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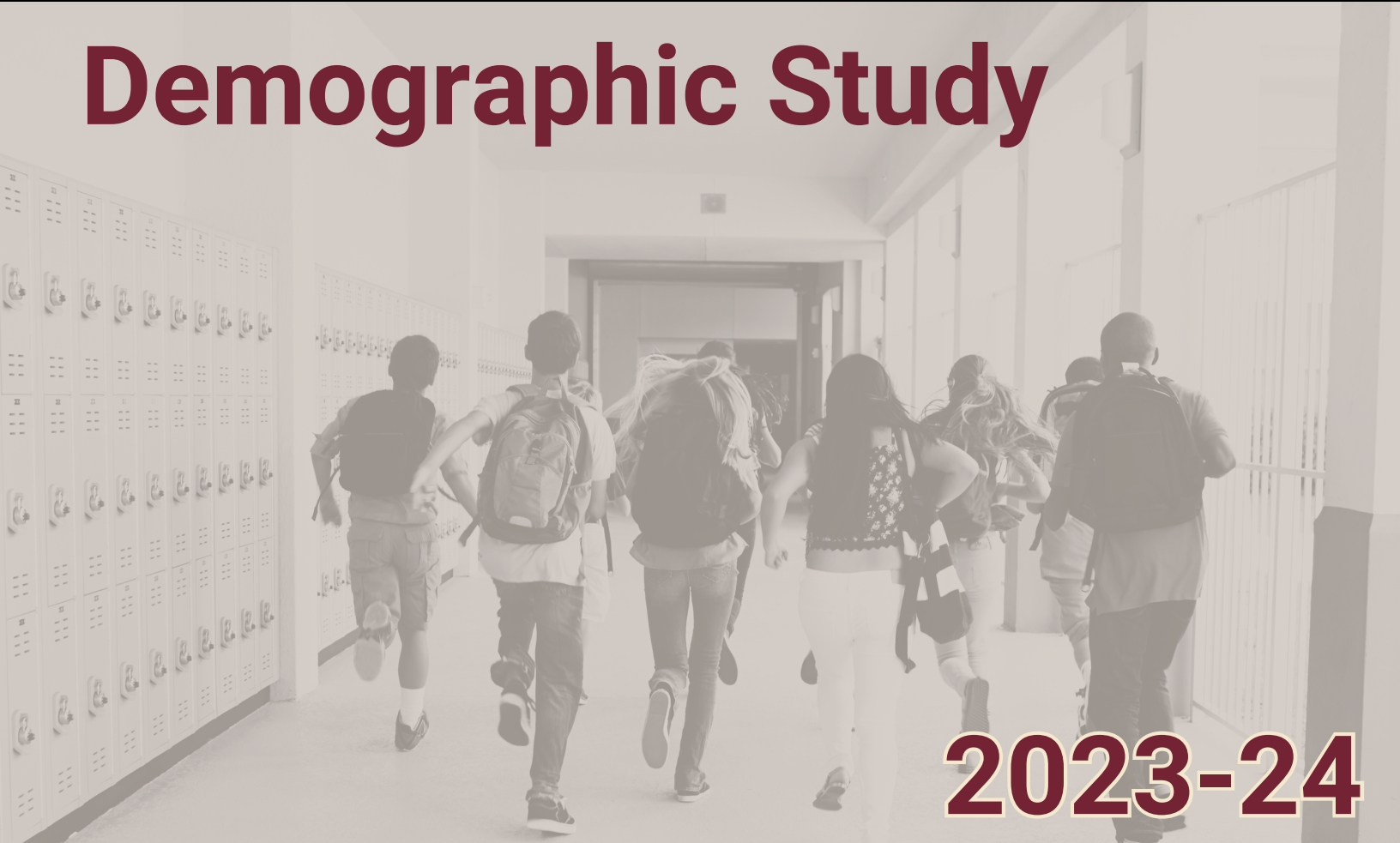
Population and Survey Analysts

303 Anderson Street

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ALEDO ISD

Demographic Study



2023-24



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Introduction

For over 40 years, Population and Survey Analysts (PASA) has served Texas public school districts by providing demographic studies, student enrollment projections, and long-range school planning.



PASA is a demographics consulting firm that partners with school districts in planning for the long-range utilization of schools. This involves projecting new residential development, understanding potential land uses for undeveloped parcels, and relating these findings to future students in the schools. PASA also projects enrollment growth and decline in areas with no new construction potential by studying which neighborhoods are regenerating with younger families. PASA uses these long-term projections to outline a step-by-step plan for when and where new schools could be needed in the future.

Having a clear idea of future growth potential, the school district can plan for bond elections in a financially responsible and transparent manner and maximize student stability by minimizing the need for changing schools.

Our Vision

Our vision is to serve students and communities of Texas as the trusted demographics partner for school districts, providing them with unparalleled accuracy and insights through our enrollment projections and long-range planning.

Our Mission

PASA empowers school district leaders with accurate and reliable enrollment projections by utilizing comprehensive demographic data, in-depth analysis, and cutting-edge technological tools. We are committed to helping our clients understand the implications of enrollment growth/decline in effectively planning for the future.

Demographic Philosophy



It takes time to plan for, pay for, site, and construct schools - and each school opened is a multi-million dollar series of decisions affecting children and families. PASA's philosophy and approach reflect this reality.



Ten-Year Projections

Because of the length of time required to build schools, PASA makes 10-year projections, realizing that the latter years will be less accurate than the earliest years. The PASA study accounts for both short-term fluctuations and long-term trends. Short-term projections help the district make immediate decisions (budgeting, staffing, program placements, etc.), while the 10-year projection provides data to anticipate future needs and proactively plan for infrastructure development, facility expansion, and new facilities, avoiding costly last-minute adjustments. Viewing the future through a long lens empowers the District leadership to make informed financial decisions, optimize resource allocation, and maintain a sustainable budgetary framework, ultimately benefiting students, staff, and the overall community.

In order for data to be accurate during the ten-year timeframe, PASA *must* delve deep, gathering data in the District from numerous sources. Plats and concept plans alone will not tell the entire story.



Real-Time, In-Person Data Collection

PASA puts "boots on the ground" in the District, with a staff member who drives each developing subdivision. In this way, data is gathered in real-time, with future-forward accuracy that cannot be captured based only on plats and plans that have been filed with government officials. This "boots on the ground" approach allows PASA to fully understand the pace of development and how that might be changing from year to year given changing economic conditions.



Annual Assessments

Clients with a rapidly growing student population typically have a Demographic Study completed each year. Annual assessments align with PASA's process of projecting to the PEIMS Snapshot Date, and PASA works with each client to assure that we conduct these studies on an annual schedule that fits their internal timelines.

School districts facing other growth challenges (acceleration of growth is expected in the future, district is nearing build-out and perhaps experiences population decline in some areas, etc.) might not need an annual study. PASA works with these districts to help them strategize the most financially beneficial time to conduct the next Demographic Study.

Continued reassessments of the demographic data (on the timetable most appropriate for the school district's situation) enable the school district's decision-making process to remain nimble, ensuring that the demographic data is accurate, relevant, and useful for all stakeholders involved.



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EXECUTIVE SUMMARY

Population and Survey Analysts (PASA) recently concluded a Demographic Study for Aledo ISD (AISD), presenting the following summarized findings. The study encompassed the analysis of current student locations, projected expansion influenced by new residential developments, patterns of student relocation across the District, and economic factors pertinent to both the District and its surrounding area. PASA employs forward-looking methodologies to forecast student data for a school district without relying on historical rates of change.

Student Projections

PASA evaluated the current student population, recent trends in geocoded students, projected additional housing occupancies and their resulting student yields, and the over-arching economic and employment concerns. PASA projects the following student population by grade group for the next ten years:

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
EE-PK	152	165	176	188	201	215	229	244	260	277
KG-5th	4,086	4,435	4,784	5,025	5,335	5,728	6,202	6,833	7,559	8,339
6th-8th	1,961	2,090	2,252	2,516	2,734	2,954	3,100	3,263	3,468	3,693
9th-12th	2,406	2,548	2,662	2,780	2,977	3,174	3,491	3,849	4,174	4,502
Total	8,605	9,238	9,874	10,509	11,247	12,071	13,022	14,189	15,461	16,811



Housing Projections

PASA projections are based on interviews with landowners, real estate experts, commercial brokers, and city and county officials. These projections are for the number of new housing units only and do not reflect the total number of students expected in public schools in each development. The projections are listed in detail in Appendix 3.

Largest Future Housing Developments

Single-Family



Walsh Ranch
Morningstar
Dean Ranch
Veale Ranch
Kelly Ranch

Multi-Family



Beggs Ranch East
Walsh Ranch
Dean Ranch

11,446

81% of Total

SINGLE-FAMILY

2,153

15% of Total

MULTI-FAMILY

139

1% of Total

MANUFACTURED

14,091

TOTAL PROJECTED NEW
HOUSING UNITS

353

3% of Total

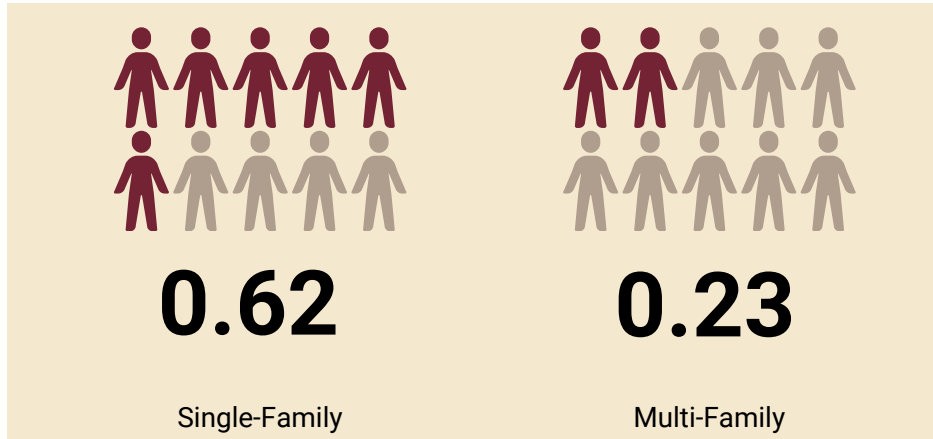
AGE-RESTRICTED



Students Per Home

The ratios of students per home ranged from 0.00 to 1.29 in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single-family house throughout the District is 0.62.

In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from 0.04 to 0.33, and the weighted average throughout the District was 0.23 students per apartment unit. Districtwide, approximately 110 AISD students live in 461 multi-family units.

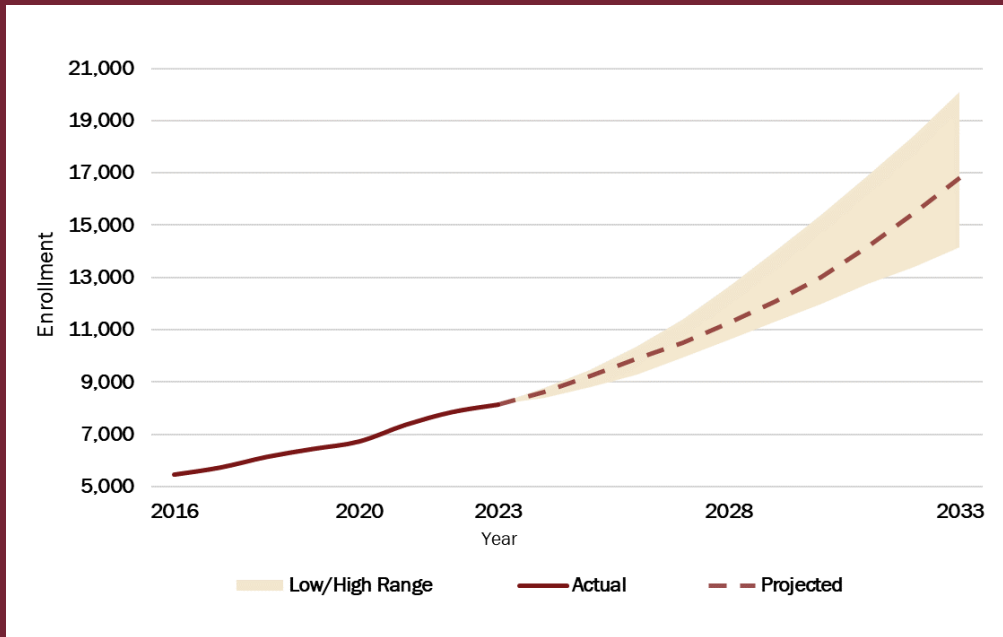


Recent Student Trends By Development

Type of Development	2022 Total Students	2022 Percent of Total	2023 Total Students	2023 Percent of Total	Actual Change	Percent Change	% of Growth Fall 2022 to Fall 2023
Single-Family Built-Out	4011	52%	3967	50%	-44	-1%	-
Single-Family Actively Building	2924	38%	3224	41%	300	10%	97%
Multi-Family	104	1%	110	1%	6	6%	2%
Mobile Home Communities	260	3%	247	3%	-13	-5%	-
Outside Defined District Developments	394	5%	398	5%	4	1%	1%



Three Scenarios of Growth



PASA uses a conservative methodology to project growth and develops a Low, Moderate, and High Scenario of Growth for each year within the projection period. These scenarios are shown here while detailed projections can be found in Chapter 4. The Moderate Growth Scenario serves as the basis for planning purposes.

Factors Impacting Future Enrollment

To evaluate the three growth scenarios, PASA analyzed distinct factors pertaining to AISD. These factors encompassed economic and social aspects, such as job growth, employment sectors, socioeconomic characteristics, quality of life indicators, housing construction, potential for land development, plans for charter and private schools, as well as household size and age. The following factors hold significance for AISD:



New Housing Construction: New housing continues to drive the majority of the enrollment growth in AISD, adding 400-500 students per year in the near term and over 900 students per year toward the end of the projection period, as other large, new developments begin occupying homes in earnest.



Incoming KG Class Size: The KG class for the Fall of 2023 declined from the Fall of 2022 despite the fact that hundreds of new homes were occupied. This could have been a temporary phenomenon, with interest rates affecting parents of the youngest of children. KG students still occupied the new homes, but perhaps not to the level that they might have under other economic scenarios.



Ageing of the Existing Student Population: In 2020, the largest classes in the District were in the middle school grades, and this bulge had worked through the District for five or more years. Beginning in 2021, the largest class in the District shifted to the KG and 1st-grade classes, and these earliest grades have continued to be the largest cohorts. This is not surprising in a district with a great deal of new housing, and this affects enrollment as these large classes matriculate through the District.



New Charter Schools: PASA researches charter schools throughout the state and does not yet know of new charters expected to impact the District in a major way. One small system has filed paperwork for a school that might generally impact the District but does not currently own land in AISD. However, when charter schools occupy existing buildings, they can open very rapidly and can affect enrollment in the District very quickly.



Projected Resident Students by Campus

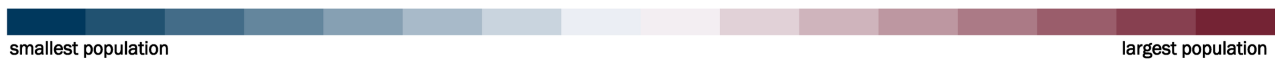
PASA has generated student population projections by planning unit to aid in long-range planning and has then aggregated the data from those planning units into the current attendance zones. Projections of resident students by attendance zone are included in the following charts:

Elementary Schools

	Capacity	2019	2021	2022	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annetta	889	728	762	796	751	794	809	829	811	821	832	857	895	942	994
Coder	675	456	500	514	564	670	758	822	872	881	882	890	905	925	949
McCall	744	322	483	572	635	688	758	832	875	923	998	1,081	1,184	1,273	1,305
Stuard	675	564	526	568	602	618	658	663	681	717	762	800	843	883	917
Vandagriff	889	625	616	653	630	636	655	688	706	743	810	909	1,061	1,260	1,498
Walsh	675	278	395	502	565	677	793	949	1,079	1,245	1,441	1,668	1,945	2,275	2,673
Students Projected	4,547	2,973	3,282	3,605	3,747	4,083	4,431	4,783	5,024	5,330	5,725	6,205	6,833	7,558	8,336

Secondary Schools

	Capacity	2019-20	2021-22	2022-23	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Aledo	1,449	929	896	923	937	967	984	984	979	1,036	1,101	1,146	1,201	1,279	1,368
McAnally	1,449	642	740	851	900	995	1,107	1,265	1,538	1,698	1,853	1,952	2,062	2,190	2,327
AHS + DNG	3,135	1859	2099	2227	2269	2,406	2,548	2,664	2,781	2,977	3,174	3,492	3,850	4,174	4,503
Students Projected:	6,033	3,430	3,735	4,001	4,106	4,368	4,639	4,913	5,298	5,711	6,128	6,590	7,113	7,643	8,198





Long-Range Facilities Planning

PASA projected the resident student population geographically and compared it to the existing capacity at each school. This long-range planning analysis illustrates the need for the following additional capacity in the next ten years.

Elementary Schools

Walsh is expected to be operating right at its capacity in the fall of 2024 and should be exceeding capacity for all years afterward. Additionally, by the Fall of 2025, Coder and McCall are expected to be exceeding their capacities, based on the projected geocoded student population. McKinney Elementary will be opening in the Fall of 2024, and being situated in the Walsh/McKinney area, both schools should find relief. Additionally, it may allow McCall to relieve other attendance zones.

The Walsh/McKinney area is expected to grow very quickly over the next several years and will need continued relief. The difficulty will lie in designing attendance zones that are well utilized in the first few years, but that are not immediately overcapacity in the next few years. Student stability will be very important in the area, and planning units will need to be split in the careful drawing of attendance zones for McKinney and the next 1-2 schools in the area.

Middle Schools

McAnally is expected to exceed capacity in the near term, reaching just over 100% of capacity in the Fall of 2027. At the same time, Aledo is expected to still have capacity available but is expected to be near its capacity by 2033. The District will have to decide if it is better to rezone first and then rezone a second time in order to utilize all available capacity or if construction of a third middle school toward the middle of the projection period would be preferable.

High Schools

The high school student population is expected to exceed the capacity of AHS and Daniel 9th Grade by the Fall of 2029. By the end of the projection period, the overage of high school students could be nearly 1,400. Construction of new high school facilities takes approximately two years, even after bond funds and a site are available. While the district has some time for decision-making, it needs to consider possibilities for the second high school in the next several years.

Student Transfers

PASA compares the projected resident students to the capacity of each facility in order to determine when and where additional schools will be needed.

Transfers among schools must also be assessed as an additional layer of information for short-term enrollment planning. However, transfer patterns change significantly over time, like when a program is moved to a different campus.

Therefore, long-range facilities planning is based on future resident student population.



CHAPTER 01

DISTRICT PROFILE



Historical Enrollment Trends

Historical Enrollment by Grade Group

Kindergarten Enrollment Compared to Births

Socioeconomic Characteristics

Economic and Regional Employment Trends

The District Profile provides an overview of the District, including historical enrollment trends, economic development, major employers, employment and unemployment rates, and socioeconomic factors. PASA also provides detailed maps and tables of the findings.

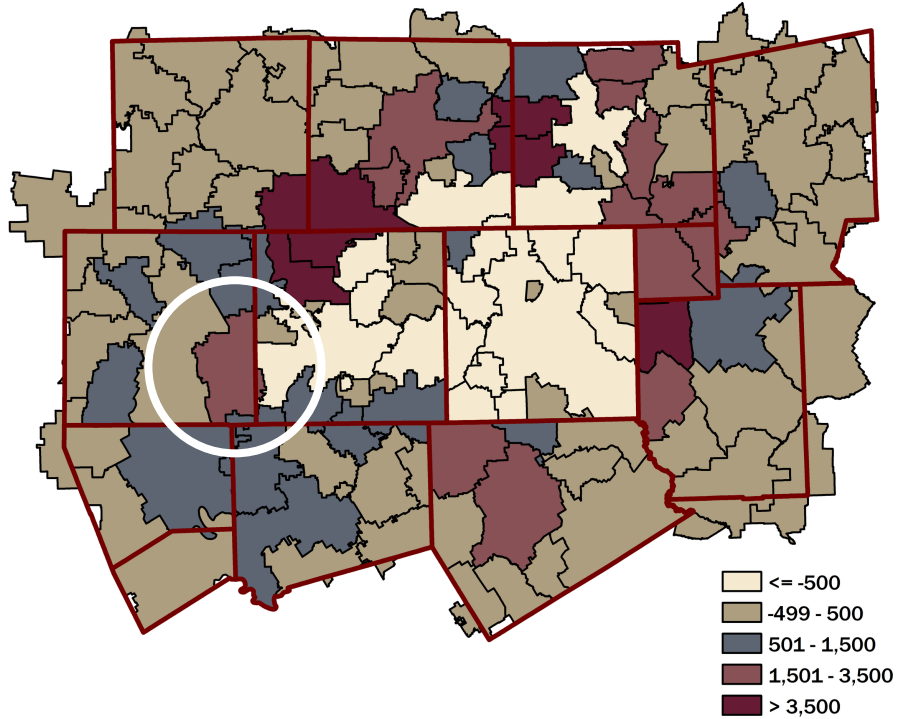
Additional related data is available in Appendix 01.



Historical Enrollment Trends

2017-2022

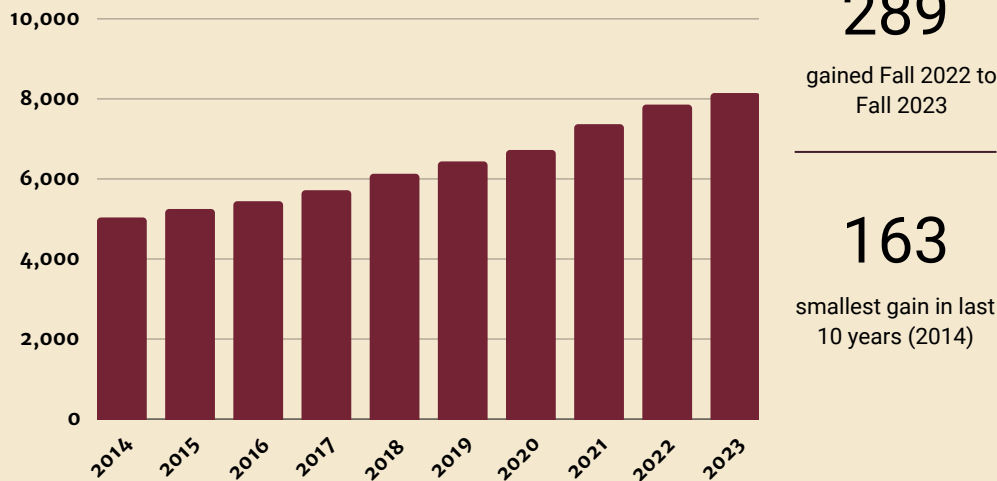
The map to the right shows the gain in students by district in the Dallas-Fort Worth-Arlington Metro Area over the past five years. Between 2017-18 and 2021-22, Aledo ISD gained 2,139 students.



Numeric Change in Students Between 2017 and 2022

Source: Texas Education Agency (TEA)

Past Enrollment Change

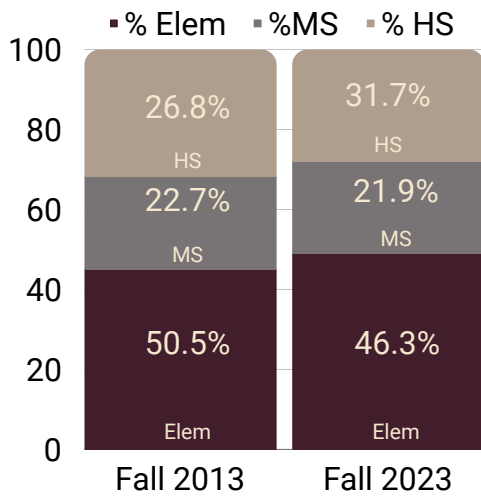


Over the last ten years, AISD has experienced consistent growth, averaging almost a 342 student gain per year over the last five years.

Source: Texas Education Agency (TEA)



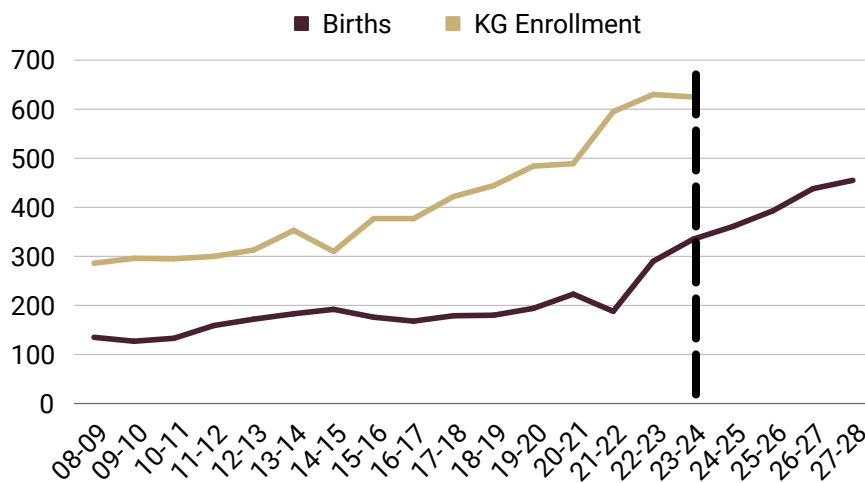
Historical Enrollment by Grade Group



An analysis of the past decade of enrollment trends shows the expected fluctuation in class sizes from year to year. In Fall 2013, 50.5% of the student population was in grades EE-5, with 26.8% in high school. In the Fall of 2023, fewer students were elementary-aged (46.3% of the student population), and more were in high school grades (31.7%).

Source: Texas Education Agency (TEA)

Kindergarten Enrollment Compared to Births



Source: Texas Department of Health and Human Services, Vital Statistics
Source: Texas Education Agency (TEA)

Births adjusted five years to correspond with KG Enrollment

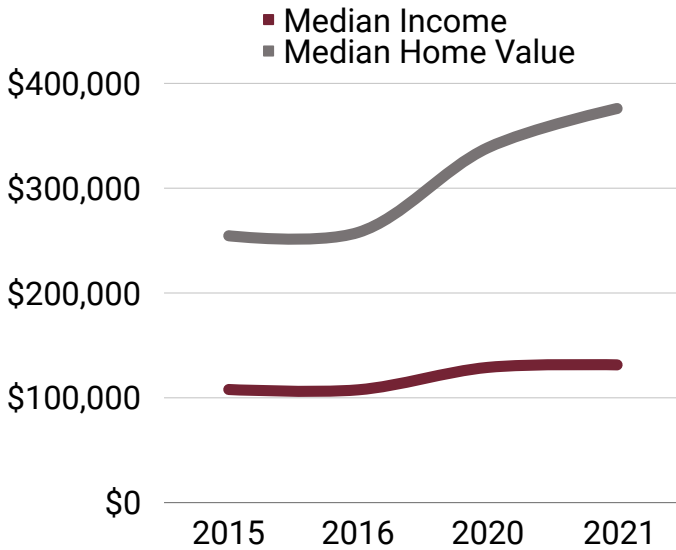
Difference between two lines shows immigration of young children after birth

Changes in enrollment at the elementary grade levels are particularly important, especially at the Kindergarten grade level. They can reveal how trends and patterns are developing and will impact future enrollment in the older grades.

The Kindergarten Enrollment Compared to Births graph compares Kindergarten enrollment to live births five years prior by the zip code of the birth mother. This comparison assists in estimating Kindergarten enrollment trends for the next five years in very general terms. Over the past 15 years, the number of children born to mothers living within AISD has increased and has closely mirrored the Kindergarten enrollment, which indicates that a consistent proportion of families are immigrating into AISD with young preschool-aged children.



Socioeconomic Characteristics







Source: US Census Bureau, American Community Survey

Perceived quality of life is a key data point for any school district, as it is the primary consideration for parents when deciding where to raise their families. While it can be challenging to measure various 'quality-of-life' factors, PASA utilizes multiple factors, such as median household income and median housing value, to ascertain the desirability of one district over another. Over a five-year period, AISD's median household income rose from \$107,644 in 2016 to \$131,437 in 2021. During this same period, the median home value increased significantly from \$257,800 to \$376,000.

Other socioeconomic characteristics are summarized and compared to the Dallas-Fort Worth-Arlington Metro Area. The resident population of AISD is slightly older in age (37.5 years) than the Dallas Metro area (35.2 years). Still, the AISD population is more oriented to families with children (22% of the population is school-aged, compared to 19% of the Dallas Metro population in this age range). The AISD population has a higher education level than the Dallas Metro Area as a whole (53% have a Bachelor's degree or higher, compared to 37% in greater Dallas). The AISD workforce has longer commuting times when compared to the overall Dallas Metro Area. AISD residents average 33.0 minutes commuting to and from work, whereas the average Dallasite spends 28.2 minutes traveling to work each way.

Aledo ISD Residents

 <h2 style="font-size: 2em; margin: 0;">37.5</h2> <p style="font-weight: bold; margin: 0;">Median Age</p>	 <h2 style="font-size: 2em; margin: 0;">53%</h2> <p style="font-weight: bold; margin: 0;">Bachelor's Degree +</p>
 <h2 style="font-size: 2em; margin: 0;">22%</h2> <p style="font-weight: bold; margin: 0;">School Aged</p>	 <h2 style="font-size: 2em; margin: 0;">33.0</h2> <p style="font-weight: bold; margin: 0;">Minutes Drive Time</p>

Source: US Census Bureau, American Community Survey
Additional Census Bureau and American Community Survey Data is available in Appendix 1.

Regional Employment Trends

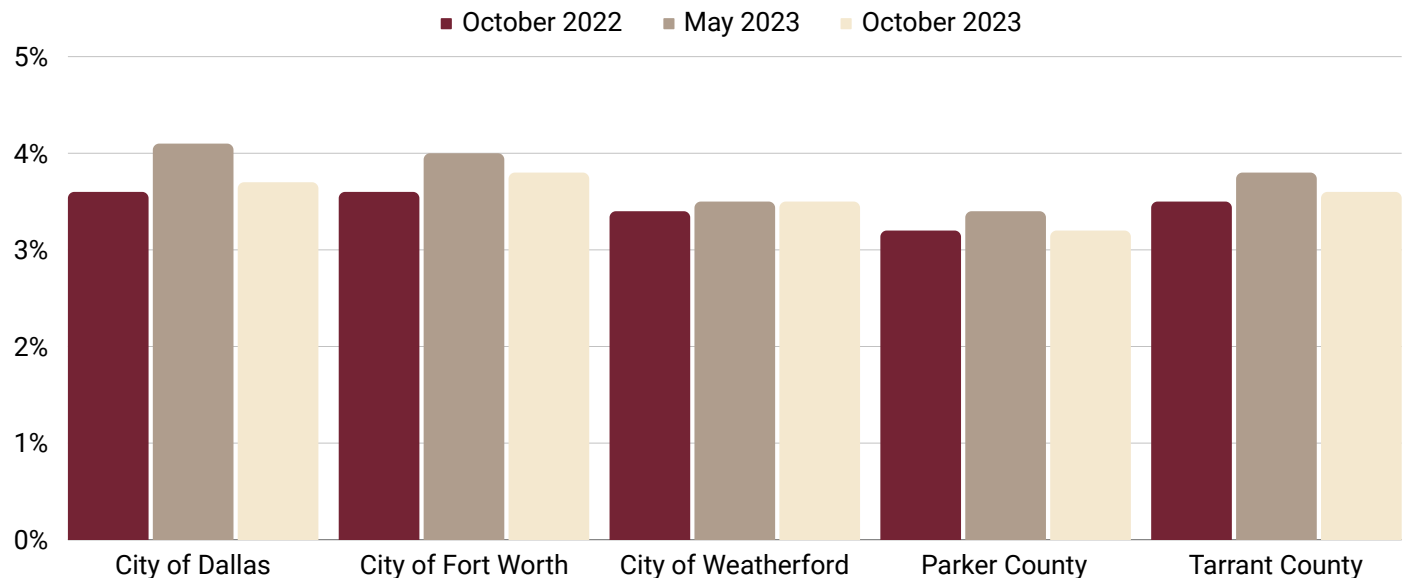


Over the past 12 months, employment in the greater DFW area has seen consistent growth. Concurrently, unemployment rates have risen, with an average approaching almost 4% in most regions.

Employment

	Oct. 2022	May 2023	Oct. 2023	6-Month % Change	Annual % Change
City of Dallas Employment	727,120	739,297	757,631	2.48%	4.20%
City of Fort Worth Employment	476,217	483,718	494,533	2.24%	3.85%
City of Weatherford Employment	16,398	16,636	17,001	2.19%	3.68%
Parker County Employment	75,186	76,381	77,904	1.99%	3.62%
Tarrant County Employment	1,151,829	1,169,804	1,195,484	2.20%	3.79%

Unemployment Rates



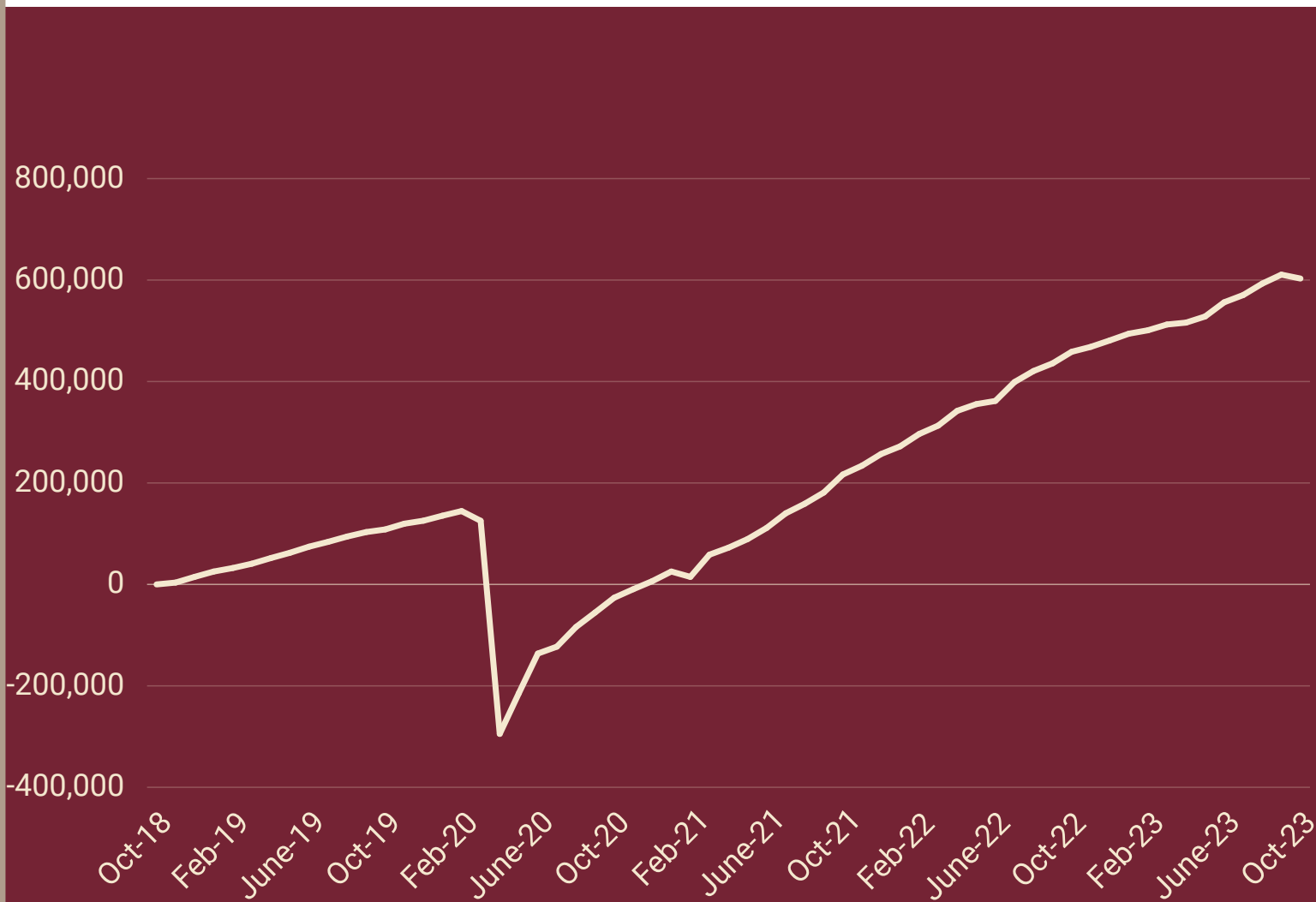
Source: Texas Workforce Commission (TWC)



Regional Employment Trends

Dallas-Fort Worth-Arlington MSA Cumulative Employment Growth

As of October 2023, the Dallas-Fort Worth-Arlington MSA had a workforce of 4,314,000 for a net gain of 603,000 jobs over the last 60 months. In April 2020, 420,100 jobs were lost. However, a full recovery was made by April 2022. Since then, an additional 260,800 jobs have been gained.



Source: Texas Workforce Commission (TWC)



CHAPTER 02

CURRENT STUDENTS

Student Yields

**Trends by
Development Type**

**Trends by
Attendance Zone**

**Charter and Private
School Enrollment**

PASA evaluates where current students reside and the recent trends in student population. To accomplish this, PASA geocoded student data provided by Aledo ISD, mapping each student according to their address. This data incorporates a meticulous analysis of the current student population, including a detailed examination of student yield per home, and recent changes in the student population at the development, planning unit, and attendance zone level.

This data also helps to clarify where student distribution is more dense in specific locations and which neighborhoods are disproportionately oriented to older or younger students. The ratios of students per home assist in estimating potential students that will be yielded from comparable new developments in later chapters.

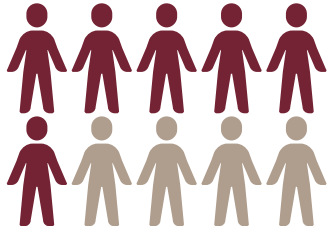
Maps and tables that break down student growth and decline in every major development are included and will address neighborhoods undergoing growth, decline, and gentrification.

Additional related data is available in Appendix 02.



Students per Home

These ratios were gathered through fieldwork to analyze the number of currently occupied homes on each street throughout the District.

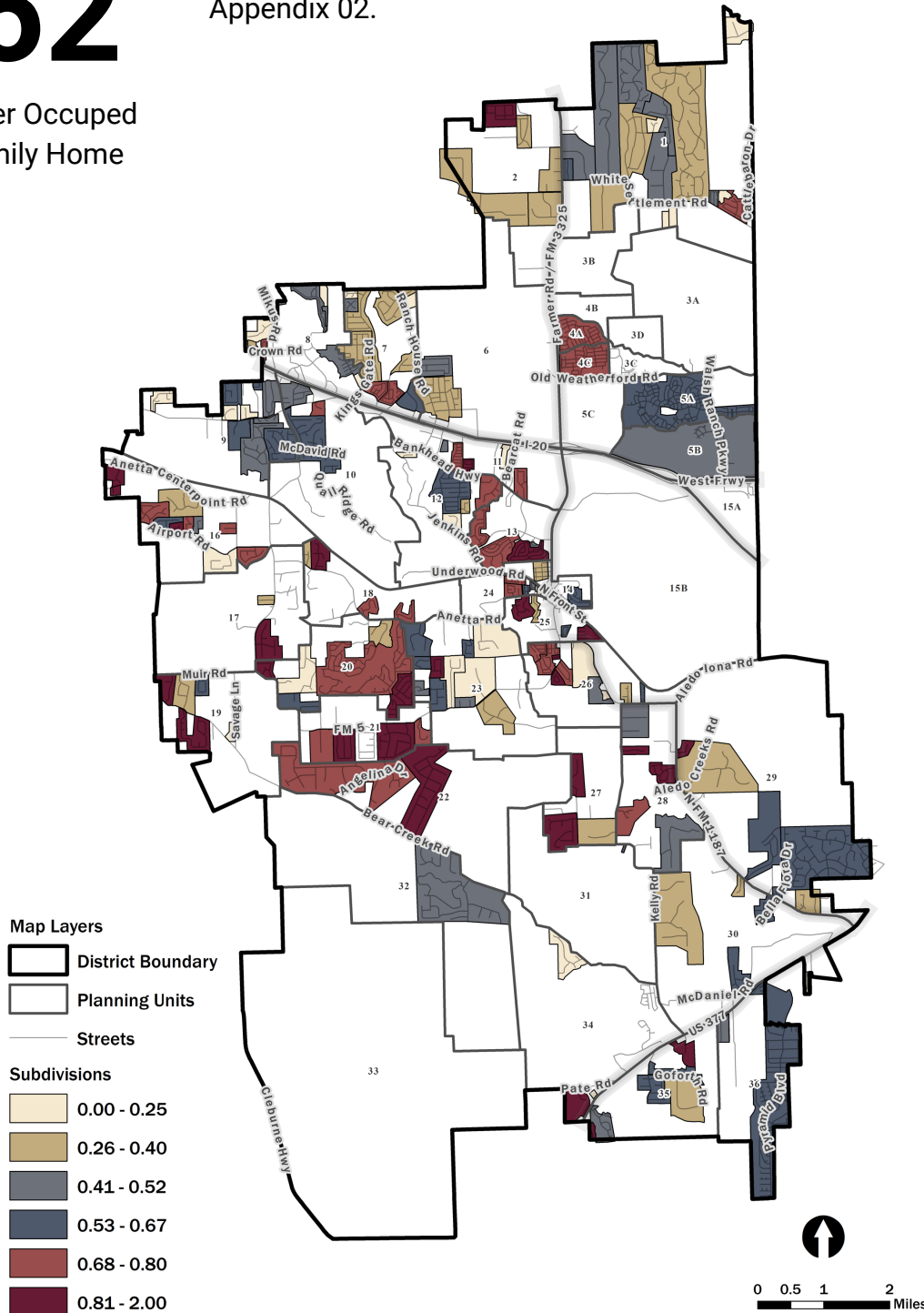


0.62

Students per Occupied Single-Family Home

Single-Family

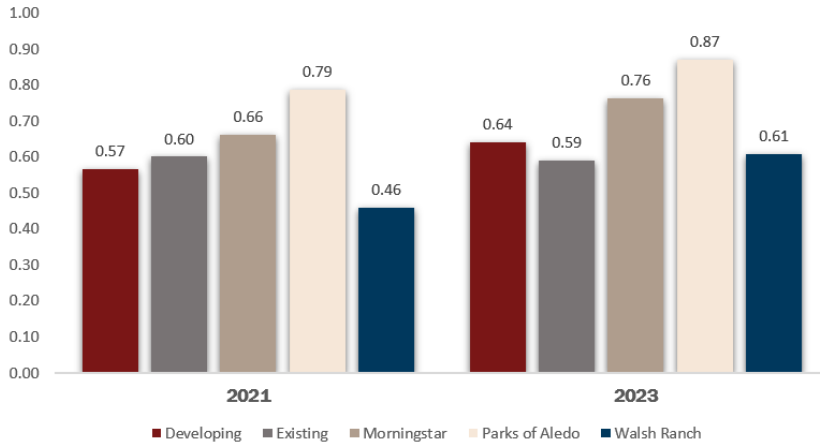
The ratios of students per home ranged from 0.00 to 1.29 in specific subdivisions, excluding subdivisions with fewer than 20 occupied homes. The weighted average of students per home throughout the District is 0.62. A complete list of counts of occupied homes and resident students can be found in Appendix 02. A complete list of counts of occupied homes and resident students can be found in Appendix 02.





Students per Home

Student Ratio Comparison



Ratios indicate the number of students relative to the number of homes in each community. Here's a breakdown of the changes:

Morningstar MPC:

- Ratio increase: from 0.66 to 0.76

Parks of Aledo MPC:

- Ratio increase: from 0.79 to 0.87

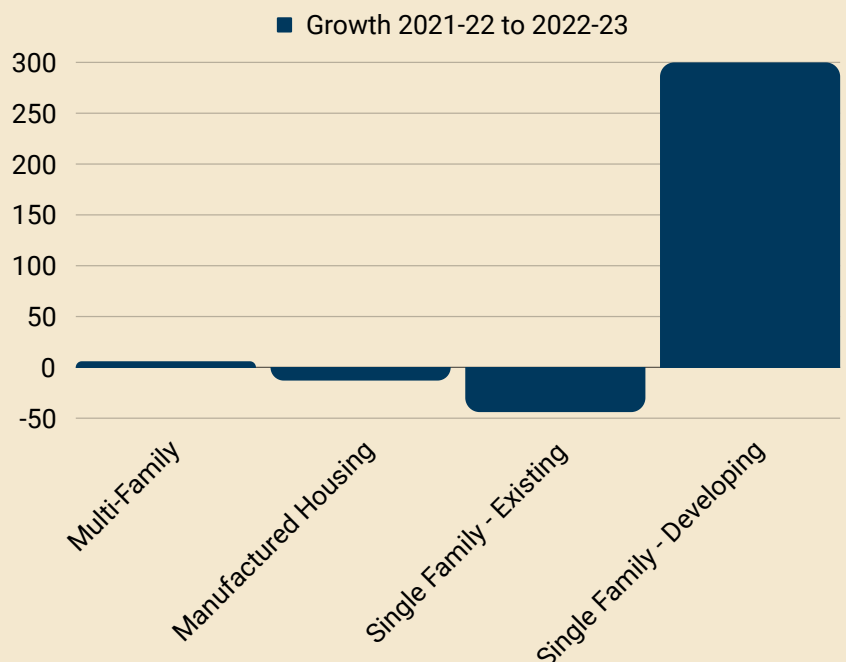
Walsh Ranch MPC:

- Ratio increase: from 0.46 to 0.61

This data suggests that the student-to-home ratio has generally increased in the developing Master Planned Communities (MPCs) mentioned, indicating a rise in the number of students relative to the number of homes. However, existing subdivisions have experienced a slight decline in this ratio. This trend is customary and anticipated, given that neighborhoods generally undergo a kind of life cycle, developing initially and then aging, particularly in regions that appeal to young families.

