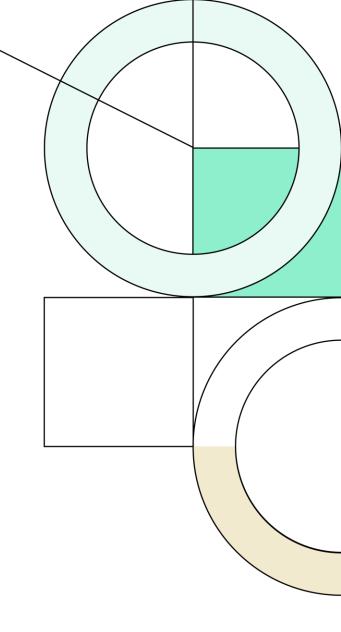


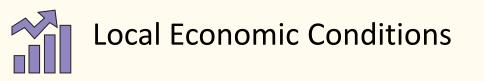


# Argyle Independent School District



# Fall 2023 Demographic Report

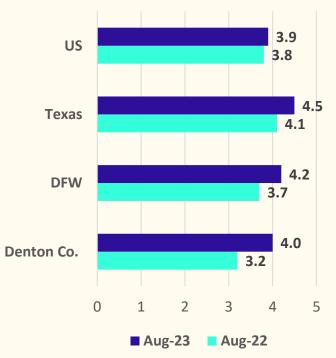
November 13, 2023

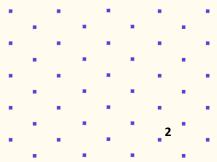


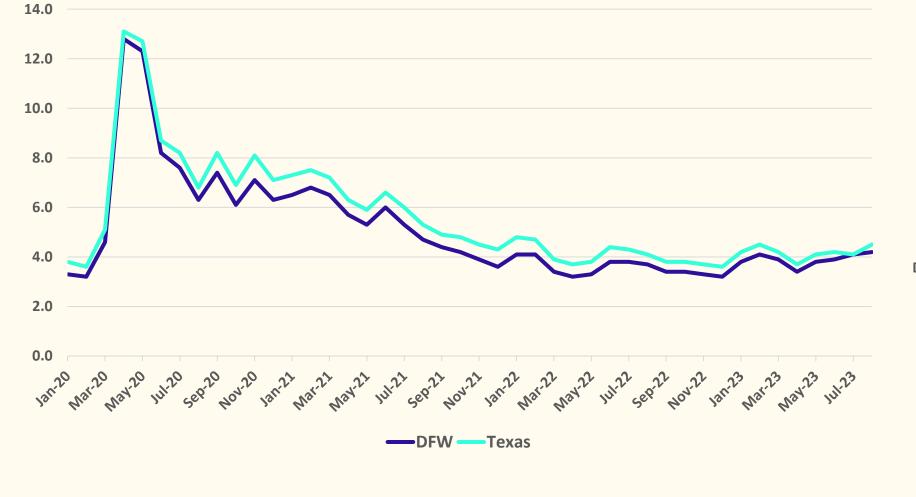
Unemployment Rate, Jan. 2019 - August 2023



