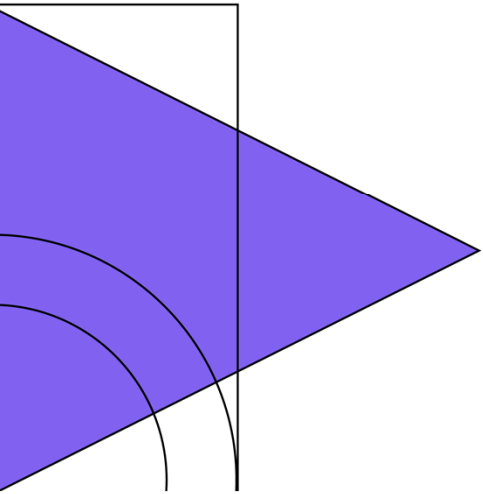
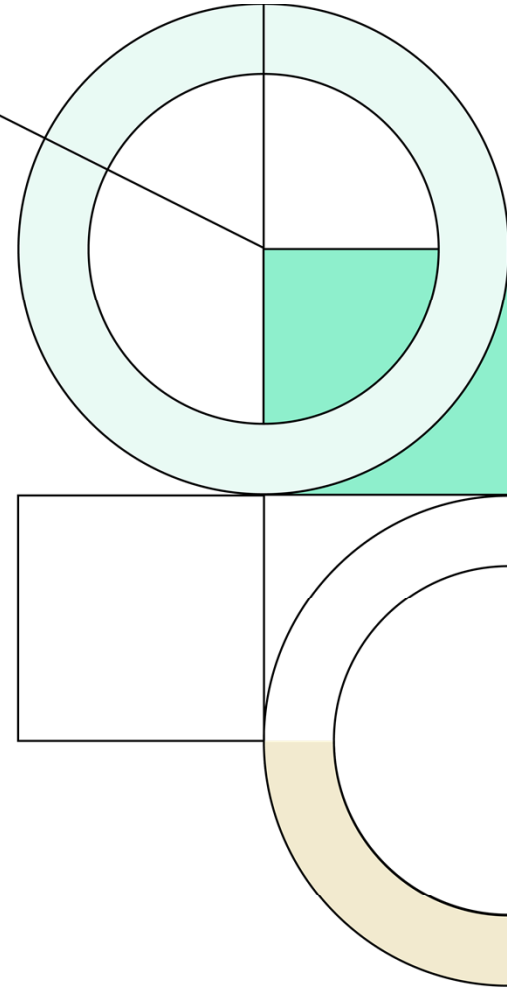




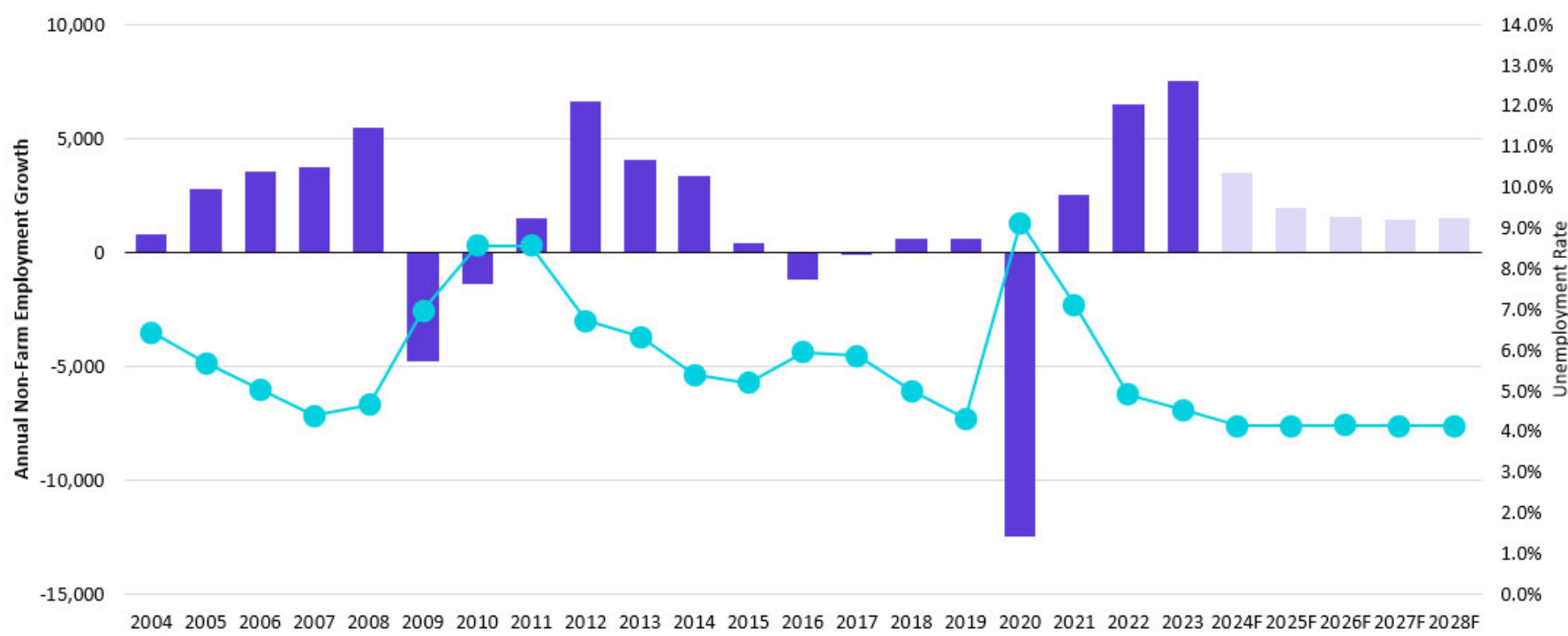
London Independent School District

September 9th, 2024
Demographic Report





Corpus Christi MSA Employment Growth



Source: Moody's Analytics; U.S. Bureau of Labor Statistics (BLS)

■ Prior Year Change ● Unemployment Rate

Corpus Christi, TX Metropolitan Statistical Area - Moody's Analytics Five-Year Forecast

Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024F	2025F	2026F	2027F	2028F
Non-Farm Employment	193,467	193,892	192,700	192,592	193,208	193,825	181,342	183,883	190,342	197,825	201,308	203,262	204,798	206,224	207,741
Prior Year Change	3,325	425	(1,192)	(108)	617	617	(12,483)	2,542	6,458	7,483	3,483	1,954	1,536	1,426	1,517
Annual % Change	1.7%	0.2%	-0.6%	-0.1%	0.3%	0.3%	-6.4%	1.4%	3.5%	3.9%	1.8%	1.0%	0.8%	0.7%	0.7%
Unemployment Rate	5.4%	5.2%	5.9%	5.9%	5.0%	4.3%	9.1%	7.1%	4.9%	4.5%	4.1%	4.1%	4.2%	4.1%	4.1%

Corpus Christi Economic Development News

Replacement of the Harbor Bay Bridge

- The existing Harbor Bridge's 138 feet of navigational clearance, which met World War II standards when it was built, make it difficult for the Port of Corpus Christi to compete with other Gulf Coast deepwater ports because of larger ship sizes today. The new bridge will have 205 feet of clearance
- The new \$1.2 billion bridge will allow TxDOT to improve safety, thereby reducing accident rates; provide better opportunities for moving people and goods (including military equipment and Port assets) throughout the region; provide adequate capacity to meet future traffic demand, and provide greater economic development opportunities for the Port of Corpus Christi.



Existing Harbor Bay Bridge (foreground) and ongoing construction of the new Harbor Bay Bridge which will open Spring 2025

Corpus Christi Economic Development News

Naval Air Station – Corpus Christi

- Yates Construction was recently awarded a contract worth up to \$148.3 million to build out about 206,000 square feet of facilities at Naval Air Station Corpus Christi
- The firm will build a 140,000-square-foot aircraft component repair shop and a 65,000-square-foot administrative annex building for the base's leadership.
- Port of Corpus Christi officials and others have been active in trying to attract more investment into the region as South Texas becomes a focal point for public infrastructure and private enterprise.
- Replacement of the outdated Harbor Bay Bridge (in background) will further facilitate Port of Corpus Christi investment initiatives



