

*Aledo  
Independent  
School  
District*



Spring 2015  
Demographic  
Update

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – DFW Area



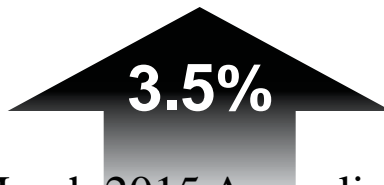
March 2015 Fort Worth  
Unemployment Rate



- U.S. 5.6%
- Texas 4.2%
- DFW MSA 4.0%
- Fort Worth 4.1%



3.5%  
March 2015 Annualized  
DFW Job Growth



- 115,800 new jobs created
- 1.3% above the national rate



24,110  
2014 DFW  
Home Starts



- 2,975 more than 2013





# Local Economic Conditions



## Texas Health Resources Opened

- The new Texas Health Resources' \$20 million, 60,000 sq. ft. outpatient center in Willow Park opened in January
- It has an emergency department, medical office buildings, lab services and advanced imaging
- Located at I-20 and Crown Pointe Blvd
- Adding 60-100 new jobs

## H-E-B Coming to Parker County

- A new H-E-B is coming to Hudson Oaks off US 180 and Lakeshore Drive
- The City hopes the store will anchor its new Town Center concept plans
- Groundwork and utility improvements were set to begin on site in April 2015
- H-E-B is based out of San Antonio and is one of the largest grocery chains in the nation
- There are more than 150 stores in Texas



## KEG 1 Relocation

- Keg 1 brought business to South Weatherford on BB Fielder Road with an 85,000 sq. ft. facility
- The beverage distribution company is relocating from Mineral Wells, and brought 100 jobs with it
- The city hopes this will anchor additional industry in the area



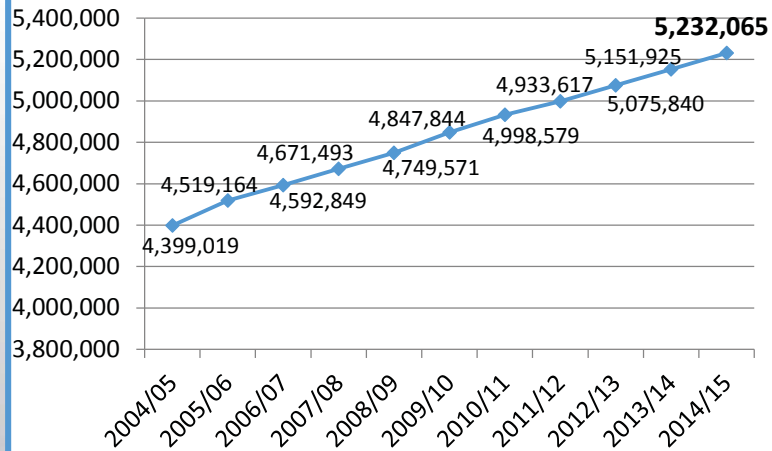


# Texas Enrollment Trends

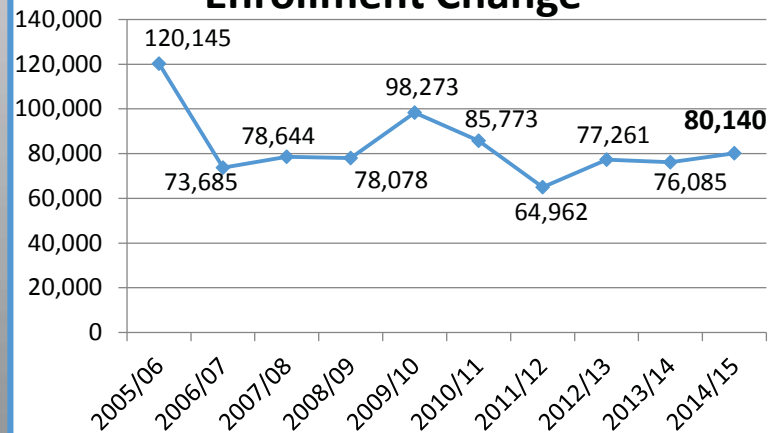
## 2014/15 State Enrollment

Total Enrollment	5,232,065
Total Growth	80,140

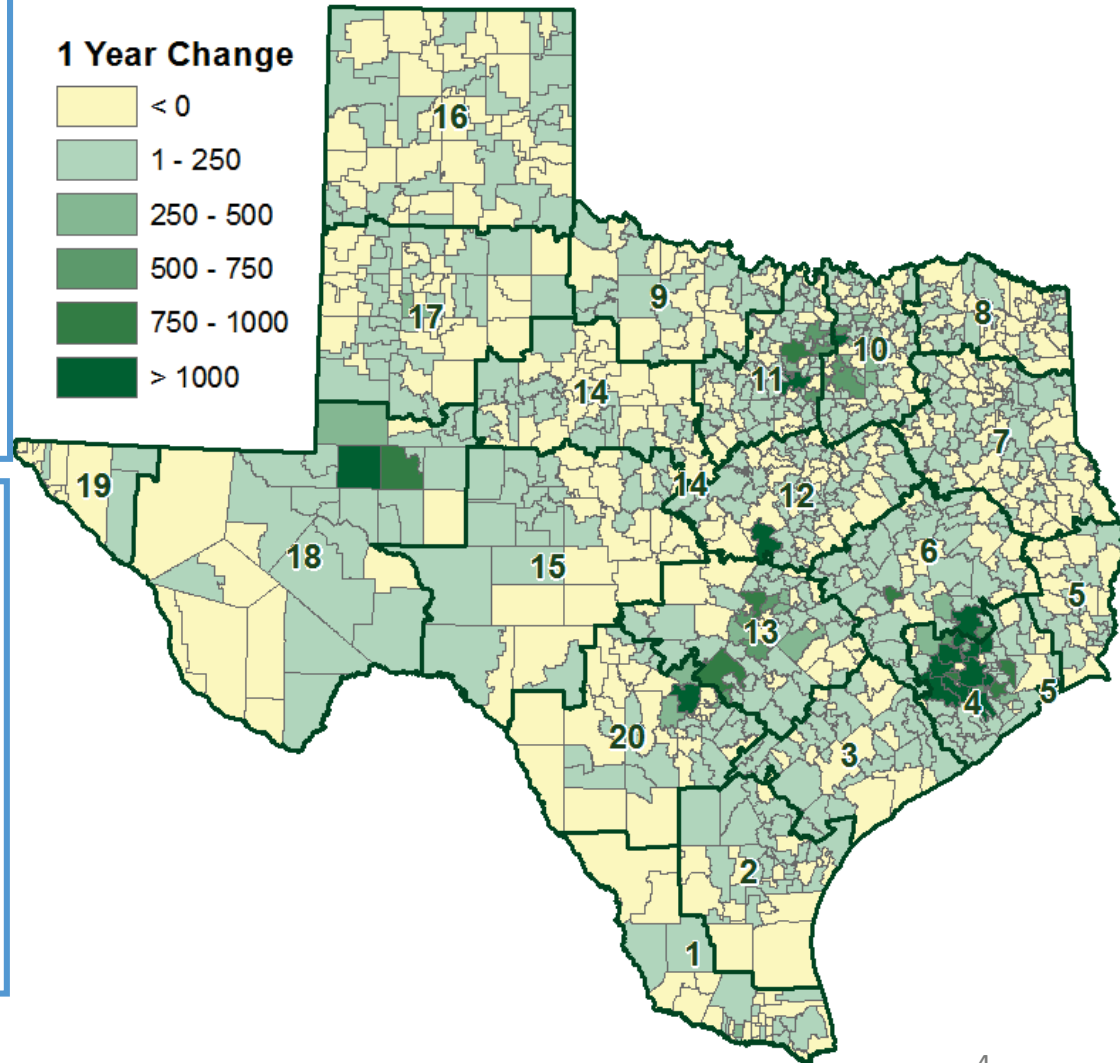
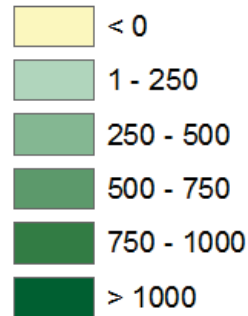
### Total State Enrollment



