



# Midlothian ISD

District  
Demographics  
Update

3Q 2023



School District Strategies  
*Solutions Through Demographics*



# MIDLOTHIAN ISD ENROLLMENT (PK-12): 15-YEAR HISTORY

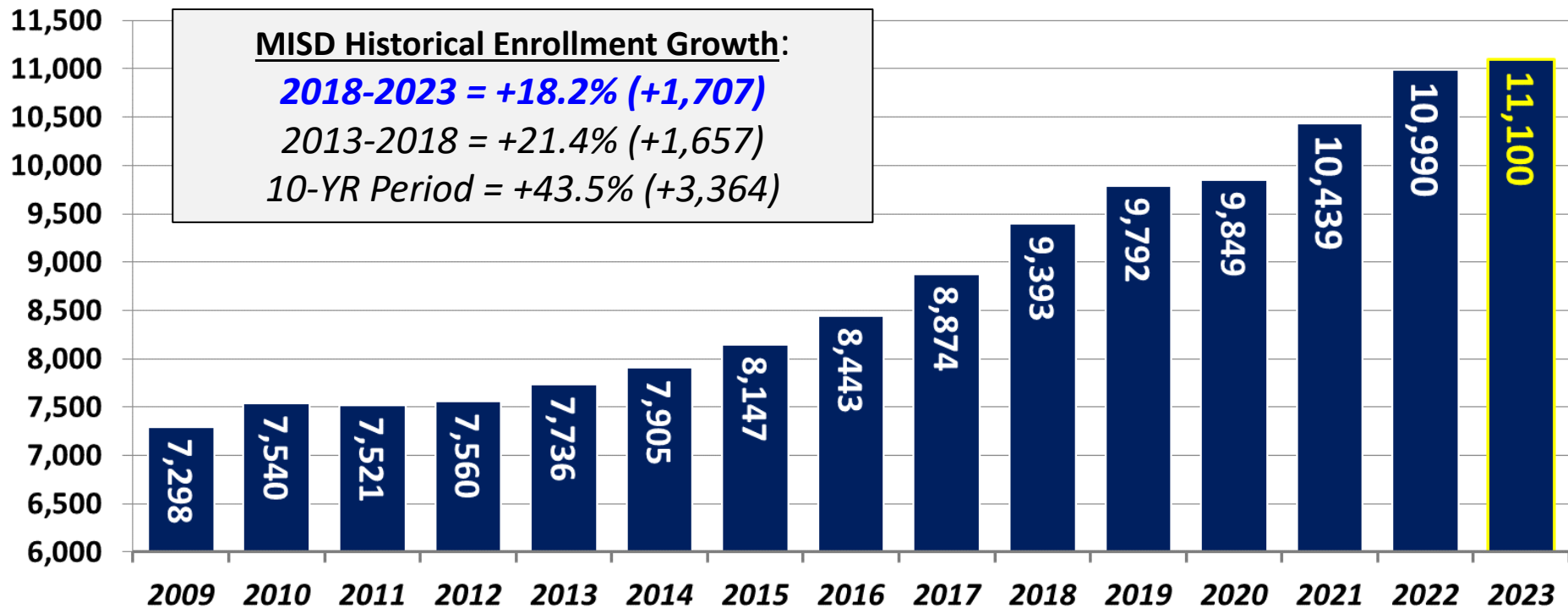
Fall Snapshot Date Totals

MISD Historical Enrollment Growth:

**2018-2023 = +18.2% (+1,707)**

2013-2018 = +21.4% (+1,657)

10-YR Period = +43.5% (+3,364)

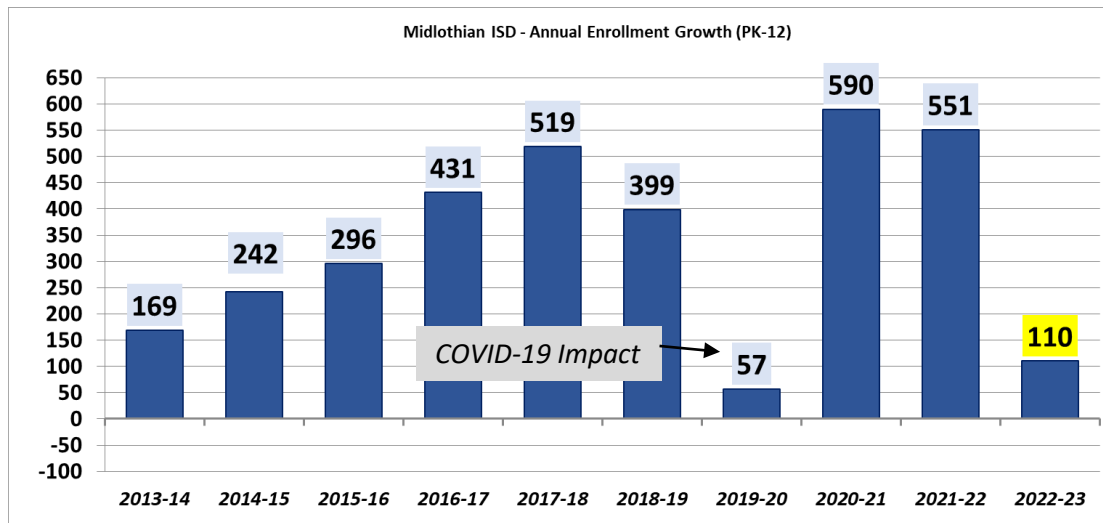
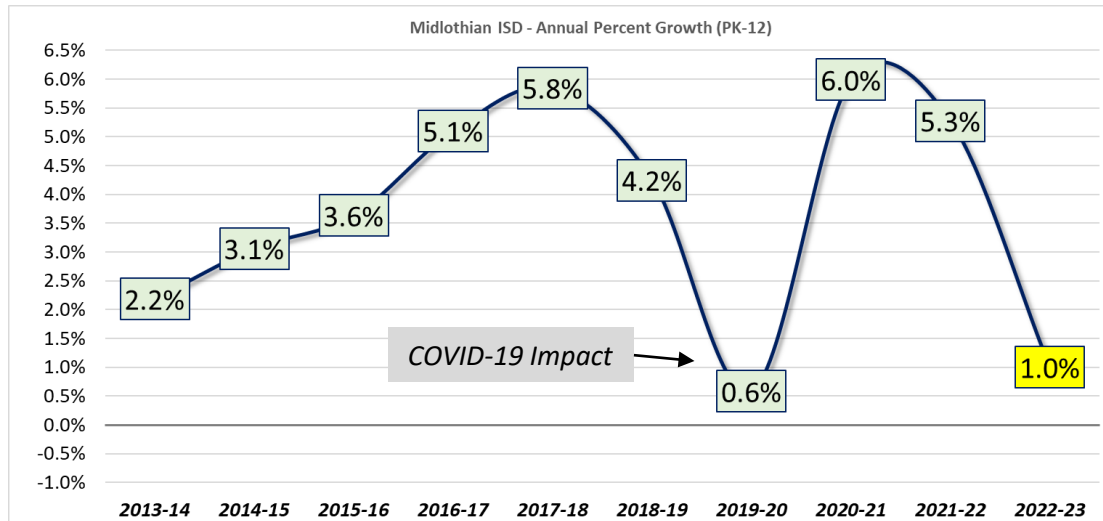


- District enrollment as of the October 2023 snapshot date was a record 11,100 students





# MIDLOTHIAN ISD ENROLLMENT HISTORY: ANNUAL GROWTH RATES



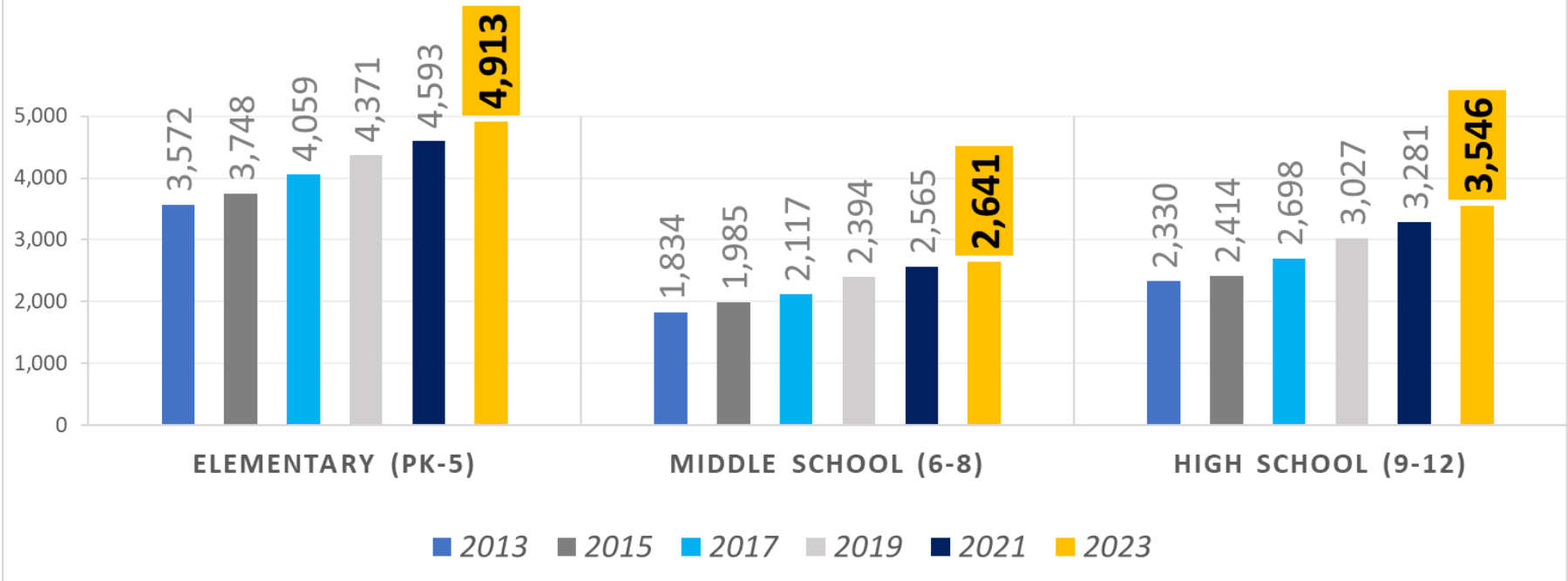
- District enrollment increased 1% versus last fall (+110 students)
- 4 out of the past 6 years, the district has grown by 4.0% or higher
- MISD's average annual growth rate for the past 5 years is 3.4%
- 10-year average growth rate = 3.7%



# MIDLOTHIAN ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL



HISTORICAL ENROLLMENT BY ATTENDANCE LEVEL



Year (Fall)	Elementary EE/PK			Elementary K-5			MIDDLE 6-8			High 9-12			District		
	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment EE-12	Annual Growth	Percent Change
2018	127	9	7.6%	4,176	235	6.0%	2,289	172	8.1%	2,801	103	3.8%	9,393	519	5.8%
2019	159	32	25.2%	4,212	36	0.9%	2,394	105	4.6%	3,027	226	8.1%	9,792	399	4.2%
2020	163	4	2.5%	4,126	-86	-2.0%	2,447	53	2.2%	3,113	86	2.8%	9,849	57	0.6%
2021	214	51	31.3%	4,379	253	6.1%	2,565	118	4.8%	3,281	168	5.4%	10,439	590	6.0%
2022	283	69	32.2%	4,612	233	5.3%	2,610	45	1.8%	3,485	204	6.2%	10,990	551	5.3%
2023	272	-11	-3.9%	4,641	29	0.6%	2,641	31	1.2%	3,546	61	1.8%	11,100	110	1.0%