Unemployment Rate, Year over Year

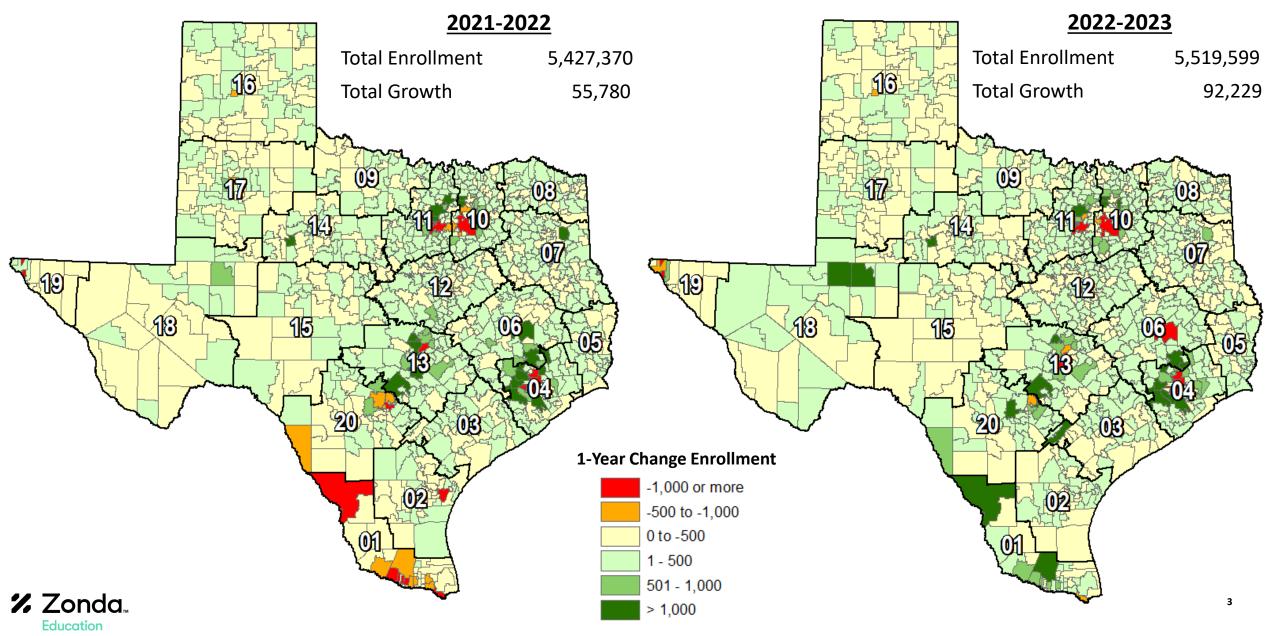








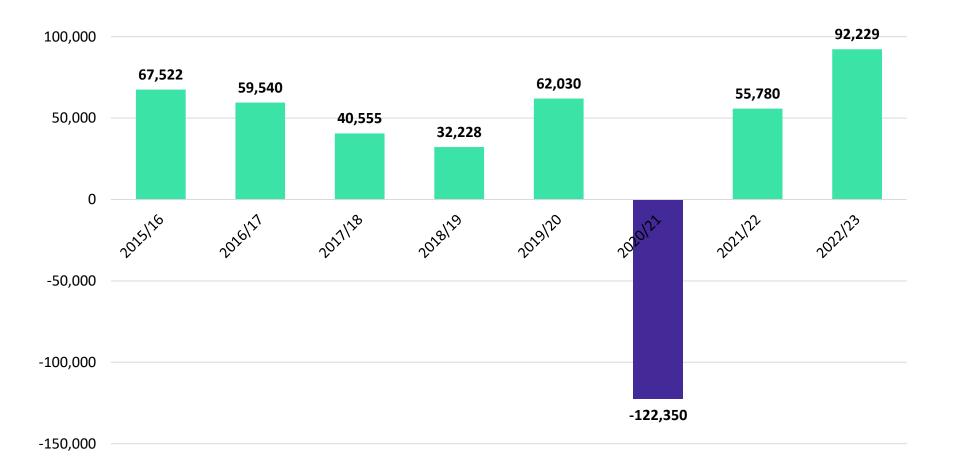






### **Texas ISD Enrollment Change**







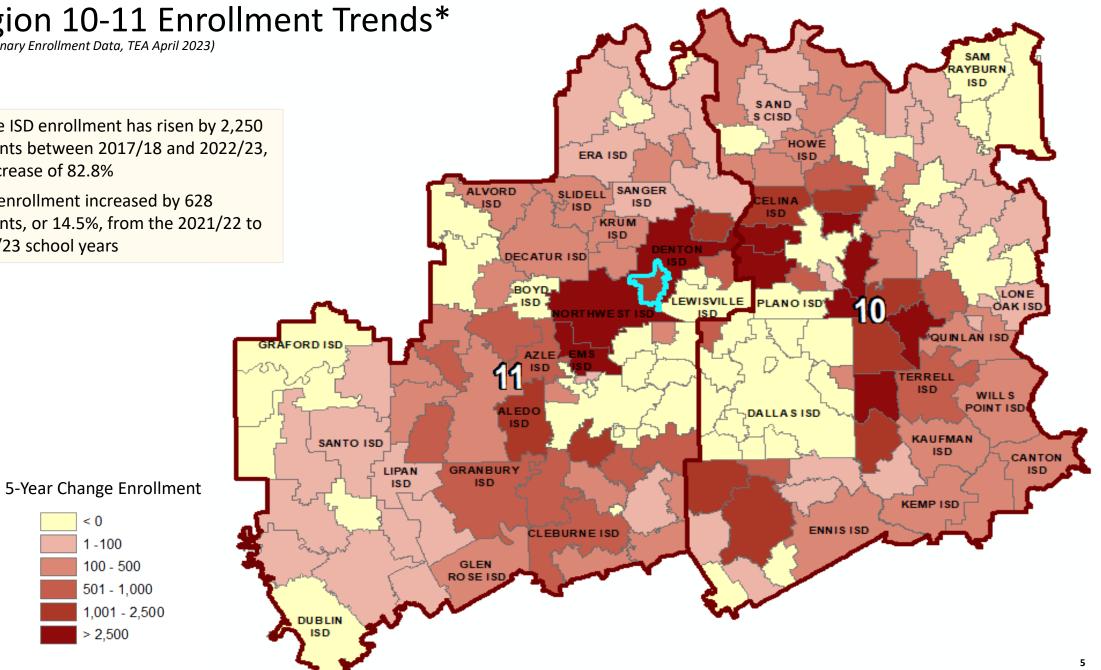


- Argyle ISD enrollment has risen by 2,250 students between 2017/18 and 2022/23, an increase of 82.8%
- AISD enrollment increased by 628 ٠ students, or 14.5%, from the 2021/22 to 2022/23 school years

< 0

**%** Zonda

Education





### **DFW** Remains the Most Active New Home Market Nationally

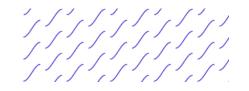
### Top Markets by Housing Starts (2Q 2023)

Rank	Market	Quarter Starts	YOY Difference	%
1	Dallas-Fort Worth-Arlington, TX	13,307	-210	-2%
2	Houston-The Woodlands-Sugar Land, TX	10,243	-1,476	-13%
3	Atlanta-Sandy Springs-Alpharetta, GA	5,119	-676	-12%
4	Austin-Round Rock-Georgetown, TX	4,904	-2,202	-31%
5	Phoenix-Mesa-Chandler, AZ	4,803	-2,137	-31%
6	San Antonio-New Braunfels, TX	4,287	-2,464	-36%
7	Orlando-Kissimmee-Sanford, FL	3,740	-632	-14%
8	Riverside-San Bernardino-Ontario, CA	3,730	28	1%
9	Charlotte-Concord-Gastonia, NC-SC	3,312	-468	-12%
10	Tampa-St. Petersburg-Clearwater, FL	3,284	360	12%
11	Raleigh-Cary, NC	3,233	-148	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	3,080	-767	-20%
13	Las Vegas-Henderson-Paradise, NV	2,953	-673	-19%
14	Jacksonville, FL	2,584	-833	-24%
15	North Port-Sarasota-Bradenton, FL	2,498	-136	-5%
16	Nashville-DavidsonMurfreesboroFranklin, TN	2,453	-284	-10%
17	Seattle-Tacoma-Bellevue, WA	2,141	567	36%
18	Portland-Vancouver-Hillsboro, OR-WA	2,118	736	53%
19	Denver-Aurora-Lakewood, CO	1,994	-881	-31%
20	Chicago-Naperville-Elgin, IL-IN-WI	1,972	-72	-4%
21	Lakeland-Winter Haven, FL	1,900	-286	-13%
22	Minneapolis-St. Paul-Bloomington, MN-WI	1,890	-738	-28%
23	Miami-Fort Lauderdale-Pompano Beach, FL	1,873	-342	-15%
24	Los Angeles-Long Beach-Anaheim, CA	1,806	-133	-7%
25	Sacramento-Roseville-Folsom, CA	1,671	-634	-28%

