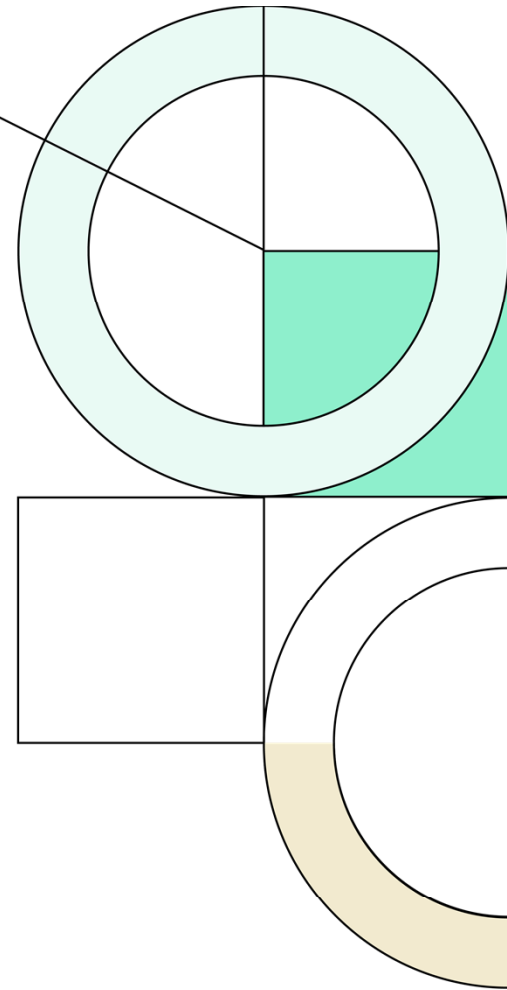




London Independent School District

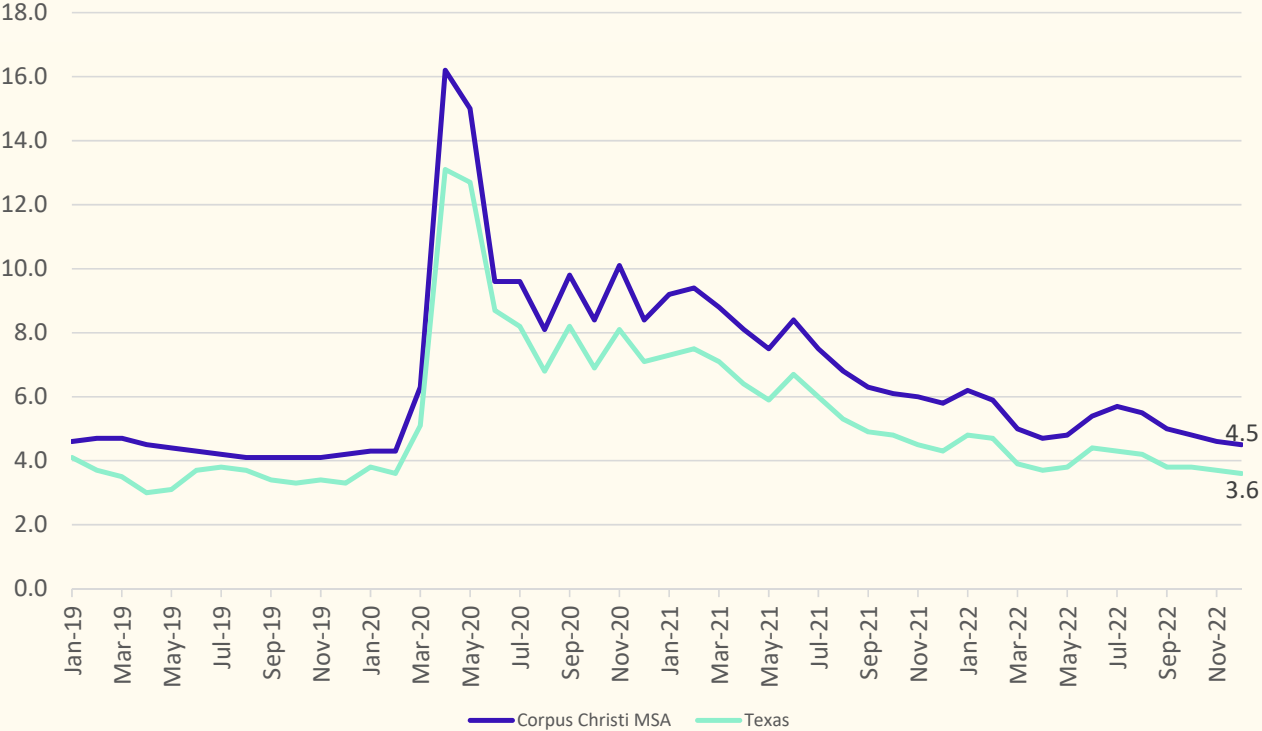
Demographic Report
April 17 , 2023



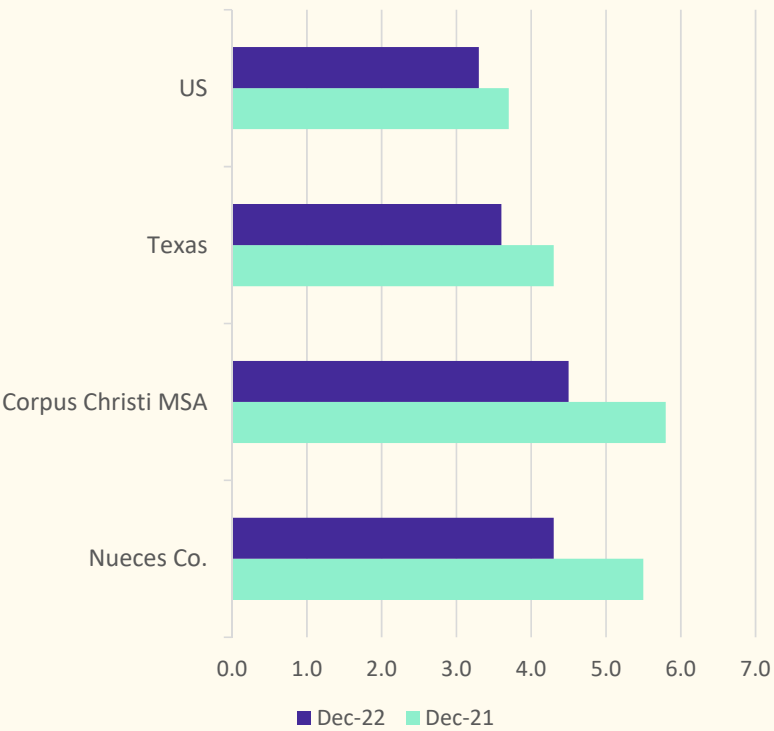


Local Economic Conditions

Unemployment Rate, Jan 2019 - Dec 2022



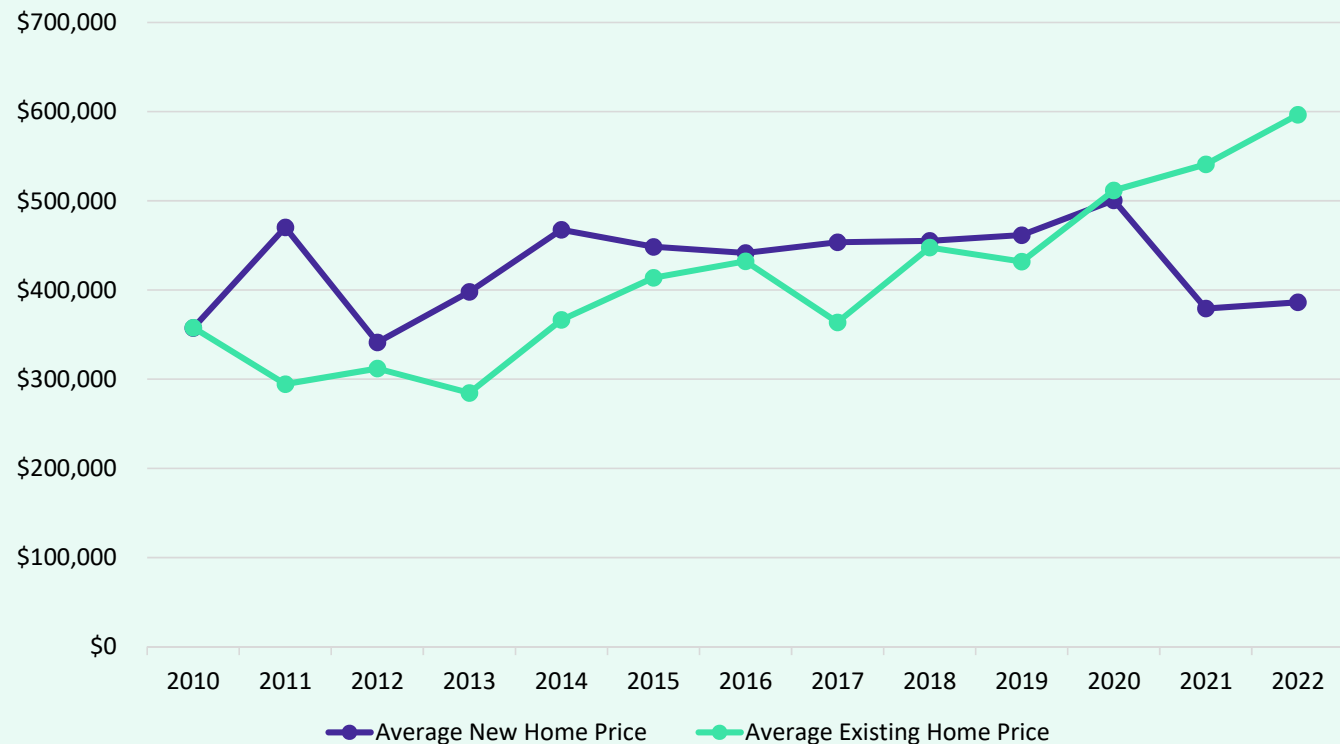
Unemployment Rate Year over Year





London ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – 2022



	Average New Home Price	Average Existing Home Price
2010	\$357,438	\$357,828
2011	\$470,214	\$294,432
2012	\$341,270	\$311,951
2013	\$397,877	\$284,599
2014	\$467,527	\$366,476
2015	\$448,457	\$413,762
2016	\$441,529	\$432,192
2017	\$453,566	\$363,723
2018	\$455,213	\$447,586
2019	\$461,556	\$431,788
2020	\$500,675	\$511,638
2021	\$379,322	\$541,039
2022	\$386,255	\$596,630





