



London Independent School District

Demographic Study 2020-21



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Annual Enrollment Change

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	0	18	64	53	71	85	87	82	99	80	72	76	60	62	50	959		
2017/18	1	29	71	79	72	77	84	91	92	105	79	75	75	62	54	1,046	87	9.1%
2018/19	2	27	60	75	83	82	84	85	101	97	108	83	75	83	62	1,107	61	5.8%
2019/20	2	34	64	69	75	91	92	87	112	116	105	118	81	74	81	1,201	94	8.5%
2020/21	1	34	64	78	77	85	105	103	103	113	115	127	118	81	76	1,280	79	6.6%

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

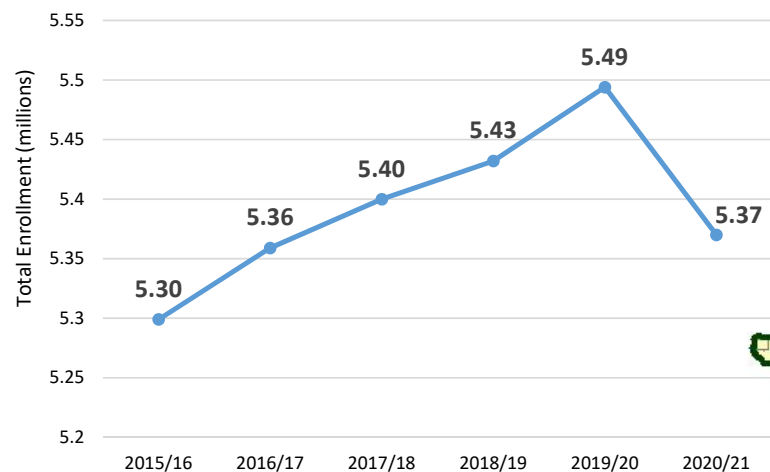
	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	Middle	High
3 Year Avg.	0.971	1.142	1.056	1.123	1.122	1.056	1.204	1.071	1.034	1.118	0.992	1.031	1.001	1.078	1.117	1.103	1.035
2017/18	1.109	1.234	1.358	1.085	0.988	1.046	1.122	1.061	0.988	1.042	0.987	1.033	0.871	1.234	1.040	1.057	0.983
2018/19	0.845	1.056	1.051	1.139	1.091	1.012	1.110	1.054	1.029	1.051	1.000	1.107	1.000	0.984	1.081	1.064	1.039
2019/20	1.067	1.150	1.000	1.096	1.122	1.036	1.318	1.149	1.082	1.093	0.976	0.987	0.976	1.072	1.085	1.183	1.008
2020/21	1.000	1.219	1.116	1.133	1.154	1.120	1.184	1.009	0.991	1.210	1.000	1.000	1.027	1.112	1.136	1.061	1.059

- London ISD gained 79 students this fall for a 6.6% growth rate
- LISD had a historically large increase in enrollment in 1st, 4th, 5th, 9th, and 12th grades

