

*Aledo
Independent
School
District*



Demographic
Update
Fall 2017

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (September 2017)

3.1%

106,745 new jobs
National rate 1.6%



Job Growth

Unemployment Rate



U.S. 4.1%
Texas 4.0%
DFW MSA 3.4%
Fort Worth 3.5%

-0.8%

32,086

2,651 more starts than 2016



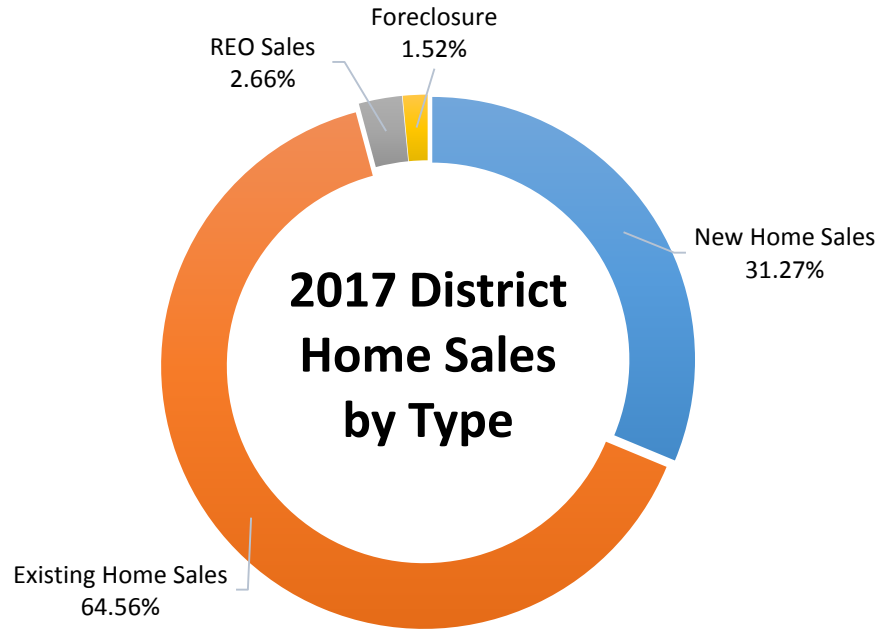
Annual Home Starts





Aledo ISD Housing Activity

January – October 2017 Home Sales by Transaction Type



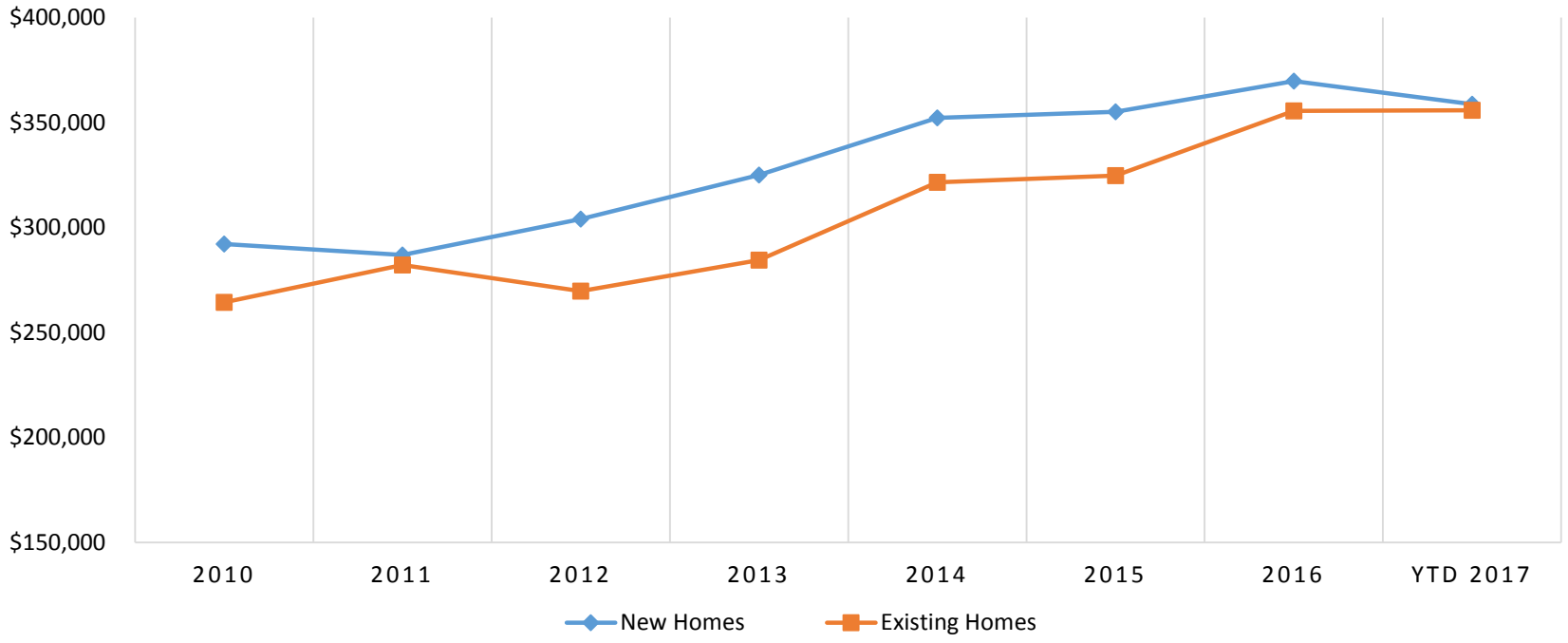
- Aledo ISD had 790 home sales so far in 2017, and roughly 31% were of new homes
- The average sale price for a new home within Aledo ISD is \$358,757
- The average sale price for an existing home within Aledo ISD is \$355,829





