



Argyle
Independent
School
District

**Biannual Report
Spring 2020**



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions- DFW Area (November 2019)

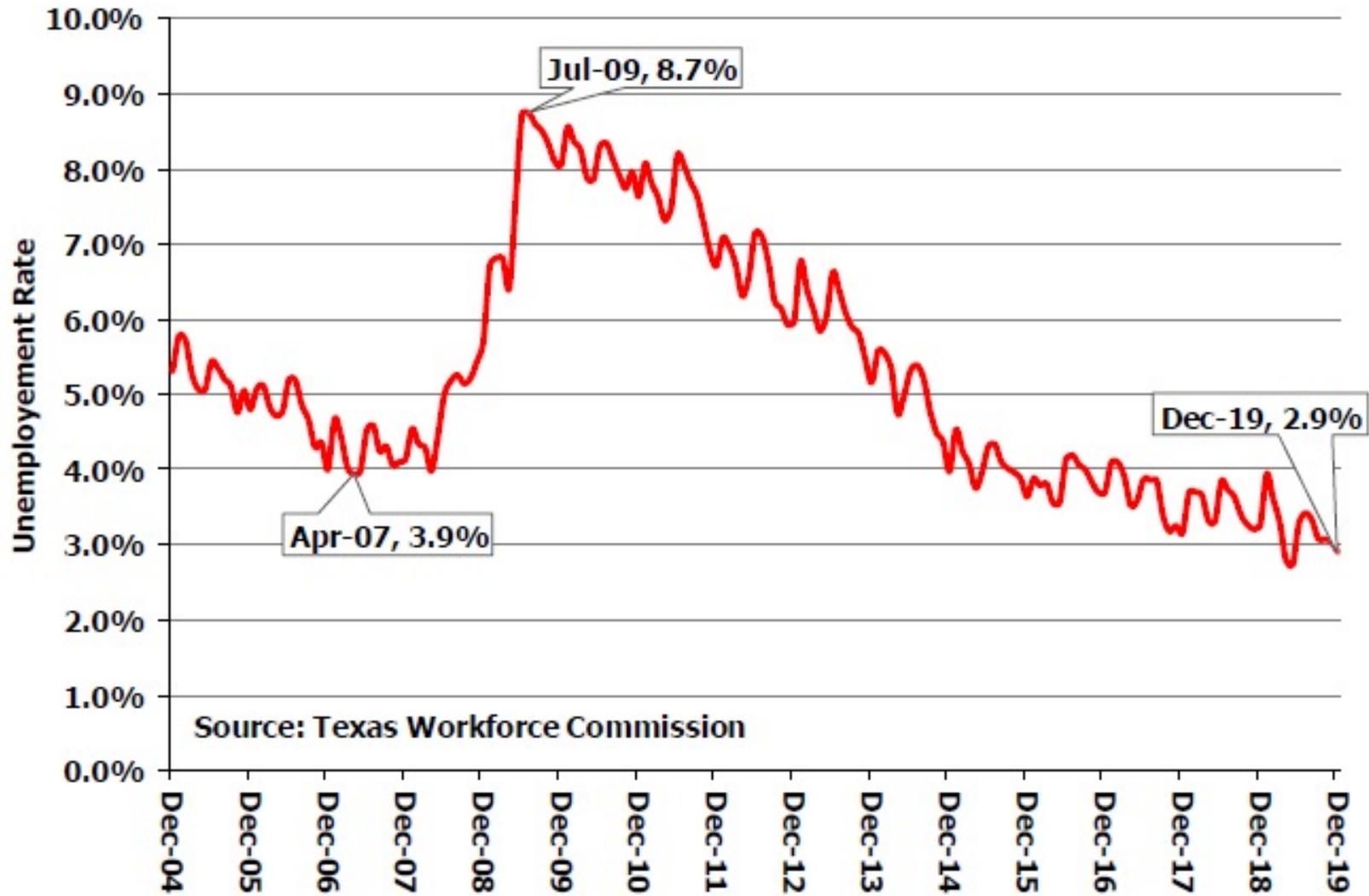
Top Job Growth Markets Ranked by Change in Employment

Rank	MSA	Total Employment	Annual Job Growth	% Annual Job Growth
1	Dallas-Fort Worth-Arlington, TX	3,870,400	120,700	3.2%
2	New York-Newark-Jersey City, NY-NJ-PA	10,080,100	99,400	1.0%
3	Los Angeles-Long Beach-Anaheim, CA	6,343,200	96,000	1.5%
4	Houston-The Woodlands-Sugar Land, TX	3,223,100	85,500	2.7%
5	Atlanta-Sandy Springs-Roswell, GA	2,887,900	61,200	2.2%
6	Washington-Arlington-Alexandria, DC-VA-MD-WV	3,384,900	61,100	1.8%
7	San Francisco-Oakland-Hayward, CA	2,538,700	59,500	2.4%
8	Seattle-Tacoma-Bellevue, WA	2,132,900	59,200	2.9%
9	Phoenix-Mesa-Scottsdale, AZ	2,225,800	56,500	2.6%
10	Miami- Fort Lauderdale-West Palm Beach, FL	2,775,100	40,100	1.5%
11	Orlando-Kissimmee-Sanford, FL	1,364,900	36,700	2.8%
12	Denver-Aurora-Lakewood, CO	1,546,000	35,900	2.4%
13	San Diego-Carlsbad, CA	1,538,100	34,300	2.3%
14	San Antonio-New Braunfels, TX	1,102,200	33,700	3.2%
15	Riverside-San Bernardino-Ontario, CA	1,571,900	33,000	2.1%
16	San Jose-Sunnyvale-Santa Clara, CA	1,174,400	32,500	2.8%
17	Tampa- St. Petersburg-Clearwater, FL	1,404,700	30,800	2.2%
18	Las Vegas-Henderson-Paradise, NV	1,052,200	29,200	2.9%
19	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	3,011,300	29,000	1.0%
20	Austin-Round Rock, TX	1,112,200	29,000	2.7%
21	Charlotte-Concord-Gastonia, NC-SC	1,252,800	28,800	2.4%
22	Chicago-Naperville-Elgin, IL-IN-WI	4,848,600	28,600	0.6%
23	Jacksonville, FL	738,100	24,400	3.4%
24	Raleigh, NC	660,700	24,200	3.8%
25	Baltimore-Columbia-Towson, MD	1,456,900	23,600	1.6%





Economic Conditions – DFW Area (December 2019)





Economic Conditions- DFW Area (December 2019)