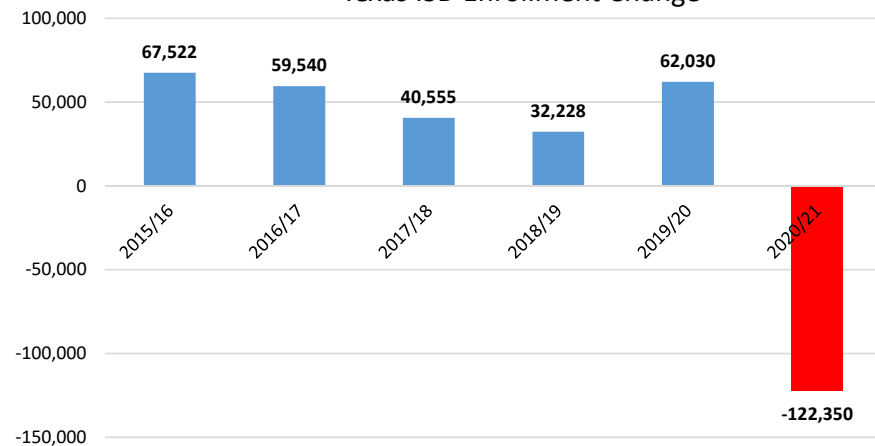


State Enrollment Trends

Texas ISD Enrollment

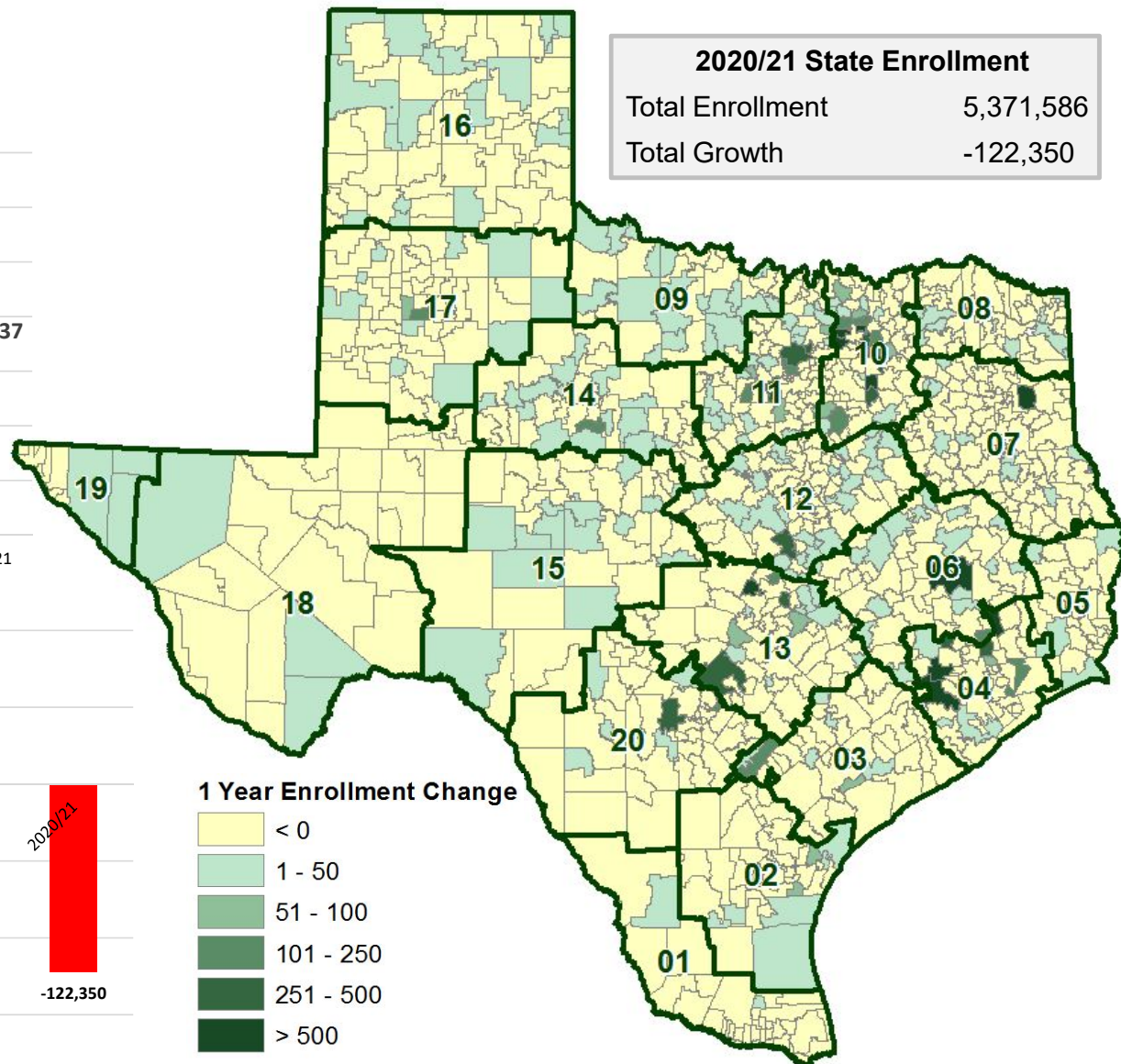


Texas ISD Enrollment Change



2020/21 State Enrollment

Total Enrollment	5,371,586
Total Growth	-122,350

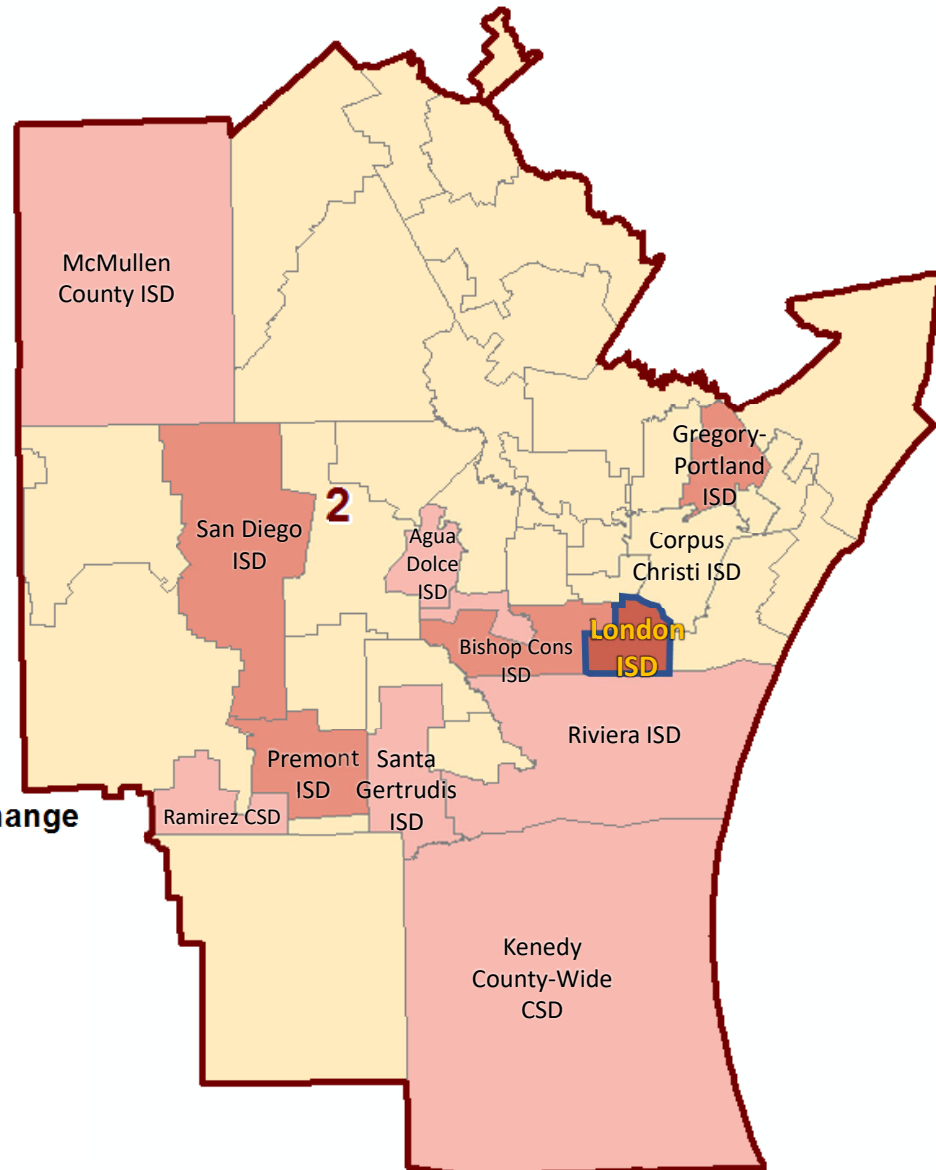
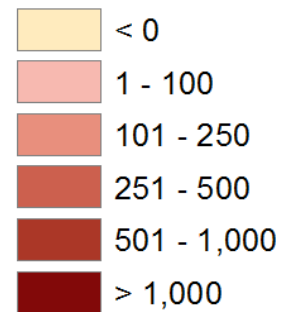




Region 2 Enrollment Trends

London ISD has added 452 students between 2015/16 and 2020/21, an increase of 54.6%