Aledo ISD Historical Home Price Analysis

DISTRICT AVERAGE HOME SALE PRICE, 2010 - 2017



	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
YTD 2017	\$358,757	\$355,829

- The average new home price has risen 22.8% since 2010, a price difference of \$66,591
- The average existing home price within Aledo ISD has risen 34.6% since 2010, a price change of \$91,443





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,552	2,681	4,067	6,325
2	Prosper ISD	2,804	2,524	5,703	25,970
3	Denton ISD	2,014	1,963	2,569	20,596
4	Northwest ISD	1,976	1,863	2,074	24,277
5	Dallas ISD	1,939	1,739	2,088	7,298
6	Lewisville ISD	1,141	1,277	1,493	4,749
7	Rockwall ISD	943	1,005	1,917	8,053
8	Little Elm ISD	1,465	1,002	1,383	3,586
9	McKinney ISD	847	827	1,504	8,253
10	Wylie ISD	865	801	1,006	4,313
11	Keller ISD	690	795	826	1,961
12	Eagle Mt.-Saginaw ISD	1,081	776	1,417	19,107
13	Mansfield ISD	616	710	857	7,133
14	Forney ISD	916	684	1,530	14,322
15	Allen ISD	683	634	1,094	1,713
16	Crowley ISD	599	632	1,049	12,551
17	Garland ISD	494	604	453	4,102
18	Midlothian ISD	686	582	1,402	19,477
19	Fort Worth ISD	567	476	964	4,499
20	Waxahachie ISD	497	476	910	9,453
21	Coppell ISD	430	455	331	478
22	Plano ISD	487	441	1,153	2,184
23	HEB ISD	407	364	698	4,377
24	Aledo ISD*	463	362	1,198	11,591
25	Princeton ISD	399	351	228	5,278

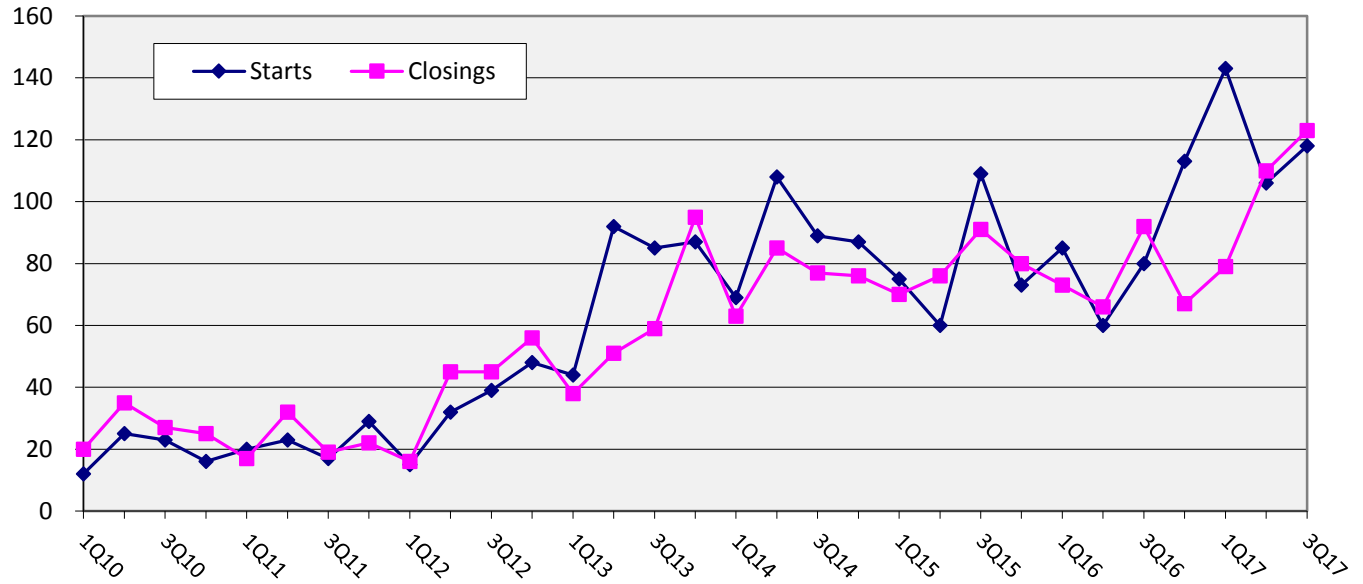
*Adjusted total subtracting portions of Walsh Ranch, Bella Ranch and Crown Valley not in AISD





