Who We Are

Population and Survey Analysts

Largest Demographic Firm in Texas

40-Plus Year History

Work for Majority of Large, High Growth School Districts in Texas

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What We Do

Housing Projections
Annual projections 10 years forward
SF and MF and Undeveloped Parcels

Mapping
Aerial Images
Existing and Future Residential Developments

Economic Data
Recent Employment Trends for District

Current Students
Geocode Students
Ratios of Students per Housing Unit

Projected Future Students
By Planning Unit
By Attendance Zone

Long Range Planning
Attendance Zone Planning
Site Selection

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Pandemic

Housing Acceleration

Changing
National and Global
Economies

Demographics

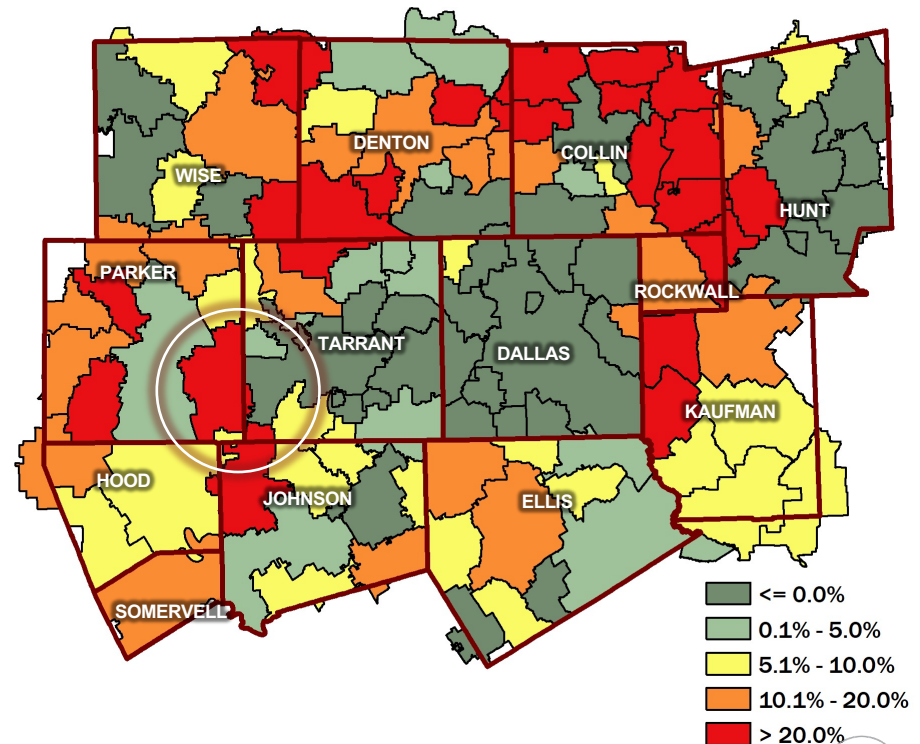# Total School District Enrollment

Fall 2021, D-FW Metro

	School District	Enrollment
1	Dallas ISD	143,558
2	Fort Worth ISD	74,850
3	Frisco ISD	65,825
4	Arlington ISD	56,311
5	Garland ISD	53,674
6	Plano ISD	49,400
7	Lewisville ISD	49,205
8	Mesquite ISD	38,378
9	Richardson ISD	37,633
10	Mansfield ISD	35,559
11	Keller ISD	34,813
12	Irving ISD	32,378
13	Denton ISD	31,951
14	Northwest ISD	27,583
15	Grand Prairie ISD	27,420
38	Aledo ISD	7,368

- <= 5,000
- 5,001 - 20,000
- 20,001 - 50,000
- 50,001 - 100,000
- > 100,000

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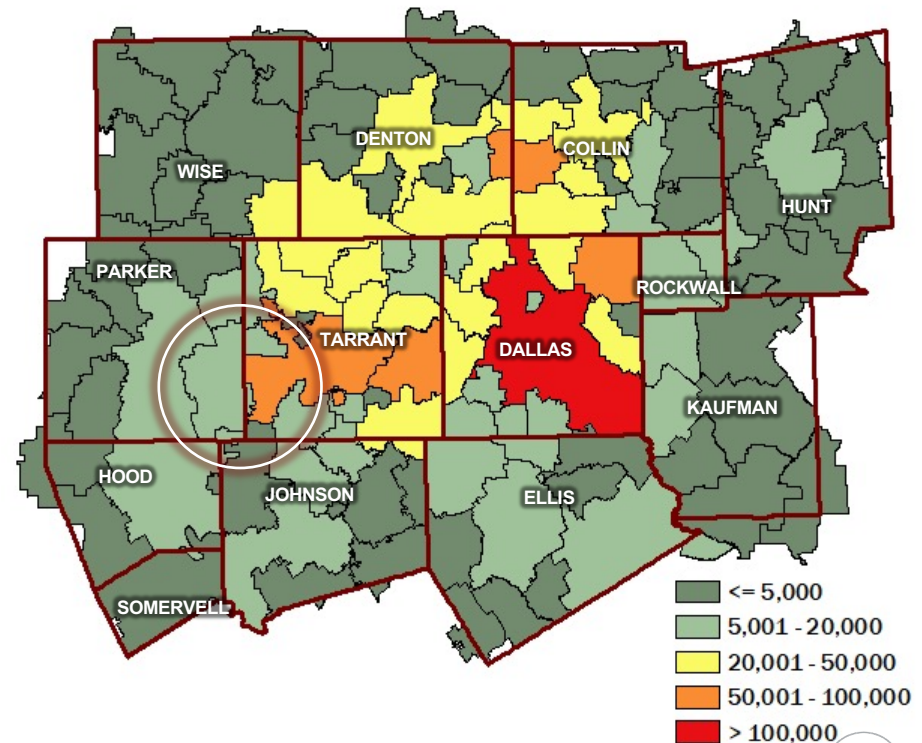
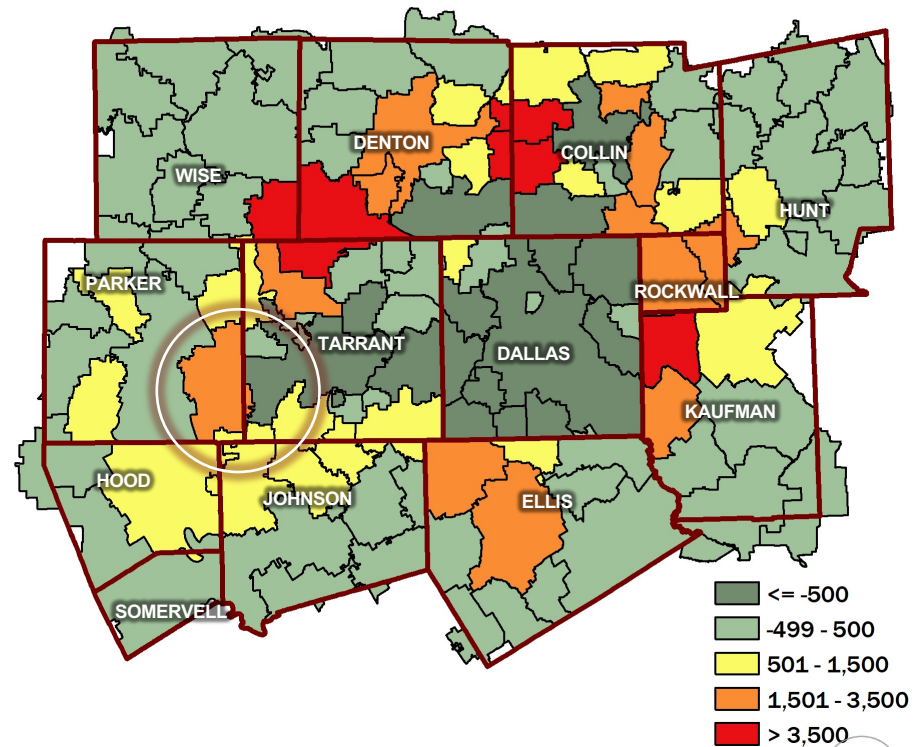# 5-Year Percent Change in Enrollment

