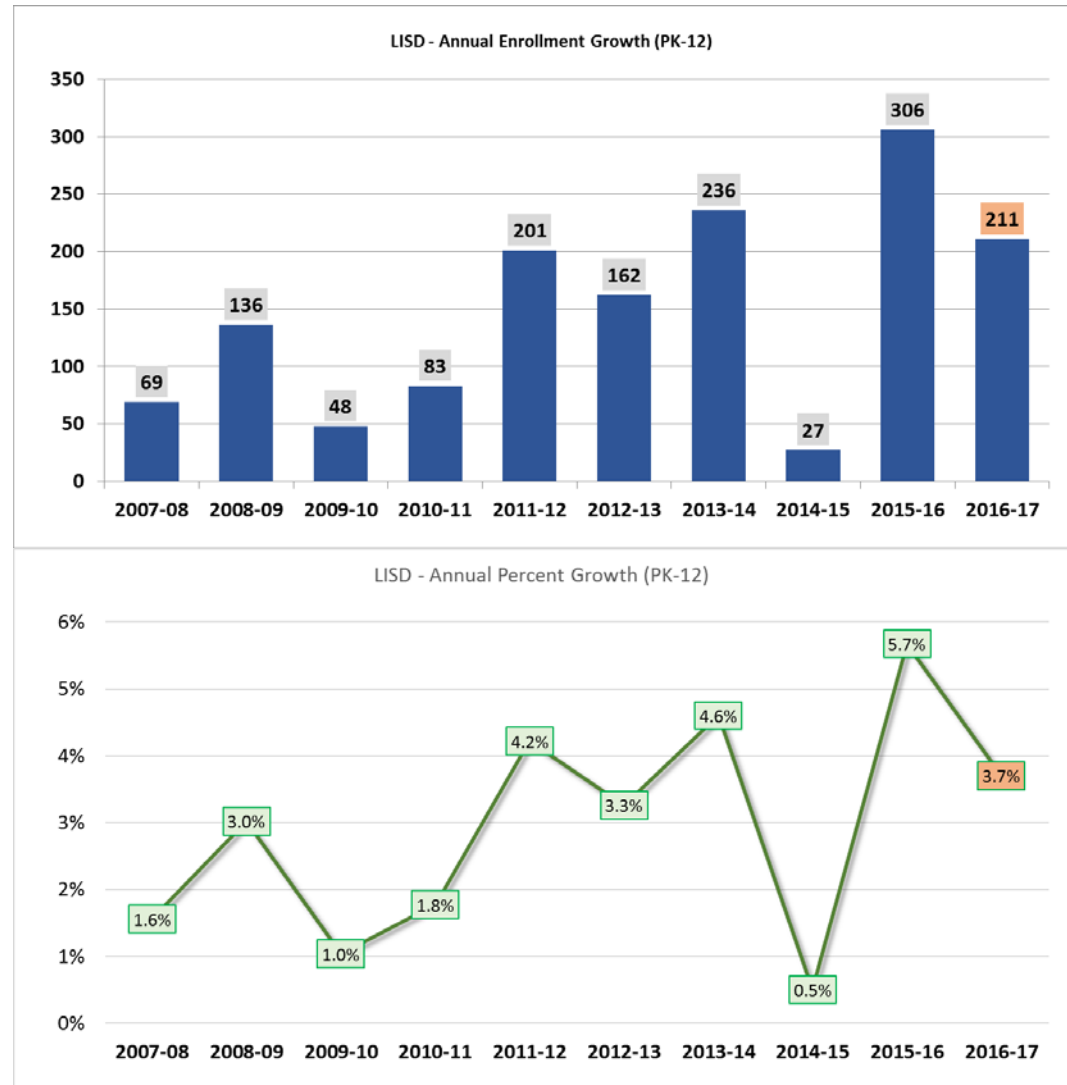


- District enrollment increases to a record high of 5,910 students in Fall 2017
- LISD enrollment has grown by 942 students over the past five years and by 1,479 students since 2007



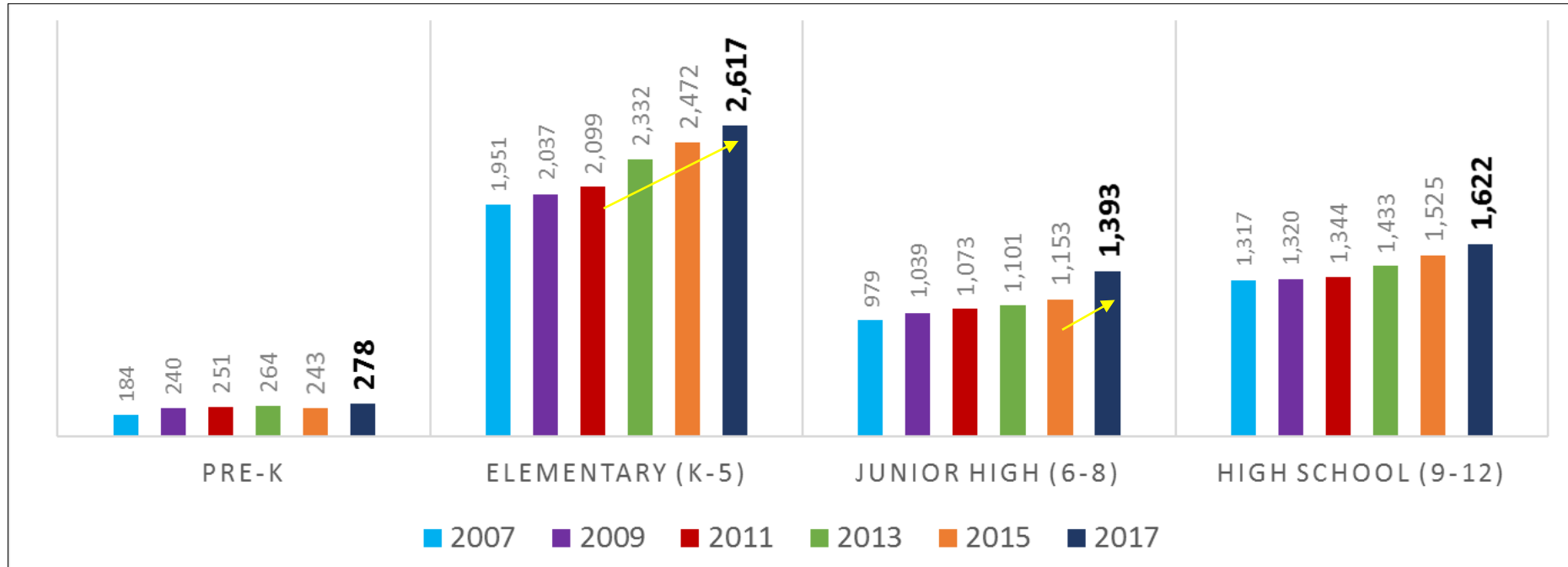
LOCKHART ISD ENROLLMENT HISTORY: ANNUAL GROWTH FALL 2007 - FALL 2017

- Total enrollment increased by 211 students from 2016 to 2017 (+3.7%)
- LISD has averaged a 3.5% annual enrollment growth since the 2012/13 school year
 - *+188 students per year*
- District enrollment has increased by more than 200 students four out-of-the past six years





LOCKHART ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL



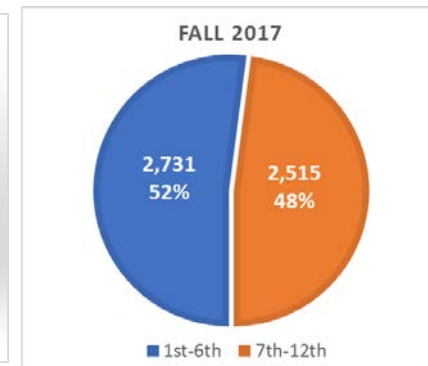
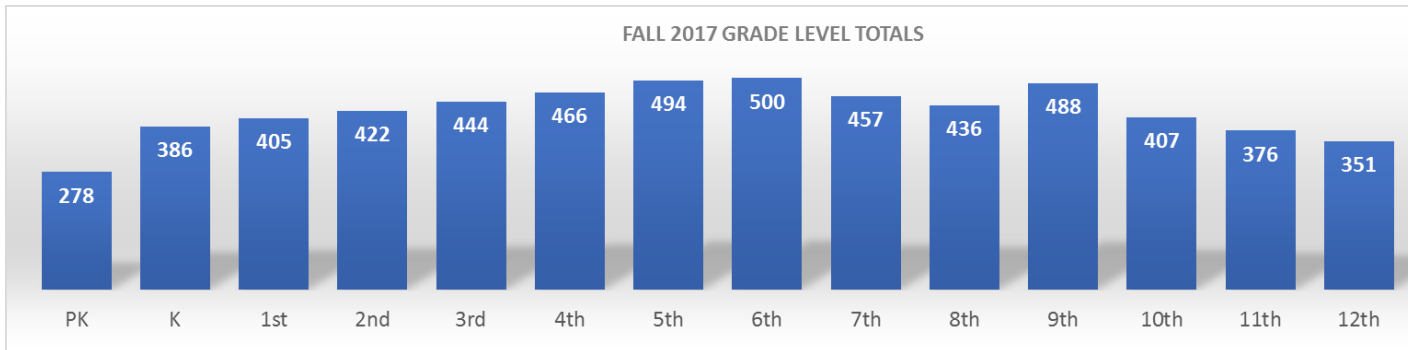
- 45% of the district's enrollment growth since 2012 has occurred at the elementary level (K-5th)
- Since 2015, Junior High enrollment is up 240 students (+21%)



LOCKHART ISD ENROLLMENT HISTORY: GRADE LEVEL TOTALS

 = Record class size

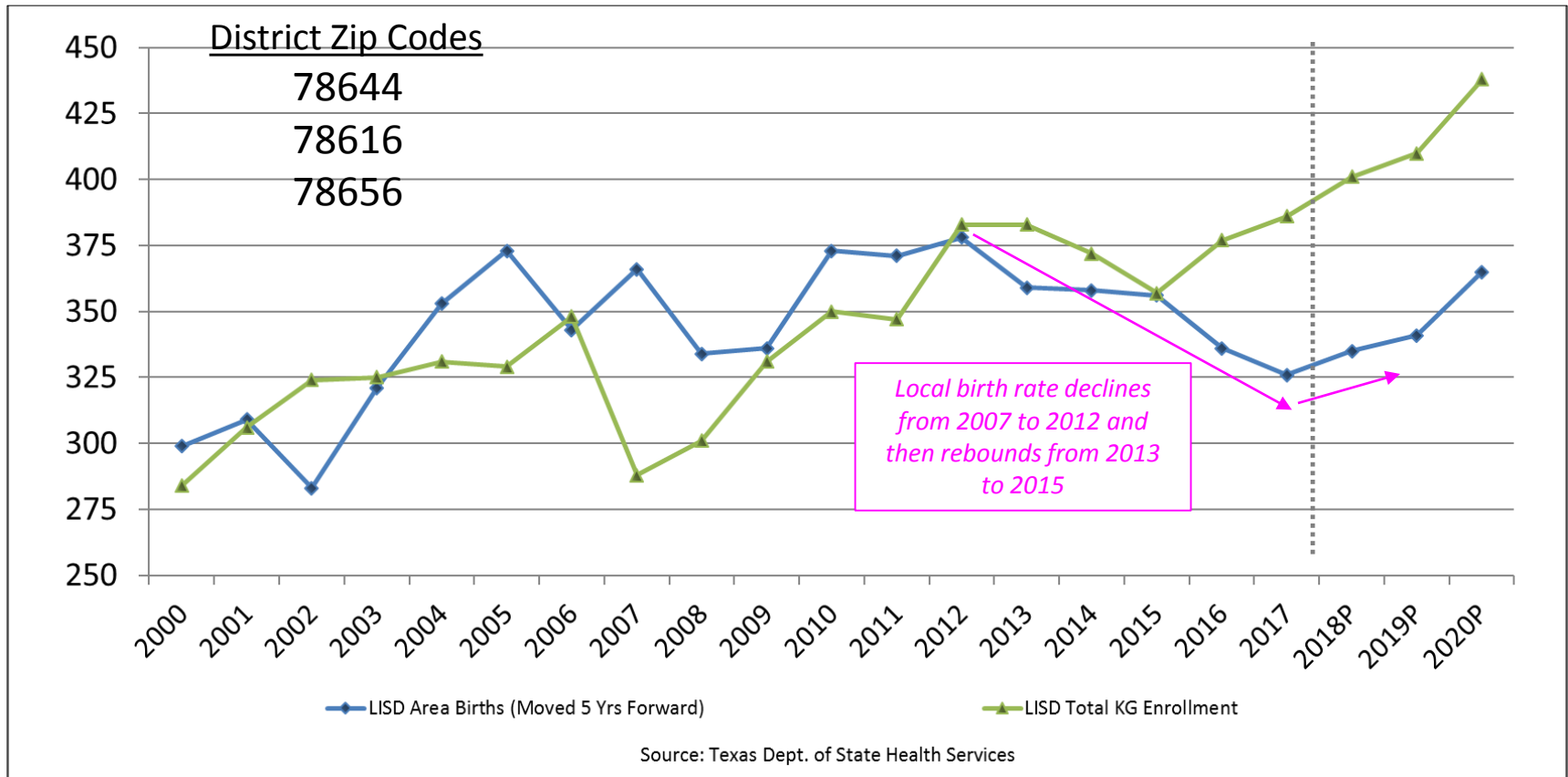
	ELEMENTARY							JUNIOR HIGH			HIGH						
Year (Fall)	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2004	164	331	318	348	312	316	343	336	332	342	378	376	318	278	4,492		
2005	207	329	366	322	347	318	311	345	350	333	362	387	296	269	4,542	50	1.1%
2006	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%