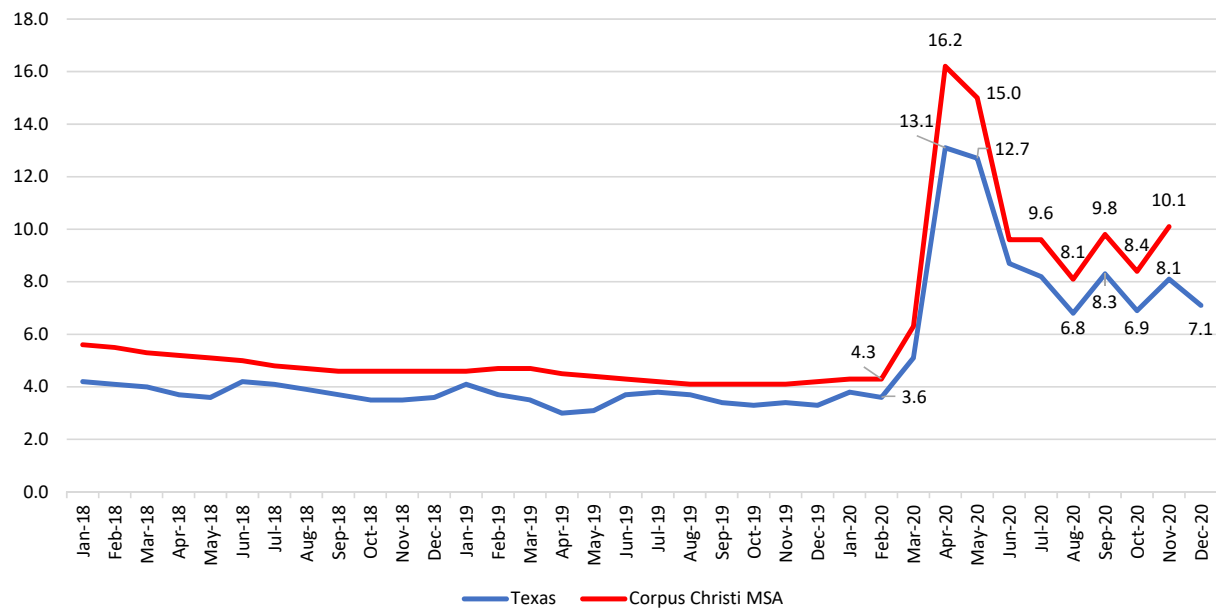
5 Yr Enrollment Change



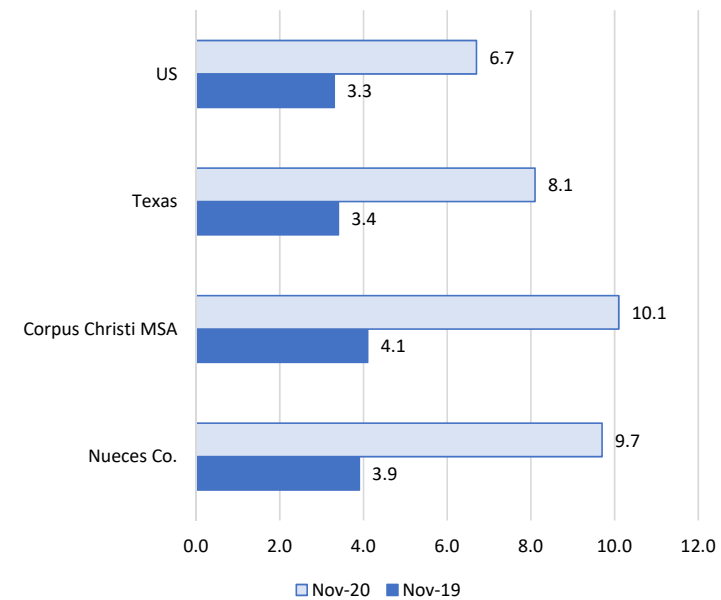


Corpus Christi MSA Economic Update

Unemployment Rate, Jan 2018- Nov 2020



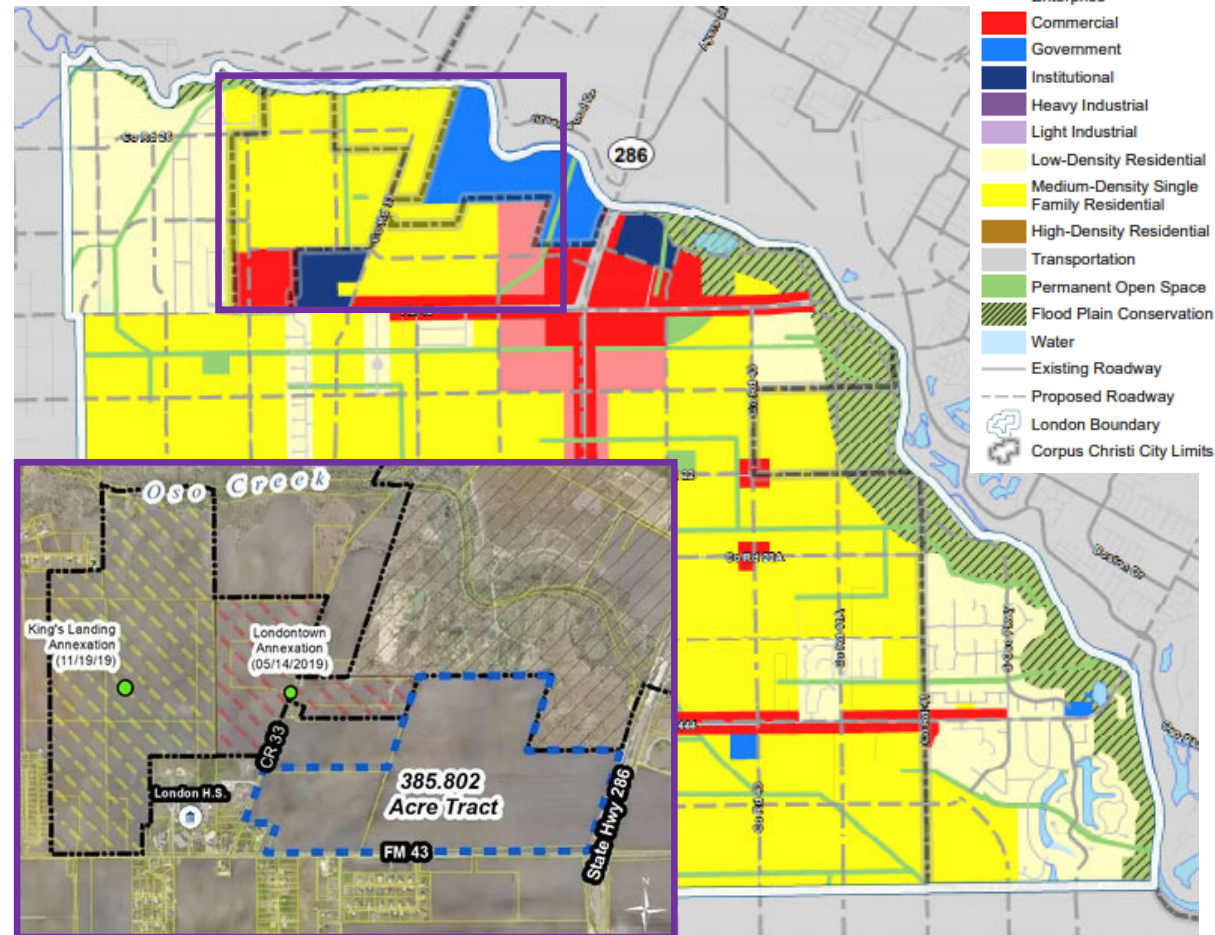
Year over Year Unemployment Rates





Corpus Christi MSA Economic Update – London Area Development Plan (LADP)

- The London Area Development Plan was officially adopted March 17, 2020 and visible signs of development are underway
- The LADP is intended to provide an analysis of the London Area and create strategic recommendations to guide future development for the next 5, 10, and 15 years
- The plan includes new future land uses for the area, a vision of the future based on public input, specific actions to achieve the vision, and infrastructure initiatives for the implementation of the plan
- MPM Homes has started development on 1,450 homes and a commercial district in the London area, alongside a 600 home DR Horton community (purple box)



*Map acts as guideline for planning and development and does not represent actual planned development





