



Little Elm
Independent
School
District

Quarterly Report 4Q20

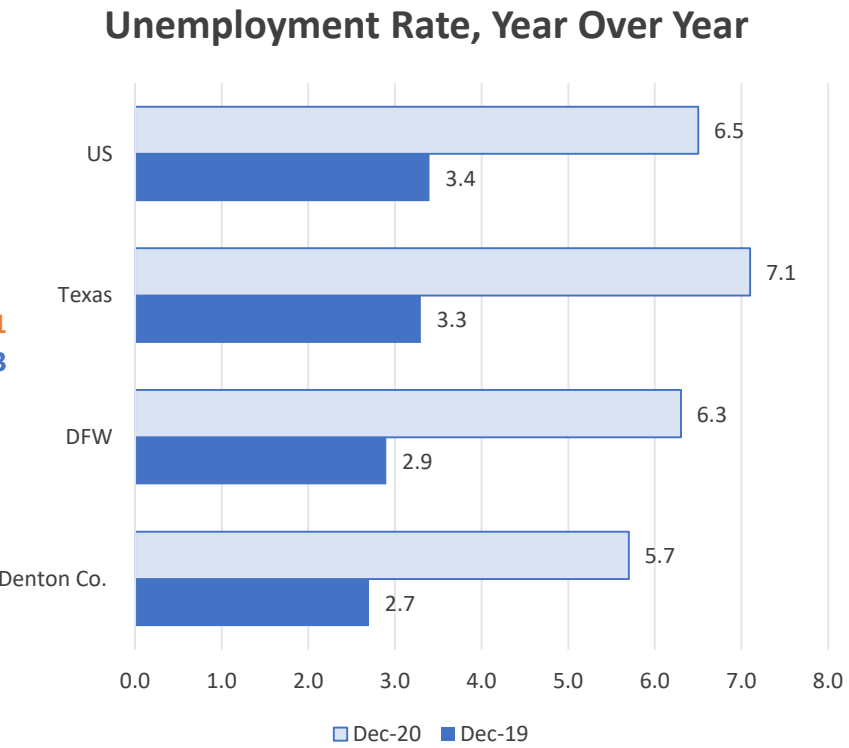
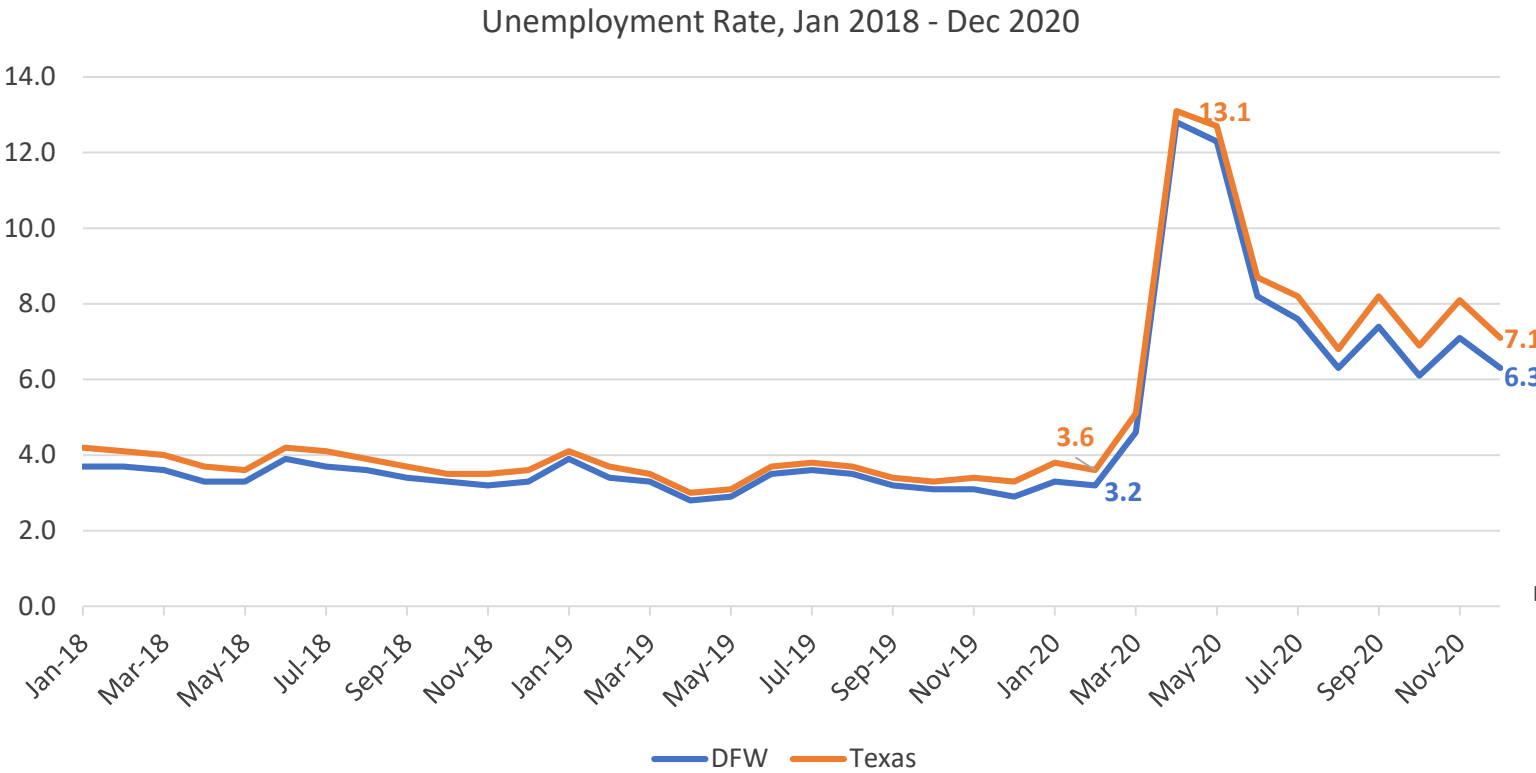


