

*Aledo
Independent
School
District*



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

Demographic
Update
Fall 2018



TEMPLETON
DEMOGRAPHICS



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,939	2,663	5,419	23,144
2	Frisco ISD	2,475	2,526	4,984	4,480
3	Denton ISD	2,462	2,162	3,104	19,240
4	Northwest ISD	1,870	1,858	1,732	24,776
5	Dallas ISD	1,885	1,700	2,103	7,040
6	Little Elm ISD	1,448	1,497	1,805	2,573
7	Eagle Mt.-Saginaw ISD	1,438	1,172	1,392	21,135
8	Forney ISD	1,389	1,154	1,373	14,003
9	Lewisville ISD	1,181	1,041	2,160	3,899
10	Rockwall ISD	932	883	2,153	8,856
11	McKinney ISD	795	813	1,941	8,801
12	Wylie ISD	909	811	972	3,978
13	Crowley ISD	979	711	972	12,044
14	Midlothian ISD	756	685	1,212	19,610
15	Mansfield ISD	725	673	1,390	6,466



22	Royse City ISD	652	531	1,293	9,415
23	Aledo ISD*	628	494	848	11,407
24	Anna ISD	408	475	475	4,468

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

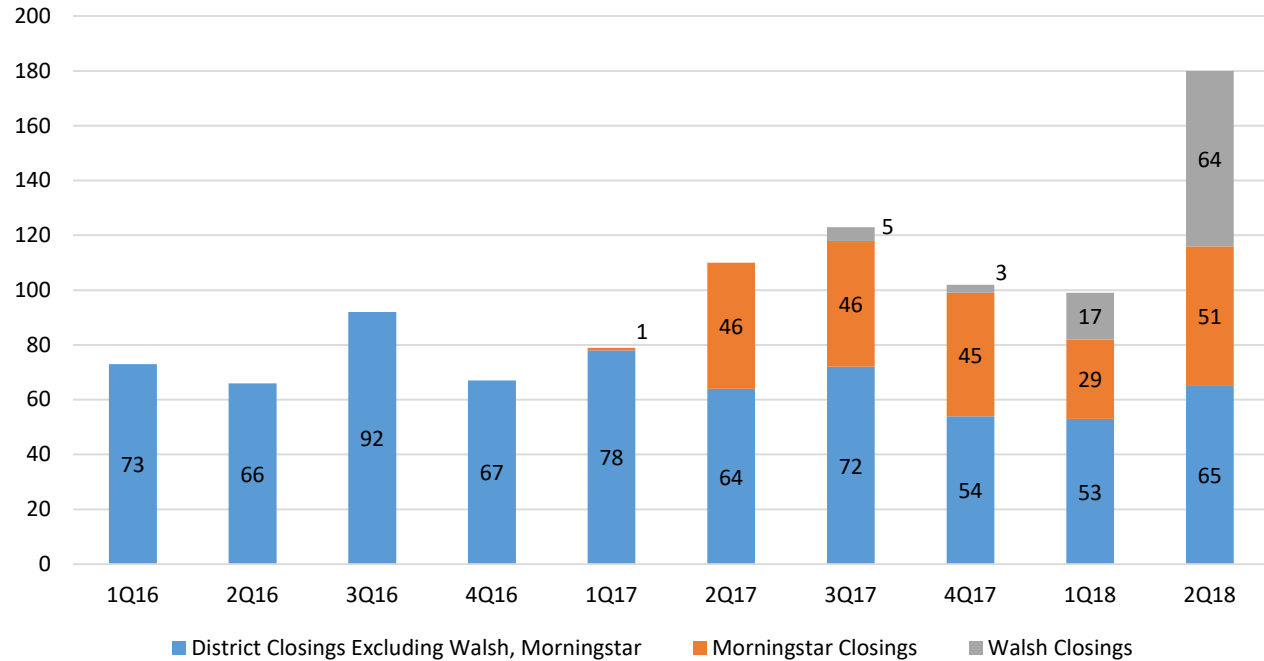




Aledo ISD Housing Market

Quarterly New Home Activity within Aledo ISD by Subdivision

Quarterly New Home Starts within Aledo ISD



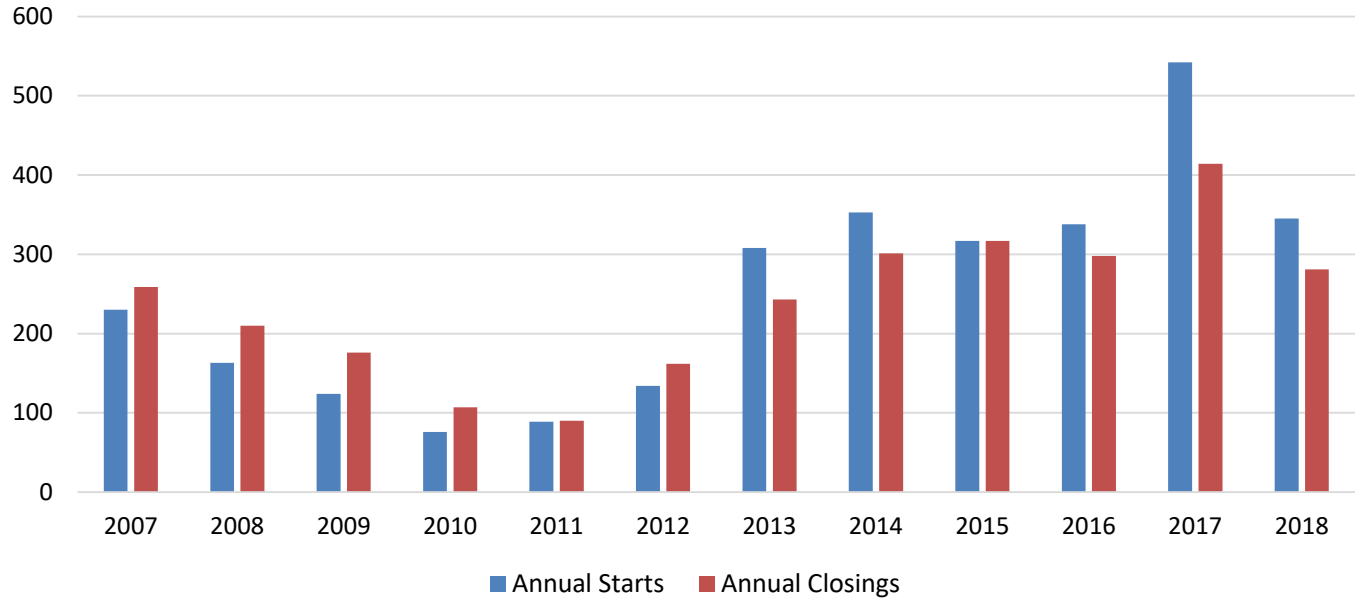
		1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18
District excluding Morningstar, Walsh	Starts	85	60	80	66	69	52	64	51	52	69
	Closings	73	66	92	67	78	64	72	54	53	65
Morningstar	Starts	0	0	0	47	63	38	46	50	55	52
	Closings	0	0	0	0	1	46	46	45	29	51
Walsh	Starts	0	0	0	0	11	16	3	79	62	55
	Closings	0	0	0	0	0	0	5	3	17	64
District Total	Starts	85	60	80	113	143	106	113	180	169	176
	Closings	73	66	92	67	79	110	123	102	99	180