- In Fall 2017, the district sees record class sizes in 4th through 9th grade
- LISD also sees record kindergarten and 12th grade enrollment in 2017
- Wave of elementary growth that started in 2008 continues to impact the middle grades



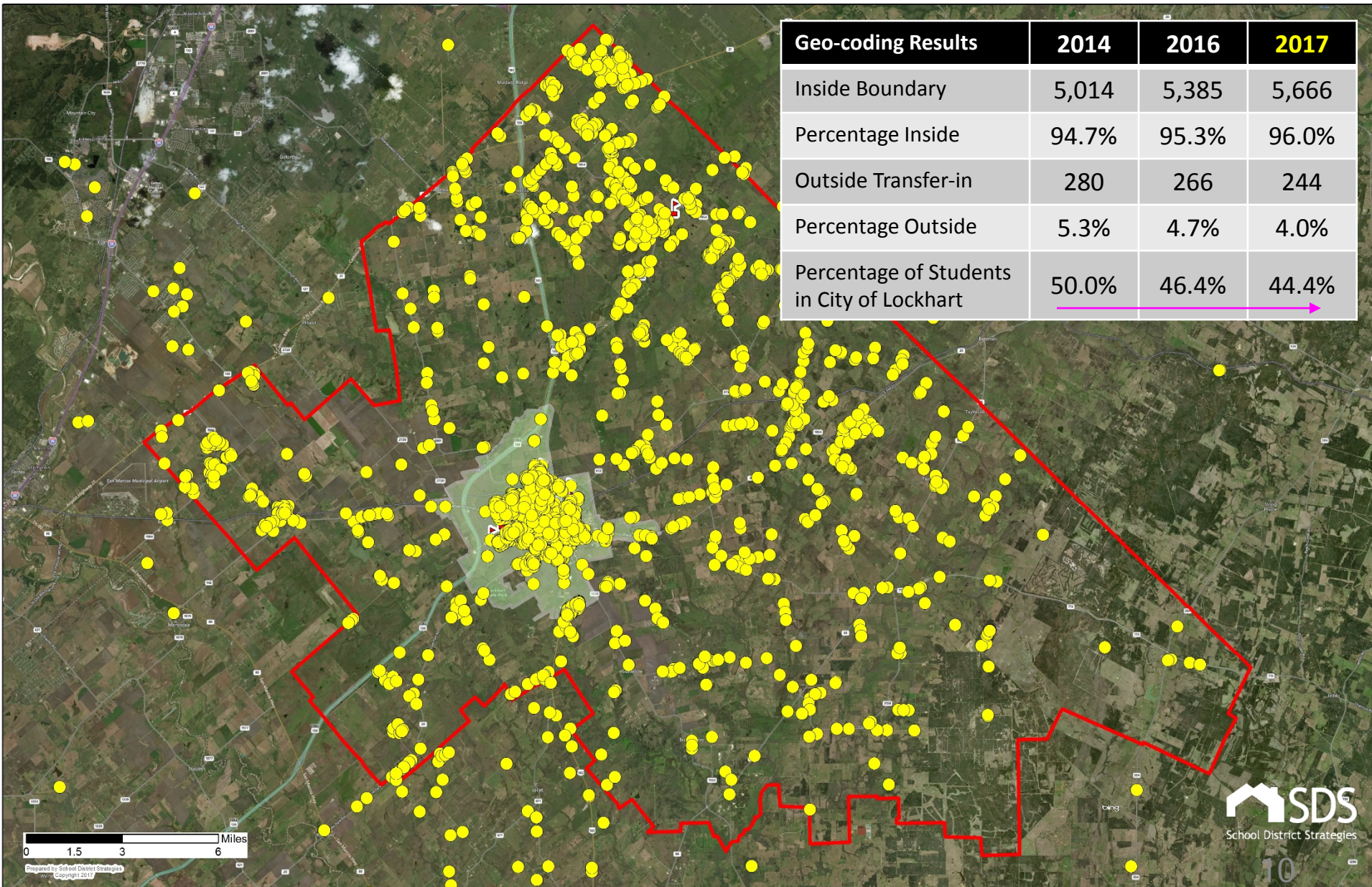
LOCKHART ISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE



- After five consecutive years of decline from 2007 to 2012, the local birth rate increased in 2013, 2014, and 2015; LISD Kindergarten enrollment primed to increase over the next three years



LOCKHART ISD STUDENT GEO-CODING FALL 2017



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 were used in previous studies.

PZ 16

PZ 17

PZ 18

PZ 19

PZ 20

PZ 22

PZ 24

PZ 25

PZ 12

PZ 11

PZ 13

PZ 15

PZ 14

PZ 5

PZ 8

PZ 7

PZ 9

PZ 10

PZ 21

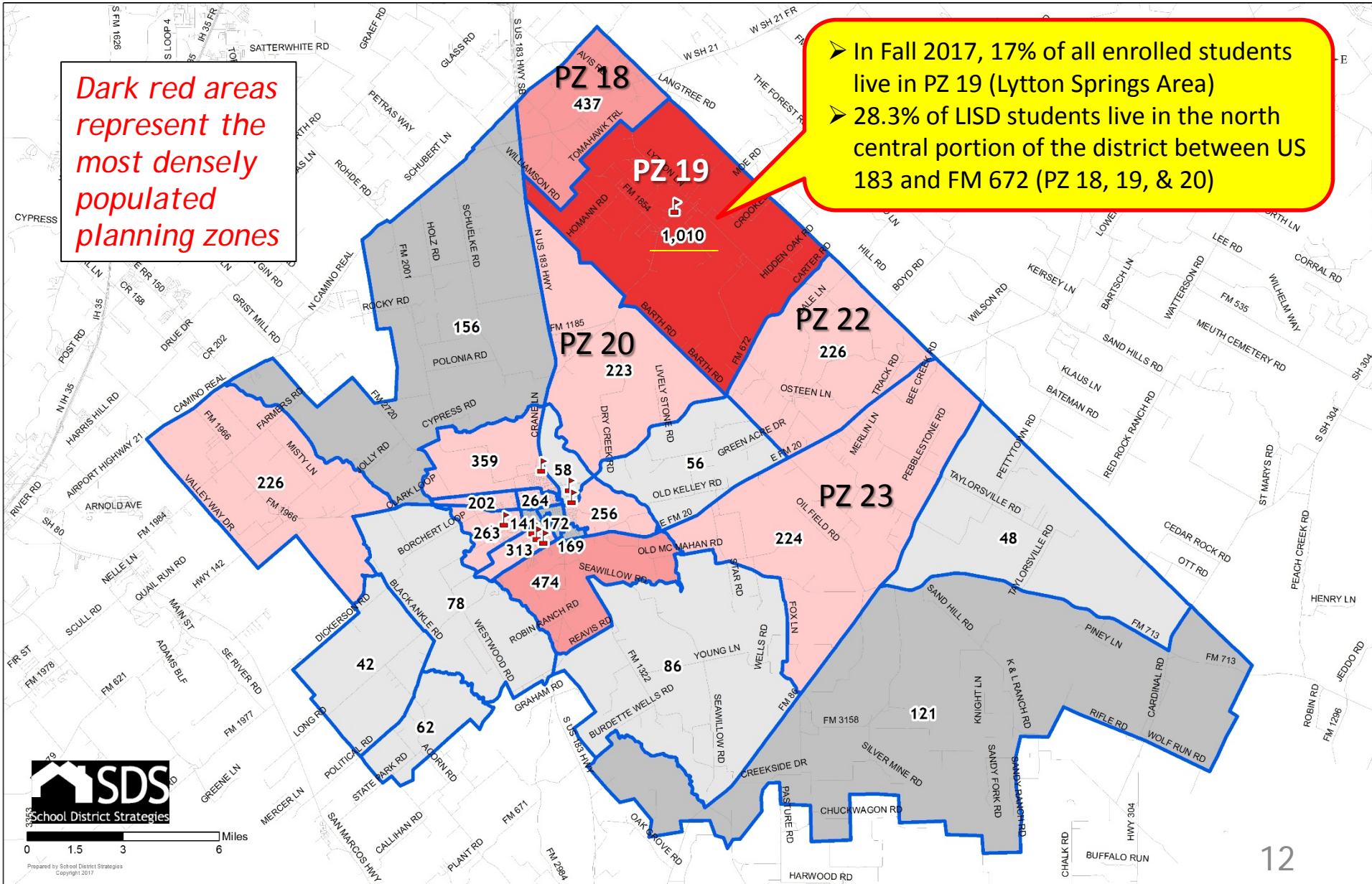
PZ 23



LOCKHART ISD STUDENT GEO-CODING FALL 2017: TOTAL STUDENTS BY PLANNING AREA

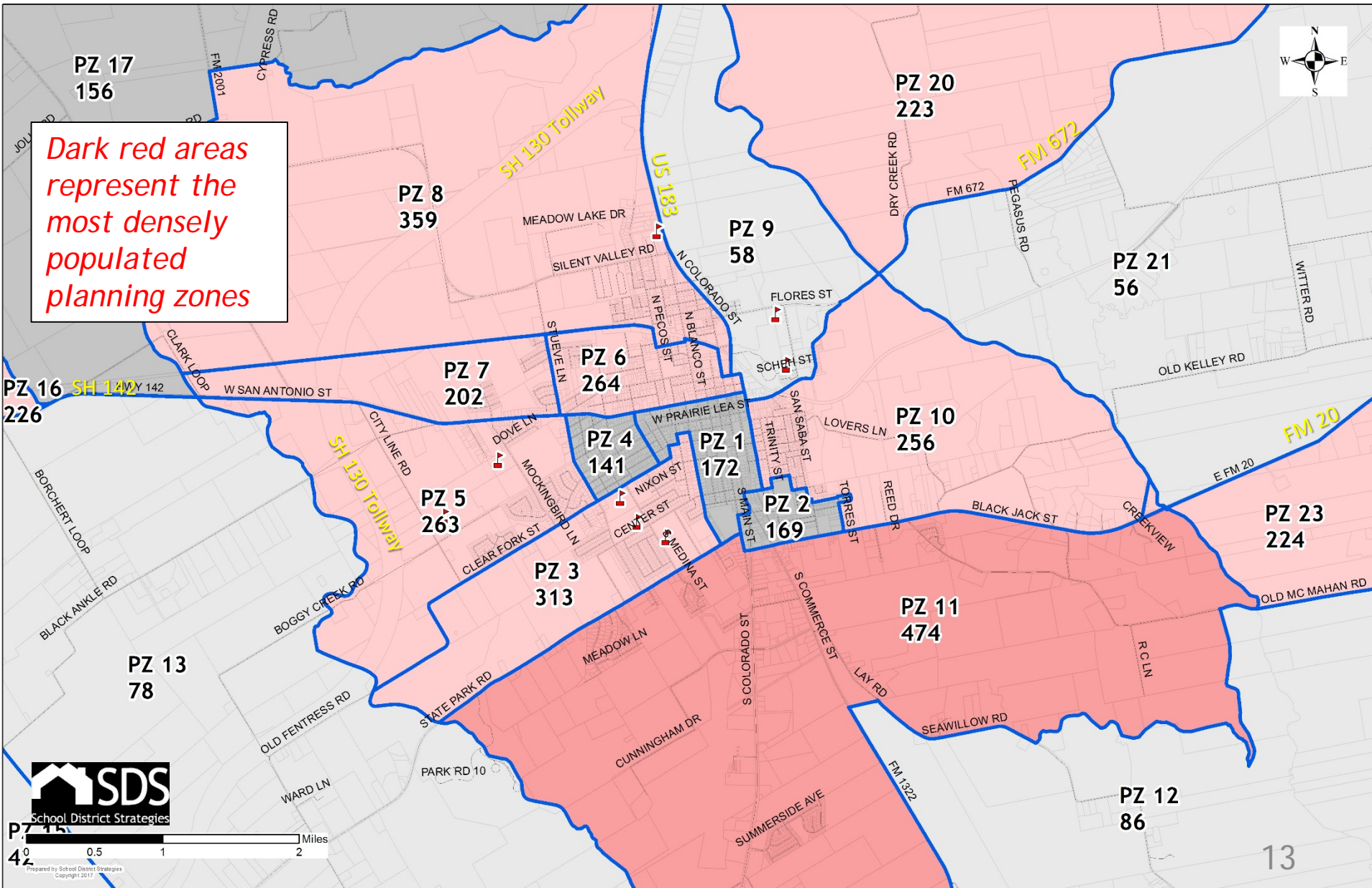
*Dark red areas
represent the
most densely
populated
planning zones*