Image: Port Corpus Christi

Port of Corpus Christi

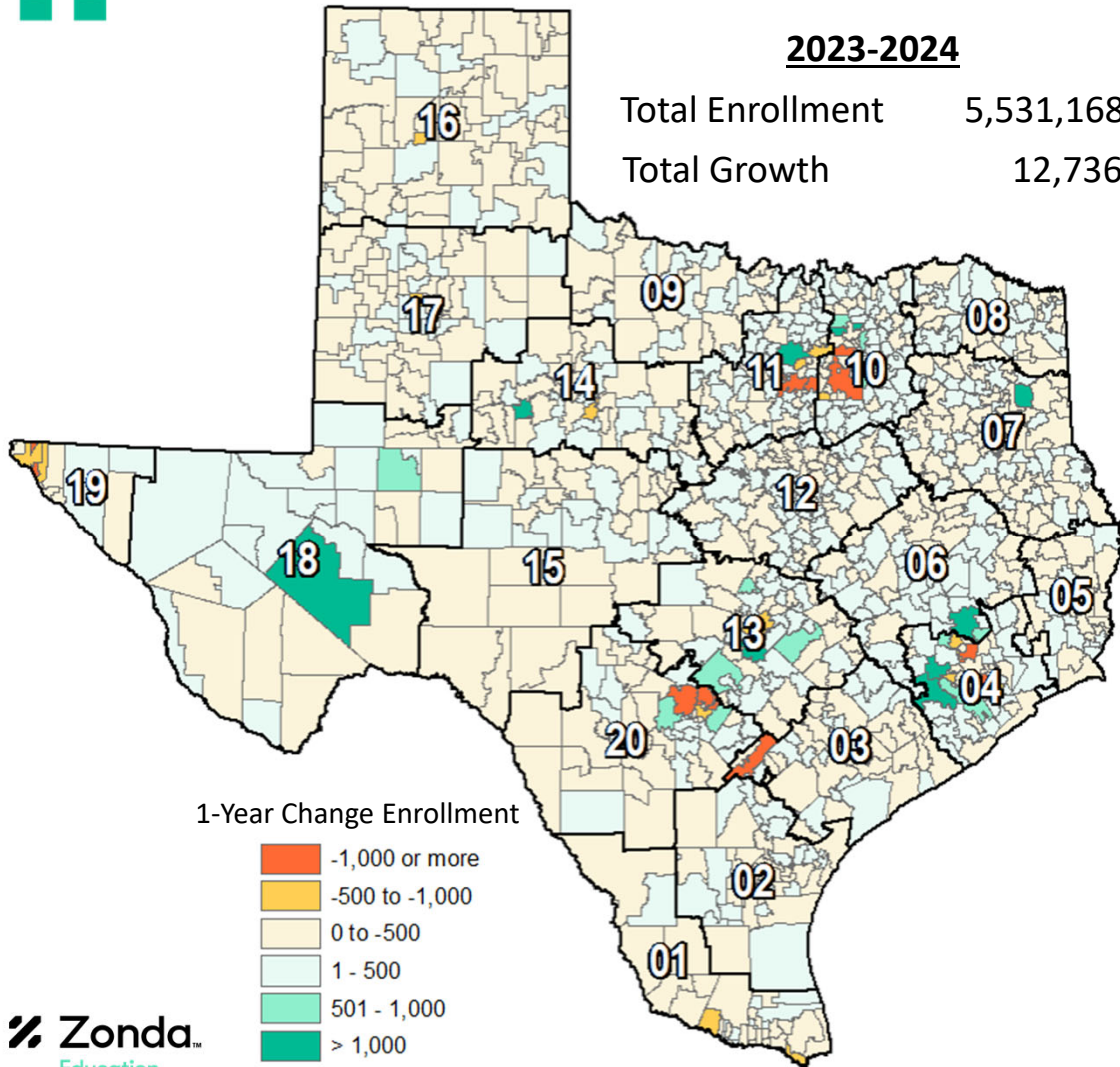


State Enrollment Trends

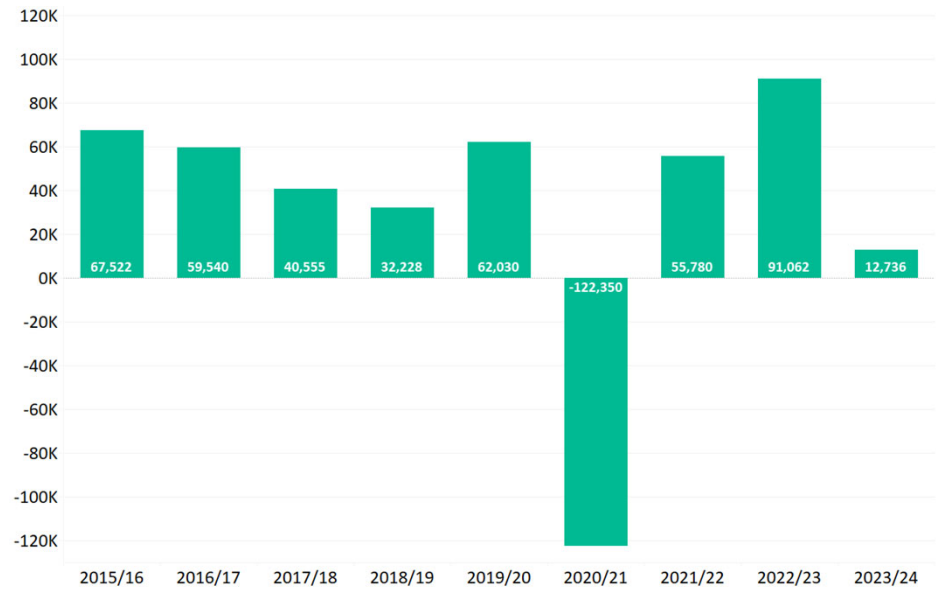
2023-2024

Total Enrollment 5,531,168

Total Growth 12,736

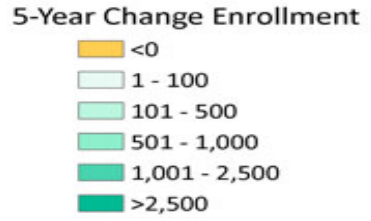
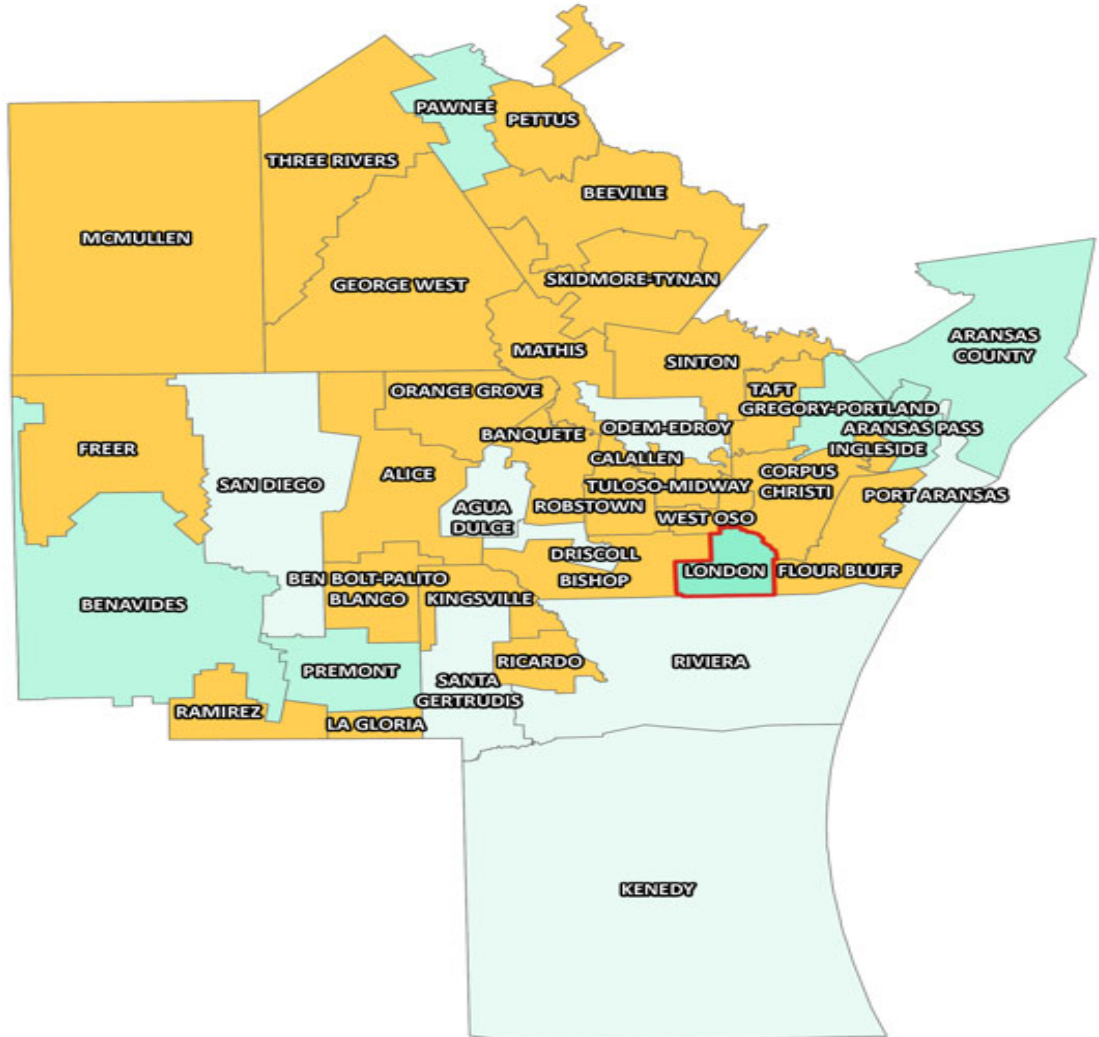


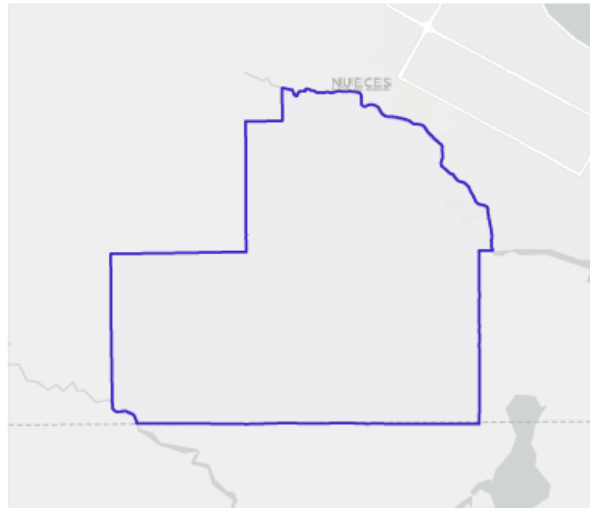
Texas ISD Enrollment Change



Region 2 Enrollment Trends

- London ISD enrollment increased by 619 students between 2018/19 and 2023/24 (55.9%)
- Region 2 has seen a 5-year enrollment decrease of 5,925 students (-5.9%)



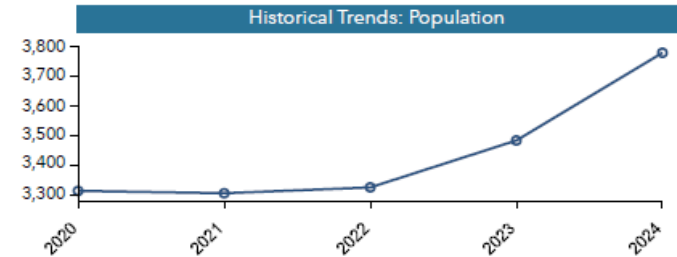
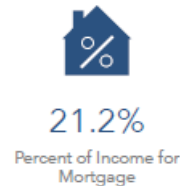


Population Trends and Key Indicators

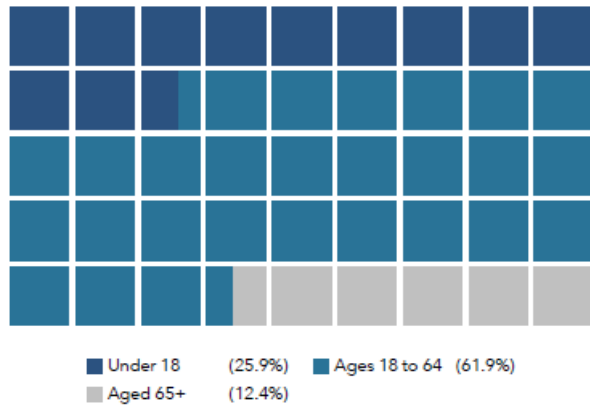
LONDON ISD
Area: 87.05 square miles

3,781 Population	1,132 Households	3.33 Avg Size Household	39.4 Median Age	\$153,125 Median Household Income	\$518,962 Median Home Value	188 Wealth Index	106 Housing Affordability	79 Diversity Index
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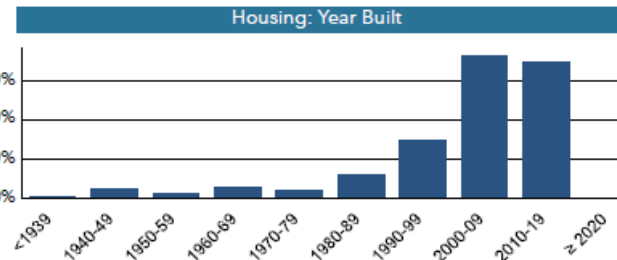
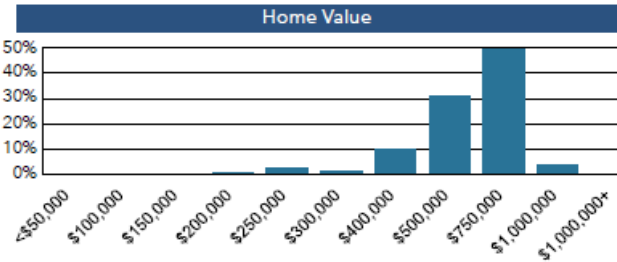
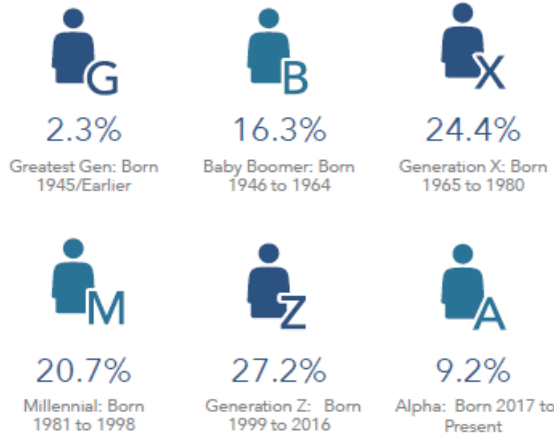
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



