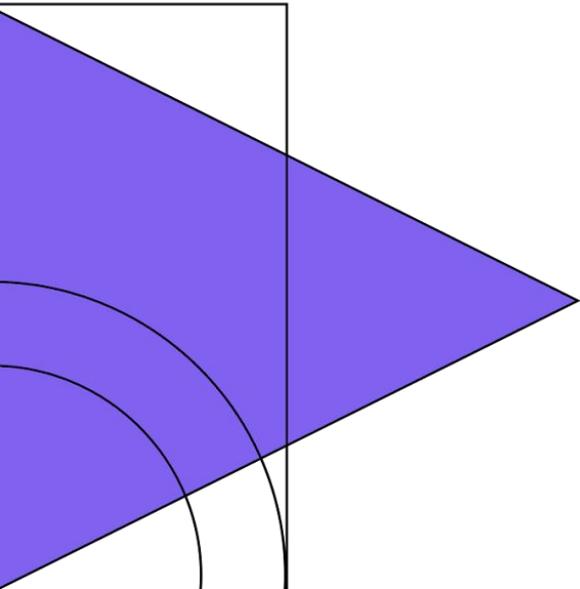
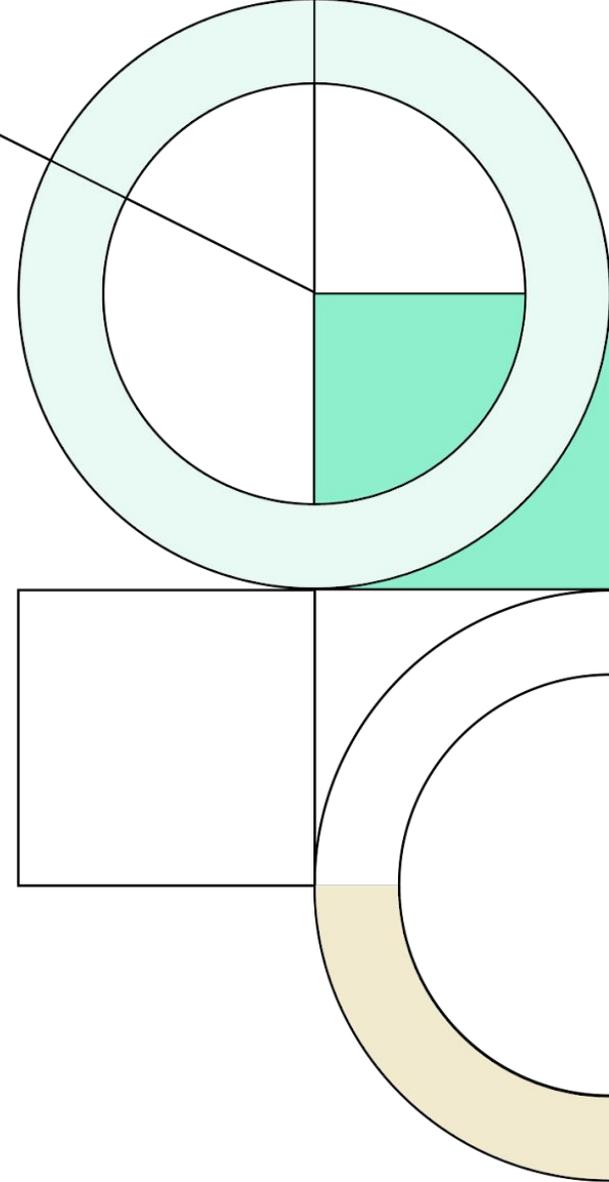