### Enrollment Change



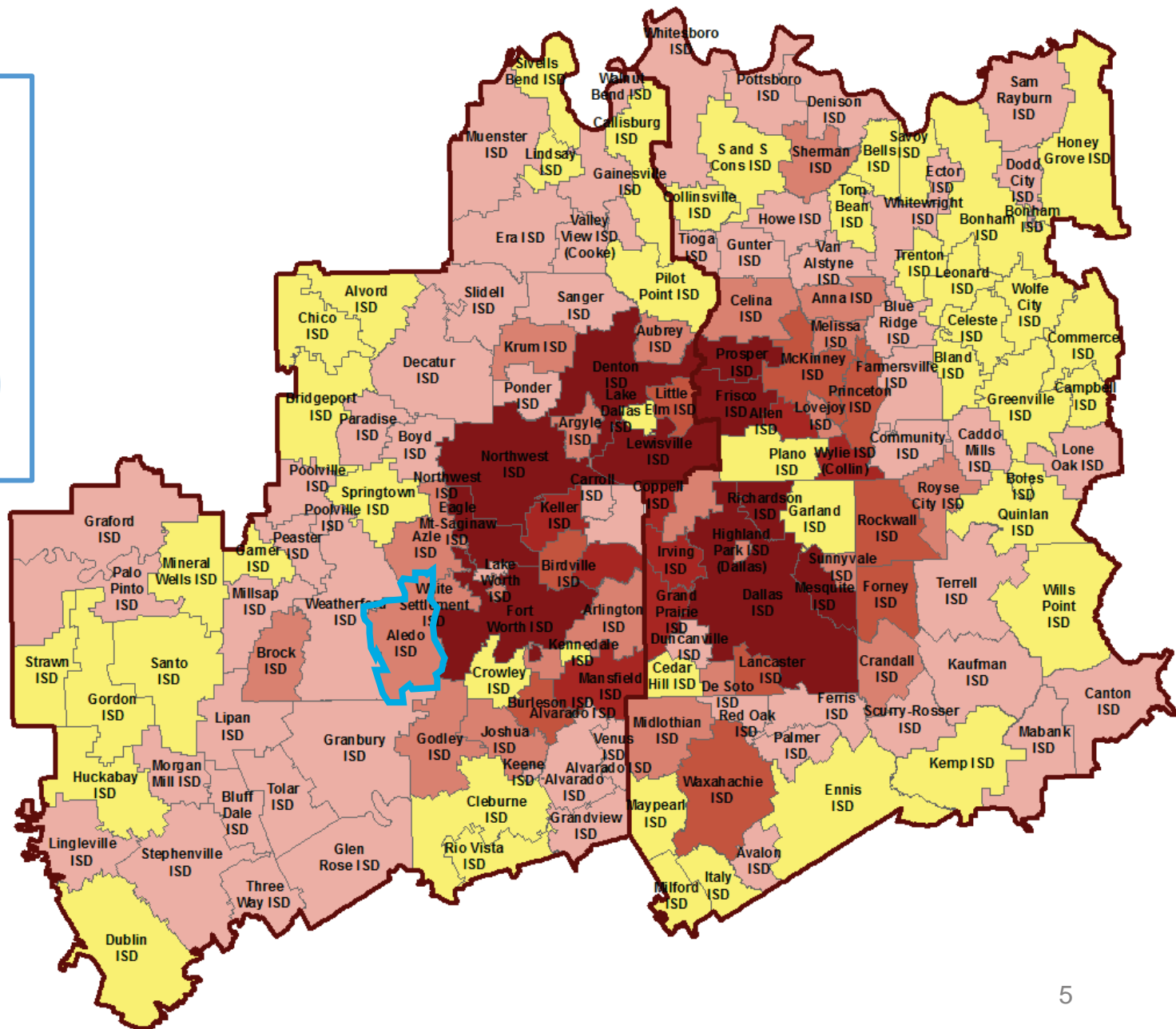
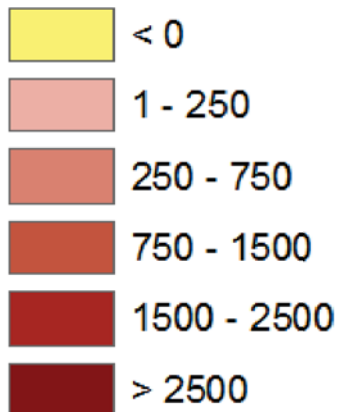
### 1 Year Change





# Region 10 & 11 Enrollment Trends

## 5 Year Change





# Region 10 & 11 Enrollment Trends

## Region 10

Rank	District	2009/10 Enrollment	2014/15 Enrollment	5-YEAR Change (09/10-14/15)	5-YEAR PCT Growth
1	Frisco ISD	33,973	49,644	15,671	46.1%
2	Richardson ISD	34,843	38,618	3,775	10.8%
3	Prosper ISD	3,637	7,074	3,437	94.5%
4	Dallas ISD	157,111	160,253	3,142	2.0%
5	Mesquite ISD	37,272	40,273	3,001	8.1%
6	Allen ISD	18,242	20,664	2,422	13.3%
7	Wylie ISD (Collin)	12,063	14,039	1,976	16.4%
8	Grand Prairie ISD	26,395	28,340	1,945	7.4%
9	Coppell ISD	9,982	11,570	1,588	15.9%
10	Irving ISD	33,679	35,191	1,512	4.5%
11	Forney ISD	7,813	8,995	1,182	15.1%
12	Rockwall ISD	13,843	14,992	1,149	8.3%
13	Waxahachie ISD	6,924	7,968	1,044	15.1%
14	McKinney ISD	23,933	24,811	878	3.7%
15	Lancaster ISD	6,176	7,052	876	14.2%
16	Princeton ISD	2,996	3,790	794	26.5%
17	Melissa ISD	1,378	2,119	741	53.8%
18	Highland Park ISD (Dallas)	6,448	7,091	643	10.0%
19	Anna ISD	2,246	2,874	628	28.0%
20	Roysce City ISD	4,450	5,070	620	13.9%

## Region 11

Rank	DISTRICT	2009/10 Enrollment	2014/15 Enrollment	5-YEAR Change (09/10-14/15)	5-YEAR PCT Growth
1	Fort Worth ISD	80,209	85,975	5,766	7.2%
2	Northwest ISD	14,164	19,831	5,667	40.0%
3	Denton ISD	22,825	27,020	4,195	18.4%
4	Eagle Mt-Saginaw ISD	16,126	18,659	2,533	15.7%
5	Lewisville ISD	50,840	53,356	2,516	4.9%
6	Keller ISD	31,569	33,619	2,050	6.5%
7	Mansfield ISD	31,662	33,410	1,748	5.5%
8	Hurst-Euless-Bedford ISD	20,762	22,416	1,654	8.0%
9	Birdville ISD	22,897	24,389	1,492	6.5%
10	Burleson ISD	9,896	10,983	1,087	11.0%
11	Little Elm ISD	6,112	6,950	838	13.7%
12	White Settlement ISD	6,051	6,664	613	10.1%
13	Everman ISD	5,053	5,543	490	9.7%
14	Krum ISD	1,613	2,064	451	28.0%
<b>15</b>	<b>Aledo ISD</b>	<b>4,589</b>	<b>5,037</b>	<b>448</b>	<b>9.8%</b>
16	Castleberry ISD	3,641	4,076	435	11.9%
17	Aubrey ISD	1,784	2,213	429	24.0%
18	Arlington ISD	63,487	63,882	395	0.6%
19	Brock ISD	854	1,175	321	37.6%
20	Azle ISD	5,841	6,156	315	5.4%





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 4Q14

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,743	2,669	4,064	7,319
2	Denton ISD	1,830	1,666	2,384	15,088
3	Northwest ISD	1,223	1,229	1,507	22,180
4	Prosper ISD	1,335	1,133	2,138	19,503
5	Keller ISD	1,022	1,000	1,293	3,094
6	Dallas ISD	928	914	1,956	5,824
7	Lewisville ISD	919	873	2,248	3,705
8	Eagle Mtn. - Saginaw ISD	832	825	1,661	19,645
9	Allen ISD	656	623	766	1,411
10	Rockwall ISD	726	619	1,649	7,701
11	McKinney ISD	601	561	1,202	6,837
12	Mansfield ISD	543	546	1,043	5,443
13	Forney ISD	565	542	922	11,397
14	Little Elm ISD	624	539	1,306	5,109
15	Crowley ISD	494	425	1,476	8,483
16	Burleson ISD	404	416	734	3,793
17	Plano ISD	416	383	1,132	1,306
18	HEB ISD	436	371	375	5,361
19	Wylie ISD	459	368	552	4,755
20	Midlothian ISD	446	365	919	20,294
21	Anna ISD	337	356	152	3,579
22	Garland ISD	373	351	586	4,188
23	Fort Worth ISD	337	311	1,097	4,210
<b>24</b>	<b>Aledo ISD</b>	<b>342</b>	<b>287</b>	<b>1,139*</b>	<b>11,710*</b>
25	Waxahachie ISD	348	279	751	9,188