Aledo ISD New Housing Activity

District New Home Activity, 2007 -YTD 2018



Starts	2013	2014	2015	2016	2017	2018
1Q	44	69	75	85	143	167
2Q	92	108	60	60	106	176
3Q	85	89	109	80	113	
4Q	87	87	73	113	180	
Total	308	353	317	338	542	343

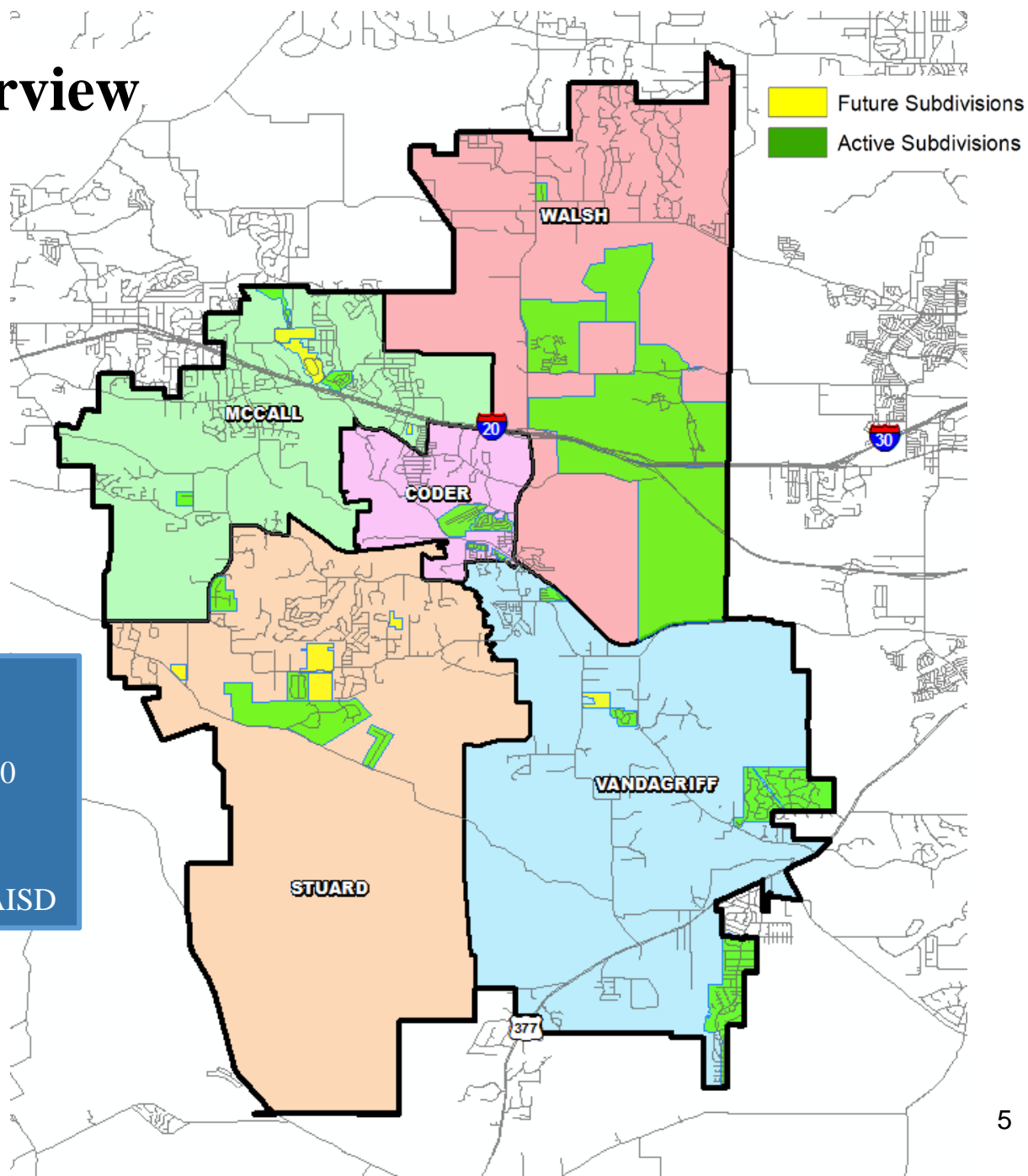
Closings	2013	2014	2015	2016	2017	2018
1Q	38	63	70	73	79	99
2Q	51	85	76	66	110	182
3Q	59	77	91	92	123	
4Q	95	76	80	67	102	
Total	243	301	317	298	414	281

- Aledo ISD had 176 new home starts in 2Q18, the most second quarter new home starts in more than 10 years
- The district has closed 281 new homes since the start of 2018, a rise of 48% over the first half of 2017; at this pace the district is on track to close more than 560 homes this year