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



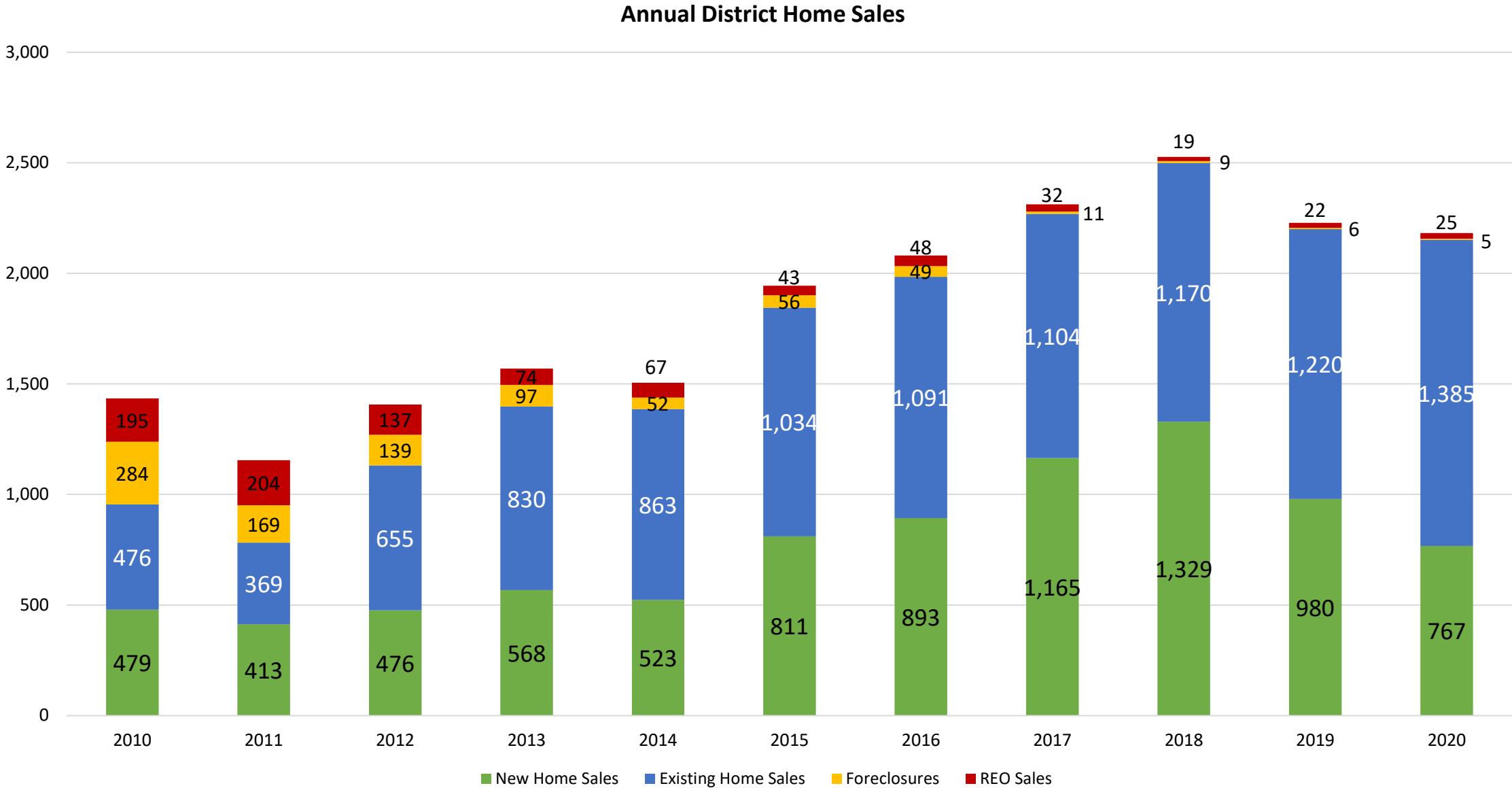
DFW MSA Economic Update





Little Elm ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2020

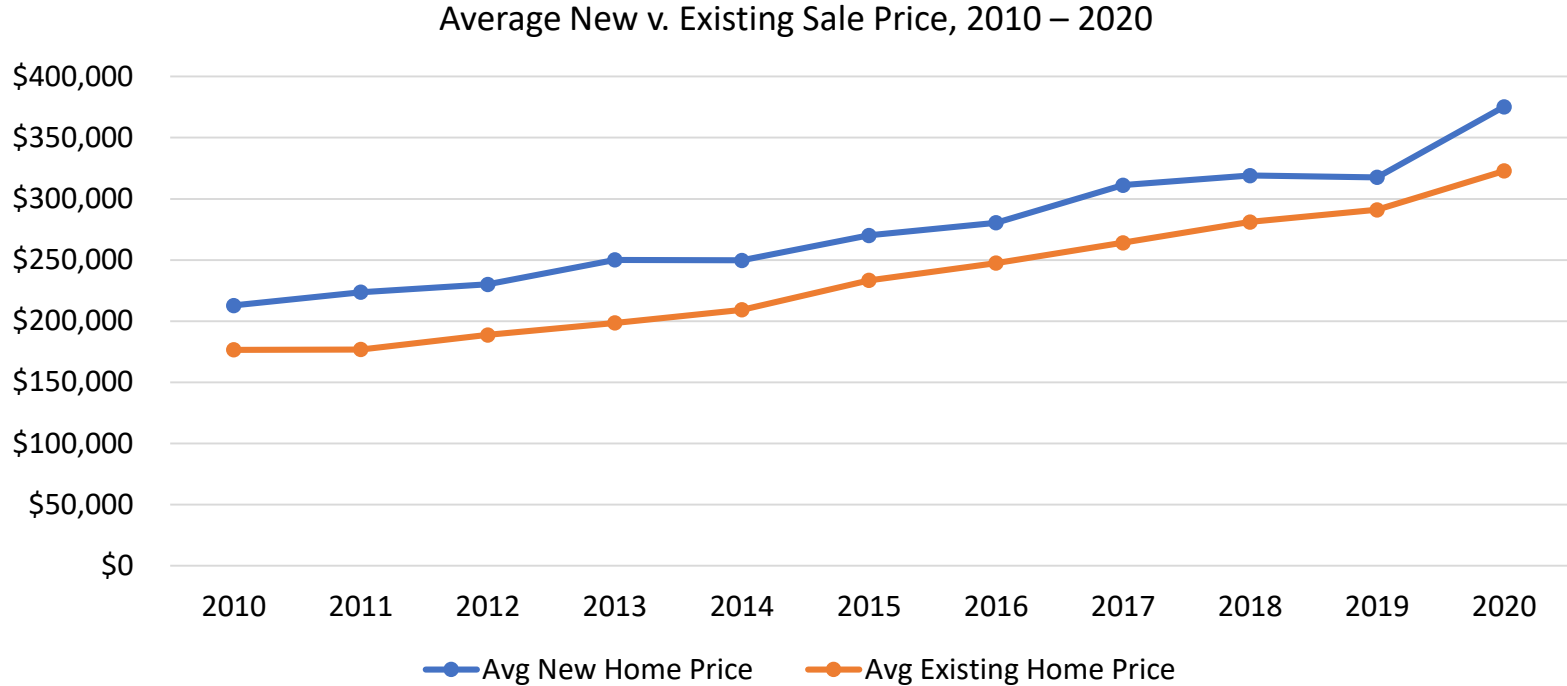


Sources: Metrostudy & Denton County Deed Transactions



Little Elm ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – 2020



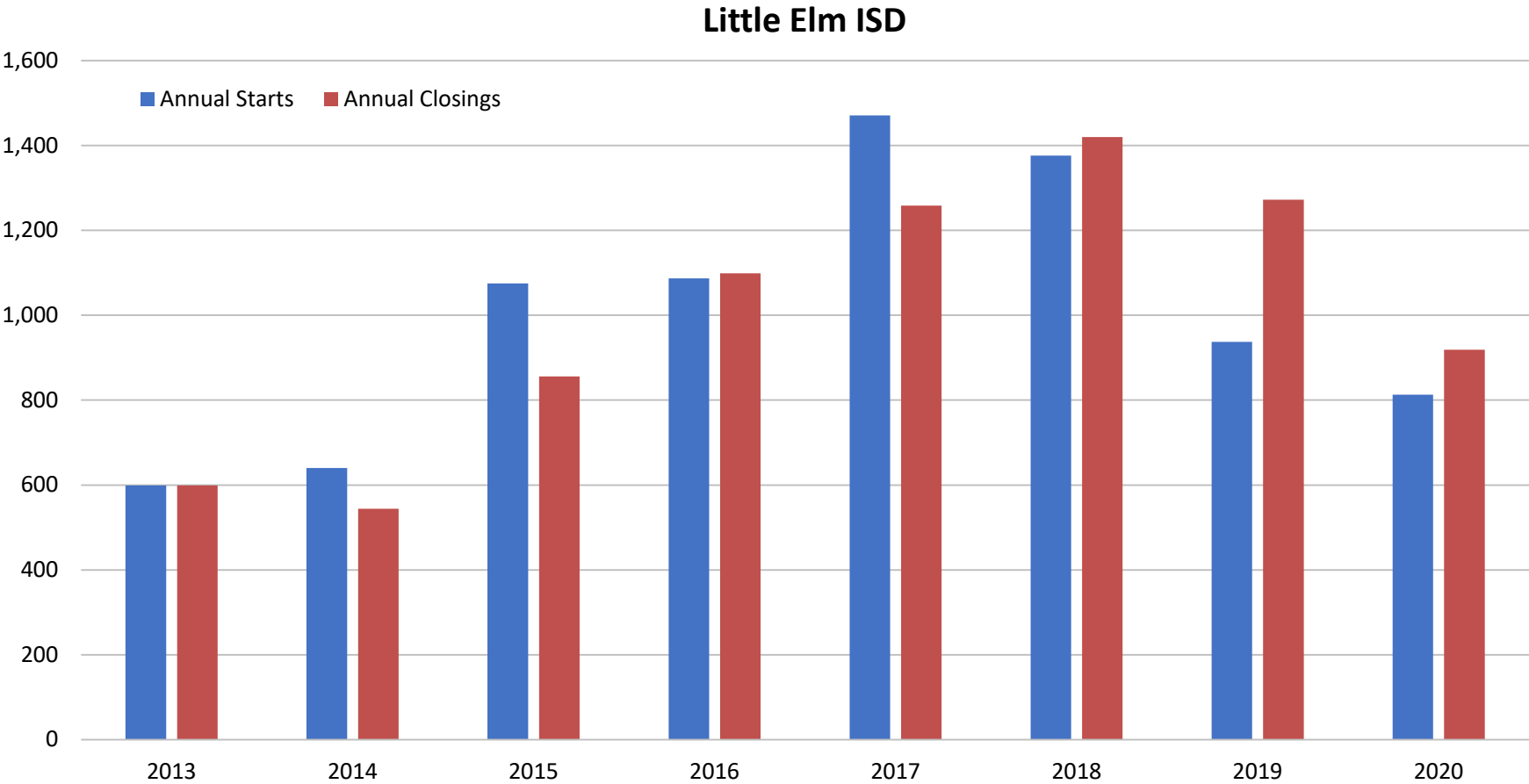
	Avg New Home Price	Avg Existing Home Price
2010	\$212,786	\$176,616
2011	\$223,697	\$176,861
2012	\$230,162	\$188,829
2013	\$250,144	\$198,542
2014	\$249,733	\$209,295
2015	\$270,065	\$233,333
2016	\$280,461	\$247,495
2017	\$311,187	\$264,084
2018	\$318,982	\$281,136
2019	\$317,617	\$291,001
2020	\$375,316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

- Since 2010, the average new home price in Little Elm ISD has increased by \$162,530, or 76%
- The average existing home price within the district has increased by 82%, or roughly \$146,186 since 2010





Little Elm ISD New Housing Activity