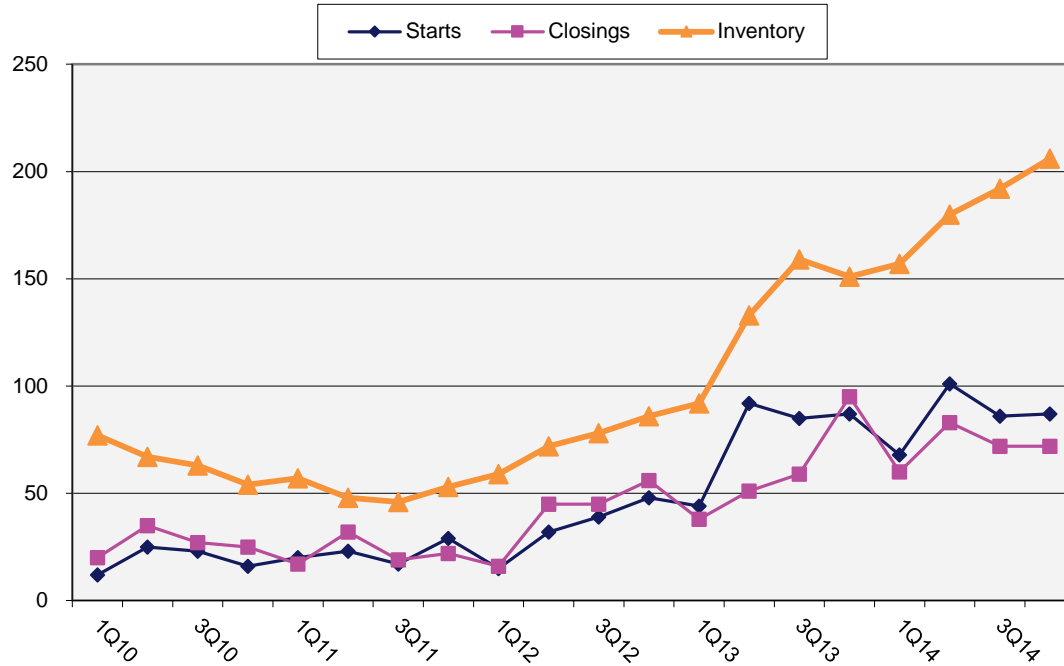
\*Adjusted total subtracting portions of developments not in AISD





# New Housing Activity

Aledo ISD



Starts	2010	2011	2012	2013	2014
1Q	12	20	15	44	68
2Q	25	23	32	92	101
3Q	23	17	39	85	86
4Q	16	29	48	87	87
<b>Total</b>	<b>76</b>	<b>89</b>	<b>134</b>	<b>308</b>	<b>342</b>

Closings	2010	2011	2012	2013	2014
1Q	20	17	16	38	60
2Q	35	32	45	51	83
3Q	27	19	45	59	72
4Q	25	22	56	95	72
<b>Total</b>	<b>107</b>	<b>90</b>	<b>162</b>	<b>243</b>	<b>287</b>

- New home starts were over 300 units for the second straight year
- 2014 Closings were up 44 units over 2013
- Inventory remains in a good position to sustain the current closing rate

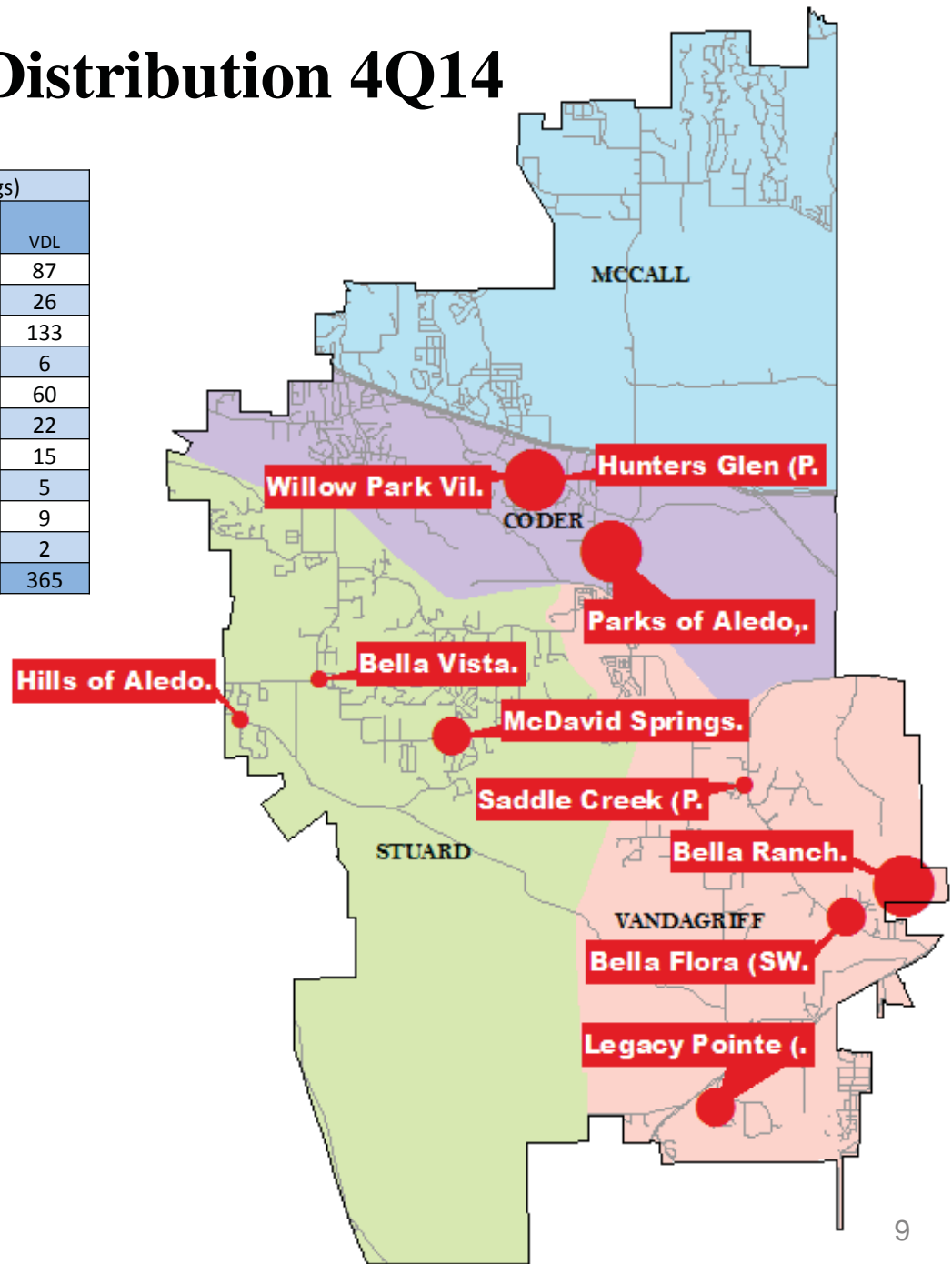
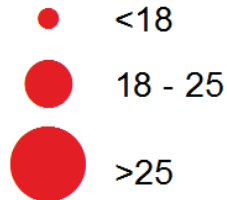






# Annual Closing Distribution 4Q14

Top 10 Subdivisions - 4Q14 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	The Parks of Aledo	41	14	87
2	Hunters Glen (Parker Co)	37	10	26
3	Bella Ranch	31	5	133
4	Legacy Pointe (Parker County)	25	8	6
5	Bella Flora (SW Tarrant)	19	7	60
6	McDavid Springs	19	3	22
7	Hills of Aledo	18	2	15
8	Bella Vista	12	0	5
9	Saddle Creek (Parker Co)	10	3	9
10	Willow Park Village	10	4	2
TOTALS		222	56	365

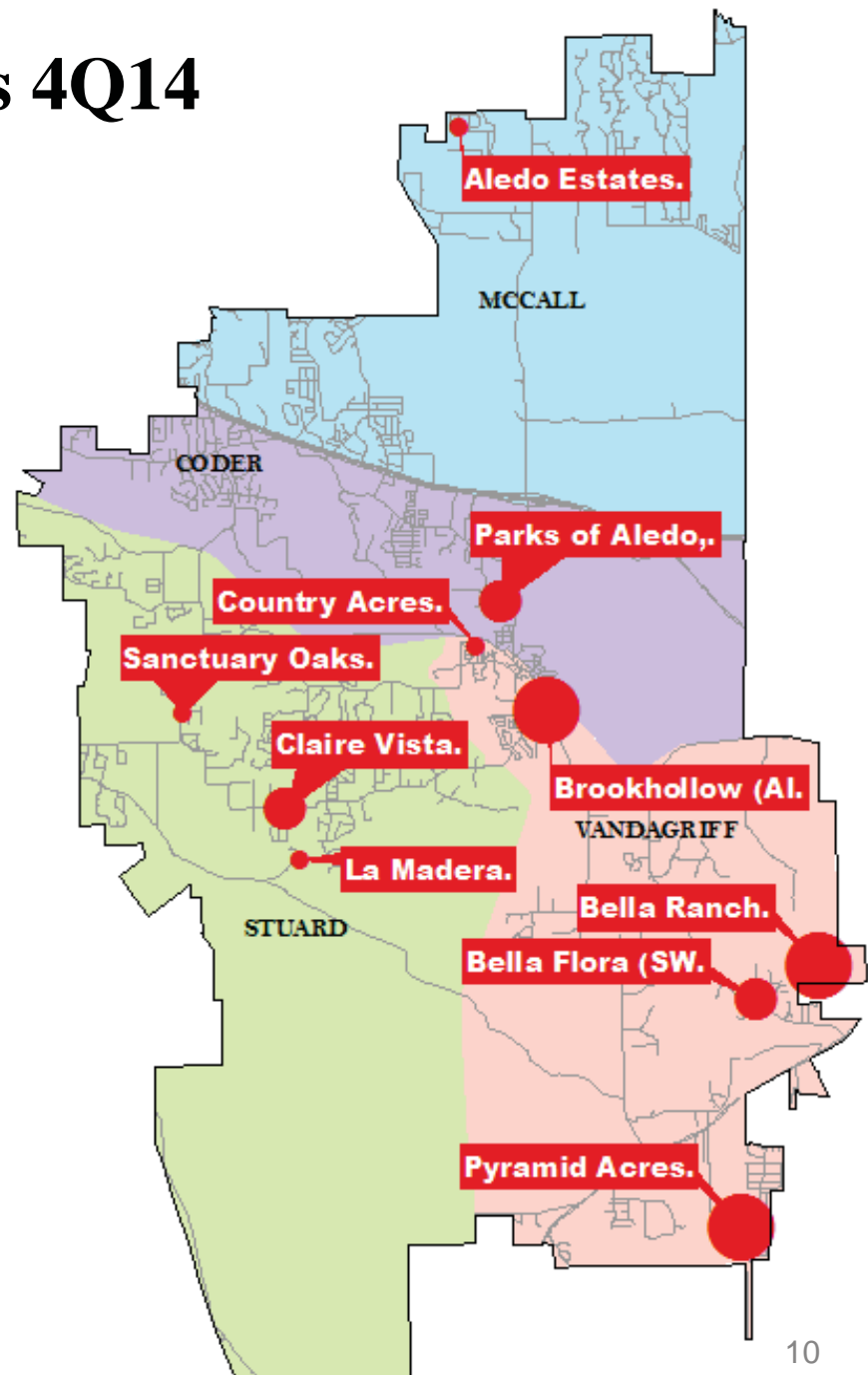
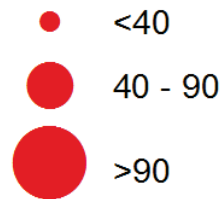