- In Fall 2017, 17% of all enrolled students live in PZ 19 (Lytton Springs Area)
- 28.3% of LISD students live in the north central portion of the district between US 183 and FM 672 (PZ 18, 19, & 20)

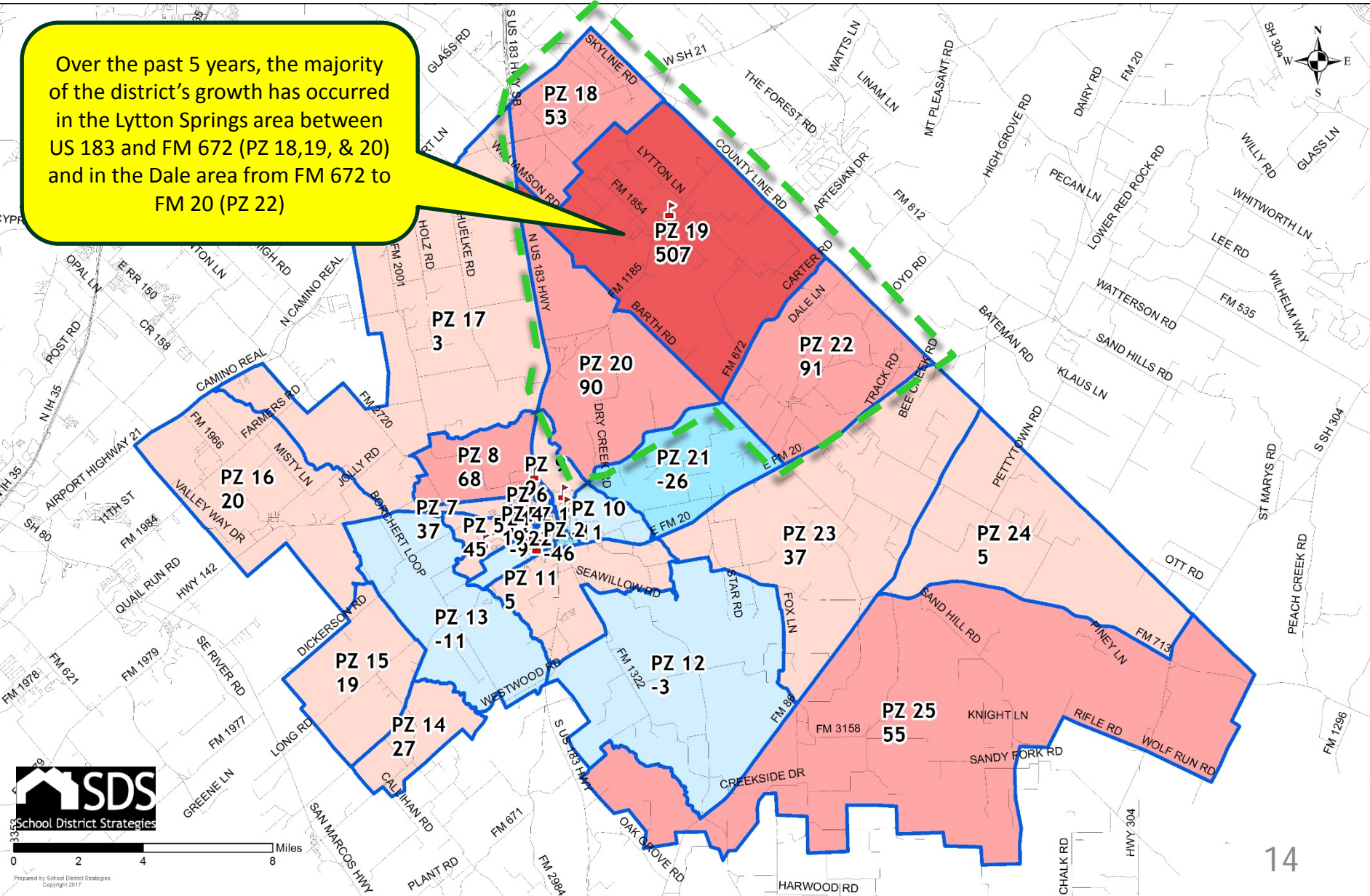




LOCKHART ISD STUDENT GEO-CODING FALL 2017: TOTAL STUDENTS BY PLANNING AREA (CITY OF LOCKHART AREA)



Over the past 5 years, the majority of the district's growth has occurred in the Lytton Springs area between US 183 and FM 672 (PZ 18,19, & 20) and in the Dale area from FM 672 to FM 20 (PZ 22)





LOCKHART ISD STUDENT GEO-CODING FALL 2017

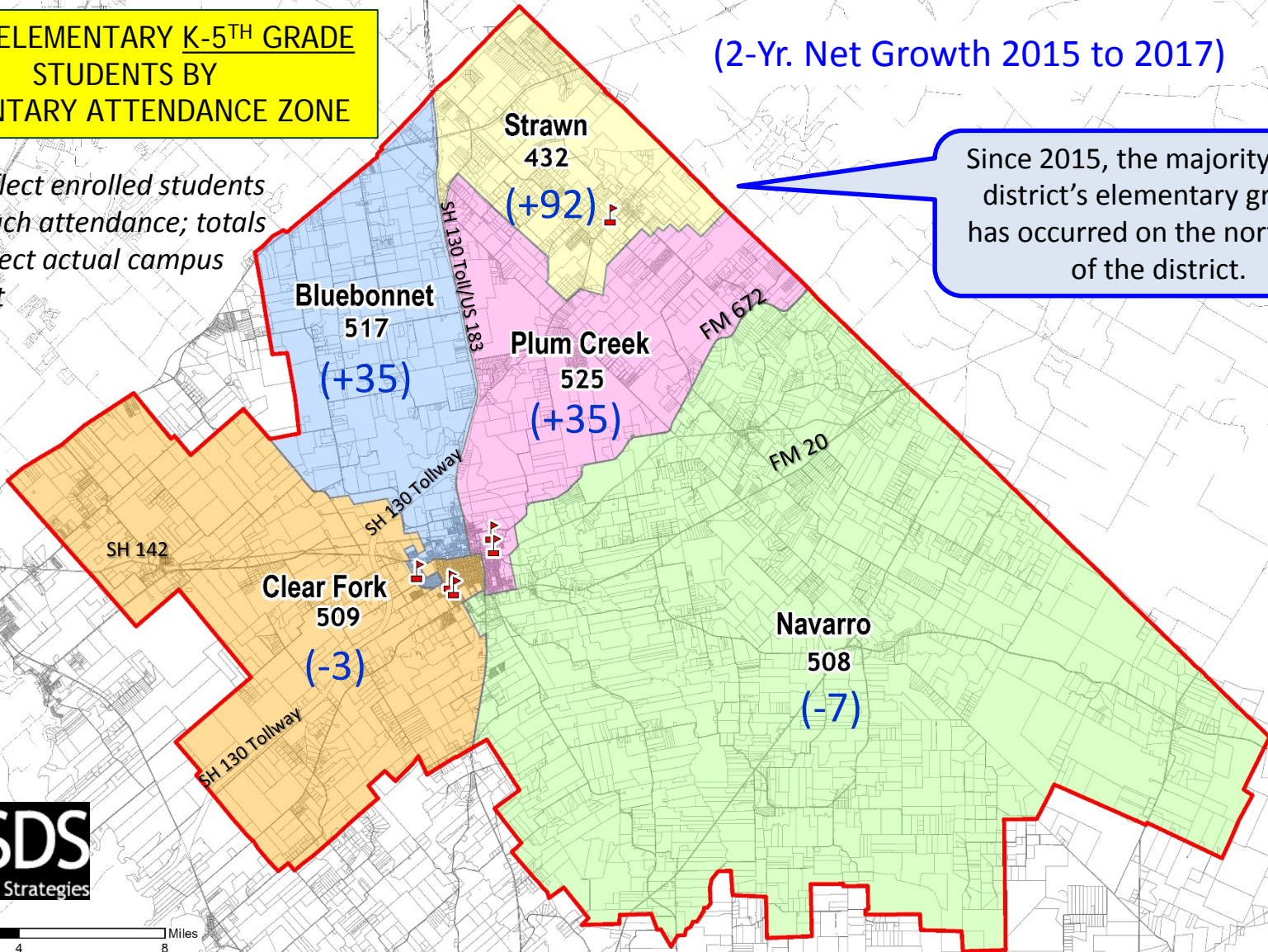
TOTAL ELEMENTARY K-5TH GRADE STUDENTS BY ELEMENTARY ATTENDANCE ZONE

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

(2-Yr. Net Growth 2015 to 2017)



Since 2015, the majority of the district's elementary growth has occurred on the north side of the district.



LOCKHART ISD STUDENT GEO-CODING FALL 2017

TOTAL JUNIOR HIGH SCHOOL STUDENTS (6TH-8TH GRADE) BY ELEMENTARY ATTENDANCE ZONE

(2-Yr. Net Growth 2015 to 2017)



Strawn
2015 = 177
2016 = 212
2017 = 234
(+57)

Bluebonnet
2015 = 228
2016 = 228
2017 = 247
(+19)

Plum Creek
2015 = 229
2016 = 266
2017 = 274
(+45)

Clear Fork
2015 = 232
2016 = 272
2017 = 301
(+69)

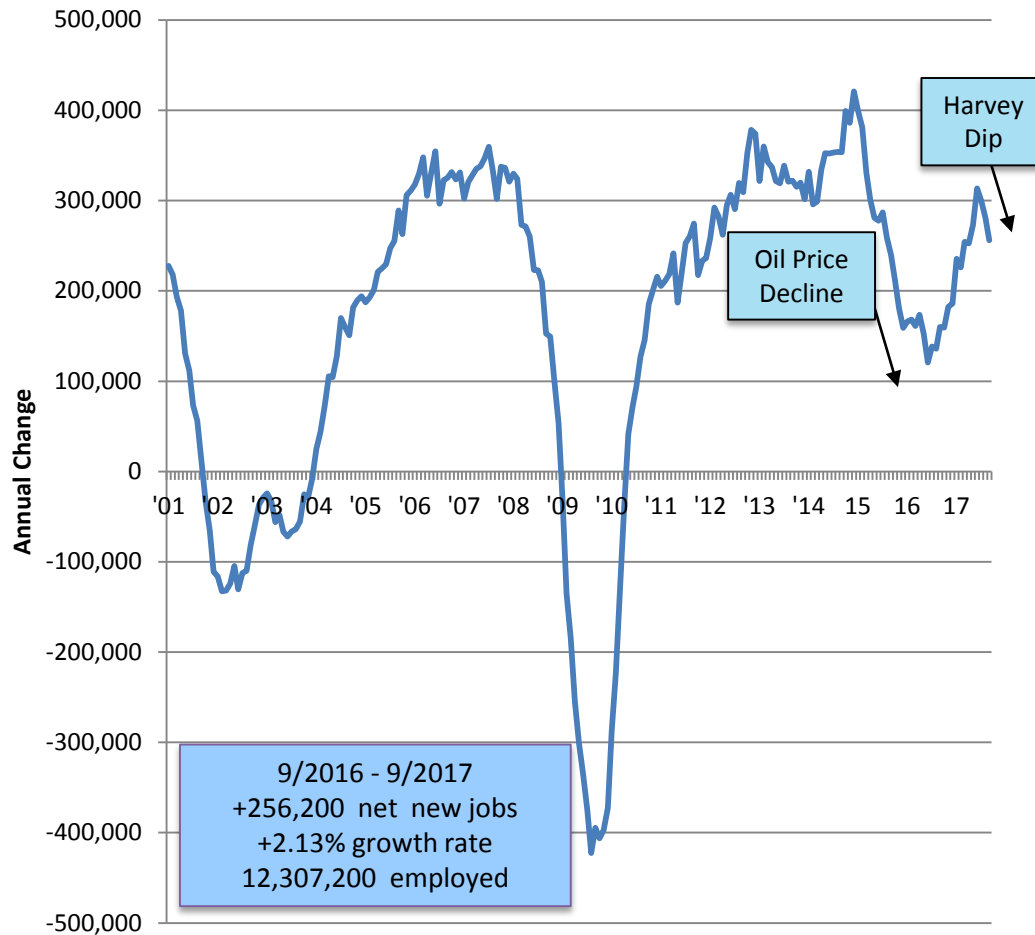
Navarro
2015 = 221
2016 = 255
2017 = 302
(+81)

Since 2015, the majority of the district's junior high growth has occurred on the south side of the district.