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

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





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Prosper ISD	2,711	2,874	1,404	3,708	19,968
2	Denton ISD	2,895	2,783	1,512	3,884	19,641
3	Frisco ISD	2,262	2,578	1,311	2,826	8,156
4	Northwest ISD	2,833	2,421	1,535	3,423	25,118
5	Eagle Mt.-Saginaw ISD	2,217	2,162	803	1,454	19,419
6	Dallas ISD	1,445	1,810	1,513	2,283	6,762
7	Forney ISD	1,936	1,614	1,059	3,074	26,741
8	Lewisville ISD	1,010	1,214	566	1,551	2,863
9	Crowley ISD	943	1,161	366	1,625	16,488
10	Rockwall ISD	1,188	1,112	687	1,838	9,045
11	Princeton ISD	1,209	978	507	1,188	7,617
12	Mansfield ISD	1,039	928	622	1,074	7,099
13	McKinney ISD	878	921	484	1,871	10,124
14	Royse City ISD	1,247	906	671	2,229	9,784
15	Little Elm ISD**	811	905	397	745	1,720
16	Waxahachie ISD	879	822	504	868	19,434
17	Melissa ISD	943	790	447	473	4,783
18	Wylie ISD	853	742	446	822	3,237
19	Allen ISD	582	687	374	1,003	596
20	Midlothian ISD	874	681	563	1,080	17,827

