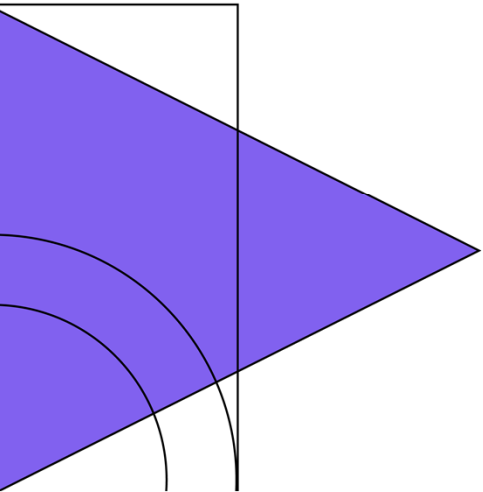
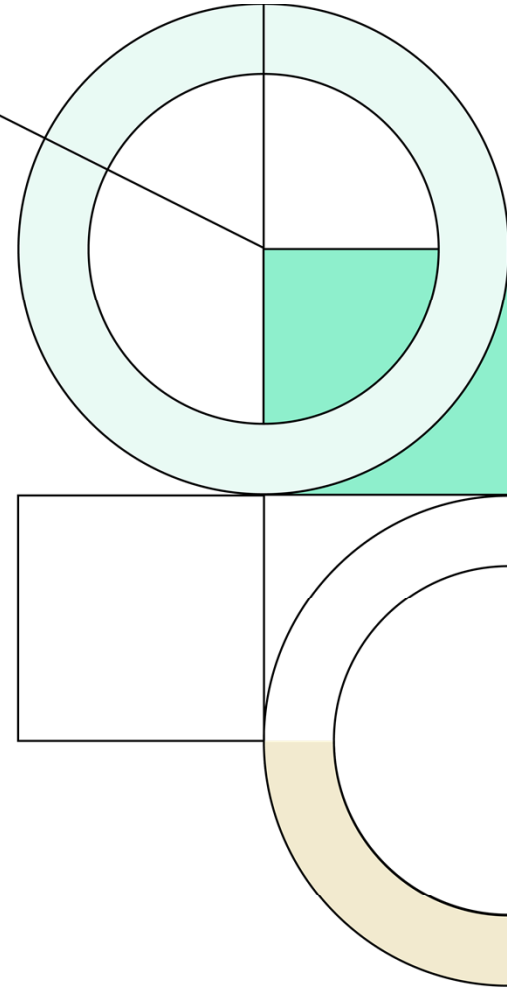