GROWTH DRIVERS: TEXAS ECONOMY

Annual Texas Employment Growth



Employment Growth

Sep. 2016 - Sep. 2017

United States

– +1.796 million +1.24%

Texas

– +256,200 +2.13%

Annual Job Growth in Major Texas Markets (Sep 2017)

– DFW +93,600
– Austin +23,500
– San Antonio +22,800
– Houston +19,500

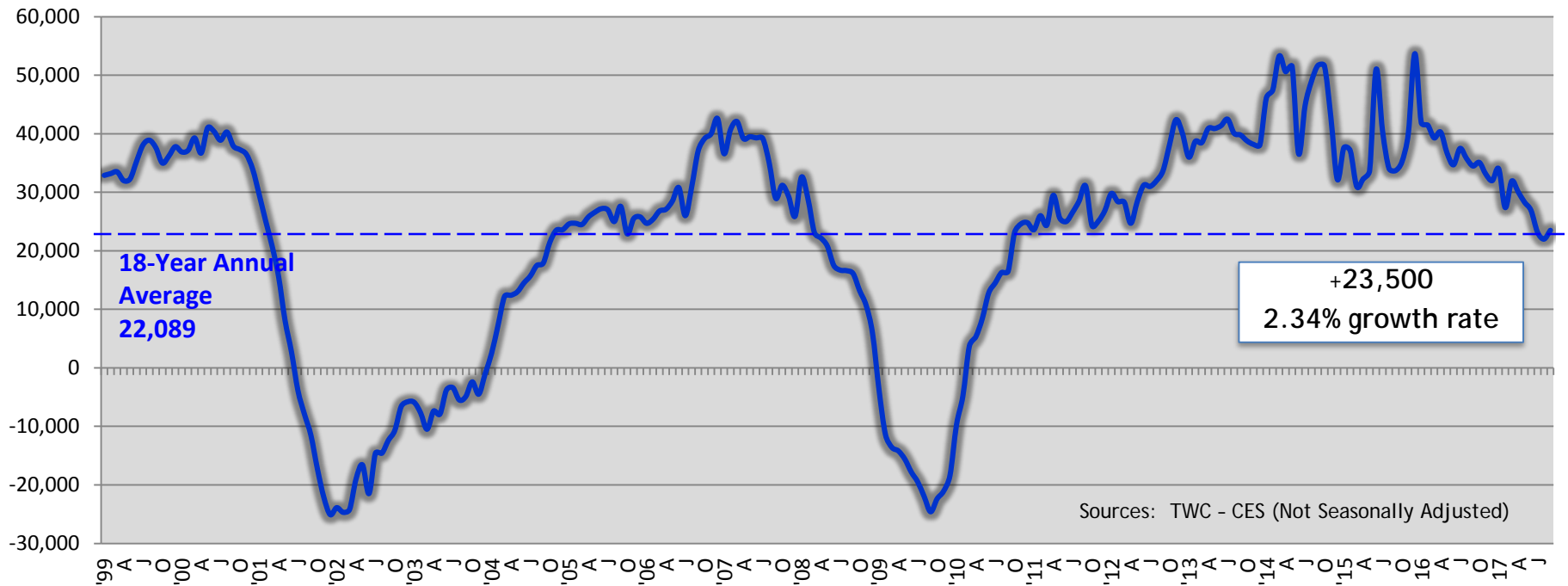
of Jobs Created in Past 7 Years

– DFW 689,800
– Houston 440,900
– Austin 241,000
– San Antonio 192,600

Source: TWC - CES (Not Seasonally Adjusted)



GROWTH DRIVERS: AUSTIN MSA ANNUAL EMPLOYMENT GROWTH (Bastrop, Caldwell, Hays, Travis, and Williamson Counties)



Total Austin-Round Rock MSA
Nonfarm Employment:
TWC: 1,028,100

Unemployment Rates - Sept. 2017

Austin: 2.9%
San Antonio: 3.2%, DFW: 3.4%, Houston: 4.8%
Texas: 4.0%, US: 4.1%

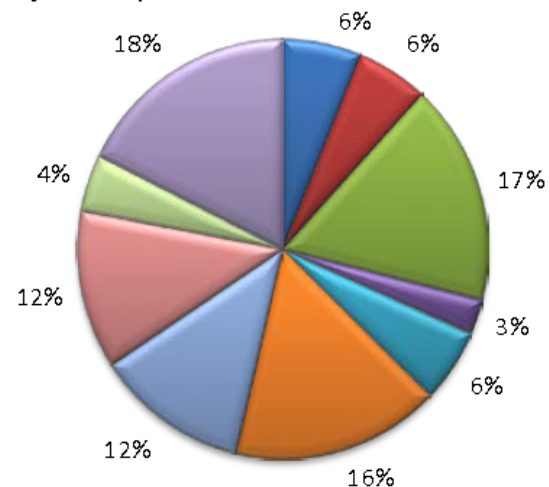


GROWTH DRIVERS: GREATER AUSTIN JOB GROWTH

September, 2017	Annual Change	% Change
Mining, Log, Const	3,700	+6.2%
Manufacturing	2,300	+4.1%
Trade, Transp, Util	3,900	+2.3%
Information	-900	-3.2%
Financial Activities	1,400	+2.5%
Prof & Bus Services	-2,400	-1.4%
Edu. & Hlth Serv.	6,600	+5.6%
Leisure & Hospitality	1,700	+1.4%
Other Services	1,400	+3.2%
Government	5,800	+3.3%



