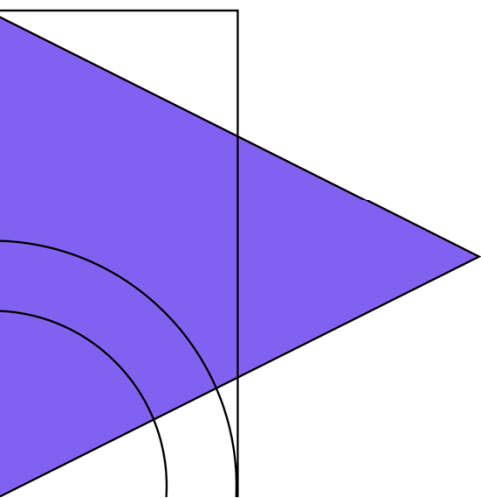
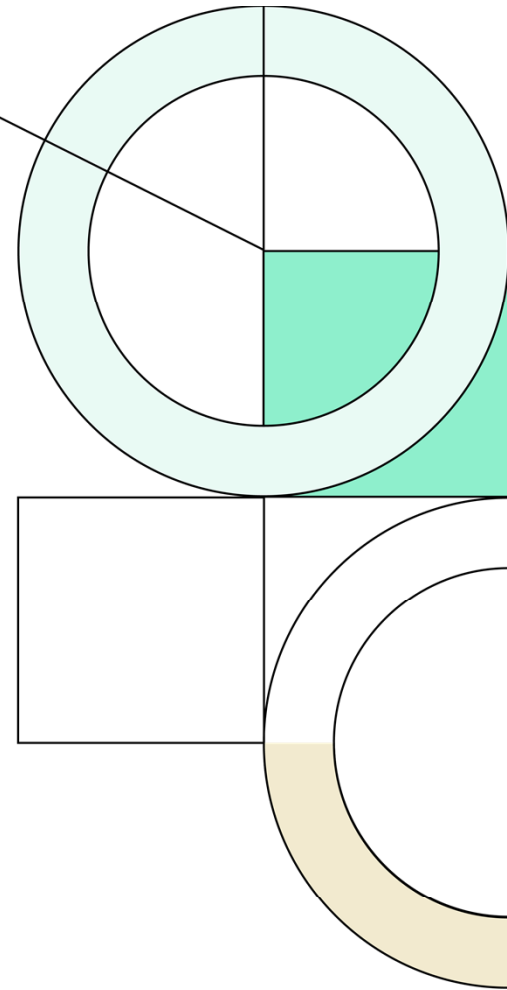




**Joshua  
Independent  
School  
District**

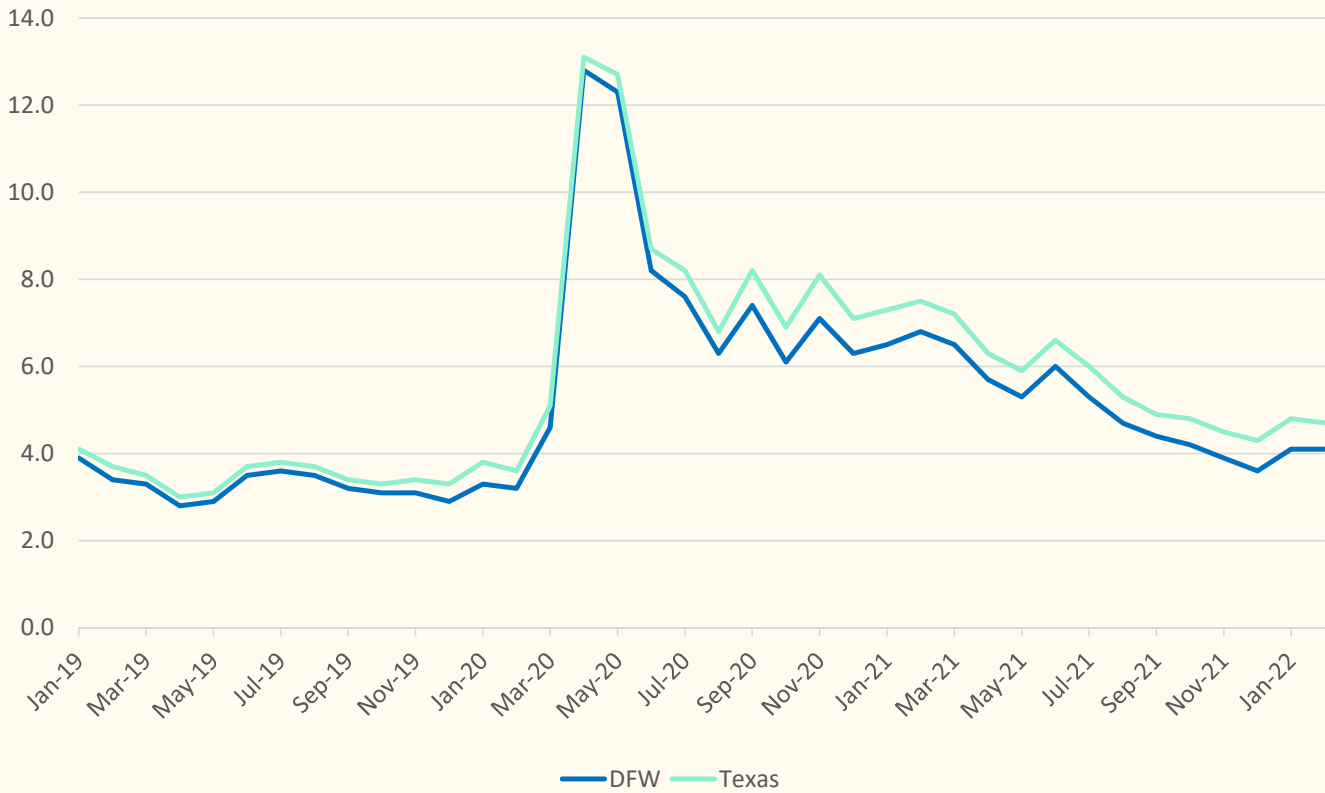
**Spring 2021/22  
Demographic Report**



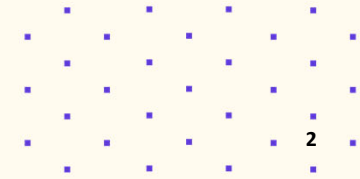
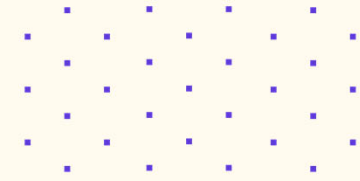
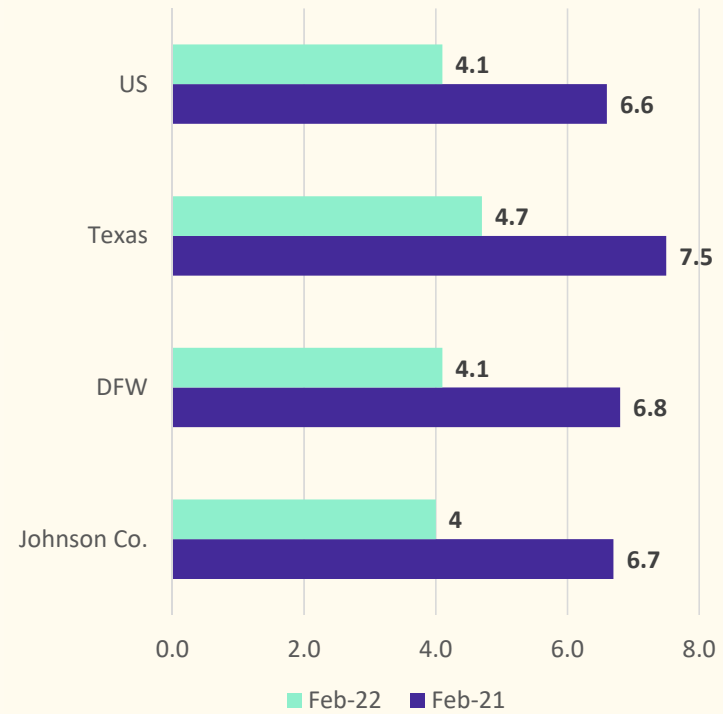


# Local Economic Conditions

### Unemployment Rate, Jan. 2018 - Feb. 2022



### Unemployment Rate, Year over Year





## Local Economic Conditions

### HomeGoods Distribution Center and Oatly Production Facility



#### HomeGoods Distribution Center

- HomeGoods Distribution Center is anticipated to **break ground in late November**
- Located within the 556-acre Carter Park East Development at the northeast corner of Oak Grove Rd and Enon Ave
- This center will create **1,000 potential new jobs**
- The center will span more than 1 million sq. ft. and is estimated to cost about \$80.3 million
- Located approx. 20 minutes from the center of Joshua ISD off I-35W