District Demographic Snapshot

2020 Total District
Population Estimate

2,545

66.7%

1,527

2010 Census
District Population

Total District Population
Below Age 19

730

37.0%

533

2010 Census District
Population Below Age 19

2020 Total District
Median Household Income

\$144,779

26.9%

\$114,062

2010 Census Total District
Median Household Income

2020 District Households

767

62.8%

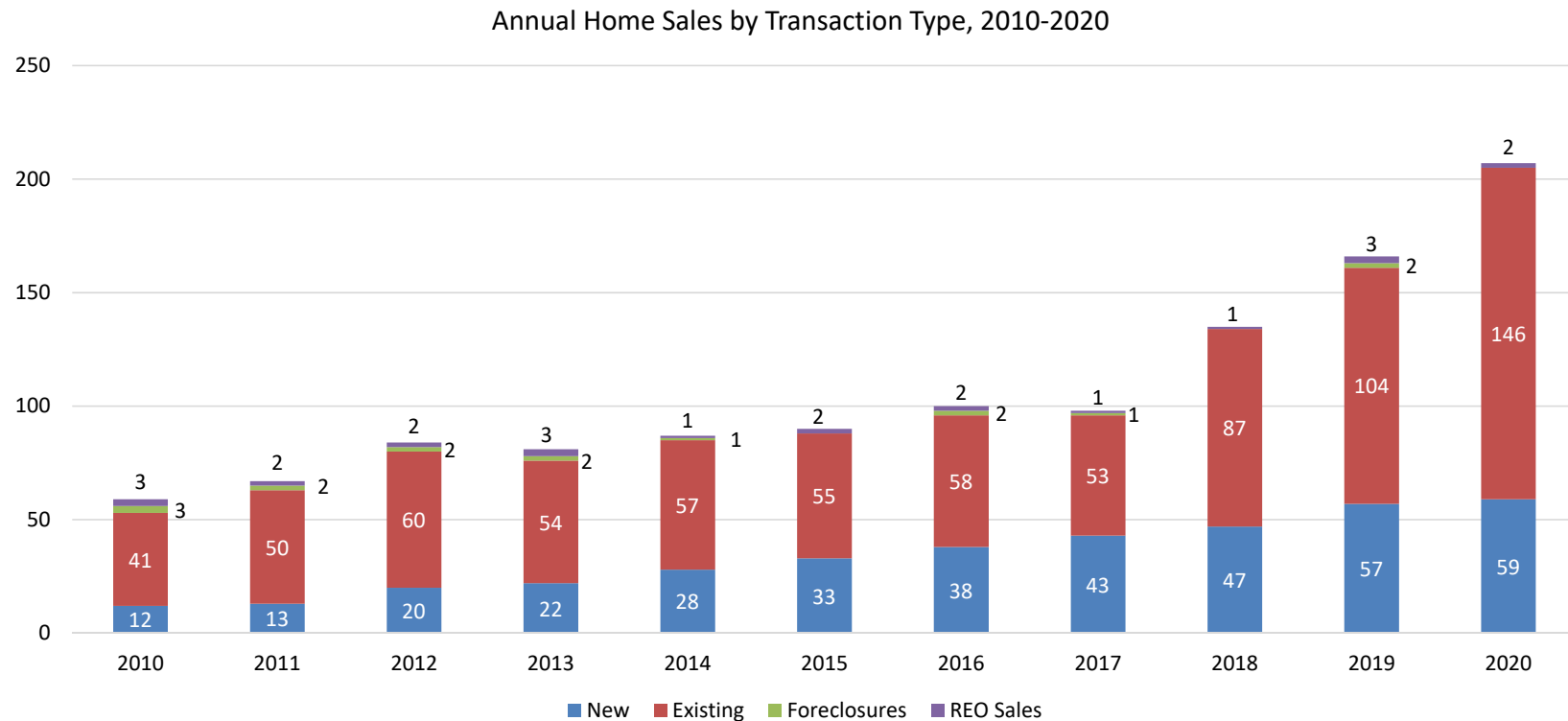
471

2010 District Households



London ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2020



- In 2020 there were approx. 200 home sales in London ISD
- Existing home sales have more than tripled since 2010
- New homes sales within the district have steadily increased since 2010

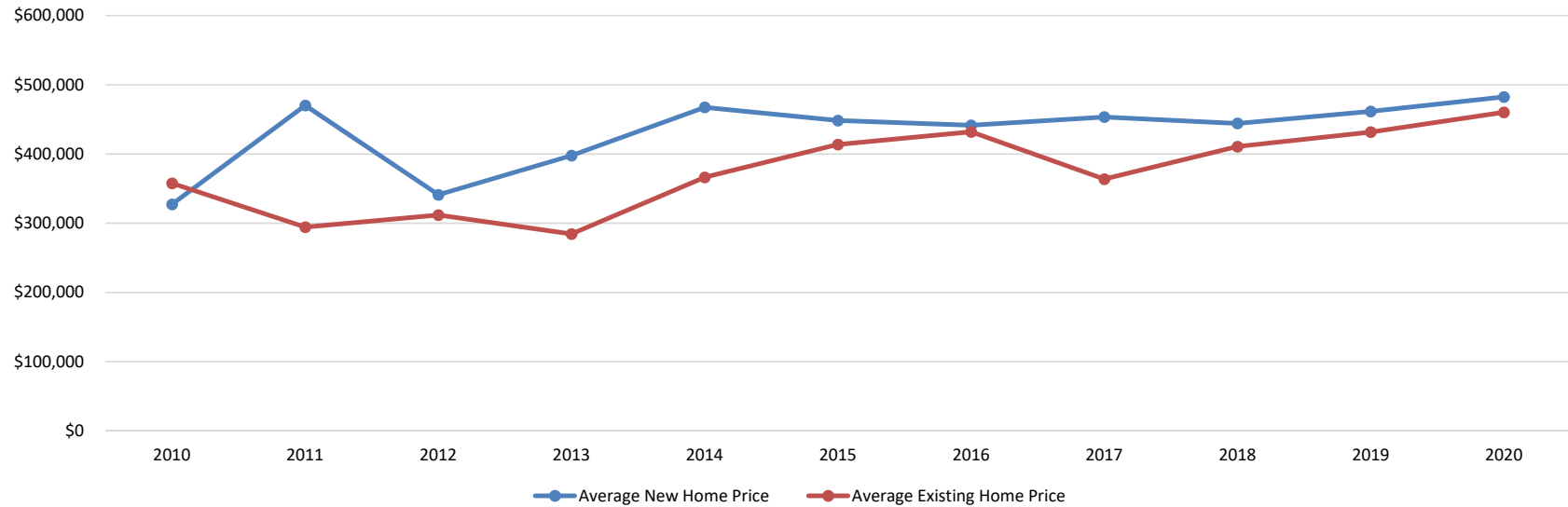
Sources: Metrostudy & Tarrant County Deed Transactions



London ISD Housing Market

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

Average New vs. Existing Home Price, 2010-2020



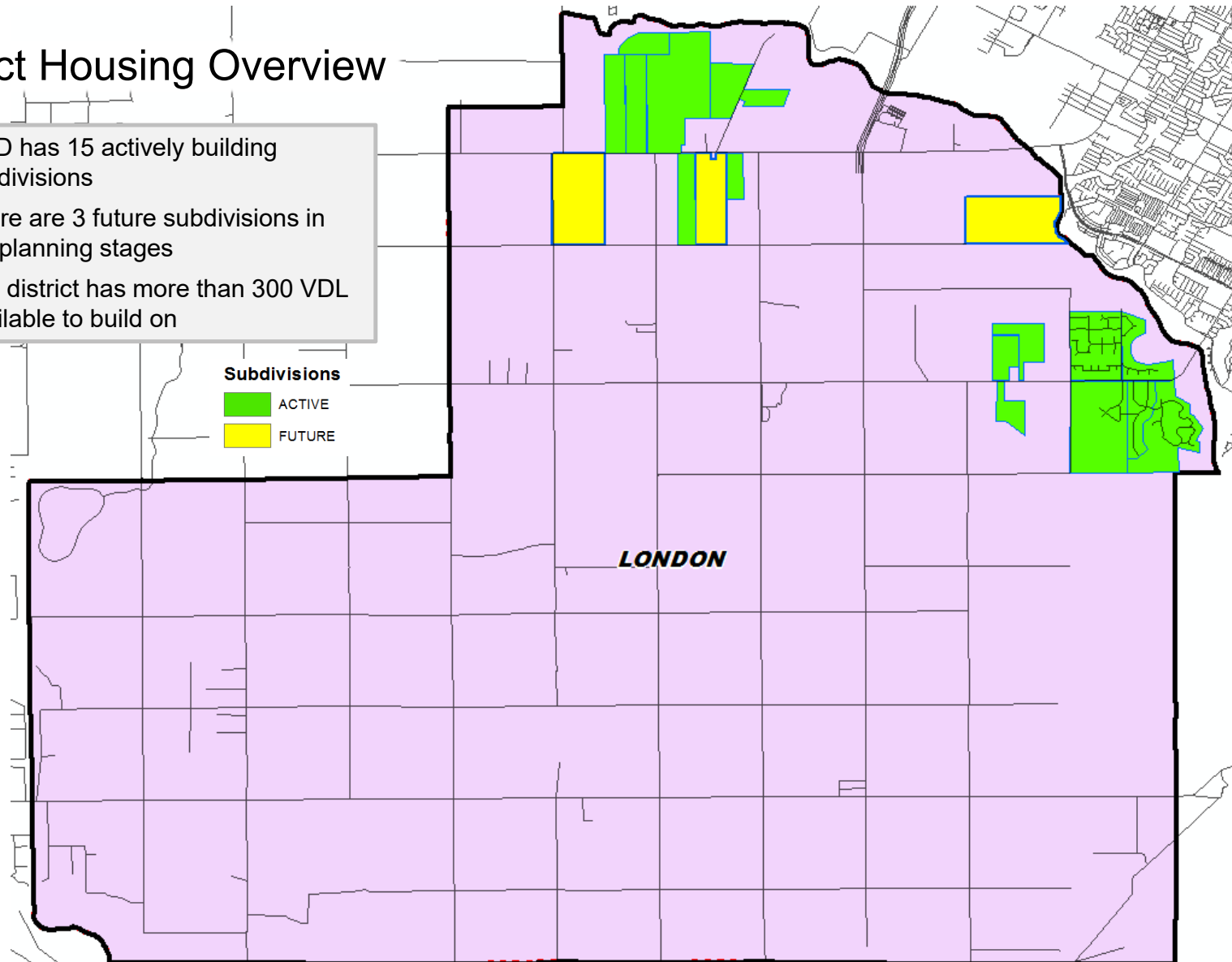
	Average New Home Price	Average Existing Home Price
2010	\$327,438	\$357,828
2011	\$470,214	\$294,432
2012	\$341,270	\$311,951
2013	\$397,877	\$284,599
2014	\$467,527	\$366,476
2015	\$448,457	\$413,762
2016	\$441,529	\$432,192
2017	\$453,566	\$363,723
2018	\$444,286	\$410,859
2019	\$461,556	\$431,788
2020	\$482,544	\$460,357