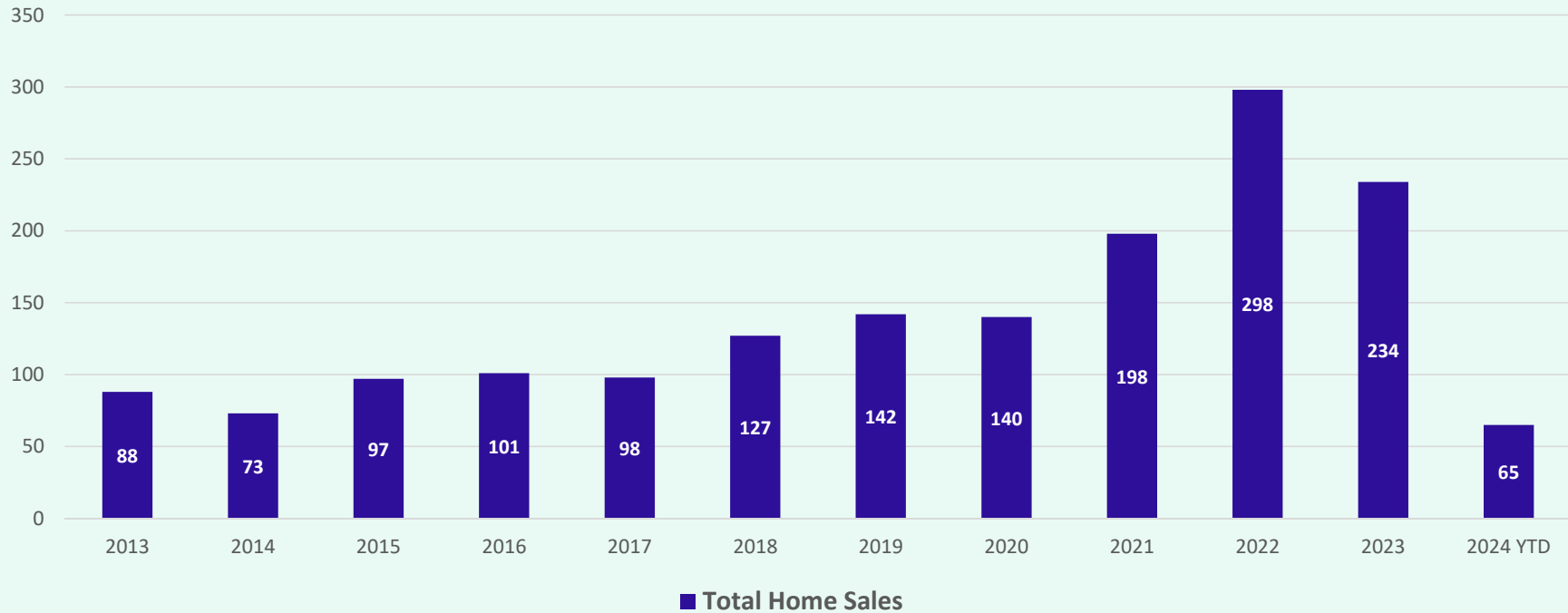
esri THE SCIENCE OF WHERE
 Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2024 Esri



London ISD Housing Market Analysis

District Annual Home Sales, 2013 – 2024 YTD

Annual District Home Sales



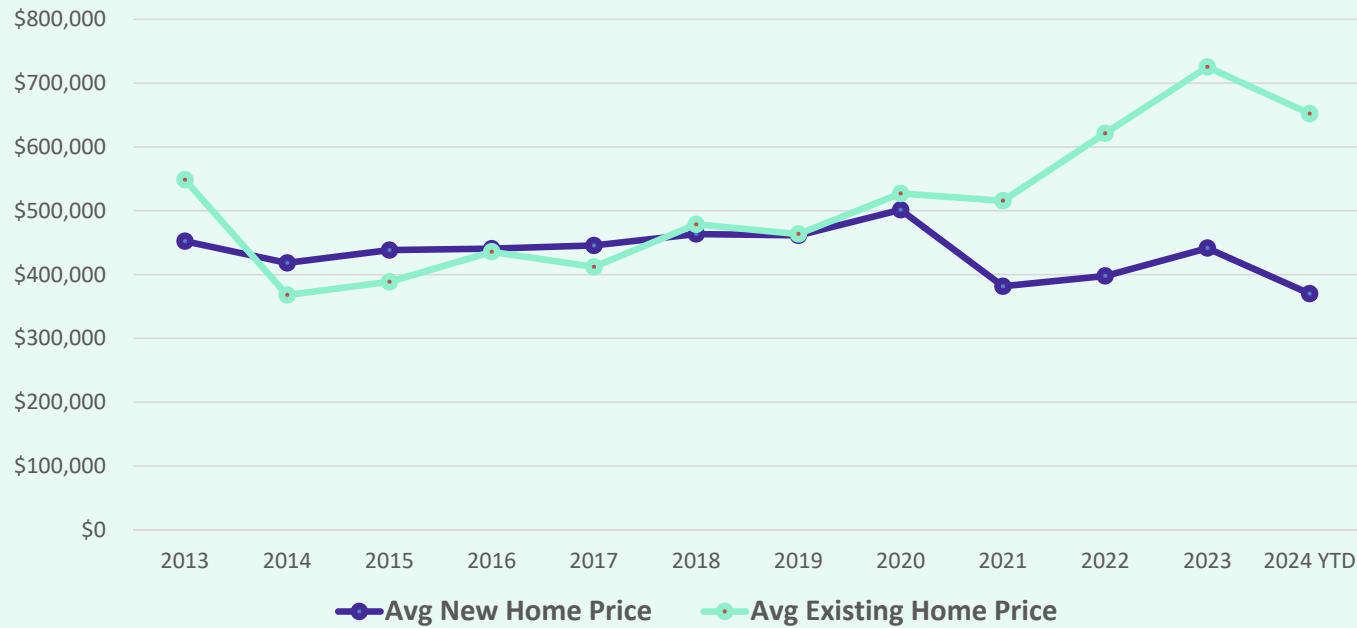
- Total home sales within London ISD declined last year and are off to a slow start in 2024 mostly due to continued inflation pressures and high interest rates



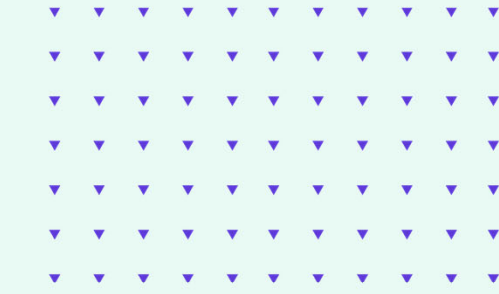
London ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 – 2024 YTD

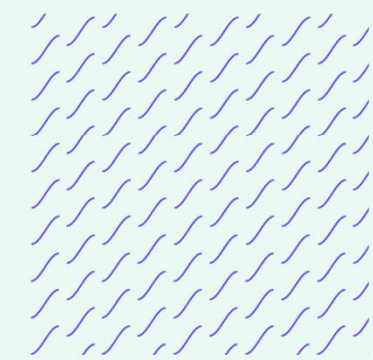
Average New vs Existing Home Price, 2013 - 2024 YTD



- The average new home sale price in London ISD declined 2.4% between 2013 and 2023, a decrease of appx. \$10,900
- The average existing home sale price in London ISD has risen 32% in the last 10 years, an increase of appx. \$176,700



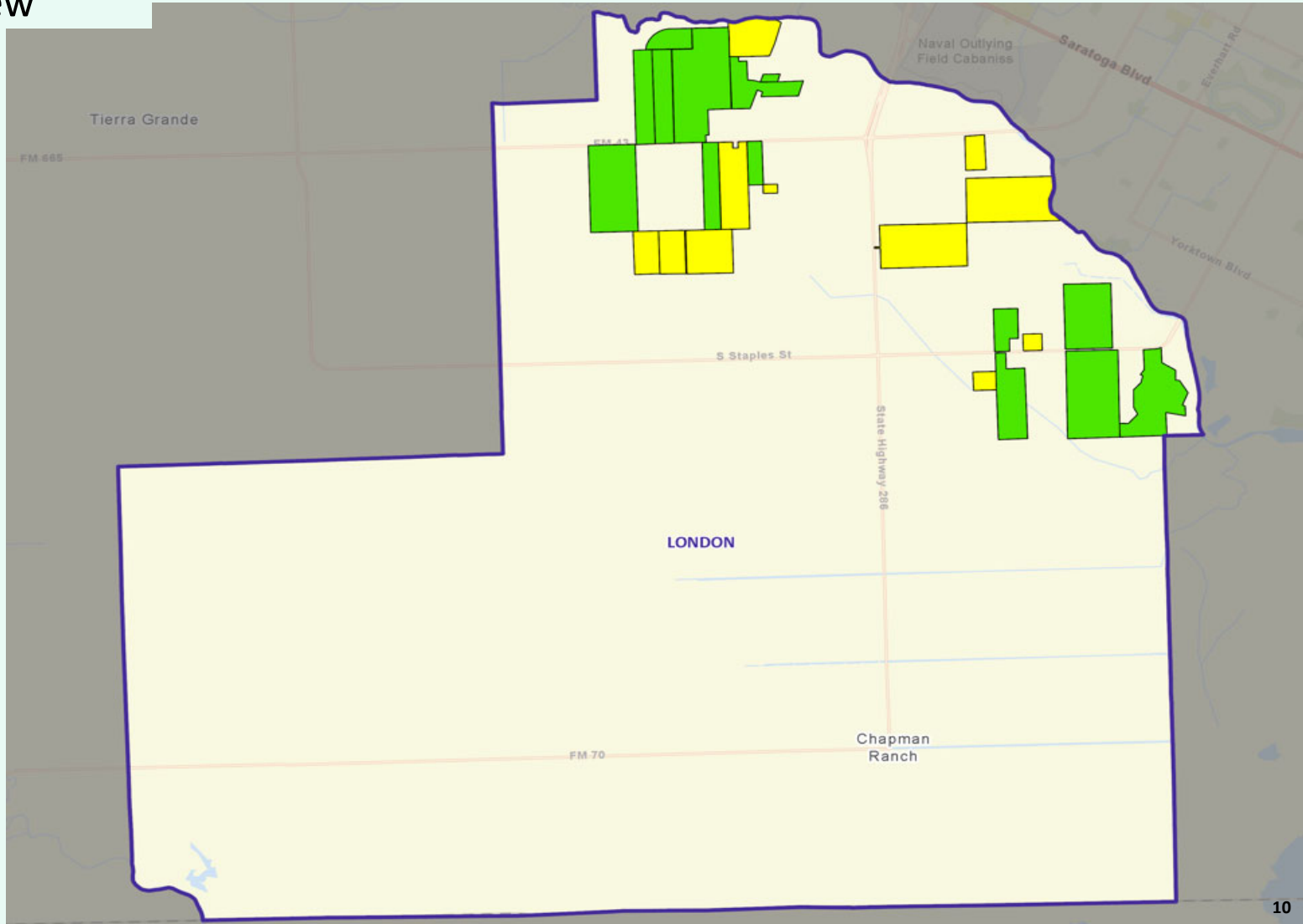
	Avg New Home	Avg Existing Home
2013	\$452,345	\$548,631
2014	\$418,153	\$368,022
2015	\$438,257	\$388,680
2016	\$440,537	\$435,658
2017	\$445,502	\$412,008
2018	\$463,528	\$478,753
2019	\$461,308	\$463,481
2020	\$501,453	\$527,068
2021	\$381,664	\$515,668
2022	\$397,778	\$621,374
2023	\$441,455	\$725,357
2024 YTD	\$369,981	\$652,243





Housing Overview

- The district has 15 actively building subdivisions with roughly 111 homes currently under construction and appx. 638 vacant developed lots
- There are 11 future subdivisions planned that include more than 2,500 lots



