



Maypearl ISD

District
Demographics
Update

Summer
2022

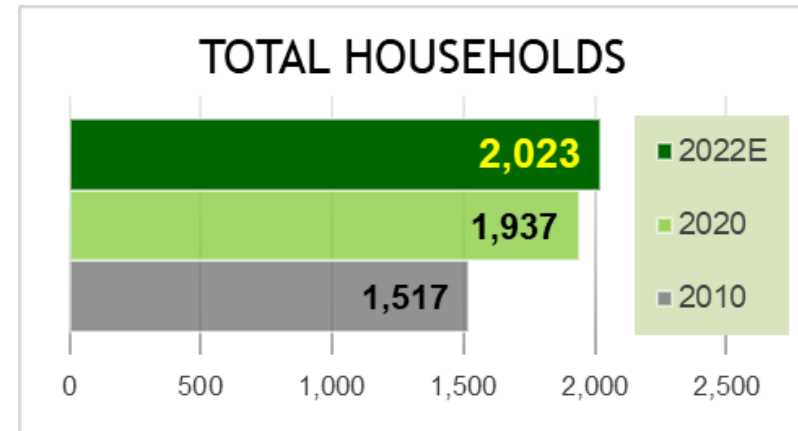
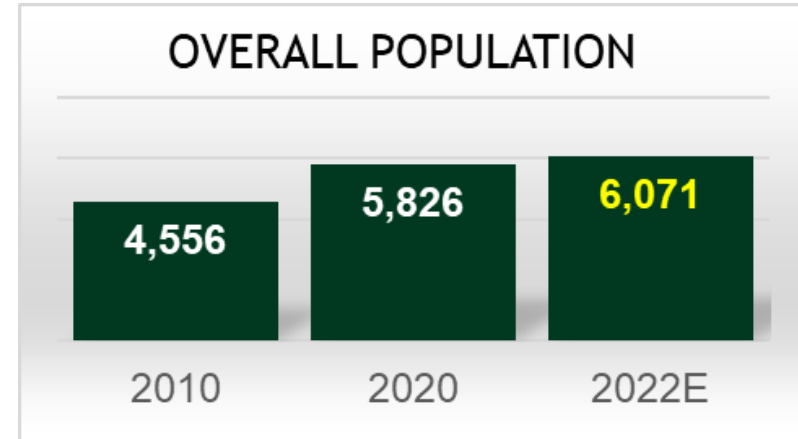


School District Strategies
Solutions Through Demographics



MAYPEARL ISD: 2020 CENSUS INITIAL RESULTS & 2022 ESTIMATES

- Maypearl ISD's overall population in 2020 was 5,826 (+28% or +1,270 vs. 2010)
- As of the 2020 Census, the district had 1,937 total households, an increase of 28% over the past decade (+420 vs. 2010)
- From 2010-2020, the district's overall population and total number of households increased at an average rate near 2.8% per year
- 2022 estimates from ESRI show another 2% increase over the past two years, pushing the district's total population to nearly 6,100 and households up over 2,000



Source: Esri, US Census Bureau PL94-171 Redistricting Data Files Dec. 2021

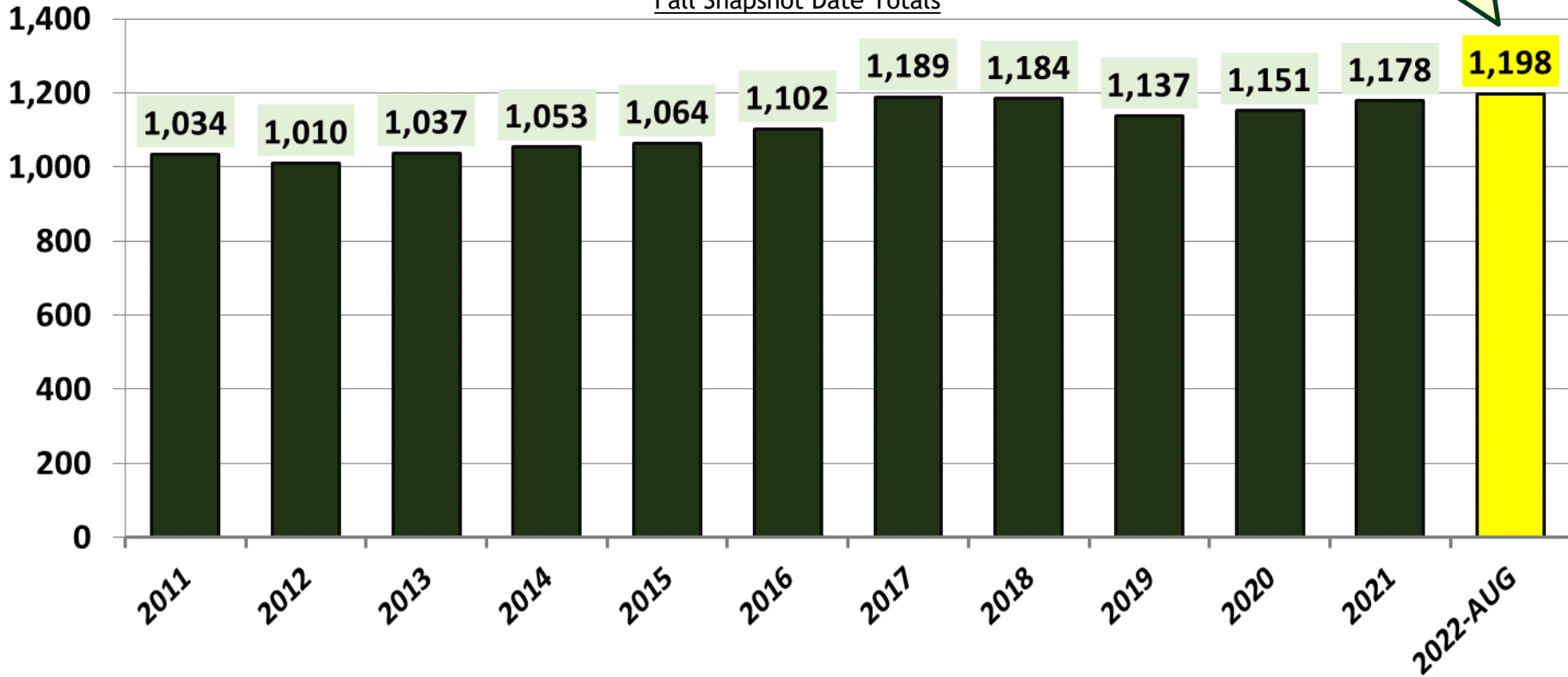


MAYPEARL ISD ENROLLMENT HISTORY (PK-12): 2011/12 - 2021/22

August 18th, 2022 enrollment is a new record high

Maypearl ISD - Enrollment History (PK-12)

Fall Snapshot Date Totals

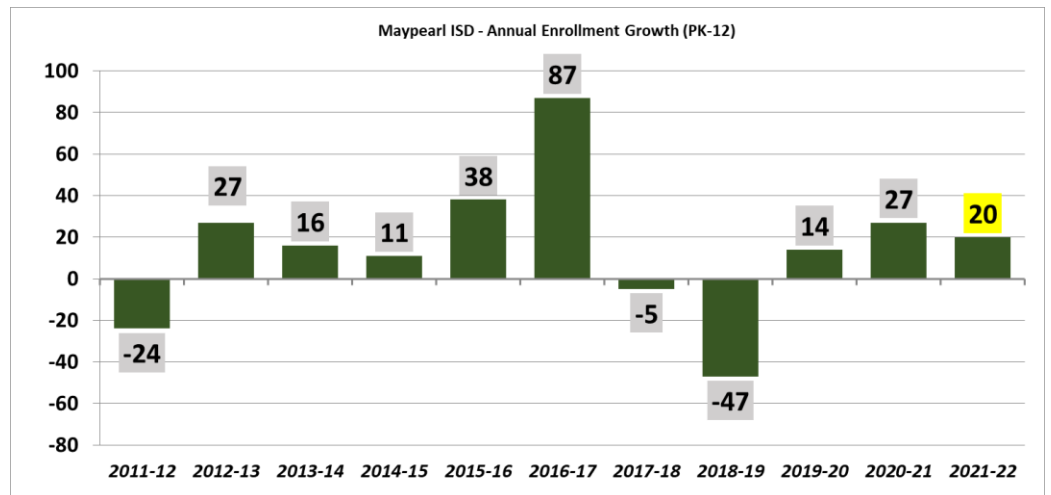
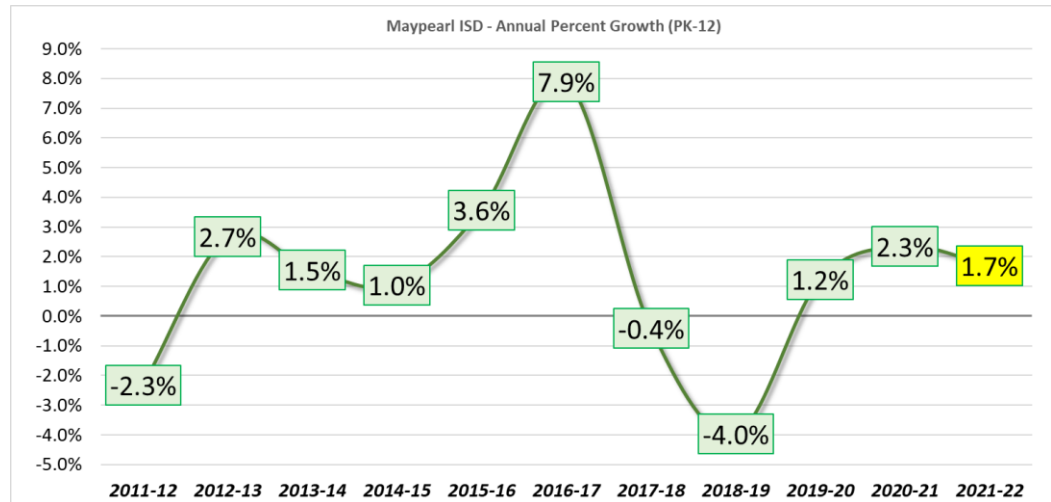


- Official enrollment for 2021/22 was 1,178
- Initial enrollment for Fall 2022 is a record high of 1,198



MISD ENROLLMENT HISTORY: ANNUAL GROWTH 2011/12 - 2021/22

- Total enrollment increased by 27 students from 2020 to 2021 (+2.3%)
- 3-year average annual growth essentially flat
- 5-year average annual growth now +1.4%
- August 2022 enrollment is up 1.7% versus last year (+20 students)

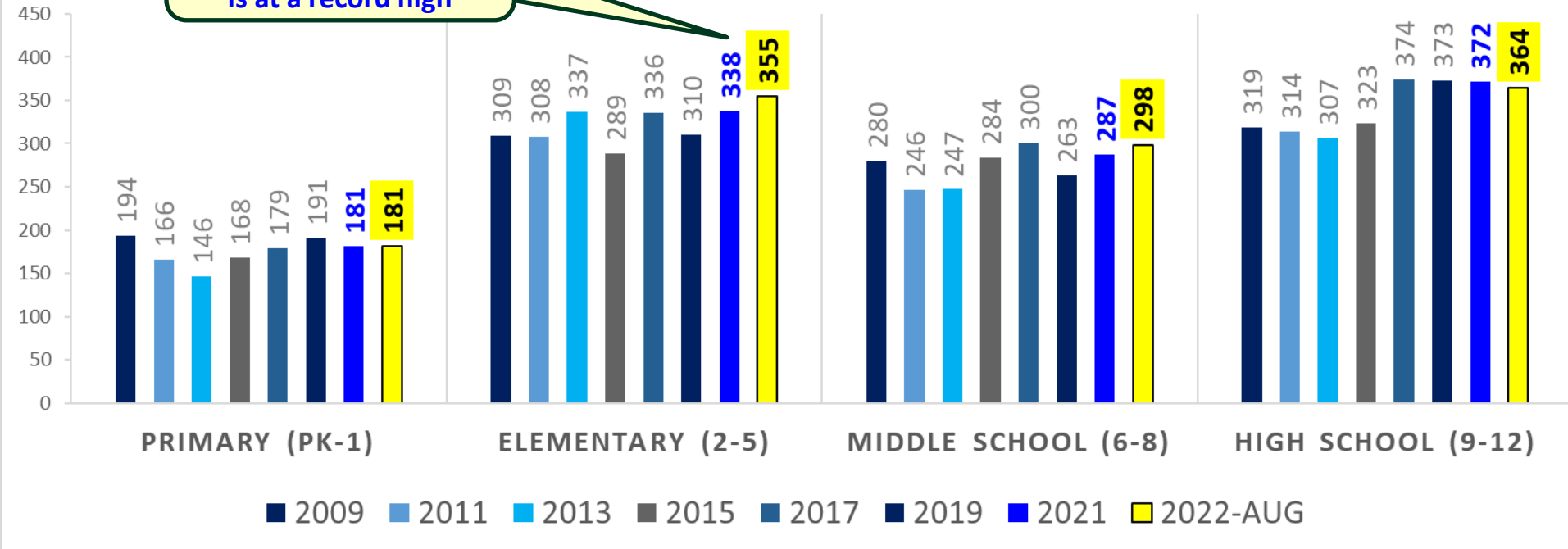




MAYPEARL ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL: 2011/12 - 202/22

As of August 2022,
elementary enrollment
is at a record high

HISTORICAL ENROLLMENT BY ATTENDANCE LEVEL





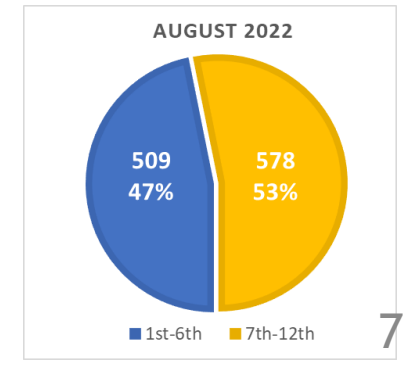
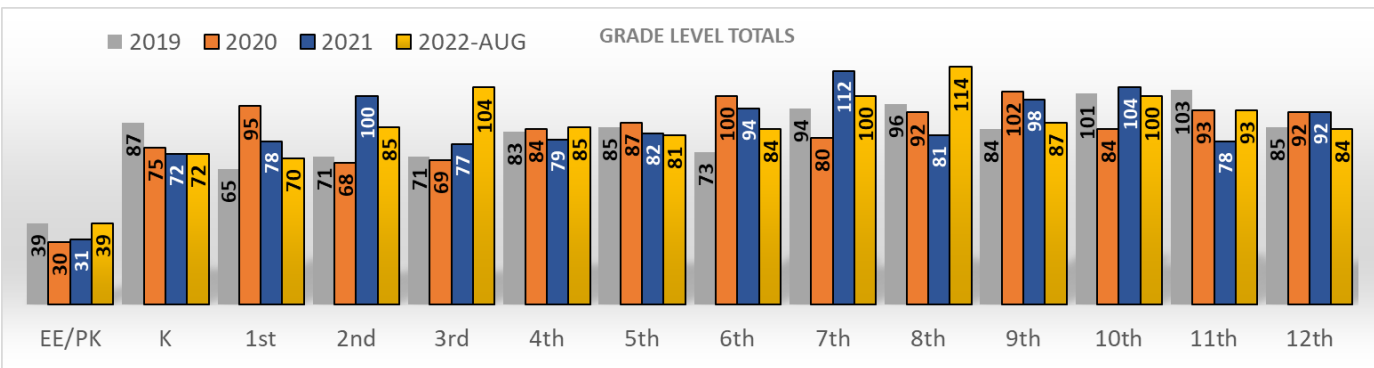
MISD ENROLLMENT HISTORY: GROWTH BY GRADE LEVEL