Top Metrostudy CBSAs - Ranked by Annual Starts

Rank	Market	Annual Starts	Annual Change	% Change
1	Dallas/ Ft. Worth	34,718	1,117	3.3%
2	Houston	30,547	2,872	10.4%
3	Central Florida	26,632	1,674	6.7%
4	Phoenix/Tucson	25,877	2,755	11.9%
5	Atlanta	24,416	-35	-0.1%
6	Denver/Colorado Springs	19,287	-820	-4.1%
7	Austin	18,905	2,448	14.9%
8	Southern California	16,794	-3,596	-17.6%
9	Northern California	14,580	-2,742	-15.8%
10	San Antonio	13,748	2,626	23.6%
11	Raleigh/Durham	13,080	881	7.2%
12	Salt Lake City	12,860	-182	-1.4%
13	Tampa	12,754	2,131	20.1%
14	Charlotte	12,543	249	2.0%
15	Philadelphia Region	11,846	956	8.8%
16	Seattle	10,888	784	7.8%
17	Central California	10,843	130	1.2%
18	Suburban Maryland	10,710	421	4.1%
19	Las Vegas	10,635	-60	-0.6%
20	South Florida	9,150	1,188	14.9%
21	Nashville	9,138	467	5.4%
22	Jacksonville	8,695	736	9.2%
23	Northern Virginia	8,538	-687	-7.4%
24	Twin Cities	7,945	12	0.2%
25	Sarasota/Bradenton	6,908	1,254	22.2%





Economic Conditions – Local News



Integrity Performance Sports

- Site Plan approved by Argyle P&Z December 2019
- Will span 183,000 sq. ft. on 13 acres located east of I-35W & north of FM 407
- 1st floor will include 4 basketball courts, 8 volleyball courts and a full-size artificial turf football field
- 2nd floor features pro-level performance training and elite coaching
- 3rd floor will have Class A business suites with amenities, advanced technology, security, child care, food services, reserved parking and apparel/training gear sales
- Expected to open in 2021

BPS Jet Corporate Headquarters

- Relocating from Southlake to 23,000 sq. ft. office at the intersection of Hwy 377 & FM 407
- Estimated completion in May 2020
- Bringing 50-75 new jobs to the area