# Vacant Developed Lots 4Q14

Top 10 Subdivisions - 4Q14 (Ranked by remaining VDL)

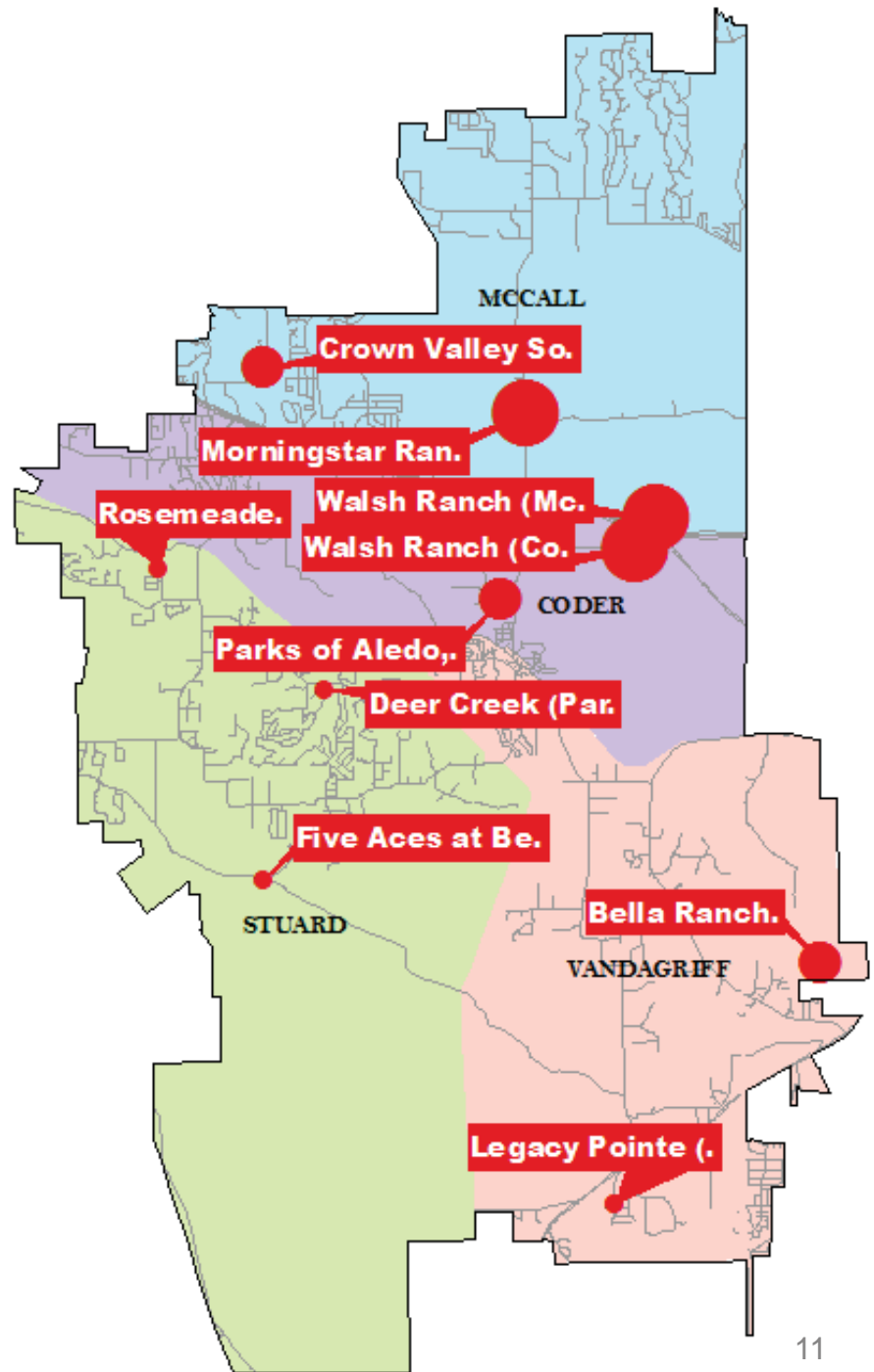
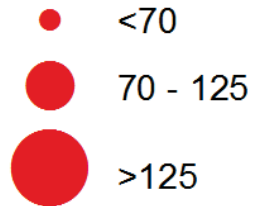
Rank	Subdivision	Annual Closings	VDL	Future
1	Pyramid Acres	0	270	0
2	Bella Ranch	31	133	100
3	Brookhollow (Aledo)	0	127	0
4	The Parks of Aledo	41	87	122
5	Claire Vista	6	62	0
6	Bella Flora (SW Tarrant)	19	60	0
7	La Madera	2	40	14
8	Sanctuary Oaks	0	40	0
9	Country Acres	3	31	0
10	Aledo Estates	1	26	0
TOTALS		103	876	236





# Future Lots 4Q14

Top 10 Subdivisions - 4Q14 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Walsh Ranch (McCall)	0	5,294
2	Walsh Ranch (Coder)	0	3,886
3	Morningstar Ranch	0	2,000
4	Parks of Aledo, The	87	122
5	Bella Ranch	133	100
6	Crown Valley South	0	97
7	Deer Creek (Parker Cnty)	8	70
8	Rosemeade	0	40
9	Legacy Pointe (Parker County)	6	37
10	Five Aces at Bear Creek	0	26
TOTALS		234	11,672







# Overall Housing Data

By Elementary Attendance Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
CODER	114	32	96	28	56	128	4,008
MCCALL	6	2	2	1	4	38	7,415
STUARD	96	23	82	16	69	257	150
VANDAGRIFF	126	30	107	27	72	716	137
<b>Grand Total</b>	<b>342</b>	<b>87</b>	<b>287</b>	<b>72</b>	<b>201</b>	<b>1,139</b>	<b>11,710*</b>