Record Grade Size

Record District Enrollment



	PRIMARY			ELEMENTARY					MIDDLE			HIGH					
Year (Fall)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2006	36	72	70	70	78	70	80	89	81	70	87	84	62	66	1,015		
2007	25	64	62	75	72	78	72	82	98	87	71	77	76	61	1,000	-15	-1.5%
2008	27	89	61	77	85	77	90	75	89	99	84	74	79	71	1,077	77	7.7%
2009	24	80	90	68	82	84	75	93	91	96	93	77	73	76	1,102	25	2.3%
2010	22	61	81	87	67	80	82	74	94	83	89	85	73	73	1,051	-51	-4.6%
2011	28	74	64	80	81	65	82	81	71	94	73	86	83	72	1,034	-17	-1.6%
2012	26	66	77	62	84	89	61	87	80	75	81	66	79	77	1,010	-24	-2.3%
2013	32	48	66	84	60	91	102	65	92	90	74	88	67	78	1,037	27	2.7%
2014	26	68	56	68	82	71	100	102	75	94	83	75	85	68	1,053	16	1.5%
2015	25	69	74	57	79	78	75	97	107	80	88	85	71	79	1,064	11	1.0%
2016	19	57	76	77	69	83	97	77	105	112	85	93	82	70	1,102	38	3.6%
2017	38	72	69	88	80	75	93	101	90	109	113	94	90	77	1,189	87	7.9%
2018	48	73	74	72	90	87	78	94	99	89	105	105	91	79	1,184	-5	-0.4%
2019	39	87	65	71	71	83	85	73	94	96	84	101	103	85	1,137	-47	-4.0%
2020	30	75	95	68	69	84	87	100	80	92	102	84	93	92	1,151	14	1.2%
2021	31	72	78	100	77	79	82	94	112	81	98	104	78	92	1,178	27	2.3%
2022-AUG	39	72	70	85	104	85	81	84	100	114	87	100	93	84	1,198	20	1.7%



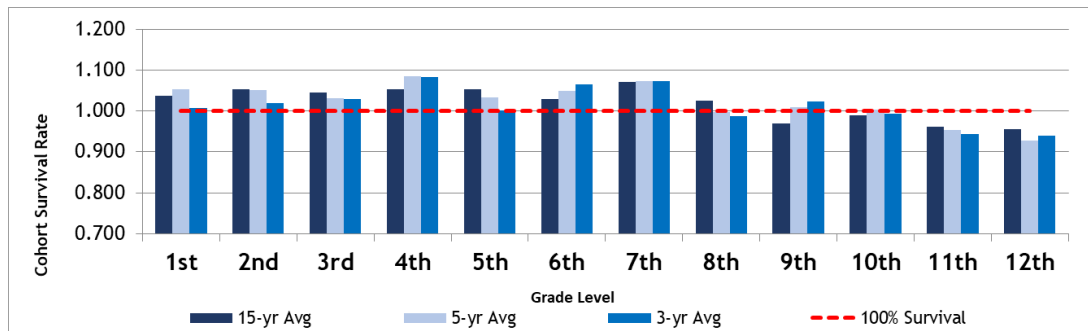


MISD ENROLLMENT HISTORY: COHORT SURVIVAL RATES BY GRADE

Rate reflects the percentage of students in the current grade that have moved up from the previous year and previous grade



Grade	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2007	0.861	1.071	1.029	1.000	1.029	1.025	1.101	1.074	1.014	0.885	0.905	0.984
2008	0.953	1.242	1.133	1.069	1.154	1.042	1.085	1.010	0.966	1.042	1.026	0.934
2009	1.011	1.115	1.065	0.988	0.974	1.033	1.213	1.079	0.939	0.917	0.986	0.962
2010	1.013	0.967	0.985	0.976	0.976	0.987	1.011	0.912	0.927	0.914	0.948	1.000
2011	1.049	0.988	0.931	0.970	1.025	0.988	0.959	1.000	0.880	0.966	0.976	0.986
2012	1.041	0.969	1.050	1.099	0.938	1.061	0.988	1.056	0.862	0.904	0.919	0.928
2013	1.000	1.091	0.968	1.083	1.146	1.066	1.057	1.125	0.987	1.086	1.015	0.987
2014	1.167	1.030	0.976	1.183	1.099	1.000	1.154	1.022	0.922	1.014	0.966	1.015
2015	1.088	1.018	1.162	0.951	1.056	0.970	1.049	1.067	0.936	1.024	0.947	0.929
2016	1.101	1.041	1.211	1.051	1.244	1.027	1.082	1.047	1.063	1.057	0.965	0.986
2017	1.211	1.158	1.039	1.087	1.120	1.041	1.169	1.038	1.009	1.106	0.968	0.939
2018	1.028	1.043	1.023	1.088	1.040	1.011	0.980	0.989	0.963	0.929	0.968	0.878
2019	0.890	0.959	0.986	0.922	0.977	0.936	1.000	0.970	0.944	0.962	0.981	0.934
2020	1.092	1.046	0.972	1.183	1.048	1.176	1.096	0.979	1.063	1.000	0.921	0.893
2021	1.040	1.053	1.132	1.145	0.976	1.080	1.120	1.013	1.065	1.020	0.929	0.989
15-yr Avg	1.036	1.053	1.044	1.053	1.054	1.030	1.071	1.025	0.969	0.988	0.961	0.956
5-yr Avg	1.052	1.052	1.030	1.085	1.032	1.049	1.073	0.998	1.009	1.003	0.953	0.927
3-yr Avg	1.007	1.019	1.030	1.083	1.000	1.064	1.072	0.987	1.024	0.994	0.943	0.939

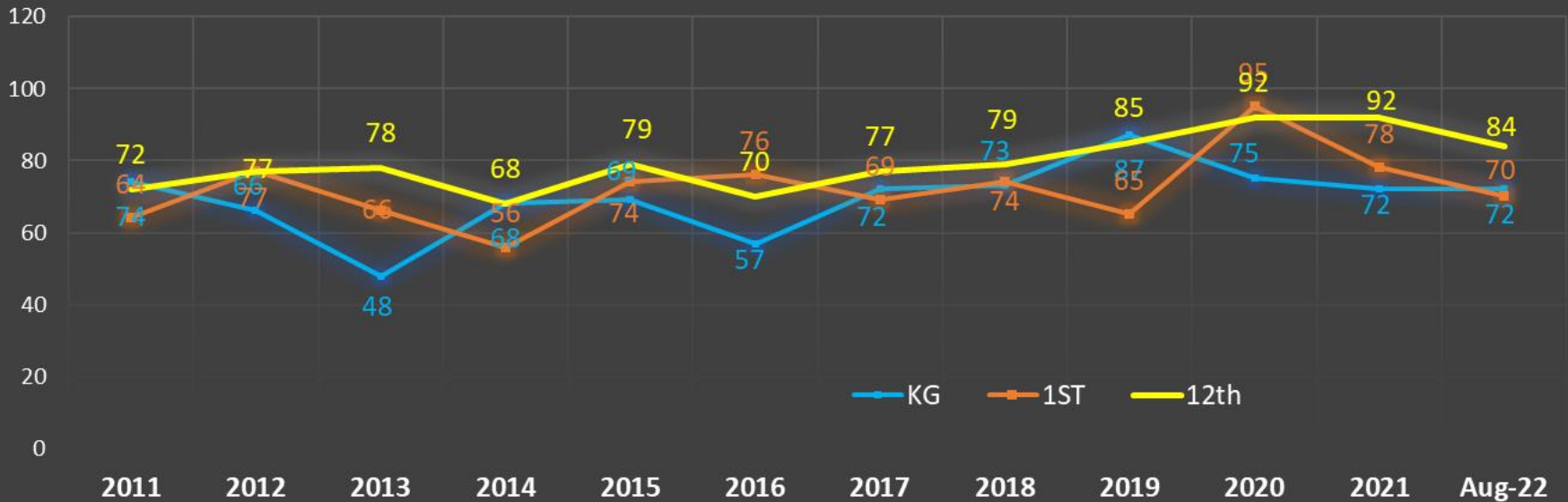




MAYPEARL ISD

INCOMING KG & 1ST GRADE OUTGOING 12TH GRADE STUDENTS

Maypearl ISD - Incoming KG & 1st Grade vs. Outgoing 12th Graders

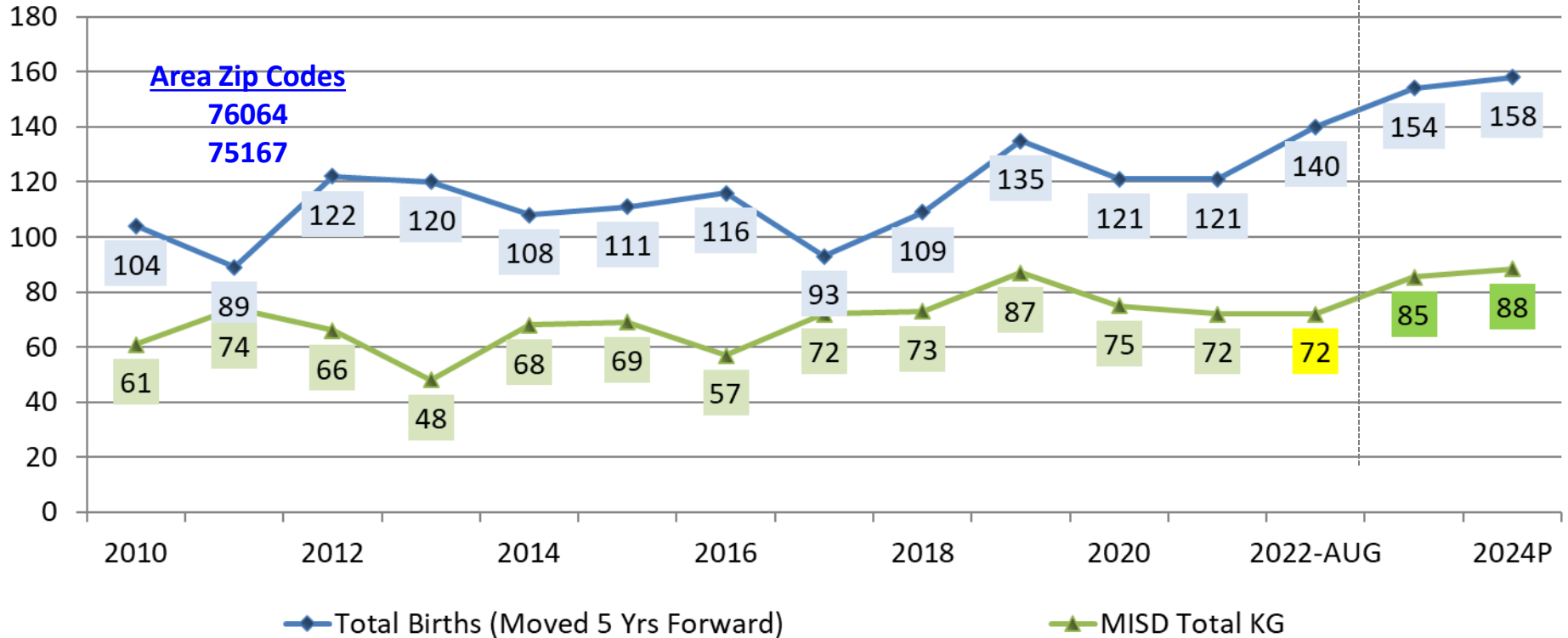


- MISD continues to see incoming KG and 1st Grade enrollment at or just below out-going 12th grade totals



BIRTH RATE VS. KINDERGARTEN ENROLLMENT

AREA ANNUAL BIRTHS VS. MISD KINDERGARTEN (KG) ENROLLMENT

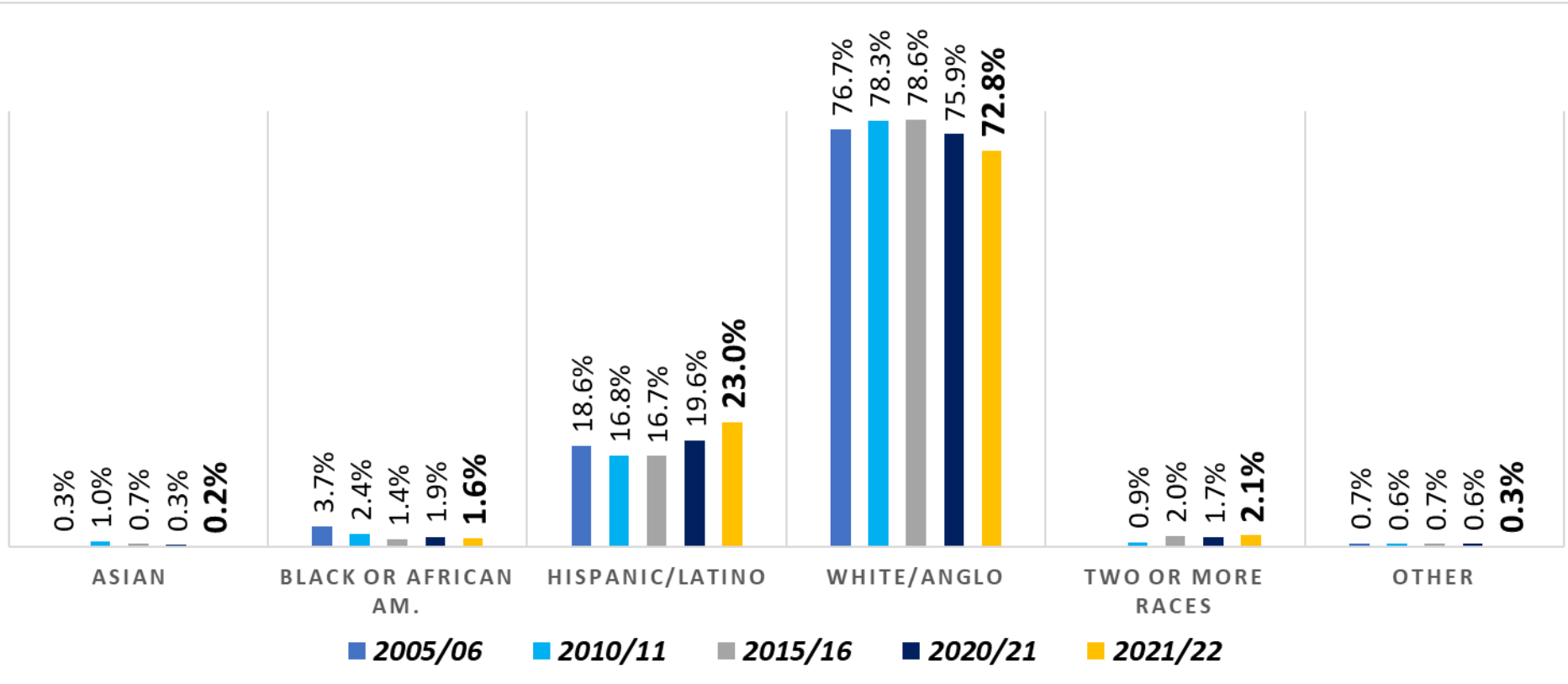


Source: Texas Dept. of State Health Services, TEA, MISD

- Local birth rate has increased for three consecutive years (2017-2019), positioning kindergarten enrollment for growth