**Argyle  
Independent  
School  
District**

Spring 2021/22

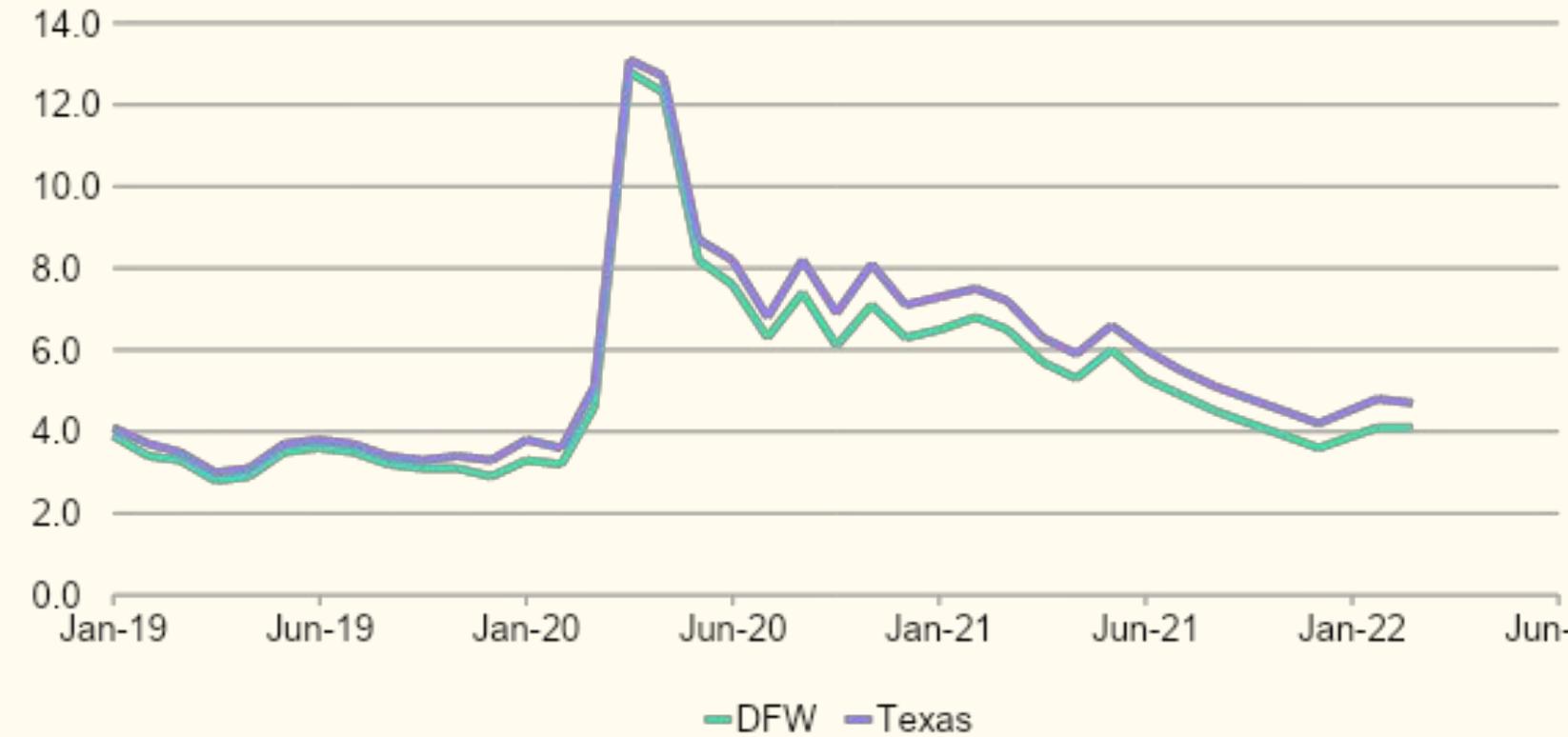
Demographic Report



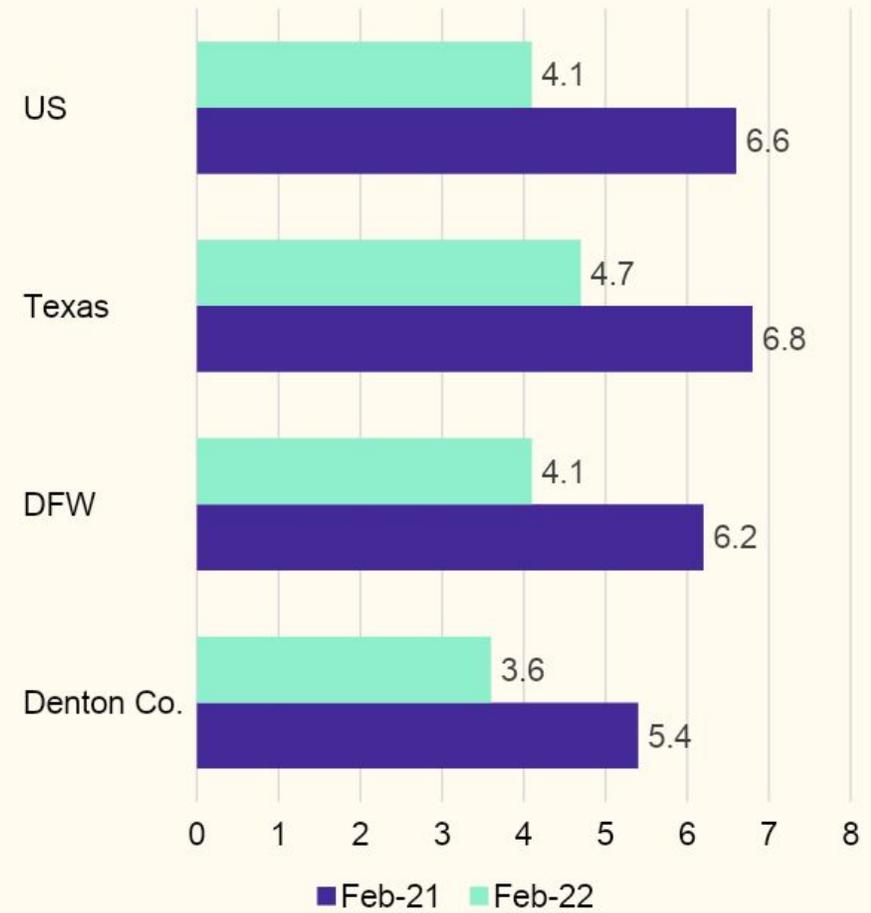


# Local Economic Conditions

## Unemployment Rate, Jan 2019 - Feb 2022



## Unemployment Rate, Year Over Year





# Local Economic Conditions



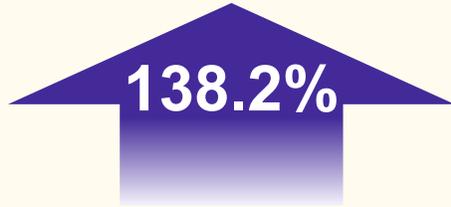
## Harvest Town Center

- Prelim plat outlined at Argyle P&Z January 2022
- Spans 66.67 acres at northwest corner of I-35W & FM 407
- Mixed use development including grocer, retail, restaurant, and multi-family section developed by Hillwood Development
- Grocery store expected to open Fall 2023