Subdivisions

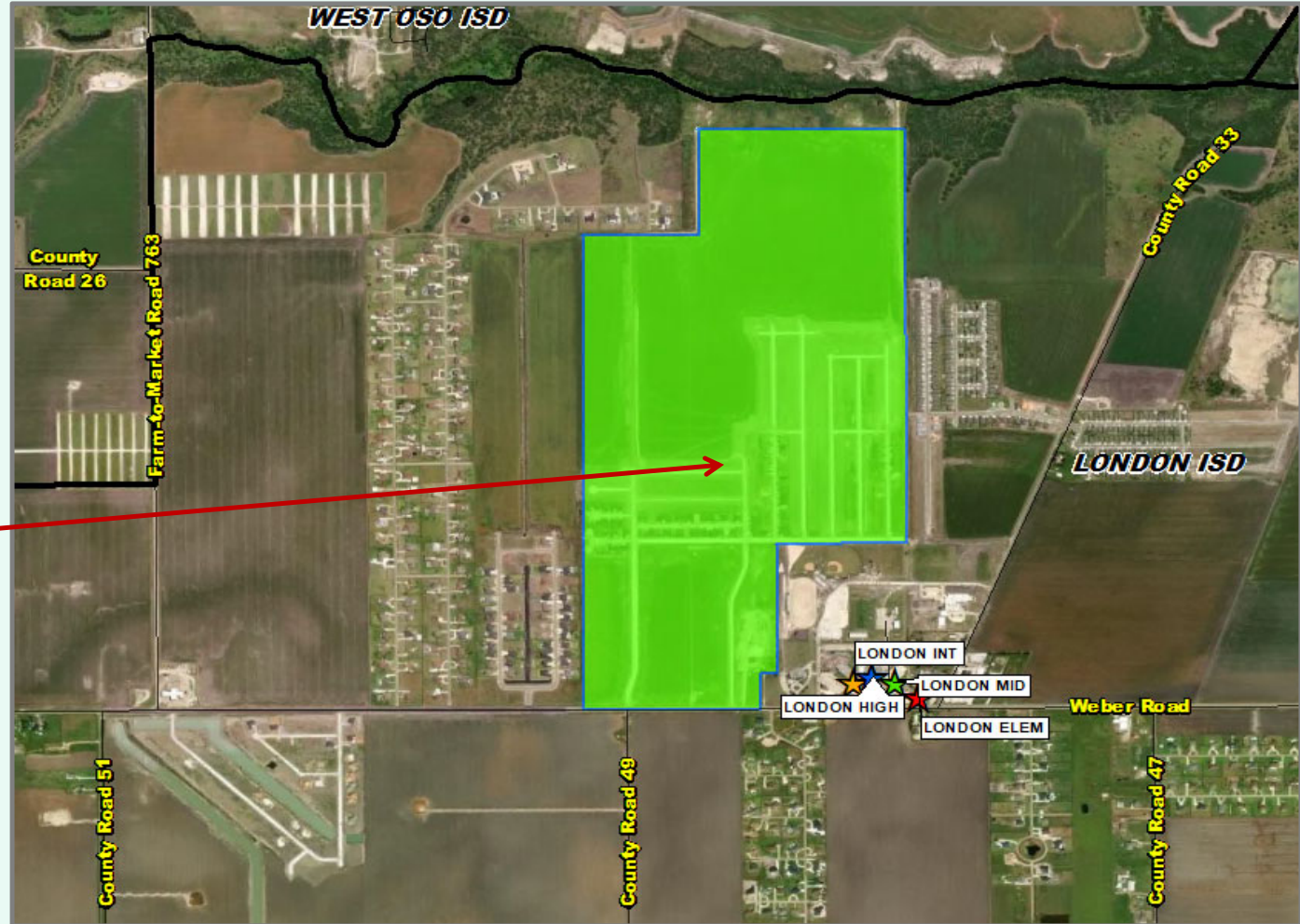
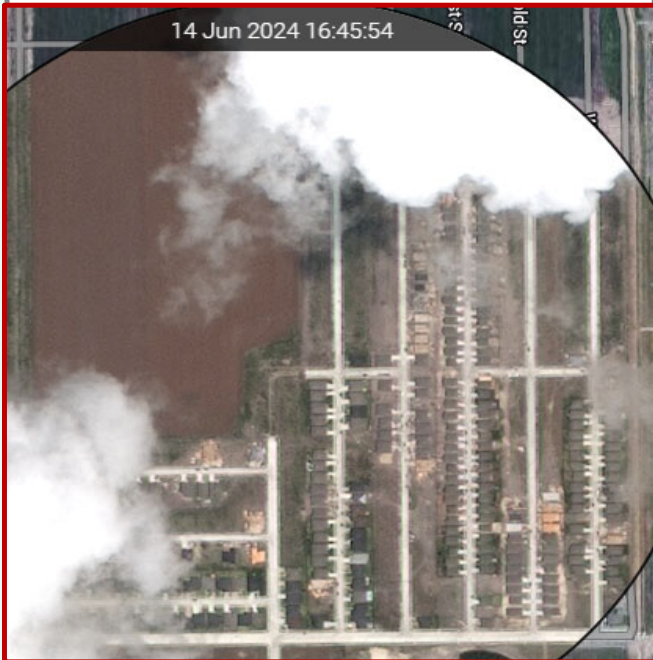
- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Kings Landing

- 1,445 total lots
- 215 vacant developed lots; 1,000 future lots
- 60 homes under construction
- 170 homes occupied
- DR Horton, Lennar, MPM and Hogan Homes community; priced from the mid-\$200's
- 73 LISD students currently reside in Kings Landing; student yield = 0.429





Residential Activity

London Towne

- 600 total lots
- 71 vacant developed lots; 146 future lots
- 29 homes under construction
- 354 homes occupied
- DR Horton community priced from \$288,900
- 181 LISD students currently reside in London Towne; student yield = 0.511

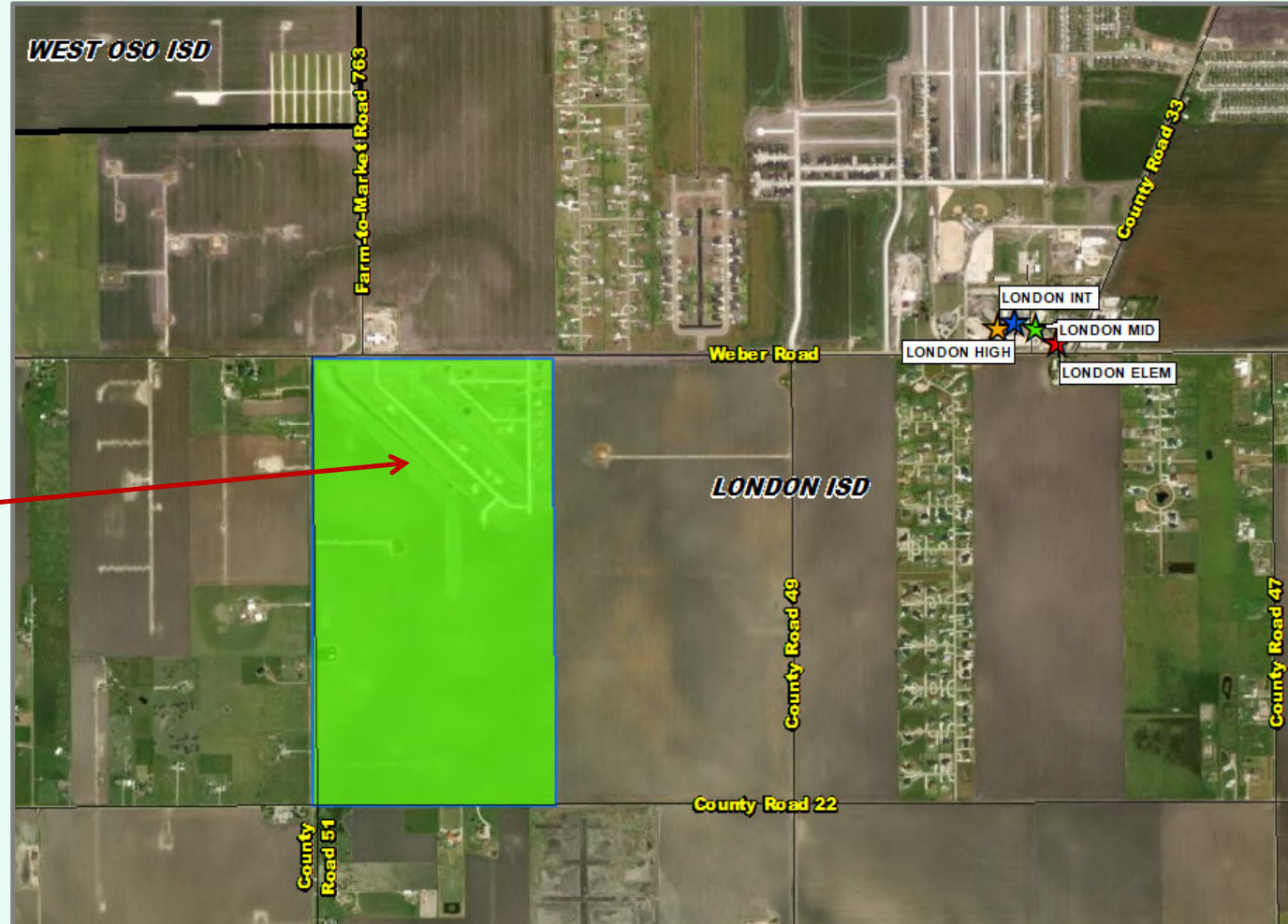




Residential Activity

Gemini Acres

- 400 total lots
- 46 vacant developed lots; 322 future lots
- 6 homes under construction
- 26 homes occupied
- Hogan, MPM Homes community priced from \$570's
- 13 LISD students currently reside in Gemini Acres; student yield = 0.500

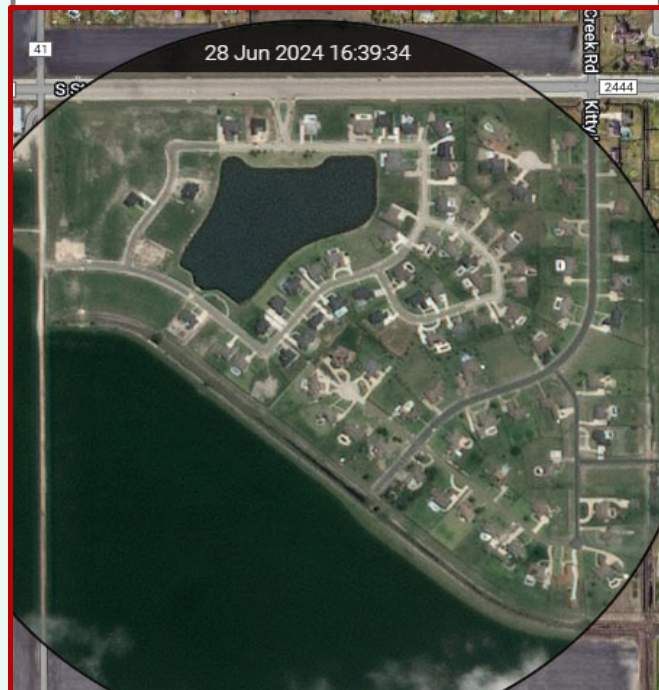




Residential Activity

Kitty Hawk

- 275 total lots
- 28 vacant developed lots; 166 future lots
- 2 homes under construction
- 79 homes occupied
- Lots up to 1 acre; homes priced ~\$500 - \$600's
- 61 LISD students currently reside in Kitty Hawk; student yield = 0.772