*Based on additional Templeton Demographics housing research

**Includes Age-Restricted communities



Annual Closing Distribution

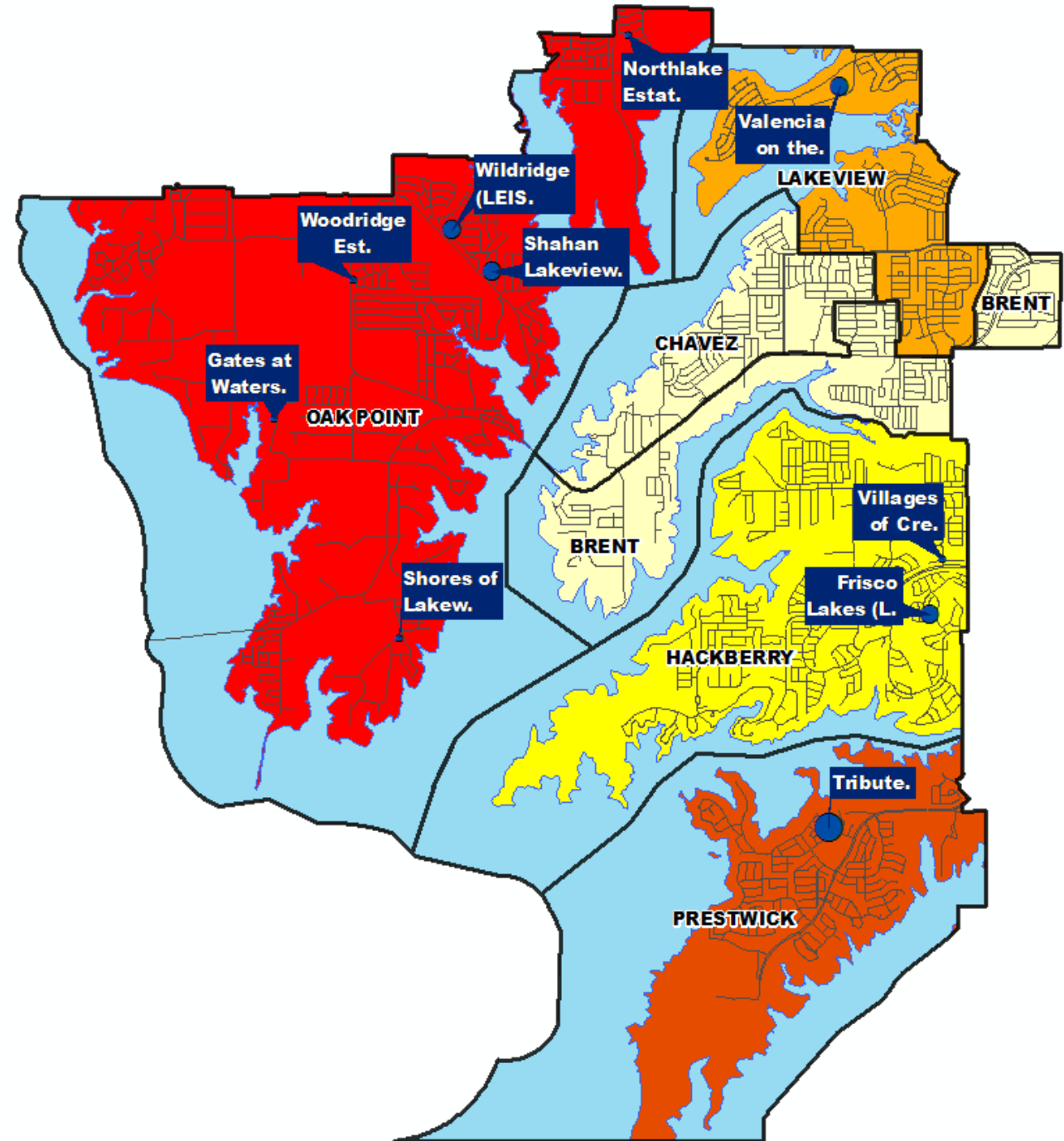
Top 5 Subdivisions - 4Q20 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Tribute	PRESTWICK	264	58	35	291
2	Valencia on the Lake (LEISD)	LAKEVIEW	147	31	101	395
3	Wildridge (LEISD)	OAK POINT	139	31	125	0
4	Shahan Lakeview Addition	OAK POINT	136	38	13	0
5	Frisco Lakes (LEISD)	AGE-RESTRICTED	77	14	4	0
6	Northlake Estates	OAK POINT	71	11	11	574
7	Woodridge Est	OAK POINT	29	9	5	0
8	Villages of Creekwood	HACKBERRY	25	12	58	239
9	Gates at Waters Edge	OAK POINT	5	1	7	0
10	Shores of Lakewood Village	OAK POINT	2	2	14	0
TOTALS			895	207	373	1,499

Annual Closings by Sub

- < 75
- 76 - 150
- > 150

Annual Closings by Elem Zone

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300





VDL Distribution

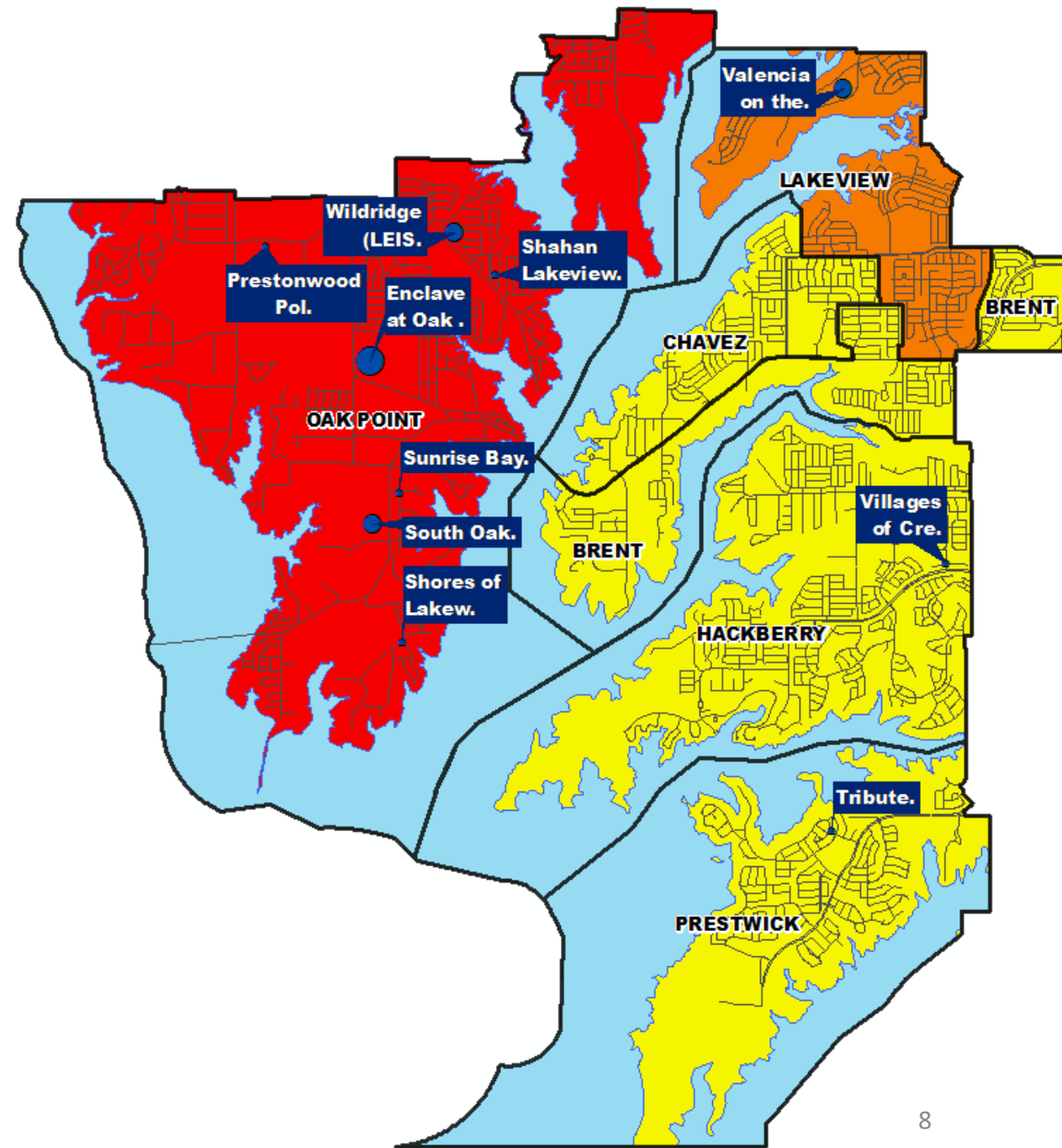
Top 5 Subdivisions - 4Q20 (Ranked by VDL)					
Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Enclave at Oak Grove	OAK POINT	0	152	0
2	Wildridge (LEISD)	OAK POINT	139	125	0
3	South Oak	OAK POINT	0	115	109
4	Valencia on the Lake (LEISD)	LAKEVIEW	147	101	395
5	Villages of Creekwood	HACKBERRY	25	58	239
6	Sunrise Bay	OAK POINT	1	36	0
7	Tribute	PRESTWICK	264	35	291
8	Prestonwood Polo and Country Club	OAK POINT	0	22	0
9	Shores of Lakewood Village	OAK POINT	2	14	0
10	Shahan Lakeview Addition	OAK POINT	136	13	0
TOTALS			714	671	1,034

