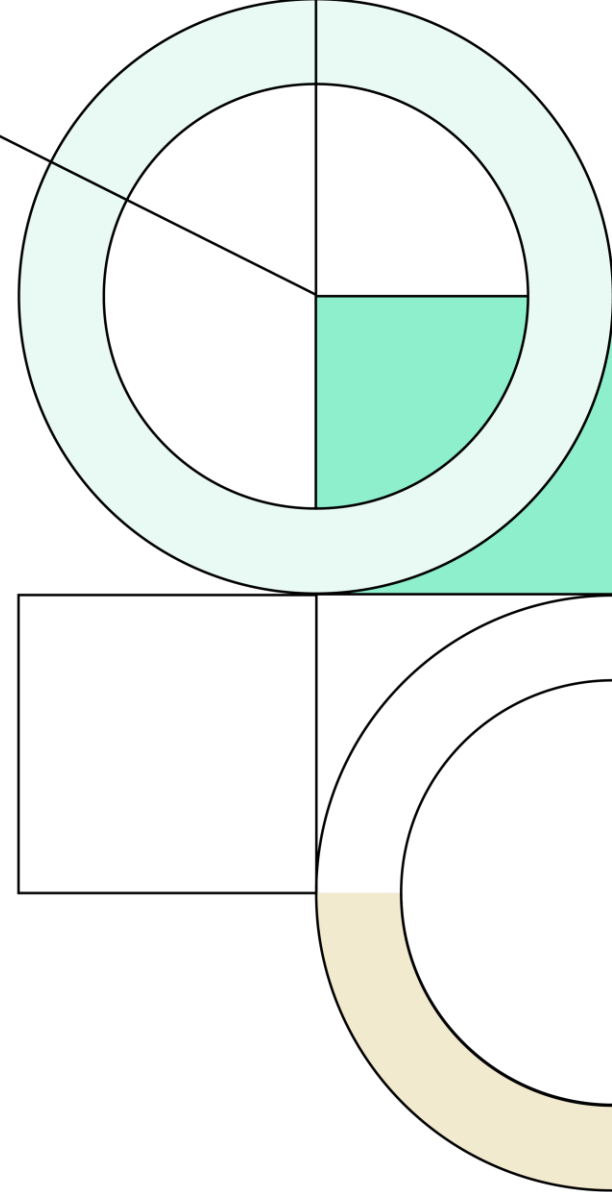


**Kaufman  
Independent  
School  
District**

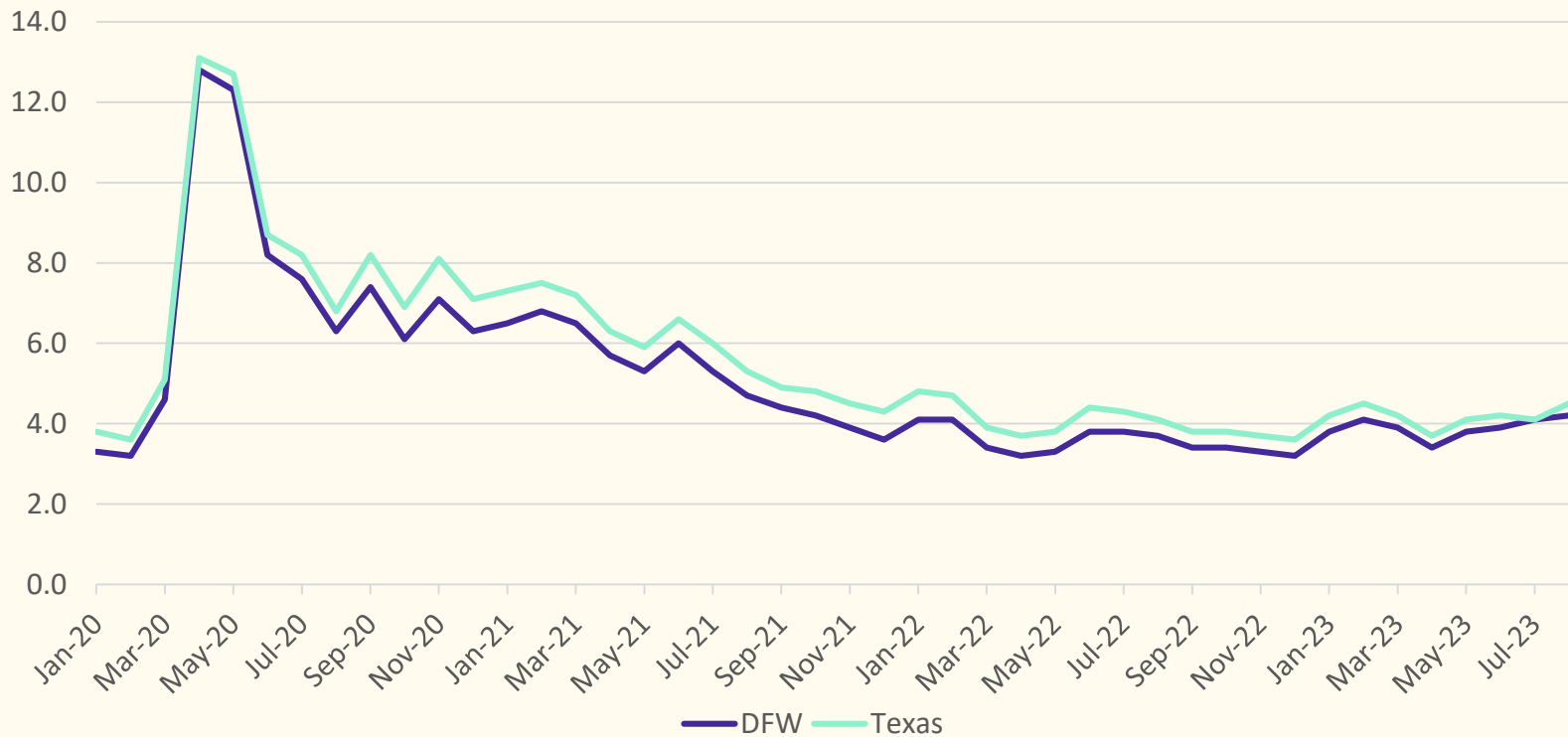
**Demographic Report  
October 2023**



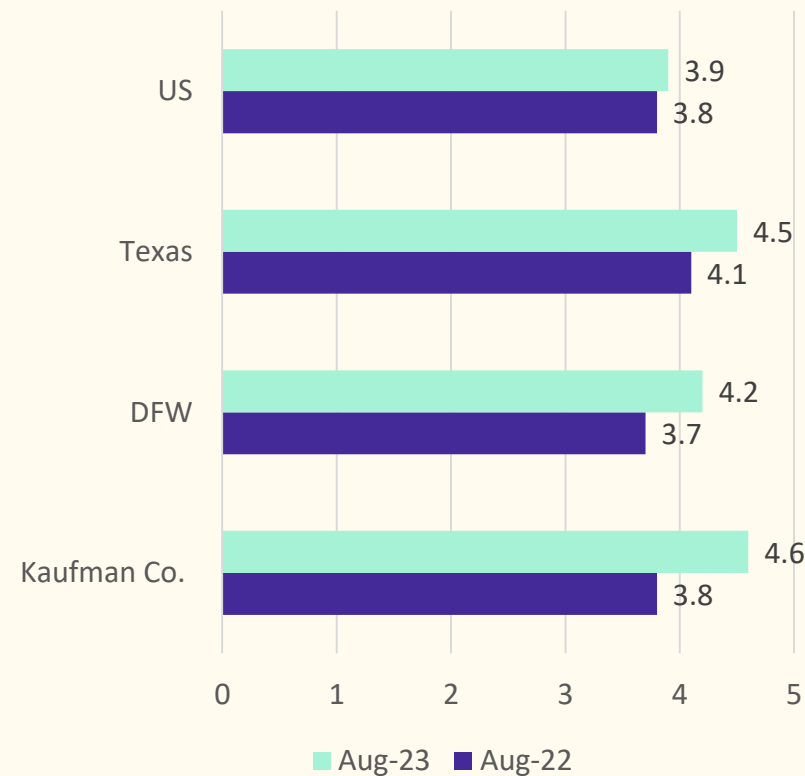


# Local Economic Conditions

### Unemployment Rate, Jan. 2019 - August 2023



### Unemployment Rate, Year over Year

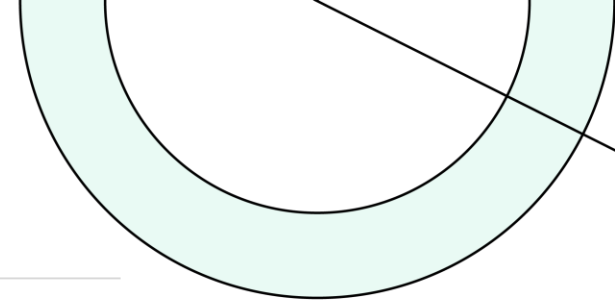
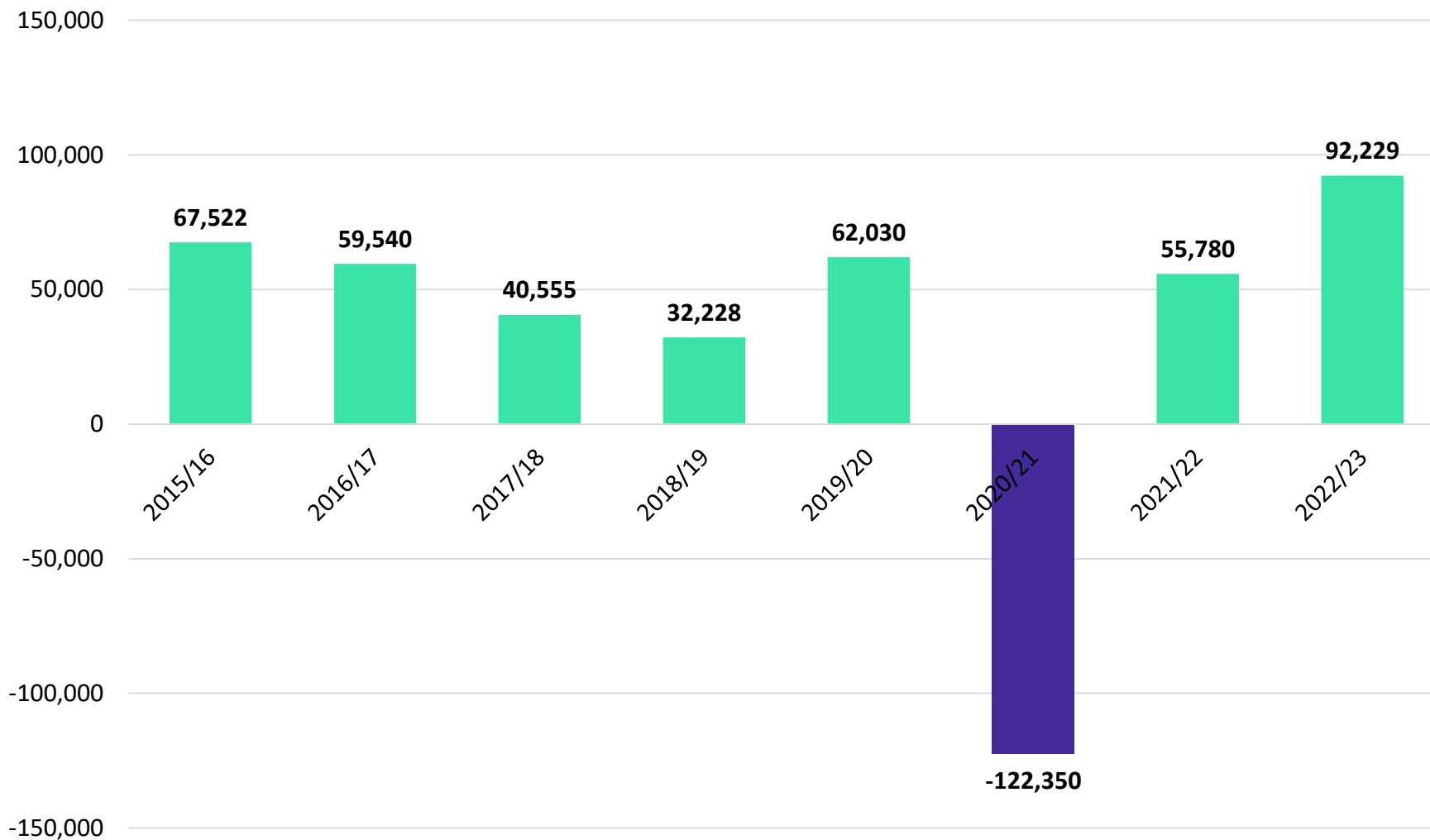