# Godley Independent School District

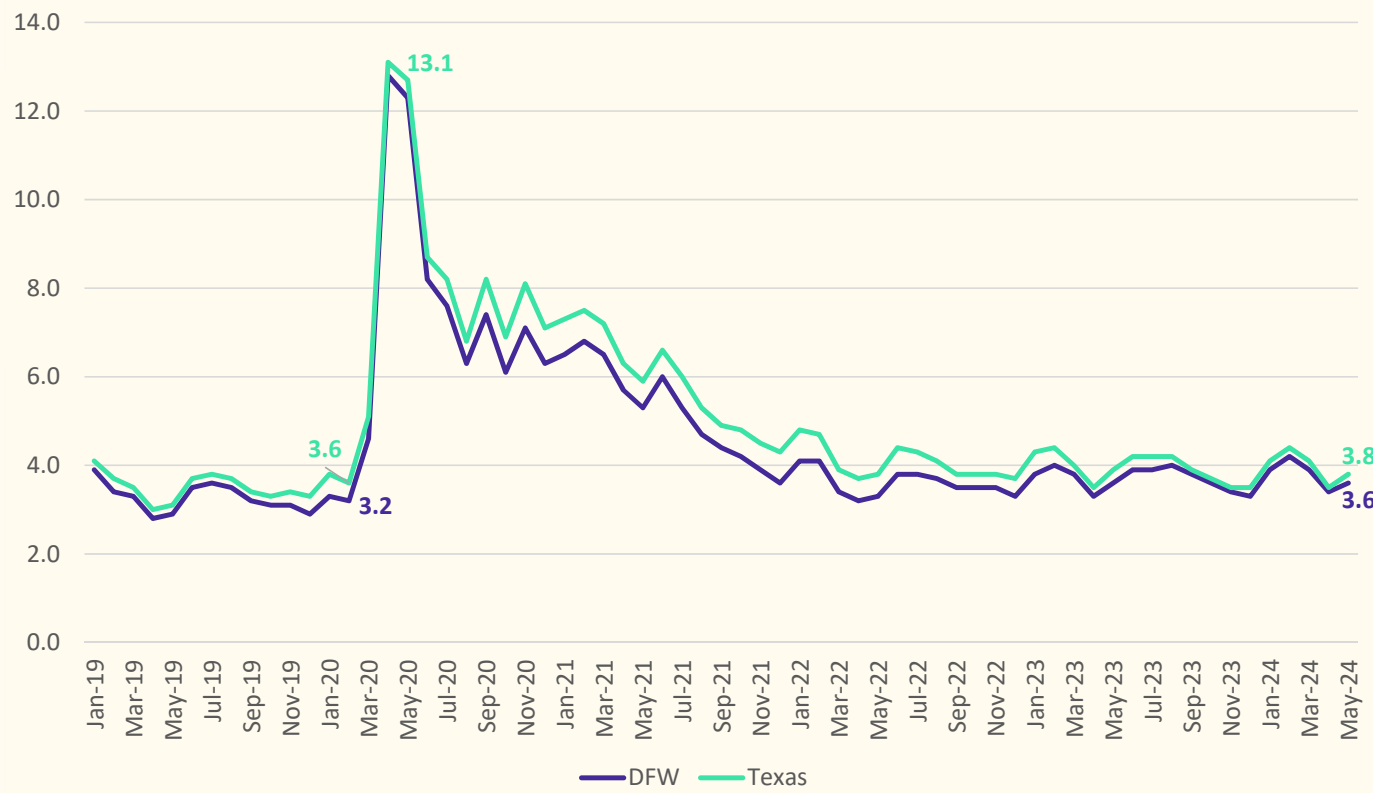
September 23, 2024  
Demographic Report



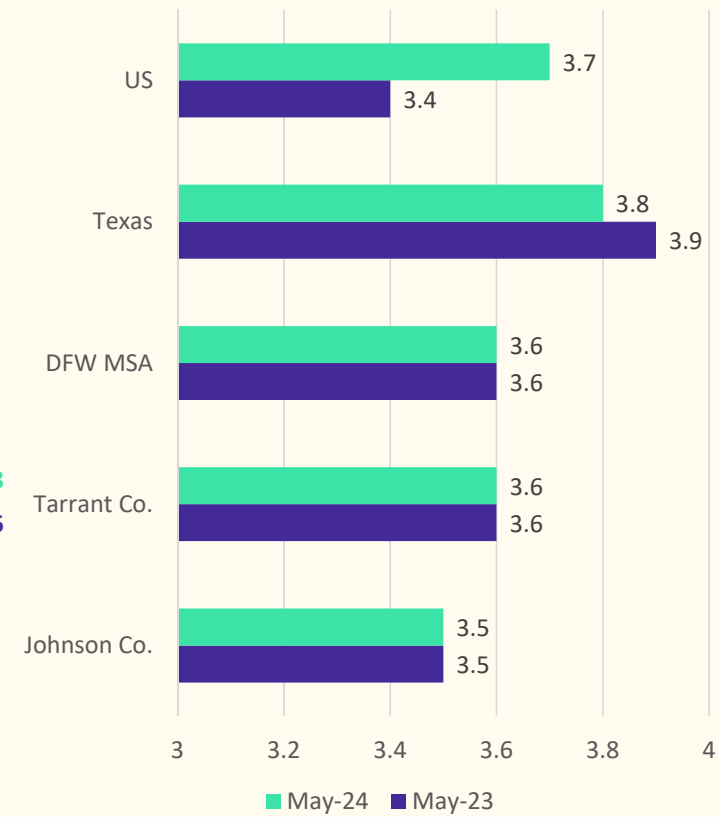


# Local Economic Conditions

### Unemployment Rate, Jan 2019 – May 2024



### Unemployment Rate, Year-Over-Year



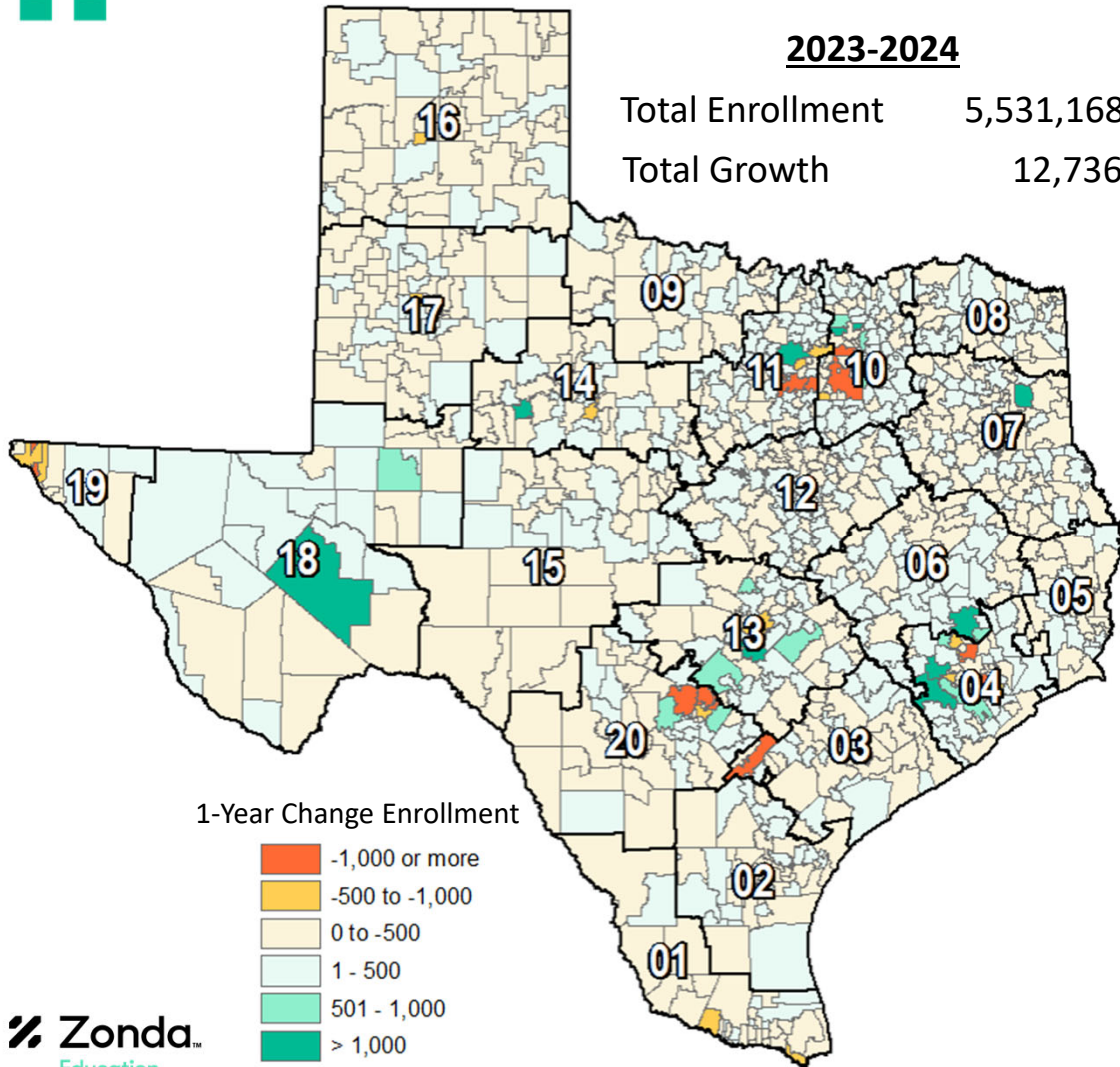


# State Enrollment Trends

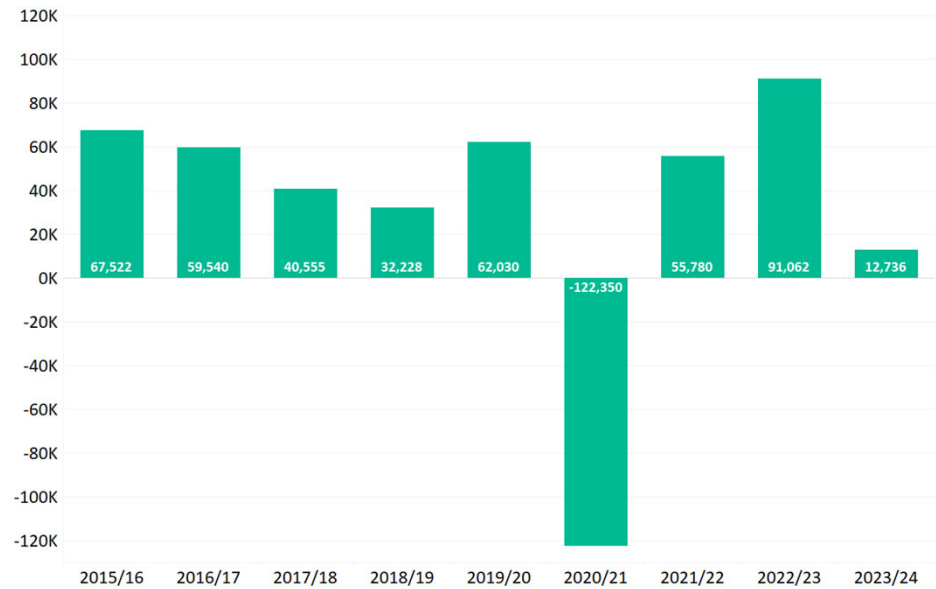
**2023-2024**

Total Enrollment 5,531,168

Total Growth 12,736



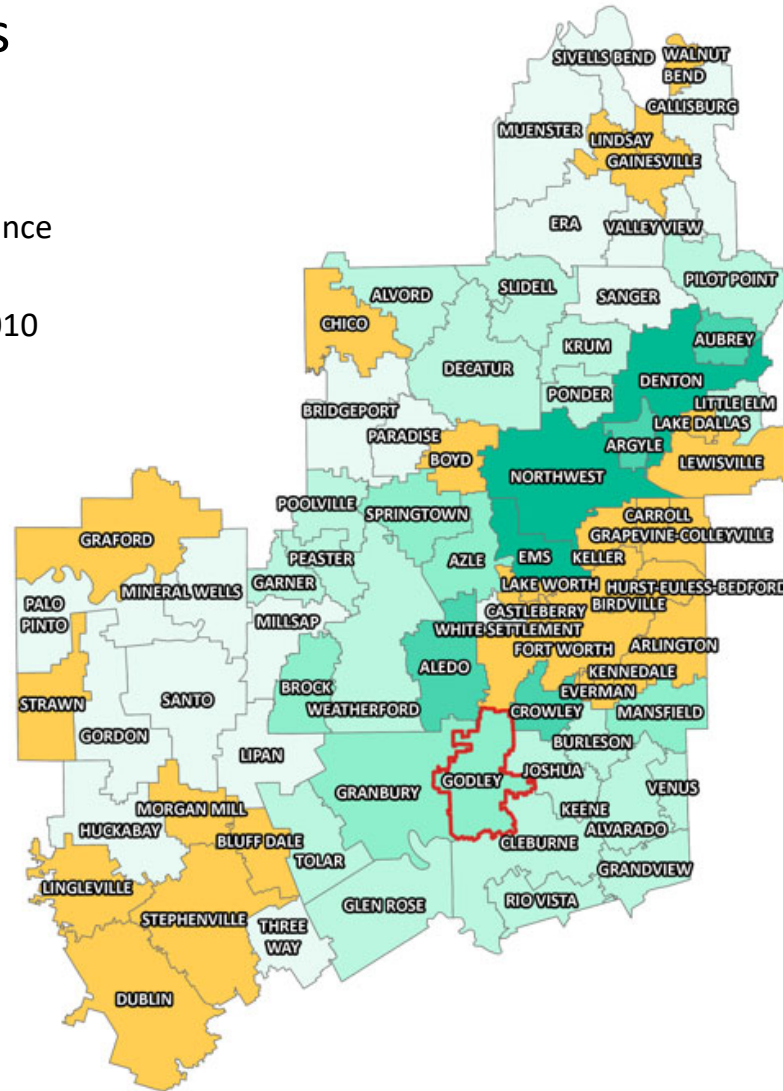
**Texas ISD Enrollment Change**



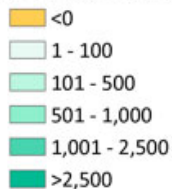


# Region 11 Enrollment Trends

- Godley ISD enrollment increased by 821 students between 2018/19 and 2023/24 (37.6%).
- GISD enrollment increased by 191 students, or 6.8%, since 2022/23
- Region 11 has seen a 5-year enrollment increase of 1,010 students (0.2% growth).
- Student enrollment declined by 1,377 students from 2022/23, in Region 11 (-0.2% growth).



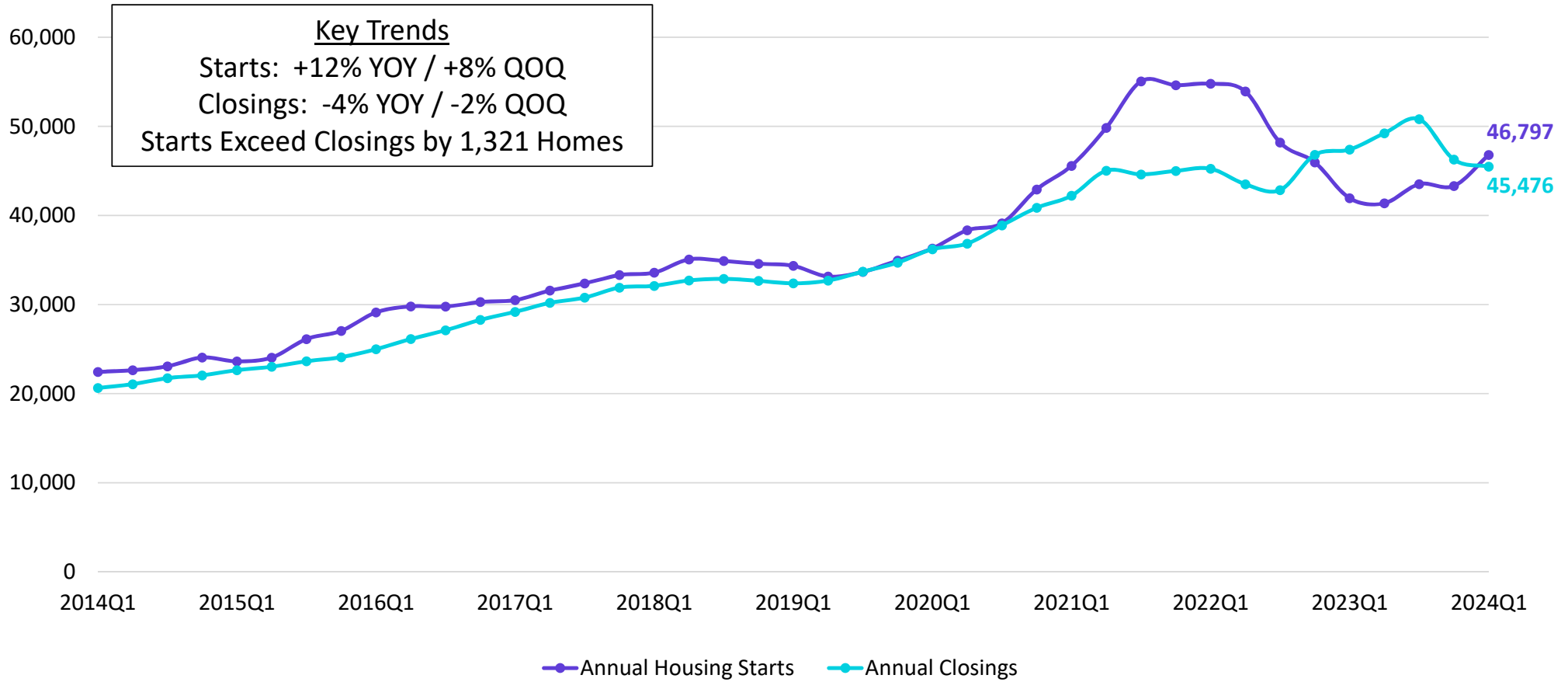
5-Year Change Enrollment

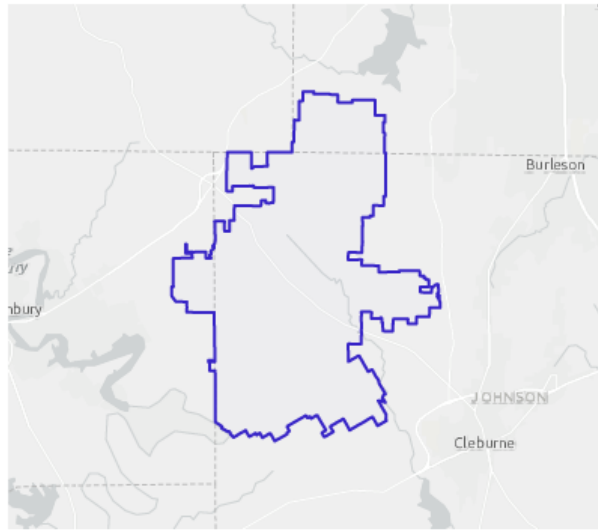




# DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



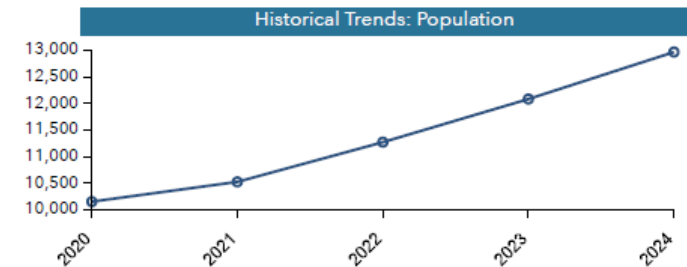


# Population Trends and Key Indicators

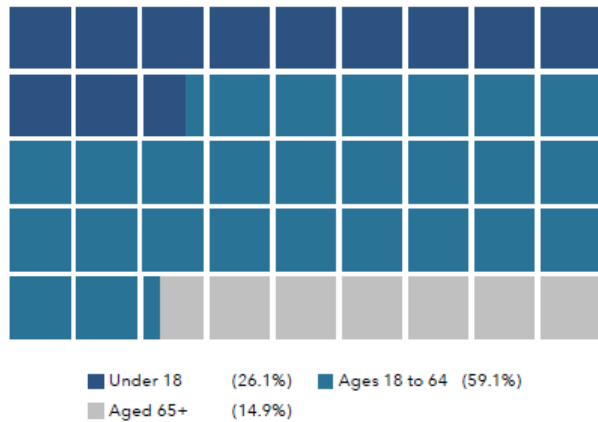
**GODLEY ISD**  
Area: 124.49 square miles

<b>12,966</b>	<b>4,185</b>	<b>3.10</b>	<b>37.7</b>	<b>\$80,309</b>	<b>\$367,735</b>	<b>78</b>	<b>80</b>	<b>62</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

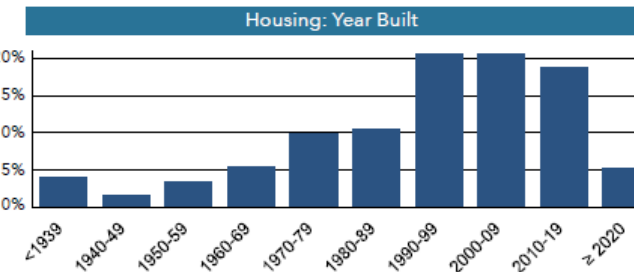
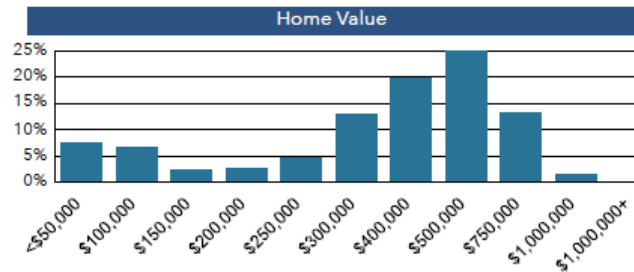
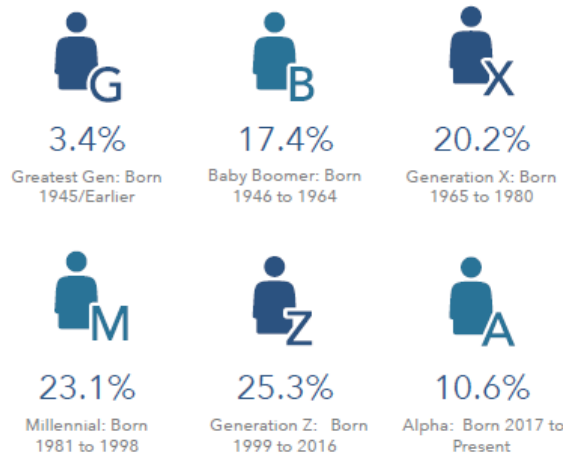
## MORTGAGE INDICATORS



