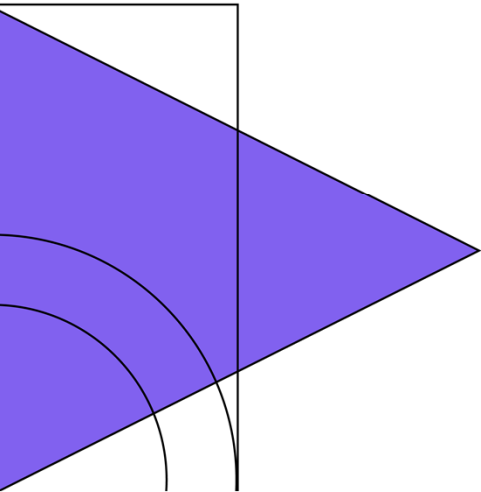
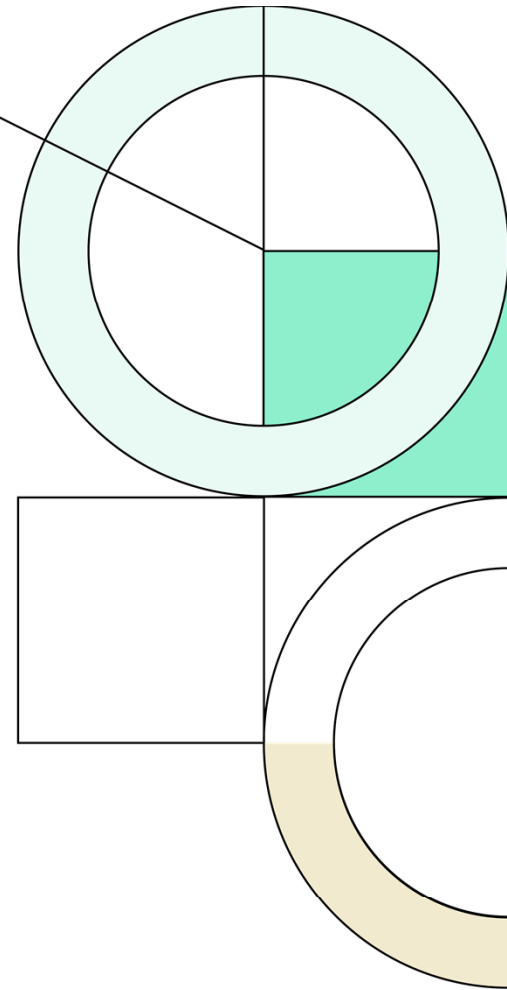