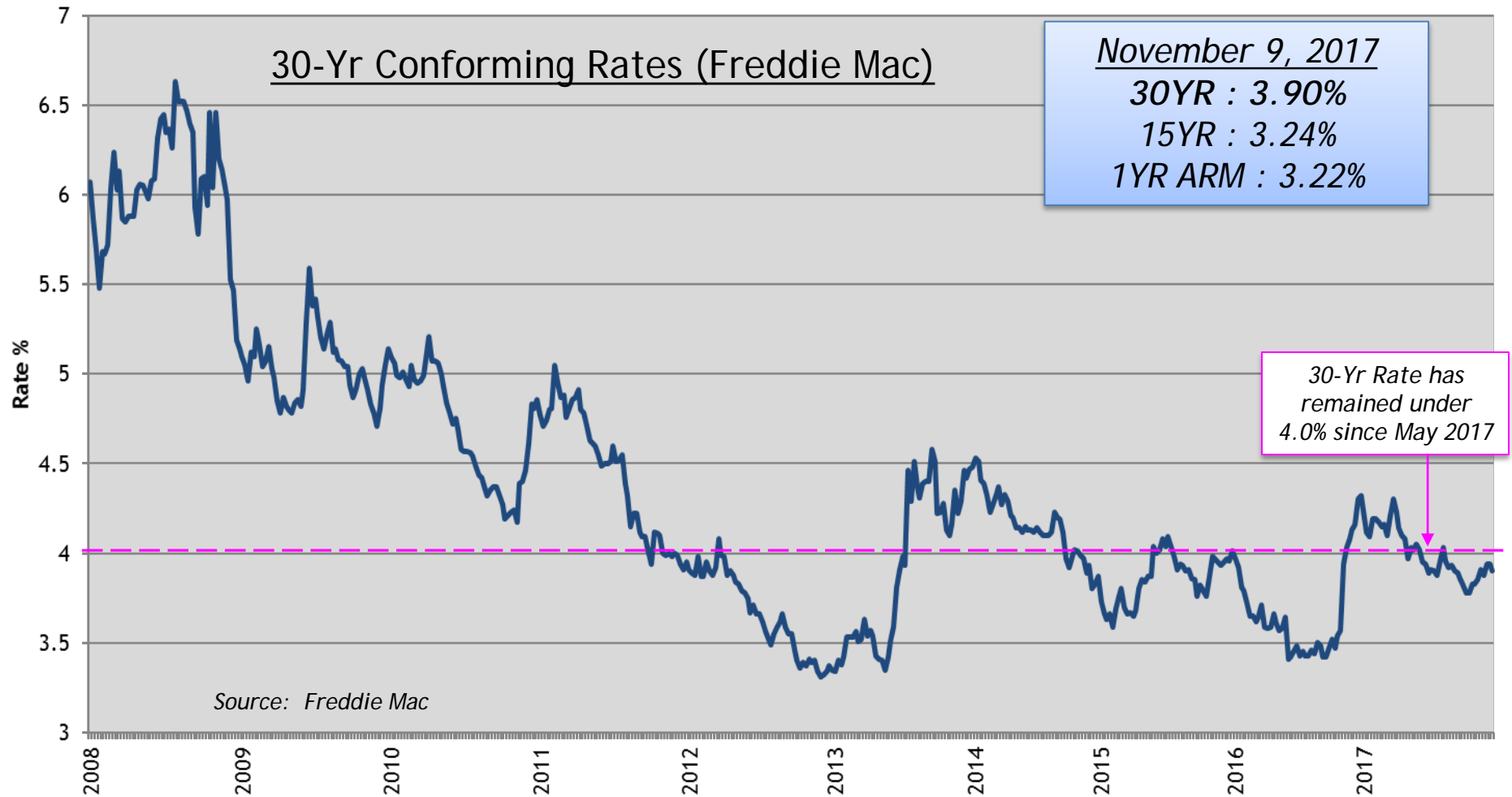
Industry Composition



Source: TWC

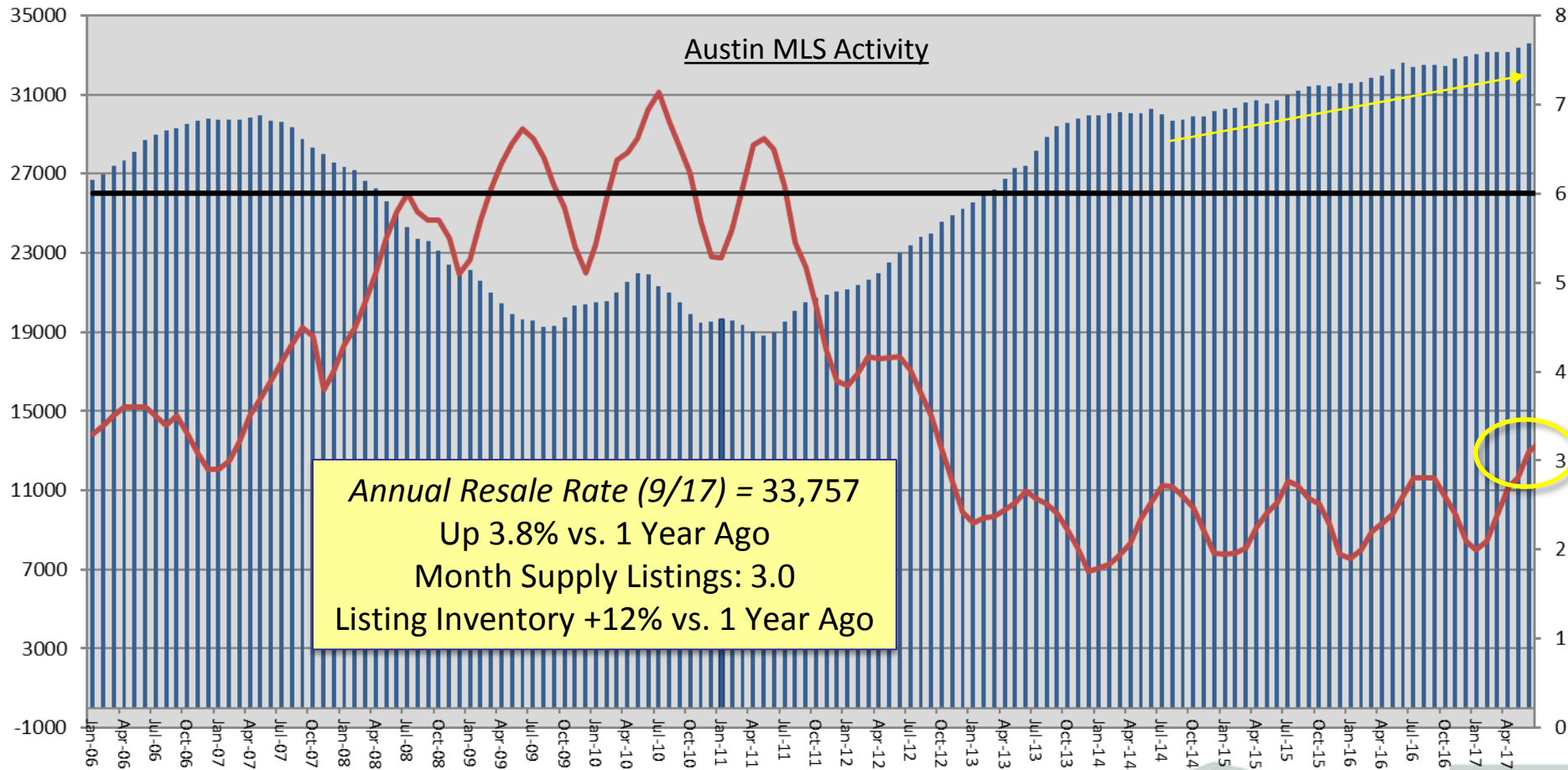


GROWTH DRIVERS: LOW MORTGAGE RATES



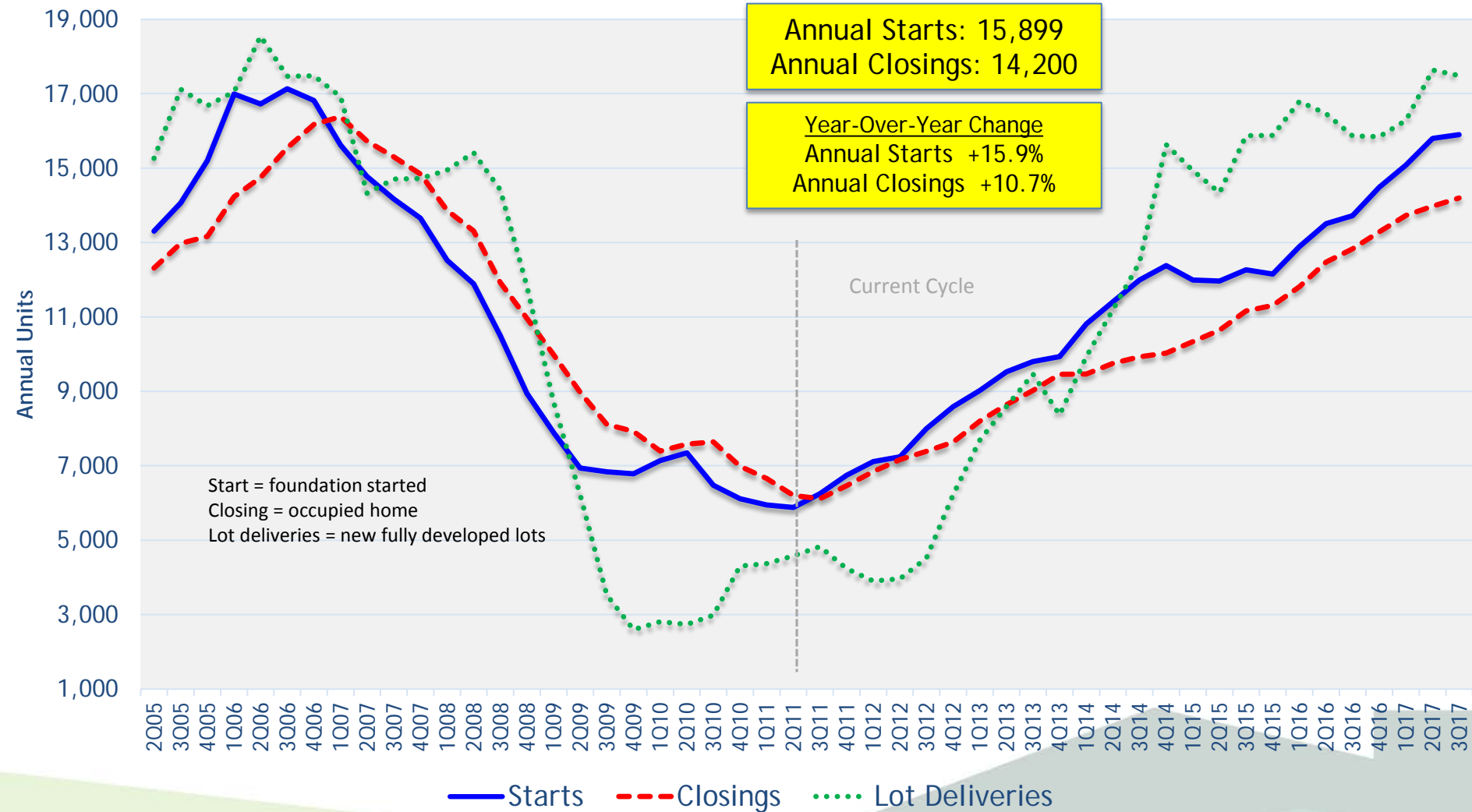


GROWTH DRIVERS: TIGHT SUPPLY OF PRE-OWNED HOMES





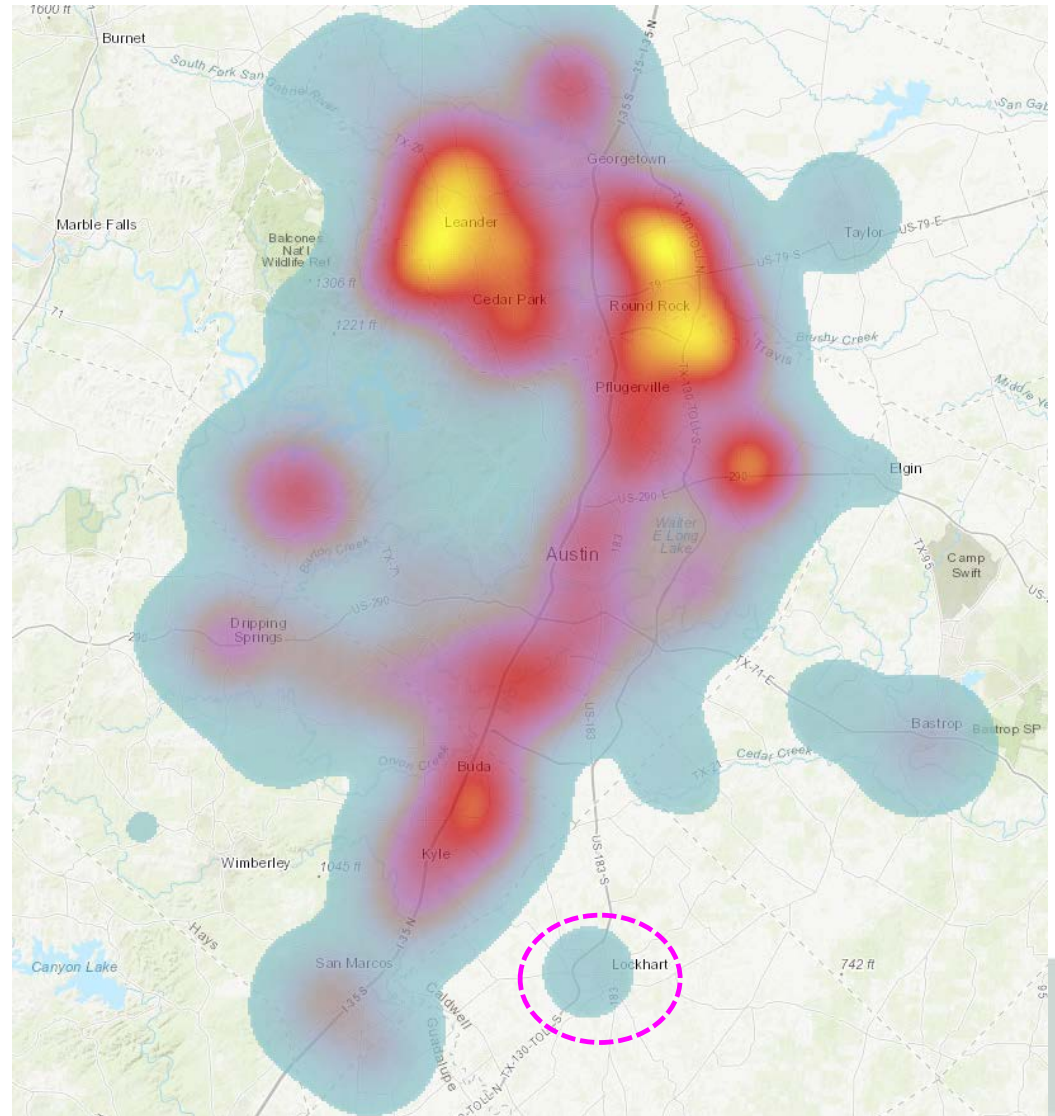
AUSTIN MSA: NEW HOME STARTS, CLOSINGS, AND NEW LOT DELIVERIES





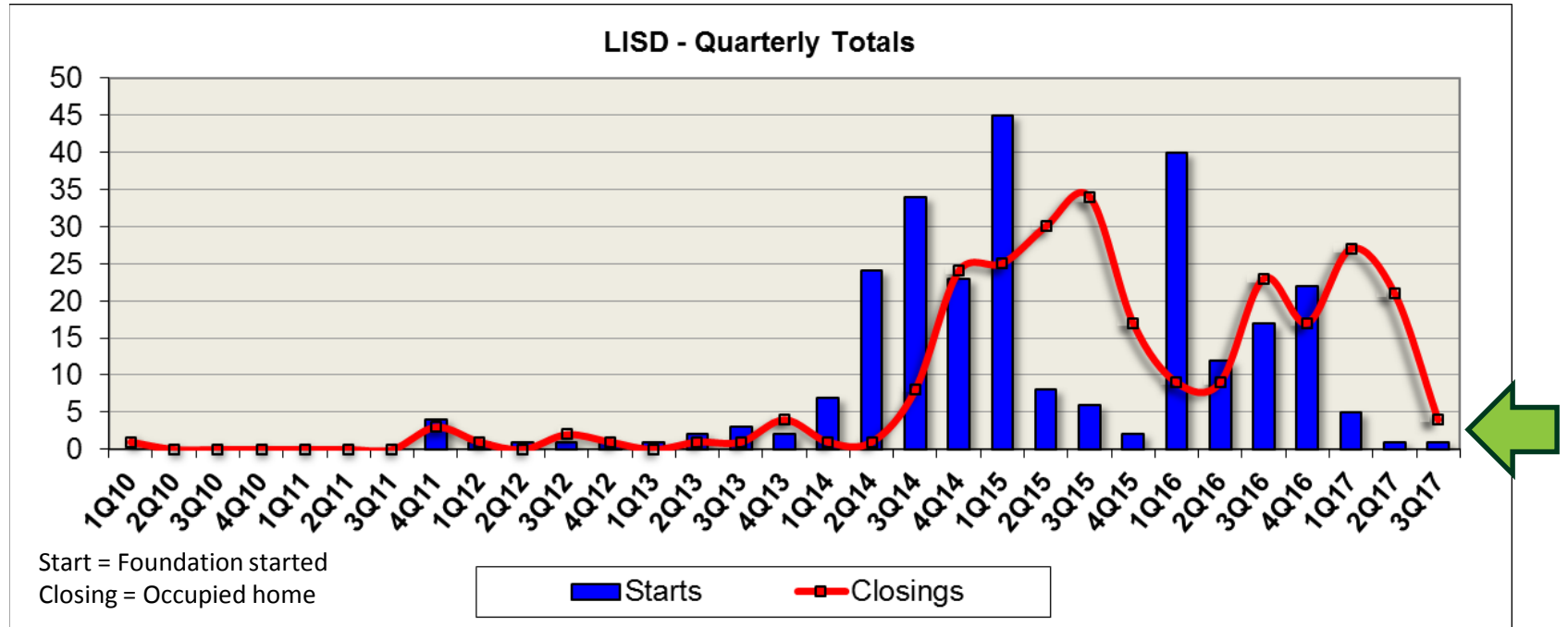
AUSTIN: MOST ACTIVE NEW HOME SUBMARKETS

City	Annual Starts	Median New Home Price
Leander	1,641	\$335K
Round Rock – East	1,317	\$279K
Pflugerville	1,040	\$285K
City of Austin - Northeast	906	\$269K
Kyle	848	\$230K
Manor	793	\$217K
City of Austin – Southeast	788	\$261K
City of Austin – Northwest	746	\$380K
Georgetown – West 35	639	\$313K
City of Austin – Southwest	636	\$354K





