

*Aledo
Independent
School
District*



Demographic
Report
Summer 2019

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (May 2019)

2.5%

93,713 new jobs
National rate 0.7%



Job Growth

Unemployment Rate



U.S. 3.4%
Texas 2.9%
DFW MSA 2.7%
Fort Worth 2.9%

-0.5%

34,523

1,007 more starts than 1Q18



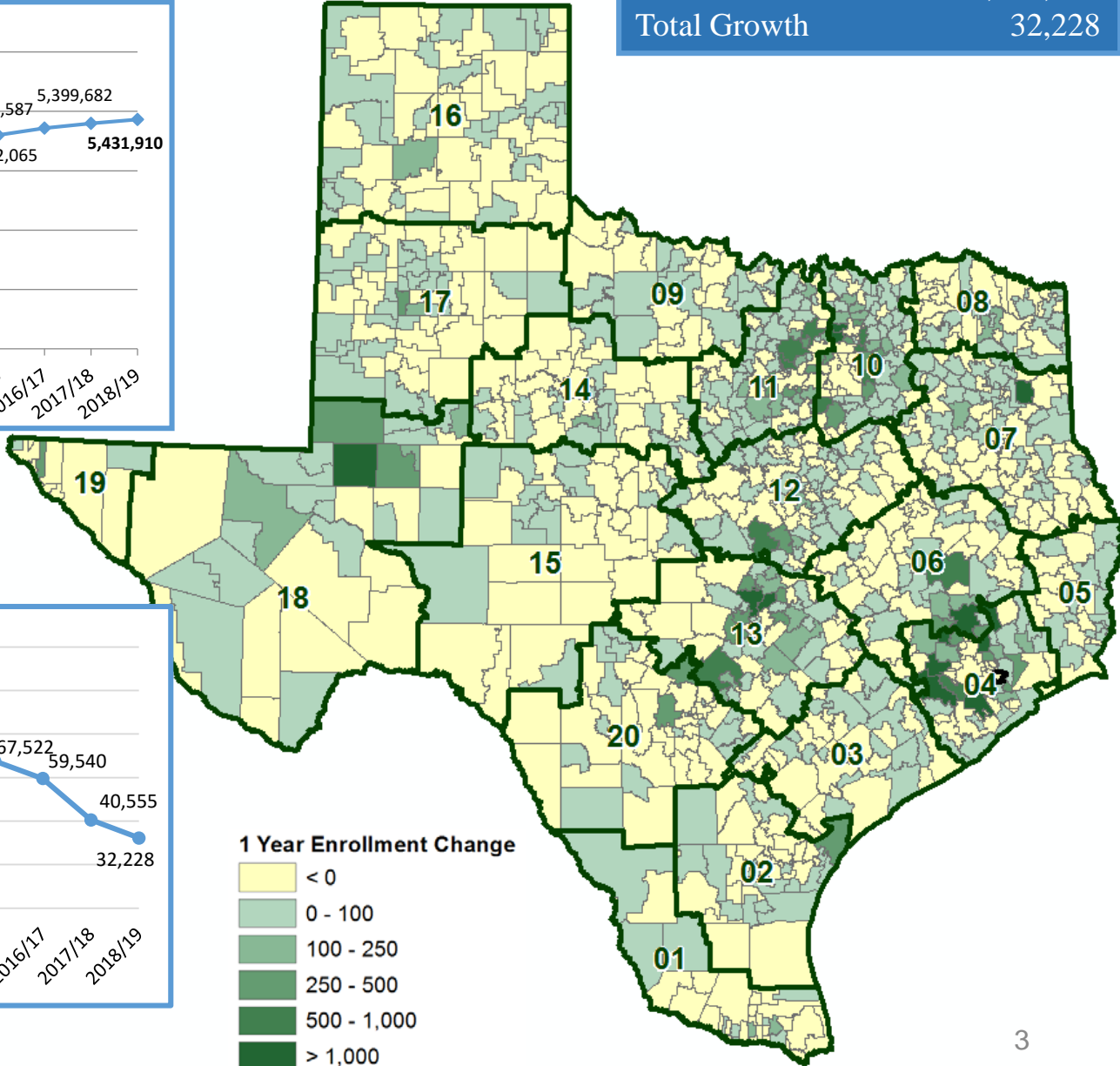
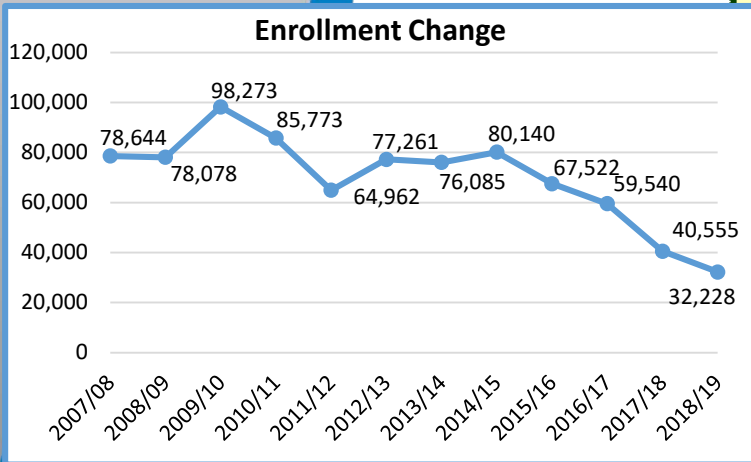
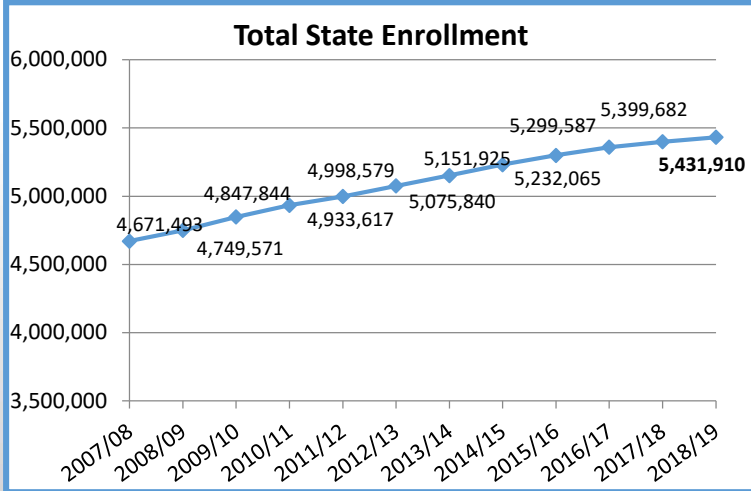
Annual Home Starts





Texas Enrollment Trends

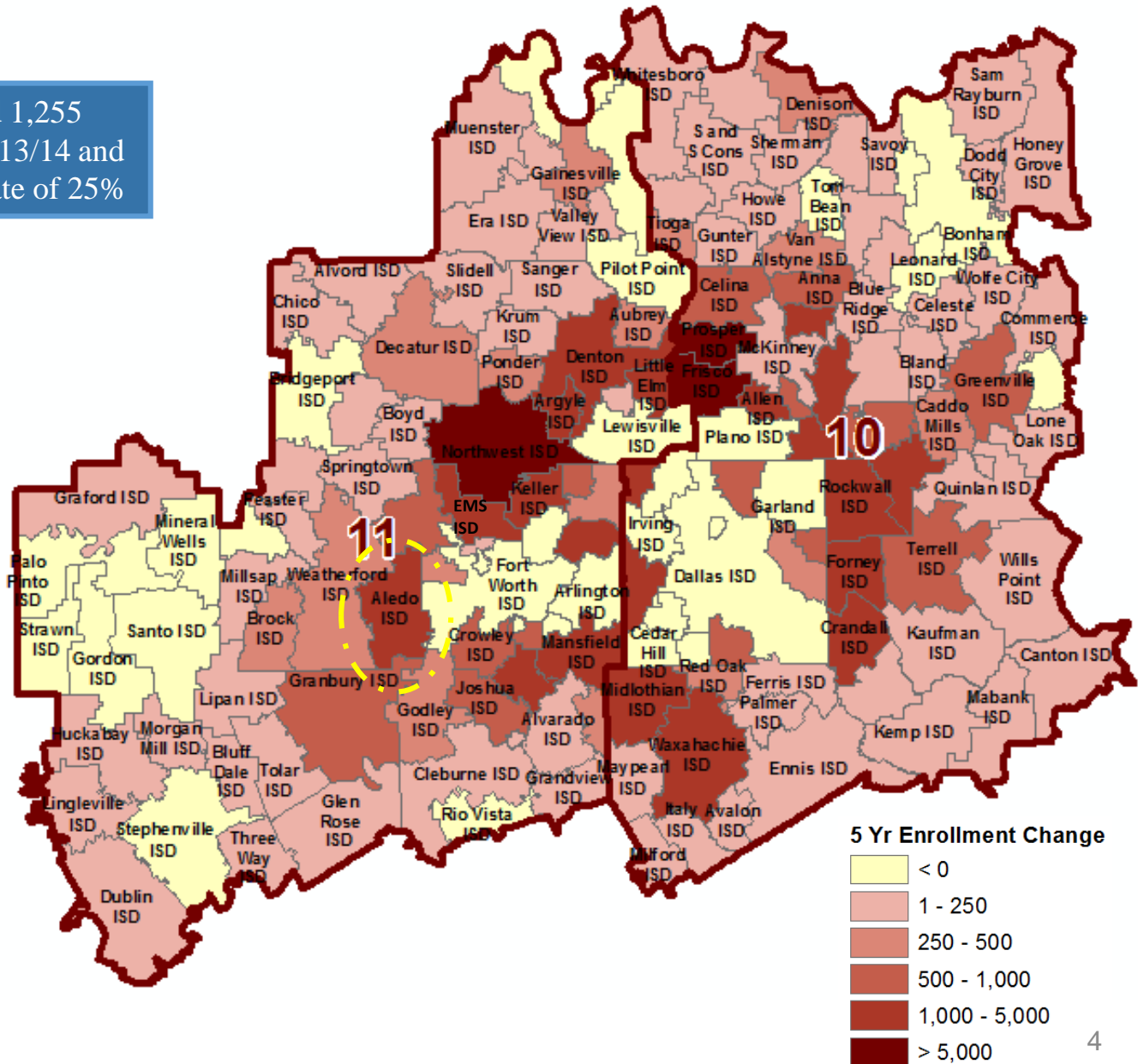
2018/19 State Enrollment
 Total Enrollment 5,431,910
 Total Growth 32,228





Region 10 & 11 Enrollment Trends

Aledo ISD added 1,255 students between 2013/14 and 2018/19, a growth rate of 25%





Region 10 & 11 Enrollment Trends

Ranked by 5-year Change

Region 10

Rank	District	2013/14 Enrollment	2018/19 Enrollment	5-Year Change (13/14-18/19)	5-Year Pct. Growth
1	Frisco ISD	46,053	60,182	14,129	30.7%
2	Prosper ISD	6,413	14,348	7,935	123.7%
3	Wylie ISD (Collin)	13,726	16,527	2,801	20.4%
4	Forney ISD	8,648	11,133	2,485	28.7%
5	Rockwall ISD	14,626	16,587	1,961	13.4%
6	Midlothian ISD	7,719	9,389	1,670	21.6%
7	Coppell ISD	11,364	12,925	1,561	13.7%
8	Grand Prairie ISD	27,740	29,200	1,460	5.3%
9	Melissa ISD	1,895	3,163	1,268	66.9%
10	Princeton ISD	3,623	4,887	1,264	34.9%
11	Crandall ISD	3,166	4,420	1,254	39.6%
12	Allen ISD	20,382	21,557	1,175	5.8%
13	Royse City ISD	5,015	6,169	1,154	23.0%
14	Waxahachie ISD	7,814	8,937	1,123	14.4%
15	Anna ISD	2,597	3,597	1,000	38.5%
16	Richardson ISD	38,283	39,108	825	2.2%
17	Community ISD	1,680	2,385	705	42.0%
18	Greenville ISD	4,804	5,492	688	14.3%
19	Celina ISD	2,075	2,722	647	31.2%
20	Lovejoy ISD	3,739	4,272	533	14.3%