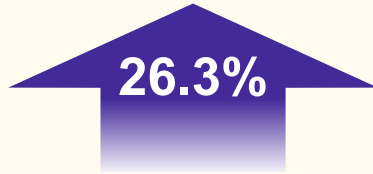
#### Oatly Production Facility

- A 280,000 sq. ft. manufacturing center will be located at 7550 Oak Grove Rd
- This facility will produce the company's line of oatmilks, as well as oatmilk ice cream and yogurt
- Anticipated to be **completed and open by 2023**
- They anticipate **hiring approx. 100 employees**, with room left in the factory for **future expansion**
- Located approx. 20 minutes from the center of Joshua ISD off I-35W



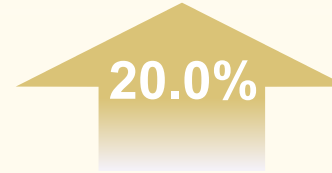
# District Demographic Snapshot

2020 District  
Census Population  
**29,339**



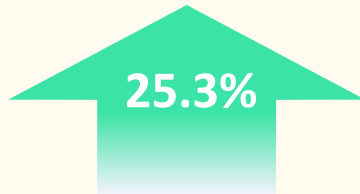
**23,234**  
2010 Census  
District Population

2020 Total District Population  
Below Age 18  
**7,756**



**6,463**  
2010 Census District  
Population Below Age 18

2020 District Households  
**10,058**

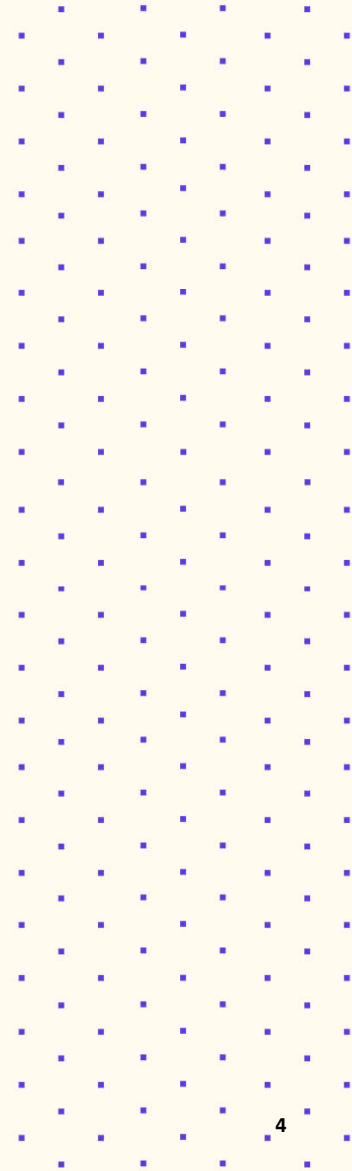


**8,024**  
2010 District Households

2020 District Household Size  
**2.92**

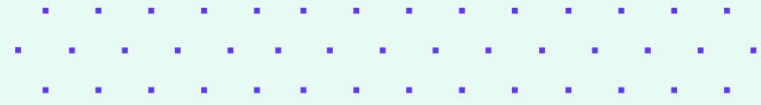


**2.9**  
2010 District Household Size

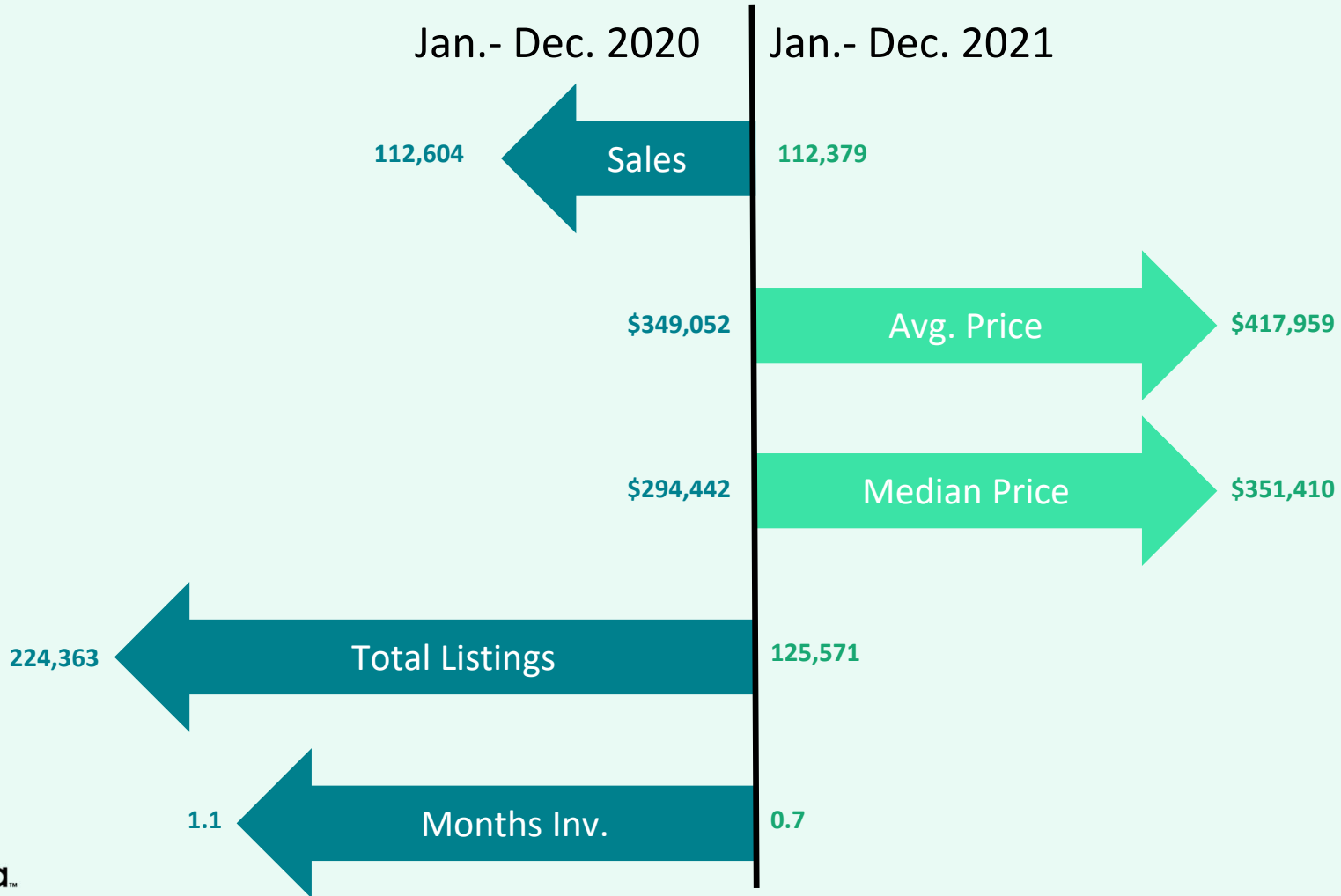




# Housing Market Trends

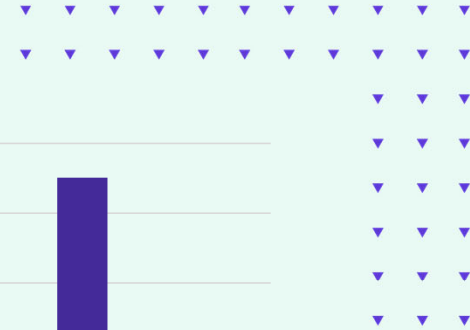