Greenville Independent School District

1Q23

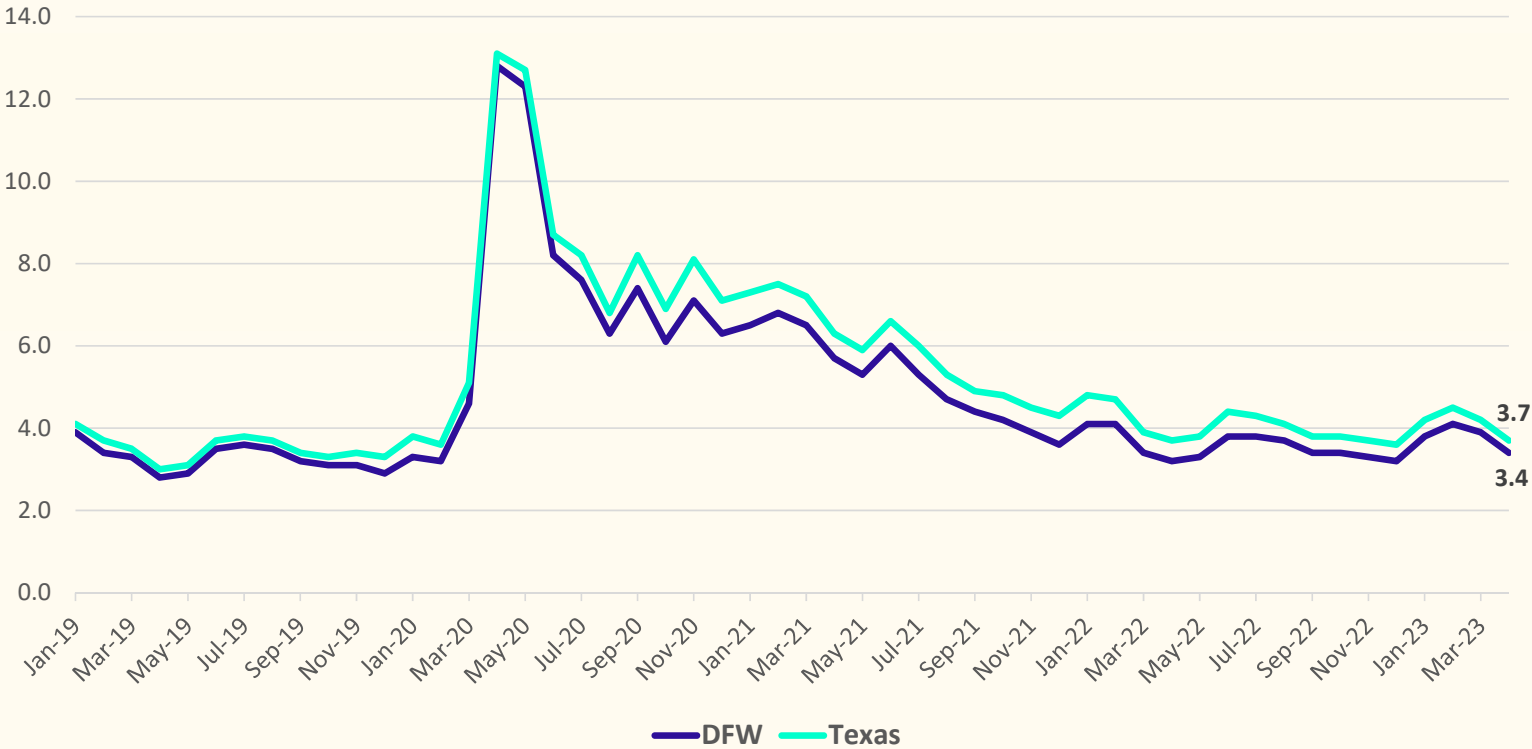
Demographic Report



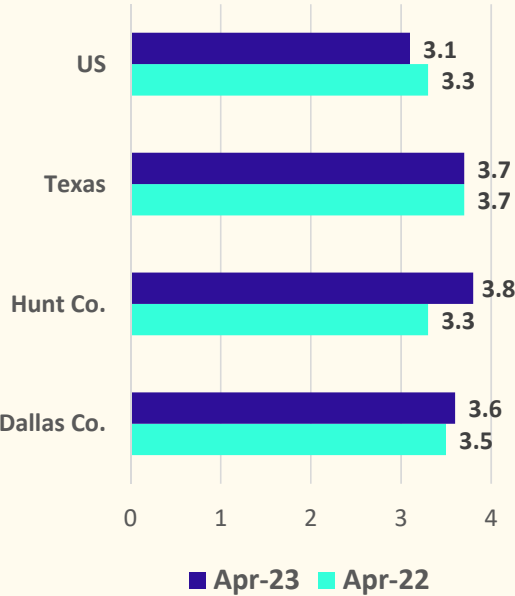


Local Economic Conditions

Unemployment Rate, Jan. 2019 - Apr. 2023



Unemployment Rate, YOY



■ Apr-23 ■ Apr-22



State Enrollment Trends*

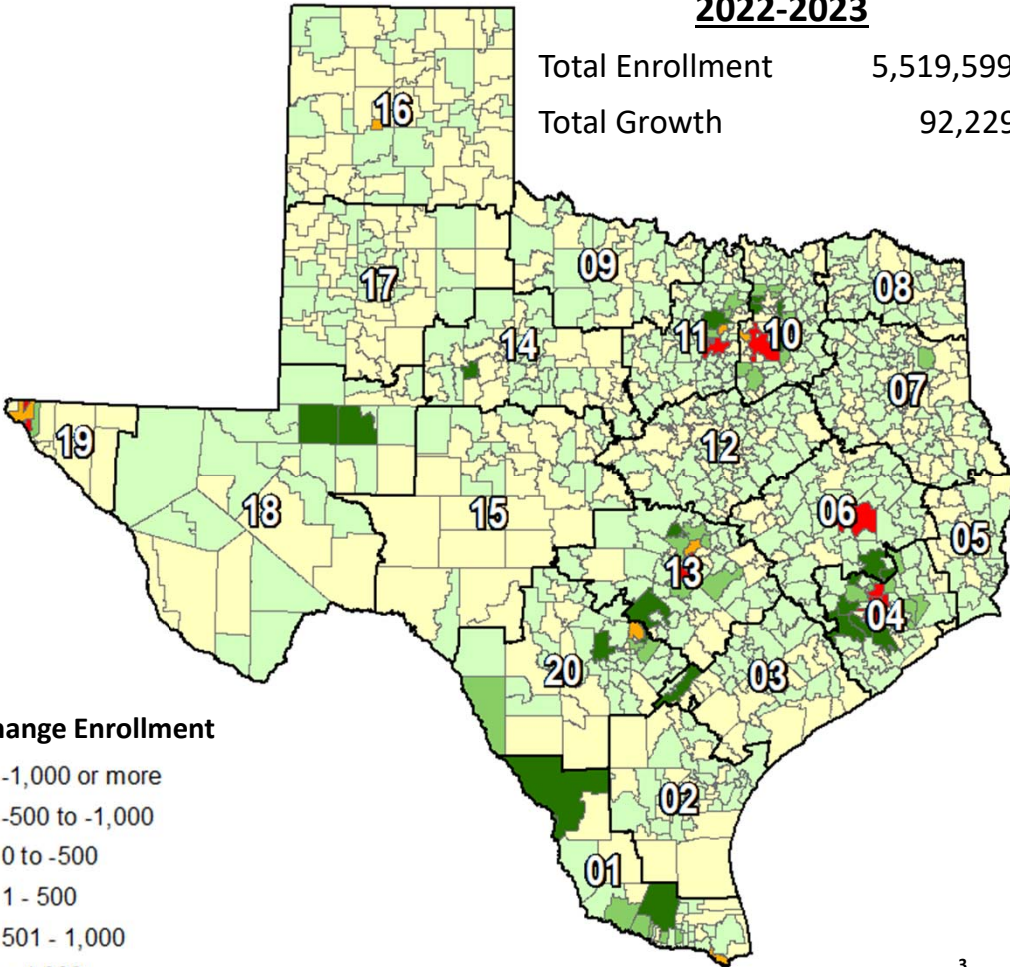
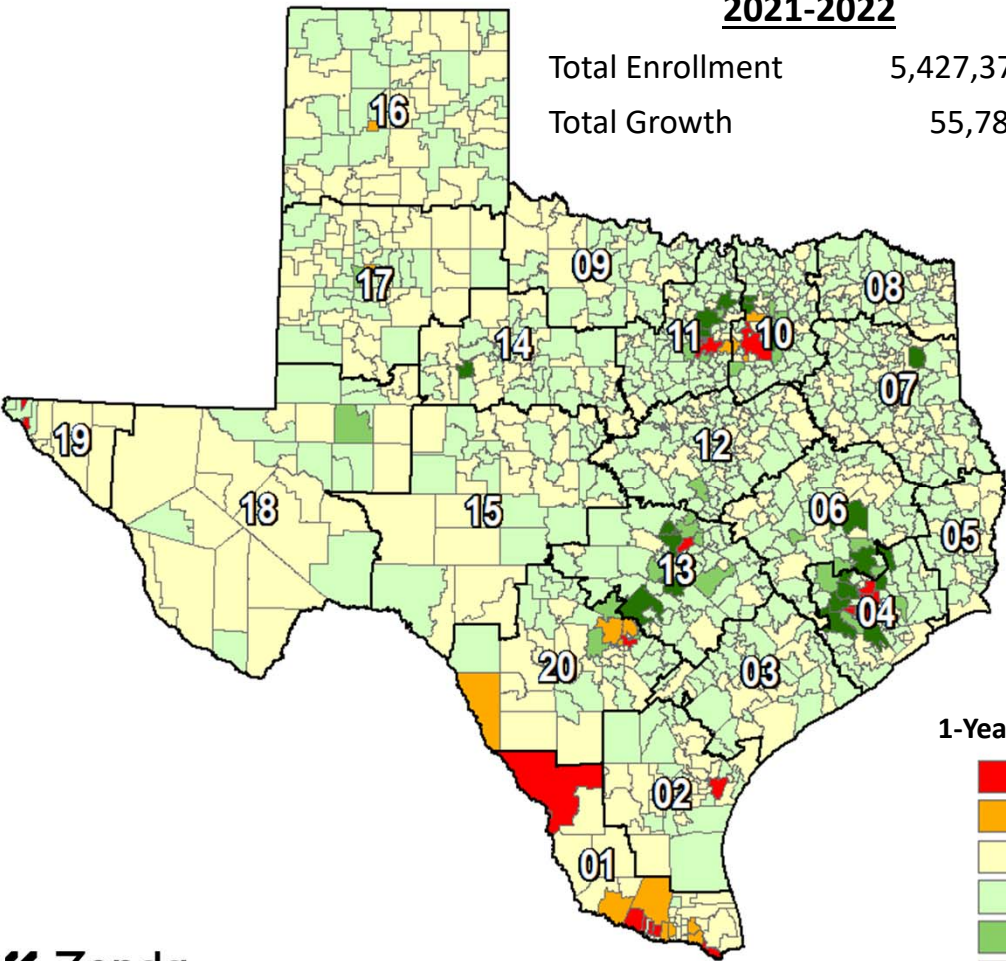
(*Preliminary Enrollment Data, TEA April 2023)

2021-2022

Total Enrollment 5,427,370
Total Growth 55,780

2022-2023

Total Enrollment 5,519,599
Total Growth 92,229



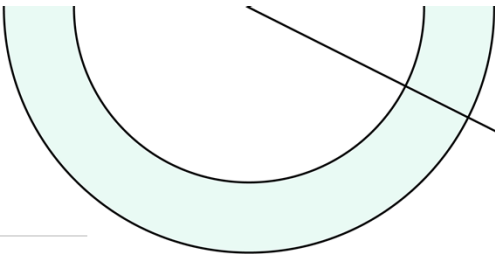
1-Year Change Enrollment

- 1,000 or more
- 500 to -1,000
- 0 to -500
- 1 - 500
- 501 - 1,000
- > 1,000

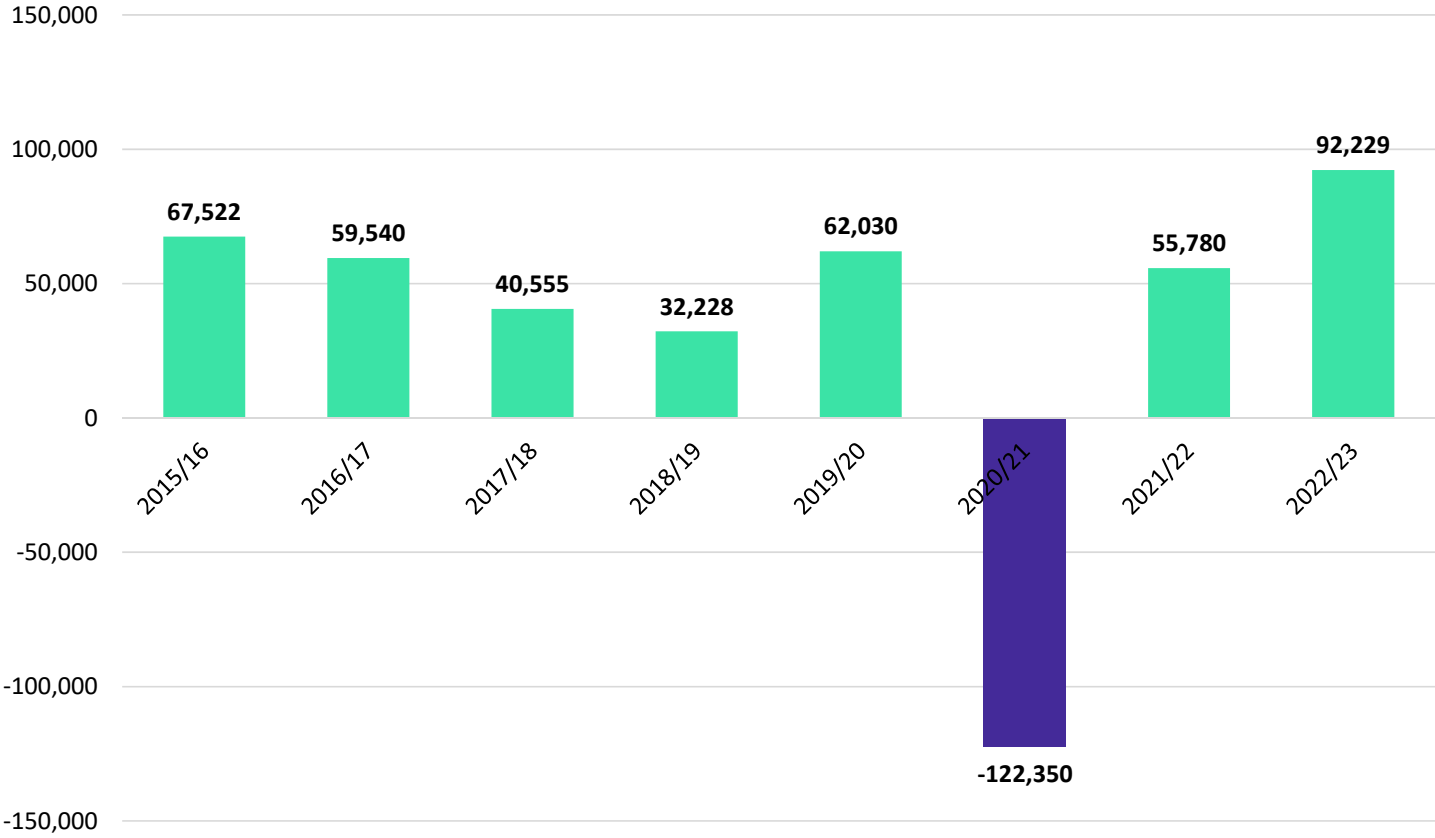


State Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)