MISD STUDENT DEMOGRAPHICS: RACE/ETHNIC DISTRIBUTION HISTORY

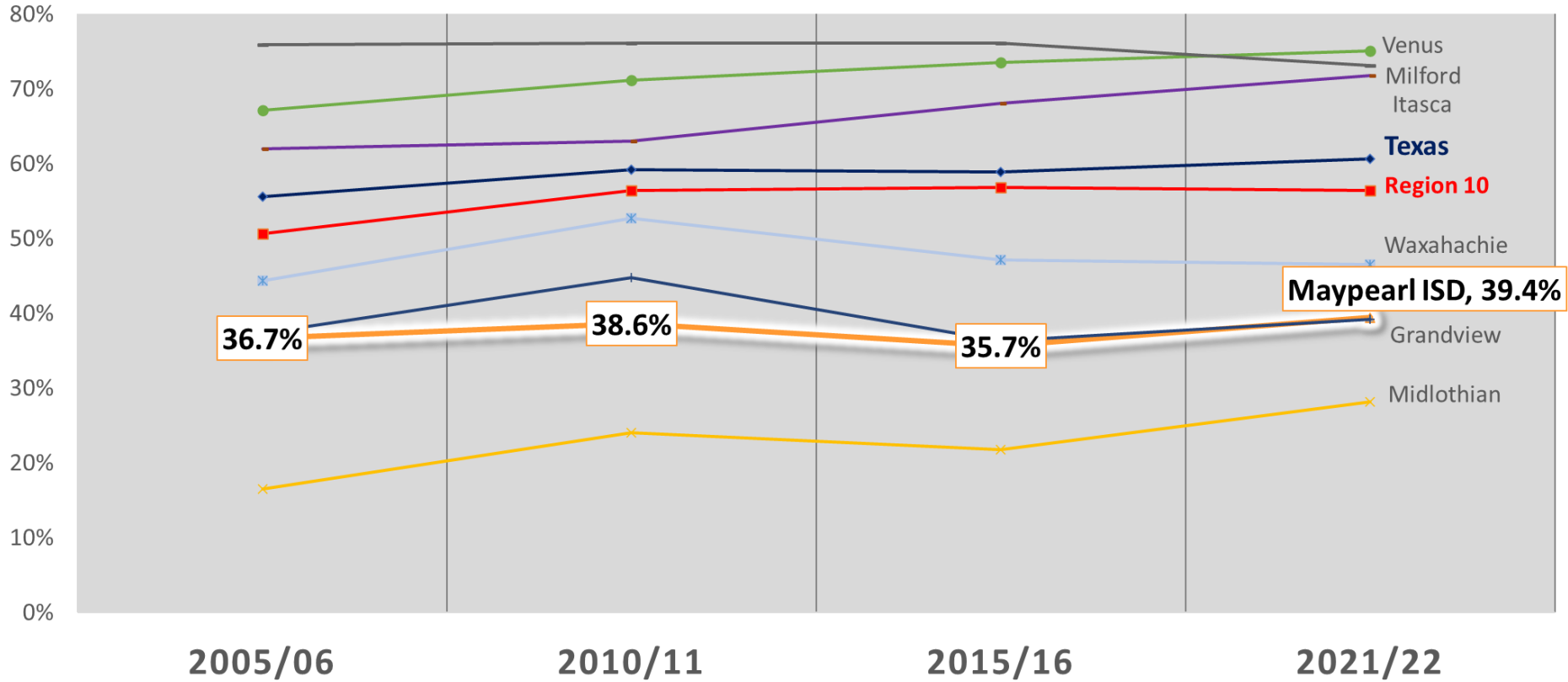


Source: Texas Education Agency



MISD STUDENT DEMOGRAPHICS: ECONOMICALLY DISADVANTAGED STUDENTS COMPARISON

ECONOMICALLY DISADVANTAGED STUDENTS: 2005/06 - 2021/22

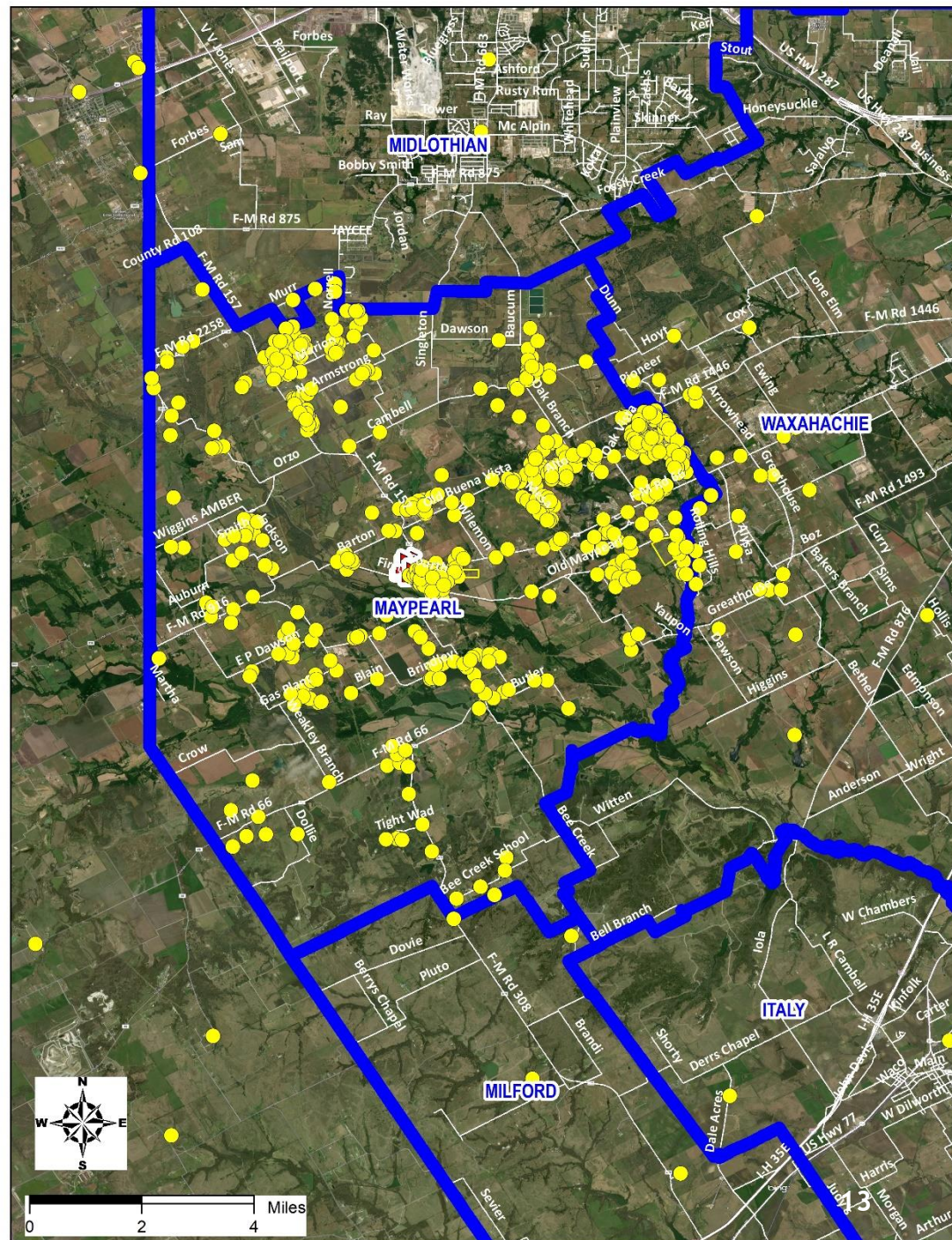


Source: Texas Education Agency



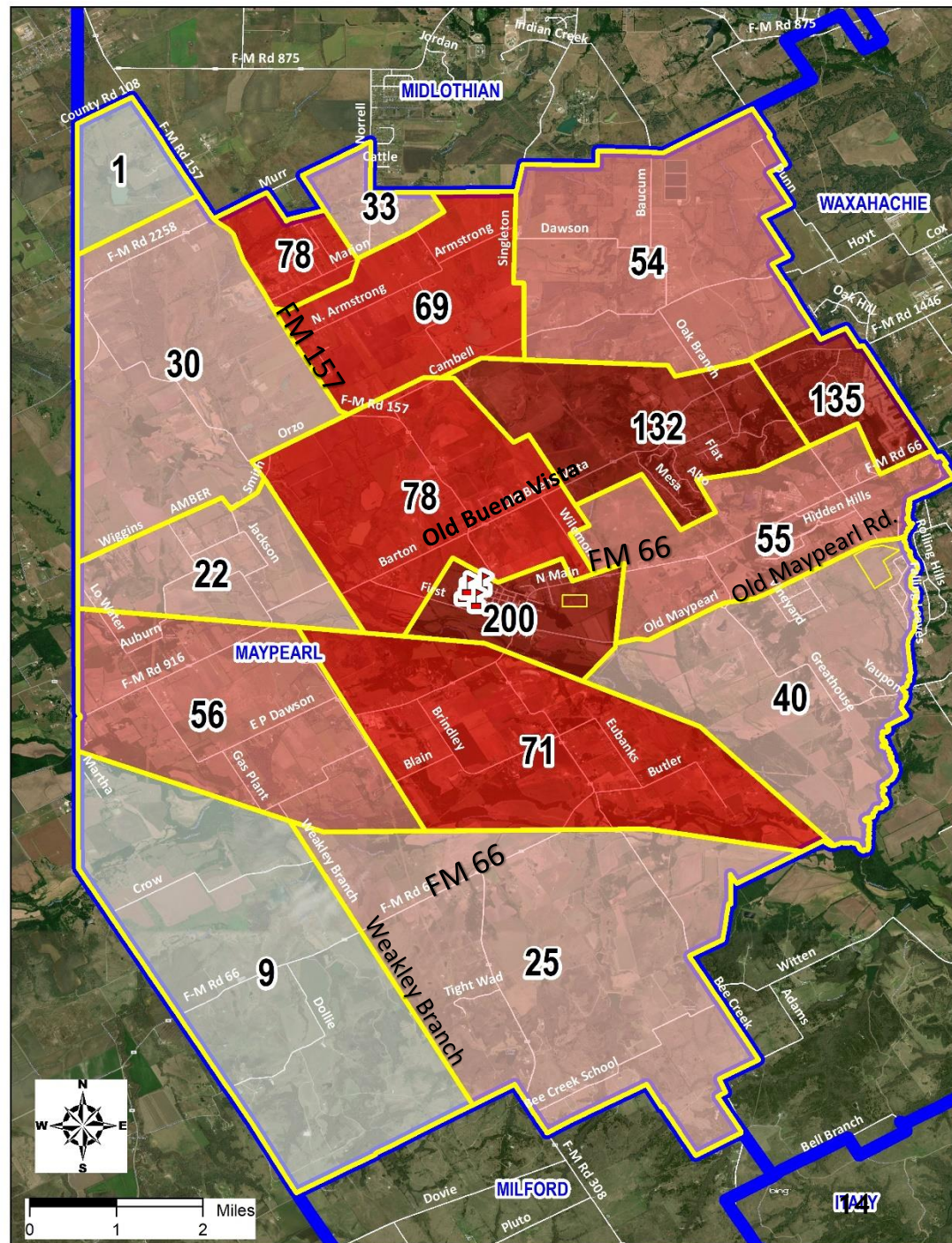
MAYPEARL ISD STUDENT GEO-CODING AUGUST 2022

- 1,198 students geo-coded in August 2022
- 91% of enrolled students live within the district boundary (1,088 students)
- 9% transfer in



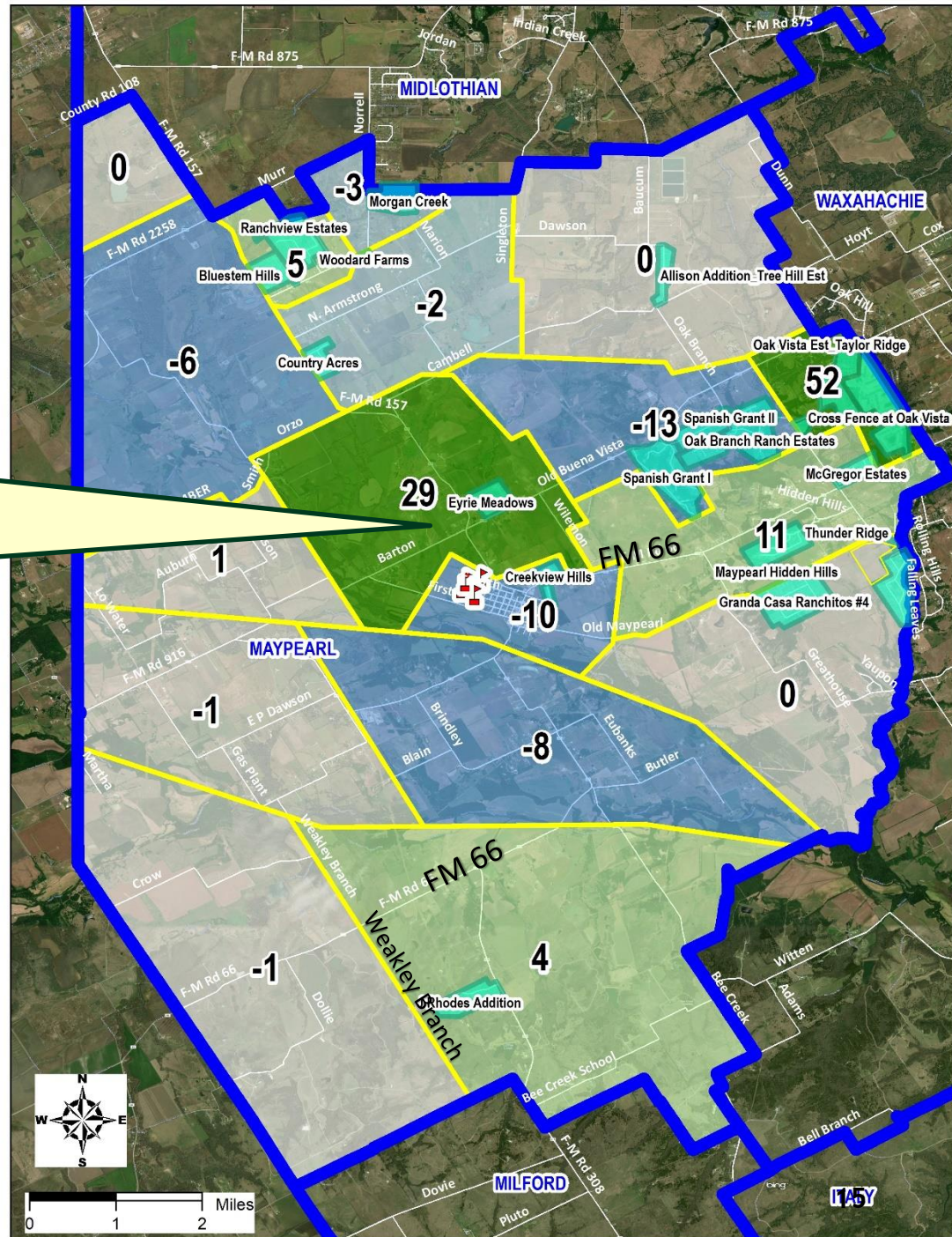


**MAYPEARL ISD
AUGUST 2022
STUDENT GEO-CODING
TOTAL STUDENTS (PK-12)
BY PLANNING AREA**



MAYPEARL ISD ENROLLMENT GROWTH BY PLANNING AREA SPRING 2021 VS. AUGUST 2022

Enrollment growth in the central and eastern areas of the district is the result of new home construction in the Eyrie Meadows and Cross Fence at Oak Vista subdivisions