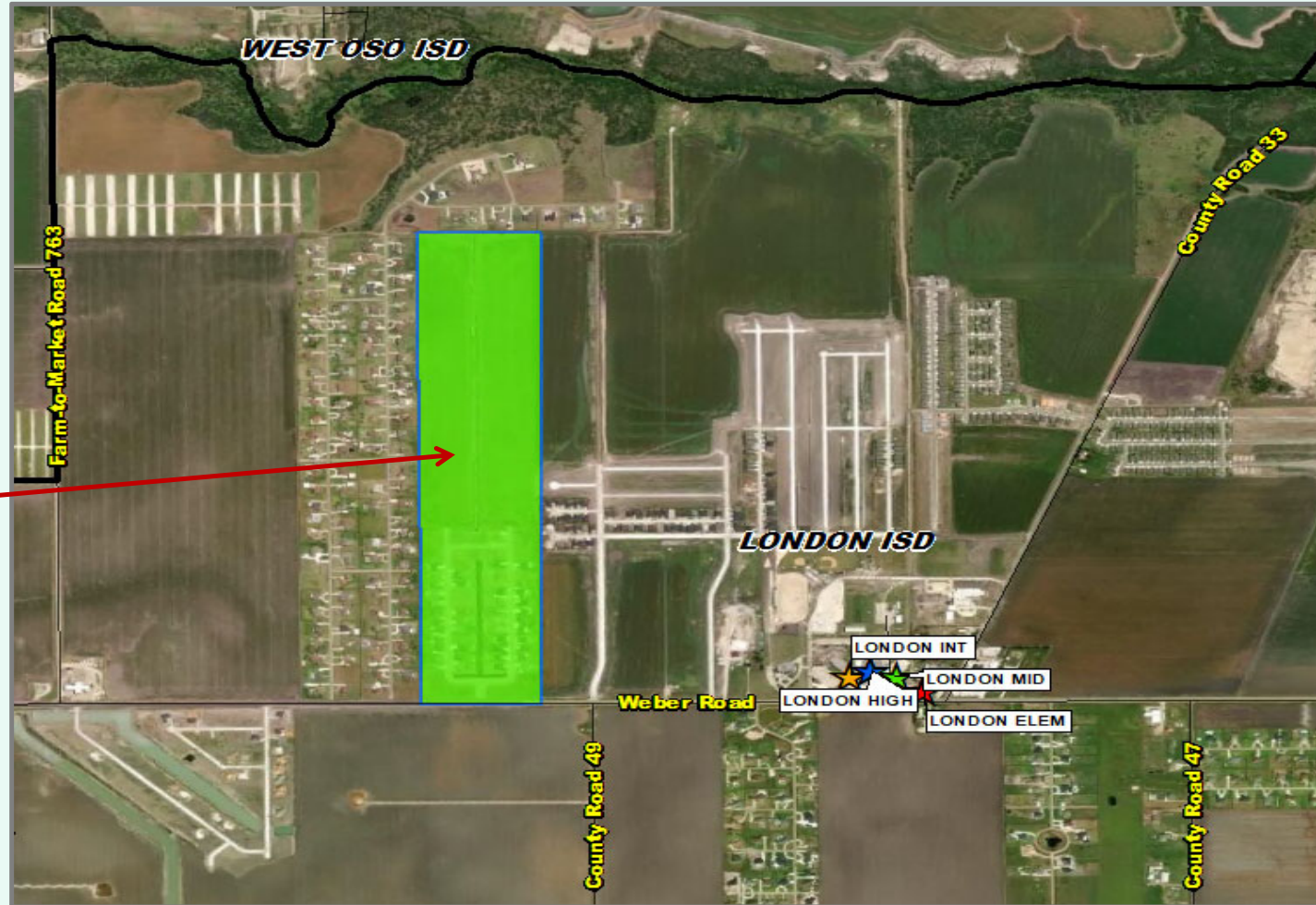




Residential Activity

River Edge Village

- 188 total lots
- 14 vacant developed lots; 128 future lots
- 3 homes under construction
- 43 homes occupied
- Half acre lots with homes priced \$600K+
- 42 LISD students currently reside in River Edge Village; student yield = 0.978





Residential Activity

Swan Village

- 121 total lots
- 39 vacant developed lots; 60 future lots
- 3 homes under construction
- 19 homes occupied
- Half to one acre lots; lots priced from ~\$130K
- 7 LISD students currently reside in Swan Village; student yield = 0.368

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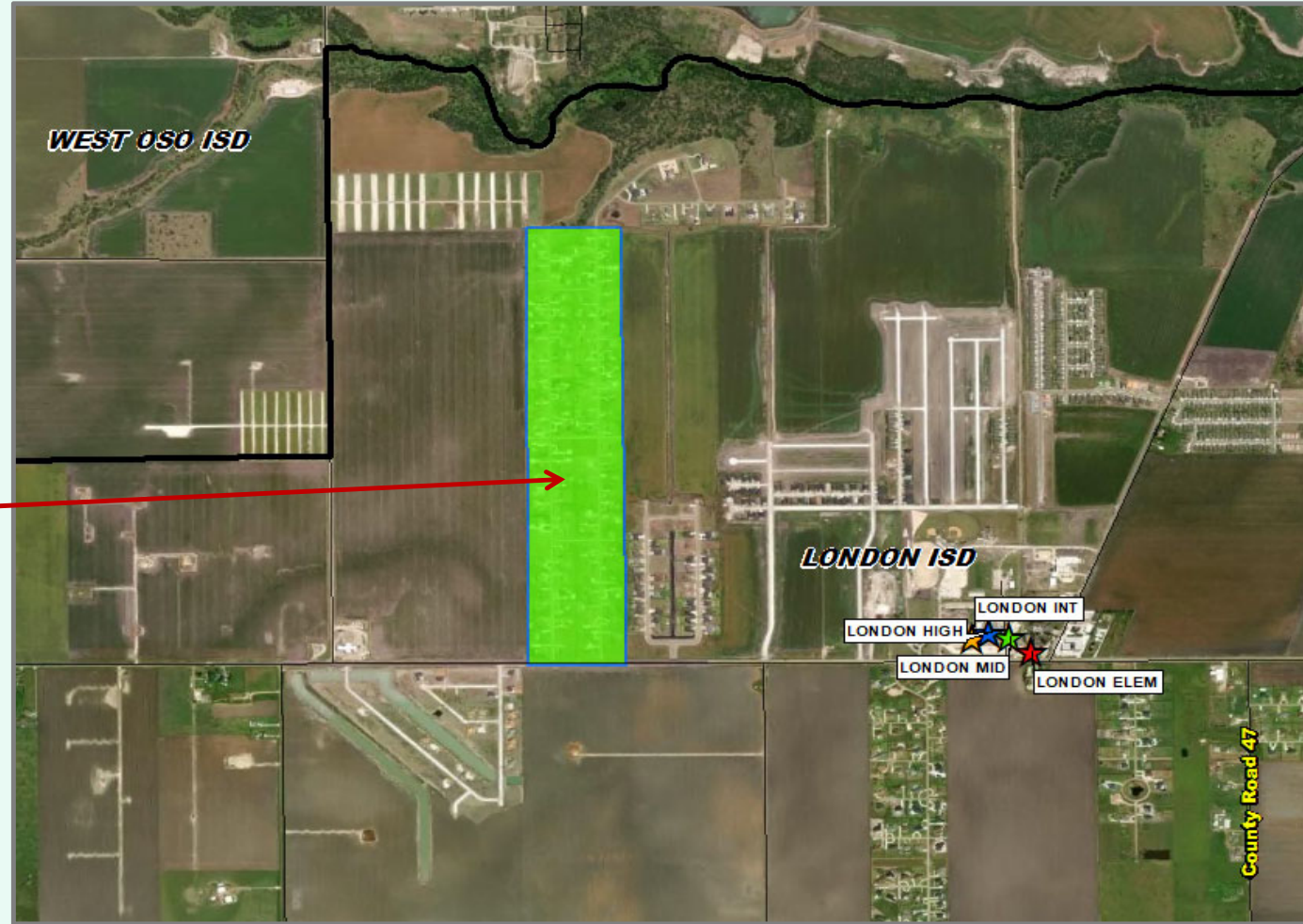




Residential Activity

London Club Estates

- 112 total lots
- 7 vacant developed lots; 0 future lots
- 0 homes under construction
- 105 homes occupied
- Mostly built out subdivision; homes priced ~\$550K
- 113 LISD students currently reside in London Club Estates; student yield = 1.076

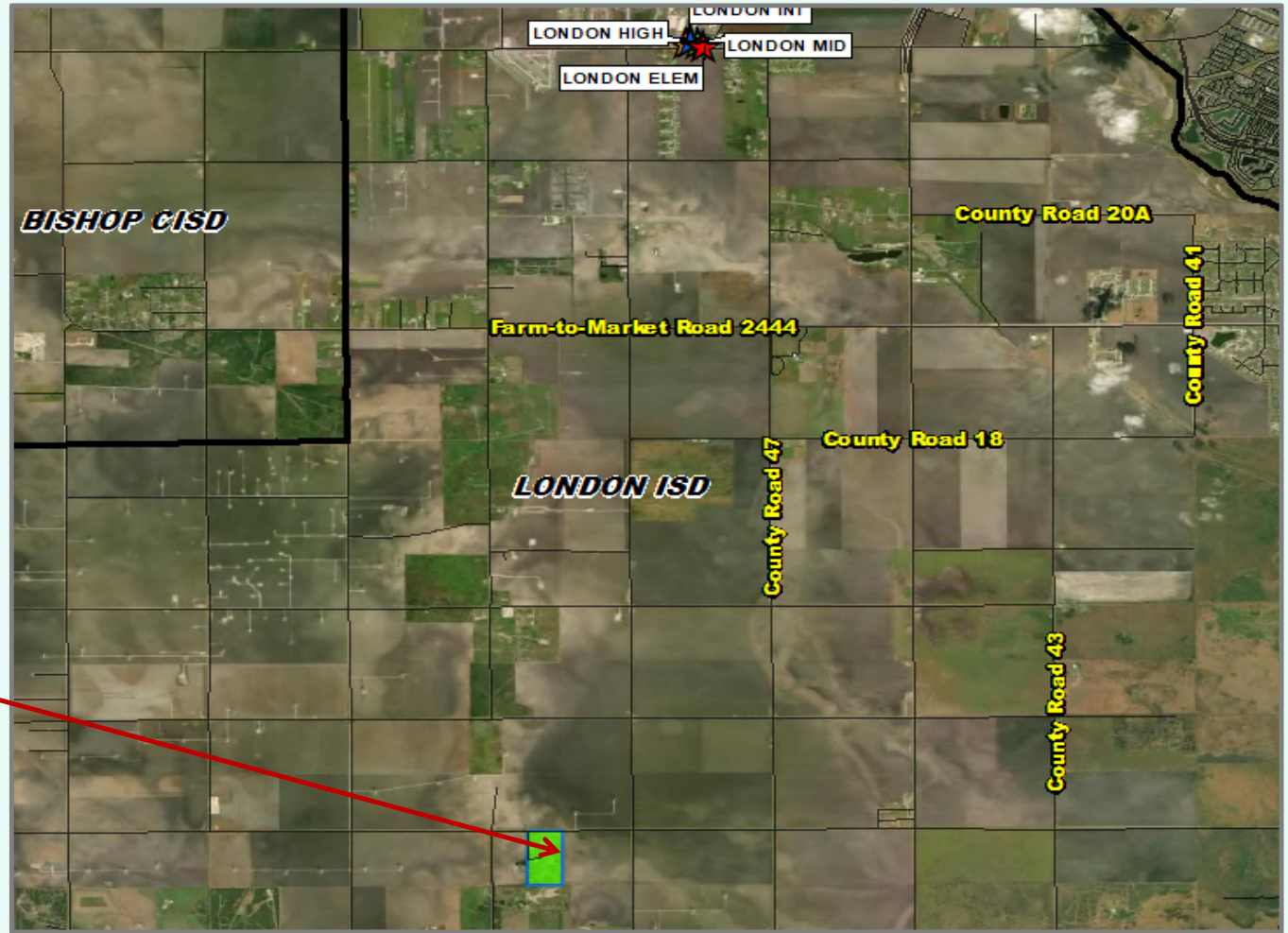
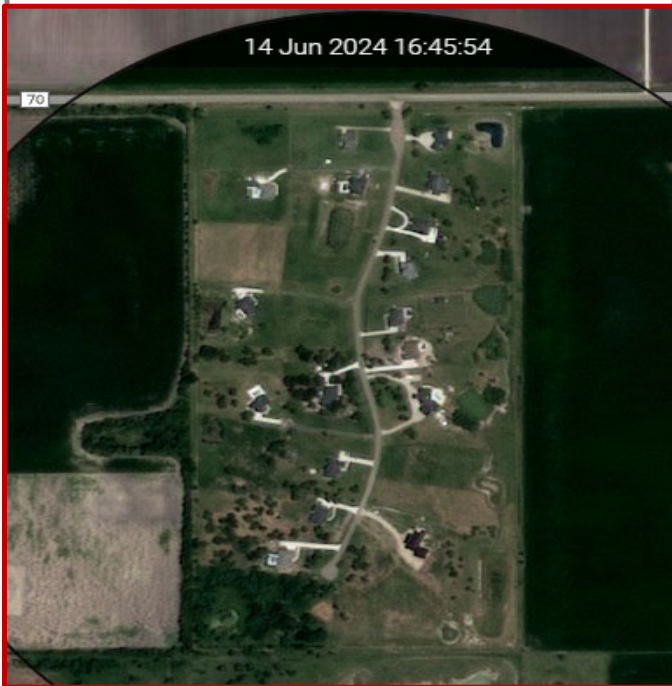