Fall 2016 – Fall 2021, D-FW Metro

	School District	Enrollment
1	Prosper ISD	54.1%
2	Melissa ISD	46.0%
3	Argyle ISD	43.6%
4	Princeton ISD	38.5%
5	Community ISD	37.7%
6	Slidell ISD	33.9%
7	Brock ISD	33.3%
8	Forney ISD	32.4%
9	Crandall ISD	31.2%
10	Peaster ISD	31.1%
11	Royse City ISD	28.4%
12	Celina ISD	27.7%
13	Godley ISD	27.3%
14	Anna ISD	27.2%
15	Aledo ISD	26.1%

Legend:
- <= 0.0%
- 0.1% - 5.0%
- 5.1% - 10.0%
- 10.1% - 20.0%
- > 20.0%

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5-Year Change in Enrollment

Fall 2016 – Fall 2021, D-FW Metro

	School District	Enrollment
1	Prosper ISD	11,782
2	Frisco ISD	9,902
3	Northwest ISD	5,539
4	Forney ISD	4,644
5	Denton ISD	3,323
6	Wylie ISD (Collin)	3,189
7	Eagle Mountain-Sagina	2,811
8	Princeton ISD	2,607
9	Melissa ISD	2,244
10	Royse City ISD	2,165
11	Rockwall ISD	2,104
12	Midlothian ISD	1,990
13	Aledo ISD	1,925
14	Argyle ISD	1,893
15	Crandall ISD	1,698

Legend:
- <= -500
- -499 - 500
- 501 - 1,500
- 1,501 - 3,500
- > 3,500

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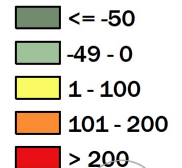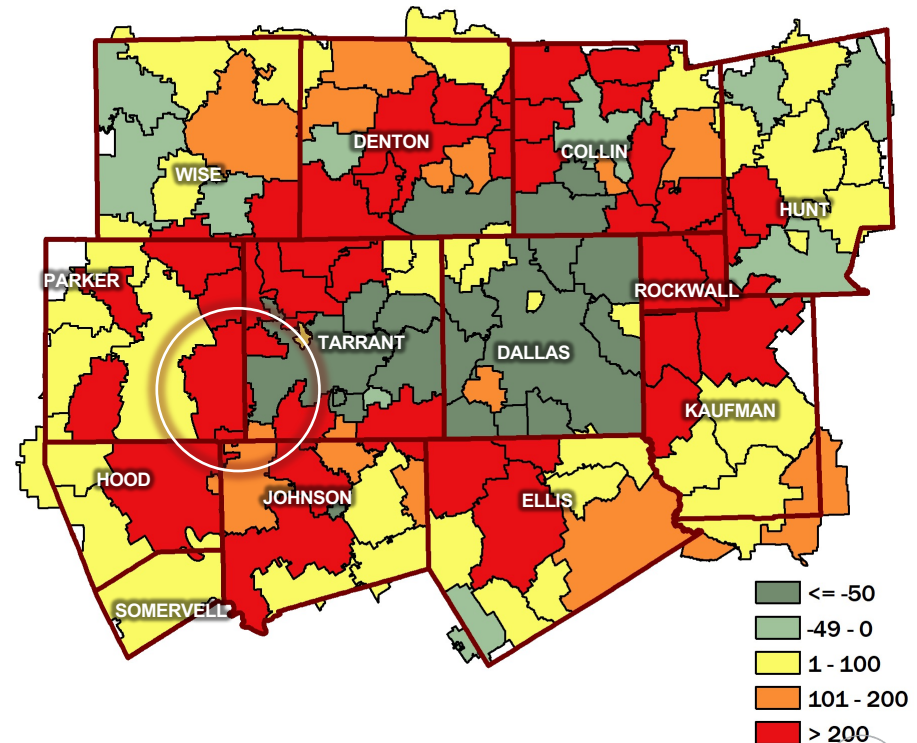# 1-Year Percent Change in Enrollment

Fall 2020 – Fall 2021, D-FW Metro

	School District	Enrollment
1	Community ISD	21.5%
2	Melissa ISD	18.8%
3	Aubrey ISD	17.7%
4	Peaster ISD	17.6%
5	Princeton ISD	16.3%
6	Poolville ISD	15.8%
7	Argyle ISD	14.3%
8	Prosper ISD	13.8%
9	Brock ISD	13.6%
10	Garner ISD	13.4%
11	Celina ISD	13.4%
12	Forney ISD	12.4%
13	Caddo Mills ISD	12.0%
14	Crandall ISD	12.0%
15	Anna ISD	11.8%
21	Aledo ISD	9.6%

Map legend:
- <= 0.0%
- 0.1% - 2.0%
- 2.1% - 4.0%
- 4.1% - 6.0%
- > 6.0%

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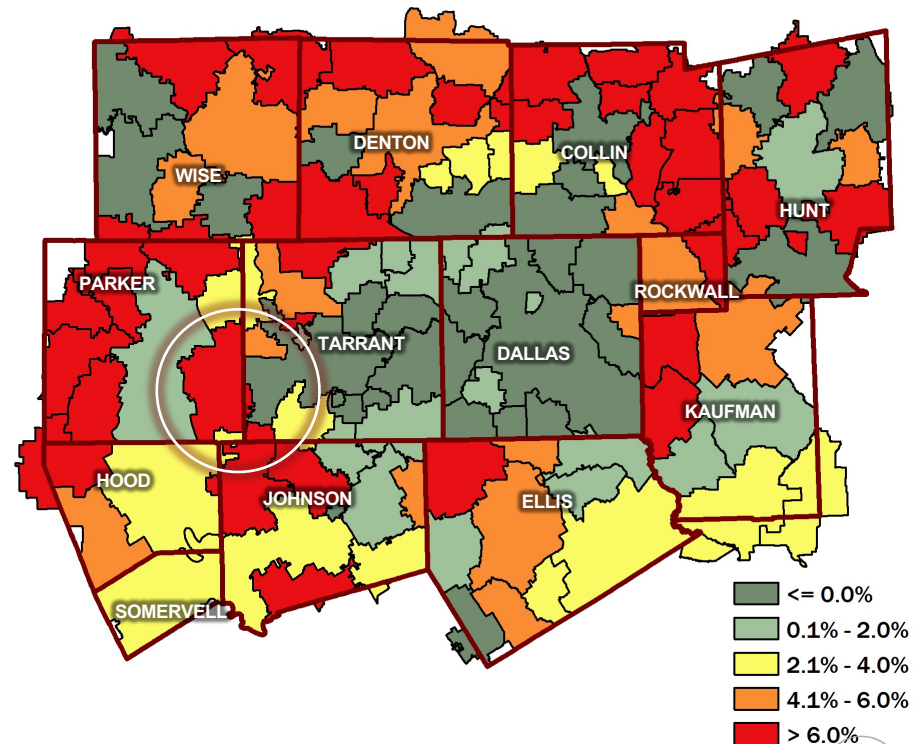
1-Year Change in Enrollment

Fall 2020 – Fall 2021, D-FW Metro

	School District	Enrollment
1	Prosper ISD	2,642
2	Frisco ISD	2,332
3	Northwest ISD	2,200
4	Denton ISD	1,684
5	Forney ISD	1,584
6	Eagle Mountain-Saginaw	1,219
7	Princeton ISD	949
8	Rockwall ISD	939
9	Melissa ISD	770
10	Royse City ISD	743
11	Wylie ISD (Collin)	728
12	Aledo ISD	645
13	Midlothian ISD	593
14	Community ISD	592
15	Crandall ISD	583