New Housing Activity

Aledo ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	15	44	69	75	85	143
2Q	32	92	108	60	60	106
3Q	39	85	89	109	80	111
4Q	48	87	87	73	113	
Total	134	308	353	317	338	360

Closings	2012	2013	2014	2015	2016	2017
1Q	16	38	63	70	73	79
2Q	45	51	85	76	66	110
3Q	45	59	77	91	92	119
4Q	56	95	76	80	67	
Total	162	243	301	317	298	308

- Aledo ISD started 111 homes in 3Q17, a rise of nearly 40% over the previous 3rd quarter
- The district closed 119 homes in 3Q17, the most quarter closings in more than 10 years
- The district new home inventory is slightly high due to a large number of homes under construction

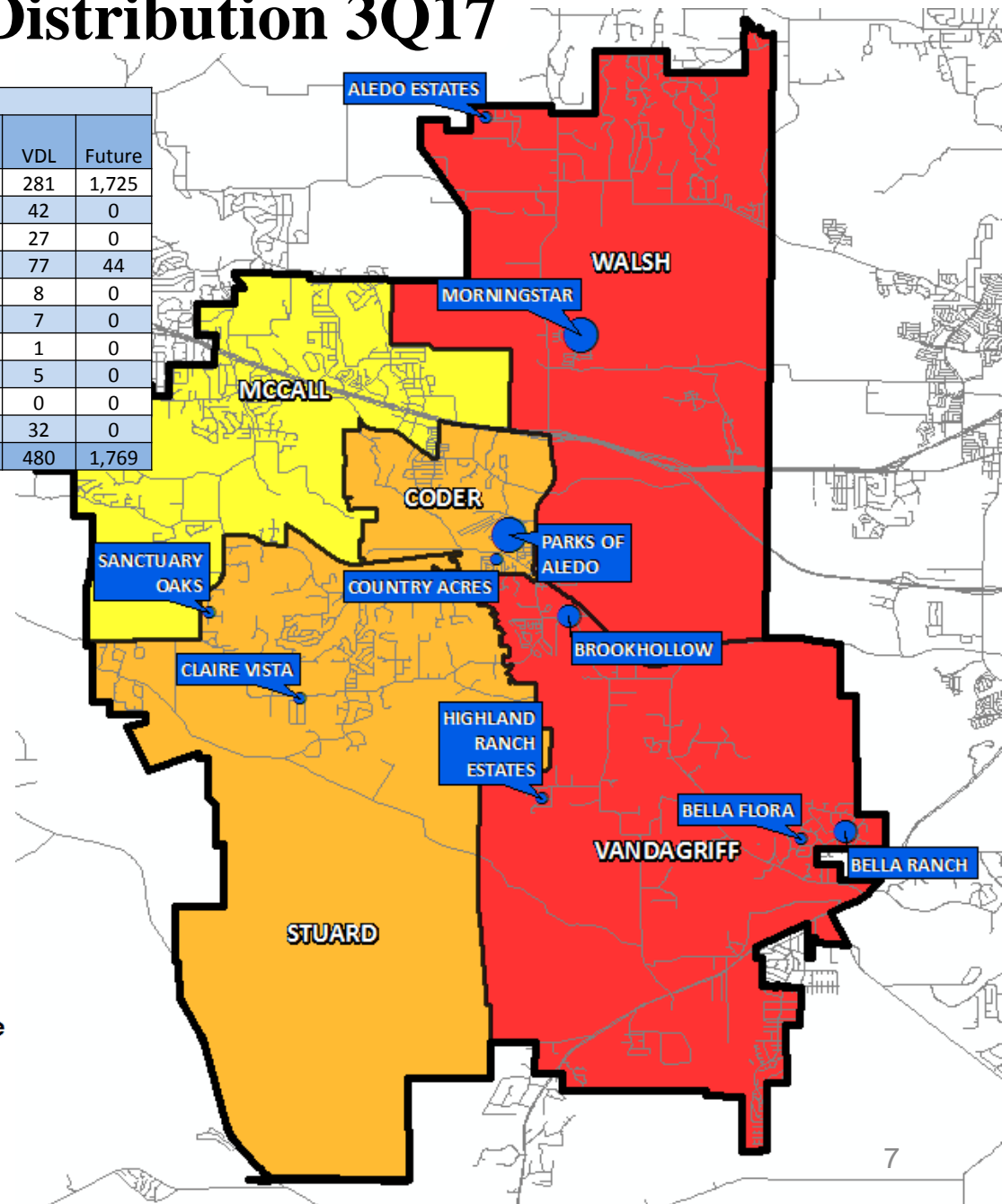




Annual Closing Distribution 3Q17

Top 10 Subdivisions - 3Q17 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	MORNINGSTAR	WALSH	93	46	281	1,725
2	PARKS OF ALEDO	CODER	64	24	42	0
3	BROOKHOLLOW	VANDAGRIFF	54	15	27	0
4	BELLA RANCH	VANDAGRIFF	33	8	77	44
5	SANCTUARY OAKS	STUARD	18	3	8	0
6	CLAIRE VISTA	STUARD	14	3	7	0
7	COUNTRY ACRES	CODER	12	2	1	0
8	HIGHLAND RANCH ESTATES	VANDAGRIFF	9	0	5	0
9	ALEDO ESTATES	WALSH	8	0	0	0
10	BELLA FLORA	VANDAGRIFF	6	1	32	0
Totals			311	102	480	1,769