# District Demographic Snapshot

2020 District  
Census Population  
**16,571**



**6,956**  
2010 Census  
District Population

2020 Total District Population  
Below Age 18  
**5,007**



**2,039**  
2010 Census District  
Population Below Age 18

2020 District Households  
**5,129**

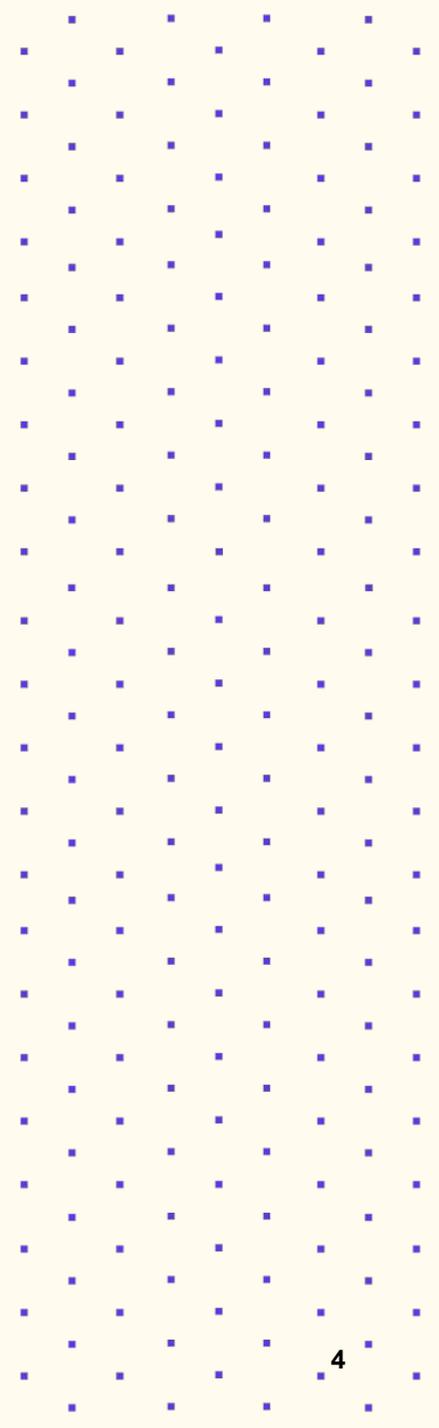


**2,289**  
2010 District Households

2020 District Household Size  
**3.23**

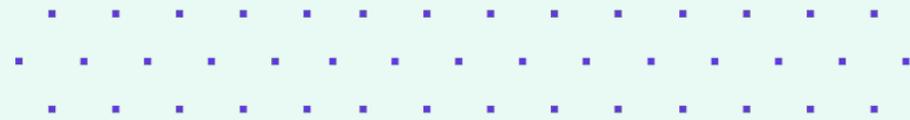


**3.04**  
2010 District Household Size

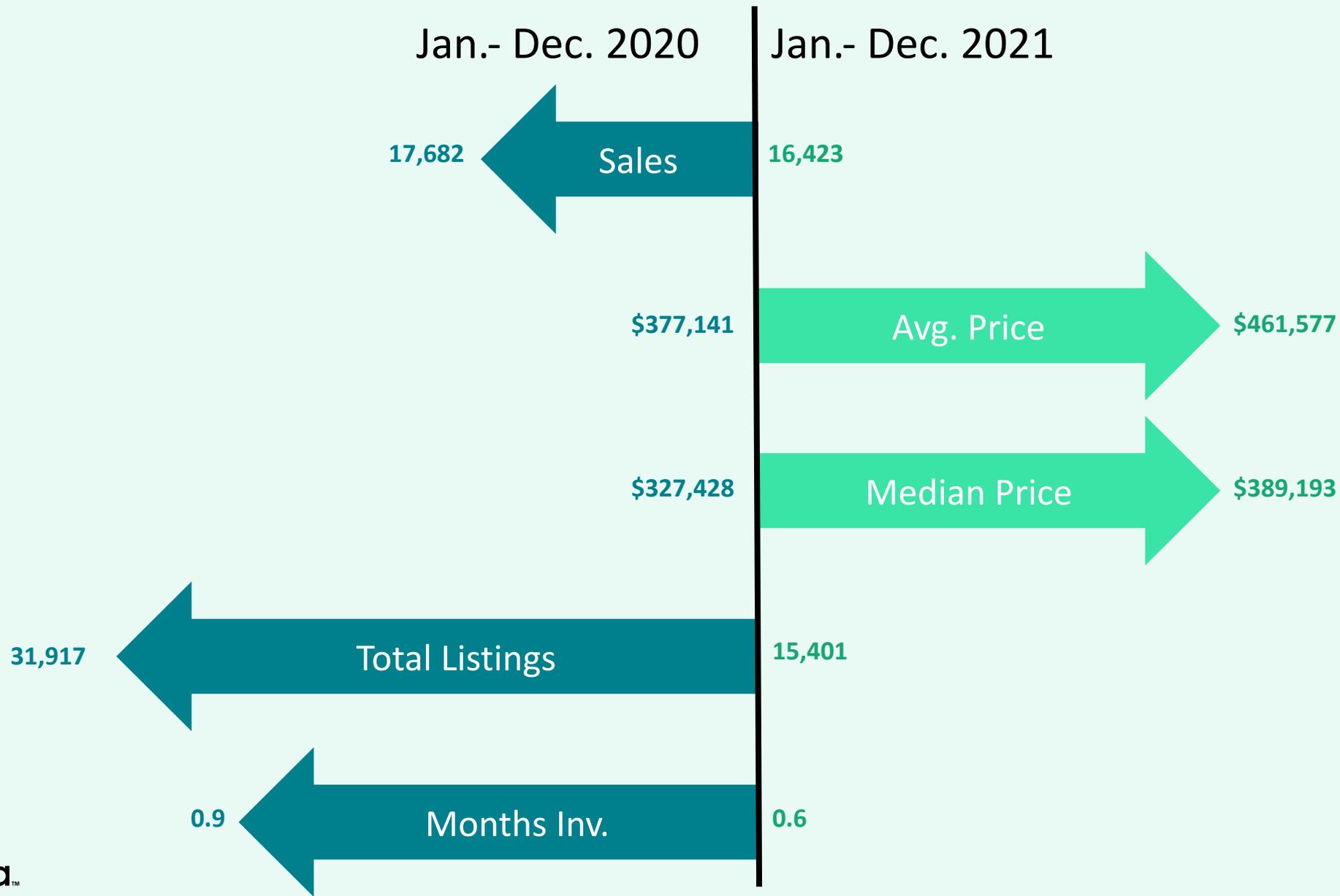




# Denton Co. Housing Market Trends

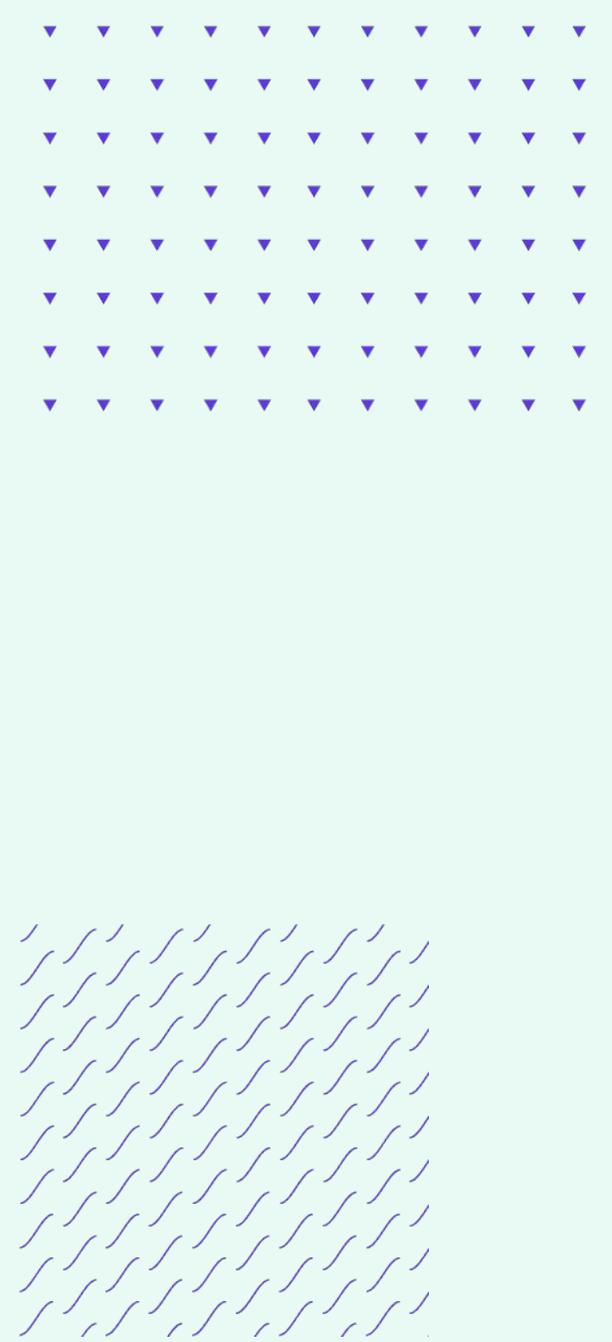
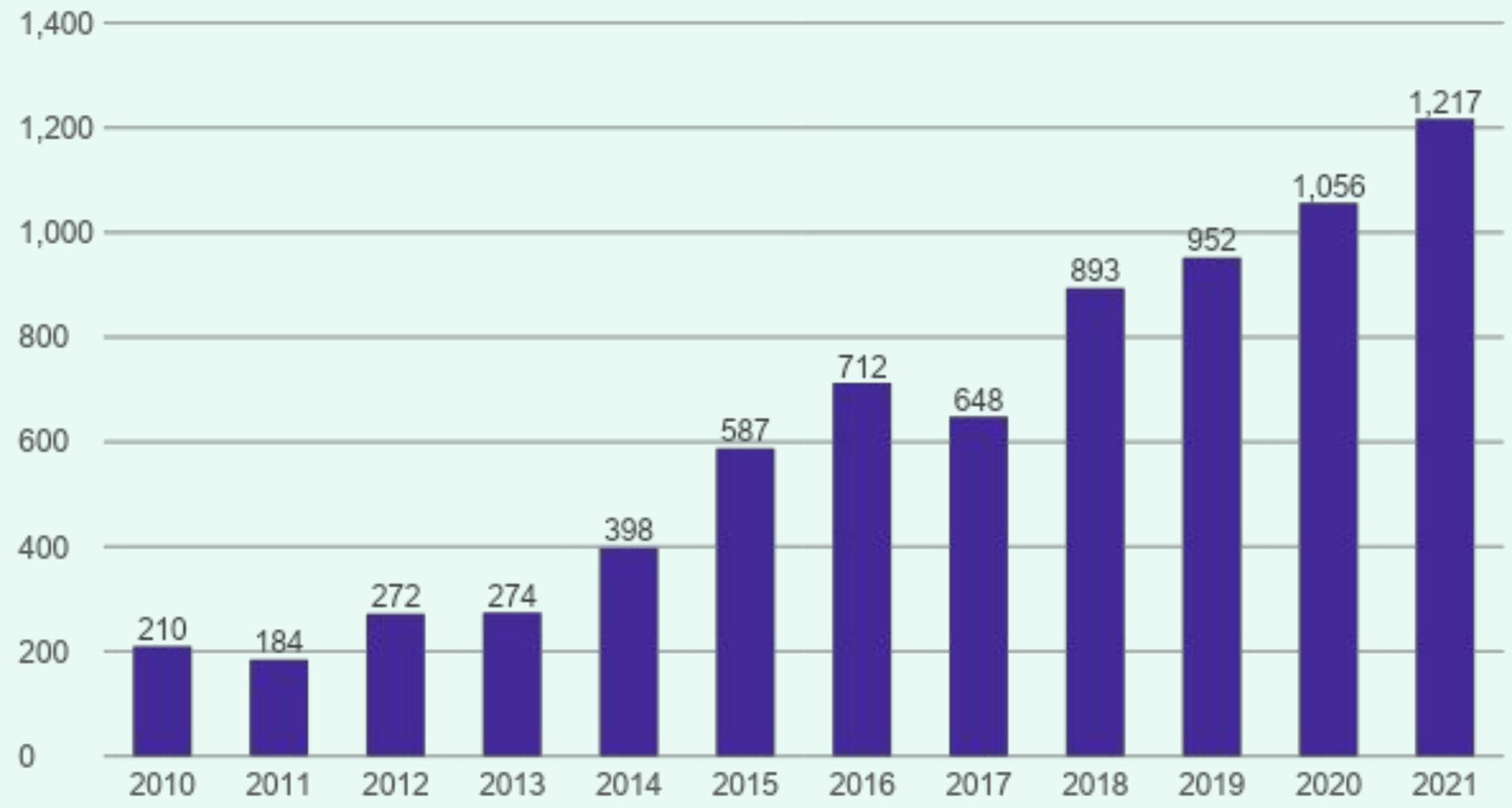


## YOY Housing Trends





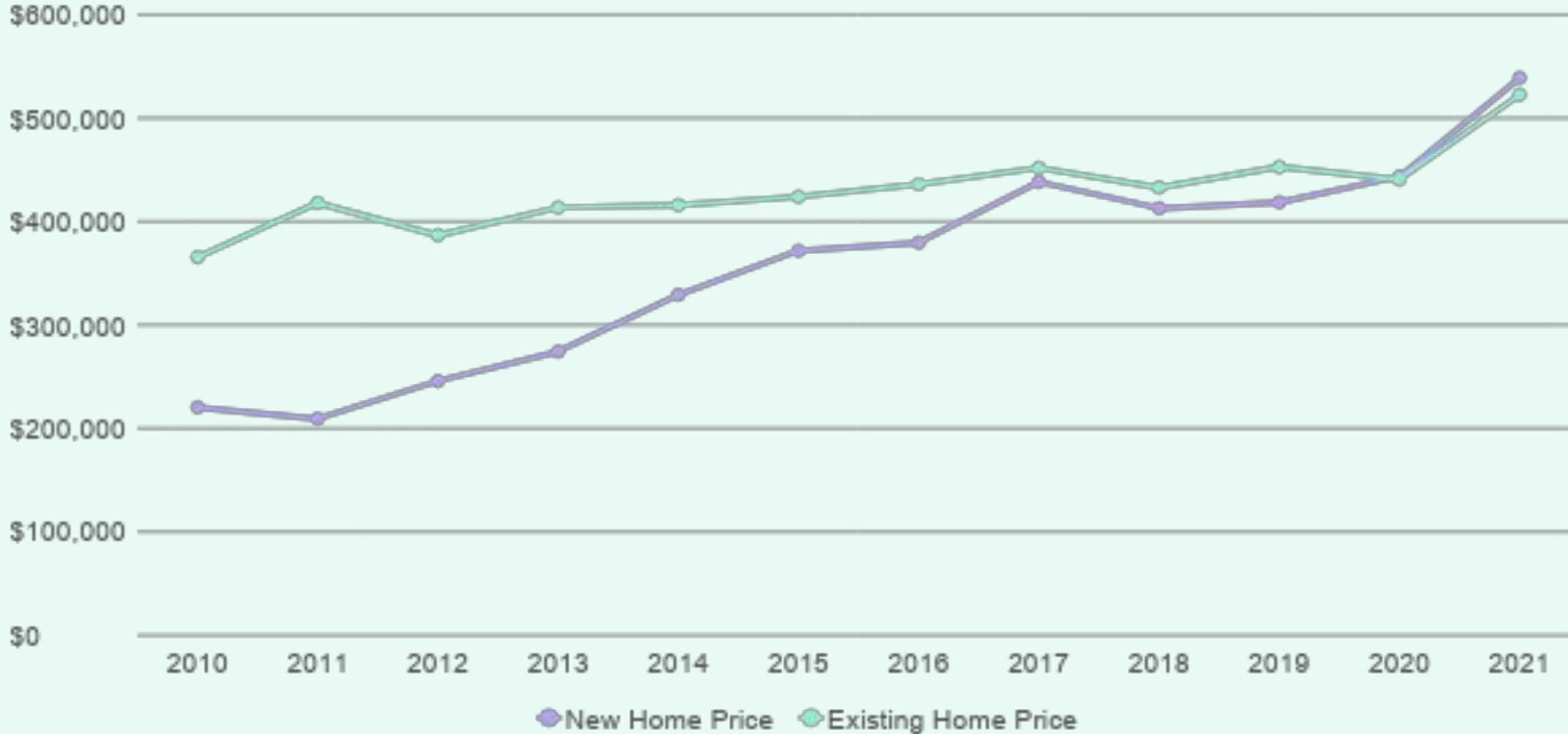
# Argyle ISD Historical Home Sales





# Argyle ISD Home Price Analysis

New v. Existing Home Price, 2010 - 2021



- The average new home sale price in Argyle ISD has more than doubled since 2010, an increase of approx. \$318,640
- The average existing home sale price within AISD has increased by nearly 43% in the last 11 years, rising \$157,071