## POPULATION BY AGE



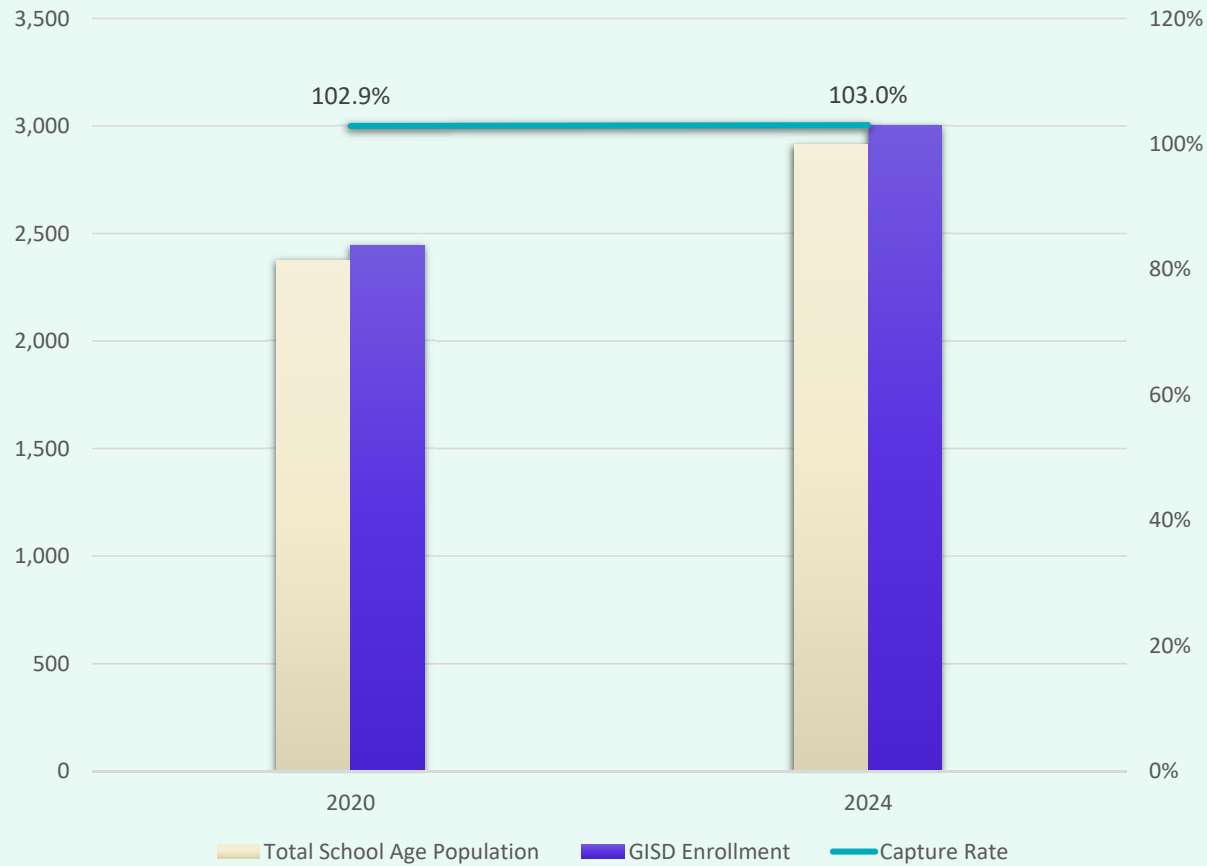
## POPULATION BY GENERATION



**Source:** This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2024 Esri



# Godley ISD Student Capture Rate

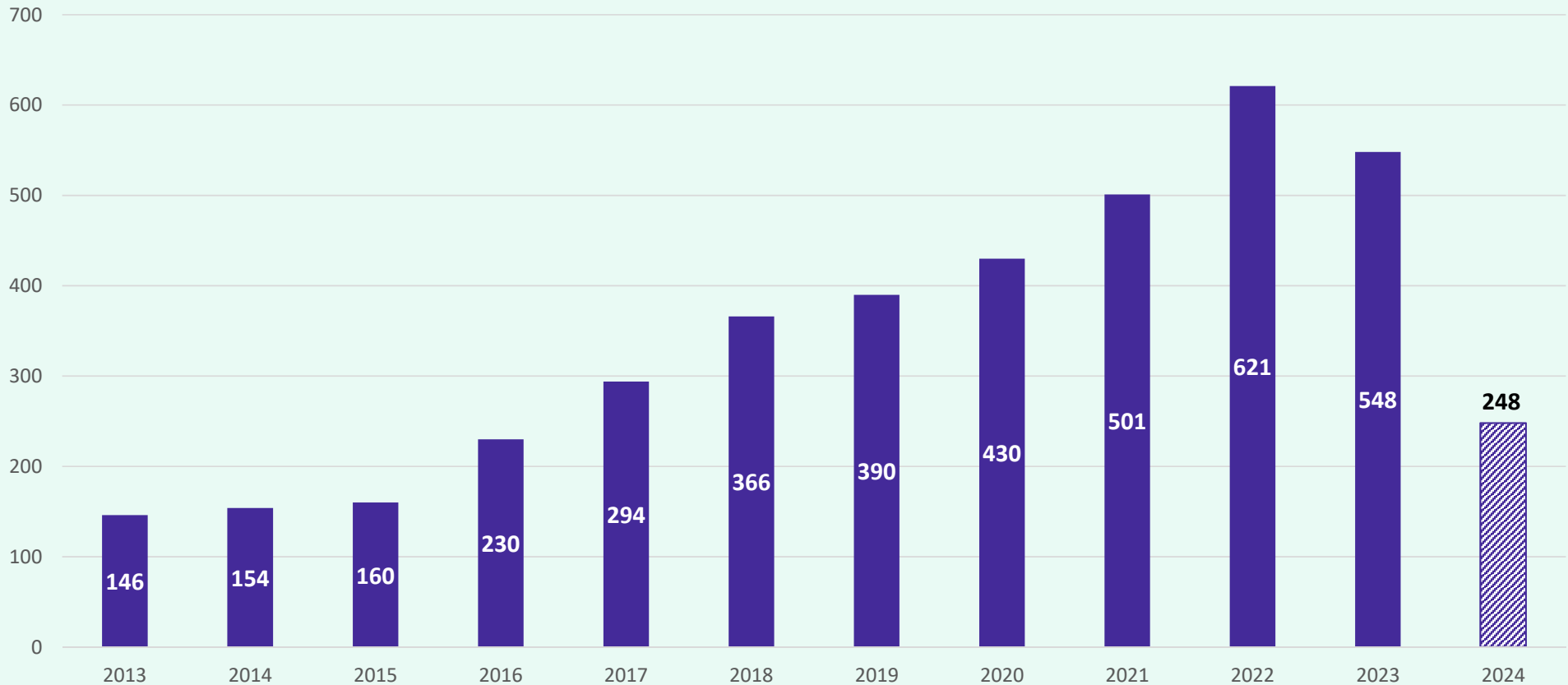


	Ages 5-9	Ages 10-14	Ages 15-19	Total School Age Population	GISD Enrollment	Capture Rate
2020	803	826	746	2,375	2,443	102.9%
2024	933	1,028	954	2,915	3,002	103.0%



# Godley ISD Housing Market Analysis

District Annual Home Sales by Type, 2013 – May 2024



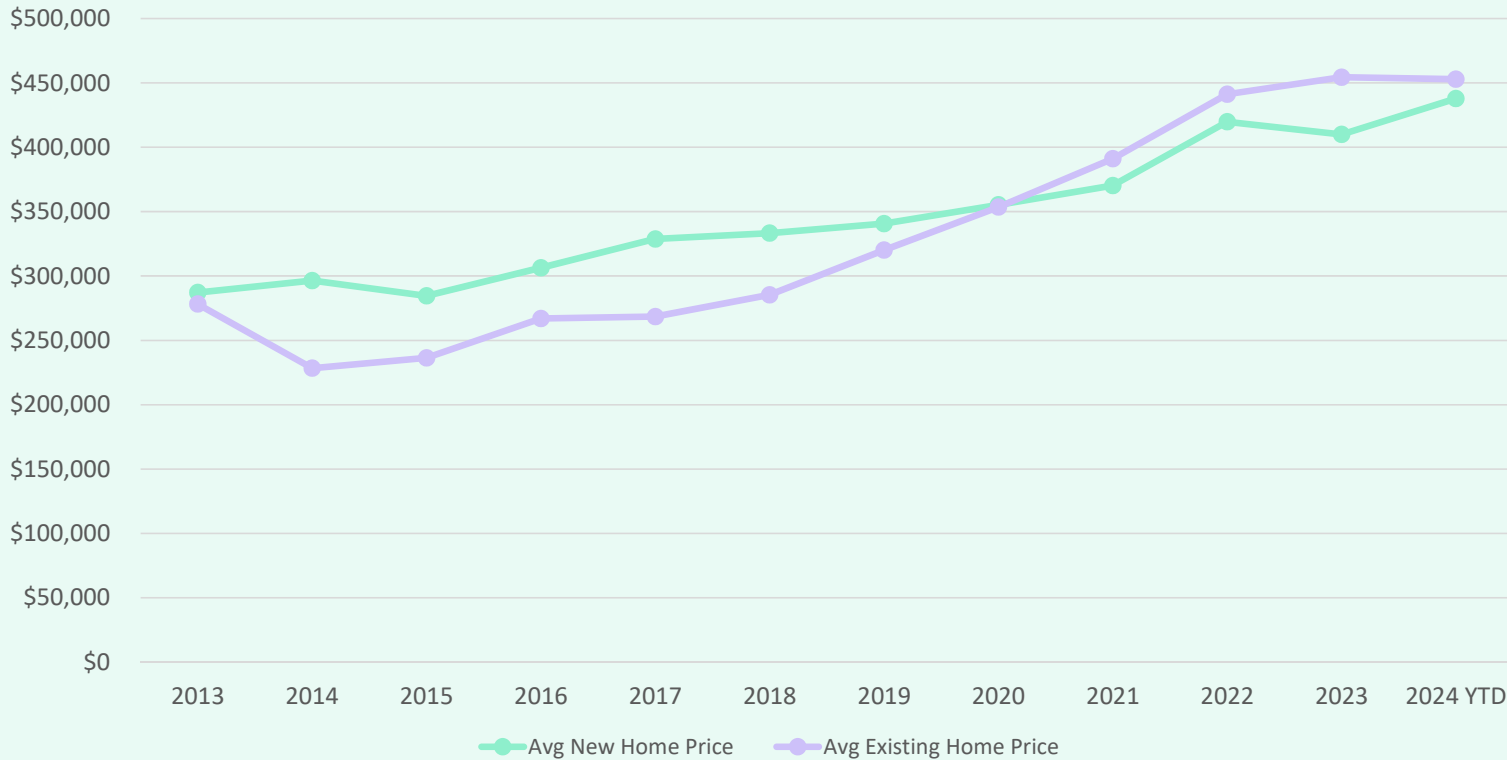
- Total home sales within Godley ISD have slightly decreased over the last 2 years due to rising inflation costs and interest rate increases
- New home sales in GISD accounted for 64% of the total district home sales in 2023, an increase of 14% from 2022