Annual Closings by Sub

- < 30
- 30 - 60
- > 60

Annual Closings by Elem Zone

- < 50
- 50 - 100
- > 100

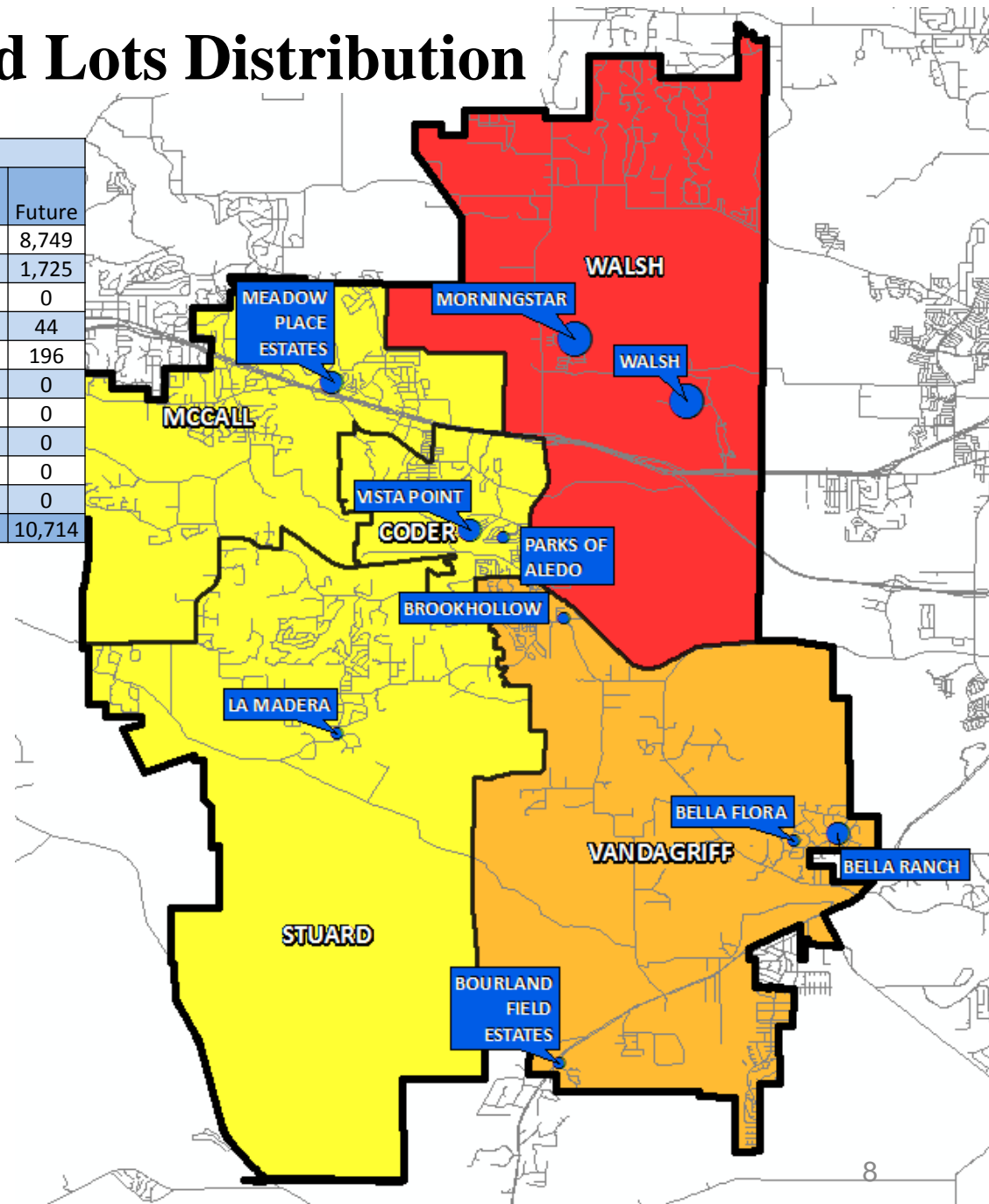




Vacant Developed Lots Distribution

Top 10 Subdivisions - 3Q17 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	WALSH	WALSH	5	400	8,749
2	MORNINGSTAR	WALSH	93	281	1,725
3	MEADOW PLACE ESTATES	MCCALL	5	95	0
4	BELLA RANCH	VANDAGRIFF	33	77	44
5	VISTA POINT	CODER	0	52	196
6	LA MADERA	STUARD	4	43	0
7	PARKS OF ALEDO	CODER	64	42	0
8	BELLA FLORA	VANDAGRIFF	6	32	0
9	BROOKHOLLOW	VANDAGRIFF	54	27	0
10	BOURLAND FIELD ESTATES	VANDAGRIFF	0	19	0
Totals			264	1,068	10,714