Vacant Dev. Lots by Sub

- < 75
- 76 - 150
- > 150

Vacant Dev. Lots by Elem Zone

- < 75
- 76 - 150
- > 150





Futures Distribution

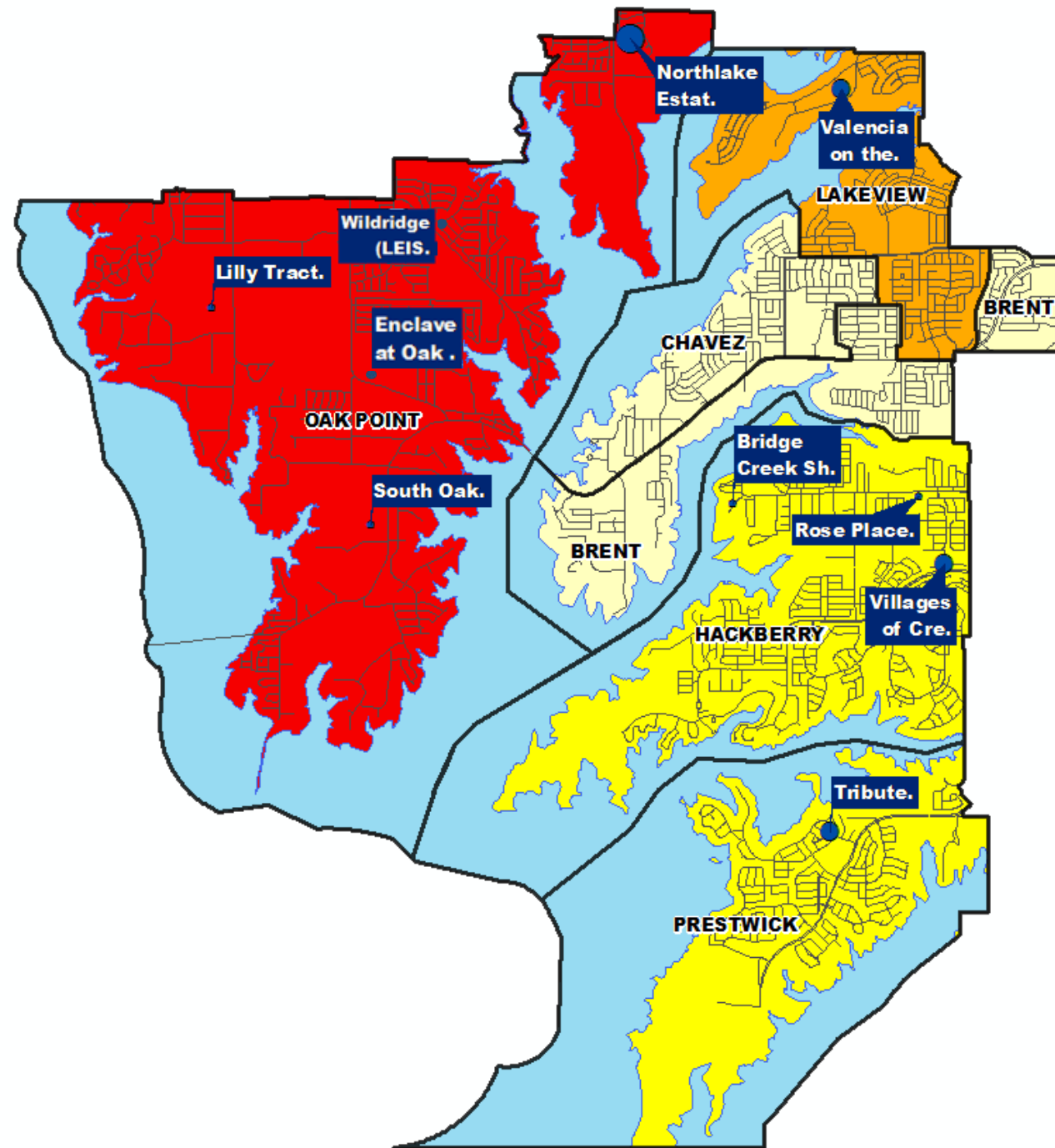
Top 5 Subdivisions - 4Q20 (Ranked by Future)					
Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Northlake Estates	OAK POINT	71	11	574
2	Valencia on the Lake (LEISD)	LAKEVIEW	147	101	395
3	Tribute	PRESTWICK	264	35	291
4	Villages of Creekwood	HACKBERRY	25	58	239
5	South Oak	OAK POINT	0	115	109
6	Lilly Tract	OAK POINT	0	0	65
7	Rose Place	HACKBERRY	0	0	34
8	Bridge Creek Shores Addn.	HACKBERRY	0	0	13
9	Enclave at Oak Grove	OAK POINT	0	152	0
10	Wildridge (LEISD)	OAK POINT	139	125	0
TOTALS			646	597	1,720

Future Lots by Sub

- < 150
- 150 - 300
- > 300

Future Lots by Elem Zone

- 0
- 1 - 300
- 301 - 600
- > 600





District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Futures
BRENT	0	0	0	0	0	0	9	0
CHAVEZ	2	0	0	0	2	2	4	0
HACKBERRY	53	20	27	14	25	28	62	286
LAKEVIEW	110	34	147	31	37	47	101	395
OAK POINT	383	131	390	97	173	211	530	748
PRESTWICK	205	47	264	58	70	93	35	291
TOTAL	753	232	828	200	307	381	741	1,720