Region 11

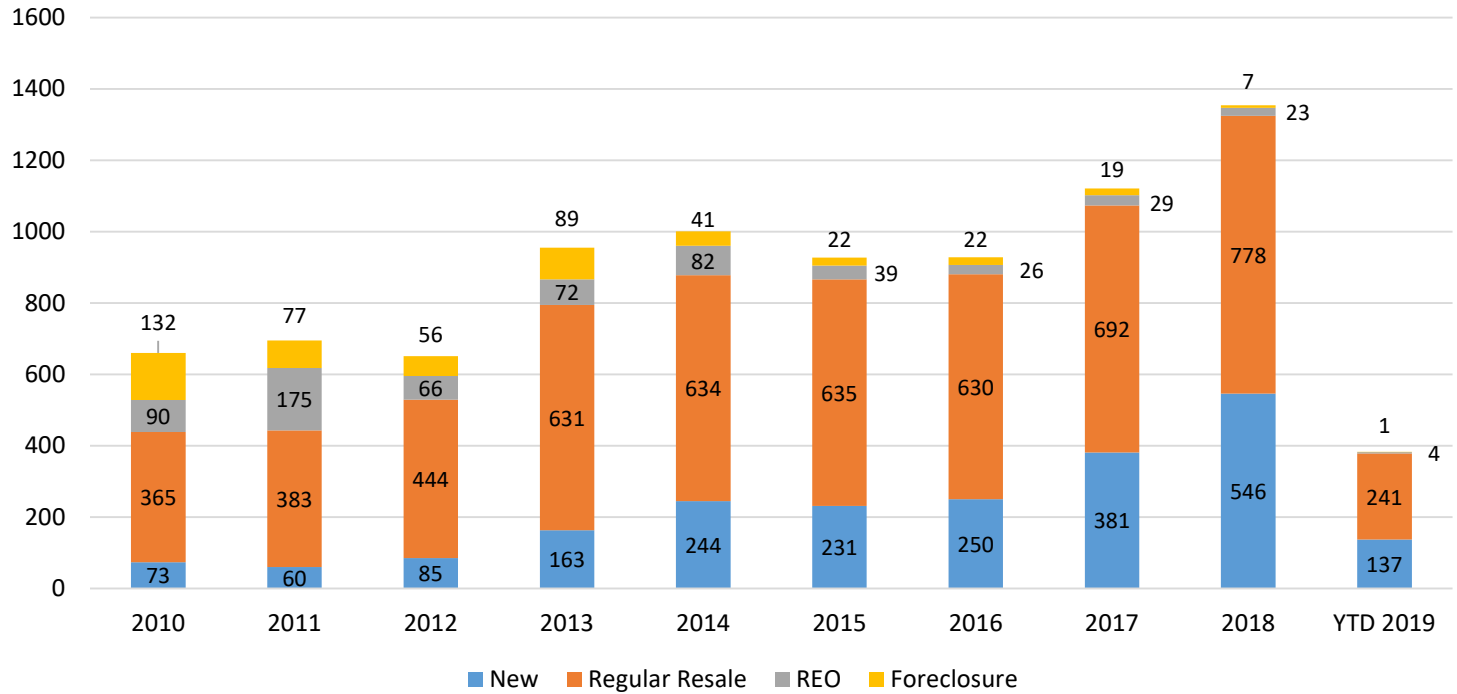
Rank	District	2013/14 Enrollment	2018/19 Enrollment	5-Year Change (13/14-18/19)	5-Year Pct. Growth
1	Northwest ISD	18,950	24,141	5,191	27.4%
2	Denton ISD	26,312	30,169	3,857	14.7%
3	Mansfield ISD	32,779	35,293	2,514	7.7%
4	Eagle Mt-Saginaw ISD	18,197	20,054	1,857	10.2%
5	Burleson ISD	10,744	12,447	1,703	15.9%
6	Hurst-Euless-Bedford ISD	22,180	23,686	1,506	6.8%
7	Keller ISD	33,763	35,088	1,325	3.9%
8	Aledo ISD	4,874	6,129	1,255	25.7%
9	Little Elm ISD	6,637	7,769	1,132	17.1%
10	Argyle ISD	1,983	3,061	1,078	54.4%
11	Granbury ISD	6,658	7,346	688	10.3%
12	Everman ISD	5,515	6,174	659	11.9%
13	Crowley ISD	15,080	15,728	648	4.3%
14	Azle ISD	5,988	6,578	590	9.9%
15	Joshua ISD	5,004	5,585	581	11.6%
16	Carroll ISD	7,812	8,366	554	7.1%
17	Brock ISD	1,048	1,510	462	44.1%
18	Godley ISD	1,729	2,181	452	26.1%
19	Decatur ISD	2,982	3,413	431	14.5%
20	Grapevine-Colleyville ISD	13,523	13,941	418	3.1%





Aledo ISD Housing Activity

Aledo ISD Home Sales by Type, 2010- YTD 2019



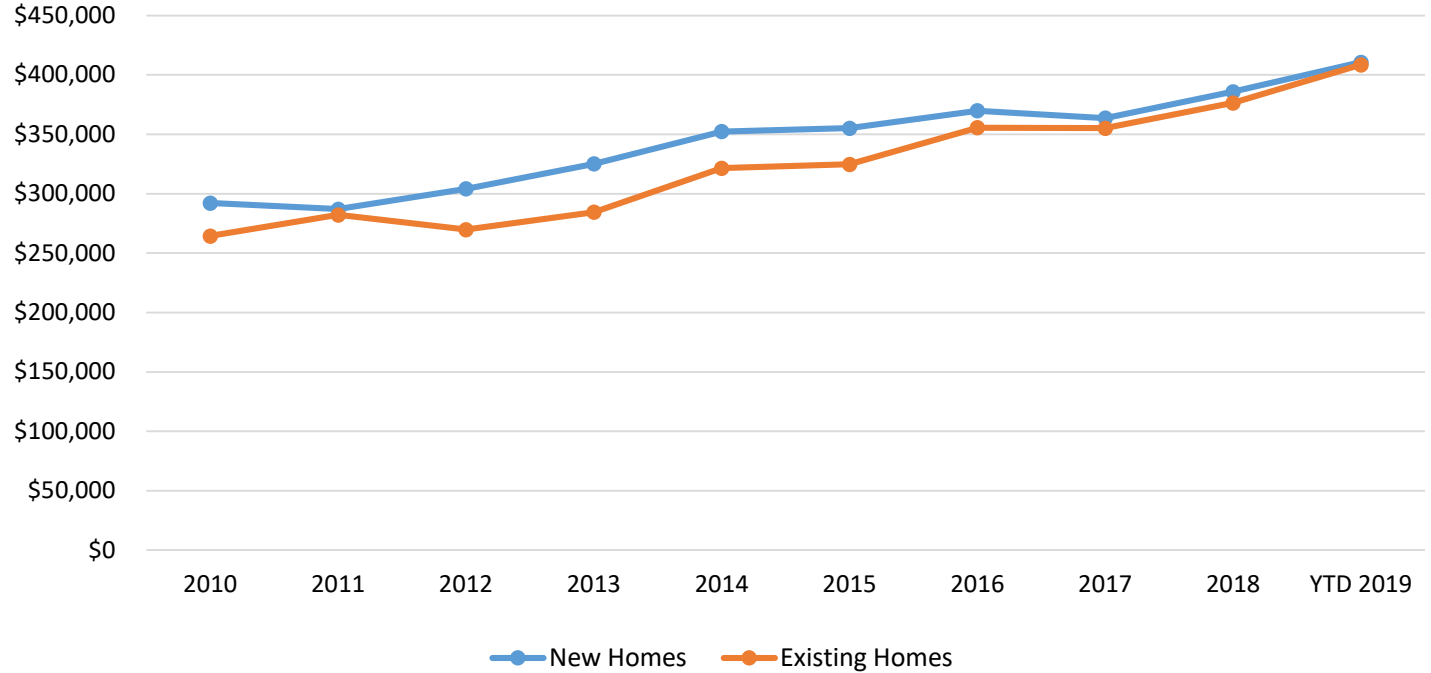
- Aledo ISD has sold over 1,200 homes on average a year for the last 2 years
- The district closed 546 new homes in 2018 compared to just 73 in 2010
- The amount of REO sales and foreclosures has steadily decreased since 2010 though the total number of homes sold has gone up





New and Existing Home Sale Price Analysis

Average New vs Existing Home Sale Price, 2010 - YTD 2019



	New Homes	Existing Homes
2010	\$292,166	\$264,386
2011	\$286,975	\$282,154
2012	\$304,072	\$269,783
2013	\$325,057	\$284,486
2014	\$352,282	\$321,527
2015	\$355,183	\$324,707
2016	\$369,768	\$355,546
2017	\$363,628	\$355,124
2018	\$385,799	\$376,381
YTD 2019	\$410,631	\$408,446

- Average new home sale prices within Aledo ISD have risen \$118,465 between 2010 and 2019, an increase of 40%
- Since 2010, the average existing home sale price rose 54%, or more than \$144,000





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,753	2,667	4,655	21,922
2	Denton ISD	2,412	2,099	4,583	20,531
3	Frisco ISD	2,232	2,086	4,299	5,355
4	Northwest ISD	1,851	1,844	2,987	22,325
5	Dallas ISD	1,730	1,503	2,089	5,672
6	Little Elm ISD	1,344	1,365	1,238	2,435
7	Eagle Mt.-Saginaw ISD	1,572	1,336	1,975	19,038
8	Forney ISD	1,116	1,237	2,122	15,030
9	Lewisville ISD	1,328	1,160	1,992	3,478
10	Crowley ISD	921	926	1,390	13,826
11	Rockwall ISD	763	879	1,981	9,804
12	Wylie ISD	779	850	865	3,670
13	Mansfield ISD	893	803	1,326	7,349
14	McKinney ISD	800	728	2,022	8,362
15	Midlothian ISD	611	685	1,277	19,439
16	Princeton ISD	756	671	646	8,276
17	Royse City ISD	782	650	1,236	10,173
18	Aledo ISD*	557	642	1,298	16,713
19	Waxahachie ISD	649	630	949	20,653
20	Allen ISD	733	616	1,087	1,072

*Adjusted total subtracting portions of Walsh Ranch, Bella Ranch and Crown Valley not in AISD