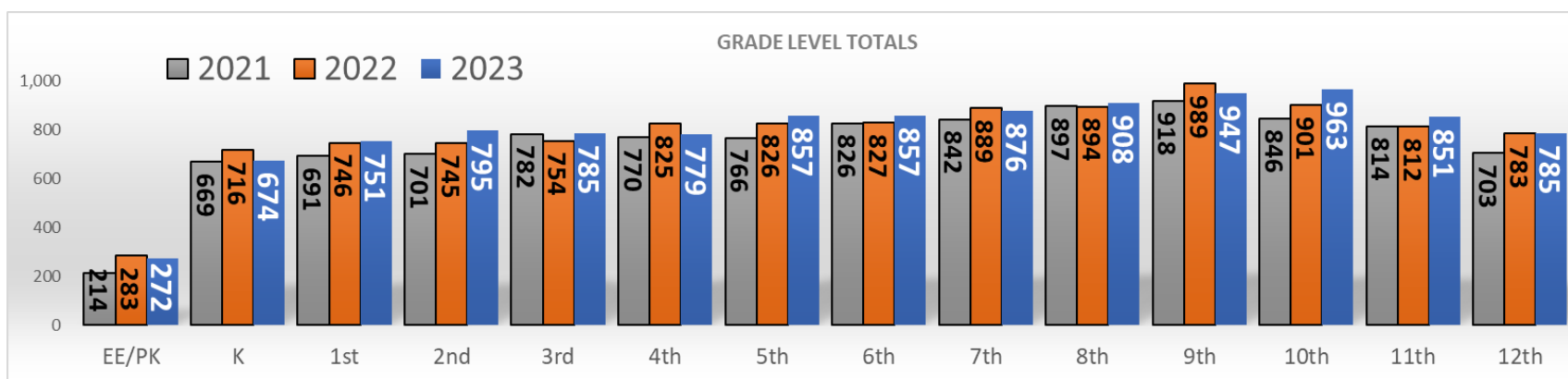
# MIDLOTHIAN ISD ENROLLMENT HISTORY: ENROLLMENT BY GRADE LEVEL



= Record Enrollment

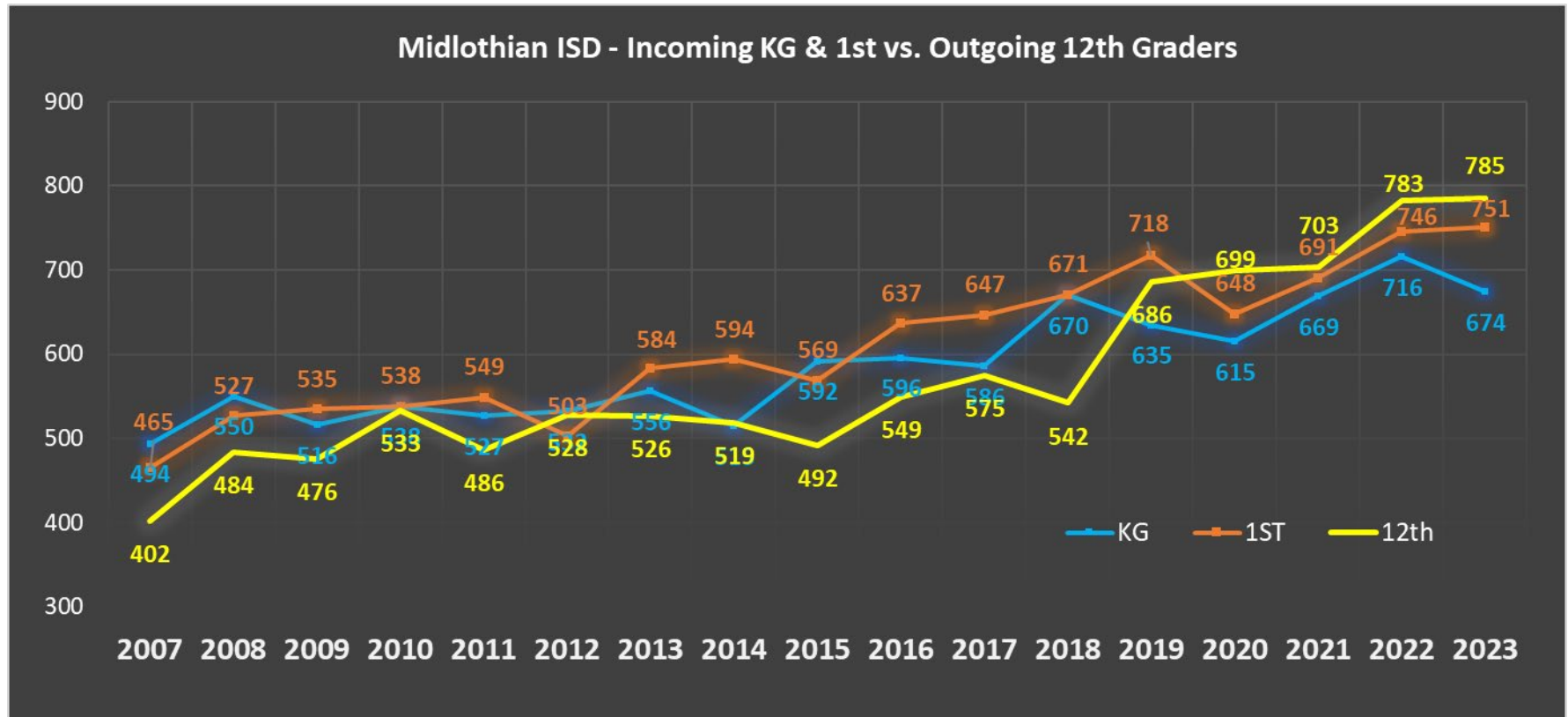


		ELEMENTARY							MIDDLE			HIGH						
Year (Fall)		EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2006	0.19	85	438	469	470	474	499	513	484	534	517	611	520	468	445	6,527		
2007	0.20	98	494	465	490	492	484	540	543	537	582	645	534	502	402	6,808	281	4.3%
2008	0.19	104	550	527	485	512	521	537	566	562	562	607	580	504	484	7,101	293	4.3%
2009	0.22	111	516	535	542	506	532	573	557	592	599	641	575	543	476	7,298	197	2.8%
2010	0.27	145	538	538	538	564	529	550	600	574	622	657	633	519	533	7,540	242	3.3%
2011	0.24	127	527	549	532	554	598	519	578	622	581	669	610	569	486	7,521	-19	-0.3%
2012	0.25	132	532	503	562	552	568	628	529	580	635	633	618	560	528	7,560	39	0.5%
2013	0.22	125	556	584	531	608	578	590	647	573	614	668	585	551	526	7,736	176	2.3%
2014	0.23	116	515	594	577	558	630	600	626	689	601	701	651	528	519	7,905	169	2.2%
2015	0.18	108	592	569	616	600	603	660	615	666	704	685	654	583	492	8,147	242	3.1%
2016	0.18	109	596	637	580	635	642	638	679	651	674	786	636	631	549	8,443	296	3.6%
2017	0.20	118	586	647	685	637	692	694	699	722	696	733	795	595	575	8,874	431	5.1%
2018	0.19	127	670	671	665	733	678	759	764	741	784	756	762	741	542	9,393	519	5.8%
2019	0.25	159	635	718	675	692	766	726	800	815	779	849	763	729	686	9,792	399	4.2%
2020	0.27	163	615	648	706	682	701	774	774	846	827	849	845	720	699	9,849	57	0.6%
2021	0.32	214	669	691	701	782	770	766	826	842	897	918	846	814	703	10,439	590	6.0%
2022	0.40	283	716	746	745	754	825	826	827	889	894	989	901	812	783	10,990	551	5.3%
2023	0.40	272	674	751	795	785	779	857	857	876	908	947	963	851	785	11,100	110	1.0%





## INCOMING KG & 1<sup>ST</sup> GRADE vs. OUTGOING 12<sup>TH</sup> GRADE STUDENTS



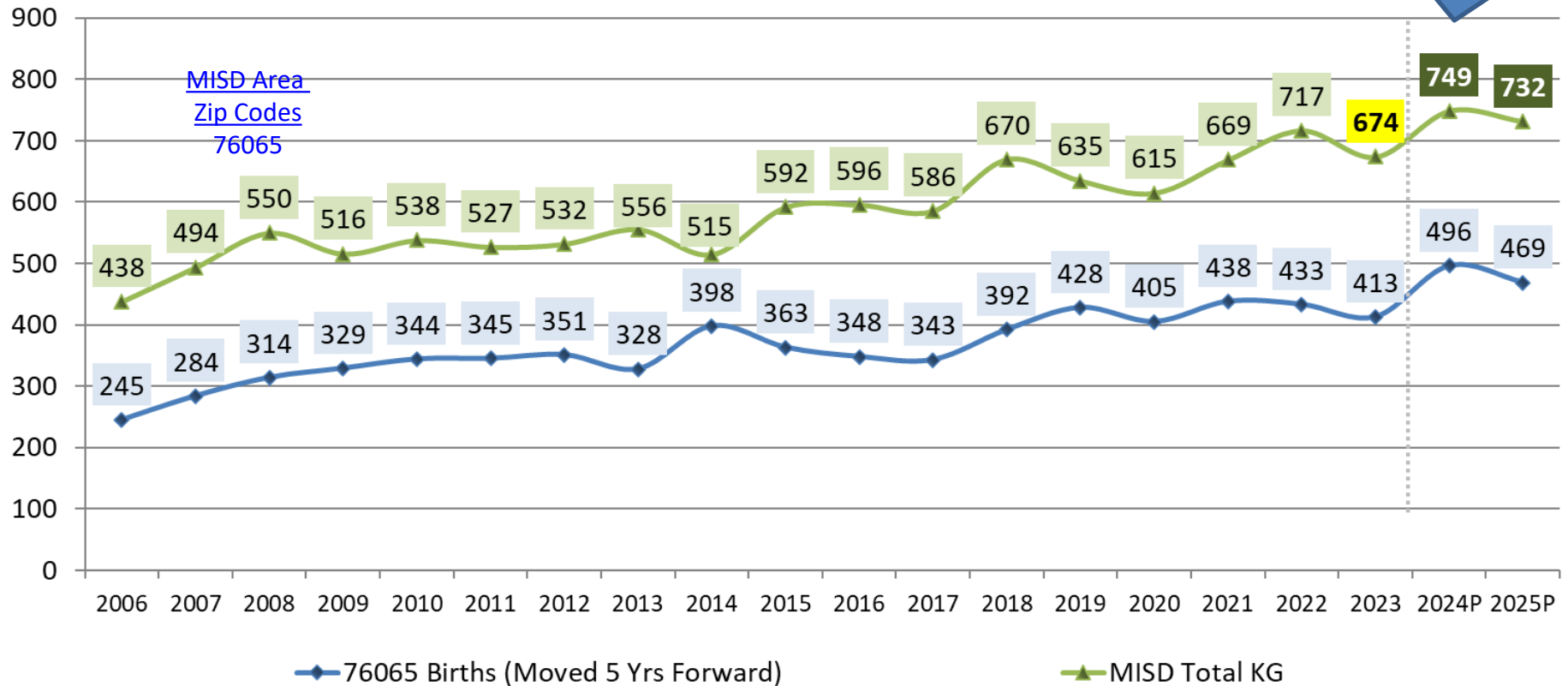
- MISD has historically been positioned to see enrollment growth with more KG and 1<sup>st</sup> students entering than outgoing 12<sup>th</sup> graders
- Covid-19 environment inverts trend the past four years



# MIDLOTHIAN ISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

*Local birth rate climbs to an 18-year high in 2019; MISD KG enrollment positioned for growth in Fall 2024*

MIDLOTHIAN ISD BIRTHS VS. KINDERGARTEN (KG) ENROLLMENT



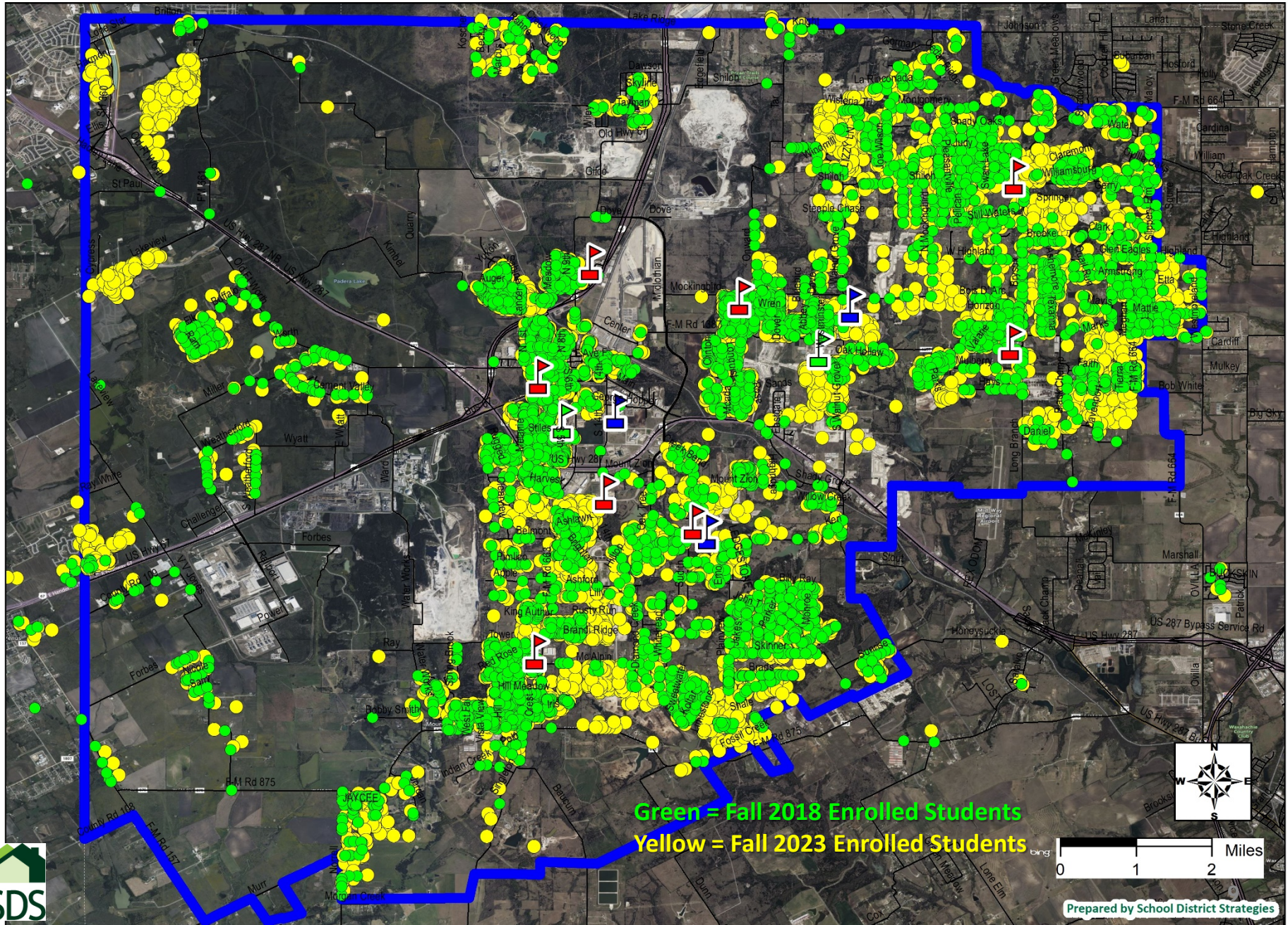
Source: Texas Dept. of State Health Services, TEA, MISD

➤ District continues to see more KG students enrolled than originated here

FALL 2023	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	25	96	95	97	91	102	76								582
Coleman Elementary	55	88	110	96	104	85	102								640
Irvin Elementary	45	84	94	115	86	98	103								625
Longbranch Elementary	34	105	93	113	103	91	126								665
McClatchey Elementary	17	80	100	112	114	108	144								675
Miller Elementary	23	54	79	85	91	86	84								502
Mt. Peak Elementary	28	73	84	91	105	107	111								599
Vitovsky Elementary	45	94	96	86	91	102	111								625
Frank Seale Middle								228	233	207					668
Walnut Grove Middle								316	310	361					987
Dieterich Middle								313	333	340					986
Heritage High											432	447	380	345	1,604
Midlothian High											515	516	471	440	1,942
JJAEP															0
Totals	272	674	751	795	785	779	857	857	876	908	947	963	851	785	11,100
Elementary	4,913														
Middle	2,641														
High	3,546														
Grand Total	11,100														



# MIDLOTHIAN ISD STUDENT GEO-CODING FALL 2023



Green = Fall 2018 Enrolled Students

Yellow = Fall 2023 Enrolled Students

0 1 2 Miles

Prepared by School District Strategies







# MIDLOTHIAN ISD STUDENT YIELDS ANALYSIS (SINGLE-FAMILY HOMES)



Average Student Yield Per SF Home



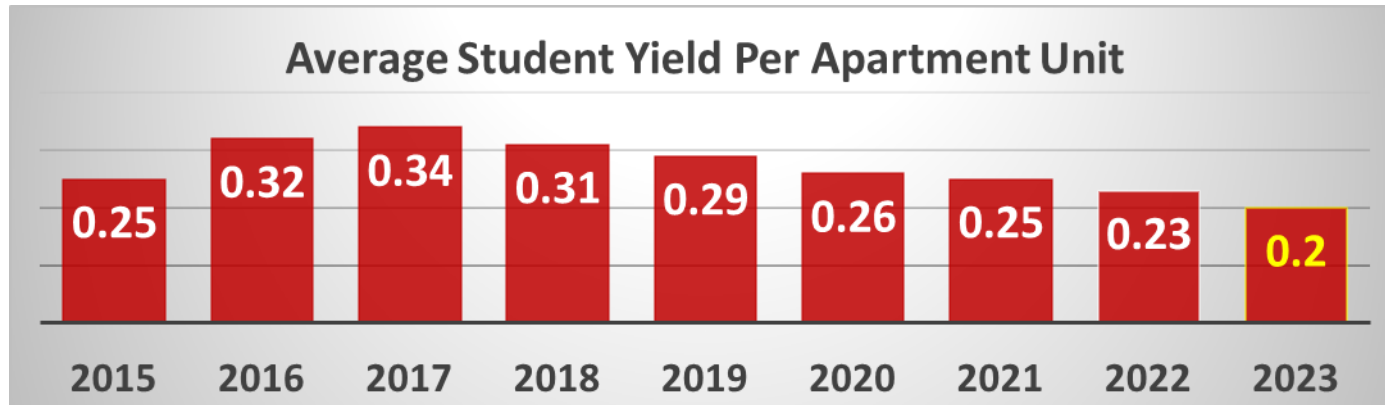
➤ The average yield per home in subdivisions with active new home construction has increased to 0.67

Historical Yield by Attendance Level	ES PK-5 <sup>th</sup>	MS 6 <sup>th</sup> -8 <sup>th</sup>	HS 9 <sup>th</sup> -12 <sup>th</sup>
2023	0.33	0.16	0.18
2022	0.30	0.17	0.18
2021	0.29	0.19	0.18
2020	0.29	0.18	0.18
2019	0.36	0.19	0.19
2018	0.37	0.19	0.19
2017	0.39	0.19	0.24





# MIDLOTHIAN ISD STUDENT YIELDS MULTI-FAMILY ANALYSIS



Historical Yield by Attendance Level	ES PK-5 <sup>th</sup>	MS 6 <sup>th</sup> -8 <sup>th</sup>	HS 9 <sup>th</sup> -12 <sup>th</sup>
2023	0.09	0.05	0.06
2022	0.13	0.05	0.06
2021	0.13	0.04	0.08
2020	0.11	0.06	0.09
2019	0.12	0.07	0.10