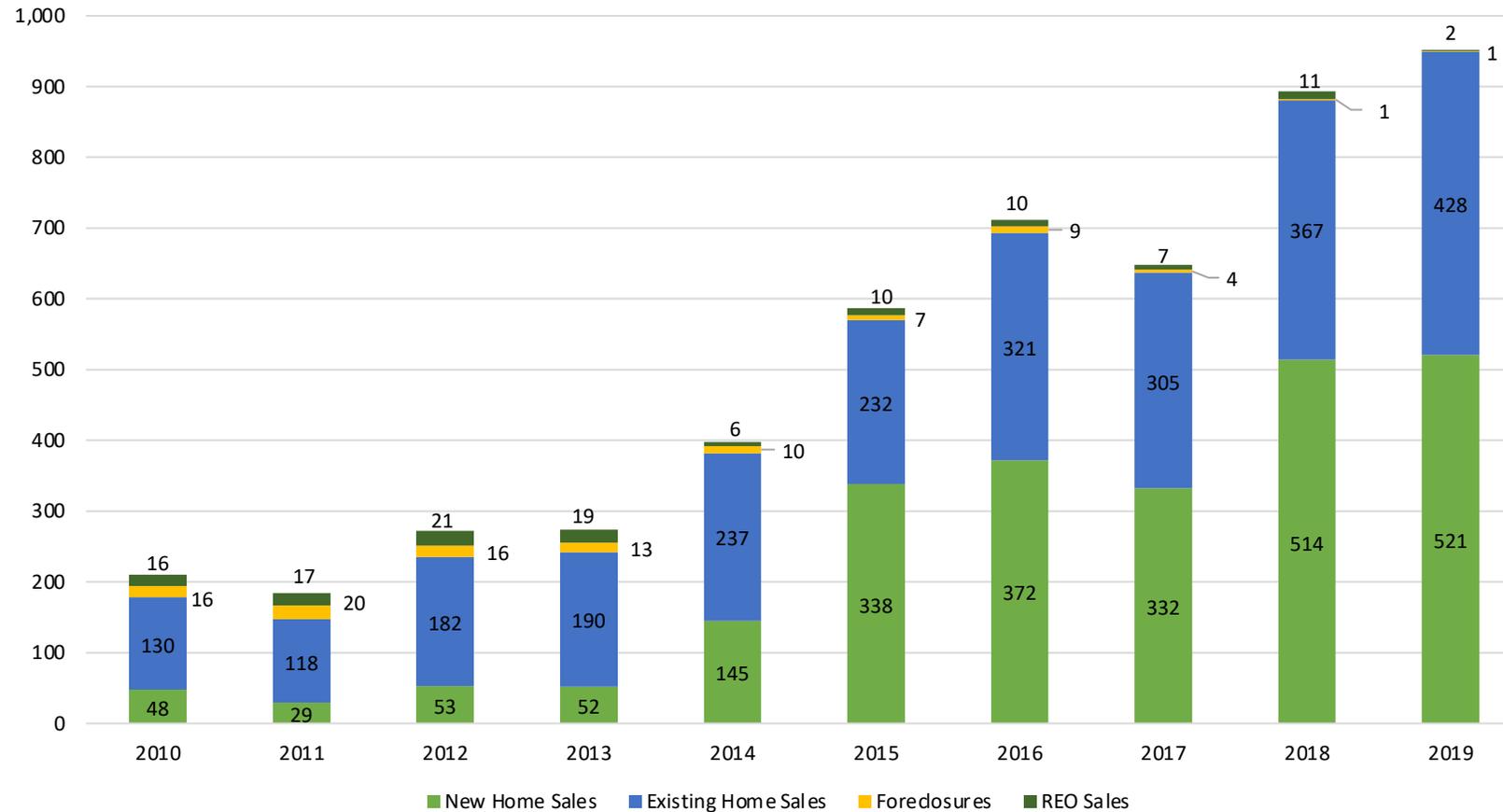




Argyle ISD Annual Home Sales

Total Annual Home Sales by Transaction Type, 2010 – 2019

Annual District Home Sales



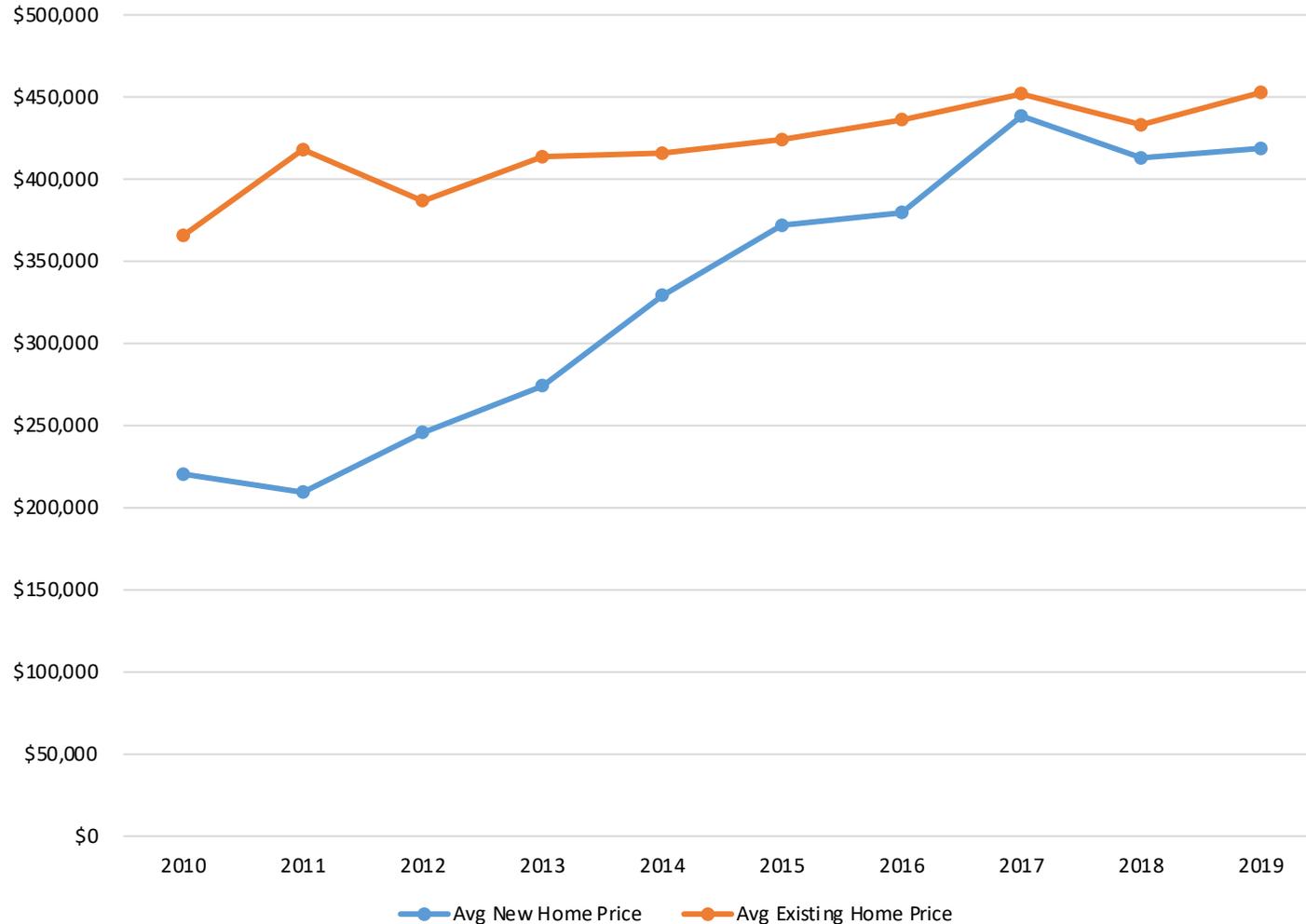
- In 2019 there were more than 950 home sales in Argyle ISD, the most home sales in the last ten years
- Total foreclosures and REO sales throughout AISD have decreased by 91% since 2010
- New homes sales within the district have increased by nearly 11 times in the last ten years





Argyle ISD Historical Price Analysis

New vs. Existing Sale Price 2010 – 2019



	Avg New Home Price	Avg Existing Home Price
2010	\$220,342	\$365,649
2011	\$209,342	\$417,983
2012	\$245,745	\$386,782
2013	\$274,222	\$413,568
2014	\$329,212	\$415,847
2015	\$371,785	\$424,000
2016	\$379,577	\$436,034
2017	\$438,424	\$451,933
2018	\$412,853	\$432,972
2019	\$418,659	\$452,769

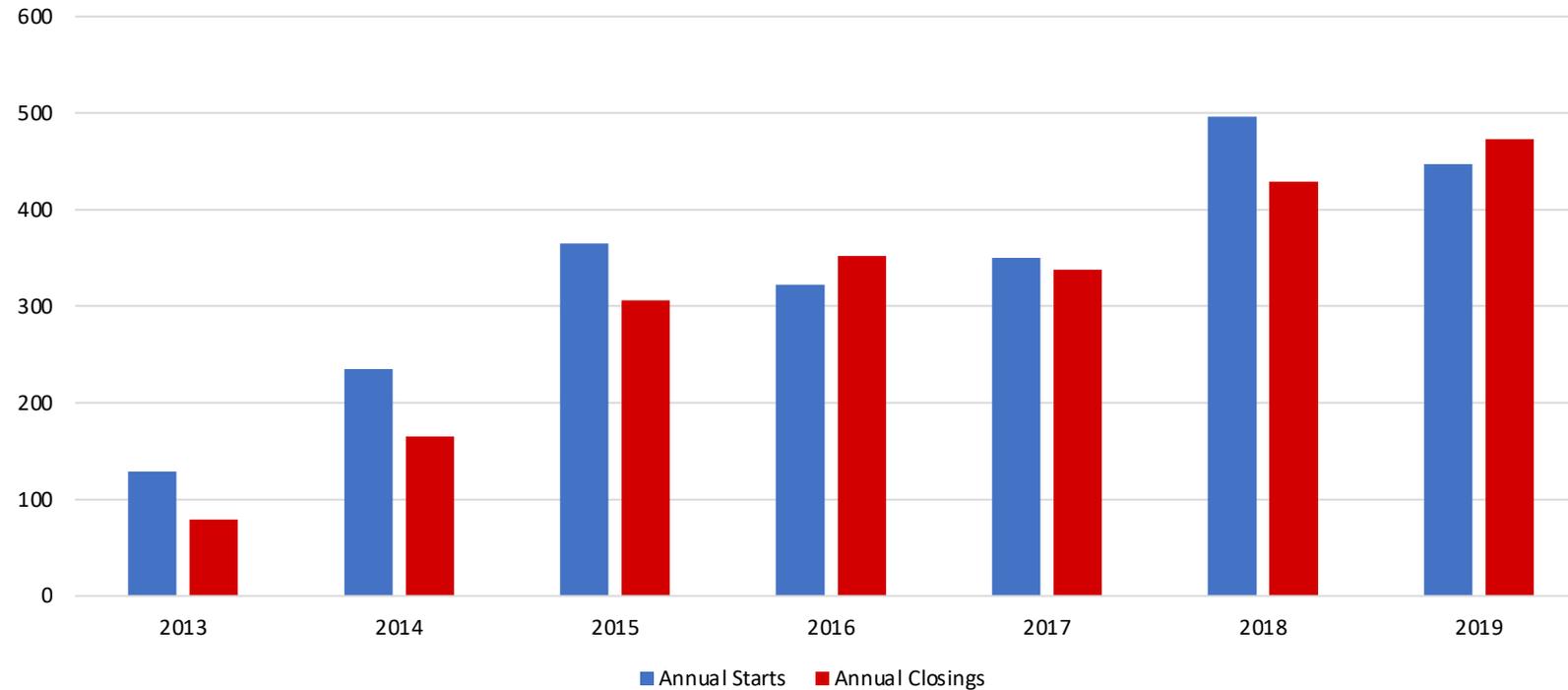
- Argyle ISD’s average new home sale price has increased by 90%, a rise of \$198,317 in 9 years
- Within the district, the average existing home sale price has risen 24% since 2010, a rise of \$87,120