District Overview

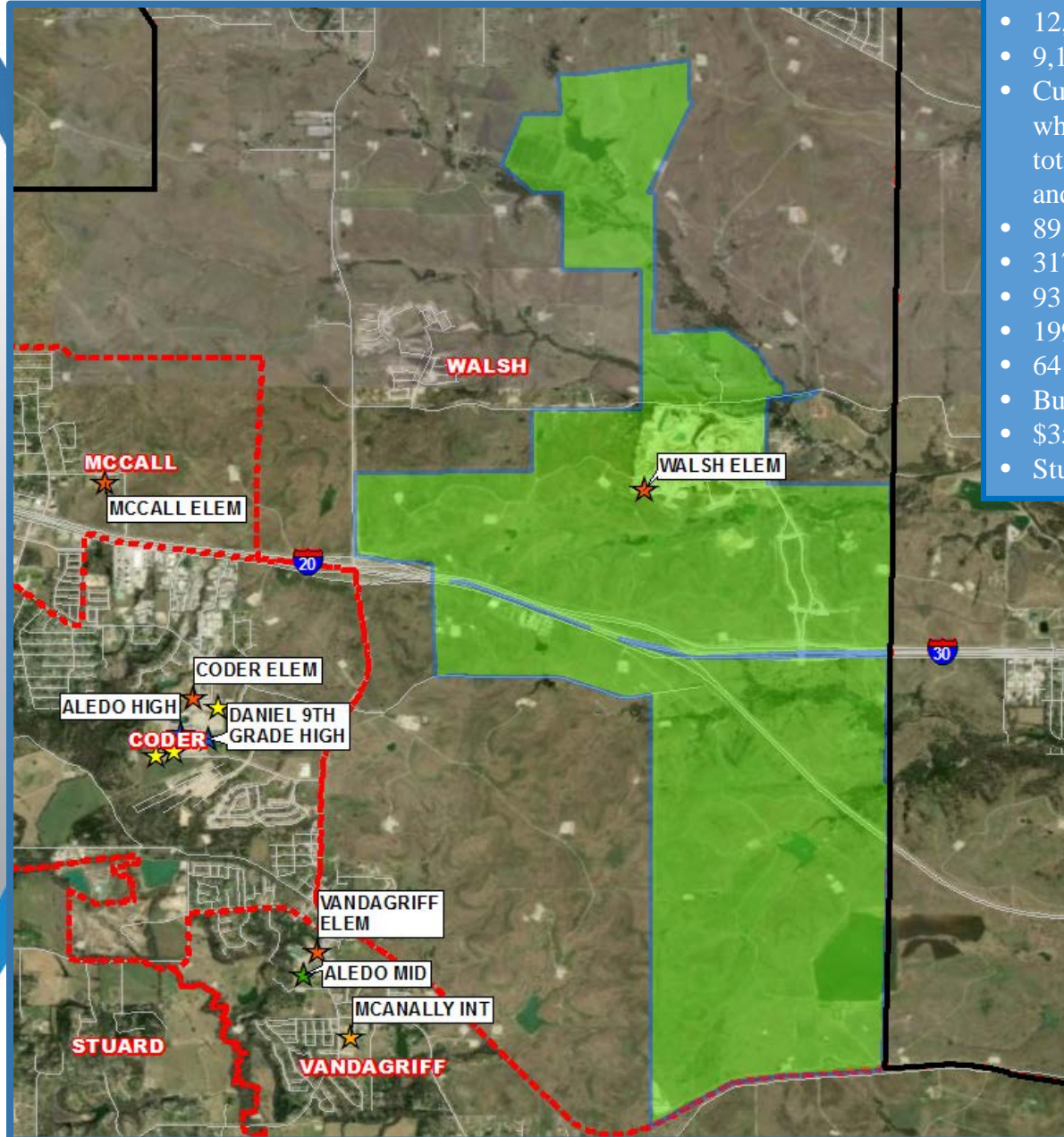


- Aledo ISD has nearly 850 lots available to build on
- The district has more than 11,400 planned future lots
- Of those futures, groundwork is underway on 1,270 lots within AISD





Residential Activity



Walsh Ranch

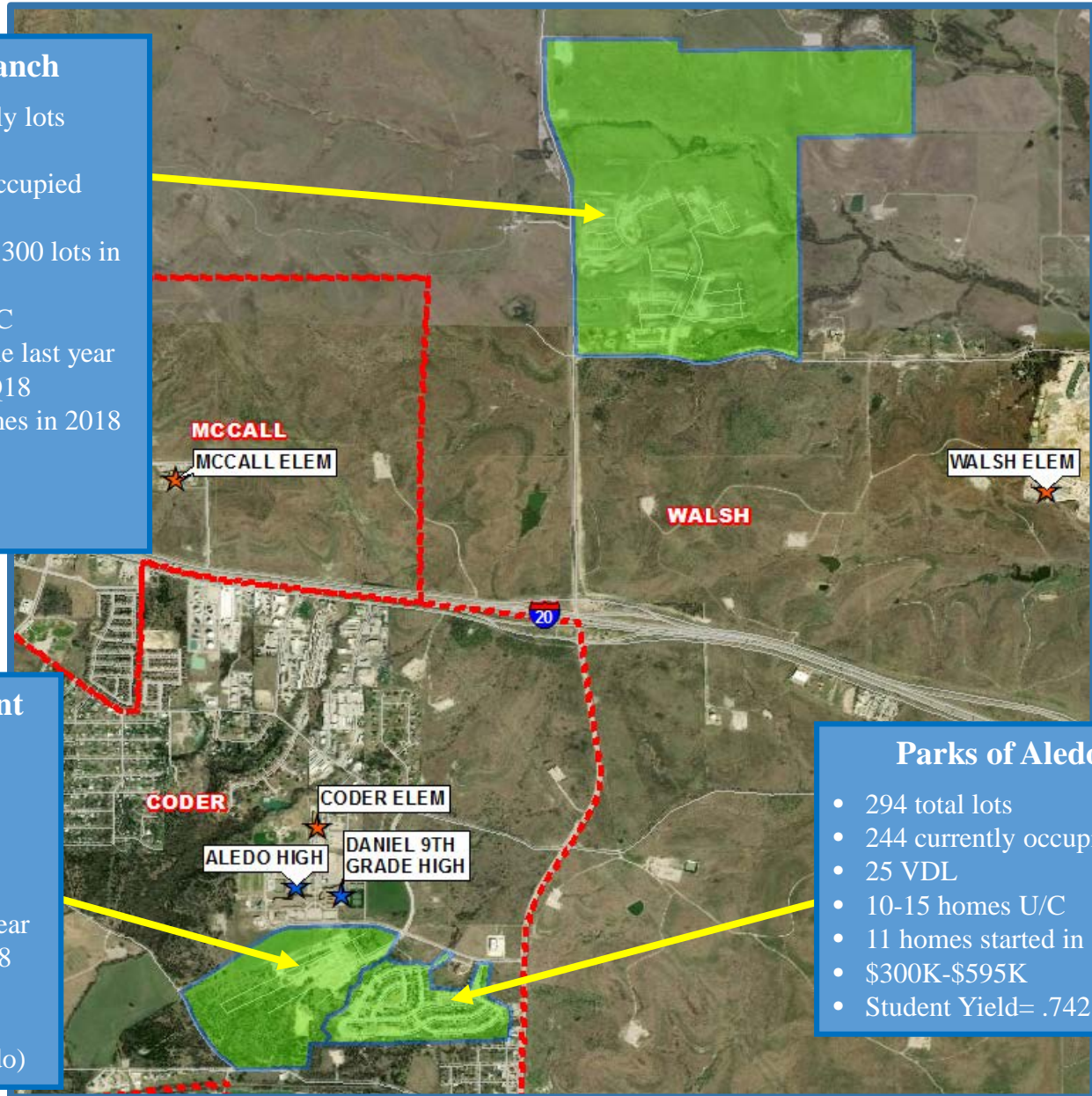
- 12,860 total SF lots
- 9,180 lots within AISD
- Currently building in Quail Ranch, which at build out will have: 3,000 total lots, 810 future TH/Condos and 3,700 MF units
- 89 homes currently occupied
- 317 VDL
- 93 homes currently U/C
- 199 home starts in the last year
- 64 homes closed in 2Q18
- Building 150-200 homes this year
- \$350K-\$900K
- Student Yield= .708



Residential Activity

Morningstar Ranch

- 2,070 total single family lots
- 1,595 future lots
- 218 homes currently occupied
- 124 VDL
- Streets paving on over 300 lots in sections 5-7
- 80 homes currently U/C
- 171 homes closed in the last year
- 52 homes started in 2Q18
- Building 225-250 homes in 2018
- \$250K-\$430K
- DR Horton
- Student Yield= .991