Student Trends by Development Type

The most significant growth this year occurred in actively building subdivisions. Throughout AISD, these subdivisions gained 300 students this year, which accounts for 97% of the total growth. Apartments also added six students. Built-out subdivisions lost 44 students, while manufactured housing lost 13.





PASA analyzes enrollment in other schools in the area (private schools, charter schools, other ISDs) to understand how many students are gravitating away from Aledo ISD. Homeschooled students are not included in this analysis because the State of Texas generally does not track these students.

Private Schools

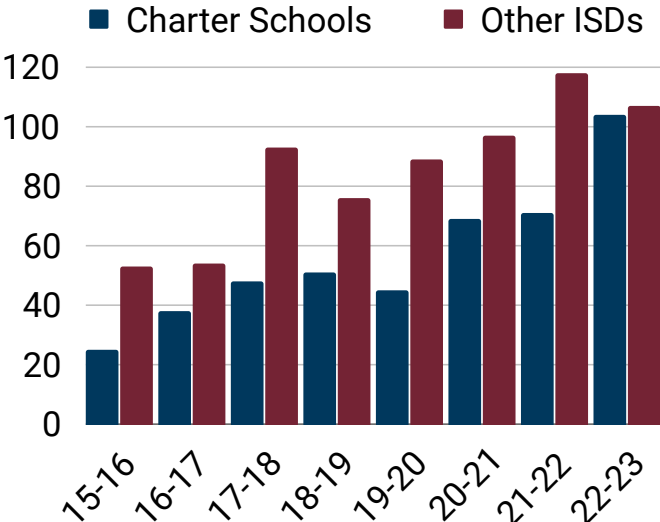
PASA conducted interviews with enrollment coordinators at area private schools to understand their total enrollments and the approximate number of their students who live within Aledo ISD. A substantial number of private schools are located in the Dallas-Fort Worth area, with a significant number of them being located in the western portion of Dallas-Fort Worth. Two private schools falling within the Aledo ISD boundary are PK only. Primrose School at Walsh will be opening in the spring of 2024, will likely have a very small amount of space for a KG class, and will not serve grade-level students. The remaining private schools located within Aledo ISD serve grade levels KG-12th and PK-12th. Due to private schools in close proximity to the AISD boundary and having large enrollment sizes, a large percentage of students transfer to private schools located outside of the AISD boundary. Based on interviews with enrollment coordinators at private schools, PASA has estimated that 946 students (10.4%) residing in Aledo ISD are enrolled in private schools. Based on the schools' plans for expansion of facilities and enrollment goals, these private schools could draw an additional 40-50 students from the AISD public school system over the next five years. Details for each school can be found in Appendix 02.

Charter Schools

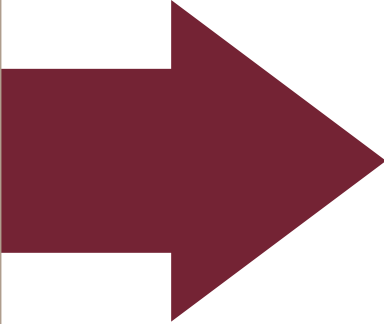
TEA maintains data on students living in Aledo ISD who attend other public schools (charter schools and other ISDs).

In 2022-23, there were 104 students living in AISD who attended charter schools, compared to 25 students in 2015-16. Between 2015 and 2022, charters have pulled an additional 79 students out of AISD.

Details for each school can be found in Appendix 02.



Source: Texas Education Agency (TEA)



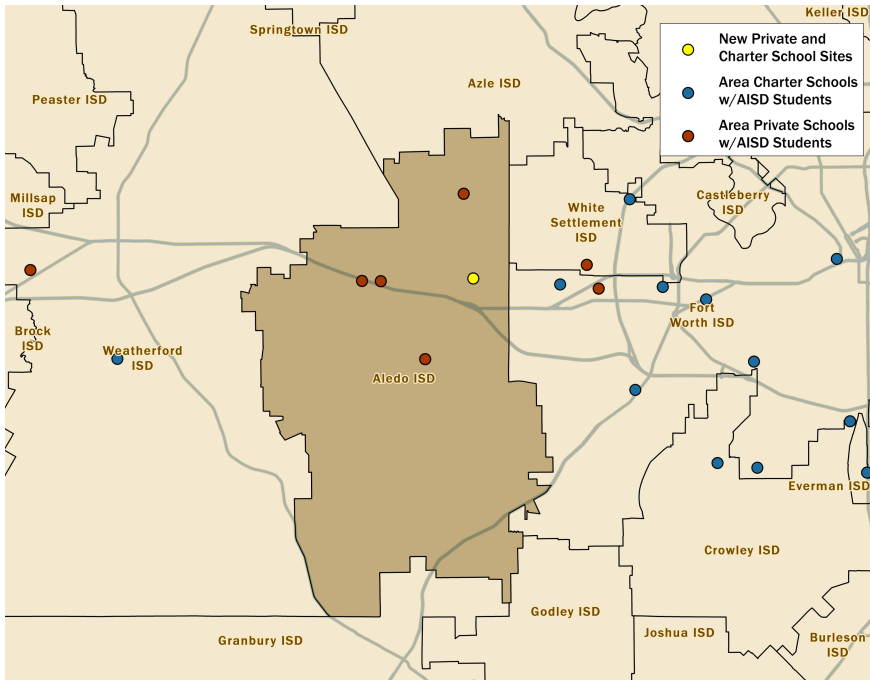
01 BASIS Texas

- Started in 1998 in Tucson, TX
- Nine campuses across Texas, in the Austin, DFW, and San Antonio area
- KG -12 College Preparatory curriculum, along with economics, linguistics, and engineering
- ~4,900 students across 12 campuses

Basis Benbrook opened in the 2022-23 school year and currently serves grade levels KG-6th. They will add a grade level each year until they reach capacity at grade levels KG-12th. An additional building will be added to hold the upper-level grades starting in the 2025-26 school year. However, plans are not yet fully complete. No capacity has been set for the additional building or once all grades KG-12th are in place.



Charter and Private Schools Enrolling AISD Students



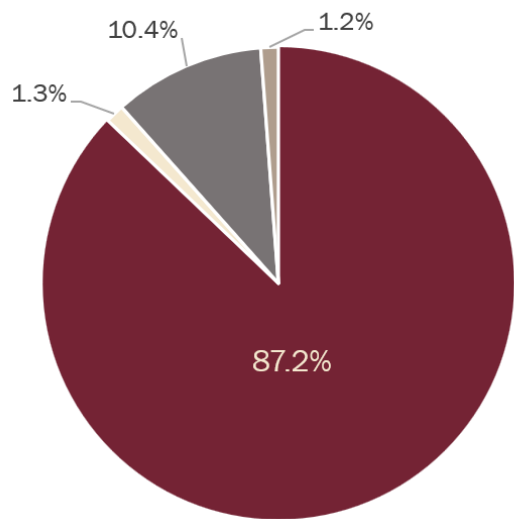
42
 PASA projects at least 42 additional students to move from AISD to private schools in the next decade

21
 PASA projects at least 21 additional students to move from AISD to charter schools in the next decade

Details about each school available in Appendix 03

Where Do AISD Residents Attend School?

■ AISD ■ Charters ■ Privates ■ Nearby Districts



Resident Students	9,126	
Attending AISD	8,146	
Transfers into the District	191	
Attending and Residing in AISD	7,955	87.2%
Attending Charter Schools	118	1.3%
Attending Private School	946	10.4%
Attending Nearby Districts	107	1.2%

Sources: TEA Transfer Reports, PASA Interviews with Schools

87.2% AISD Residents Attend AISD





CHAPTER 03

HOUSING PROJECTIONS

Methodology

District Insights

Single-Family Projections

Multi-Family Projections

The housing projection assessment is a uniquely independent analysis focused on future residential development trends. PASA develops housing projections by reviewing past patterns, current development activity, potential future land use, and other elements affecting development, such as utility services, transportation facilities, available property, and land-use and drainage regulations.

PASA's assessment includes analysis of platted developments, an on-the-ground survey of active residential developments to count occupied housing units, available units yet to be occupied, and units under construction. Property ownership research, interviews of local experts in land-use development regulations, and general real estate knowledge are all factors that are considered when creating future housing occupancy projections.

Additional related data is available in Appendix 03.



Annual housing projections are created for every active, planned, and potential residential development in the District. These projections are then aggregated by planning unit each year for the ten-year period.

Projections for new housing occupancies are considered most accurate for the next five years, as developers or landowners may not have precise long-term plans exceeding a five-year timetable. Thus, the first five years of residential projections are considered reliable and useful for short-term planning, with the remaining years included for completeness, representing useful benchmark data applicable for school facility planning. Frequently, landowners, builders, and developers fluctuate on their projected construction schedule.

PASA adopts a cautious approach in formulating housing projections for residential developments. Based on primary research, the projected number of new housing occupancies may be lower than actual occupancies for each year of the projected time frame. This is done when less is known about a particular future development so that future projections do not drive districts to build facilities before they are needed.

Planning Units

Planning Units are small geographic subsets of the district created to better study enrollment trends by region. These small geographies are divided based on school attendance zones and further subdivided by subdivision and apartment boundaries, parcel boundaries, roadways, creeks, etc. Planning Units can and do change as a district develops. See the detail in the Planning Units Map in the appendix.



Methodology



What we do

1

Mapping

PASA's GIS Team develops a comprehensive map of a district which includes Land Use Zones, aerial images, municipality and ETJ boundaries, planned major thoroughfares, planned utility facilities, planned arterials, parcel ownership, active oil and gas pipelines, concept plans and platting activity for new housing, existing, active, and future subdivisions and apartments, townhomes and condos, and existing and future school sites, and other pertinent factors. PASA Demographers utilize this customized district map to accurately assess platting activity, city ordinances, or development plans that impact housing projections.

2

District Survey

PASA Team Members spend time in the District to physically drive each planned or developing subdivision to gather the latest occupancy and construction information. This 'real time' data allows for a more accurate assessment of the potential timing of future development as well as of the number of students per occupied home.

3

Interviews

PASA interviews city and county planners, engineers, commercial realtors, builders, developers, landowners, and other regional experts to better understand the real estate market, development regulations, and other variables that affect housing. This allows PASA to incorporate the unique factors impacting district growth not readily apparent from a more cursory review. Interviews and comprehensive data gathering allow PASA to assess the future land use possibilities for all major parcels in the district, forming the basis for student population projections.



4

Assessment of Future Land Development

The District may be comprised of multiple jurisdictions that each govern and regulate development within their respective boundaries. These are depicted on the Municipal Jurisdictions Map in the Appendix. Subdivision ordinances for each respective entity are considered when projecting future development.

Utility Districts can also be critical to development in certain areas. These entities are shown on the Utility Districts Map in the Appendix.

One important difference since the last study is that the Cresson-Crossroads MUD No. 2 area has been expanded to cover the Kelly Ranch development area in the southern portion of the District, which could affect development densities in the future through the provision of water and wastewater services. There have also been various changes in municipal extraterritorial jurisdiction and city limit boundaries.



District Insights & Factors Affecting Housing Growth

1 Housing Market

Throughout 2021, a low inventory of homes on the market, coupled with high demand, tightened markets and increased home prices dramatically. In 2022, housing cooled significantly, as the Federal Reserve remained committed to reducing inflation to its 2% goal, increasing interest rates a total of eleven times from March 2022 to September 2023. Although higher mortgage rates slowed demand from buyers, the 30-year fixed rate mortgage has stabilized somewhat since its peak in fall 2022, hovering between 6 and 7.5% since early 2023, providing more predictability to buyers while potentially demotivating current homeowners who locked in sub-3% mortgages from selling.

According to the Texas Real Estate Research Center (TRERC), home sales in September 2023 across the State of Texas held steady from the month prior. However, they were down more than 14% from a year prior, which the TRERC contributes to consumer demand that has trended strongly downward since December 2021, due primarily to increased mortgage rates. According to TRERC, due to the increasing cost of home ownership, over half of homes are now priced between \$200,000 and \$400,000.

In the Fort Worth-Arlington metro area, as of Q3 2023, sales volume had decreased more than 11% year-over-year, and the median price had also decreased nearly 3% to \$360,000. Homes over \$400,000 fell from nearly 60% of sales to nearly 50%, with homes in the \$300,000s taking up the difference in market share. In Parker County, homes priced from \$300,000 to \$400,000 constituted 21% of sales, down 24% from a year prior.

According to the Greater Fort Worth Association of Realtors, October data indicated decreases in median price, number of active listings, and number of closed sales in Fort Worth, with the only metric increasing being months inventory. In Parker County, however, the median price increased to \$474,950 YOY, as did active listings and months inventory, which rose to 5 from 3.8 a year prior. Closed sales were down 20%.

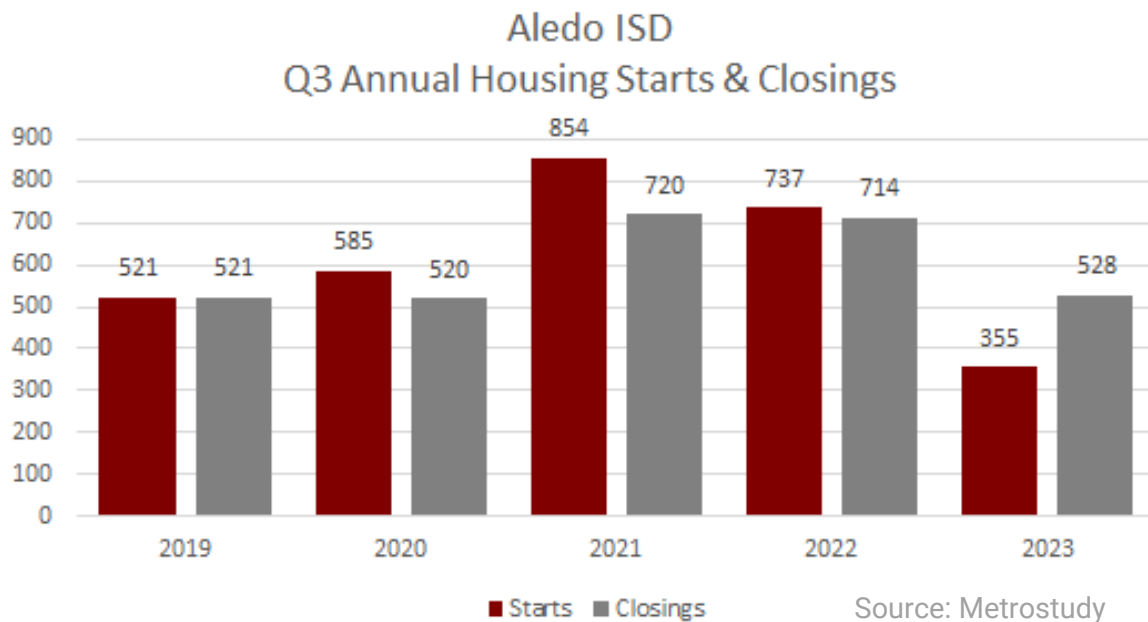
2 Employment

Business growth remains strong in the greater Fort Worth area. Additionally, there are over 3,000 acres identified as office and industrial land south of I-20 in the far eastern portion of Aledo ISD. With direct access to both the interstate and the Union Pacific rail line, the property has the potential for large-impact corporate and/or advanced manufacturing campuses. If a large employer were secured to locate this site, it could potentially bring thousands of workers to the immediate area, driving continued housing demand.

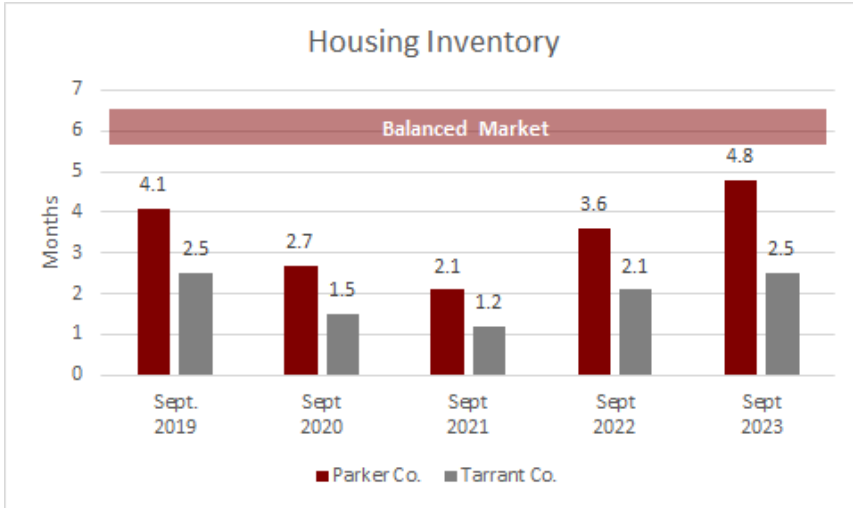


Trends in New Housing

Interest rates began climbing in Q1 2022. However, the initial impact of these increases was mitigated as buyers locked-in rates for up to 120 days in advance of closing. According to Freddie Mac, the interest rate grew from 3.11% for a 30-year fixed-rate mortgage as of December 30, 2021, to 7.08% as of October 27, 2022, which was the peak rate since at least twenty years prior. At the time of the previous study, rates were hovering around 6%. As of November 30, 2023, the 30-year fixed rate mortgage is at 7.22%. Purchases of new homes nationwide are now stabilizing as builders adjust pricing and products to move inventory and as buyers re-enter the market more accustomed to what economists predict is a new normal for interest rates.



Housing growth in the DFW Metro and Aledo ISD has cooled. The growth previously fueled by historically low interest rates is stabilizing to pre-pandemic levels. The third quarter of 2023 reflected 355 annual housing starts in the District, significantly lower than the 737 quarterly starts a year prior. Closings totaled 528 for the year as of the third quarter, down from 714 in 2022. From 2019 through 2022, starts and closings in the District were fairly equal, indicating absorption of new units coming onto the market. As of Q3 2023, closings had outpaced starts but were considerably lower than in 2021 and 2022.



Analysis of available housing inventory reflects an increase in available homes. Between five and seven months of inventory is considered a balanced market. Data reflect that Aledo ISD may have more available housing inventory than the region as a whole. As of Q3 2023, Parker County had 4.8 months of inventory, while the Dallas-Ft. Worth-Arlington MSA had 2.9.

Variation exists between statistics for new home starts, new home closings, and new home occupancies. PASA projects new home occupancies between November 1 and October 31 of the following year so that student population projections will align with the PEIMS Snapshot date in October. In preparation for a full Demographic Study, PASA staff spends considerable time in the district to make a visual assessment of actual new home occupancies to provide Aledo ISD with highly accurate and timely information. Secondary sources provide contextual data but are not necessarily comparable, especially in areas where there are a significant number of custom home developments.

Drive data collected by PASA in mid-September 2023 indicates that new single-family occupancies since the previous study completed in spring 2022 totaled approximately 950 (~630 occupancies over the 2022-2023 school year.) This was 675 fewer than the 1,620 projected (~40%), likely due to the drastic increase in mortgage rates and the timelines for lot development in the three large actively-developing neighborhoods - Morningstar, Walsh, and Parks of Aledo.

Since the last study, Morningstar added an estimated 282 occupancies (more than any other development), followed by Walsh Ranch (241), and Parks of Aledo (102). That being said, the largest differences in actual occupancies compared to projected occupancies were also seen in Walsh Ranch (-209), Morningstar (-119), and Parks of Aledo (-71).

To summarize, the booming housing market that occurred in 2021 and 2022 has cooled due to increased mortgage interest rates, especially over the 18-month span between the previous full study and this one. Changes in market conditions tend to primarily affect the timing of growth. However, this rarely causes significant shifts in the locations of that growth, as developable land with infrastructure remains in demand.

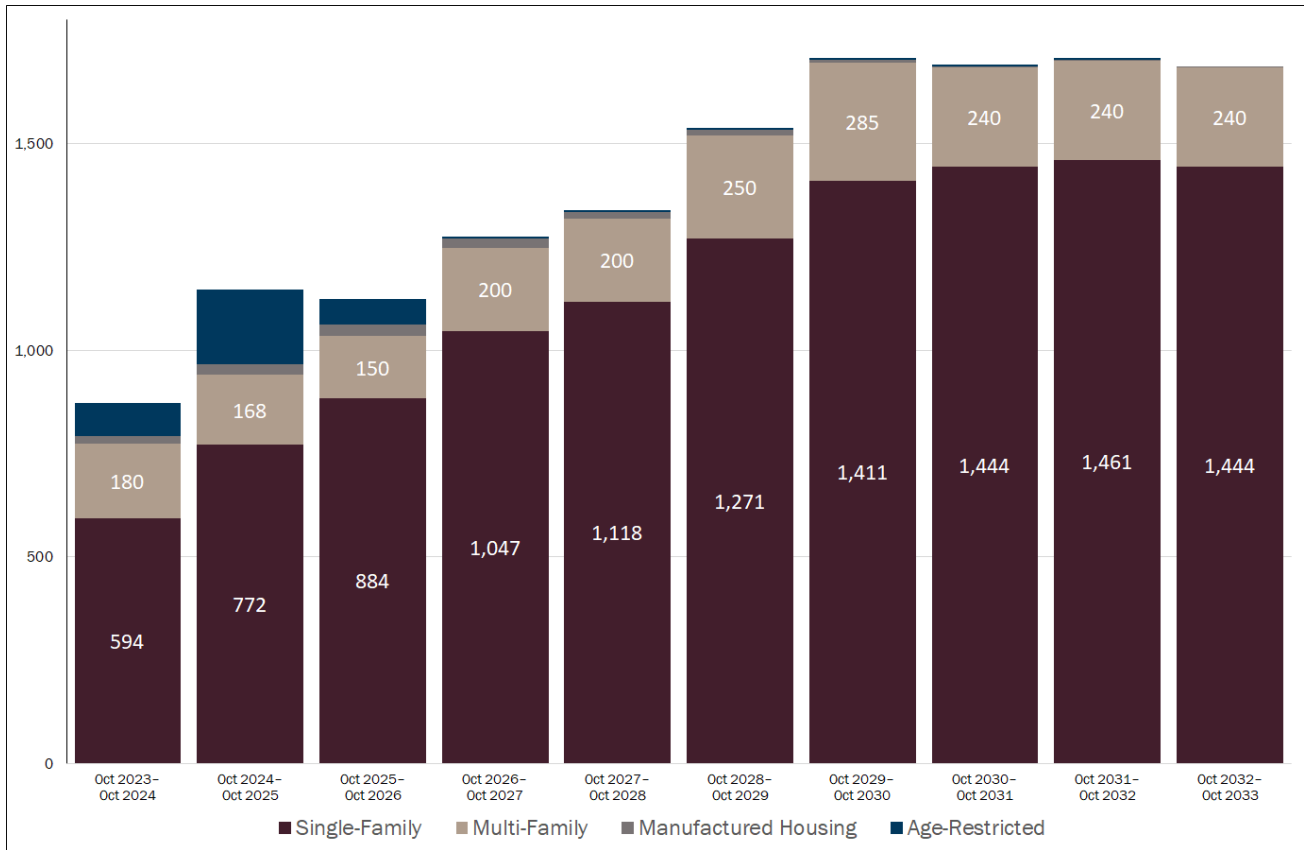


Total Projected New Housing

14,091
Projected Additional Housing Occupancies
in next Decade

Annual Housing by Type

The graph below shows single-family, multi-family, manufactured housing, and age-restricted occupancies projected to be added over the coming ten-year period.



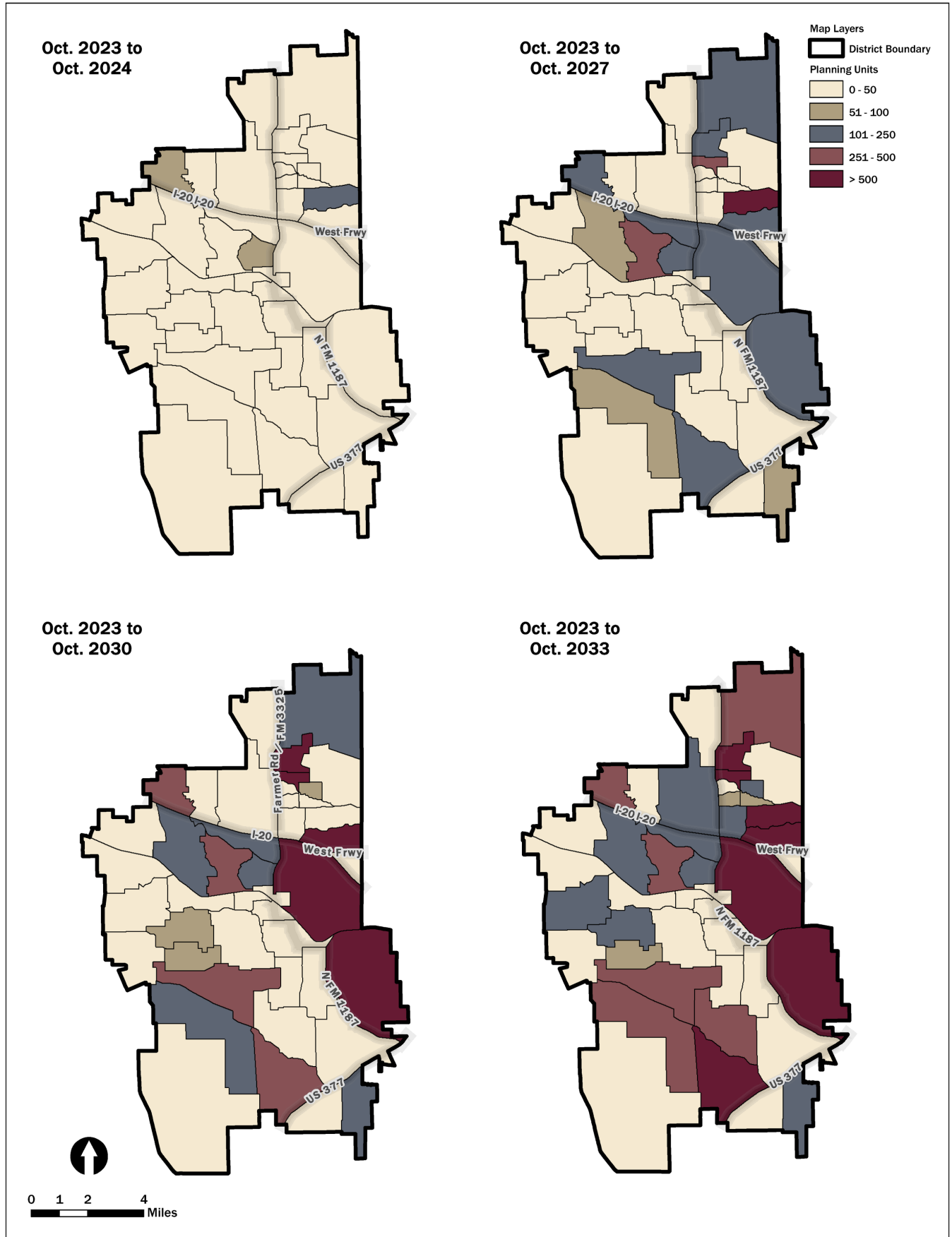
11,446 Single-Family 81% of Total	2,153 Multi-Family 15% of Total	139 Mfg. Housing 1% of Total	353 Age-Restricted 3% of Total
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Projected New Housing Occupancies - Single-Family

October 2023 to October 2033

Aledo ISD





Largest Single-Family Developments 10-year Projections

1

Walsh Ranch

Walsh Ranch is projected to add approximately 820 additional occupancies north of Patterson Branch and an additional 1,385 south of Patterson Branch in the projection period, nearing its projected buildout of ~3,500.

2,445
units

2

Morningstar

Morningstar continues its development northward, with a total of 2,414 new occupancies estimated by fall 2033, which will bring it near its projected buildout of ~3,900.

2,414
units

3

Dean Ranch

Over 1,800 acres in total with potentially more than 3,000 single-family occupancies in AISD at buildout. First occupancies are projected in year two of the projection period.

1,080
units

4

Veale Ranch

PMB Captial Investments will develop Veale Ranch due west of their current development, Ventana. Approximately 5,000 occupancies are estimated in total for the ~1750 acres planned for residential and mixed-use in Aledo ISD. Another ~1,000 acres in AISD has been set aside for industrial development. The development will start in the east in Fort Worth ISD and move westward. First occupancies are expected in Aledo ISD sometime in 2027. The City of Fort Worth recently approved a development agreement and finance mechanisms for the property.

1,000
units

5

Kelly Ranch

Approximately 2,300 acres are planned as a golf course and single-family development across two planning units west of Kelly Road. Potentially more than 3,000 new occupancies at build-out. The first section, Rio Vista, is currently underway with home construction expected to begin in early 2024. Cresson Crossroads Municipal Utility District No. 2 expanded to cover this area.

743
units



2,153
multi-family
occupancies
projected

15%
of total projected
new housing

7%
of total projected
students from
new housing

Multi-Family Projections

Multi-family in AISD is concentrated mainly along the I-20/I-30 and FM 3325/FM 1187 corridors. Projections by year vary from 168 to 285 across the planning period.

One non-age-restricted complex (Modera Walsh in 15A) with a total of 376 units is leasing up, and another 318 age-restricted units are under construction in two complexes (Crown Point and Harvest).

Another five multi-family complexes are planned, with an additional 'probable' development projected through fall 2033. The multi-family developments with the largest projected occupancies in the planning period are shown on the next page.



Largest Multi-Family Developments 10-year Projections

1

Walsh Ranch

Modera Walsh I by Mill Creek is leasing-up now and a second phase is planned for 285 additional units. There is an additional tract planned for additional future multifamily between I-30 & I-20.

983
units

2

Dean Ranch

There is acreage conceptually planned for multi-family in PU 15B as well as potential for multifamily development in PU 11.

520
units

3

Beggs Ranch East

This area immediately south of Old Weatherford Road and east of FM 3325 has been rezoned to allow for a wide variety of uses including multifamily in a future "horizontal mixed-use" development .

400
units





CHAPTER 04

STUDENT PROJECTIONS

Factors Incorporated into Student Projections

Three Scenarios of Growth

Projected Students by Planning Unit

Projected Students by Attendance Zone

PASA’s approach to developing student enrollment projections takes into consideration past rates of growth but relies primarily on forward-looking analyses, including:

- projected new housing – both in subdivisions and multi-family units
- amount of regeneration of older housing with younger families moving in
- economic and employment trends in the local area and nationally
- the continued enrollment growth in private and charter schools
- the changing distribution of students geographically throughout the District
- the effect of the aging of the student population – for all subdivisions and apartments.

Additional related data is available in Appendix 04.



Projected Enrollment 2033-34

Low Growth
14,145 students

Moderate Growth
16,811 students

High Growth
20,105 students

Factors Incorporated into Student Projections



New Housing Construction: New housing continues to drive the majority of the enrollment growth in AISD, adding 400-500 students per year in the near term and over 900 students per year toward the end of the projection period, as other large, new developments begin occupying homes in earnest.



Incoming KG Class Size: The KG class for the Fall of 2023 declined from the Fall of 2022 despite the fact that hundreds of new homes were occupied. This could have been a temporary phenomenon, with interest rates affecting parents of the youngest of children. KG students still occupied the new homes, but perhaps not to the level that they might have under other economic scenarios.



Aging of the Existing Student Population: In 2020, the largest classes in the District were in the middle school grades, and this bulge had worked through the District for five or more years. Beginning in 2021, the largest class in the District shifted to the KG and 1st-grade classes, and these earliest grades have continued to be the largest cohorts. This is not surprising in a district with a great deal of new housing, and this affects enrollment as these large classes matriculate through the District.



New Charter Schools: PASA researches charter schools throughout the state and does not yet know of new charters expected to impact the District in a major way. One small system has filed paperwork for a school that might generally impact the District but does not currently own land in AISD. However, when charter schools occupy existing buildings, they can open very rapidly and can affect enrollment in the District very quickly.



Changes Since Previous Study

There has been a slight decrease in kindergarten enrollment, causing a ripple effect throughout the district over the next 13 years. While currently viewed as an anomaly, there is an expectation of a gradual rise in kindergarten students in the upcoming years.

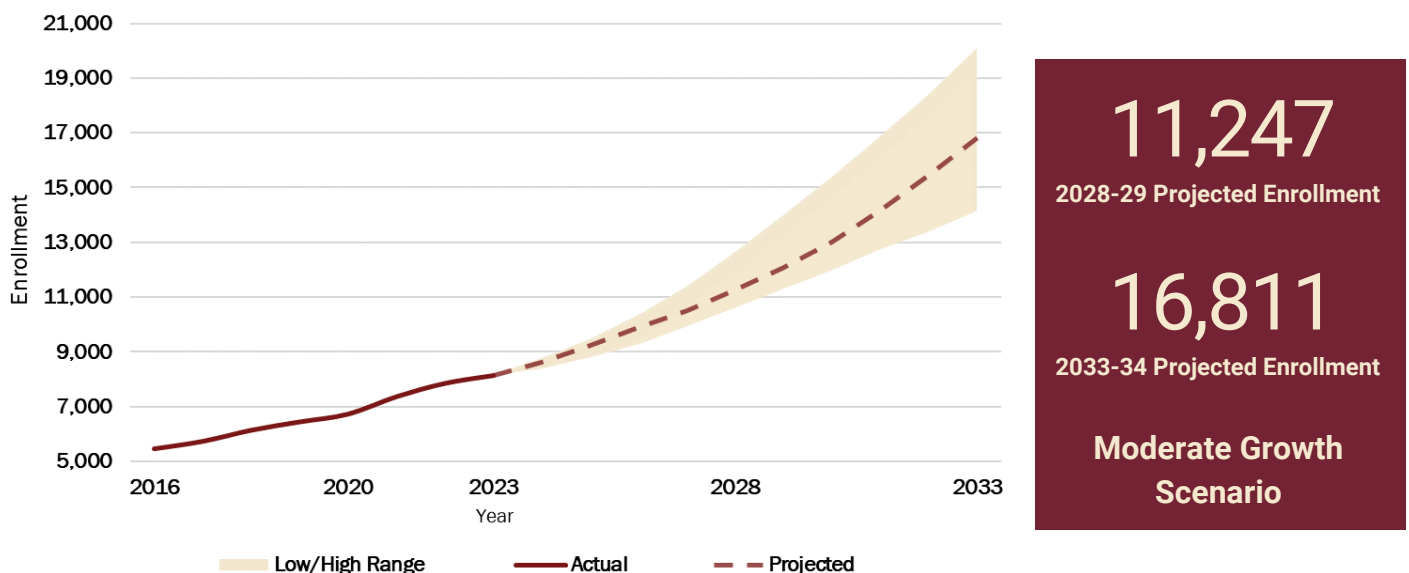
Mortgage rates have seen a historic increase in a very short period of time, stunting or delaying housing growth. New sections in Parks of Aledo, Morningstar, and Walsh Ranch are currently under development, and projections for Dean Ranch, Veale Ranch, and Kelly Ranch have been softened from the last study to account for market changes and shifting development timelines.

Three Scenarios of Growth

PASA has projected for three scenarios of growth: Low, Moderate, and High Growth. All three take a conservative stance, incorporating PASA's expertise to temper publicized optimism about new development. The Moderate Growth Scenario is considered the "most-likely" scenario, based on the universe of best information available at the time of the study. PASA recommends the District use the Moderate Growth Scenario for planning, while understanding that changing factors in the future could mean that a shift to Low or High Growth Scenarios might be warranted.

The student projections model takes a holistic approach. In order to derive the three scenarios of growth, PASA needed to understand when and where new development might occur, the factors unique to Aledo ISD, and how they affect the potential development of new housing. These factors include job availability, economic trends, socioeconomic characteristics, quality of life indicators, construction activity, land development potential, charter and private school enrollment, and household size and age.

The graph shows the projected enrollment for the Moderate Growth Scenario, with the shaded region displaying the possible range between the Low and High Growth Scenarios.





Moderate Growth Scenario

In the Moderate Growth Scenario, PASA projects an increase of 459 students (5.63%) this coming school year. For the rest of the projection period, the percent growth should range from 6.43% to 8.96%. By Fall 2028, Aledo ISD could have a projected enrollment of 11,247 students, and by the Fall 2033, 16,811 students. This would mean an increase of 8,665 students (106.37%) over the next ten years.

The bulk of the housing growth will continue to develop in the eastern portion of the District, with additional development in the south and in-fill growth throughout the next ten years. AISD will not be built out by the end of the projection period.

The Moderate Growth Scenario assumes the following:



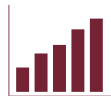
- The new housing is delayed from the previous full study due mainly to the rapid rise in interest rates, but it still drives the vast majority of expected growth.



- This year's smaller Kindergarten class is treated as an anomaly and not as the beginning of a larger trend.



- Charter school expansions edge toward the district, with one new charter school opening in the next ten years.



- Mortgage rates do not continue to rise.



- The ratios of students per household will continue to be stable, with a slightly greater concentration of families with young children moving into new construction than into/out of existing homes.



- Unemployment rates will remain low in the Aledo ISD area over the next year and will remain steady over the next three years with a strong localized economy and continued employment growth in the Metro Area.



Aledo ISD Moderate Growth Scenario 2024-25 through 2033-34

	Historical Enrollment at PEIMS Snapshot										Weighted Avg. Growth, Retention, Attrition: 2018-19 to 2023-24	Projected Enrollment at PEIMS Snapshot Date										Student Change 2023-2028	Student Change 2028-2033
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		2028	2029	2030	2031	2032	2033						
EE	35	53	58	48	58	55	57	60	63	66	69	72	75	78	81	84	14	15					
PK	26	36	31	51	85	89	95	105	113	122	132	143	154	166	179	193	43	61					
KG	444	484	489	595	630	625	654	698	754	807	881	979	1,096	1,224	1,332	1,433	256	552					
1	484	486	514	561	638	652	667	723	767	818	875	955	1,059	1,194	1,335	1,450	223	575					
2	450	508	501	567	611	687	691	732	788	825	879	940	1,025	1,145	1,294	1,444	192	565					
3	454	473	522	564	605	638	724	755	794	844	883	940	1,004	1,103	1,236	1,383	245	510					
4	482	482	521	578	588	641	673	791	820	851	904	945	1,005	1,081	1,191	1,331	263	427					
5	524	505	515	576	603	607	677	736	861	880	913	969	1,013	1,086	1,171	1,288	306	375					
6	520	540	542	567	613	632	636	721	781	906	930	971	1,034	1,081	1,161	1,250	298	320					
7	466	538	548	571	598	646	662	678	766	821	956	988	1,035	1,101	1,154	1,237	310	281					
8	477	473	543	571	601	605	663	691	705	789	848	995	1,031	1,081	1,163	1,206	243	368					
9	471	502	513	567	621	620	640	711	737	749	840	905	1,060	1,103	1,159	1,234	220	394					
10	474	474	514	504	574	618	616	642	709	732	747	839	901	1,061	1,106	1,161	129	414					
11	431	443	470	538	492	559	594	598	619	682	708	722	809	873	1,031	1,072	149	364					
12	411	440	442	470	540	472	556	597	597	617	682	708	721	812	878	1,035	210	353					
TOTAL:	6,129	6,437	6,723	7,368	7,857	8,146	8,605	9,238	9,874	10,509	11,247	12,071	13,022	14,189	15,461	16,811	3,101	5,564					
PCT. INCR.	7.19	5.03	4.44	9.59	6.64	3.68	5.83	7.36	6.88	6.43	7.02	7.33	7.88	8.96	6.96	8.73							
ACTUAL INCR.	411	308	286	645	489	289	459	639	636	635	738	824	951	1,167	1,272	1,950							
Enrollment by Grade Group																							
EE-PK	61	89	89	99	143	144	152	165	176	188	201	215	229	244	260	277							
KG-5th	2,816	2,936	3,062	3,461	3,675	3,850	4,086	4,435	4,784	5,025	5,335	5,728	6,202	6,833	7,559	8,339							
6th-8th	1,463	1,551	1,633	1,709	1,812	1,883	1,961	2,090	2,252	2,516	2,734	2,954	3,100	3,263	3,468	3,693							
9th-12th	1,787	1,859	1,939	2,099	2,227	2,269	2,406	2,548	2,662	2,780	2,977	3,174	3,491	3,849	4,174	4,502							
% Change by Grade Group																							
EE-PK	0.173	0.459	0.000	0.112	0.444	0.007	0.056	0.086	0.067	0.068	0.069	0.070	0.065	0.066	0.066	0.066							
KG-5th	0.077	0.043	0.042	0.130	0.062	0.048	0.061	0.085	0.079	0.050	0.062	0.074	0.083	0.102	0.106	0.103							
6th-8th	0.116	0.060	0.053	0.047	0.060	0.039	0.041	0.066	0.078	0.117	0.087	0.080	0.049	0.053	0.063	0.065							
9th-12th	0.028	0.040	0.043	0.083	0.061	0.019	0.060	0.059	0.045	0.044	0.071	0.066	0.100	0.103	0.084	0.079							
% Students in each Grade Group																							
EE-PK	0.010	0.014	0.013	0.013	0.018	0.018	0.018	0.018	0.018	0.018	0.018	0.018	0.018	0.017	0.017	0.016							
KG-5th	0.460	0.456	0.455	0.470	0.468	0.473	0.475	0.480	0.485	0.478	0.474	0.475	0.476	0.482	0.489	0.496							
6th-8th	0.239	0.241	0.243	0.232	0.231	0.231	0.228	0.226	0.228	0.239	0.243	0.245	0.238	0.230	0.224	0.220							
9th-12th	0.292	0.289	0.288	0.285	0.283	0.279	0.250	0.276	0.270	0.285	0.285	0.263	0.268	0.271	0.270	0.268							
Added Students by Grade Group																							
EE-PK	9	28	0	10	44	1	8	13	11	12	13	14	14	15	16	17							
KG-5th	201	120	124	399	214	175	236	349	349	241	310	393	474	631	726	780							
6th-8th	152	88	82	76	103	71	78	129	162	264	218	220	146	163	205	225							
9th-12th	49	72	80	160	128	42	137	142	114	118	197	197	317	358	325	328							
% Added Students by Grade Group																							
EE-PK	0.022	0.091	0.000	0.016	0.090	0.003	0.0174	0.0205	0.0173	0.0189	0.0176	0.0170	0.0147	0.0129	0.0126	0.0126							
KG-5th	0.489	0.390	0.434	0.619	0.438	0.606	0.5142	0.5513	0.5487	0.3795	0.4201	0.4769	0.4984	0.5407	0.5708	0.5778							
6th-8th	0.370	0.286	0.287	0.118	0.211	0.246	0.1699	0.2038	0.2547	0.4157	0.2954	0.2670	0.1535	0.1397	0.1612	0.1667							
9th-12th	0.119	0.234	0.280	0.248	0.262	0.145	0.2365	0.2243	0.1792	0.1858	0.2669	0.2391	0.3333	0.3068	0.2555	0.2430							



Low Growth Scenario

Under the Low Growth Scenario, Aledo ISD could have 10,633 students by Fall 2028 and 14,145 students by Fall 2033. Annual growth rates would be between 3.19% and 7.07%. Under this low growth scenario, there would be lower enrollment growth due to the continued slowing of the housing market, coupled with additional charter school openings.

The Low Growth Scenario assumes the following:

- Walsh and Morningstar slow; Dean/Veale/Kelly Ranch delay and/or start very slowly, removing ~270 students a year starting in the Fall of 2025.
- Births stabilize and do not increase above the 2022 birth rate.
- Charter schools move in higher numbers, with one or more schools opening within the boundaries of AISD.
- This year's small Kindergarten class is the beginning of a trend, with smaller Kindergarten classes being the norm for the foreseeable future.

High Growth Scenario

Under the High Growth Scenario, Aledo ISD could have 12,662 students by Fall 2028 and 20,105 students by Fall 2033. Annual growth rates would be between 7.60% and 11.45%. Under this high growth scenario, interest rates would decline, driving up the housing market.