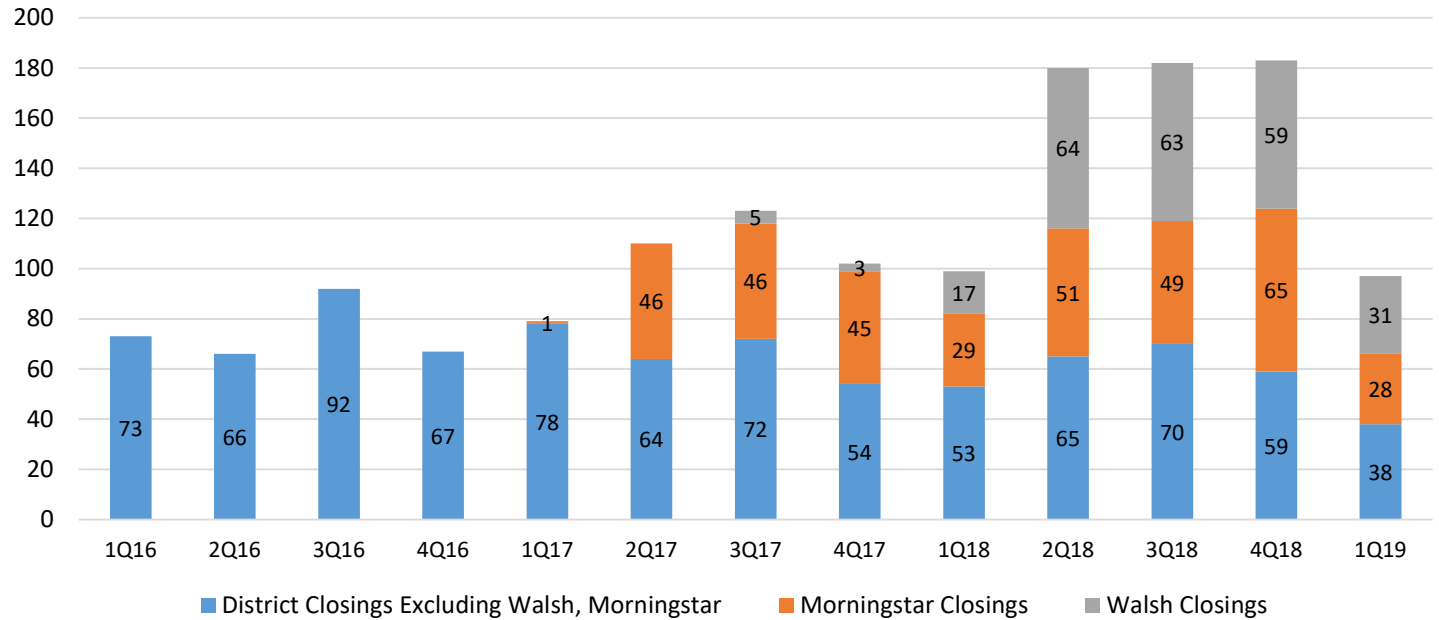




Aledo ISD Housing Market

Quarterly New Home Activity within Aledo ISD by Subdivision

Quarterly New Home Starts within Aledo ISD



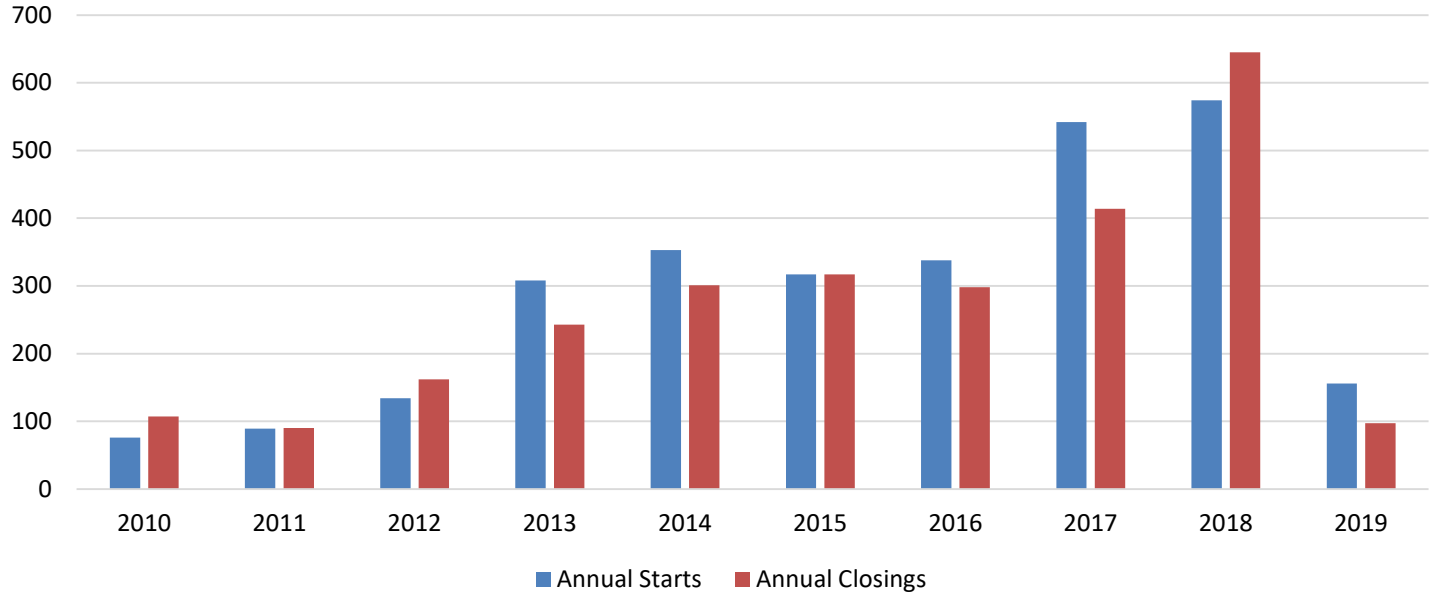
		1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19
District excluding Morningstar, Walsh	Starts	85	60	80	66	69	52	64	51	52	69	57	60	49
	Closings	73	66	92	67	78	64	72	54	53	65	70	59	38
Morningstar	Starts	0	0	0	47	63	38	46	50	55	52	25	13	66
	Closings	0	0	0	0	1	46	46	45	29	51	49	63	28
Walsh	Starts	0	0	0	0	11	16	3	79	62	55	40	34	41
	Closings	0	0	0	0	0	0	5	3	17	64	65	59	31
District Total	Starts	85	60	80	113	143	106	113	180	169	176	122	107	156
	Closings	73	66	92	67	79	110	123	102	99	180	184	181	97





Aledo ISD New Housing Activity

District New Home Activity, 2010- YTD 2019



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	44	69	75	85	143	169	156
2Q	92	108	60	60	106	176	
3Q	85	89	109	80	113	122	
4Q	87	87	73	113	180	107	
Total	308	353	317	338	542	574	156

Closings	2013	2014	2015	2016	2017	2018	2019
1Q	38	63	70	73	79	99	97
2Q	51	85	76	66	110	182	
3Q	59	77	91	92	123	184	
4Q	95	76	80	67	102	180	
Total	243	301	317	298	414	645	97

- Aledo ISD started 156 units in 1Q19, a decline of 13 units over the previous 1st quarter
- The District had 97 new home closings in 1Q19, the second highest 1st quarter closings in the previous 7 years





Aledo ISD New Home Activity

By Elementary Zone

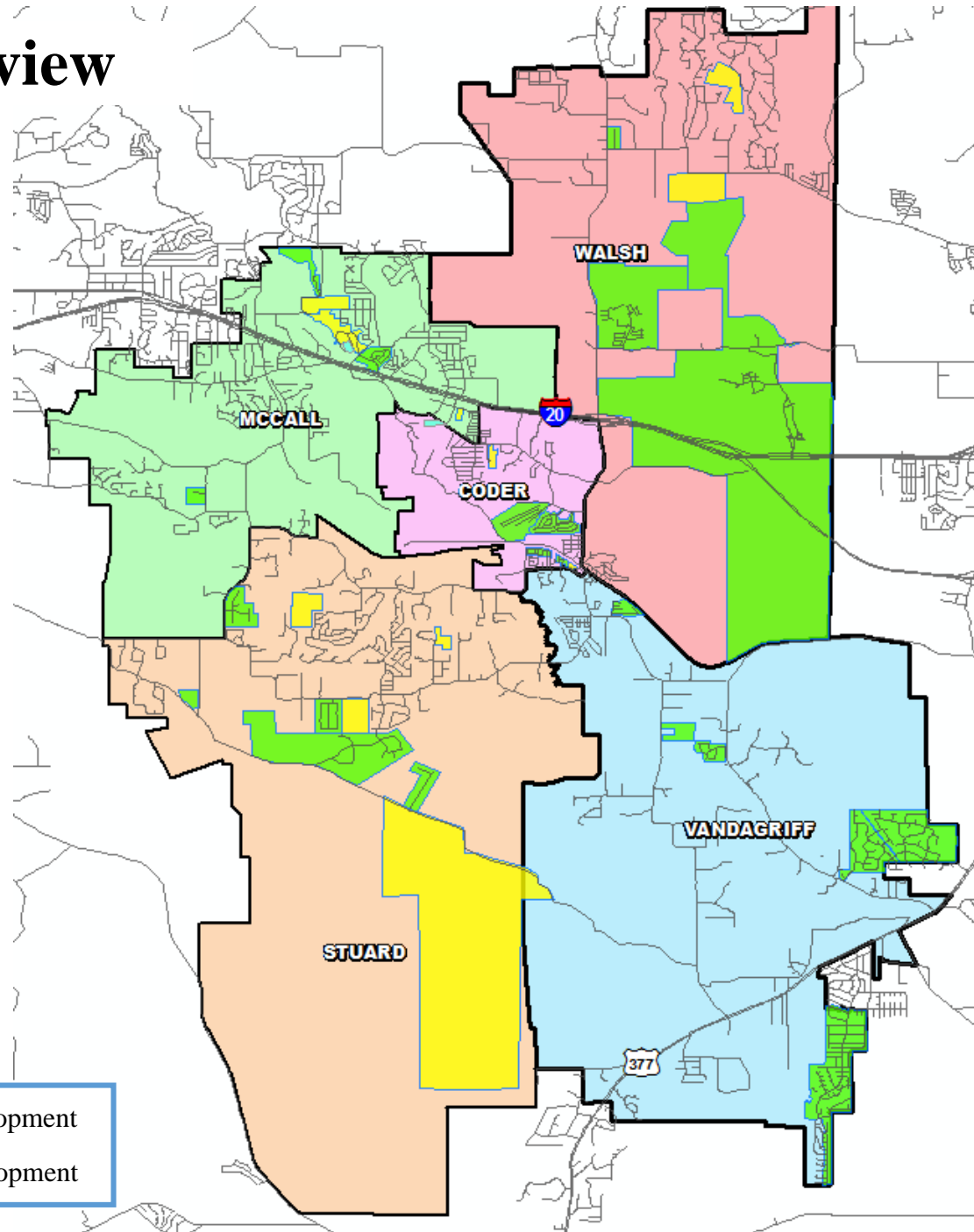
Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Future Lots
CODER	69	31	69	16	36	49	202	106
MCCALL	50	2	49	6	23	33	66	537
STUARD	44	3	35	3	27	37	141	6,223
VANDAGRIFF	66	13	76	13	29	39	83	44
WALSH	328	107	413	59	132	191	806	9,803
Grand Total	557	156	642	97	247	349	1,298	16,713





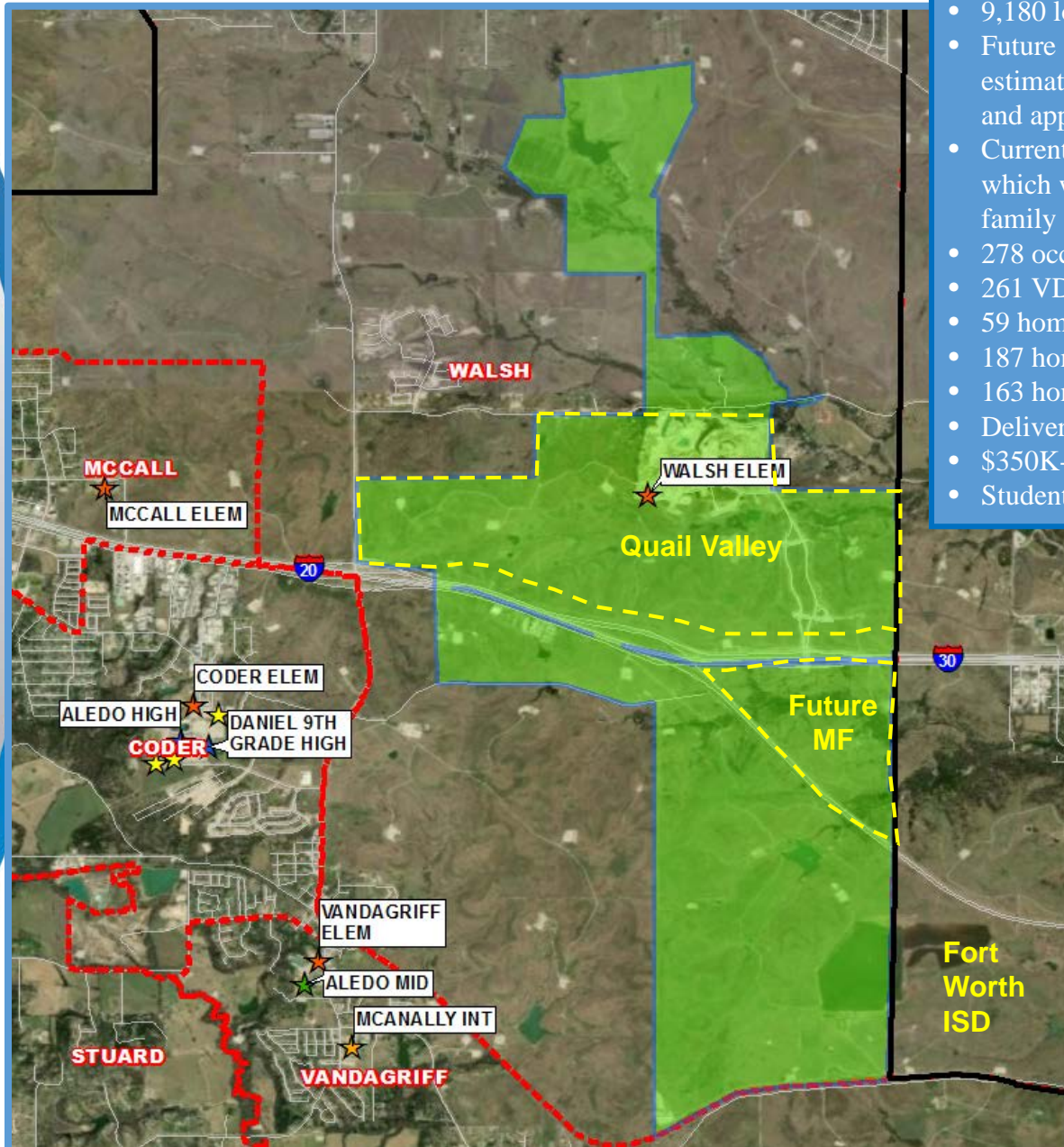
District Overview

- Aledo ISD has roughly 1,300 lots available to build on
- The District has more than 16,700 future planned lots
- Of those futures, groundwork is underway on 1,090 lots within AISD