New Housing Activity

Argyle ISD



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	15	55	67	71	95	116	124
2Q	46	36	97	79	81	157	111
3Q	13	77	115	96	109	133	123
4Q	55	67	86	76	65	90	89
Total	129	235	365	322	350	496	447

Closings	2013	2014	2015	2016	2017	2018	2019
1Q	19	23	57	95	58	77	82
2Q	15	22	76	78	83	100	104
3Q	27	68	80	114	124	133	152
4Q	18	52	93	65	73	119	135
Total	79	165	306	352	338	429	473

- In 2019 Argyle ISD started more than 400 homes for the second consecutive year
- The district closed 135 homes in 4Q19, the most 4th quarter closings in the last six years
- The districts home inventory is stable at 6.1 month's supply





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,259	2,672	4,253	20,770
2	Denton ISD	2,609	2,440	4,599	18,786
3	Frisco ISD	2,108	2,216	3,645	4,743
4	Northwest ISD	2,196	1,981	3,080	20,090
5	Dallas ISD	1,681	1,727	1,871	5,809
6	Eagle Mt.-Saginaw ISD	1,634	1,721	2,113	19,070
7	Lewisville ISD	1,200	1,356	1,833	3,089
8	Forney ISD	1,460	1,216	3,001	27,886
9	Little Elm ISD	1,007	1,143	1,260	1,945
10	Crowley ISD	1,199	1,063	963	16,939
11	Mansfield ISD	962	964	1,389	7,020
12	Rockwall ISD	847	808	2,668	8,981
13	McKinney ISD	910	794	2,206	8,586
14	Fort Worth ISD	662	772	1,242	5,810
15	Wylie ISD	629	753	1,038	3,463
16	Royse City ISD	714	751	1,652	12,533
17	Melissa ISD	636	676	1,017	5,045
18	Princeton ISD	653	639	1,359	7,666
19	Plano ISD	559	634	718	1,299
20	Allen ISD	598	618	1,278	795
21	Waxahachie ISD	737	594	986	20,258
22	HEB ISD	487	592	1,074	3,554
23	Midlothian ISD	604	571	1,251	19,164
24	Aledo ISD	518	476	974	16,621
25	Argyle ISD	448	474	1,008	4,408*

*Adjusted based on additional research by Templeton Demographics staff



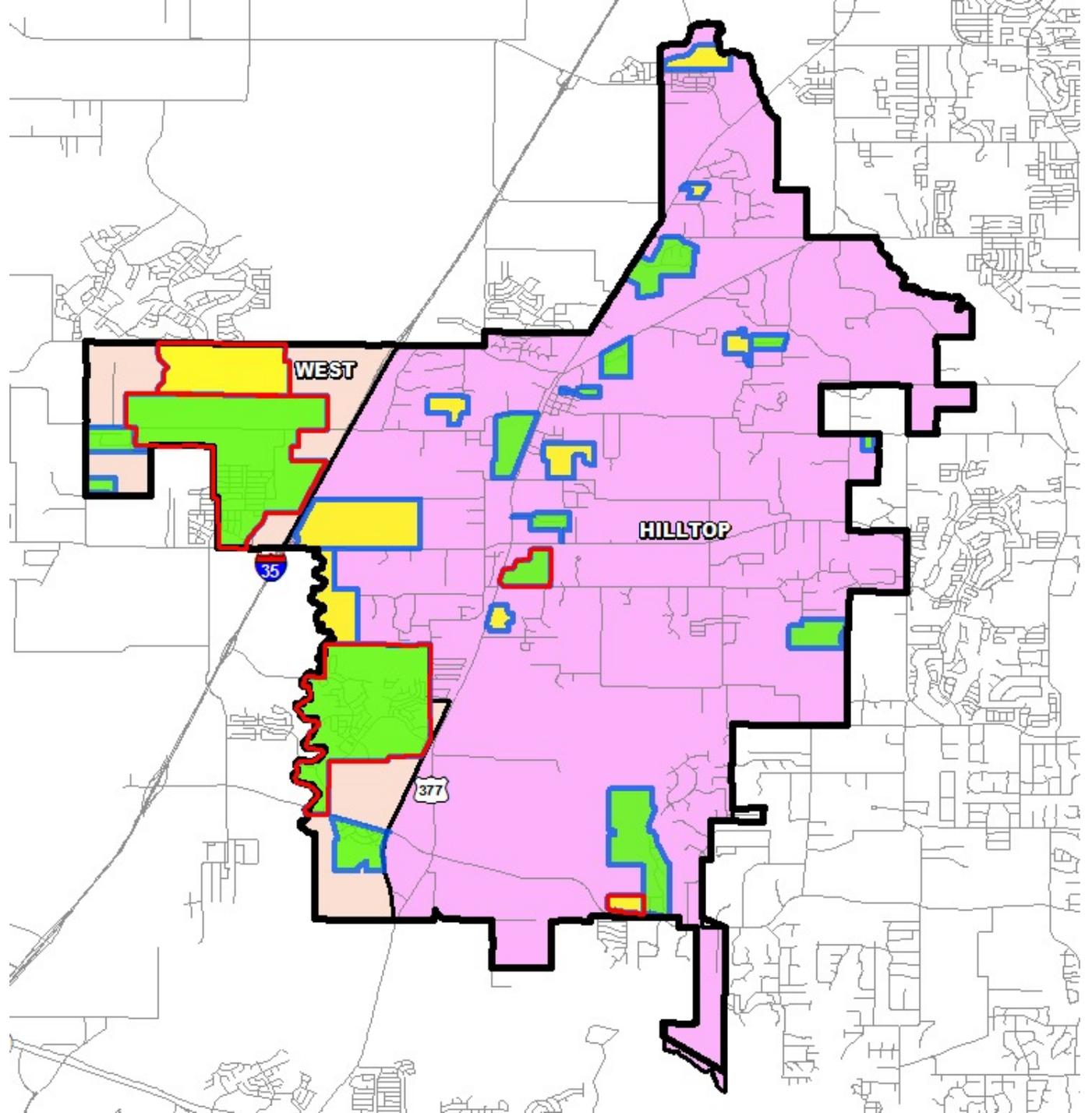


District Housing Overview

- The district has more than 1,000 lots available to build on
- Within AISD there are more than 4,400 planned future lots
- Of those, groundwork is underway on approx. 716 lots within AISD