MAYPEARL ISD STUDENT YIELDS ANALYSIS

SUMMER 2022



Average Student Yield Per SF Home

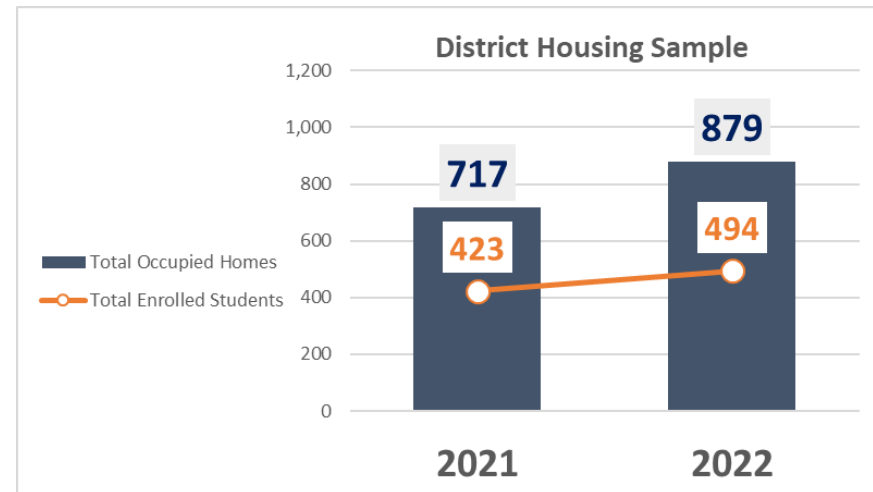


- District is currently seeing an average of 0.59 enrolled students per SF home
- Subdivisions with new construction produced growth, but several existing subdivisions saw their enrolled student numbers decline over the past year, resulting in the overall yield declining from 0.65 to 0.59

AVG. YIELD BY LEVEL

	PK-1st	ES 2-5	MS 6-8	HS 9-12
2022	0.11	0.18	0.15	0.18
2021	0.13	0.20	0.20	0.17

District Housing Sample





MAYPEARL ISD STUDENT YIELDS ANALYSIS

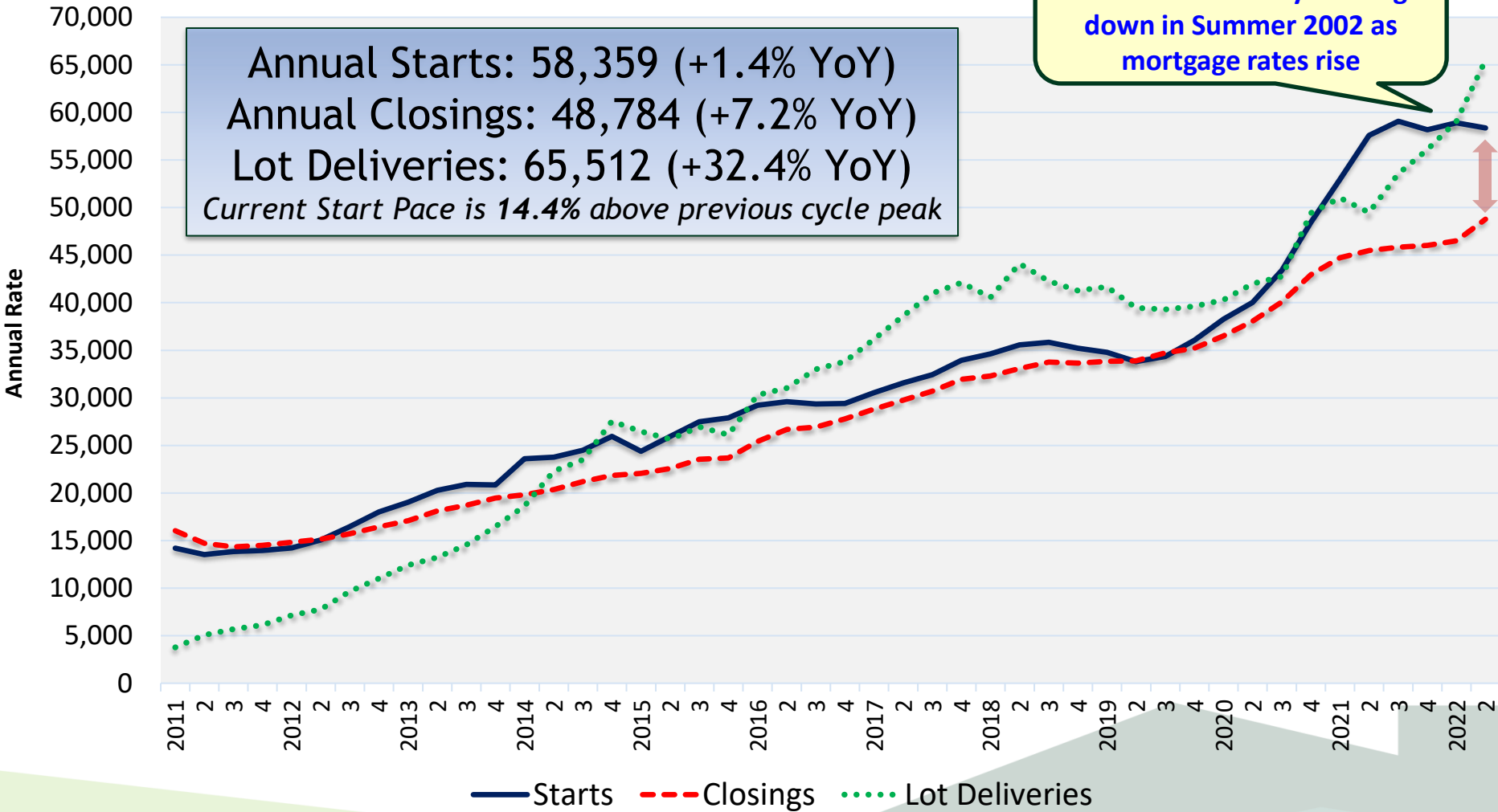
SUMMER 2022



Subdivision Name	Occupied Homes	Total Students	Students PHH	EE-1st	2nd-5th	6th-8th	9th-12th	Primary Per HH	Elem Per HH	Middle Per HH	High Per HH
Allison Addition & Tree Hill Est.	20	22	1.10	1	9	6	6	0.05	0.45	0.30	0.30
Bluestem Hills	44	12	* 0.27	3	4	1	4	0.07	0.09	0.02	0.09
Chambers Creek	33	29	0.88	4	11	8	6	0.12	0.33	0.24	0.18
Country Acres	45	32	0.71	4	6	8	14	0.09	0.13	0.18	0.31
Creekview Hills	22	9	0.41	1	2	2	4	0.05	0.09	0.09	0.18
Cross Fence at Oak Vista	90	66	* 0.73	13	25	16	12	0.14	0.28	0.18	0.13
Eyrie Meadows	41	33	* 0.80	10	9	7	7	0.24	0.22	0.17	0.17
Granda Casa Ranchitos #4	43	19	0.44	2	1	5	11	0.05	0.02	0.12	0.26
Grande Casa Ranchitos #3	36	8	0.22	1	1	3	3	0.03	0.03	0.08	0.08
J Rhodes Addition	12	4	0.33	0	2	2	0	0.00	0.17	0.17	0.00
Maypearl Hidden Hills	44	11	* 0.25	3	4	1	3	0.07	0.36	0.46	0.18
McGregor Estates	30	16	0.53	2	5	5	4	0.07	0.17	0.17	0.13
Morgan Creek	17	9	0.53	0	3	1	5	0.00	0.18	0.06	0.29
Oak Branch Ranch Estates	56	18	0.32	0	7	5	6	0.00	0.13	0.09	0.11
Oak Vista Estates & Taylor Ridge	85	59	0.69	5	18	16	20	0.06	0.21	0.19	0.24
Oaks at Cedar Glen	7	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00
Ranchview Estates	70	51	0.73	8	9	16	18	0.11	0.13	0.23	0.26
Spanish Grant I	95	47	0.49	14	11	7	15	0.15	0.12	0.07	0.16
Spanish Grant II	46	23	0.50	1	11	7	4	0.02	0.24	0.15	0.09
Thunder Ridge	4	6	* 1.50	1	2	1	2	0.25	0.50	0.25	0.50
West Country Meadows 1 & 3	35	16	0.46	5	2	5	4	0.14	0.06	0.14	0.11
Woodard Farms	4	4	* 1.00	3	0	0	1	0.75	0.00	0.00	0.25
								Average			
Totals	879	494		81	142	122	149	0.11	0.18	0.15	0.18
	District Average	0.59						PK-5 =	0.29		
Active New Home Construction											



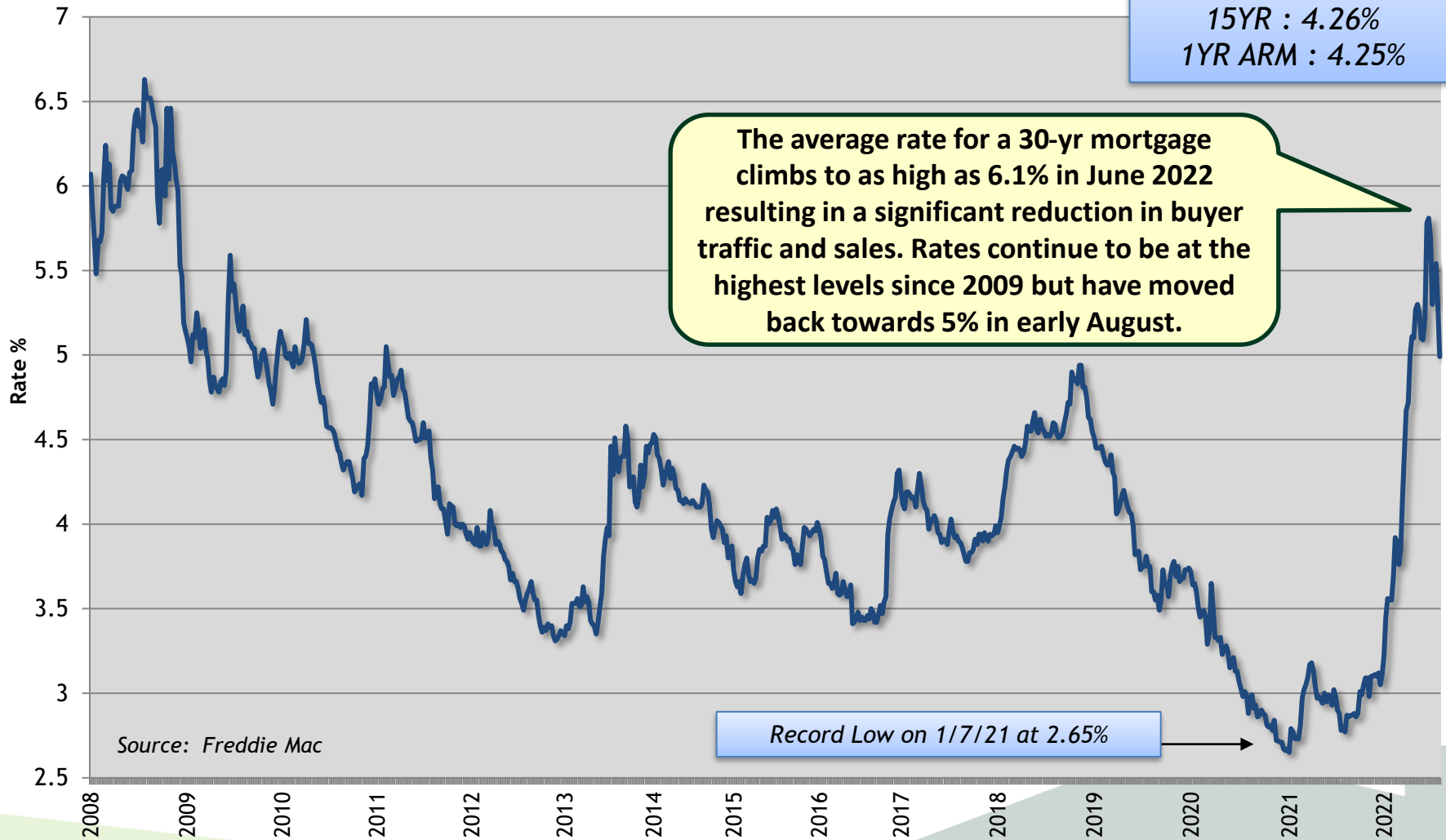
DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES





30-YEAR MORTGAGE RATE

August 4, 2022
30YR : 4.99%
15YR : 4.26%
1YR ARM : 4.25%





DFW HOUSING MARKET—MARKET DRIVERS ARE HEALTHY

Good news for North Texas and the DFW area: Other than High Mortgage Rate, Demand Drivers are in Great Shape

- Job formation at record high
- Population growth on the rise—fueled by relocations
- Millennial population continues to climb
- Existing home market still very short on available inventory—despite recent uptick in listings
- Rental rates continue to climb—renting a challenge for many households
- Household income is climbing—but a challenge to keep up with record housing inflation