- Since 2010, the average new home price in London ISD has increased by \$28,817, or 8%
- The average existing home price within the district has increased by 67%, or nearly \$240,000 since 2010

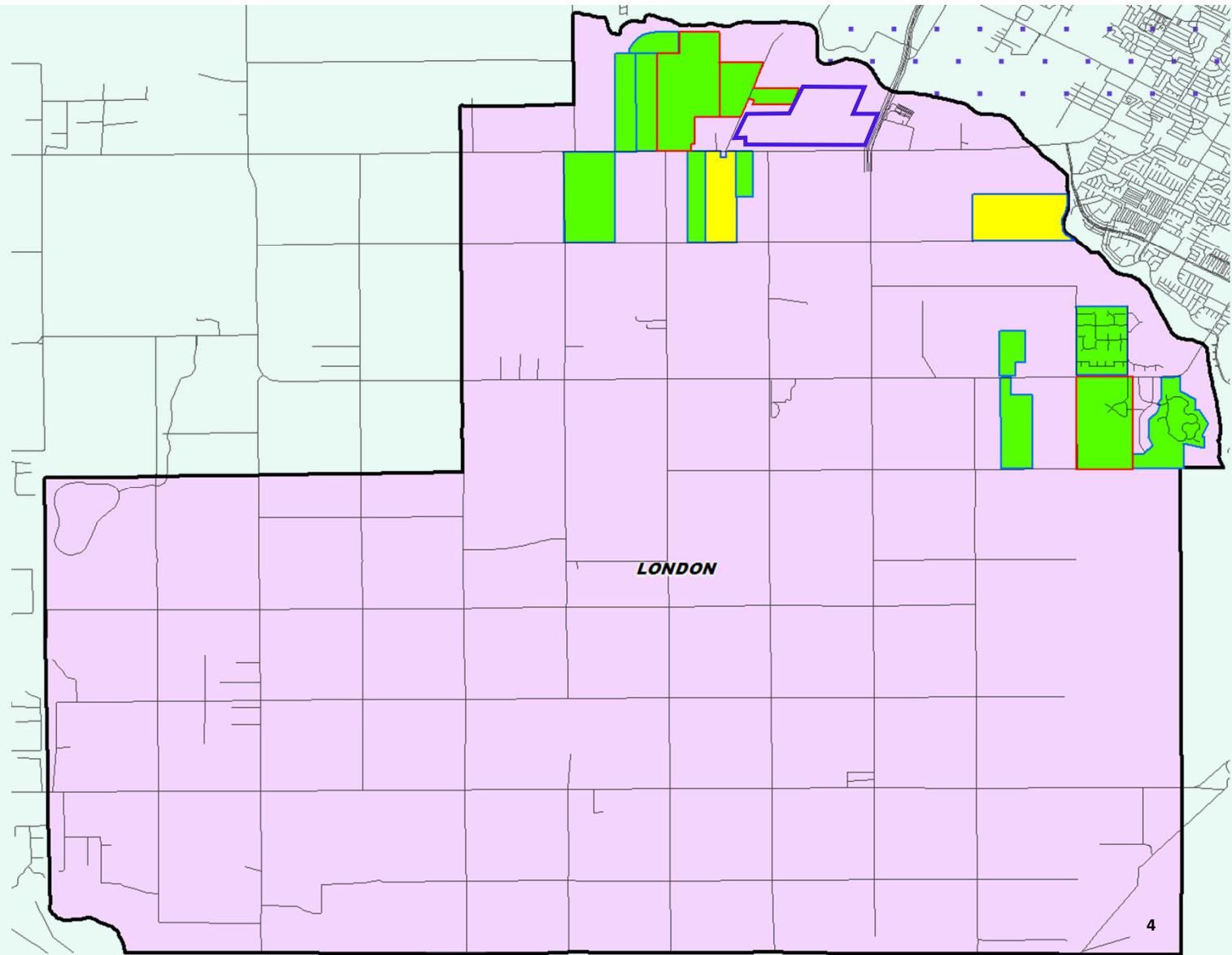


District Housing Overview

- LISD has 13 actively building subdivisions
- There are 2 future subdivisions in the planning stages
- The district has more than 470 VDL available to build on
- There are 80 homes under construction within the district
- There are almost 4,000 futures in different stages of planning
- Groundwork is underway on 336 of those lots

