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Population and Survey Analysts

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WILLIS ISD

Demographic Study



2023-24



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Introduction

For over 40 years, Population and Survey Analysts (PASA) has served Texas public school districts by providing demographic studies, student enrollment projections, and long-range school planning.



PASA is a demographics consulting firm that partners with school districts in planning for the long-range utilization of schools. This involves projecting new residential development, understanding potential land uses for undeveloped parcels, and relating these findings to future students in the schools. PASA also projects enrollment growth and decline in areas with no new construction potential by studying which neighborhoods are regenerating with younger families. PASA uses these long-term projections to outline a step-by-step plan for when and where new schools could be needed in the future.

Having a clear idea of future growth potential, the school district can plan for bond elections in a financially responsible and transparent manner and maximize student stability by minimizing the need for changing schools.

Our Vision

Our vision is to serve students and communities of Texas as the trusted demographics partner for school districts, providing them with unparalleled accuracy and insights through our enrollment projections and long-range planning.

Our Mission

PASA empowers school district leaders with accurate and reliable enrollment projections by utilizing comprehensive demographic data, in-depth analysis, and cutting-edge technological tools. We are committed to helping our clients understand the implications of enrollment growth/decline in effectively planning for the future.

Demographic Philosophy



It takes time to plan for, pay for, site, and construct schools - and each school opened is a multi-million dollar series of decisions affecting children and families. PASA's philosophy and approach reflect this reality.



Ten-Year Projections

Because of the length of time required to build schools, PASA makes 10-year projections, realizing that the latter years will be less accurate than the earliest years. The PASA study accounts for both short-term fluctuations and long-term trends. Short-term projections help the district make immediate decisions (budgeting, staffing, program placements, etc.), while the 10-year projection provides data to anticipate future needs and proactively plan for infrastructure development, facility expansion, and new facilities, avoiding costly last-minute adjustments. Viewing the future through a long lens empowers the District leadership to make informed financial decisions, optimize resource allocation, and maintain a sustainable budgetary framework, ultimately benefiting students, staff, and the overall community.

In order for data to be accurate during the ten-year timeframe, PASA *must* delve deep, gathering data in the District from numerous sources. Plats and concept plans alone will not tell the entire story.



Real-Time, In-Person Data Collection

PASA puts "boots on the ground" in the District, with a staff member who drives each developing subdivision. In this way, data is gathered in real-time, with future-forward accuracy that cannot be captured based only on plats and plans that have been filed with government officials. This "boots on the ground" approach allows PASA to fully understand the pace of development and how that might be changing from year to year given changing economic conditions.



Annual Assessments

Clients with a rapidly growing student population typically have a Demographic Study completed each year. Annual assessments align with PASA's process of projecting to the PEIMS Snapshot Date, and PASA works with each client to ensure that we conduct these studies on an annual schedule that fits their internal timelines.

School districts facing other growth challenges (acceleration of growth is expected in the future, the district is nearing build-out and perhaps experiencing population decline in some areas, etc.) might not need an annual study. PASA works with these districts to help them strategize the most financially beneficial time to conduct the next Demographic Study.

Continued reassessments of the demographic data (on the timetable most appropriate for the school district's situation) enable the school district's decision-making process to remain nimble, ensuring that the demographic data is accurate, relevant, and useful for all stakeholders involved.



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EXECUTIVE SUMMARY

Population and Survey Analysts (PASA) recently concluded a Demographic Study for Willis ISD (WISD), presenting the following summarized findings. The study encompassed the analysis of current student locations, projected expansion influenced by new residential developments, patterns of student relocation across the District, and economic factors pertinent to both the District and its surrounding area. PASA employs forward-looking methodologies to forecast student data for a school district without relying on historical rates of change.

Student Projections

PASA evaluated the current student population, recent trends in geocoded students, projected additional housing occupancies and their resulting student yields, and the over-arching economic and employment concerns. PASA projects the following student population by grade group for the next ten years:

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
EE-PK	334	365	399	436	477	517	561	609	654	699
KG-5th	4,168	4,503	4,908	5,334	5,854	6,362	6,897	7,394	7,895	8,376
6th-8th	2,115	2,371	2,602	2,877	3,050	3,248	3,480	3,881	4,251	4,602
9th-12th	2,793	2,890	3,114	3,334	3,608	3,956	4,340	4,665	4,940	5,293
Total	9,410	10,129	11,023	11,981	12,989	14,083	15,278	16,549	17,740	18,970



Housing Projections

PASA projections are based on interviews with landowners, real estate experts, commercial brokers, and city and county officials. These projections are for the number of new housing units only and do not reflect the total number of students expected in public schools in each development. The projections are listed in detail in Appendix 3.

Largest Projected New Housing Occupancies

Single-Family



The Woodlands Hills
Republic Grand Ranch
Moran Ranch
Ridgeland Hills
Conroe Ventures Tract

Multi-Family



Potential Future MF in PU 32
Beckett West Fork
Shami Tract
Potential Future MF in 31C
Potential Future MF in 21

20,885

69.1% of Total

SINGLE-FAMILY

5,843

19.3% of Total

MULTI-FAMILY

1,409

4.7% of Total

MANUFACTURED

30,240

TOTAL PROJECTED
NEW OCCUPANCIES

2,103

7% of Total

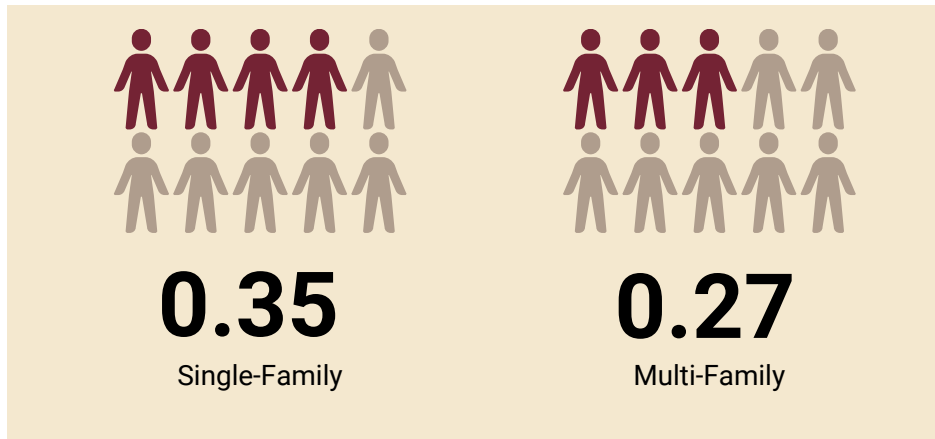
AGE-RESTRICTED



Students Per Home

The ratios of students per home ranged from 0.00 to 1.27 in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single-family house throughout the District is 0.35.

In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from 0.00 to 0.48, and the weighted average throughout the District was 0.27 students per apartment unit. Districtwide, approximately 169 WISD students live in 648 multi-family units.

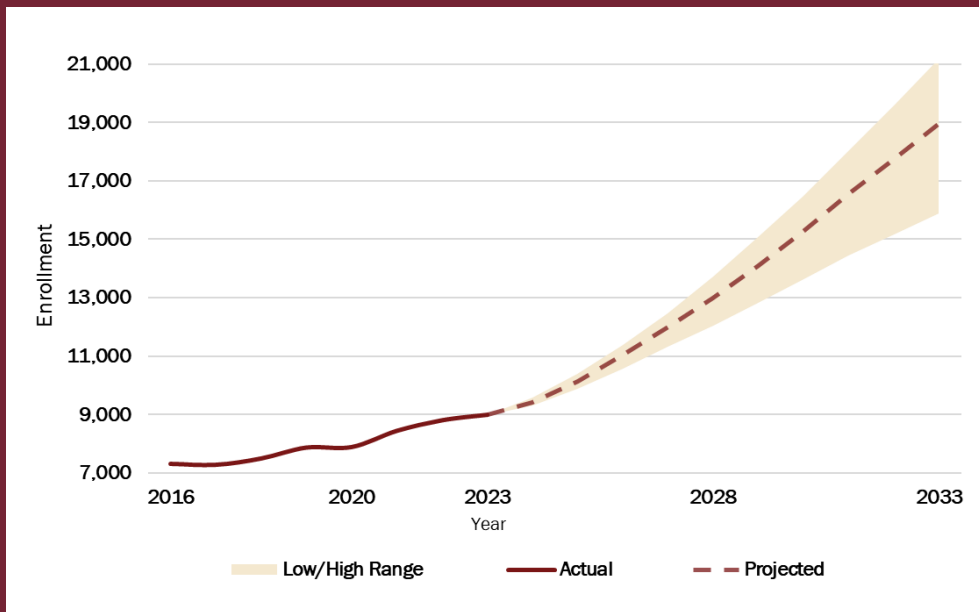


Recent Student Trends By Development

Type of Development	2022 Total Students	2022 Percent of Total	2023 Total Students	2023 Percent of Total	Actual Change	Percent Change	% of Growth Fall 2022 to Fall 2023
Single-Family Built-Out	3,403	40%	3,378	39%	-25	-1%	----
Single-Family Actively Building	4,012	47%	4,186	48%	174	4%	74%
Multi-Family	195	2%	169	2%	-26	-13%	----
Mobile Home Communities	162	2%	204	2%	42	26%	18%
Outside Defined District Developments	772	9%	792	9%	20	3%	8%



Three Scenarios of Growth



PASA uses a conservative methodology to project growth and develops a Low, Moderate, and High Scenario of Growth for each year within the projection period. These scenarios are shown here while detailed projections can be found in Chapter 4. The Moderate Growth Scenario serves as the basis for planning purposes.

Factors Impacting Future Enrollment

To evaluate the three growth scenarios, PASA analyzed distinct factors pertaining to WISD. These factors encompassed economic and social aspects, such as job growth, employment sectors, socioeconomic characteristics, quality of life indicators, housing construction, land development potential, charter and private school plans, and household size and age. The following factors hold significance for WISD:



New Housing Construction - New housing construction continues to drive the majority of enrollment growth in WISD. This growth is expected to accelerate as new developments are constructed in the District.



Birth Rates - The number of newborns had remained relatively stable until the 2020s. In the last three years, as new housing has increased in WISD, the number of babies born in the District has increased from 540 in 2017 to 648 in 2022. This increase is likely to be seen in the Kindergarten class in the next 2-5 years.



Incoming KG Class Size - Kindergarten enrollment has fluctuated very little in the last three school years. However, PASA is projecting Kindergarten enrollment to increase in the coming years as new housing increases alongside births.



Aging of the Existing Student Population - Established neighborhoods often have declining school enrollments. This trend has not been noticed in mass, but PASA does monitor this phenomenon and adjusts projections when necessary.



New Charter Schools - While there have been no major expansions of charter schools in the WISD area, PASA has assessed potential expansions that could lead to a decrease in WISD student enrollment.



Projected Resident Students by Campus

PASA has generated student population projections by planning unit to aid in long-range planning and has then aggregated the data from those planning units into the current attendance zones. Projections of resident students by attendance zone are included in the following charts, with the schools color-coded by size:

Elementary Schools

Elementary Schools	Current Transfers	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cannan												
KG-5th Students Projected	203	464	494	516	585	620	684	760	846	932	994	1,057
KG-5th Students with Transfers		667	697	719	788	823	887	963	1,049	1,135	1,197	1,260
Capacity		700	700	700	700	700	700	700	700	700	700	700
Percent Utilization		95%	100%	103%	113%	118%	127%	138%	150%	162%	171%	180%
Student Margin		33	3	-19	-88	-123	-187	-263	-349	-435	-497	-560
Hardy												
KG-5th Students Projected	139	649	656	696	729	764	811	866	919	965	1,006	1,049
KG-5th Students with Transfers		788	795	835	868	903	950	1,005	1,058	1,104	1,145	1,188
Capacity		866	866	866	866	866	866	866	866	866	866	866
Percent Utilization		91%	92%	96%	100%	104%	110%	116%	122%	127%	132%	137%
Student Margin		78	71	31	-2	-37	-84	-139	-192	-238	-279	-322
Lagway												
KG-5th Students Projected	-25	820	857	922	963	1,021	1,060	1,128	1,210	1,292	1,388	1,470
KG-5th Students with Transfers		795	832	897	938	996	1,035	1,103	1,185	1,267	1,363	1,445
Practical Capacity		850	850	850	850	850	850	850	850	850	850	850
Percent Utilization		94%	98%	106%	110%	117%	122%	130%	139%	149%	160%	170%
Student Margin		55	18	-47	-88	-146	-185	-253	-335	-417	-513	-595
Meador												
KG-5th Students Projected	-4	657	701	764	817	904	1,031	1,166	1,312	1,459	1,604	1,737
KG-5th Students with Transfers		653	697	760	813	900	1,027	1,162	1,308	1,455	1,600	1,733
Capacity		800	800	800	800	800	800	800	800	800	800	800
Percent Utilization		82%	87%	95%	102%	113%	128%	145%	164%	182%	200%	217%
Student Margin		147	103	40	-13	-100	-227	-362	-508	-655	-800	-933
Parmley												
KG-5th Students Projected	-225	842	878	946	1,043	1,148	1,254	1,342	1,440	1,500	1,575	1,647
KG-5th Students with Transfers		617	653	721	818	923	1,029	1,117	1,215	1,275	1,350	1,422
Capacity		738	738	738	738	738	738	738	738	738	738	738
Percent Utilization		84%	88%	98%	111%	125%	139%	151%	165%	173%	183%	193%
Student Margin		121	85	17	-80	-185	-291	-379	-477	-537	-612	-684
Turner												
KG-5th Students Projected	-88	522	582	664	771	878	1,014	1,101	1,171	1,247	1,328	1,416
KG-5th Students with Transfers		434	494	576	683	790	926	1,013	1,083	1,159	1,240	1,328
Capacity		785	785	785	785	785	785	785	785	785	785	785
Percent Utilization		55%	63%	73%	87%	101%	118%	129%	138%	148%	158%	169%
Student Margin		351	291	209	102	-5	-141	-228	-298	-374	-455	-543
Totals:												
KG-5th Students Projected		3,954	4,168	4,508	4,908	5,335	5,854	6,363	6,898	7,395	7,895	8,376
Capacity		4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739
Percent Utilization		83%	88%	95%	104%	113%	124%	134%	146%	156%	167%	177%
Student Margin		785	571	231	-169	-596	-1,115	-1,624	-2,159	-2,656	-3,156	-3,637

Middle Schools

Middle Schools	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Brabham											
6th-8th Students Projected	1,118	1,177	1,341	1,485	1,645	1,727	1,807	1,927	2,168	2,403	2,623
Capacity	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070
Percent Utilization	104%	110%	125%	139%	154%	161%	169%	180%	203%	225%	245%
Student Margin	-48	-107	-271	-415	-575	-657	-737	-857	-1,098	-1,333	-1,553
Lucas											
6th-8th Students Projected	964	939	1,031	1,117	1,230	1,322	1,440	1,552	1,714	1,845	1,978
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	80%	78%	86%	93%	103%	110%	120%	129%	143%	154%	165%
Student Margin	236	261	169	83	-30	-122	-240	-352	-514	-645	-778

High School

High School	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9th-12th Students Projected											
	2,655	2,793	2,890	3,114	3,334	3,608	3,956	4,340	4,665	4,940	5,293
Capacity WHS	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Capacity CTE	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	89%	93%	96%	104%	111%	120%	132%	145%	156%	165%	176%
Student Margin	-255	-393	-490	-714	-934	-1,208	-1,556	-1,940	-2,265	-2,540	-2,893



Facilities Planning

PASA projected the resident student population geographically and compared it to the existing capacity at each school. This long-range planning analysis illustrates the need for the following additional capacity in the next ten years.

■ Elementary Schools

The tables on the previous page show the projected resident students expected in each attendance zone during the projection period, but because the District has a large number of elementary transfers, this table also shows the potential enrollments across the District if the current transfer levels and locations remained in place.

All of the elementary schools are projected to exceed 1,000 students by the end of the projection period (including transfers), and all schools have capacities below 900. The district will be opening a new school in the Fall 2025, and that school is not reflected yet in these figures. It will naturally relieve several schools in the District. Many districts use portable buildings to manage small student overages, but they find that an additional facility becomes necessary when a school reaches approximately 120% of capacity, as common spaces become overburdened. Additional schools will clearly need to be opened by the middle of the projection period, regardless of the configuration for the next elementary school.

■ Secondary Schools

Also shown are the projected resident students expected in each middle school attendance zone during the projection period, along with the total projected high school students. There are far fewer middle school transfers between schools, so these transfers are not included in the table.

Brabham is operating above its capacity for the Fall of 2023 and will need relief in the next several years with the opening of Middle School #3. By the end of the projection period, the current Brabham zone could fill 2 1/2 middle schools, and the students in the current Lucas attendance zone are expected to be able to fill 1 1/2 schools.

At the high school level, the student population already exceeds the capacity of the main facility and is expected to exceed the capacity of the current facility and the CTE center by the Fall of 2026. By the end of the projection period, PASA expects that the District could easily fill two high schools.

Student Transfers

PASA compares the projected resident students to the capacity of each facility in order to determine when and where additional schools will be needed.

Transfers among schools must also be assessed as an additional layer of information for short-term enrollment planning. However, transfer patterns change significantly over time, like when a program is moved to a different campus.



CHAPTER 01

DISTRICT PROFILE



Historical Enrollment Trends

Historical Enrollment by Grade Group

Kindergarten Enrollment Compared to Births

Socioeconomic Characteristics

Economic and Regional Employment Trends

The District Profile provides an overview of the District, including historical enrollment trends, economic development, significant employers, employment and unemployment rates, and socioeconomic factors. PASA also provides detailed maps and tables of the findings.

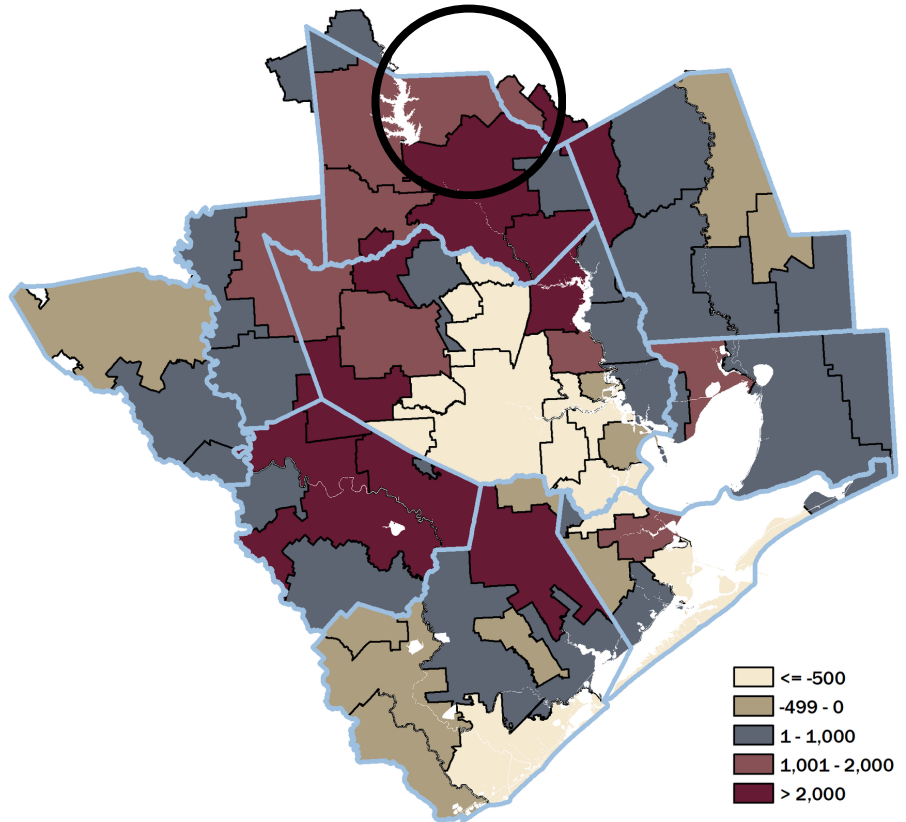
Additional related data is available in Appendix 01.



Historical Enrollment Trends

2017-2022

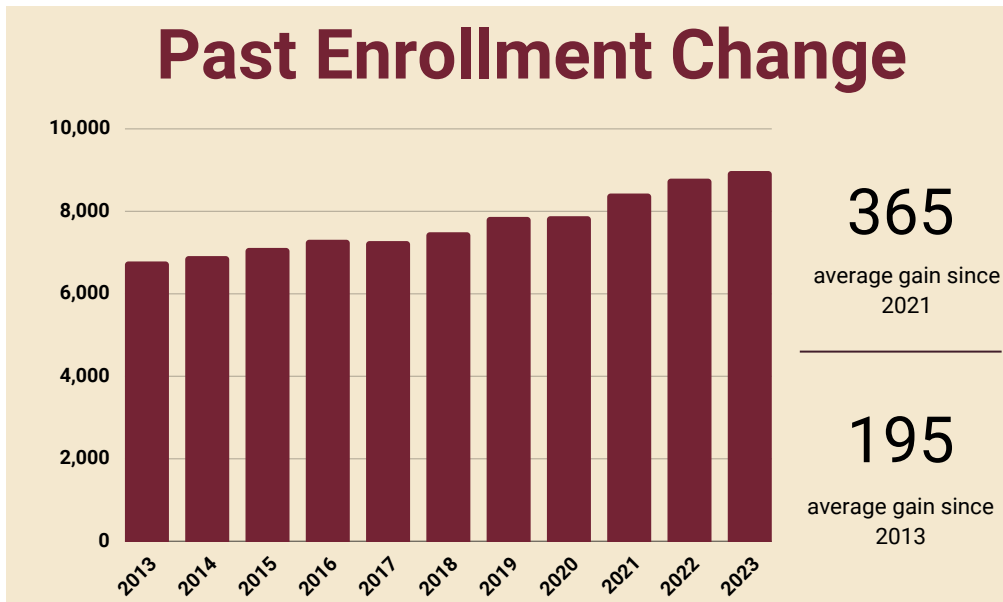
The map to the right shows the gain in students by district in the Houston Metro Area over the past five years. Between 2017-18 and 2022-23, Willis ISD gained 1,514 students. This past year, WISD gained 185 students between Oct 2022 and Oct 2023.



Numeric Change in Students Between 2017 and 2022

Source: Texas Education Agency (TEA)

Past Enrollment Change

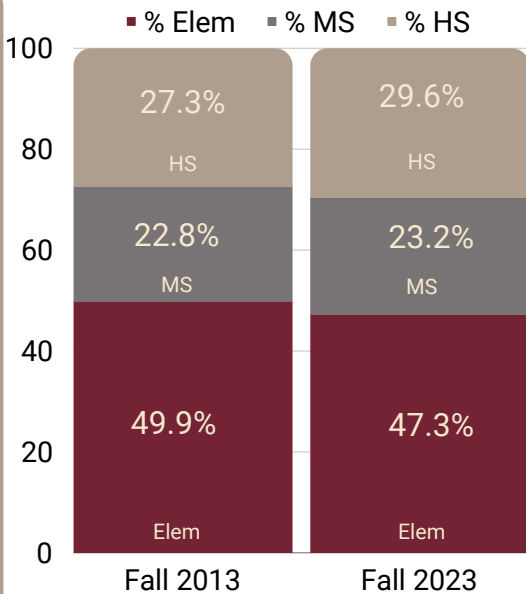


Source: Texas Education Agency (TEA)

Over the last ten years, WISD has shown variations in its enrollment growth but has maintained a generally upward trend. Over the past three years, there has been more consistent growth, with an average increase of nearly 365 students per year.



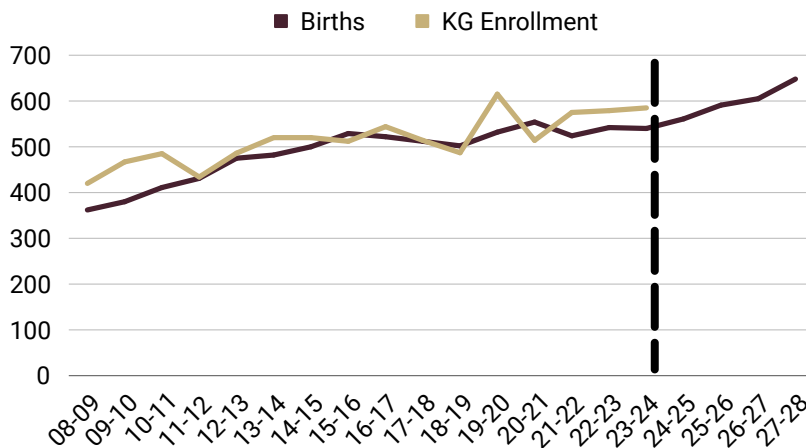
Historical Enrollment by Grade Group



An analysis of the past decade of enrollment trends shows the expected fluctuation in class sizes from year to year. In the Fall of 2013, 49.9% of the student population was in grades EE-5, with 27.3% in high school. In the Fall of 2023, fewer students were elementary-aged (47.3% of the student population), and more were in high school grades (29.6%).

Source: Texas Education Agency (TEA)

Kindergarten Enrollment Compared to Births



Source: Texas Department of Health and Human Services, Vital Statistics
Source: Texas Education Agency (TEA)

Births adjusted five years to correspond with KG Enrollment

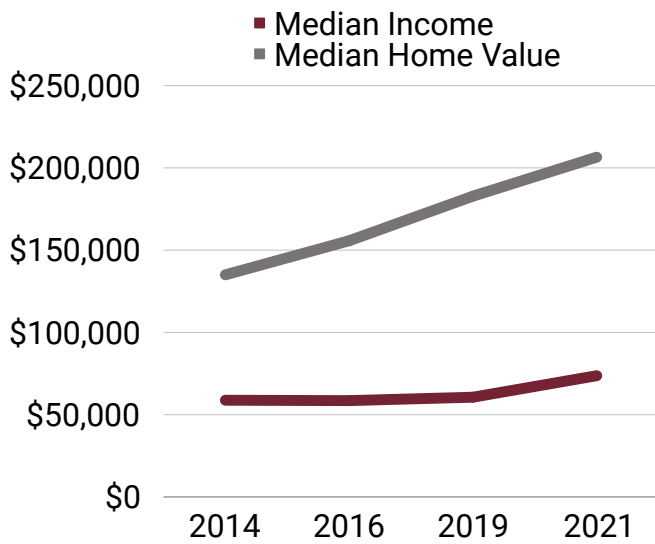
Difference between two lines shows in-migration of young children after birth

Changes in enrollment at the elementary grade levels are particularly important, especially at the Kindergarten grade level. They can reveal how trends and patterns are developing and will impact future enrollment in the older grades.

The Kindergarten Enrollment Compared to Births graph above compares Kindergarten enrollment to live births (five years prior) by the zip code of the birth mother. This comparison assists in estimating Kindergarten enrollment trends for the next five years in very general terms. Over the past 15 years, the number of children born to mothers living within WISD has increased. In the last couple of years, it has closely mirrored the Kindergarten enrollment, which indicates that a consistent proportion of families are in-migrating into WISD with young preschool-aged children.



Socioeconomic Characteristics



Source: US Census Bureau, American Community Survey

Perceived quality of life is a key data point for any school district, as it is the primary consideration for parents when deciding where to raise their families. While it can be challenging to measure various 'quality-of-life' factors, PASA utilizes multiple factors, such as median household income and median housing value, to ascertain the desirability of one district over another. Over a five-year period, WISD's median household income rose from \$58,555 in 2016 to \$73,700 in 2021. During this same period, the median home value increased from \$155,700 to \$206,500.

Other socioeconomic characteristics are summarized and compared to the Houston-The Woodlands-Sugar Land Metro Area. The resident population of WISD is older (42.7 years) than the Houston Metro area (34.8 years). The WISD population is less oriented to families with children (16% of the population is school-aged, compared to 20% of the Houston Metro population in this age range). The WISD population has a lower educational level than the Houston Metro Area as a whole (24% have a Bachelor's degree or higher, compared to 34% in greater Houston). The WISD workforce has longer commuting times when compared to the overall Houston Metro Area. WISD residents average 32.4 minutes commuting to and from work, whereas the average Houstonian spends 29.8 minutes traveling to work each day.

Willis ISD Residents



42.7

Median Age



24%

Bachelor's Degree +



16%

School Aged



32.4

Minutes Drive Time

Source: US Census Bureau, American Community Survey
Additional Census Bureau and American Community Survey Data is available in Appendix 1.

Regional Employment Trends

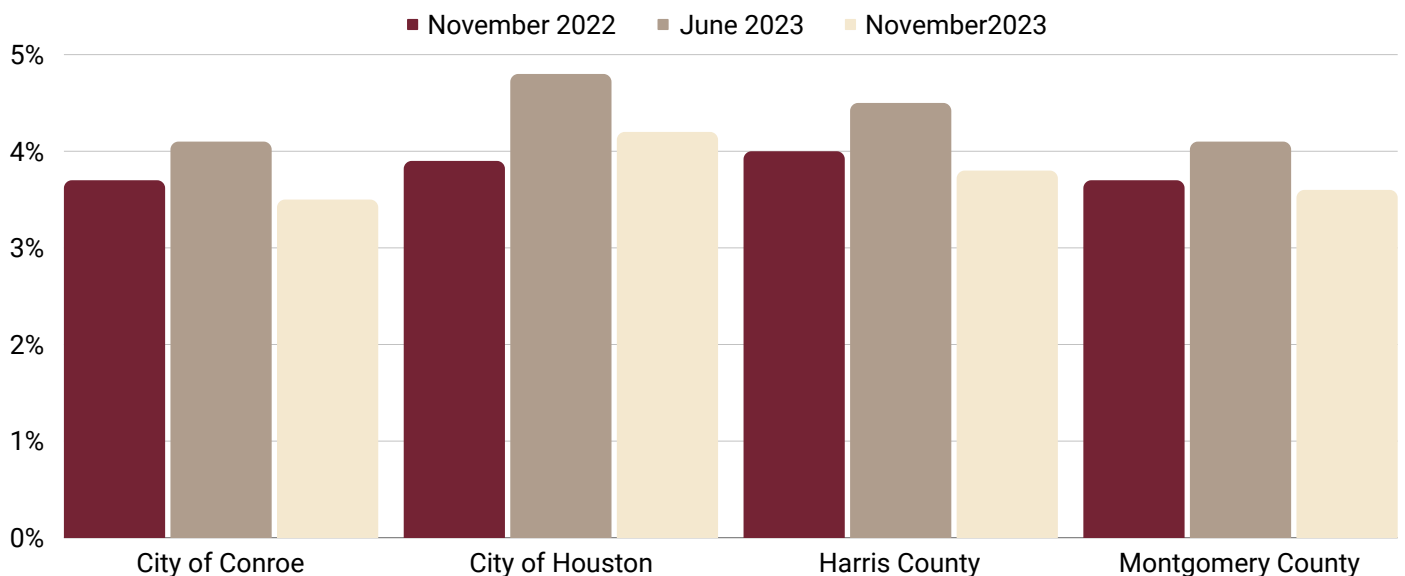


Over the past 12 months, employment in the greater Houston area has seen consistent growth. Concurrently, unemployment rates have risen, with an average hovering around 4% in most regions.

Employment

	Nov. 2022	June 2023	Nov. 2023	6-Month % Change	Annual % Change
City of Conroe Employment	46,357	47,256	47,868	1.30%	3.26%
City of Houston Employment	1,162,801	1,190,978	1,206,001	1.26%	3.72%
Harris County Employment	2,354,243	2,401,304	2,430,826	1.23%	3.25%
Montgomery County Employment	303,624	309,438	313,692	1.37%	3.32%

Unemployment Rates



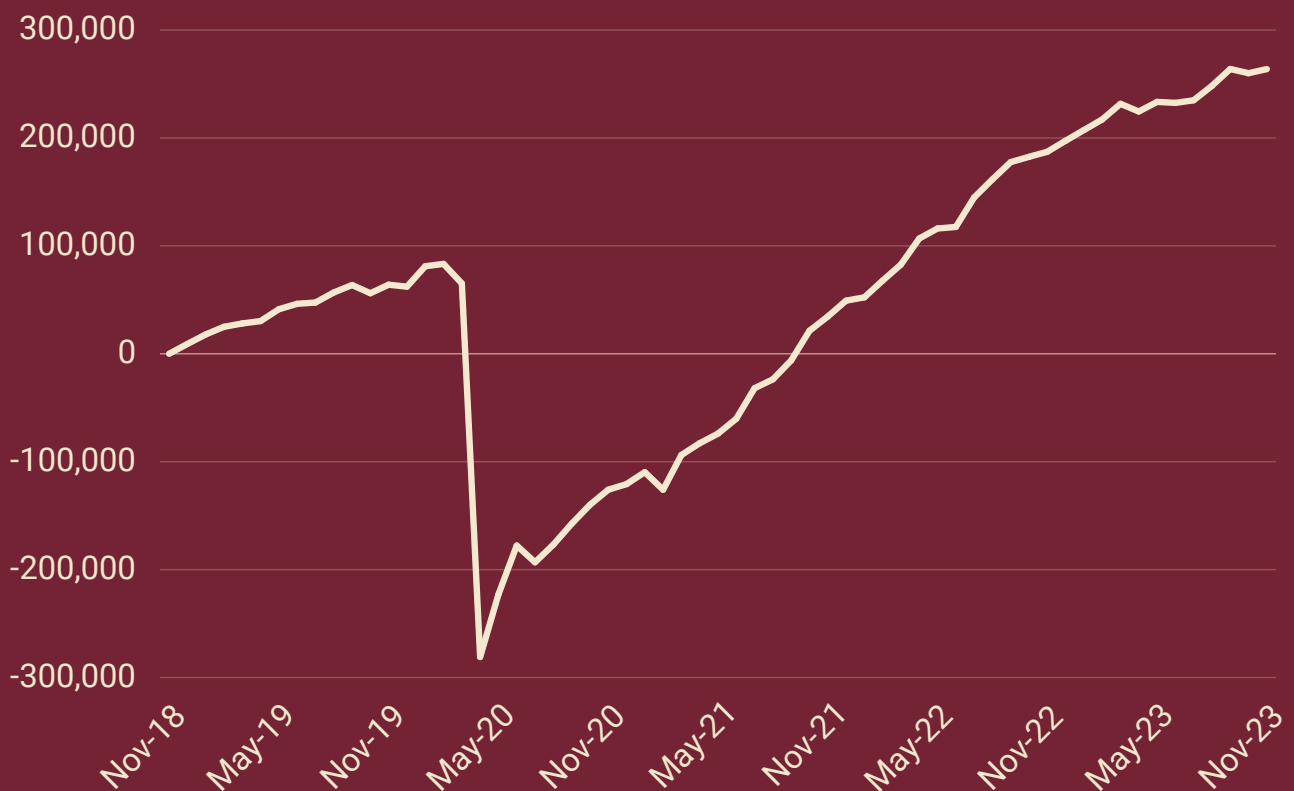
Source: Texas Workforce Commission (TWC)



Regional Employment Trends

Houston-The Woodlands-Sugar Land MSA Cumulative Employment Growth

As of November 2023, the Houston-The Woodlands-Sugar Land MSA had a workforce of 3,378,400 for a net gain of 263,800 jobs over the last 60 months. In April 2020, 346,200 jobs were lost. However, a full recovery was made by April 2022. Since then, an additional 147,700 jobs have been gained.



Source: Texas Workforce Commission (TWC)



CHAPTER 02

CURRENT STUDENTS

Student Yields

**Trends by
Development Type**

**Trends by
Attendance Zone**

**Charter and Private
School Enrollment**

PASA evaluates where current students reside and the recent trends in the student population. To accomplish this, PASA geocoded student data provided by Willis ISD, mapping each student according to their address. This data incorporates a meticulous analysis of the current student population, including a detailed examination of student yield per home, and recent changes in the student population at the development, planning unit, and attendance zone level.

This data also helps to clarify where student distribution is more dense in specific locations and which neighborhoods are disproportionately oriented to older or younger students. The ratios of students per home assist in estimating potential students that will be yielded from comparable new developments in later chapters.

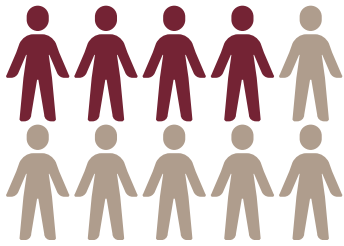
Maps and tables that break down student growth and decline in every major development are included and will address neighborhoods undergoing growth, decline, and gentrification.

Additional related data is available in Appendix 02.



Students per Home

These ratios were gathered through fieldwork to analyze the number of currently occupied homes on each street throughout the District.

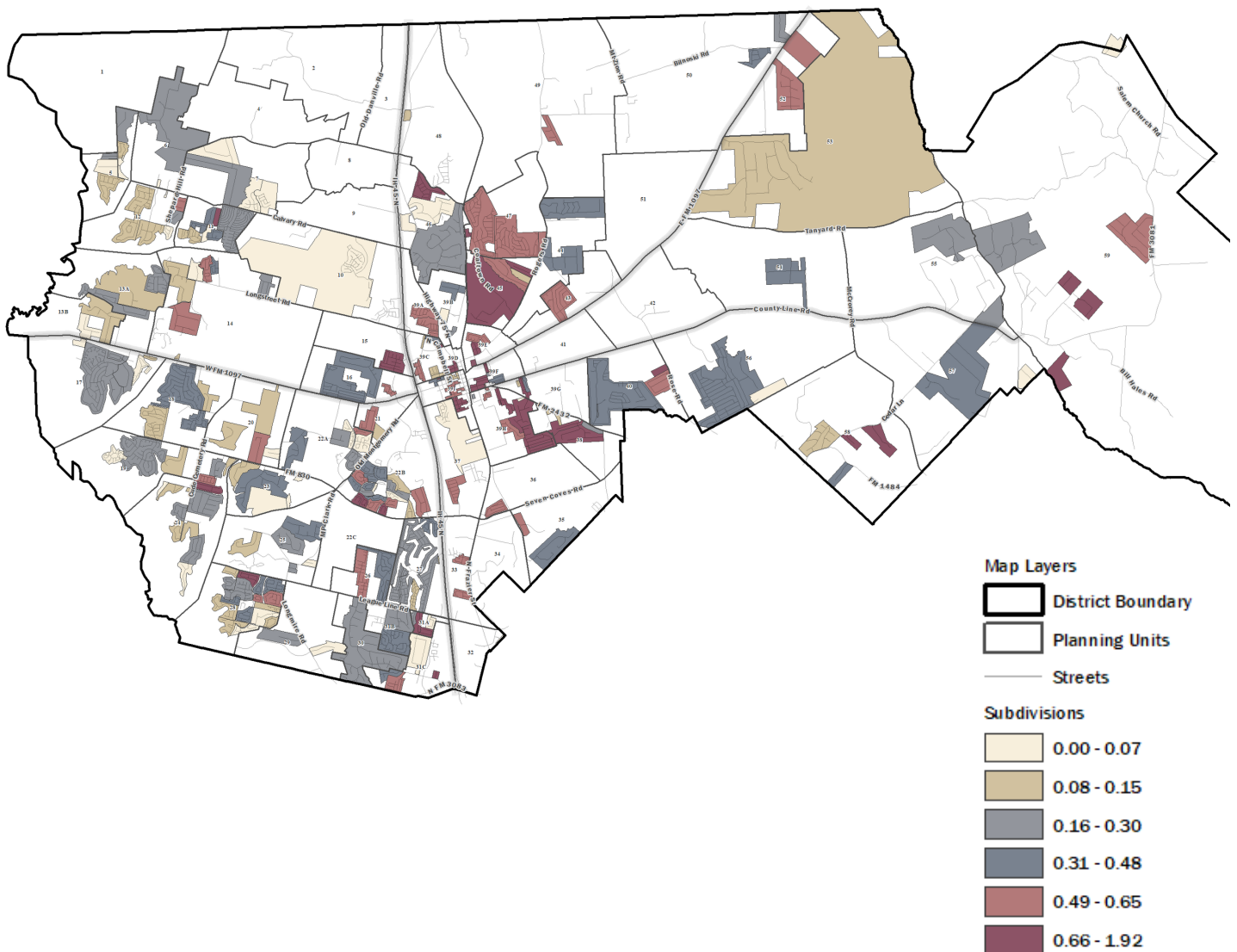


Single-Family

The ratios of students per home ranged from 0.00 to 1.27 in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single-family house throughout the District is 0.35

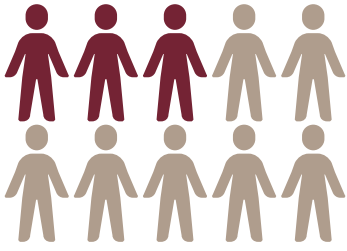
0.35

Students per Occupied
Single-Family Home





Students per Home

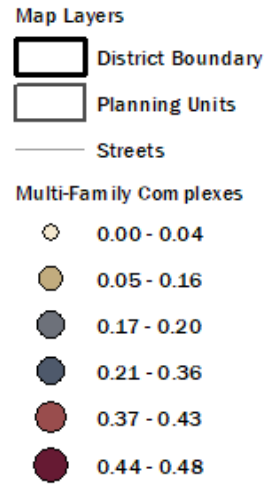
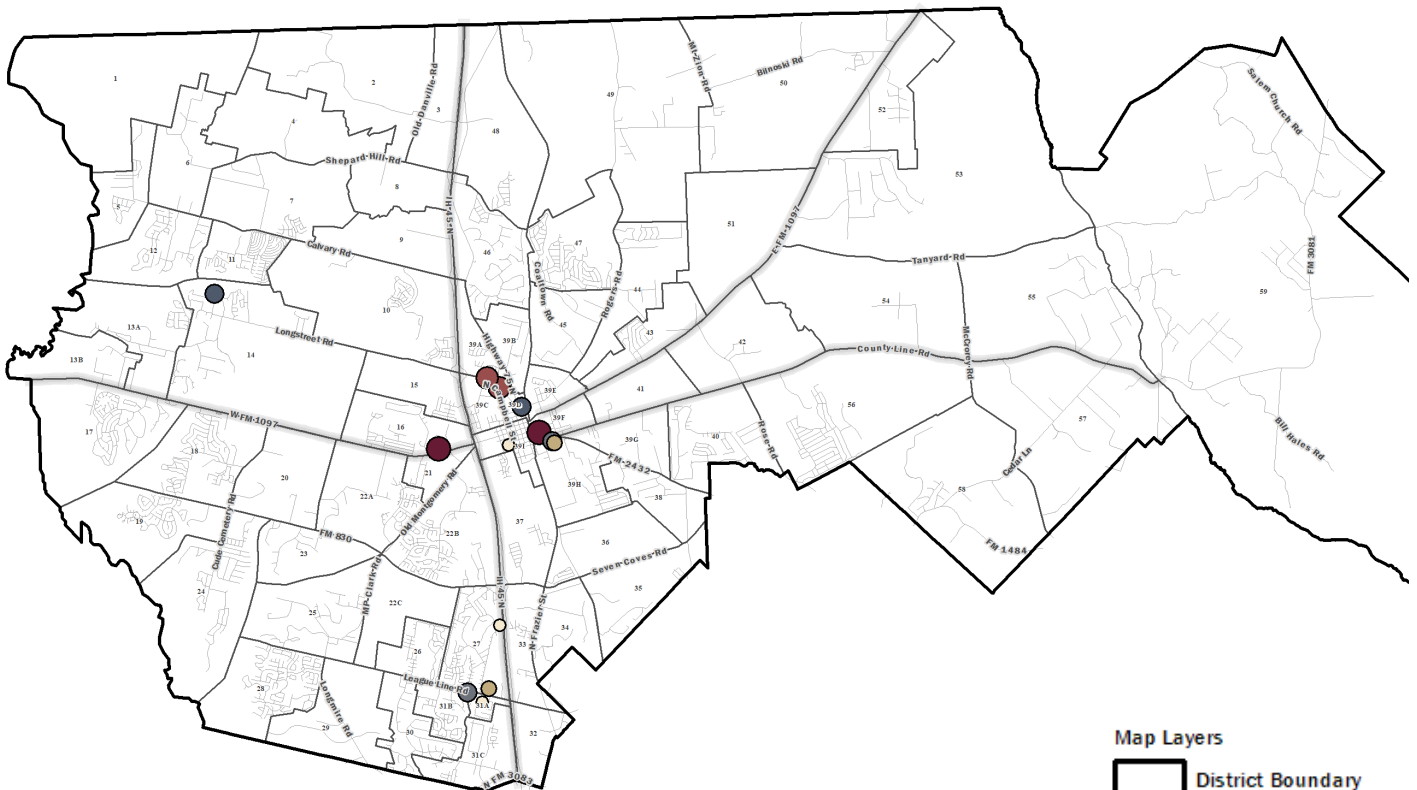


Multi-Family

In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from 0.00 to 0.48, and the weighted average throughout the District was 0.27 students per apartment unit. Districtwide, approximately 169 WISD students live in 648 multi-family units. A complete list of counts of occupied homes and resident students can be found in Appendix 02.

0.27

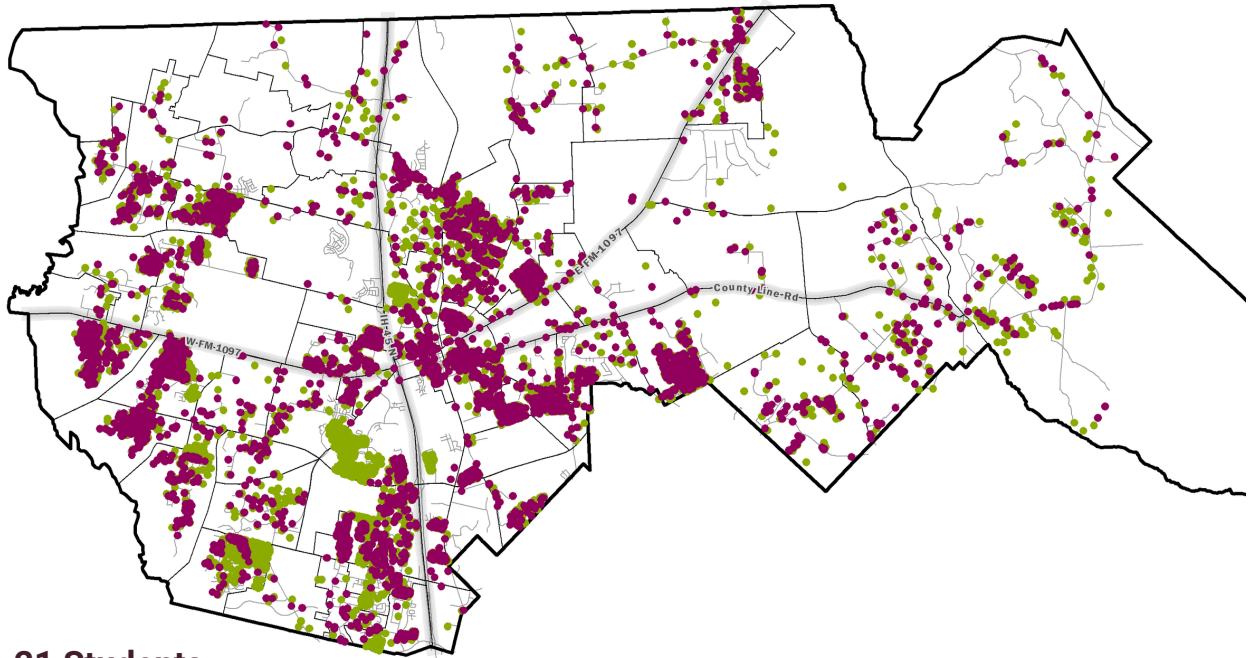
Students per Occupied
Multi-Family Home





Student Geocode

PASA employs geocoding techniques on student information supplied by Willis ISD, pinpointing the location of each student based on their address. The map below shows the student geocode from 2020-21 and compares it to the geocode from 2023-24. Green areas highlight new students that didn't exist in 2020, showing the growth across the District.

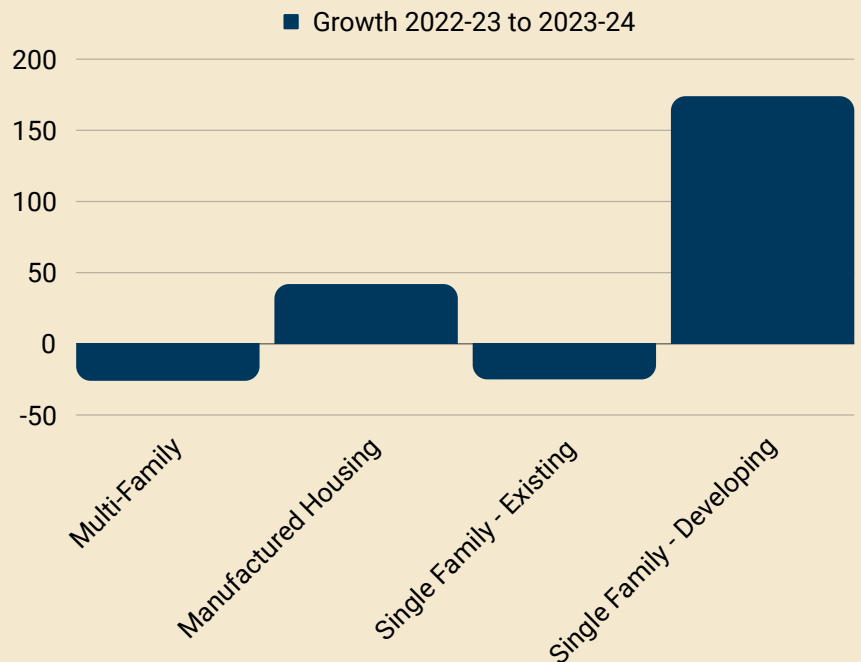


- 2020-21 Students
- 2023-24 Students

- Map Layers
- District Boundary
 - Planning Units
 - Streets

Student Trends by Development Type

The most significant growth this year occurred in actively building subdivisions. Throughout WISD, these subdivisions gained 174 students this year, which accounts for 74% of the total growth. Manufactured homes also showed gains with 42 students. Built-out subdivisions lost 25 students, while multi-family lost 26 students during this same time.





PASA analyzes enrollment in other schools in the area (private schools, charter schools, other ISDs) to understand how many students are gravitating away from Willis ISD. Homeschooled students are not included in this analysis because the State of Texas generally does not track these students.

Private Schools

PASA conducted interviews with enrollment coordinators at area private schools to understand their total enrollments and the approximate number of their students who live within Willis ISD. A substantial number of private schools are located in the Houston area, with a significant number of them being located in the Northern portions of Houston.

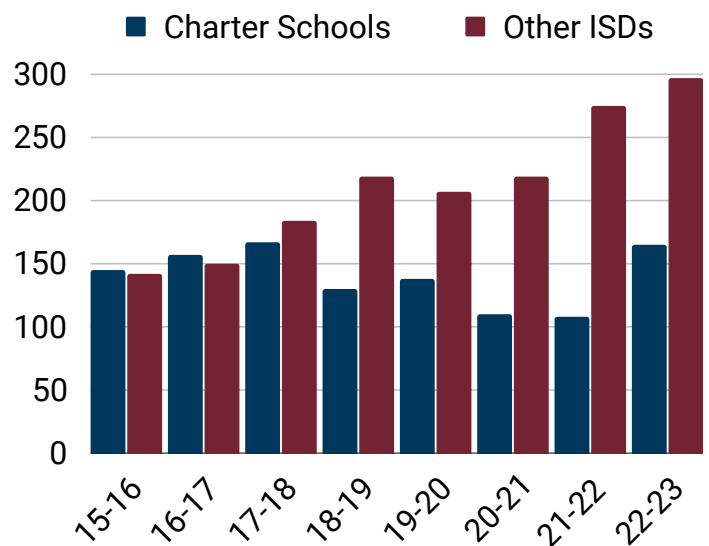
Although there are numerous private schools in the North Houston area, private schools do not significantly impact Willis ISD in terms of resident student transfers due to location and enrollment size. Further investigation has concluded that no current construction projects for private schools are underway that will have an immediate impact on Willis ISD.

Charter Schools

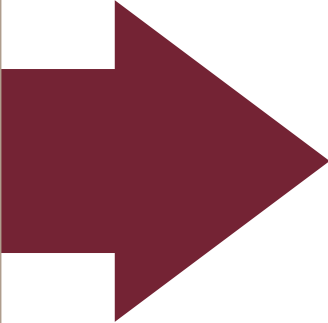
TEA maintains data on students living in Willis ISD who attend other public schools (charter schools and other ISDs).

According to TEA, in 2022-23, 165 students living in WISD attended charter schools, compared to 145 students in 2015-16. Between 2015 and 2022, charters have pulled an additional 20 students out of WISD.

Details for each school can be found in Appendix 02.



Source: Texas Education Agency (TEA)



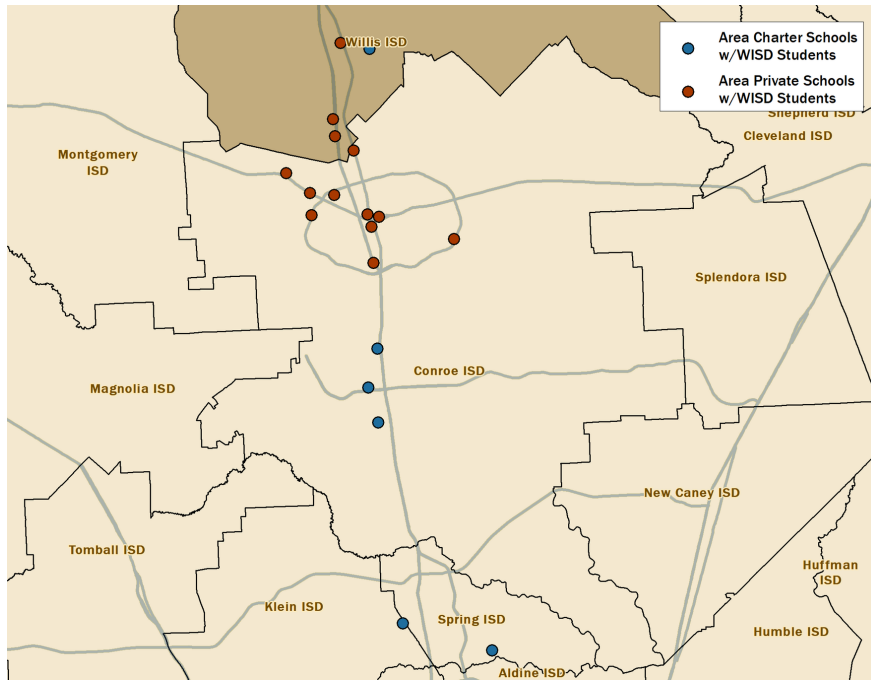
01 Texas College Prep Academies/ResponsiveEd

- Started in 1998 in Lewisville, Texas
- 43 campuses across Texas
- KG -12 variety of educational curriculum options, including Classical, Credit-Recovery, STEM (Science, Technology, Engineering, and Math), College Preparatory, Vocational, and Homeschooling
- ~16,400 students across 43 campuses

Construction on a new high school site started in Spring 2023 with plans for completion in Spring 2024. They will be adding a grade level each year until reaching capacity at KG-12th in 2026-27.



Charter and Private Schools Enrolling WISD Students



13

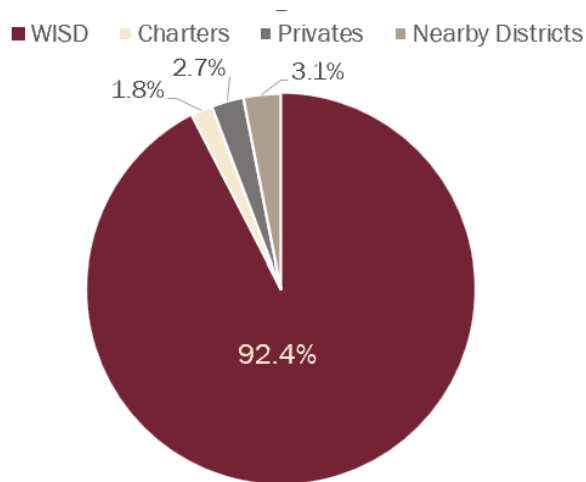
PASA projects at least 13 additional students to move from WISD to private schools in the next five years

17

PASA projects at least 17 additional students to move from WISD to charter schools in the next five years

Details about each school available in Appendix 03

Where Do WISD Residents Attend School?



Resident Students	9,455	
Attending WISD	8,978	
Transfers into the District	242	
Attending and Residing in WISD	8,736	92.4%
Attending Charter Schools	167	1.8%
Attending Private School	255	2.7%
Attending Nearby Districts	297	3.1%

Sources: TEA Transfer Reports, PASA Interviews with Schools

92.4% WISD Residents Attend WISD





CHAPTER 03

HOUSING PROJECTIONS

Methodology

District Insights

Single-Family Projections

Multi-Family Projections

The housing projection assessment is a uniquely independent analysis focused on future residential development trends. PASA develops housing projections by reviewing past patterns, current development activity, potential future land use, and other elements affecting development, such as utility services, transportation facilities, available property, and land-use and drainage regulations.

PASA's assessment includes analysis of platted developments, an on-the-ground survey of active residential developments to count occupied housing units, available units yet to be occupied, and units under construction. Property ownership research, interviews of local experts in land use, development regulations, and general real estate knowledge are all factors that are considered when creating future housing occupancy projections.

Additional related data is available in Appendix 03.



Annual housing projections are created for every active, planned, and potential residential development in the District. These projections are then aggregated by Planning Unit each year for the ten-year period.

Projections for new housing occupancies are considered most accurate for the next five years, as developers or landowners may not have precise long-term plans exceeding a five-year timetable. Thus, the first five years of residential projections are considered reliable and useful for short-term planning, with the remaining years included for completeness, representing useful benchmark data applicable for school facility planning. Frequently, landowners, builders, and developers fluctuate on their projected construction schedule.

PASA adopts a cautious approach in formulating housing projections for residential developments. Based on primary research, the projected number of new housing occupancies may be lower than actual occupancies for each year of the projected time frame. This is done when less is known about a particular future development so that future projections do not drive districts to build facilities before they are needed.

Planning Units

Planning Units are small geographic subsets of the district created to better study enrollment trends by region. These small geographies are divided based on school attendance zones and further subdivided by subdivision and apartment boundaries, parcel boundaries, roadways, creeks, etc. Planning Units can and do change as a district develops. See the details in the Planning Units Map in the appendix.



Methodology



What we do

1

Mapping

PASA's GIS Team creates a detailed map of a district. This map encompasses planning units, aerial images, municipality and ETJ boundaries, planned major thoroughfares, planned utility facilities, planned arterials, parcel ownership, active oil and gas pipelines, concept plans, and platting activity for new housing. It also includes information on existing, active, and future subdivisions and apartments, townhomes, condos, as well as existing and future school sites, and other relevant factors. PASA Demographers rely on this tailored district map to precisely evaluate platting activity, city ordinances, or development plans affecting housing projections.

2

District Survey

PASA Team Members spend time in the District to physically drive each planned or developing subdivision to gather the latest occupancy and construction information. This 'real-time' data allows for a more accurate assessment of the potential timing of future development as well as of the number of students per occupied home.

3

Interviews

PASA interviews city and county planners, engineers, commercial realtors, builders, developers, landowners, and other regional experts to better understand the real estate market, development regulations, and other variables that affect housing. This allows PASA to incorporate the unique factors impacting district growth that are not readily apparent from a cursory review. Interviews and comprehensive data gathering allow PASA to assess the future land use possibilities for all major parcels in the district, forming the basis for student population projections.



4

Assessment of Future Land Development

The District may be comprised of multiple jurisdictions that each govern and regulate development within their respective boundaries. These are depicted on the Municipal Jurisdictions Map in the Appendix. Subdivision ordinances within each respective entity are considered when projecting future development. Utility Districts can also be critical to development in certain areas. These entities are shown on the Utility Districts Map in the Appendix.

5

Ownership Changes of Undeveloped Tracts

PASA staff assesses the development potential of all large parcels that have been sold over the past several years, as it is often the case that development will occur shortly after parcels are purchased in desirable areas. The Owner Changes maps in the chapter show all parcels in the District that changed ownership since January 2021, with parcels greater than 20 acres labeled. Parcels of most interest to this study are the largest ones that could point to future large-scale development. Between January 2021 and October 2023, 516 parcels larger than five acres changed ownership.

District Insights & Factors Affecting Housing Growth



1 Interstate 45 Corridor

Most new housing developments impacting Willis ISD are projected to occur within three miles of Interstate 45. Since the freeway is the main arterial connecting job centers to WISD, land nearest the highway is the most desirable for people relocating to the area. Travel time from Downtown Willis to The Woodlands is 20-25 minutes without traffic. Commuting times will increase dramatically for locations farther away from I-45. Through 2033, approximately 80% of all projected new home occupancies are within three miles of I-45.

2 Land Availability

Undeveloped tracts of land of substantial size within a few miles of I-45 and nearest the northern suburbs of Houston have the greatest potential for development within the projection period. In the southern region of WISD, five large meet this criteria: The 680-acre Woodlands Hills tract south of FM 830, the 414-acre RMDMG/MC&GE Tract east of the railroad on FM 830, the 320-acre Calfee Tract along League Line, the Conroe Ventures Tract (260 acres in WISD with more land in Conroe ISD), and the 175-acre Maxedon Tract. The RMDMG and Calfee Tracts are the only two of these listed properties that do not have a development plan in place.

The largest undeveloped tracts in the I-45 Corridor are north of the City of Willis near the Walker County line. The Dunwoody (~800 acres) and Manners (~2,500 acres) Tracts could be assembled for a large master-planned community in time. No known plans exist.

3 Acreage Communities

The eastern half of the District, east of Caney Creek, is more-or-less expected to develop with acreage communities. Patten Properties is developing the 5,000-acre Republic Grand Ranch along and south of FM 1097 northeast of Caney Creek. Former timber land, this subdivision is being subdivided into a majority of two-acre homesites. There is a possibility of additional acreage communities east of Willis. The Woodlands San Jacinto Ranch LLC (~7,200 acres) and Foster Timber Ltd. (~6,800 acres) could be developed similarly to Republic Grand Ranch.



4 Housing Market

Throughout 2021, a low inventory of homes on the market, coupled with high demand, tightened markets and increased home prices dramatically. In 2022, housing cooled significantly, as the Federal Reserve remained committed to reducing inflation to its 2% goal, increasing interest rates a total of eleven times from March 2022 to September 2023. Although higher mortgage rates slowed demand from buyers, the 30-year fixed rate mortgage has declined since its peak in October 2023, hovering between 7 and 7.5% in November 2023, calming fears that rates would continue rising into 2024. Still, current homeowners who locked in sub-3% mortgages are demotivated from selling.

Multiple Listing Service (MLS) sales data for Willis ISD from August through July reflects the impact of increasing mortgage rates on the resale of existing homes. In July 2022, year-over-year home sales increased 6.8% in Willis ISD. In 2023, a 21.8% year-over-year decrease in sales occurred in Willis ISD, compared to a drop of 19.5% for the entire Houston area. Declines were steeper in Districts with larger proportions of existing homes. Although new home sales remain robust, the reduction in turnover of existing homes can potentially affect the regeneration of families and students within established neighborhoods in the District.

According to the Texas Real Estate Research Center, home sales in August 2023 across the State of Texas were down 8% year-over-year but ticked upward from the previous month by 9.5% across all four major metros. Although existing home sales declined, construction starts statewide continued to increase, with the market share of new home sales climbing (up five percentage points from a year prior) to 21.7%.

In the Houston-The Woodlands-Sugar Land metro area, sales volume for single-unit housing (homes, townhomes, condos) in September decreased 10.6% year-over-year; the median sales price declined 2.65% to \$330,995. Months inventory grew to 3.4 months from 2.5 last year.

5 Age-Restricted and RV Developments

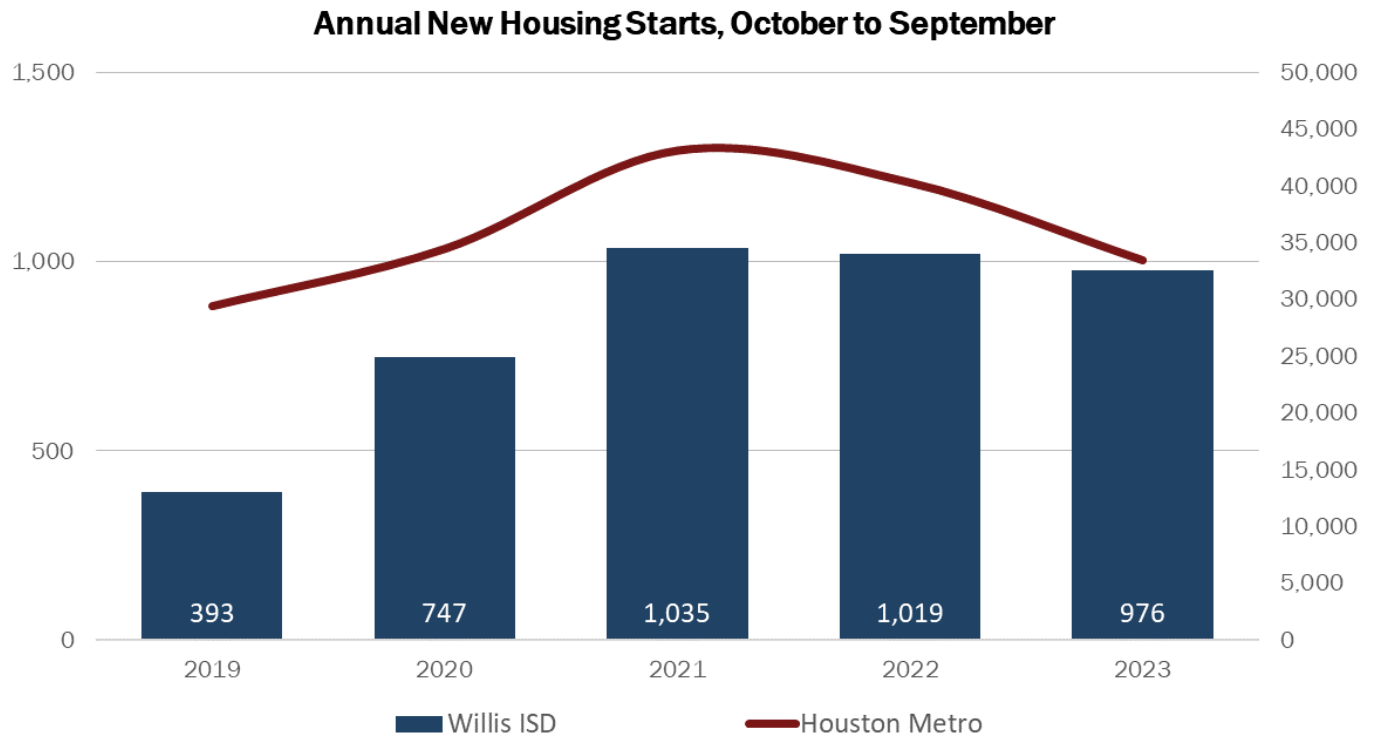
Northern Montgomery County has been a draw for retirees due to its location outside the hustle-and-bustle of the city and proximity to Lake Conroe and National Forests. Along with this draw comes developments catering to the retiree lifestyle. An example of this is Caldwell Companies' Chambers Creek, a 3,000-lot development restricted to the active-adult community (55+ age group). PASA expects no impact on WISD enrollment so long as the development remains age-restricted. Recreational Vehicle (RV) communities are also increasing in number across WISD. PASA has projected 1,409 manufactured homes, mostly in RV Parks, to be occupied in the ten-year period, making up over 4% of all new housing projected.



