

Little Elm Independent School District



*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*

Quarterly Report 2Q19



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (June 2019)

Unemployment Rate



U.S. 3.8%
Texas 3.6%
DFW MSA 3.3%
Little Elm 3.1%

-0.9%

2.8%

106,685 new jobs
National rate 0.8%



Job Growth

Annual Home Starts



1,979 fewer
starts than 2Q18

33,285





Local Economic Conditions



Aqua Park

- Planning 30,000 sq. ft. indoor waterpark attached to Rec Center
- Amenities include activity/lap pool, spray pad, cannons, slides, tipping bucket, lazy river, and surfing attraction
- Includes cabanas for rent, food kiosks, and birthday rooms
- Total cost- \$22.8 million
- Construction expected to begin late 2019

Palladium

- 6,000 sq. ft. mixed use center located at corner of Main St and El Dorado Pkwy
- Two-story retail building and restaurant to join Hula Hut, Towers Tap House, and Hydrous being developed in Lakefront area
- 242-unit apartment community planned to be built on adjacent seven acres
- Phase 2 highlights retail & commercial development



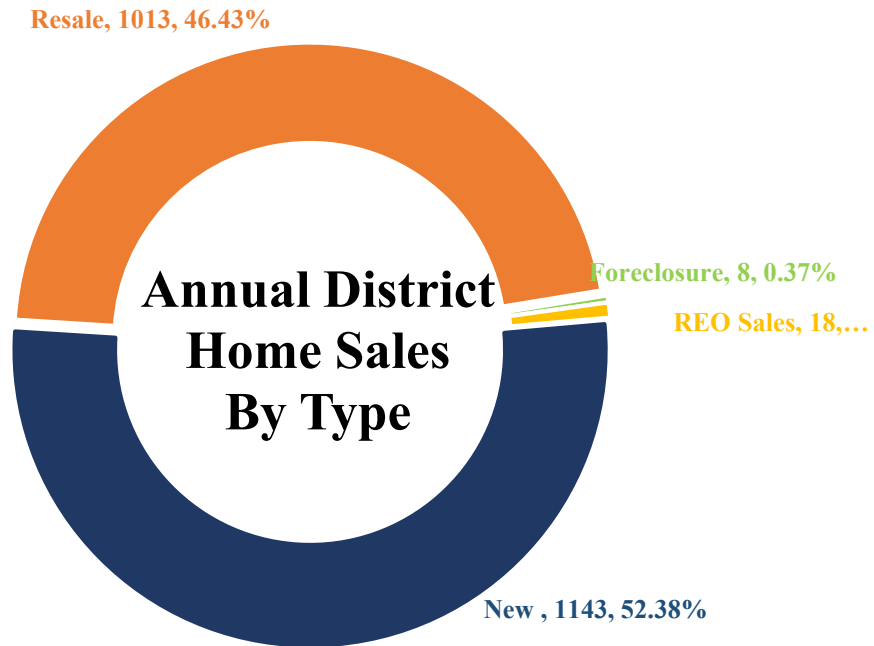
Rockhill Parkway Extension

- Extending Rockhill Pkwy from Mahard Pkwy to Teel Pkwy
- Road includes 4-lane and 6-lane section
- Construction to begin summer 2019
- Estimated completion in Fall 2020
- Total cost- \$29.5 million funded by city of Frisco



Little Elm ISD Home Sales

July 2018 – June 2019 Home Sales by Type



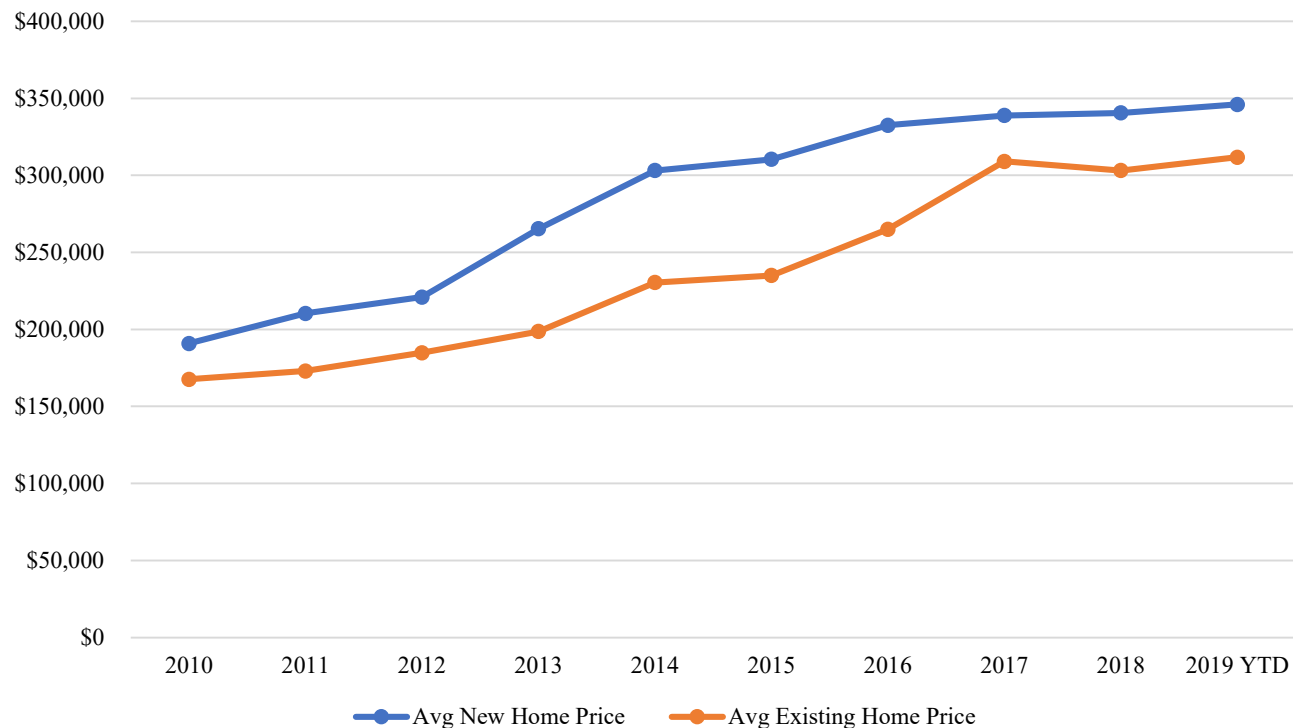
- LEISD has had 2,182 home sales in the last 12 months, and over 50% have been of new homes
- The average sale price for a new home in LEISD in the last 12 months was \$335,999
- The average sale price for an existing home in LEISD in the last 12 months was \$306,527