Subdivisions

	ACTIVE
	FUTURE
	Groundwork Underway
	FUTURE COMMERCIAL DISTRICT





Housing Activity

King's Landing

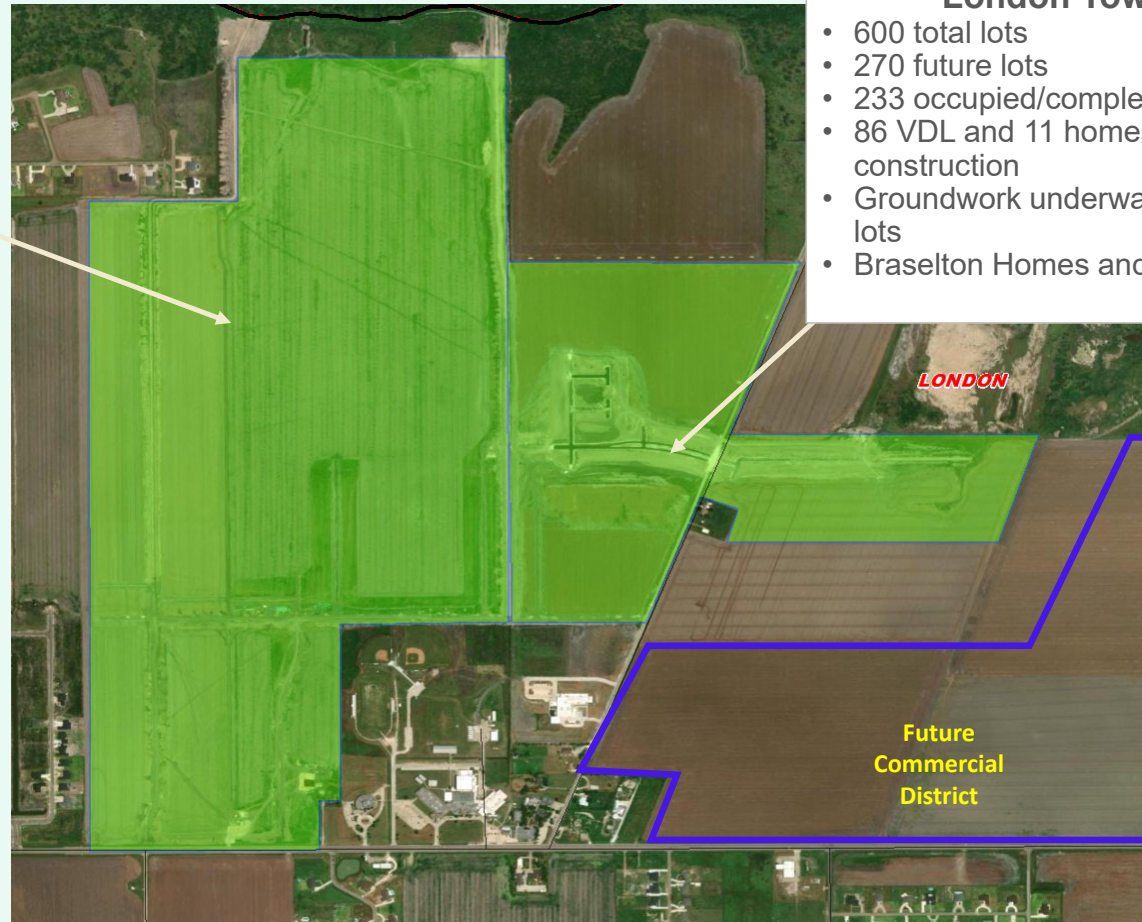
- 1,445 total lots
- 82 VDL and 27 homes under construction
- Groundwork and construction underway on first portion of development (approx. 160 lots)
- Anticipates building 125-150 homes/yr. once home construction is underway

January, 2023



London Towne

- 600 total lots
- 270 future lots
- 233 occupied/completed homes
- 86 VDL and 11 homes under construction
- Groundwork underway on 126 lots
- Braselton Homes and DR Horton





Housing Activity



Melvin Estates

- 20 total lots
- 11 occupied homes
- 9 VDL
- 1 home under construction
- Average PP: \$800K

London Club Estates

- 112 total lots
- 102 occupied homes
- 9 VDL
- 1 home under construction
- Average PP: \$450K

River Edge Village

- 188 total lots
- 128 future lots
- 39 occupied homes
- 20 VDL
- 1 home under construction
- Phase 1 (60 lots), Phase 2 (74 lots), Phase 3 (51 lots)
- Average PP: \$450K



Housing Activity

Kensington Gardens

- 40 total lots
- 27 occupied homes
- 13 VDL
- No new homes since Feb. 2022

Kitty Hawk Future Development

- Kitty Hawk Developments LLC own approx. 190 acres off Weber Rd
- No development plans at this time