## YOY Housing Trends

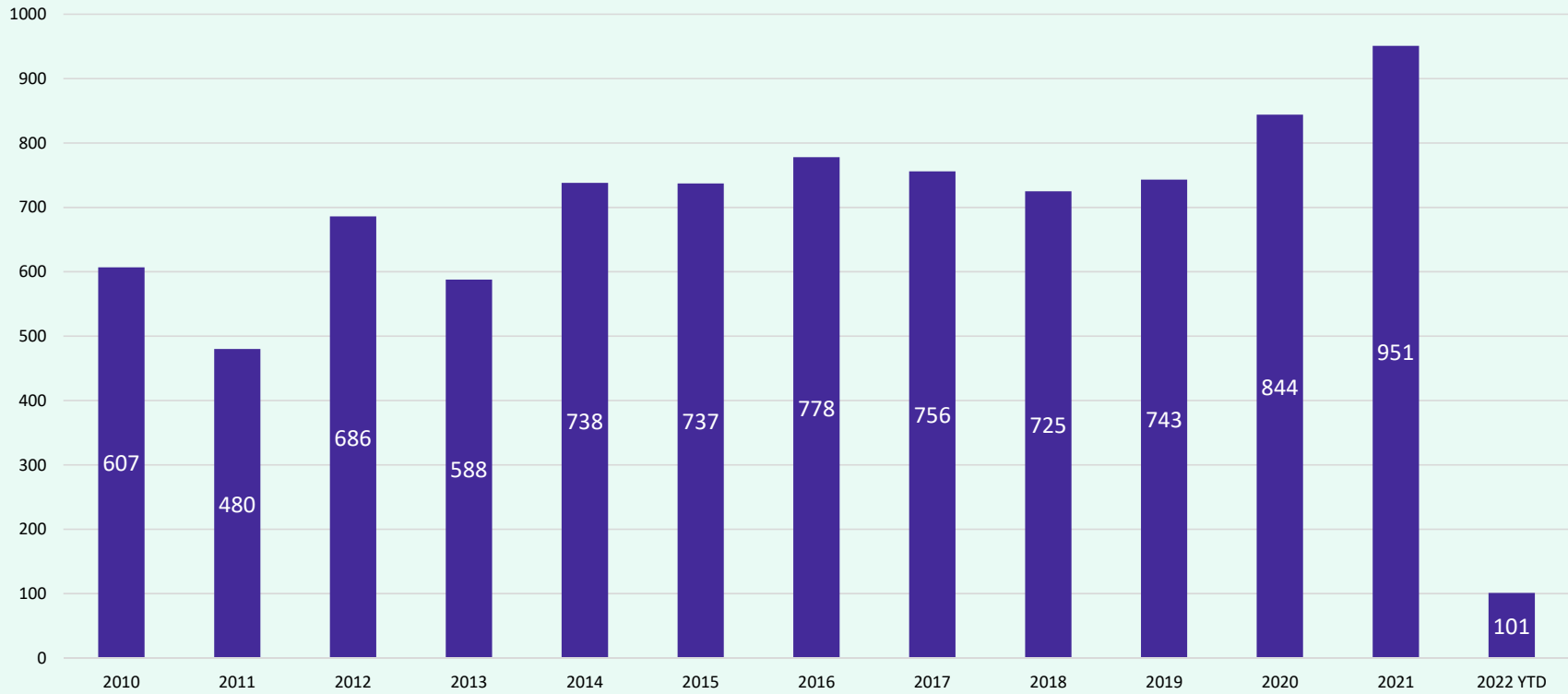




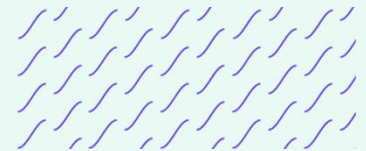
# Joshua ISD Historical Home Sales



Annual District Home Sales



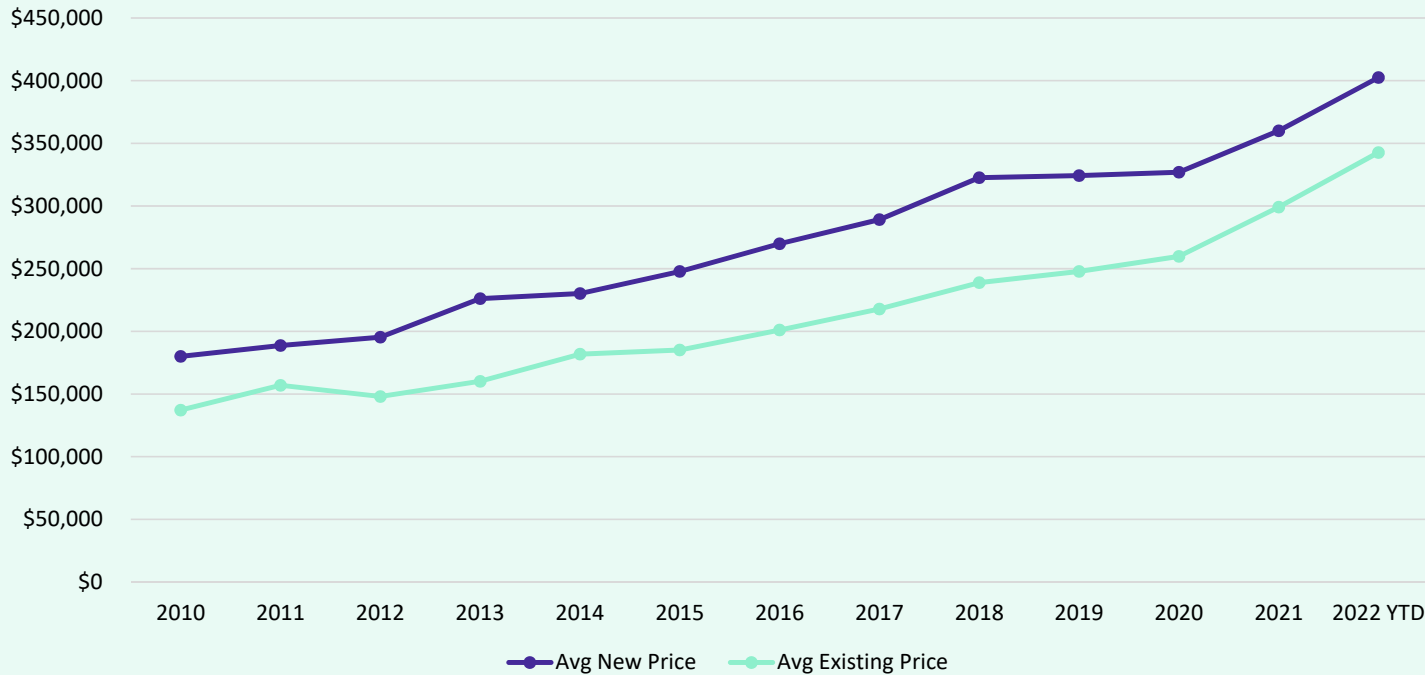
- Joshua ISD had approx. 951 total home sales in 2021, a 13% increase from 2020 totals
- New home sales in 2021 account for roughly 29% of the total district home sales





# Joshua ISD Home Price Analysis

New v. Existing Home Price, 2010 - Feb. 2022

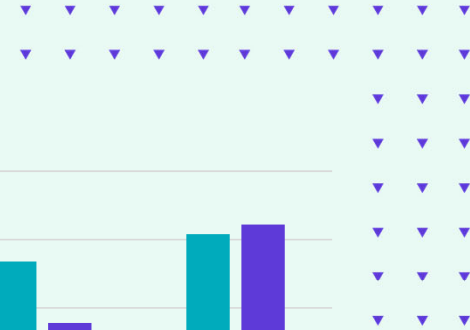


- The average new home sale price in Joshua ISD has risen 124% since 2010, an increase of nearly \$222,449
- The average existing home sale price within Joshua ISD has more than doubled in the last 11 years, rising \$205,532

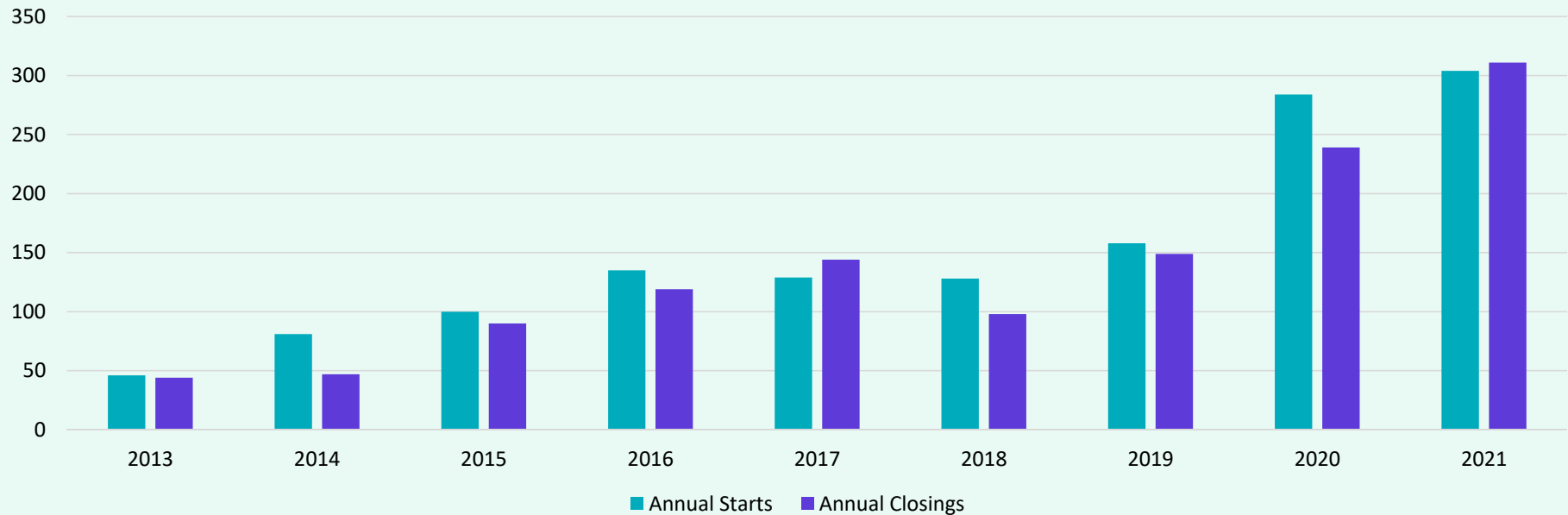
	Avg New Home	Avg Existing Home
2010	\$180,021	\$137,178
2011	\$188,705	\$157,003
2012	\$195,374	\$148,019
2013	\$226,090	\$160,157
2014	\$230,191	\$181,831
2015	\$247,843	\$185,095
2016	\$269,892	\$201,068
2017	\$289,176	\$217,864
2018	\$322,608	\$238,885
2019	\$324,221	\$247,754
2020	\$327,007	\$259,844
2021	\$360,042	\$299,087
2022 YTD	\$402,470	\$342,710