\*Adjusted total subtracting portions of Walsh development not in AISD

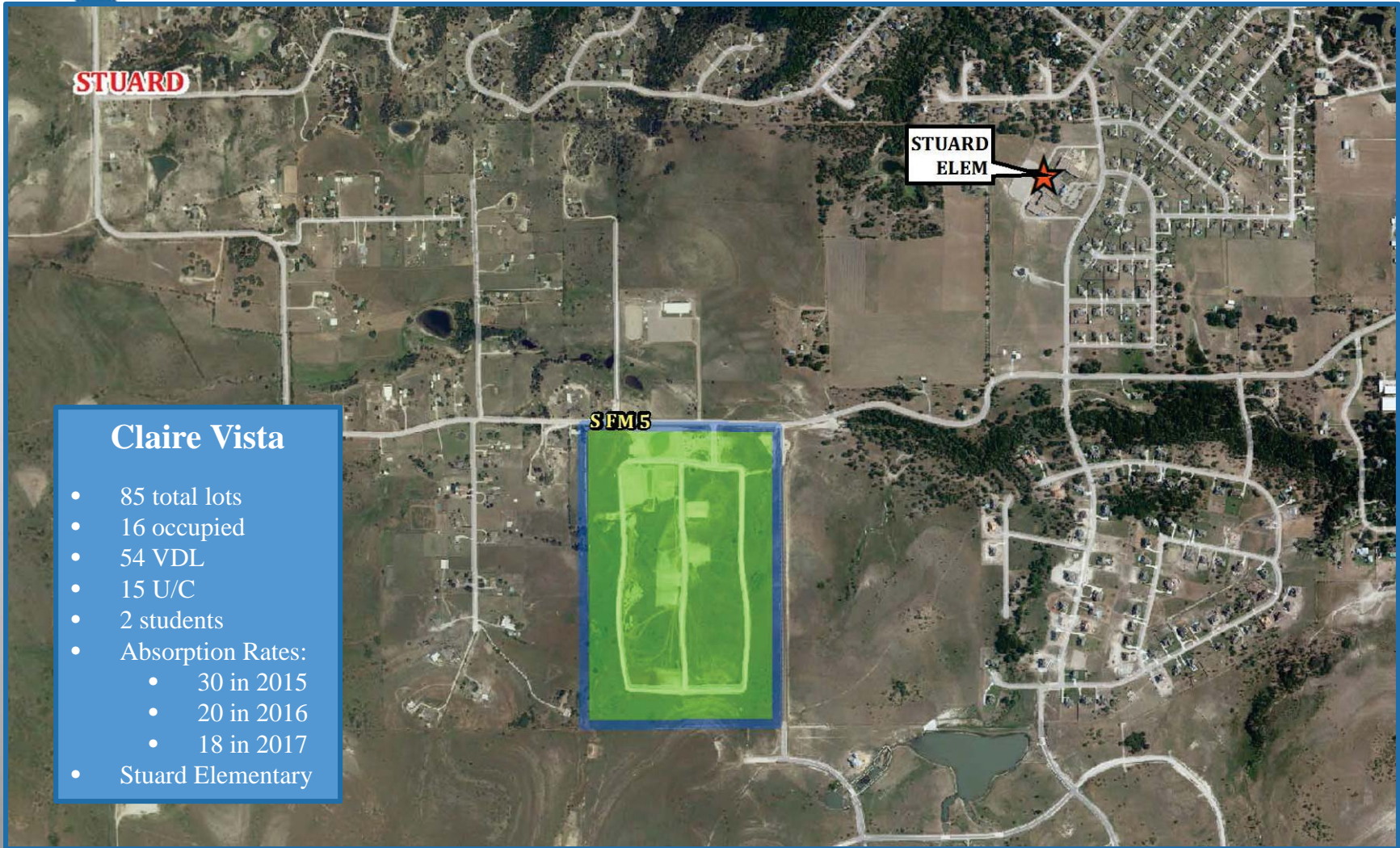
	Highest activity in the category
	Second highest activity in the category





# Active Subdivision

Claire Vista



**Claire Vista**

- 85 total lots
- 16 occupied
- 54 VDL
- 15 U/C
- 2 students
- Absorption Rates:
  - 30 in 2015
  - 20 in 2016
  - 18 in 2017
- Stuard Elementary



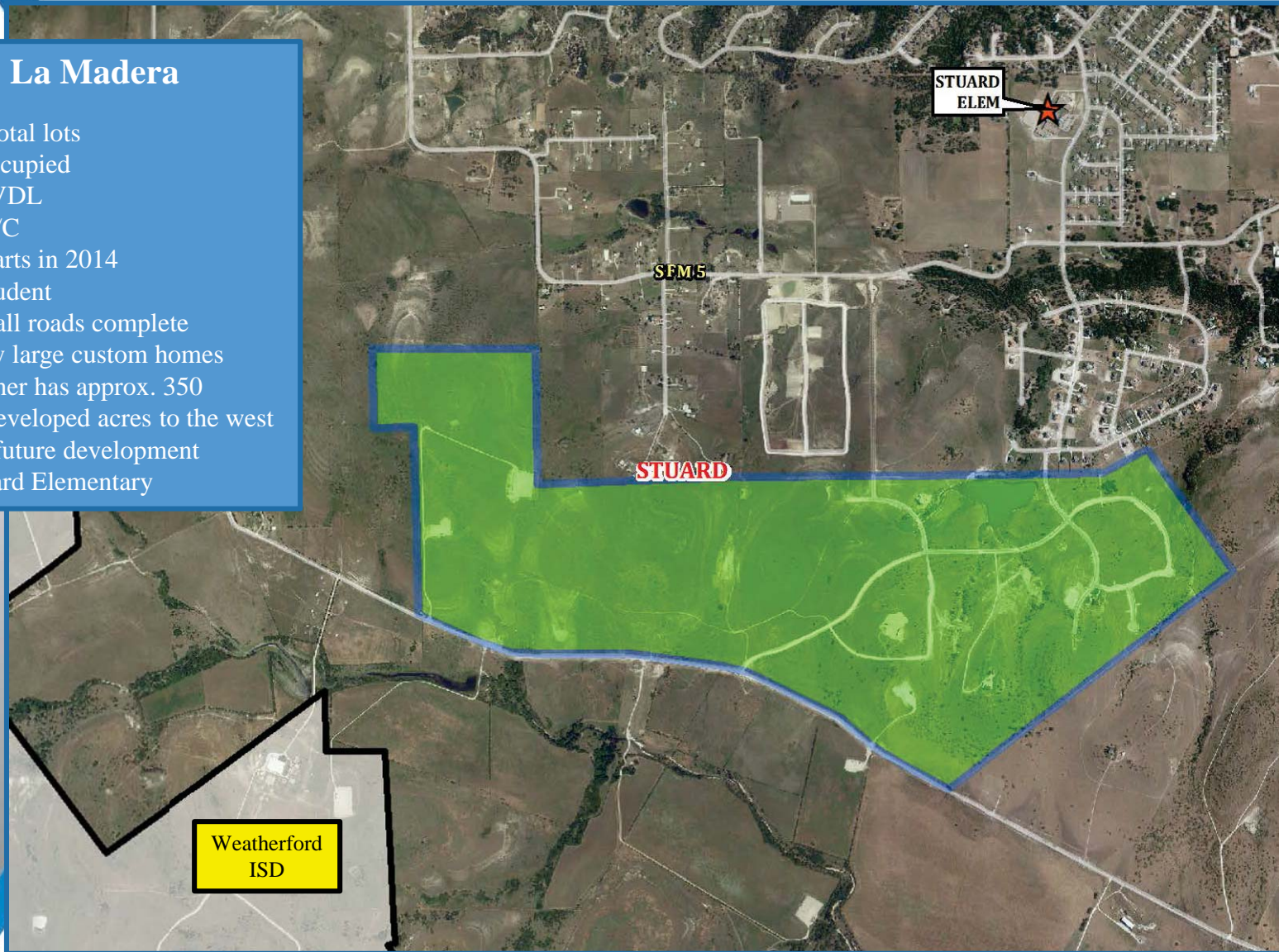


# Active Subdivision

La Madera

## La Madera

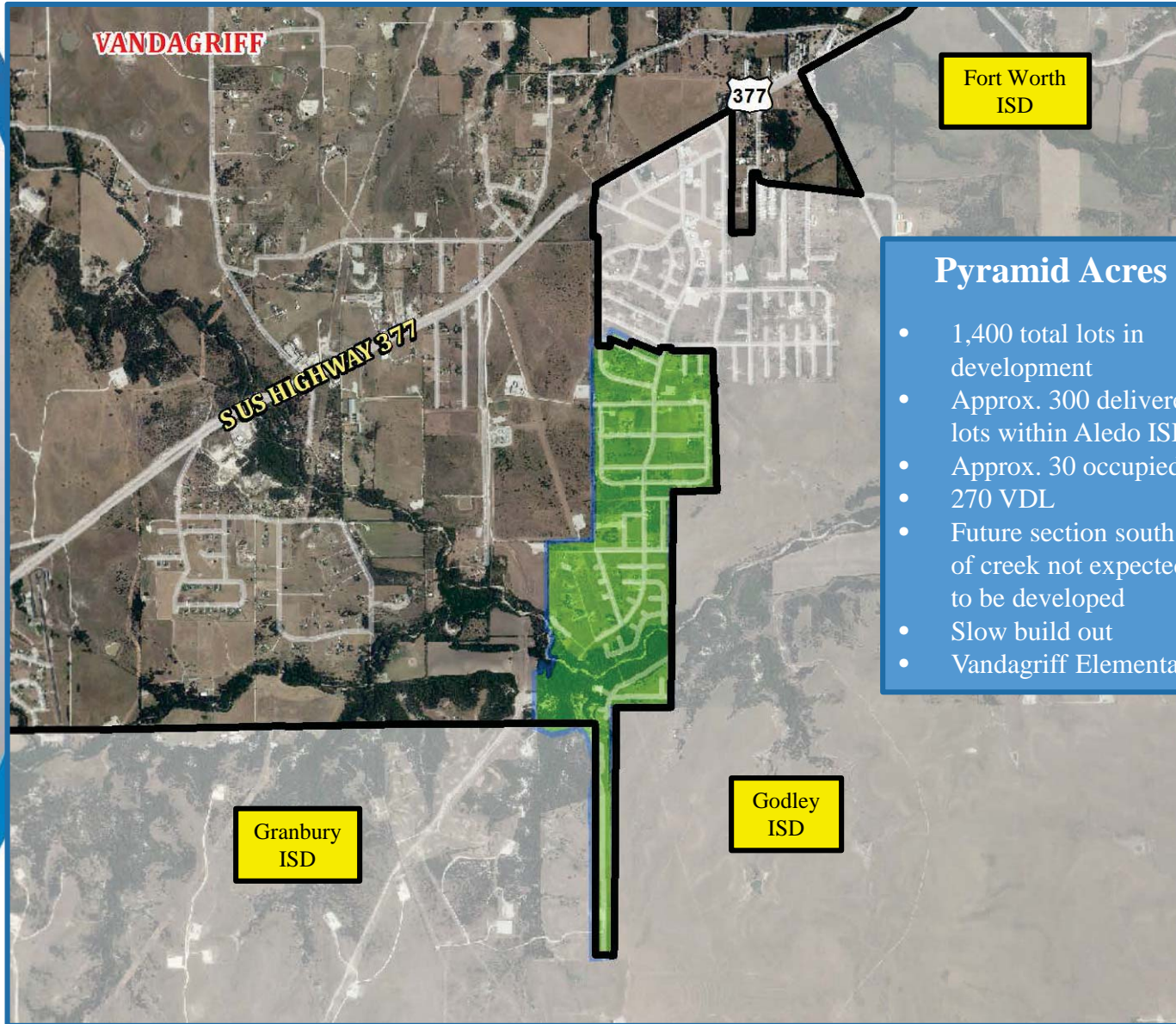
- 60 total lots
- 7 occupied
- 51 VDL
- 2 U/C
- 3 starts in 2014
- 1 student
- No all roads complete
- Very large custom homes
- Owner has approx. 350 undeveloped acres to the west for future development
- Stuard Elementary