# State Enrollment Trends\*

(\*Preliminary Enrollment Data, TEA April 2023)

## Texas ISD Enrollment Change





# State Enrollment Trends\*

(\*Preliminary Enrollment Data, TEA April 2023)

## 2021-2022

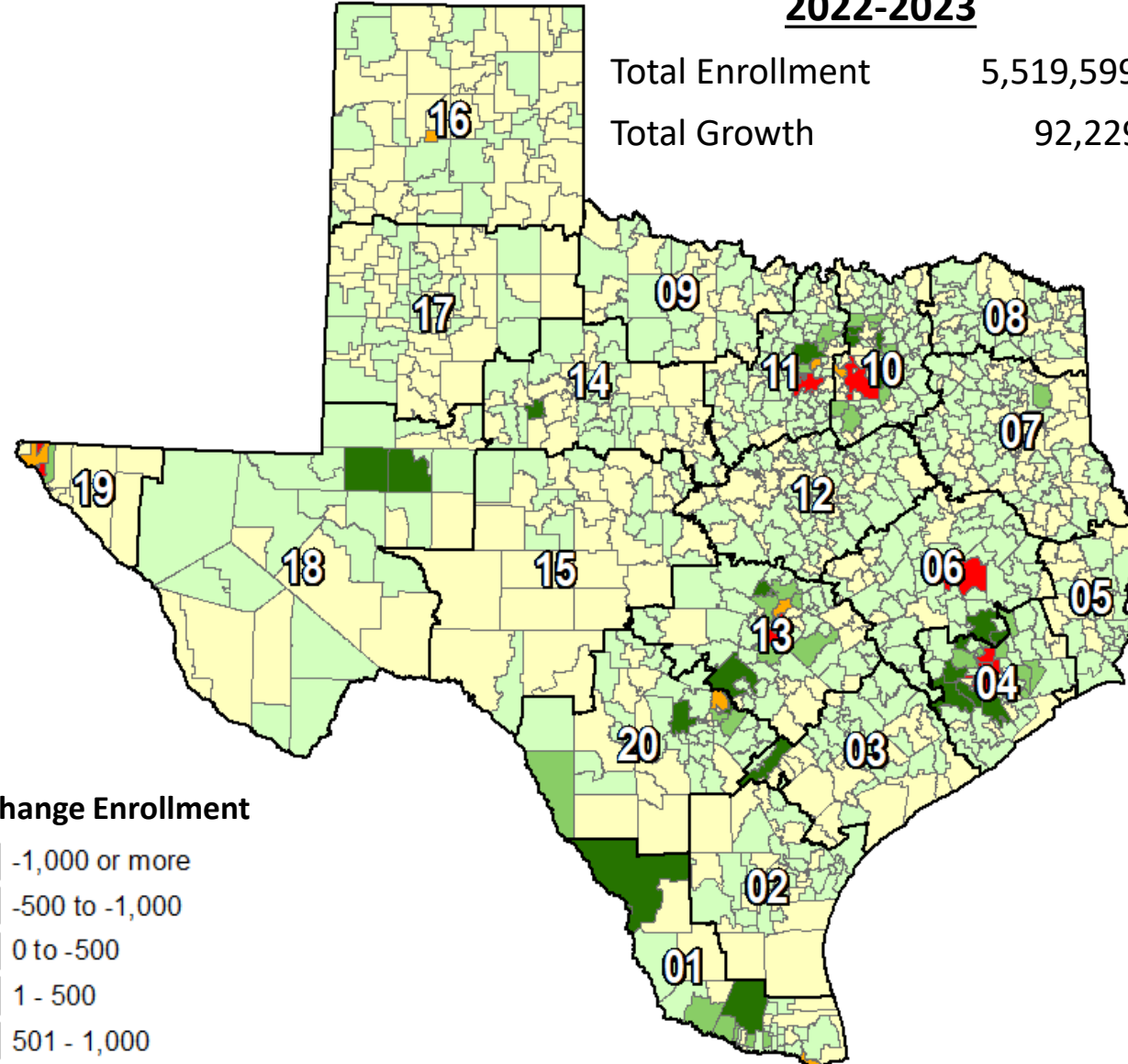
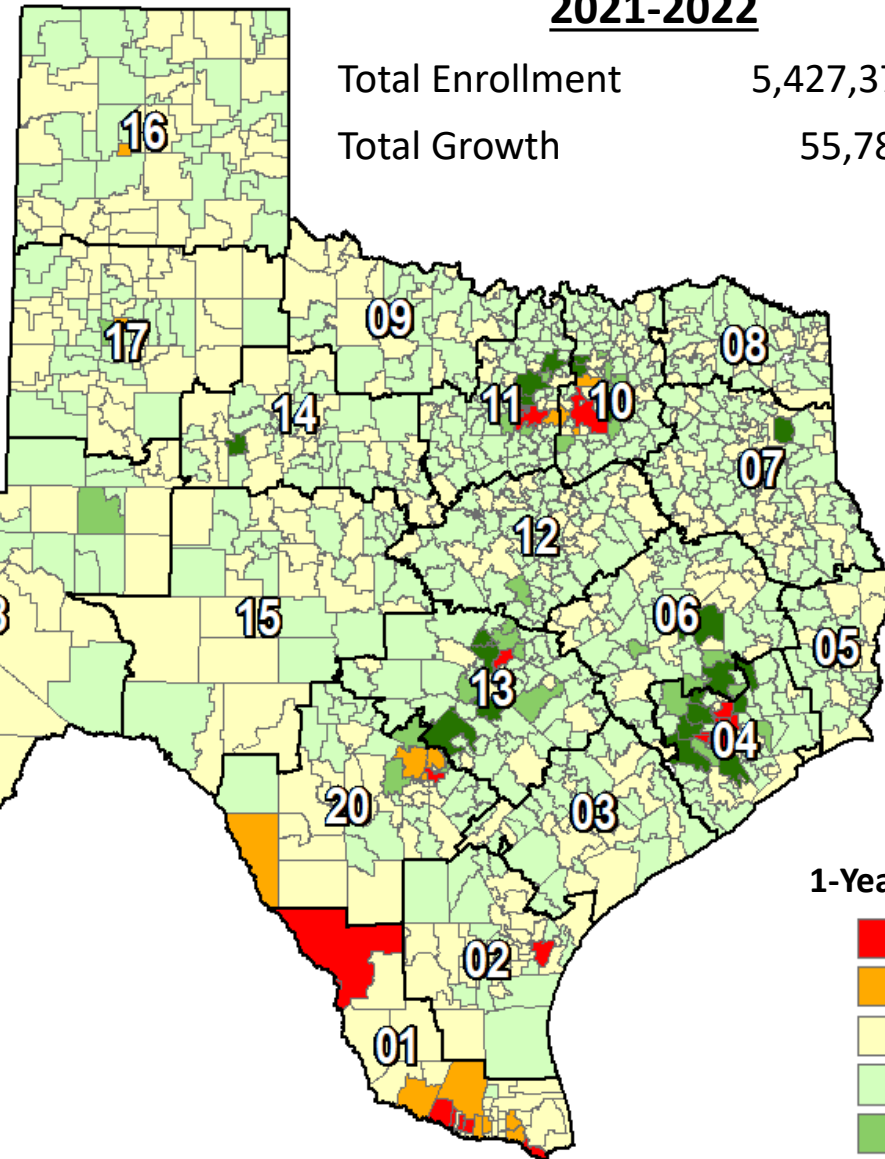
Total Enrollment 5,427,370

Total Growth 55,780

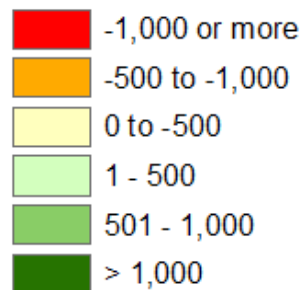
## 2022-2023

Total Enrollment 5,519,599

Total Growth 92,229



### 1-Year Change Enrollment



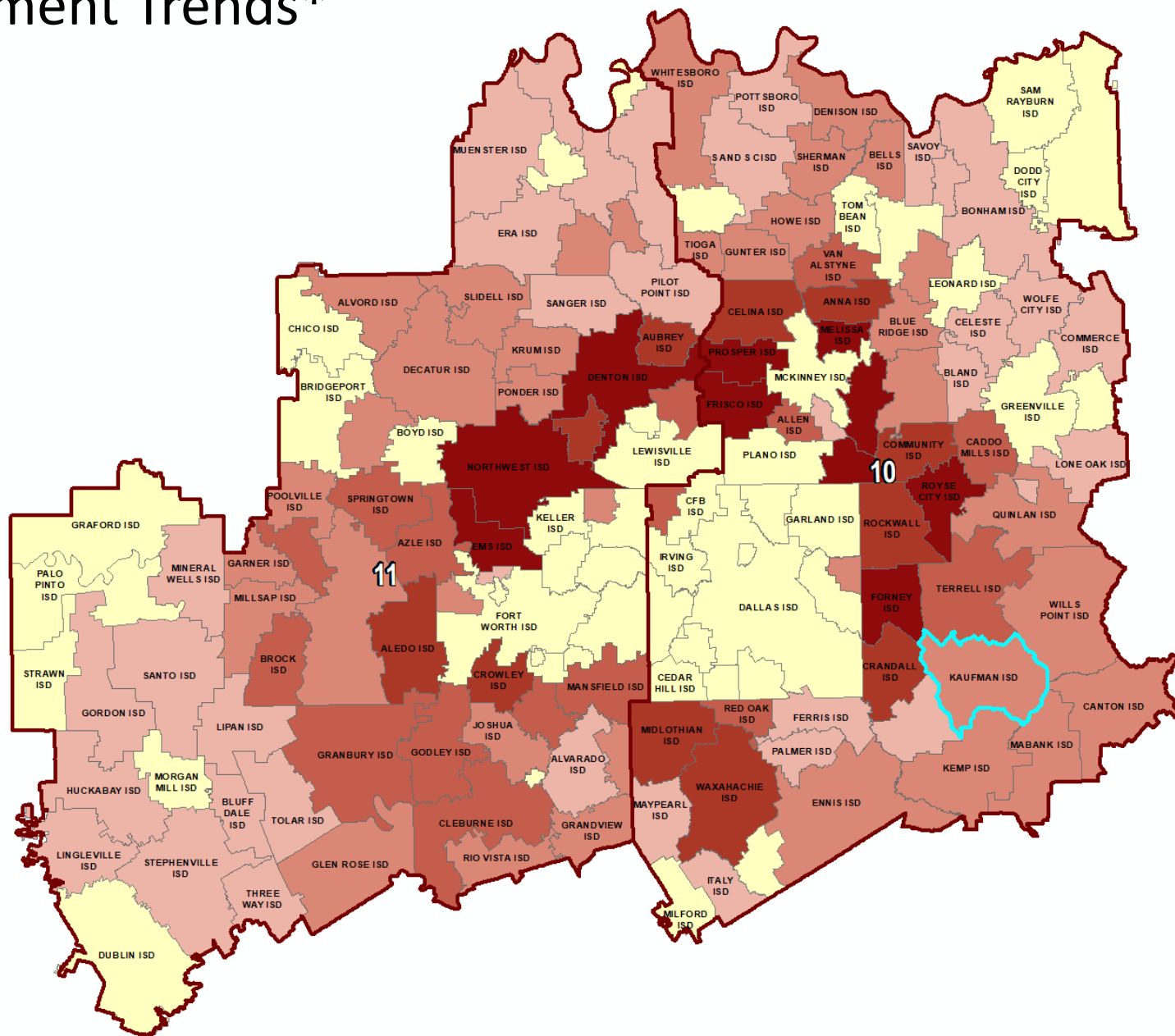
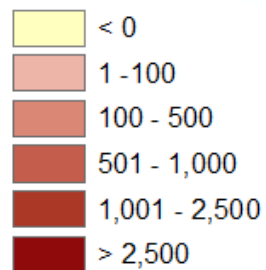