Residential Activity

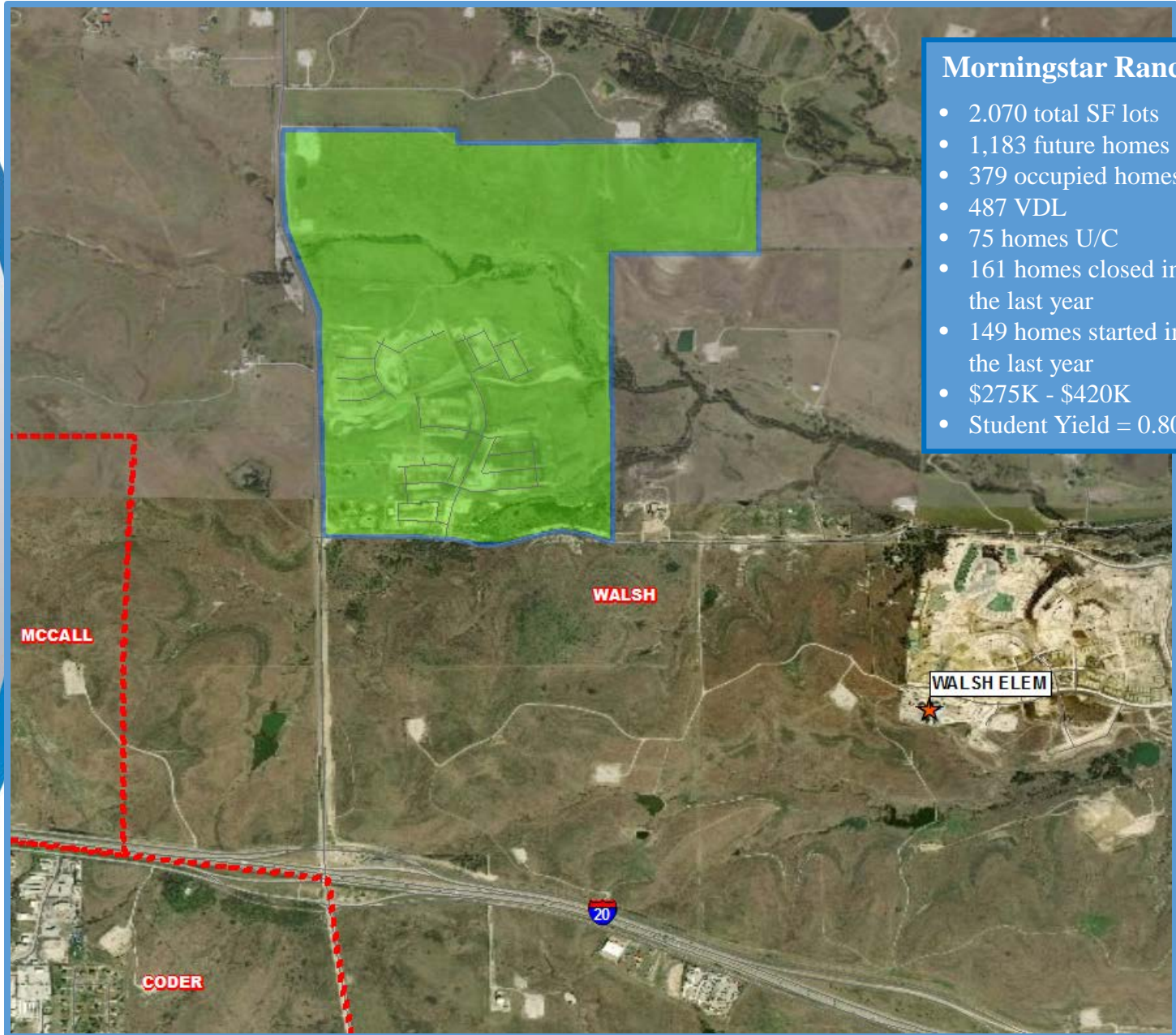


Walsh Ranch

- 12,860 total SF lots
- 9,180 lots within AISD
- Future sections of Walsh Ranch estimated to contain up to 800 TH and approx. 3,700 MF
- Currently building in Quail Valley, which will have 3,400 total single family lots at build out
- 278 occupied homes
- 261 VDL
- 59 homes U/C
- 187 homes closed in the last year
- 163 homes started in the last year
- Delivered 61 lots in 2019
- \$350K-\$2 million+
- Student Yield = 0.404



Residential Activity

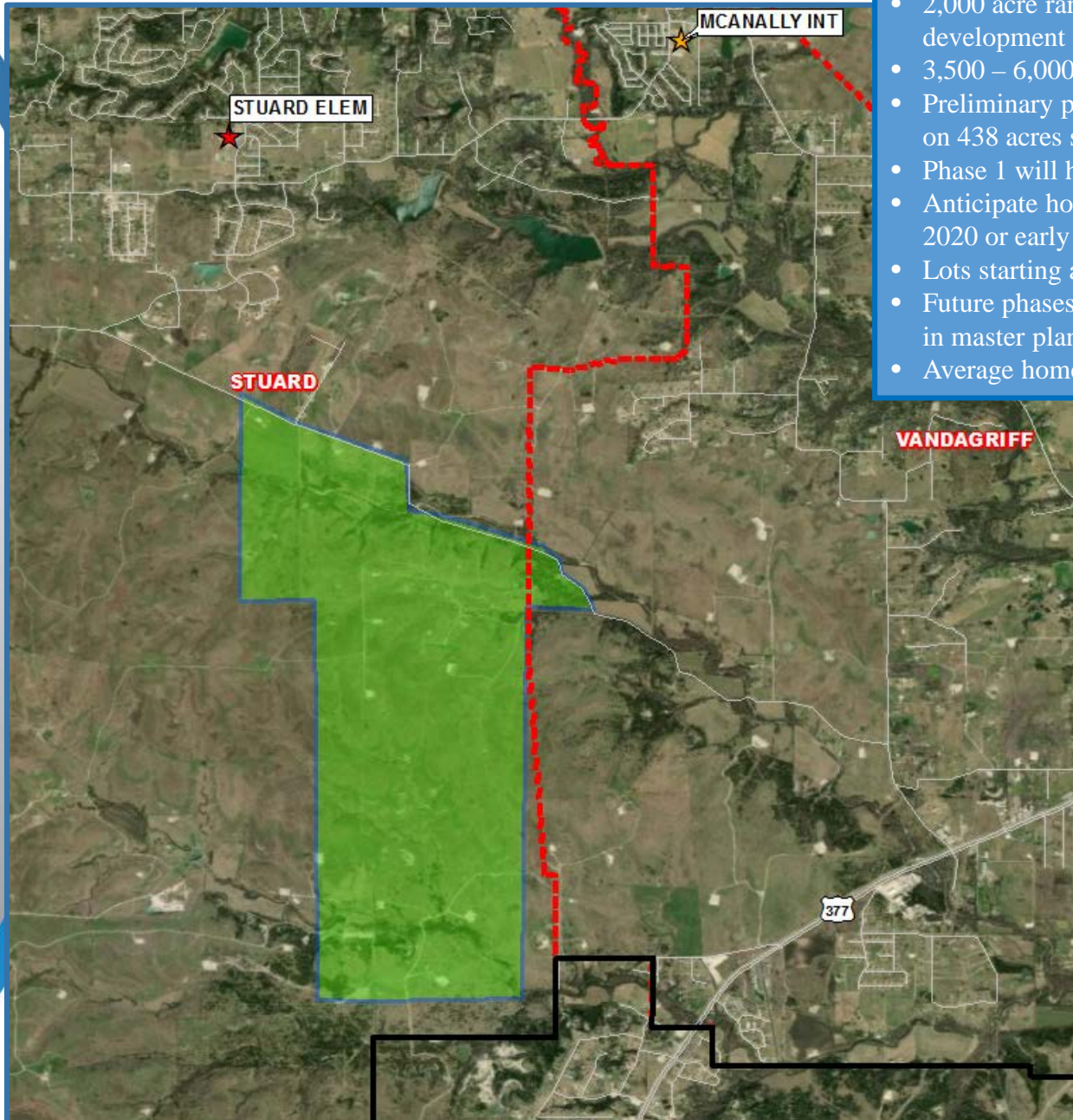


Morningstar Ranch

- 2,070 total SF lots
- 1,183 future homes
- 379 occupied homes
- 487 VDL
- 75 homes U/C
- 161 homes closed in the last year
- 149 homes started in the last year
- \$275K - \$420K
- Student Yield = 0.809



Residential Activity



Bear Creek Ranch

- 2,000 acre ranch sold for residential development
- 3,500 – 6,000 future homes anticipated
- Preliminary plat for Phase 1 with 269 lots on 438 acres submitted
- Phase 1 will have on site water and septic
- Anticipate homebuilding to start in late 2020 or early 2021
- Lots starting at \$150K+
- Future phases will include higher density in master planned community
- Average home price in the \$300s



Residential Activity



Crown Valley Estates

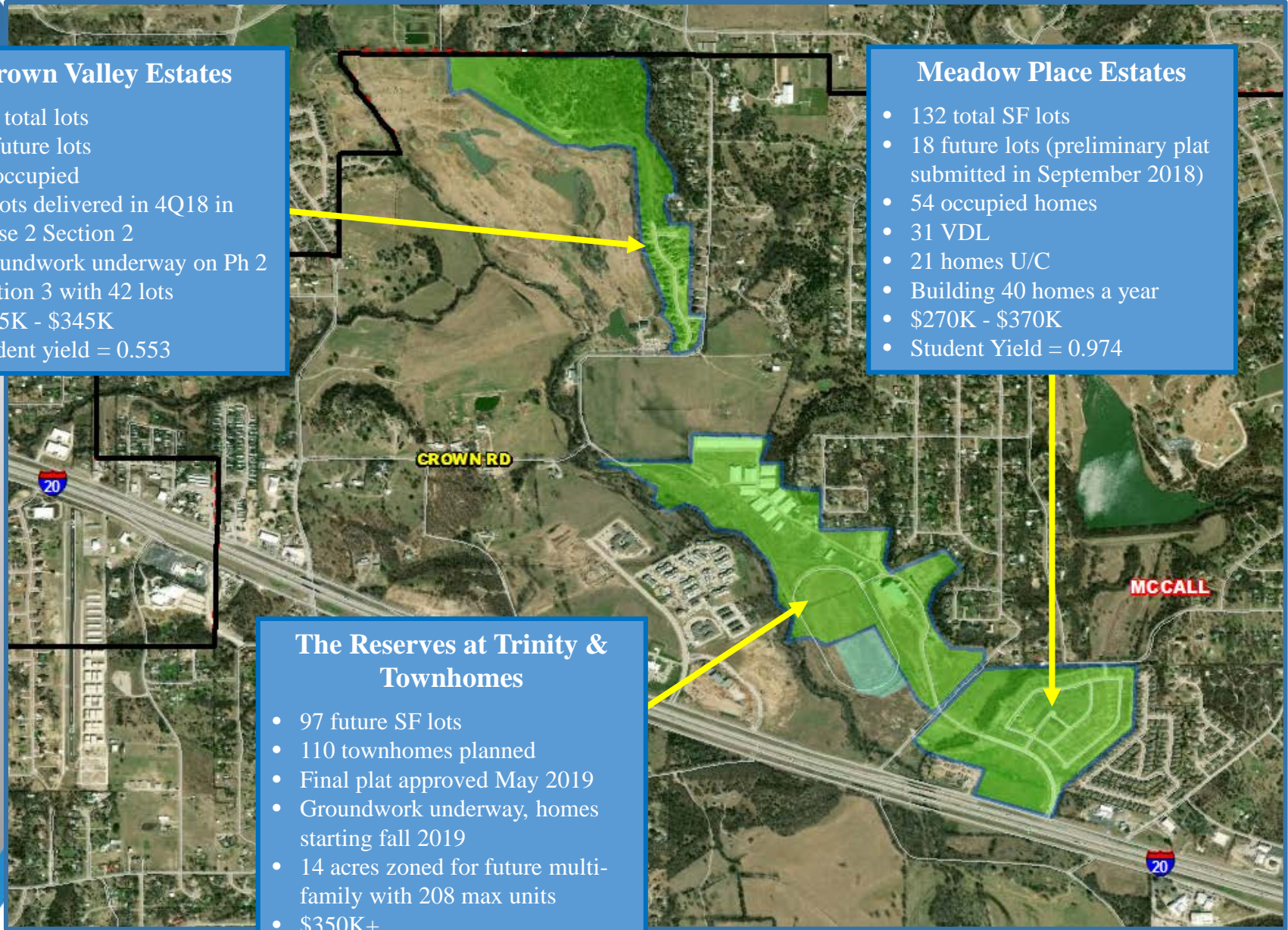
- 157 total lots
- 93 future lots
- 38 occupied
- 24 lots delivered in 4Q18 in Phase 2 Section 2
- Groundwork underway on Ph 2 Section 3 with 42 lots
- \$275K - \$345K
- Student yield = 0.553

Meadow Place Estates

- 132 total SF lots
- 18 future lots (preliminary plat submitted in September 2018)
- 54 occupied homes
- 31 VDL
- 21 homes U/C
- Building 40 homes a year
- \$270K - \$370K
- Student Yield = 0.974

The Reserves at Trinity & Townhomes

- 97 future SF lots
- 110 townhomes planned
- Final plat approved May 2019
- Groundwork underway, homes starting fall 2019
- 14 acres zoned for future multi-family with 208 max units
- \$350K+





Residential Activity



Parks of Aledo Vista Point

- 266 total SF lots
- 41 occupied homes
- 188 VDL
- 31 homes U/C
- Building 30-40 homes a year
- \$350K-\$600K
- Student Yield = 0.560

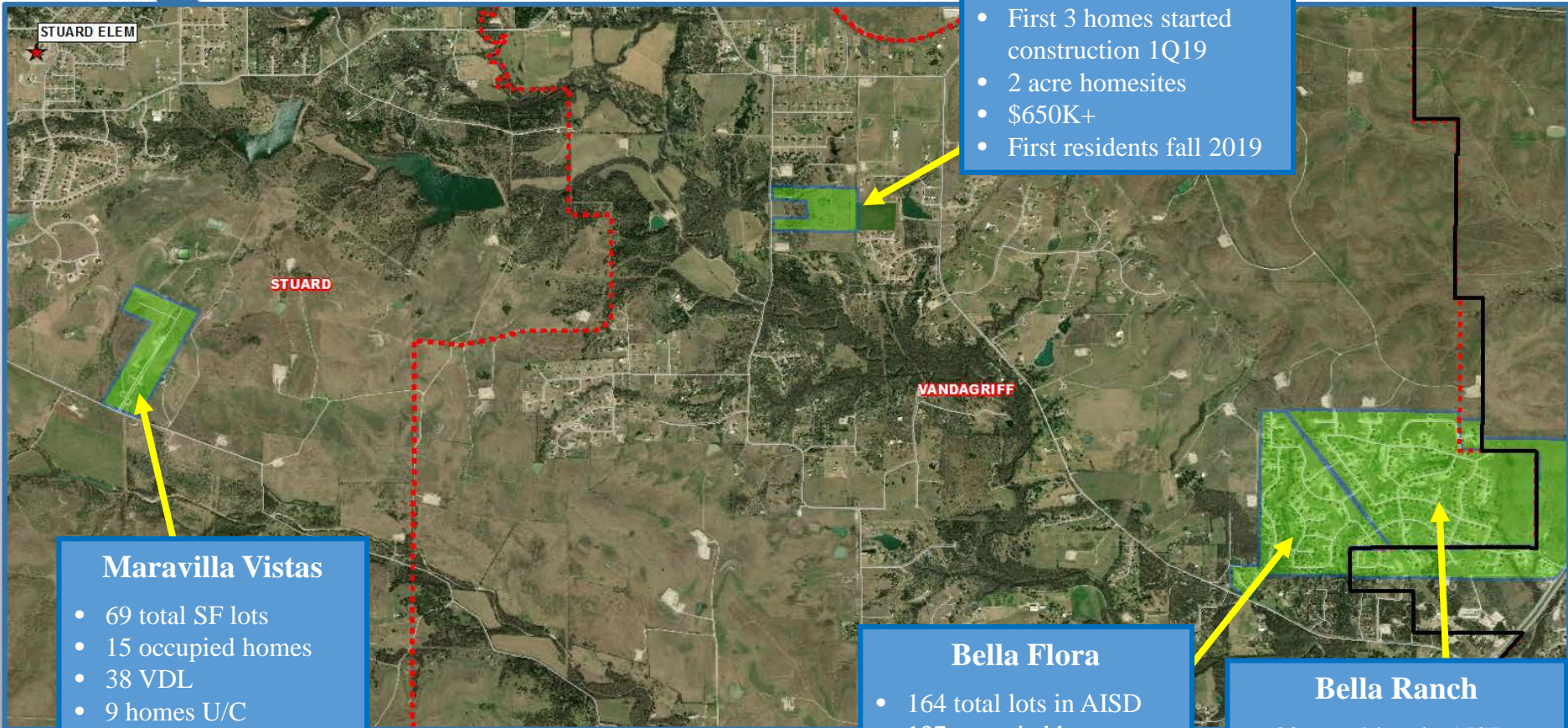
Parks of Aledo

- 294 total SF lots
- 270 occupied homes
- 14 VDL
- 5 homes U/C
- Built out by early 2020
- \$300K - \$600K
- Student Yield = 0.702