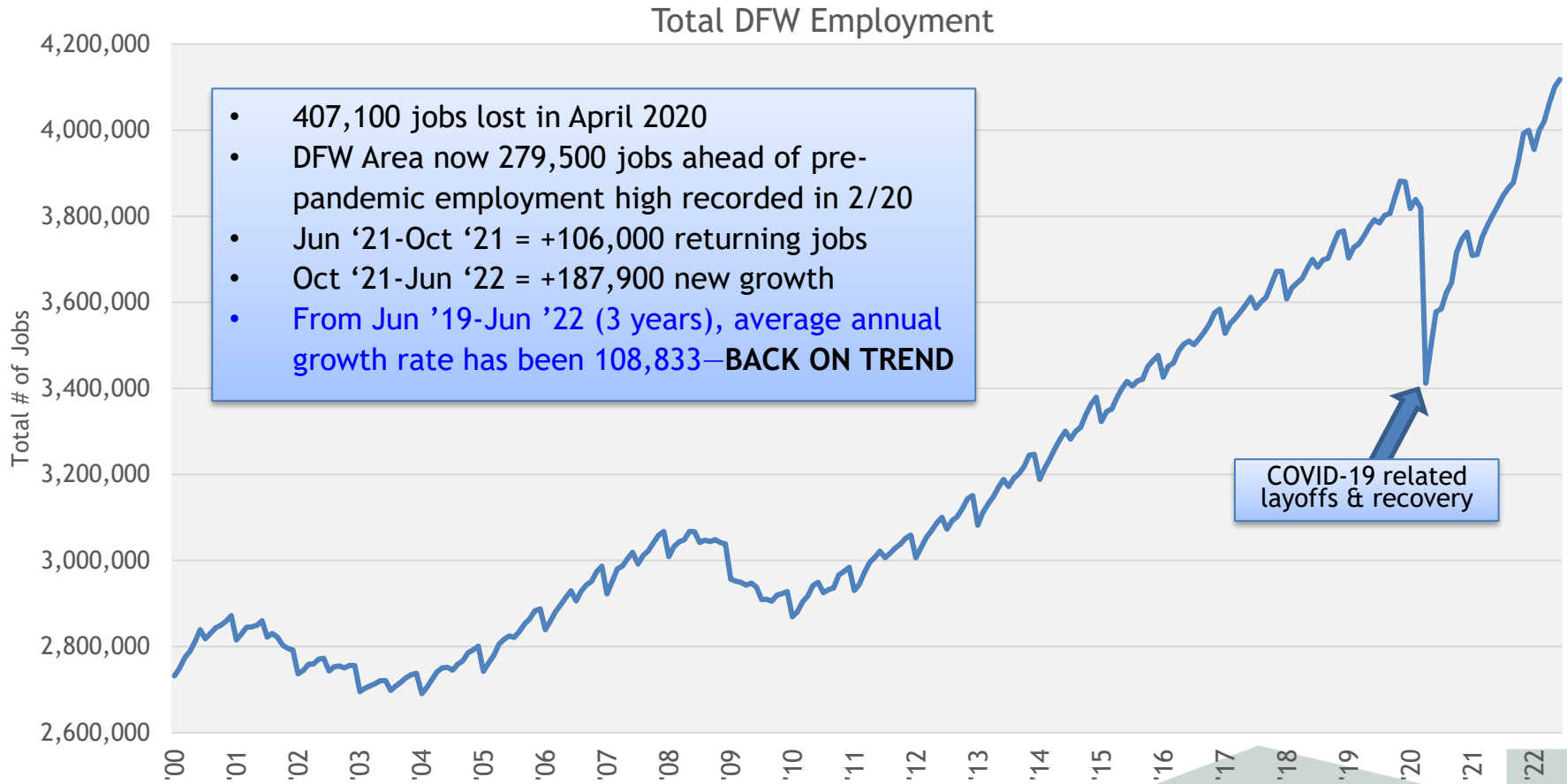


DFW EMPLOYMENT GROWTH

Annual Change June '21 - June '22

TWC CES: +293,900 (+7.69%)

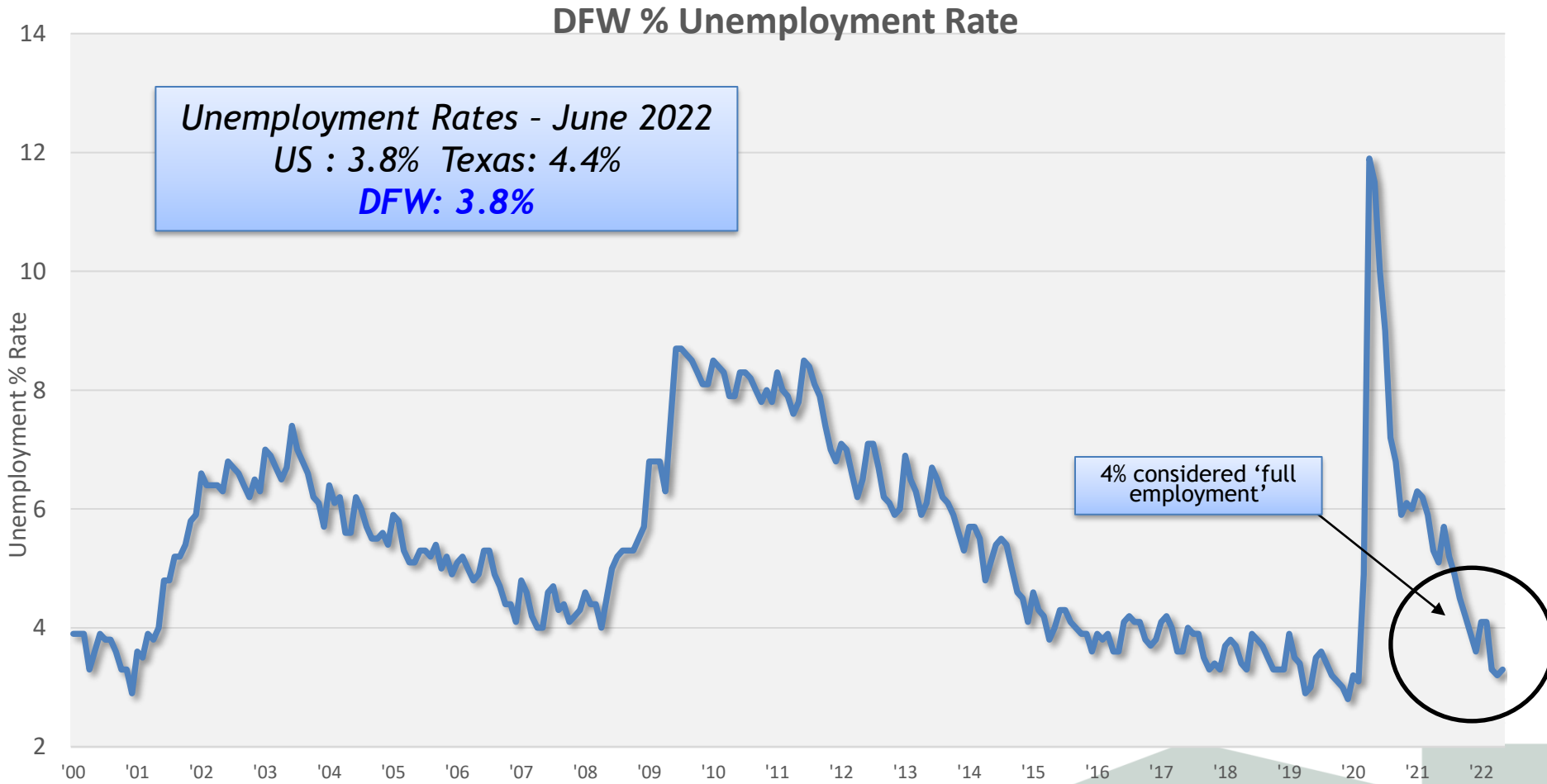
Total Employment: 4,118,200



Sources: TWC - CES, Dallas Federal Reserve (Not Seasonally Adjusted)



DFW UNEMPLOYMENT



Not Seasonally Adjusted

Source: TWC - LAUS



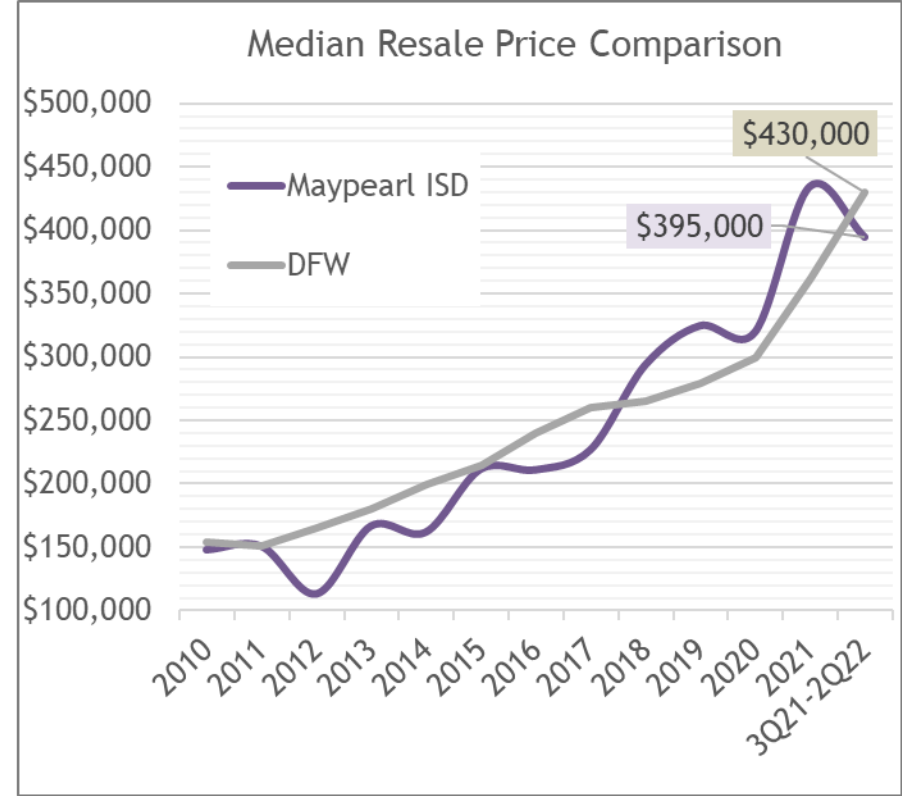
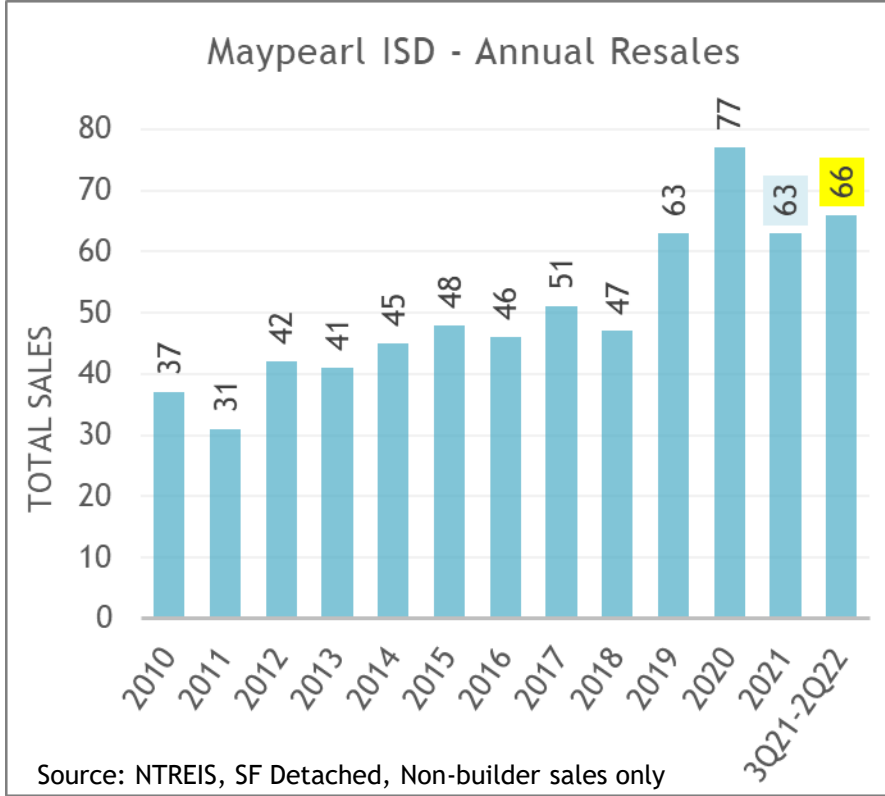
DFW POPULATION GROWTH REMAINS VIBRANT

Recent Population Estimates

- NCTCOG Estimates for 1-1-2022 that 16 County metro-area population climbs to 8,097,170
- 2021 YoY growth of 157,570 people +1.98%, similar to 2020 YoY (+156,660)
- DFW is now home to 24 Fortune 500 Companies (3rd to NYC at 65 and Chicago at 35) and has 44 Fortune 1000 Headquarters
- Rice University Kinder Institute for Urban Research projects that DFW will reach 10M+ population in the 2030's, and will surpass Chicago to become the 3rd largest SMSA in the US

Source Dallas Regional Economic Dev Guide, NCTCOG

MAYPEARL ISD PRE-OWNED HOME SALES

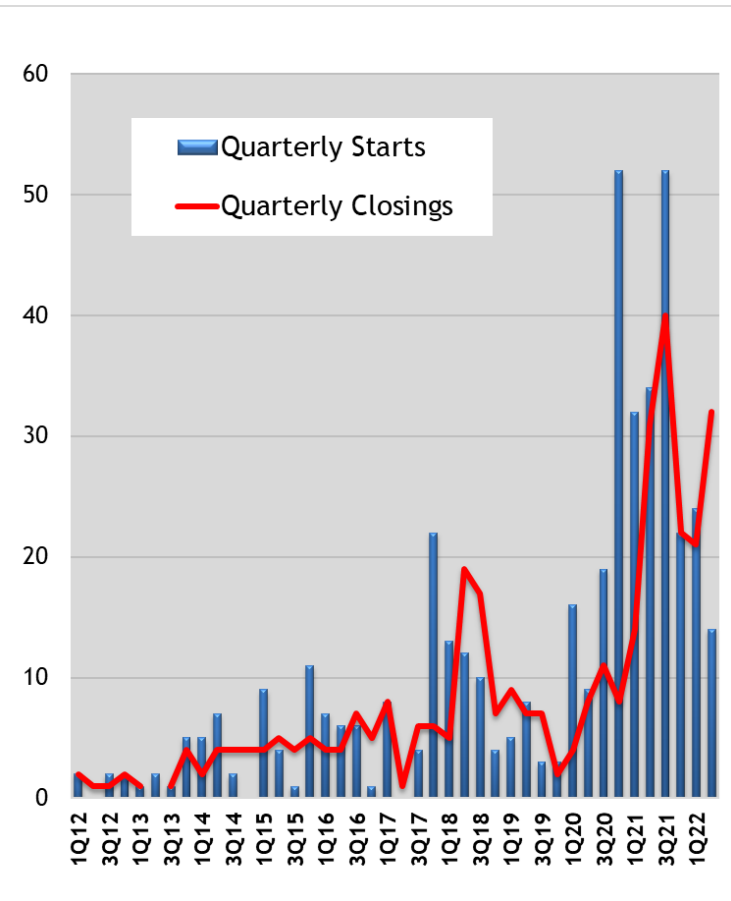


- 66 total resales 3Q20-2Q22 (MISD averaged 46 existing home sales per year from 2012-2018)
- MISD’s median pre-owned sold price reached a record high at Y/E 2021 at \$435,000; in 2022 the district’s median price has declined to \$395K (as of June 2022)
- DFW’s annual median resale price now stands a record high of \$430,000



MAYPEARL ISD NEW HOME CONSTRUCTION (QUARTERLY TOTALS)

Start = Foundation started
Closing = Visibly occupied



Starts	2015	2016	2017	2018	2019	2020	2021	2022
1Q	9	7	8	13	5	16	32	24
2Q	4	6	0	12	8	9	34	14
3Q	1	6	4	10	3	19	52	
4Q	11	1	22	4	3	52	22	
Total	25	20	34	39	19	96	140	38
Closings	2015	2016	2017	2018	2019	2020	2021	2022
1Q	4	4	8	5	9	4	14	21
2Q	5	4	1	19	7	8	31	32
3Q	4	7	6	17	7	11	40	
4Q	5	5	6	7	2	8	22	
Total	18	20	21	48	25	31	107	53

- Builders have started 38 new homes in MISD during the first two quarters of 2022
- 53 new homes have been completed and occupied so far this year