Residential Activity

Estates of Chapman

- 26 total lots
- 11 vacant developed lots; 0 future lots
- 1 home under construction
- 14 homes occupied
- Gated community with 2 to 5 acre lots; \$500K+
- 12 LISD students currently reside in Estates of Chapman; student yield = 0.857

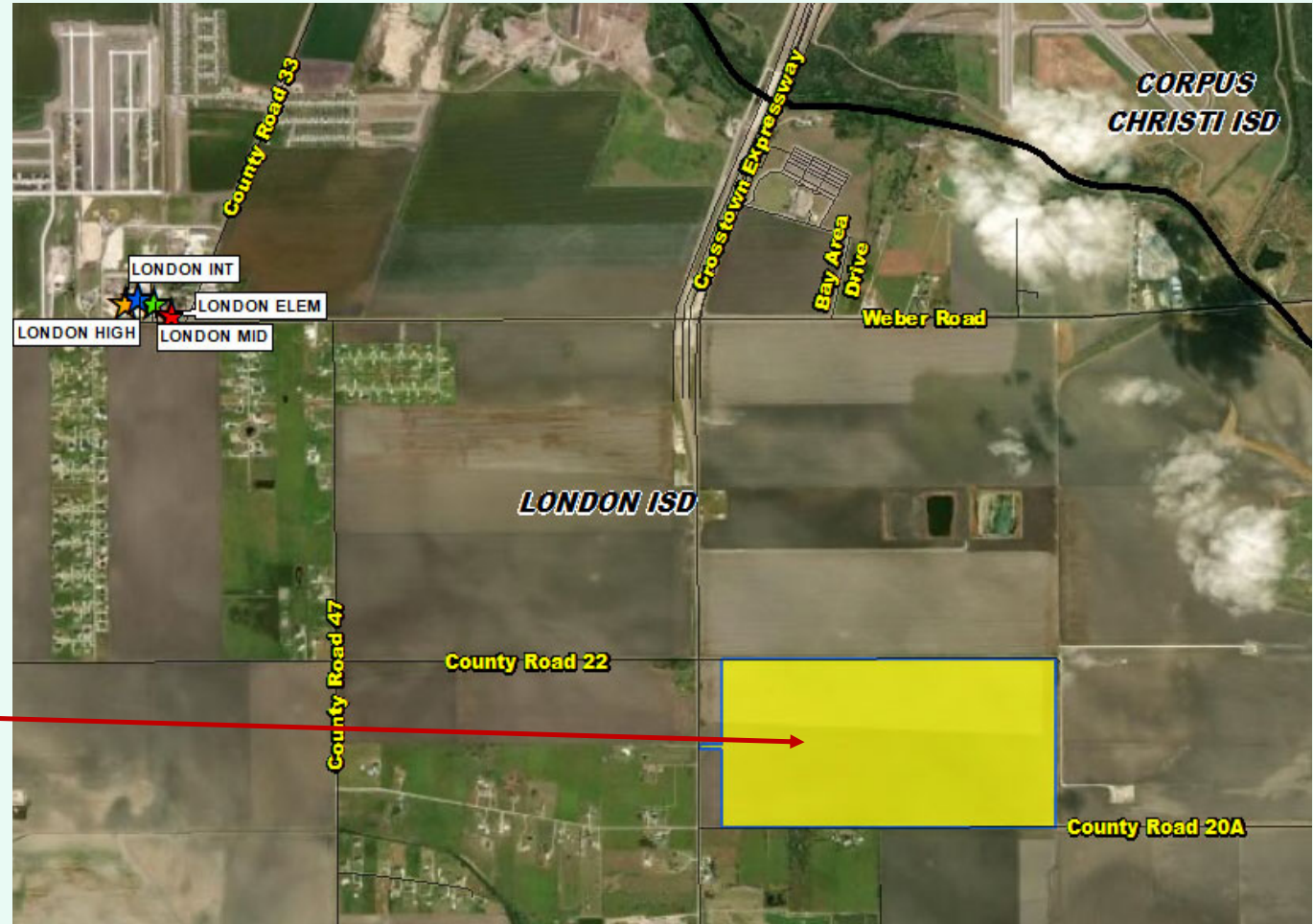




Residential Activity

Mirabella

- 1,154 total lots
- 1,154 future lots
- 297 acre community will feature smaller villages including Viridian (134 lots approved), Valencia (99 lots approved) and Ventanas (192 lots approved) within larger community

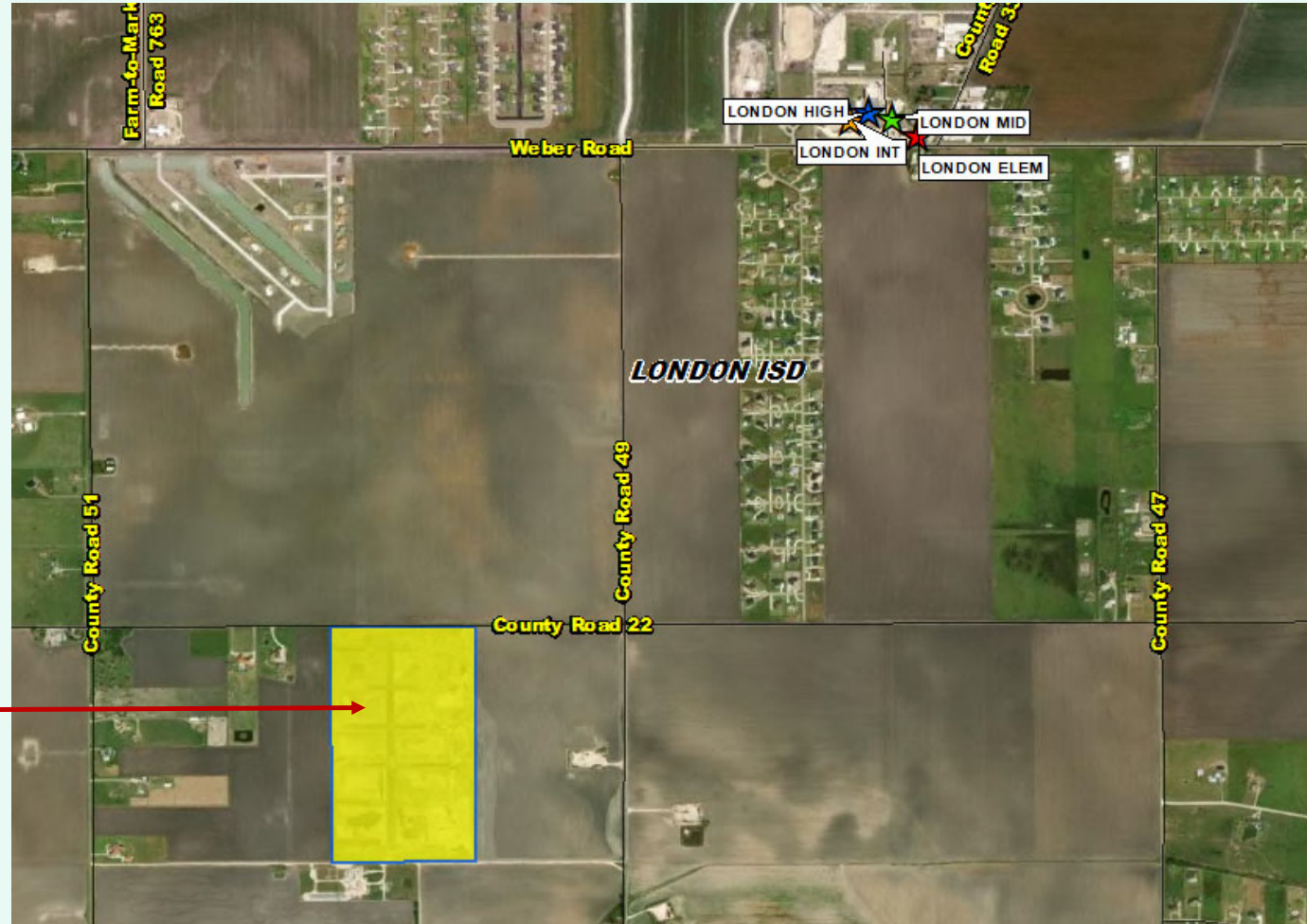




Residential Activity

London Ranch Estates

- 108 total lots
- 108 vacant developed lots
- Upscale gated community to feature half acre to one acre sized lots; pricing TBD
- Home building to begin within 30 days; lots and streets are in