Residential Activity



Rio Lobo Addition

- 15 total SF lots
- First 3 homes started construction 1Q19
- 2 acre homesites
- \$650K+
- First residents fall 2019

Maravilla Vistas

- 69 total SF lots
- 15 occupied homes
- 38 VDL
- 9 homes U/C
- Building 10-15 homes a year
- \$400K - \$600K
- Student Yield = 0.923

Bella Flora

- 164 total lots in AISD
- 137 occupied homes
- 19 VDL
- 7 homes U/C
- Building 10-15 homes a year
- \$450K - \$1M+
- Student Yield = 0.593

Bella Ranch

- 306 total lots in AISD
- 44 future lots
- 221 occupied homes
- 18 VDL
- 18 homes U/C
- Building 40 homes a year
- Student Yield = 0.556



Ten Year Forecast

By Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037		
2015/16	67	377	346	436	413	373	395	398	425	426	436	397	411	349	5,249	212	4.21%
2016/17	74	377	381	358	448	446	406	428	411	436	455	431	400	392	5,443	194	3.70%
2017/18	66	416	394	430	396	481	466	429	454	429	471	448	425	392	5,697	254	4.67%
2018/19	64	437	472	442	453	452	521	514	466	476	470	473	430	410	6,080	383	6.72%
2019/20	64	453	494	531	488	501	487	567	545	484	514	475	477	417	6,495	415	6.83%
2020/21	64	477	501	563	580	537	547	545	601	569	520	510	476	463	6,954	458	7.06%
2021/22	64	506	538	576	654	671	597	606	582	619	612	516	515	456	7,511	558	8.02%
2022/23	64	520	568	622	663	752	763	668	630	611	665	618	515	497	8,156	645	8.58%
2023/24	64	548	578	643	707	751	853	824	701	656	656	664	616	497	8,758	602	7.38%
2024/25	64	579	603	676	733	816	872	921	856	729	704	650	661	593	9,458	700	7.99%
2025/26	64	599	641	691	773	846	944	942	961	894	782	704	644	637	10,121	663	7.01%
2026/27	64	624	672	738	784	889	973	1,019	983	1,001	957	779	700	621	10,805	683	6.75%
2027/28	64	641	699	779	844	899	1,028	1,051	1,062	1,024	1,071	953	774	674	11,564	759	7.03%
2028/29	64	666	718	811	894	972	1,036	1,110	1,096	1,107	1,096	1,068	947	746	12,330	766	6.63%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Aledo ISD could enroll nearly 6,500 students next fall
- 5 year enrollment growth = 2,678 students
- 2023/24 enrollment = 8,758
- 10 year enrollment growth = 6,250 students
- 2028/29 enrollment = 12,330



Ten Year Forecast

By Elementary Campus

CAMPUS	Maximum	Functional	History	Fall	ENROLLMENT PROJECTIONS									
	Capacity	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Coder Elementary	675	607	470	494	519	543	573	565	573	598	612	641	661	675
Coder Campus Utilization			69.6%	73.2%	76.9%	80.4%	84.9%	83.7%	84.9%	88.6%	90.7%	94.9%	97.9%	100.0%
McCall Elementary	744	669	649	668	650	674	709	733	739	767	787	807	821	828
McCall Campus Utilization			87.2%	89.8%	87.4%	90.6%	95.3%	98.6%	99.3%	103.1%	105.8%	108.5%	110.4%	111.2%
Stuard Elementary	675	607	609	589	596	601	630	623	650	685	728	774	820	858
Stuard Campus Utilization			90.2%	87.3%	88.3%	89.0%	93.4%	92.3%	96.3%	101.4%	107.9%	114.7%	121.4%	127.1%
Vandagriff Elementary	697	626	587	619	631	651	677	685	677	688	700	710	721	729
Vandagriff Campus Utilization			84.2%	88.8%	90.5%	93.4%	97.1%	98.3%	97.1%	98.7%	100.5%	101.9%	103.5%	104.6%
Walsh Elementary	675	607	334	471	621	801	1,015	1,345	1,504	1,606	1,729	1,812	1,932	2,070
Walsh Campus Utilization			49.5%	69.8%	92.0%	118.7%	150.4%	199.3%	222.8%	237.9%	256.1%	268.4%	286.2%	306.7%
ELEMENTARY TOTALS	3,466	3,116	2,649	2,841	3,017	3,269	3,605	3,952	4,144	4,344	4,557	4,744	4,955	5,160
Elementary Absolute Change			565	192	176	253	336	347	192	200	213	187	210	205
Elementary Percent Change			27.11%	7.25%	6.19%	8.37%	10.26%	9.62%	4.86%	4.83%	4.91%	4.11%	4.44%	4.14%

*Yellow box = enrollment exceeds stated maximum capacity



Ten Year Forecast

By Secondary Campus

CAMPUS	Maximum	Functional	History	Fall	ENROLLMENT PROJECTIONS									
	Capacity	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
McAnally Intermediate	893	765	429	514	567	545	606	668	824	921	942	1,019	1,051	1,110
McAnally Campus Utilization			48.0%	57.6%	63.5%	61.0%	67.9%	74.8%	92.3%	103.1%	105.5%	114.1%	117.7%	124.3%
Aledo Middle School	1,119	958	883	942	1,029	1,170	1,201	1,241	1,357	1,585	1,855	1,984	2,086	2,203
Aledo MS Campus Utilization			78.9%	84.2%	92.0%	104.6%	107.3%	110.9%	121.3%	141.6%	165.8%	177.3%	186.4%	196.9%
INTERMEDIATE/MIDDLE TOTAL	2,012	1,723	1,312	1,456	1,596	1,715	1,807	1,909	2,181	2,506	2,797	3,003	3,137	3,313
Intermed/Mid Absolute Change			-369	144	140	119	92	102	272	325	291	206	134	176
Intermed/Mid Percent Change			-21.95%	10.98%	9.62%	7.46%	5.36%	5.64%	14.25%	14.90%	11.61%	7.37%	4.46%	5.61%
Daniel 9th Grade Campus	1,054	899	464	464	507	514	606	659	650	698	776	951	1,065	1,090
Daniel 9th Campus Utilization			44.0%	44.0%	48.1%	48.8%	57.5%	62.5%	61.7%	66.2%	73.6%	90.2%	101.0%	103.4%
Aledo High School	2,081	1,775	1,272	1,319	1,376	1,455	1,493	1,636	1,783	1,910	1,991	2,106	2,407	2,767
Aledo HS Campus Utilization			61.1%	63.4%	66.1%	69.9%	71.8%	78.6%	85.7%	91.8%	95.7%	101.2%	115.7%	133.0%
HIGH SCHOOL TOTALS	3,135	2,674	1,736	1,783	1,883	1,969	2,099	2,295	2,433	2,608	2,767	3,057	3,472	3,857
High School Absolute Change			58	47	100	87	130	196	138	175	159	290	415	385
High School Percent Change			3.46%	2.71%	5.58%	4.61%	6.61%	9.33%	6.01%	7.19%	6.10%	10.48%	13.57%	11.09%
DISTRICT TOTALS			5,697	6,080	6,495	6,954	7,511	8,156	8,758	9,458	10,121	10,805	11,564	12,330
District Absolute Change			254	383	415	458	558	645	602	700	663	683	759	766
District Percent Change			4.7%	6.7%	6.8%	7.1%	8.0%	8.6%	7.4%	8.0%	7.0%	6.8%	7.0%	6.6%

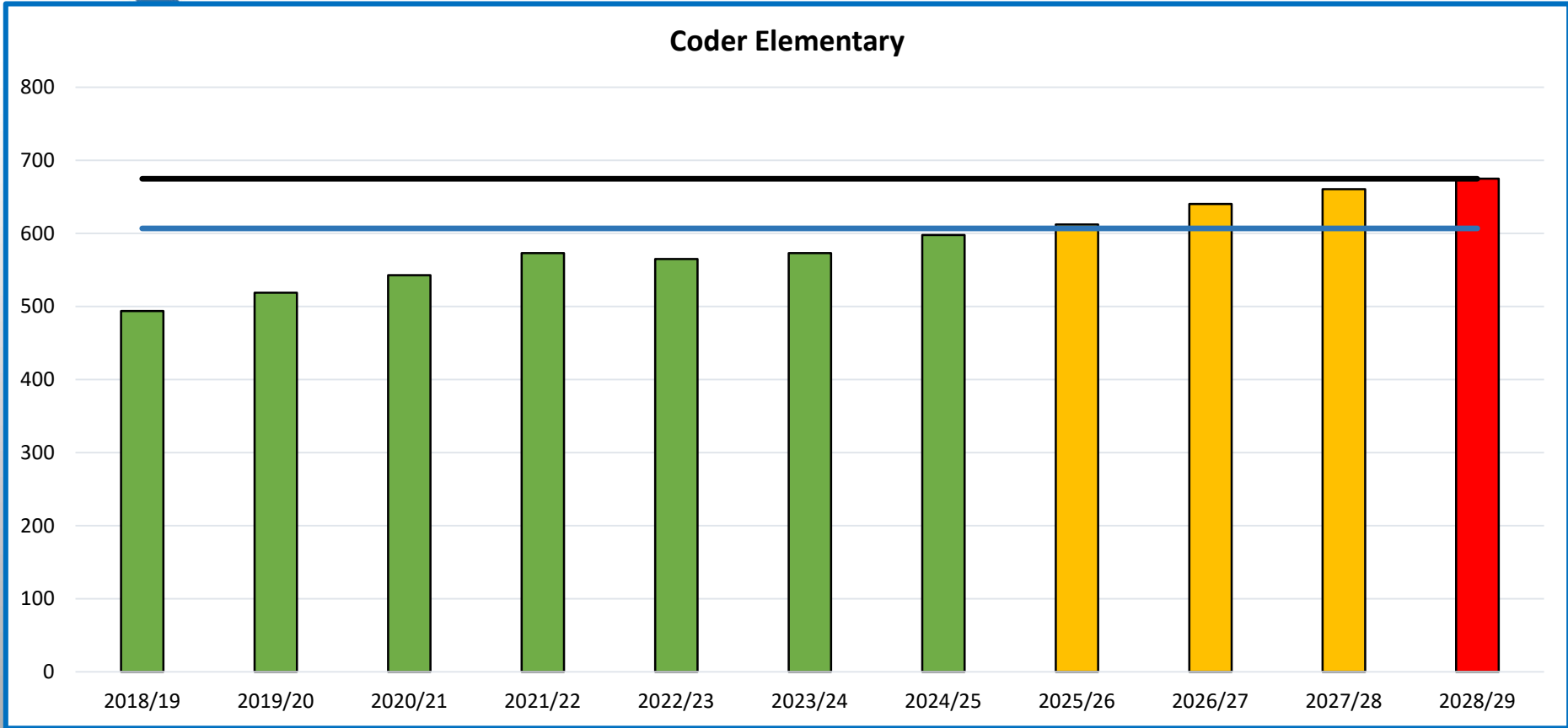
*Yellow box = enrollment exceeds stated maximum capacity