4 Texas Markets in the national Top 10 rankings 1st **DFW's** national rank in terms of starts volume

# 21

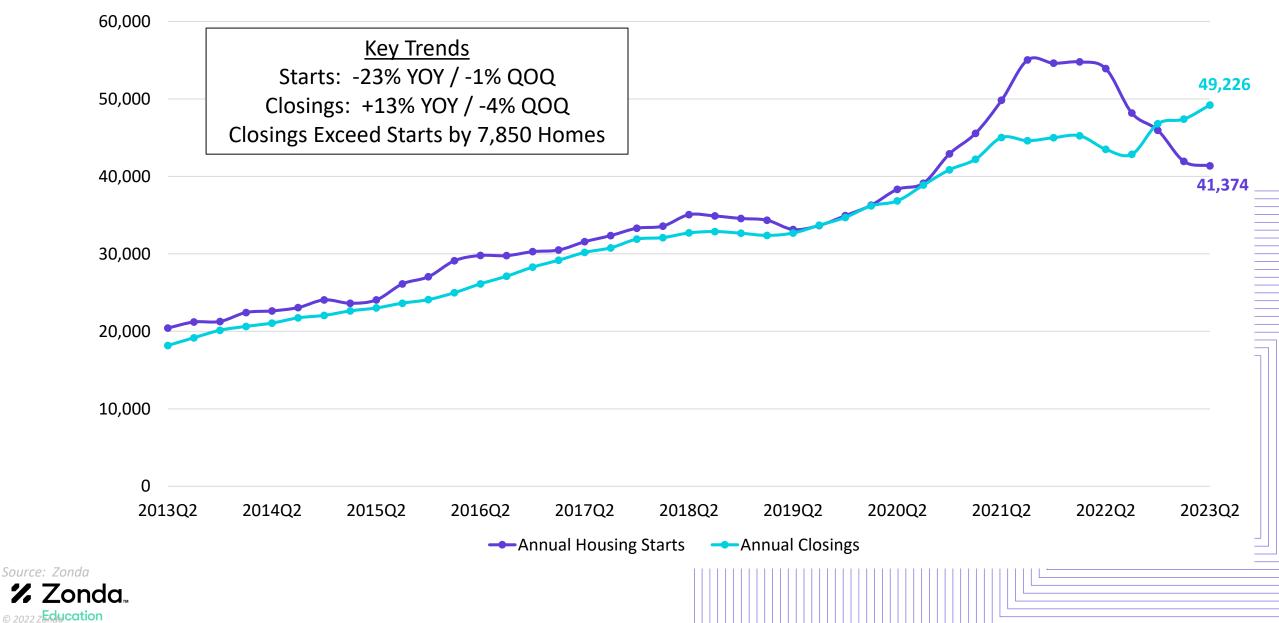
Starts declined YOY in 21 of the top 25 markets