 Highest activity in the category

 Second highest activity in the category

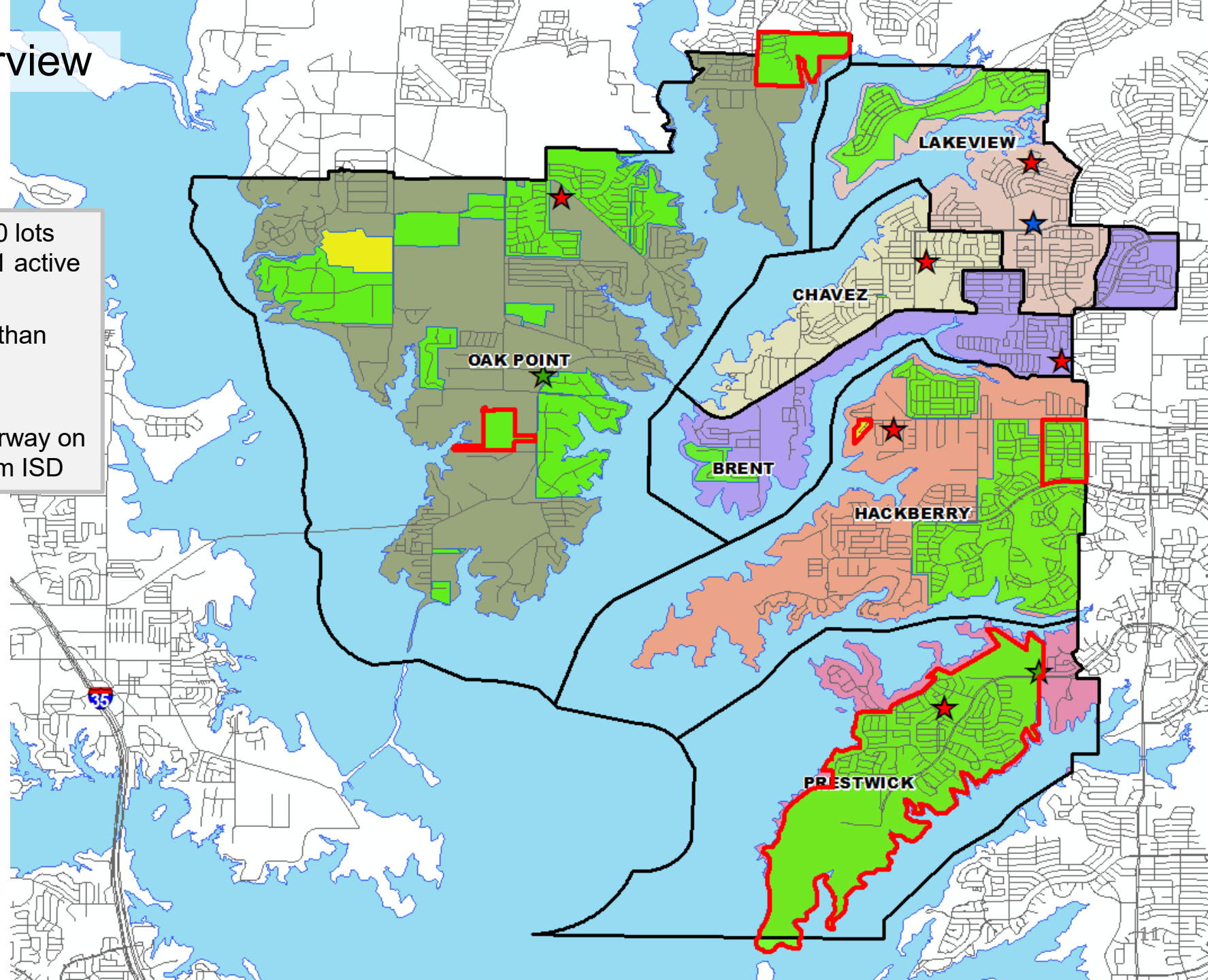


District Housing Overview

- The district has more than 740 lots available to build on across 21 active subdivisions
- Within LEISD there are more than 1,700 planned future lots in 7 subdivisions
- Of these, groundwork is underway on nearly 600 lots within Little Elm ISD

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

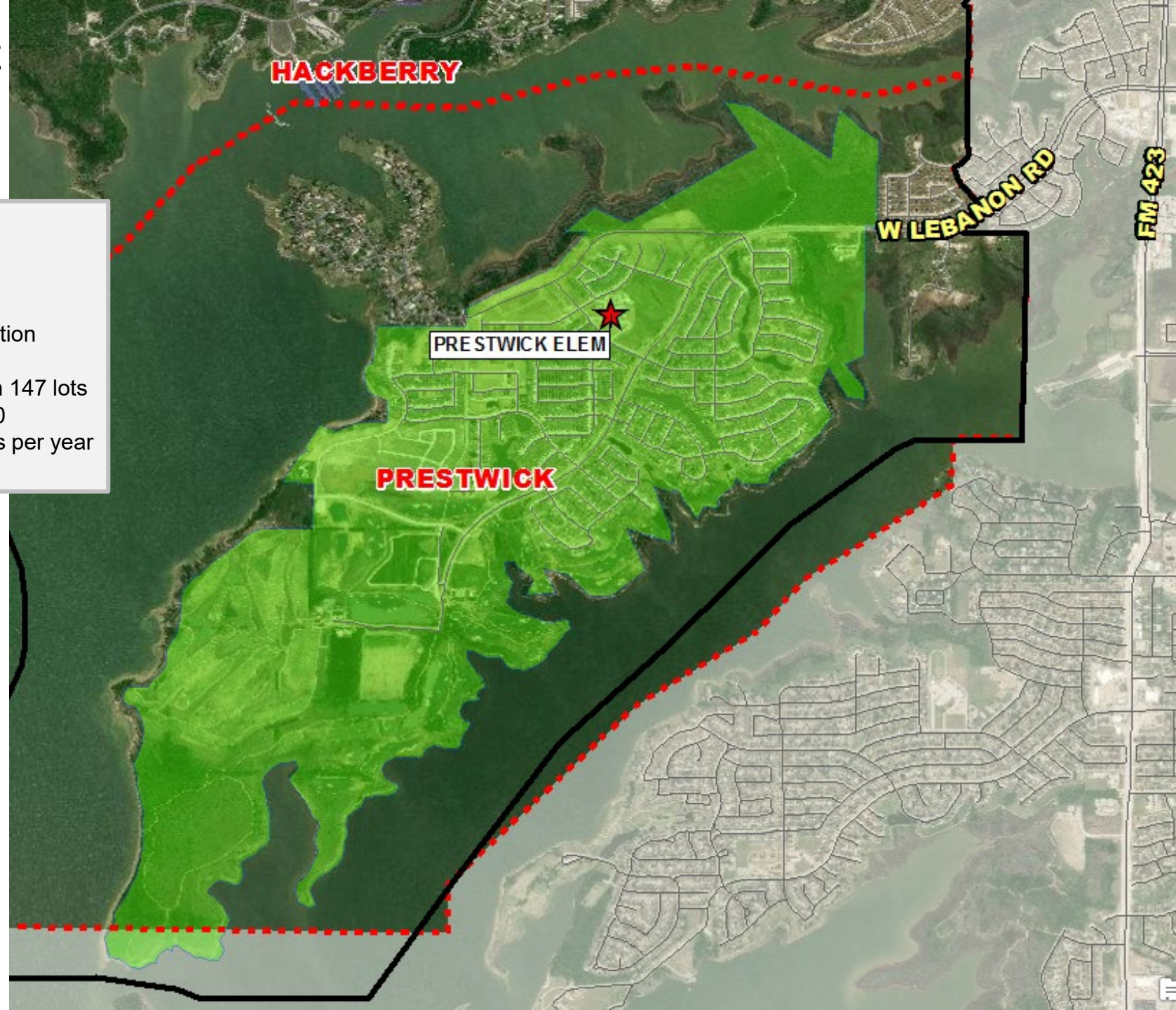




Residential Development

Tribute

- 2,200 total lots
- 291 future lots
- 1,781 occupied lots
- 70 homes under construction
- 35 vacant developed lots
- Groundwork underway on 147 lots
- Closed 58 homes in 3Q20
- Building 230 – 250 homes per year
- \$430K+