Ten Year Campus Enrollment Projection

Coder Elementary



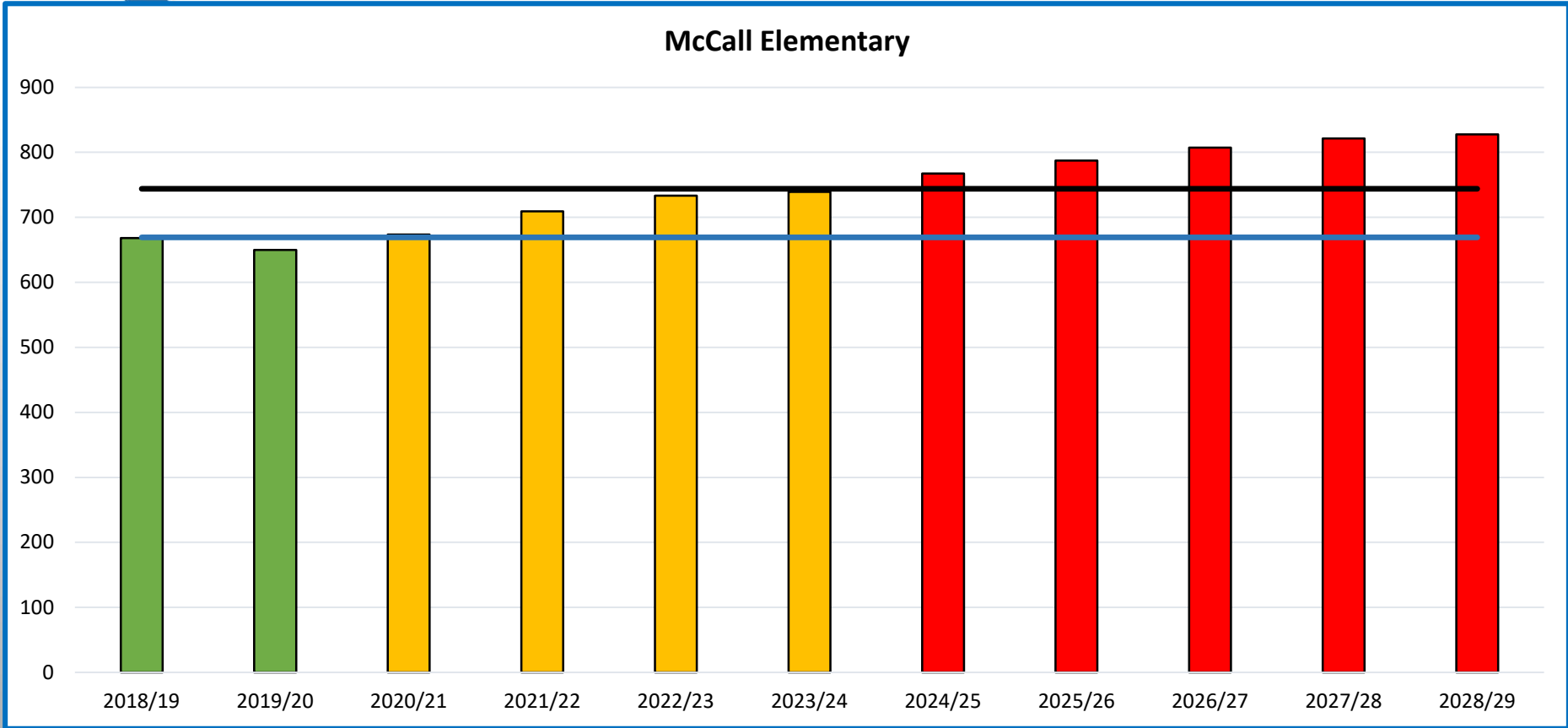
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

McCall Elementary



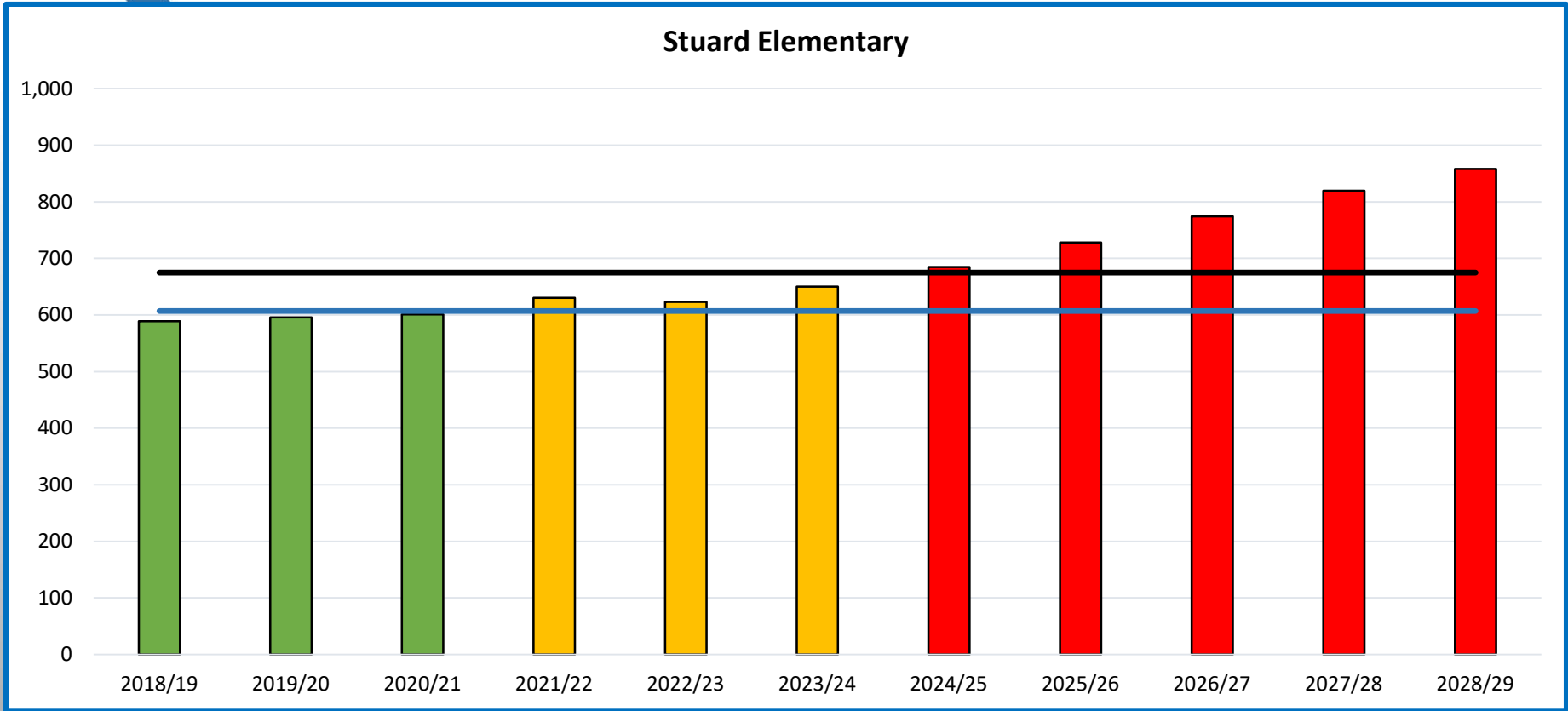
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Stuard Elementary



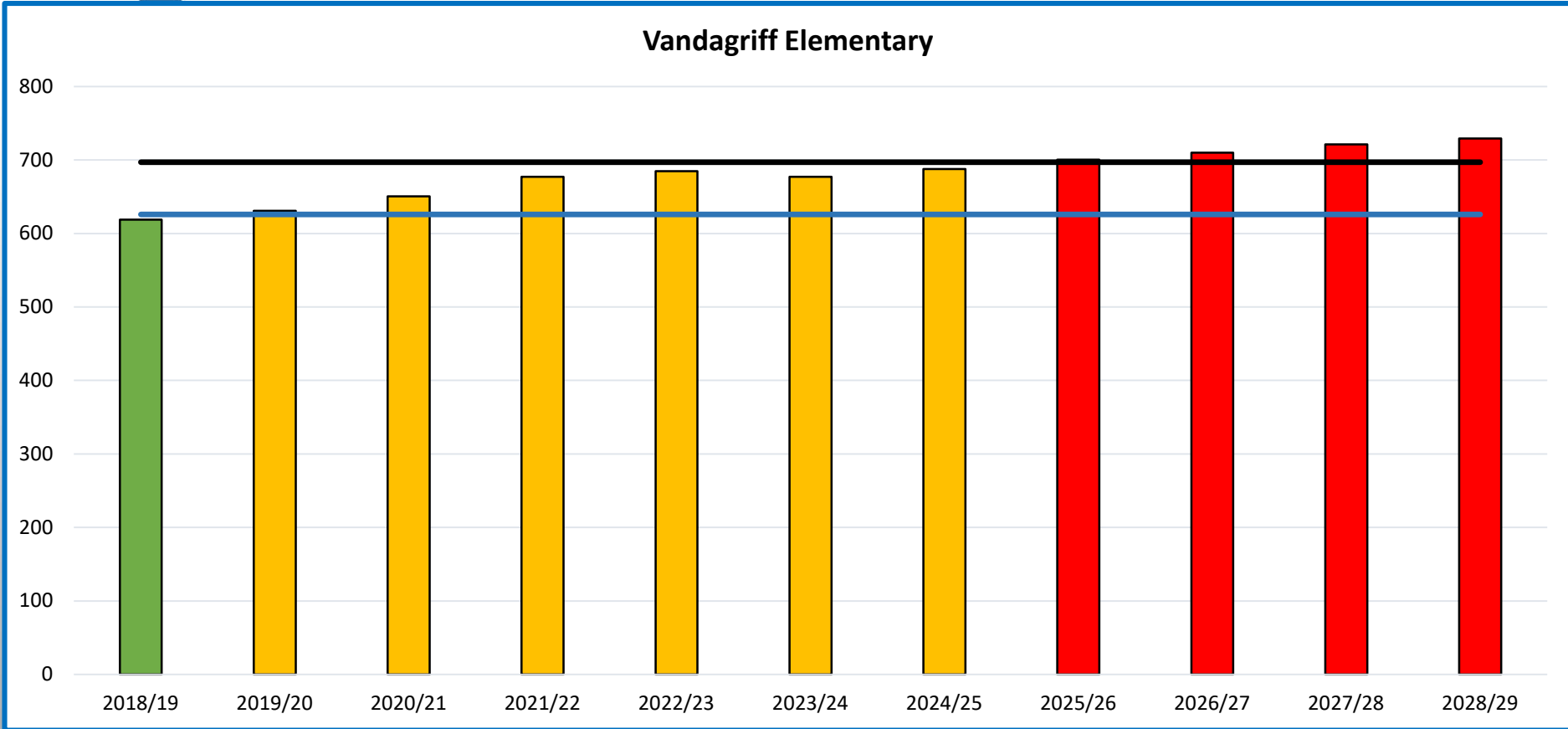
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Vandagriff Elementary



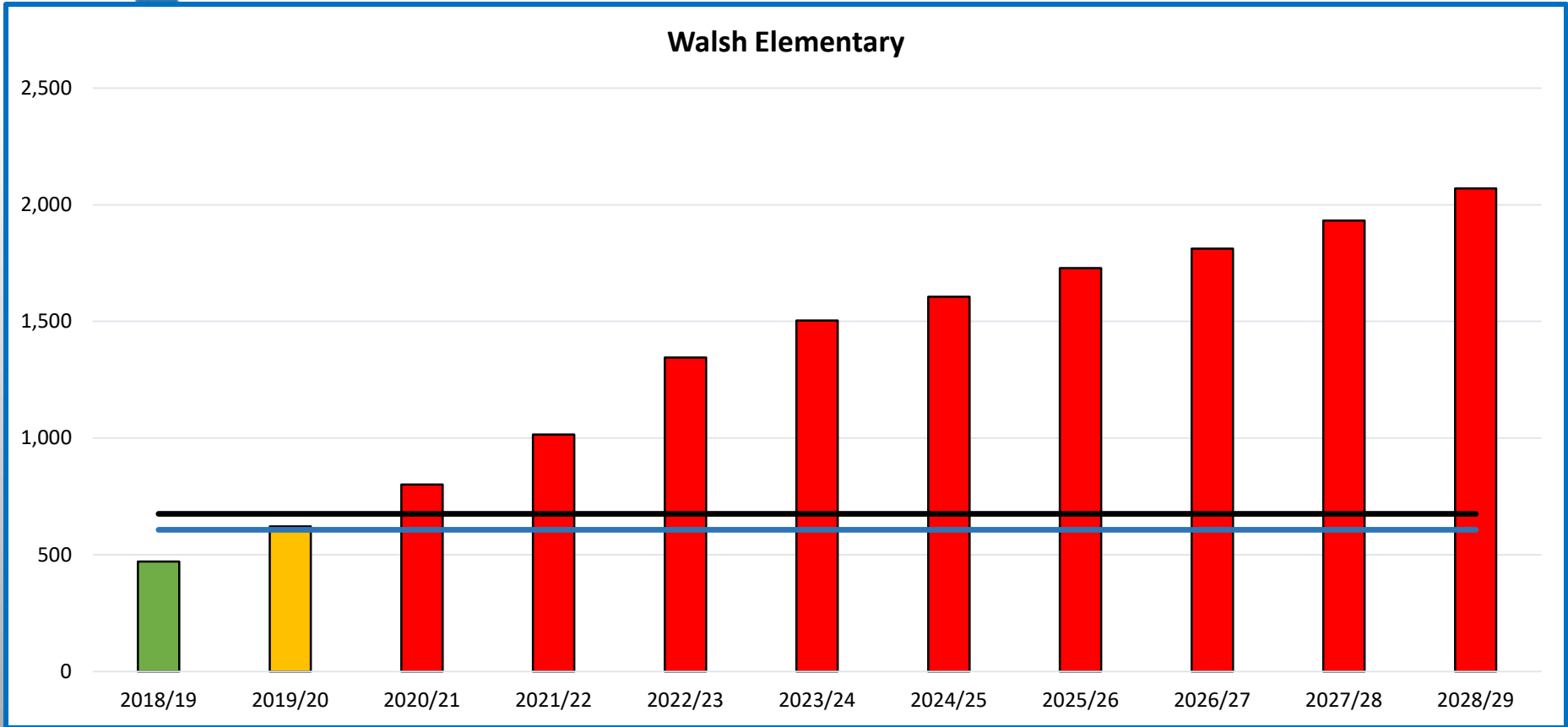
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Walsh Elementary