# Active Development

## Pyramid Acres

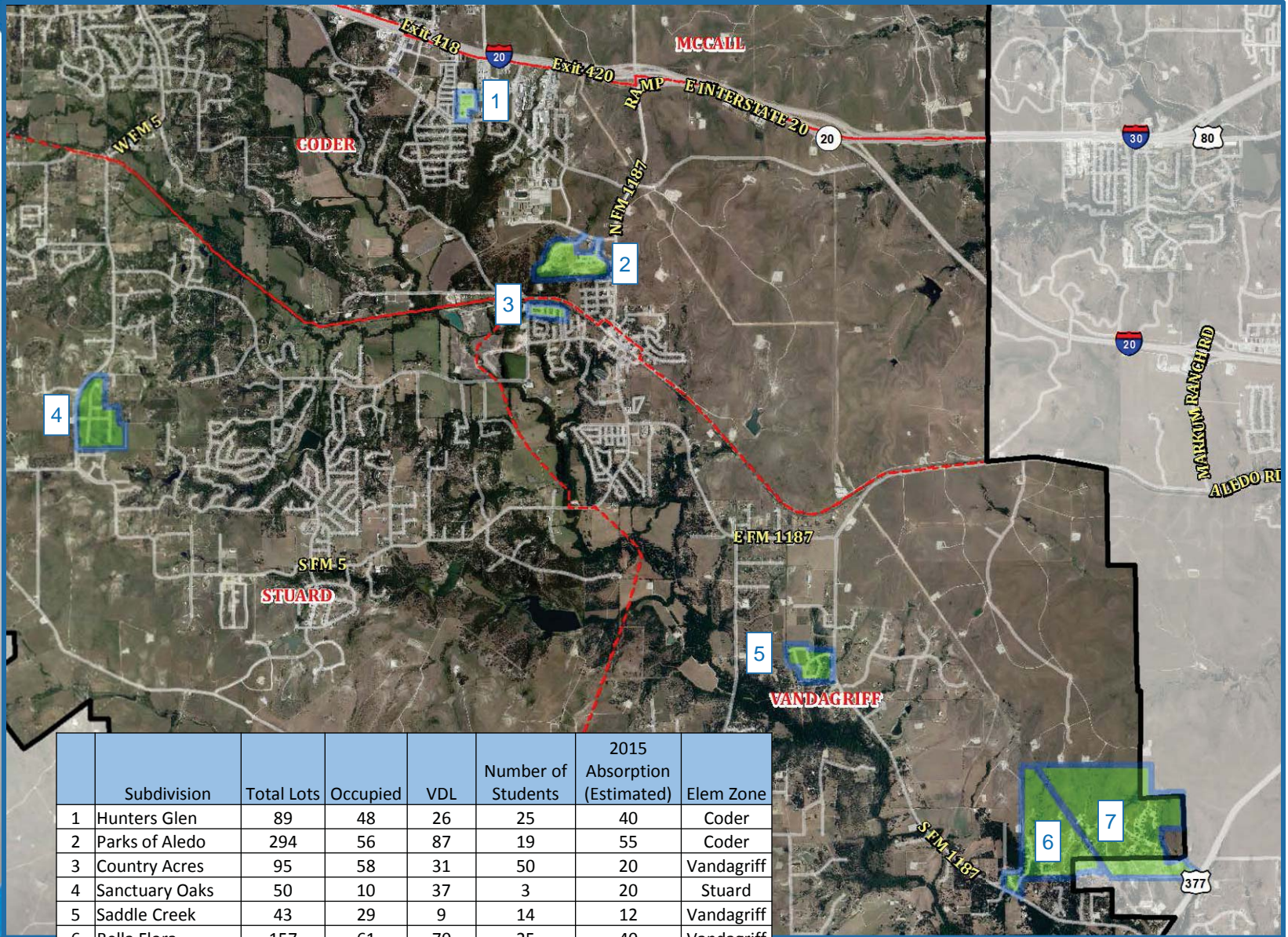


- ### Pyramid Acres
- 1,400 total lots in development
  - Approx. 300 delivered lots within Aledo ISD
  - Approx. 30 occupied
  - 270 VDL
  - Future section south of creek not expected to be developed
  - Slow build out
  - Vandagriff Elementary





# Active Developments



	Subdivision	Total Lots	Occupied	VDL	Number of Students	2015 Absorption (Estimated)	Elem Zone
1	Hunters Glen	89	48	26	25	40	Coder
2	Parks of Aledo	294	56	87	19	55	Coder
3	Country Acres	95	58	31	50	20	Vandagriff
4	Sanctuary Oaks	50	10	37	3	20	Stuard
5	Saddle Creek	43	29	9	14	12	Vandagriff
6	Bella Flora	157	61	70	25	40	Vandagriff
7	Bella Ranch	350	99	132	53	35	Vandagriff





