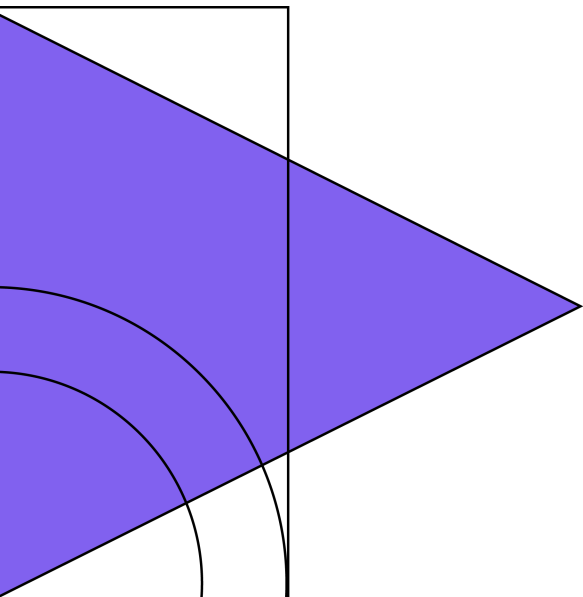
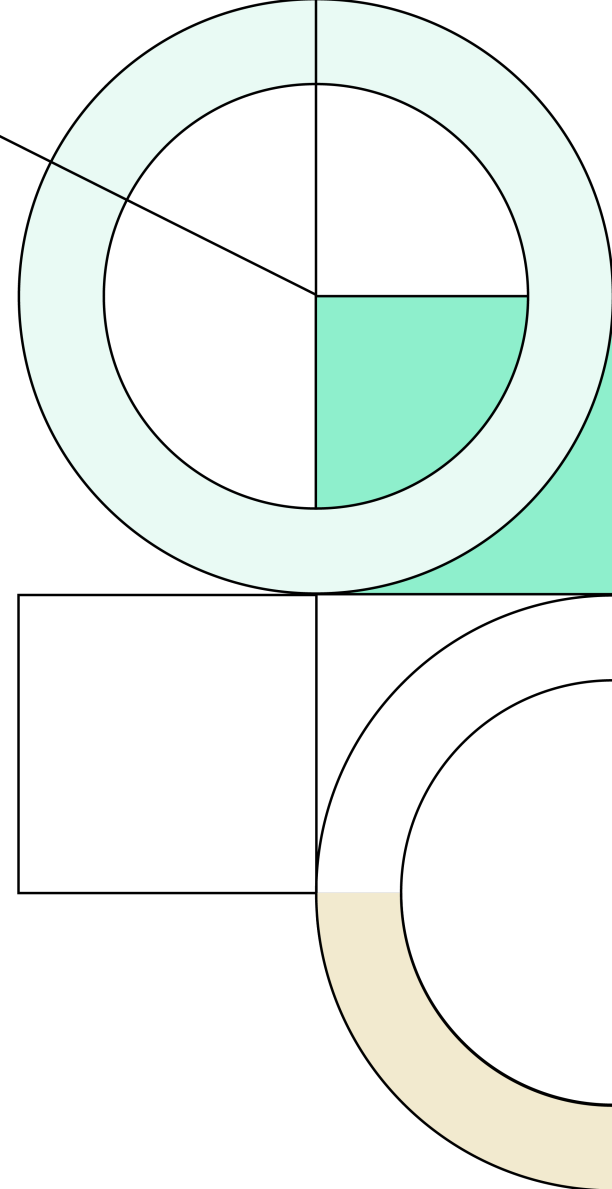




**Little Elm  
Independent  
School  
District**

4Q21

Demographic Report





# Local Economic Update- DFW

## Top 10

### Corporate Relocations and Expansions

- More than 30 companies relocated to or had major expansions in DFW
- These moves created almost 12,000 new jobs

Rank	# Jobs, Estimated	Transaction Name	Description
1	3,000	Texas Instruments	Expansion
2	2,000	ThredUp	Expansion
3	1,200	AECOM	Relocation
4	750	Crayon	Expansion
5	650	Likewise	Relocation
6	590	Trax	Relocation
7	500	Raytheon Intelligence & Space	Expansion
8	400	Misfits Market	Expansion
9	250	Wallbox	Expansion
9	250	Schumacher Electric Corporation	Relocation

Source: Dallas Business Journal & Dallas Morning News



# Local Economic Update- Dallas

## AECOM



The multinational infrastructure consulting firm working on the high-speed rail between Dallas and Houston and Texas' hyperloop project is moving their headquarters to Dallas. This move will bring about 1,200 jobs to the area.



## Northwest Hardwoods

Northwest Hardwoods announced the relocation of its headquarters from Washington to Frisco in order to better position itself to serve customers around the globe.

## MD7 LLC

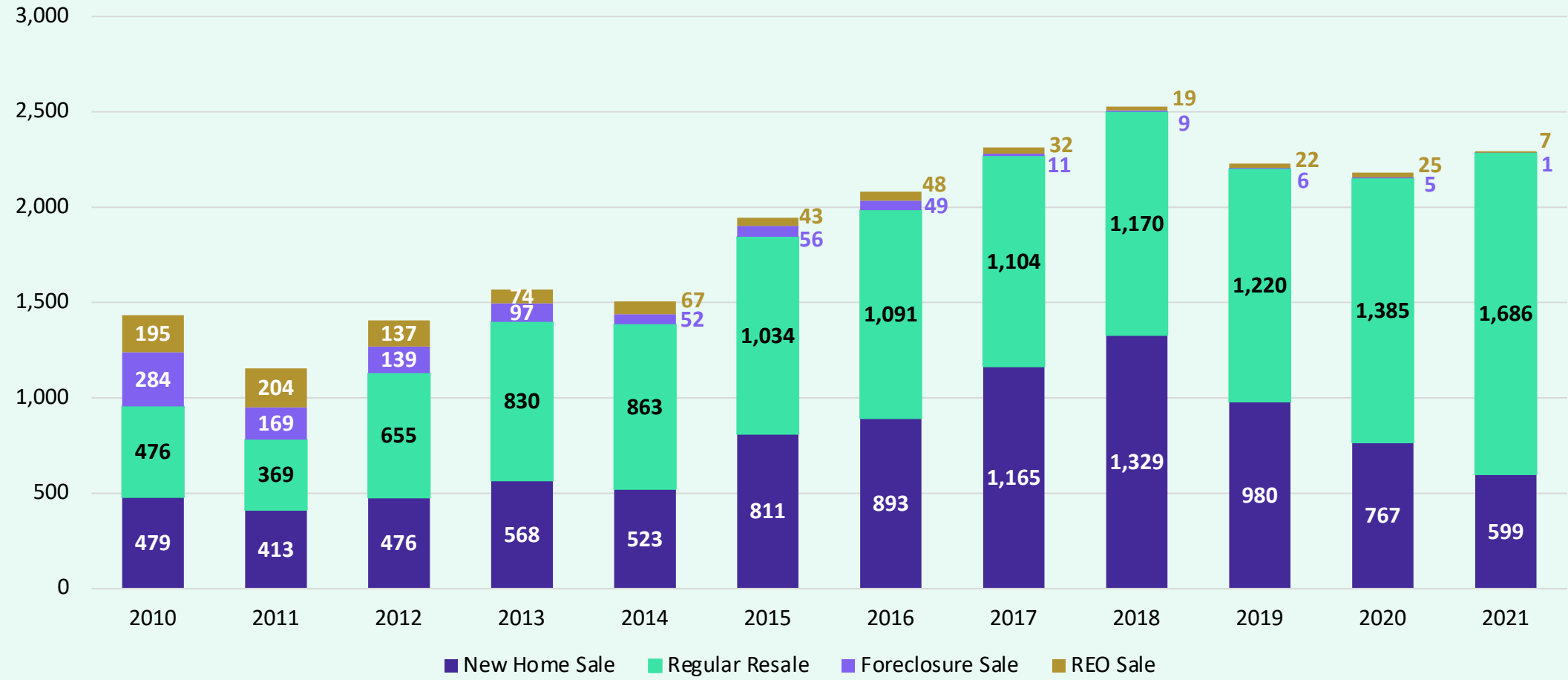
California mobile infrastructure consultancy **MD7 LLC** is one of the newest transplants from the West Coast to announce an HQ relocation to DFW. The global firm is moving its US headquarters from San Diego to Allen. The move creates nearly 220 jobs and more than \$6.8 million in capital investment. The company provides help around the wireless industry as 5G becomes an increasingly important part of the sector's future. Its services are around development and management along with consulting.