Texas ISD Enrollment Change



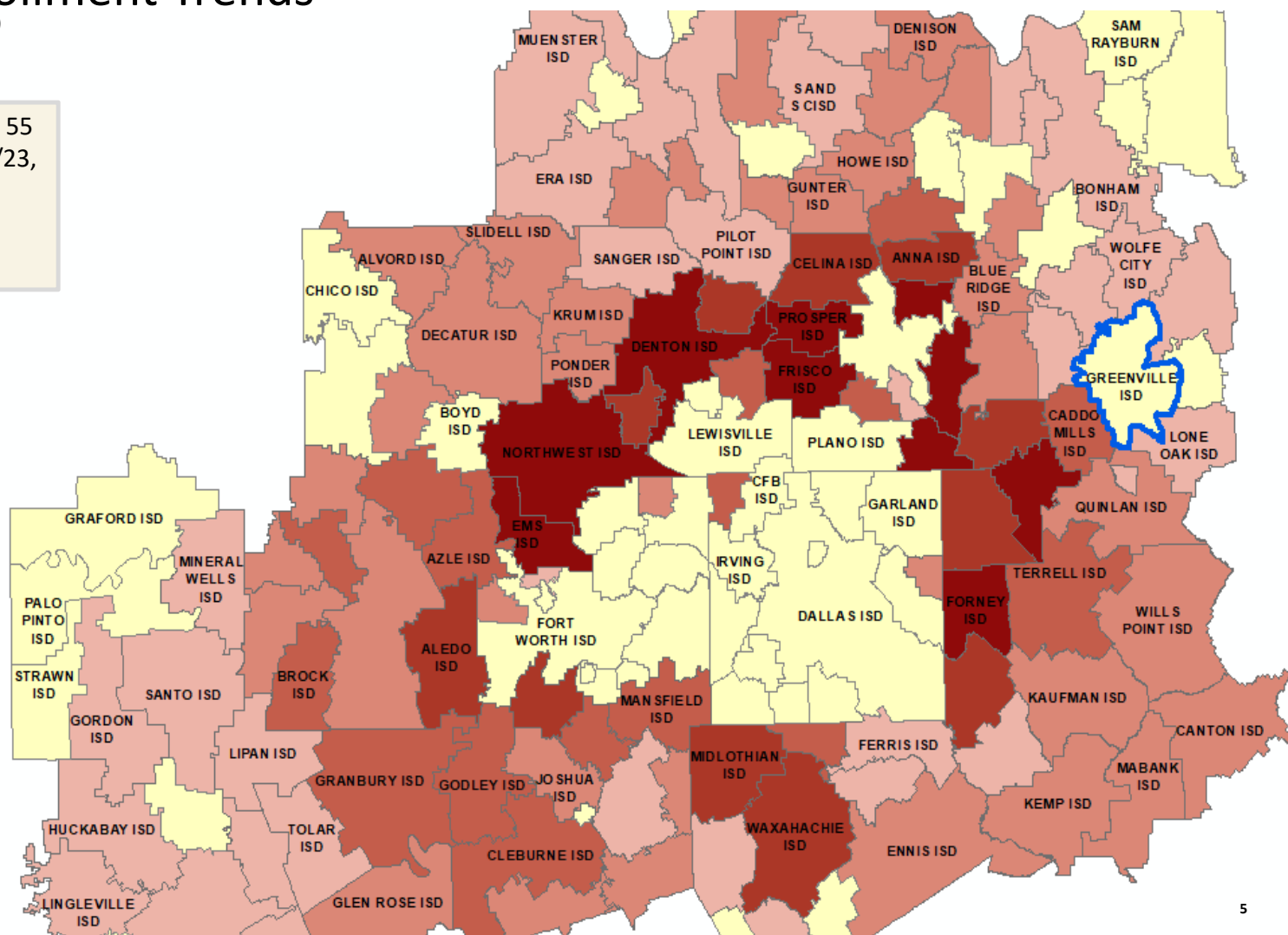
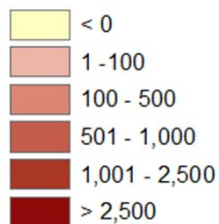


Region 10-11 Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)

- Greenville ISD enrollment declined by 55 students between 2017/18 and 2022/23, a decrease of -1.0%
- GISD enrollment has increased by 97 students, or 1.8%, since 2021/22

5-Year Change Enrollment

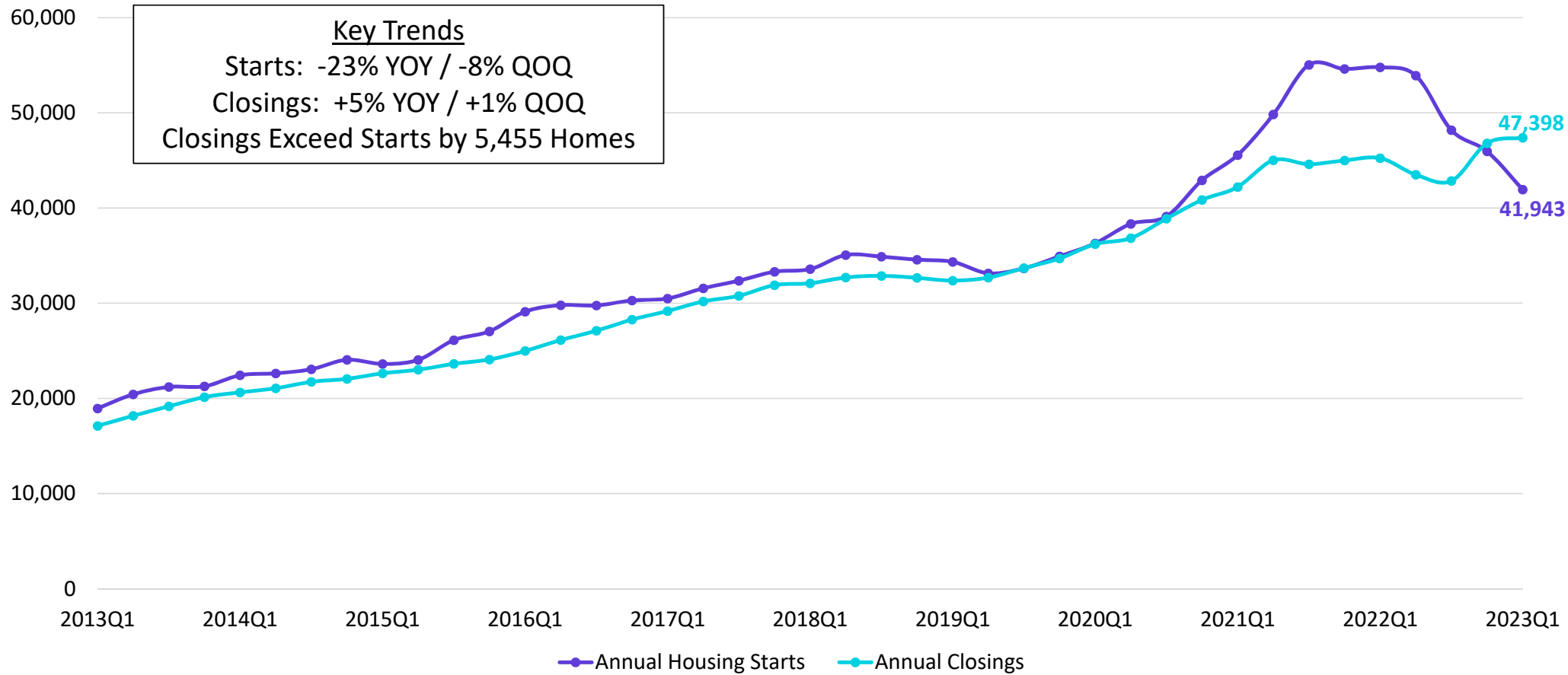




DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
Starts: -23% YOY / -8% QOQ
Closings: +5% YOY / +1% QOQ
Closings Exceed Starts by 5,455 Homes