Parks of Aledo Vista Point

- 266 total lots
 - 194 future lots
 - 17 homes currently occupied
 - 34 VDL
 - 14 homes currently U/C
 - 27 homes started in the last year
 - Building 40-50 homes in 2018
 - \$340K-\$595K
 - Student Yield= .824
- (second phase of Parks of Aledo)

Parks of Aledo

- 294 total lots
- 244 currently occupied
- 25 VDL
- 10-15 homes U/C
- 11 homes started in 2Q18
- \$300K-\$595K
- Student Yield= .742



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	Current	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			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	Current	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			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





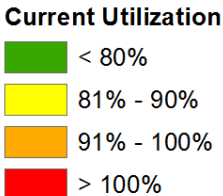
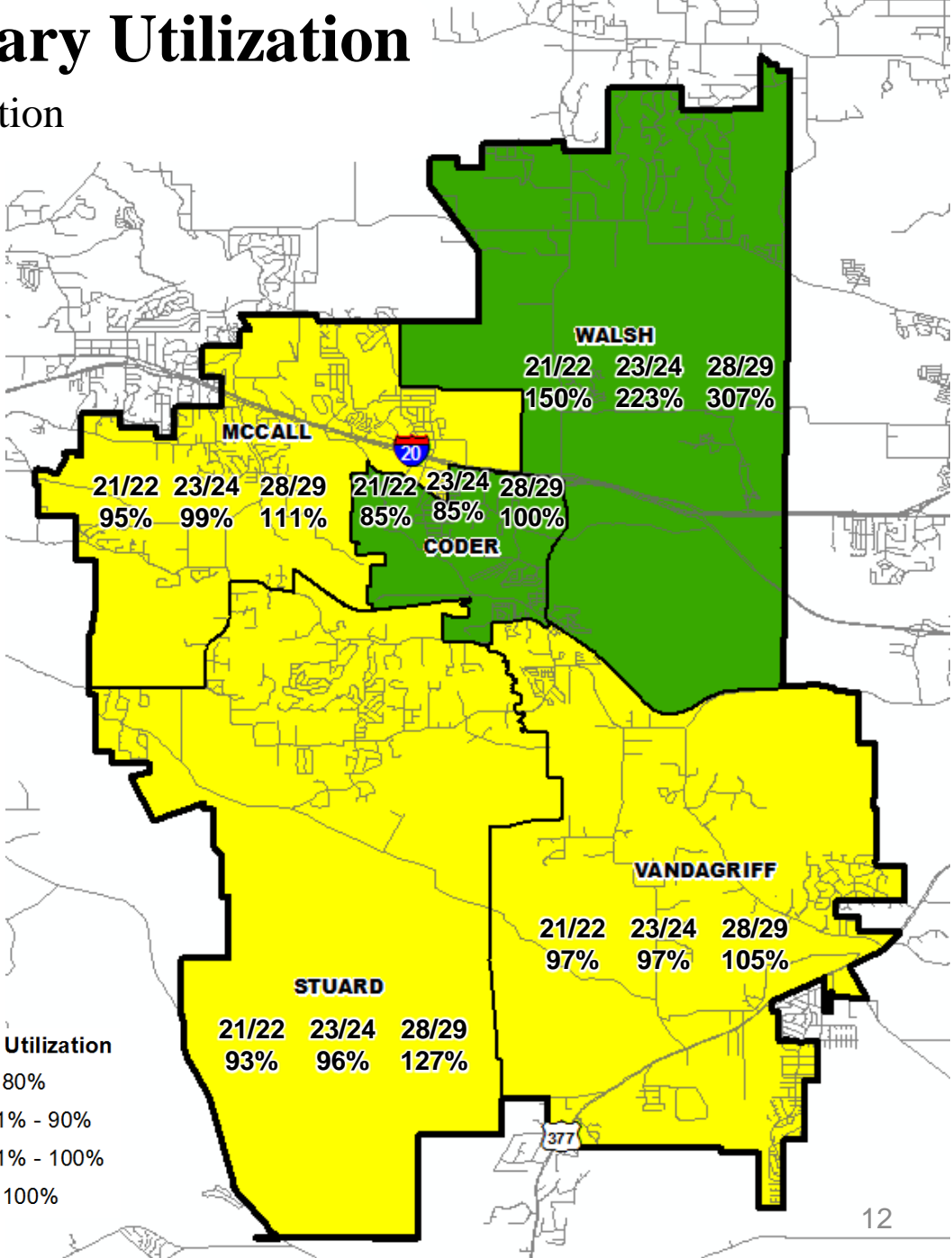
Summary

- Fort Worth's unemployment rate is currently under 4%.
- Aledo ISD had the most second quarter new home starts in more than 10 years.
- Walsh has started nearly 200 new homes.
- Aledo ISD could close over 560 new homes in 2018.
- Aledo ISD can expect an increase of approximately 2,600 students during the next 5 years.
- 2023/24 enrollment projection: 8,156 students.
- AISD is projected to enroll more than 12,300 students for the 2028/29 school year.