LEISD Historical Home Sale Price Analysis

New vs. Existing Home Sale Price, 2010 - 2019 YTD



	Avg New Home Price	Avg Existing Home Price
2010	\$190,852	\$167,551
2011	\$210,427	\$173,006
2012	\$221,009	\$184,811
2013	\$265,277	\$198,685
2014	\$303,107	\$230,464
2015	\$310,435	\$234,949
2016	\$332,549	\$264,961
2017	\$338,806	\$309,087
2018	\$340,549	\$303,117
2019 YTD	\$345,974	\$311,783

- Since 2010, the average new home price in Little Elm ISD has risen nearly 82%, a price difference of \$155,122
- The average existing home price within LEISD has risen 86% in the last eight years, a difference of \$144,232





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,417	2,666	4,055	21,880
2	Denton ISD	2,210	2,141	4,780	19,553
3	Frisco ISD	2,203	2,063	4,073	5,053
4	Northwest ISD	1,863	1,832	2,631	22,007
5	Dallas ISD	1,673	1,563	2,068	5,975
6	Eagle Mt.-Saginaw ISD	1,600	1,509	1,847	20,502
7	Little Elm ISD**	1,177	1,291	1,007	2,688*
8	Lewisville ISD	1,235	1,202	1,941	3,285
9	Forney ISD	1,163	1,093	2,063	14,630
10	Crowley ISD	925	907	1,386	15,701
11	Rockwall ISD	739	873	2,026	9,550
12	Mansfield ISD	922	862	1,094	7,542
13	Wylie ISD	655	807	920	3,868
14	McKinney ISD	748	753	2,089	8,121
15	Princeton ISD	665	719	446	8,280
16	Royse City ISD	770	706	1,155	10,171
17	Allen ISD	651	655	1,222	809
18	Melissa ISD	627	649	742	5,831
19	Midlothian ISD	543	630	1,375	19,268
20	Waxahachie ISD	576	594	898	20,600

*Based on additional Templeton Demographics housing research

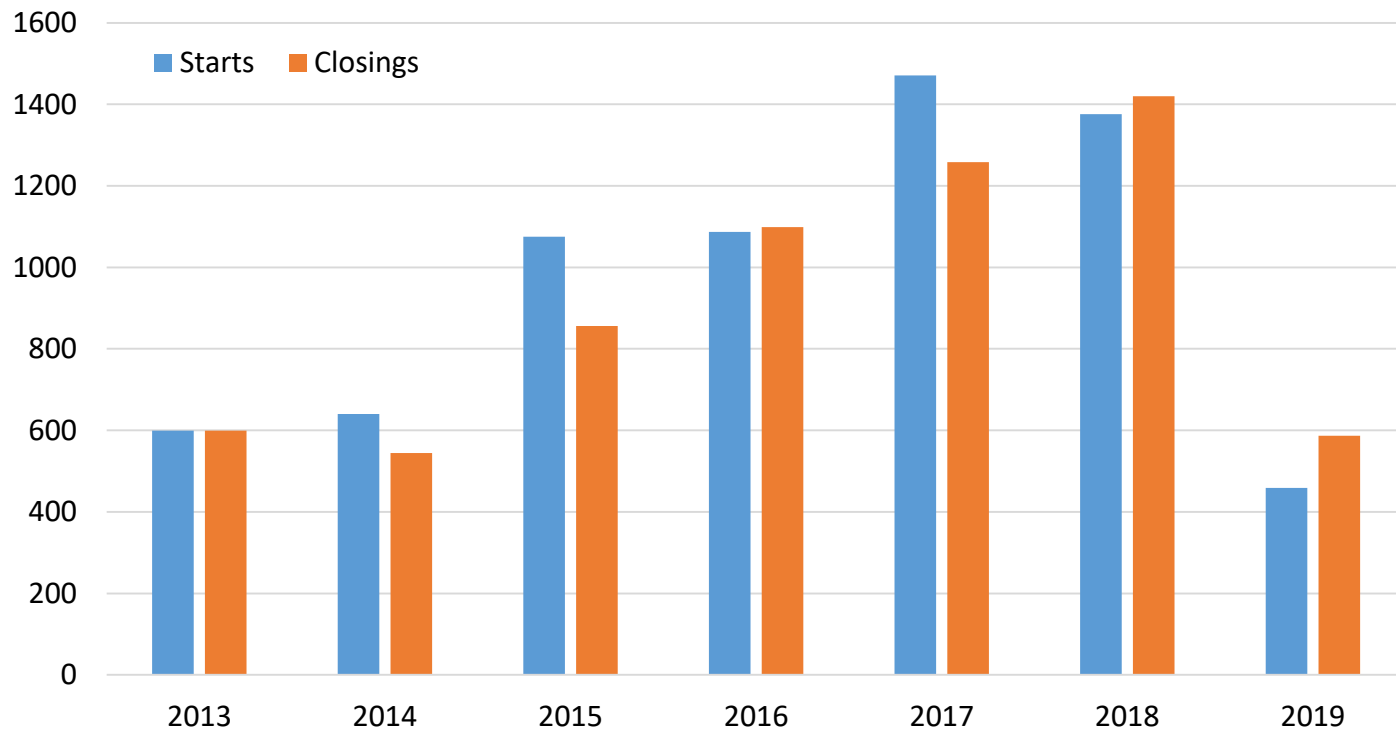
** Totals **include** Age Restricted community Frisco Lakes





New Housing Activity

Little Elm ISD



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	174	136	167	381	237	330	219
2Q	175	126	261	242	435	319	240
3Q	141	240	389	163	489	391	
4Q	109	138	258	301	310	336	
Total	599	640	1,075	1,087	1,471	1,376	459