# Region 10 and 11 Enrollment Trends\*

(\*Preliminary Enrollment Data, TEA April 2023)

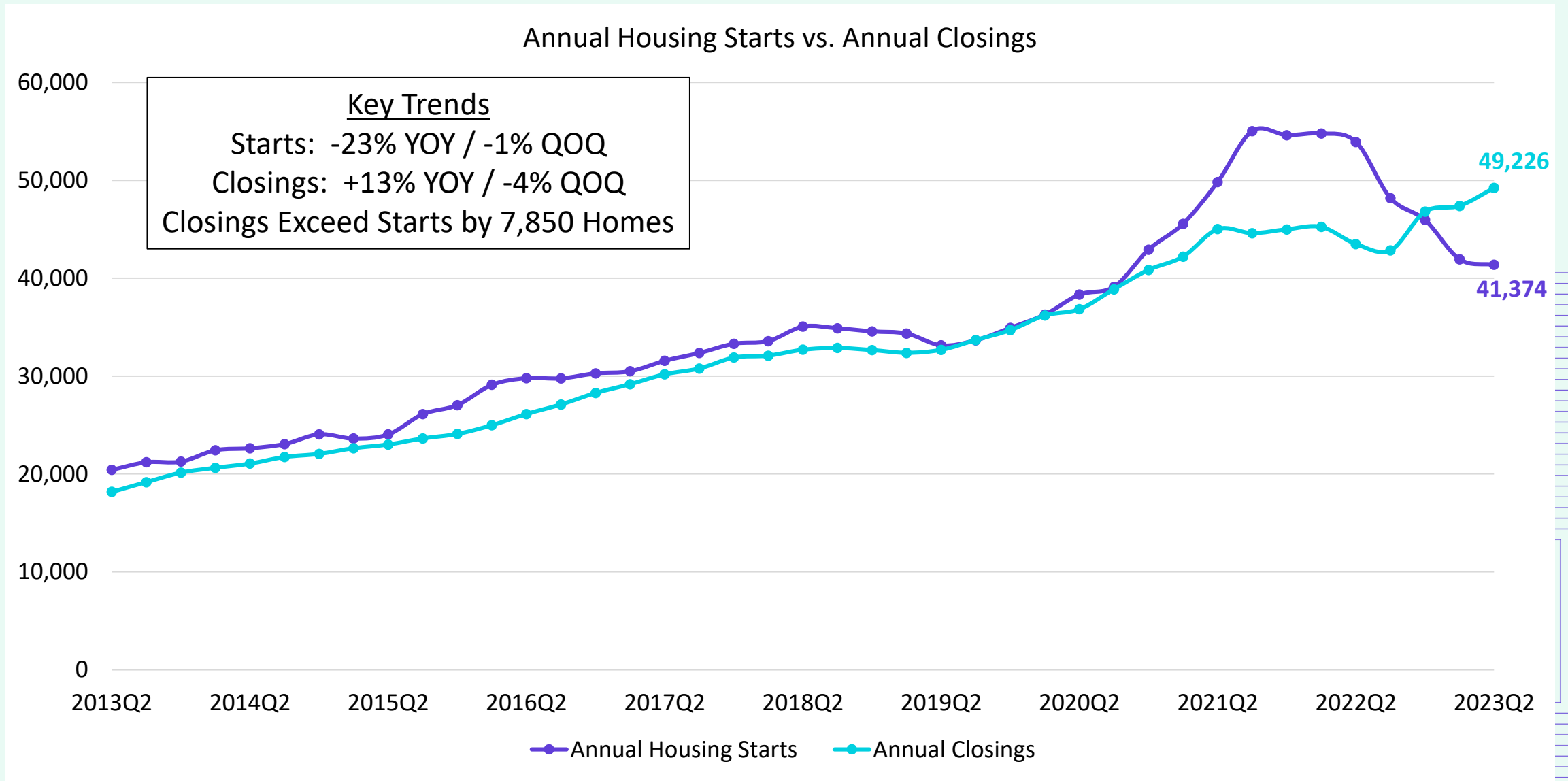
- Kaufman ISD enrollment has risen by 371 students between 2017/18 and 2022/23, an increase of 9.4%
- KISD enrollment has increased by 229 students, or 5.6%, since 2021/22

5-Year Change Enrollment





# DFW New Home Starts & Closings



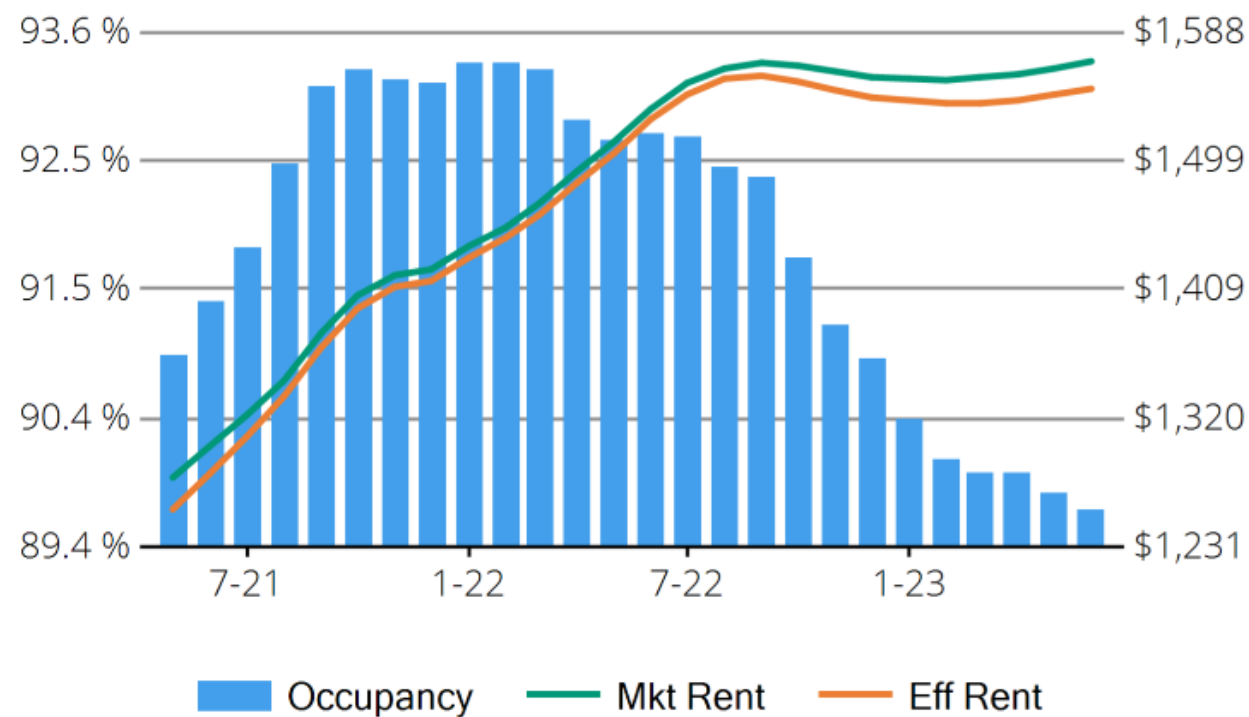


# Housing Market Trends: Multi-family Market- June 2023

## Stabilized and Lease-up Properties\*

Conventional Properties	Jun 2023	Annual Change
Occupancy	89.7	-3.3%
Unit Change	27,183	
Units Absorbed (Annual)	264	
Average Size (SF)	874	+0.3%
Asking Rent	\$1,567	+2.4%
Asking Rent per SF	\$1.79	+2.1%
Effective Rent	\$1,548	+1.6%
Effective Rent per SF	\$1.77	+1.3%
% Offering Concessions	20%	+168.3%
Avg. Concession Package	4.9%	+7.1%