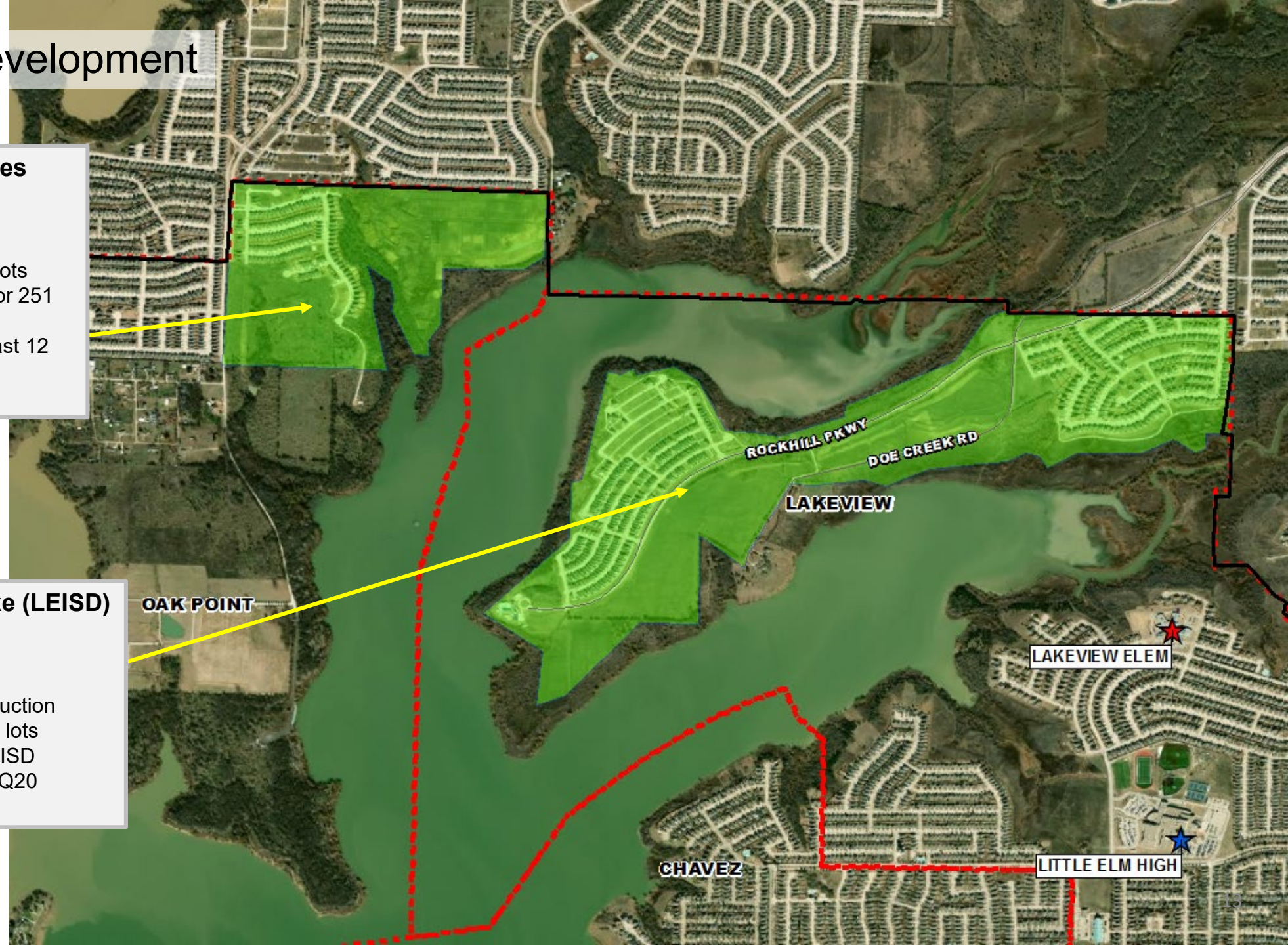
Residential Development

Northlake Estates

- 750 total lots
- 574 future lots
- 162 occupied homes
- 11 vacant developed lots
- Streets being paved for 251 lots in Sec 2
- Closed 71 homes in last 12 months
- \$230K+

Valencia on the Lake (LEISD)

- 1,086 total lots
- 395 future lots
- 543 occupied homes
- 37 home under construction
- 101 vacant developed lots
- Split between Denton ISD
- Closed 31 homes in 4Q20
- \$265K+





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
2016/17	41	185	548	599	563	574	619	611	536	509	548	615	571	442	414	7,375		
2017/18	33	187	566	563	593	602	609	618	606	542	516	593	519	504	475	7,526	151	2.0%
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	181	600	623	611	605	620	616	639	629	630	659	570	556	482	8,066	279	3.6%
2020/21	41	154	580	611	627	589	578	601	622	652	646	688	622	561	543	8,115	49	0.6%
Jan 2021	48	145	574	610	629	598	573	593	628	654	653	677	615	558	529	8,084	-31	-0.3%
2021/22	41	179	654	659	659	675	630	631	584	639	677	735	648	615	521	8,547	432	5.3%
2022/23	41	179	709	705	680	677	700	653	614	594	663	769	691	634	567	8,876	329	3.8%
2023/24	41	179	723	759	727	692	693	720	636	624	617	751	719	675	587	9,143	267	3.0%
2024/25	41	179	733	767	771	741	710	714	699	648	646	701	705	706	625	9,386	243	2.7%
2025/26	41	179	720	773	777	792	751	733	695	710	666	733	657	691	653	9,571	185	2.0%
2026/27	41	179	725	767	787	797	814	774	717	706	735	755	687	643	640	9,767	196	2.0%
2027/28	41	179	727	768	778	805	813	842	753	731	730	834	708	673	595	9,977	210	2.2%
2028/29	41	179	742	772	779	798	822	838	806	765	751	828	782	694	623	10,220	243	2.4%
2029/30	41	179	759	787	784	798	815	849	803	819	786	852	777	766	642	10,457	237	2.3%
2030/31	41	179	762	805	799	803	813	841	813	816	842	892	799	761	709	10,675	218	2.1%