Legend:
- <= -50
- -49 - 0
- 1 - 100
- 101 - 200
- > 200

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Demographic Characteristics

Median Age

37.6

DFW Metro – 35.0

Median Income

$129,012

DFW Metro – $72,882

Economic. Disad-vantaged

13.23%

State of Texas – 65.14%

Pop. Ages 5-17

23%

DFW Metro – 19%

Mean Travel Time

31.8

DFW Metro – 28.4 Minutes

Bachelor's Degree

51%

DFW Metro – 36%

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Annual Growth Rates

8,000

7,500   9.6%

7,000   4.4%

6,500   5.0%

6,000   5.1%

Enrollment   5.0%

5,500   3.7%

                           4.2%

5,000   3.3%

          3.0%

       3.0% 1.4% 0.6% 1.0%

4,500 0.2%

4,000

2008   2010   2012   2014   2016   2018   2020 2021
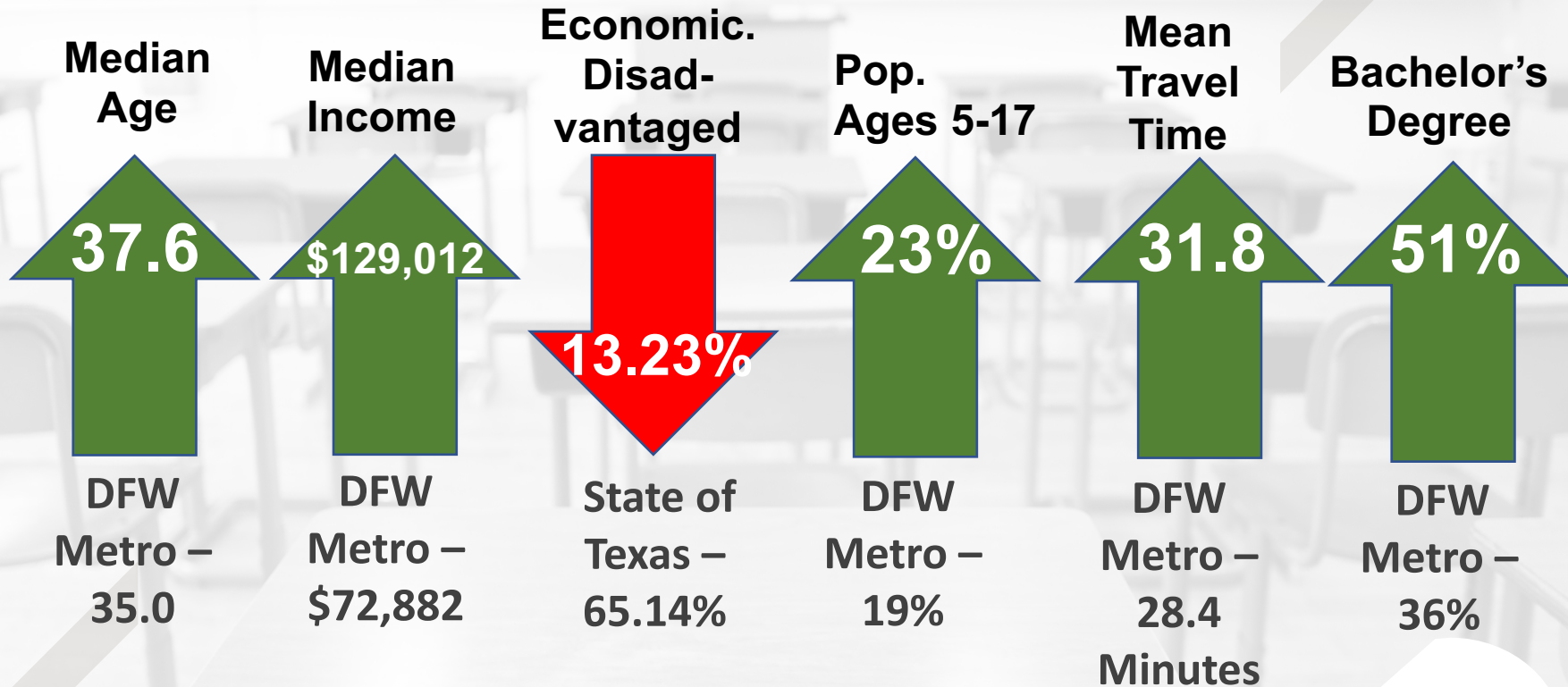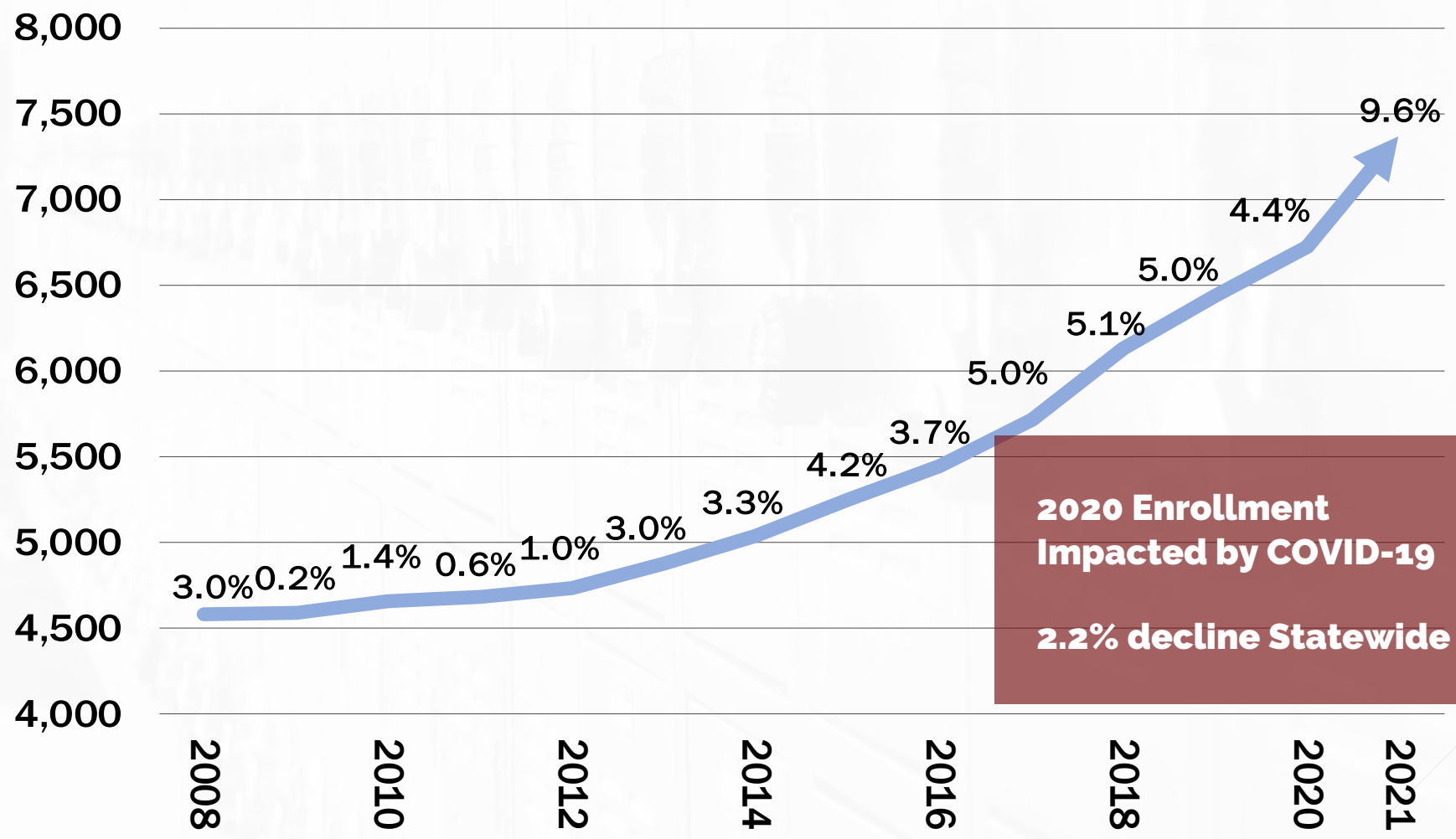
2020 Enrollment Impacted by COVID-19