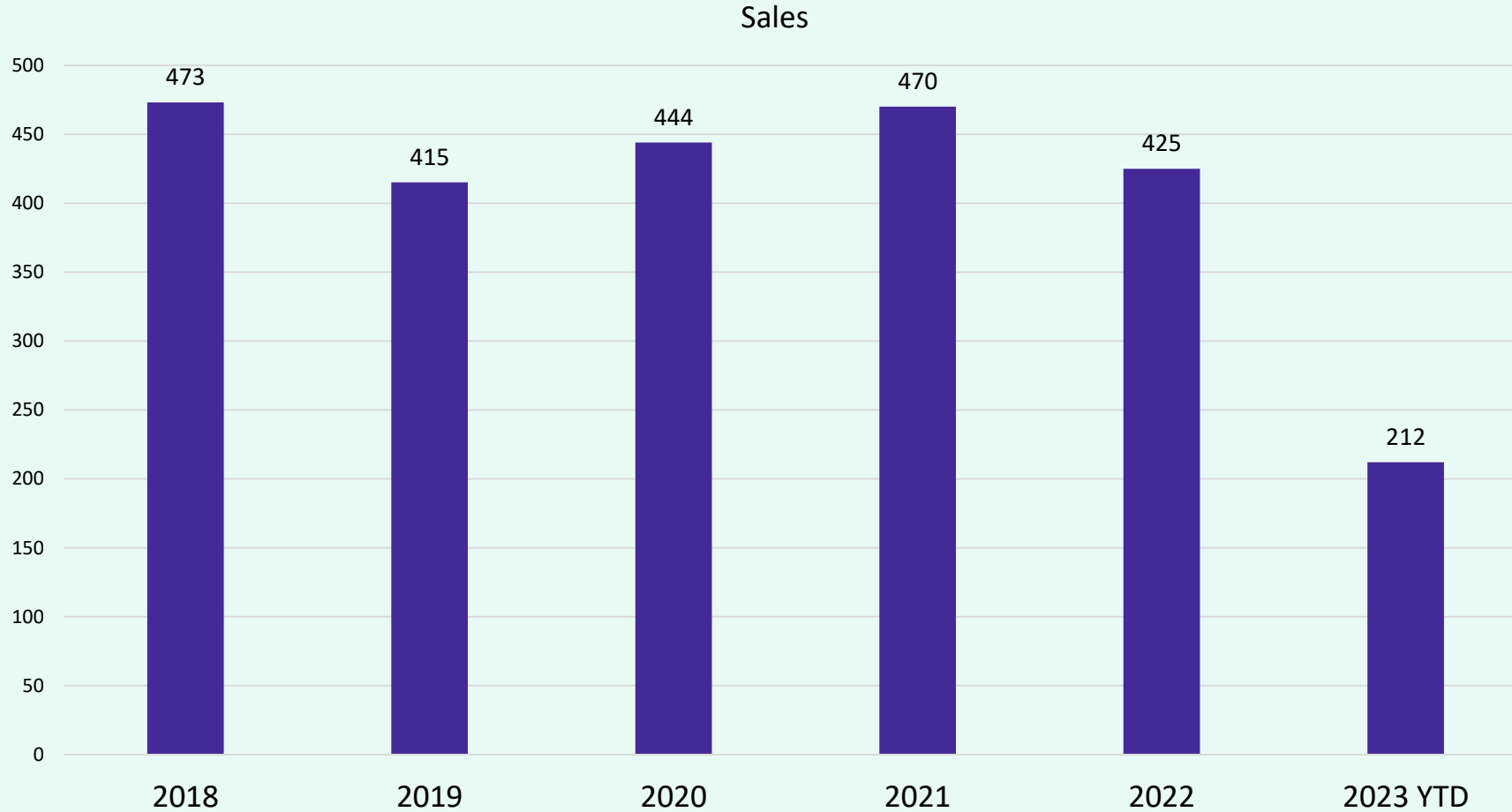
### Dallas/Fort Worth, TX





# Kaufman ISD Housing Market Analysis

## District Annual Home Sales by Type, 2018 – 2023 YTD



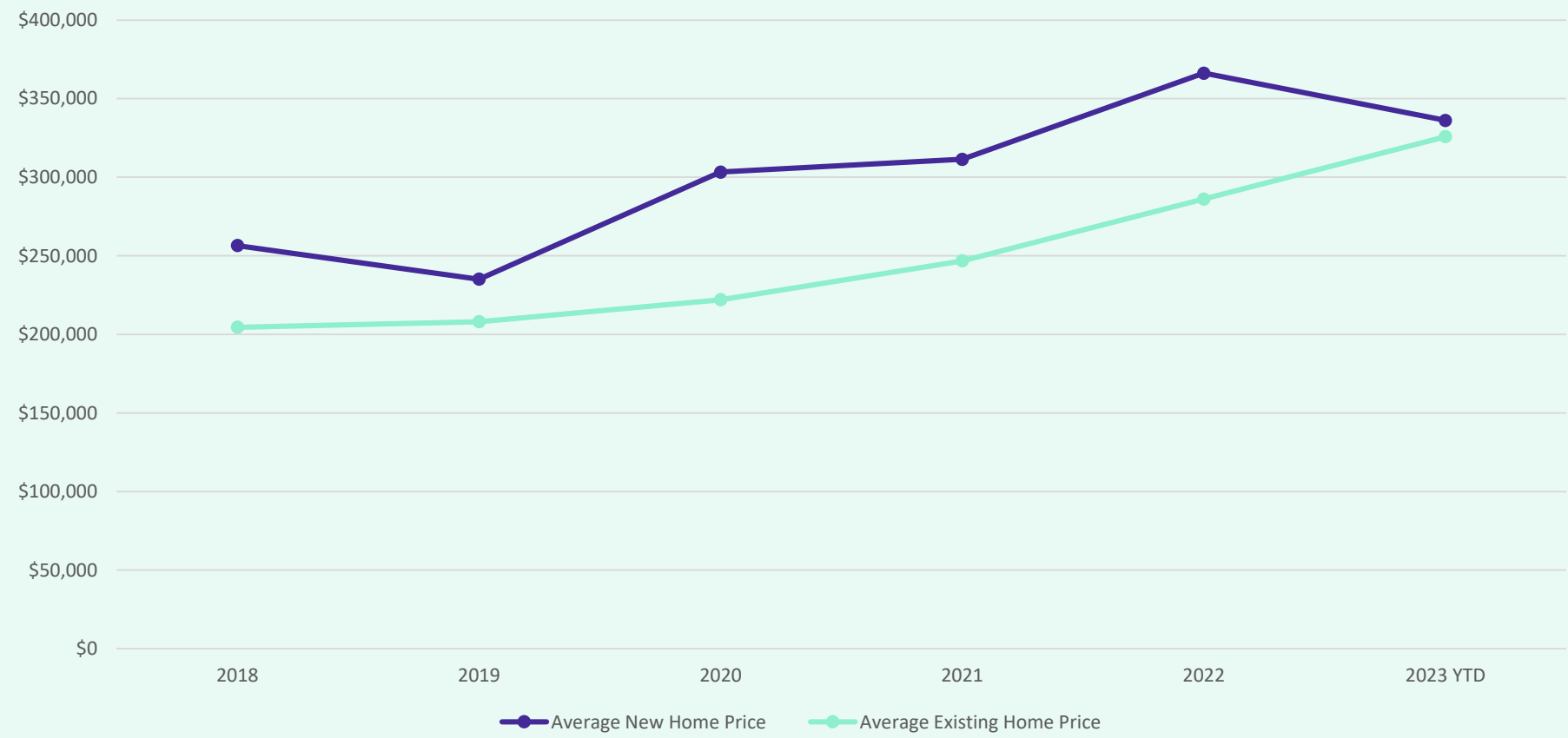
- Total home sales in KISD declined 9.6% from between 2021 and 2022
- New home sales within the district account for roughly 14% of all 2022 sales



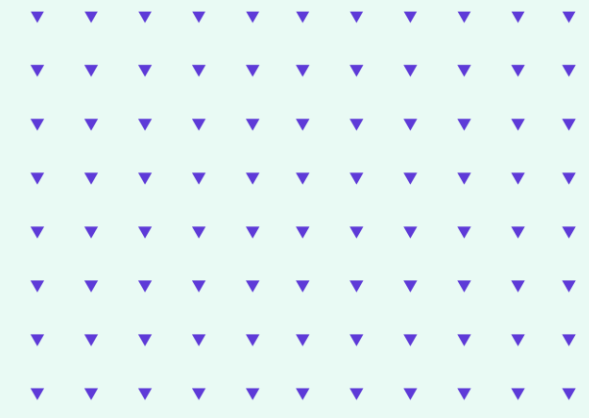


# Kaufman ISD Housing Market Analysis

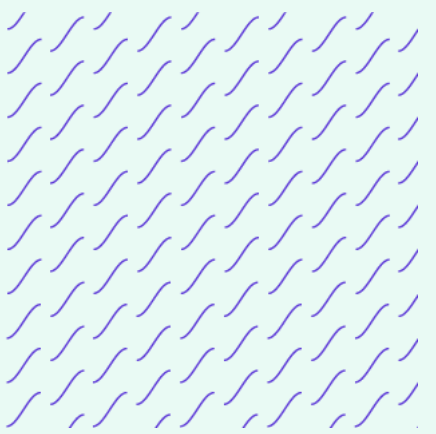
## Average New vs. Existing Home Sale Price, 2018 – 2023 YTD



- Between 2018 and 2022, the average new home price in KISD has increased roughly 43%, a rise of roughly \$110,000
- The average existing home price within the district has increased by more than \$120,000 since 2018



	Avg New Home	Avg Existing Home
2018	\$256,562	\$204,583
2019	\$235,157	\$208,102
2020	\$303,317	\$222,047
2021	\$311,383	\$246,801
2022	\$366,189	\$286,100
2023 YTD	\$336,126	\$325,802

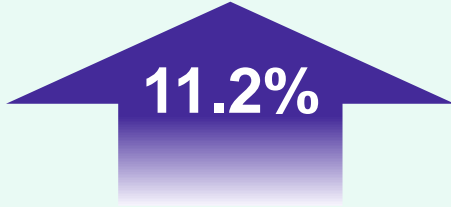




# District Demographic Snapshot

2020 District  
Census Population

**19,123**



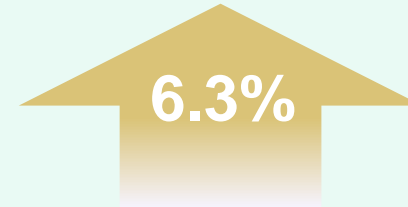
**11.2%**

**17,203**

2010 Census  
District Population

2020 Total District Population  
Below Age 18

**5,111**



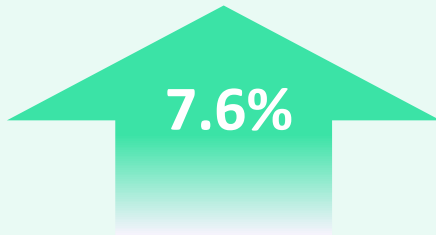
**6.3%**

**4,808**

2010 Census District  
Population Below Age 18

2020 District Households

**6,224**



**7.6%**

**5,786**

2010 District Households

2020 District Household Size

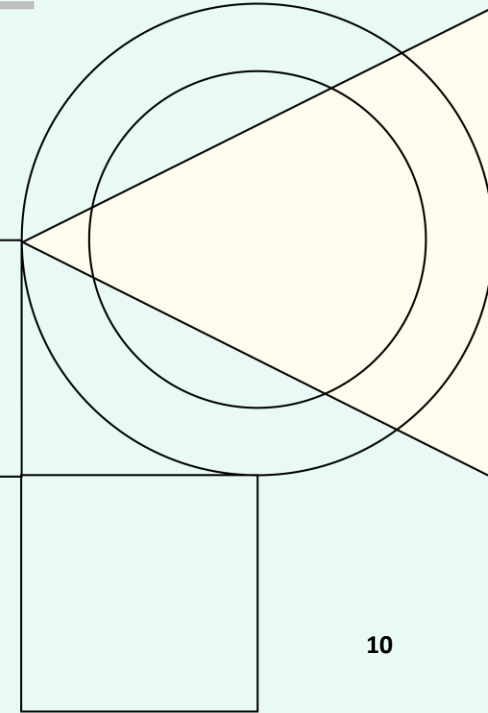
**3.07**



**0.1**

**2.97**

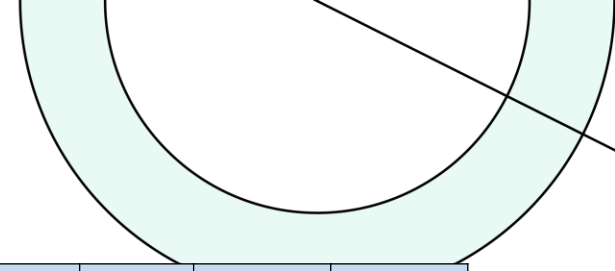
2010 District Household Size



Source: 2010 and 2020 US Census PL94-171 Data



# Annual Enrollment Change



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	11	173	266	274	292	267	266	282	328	334	320	328	330	271	283	4,025	-32	-0.8%
2021/22	7	179	278	285	287	296	273	272	303	342	327	368	309	308	259	4,093	68	1.7%
2022/23	15	172	313	288	294	313	320	297	298	311	377	397	359	301	315	4,370	277	6.8%
2023/24	13	174	283	331	317	318	325	331	312	316	320	385	376	314	284	4,399	29	0.7%