	Avg New Home	Avg Existing Home
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
2020	\$443,497	\$440,596
2021	\$532,982	\$522,720



# District New Home Activity

Annual Starts & Closings

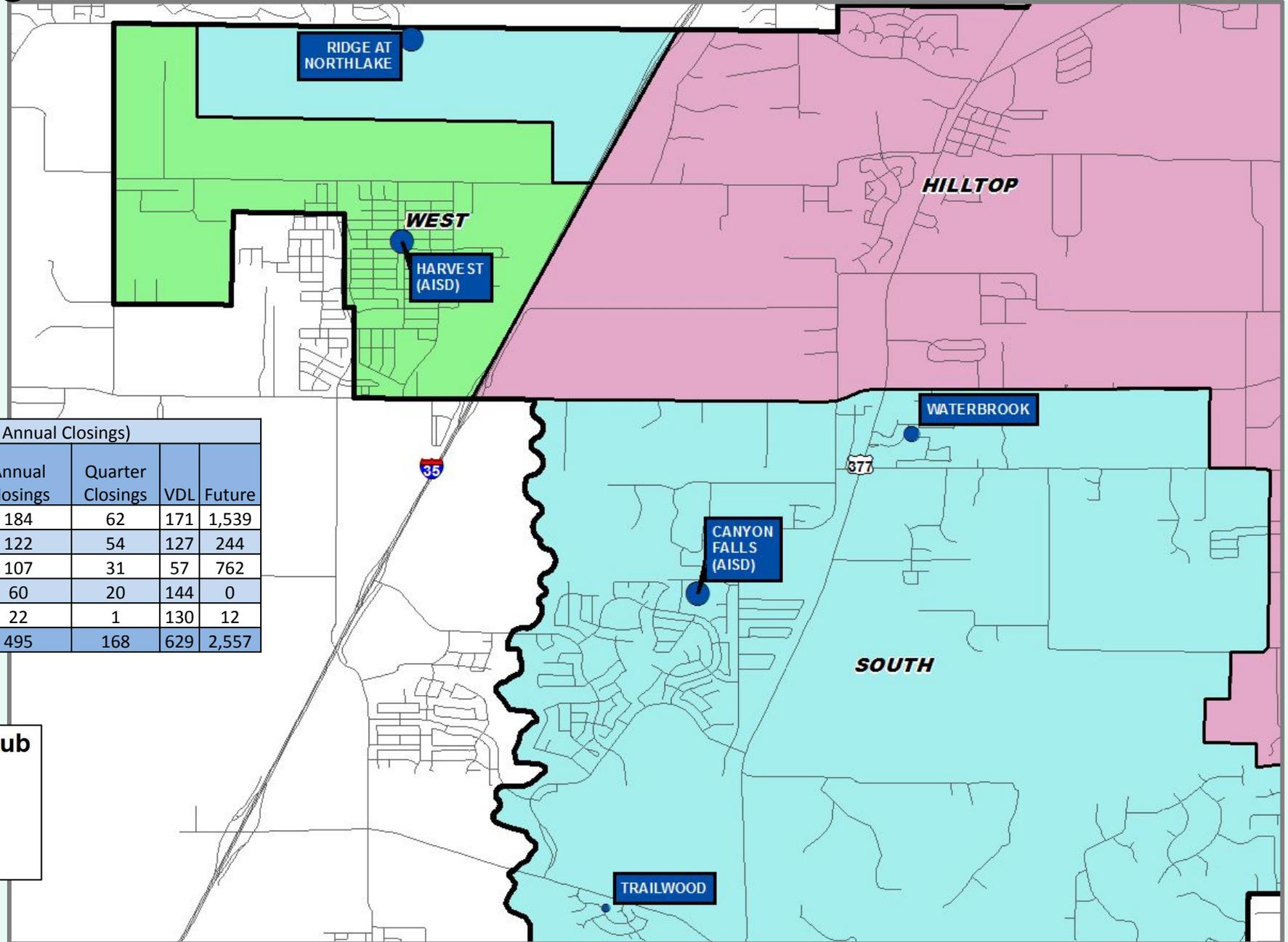
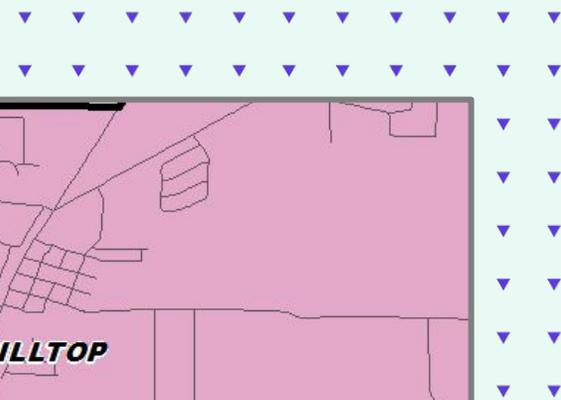


Starts	2015	2016	2017	2018	2019	2020	2021
1Q	67	71	95	116	124	86	139
2Q	97	79	81	157	111	112	225
3Q	115	96	109	133	123	105	332
4Q	86	76	65	90	90	127	266
Total	365	322	350	496	448	430	962

Closings	2015	2016	2017	2018	2019	2020	2021
1Q	57	95	58	77	82	89	124
2Q	76	78	83	100	104	99	114
3Q	80	114	124	133	152	118	132
4Q	93	65	73	119	135	116	210
Total	306	352	338	429	473	422	580



# Annual Closings Distribution



Top 5 Subdivisions - 4Q21 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	HARVEST (AISD)	ARGYLE WEST	184	62	171	1,539
2	CANYON FALLS (AISD)	ARGYLE WEST	122	54	127	244
3	RIDGE AT NORTHLAKE	ARGYLE SOUTH	107	31	57	762
4	WATERBROOK	ARGYLE SOUTH	60	20	144	0
5	TRAILWOOD	ARGYLE SOUTH	22	1	130	12
Totals			495	168	629	2,557