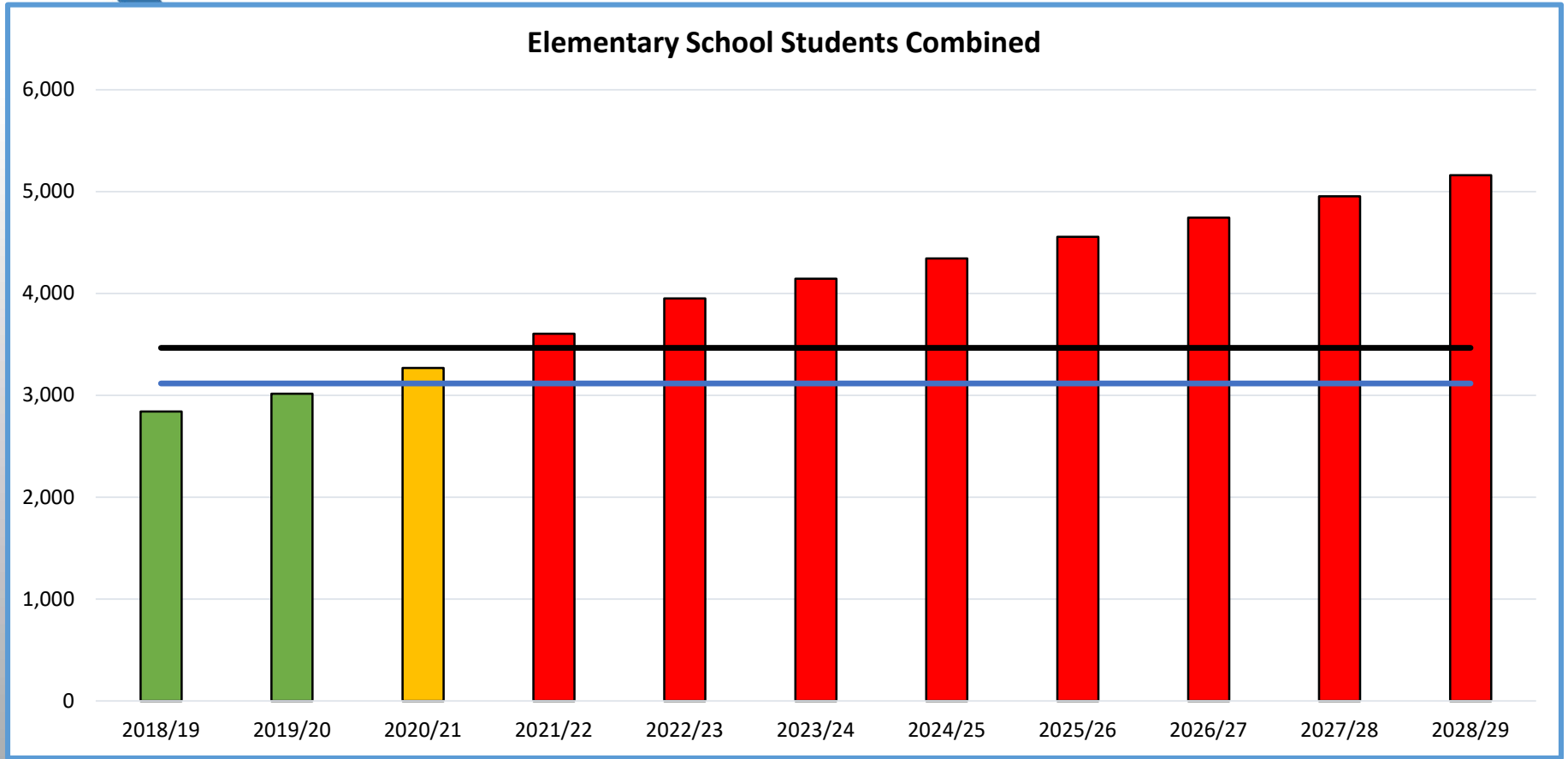
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Elementary School Students Combined



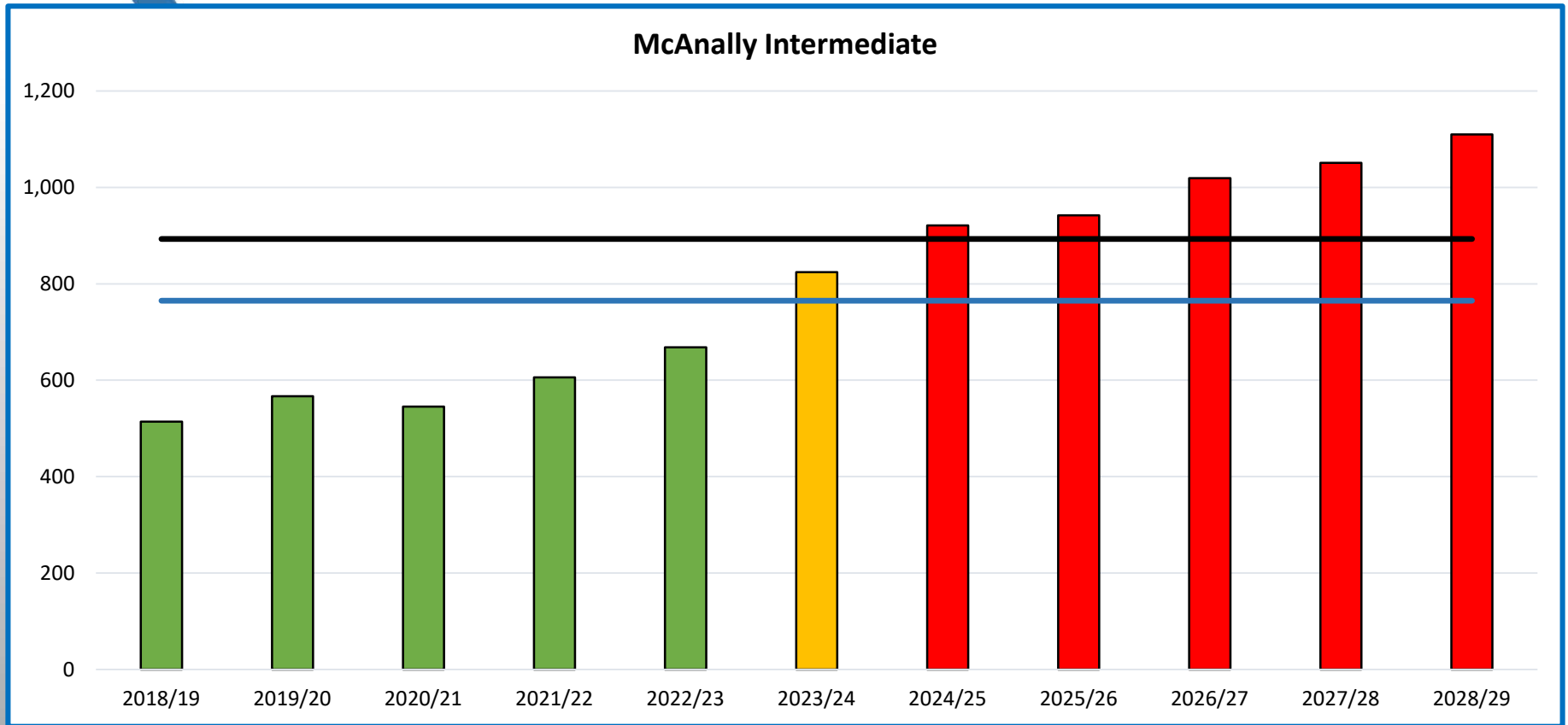
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

McAnally Intermediate



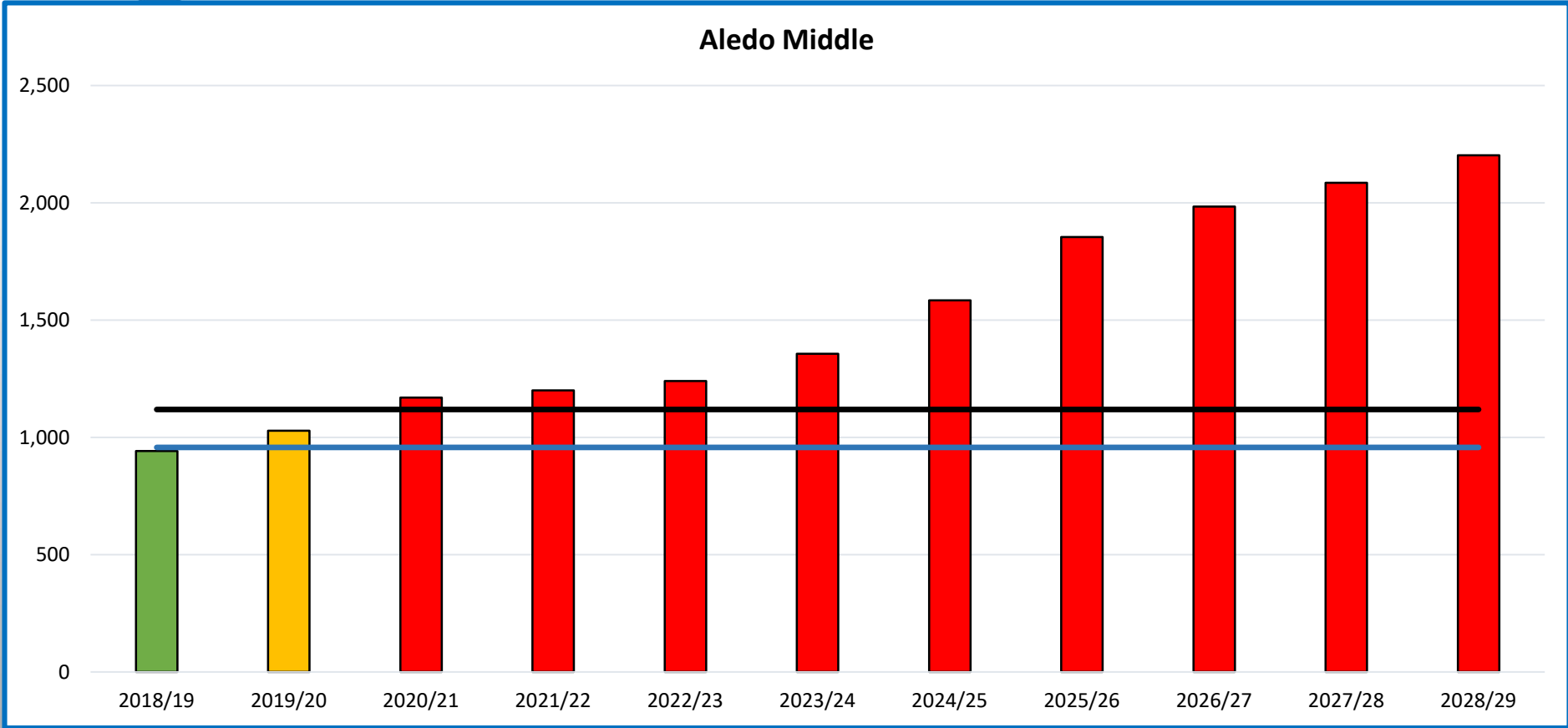
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Aledo Middle