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

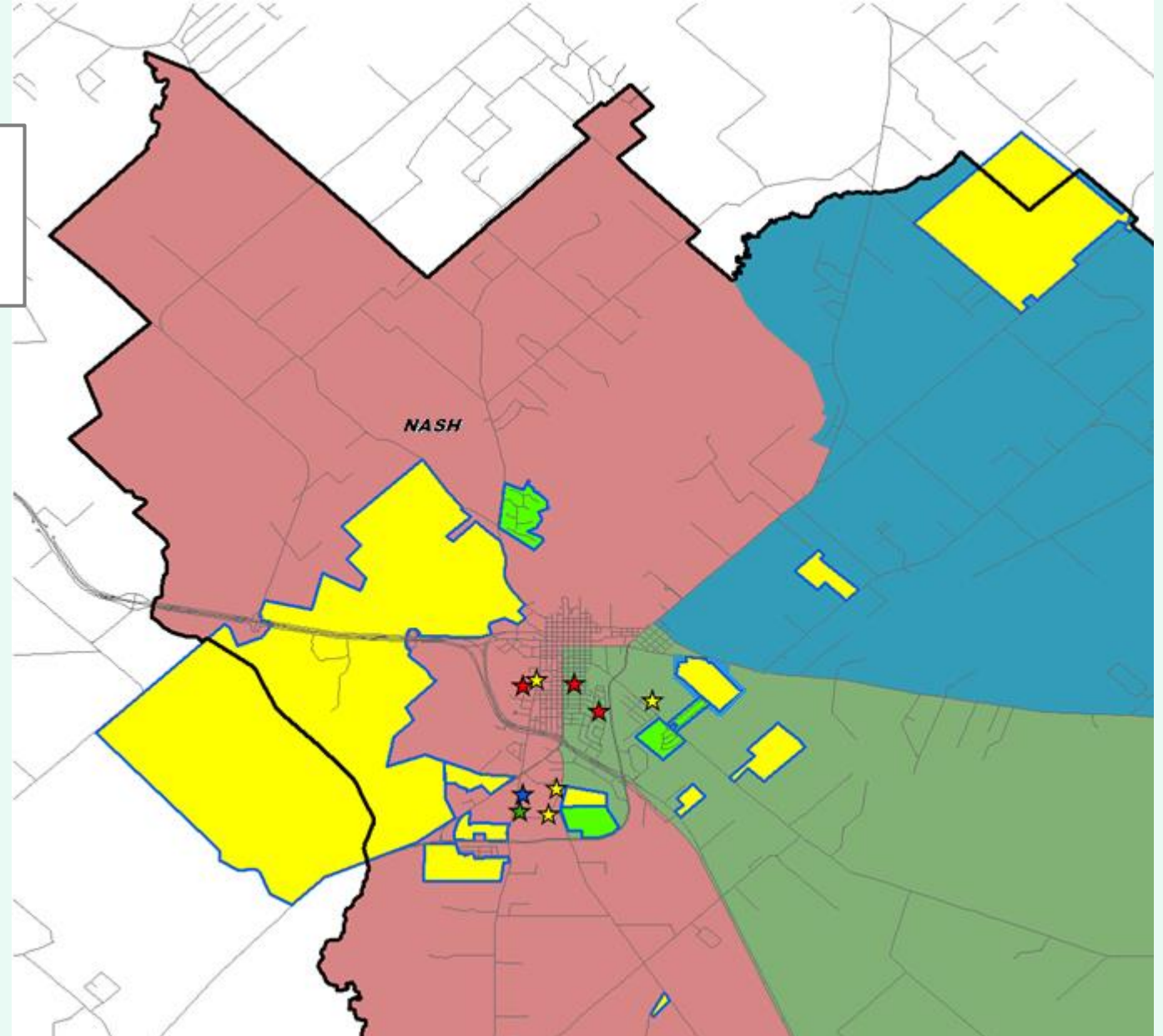
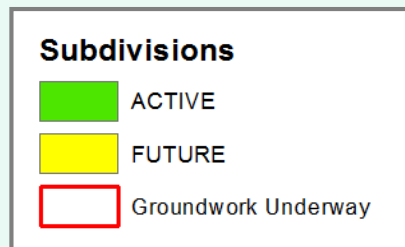
	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	K-5th	6th-8th	HS	TOT
3 Year Avg.	1.215	1.002	1.025	1.055	1.060	1.062	1.047	1.048	1.074	1.043	1.037	1.128	0.955	0.927	0.974	1.050	1.051	0.996	1.034
2020/21	1.000	1.018	0.943	0.972	0.997	1.031	1.023	1.014	1.022	0.979	1.013	0.994	1.012	0.919	0.919	0.997	1.005	0.961	0.987
2021/22	0.636	1.035	1.045	1.071	1.047	1.014	1.022	1.023	1.074	1.043	0.979	1.150	0.942	0.933	0.956	1.037	1.032	0.995	1.023
2022/23	2.143	0.961	1.126	1.036	1.032	1.091	1.081	1.088	1.096	1.026	1.102	1.214	0.976	0.974	1.023	1.076	1.075	1.047	1.066
2023/24	0.867	1.012	0.904	1.058	1.101	1.082	1.038	1.034	1.051	1.060	1.029	1.021	0.947	0.875	0.944	1.036	1.047	0.947	1.011

- Kaufman ISD enrollment grew by 29 students from the previous 2022-23 School Year.
- The largest cohort increase for this year are in 2<sup>nd</sup>, 3<sup>rd</sup>, and 7<sup>th</sup> Grade this year.
- Kindergarten numbers were down approximately 10% this year. This is consistent with what we are seeing in many Districts in the region.



# District Housing Overview

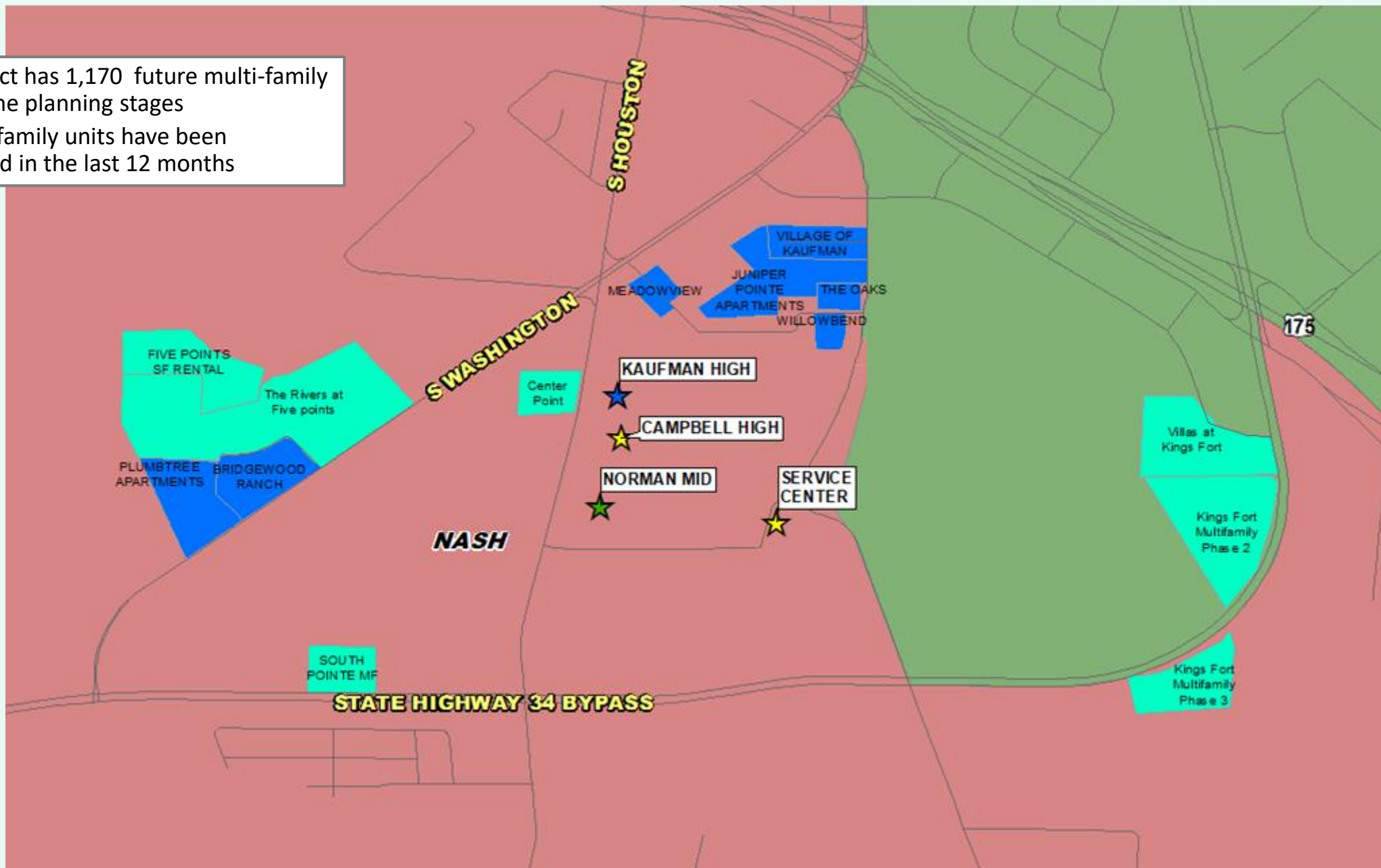
- There are currently 4 active building subdivisions that are within Kaufman ISD.
- Within KISD there are 12 future subdivisions in various stages of planning





# District Multi-Family Activity

- The district has 1,170 future multi-family units in the planning stages
- 72 multi-family units have been completed in the last 12 months





# Residential Activity

## Georgetown at King's Fort

- 291 total lots
- 116 vacant developed lots
- 10 homes under construction
- 166 homes occupied
- Builder: Bloomfield
- Phase 1 built out; future phases are ready but have not started construction
- Building 50-70 homes per year