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





Residential Activity

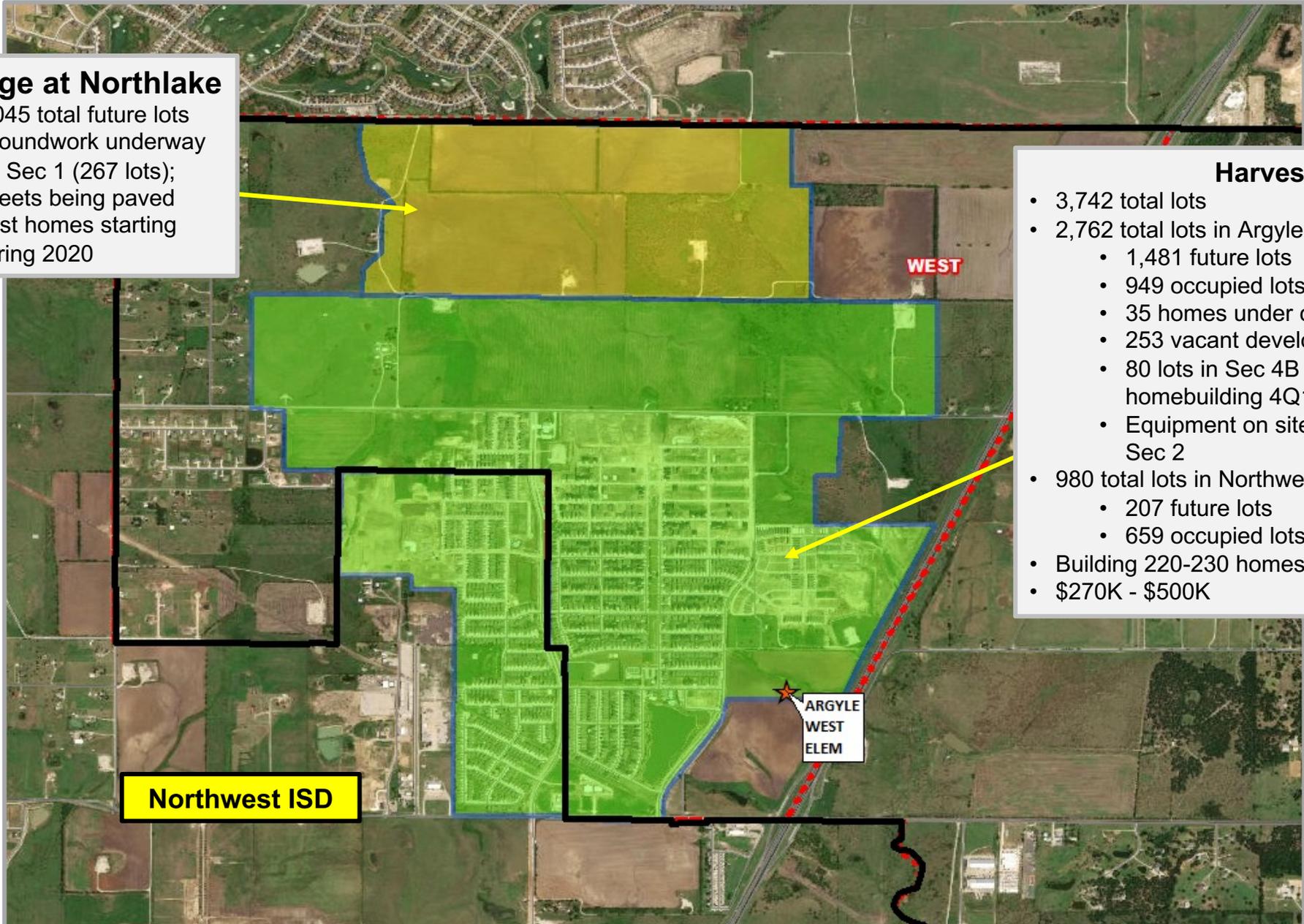
Harvest & Ridge at Northlake

Ridge at Northlake

- 1,045 total future lots
- Groundwork underway for Sec 1 (267 lots); streets being paved
- First homes starting spring 2020

Harvest

- 3,742 total lots
- 2,762 total lots in Argyle ISD
 - 1,481 future lots
 - 949 occupied lots
 - 35 homes under construction
 - 253 vacant developed lots
 - 80 lots in Sec 4B delivered for homebuilding 4Q19
 - Equipment on site for 101 lots in Sec 2
- 980 total lots in Northwest ISD
 - 207 future lots
 - 659 occupied lots
- Building 220-230 homes per year
- \$270K - \$500K