- Since 2010, the average new home price in London ISD has increased by \$155,106, or 47.3%
- The average existing home price within the district has increased by 28.7%, or roughly \$102,529 since 2010



District Housing Overview

- LISD has 15 actively building subdivisions
- There are 3 future subdivisions in the planning stages
- The district has more than 300 VDL available to build on





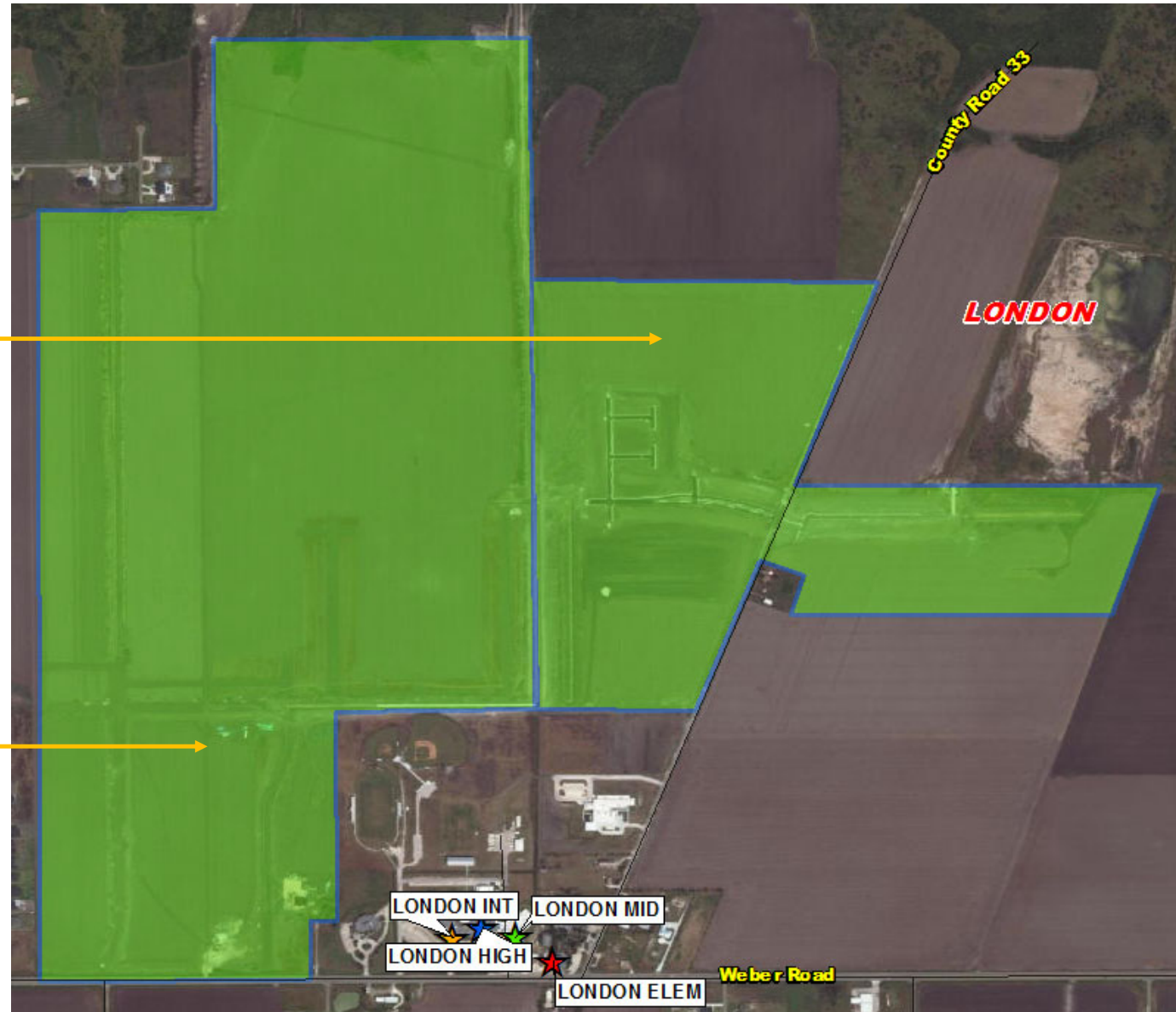
Residential Activity

London Towne

- 600 total lots, based on Developer's original estimation
- 504 future lots
- 46 VDL
- 50 homes under construction
- First 96 lots delivered in 2020 with 64 more lots on the way
- 1-2 years before other phases are developed as some areas are being redrawn
- Braselton Homes and DR Horton

King's Landing

- 1,445 total future lots
- Groundwork underway on utilities and streets for first portion of development (approx. 160 lots)
- Developer anticipates all 160 lots to be delivered by early Summer 2021 and first homes complete by May 2022
- Anticipates building 125-150 homes/yr. once home construction is underway





Residential Activity

London Club Estates

- 112 total lots
- 102 occupied homes
- 10 VDL
- Closed 7 new homes in 2020
- Average PP: \$450K
- Occupied student yield: 1.000

River Edge Village

- 188 total lots
- 128 future lots
- 34 occupied homes
- 16 VDL
- 10 homes under construction
- Closed 11 homes in 2020
- Phase 1 (60 lots), Phase 2 (74 lots), Phase 3 (51 lots)
- Average PP: \$450K
- Occupied student yield: 0.618

Melvin Estates

- 20 total lots
- 10 occupied homes
- 10 VDL
- Average PP: \$800K
- Occupied student yield: 1.300