Trends in New Housing

Metrostudy data show that in the 12 months ending September 2023 (Q3), WISD had 976 starts, compared to 1,019 starts a year prior, a decrease of 4.2%. Housing starts in the Houston metro area decreased by 16.9% in this same period. As mortgage rates have increased, home sales and starts have decreased. Housing starts remain mostly stable in Willis ISD due to the increase in new developments in the area.

Annual starts as of Q3 (September) are graphed below.



Source: Metrostudy

PASA estimates that actual new single-family occupancies from February 2021 to October 2023 were approximately 3,300, compared to the 2,965 projected. During the last 33 months, The Woodlands Hills had 749 occupancies (more than any other development), followed by Walnut Cove (238), Maybella Forest (185), Montgomery Oaks (180), Water Crest on Lake Conroe (153), Royal Forest (133), South Meadows (133), Pines at Seven Coves (132), and Madison Bend (127).

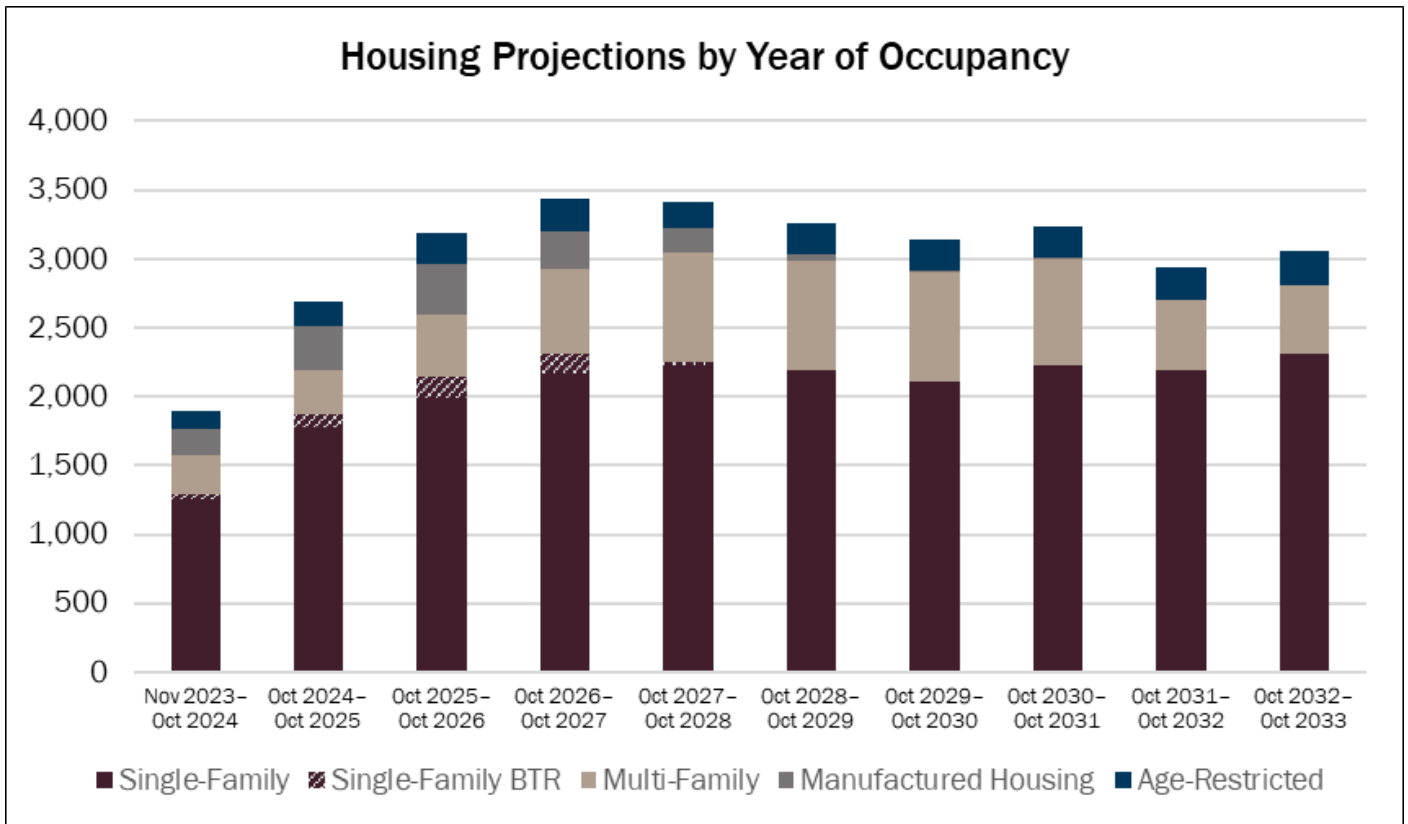


Total Projected New Housing

30,240
Projected Additional Housing Occupancies
in next Decade

Annual Housing by Type

The graph below shows single-family, multi-family, manufactured housing, and age-restricted occupancies projected to be added over the coming ten-year period.

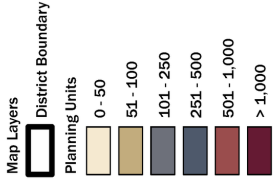


<p>20,885</p> <p>Single-Family 69.1% of Total</p>	<p>5,843</p> <p>Multi-Family 19.3% of Total</p>	<p>2,103</p> <p>Age-Restricted 7% of Total</p>
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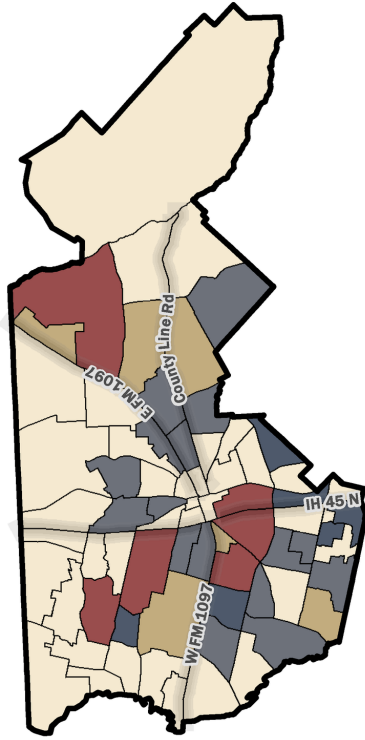
Projected New Housing Occupancies - Single-Family

October 2023 to October 2033

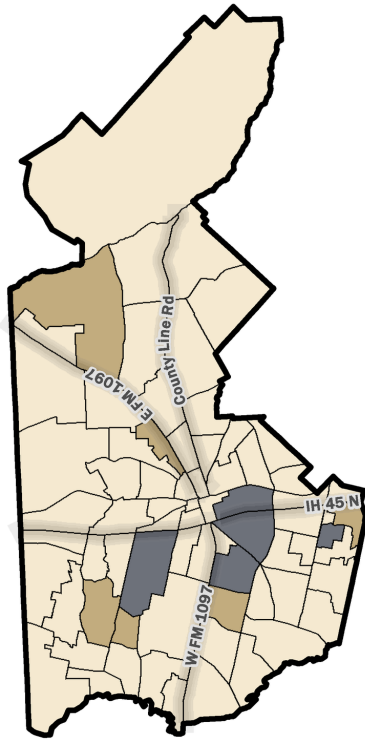
Willis ISD



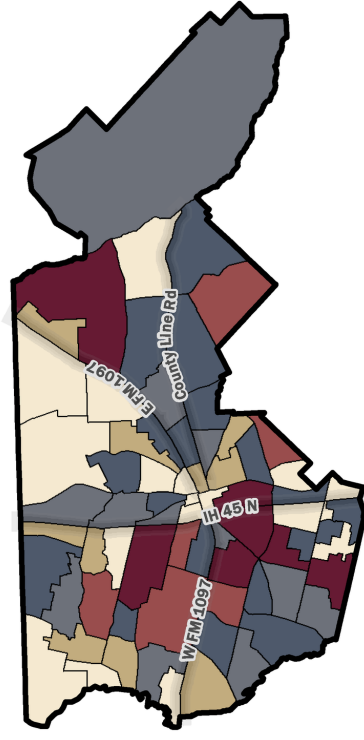
Oct. 2023 to Oct. 2027



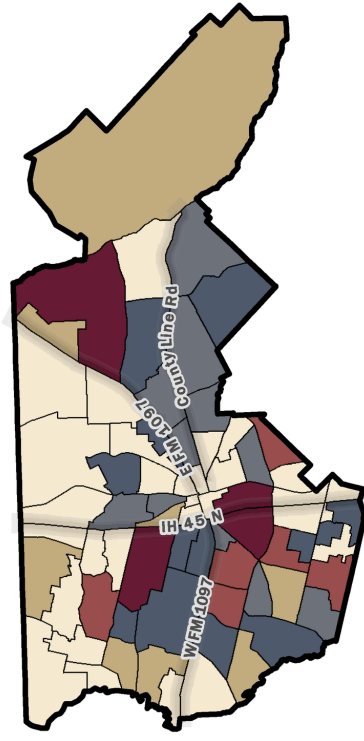
Oct. 2023 to Oct. 2024



Oct. 2023 to Oct. 2033



Oct. 2023 to Oct. 2030





Largest Single-Family Developments 10-year Projections

1

The Woodlands Hills

Howard Hughes Corp. is ramping up lot development in the 777 acres north of FM 830, where 1,891 homesites remain unoccupied. South of FM 830, another 1,561 lots are planned. This southern portion could begin developing within the next 2-4 years.

3,441
units

2

Republic Grand Ranch

Patten Properties is developing the 5,000-acre Republic Grand Ranch along and south of FM 1097 northeast of Caney Creek. Former timber land, this subdivision is being subdivided into a majority of two-acre homesites.

1,597
units

3

Moran Ranch

Approximately 900 homes are planned in this new community east of I-45 and north of Seven Coves. Along the freeway, several multi-family tracts and many commercial/retail buildings are proposed.

884
units

4

Ridgeland Hills

Camillo Development is developing 215 acres at the northwest corner of I-45 and Longstreet; the total lot count is unconfirmed, but PASA estimates 750 lots.

750
units

5

Conroe Ventures Tract

MUD 216 is planned here and will serve 1,080 lots in both WISD and CISD; Conroe Venture LTD (Goodrich Family) has ~260 ac. in WISD (plus an additional ~218 ac. in CISD); ~600 lots could develop within WISD.

600
units



5,843

multi-family
occupancies
projected

19.3%

of total projected
new housing

8.9%

of total projected
students from new
housing

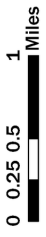
Multi-Family Projections

Multi-family development has increased in recent years as northern suburbs enter WISD. Multi-family development is concentrated along League Line Road and in the City of Willis. Annual projections of new multi-family occupancies range from 290 in year one to a peak of 800 in year six. One property was leasing up at the time of this study, and another two were under construction. These three properties, all located along League Line Road, will add 864 occupied units in the next five years.

Another eight multi-family complexes are planned, with an additional 11 probable developments projected through fall 2033.

Projected New Housing Occupancies - Multi-Family

October 2023 to October 2033
Willis ISD





CHAPTER 04

STUDENT PROJECTIONS

Factors Incorporated into Student Projections

Three Scenarios of Growth

Projected Students by Planning Unit

Projected Students by Attendance Zone

PASA’s approach to developing student enrollment projections takes into consideration past rates of growth but relies primarily on forward-looking analyses, including:

- projected new housing – both in subdivisions and multi-family units
- amount of regeneration of older housing with younger families moving in
- economic and employment trends in the local area and nationally
- the continued enrollment growth in private and charter schools
- the changing distribution of students geographically throughout the District
- the effect of the aging of the student population – for all subdivisions and apartments.

Additional related data is available in Appendix 04.



Projected Enrollment 2033-34

Low Growth
15,871 students

Moderate Growth
18,970 students

High Growth
21,168 students

Factors Incorporated into Student Projections



New Housing Construction - New housing construction continues to drive the majority of enrollment growth in WISD. This growth is expected to accelerate as new developments are constructed in the District.



Birth Rates - The number of newborns had remained relatively stable until the 2020s. In the last three years, as new housing has increased in WISD, the number of babies born in the District has increased from 540 in 2017 to 648 in 2022. This increase is likely to be seen in the Kindergarten class in the next 2-5 years.



Incoming KG Class Size - Kindergarten enrollment has fluctuated very little in the last three school years. However, PASA is projecting Kindergarten enrollment to increase in the coming years as new housing increases alongside births.



Aging of the Existing Student Population - Established neighborhoods often have declining school enrollments. This trend has not been noticed in mass, but PASA does monitor this phenomenon and adjusts projections when necessary.



New Charter Schools - While there have been no major expansions of charter schools in the WISD area, PASA has assessed potential expansions that could lead to a decrease in WISD student enrollment.



Changes Since Previous Study

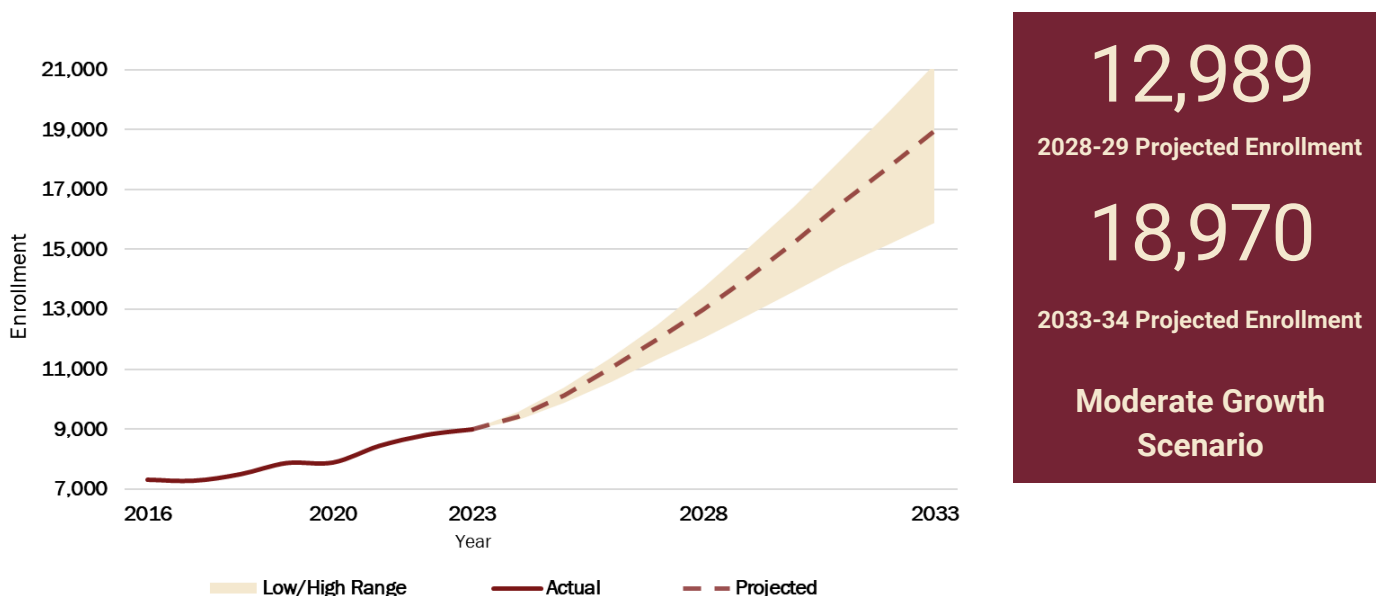
Several new single-family developments that were not planned in spring 2021 have been added to the housing projections for WISD. These include Ridgeland Hills, Grace Landing, William Trails, Rose Hill Estates, Lexington Heights, and Madeley Creek Preserve.

Three Scenarios of Growth

PASA has projected three scenarios of growth: Low, Moderate, and High Growth. All three take a conservative stance, incorporating PASA's expertise to temper publicized optimism about new development. The Moderate Growth Scenario is considered the "most likely" scenario, based on the universe of best information available at the time of the study. PASA recommends that the District use the Moderate Growth Scenario for planning while understanding that changing factors in the future could mean that a shift to Low or High Growth Scenarios might be warranted.

The student projections model takes a holistic approach. In order to derive the three scenarios of growth, PASA needed to understand when and where new development might occur, the factors unique to Willis ISD, and how they affect the potential development of new housing. These factors include job availability, economic trends, socioeconomic characteristics, quality of life indicators, construction activity, land development potential, charter and private school enrollment, and household size and age.

The graph shows the projected enrollment for the Moderate Growth Scenario, with the shaded region displaying the possible range between the Low and High Growth Scenarios.





Moderate Growth Scenario

Under the Moderate Growth Scenario, the District could add 4,011 students in the first five years and an additional 5,981 students in the last five years of this projection period. Therefore, under the Moderate Growth Scenario, by Fall 2028, Willis ISD could have 12,989 students, and by Fall 2033, 18,970 students could be enrolled.

This is a most likely ten-year scenario that assumes no major revisions to any comprehensive municipal plans and assumes that all future land use and entitlements are accepted as they now exist. It may be that some portion of current future land use plans may have slight revisions or broader changes.

The Moderate Growth Scenario assumes the following:



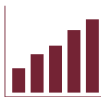
- New developments will continue to be developed, particularly along the I-45 Corridor; all planned developments continue building as planned.



- Births continue to rise in WISD, and Kindergarten enrollment will increase to over 1,200 by 2033.



- No short-term charter school or private school expansions occur.



- Mortgage rates stabilize around 7.0%; housing construction remains at a cooled rate, similar to early 2023; however, there continue to be fewer existing homes on the market as homeowners with sub-4% mortgages are unmotivated to sell.



- The ratios of students per household remain low in more remote neighborhoods such as Grand Republic Ranch but stay elevated in the 0.40-0.55 range in more traditional suburban developments in the I-45 Corridor.



- Over the next year, unemployment rates will remain basically unchanged.



Willis ISD
Moderate Growth Scenario
2024-2033



	- Historical Enrollment at PEIMS Snapshot -										Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23 (adj.)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2023-2028	Student Change 2028-2033
	2018	2019	2020	2021	2022	Oct. 27, 2023	2024	2025	2026	2027		2028	2029	2030	2031	2032	2033						
EE	78	60	38	34	51	42	56	60	65	70	76	82	89	96	104	112	34	36					
PK	172	174	123	209	240	250	278	305	334	366	401	435	472	513	550	587	151	186					
KG	487	615	514	575	579	585	636	722	763	836	898	966	1,034	1,104	1,168	1,241	313	343					
1	565	542	619	621	668	637	673	750	858	907	994	1,058	1,144	1,224	1,299	1,370	357	376					
2	568	587	543	646	655	685	674	730	820	938	991	1,077	1,152	1,246	1,324	1,401	306	410					
3	593	594	583	606	678	674	724	731	797	896	1,025	1,073	1,172	1,254	1,347	1,427	351	402					
4	628	634	588	610	638	699	714	787	800	873	981	1,113	1,170	1,278	1,359	1,455	282	474					
5	585	632	651	603	646	666	747	783	870	884	965	1,075	1,225	1,288	1,398	1,482	299	517					
6	569	590	636	689	644	682	717	824	869	965	981	1,064	1,188	1,354	1,416	1,530	299	549					
7	585	612	591	692	746	652	724	780	902	951	1,056	1,067	1,160	1,296	1,468	1,529	404	473					
8	551	596	631	637	714	751	674	767	831	961	1,013	1,117	1,132	1,231	1,367	1,543	262	530					
9	714	641	660	703	723	769	853	784	897	971	1,123	1,178	1,303	1,321	1,428	1,579	354	456					
10	470	658	651	661	672	661	719	812	754	862	934	1,070	1,128	1,248	1,355	273	421	370					
11	475	465	621	593	620	633	627	695	793	736	841	904	1,040	1,097	1,206	1,211	208	438					
12	453	465	433	553	519	592	594	599	670	765	710	804	869	999	1,048	1,148	118	438					
TOTAL:	7,493	7,865	7,882	8,432	8,793	8,978	9,410	10,129	11,023	11,981	12,989	14,083	15,278	16,549	17,740	18,970	4,011	5,981					
PCT. INCR.	2.94	4.96	0.22	6.98	4.28	2.10	4.81	7.64	8.83	8.69	8.41	8.42	8.49	8.32	7.20	6.93							
ACTUAL INCR.	214	372	17	550	361	185	432	719	894	958	1,008	1,094	1,195	1,271	1,191	1,230							
Enrollment by Grade Group																							
EE-PK	250	234	161	243	291	282	334	365	399	436	477	517	561	609	654	699							
KG-5th	3,426	3,604	3,498	3,661	3,864	3,946	4,168	4,503	4,908	5,334	5,854	6,362	6,897	7,394	7,895	8,376							
6th-8th	1,705	1,798	1,858	2,018	2,104	2,085	2,115	2,371	2,602	2,877	3,050	3,248	3,480	3,881	4,251	4,602							
9th-12th	2,112	2,229	2,365	2,510	2,534	2,655	2,793	2,890	3,114	3,334	3,608	3,956	4,340	4,665	4,940	5,293							
% Change by Grade Group																							
EE-PK	0.208	-0.064	-0.312	0.509	0.198	0.003	0.144	0.093	0.093	0.093	0.094	0.084	0.085	0.086	0.074	0.069							
KG-5th	0.022	0.052	-0.029	0.047	0.055	0.021	0.056	0.080	0.090	0.087	0.097	0.087	0.084	0.072	0.068	0.061							
6th-8th	-0.002	0.055	0.033	0.086	0.043	-0.009	0.014	0.121	0.097	0.106	0.060	0.065	0.071	0.115	0.095	0.083							
9th-12th	0.049	0.055	0.061	0.061	0.010	0.048	0.052	0.035	0.078	0.071	0.082	0.096	0.097	0.075	0.059	0.071							
% Students in each Grade Group																							
EE-PK	0.033	0.030	0.020	0.029	0.033	0.033	0.035	0.036	0.036	0.036	0.037	0.037	0.037	0.037	0.037	0.037							
KG-5th	0.457	0.458	0.444	0.434	0.439	0.440	0.443	0.445	0.445	0.445	0.451	0.452	0.451	0.447	0.445	0.442							
6th-8th	0.228	0.229	0.236	0.239	0.239	0.232	0.225	0.234	0.236	0.240	0.235	0.231	0.228	0.235	0.240	0.243							
9th-12th	0.282	0.283	0.300	0.298	0.288	0.296	0.297	0.285	0.283	0.278	0.278	0.281	0.284	0.282	0.278	0.279							
Added Students by Grade Group																							
EE-PK	43	-16	-73	82	48	-1	42	31	34	37	41	40	44	48	45	45							
KG-5th	75	178	-106	163	203	82	222	335	405	426	520	508	535	497	501	481							
6th-8th	-3	93	60	160	86	-19	30	256	231	275	173	198	232	401	370	351							
9th-12th	99	117	136	145	24	121	138	97	224	220	274	348	384	325	275	353							
% Added Students by Grade Group																							
EE-PK	0.201	-0.043	-4.294	0.149	0.133	0.005	0.0972	0.0431	0.0380	0.0386	0.0407	0.0366	0.0368	0.0378	0.0378	0.0366							
KG-5th	0.350	0.478	-6.235	0.296	0.582	0.443	0.5139	0.4659	0.4530	0.4447	0.5159	0.4644	0.4477	0.3910	0.4207	0.3911							
6th-8th	-0.014	0.250	3.529	0.291	-0.103	-0.033	0.0694	0.3561	0.2584	0.2871	0.1716	0.1810	0.1941	0.3155	0.3107	0.2854							
9th-12th	0.463	0.315	8.000	0.264	0.066	0.654	0.3194	0.1349	0.2506	0.2296	0.2718	0.3181	0.3213	0.2557	0.2309	0.2870							



Low Growth Scenario

Under the Low Growth Scenario, the District could gain 3,072 students in the first five years, followed by a gain of 3,821 additional students in the last five years of the projection period. Thus, under these low growth assumptions, Willis ISD could have 12,050 students by 2028 and 15,871 students by 2033.

The Low Growth Scenario assumes the following:

- Kindergarten enrollment will increase to just over 950 by 2033.
- Mortgage rates will slowly increase above 9% over the next 1–2 years, and the housing market will cool even more.
- The ratio of students in new homes does not increase; WISD neighborhoods continue to be inhabited by older households without children or younger families with no children.
- Unemployment rates will increase above 5.5%.

High Growth Scenario

Under the High Growth Scenario, the District could gain 4,731 students in the first five years, and 7,459 students would be expected to be added in the last five years of the projection period. Thus, under these high growth assumptions, Willis ISD could have 13,709 students by 2028 and 21,168 students by 2033.

The High Growth Scenario also assumes the following:

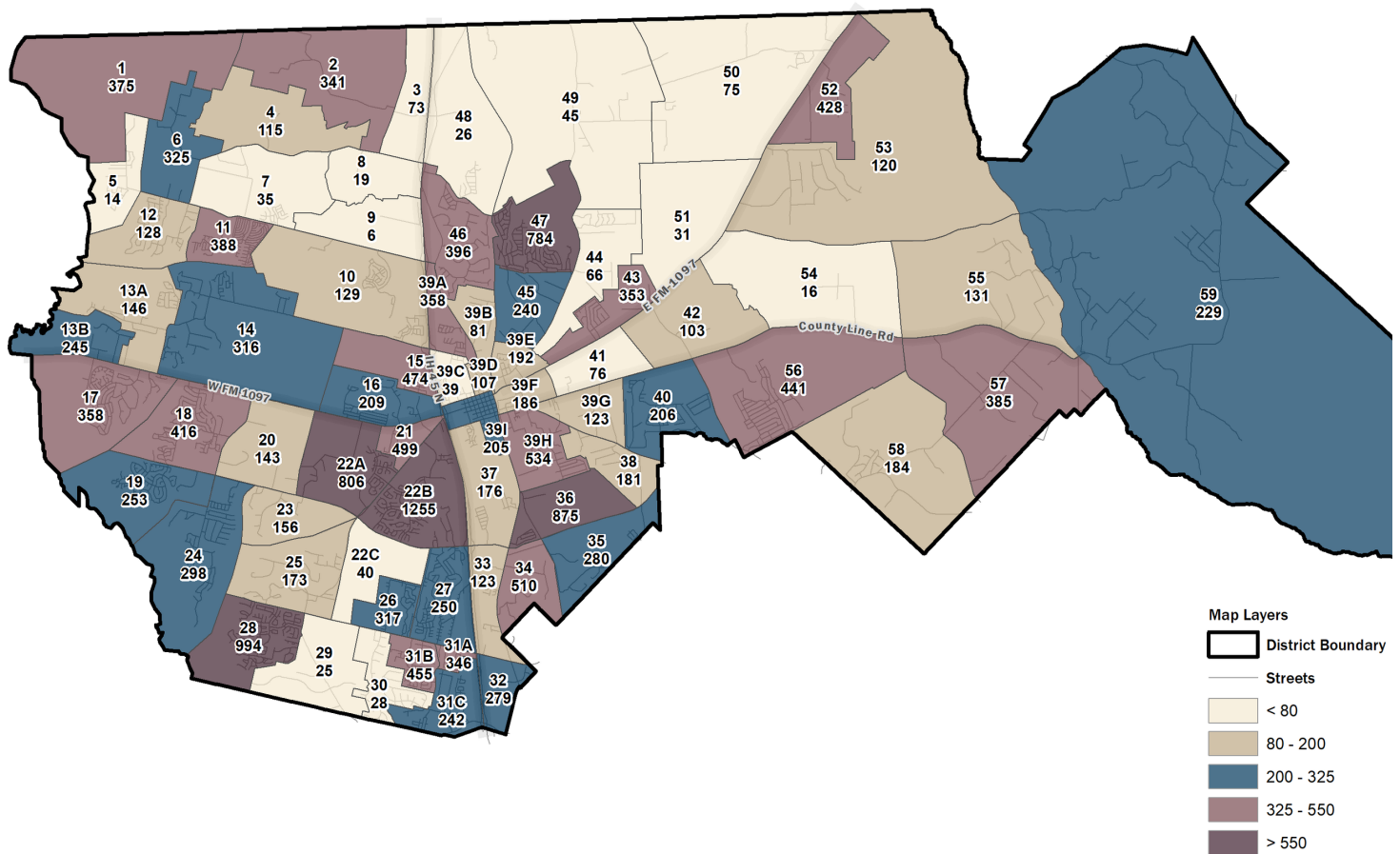
- Birth rates for mothers living in WISD accelerate over current rates.
- Kindergarten enrollment will increase to approximately 1,400 by 2033.
- Mortgage rates decrease below 5.5%, and housing construction ramps up.
- No new charter schools have moved into the Willis ISD area.
- Significant regeneration in older, existing homes and existing apartment units accelerates as new families replace empty-nest residents.
- A master-planned community is planned and will begin developing on the Dunwoody/Manners Tracts within the next 3-6 years.



Projected Resident Students by Planning Unit

PASA projects the number of students expected to live in each planning unit each year for the next ten years under the Moderate Growth Scenario. Details of these projections are found in Appendix 04, while the map below illustrates which parts of the district are projected to enroll the most students.

Total Number of EE-12 students by Planning Unit Fall 2033



District leadership can use this data to understand areas of projected growth and decline in order to assess and make decisions about the future utilization of each campus.



Student Transfers

The data that PASA generates for long-range planning purposes represents the number of students projected to live within each attendance zone (resident students or geo-coded students) and does not necessarily indicate the number of students projected to attend each school due to inter- and intra-district transfers. For these purposes, transfers are defined as any student attending a school other than their school of residence for any reason (voluntary transfer requests, children of district employees, programmatic transfers, etc.). The transfer patterns of the current students in the 2023-24 school year are included by grade group in this chapter and can be used in conjunction with the resident student projections for short-term planning purposes. However, PASA does not typically use these transfers in long-range facilities plans because the transfer patterns in any district can change markedly over a short period of time.

Capacities

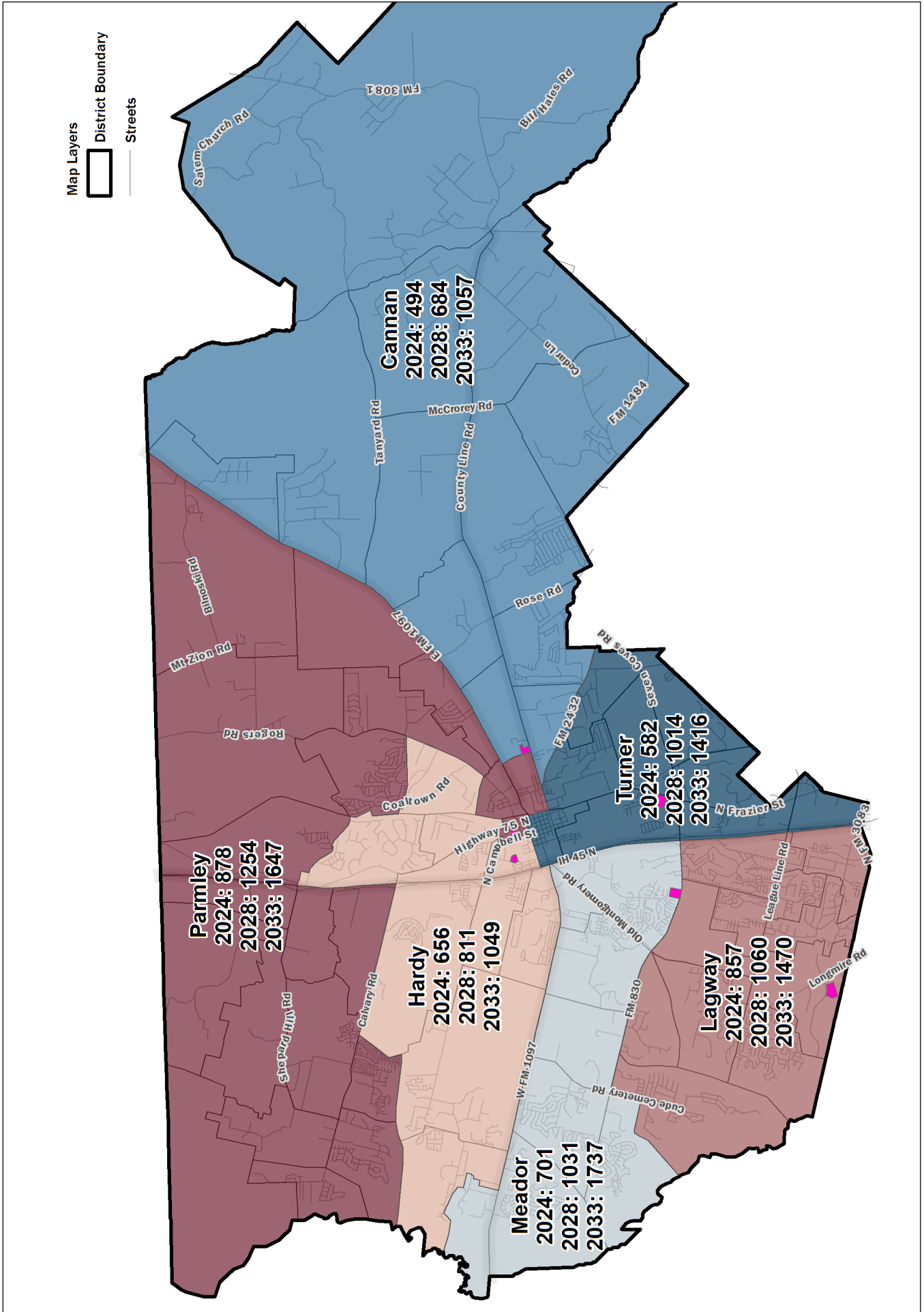
As the District plans for future student population moving into the District, it is equally important to understand how many students can be accommodated in the existing facilities. The capacity of a school, while seemingly a simple measure, is a complicated and ever-changing figure. When architects design new Elementary schools, they may announce that the school has a capacity of 800 students, but this usually refers to the capacity of the core services, such as cafeteria capability. Secondly, the number of classrooms can be used to calculate capacity, but this introduces the issue of special programs (pull-out programs like Speech, OT/PT, Dyslexia, etc.) that require classroom space but do not provide full-time “seats” for students. The need for and location of these programs changes annually, so any capacity based on these programs will change accordingly.

The capacity measures shown in this report are based on figures provided by the District after careful study of classroom size and utilization levels. The District will often choose to place special programs that house only a few students per room into less heavily utilized buildings, in order to better utilize existing facilities.



Projected Resident Students by Current Elementary Attendance Zone

Willis ISD

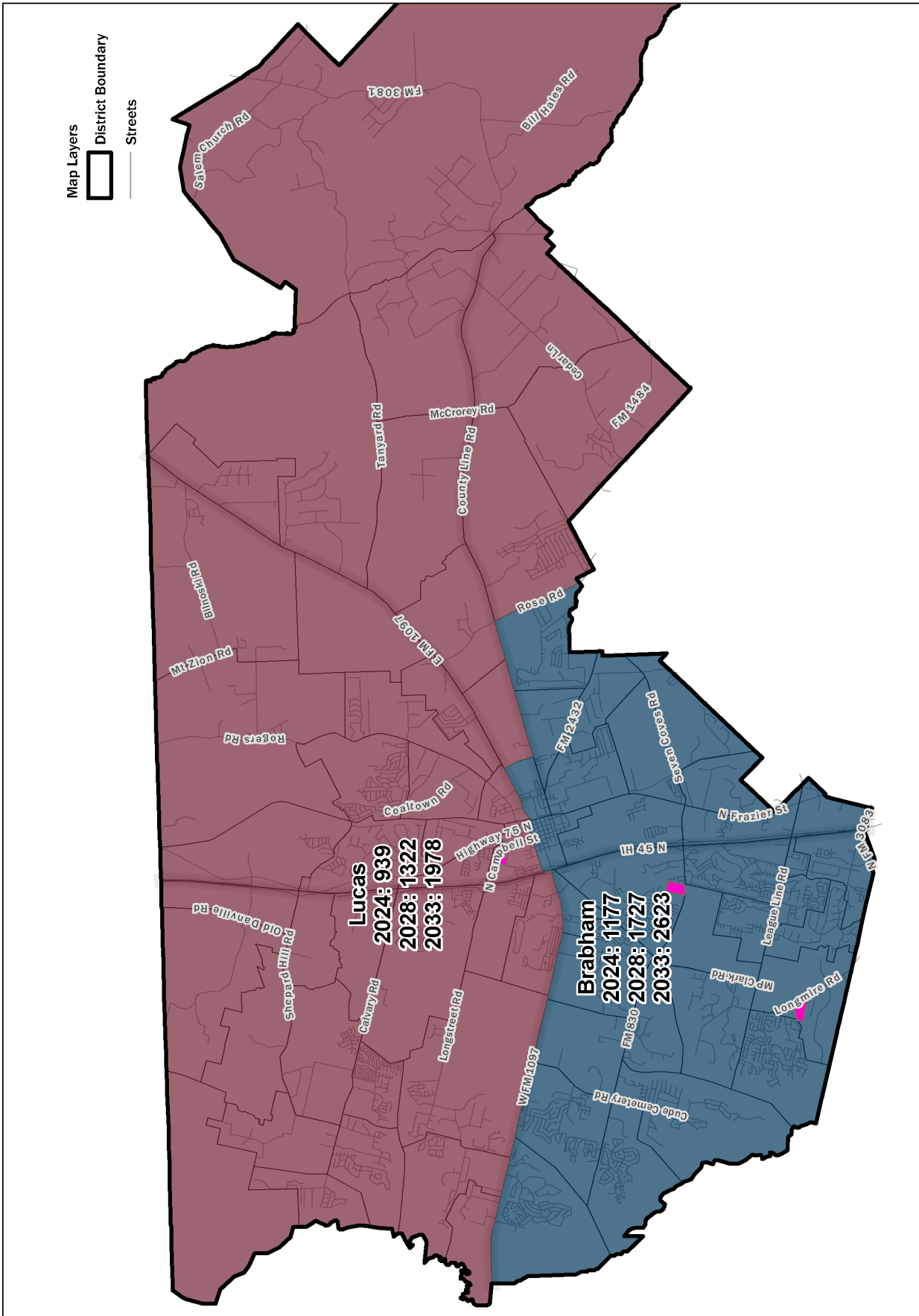




Projected Resident Students by Current Middle School Attendance Zone
Willis ISD



Map Layers
 District Boundary
 Streets





Projected Resident Students by Campus

Elementary Schools

Elementary Schools	Current Transfers	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cannan												
KG-5th Students Projected	203	464	494	516	585	620	684	760	846	932	994	1,057
KG-5th Students with Transfers		667	697	719	788	823	887	963	1,049	1,135	1,197	1,260
Capacity		700	700	700	700	700	700	700	700	700	700	700
Percent Utilization		95%	100%	103%	113%	118%	127%	138%	150%	162%	171%	180%
Student Margin		33	3	-19	-88	-123	-187	-263	-349	-435	-497	-560
Hardy												
KG-5th Students Projected	139	649	656	696	729	764	811	866	919	965	1,006	1,049
KG-5th Students with Transfers		788	795	835	868	903	950	1,005	1,058	1,104	1,145	1,188
Capacity		866	866	866	866	866	866	866	866	866	866	866
Percent Utilization		91%	92%	96%	100%	104%	110%	116%	122%	127%	132%	137%
Student Margin		78	71	31	-2	-37	-84	-139	-192	-238	-279	-322
Lagway												
KG-5th Students Projected	-25	820	857	922	963	1,021	1,060	1,128	1,210	1,292	1,388	1,470
KG-5th Students with Transfers		795	832	897	938	996	1,035	1,103	1,185	1,267	1,363	1,445
Practical Capacity		850	850	850	850	850	850	850	850	850	850	850
Percent Utilization		94%	98%	106%	110%	117%	122%	130%	139%	149%	160%	170%
Student Margin		55	18	-47	-88	-146	-185	-253	-335	-417	-513	-595
Meador												
KG-5th Students Projected	-4	657	701	764	817	904	1,031	1,166	1,312	1,459	1,604	1,737
KG-5th Students with Transfers		653	697	760	813	900	1,027	1,162	1,308	1,455	1,600	1,733
Capacity		800	800	800	800	800	800	800	800	800	800	800
Percent Utilization		82%	87%	95%	102%	113%	128%	145%	164%	182%	200%	217%
Student Margin		147	103	40	-13	-100	-227	-362	-508	-655	-800	-933
Parmley												
KG-5th Students Projected	-225	842	878	946	1,043	1,148	1,254	1,342	1,440	1,500	1,575	1,647
KG-5th Students with Transfers		617	653	721	818	923	1,029	1,117	1,215	1,275	1,350	1,422
Capacity		738	738	738	738	738	738	738	738	738	738	738
Percent Utilization		84%	88%	98%	111%	125%	139%	151%	165%	173%	183%	193%
Student Margin		121	85	17	-80	-185	-291	-379	-477	-537	-612	-684
Turner												
KG-5th Students Projected	-88	522	582	664	771	878	1,014	1,101	1,171	1,247	1,328	1,416
KG-5th Students with Transfers		434	494	576	683	790	926	1,013	1,083	1,159	1,240	1,328
Capacity		785	785	785	785	785	785	785	785	785	785	785
Percent Utilization		55%	63%	73%	87%	101%	118%	129%	138%	148%	158%	169%
Student Margin		351	291	209	102	-5	-141	-228	-298	-374	-455	-543
Totals:												
KG-5th Students Projected		3,954	4,168	4,508	4,908	5,335	5,854	6,363	6,898	7,395	7,895	8,376
Capacity		4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739
Percent Utilization		83%	88%	95%	104%	113%	124%	134%	146%	156%	167%	177%
Student Margin		785	571	231	-169	-596	-1,115	-1,624	-2,159	-2,656	-3,156	-3,637

Year in which resident population exceeds 120% of capacity.
 Note: All Bilingual students are counted in their "home" attendance zones based on residence.

The table above shows the projected resident students expected in each attendance zone during the projection period, but because the District has a large number of elementary transfers, this table also shows the potential enrollments across the District if the current transfer levels and locations remained in place.

All of the elementary schools are projected to exceed 1,000 students by the end of the projection period (including transfers), and all schools have capacities below 900. The district will be opening a new school in the Fall of 2025, and that school is not reflected yet in these figures. It will naturally relieve several schools in the District. Many districts use portable buildings to manage small student overages, but they find that an additional facility becomes necessary when a school reaches approximately 120% of capacity, as common spaces become overburdened. Additional schools will clearly need to be opened by the middle of the projection period, regardless of the configuration for the next elementary school.



Projected Resident Students by Campus

Middle Schools

Middle Schools	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Brabham											
6th-8th Students Projected	1,118	1,177	1,341	1,485	1,645	1,727	1,807	1,927	2,168	2,403	2,623
Capacity	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070
Percent Utilization	104%	110%	125%	139%	154%	161%	169%	180%	203%	225%	245%
Student Margin	-48	-107	-271	-415	-575	-657	-737	-857	-1,098	-1,333	-1,553
Lucas											
6th-8th Students Projected	964	939	1,031	1,117	1,230	1,322	1,440	1,552	1,714	1,845	1,978
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	80%	78%	86%	93%	103%	110%	120%	129%	143%	154%	165%
Student Margin	236	261	169	83	-30	-122	-240	-352	-514	-645	-778
Totals:											
6th-8th Students Projected	2,082	2,116	2,372	2,602	2,875	3,049	3,247	3,479	3,882	4,248	4,601
Capacity	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270
Percent Utilization	92%	93%	104%	115%	127%	134%	143%	153%	171%	187%	203%
Student Margin	188	154	-102	-332	-605	-779	-977	-1,209	-1,612	-1,978	-2,331

Year in which resident population exceeds 120% of capacity.

High School

High School	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9th-12th Students Projected	2,655	2,793	2,890	3,114	3,334	3,608	3,956	4,340	4,665	4,940	5,293
Capacity WHS	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Capacity CTE	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	89%	93%	96%	104%	111%	120%	132%	145%	156%	165%	176%
Student Margin	-255	-393	-490	-714	-934	-1,208	-1,556	-1,940	-2,265	-2,540	-2,893

Year in which resident population exceeds 120% of capacity.

The tables above show the projected resident students expected in each middle school attendance zone during the projection period, along with the total projected high school students. There are far fewer middle school transfers between schools, so these transfers are not included in the table.

Brabham is operating above its capacity for the Fall 2023 and will need relief in the next several years with the opening of Middle School #3. By the end of the projection period. The current Brabham zone could fill 2 1/2 middle schools, and the students in the current Lucas attendance zone are expected to be able to fill 1 1/2 schools.

At the high school level, the student population already exceeds the capacity of the main facility and is expected to exceed the capacity of the current facility and the CTE center by the Fall of 2026. By the end of the projection period, PASA expects that the District could easily fill two high schools.



Facility Planning

Elementary Schools

Given that the elementary population is projected to more than double in the next ten years, the District will need numerous elementary schools in the near future. Elementary #7 is expected to open in the southwestern portion of the District in the Fall of 2025, and it will primarily relieve Lagway and Meador. However, all of the elementary schools in the District are projected to grow over time, leaving the others in need of relief. Parmley and Hardy could receive relief from a school in the northern portion of the District, followed by Turner and Cannan by a school in the southern portion of the District. Toward the end of the projection period, the southwestern schools will likely need additional relief, meaning that four additional schools could be easily warranted by the end of the ten-year period.

Secondary schools

The District will open MS #3 in the southwestern portion of the District in the Fall of 2025. A slight shift in the current Lucas and Brabham zones should allow MS #3 to relieve both existing schools, and to push off the need for the next facility until toward the end of the projection period. The District could be looking at the need for a 4th middle school by about 2030, with this 4th school expected to house the projected middle school population through the end of the projection period.

At the high school level, the student population is expected to exceed the current WHS /CTE center by the Fall of 2026. With the expected doubling of the high school population in the next ten years, another entire high school could be well utilized by the end of the projection period. The current facilities are expected to reach 120% of capacity in the Fall of 2028, meaning that this new high school space will potentially need to be online by the middle of the projection period. Given that new high school facilities take roughly two years to construct, the District will need to decide on the next high school facility location and timing in the next few years.





APPENDIX

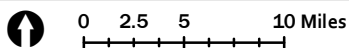
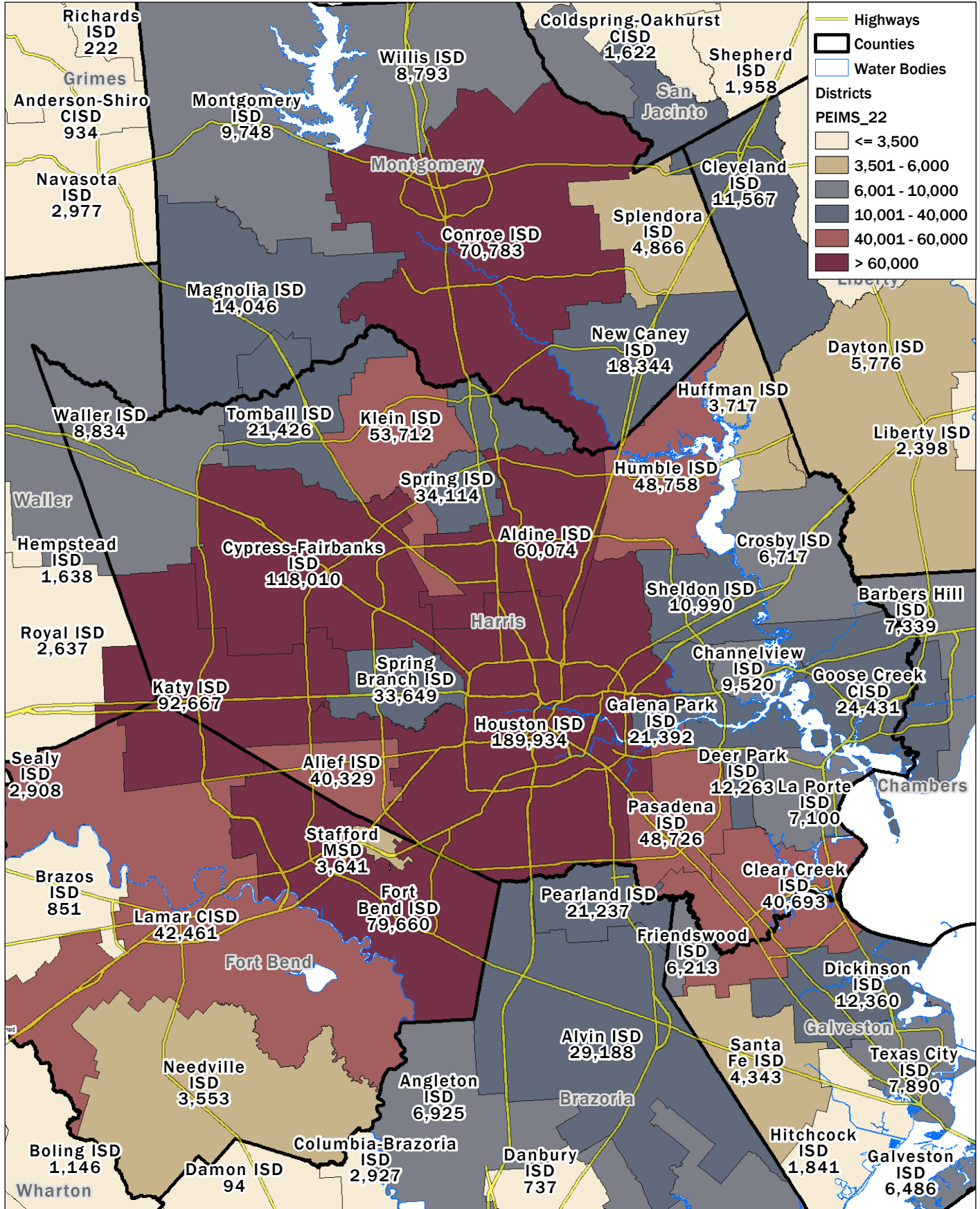
CHAPTER 01

Enrollment Changes

Kindergarten vs. Births

Socioeconomic Characteristics

Total School District Enrollment 2022-2023



Source: Texas Education Agency



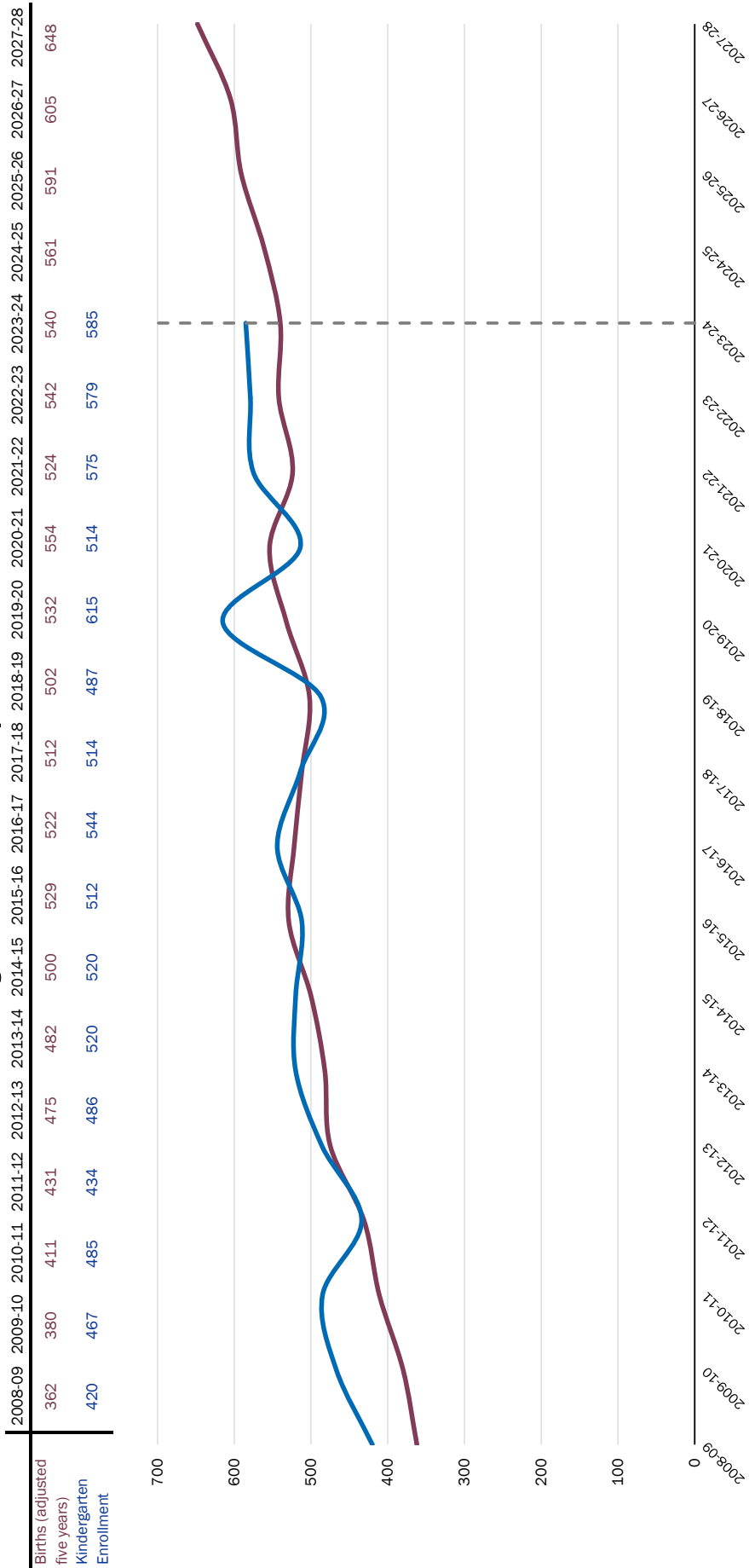
**Willis ISD
Historical Growth Trends by Grade and Grade Group**

	2012-13	% Chg	2013-14	% Chg	2014-15	% Chg	2015-16	% Chg	2016-17	% Chg	2017-18	% Chg	2018-19	% Chg	2019-20	% Chg	2020-21	% Chg	2021-22	% Chg	2022-23	% Chg
EE	17	-19.05%	24	41.18%	26	8.33%	29	11.54%	29	0.00%	50	72.41%	78	56.00%	60	-23.08%	47	-21.67%	34	-27.66%	51	50.00%
PK	258	17.81%	253	-1.94%	197	-22.13%	198	0.51%	194	-2.02%	157	-19.07%	172	9.55%	174	1.16%	123	-29.31%	209	69.92%	240	14.83%
KG	486	11.98%	520	7.00%	520	0.00%	512	-1.54%	544	6.25%	514	-5.51%	487	-5.25%	615	26.28%	514	-16.42%	575	11.87%	579	0.70%
1	507	-2.87%	537	5.92%	557	3.72%	581	4.31%	595	2.41%	557	-6.39%	565	1.44%	542	-4.07%	619	14.21%	621	0.32%	668	7.57%
2	507	-7.48%	512	0.99%	518	1.17%	568	9.65%	593	4.40%	575	-3.04%	568	-1.22%	587	3.35%	543	-7.50%	646	18.97%	655	1.39%
3	529	9.52%	523	-1.13%	526	0.57%	524	-0.38%	556	6.11%	605	8.81%	593	-1.98%	594	0.17%	583	-1.85%	606	3.95%	678	11.88%
4	478	-0.83%	538	12.55%	507	-5.76%	530	4.54%	552	4.15%	546	-1.09%	628	15.02%	634	0.96%	588	-7.26%	610	3.74%	638	4.59%
5	491	-4.66%	481	-2.04%	553	14.97%	528	-4.52%	559	5.87%	554	-0.89%	585	5.60%	632	8.03%	651	3.01%	603	-7.37%	646	7.13%
6	520	4.00%	511	-1.73%	508	-0.59%	573	12.80%	540	-5.76%	562	4.07%	569	1.25%	590	3.69%	636	7.80%	689	8.33%	644	-6.53%
7	506	1.20%	510	0.79%	518	1.57%	519	0.19%	578	11.37%	548	-5.19%	585	6.75%	612	4.62%	591	-3.43%	692	17.09%	746	7.80%
8	517	8.61%	526	1.74%	539	2.47%	540	0.19%	514	-4.81%	598	16.34%	551	-7.86%	596	8.17%	631	5.87%	637	0.95%	714	12.09%
9	493	-5.74%	541	9.74%	593	9.61%	595	0.34%	599	0.67%	561	-6.34%	714	27.27%	641	-10.22%	660	2.96%	703	6.52%	723	2.84%
10	463	11.03%	502	8.42%	516	2.79%	520	0.78%	546	5.00%	507	-7.14%	470	-7.30%	658	40.00%	651	-1.06%	661	1.54%	672	1.66%
11	404	-5.16%	426	5.45%	429	0.70%	481	12.12%	474	-1.46%	503	6.12%	475	-5.57%	465	-2.11%	621	33.55%	593	-4.51%	620	4.55%
12	374	-8.56%	381	1.87%	408	7.09%	415	1.72%	438	5.54%	442	0.91%	453	2.49%	465	2.65%	433	-6.88%	553	27.71%	519	-6.15%
Total:	6,550	1.16%	6,785	3.59%	6,915	1.92%	7,113	2.86%	7,311	2.78%	7,279	-0.44%	7,493	2.94%	7,865	4.96%	7,891	0.33%	8,432	6.86%	8,793	4.28%
EE-5th	3,273	1.52%	3,388	3.51%	3,404	0.47%	3,470	1.94%	3,622	4.38%	3,558	-1.77%	3,676	3.32%	3,838	4.41%	3,668	-4.43%	3,904	6.43%	4,155	6.43%
6th-8th	1,543	4.54%	1,547	0.26%	1,565	1.16%	1,632	4.28%	1,632	0.00%	1,708	4.66%	1,705	-0.18%	1,798	5.45%	1,858	3.34%	2,018	8.61%	2,104	4.26%
9th-12th	1,734	-2.31%	1,850	6.69%	1,946	5.19%	2,011	3.34%	2,057	2.29%	2,013	-2.14%	2,112	4.92%	2,229	5.54%	2,365	6.10%	2,510	6.13%	2,534	0.96%
% EE-5th	49.97%		49.93%		49.23%		48.78%		49.54%		48.88%		49.06%		48.80%		46.48%		46.30%		47.25%	
% 6th-8th	23.56%		22.80%		22.63%		22.94%		22.32%		23.46%		22.75%		22.86%		23.55%		23.93%		23.93%	
% 9th-12th	26.47%		27.27%		28.14%		28.27%		28.14%		27.65%		28.19%		28.34%		29.97%		29.77%		28.82%	

Willis ISD



Kindergarten Enrollment Compared to Live Births



Source: Texas Educational Agency, PEIMS Enrollment Reports; Texas Department of State and Health Services, Vital Statistics; Decennial Census of Population and Housing, US Census Bureau
 Enrollment for the current school year and projected enrollments are subject to change based on the official annual PEIMS report

Willis ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2016		2021	
Total Population	38,368		44,905	
Housing				
Total housing units	15,552		18,424	
Occupied housing units	13,564	87%	16,473	89%
Vacant housing units	1,988	13%	1,951	11%
Owner-occupied	10,666	69%	13,528	73%
Renter-occupied	2,898	19%	2,945	16%
Median Home Value	155,700		206,500	
Age				
Under 5 years	2,542	7%	2,482	6%
5 to 9 years	2,521	7%	2,951	7%
10 to 14 years	3,011	8%	2,390	5%
15 to 19 years	2,739	7%	2,851	6%
5 to 17 years	7,053	18%	7,053	16%
20 to 24 years	2,126	6%	2,042	5%
25 to 34 years	4,116	11%	5,270	12%
35 to 44 years	4,640	12%	5,802	13%
45 to 54 years	5,131	13%	4,814	11%
55 to 59 years	2,950	8%	2,868	6%
60 to 64 years	2,529	7%	4,669	10%
65 to 74 years	3,853	10%	6,233	14%
75 to 84 years	1,769	5%	2,173	5%
85 years and over	441	1%	360	<1%
Median Age	40.2		42.7	
Class of Worker				
Private wage and salary	12,821	76%	15,244	72%
Government	2,722	16%	3,508	17%
Self-employed	1,303	8%	2,364	11%
Unpaid family workers	0	0%	29	<1%
Income and Benefits				
Total households	13,564		16,473	
less than \$10,000	663	5%	556	3%
\$10,000 to \$14,999	483	4%	578	4%
\$15,000 to \$24,999	1,198	9%	767	5%
\$25,000 to \$34,999	1,591	12%	905	5%
\$35,000 to \$49,999	1,891	14%	1,865	11%
\$50,000 to \$74,999	2,480	18%	3,825	23%
\$75,000 to \$99,999	1,813	13%	2,194	13%
\$100,000 to \$149,999	1,981	15%	2,703	16%
\$150,000 to \$199,999	783	6%	901	5%
\$200,000 or more	681	5%	2,179	13%
Median household income	\$58,555		\$73,700	

Willis ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2016		2021	
Educational Attainment				
Population 25 years & over	25,429		32,189	
Less than 9th grade	1,236	5%	1,699	5%
9th to 12th grade, no diploma	2,051	8%	2,600	8%
H.S. graduate	8,769	34%	10,816	34%
Some college, no degree	6,046	24%	7,402	23%
Associate's degree	1,207	5%	2,052	6%
Bachelor's degree	4,316	17%	5,142	16%
Graduate or professional degree	1,804	7%	2,478	8%
H.S. graduate or higher	22,142	87%	27,890	87%
Bachelor's degree or higher	6,120	24%	7,620	24%
Residence 1 year ago				
Population 1 year & over	38,058		44,545	
Same house	32,629	86%	40,900	92%
Different house in the U.S.	5,380	14%	3,645	8%
Same county	3,169	8%	3,597	8%
Different county	2,211	6%	1,344	3%
Same state	1,498	4%	2,253	5%
Different state	713	2%	1,706	4%
Abroad	49	<1%	547	1%
Commuting to work				
Workers 16 years & over	16,713		20,729	
Car, truck or van--drove alone	14,230	85%	15,894	77%
Car, truck or van--carpooled	1,778	11%	2,481	12%
Public transportation (excluding taxis)	112	<1%	4	<1%
Walked	78	<1%	98	<1%
Other means	190	1%	296	1%
Worked at home	325	2%	1,956	9%
Mean travel time to work (mins.)	33.0		32.4	

Source: US Census Bureau American Community Survey



APPENDIX

CHAPTER 02

**Students per Occupied
Housing Unit - Single-Family**

**Students per Occupied
Housing Unit - Multi-Family**

Student Trends by Development

Student Trends by Planning Unit

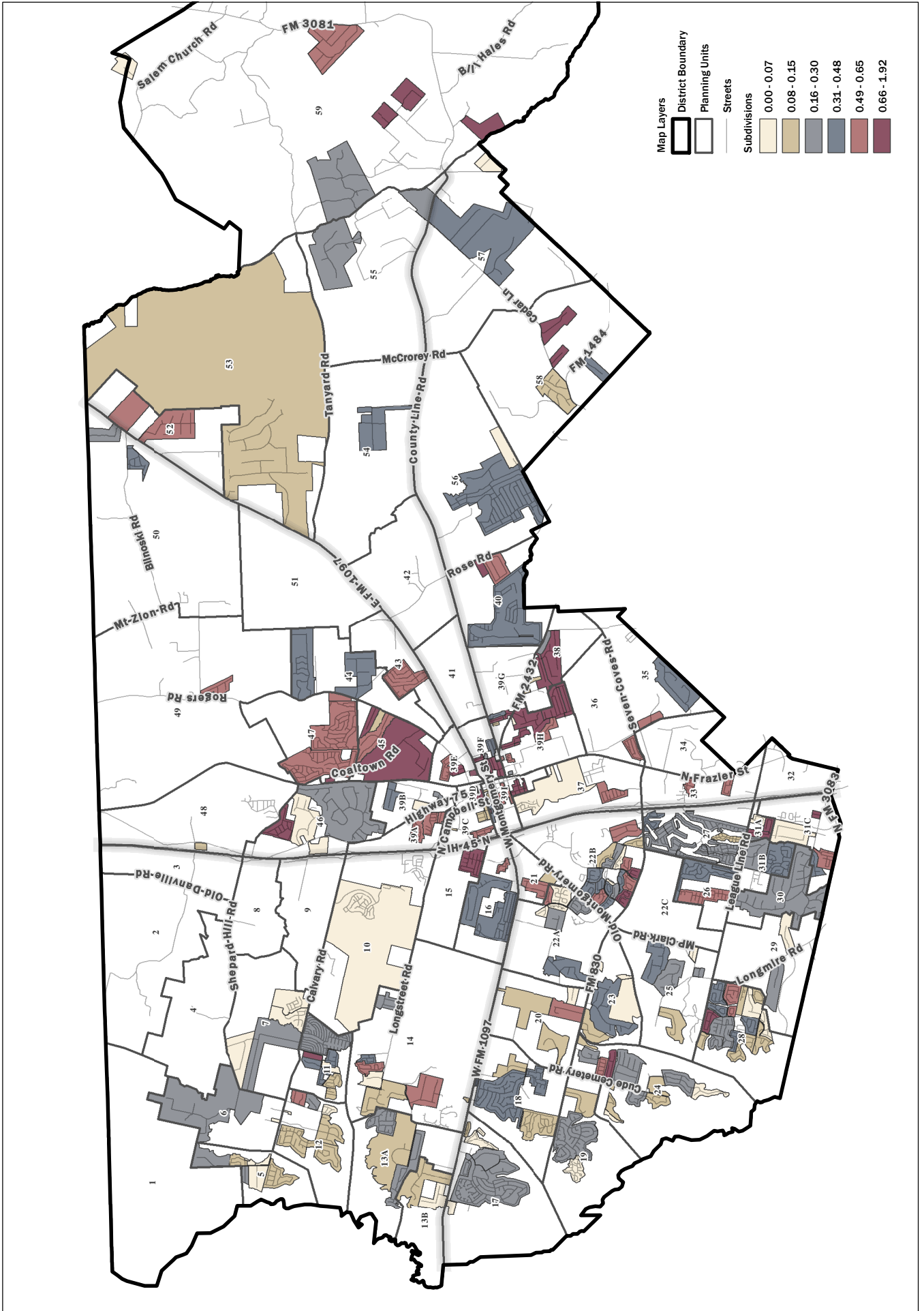
**Student Trends by Attendance
Zone**

Charter Schools

Private Schools

Students per Occupied Housing Unit

By Subdivision
Willis ISD



Willis ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
10	Chambers Creek		Senior SF	Developing	2022	\$595,000		0	0	60
10	Ridgeland Hills		Subdivision	Developing	0	\$0		0	0	0
11	Conroe Bay		Subdivision	Developing	1990	\$198,900		0.12	14	119
11	Walnut Cove		Subdivision	Developing	1995	\$85,135		0.22	235	1057
11	Wier		Subdivision	Existing	1995	\$335,000		0.08	1	13
11	Lake Conroe Cove		Subdivision	Developing	2020	\$208,000			0	0
11	Lake Conroe Bay		Subdivision	Existing	1998	\$83,570		1.21	17	14
11	Paradise Cove		Subdivision	Developing	2000	\$89,390		0.38	36	95
11	Sorrento Bay		Subdivision	Existing	2021	\$199,490		0.4	34	86
11	Venice on the Lake RV		RV	Existing	0	\$3,290,000		0.06	8	130
11	Heavenly Acres		Subdivision	Existing	1999	\$132,840		0.41	7	17
12	Corinthian Point THs		Townhome	Existing	1982	\$212,480			0	
12	Paradise Point		Subdivision	Developing	2001	\$523,270		0.11	6	54
12	Pines on Lake Conroe		RV	Existing	0	\$285,000		0.06	1	17
12	Enchanted Cove		Subdivision	Existing	2003	\$126,005		0.21	3	14
12	Corinthian Point		Subdivision	Developing	1993	\$327,840		0.12	42	356
12	Twain's Landing		Subdivision	Developing	2004	\$130,605		0.56	14	25
12	Lake Conroe Heights		Subdivision	Developing	1984	\$362,500		0.07	2	30
13A	Kleimann Estates		Subdivision	Developing	2001	\$525,270		0.17	10	58
13A	Shadow Bay		Subdivision	Developing	1992	\$79,150		0.3	131	438
13A	Longwood Estates		Subdivision	Developing	1999	\$1,762,570		0.1	3	29
13B	Bridgepoint		Subdivision	Developing	2002	\$720,000		0.13	10	79
13B	Lakewood at Lake Conroe		Subdivision	Developing	1997	\$664,520		0.04	1	27
14	Enchanted Waters MHC		Subdivision	Existing	1998	\$109,690		0.52	88	170
14	Beau View		Subdivision	Developing	2009	\$250,940		0.3	17	56
14	Water's Edge RV		RV	Developing	0	\$9,100,000		0.07	8	121
14	Fisherman's Cove		Subdivision	Existing	0	\$5,366,970		0.08	3	36
14	North Lake Estates		Subdivision	Developing	2015	\$402,500		0.61	51	84
14	Country Run		Subdivision	Developing	2001	\$391,690		0.15	10	66
14	Teal Crossing		Subdivision	Existing	2021	\$220,655		0.44	41	94
15	Pin Oak		Subdivision	Developing	2001	\$107,460		0.77	209	271
15	Gated RV Rentals		RV	Developing	0	\$0			0	0
16	Woodcreek Valley		Subdivision	Existing	1995	\$237,620		0.4	29	73
16	Canyon Falls		Subdivision	Existing	2007	\$223,090		0.56	42	75
16	Hulon Lakes		Subdivision	Developing	1976	\$112,550		0.44	81	186
17	Lakeside Place		Subdivision	Existing	1997	\$615,000		0.15	4	27
17	Estates at Point Aquarius		Subdivision	Developing	1999	\$490,900		0.22	13	59
17	Port Aquarius		Subdivision	Developing	2001	\$312,700		0.22	192	856
17	Summerchase		Subdivision	Existing	2017	\$279,510		0.29	26	90
17	Pelican Island		Subdivision	Existing	1995	\$500,000		0.03	1	29