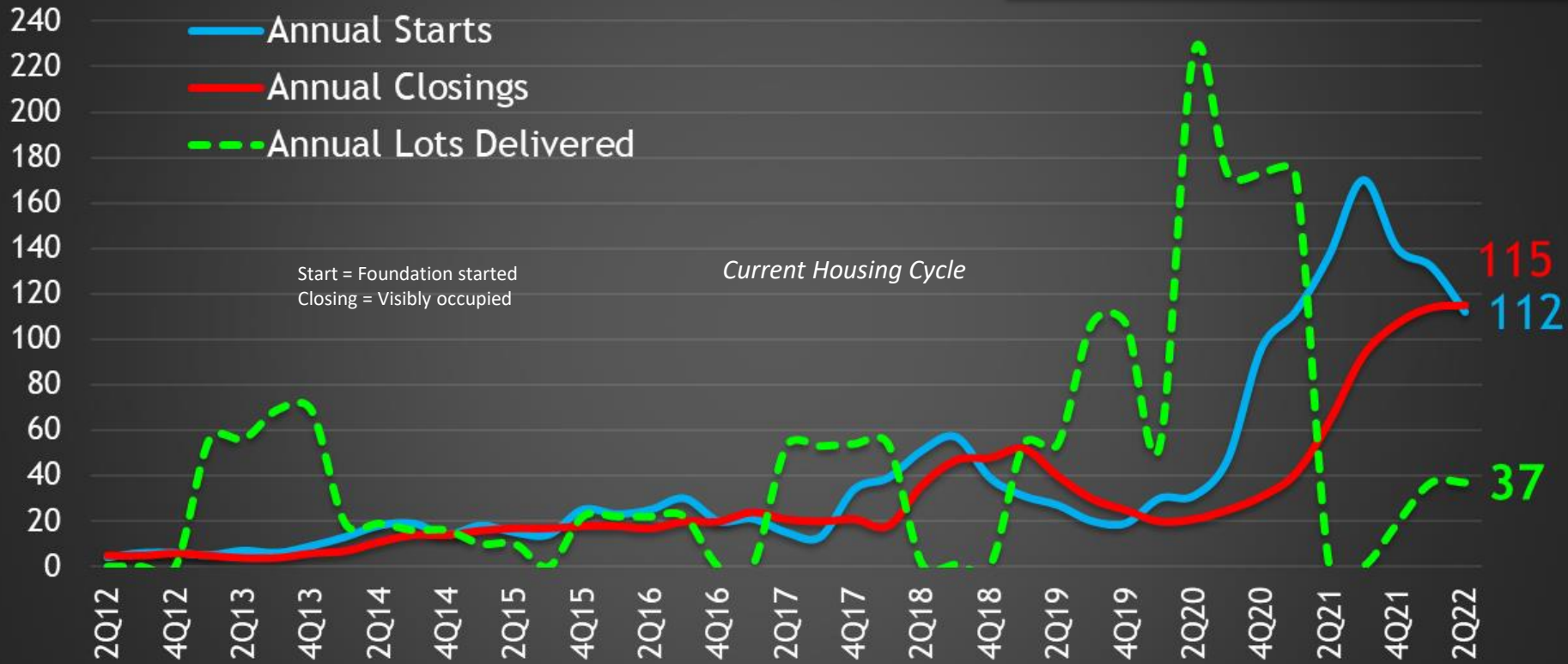
MAYPEARL ISD

ANNUAL NEW HOME ACTIVITY

Annual Pace 3Q21-2Q22 and Year-Over-Year Change

112 Starts: -18.3%

115 Closings: +80%



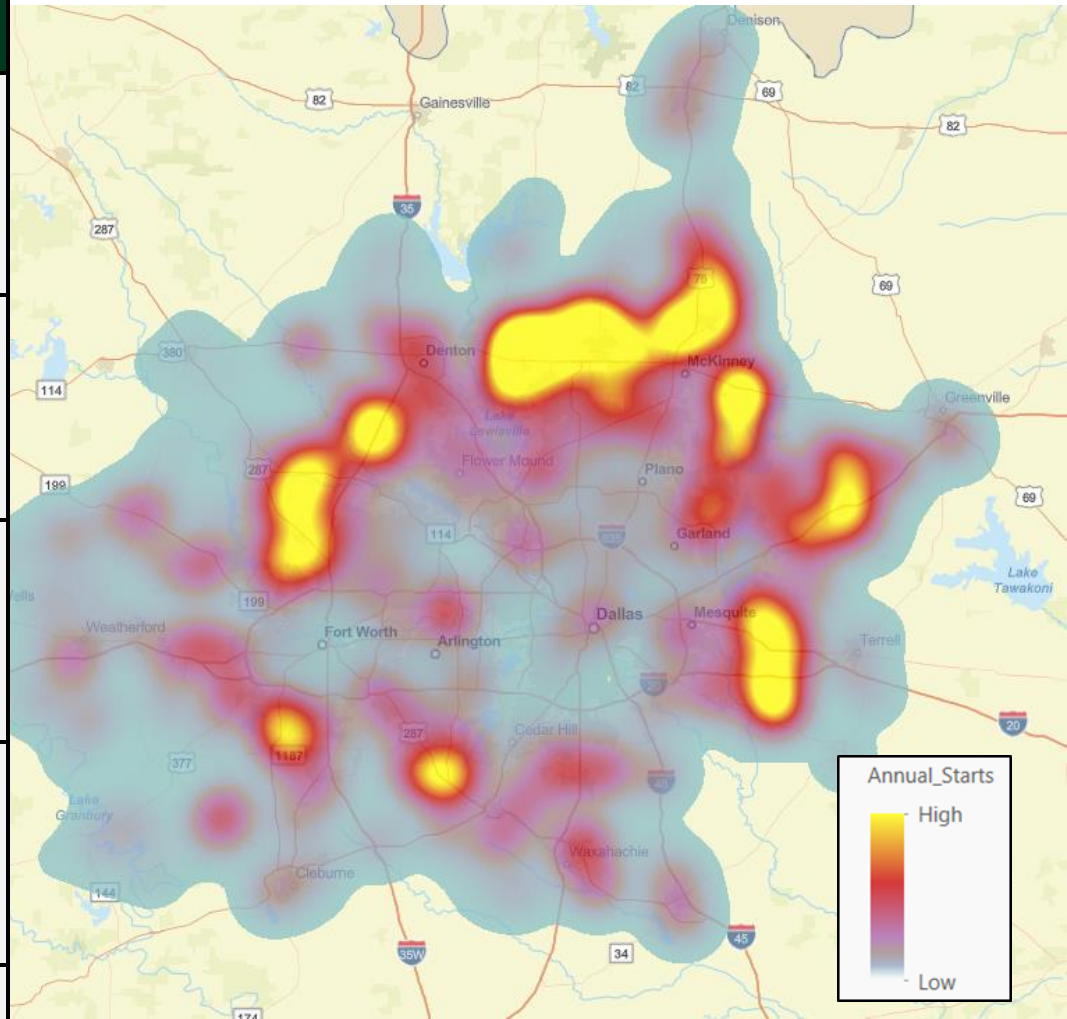
- New homebuilders produced a record number of annual starts from 4Q20-3Q21 (170 total)
- Over the most recent 12 months (3Q21-2Q22) 112 new homes have been started
- Annual closings climbed to a record high of 115 units from 3Q21-2Q22 (+80% YoY)
- Developers delivered 37 new residential lots in Maypearl ISD over the past 4 quarters



DFW SCHOOL DISTRICT RANKINGS BY 3Q21-2Q22 NEW HOME CLOSINGS

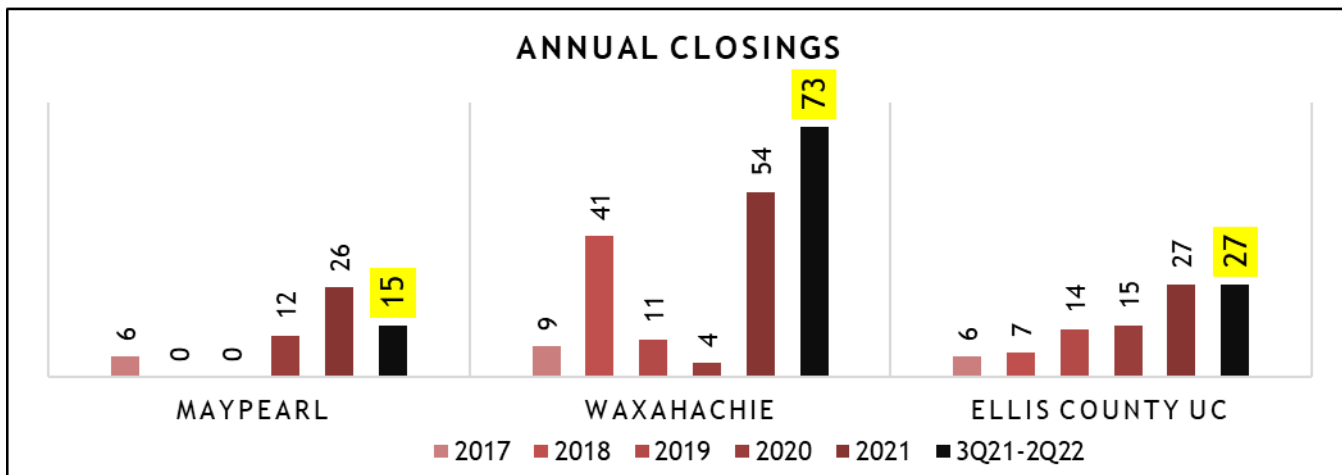
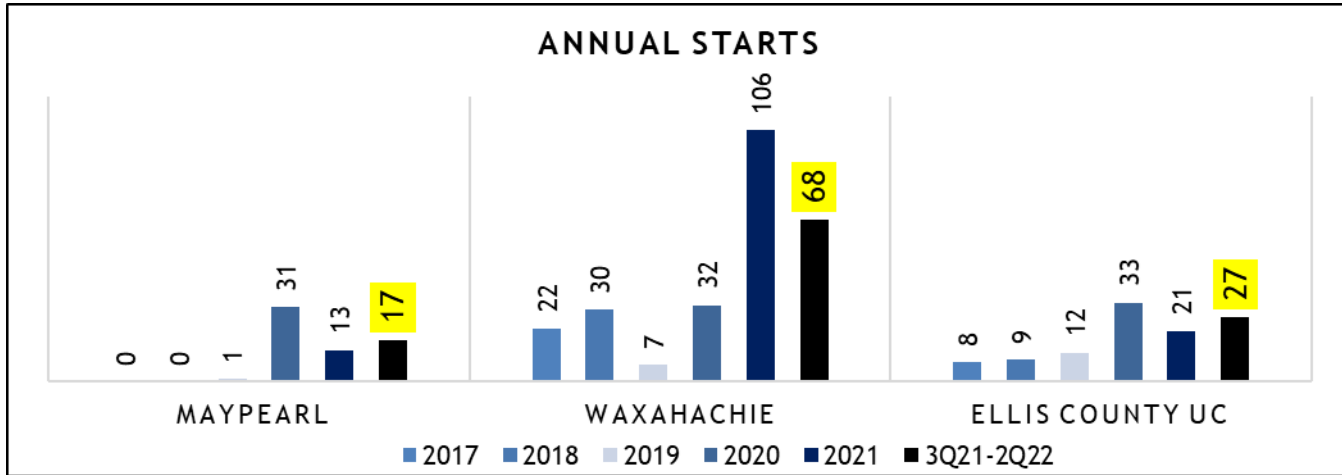


Rank	District	Annual Starts	Annual Closings
1	Northwest	4,304	3,881
2	Prosper	3,412	3,389
3	Forney	2,450	3,295
4	Denton	3,452	3,166
5	Frisco	1,388	2,085
6	Princeton	2,499	1,753
7	Royse City	1,740	1,454
8	Crowley	1,566	1,171
9	Eagle Mtn.-Saginaw	1,311	1,138
10	McKinney	1,794	1,098
11	Midlothian	1,290	1,082
12	Mansfield	1,465	1,008
13	Dallas	1,099	997
14	Waxahachie	926	988
15	Lewisville	1,263	965
16	Crandall	1,203	948
17	Celina	1,298	932
18	Community	1,127	930
19	Rockwall	1,406	928
20	Anna	1,127	867
21	Aubrey	1,479	867
22	Argyle	1,108	763
23	Garland	734	724
24	Melissa	1,084	720
25	Ft. Worth	1,021	672
61	Maypearl	112	115





MISD NEW HOME CONSTRUCTION BY CITY SECTOR





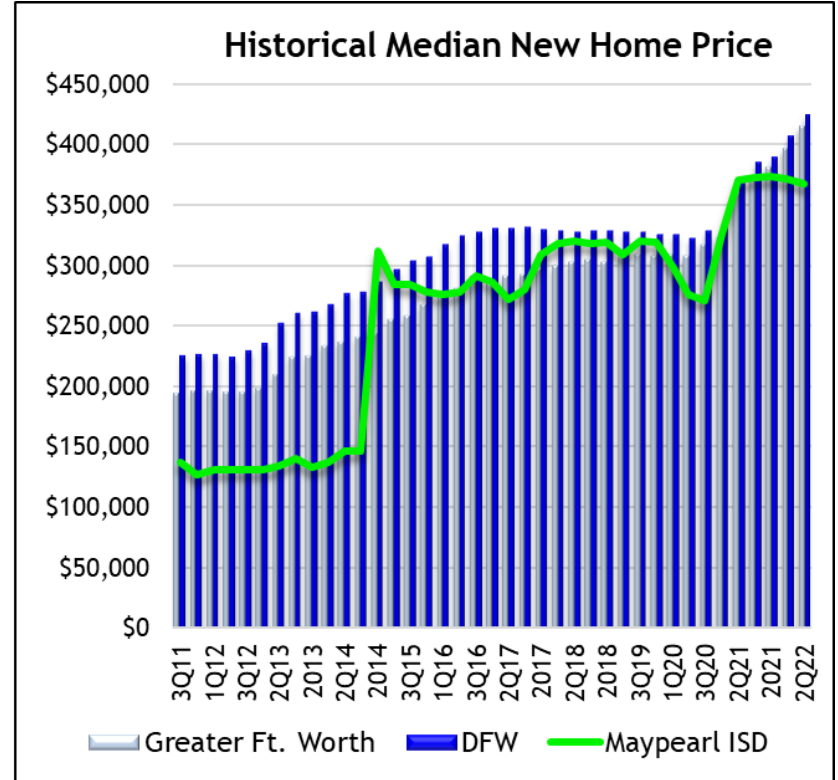
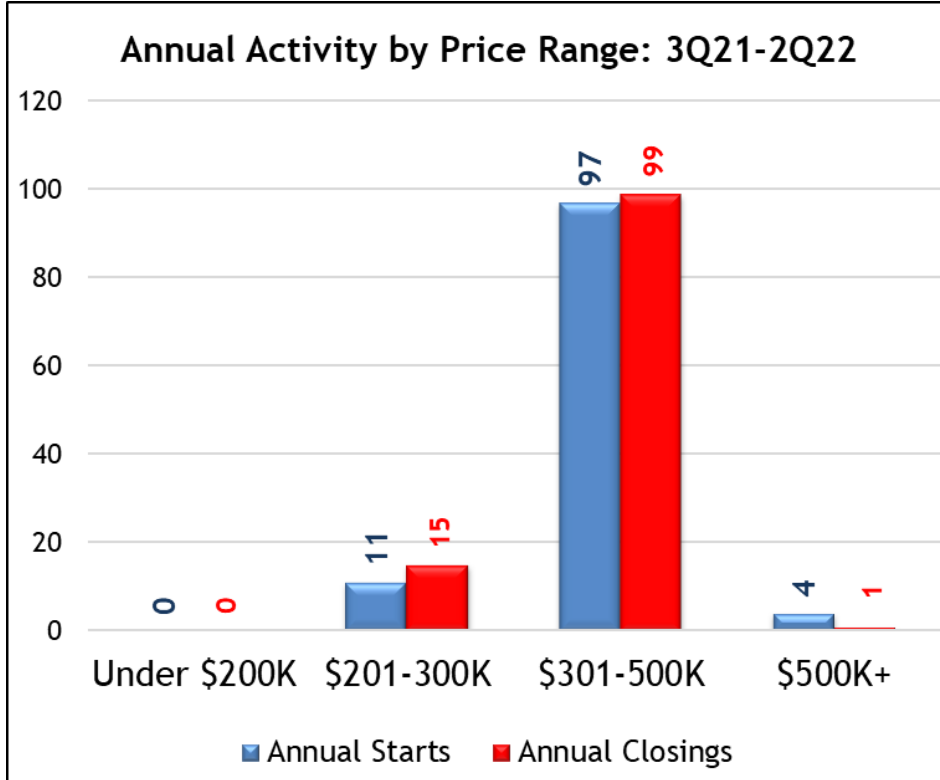
MAYPEARL ISD TOP PRODUCING NEW HOME SUBDIVISIONS

