



Midlothian ISD

District
Demographics
Update

4Q 2021

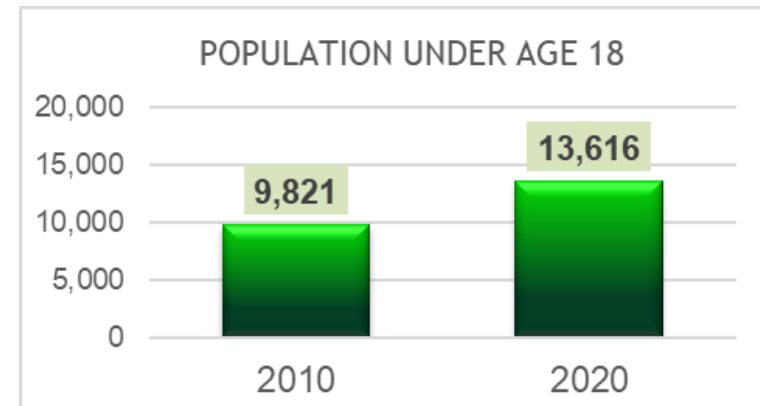
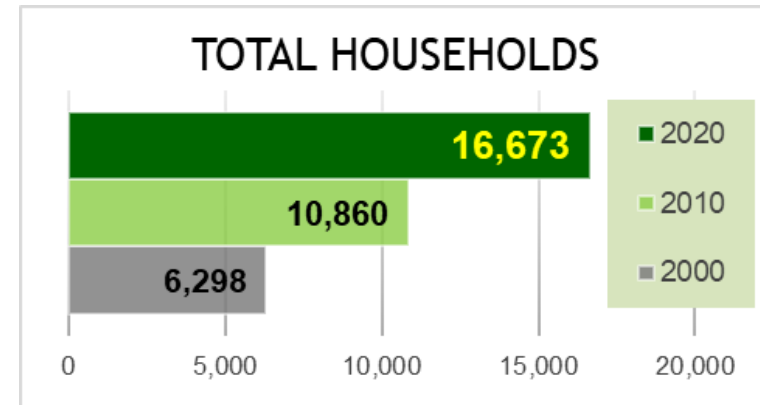
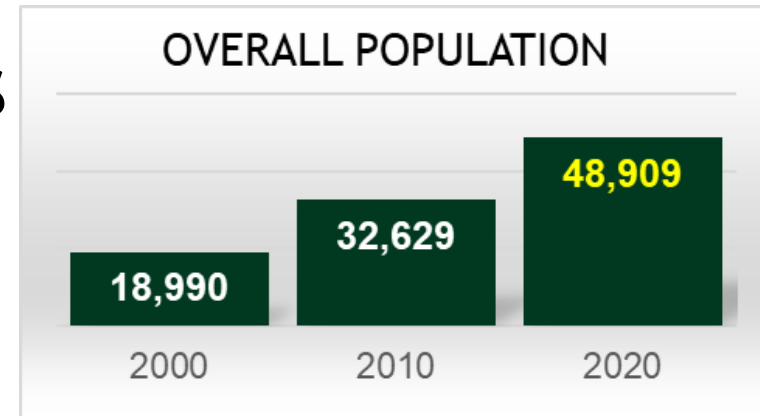


School District Strategies
Solutions Through Demographics



MIDLOTHIAN ISD: 2020 CENSUS INITIAL RESULTS

- MISD's overall population in 2020 was 48,909 (+50% or +16,280 vs. 2010)
- As of the 2020 Census, the district had 16,673 total households, an increase of 53.5% over the past decade (+5,813 vs. 2010 Census)
- From 2010-2020, the district's overall population and number of households increased at an average rate near 5% per year
- Under 18 population in MISD increased by 38.6% from 2010-2020 (a general annual average of 3.9%)
- Under 18 population was 27.8% of the district's overall population

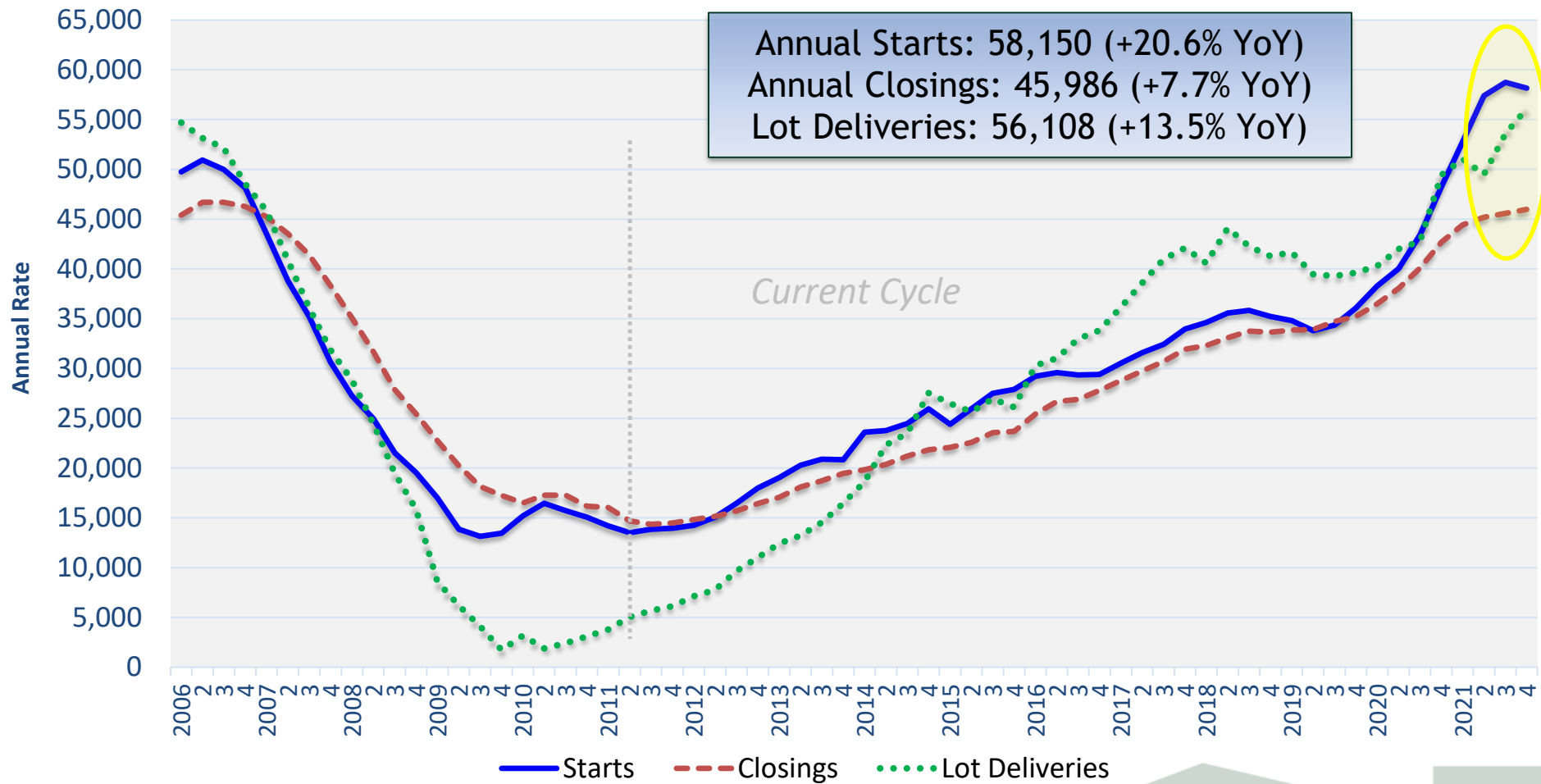


GROWTH DRIVERS: RECORD HOUSING DEMAND IN DFW

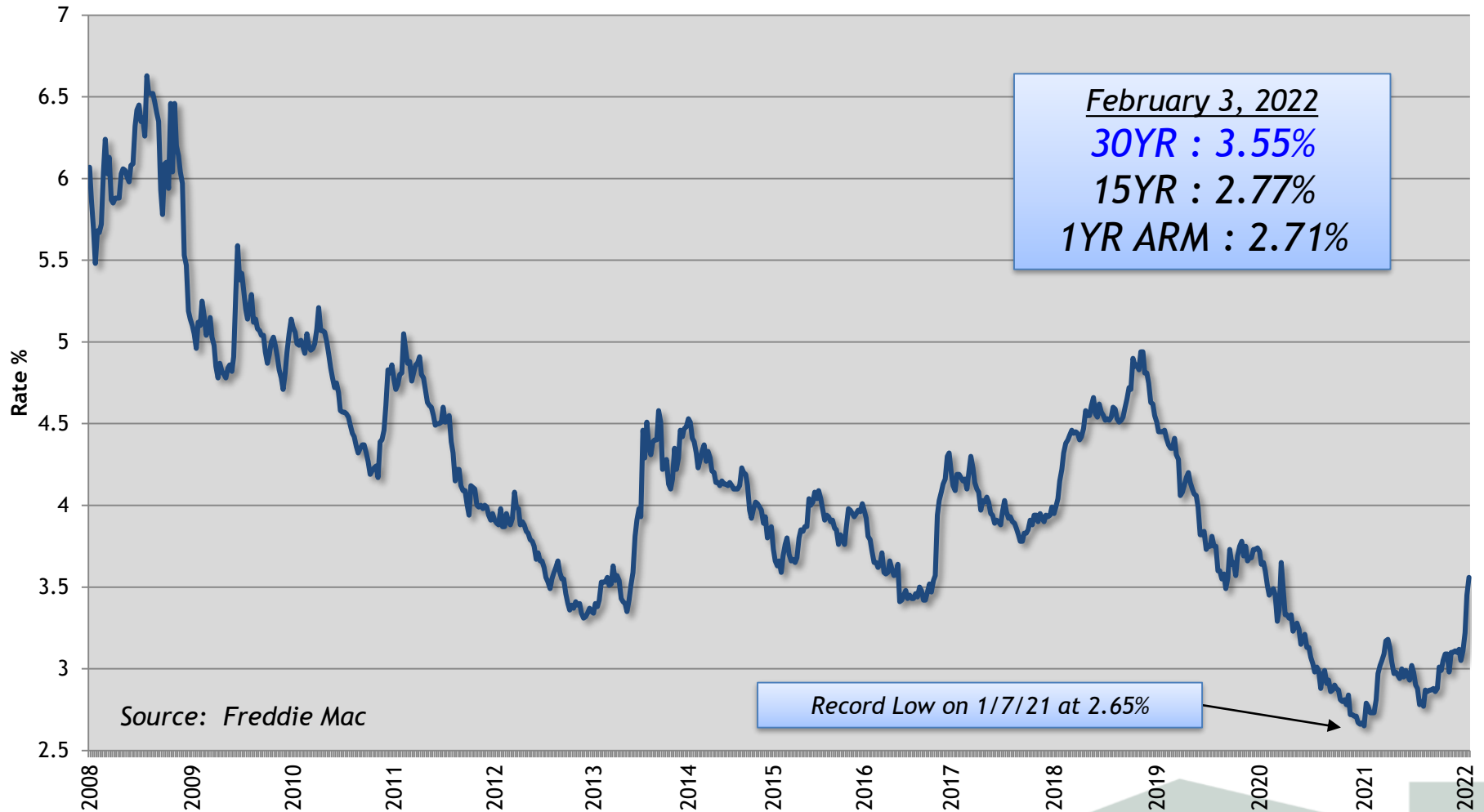
Combined Factors Produces Record Wave of Buyer Demand in 2021

- Drop in mortgage rates to historic lows unlocks pent up demand from renters and move-up buyers
- Millennials age-up into home buying years and become First-time buyers
- Existing home market stripped of listing inventory forcing buyers to new home market
- Local job growth continues to recover, climbing back to and now surpassing pre-pandemic highs
- Relocation buyers keep coming