# Little Elm ISD Housing Market Analysis

## Annual Home Sales by Type, 2010 – 2021

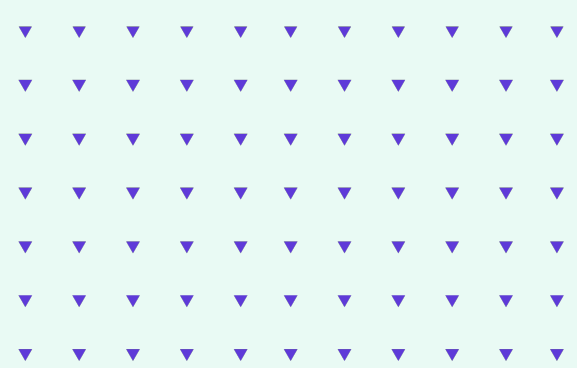
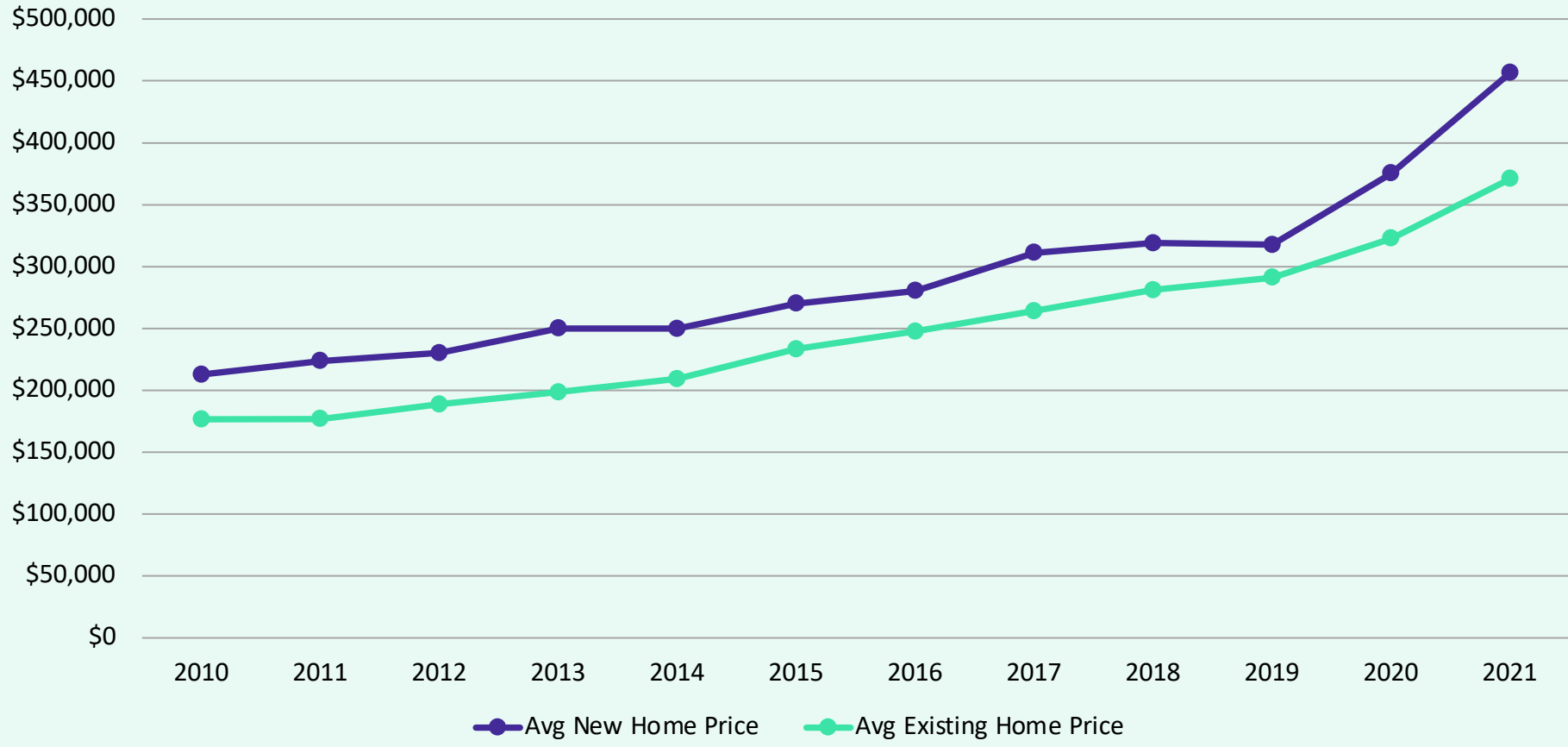


- Total home sales in LEISD rose 5% over 2020 totals, while new home sales declined nearly 22% from 2020 totals primarily due to limited supply
- Distressed property sales continue to decline, down nearly 98% since 2010
- New home sales within the district account for 26% of all 2021 sales