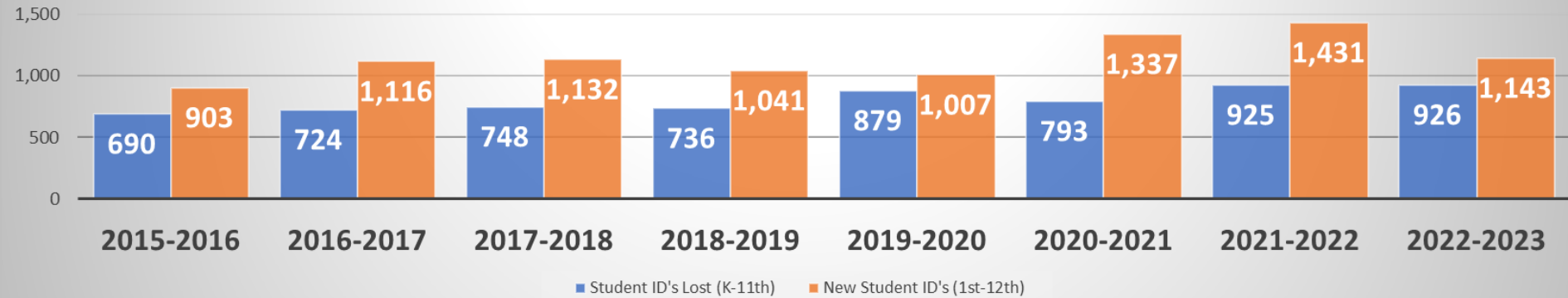
- In 2023, the district's average multi-family yield declines to 0.20 enrolled students per apartment unit



# MIDLOTHIAN ISD STUDENT MOBILITY



Student Mobility Comparison



Year-to-Year	Student ID's Lost (K-11th)	New Student ID's (1st-12th)	Net Chg.
2015-2016	690	903	213
2016-2017	724	1,116	392
2017-2018	748	1,132	384
2018-2019	736	1,041	305
2019-2020	879	1,007	128
2020-2021	793	1,337	544
2021-2022	925	1,431	506
2022-2023	926	1,143	217

# DFW HOUSING MARKET—TRAFFIC & SALES FALL 2023

## *Solid Sales Continue Through 3Q23*

- Traffic and sales more seasonal in 3Q23, but most builders continued to see positive results—despite higher mortgage rates
- Starts down from 2Q23 level, but well above 3Q22. Annual start rate climbs
- Both U/C and FV housing inventory remain in very good shape
- Rate buy-down programs remain essential to positive sales results
- Despite growth in lot supply, month supply remains balanced due to increase in annual starts
- Builders remain focused on lining up lots for 2025 & 2026

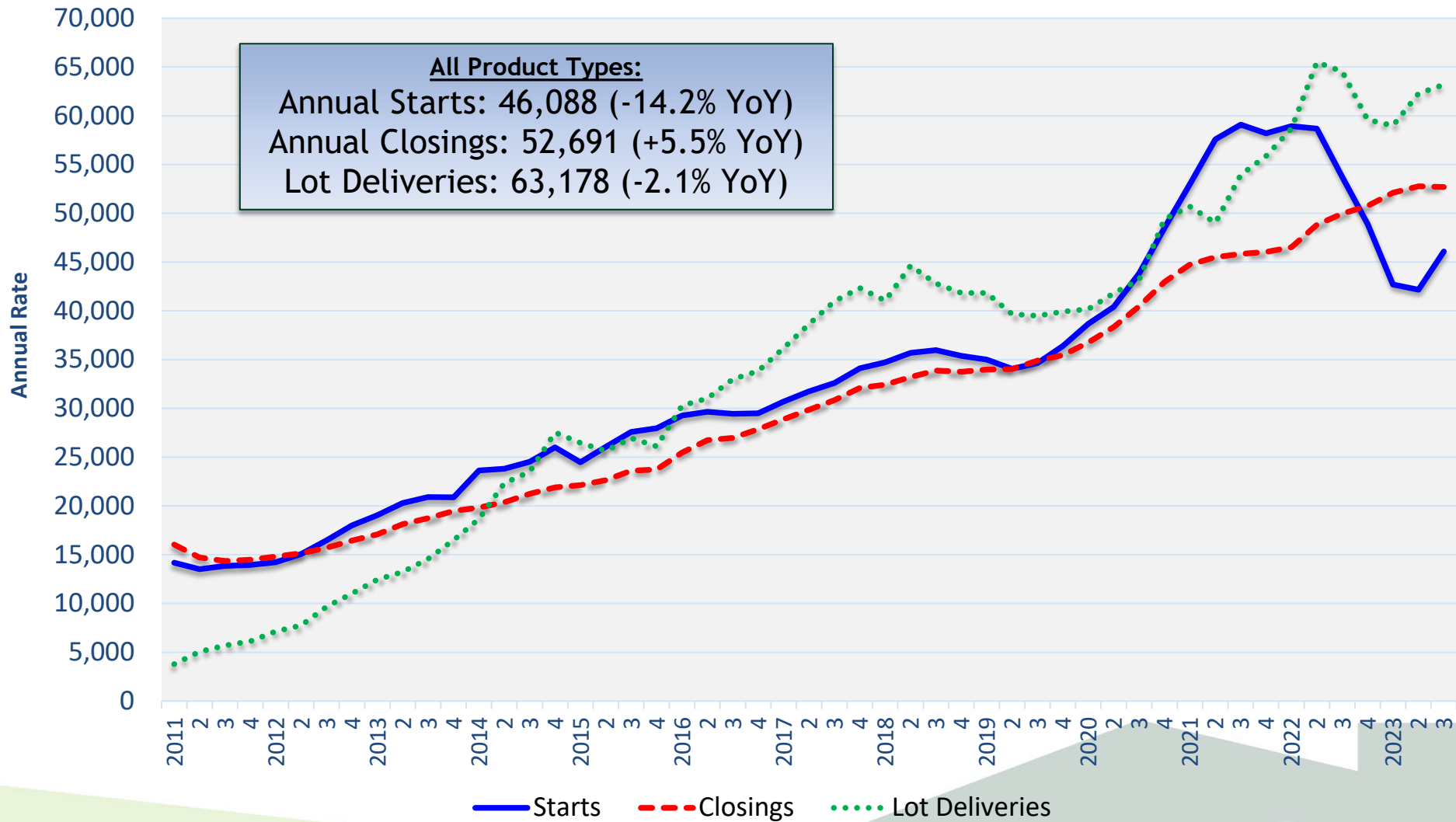
## *4Q23 Initial Results*

- As mortgage rates approach 8%, builders see a slowdown in traffic and sales in October, especially in weaker submarkets
- Builders stress test backlogs for non-qualification bust-outs
- Cancellations are slightly higher
- Varying spec strategies for Spring market

## *Mortgage Rates Guide Strength of Market*

- Late-2022 saw a similar uptick in rates, but housing market was bailed out by inverted yield curve in 1/23
- Concern is that rates will remain higher during key 2024 Spring selling season
- Nonetheless, builders more optimistic today than in 4Q22

# DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES

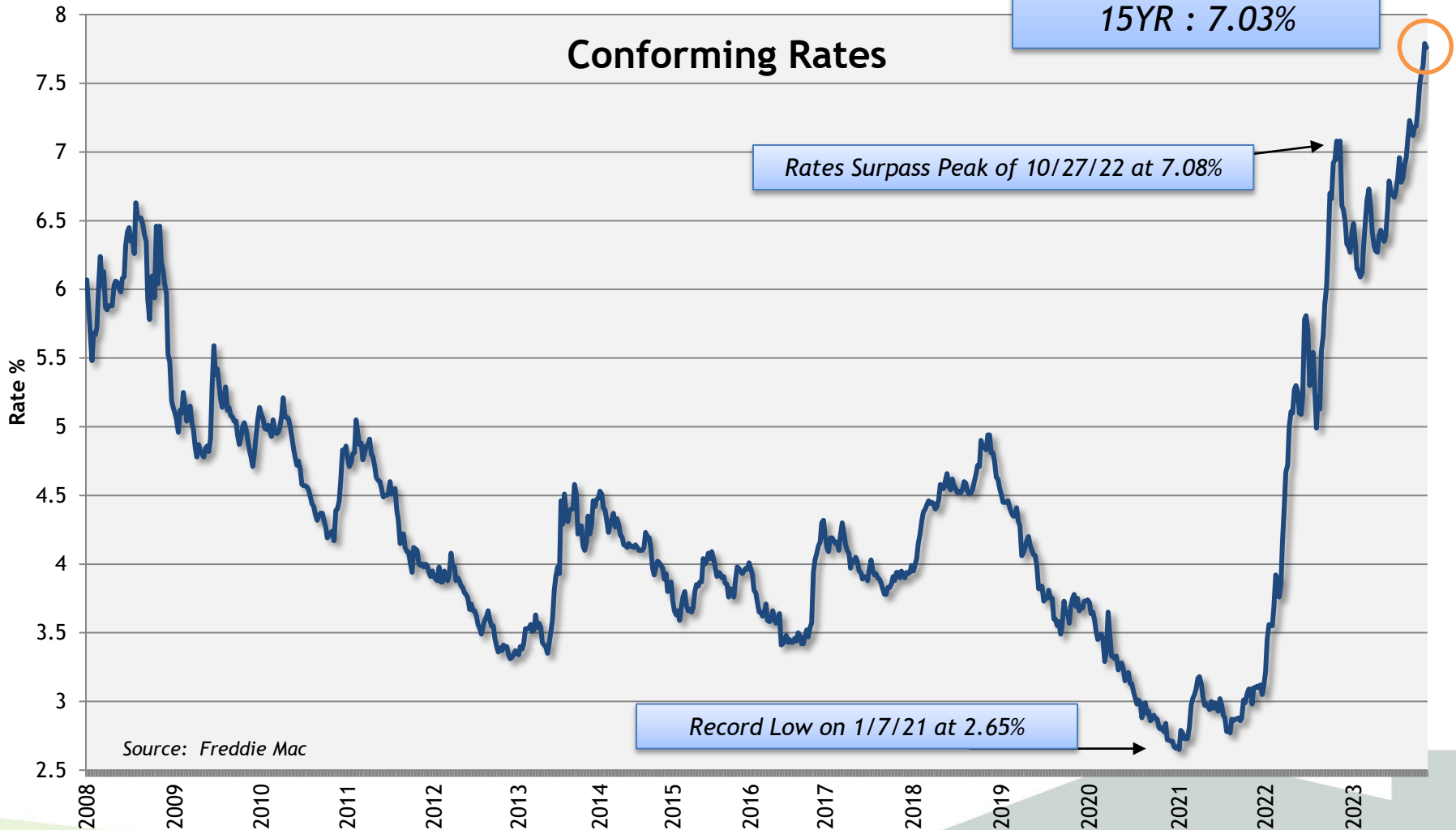


# 30-YEAR MORTGAGE RATE

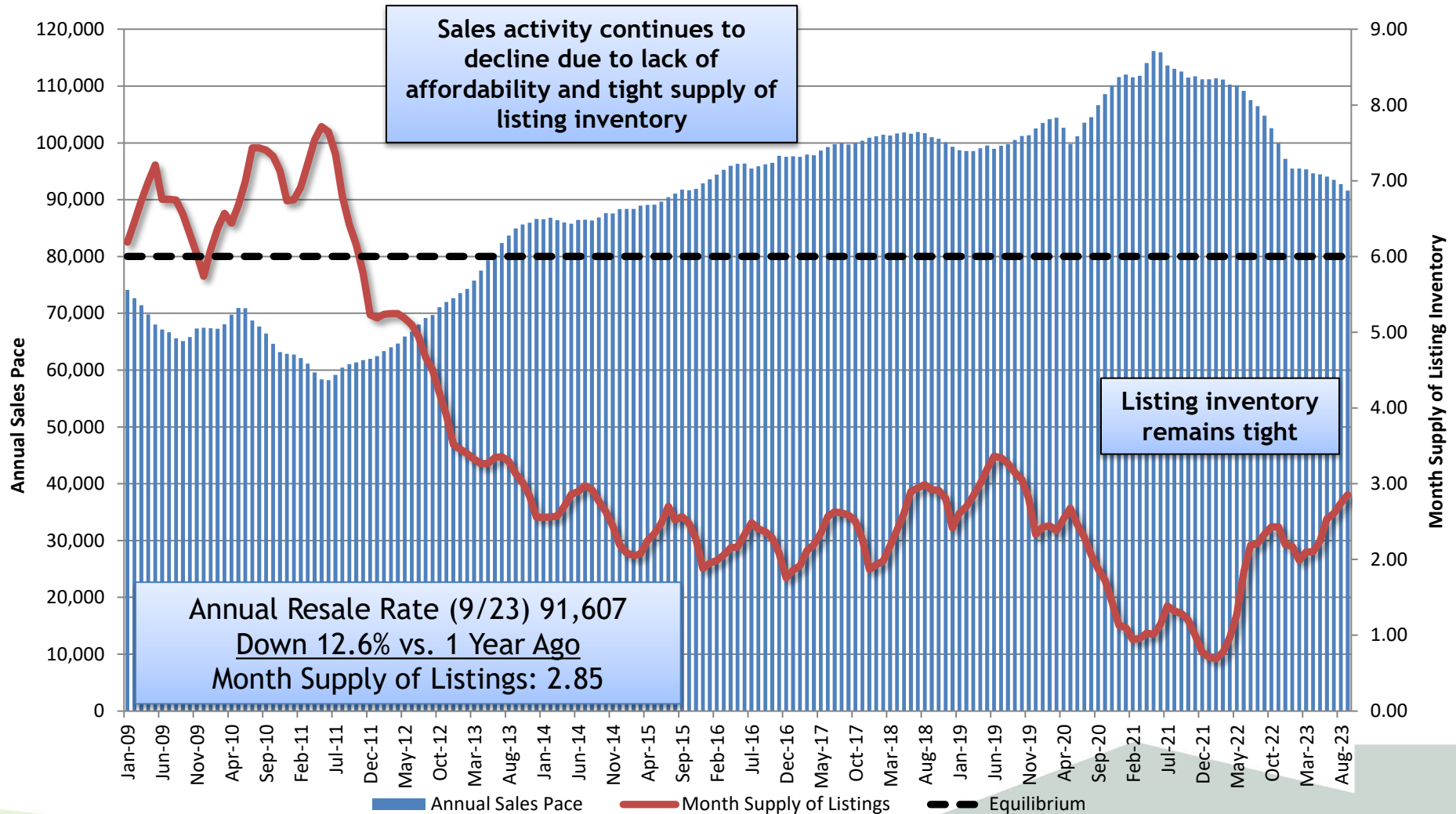
November 2, 2023

30YR : 7.76%

15YR : 7.03%



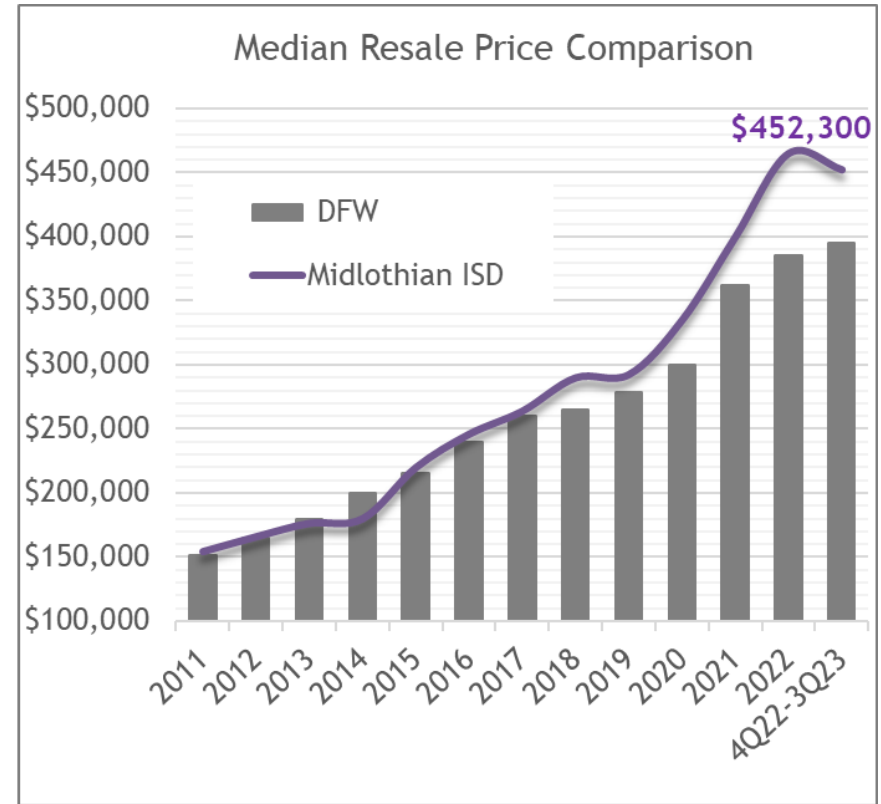
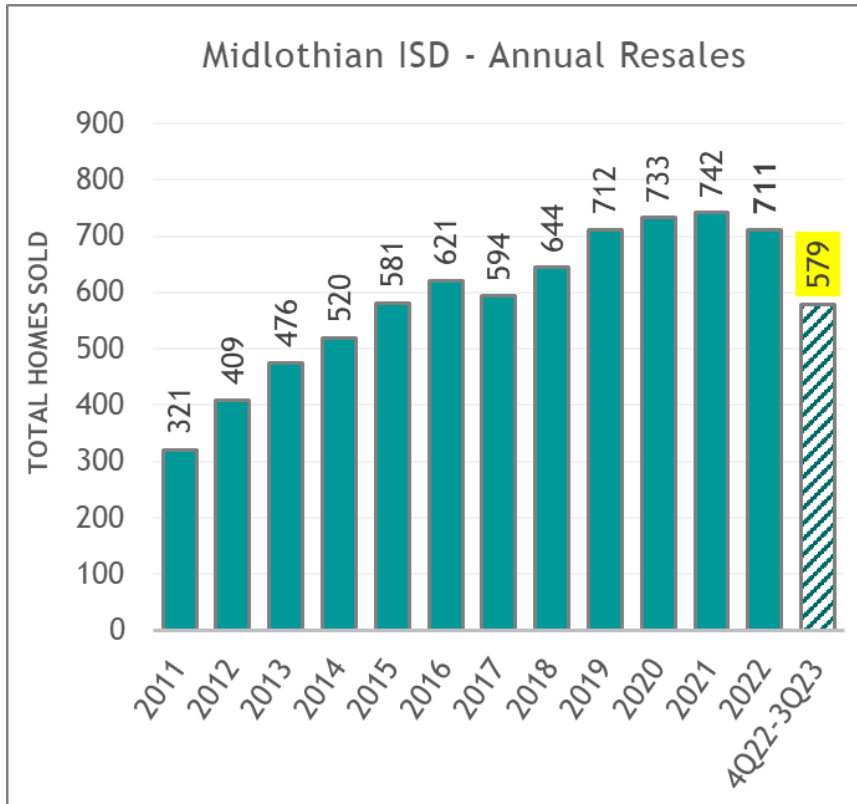
# DFW EXISTING HOME SALES (DFW MSA)



Source: Texas A&M Real Estate Center



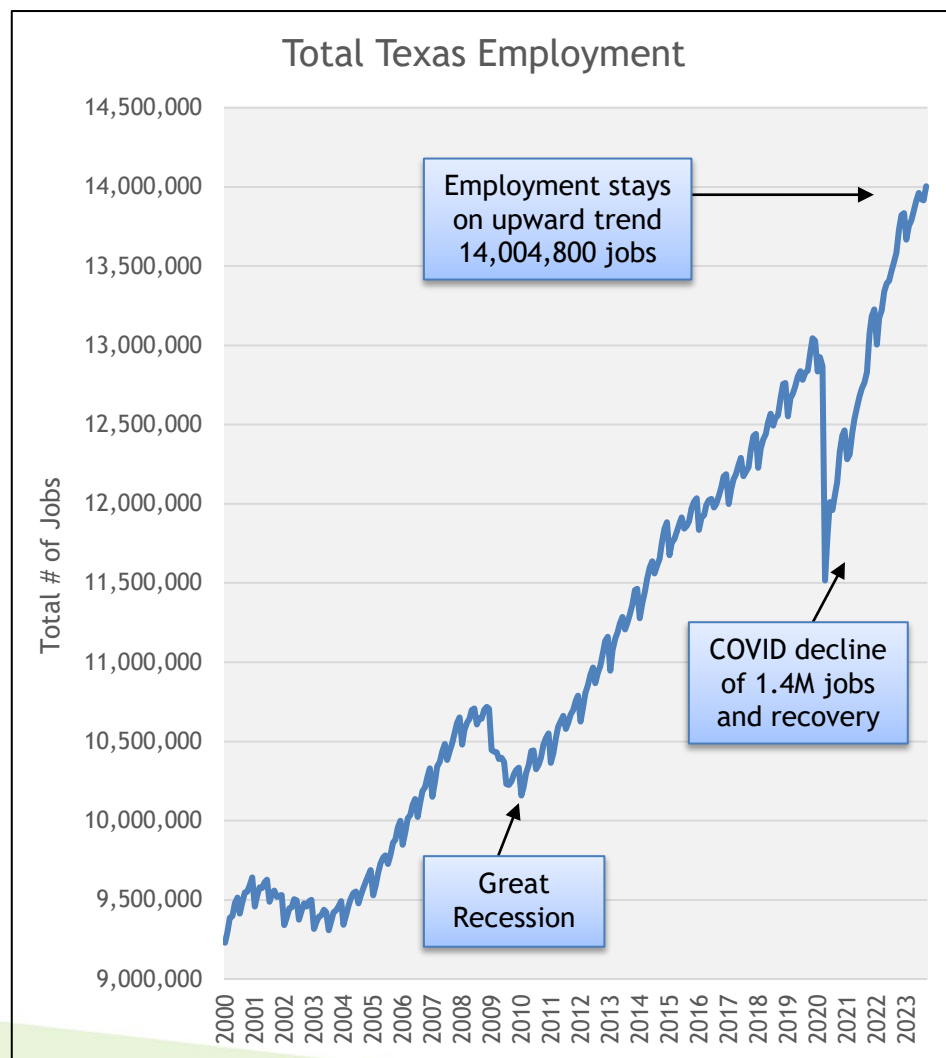
# MIDLOTHIAN PREOWNED HOME SALES



Source: NTREIS – SF detached, non-builder sales only

- 579 pre-owned homes sold in the district from 4Q22-3Q23 (-26% YoY)
- MISD's median resale sold price over the past 12 months was \$452,300 (-2.1% vs. YoY)
- DFW's annual median resale price at the end of 3Q23 was \$395K (-1.2% YoY)

# GROWTH DRIVERS: TEXAS ECONOMY



## Employment Growth Remains Very Positive Year-over-Year Growth Rate September 2023

### *United States*

– +3,192,000 +2.08%

### *Texas*

– +421,600 +3.10%

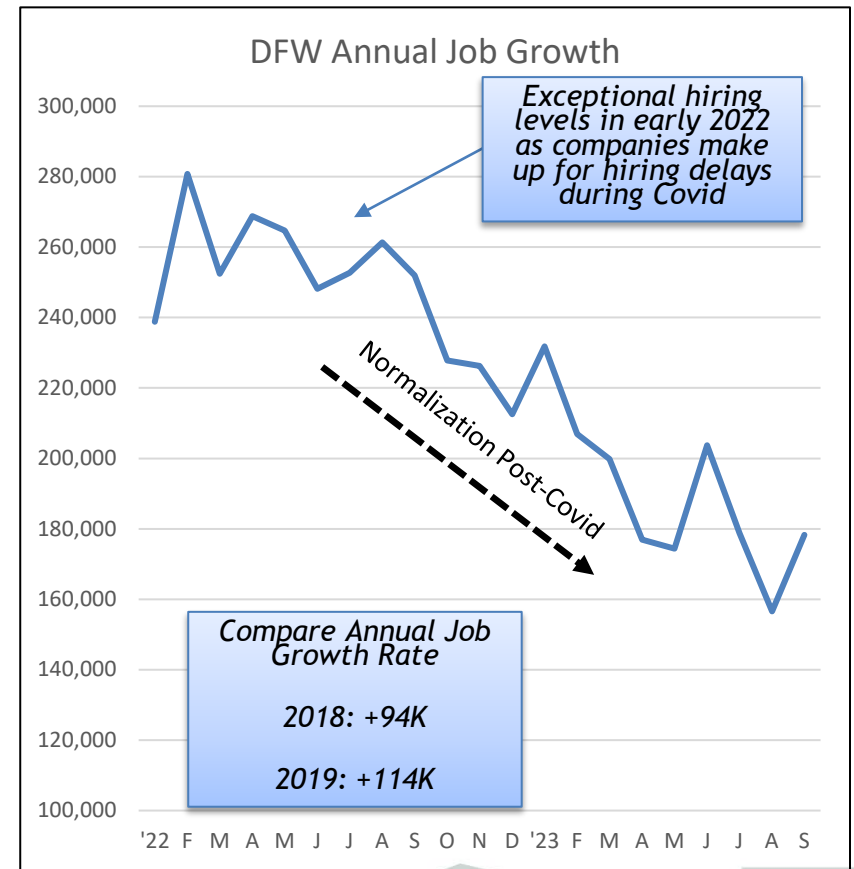
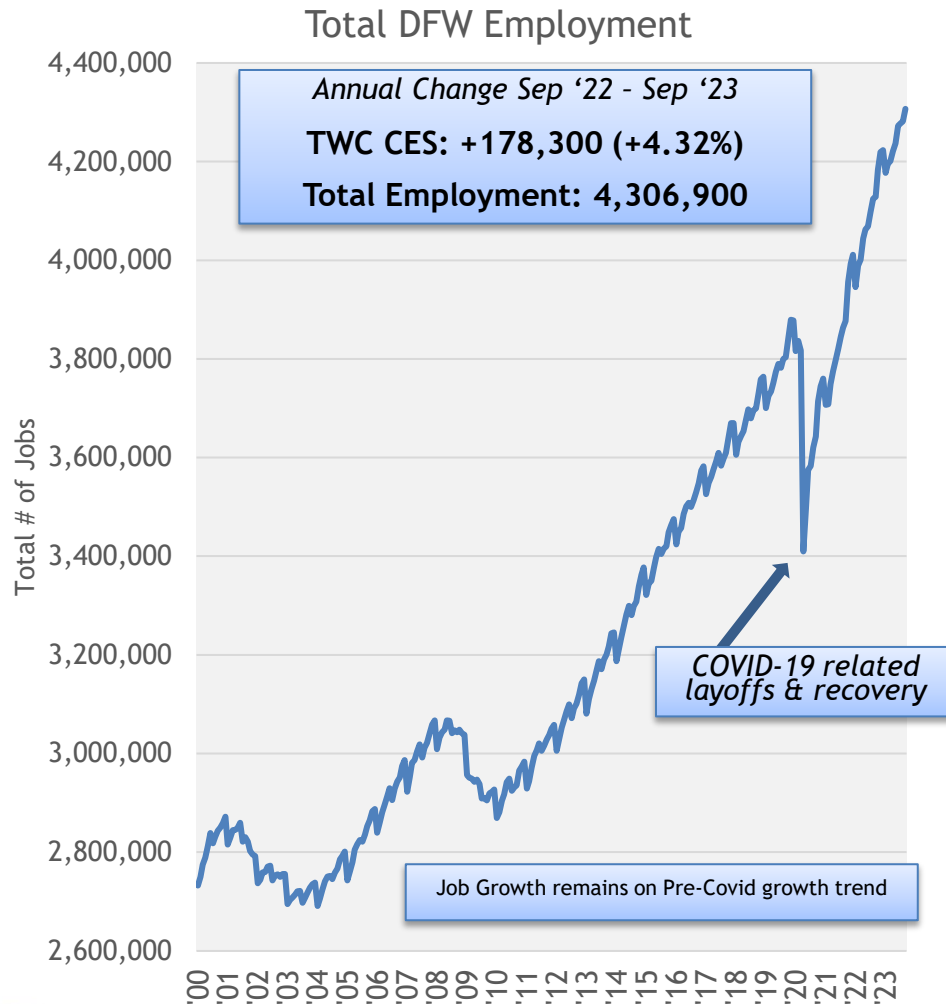
### *Major Texas Markets YoY Growth*

– DFW	+178,300	+4.32%
– Houston	+94,700	+2.89%
– Austin	+42,200	+3.27%
– San Antonio	+34,600	+3.05%

Source: TWC - CES (Not Seasonally Adjusted)