# District New Home Starts and Closings

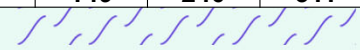


Annual New Home Starts and Closings



Starts	2015	2016	2017	2018	2019	2020	2021
1Q	24	24	36	14	39	57	115
2Q	19	36	37	32	27	86	104
3Q	23	35	31	54	40	57	57
4Q	34	40	25	28	52	85	28
<b>Total</b>	<b>100</b>	<b>135</b>	<b>129</b>	<b>128</b>	<b>158</b>	<b>285</b>	<b>304</b>

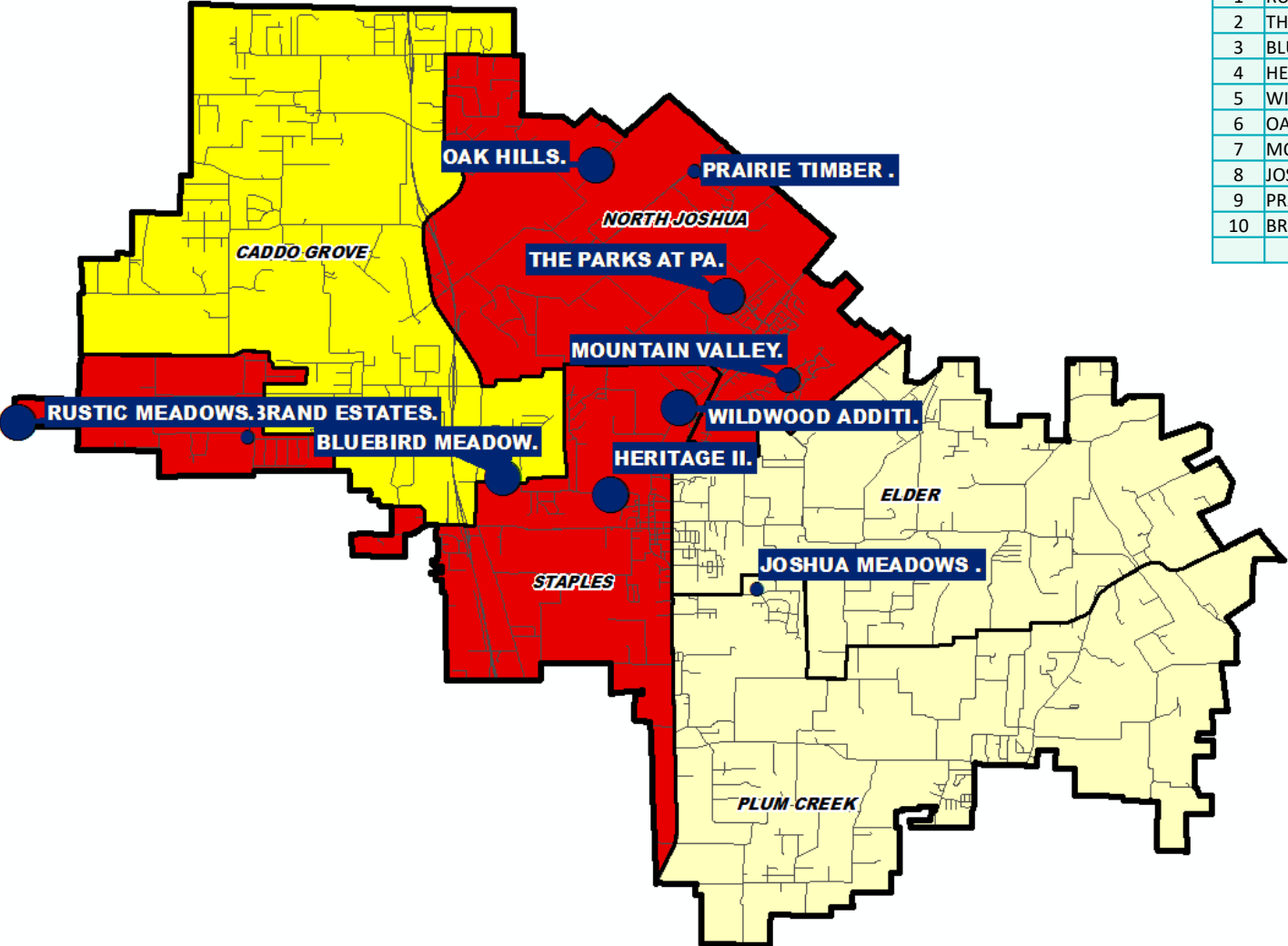
Closings	2015	2016	2017	2018	2019	2020	2021
1Q	20	22	34	25	25	39	58
2Q	23	38	31	21	58	40	84
3Q	25	31	43	18	38	83	90
4Q	22	28	36	34	28	78	79
<b>Total</b>	<b>90</b>	<b>119</b>	<b>144</b>	<b>98</b>	<b>149</b>	<b>240</b>	<b>311</b>





# Annual Closing Distribution

Top 10 Subdivisions - 4Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	RUSTIC MEADOWS	66	13	0	0
2	THE PARKS AT PANCHASARP FARMS	47	3	132	431
3	BLUEBIRD MEADOWS	44	5	0	0
4	HERITAGE II	36	14	19	0
5	WILDWOOD ADDITION	32	8	0	0
6	OAK HILLS	31	10	2	59
7	MOUNTAIN VALLEY LAKE	29	12	20	317
8	JOSHUA MEADOWS ADDITION	8	4	21	27
9	PRAIRIE TIMBER ESTATES	7	2	12	0
10	BRAND ESTATES	3	3	0	0
TOTALS		303	74	206	834



**Annual Closings by Sub**

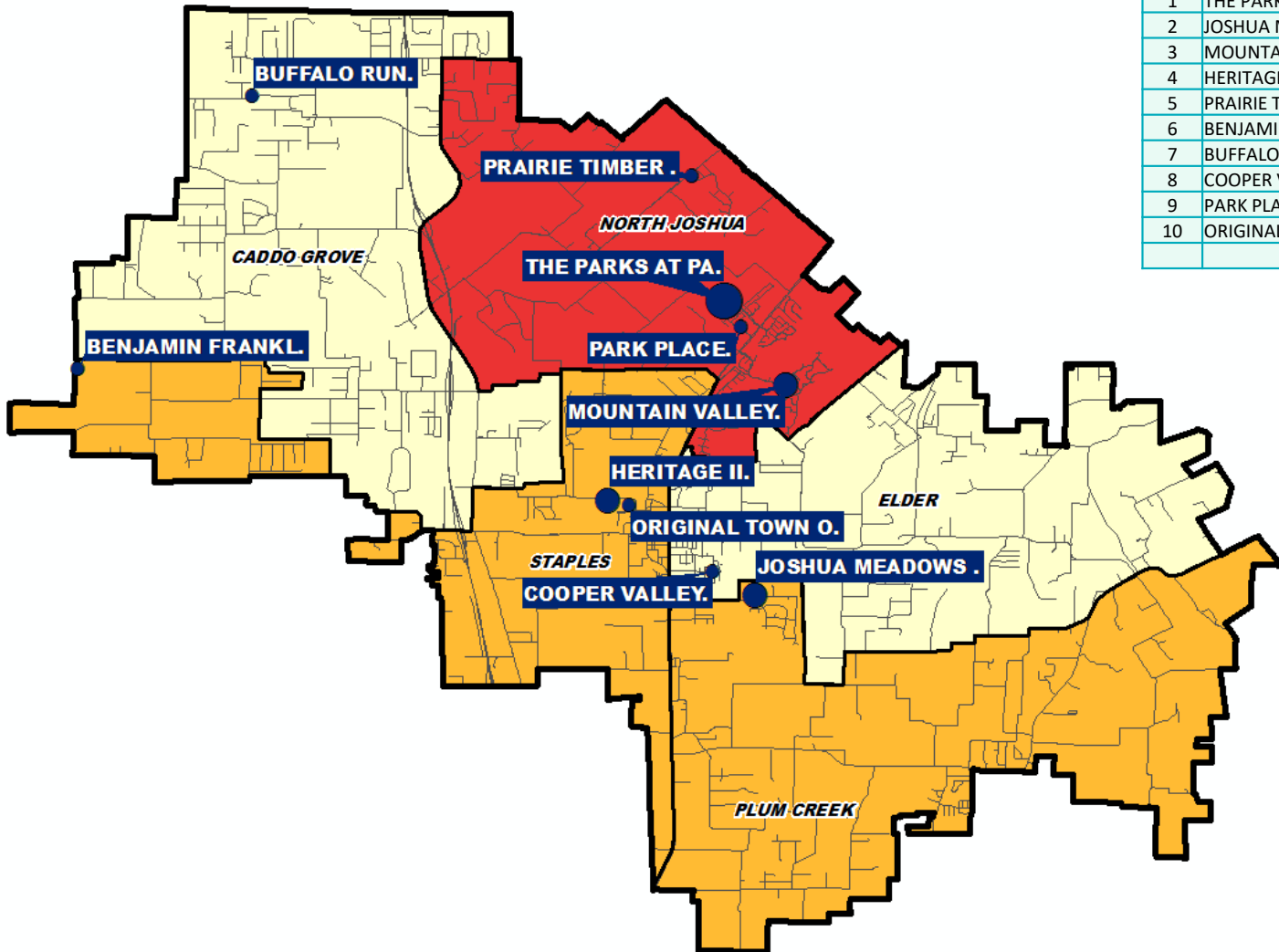
- < 15
- 15 - 30
- > 30

**Annual Closings by Elem Zone**

- < 25
- 26 - 50
- 51 - 75
- > 75



# VDL Distribution



Top 10 Subdivisions - 4Q21 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	THE PARKS AT PANCHASARP FARMS	47	3	132	431
2	JOSHUA MEADOWS ADDITION	8	4	21	27
3	MOUNTAIN VALLEY LAKE	29	12	20	317
4	HERITAGE II	36	14	19	0
5	PRAIRIE TIMBER ESTATES	7	2	12	0
6	BENJAMIN FRANKLIN AVIATION ESTATES	0	0	7	0
7	BUFFALO RUN	0	0	7	0
8	COOPER VALLEY	0	0	6	69
9	PARK PLACE	1	1	5	0
10	ORIGINAL TOWN OF JOSHUA	0	0	5	0
TOTALS		128	36	234	844