Current Elementary Utilization

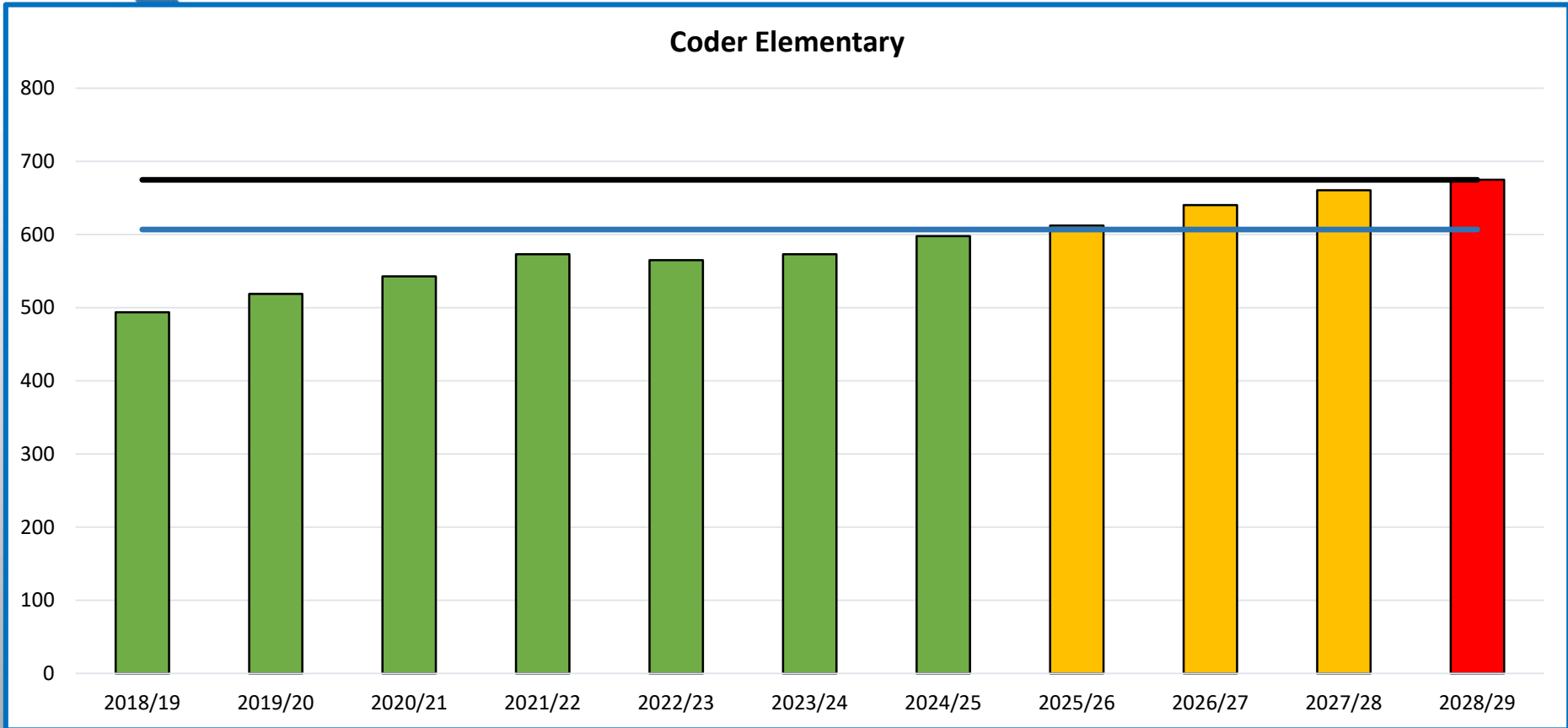
With 3, 5 and 10 year utilization





Ten Year Campus Enrollment Projection

Coder Elementary



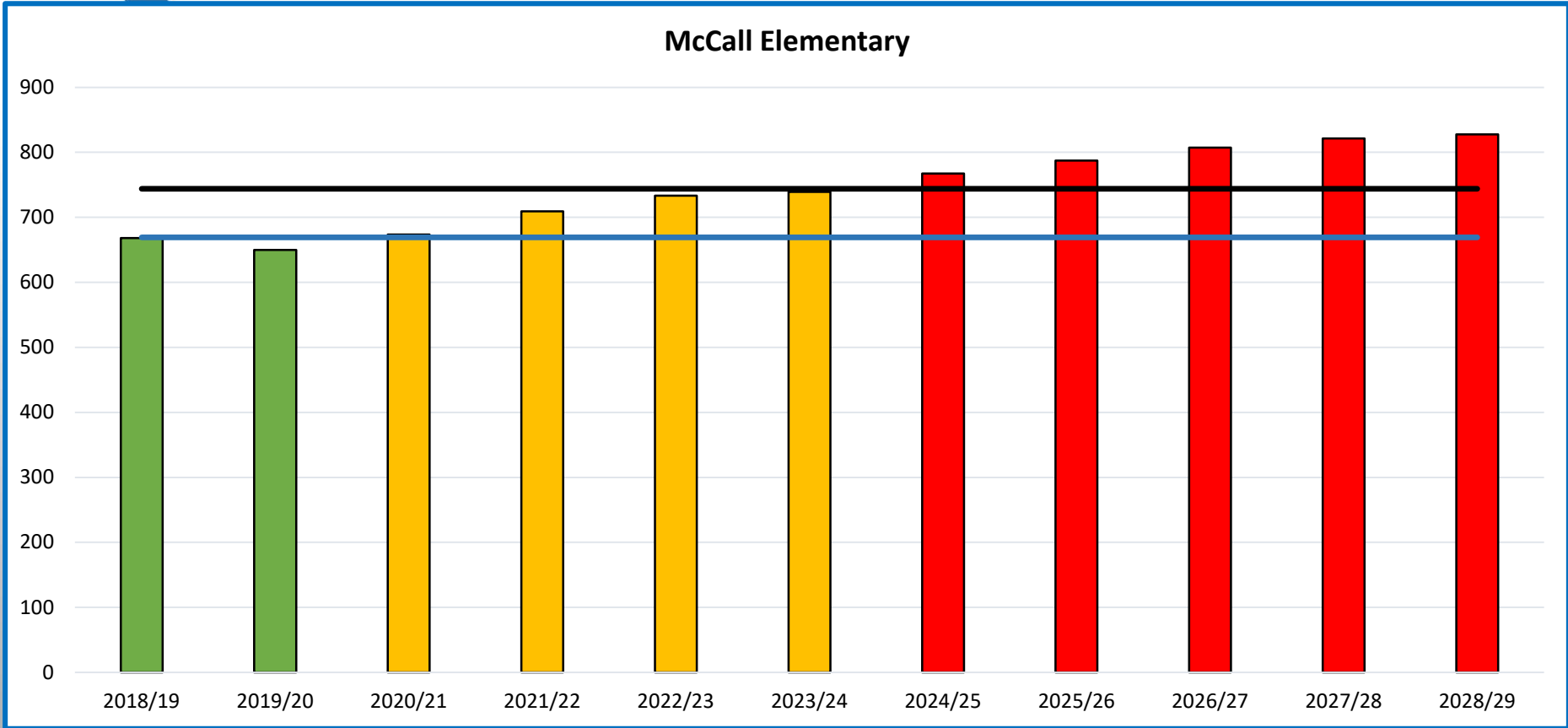
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