Willis ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Students per Home	# of Students	# of Occupied Homes
17	Sunset Shores RV		RV	Existing	0	\$4,300,000	0.02	2	111
17	Pelican Bay		Subdivision	Developing	1995	\$453,280	0.05	4	81
18	Summerwood Trails		Subdivision	Developing	2021	\$247,840	0.35	25	71
18	Northstar THs		Townhome	Existing	2005	\$152,830	0.43	20	46
18	Lakeview Manor		Subdivision	Developing	1995	\$248,995	0.15	26	171
18	Oak Tree Acres		Subdivision	Existing	1988	\$399,950	0.09	1	11
18	Lake Conroe Hills		Subdivision	Developing	2004	\$260,160	0.41	285	700
19	Landings at Seven Cove		Condo	Existing	1981	\$1,101,440		8	
19	Sunset Harbor		Condo	Existing	2006	\$223,500		4	
19	Outpost Cove Estates		Subdivision	Developing	2003	\$746,305	0.09	2	22
19	Landings at Seven Coves		Subdivision	Developing	1998	\$278,020	0.19	138	713
19	Harbour Town		Subdivision	Developing	1985	\$300,540	0.04	8	212
20	Maggie Lane		Subdivision	Existing	1992	\$405,400	0.1	2	20
20	Thompson Homeplace		Subdivision	Existing	1999	\$414,135	0	0	10
20	Monroe Manor		Subdivision	Existing	1986	\$226,960	0.62	15	24
20	Lexington Heights		Subdivision	Developing	2000	\$208,280	0.11	1	9
21	Omega Farms RV		RV	Existing	0	\$1,700,000	0.11	7	66
21	Hilltop Village		Subdivision	Developing	1991	\$120,000	0.65	39	60
22A	Woodlands Hills SW	The Woodlands Hills	Subdivision	Developing	0	\$0		0	0
22A	Alder Wood Terrace	The Woodlands Hills	Subdivision	Developing	0	\$0	0.62	5	8
22A	Lilac Terrace	The Woodlands Hills	Subdivision	Developing	0	\$0	0	0	6
22A	Park Slope		Subdivision	Developing	2009	\$480,830	0.27	4	15
22A	Bonita Terrace	The Woodlands Hills	Subdivision	Developing	2022	\$0	0	0	3
22A	Maybella Forest		Subdivision	Developing	2022	\$322,385	0.29	54	185
22A	Woodlands Hills NW	The Woodlands Hills	Subdivision	Developing	0	\$0		0	0
22A	Drift Rose Terrace	The Woodlands Hills	Subdivision	Developing	0	\$0	0.06	2	31
22A	Forest Trails		Subdivision	Existing	1983	\$384,060	0.41	14	34
22B	Skyline Ridge	The Woodlands Hills	Subdivision	Developing	2022	\$430,400	0.48	34	71
22B	Ayana Grove	The Woodlands Hills	Subdivision	Existing	2021	\$336,585	0.37	24	65
22B	Terilyn Grove	The Woodlands Hills	Subdivision	Developing	2018	\$410,460	0	0	4
22B	Serenata Woods	The Woodlands Hills	Subdivision	Existing	2018	\$353,605	0.66	29	44
22B	Forest Creek		Subdivision	Existing	2009	\$308,995	0.59	50	85
22B	Bluebell Woods	The Woodlands Hills	Subdivision	Existing	2019	\$369,090	0.55	47	85
22B	Gray Pine Grove	The Woodlands Hills	Subdivision	Existing	2022	\$400,295	0.62	48	78
22B	Parkside at Panorama		Subdivision	Existing	2003	\$250,140	0.11	10	89
22B	Stellar Hills	The Woodlands Hills	Subdivision	Developing	2022	\$561,080	0.3	6	20
22B	Silva Creek Hills	The Woodlands Hills	Subdivision	Existing	2020	\$380,790	0.88	51	58
22B	North Rivus	The Woodlands Hills	Subdivision	Developing	2022	\$0	0.12	3	25
22B	Verdancia Woods	The Woodlands Hills	Subdivision	Existing	2019	\$559,095	0.55	26	47
22B	Rosewood	The Woodlands Hills	Subdivision	Existing	2020	\$589,880	0.06	1	18

Willis ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
22B	Trailhead Ridge	The Woodlands Hills	Subdivision	Developing	0	\$0			0	0
22B	Artisan Ridge	The Woodlands Hills	Subdivision	Developing	0	\$0			0	0
22B	Rivus Woods	The Woodlands Hills	Subdivision	Existing	2021	\$601,220		0.29	15	51
22B	Harbour Hills	The Woodlands Hills	Subdivision	Developing	2022	\$0		0.31	4	13
22B	Founders Grove	The Woodlands Hills	Subdivision	Developing	2021	\$243,435			0	0
22B	Cedrus Hills	The Woodlands Hills	Subdivision	Existing	2020	\$371,600		0.66	29	44
22B	North Pike Grove	The Woodlands Hills	Subdivision	Developing	2021	\$375,120		0.4	39	98
22B	Woodlands Hills NE	The Woodlands Hills	Subdivision	Developing	0	\$0			0	0
22B	Woodlands Hills Sec 29	The Woodlands Hills	Subdivision	Developing	0	\$0			0	0
22B	Cadence Hills	The Woodlands Hills	Subdivision	Existing	2020	\$409,630		0.33	16	49
22B	Prelude Woods	The Woodlands Hills	Subdivision	Developing	2021	\$581,955		0.41	16	39
23	Bluebell Estates	The Woodlands Hills	Subdivision	Existing	1990	\$380,000		0.46	30	65
23	Windswept	The Woodlands Hills	Subdivision	Developing	1982	\$598,420		0.15	2	13
23	Live Oak Estates	The Woodlands Hills	Subdivision	Existing	1979	\$155,540			0	4
23	Thousand Trails RV	RV	RV	Developing	0	\$9,252,350		0.04	19	497
23	Four Girls RV	RV	RV	Existing	1997	\$705,350		0	0	76
24	Lake Breeze	Subdivision	Subdivision	Developing	2020	\$243,870		0.67	109	162
24	Parks on the Lake RV	RV	RV	Existing	0	\$1,512,910		0.1	8	80
24	Twin Shores	Subdivision	Subdivision	Developing	1992	\$321,520		0.22	35	160
24	Capps I	Subdivision	Subdivision	Existing	1978	\$321,290		0.15	7	46
24	Clear View Estates	Subdivision	Subdivision	Developing	2021	\$286,300		0.54	60	111
24	Far Hills	Subdivision	Subdivision	Existing	1992	\$404,650		0.09	4	47
24	Rancho Escondido	Subdivision	Subdivision	Developing	1992	\$980,000		0.04	2	52
24	Shelter Bay Estates	Subdivision	Subdivision	Existing	1998	\$828,300		0.09	2	23
24	Willis RV Parks on the Lake	RV	RV	Existing	0	\$1,309,890		0.08	5	62
24	Hawthorn Ridge	Subdivision	Subdivision	Developing	1990	\$275,600		0.18	13	72
24	Harbor at Clear View Estates	Subdivision	Subdivision	Developing	0	\$0			0	0
24	Hillside	Subdivision	Subdivision	Developing	1991	\$352,000		0.19	4	21
24	Capps II	Subdivision	Subdivision	Existing	1981	\$409,050		0	0	15
24	French Quarter	Subdivision	Subdivision	Developing	2012	\$699,840		0.27	31	116
25	Pinney Shores Resort	Condo	Condo	Existing	1996	\$56,120			0	0
25	Longmire Creek Estates	Subdivision	Subdivision	Developing	2015	\$611,470		0.22	11	49
25	Mill Creek Estates	Subdivision	Subdivision	Existing	1980	\$76,065		0	0	8
25	Shadow Lake Forest	Subdivision	Subdivision	Developing	2018	\$585,430		0.38	28	73
25	Silver City	Subdivision	Subdivision	Existing	1990	\$59,300		0.25	2	8
25	Tres Lake Front	Subdivision	Subdivision	Existing	2001	\$484,210		0.14	5	35
26	Teas Lakes	Subdivision	Subdivision	Existing	2005	\$252,270		0.5	180	363
26	Hallmark of Panorama Village	Subdivision	Subdivision	Developing	2015	\$304,460		0.46	32	69
26	Chase Run	Subdivision	Subdivision	Existing	2018	\$260,890		0.48	169	350
27	Winged Ft	Subdivision	Subdivision	Existing	1974	\$323,090		0.18	7	39

Willis ISD



Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
27	Thunderbird		Subdivision	Existing	1976	\$206,520	0.23	34	148
27	Indian Creek		Subdivision	Existing	1976	\$214,050	0.11	9	79
27	Green Briar THs		Townhome	Existing	1970	\$111,120	0.13	4	30
27	Cherry Hills		Subdivision	Existing	1981	\$279,805	0.21	17	81
27	Green Briar		Subdivision	Existing	1976	\$257,000	0.29	33	113
27	Westchester		Subdivision	Existing	1996	\$329,960	0.33	28	86
27	Apple Valley		Subdivision	Existing	1983	\$200,330	0.17	6	35
27	Quail Creek		Subdivision	Existing	1978	\$231,810	0.18	34	188
27	Hiwon		Subdivision	Existing	1982	\$263,765	0.21	49	234
28	Bay Landing	Water Crest of Lake Conroe	Senior SF	Existing	2018	\$347,720		1	
28	Lakeridge Pointe	Water Crest of Lake Conroe	Subdivision	Existing	2018	\$323,240	0.32	22	69
28	Pipers Ridge	Water Crest of Lake Conroe	Subdivision	Existing	2020	\$311,500	0.49	65	132
28	Camellia		Subdivision	Developing	2012	\$395,600	0.12	3	25
28	Callabay Cove	Water Crest of Lake Conroe	Subdivision	Existing	2015	\$302,790	0.72	78	108
28	Longmire on Lake Conroe		Subdivision	Developing	2000	\$673,670	0.08	9	117
28	Royal Cay Estates	Water Crest of Lake Conroe	Subdivision	Existing	2021	\$480,590	0.31	15	49
28	Heritage Reserve		Subdivision	Existing	2021	\$311,880	0.14	9	66
28	Pebble Glen on the Lake		Subdivision	Developing	2008	\$595,000	0.17	13	75
28	White Oak Ranch		Subdivision	Developing	2006	\$774,430	0.08	6	73
28	Bella Vita on Lake Conroe		Subdivision	Developing	2013	\$1,317,840	0.08	3	38
28	Water Crest of Lake Conroe	Water Crest on Lake Conroe	Subdivision	Developing	2021	\$285,740	0.22	34	153
28	Arcadia Creek	Water Crest of Lake Conroe	Subdivision	Existing	2016	\$431,950	0.33	22	66
28	Estates of Longmire		Subdivision	Developing	2002	\$568,205	0	0	16
28	Mandolin Shores	Water Crest of Lake Conroe	Subdivision	Existing	2017	\$312,640	0.62	30	48
28	Ballard Crossing	Water Crest of Lake Conroe	Subdivision	Existing	2019	\$277,075	0.42	74	176
28	Villas at White Oak Ranch		Senior SF	Existing	2020	\$379,670	0	0	89
29	Kaleo Park		Subdivision	Existing	1996	\$382,280	0	0	23
29	White Oak Manor		Subdivision	Developing	1994	\$586,030	0.19	3	16
30	Teaswood		Subdivision	Developing	2004	\$770,070	0.16	40	255
31A	Teaswood Avenue		Subdivision	Developing	2021	\$488,340	0.05	1	20
31A	White Oak Point		Subdivision	Existing	2005	\$258,900	0.29	7	24
31A	Park at White Oak		Subdivision	Existing	2014	\$289,365	0.7	59	84
31A	White Oak Landing		Subdivision	Existing	2006	\$407,810	0.82	23	28
31B	Dominion Ridge		Subdivision	Developing	2008	\$595,690	0.26	20	77
31B	Madeley Creek Preserve		Subdivision	Developing	0	\$0		0	0
31B	Montgomery Oaks		Subdivision	Developing	2022	\$119,350	0.35	63	180
31C	Teas Road Estates		Subdivision	Existing	1978	\$92,430	0.84	16	19
31C	Teas Crossing		Subdivision	Existing	2005	\$442,900	0.45	10	22
31C	Madison Bend		Subdivision	Developing	2021	\$226,630	0.56	86	154
31C	Sagecrest Trails		Subdivision	Developing	0	\$0		0	0

Willis ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
31C	Andershire Estates		Subdivision	Existing	1985	\$446,850		0.07	3	42
32	Woodgate		Subdivision	Existing	2010	\$215,650		0	0	13
33	Hunters Glen		Subdivision	Existing	2006	\$255,160		0.63	76	121
33	Summer Wood		Subdivision	Existing	2007	\$254,100		0.6	61	102
35	Grace Landing		Subdivision	Developing	1912	\$90,290			0	0
35	Crystal Springs		Subdivision	Existing	1989	\$113,360		0.42	42	100
35	Calvin Lynch		Subdivision	Existing	1997	\$75,550		0.53	8	15
36	Olde Oaks		Subdivision	Existing	2010	\$211,930		0.56	114	202
37	Pines at Seven Coves		Subdivision	Developing	0	\$3,199,620			0	0
37	Moran Ranch		Subdivision	Developing	0	\$0		0	0	11
37	Pines at Seven Coves		Subdivision	Developing	2022	\$55,690		0.54	71	132
38	Serenity Woods		Subdivision	Existing	1990	\$90,000		0.89	83	93
38	Area 18		Subdivision	Existing	1994	\$88,845		0.27	3	11
38	Old Country Ranch RV		RV	Existing	0	\$0		0.1	4	41
38	Pineloch		Subdivision	Existing	1984	\$33,410		1.11	40	36
38	Coyle's RV		RV	Existing	1950	\$346,820		0.1	2	20
39A	South Meadows		Subdivision	Developing	2021	\$214,000		0.52	72	139
39A	Runnels		Subdivision	Existing	1972	\$109,110		0.57	13	23
39A	North Meadows - BTR		Subdivision	Existing	2018	\$209,755		0.54	107	200
39B	North Acres		Subdivision	Existing	1976	\$72,750		0.42	10	24
39B	Majestic Hills - Tiny Homes		Subdivision	Developing	1974	\$263,730		0.04	3	76
39B	Lyndon Heights		Subdivision	Developing	1960	\$50,650		0.22	2	9
39C	Thomason Addition		Subdivision	Existing	1978	\$188,445		0.1	1	10
39C	Northwood Heights I		Subdivision	Existing	1978	\$147,160		0.35	8	23
39C	Bates		Subdivision	Existing	1985	\$99,440		0.62	38	61
39C	Turner Heights		Subdivision	Existing	1978	\$137,400		0.14	6	43
39D	Town of Willis III		Subdivision	Existing	1996	\$158,270		0.09	1	11
39D	Northwood Heights II		Subdivision	Existing	1981	\$103,930		1	10	10
39D	Town of Willis I		Subdivision	Existing	1950	\$157,280		0.67	26	39
39E	Stewart St. MHC		MHC	Existing	0	\$669,970		1.27	38	30
39E	Fowler William		Subdivision	Existing	1985	\$143,810		0.65	80	124
39E	Ross		Subdivision	Existing	1978	\$87,300		0.68	17	25
39F	Rainbow		Subdivision	Existing	1975	\$124,425		0.82	45	55
39F	Red Bud Estates		Subdivision	Existing	1985	\$28,190		0.84	16	19
39F	Golden Acres		Subdivision	Existing	1976	\$69,530		0.74	20	27
39F	Western Club MHC		MHC	Existing	1958	\$165,260		0.27	6	22
39F	Rainbow MHC		MHC	Existing	0	\$0		0.57	4	7
39F	Oak Valley		Subdivision	Existing	1983	\$120,295		0.47	36	76
39G	Robin Lane		Subdivision	Existing	1978	\$177,430		1.06	18	17
39G	Twelve Oaks		Subdivision	Existing	1978	\$124,640		1.46	19	13

Willis ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
39G	Walker Village		Subdivision	Existing	1974	\$212,240		0.42	8	19
39G	Gulf Coast Estates		Subdivision	Existing	2014	\$151,090		0.14	2	14
39H	Willwood II		Subdivision	Existing	1976	\$98,210		0.59	16	27
39H	Parker Hills MHC		MHC	Existing	0	\$0		1.57	11	7
39H	202 S Trice St MHC		MHC	Existing	1971	\$228,350		0.18	2	11
39H	FM 2432 RV		RV	Existing	0	\$194,540		0.04	1	24
39H	Oak Woods I		Subdivision	Existing	1985	\$75,450		0.58	26	45
39H	Oak Meadows		Subdivision	Existing	1991	\$106,665		0.67	30	45
39H	Oak Woods II		Subdivision	Existing	1986	\$59,365		1.18	59	50
39H	Willwood I		Subdivision	Existing	1977	\$75,820		0.6	6	10
39H	Parker Hills		Subdivision	Existing	1988	\$43,270		1.17	70	60
39H	North Forest		Subdivision	Existing	1994	\$153,380		0.71	144	204
39I	Town of Willis IV		Subdivision	Existing	1960	\$72,310		0.43	9	21
39I	Town of Willis V		Subdivision	Existing	1950	\$146,445		0.1	1	10
39I	Willis Trailer Park		MHC	Existing	0	\$133,370		1.22	11	9
39I	Willis MHC		MHC	Existing	0	\$0		1.86	13	7
39I	Johnson Addition		Subdivision	Existing	1963	\$129,280		0.67	37	55
39I	South Bend		Subdivision	Existing	2013	\$188,775		1.15	23	20
39I	Town of Willis II		Subdivision	Existing	1965	\$123,280		0.58	42	73
40	Texas National		Subdivision	Developing	2008	\$274,825		0.31	85	271
40	Garden Estates		Subdivision	Developing	1986	\$102,720		1	1	1
40	Deer Haven Village		Subdivision	Developing	2013	\$361,640		0.55	17	31
40	Texas National THs		Townhome	Existing	1983	\$135,835		0.33	8	24
41	Lusk RV Park		RV	Developing	1999	\$111,960			0	0
42	Rose Hill Estates		Subdivision	Developing	0	\$0			0	0
43	Indian Forest		Subdivision	Developing	2006	\$209,600		0.59	278	475
43	Willis RV Resort		RV	Developing	0	\$2,159,410			0	0
44	Bee Creek Estates		Subdivision	Developing	1994	\$148,425		0.4	23	58
44	Woodland Lake Willis		Subdivision	Developing	1990	\$235,990		0.35	28	81
45	Rogers Road Estates		Subdivision	Developing	1996	\$160,460		0.83	104	125
45	Oak Hills		Subdivision	Existing	2000	\$138,760		0.61	46	75
45	12 Acre RV		RV	Existing	1994	\$371,075		0.12	3	26
45	Oaks of Willis		Subdivision	Existing	1999	\$92,865		0.75	21	28
46	Hidden Springs Ranch		Subdivision	Developing	2007	\$482,025		0.07	4	54
46	Majestic Pines RV		RV	Developing	1956	\$2,030,435		0.07	12	168
46	Lake Louise		Subdivision	Developing	1994	\$130,700		1.06	111	105
46	Dry Creek RV		RV	Existing	0	\$109,130			10	0
46	Emerald Lakes		Subdivision	Developing	2015	\$543,110		0.3	64	212
47	Frontier Lakes		Subdivision	Developing	2018	\$159,675		0.5	197	392
47	Frontier Estates		Subdivision	Developing	2020	\$236,010		0.6	6	10

Willis ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
47	2489 Golden Ln MHC		MHC	Existing	1971	\$105,730		1.25	20	16
47	Arrowhead Lakes		Subdivision	Developing	2000	\$162,790		0.58	222	382
48	Convenience Park RV		RV	Existing	0	\$1,588,830		0.14	5	37
49	Mount Zion Acres		Subdivision	Existing	1997	\$74,545		0.61	19	31
5	Lake Renee II		Subdivision	Existing	1981	\$621,980		0	0	5
5	Lochness Marina and RV		RV	Existing	0	\$469,000		0.04	1	28
5	Johnson Bluff		Subdivision	Developing	1984	\$95,825		0.26	10	38
5	San Jacinto Garden		Subdivision	Existing	1979	\$259,055		0	0	18
5	Lochness Cove		Subdivision	Developing	1988	\$191,720		0.14	7	50
5	Lake Renee I		Subdivision	Existing	1982	\$220,515		0	0	5
5	Cape Malibu		Subdivision	Developing	1994	\$425,000		0.1	12	122
5	Lake Paula Estates		Subdivision	Existing	2006	\$620,790		0.16	3	19
50	Afton Park		Subdivision	Developing	1978	\$198,195		0.48	15	31
50	Oak Springs		Subdivision	Developing	2010	\$421,140		0.3	9	30
52	White Oak Hills		Subdivision	Existing	2002	\$153,930		0.63	81	128
52	Oakwood Ranch		Subdivision	Developing	0	\$0		0.56	5	9
53	Republic Grand Ranch		Subdivision	Developing	2021	\$328,800		0.13	10	76
54	William Trails		Subdivision	Developing	0	\$0			0	
54	Jack Gibbs		Subdivision	Existing	1989	\$222,680		0.45	14	31
55	China Grove Village		Subdivision	Developing	2007	\$474,080		0.29	12	42
55	Timber Line Estates II		Subdivision	Developing	2004	\$431,440		0.2	1	5
56	Texas Campgrounds		RV	Existing	0	\$500,000		0.03	1	34
56	Royal Forest		Subdivision	Developing	2005	\$194,630		0.39	288	745
57	Timber Line Estates I		Subdivision	Developing	2005	\$452,025		0.38	44	115
57	Walco Hills		Subdivision	Existing	1980	\$119,130		0	0	22
58	Valley Oaks		Subdivision	Developing	2002	\$80,675		0.38	5	13
58	Spring Lake Estates		Subdivision	Developing	1974	\$99,760		0.08	5	59
58	Crouch Jackson		Subdivision	Existing	1979	\$206,470		0.9	9	10
58	Cedar Lane Estates		Subdivision	Existing	1994	\$179,740		1.15	31	27
59	East to West RV		RV	Existing	0	\$418,140			0	
59	Peach Creek Farms		Subdivision	Developing	2022	\$539,040		1	10	10
59	Jose Maria De La Garza		Subdivision	Developing	2000	\$219,380		0.19	5	27
59	Conroe Hills North		Subdivision	Developing	2004	\$81,325		1.92	25	13
59	Hillcreek		Subdivision	Developing	2010	\$392,000		0	0	3
59	Peach Creek Ranch		Subdivision	Developing	2014	\$112,620		1.27	19	15
59	Sandy Creek Addn		Subdivision	Developing	1978	\$112,320		0.62	28	45
6	15958 Rusty Ln RV		RV	Existing	0	\$0		0	0	11
6	Stow A way Marina and RV		RV	Existing	1988	\$2,867,030			2	0
6	Hostetter Creek		Subdivision	Existing	1992	\$238,320		0.27	15	55
7	Homestead	Rockrose Ranch	Senior SF	Developing	0	\$0		0	0	12

Willis ISD



Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
7	Green Meadow		Subdivision	Developing	1998	\$405,715	0.06	2	34
7	Creekside Village MHC	Rockrose Ranch	MHC	Developing	0	\$0	0	0	7
7	Squirrel Tree Ranch		Subdivision	Developing	1994	\$483,910	0.2	6	30
Weighted Ratio for Subdivisions of More than 20 Homes:							0.36	7,768	21,674
Weighted Ratio for Subdivisions of More than 20 Homes:							0.35	7,401	20,888

*Median year built and median market value derived from appraisal district parcel data.

Students per Occupied Housing Unit By Multi-Family Complexes

Willis ISD



Willis ISD

Students per Occupied Unit - Multi-Family



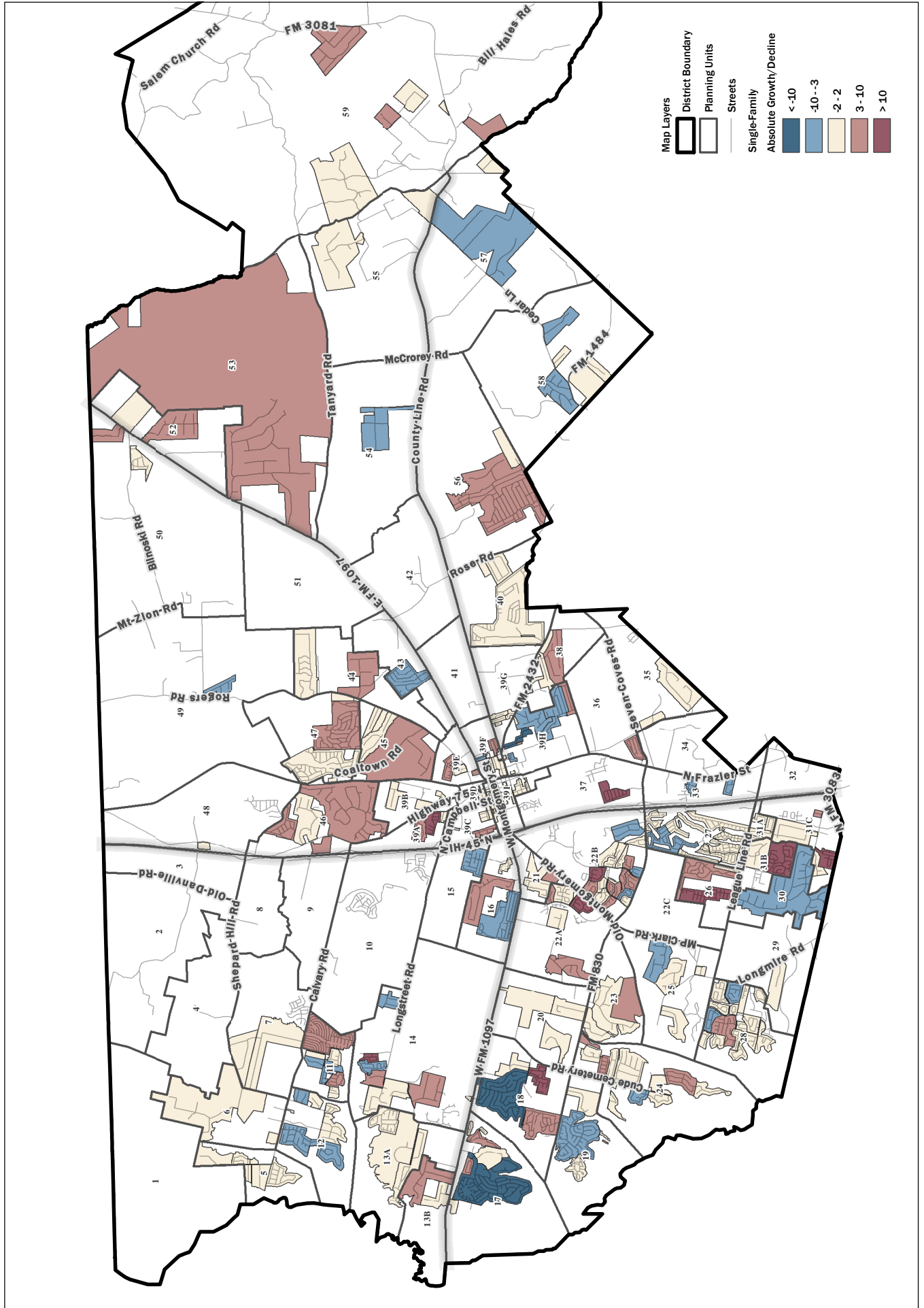
PU Name	Street	Class	Phase	Year Built	Notes	Total		Occupied Units	Students per Occupied Unit
						Students	Units		
14	Presidential Shores	Apartment	Existing	2008		4	12	11	0.36
16	Cricket Hollow	Apartment	Existing	0		77	176	159	0.48
27	Twenty Green	Apartment	Existing	0		0	16	14	0
27	Reserve at City Place	Apartment	Existing	0		38	264	238	0.16
27	Madison at City Place	Apartment	Developing	0	Physical is developing this property along with City Place. Currently 0 occupied units.	0	276	0	
30	Beckett West Fork	Apartment	Developing	1990	44 units. 4 occupied. 40 units total.	0	408	0	
31A	Prose in the Pines	Apartment	Developing	0	Leasing up, 32% occupied; 1- and 2-bedroom units	3	264	84	0.04
31A	White Oak	Apartment	Existing	2010		1	6	5	0.2
39A	Longstreet	Apartment	Existing	0		6	16	14	0.43
39A	Willis Nursing and Rehab	Senior MF	Existing	1976		0			
39C	Northwood Heights	Apartment	Existing	1972		7	20	18	0.39
39D	Town and Country	Apartment	Existing	0		10	32	29	0.34
39F	Willis South	Apartment	Existing	0		20	48	43	0.47
39H	Will St	Apartment	Existing	1974		2	16	14	0.14
39H	Willwood	Apartment	Existing	1982		1	5	5	0.2
39I	Woodson Villa	Apartment	Existing	0		0	16	14	0
						Total Units:	1,575		
						General Population Complexes with More than 85% Occupancy:	165	559	0.27

*Year built value derived from appraisal district parcel data.

Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Subdivisions, Fall 2022 to Fall 2023

Willis ISD



Map Layers

- District Boundary
- Planning Units
- Streets

Single-Family

Absolute Growth/Decline

- < -10
- 10 - -3
- 2 - 2
- 3 - 10
- > 10

Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Multi-Family Complexes, Fall 2022 to Fall 2023

Willis ISD



0 0.25 0.5 1 Miles



Willis ISD

Student Trends by Development

Gain/Loss from 2022/23 to 2023/24: Existing Single Family- 25 Students; Actively-Building Single Family, 174 Students; Apartments- 26 Students; Mobile Home Communities- 42 Students



Table with columns: PU Name, Class, Phase, Total Units, Median Market Value, Median Year Built, Fall 2021 (EE-42, EE-5, 6-12, EE-12, EE-5, 6-12, EE-12), Fall 2022 (EE-42, EE-5, 6-12, EE-12, EE-5, 6-12, EE-12), Fall 2023 (EE-42, EE-5, 6-12, EE-12, EE-5, 6-12, EE-12), Fall 2021 to Fall 2022 (EE-12th, EE-5th, 6th-12th), and Fall 2022 to Fall 2023 (EE-12th, EE-5th, 6th-12th). Each time period sub-column includes Abs., Pct., and Chng. metrics.



Willis ISD

Student Trends by Development

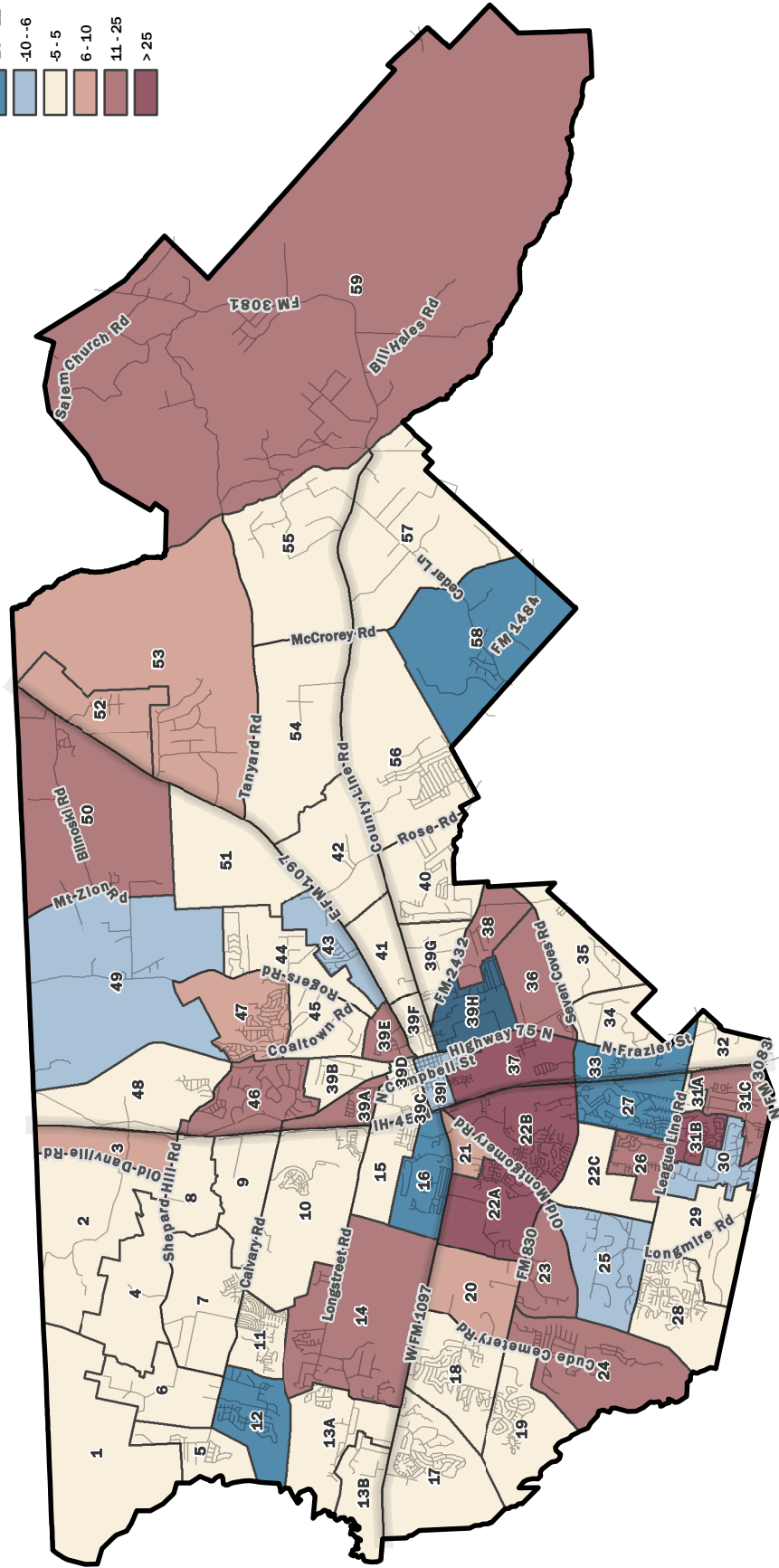
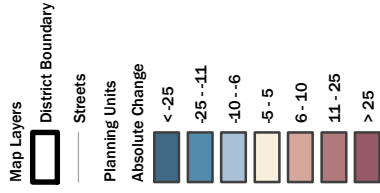
Gain/Loss from 2022/23 to 2023/24: Existing Single Family - 25 Students; Actively-Building Single Family, 174 Students; Apartments - 26 Students; Mobile Home Communities: 42 Students

Table with columns: PU Name, Class, Phase, Total Units, Median Market Value, Median Year Built, and multiple columns for Fall 2021, Fall 2022, Fall 2023, Fall 2021 to Fall 2022, and Fall 2022 to Fall 2023. Each of these latter four sections includes sub-columns for EE-12th, EE-5th, and 6th-12th, with further sub-columns for Abs. Chng., Pct. Chng., and Abs. Chng. (repeated).

Student Trends by Planning Units, EE-12th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

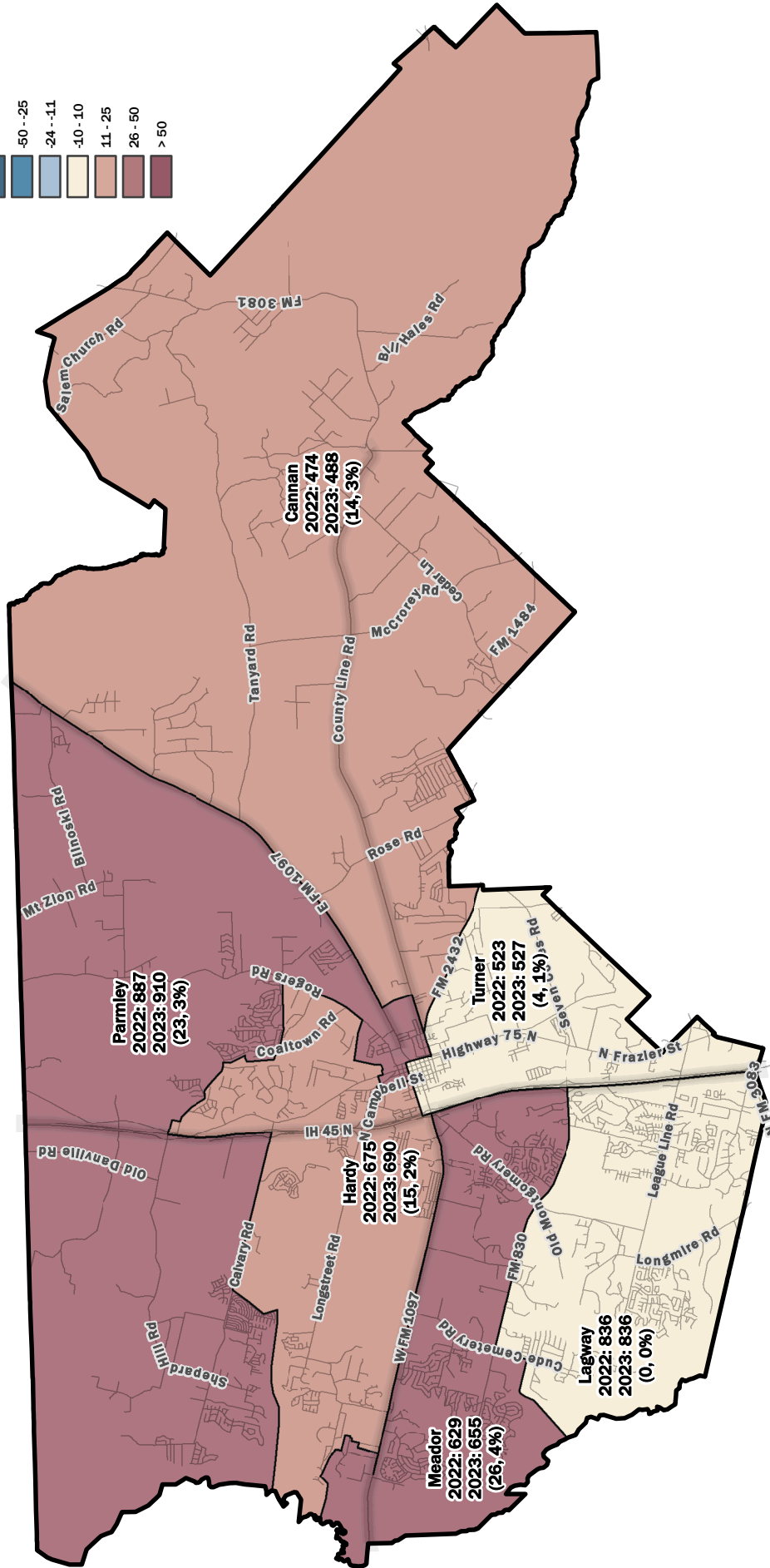
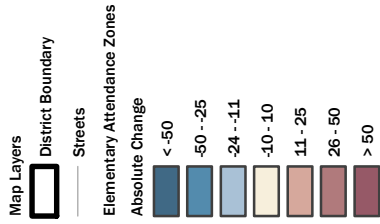
Willis ISD



Student Trends by Elementary Attendance Zone, EE-5th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

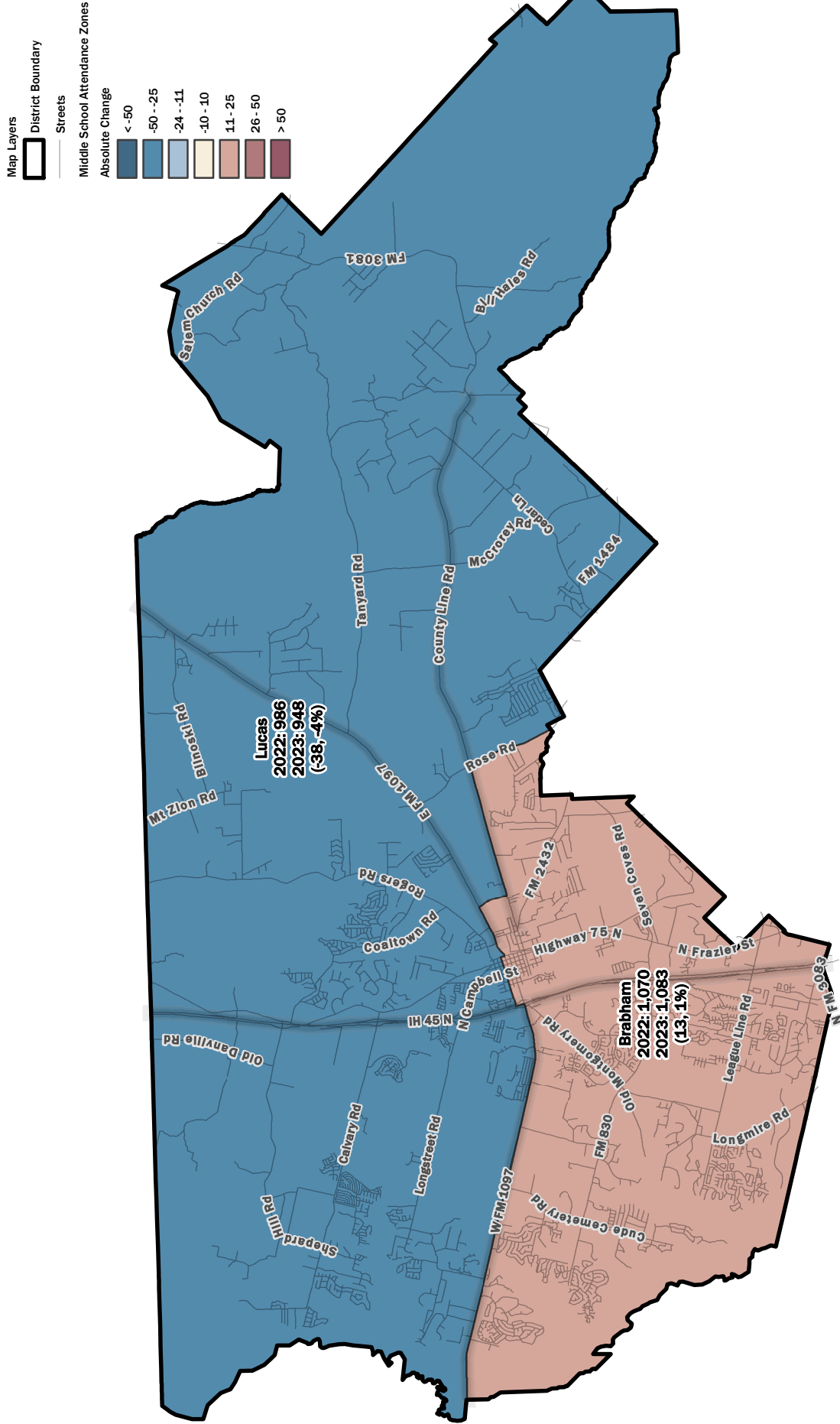
Willis ISD



Student Trends by Middle School Attendance Zone, 6th-8th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

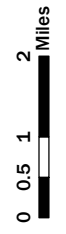
Willis ISD



Student Trends by High School Attendance Zone, 9th-12th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

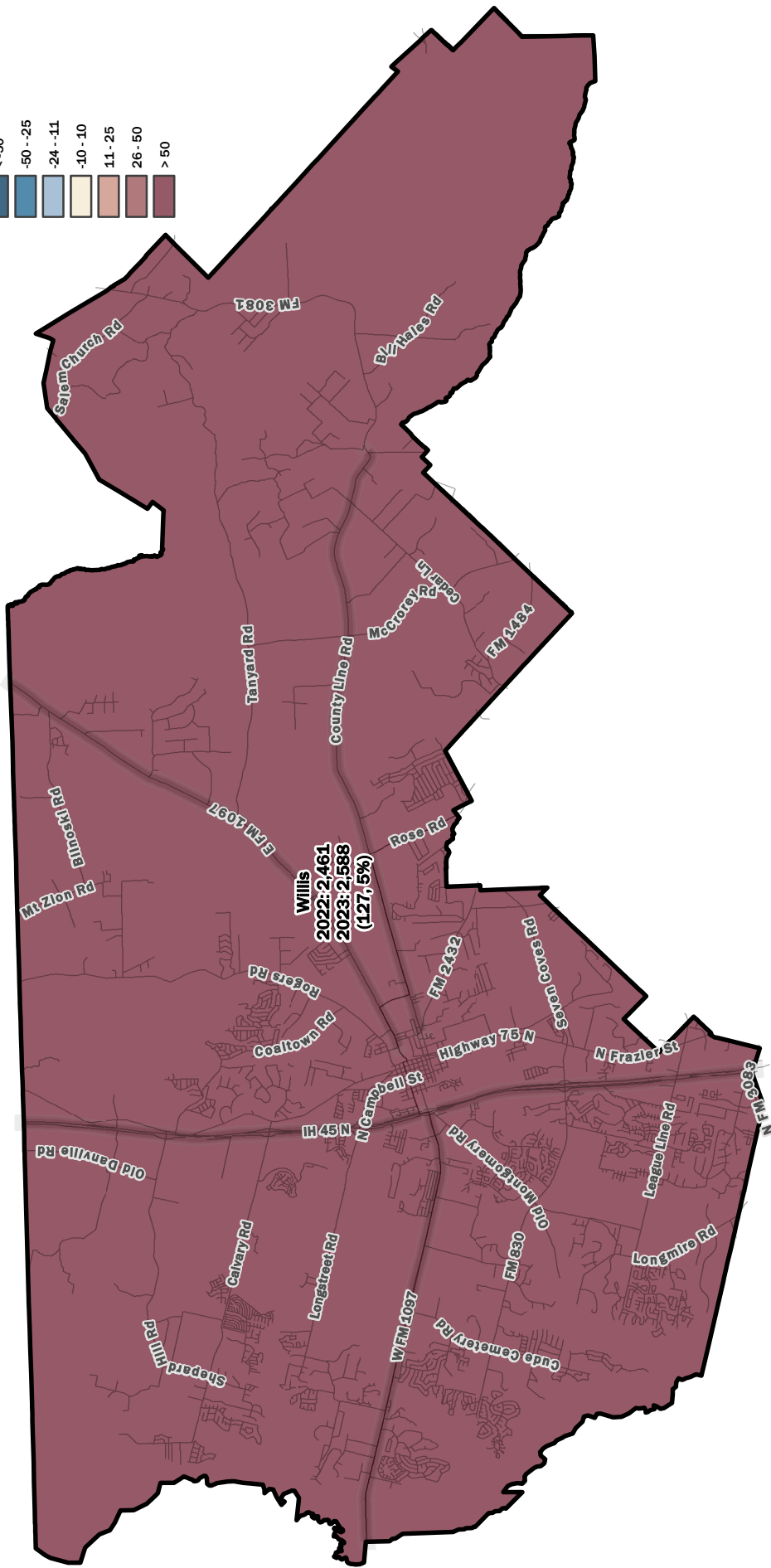
Willis ISD



Map Layers

- District Boundary
- Streets
- High School Attendance Zones
- Absolute Change

< -50
-50 - -25
-24 - -11
-10 - 10
11 - 25
26 - 50
> 50

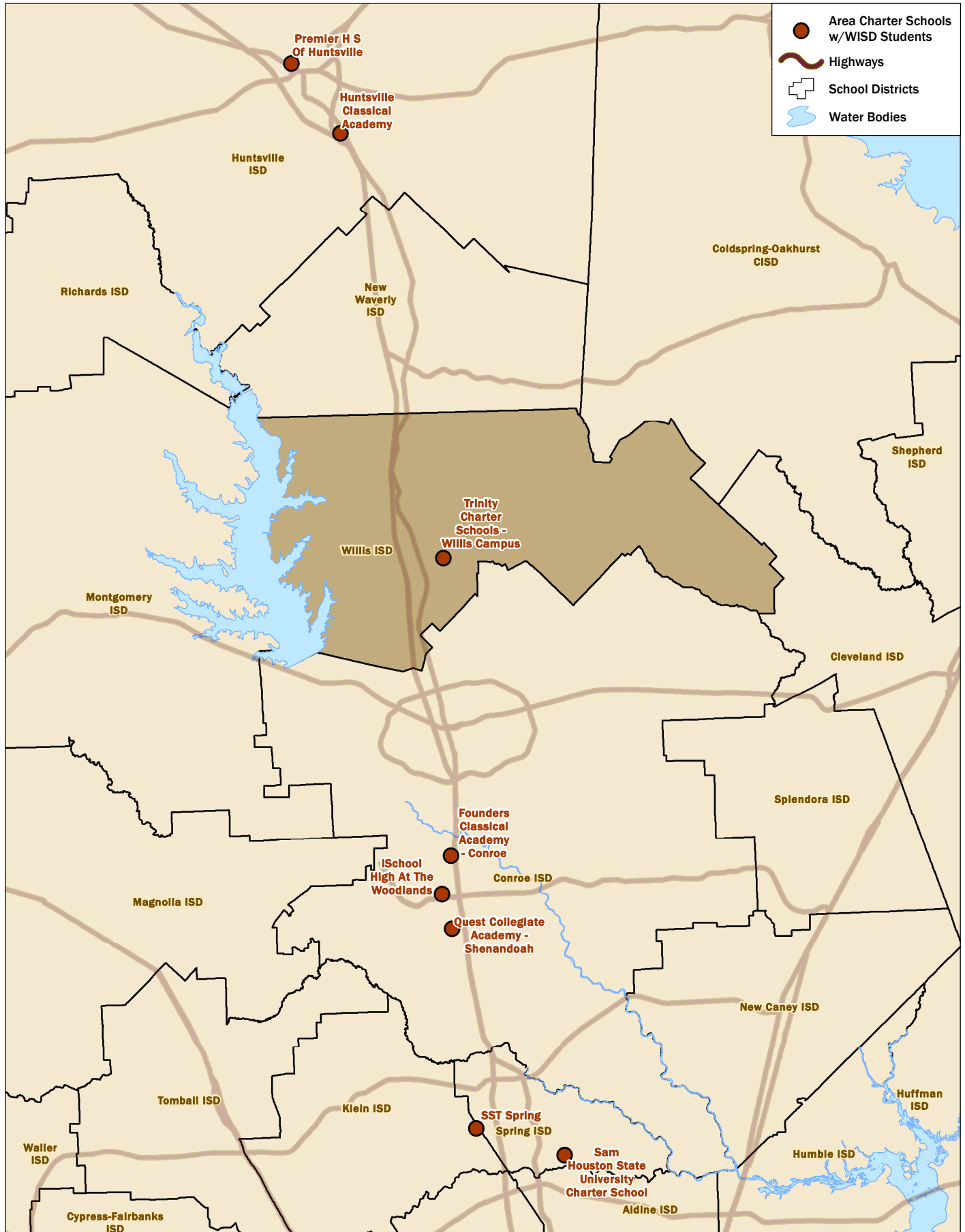


Charter Schools

Willis ISD



0 1 2 4 Miles



**Willis ISD
Charter School Enrollment
2023-24**

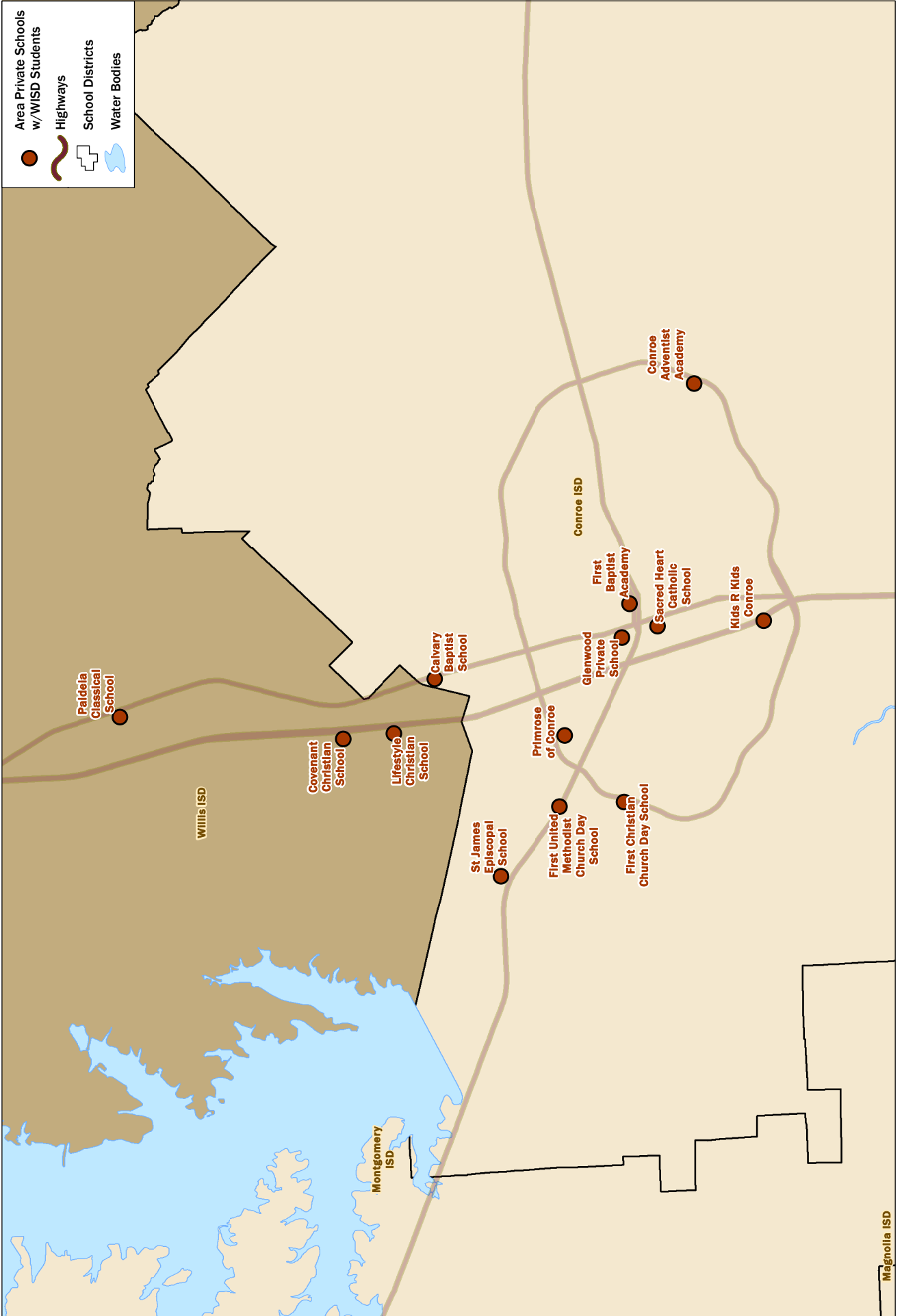


School Name	Address	Grades	Current Enrollment							Projected Enrollment		Notes
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	WISD Students	2028-29	WISD Students in 5 Yrs.	
FOUNDERS CLASSICAL ACADEMY - CONROE	15330 Brass Nail, Conroe, Texas, 77384	KG-09	0	0	0	55	648	700	61	900	78	Construction on High School site started in Spring 2023. Plans for completion in Spring 2024. Will be adding a grade level each year until reaching capacity at KG-12th in 2026-27
ISCHOOL HIGH AT THE WOODLANDS	3232 College Park Dr, Conroe, Texas, 77384	09-12	301	317	308	278	299	299	18	299	18	
QUEST COLLEGIATE ACADEMY - SHENANDOAH	1488 Wellman Rd, Conroe, Texas, 77384	PK-12	152	198	250	340	354	354	37	354	37	
TOTAL OF ALL OTHER CHARTERS ENROLLING < 5 STUDENTS									51		51	
TOTAL									167		184	

Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation. New campuses or schools enrolling >50 residents from this school district last fall were contacted by PASA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

Private Schools

Willis ISD



**Willis ISD
Private School Enrollment
2023-24**



School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th WISD Students	Enrolled in 5 yrs.	KG-12th WISD Students	
Calvary Baptist School	3401 N Frazier St, Conroe, TX 77303	KG-12th	269	40	269	40	
Conroe Adventist Academy	3601 TX-336 Loop, Conroe, TX 77301	PK-12th	50	3	50	3	
Covenant Christian School	4503 Interstate 45 N, Conroe, TX 77304	PK-12th	490	196	520	208	
First Baptist Academy	600 N Main St, Conroe, TX 77301	PK Only		-		-	PK Only
First Christian Church Day School	3500 N Loop 336 W, Conroe, TX 77304	PK Only		-		-	PK Only
First United Methodist Church Day School	4308 W Davis St, Conroe, TX 77304	PK-KG	165	1	165	1	
Glenwood Private School	912 W Lewis St, Conroe, TX 77301	PK-2nd	110	13	120	14	
Kids R Kids Conroe	100 Kids-R-Kids Dr, Conroe, TX 77304	PK Only		-		-	PK Only
Lifestyle Christian School	3993 Interstate 45 N, Conroe, TX 77304	KG-12th	92	57	170	105	
Paideia Classical School	202 S Thomason St, Willis, TX 77378	PK-12th					Hybrid Home School
Primrose of Conroe	1011 Longmire Rd, Conroe, TX 77304	PK-KG	179	2	179	2	
Sacred Heart Catholic School	615 McDade St, Conroe, TX 77301	PK-8th	260	52	300	60	
St James Episcopal School	1803 Highland Hollow Dr, Conroe, TX 77304	PK Only		-		-	PK Only
TOTAL				364		434	





APPENDIX

CHAPTER 03

Table: Housing Totals by Type

Map: Single-Family Projections

Map: Multi-Family Projections

Table: Housing Projections Detail

Map: Planning Units

**Map: Development Grid Overview &
Development Overview Grids**

Map: Jurisdictions

Map: Development Density

Map: Ownership Change

Chart: Municipal Permits

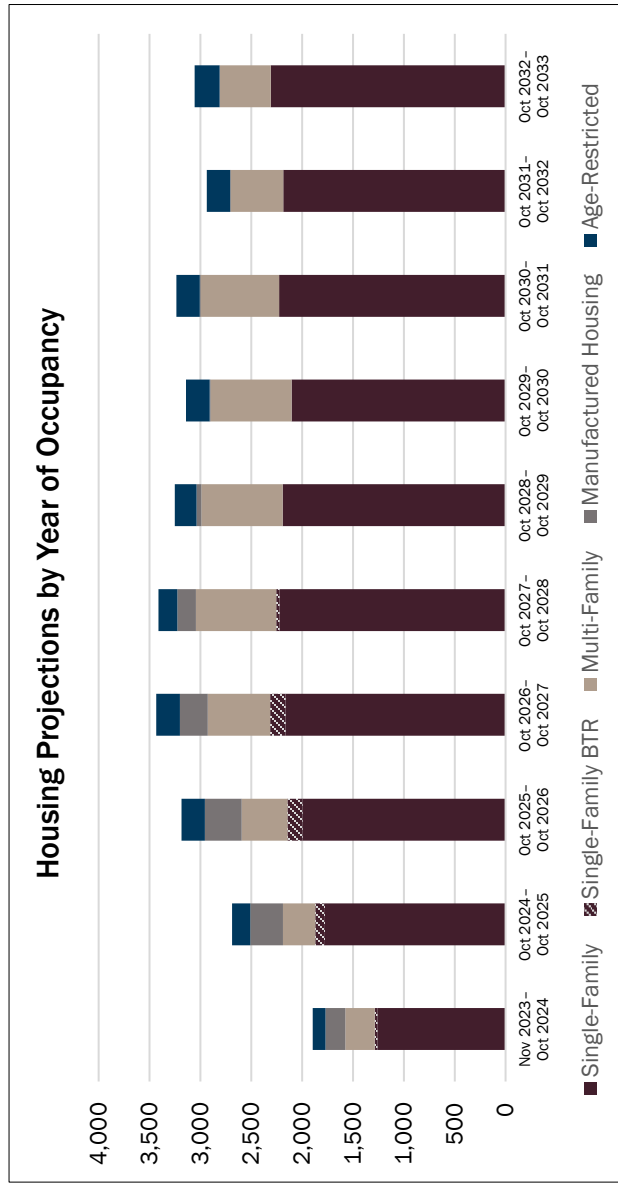
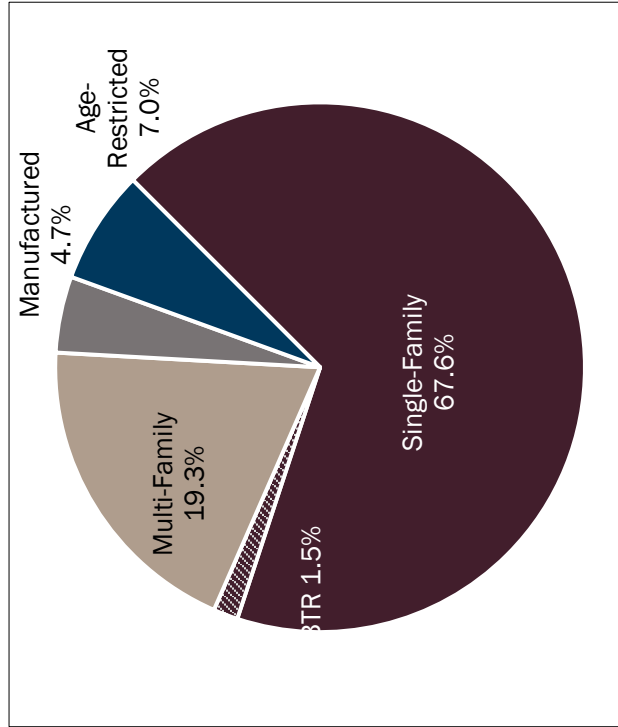
Table: Land Use Index

Projected Housing Occupancies by Housing Type

Willis ISD, November 2023 – October 2033



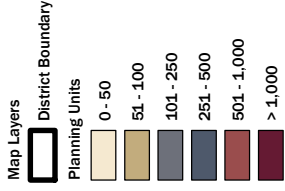
Housing Type	Nov 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Nov 2023- Oct 2033
Single-Family	1,261	1,776	1,995	2,163	2,222	2,191	2,103	2,227	2,186	2,307	20,431
Single-Family BTR	25	96	150	150	33	0	0	0	0	0	454
Multi-Family	290	316	450	615	790	800	797	770	515	500	5,843
Manufactured Housing	193	322	361	274	182	47	10	10	5	5	1,409
Age-Restricted	127	179	231	231	185	215	230	230	230	245	2,103
Total	1,896	2,689	3,187	3,433	3,412	3,253	3,140	3,237	2,936	3,057	30,240



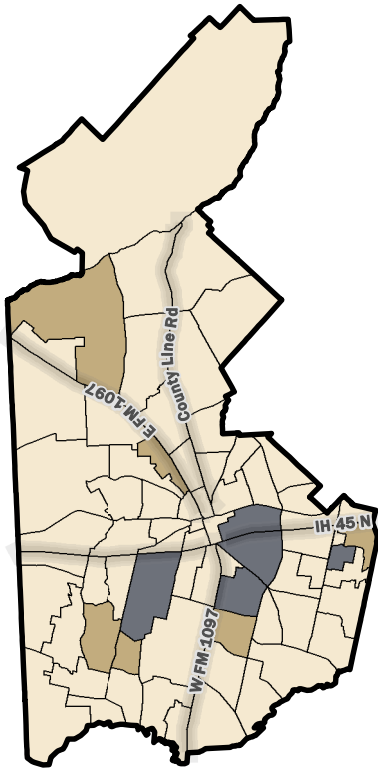
Projected New Housing Occupancies - Single-Family