2.2% decline Statewide

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Historical Growth by Grade Group
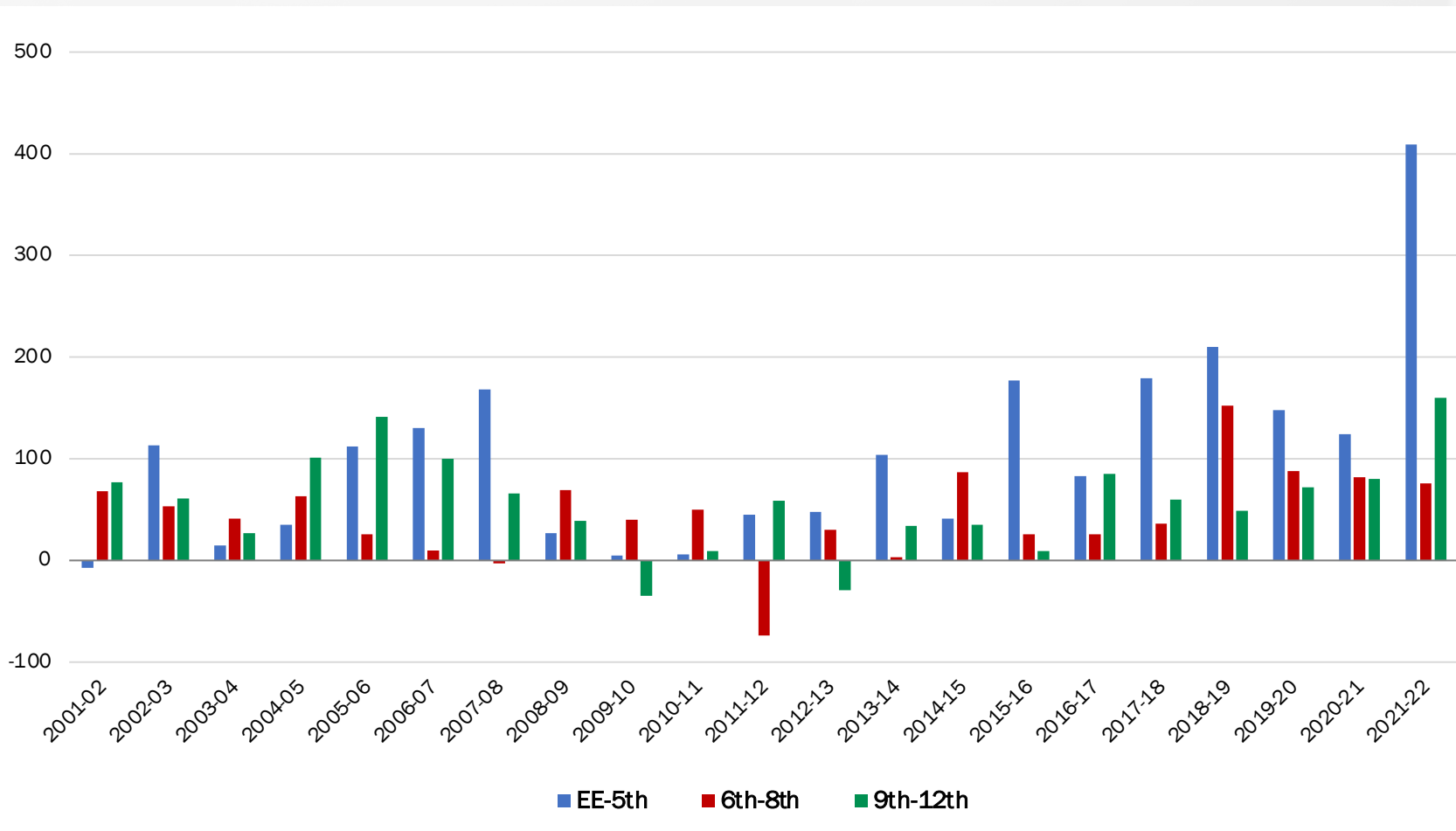
Kindergarten Enrollment vs. Live Births
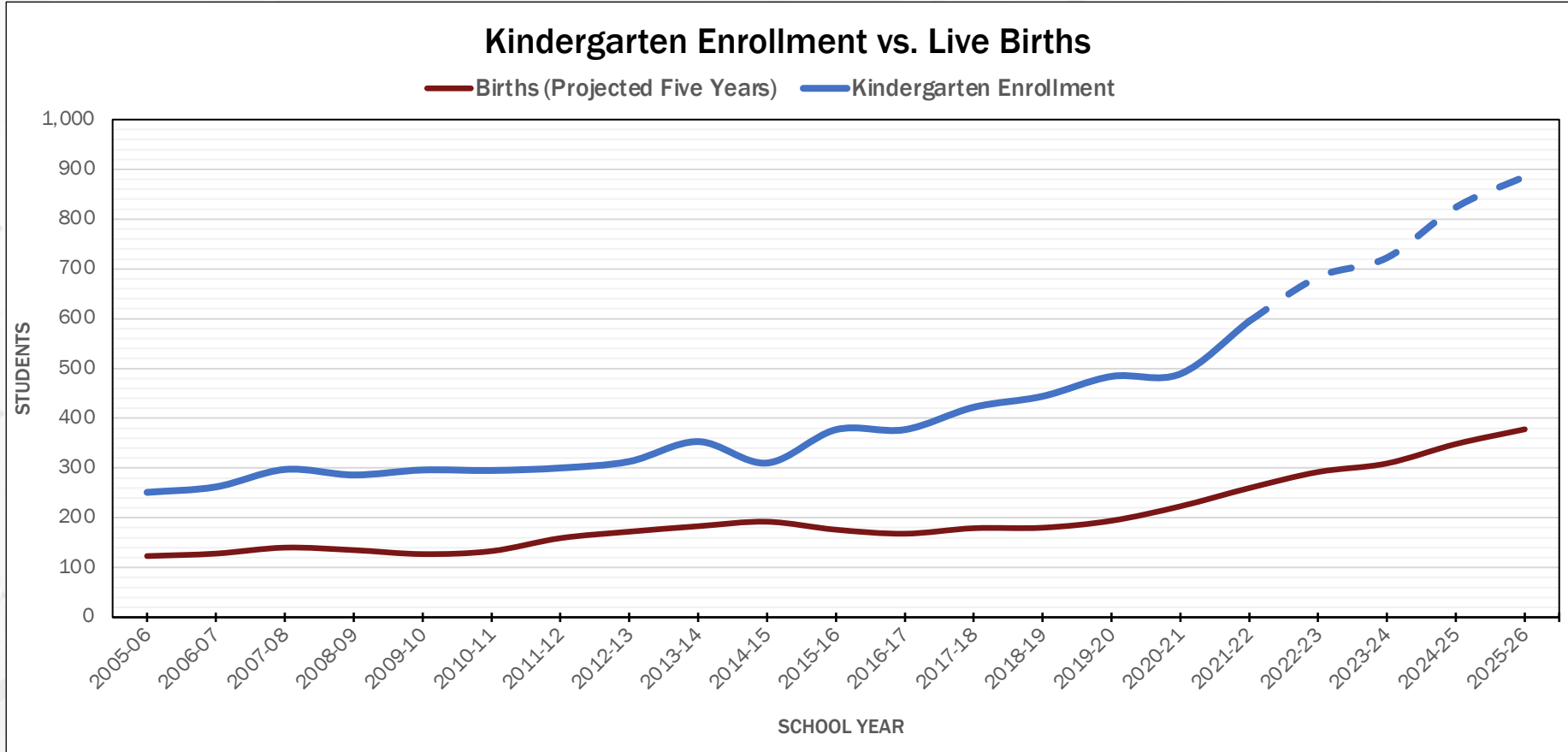
Students