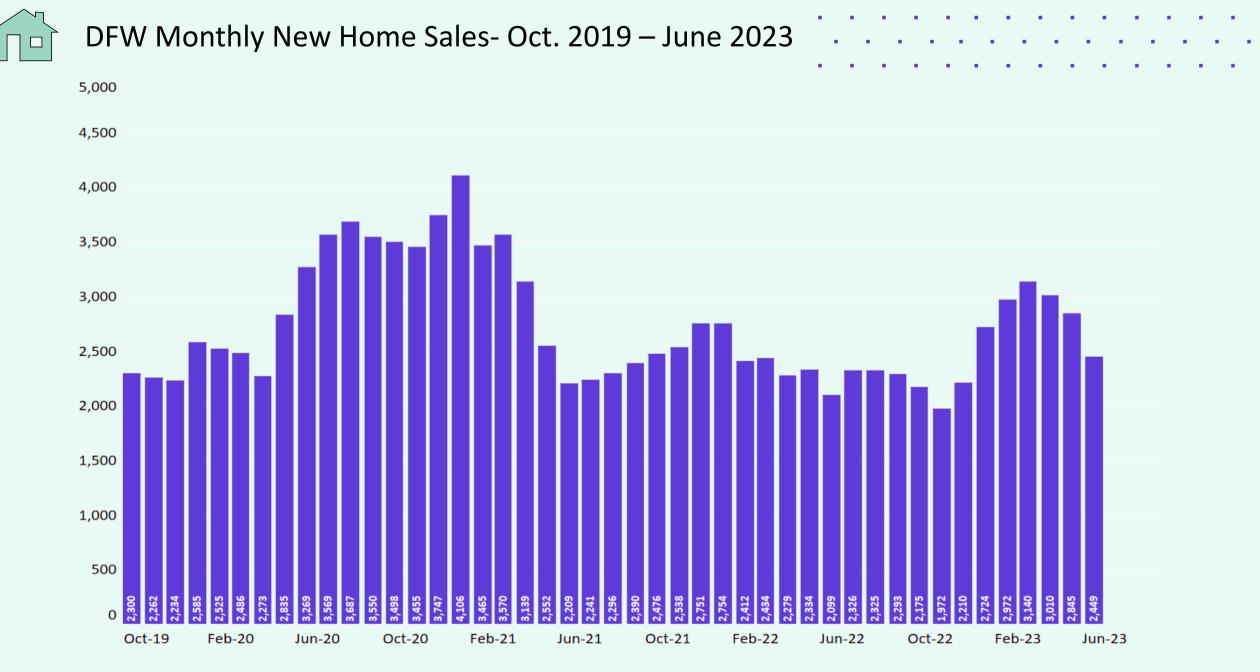




# DFW New Home Starts & Closings

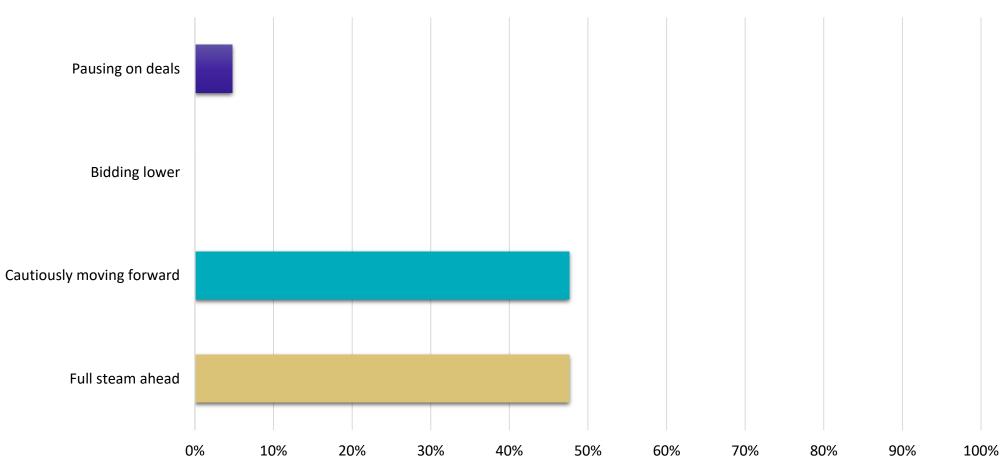
Annual Housing Starts vs. Annual Closings





**Zonda**<sub>m</sub>





### How are you thinking about your land acquisition strategy?





# DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q23

• • • • • • • • • •

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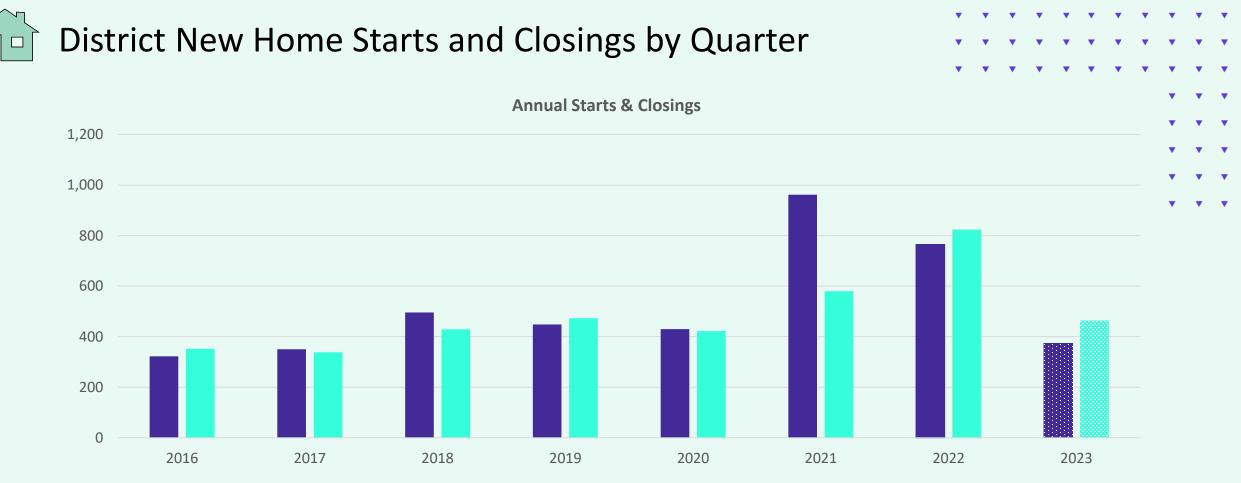
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Rank	District Name	Annual Starts	<b>Annual Closings</b>	Inventory	VDL	Future	•	•	•	•	•	•
1	NORTHWEST ISD	2,795	3,622	1,589	4,017	40,144	•	•	•	•	•	•
2	DENTON ISD	2,428	3,100	1,457	3,821	28,270	•	▼	•	▼	•	•
3	PROSPER ISD	2,443	2,701	2,043	2,919	18,633	•	•	•	•	•	•
4	PRINCETON ISD	1,738	2,180	1,177	3,350	7,827		•	•	•	•	•
5	ROYSE CITY ISD	1,229	1,851	750	1,894	7,771	ľ		· ·	· ·	·	·
6	EAGLE MT-SAGINAW ISD	1,822	1,527	1,104	2,346	15,570						
7	FORNEY ISD	1,414	1,526	973	4,546	19,011						
8	FRISCO ISD	888	1,490	692	2,038	8,761						
9	MCKINNEY ISD	1,690	1,441	1,125	2,036	14,392						
10	ROCKWALL ISD	1,059	1,434	811	2,865	9,923						
11	CRANDALL ISD	916	1,375	419	1,349	17,860						
12	AUBREY ISD	904	1,309	632	1,104	5,936						
13	DALLAS ISD	1,477	1,308	1,852	1,494	6,309						
14	MANSFIELD ISD	1,028	1,277	798	1,791	6,034						
15	CROWLEY ISD	1,491	1,247	1,022	1,565	15,913						
16	LEWISVILLE ISD	973	1,184	735	543	1,545	/		,	~ /		
17	MELISSA ISD	1,391	1,098	889	1,025	3,173	1		ر م		.)	
18	CELINA ISD	730	1,091	660	1,736	36,298			ر م	, /	1	
19	COMMUNITY ISD	783	1,068	608	1,828	6,814			ر م		.)	
20	MIDLOTHIAN ISD	636	1,032	500	3,230	17,483	1		ر م		.)	
21	ANNA ISD	890	1,029	594	1,134	7,754			ر م		1	
22	FORT WORTH ISD	656	982	384	1,827	4,200			ر م		.)	
23	WYLIE ISD	456	915	419	961	2,329			ر م		. /	
24	ARGYLE ISD	685	912	476	1,433	5,119			1	1	. /	
25	LITTLE ELM ISD	462	820	309	1,203	1,043			ر م	/	.)	