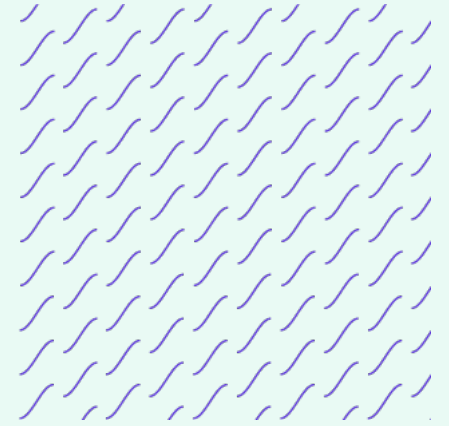


# Little Elm ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2010 - 2021



	Avg New Home Price	Avg Existing Home Price
2010	\$212,786	\$176,616
2011	\$223,697	\$176,861
2012	\$230,162	\$188,829
2013	\$250,144	\$198,542
2014	\$249,733	\$209,295
2015	\$270,065	\$233,333
2016	\$280,461	\$247,495
2017	\$311,187	\$264,084
2018	\$318,982	\$281,136
2019	\$317,617	\$291,001
2020	\$375,316	\$322,802
2021	\$456,559	\$370,827



- Since 2010, the average new home price in LEISD has more than doubled, rising nearly \$243,800
- The average existing home price within the district has increased 109%, or roughly \$194,200 since 2010



# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 4Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD	4,590	3,669	2,451	3,144	41,157
2	Denton ISD	3,546	2,946	2,109	2,927	18,228
3	Forney ISD	3,401	2,645	1,765	1,929	28,204
4	Prosper ISD	3,459	2,589	2,269	2,694	22,114
5	Frisco ISD	2,064	2,037	1,327	1,598	8,154
6	Dallas ISD	1,952	1,636	1,798	2,359	6,354
7	Eagle Mt.-Saginaw ISD	1,194	1,462	535	1,372	20,504
8	Princeton ISD	2,054	1,423	1,167	1,872	6,356
9	Royse City ISD	1,753	1,416	1,014	1,824	8,411
10	Crandall ISD	1,281	1,216	507	1,483	7,420
11	Crowley ISD	1,389	1,172	582	1,702	17,416
12	Rockwall ISD	1,208	1,166	731	2,483	9,617
13	Anna ISD	1,270	1,046	661	981	5,690
14	Aubrey ISD	951	998	468	921	5,179
15	McKinney ISD	1,369	991	851	1,620	13,350
16	Midlothian ISD	1,337	989	908	1,632	16,658
17	Mansfield ISD	1,149	930	854	1,988	6,264
18	Community ISD	1,175	918	664	1,125	6,802
19	Fort Worth ISD	961	879	487	1,598	5,080
20	Lewisville ISD	1,191	879	873	1,807	2,062

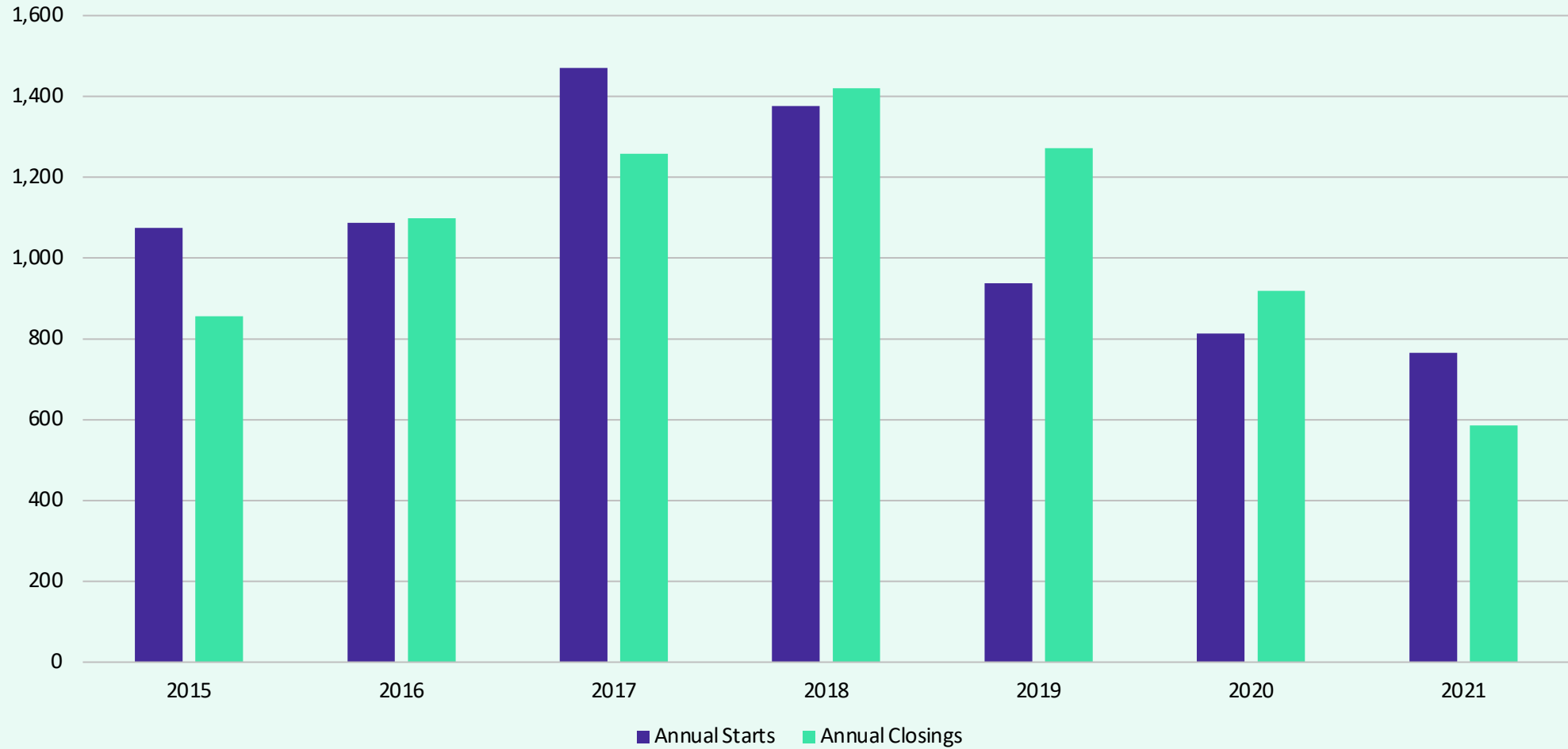
\* Based on additional Zonda Education housing research