July 2023



## Enclave at King's Fort

- 215 total future lots
- Groundwork anticipated to begin early 2024

## Villas at Kings Fort

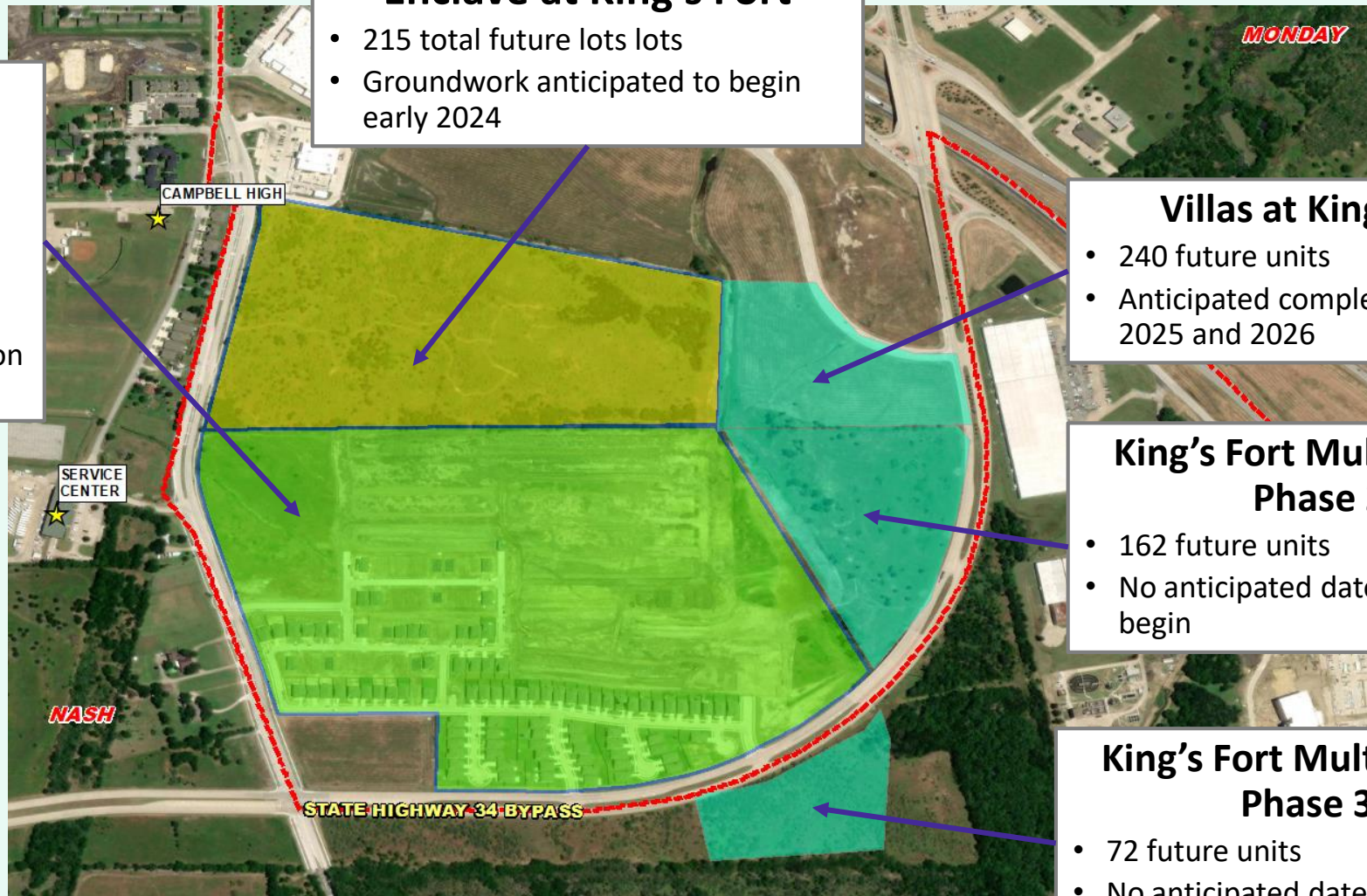
- 240 future units
- Anticipated completion between 2025 and 2026

## King's Fort Multi-Family Phase 2

- 162 future units
- No anticipated date for work to begin

## King's Fort Multi-Family Phase 3

- 72 future units
- No anticipated date for work to begin



MONDAY

CAMPBELL HIGH

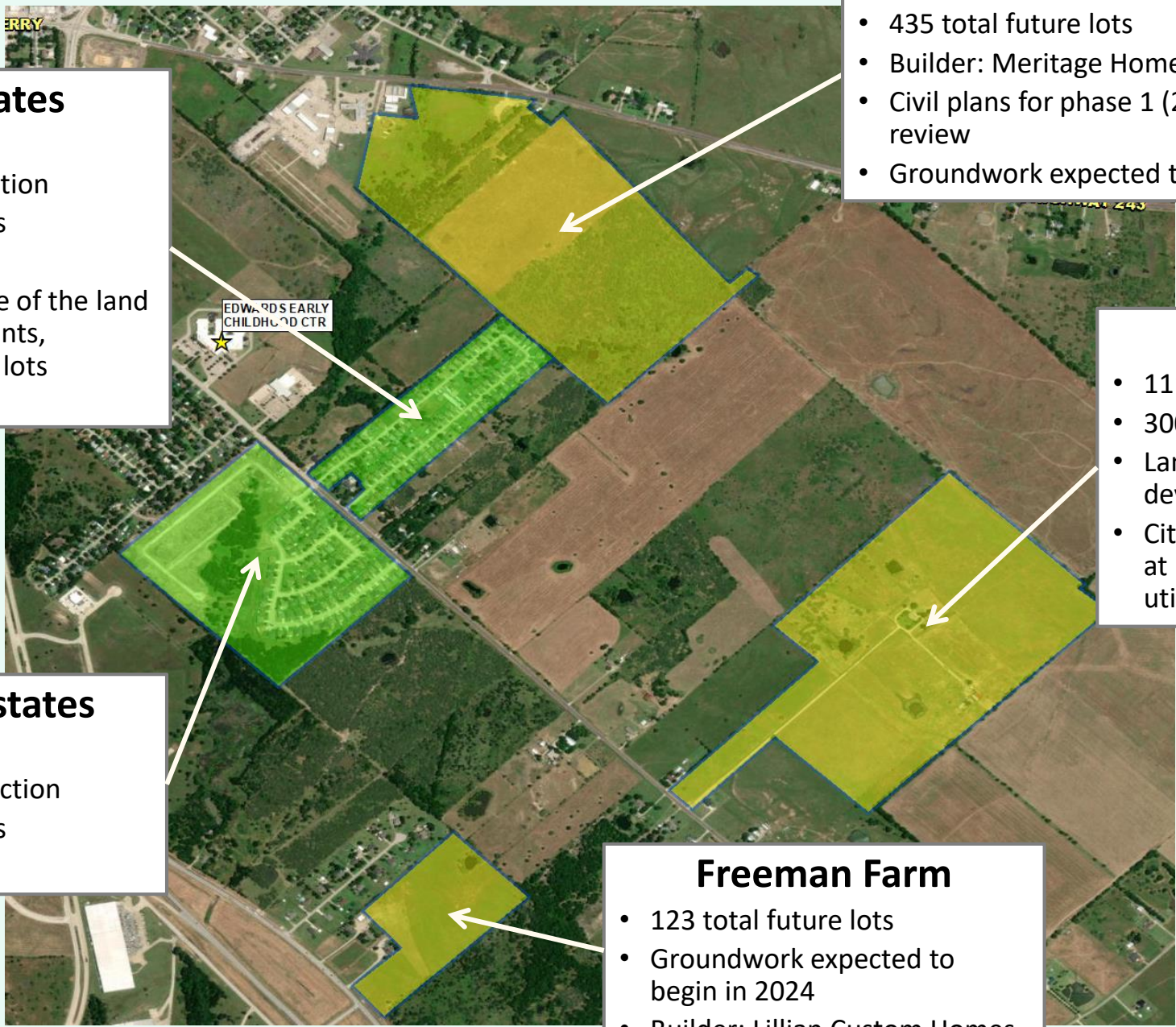
SERVICE CENTER

NASH

STATE HIGHWAY 34 BYPASS



# Residential Activity



**Harmony Estates**

- 107 Total lots
- 1 Home Under Construction
- 6 Vacant Developed Lots
- 100 occupied homes
- City has purchased some of the land for drainage improvements, reducing the number of lots available for building

**Highland Meadows**

- 435 total future lots
- Builder: Meritage Homes
- Civil plans for phase 1 (224 lots) under review
- Groundwork expected to start in 2024

**Jones Tract**

- 111 Acres
- 300 total future lots
- Land has been recently annexed, but no development has begun as of yet
- City does not anticipate development for at least two to three years due to needed utilities and access

**Prairie Creek Estates**

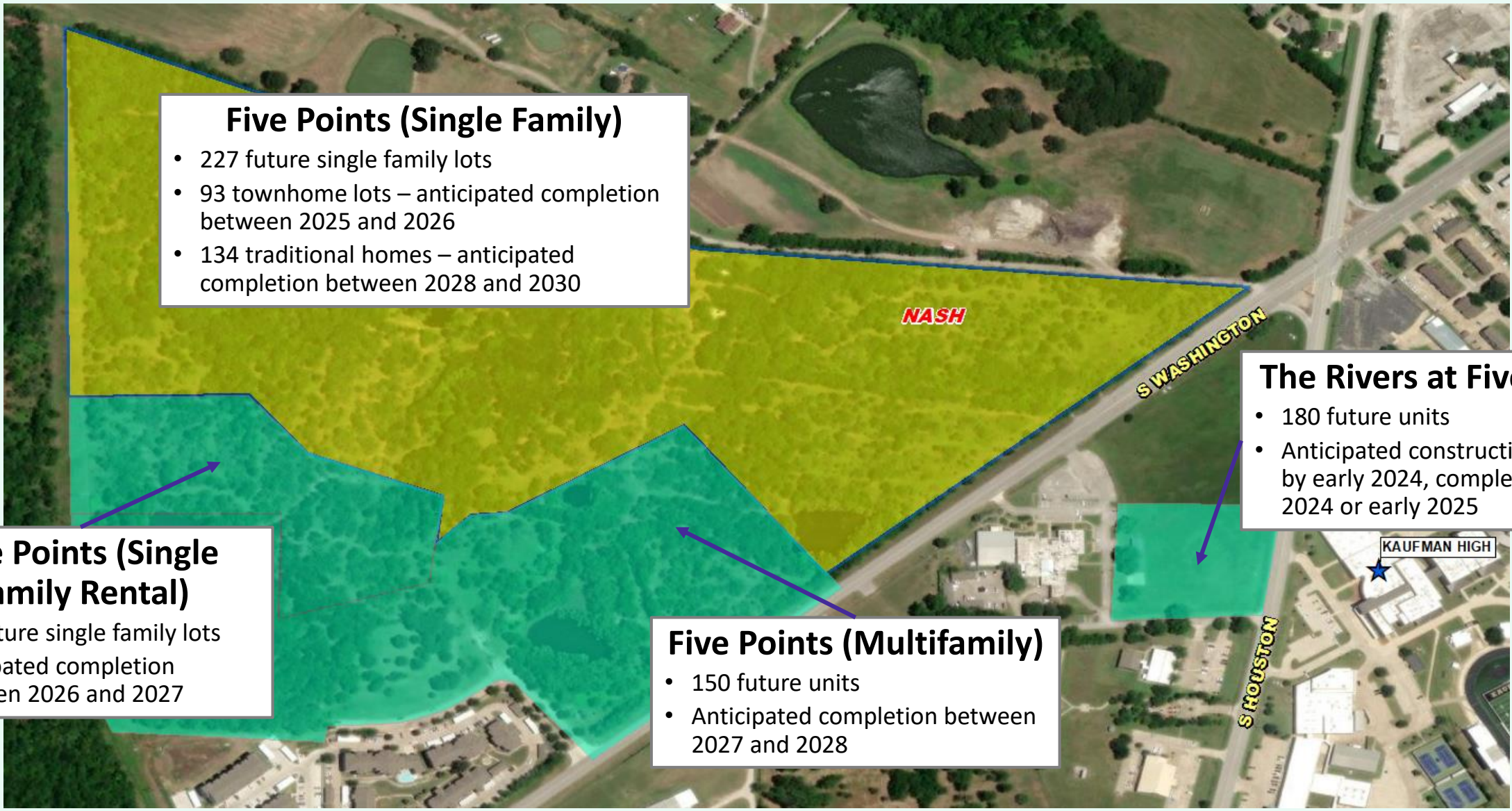
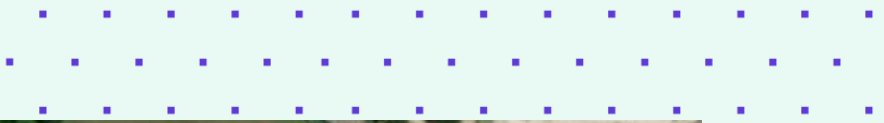
- 157 Total lots
- 9 Homes Under Construction
- 5 Vacant Developed Lots
- 143 occupied homes