**Annual Closings by Sub**

- < 50
- 50 - 100
- > 100

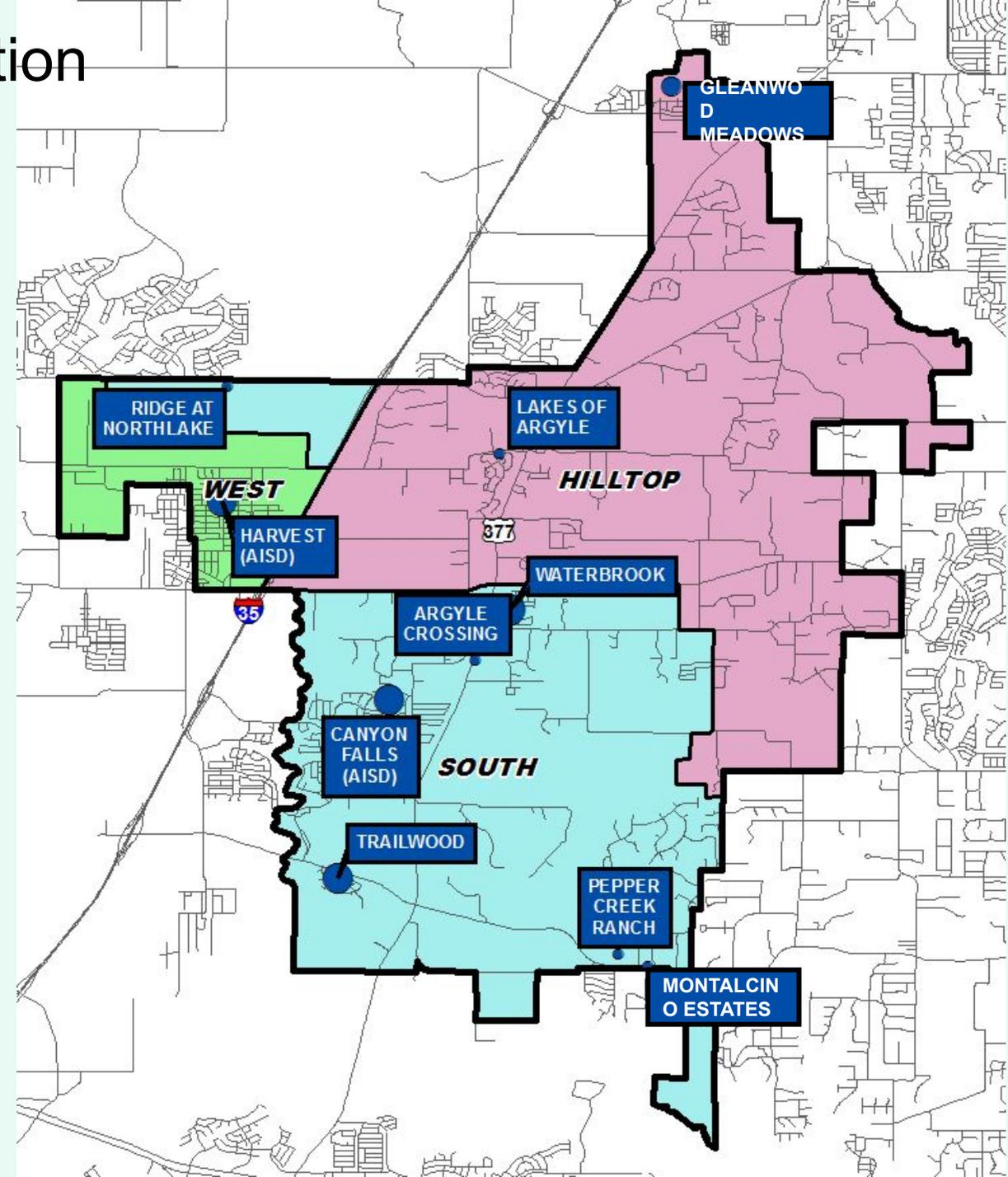


# Vacant Developed Lots Distribution

Top 10 Subdivisions - 4Q21 (Ranked by remaining VDL)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	HARVEST (AISD)	ARGYLE WEST	184	62	171	1,539
2	WATERBROOK	ARGYLE SOUTH	60	20	144	0
3	TRAILWOOD	ARGYLE SOUTH	22	1	130	12
4	CANYON FALLS (AISD)	ARGYLE SOUTH	122	54	127	244
5	GLENWOOD MEADOWS	HILLTOP	0	0	102	0
6	RIDGE AT NORTHLAKE	ARGYLE WEST	107	31	57	762
7	MONTALCINO ESTATES	ARGYLE SOUTH	9	4	48	85
8	LAKES OF ARGYLE	HILLTOP	14	4	46	0
9	PEPPER CREEK RANCH	ARGYLE SOUTH	1	1	45	0
10	ARGYLE CROSSING	ARGYLE SOUTH	17	17	40	0
Totals			388	137	674	1,795

### VDL by Sub

- < 100
- 100 – 125
- > 125



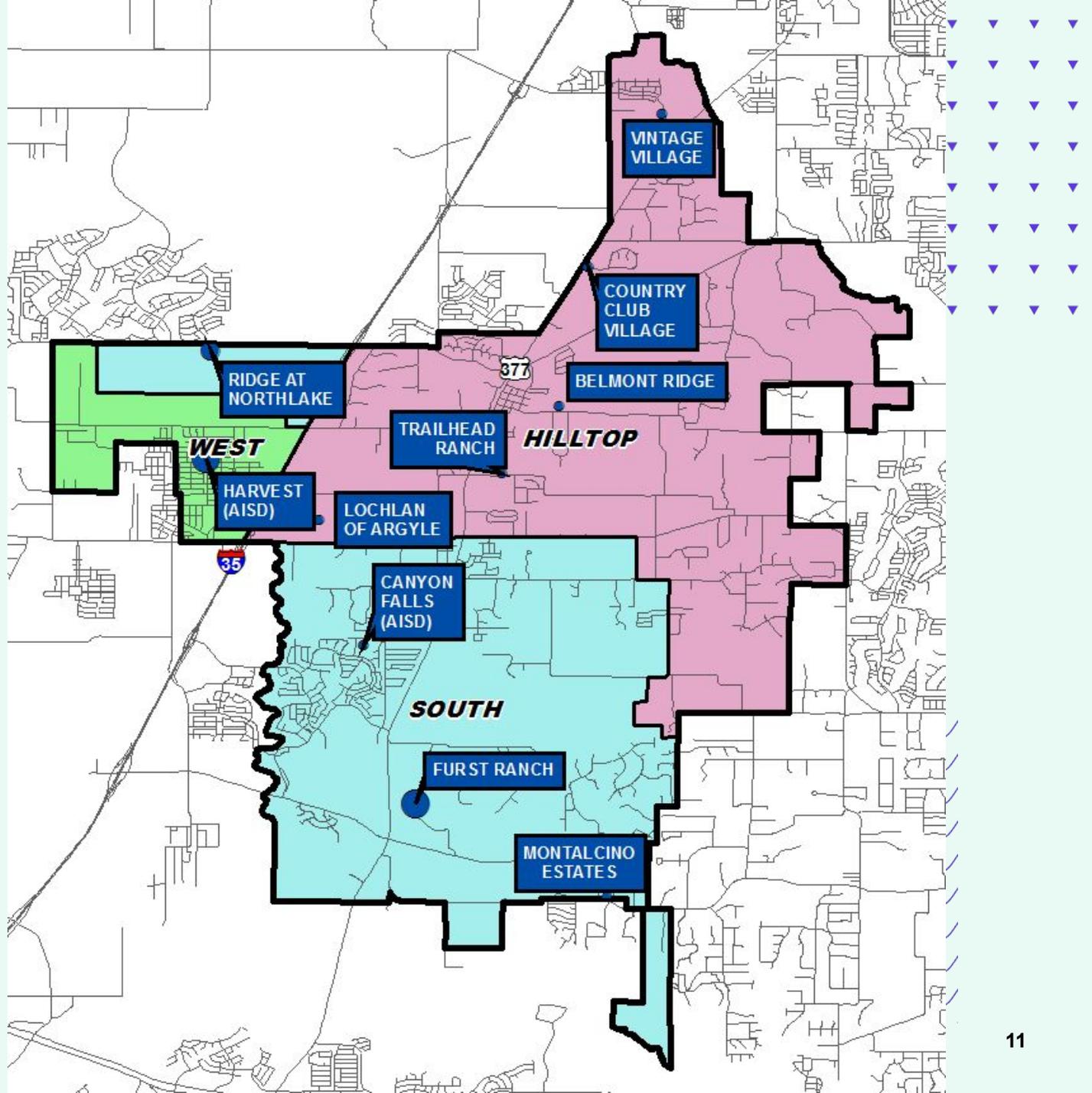


# Future Lots Distribution

Top 10 Subdivisions -4Q21 (Ranked by Future Inventory)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	FURST RANCH	ARGYLE SOUTH	0	0	0	3,415
2	HARVEST (AISD)	ARGYLE WEST	184	62	171	1,539
3	RIDGE AT NORTHLAKE	ARGYLE SOUTH	107	31	57	762
4	CANYON FALLS (AISD)	ARGYLE SOUTH	122	54	127	244
5	TRAILHEAD RANCH	ARGYLE SOUTH	0	0	0	153
6	BELMONT RIDGE	HILLTOP	0	0	0	120
7	VINTAGE VILLAGE	HILLTOP	0	0	0	119
8	COUNTRY CLUB VILLAGE	HILLTOP	4	2	4	105
9	MONTALCINO ESTATES	ARGYLE SOUTH	9	4	48	85
10	LOCHLAN OF ARGYLE	HILLTOP	0	0	0	80
Totals			413	147	355	6,113

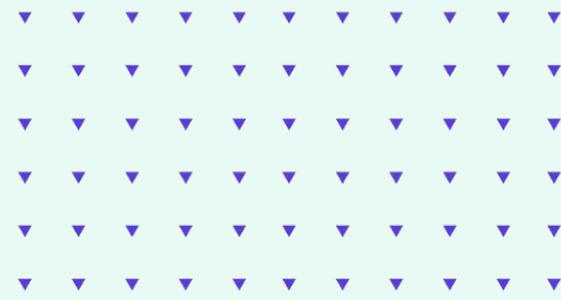
### Future Lots by Sub

- < 500
- 500 - 1,000
- > 1,000



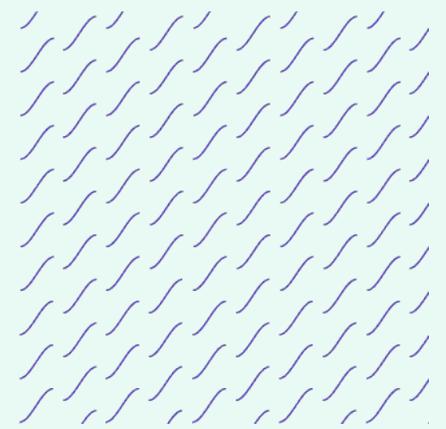


# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ARGYLE SOUTH	558	163	338	128	320	354	591	4,717
ARGYLE WEST	318	70	186	62	173	203	175	1,570
HILLTOP	86	33	57	20	65	70	207	607
<b>Grand Totals</b>	<b>962</b>	<b>266</b>	<b>581</b>	<b>210</b>	<b>558</b>	<b>627</b>	<b>973</b>	<b>6,894</b>