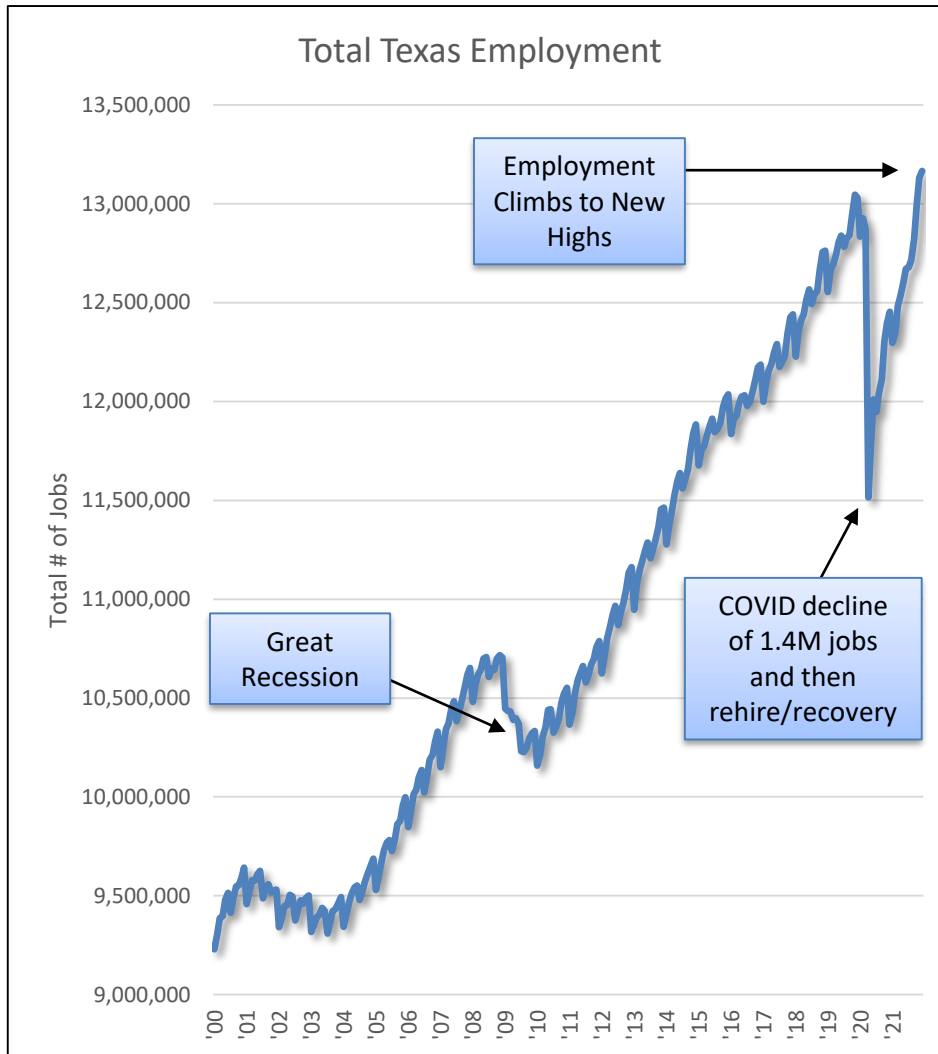
DFW: STARTS, CLOSINGS & LOT DELIVERIES



30-YEAR MORTGAGE RATE



TEXAS ECONOMY



Employment Recovering

Difference From Pre-Pandemic Level of 2/20 and 12/21

United States

– -798,000 -0.53%

Texas

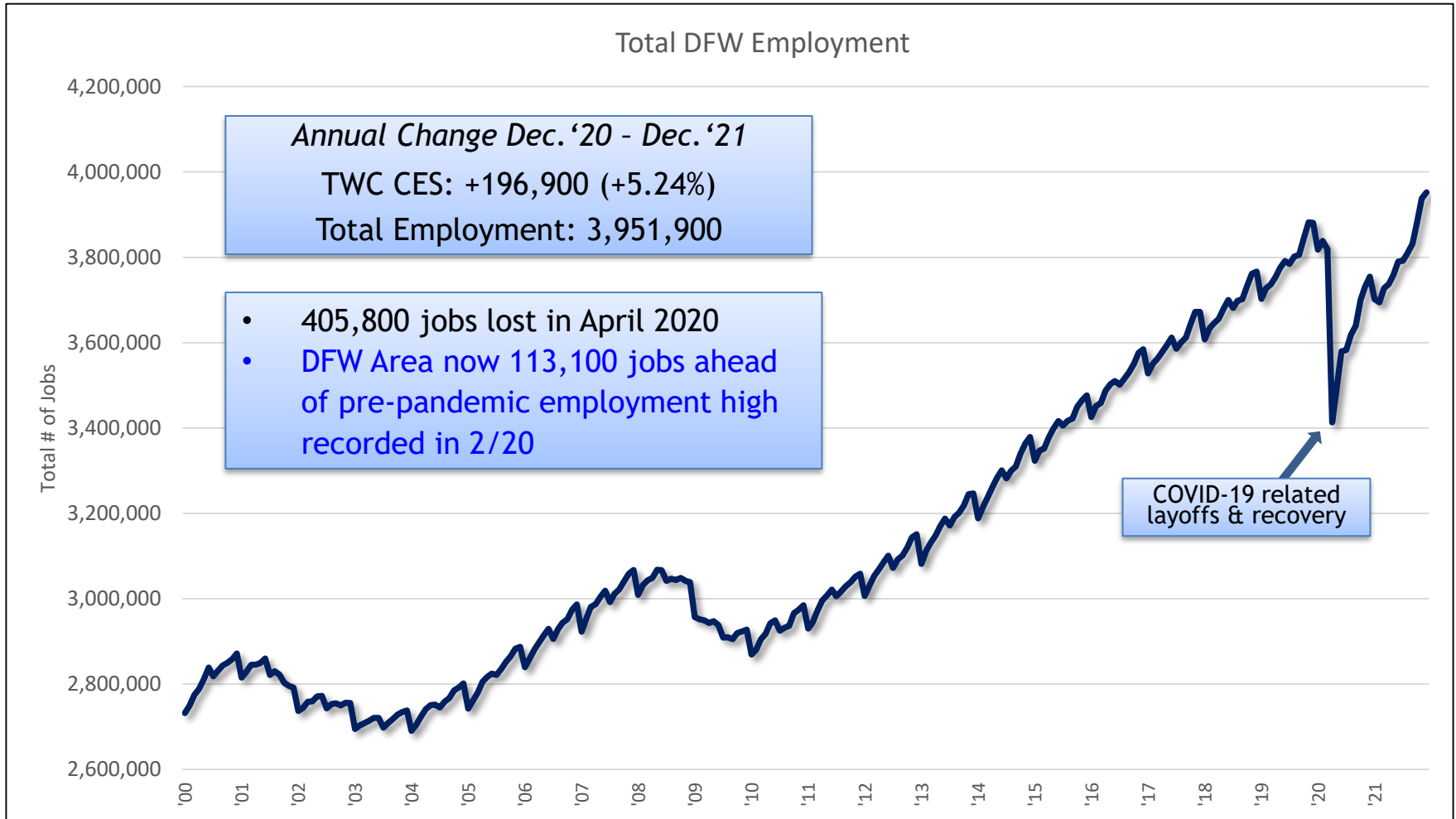
– +239,000 +1.85%

Major Texas Markets (Dec 2021) Gap From Pre-Pandemic High

– DFW	+113,100	+2.95%
– Houston	-44,700	-1.40%
– Austin	+49,200	+4.31%
– San Antonio	+15,000	+1.39%

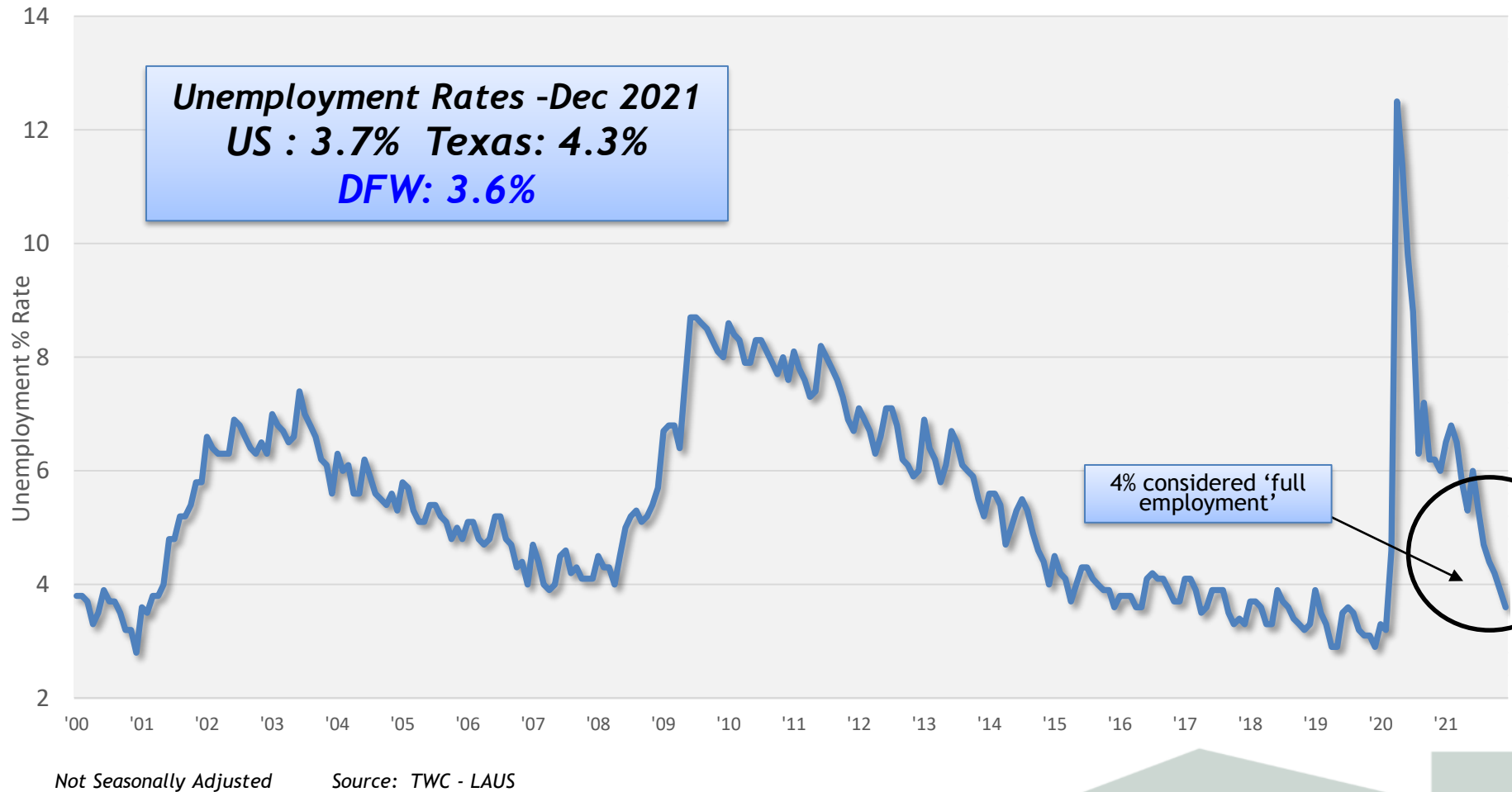
Source: TWC - CES (Not Seasonally Adjusted)

DFW EMPLOYMENT GROWTH



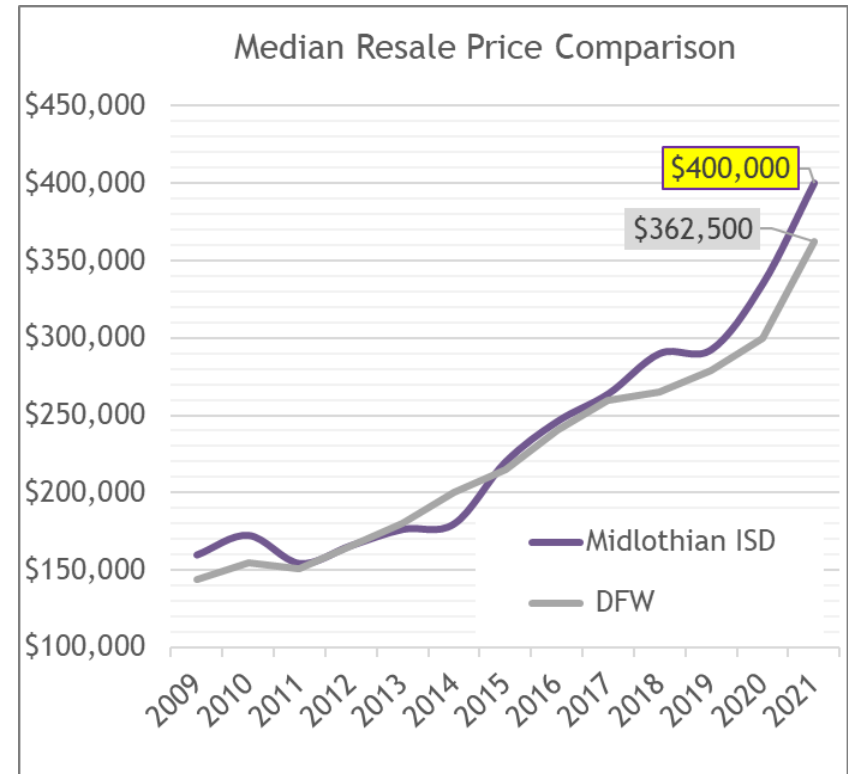
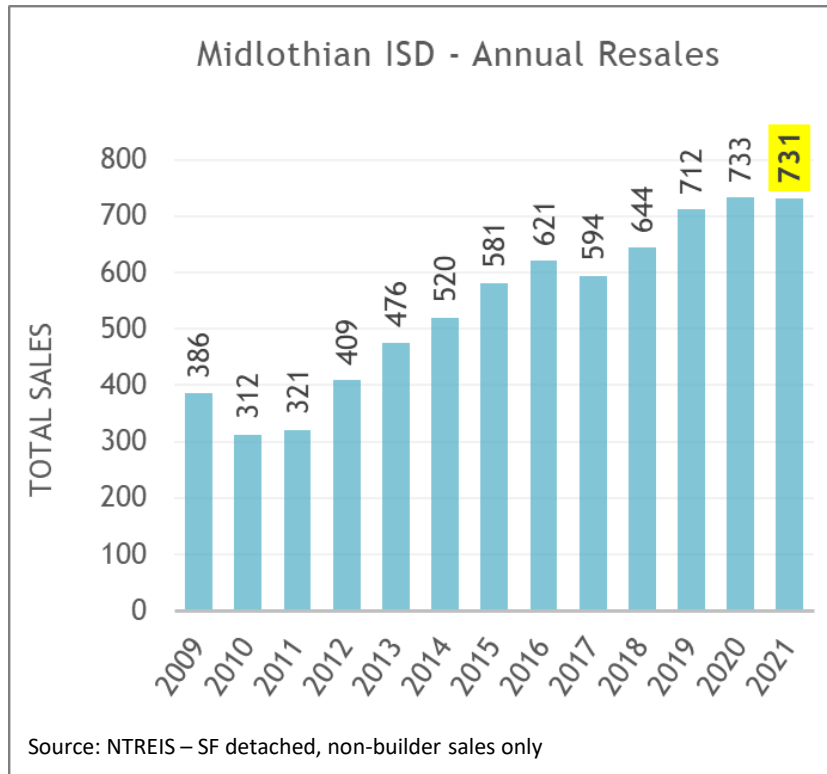
Sources: TWC - CES, Dallas Federal Reserve (Not Seasonally Adjusted)