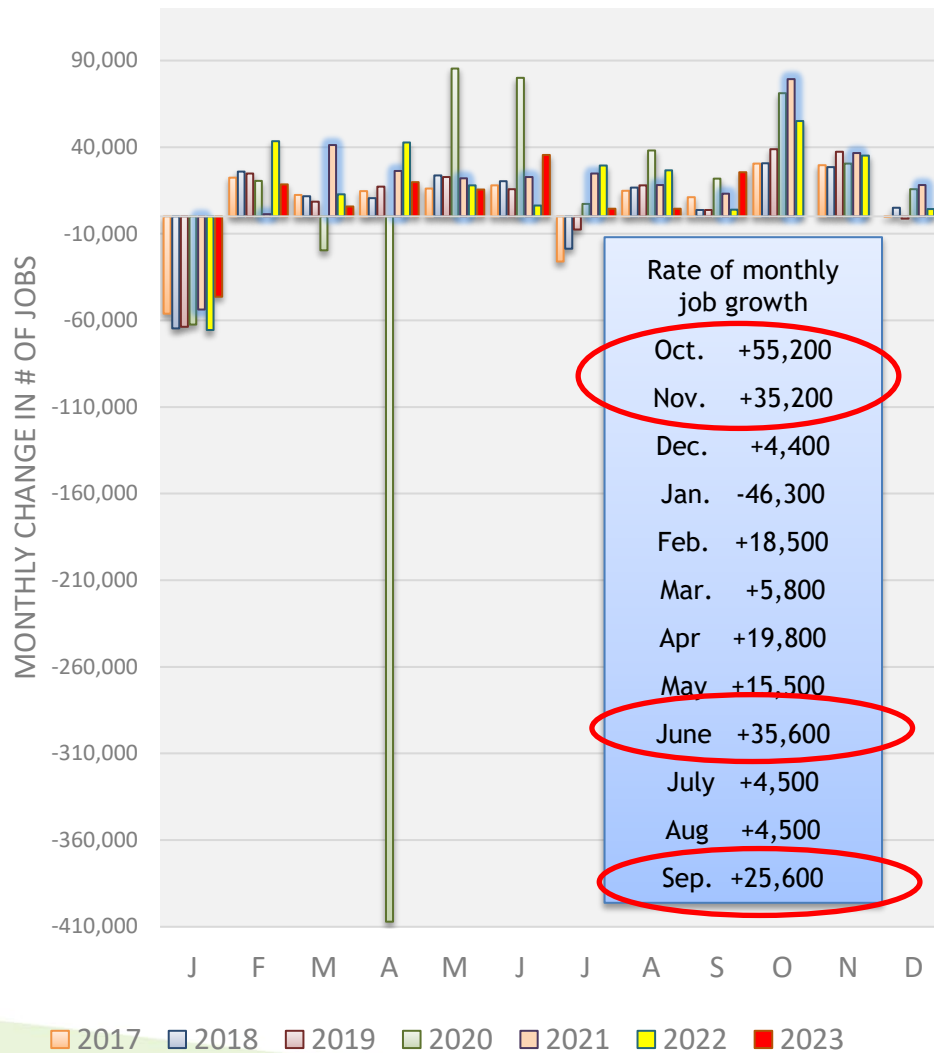


# GROWTH DRIVERS: DFW EMPLOYMENT GROWTH



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

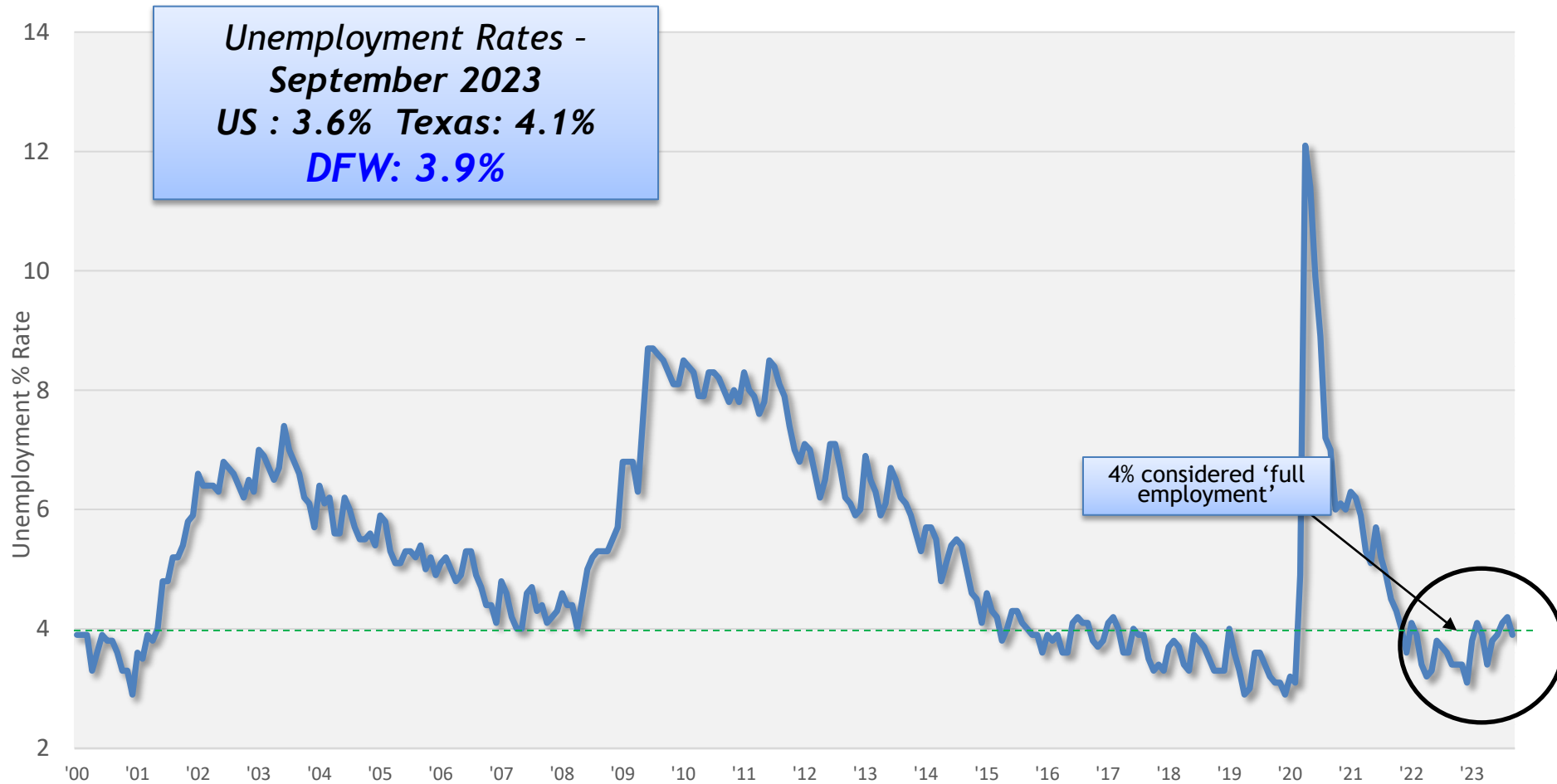
# MONTHLY CHANGE IN DFW EMPLOYMENT



September 2023	Annual Change	% Change
Mining, Log, Construction	21,900	9.3%
Manufacturing	10,900	3.6%
Trade, Transportation & Utilities	20,100	2.3%
Information	4,000	4.4%
Financial Activities	18,300	5.0%
Professional & Business Services	39,600	5.1%
Private Education & Health Services	22,800	4.7%
Leisure & Hospitality	14,100	3.5%
Other Services	14,800	11.4%
Government	11,800	2.6%

Source: TWC—CES Survey (NSA)

# DFW UNEMPLOYMENT



Not Seasonally Adjusted

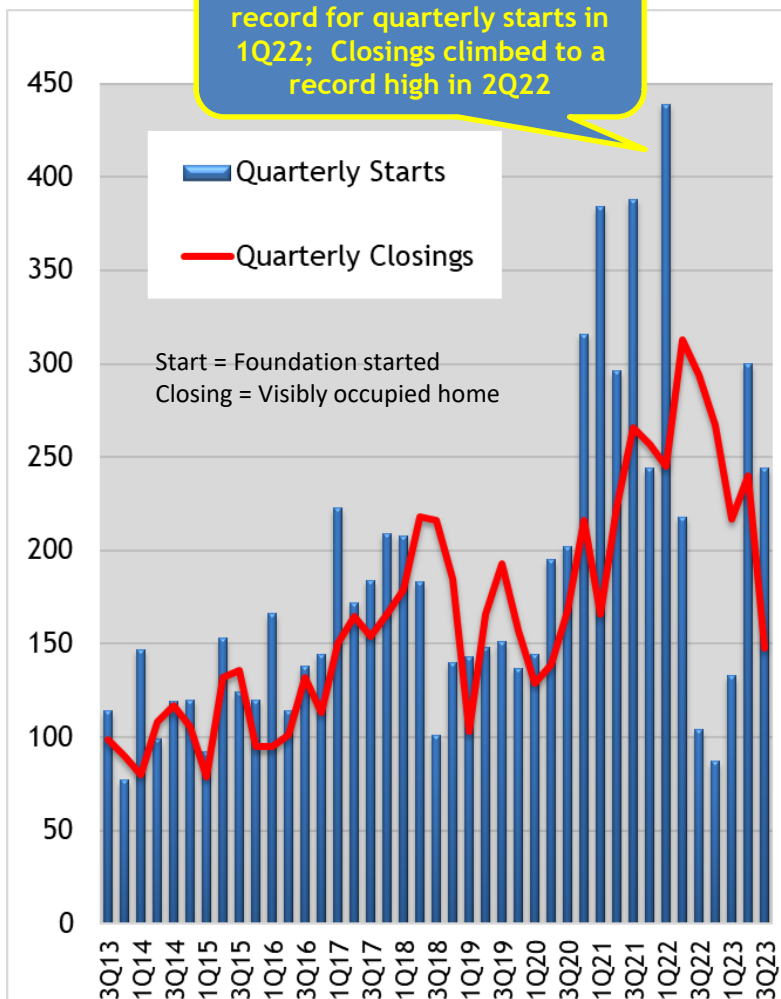
Source: TWC - LAUS



# MIDLOTHIAN ISD

## QUARTERLY NEW HOME CONSTRUCTION

New homebuilders set a record for quarterly starts in 1Q22; Closings climbed to a record high in 2Q22



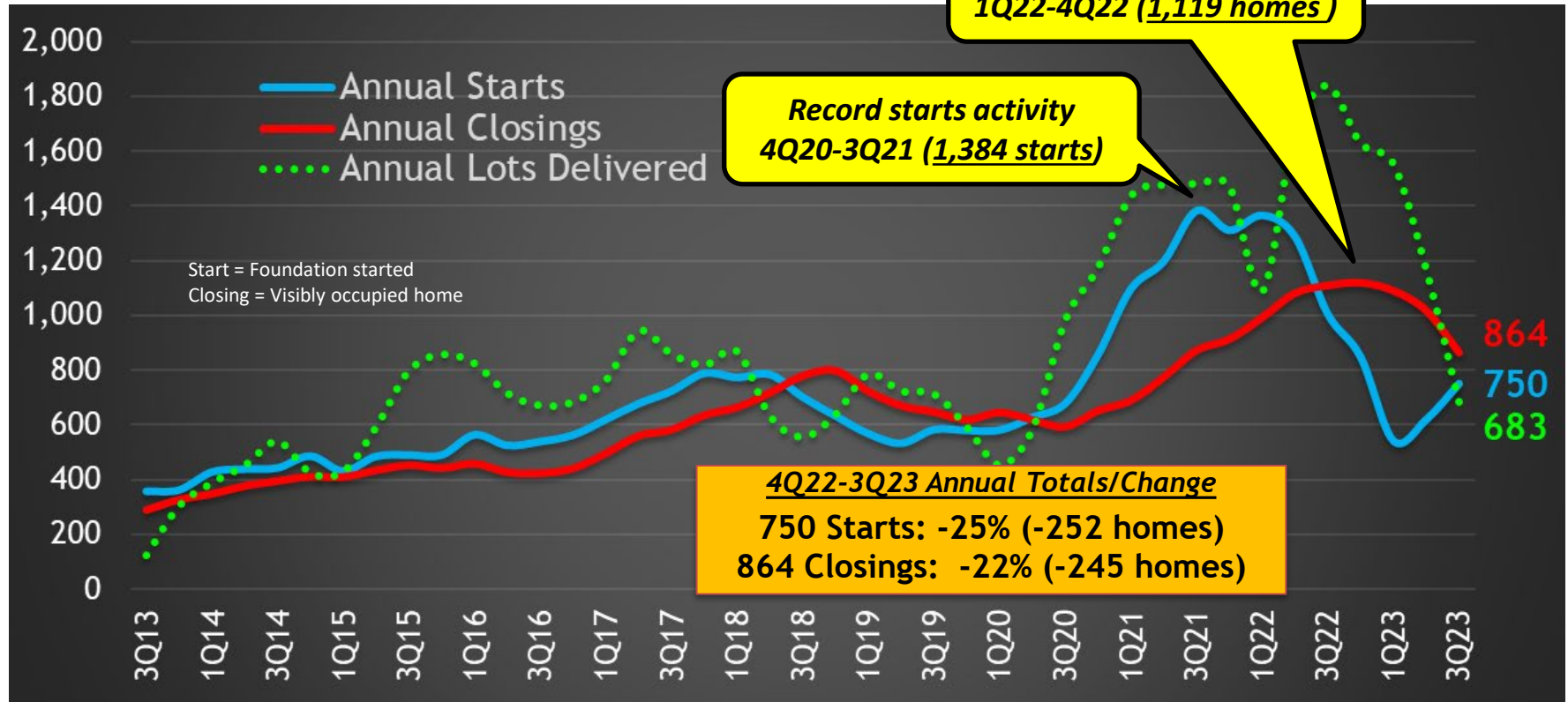
Starts	2015	2016	2017	2018	2019	2020	2021	2022	2023
1Q	92	166	223	208	143	144	384	439	133
2Q	153	114	172	183	148	195	296	218	300
3Q	124	138	184	101	151	202	388	104	244
4Q	120	144	209	140	137	316	244	87	
Total	489	562	788	632	579	857	1,312	848	677

Closings	2015	2016	2017	2018	2019	2020	2021	2022	2023
1Q	79	95	150	179	103	129	166	245	217
2Q	132	101	165	218	166	139	224	313	240
3Q	136	132	154	216	193	168	266	294	148
4Q	95	113	166	185	157	216	257	267	
Total	442	441	635	798	619	652	913	1,119	605

- Builders produced 244 new homes starts during the 3<sup>rd</sup> quarter of 2023
- 148 closings in 3Q23, slowest quarter in three years



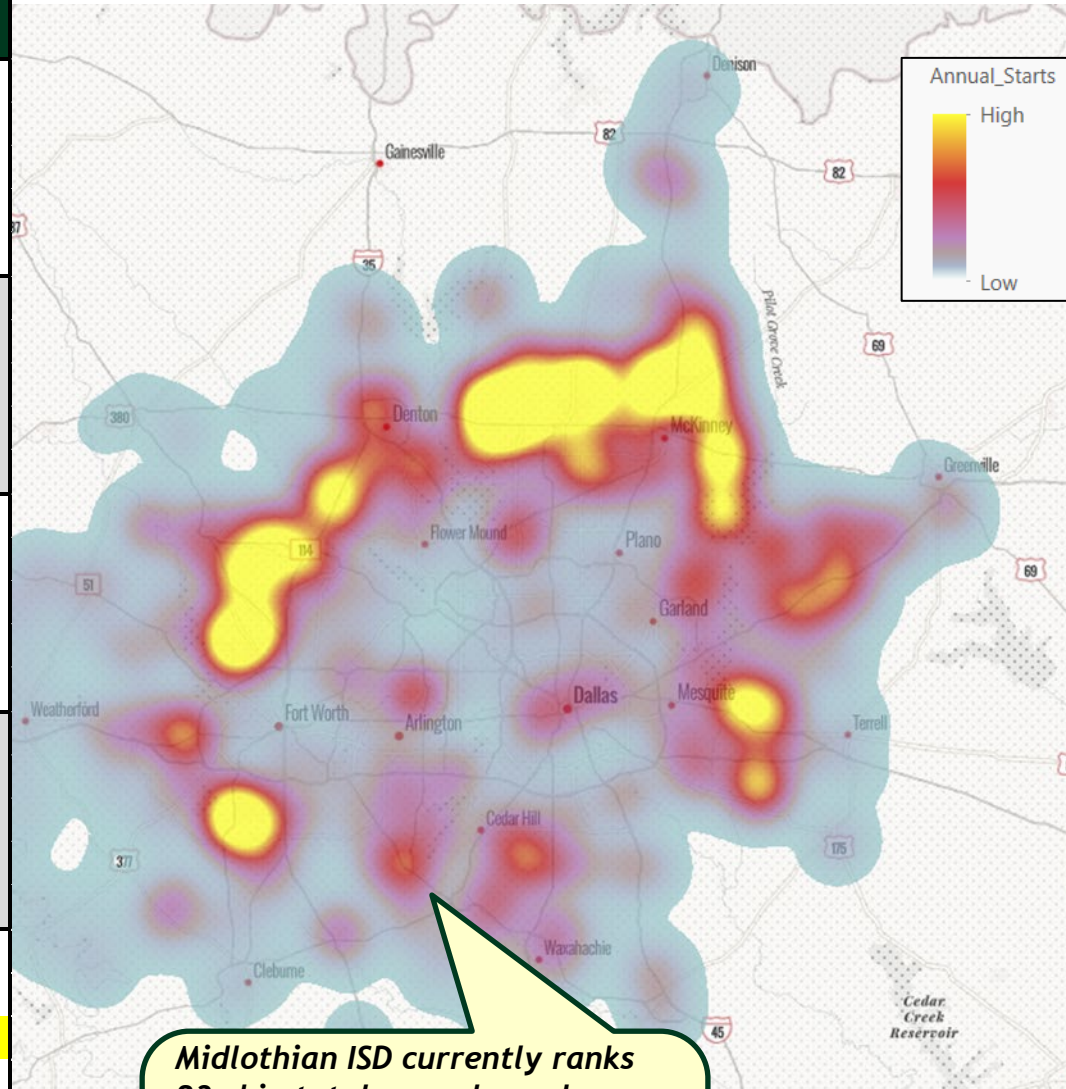
# MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION AND LOT DELIVERIES



- The annual pace of new home starts in MISD continues to climb in 3Q23 to 750 units
- From 4Q22-23Q23, 864 new homes were occupied, down 22% from last year
- Developers delivered 683 new single-family (SF) residential lots in MISD over the past year

# NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 4Q22-3Q23

Rank	District	Annual Starts	Annual Closings
1	Northwest	3,742	3,541
2	Denton	2,922	3,263
3	Prosper	2,651	3,190
4	McKinney	2,400	2,389
5	Princeton	2,015	2,198
6	Eagle Mtn-Saginaw	2,110	1,813
7	Forney	1,927	1,732
8	Royse City	1,219	1,518
9	Crowley	1,759	1,510
10	Aubrey	1,157	1,423
11	Melissa	1,150	1,374
12	Frisco	895	1,237
13	Mansfield	788	1,141
14	Celina	1,109	1,126
15	Lewisville	603	1,122
16	Crandall	612	1,121
17	Rockwall	677	1,114
18	Anna	860	1,000
19	Dallas	1,091	994
20	Argyle	655	948
21	Ft. Worth	562	924
22	Garland	979	868
23	Midlothian	750	864
24	Wylie	534	735
25	Mesquite	520	735

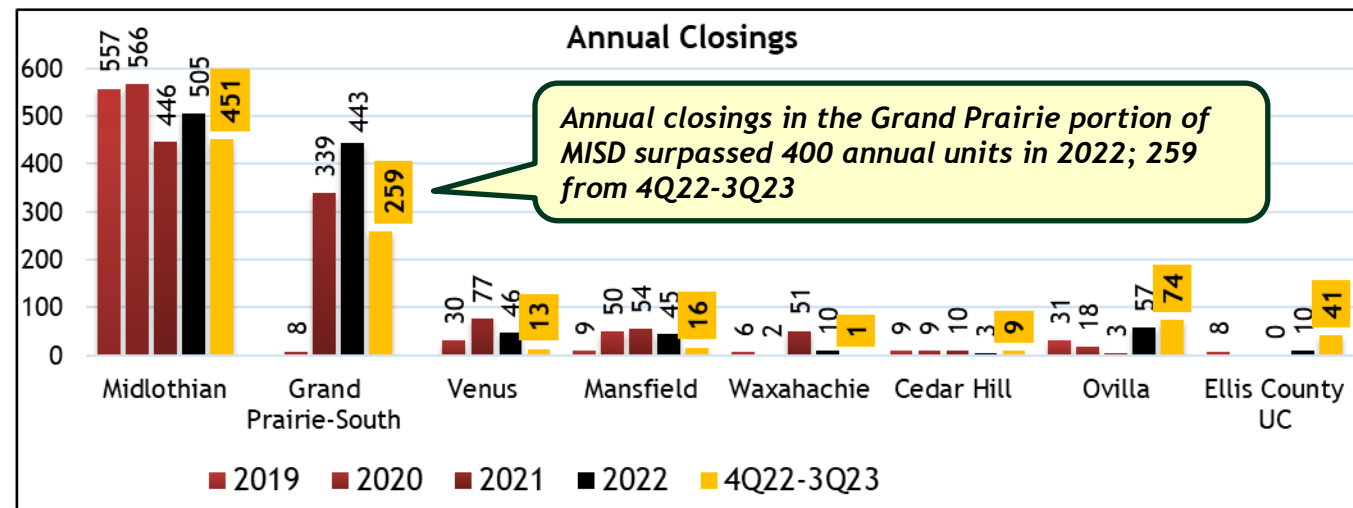
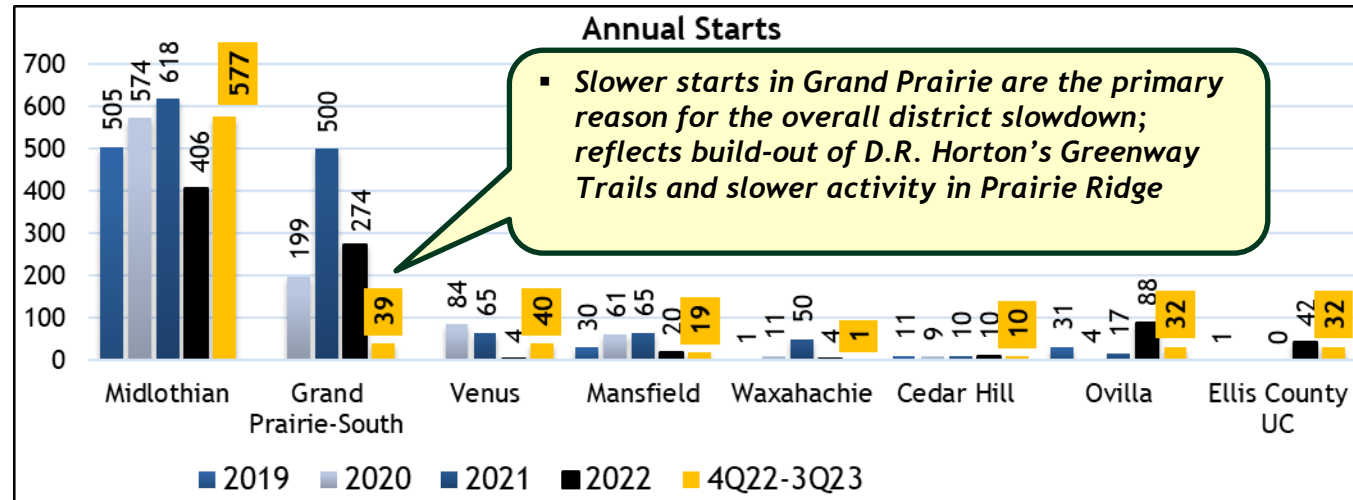






# MISD NEW HOME ACTIVITY BY CITY SECTOR: 4Q22-3Q23

- New home construction in the City of Midlothian continues to climb with 577 starts over the past year
- Starts remain slow in the Grand Prairie area over the past 18 months as builders wait for new lots to be released





# MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 4Q22-3Q23 (ranked by annual closings)

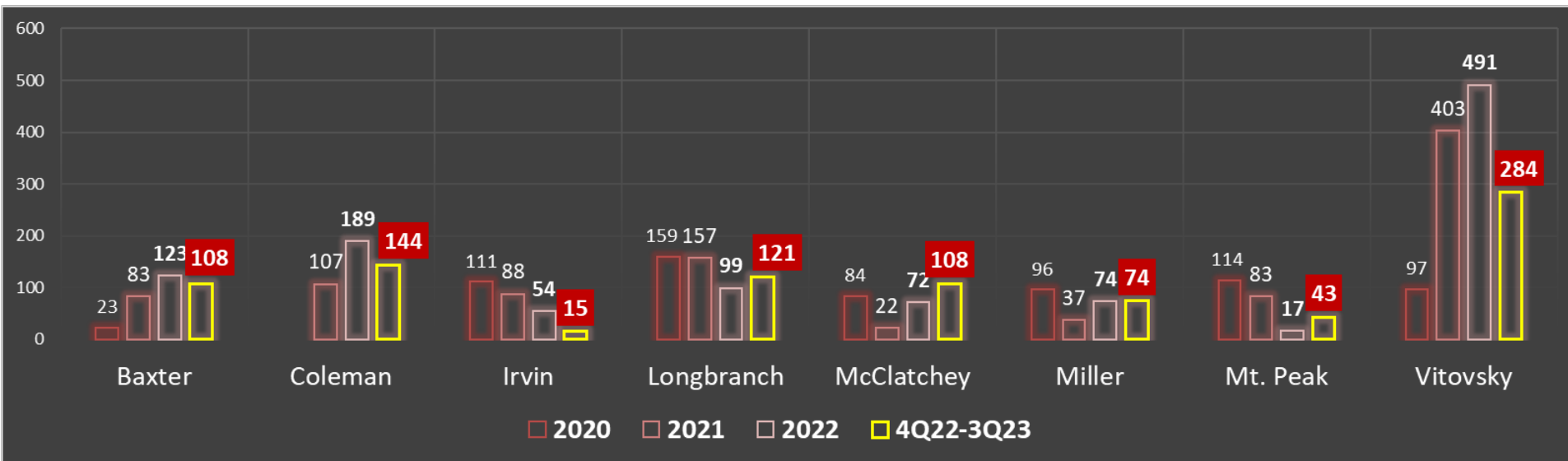
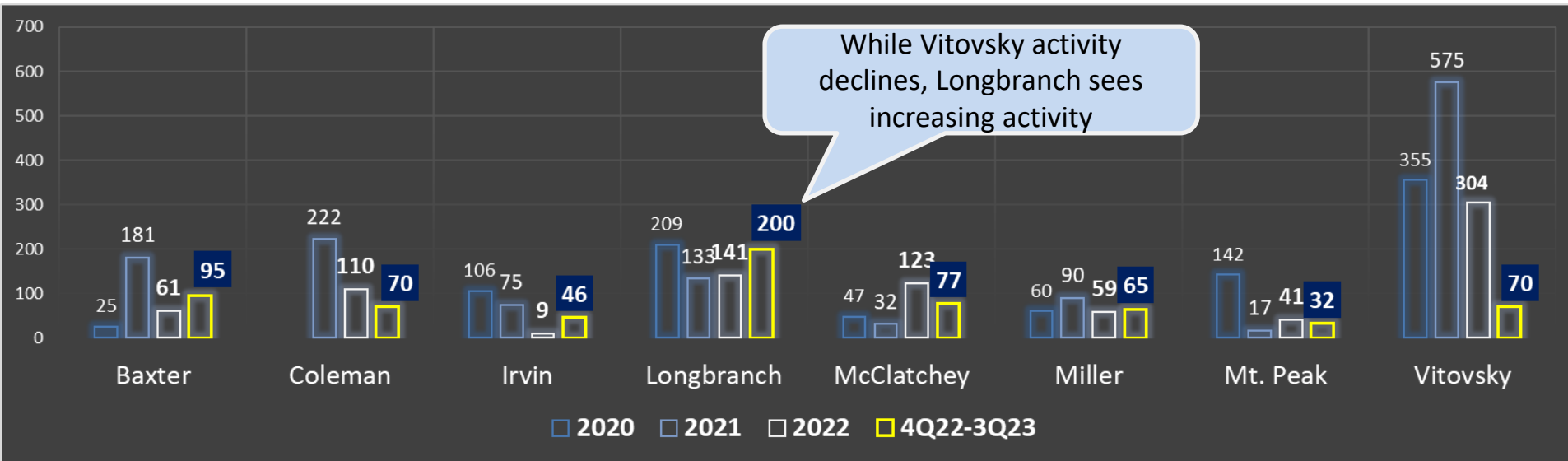


Rank	Subdivision	Annual Starts	Annual Closings	Elementary Zone	Middle School Zone	High School Zone
1	Greenway Trails	5	183	Vitovsky	Frank Seale	Midlothian
2	The Grove	78	69	Baxter	Walnut Grove	Heritage
3	Prairie Ridge	26	57	Vitovsky	Frank Seale	Midlothian
4	Bryson Manor	19	56	McClatchey	Walnut Grove	Heritage
5	Brandi Ridge	2	43	Coleman	Dieterich	Midlothian
6	Parkside North	21	41	Baxter	Frank Seale	Heritage
7	Jordan Run Estates	31	40	Mt. Peak	Dieterich	Midlothian
8	Wind Ridge	38	32	Longbranch	Walnut Grove	Heritage
9	Hayes Crossing	32	31	Longbranch	Walnut Grove	Heritage
10	Hawkins Meadows	5	28	Coleman	Dieterich	Midlothian
11	Lakes of Somercrest	29	26	Miller	Dieterich	Midlothian
12	Dove Creek	69	24	Coleman	Dieterich	Midlothian
<i>Up and Coming</i>						
	Bridgewater	88	0	Longbranch	Walnut Grove	Heritage
	Villages of Walnut Grove	27	0	Baxter	Walnut Grove	Heritage



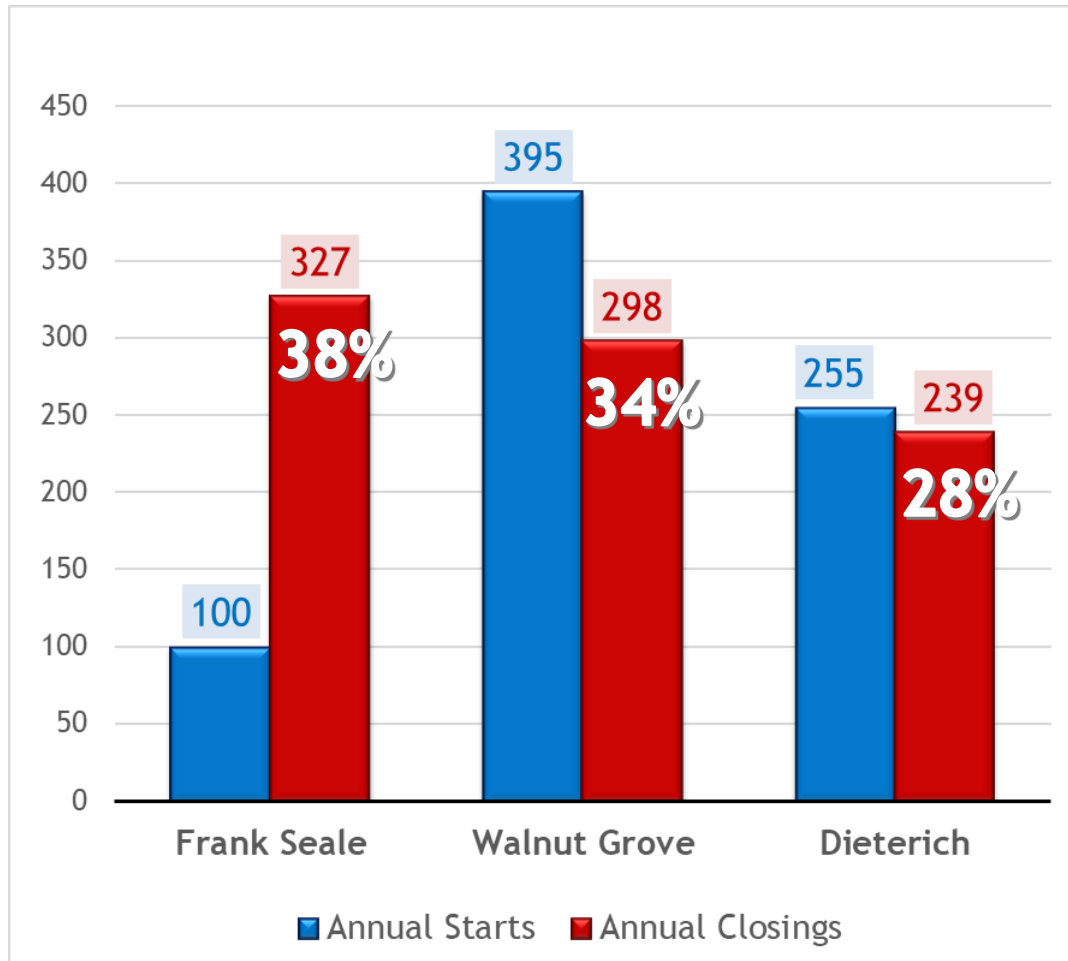


# MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE





# MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE: 4Q22-3Q23

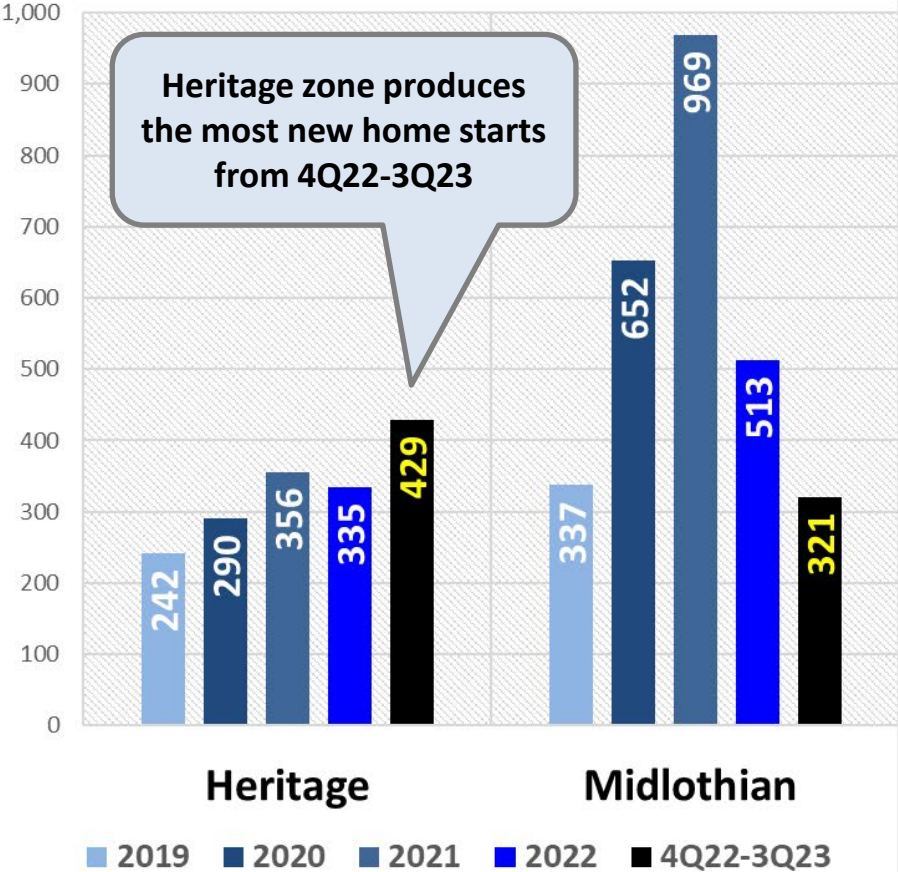


- Frank Seale zone continues to see the majority of the district's new home closings, but starts slow over the past year to only 100 homes
- Walnut Grove zone produces the most new starts with 395 homes initiated