(Ranked by Annual Closings 3Q21-2Q22)

Rank	Subdivision	Annual Starts	Annual Closings	Builder (s)	Occupied Homes	Inventory (UC, FV, Models)	Vacant Developed Lots	Future Planned Lots
1	Cross Fence at Oak Vista	68	73	Elmwood Custom, Canyon Creek, Lillian CH, John Houston, Country Villa, Mystic Oak	90	61	22	0
2	Bluestem Hills	10	21	Carnegie, Lillian, Adara	44	5	1	0
3	Eyrie Meadows	11	15	Elmwood Custom, Canyon Creek	41	8	4	0
4	Thunder Ridge	7	4	Country Villa, Tree Hill	4	3	6	0
5	Maypearl Hidden Hills	4	1	Todd Dennis	44	5	7	0
<i>New</i>								
	Greystone Estates	6	1	Greystone Creek	1	5	12	0
	Maypearl Farms	6	0	Carnegie	0	6	0	0



MAYPEARL ISD NEW HOME ACTIVITY BY PRICE RANGE

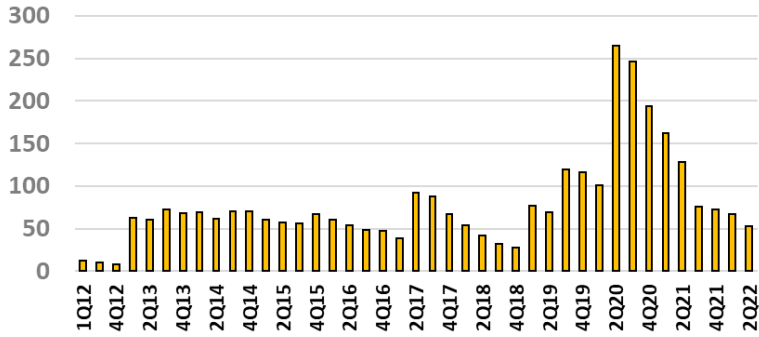


- Majority of new homes being built in the district are move-up homes with base pricing from \$350-500K
- MISD’s median new home price remains level near \$367,333 (-0.8% YoY)
- Dallas-Ft. Worth median new home price as of 2Q22 = \$423,586 (+15.4% YoY)

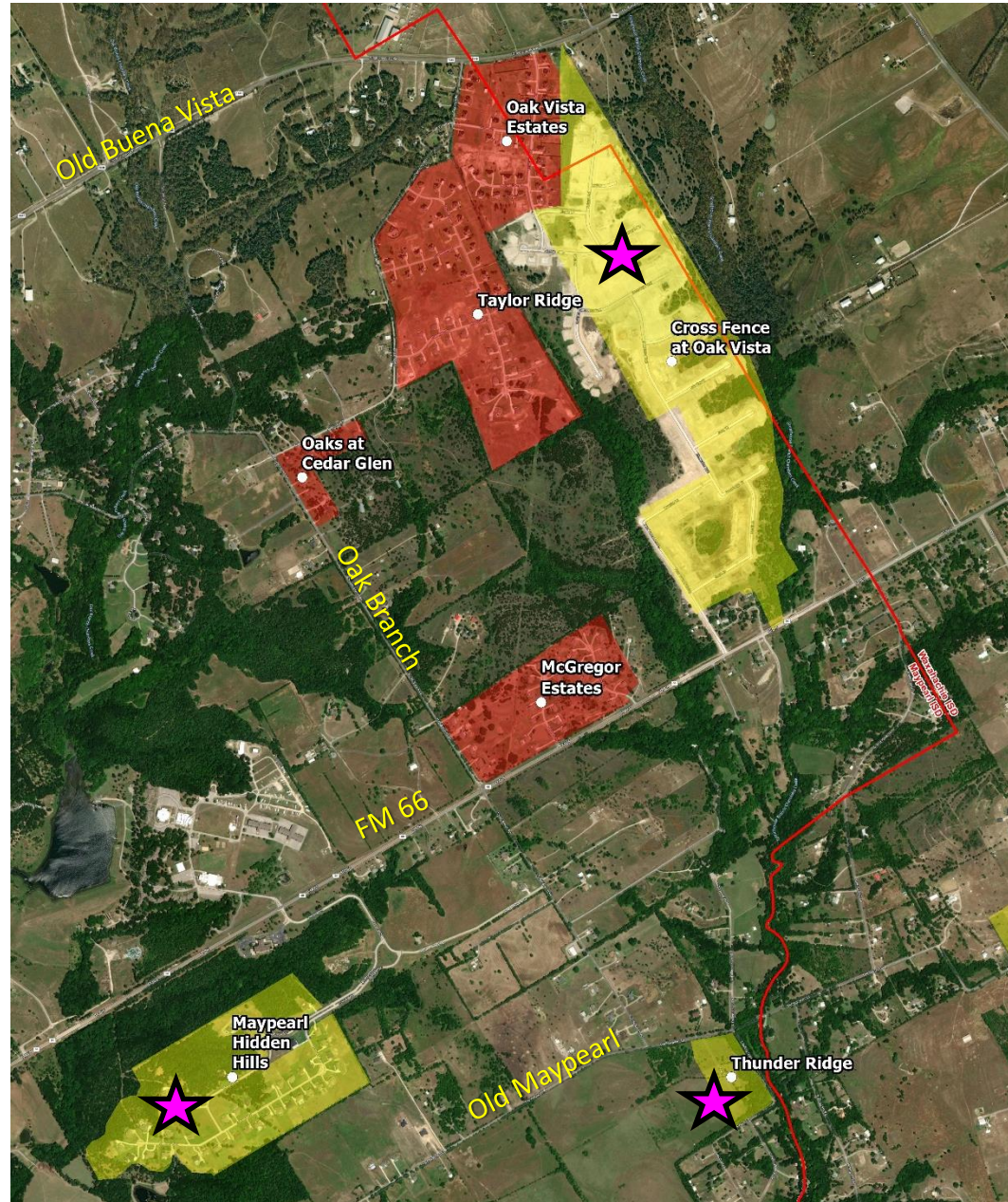


MAYPEARL ISD RESIDENTIAL LOT INVENTORY

MISD Vacant Developed Lots Remaining



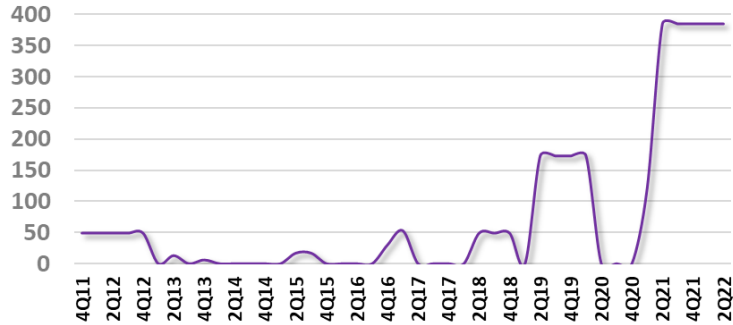
- 93 homes currently under construction but not closed as of month-end June 2022
- 53 vacant developed lots (VDL) remaining in the district as of June 2022



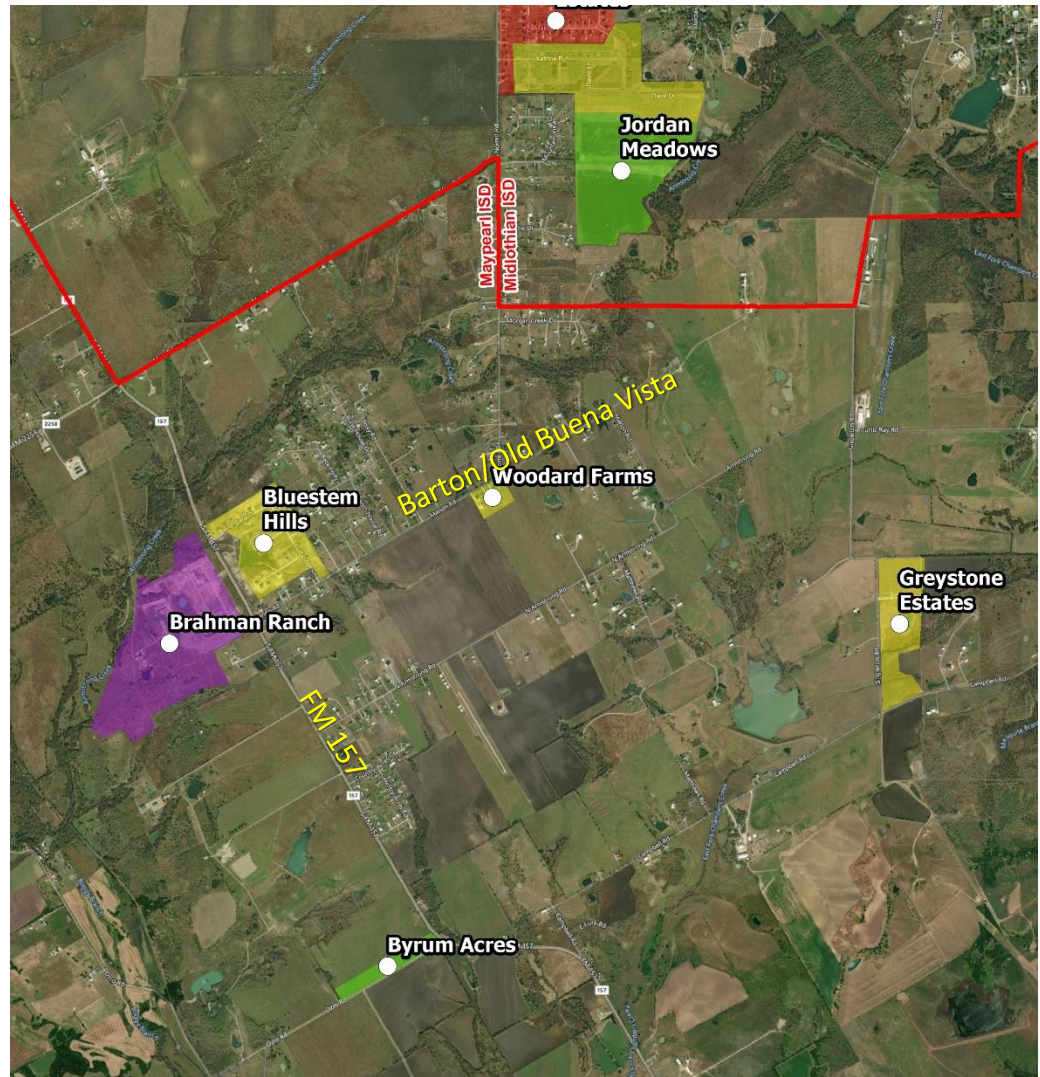


MAYPEARL ISD RESIDENTIAL LOT INVENTORY

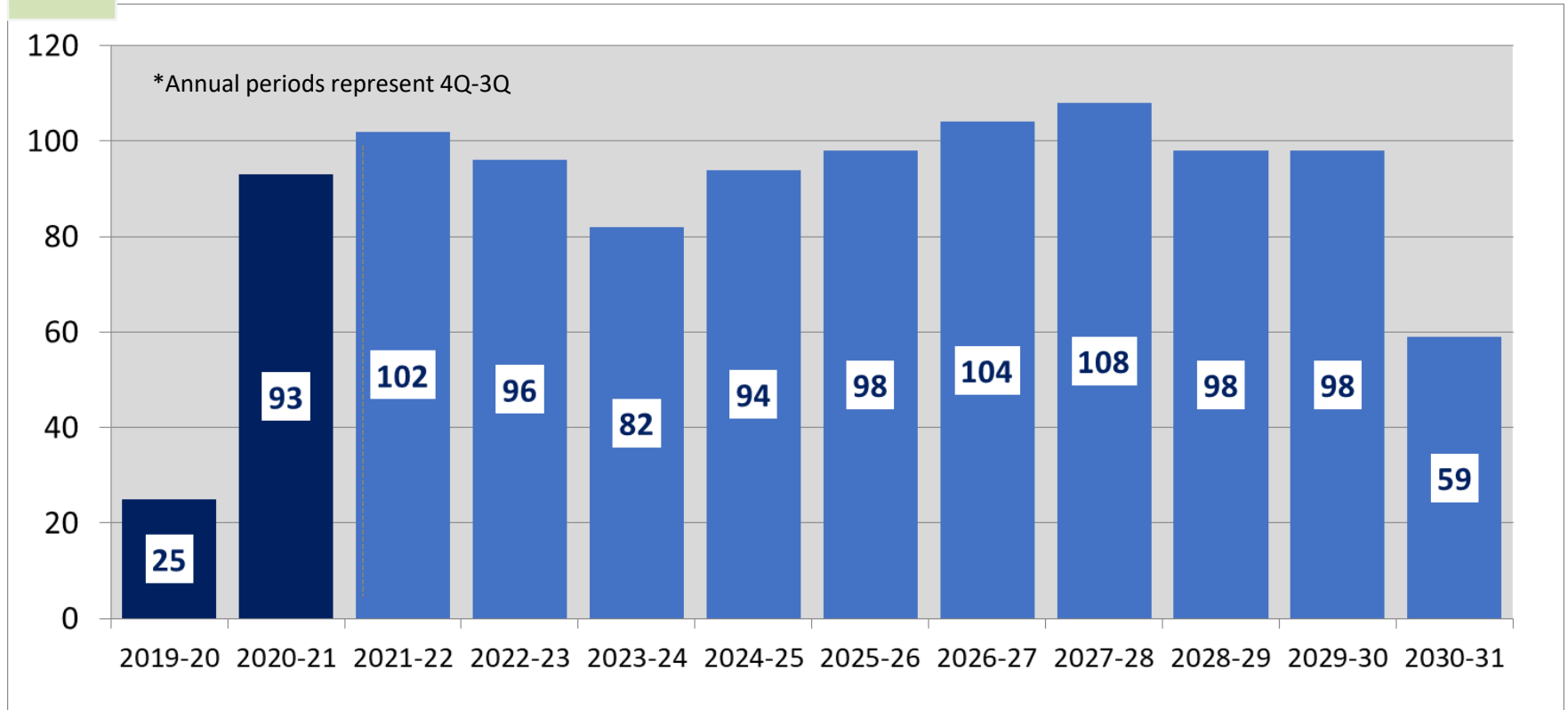
MISD Lots Under Development



- 385 future lots under development as of June 2022, all at Brahman Ranch PID
- 15 additional future lots planned at Byrum Acres