\*\* Table **INCLUDES** age-restricted communities

28	Carrollton-Farmers Branch ISD	702	612	421	182	322
<b>29</b>	<b>Little Elm ISD**</b>	<b>768</b>	<b>604</b>	<b>559</b>	<b>555</b>	<b>1,983*</b>
30	Argyle ISD	962	581	627	972	7,294



# District New Home Starts and Closings



**\*\* Totals DO NOT include age-restricted communities**

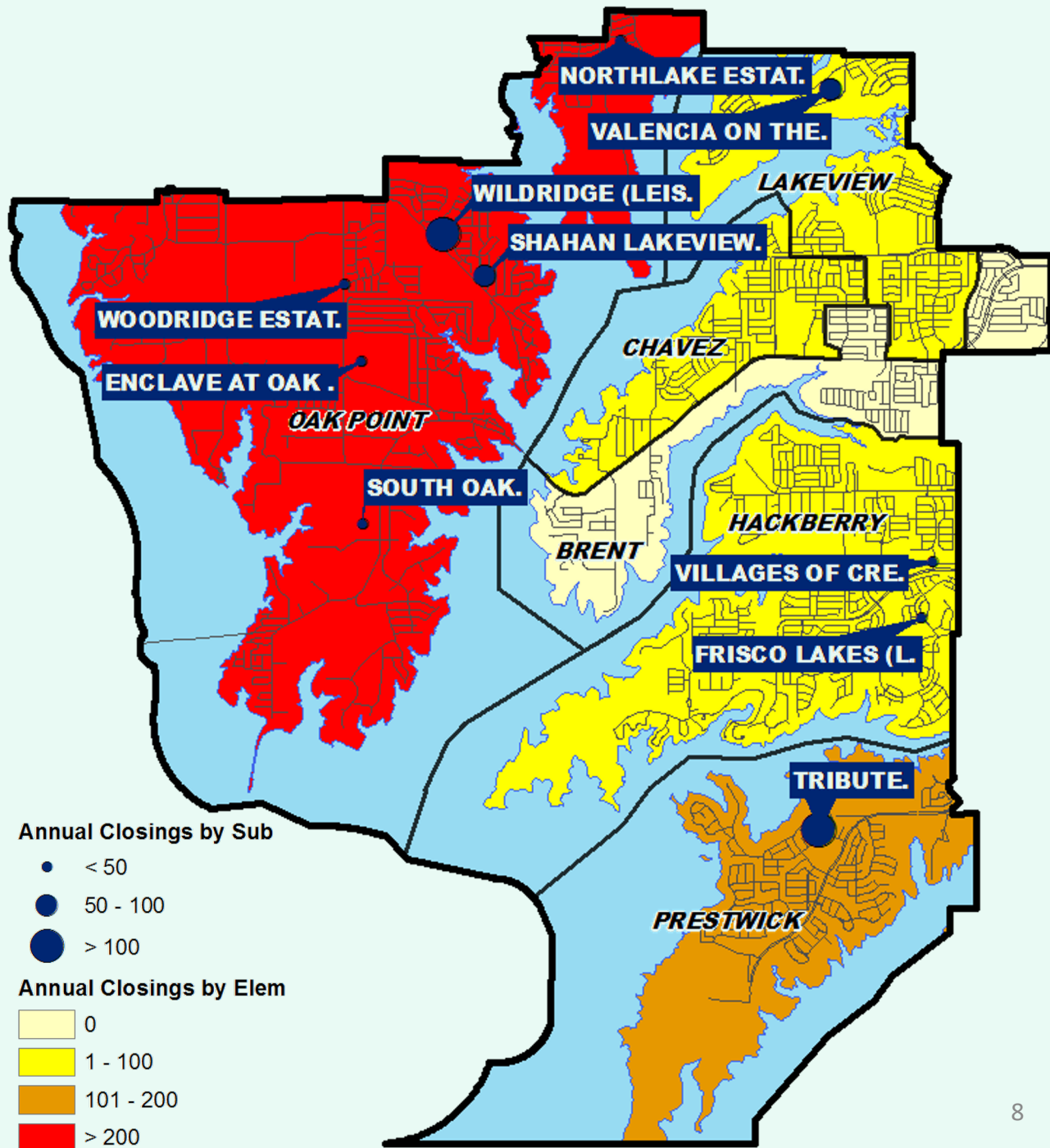
Starts	2015	2016	2017	2018	2019	2020	2021
1Q	167	381	237	330	219	183	158
2Q	261	242	435	319	240	201	158
3Q	389	163	489	391	216	179	221
4Q	258	301	310	336	262	250	228
Total	1,075	1,087	1,471	1,376	937	813	765

Closings	2015	2016	2017	2018	2019	2020	2021
1Q	155	256	194	349	213	226	127
2Q	182	262	282	366	374	235	176
3Q	211	378	323	283	452	244	144
4Q	308	203	459	422	233	214	139
Total	856	1,099	1,258	1,420	1,272	919	586



# Annual Closing Distribution

Top 10 Subdivisions - 4Q21 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	WILDRIDGE (LEISD)	OAK POINT	153	26	19	247
2	TRIBUTE	PRESTWICK	129	34	64	144
3	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	91	23	32	377
4	SHAHAN LAKEVIEW ADDITION	OAK POINT	66	1	0	0
5	VILLAGES OF CREEKWOOD	HACKBERRY	47	16	5	240
6	SOUTH OAK	OAK POINT	42	16	141	281
7	ENCLAVE AT OAK GROVE	OAK POINT	23	11	84	0
8	FRISCO LAKES (LEISD)	AGE RESTRICTED	18	0	0	0
9	WOODRIDGE ESTATES	OAK POINT	13	1	0	0
10	NORTHLAKE ESTATES	OAK POINT	7	6	103	323
TOTALS			589	134	448	1,612