DFW New Home Ranking Report

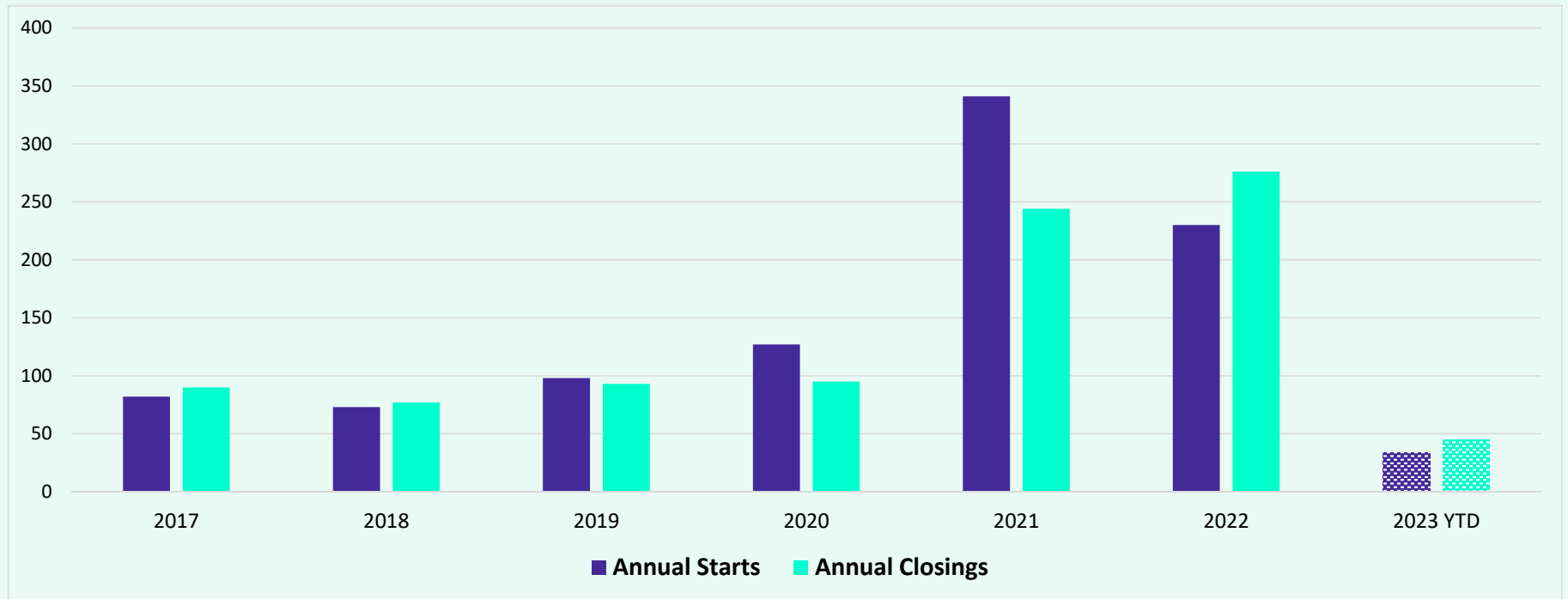
ISD Ranked by Annual Closings – 1Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,763	3,529	1,675	5,254	39,591
2	DENTON ISD	2,129	2,828	1,580	4,345	28,200
3	PROSPER ISD	2,476	2,620	1,877	3,228	19,136
4	PRINCETON ISD	2,033	2,104	1,026	2,472	8,904
5	FORNEY ISD	1,225	1,917	810	4,434	19,895
6	ROYSE CITY ISD	1,322	1,608	717	1,850	8,446
7	FRISCO ISD	1,004	1,553	689	1,906	9,134
8	CRANDALL ISD	1,382	1,497	406	1,253	18,282
9	DALLAS ISD	1,792	1,415	1,953	1,813	6,237
10	AUBREY ISD	985	1,343	452	1,586	5,113
11	EAGLE MT-SAGINAW ISD	1,707	1,278	1,081	2,788	15,124
12	ROCKWALL ISD	1,201	1,240	992	3,277	11,008
13	LEWISVILLE ISD	1,025	1,206	771	752	1,583
14	MCKINNEY ISD	1,379	1,138	1,112	1,880	15,434
15	CELINA ISD	795	1,109	598	2,544	36,222
16	CROWLEY ISD	1,187	1,093	804	2,370	15,659
17	MANSFIELD ISD	992	1,083	868	1,653	6,475
18	MIDLOTHIAN ISD	565	1,083	508	2,840	18,904
19	ANNA ISD	924	1,076	488	1,419	7,328
20	COMMUNITY ISD	582	1,062	383	1,623	7,147

40	BIRDVILLE ISD	212	272	160	768	265
41	GREENVILLE ISD	211	263	113	690	3,911
42	DESOTO ISD	140	246	59	741	1,853

* Based on additional Zonda Education housing research

District New Home Starts and Closings by Quarter

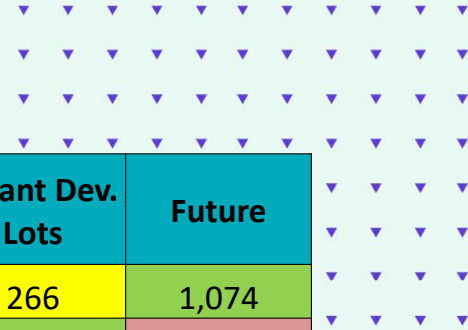


Starts	2017	2018	2019	2020	2021	2022	2023
1Q	17	23	28	27	69	53	34
2Q	21	15	19	10	70	33	0
3Q	22	22	28	14	97	92	0
4Q	22	13	23	76	105	52	0
Total	82	73	98	127	341	230	34

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	23	20	21	19	29	58	45
2Q	36	22	14	18	50	42	0
3Q	14	12	27	15	63	101	0
4Q	17	23	31	43	102	75	0
Total	90	77	93	95	244	276	45

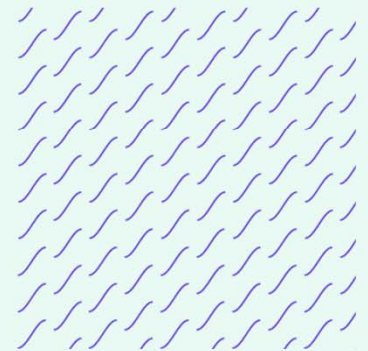


District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BOWIE	103	19	128	18	50	60	266	1,074
CARVER	8	1	13	1	6	6	223	718
CROCKETT	25	4	35	11	5	9	177	224
LAMAR	75	10	87	15	6	38	24	1,895
Grand Total	211	34	263	45	67	113	690	3,911

-  Highest activity in the category
-  Second highest activity in the category
-  Third highest activity in the category



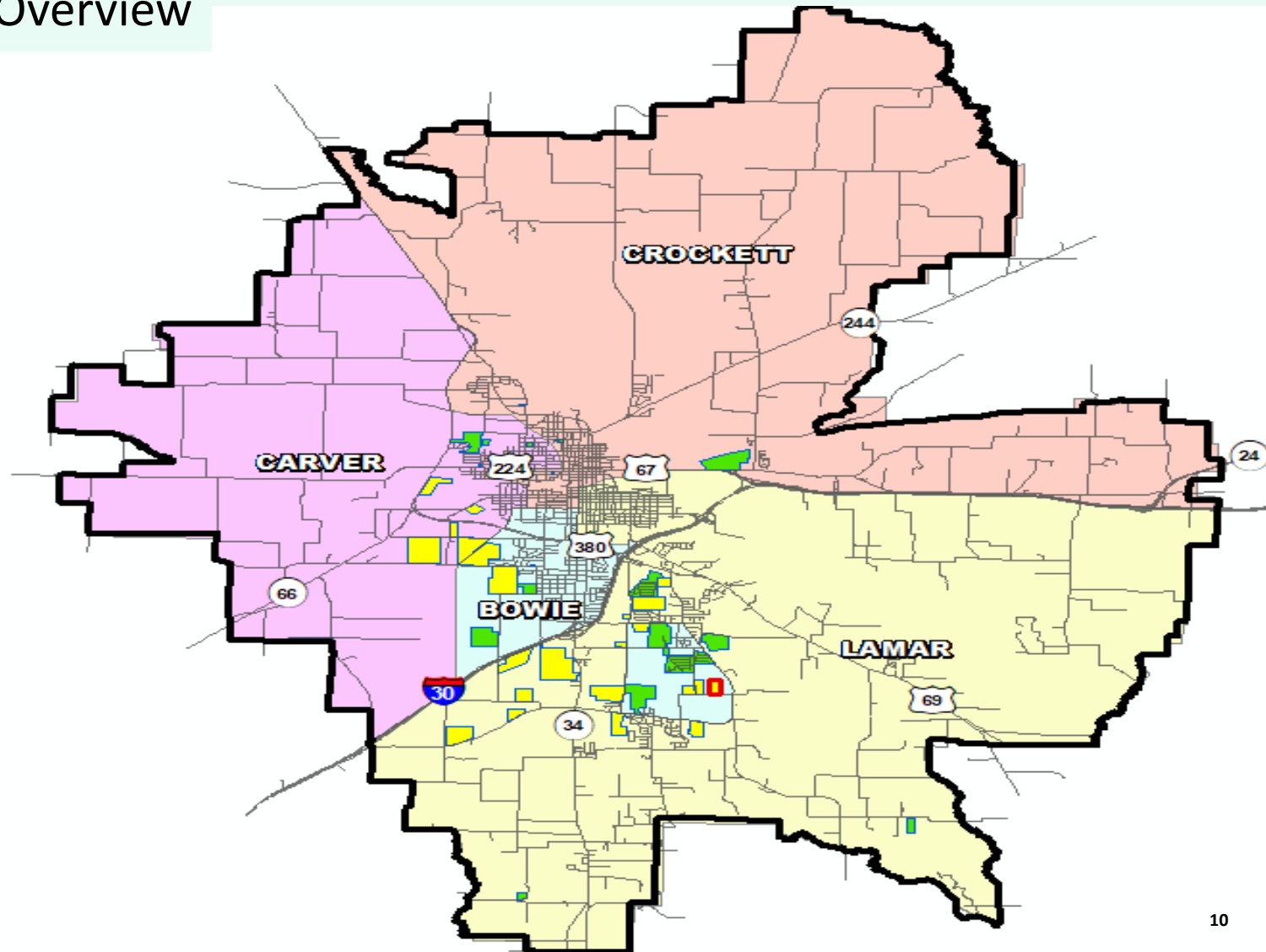


District Housing Overview

- The District has 18 actively building subdivisions
- Within GSD there are 24 future subdivisions planned
- Ground-work is currently underway on approx. 115 lots in one subdivision
- 109 lots were delivered in the 1st quarter