Student
Geo-Code

● 2019-20 Students
● 2021-22 Students
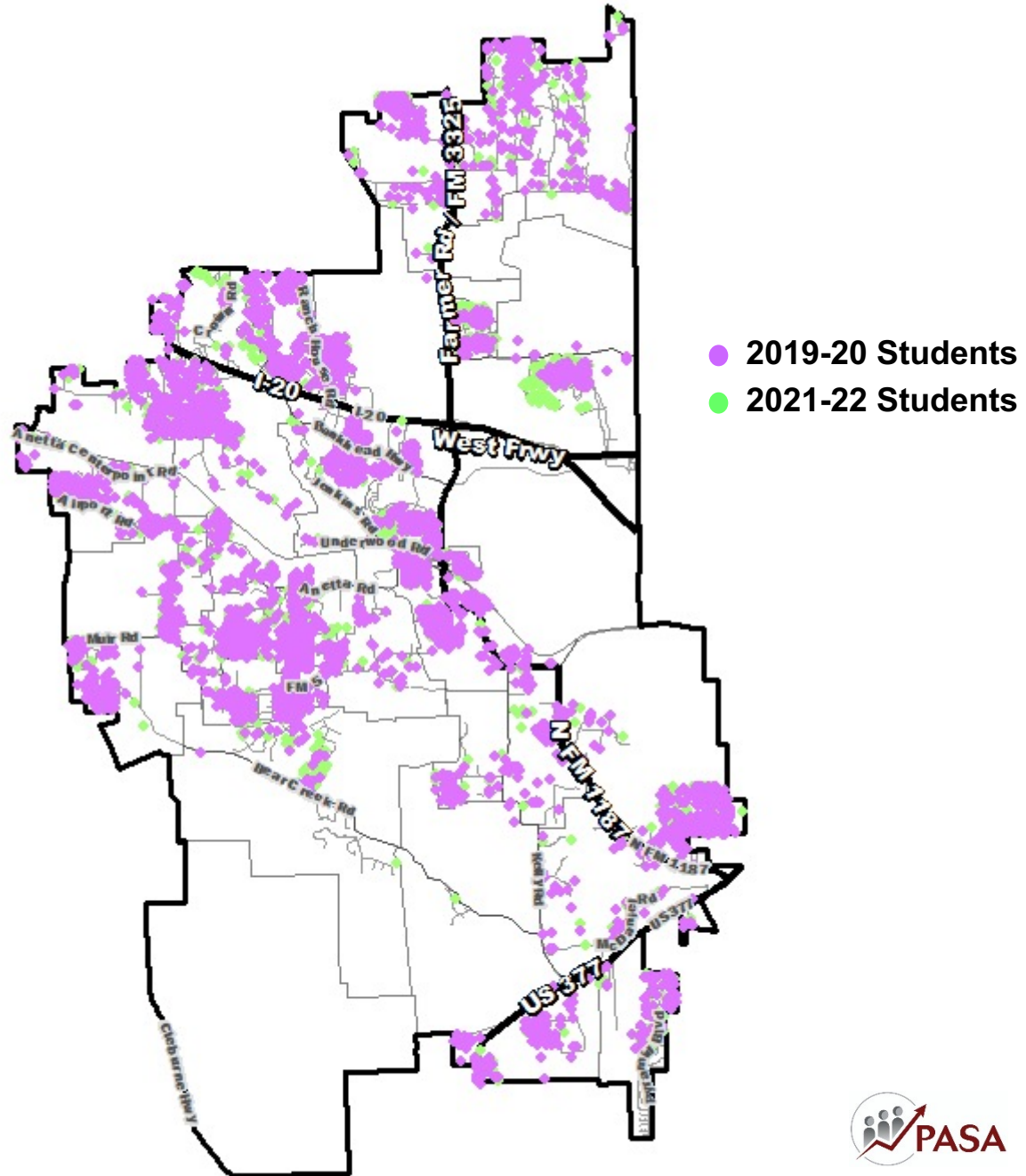
Students per Household

.59

Single-Family

.29

Multi-Family

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Economy

Regional Economy

01 Employment in D-FW-A Metro

- All jobs recovered from March 2020 decline; strong job growth continues

02 Corporate Relocations/Expansions

- Multiple announcements in Fort Worth-area
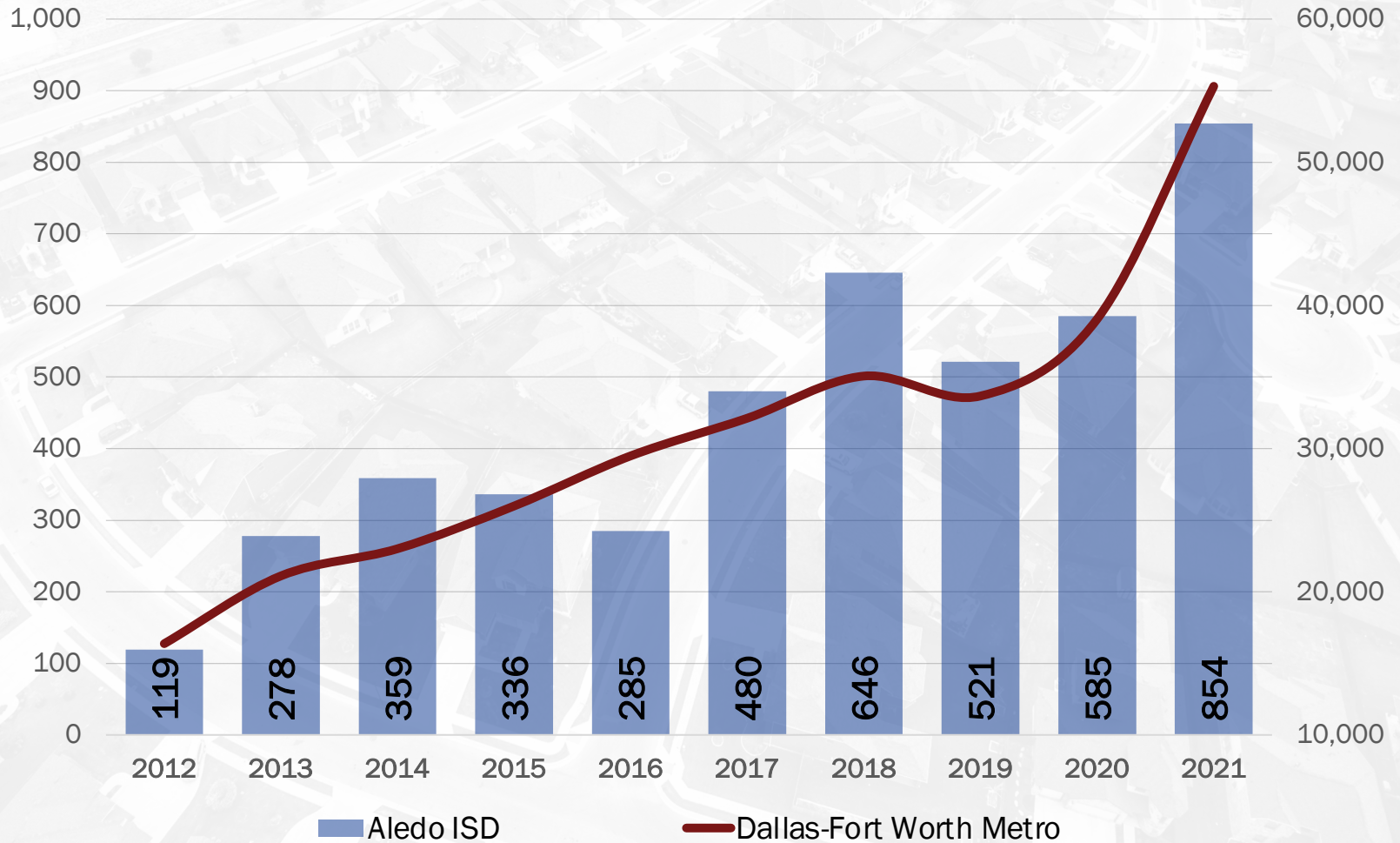- Large tracts primed for regional employer site location in Aledo ISD