October 2023 to October 2033

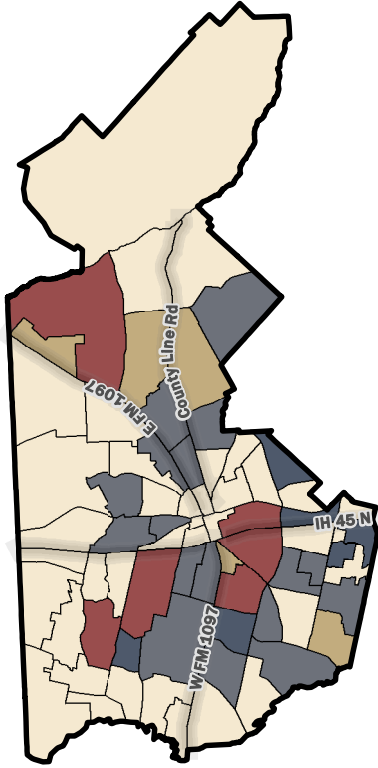
Willis ISD



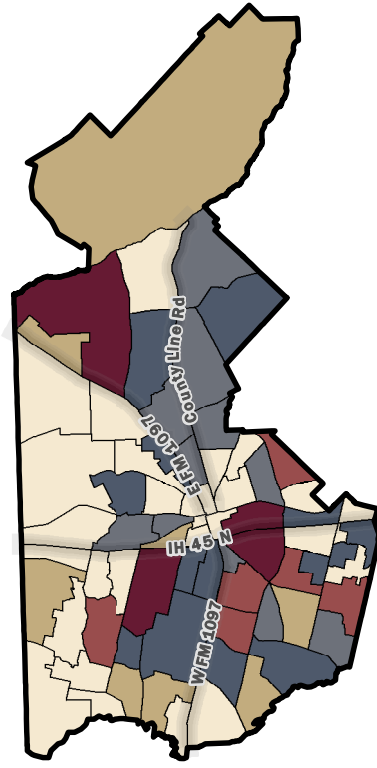
Oct. 2023 to Oct. 2024



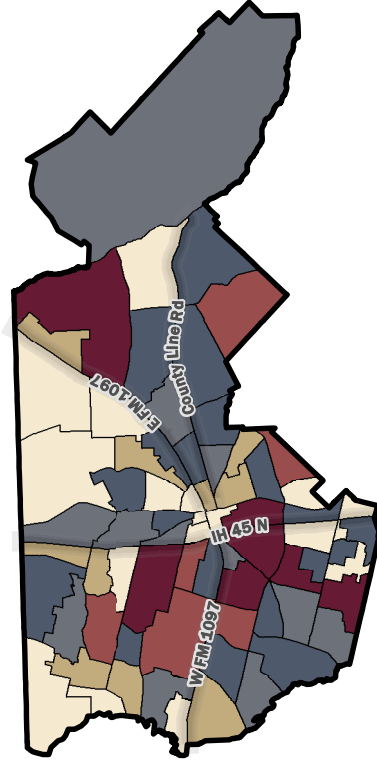
Oct. 2023 to Oct. 2027



Oct. 2023 to Oct. 2030



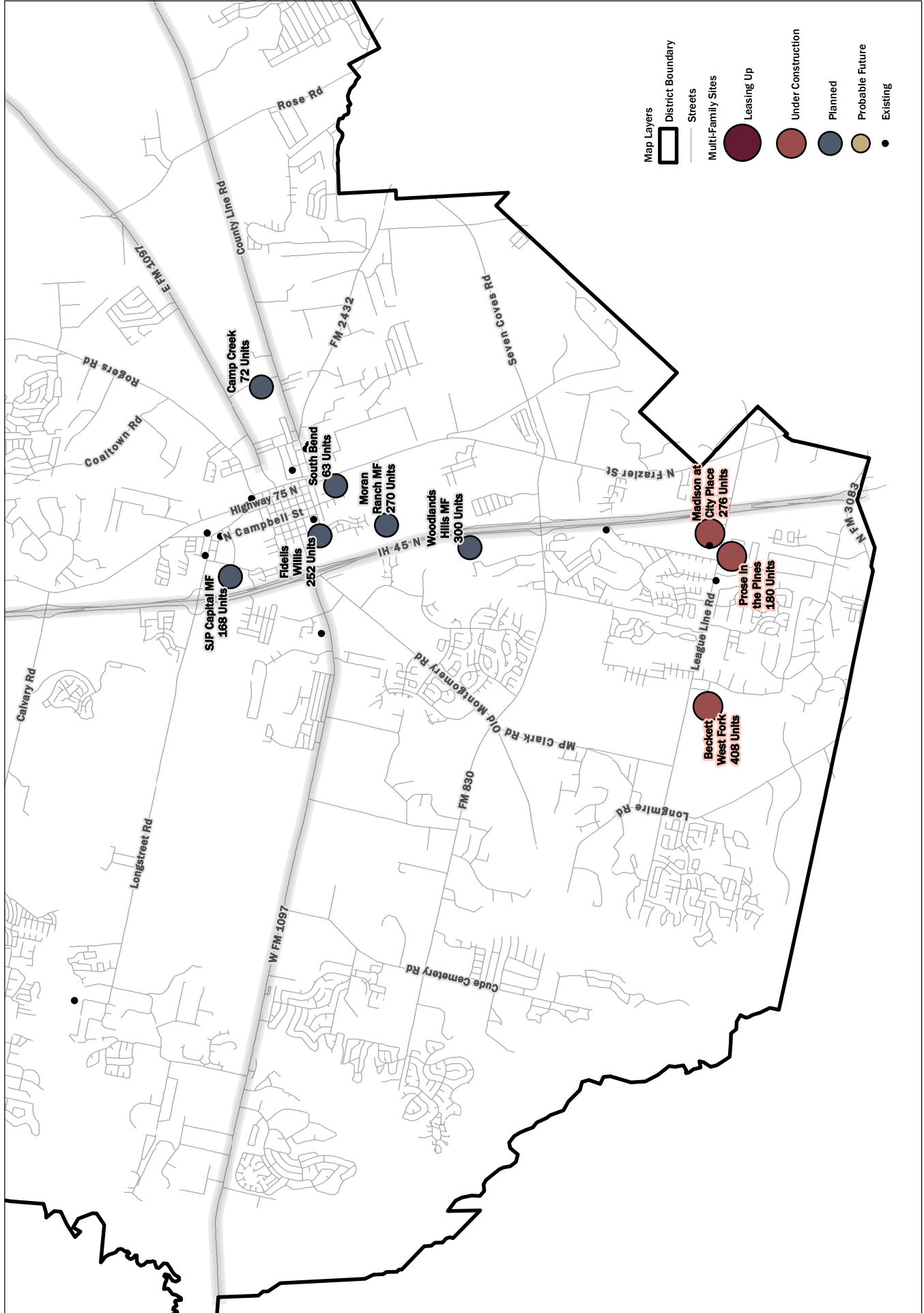
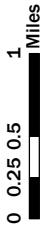
Oct. 2023 to Oct. 2033



Projected New Housing Occupancies - Multi-Family

October 2023 to October 2033

Willis ISD



Projected Housing Occupancies

Willis ISD, November 2023–October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies											Projected Students per Home		
				Occ.	Av.	UC	VDL	Oct 2023-Oct 2024	Oct 2024-Oct 2025	Oct 2025-Oct 2026	Oct 2026-Oct 2027	Oct 2027-Oct 2028	Oct 2028-Oct 2029	Oct 2029-Oct 2030	Oct 2030-Oct 2031	Oct 2031-Oct 2032	Oct 2032-Oct 2033		Oct 2023-Oct 2028	Oct 2028-Oct 2033
2	SF	Approximately 1,000 acres of undeveloped land exists north of Blackland Road; no known development plans but the potential exists for SF over time	0	0	0	0	0	0	0	5	10	15	25	40	55	5	145	150	3,300	0.45
2	SF	Over 1,000 acres south of Blackland Road could evolve into SF residential; Shepard Hill Properties has purchased over 200 acres here	0	0	0	0	0	3	8	15	19	22	25	30	33	26	129	155	3,000	0.45
3	SF	Numerous tracts < 30 ac. along and just west of I-45 and east of Old Danville Rd. will make large-scale development difficult here so expect mostly commercial short-term and small-scale residential long-term	0	0	0	0	0	0	0	5	10	12	15	25	30	5	92	97	32	0.35
4	SF	Approximately 1,300 acres of undeveloped land exists north of Shepard Hill Road; no known development plans but the potential exists for SF over time	0	0	0	0	0	0	0	0	0	15	25	40	55	0	135	135	4,300	0.45
5	Cape Mailbu		153	122	0	0	31	1	2	3	2	2	1	2	1	11	8	19	12	0.10
5	Johnson Bluff		54	38	0	0	16	0	1	1	0	1	0	1	0	3	2	5	11	0.25
5	Lochness Cove		70	50	0	0	20	0	1	1	0	1	0	1	0	3	2	5	15	0.14
6	Smith and Wagner Tracts	these tracts have potential for development that could be lake-oriented with fewer students	0	0	0	0	0	0	0	4	8	10	12	14	18	4	62	66	0	0.36
7	Caldwell Co. Tract	Caldwell Cos. could hold on to this 445-acre property as an investment and develop it into a SF subdivision	0	0	0	0	0	0	0	5	10	40	45	70	80	5	245	250	1,350	0.52

Projected Housing Occupancies

Willis ISD, November 2023 – October 2033



PU	Name	Land Use Notes	Lot/Unit Status			Projected Housing Occupancies												Projected Students per Home				
			Total Units	Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033		Oct 2023- Oct 2028	Oct 2028- Oct 2033	Oct 2023- Oct 2033	Built-Out Post 2033
7	Creekside Village MHC	M Inspire Communities has planned 700 homesites (this section is for the general population) general population section); homes here are purchased through outside manufacturers; PASA has estimated half of the lots to be 55+ but this could change as the development moves forward	350	7	10	1	112	27	63	102	88	57	6	0	0	0	0	337	6	343	0	0.43
7	Green Meadow	SF	38	34	0	0	4	0	1	0	1	0	0	0	0	0	2	1	3	1	0.10	
7	Homestead	SF	350	12	36	4	57	52	89	111	81	5	0	0	0	0	338	0	338	0	0.00	
7	Squirrel Tree Ranch	SF	37	30	0	0	7	0	1	0	1	0	0	0	0	1	2	2	4	3	0.23	
8		SF	0	0	0	0	0	0	0	0	0	0	10	15	25	28	0	82	82	1,900	0.45	
9	Halbaedier and Marek Tracts	SF	0	0	0	0	0	0	0	0	0	0	0	0	5	10	0	35	35	1,200	0.45	
10	Chambers Creek	SF	3,000	60	20	35	200	75	90	110	125	155	190	205	220	230	555	1,090	1,645	1,295	0.00	



Projected Housing Occupancies

Willis ISD, November 2023 - October 2033

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV: Developing MF: Age-Restricted; Planned; Potential: Lot/Unit Status: [Occ] Occupied; [AV] Available; [UC] Under Construction; [VDL] Vacant; Developed Lots

PU	Name	Land Use Notes	Development			Projected Housing Occupancies											Projected Students per Home					
			Total Units	Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032		Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033	Oct 2023- Oct 2033	Built-Out Post 2033
10	Riggeland Hills	SF Camillo Development is developing 215 acres at the NWC of I-45 and Longstreet total lot count is unconfirmed but PASA estimates 750 lots	750	0	0	0	0	27	78	111	135	145	145	100	9	0	0	496	254	750	0	0.51
11	Conroe Bay	SF Ellison Development (ASGI Homes) is clearing the tract for ~80 lots	128	119	0	0	9	1	2	2	0	1	0	0	1	0	0	6	1	7	2	0.15
11	Lake Conroe Cove	SF This tract and other small parcels along Calvary have potential for SF development	166	0	0	0	20	0	16	21	28	12	3	0	0	0	0	77	3	80	0	0.40
11	Lewis Tract	SF This tract and other small parcels along Calvary have potential for SF development	0	0	0	0	0	0	0	0	4	8	10	12	14	16	18	12	70	82	240	0.40
11	Paradise Cove	SF	102	95	0	0	7	2	3	1	0	1	0	0	0	0	0	7	0	7	0	0.38
11	Walnut Cove	SF	1,348	1,057	8	33	232	57	68	75	67	21	3	0	0	0	0	288	3	291	0	0.22
12	Corinthian Point	SF	394	356	0	2	36	2	3	4	4	4	4	3	2	1	17	14	31	7	0.15	
12	Lake Conroe Heights	SF	43	30	0	0	13	2	2	2	0	1	0	0	0	0	9	2	11	2	0.10	
12	Paradise Point	SF	99	54	0	1	44	1	2	3	4	3	3	2	3	2	14	13	27	18	0.12	
12	Twain's Landing	SF	38	25	0	0	13	2	3	3	2	1	0	1	0	0	11	1	12	1	0.50	
13A	Cook Tract	SF Approximately 100 acres along Longstreet Road has SF development potential but no known plans at this time	0	0	0	0	0	0	0	0	0	5	10	15	20	22	24	5	91	96	200	0.45
13A	Kleimann Estates	SF	80	58	0	2	20	2	3	3	3	2	2	1	0	0	1	13	4	17	5	0.18
13A	Longwood Estates	SF	34	29	0	0	5	1	1	1	0	0	1	0	0	0	3	2	5	0	0.12	
13A	Shadow Bay	SF	486	438	0	2	46	2	7	7	6	6	5	4	3	2	28	15	43	5	0.30	
13B	Bridgepoint	SF	85	79	0	0	6	0	1	0	0	1	0	0	0	0	2	1	3	3	0.15	
13B	Lakewood at Lake Conroe	SF	30	27	0	0	3	0	0	1	0	0	0	0	1	0	1	1	1	2	1	0.09
14	Beau View	SF	60	56	0	0	4	0	1	0	0	1	0	0	1	0	2	1	3	1	0.30	
14	Country Run	SF	81	66	0	1	14	2	3	2	2	2	1	0	1	0	11	2	13	2	0.15	
14	Ingllet and Anderson Tracts	SF Approximately 200 acres along Longstreet have SF development potential; no known plans at this time	0	0	0	0	0	0	0	0	10	25	30	30	35	35	40	35	170	205	0	0.45
14	North Lake Estates	SF	91	84	0	1	6	1	2	1	1	0	1	0	0	1	5	2	7	0	0.56	
14	Ravella Sound	SF Since 2019, both Signorelli and D.R. Horton have had plans to build ~300 homes here but the land still remains undeveloped	0	0	0	0	0	0	0	10	18	35	50	55	60	50	63	230	293	0	0.49	

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								Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033		Oct 2023- Oct 2033	Build-Out Post 2033						
14	Water's Edge RV	In 2024, an additional 90 pad sites will be added to this community; more amenities will also be added eventually	0	121	0	0	0	0	25	55	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.06
15		Multiple tracts total approximately 146 acres north of the transmission line; no known development plans	0	0	0	0	0	0	0	0	0	0	5	20	25	30	40	50	55	0	25	200	225	0	0	0	0	0.49
15	Gated RV Rentals		281	0	0	0	0	0	33	67	86	74	21	0	0	0	0	0	0	0	260	21	281	0	0	0	0	0.03
15	Pin Oak		278	271	0	0	7	2	2	1	0	1	0	1	0	1	0	0	0	6	1	7	0	0	0	0	0	0.67
16	Enclave at Willis Tract	Now owned by a Houston company; this 84 acres is planned for 300 lots	0	0	0	0	0	0	10	25	40	65	70	50	40	0	0	0	0	140	160	300	0	0	0	0	0	0.50
16	Hulon Lakes		283	186	0	7	90	7	8	8	7	6	6	5	5	5	3	3	36	24	60	37	0	0	0	0	0.43	
17	Estates at Point Aquarius		64	59	0	0	5	1	1	1	0	0	1	0	1	0	0	0	3	2	5	0	0	0	0	0	0	0.22
17	Pelican Bay		84	81	0	0	3	0	0	1	0	0	0	1	0	0	0	0	1	1	2	1	2	1	1	0	0	0.05
17	Port Aquarius		908	856	0	4	48	4	5	6	7	6	6	5	3	2	1	28	17	45	17	45	7	0	0	0	0.22	
18		Several properties north of FM 830 have development potential but no known plans at this time	0	0	0	0	0	0	0	0	0	5	10	15	20	25	30	5	100	105	250	0	0	0	0	0	0	0.40
18		Approximately 75 acres along FM 1097 have SF potential in this PU but no known plans at this time	0	0	0	0	0	0	0	0	0	5	10	12	18	20	24	5	84	89	175	0	0	0	0	0	0	0.40
18	Lake Conroe Hills	Builder: Kendall Homes	795	700	1	7	87	8	11	14	15	13	9	5	3	2	2	61	21	82	13	0	0	0	0	0	0	0.40
18	Lakeview Manor		211	171	0	0	40	1	2	3	4	3	3	2	2	1	2	13	10	23	17	0	0	0	0	0	0	0.15
18	Summerwood Trails	Builder: D.R. Horton Homes	189	71	44	0	74	36	44	36	2	0	0	0	0	0	0	118	0	118	0	0	0	0	0	0	0	0.37
19		Approximately 65 acres along Cude Cemetery Road have long-term development potential	0	0	0	0	0	0	0	0	0	0	5	10	18	22	26	0	81	81	110	0	0	0	0	0	0	0.40
19	Harbour Town		229	212	0	0	17	1	2	1	1	1	2	1	1	0	1	6	5	11	6	0	0	0	0	0	0	0.07
19	Landings at Seven Coves		773	713	0	2	58	2	4	5	6	6	5	5	4	4	3	23	21	44	16	0	0	0	0	0	0	0.20
19	Outpost Cove Estates		25	22	0	0	3	0	1	0	0	0	0	0	1	0	0	1	1	2	1	2	1	1	1	0	0	0.11
20		Other tracts along Cude Cemetery or FM 1097 are likely to develop alongside Lexington Heights	0	0	0	0	0	0	0	0	0	10	15	25	28	32	34	10	134	144	0	0	0	0	0	0	0	0.49



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20	Lexington Heights	SF Unknown total lot count but PASA estimates 600 lots; Builders: Alta, K.Hovnanian, First America & Century Communities A multi-family property could develop along FM 1097 west of I-45 but no known plans at this time	600	9	17	35	101	64	91	117	133	121	64	1	0	0	0	0	526	65	591	0	0.47
21		MF Several larger tracts along FM 1097 have development potential	0	0	0	0	0	0	0	0	0	55	55	55	55	55	55	55	55	275	330	0	0.18
21	Hilltop Village	SF Cleared & partially leveled at some point in the past - piles of cut trees & broken rock/concrete piles	66	60	0	0	6	0	1	0	1	0	0	1	0	0	1	2	2	2	4	2	0.60
21	Valeriano Tract	SF Several larger tracts along FM 1097 have development potential	187	0	0	0	0	0	0	40	40	40	0	0	0	0	0	120	0	120	0	0.40	
22A		SF Several small tracts along FM 830 have development potential	0	0	0	0	0	0	0	0	10	15	20	30	40	40	40	25	170	195	0	0.47	
22A		SF Builders: Century Communities & Chesmar Homes	42	8	6	11	17	23	11	0	0	0	0	0	0	0	0	34	215	225	34	0	0.63
22A	Bonita Terrace	SF Builder: Chesmar Homes	82	3	11	0	68	17	33	28	1	0	0	0	0	0	0	79	0	79	0	0	0.40
22A	Drift Rose Terrace	SF Builders: Brightland, Century Communities & David Weekley Homes	147	31	8	9	99	29	46	40	1	0	0	0	0	0	0	116	0	116	0	0	0.30
22A	Lilac Terrace	SF Builders: Brightland & Westin Homes	40	6	6	7	21	19	15	0	0	0	0	0	0	0	0	34	0	34	0	0	0.40
22A	Maybelle Forest	SF Builders: Chesmar & Highland Homes	208	185	0	6	17	19	4	0	0	0	0	0	0	0	0	23	0	23	0	0	0.32
22A	Park Slope	SF	17	15	0	0	2	0	1	0	0	1	0	0	0	0	0	2	0	2	0	0	0.23
22A	Woodlands Hills NW	SF Sec 26/27/39 will have 121 lots; the remaining acreage remains unplatted	145	0	0	0	0	35	45	45	20	0	0	0	0	0	0	145	0	145	0	0	0.46
22A	Woodlands Hills SW	SF Builders: David Weekley & Perry Homes	188	0	0	0	0	40	40	40	40	28	0	0	0	0	0	160	28	188	0	0	0.46
22B	Artisan Ridge	SF Approximately 120 lots will be developed on approximately 60 acres north of the Forest Creek subdivision; Sec. 1 plat approved in 2022	42	0	9	21	12	34	8	0	0	0	0	0	0	0	0	42	0	42	0	0	0.42
22B	Forest Creek Estates	SF	120	0	0	0	0	0	12	30	40	30	0	0	0	0	0	112	30	142	0	0	0.54

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22B	Founders Grove	Builders: Ravenna, Perry, David Weekly, Chesmar, Century Communities & Highland Homes	18	0	7	2	9	4	11	3	0	0	0	0	0	0	0	0	18	0	18	0	0.43
22B	Harbour Hills	Builders: Westin & Ravenna Homes	45	13	8	3	21	22	10	0	0	0	0	0	0	0	0	32	0	32	0	0.33	
22B	Laukien Tract	50 acres of I-45 frontage has retail and MF potential long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	260	0	260	65	0.15
22B	North Pike Grove	Builder: Chesmar Homes	100	98	0	2	0	2	0	0	0	0	0	0	0	0	0	2	0	2	0	0.40	
22B	North Rivus	Builders: Perry & Highland Homes	42	25	7	9	1	15	2	0	0	0	0	0	0	0	0	17	0	17	0	0.25	
22B	Prelude Woods	Builder: Ravenna Homes	48	39	2	1	6	5	4	0	0	0	0	0	0	0	0	9	0	9	0	0.41	
22B	Skyline Ridge	Builder: Westin Homes	83	71	5	7	0	12	0	0	0	0	0	0	0	0	0	12	0	12	0	0.48	
22B	Stellar Hills	Builders: Westin & Ravenna Homes	27	20	1	0	6	4	3	0	0	0	0	0	0	0	0	7	0	7	0	0.32	
22B	Terilyn Grove	Builders: Westin, Brightland, Perry, Ravenna & Highland Homes	11	4	6	0	1	1	6	0	0	0	0	0	0	0	0	7	0	7	0	0.43	
22B	Trailhead Ridge	Builder: Westin & Ravenna Homes	20	0	1	3	16	8	0	0	0	0	0	0	0	0	0	8	0	8	0	0.43	
22B	Woodlands Hills MF	Howard Hughes has planned for at least one MF property along I-45	0	0	0	0	0	0	0	0	0	55	65	70	60	50	0	120	180	300	0	0.14	
22B	Woodlands Hills NE	New streets are being installed in this NE section of Woodlands Hills	1,097	0	0	0	0	40	70	170	185	190	190	170	50	50	0	655	428	1,083	0	0.46	
22B	Woodlands Hills Sec 29	Builder: J.Patrick Homes	35	0	0	0	35	9	24	2	0	0	0	0	0	0	0	35	0	35	0	0.42	
22C	Woodlands Hills SE	Approximately 1,600 lots are planned south of FM 830; development is expected to begin here within the next 3-5 years	1,561	0	0	0	0	0	0	0	120	135	135	200	320	320	320	255	1,295	1,550	11	0.48	
23	Derby Tract	100+ acres south of FM 830 has SF residential potential long-term	0	0	0	0	0	0	0	0	0	5	10	12	14	16	18	5	70	75	0	0.49	
23	Thousand Trails RV	Two new sections are in development now; other sections could easily redevelop over time	703	497	0	0	0	35	45	50	25	15	15	10	10	5	5	170	45	215	38	0.04	
23	Windswept		20	13	0	0	7	0	1	1	0	0	1	0	0	0	0	2	2	4	3	0.15	
24	Clear View Estates	Builders: Kendall, dh Homes, First America & Starter Homes	138	111	8	5	14	16	10	1	0	0	0	0	0	0	0	27	0	27	0	0.54	



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24	French Quarter	SF	244	116	7	9	9	112	16	19	22	24	23	21	3	0	0	0	104	24	128	0	0.30
24	Harbor at Clear View Estates	SF	39	0	2	2	35	6	11	13	8	1	0	0	0	0	0	39	0	39	0	0.36	
24	Hawthorn Ridge	SF	81	72	0	0	9	0	1	1	0	1	0	0	1	0	1	3	2	5	4	0.22	
24	Hillside	SF	24	21	0	0	3	0	1	0	0	0	0	0	1	0	0	1	1	2	1	0.22	
24	Lake Breeze	SF	190	162	0	1	27	2	4	6	5	4	3	2	1	0	1	21	7	28	0	0.63	
24	Rancho Escondido	SF	56	52	0	0	4	0	0	1	0	0	1	0	0	0	1	1	2	3	1	0.05	
24	Twin Shores	SF	176	160	0	0	16	1	1	1	0	1	1	0	1	0	1	4	3	7	9	0.22	
24	Walker Tract	SF	0	0	0	0	0	0	0	0	0	5	10	12	14	16	17	5	69	74	60	0.37	
25	Longmire Creek Estates	SF	69	49	0	3	17	3	4	4	3	2	2	1	1	0	0	16	4	20	0	0.22	
25	Monroe and Reneau Tracts	SF	0	0	0	0	0	0	0	3	6	8	9	14	17	22	14	17	76	93	350	0.52	
25	Shadow Lake Forest	SF	76	73	0	1	2	1	1	0	1	0	0	0	0	0	0	3	0	3	0	0.38	
26		SF	0	0	0	0	0	0	0	0	0	10	12	14	18	21	24	10	89	99	0	0.46	
26	Hallmark of Panorama Village	SF	71	69	1	0	1	1	1	0	0	0	0	0	0	0	0	2	0	2	0	0.45	
26	Kildare Tract	SF	0	0	0	0	0	0	0	10	25	25	25	25	10	0	0	60	60	120	0	0.00	
26	Villas at League Line - BTR	SF	183	0	0	0	0	0	20	65	65	33	0	0	0	0	0	183	0	183	0	0.36	
27	Madison at City Place	MF	276	0	0	0	0	110	166	0	0	0	0	0	0	0	0	276	0	276	0	0.16	
28	Bella Vita on Lake Conroe	SF	51	38	0	0	13	2	4	3	2	0	1	0	1	0	0	11	2	13	0	0.10	
28	Camellia	SF	70	25	0	2	7	2	2	3	5	6	6	6	5	5	4	18	26	44	1	0.12	
28	Estates of Longmire	SF	19	16	0	0	3	0	1	1	0	1	0	0	0	0	0	3	0	3	0	0.03	



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28	Longmire on Lake Conroe	SF	129	0	0	0	12	1	2	3	2	0	1	0	1	0	0	0	0	0	8	2	10	2	0.10
28	Pebble Glen on the Lake	SF	91	0	1	15	1	2	2	3	2	1	0	1	1	0	0	0	0	10	3	13	3	0.18	
28	Water Crest of Lake Conroe	SF	201	153	42	2	4	39	9	0	0	0	0	0	0	0	0	0	0	48	0	48	0	0.22	
28	White Oak Ranch	SF	83	73	0	2	8	2	3	4	1	0	0	0	0	0	0	0	0	10	0	10	0	0.08	
29		SF	0	0	0	0	0	0	0	0	15	15	18	18	17	12	4	0	0	30	69	99	0	0.46	
29	Calfee Tract	SF	0	0	0	0	0	0	0	0	25	30	45	55	70	85	90	0	0	55	345	400	1,000	0.52	
29		SF	17	16	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0.20	
30	Beckett West Fork	MF	408	0	0	0	0	0	100	240	68	0	0	0	0	0	0	0	0	408	0	408	0	0.11	
30	Teaswood	SF	274	255	0	2	17	2	3	3	3	2	2	1	0	1	1	0	0	13	5	18	1	0.16	
31A	Prose in the Pines	MF	264	84	0	0	0	180	0	0	0	0	0	0	0	0	0	0	0	180	0	180	0	0.09	
31A	Teaswood Avenue	SF	54	20	3	12	19	14	17	3	0	0	0	0	0	0	0	0	0	34	0	34	0	0.05	
31B	Dominion Ridge	SF	84	77	1	1	5	2	3	2	0	0	0	0	0	0	0	0	0	7	0	7	0	0.26	
31B	Madeley Creek Preserve	SF	93	0	0	0	55	5	21	27	30	10	0	0	0	0	0	0	0	93	0	93	0	0.40	
31B	Montgomery Oaks	SF	479	180	32	41	226	107	113	68	11	0	0	0	0	0	0	0	0	299	0	299	0	0.40	
31B	Potential Future MF	MF	0	0	0	0	0	0	0	0	35	55	55	55	55	45	0	0	0	90	210	300	0	0.16	



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				Occ.	Av.	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033		Build-Out Post 2033						
31C		Madley Interests has approximately 30 acres south of FM 3083 in WISD; this land is likely to evolve as commercial or multi-family long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.16	
31C		Various owners have small tracts that total ~70 acres along and north of FM 3083; residential development expected long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.15
31C	Dreamscape Tract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.22
31C	Madison Bend	Builder: Legend Homes	197	154	4	13	26																			0.56
31C	Potential Future MF	A 30-acre commercial tract is for sale along I-45; a 17-acre reserve is shown on the marketing flyer; this could become multi-family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.15
31C	Sagecrest Trails	Builder: K.B. Homes; roads & streets are going in	251	0	0	0	0	19	75	75	75	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0.45
32		Several tracts along I-45 have MF/Commercial potential; no known plans at this time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.16
33	NEC I-45/League Line Road	Potential exists for a MF property east of I-45 near League Line	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.15
33	Potential Future SF	Potential exists for SF of SF-BTR between Frazier St. and I-45; nearly 70 acres could be developed surrounding the Summer Wood subdivision	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.40
33	Preserve at Conroe - BTR	Queen is planning a BTR community on 32 acres along Frazier Street; a similar community in NCISD as 1-3-bedroom units	271	0	0	0	0	25	76	85	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.36
33	Shami Tract	Over 140 acres at the SEC of Seven Coves and I-45 has commercial and MF potential long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.18



Projected Housing Occupancies

Willis ISD, November 2023–October 2033

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV: Developing SF/ Developing M/ Developing RV; **Av.** Average; **UC** Under Construction; **[V] Vacant/Developed Lots**

PU	Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies													Projected Students per Home											
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033	Oct 2023- Oct 2033		Built-Out Post 2033										
35		Nearly 200 acres remains undeveloped west of the Maxedon Tract; some development could be occur here long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.54		
35	Grace Landing	Builder: K.B. Homes CoC annexed the property in Dec. 2018; original concept plan had 550 lots w/ ~10 ac. of commercial frontage	400	0	3	5	97	43	77	99	111	69	1	0	0	0	0	0	0	0	0	0	0	0	0	399	1	400	0	0.49		
35	Maxedon Tract	A narrow strip of land (45 acres) exists along Seven Coves; MF and commercial can be expected here long-term	0	0	0	0	0	0	0	0	40	50	65	70	80	80	80	80	90	375	465	85						195	100	0.51		
35	RMDMG Tract		0	0	0	0	0	0	0	0	0	0	0	0	35	55	70	80	100	15	340	355							0	0.15		
36	RMDMG Tract	Ultimately this PU could have up to 1,600 homes	0	0	0	0	0	0	0	0	15	35	55	70	80	100	100	100	15	340	355	1,240								0.53		
37	Moran Ranch	Builders: Lennar & M/I Homes	895	11	36	46	61	94	126	168	172	184	137	3	0	0	0	0	0	744	140	884	0							0	0.46	
37	Moran Ranch MF I	A MF pad site is planned in the commercial area of the community west of the creek	0	0	0	0	0	0	0	65	70	70	65	0	0	0	0	0	0	205	65	270	0							0	0.16	
37	Moran Ranch MF II	A second multi-family property is likely to be developed here per a 2021 concept plan	0	0	0	0	0	0	0	0	0	80	80	80	80	80	80	80	80	80	240	320	0							0.15		
37	NEC I-45/Seven Coves	5 reserves totalling 50 acres have been platted; at least 1 MF property is likely here	0	0	0	0	0	0	0	0	55	60	60	60	60	60	60	60	60	115	175	290	0							0	0.15	
37	Pines at Seven Coves	Builder: Centex Homes	217	132	16	25	44	45	38	2	0	0	0	0	0	0	0	0	0	85	0	85	0							0	0.54	
37	Pines at Seven Coves	Builders: Centex & Castlerock Homes	262	0	0	0	124	47	83	99	33	0	0	0	0	0	0	0	0	262	0	262	0								0	0.54
38		An 87-acre tract along FM 2432 has SF development potential long-term	0	0	0	0	0	0	0	0	0	0	10	14	18	22	24	24	0	88	88	88	0							0	0.46	
39A		Nearly 100 acres could be developed between I-45 and US 75; no known plans at this time	0	0	0	0	0	0	0	0	10	12	14	17	20	20	22	22	22	22	93	115	0							0	0.48	
39A	South Meadows	Builder: Legend Homes	140	139	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0							0	0.52	
39B		Numerous tracts between 5 and 20 acres exist in this PU; some development is expected long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	15	20	0	45	45	0							0	0.50	

Projected Housing Occupancies

Willis ISD, November 2023 – October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies												Projected Students per Home			
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033		Oct 2023- Oct 2033	Built-Out Post 2033	
39B	Celaya Investments Tract	SF	0	0	0	0	0	0	3	12	20	40	40	40	40	40	40	40	75	120	195	0	0.48
39B	Lyndon Heights	SF	24	9	0	0	8	0	1	1	1	0	1	0	1	0	1	0	3	3	6	9	0.28
39B	Majestic Hills - Tiny Homes	SF	159	76	0	0	4	4	20	20	15	0	0	0	0	0	0	79	79	0	79	0	0.05
39C	Potential Future MF	MF	0	0	0	0	0	0	0	0	10	70	18	0	0	0	0	80	88	168	0	0.16	
39E		SF	0	0	0	0	0	0	0	0	2	2	3	4	5	5	6	4	23	27	0	0.49	
39F		SF	0	0	0	0	0	0	0	0	0	3	6	8	10	12	15	3	51	54	0	0.49	
39F	Camp Creek	MF	72	0	0	0	0	0	0	28	50	0	0	0	0	0	78	78	0	78	0	0.10	
39F	Cannan Place	MF	78	0	0	0	0	0	50	28	0	0	0	0	0	0	78	78	0	78	0	0.10	
39G		SF	0	0	0	0	0	0	0	5	7	10	12	14	19	23	27	22	95	117	0	0.40	
39H		SF	0	0	0	0	0	0	0	0	0	0	5	10	15	25	28	0	83	83	0	0.45	
39I	Block 29	SF	26	0	0	0	0	2	6	6	6	6	0	0	0	0	26	26	0	26	0	0.34	
39I	Fidelis Willis	MF	252	0	0	0	0	0	0	80	92	80	0	0	0	0	252	252	0	252	0	0.15	



Projected Housing Occupancies

Willis ISD, November 2023 – October 2033

PU	Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies													Projected Students per Home					
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033		Oct 2023- Oct 2033	Built-Out Post 2033			
39I	South Bend	A 1.8-acre tract has been zoned for multi-family	0	0	0	0	0	0	9	15	15	15	15	15	15	9	0	0	0	0	39	24	63	0	0.28
40	Deer Haven Village		62	31	0	0	31	2	4	5	4	3	3	2	2	1	0	1	0	1	18	7	25	6	0.55
40	Garden Estates		7	1	0	0	6	1	1	0	1	0	1	0	1	0	0	0	0	0	3	2	5	1	0.56
40	Texas National	Builder: Brightland Homes	607	271	2	3	331	9	21	26	31	35	35	35	35	35	35	35	35	122	175	297	39	0.31	
41		Over 500 acres has residential potential between FM 1097 and County Line Road	0	0	0	0	0	0	0	4	8	11	15	18	21	24	0	0	0	12	89	101	0	0.50	
41	Lusk RV Park	Main building under construction - clearing & leveling the tract	190	0	0	0	0	16	34	51	54	30	5	0	0	0	0	0	0	185	5	190	0	0.04	
42		Future acreage lot communities are likely in this area of the District	0	0	0	0	0	0	0	0	0	0	1	3	4	6	9	0	0	0	23	23	0	0.39	
42	Rose Hill Estates	Kendall Homes is developing and building in this 1-acre lot community along Rose Road; the first 90-acre phase has 65 lots; the remaining 151 acres owned by Silco/Wilkins is likely to have another ~100 lots	172	0	0	18	47	19	26	29	33	35	28	2	0	0	0	0	0	142	30	172	0	0.36	
43			0	0	0	0	0	0	0	0	0	0	4	6	9	11	14	0	0	0	44	44	0	0.40	
43	Camp Creek Village	A plat from 2022 suggests 40 lots	141	0	0	0	0	0	0	15	22	30	30	30	14	0	0	0	67	74	141	0	0.49		
43	Indian Forest		499	475	0	0	24	2	3	4	4	3	3	2	2	1	0	0	16	8	24	0	0.55		
43	Willis RV Resort	Finishing the internal roads, but almost done	177	0	0	0	177	53	72	46	6	0	0	0	0	0	0	0	177	0	177	0	0.05		
44		Tracts along Rogers Road are likely to develop into SF developments	0	0	0	0	0	0	2	4	5	7	10	12	13	15	15	11	11	57	68	0	0.48		
44	Bee Creek Estates		66	58	0	0	8	0	1	0	1	0	0	1	0	0	1	2	2	4	4	4	4	0.40	
44	Woodland Lake Willis		90	81	0	2	7	2	2	1	0	1	0	0	1	0	0	6	1	7	7	2	2	0.35	
45	Rogers Road Estates		128	125	0	0	3	0	0	1	0	0	0	0	1	0	0	1	1	1	2	1	1	0.75	
46	Emerald Lakes		276	212	0	7	57	6	7	8	7	6	5	4	3	3	3	35	21	56	8	8	8	0.30	
46	Hidden Springs Ranch		60	54	0	0	6	0	1	0	0	1	0	1	0	0	0	2	2	1	3	3	3	0.10	
46	Lake Louise		128	105	0	3	20	3	3	3	2	3	2	1	1	1	1	14	14	5	19	4	4	0.80	
46	Majestic Pines RV	The RV Park is expanding on 10 acres recently rezoned to the north; amenities will be added here as well as some pad sites	341	168	0	0	53	37	20	35	15	6	0	0	0	0	0	113	113	0	113	0	0	0.06	
47	Arrowhead Lakes		758	382	0	11	365	13	17	21	24	25	25	25	25	25	25	100	125	225	225	151	151	0.58	



Projected Housing Occupancies

Willis ISD, November 2023 - October 2033

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV: Developing MF: Age-Restricted; Planned; Potential: Lot/Unit Status: [Occ] Occupied; [AV] Available; [UC] Under Construction; [VDL] Vacant; Developed Lots

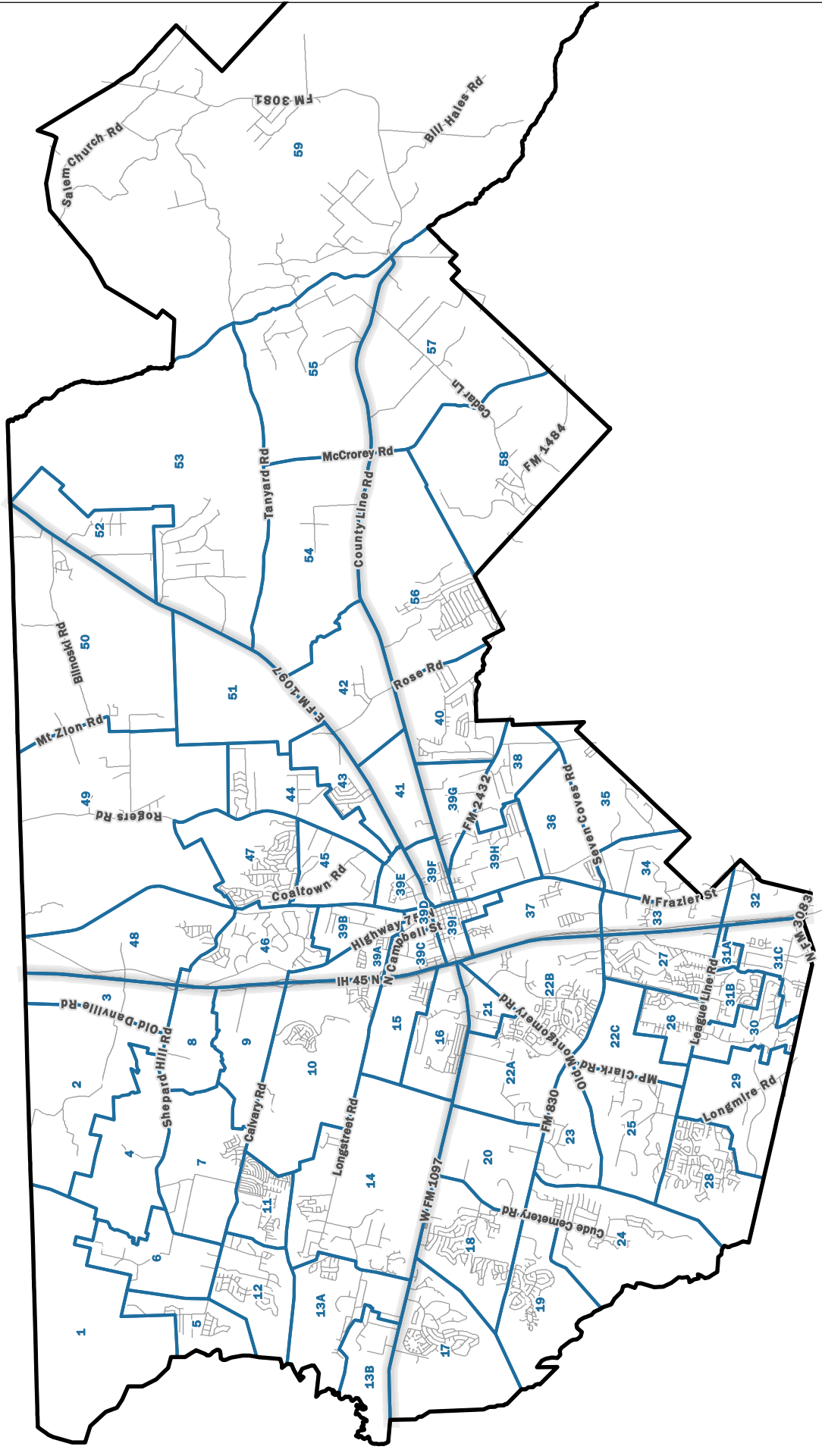
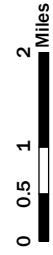
PU Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies													Projected Students per Home			
			Occ.	Av.	UC	VDL	Oct 2022- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033		Oct 2023- Oct 2033	Build-Out Post 2033	
47 Frontier Estates	SF	13	10	0	1	2	1	1	0	0	0	0	0	0	0	0	0	0	2	2	1	0.60
47 Frontier Lakes	SF	714	392	0	13	309	15	19	22	25	25	25	25	25	25	25	25	106	125	231	91	0.50
48 Dunwoody Tract	SF	0	0	0	0	0	0	0	0	0	0	15	30	40	55	70	0	0	210	210	0	0.44
50 Afon Park	SF	58	31	0	0	27	1	2	3	3	2	1	1	0	1	0	11	11	3	14	13	0.43
50 Oak Springs	SF	35	30	0	1	4	1	1	1	0	0	1	0	0	1	2	2	2	2	4	1	0.30
51	SF	0	0	0	0	0	0	0	0	0	1	2	2	3	4	1	14	15	0	0	0	0.30
52 Oakwood Ranch	SF	83	9	16	4	14	26	34	13	1	0	0	0	0	0	74	74	0	74	0	0	0.55
53 Republic Grand Ranch	SF	1,998	76	20	59	1,120	91	134	158	167	172	175	175	175	175	175	722	875	1,597	325	325	0.19
54 Foster Timber Tract	SF	0	0	0	0	0	0	0	0	0	0	0	2	6	10	15	0	33	33	0	0	0.29
54 William Trails	SF	0	0	0	0	0	15	30	45	60	60	60	55	55	0	0	150	170	320	0	0	0.37
55 China Grove Village	SF	50	42	0	0	8	1	1	0	1	0	0	1	0	0	1	3	2	5	3	3	0.29
55 Foster Timber Tract	SF	0	0	0	0	0	0	0	0	0	0	0	2	4	4	6	0	16	16	0	0	0.29
55 Timber Line Estates II	SF	9	5	0	0	4	0	0	0	1	0	0	0	1	0	0	1	1	2	2	2	0.20
56 Foster Timber Tract	SF	0	0	0	0	0	0	0	0	1	2	4	5	7	8	9	3	33	36	0	0	0.29
56 Royal Forest	SF	1,128	745	3	13	367	17	19	22	25	27	29	30	30	31	32	110	152	262	121	121	0.39
57 Ellison Development Tract	SF	0	0	0	0	0	0	0	0	0	0	5	10	15	18	22	5	85	90	0	0	0.40

Projected Housing Occupancies

Willis ISD, November 2023 - October 2033



PU Name	Land Use Notes	Total Units	Lot/Unit Status										Projected Housing Occupancies										Projected Students per Home	
			Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033	Oct 2023- Oct 2033	Build-Out Post 2033				
57 Timber Line Estates I	SF	126	115	0	0	11	0	1	0	1	0	0	1	0	0	1	0	0	1	2	2	4	7	0.38
58	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	270	290	0	0.41
58 Conroe 1484 Tract	SF	0	0	0	0	0	35	55	65	65	68	65	55	0	0	0	220	188	408	0	0	0	0	0.45
58 Spring Lake Estates	SF	77	59	0	0	18	0	1	1	1	1	1	0	1	0	1	0	1	3	3	6	12	0.10	
58 Valley Oaks	SF	21	13	0	0	8	0	1	0	0	0	1	0	0	1	0	1	2	1	2	3	5	0.35	
59 Conroe Hills North	SF	18	13	0	0	5	0	1	0	1	0	0	0	0	0	0	2	1	3	1	3	2	1.10	
59 Foster Timber Tract	SF	0	0	0	0	0	0	0	0	0	0	0	0	1	2	4	5	0	12	12	12	0	0.29	
59 Foster Timber Tract	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	14	0	0.29	
59 Hillcreek	SF	4	3	0	0	1	0	1	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0.19	
59 Jose Maria De La Garza	SF	46	27	0	0	19	1	2	3	2	1	1	1	0	1	11	4	15	4	15	4	4	0.20	
59 Peach Creek Farms	SF	29	10	2	5	12	6	8	5	0	0	0	0	0	0	19	0	19	0	19	0	0	0.96	
59 Peach Creek Ranch	SF	22	15	0	0	7	0	1	0	1	0	1	0	1	0	2	3	5	2	3	5	2	0.89	
59 San Jacinto Ranch Tract	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45	45	3,100	0.24	
59 Sandy Creek Addn	SF	81	45	0	0	36	1	2	3	2	2	2	2	2	2	10	6	16	6	16	20	20	0.62	

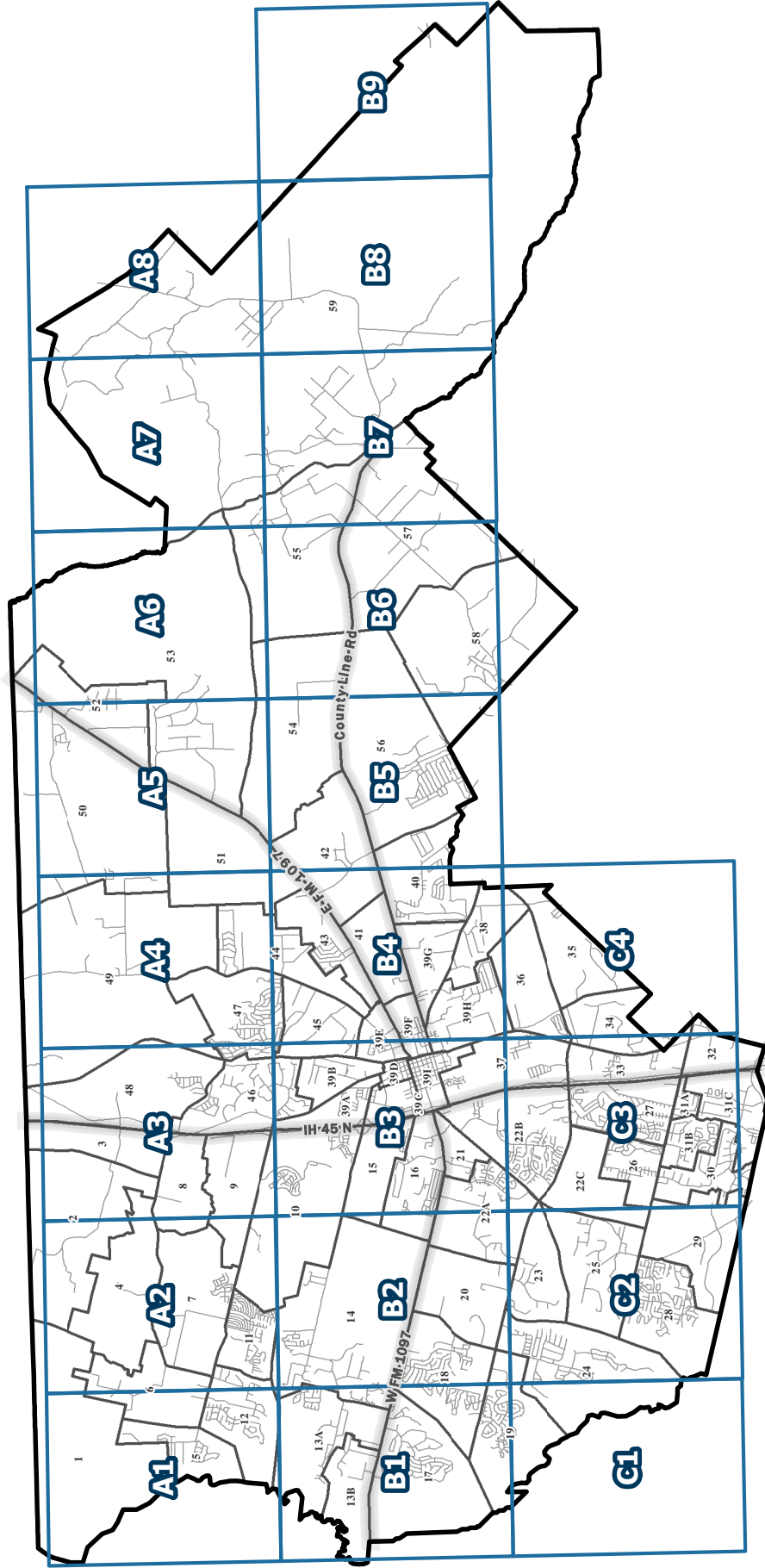


Development Overview Grid

Willis ISD

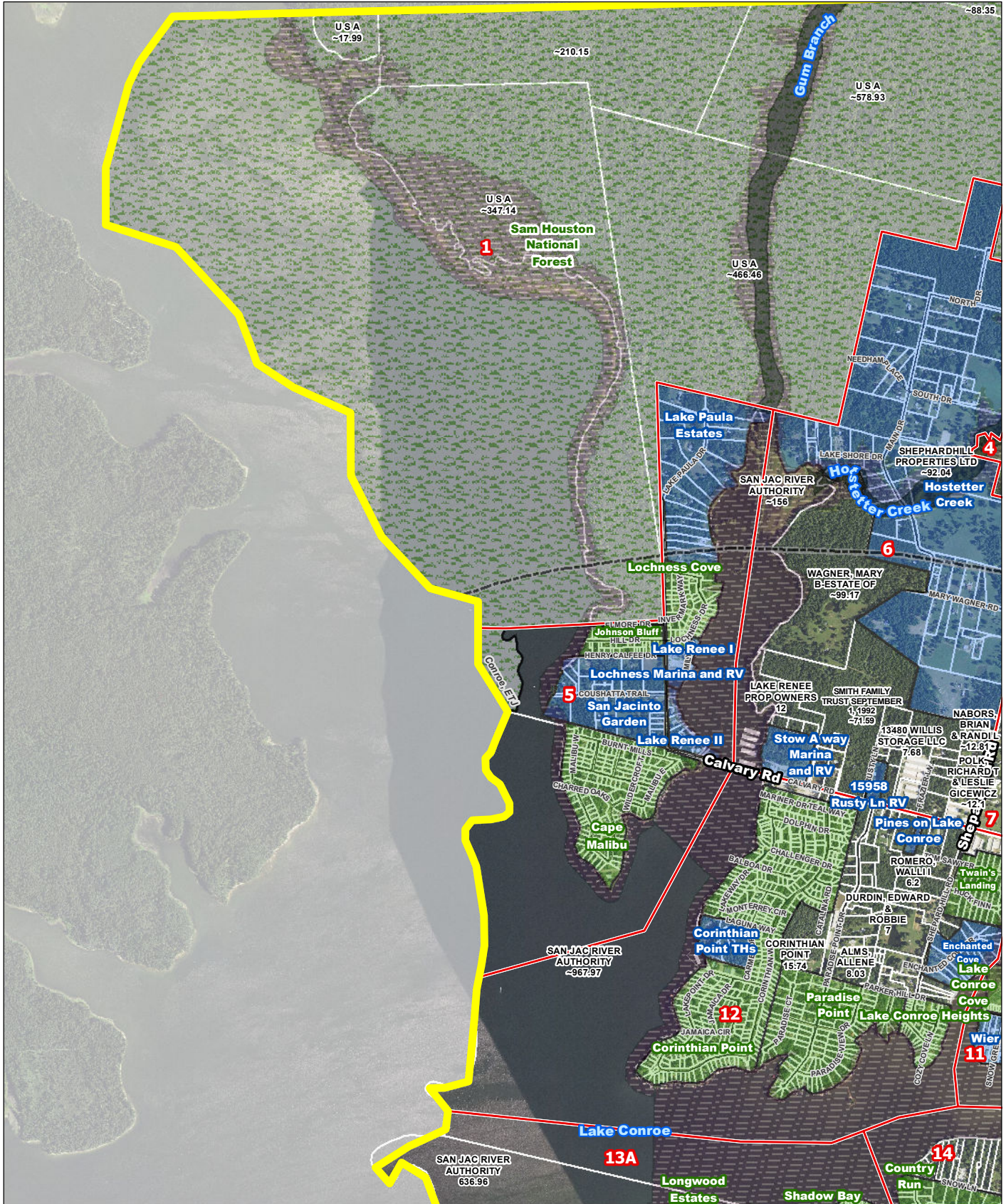
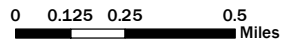


- Map Layers
- District Boundary
 - Development Overview Grid
 - Planning Units
 - Streets

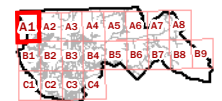


Residential Development Overview

Map Grid: A1



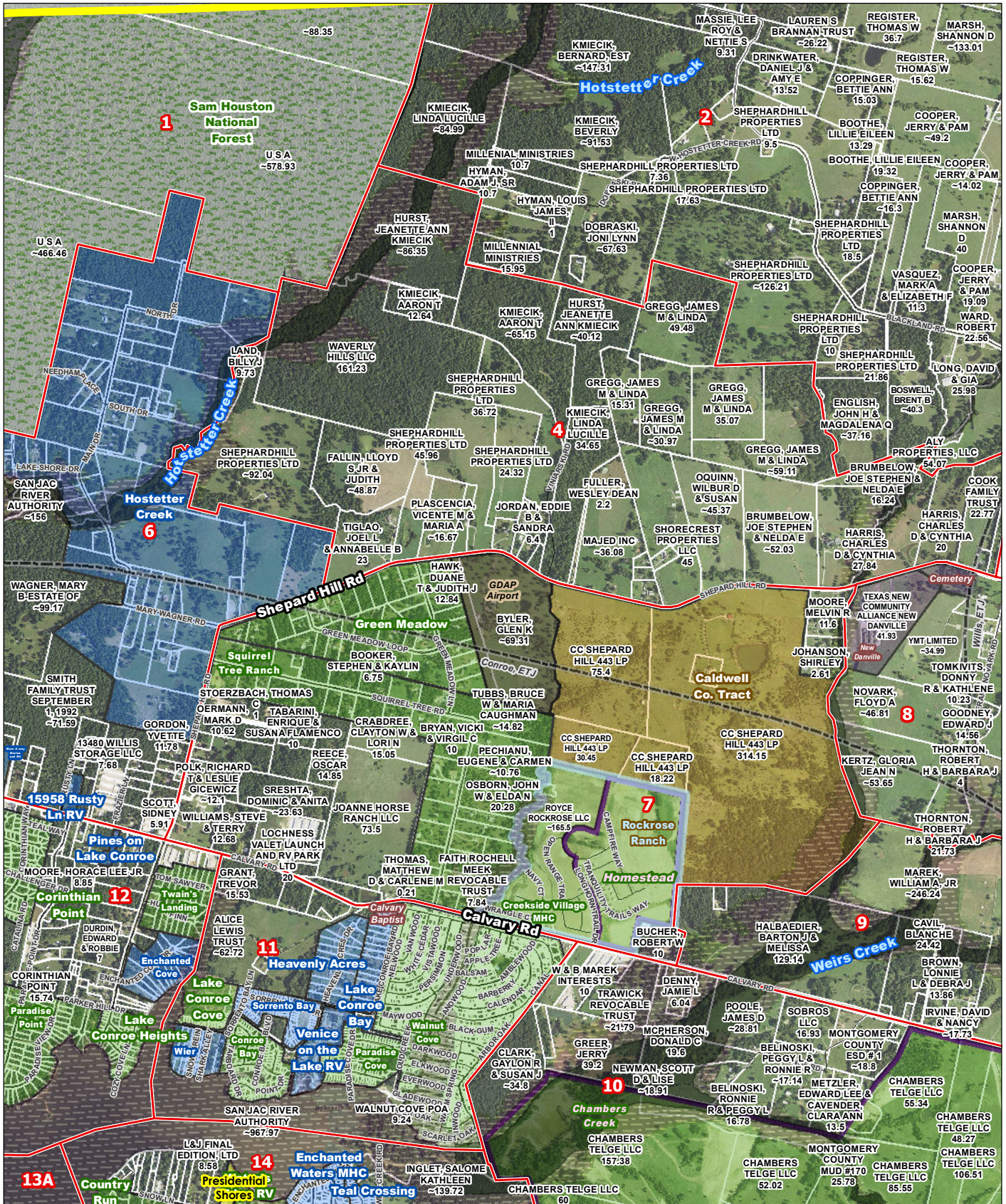
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				



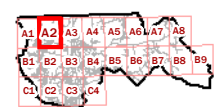
Residential Development Overview

Map Grid: A2

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Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

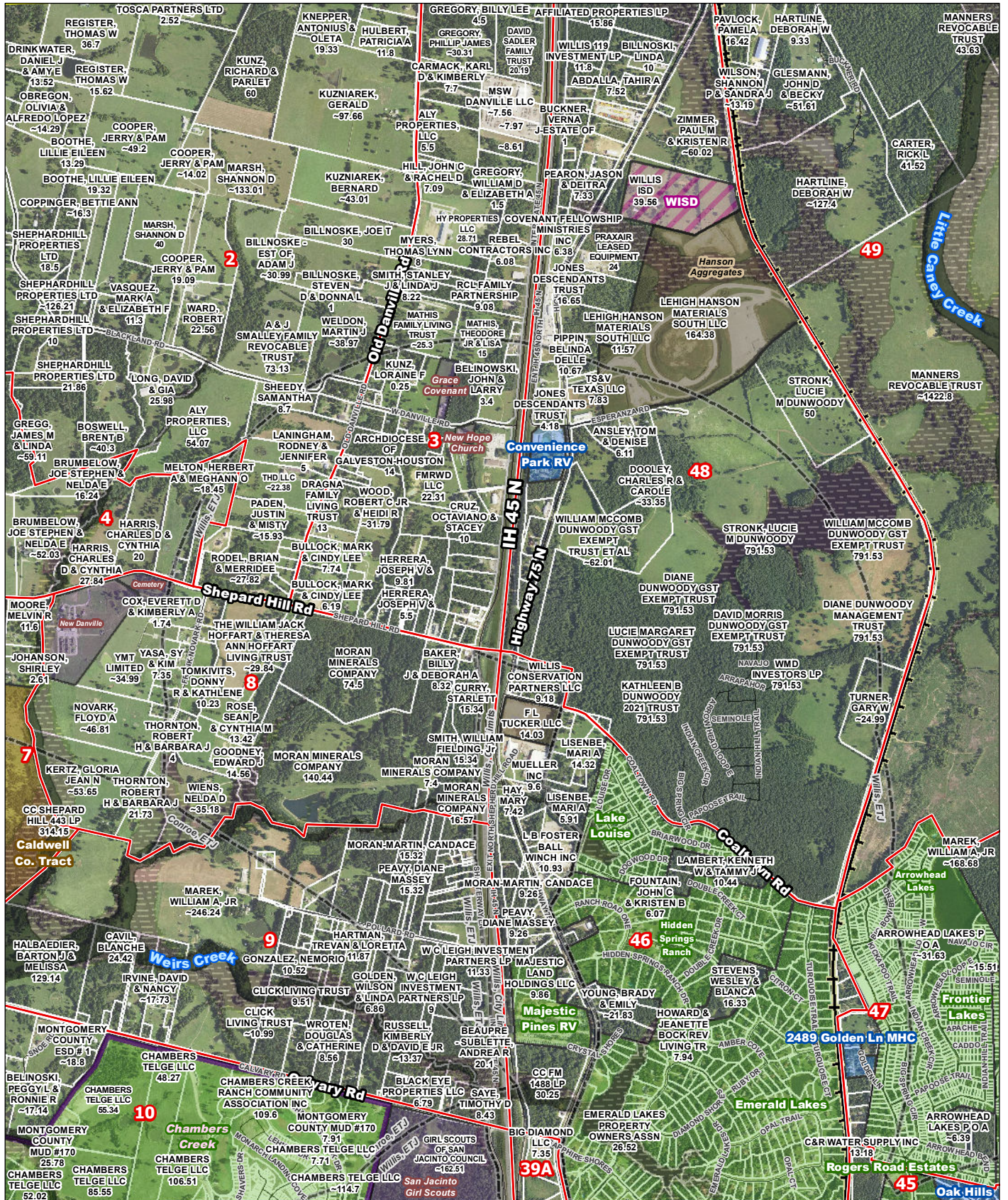


Residential Development Overview

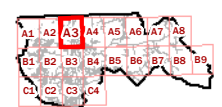
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Map Grid: A3

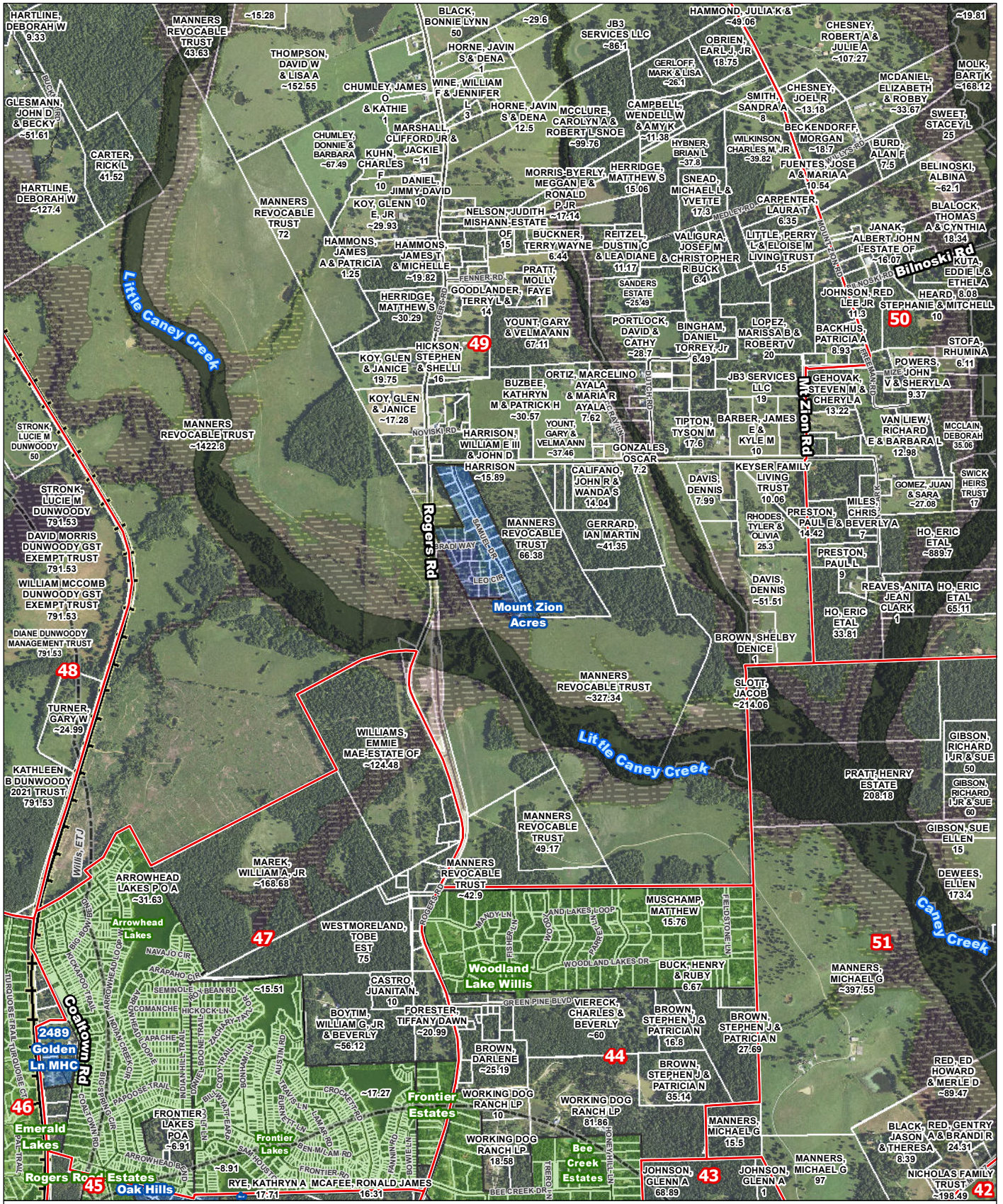
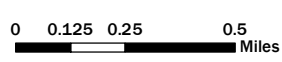