 Highest Activity in Category



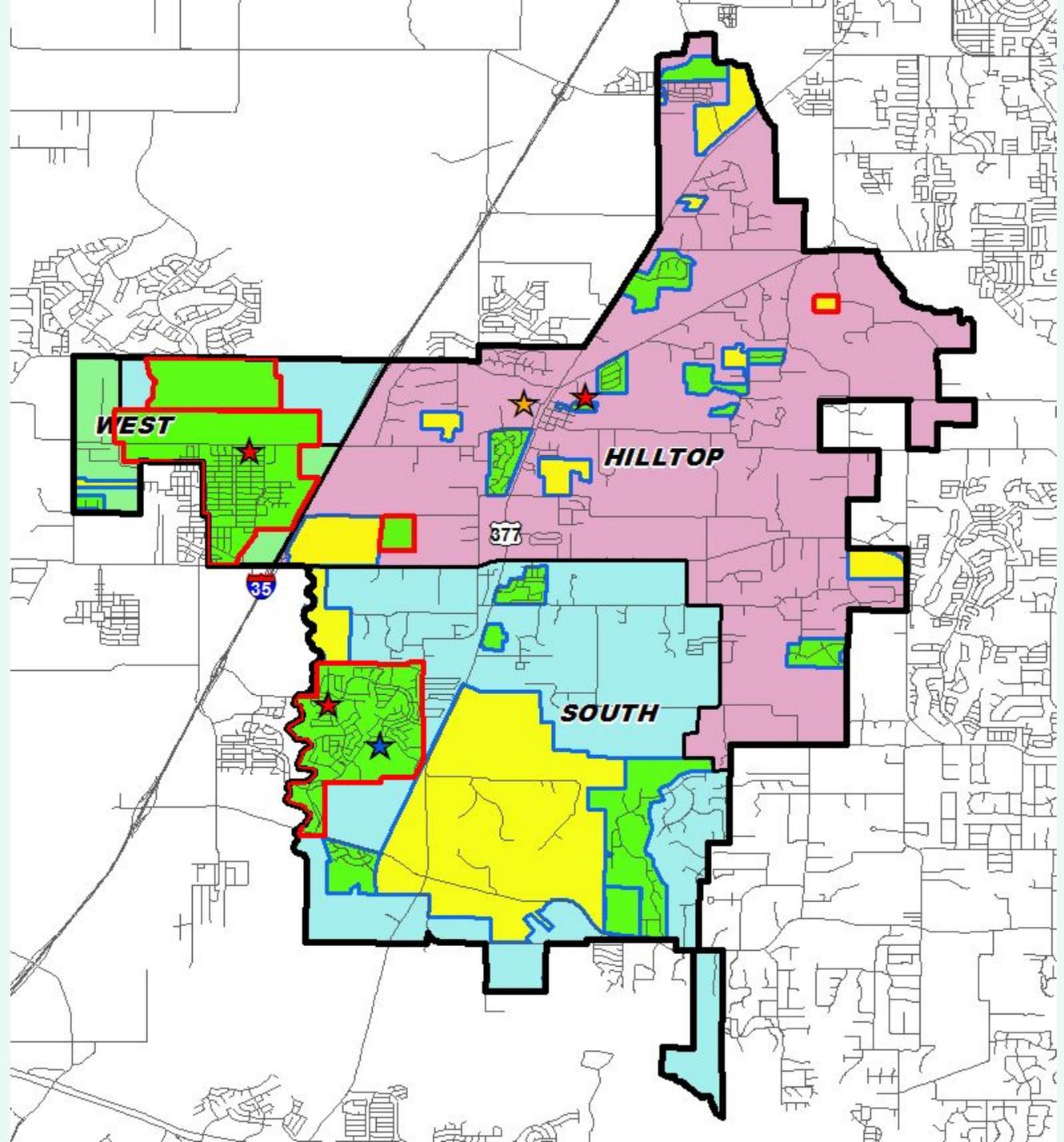


# District Housing Overview

- The district has 19 actively building subdivisions
- Within AISD there are 13 future subdivisions
- Of these, groundwork is underway on 1,263 lots within 5 subdivisions

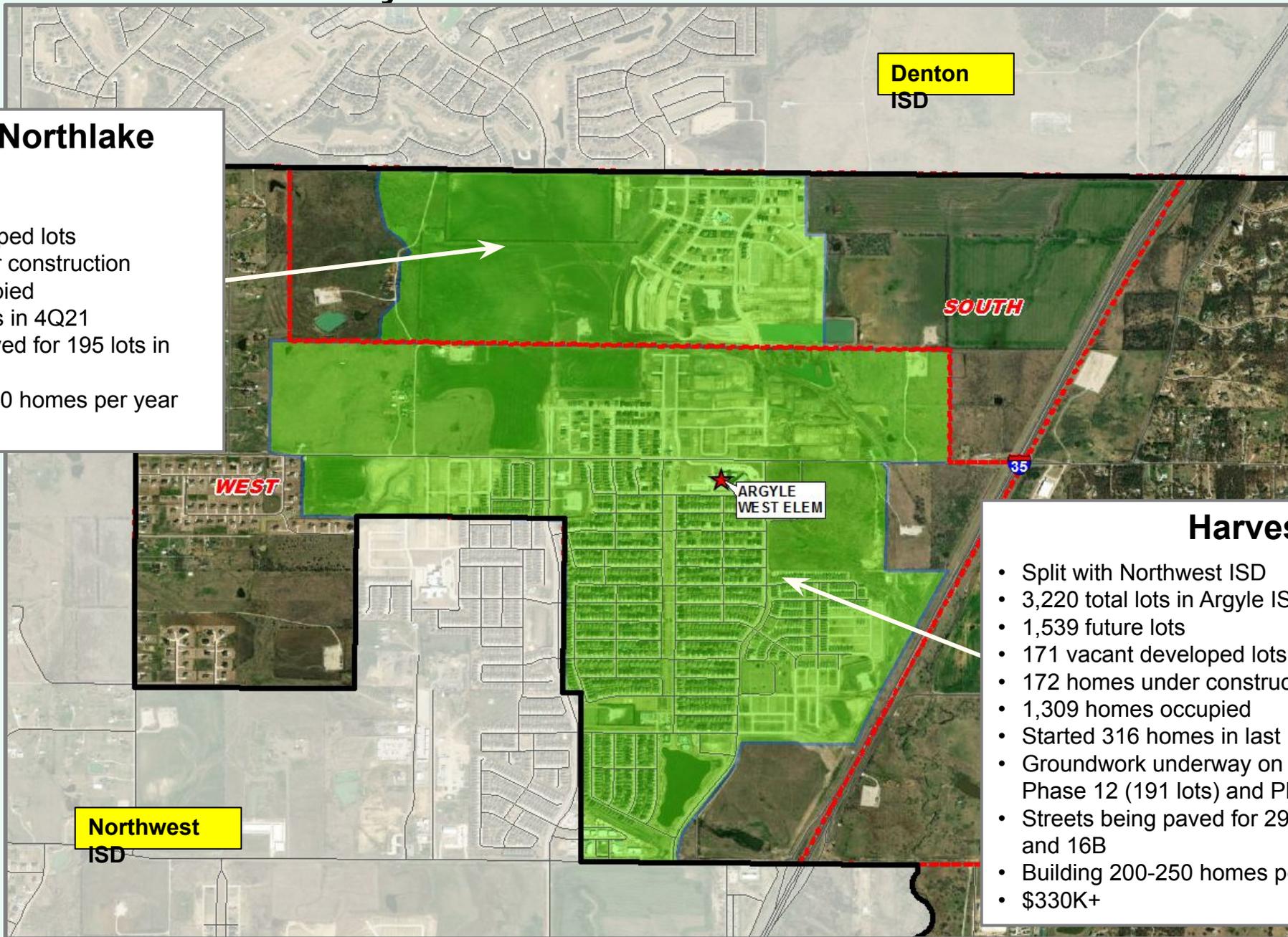
**Subdivisions**

-  ACTIVE
-  FUTURE
-  Groundwork Underway





# Residential Activity



## Ridge at Northlake

- 1,045 total lots
- 762 future lots
- 57 vacant developed lots
- 105 homes under construction
- 109 homes occupied
- Started 50 homes in 4Q21
- Streets being paved for 195 lots in Phase 2
- Building 150 – 190 homes per year
- \$500K+

## Harvest

- Split with Northwest ISD
- 3,220 total lots in Argyle ISD
- 1,539 future lots
- 171 vacant developed lots
- 172 homes under construction
- 1,309 homes occupied
- Started 316 homes in last 12 months
- Groundwork underway on Phases 11 (98 lots), Phase 12 (191 lots) and Phase 16 (385 lots)
- Streets being paved for 295 lots in Phase 7, 8, and 16B
- Building 200-250 homes per year
- \$330K+



## Canyon Falls

- 1,240 total lots in AISD
- 244 future lots
- 127 vacant developed lots
- 109 homes under construction
- 750 homes occupied
- Closed 54 homes in 4Q21
- Groundwork underway on 54 lots in Phase 9
- Building 100-150 homes per year
- \$500K+

Northwest  
ISD

SOUTH  
ELEM

ARGYLE HIGH

**SOUTH**

377

## Trailwood

- 309 total lots
- 12 future lots
- 130 vacant developed lots
- 13 homes under construction
- 152 homes occupied
- 140 lots in Phase 2 delivered for homebuilding 3Q21
- Building 35-40 homes per year
- \$450K+