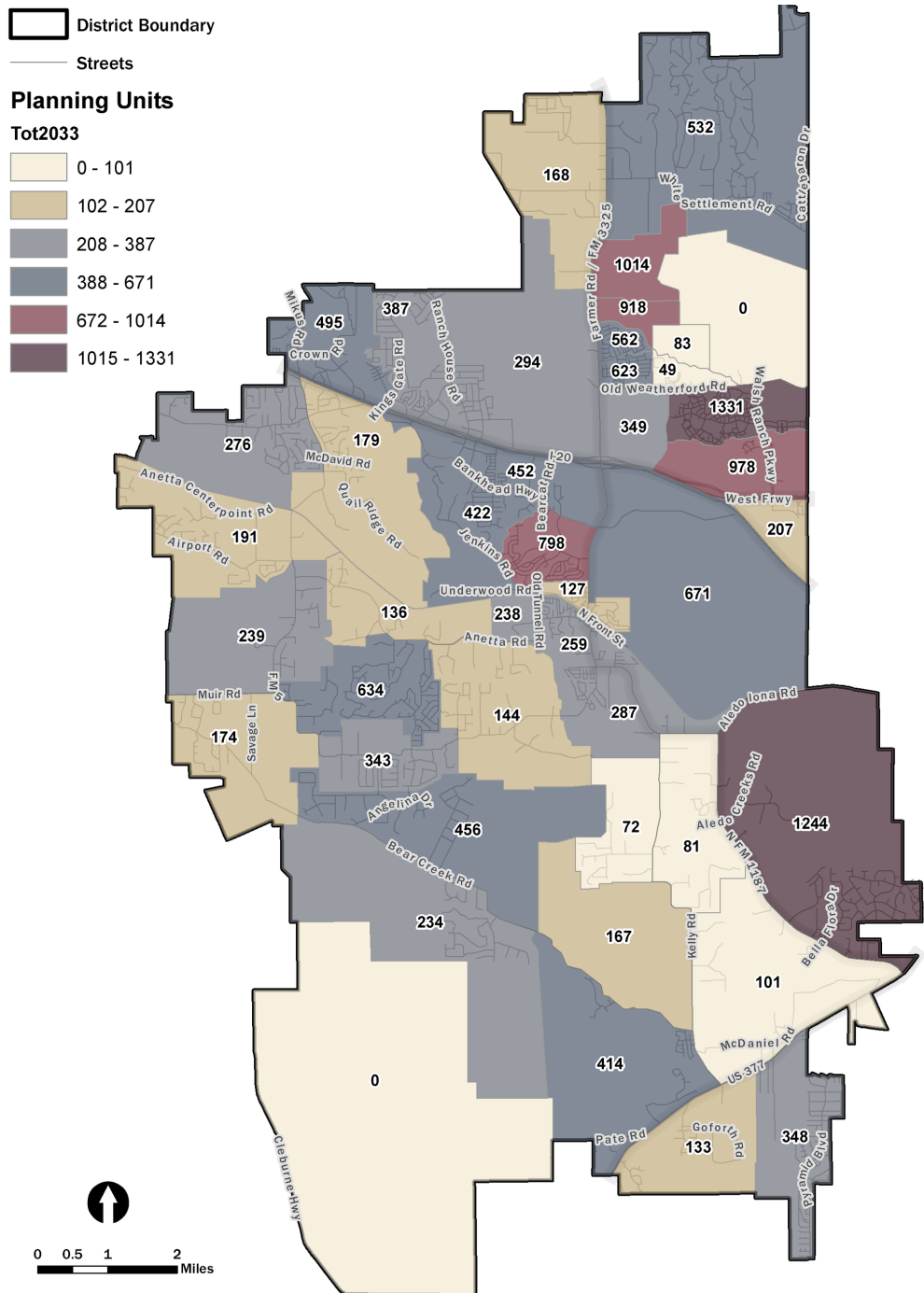
The High Growth Scenario also assumes the following:

- Dean Ranch, Veale Ranch, and Kelly Ranch all develop at a more rapid pace beginning around 2027, adding ~125 students a year to projections.
- Birth rates continue to increase.
- Very little charter growth occurs in the region.
- This year's small KG is an anomaly, and Kindergarten classes grow, with new housing focused even more on selling to young families.



Projected Resident Students by Planning Unit

PASA projects the number of students expected to live in each planning unit each year for the next ten years under the Moderate Growth Scenario. Details of these projections are found in Appendix 04, while the map below illustrates which parts of the district are projected to house the most students at the end of the projection period.



District leadership can use this data to understand areas of projected growth and decline in order to assess and make decisions about the future utilization of each campus.



Student Transfers

The data that PASA generates for long-range planning purposes represents the number of students projected to live within each attendance zone (resident students or geo-coded students) and doesn't necessarily indicate the number of students projected to attend each school due to inter- and intra-district transfers. For these purposes, transfers are defined as any student attending a school other than his/her school of residence for any reason (voluntary transfer requests, children of district employees, programmatic transfers, etc.). The transfer patterns of the current students in the 2022-23 school year are included by grade group in this chapter and can be used in conjunction with the resident student projections for short-term planning purposes. However, PASA does not typically use these transfers in long-range facilities plans because the transfer patterns in any district can change markedly over a short period of time.

Capacities

As the District plans for future student population moving into the District, it is equally important to understand how many students can be accommodated in the existing facilities. The capacity of a school, while seemingly a simple measure, is a complicated and ever-changing figure. When architects design new Elementary schools, they may announce that the school has a capacity of 800 students, but this usually refers to the capacity of the core services, such as cafeteria capability. Secondly, the number of classrooms can be used to calculate capacity, but this introduces the issue of special programs (pull-out programs like Speech, OT/PT, Dyslexia, etc.) that require classroom space but do not provide full-time "seats" for students. The need for and location of these programs changes annually, so any capacity based on these programs will change accordingly.

The Functional Capacity of each campus is based on the current utilization of each room as described above and is used in this study to compare the projected future student population. It is important to remember, however, that this Functional Capacity could change from year to year as space is reallocated for special programs.





Projected Resident Students by Campus

Moderate Growth Scenario

Elementary School Attendance Zones

	Capacity	2019	2021	2022	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annetta	889	728	762	796	751	794	809	829	811	821	832	857	895	942	994
Coder	675	456	500	514	564	670	758	822	872	881	882	890	905	925	949
McCall	744	322	483	572	635	688	758	832	875	923	998	1,081	1,184	1,273	1,305
Stuard	675	564	526	568	602	618	658	663	681	717	762	800	843	883	917
Vandagriff	889	625	616	653	630	636	655	688	706	743	810	909	1,061	1,260	1,498
Walsh	675	278	395	502	565	677	793	949	1,079	1,245	1,441	1,668	1,945	2,275	2,673
Students Projected	4,547	2,973	3,282	3,605	3,747	4,083	4,431	4,783	5,024	5,330	5,725	6,205	6,833	7,558	8,336

Secondary School Attendance Zones

	Capacity	2019-20	2021-22	2022-23	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Aledo	1,449	929	896	923	937	967	984	984	979	1,036	1,101	1,146	1,201	1,279	1,368
McAnally	1,449	642	740	851	900	995	1,107	1,265	1,538	1,698	1,853	1,952	2,062	2,190	2,327
AHS + DNG	3,135	1859	2099	2227	2269	2,406	2,548	2,664	2,781	2,977	3,174	3,492	3,850	4,174	4,503
Students Projected:	6,033	3,430	3,735	4,001	4,106	4,368	4,639	4,913	5,298	5,711	6,128	6,590	7,113	7,643	8,198





Long Range Planning

■ Elementary Schools

Walsh is expected to be operating right at its capacity in the Fall of 2024 and should be exceeding capacity for all years afterward. Additionally, by the Fall of 2025, Coder and McCall are expected to exceed their capacities based on the projected geocoded student population. McKinney Elementary will be opening in the Fall of 2024, and being situated in the Walsh/McKinney area, both schools should find relief. Additionally, it may allow McCall to relieve other attendance zones.

The Walsh/McKinney area is expected to grow very quickly over the next several years and will need continued relief. The difficulty will lie in designing attendance zones that are well utilized in the first few years, but that are not immediately overcapacity in the next few years. Student stability will be very important in the area, and planning units will need to be split into carefully drawn attendance zones for McKinney and the next 1-2 schools in the area.

The District currently has capacity for 4,543 students without McKinney Elementary. By the end of the projection period, the elementary capacity is expected to reach 8,336 students. If each new school has a capacity of 889 students, the District would need more than four new schools in the next ten years, including McKinney. The current Moderate Growth Scenario calls for the elementary population to more than double in the next ten years, and the number of facilities will also need to double.



Long Range Planning

■ Middle Schools

McAnally is expected to exceed capacity in the near term, reaching just over 100% of capacity in the Fall of 2027. At the same time, Aledo is still expected to have capacity available but is expected to be near its capacity by 2033. The District will have to decide if it is better to rezone first and then rezone a second time in order to utilize all available capacity or if construction of a third middle school toward the middle of the projection period would be preferable.

One additional middle school located toward the middle of the District could relieve both current middle school attendance zones. The District currently has a middle school total capacity of 2,898 students in AMS and MMS. A third middle school of similar size could increase the capacity to 4,347 students. There are just under 3,800 middle school students projected at the end of the projection period, meaning that middle school capacity should still be available in 2033 so long as one additional school is opened.

■ High Schools

The high school student population is expected to exceed the capacity of AHS and Daniel 9th Grade by the Fall of 2029. By the end of the projection period, the overage of high school students could be nearly 1,400. Construction of new high school facilities takes approximately two years, even after bond funds and a site are available. While the District has some time for decision-making, it needs to consider possibilities for the second high school in the next several years.

A second school could be opened in the Fall of 2030, potentially with a smaller capacity in the beginning. If the second school opened with a capacity of 2,400 students, the District would have high school capacity of 5,535 students, with a projected 2033 enrollment of 4,500, leaving room for continued growth.





APPENDIX

CHAPTER 01

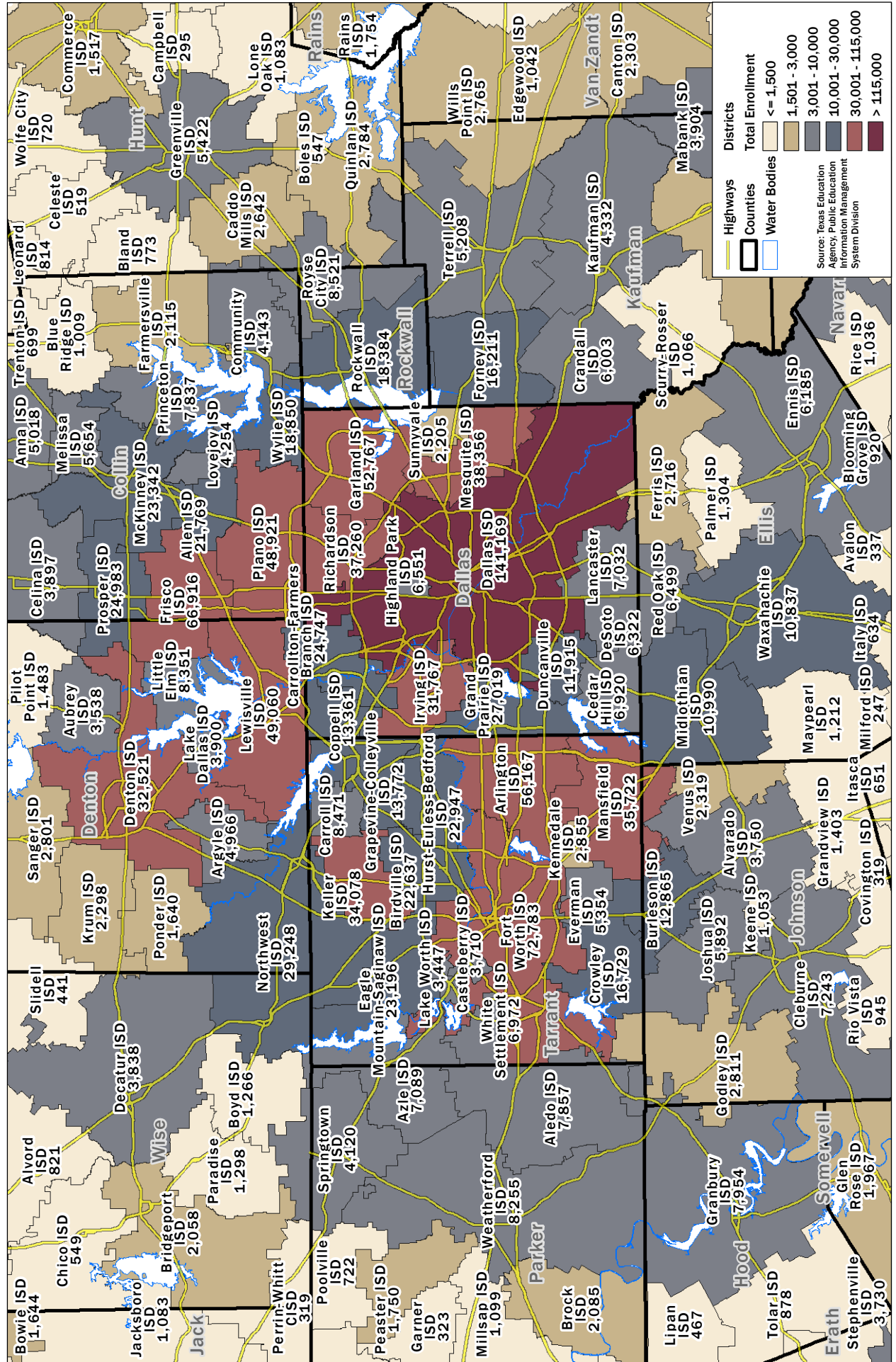
Enrollment Changes

Kindergarten vs. Births

Socioeconomic Characteristics



Total School District Enrollment 2022-2023



Source: Texas Education Agency

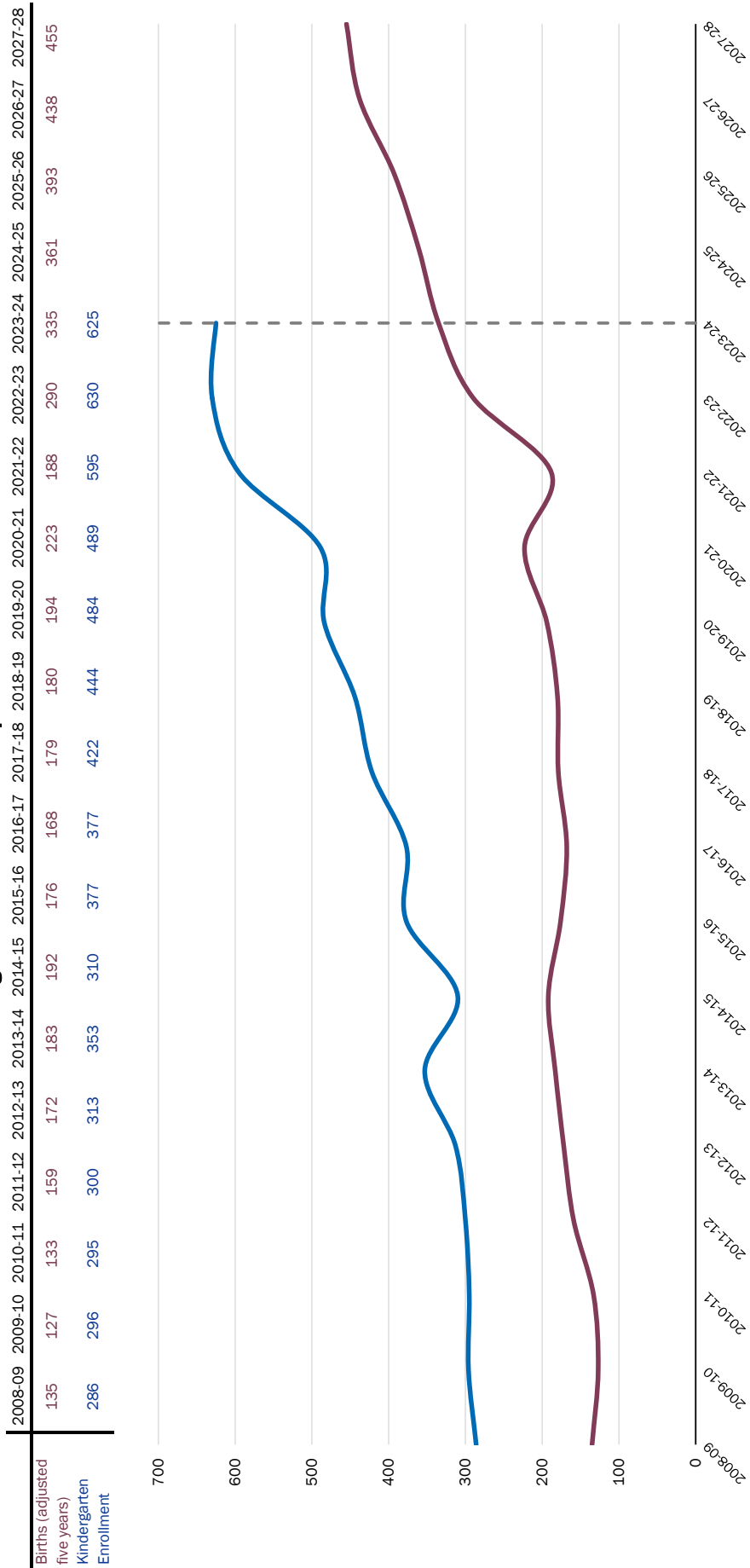


Aledo ISD
Historical Growth Trends by Grade and Grade Group

	2012-13	% Chg	2013-14	% Chg	2014-15	% Chg	2015-16	% Chg	2016-17	% Chg	2017-18	% Chg	2018-19	% Chg	2019-20	% Chg	2020-21	% Chg	2021-22	% Chg	2022-23	% Chg
EE	29	7.41%	15	-48.28%	11	-26.67%	25	#####	29	16.00%	25	-13.79%	35	40.00%	53	51.43%	47	-11.32%	48	2.13%	58	20.83%
PK	32	-36.00%	27	-15.63%	35	29.63%	42	20.00%	45	7.14%	27	-40.00%	26	-3.70%	36	38.46%	31	-13.89%	51	64.52%	85	66.67%
KG	313	4.33%	353	12.78%	310	-12.18%	377	21.61%	377	0.00%	422	11.94%	444	5.21%	484	9.01%	489	1.03%	595	21.68%	630	5.88%
1	326	4.82%	347	6.44%	378	8.93%	346	-8.47%	381	10.12%	397	4.20%	484	21.91%	486	0.41%	514	5.76%	581	13.04%	638	9.81%
2	329	2.81%	356	8.21%	382	7.30%	436	14.14%	358	-17.89%	432	20.67%	450	4.17%	508	12.89%	501	-1.38%	567	13.17%	611	7.76%
3	331	2.48%	364	9.97%	358	-1.65%	413	15.36%	448	8.47%	405	-9.60%	454	12.10%	473	4.19%	522	10.36%	564	8.05%	605	7.27%
4	348	-2.79%	357	2.59%	390	9.24%	373	-4.36%	446	19.57%	483	8.30%	462	-4.35%	482	4.33%	521	8.09%	578	10.94%	588	1.73%
5	377	8.33%	370	-1.86%	366	-1.08%	395	7.92%	406	2.78%	478	17.73%	524	9.62%	505	-3.63%	515	1.98%	576	11.84%	603	4.69%
6	368	3.37%	398	8.15%	419	5.28%	398	-5.01%	428	7.54%	429	0.23%	520	21.21%	540	3.85%	542	0.37%	567	4.61%	613	8.11%
7	370	-2.63%	370	0.00%	417	12.70%	425	1.92%	411	-3.29%	454	10.46%	466	2.64%	538	15.45%	548	1.86%	571	4.20%	598	4.73%
8	395	7.63%	368	-6.84%	387	5.16%	426	10.08%	436	2.35%	428	-1.83%	477	11.45%	473	-0.84%	543	14.80%	571	5.16%	601	5.25%
9	390	-12.16%	402	3.08%	401	-0.25%	436	8.73%	455	4.36%	471	3.52%	471	0.00%	502	6.58%	513	2.19%	587	14.42%	621	5.79%
10	413	6.99%	386	-6.54%	414	7.25%	397	-4.11%	431	8.56%	449	4.18%	474	5.57%	474	0.00%	514	8.44%	504	-1.95%	574	13.89%
11	377	11.87%	420	11.41%	373	-11.19%	411	10.19%	400	-2.68%	425	6.25%	431	1.41%	443	2.78%	470	6.09%	538	14.47%	492	-8.55%
12	335	-11.14%	341	1.79%	396	16.13%	349	-11.87%	392	12.32%	393	0.26%	411	4.58%	440	7.06%	442	0.45%	470	6.33%	540	14.89%
Total:	4,733	1.05%	4,874	2.98%	5,037	3.34%	5,249	4.21%	5,443	3.70%	5,718	5.05%	6,129	7.19%	6,437	5.03%	6,712	4.27%	7,368	9.77%	7,857	6.64%
EE-5th	2,085	2.36%	2,189	4.99%	2,230	1.87%	2,407	7.94%	2,490	3.45%	2,669	7.19%	2,879	7.87%	3,027	5.14%	3,140	3.73%	3,560	13.38%	3,818	7.25%
6th-8th	1,133	2.72%	1,136	0.26%	1,223	7.66%	1,249	2.13%	1,275	2.08%	1,311	2.82%	1,463	11.59%	1,551	6.02%	1,633	5.29%	1,709	4.65%	1,812	6.03%
9th-12th	1,515	-1.88%	1,549	2.24%	1,584	2.26%	1,593	0.57%	1,678	5.34%	1,738	3.58%	1,787	2.82%	1,859	4.03%	1,939	4.30%	2,099	8.25%	2,227	6.10%
% EE-5th	44.05%		44.91%		44.27%		45.86%		45.75%		46.68%		46.97%		47.03%		46.78%		48.32%		48.59%	
% 6th-8th	23.94%		23.31%		24.28%		23.80%		23.42%		22.93%		23.87%		24.10%		24.33%		23.19%		23.06%	
% 9th-12th	32.01%		31.78%		31.45%		30.35%		30.83%		30.40%		29.16%		28.88%		28.89%		28.49%		28.34%	

Aledo ISD

Kindergarten Enrollment Compared to Live Births



Source: Texas Educational Agency, PEIMS Enrollment Reports; Texas Department of State and Health Services, Vital Statistics; Decennial Census of Population and Housing, US Census Bureau
 Enrollment for the current school year and projected enrollments are subject to change based on the official annual PEIMS report

Aledo ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2016		2021	
Total Population	24,046		29,922	
Housing				
Total housing units	8,112		10,587	
Occupied housing units	7,819	96%	9,842	93%
Vacant housing units	293	4%	745	7%
Owner-occupied	6,934	85%	9,005	85%
Renter-occupied	885	11%	837	8%
Median Home Value	257,800		376,000	
Age				
Under 5 years	1,253	5%	2,312	8%
5 to 9 years	2,050	9%	2,607	9%
10 to 14 years	2,615	11%	2,817	9%
15 to 19 years	2,075	9%	1,626	5%
5 to 17 years	6,110		25%	
20 to 24 years	981	4%	1,193	4%
25 to 34 years	2,401		10%	
35 to 44 years	2,880	12%	5,211	17%
45 to 54 years	4,210	18%	4,074	14%
55 to 59 years	1,811	8%	1,845	6%
60 to 64 years	1,202	5%	1,939	6%
65 to 74 years	1,649	7%	2,250	8%
75 to 84 years	743	3%	776	3%
85 years and over	176	<1%	364	1%
Median Age	37.6		37.5	
Class of Worker				
Private wage and salary	8,450	76%	11,802	81%
Government	1,741	16%	2,006	14%
Self-employed	924	8%	807	6%
Unpaid family workers	53	<1%	13	<1%
Income and Benefits				
Total households	7,819		9,842	
less than \$10,000	222	3%	113	1%
\$10,000 to \$14,999	34	<1%	215	2%
\$15,000 to \$24,999	333	4%	436	4%
\$25,000 to \$34,999	465	6%	377	4%
\$35,000 to \$49,999	501	6%	382	4%
\$50,000 to \$74,999	1,054	13%	983	10%
\$75,000 to \$99,999	940	12%	1,189	12%
\$100,000 to \$149,999	1,966	25%	1,849	19%
\$150,000 to \$199,999	885	11%	1,724	18%
\$200,000 or more	1,419	18%	2,574	26%
Median household income	\$107,644		\$131,437	

Aledo ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2016		2021	
Educational Attainment				
Population 25 years & over	15,072		19,367	
Less than 9th grade	311	2%	302	2%
9th to 12th grade, no diploma	435	3%	509	3%
H.S. graduate	2,438	16%	3,290	17%
Some college, no degree	3,497	23%	3,397	18%
Associate's degree	1,010	7%	1,578	8%
Bachelor's degree	5,069	34%	6,339	33%
Graduate or professional degree	2,312	15%	3,952	20%
H.S. graduate or higher	14,326	95%	18,556	96%
Bachelor's degree or higher	7,381	49%	10,291	53%
Residence 1 year ago				
Population 1 year & over	23,821		29,589	
Same house	21,597	91%	26,397	89%
Different house in the U.S.	1,852	8%	3,192	11%
Same county	445	2%	3,130	11%
Different county	1,407	6%	726	2%
Same state	1,077	5%	2,404	8%
Different state	330	1%	1,793	6%
Abroad	372	2%	611	2%
Commuting to work				
Workers 16 years & over	10,846		14,376	
Car, truck or van--drove alone	9,496	88%	11,546	80%
Car, truck or van--carpooled	628	6%	1,021	7%
Public transportation (excluding taxis)	65	<1%	36	<1%
Walked	88	<1%	13	<1%
Other means	133	1%	97	<1%
Worked at home	436	4%	1,663	12%
Mean travel time to work (mins.)	31.2		33.0	

Source: US Census Bureau American Community Survey



APPENDIX

CHAPTER 02

**Students per Occupied
Housing Unit - Single-Family**

**Students per Occupied
Housing Unit - Multi-Family**

Student Trends by Development

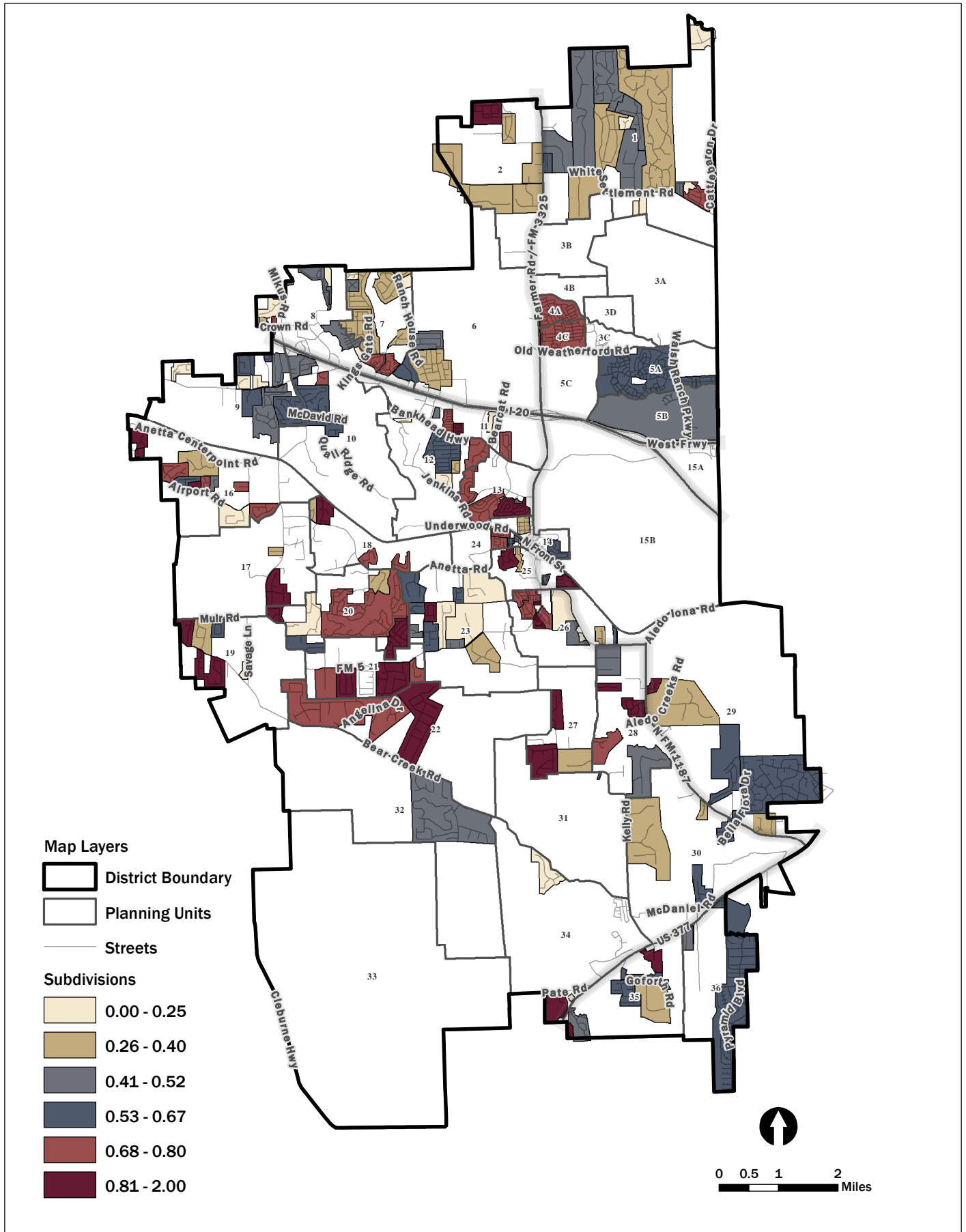
**Students Trends by
Attendance Zone**

Charter Schools

Private Schools

Students per Occupied Housing Unit

By Subdivision
Aledo ISD



Aledo ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
1	Aledo RV Community - 345 Hillcroft		RV	Developing	0	\$168,825	0	0	16
1	Crosswinds MHC		MHC	Existing	0	\$465,660	0	0	59
1	Yellow Rose RV		RV	Developing	0	\$687,910	0	0	50
1	Hidden Hills		Subdivision	Existing	0	\$417,380	0.23	3	13
1	Cattlebaron Parc		Subdivision	Existing	0	\$649,455	0.25	5	20
1	Holly Ridge		Subdivision	Developing	0	\$482,250	0.27	9	33
1	Remuda Ranch		Subdivision	Existing	0	\$392,785	0.36	78	219
1	Mesa Grande		Subdivision	Existing	0	\$364,430	0.39	30	76
1	Hilltop Park MHC		MHC	Existing	0	\$32,825	0.41	39	96
1	Country Living		Subdivision	Existing	0	\$457,910	0.44	37	84
1	Meadow Hills Estates		Subdivision	Existing	0	\$440,710	0.44	14	32
1	Tiara Ranch		Subdivision	Developing	0	\$538,650	0.47	14	30
1	Aledo Bluffs		Subdivision	Developing	0	\$0	0.5	4	8
1	Covered Bridge Canyon		Subdivision	Existing	0	\$592,115	0.52	80	154
1	Aledo Ridge		Subdivision	Existing	0	\$574,420	0.62	16	26
1	Hilltop Park Addition		Subdivision	Developing	0	\$168,825	0.79	79	100
10	Willow Springs		Subdivision	Existing	0	\$263,140	0.47	30	64
10	McDavid Estates		Subdivision	Existing	0	\$458,770	0.54	103	192
10	Blankhead Cove		Subdivision	Existing	0	\$477,010	0.71	5	7
11	Cowtown RV		RV	Existing	0	\$1,729,130	0.16	23	143
11	Willow Crossing THs - BTR		Subdivision	Developing	0	\$0	0.5	13	26
11	Willow Park Village		Subdivision	Existing	0	\$273,540	0.69	161	235
11	Prairie Ridge		Subdivision	Existing	0	\$422,130	0.7	30	43
11	Hunters Glen		Subdivision	Existing	0	\$290,060	0.86	76	88
11	Country Hollow		Subdivision	Developing	0	\$0	0	0	0
12	Aledo River		Subdivision	Developing	0	\$0	0	0	1
12	Jenkins Bluff		Subdivision	Developing	0	\$384,890	0.2	1	5
12	Indian Springs		Subdivision	Existing	0	\$123,940	0.4	6	15
12	Underwood Estates		Subdivision	Existing	0	\$290,170	0.44	7	16
12	West Oak		Subdivision	Existing	0	\$98,950	0.55	152	275
12	Shadow Creek Ranch		Subdivision	Existing	0	\$447,380	0.7	35	50
12	Parks of Aledo - The Lakes		Subdivision	Developing	0	\$0	0	1	0
13	Enclave at Parks of Aledo		Subdivision	Developing	0	\$0	0.5	2	4
13	Parks of Aledo - Bluffs		Subdivision	Developing	0	\$0	0.74	68	92
13	Parks of Aledo - Point Vista		Subdivision	Developing	0	\$440,390	0.8	210	263
13	Parks of Aledo Westview		Subdivision	Existing	0	\$474,330	0.98	273	278
14	Guy Lasater		Subdivision	Existing	0	\$167,665	0.32	22	68
14	Rolling Hills		Subdivision	Existing	0	\$202,005	0.54	80	147
16	Chapman Hills		Subdivision	Existing	0	\$483,400	0.21	7	33
16	West Hill Estates		Subdivision	Existing	0	\$744,955	0.38	9	24

Aledo ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
16	Apache Flats		Subdivision	Existing	0	\$534,440	0.5	5	10
16	Muir Hill		Subdivision	Existing	0	\$416,680	0.55	17	31
16	Oakcrest Hills Estates		Subdivision	Existing	0	\$458,600	0.69	42	61
16	Rosemeade		Subdivision	Existing	0	\$636,905	0.7	7	10
16	McDavid Southwest		Subdivision	Existing	0	\$520,960	0.73	37	51
16	Muir Creek Estates		Subdivision	Existing	0	\$363,630	0.8	16	20
16	Dixon Woods		Subdivision	Existing	0	\$669,510	0.86	6	7
16	Estates of Muir Ridge		Subdivision	Existing	0	\$774,170	0.89	8	9
16	Creekside Estates		Subdivision	Developing	0	\$206,450	2	2	1
16	Annetta Estates		Subdivision	Developing				2	0
17	Canyon Ridge Estates		Subdivision	Existing	0	\$420,080	0.4	6	15
17	Sanctuary Oaks		Subdivision	Existing	0	\$501,830	1.04	52	50
18	Windmill Hill Estates		Subdivision	Developing	0	\$149,690	0.33	3	9
18	Split Rail Estates I		Subdivision	Existing	0	\$770,280	0.68	25	37
18	Split Rail Estates II		Subdivision	Existing	0	\$555,080	0.72	42	58
18	Lakes of Aledo		Subdivision	Existing	0	\$625,060	1.29	53	41
19	Savage Estates		Subdivision	Developing	0	\$497,730	0	0	6
19	Ridgehill Estates		Subdivision	Developing	0	\$282,145	0.28	8	29
19	Pinnacle Ridge		Subdivision	Developing	0	\$335,055	0.53	17	32
19	Hill of Aledo		Subdivision	Existing	0	\$449,200	0.82	84	103
19	Rancho Vista		Subdivision	Existing	0	\$487,770	1.07	47	44
19	Legacy Estates		Subdivision	Developing	0	\$0		2	0
2	Winward Estates		Subdivision	Existing	0	\$422,040	0.27	6	22
2	Chisholm Heights		Subdivision	Developing	0	\$422,760	0.3	17	56
2	Sylvan Valley		Subdivision	Developing	0	\$360,440	0.32	12	38
2	Du Chane		Subdivision	Developing	0	\$234,410	0.4	20	50
2	Aledo Estates		Subdivision	Existing	0	\$344,305	0.86	62	72
20	Canyon Lake Estates		Subdivision	Developing	0	\$403,890	0.21	7	34
20	Deer Creek Plantation		Subdivision	Existing	0	\$414,280	0.35	12	34
20	Field Estates		Subdivision	Developing	0	\$323,785	0.56	14	25
20	Deer Creek		Subdivision	Existing	0	\$383,360	0.74	346	468
20	Meadow Park Estates		Subdivision	Existing	0	\$324,440	0.82	145	176
20	Bella Vista		Subdivision	Existing	0	\$461,870	1.12	38	34
20	Deer Creek Ph. 9 & 10		Subdivision	Developing	0	\$0		0	0
21	River Creek		Subdivision	Existing	0	\$634,550	0.75	12	16
21	Jones		Subdivision	Existing	0	\$310,820	0.77	17	22
21	Bear Country		Subdivision	Developing	0	\$515,915	1.02	85	83
21	McDavid Springs		Subdivision	Existing	0	\$547,740	1.21	148	122
21	Aledo Heights		Subdivision	Developing	0	\$216,650		0	0
22	La Madera		Subdivision	Developing	0	\$983,555	0.78	60	77

Aledo ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
22	Maravilla Vistas		Subdivision	Developing	0	\$493,395	0.99	101	102
23	Hidden Lake Ranch		Subdivision	Existing	0	\$829,295	0	0	15
23	Highlands		Subdivision	Existing	0	\$334,720	0.14	5	37
23	Trinity Bluffs		Subdivision	Developing	0	\$960,200	0.15	2	13
23	Aledo Country		Subdivision	Existing	0	\$368,185	0.34	13	38
23	Lake Haven		Subdivision	Existing	0	\$516,630	0.5	3	6
23	Shady Oaks		Subdivision	Existing	0	\$580,770	0.5	6	12
23	McDavid Terrace		Subdivision	Existing	0	\$573,100	0.55	12	22
23	Woodland Hills		Subdivision	Developing	0	\$398,110	0.56	19	34
23	Creekside		Subdivision	Developing	0	\$609,415	0.61	11	18
23	Jordan Ranch		Subdivision	Developing	0	\$430,630	0.65	32	49
23	Panther Creek Ranch		Subdivision	Developing	0	\$599,160	0.82	28	34
24	Villas Downtown		Subdivision	Developing	0	\$0	0	0	1
24	Villas II, The		Subdivision	Developing	0	\$0	0	0	1
24	Villas, The		Subdivision	Existing	0	\$316,010	0.43	13	30
24	Westgate		Subdivision	Existing	0	\$205,980	0.58	19	33
24	Aledo MHC		MHC	Existing	0	\$0	0.71	102	143
24	Country Acres		Subdivision	Existing	0	\$246,000	0.72	68	94
25	Hidden Valley Estates		Subdivision	Existing	0	\$200,585	0.39	15	38
25	Versailles		Subdivision	Existing	0	\$299,920	0.62	28	45
25	Brookhollow		Subdivision	Existing	0	\$341,700	0.95	119	125
25	Parker Station		Subdivision	Existing	0	\$433,180	1.14	42	37
26	Aledo Acres RV		RV	Existing	0	\$894,840	0.08	4	50
26	Woodland Lake Estates		Subdivision	Existing	0	\$591,650	0.18	3	17
26	Yeary Estates		Subdivision	Existing	0	\$372,980	0.35	8	23
26	Jarvis		Subdivision	Existing	0	\$344,150	0.42	5	12
26	Aledo Meadows		Subdivision	Existing	0	\$369,560	0.62	5	8
26	Howards Crossing		Subdivision	Existing	0	\$290,960	0.68	68	100
26	Villages of Aledo		Subdivision	Existing	0	\$277,300	0.68	120	177
26	Stone Bluff of Aledo		Subdivision	Existing	0	\$445,780	0.73	27	37
26	Aledo Glen		Subdivision	Existing	0	\$335,280	1.07	15	14
26	Fairview		Subdivision	Existing	0	\$704,035	1.13	17	15
27	Deer Run		Subdivision	Developing	0	\$537,380	0.33	6	18
27	Highland Ranch Estates		Subdivision	Developing	0	\$547,750	0.84	38	45
27	Ten Creek Ranch		Subdivision	Developing	0	\$304,885	1.33	8	6
27	The Grasslands		Subdivision	Developing	0			0	0
28	River Ranch		Subdivision	Developing	0	\$568,100	0.44	4	9
28	Meadow View Farms		Subdivision	Existing	0	\$436,070	0.48	20	42
28	River Tree Estates		Subdivision	Existing	0	\$493,410	0.68	19	28
28	Rio Lobo		Subdivision	Existing	0	\$770,380	1	13	13

Aledo ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
28	Saddle Creek		Subdivision	Existing	0	\$653,420	1	41	41
29	Creeks of Aledo		Subdivision	Developing	0	\$699,410	0.34	17	50
29	Oaks of Aledo		Subdivision	Existing	2002	\$0	0.36	8	22
29	Woodland Meadows		Subdivision	Developing	0	\$0	0.6	9	15
29	Bella Flora		Subdivision	Developing	2015	\$0	0.62	275	444
29	Aledo Grove		Subdivision	Existing	0	\$429,300	0.85	11	13
30	Gallagher Acres RV		RV	Existing	1999	\$0	0.03	4	147
30	Rivercreek Ranch		Subdivision	Existing	0	\$400,310	0.38	5	13
30	Ranches of Bear Creek		Subdivision	Developing	0	\$560,940	0.4	17	43
30	Ashbriar		Subdivision	Existing	2005	\$581,240	0.55	12	22
30	Treetop		Subdivision	Developing	0	\$340,860	0.61	22	36
31	Kim's View		Subdivision	Existing	0	\$322,525	0.67	4	6
32	Bear Creek		Subdivision	Developing	0	\$312,430	0.5	9	18
34	Trinity RV		RV	Developing	0	\$484,240	0.11	4	38
34	Rancho Ladera		Subdivision	Developing	0	\$0	0.22	2	9
34	Hills of Bear Creek		Subdivision	Existing	0	\$431,880	1.05	23	22
34	Kelly Ranch Estates and Golf		Subdivision	Developing	0			0	
34	Rio Vista		Subdivision	Developing	0			0	0
35	Woodlands of Bear Creek		Subdivision	Developing	0	\$420,215	0.36	10	28
35	Bourland Field Estates		Subdivision	Developing	0	\$536,545	0.46	25	54
35	Legacy Pointe		Subdivision	Existing	0	\$384,830	0.65	47	72
35	Mountain Vista		Subdivision	Existing	0	\$478,310	0.65	13	20
35	Bent Creek Ranch		Subdivision	Developing	0	\$345,210	0.88	7	8
35	M3-X Ranch Estates		Subdivision	Existing	0	\$395,360	1.14	16	14
36	Southwest Acres		Subdivision	Developing	0	\$242,900	0.48	12	25
36	Pyramid Acres		Subdivision	Developing	2016	\$324,110	0.62	156	251
4A	Morningstar I (north)		Subdivision	Developing	0	\$323,670	0.77	502	653
4B	Morningstar II		Subdivision	Developing	0	\$0		0	0
4C	Morningstar I (south)		Subdivision	Developing	0	\$323,670	0.76	456	602
5A	Walsh Ranch (north)		Subdivision	Developing	0	\$461,620	0.61	590	963
5B	Walsh Ranch (south)		Subdivision	Developing	0	\$461,620	0.47	14	30
6	El Chico II		Subdivision	Existing	0	\$220,330	0.37	52	140
6	Ridge Haven Estates		Subdivision	Existing	0	\$356,050	0.51	60	118
7	Ridge Crest Estates		Subdivision	Existing	0	\$336,070	0.19	3	16
7	Ranch House		Subdivision	Developing	0	\$166,060	0.25	1	4
7	North Chase Addn		Subdivision	Existing	0	\$296,780	0.27	4	15
7	Trinity Estates		Subdivision	Existing	0	\$329,285	0.27	12	45
7	Willow Wood		Subdivision	Existing	0	\$252,410	0.28	37	132
7	Willow Creek Estates		Subdivision	Existing	0	\$309,660	0.34	36	107
7	Squaw Creek Estates		Subdivision	Existing	0	\$304,230	0.37	38	104

Aledo ISD

Students per Occupied Unit - Single Family

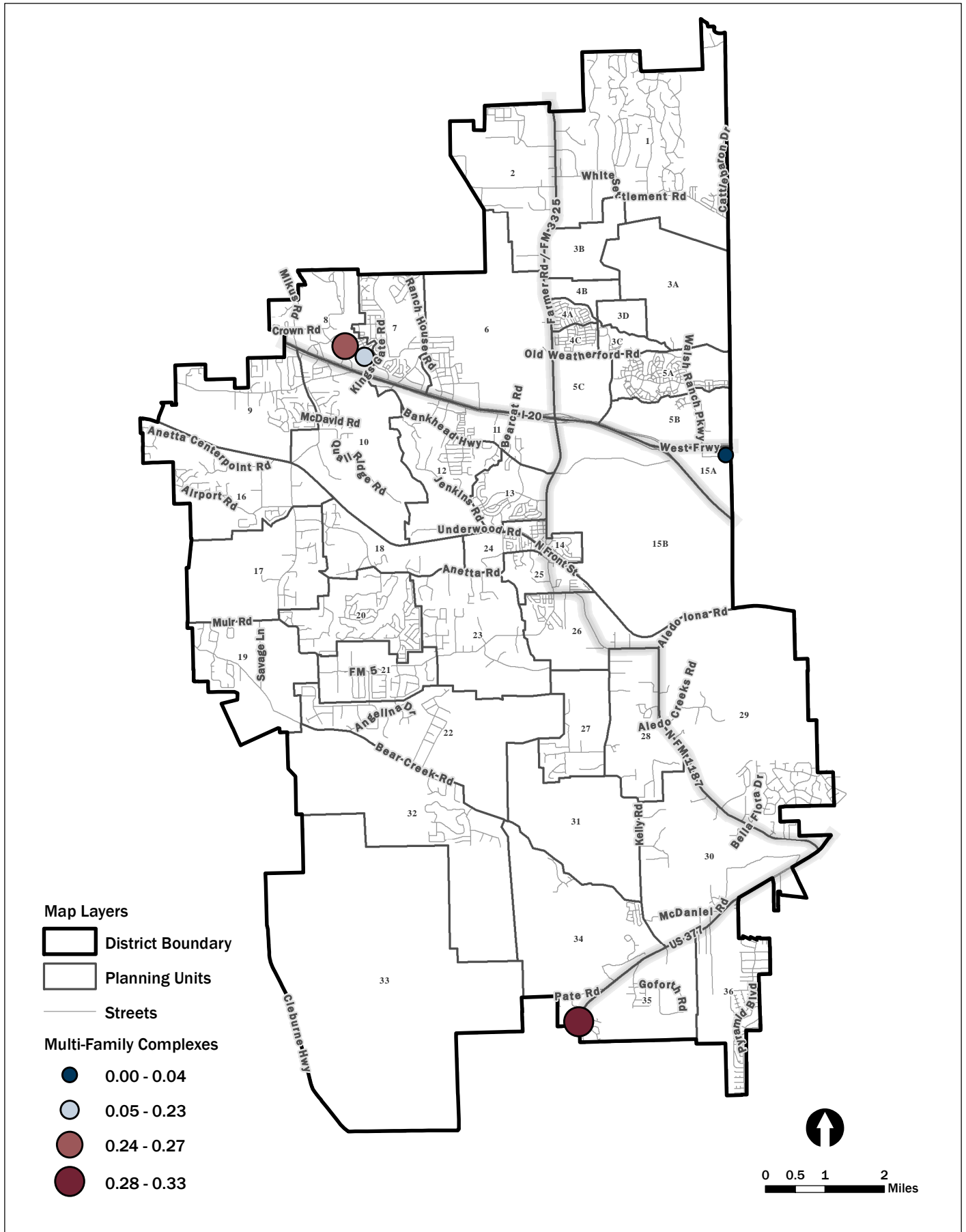


PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes	
7	Oak Manor		Subdivision	Existing	0	\$400,650	0.42	10	24	
7	El Chico I		Subdivision	Existing	0	\$308,710	0.53	10	19	
7	Stage Coach Estates		Subdivision	Existing	0	\$253,035	0.7	115	165	
7	Meadow Place Estates		Subdivision	Developing	0	\$319,450	0.78	92	118	
8	Ridgewood		Subdivision	Existing	0	\$374,400	0	0	13	
8	Canvas at Willow Park - BTR		Subdivision	Developing	0	\$0	0.19	8	43	
8	Valley Del Arroyo		Subdivision	Existing	0	\$292,615	0.2	6	30	
8	Oak Hill West MHC		MHC	Existing	0	\$36,900	0.32	13	41	
8	Crown Valley II		Subdivision	Developing	0	\$444,400	0.47	70	150	
8	Crown Rd Estates		Subdivision	Existing	0	\$433,710	0.5	7	14	
8	Crown Valley I		Subdivision	Existing	0	\$353,045	0.5	6	12	
8	Reserves at Trinity		Subdivision	Developing	0	\$250,125	0.52	31	60	
8	Forest Park		Subdivision	Existing	0	\$476,315	0.62	5	8	
8	Oak Hill MHC		MHC	Existing	0	\$335,880	0.76	58	76	
8	Northoaks		Subdivision	Existing	0	\$382,950	0.06	1	18	
9	Hidden Oaks		Subdivision	Existing	0	\$314,670	0.18	7	39	
9	Forest Bend		Subdivision	Existing	0	\$405,950	0.19	4	21	
9	Oak View Estates		Subdivision	Existing	0	\$498,415	0.41	46	112	
9	Hill Country Estates		Subdivision	Existing	0	\$431,335	0.42	8	19	
9	Willow Springs Oaks		Subdivision	Existing	0	\$288,690	0.44	27	61	
9	Hillcrest		Subdivision	Existing	0	\$142,470	0.58	7	12	
9	Parker Oaks		Subdivision	Existing	0	\$472,570	0.64	45	70	
9	Red Oak Hills		Subdivision	Existing	0	\$392,455	0.64	9	14	
9	Stone Creek Farms		Subdivision	Existing	0	\$597,075	0.67	77	115	
							Weighted Ratio:	0.61	7,438	12,173
							Weighted Ratio for Subdivisions of More than 20 Homes:	0.62	7,100	11,507

*Median year built and median market value derived from appraisal district parcel data.