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway



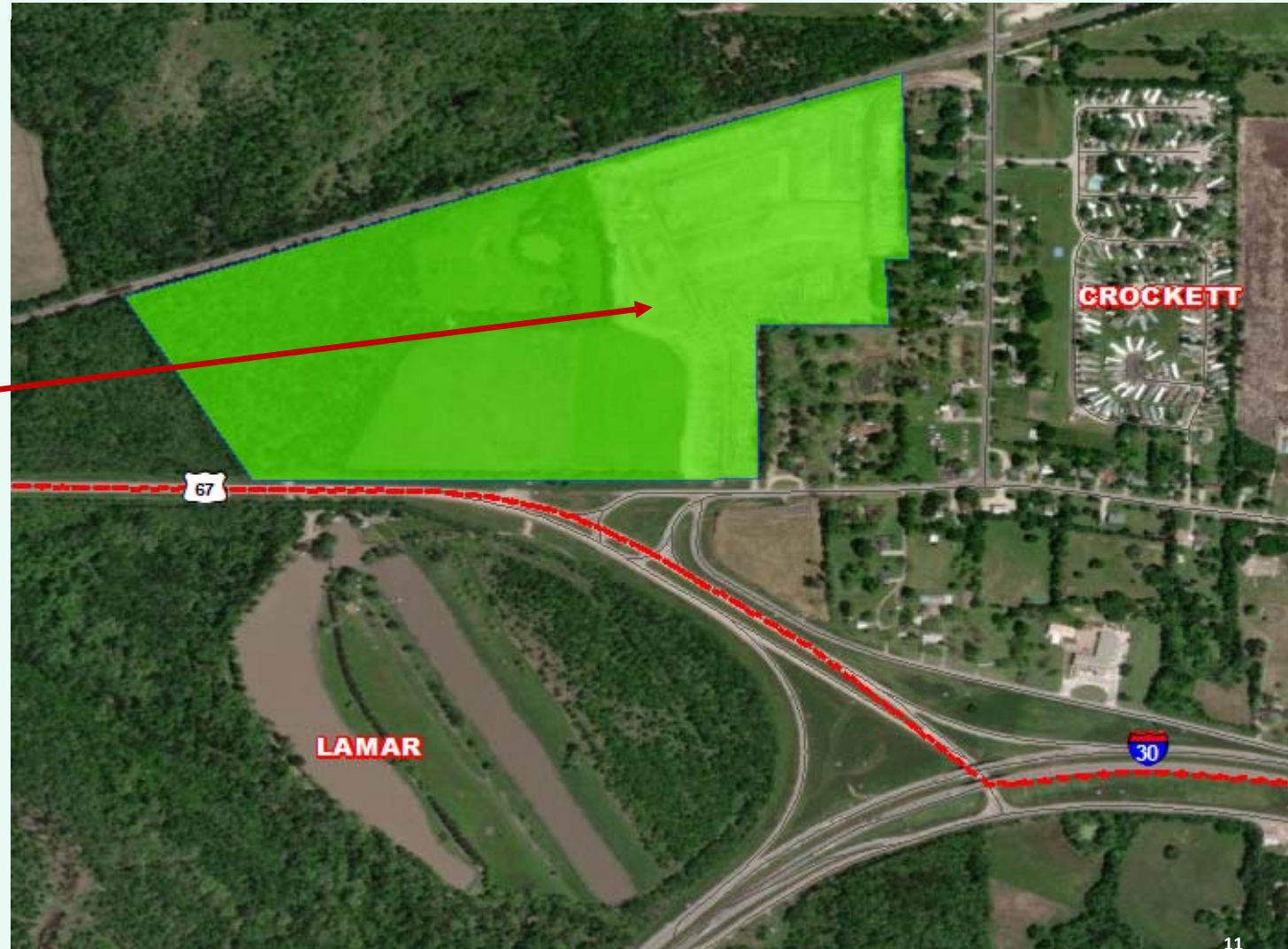
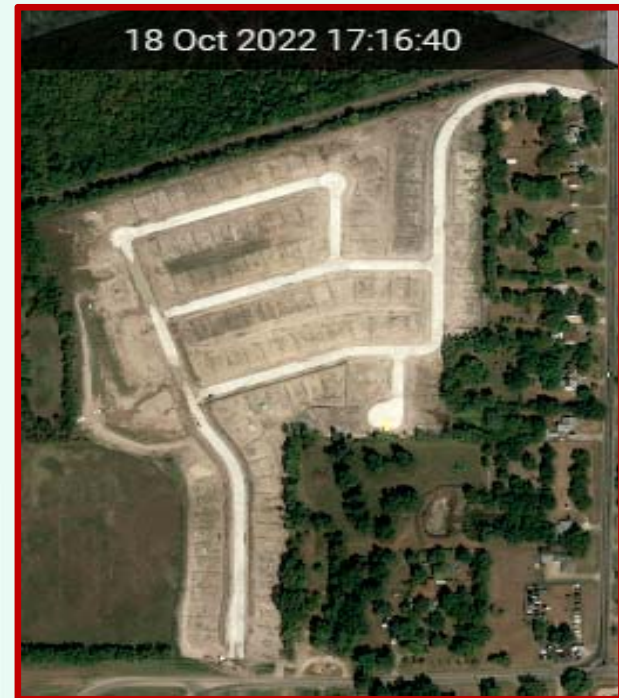


Residential Activity

Buchanan Ranch

- 384 future SF homes
- 167 vacant developed lots and streets in; 217 future lots
- Astoria Homes community; website indicates homes 'coming soon'

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Residential Activity

Greenville Labein Villas

- 100 total homes
- 96 vacant developed lots
- 1 finished vacant; 3 homes UC
- Estex Homes community with pricing in the \$300K - \$400K range

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BOWIE

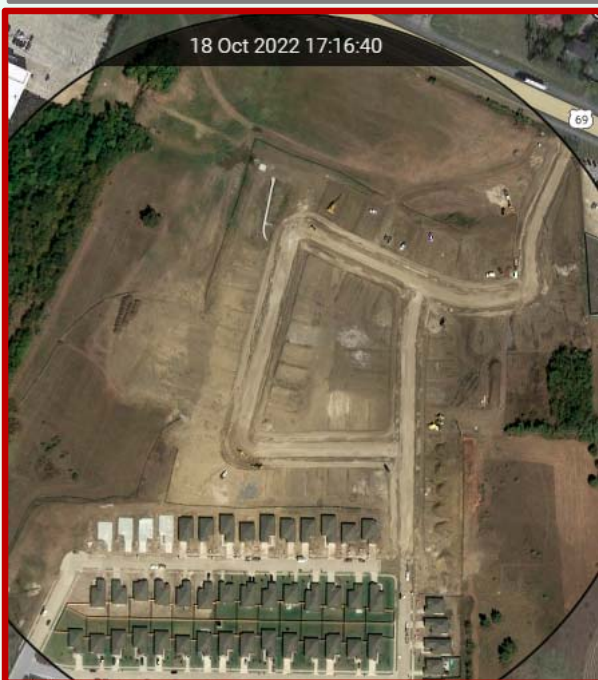
**GREENVILLE
HIGH**



Residential Activity

Jacksons Run

- 339 total lots
- 250 occupied homes
- 16 under construction/inventory
- 11 vacant developed lots; 62 futures
- Altura Homes community priced from the \$220's





Residential Activity

Stonewood Estates

- 296 total lots
- 133 occupied homes
- 34 under construction; 7 inventory
- 44 vacant developed lots; 78 futures
- Scott Ellis Homes community priced from the low \$300's





Residential Activity

Stratton Place

- 223 total lots
- 109 vacant developed lots; 114 futures
- Trophy Signature Homes community priced from the \$350's to \$450's; TSH website up, homes 'coming soon'