# Godley ISD Housing Market Analysis

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

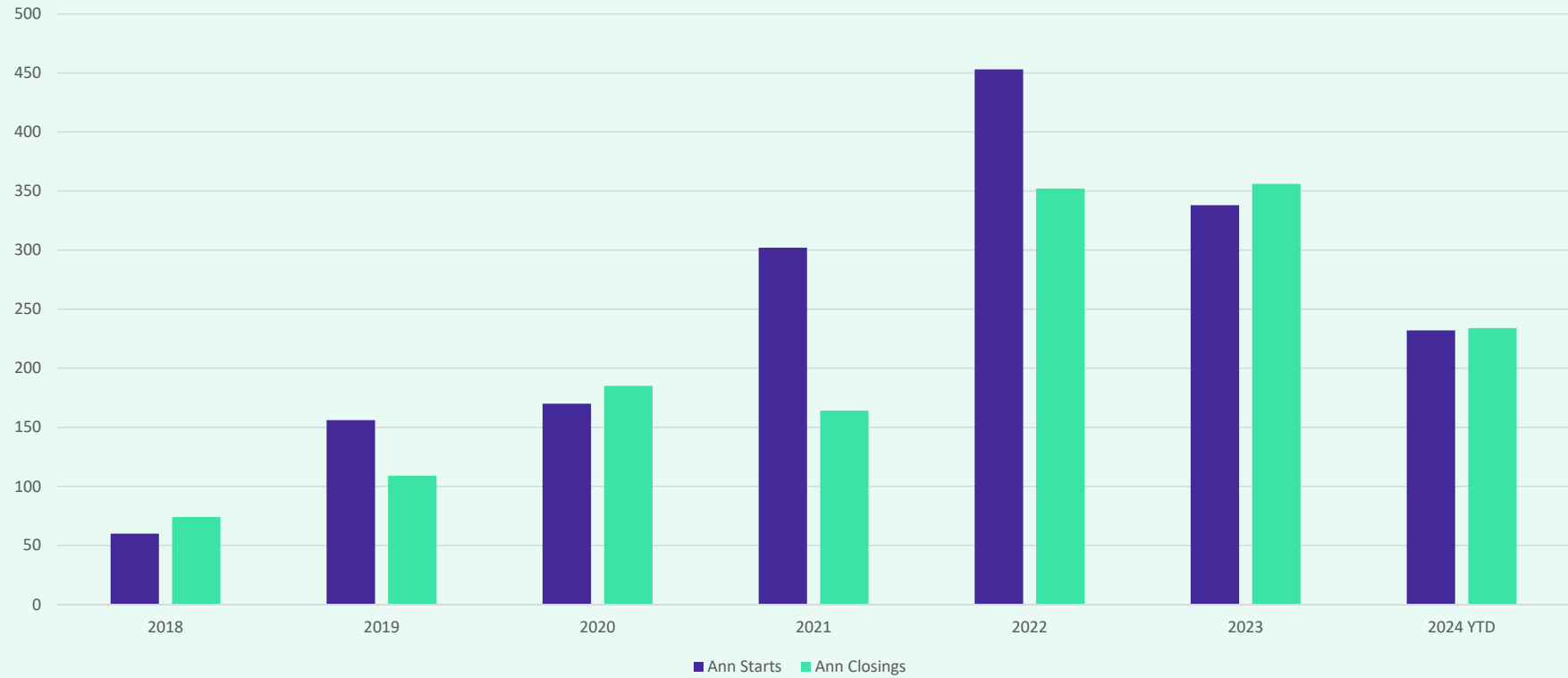


- The average new home sale price in Godley ISD has risen 48% between 2014 and 2024, an increase of more than \$141,400
- The average existing home sale price in GISD has risen 98% in the last 10 years, an increase of more than \$224,500

	Avg New Home	Avg Existing Home
2013	\$287,194	\$278,224
2014	\$296,408	\$228,370
2015	\$284,559	\$236,432
2016	\$306,403	\$267,014
2017	\$328,760	\$268,427
2018	\$333,262	\$285,389
2019	\$340,671	\$320,134
2020	\$355,303	\$353,517
2021	\$370,252	\$391,091
2022	\$419,798	\$441,218
2023	\$409,966	\$454,402
2024 YTD	\$437,827	\$452,907



# District New Home Starts and Closings

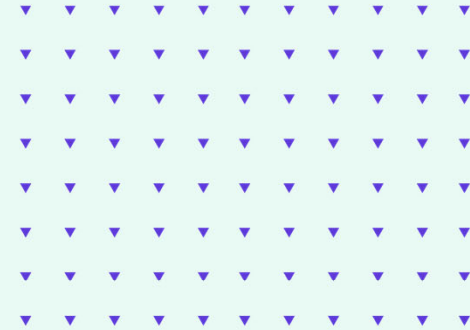


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	12	26	36	41	122	51	120
2Q	18	57	34	70	125	110	112
3Q	15	31	57	77	143	133	
4Q	15	42	43	114	63	44	
<b>Total</b>	<b>60</b>	<b>156</b>	<b>170</b>	<b>302</b>	<b>453</b>	<b>338</b>	<b>232</b>



Closings	2018	2019	2020	2021	2022	2023	2024
1Q	8	11	26	33	55	46	126
2Q	24	18	56	46	79	144	108
3Q	20	30	50	35	101	128	
4Q	22	50	53	50	117	38	
<b>Total</b>	<b>74</b>	<b>109</b>	<b>185</b>	<b>164</b>	<b>352</b>	<b>356</b>	<b>234</b>

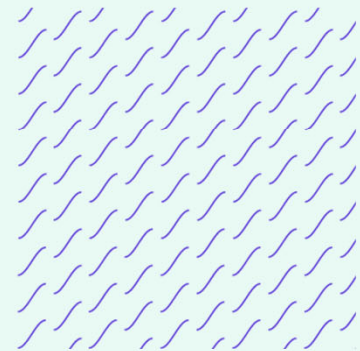


# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
GODLEY	96	19	114	38	31	66	280	2,782
LEGACY	206	67	175	30	89	147	739	6,973
PLEASANT VIEW	111	26	111	40	44	82	587	6,361
<b>Grand Total</b>	<b>413</b>	<b>112</b>	<b>400</b>	<b>108</b>	<b>164</b>	<b>295</b>	<b>1,606</b>	<b>16,116</b>

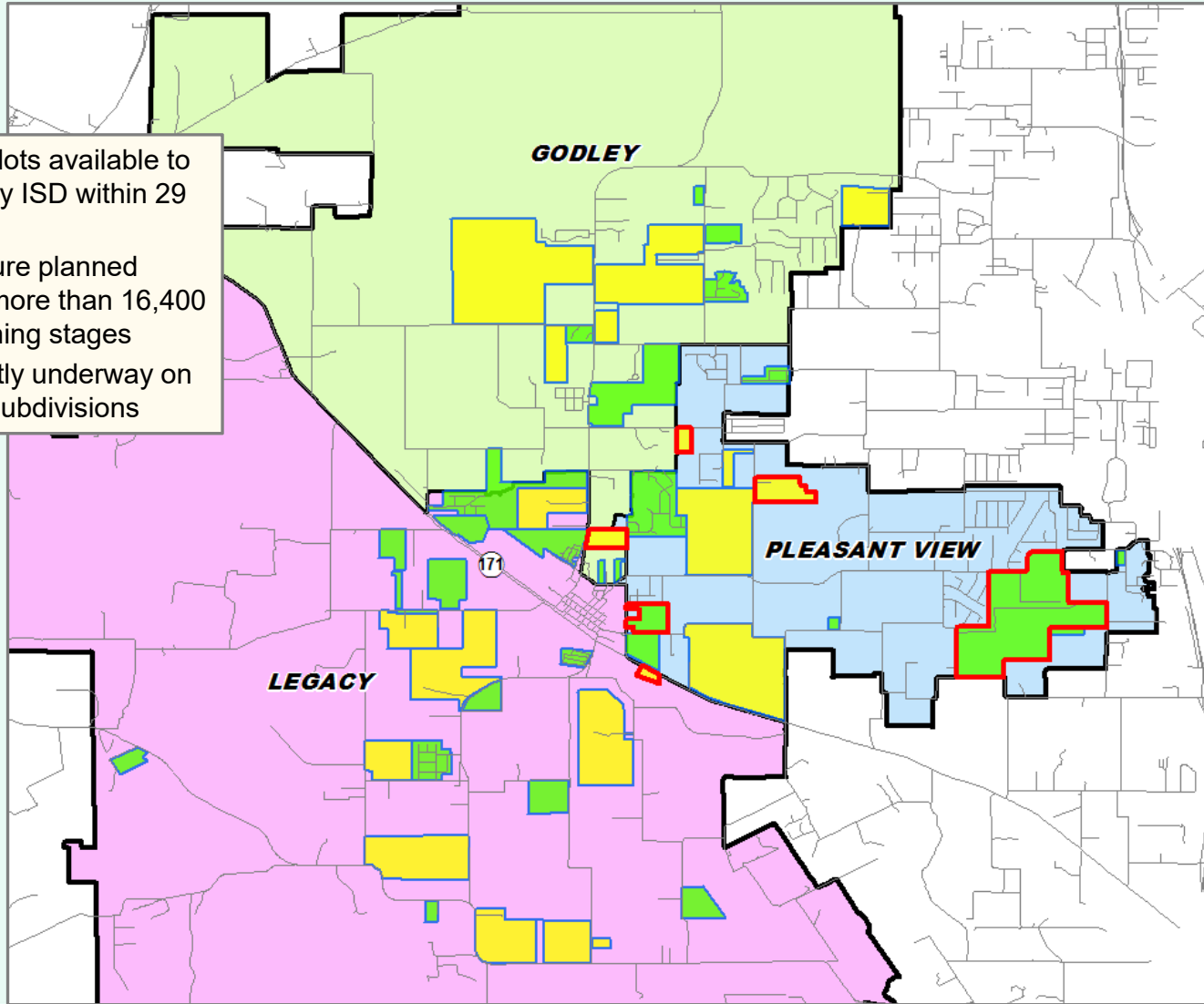
 Highest activity in the category  
 Second highest activity in the category





# District Housing Overview

- There are over 1,600 lots available to build on across Godley ISD within 29 active subdivisions
- GISD currently 19 future planned subdivisions totaling more than 16,400 future lots in the planning stages
- Groundwork is currently underway on roughly 690 lots in 6 subdivisions