**Freeman Farm**

- 123 total future lots
- Groundwork expected to begin in 2024
- Builder: Lillian Custom Homes



# Future Residential Activity



**Five Points (Single Family)**

- 227 future single family lots
- 93 townhome lots – anticipated completion between 2025 and 2026
- 134 traditional homes – anticipated completion between 2028 and 2030

**The Rivers at Five Points**

- 180 future units
- Anticipated construction to begin by early 2024, complete by late 2024 or early 2025

**Five Points (Single Family Rental)**

- 110 future single family lots
- Anticipated completion between 2026 and 2027

**Five Points (Multifamily)**

- 150 future units
- Anticipated completion between 2027 and 2028



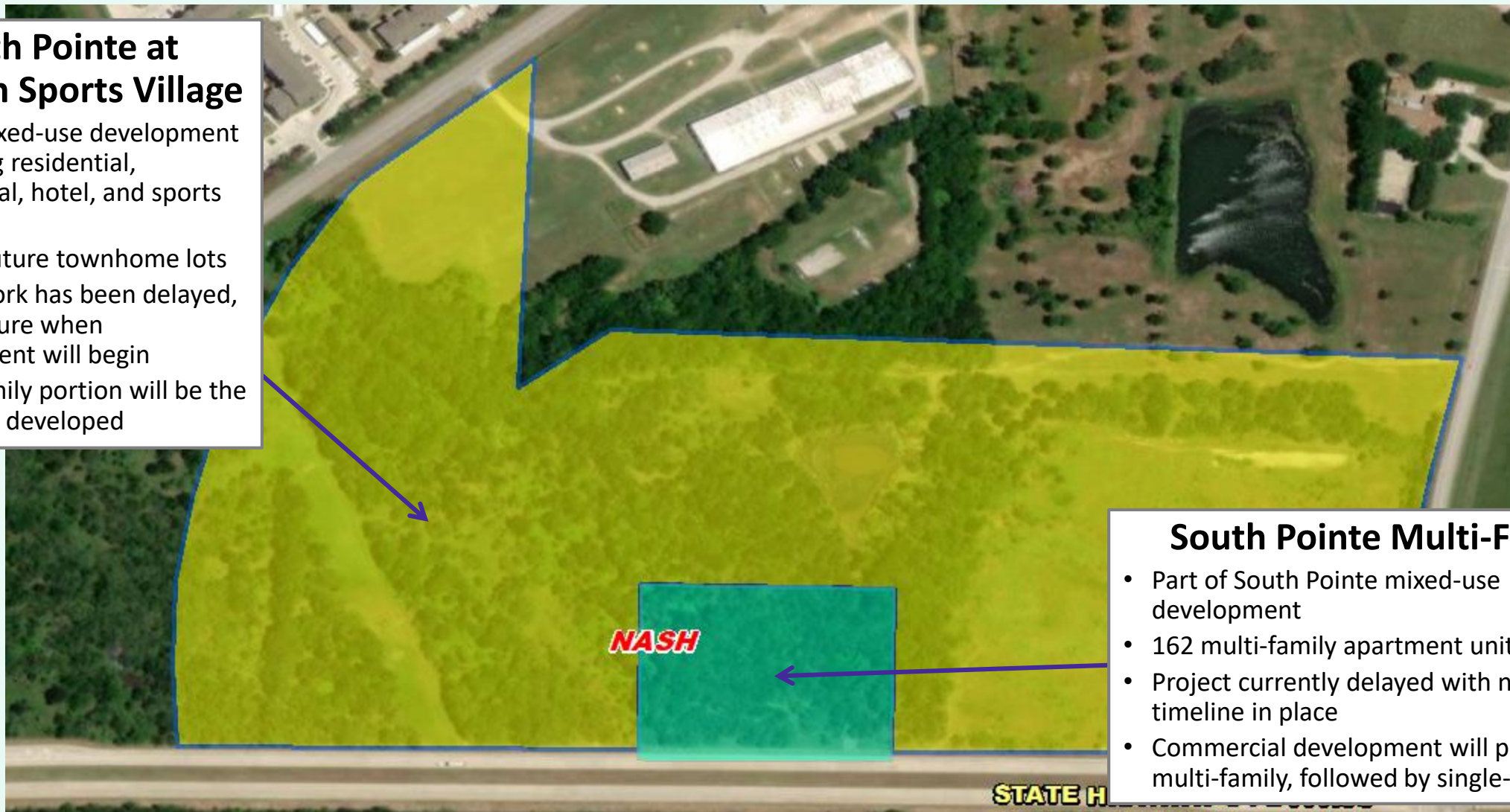


# Future Residential Activity



## South Pointe at Kaufman Sports Village

- Future mixed-use development containing residential, commercial, hotel, and sports fields
- 81 total future townhome lots
- Groundwork has been delayed, city is unsure when development will begin
- Single Family portion will be the last phase developed

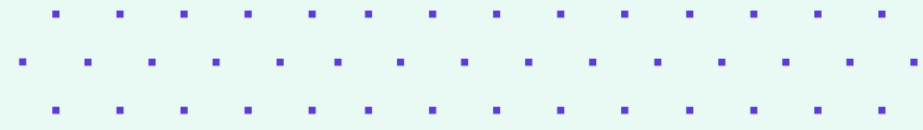


## South Pointe Multi-Family

- Part of South Pointe mixed-use development
- 162 multi-family apartment units planned
- Project currently delayed with no set timeline in place
- Commercial development will precede multi-family, followed by single-family

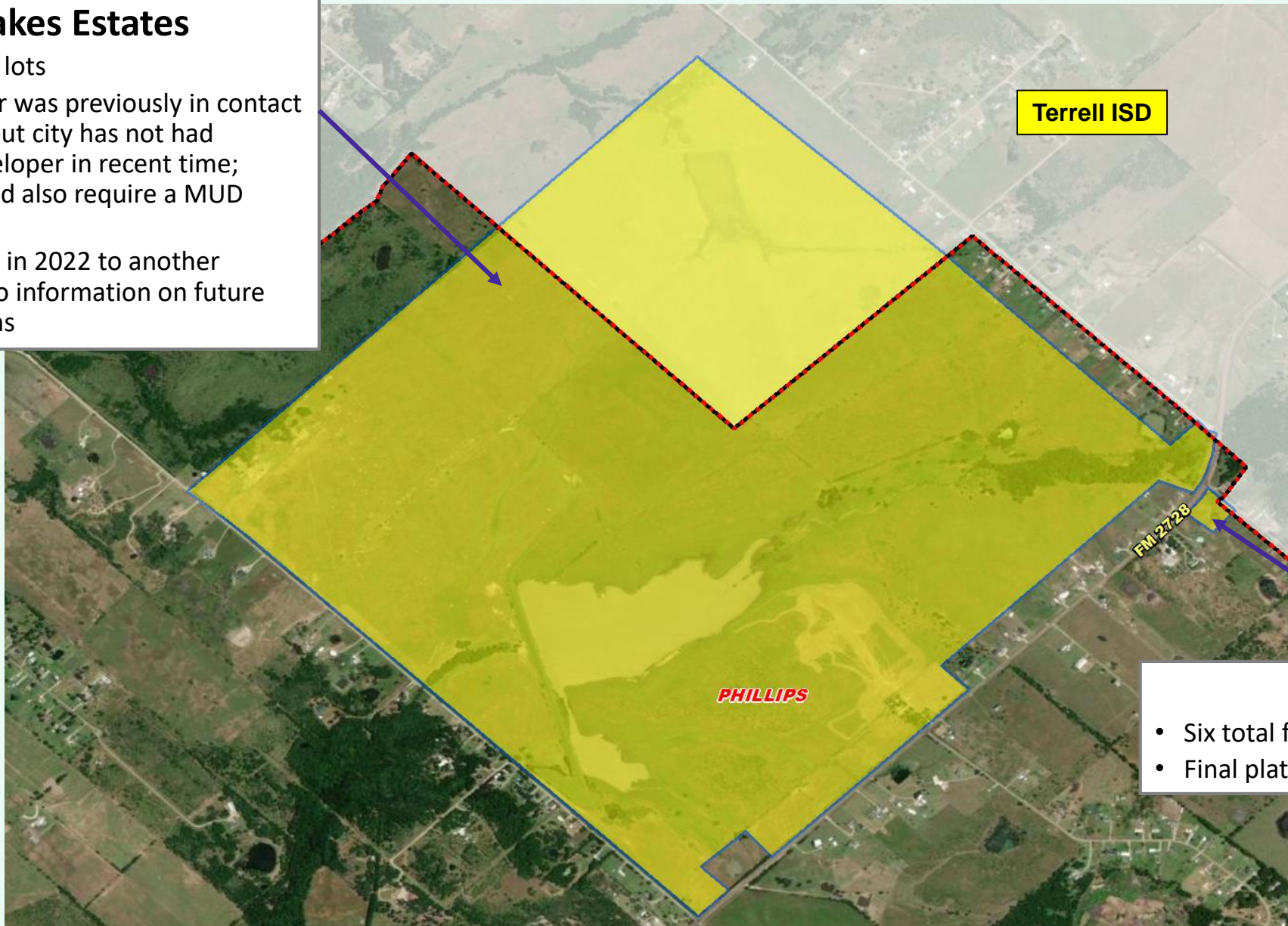


# Future and Speculative Residential Activity



## Twin Lakes Estates

- 3,300 total future lots
- Original developer was previously in contact with Oak Grove, but city has not had contact from developer in recent time; original plan would also require a MUD from the state
- Property was sold in 2022 to another developer, with no information on future development plans