**VDL by Sub**

- < 15
- 15 - 30
- > 30

**VDL by Elem Zone**

- < 15
- 16 - 30
- 31 - 60
- > 60



# Futures Distribution

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

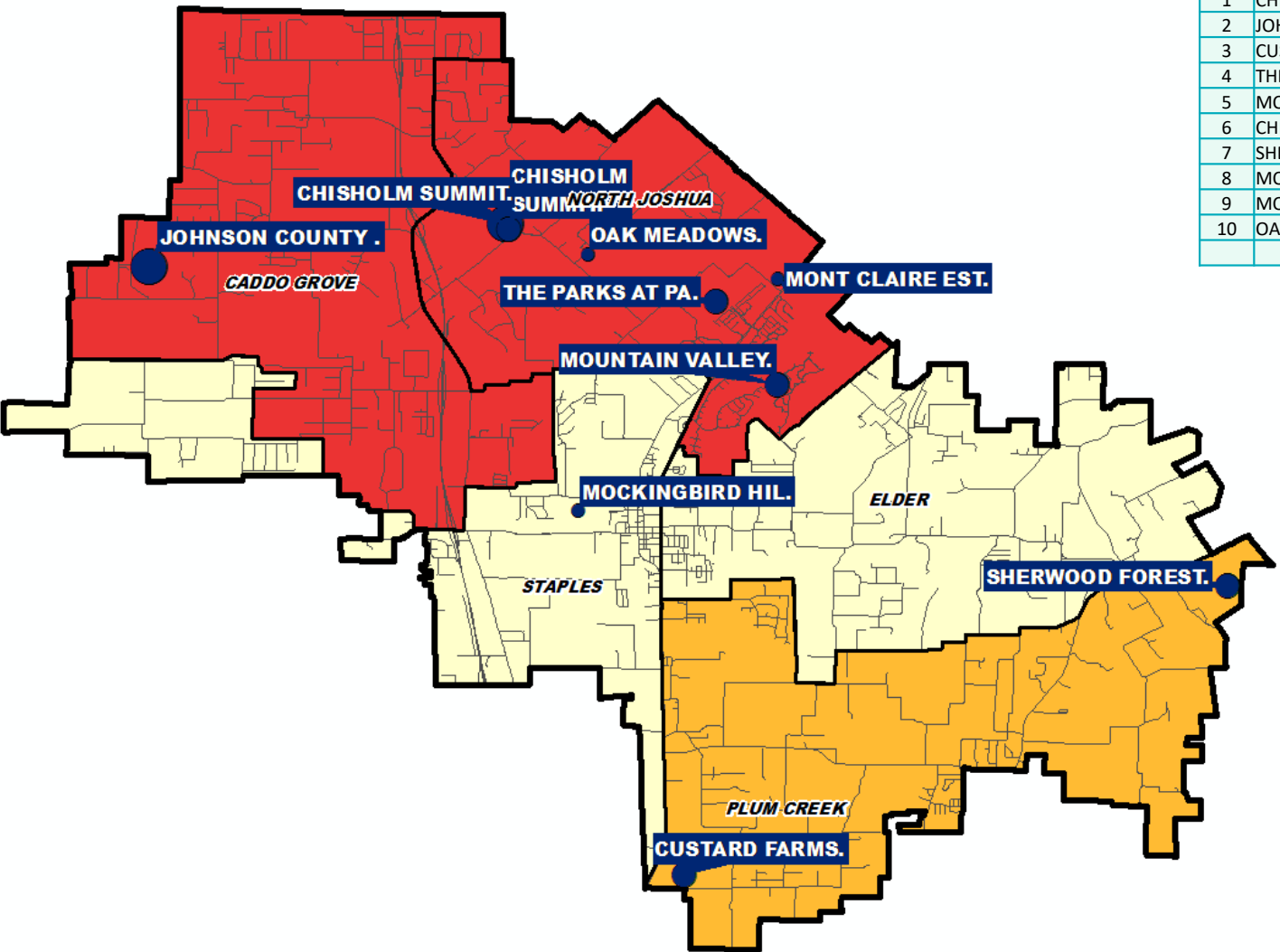
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	CHISHOLM SUMMIT	0	0	0	2,354
2	JOHNSON COUNTY FUTURE	0	0	0	1,044
3	CUSTARD FARMS	0	0	0	483
4	THE PARKS AT PANCHASARP FARMS	47	3	132	431
5	MOUNTAIN VALLEY LAKE	29	12	20	317
6	CHISHOLM SUMMIT TOWNHOMES	0	0	0	184
7	SHERWOOD FOREST	0	0	0	118
8	MOCKINGBIRD HILLS	0	0	0	94
9	MONT CLAIRE ESTATES	0	0	0	79
10	OAK MEADOWS	0	0	0	72
TOTALS		76	15	152	5,176