DFW UNEMPLOYMENT RATE





MIDLOTHIAN PREOWNED HOME SALES

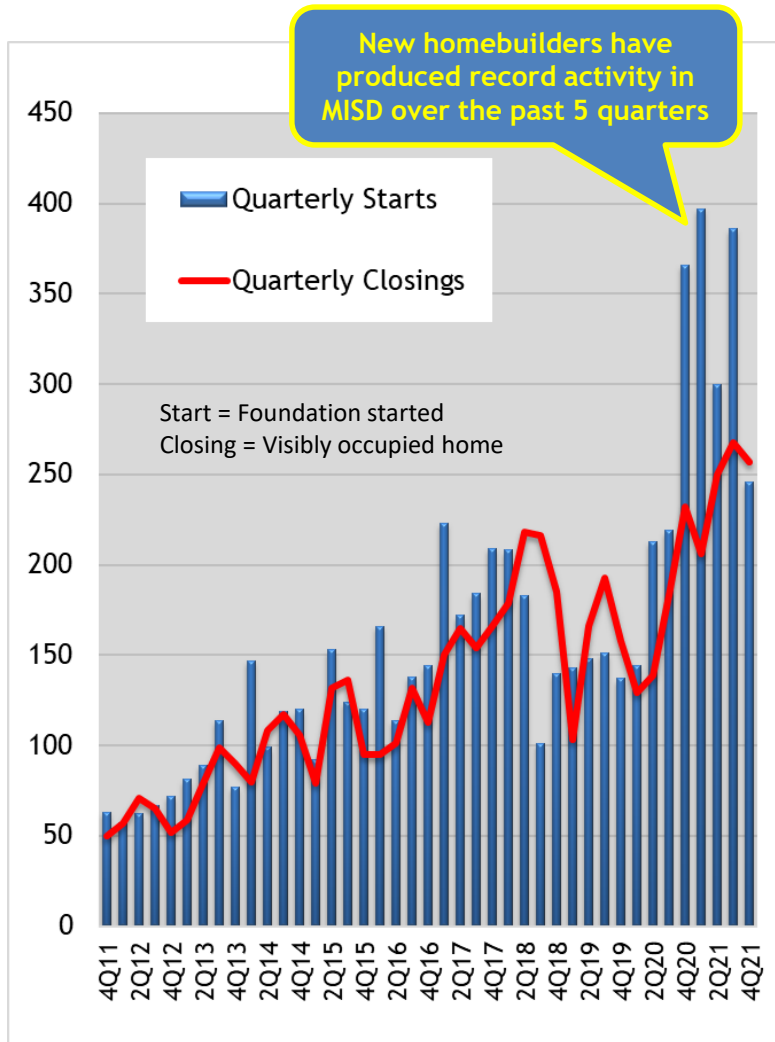


- In 2021, there were 731 pre-owned home sales (+3.3% YoY) in the district
- From 2019-2021, MISD has averaged 725 pre-owned home sales per year
- MISD's median resale sold price in 2021 was a record \$400,000 (+19.4% vs. YoY)
- DFW's annual median resale price currently \$362,500



MIDLOTHIAN ISD

QUARTERLY NEW HOME CONSTRUCTION



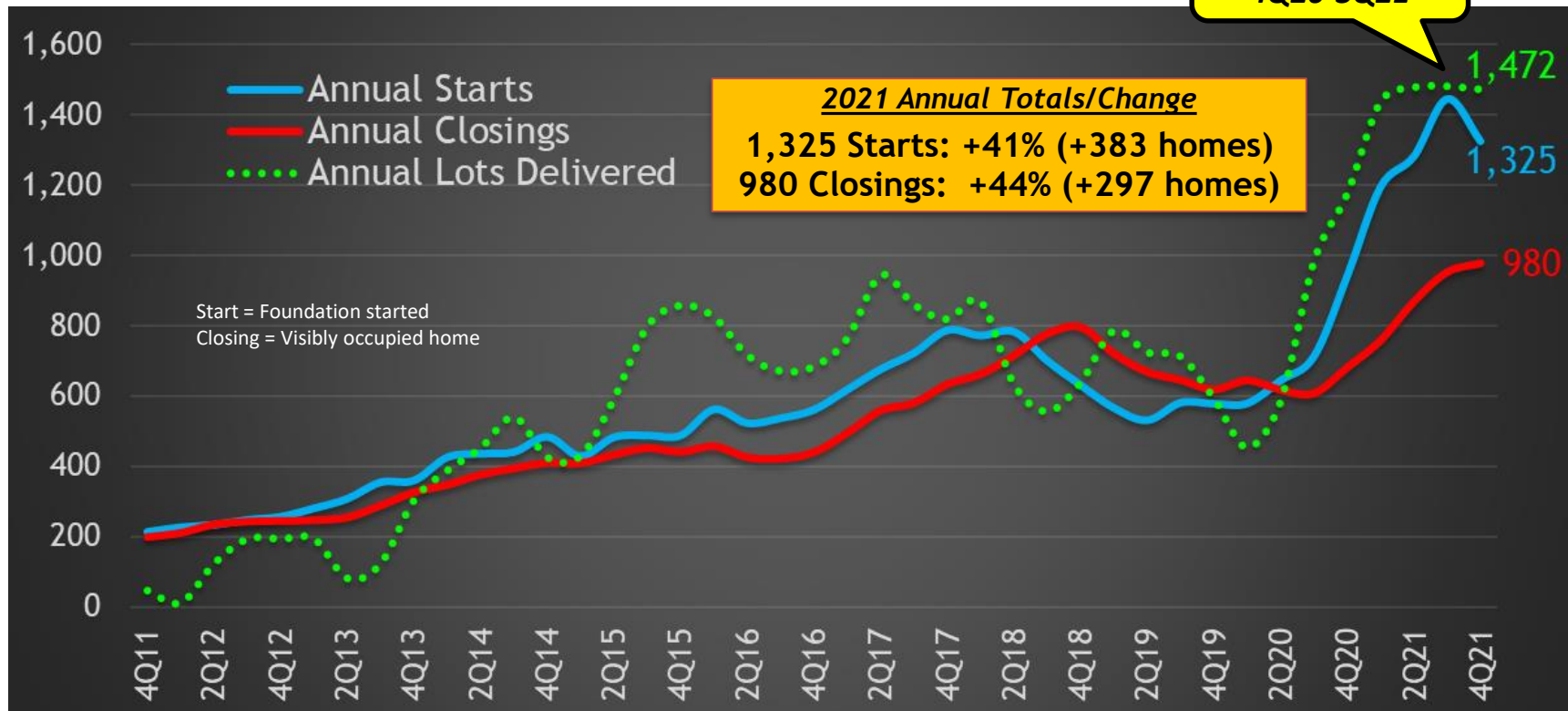
Starts	2015	2016	2017	2018	2019	2020	2021
1Q	92	166	223	208	143	144	397
2Q	153	114	172	183	148	213	300
3Q	124	138	184	101	151	219	386
4Q	120	144	209	140	137	366	246
Total	489	562	788	632	579	942	1,329

Closings	2015	2016	2017	2018	2019	2020	2021
1Q	79	95	150	179	103	129	206
2Q	132	101	165	218	166	139	250
3Q	136	132	154	216	193	183	268
4Q	95	113	166	185	158	232	257
Total	442	441	635	798	620	683	981

- After producing record activity for the first 9 months of 2021, new homebuilders moderate new starts in the 4th quarter (246 total starts)
- Another 257 homes closed during 4Q21, which is just shy of the quarterly record set in 3Q21



MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION AND LOT DELIVERIES

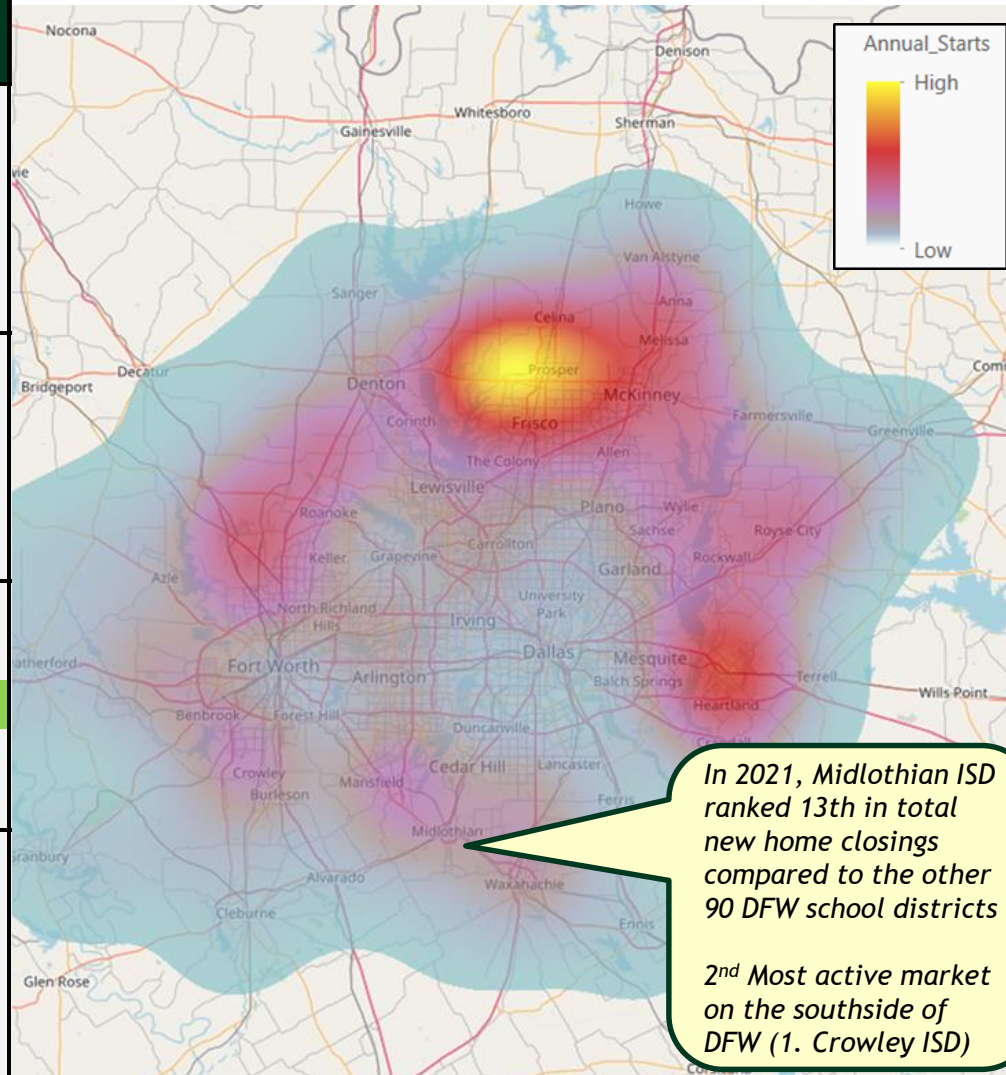


- New homebuilders started 1,325 homes in MISD during the 2021 calendar year (+41% vs. 2020)
- Annual closings increased to a record high of 980 homes (+44% YoY)
- Developers delivered 1,472 new single-family residential lots in MISD in 2021