**Subdivisions**

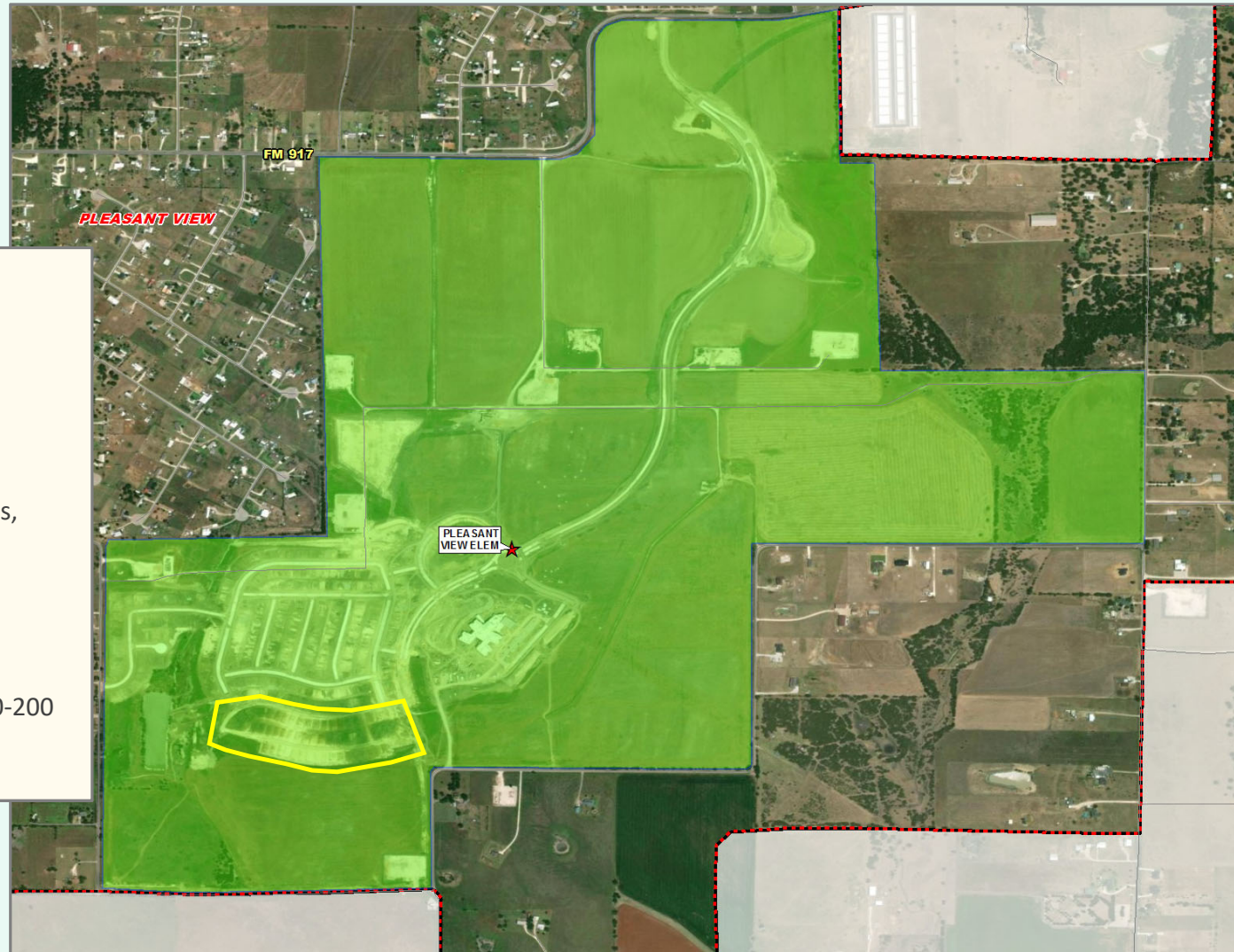
- ACTIVE
- FUTURE
- Groundwork Underway



## Residential Activity

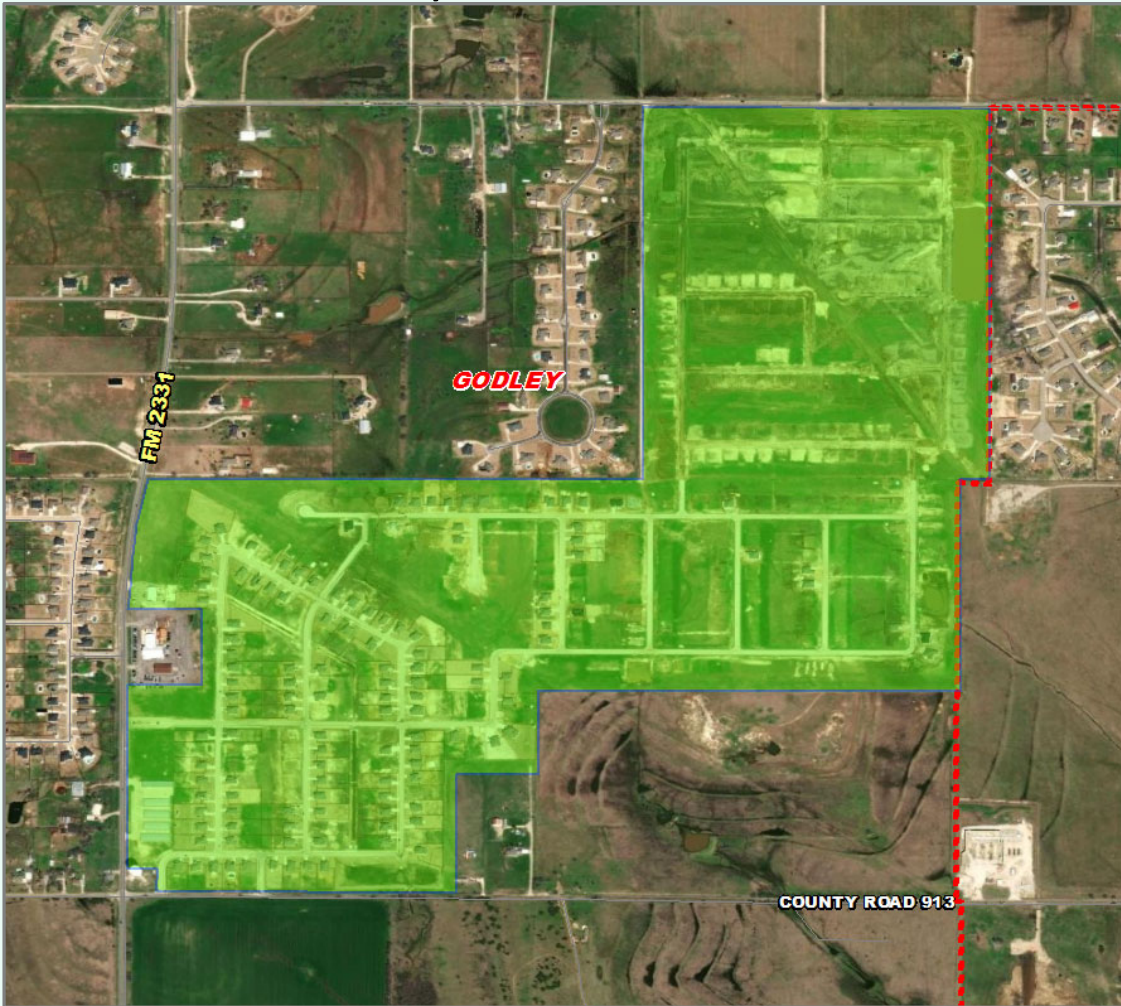
### Silo Mills

- 2,845 total lots
- 2,500 future lots
- 221 vacant developed lots
- 32 homes under construction
- 23 finished vacant homes
- 63 occupied homes
- Started 89 homes in last 12 months, started 22 homes 2Q24
- Phase 1C (63 lots) delivered for homebuilding 3Q23
- Groundwork underway on 85 lots located south of Phase 1B
- Developer anticipates building 100-200 homes per year
- \$313K+





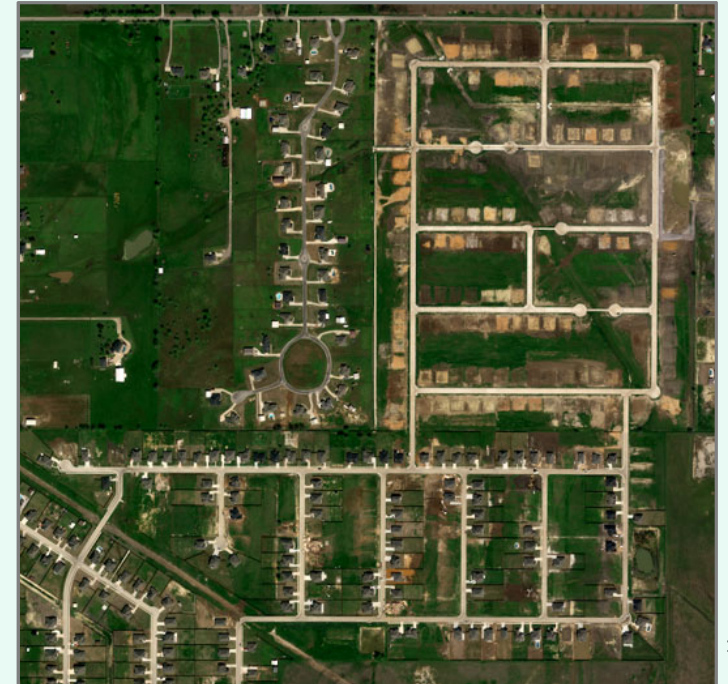
## Residential Activity



### Coyote Crossing

- 449 total lots
- 241 vacant developed lots
- 21 homes under construction
- 163 occupied homes
- Closed 85 homes in last 12 months, closed 24 homes in 2Q24
- 165 lots in Phase 2 delivered for homebuilding March 2024
- \$389K+

March 2024



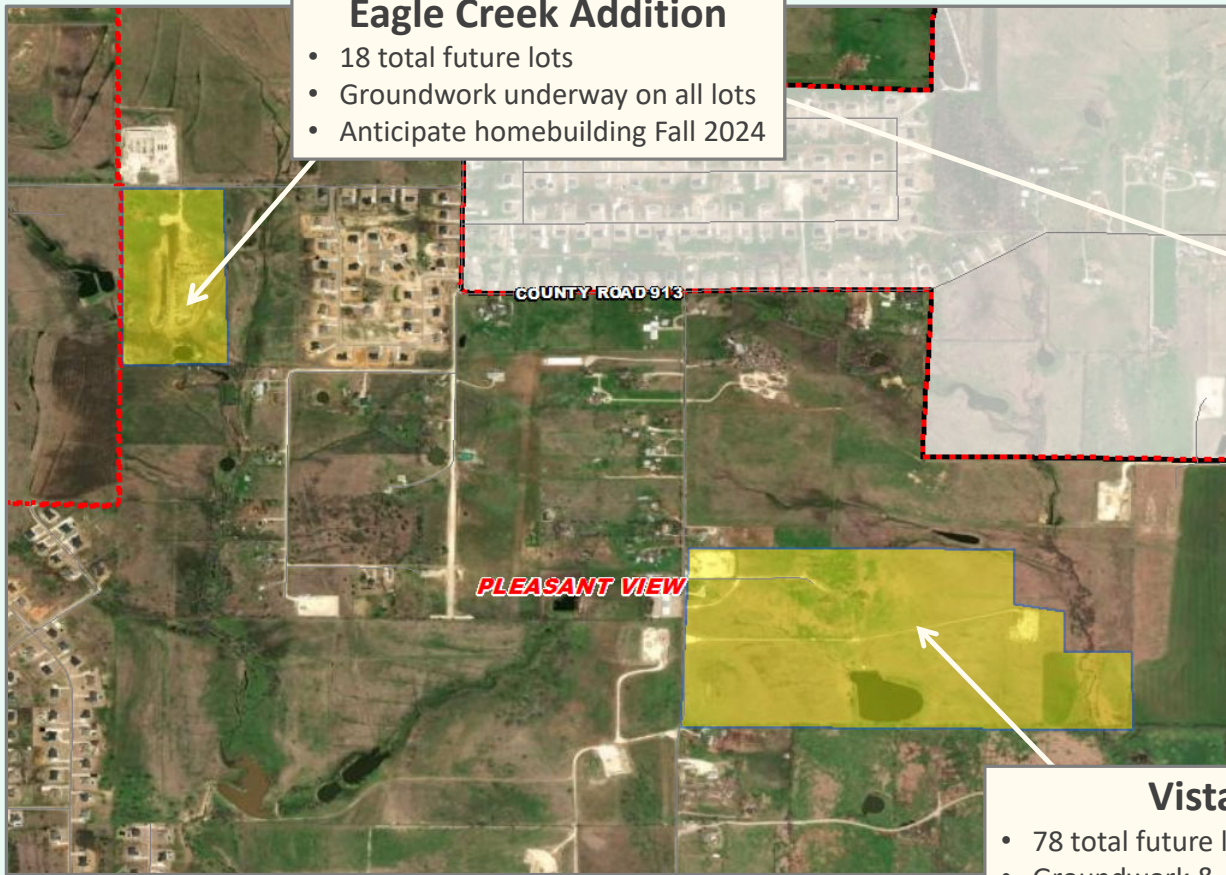


## Future Residential Activity

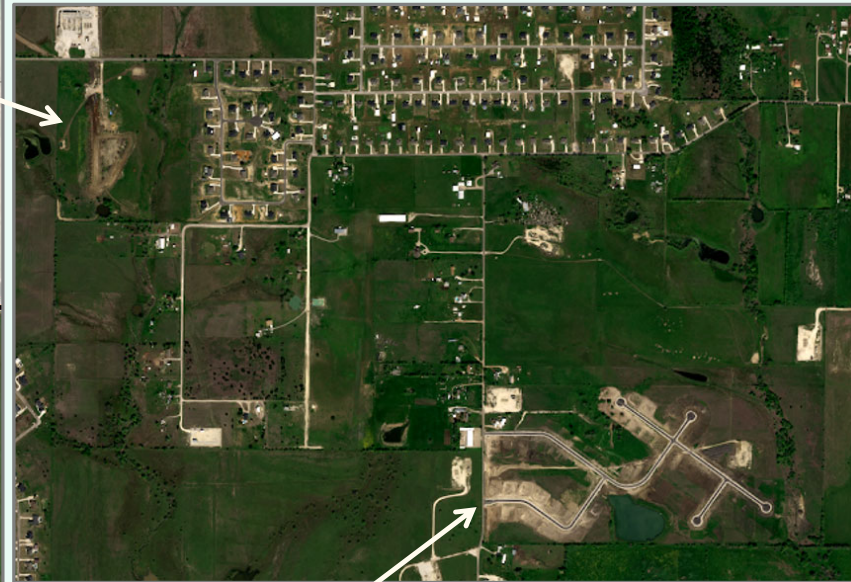


### Eagle Creek Addition

- 18 total future lots
- Groundwork underway on all lots
- Anticipate homebuilding Fall 2024



March 2024



### Vista Del Lago

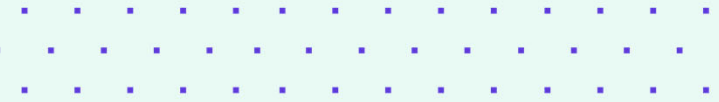
- 78 total future lots
- Groundwork & roadwork underway on all lots
- Anticipate homebuilding Fall 2024