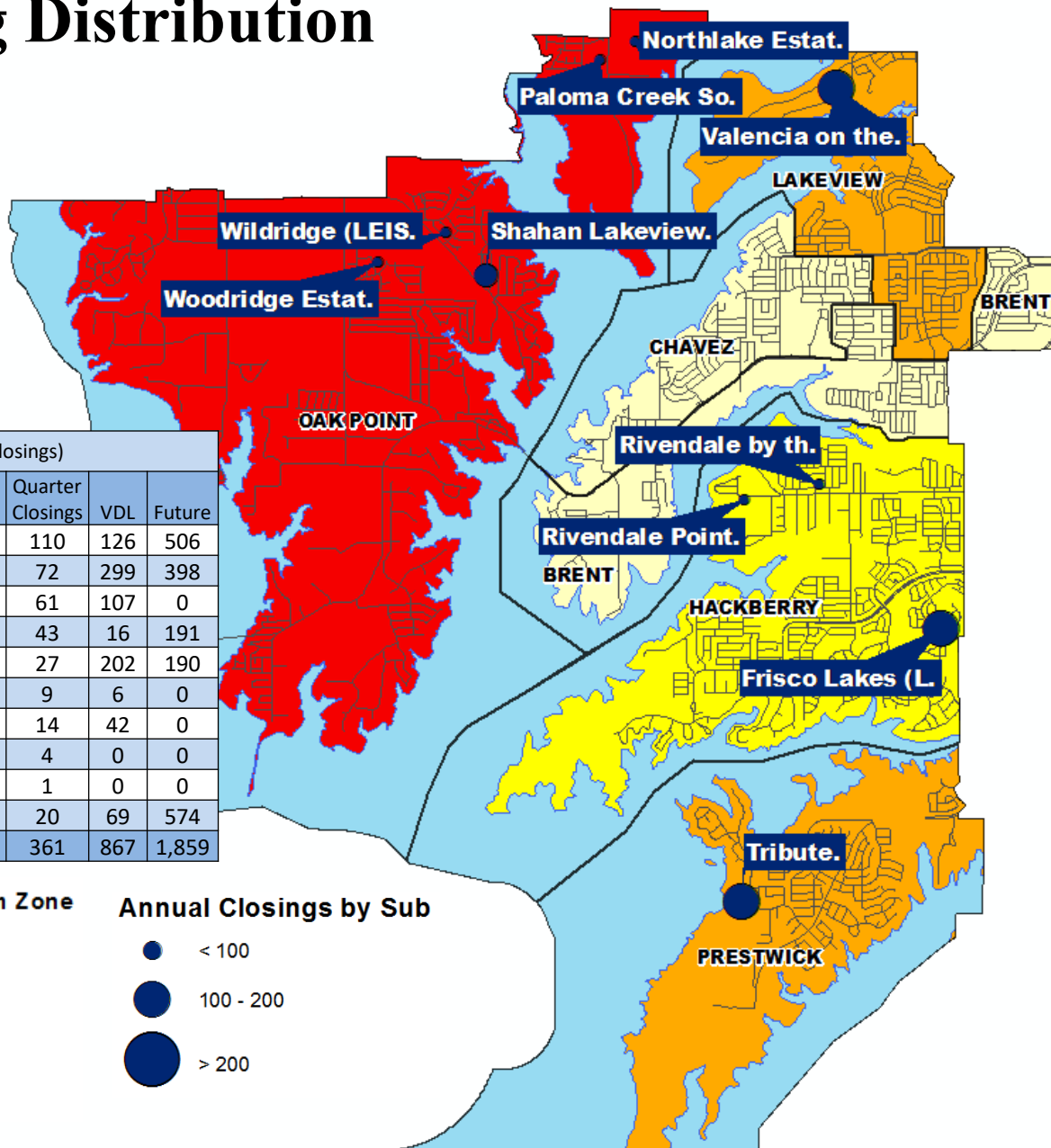
Closings	2013	2014	2015	2016	2017	2018	2019
1Q	143	114	155	256	194	349	213
2Q	180	146	182	262	282	366	374
3Q	155	124	211	378	323	283	
4Q	121	160	308	203	459	422	
Total	599	544	856	1,099	1,258	1,420	587

- LEISD quarterly starts rebounded in the 2nd quarter, increasing by more than 12% from 1Q19
- Little Elm ISD quarterly closings increased in the 2nd quarter, and the district is on pace to close over 1,100 homes by the end of 2019





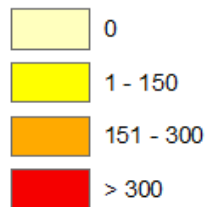
Annual Closing Distribution



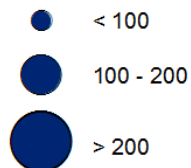
Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Valencia on the Lake (LEISD)	LAKEVIEW	259	110	126	506
2	Tribute	PRESTWICK	253	72	299	398
3	Frisco Lakes (LEISD)	HACKBERRY	247	61	107	0
4	Shahan Lakeview Addition	OAK POINT	146	43	16	191
5	Wildridge (LEISD)	OAK POINT	92	27	202	190
6	Rivendale by the Lake	HACKBERRY	84	9	6	0
7	Woodridge Estates	OAK POINT	49	14	42	0
8	Paloma Creek South (LEISD)	OAK POINT	46	4	0	0
9	Rivendale Pointe	HACKBERRY	38	1	0	0
10	Northlake Estates	OAK POINT	35	20	69	574
TOTALS			1,249	361	867	1,859