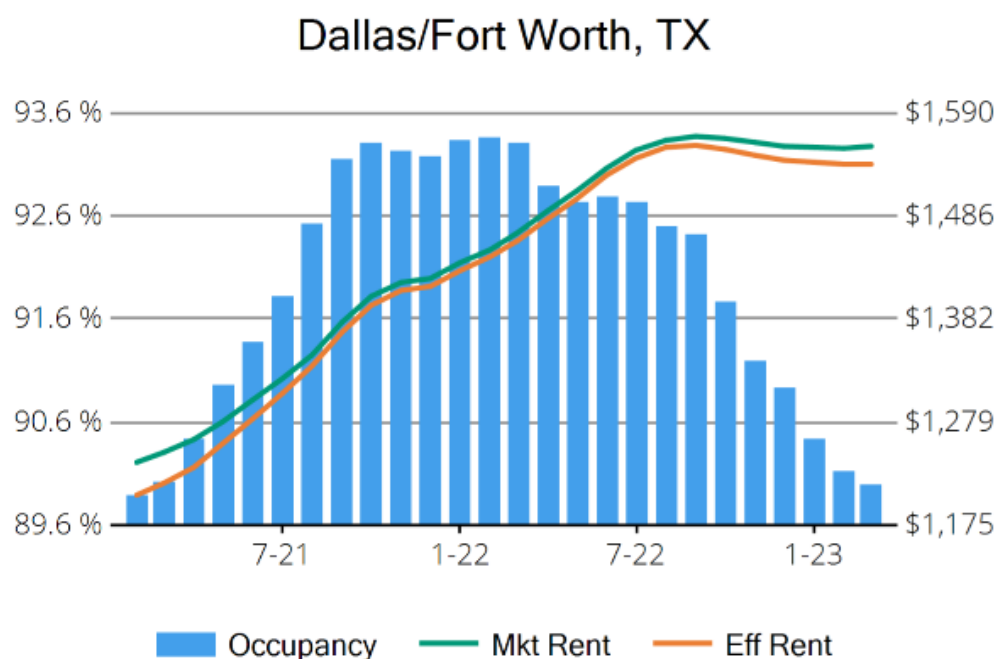




Housing Market Trends: Multi-family Market- March 2023

*Stabilized and Lease-up Properties**

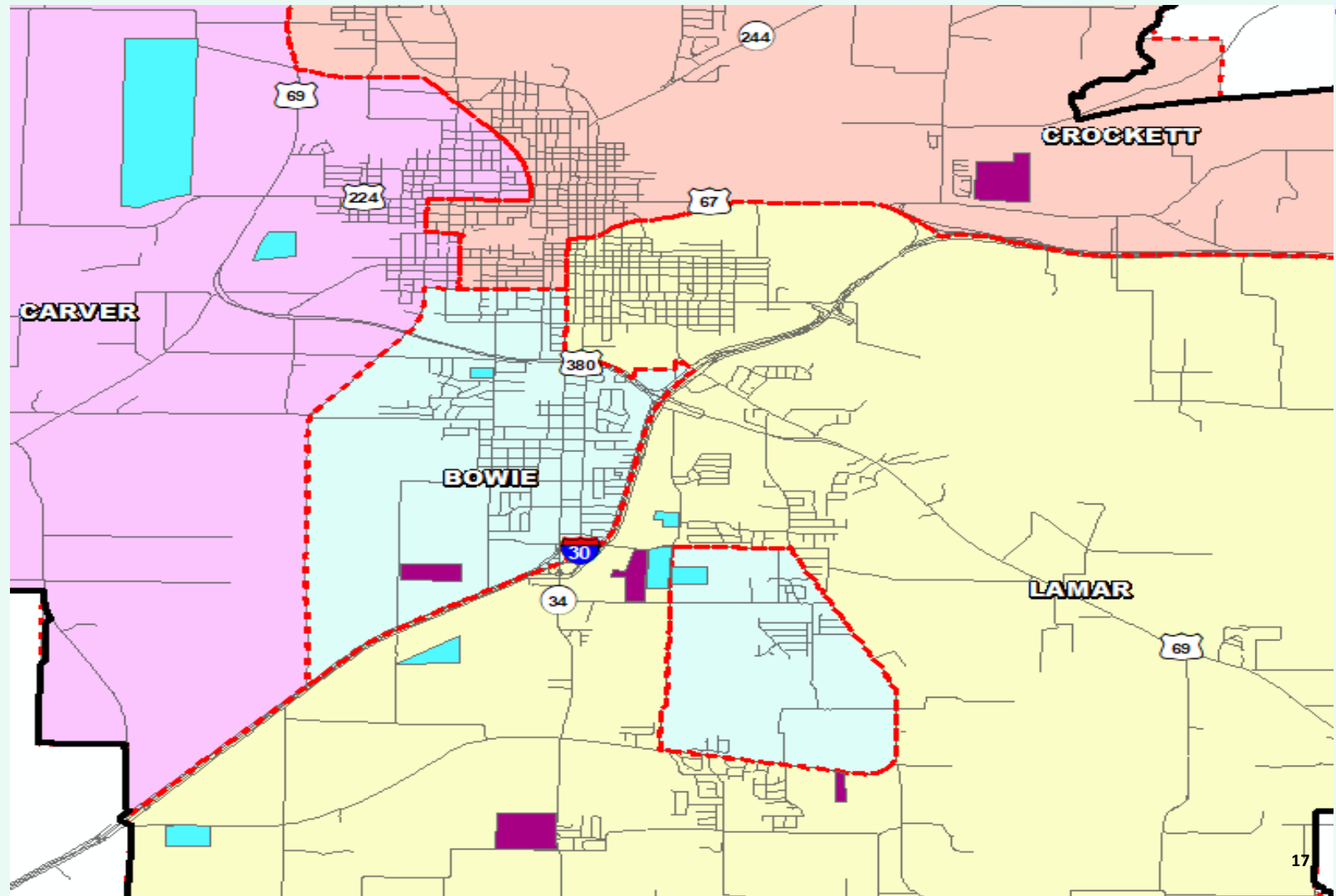
Conventional Properties	Mar 2023	Annual Change
Occupancy	90.0	-3.5%
Unit Change	26,482	
Units Absorbed (Annual)	-1,748	
Average Size (SF)	873	+0.2%
Asking Rent	\$1,556	+6.1%
Asking Rent per SF	\$1.78	+5.8%
Effective Rent	\$1,538	+5.5%
Effective Rent per SF	\$1.76	+5.2%
% Offering Concessions	18%	+115.6%
Avg. Concession Package	5.3%	+9.4%





District Multi-Family Overview

- Within GISD, there are eight multi-family projects in the planning stages that contain approx. 2,850 future units
- There are approx. 1,120 multi-family units currently under construction within the District in five separate projects





Multi-Family Activity

FM 499 Mobile Home Park

- 312 unit capacity
- First move-ins December 23
- Timberglen MHP (adjacent) has 201 units. 110 GISD students reside here; yield = 0.55
- The Village MHP (NW) has 54 units. 9 GISD students reside here; yield = 0.16

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Multi-Family Activity

Highway 34 Mobile Home Park

- 115 unit capacity
- July 2023 completion date estimated
- Town and Country MHP (across Hwy 34) has 84 units. 26 GISD students reside here; yield = 0.31



Hwy 34 MHP

Town & Country MHP

LAMAR

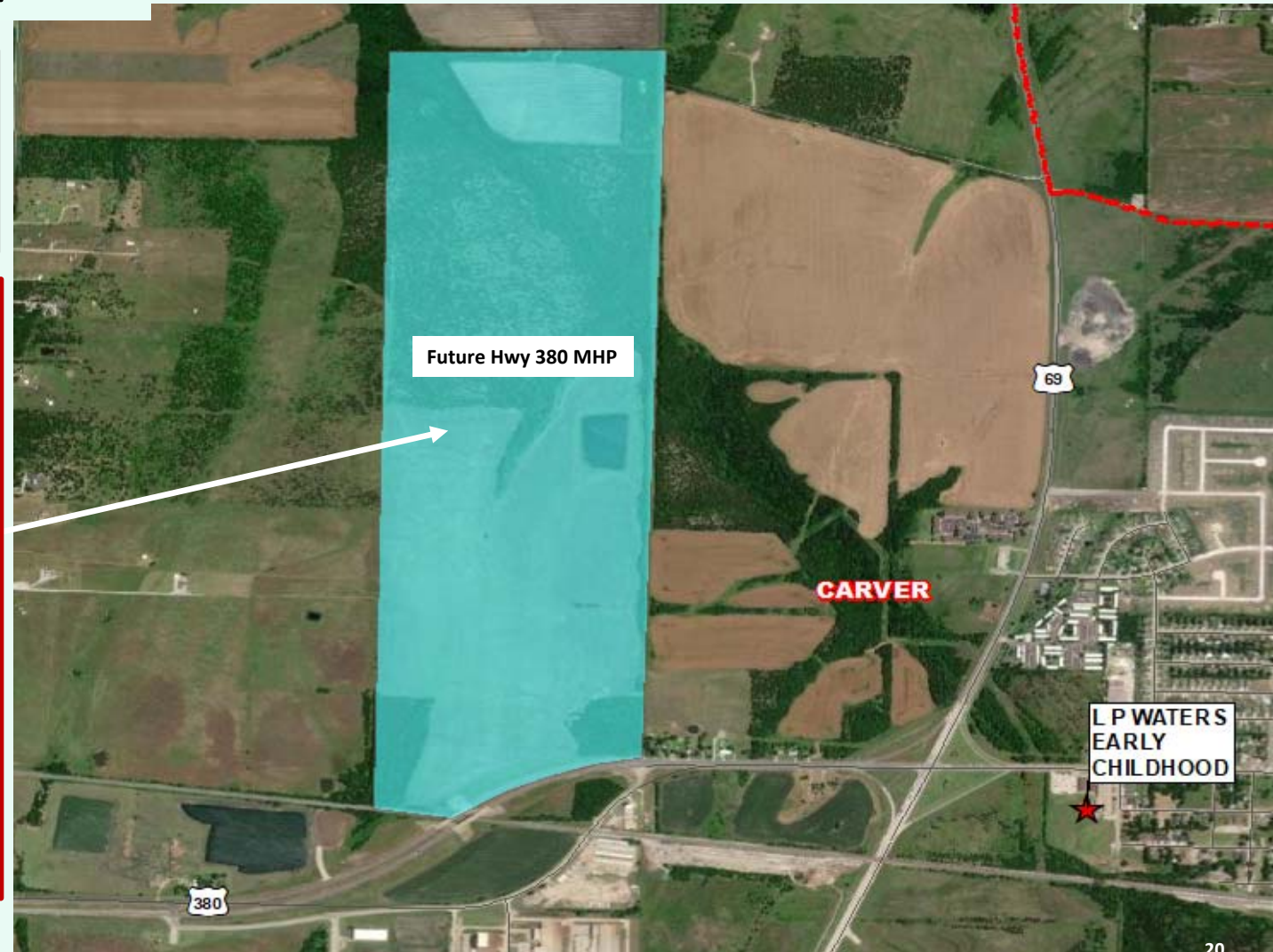


Multi-Family Activity

Highway 380 Mobile Home Park

- 1,350 unit capacity
- Planning stages – City of Greenville has received a concept plan to date
- No timetable provided as yet