03 New Home Construction

- The new housing market has been robust
  - Historically low mortgage rates in '21
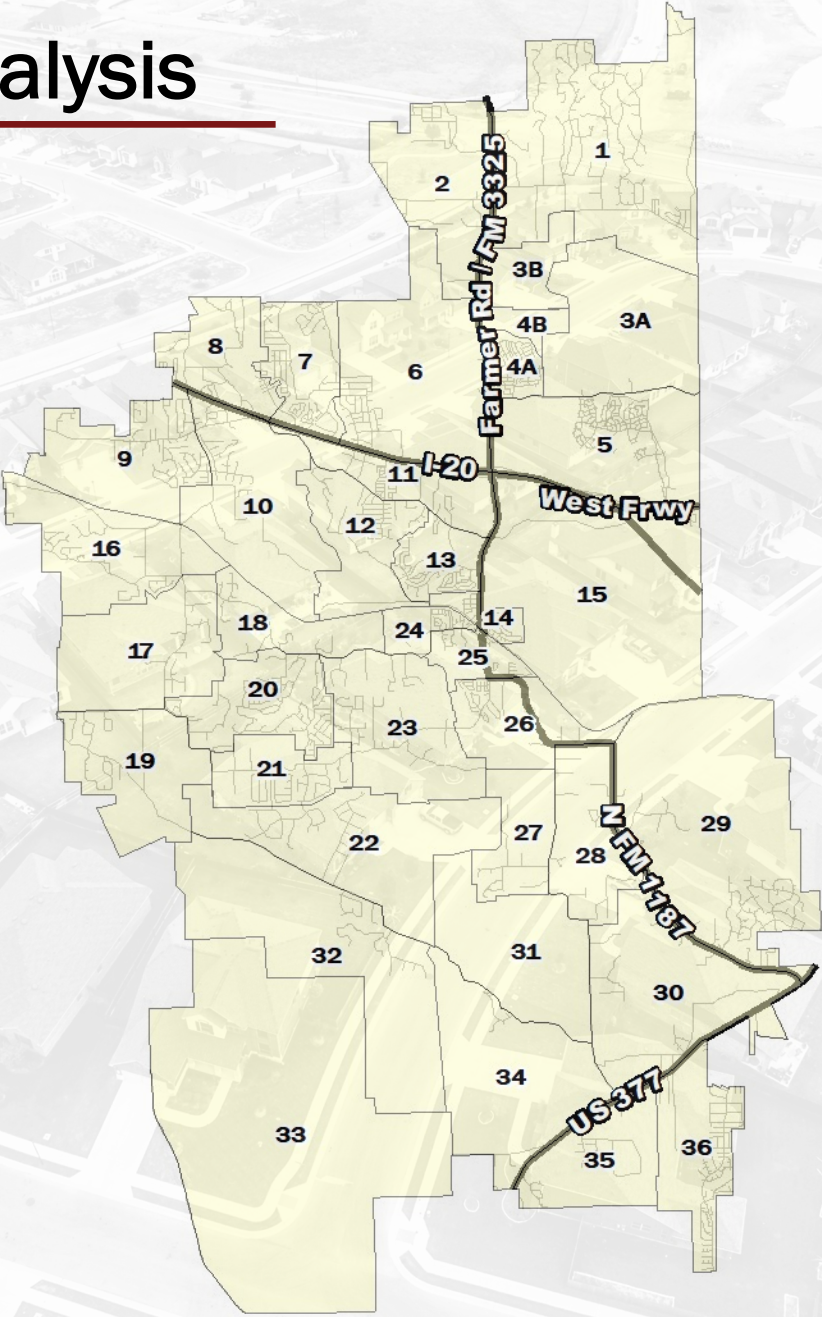 - Mortgage rates rising in '22
- Will this continue?

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Housing

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Planning Unit Analysis

Single-Family Housing Focus
Five-Year

WALSH

Morningstar

Parks of Aledo

Dean Ranch

Veale Ranch

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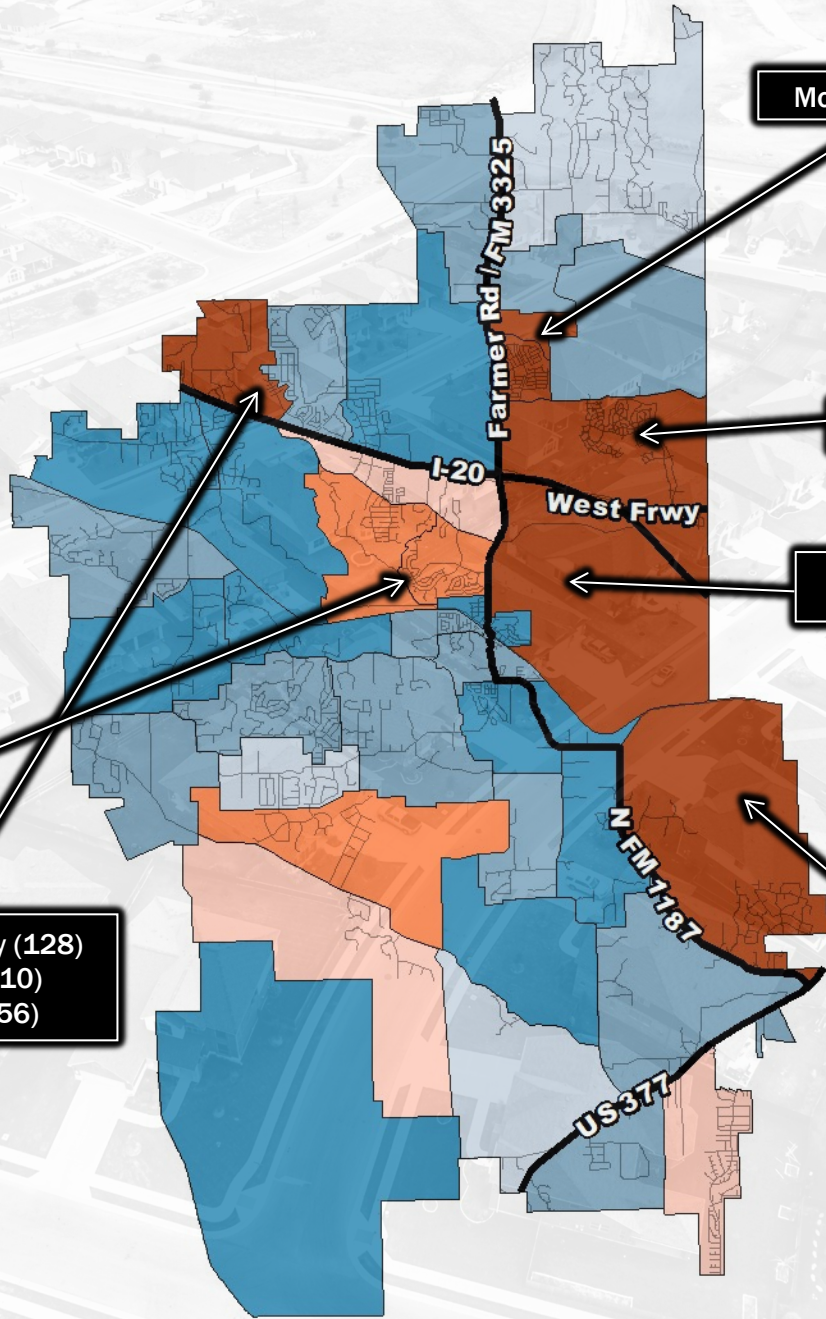# Projected Single-Family Occupancies

Mar 2022 to Oct 2026

Morningstar (1,150)

WALSH (1,200)
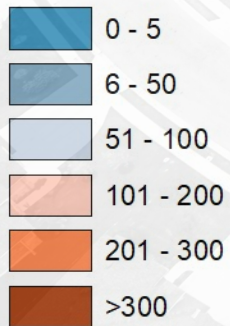
Dean Ranch (650)

Parks of Aledo (461)

Reserves at Trinity (128)
Canvas BFR (110)
Crown Valley (56)

Veale Ranch (400)

Legend:
- 0 - 5
- 6 - 50
- 51 - 100
- 101 - 200
- 201 - 300
- >300

Farmer Rd / FM 3325
I-20
West Frwy
N FM 1187
US 377

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Projected Single-Family Occupancies

Oct 2026 to Oct 2031

Morningstar (1,250)

WALSH (1,490)

Dean Ranch (1,250)

Veale Ranch (2,200)