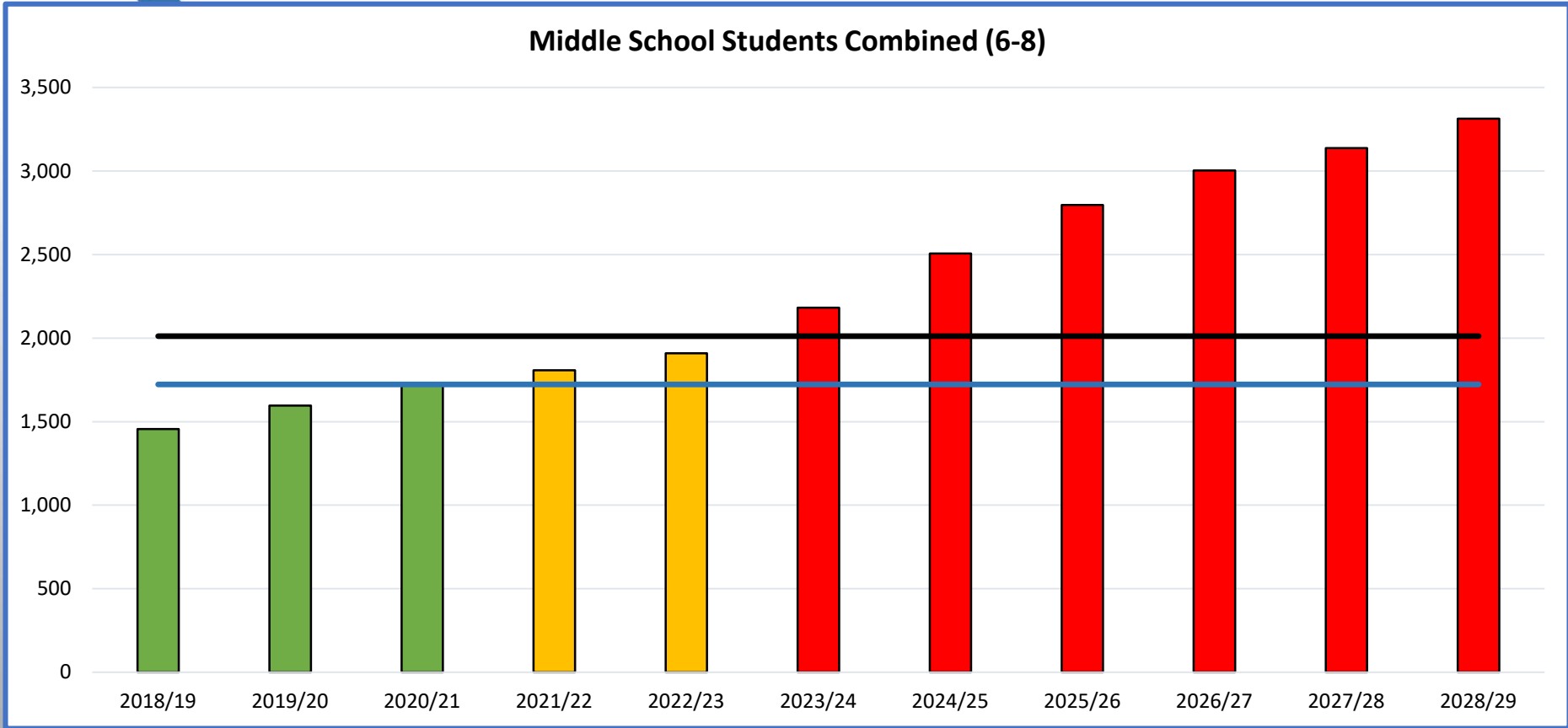
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Middle School Students Combined (6-8)



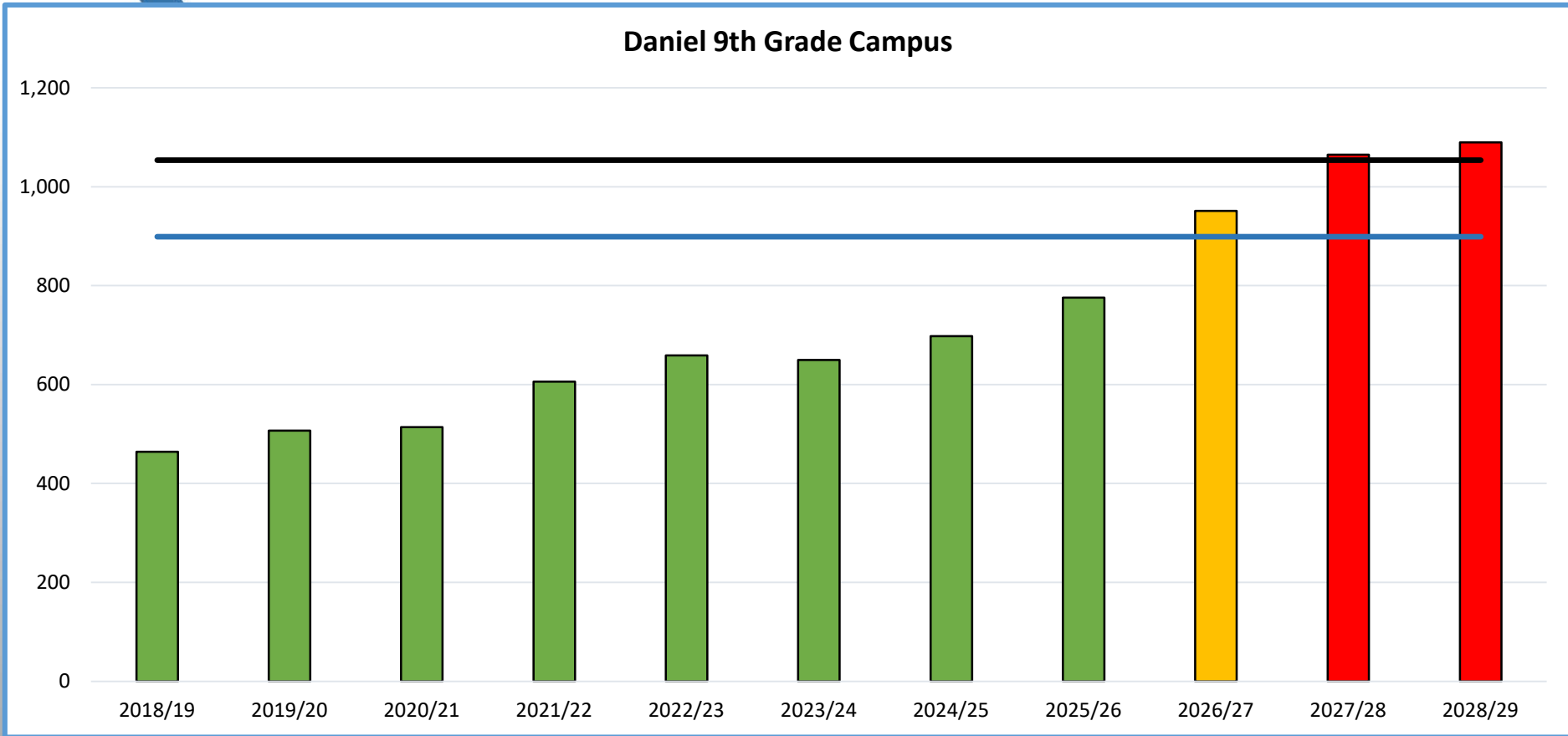
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Daniel 9th Grade Campus



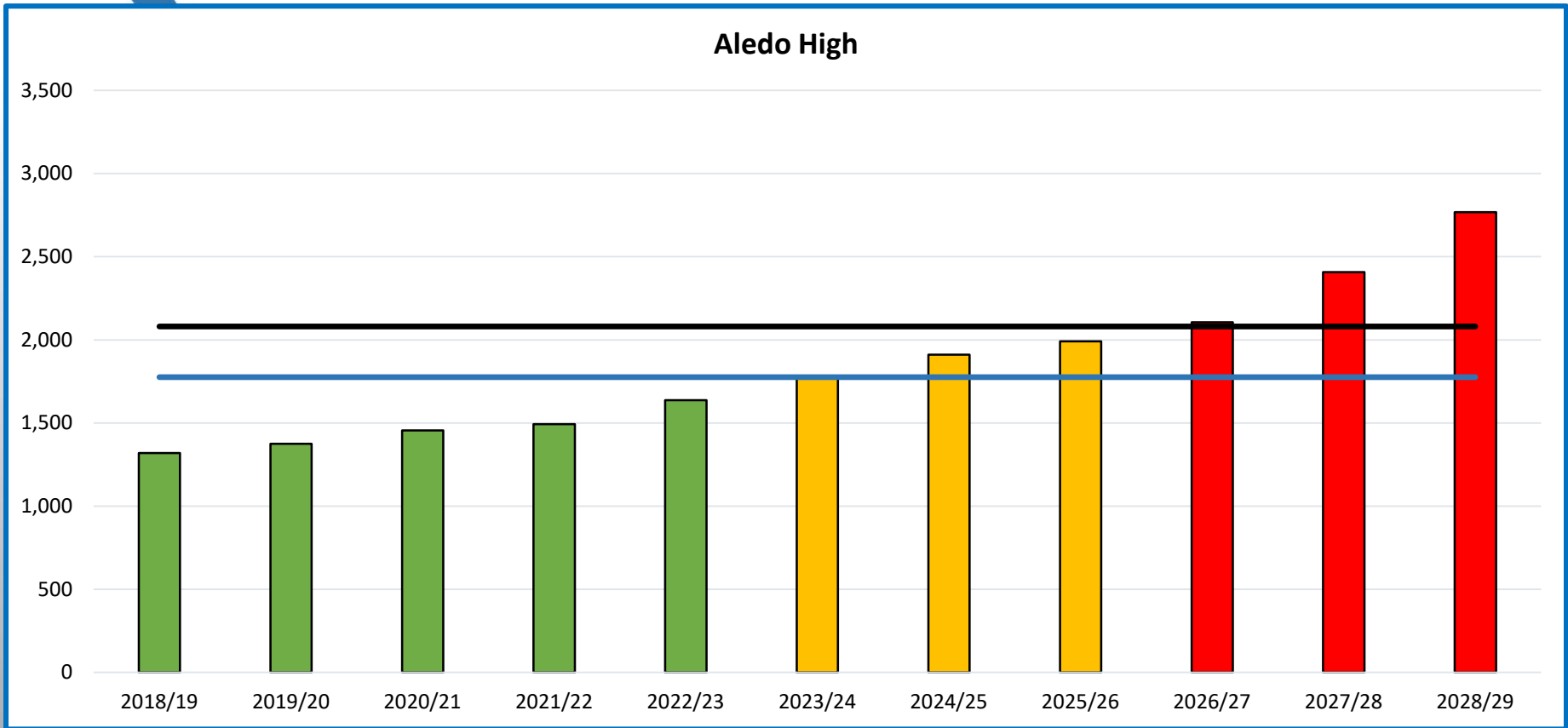
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Aledo High



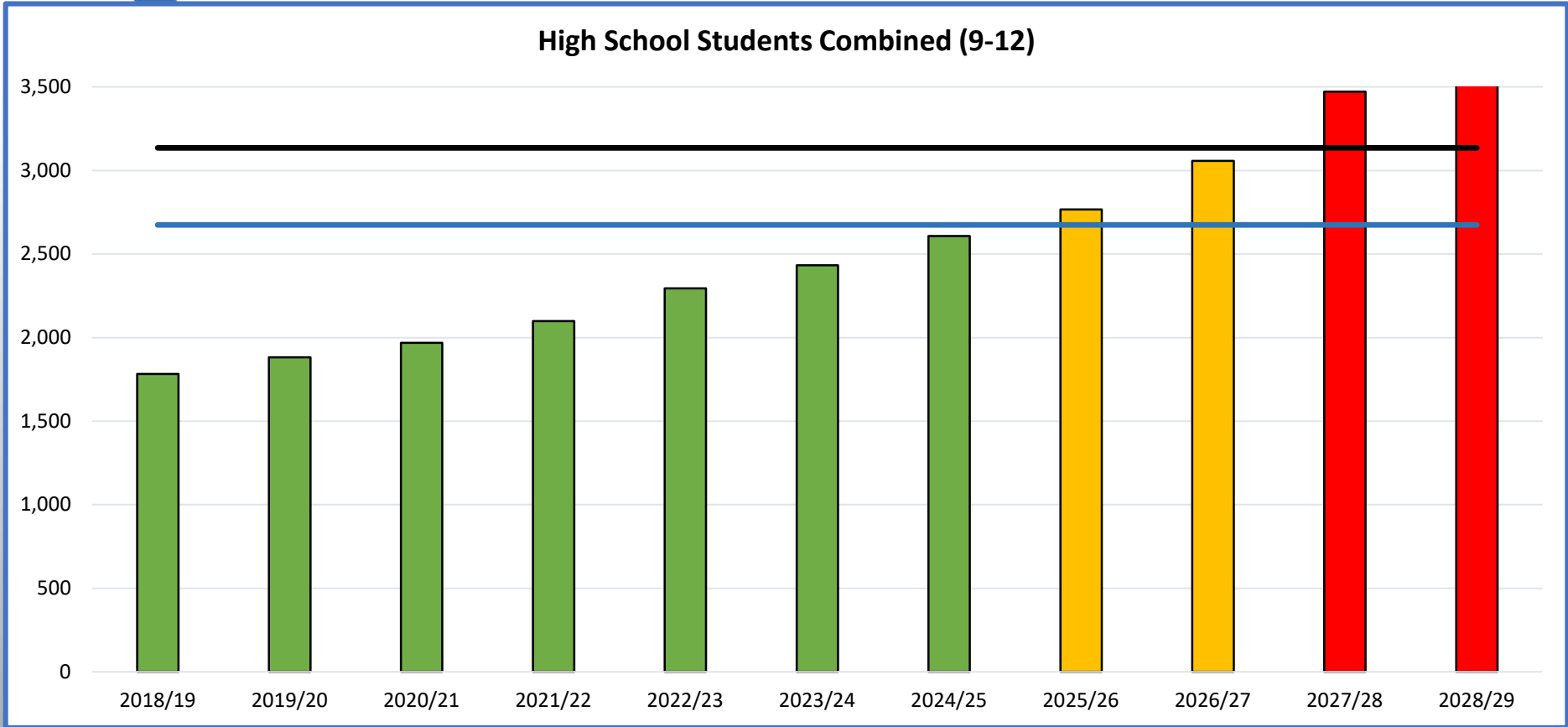
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

High School Students Combined (9-12)



- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Summary

- Fort Worth's unemployment rate is currently below 3%.
- Aledo ISD closed nearly 650 homes in the last 12 months.
- Walsh and Morningstar combined account for 64% of the District's new home annual closings.
- Aledo ISD is expected to enroll nearly 6,500 students this fall.
- Aledo ISD can expect an increase of over 2,600 students during the next 5 years.
- 2023/24 enrollment projection: 8,758 students.
- AISD is projected to enroll more than 12,300 students for the 2028/29 school year.