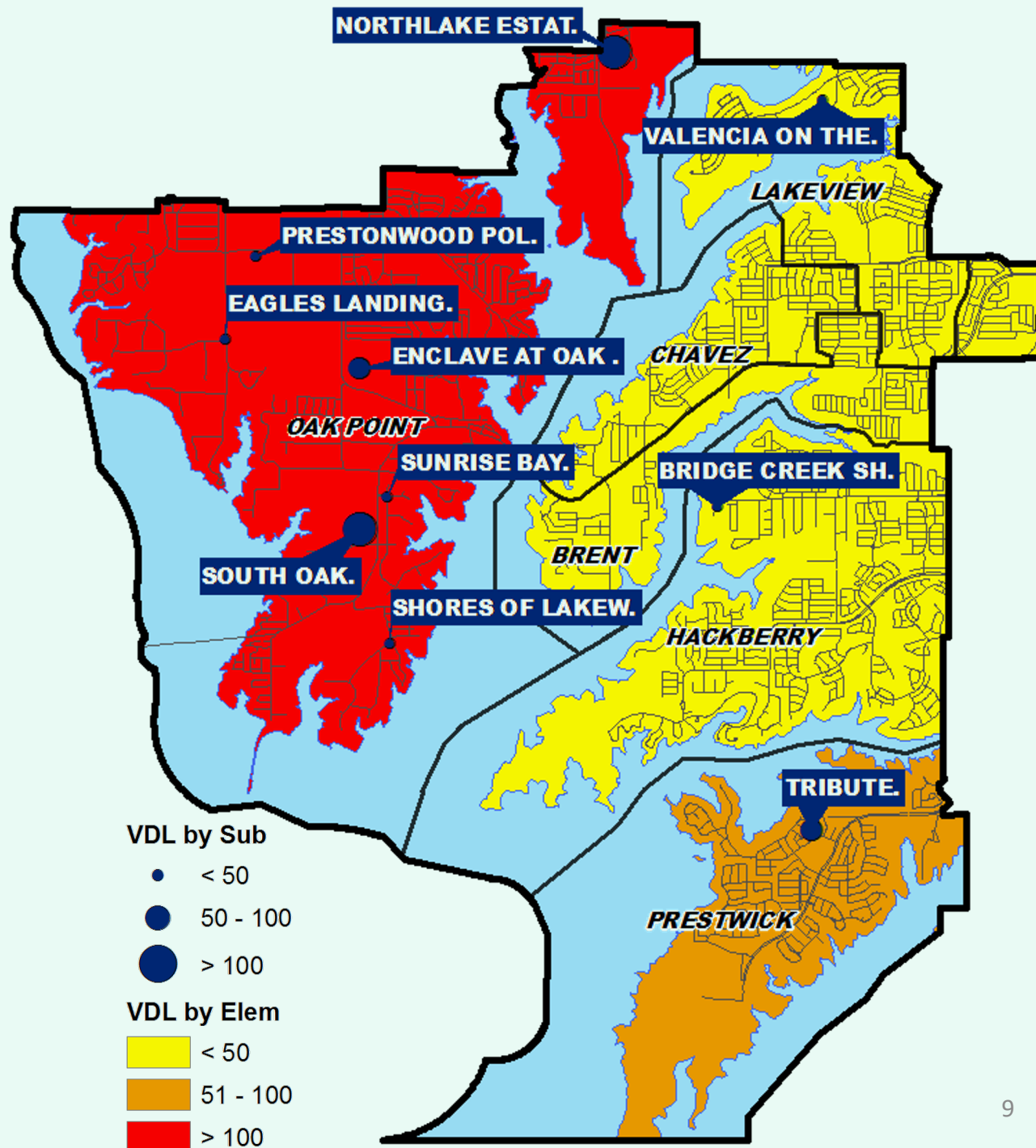




# VDL Distribution

Top 10 Subdivisions - 4Q21 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	SOUTH OAK	OAK POINT	42	16	141	281
2	NORTHLAKE ESTATES	OAK POINT	7	6	103	323
3	ENCLAVE AT OAK GROVE	OAK POINT	23	11	84	0
4	TRIBUTE	PRESTWICK	129	34	64	144
5	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	91	23	32	377
6	SUNRISE BAY	OAK POINT	3	0	30	0
7	PRESTONWOOD POLO AND COUNTRY CLUB	OAK POINT	0	0	22	0
8	SHORES OF LAKEWOOD VILLAGE	OAK POINT	3	3	11	0
9	EAGLES LANDING	OAK POINT	1	0	11	0
10	BRIDGE CREEK SHORES ADDN.	HACKBERRY	0	0	9	0
	TOTALS		299	93	507	1,125