\* Based on additional research by Zonda Education

\*\* Totals **DO NOT** include age-restricted communities



Annual Starts Annual Closings

Starts	2017	2018	2019	2020	2021	2022	2023
1Q	95	116	124	86	139	200	116
2Q	81	157	111	112	225	224	258
3Q	109	133	123	105	332	195	
4Q	65	90	90	127	266	146	
Total	350	496	448	430	962	765	374

				1	11	1 11	11,
Closings	2017	2018	2019	2020	2021	2022	2023
1Q	58	77	82	89	124	164	209
2Q	83	100	104	99	114	209	253
3Q	124	133	152	118	132	166	
4Q	73	119	135	116	210	284	
Total	338	429	473	422	581	823	462
	-					11	

#### **%** Zonda... Education



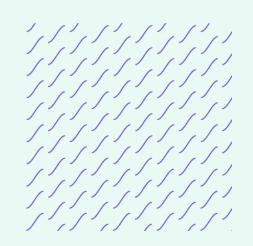
## District Housing Overview by Elementary Zone

•	•	•	•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•	•	•	•

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
HILLTOP	90	17	118	30	68	73	160	686
SOUTH	275	77	526	132	131	167	414	4041
WEST	320	164	268	91	175	236	859	392
Grand Totals	685	258	912	253	374	476	1,433	5,119

Highest activity in the category

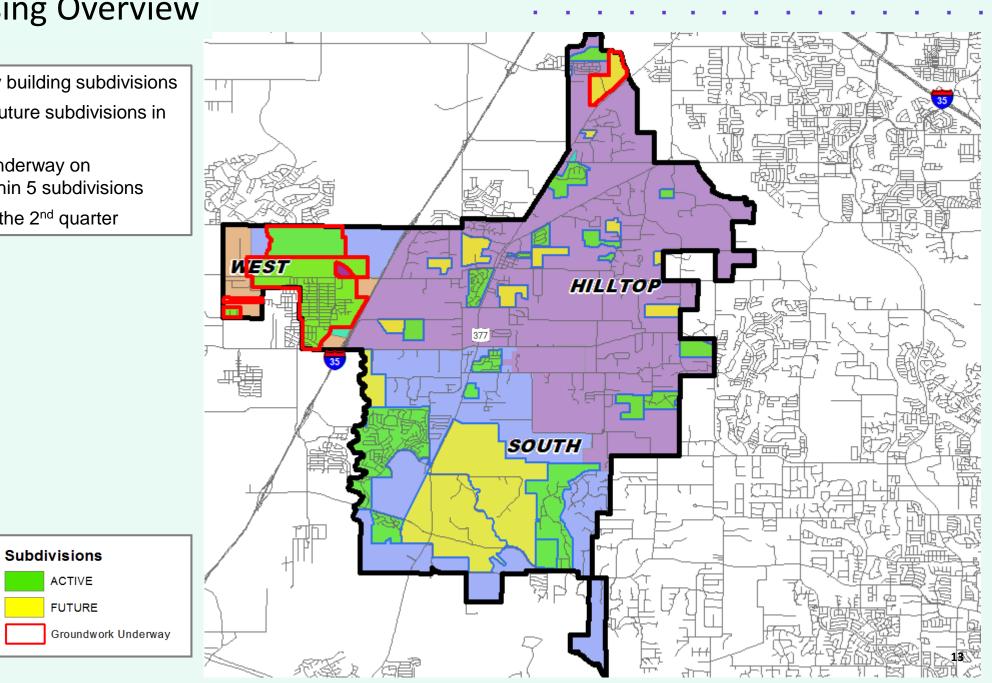
\*Does NOT include agerestricted communities





# District Housing Overview

- The district has 31 actively building subdivisions
- Within AISD there are 15 future subdivisions in various stages of planning
- Of these, groundwork is underway on approximately 525 lots within 5 subdivisions
- 267 lots were delivered in the 2<sup>nd</sup> quarter





# Residential Activity

### Harvest

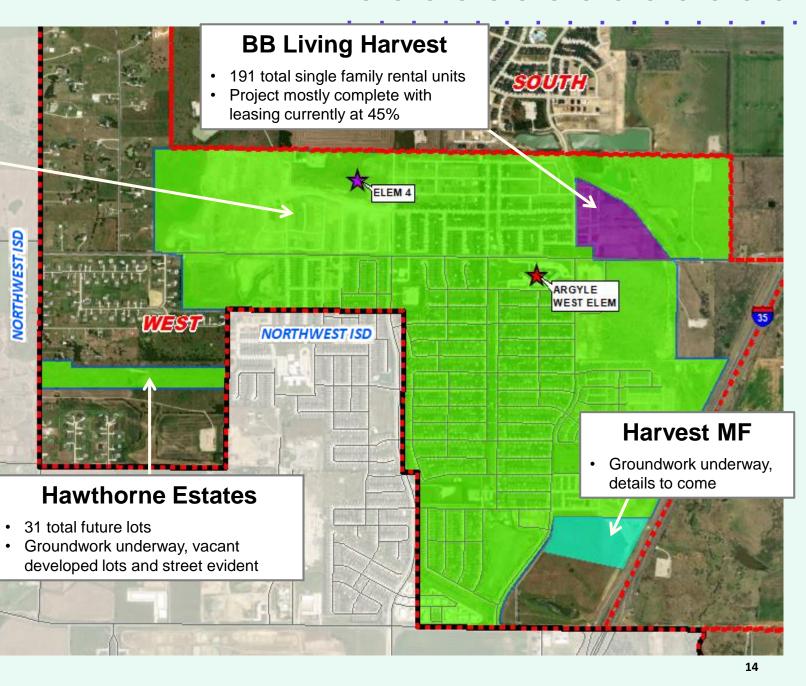
- 3,082 total lots in AISD
- 287 future lots

% Zonda...