Residential Activity

Kensington Gardens

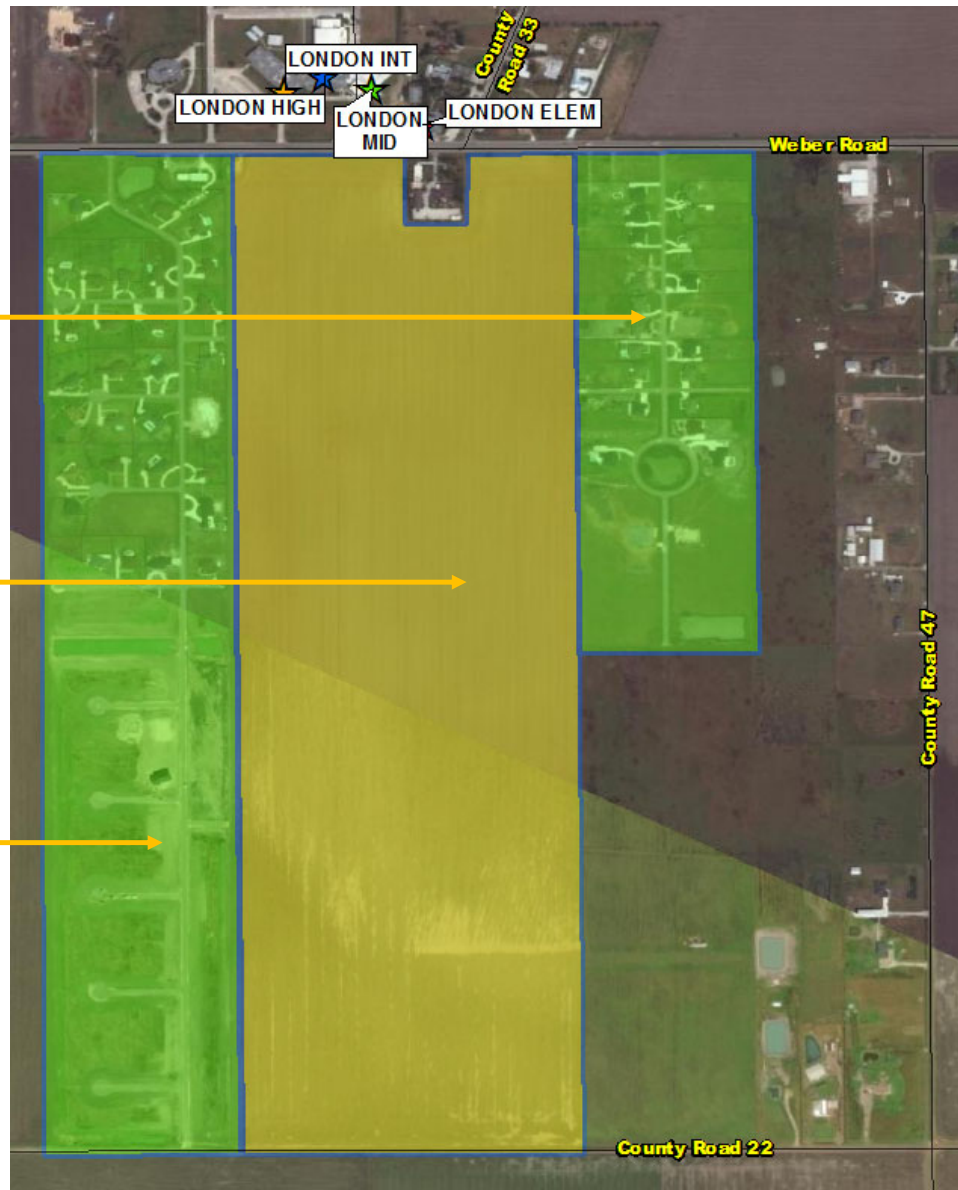
- 40 total lots
- 22 occupied homes
- 13 VDL
- 5 homes under construction
- Closed 3 new homes in 2020
- Occupied student yield: 0.545

Kitty Hawk Future Development

- Kitty Hawk Developments LLC own approx. 190 acres off Weber Rd
- No development plans at this time

Nottingham Acres

- 102 total lots
- 46 occupied homes
- 44 VDL
- 12 homes under construction
- Closed 31 new homes in 2020
- Occupied student yield: 1.478





Residential Activity

The Promenade

- 97 total lots
- 42 occupied homes
- 45 VDL
- 10 homes under construction
- Closed 6 new homes in 2020
- Average PP: \$450K
- Occupied student yield: 0.524

Swan Village Phase 1

- 65 total future lots
- Platted as Swan Village Phase One, previously known as Westside Estates
- Platting approved in 2019
- Streets and utilities going in
- Additional future phases are in the planning stages

Sun George Village

- 40 total lots
- 38 occupied homes
- 2 VDL
- No platting for remaining land at this time
- Closed 4 new homes in 2020, 9 new homes in 2019
- Average PP: \$500K
- Occupied student yield: 1.079





Residential Activity



Country Creek

- 165 total lots
- 153 occupied homes
- 12 VDL
- Average PP: \$550K
- Occupied student yield: 0.484

Botanical Gardens

- 60 total lots
- 58 occupied homes
- 2 VDL
- Occupied student yield: 0.672

LONDON



Residential Activity

Kitty Hawk

- 275 total lots
- 159 future lots
- 73 occupied homes
- 43 VDL
- Closed 7 new homes in 2020
- Prince range: \$400K-\$900K
- AKA Waters Edge at KH and Waters South at KH
- Occupied student yield: 0.548

King Estates

- 77 total lots
- 75 occupied homes
- 2 VDL
- Closed 2 new homes in 2020
- Price range: \$450K and up
- Occupied student yield: 0.560

Coves Lago Vista

- 290 total lots
- 234 occupied homes
- 56 VDL
- Built 4 homes in the last 2 years
- Average PP: \$500K
- Occupied student yield: 0.739





Residential Activity

Kings Lake Phase 2

- Approx. 1,000 future lots
- Preliminary plat currently undergoing approval process and further market testing research is underway
- Groundwork on Wastewater Force Main and Lift Station to begin April 2021 and expect completion Fall 2021
- Expecting 600 lots initially, likely 1-2 years from delivery