Nottingham Acres

- 102 total lots
- 83 occupied homes
- 16 VDL
- 3 homes under construction



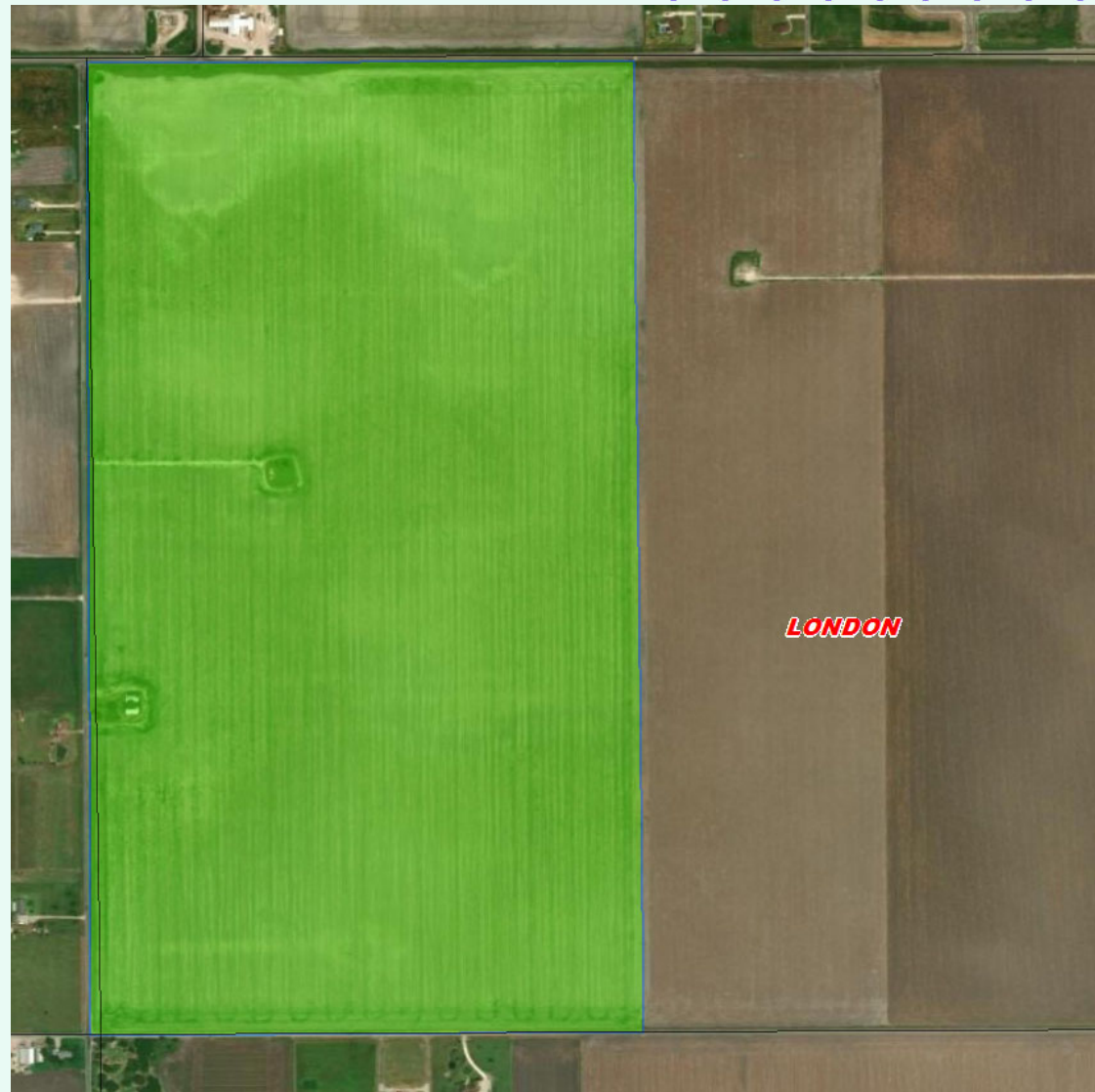


Housing Activity

Gemini Acres

- 400 total lots
- 53 VDL and 24 homes under construction
- Phase 1 consists of 77 lots
- Phase 2, not expected to deliver lots for the next 2-5 years, is estimated to have around 80 lots
- 323 future lots
- Developed by MPM Development

January, 2023





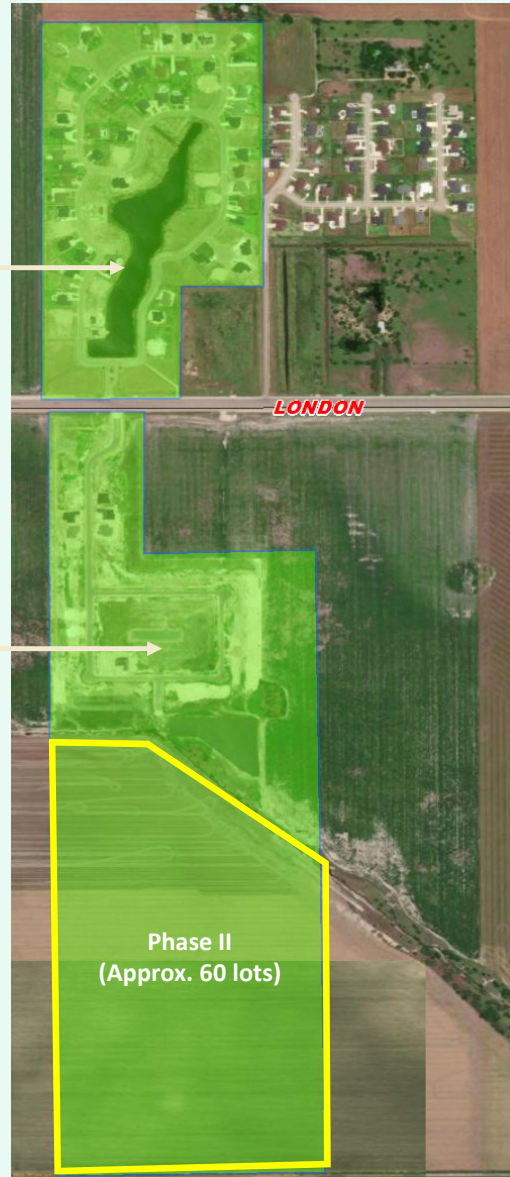
Housing Activity

The Promenade

- 97 total lots
- 78 occupied homes
- 7 VDL and 12 homes under construction
- Closed 10 new homes in 2022
- Average PP: \$450K

Swan Village Phase 1

- 61 total lots in Phase I
- 45 VDL and 1 home under construction
- 15 occupied homes
- Closed 10 new homes in 2022
- Platted as Swan Village Phase One, previously known as Westside Estates
- Future Phase II in the planning stages, ~60 additional lots