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

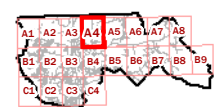


Residential Development Overview

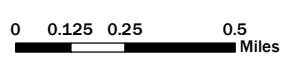
Map Grid: A4



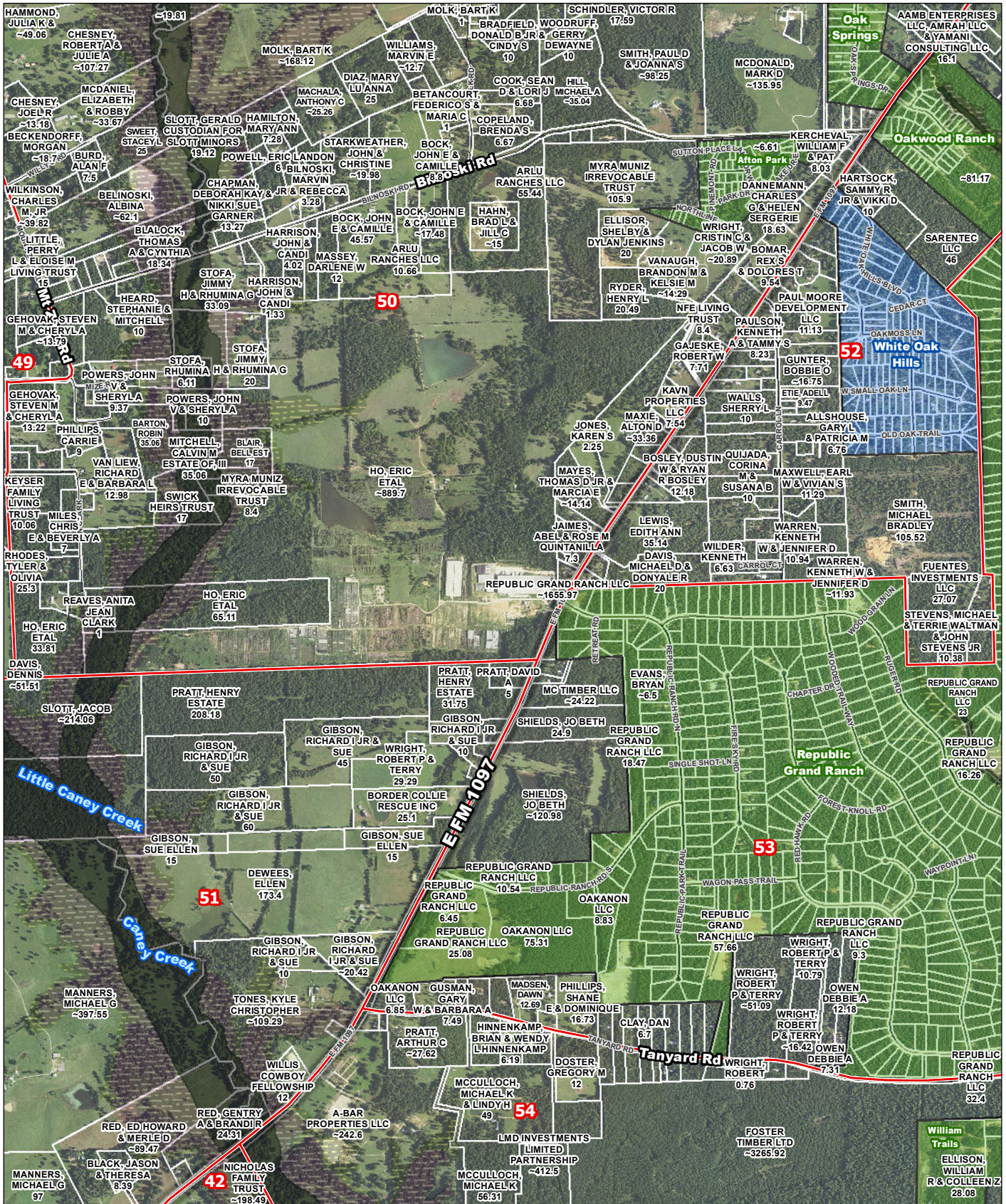
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
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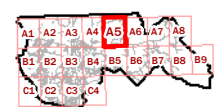
Residential Development Overview



Map Grid: A5

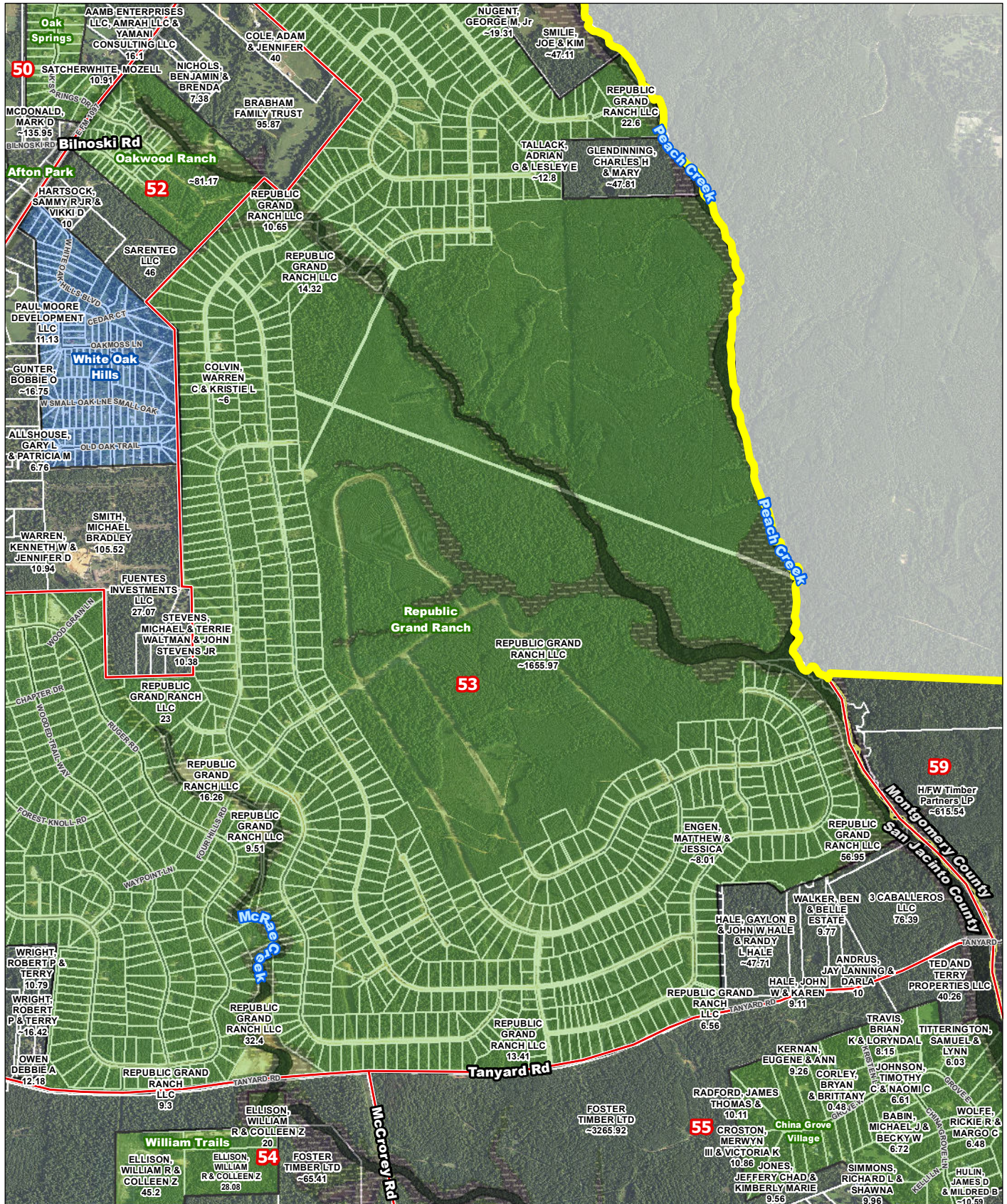
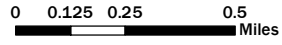


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

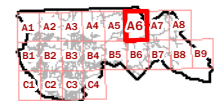


Residential Development Overview

Map Grid: A6



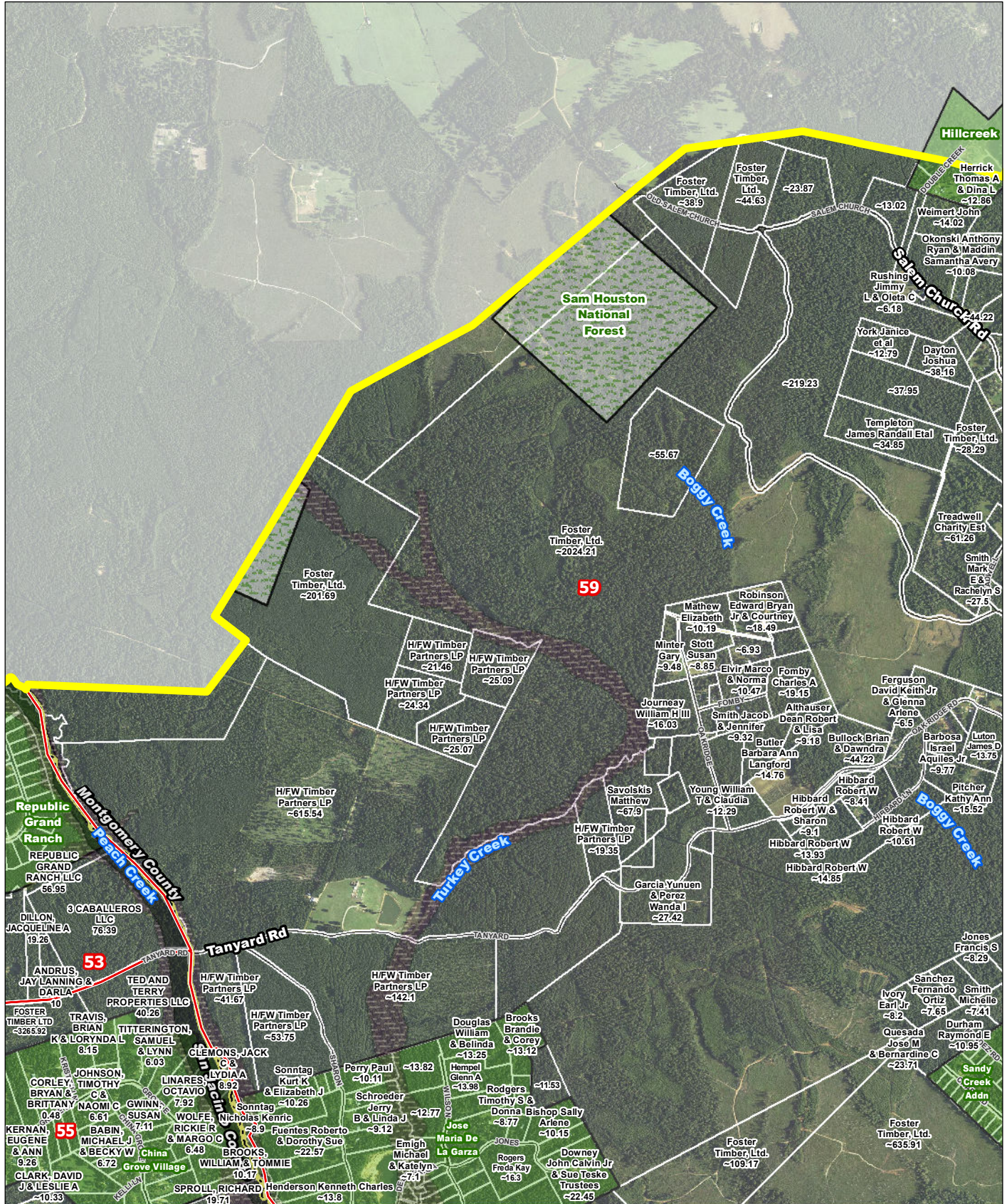
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				



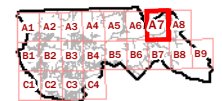
Residential Development Overview

Map Grid: A7

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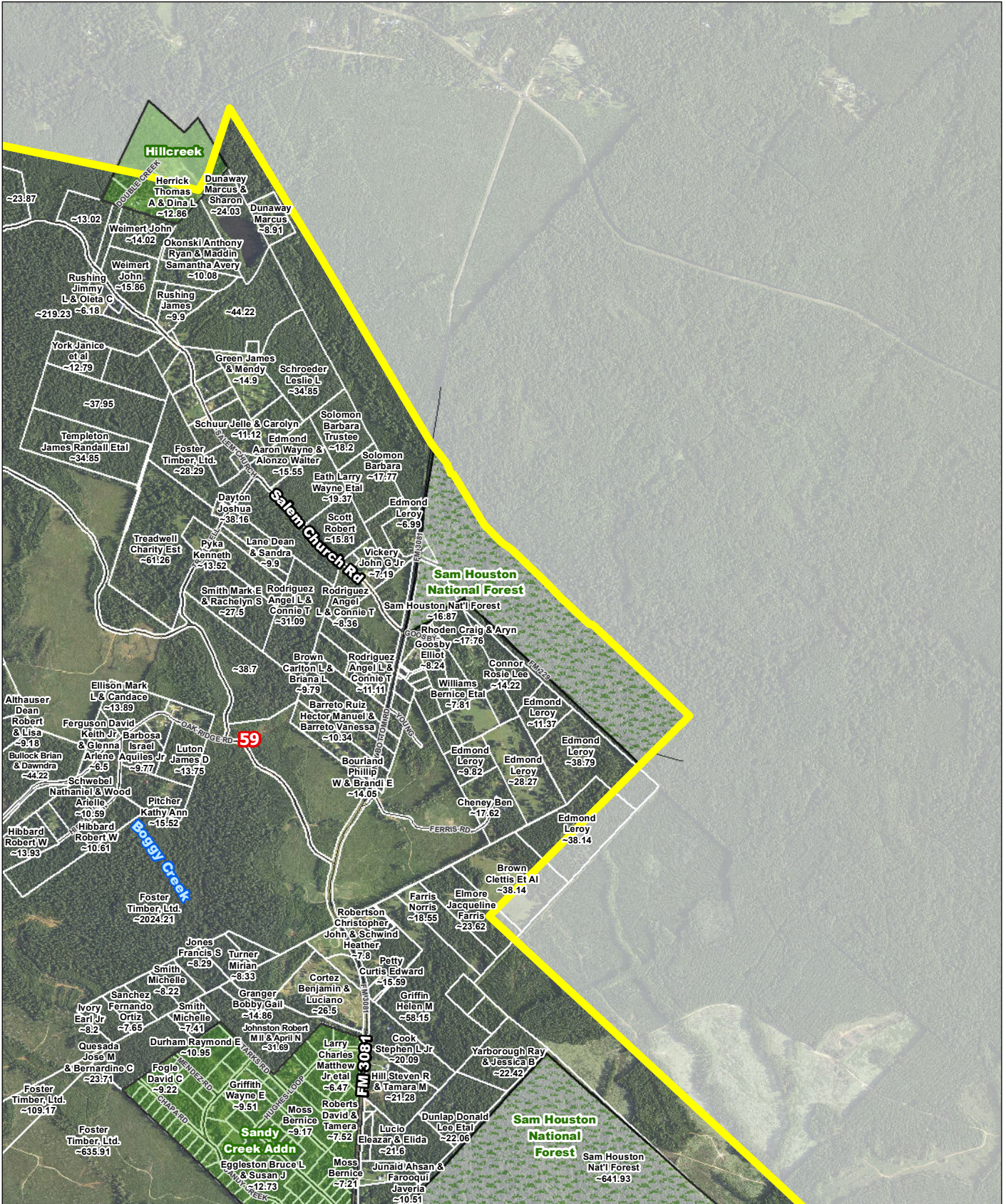
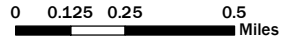


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

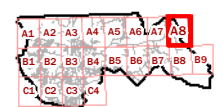


Residential Development Overview

Map Grid: A8



Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				



Residential Development Overview

Map Grid: B1

0 0.125 0.25 0.5 Miles



Map Layers		Single-Family		Multi-Family		Other Land Uses		Flood Zones	
District Boundary	Existing	Developing	Existing	Developing	Industrial/Commercial	500 Year	100 Year	Floodway	
Planning Units	Planned	District Property	Industrial/Commercial	MPC	Park/Recreation	Floodway			
Active Oil and Gas Pipelines	Age-Restricted	District Facility	Preserve	County Line	Development Reserve				
Planned Thoroughfares	Municipalities	Vacant District Land	Institutional						

Residential Development Overview

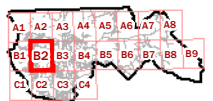
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Map Grid: B2



Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

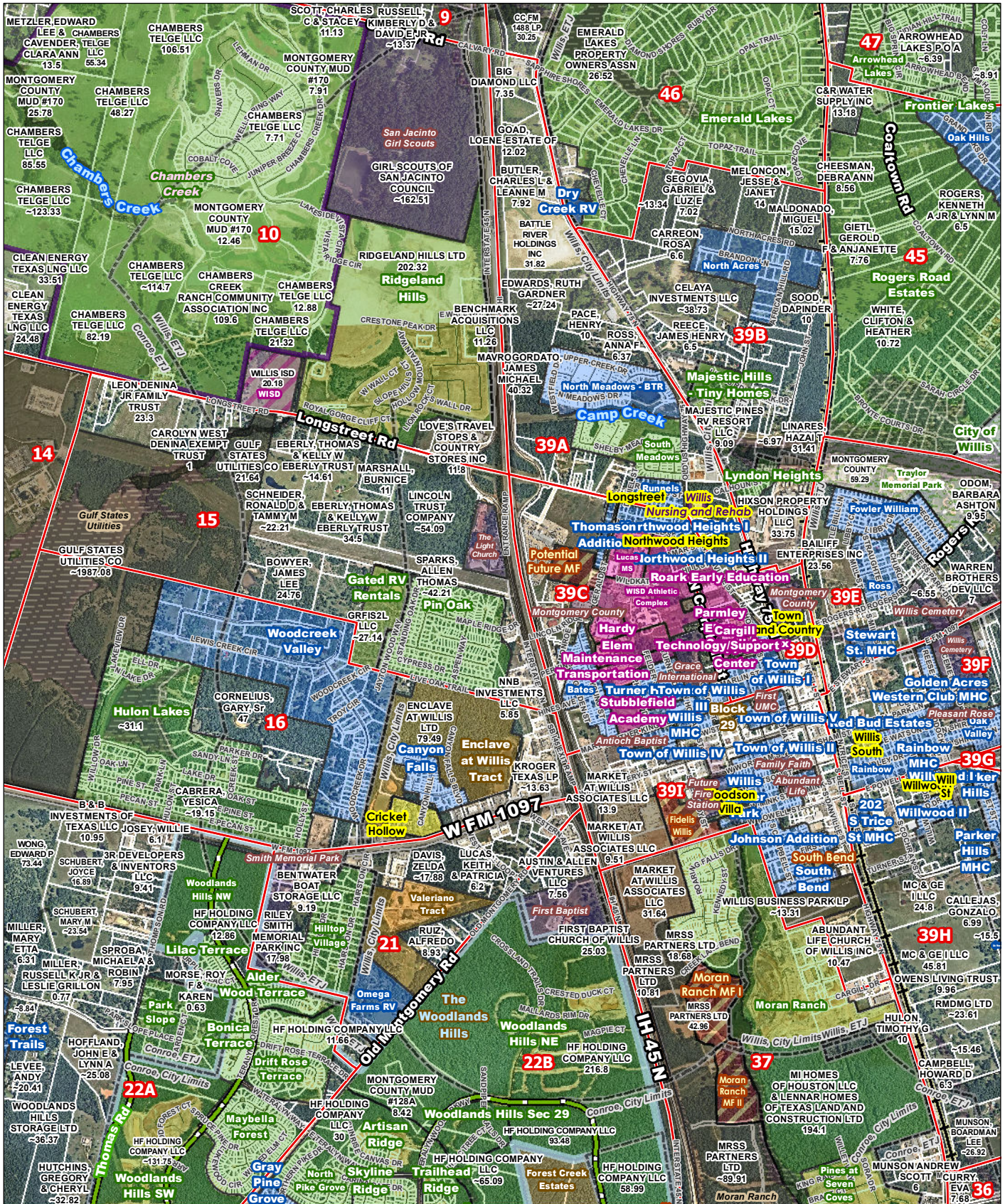


Residential Development Overview

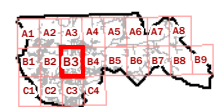
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Map Grid: B3



Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

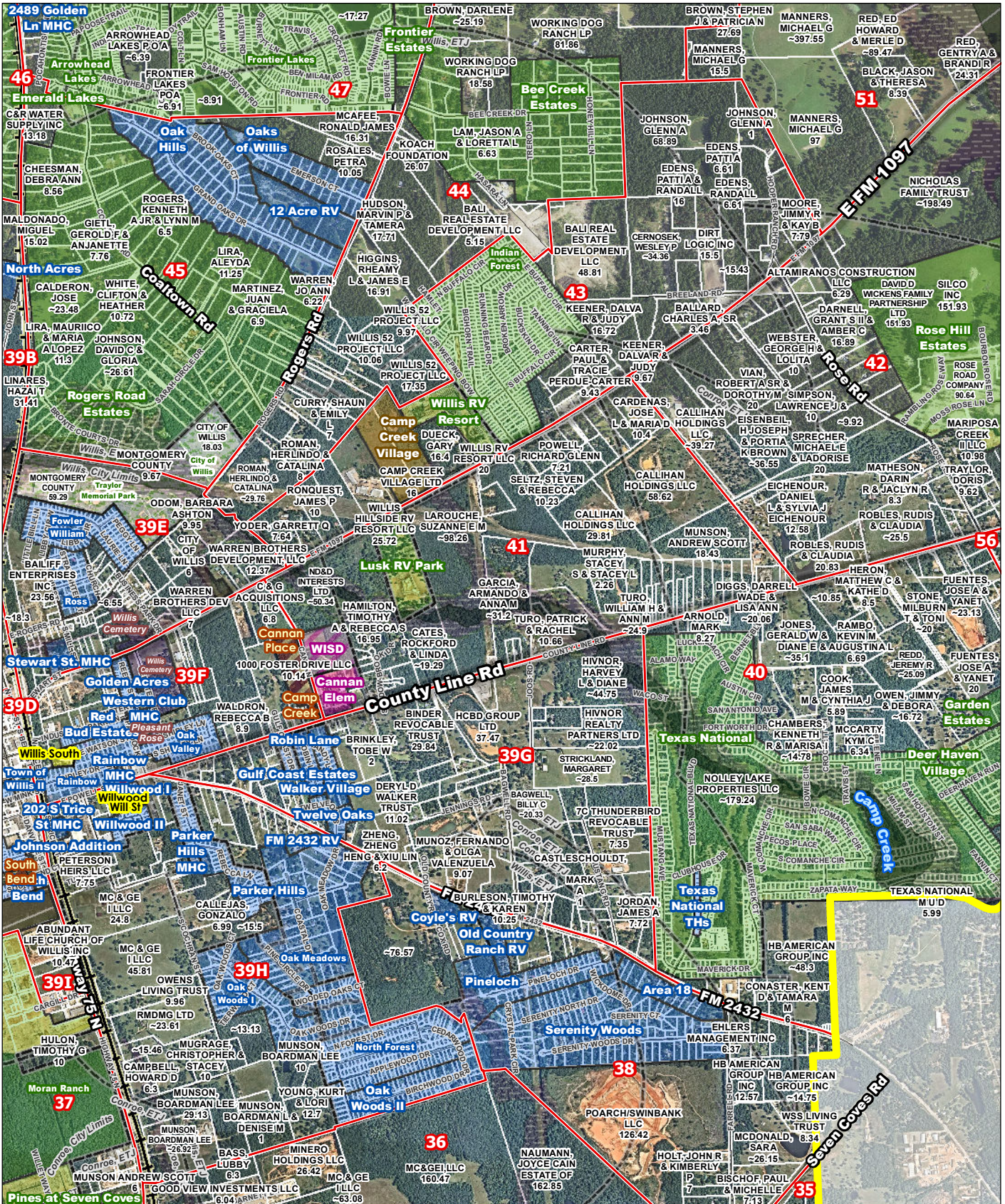


Residential Development Overview

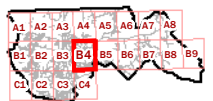
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Map Grid: B4

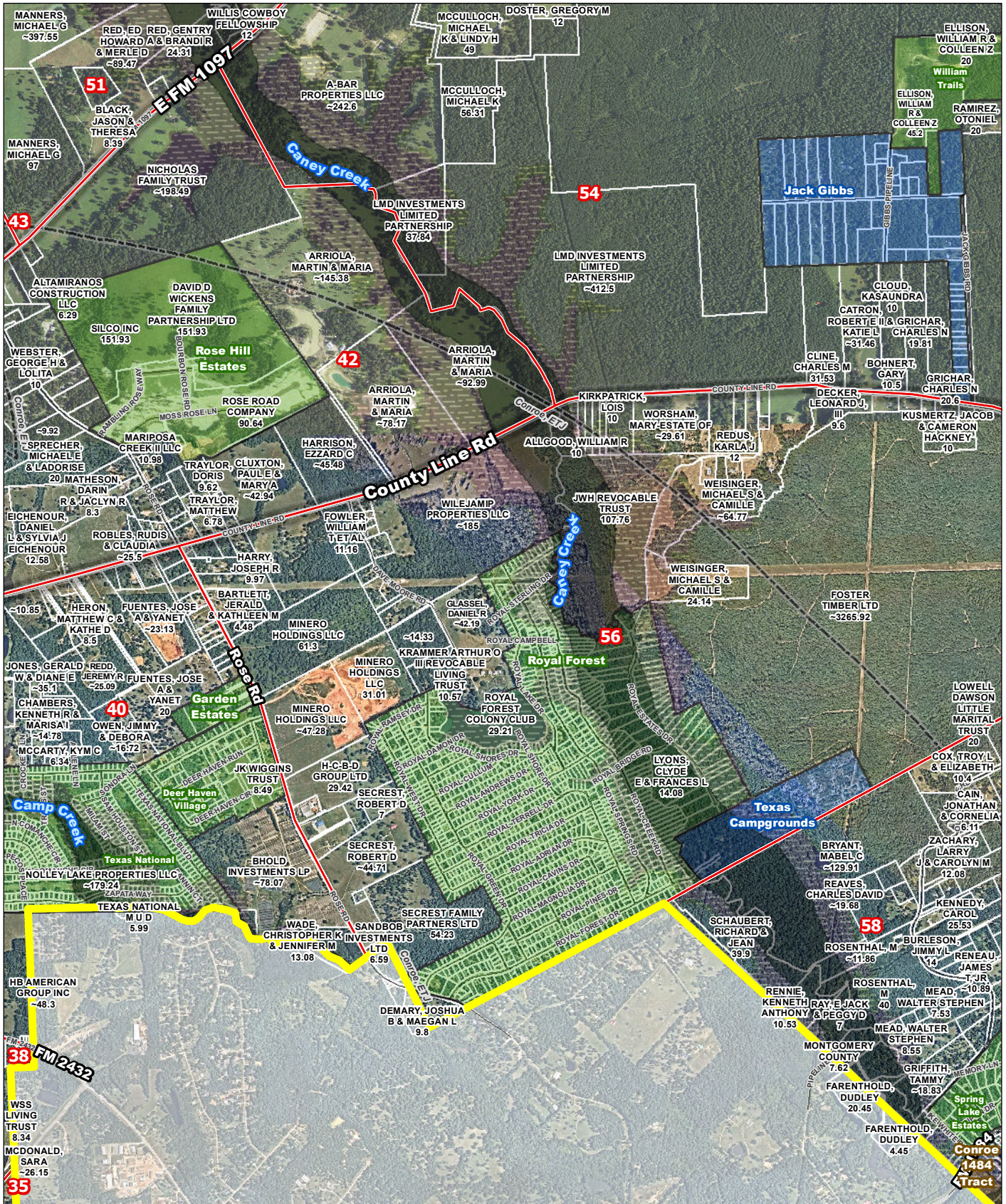
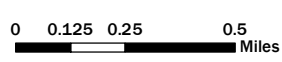


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

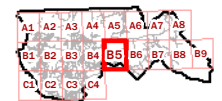


Residential Development Overview

Map Grid: B5



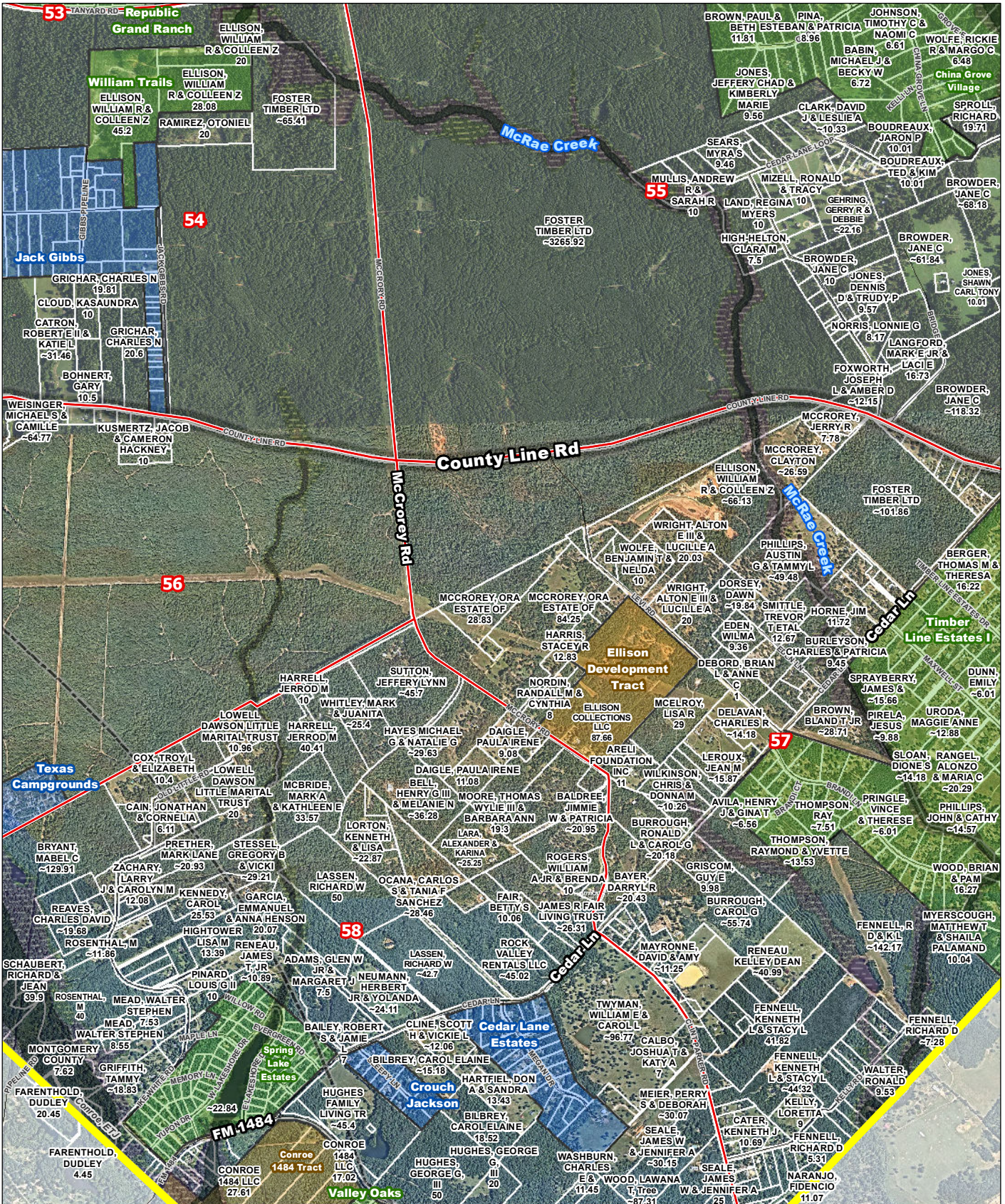
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Throughfares		Vacant District Land		
Municipalities				



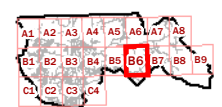
Residential Development Overview

Map Grid: B6

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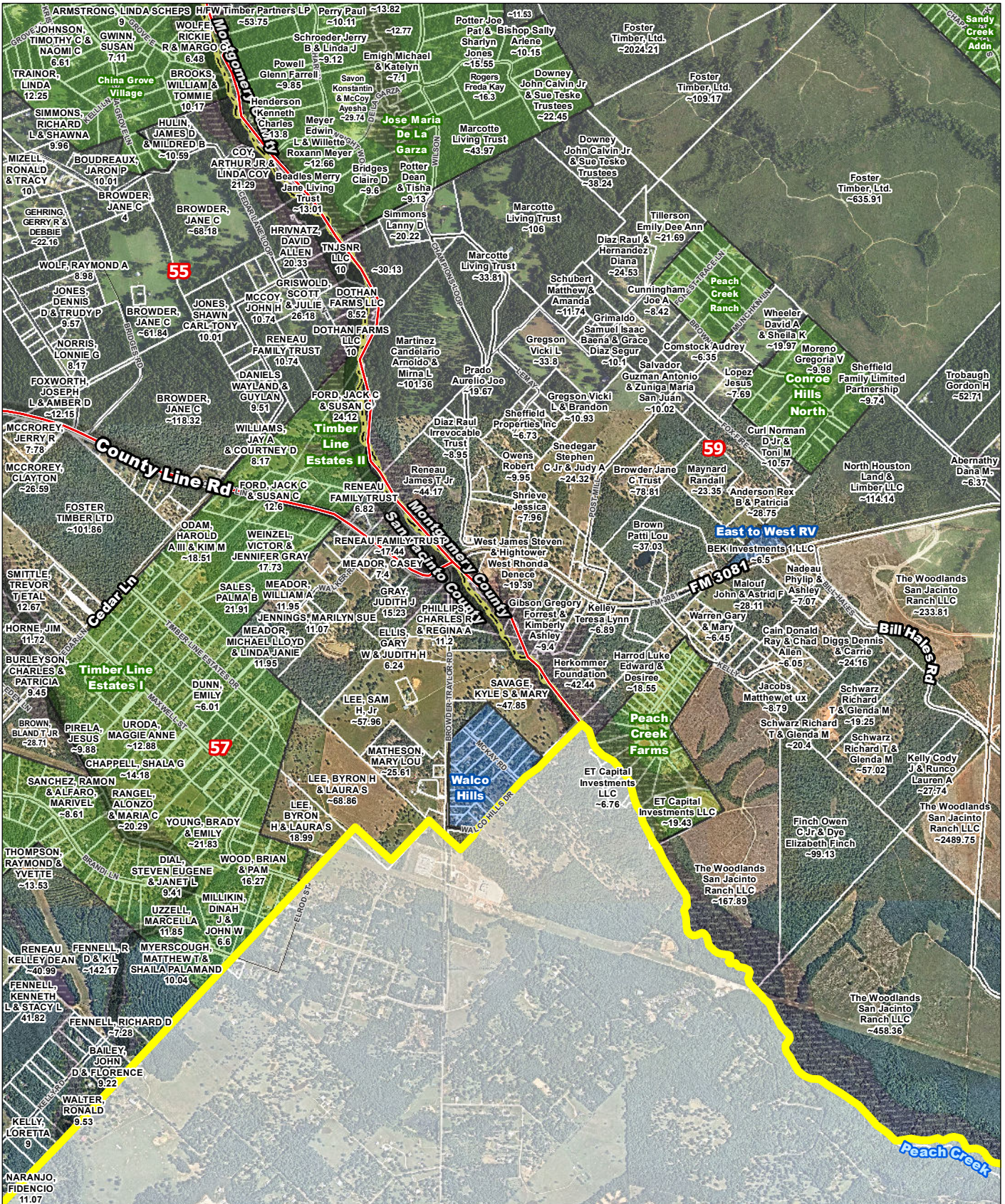
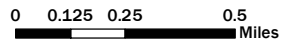


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

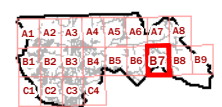


Residential Development Overview

Map Grid: B7

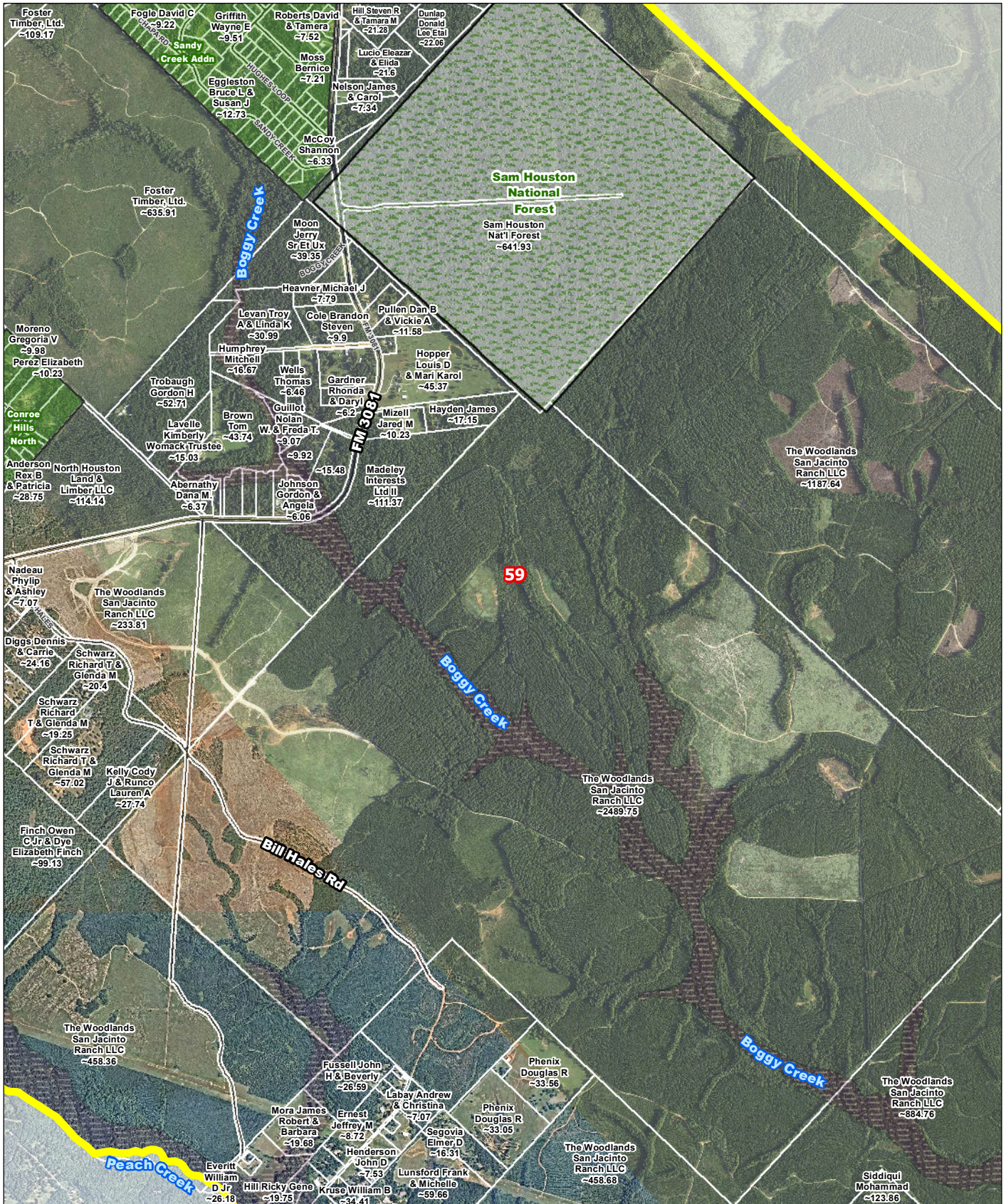
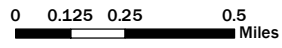


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

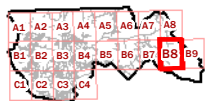


Residential Development Overview

Map Grid: B8

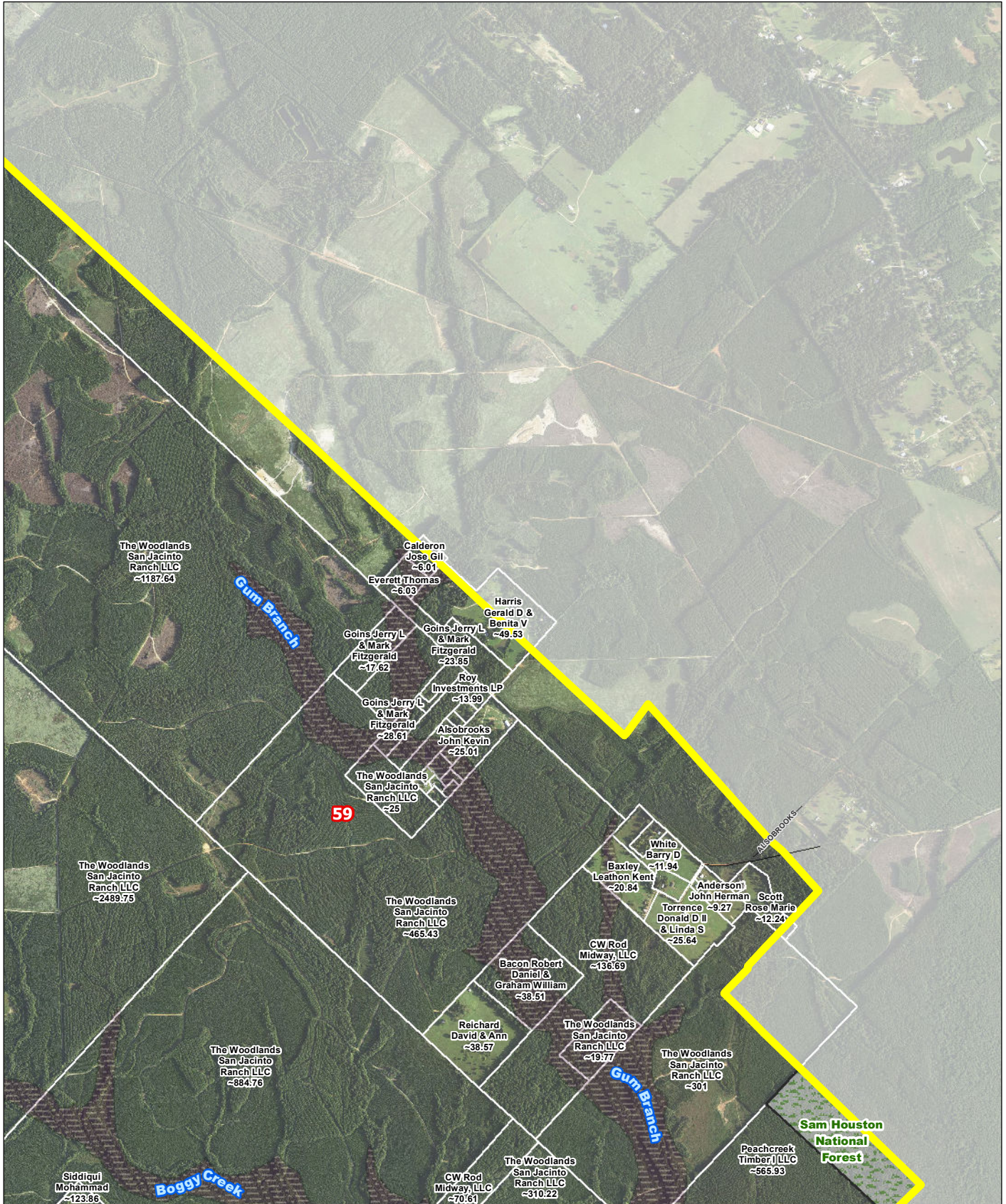
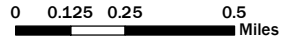


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
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Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

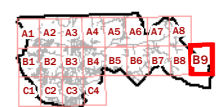


Residential Development Overview

Map Grid: B9

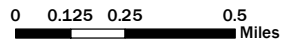


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

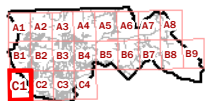


Residential Development Overview

Map Grid: C1

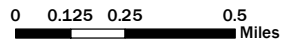


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

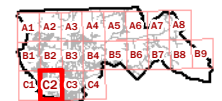


Residential Development Overview

Map Grid: C2

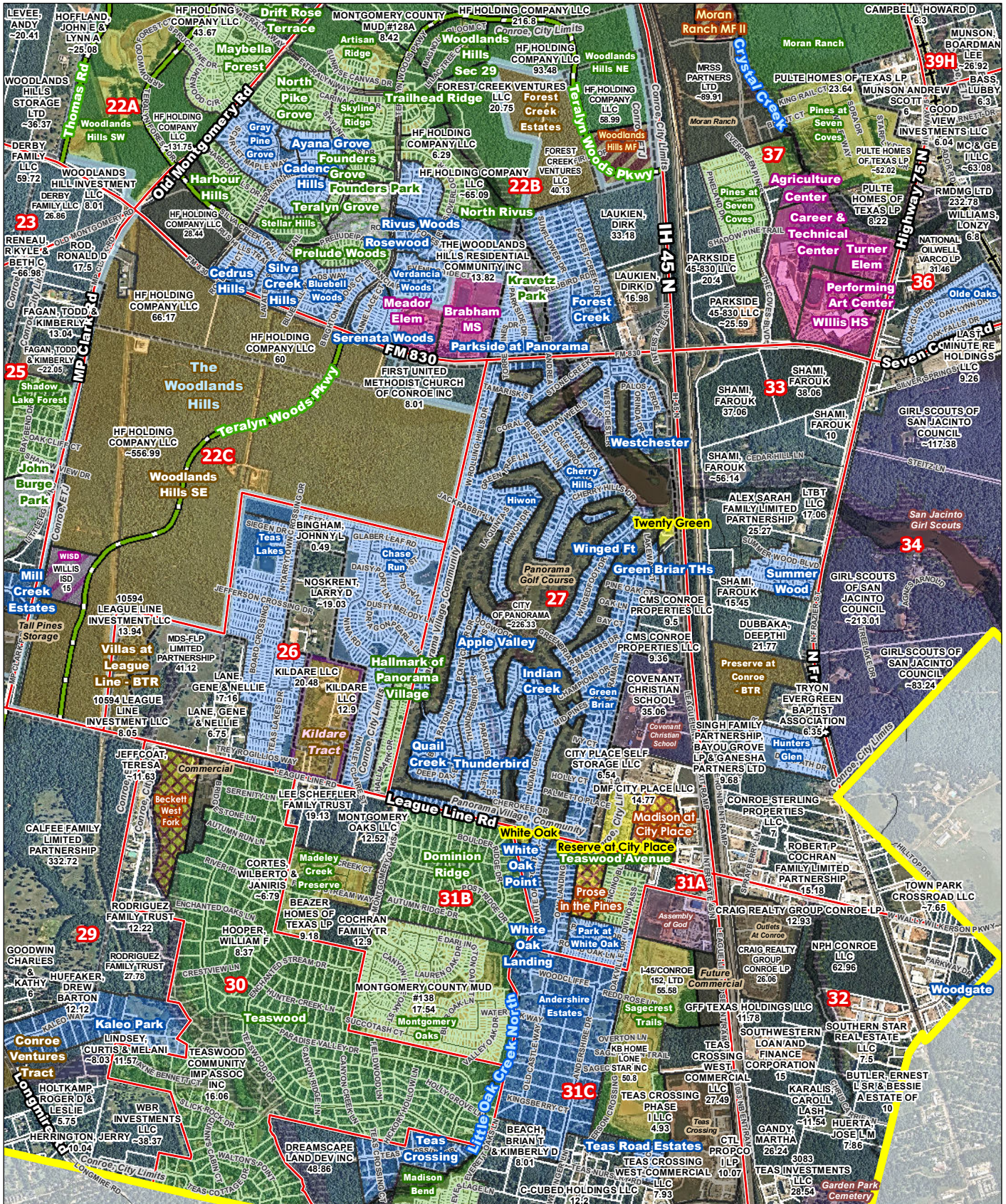
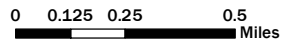


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				

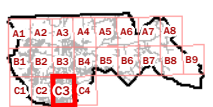


Residential Development Overview

Map Grid: C3

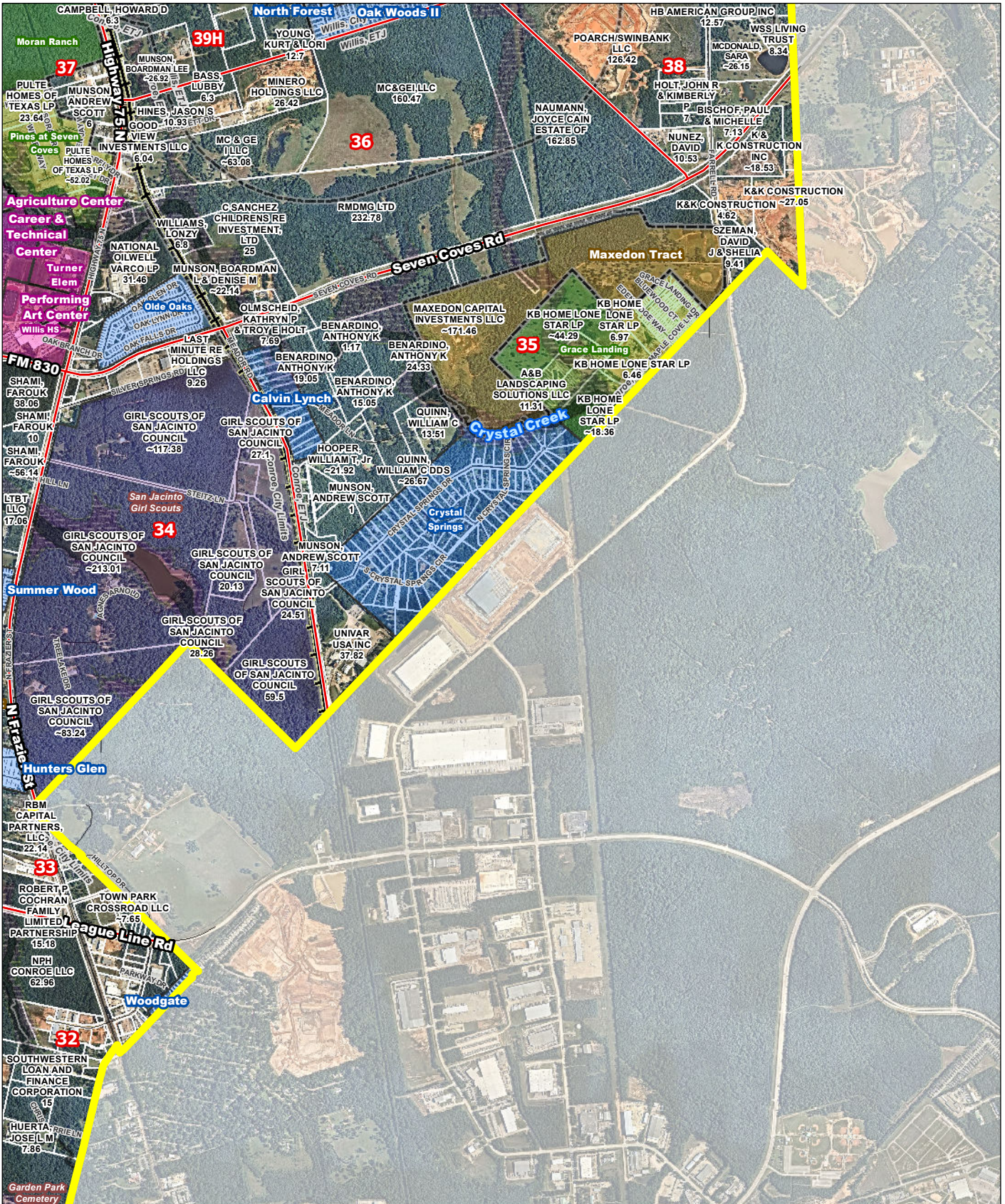
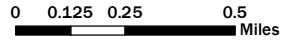


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	Age-Restricted	District Property	Development Reserve	
County Line	MPC	District Facility	Institutional	
Planned Thoroughfares		Vacant District Land		
Municipalities				



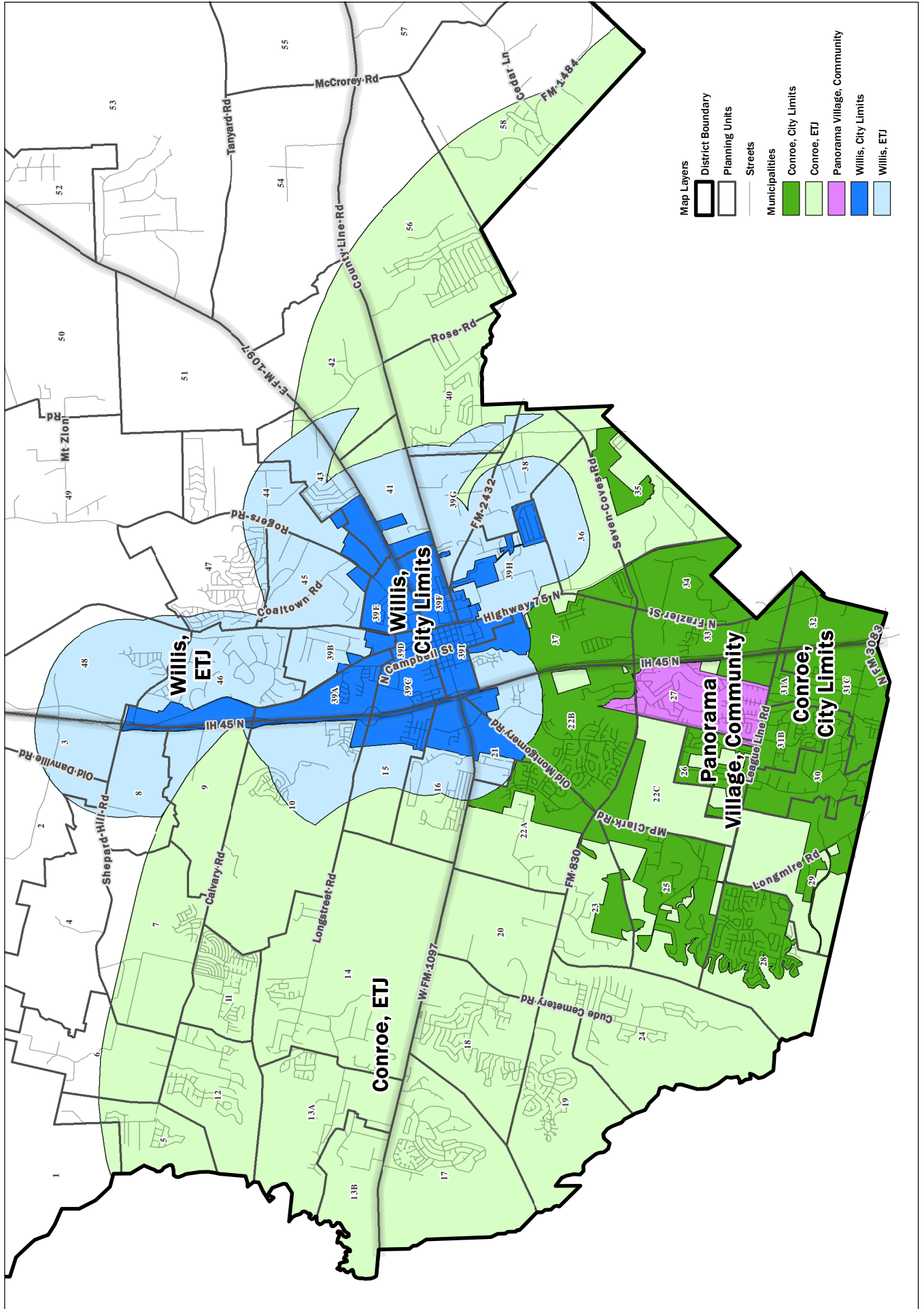
Residential Development Overview

Map Grid: C4



Municipal Jurisdictions

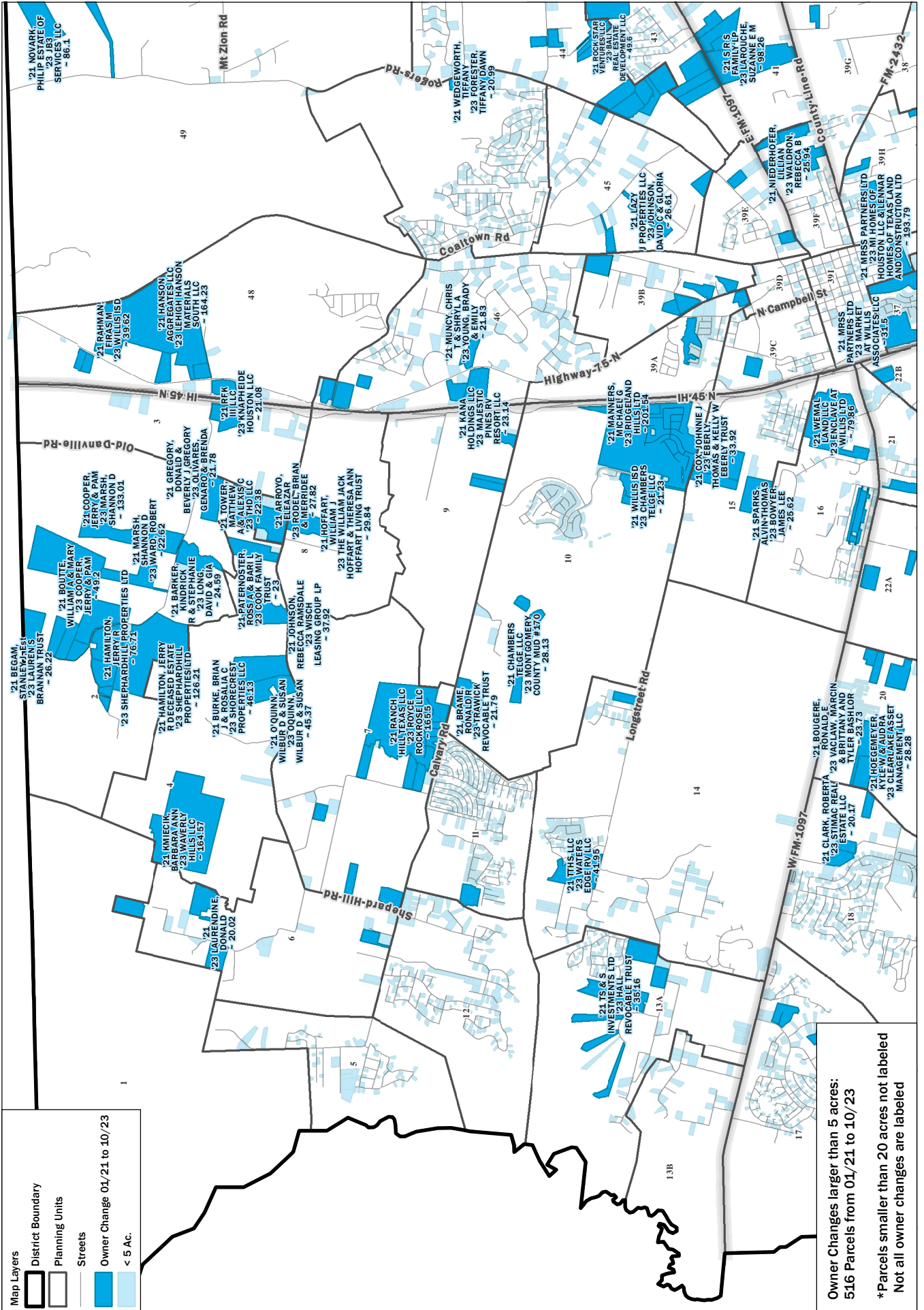
Willis ISD



Owner Changes - Northwest

January 2021 to October 2023

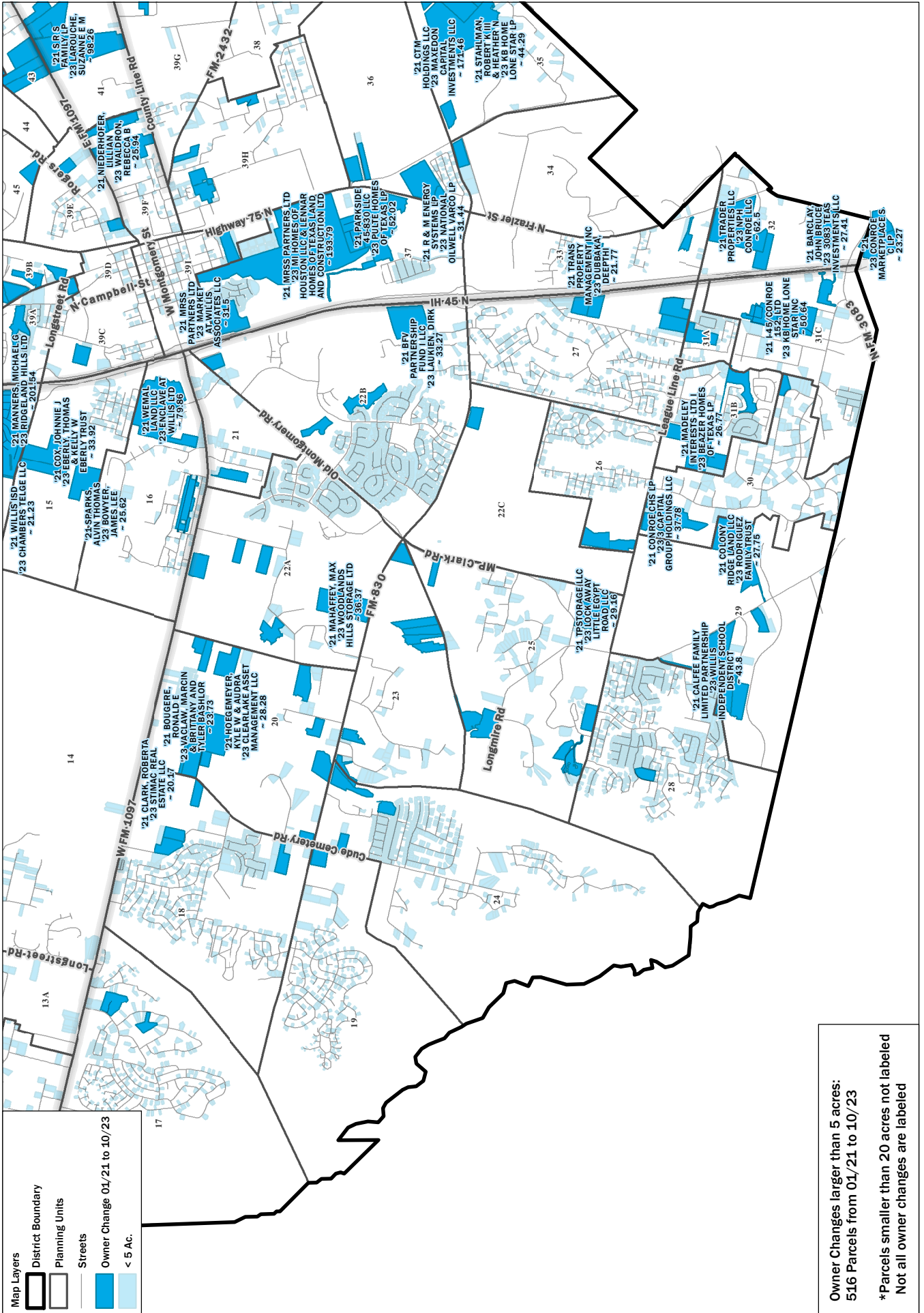
Willis ISD



Owner Changes - Southwest

January 2021 to October 2023

Willis ISD



Owner Changes larger than 5 acres:
 516 Parcels from 01/21 to 10/23
 *Parcels smaller than 20 acres not labeled
 Not all owner changes are labeled

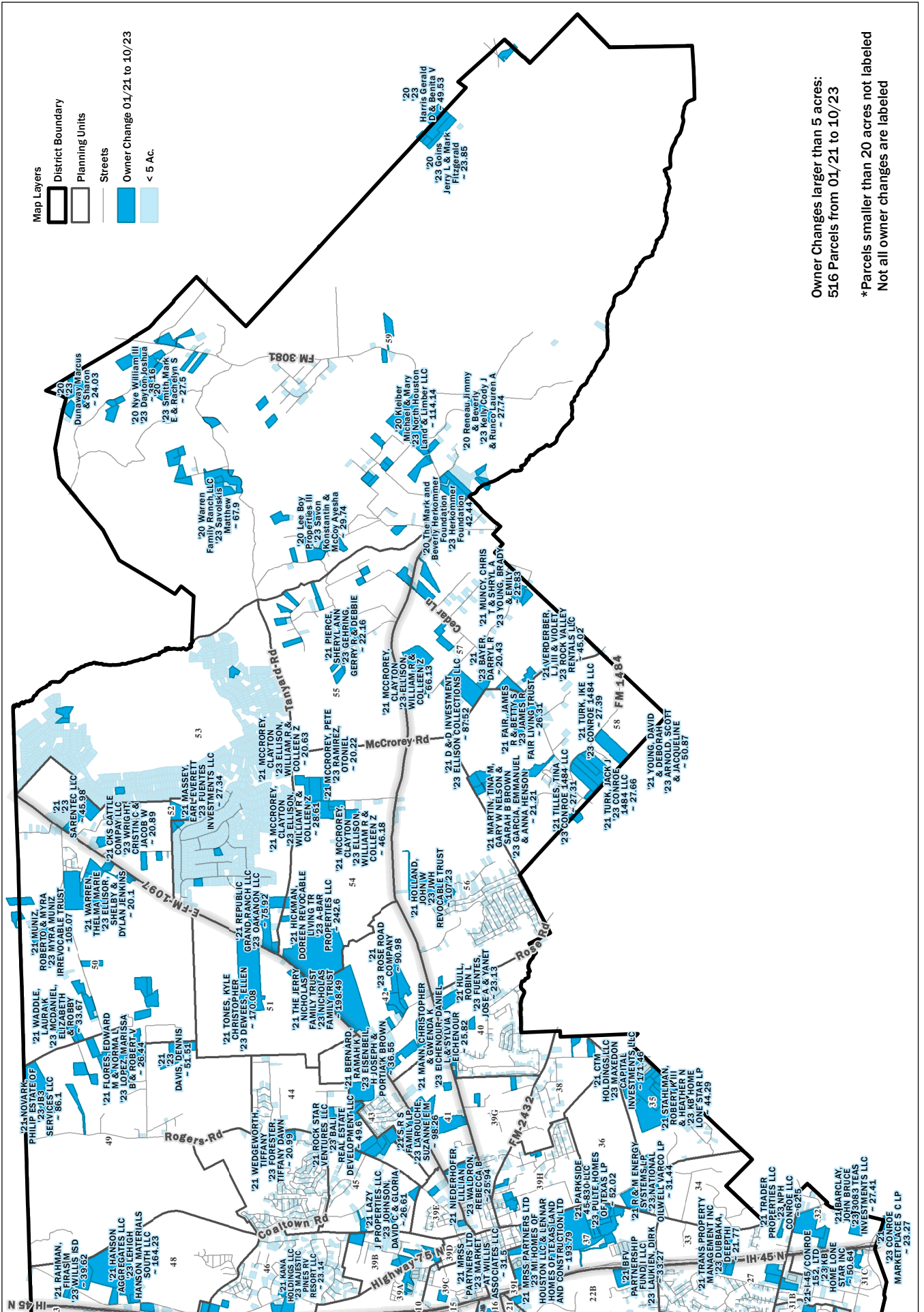
Owner Changes - East

January 2021 to October 2023

Willis ISD



- Map Layers
- District Boundary
 - Planning Units
 - Streets
 - Owner Change 01/21 to 10/23 < 5 Ac.