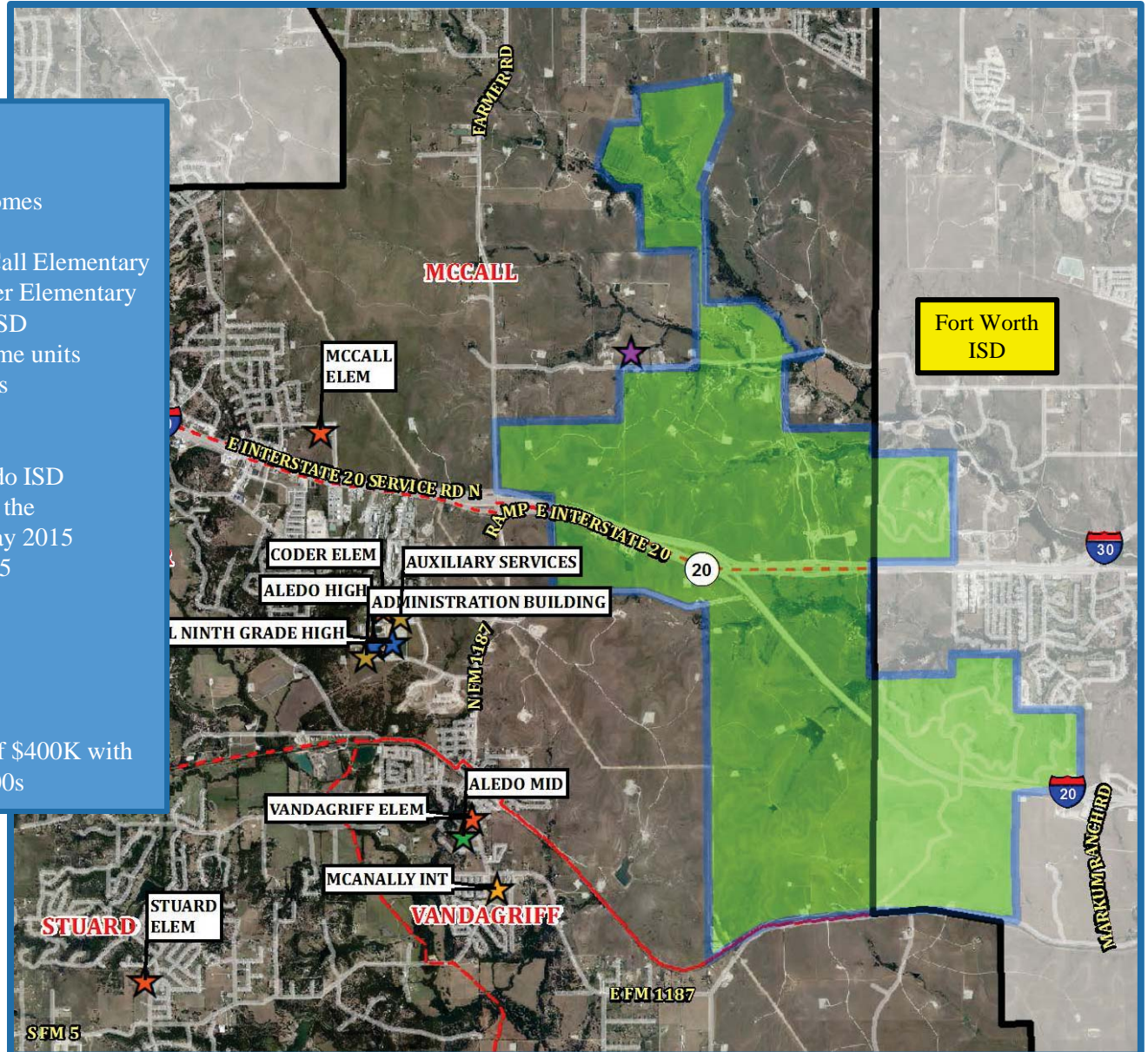


# Future Development

## Walsh Ranch

### Walsh

- 12,860 future single family homes
  - 9,180 in Aledo ISD
    - 5,294 in McCall Elementary
    - 3,886 in Coder Elementary
  - 3,680 in Fort Worth ISD
- 810 future condo and townhome units
- 3,700 future multi-family units
- Quail Valley (Phase 1):
  - 3,201 total lots
  - 3,000 lots within Aledo ISD
- Start tied to the completion of the interchange, which will be May 2015
- Starting groundwork Oct. 2015
- 408 lots delivering Oct. 2016
- Absorption rates:
  - 150 in 2017
  - 215 in 2018
  - 250 in 2019
- Phase 1 average home price of \$400K with homes starting in the high \$200s



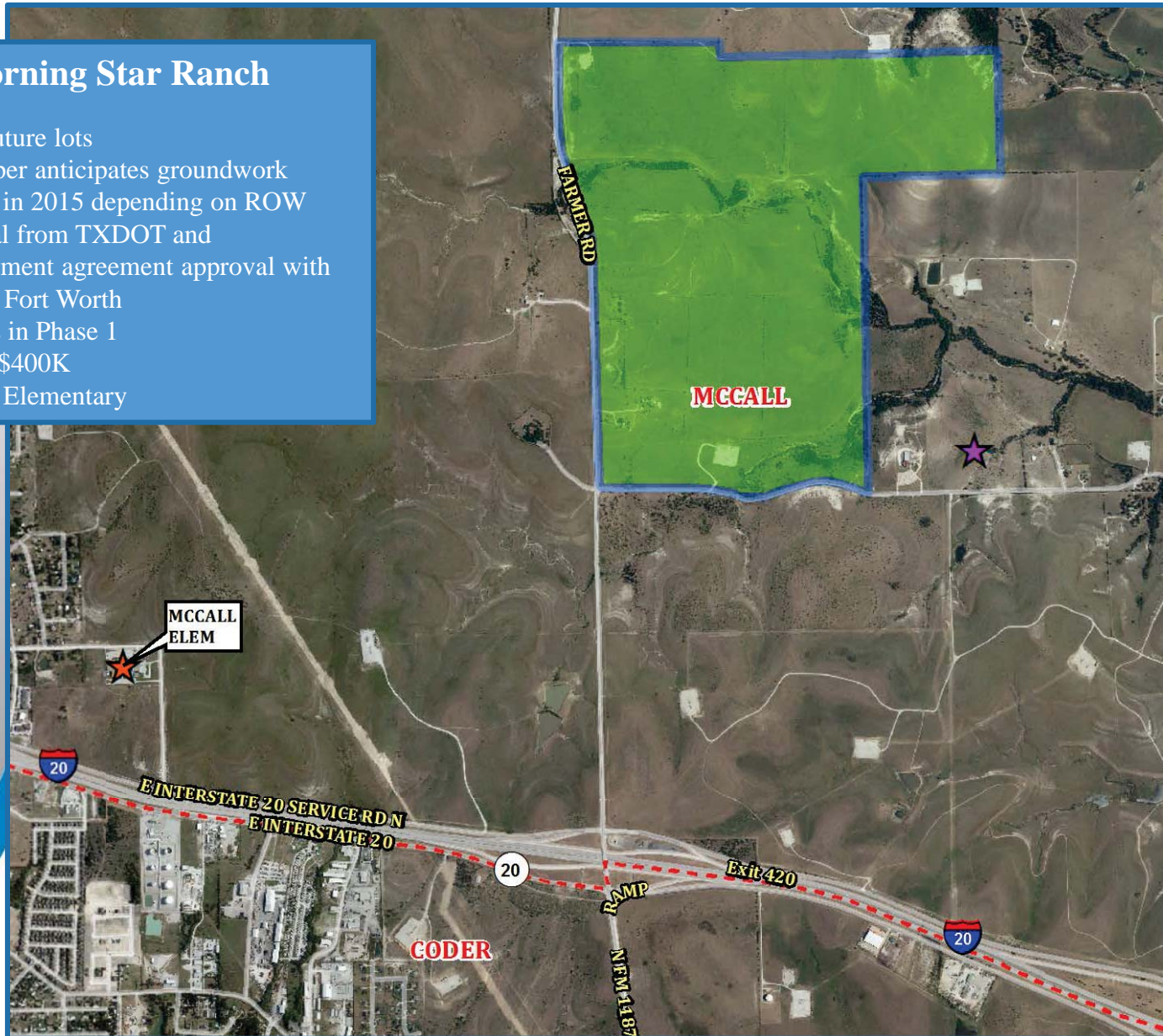


# Future Subdivision

## Morningstar Ranch

### Morning Star Ranch

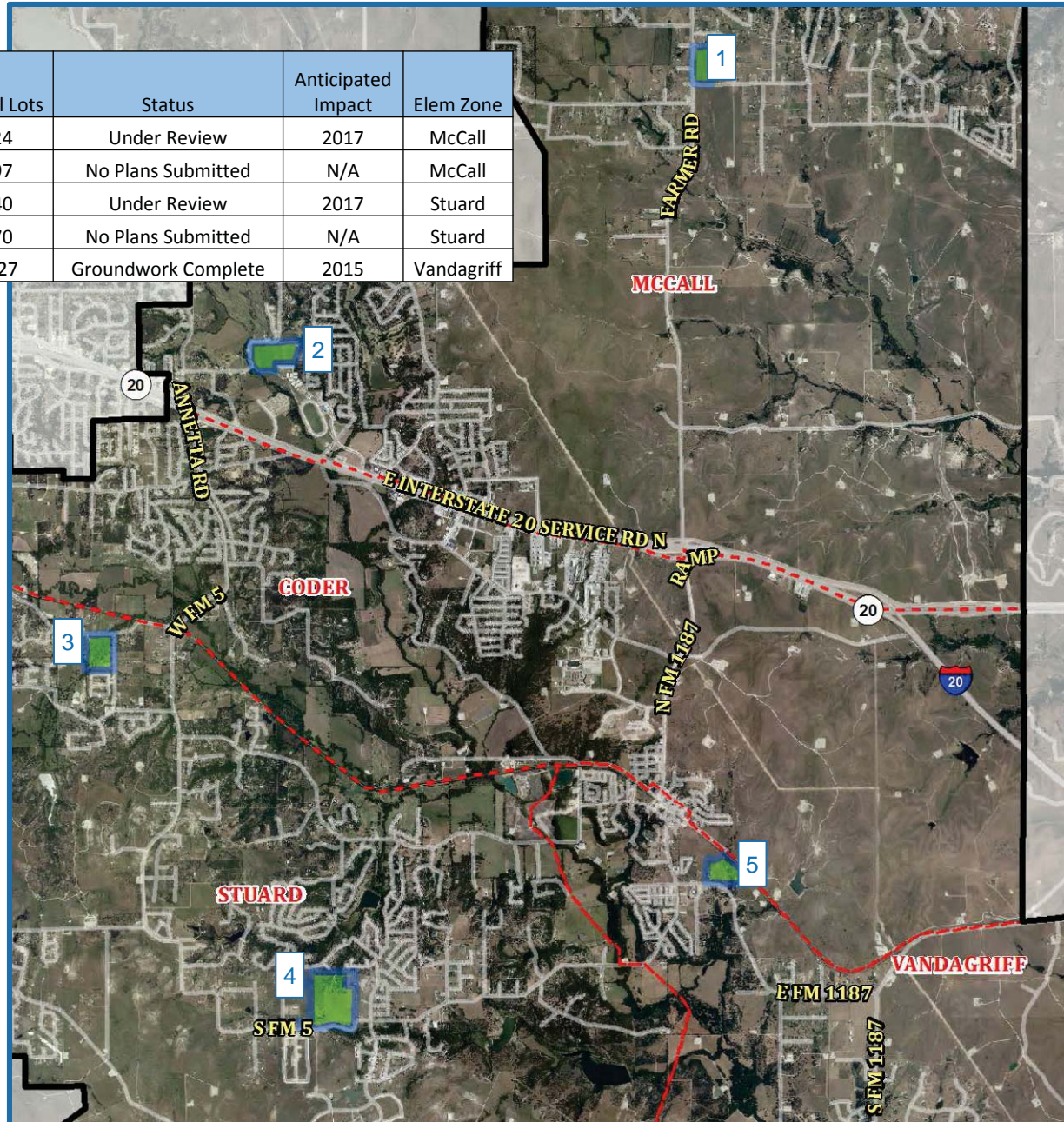
- 2,000 future lots
- Developer anticipates groundwork starting in 2015 depending on ROW approval from TXDOT and development agreement approval with City of Fort Worth
- 400 lots in Phase 1
- \$250K-\$400K
- McCall Elementary