Students per Occupied Housing Unit

By Multi-Family Complexes
Aledo ISD



Aledo ISD

Students per Occupied Unit - Multi-Family

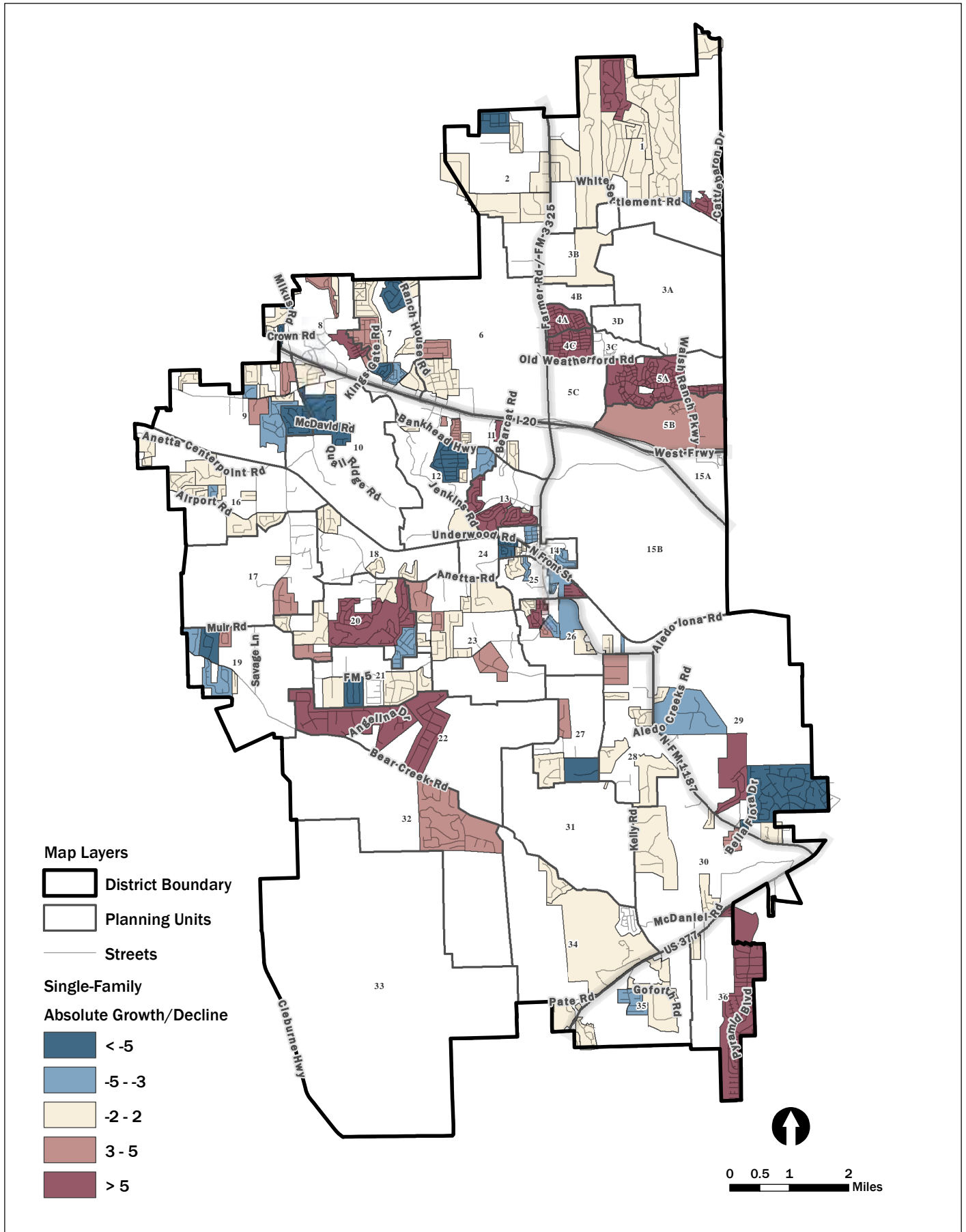


PU Name	Street	Class	Phase	Year Built	Notes	Total Students	Total Units	Occupied Units	Occupancy Rate	Students per Occupied Unit
13 Harvest	1043 Bailey Ranch Rd	Senior MF	Developing	0		0	110			
15A Modera Walsh (Mill Creek)	13250 Highland Hills Dr	Apartment	Developing	0	Oct. 2023: leasing first ~100 units available and remainder under construction with anticipated final completion date of spring 2024; mix of regular flats, casitas (attached garage) and townhomes (attached 2-car garages), as well as fairly evenly distributed 1-, 1.5-, and 3-bedroom units; 2022: MF recently closed & under construction for ~14 acres east of Cook Children's ~362 units by Mill Creek expected to open in mid-2023	1	376	28	7%	0.04
35 Bluford		Apartment	Existing	0		3	10	9	90%	0.33
8 Clear Fork		Senior MF	Existing	0		0				
8 Crown Point	149 Mary Lou Dr	Senior MF	Developing	0		0	208			
8 Gates at Meadow Place	451 Meadow Pl	Apartment	Existing	0		43	208	189	91%	0.23
8 Olympus Willow Park	180 Crown Pointe Blvd	Apartment	Existing	0		63	258	235	91%	0.27
8 Willow Park Rehab		Senior MF	Existing	0		0				
Total Units:							1,170			
General Population Complexes with More than 85% Occupancy:						109	476	433	91%	0.23

*Year built value derived from appraisal district parcel data.

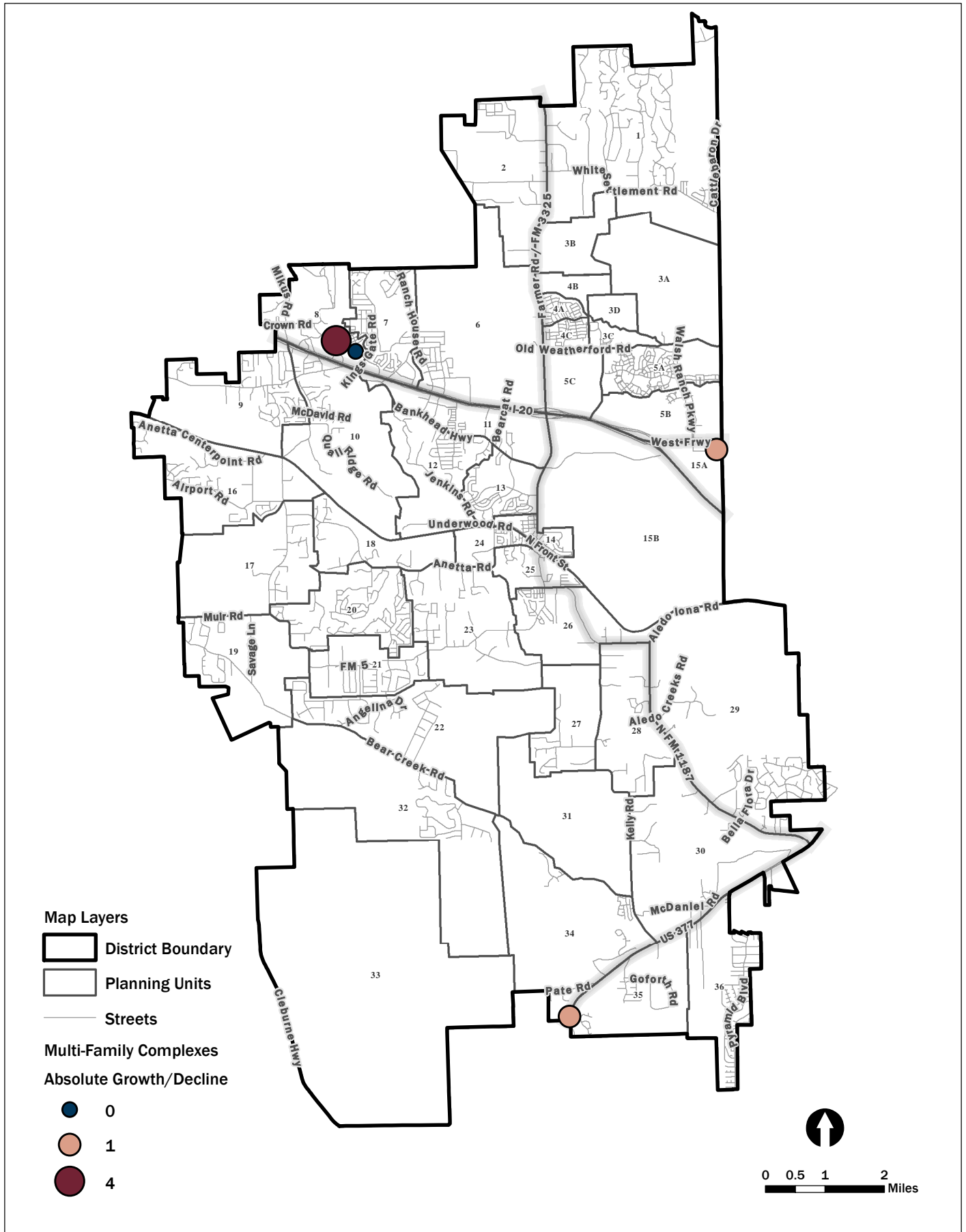
Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Subdivisions, Fall 2022 to Fall 2023
Aledo ISD



Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Multi-Family Complexes, Fall 2022 to Fall 2023
Aledo ISD





Aledo ISD

Student Trends by Development

Gain/Loss from 2022/23 to 2023/24: Existing Single Family: 44 Students; Actively-Building Single Family: 300 Students; Apartments: 6 Students; Mobile Home Communities: 13 Students

PU Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2021			Fall 2022			Fall 2023			Fall 2021 to Fall 2022			Fall 2022 to Fall 2023													
						EE-42	EE-5	6-12	EE-42	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chng.	Pct. Chng.	6th-12th Abs. Chng.	6th-12th Pct. Chng.	EE-5th Abs. Chng.	EE-5th Pct. Chng.	6th-12th Abs. Chng.	6th-12th Pct. Chng.									
						Abs. Chng.	Pct. Chng.	6th-12th Abs. Chng.	6th-12th Pct. Chng.	EE-12th Abs. Chng.	EE-12th Pct. Chng.	EE-5th Abs. Chng.	EE-5th Pct. Chng.	6th-12th Abs. Chng.	6th-12th Pct. Chng.	EE-5th Abs. Chng.	EE-5th Pct. Chng.	6th-12th Abs. Chng.	6th-12th Pct. Chng.	EE-5th Abs. Chng.	EE-5th Pct. Chng.	6th-12th Abs. Chng.	6th-12th Pct. Chng.								
26 Aledo Acres RV	RV	Existing	50	\$894,840	0	0	0	0	3	2	2	4	2	2	3	100%	2	100%	1	100%	1	33%	0	0%	1	100%	0	0%	1	100%	
1 Aledo Bluffs	Subdivision	Developing	8	\$0	0	0	0	0	2	0	2	4	2	2	2	100%	0	0%	0	0%	2	100%	2	100%	2	100%	0	0%	0	0%	
23 Aledo Country	Subdivision	Existing	38	\$368,185	0	11	4	7	10	4	6	13	5	8	-1	-9%	0	0%	-1	-14%	0	0%	0	0%	2	5%	2	33%			
2 Aledo Estates	Subdivision	Existing	72	\$344,305	0	68	38	30	70	40	30	62	33	29	3	3%	2	5%	0	0%	0	0%	0	0%	-8	-11%	-7	-18%	-1	3%	
26 Aledo Glen	Subdivision	Existing	14	\$335,280	0	13	7	6	16	5	11	15	3	12	3	23%	2	3%	-2	-29%	5	83%	0	0%	0	0%	0	0%	0	0%	
21 Aledo Grove	Subdivision	Existing	13	\$429,300	0	8	4	4	11	3	8	11	2	9	3	38%	0	0%	-1	-25%	4	100%	0	0%	0	0%	0	0%	0	0%	
21 Aledo Heights	Subdivision	Developing	0	\$216,650	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
26 Aledo Meadows	Subdivision	Existing	8	\$369,560	0	9	2	7	8	3	5	5	0	5	-1	-11%	10	10%	9	19%	1	2%	0	0%	-6	-6%	-5	-9%	-1	2%	
24 Aledo MHC	MHC	Existing	143	\$0	0	98	48	50	108	57	51	102	52	50	10	10%	10	10%	9	19%	1	2%	0	0%	0	0%	0	0%	0	0%	
1 Aledo Ridge	Subdivision	Existing	26	\$574,420	0	3	3	0	14	11	3	16	13	3	11	367%	8	26%	3	100%	3	100%	0	0%	0	0%	0	0%	0	0%	
12 Aledo River	Subdivision	Developing	1	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
1 Aledo RV Community - 345 Hillcroft	RV	Developing	16	\$168,825	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
16 Ametia Estates	Subdivision	Existing	10	\$534,440	0	7	2	5	7	1	6	5	0	5	2	100%	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	
30 Apache Flats	Subdivision	Existing	10	\$534,440	0	7	2	5	7	1	6	5	0	5	2	100%	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	
30 Ashbar	Subdivision	Existing	22	\$581,240	2005	8	3	5	9	4	5	12	6	6	1	13%	1	33%	0	0%	0	0%	0	0%	-1	-50%	1	20%	1	20%	
21 Bear Country	Subdivision	Existing	83	\$515,915	0	97	53	44	91	45	46	85	34	51	-6	-6%	-8	-15%	2	5%	0	0%	0	0%	-6	-7%	-11	-24%	5	11%	
32 Bear Creek	Subdivision	Developing	18	\$312,430	0	3	2	1	5	4	1	9	6	3	2	67%	2	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
29 Bella Flora	Subdivision	Developing	444	\$0	2015	265	146	119	266	147	139	275	137	138	21	8%	1	1%	20	17%	1	1%	0	0%	-11	-4%	-10	-7%	-1	-1%	
20 Bella Vista	Subdivision	Existing	34	\$461,870	0	37	18	19	39	14	25	38	14	24	2	5%	4	22%	4	32%	2	5%	4	22%	4	32%	2	5%	4	22%	
35 Bent Creek Ranch	Subdivision	Developing	8	\$345,210	0	4	0	4	6	3	7	2	5	2	50%	3	100%	3	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
10 Blankhead Cove	Subdivision	Existing	7	\$477,010	0	4	0	4	4	0	4	5	1	4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
35 Blufford	Apartment	Existing	9	\$129,215	0	6	2	4	2	0	2	3	1	2	-4	-67%	-2	-100%	-2	-50%	0	0%	0	0%	0	0%	0	0%	0	0%	
35 Bourland Field Estates	Subdivision	Developing	54	\$536,545	0	19	8	11	23	16	7	25	16	9	4	21%	8	100%	4	36%	0	0%	0	0%	0	0%	0	0%	0	0%	
25 Brookhollow	Subdivision	Existing	125	\$341,700	0	113	50	63	113	60	53	119	65	54	0	10	20%	10	20%	-10	-16%	0	0%	0	0%	0	0%	0	0%	0	0%
8 Canvas at Willow Park - BTR	Subdivision	Developing	43	\$0	0	0	0	0	4	4	0	8	5	3	4	100%	4	100%	4	100%	0	0%	0	0%	0	0%	0	0%	0	0%	
21 Canyon Lake Estates	Subdivision	Developing	34	\$403,890	0	12	4	8	9	2	7	7	1	6	-3	-25%	-2	-50%	-1	-13%	0	0%	0	0%	0	0%	0	0%	0	0%	
17 Canyon Ridge Estates	Subdivision	Existing	15	\$420,080	0	11	3	8	6	2	4	6	1	5	-5	-45%	-1	-33%	-4	-50%	0	0%	0	0%	0	0%	0	0%	0	0%	
1 Cattlebaron Parc	Subdivision	Existing	20	\$649,455	0	5	1	4	4	1	3	5	3	2	-1	-20%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
16 Chapman Hills	Subdivision	Existing	33	\$483,400	0	6	3	3	6	3	7	4	3	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
2 Chisholm Heights	Subdivision	Developing	56	\$422,760	0	18	7	11	16	7	9	17	7	10	-2	-11%	0	0%	0	0%	-2	-18%	1	6%	0	0%	0	0%	0	0%	
8 Clear Fork	Senior MF	Existing	0	\$5,927,370	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
24 Country Acres	Subdivision	Existing	94	\$246,000	0	73	32	41	77	32	45	68	25	43	4	5%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
11 Country Hollow	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
1 Country Living	Subdivision	Existing	84	\$457,910	0	41	16	25	39	16	23	37	13	24	-2	-5%	0	0%	0	0%	-2	-8%	0	0%	0	0%	0	0%	0	0%	
1 Covered Bridge Canyon	Subdivision	Existing	154	\$592,115	0	76	24	52	71	27	44	80	26	54	-5	-7%	3	13%	3	13%	-8	-15%	9	13%	-1	-4%	10	23%			
11 Cowtown RV	RV	Existing	143	\$1,729,130	0	5	2	3	16	6	10	23	10	13	11	220%	4	200%	4	200%	7	233%	7	44%	4	67%	3	30%			
29 Creeks of Aledo	Subdivision	Developing	50	\$699,410	0	18	6	12	20	7	13	17	4	13	2	11%	1	17%	1	8%	0	0%	0	0%	0	0%	0	0%	0	0%	
23 Creekside	Subdivision	Developing	18	\$609,415	0	13	9	4	11	7	4	11	7	4	-2	-15%	-2	-22%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
16 Creekside Estates	Subdivision	Developing	1	\$206,450	0	0	0	0	2	2	0	2	0	0	2	100%	2	100%	2	100%	0	0%	0	0%	0	0%	0	0%	0	0%	
1 Crosswinds MHC	MHC	Existing	59	\$465,660	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
8 Crown Point	Senior MF	Developing	0	\$7,019,010	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
8 Crown Rd Estates	Subdivision	Existing	14	\$433,710	0	9	4	5	7	3	4	7	3	4	-2	-22%	-1	-14%	-1	-20%	0	0%	0	0%	0	0%	0	0%	0	0%	
8 Crown Valley I	Subdivision	Existing	12	\$353,045	0	11	7	4	8	6	2	6	3	3	-3	-27%	-1	-14%	-2	-50%	0	0%	0	0%	0	0%	0	0%	0	0%	
8 Crown Valley II	Subdivision	Existing	150	\$444,400	0	36	17	19	67	35	32	70	34	36	31	86%	18	106%	13	68%	0	0%	0	0%	0	0%	0	0%	0	0%	
20 Deer Creek	Subdivision	Existing	468	\$383,360	0	334	132	202	332	140	192	346	160	186	-2	-1%	8	6%	-10	-5%	14	4%	20	14%	-6	-3%	4	13%			
20 Deer Creek Ph. 9 & 10	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
20 Deer Creek Plantation	Subdivision	Existing	34	\$414,280	0	9	6	3	10	5	5	12	6	6	1	11%	1	17%	1	8%	0	0%	0	0%	0	0%	0	0%	0	0%	
27 Deer Run	Subdivision	Developing	18	\$537,380	0	14	5	9	13	5	8																				



Aledo ISD

Student Trends by Development

Gain/Loss from 2022/23 to 2023/24: Existing Single Family: 44 Students; Actively-Building Single Family: 300 Students; Apartments: 6 Students; Mobile Home Communities: 13 Students

PU Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2021			Fall 2022			Fall 2023			Fall 2021 to Fall 2022			Fall 2022 to Fall 2023									
						EE-12th	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chng.	Pct. Chng.	EE-5th	6th-12th	Abs. Chng.	Pct. Chng.	EE-12th	6th-12th	Abs. Chng.	Pct. Chng.			
14 Guy Lasater	Subdivision	Existing	68	\$167,665	0	30	18	12	25	12	13	22	10	12	-5	-17%	-6	-33%	1	8%	-3	-12%	-2	-17%	-1	-8%	
13 Harvest	Senior MF	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
1 Hidden Hills	Subdivision	Existing	13	\$417,380	0	2	2	0	2	2	0	3	2	1	0	0%	0	0%	0	0%	1	50%	0	0%	0	0%	
23 Hidden Lake Ranch	Subdivision	Existing	15	\$829,295	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
9 Hidden Oaks	Subdivision	Existing	39	\$314,670	0	11	5	6	8	3	5	7	2	5	-3	-27%	-2	-40%	-1	-17%	-1	-13%	-1	-33%	0	0%	
27 Hidden Valley Estates	Subdivision	Existing	38	\$290,585	0	14	6	8	19	9	10	15	7	8	5	36%	3	50%	2	25%	-4	-21%	-2	-22%	-2	-20%	
25 Highland Ranch Estates	Subdivision	Developing	45	\$547,750	0	47	16	31	40	10	30	38	11	27	-7	-15%	-6	-38%	-1	-3%	-2	-4%	-5%	-1	10%	-3	-10%
23 Highlands	Subdivision	Existing	37	\$334,720	0	4	1	3	5	1	4	5	1	4	1	25%	0	0%	1	33%	0	0%	0	0%	0	0%	
9 Hill Country Estates	Subdivision	Existing	19	\$431,335	0	11	4	7	8	1	7	8	2	6	-3	-27%	-3	-75%	0	0%	0	0%	1	100%	-1	-14%	
19 Hill of Aledo	Subdivision	Existing	103	\$449,200	0	92	29	63	87	28	59	84	30	54	-5	-5%	-1	-3%	-4	-6%	-3	-3%	2	7%	-5	-5%	
9 Hillcrest	Subdivision	Existing	12	\$142,470	0	5	1	4	7	2	5	7	2	5	2	40%	1	100%	1	25%	0	0%	0	0%	0	0%	
34 Hills of Bear Creek	Subdivision	Existing	22	\$431,850	0	22	10	12	22	9	13	23	5	18	0	0%	-1	-10%	1	8%	1	5%	-4	-44%	5	38%	
1 Hilltop Park Addition	Subdivision	Developing	100	\$168,825	0	50	23	27	68	31	37	79	38	41	18	36%	8	35%	10	37%	11	16%	7	23%	4	11%	
1 Hilltop Park MHC	MHC	Existing	96	\$32,825	0	52	27	25	44	25	19	39	21	18	-8	-15%	-7	-24%	-6	-24%	-5	-11%	-4	-16%	-1	-5%	
1 Holly Ridge	Subdivision	Developing	33	\$482,250	0	13	7	6	9	3	6	9	4	5	-4	-31%	-4	-57%	0	0%	0	0%	0	0%	0	0%	
26 Howards Crossing	Subdivision	Existing	100	\$290,960	0	75	30	45	68	30	38	68	31	37	-7	-9%	0	0%	-7	-16%	0	0%	0	0%	1	3%	
11 Hunters Glen	Subdivision	Existing	88	\$290,060	0	78	40	38	76	34	42	76	36	40	-2	-3%	-6	-15%	4	11%	0	0%	2	6%	-2	-5%	
12 Indian Springs	Subdivision	Existing	15	\$123,940	0	7	3	4	6	3	3	6	3	3	-1	-14%	0	0%	-1	-25%	0	0%	0	0%	0	0%	
26 Jarvis	Subdivision	Existing	12	\$344,150	0	4	1	3	7	1	6	5	1	4	3	75%	0	0%	3	100%	-2	-29%	0	0%	0	0%	
12 Jenkins Bluff	Subdivision	Existing	4	\$384,890	0	1	0	1	1	0	1	1	0	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
21 Jones	Subdivision	Existing	22	\$310,820	0	16	8	8	17	9	8	17	6	11	6	13%	1	13%	0	0%	0	0%	3	33%	3	38%	
23 Jordan Ranch	Subdivision	Developing	49	\$430,630	0	40	16	24	34	14	20	32	14	18	-6	-15%	-2	-13%	-4	-17%	-2	-6%	0	0%	0	0%	
34 Kelly Ranch Estates and Golf	Subdivision	Developing	49	\$430,630	0	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%	
31 Kim's View	Subdivision	Existing	6	\$322,525	0	3	1	2	3	1	2	4	2	2	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	
22 La Madera	Subdivision	Developing	77	\$983,555	0	32	10	22	54	22	32	60	26	34	22	69%	12	120%	10	45%	6	11%	4	18%	2	6%	
23 Lake Haven	Subdivision	Existing	6	\$516,630	0	3	1	2	3	1	2	3	1	2	0	0%	0	0%	0	0%	0	0%	-1	-100%	1	50%	
18 Lakes of Aledo	Subdivision	Existing	41	\$625,060	0	45	25	20	52	28	24	53	28	25	7	16%	3	12%	4	20%	1	2%	0	0%	1	4%	
19 Legacy Estates	Subdivision	Developing	0	\$0	0	0	0	0	2	2	0	2	1	1	2	100%	2	100%	0	0%	0	0%	-1	-50%	1	100%	
35 Legacy Pointe	Subdivision	Existing	72	\$384,830	0	54	26	28	51	26	25	47	22	25	-3	-6%	0	0%	-3	-11%	0	0%	-4	-15%	0	0%	
35 M3-X Ranch Estates	Subdivision	Existing	14	\$395,360	0	14	6	8	17	9	8	16	7	9	3	21%	3	50%	0	0%	-1	-6%	-2	-22%	1	13%	
20 McDavid Estates	Subdivision	Developing	102	\$493,395	0	60	32	28	92	42	50	101	56	45	32	53%	10	31%	22	79%	9	10%	14	33%	-5	-10%	
10 McDavid Estates	Subdivision	Existing	192	\$458,770	0	112	52	60	114	56	58	103	49	54	2	2%	4	8%	2	2%	-3	-11%	-10%	-7	-13%	-4	-7%
16 McDavid Southwest	Subdivision	Existing	51	\$520,960	0	46	16	30	38	12	26	37	11	26	8	-17%	-4	-25%	-4	-13%	-1	-3%	-1	-3%	0	0%	
22 McDavid Springs	Subdivision	Existing	122	\$577,740	0	133	73	60	148	83	65	148	80	68	15	11%	10	14%	5	8%	0	0%	-3	-4%	3	5%	
23 McDavid Terrace	Subdivision	Existing	22	\$573,100	0	12	2	10	11	1	12	11	11	11	-1	-8%	-1	-50%	0	0%	1	9%	0	0%	1	10%	
1 Meadow Hills Estates	Subdivision	Existing	32	\$440,710	0	17	4	13	13	4	9	14	4	10	-4	-24%	0	0%	-4	-31%	1	8%	0	0%	1	11%	
20 Meadow Park Estates	Subdivision	Existing	176	\$324,440	0	140	52	88	148	61	87	145	67	78	8	6%	9	17%	-1	-1%	-3	-2%	6	10%	-9	-10%	
7 Meadow Place Estates	Subdivision	Developing	118	\$319,450	0	88	53	35	99	58	41	92	55	37	11	13%	5	9%	6	17%	-7	-7%	-3	-5%	-4	-10%	
28 Meadow View Farms	Subdivision	Existing	42	\$436,070	0	14	8	6	17	10	7	20	11	9	3	21%	2	25%	1	17%	3	18%	1	10%	2	29%	
1 Mesa Grande	Subdivision	Existing	76	\$364,430	0	30	17	13	31	13	18	30	15	15	1	3%	-4	-24%	5	36%	-1	-3%	2	15%	-3	-17%	
15A Modera Walsh (Mill Creek)	Apartment	Developing	28	\$0	0	0	0	0	0	0	0	1	0	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
4A Morningstar I (north)	Subdivision	Developing	653	\$323,670	0	386	215	171	460	254	206	502	272	230	74	19%	39	18%	35	20%	42	9%	18	7%	24	12%	
4C Morningstar I (south)	Subdivision	Developing	602	\$323,670	0	258	156	102	377	217	160	456	269	187	119	46%	61	39%	58	57%	79	21%	52	24%	27	17%	
4B Morningstar II	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
35 Mountain Vista	Subdivision	Existing	20	\$478,310	0	12	4	8	12	5	7	13	7	6	0	0%	0	0%	1	25%	-1	-13%	0	0%	1	10%	
16 Muir Creek Estates	Subdivision	Existing	20	\$363,630	0	15	6	13	20	6	14	16	5	11	1	5%	0	0%	1	8%	-4	-20%	-1	-17%	-3	-21%	
16 Muir Hill	Subdivision	Existing	31	\$416,680	0	15	5	10	18	7	11	17	7	10	3	20%	2	40%	1	10%	0	0%	0	0%	1	50%	
7 North Chase Addn	Subdivision	Existing	15	\$296,780	0	3	1	2	2	2	0	4	2	2	-1	-33%	1	100%	2	-100%	2	100%	0	0%	2	100%	
9 Northoaks	Subdivision	Existing	18	\$352,950	0	1	1	0	1	1	0	1	0	1	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%	
8 Oak Hill MHC	MHC	Existing	76	\$335,880	0	56	27	29	71	26	45	58	23	35	15	27%	-1	-4%	16	55%	-13	-18%	-3	-12%	-10	-22%	
8 Oak Hill West MHC	MHC	Existing	41	\$36,900	0	11	8	7	12	9	3	13	10	3	-3	-20%	0	0%	0	0%	1	8%	0	0%	1	100%	
7 Oak Manor	Subdivision	Existing	24	\$400,650	0	15	2	9	10	2	8	10	3	7	-1	-9%	0	0%	-1	-51%	0	0%	1	50%	-1	-13%	
9 Oak View Estates	Subdivision	Existing	112	\$498,415	0	50	16	34	50	19	31	46	19	27	0	0%	3	19%	3	9%	-4	-8%	0	0%	-4	-13%	
16 Oakcrest Hills Estates	Subdivision	Existing	61	\$458,600	0	52	19	33	43	14	29	42	13	29	-9	-17%	-5	-26%	-4	-12%	-1	-2%	-1	-7%	0	0%	
29 Oaks of Aledo	Subdivision	Existing																									



Aledo ISD

Student Trends by Development

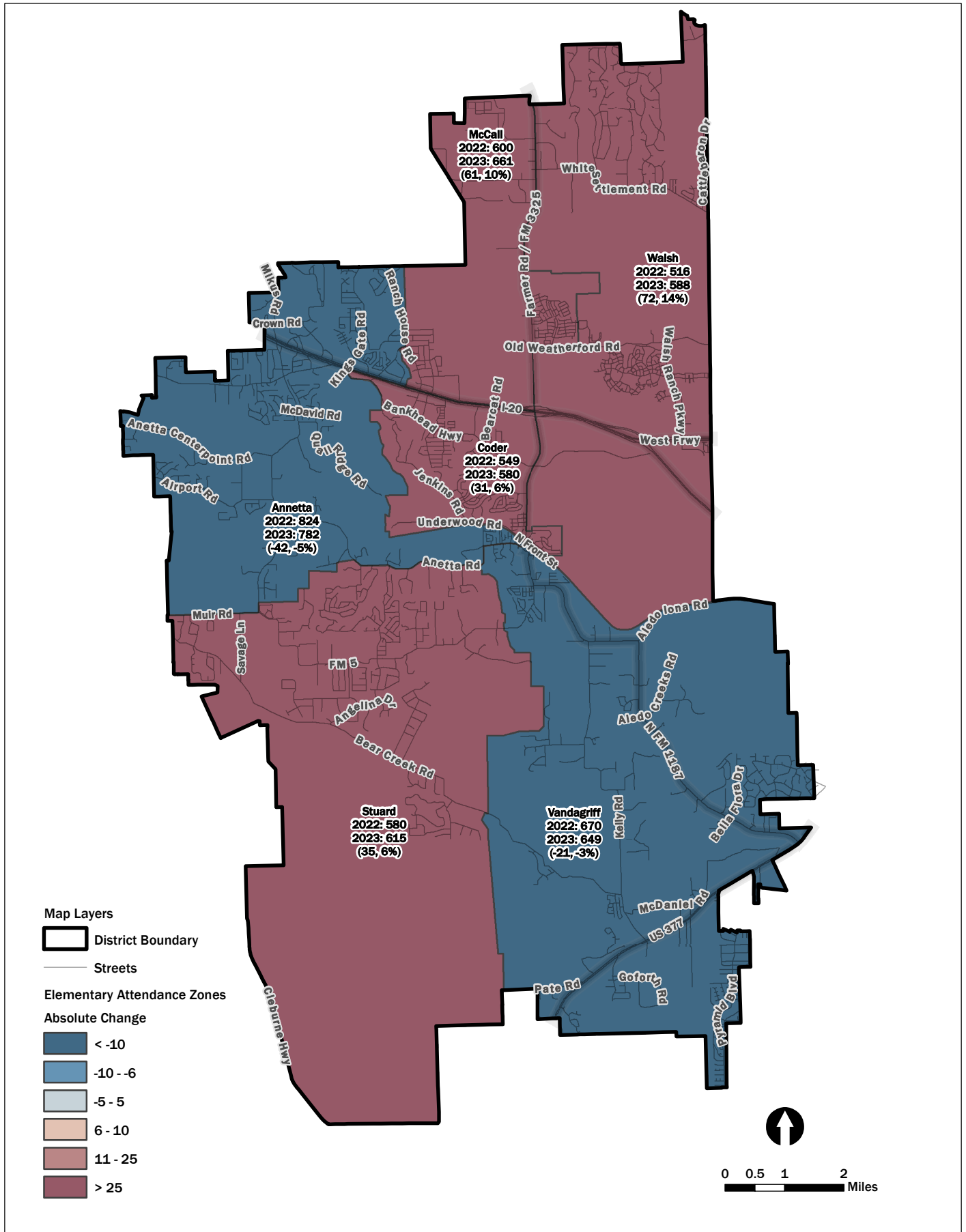
Gain/Loss from 2022/23 to 2023/24: Existing Single Family: -44 Students; Actively-Building Single Family: 300 Students; Apartments: 6 Students; Mobile Home Communities: -13 Students

PU Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2021			Fall 2022			Fall 2023			Fall 2021 to Fall 2022			Fall 2022 to Fall 2023						
						EE-42	EE-5	6-12	EE-42	EE-5	6-12	EE-12th	EE-5th	6th-12th	Abs. Chng.	Pct. Chng.	Abs. Chng.	Pct. Chng.	Abs. Chng.	Pct. Chng.	Abs. Chng.	Pct. Chng.		
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13 Parks of Aledo - Point Vista	Subdivision	Developing	263	\$440,390	0	159	93	66	187	109	78	210	120	90	28	18%	16	17%	12	18%	23	12%	12	15%
12 Parks of Aledo - The Lakes	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	1	100%	0	0%
13 Parks of Aledo Westview	Subdivision	Existing	278	\$474,330	0	262	148	114	260	137	123	273	146	127	-2	-1%	-11	-7%	9	8%	13	5%	9	7%
19 Pinnacle Ridge	Subdivision	Developing	32	\$335,085	0	15	4	11	14	7	7	17	10	7	-1	-3%	-4	-7%	4	-36%	3	21%	3	43%
11 Prairie Ridge	Subdivision	Existing	43	\$422,130	0	32	14	18	31	10	21	30	13	17	-1	-3%	-4	-29%	3	7%	-1	-3%	3	30%
36 Pyramid Acres	Subdivision	Developing	251	\$324,110	2016	138	75	63	148	80	68	156	93	63	10	7%	5	7%	5	8%	5	5%	13	16%
7 Ranch House	Subdivision	Developing	4	\$166,060	0	0	0	0	2	1	1	1	1	1	0	0%	1	100%	1	100%	-1	-50%	0	0%
30 Ranches of Bear Creek	Subdivision	Developing	43	\$560,940	0	15	3	12	19	3	16	17	5	12	4	27%	0	0%	4	33%	-2	-11%	2	67%
14 Rancho Vista	Subdivision	Existing	44	\$487,770	0	53	30	23	50	27	23	47	22	25	-3	-6%	-3	-10%	0	0%	-3	-6%	-5	-19%
39 Rancho Ladera	Subdivision	Developing	9	\$0	0	1	1	0	1	1	0	2	2	2	0	0%	0	0%	0	0%	0	0%	0	0%
9 Red Oak Hills	Subdivision	Existing	14	\$392,455	0	8	4	4	6	2	4	9	2	7	-2	-25%	-2	-50%	0	0%	-2	-3%	0	0%
1 Remuda Ranch	Subdivision	Existing	219	\$392,785	0	82	29	53	80	31	49	78	32	46	-2	-2%	7	4%	-8%	0	0%	3	3%	
8 Reserves at Trinity	Subdivision	Developing	60	\$250,125	0	12	6	6	21	9	12	31	16	15	9	75%	3	50%	6	100%	10	48%	7	78%
7 Ridge Crest Estates	Subdivision	Existing	16	\$336,070	0	5	1	4	5	0	5	3	0	3	0	0%	-1	-100%	1	25%	-2	-40%	0	0%
6 Ridge Haven Estates	Subdivision	Existing	118	\$356,050	0	53	19	34	56	21	35	60	19	41	3	6%	2	11%	1	3%	4	7%	-2	-10%
19 Ridgehill Estates	Subdivision	Developing	29	\$282,145	0	16	7	9	14	6	8	5	0	3	-2	-13%	-1	-14%	-1	3%	-6	-43%	-1	-17%
8 Ridgewood	Subdivision	Existing	13	\$374,400	0	2	2	0	0	0	0	0	0	0	-2	-100%	-2	-100%	0	0%	0	0%	0	0%
28 Rio Lobo	Subdivision	Existing	13	\$770,360	0	10	3	7	13	5	8	13	5	8	3	30%	2	67%	1	14%	0	0%	0	0%
34 Rio Vista	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%
21 River Creek	Subdivision	Existing	16	\$634,550	0	10	5	5	13	7	6	12	7	5	3	30%	2	40%	1	20%	-1	-8%	0	0%
28 River Ranch	Subdivision	Developing	9	\$568,100	0	0	0	0	4	2	2	4	2	2	4	100%	2	100%	2	100%	0	0%	0	0%
28 River Tree Estates	Subdivision	Existing	28	\$493,410	0	20	7	13	20	4	16	19	3	16	0	0%	-3	-43%	3	23%	-1	-5%	-1	-25%
30 Rivercreek Ranch	Subdivision	Existing	13	\$400,310	0	6	2	4	6	2	4	5	3	2	0	0%	0	0%	0	0%	-1	-17%	1	50%
14 Rolling Hills	Subdivision	Existing	147	\$202,005	0	88	34	54	84	29	55	80	31	49	4	5%	-5	-15%	1	2%	-4	-5%	2	7%
16 Rosemeade	Subdivision	Existing	10	\$636,905	0	6	6	0	6	5	1	7	6	1	0	0%	-1	-17%	1	100%	0	0%	0	0%
28 Sandcreek	Subdivision	Existing	41	\$653,420	0	46	19	27	43	14	29	41	31	31	-3	-7%	-5	-16%	2	7%	-6	-18%	2	7%
17 Sanctuary Oaks	Subdivision	Existing	50	\$501,830	0	53	34	19	47	28	19	52	31	21	-6	-11%	-6	-18%	0	0%	5	11%	3	11%
19 Savage Estates	Subdivision	Developing	6	\$497,730	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%
12 Shadow Creek Ranch	Subdivision	Existing	50	\$447,390	0	48	14	34	39	11	28	35	8	27	-9	-19%	-3	-21%	-6	-18%	-4	-10%	-3	-27%
23 Shady Oaks	Subdivision	Existing	12	\$580,770	0	6	2	4	7	2	5	6	6	6	1	17%	0	0%	1	25%	1	17%	1	20%
36 Southwest Acres	Subdivision	Developing	25	\$242,900	0	12	5	7	13	4	9	12	7	5	1	8%	-1	-20%	2	29%	-1	-8%	-3	-75%
18 Split Rail Estates I	Subdivision	Existing	37	\$770,280	0	25	7	18	23	7	16	25	6	19	-2	-8%	0	0%	-2	-11%	-1	-4%	-1	-14%
18 Split Rail Estates II	Subdivision	Existing	58	\$555,080	0	40	15	25	44	18	26	42	16	26	4	10%	3	20%	1	4%	-2	-5%	-2	-11%
7 Squaw Creek Estates	Subdivision	Existing	104	\$304,230	0	32	11	21	40	16	24	38	17	21	8	25%	5	45%	3	14%	-2	-5%	1	6%
7 Stage Coach Estates	Subdivision	Existing	165	\$253,035	0	119	42	77	120	48	72	115	46	69	1	1%	6	14%	-5	-6%	-5	-4%	-2	-4%
26 Stone Bluff of Aledo	Subdivision	Existing	37	\$445,760	0	28	10	18	30	14	16	27	14	13	2	7%	4	40%	-2	-11%	-3	-10%	0	0%
9 Stone Creek Farms	Subdivision	Existing	115	\$597,075	0	79	35	44	83	35	48	77	34	43	4	5%	0	0%	4	9%	-6	-7%	-1	-3%
2 Sylvan Valley	Subdivision	Developing	38	\$360,440	0	12	5	7	12	7	5	12	8	4	0	0%	2	40%	2	29%	0	0%	1	14%
27 Ten Creek Ranch	Subdivision	Developing	6	\$304,885	0	0	0	0	5	5	0	8	6	2	5	100%	5	100%	0	0%	3	60%	1	20%
27 The Grasslands	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%
1 Tiara Ranch	Subdivision	Developing	30	\$538,650	0	12	3	9	13	2	11	14	2	12	1	8%	-1	-33%	2	22%	1	8%	0	0%
30 Treatop	Subdivision	Developing	36	\$340,860	0	23	7	16	23	5	18	22	6	16	0	0%	-2	-29%	2	13%	-1	-4%	1	20%
23 Trinity Bluffs	Subdivision	Developing	13	\$960,200	0	4	2	2	3	1	2	2	1	1	-1	-25%	-1	-50%	0	0%	-1	-33%	0	0%
7 Trinity Estates	Subdivision	Existing	45	\$329,285	0	12	4	8	14	6	8	12	5	7	2	17%	2	50%	0	0%	-2	-14%	-1	-13%
34 Trinity RV	RV	Developing	38	\$484,240	0	1	0	1	2	0	4	4	0	0	1	100%	0	0%	1	100%	2	100%	4	100%
12 Underwood Estates	Subdivision	Existing	16	\$290,170	0	10	2	8	10	2	8	7	0	7	0	0%	0	0%	0	0%	-3	-30%	-2	-100%
8 Valley Del Arroyo	Subdivision	Existing	30	\$292,615	0	11	6	5	5	3	2	6	3	3	-6	-55%	-3	-50%	-3	-60%	1	20%	0	0%
25 Versailles	Subdivision	Existing	45	\$299,920	0	29	16	13	33	19	14	28	14	14	4	14%	3	19%	1	8%	5	15%	5	26%
26 Villages of Aledo	Subdivision	Existing	177	\$277,300	0	101	43	58	113	56	57	120	52	68	12	12%	13	30%	-1	-2%	7	6%	-4	-7%
24 Villas Downtown	Subdivision	Developing	1	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%
24 Villas II, The	Subdivision	Existing	30	\$316,010	0	19	7	12	12	6	6	13	6	7	-7	-37%	-1	-14%	-6	-50%	1	8%	0	0%
5A Walsh Ranch (north)	Subdivision	Developing	963	\$461,620	0	340	233	107	494	332	162	590	392	198	154	45%	99	42%	55	51%	96	19%	60	18%
5B Walsh Ranch (south)	Subdivision	Developing	30	\$461,620	0	5	5	0	9	8	1	14	11	3	4	80%	3	60%	1	100%	5	56%	3	38%
16 West Hill Estates	Subdivision	Existing	24	\$744,950	0	7	6	1	8	6	2	9	6	3	1	14%	0	0%	1	100%	1	100%	0	0%
12 West Oak	Subdivision	Existing	275	\$98,950	0	144	65	79	160	69	91	152	62	90	16	11%	4	6%	12	13%	-8	-5%	-7	-10%
24 Westgate	Subdivision	Existing	33	\$205,980	0	17	5	12	17	9	8	19	11	8	0	0%	4	80%	4	33%	2	12%	2	22%
7 Willow Creek Estates	Subdivision	Existing	107	\$309,660	0	49	21	28	43	19	24	36	16	20	-6	-12%	-2	-10%	-4	-14%	-7	-16%	-3	-16%
11 Willow Crossing THS - BTR	Subdivision	Developing	26	\$0	0	0	0	0	10	2	8	13	6											