Education

- 858 vacant developed lots
- 175 homes under construction/61 inventory
- 1,701 homes occupied
- Building 200-250 homes per year





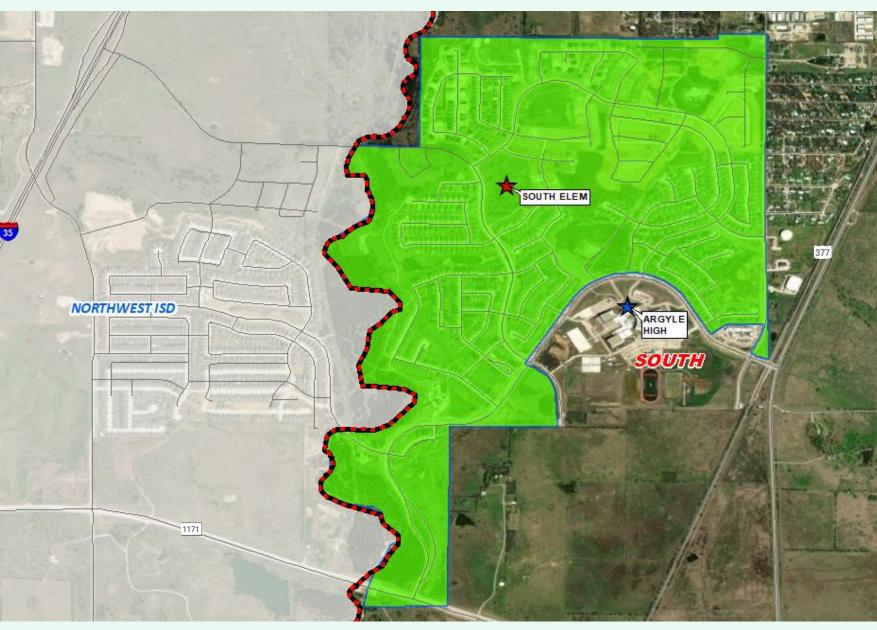


### **Residential Activity**

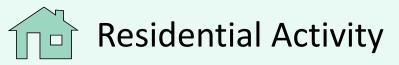
### **Canyon Falls**

- 1,075 total lots in AISD
- 97 vacant developed lots remain
- 16 homes under construction
- 959 homes occupied
- 5 starts and 14 closings last quarter
- Development nearing build-out







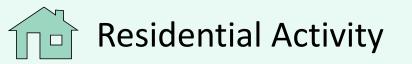


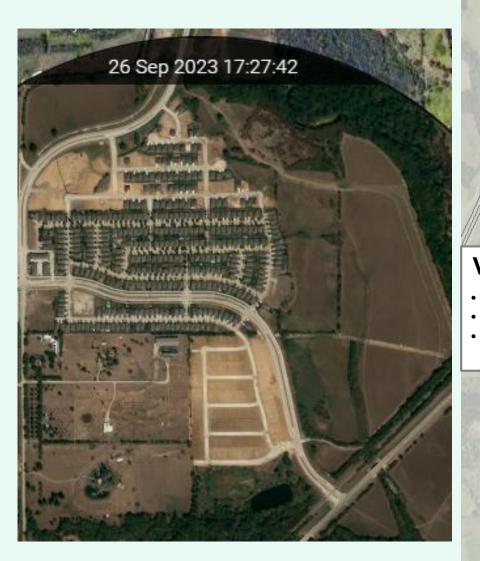
### **Ridge at Northlake**

- 958 total lots
- 480 future lots
- 73 vacant developed lots
- 55 homes under construction
- 343 homes occupied
- Building 100-150 homes per year









% Zonda...

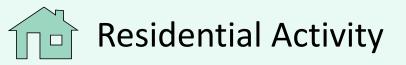
Education

#### **Glenwood Meadows** 102 total lots • 51 vacant developed lots ٠ 18 under construction . 33 occupied ٠ Buildout likely within next 12 mos. ٠ DENTON ISD Vintage TH's/TH's South 47 total TH's HILLTO 20 under construction 27 future TH's in TH's South; work expected to start once north done Vintage Village 119 total future lots in phase 1 ٠ Vacant developed lots and streets in, first ٠ lots delivering late 2023 Developer anticipates building 35-40 homes per year