Housing Activity

Country Creek

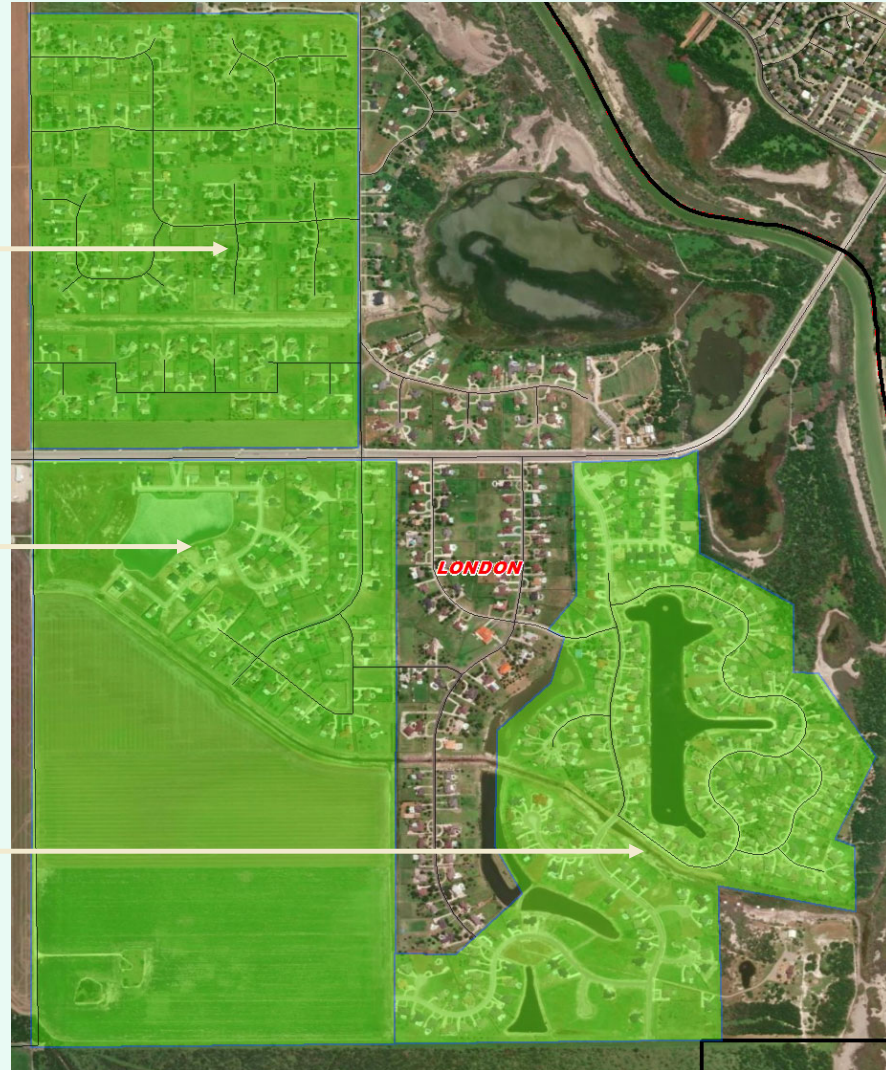
- 165 total lots
- 157 occupied homes
- 8 VDL
- Price range: \$450K and up

Kitty Hawk

- 275 total lots
- 181 future lots
- 78 occupied homes
- 11 VDL and 5 homes under construction
- Closed 4 homes in 2022
- Price range: \$400K-\$900K
- AKA Waters Edge at KH and Waters South at KH

Coves Lago Vista

- 290 total lots
- 235 occupied homes
- 44 VDL and 11 homes under construction
- Closed 3 new homes in 2022
- Average PP: \$500K





Housing Activity



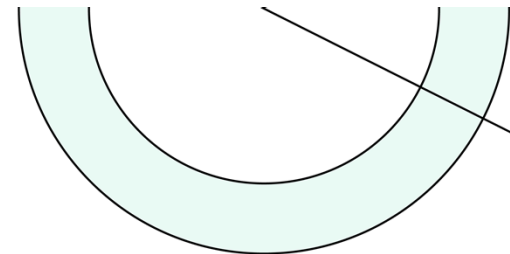
Kings Lake Phase 2

- Approx. 1,000 future lots
- In early stages of engineering, and not expecting to deliver lots until 2025 at the earliest
- PP: \$225K-\$425K





Ten Year Forecast by Grade Level (Mid level forecast)



Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	1	29	71	79	72	77	84	91	92	105	79	75	75	62	54	1,046		
2018/19	2	27	60	75	83	82	84	85	101	97	108	83	75	83	62	1,107	61	5.8%
2019/20	2	34	64	69	75	91	92	87	112	116	105	118	81	74	81	1,201	94	8.5%
2020/21	1	34	64	78	77	85	105	103	103	113	115	127	118	81	76	1,280	79	6.6%
2021/22	1	34	74	77	87	89	98	118	122	113	120	132	125	119	79	1,387	107	8.4%
2022/23	0	51	99	99	95	114	105	113	139	132	122	128	132	132	115	1,576	189	13.6%
2023/24	0	53	104	119	111	109	133	118	134	152	143	137	125	132	128	1,697	121	7.7%
2024/25	0	55	111	127	133	124	126	149	139	146	161	159	135	125	128	1,817	120	7.1%
2025/26	0	58	120	128	140	146	145	137	176	151	157	177	157	138	121	1,951	134	7.4%
2026/27	0	60	128	134	140	154	162	157	162	192	162	174	174	158	134	2,092	140	7.2%
2027/28	0	60	137	141	145	155	169	178	186	176	205	179	172	175	153	2,232	140	6.7%
2028/29	0	60	147	151	152	160	170	185	211	202	188	227	177	174	170	2,374	142	6.4%
2029/30	0	60	157	163	163	168	176	186	219	230	216	208	224	179	169	2,518	144	6.1%
2030/31	0	60	168	173	176	180	185	193	220	238	246	239	205	226	174	2,682	164	6.5%
2031/32	0	60	180	185	187	194	198	202	228	239	255	272	236	207	219	2,862	180	6.7%
2031/33	0	60	193	199	200	206	214	217	239	248	256	282	269	238	201	3,022	160	5.6%

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



Ten Year Forecast by Campus (Mid level forecast)

		Fall	Enrollment Projections									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2031/33
LONDON ELEMENTARY SCHOOL	396	344	387	426	446	462	483	510	543	577	612	652
ELEMENTARY TOTAL		344	387	426	446	462	483	510	543	577	612	652
Elementary Absolute Change		71	43	39	20	16	21	27	33	34	35	40
Elementary Percent Change		26.01%	12.50%	10.08%	4.69%	3.59%	4.55%	5.59%	6.47%	6.26%	6.07%	6.54%
LONDON INTERMEDIATE SCHOOL	435	332	359	398	428	474	503	515	530	557	594	637
INTERMEDIATE SCHOOL TOTAL		332	359	398	428	474	503	515	530	557	594	637
Intermediate Absolute Change		28	27	39	30	45	29	12	15	27	37	43
Intermediate Percent Change		9.25%	8.27%	10.86%	7.47%	10.62%	6.12%	2.46%	2.90%	5.17%	6.56%	7.21%
LONDON MIDDLE SCHOOL	425	393	429	446	484	516	567	601	665	704	722	743
MIDDLE SCHOOL TOTAL		393	429	446	484	516	567	601	665	704	722	743
Middle School Absolute Change		38	36	17	38	32	51	34	64	39	18	21
Middle School Percent Change		10.70%	9.16%	3.96%	8.52%	6.61%	9.88%	6.00%	10.65%	5.86%	2.56%	2.91%
LONDON HIGH SCHOOL	525	507	522	547	593	640	679	748	780	844	934	990
HIGH SCHOOL TOTAL		507	522	547	593	640	679	748	780	844	934	990
High School Absolute Change		52	15	25	46	47	39	69	32	64	90	56
High School Percent Change		11.43%	2.96%	4.79%	8.41%	7.93%	6.09%	10.16%	4.28%	8.21%	10.66%	6.00%
DISTRICT TOTALS		1,576	1,697	1,817	1,951	2,092	2,232	2,374	2,518	2,682	2,862	3,022
District Absolute Change		189	121	120	134	140	140	142	144	164	180	160
District Percent Change		13.63%	7.71%	7.07%	7.36%	7.20%	6.69%	6.38%	6.06%	6.53%	6.69%	5.58%

Yellow box = over capacity



Ten Year Forecast by Grade Level (High)

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	1	29	71	79	72	77	84	91	92	105	79	75	75	62	54	1,046		
2018/19	2	27	60	75	83	82	84	85	101	97	108	83	75	83	62	1,107	61	5.8%
2019/20	2	34	64	69	75	91	92	87	112	116	105	118	81	74	81	1,201	94	8.5%
2020/21	1	34	64	78	77	85	105	103	103	113	115	127	118	81	76	1,280	79	6.6%
2021/22	1	34	74	77	87	89	98	118	122	113	120	132	125	119	79	1,387	107	8.4%
2022/23	0	51	99	99	95	114	105	113	139	132	122	128	132	132	115	1,576	189	13.6%
2023/24	0	56	116	124	119	119	137	126	134	152	143	137	128	135	132	1,758	182	11.5%
2024/25	0	58	133	142	149	140	140	161	149	146	167	159	137	131	135	1,948	190	10.8%
2025/26	0	62	150	153	163	167	167	157	191	162	159	184	159	141	131	2,146	198	10.2%
2026/27	0	64	167	176	174	179	184	184	180	210	176	177	184	163	141	2,358	213	9.9%
2027/28	0	66	185	184	194	191	197	202	202	198	231	195	177	189	163	2,575	216	9.2%
2028/29	0	72	207	204	202	215	216	213	218	222	218	255	195	177	181	2,795	220	8.6%
2029/30	0	75	217	228	224	220	232	233	230	240	244	241	255	195	170	3,005	210	7.5%
2030/31	0	80	229	239	251	246	238	252	252	248	259	264	241	255	187	3,241	236	7.9%
2031/32	0	84	238	252	263	276	266	257	272	272	268	280	264	241	245	3,478	237	7.3%
2031/33	0	85	248	262	277	288	298	288	278	294	294	289	280	264	231	3,676	198	5.7%