VDL by Sub

- < 50
- 50 - 100
- > 100

VDL by Elem Zone

- < 125
- 125 - 250
- > 250

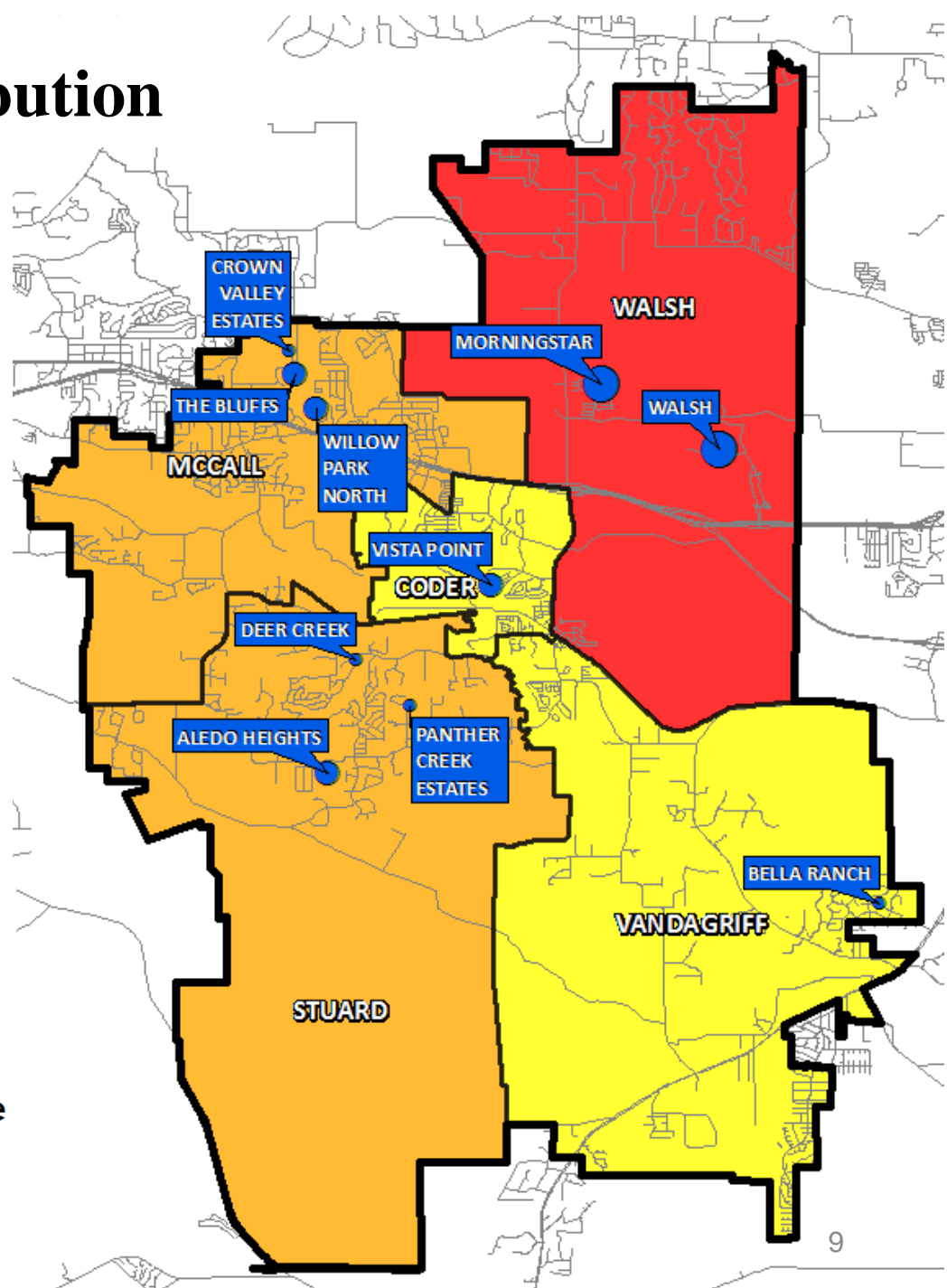




Future Lots Distribution

Top 10 Subdivisions - 3Q17 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	WALSH	WALSH	5	400	8,749
2	MORNINGSTAR	WALSH	93	281	1,725
3	ALEDO HEIGHTS	STUARD	0	0	260
4	VISTA POINT	CODER	0	52	196
5	WILLOW PARK NORTH	MCCALL	0	0	165
6	THE BLUFFS	MCCALL	0	0	161
7	CROWN VALLEY ESTATES	MCCALL	4	4	93
8	DEER CREEK	STUARD	1	5	70
9	BELLA RANCH	VANDAGRIFF	33	77	44
10	PANTHER CREEK ESTATES	STUARD	0	0	38
Totals			136	819	11,501



Futures by Sub

- < 100
- 100 - 1,000
- > 1,000

Futures by Elem Zone


- < 250
- 250 - 500
- > 500






New Home Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
CODER	84	19	82	26	58	97	207
MCCALL	24	11	14	7	19	117	419
STUARD	41	11	51	11	34	121	423
VANDAGRIFF	86	20	108	24	45	177	44
WALSH	228	50	107	51	127	686	10,498
Grand Total	463	111	362	119	283	1,198	11,591