## Kaleem Estates

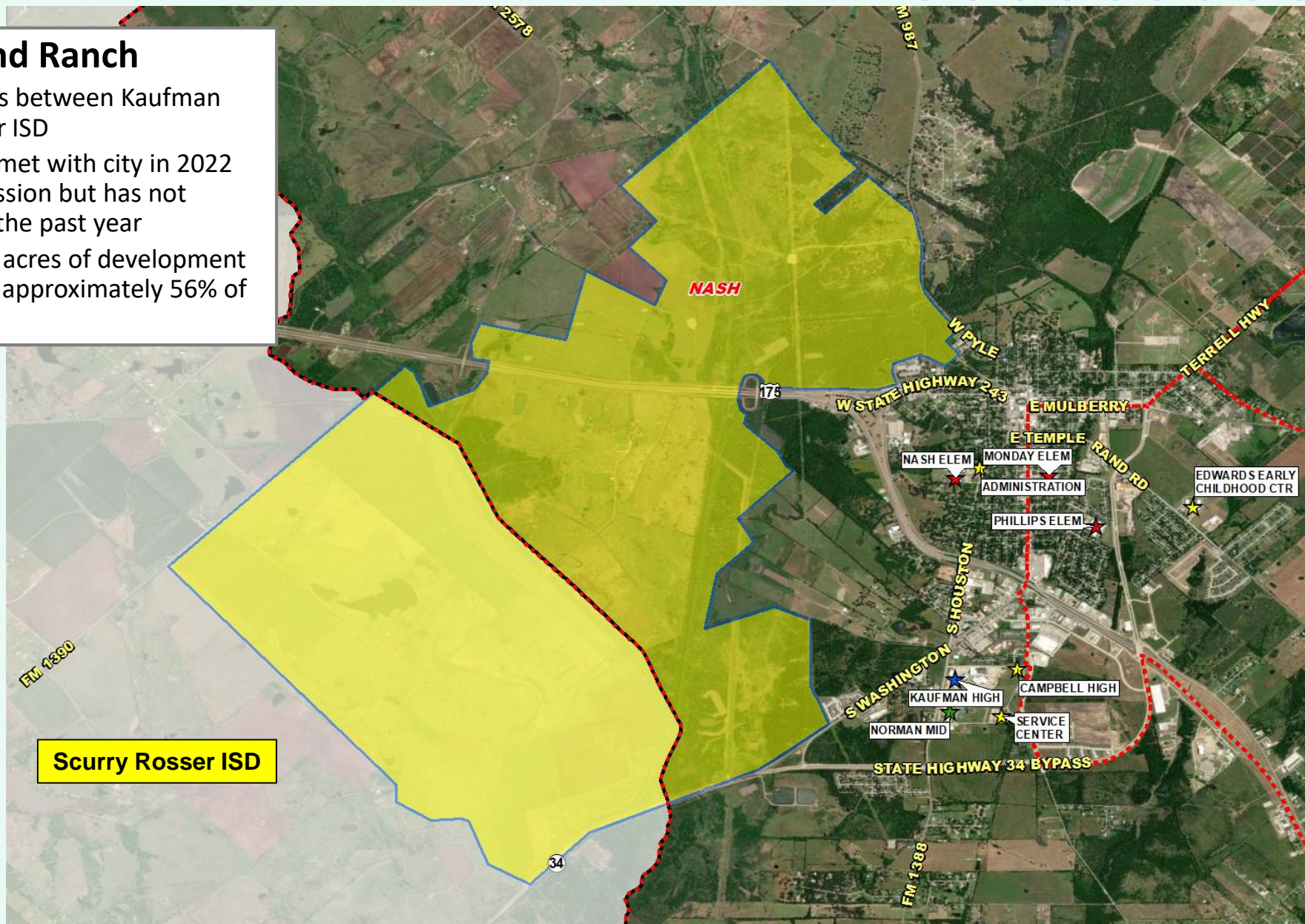
- Six total future lots
- Final plat approved by county April 2023



# Speculative Future Residential Activity

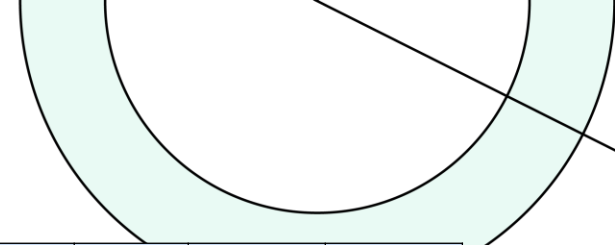
## Star Brand Ranch

- 2,000 total future lots between Kaufman ISD and Scurry Rosser ISD
- Proposed developer met with city in 2022 for a high-level discussion but has not moved on project in the past year
- Approximately 2,700 acres of development are in Kaufman ISD – approximately 56% of the total project





# Ten Year Forecast by Grade Level

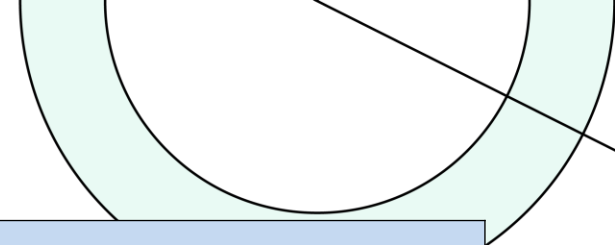


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2023/24	13	174	283	331	317	318	325	331	312	316	320	385	376	314	284	4,399	29	0.7%
2024/25	14	178	296	289	351	337	329	342	337	316	320	351	378	348	302	4,488	89	2.0%
2025/26	14	183	302	319	310	379	354	352	361	348	331	352	343	349	336	4,634	146	3.3%
2026/27	15	196	322	355	352	334	398	382	367	374	358	355	348	324	335	4,814	180	3.9%
2027/28	16	207	343	365	389	380	355	433	397	380	385	390	349	325	312	5,027	213	4.4%
2028/29	17	224	369	401	410	428	404	394	450	411	394	419	382	328	312	5,343	316	6.3%
2029/30	18	236	390	434	446	448	454	442	409	463	424	427	411	358	315	5,675	332	6.2%
2030/31	19	251	415	456	483	487	477	497	459	423	478	461	418	388	345	6,057	382	6.7%
2031/32	20	269	443	506	515	522	519	524	516	478	437	519	451	394	374	6,487	430	7.1%
2032/33	21	286	471	526	572	557	556	568	543	532	490	474	507	424	380	6,906	419	6.5%
2033/34	22	305	504	551	591	628	601	609	589	565	548	532	464	477	410	7,397	491	7.1%

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



# Ten Year Forecast by Campus

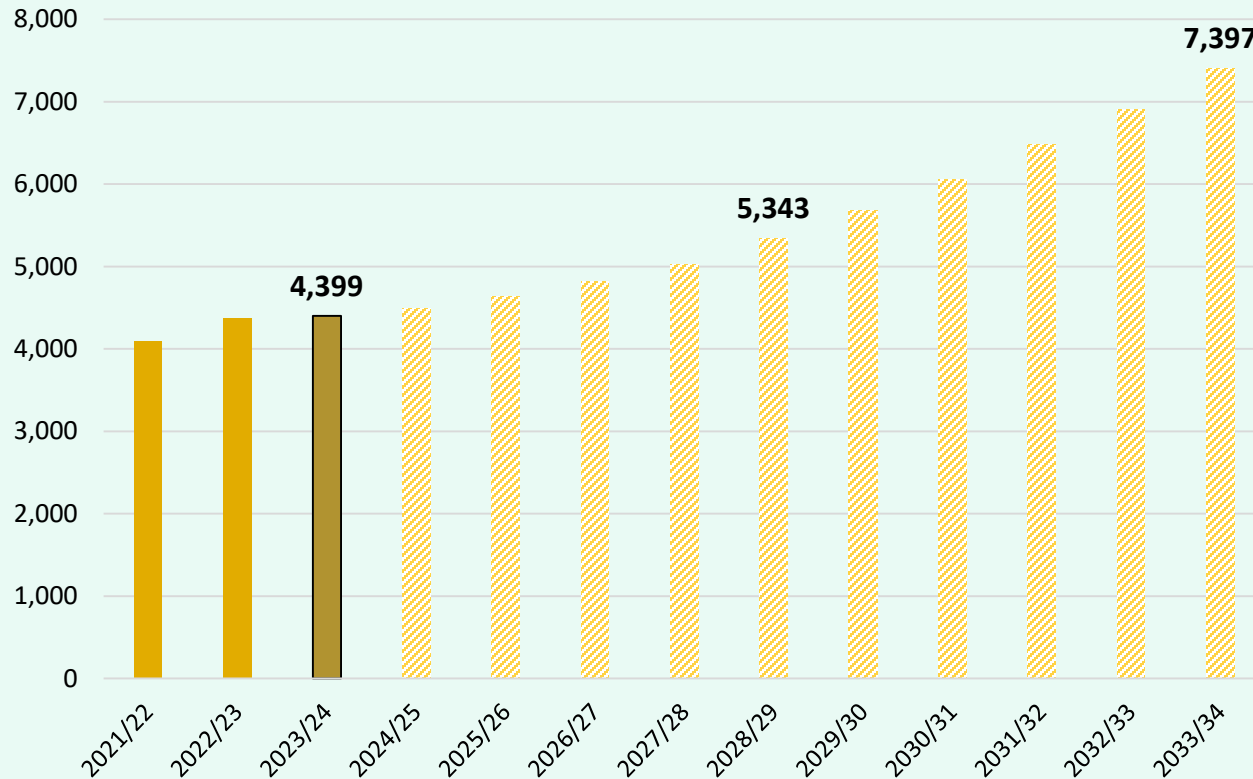


Campus	Max/Functional Capacity	History 2022/23	Fall 2023/24	ENROLLMENT PROJECTIONS									
				2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Edward Early Childhood Center	515	500	470	488	499	533	566	610	644	685	732	778	831
<b>EARLY EDUCATION TOTALS</b>		500	470	488	499	533	566	610	644	685	732	778	831
Early Education Absolute Change		36	-30	18	12	33	34	43	35	41	46	46	54
Early Education Percent Change		7.76%	-6.00%	3.74%	2.43%	6.64%	6.37%	7.65%	5.68%	6.36%	6.73%	6.28%	6.94%
Monday Elementary	803	467	484	498	527	576	619	665	733	798	859	927	989
Nash Elementary	650	581	641	649	679	718	748	776	846	910	983	1,053	1,124
Phillips Elementary	687	464	497	500	509	526	555	596	644	692	744	800	869
<b>ELEMENTARY TOTAL</b>		1,512	1,622	1,648	1,715	1,820	1,922	2,037	2,224	2,400	2,586	2,780	2,983
Elementary Absolute Change		99	110	26	67	105	102	115	186	176	187	194	203
Elementary Percent Change		7.01%	7.28%	1.61%	4.05%	6.14%	5.61%	5.99%	9.15%	7.90%	7.78%	7.48%	7.29%
Norman Junior High	1,138	986	948	973	1,040	1,099	1,162	1,255	1,296	1,360	1,431	1,565	1,702
<b>JUNIOR HIGH SCHOOL TOTAL</b>		986	948	973	1,040	1,099	1,162	1,255	1,296	1,360	1,431	1,565	1,702
Junior High Absolute Change		14	-38	25	67	59	63	93	41	64	71	134	137
Junior High Percent Change		1.44%	-3.85%	2.63%	6.88%	5.67%	5.74%	8.00%	3.29%	4.94%	5.21%	9.33%	8.78%
Kaufman High School	1,300	1,324	1,333	1,353	1,354	1,336	1,350	1,415	1,485	1,586	1,712	1,758	1,856
Campbell High School	175	48	26	26	26	26	26	26	26	26	26	26	26
<b>HIGH SCHOOL TOTAL</b>		1,372	1,359	1,379	1,380	1,362	1,376	1,441	1,511	1,612	1,738	1,784	1,882
High School Absolute Change		128	-13	20	1	-18	14	65	70	101	126	46	98
High School Percent Change		10.29%	-0.95%	1.47%	0.07%	-1.30%	1.03%	4.72%	4.86%	6.68%	7.82%	2.70%	5.49%
<b>DISTRICT TOTALS</b>		<b>4,370</b>	<b>4,399</b>	<b>4,488</b>	<b>4,634</b>	<b>4,814</b>	<b>5,027</b>	<b>5,343</b>	<b>5,675</b>	<b>6,057</b>	<b>6,487</b>	<b>6,906</b>	<b>7,397</b>
District Absolute Change		277	29	89	146	180	213	316	332	382	430	419	491
District Percent Change		6.77%	0.66%	2.01%	3.26%	3.87%	4.43%	6.29%	6.22%	6.73%	7.10%	6.47%	7.13%



# Key Takeaways

Kaufman ISD Enrollment Forecast



- Kaufman ISD enrollment increased by 29 students from the previous 2022-23 school year. Enrollment is up by 374 students, roughly 9.3%, over the past three years.
- There is a potential of over 6,000 future single family lots and roughly 1,170 future multi-family units in various planning stages across the district
- Interest rates and market conditions is having an impact on the timeframes for new developments and housing sales.
- District enrollment is anticipated to exceed 5,300 students by the 2028-29 school year and could reach almost 7,400 students by the 2033-34 school year.