# Residential Activity

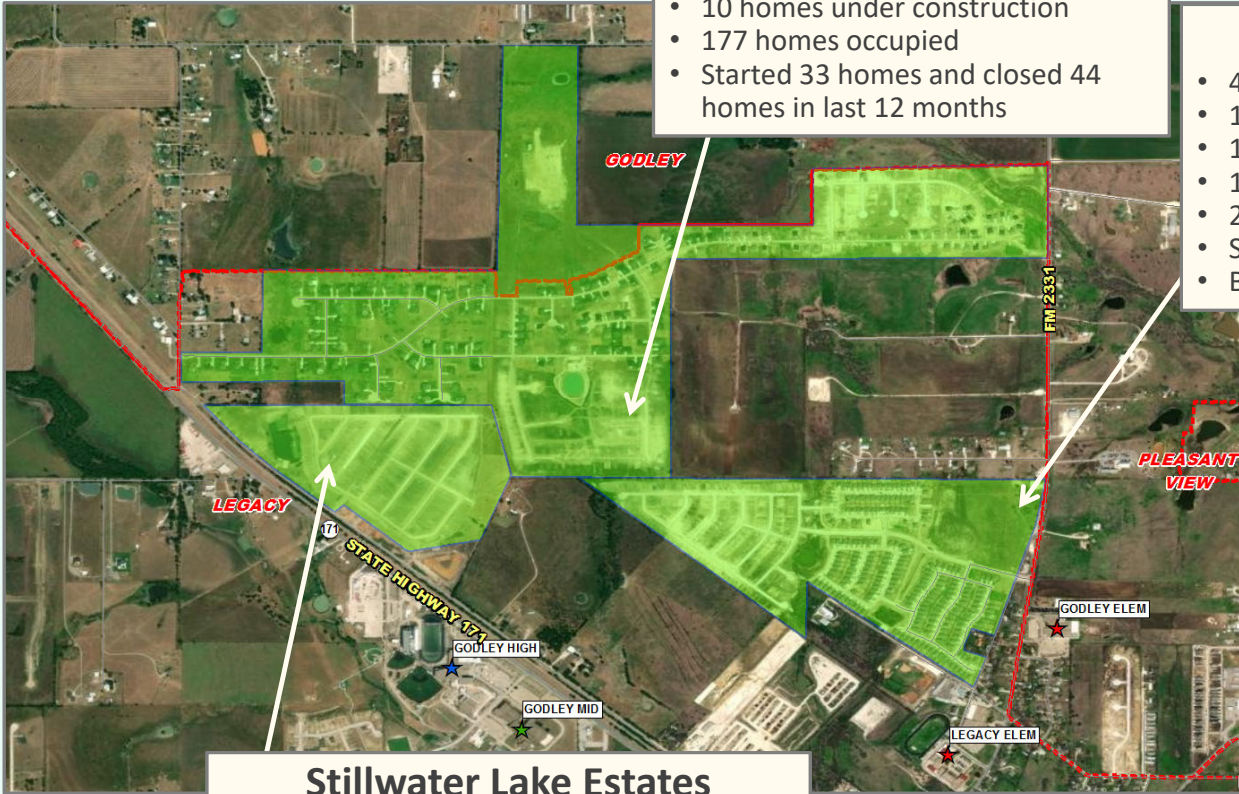
## Wildcat Ridge

- 435 total lots
- 126 future lots
- 111 vacant developed lots
- 10 homes under construction
- 177 homes occupied
- Started 33 homes and closed 44 homes in last 12 months



## Star Ranch

- 484 total lots
- 194 vacant developed lots
- 17 homes under construction
- 13 finished vacant homes
- 258 homes occupied
- Started 48 homes in last 12 months
- Building 30 – 50 homes per year



## Stillwater Lake Estates

- 273 total single family lots
- 248 vacant developed lots
- 17 homes under construction
- All lots delivered for homebuilding 4Q23
- Anticipate building 40 – 60 homes per year
- 88 multifamily units under construction

March 2024







# Residential Activity

## Rosemary Fields

- 296 total future lots
- Groundwork & roadwork underway
- Anticipate homebuilding to begin late 2024
- Developer anticipates building 80-100 homes per year

March 2024



## Higher Links Addition

- 49 total lots
- 29 vacant developed lots
- 5 homes under construction
- 6 finished vacant homes
- 8 occupied homes
- Started 20 homes in last 12 months





# Residential Activity



## Hadley Farms

- 372 total lots
- 260 future lots
- 18 vacant developed lots
- 8 homes under construction
- 7 finished vacant homes
- 79 occupied homes
- Groundwork underway on 165 lots in Phase 2, anticipate delivery end of 2024
- Developer anticipates building 50 – 60 homes per year
- \$334K+

## Fox Hollow

- 300 total vacant developed lots
- First homes available mid 2024
- Bloomfield Homes
- \$428K - \$590K

## Hunters Park

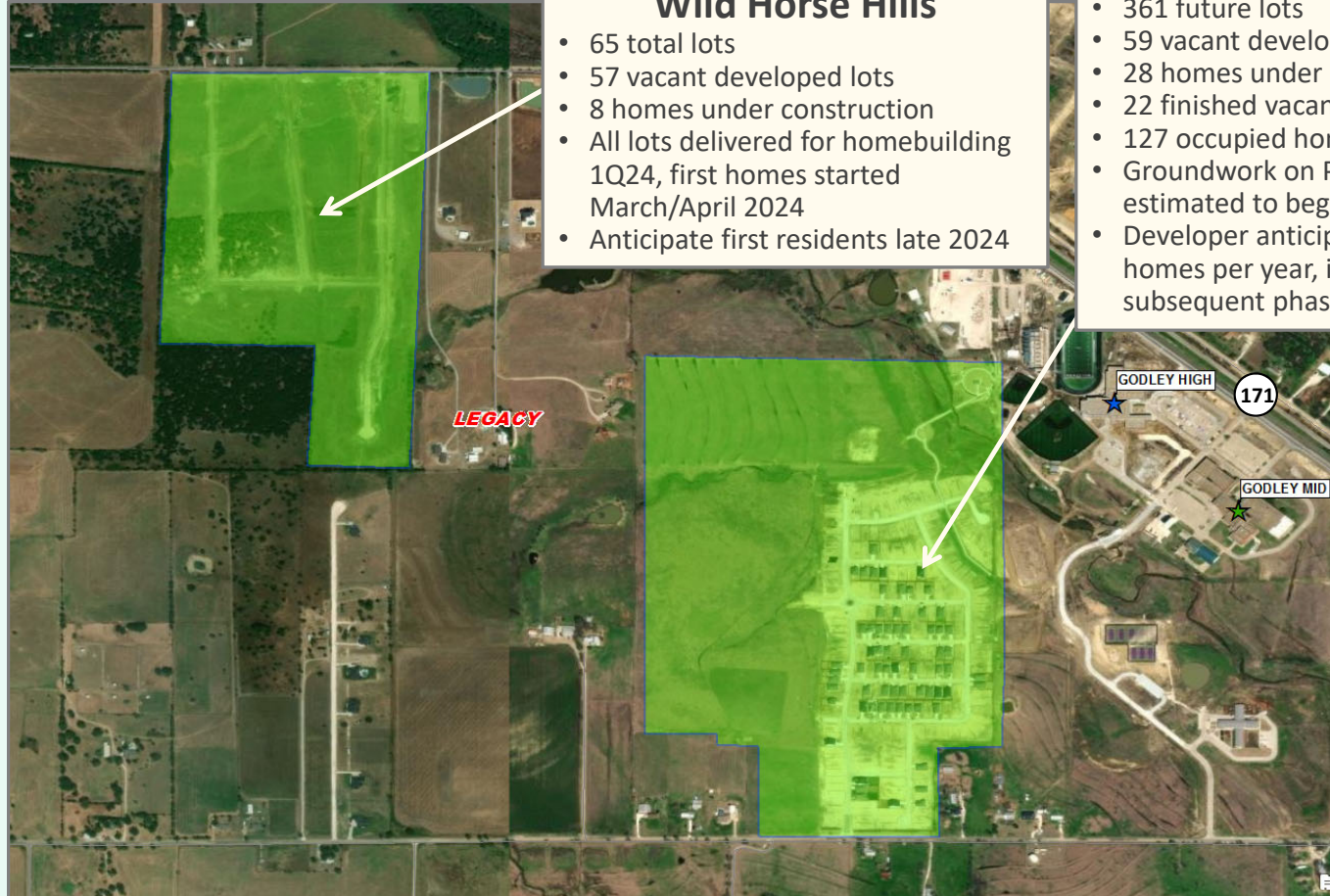
- 48 total future lots
- Lot clearing underway March 2024

March 2024





## Residential Activity



### Wild Horse Hills

- 65 total lots
- 57 vacant developed lots
- 8 homes under construction
- All lots delivered for homebuilding 1Q24, first homes started March/April 2024
- Anticipate first residents late 2024

### Godley Ranch

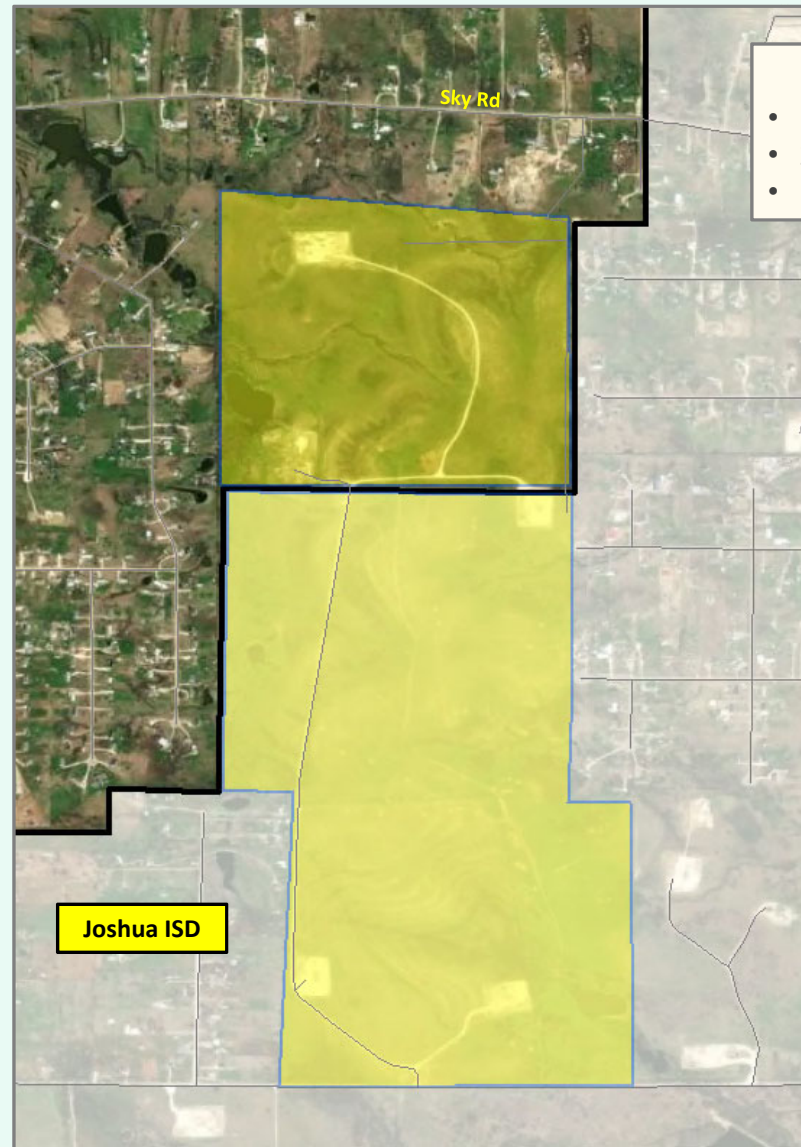
- 599 total lots
- 361 future lots
- 59 vacant developed lots
- 28 homes under construction
- 22 finished vacant homes
- 127 occupied homes
- Groundwork on Phase 2 (198 lots) estimated to begin late 2024
- Developer anticipates building 80-100 homes per year, increasing with subsequent phases