LOCKHART ISD QUARTERLY NEW HOME CONSTRUCTION



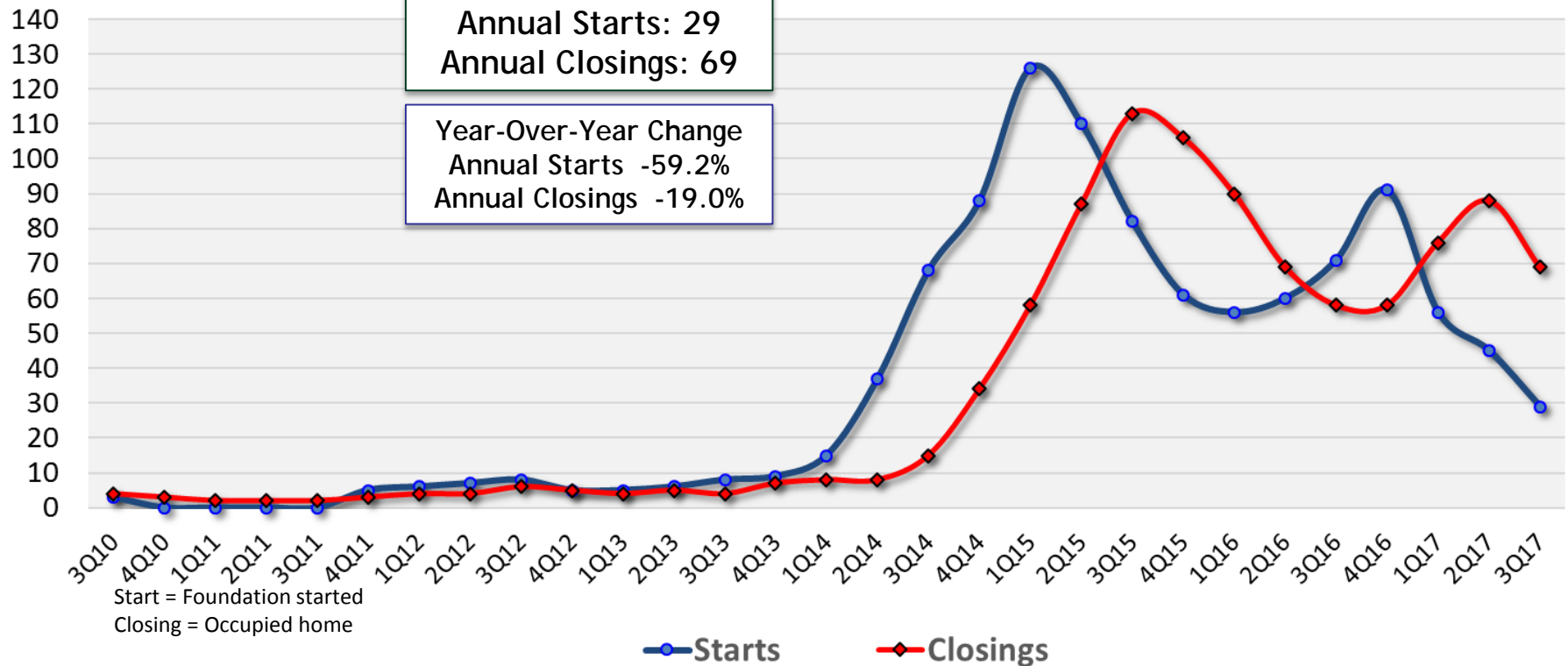
Starts	2013	2014	2015	2016	2017
1Q	1	7	45	40	5
2Q	2	24	8	12	1
3Q	3	34	6	17	1
4Q	2	23	2	22	
Total	8	88	61	91	7

Closings	2013	2014	2015	2016	2017
1Q	0	1	25	9	27
2Q	1	1	30	9	21
3Q	1	8	34	23	4
4Q	4	24	17	17	
Total	6	34	106	58	52

- With the recent build-out of Windridge Addition, the district's new home market has come to a temporary halt while new lots are developed



LOCKHART ISD ANNUAL NEW HOME CONSTRUCTION



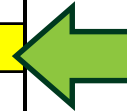
- Only 29 new homes started over the past year
- 69 new home closings from 4Q16-3Q17 (down 19% vs. same period a year ago)
- Developers delivered 31 new lots in the 3rd quarter of 2017



GREATER AUSTIN SCHOOL DISTRICT RANKINGS BY NEW HOME CONSTRUCTION

Rank	District	Total Starts 4Q16-3Q17	Total Closings 4Q16-3Q17
1	Leander	2,471	2,271
2	Hays Consolidated	1,438	1,429
3	Pflugerville	1,596	1,379
4	Round Rock	1,520	1,335
6	Austin	1,648	1,288
5	Georgetown	1,169	1,022
7	Hutto	888	942
8	Manor	1,099	812
9	Del Valle	869	794
10	Lake Travis	736	781
11	Liberty Hill	728	583
12	Dripping Springs	570	463
13	Jarrell	480	415
14	San Marcos Con.	271	211
16	Bastrop	176	148
15	Lockhart	29	69
17	Lago Vista	42	68
18	Taylor	56	66
19	Elgin	21	49
20	Wimberley	25	33

➤ *Lockhart ISD
ranked 15th in total
annual new home
closing among all
Greater Austin
school districts
from 4Q16-3Q17*

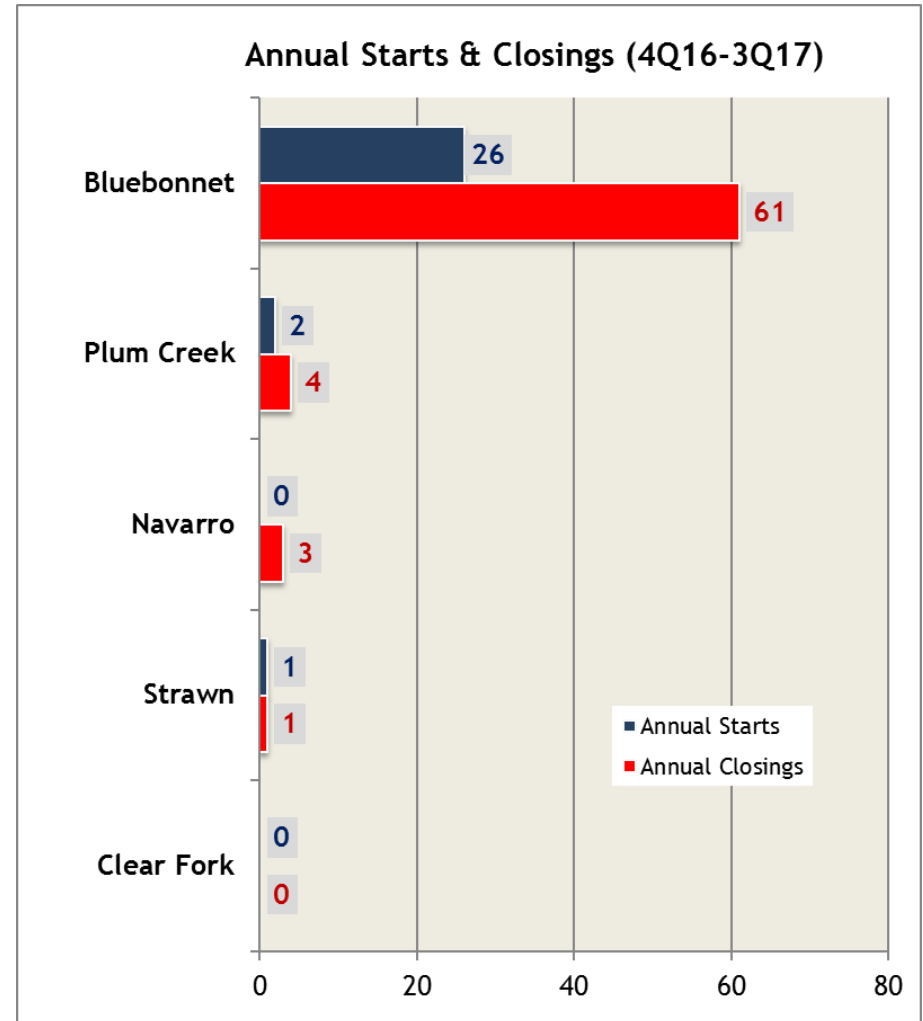


Start = Foundation started Closing = Occupied home



NEW HOME ACTIVITY BY ELEMENTARY ZONE

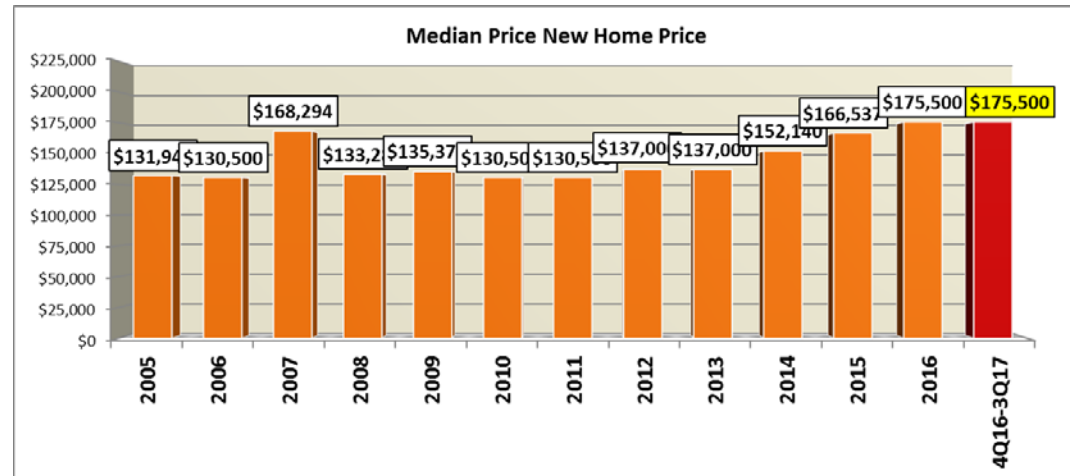
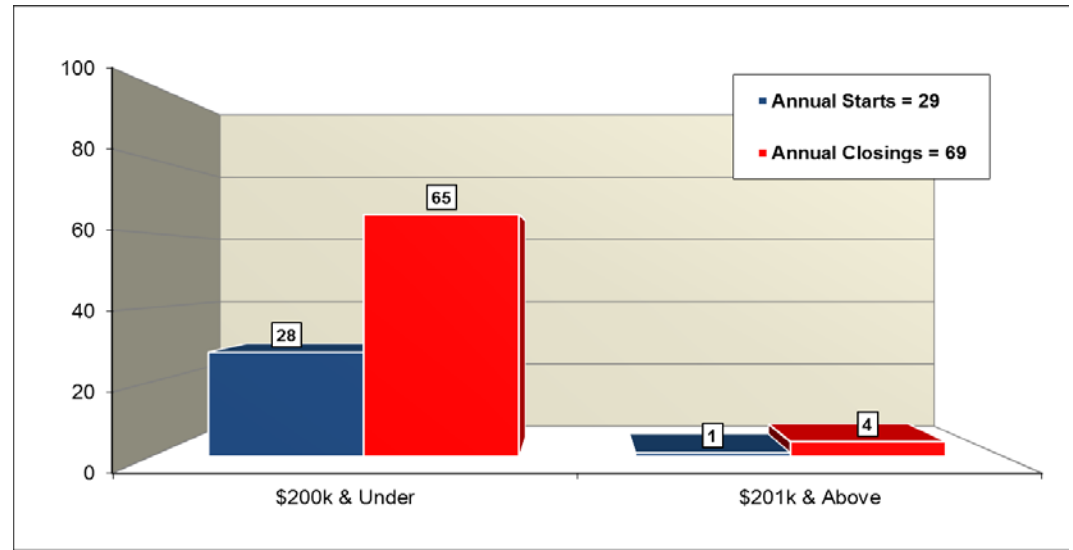
- Nearly all of the district's recent new home construction has been in the Bluebonnet Elementary attendance zone
- D.R. Horton's Windridge Addition in the BES attendance zone has been the district's top producer of new home; however, the subdivision is now out of lots





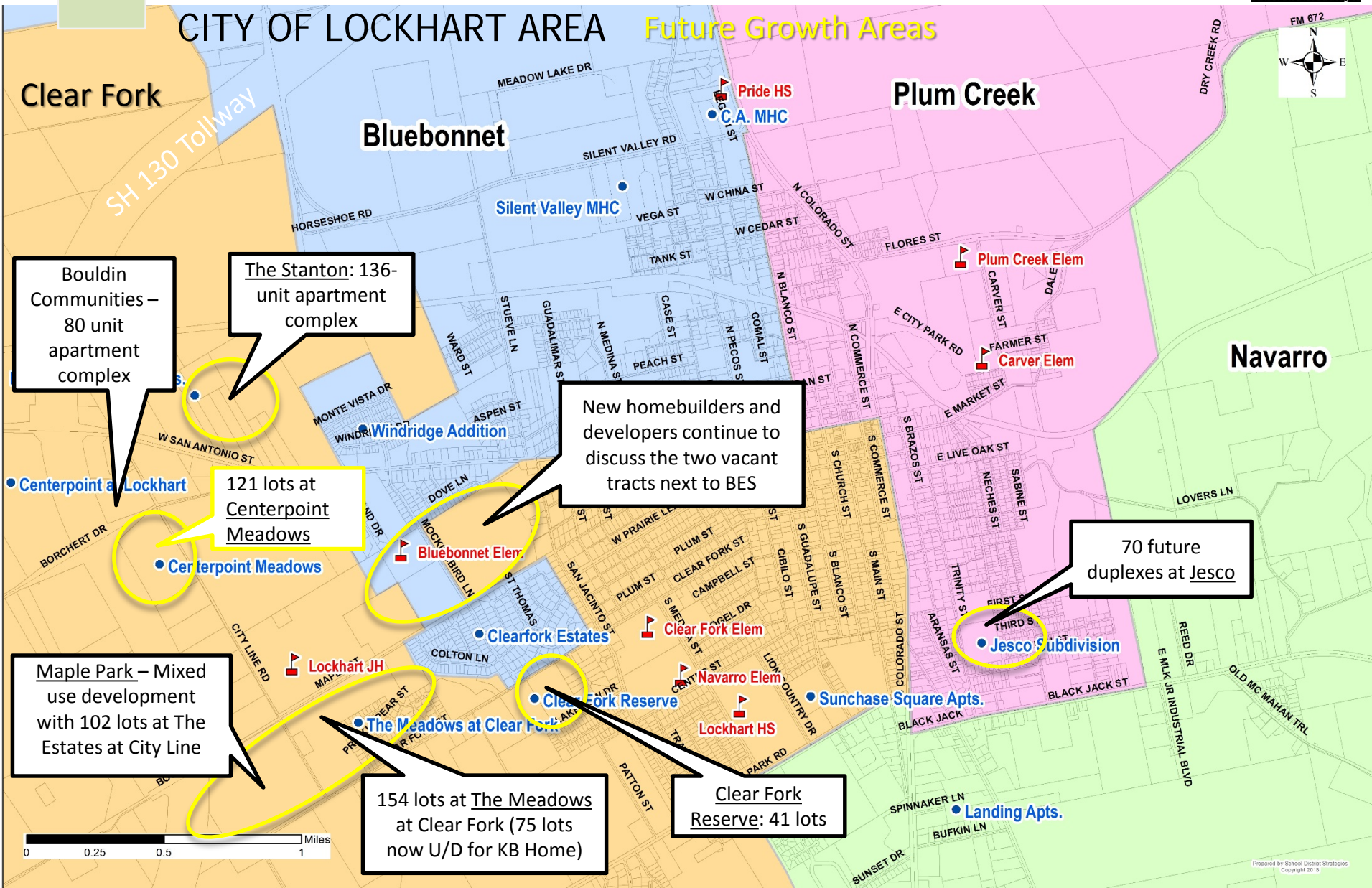
DISTRICT MEDIAN NEW HOME PRICE

- Most new homes in the district have base pricing under \$200K
- The district's median new home price remains near the record high at \$175,500
- Greater Austin's median new home price now \$286,456 (+1.4% Y-o-Y)