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



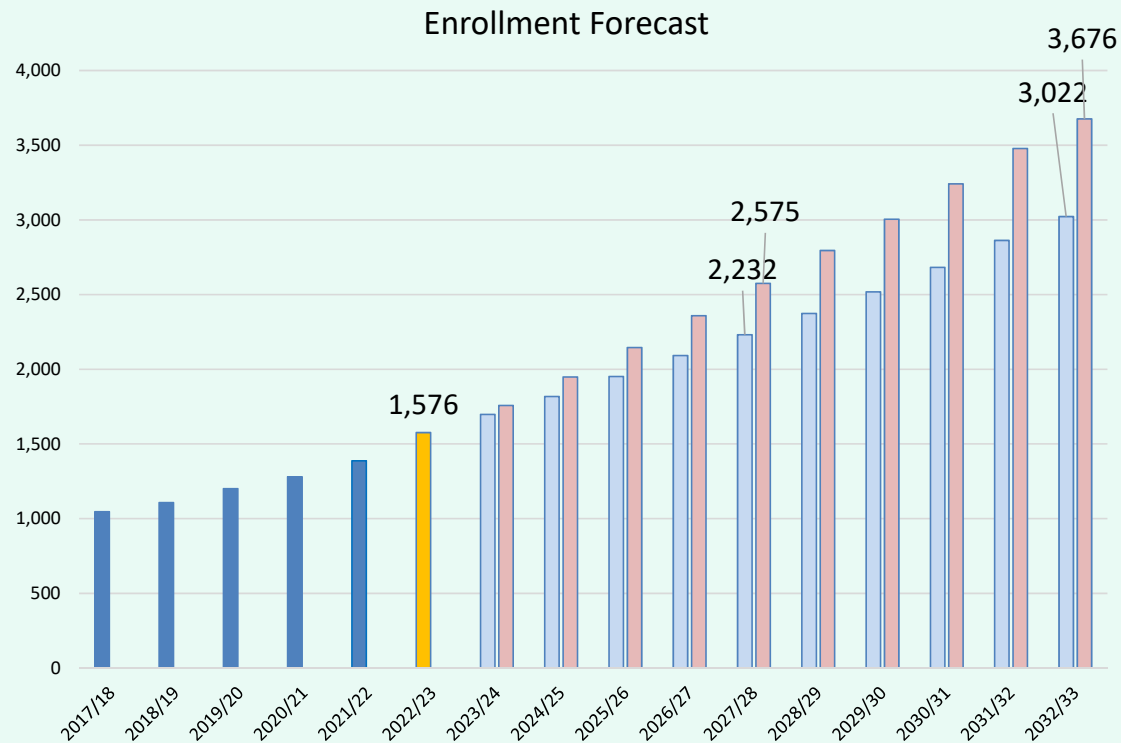
Ten Year Forecast by Campus (High)

		Fall	Enrollment Projections									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
LONDON ELEMENTARY SCHOOL	396	344	415	482	528	581	629	685	744	799	837	872
ELEMENTARY TOTAL		344	415	482	528	581	629	685	744	799	837	872
Elementary Absolute Change		71	71	67	46	53	48	56	59	55	38	35
Elementary Percent Change		26.01%	20.64%	16.14%	9.54%	10.04%	8.26%	8.90%	8.61%	7.39%	4.76%	4.18%
LONDON INTERMEDIATE SCHOOL	435	332	382	442	491	546	591	644	686	736	799	874
INTERMEDIATE SCHOOL TOTAL		332	382	442	491	546	591	644	686	736	799	874
Intermediate Absolute Change		28	50	60	49	56	44	53	42	50	63	75
Intermediate Percent Change		9.25%	14.92%	15.84%	11.03%	11.36%	8.07%	9.03%	6.47%	7.35%	8.56%	9.38%
LONDON MIDDLE SCHOOL	425	393	429	462	512	566	631	658	714	759	812	866
MIDDLE SCHOOL TOTAL		393	429	462	512	566	631	658	714	759	812	866
Middle School Absolute Change		38	36	33	50	54	65	27	56	45	53	54
Middle School Percent Change		10.70%	9.16%	7.69%	10.82%	10.55%	11.48%	4.28%	8.51%	6.30%	6.98%	6.65%
LONDON HIGH SCHOOL	525	507	532	562	615	665	724	808	861	947	1,030	1,064
HIGH SCHOOL TOTAL		507	532	562	615	665	724	808	861	947	1,030	1,064
High School Absolute Change		52	25	30	53	50	59	84	53	86	83	34
High School Percent Change		11.43%	4.93%	5.64%	9.43%	8.13%	8.87%	11.60%	6.56%	9.99%	8.76%	3.30%
DISTRICT TOTALS		1,576	1,758	1,948	2,146	2,358	2,575	2,795	3,005	3,241	3,478	3,676
District Absolute Change		189	182	190	198	213	216	220	210	236	237	198
District Percent Change		13.63%	11.52%	10.83%	10.15%	9.91%	9.16%	8.56%	7.50%	7.87%	7.31%	5.69%

Yellow box = over capacity



Key Takeaways



- LISD has 13 actively building subdivisions
- There are 2 future subdivisions in the planning stages
- The district has more than 470 VDL available to build on
- There are almost 4,000 futures in different stages of planning
- The district is in position to see 200-300 new homes per year for the next several years
- London ISD is forecasted to enroll approximately 2,232 students by 2027/28 and 3,022 by 2032/33 on the Mid forecast or 2,575 students by 2027/28 and 3,676 by 2032/33 on the high forecast