# Residential Activity



## Argyle Crossing

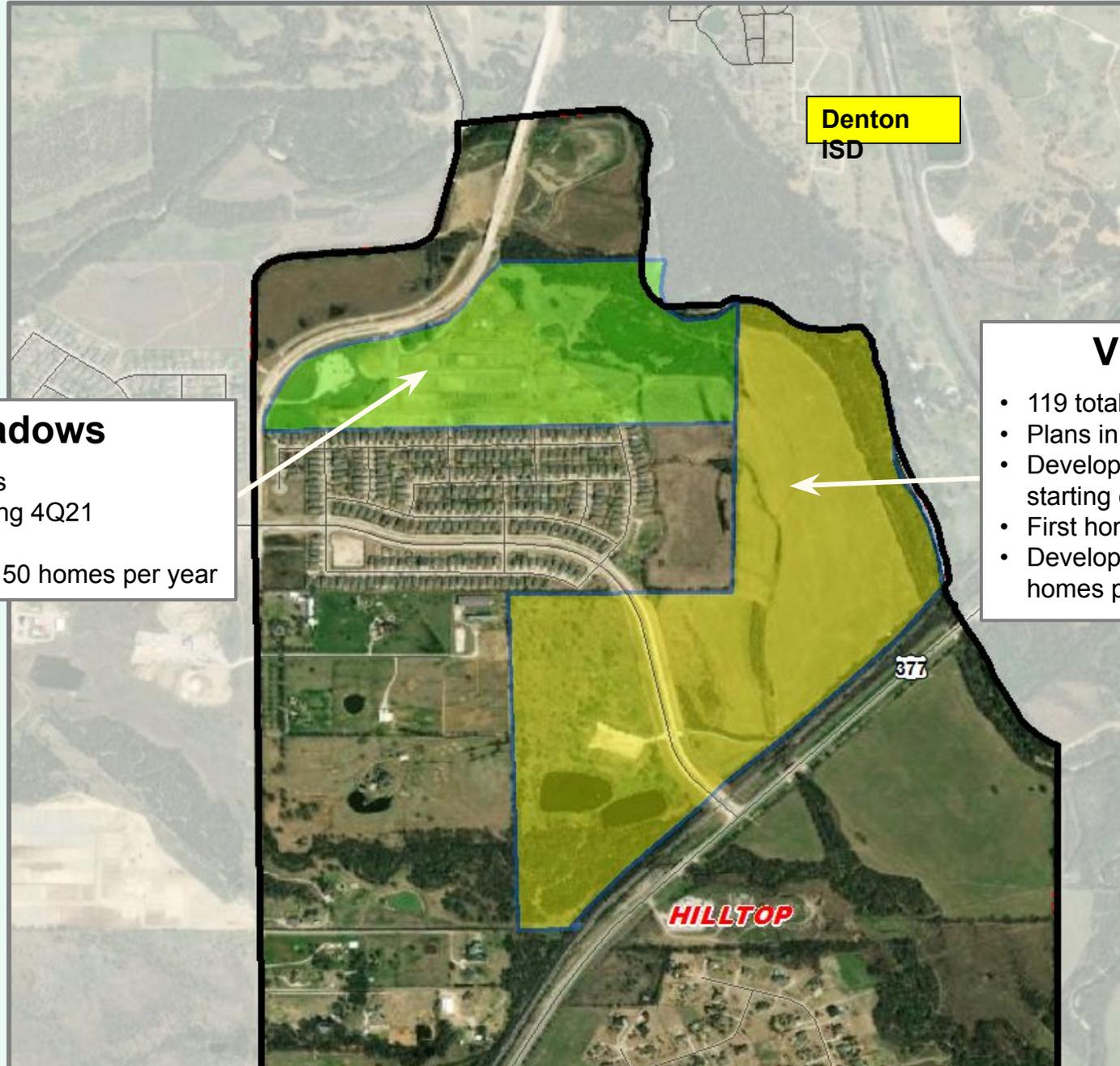
- 79 total lots
- 40 vacant developed lots
- 19 homes under construction
- 17 homes occupied
- First homes closed 4Q21
- Anticipate building 50 homes per year
- \$450K+

## Waterbrook

- 290 total lots
- 144 vacant developed lots
- 63 homes under construction
- 76 homes occupied
- Building 50-60 homes per year
- \$550K+



# Future Residential Activity



## Glenwood Meadows

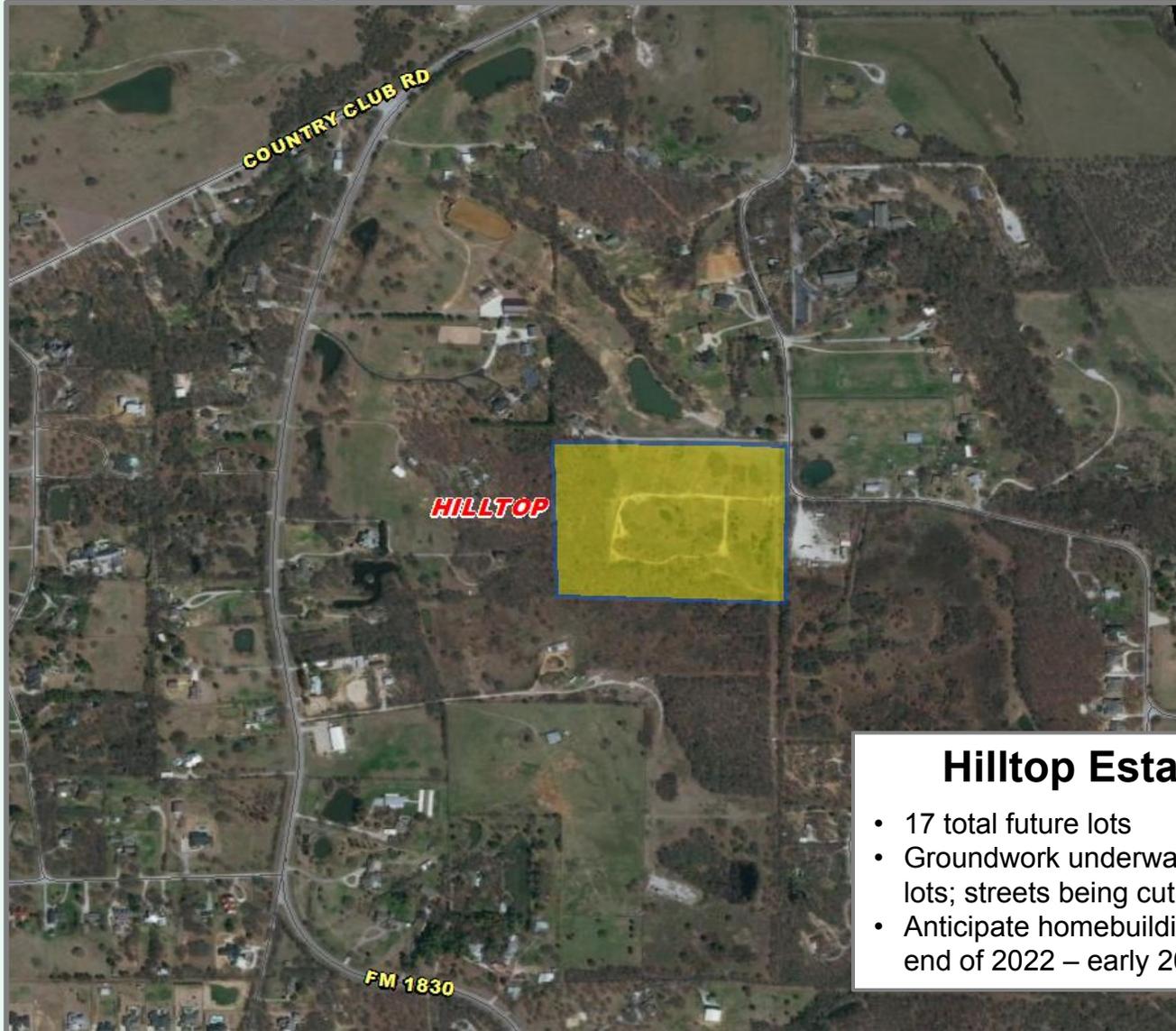
- 102 total vacant developed lots
- All lot delivered for homebuilding 4Q21
- First residents mid 2022
- Developer anticipates building 50 homes per year

## Vintage Village

- 119 total future lots
- Plans in design phase
- Developer anticipates groundwork starting early 2022
- First homes starting late 2022
- Developer anticipates building 35-40 homes per year



# Future Residential Activity



**Hilltop Estates**

- 17 total future lots
- Groundwork underway for all lots; streets being cut
- Anticipate homebuilding begin end of 2022 – early 2023





# TEA Transfer Report

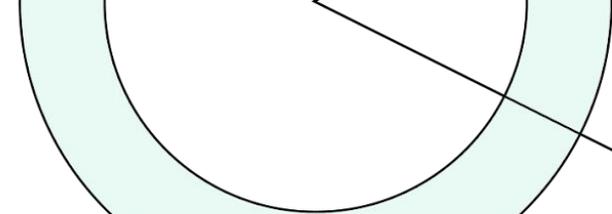
Transfers In From:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5-Year Change
Denton ISD	78	87	83	81	82	98	+20
Eagle Mt.-Saginaw ISD	0	0	0	0	3	3	+3
Keller ISD	6	4	3	10	16	24	+18
Lake Dallas ISD	3	3	3	0	3	3	0
Lewisville ISD	15	21	25	15	17	23	+8
Northwest ISD	22	27	34	51	60	92	+70
Ponder ISD	3	3	3	3	3	10	+7
<b>Total Transfers In*</b>	<b>143</b>	<b>170</b>	<b>181</b>	<b>186</b>	<b>215</b>	<b>294</b>	<b>+151</b>

Transfers Out To:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5-Year Change
Denton ISD	8	11	11	15	14	13	+5
Harmony Science Academy	3	3	3	3	3	0	-3
Lake Dallas ISD	3	0	3	3	3	3	0
Lewisville ISD	7	3	10	10	19	18	+11
North Texas Collegiate Academy	0	0	3	3	3	3	+3
Northwest ISD	20	14	17	21	19	31	+11
Ponder ISD	0	3	3	3	3	3	+3
Texas College Preparatory Academies	18	34	34	53	64	63	+45
Westlake Academy Charter School	7	4	3	10	4	3	-4
<b>Total Transfers Out*</b>	<b>74</b>	<b>96</b>	<b>115</b>	<b>148</b>	<b>172</b>	<b>176</b>	<b>+102</b>