 Highest activity in the category

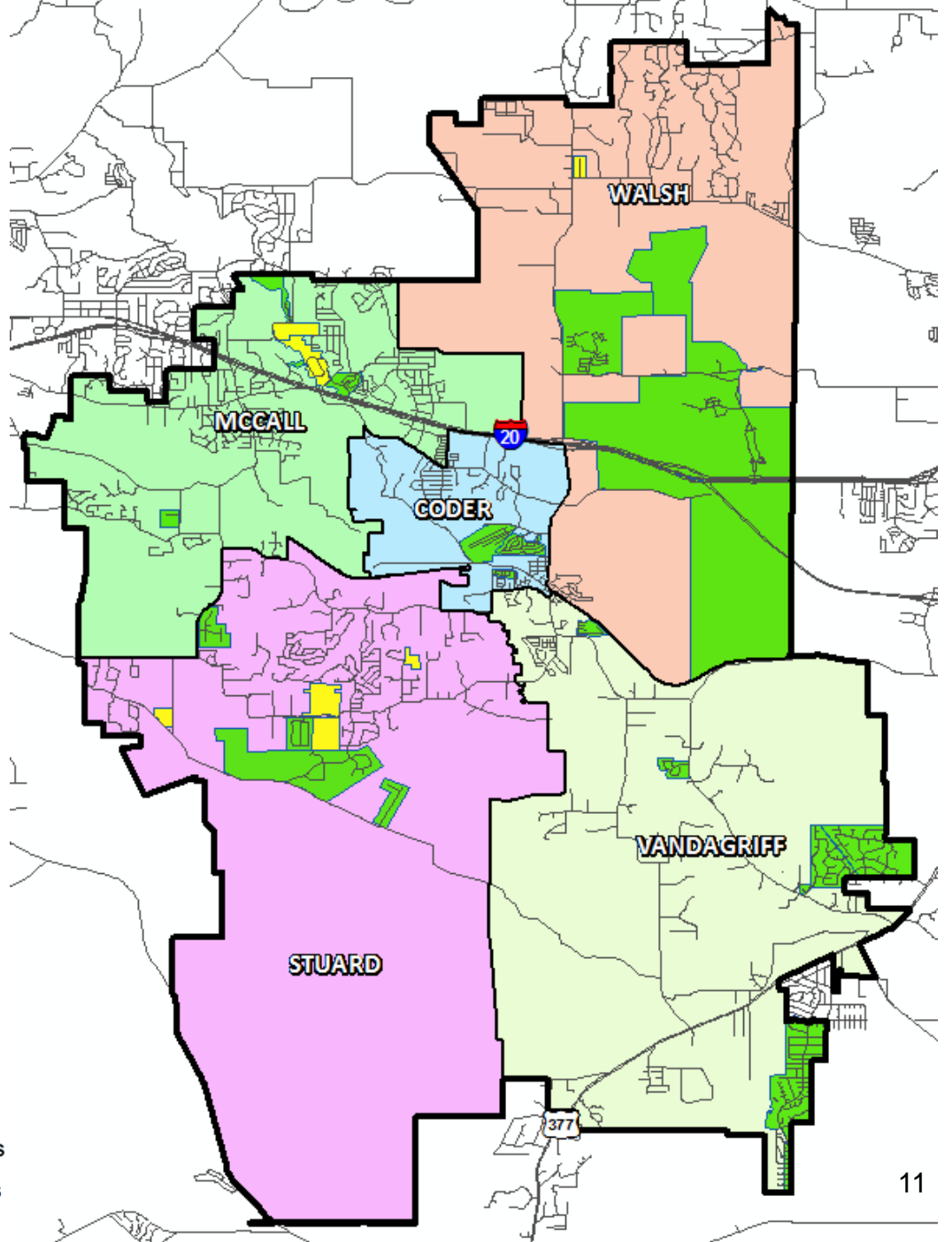
 Second highest activity in the category



District Overview



- Aledo ISD has nearly 1,200 lots available to build on
- The district has more than 11,500 planned future lots
- Of those futures, groundwork is underway on 670 lots within AISD



Future Subdivisions
Active Subdivisions





Residential Activity

Morningstar

- 2,200 planned lots
- 1,725 future lots
- 93 occupied
- 281 VDL
- 58 homes under construction
- Groundwork underway on Phases 2-4 with 435 lots, delivering by summer 2018
- Building 275-300 homes in 2018
- Developer working to acquire additional land, could result in ~1,000 additional futures
- \$240K - \$420K
- Current student yield = 0.75
- Walsh Elementary