McCall Elementary



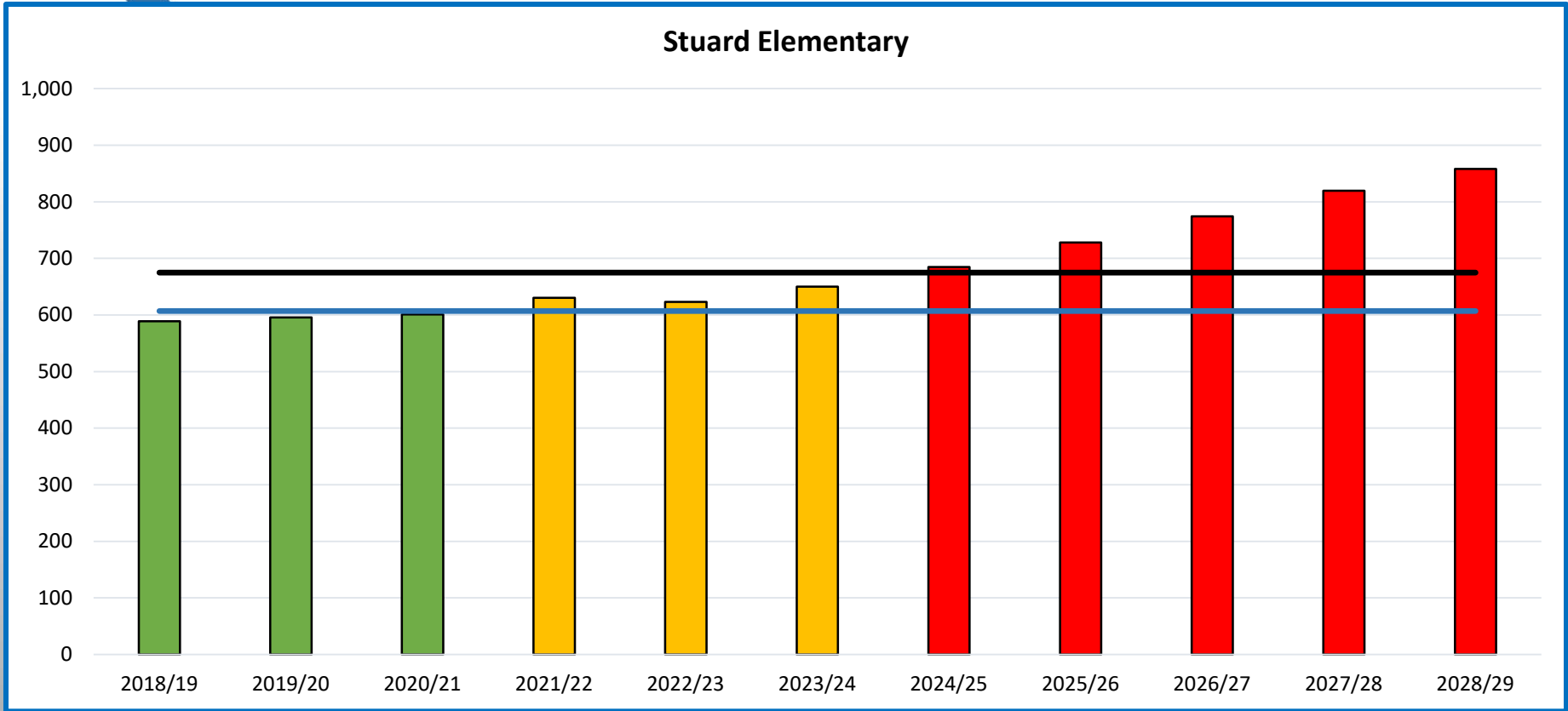
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Stuard Elementary



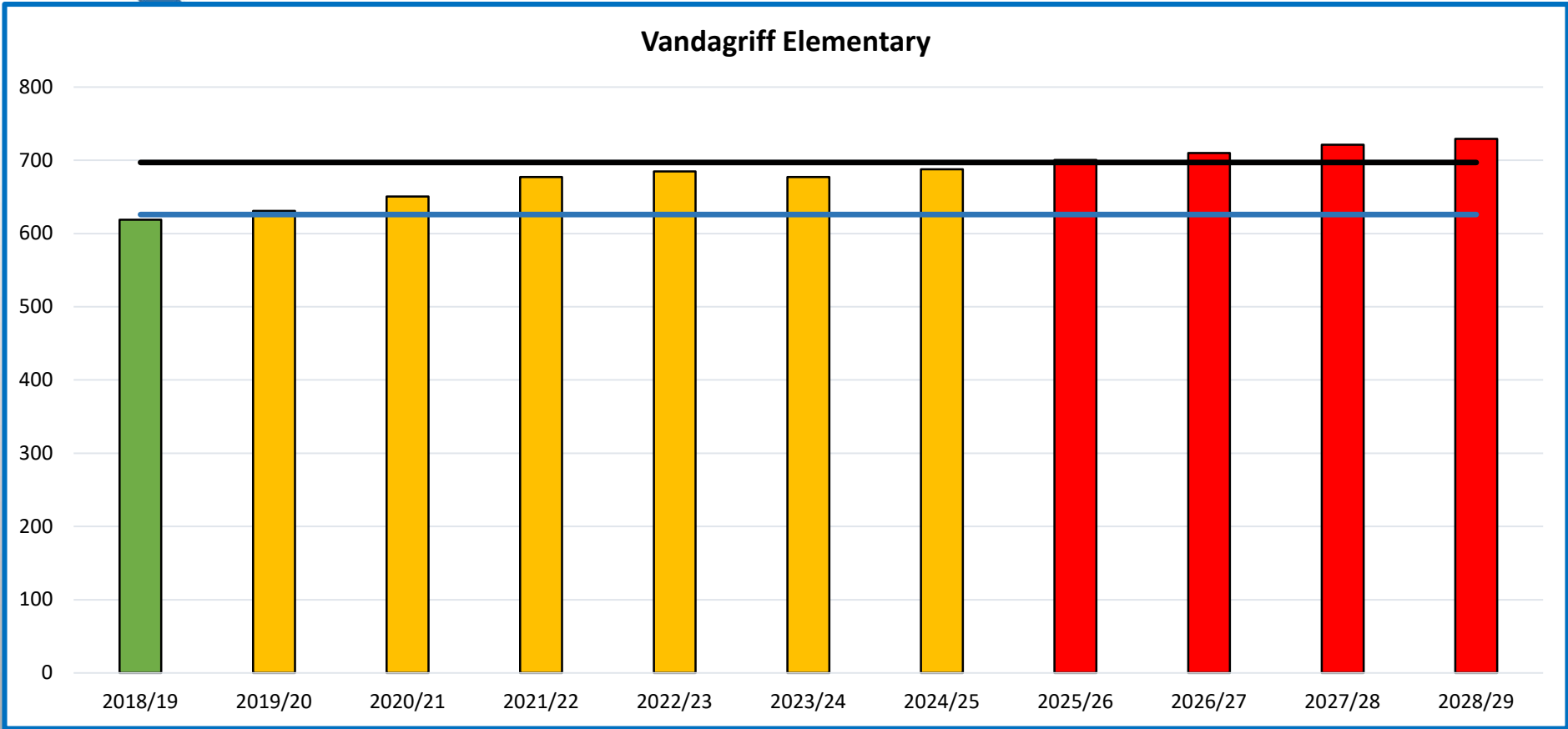
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Vandagriff Elementary