Legend:
- 0 - 5
- 6 - 50
- 51 - 100
- 101 - 200
- 201 - 300
- >300

Farmer Rd / FM 3325
I-20
West Frwy
N FM 1187
US 377

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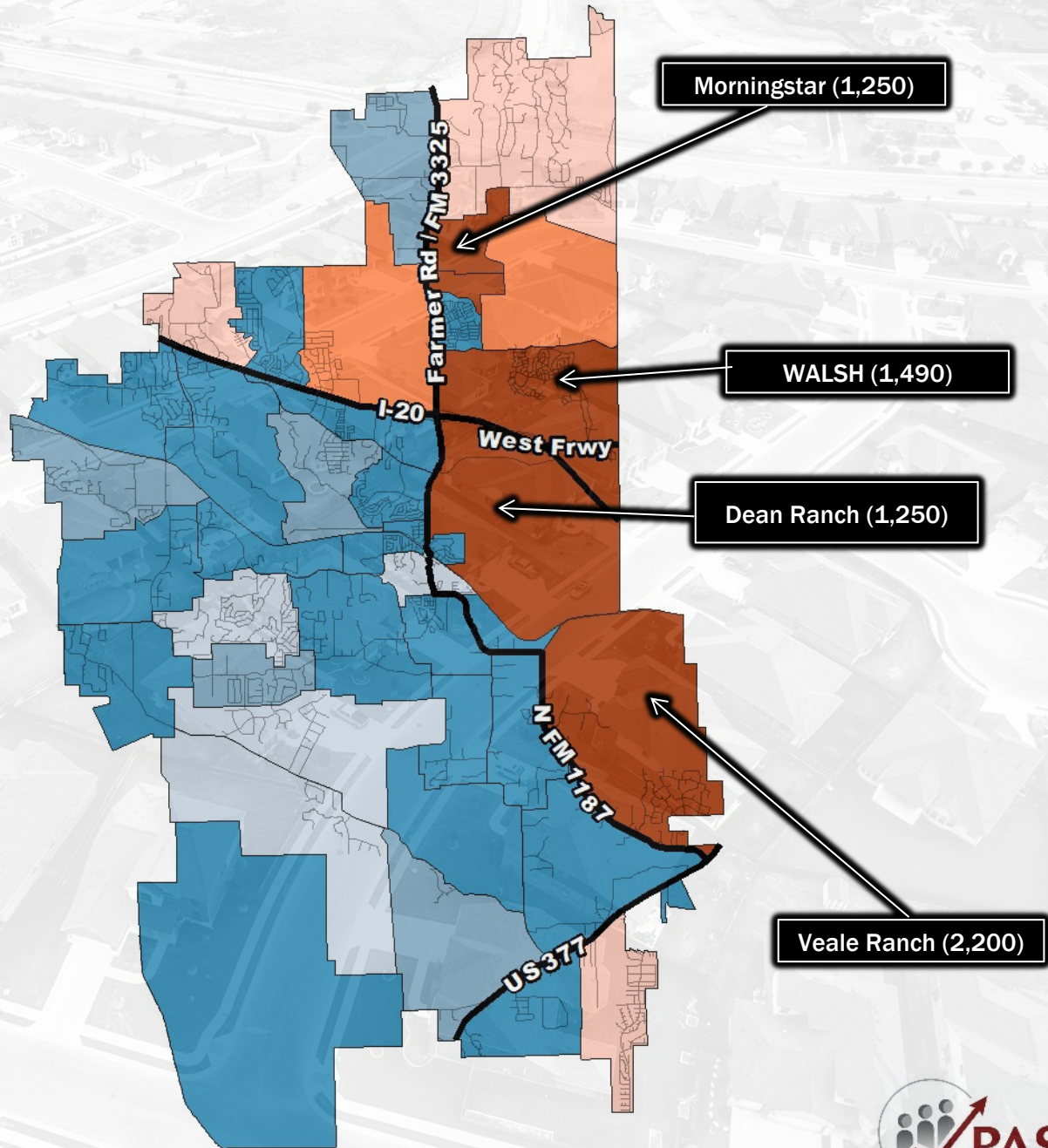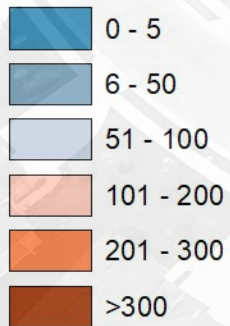
Multi-Family Housing in AISD

10% of all future housing units are Multi-Family units

<2% of current students live in Multi-Family units

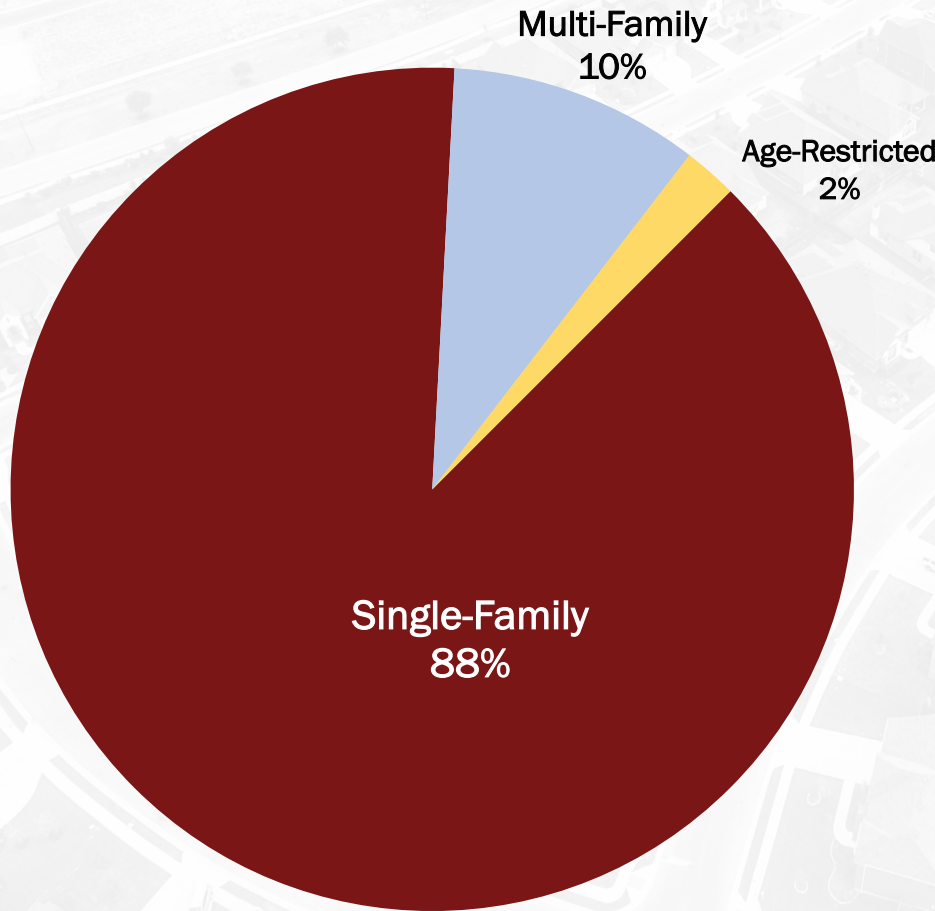1,482 total MF units are projected in the coming decade

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Projected New Housing Occupancies