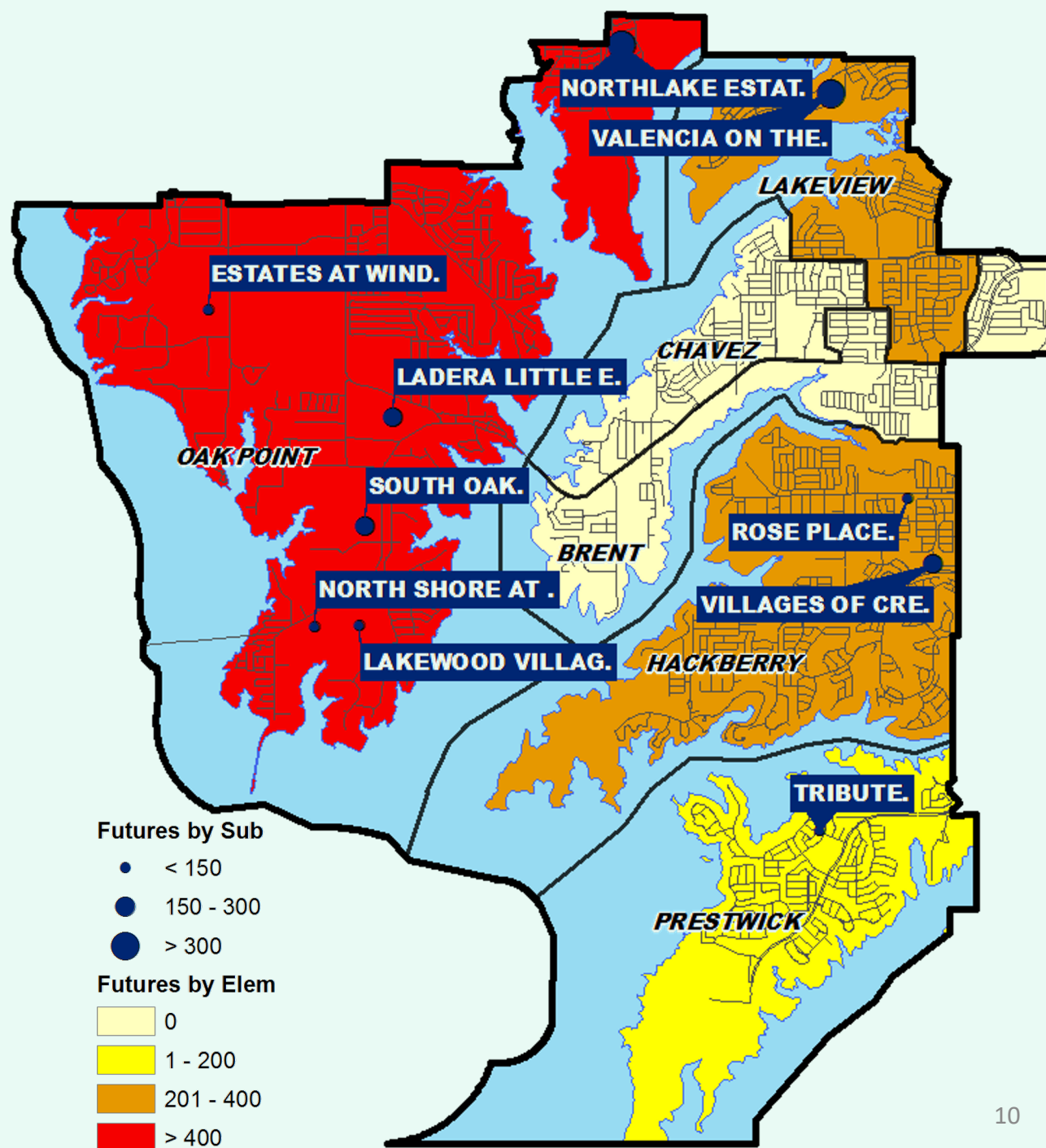




# Futures Distribution

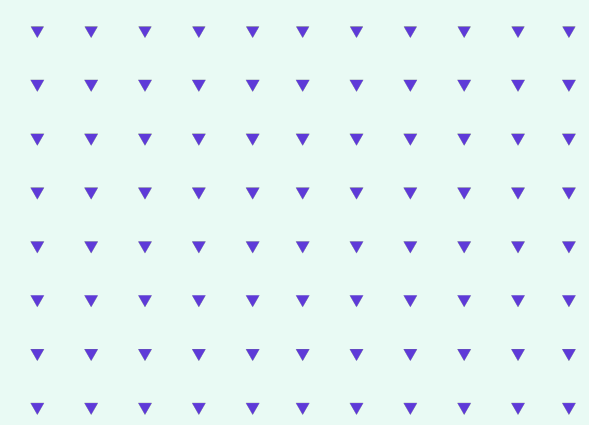
Top 10 Subdivisions - 4Q21 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	91	23	32	377
2	NORHLAKE ESTATES	OAK POINT	7	6	103	323
3	SOUTH OAK	OAK POINT	42	16	141	281
4	LADERA LITTLE ELM	AGE RESTRICTED	0	0	0	263
5	VILLAGES OF CREEKWOOD	HACKBERRY	47	16	5	240
6	LAKEWOOD VILLAGE	OAK POINT	0	0	0	148
7	TRIBUTE	PRESTWICK	129	34	64	144
8	NORTH SHORE AT LAKEWOOD VILLAGE	OAK POINT	0	0	0	80
9	ESTATES AT WINDSOR SPRINGS	OAK POINT	0	0	0	65
10	ROSE PLACE	HACKBERRY	0	0	0	34
	TOTALS		316	95	345	1,955





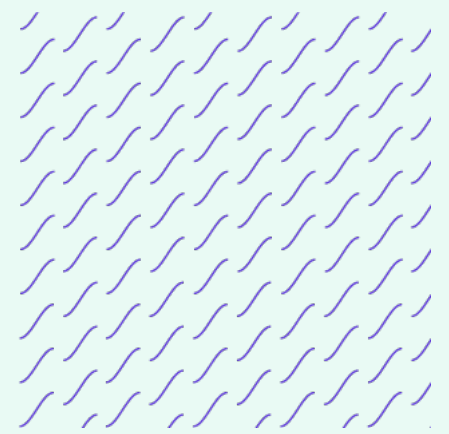
# District Housing Overview by Elementary Zone



Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BRENT	0	0	0	0	0	0	9	0
CHAVEZ	0	0	1	0	1	1	4	0
HACKBERRY	57	22	47	16	32	38	18	274
LAKEVIEW	130	60	91	23	84	86	32	377
OAK POINT	459	113	318	66	313	352	428	925
PRESTWICK	119	33	129	34	74	82	64	144
<b>Grand Total</b>	<b>765</b>	<b>228</b>	<b>586</b>	<b>139</b>	<b>504</b>	<b>559</b>	<b>555</b>	<b>1,720</b>

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

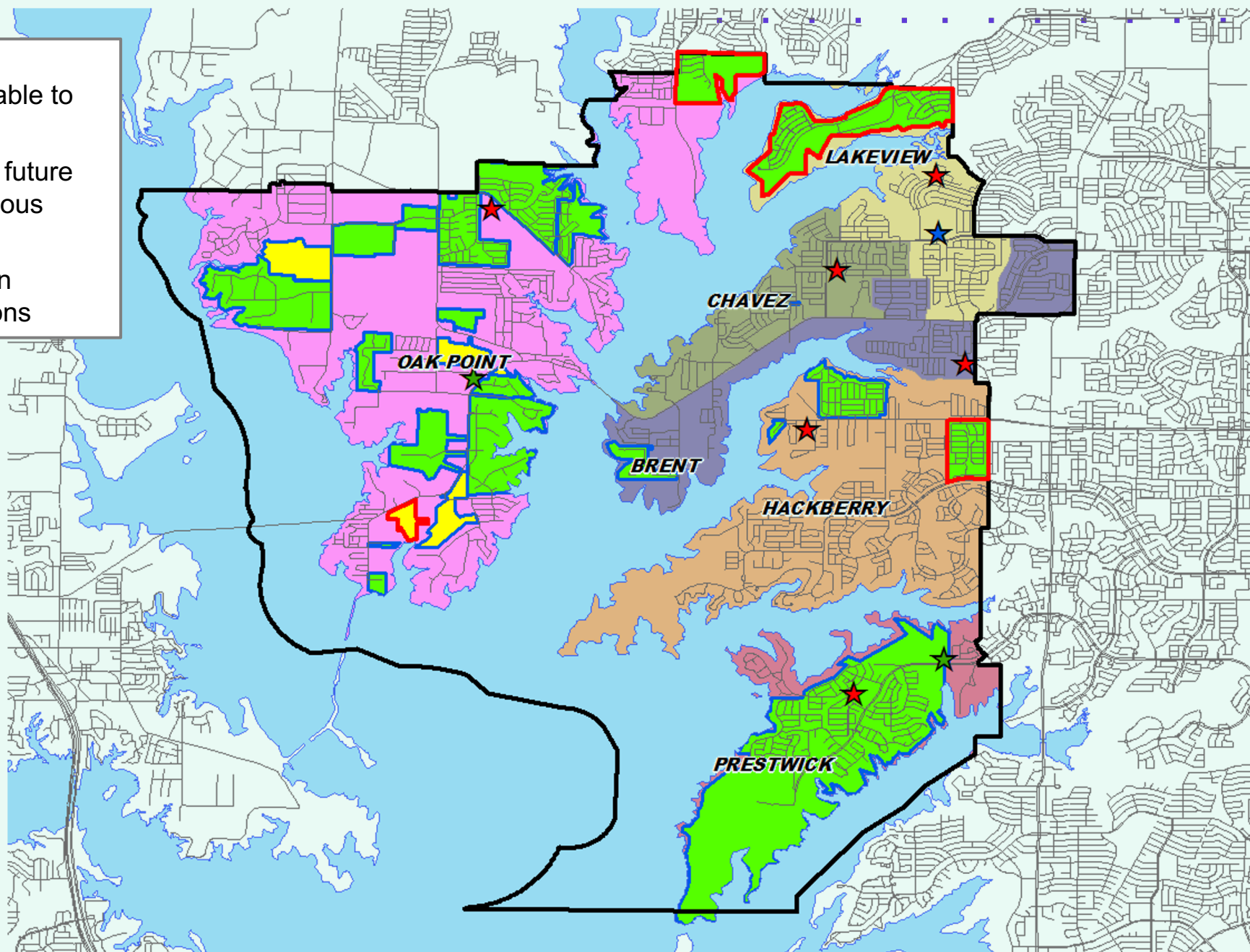
\*\* Table **DOES NOT** include age-restricted communities