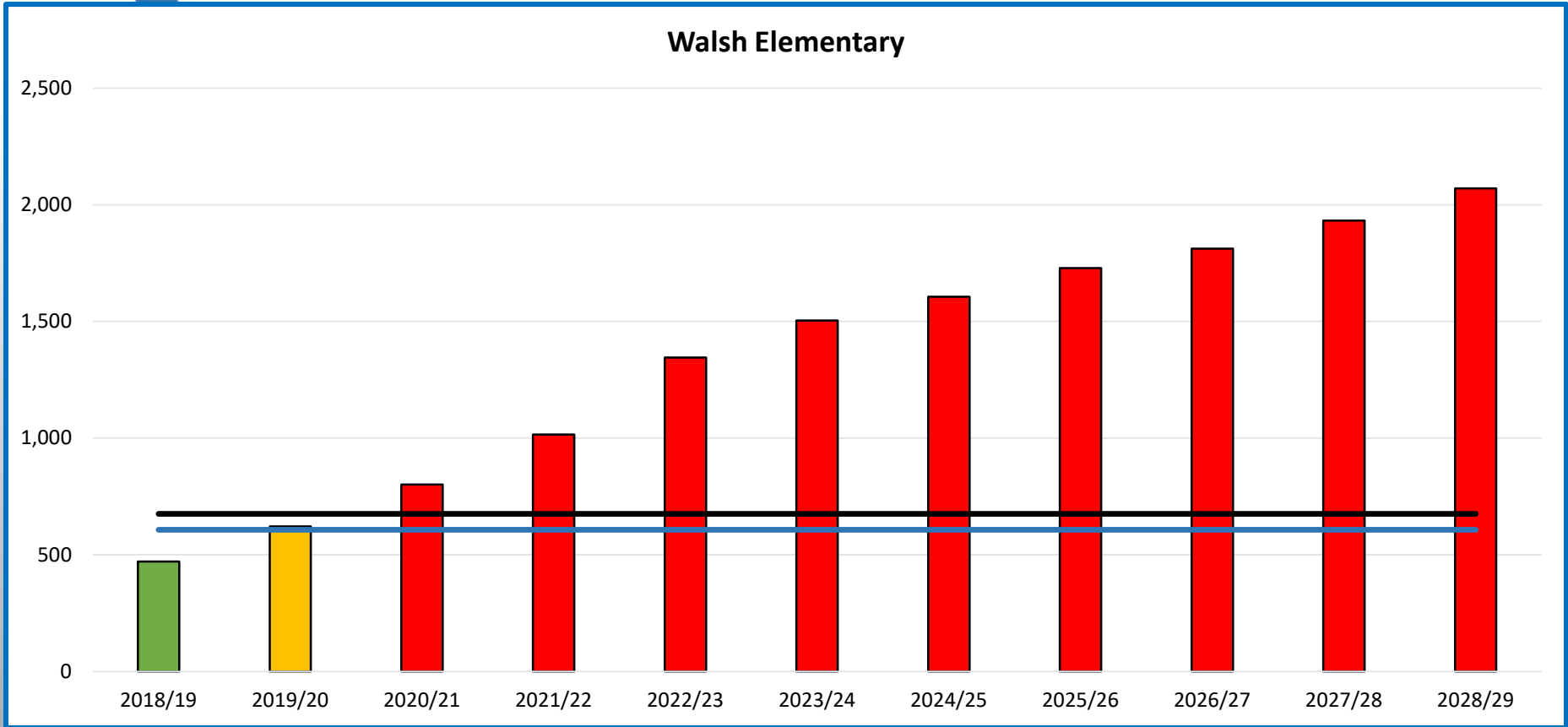
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
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Ten Year Campus Enrollment Projection

Walsh Elementary



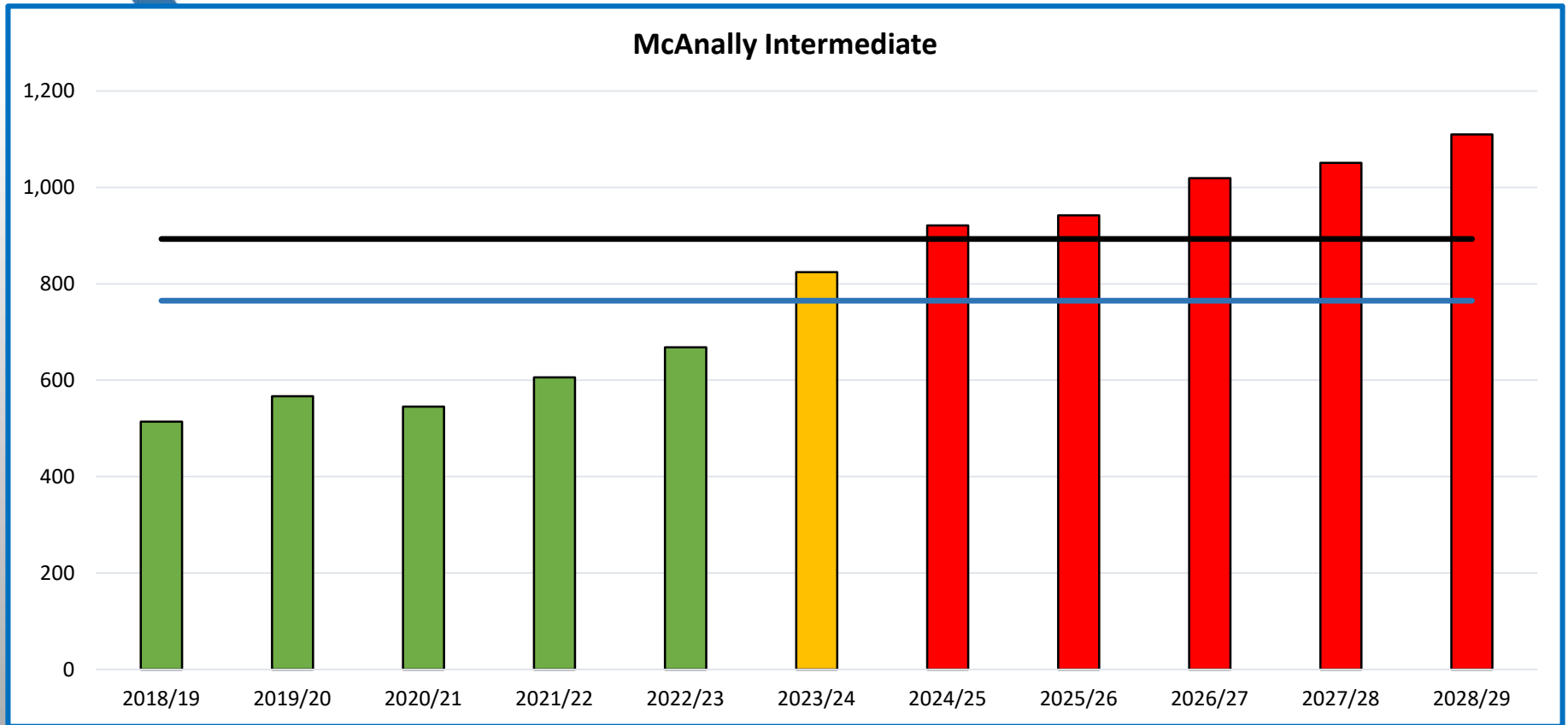
- Functional Capacity
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- Enrollment Below Functional Capacity
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Ten Year Campus Enrollment Projection