Student Trends by Elementary Attendance Zone, EE-5th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

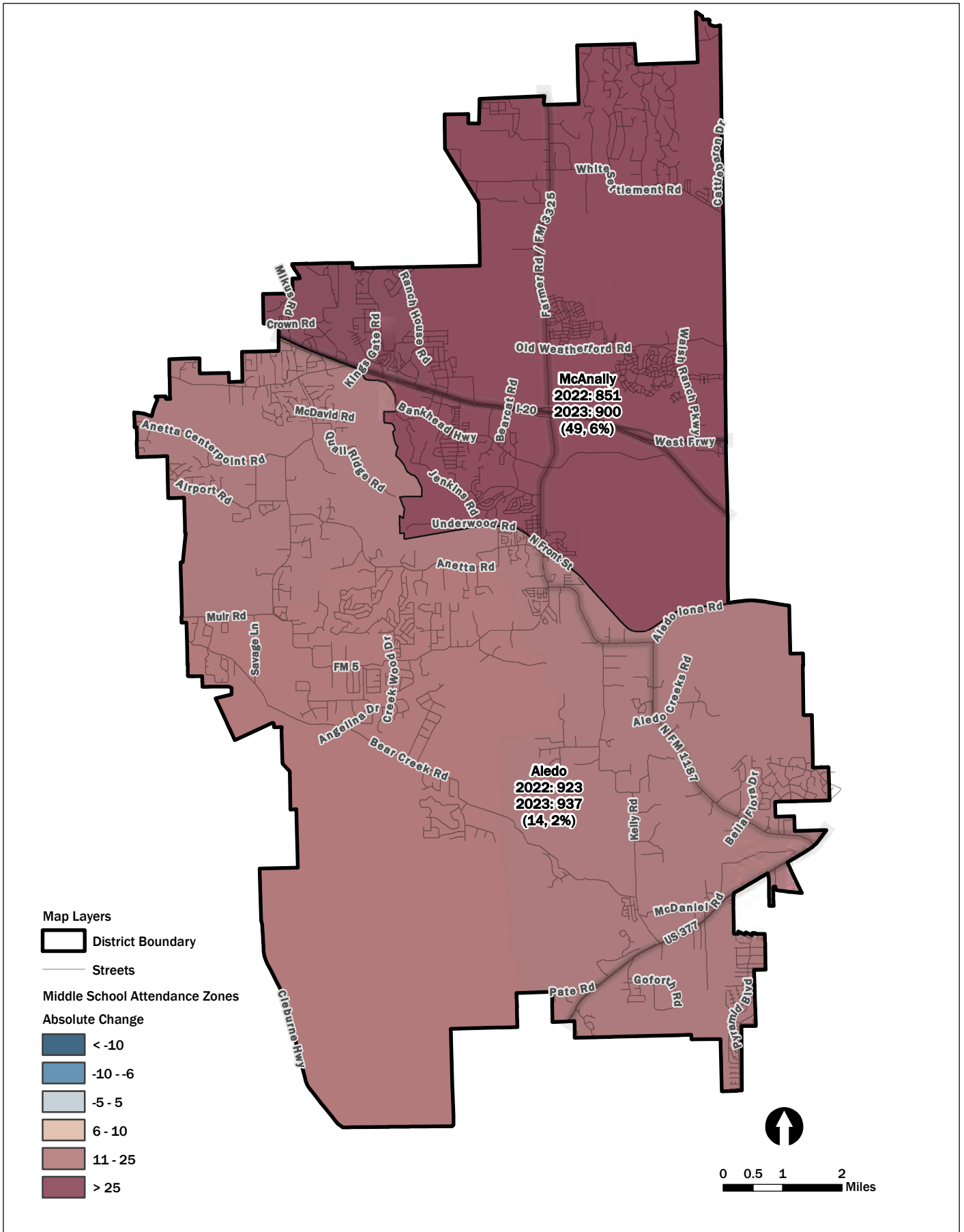
Alledo ISD



Student Trends by Middle School Attendance Zone, 6th-8th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

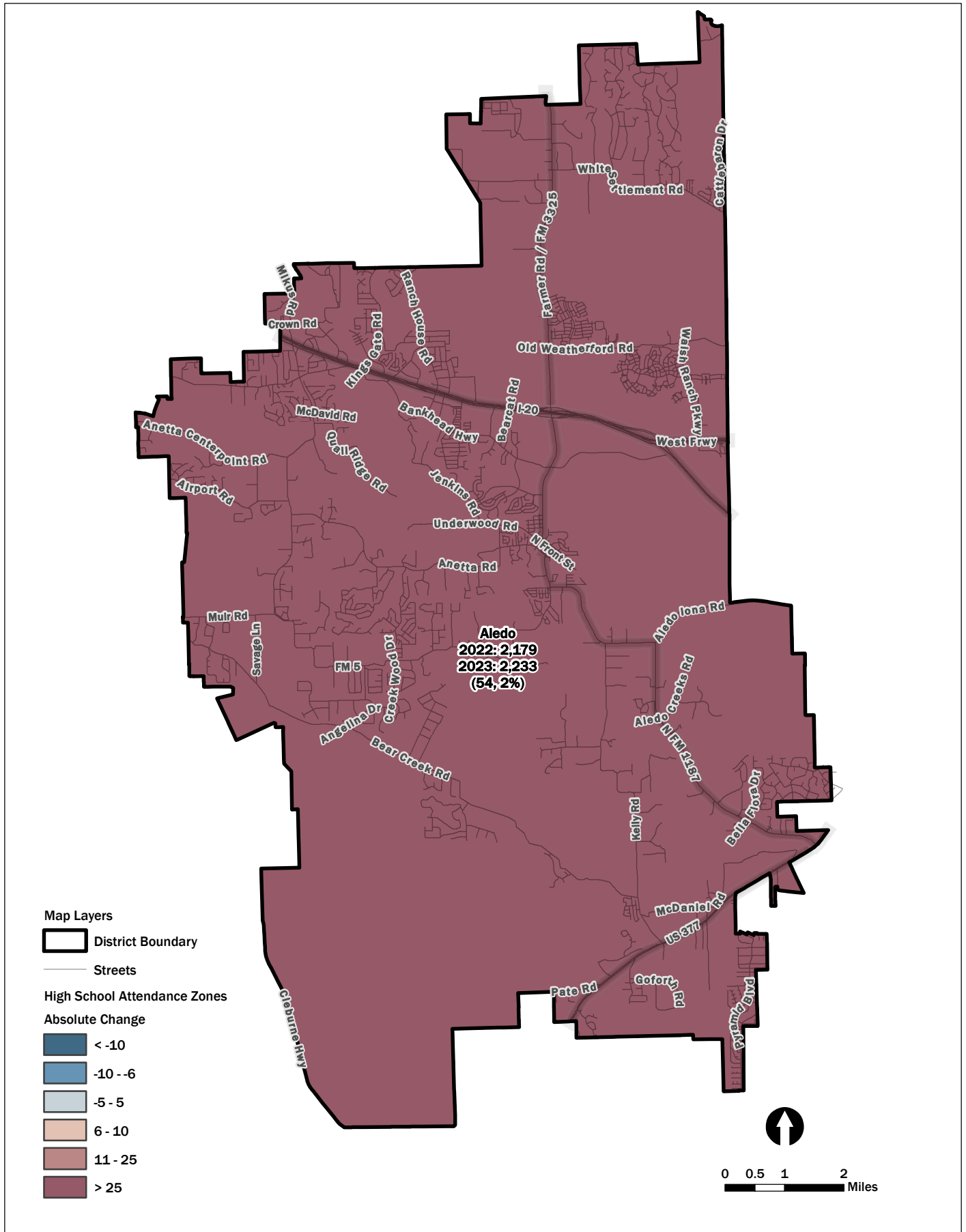
Aledo ISD



Student Trends by High School Attendance Zone, 9th-12th Grade

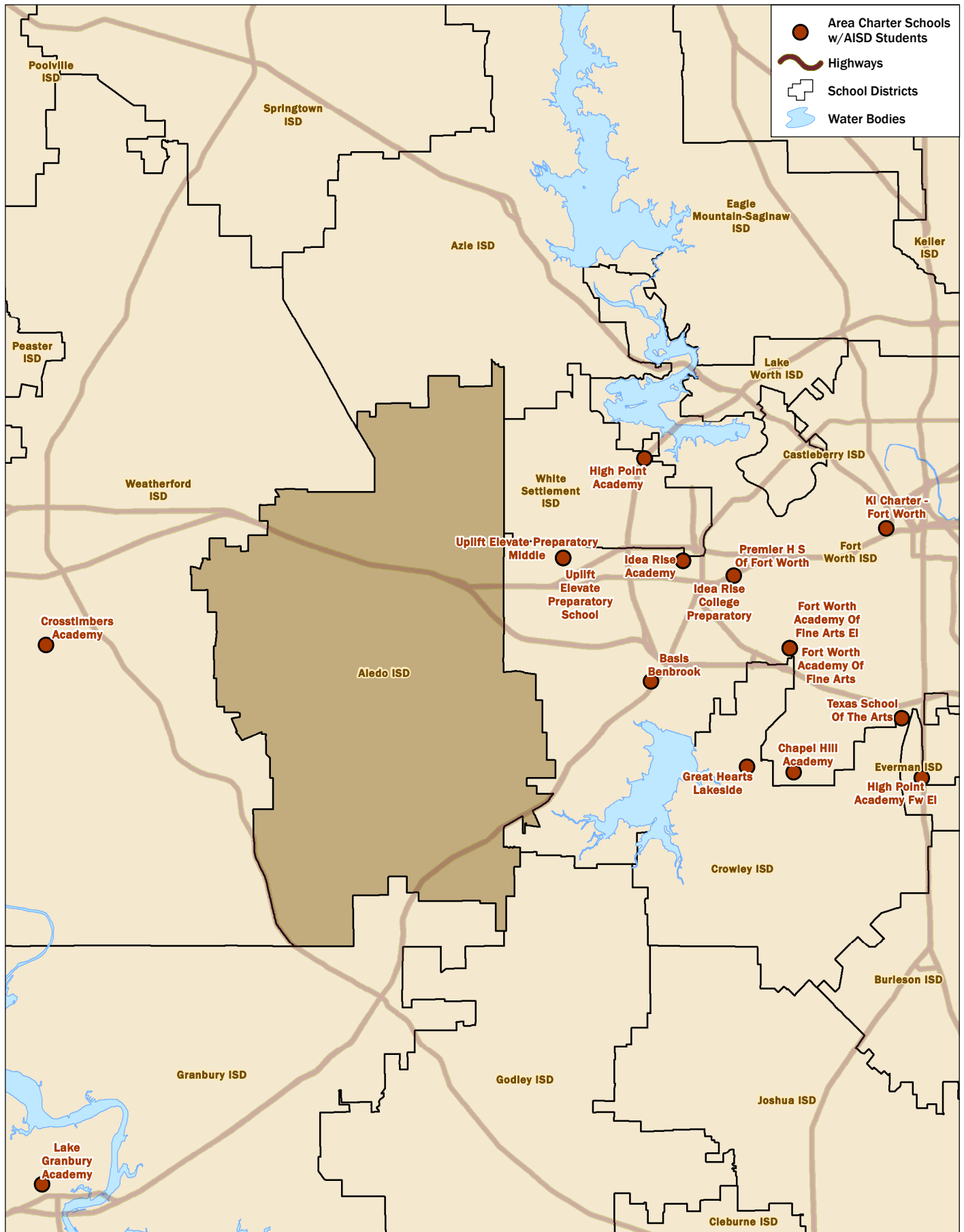
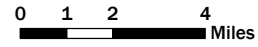
Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

Aledo ISD



Charter Schools

Aledo ISD



**Aledo ISD
Charter School Enrollment
2023-24**



School Name	Address	Grades	Current Enrollment					Projected Enrollment		Notes		
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	AISD Students		2028-29	AISD Students In 5 Yrs.
BASIS BENBROOK	8901 Vista Way, Fort Worth, Texas, 76126	KG-06	0	0	0	0	331	460	13	1,200	35	Opened in 2022-23 with KG-5th, will be adding grade level each year until reaching capacity. As of right now, plans for an additional building include opening in the Fall of 2025. This campus will likely hold upper grade levels once open. No capacity has been set.
GREAT HEARTS LAKESIDE	7633 Harris Pkwy, Fort Worth, Texas, 76123	KG-06	0	0	675	791	910	910	16	910	16	
GREAT HEARTS ONLINE - TX	12500 San Pedro Ave, Ste 500, San Antonio, Texas, 78216	KG-08	0	0	0	436	571	571	14	571	14	
TOTAL OF ALL OTHER CHARTERS ENROLLING < 5 STUDENTS									75		75	
TOTAL									118		139	

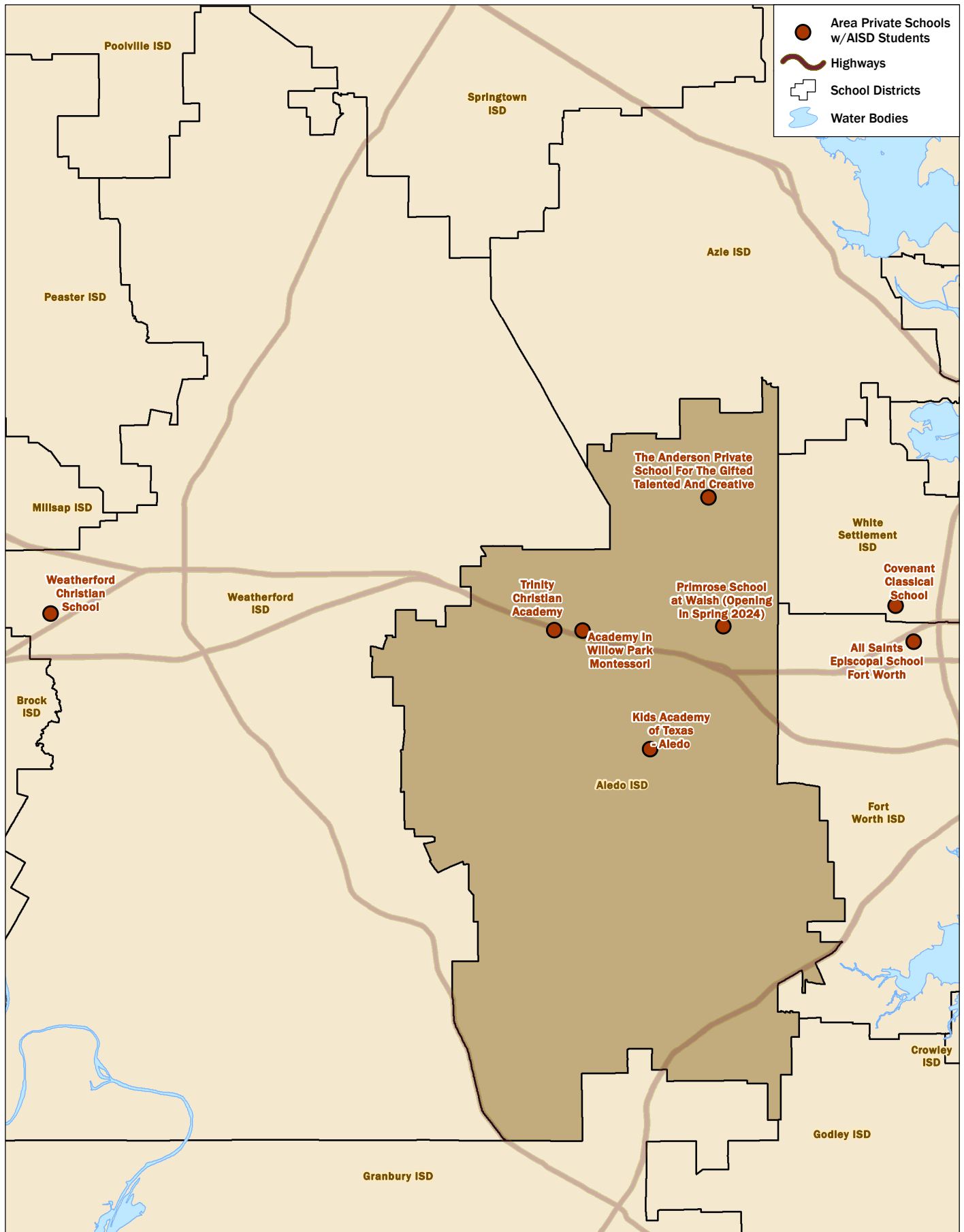
Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation. New campuses or schools enrolling >50 residents from this school district last fall were contacted by PASA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

Private Schools

Aledo ISD



0 0.5 1 2 Miles



**Aledo ISD
Private School Enrollment
2023-24**



School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th AISD Students	Enrolled in 5 yrs.	KG-12th AISD Students	
Academy In Willow Park Montessori	201 Canyon Ct, Willow Park, TX 76087	PK Only	-	-	-	-	PK Only
All Saints Episcopal School Fort Worth	9700, 76108 Saints Cir, Fort Worth, TX 76108	PK-12th	1,225	276	1,225	276	
Covenant Classical School	1701 Wind Star Way, Fort Worth, TX 76108	PK-12th	503	151	525	158	
Kids Academy of Texas - Aledo	117 Crockett Dr, Aledo, TX 76008	PK Only	-	-	-	-	
Primrose School at Walsh	13829 Walsh Avenue, Fort Worth, TX 76008	PK-KG	-	-	-	-	Will open in the Spring 2024
The Anderson Private School For The Gifted Talented And Creative	14900 White Settlement Rd, Fort Worth, TX 76108	KG-12th	25	25	25	25	
Trinity Christian Academy	4954 E Interstate 20 Service Rd S, Willow Park, TX 76087	PK-12th	560	448	600	480	
Weatherford Christian School	2300 Ranger Hwy, Weatherford, TX 76087	PK-12th	463	46	500	50	
TOTAL				946		988	





APPENDIX

CHAPTER 03

Table: Housing Totals by Type

Map: Single-Family Projections

Map: Multi-Family Projections

Table: Housing Projections Detail

Map: Planning Units

**Map: Development Grid Overview &
Development Overview Grids**

Map: Jurisdictions

Map: Ownership Change

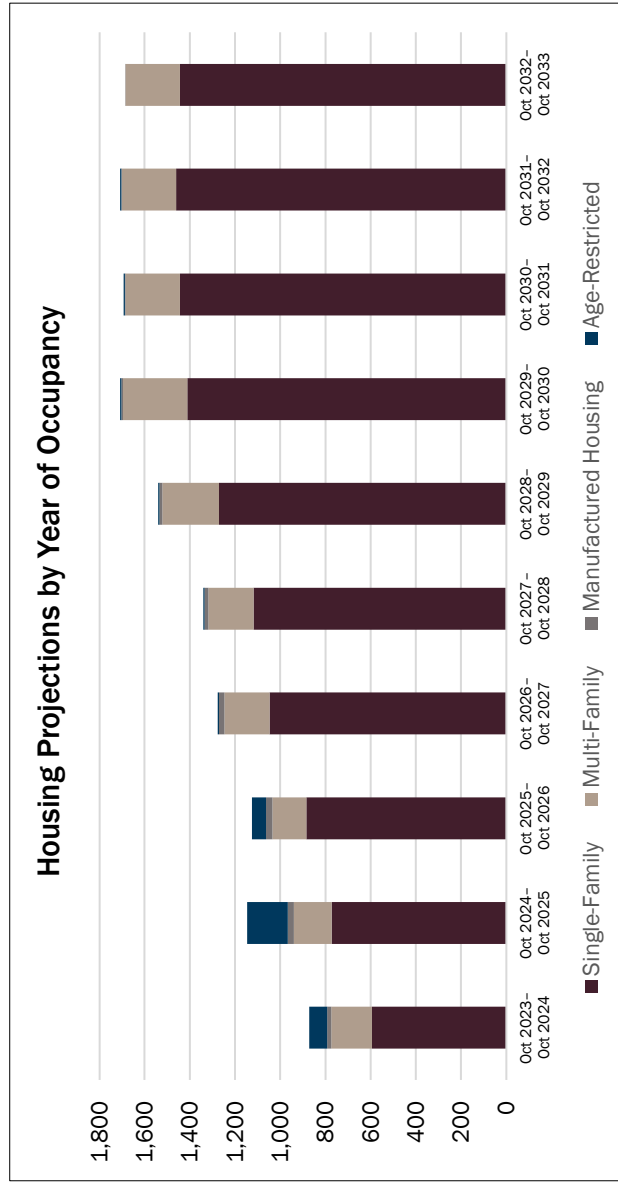
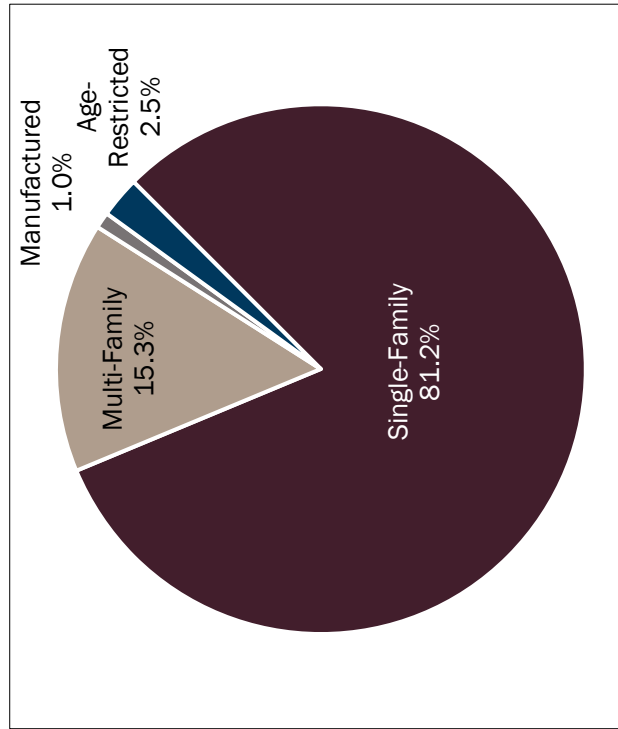
Table: Land Use Index

Projected Housing Occupancies by Housing Type

Aledo ISD, October 2023–October 2033



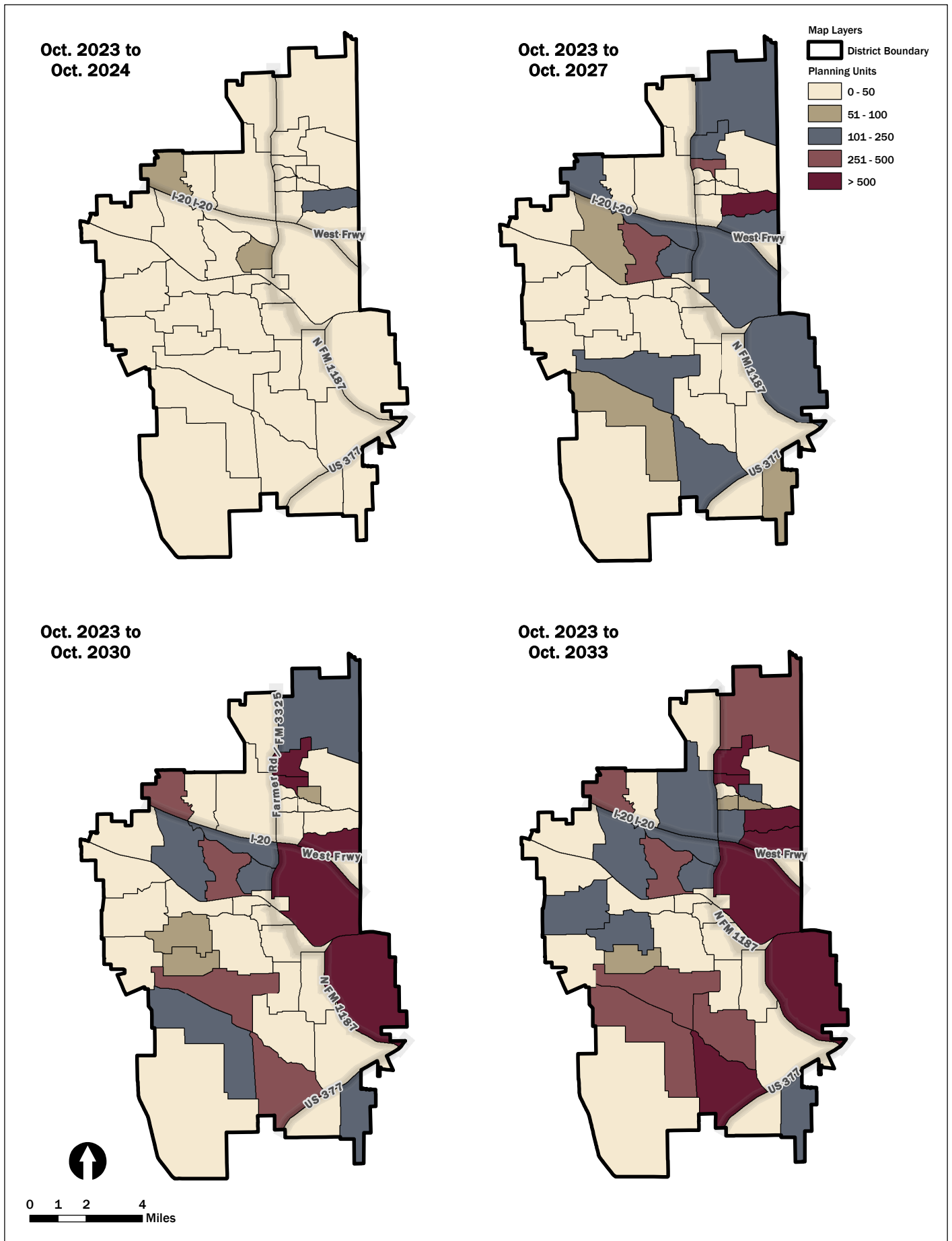
Housing Type	Oct 2023– Oct 2024	Oct 2024– Oct 2025	Oct 2025– Oct 2026	Oct 2026– Oct 2027	Oct 2027– Oct 2028	Oct 2028– Oct 2029	Oct 2029– Oct 2030	Oct 2030– Oct 2031	Oct 2031– Oct 2032	Oct 2032– Oct 2033	Oct 2023– Oct 2033
Single-Family	594	772	884	1,047	1,118	1,271	1,411	1,444	1,461	1,444	11,446
Multi-Family	180	168	150	200	200	250	285	240	240	240	2,153
Manufactured Housing	18	26	28	24	17	13	7	3	2	1	139
Age-Restricted	80	180	63	5	5	5	5	5	5	0	353
Total	872	1,146	1,125	1,276	1,340	1,539	1,708	1,692	1,708	1,685	14,091



Projected New Housing Occupancies - Single-Family

October 2023 to October 2033

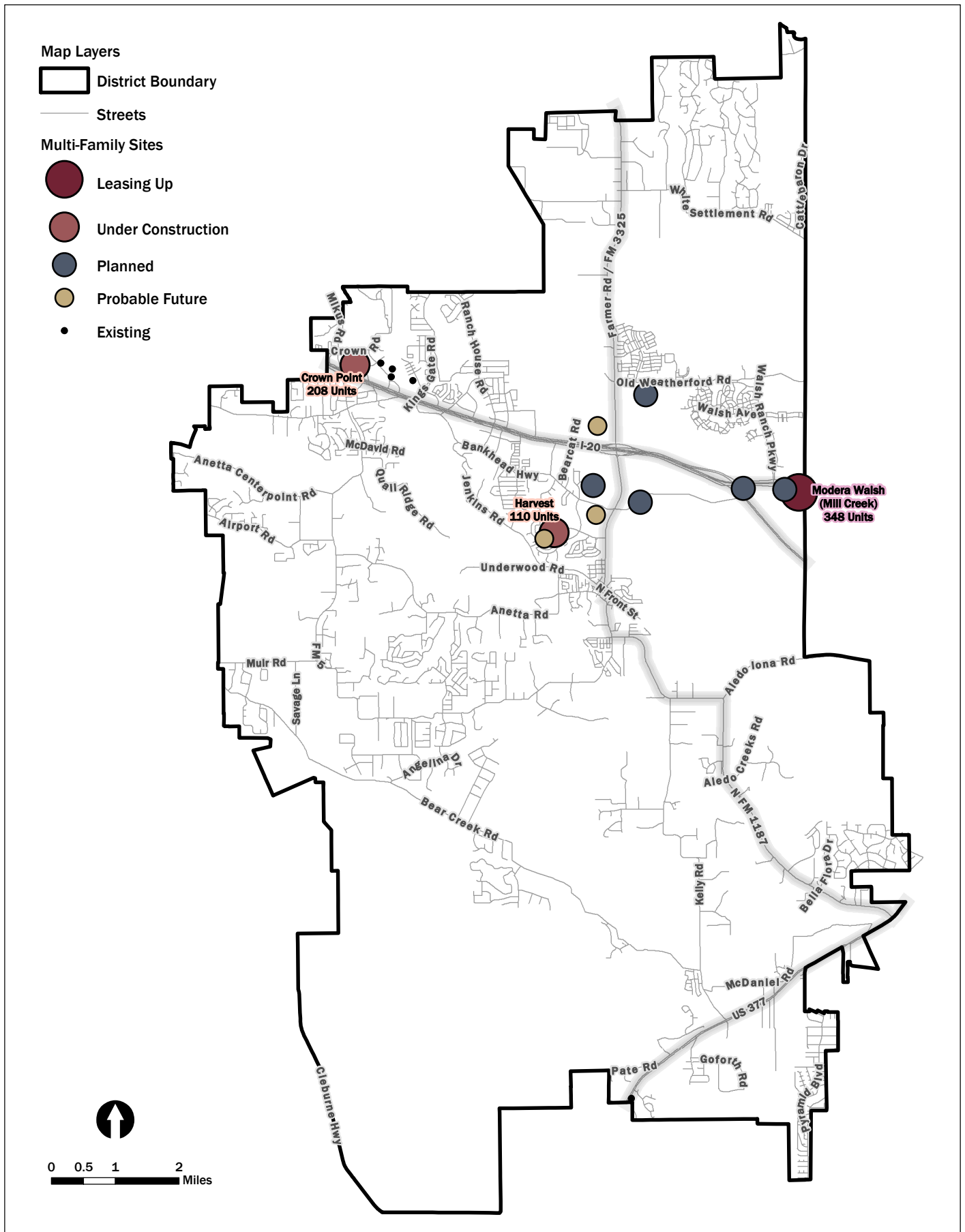
Aledo ISD



Projected New Housing Occupancies - Multi-Family

October 2023 to October 2033

Aledo ISD





Projected Housing Occupancies

Aledo ISD, October 2023 – October 2033

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV: Developing MF: Age-Restricted; Planned: Potential; Lot/Unit Status: [Occ] Occupied; [AV] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

PU	Name	Land Use Notes	Development			Projected Housing Occupancies												Projected Students per Home							
			Total Units	Occ.	Av.	UC	VDL	Sept 2023-Oct 2023	Oct 2023-2024	Oct 2024-2025	Oct 2025-2026	Oct 2026-2027	Oct 2027-2028	Oct 2028-2029	Oct 2029-2030	Oct 2030-2031	Oct 2031-2032		Oct 2032-2033	Oct 2023-2028	Oct 2028-2033	Oct 2023-2033	Build-Out Post 2033		
1	Aledo Bluffs	SF	45	8	1	3	33	0	6	9	10	9	3	0	0	0	0	0	0	0	37	0	37	0	0.50
1	Aledo RV Community - 345 H	RV	60	16	0	0	44	0	7	11	10	8	3	2	1	1	1	0	0	39	5	44	0	0.05	
1	Hilltop Park Addition	SF	123	100	0	0	23	0	1	2	2	1	1	2	1	1	0	1	7	5	12	11	0.79		
1	Holly Ridge	SF	40	33	0	0	7	0	0	1	0	0	1	0	1	0	0	1	2	2	4	3	0.35		
1	Rodgers Ranch	SF	507	0	0	0	0	0	0	0	0	7	9	11	13	15	17	19	16	75	91	416	0.50		
1	SEC Farmer & White Settlement Rd	SF	100	0	0	0	0	0	0	0	0	0	0	10	15	15	15	15	0	70	30	0	0.40		
1	Tiara Ranch	SF	35	30	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	1	2	1	0.47		
1	Yellow Rose RV	RV	146	50	0	0	96	0	8	12	15	16	14	11	6	2	1	1	65	21	86	10	0.00		
2	Chisholm Heights	SF	63	56	0	0	7	0	0	0	0	1	0	0	0	0	0	0	1	1	2	5	0.30		
2	Du Chane	SF	66	50	0	1	15	0	1	2	2	1	2	0	1	0	1	1	8	3	11	5	0.40		
2	Sylvan Valley	SF	46	38	0	2	6	0	2	1	1	0	1	0	0	0	1	0	5	1	6	2	0.32		
3B	JRM Land & Cattle Co. Tract	SF	0	0	0	0	0	0	0	0	3	3	3	3	3	3	3	3	9	15	24	0	0.40		
3B	Morningstar III	SF	1,390	0	0	0	0	0	0	20	50	90	150	150	150	170	250	310	870	1,180	370	0	0.75		
3C	Aledo WC 34 LLC Tract - THs	SF	0	0	0	0	0	0	0	0	10	10	10	10	10	10	10	30	50	80	76	0	0.50		
3D	Onken Tract	SF	450	0	0	0	0	0	0	0	0	0	20	20	20	20	20	20	20	100	120	405	0.61		
4A	Morningstar I (north)	SF	670	653	31	28	26	8	9	0	0	0	0	0	0	0	0	9	9	0	9	0	0.76		



Projected Housing Occupancies

Aledo ISD, October 2023 – October 2033

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV: Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential: Lot/Unit Status; [Occ] Occupied; [AV] Available; [UC] Under Construction; [VDL] Vacant; Developed Lots

PU	Name	Land Use Notes	Development			Projected Housing Occupancies												Projected Students per Home							
			Total Units	Occ.	Av.	UC	VDL	Sept 2023 - Oct 2023	Oct 2023 - Oct 2024	Oct 2024 - Oct 2025	Oct 2025 - Oct 2026	Oct 2026 - Oct 2027	Oct 2027 - Oct 2028	Oct 2028 - Oct 2029	Oct 2029 - Oct 2030	Oct 2030 - Oct 2031	Oct 2031 - Oct 2032		Oct 2032 - Oct 2033	Oct 2023 - Oct 2028	Oct 2028 - Oct 2033	Oct 2023 - Oct 2033	Build-Out Post 2033		
12	Aledo River	SF Nov. 2023: builders: Jobe & CHB Homes	19	1	0	1	17	0	1	3	4	4	3	2	1	0	0	0	0	0	15	3	18	0	0.50
12	Jenkins Bluff	SF Nov. 2023: homes under construction; builders: Jobe, Our Country, Clarity, Village & Bloomfield Homes; 2022: newest/final residential section of Parks of Aledo - sitework underway May 2022	8	5	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	2	0.20
12	Parks of Aledo - The Lakes	SF potential for dev. w/in projection period on Westbrook Dev. Corp. acreage across from Aledo River	267	0	0	10	257	0	31	64	78	82	12	0	0	0	0	0	0	267	0	267	0	0.75	
12	Westbrook Dev. Tracts	SF streets & sitework; builder: Village Homes	0	0	0	0	0	0	0	0	0	0	3	3	3	3	3	0	0	3	12	15	0	0.50	
13	Bailey Ranch Tract	MF	0	0	0	0	0	0	0	0	5	5	5	5	5	5	0	0	15	20	35	0	0.00		
13	Enclave at Parks of Aledo	SF	21	4	1	2	14	0	3	4	4	3	1	1	0	1	0	0	15	2	17	0	0.75		
13	Harvest	MF	110	0	0	0	0	0	45	65	0	0	0	0	0	0	0	0	110	0	110	0	0.00		
13	Parks of Aledo - Bluffs	SF Nov. 2023: builders: Our Country, Clarity, Hark, Forum, Jobe & CHB Homes	202	92	24	14	72	4	58	47	1	0	0	0	0	0	0	0	106	0	106	0	0.75		
13	Parks of Aledo - Point Vista	SF second Parks of Aledo section; almost fully occupied	265	263	0	1	1	0	2	0	0	0	0	0	0	0	0	0	2	0	2	0	0.80		
15A	Modera Walsh (Mill Creek)	MF Oct. 2023: leasing first ~100 units available and remainder under construction with anticipated final completion date of spring 2024; mix of regular flats, casitas (attached garage) and townhomes (attached 2-car garages), as well as fairly evenly distributed 1-, 2-, and 3-bedroom units; 2022: MF recently closed & under construction for ~14 acres east of Cook Children's ~362 units by Mill Creek expected to open in mid-2023	376	28	0	0	0	0	180	168	0	0	0	0	0	0	0	0	348	0	348	0	0.20		

Projected Housing Occupancies

Aledo ISD, October 2023 – October 2033

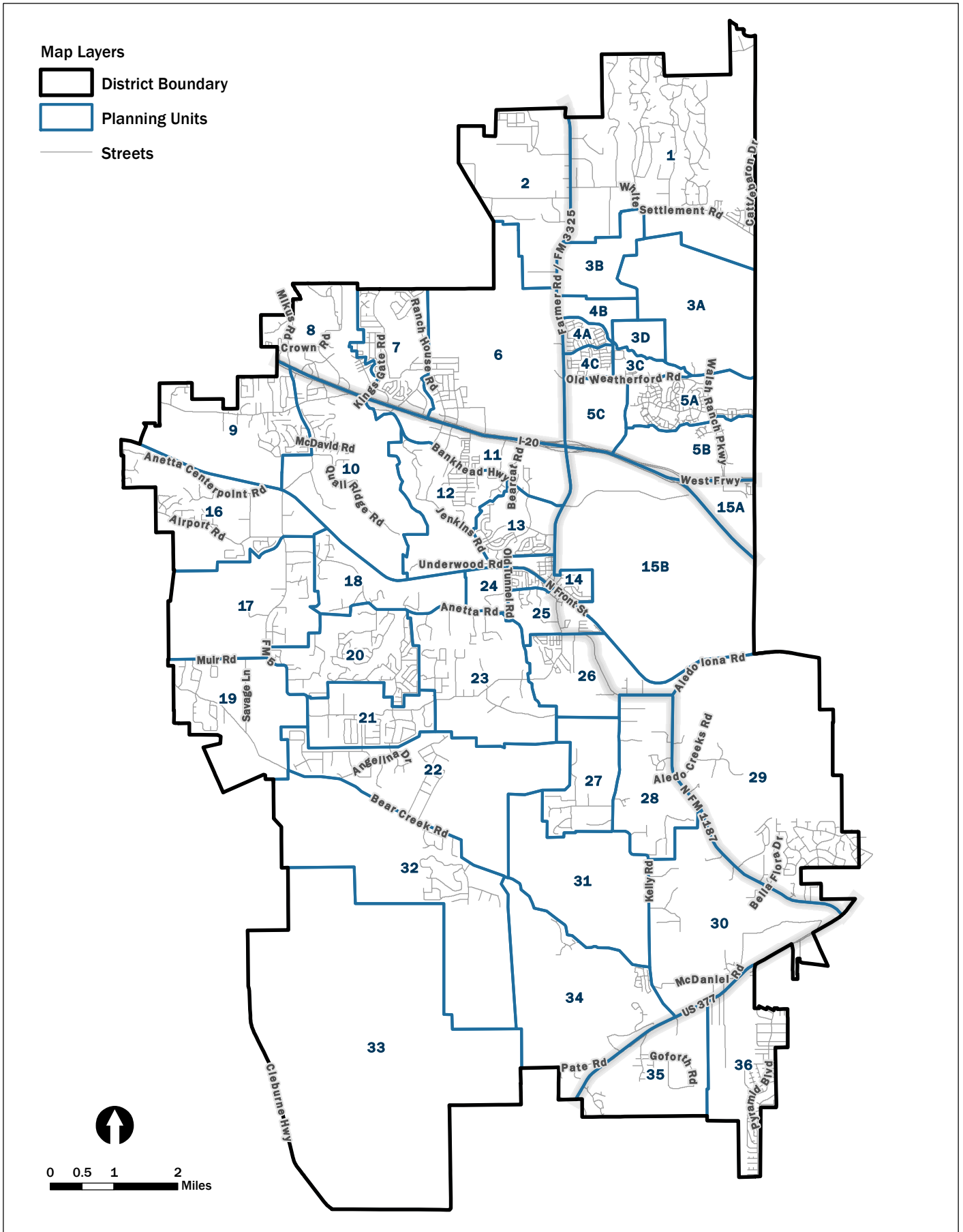


Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV: Developing SF/C/M/RV; Age-Restricted; Planned; Potential; Lot/Unit Status: [Occ] Occupied; [AV] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

PU	PU Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies												Projected Students per Home			
				Occ.	Av.	UC	VDL	Sept 2023 - Oct 2023	Oct 2023 - Oct 2024	Oct 2024 - Oct 2025	Oct 2025 - Oct 2026	Oct 2026 - Oct 2027	Oct 2027 - Oct 2028	Oct 2028 - Oct 2029	Oct 2029 - Oct 2030	Oct 2030 - Oct 2031	Oct 2031 - Oct 2032	Oct 2032 - Oct 2033	Oct 2023 - Oct 2028		Oct 2028 - Oct 2033	Build-Out Post 2033	
32	Bear Creek	SF Nov. 2023: builders: Our Country Homes, ABBA, John Eskew, TexStar & Elmwood Homes; some portions 2-5 acre custom gated homesites; includes Bear Creek North and Rolling Creek Ranch, each north of the creek with separate access from Bear Creek Road	239	18	7	3	211	1	10	17	27	31	33	35	32	28	7	0	118	220	0	0.61	
32	Five Acres at Bear Creek	SF	26	0	0	0	0	0	0	1	2	4	5	4	4	3	2	1	12	14	26	0	0.59
32	Potential Future SF	SF	185	0	0	0	0	0	0	0	0	0	0	15	15	15	15	15	0	75	75	110	0.61
34	Kelly Ranch Golf (south)	SF	0	0	0	0	0	0	0	0	0	30	30	40	40	50	50	60	255	315	772	0.30	
34	Nazarian Trustee Tracts	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	0	150	150	850	0.50	
34	Rancho Ladera	SF	42	9	2	2	29	0	5	7	10	9	2	0	0	0	0	33	0	33	0	0.35	
34	Rio Vista	SF	238	0	0	0	196	0	10	15	20	35	40	50	50	18	0	120	118	238	0	0.61	