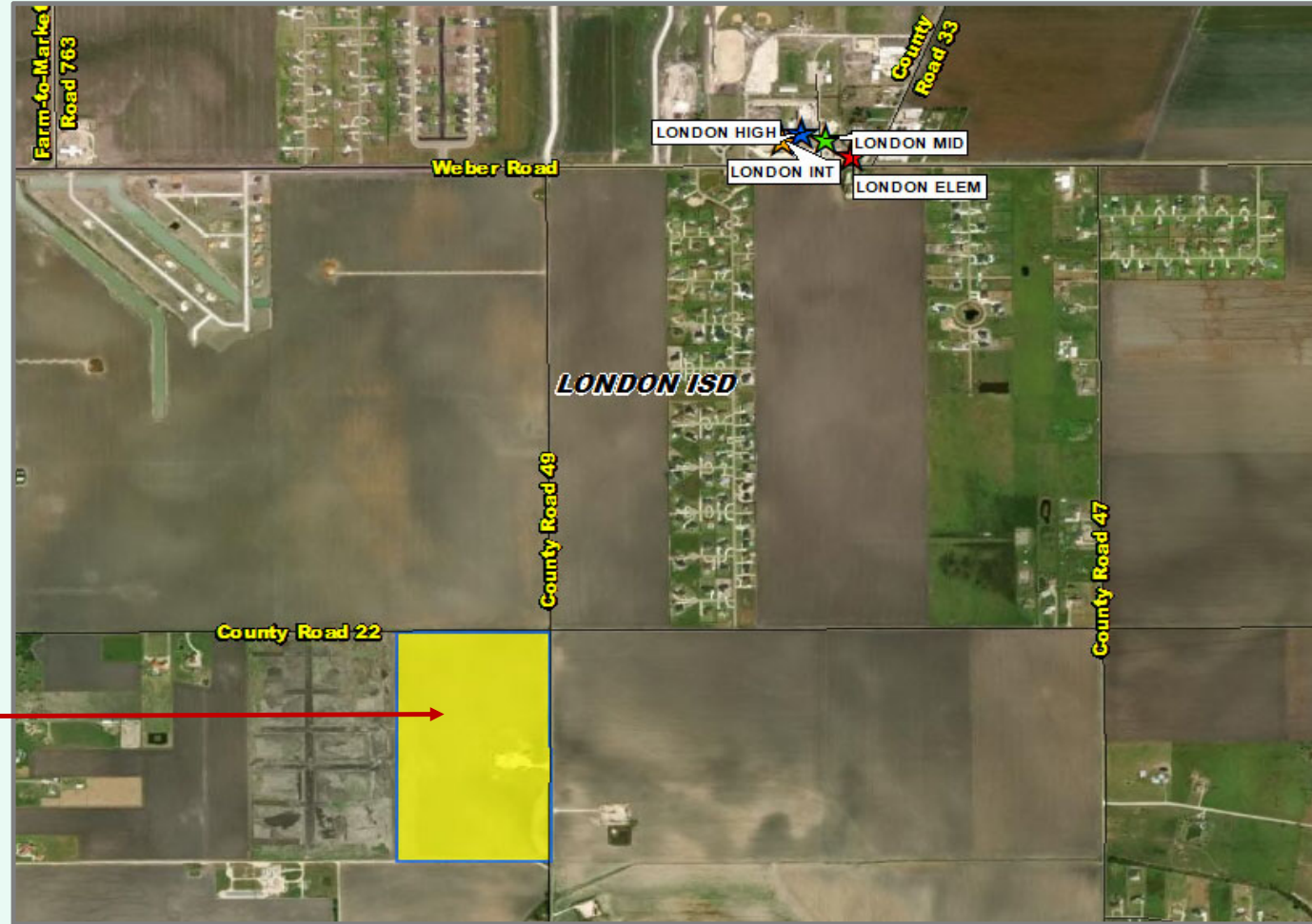


Residential Activity

Charlotte Estates

- 93 total lots
- 93 future lots
- Groundbreaking expected to occur within six to eight months
- Community details and pricing TBD

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Residential Activity

Oso Vista

- 269 total lots
- 269 future lots
- Preliminary plat of sections one and two (~100 lots) approved by CCPC Feb 2024; 141 total acres
- Community details, timing and pricing TBD

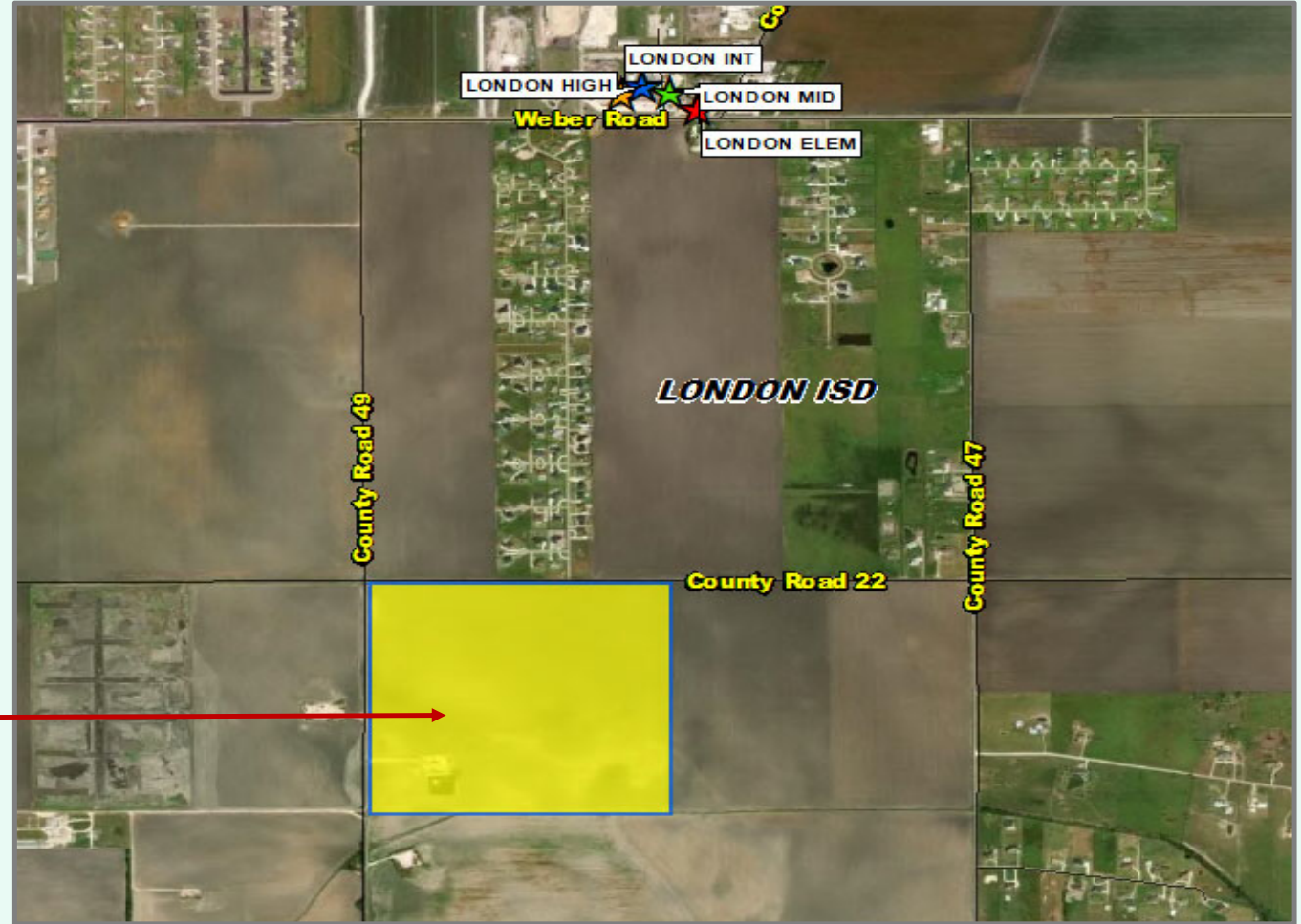
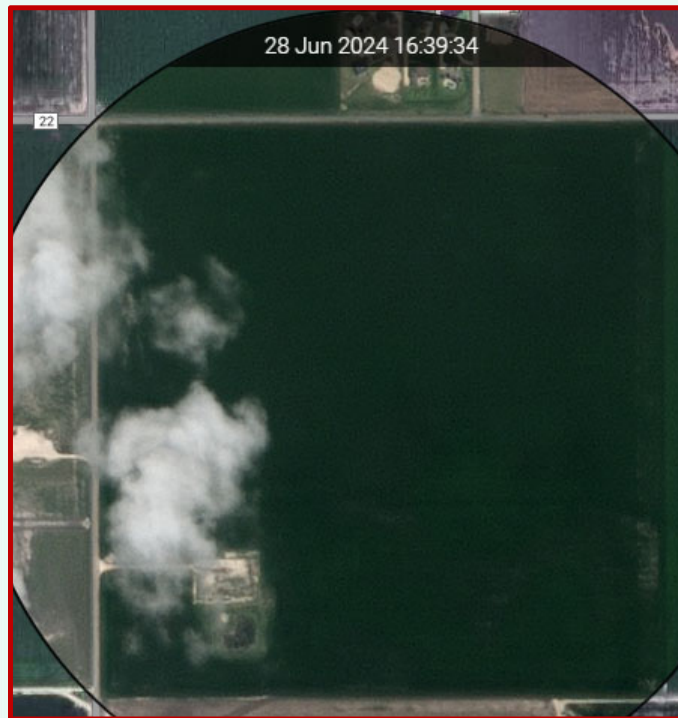




Residential Activity

Laureles Farms Tract

- 350 total lots
- 350 future lots
- National developer rumored to control tract with plans for 300 – 400 home community
- Community details, timing and pricing TBD





Residential Activity

Kaspian Subdivision

- 64 total lots
- 64 future lots
- Final plat of 64 lots approved by CCPC at December 13, 2023 meeting
- Community details, timing and pricing TBD

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Residential Activity

Caroline's Heights

- 28 total lots
- 28 future lots
- CCPC extended extension for approved 28 lot plat for another 12 months at 9/20/23 meeting
- Community details, timing and pricing TBD

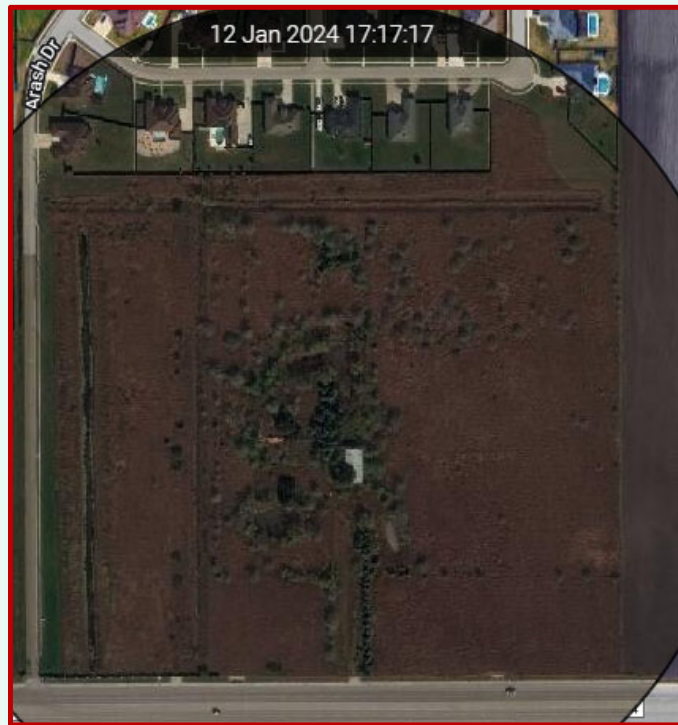




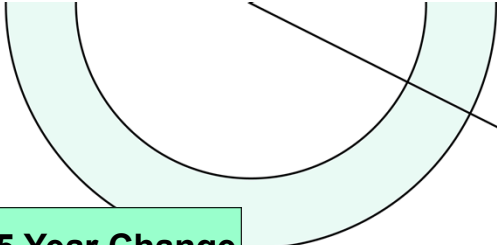
Residential Activity

Padma Estates

- 20 total lots
- 20 future lots
- Plat of 20 half acre lots approved by CCPC at May 29, 2024 meeting
- Community details, timing and pricing TBD



TEA Transfer Report



Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Bishop ISD	18	20	21	14	15	15	-3
Corpus Christi ISD	343	394	429	469	453	445	102
Flour Bluff ISD	13	n/a	n/a	n/a	n/a	n/a	-13
Total Transfers In*	391	442	482	527	502	493	102