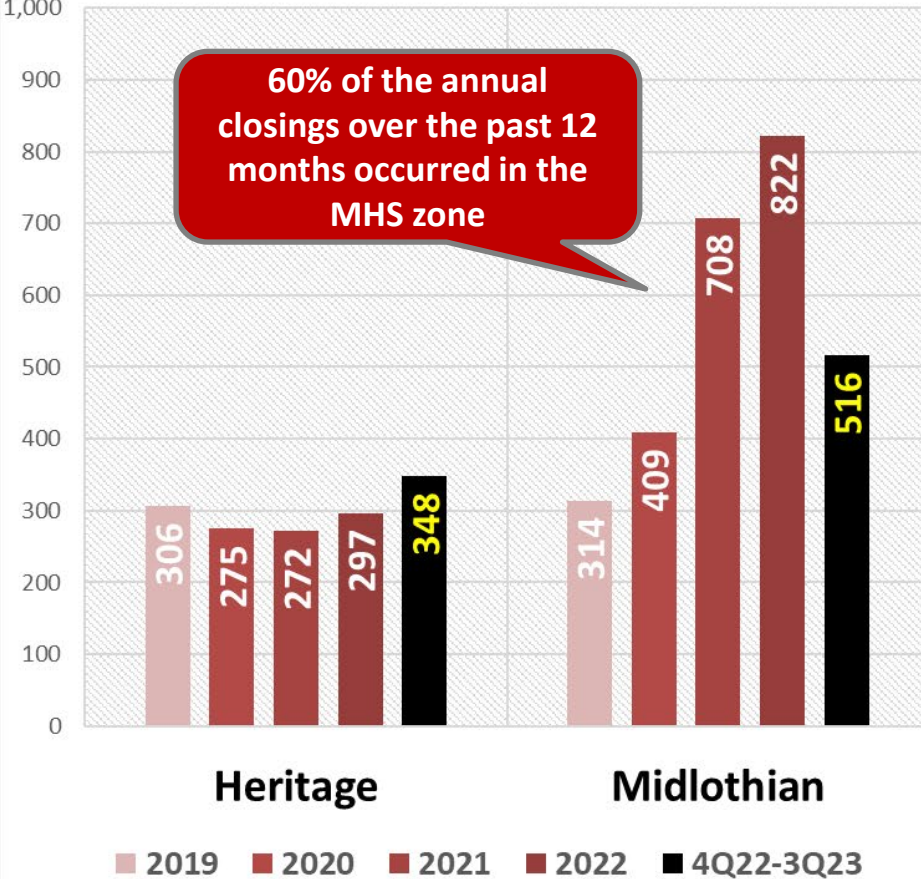


# MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE

Annual Start Rate Per High School Zone



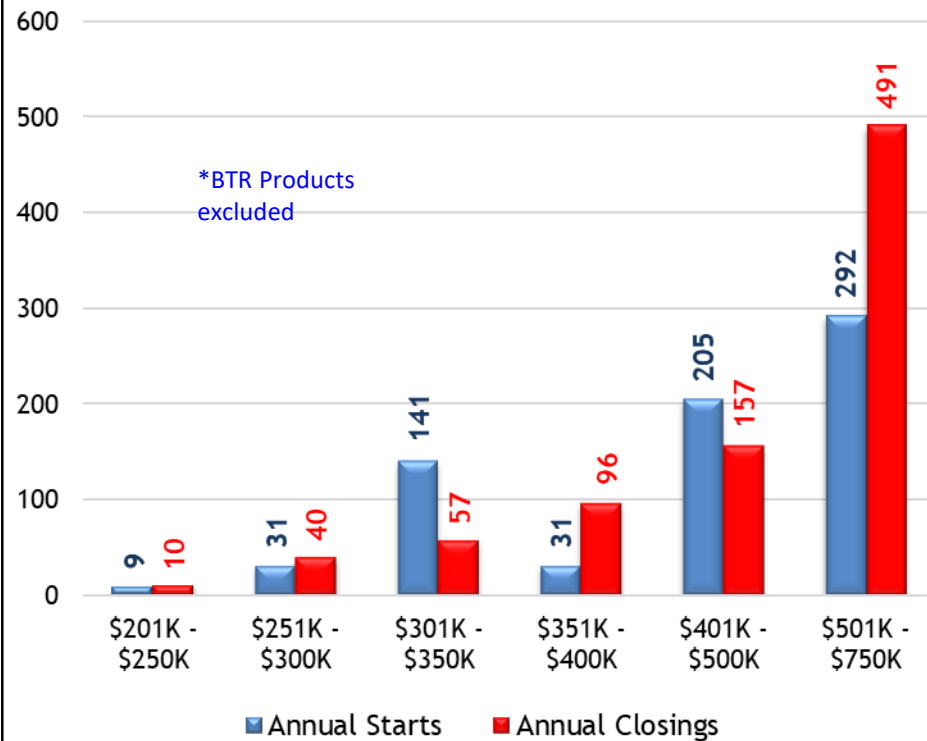
Annual Closing Rate Per High School Zone



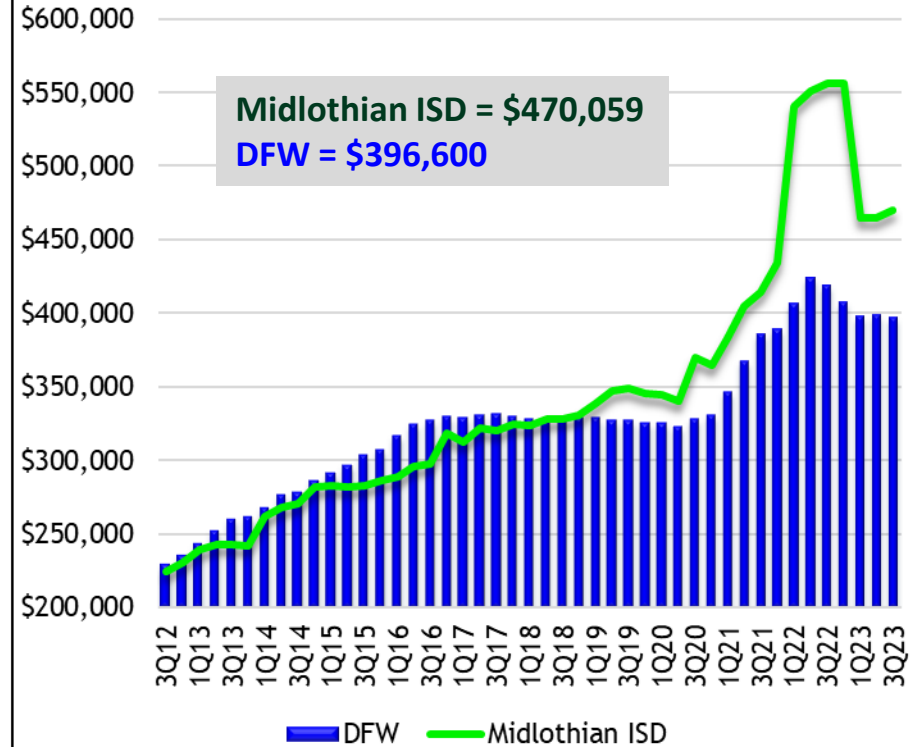


# DISTRICT MEDIAN NEW HOME PRICE HISTORY

Annual Activity by Price Range: 4Q22-3Q23



Historical Median New Home Price



- Majority of MISD's new home activity remains above \$500K price point
- District's median new home price now \$470K (-18.4% YoY)
- DFW's median new home price declines in 3Q23 to \$396,600 (-5.4% YoY)

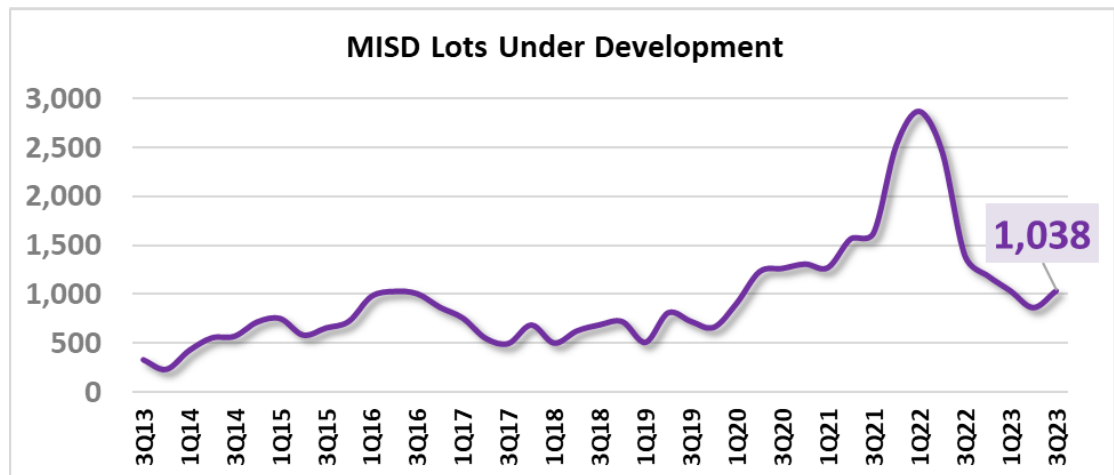
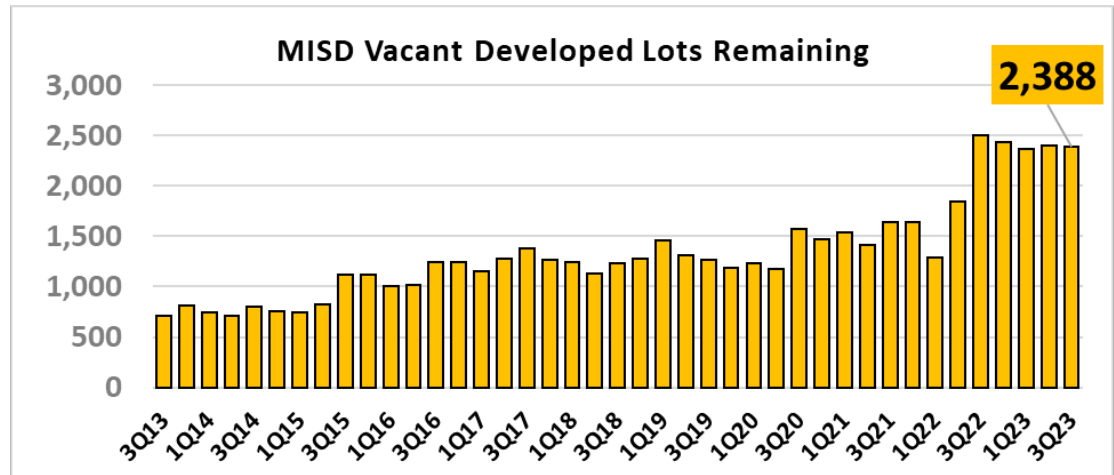


# MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY

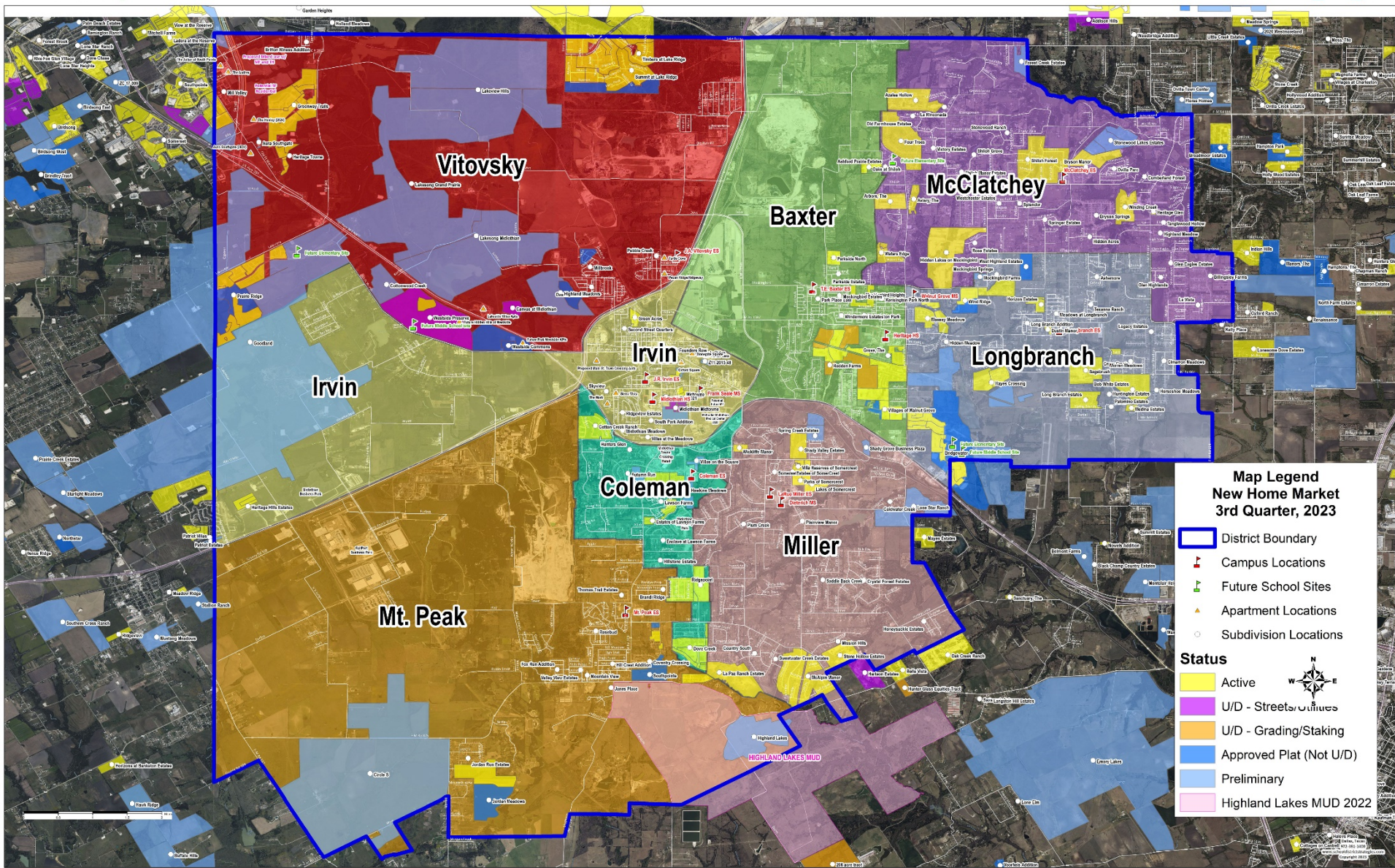


- 756 total homes were in production as Sept. 30, 2023 (started not occupied)
- 2,388 vacant developed lots remaining as of 3Q23
- 1,038 lots under development at the end of 3Q23
- 29,354 additional single-family lots are planned in MISD (w/ more expected)
- Approximately 1,354 apartment units are currently in-process/ planned

➤ *Combined there are more than 33,500 lots in-process/planned as of 3Q23 in MISD (total of homes U/C, VDL, lots U/D, and future lots)*











# Midlothian ISD

## Aerial Photos

### September 19, 2023



# Greenway Trails



Proposed  
residential

The Henley Apts  
(2024)





SH 287

Aura Southgate  
(2024)

SH 360 Toll

# Heritage Towne & Future Aura Southgate Apartments



# South Pointe



SH 360 Toll

Midlothian ISD

Mansfield ISD

Estimated District Boundary



SH 287





Future  
School  
Site

SH 287







SH 287

Future  
Apartments

# Westside Preserve





Lakeside Villas Apts.