March 2024





## Residential Activity



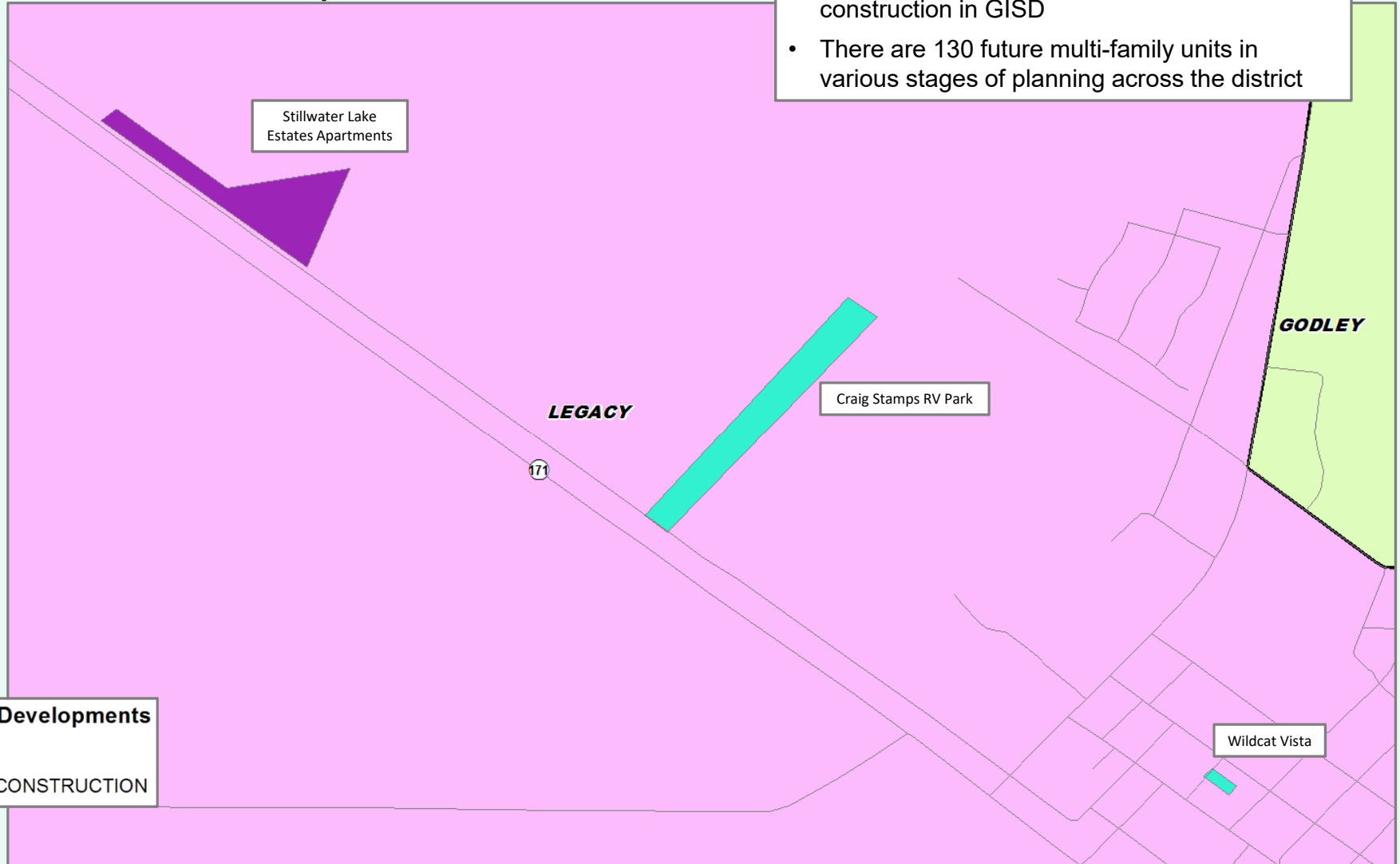
### Future Single Family

- 1,323 total future lots
- 279 future lots in Godley ISD
- 1,044 future lots in Joshua ISD



# District Multi-Family Overview

- There are 88 multi-family units under construction in GISD
- There are 130 future multi-family units in various stages of planning across the district

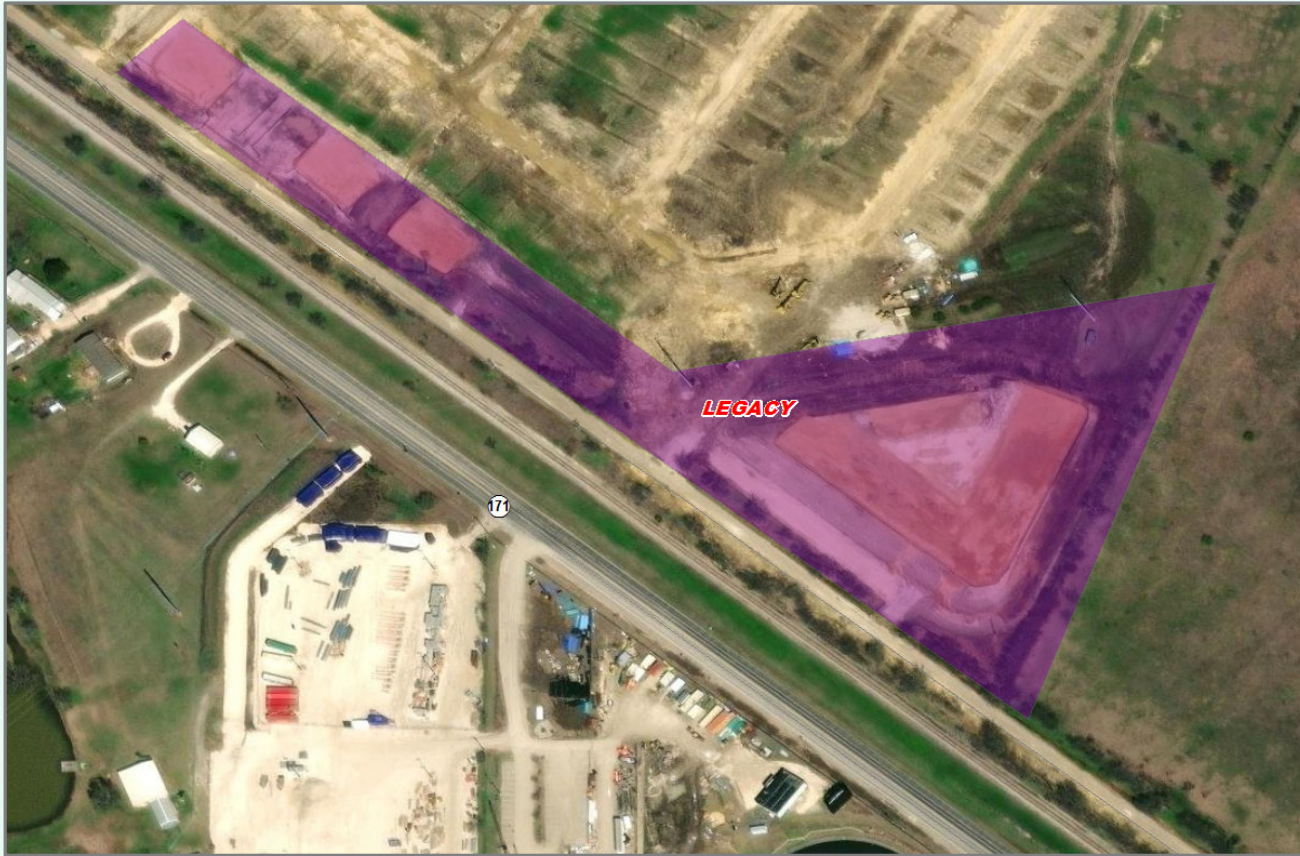


**Multi-Family Developments**

- FUTURE
- UNDER CONSTRUCTION



## Multi-Family Activity



July 2024



### Stillwater Lake Estates Apartments

- 88 total apartment units under construction
- Foundations poured December 2023
- Construction went vertical February 2024



# TEA Transfer Report

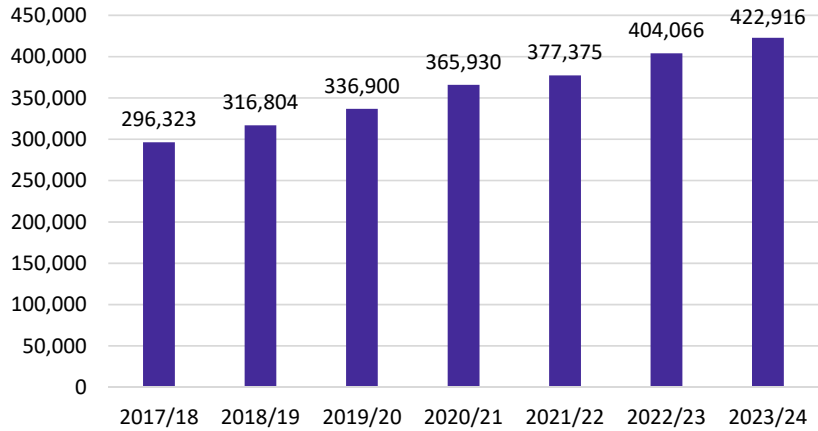
Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Aledo ISD	3	3	3	3	3	0	-3
Alvarado ISD	3	3	0	0	0	0	-3
Burleson ISD	10	11	16	14	10	10	0
Cleburne ISD	53	64	68	64	59	57	+4
Crowley ISD	15	22	21	20	17	17	+2
Fort Worth ISD	3	3	18	3	3	3	0
Granbury ISD	70	76	89	96	88	77	+7
Joshua ISD	37	45	56	44	48	56	+19
Weatherford ISD	3	3	3	3	4	3	0
<b>Total Transfers In*</b>	<b>215</b>	<b>256</b>	<b>297</b>	<b>267</b>	<b>240</b>	<b>237</b>	<b>+22</b>

Transfers Out To:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Brazos River Charter School	3	3	3	3	3	3	0
Burleson ISD	12	3	3	3	3	3	-9
Cleburne ISD	12	10	16	14	13	14	+2
Crowley ISD	3	3	3	3	3	3	0
Granbury ISD	3	3	3	3	3	12	+9
Joshua ISD	49	14	30	60	55	51	+2
Premier High Schools	4	3	3	3	3	3	-1
Texas College Preparatory Academies	3	3	0	0	0	3	0
<b>Total Transfers Out*</b>	<b>99</b>	<b>64</b>	<b>98</b>	<b>123</b>	<b>127</b>	<b>145</b>	<b>+46</b>

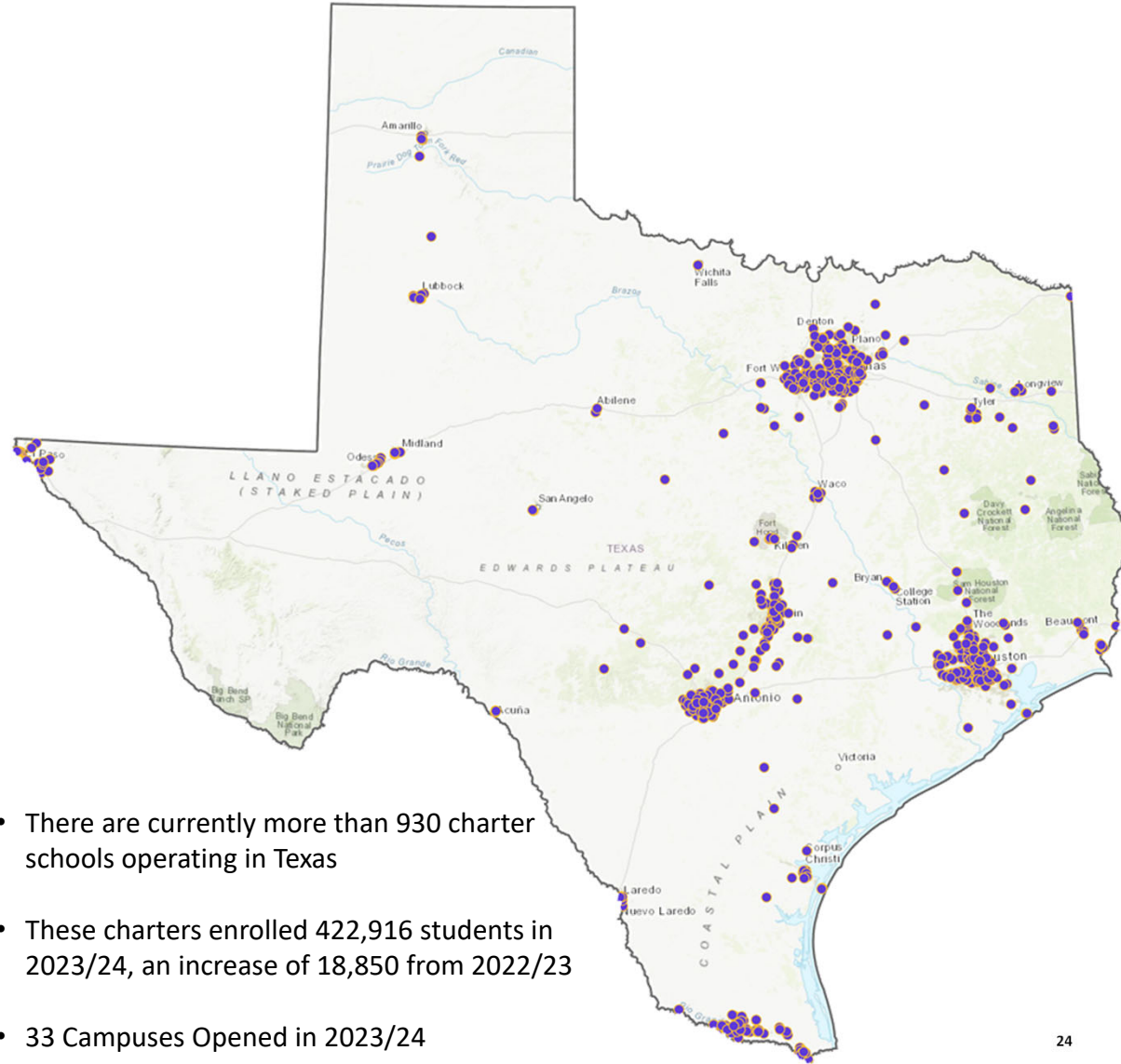
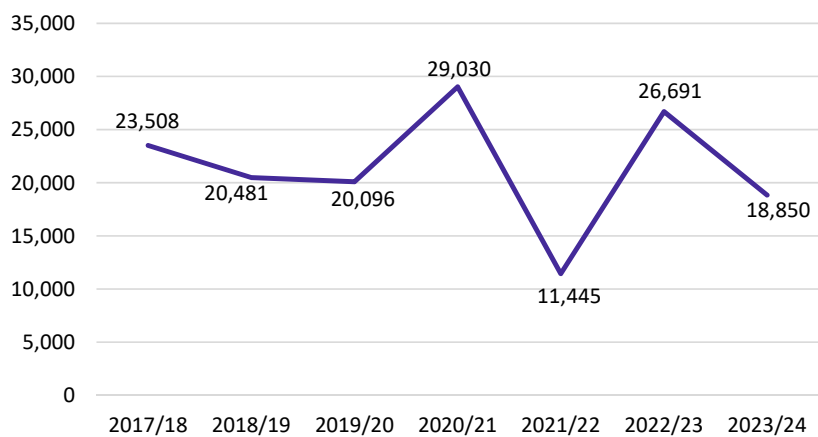
*\*Totals include additional districts due to TEA rounding rules*