LOCKHART ISD NEW HOME MARKET FALL 2017 - CITY OF LOCKHART AREA

Future Growth Areas





WINDRIDGE ADDITION

SH 130 Toll

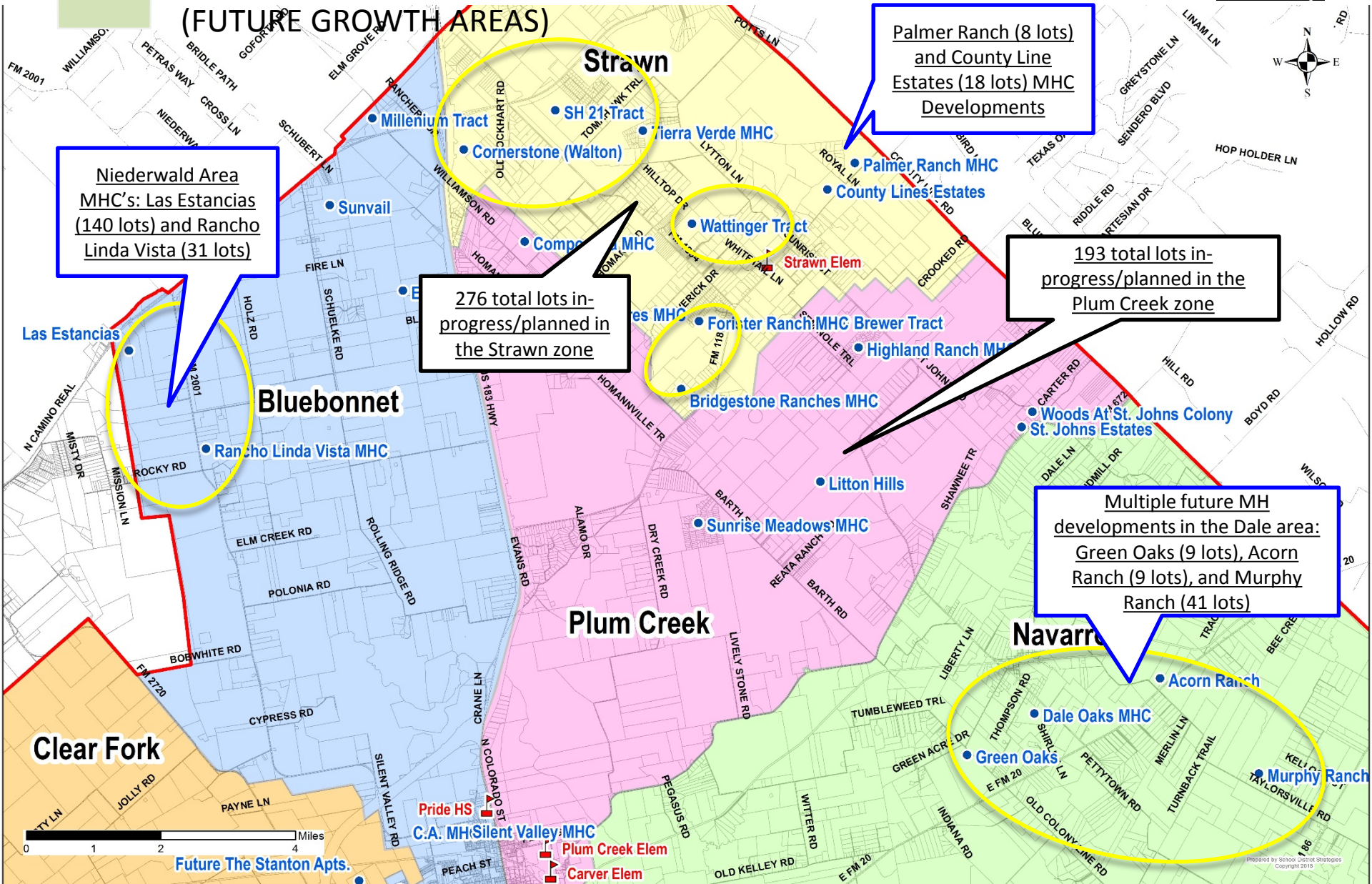
**Future
The Stanton Apartments
136 Units**

SH 142

Bluebonnet ES

Photo: 7-6-17

LISD NEW HOME MARKET FALL 2017 - NORTH/NORTHEAST (FUTURE GROWTH AREAS)





SUNRISE MEADOWS MHC

Barth Rd.

Photo: 7-6-17



FORISTER RANCH MHC - PH. 3



PHASE 3

Photo: 7-6-17



FORISTER RANCH MHC – PH. 4 & 5



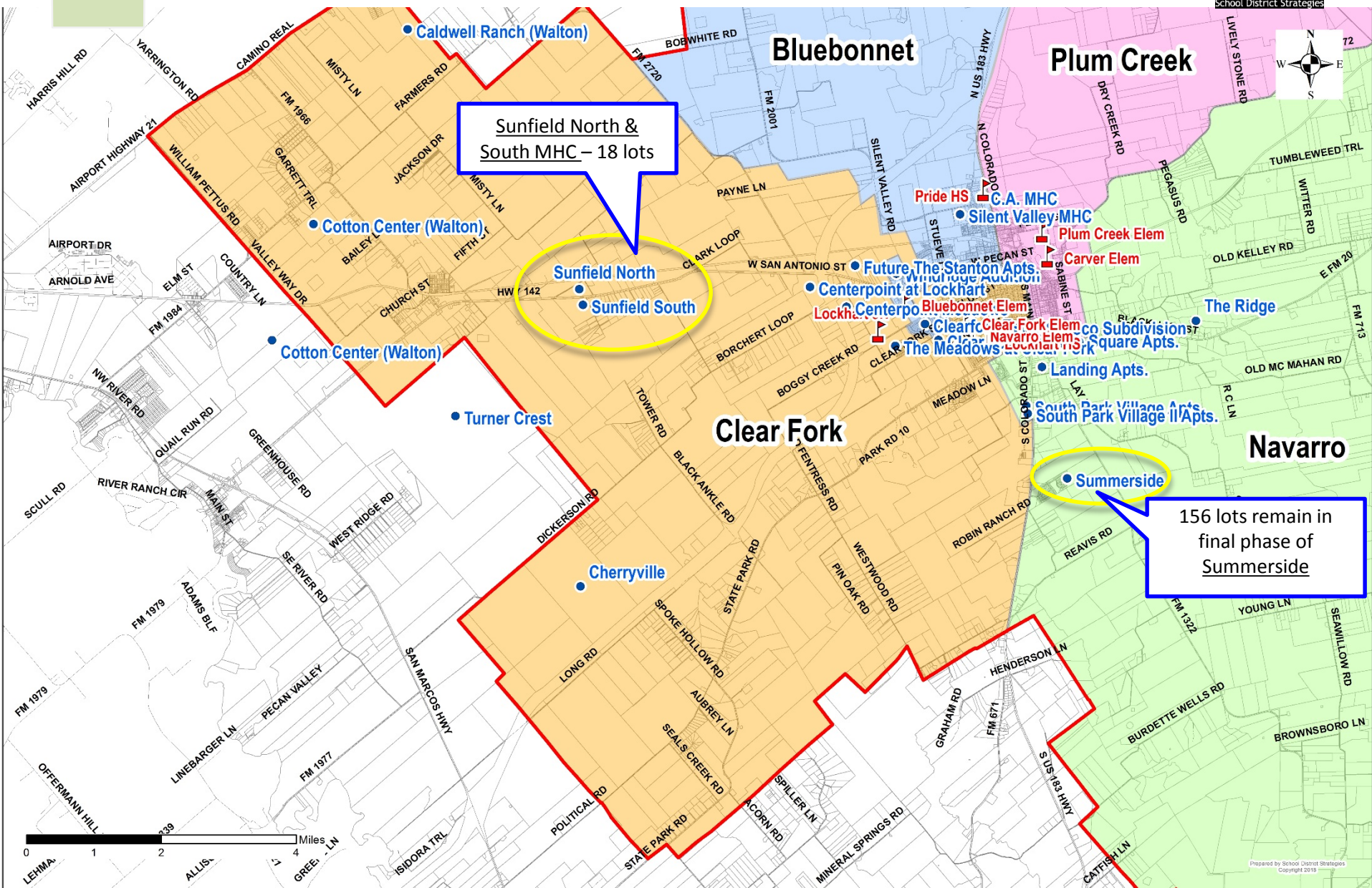
Photo: 7-6-17



FORISTER RANCH MHC - PH. 4 & 5

Photo: 10-5-17







LOCKHART ISD RESIDENTIAL LOT INVENTORY

Tradition Single-Family			
Elementary Zone	VDL	Future Lots	Total Lots Left
Bluebonnet	1	8	9
Clear Fork	0	418	418
Navarro	8	154	162
Plum Creek	0	70	70
Strawn	0	0	0
Total	9	650	659
Mobile Homes			
Elementary Zone	VDL	Future Lots	Total Lots Left
Bluebonnet	31	270	301
Clear Fork	0	18	18
Navarro	0	94	94
Plum Creek	5	188	193
Strawn	58	218	276
Total	94	788	882
Apartment Units			
Elementary Zone	Planned Units		
Bluebonnet	0		
Clear Fork	216		
Navarro	0		
Plum Creek	0		
Strawn	0		
Total	216		

VDL = Fully developed lot that's currently vacant

Future Lots = Lots either in progress or planned

Lots Under Development (as of 3Q17):

- The Meadows at Clear Fork – 75 traditional SF lots
- Las Estancias – 140 MH lots
- *Developers are planning another 1,326 future residential lots plus 216 apartments in the district as of Fall 2017*
- *Majority of traditional built single-family homes will be in the Clear Fork zone*
- *Most of the mobile homes will be in the Bluebonnet and Strawn zones*