Canvas at Midlothian (BTR)



# Midtowne

Frank Seale MS

14<sup>th</sup> Street

MHS



Heritage HS



FM 1387

# Redden Farms



Baxter ES



# Mockingbird Heights





Baxter ES

Onward Rd.

Mockingbird





Walnut Grove Rd.

# The Arbors



Shiloh Rd.



# Oaks at Shiloh





# Azalea Hollow





McClatchey ES

# Bryson Manor





# Hidden Lakes on Mockingbird

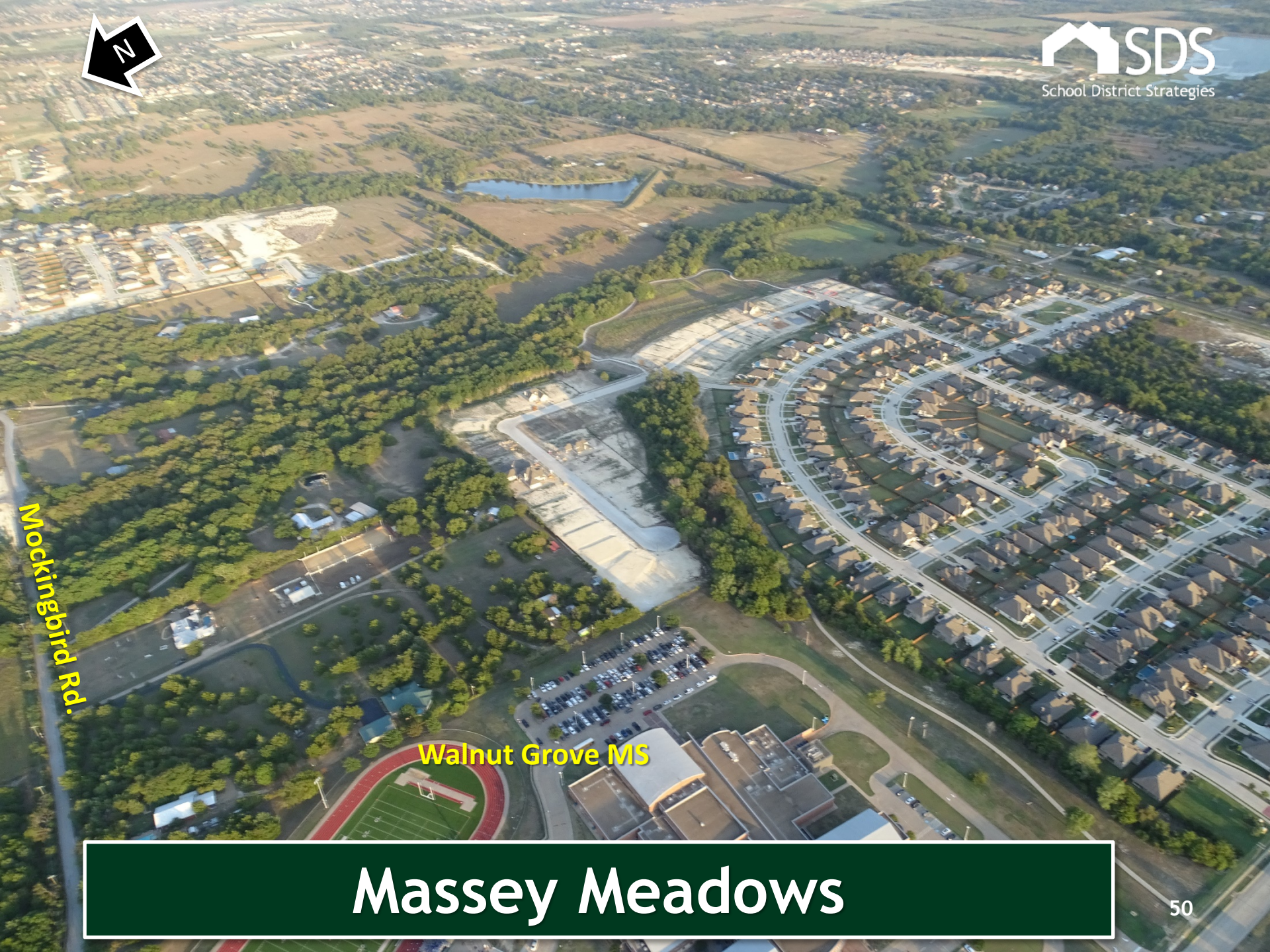


Mockingbird Rd.



Wind Ridge / Mockingbird Farms





Mockingbird Rd.

Walnut Grove MS

# Massey Meadows





# Hayes Crossing





Longbranch Rd.

Sagebrush



Heritage HS

Walnut Grove Rd



# The Grove / Villages of Walnut Grove





Walnut Grove Rd

Bridgewater



Mount Zion Rd



# Shady Valley / Somercrest



# Ridgepoint



S. 14<sup>th</sup> St.



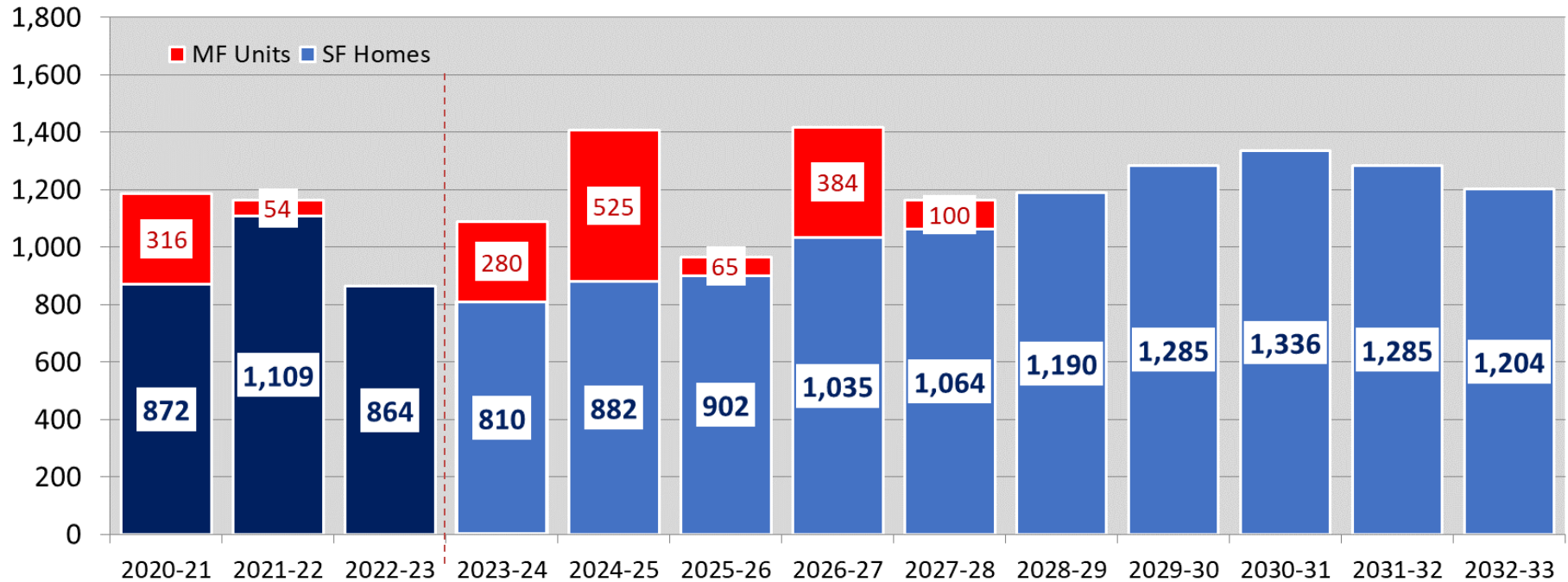


# Dove Creek / La Paz Ranch





# MIDLOTHIAN ISD NEW HOME CONSTRUCTION MODERATE GROWTH CLOSINGS FORECAST



Annual periods represent 4Q-3Q

- The district is currently poised to average about 865 closings per year over the next three years (2024-2026)
- Under the revised Moderate Scenario, MISD builders could produce approximately 5,000 total new occupied homes from 2024-2028
- Over the next 10 years, MISD is poised to see over 10,000 new homes completed
- Apartment developers continue working to add another 1,354 units in MISD over the next 5 years



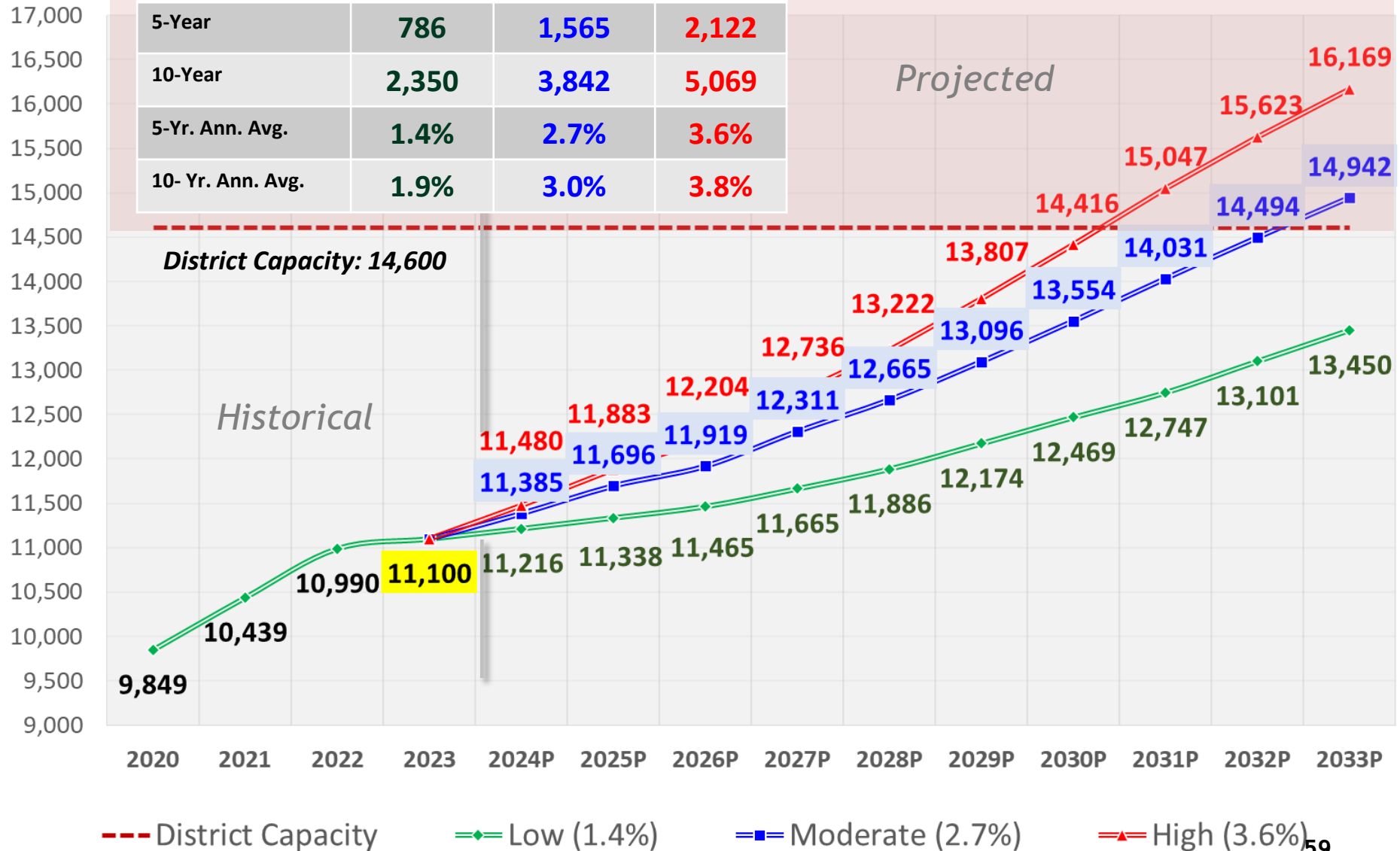


# MIDLOTHIAN ISD


## 10-YEAR ENROLLMENT PROJECTIONS (3Q23 DRAFT)



Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
5-Year	786	1,565	2,122
10-Year	2,350	3,842	5,069
5-Yr. Ann. Avg.	1.4%	2.7%	3.6%
10- Yr. Ann. Avg.	1.9%	3.0%	3.8%





Midlothian ISD Campus Grade Level Projections - Moderate Scenario (3Q23)											DRAFT 12.13.23				
FALL 2024	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	25	95	103	102	104	98	109								634
Coleman Elementary	55	85	92	114	100	108	89								643
Irvin Elementary	45	85	85	97	119	91	109								630
Longbranch Elementary	35	115	116	104	124	114	102								709
McClatchey Elementary	17	80	86	103	115	117	111								630
Miller Elementary	23	56	56	81	87	93	88								486
Mt. Peak Elementary	28	70	75	86	93	107	109								569
Vitovsky Elementary	45	92	98	100	90	95	106								625
Frank Seale Middle								253	234	239					727
Walnut Grove Middle								328	339	333					1,000
Dieterich Middle								318	325	345					988
Heritage High											461	457	472	392	1,781
Midlothian High											521	493	484	466	1,964
Totals	273	678	710	787	832	823	823	899	899	918	982	949	955	858	11,385
Elementary	4,925														
Middle	2,715														
High	3,745														
Grand Total	11,385										Prepared by School District Strategies				

# Midlothian ISD

## 3Q 2023 Demographics Summary

- MISD enrollment has increased for 12 consecutive years
- District enrollment climbs to a record high of 11,100 as of the Fall 2023 snapshot (10-27-23)
- MISD enrollment is up 1% compared to last fall (+110 students)
- Over the past five years, MISD has averaged 3.4% annual enrollment growth
- Enrollment growth continues to the strong demand for new homes in the district
- From 4Q22-3Q23, homebuilders started 750 new homes and 864 homes were occupied
- District's median new home price is currently \$470K (-18% YoY) [DFW = \$397K]
- Most of the top producing subdivisions remain in the Vitovsky ES, Longbranch ES, & Coleman ES zones
- Developers delivered 683 new single-family (SF) lots in MISD from 4Q22-3Q23
- 756 total homes are currently in production (started but not complete/occupied)
- 2,388 vacant SF lots were remaining at the end of 3Q23
- 1,038 SF lots are currently under development in the district
- Developers are planning over 29,000 additional future SF lots with more expected
- 1,354 future apartments are now in-process/planned in the district
- MISD now on pace for 5,000 new homes occupied by 2028 and over 10,000 homes by Fall 2033
- New home subdivisions in MISD have yielded 0.67 enrolled students per home
- Apartments in MISD typically produce 0.20 enrolled students per unit
- Residential development is expected to keep enrollment growth near 2-3% per year





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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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