\* Totals include additional districts due to 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	Total %
2017/18	19	43	166	188	195	172	197	203	211	251	217	218	226	211	199	2,716		
2018/19	26	36	219	187	223	239	210	232	247	250	273	256	230	226	207	3,061	345	12.7%
2019/20	21	40	268	251	245	257	279	240	275	282	274	299	282	246	224	3,483	422	13.8%
2020/21	13	39	268	283	272	256	286	301	280	320	327	313	306	287	244	3,795	312	9.0%
2021/22	0	43	309	288	322	304	310	330	344	338	363	370	340	335	296	4,292	497	13.1%
2022/23	3	47	350	357	330	373	358	361	384	403	393	413	389	349	332	4,842	550	12.8%
2023/24	3	47	423	423	412	389	439	430	449	462	473	456	440	401	349	5,597	755	15.6%
2024/25	3	47	460	498	482	479	450	505	530	540	537	545	482	449	401	6,408	811	14.5%
2025/26	3	47	509	522	558	540	537	505	623	637	627	612	556	486	445	7,208	800	12.5%
2026/27	3	47	551	573	576	621	611	607	616	723	678	715	634	567	471	7,992	785	10.9%
2027/28	3	47	581	605	626	629	680	670	728	690	766	773	744	640	556	8,738	746	9.3%
2028/29	3	47	619	637	675	706	698	754	804	815	731	873	804	751	634	9,551	812	9.3%
2029/30	3	47	659	686	710	762	791	782	844	900	864	833	908	811	743	10,344	794	8.3%
2030/31	3	47	701	731	766	796	854	886	876	945	954	957	866	915	803	11,099	755	7.3%
2031/32	3	47	728	762	810	852	875	938	992	981	1,002	1,057	995	873	906	11,821	722	6.5%

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

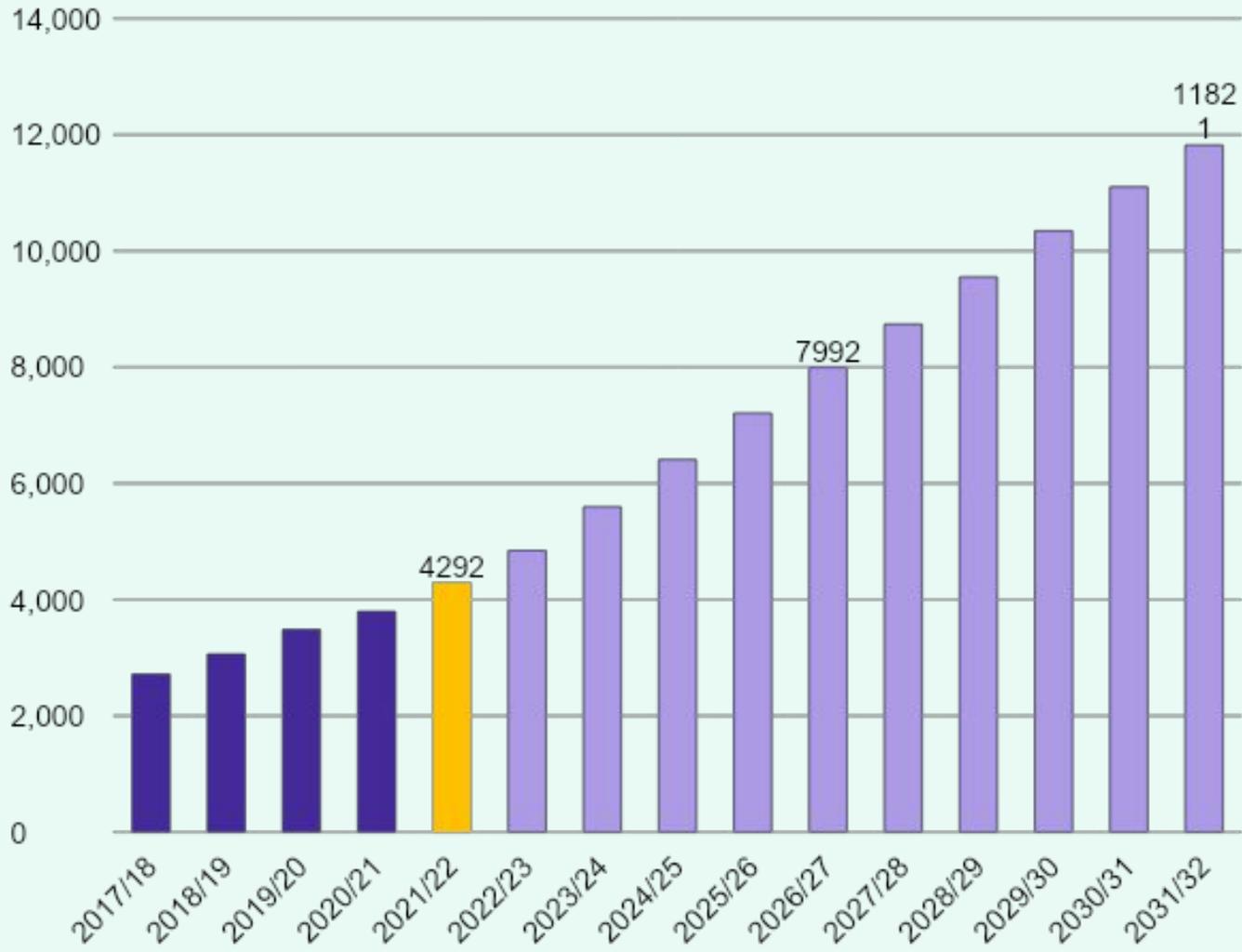


# Ten Year Forecast by Campus Level

CAMPUS	2020/21	Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
HILLTOP ELEMENTARY SCHOOL	519	682	680	728	768	793	833	856	905	940	996	1,006
ARGYLE SOUTH ELEMENTARY SCHOOL	0	0	681	874	1,063	1,210	1,356	1,407	1,495	1,602	1,739	1,822
ARGYLE WEST ELEMENTARY SCHOOL	879	894	818	965	1,093	1,219	1,399	1,579	1,739	1,900	2,048	2,187
<b>ELEMENTARY TOTALS</b>	1,398	1,576	2,179	2,567	2,924	3,222	3,588	3,841	4,139	4,441	4,783	5,015
Elementary Absolute Change	94	178	603	388	357	298	367	253	297	303	342	232
Elementary Percent Change	7.21%	12.73%	38.26%	17.81%	13.90%	10.18%	11.38%	7.05%	7.74%	7.31%	7.70%	4.85%
ARGYLE INTERMEDIATE/6th GRD CNT	320	330	0	449	530	623	616	728	804	844	876	992
<b>INTERMEDIATE TOTALS</b>	320	330	0	449	530	623	616	728	804	844	876	992
Intermediate Absolute Change	23	10	-330	449	81	93	-7	112	76	40	32	116
Intermediate Percent Change	7.74%	3.13%	-100.00%	#DIV/0!	18.04%	17.55%	-1.12%	18.18%	10.44%	4.98%	3.79%	13.24%
ARGYLE MIDDLE SCHOOL	927	1,045	1,180	935	1,077	1,264	1,401	1,456	1,546	1,764	1,899	1,983
<b>MIDDLE SCHOOL TOTALS</b>	927	1,045	1,180	935	1,077	1,264	1,401	1,456	1,546	1,764	1,899	1,983
Middle School Absolute Change	96	118	135	-245	142	187	137	55	90	218	135	84
Middle School Percent Change	11.55%	12.73%	12.92%	-20.76%	15.19%	17.36%	10.84%	3.93%	6.18%	14.10%	7.65%	4.42%
ARGYLE HIGH SCHOOL	1,150	1,341	1,483	1,646	1,877	2,099	2,387	2,713	3,062	3,295	3,541	3,831
<b>HIGH SCHOOL TOTALS</b>	1,150	1,341	1,483	1,646	1,877	2,099	2,387	2,713	3,062	3,295	3,541	3,831
High School Absolute Change	99	191	142	163	231	222	288	326	349	233	246	290
High School Percent Change	9.42%	16.61%	10.59%	10.99%	14.03%	11.83%	13.72%	13.66%	12.86%	7.61%	7.47%	8.19%
<b>DISTRICT TOTALS</b>	3,795	4,292	4,842	5,597	6,408	7,208	7,992	8,738	9,551	10,344	11,099	11,821
District Absolute Change	312	497	550	755	811	800	785	746	812	794	755	722
District Percent Change	8.96%	13.10%	12.81%	15.59%	14.49%	12.48%	10.89%	9.33%	9.30%	8.31%	7.30%	6.50%

# Key Takeaways

Enrollment Forecast



- Argyle ISD had record home sales in 2020, 47% of which were new home transactions
- Annual Starts in 2021 more than doubled the annual starts of 2020
- The district has over 970 lots currently available to build on, with nearly 6,900 additional lots in the planning stages
- Groundwork is currently underway on more than 1,260 lots that will impact the district in the next 1-2 years
- Transfers into Argyle ISD increased by more than 36% since 2020/21
- AISD is forecasted to enroll nearly 8,000 students by 2026/27 and more than 11,800 by 2031/32