### Futures by Sub

- < 100
- 100 - 500
- > 500

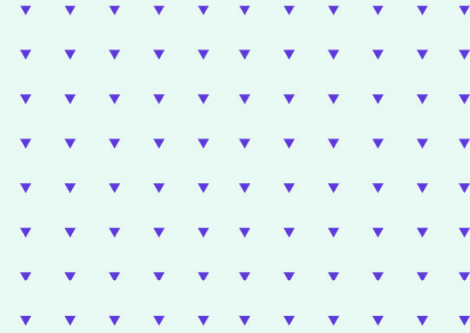
### Futures by Elem Zone

- < 200
- 201 - 400
- 401 - 1,000
- > 1,000






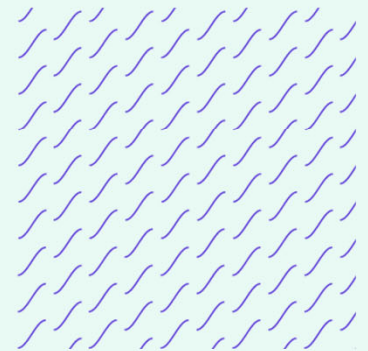


# District Housing Overview by Elementary Zone



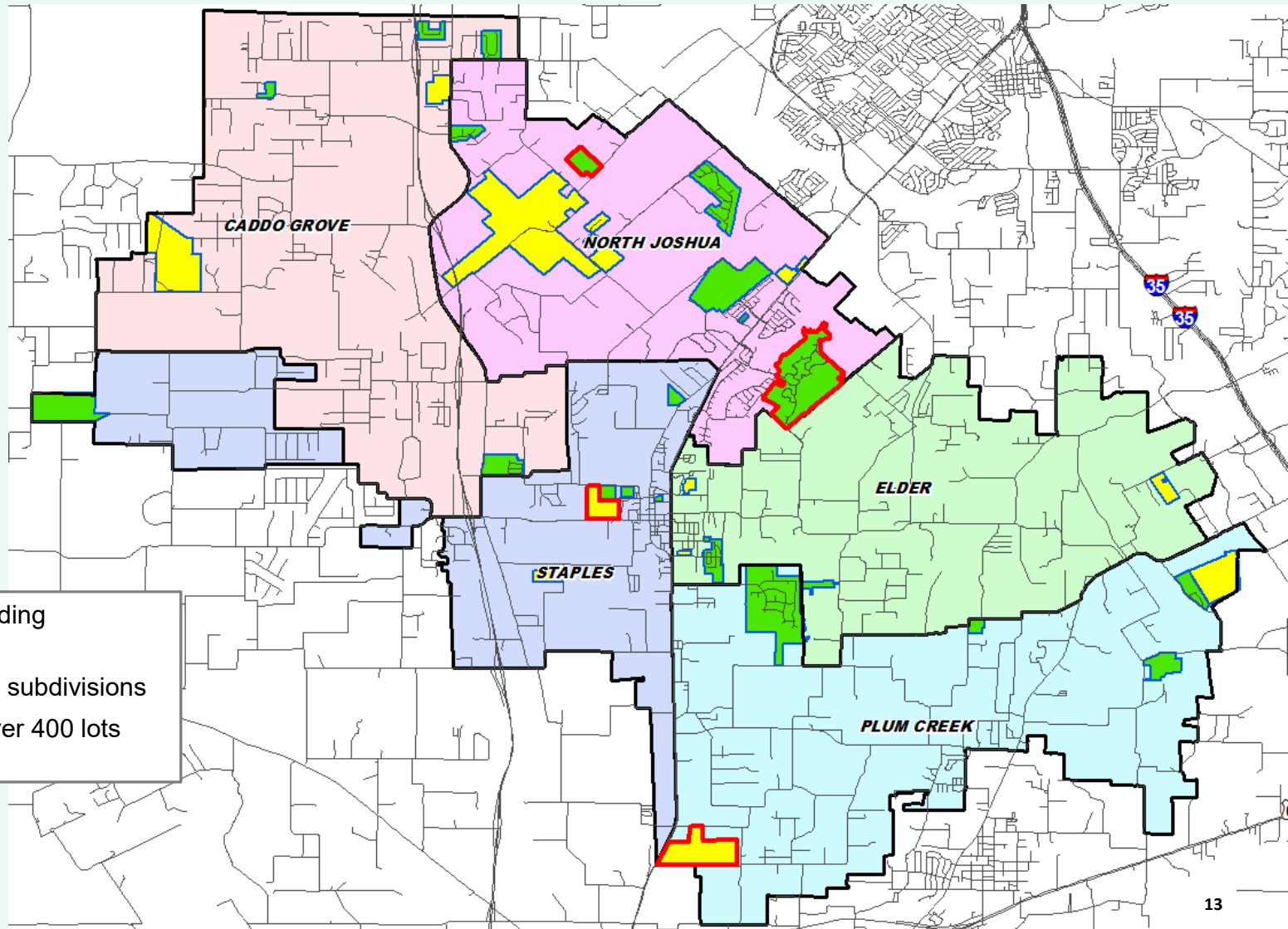
Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
CADDO GROVE	10	1	44	5	4	5	12	1,087
ELDER	4	2	3	0	3	3	6	178
NORTH JOSHUA	125	7	116	29	60	65	178	3,527
PLUM CREEK	21	6	11	7	18	18	31	643
STAPLES	144	12	137	38	29	45	35	141
<b>Grand Total</b>	<b>304</b>	<b>28</b>	<b>311</b>	<b>79</b>	<b>114</b>	<b>136</b>	<b>262</b>	<b>5,576</b>

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





# District Housing Overview



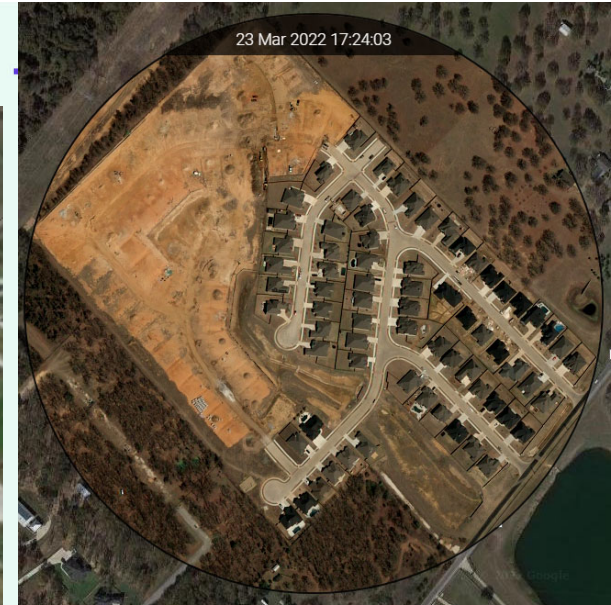
**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 25 actively building subdivisions
- Within JISD there are 17 future subdivisions
- Groundwork is underway on over 400 lots within 4 subdivisions



# Residential Activity



## Oak Hills

- 129 total lots
- 59 future lots
- 62 occupied homes
- 2 VDL and 6 homes under construction
- Started 27 new homes and closed 31 new homes in 2021
- Groundwork underway on remaining 59 lots
- \$260K-\$700K
- North Joshua Elementary Zone



## Residential Activity

### Mountain Valley Lake

- 803 total lots
- 317 future lots
- 438 occupied homes
- 20 VDL and 26 homes under construction
- Started 50 new homes and closed 29 new homes in 2021
- Groundwork underway on 139 lots
- \$254K-\$395K
- North Joshua Elementary Zone

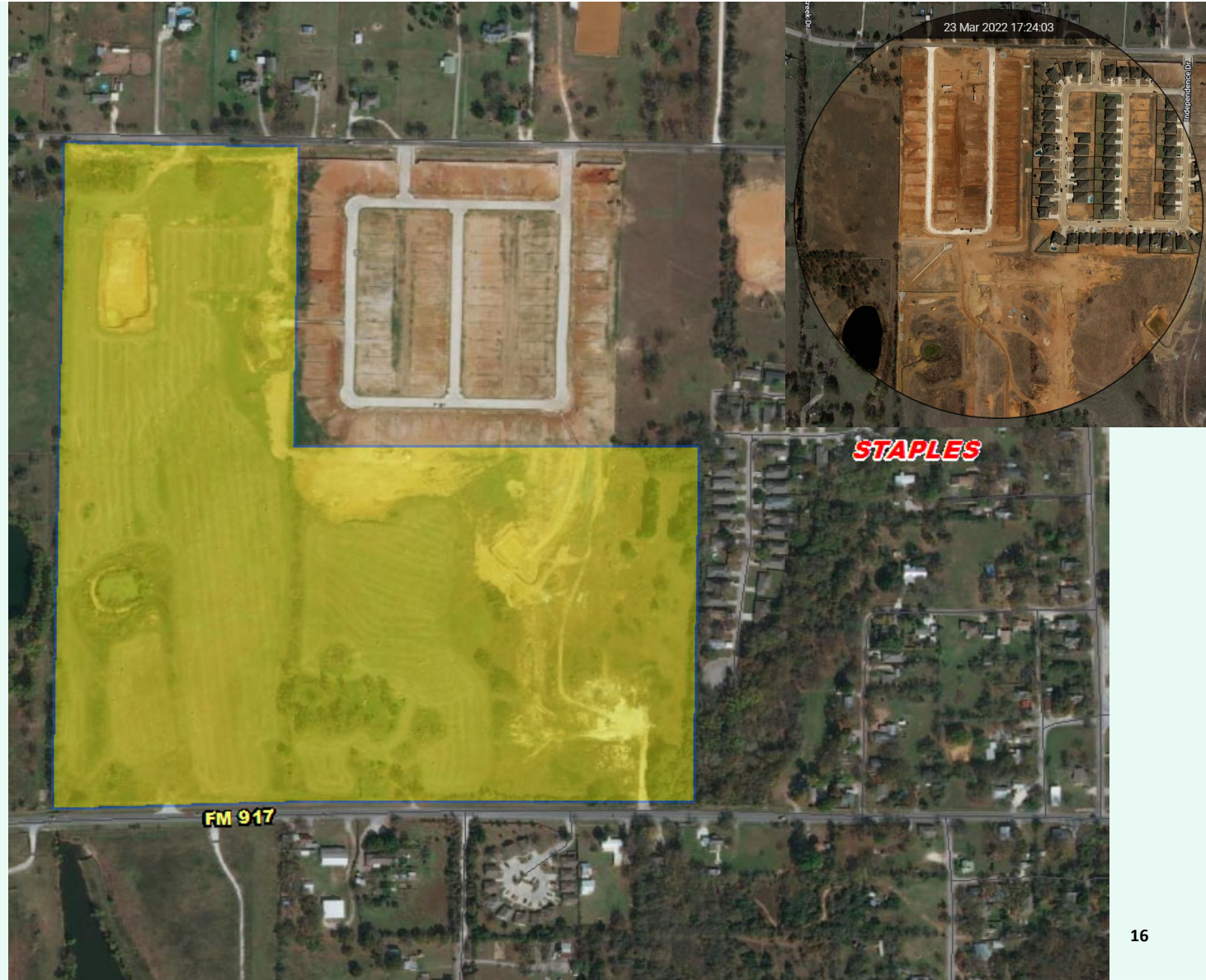




# Residential Activity

## Mockingbird Hills

- 94 total future lots
- Groundwork underway on all 94 lots
- Streets being paved
- Staples Elementary Zone