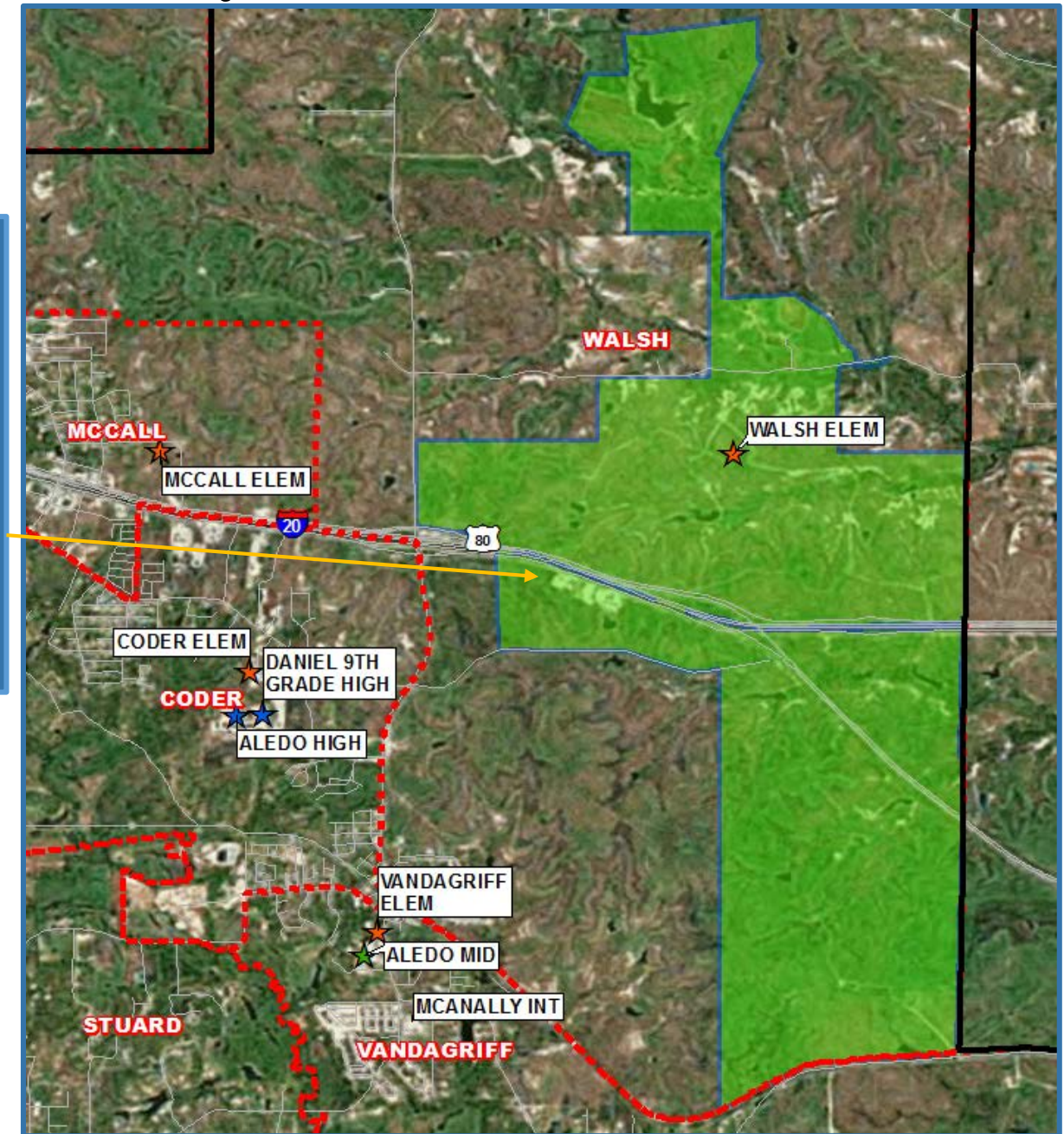




Residential Activity

Walsh

- 12,860 total single family lots
- 9,180 lots within Aledo ISD
- Quail Valley (Phase 1)
 - 3,000 total lots
 - 810 future TH/Condos
 - 3,700 future MF units
- 400 VDL
- 5 homes U/C
- 31 annual home starts
- First closings underway
- Building 120-140 homes in 2018
- \$380K - \$750K+
- Walsh Elementary





Residential Activity

Willow Park North

- Future mixed-use development
- Approx. 165 planned future lots
- Approx. 100 future single family lots
- Approx. 65 future townhomes
- Planned commercial and riverfront retail
- Demolition on old horse track started in September 2017
- Homes starting at \$350K+
- McCall Elementary

The Bluffs

- 161 planned future lots
- Rezoning and final plat denied by City of Willow Park
- Development facing lawsuit over annexation
- Development stalled at this time
- McCall Elementary

Meadow Place Estates

- 114 total lots
- 5 occupied
- 95 VDL
- 9 homes U/C
- Building ~40 homes a year
- 6 current students
- McCall Elementary



Residential Activity



Vista Point

- 268 total lots
- 196 futures
- 52 VDL
- 20 homes U/C
- First closings underway
- Groundwork underway on 63 lots
- \$345K - \$600K
- Coder Elementary



Parks of Aledo

- 294 total lots
- 217 occupied
- 42 VDL
- 20 homes U/C
- 64 annual closings
- Building out by the end of 2018
- \$300K - \$600K
- Current student yield = 0.63
- Coder Elementary