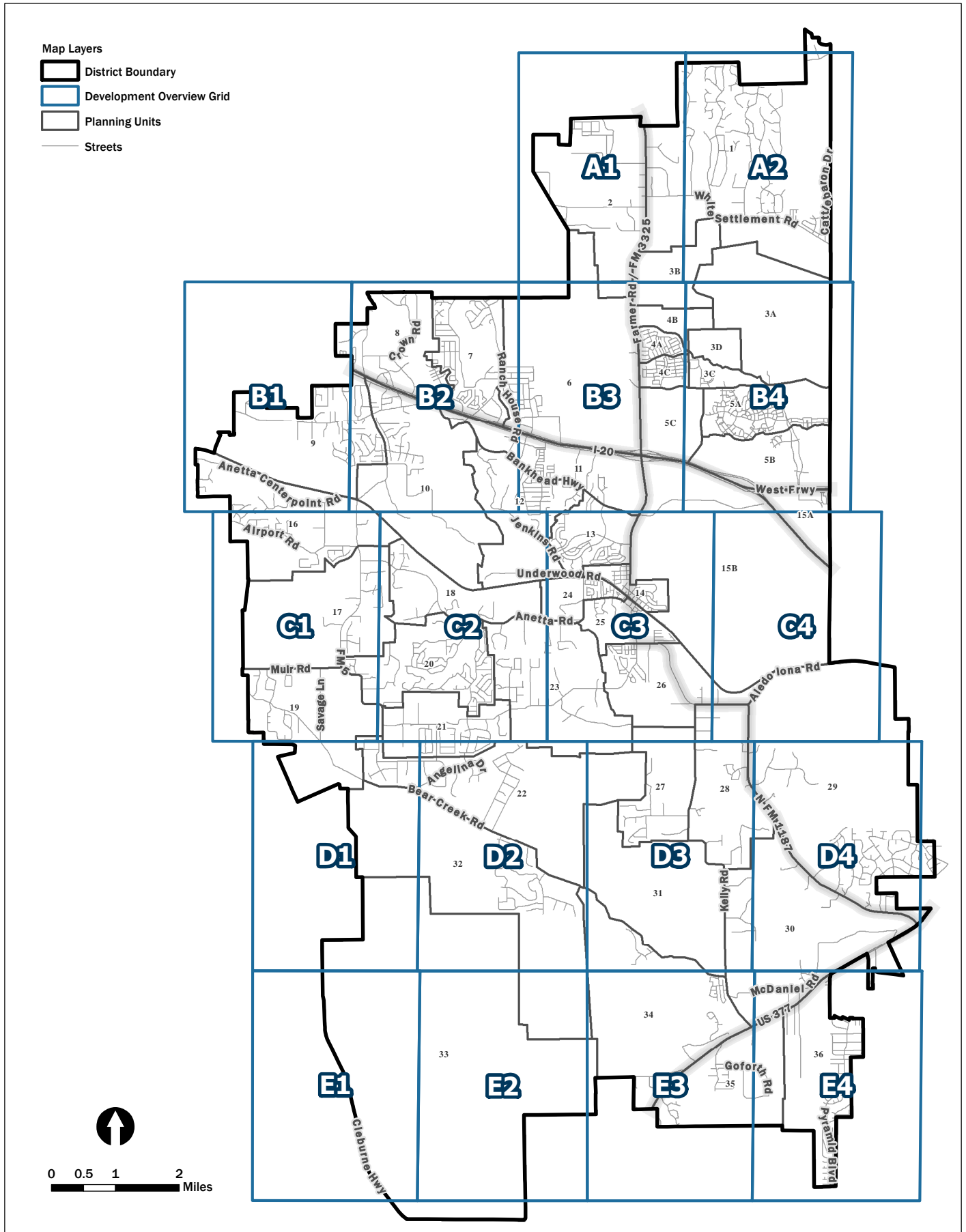
Planning Units

Aledo ISD



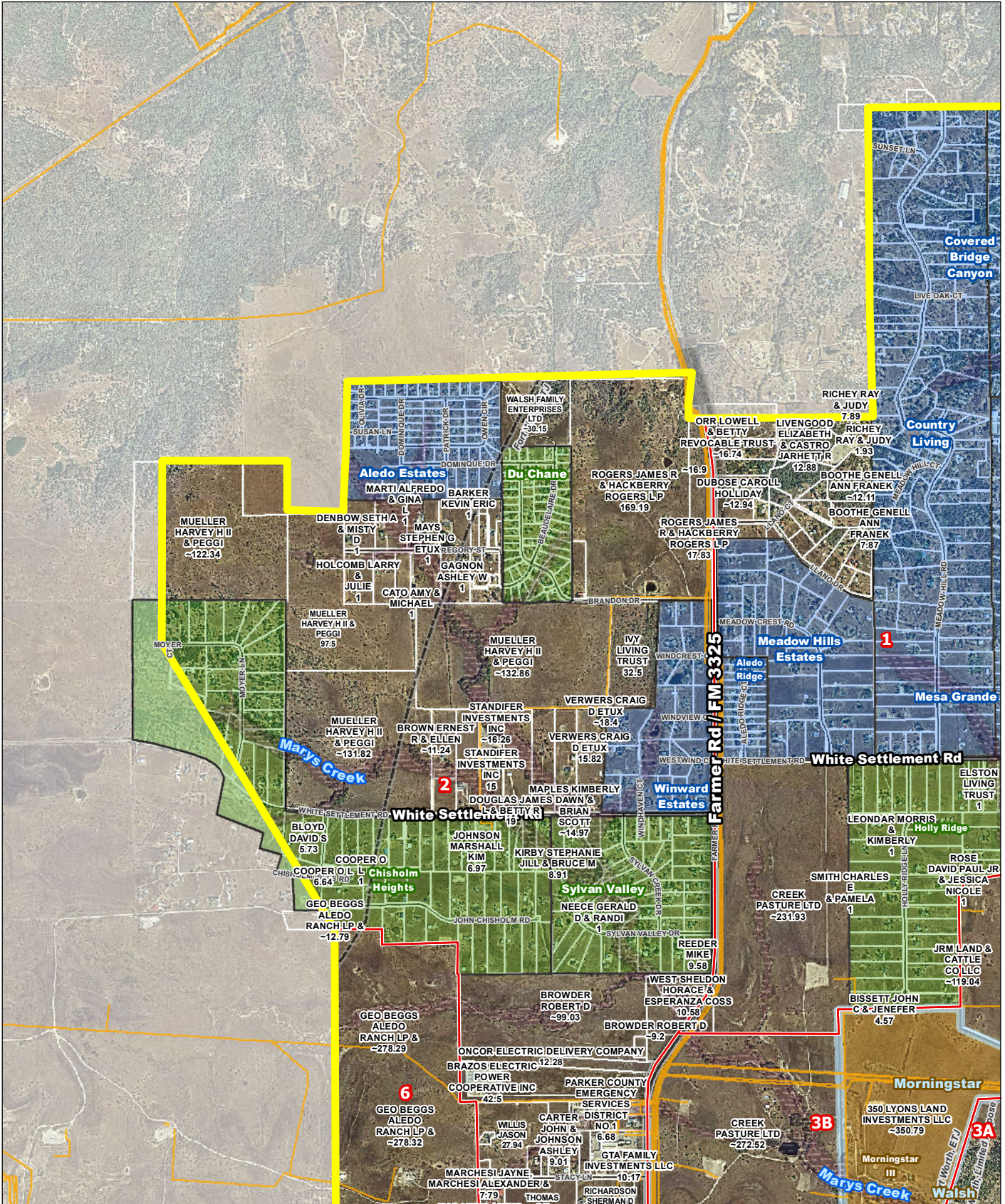
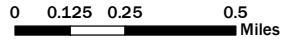
Development Overview Grid

Aledo ISD

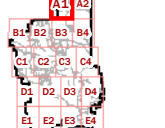


Residential Development Overview

Map Grid: A1

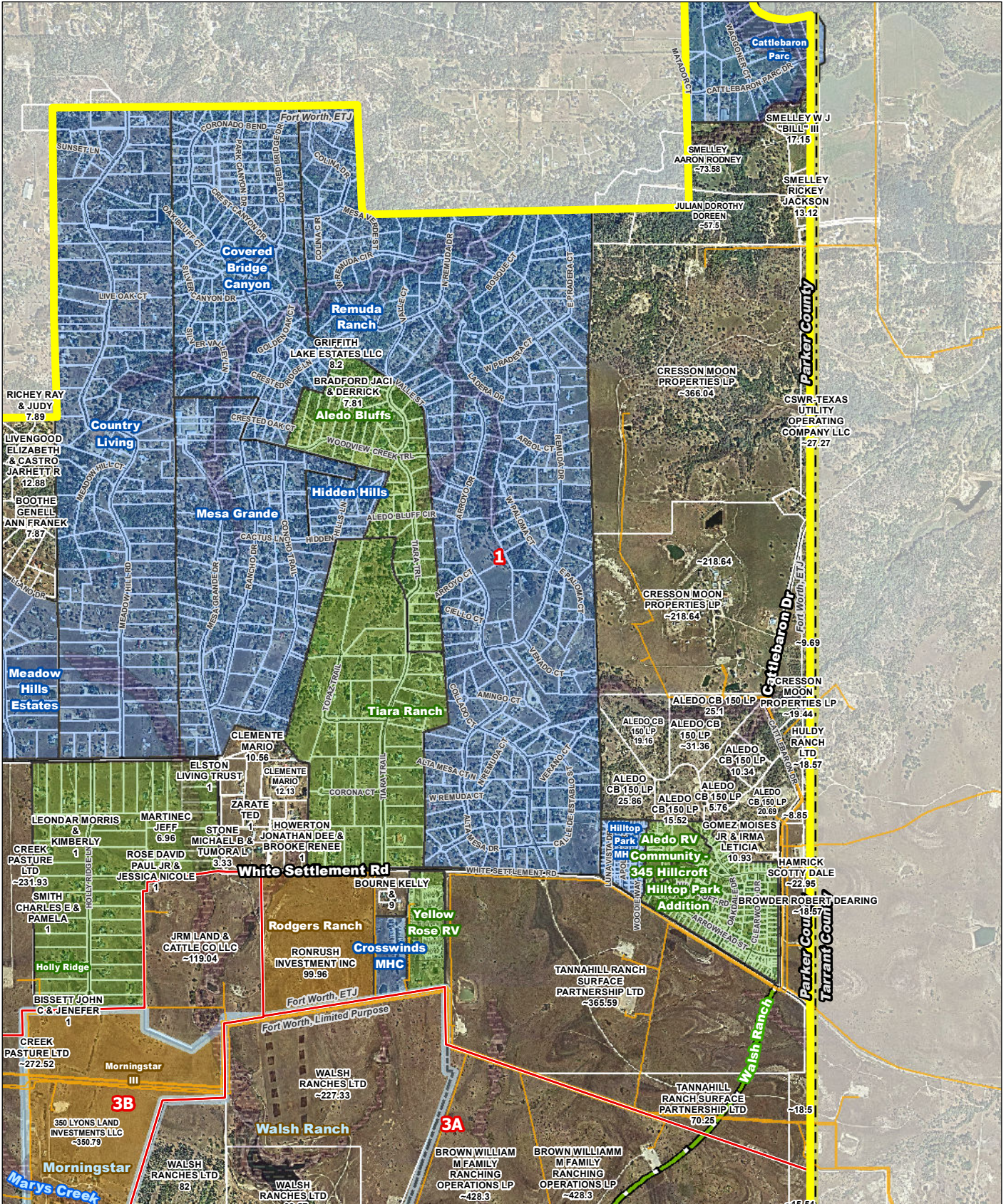
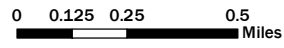


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				

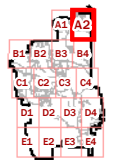


Residential Development Overview

Map Grid: A2



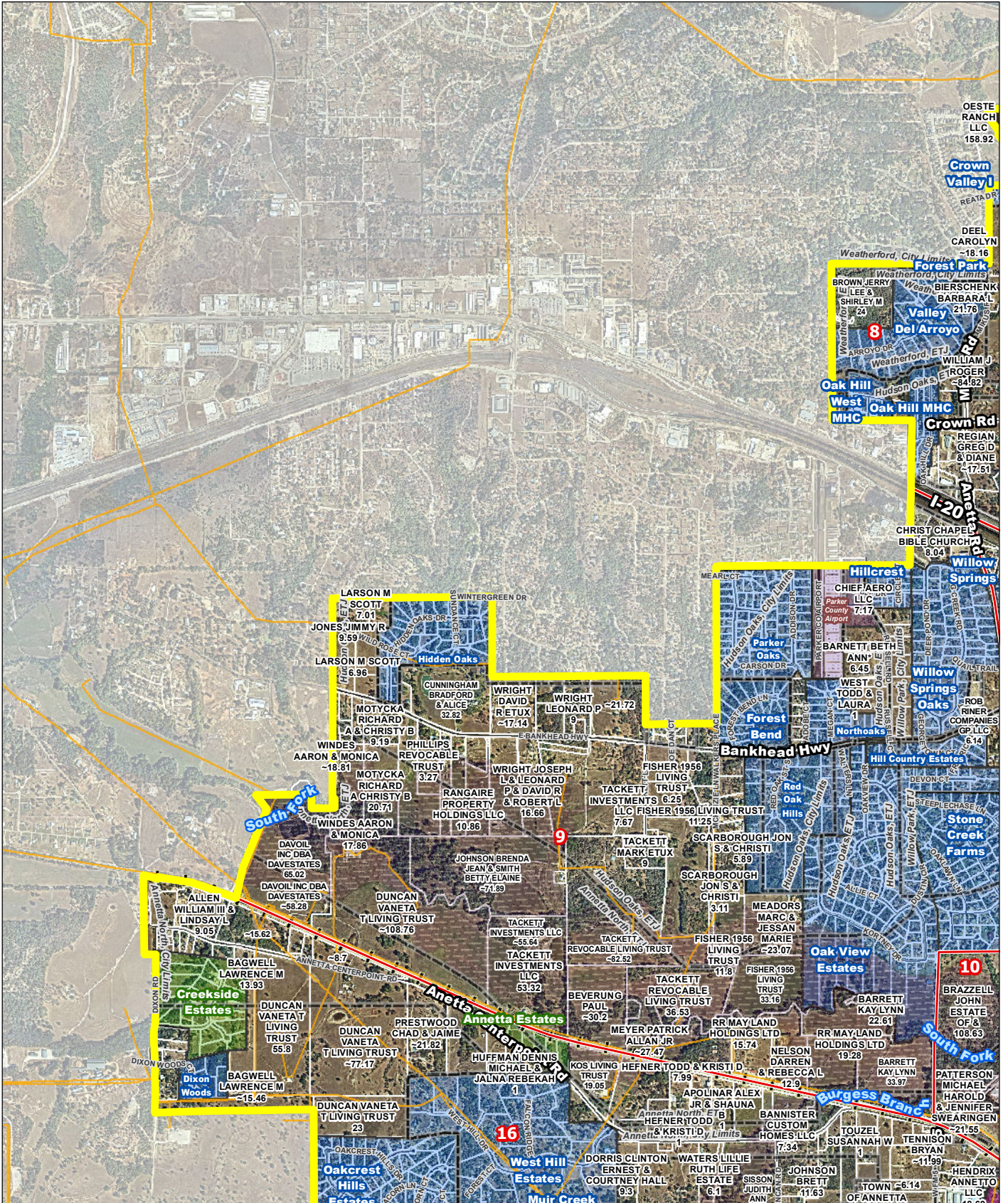
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Planned Thoroughfares Municipalities 	<ul style="list-style-type: none"> Existing Developing Planned Age-Restricted Institutional MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway



Residential Development Overview

Map Grid: B1

0 0.125 0.25 0.5 Miles

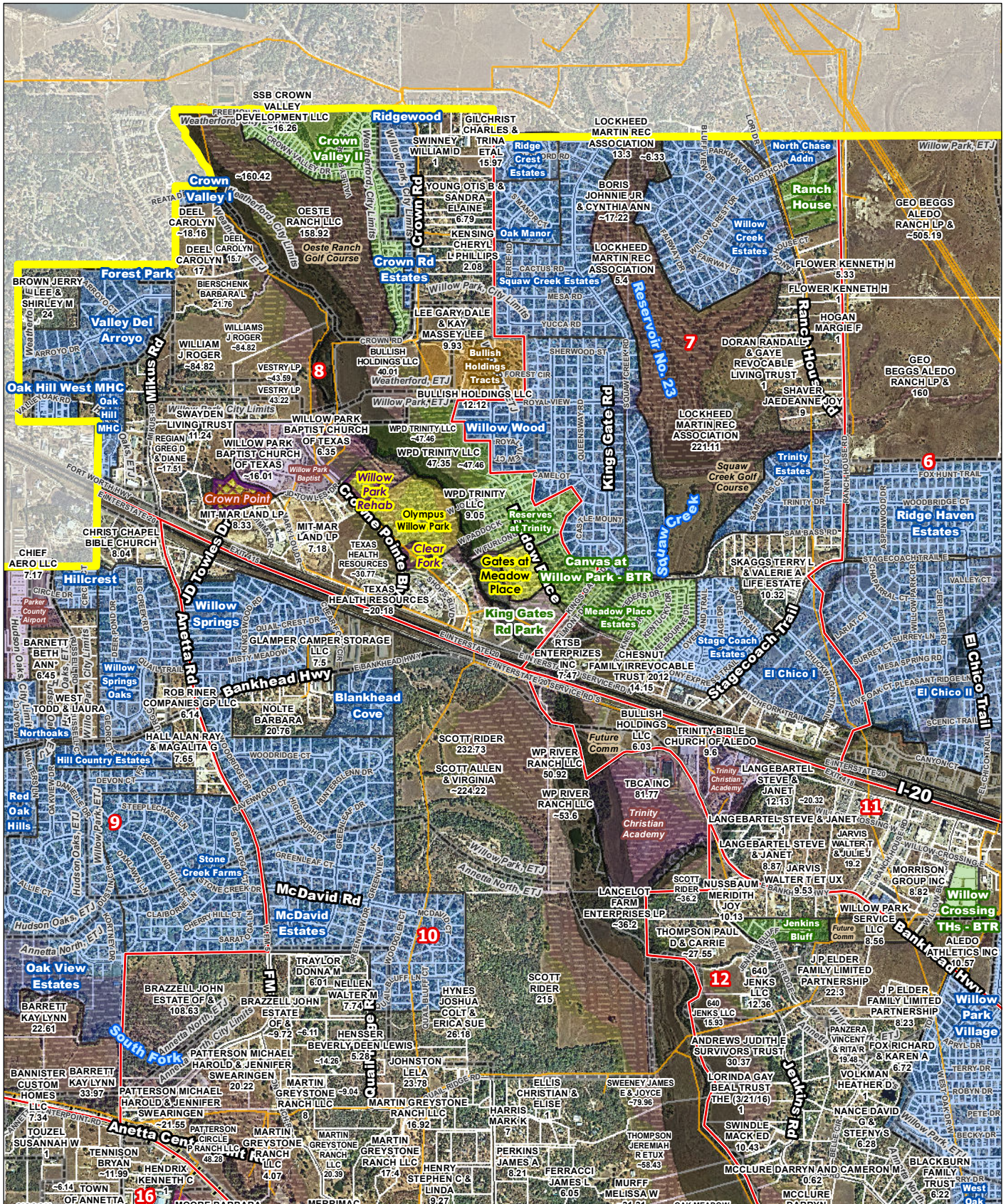


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				

Residential Development Overview

Map Grid: B2

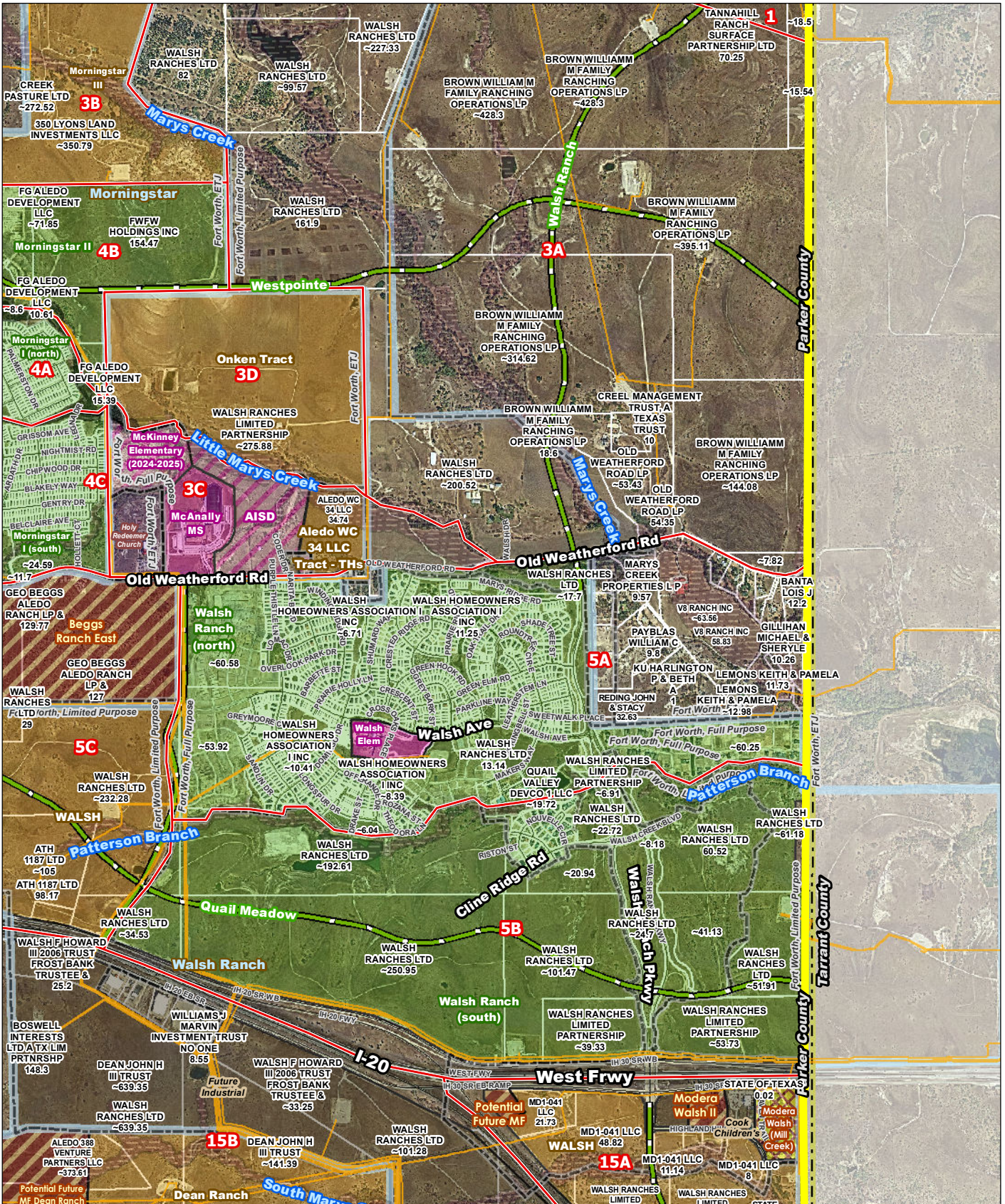
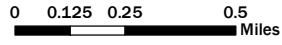
0 0.125 0.25 0.5 Miles



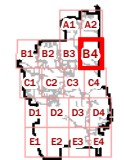
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				

Residential Development Overview

Map Grid: B4



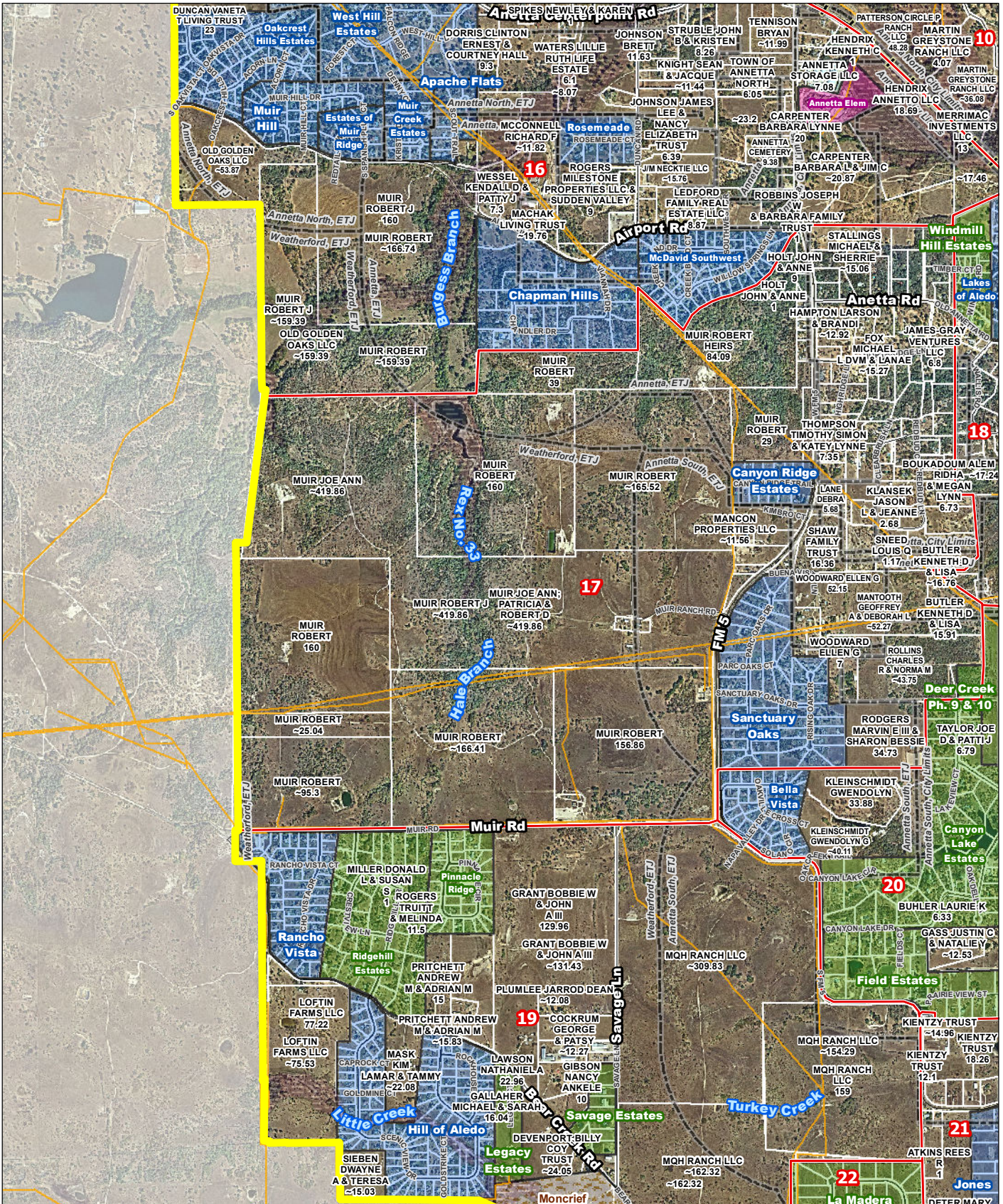
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				



Residential Development Overview

Map Grid: C1

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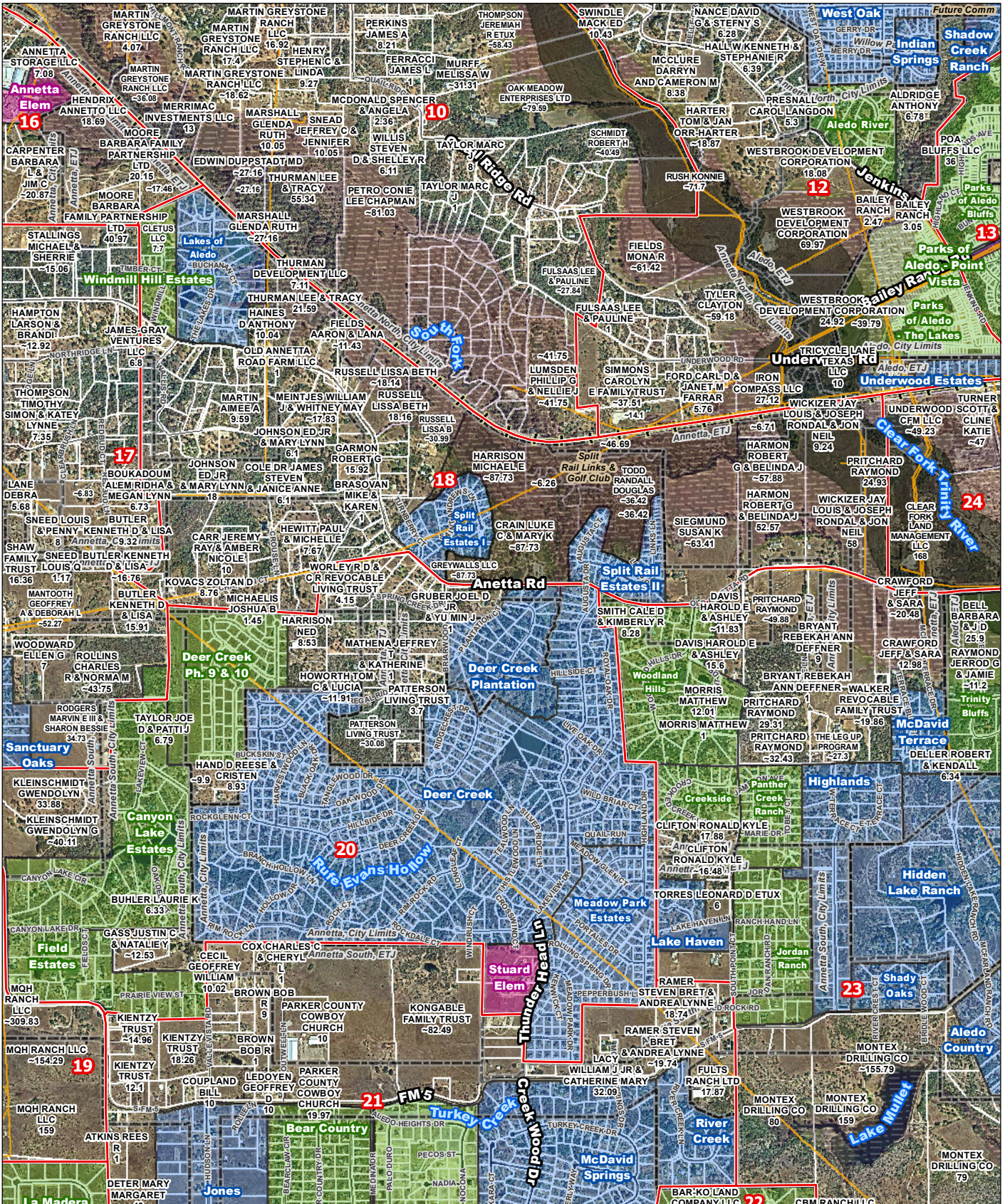
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District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
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Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				

Residential Development Overview

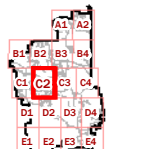
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Map Grid: C2

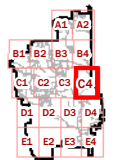
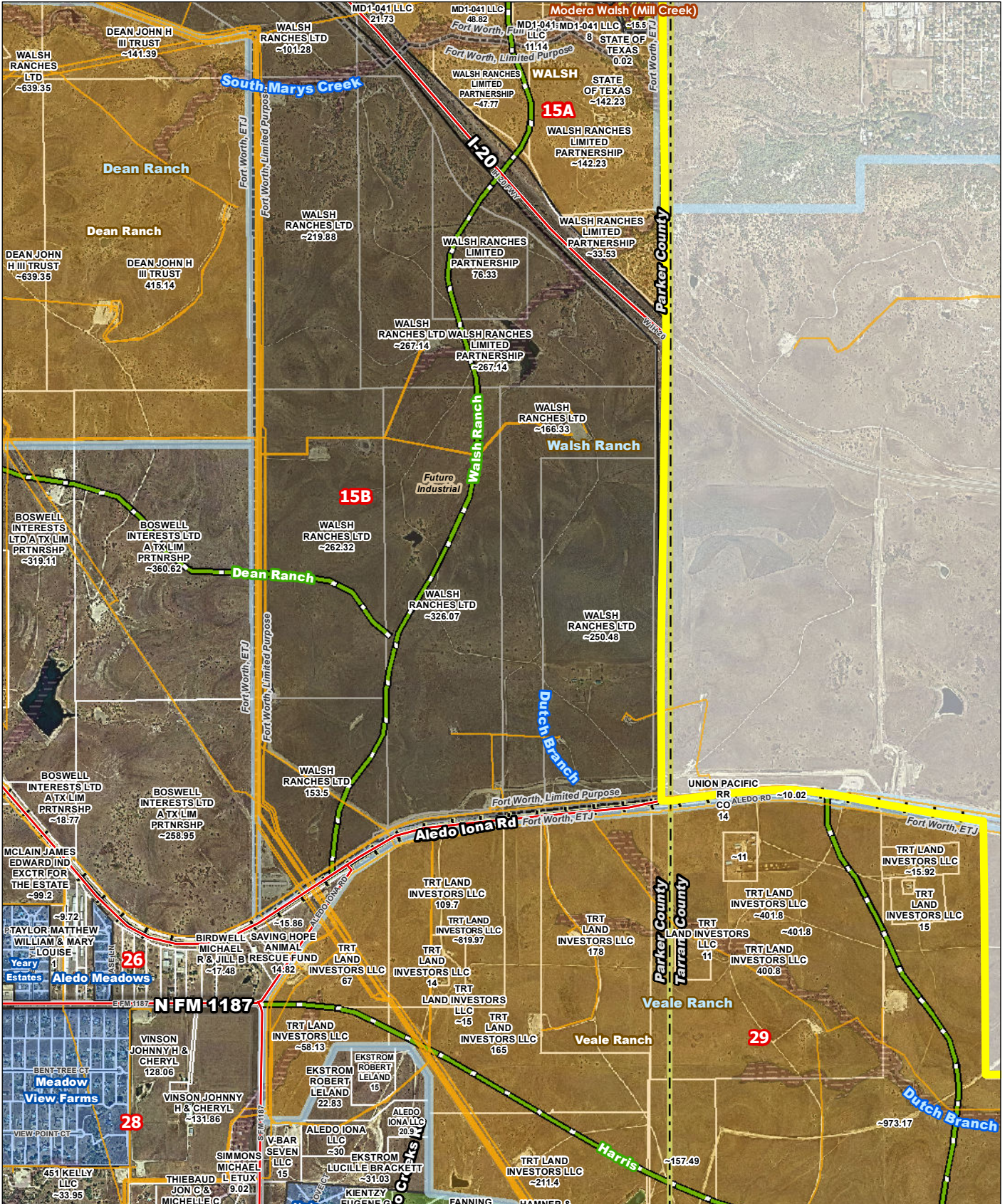
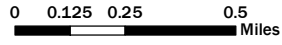


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				



Residential Development Overview

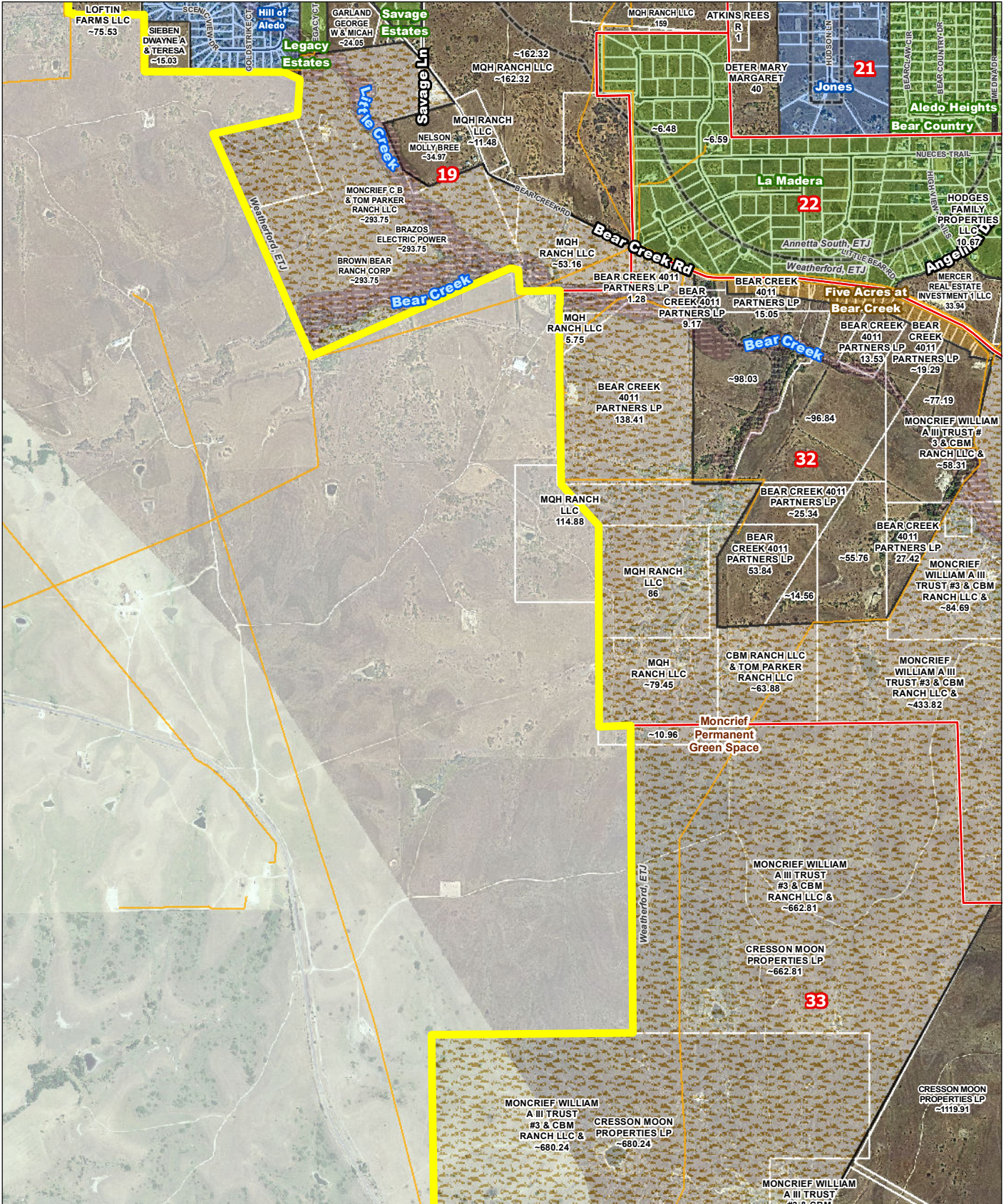
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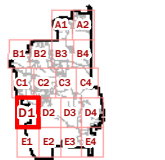
Residential Development Overview

Map Grid: D1

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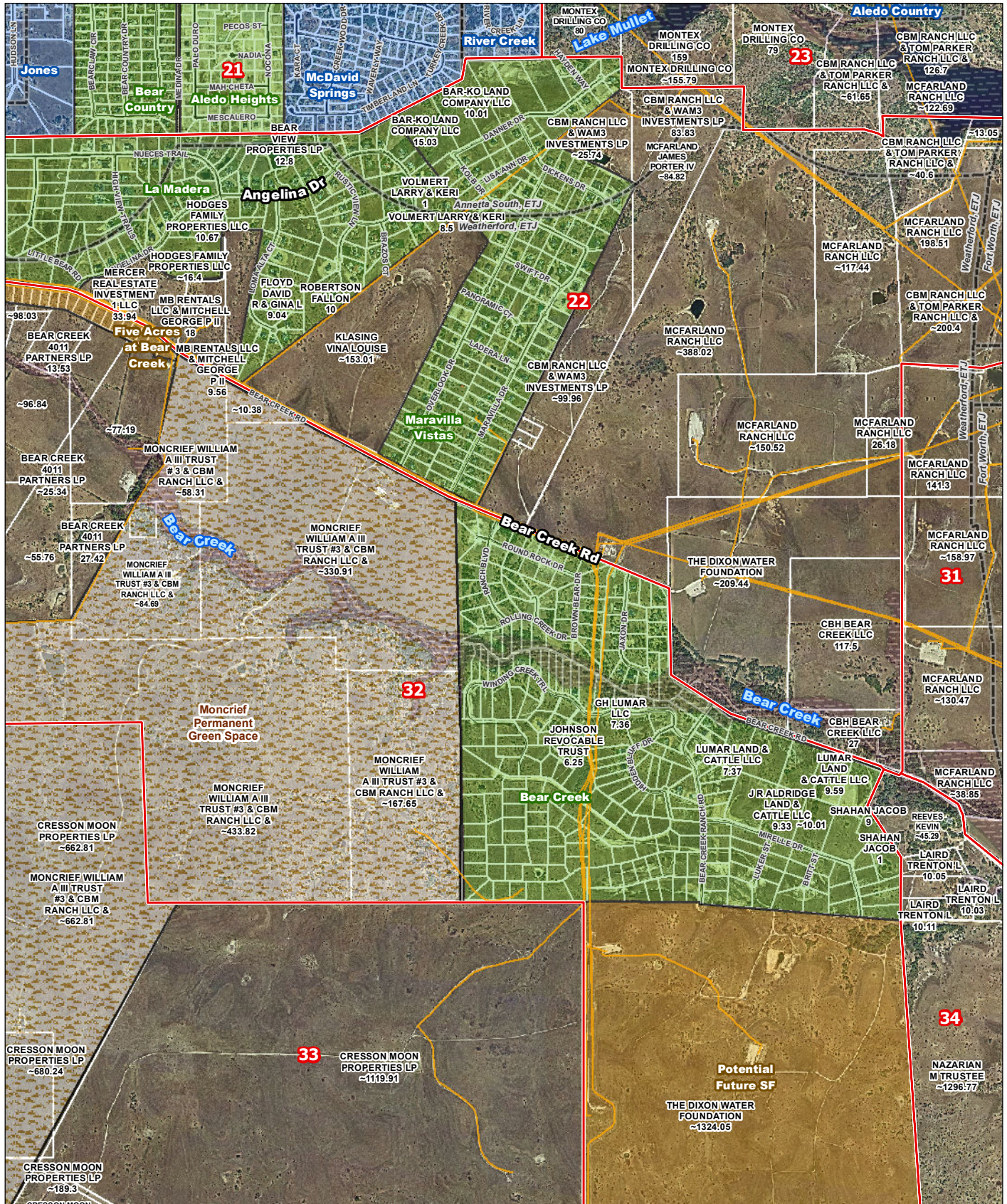
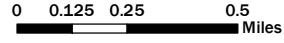


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				

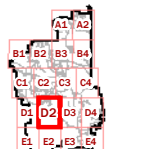


Residential Development Overview

Map Grid: D2



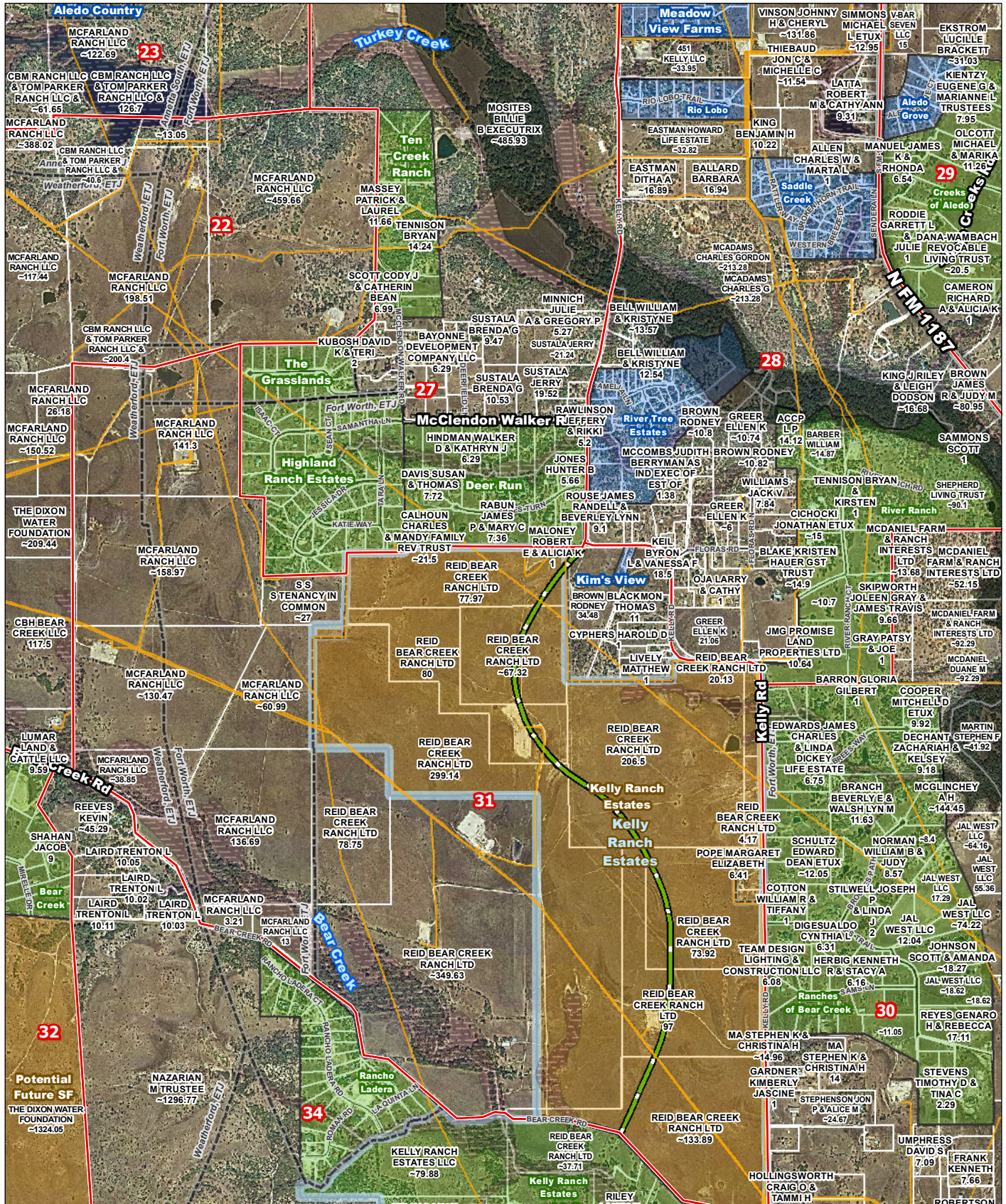
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				