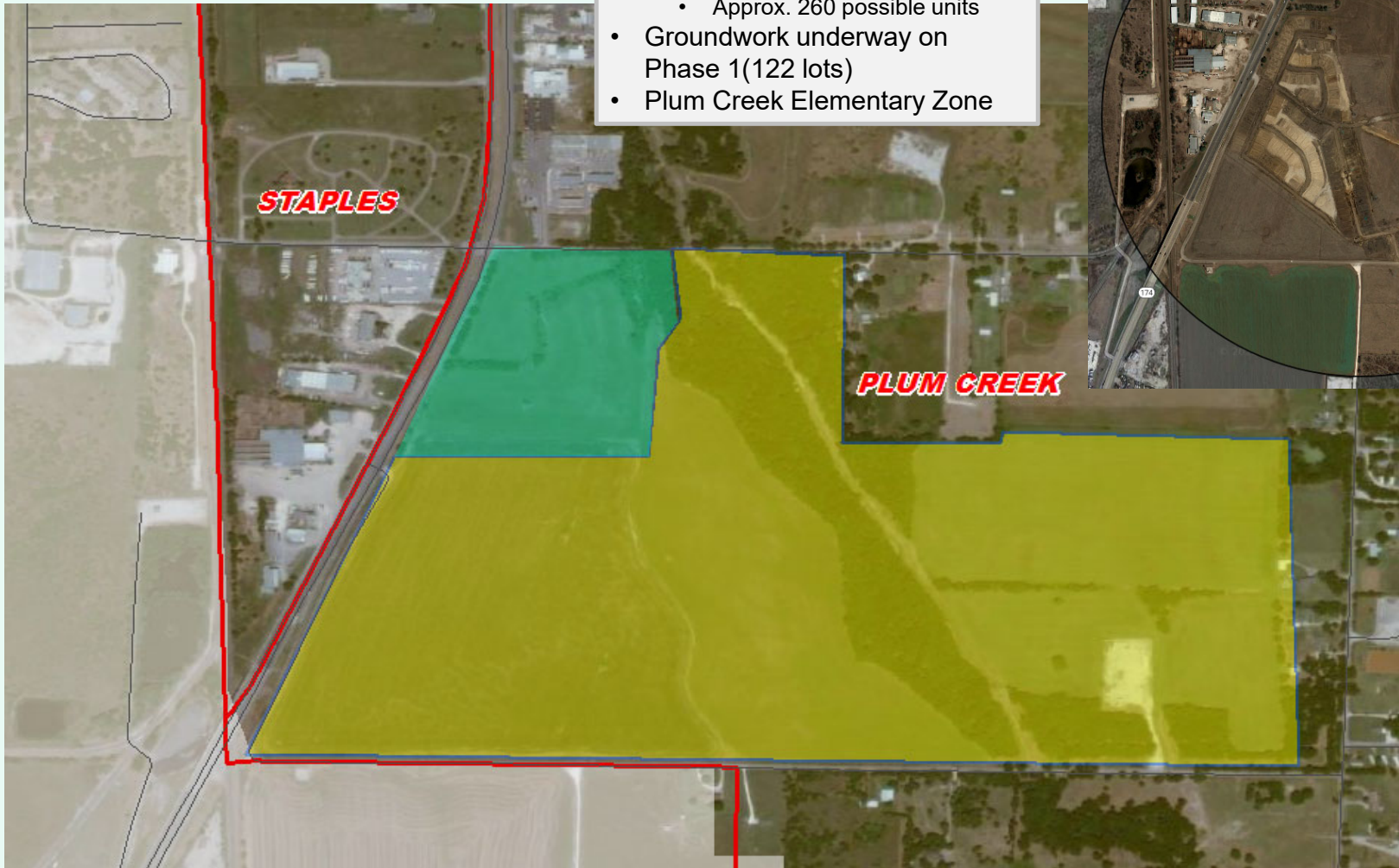




# Residential Activity

## Custard Farms

- 483 total SF lots
- 1 Multi-Family portion
  - Approx. 260 possible units
- Groundwork underway on Phase 1(122 lots)
- Plum Creek Elementary Zone





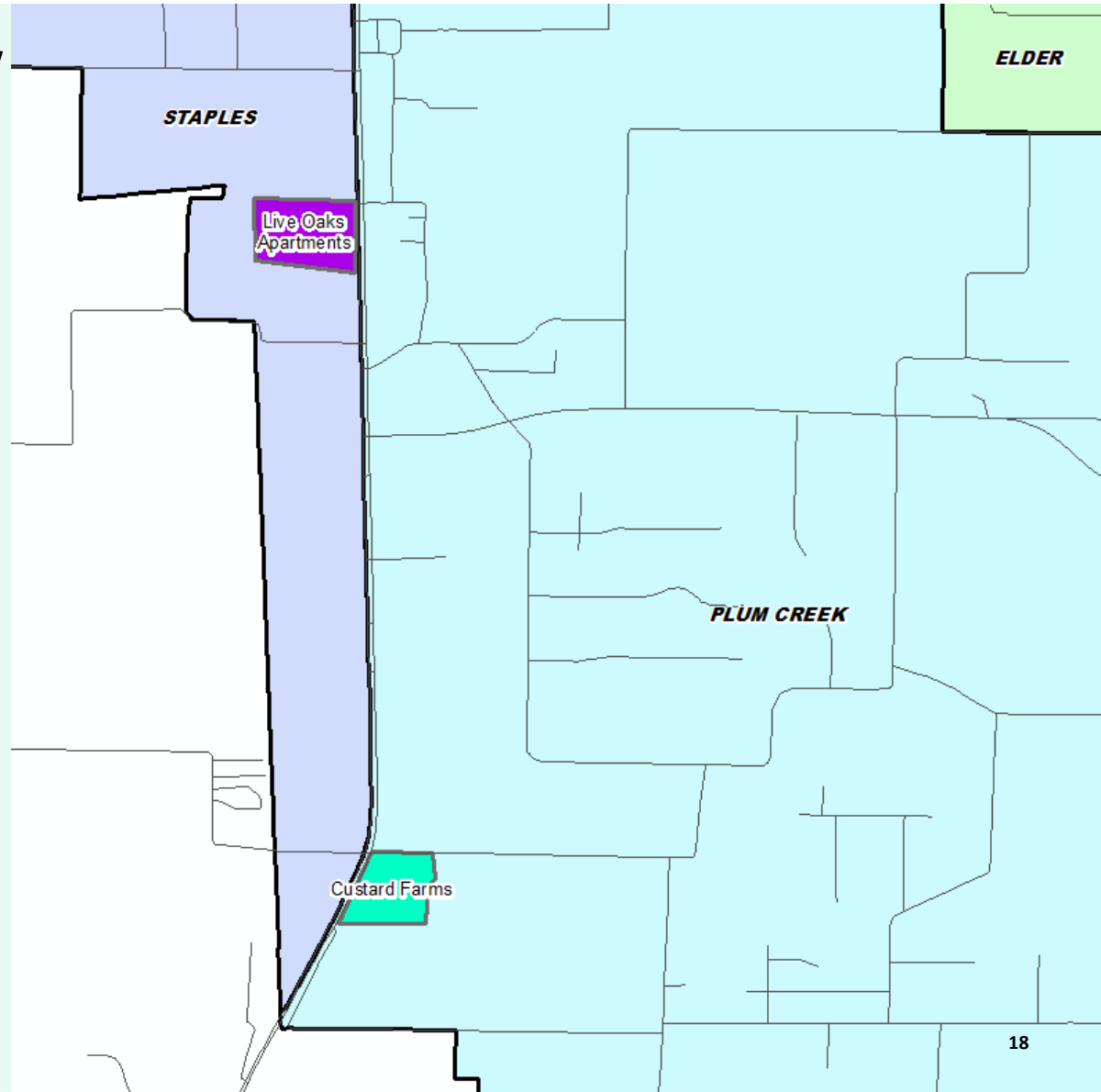


# District Multi-Family Overview

- There are 456 multi-family units under construction
- There are approx. 264 future multi-family units in Custard Farms development in the planning stages

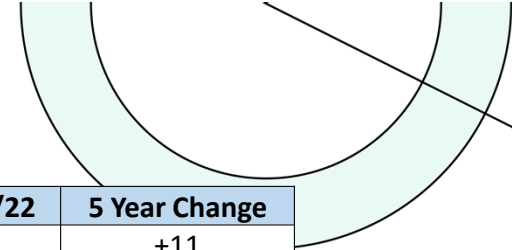
## Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION





# TEA Transfer Report



Transfers In From	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Alvarado ISD	5	15	10	12	18	16	+11
Burleson ISD	65	58	75	62	72	69	+4
Cleburne ISD	79	80	80	70	68	86	+7
Crowley ISD	71	81	73	57	61	65	-6
Fort Worth ISD	5	3	3	3	3	3	-2
Godley ISD	18	24	49	14	30	60	+42
Keene ISD	3	3	3	10	15	11	+8
<b>Total Transfers In*</b>	<b>269</b>	<b>304</b>	<b>330</b>	<b>260</b>	<b>293</b>	<b>348</b>	<b>+79</b>

Transfers Out To	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Alvarado ISD	3	3	3	3	3	3	0
Brazos River Charter School	13	3	3	3	3	3	-10
Burleson ISD	55	58	69	85	91	92	+37
Cleburne ISD	12	24	26	20	30	39	+27
Crowley ISD	6	3	3	13	16	12	+6
Fort Worth Academy of Fine Arts	5	3	3	3	3	3	-2
Godley ISD	20	37	37	45	56	44	+24
Harmony Science Academy	6	3	3	10	14	3	-3
Kaufman Leadership Academy	5	12	14	12	0	0	-5
Keene ISD	72	61	57	52	50	62	-10
Texas College Preparatory Academy	6	3	3	3	3	3	-3
<b>Total Transfers Out*</b>	<b>227</b>	<b>260</b>	<b>273</b>	<b>308</b>	<b>346</b>	<b>340</b>	<b>+113</b>