McAnally Intermediate



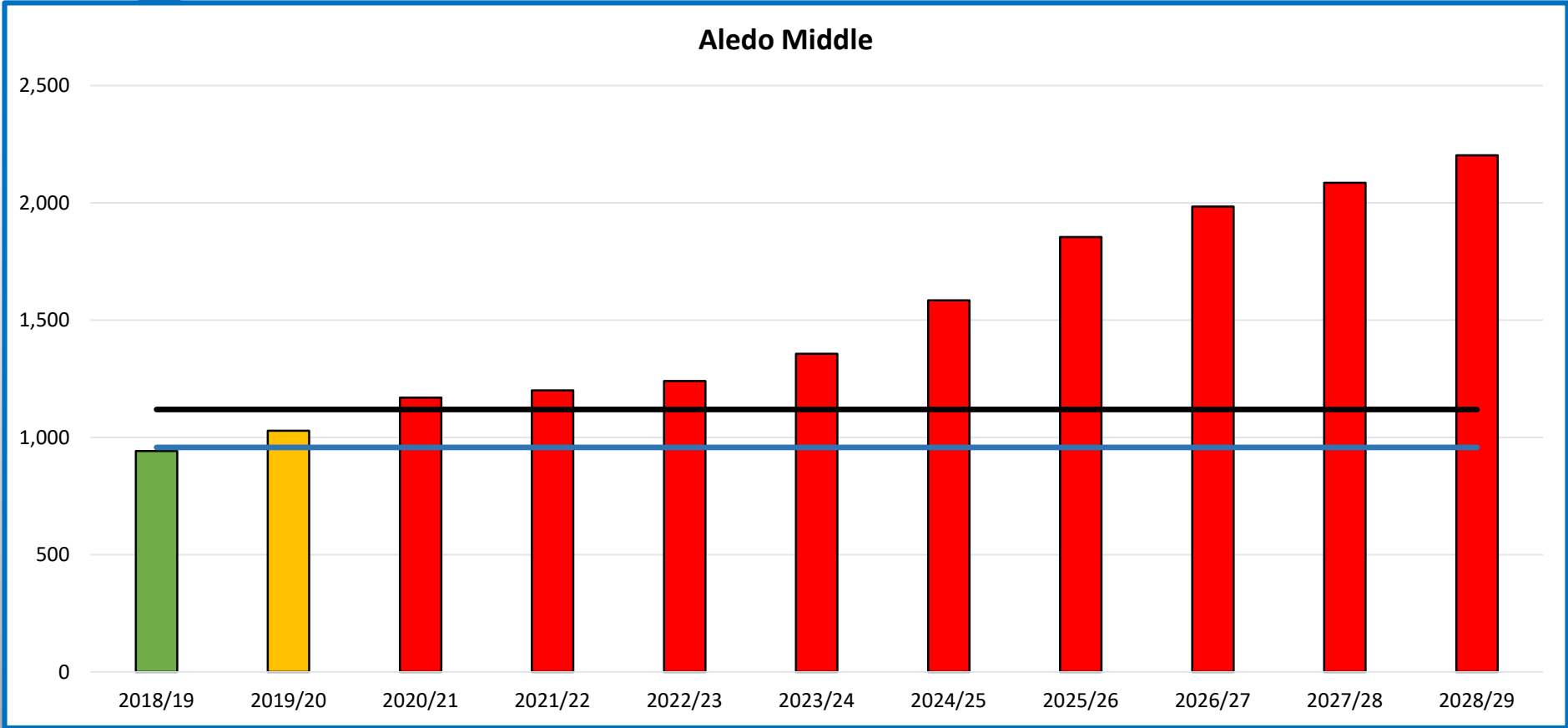
- Functional Capacity
- Maximum Capacity
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Ten Year Campus Enrollment Projection

Aledo Middle



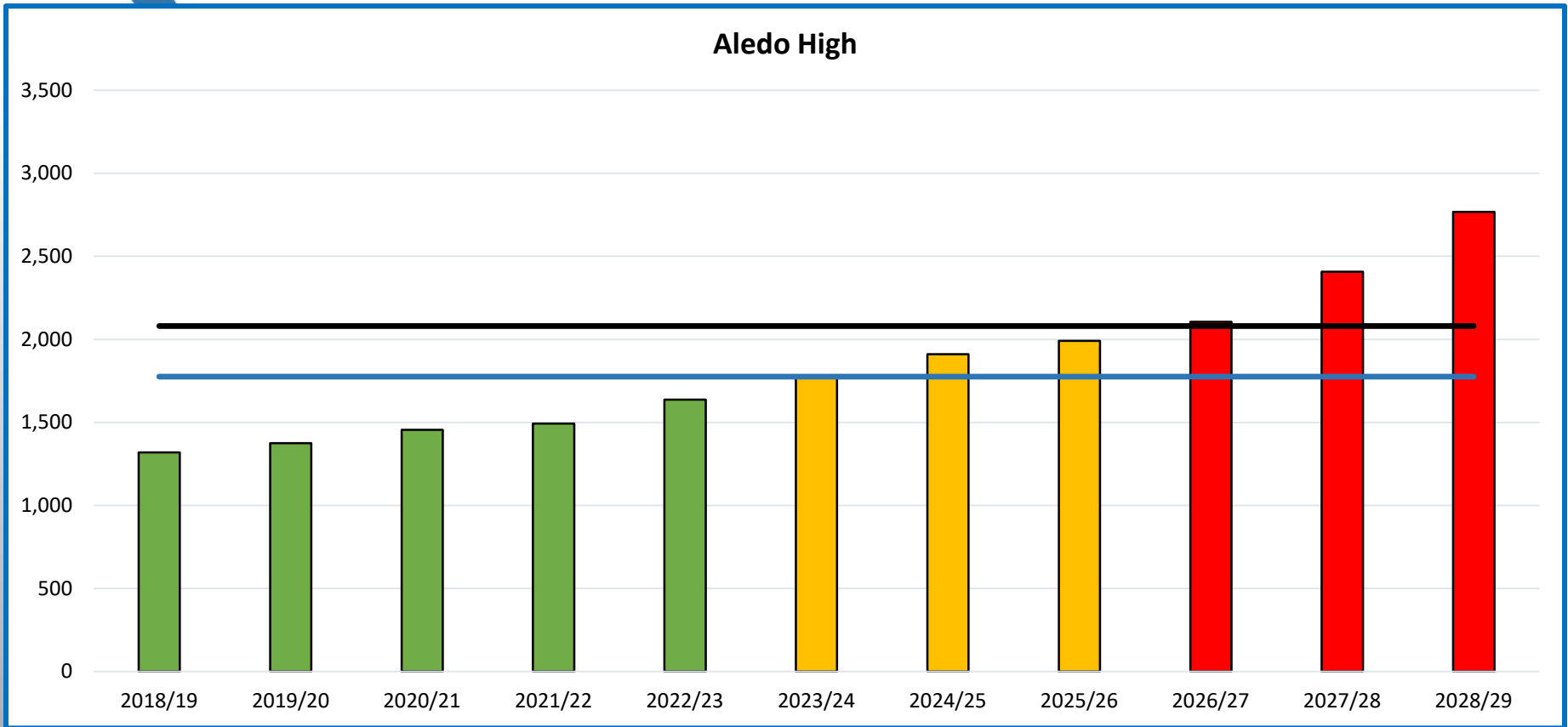
- Functional Capacity
- Maximum Capacity
- Enrollment Below Functional Capacity
- Enrollment Exceeds Functional Capacity
- Enrollment Exceeds Maximum Capacity





Ten Year Campus Enrollment Projection

Aledo High



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