Owner Changes larger than 5 acres:
516 Parcels from 01/21 to 10/23

*Parcels smaller than 20 acres not labeled
Not all owner changes are labeled

Land Use Index

Willis ISD



PU	Name	Land Use Type	Development Phase
3	Grace Covenant	Institutional	Existing
3	New Hope Church	Institutional	Existing
5	Lochness Marina and RV	RV Park	Existing
5	Cape Malibu	Single-Family	Developing
5	Johnson Bluff	Single-Family	Developing
5	Lochness Cove	Single-Family	Developing
5	Lake Paula Estates	Single-Family	Existing
5	Lake Renee I	Single-Family	Existing
5	Lake Renee II	Single-Family	Existing
5	San Jacinto Garden	Single-Family	Existing
6	15958 Rusty Ln RV	RV Park	Existing
6	Stow A way Marina and RV	RV Park	Existing
6	Hostetter Creek	Single-Family	Existing
6	Smith and Wagner Tracts	Single-Family	Potential
7	Homestead	Age-Restricted Single-Family	Developing
7	GDAP Airport	Commercial	Existing
7	Creekside Village MHC	Mobile Home Community	Developing
7	Green Meadow	Single-Family	Developing
7	Squirrel Tree Ranch	Single-Family	Developing
7	Caldwell Co. Tract	Single-Family	Planned
8	Cemetery	Institutional	Existing
8	New Danville	Institutional	Existing
9	Halbaedier and Marek Tracts	Single-Family	Potential
10	Chambers Creek	Age-Restricted Single-Family	Developing
10	San Jacinto Girl Scouts	Institutional	Existing
10	WISD	School	Planned
10	Ridgeland Hills	Single-Family	Developing
11	Calvary Baptist	Institutional	Existing
11	Venice on the Lake RV	RV Park	Existing
11	Conroe Bay	Single-Family	Developing
11	Lake Conroe Cove	Single-Family	Developing
11	Paradise Cove	Single-Family	Developing
11	Walnut Cove	Single-Family	Developing
11	Heavenly Acres	Single-Family	Existing
11	Lake Conroe Bay	Single-Family	Existing
11	Sorrento Bay	Single-Family	Existing
11	Wier	Single-Family	Existing

Land Use Index
Willis ISD



PU	Name	Land Use Type	Development Phase
11	Lewis Tract	Single-Family	Potential
12	Pines on Lake Conroe	RV Park	Existing
12	Corinthian Point	Single-Family	Developing
12	Lake Conroe Heights	Single-Family	Developing
12	Paradise Point	Single-Family	Developing
12	Twain's Landing	Single-Family	Developing
12	Enchanted Cove	Single-Family	Existing
13A	Kleimann Estates	Single-Family	Developing
13A	Longwood Estates	Single-Family	Developing
13A	Shadow Bay	Single-Family	Developing
13A	Cook Tract	Single-Family	Potential
13B	Bridgepoint	Single-Family	Developing
13B	Lakewood at Lake Conroe	Single-Family	Developing
14	Gulf States Utilities	Industrial	Existing
14	Presidential Shores	Multi-Family	Existing
14	Water's Edge RV	RV Park	Developing
14	WISD	School	Planned
14	Beau View	Single-Family	Developing
14	Country Run	Single-Family	Developing
14	North Lake Estates	Single-Family	Developing
14	Enchanted Waters MHC	Single-Family	Existing
14	Fisherman's Cove	Single-Family	Existing
14	Teal Crossing	Single-Family	Existing
14	Ravella Sound	Single-Family	Planned
14	Inglet and Anderson Tracts	Single-Family	Potential
15	The Light Church	Institutional	Existing
15	Gated RV Rentals	RV Park	Developing
15	Pin Oak	Single-Family	Developing
16	Cricket Hollow	Multi-Family	Existing
16	Hulon Lakes	Single-Family	Developing
16	Canyon Falls	Single-Family	Existing
16	Woodcreek Valley	Single-Family	Existing
16	Enclave at Willis Tract	Single-Family	Planned
17	Sunset Shores RV	RV Park	Existing
17	Estates at Point Aquarius	Single-Family	Developing
17	Pelican Bay	Single-Family	Developing
17	Port Aquarius	Single-Family	Developing

Land Use Index
Willis ISD



PU	Name	Land Use Type	Development Phase
17	Lakeside Place	Single-Family	Existing
17	Pelican Island	Single-Family	Existing
17	Summerchase	Single-Family	Existing
18	Lake Conroe Hills	Single-Family	Developing
18	Lakeview Manor	Single-Family	Developing
18	Summerwood Trails	Single-Family	Developing
18	Oak Tree Acres	Single-Family	Existing
19	Harbour Town	Single-Family	Developing
19	Landings at Seven Coves	Single-Family	Developing
19	Outpost Cove Estates	Single-Family	Developing
20	Lexington Heights	Single-Family	Developing
20	Maggie Lane	Single-Family	Existing
20	Monroe Manor	Single-Family	Existing
20	Thompson Homeplace	Single-Family	Existing
21	Smith Memorial Park	Institutional	Existing
21	Omega Farms RV	RV Park	Existing
21	Hilltop Village	Single-Family	Developing
21	Valeriano Tract	Single-Family	Planned
22A	Alder Wood Terrace	Single-Family	Developing
22A	Bonica Terrace	Single-Family	Developing
22A	Drift Rose Terrace	Single-Family	Developing
22A	Lilac Terrace	Single-Family	Developing
22A	Maybella Forest	Single-Family	Developing
22A	Park Slope	Single-Family	Developing
22A	Woodlands Hills NW	Single-Family	Developing
22A	Woodlands Hills SW	Single-Family	Developing
22A	Forest Trails	Single-Family	Existing
22B	Woodlands Hills	Commercial	Planned
22B	First Baptist	Institutional	Existing
22B	Woodlands Hills MF	Multi-Family	Planned
22B	Laukien Tract	Multi-Family	Potential
22B	Brabham MS	School	Existing
22B	Meador Elem	School	Existing
22B	Artisan Ridge	Single-Family	Developing
22B	Founders Grove	Single-Family	Developing
22B	Harbour Hills	Single-Family	Developing
22B	North Pike Grove	Single-Family	Developing

Land Use Index
Willis ISD



PU	Name	Land Use Type	Development Phase
22B	North Rivus	Single-Family	Developing
22B	Prelude Woods	Single-Family	Developing
22B	Skyline Ridge	Single-Family	Developing
22B	Stellar Hills	Single-Family	Developing
22B	Teralyn Grove	Single-Family	Developing
22B	Trailhead Ridge	Single-Family	Developing
22B	Woodlands Hills NE	Single-Family	Developing
22B	Woodlands Hills Sec 29	Single-Family	Developing
22B	Ayana Grove	Single-Family	Existing
22B	Bluebell Woods	Single-Family	Existing
22B	Cadence Hills	Single-Family	Existing
22B	Cedrus Hills	Single-Family	Existing
22B	Forest Creek	Single-Family	Existing
22B	Gray Pine Grove	Single-Family	Existing
22B	Parkside at Panorama	Single-Family	Existing
22B	Rivus Woods	Single-Family	Existing
22B	Rosewood	Single-Family	Existing
22B	Serenata Woods	Single-Family	Existing
22B	Silva Creek Hills	Single-Family	Existing
22B	Verdancia Woods	Single-Family	Existing
22B	Forest Creek Estates	Single-Family	Planned
22C	WISD	School	Planned
22C	Woodlands Hills SE	Single-Family	Planned
23	Thousand Trails RV	RV Park	Developing
23	Four Girls RV	RV Park	Existing
23	Windswept	Single-Family	Developing
23	Bluebell Estates	Single-Family	Existing
23	Live Oak Estates	Single-Family	Existing
23	Derby Tract	Single-Family	Potential
24	Parks on the Lake RV	RV Park	Existing
24	Willis RV Parks on the Lake	RV Park	Existing
24	Clear View Estates	Single-Family	Developing
24	French Quarter	Single-Family	Developing
24	Harbor at Clear View Estates	Single-Family	Developing
24	Hawthorn Ridge	Single-Family	Developing
24	Hillside	Single-Family	Developing
24	Lake Breeze	Single-Family	Developing

Land Use Index

Willis ISD



PU	Name	Land Use Type	Development Phase
24	Rancho Escondido	Single-Family	Developing
24	Twin Shores	Single-Family	Developing
24	Capps I	Single-Family	Existing
24	Capps II	Single-Family	Existing
24	Far Hills	Single-Family	Existing
24	Shelter Bay Estates	Single-Family	Existing
24	Walker Tract	Single-Family	Potential
25	Tall Pines Storage	Commercial	Developing
25	Longmire Creek Estates	Single-Family	Developing
25	Shadow Lake Forest	Single-Family	Developing
25	Mill Creek Estates	Single-Family	Existing
25	Silver City	Single-Family	Existing
25	Tres Lake Front	Single-Family	Existing
25	Monroe and Reneau Tracts	Single-Family	Potential
26	Kildare Tract	Age-Restricted Single-Family	Planned
26	Hallmark of Panorama Village	Single-Family	Developing
26	Chase Run	Single-Family	Existing
26	Teas Lakes	Single-Family	Existing
26	Villas at League Line - BTR	Single-Family	Planned
27	City Place Storage	Commercial	Existing
27	Panorama Golf Course	Commercial	Existing
27	City Place	Commercial	Planned
27	Covenant Christian School	Institutional	Existing
27	Madison at City Place	Multi-Family	Developing
27	Reserve at City Place	Multi-Family	Existing
27	Twenty Green	Multi-Family	Existing
27	Apple Valley	Single-Family	Existing
27	Cherry Hills	Single-Family	Existing
27	Green Briar	Single-Family	Existing
27	Hiwon	Single-Family	Existing
27	Indian Creek	Single-Family	Existing
27	Quail Creek	Single-Family	Existing
27	Thunderbird	Single-Family	Existing
27	Westchester	Single-Family	Existing
27	Winged Ft	Single-Family	Existing
28	Bay Landing	Age-Restricted Single-Family	Existing
28	Villas at White Oak Ranch	Age-Restricted Single-Family	Existing

Land Use Index
Willis ISD



PU	Name	Land Use Type	Development Phase
28	Bella Vita on Lake Conroe	Single-Family	Developing
28	Camellia	Single-Family	Developing
28	Estates of Longmire	Single-Family	Developing
28	Longmire on Lake Conroe	Single-Family	Developing
28	Pebble Glen on the Lake	Single-Family	Developing
28	Water Crest of Lake Conroe	Single-Family	Developing
28	White Oak Ranch	Single-Family	Developing
28	Arcadia Creek	Single-Family	Existing
28	Ballard Crossing	Single-Family	Existing
28	Callabay Cove	Single-Family	Existing
28	Heritage Reserve	Single-Family	Existing
28	Lakeridge Pointe	Single-Family	Existing
28	Mandolin Shores	Single-Family	Existing
28	Pipers Ridge	Single-Family	Existing
28	Royal Cay Estates	Single-Family	Existing
29	Future Comm	Commercial	Planned
29	Lagway Elem	School	Existing
29	Middle School #3	School	Planned
29	White Oak Manor	Single-Family	Developing
29	Kaleo Park	Single-Family	Existing
29	Conroe Ventures Tract	Single-Family	Planned
29	Calfee Tract	Single-Family	Potential
30	Commercial	Commercial	Existing
30	Beckett West Fork	Multi-Family	Developing
30	Teaswood	Single-Family	Developing
31A	Prose in the Pines	Multi-Family	Developing
31A	White Oak	Multi-Family	Existing
31A	Teaswood Avenue	Single-Family	Developing
31A	Park at White Oak	Single-Family	Existing
31A	White Oak Landing	Single-Family	Existing
31A	White Oak Point	Single-Family	Existing
31B	Potential Future MF	Multi-Family	Potential
31B	Dominion Ridge	Single-Family	Developing
31B	Madeley Creek Preserve	Single-Family	Developing
31B	Montgomery Oaks	Single-Family	Developing
31C	Teas Crossing	Commercial	Developing
31C	Future Commercial	Commercial	Planned

Land Use Index

Willis ISD



PU	Name	Land Use Type	Development Phase
31C	Assembly of God	Institutional	Existing
31C	Potential Future MF	Multi-Family	Potential
31C	Madison Bend	Single-Family	Developing
31C	Sagecrest Trails	Single-Family	Developing
31C	Andershire Estates	Single-Family	Existing
31C	Teas Crossing	Single-Family	Existing
31C	Teas Road Estates	Single-Family	Existing
31C	Dreamscape Tract	Single-Family	Potential
32	Outlets At Conroe	Commercial	Existing
32	Garden Park Cemetery	Institutional	Existing
32	Woodgate	Single-Family	Existing
33	NEC I-45/League Line Road	Multi-Family	Potential
33	Shami Tract	Multi-Family	Potential
33	Hunters Glen	Single-Family	Existing
33	Summer Wood	Single-Family	Existing
33	Preserve at Conroe - BTR	Single-Family	Planned
33	Potential Future SF	Single-Family	Potential
34	San Jacinto Girl Scouts	Institutional	Existing
35	RMDMG Tract	Multi-Family	Potential
35	Grace Landing	Single-Family	Developing
35	Calvin Lynch	Single-Family	Existing
35	Crystal Springs	Single-Family	Existing
35	Maxedon Tract	Single-Family	Planned
36	Olde Oaks	Single-Family	Existing
36	RMDMG Tract	Single-Family	Potential
37	Moran Ranch	Commercial	Planned
37	Moran Ranch MF I	Multi-Family	Planned
37	Moran Ranch MF II	Multi-Family	Planned
37	NEC I-45/Seven Coves	Multi-Family	Potential
37	Career & Technical Center	School	Existing
37	Performing Art Center	School	Existing
37	Turner Elem	School	Existing
37	Willis HS	School	Existing
37	Agriculture Center	School	Planned
37	Moran Ranch	Single-Family	Developing
37	Pines at Seven Coves	Single-Family	Developing
37	Pines at Seven Coves	Single-Family	Developing

Land Use Index

Willis ISD



PU	Name	Land Use Type	Development Phase
38	Coyle's RV	RV Park	Existing
38	Old Country Ranch RV	RV Park	Existing
38	Area 18	Single-Family	Existing
38	Pineloch	Single-Family	Existing
38	Serenity Woods	Single-Family	Existing
39A	Willis Nursing and Rehab	Age-Restricted Multi-Family	Existing
39A	Longstreet	Multi-Family	Existing
39A	South Meadows	Single-Family	Developing
39A	North Meadows - BTR	Single-Family	Existing
39A	Runnels	Single-Family	Existing
39B	Lyndon Heights	Single-Family	Developing
39B	Majestic Hills - Tiny Homes	Single-Family	Developing
39B	North Acres	Single-Family	Existing
39B	Celaya Investments Tract	Single-Family	Potential
39C	U.S. Post Office	Commercial	Existing
39C	Grace International	Institutional	Existing
39C	Montgomery County	Institutional	Existing
39C	Northwood Heights	Multi-Family	Existing
39C	Potential Future MF	Multi-Family	Planned
39C	Hardy Elem	School	Existing
39C	Lucas MS	School	Existing
39C	Maintenance	School	Existing
39C	Stubblefield Academy	School	Existing
39C	Transportation	School	Existing
39C	WISD Athletic Complex	School	Existing
39C	Bates	Single-Family	Existing
39C	Northwood Heights I	Single-Family	Existing
39C	Thomason Addition	Single-Family	Existing
39C	Turner Heights	Single-Family	Existing
39D	Montgomery County	Institutional	Existing
39D	Town and Country	Multi-Family	Existing
39D	Cargill Annex	School	Existing
39D	Cargill Support Center	School	Existing
39D	Parmley Elem	School	Existing
39D	Roark Early Education	School	Existing
39D	Technology/Support	School	Existing
39D	Northwood Heights II	Single-Family	Existing

Land Use Index

Willis ISD



PU	Name	Land Use Type	Development Phase
39D	Town of Willis I	Single-Family	Existing
39D	Town of Willis III	Single-Family	Existing
39E	Future Comm	Commercial	Planned
39E	Stewart St. MHC	Mobile Home Community	Existing
39E	Fowler William	Single-Family	Existing
39E	Ross	Single-Family	Existing
39F	Pleasant Rose	Institutional	Existing
39F	Willis Cemetery	Institutional	Existing
39F	Willis Cemetery	Institutional	Existing
39F	Rainbow MHC	Mobile Home Community	Existing
39F	Western Club MHC	Mobile Home Community	Existing
39F	Willis South	Multi-Family	Existing
39F	Camp Creek	Multi-Family	Planned
39F	Cannan Place	Multi-Family	Planned
39F	Golden Acres	Single-Family	Existing
39F	Oak Valley	Single-Family	Existing
39F	Rainbow	Single-Family	Existing
39F	Red Bud Estates	Single-Family	Existing
39G	Gulf Coast Estates	Single-Family	Existing
39G	Robin Lane	Single-Family	Existing
39G	Twelve Oaks	Single-Family	Existing
39G	Walker Village	Single-Family	Existing
39H	202 S Trice St MHC	Mobile Home Community	Existing
39H	Parker Hills MHC	Mobile Home Community	Existing
39H	Will St	Multi-Family	Existing
39H	Willwood	Multi-Family	Existing
39H	FM 2432 RV	RV Park	Existing
39H	North Forest	Single-Family	Existing
39H	Oak Meadows	Single-Family	Existing
39H	Oak Woods I	Single-Family	Existing
39H	Oak Woods II	Single-Family	Existing
39H	Parker Hills	Single-Family	Existing
39H	Willwood I	Single-Family	Existing
39H	Willwood II	Single-Family	Existing
39I	Market at Willis	Commercial	Planned
39I	Willis Business Park	Commercial	Planned
39I	Abundant Life	Institutional	Existing

Land Use Index

Willis ISD



PU	Name	Land Use Type	Development Phase
39I	Antioch Baptist	Institutional	Existing
39I	Family Faith	Institutional	Existing
39I	First UMC	Institutional	Existing
39I	Future Fire Station	Institutional	Planned
39I	Willis MHC	Mobile Home Community	Existing
39I	Willis Trailer Park	Mobile Home Community	Existing
39I	Woodson Villa	Multi-Family	Existing
39I	Fidelis Willis	Multi-Family	Planned
39I	South Bend	Multi-Family	Planned
39I	Johnson Addition	Single-Family	Existing
39I	South Bend	Single-Family	Existing
39I	Town of Willis II	Single-Family	Existing
39I	Town of Willis IV	Single-Family	Existing
39I	Town of Willis V	Single-Family	Existing
39I	Block 29	Single-Family	Planned
40	Deer Haven Village	Single-Family	Developing
40	Garden Estates	Single-Family	Developing
40	Texas National	Single-Family	Developing
41	Lusk RV Park	RV Park	Developing
41	Cannan Elem	School	Existing
41	WISD	School	Planned
42	Rose Hill Estates	Single-Family	Developing
43	Willis RV Resort	RV Park	Developing
43	Indian Forest	Single-Family	Developing
43	Camp Creek Village	Single-Family	Planned
44	Bee Creek Estates	Single-Family	Developing
44	Woodland Lake Willis	Single-Family	Developing
45	12 Acre RV	RV Park	Existing
45	Rogers Road Estates	Single-Family	Developing
45	Oak Hills	Single-Family	Existing
45	Oaks of Willis	Single-Family	Existing
46	Business Park	Commercial	Planned
46	Majestic Pines RV	RV Park	Developing
46	Dry Creek RV	RV Park	Existing
46	Emerald Lakes	Single-Family	Developing
46	Hidden Springs Ranch	Single-Family	Developing
46	Lake Louise	Single-Family	Developing

Land Use Index

Willis ISD



PU	Name	Land Use Type	Development Phase
47	2489 Golden Ln MHC	Mobile Home Community	Existing
47	Arrowhead Lakes	Single-Family	Developing
47	Frontier Estates	Single-Family	Developing
47	Frontier Lakes	Single-Family	Developing
48	Hanson Aggregates	Industrial	Existing
48	Convenience Park RV	RV Park	Existing
48	WISD	School	Planned
48	Dunwoody Tract	Single-Family	Potential
49	Mount Zion Acres	Single-Family	Existing
50	Afton Park	Single-Family	Developing
50	Oak Springs	Single-Family	Developing
52	Oakwood Ranch	Single-Family	Developing
52	White Oak Hills	Single-Family	Existing
53	Republic Grand Ranch	Single-Family	Developing
54	William Trails	Single-Family	Developing
54	Jack Gibbs	Single-Family	Existing
54	Foster Timber Tract	Single-Family	Potential
55	China Grove Village	Single-Family	Developing
55	Timber Line Estates II	Single-Family	Developing
55	Foster Timber Tract	Single-Family	Potential
56	Texas Campgrounds	RV Park	Existing
56	Royal Forest	Single-Family	Developing
56	Foster Timber Tract	Single-Family	Potential
57	Timber Line Estates I	Single-Family	Developing
57	Walco Hills	Single-Family	Existing
57	Ellison Development Tract	Single-Family	Planned
58	Hickory Grove Cemetery	Institutional	Existing
58	Spring Lake Estates	Single-Family	Developing
58	Valley Oaks	Single-Family	Developing
58	Cedar Lane Estates	Single-Family	Existing
58	Crouch Jackson	Single-Family	Existing
58	Conroe 1484 Tract	Single-Family	Planned
59	East to West RV	RV Park	Existing
59	Conroe Hills North	Single-Family	Developing
59	Hillcreek	Single-Family	Developing
59	Jose Maria De La Garza	Single-Family	Developing
59	Peach Creek Farms	Single-Family	Developing

Land Use Index
Willis ISD



PU	Name	Land Use Type	Development Phase
59	Peach Creek Ranch	Single-Family	Developing
59	Sandy Creek Addn	Single-Family	Developing
59	Foster Timber Tract	Single-Family	Potential
59	Foster Timber Tract	Single-Family	Potential
59	San Jacinto Ranch Tract	Single-Family	Potential





APPENDIX

CHAPTER 04

Three Scenarios of Growth

**Projected Students by Planning
Unit**

Projected Students by Campus

**Willis ISD
Low Growth Scenario
2024-2033**



	-- Historical Enrollment at PEIMS Snapshot --					Oct. 27, 2023	Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23(ed)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2023-2028	Student Change 2028-2033
	2018	2019	2020	2021	2022			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
EE	78	60	38	34	51	42		45	48	51	55	59	63	67	72	77	82	17	23
PK	172	174	123	209	240	250		254	270	288	308	330	353	378	404	430	457	80	127
KG	487	615	514	575	579	585		597	637	652	703	748	793	837	878	917	963	163	215
1	565	542	619	621	668	637	1.13096	668	702	753	772	831	876	932	983	1,027	1,070	194	239
2	568	587	543	646	655	685	1.04010	669	722	763	820	840	895	947	1,007	1,057	1,102	155	262
3	593	594	583	606	678	674	1.03927	719	723	784	830	891	904	967	1,022	1,082	1,133	217	242
4	628	634	588	610	638	699	1.04189	709	779	787	855	904	962	979	1,046	1,101	1,163	205	259
5	585	632	651	603	646	666	1.05145	742	775	856	866	940	984	1,052	1,069	1,137	1,194	274	254
6	569	590	636	689	644	682	1.06186	716	816	855	946	956	1,030	1,080	1,154	1,168	1,239	274	283
7	585	612	591	692	746	652	1.04758	723	777	888	932	1,030	1,033	1,115	1,168	1,244	1,255	378	225
8	551	596	631	637	714	751	1.01925	873	763	823	942	988	1,083	1,088	1,174	1,225	1,301	237	313
9	714	641	660	703	723	769	1.12394	853	781	887	958	1,096	1,142	1,255	1,259	1,354	1,408	327	312
10	470	658	651	661	672	661	0.92634	717	810	746	849	917	1,038	1,086	1,192	1,192	1,278	256	361
11	475	465	621	593	620	633	0.94028	625	691	786	725	824	882	1,002	1,047	1,145	1,142	191	318
12	453	465	433	553	519	592	0.92924	592	595	663	755	696	783	842	955	994	1,084	104	388
TOTAL	7,493	7,865	7,882	8,432	8,793	8,978		9,302	9,889	10,582	11,316	12,050	12,821	13,627	14,430	15,150	15,871	3,072	3,821
PCT. INCR.	2.94	4.96	0.22	6.98	4.28	2.10		3.61	6.31	7.01	6.94	6.49	6.40	6.29	5.89	4.99	4.76		
ACTUAL INCR.	214	372	17	550	361	185		324	587	693	734	734	771	806	803	720	721		
Enrollment by Grade Group																			
EE-PK	250	234	161	243	291	292		299	318	339	363	389	416	445	476	507	539		
KG-5th	3,426	3,604	3,498	3,661	3,864	3,946		4,104	4,338	4,595	4,846	5,154	5,414	5,714	6,005	6,321	6,625		
6th-8th	1,705	1,798	1,858	2,018	2,104	2,085		2,112	2,356	2,566	2,820	2,974	3,146	3,283	3,496	3,637	3,795		
9th-12th	2,112	2,229	2,365	2,510	2,534	2,655		2,787	2,877	3,082	3,287	3,533	3,845	4,185	4,453	4,685	4,912		
% Change by Grade Group																			
EE-PK	0.208	-0.064	-0.312	0.509	0.198	0.003		0.024	0.064	0.066	0.071	0.072	0.069	0.070	0.070	0.065	0.063		
KG-5th	0.022	0.052	-0.029	0.047	0.055	0.021		0.040	0.057	0.059	0.055	0.064	0.050	0.055	0.051	0.053	0.048		
6th-8th	-0.002	0.055	0.033	0.086	0.043	-0.009		0.013	0.116	0.089	0.099	0.055	0.058	0.044	0.065	0.040	0.043		
9th-12th	0.049	0.055	0.061	0.061	0.010	0.048		0.050	0.032	0.071	0.067	0.075	0.088	0.088	0.064	0.052	0.048		
% Students in each Grade Group																			
EE-PK	0.033	0.030	0.020	0.029	0.033	0.033		0.032	0.032	0.032	0.032	0.032	0.032	0.033	0.033	0.033	0.034		
KG-5th	0.457	0.458	0.444	0.434	0.439	0.440		0.441	0.439	0.434	0.428	0.428	0.422	0.419	0.416	0.417	0.417		
6th-8th	0.228	0.229	0.236	0.239	0.239	0.232		0.227	0.238	0.242	0.249	0.247	0.245	0.241	0.242	0.240	0.239		
9th-12th	0.282	0.283	0.300	0.298	0.288	0.296		0.300	0.291	0.291	0.290	0.293	0.300	0.307	0.309	0.309	0.309		
Added Students by Grade Group																			
EE-PK	43	-16	-73	82	48	1		7	19	21	24	26	27	29	31	31	32		
KG-5th	75	178	-106	163	203	82		158	234	257	251	308	260	300	291	316	304		
6th-8th	-3	93	60	160	86	-19		27	244	210	254	154	172	137	213	141	158		
9th-12th	99	117	136	145	24	121		132	90	205	205	246	312	340	268	232	227		
% Added Students by Grade Group																			
EE-PK	0.201	-0.043	-4.294	0.149	0.133	0.005		0.0216	0.0324	0.0303	0.0327	0.0354	0.0350	0.0360	0.0386	0.0431	0.0444		
KG-5th	0.350	0.478	-6.235	0.296	0.362	0.443		0.4877	0.3986	0.3709	0.3420	0.4196	0.3372	0.3722	0.3624	0.4389	0.4216		
6th-8th	-0.014	0.250	3.529	0.291	0.238	-0.103		0.0833	0.4157	0.3030	0.3460	0.2098	0.2231	0.1700	0.2653	0.1958	0.2191		
9th-12th	0.463	0.315	8.000	0.264	0.066	0.654		0.4074	0.1533	0.2958	0.2793	0.3351	0.4047	0.4218	0.3337	0.3222	0.3148		

Willis ISD
Moderate Growth Scenario
2024-2033



	-- Historical Enrollment at PEIMS Snapshot --										Oct. 27, 2023	Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23(adv)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2023-2028	Student Change 2028-2033
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			2028	2029	2030	2031	2032	2033						
EE	78	60	38	34	51	42	56	60	65	70	76	82	89	96	104	112	34	36						
PK	172	174	123	209	240	250	278	305	334	366	401	435	472	513	550	587	151	186						
KG	487	515	514	575	579	585	636	722	763	836	898	966	1,034	1,104	1,168	1,241	313	343						
1	565	642	619	621	668	637	673	750	858	907	994	1,058	1,144	1,224	1,299	1,370	357	376						
2	568	587	543	646	655	685	674	730	820	938	991	1,077	1,152	1,246	1,324	1,401	306	410						
3	593	594	583	606	678	674	724	731	797	896	1,025	1,073	1,172	1,254	1,347	1,427	351	402						
4	628	634	588	610	638	699	714	787	800	873	981	1,113	1,170	1,278	1,359	1,452	282	474						
5	585	632	651	603	646	666	747	783	870	884	965	1,075	1,225	1,288	1,398	1,485	299	517						
6	569	590	636	689	644	682	717	824	869	965	981	1,064	1,188	1,354	1,416	1,530	299	549						
7	585	612	591	692	746	652	724	780	902	951	1,056	1,067	1,160	1,296	1,468	1,529	404	473						
8	551	596	631	637	714	751	674	767	831	961	1,013	1,117	1,132	1,231	1,367	1,543	262	530						
9	714	641	660	703	723	769	853	784	897	971	1,123	1,178	1,303	1,321	1,428	1,579	354	456						
10	470	658	651	661	672	661	719	812	754	862	934	1,070	1,128	1,248	1,258	1,355	273	421						
11	475	465	621	593	620	633	627	695	793	736	841	904	1,040	1,097	1,206	1,211	208	370						
12	453	465	433	553	519	592	594	599	670	765	710	804	869	999	1,048	1,148	118	438						
TOTAL	7,493	7,865	7,882	8,432	8,793	8,978	9,410	10,129	11,023	11,981	12,969	14,083	15,278	16,549	17,740	18,970	4,011	5,981						
PCT. INCR.	2.94	4.96	0.22	6.98	4.28	2.10	4.81	7.64	8.83	8.69	8.41	8.42	8.49	8.32	7.20	6.93								
ACTUAL INCR.	214	372	17	550	361	185	432	719	894	958	1,008	1,094	1,195	1,271	1,191	1,230								
	Enrollment by Grade Group																							
EE-PK	250	234	161	243	291	292	334	365	399	436	477	517	561	609	654	699								
KG-5th	3,426	3,604	3,498	3,661	3,864	3,946	4,168	4,503	4,908	5,334	5,854	6,362	6,897	7,394	7,895	8,376								
6th-8th	1,705	1,798	1,858	2,018	2,104	2,085	2,115	2,371	2,602	2,877	3,050	3,248	3,480	3,881	4,251	4,602								
9th-12th	2,112	2,229	2,365	2,510	2,534	2,655	2,793	2,890	3,114	3,334	3,608	3,956	4,340	4,665	4,940	5,293								
	% Change by Grade Group																							
EE-PK	0.208	-0.064	-0.312	0.509	0.198	0.003	0.144	0.093	0.093	0.093	0.094	0.084	0.085	0.086	0.074	0.069								
KG-5th	0.022	0.052	-0.029	0.047	0.055	0.021	0.056	0.080	0.090	0.087	0.097	0.087	0.084	0.072	0.068	0.061								
6th-8th	-0.002	0.055	0.033	0.086	0.043	-0.009	0.014	0.121	0.097	0.106	0.060	0.065	0.071	0.115	0.095	0.083								
9th-12th	0.049	0.055	0.061	0.061	0.010	0.048	0.052	0.035	0.078	0.071	0.082	0.096	0.097	0.075	0.059	0.071								
	% Students in each Grade Group																							
EE-PK	0.033	0.030	0.020	0.029	0.033	0.033	0.035	0.036	0.036	0.037	0.037	0.037	0.037	0.037	0.037	0.037								
KG-5th	0.457	0.458	0.444	0.434	0.439	0.440	0.443	0.445	0.445	0.445	0.451	0.452	0.451	0.447	0.445	0.442								
6th-8th	0.228	0.229	0.236	0.239	0.239	0.232	0.225	0.234	0.236	0.240	0.235	0.231	0.228	0.235	0.240	0.243								
9th-12th	0.282	0.283	0.300	0.298	0.288	0.296	0.297	0.285	0.283	0.278	0.278	0.281	0.284	0.282	0.278	0.279								
	Added Students by Grade Group																							
EE-PK	43	-16	-73	82	48	1	42	31	34	37	41	40	44	48	45	45								
KG-5th	75	178	-106	163	203	82	222	335	405	426	520	508	535	497	501	481								
6th-8th	-3	93	60	160	86	-19	30	256	231	275	173	198	232	401	370	351								
9th-12th	99	117	136	145	24	121	138	97	224	220	274	348	384	325	275	353								
	% Added Students by Grade Group																							
EE-PK	0.201	-0.043	-4.294	0.149	0.133	0.005	0.0972	0.0431	0.0380	0.0386	0.0407	0.0366	0.0368	0.0378	0.0378	0.0366								
KG-5th	0.350	0.478	-6.235	0.296	0.562	0.443	0.5139	0.4659	0.4530	0.4447	0.5159	0.4644	0.4477	0.3910	0.4207	0.3911								
6th-8th	-0.014	0.250	3.529	0.291	0.238	-0.103	0.0694	0.3561	0.2584	0.2871	0.1716	0.1810	0.1941	0.3155	0.3107	0.2854								
9th-12th	0.463	0.315	8.000	0.264	0.066	0.654	0.3194	0.1349	0.2506	0.2296	0.2718	0.3181	0.3213	0.2557	0.2309	0.2870								

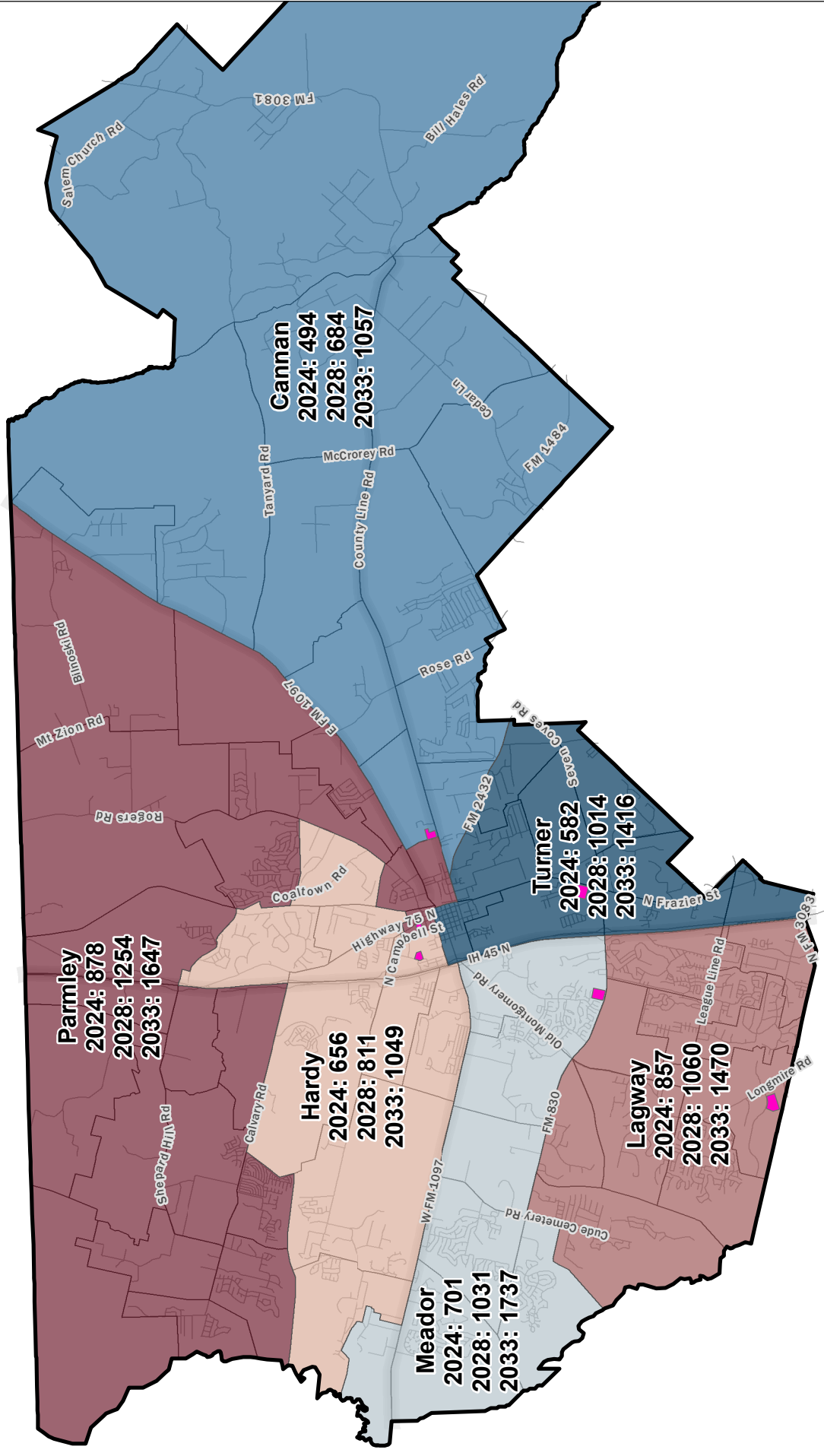
**Willis ISD
High Growth Scenario
2024-2033**



	Historical Enrollment at PEIMS Snapshot --										Oct. 27, 2023	Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23(adv.)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2023-2028	Student Change 2028-2033
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			2028	2029	2030	2031	2032	2033						
EE	78	60	38	34	51	42	61	66	71	77	84	91	99	108	117	128	42	44						
PK	172	174	123	209	240	250	290	318	350	385	424	468	517	571	628	691	174	267						
KG	487	615	514	575	579	585	659	737	776	854	958	1,043	1,124	1,223	1,318	1,412	373	454						
1	565	542	619	621	668	637	682	785	882	930	1,030	1,144	1,244	1,342	1,454	1,558	393	528						
2	568	587	543	646	655	685	683	747	864	972	1,032	1,131	1,255	1,366	1,468	1,581	347	549						
3	593	594	583	606	678	674	734	748	822	951	1,078	1,132	1,239	1,377	1,493	1,595	404	517						
4	628	634	588	610	638	699	724	806	825	907	1,057	1,186	1,243	1,362	1,508	1,626	358	569						
5	585	632	651	603	646	666	758	802	897	919	1,017	1,173	1,315	1,379	1,506	1,657	351	640						
6	569	590	636	689	644	682	727	843	896	1,003	1,035	1,136	1,306	1,465	1,532	1,662	353	627						
7	585	612	591	692	746	652	735	799	932	989	1,114	1,140	1,248	1,436	1,606	1,668	482	554						
8	551	596	631	637	714	751	663	786	857	1,001	1,069	1,194	1,218	1,335	1,532	1,701	318	632						
9	714	641	660	703	723	769	865	802	925	1,010	1,188	1,260	1,403	1,432	1,566	1,784	419	596						
10	470	658	651	661	672	661	729	832	777	897	986	1,147	1,215	1,355	1,379	1,497	325	511						
11	475	465	621	593	620	633	636	712	818	764	889	966	1,123	1,191	1,324	1,338	256	449						
12	453	465	433	553	519	592	602	614	692	795	748	861	935	1,088	1,150	1,270	156	522						
TOTAL:	7,493	7,865	7,882	8,432	8,793	8,978	9,568	10,399	11,384	12,454	13,709	15,072	16,484	18,030	19,581	21,168	4,731	7,459						
PCT. INCR.	2.94	4.96	0.22	6.98	4.28	2.10	6.57	8.69	9.47	10.08	9.94	9.94	9.37	9.38	8.60	8.10								
ACTUAL INCR.	214	372	17	550	361	185	590	831	985	1,070	1,255	1,363	1,412	1,546	1,551	1,587								
	Enrollment by Grade Group																							
EE-PK	250	234	161	243	291	292	351	384	421	462	508	559	616	679	745	819								
KG-5th	3,426	3,604	3,498	3,661	3,864	3,946	4,240	4,625	5,066	5,533	6,172	6,809	7,420	8,049	8,747	9,429								
6th-8th	1,705	1,798	1,858	2,018	2,104	2,085	2,145	2,430	2,685	2,993	3,218	3,470	3,772	4,236	4,670	5,031								
9th-12th	2,112	2,229	2,365	2,510	2,534	2,655	2,832	2,960	3,212	3,466	3,811	4,234	4,676	5,066	5,419	5,889								
	% Change by Grade Group																							
EE-PK	0.208	-0.064	-0.312	0.509	0.198	0.003	0.202	0.094	0.096	0.097	0.100	0.100	0.102	0.102	0.097	0.099								
KG-5th	0.022	0.052	-0.029	0.047	0.055	0.021	0.075	0.091	0.095	0.092	0.115	0.103	0.090	0.085	0.087	0.078								
6th-8th	-0.002	0.055	0.033	0.086	0.043	-0.009	0.029	0.133	0.105	0.075	0.075	0.078	0.087	0.123	0.102	0.077								
9th-12th	0.049	0.055	0.061	0.061	0.010	0.048	0.067	0.045	0.085	0.079	0.100	0.111	0.104	0.083	0.070	0.087								
	% Students in Each Grade Group																							
EE-PK	0.033	0.030	0.020	0.029	0.033	0.033	0.037	0.037	0.037	0.037	0.037	0.037	0.037	0.038	0.038	0.039								
KG-5th	0.457	0.458	0.444	0.434	0.439	0.440	0.443	0.445	0.445	0.444	0.450	0.452	0.450	0.446	0.447	0.445								
6th-8th	0.228	0.229	0.236	0.239	0.239	0.232	0.224	0.234	0.236	0.240	0.235	0.230	0.229	0.235	0.238	0.238								
9th-12th	0.282	0.283	0.300	0.298	0.288	0.296	0.296	0.285	0.282	0.278	0.278	0.281	0.284	0.281	0.277	0.278								
	Added Students by Grade Group																							
EE-PK	43	-16	-73	82	48	1	59	33	37	41	46	51	57	63	66	74								
KG-5th	75	178	-106	163	203	82	294	385	441	467	639	637	611	629	698	682								
6th-8th	-3	93	60	160	86	-19	60	285	255	308	225	252	302	464	434	361								
9th-12th	99	117	136	145	24	121	177	128	252	254	345	423	442	390	353	470								
	% Added Students by Grade Group																							
EE-PK	0.201	-0.043	-4.294	0.149	0.133	0.005	0.100	0.0397	0.0376	0.0383	0.0367	0.0374	0.0404	0.0408	0.0426	0.0466								
KG-5th	0.350	0.478	-6.235	0.296	0.562	0.443	0.4983	0.4633	0.4477	0.4364	0.5092	0.4674	0.4327	0.4069	0.4500	0.4297								
6th-8th	-0.014	0.250	3.529	0.291	0.238	-0.103	0.1017	0.3430	0.2589	0.2879	0.1793	0.1849	0.2139	0.3001	0.2798	0.2275								
9th-12th	0.463	0.315	8.000	0.264	0.066	0.654	0.3000	0.1540	0.2558	0.2374	0.2749	0.3103	0.3130	0.2523	0.2276	0.2962								

Projected Resident Students by Current Elementary Attendance Zone

Willis ISD



Willis ISD Attendance Zone Planning
Projected Resident Students with Transfers
Current Attendance Zones

Elementary Schools	Current Transfers	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cannan												
KG-5th Students Projected	203	464	494	516	585	620	684	760	846	932	994	1,057
KG-5th Students with Transfers		667	697	719	788	823	887	963	1,049	1,135	1,197	1,260
Capacity		700	700	700	700	700	700	700	700	700	700	700
Percent Utilization		95%	100%	103%	113%	118%	127%	138%	150%	162%	171%	180%
Student Margin		33	3	-19	-88	-123	-187	-263	-349	-435	-497	-560
Hardy												
KG-5th Students Projected	139	649	656	696	729	764	811	866	919	965	1,006	1,049
KG-5th Students with Transfers		788	795	835	868	903	950	1,005	1,058	1,104	1,145	1,188
Capacity		866	866	866	866	866	866	866	866	866	866	866
Percent Utilization		91%	92%	96%	100%	104%	110%	116%	122%	127%	132%	137%
Student Margin		78	71	31	-2	-37	-84	-139	-192	-238	-279	-322
Lagway												
KG-5th Students Projected	-25	820	857	922	963	1,021	1,060	1,128	1,210	1,292	1,388	1,470
KG-5th Students with Transfers		795	832	897	938	996	1,035	1,103	1,185	1,267	1,363	1,445
Practical Capacity		850	850	850	850	850	850	850	850	850	850	850
Percent Utilization		94%	98%	106%	110%	117%	122%	130%	139%	149%	160%	170%
Student Margin		55	18	-47	-88	-146	-185	-253	-335	-417	-513	-595
Meador												
KG-5th Students Projected	-4	657	701	764	817	904	1,031	1,166	1,312	1,459	1,604	1,737
KG-5th Students with Transfers		653	697	760	813	900	1,027	1,162	1,308	1,455	1,600	1,733
Capacity		800	800	800	800	800	800	800	800	800	800	800
Percent Utilization		82%	87%	95%	102%	113%	128%	145%	164%	182%	200%	217%
Student Margin		147	103	40	-13	-100	-227	-362	-508	-655	-800	-933
Parmley												
KG-5th Students Projected	-225	842	878	946	1,043	1,148	1,254	1,342	1,440	1,500	1,575	1,647
KG-5th Students with Transfers		617	653	721	818	923	1,029	1,117	1,215	1,275	1,350	1,422
Capacity		738	738	738	738	738	738	738	738	738	738	738
Percent Utilization		84%	88%	98%	111%	125%	139%	151%	165%	173%	183%	193%
Student Margin		121	85	17	-80	-185	-291	-379	-477	-537	-612	-684
Turner												
KG-5th Students Projected	-88	522	582	664	771	878	1,014	1,101	1,171	1,247	1,328	1,416
KG-5th Students with Transfers		434	494	576	683	790	926	1,013	1,083	1,159	1,240	1,328
Capacity		785	785	785	785	785	785	785	785	785	785	785
Percent Utilization		55%	63%	73%	87%	101%	118%	129%	138%	148%	158%	169%
Student Margin		351	291	209	102	-5	-141	-228	-298	-374	-455	-543
Totals:												
KG-5th Students Projected		3,954	4,168	4,508	4,908	5,335	5,854	6,363	6,898	7,395	7,895	8,376
Capacity		4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739	4,739
Percent Utilization		83%	88%	95%	104%	113%	124%	134%	146%	156%	167%	177%
Student Margin		785	571	231	-169	-596	-1,115	-1,624	-2,159	-2,656	-3,156	-3,637

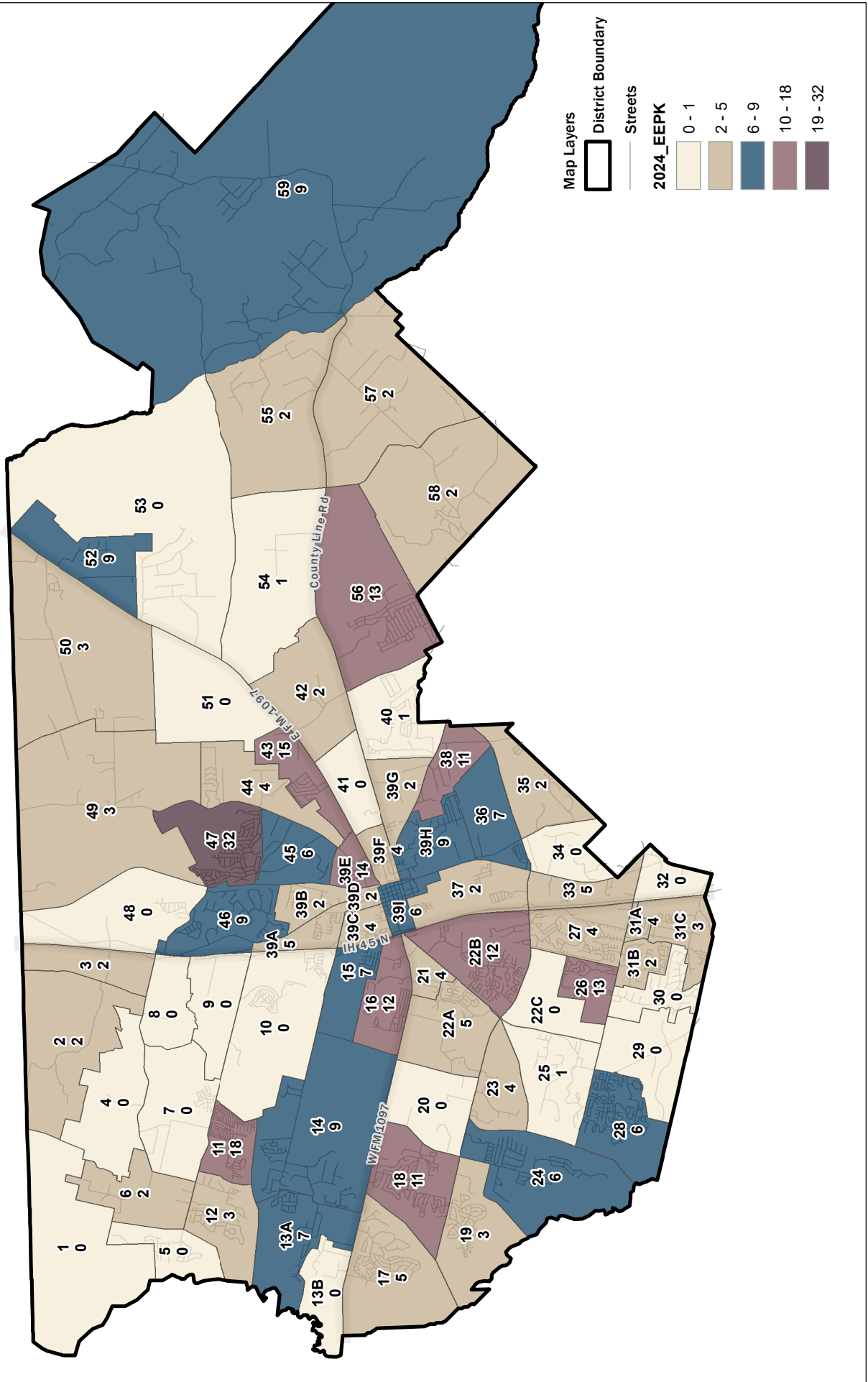
Year in which resident population exceeds 120% of capacity.

Note: All Bilingual students are counted in their "home" attendance zones based on residence.

Projected Resident EE-PK Students

Fall 2024

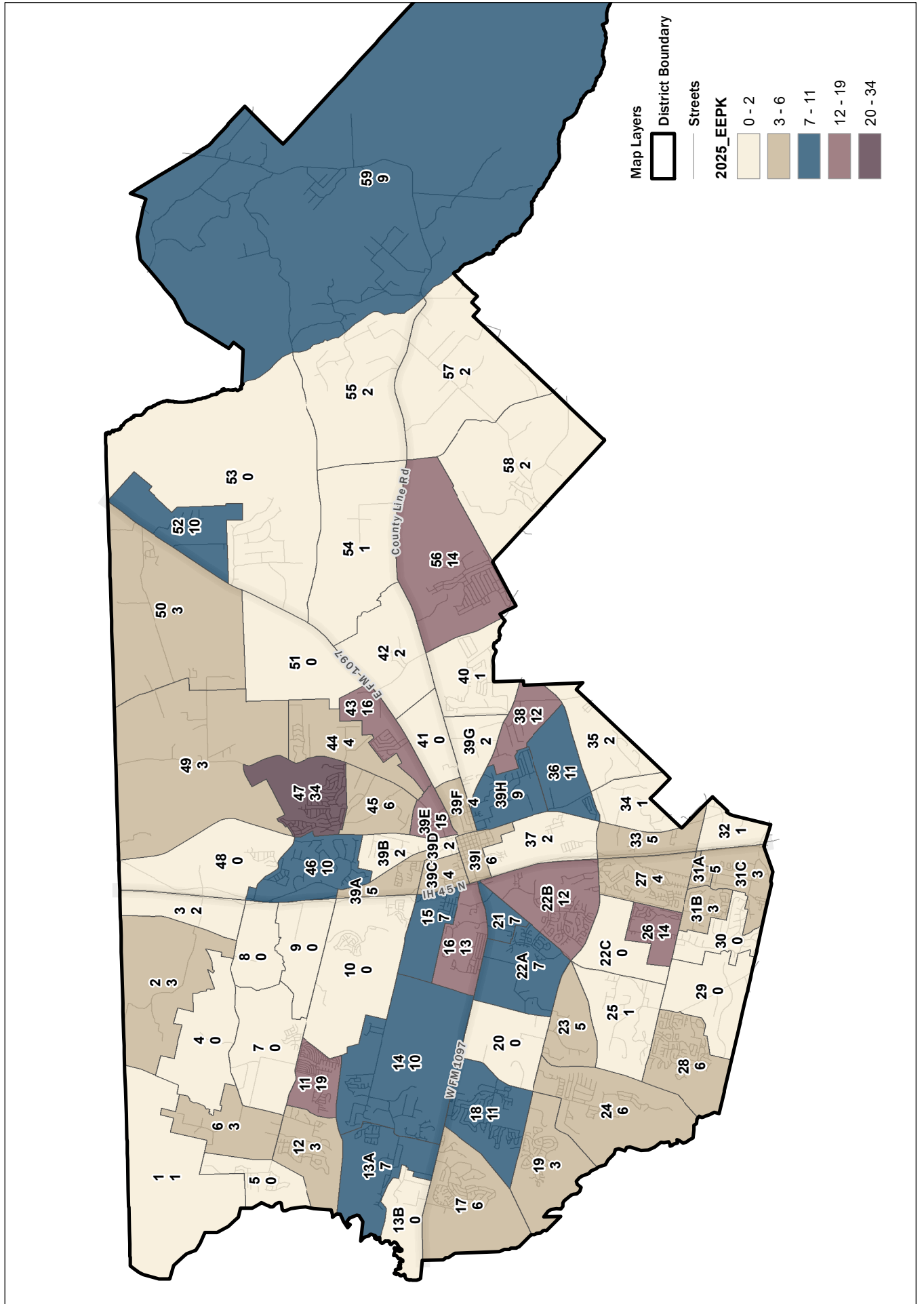
Willis ISD



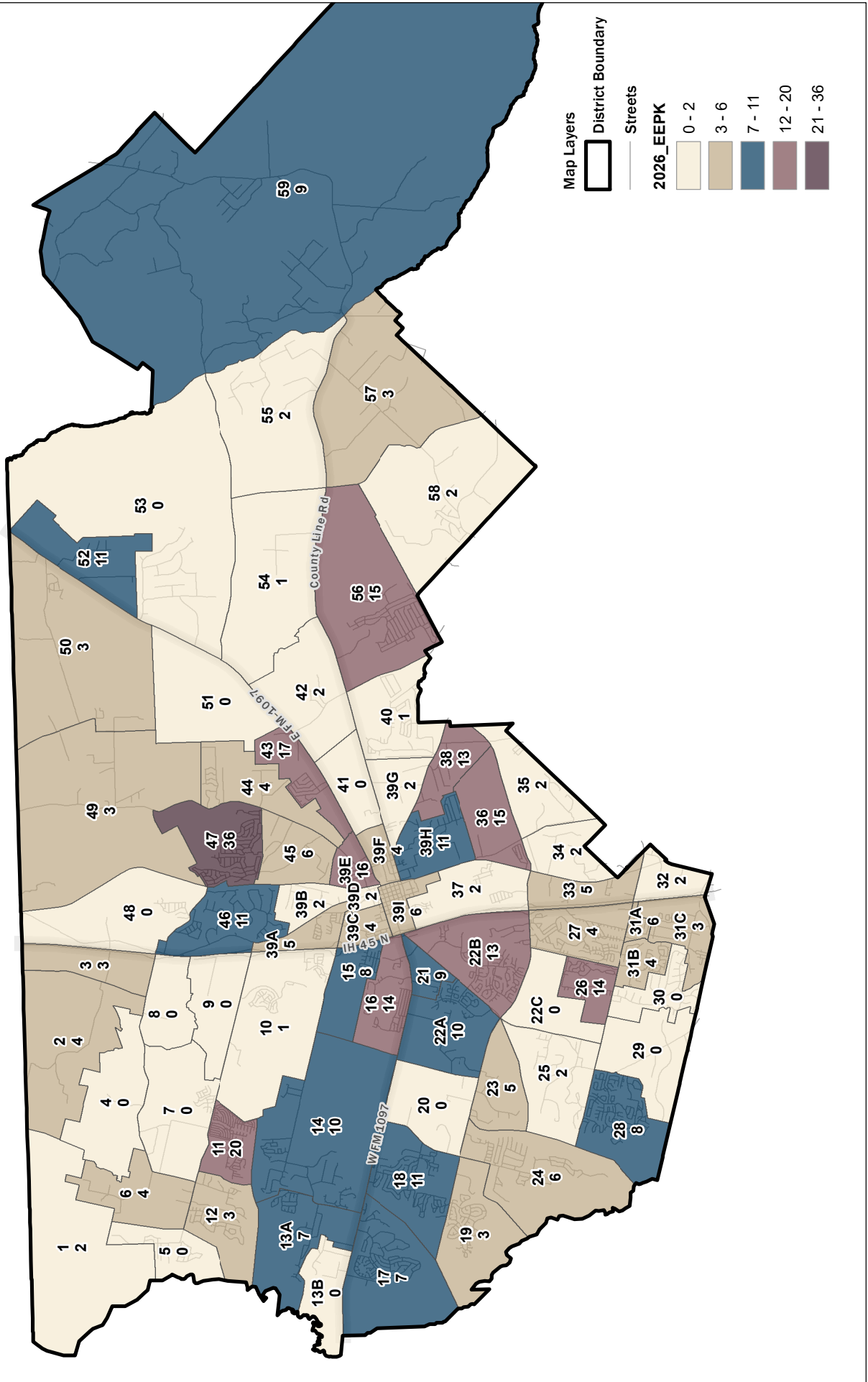
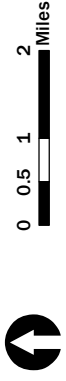
Projected Resident EE-PK Students

Fall 2025

Willis ISD



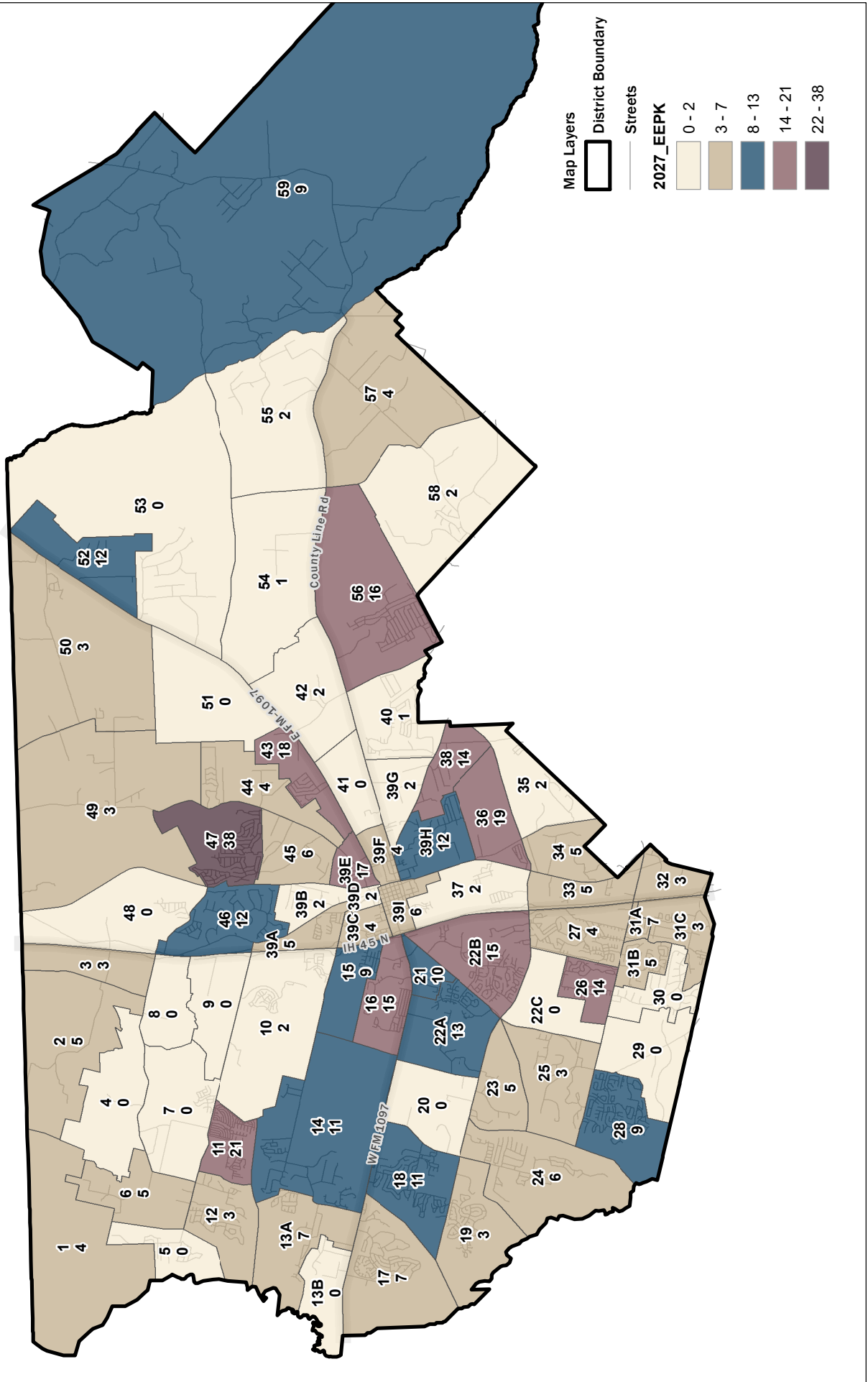
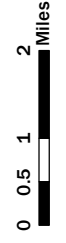
Projected Resident EE-PK Students Fall 2026 Willis ISD