MISD NEW HOME CONSTRUCTION FORECAST

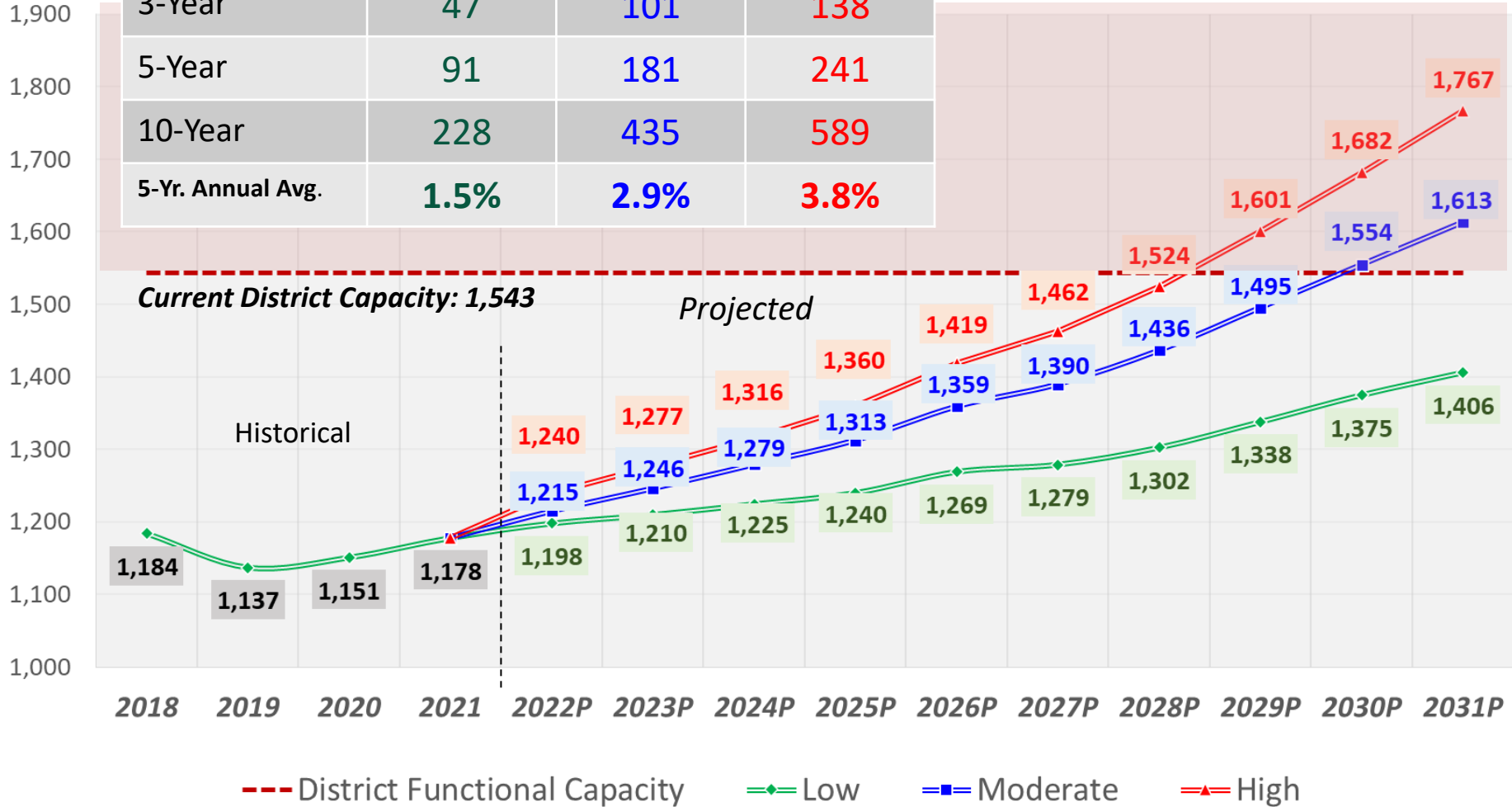


- New home closings in the district are expected to moderate near 80-100 homes per year until new lots are developed
- MISD could see approximately 472 new homes occupied over the next five years
- By 2031, the district could potentially see over 900 new homes occupied
- At an average yield of 0.59, the new home production would add about 275 students over the next five years and 500+ students over the next 10 years




DISTRICT ENROLLMENT PROJECTIONS SUMMARY (PK-12)


Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
3-Year	47	101	138
5-Year	91	181	241
10-Year	228	435	589
5-Yr. Annual Avg.	1.5%	2.9%	3.8%




CAMPUS PROJECTIONS - LOW GROWTH

Maypearl ISD - Campus Projections (Low Growth)	Historical	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Primary		Campus Functional Capacity = 203									
Total Enrollment	181	181	190	199	208	212	216	220	224	228	232
Capacity Utilization	89%	89%	93%	98%	102%	104%	107%	108%	110%	112%	114%
Space Remaining	22	22	13	4	-5	-9	-13	-17	-21	-25	-29
Elementary		Campus Functional Capacity = 567									
Total Enrollment	338	355	362	366	345	348	367	382	396	405	414
Capacity Utilization	60%	63%	64%	65%	61%	61%	65%	67%	70%	71%	73%
Space Remaining	229	212	205	201	222	219	200	185	171	162	153
Middle		Campus Functional Capacity = 262									
Total Enrollment	287	298	275	274	312	333	331	305	302	323	339
Capacity Utilization	110%	114%	105%	105%	119%	127%	126%	116%	115%	123%	129%
Space Remaining	-25	-36	-13	-12	-50	-71	-69	-43	-40	-61	-77
High School		Campus Functional Capacity = 511									
Total Enrollment	372	364	383	385	376	377	365	396	416	419	421
Capacity Utilization	73%	71%	75%	75%	73%	74%	71%	77%	81%	82%	82%
Space Remaining	139	147	128	126	135	134	146	115	95	92	90
District Totals (PK-12)		Total District Functional Capacity = 1,543									
Total Enrollment	1,178	1,198	1,210	1,225	1,240	1,269	1,279	1,302	1,338	1,375	1,406
Capacity Utilization	76%	78%	78%	79%	80%	82%	83%	84%	87%	89%	91%
Space Remaining	365	345	333	318	303	274	264	241	205	168	137
OVER 100% OF CAMPUS CAPACITY											
Annual Chg.	14	20	12	15	15	29	10	23	36	37	31
% Growth	1.2%	1.7%	1.0%	1.2%	1.3%	2.3%	0.8%	1.8%	2.7%	2.8%	2.3%
				3 yr		5 yr					10 yr
				1.3%		1.5%					1.8%
				47		91					228

CAMPUS PROJECTIONS - MODERATE GROWTH

Maypearl ISD - Campus Projections (Moderate Growth)	Historical	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Primary		Campus Functional Capacity = 203									
Total Enrollment	181	185	204	222	233	239	247	256	264	272	280
Capacity Utilization	89%	91%	100%	109%	115%	118%	122%	126%	130%	134%	138%
Space Remaining	22	18	-1	-19	-30	-36	-44	-53	-61	-69	-77
Elementary		Campus Functional Capacity = 567									
Total Enrollment	338	361	369	376	366	378	408	436	456	472	489
Capacity Utilization	60%	64%	65%	66%	64%	67%	72%	77%	80%	83%	86%
Space Remaining	229	206	198	191	201	189	159	131	111	95	78
Middle		Campus Functional Capacity = 262									
Total Enrollment	287	300	283	285	324	345	346	321	329	360	388
Capacity Utilization	110%	115%	108%	109%	124%	132%	132%	122%	125%	137%	148%
Space Remaining	-25	-38	-21	-23	-62	-83	-84	-59	-67	-98	-126
High School		Campus Functional Capacity = 511									
Total Enrollment	372	369	390	396	390	396	388	423	446	450	456
Capacity Utilization	73%	72%	76%	77%	76%	78%	76%	83%	87%	88%	89%
Space Remaining	139	142	121	115	121	115	123	88	65	61	55
District Totals (PK-12)		Total District Functional Capacity = 1,543									
Total Enrollment	1,178	1,215	1,246	1,279	1,313	1,359	1,390	1,436	1,495	1,554	1,613
Capacity Utilization	76%	79%	81%	83%	85%	88%	90%	93%	97%	101%	105%
Space Remaining	365	328	297	264	230	184	153	107	48	-11	-70
OVER 100% OF CAMPUS CAPACITY											
Annual Chg.	14	37	31	33	33	47	31	47	59	59	58
% Growth	1.2%	3.1%	2.6%	2.7%	2.6%	3.5%	2.3%	3.3%	4.1%	4.0%	3.8%
				3 yr		5 yr					10 yr
				2.8%		2.9%					3.2%
				101		181					435

CAMPUS PROJECTIONS - HIGH GROWTH

Maypearl ISD - Campus Projections (High Growth)	Historical	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Primary		Campus Functional Capacity = 203									
Total Enrollment	181	193	212	237	251	263	275	288	302	315	328
Capacity Utilization	89%	95%	104%	117%	124%	130%	135%	142%	149%	155%	162%
Space Remaining	22	10	-9	-34	-48	-60	-72	-85	-99	-112	-125
Elementary		Campus Functional Capacity = 567									
Total Enrollment	338	369	378	386	382	401	437	477	504	529	555
Capacity Utilization	60%	65%	67%	68%	67%	71%	77%	84%	89%	93%	98%
Space Remaining	229	198	189	181	185	166	130	90	63	38	12
Middle		Campus Functional Capacity = 262									
Total Enrollment	287	305	290	290	327	347	352	328	341	377	417
Capacity Utilization	110%	116%	111%	111%	125%	132%	134%	125%	130%	144%	159%
Space Remaining	-25	-43	-28	-28	-65	-85	-90	-66	-79	-115	-155
High School		Campus Functional Capacity = 511									
Total Enrollment	372	373	396	404	400	408	399	432	454	461	467
Capacity Utilization	73%	73%	78%	79%	78%	80%	78%	84%	89%	90%	91%
Space Remaining	139	138	115	107	111	103	112	79	57	50	44
District Totals (PK-12)		Total District Functional Capacity = 1,543									
Total Enrollment	1,178	1,240	1,277	1,316	1,360	1,419	1,462	1,524	1,601	1,682	1,767
Capacity Utilization	76%	80%	83%	85%	88%	92%	95%	99%	104%	109%	115%
Space Remaining	365	303	266	227	183	124	81	19	-58	-139	-224
OVER 100% OF CAMPUS CAPACITY											
Annual Chg.	14	62	37	40	44	59	44	62	77	81	85
% Growth	1.2%	5.3%	3.0%	3.1%	3.3%	4.3%	3.1%	4.2%	5.1%	5.1%	5.0%
				3 yr		5 yr					10 yr
				3.8%		3.8%					4.1%
				138		241					589

GRADE LEVEL PROJECTIONS - LOW GROWTH



FALL 2022	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	39	72	70												181
Elementary				85	104	85	81								355
Middle								84	100	114					298
High											87	100	93	84	364
Totals	39	72	70	85	104	85	81	84	100	114	87	100	93	84	1,198
FALL 2023	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	40	75	75												190
Elementary				74	88	111	89								362
Middle								84	90	101					275
High											113	87	96	87	383
Totals	40	75	75	74	88	111	89	84	90	101	113	87	96	87	1,210
FALL 2024	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	40	81	78												199
Elementary				79	77	94	117								366
Middle								93	90	91					274
High											100	113	83	90	385
Totals	40	81	78	79	77	94	117	93	90	91	100	113	83	90	1,225

GRADE LEVEL PROJECTIONS - MODERATE GROWTH



FALL 2022	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	39	74	72												185
Elementary				86	104	86	85								361
Middle								86	100	114					300
High											90	101	94	84	369
Totals	39	74	72	86	104	86	85	86	100	114	90	101	94	84	1,215
FALL 2023	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	42	84	78												204
Elementary				76	89	113	91								369
Middle								89	92	102					283
High											115	90	97	88	390
Totals	42	84	78	76	89	113	91	89	92	102	115	90	97	88	1,246
FALL 2024	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	44	90	88												222
Elementary				82	79	97	119								376
Middle								95	96	94					285
High											103	115	87	91	396
Totals	44	90	88	82	79	97	119	95	96	94	103	115	87	91	1,279

GRADE LEVEL PROJECTIONS - HIGH GROWTH



FALL 2022	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	42	75	76												193
Elementary				88	106	88	87								369
Middle								88	102	115					305
High											92	101	95	85	373
Totals	42	75	76	88	106	88	87	88	102	115	92	101	95	85	1,240
FALL 2023	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	43	90	79												212
Elementary				80	92	115	91								378
Middle								91	94	104					290
High											116	92	97	91	396
Totals	43	90	79	80	92	115	91	91	94	104	116	92	97	91	1,277
FALL 2024	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	45	97	95												237
Elementary				83	84	100	119								386
Middle								95	98	97					290
High											105	116	89	93	404
Totals	45	97	95	83	84	100	119	95	98	97	105	116	89	93	1,316

Maypearl ISD

Summer 2022 Demographics Summary



- According to the 2020 Census, Maypearl ISD had a total population of 5,826 with 1,937 total households
- 2022 estimates show that the district's total population has grown to 6,071 with 2,023 households
- The overall population and total households have been growing at an average near 2-3% per year
- Official enrollment for the 2021/22 school year was 1,178 students making the district 84th largest among the 90 public school districts that make up the DFW area
- As of August 2022, district enrollment is a record 1,198 students (+1.7% YoY or +20 students vs Fall 2021)
- Elementary enrollment (2nd-5th) climbs to a record high of 355 students in August 2022
- 91% of enrolled students in MISD live within the district boundary; 9% transfer-in from other districts
- Dallas-Ft. Worth housing market activity remains at record levels, but Summer 2022 produces first signs of a market slowdown with the surge in mortgage rates; overall demand drivers remain in great shape
- Demand for new homes in Maypearl ISD continues to increase
- Annual starts reached a record high in mid-2021 near 180 homes; 112 new homes were started from 3Q21-2Q22; Annual closings climbed to a record high of 115 units from 3Q21-2Q22
- Move-up homes priced from \$300-400K remain the dominant new home product types in MISD
- MISD's median new home price remains level, near \$367K (-0.8% YoY) [DFW = \$424K]
- Developers delivered 37 new residential lots in MISD over the past 12 months
- 53 vacant, fully developed single-family (SF) residential lots were left as of month-end June 2022
- 385 lots are currently under development at Brahman Ranch
- The district currently has about 900+ total SF residential lots in-process/planned
- Homebuilders are now on track to produce about 475 new single-family homes in MISD over the next 5 years, and complete 900 currently in-process/planned homes by Fall 2031
- New homes in the district are currently yielding an average of 0.59 enrolled students per home
- If moderate growth occurs, district enrollment would see a net increase of 181 students over the next 5 years (averaging a 2.9% annual increase)
- If high growth occurs, then enrollment is expected to increase at nearly 4.0% per year
- By 2026, housing growth is expected to push district enrollment up to 1,300-1,400 students
- By 2031, district enrollment could surpass 1,700 students
- Kirkpatrick ES and MHS have the capacity to handle the projected growth, but the Primary and MS 41 campuses are over or near functional capacity and will need to be addressed



16980 Dallas Parkway
Suite 101
Dallas, Texas 75248

www.schooldistrictstrategies.com

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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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