Annual Closings by Elem Zone

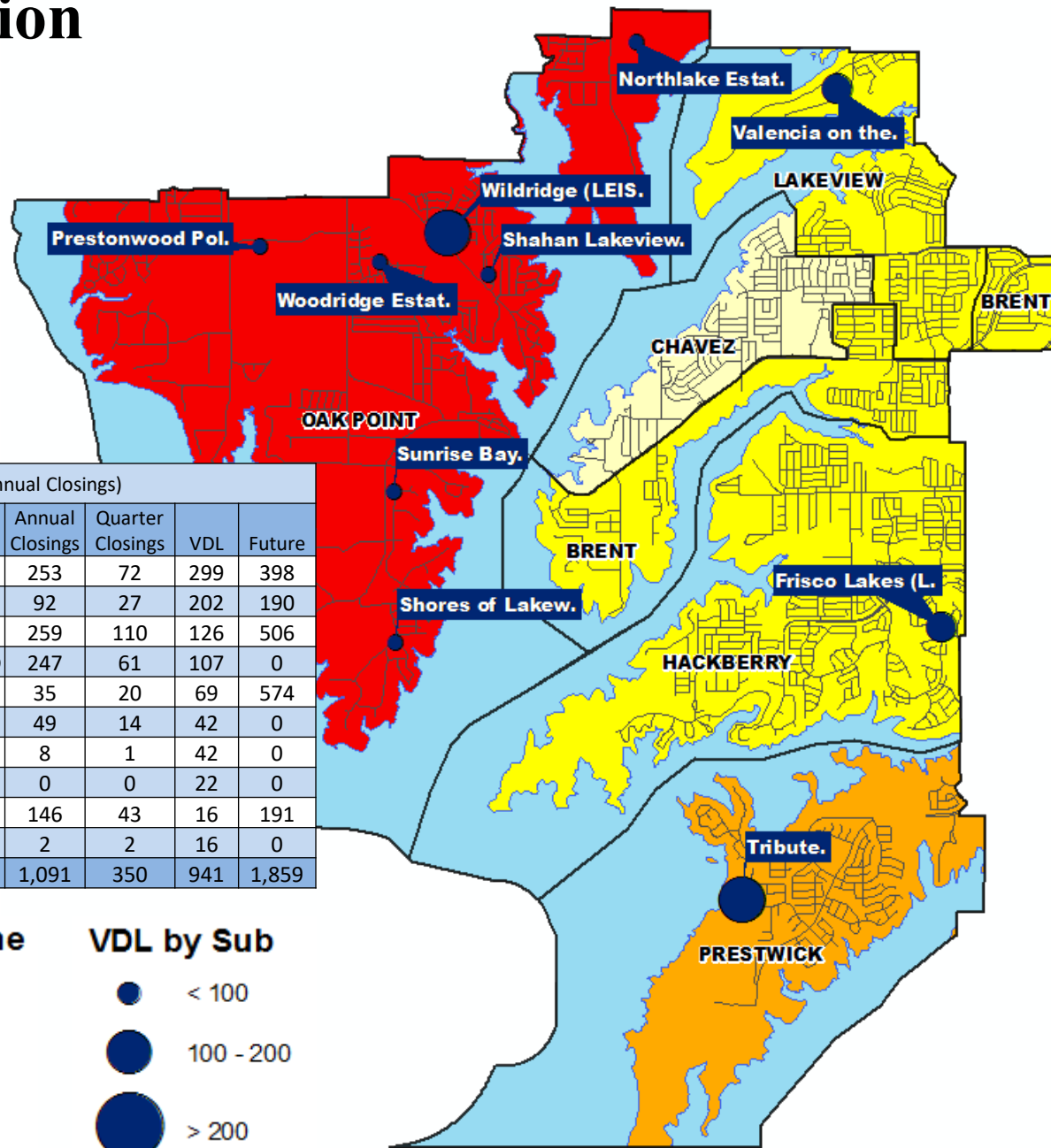


Annual Closings by Sub





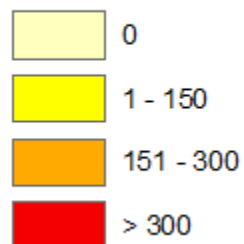
VDL Distribution



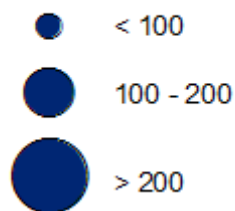
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Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Tribute	PRESTWICK	253	72	299	398
2	Wildridge (LEISD)	OAK POINT	92	27	202	190
3	Valencia on the Lake (LEISD)	LAKEVIEW	259	110	126	506
4	Frisco Lakes (LEISD)	AGE-RESTRICTED	247	61	107	0
5	Northlake Estates	OAK POINT	35	20	69	574
6	Woodridge Estates	OAK POINT	49	14	42	0
7	Sunrise Bay	OAK POINT	8	1	42	0
8	Prestonwood Polo & Country Club	OAK POINT	0	0	22	0
9	Shahan Lakeview Addition	OAK POINT	146	43	16	191
10	Shores of Lakewood Village	OAK POINT	2	2	16	0
TOTALS			1,091	350	941	1,859