Projected Resident EE-PK Students

Fall 2027

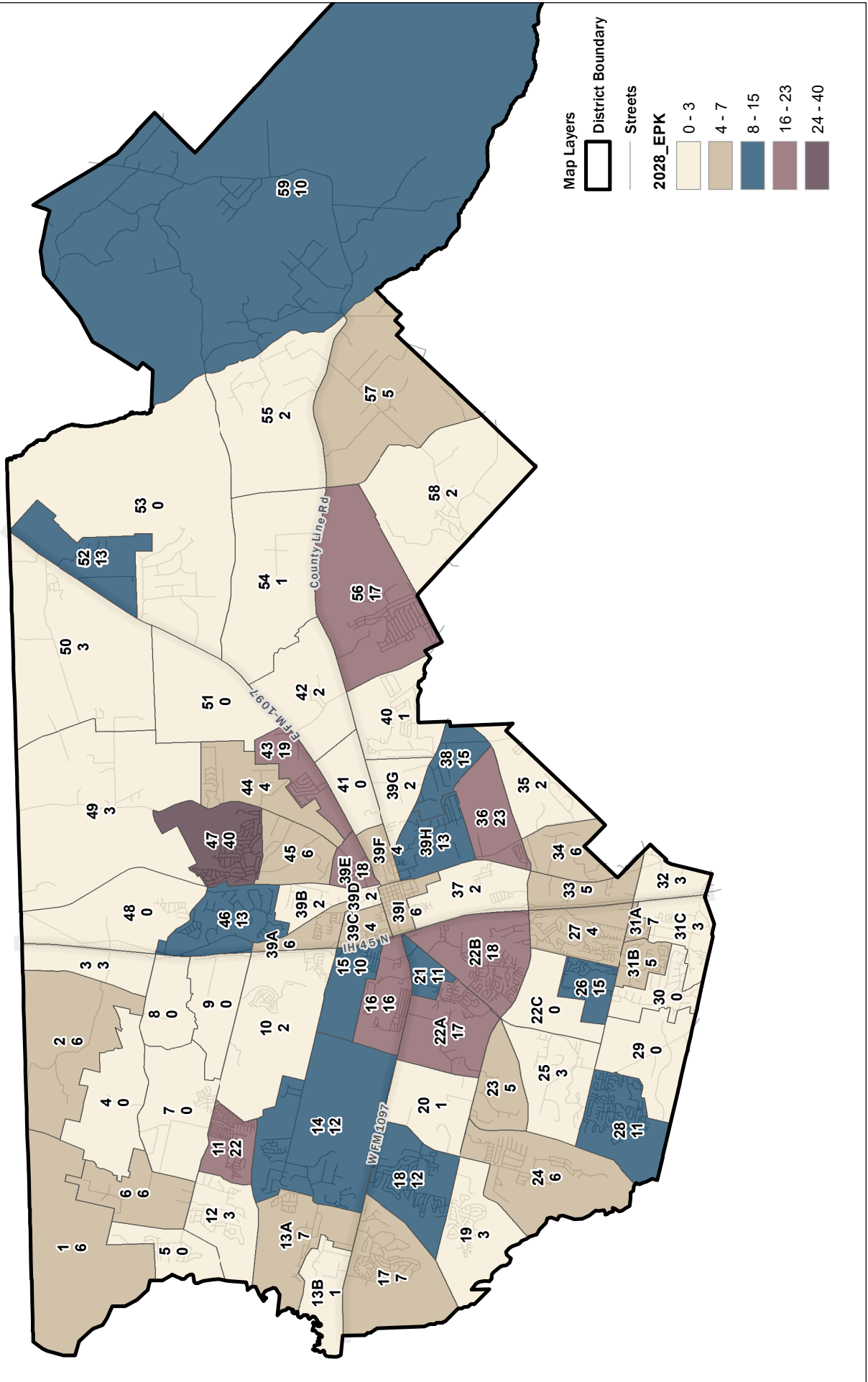
Willis ISD



Projected Resident EE-PK Students

Fall 2028

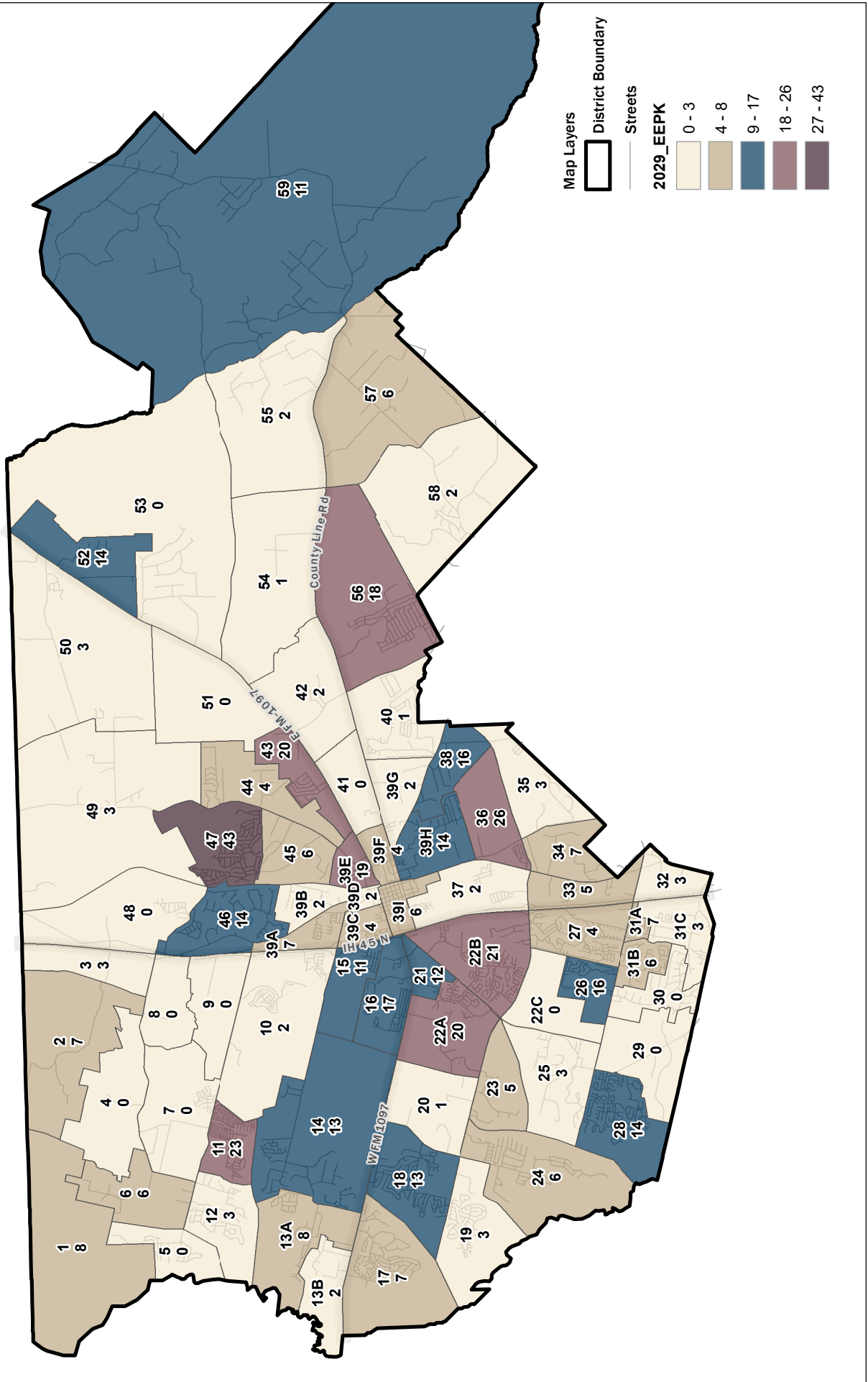
Willis ISD



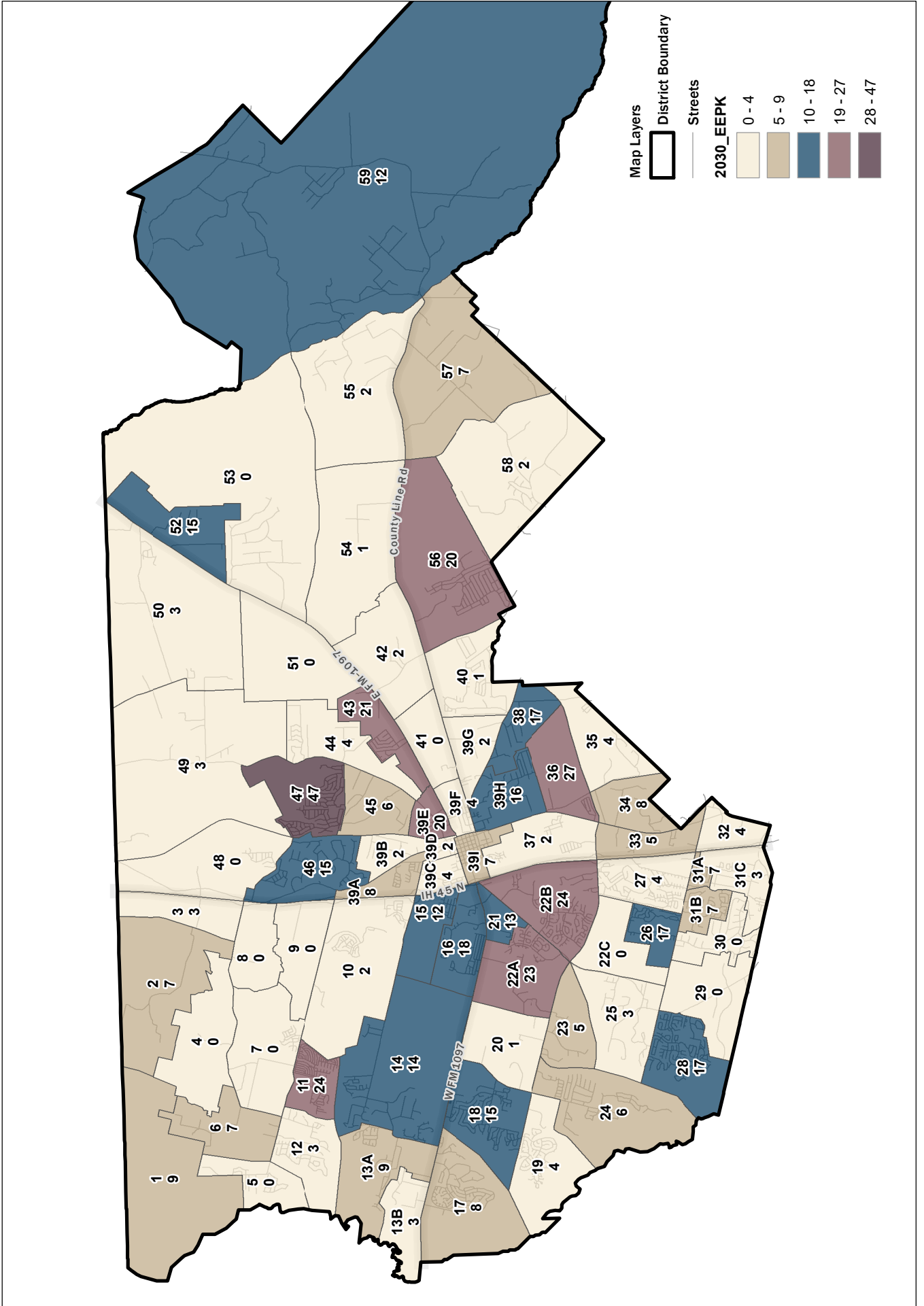
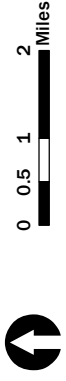
Projected Resident EE-PK Students

Fall 2029

Willis ISD



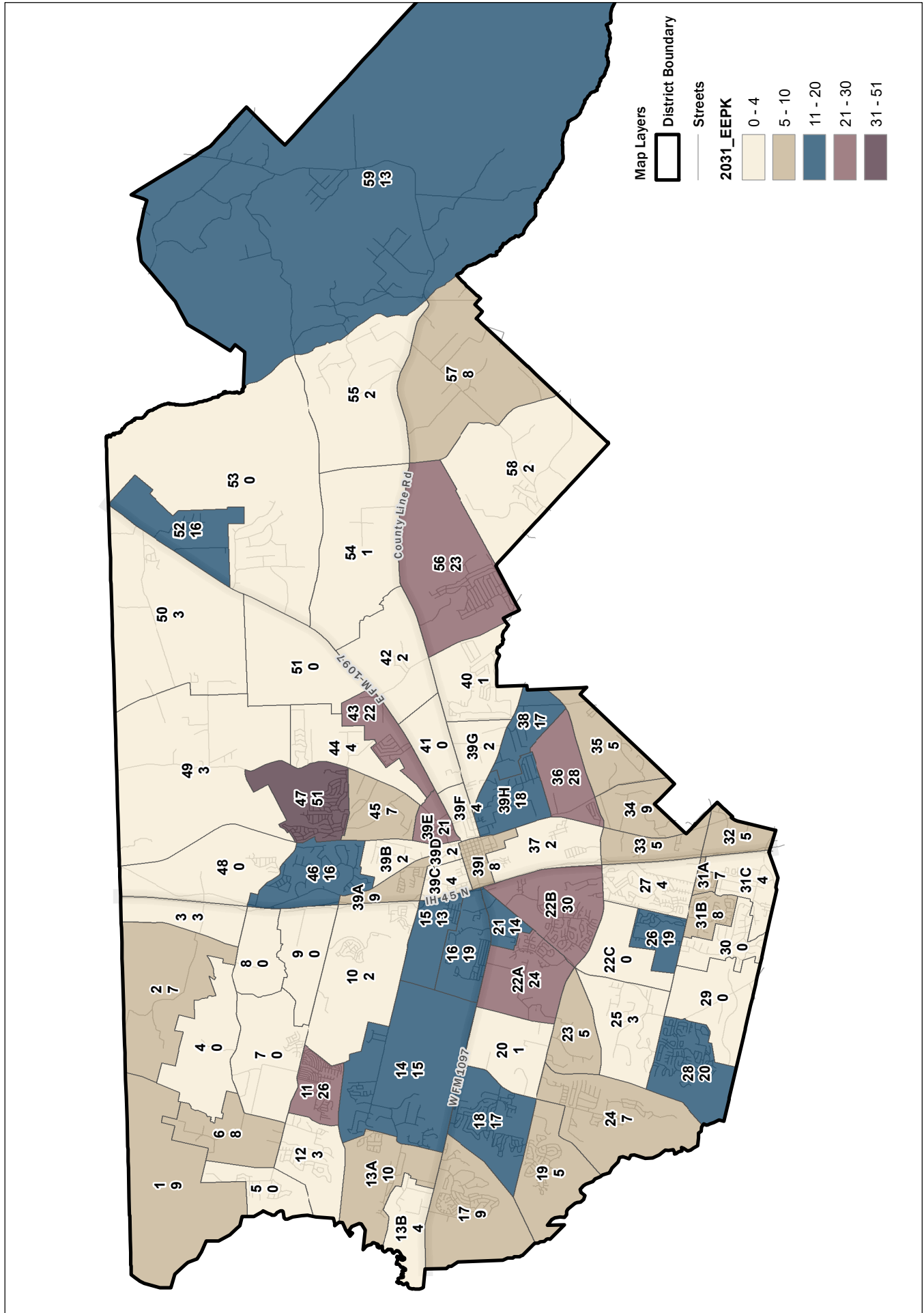
Projected Resident EE-PK Students Fall 2030 Willis ISD



Projected Resident EE-PK Students

Fall 2031

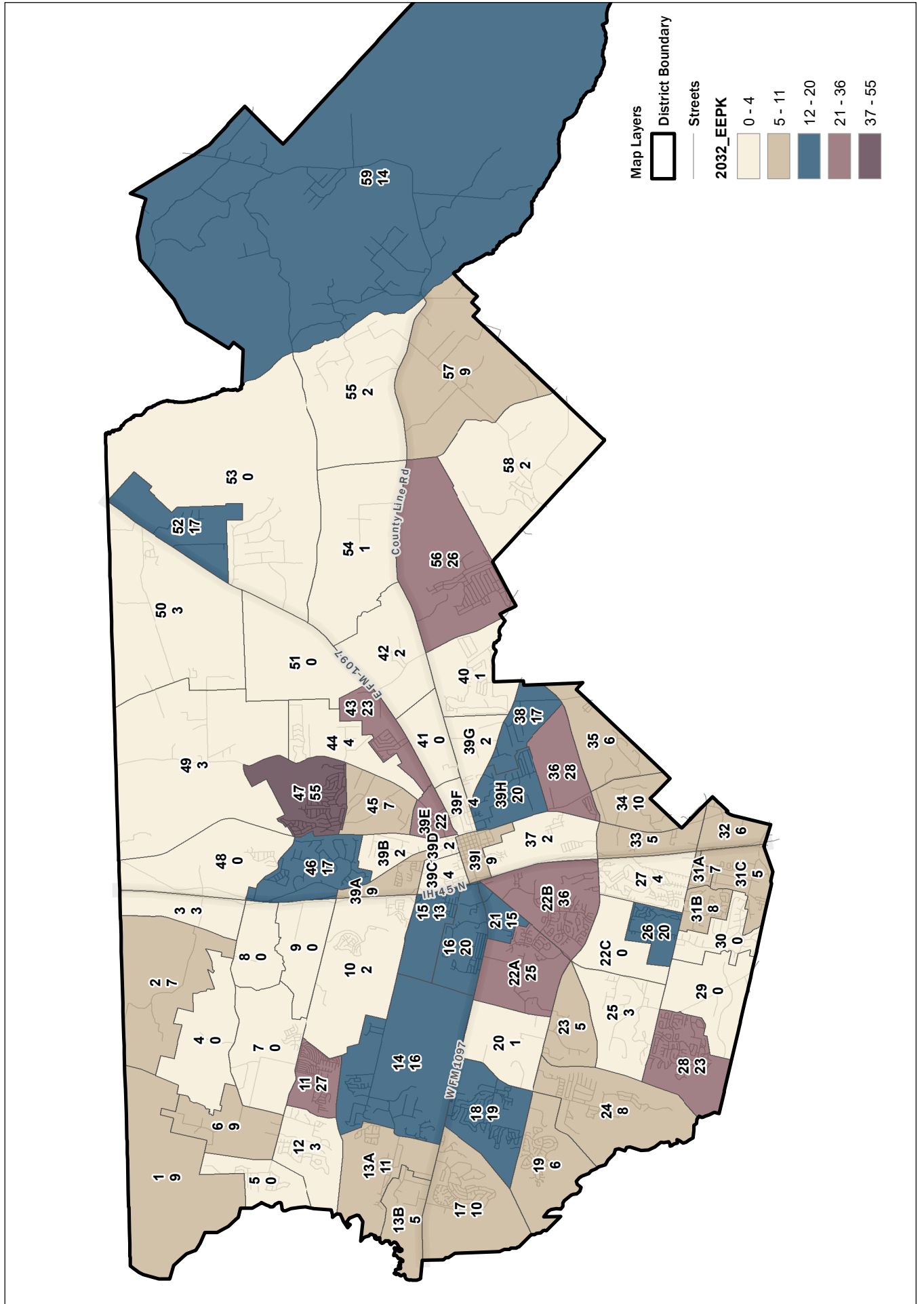
Willis ISD



Projected Resident EE-PK Students

Fall 2032

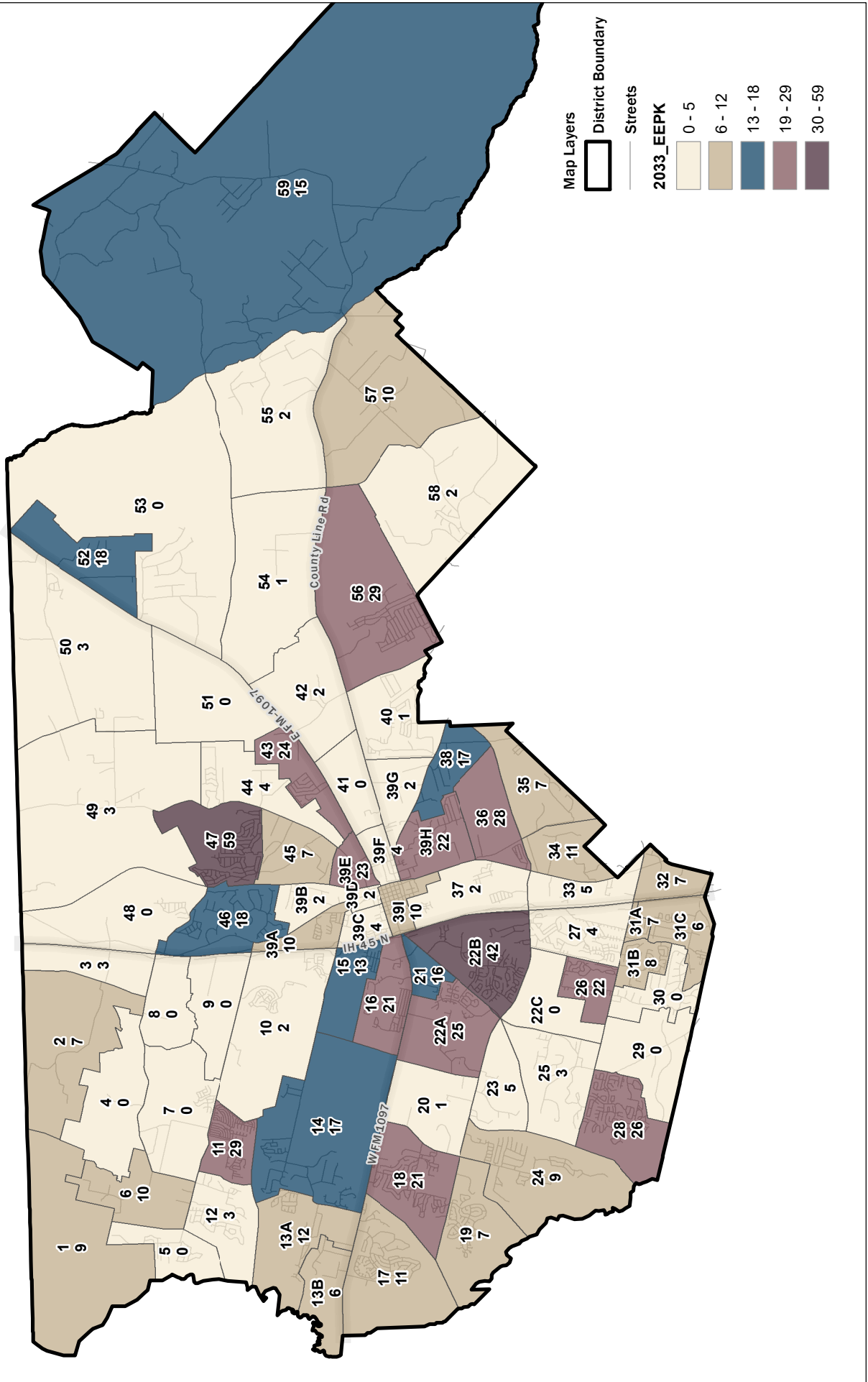
Willis ISD



Projected Resident EE-PK Students

Fall 2033

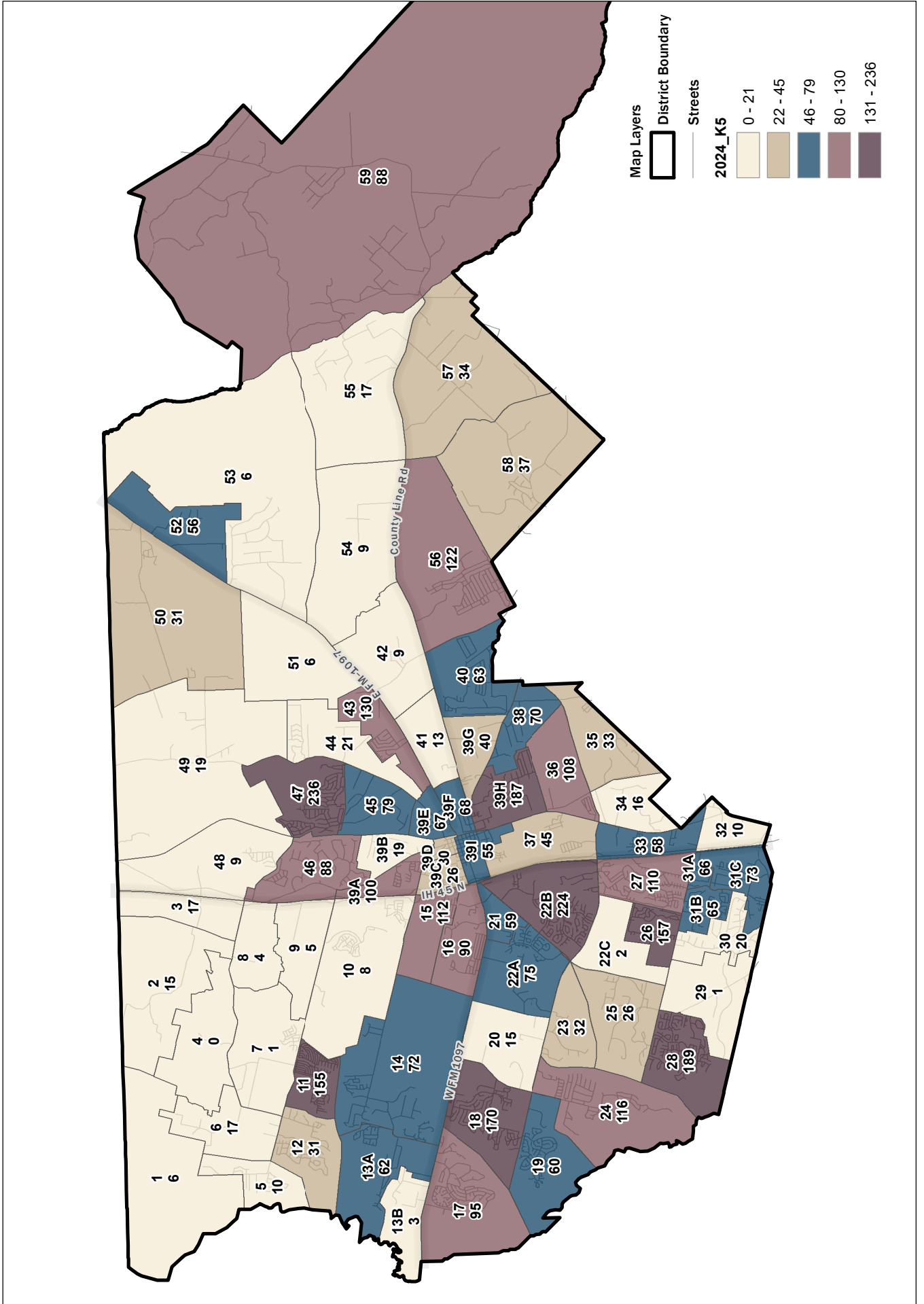
Willis ISD



Projected Resident KG-5th Students

Fall 2024

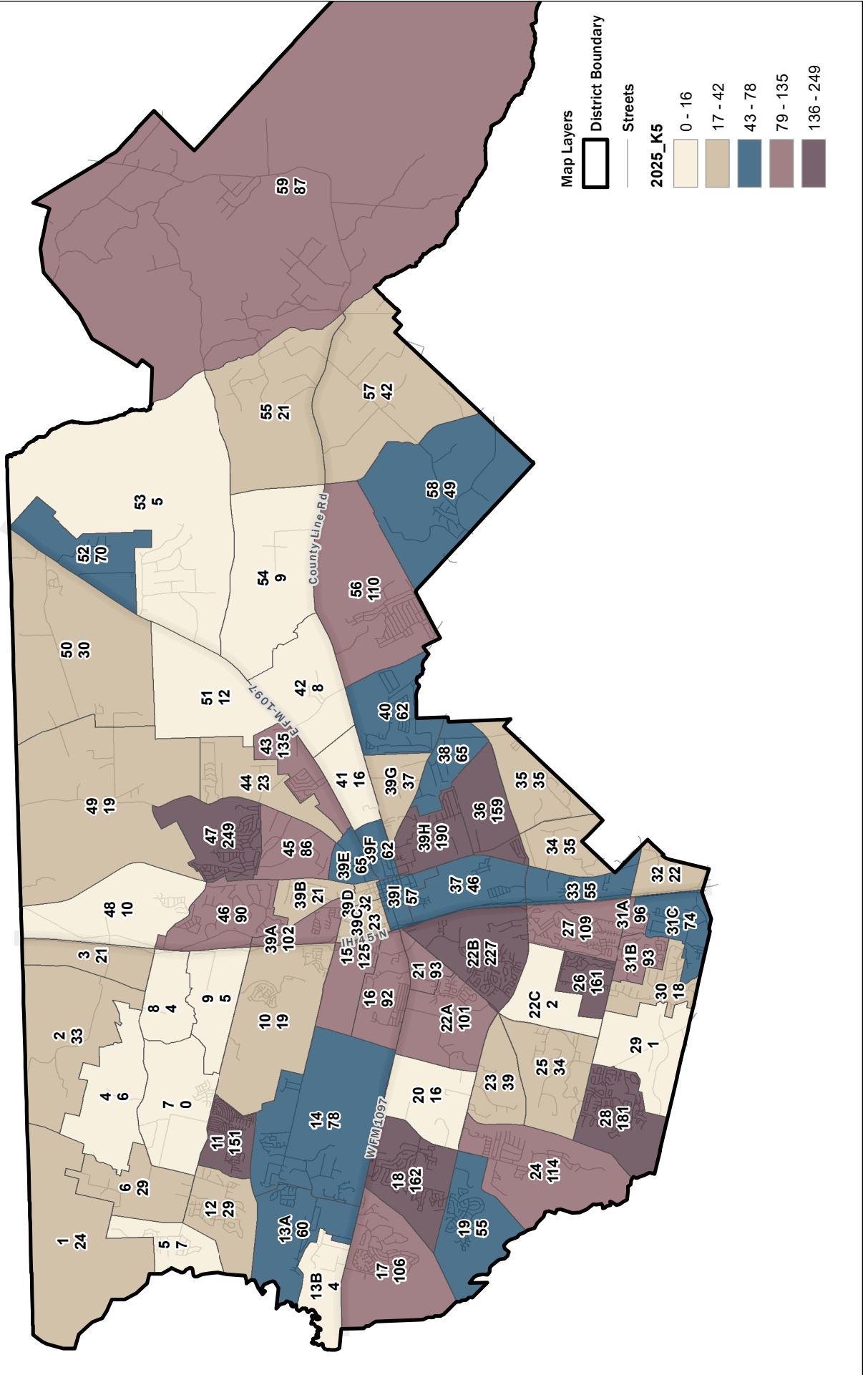
Willis ISD



Projected Resident KG-5th Students

Fall 2025

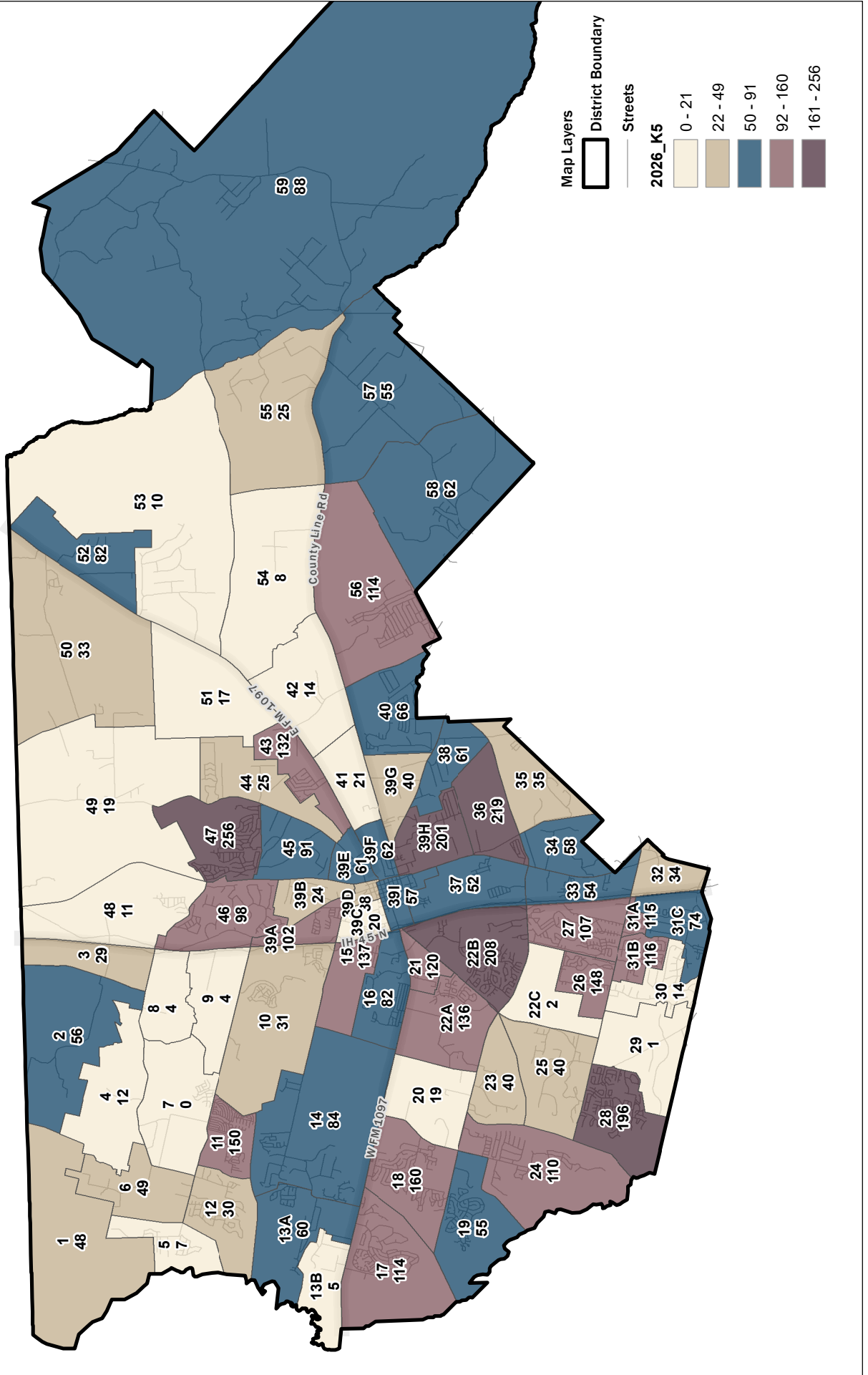
Willis ISD



Projected Resident KG-5th Students

Fall 2026

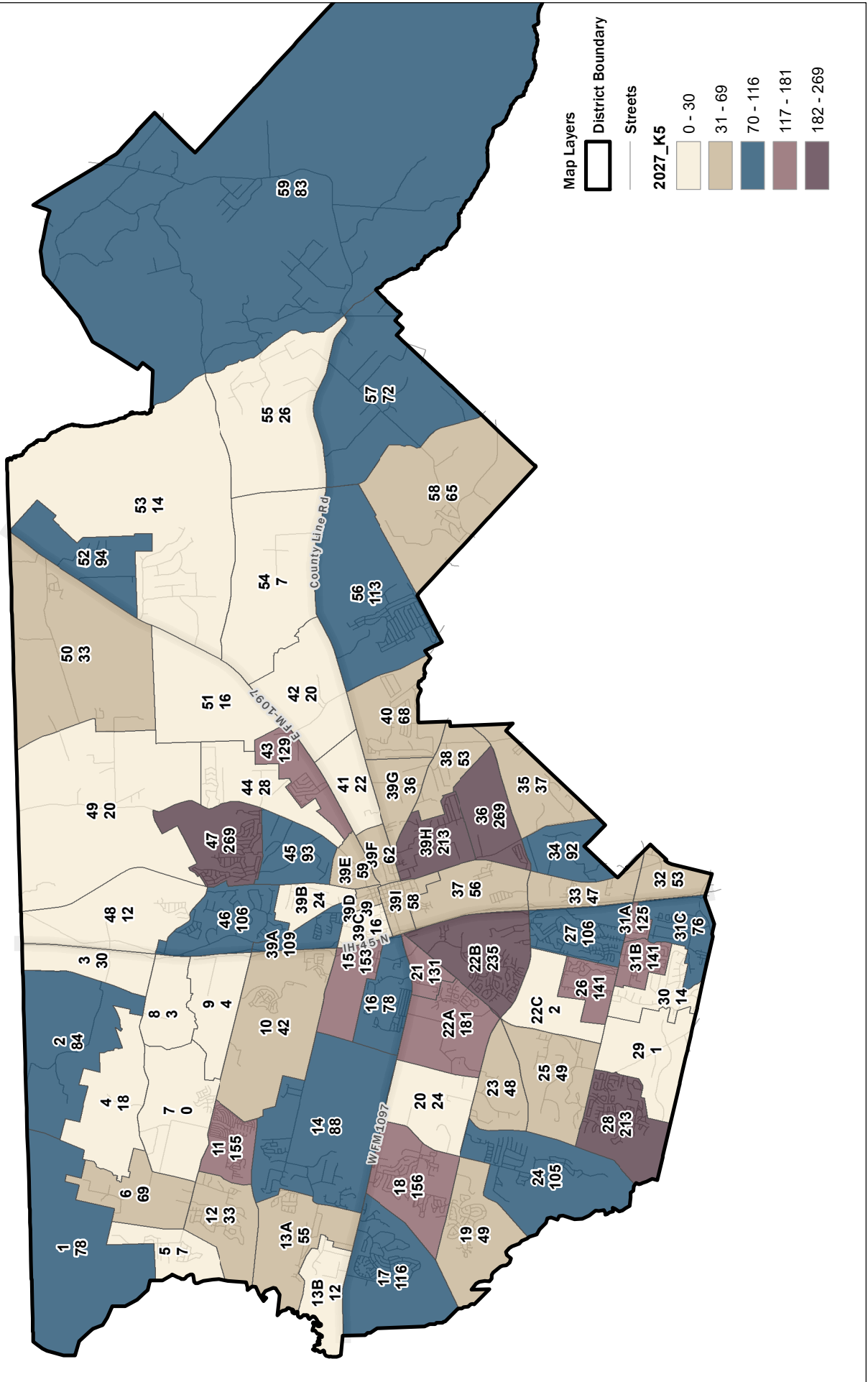
Willis ISD



Projected Resident KG-5th Students

Fall 2027

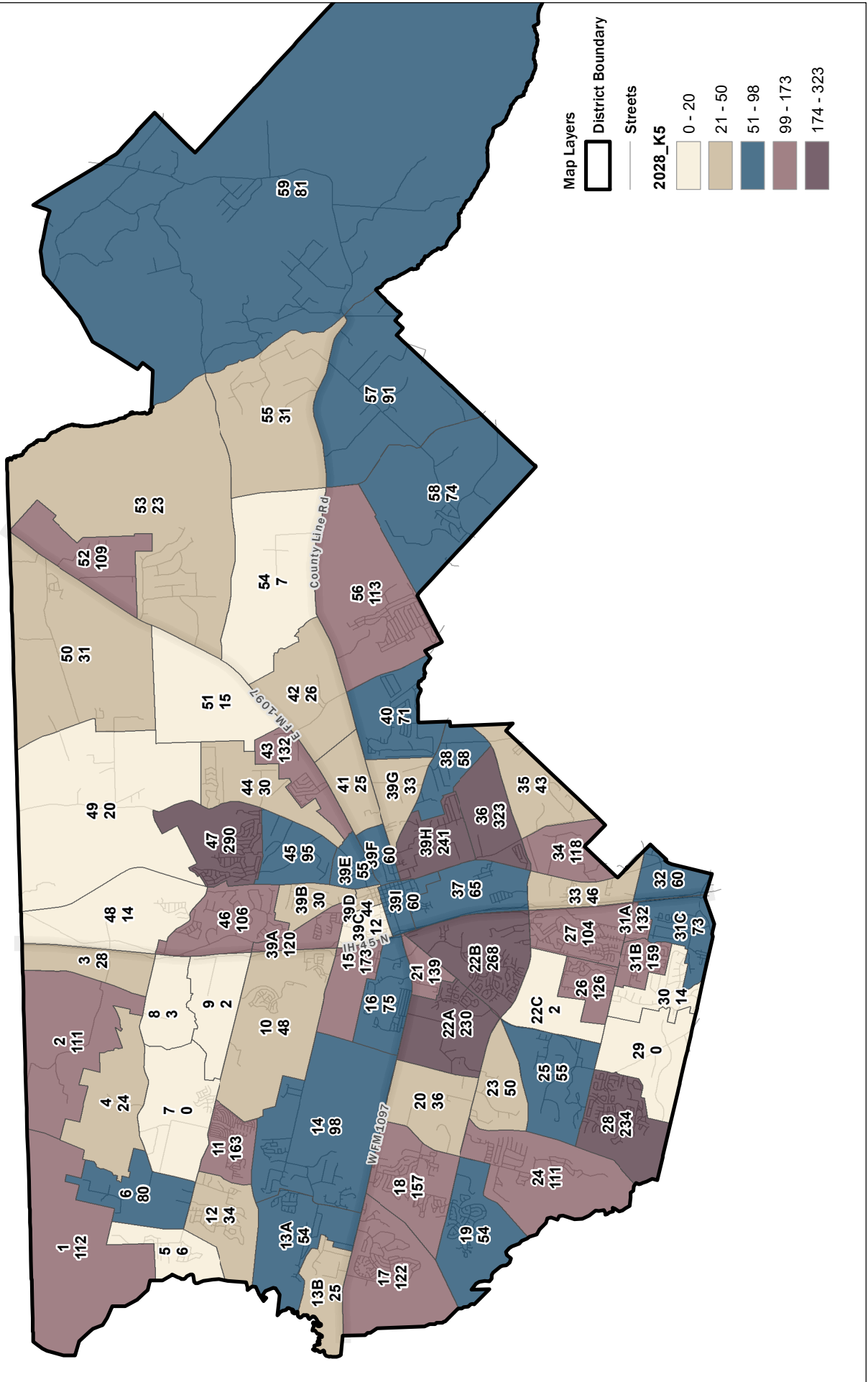
Willis ISD



Projected Resident KG-5th Students

Fall 2028

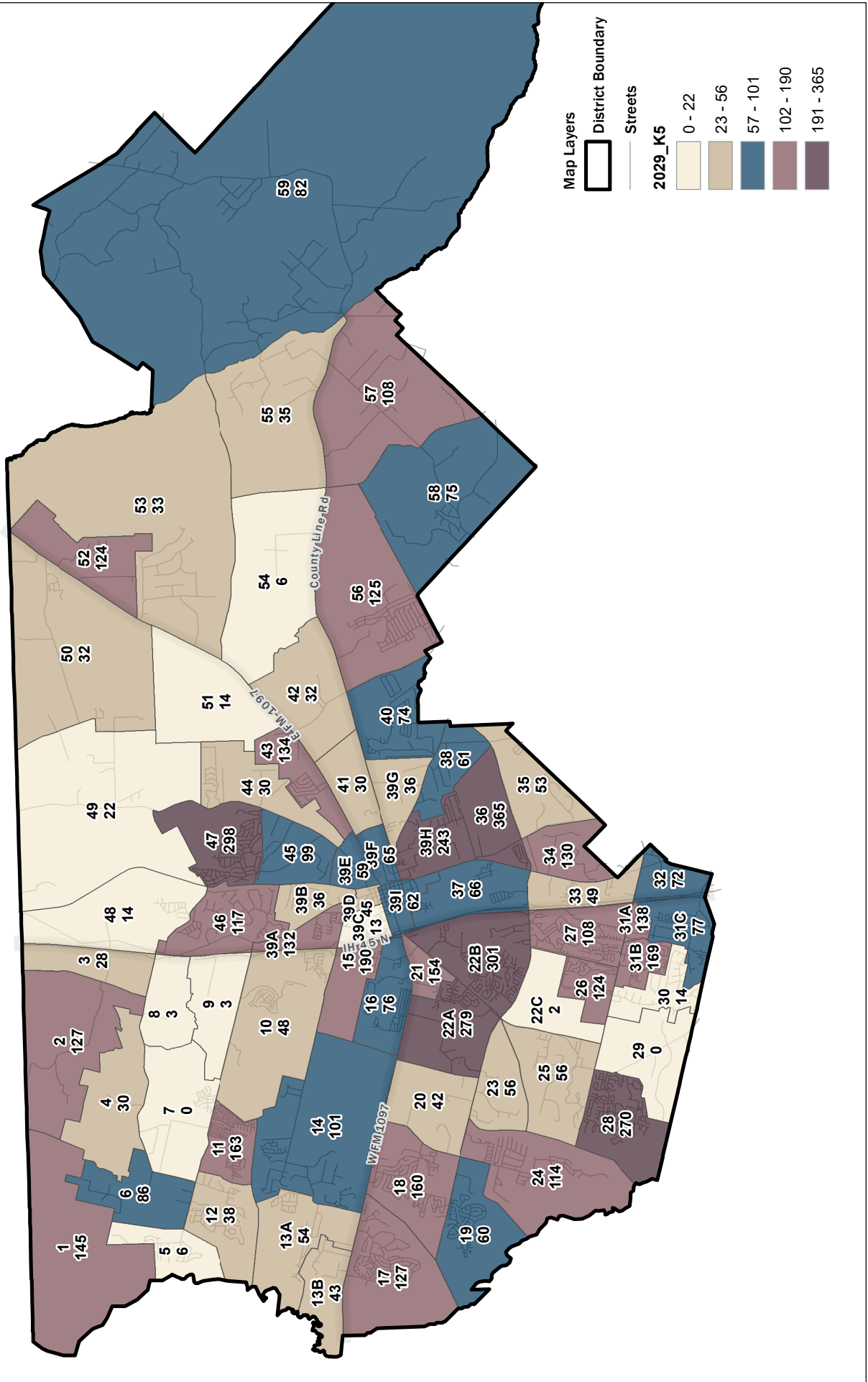
Willis ISD



Projected Resident KG-5th Students

Fall 2029

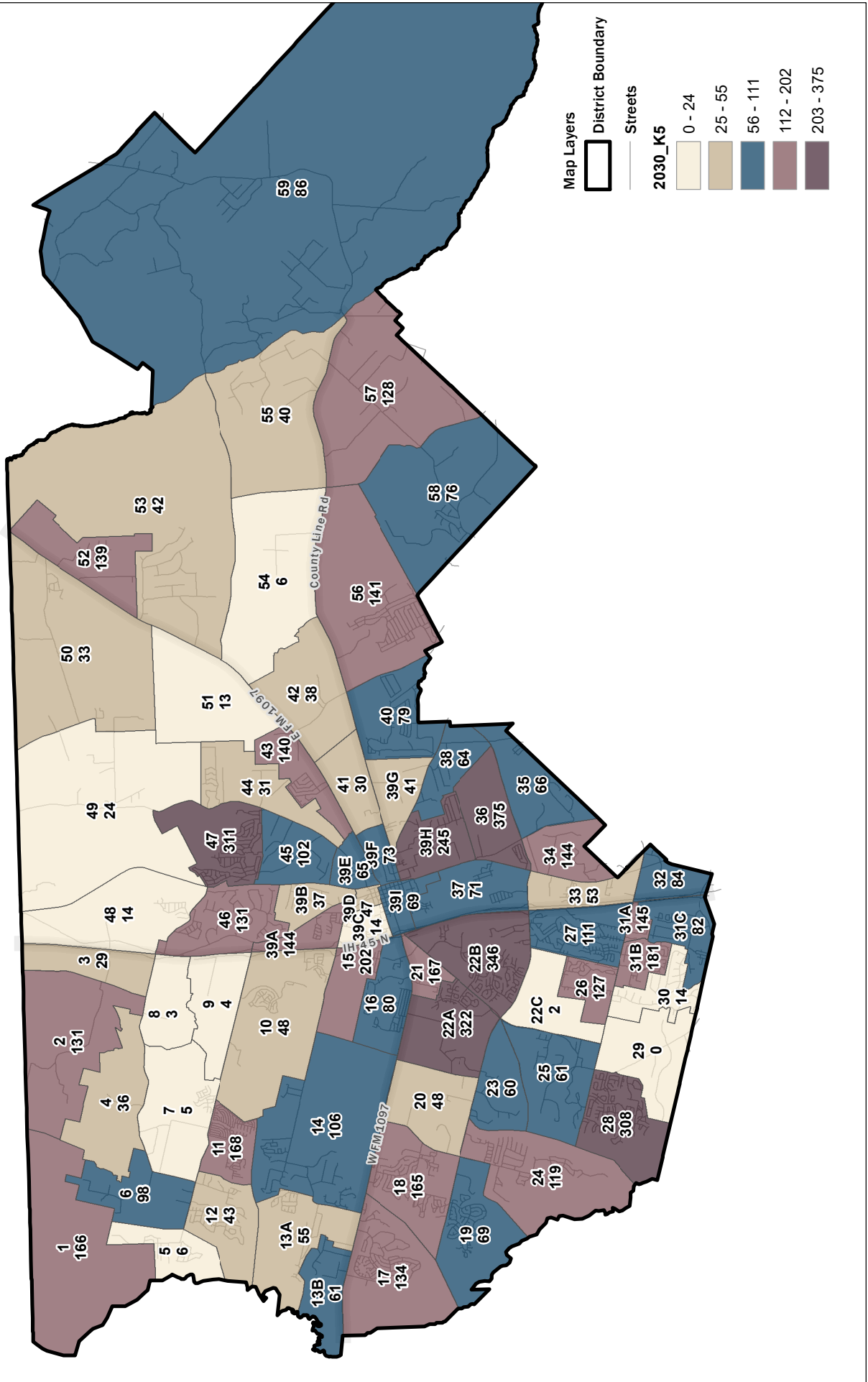
Willis ISD



Projected Resident KG-5th Students

Fall 2030

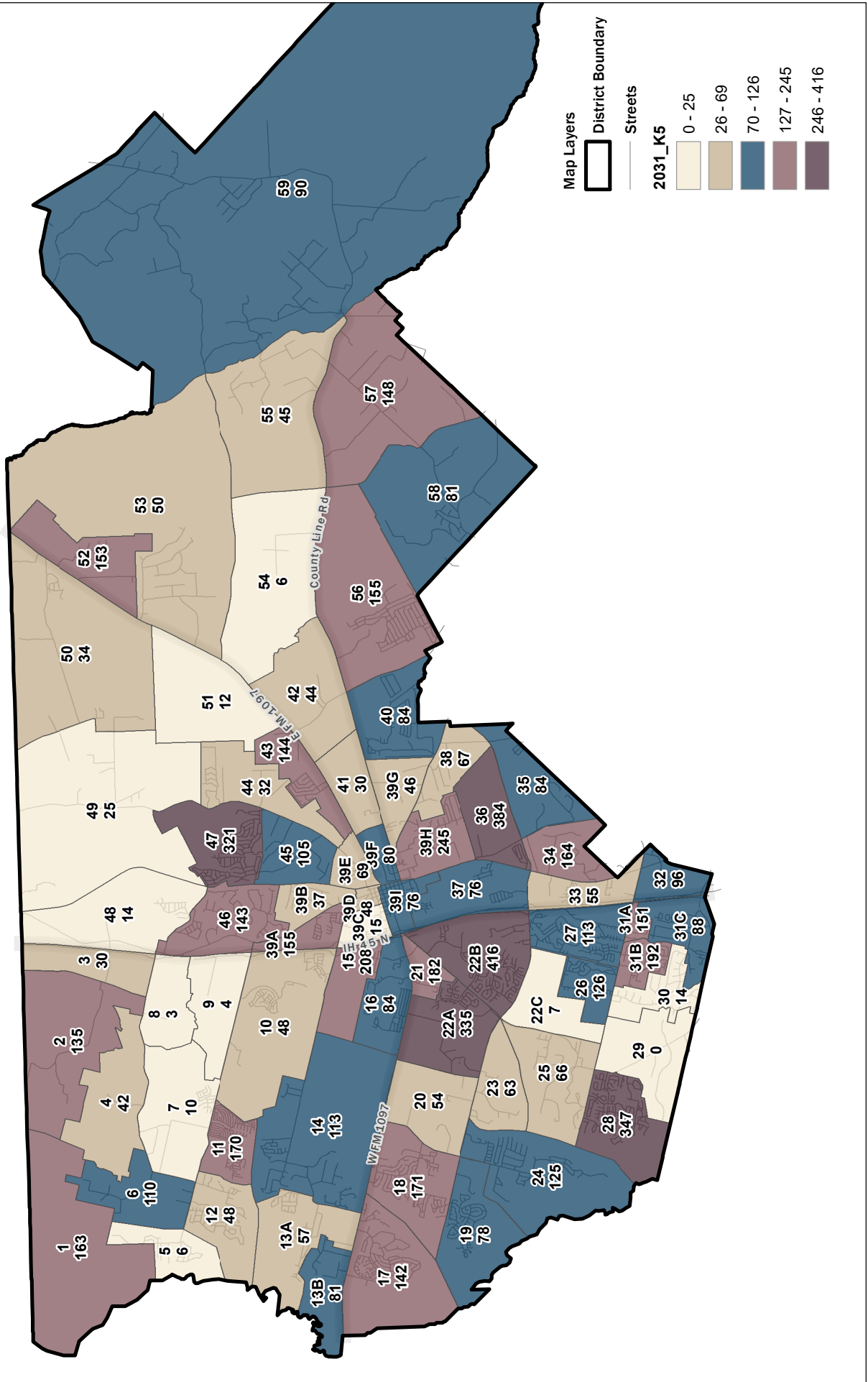
Willis ISD



Projected Resident KG-5th Students

Fall 2031

Willis ISD



Map Layers

- District Boundary
- Streets

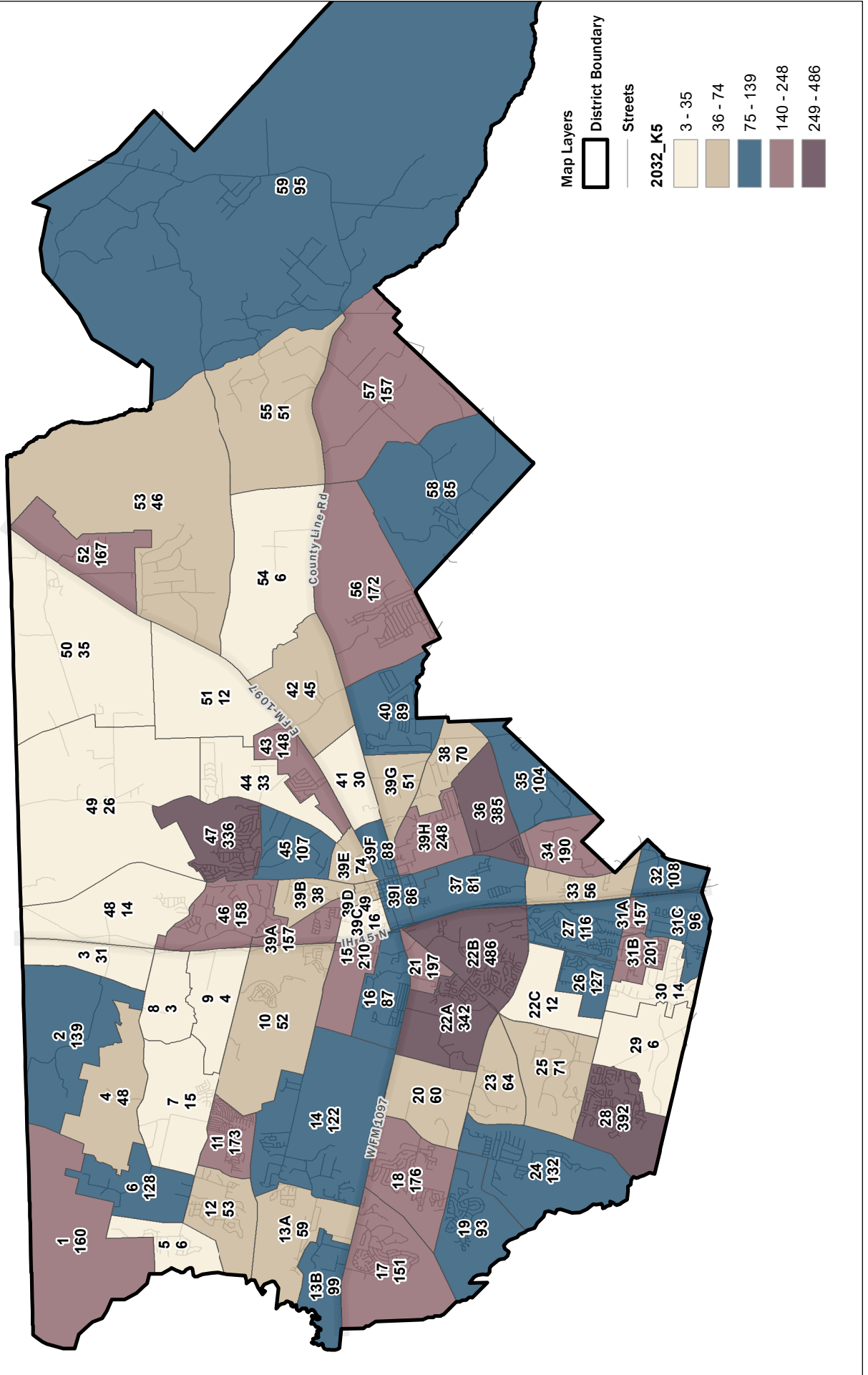
2031_K5

- 0 - 25
- 26 - 69
- 70 - 126
- 127 - 245
- 246 - 416

Projected Resident KG-5th Students

Fall 2032

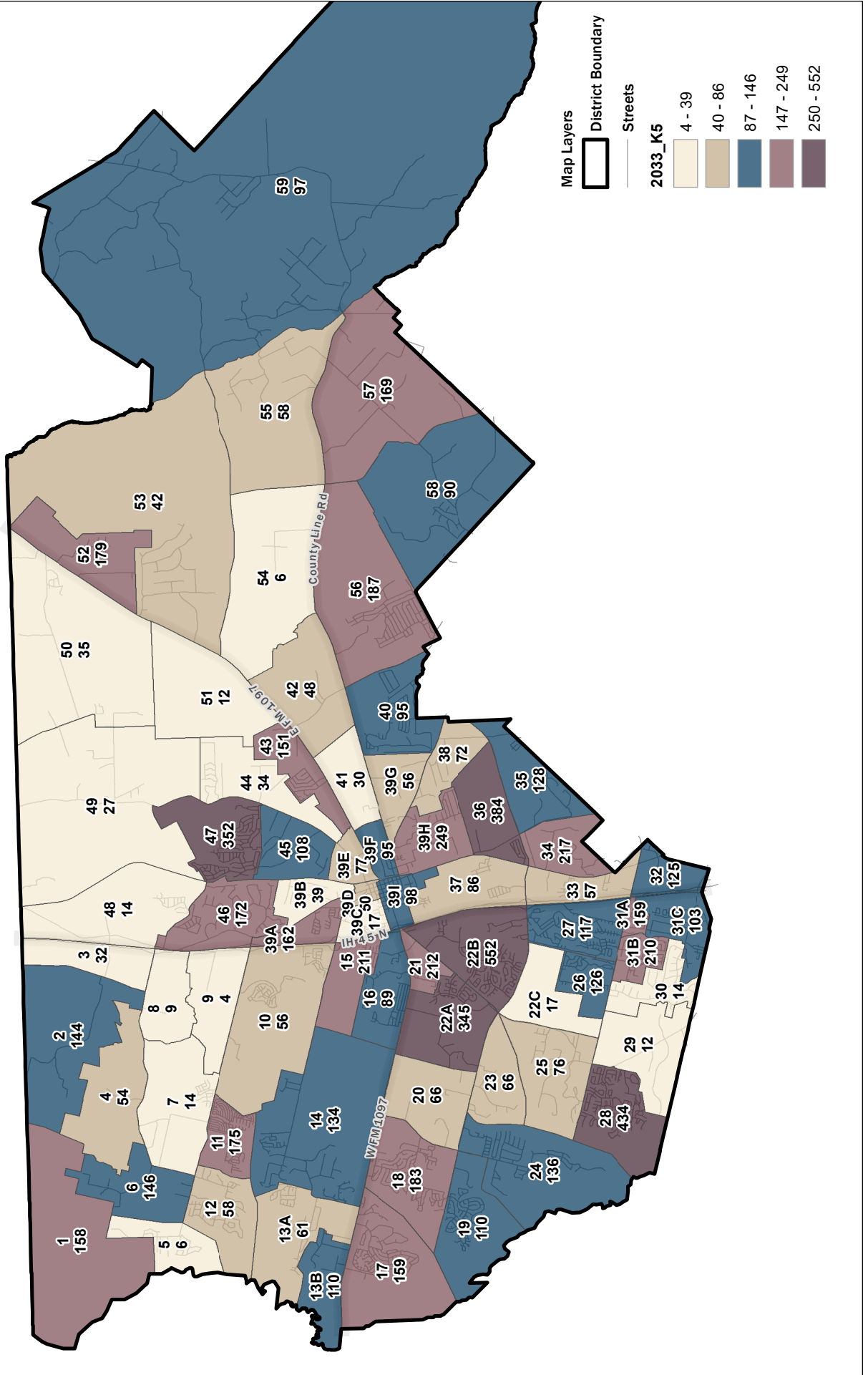
Willis ISD



Projected Resident KG-5th Students

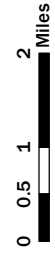
Fall 2033

Willis ISD

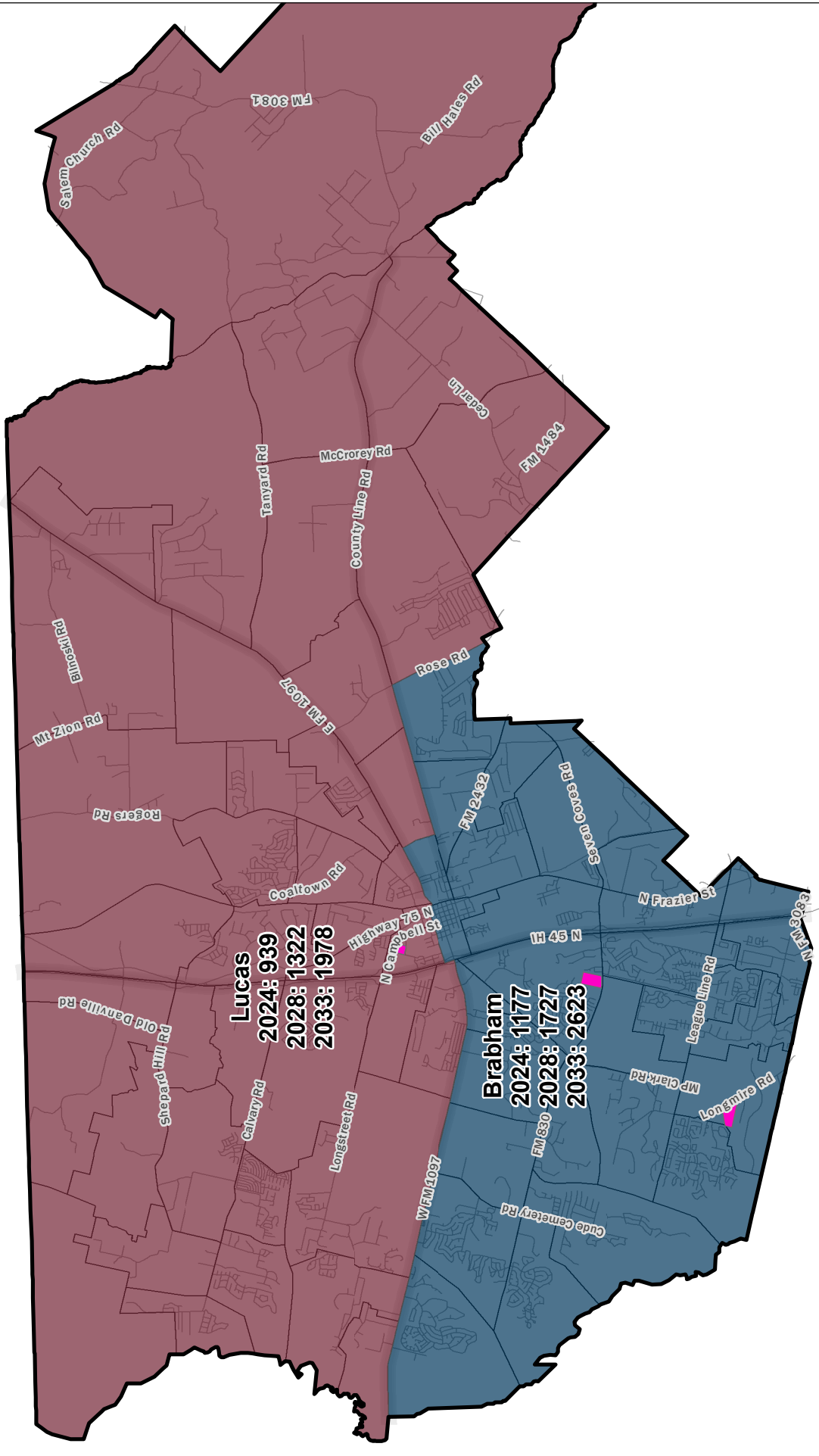


Projected Resident Students by Current Middle School Attendance Zone

Willis ISD



Map Layers
 District Boundary
 Streets



**Willis ISD Long Range Planning
Projected Resident Students
Current Middle School Attendance Zones**

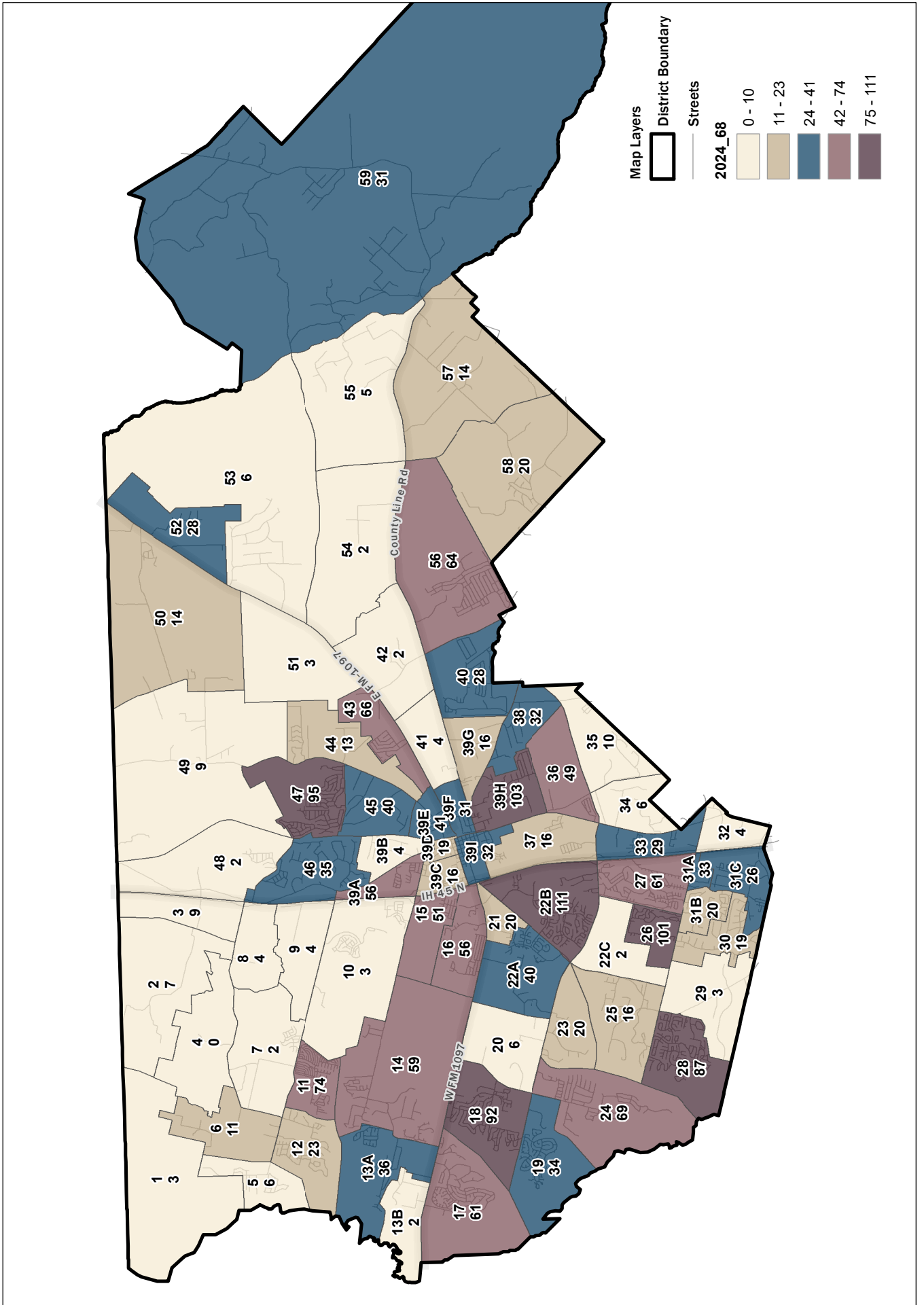
Middle Schools	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Brabham											
6th-8th Students Projected	1,118	1,177	1,341	1,485	1,645	1,727	1,807	1,927	2,168	2,403	2,623
Capacity	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070
Percent Utilization	104%	110%	125%	139%	154%	161%	169%	180%	203%	225%	245%
Student Margin	-48	-107	-271	-415	-575	-657	-737	-857	-1,098	-1,333	-1,553
Lucas											
6th-8th Students Projected	964	939	1,031	1,117	1,230	1,322	1,440	1,552	1,714	1,845	1,978
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	80%	78%	86%	93%	103%	110%	120%	129%	143%	154%	165%
Student Margin	236	261	169	83	-30	-122	-240	-352	-514	-645	-778
Totals:											
6th-8th Students Projected	2,082	2,116	2,372	2,602	2,875	3,049	3,247	3,479	3,882	4,248	4,601
Capacity	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270
Percent Utilization	92%	93%	104%	115%	127%	134%	143%	153%	171%	187%	203%
Student Margin	188	154	-102	-332	-605	-779	-977	-1,209	-1,612	-1,978	-2,331

Year in which resident population exceeds 120% of capacity.