17

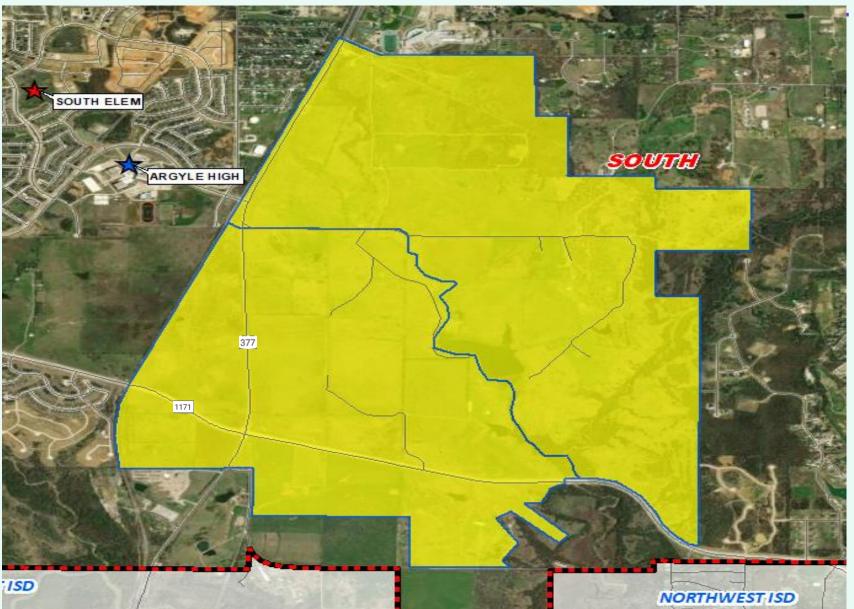
**DENTON ISD** 

377



### Flower Mound Ranch Mixed Use Project

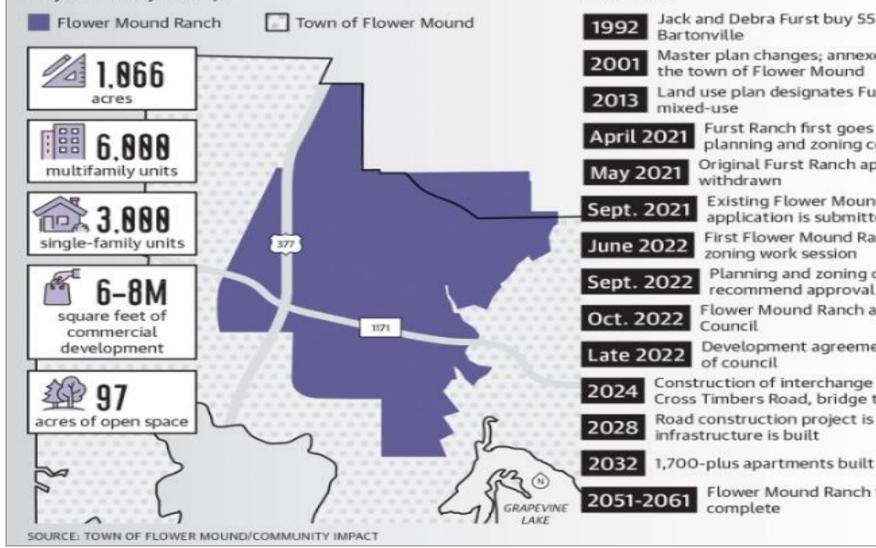
- 3,000 total SF lots
- 6,000 MF (1,000 will be senior living)
- 6-8 million SF of commercial space
- Commercial/Office (corporate relocation(s), resort hotel, grocery store, hospital, parks and schools)
- Buildout expected to take 30-40 years, in part to allow for infrastructure to keep up with development
- TXDOT expansion of US Hwy 377 from Roanoke to Argyle to occur within next 3-5 years with new overpass at 1171 planned
- Entire development within AISD boundaries. Anticipating the Developer working with the District on land acquisition for a new elementary and middle school campus site(s)
- First residents currently projected to arrive late 2026 (nothing submitted thus far); ETJ portion of development could begin delivering lots by mid 2025





### THE DETAILS

The Flower Mound Town Council approved the zoning for Flower Mound Ranch. The project is slated to take nearly 40 years to fully develop.



### the 2060s. Jack and Debra Furst buy 55 acres in Master plan changes; annexed land is added to the town of Flower Mound Land use plan designates Furst Ranch as Furst Ranch first goes to the town's planning and zoning commission Original Furst Ranch application is Existing Flower Mound Ranch application is submitted to the town First Flower Mound Ranch planning and Planning and zoning commissioners recommend approval Flower Mound Ranch approved by Town Development agreement goes in front Construction of interchange at US 377 and Cross Timbers Road, bridge to Roanoke

Flower Mound Ranch, previously known as Furst Ranch,

dates back to the '90s and will shape the area through

Road construction project is finished;

THE TIMELINE

Flower Mound Ranch full build-out is

District Multi-Family Overview

- There are 191 multi-family units under construction, all of which are single family rental homes (BB Living Harvest)
- There are more than 250 future multi-family units in various stages of planning in two separate projects within the district

Et. HILLTOP WEST 377 <u>, 1</u> SOUTH



**%** Zonda...

UNDER CONSTRUCTION



## Ten Year Forecast by Grade Level

														1				
Year	EE	РК	к	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
Tear	LL	FN	N	131	ZIIU	JIU	401	Jui	001	701	otti	501	1001	11(1)		IUtai	Glowin	
2019/20	21	40	268	251	245	257	279	240	275	282	274	299	282	246	224	3,483		
2020/21	13	39	268	283	272	256	286	301	280	320	327	313	306	287	244	3,795	312	9.0%
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	21	96	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023/24	12	93	409	371	416	402	441	434	434	424	415	395	412	377	343	5,378	412	8.3%
2024/25	12	106	430	457	407	462	435	476	488	479	450	439	399	404	361	5,805	427	7.9%
2025/26	12	116	459	480	492	435	495	465	540	524	534	488	446	403	398	6,287	482	8.3%
2026/27	12	121	492	504	521	535	476	550	552	602	574	566	488	449	392	6,834	547	8.7%
2027/28	12	126	544	538	553	568	590	526	654	617	645	597	572	499	445	7,486	652	9.5%
2028/29	12	132	567	591	583	604	612	634	631	734	661	674	588	575	492	8,089	603	8.1%
2029/30	12	135	588	629	629	622	641	648	709	707	789	684	664	597	567	8,622	533	6.6%
2030/31	12	146	623	649	670	671	665	685	725	776	764	840	674	669	598	9,168	546	6.3%
2031/32	12	153	612	682	702	727	726	707	766	798	826	791	836	675	663	9,676	508	5.5%
2032/33	12	158	632	663	732	749	771	773	791	858	870	844	787	832	670	10,142	466	4.8%
2033/34	12	165	654	685	713	790	789	821	865	866	905	892	831	781	828	10,596	454	4.5%