VDL by Elem Zone

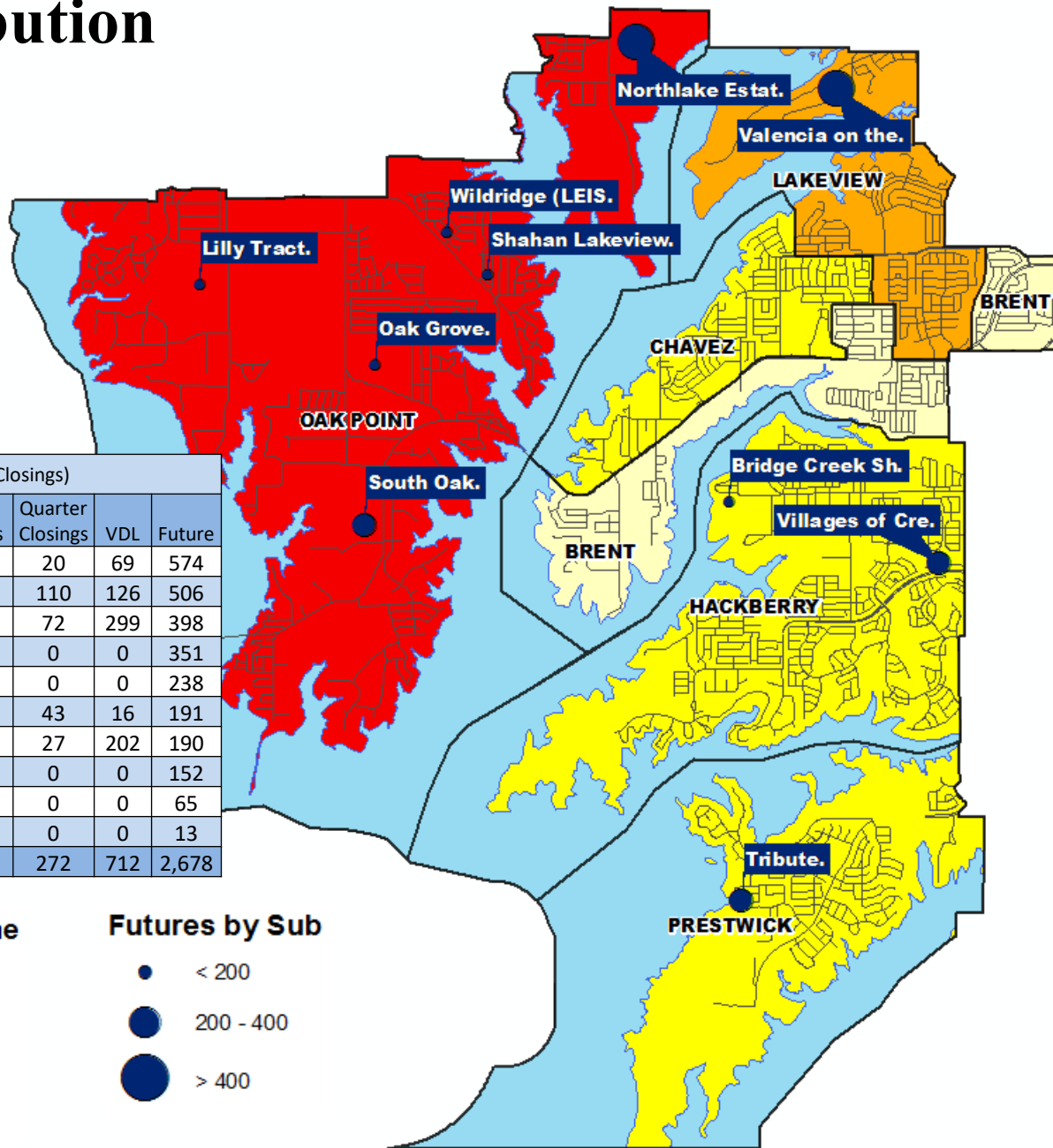


VDL by Sub





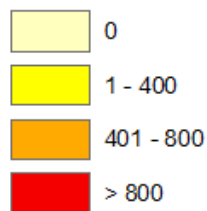
Futures Distribution



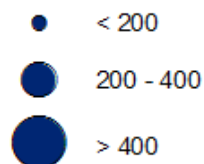
Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Northlake Estates	OAK POINT	35	20	69	574
2	Valencia on the Lake (LEISD)	LAKEVIEW	259	110	126	506
3	Tribute	PRESTWICK	253	72	299	398
4	Villages of Creekwood	HACKBERRY	0	0	0	351
5	South Oak	OAK POINT	0	0	0	238
6	Shahan Lakeview Addition	OAK POINT	146	43	16	191
7	Wildridge (LEISD)	OAK POINT	92	27	202	190
8	Oak Grove	OAK POINT	0	0	0	152
9	Lilly Tract	OAK POINT	0	0	0	65
10	Bridge Creek Shores Addn.	HACKBERRY	0	0	0	13
TOTALS			785	272	712	2,678

Futures by Elem Zone



Futures by Sub





New Home Activity 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	0	0	0	0	0	6
HACKBERRY	41	1	134	10	0	3	6	364
LAKEVIEW	265	58	259	110	44	121	126	506
OAK POINT	401	87	398	121	99	217	460	1,414
PRESTWICK	252	41	253	72	65	121	299	398
Grand Total*	959	187	1,044	313	208	462	900	2,688

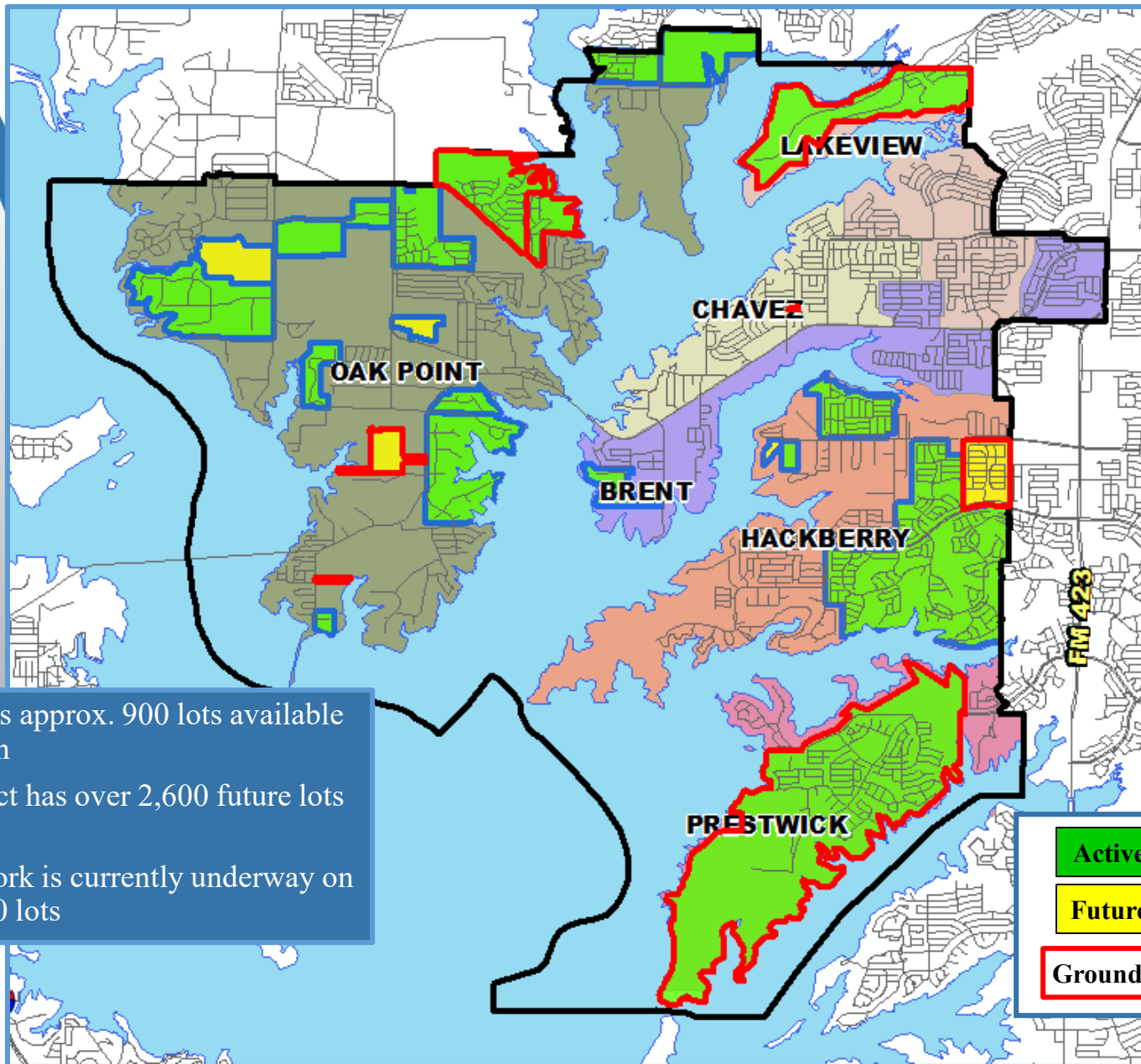
*Table **DOES NOT** include
Age Restricted community
Frisco Lakes

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





District Housing Overview



- LEISD has approx. 900 lots available to build on
- The district has over 2,600 future lots planned
- Groundwork is currently underway on over 1,000 lots