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



Ten Year Forecast by Campus

	Maximum Functional		Fall	ENROLLMENT PROJECTIONS										
ELEMENTARY CAMPUS	Capacity	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Brent Elementary	914	777	758	708	764	785	784	782	768	765	766	764	769	773
Chavez Elementary	914	777	623	544	591	606	624	633	656	672	685	687	692	686
Hackberry Elementary	914	777	715	680	742	776	802	808	811	820	830	830	825	832
Lakeview Elementary	914	777	581	611	636	670	735	753	764	770	762	759	764	770
Oak Point Elementary	1,070	910	779	827	935	1,012	1,075	1,143	1,211	1,286	1,331	1,352	1,378	1,394
Prestwick Elementary (EE-5th)	834	666	445	411	460	495	514	537	556	571	579	579	584	588
ELEMENTARY SCHOOL TOTAL	4,726	4,017	3,901	3,781	4,128	4,344	4,534	4,656	4,766	4,884	4,953	4,971	5,012	5,043
Elementary Absolute Growth			75	-120	347	216	190	122	110	118	69	18	41	31
Elementary Percent Growth			1.96%	-3.08%	9.18%	5.23%	4.37%	2.69%	2.36%	2.48%	1.41%	0.36%	0.82%	0.62%
Prestwick Junior High (6th-8th)	432	345	288	0	0	0	0	0	0	0	0	0	0	0
Lakeside Middle School	1,500	1,200	1,609	0	0	0	0	0	0	0	0	0	0	0
Strike Middle School	1,200	1,020	0	969	988	1,019	1,026	1,077	1,114	1,172	1,190	1,224	1,259	1,278
Walker Middle School	1,200	1,020	0	951	912	852	851	916	957	986	1,024	1,098	1,149	1,193
MIDDLE SCHOOL TOTAL			1,897	1,920	1,900	1,871	1,877	1,993	2,071	2,158	2,214	2,322	2,408	2,471
Middle School Absolute Growth			100	23	-20	-29	6	116	78	87	56	108	86	63
Middle School Percent Growth			5.56%	1.21%	-1.04%	-1.53%	0.32%	6.18%	3.91%	4.20%	2.59%	4.88%	3.70%	2.62%
Little Elm High School	2,500	2,125	2,261	2,414	2,519	2,661	2,732	2,737	2,734	2,725	2,810	2,927	3,037	3,161
Denton County JJ AEP			7	0	0	0	0	0	0	0	0	0	0	0
HIGH SCHOOL TOTAL			2,268	2,414	2,519	2,661	2,732	2,737	2,734	2,725	2,810	2,927	3,037	3,161
High School Absolute Growth			104	146	105	142	71	5	-3	-9	85	117	110	124
High School Percent Growth			4.81%	6.44%	4.35%	5.64%	2.67%	0.18%	-0.11%	-0.33%	3.12%	4.16%	3.76%	4.08%
DISTRICT TOTAL			8,066	8,115	8,547	8,876	9,143	9,386	9,571	9,767	9,977	10,220	10,457	10,675
District Absolute Growth			279	49	432	329	267	243	185	196	210	243	237	218
District Percent Growth			3.58%	0.61%	5.32%	3.85%	3.01%	2.66%	1.97%	2.05%	2.15%	2.44%	2.32%	2.08%

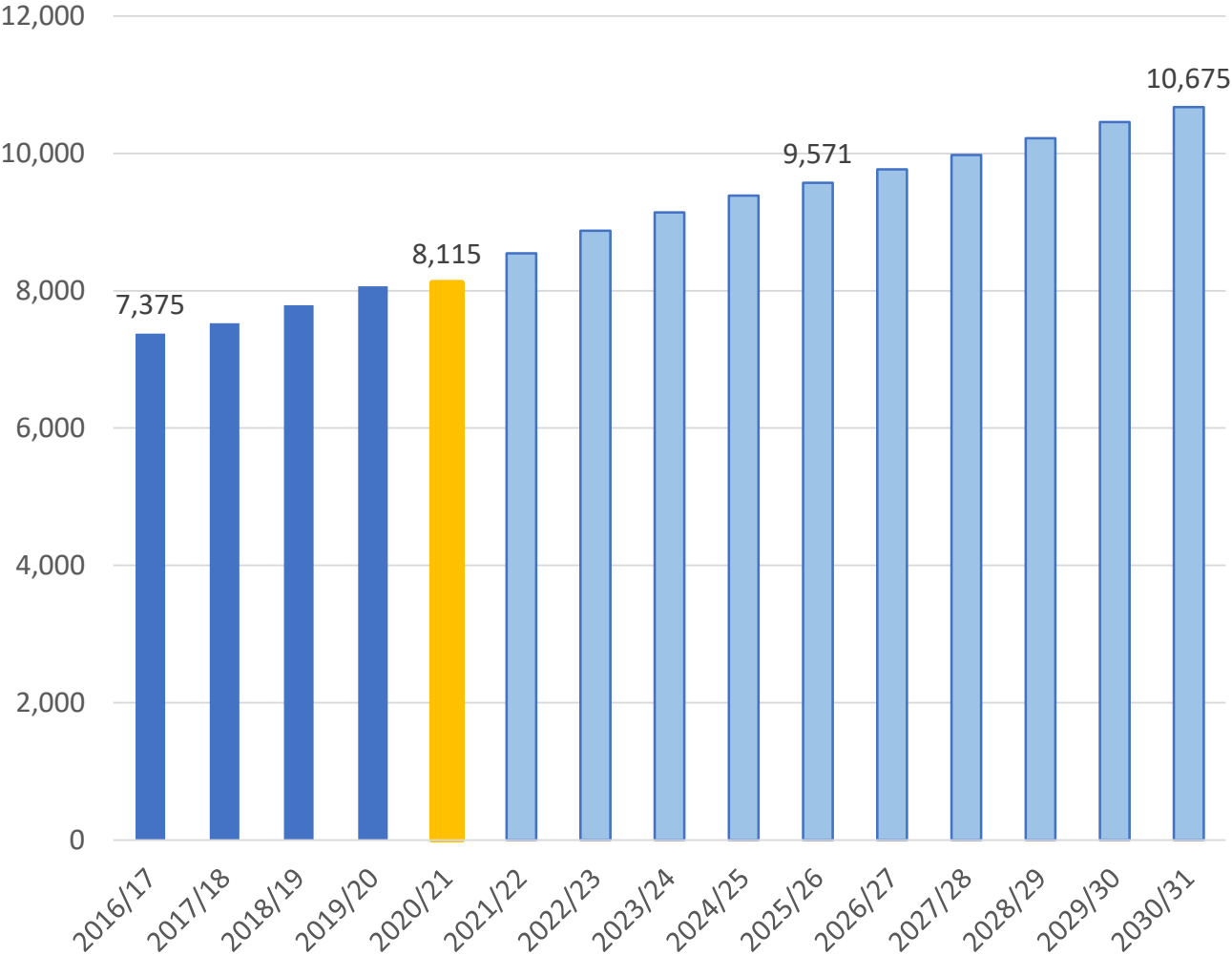
Yellow box = over maximum capacity



Key Takeaways



Enrollment Projection



- Little Elm ISD has experienced a decline in enrollment by 32 students since Fall 2020
- New home sales in LEISD have increased by more than 60% since 2010
- The district closed more than 900 homes in the last 12 months
- Little Elm ISD overall enrollment could increase by more than 430 students over the next year
- LEISD is expected to enroll more than 9,500 students by 2025-26 and more than 10,600 students by 2030-31