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
2013/14	46	353	347	356	364	357	370	398	370	368	402	386	420	341	4,878		
2014/15	67	310	378	382	358	390	366	419	417	387	401	414	373	396	5,058	180	3.69%
2015/16	74	377	346	436	413	373	395	398	425	426	436	397	411	349	5,256	198	3.91%
2016/17	66	377	381	358	448	446	406	428	411	436	455	431	400	392	5,435	179	3.41%
2017/18	66	416	394	430	396	481	466	429	454	429	471	448	425	392	5,697	262	4.82%
2018/19	66	405	465	461	483	442	523	522	459	481	472	467	439	412	6,098	401	7.04%
2019/20	66	443	449	535	515	537	477	570	540	479	516	468	471	421	6,488	390	6.39%
2020/21	66	469	485	501	594	565	596	535	597	566	519	512	469	451	6,925	438	6.74%
2021/22	66	503	522	558	567	676	632	661	562	627	613	515	517	449	7,468	542	7.83%
2022/23	66	511	562	595	627	626	757	708	691	589	675	608	514	495	8,025	557	7.46%
2023/24	66	553	565	635	666	694	698	846	743	725	636	669	606	492	8,594	569	7.09%
2024/25	66	586	610	658	713	761	788	778	879	780	781	631	666	580	9,277	683	7.95%
2025/26	66	617	648	711	744	810	865	881	813	922	838	774	625	638	9,952	675	7.27%
2026/27	66	653	690	757	806	847	926	966	920	853	990	831	770	599	10,674	722	7.25%
2027/28	66	682	731	812	865	922	971	1,034	1,007	965	916	982	826	737	11,516	842	7.89%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Aledo ISD could enroll more than 6,000 students next fall
- 5 year enrollment growth = 2,328 students
- 2022/23 enrollment = 8,025
- 10 year enrollment growth = 5,819 students
- 2027/28 enrollment = 11,516

Ten Year Forecast

By Campus



CAMPUS	Maximum Capacity	Functional Capacity	HISTORY		ENROLLMENT PROJECTIONS									
			2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Coder Elementary	650	585	541	470	507	534	567	613	598	607	637	649	675	700
McCall Elementary	744	669	423	649	652	639	648	670	666	667	692	720	763	807
Stuard Elementary	675	607	579	609	611	625	632	653	665	684	725	769	815	862
Vandagriff Elementary	584	525	541	587	623	647	693	698	704	691	712	726	745	755
Walsh Elementary	700			334	453	578	737	890	1,113	1,228	1,417	1,597	1,747	1,925
ELEMENTARY TOTALS	3,353	2,386	2,084	2,649	2,846	3,023	3,276	3,524	3,745	3,877	4,182	4,461	4,745	5,049
Elementary Absolute Change			72	565	197	177	254	248	221	132	305	279	284	304
Elementary Percent Change			3.58%	27.11%	7.43%	6.22%	8.39%	7.56%	6.27%	3.52%	7.88%	6.67%	6.36%	6.41%
McAnally Intermediate	893	765	834	429	522	570	535	661	708	846	778	881	966	1,034
Aledo Middle School	1,119	958	847	883	940	1,019	1,163	1,189	1,280	1,468	1,659	1,735	1,773	1,972
Intermediate/Middle Total			1,681	1,312	1,462	1,589	1,698	1,850	1,988	2,314	2,437	2,616	2,739	3,006
Intermed/Mid Absolute Change			37	-369	150	127	109	152	138	326	123	179	123	267
Intermed/Mid Percent Change			2.25%	-21.95%	11.43%	8.69%	6.86%	8.95%	7.46%	16.40%	5.32%	7.35%	4.70%	9.75%
Daniel 9th Grade Campus	1,054	899	440	464	461	507	509	603	665	626	771	828	980	906
Aledo High School	2,081	1,775	1,238	1,272	1,329	1,369	1,442	1,491	1,627	1,777	1,887	2,047	2,210	2,555
HIGH SCHOOL TOTALS			1,678	1,736	1,790	1,876	1,951	2,094	2,292	2,403	2,658	2,875	3,190	3,461
High School Absolute Change			85	58	54	86	75	143	198	111	255	217	315	271
High School Percent Change			5.34%	3.46%	3.11%	4.80%	4.00%	7.30%	9.47%	4.84%	10.62%	8.16%	10.96%	8.50%
DISTRICT TOTALS			5,443	5,697	6,098	6,488	6,925	7,468	8,025	8,594	9,277	9,952	10,674	11,516
District Absolute Change			194	254	401	390	438	542	557	569	683	675	722	842
District Percent Change			3.7%	4.7%	7.0%	6.4%	6.7%	7.8%	7.5%	7.1%	8.0%	7.3%	7.3%	7.9%

*Yellow box = enrollment exceeds 93% of stated maximum capacity





Summary

- Fort Worth's unemployment rate is currently below 4%.
- The district closed 119 homes in 3Q17, the most quarter closings in more than 10 years.
- Morningstar has started 194 homes, and could add another 1,000 future lots.
- Aledo ISD could near 400 new home closings in 2017.
- Aledo ISD can expect an increase of approximately 2,300 students during the next 5 years.
- 2022/23 enrollment projection: 8,025 students.
- AISD is projected to enroll more than 11,500 students for the 2027/28 school year.