Single-Family Housing	13,641
Multi-Family Housing	1,482
Total	15,123

Projected New Housing Occupancies
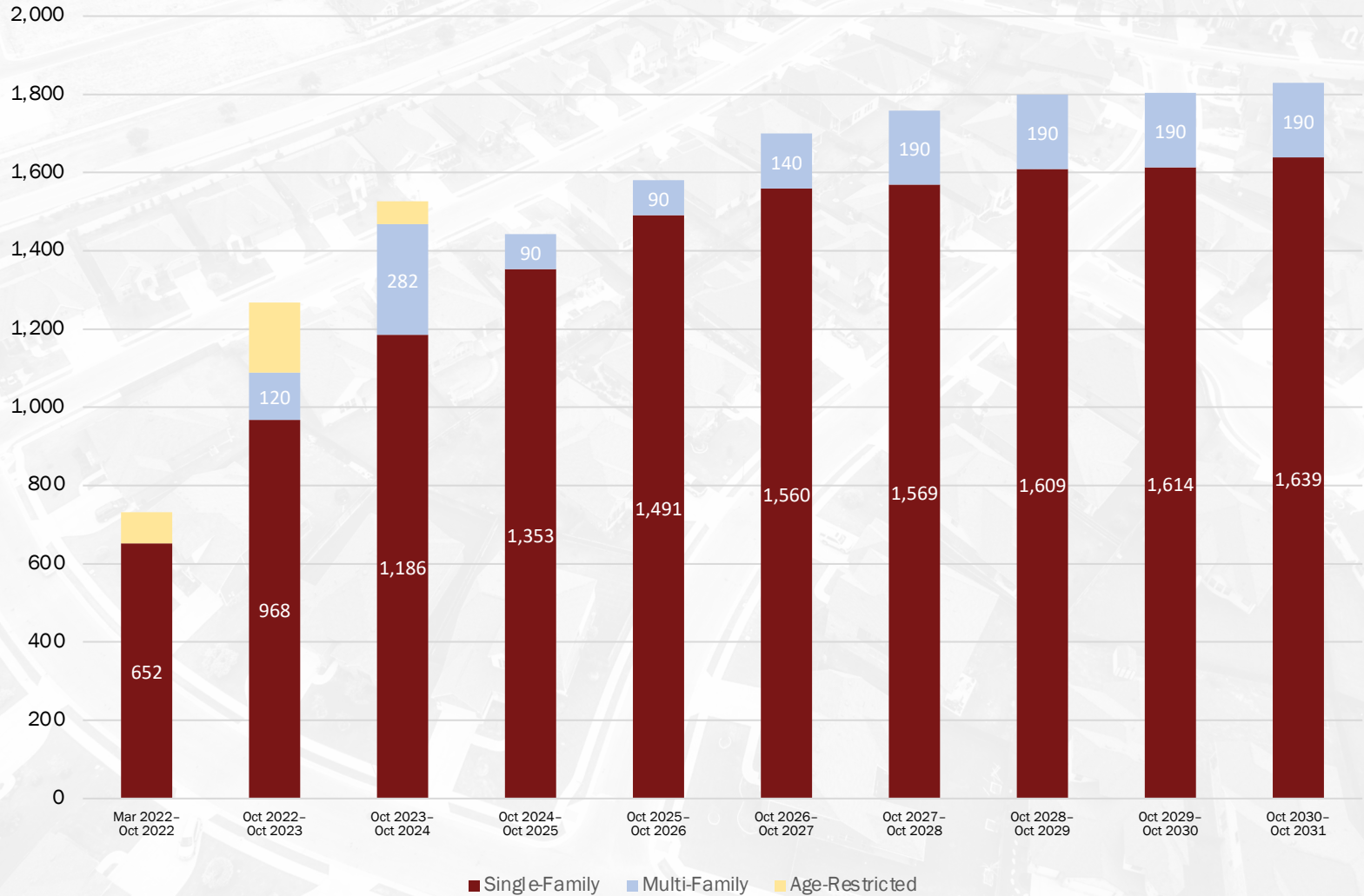
Student Projections
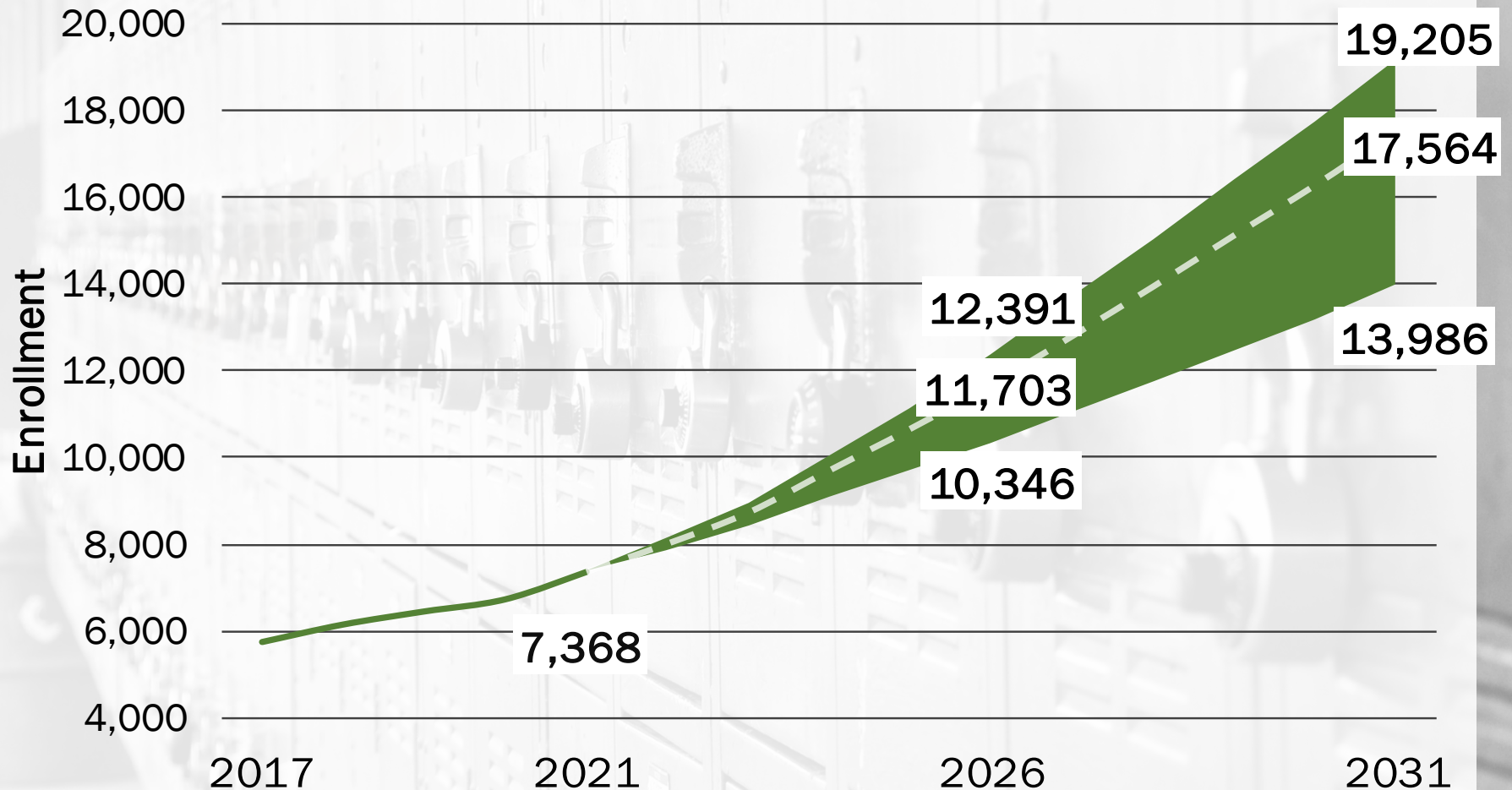
Moderate Growth
Scenario

	2022	2023	2024	2025	2026
Enrollment	**8,021**	**8,741**	**9,714**	**10,677**	**11,703**
% Growth	8.86%	8.98%	11.13%	9.91%	9.61%
Growth	653	720	973	963	1,026

	2027	2028	2029	2030	2031
Enrollment	**12,821**	**13,967**	**15,151**	**16,310**	**17,564**
% Growth	9.55%	8.94%	8.48%	7.65%	7.69%
Growth	1,118	1,146	1,184	1,159	1,254

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Long Range Planning

Projected Growth in Elementary Students

2021-22 through 2031-32

McCall
2022: 634
2026: 1100
2031: 1307

Morningstar

Walsh
2022: 547
2026: 1317
2031: 2423

Anetta
2022: 824
2026: 960
2031: 1034

Coder
2022: 604
2026: 887
2031: 945

Dean Ranch

Veale Ranch

Stuard
2022: 587
2026: 787
2031: 898

Vandagriff
2022: 652
2026: 877
2031: 1535

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Projected Growth in Middle School Students

2021-22 through 2031-32

McAnally
2022: 886
2026: 1551
2031: 2653

Aledo
2022: 935
2026: 1119
2031: 1744

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Student Population Projections Summary

	Capacity	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Annetta	889	824	856	898	938	960	981	994	1,008	1,019	1,034
Coder	675	604	677	774	846	887	903	914	925	934	945
McCall	744	634	762	878	996	1,100	1,203	1,256	1,272	1,286	1,307
Stuard	675	587	635	688	739	787	822	848	866	881	898
Vandagriff	889	652	665	684	741	877	1,025	1,150	1,282	1,401	1,535
Walsh	675	547	680	875	1,102	1,317	1,506	1,723	1,965	2,187	2,423
Aledo	1,449	935	960	999	1,038	1,119	1,239	1,385	1,527	1,640	1,744
McAnally	1,449	886	1,028	1,231	1,395	1,551	1,759	2,018	2,271	2,475	2,653
High School	3,135	2,237	2,352	2,554	2,734	2,945	3,204	3,477	3,803	4,225	4,741
Total		7,906	8,615	9,581	10,529	11,543	12,642	13,765	14,919	16,048	17,280

Questions?