Active Subdivision

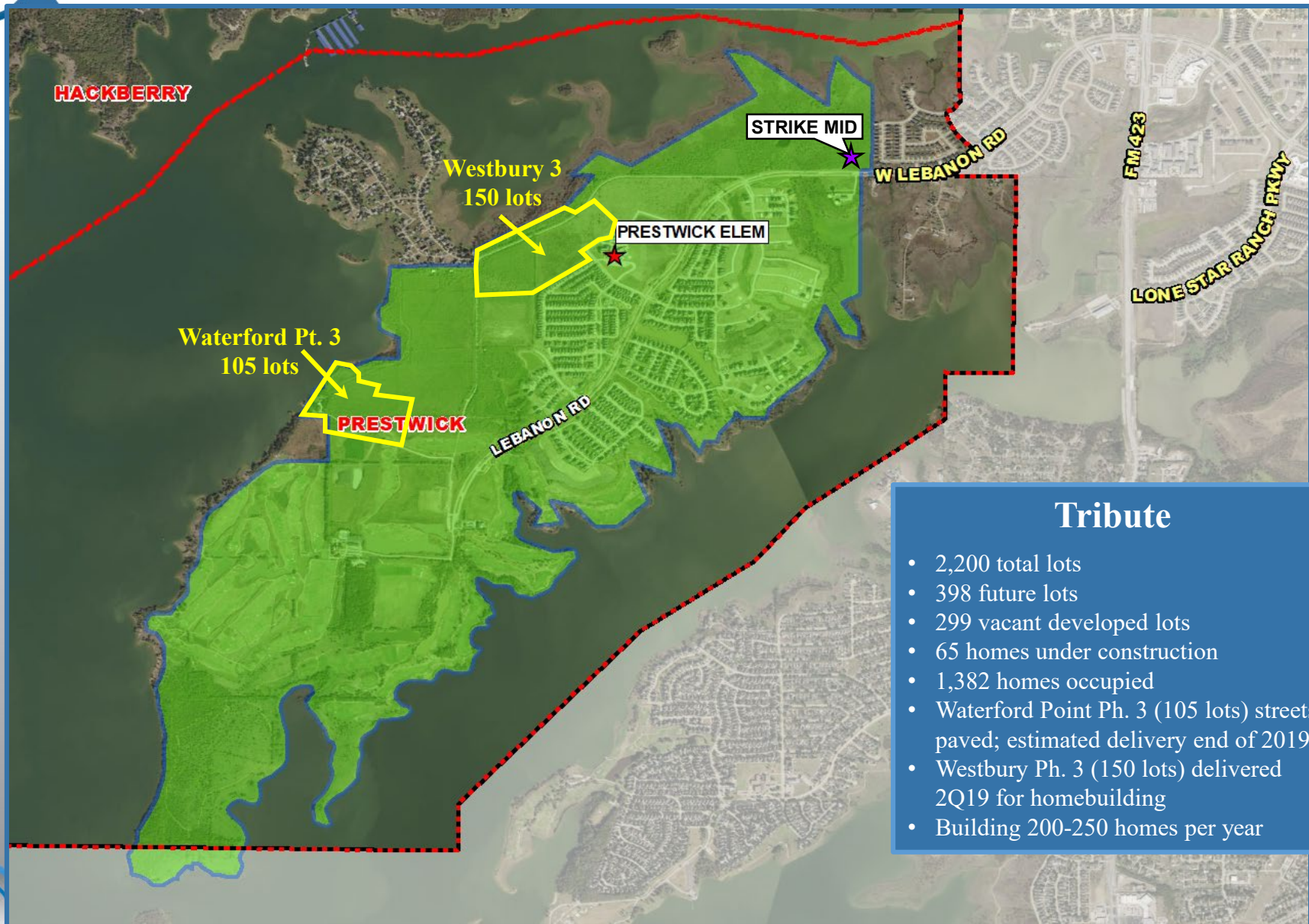
Future Subdivision

Groundwork Underway



Residential Activity

Tribute



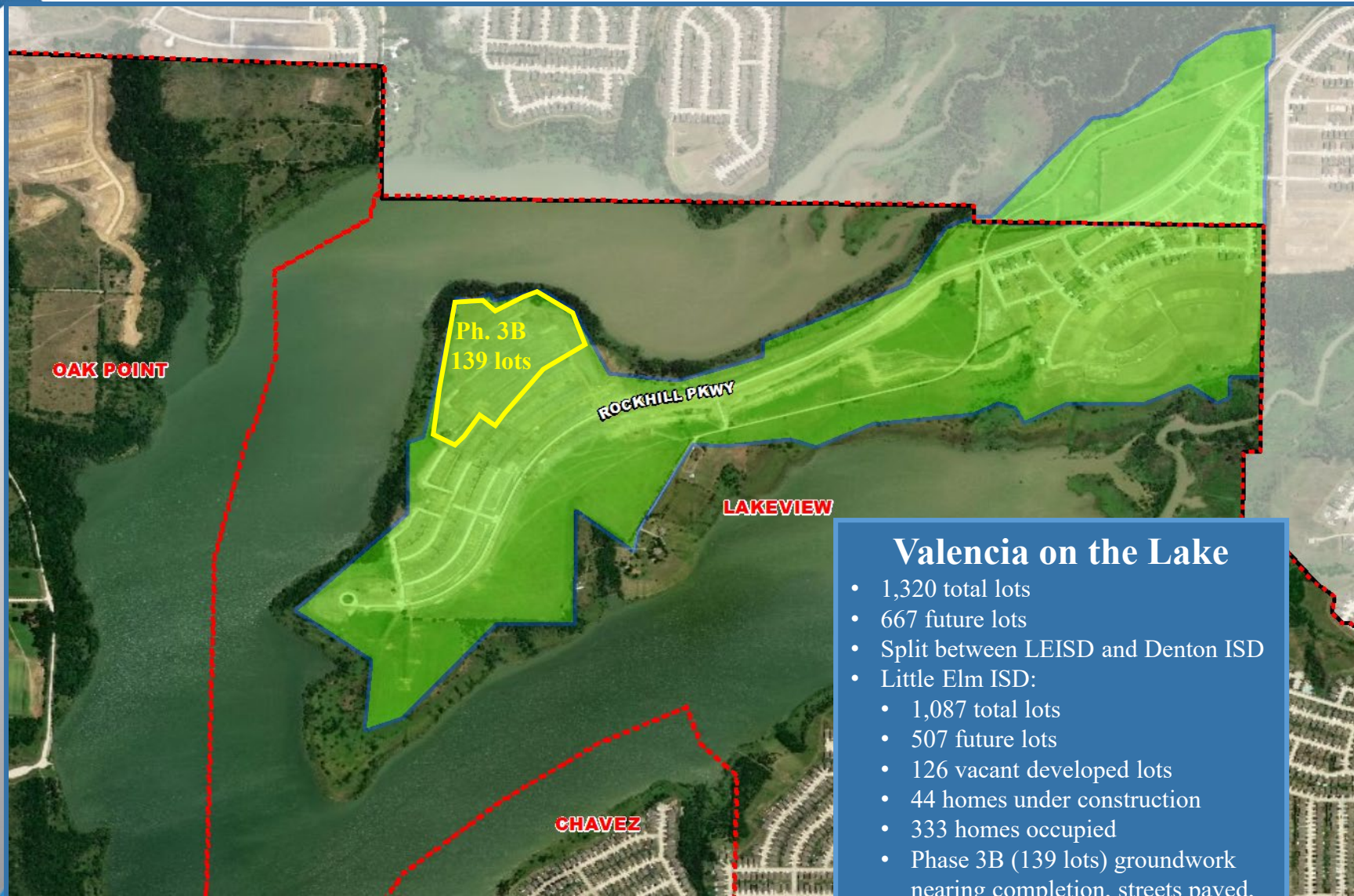
Tribute

- 2,200 total lots
- 398 future lots
- 299 vacant developed lots
- 65 homes under construction
- 1,382 homes occupied
- Waterford Point Ph. 3 (105 lots) streets paved; estimated delivery end of 2019
- Westbury Ph. 3 (150 lots) delivered 2Q19 for homebuilding
- Building 200-250 homes per year



Residential Activity

Valencia on the Lake



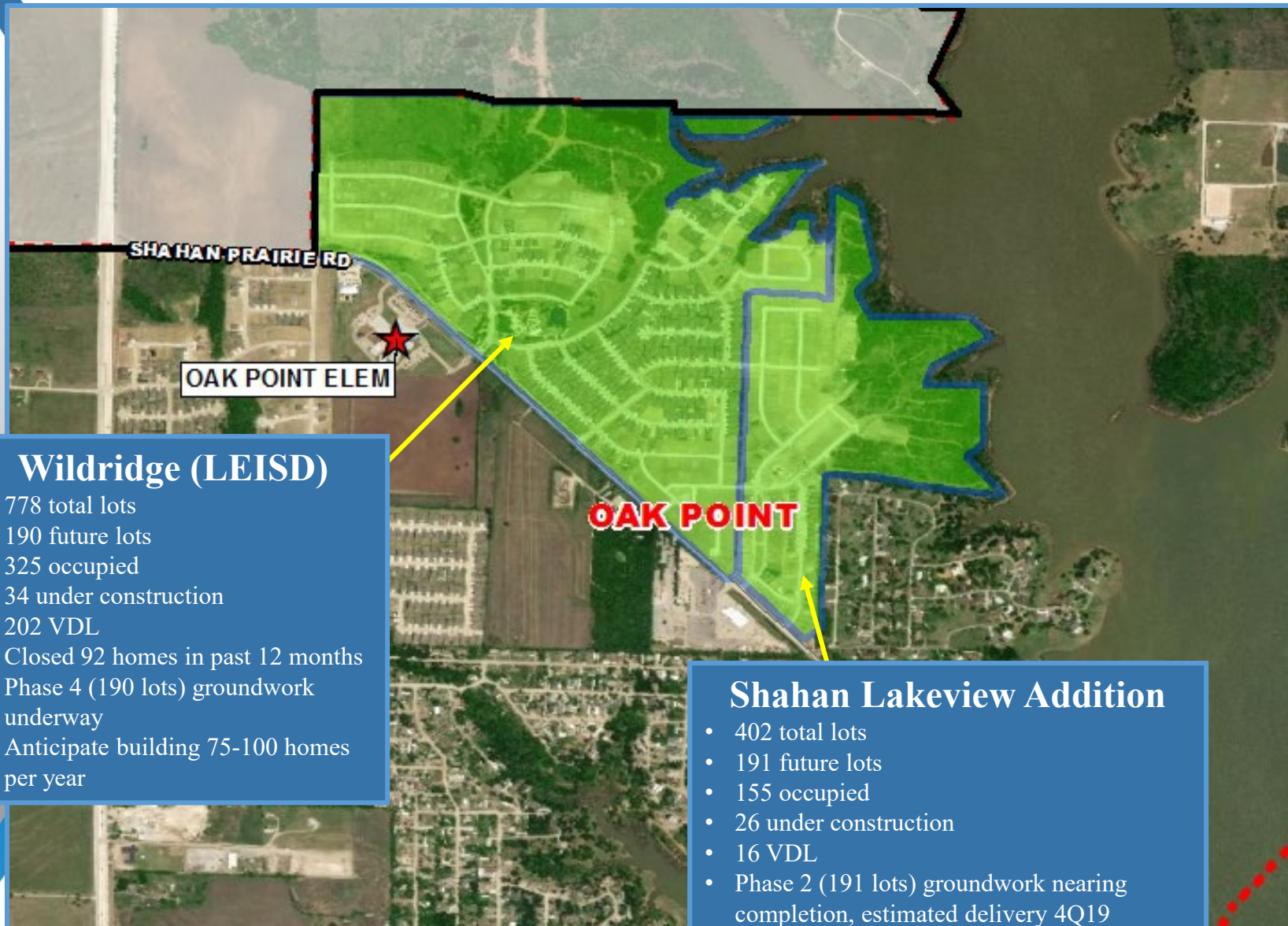
Valencia on the Lake

- 1,320 total lots
- 667 future lots
- Split between LEISD and Denton ISD
- Little Elm ISD:
 - 1,087 total lots
 - 507 future lots
 - 126 vacant developed lots
 - 44 homes under construction
 - 333 homes occupied
 - Phase 3B (139 lots) groundwork nearing completion, streets paved, homes starting end of 2019
- Building 200-250 homes per year



Residential Activity

Wildridge (LEISD) & Shahan Lakeview Addition



Wildridge (LEISD)

- 778 total lots
- 190 future lots
- 325 occupied
- 34 under construction
- 202 VDL
- Closed 92 homes in past 12 months
- Phase 4 (190 lots) groundwork underway
- Anticipate building 75-100 homes per year

Shahan Lakeview Addition

- 402 total lots
- 191 future lots
- 155 occupied
- 26 under construction
- 16 VDL
- Phase 2 (191 lots) groundwork nearing completion, estimated delivery 4Q19
- Anticipate building 140-150 homes per year



Future Residential Activity

Villages of Creekwood

Villages of Creekwood

- 351 total future lots
- Phase 1 (117 lots) groundwork nearing completion
- Homes starting end of 2019
- Anticipate building 75-100 homes per year





Future Residential Activity

South Oak



South Oak

- 238 total future lots
- Phase 1 (129 lots) groundwork underway; estimated delivery end of 2019
- Equipment on site for Phase 2 (109 lots)
- Sales scheduled to start beginning of 2020





Future Multi-Family Activity

Little Elm Lakefront

- 650 total future units
- Plans under development
- Developing restaurant and retail section first