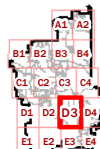
Residential Development Overview

Map Grid: D3

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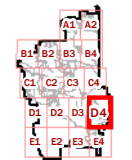
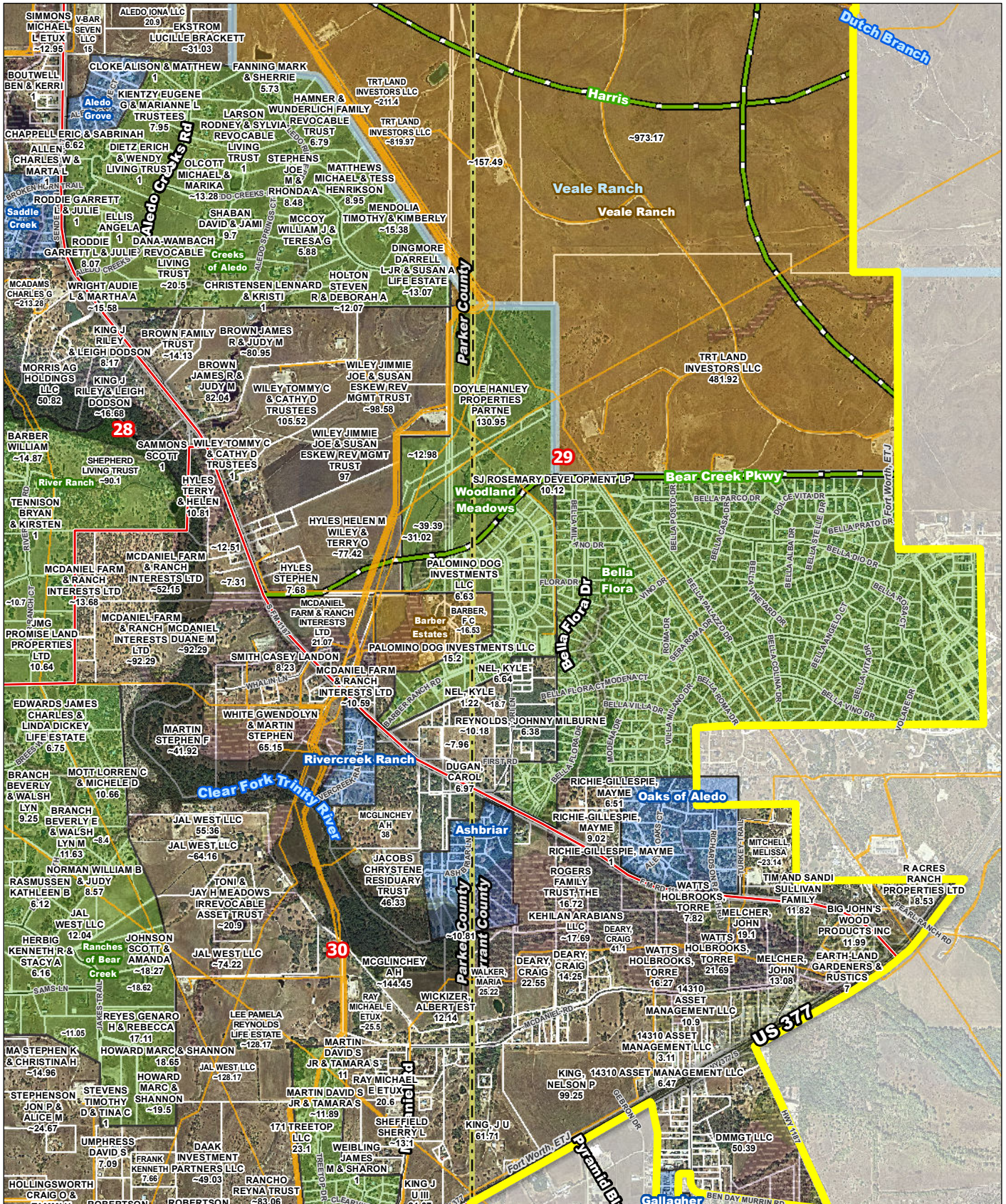
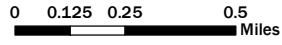


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				



Residential Development Overview

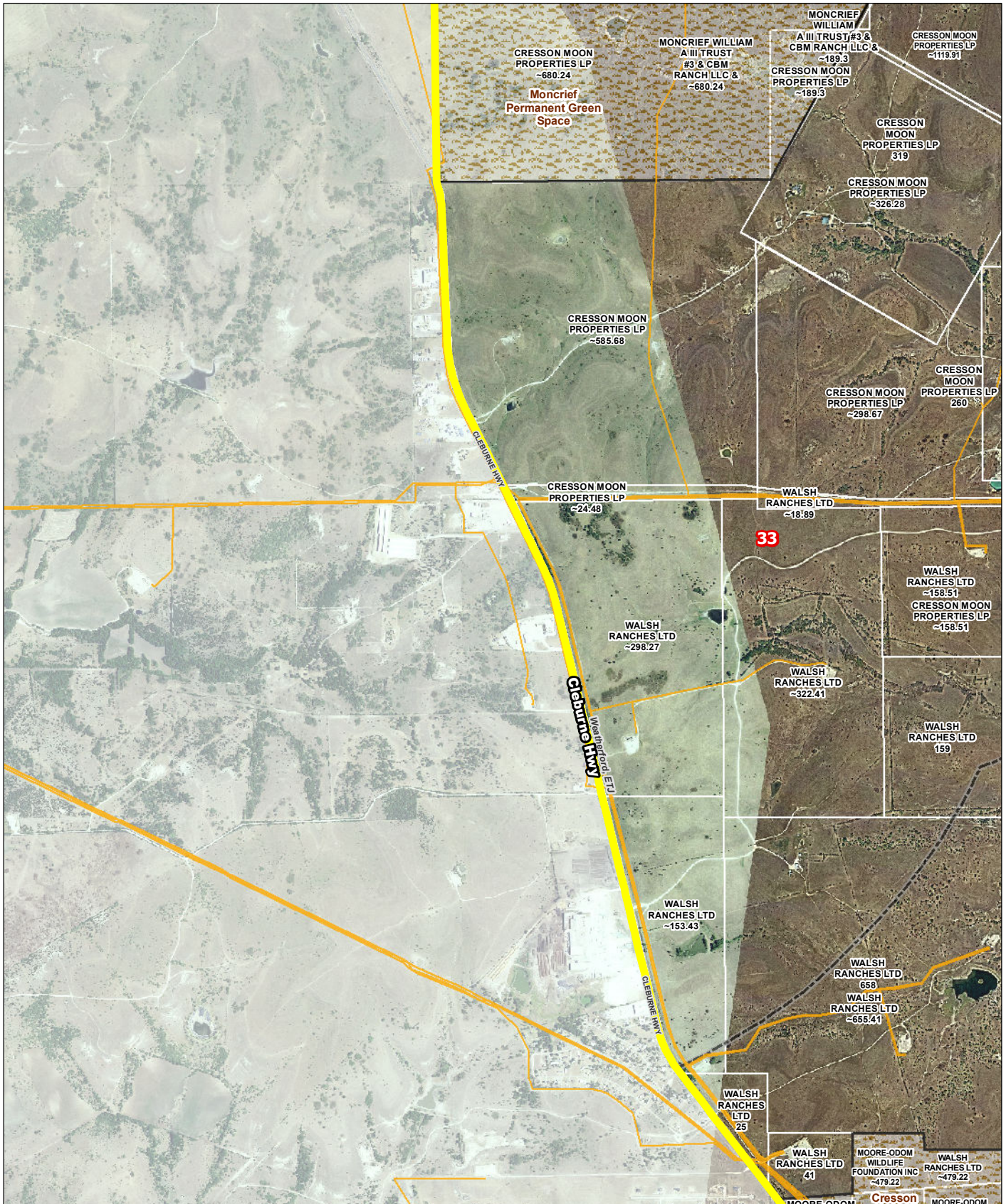
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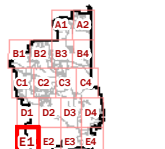
Residential Development Overview

Map Grid: E1

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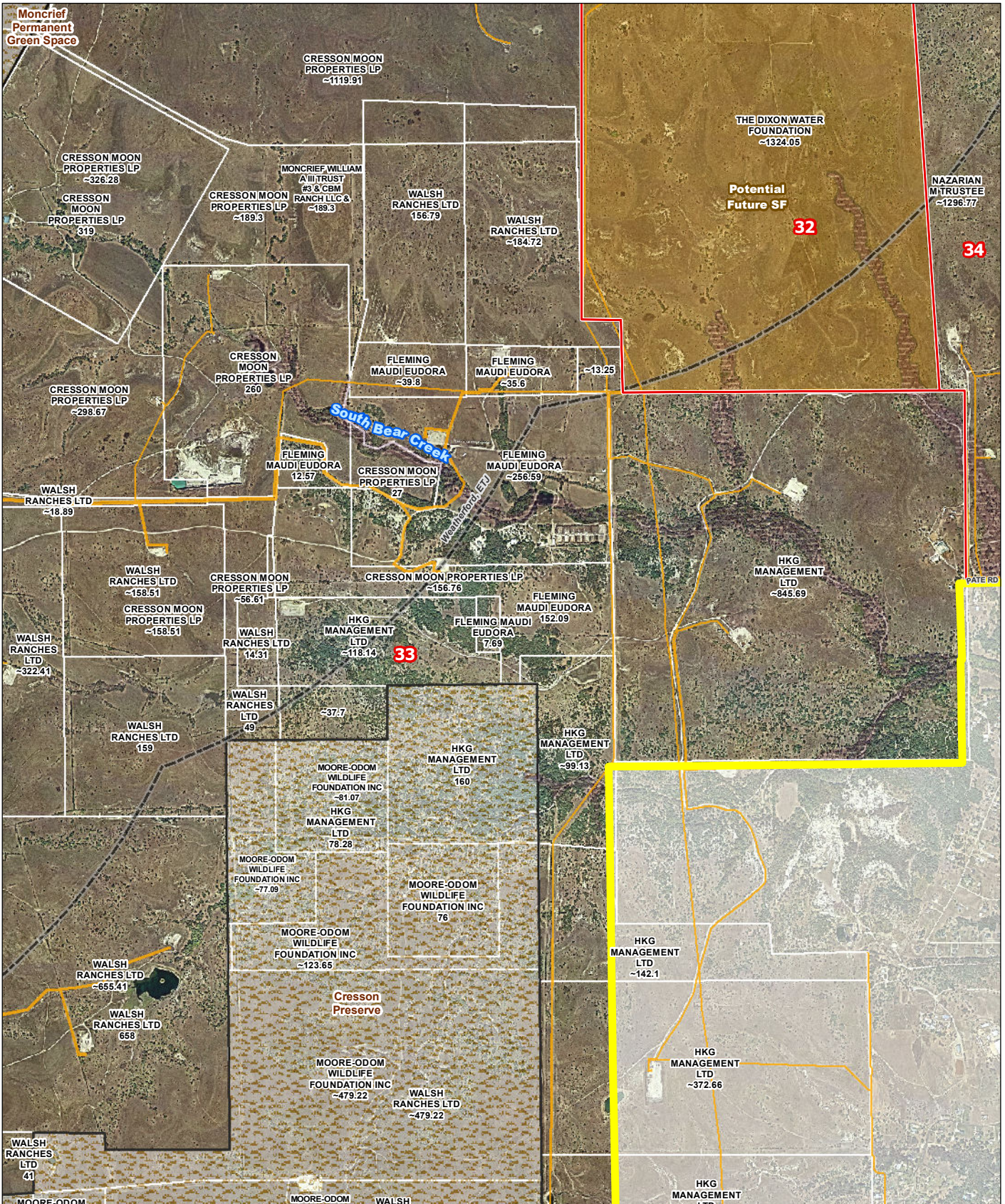
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
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County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				



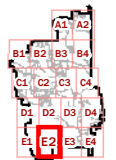
Residential Development Overview

Map Grid: E2

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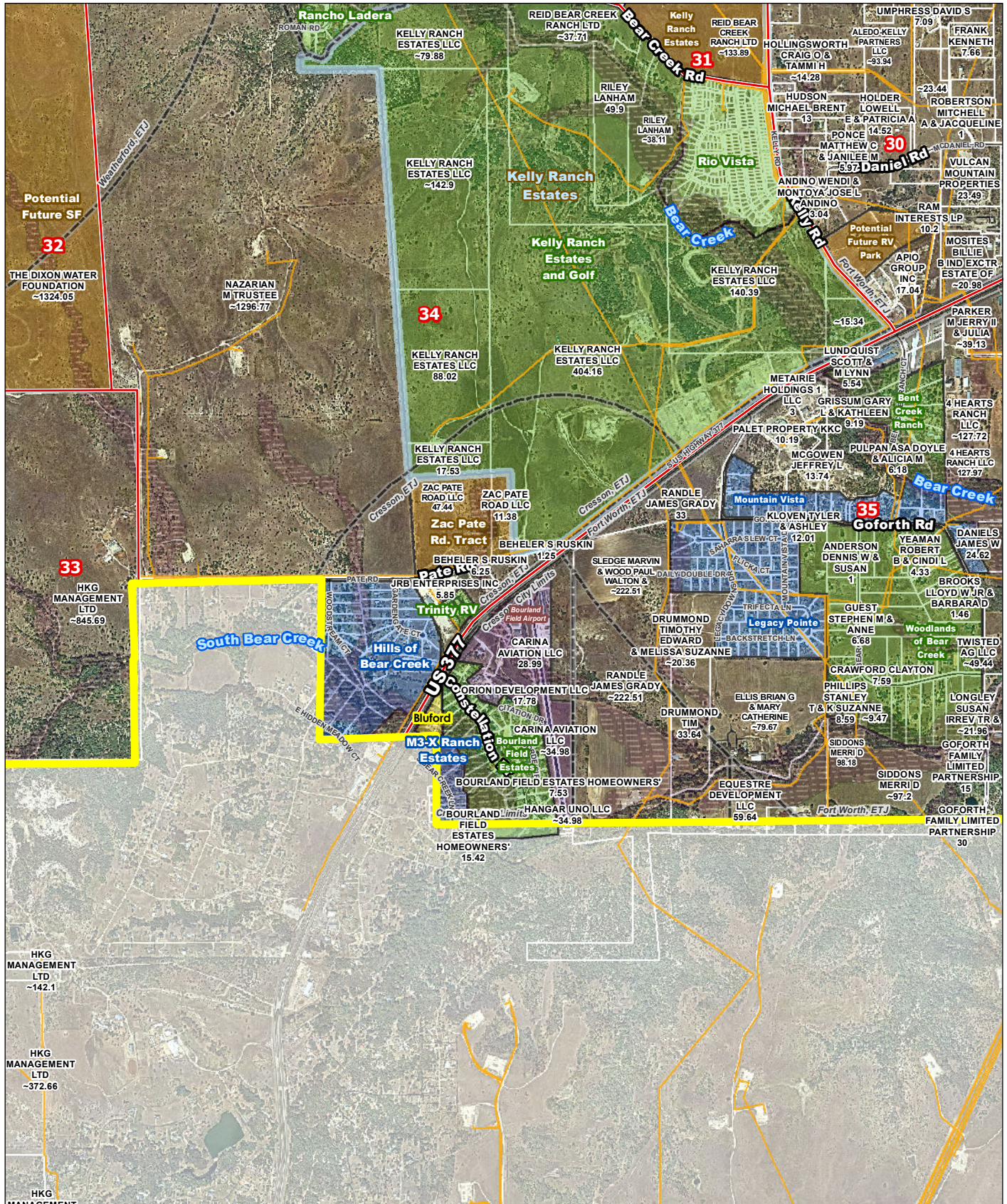
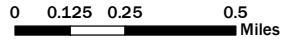


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
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Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				

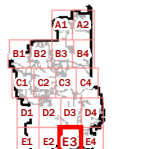


Residential Development Overview

Map Grid: E3

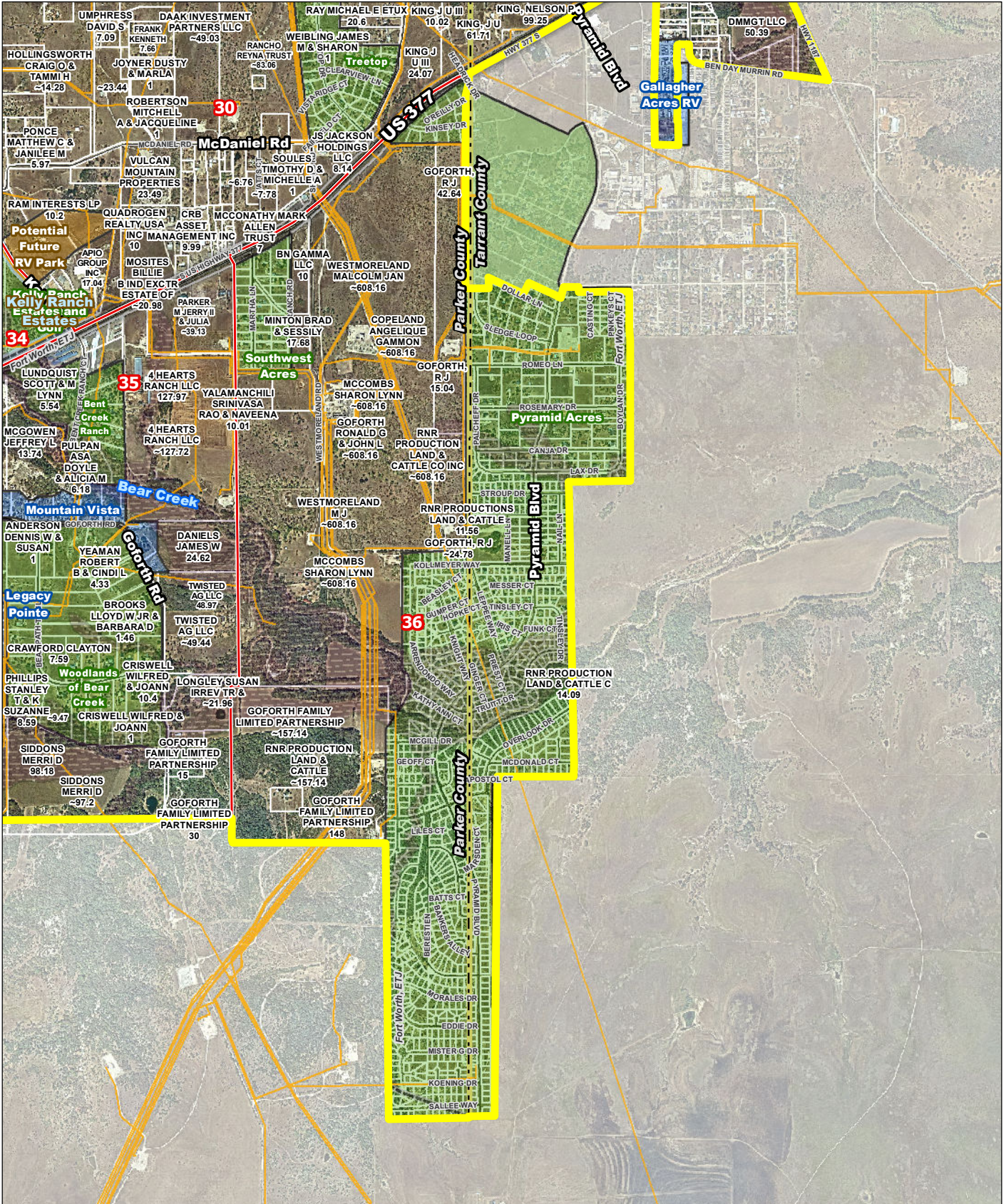
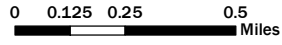


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
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County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				

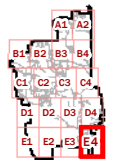


Residential Development Overview

Map Grid: E4



Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	Institutional	District Facility		
Planned Thoroughfares	MPC	Vacant District Land		
Municipalities				



Owner Changes

February 2022 to August 2023

Aledo ISD

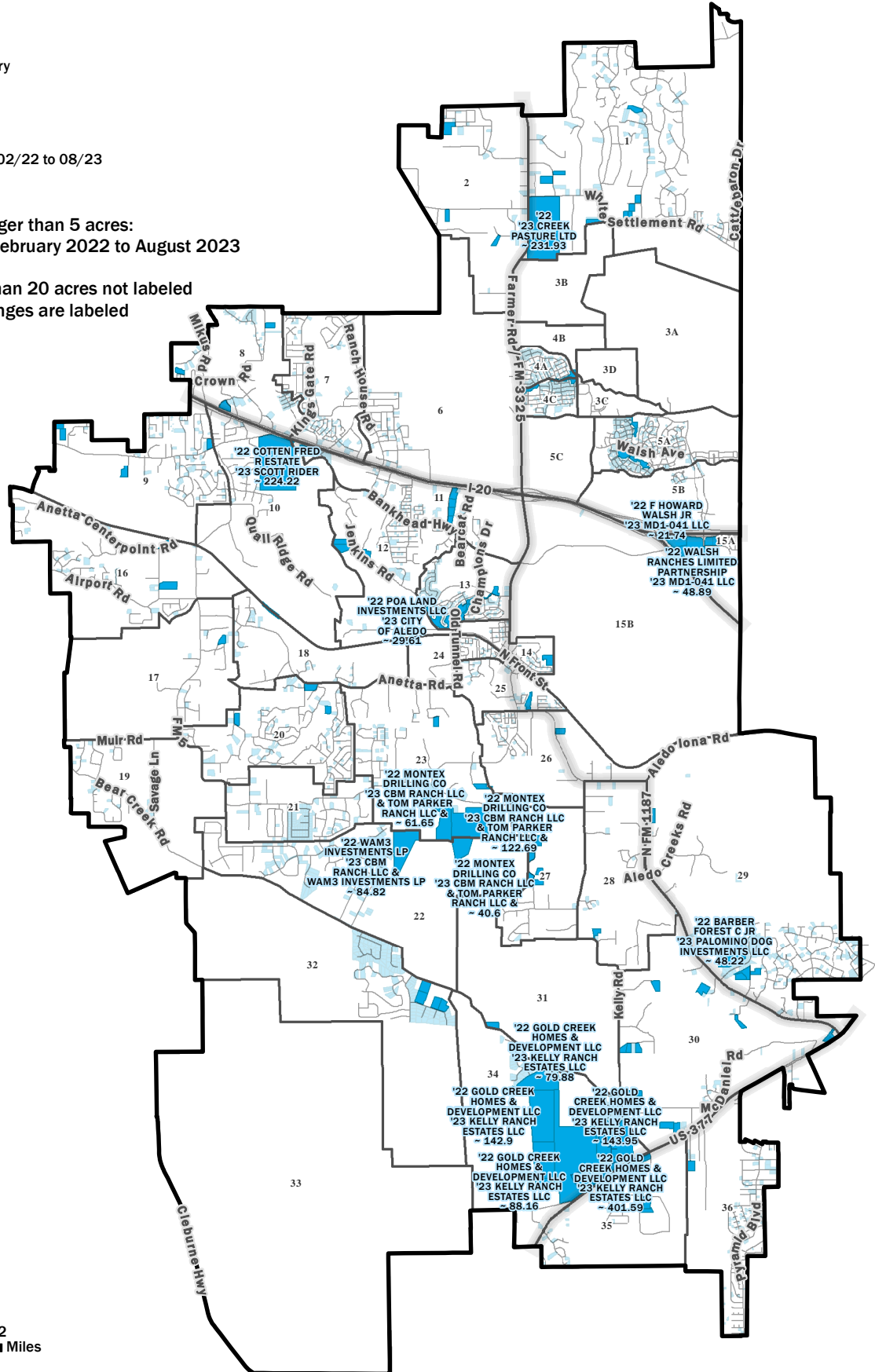


Map Layers

- District Boundary
- Planning Units
- Streets
- Owner Change 02/22 to 08/23
- < 5 Ac.

Owner Changes larger than 5 acres:
102 Parcels from February 2022 to August 2023

*Parcels smaller than 20 acres not labeled
Not all owner changes are labeled



Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
1	Crosswinds MHC	Mobile Home Community	Existing
1	Hilltop Park MHC	Mobile Home Community	Existing
1	Aledo RV Community - 345 Hillcroft	RV Park	Developing
1	Yellow Rose RV	RV Park	Developing
1	Aledo Bluffs	Single-Family	Developing
1	Hilltop Park Addition	Single-Family	Developing
1	Holly Ridge	Single-Family	Developing
1	Tiara Ranch	Single-Family	Developing
1	Aledo Ridge	Single-Family	Existing
1	Cattlebaron Parc	Single-Family	Existing
1	Country Living	Single-Family	Existing
1	Covered Bridge Canyon	Single-Family	Existing
1	Hidden Hills	Single-Family	Existing
1	Meadow Hills Estates	Single-Family	Existing
1	Mesa Grande	Single-Family	Existing
1	Remuda Ranch	Single-Family	Existing
1	Rodgers Ranch	Single-Family	Planned
1	Cresson Moon & Tannahill Ranch Tracts	Single-Family	Potential
1	SEC Farmer & White Settlement Rd	Single-Family	Potential
2	Chisholm Heights	Single-Family	Developing
2	Du Chane	Single-Family	Developing
2	Sylvan Valley	Single-Family	Developing
2	Aledo Estates	Single-Family	Existing
2	Winward Estates	Single-Family	Existing
2	Browder Tract et al	Single-Family	Potential
2	Miller and Rogers Tracts	Single-Family	Potential
3A	Brown Family Tracts	Single-Family	Potential
3B	Morningstar III	Single-Family	Planned
3B	Creek Pasture Tract	Single-Family	Potential
3B	JRM Land & Cattle Co. Tract	Single-Family	Potential
3C	Holy Redeemer Church	Institutional	Existing
3C	McAnally MS	School	Existing
3C	AISD	School	Planned
3C	McKinney Elementary (2024-2025)	School	Planned
3D	Onken Tract	Single-Family	Planned
4A	Morningstar I (north)	Single-Family	Developing
4B	Morningstar II	Single-Family	Developing

Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
4C	Morningstar I (south)	Single-Family	Developing
5A	Walsh Elem	School	Existing
5A	Walsh Ranch (north)	Single-Family	Developing
5B	Walsh Ranch (south)	Single-Family	Developing
5C	Beggs Ranch East	Multi-Family	Planned
5C	WALSH	Single-Family	Planned
6	Dean Tract	Multi-Family	Potential
6	McCall Elem	School	Existing
6	El Chico II	Single-Family	Existing
6	Ridge Haven Estates	Single-Family	Existing
6	Beggs & Boswell Tracts	Single-Family	Potential
7	Squaw Creek Golf Course	Commercial	Existing
7	Meadow Place Estates	Single-Family	Developing
7	Ranch House	Single-Family	Developing
7	El Chico I	Single-Family	Existing
7	North Chase Addn	Single-Family	Existing
7	Oak Manor	Single-Family	Existing
7	Ridge Crest Estates	Single-Family	Existing
7	Squaw Creek Estates	Single-Family	Existing
7	Stage Coach Estates	Single-Family	Existing
7	Trinity Estates	Single-Family	Existing
7	Willow Creek Estates	Single-Family	Existing
7	Willow Wood	Single-Family	Existing
8	Crown Point	Age-Restricted Multi-Family	Developing
8	Clear Fork	Age-Restricted Multi-Family	Existing
8	Willow Park Rehab	Age-Restricted Multi-Family	Existing
8	Oeste Ranch Golf Course	Commercial	Existing
8	Willow Park Baptist	Institutional	Developing
8	Oak Hill MHC	Mobile Home Community	Existing
8	Oak Hill West MHC	Mobile Home Community	Existing
8	Gates at Meadow Place	Multi-Family	Existing
8	Olympus Willow Park	Multi-Family	Existing
8	Canvas at Willow Park - BTR	Single-Family	Developing
8	Crown Valley II	Single-Family	Developing
8	Reserves at Trinity	Single-Family	Developing
8	Crown Rd Estates	Single-Family	Existing
8	Crown Valley I	Single-Family	Existing

Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
8	Forest Park	Single-Family	Existing
8	Ridgewood	Single-Family	Existing
8	Valley Del Arroyo	Single-Family	Existing
8	Bullish Holdings Tracts	Single-Family	Planned
8	Multiple Tracts PU 8	Single-Family	Potential
9	Parker County Airport	Institutional	Existing
9	Forest Bend	Single-Family	Existing
9	Hidden Oaks	Single-Family	Existing
9	Hill Country Estates	Single-Family	Existing
9	Hillcrest	Single-Family	Existing
9	Northoaks	Single-Family	Existing
9	Oak View Estates	Single-Family	Existing
9	Parker Oaks	Single-Family	Existing
9	Red Oak Hills	Single-Family	Existing
9	Stone Creek Farms	Single-Family	Existing
9	Willow Springs Oaks	Single-Family	Existing
9	Cunningham, Wright et al Tracts	Single-Family	Potential
9	Larson et al Tracts	Single-Family	Potential
9	PU 9 Multiple Tracts	Single-Family	Potential
10		Commercial	
10	Trinity Christian Academy	Institutional	Existing
10	Blankhead Cove	Single-Family	Existing
10	McDavid Estates	Single-Family	Existing
10	Willow Springs	Single-Family	Existing
10	Rider Tract	Single-Family	Potential
11		Commercial	
11	Aledo Athletics	Commercial	Existing
11	Future Comm	Commercial	Planned
11	Trinity Christian Academy	Institutional	Existing
11	Potential Future MF Dean Ranch North	Multi-Family	Planned
11	Cowtown RV	RV Park	Existing
11	Country Hollow	Single-Family	Developing
11	Willow Crossing THs - BTR	Single-Family	Developing
11	Hunters Glen	Single-Family	Existing
11	Prairie Ridge	Single-Family	Existing
11	Willow Park Village	Single-Family	Existing
11	Dean Ranch North	Single-Family	Planned

Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
12	Future Comm	Commercial	Planned
12	Future Comm	Commercial	Planned
12	Aledo River	Single-Family	Developing
12	Jenkins Bluff	Single-Family	Developing
12	Parks of Aledo - The Lakes	Single-Family	Developing
12	Indian Springs	Single-Family	Existing
12	Shadow Creek Ranch	Single-Family	Existing
12	Underwood Estates	Single-Family	Existing
12	West Oak	Single-Family	Existing
12	Westbrook Dev. Tracts	Single-Family	Potential
13	Bailey Ranch Tract	Age-Restricted Multi-Family	
13	Harvest	Age-Restricted Multi-Family	Developing
13		Commercial	
13	Future Comm	Commercial	Planned
13	Boswell Interests Tract	Multi-Family	Potential
13	AISD	School	Existing
13	AISD Admin	School	Existing
13	AISD Tech/Aux/Transp	School	Existing
13	Aledo HS	School	Existing
13	Aledo Learning Center	School	Existing
13	Coder Elem	School	Existing
13	Daniel 9th Grade	School	Existing
13	AISD	School	Planned
13	Enclave at Parks of Aledo	Single-Family	Developing
13	Parks of Aledo - Bluffs	Single-Family	Developing
13	Parks of Aledo - Point Vista	Single-Family	Developing
13	Parks of Aledo Westview	Single-Family	Existing
14		Commercial	
14	Guy Lasater	Single-Family	Existing
14	Rolling Hills	Single-Family	Existing
14	Lasater Tract et al	Single-Family	Potential
15A	Cook Children's	Commercial	Existing
15A	Modera Walsh (Mill Creek)	Multi-Family	Developing
15A	Modera Walsh II	Multi-Family	Planned
15A	Potential Future MF	Multi-Family	Planned
15A	WALSH	Single-Family	Planned
15B	Future Industrial	Industrial	Planned

Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
15B	Potential Future MF Dean Ranch	Multi-Family	Planned
15B	Dean Ranch	Single-Family	Planned
15B	Boswell RR Tracts	Single-Family	Potential
16	Annetta Elem	School	Existing
16	Annetta Estates	Single-Family	Developing
16	Creekside Estates	Single-Family	Developing
16	Apache Flats	Single-Family	Existing
16	Chapman Hills	Single-Family	Existing
16	Dixon Woods	Single-Family	Existing
16	Estates of Muir Ridge	Single-Family	Existing
16	McDavid Southwest	Single-Family	Existing
16	Muir Creek Estates	Single-Family	Existing
16	Muir Hill	Single-Family	Existing
16	Oakcrest Hills Estates	Single-Family	Existing
16	Rosemeade	Single-Family	Existing
16	West Hill Estates	Single-Family	Existing
16	Multiple Owners	Single-Family	Potential
16	Multiple Owners	Single-Family	Potential
17	Canyon Ridge Estates	Single-Family	Existing
17	Sanctuary Oaks	Single-Family	Existing
17	Muir Tracts	Single-Family	Potential
18	Split Rail Links & Golf Club	Commercial	Existing
18	Windmill Hill Estates	Single-Family	Developing
18	Lakes of Aledo	Single-Family	Existing
18	Split Rail Estates I	Single-Family	Existing
18	Split Rail Estates II	Single-Family	Existing
18	Multiple Owners	Single-Family	Potential
18	Thurman Estates	Single-Family	Potential
19	Legacy Estates	Single-Family	Developing
19	Pinnacle Ridge	Single-Family	Developing
19	Ridgehill Estates	Single-Family	Developing
19	Savage Estates	Single-Family	Developing
19	Hill of Aledo	Single-Family	Existing
19	Rancho Vista	Single-Family	Existing
20	Stuard Elem	School	Existing
20	Canyon Lake Estates	Single-Family	Developing
20	Deer Creek Ph. 9 & 10	Single-Family	Developing

Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
20	Field Estates	Single-Family	Developing
20	Bella Vista	Single-Family	Existing
20	Deer Creek	Single-Family	Existing
20	Deer Creek Plantation	Single-Family	Existing
20	Meadow Park Estates	Single-Family	Existing
21	Aledo Heights	Single-Family	Developing
21	Bear Country	Single-Family	Developing
21	Jones	Single-Family	Existing
21	McDavid Springs	Single-Family	Existing
21	River Creek	Single-Family	Existing
21	Multiple Owners	Single-Family	Potential
22	La Madera	Single-Family	Developing
22	Maravilla Vistas	Single-Family	Developing
22	Klasing Tract	Single-Family	Potential
22	McFarland Ranch Tracts	Single-Family	Potential
23	Creekside	Single-Family	Developing
23	Jordan Ranch	Single-Family	Developing
23	Panther Creek Ranch	Single-Family	Developing
23	Trinity Bluffs	Single-Family	Developing
23	Woodland Hills	Single-Family	Developing
23	Aledo Country	Single-Family	Existing
23	Hidden Lake Ranch	Single-Family	Existing
23	Highlands	Single-Family	Existing
23	Lake Haven	Single-Family	Existing
23	McDavid Terrace	Single-Family	Existing
23	Shady Oaks	Single-Family	Existing
24	Aledo MHC	Mobile Home Community	Existing
24	Villas Downtown	Single-Family	Developing
24	Villas II, The	Single-Family	Developing
24	Country Acres	Single-Family	Existing
24	Villas, The	Single-Family	Existing
24	Westgate	Single-Family	Existing
25	Aledo ISD Early Childhood Academy	School	Existing
25	Aledo MS	School	Existing
25	Brookhollow	Single-Family	Existing
25	Hidden Valley Estates	Single-Family	Existing
25	Parker Station	Single-Family	Existing

Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
25	Versailles	Single-Family	Existing
25	Potential Future Mixed Use	Single-Family	Planned
26	Cemetery	Landmark	Existing
26	Aledo Acres RV	RV Park	Existing
26	AISD Transportation South	School	Existing
26	Vandagriff Elem	School	Existing
26	Aledo Glen	Single-Family	Existing
26	Aledo Meadows	Single-Family	Existing
26	Fairview	Single-Family	Existing
26	Howards Crossing	Single-Family	Existing
26	Jarvis	Single-Family	Existing
26	Stone Bluff of Aledo	Single-Family	Existing
26	Villages of Aledo	Single-Family	Existing
26	Woodland Lake Estates	Single-Family	Existing
26	Yeary Estates	Single-Family	Existing
26	McLain Estate Tract	Single-Family	Potential
27	Deer Run	Single-Family	Developing
27	Highland Ranch Estates	Single-Family	Developing
27	Ten Creek Ranch	Single-Family	Developing
27	The Grasslands	Single-Family	Developing
27		Single-Family	Potential
28	River Ranch	Single-Family	Developing
28	Meadow View Farms	Single-Family	Existing
28	Rio Lobo	Single-Family	Existing
28	River Tree Estates	Single-Family	Existing
28	Saddle Creek	Single-Family	Existing
28		Single-Family	Potential
29	Bella Flora	Single-Family	Developing
29	Creeks of Aledo	Single-Family	Developing
29	Woodland Meadows	Single-Family	Developing
29	Aledo Grove	Single-Family	Existing
29	Oaks of Aledo	Single-Family	Existing
29	Barber Estates	Single-Family	Planned
29	Veale Ranch	Single-Family	Planned
30	Gallagher Acres RV	RV Park	Existing
30	Potential Future RV Park	RV Park	Planned
30	Ranches of Bear Creek	Single-Family	Developing

Land Use Index

Aledo ISD



PU	Name	Land Use Type	Development Phase
30	Treetop	Single-Family	Developing
30	Ashbriar	Single-Family	Existing
30	Rivercreek Ranch	Single-Family	Existing
30	Multiple Owners	Single-Family	Potential
31	Kim's View	Single-Family	Existing
31	Kelly Ranch (north)	Single-Family	Planned
31	Reid Bear Creek Ranch & McFarland Ra	Single-Family	Potential
32	Bear Creek	Single-Family	Developing
32	Five Acres at Bear Creek	Single-Family	Planned
32	Potential Future SF	Single-Family	Planned
33	Cresson Preserve	Preserve	Existing
33	Moncrief Permanent Green Space	Preserve	Existing
34	Trinity RV	RV Park	Developing
34	Kelly Ranch Golf (south)	Single-Family	Developing
34	Rancho Ladera	Single-Family	Developing
34	Rio Vista	Single-Family	Developing
34	Hills of Bear Creek	Single-Family	Existing
34	Zac Pate Rd. Tract	Single-Family	Planned
34	Nazarian Trustee Tracts	Single-Family	Potential
35	Bourland Field Airport	Institutional	Existing
35	Bluford	Multi-Family	Existing
35	Bent Creek Ranch	Single-Family	Developing
35	Bourland Field Estates	Single-Family	Developing
35	Woodlands of Bear Creek	Single-Family	Developing
35	Legacy Pointe	Single-Family	Existing
35	M3-X Ranch Estates	Single-Family	Existing
35	Mountain Vista	Single-Family	Existing
35	4 Hearts Ranch Tract	Single-Family	Potential
36	Pyramid Acres	Single-Family	Developing
36	Southwest Acres	Single-Family	Developing





APPENDIX

CHAPTER 04

Three Scenarios of Growth

**Projected Students by Planning
Unit**

Projected Students by Campus

Aledo ISD
Low Growth Scenario
2024-25 through 2033-34

	Historical Enrollment at PEIMS Snapshot												Weighted Avg. Growth, Retention, Attrition: 2016-19 to 2023-24	Projected Enrollment at PEIMS Snapshot Date												Student Change 2023-2028	Student Change 2028-2033			
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029			2030	2031	2032
EE	32	24	22	26	30	27	29	15	11	25	29	25	35	53	58	48	58	55	57	59	61	63	65	67	69	71	73	75	10	10
PK	10	28	23	19	37	50	32	37	35	42	45	27	26	36	31	51	85	89	89	93	103	108	113	119	125	131	138	19	30	
KG	262	297	286	296	300	313	353	310	377	377	422	444	484	489	595	630	625	625	618	646	691	736	774	808	839	878	919	965	149	191
1	279	300	320	306	313	311	326	347	378	346	381	397	484	486	514	581	638	652	654	660	696	759	811	851	880	911	950	1,001	159	190
2	300	298	321	325	333	320	329	356	382	436	388	432	450	508	501	567	611	687	677	693	706	759	830	885	920	949	979	1,028	143	198
3	266	334	301	338	325	333	323	364	358	413	448	405	454	473	522	578	588	641	617	710	714	738	766	826	901	952	1,014	1,054	188	228
4	334	301	338	325	338	348	357	390	373	446	483	482	521	578	588	641	617	687	659	749	760	801	834	897	970	1,022	1,055	1,092	193	258
5	303	374	341	356	329	348	377	370	366	395	406	478	524	505	515	576	603	607	663	696	709	826	873	907	967	1,042	1,095	1,138	266	265
6	299	325	397	358	384	356	368	398	419	398	428	429	520	540	542	567	613	632	623	695	736	851	877	924	959	1,026	1,107	1,163	245	286
7	344	326	347	414	369	380	370	417	425	411	454	466	538	548	571	598	646	646	649	663	735	784	904	928	977	1,018	1,090	1,176	258	272
8	378	367	343	355	424	367	395	388	387	426	436	428	477	473	543	571	601	605	650	666	677	767	816	937	961	1,016	1,060	1,134	211	318
9	382	396	413	362	375	444	390	402	401	436	455	471	471	502	513	587	621	620	627	687	711	726	823	876	1,000	1,026	1,079	1,132	203	309
10	358	363	384	383	353	386	413	386	414	397	431	449	474	474	514	504	574	618	603	623	689	713	728	826	879	1,003	1,024	1,082	110	354
11	359	374	358	384	391	337	377	420	373	411	400	425	431	443	470	538	492	559	582	580	605	669	692	707	802	854	969	984	133	302
12	307	339	356	347	366	377	335	341	396	349	392	393	411	440	442	470	540	472	545	579	583	608	672	695	710	806	854	973	200	301
TOTAL:	4,213	4,444	4,579	4,589	4,654	4,684	4,733	4,874	5,037	5,249	5,443	5,718	6,129	6,437	7,368	7,857	8,146	8,406	8,793	9,285	9,931	10,633	11,322	12,004	12,734	13,399	14,145	2,487	3,512	
Pct. Incr.	5.48	3.04	0.22	1.42	0.64	1.05	2.98	3.34	4.21	3.70	5.05	7.19	5.08	4.44	9.59	6.64	3.68	3.19	4.60	5.60	6.96	7.07	6.48	6.02	6.08	5.22	5.67	6.46	7.46	
ACTUAL INCR.	231	135	10	65	30	49	141	163	212	194	275	411	308	286	645	489	289	260	387	492	646	702	689	682	730	665	665	746	547	
EE-PK	42	52	45	45	67	77	61	42	46	67	74	52	61	89	89	99	143	144	146	152	159	166	173	180	188	196	204	213		
KG-5th	1,744	1,902	1,936	1,941	1,925	1,960	2,024	2,147	2,184	2,340	2,416	2,617	2,818	2,938	3,062	3,461	3,675	3,850	3,981	4,158	4,390	4,647	4,948	5,249	5,528	5,789	6,012	6,278		
6th-8th	1,021	1,018	1,087	1,127	1,177	1,103	1,133	1,136	1,293	1,249	1,275	1,311	1,463	1,551	1,633	1,709	1,812	1,883	1,922	2,014	2,148	2,402	2,597	2,789	2,897	3,060	3,257	3,473		
9th-12th	1,406	1,472	1,511	1,476	1,485	1,544	1,515	1,549	1,584	1,593	1,678	1,738	1,787	1,859	1,939	2,099	2,227	2,269	2,357	2,469	2,588	2,716	2,915	3,104	3,291	3,689	3,926	4,181		
EE-PK	0.238	-0.135	0.000	0.489	0.149	-0.208	-0.311	0.095	0.457	0.104	-0.297	0.173	0.459	0.000	0.112	0.444	0.007	0.034	0.044	0.056	0.059	0.065	0.061	0.054	0.047	0.039	0.044	0.044		
KG-5th	-0.091	0.018	0.003	-0.008	0.048	0.033	0.061	0.017	0.071	0.021	0.082	0.083	0.077	0.043	0.042	0.130	0.062	0.048	0.021	0.048	0.067	0.118	0.081	0.074	0.039	0.056	0.064	0.066		
6th-8th	-0.003	0.068	0.037	0.044	-0.063	0.027	0.003	0.077	0.021	0.021	0.022	0.028	0.116	0.060	0.053	0.047	0.060	0.039	0.039	0.048	0.048	0.049	0.073	0.065	0.092	0.088	0.064	0.065		
9th-12th	0.047	0.026	0.023	0.006	0.040	-0.019	0.022	0.023	0.006	0.063	0.036	0.028	0.040	0.043	0.083	0.061	0.019	0.019	0.039	0.048	0.048	0.049	0.073	0.065	0.092	0.088	0.064	0.065		
EE-PK	0.010	0.012	0.010	0.010	0.014	0.016	0.013	0.009	0.009	0.013	0.014	0.009	0.010	0.014	0.013	0.013	0.018	0.018	0.017	0.017	0.017	0.017	0.016	0.016	0.016	0.015	0.015	0.015		
KG-5th	0.414	0.428	0.423	0.414	0.418	0.428	0.441	0.434	0.446	0.444	0.458	0.460	0.456	0.455	0.470	0.468	0.473	0.473	0.474	0.473	0.468	0.465	0.464	0.461	0.455	0.449	0.444	0.444		
6th-8th	0.242	0.229	0.237	0.246	0.253	0.235	0.239	0.233	0.238	0.234	0.229	0.239	0.241	0.243	0.232	0.231	0.231	0.231	0.229	0.229	0.231	0.242	0.244	0.246	0.241	0.240	0.243	0.246		
9th-12th	0.334	0.331	0.330	0.322	0.319	0.330	0.320	0.318	0.314	0.303	0.308	0.304	0.292	0.289	0.288	0.285	0.279	0.279	0.280	0.281	0.279	0.273	0.274	0.274	0.282	0.290	0.293	0.296		
EE-PK	10	-7	0	22	10	-16	-19	4	21	7	-22	9	28	0	10	44	1	2	6	7	7	7	7	7	8	8	8	9		
KG-5th	158	34	5	-16	35	64	123	97	156	76	201	201	120	124	389	214	175	131	177	232	257	301	301	279	261	223	266			
6th-8th	3	69	40	50	74	30	3	87	26	26	36	152	88	82	76	103	71	39	92	134	154	185	192	108	163	197	216			
9th-12th	66	39	-35	9	59	-29	-34	35	9	85	60	49	72	80	160	128	42	88	112	119	128	139	168	287	296	237	255			
EE-PK	0.043	-0.052	0.000	0.338	0.333	-0.327	-0.135	0.025	0.099	0.036	-0.080	0.022	0.091	0.000	0.016	0.090	0.003	0.0077	0.0155	0.0142	0.0108	0.0100	0.0102	0.0117	0.0110	0.0120	0.0121			
KG-5th	0.684	0.252	0.500	-0.246	1.167	1.306	0.872	0.736	0.392	0.731	0.489	0.390	0.434	0.619	0.438	0.606	0.606	0.5038	0.4574	0.4715	0.4978	0.4288	0.4369	0.4091	0.3575	0.3353	0.3566			
6th-8th	-0.013	0.511	4.000	0.769	-2.467	0.612	0.021	0.534	0.123	0.134	0.131	0.370	0.286	0.287	0.118	0.211	0.246	0.1500	0.2377	0.2724	0.3932	0.2778	0.2787	0.1584	0.2233	0.2962	0.2895			