DFW SCHOOL DISTRICT NEW HOME ACTIVITY RANKED BY ANNUAL NEW HOME CLOSINGS 1Q21-4Q21

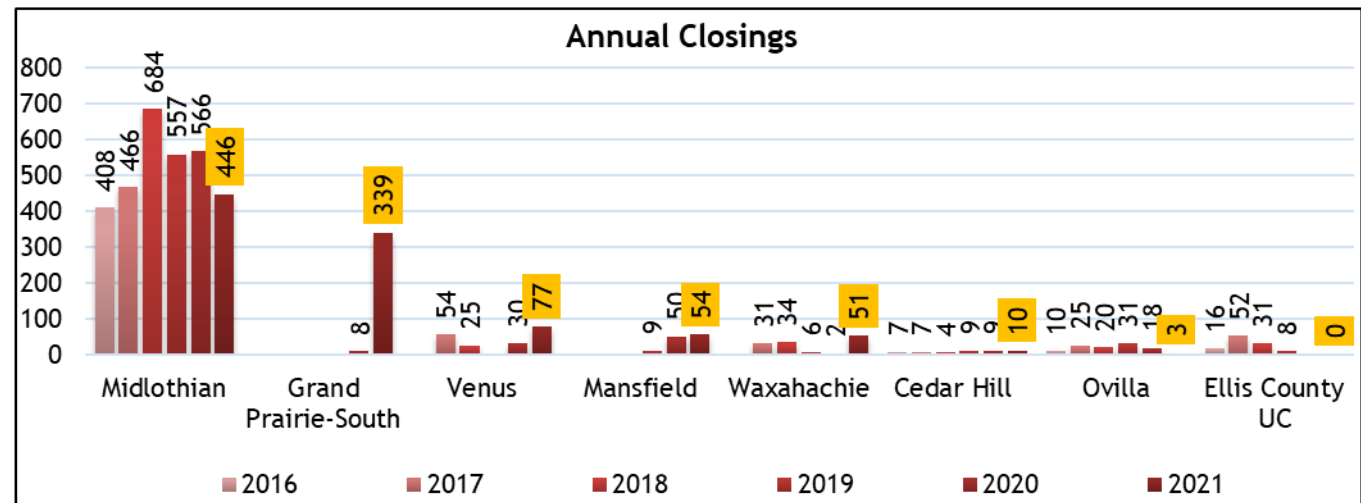
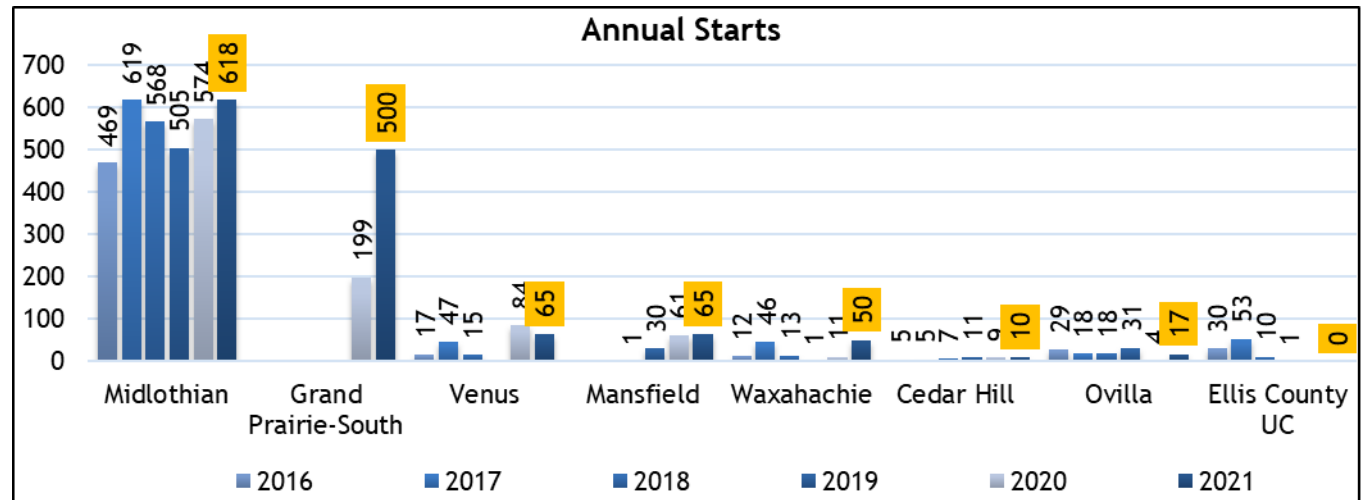
Rank	District	Annual Starts	Annual Closings
1	Northwest	4,244	3,605
2	Denton	3,933	2,901
3	Forney	3,409	2,838
4	Prosper	4,097	2,724
5	Frisco	1,852	2,016
6	Princeton	2,161	1,471
7	Eagle Mtn-Saginaw	1,081	1,460
8	Royse City	1,754	1,434
9	Crandall	1,039	1,059
10	Dallas	1,223	1,041
11	Crowley	1,473	1,036
12	Rockwall	1,311	1,029
13	Midlothian	1,325	980
14	McKinney	1,480	944
15	Lewisville	1,348	931
16	Anna	1,156	917
17	Mansfield	1,262	909
18	Community	1,230	885
19	Aubrey	839	884
20	Waxahachie	1,105	874





MISD NEW HOME ACTIVITY BY CITY SECTOR: 2021

- City of Midlothian continues to see the most activity within the district
- Emerging Grand Prairie area produces 500 starts and 339 closings in 2021



MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 2021 *(ranked by annual closings)*



Rank	Subdivision	Annual Starts	Annual Closings	Elementary Zone	Middle School Zone	High School Zone
1	Greenway Trails	289	181	Vitovsky	Frank Seale	Midlothian
2	Prairie Ridge	191	158	Vitovsky	Frank Seale	Midlothian
3	The Grove	162	83	Baxter	Walnut Grove	Heritage
4	Autumn Run	52	67	Coleman	Dieterich	Midlothian
5	Patriot Estates	13	67	Irvin	Dieterich	Midlothian
6	Coventry Crossing	9	63	Mt. Peak	Dieterich	Midlothian
7	Mill Valley	58	54	Vitovsky	Frank Seale	Midlothian
8	Horseshoe Meadows	49	49	Longbranch	Walnut Grove	Heritage
9	Massey Meadows	34	49	Longbranch	Walnut Grove	Heritage
10	Legacy Estates	2	30	Longbranch	Walnut Grove	Heritage
11	Dove Creek	73	23	Coleman	Dieterich	Midlothian
12	Horizon Estates	16	16	Longbranch	Walnut Grove	Heritage
13	Thomas Trail Estates	2	16	Mt. Peak	Dieterich	Midlothian
14	Villas of Somercrest	44	14	Miller	Dieterich	Midlothian
15	Hawkins Meadows	44	11	Coleman	Dieterich	Midlothian
16	Heritage Hills Estates	52	10	Irvin	Dieterich	Midlothian
	Brandi Ridge	56	6	Mt. Peak/Coleman	Dieterich	Midlothian
	Stone Hollow Estates	23	2	Miller	Dieterich	Midlothian

**Boundaries reflect approved attendance zones for 2022-23*



GREENWAY TRAILS



SH 360 Toll

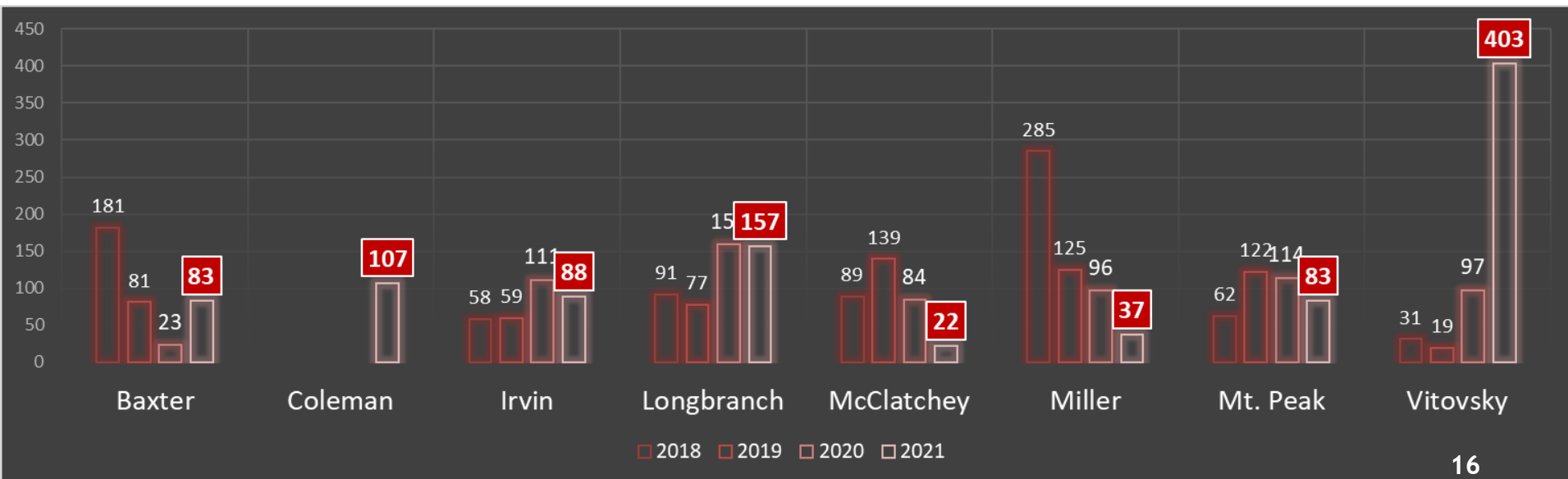
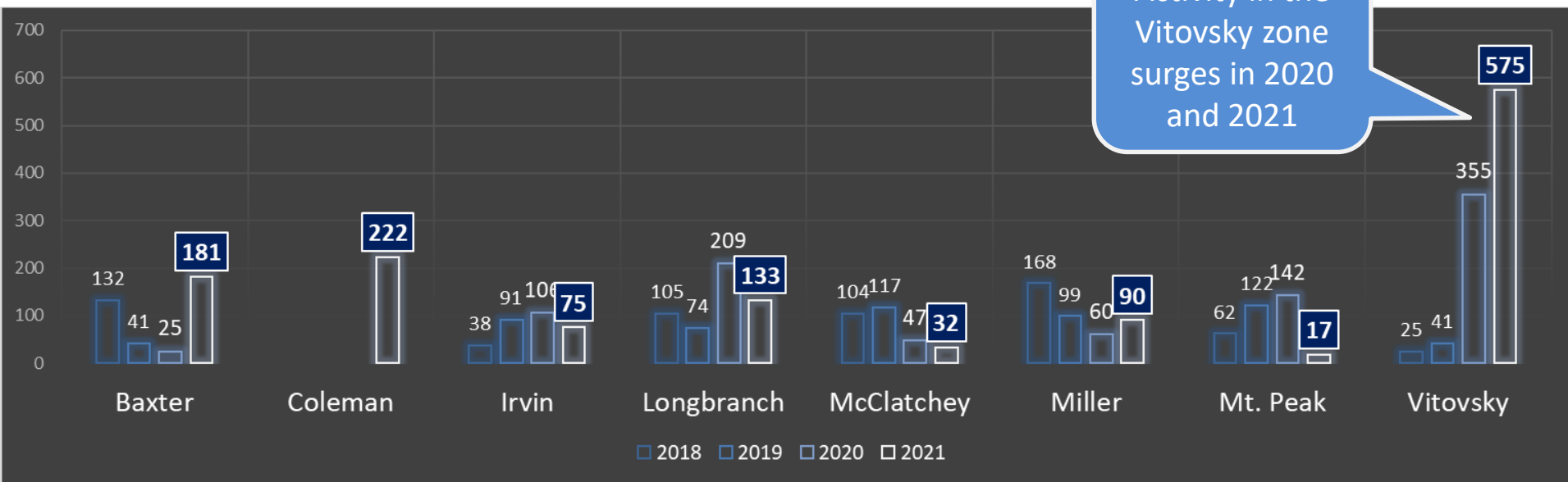




MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE

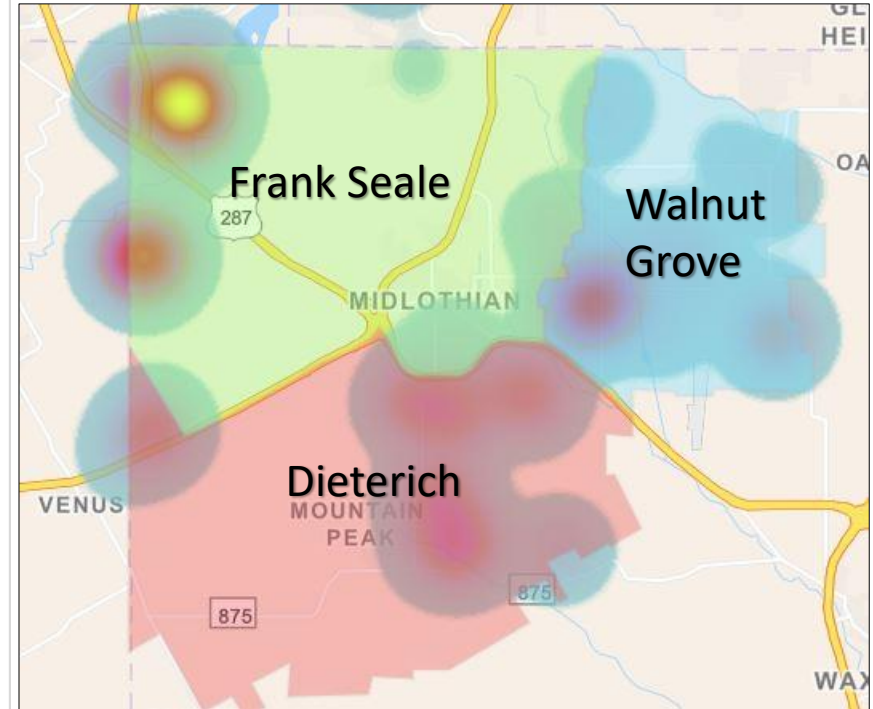
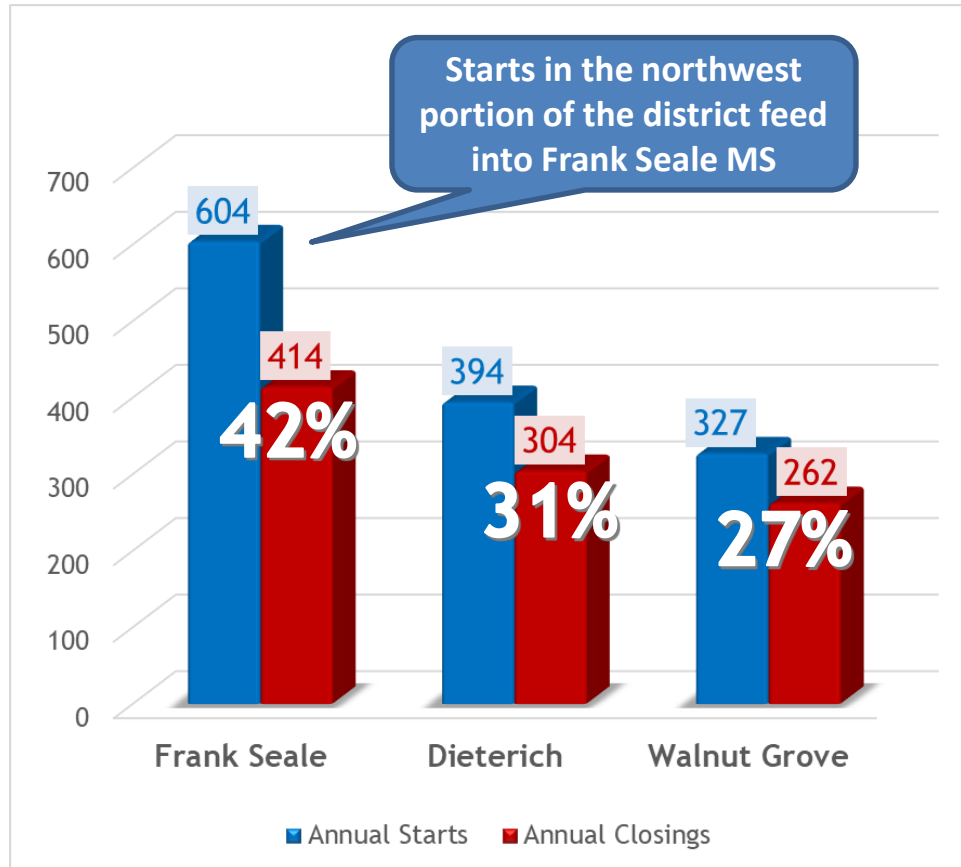


Activity in the Vitovsky zone surges in 2020 and 2021





MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE: 1Q21-4Q21



- Frank Seale zone continues to see the majority of the district's new home activity

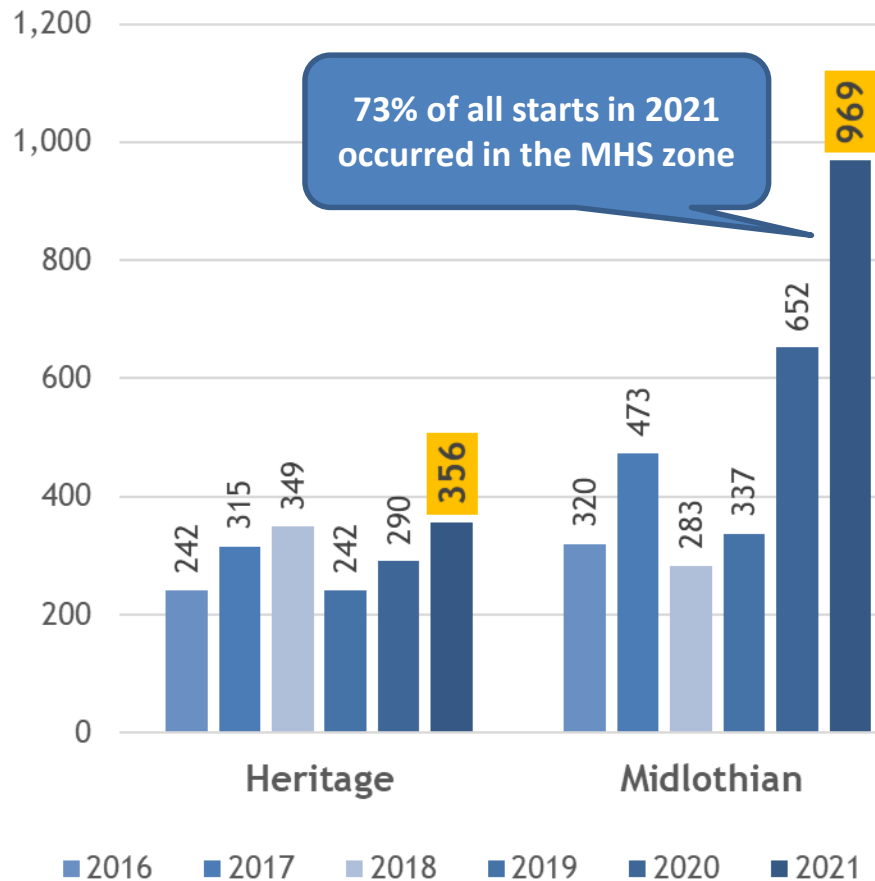
**Boundaries reflect approved attendance zones for 2022-23*



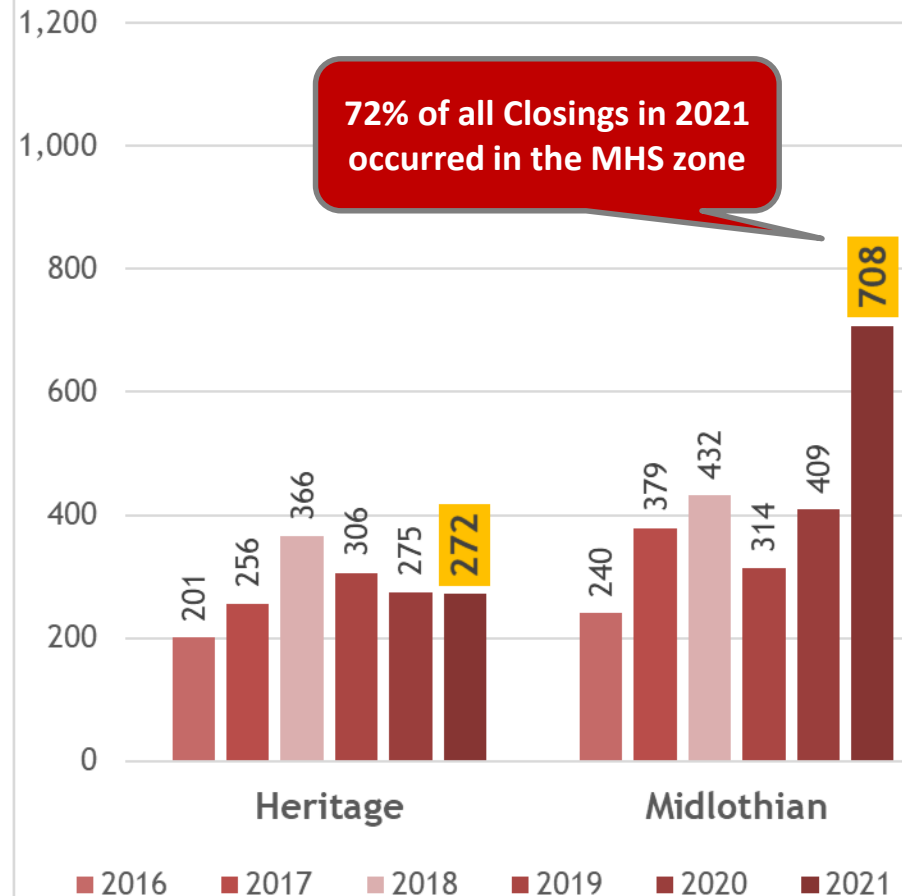
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE

**Boundaries reflect approved attendance zones for 2022-23*

Annual Start Rate Per High School Zone



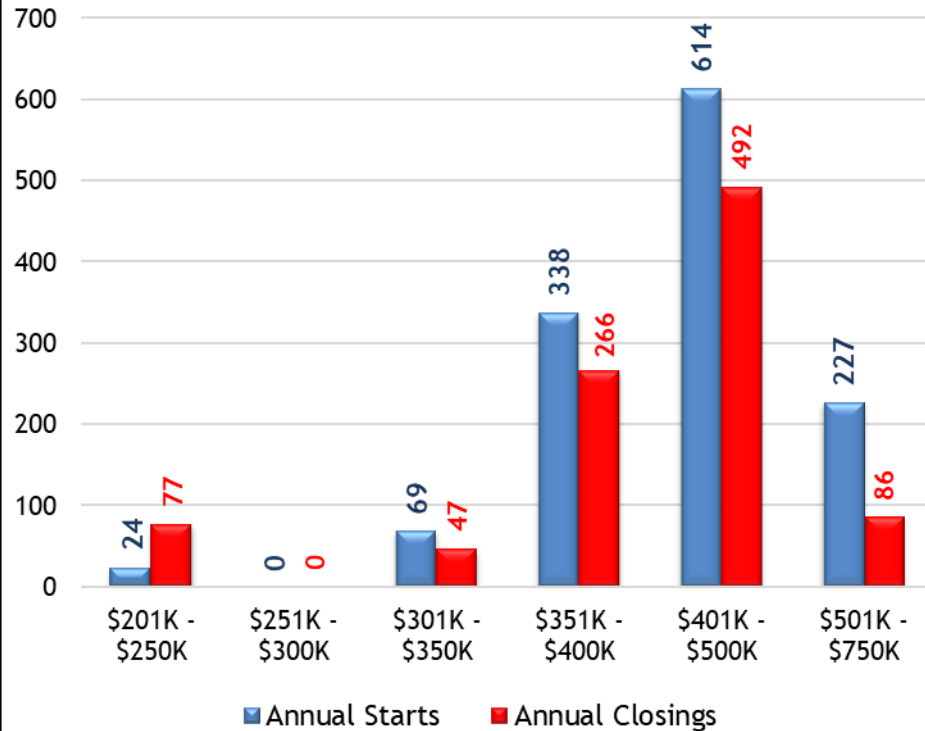
Annual Closing Rate Per High School Zone