Lakefront on Eldorado

- 45 total future units
- Zoning July 2017, waiting on approval from City Council



Lakeshore Plaza

- 22 total future units
- Estimated completion for condos July 2020
- Anticipated completion for retail, restaurants, and child care September 2019





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
2014/15	224	528	553	567	593	549	545	528	497	500	623	553	388	302	6,950		
2015/16	230	575	548	560	604	579	549	518	526	502	628	606	407	362	7,194	244	3.5%
2016/17	226	548	599	563	574	619	611	536	509	548	615	571	442	414	7,375	181	2.5%
2017/18	220	566	563	593	602	609	618	606	542	516	593	519	504	475	7,526	151	2.0%
2018/19	224	593	591	576	608	606	634	599	623	575	593	563	529	479	7,793	267	3.5%
2019/20	224	617	619	606	596	637	628	625	614	645	667	547	473	517	8,015	222	2.8%
2020/21	224	667	645	630	624	611	654	621	636	637	755	615	427	467	8,213	198	2.5%
2021/22	224	697	699	653	648	649	632	635	638	660	738	703	541	415	8,532	319	3.9%
2022/23	224	699	727	711	666	666	668	616	645	663	767	682	586	530	8,850	318	3.7%
2023/24	224	713	734	739	728	683	684	650	627	672	772	710	567	574	9,077	227	2.6%
2024/25	224	723	744	749	755	749	707	664	662	649	781	715	602	554	9,278	201	2.2%
2025/26	224	729	759	756	770	770	773	690	675	681	755	723	599	589	9,493	215	2.3%
2026/27	224	734	761	774	775	788	793	756	701	699	792	699	607	586	9,689	196	2.1%
2027/28	224	747	766	775	796	796	817	771	769	725	816	733	588	594	9,917	228	2.4%
2028/29	224	761	784	780	797	816	824	783	784	790	844	755	615	575	10,132	215	2.2%

*Largest grade per year

*Second largest grade per year

- Little Elm ISD may enroll more than 8,000 students by next fall
- 5 year growth = 1,284 students
- 2023/24 enrollment = 9,077 students
- 10 year growth = 2,339 students
- 2028/29 enrollment = 10,132 students





Ten Year Forecast

By Elementary Campus

	Maximum	Functional	History	PEIMS	Projections									
Campus	Capacity	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Brent Elementary	934	794	691	692	693	695	689	702	689	676	675	657	655	650
Chavez Elementary	934	794	713	693	675	679	687	697	713	725	738	742	748	755
Hackberry Elementary	912	775	627	667	706	723	764	796	810	827	833	833	826	827
Lakeview Elementary	912	775	587	573	571	584	597	618	662	702	735	773	808	841
Oak Point Elementary	912	775	722	764	817	896	973	1,046	1,113	1,193	1,261	1,306	1,343	1,360
Prestwick Elementary (EE-5th)	400/832	340/707	431	443	465	478	492	502	518	528	539	538	541	553
ELEMENTARY SCHOOL TOTAL	5,004	4,253	3,771	3,832	3,927	4,055	4,202	4,361	4,505	4,651	4,781	4,849	4,921	4,986
Elementary Absolute Growth			31	61	95	128	147	159	144	146	130	68	72	65
Elementary Percent Growth			0.83%	1.62%	2.48%	3.26%	3.63%	3.78%	3.30%	3.24%	2.80%	1.42%	1.48%	1.32%

*Enrollment exceeds stated maximum capacity

- Oak Point Elementary may enroll more than 800 students by next fall
- Prestwick Elementary may enroll more than 500 students by 2022





Ten Year Forecast

By Middle School & High School Campus

	Maximum	Functional	History	PEIMS	Projections									
Campus	Capacity	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Prestwick Junior High (6th-8th)	432	367	327	323	326	0	0	0	0	0	0	0	0	0
Lakeside Middle School	1,500	1,275	1,337	1,474	1,558	0	0	0	0	0	0	0	0	0
Strike Middle School	1,200	1,020	0	0	0	1,006	1,030	1,023	1,021	1,035	1,064	1,125	1,166	1,203
Walker Middle School	1,200	1,020	0	0	0	888	903	901	928	940	982	1,031	1,099	1,154
MIDDLE SCHOOL TOTAL			1,664	1,797	1,884	1,894	1,933	1,924	1,949	1,975	2,046	2,156	2,265	2,357
Middle School Absolute Growth			72	133	87	10	39	-9	25	26	71	110	109	92
Middle School Percent Growth			4.52%	7.99%	4.84%	0.53%	2.06%	-0.47%	1.30%	1.33%	3.59%	5.38%	5.06%	4.06%
Little Elm High School	2,500	2,125	2,090	2,162	2,202	2,262	2,395	2,563	2,621	2,650	2,664	2,682	2,729	2,787
Denton County JJ AEP			1	2	2	2	2	2	2	2	2	2	2	2
HIGH SCHOOL TOTAL			2,091	2,164	2,204	2,264	2,397	2,565	2,623	2,652	2,666	2,684	2,731	2,789
High School Absolute Growth			48	73	40	60	133	168	58	29	14	18	47	58
High School Percent Growth			2.35%	3.49%	1.85%	2.72%	5.87%	7.01%	2.26%	1.11%	0.53%	0.68%	1.75%	2.12%
DISTRICT TOTAL			7,526	7,793	8,015	8,213	8,532	8,850	9,077	9,278	9,493	9,689	9,917	10,132
District Absolute Growth			151	267	222	198	319	318	227	201	215	196	228	215
District Percent Growth			2.05%	3.55%	2.85%	2.47%	3.88%	3.73%	2.56%	2.21%	2.32%	2.06%	2.35%	2.17%

*Enrollment exceeds stated maximum capacity

- Lakeside Middle School and Powell 6th Grade Center could enroll more than 1,500 students combines next fall
- Strike Middle School may open with more than 1,000 students in the fall of 2020
- Walker Middle School may open with nearly 900 students in the fall of 2020
- Little Elm High School may enroll more than 2,200 students by next fall





Summary

- Little Elm's unemployment rate is currently below 3.5%.
- Little Elm ISD starts and closings slowed, but are expected to increase as new lots are close to completion.
- Since 2010, the average new home price in Little Elm ISD has risen nearly 82%, a price difference of \$155,122.
- The Oak Point Elementary Zone accounts for approximately 40% of all annual starts and closings within the district, and over 50% of all planned future lots within the district.
- Little Elm ISD has approximately 900 lots available to build on with groundwork underway on more than 1,000 lots.
- 2023/24 enrollment projection: 9,077 students.
- 2028/29 enrollment projection: 10,132 students.