# District Housing Overview

- The district has 21 actively building subdivisions with over 680 lots available to build on
- Within LEISD there are nearly 1,240 future lots across 9 subdivisions lots in various stages of planning
- Of these, groundwork is underway on roughly 1,020 lots within 4 subdivisions





# Residential Activity

## Northlake Estates

- 750 total lots
- 323 future lots
- 103 vacant developed lots
- 146 homes under construction
- 169 homes occupied
- Phase 3 (323 lots) groundwork underway





# Residential Activity



## Ladera Little Elm

- 263 total future lots
- Rezoning approved Oct 2021
- Age-restricted community

## Eldorado Bend

- 25 total future lots
- Rezoning approved Jan 2022
- Plat in design

## South Oak

- 517 total lots
- 281 future lots
- 141 vacant developed lots
- 47 homes under construction
- 42 homes occupied
- Developer recently acquired an additional 80 acres that will be developed for 281 additional lots
- Development agreement approved Nov 2021
- Groundwork anticipated to start in 2022

80 Acres  
281 Lots planned



# Future Residential Activity



## Lakewood Village

- 148 total future lots
- Preliminary plat approved Jan 2022
- First Texas Homes

## North Shore at Lakewood Village

- 80 total future lots
- Preliminary plat approved Feb 2022
- Lots will be ¼ acre+
- Initial clearing of land underway
- Craft Barnett Homes



# Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	33	187	566	563	593	602	609	618	606	542	516	593	519	504	475	7,526		
2018/19	39	179	593	591	576	608	606	634	599	623	575	593	563	529	479	7,787	261	3.5%
2019/20	45	180	600	623	611	605	620	616	639	629	630	659	570	556	482	8,065	278	3.6%
2020/21	42	154	579	611	626	588	577	601	622	650	645	687	621	561	544	8,108	43	0.5%
2021/22	41	152	607	585	624	615	611	581	629	669	678	790	633	554	525	8,294	186	2.3%
2022/23	41	152	668	674	623	645	647	642	585	655	700	776	743	620	518	8,689	395	4.8%
2023/24	80	320	702	719	704	639	671	671	635	606	683	802	730	726	580	9,268	579	6.7%
2024/25	100	350	722	746	730	718	657	690	664	658	631	782	754	716	679	9,597	329	3.5%
2025/26	100	450	724	768	755	749	734	681	682	681	682	722	736	739	669	9,872	275	2.9%
2026/27	100	500	733	782	782	778	772	760	685	707	710	781	679	720	691	10,180	308	3.1%
2027/28	100	500	735	781	794	799	795	800	752	711	729	813	735	665	673	10,382	202	2.0%
2028/29	100	500	740	786	792	815	816	823	792	763	730	835	765	720	622	10,599	217	2.1%
2029/30	100	500	762	791	798	811	833	846	816	804	783	836	785	750	673	10,888	289	2.7%
2030/31	100	500	765	814	803	818	826	865	839	828	825	897	786	769	701	11,136	248	2.3%
2031/32	100	500	775	817	826	823	835	858	858	852	850	945	844	770	719	11,372	236	2.1%

Yellow box = largest grade per year  
 Green box = second largest grade per year



# Ten Year Forecast by Campus

Campus	Maximum Capacity	Functional Capacity	2020/21	Fall 2021/22	Projections									
					2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Zellars Early Childhood Center	600	600	0	0	0	400	450	550	590	590	590	590	590	590
Brent Elementary	914	777	706	702	728	697	691	683	696	713	719	726	730	722
Chavez Elementary	914	777	543	499	522	489	500	520	534	548	565	575	569	571
Hackberry Elementary	914	777	680	711	753	722	747	768	810	816	824	828	834	843
Lakeview Elementary	914	777	611	582	622	684	706	727	740	731	731	738	746	763
Oak Point Elementary	1,070	910	827	856	960	993	1,066	1,144	1,236	1,301	1,334	1,369	1,401	1,414
Prestwick Elementary	834	665	411	466	507	521	553	569	591	595	599	605	611	621
<b>ELEMENTARY SCHOOL TOTAL</b>	<b>4,726</b>	<b>4,017</b>	<b>3,778</b>	<b>3,816</b>	<b>4,092</b>	<b>4,506</b>	<b>4,713</b>	<b>4,961</b>	<b>5,197</b>	<b>5,294</b>	<b>5,362</b>	<b>5,431</b>	<b>5,481</b>	<b>5,524</b>
Elementary Absolute Growth			-122	38	276	414	207	248	236	97	68	69	50	43
Elementary Percent Growth			-3.13%	1.01%	7.23%	10.12%	4.59%	5.26%	4.76%	1.87%	1.28%	1.29%	0.92%	0.78%
Strike Middle School	1,200	1,020	968	1,016	1,023	1,021	1,018	1,083	1,092	1,138	1,167	1,241	1,261	1,278
Walker Middle School	1,200	1,020	949	960	917	903	935	962	1,010	1,054	1,118	1,162	1,231	1,282
<b>MIDDLE SCHOOL TOTAL</b>			<b>1,917</b>	<b>1,976</b>	<b>1,940</b>	<b>1,924</b>	<b>1,953</b>	<b>2,045</b>	<b>2,102</b>	<b>2,192</b>	<b>2,285</b>	<b>2,403</b>	<b>2,492</b>	<b>2,560</b>
Middle School Absolute Growth			20	59	-36	-16	29	92	57	90	93	118	89	68
Middle School Percent Growth			1.05%	3.08%	-1.82%	-0.82%	1.51%	4.71%	2.79%	4.28%	4.24%	5.16%	3.70%	2.73%
Little Elm High School	2,500	2,125	2,413	2,502	2,657	2,838	2,931	2,866	2,871	2,886	2,942	3,044	3,153	3,278
Denton County JJ AEP			0	0	0	0	0	0	0	0	0	0	0	0
<b>HIGH SCHOOL TOTAL</b>			<b>2,413</b>	<b>2,502</b>	<b>2,657</b>	<b>2,838</b>	<b>2,931</b>	<b>2,866</b>	<b>2,871</b>	<b>2,886</b>	<b>2,942</b>	<b>3,044</b>	<b>3,153</b>	<b>3,278</b>
High School Absolute Growth			145	89	155	181	93	-65	5	15	56	102	109	125
High School Percent Growth			6.39%	3.69%	6.20%	6.81%	3.28%	-2.22%	0.17%	0.52%	1.94%	3.47%	3.58%	3.96%
<b>DISTRICT TOTAL</b>			<b>8,108</b>	<b>8,294</b>	<b>8,689</b>	<b>9,268</b>	<b>9,597</b>	<b>9,872</b>	<b>10,170</b>	<b>10,372</b>	<b>10,589</b>	<b>10,878</b>	<b>11,126</b>	<b>11,362</b>
District Absolute Growth			43	186	395	579	329	275	298	202	217	289	248	236
District Percent Growth			0.53%	2.29%	4.76%	6.66%	3.55%	2.87%	3.02%	1.99%	2.09%	2.73%	2.28%	2.12%