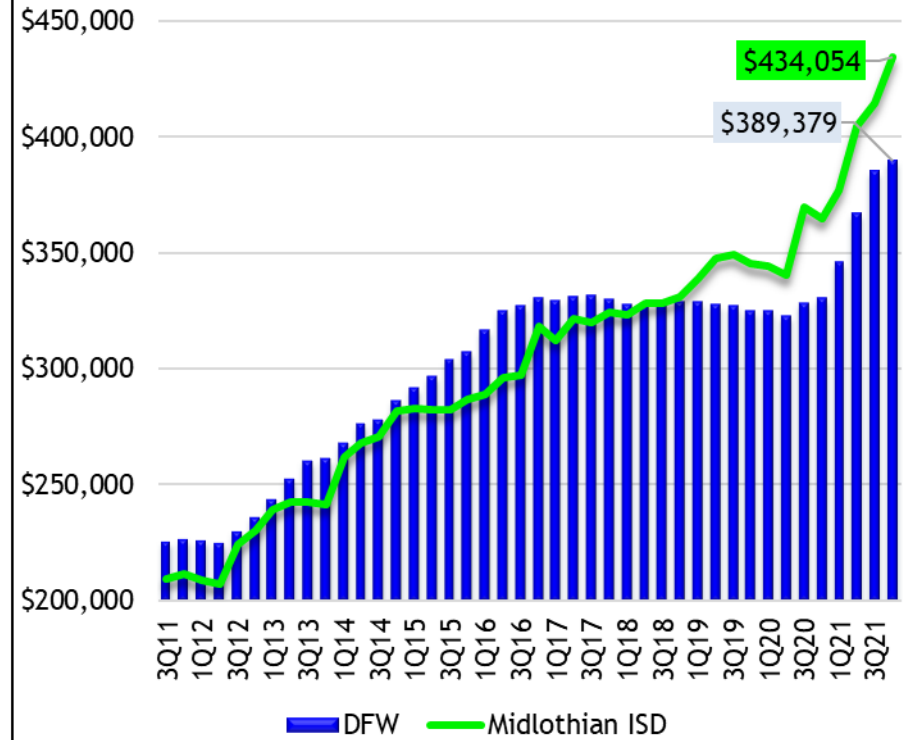


DISTRICT MEDIAN NEW HOME PRICE HISTORY

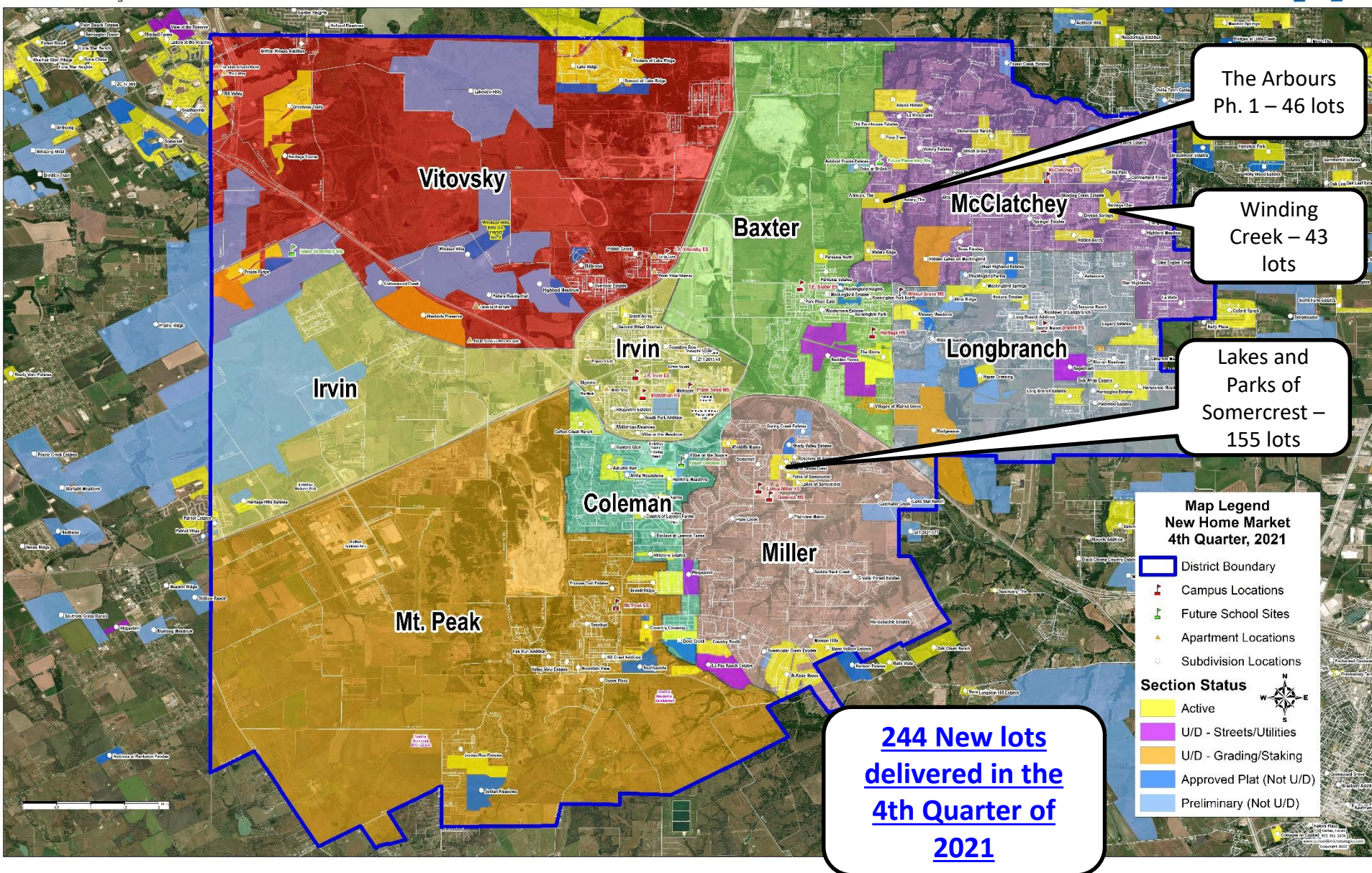
Annual Activity by Price Range: 2021



Historical Median New Home Price



- Most new homes in the district have base pricing between \$351 and \$500K
- District's median new home price now stands at a record \$434,054 (+19% YoY)
- DFW Median New Home Price at Y/E 2021 = \$389,379 (+17.8% YoY)



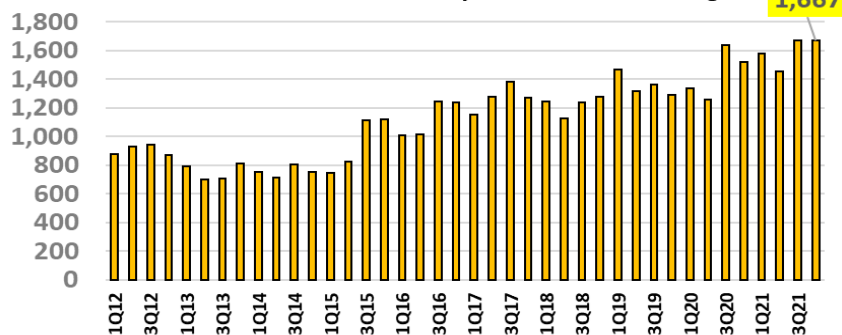
*Boundaries reflect approved attendance zones for 2022-23



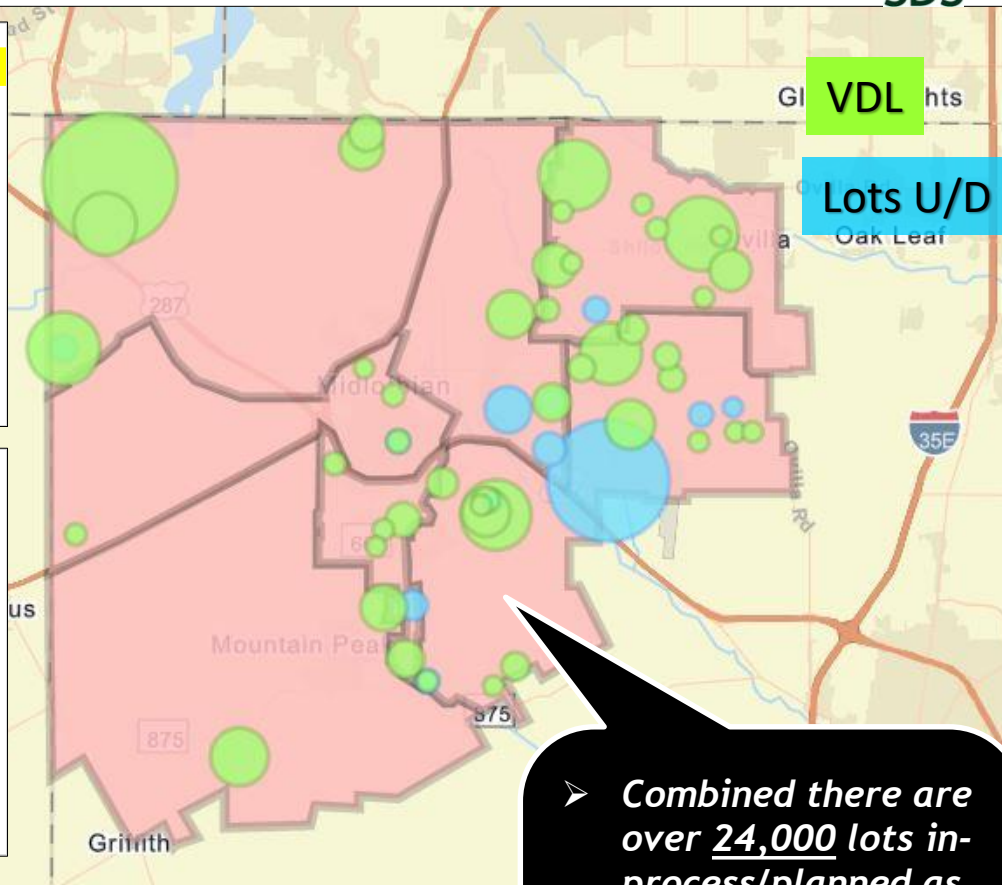
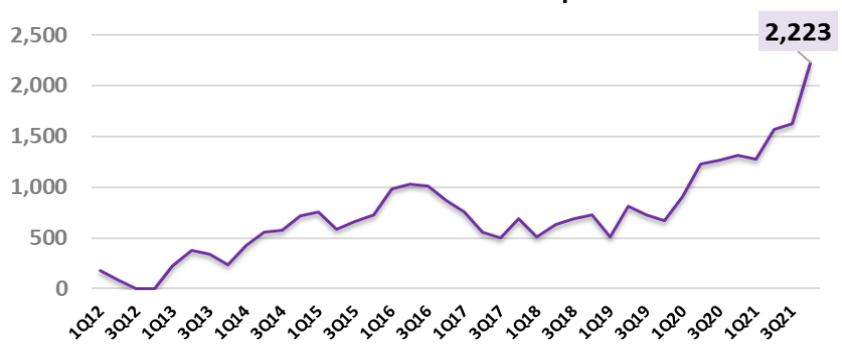
MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY



MISD Vacant Developed Lots Remaining



MISD Lots Under Development



- 963 total homes currently in production (started not occupied)
- 1,667 vacant developed lots remaining as of year-end Dec. 2021
- 2,223 lots under development at the end of 4Q21 (record high)
- 19,200+ additional single-family lots are planned in MISD

➤ Combined there are over 24,000 lots in-process/planned as of year-end 2021 in MISD (total of homes U/C, VDL, lots U/D, and future lots)



AERIAL PHOTOS JANUARY 2022



GREENWAY TRAILS



SH 360 Toll



HERITAGE TOWNE



SH 360 Toll



SH 360 TOLL



US 287

Future Elem
Site





BRYSON MANOR



McClatchey ES

Future Stonewood Lakes Estates
Vacant Land



WINDING CREEK



FM 664



AZALEA HOLLOW





THE ARBORS





HIDDEN LAKES ON MOCKINGBIRD





PARKSIDE NORTH





REDDEN FARMS





WIND RIDGE





MASSEY MEADOWS





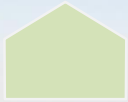
THE GROVE / VILLAGE OF WALNUT GROVE





BRIDGEWATER





LAKES/PARKS/VILLAS OF SOMERCREST





HAWKINS MEADOWS



Future
Coleman ES

S. 14th Street



BRANDI RIDGE/RIDGEPOINT



S. 14th St.

Ridgepoint

Brandi Ridge



DOVE CREEK / LA PAZ RANCH





STONE HOLLOW ESTATES

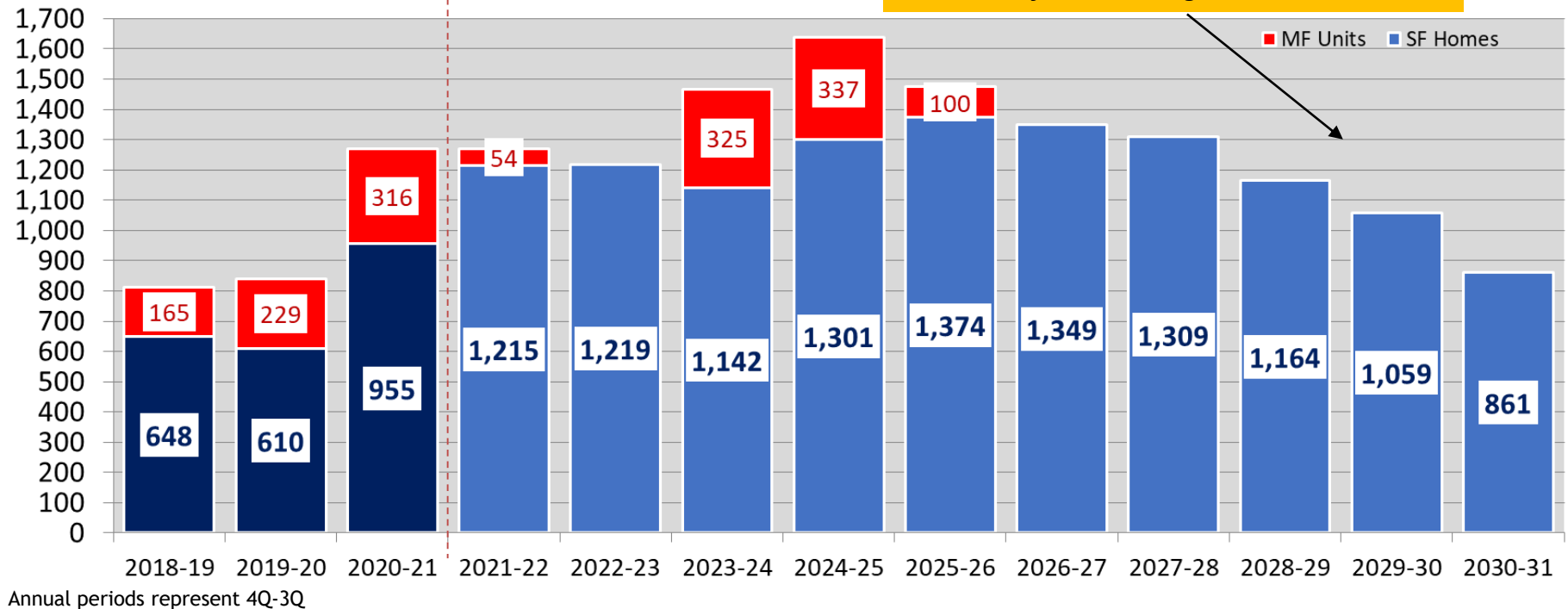




MIDLOTHIAN ISD NEW HOME CONSTRUCTION MODERATE GROWTH CLOSINGS FORECAST FALL 2022-2031



More vacant land is likely to be developed during this timeframe; keeping the rate of home sales from declining