Projected Resident 6th-8th Students

Fall 2024

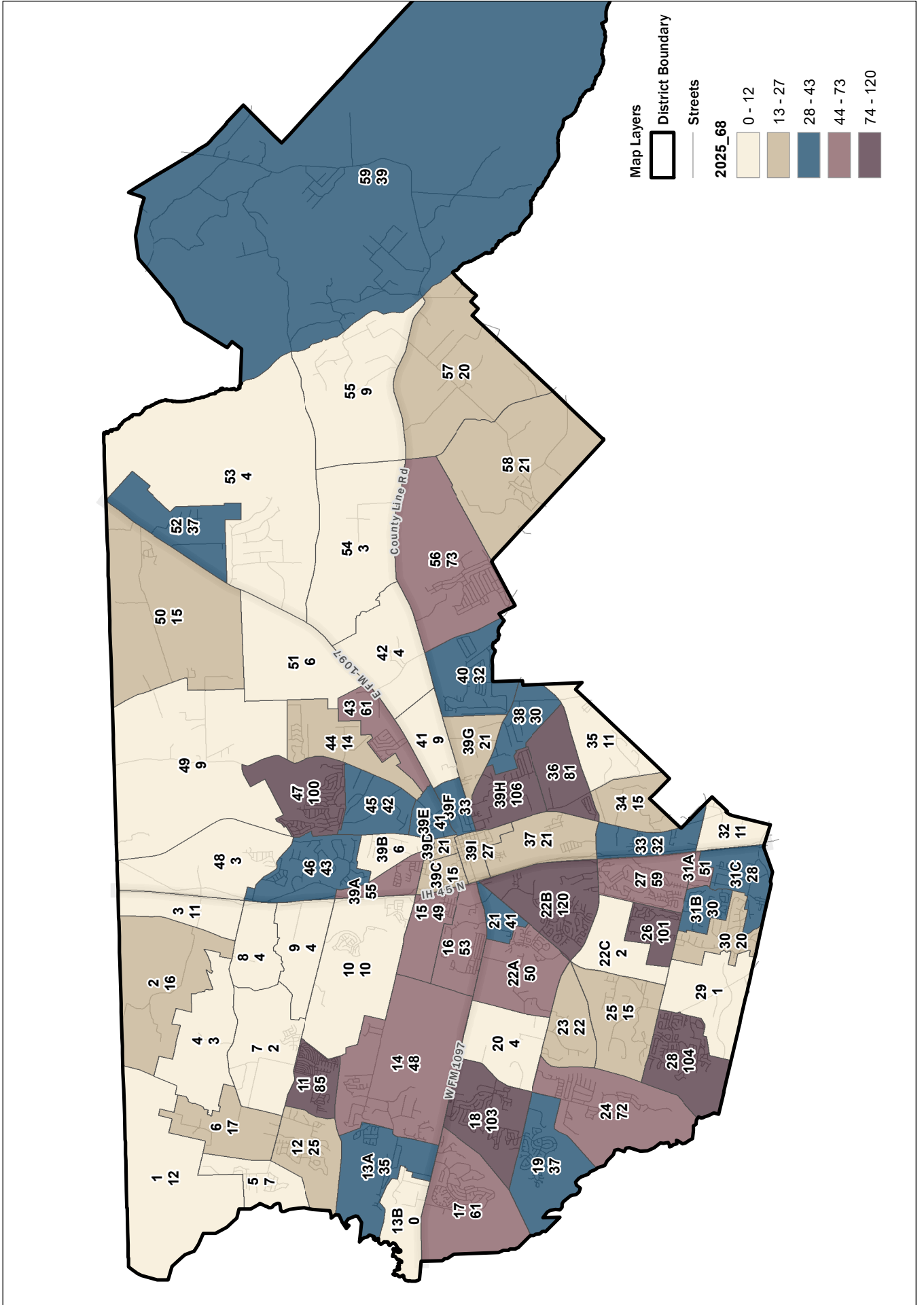
Willis ISD



Projected Resident 6th-8th Students

Fall 2025

Willis ISD



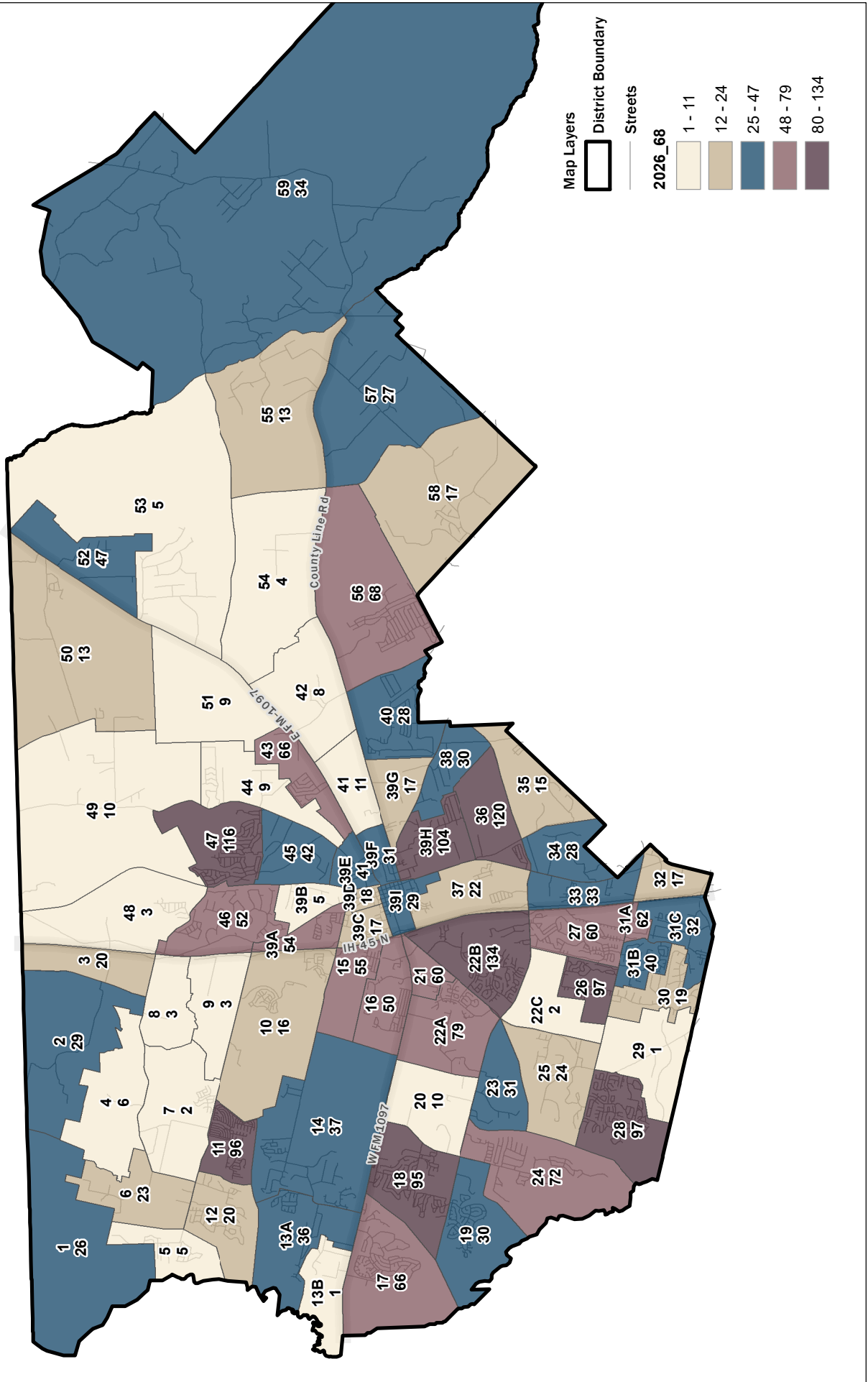
Map Layers

- District Boundary
- Streets

2025_68

- 0 - 12
- 13 - 27
- 28 - 43
- 44 - 73
- 74 - 120

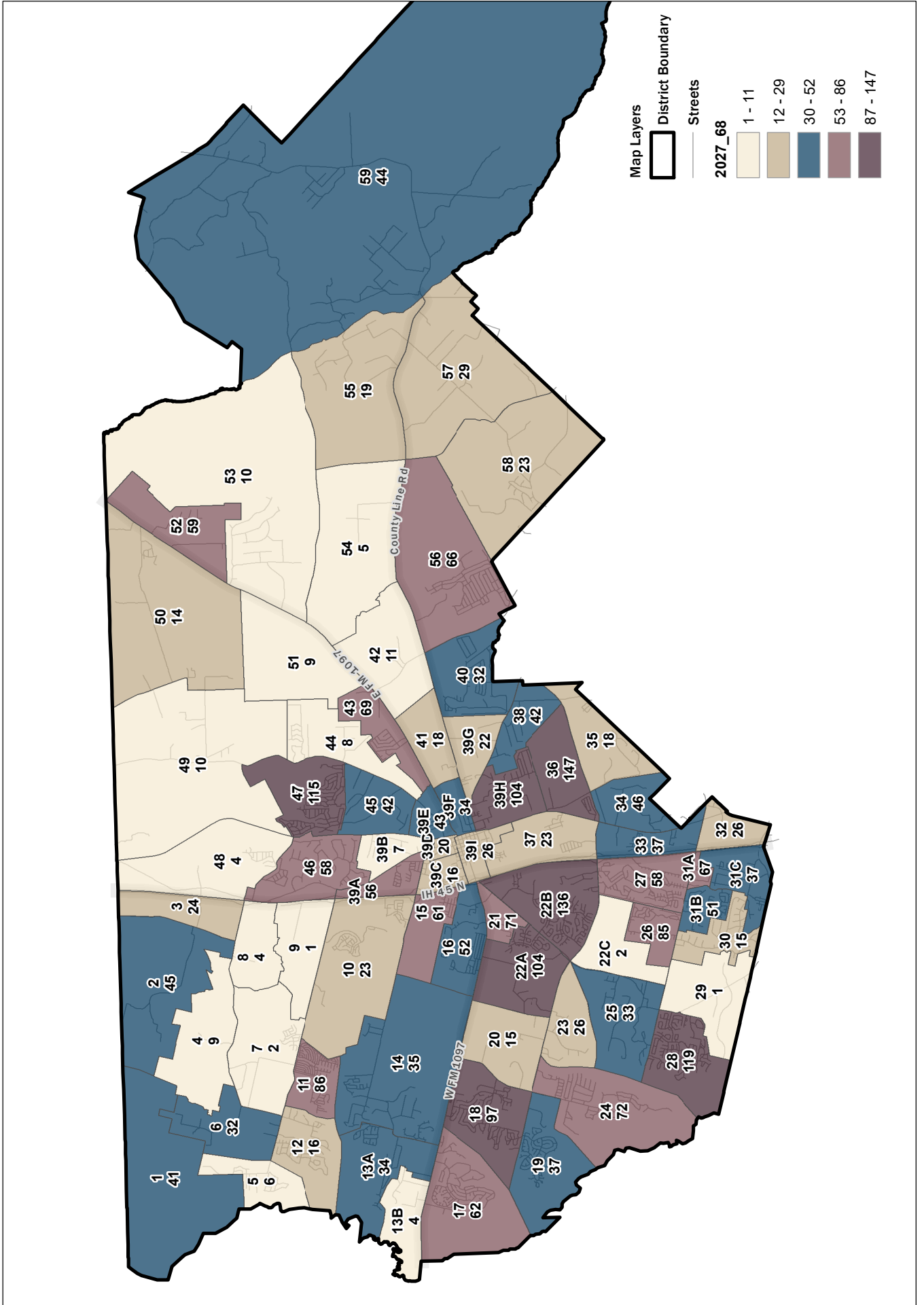
Projected Resident 6th-8th Students Fall 2026 Willis ISD



Projected Resident 6th-8th Students

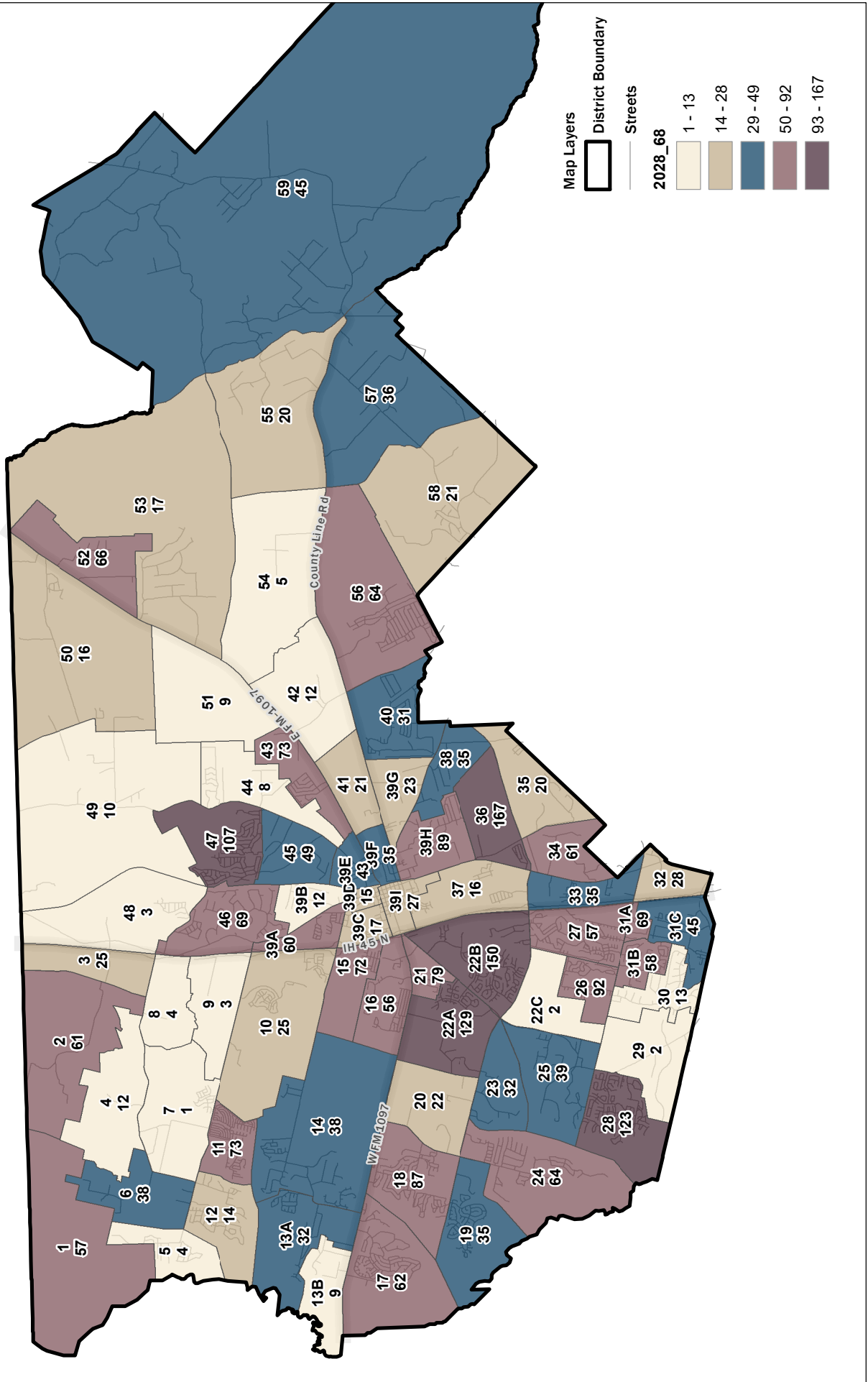
Fall 2027

Willis ISD



Projected Resident 6th-8th Students Fall 2028

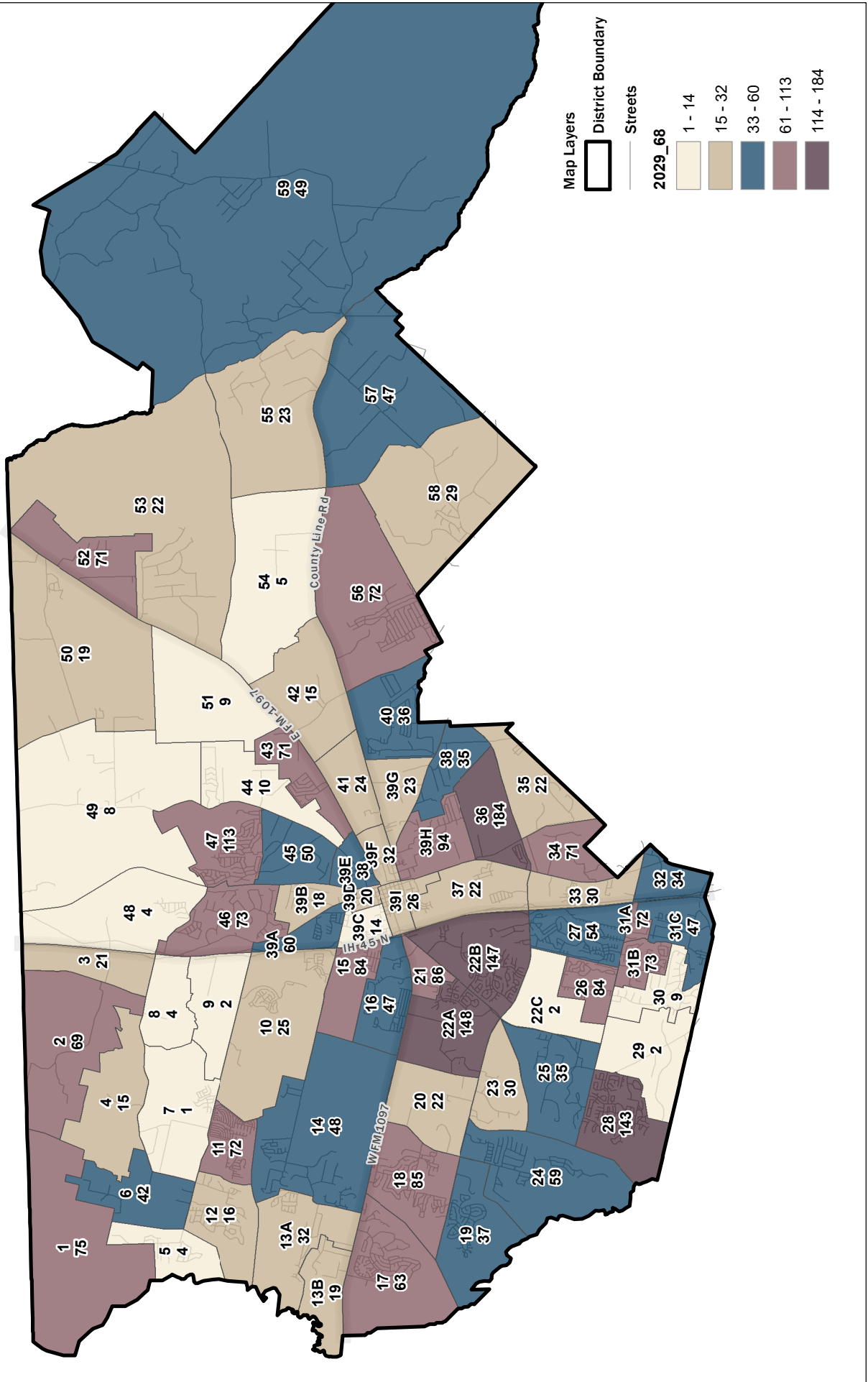
Willis ISD



Projected Resident 6th-8th Students

Fall 2029

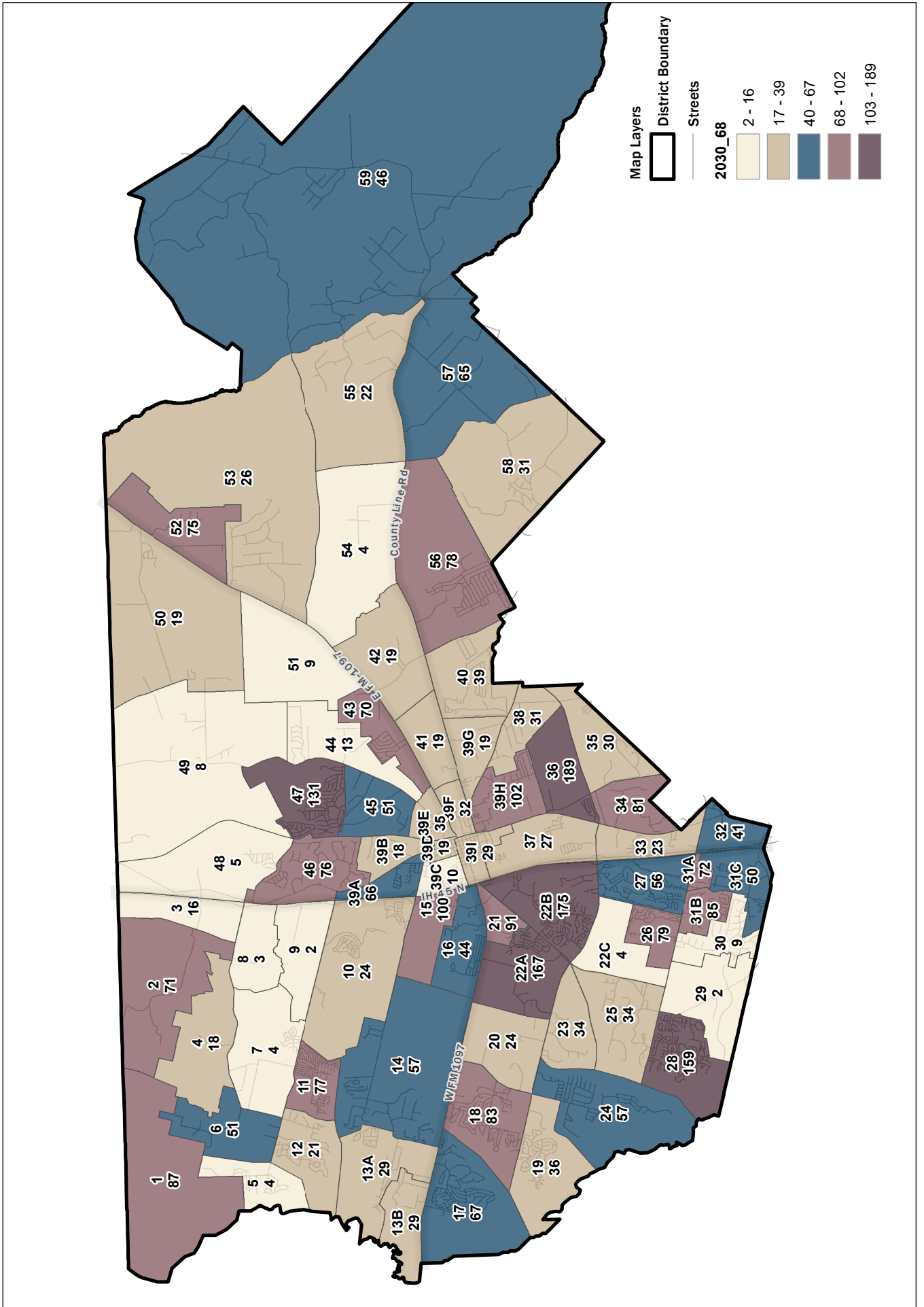
Willis ISD



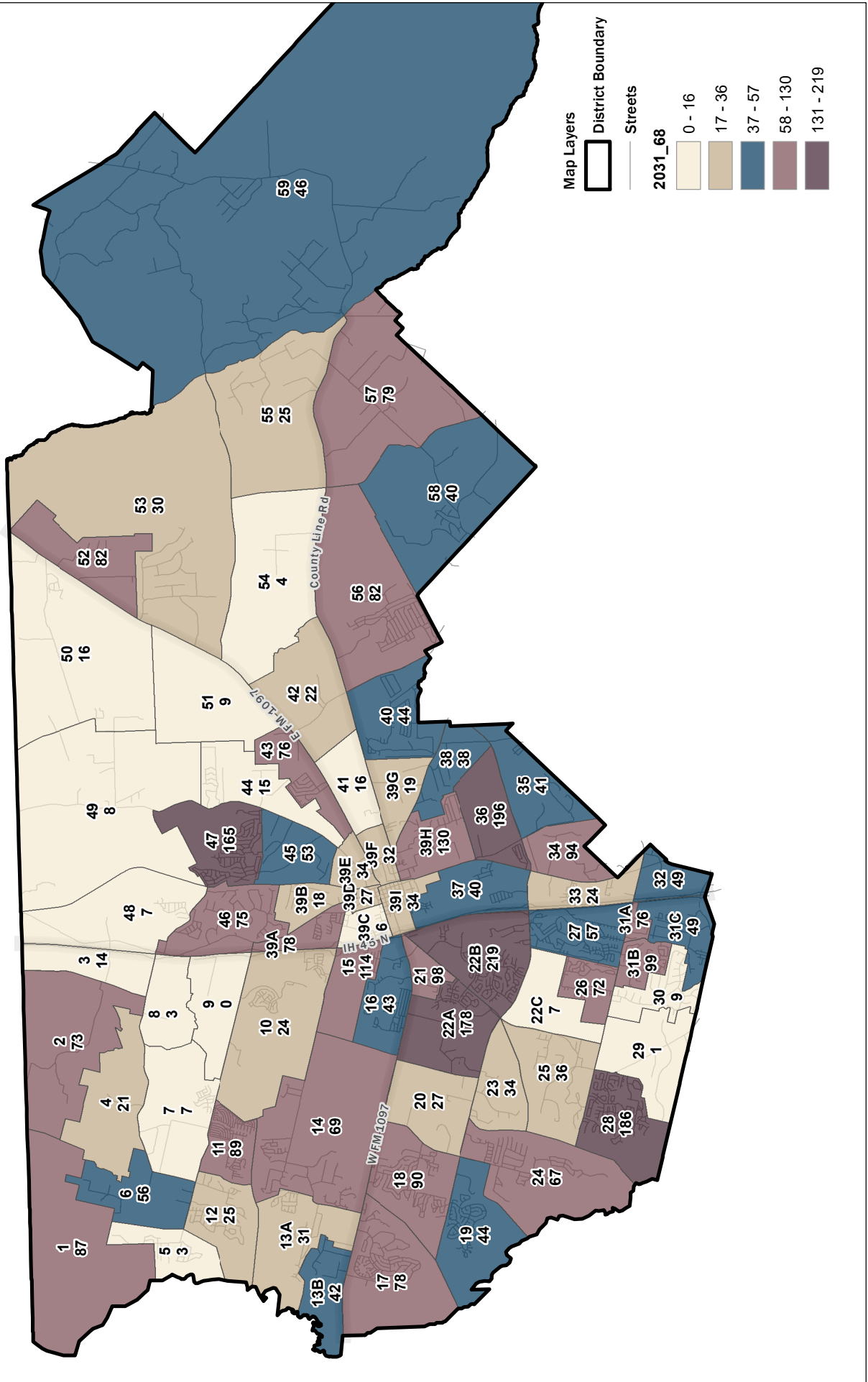
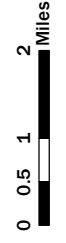
Projected Resident 6th-8th Students

Fall 2030

Willis ISD



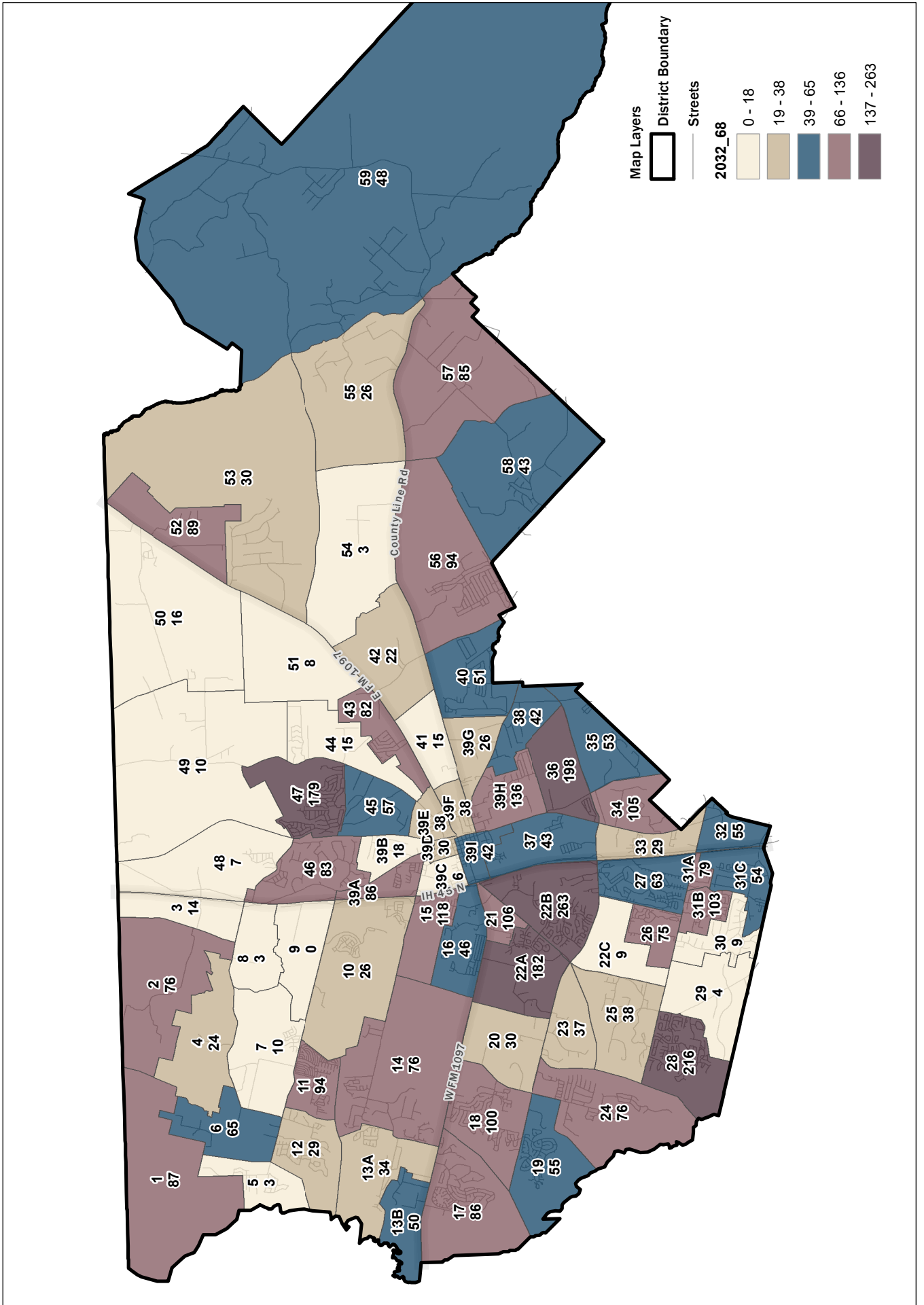
Projected Resident 6th-8th Students Fall 2031 Willis ISD



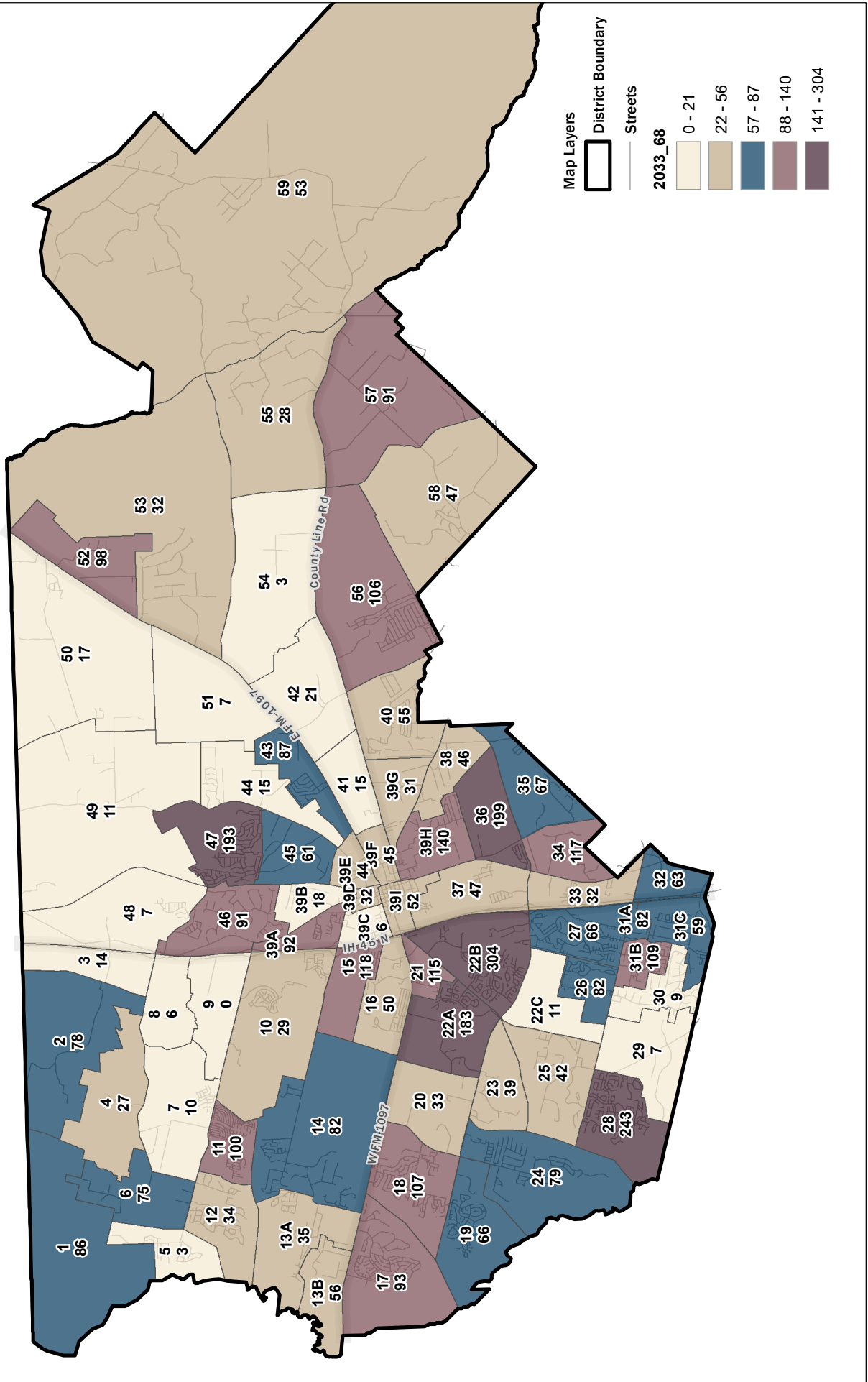
Projected Resident 6th-8th Students

Fall 2032

Willis ISD



Projected Resident 6th-8th Students Fall 2033 Willis ISD



**Willis ISD Long Range Planning
Projected High School Students**

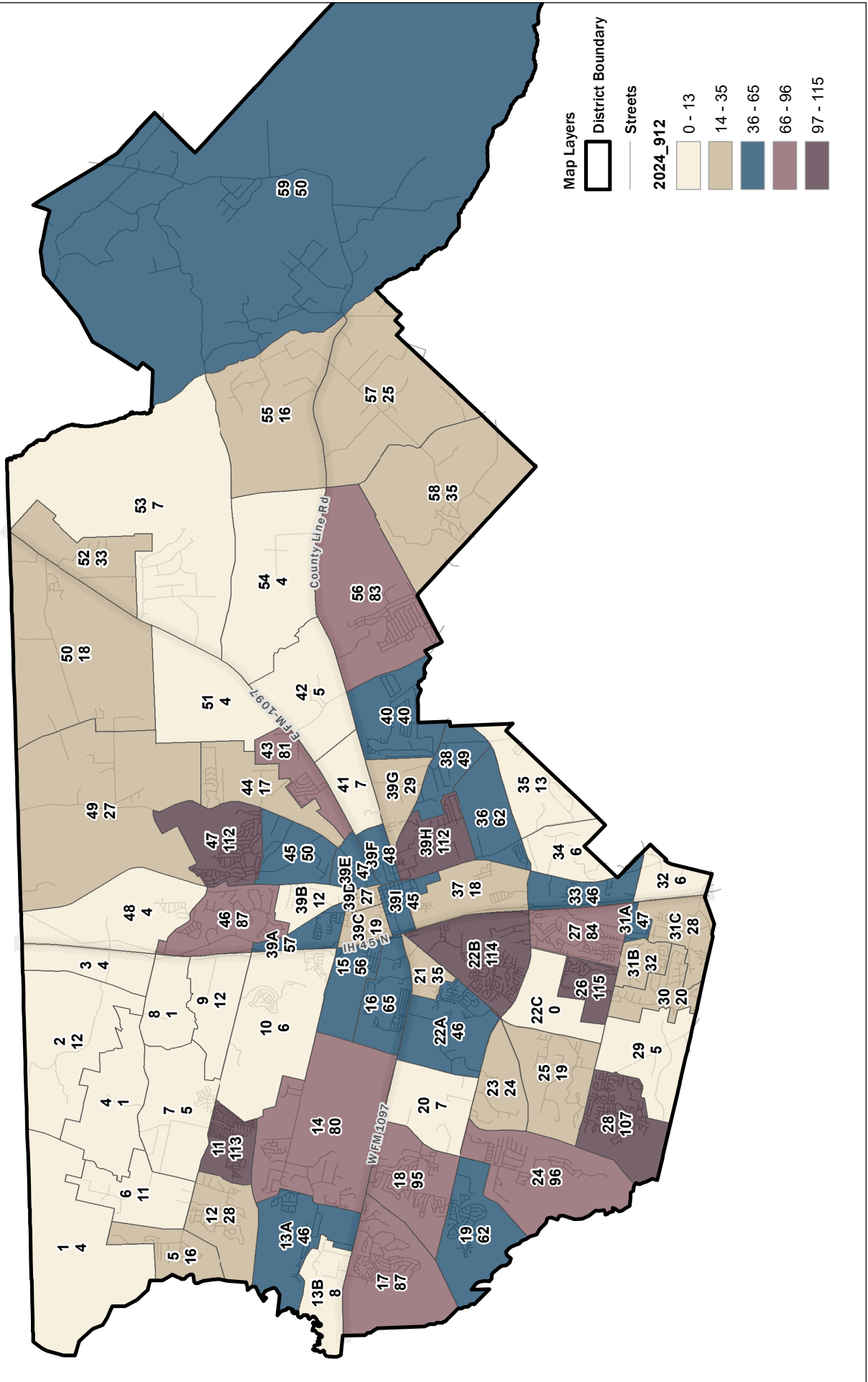
High School	Current	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9th-12th Students Projected	2,655	2,793	2,890	3,114	3,334	3,608	3,956	4,340	4,665	4,940	5,293
Capacity WHS	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Capacity CTE	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	89%	93%	96%	104%	111%	120%	132%	145%	156%	165%	176%
Student Margin	-255	-393	-490	-714	-934	-1,208	-1,556	-1,940	-2,265	-2,540	-2,893

Year in which resident population exceeds 120% of capacity.

Projected Resident 9th-12th Students

Fall 2024

Willis ISD



Map Layers

- District Boundary
- Streets

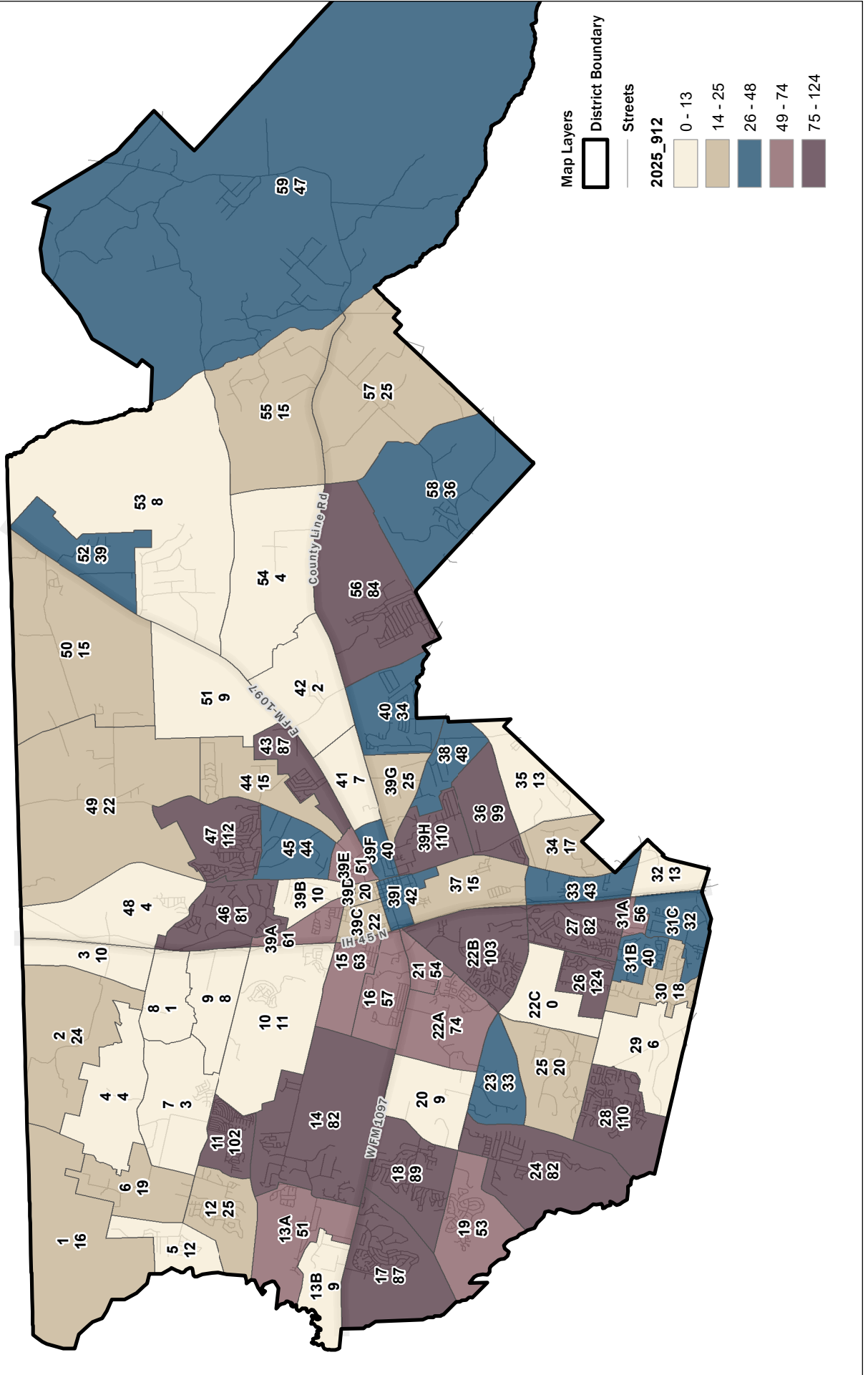
2024_912

- 0 - 13
- 14 - 35
- 36 - 65
- 66 - 96
- 97 - 115

Projected Resident 9th-12th Students

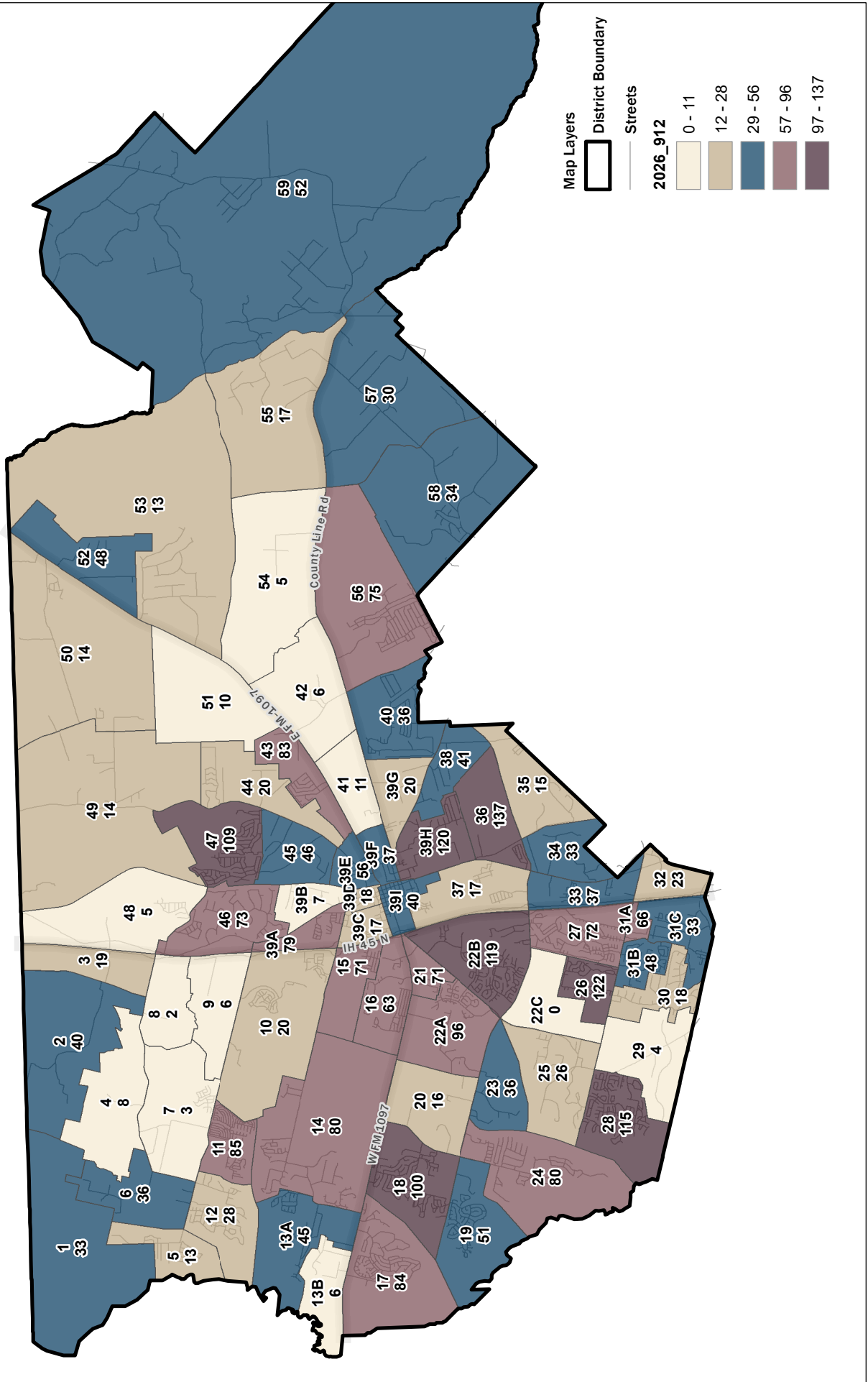
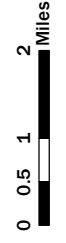
Fall 2025

Willis ISD



Projected Resident 9th-12th Students Fall 2026

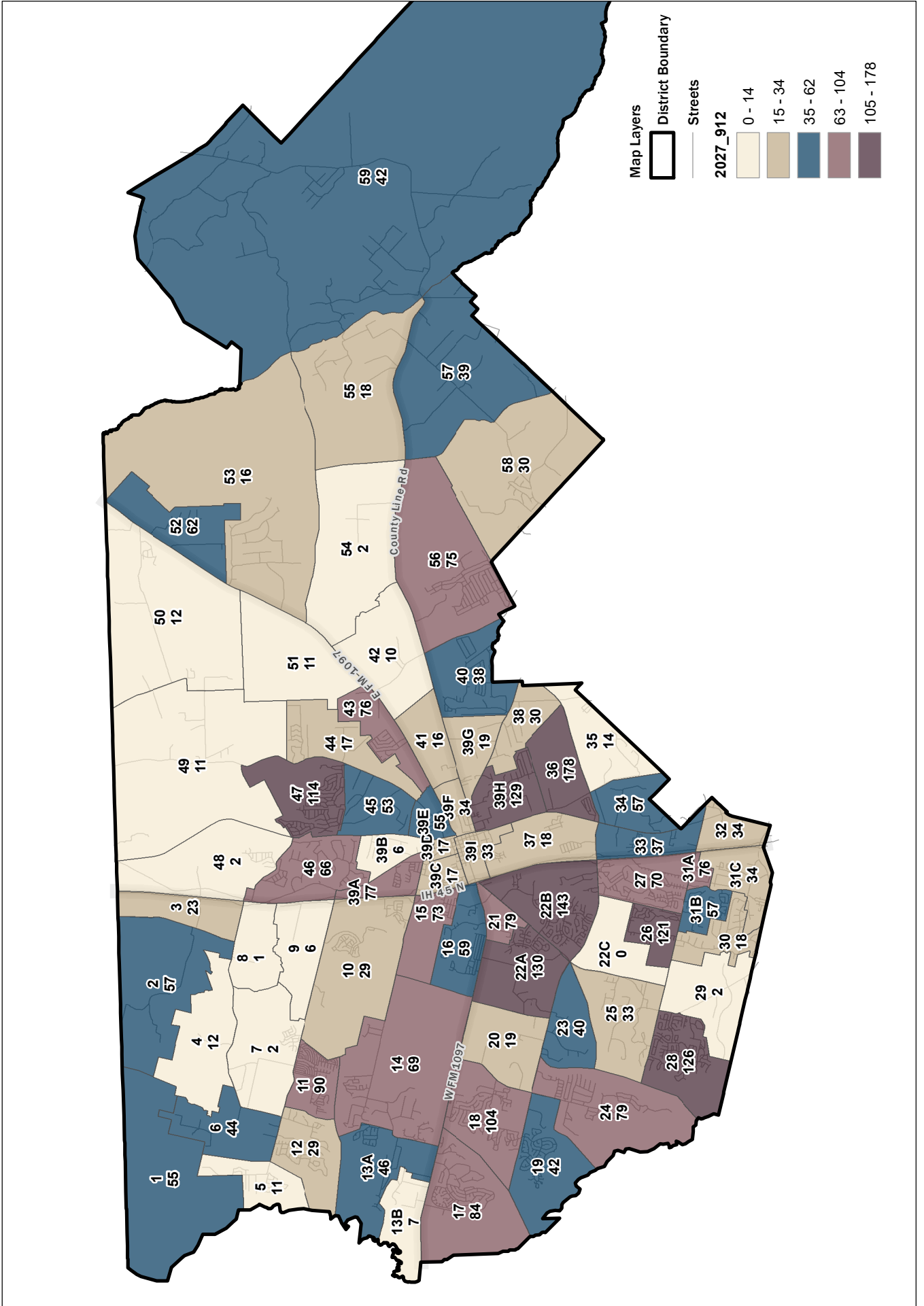
Willis ISD



Projected Resident 9th-12th Students

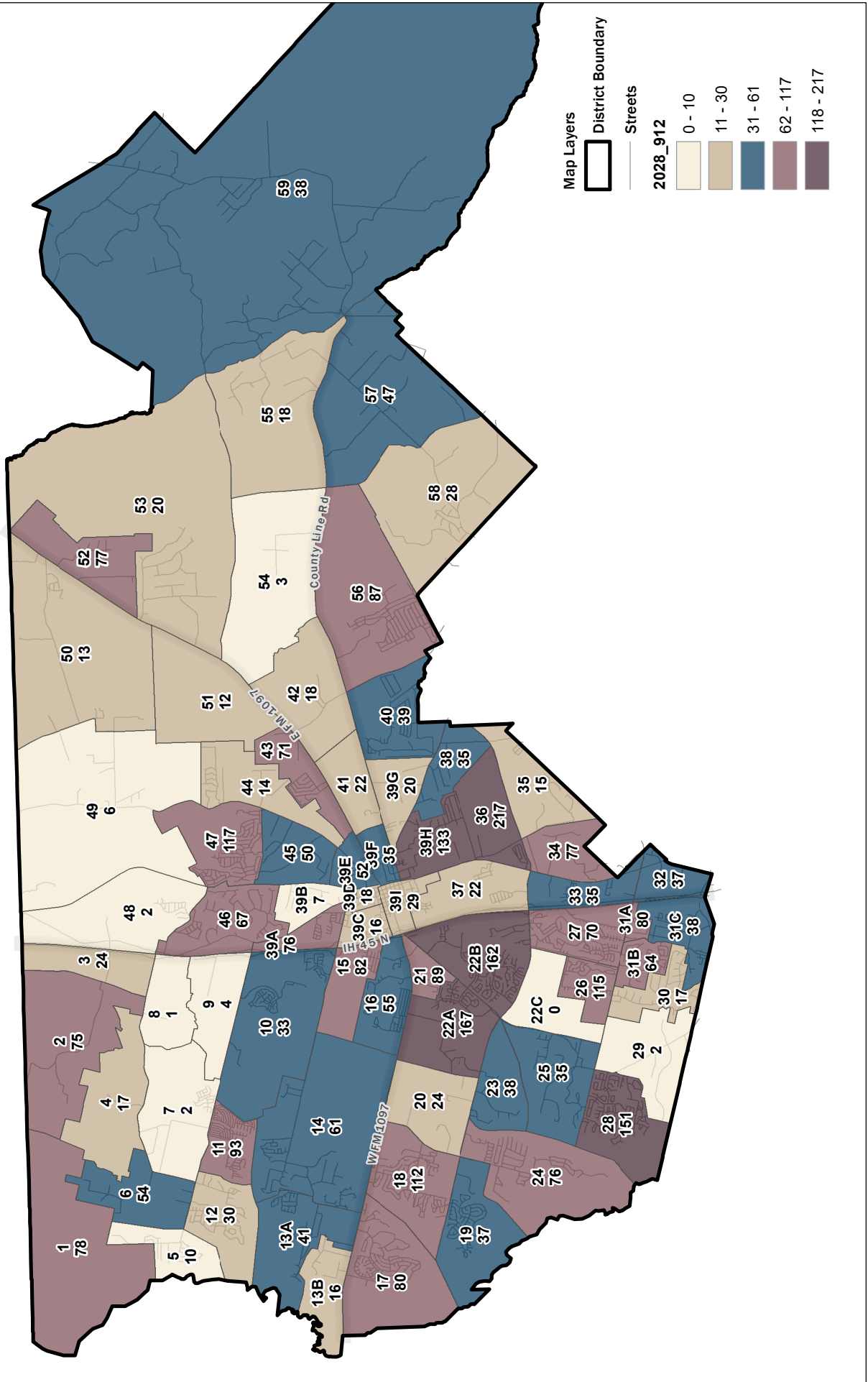
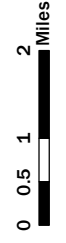
Fall 2027

Willis ISD



Projected Resident 9th-12th Students Fall 2028

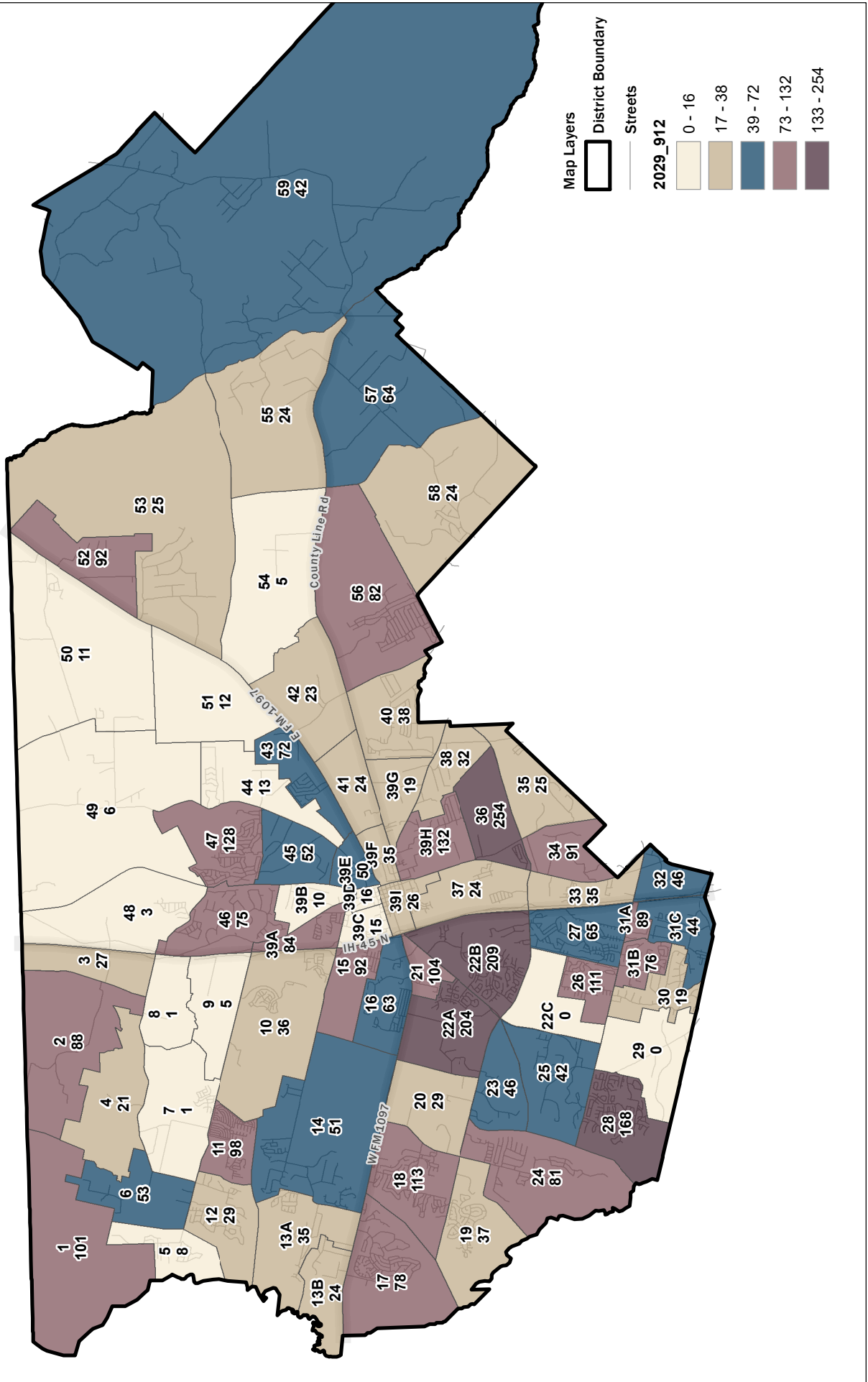
Willis ISD



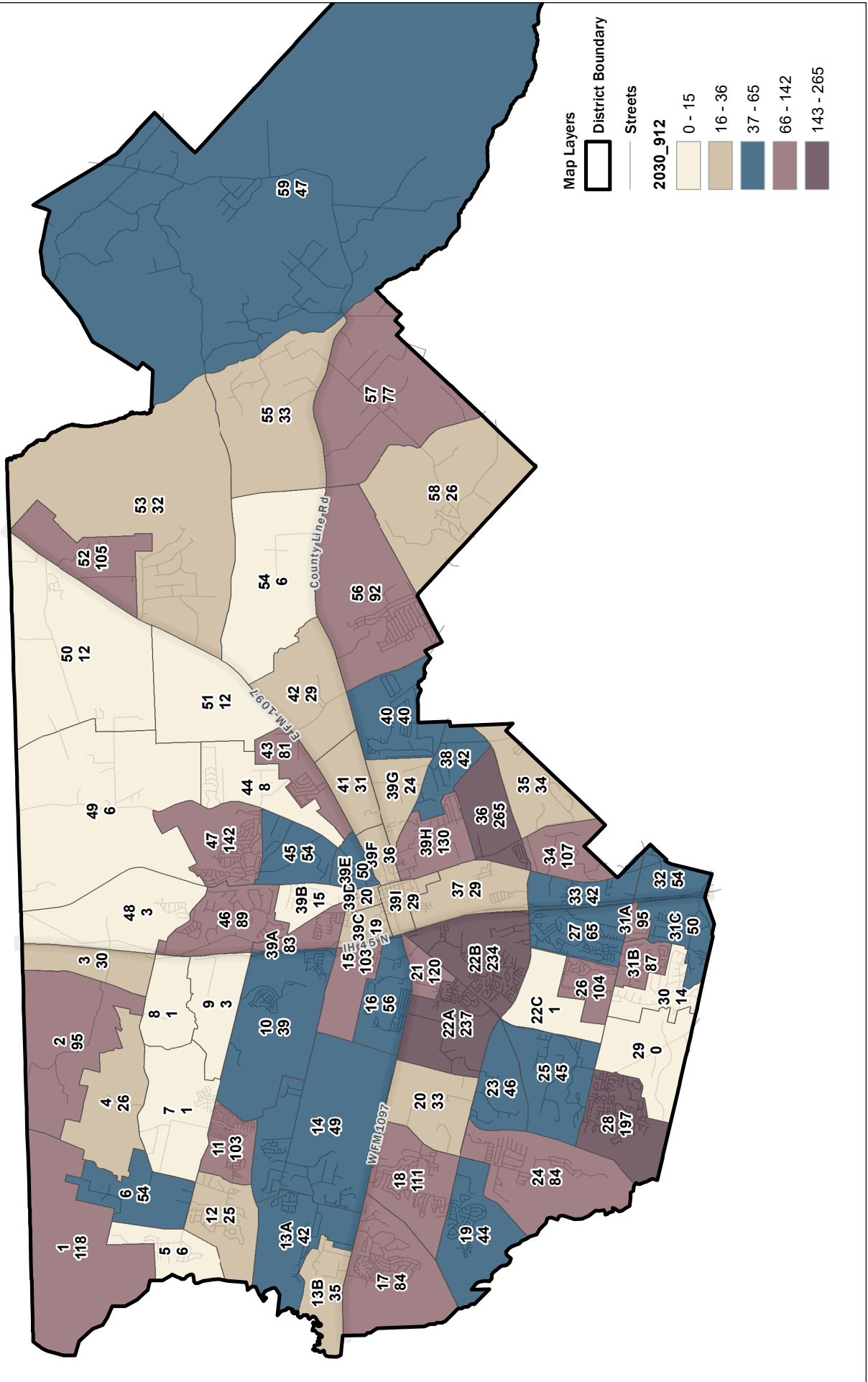
Projected Resident 9th-12th Students

Fall 2029

Willis ISD



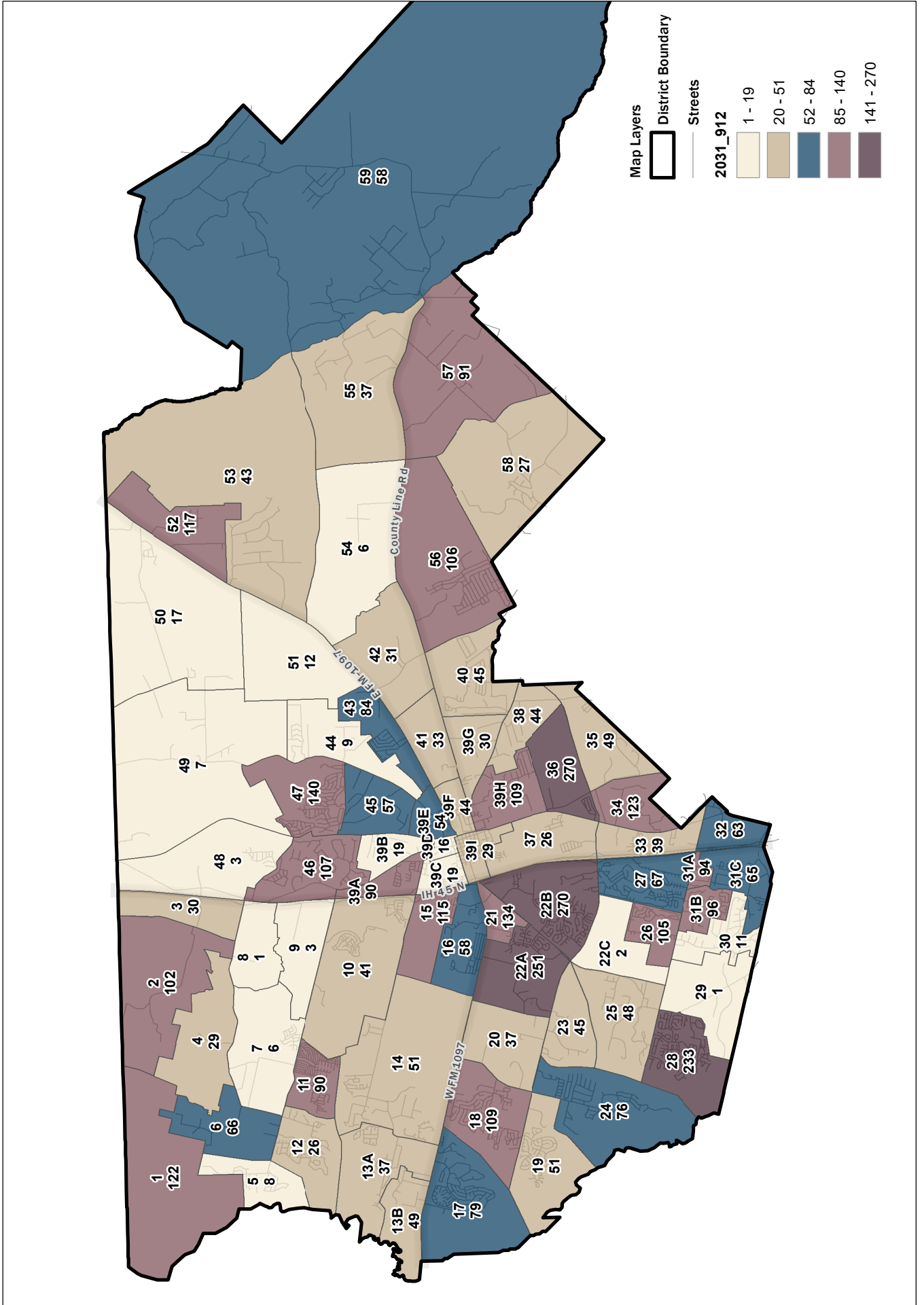
Projected Resident 9th-12th Students Fall 2030 Willis ISD



Projected Resident 9th-12th Students

Fall 2031

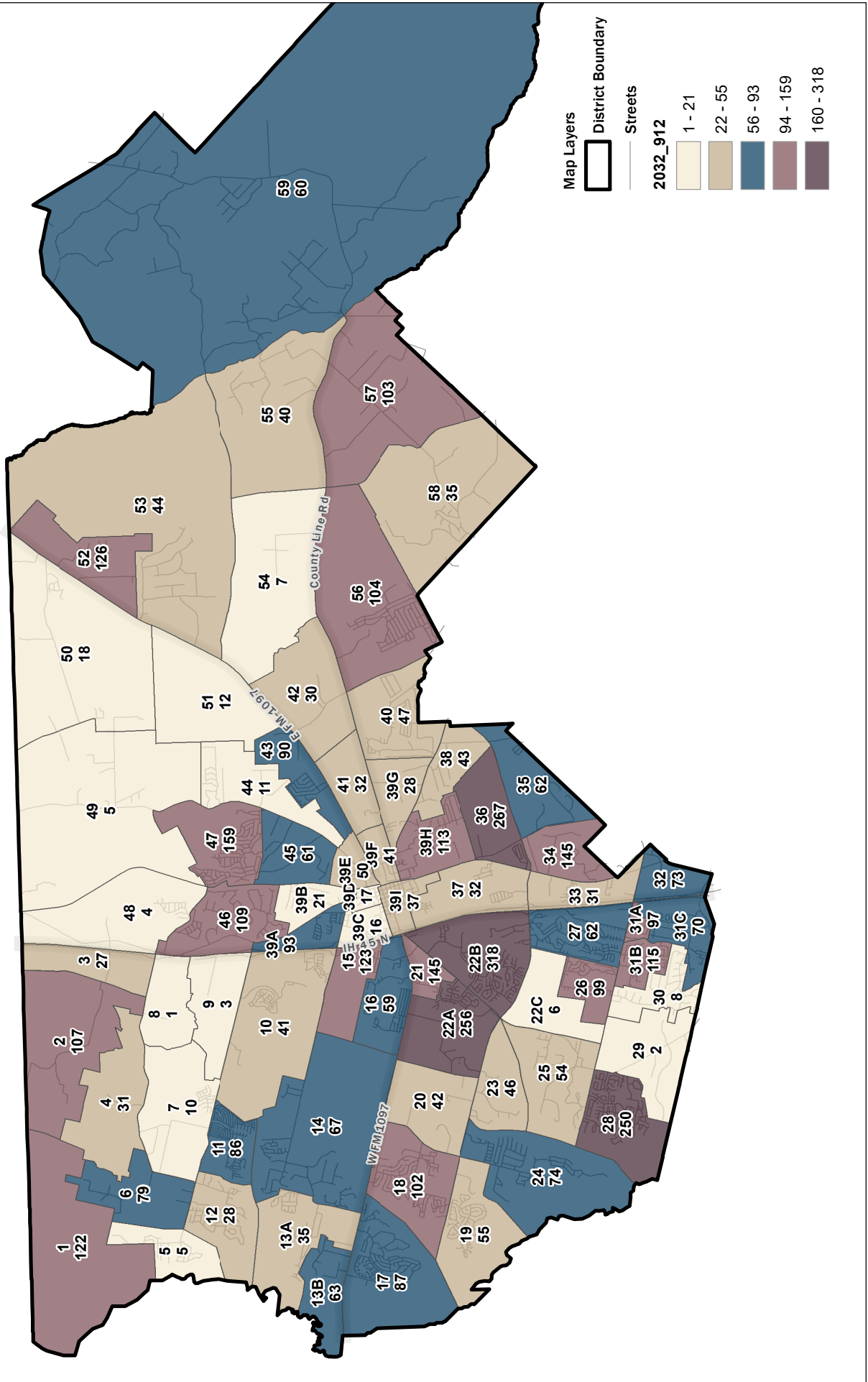
Willis ISD



Projected Resident 9th-12th Students

Fall 2032

Willis ISD



Projected Resident 9th-12th Students

Fall 2033

Willis ISD