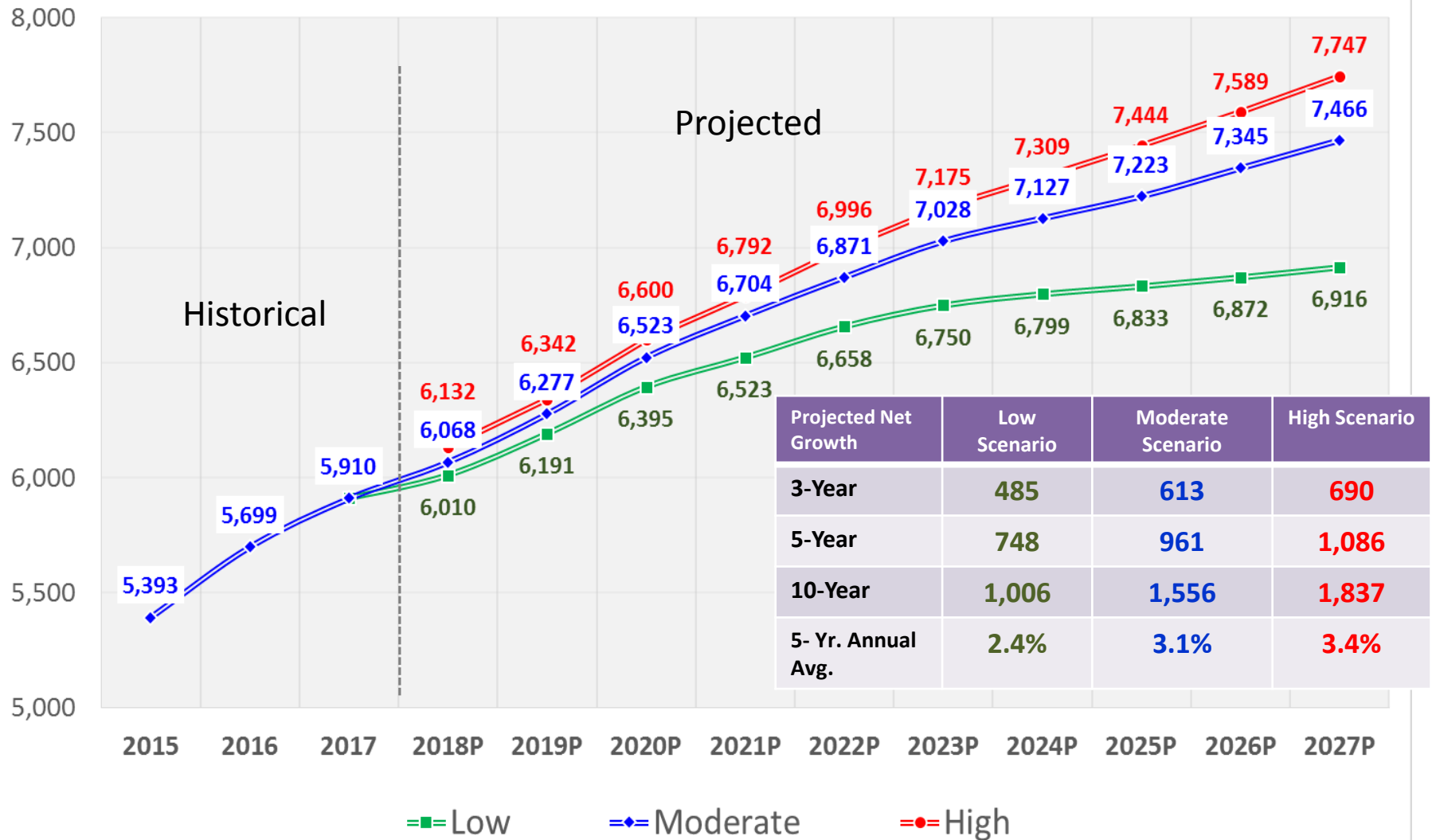
LISD STUDENT YIELDS ANALYSIS:

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	120	0.60
The Meadows at Clear Fork	Active	Clear Fork	122	86	0.70
The Ridge	Active	Navarro	10	3	0.30
Summerside	Active	Navarro	219	140	0.64
		Totals	711	444	0.62
Mobile Home Communities (MHC)					
Community Name	Status	Elementary Zone	Total Lots	Total Students	Student Yield
Silent Valley	Built-out	Bluebonnet	186	134	0.72
Sunrise Meadows Ph. 1 & 2	Built-out	Plum Creek	91	89	0.98
Highland Ranch	Built-out	Plum Creek	83	153	1.84
Bridgestone Ranches	Active	Strawn	36	9	0.25
Forister Ranch Ph. 1, 2, & 3	Built-out	Strawn	185	220	1.19
Tierra Verde	Built-out	Strawn	52	85	1.63
		Totals	633	690	1.09

Apartment Complexes					
Community Name	Status	Elementary Zone	Total Lots	Total Students	Student Yield
Southpark Village 1 & 2	Built-out	Navarro	144	134	0.93
Sunchase Square	Built-out	Clear Fork	96	14	0.15



DISTRICT ENROLLMENT PROJECTIONS (PK-12)





ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY

Moderate Scenario (Fall 2017 Update)



Lockhart ISD		Projected Fall Enrollment									
	2017	2018P	2019P	2020P	2021P	2022P	2023P	2024P	2025P	2026P	2027P
Bluebonnet Elementary		Functional Capacity = 694									
Total Enrollment	580	590	607	636	658	670	679	686	693	700	708
Capacity Utilization	84%	85%	87%	92%	95%	97%	98%	99%	100%	101%	102%
Space Remaining	114	104	87	58	36	24	15	8	1	-6	-14
Clear Fork Elementary		Functional Capacity = 674									
Total Enrollment	477	460	503	537	562	585	610	627	644	667	685
Capacity Utilization	71%	68%	75%	80%	83%	87%	91%	93%	96%	99%	102%
Space Remaining	197	214	171	137	112	89	64	47	30	7	-11
Navarro Elementary		Functional Capacity = 562									
Total Enrollment	533	507	474	455	447	465	480	491	493	495	495
Capacity Utilization	95%	90%	84%	81%	80%	83%	85%	87%	88%	88%	88%
Space Remaining	29	55	88	107	115	97	82	71	69	67	67
Plum Creek Elementary		Functional Capacity = 700									
Total Enrollment	582	566	567	539	535	517	524	529	533	536	537
Capacity Utilization	83%	81%	81%	77%	76%	74%	75%	76%	76%	77%	77%
Space Remaining	118	134	133	161	165	183	176	171	167	164	163
Strawn Elementary		Functional Capacity = 579									
* Total Enrollment	505	520	528	566	610	641	655	671	689	693	707
Capacity Utilization	87%	90%	91%	98%	105%	111%	113%	116%	119%	120%	122%
Space Remaining	74	59	51	13	-31	-62	-76	-92	-110	-114	-128
Total Elementary Functional Capacity (K-5th) = 3,209											
Total Enrollment PK-5th	2,677	2,643	2,679	2,733	2,812	2,878	2,948	3,004	3,052	3,091	3,132
Capacity Utilization	83%	82%	83%	85%	88%	90%	92%	94%	95%	96%	98%
Space Remaining	532	566	530	476	397	331	261	205	157	118	77

* Strawn ES has 60 PK students



CARVER (PK), JUNIOR HIGH, & HIGH SCHOOL CAMPUS PROJECTIONS VS. CAPACITY

Moderate Scenario (Fall 2017 Update)

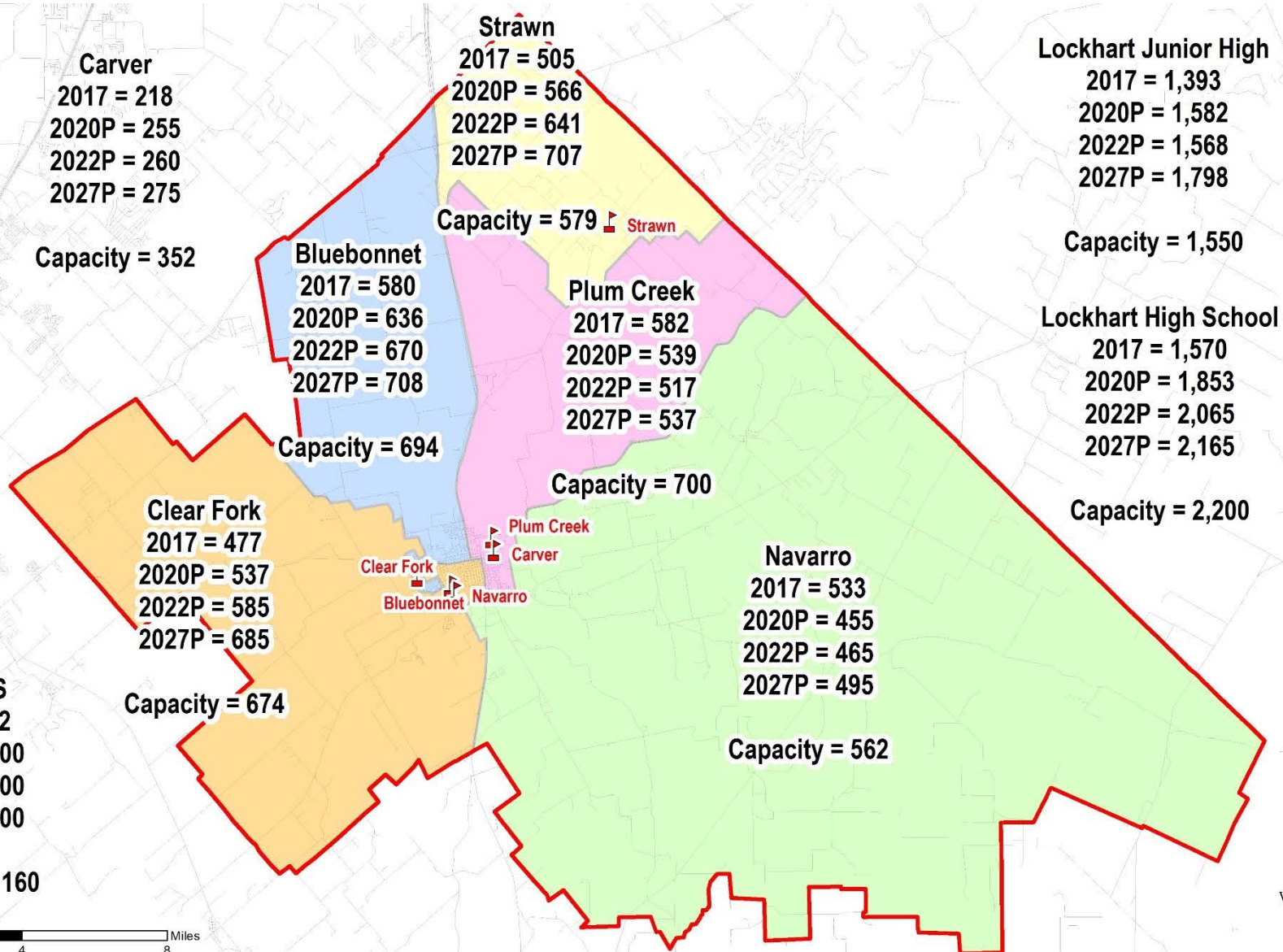


Lockhart ISD		Projected Fall Enrollment									
	2017	2018P	2019P	2020P	2021P	2022P	2023P	2024P	2025P	2026P	2027P
Carver Elementary (PK)		Functional Capacity = 352									
Total Enrollment	218	230	235	255	260	260	265	265	270	275	275
Capacity Utilization	62%	65%	67%	72%	74%	74%	75%	75%	77%	78%	78%
Space Remaining	134	122	117	97	92	92	87	87	82	77	77
LJH	Junior High Functional Capacity = 1,550										
Total Enrollment (6-8)	1,393	1,500	1,570	1,582	1,572	1,568	1,579	1,622	1,673	1,745	1,798
Capacity Utilization	90%	97%	101%	102%	101%	101%	102%	105%	108%	113%	116%
Space Remaining	157	50	-20	-32	-22	-18	-29	-72	-123	-195	-248
LHS	High School Functional Capacity = 2,200										
Total Enrollment (9-12)	1,570	1,615	1,693	1,853	1,961	2,065	2,135	2,137	2,129	2,134	2,161
Capacity Utilization	71%	73%	77%	84%	89%	94%	97%	97%	97%	97%	98%
Space Remaining	630	585	507	347	239	135	65	63	71	66	39
Pride HS	Pride High School Functional Capacity = 160										
Total Enrollment	52	80	100	100	100	100	100	100	100	100	100
Capacity Utilization	33%	50%	63%	63%	63%	63%	63%	63%	63%	63%	63%
Space Remaining	108	80	60	60	60	60	60	60	60	60	60
Total District Capacity = 7,471											
District Total Enrollment (PK-12)	5,910	6,068	6,277	6,523	6,704	6,871	7,028	7,128	7,223	7,345	7,466
Annual Change	211	158	209	246	181	167	157	101	95	122	121
% Change	3.7%	2.7%	3.4%	3.9%	2.8%	2.5%	2.3%	1.4%	1.3%	1.7%	1.7%
Capacity Utilization	79%	81%	84%	87%	90%	92%	94%	95%	97%	98%	100%
Space Remaining	1,561	1,403	1,194	948	767	600	443	343	248	126	5



LOCKHART ISD

ENROLLMENT PROJECTIONS SUMMARY (Moderate Scenario)





LOCKHART ISD FALL 2017 SUMMARY

- In 2017, Lockhart ISD is estimated to have a total population of 26,800 with 8,892 total households
- The number of people and households in the district outside the City of Lockhart continues to increase
- District enrollment climbs to record high of 5,910 students in Fall 2017 (+3.7% vs. Fall 2016)
- LISD has averaged 3.5% annual enrollment growth since 2012 (+188 students per year)
- 45% of the district's enrollment growth over the past 5 years has been at the elementary level (K-5th)
- LISD enrollment climbing (both overall and at the elementary level) as more people move into the north/northeastern part of the district (Lytton Springs and Dale area between US 183 and FM 20)
- In Fall 2017, grades 4th-9th and 12th grade see record enrollment
- New home builders and mobile home developers continue plan new residential developments in LISD
 - Another 1,326 residential lots and 216 apartment units are in-progress/planned in the district
- Majority of the traditional built single-family homes will be in the Clear Fork Elementary zone
- Most of the mobile homes will be in the Bluebonnet and Strawn Elementary zones
- Single-family homes in LISD are yielding 0.62 students per home
- Mobile homes are producing a higher yield at 1.09 students per home
- Residential construction and development projected to drive LISD enrollment growth up by an average of 3.1% annually over the next 5 years (Moderate Growth Rate)
- At the moderate growth rate, district enrollment is projected to surpass 6,500 students by Fall 2020 and approach 6,900 students by Fall 2022 (net growth of 961 students over the next 5 years)



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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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