Northwest ISD

WEST

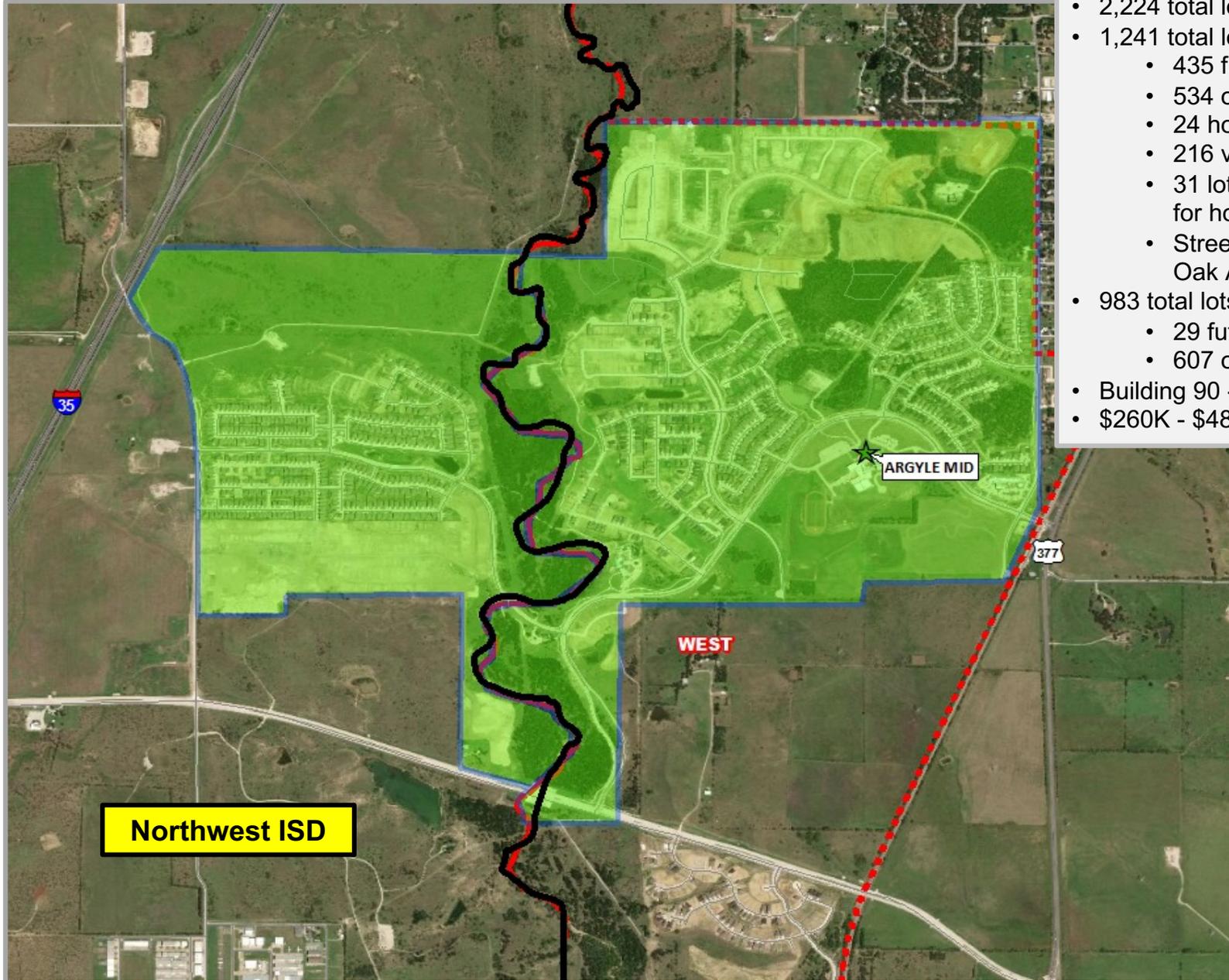
ARGYLE WEST ELEM





Residential Activity

Canyon Falls



Canyon Falls

- 2,224 total lots
- 1,241 total lots in Argyle ISD
 - 435 future lots
 - 534 occupied lots
 - 24 homes under construction
 - 216 vacant developed lots
 - 31 lots in Village section delivered for homebuilding 3Q19
 - Streets being paved for 63 lots in Oak Alley Village
- 983 total lots in Northwest ISD
 - 29 future lots
 - 607 occupied lots
- Building 90 - 100 homes per year
- \$260K - \$480K



Residential Activity

Waterbrook



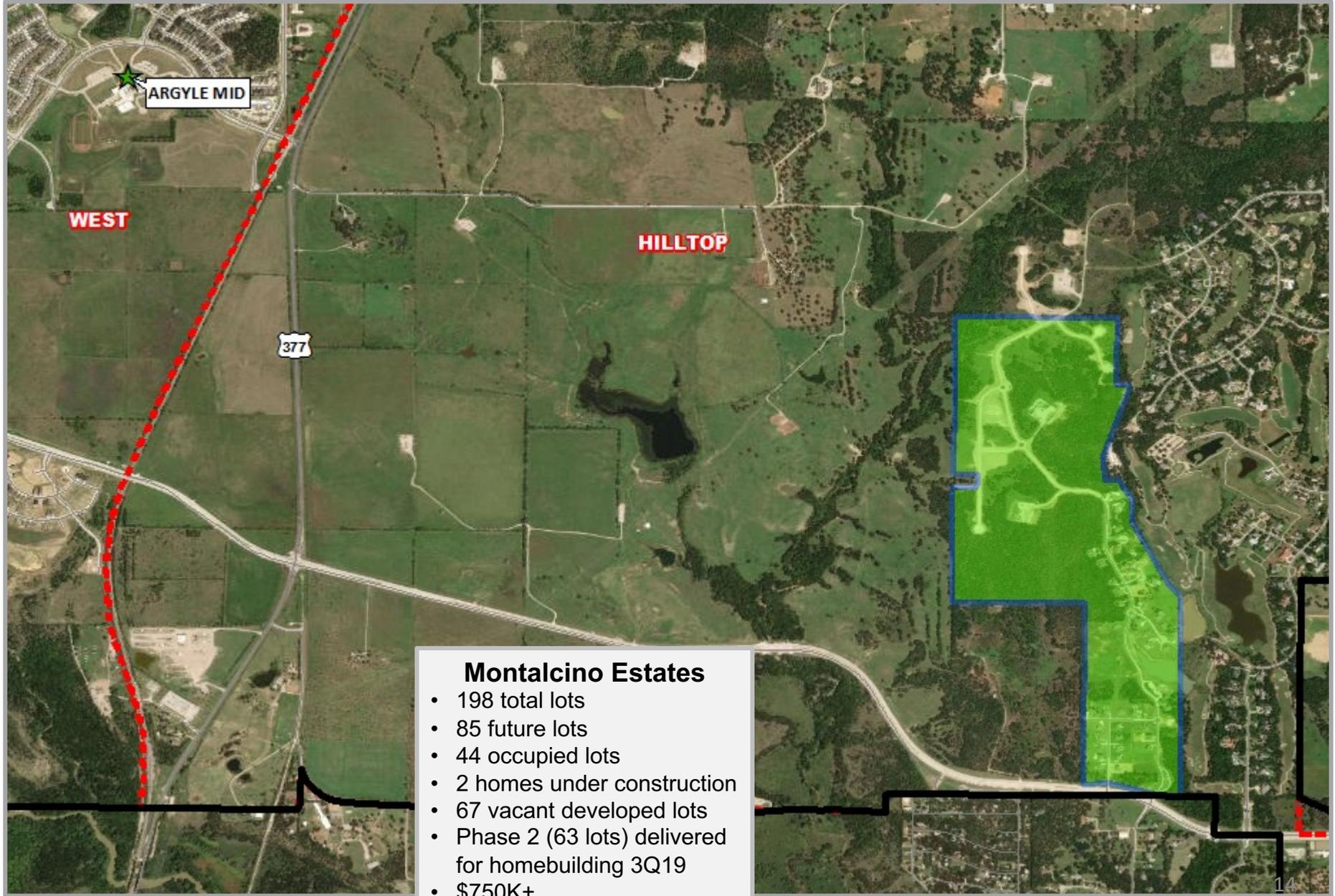
Waterbrook

- 291 total lots
- 81 future lots
- 6 homes under construction
- 204 vacant developed lots
- Homebuilding on first lots began 3Q19
- First residents anticipated in spring 2020
- Estimate 3 year build out
- \$395K - \$540K