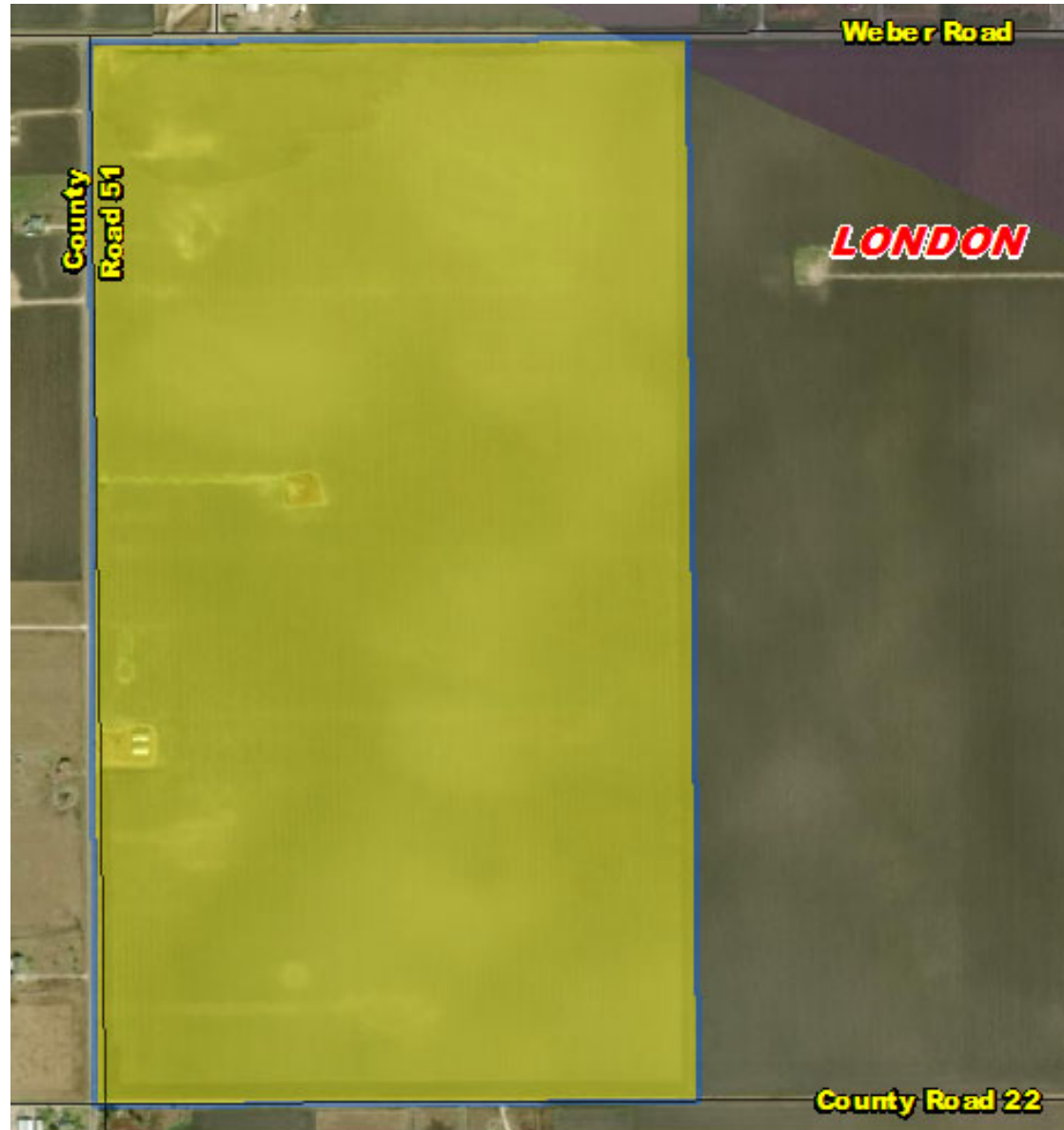




Residential Activity

Future MPM Development

- MPM Development owns approx. 320 acres along Weber Rd and County Rd 51
- No development plans at this time
- Current focus is on Kings Landing development



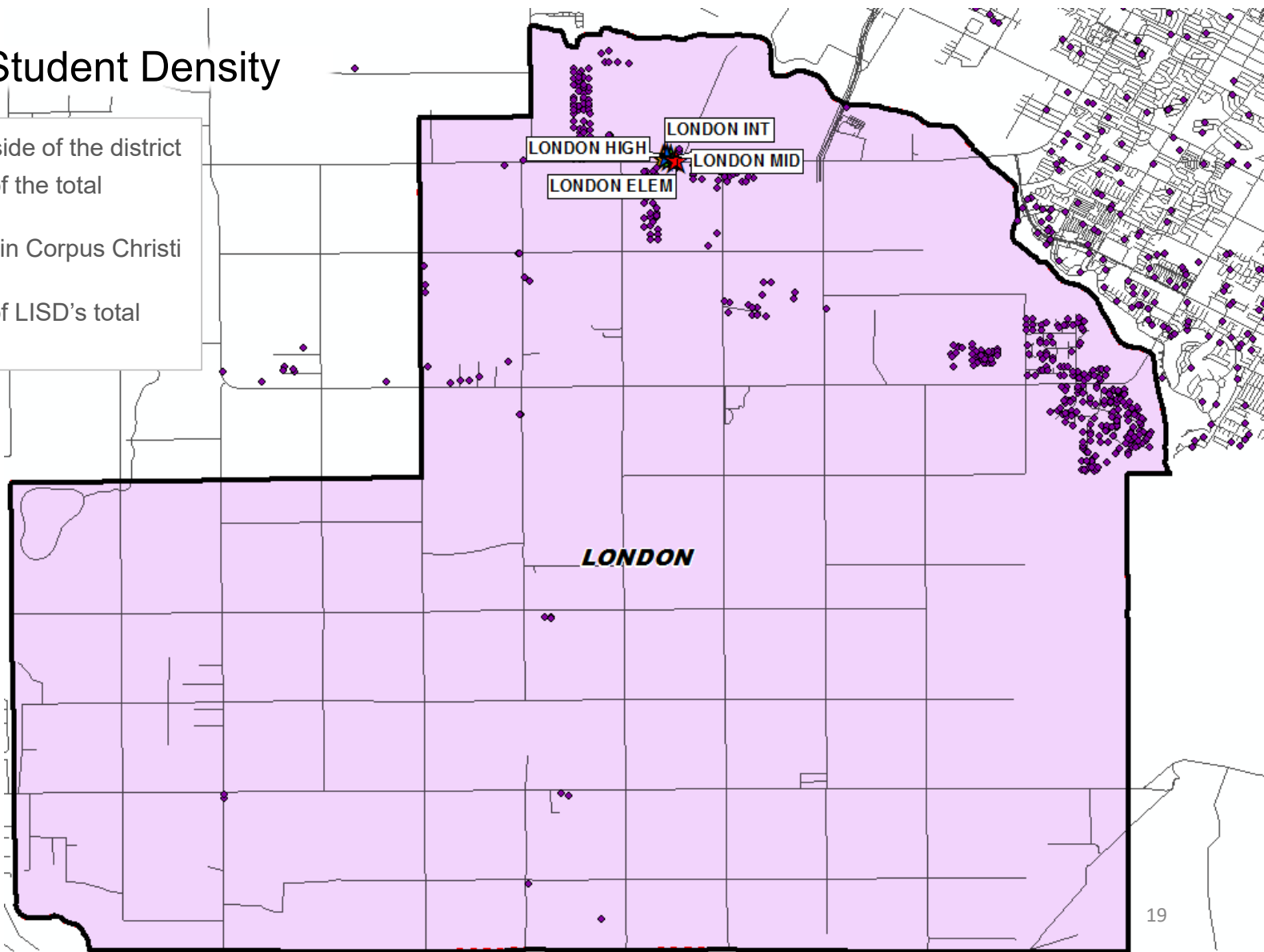


District Yield & Student Density

- 515 students reside outside of the district
- This represents 40.1% of the total student population
- 824 students reside within Corpus Christi city limits
- This represents 64.2% of LISD's total student population



Single Family Yield
0.988





TEA Transfer Report

Transfers In From	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5 Yr. Change
Bishop ISD	13	15	17	18	20	21	+8
Calallen ISD	6	8	3	3	3	3	-3
Corpus Christi ISD	262	342	358	343	394	429	+167
Flour Bluff ISD	3	3	12	13	3	3	0
Tuloso-Midway ISD	3	19	3	3	3	3	0
Total Transfers In*	293	385	408	391	442	482	+189

Transfers Out To	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5 Yr. Change
Corpus Christi ISD	10	12	20	20	10	10	0
Flour Bluff ISD	9	12	3	3	3	3	-6
Tuloso-Midway ISD	22	19	18	3	3	3	-19
Total Transfers Out*	46	49	52	43	30	30	-16