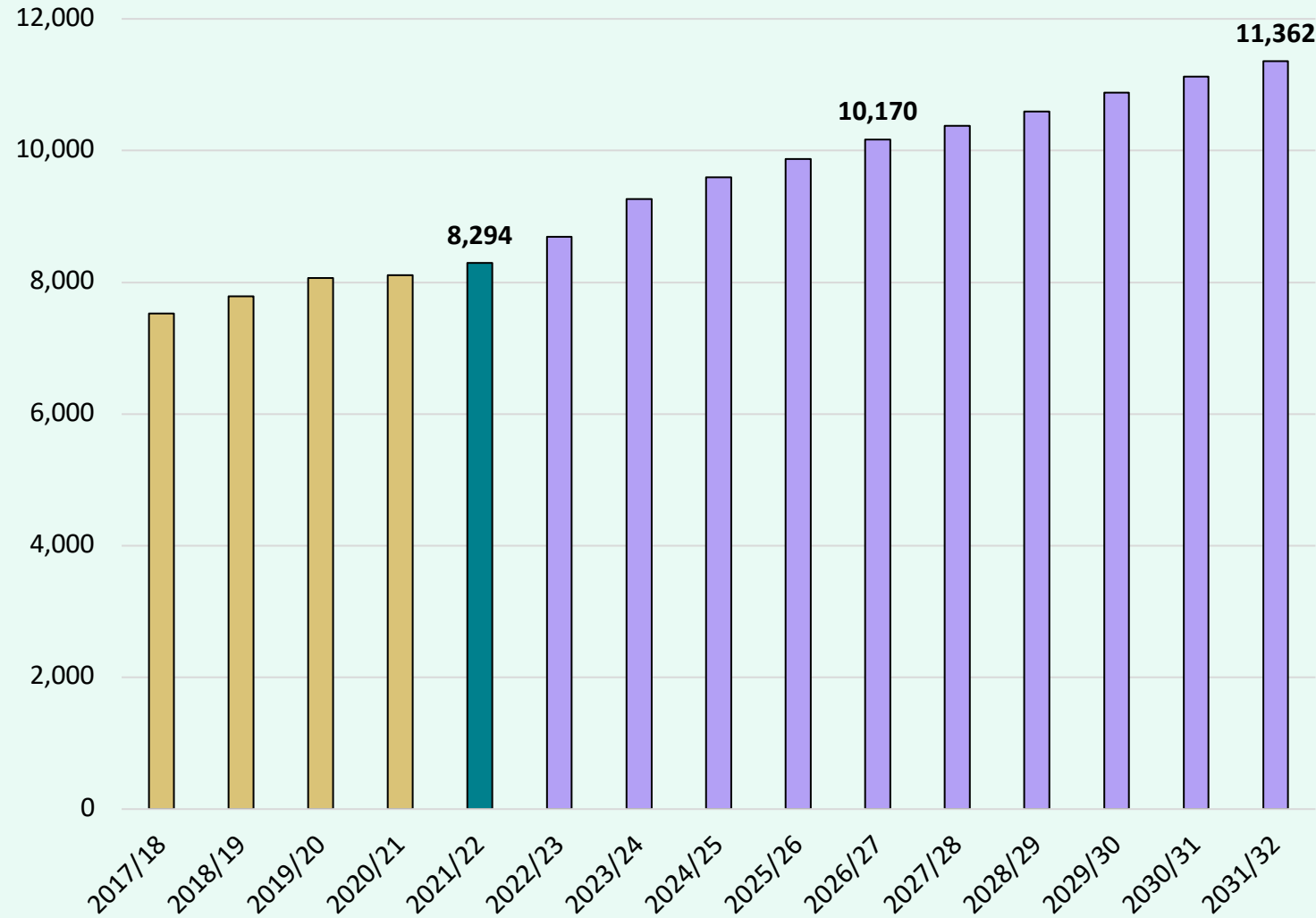
Green = exceeds functional capacity  
Yellow = exceeds maximum capacity

- 2023/24 – Zellars reopens as an early childhood center for 600 PK students
- With a successful bond programs
  - 2024/25 – High School expands to 3,400 -3,600 capacity
  - 2024/25 – Elementary #7 opens in Lakewood Village with 750 capacity
  - 2026/27 – Elementary #8 opens in Valencia with 750 capacity
  - 2029/30 – Middle School #3 opens with 1,200 capacity
  - 2029/30 - Elementary #9 opens in Oak Point with 750 capacity



# Key Takeaways

### Enrollment Forecast



- 2021 home sales within Little Elm ISD rose 5% from 2020, with new homes accounting for more than 25% of all district sales
- New home starts in the 4<sup>th</sup> quarter were the highest of 2021 within LEISD but home closings have lagged behind due to supply issues lengthening build times
- The district has 21 actively building subdivisions with roughly 685 lots available to build on
- There are roughly 1,240 future lots in various planning stages across the district
- Groundwork is underway on roughly 1,020 lots within 4 subdivisions
- Little Elm ISD is forecasted to enroll nearly 10,200 students by 2026/27 and nearly 11,400 students by 2031/32