Residential Activity

Montalcino Estates



- Montalcino Estates**
- 198 total lots
 - 85 future lots
 - 44 occupied lots
 - 2 homes under construction
 - 67 vacant developed lots
 - Phase 2 (63 lots) delivered for homebuilding 3Q19
 - \$750K+

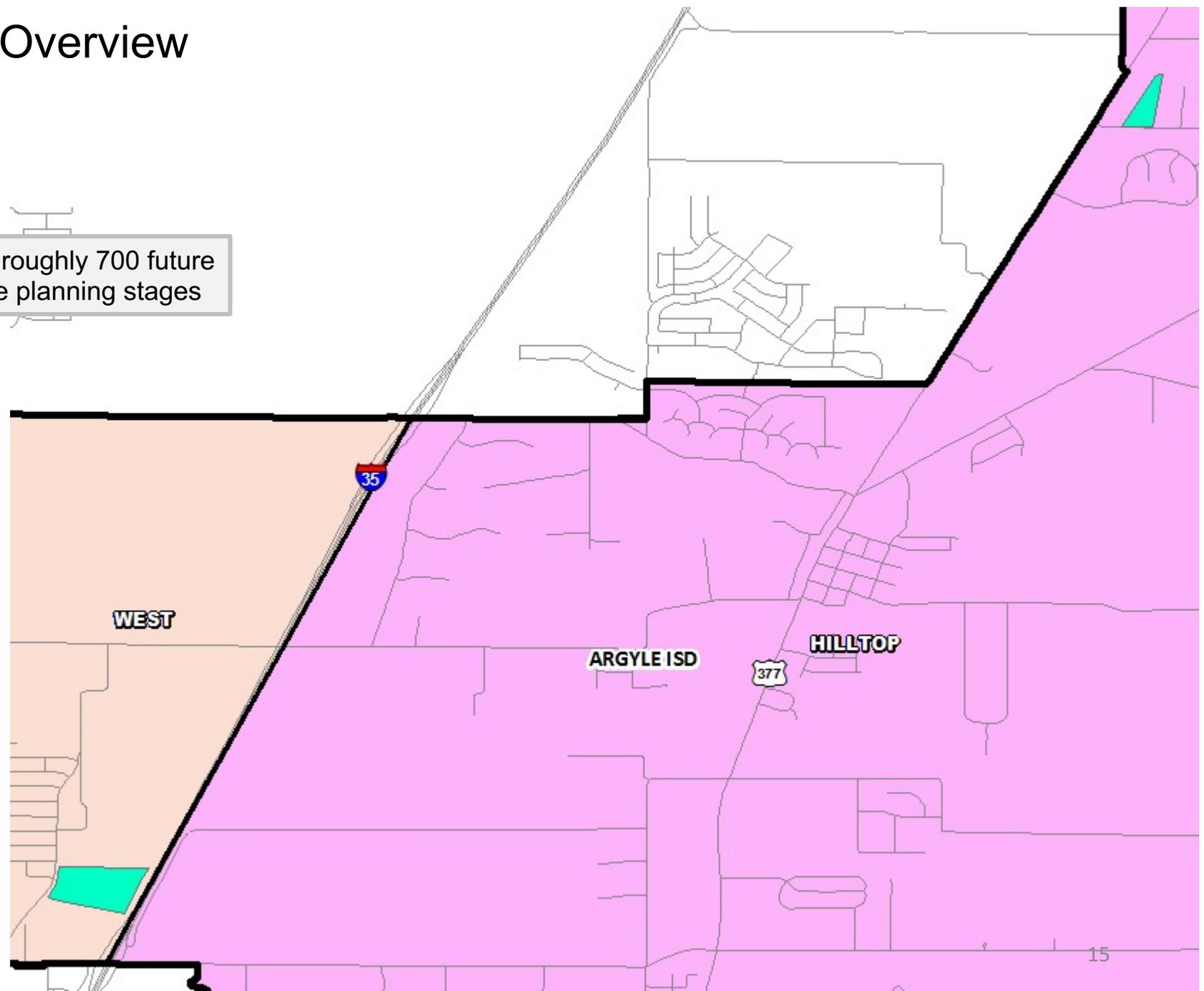




Multi-Family Housing Overview

- Within AISD there are roughly 700 future multi-family units in the planning stages

Multi-Family Developments
Future Development
Under Construction





Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	10	35	136	131	157	144	168	176	160	173	202	193	194	186	178	2,243		
2016/17	10	38	143	173	149	175	164	189	223	185	196	216	205	192	187	2,445	202	9.0%
2017/18	19	43	166	188	195	172	197	203	211	251	217	218	226	211	199	2,716	271	11.1%
2018/19	26	36	219	187	223	239	210	232	247	250	273	256	230	226	207	3,061	345	12.7%
2019/20	0	53	267	242	236	256	277	240	276	284	273	298	282	245	226	3,455	394	12.9%
2020/21	0	53	287	295	273	264	285	307	288	317	318	314	319	288	246	3,854	399	11.5%
2021/22	0	53	304	325	331	312	303	323	363	323	355	363	330	325	288	4,298	444	11.5%
2022/23	0	53	329	343	366	378	358	349	372	407	362	400	378	335	319	4,749	450	10.5%
2023/24	0	53	345	368	386	413	427	407	401	409	440	412	418	378	328	5,184	436	9.2%
2024/25	0	53	369	390	414	441	473	491	447	441	450	484	431	423	363	5,671	487	9.4%
2025/26	0	53	397	417	441	474	505	544	540	495	485	495	494	435	410	6,186	515	9.1%
2026/27	0	53	423	450	473	506	544	580	587	583	535	540	513	497	422	6,707	521	8.4%
2027/28	0	53	433	480	509	542	581	626	627	634	630	591	558	518	480	7,262	555	8.3%
2028/29	0	53	443	475	515	597	640	670	676	677	685	697	609	563	502	7,802	540	7.4%
2029/30	0	53	459	497	528	594	693	739	723	730	731	759	720	614	545	8,384	582	7.5%