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

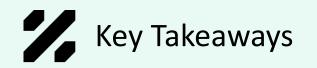


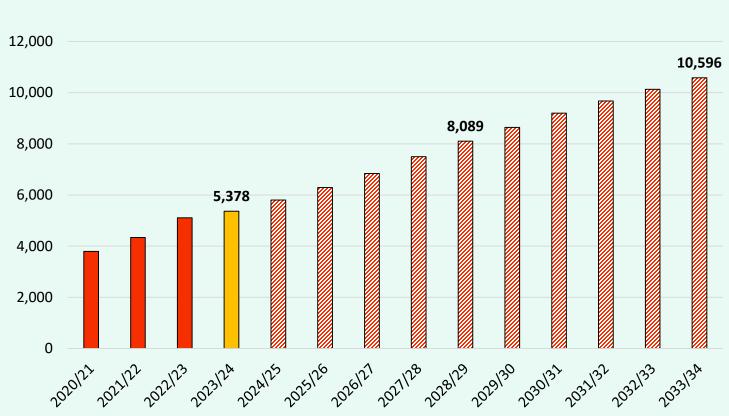


## Ten Year Forecast by Campus

			FALL ENROLLMENT PROJECTIONS											
CAMPUS	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	l	2031/32	2032/33	2033/34	
HILLTOP ELEMENTARY SCHOOL	750	639	662	685	649	668	687	733	752	773	783	797	805	
ARGYLE SOUTH ELEMENTARY SCHOOL	850	840	956	1,050	1,143	1,218	1,284	1,370	1,505	1,677	1,839	1,976	2,105	
ARGYLE WEST ELEMENTARY SCHOOL	850	842	960	1,050	1,161	1,325	1,486	1,630	1,648	1,673	1,699	1,718	1,719	
ELEMENTARY NO. 4 (2024-25)				TO PROVI	DE ENROL	LMENT RE	LIEF TO TH	HE EXISTIN	G ELEMEN	ITARY CAN	/IPUSES		,	
ELEMENTARY TOTALS	2,450	2,321	2,578	2,785	2,954	3,211	3,457	3,734	3,905	4,122	4,321	4,490	4,628	
Elementary Absolute Change		708	257	207	169	257	246	277	171	217	199	169	138	
Elementary Percent Change		43.89%	11.07%	8.01%	6.07%	8.71%	7.66%	8.01%	4.58%	5.56%	4.83%	3.91%	3.07%	
ARGYLE INTERMEDIATE/6th GRD CNT	730	0	434	488	540	552	654	631	709	725	766	791	865	
INTERMEDIATE TOTALS		0	434	488	540	552	654	631	709	725	766	791	865	
Intermediate Absolute Change		-331	434	54	52	12	102	-23	78	16	41	25	74	
Intermediate Percent Change				12.44%	10.66%	2.22%	18.48%	-3.52%	12.36%	2.26%	5.66%	3.26%	9.36%	
ARGYLE MIDDLE SCHOOL	1,300	1,168	839	929	1,058	1,176	1,262	1,395	1,496	1,540	1,624	1,728	1,771	
NEW MIDDLE SCHOOL (2025-26)				TO PROVI	DE ENROL	LMENT RE	LIEF TO TH	IE EXISTIN	IG MIDDLE SCHOOL CAMPUSES					
MIDDLE SCHOOL TOTALS		1,168	839	929	1,058	1,176	1,262	1,395	1,496	1,540	1,624	1,728	1,771	
Middle School Absolute Change		116	-329	90	129	118	86	133	101	44	84	104	43	
Middle School Percent Change		11.03%	-28.17%	10.73%	13.89%	11.15%	7.31%	10.54%	7.24%	2.94%	5.45%	6.40%	2.49%	
ARGYLE HIGH SCHOOL	2,100	1,477	1,527	1,603	1,735	1,895	2,113	2,329	2,512	2,781	2,965	3,133	3,332	
HIGH SCHOOL TOTALS		1,477	1,527	1,603	1,735	1,895	2,113	2,329	2,512	2,781	2,965	3,133	3,332	
High School Absolute Change		135	50	76	132	160	218	216	183	269	184	168	199	
High School Percent Change		10.06%	3.39%	4.98%	8.23%	9.22%	11.50%	10.22%	7.86%	10.71%	6.62%	5.67%	6.35%	
DISTRICT TOTALS		4,966	5 <i>,</i> 378	5,805	6,287	6,834	7,486	8,089	8,622	9,168	9,676	10,142	10,596	
District Absolute Change		628	412	427	482	547	652	603	533	546	508	466	454	
District Percent Change		14.48%	8.30%	7.93%	8.31%	8.71%	9.54%	8.05%	6.59%	6.34%	5.54%	4.82%	4.47%	







**Enrollment Forecast** 

- Argyle ISD enrollment grew by 412 students from the previous 2022-23 school year
- The District has seen the highest number of starts in the 2<sup>nd</sup> Quarter in its history. In spite of the higher mortgage rate conditions the new housing activity remains relatively strong.
  - Argyle ISD new home closes remain continues to remain strong
  - The district has over 1,400 lots currently available to build on, with nearly 525 more under development
- AISD is forecasted to enroll over 8,050 students by 2028-29 and will be near 10,600 by the 2033-34 School Year.