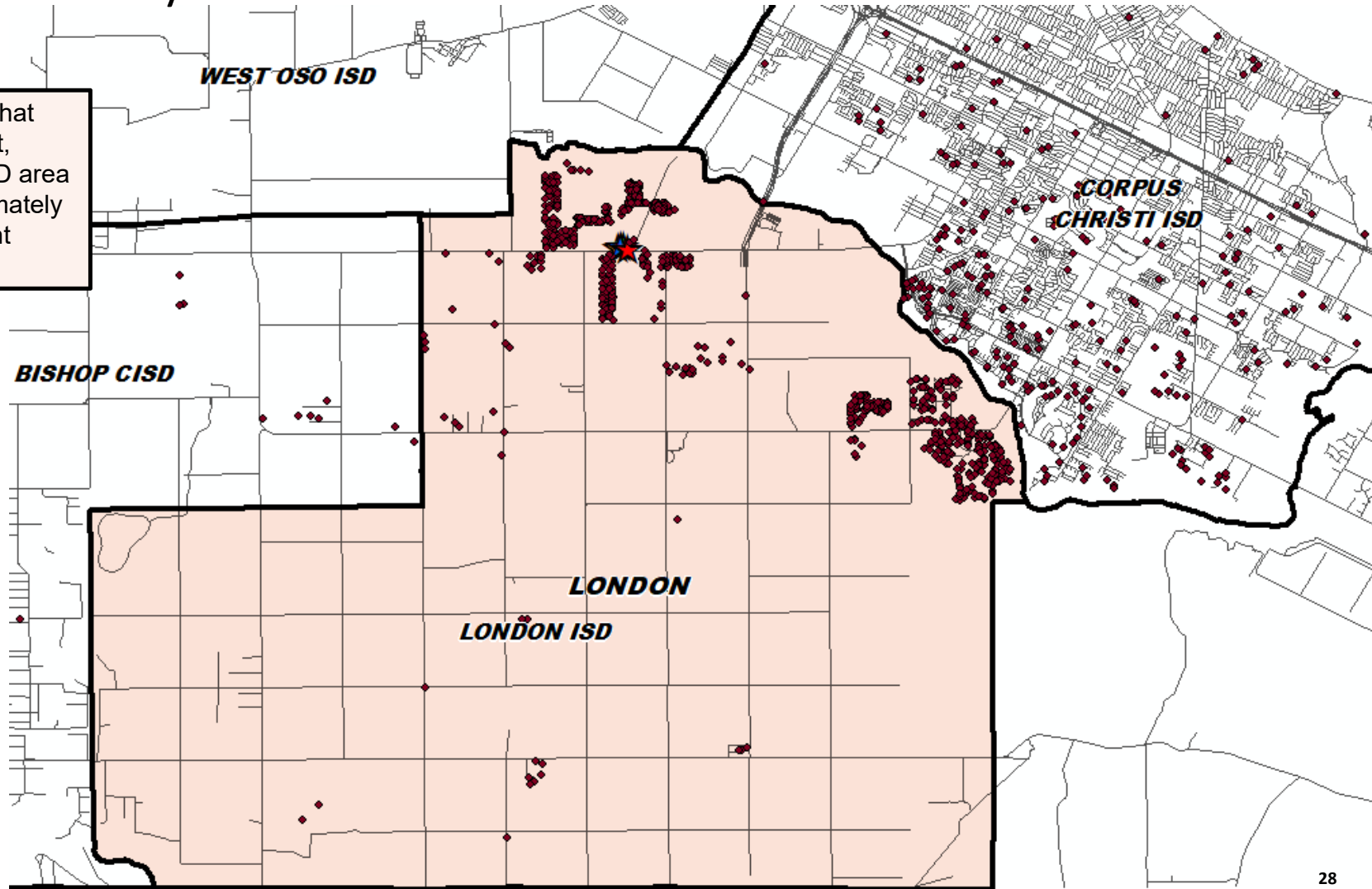
Transfers Out To:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Corpus Christi ISD	20	10	10	n/a	12	11	-9
Flour Bluff ISD	n/a	n/a	n/a	n/a	13	14	14
Total Transfers Out*	43	30	30	27	35	40	-3

** Totals include additional districts due to TEA rounding rules*



Student Density

- There are 482 students that reside outside the district, primarily from the CCISD area
- This represents approximately 27.9% of the total student population





Enrollment History

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	2	34	64	69	75	91	92	87	112	116	105	118	81	74	81	1,201		
2020/21	1	34	64	78	77	85	105	103	103	113	115	127	118	81	76	1,280	79	6.6%
2021/22	1	34	74	77	87	89	98	118	122	113	120	132	125	119	79	1,387	107	8.4%
2022/23	0	51	99	99	95	114	105	113	139	132	122	128	132	132	115	1,576	189	13.6%
2023/24	0	52	108	123	117	115	128	123	130	154	136	139	132	134	135	1,726	150	9.5%

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

Cohort Table

3yr Avg	1.165	1.253	1.155	1.198	1.163	1.132	1.183	1.063	1.044	1.141	0.995	1.021	0.990	1.191	1.164	1.097	1.037
cohort	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MS	HS
2020/21	1.000	1.219	1.116	1.133	1.154	1.120	1.184	1.009	0.991	1.210	1.000	1.000	1.027	1.112	1.136	1.061	1.059
2021/22	1.156	1.203	1.115	1.150	1.150	1.120	1.184	1.097	1.062	1.148	0.984	1.008	0.975	1.158	1.140	1.115	1.029
2022/23	1.338	1.338	1.234	1.310	1.186	1.156	1.182	1.082	1.080	1.067	1.000	1.056	0.966	1.303	1.217	1.115	1.022
2023/24	1.091	1.242	1.182	1.211	1.123	1.171	1.150	1.108	1.030	1.139	1.031	1.015	1.023	1.172	1.168	1.096	1.052



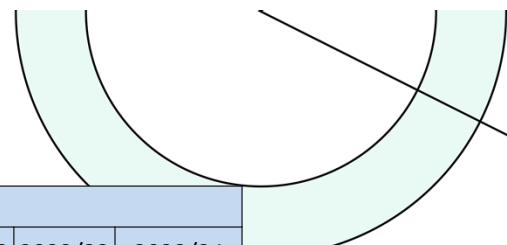
Ten Year Forecast by Grade Level

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	2	34	64	69	75	91	92	87	112	116	105	118	81	74	81	1,201		
2020/21	1	34	64	78	77	85	105	103	103	113	115	127	118	81	76	1,280	79	6.6%
2021/22	1	34	74	77	87	89	98	118	122	113	120	132	125	119	79	1,387	107	8.4%
2022/23	0	51	99	99	95	114	105	113	139	132	122	128	132	132	115	1,576	189	13.6%
2023/24	0	52	108	123	117	115	128	123	130	154	136	139	132	134	135	1,726	150	9.5%
2024/25	0	55	115	132	138	131	132	143	146	142	163	151	137	132	130	1,847	121	7.0%
2025/26	0	58	124	132	145	152	153	144	170	158	152	179	149	140	128	1,983	137	7.4%
2026/27	0	60	132	139	144	160	169	166	170	185	169	169	176	150	136	2,125	142	7.1%
2027/28	0	60	141	145	151	159	176	186	196	185	198	187	167	177	145	2,273	148	7.0%
2028/29	0	60	151	155	157	166	175	192	220	214	198	219	185	169	172	2,433	160	7.0%
2029/30	0	60	161	167	167	173	183	191	227	239	229	219	216	187	164	2,583	151	6.2%
2030/31	0	60	172	177	181	184	190	200	226	247	256	253	216	218	181	2,761	178	6.9%
2031/32	0	60	184	190	191	200	203	207	237	246	264	283	250	218	211	2,944	183	6.6%
2032/33	0	60	197	203	205	211	220	222	245	258	263	292	279	252	211	3,118	174	5.9%
2033/34	0	60	211	217	219	226	232	240	262	267	276	291	288	282	244	3,316	198	6.3%

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



Ten Year Forecast by Campus Level

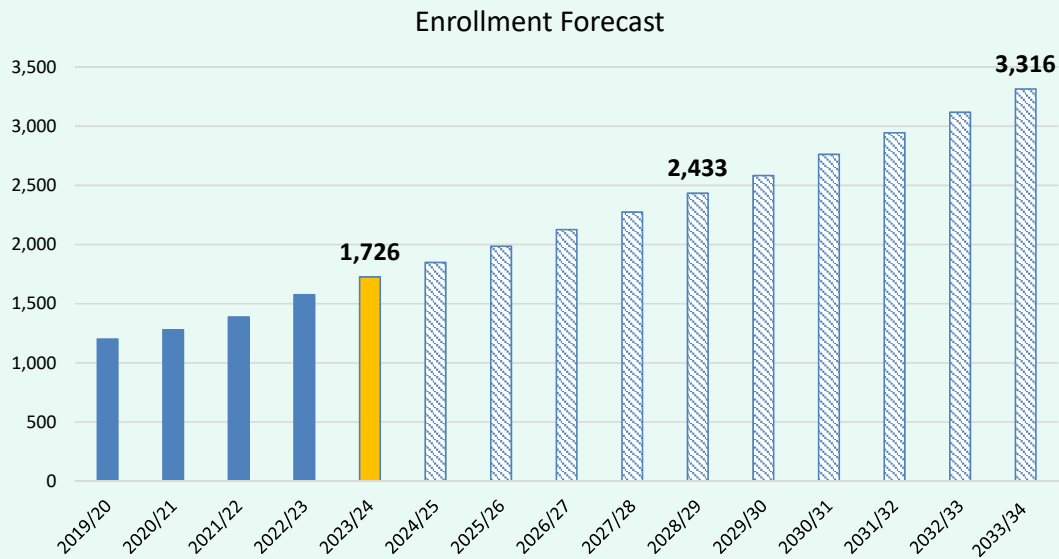


Campus	Capacity	Fall	Enrollment Projections									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
EARLY CHILDHOOD CENTER	352	0	0	182	192	201	211	221	232	244	257	271
LONDON ELEMENTARY SCHOOL	670	400	440	582	612	631	653	690	732	784	839	894
ELEMENTARY TOTAL		400	440	764	804	832	864	911	964	1,028	1,096	1,165
Elementary Absolute Change			40	61	40	28	32	47	53	64	68	69
Elementary Percent Change			11.63	8.68%	5.24%	3.48%	3.85%	5.44%	5.82%	6.64%	6.61%	6.30%
LONDON INTERMEDIATE SCHOOL	435	366	406	313	336	382	412	418	426	444	467	503
INTERMEDIATE SCHOOL TOTAL		366	406	313	336	382	412	418	426	444	467	503
Intermediate Absolute Change			40	25	23	46	30	7	8	18	23	36
Intermediate Percent Change			12.24%	8.50%	7.27%	13.61%	7.75%	1.60%	1.89%	4.26%	5.17%	7.60%
LONDON MIDDLE SCHOOL	425	420	451	310	354	383	412	468	503	510	521	543
MIDDLE SCHOOL TOTAL		420	451	310	354	383	412	468	503	510	521	543
Middle School Absolute Change			31	5	44	29	29	56	35	7	11	22
Middle School Percent Change			7.89%	1.64%	14.19%	8.19%	7.57%	13.59%	7.48%	1.39%	2.16%	4.22%
LONDON HIGH SCHOOL	715	540	550	596	631	676	745	786	868	962	1,034	1,105
HIGH SCHOOL TOTAL		540	550	596	631	676	745	786	868	962	1,034	1,105
High School Absolute Change			10	46	35	45	69	41	82	94	72	71
High School Percent Change			1.97%	8.36%	5.87%	7.13%	10.21%	5.50%	10.43%	10.83%	7.48%	6.87%
DISTRICT TOTALS		1,726	1,847	1,983	2,125	2,273	2,433	2,583	2,761	2,944	3,118	3,316
District Absolute Change		150	121	137	142	148	160	151	178	183	174	198
District Percent Change		9.52%	7.72%	7.39%	7.15%	6.95%	7.02%	6.19%	6.89%	6.63%	5.91%	6.33%

- New grade configuration beginning fall 2025 with Early Learning Center housing EE thru KG
- Elementary will be 1st thru 4th grades, Intermediate 5th and 6th and Middle School 7th and 8th grades



Key Takeaways



- Corpus Christi region positioned for continued job growth
- The District has 14 actively building subdivisions containing approximately 110 homes under construction with 625 remaining vacant developed lots that are available to build on.
- London ISD enrollment likely to exceed 2,400 student by the 2028/29 school year
- Campuses will begin to approach capacities in 4-5 years