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



Ten Year Forecast by Campus

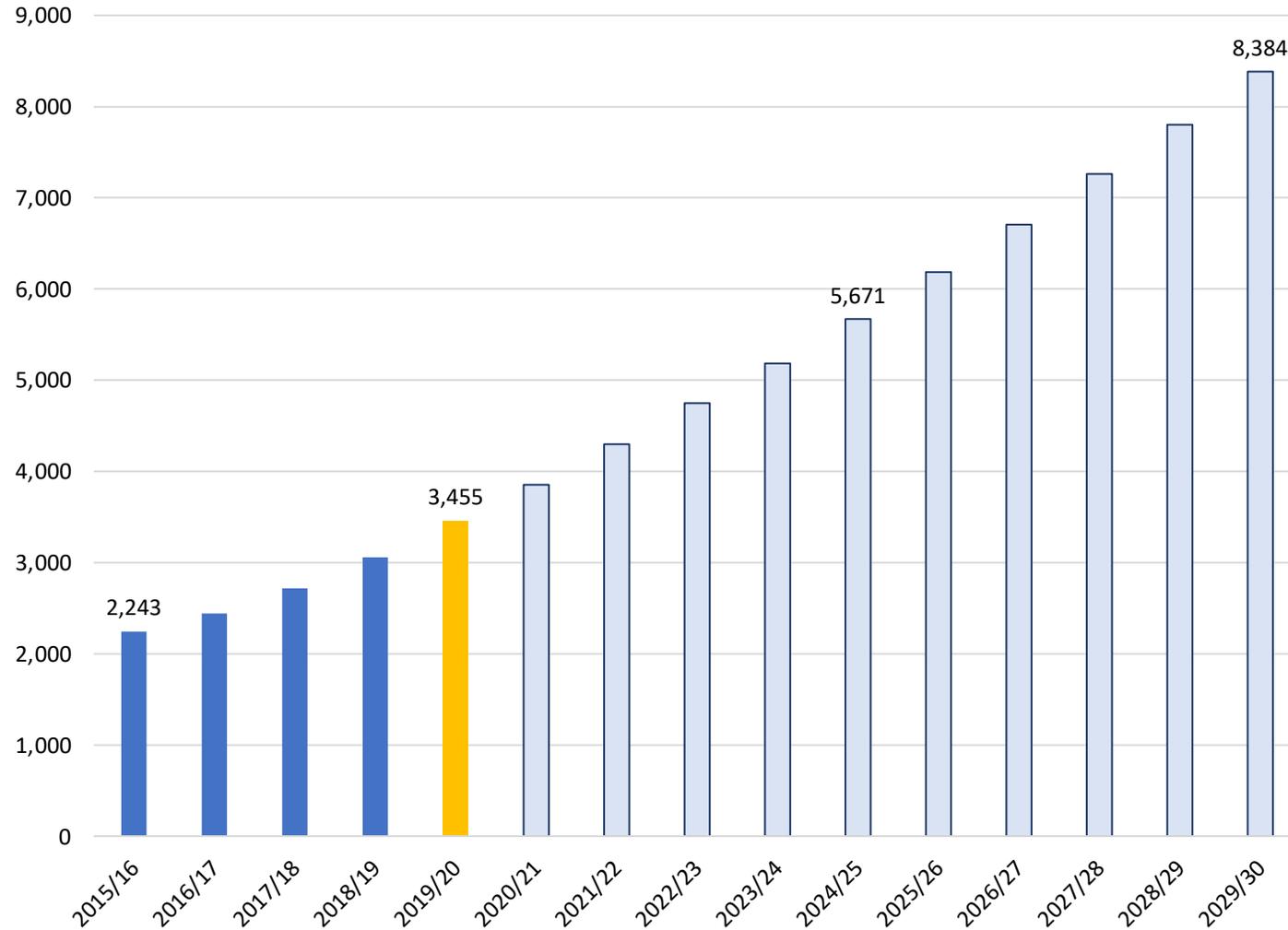
CAMPUS	2018/19	Fall	ENROLLMENT PROJECTIONS									
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
HILLTOP ELEMENTARY SCHOOL	930	542	578	660	725	753	787	826	866	910	958	990
WEST ELEMENTARY SCHOOL	0	732	863	999	1,163	1,297	1,445	1,572	1,703	1,837	1,944	2,046
ELEMENTARY TOTALS	930	1,274	1,441	1,659	1,888	2,050	2,232	2,398	2,569	2,747	2,902	3,036
Elementary Absolute Change	147	344	167	218	228	163	182	166	171	178	155	134
Elementary Percent Change	18.77%	36.99%	13.10%	15.14%	13.77%	8.63%	8.87%	7.43%	7.11%	6.94%	5.64%	4.63%
ARGYLE INTERMEDIATE SCHOOL	442	297	323	292	288	348	400	434	461	477	491	526
INTERMEDIATE TOTALS	442	297	323	292	288	348	400	434	461	477	491	526
Intermediate Absolute Change	42	-145	26	-31	-4	60	52	34	27	16	14	35
Intermediate Percent Change	10.50%	-32.81%	8.75%	-9.60%	-1.37%	20.83%	14.94%	8.50%	6.22%	3.47%	2.94%	7.13%
ARGYLE MIDDLE SCHOOL	770	833	923	1,041	1,141	1,250	1,338	1,520	1,705	1,891	2,038	2,184
MIDDLE SCHOOL TOTALS	770	833	923	1,041	1,141	1,250	1,338	1,520	1,705	1,891	2,038	2,184
Middle School Absolute Change	91	63	90	118	100	109	88	182	185	186	147	146
Middle School Percent Change	13.40%	8.18%	10.80%	12.78%	9.61%	9.55%	7.04%	13.60%	12.17%	10.91%	7.77%	7.16%
ARGYLE HIGH SCHOOL	919	1,051	1,167	1,306	1,432	1,536	1,701	1,834	1,972	2,147	2,371	2,638
HIGH SCHOOL TOTALS	919	1,051	1,167	1,306	1,432	1,536	1,701	1,834	1,972	2,147	2,371	2,638
High School Absolute Change	65	132	116	139	126	104	165	133	138	175	224	267
High School Percent Change	7.61%	14.36%	11.04%	11.91%	9.65%	7.26%	10.74%	7.82%	7.52%	8.87%	10.43%	11.26%
DISTRICT TOTALS	3,061	3,455	3,854	4,298	4,749	5,184	5,671	6,186	6,707	7,262	7,802	8,384
District Absolute Change	345	394	399	444	450	436	487	515	521	555	540	582
District Percent Change	12.70%	12.87%	11.55%	11.53%	10.48%	9.18%	9.39%	9.08%	8.41%	8.28%	7.44%	7.47%



Key Takeaways



Enrollment Forecast



- Argyle ISD will continue to experience enrollment growth due to a strong local economy and housing market
- New home sales have nearly doubled since 2010 reflecting the strength of AISD’s housing market
- The district has more than 1,000 lots available to build on and more than 4,400 planned future lots
- Single family housing in the West Elementary zone largest driver of future housing growth within AISD