# Future Developments

	Subdivision	Total Lots	Status	Anticipated Impact	Elem Zone
1	Aledo Ridge	24	Under Review	2017	McCall
2	Crown Valley South	97	No Plans Submitted	N/A	McCall
3	Rosemeade	40	Under Review	2017	Stuard
4	Deer Creek Phase 9	70	No Plans Submitted	N/A	Stuard
5	Brookhollow	127	Groundwork Complete	2015	Vandagriff





# Enrollment History

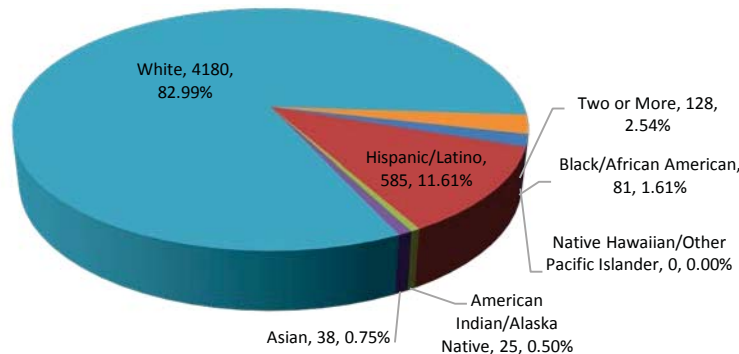
Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2010/11	67	294	312	313	336	338	329	384	369	424	375	353	391	366	4,651		
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685	34	0.73%
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	42	353	347	356	364	357	370	398	370	368	402	386	420	341	4,874	141	2.98%
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037	163	3.34%

\*Yellow box = largest grade per year  
\*Green box = second largest grade per year

## Student Race/Ethnicity and Economically Disadvantaged

Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/ Other Pacific Islander	%
2010/11	4,654	55	1.2%	469	10.1%	34	0.7%	44	0.9%	3,963	85.2%	88	1.9%	1	0.0%
2011/12	4,685	66	1.4%	490	10.5%	29	0.6%	42	0.9%	3,962	84.6%	94	2.0%	2	0.0%
2012/13	4,733	82	1.7%	509	10.8%	29	0.6%	36	0.8%	3,970	83.9%	107	2.3%	0	0.0%
2013/14	4,874	70	1.4%	532	10.9%	26	0.5%	32	0.7%	4,097	84.1%	117	2.4%	0	0.0%
2014/15	5,037	81	1.6%	585	11.6%	25	0.5%	38	0.8%	4,180	83.0%	128	2.5%	0	0.0%

2014-15 STUDENT RACE/ETHNICITY TOTALS



Year (Oct.)	Economically Disadvantaged	% ED
2010/11	554	11.9%
2011/12	583	12.4%
2012/13	581	12.3%
2013/14	614	12.6%
2014/15	630	12.5%



# 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
2010/11	67	294	312	313	336	338	329	384	369	424	375	353	391	366	4,651		
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685	34	0.73%
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	42	353	347	356	364	357	370	398	370	368	402	386	420	341	4,874	141	2.98%
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037	163	3.34%
2015/16	46	336	342	405	404	389	421	403	432	423	417	393	411	358	5,180	143	2.84%
2016/17	46	377	376	381	452	449	416	455	410	443	455	407	392	399	5,457	277	5.35%
2017/18	46	414	426	418	428	508	485	458	464	426	476	443	403	384	5,779	322	5.89%
2018/19	46	460	468	473	466	478	549	530	481	494	467	466	440	395	6,213	434	7.51%
2019/20	46	513	514	514	522	516	516	598	572	507	535	455	463	430	6,701	488	7.85%
2020/21	46	573	570	567	571	589	552	565	643	609	551	529	452	453	7,270	569	8.49%
2021/22	46	642	640	619	629	643	615	603	607	683	657	540	534	442	7,899	630	8.66%
2022/23	46	698	704	704	661	712	675	672	642	644	742	663	537	521	8,621	722	9.14%
2023/24	46	744	783	784	771	726	743	738	716	681	694	756	659	524	9,364	743	8.62%
2024/25	46	819	830	831	859	831	770	812	786	760	733	676	752	646	10,151	786	8.40%

\*Yellow box = largest grade per year  
 \*Green box = second largest grade per year

- Aledo ISD will reach 6,000 students by the fall of 2018
- 5 year growth = 1,664 students
- 2019/20 enrollment = 6,701
- 10 year growth = 5,114 students
- 2024/25 enrollment = 10,151



# Ten Year Forecast

## By Campus



Campus Name	Maximum Capacity	Functional Capacity	HISTORY 2013/14	CURRENT 2014/15	ENROLLMENT PROJECTIONS									
					2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Coder Elementary	650	585	505	425	461	483	528	544	588	649	695	752	825	892
McCall Elementary	744	669	511	436	422	482	553	670	824	1,017	1,227	1,439	1,641	1,888
Stuard Elementary	675	607	633	531	562	594	597	575	586	605	629	646	680	713
Vandagriff Elementary	584	525	540	472	477	522	562	602	627	645	668	688	708	723
<b>ELEMENTARY TOTALS</b>			2,189	1,864	1,922	2,081	2,240	2,391	2,625	2,916	3,219	3,525	3,854	4,216
Elementary Absolute Change			104	-325	58	159	159	151	234	291	303	307	328	362
Elementary Percent Change			4.99%	-14.85%	3.11%	8.26%	7.66%	6.74%	9.78%	11.08%	10.38%	9.53%	9.31%	9.40%
McAnally Intermediate	893	765	398	785	824	871	943	1,079	1,114	1,117	1,218	1,347	1,481	1,582
Aledo Middle School	1,119	958	738	804	855	853	890	975	1,079	1,252	1,290	1,286	1,397	1,546
<b>Intermediate/Middle Total</b>			1,136	1,589	1,679	1,724	1,833	2,054	2,193	2,369	2,508	2,633	2,878	3,128
Intermed/Mid Absolute Change			3	453	90	45	109	221	139	176	139	125	245	250
Intermed/Mid Percent Change			0.26%	39.88%	5.66%	2.68%	6.32%	12.06%	6.77%	8.03%	5.87%	4.98%	9.30%	8.69%
Daniel 9th Grade Campus	1,054	899	390	391	406	444	465	456	524	540	646	731	683	722
Aledo High School	2,081	1,775	1,159	1,193	1,173	1,209	1,241	1,312	1,359	1,445	1,527	1,732	1,950	2,085
<b>HIGH SCHOOL TOTALS</b>			1,549	1,584	1,579	1,653	1,706	1,768	1,883	1,985	2,173	2,463	2,633	2,807
High School Absolute Change			34	35	-5	74	53	62	115	102	188	290	170	174
High School Percent Change			2.24%	2.26%	-0.32%	4.65%	3.22%	3.63%	6.51%	5.42%	9.47%	13.35%	6.90%	6.61%
<b>DISTRICT TOTALS</b>			4,874	5,037	5,180	5,457	5,779	6,213	6,701	7,270	7,899	8,621	9,364	10,151
District Absolute Change District			141	163	143	277	322	434	488	569	630	722	743	786
Percent Change			3.0%	3.3%	2.8%	5.4%	5.9%	7.5%	7.9%	8.5%	8.7%	9.1%	8.6%	8.4%

\*Yellow box = Exceeds 93% of stated maximum capacity

- Decrease in elementary enrollment 2014/15 is a result of 5<sup>th</sup> grade moving to intermediate
- McCall Elementary School will exceed 800 students by 2019
- Anticipate elementary enrollment to rise steadily beginning in 2019
- Aledo Middle School will have over 1,000 students in 2019
- Aledo High School will reach 1,300 students in 2018





# Summary

- Starts continue to climb as 2014 saw the second straight year of more than 300 new home starts.
- 2014 new home closings topped 250 units for the first time in 7 years.
- Coder and Vandagriff Elementary zones accounted for over 70% of all new home starts for the district due to developments like The Parks of Aledo, Hunters Glen, Bella Flora and Bella Ranch.
- Aledo ISD can expect an increase of approximately 1,660 students during the next 5 years.
- 2019/20 enrollment projection = 6,701.
- Aledo ISD is projected to have just over 10,000 students for the 2024/25 school year.

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