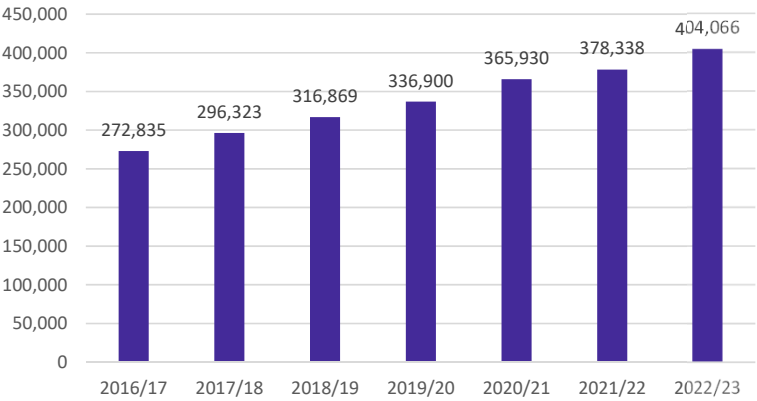
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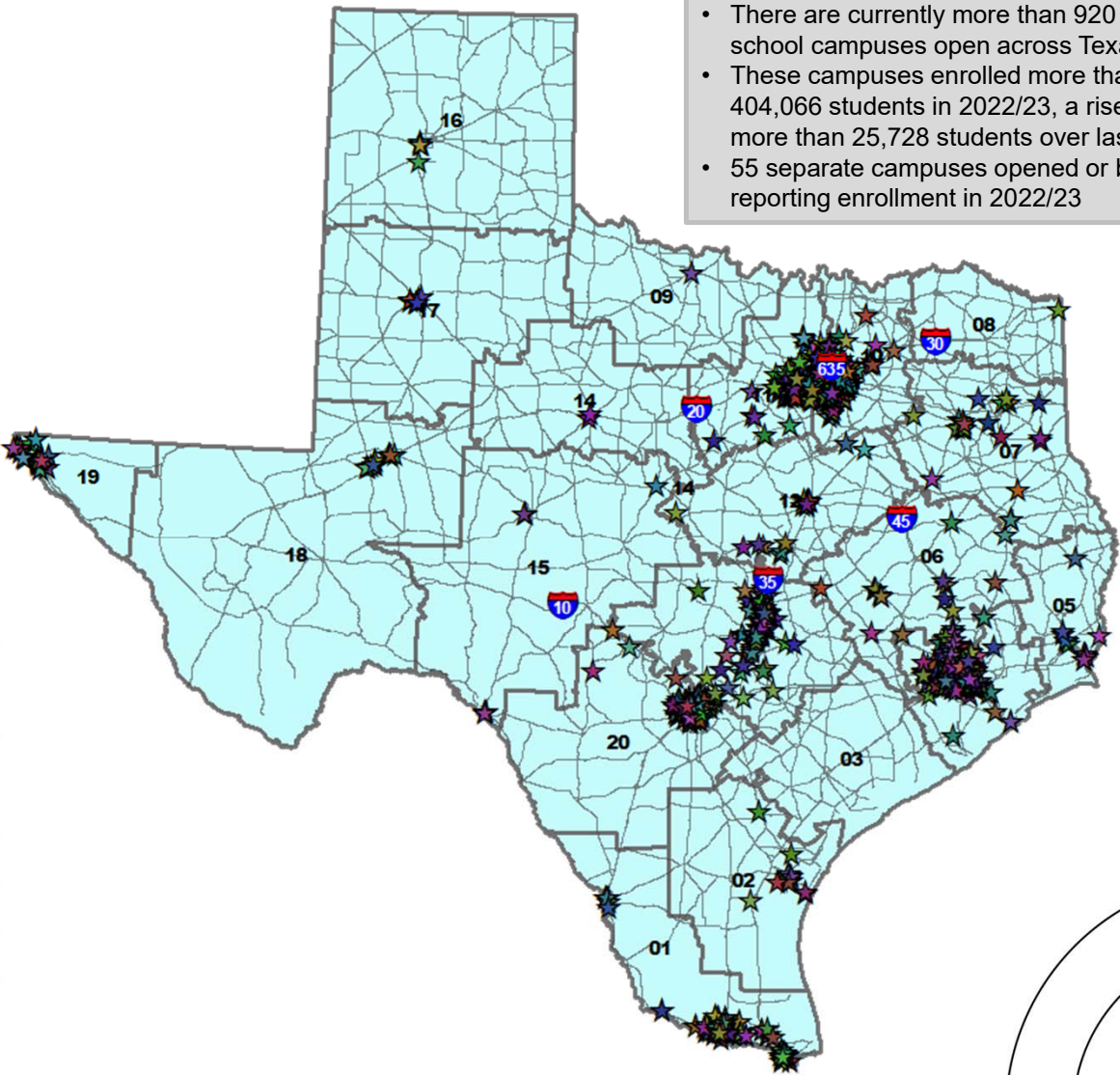
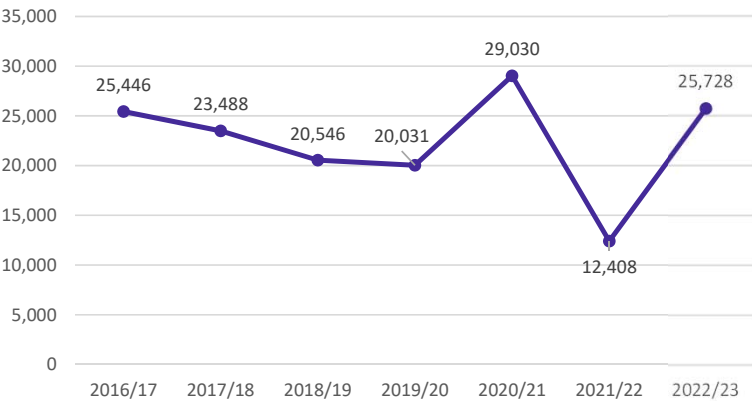


Charter Schools in Texas

Total Charter Enrollment



Charter Enrollment Change

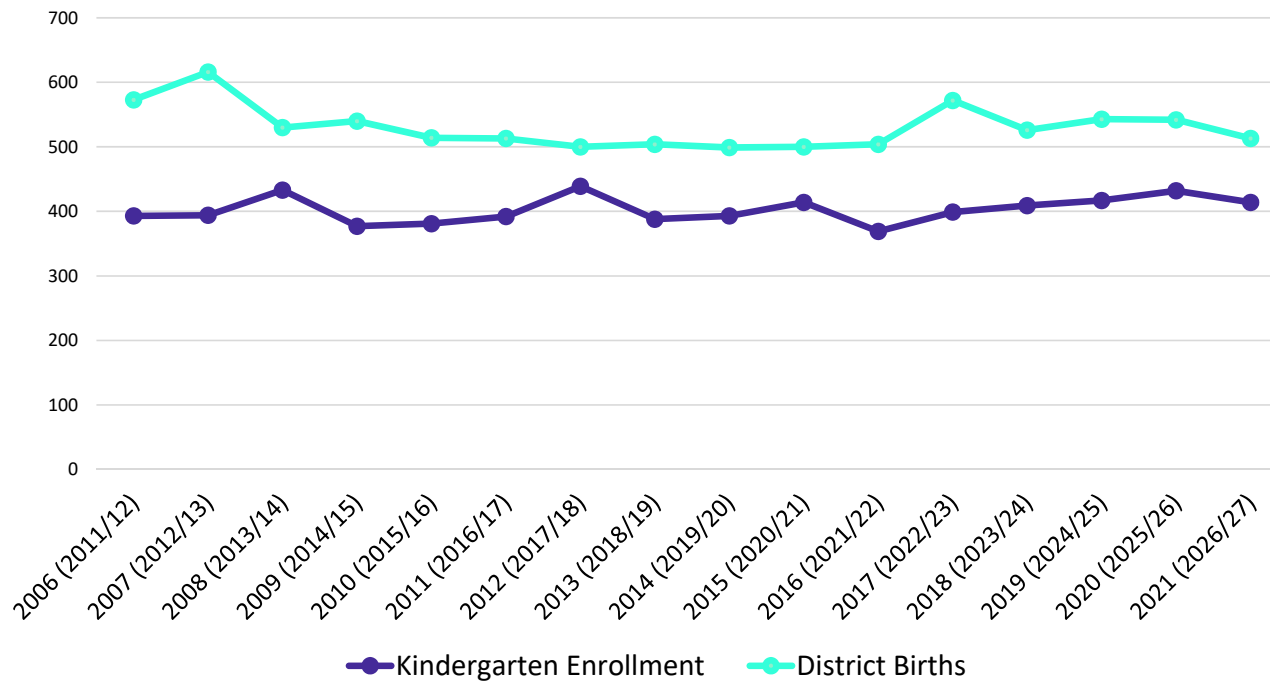


- There are currently more than 920 charter school campuses open across Texas
- These campuses enrolled more than 404,066 students in 2022/23, a rise of more than 25,728 students over last year
- 55 separate campuses opened or began reporting enrollment in 2022/23



District Birth Rates

Greenville ISD KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	393	573	0.686
2007 (2012/13)	394	616	0.640
2008 (2013/14)	433	530	0.817
2009 (2014/15)	377	540	0.698
2010 (2015/16)	381	514	0.741
2011 (2016/17)	392	513	0.764
2012 (2017/18)	439	500	0.878
2013 (2018/19)	388	504	0.770
2014 (2019/20)	393	499	0.788
2015 (2020/21)	414	500	0.828
2016 (2021/22)	369	504	0.732
2017 (2022/23)	399	572	0.698
2018 (2023/24)	409	526	0.778
2019 (2024/25)	417	543	0.768
2020 (2025/26)	432	542	0.797
2021 (2026/27)	414	513	0.807