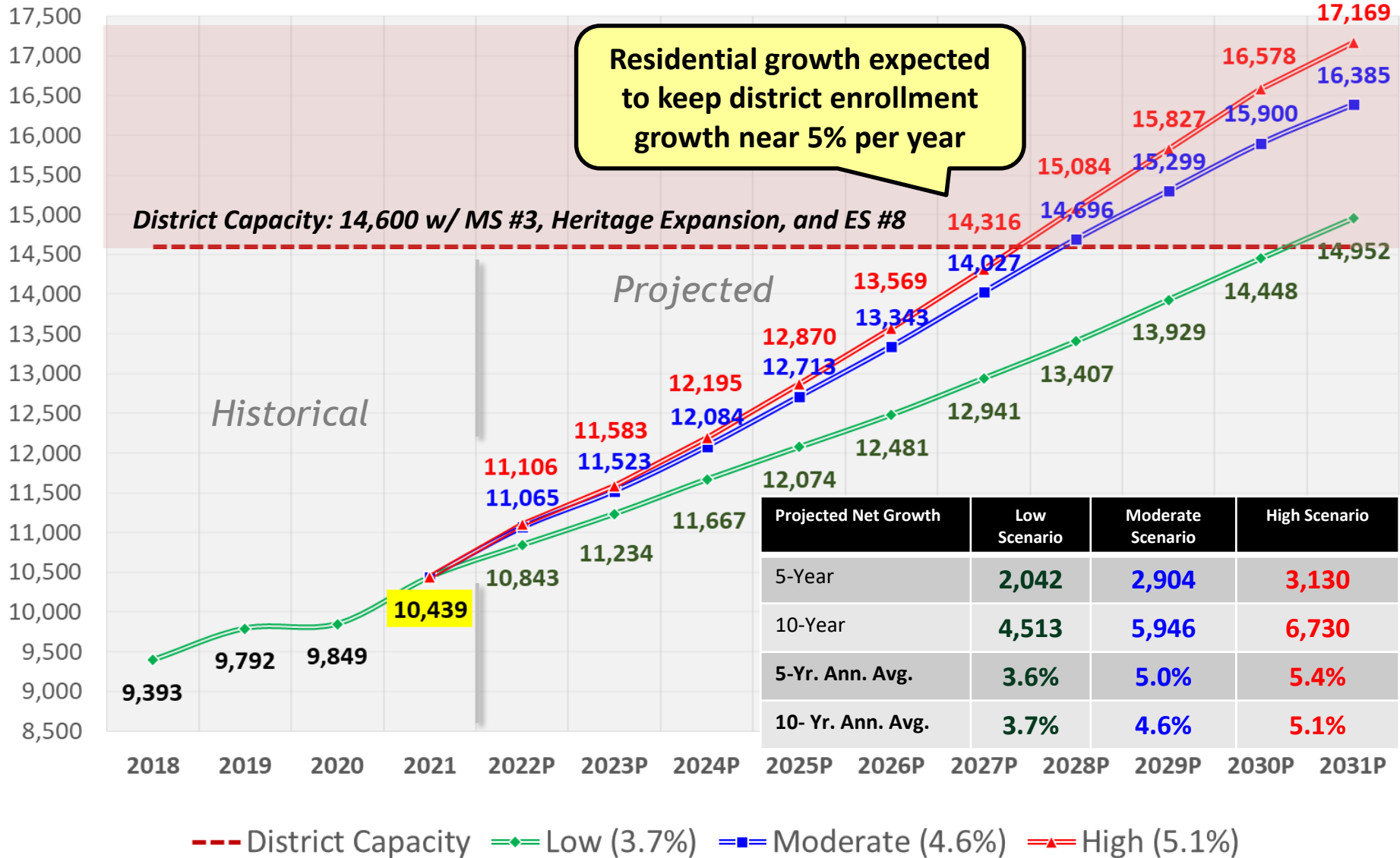


- The district is poised to see an average of 1,250 closings over the next five years
- Under the Moderate Scenario, MISD builders could produce approximately 6,250 total new occupied homes over the next five years
- Over the next 10 years, MISD is poised to see about 12,000 new homes completed
- Apartment developers working to add another 700+ units in MISD



MIDLOTHIAN ISD

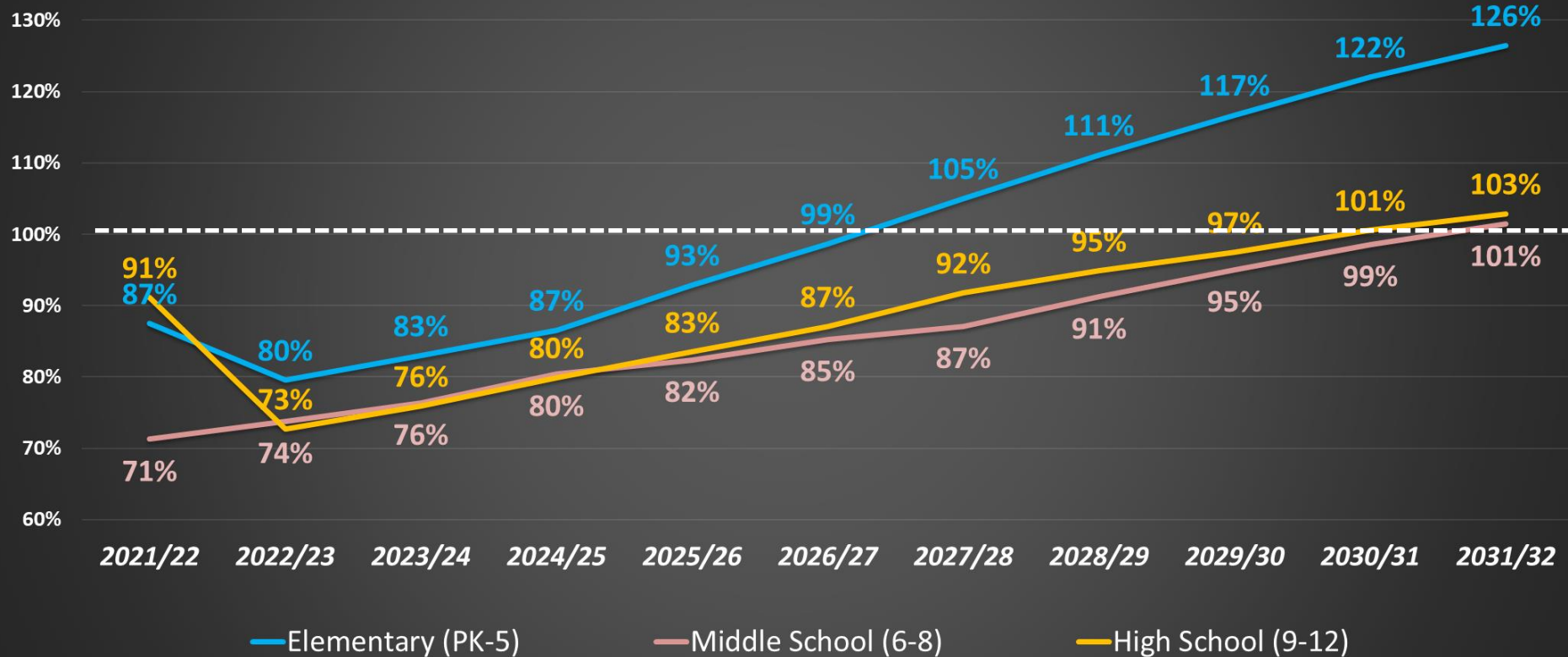
10-YEAR ENROLLMENT PROJECTIONS





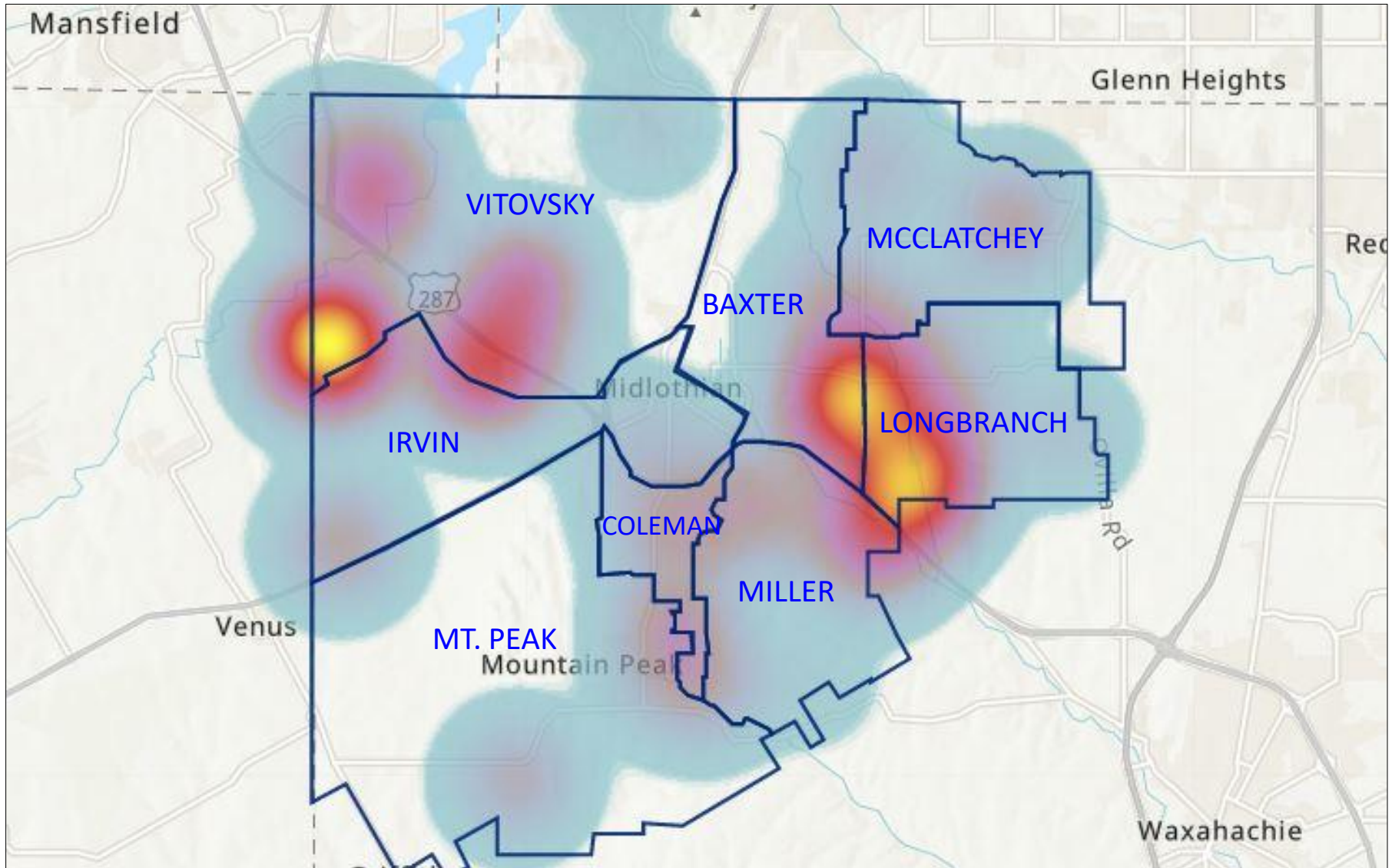
ATTENDANCE LEVEL CAPACITY UTILIZATION (MODERATE GROWTH)

Attendance Level Enrollment Projections vs. Capacity Utilization (Moderate Growth Scenario)