*Totals include additional districts per 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
2016/17	0	18	64	53	71	85	87	82	99	80	72	76	60	62	50	959		
2017/18	1	29	71	79	72	77	84	91	92	105	79	75	75	62	54	1,046	87	9.1%
2018/19	2	27	60	75	83	82	84	85	101	97	108	83	75	83	62	1,107	61	5.8%
2019/20	2	34	64	69	75	91	92	87	112	116	105	118	81	74	81	1,201	94	8.5%
2020/21	1	34	64	78	77	85	105	103	103	113	115	127	118	81	76	1,280	79	6.6%
2021/22	1	34	74	77	87	89	98	118	122	113	120	132	125	119	79	1,387	107	8.4%
2022/23	1	34	78	87	85	100	103	109	141	140	123	138	131	125	118	1,513	126	9.1%
2023/24	1	34	86	94	96	99	117	118	134	162	152	144	137	131	125	1,630	117	7.7%
2024/25	1	34	95	103	103	111	116	136	139	150	178	176	143	138	130	1,753	124	7.6%
2025/26	1	34	105	114	116	121	134	135	162	156	158	207	175	143	137	1,897	144	8.2%
2026/27	1	34	117	126	125	136	140	154	160	178	165	184	205	176	142	2,042	145	7.6%
2027/28	1	34	130	140	139	146	157	161	182	176	188	192	183	206	175	2,210	168	8.2%
2028/29	1	34	144	156	155	160	168	173	191	200	188	218	191	183	204	2,366	156	7.0%
2029/30	1	34	160	173	172	174	181	185	205	209	212	219	216	192	182	2,515	149	6.3%
2030/31	1	34	163	192	191	189	199	196	219	215	218	246	217	217	191	2,688	173	6.9%

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



Ten Year Forecast by Campus

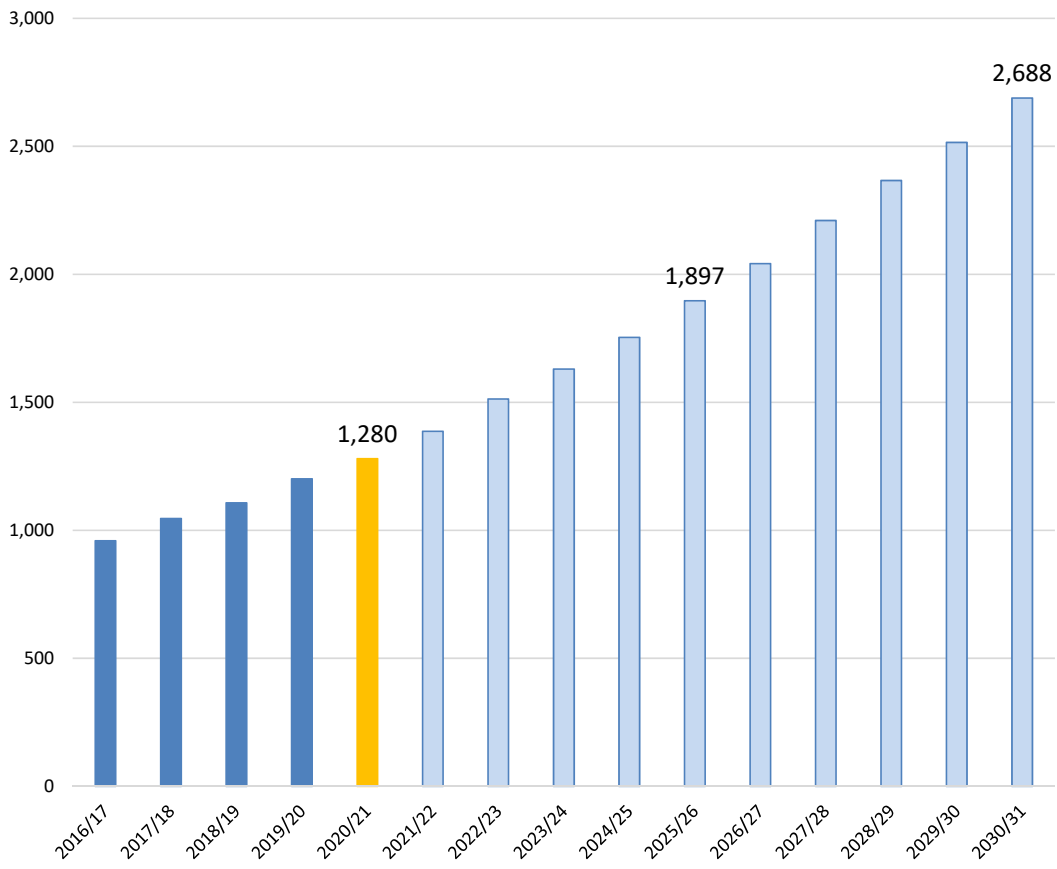
		History				Fall	Enrollment Projections									
Campus	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
LONDON ELEMENTARY SCHOOL	275	206	252	247	244	254	273	285	311	336	370	403	444	490	540	581
ELEMENTARY TOTAL		206	252	247	244	254	273	285	311	336	370	403	444	490	540	581
Elementary Absolute Change			46	-5	-3	10	19	12	26	25	34	33	41	46	50	41
Elementary Percent Change			22.33%	-1.98%	-1.21%	4.10%	7.48%	4.40%	9.12%	8.04%	10.12%	8.92%	10.17%	10.36%	10.20%	7.59%
LONDON INTERMEDIATE SCHOOL	325	254	252	251	270	293	304	312	334	363	389	429	464	501	540	584
INTERMEDIATE SCHOOL TOTAL		254	252	251	270	293	304	312	334	363	389	429	464	501	540	584
Intermediate Absolute Change			-2	-1	19	23	11	8	22	30	26	40	35	37	39	44
Intermediate Percent Change			-0.79%	-0.40%												
LONDON MIDDLE SCHOOL	375	251	276	305	333	331	355	404	448	467	476	503	546	579	626	652
MIDDLE SCHOOL TOTAL		251	276	305	333	331	355	404	448	467	476	503	546	579	626	652
Middle School Absolute Change			25	29	28	-2	24	49	44	19	9	27	43	33	47	26
Middle School Percent Change			9.96%	10.51%	9.18%	-0.60%	7.25%	13.80%	10.89%	4.24%	1.93%	5.67%	8.55%	6.04%	8.12%	4.15%
LONDON HIGH SCHOOL	475	248	266	302	354	402	455	512	537	587	662	707	756	796	809	871
HIGH SCHOOL TOTAL		248	266	302	354	402	455	512	537	587	662	707	756	796	809	871
High School Absolute Change			18	36	52	48	53	57	25	50	75	45	49	40	13	62
High School Percent Change			7.26%	13.53%	17.22%	13.56%	13.18%	12.53%	4.88%	9.31%	12.78%	6.80%	6.93%	5.29%	1.63%	7.66%
DISTRICT TOTALS		959	1,046	1,107	1,201	1,280	1,387	1,513	1,630	1,753	1,897	2,042	2,210	2,366	2,515	2,688
District Absolute Change			87	61	94	79	107	126	117	124	144	145	168	156	149	173
District Percent Change			9.07%	5.83%	8.49%	6.58%	8.35%	9.11%	7.70%	7.59%	8.19%	7.65%	8.24%	7.05%	6.29%	6.90%

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



Key Takeaways

Enrollment Forecast



- London ISD’s total student population increased by 54.6% between 2015/16 and 2020/21
- In 2020 there were approx. 200 home sales in London ISD
- Since 2010, existing home sales have more than tripled and new homes sales have steadily increased
- LISD will enroll more than 1,800 students for the 2025/26 school year, and more than 2,600 by 2030-31