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	% Growth
2018/19	412	388	408	403	375	402	450	380	372	376	402	366	385	371	5,490		
2019/20	420	394	373	404	391	361	389	414	374	360	378	392	359	355	5,364	-126	-2.3%
2020/21	316	414	378	362	399	371	362	388	413	386	372	381	413	322	5,277	-87	-1.6%
2021/22	382	369	417	378	363	397	366	354	376	412	392	376	371	373	5,326	49	0.9%
2022/23	406	399	387	400	392	354	397	370	351	382	427	416	374	367	5,422	96	1.8%
2023/24	416	409	419	395	412	394	354	402	365	358	391	434	426	362	5,536	114	2.1%
2024/25	423	417	429	421	408	409	398	362	402	374	364	399	443	413	5,661	125	2.3%
2025/26	429	432	446	448	441	426	425	419	358	410	383	368	411	429	5,825	164	2.9%
2026/27	446	414	470	476	476	469	436	441	423	366	420	389	380	398	6,004	179	3.1%
2027/28	427	438	451	502	508	507	482	453	441	432	374	424	400	369	6,209	205	3.4%
2028/29	451	462	478	482	537	543	522	502	453	450	443	379	434	388	6,525	316	5.1%
2029/30	476	490	502	512	515	572	559	544	504	463	461	447	390	420	6,855	330	5.1%
2030/31	503	511	527	525	535	538	588	581	544	515	474	464	456	379	7,140	285	4.2%
2031/32	524	528	548	550	547	557	554	611	581	556	528	477	473	440	7,474	334	4.7%
2032/33	541	545	565	572	573	570	573	575	612	593	570	530	485	456	7,761	288	3.8%

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



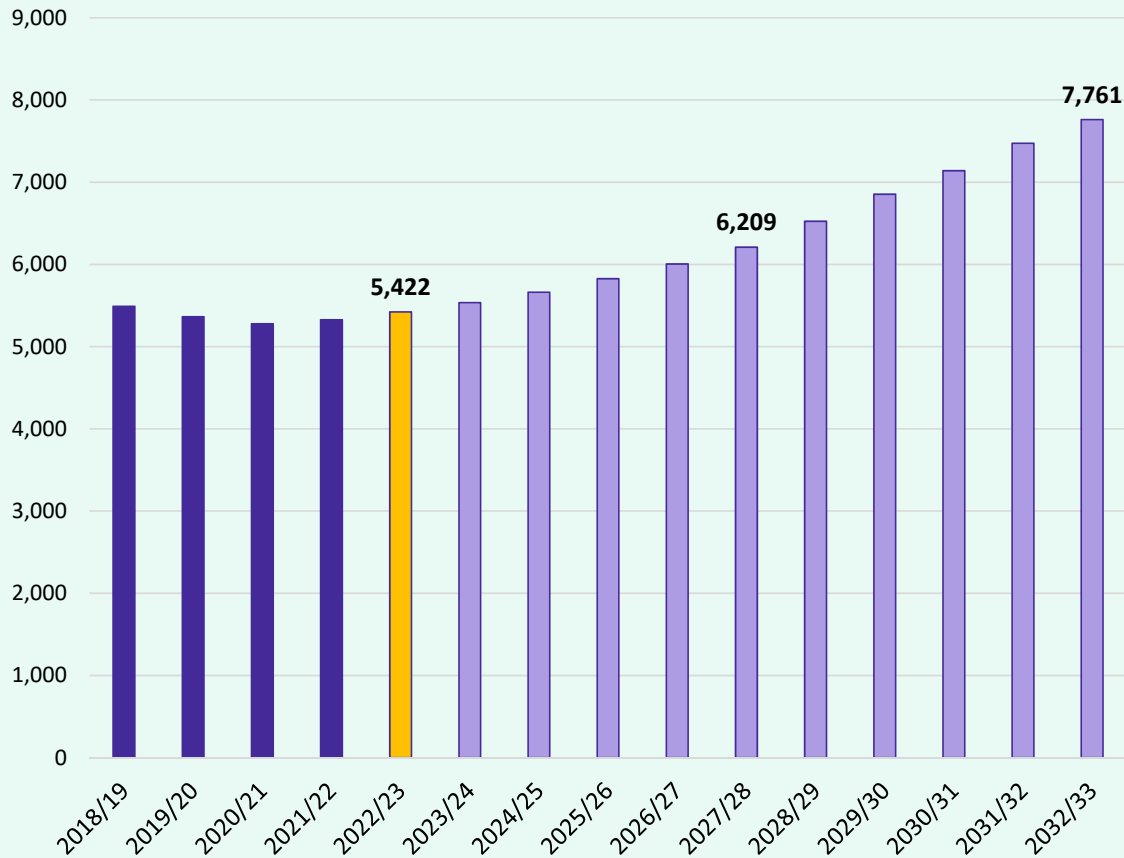
Ten Year Forecast by Campus

Campus	Capacity	ENROLLMENT PROJECTIONS														
		2018/19	2019/20	2020/21	2021/22	Fall 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Waters Early Childhood Center	441	412	420	316	382	406	416	423	429	446	427	451	476	503	524	541
Bowie Elementary	706	637	614	578	599	609	588	602	635	652	675	690	710	728	760	797
Carver Elementary	638	549	526	519	508	524	572	583	616	658	709	761	817	840	871	898
Crockett Elementary	581	209	129	156	159	227	276	299	333	351	357	364	369	376	391	406
KGJ Stem Academy		204	194	201	171	128	108	105	106	107	108	109	108	109	110	110
Lamar Elementary	616	581	567	566	580	554	485	495	503	537	557	578	587	583	598	614
Travis Elementary (K-5th)	312	246	282	266	273	287										
ELEMENTARY TOTALS	3,294	2,838	2,732	2,602	2,672	2,735	2,445	2,507	2,622	2,751	2,833	2,953	3,067	3,139	3,254	3,366
Elementary Percent Change			-3.74%	-4.76%	2.69%	2.36%	-10.61%	2.53%	4.62%	4.92%	2.99%	4.23%	3.84%	2.37%	3.66%	3.44%
Elementary Absolute Change			-106	-130	70	63	-290	62	116	129	82	120	113	73	115	112
Travis 5th/6th Center	494	379	413	388	352	365	751	755	839	872	930	1,019	1,098	1,164	1,159	1,144
INTERMEDIATE SCHOOL TOTALS	494	379	413	388	352	365	751	755	839	872	930	1,019	1,098	1,164	1,159	1,144
Intermediate School Percent Change			8.97%	-6.05%	-9.28%	3.69%	105.67%	0.56%	11.14%	3.90%	6.73%	9.58%	7.71%	5.97%	-0.38%	-1.33%
Intermediate School Absolute Change			34	-25	-36	13	386	4	84	33	59	89	79	66	-4	-15
Greenville Middle School	834	739	726	798	778	723	713	766	758	779	863	893	957	1,049	1,127	1,195
MIDDLE SCHOOL TOTALS	834	739	726	798	778	723	713	766	758	779	863	893	957	1,049	1,127	1,195
Middle School Percent Change			-1.76%	9.92%	-2.51%	-7.07%	-1.38%	7.43%	-1.04%	2.77%	10.78%	3.48%	7.17%	9.61%	7.44%	6.03%
Middle School Absolute Change			-13	72	-20	-55	-10	53	-8	21	84	30	64	92	78	68
Greenville High School	1,861	1,429	1,387	1,402	1,425	1,480	1,509	1,515	1,487	1,483	1,463	1,540	1,614	1,669	1,814	1,937
New Horizons Learning Center	264	77	79	84	81	90	90	90	90	90	90	90	90	90	90	90
HIGH SCHOOL TOTALS	2,125	1,506	1,466	1,486	1,506	1,570	1,599	1,605	1,577	1,573	1,553	1,630	1,704	1,759	1,904	2,027
High School Percent Change			-2.66%	1.36%	1.35%	4.25%	1.85%	0.38%	-1.74%	-0.25%	-1.27%	4.96%	4.54%	3.23%	8.24%	6.46%
High School Absolute Change			-40	20	20	64	29	6	-28	-4	-20	77	74	55	145	123
Greenville Alt Education Center		28	27	3	18	29	29	29	29	29	29	29	29	29	29	29
ALTERNATIVE SCHOOL TOTALS	0	27	3	18	29	29	29	29	29	29	29	29	29	29	29	29
DISTRICT TOTALS	6,747	5,364	5,277	5,326	5,422	5,536	5,661	5,825	6,004	6,209	6,525	6,855	7,140	7,474	7,761	
District Percent Change			-1.62%	0.93%	1.80%	2.11%	2.26%	2.89%	3.07%	3.41%	5.09%	5.06%	4.16%	4.67%	3.85%	
District Absolute Change			-87	49	96	114	125	164	179	205	316	330	285	334	288	

Yellow box = over capacity
Green box = within 5% of capacity



Key Takeaways



- First quarter lot deliveries and housing starts were down significantly year-over-year as builders took action to reduce inventory levels per economic headwinds
- The district currently has 18 actively building subdivisions with approx. 700 lots available to build on
- GISD has 23 future subdivisions with nearly 3,850 lots in the planning stages
- Groundwork is currently underway on roughly 115 lots within one subdivision
- Greenville ISD is forecasted to enroll approx. 6,200 students by 2027/28 and nearly 7,800 by 2032/33