\* Totals include additional districts due to TEA rounding rules



# 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	20	160	385	397	431	425	425	468	448	420	411	405	397	395	341	5,528		
2018/19	24	174	378	405	395	447	429	417	476	444	429	427	422	360	358	5,585	57	1.0%
2019/20	10	179	411	413	385	401	455	433	425	469	452	435	429	398	323	5,618	33	0.6%
2020/21	28	112	401	412	383	388	404	424	422	427	463	466	417	398	345	5,490	-128	-2.3%
2021/22	25	148	458	437	405	423	429	424	439	451	466	517	461	413	377	5,873	383	7.0%
2022/23	27	161	498	500	453	419	439	444	434	448	467	499	493	429	392	6,104	231	3.9%
2023/24	27	161	484	529	518	468	429	451	454	447	465	499	477	458	407	6,275	171	2.8%
2024/25	27	161	481	516	543	531	479	436	456	468	462	499	479	443	434	6,415	140	2.2%
2025/26	27	161	493	512	532	556	546	490	446	467	486	495	477	446	420	6,554	139	2.2%
2026/27	27	161	501	526	532	550	576	562	497	459	483	520	475	444	423	6,735	182	2.8%
2027/28	27	161	506	530	536	543	573	598	568	511	475	517	499	441	421	6,906	170	2.5%
2028/29	27	161	512	533	535	543	566	590	604	584	528	509	496	464	418	7,070	164	2.4%
2029/30	27	161	519	541	543	543	566	583	596	620	604	564	488	461	440	7,255	186	2.6%
2030/31	27	161	527	545	550	550	565	583	588	612	641	644	541	454	437	7,425	169	2.3%
2031/32	27	161	536	553	554	557	573	581	588	604	633	683	618	503	430	7,600	176	2.4%

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



# Ten Year Forecast by Campus

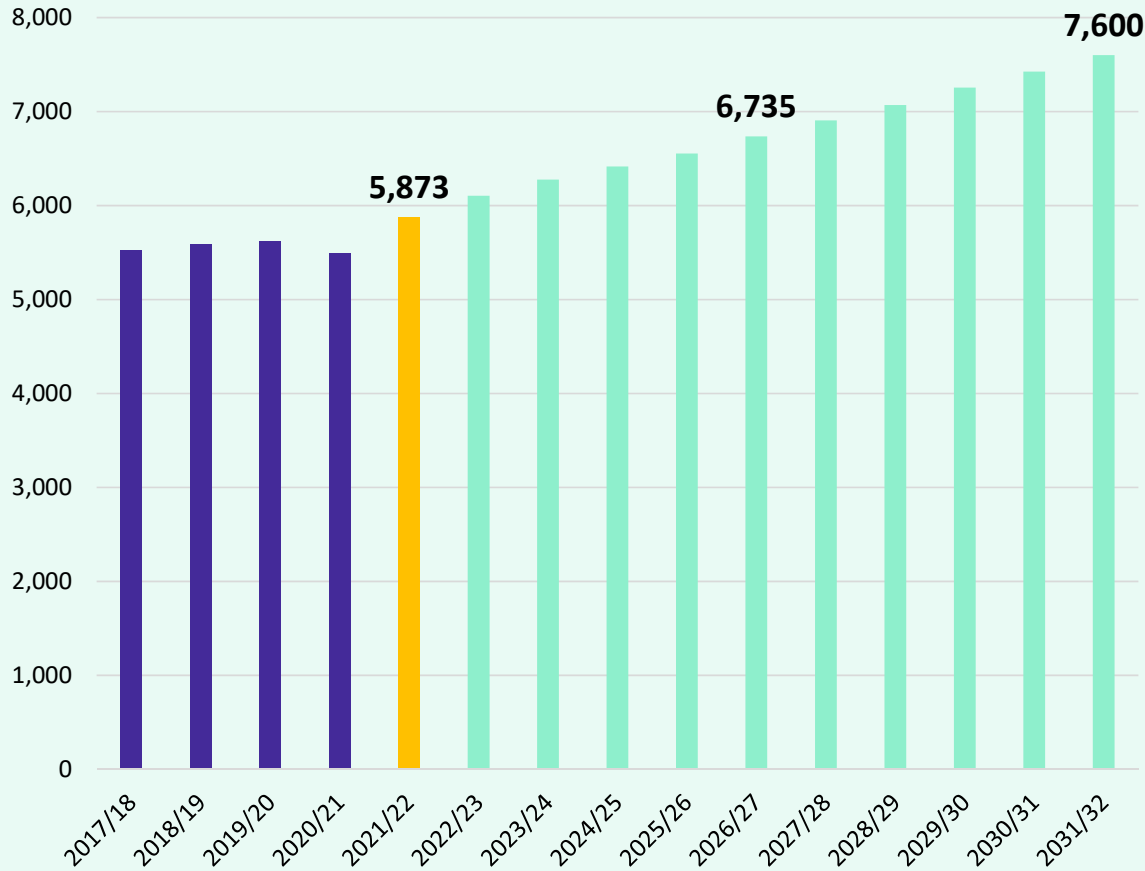
Campus	Capacity	2020/21	Fall	Enrollment Projections									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
A.G. Elder Elementary	608	553	608	645	659	669	698	722	725	719	717	712	701
Caddo Grove Elementary	646	551	600	630	644	643	648	665	657	634	617	608	599
H.D. Staples Elementary	532	450	425	465	487	524	541	550	553	552	548	553	559
North Joshua Elementary	703	586	647	719	779	831	902	968	1,009	1,045	1,091	1,133	1,183
Plum Creek Elementary	627	412	469	482	498	507	528	530	530	517	510	502	500
<b>ELEMENTARY TOTALS</b>	<b>3,116</b>	<b>2,552</b>	<b>2,749</b>	<b>2,941</b>	<b>3,067</b>	<b>3,174</b>	<b>3,317</b>	<b>3,435</b>	<b>3,474</b>	<b>3,467</b>	<b>3,483</b>	<b>3,508</b>	<b>3,542</b>
Elementary Percent Change		-5.02%	7.72%	6.98%	4.28%	3.49%	4.51%	3.56%	1.14%	-0.20%	0.46%	0.72%	0.97%
Elementary Absolute Change		-135	197	192	126	107	143	118	39	7	16	25	34
R.C. Loflin Middle School	1,181	748	762	728	740	731	750	746	812	883	950	956	942
Nichols Middle School	700	564	594	621	626	655	649	693	742	833	870	885	883
<b>MIDDLE SCHOOL TOTALS</b>	<b>1,881</b>	<b>1,312</b>	<b>1,356</b>	<b>1,349</b>	<b>1,366</b>	<b>1,386</b>	<b>1,399</b>	<b>1,439</b>	<b>1,554</b>	<b>1,716</b>	<b>1,820</b>	<b>1,841</b>	<b>1,825</b>
Middle School Percent Change		-2.53%	3.35%	-0.52%	1.26%	1.46%	0.94%	2.86%	7.99%	10.42%	6.06%	1.15%	-0.87%
Middle School Absolute Change		-34	44	-7	17	20	13	40	115	162	104	21	-16
Joshua 9th Grade Center	699	463	504	489	490	488	485	510	507	499	554	634	673
Joshua High School	1,411	1,132	1,224	1,285	1,315	1,328	1,314	1,313	1,332	1,349	1,360	1,403	1,522
New Horizon High School	100	31	40	40	37	39	39	38	39	39	38	39	38
<b>HIGH SCHOOL TOTALS</b>	<b>2,210</b>	<b>1,626</b>	<b>1,768</b>	<b>1,814</b>	<b>1,842</b>	<b>1,855</b>	<b>1,838</b>	<b>1,861</b>	<b>1,878</b>	<b>1,887</b>	<b>1,952</b>	<b>2,076</b>	<b>2,233</b>
High School Percent Change		2.59%	8.73%	2.60%	1.54%	0.71%	-0.93%	1.28%	0.88%	0.47%	3.50%	6.30%	7.61%
High School Absolute Change		41	142	46	28	13	-17	24	16	9	66	123	158
<b>DISTRICT TOTALS</b>	<b>7,207</b>	<b>5,490</b>	<b>5,873</b>	<b>6,104</b>	<b>6,275</b>	<b>6,415</b>	<b>6,554</b>	<b>6,735</b>	<b>6,906</b>	<b>7,070</b>	<b>7,255</b>	<b>7,425</b>	<b>7,600</b>
District Percent Change		-2.28%	6.98%	3.93%	2.80%	2.23%	2.16%	2.77%	2.53%	2.37%	2.63%	2.33%	2.37%
District Absolute Change		-128	383	231	171	140	139	182	170	164	186	169	176

Yellow box = over 105% capacity  
Green box = within 5% capacity



## Key Takeaways

Enrollment Forecast



- DFW economy positioned well for continued job and population growth
- Supply chain and labor shortages impacting construction times
- Joshua ISD had approx. 951 total home sales in 2021, a 13% increase from 2020 totals
- Groundwork is underway on over 400 lots within 4 subdivisions
- Joshua ISD may enroll over 6,700 students by 2026/27 and approx. 7,600 students by 2031/32