Aledo ISD Moderate Growth Scenario 2024-25 through 2033-34

	Historical Enrollment at PEIMS Snapshot					Weighted Avg. Growth, Retention, Attrition: 2018-19 to 2023-24	Projected Enrollment at PEIMS Snapshot Date										2023-2028	Student Change 2028-2033
	2018	2019	2020	2021	2022		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2023-2028
EE	35	53	58	48	58	55	57	60	63	66	69	72	75	78	81	84	14	15
PK	26	36	31	51	85	89	95	105	113	122	132	143	154	166	179	193	43	61
KG	444	484	489	595	630	625	654	698	754	807	881	979	1,096	1,224	1,332	1,433	256	552
1	484	486	514	581	638	652	667	723	767	818	875	955	1,059	1,194	1,335	1,450	223	575
2	450	508	501	567	611	687	691	732	788	825	879	940	1,025	1,145	1,294	1,444	192	565
3	454	473	522	564	605	638	724	755	794	844	883	940	1,004	1,103	1,236	1,393	245	510
4	462	482	521	578	588	641	673	791	820	851	904	945	1,005	1,081	1,191	1,331	263	427
5	524	505	515	576	603	607	677	736	861	880	913	969	1,013	1,086	1,171	1,288	306	375
6	520	540	542	567	613	632	636	721	781	806	930	971	1,034	1,081	1,161	1,250	298	320
7	466	538	548	571	598	646	662	678	766	821	956	988	1,035	1,101	1,154	1,237	310	281
8	477	473	543	571	601	605	663	691	705	789	848	995	1,031	1,081	1,153	1,206	243	358
9	471	502	513	587	621	620	640	711	737	749	840	905	1,060	1,103	1,159	1,234	220	394
10	474	474	514	504	574	618	616	642	709	732	747	839	901	1,061	1,106	1,161	129	414
11	431	443	470	538	492	559	594	598	619	682	708	722	809	873	1,031	1,072	149	364
12	411	440	442	470	540	472	556	597	597	617	682	708	721	812	878	1,035	210	353
TOTAL:	6,129	6,437	6,723	7,368	7,857	8,146	8,605	9,238	9,874	10,509	11,247	12,071	13,022	14,189	15,461	16,811	3,101	5,564
PCT. INCR.	7.19	5.03	4.44	9.59	6.64	3.68	5.63	7.36	6.88	6.43	7.02	7.33	7.88	8.96	8.96	8.73		
ACTUAL INCR.	411	308	286	645	489	289	459	633	636	635	738	824	951	1,167	1,272	1,350		
EE-PK	Enrollment by Grade Group																	
KG-5th	61	89	89	99	143	144	152	165	176	188	201	215	229	244	260	277		
6th-8th	2,818	2,938	3,062	3,461	3,675	3,850	4,086	4,435	4,784	5,025	5,335	5,728	6,202	6,833	7,559	8,339		
9th-12th	1,463	1,551	1,633	1,709	1,812	1,883	1,961	2,090	2,252	2,516	2,734	2,954	3,100	3,263	3,468	3,693		
	1,787	1,859	1,939	2,099	2,227	2,269	2,406	2,548	2,662	2,780	2,977	3,174	3,491	3,849	4,174	4,502		
	% Change by Grade Group																	
EE-PK	0.173	0.459	0.000	0.112	0.444	0.007	0.056	0.086	0.067	0.068	0.069	0.070	0.065	0.066	0.066	0.065		
KG-5th	0.077	0.043	0.042	0.130	0.062	0.048	0.061	0.085	0.079	0.050	0.062	0.074	0.083	0.102	0.106	0.103		
6th-8th	0.116	0.060	0.053	0.047	0.060	0.039	0.041	0.066	0.078	0.117	0.087	0.080	0.049	0.053	0.063	0.065		
9th-12th	0.028	0.040	0.043	0.083	0.061	0.019	0.060	0.059	0.045	0.044	0.071	0.066	0.100	0.103	0.084	0.079		
	% Students in each Grade Group																	
EE-PK	0.010	0.014	0.013	0.013	0.018	0.018	0.018	0.018	0.018	0.018	0.018	0.018	0.018	0.017	0.017	0.016		
KG-5th	0.460	0.456	0.455	0.470	0.468	0.473	0.475	0.480	0.485	0.478	0.474	0.475	0.476	0.482	0.489	0.496		
6th-8th	0.239	0.241	0.243	0.232	0.231	0.231	0.228	0.226	0.228	0.243	0.243	0.245	0.238	0.230	0.224	0.220		
9th-12th	0.292	0.289	0.288	0.285	0.283	0.279	0.280	0.276	0.270	0.265	0.265	0.263	0.268	0.271	0.270	0.268		
	Added Students by Grade Group																	
EE-PK	9	28	0	10	44	1	8	13	11	12	13	14	14	15	16	17		
KG-5th	201	120	124	399	214	175	236	349	349	241	310	393	474	631	726	780		
6th-8th	152	88	82	76	103	71	78	129	162	264	218	220	146	163	205	225		
9th-12th	49	72	80	160	128	42	137	142	114	118	197	197	317	358	325	328		
	% Added Students by Grade Group																	
EE-PK	0.022	0.091	0.000	0.016	0.090	0.003	0.017	0.0205	0.0173	0.0189	0.0176	0.0170	0.0147	0.0129	0.0126	0.0126		
KG-5th	0.489	0.390	0.434	0.619	0.438	0.606	0.5142	0.5513	0.5487	0.4795	0.4201	0.4769	0.4984	0.5407	0.5708	0.5778		
6th-8th	0.370	0.286	0.287	0.118	0.211	0.246	0.1699	0.2038	0.2547	0.2954	0.2670	0.2670	0.1535	0.1397	0.1612	0.1667		
9th-12th	0.119	0.234	0.280	0.248	0.262	0.145	0.2985	0.2243	0.1792	0.1858	0.2669	0.2391	0.3333	0.3068	0.2555	0.2430		

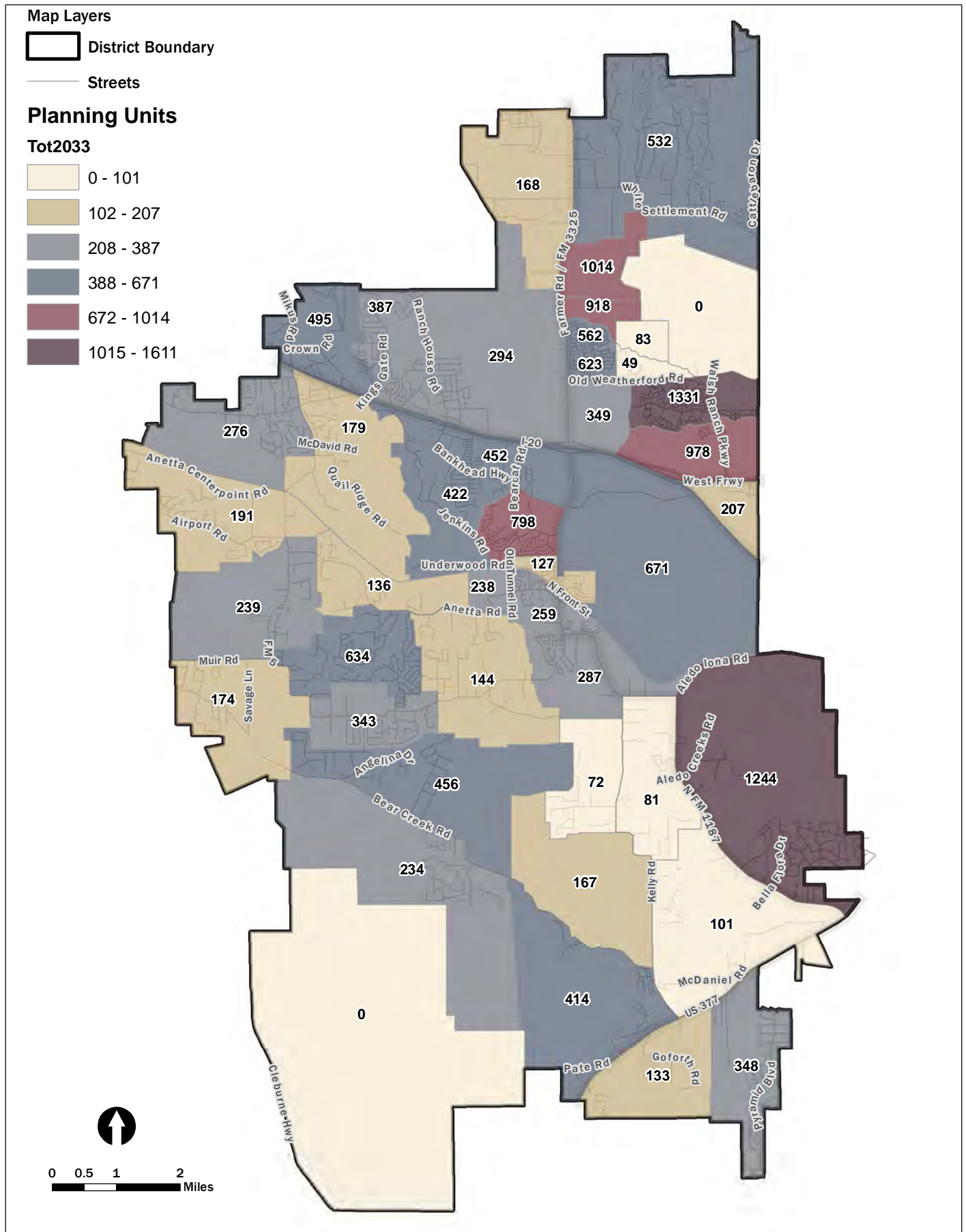
Aledo ISD High Growth Scenario 2024-25 through 2033-34

	Historical Enrollment at PEIMS Snapshot										Weighted Avg. Growth, Retention, Attrition: 2018-19 to 2023-24	Projected Enrollment at PEIMS Snapshot Date										Student Change 2023-2028	Student Change 2028-2033
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		2028	2029	2030	2031	2032	2033						
EE	35	53	58	48	58	55	67	71	76	81	86	91	96	102	108	114	31	28					
PK	26	36	31	51	85	89	114	125	138	152	167	184	202	222	244	268	78	101					
KG	444	484	489	595	630	625	702	797	912	1,005	1,096	1,180	1,280	1,391	1,496	1,594	471	498					
1	484	486	514	581	638	652	677	764	880	1,008	1,134	1,226	1,301	1,402	1,516	1,641	482	507					
2	450	508	501	567	611	687	701	732	837	966	1,129	1,259	1,342	1,415	1,516	1,651	442	522					
3	454	473	522	564	605	638	735	754	798	914	1,076	1,247	1,371	1,452	1,523	1,643	438	567					
4	462	482	521	578	588	641	683	791	822	872	1,019	1,189	1,358	1,484	1,563	1,651	378	632					
5	524	505	515	576	603	607	687	736	864	899	974	1,128	1,297	1,472	1,600	1,697	367	723					
6	520	540	542	567	613	632	644	732	796	921	975	1,043	1,205	1,387	1,573	1,709	343	734					
7	466	538	548	571	598	646	671	687	792	848	999	1,044	1,115	1,289	1,482	1,680	353	681					
8	477	473	543	571	601	605	672	701	728	827	901	1,048	1,093	1,168	1,350	1,551	296	650					
9	471	502	513	587	621	620	646	720	752	781	887	967	1,119	1,167	1,241	1,441	267	554					
10	474	474	514	504	574	618	616	648	722	754	783	890	970	1,122	1,165	1,245	165	462					
11	431	443	470	538	492	559	594	598	629	701	732	760	864	942	1,084	1,131	173	399					
12	411	440	442	470	540	472	556	597	601	632	704	735	763	868	942	1,089	232	385					
TOTAL:	6,129	6,437	6,723	7,368	7,857	8,146	8,765	9,453	10,347	11,361	12,662	13,991	15,376	16,883	18,403	20,105	4,516	7,443					
PCT. INCR.	7.19	5.03	4.44	9.59	6.64	3.68	7.60	7.85	9.46	9.80	11.45	10.50	9.90	9.80	9.00	9.25							
ACTUAL INCR.	411	308	286	645	489	289	619	688	894	1,014	1,301	1,329	1,385	1,507	1,520	1,702							
EE-PK	Enrollment by Grade Group										Enrollment by Grade Group												
KG-5th	61	89	89	99	143	144	181	196	214	233	253	275	298	324	352	382							
6th-8th	2,818	2,938	3,062	3,461	3,675	3,850	4,185	4,574	5,113	5,664	6,428	7,229	7,949	8,616	9,214	9,877							
9th-12th	1,463	1,551	1,633	1,709	1,812	1,883	1,987	2,120	2,316	2,596	2,875	3,135	3,413	3,844	4,405	4,940							
	1,787	1,859	1,939	2,099	2,227	2,269	2,412	2,563	2,704	2,868	3,106	3,352	3,716	4,099	4,432	4,906							
EE-PK	% Change by Grade Group										% Change by Grade Group												
KG-5th	0.173	0.459	0.000	0.112	0.444	0.007	0.257	0.083	0.092	0.089	0.086	0.087	0.084	0.087	0.086	0.085							
6th-8th	0.077	0.043	0.042	0.130	0.062	0.048	0.087	0.093	0.118	0.108	0.135	0.125	0.100	0.084	0.069	0.072							
9th-12th	0.116	0.060	0.053	0.047	0.060	0.039	0.055	0.067	0.092	0.121	0.107	0.090	0.089	0.126	0.146	0.121							
	0.028	0.040	0.043	0.083	0.061	0.019	0.063	0.063	0.055	0.061	0.083	0.079	0.109	0.103	0.081	0.107							
EE-PK	% Students in each Grade Group										% Students in Each Grade Group												
KG-5th	0.010	0.014	0.013	0.013	0.018	0.018	0.021	0.021	0.021	0.021	0.020	0.020	0.019	0.019	0.019	0.019							
6th-8th	0.460	0.456	0.455	0.470	0.468	0.473	0.477	0.484	0.494	0.499	0.508	0.517	0.517	0.510	0.501	0.491							
9th-12th	0.239	0.241	0.243	0.232	0.231	0.231	0.227	0.224	0.224	0.229	0.227	0.224	0.222	0.228	0.239	0.246							
	0.292	0.289	0.288	0.285	0.283	0.279	0.275	0.271	0.261	0.252	0.245	0.240	0.242	0.243	0.241	0.244							
EE-PK	Added Students by Grade Group										Added Students by Grade Group												
KG-5th	9	28	0	10	44	1	37	15	18	19	20	22	23	26	28	30							
6th-8th	201	120	124	399	214	175	335	389	539	551	764	801	720	667	598	663							
9th-12th	152	88	82	76	103	71	104	133	196	280	279	260	278	431	561	535							
	49	72	80	160	128	42	143	151	141	164	238	246	364	383	333	474							
EE-PK	% Added Students by Grade Group										% Added Students by Grade Group												
KG-5th	0.022	0.091	0.000	0.016	0.090	0.003	0.0598	0.0218	0.0201	0.0187	0.0154	0.0166	0.0166	0.0173	0.0184	0.0176							
6th-8th	0.489	0.390	0.434	0.619	0.438	0.606	0.5412	0.5654	0.6029	0.5434	0.5872	0.6027	0.5199	0.4426	0.3934	0.3895							
	0.370	0.286	0.287	0.118	0.211	0.246	0.1680	0.1933	0.2192	0.2145	0.2145	0.1956	0.2007	0.2860	0.3691	0.3143							

Projected EE-12th Resident Students: Fall 2033



Aledo ISD



**Total Projected Students by Planning Unit:
Fall, 2024 through Fall, 2033**



Planning Unit	Total EE-PK 2024	Total KN-5th 2024	Total 6th-8th 2024	Total 9th-12th 2024	Total EE-12th 2024	Total EE-PK 2025	Total KN-5th 2025	Total 6th-8th 2025	Total 9th-12th 2025	Total EE-12th 2025
1	15	169	103	135	421	15	169	106	139	429
10	2	73	38	54	168	2	75	39	54	170
11	6	153	68	96	323	6	156	74	99	335
12	7	89	60	89	245	8	122	63	100	293
13	6	372	122	144	644	7	417	133	156	714
14	1	56	23	41	121	1	63	16	37	117
15A	1	19	7	12	39	2	38	14	19	73
15B	0	0	0	0	0	0	8	3	3	15
16	1	76	45	64	186	1	71	42	69	182
17	1	46	19	27	93	1	46	16	30	94
18	1	53	40	54	149	1	57	34	49	141
19	2	71	43	54	170	2	69	43	53	168
2	2	72	36	44	154	2	74	38	42	156
20	8	252	126	190	576	8	250	127	171	556
21	4	134	74	72	284	4	134	76	78	291
22	2	90	52	54	198	3	123	52	65	243
23	0	58	37	48	143	0	60	33	46	140
24	8	95	43	68	214	9	97	56	64	227
25	3	103	57	58	222	3	109	55	53	220
26	4	120	69	96	290	4	117	68	98	288
27	0	23	12	30	65	0	24	14	23	62
28	0	28	33	37	98	0	27	24	38	90
29	2	153	100	99	355	3	163	103	115	383
30	1	40	23	44	108	1	41	20	43	104
31	0	4	2	1	7	0	4	2	2	8
32	0	13	4	4	21	0	22	7	7	36
33	0	0	0	0	0	0	0	0	0	0
34	2	18	8	14	42	3	24	13	19	58
35	1	58	27	33	120	1	52	39	32	125
36	7	89	54	36	186	8	94	58	47	207
3A	0	0	0	0	0	0	0	0	0	0
3B	0	0	0	1	1	0	8	3	4	16
3C	0	2	0	0	2	0	3	0	0	3
3D	0	0	0	0	0	0	0	0	0	0
4A	11	273	113	128	525	11	265	126	138	540
4B	1	12	4	7	24	3	61	24	27	115
4C	11	276	102	112	502	11	303	98	123	536
5A	13	474	156	137	781	15	543	205	171	934
5B	1	13	5	2	20	2	24	9	7	41
5C	0	0	0	0	0	0	0	0	0	0
6	3	55	24	36	118	3	55	25	30	113
7	5	176	80	119	379	5	181	84	113	383
8	11	157	92	90	350	12	161	86	108	367
9	4	118	61	76	260	4	121	63	76	264
TOTAL:	152	4,086	1,961	2,406	8,605	165	4,435	2,090	2,548	9,238

**Total Projected Students by Planning Unit:
Fall, 2024 through Fall, 2033**



Planning Unit	Total EE-PK 2026	Total KN-5th 2026	Total 6th-8th 2026	Total 9th-12th 2026	Total EE-12th 2026	Total EE-PK 2027	Total KN-5th 2027	Total 6th-8th 2027	Total 9th-12th 2027	Total EE-12th 2027
1	15	176	94	141	425	15	183	87	135	420
10	2	74	35	55	166	2	71	40	48	162
11	7	173	78	99	357	7	181	97	95	380
12	9	152	76	100	338	10	183	89	108	390
13	7	432	140	162	742	7	437	173	150	767
14	1	65	22	29	118	1	71	23	26	121
15A	2	44	17	21	85	2	53	26	25	106
15B	1	33	15	12	61	2	56	38	23	119
16	1	75	42	61	179	1	74	42	59	176
17	1	45	19	25	90	1	43	23	21	88
18	1	58	30	49	137	1	57	22	48	128
19	2	73	37	58	171	2	70	37	53	163
2	2	75	38	39	155	2	78	32	44	157
20	8	233	147	161	548	8	235	136	162	541
21	4	126	80	93	303	4	125	85	90	305
22	3	137	61	67	268	4	151	65	77	297
23	0	58	35	47	140	0	53	33	48	134
24	9	109	51	64	233	9	110	49	59	227
25	3	110	52	63	228	3	106	50	68	227
26	4	121	62	89	277	4	119	58	92	273
27	0	21	18	23	62	0	23	17	24	64
28	0	24	21	43	89	0	23	13	39	75
29	4	174	103	121	403	6	171	108	128	413
30	1	43	18	40	101	1	41	20	31	93
31	0	5	1	2	8	0	6	1	2	9
32	1	36	9	11	57	1	47	18	14	81
33	0	0	0	0	0	0	0	0	0	0
34	3	36	15	22	76	4	53	30	24	111
35	1	53	34	34	122	1	56	31	38	126
36	8	101	60	55	224	8	108	52	69	237
3A	0	0	0	0	0	0	0	0	0	0
3B	1	29	13	11	54	2	57	40	24	123
3C	0	7	1	1	9	0	10	3	2	15
3D	0	0	0	0	0	0	0	0	0	0
4A	11	262	136	130	540	11	247	146	133	536
4B	5	123	53	48	228	6	167	97	70	340
4C	11	318	110	122	562	11	328	111	128	579
5A	17	607	255	212	1,091	19	646	311	261	1,236
5B	2	39	18	14	73	2	50	31	22	106
5C	0	14	6	5	25	1	24	16	10	50
6	3	54	25	32	115	3	55	26	30	114
7	5	175	84	114	378	5	163	95	105	368
8	12	164	84	115	374	12	162	97	118	389
9	4	129	54	74	262	4	131	49	78	263
TOTAL:	176	4,784	2,252	2,662	9,874	188	5,025	2,516	2,780	10,509

**Total Projected Students by Planning Unit:
Fall, 2024 through Fall, 2033**



Planning Unit	Total EE-PK 2028	Total KN-5th 2028	Total 6th-8th 2028	Total 9th-12th 2028	Total EE-12th 2028	Total EE-PK 2029	Total KN-5th 2029	Total 6th-8th 2029	Total 9th-12th 2029	Total EE-12th 2029
1	15	186	89	137	428	15	192	92	139	439
10	2	72	41	49	165	2	74	42	50	167
11	7	184	100	97	388	7	184	100	97	388
12	10	189	93	111	402	10	190	93	111	405
13	7	437	173	150	768	7	437	173	150	768
14	1	71	23	26	121	1	71	23	26	121
15A	3	62	32	31	128	3	73	38	36	150
15B	3	86	58	42	189	4	126	80	62	272
16	2	75	42	59	178	2	76	42	60	179
17	1	43	23	21	88	1	43	23	21	88
18	1	57	22	47	128	1	57	22	48	128
19	2	70	37	53	163	2	71	37	53	163
2	2	79	33	45	158	2	79	33	45	158
20	8	239	138	165	550	8	244	141	167	561
21	4	130	89	94	317	4	135	92	96	327
22	5	168	76	88	337	5	186	86	97	374
23	0	53	33	48	135	0	53	33	48	136
24	9	110	49	59	227	9	110	49	59	227
25	3	108	50	69	230	4	109	51	69	233
26	4	118	58	92	272	4	118	58	92	272
27	1	23	18	24	66	1	24	18	24	67
28	0	23	13	39	75	0	23	13	39	75
29	7	188	125	142	462	10	225	148	160	543
30	1	41	20	31	93	1	41	20	31	94
31	0	6	1	2	9	0	6	1	2	9
32	1	57	25	21	104	2	73	34	29	137
33	0	0	0	0	0	0	0	0	0	0
34	4	68	41	34	148	5	90	53	45	193
35	1	56	31	38	126	1	56	31	38	125
36	8	112	55	72	248	8	118	58	75	259
3A	0	0	0	0	0	0	0	0	0	0
3B	4	105	73	54	236	6	159	103	82	350
3C	0	12	5	3	20	0	14	6	4	25
3D	0	5	4	3	12	0	11	7	6	24
4A	11	246	145	132	535	11	246	145	132	535
4B	8	215	129	100	453	10	269	159	127	565
4C	11	328	111	128	579	11	335	115	132	594
5A	20	672	329	277	1,298	20	672	329	277	1,298
5B	4	83	54	42	182	6	148	90	75	319
5C	1	34	23	16	75	2	46	30	22	100
6	3	55	26	30	114	4	69	34	37	144
7	5	162	95	105	368	5	162	95	105	368
8	12	171	103	123	409	13	179	108	128	428
9	4	131	49	78	263	4	131	49	78	262
TOTAL:	201	5,335	2,734	2,977	11,247	215	5,728	2,954	3,174	12,071

**Total Projected Students by Planning Unit:
Fall, 2024 through Fall, 2033**



Planning Unit	Total EE-PK 2030	Total KN-5th 2030	Total 6th-8th 2030	Total 9th-12th 2030	Total EE-12th 2030	Total EE-PK 2031	Total KN-5th 2031	Total 6th-8th 2031	Total 9th-12th 2031	Total EE-12th 2031
1	16	199	94	144	454	16	211	97	151	475
10	2	75	42	51	171	3	77	42	51	173
11	7	190	101	101	399	8	198	104	105	415
12	10	191	94	112	407	11	193	94	113	412
13	7	438	173	151	769	7	442	174	153	777
14	1	71	23	26	121	1	72	23	27	123
15A	3	83	41	42	170	4	89	43	46	181
15B	6	169	93	90	358	7	221	107	120	456
16	2	76	43	60	180	2	78	43	61	183
17	2	59	28	31	120	2	79	33	43	157
18	1	57	23	48	128	1	58	23	48	130
19	2	71	37	54	164	2	73	37	55	167
2	2	79	33	45	159	2	80	33	45	161
20	9	250	143	172	574	9	262	146	178	596
21	5	136	92	97	329	5	137	92	98	332
22	6	200	90	106	401	6	209	93	111	418
23	0	54	33	48	136	0	55	34	49	138
24	9	111	49	59	227	9	112	49	60	230
25	4	111	52	71	237	4	114	53	72	243
26	4	119	58	92	273	4	121	58	93	276
27	1	24	18	25	67	1	25	18	25	68
28	0	24	13	39	76	0	24	13	39	77
29	12	282	163	200	657	14	373	184	252	824
30	1	42	20	31	94	1	42	21	31	95
31	0	12	3	6	21	0	22	6	12	40
32	2	89	39	39	169	3	107	43	49	202
33	0	0	0	0	0	0	0	0	0	0
34	5	113	60	60	239	6	146	69	79	299
35	1	56	31	38	126	1	57	31	39	128
36	9	126	60	80	275	9	137	63	87	296
3A	0	0	0	0	0	0	0	0	0	0
3B	7	218	122	121	468	9	290	141	162	601
3C	0	17	7	6	30	0	20	8	8	36
3D	1	17	9	10	37	1	25	11	15	51
4A	11	247	145	133	536	11	250	146	135	542
4B	12	327	177	166	682	13	399	196	206	814
4C	12	343	118	137	609	12	350	120	141	623
5A	20	673	330	277	1,299	20	677	331	280	1,307
5B	8	219	112	122	461	10	306	135	171	623
5C	2	73	38	40	154	3	106	47	59	215
6	4	85	38	48	175	5	105	44	59	212
7	5	163	95	105	368	5	165	96	107	373
8	13	184	109	131	438	13	193	112	136	454
9	4	132	49	78	263	4	133	50	79	266
TOTAL:	229	6,202	3,099	3,491	13,021	244	6,833	3,262	3,849	14,188

**Total Projected Students by Planning Unit:
Fall, 2024 through Fall, 2033**

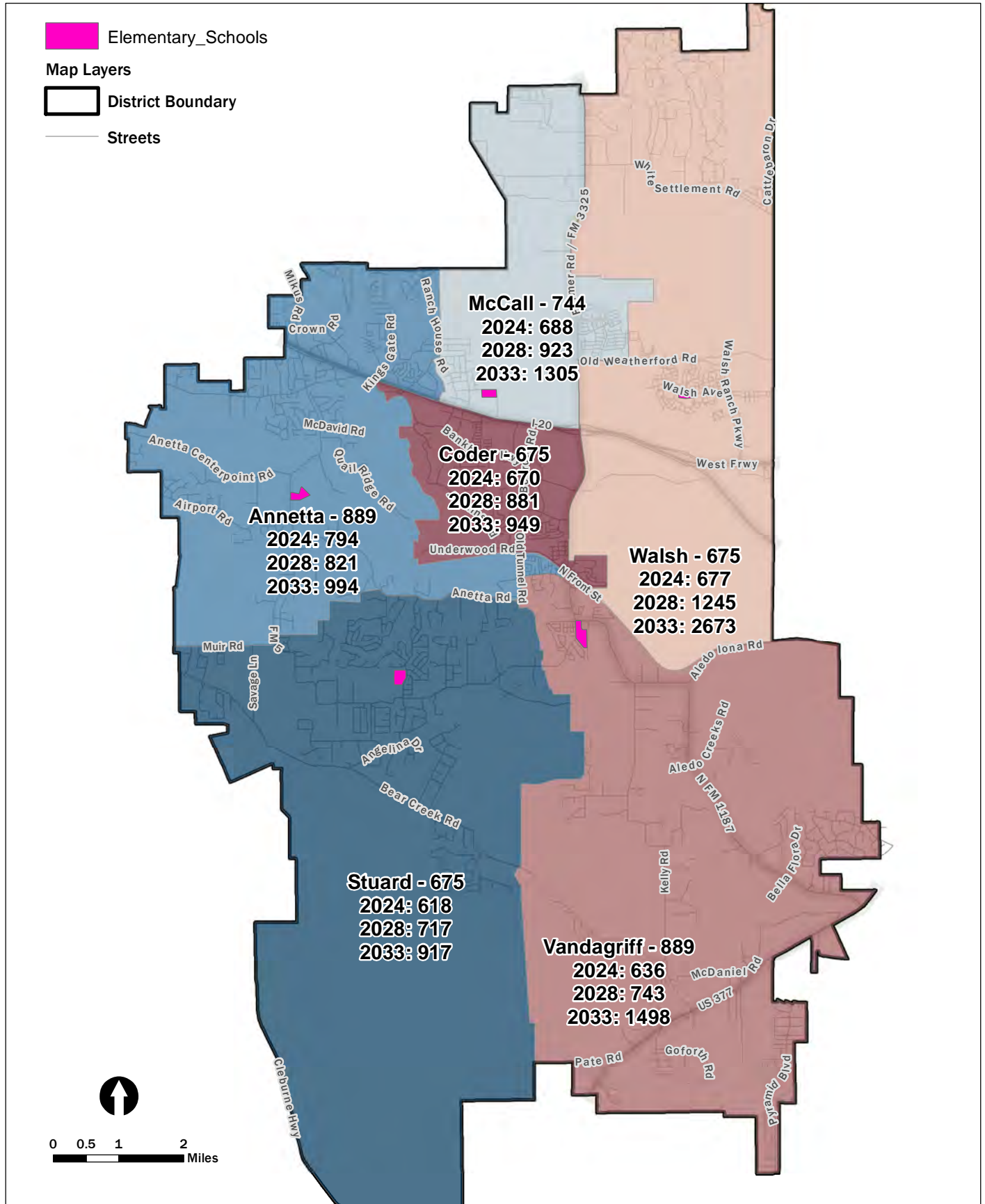


Planning Unit	Total EE-PK 2032	Total KN-5th 2032	Total 6th-8th 2032	Total 9th-12th 2032	Total EE-12th 2032	Total EE-PK 2033	Total KN-5th 2033	Total 6th-8th 2033	Total 9th-12th 2033	Total EE-12th 2033
1	16	226	102	158	501	17	244	107	165	532
10	3	78	43	52	176	3	80	43	53	179
11	8	208	106	110	432	8	220	110	115	452
12	11	196	95	115	417	11	199	96	116	422
13	8	448	176	155	786	8	455	178	158	798
14	1	73	23	27	125	1	75	24	28	127
15A	4	96	45	49	194	4	104	47	53	207
15B	8	281	124	147	560	10	345	143	174	671
16	2	80	44	62	187	2	82	44	63	191
17	3	102	40	53	196	3	126	47	63	239
18	1	59	23	49	133	1	61	24	50	136
19	2	74	38	55	170	3	76	38	56	174
2	2	82	34	46	164	2	84	34	47	168
20	9	277	150	185	622	9	284	153	188	634
21	5	140	93	99	337	5	143	94	100	343
22	6	219	96	116	436	6	231	99	121	456
23	0	56	34	50	141	0	58	35	51	144
24	9	114	50	61	233	9	116	50	62	238
25	4	118	54	74	250	4	123	55	76	259
26	5	123	59	94	281	5	127	60	96	287
27	1	25	18	25	69	1	27	19	26	72
28	0	25	13	40	79	0	27	14	40	81
29	17	486	217	303	1,023	20	616	253	357	1,244
30	1	44	21	32	98	1	45	22	33	101
31	1	55	15	26	97	2	95	26	43	167
32	3	117	46	54	221	3	125	49	57	234
33	0	0	0	0	0	0	0	0	0	0
34	7	175	77	92	350	8	211	88	107	414
35	1	58	31	39	130	1	60	32	40	133
36	9	151	67	93	321	9	167	72	100	348
3A	0	0	0	0	0	0	0	0	0	0
3B	11	383	167	203	763	14	527	209	264	1,014
3C	1	24	9	10	42	1	27	10	11	49
3D	1	34	13	19	67	1	43	16	23	83
4A	11	255	148	137	551	11	261	150	139	562
4B	15	458	213	233	918	15	458	213	233	918
4C	12	350	120	141	623	12	350	120	141	623
5A	20	683	332	282	1,317	20	690	335	286	1,331
5B	12	405	163	215	795	14	510	193	260	978
5C	4	143	58	75	280	5	183	69	92	349
6	5	128	50	69	252	6	152	57	79	294
7	5	169	97	108	379	5	173	98	110	387
8	13	204	115	141	473	14	217	118	146	495
9	4	136	50	80	270	5	139	51	81	276
TOTAL:	260	7,559	3,467	4,174	15,460	277	8,339	3,692	4,502	16,810

Projected Resident KG-5th Students by Current Attendance Zone: Capacity Shown by School Name



Aledo ISD



Aledo ISD
Projected Geocoded Enrollment
Under Current Elementary School Attendance Zones



	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annetta										
Students Projected	794	809	829	811	821	832	857	895	942	994
Practical Capacity	889	889	889	889	889	889	889	889	889	889
Percent Utilization	89%	91%	93%	91%	92%	94%	96%	101%	106%	112%
Student Margin	95	80	60	78	68	57	32	-6	-53	-105
Coder										
Students Projected	670	758	822	872	881	882	890	905	925	949
Practical Capacity	675	675	675	675	675	675	675	675	675	675
Percent Utilization	99%	112%	122%	129%	131%	131%	132%	134%	137%	141%
Student Margin	5	-83	-147	-197	-206	-207	-215	-230	-250	-274
McCall										
Students Projected	688	758	832	875	923	998	1,081	1,184	1,273	1,305
Practical Capacity	744	744	744	744	744	744	744	744	744	744
Percent Utilization	92%	102%	112%	118%	124%	134%	145%	159%	171%	175%
Student Margin	56	-14	-88	-131	-179	-254	-337	-440	-529	-561
Stuard										
Students Projected	618	658	663	681	717	762	800	843	883	917
Practical Capacity	675	675	675	675	675	675	675	675	675	675
Percent Utilization	92%	97%	98%	101%	106%	113%	119%	125%	131%	136%
Student Margin	57	17	12	-6	-42	-87	-125	-168	-208	-242
Vandagriff										
Students Projected	636	655	688	706	743	810	909	1,061	1,260	1,498
Practical Capacity	889	889	889	889	889	889	889	889	889	889
Percent Utilization	72%	74%	77%	79%	84%	91%	102%	119%	142%	169%
Student Margin	253	234	201	183	146	79	-20	-172	-371	-609
Walsh										
Students Projected	677	793	949	1,079	1,245	1,441	1,668	1,945	2,275	2,673
Practical Capacity	675	675	675	675	675	675	675	675	675	675
Percent Utilization	100%	117%	141%	160%	184%	213%	247%	288%	337%	396%
Student Margin	-2	-118	-274	-404	-570	-766	-993	-1,270	-1,600	-1,998
Totals:										
Students Projected	4,083	4,431	4,783	5,024	5,330	5,725	6,205	6,833	7,558	8,336
Capacity	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547
Percent Utilization	90%	97%	105%	110%	117%	126%	136%	150%	166%	183%

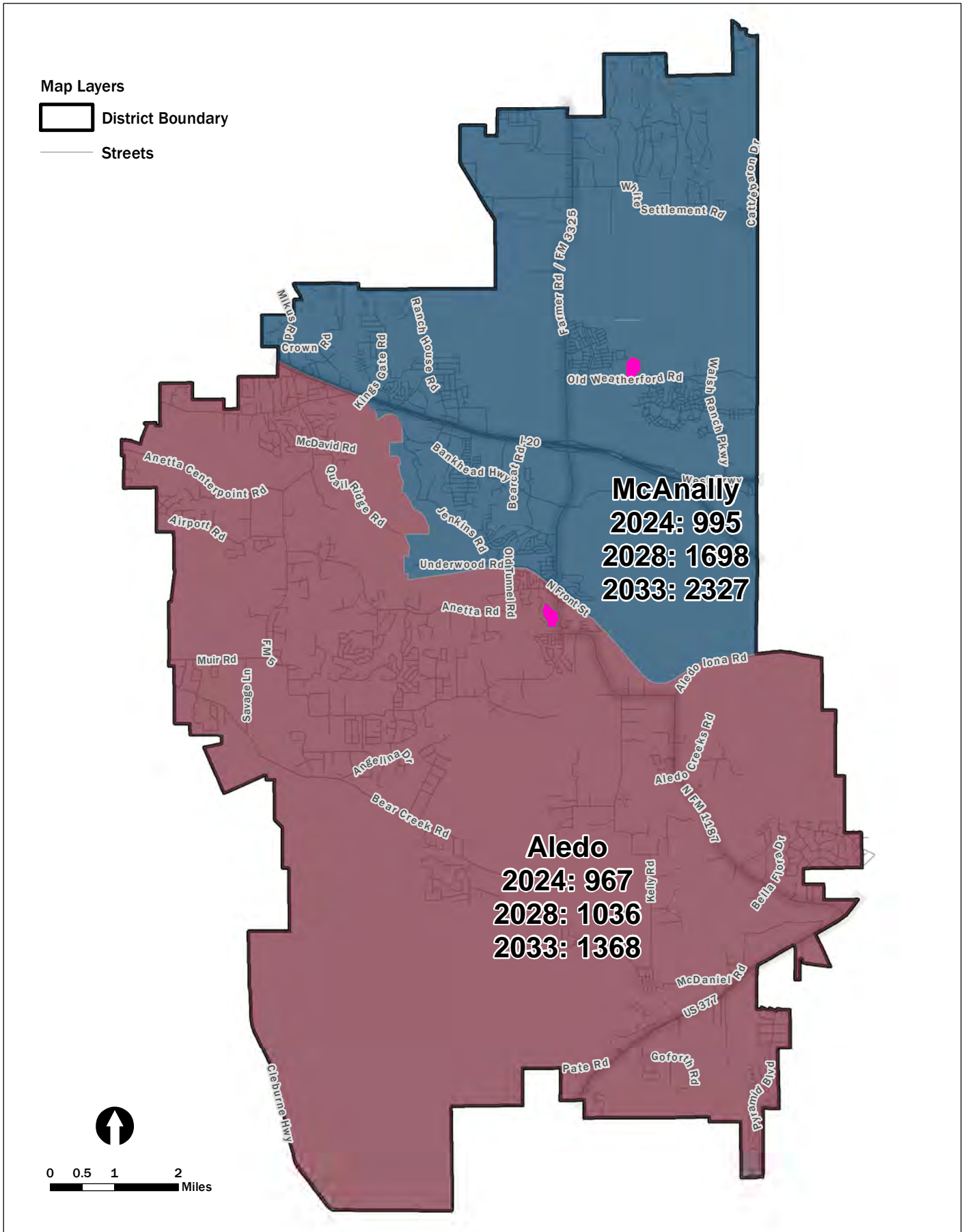
Aledo ISD
Transfers between Elementary Schools
2023-24



		Attends								
		Annetta	Coder	McCall	Stuard	Vandagriff	Walsh	Resides In	Transfers Out	Net Transfers
Resides In	Annetta	724	5	6	10	3	3	751	-27	0
	Coder	1	551	3	1	6	2	564	-13	24
	McCall	3	9	608		6	9	635	-27	0
	Stuard	6	1		590	3	2	602	-12	7
	Vandagriff	2	6	1	4	614	3	630	-16	29
	Walsh	1		1		5	558	565	-7	24
	(blank)	14	16	16	4	22	12			
Resides In & Attends		724	551	608	590	614	558			
Transfers In		27	37	27	19	45	31			
Attends		751	588	635	609	659	589			

Projected Resident 6th-8th Students by Current Attendance Zone

Aledo ISD





Aledo ISD
Projected Geocoded Enrollment
Under Current Secondary School Attendance Zones

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Aledo	Students Projected	967	984	984	979	1,036	1,101	1,146	1,201	1,279	1,368
	Capacity	1,449	1,449	1,449	1,449	1,449	1,449	1,449	1,449	1,449	1,449
	Percent Utilization	67%	68%	68%	68%	71%	76%	79%	83%	88%	94%
	Student Margin	482	465	465	470	413	348	303	248	170	81
McAnally	Students Projected	995	1,107	1,265	1,538	1,698	1,853	1,952	2,062	2,190	2,327
	Capacity	1,449	1,449	1,449	1,449	1,449	1,449	1,449	1,449	1,449	1,449
	Percent Utilization	69%	76%	87%	106%	117%	128%	135%	142%	151%	161%
	Student Margin	454	342	184	-89	-249	-404	-503	-613	-741	-878
AHS + Daniel 9th Grade Campus	Students Projected	2,406	2,548	2,664	2,781	2,977	3,174	3,492	3,850	4,174	4,503
	Capacity	3,135	3,135	3,135	3,135	3,135	3,135	3,135	3,135	3,135	3,135
	Percent Utilization	77%	81%	85%	89%	95%	101%	111%	123%	133%	144%
	Student Margin	729	587	471	354	158	-39	-357	-715	-1039	-1368
Totals:	Students Projected	4,368	4,639	4,913	5,298	5,711	6,128	6,590	7,113	7,643	8,198
	Capacity	6,033	6,033	6,033	6,033	6,033	6,033	6,033	6,033	6,033	6,033
	Percent Utilization	72%	77%	81%	88%	95%	102%	109%	118%	127%	136%

Aledo ISD
Transfers between Middle Schools
2023-24



		Attends		Resides In	Transfers Out	Net Transfers
		Aledo	McAnally			
Resides In	Aledo	932	5	937	-5	18
	McAnally	9	891	900	-9	29
	uncoded	14	33			
Resides In & Attends		932	891			
Transfers In		23	38			
Attends		955	929			