MIDLOTHIAN ISD PROJECTED STUDENT GROWTH



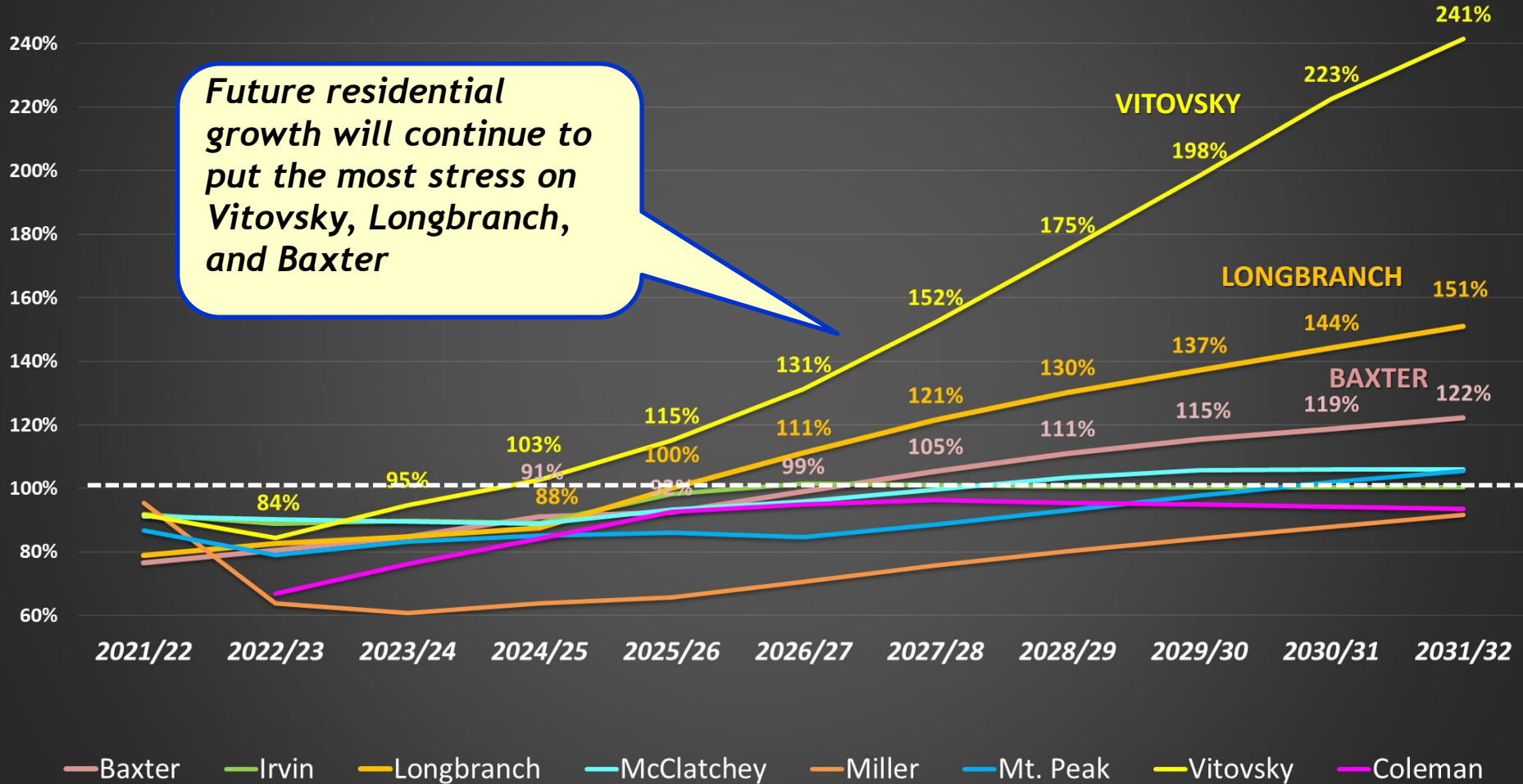


ELEMENTARY CAMPUS CAPACITY UTILIZATION (MODERATE GROWTH)



Elementary Campus Enrollment Projections vs. Practical Capacity Utilization
(Moderate Growth Scenario)

Future residential growth will continue to put the most stress on Vitovsky, Longbranch, and Baxter

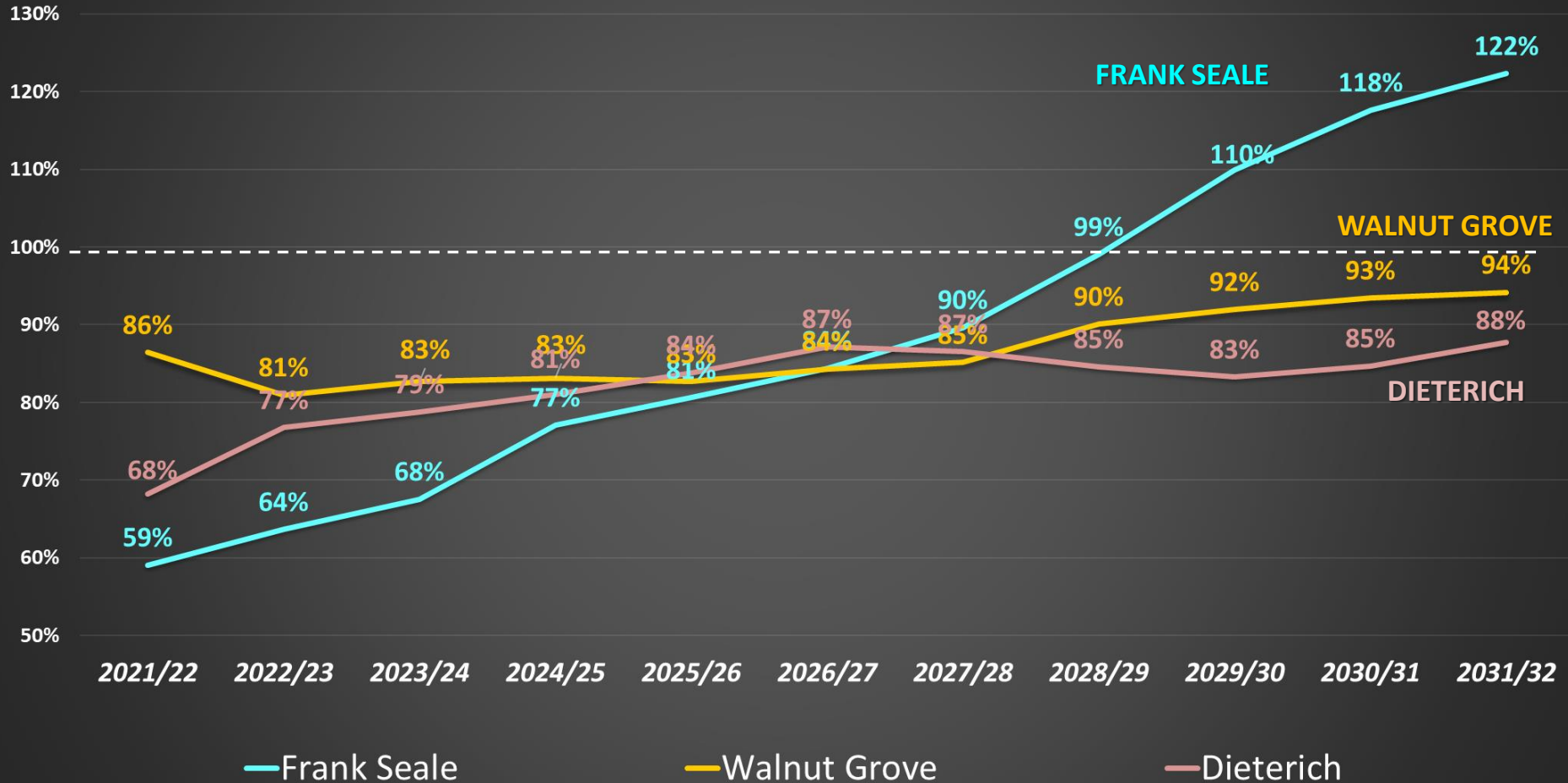




MIDDLE SCHOOL CAMPUS CAPACITY UTILIZATION (MODERATE GROWTH)



Middle School Campus Enrollment Projections vs. Practical Capacity Utilization
(Moderate Growth Scenario)

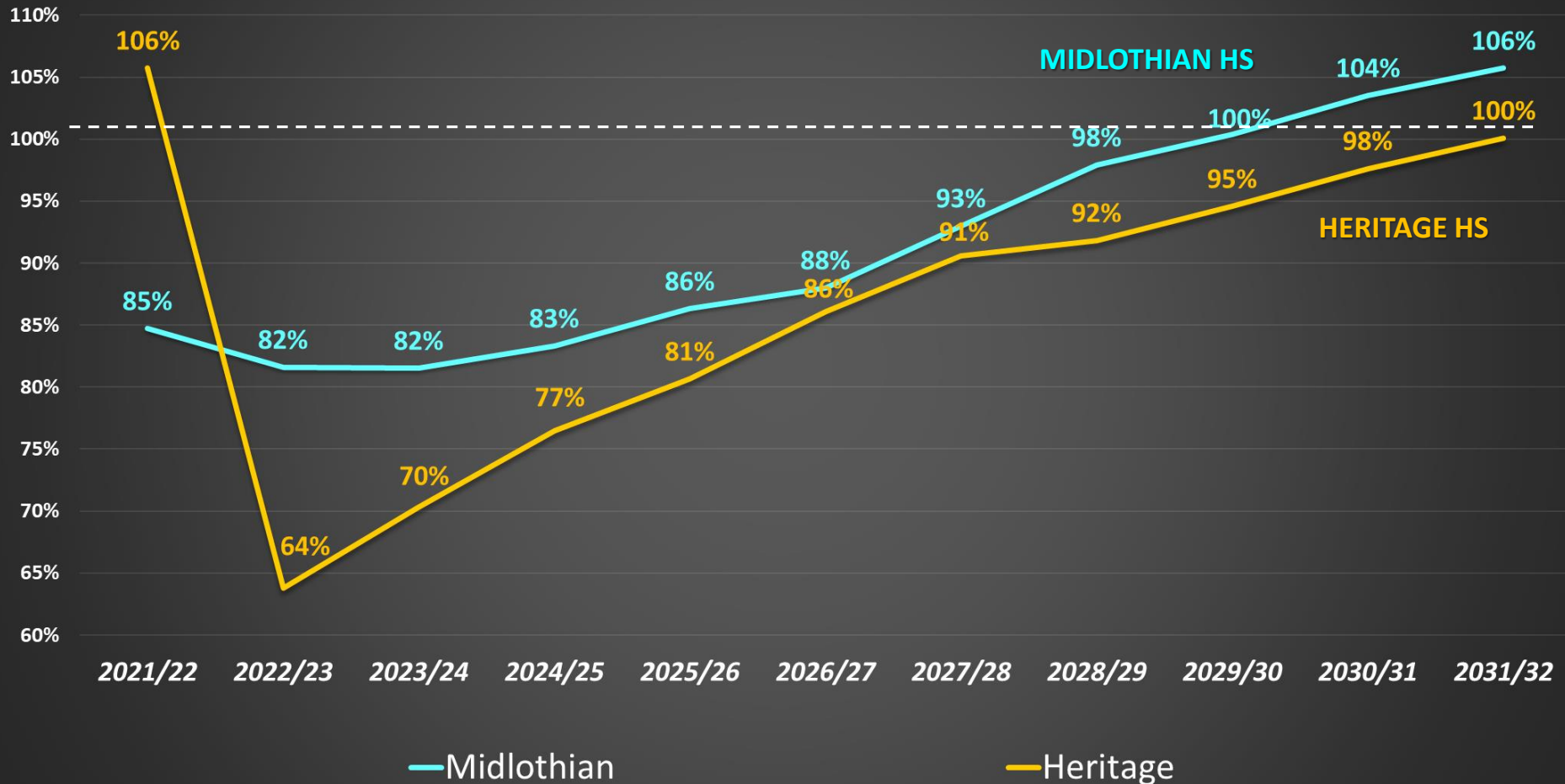




HIGH SCHOOL CAMPUS CAPACITY UTILIZATION (MODERATE GROWTH)



High School Campus Enrollment Projections vs. Practical Capacity Utilization
(Moderate Growth Scenario)



Midlothian ISD

4Q 2021 Demographics Summary

- 2020 Census results show 48,909 total residents with 16,673 households (~+50% vs. 2010)
- The under age 18 population in MISD increased by 39% from 2010 to 2020
- Rapid enrollment growth driven by record new home construction in the district
- Builders have produced record activity over the past 5 quarters
- In 2021, homebuilders start 1,325 new homes and a record 980 homes were occupied
- District's median new home price now stands at a record \$434,054 (+19% YoY) [DFW = \$389K]
- The recent housing surge is mainly the result of a 3rd growth area emerging in the northwest/Grand Prairie portion of the district (Vitovsky ES zone)
- Developers delivered a near-record 1,472 new single-family (SF) lots in MISD during 2021
- 963 total homes currently in production (started but not complete/occupied)
- 1,667 vacant SF lots were remaining at year-end 2021
- A record 2,223 SF lots are currently under development in the district
- Developers are planning over 19,000 additional future SF lots
- MISD on pace for 6,200+ new homes occupied by Fall 2026 and 12,000 homes by Fall 2031
- New home subdivisions in MISD are currently yielding 0.65 enrolled students per home
- Apartments in MISD are currently yielding 0.25 enrolled students per unit
- Residential growth is expected to keep annual enrollment growth near 5% per year
- If enrollment growth averages 5.0% over the next five years (Moderate Scenario), MISD would surpass 13,000 students by 2026/27
- Over the next 10 years, the district could add nearly 6,000 students if the annual growth rate averages 4.6% (Fall 2031 = 16,385)



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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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