# Charter Schools

**Total Charter Enrollment**



**Charter Enrollment Change**



- There are currently more than 930 charter schools operating in Texas
- These charters enrolled 422,916 students in 2023/24, an increase of 18,850 from 2022/23
- 33 Campuses Opened in 2023/24

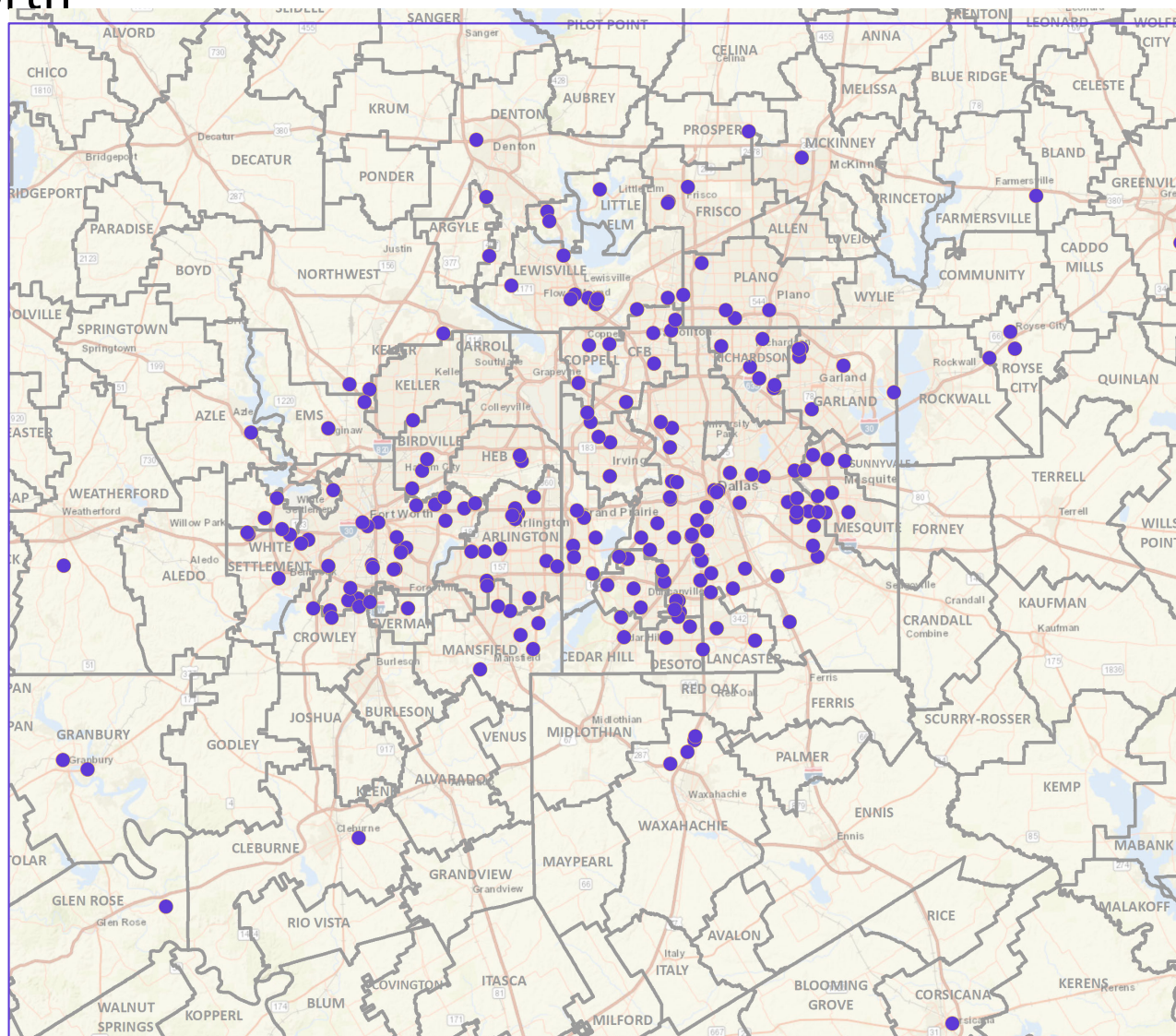


# Charter Schools: Dallas-Fort Worth

There are currently over 260 charter school campuses open in the DFW Area

These campuses enrolled more than 123,000 students in 2023/24, an increase of nearly 2,700 students over last year

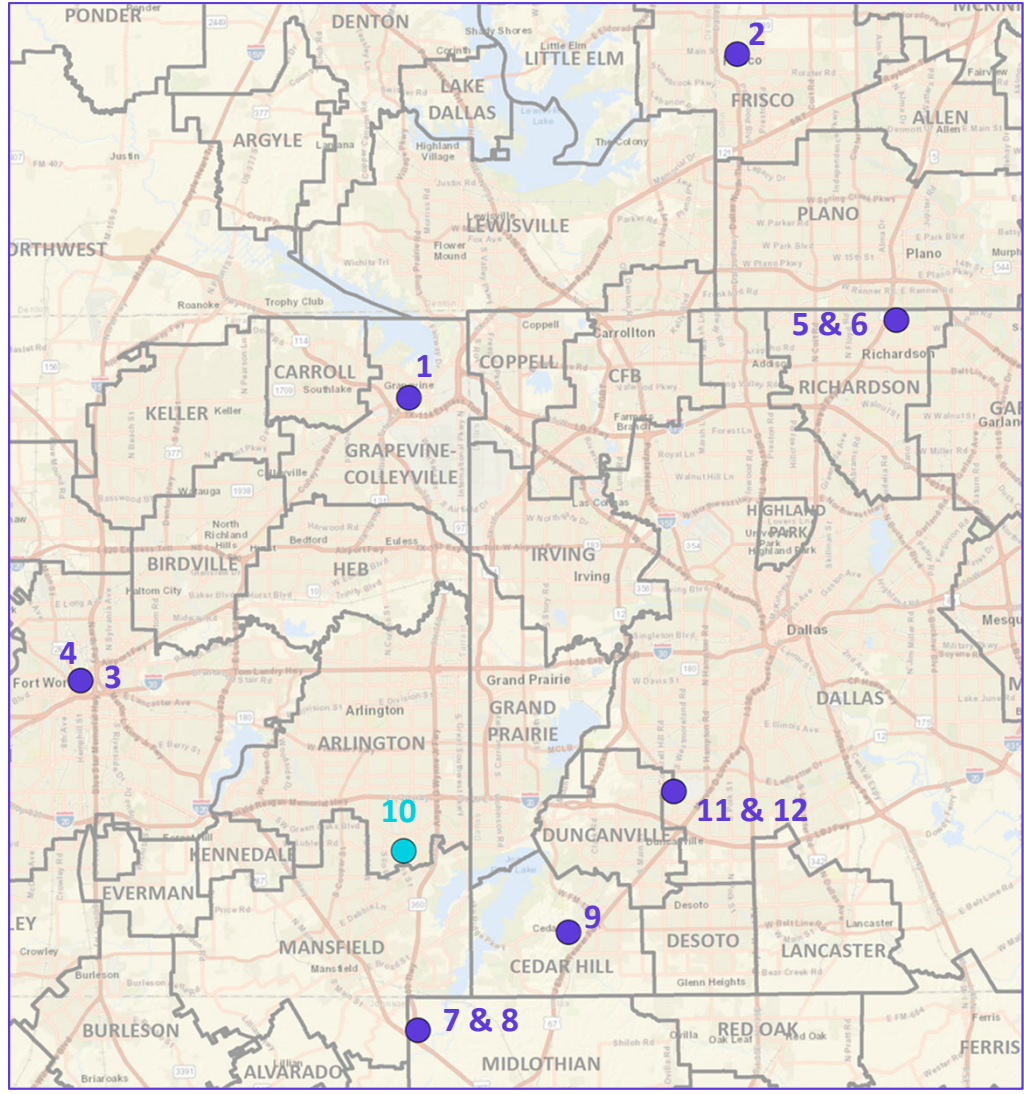
12 separate campuses opened or began reporting enrollment in 2023/24



# Charter Schools: Opening in Dallas-Fort Worth 2024/25

MAP ID	CAMPUS	GRADES	NOTES
1	Great Hearts Tarrant County #4*	K-12	
2	Leadership Prep School North*	K-5	Paired w/ High-Quality Campus
3	Ischool High- Fort Worth*	9-12	Virtual Academy
4	Texas College Preparatory Academy- Fort Worth*	K-12	
5	Basis Richardson Primary	K-5	
6	Basis Richardson	6-12	
7	International Leadership Of Texas Heritage	8-12	Opening Fall 2024
8	International Leadership Of Texas Heritage K-5	K-5	Opening Fall 2024
9	Village Tech Pk8	PK4-12	Will Serve 1,000 Students
10	Trinity Basin Preparatory	PK-8	Opening August 2024
11	Idea A.W. Brown Academy	K-5	Merger With A.W. Brown Charter School
12	Idea A.W. Brown College Prep	6-12	Merger With A.W. Brown Charter School

\*Undisclosed Address – Approximate Location on Map



- Application Approved
- Campus Under Construction



# Ten Year Forecast by Grade Level

Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	115	176	178	171	180	169	172	203	161	178	176	179	146	138	2,347	166	7.6%
2020/21	75	197	179	180	173	186	183	183	214	176	192	190	180	128	2,441	94	4.0%
2021/22	122	191	211	180	184	195	192	192	195	221	195	185	167	148	2,589	148	6.1%
2022/23	116	233	206	211	211	206	200	217	213	204	248	174	197	159	2,811	222	8.6%
2023/24	138	220	248	223	230	222	220	209	237	211	235	241	165	186	3,002	191	6.8%
2024/25	158	215	242	258	238	235	241	244	226	263	256	224	247	146	3,193	191	6.4%
2025/26	163	228	231	257	275	255	250	260	264	244	305	243	217	240	3,432	239	7.5%
2026/27	168	243	246	246	273	292	272	270	281	284	282	290	236	217	3,600	168	4.9%
2027/28	172	255	261	261	261	291	311	294	292	302	324	257	281	229	3,791	191	5.3%
2028/29	177	274	280	281	279	279	310	336	318	314	343	295	249	273	4,008	217	5.7%
2029/30	189	284	296	295	297	294	294	335	363	342	355	312	286	242	4,184	176	4.4%
2030/31	210	294	305	312	311	313	310	318	362	390	390	324	303	277	4,419	235	5.6%
2031/32	223	306	318	324	333	331	333	335	343	389	445	355	314	294	4,643	224	5.1%
2032/33	237	319	329	339	345	354	353	360	362	369	443	406	344	305	4,865	222	4.8%
2033/34	244	332	343	350	361	367	376	381	389	389	421	404	394	334	5,085	220	4.5%
2034/35	249	346	357	365	372	384	391	422	411	418	477	384	392	382	5,350	265	5.2%

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



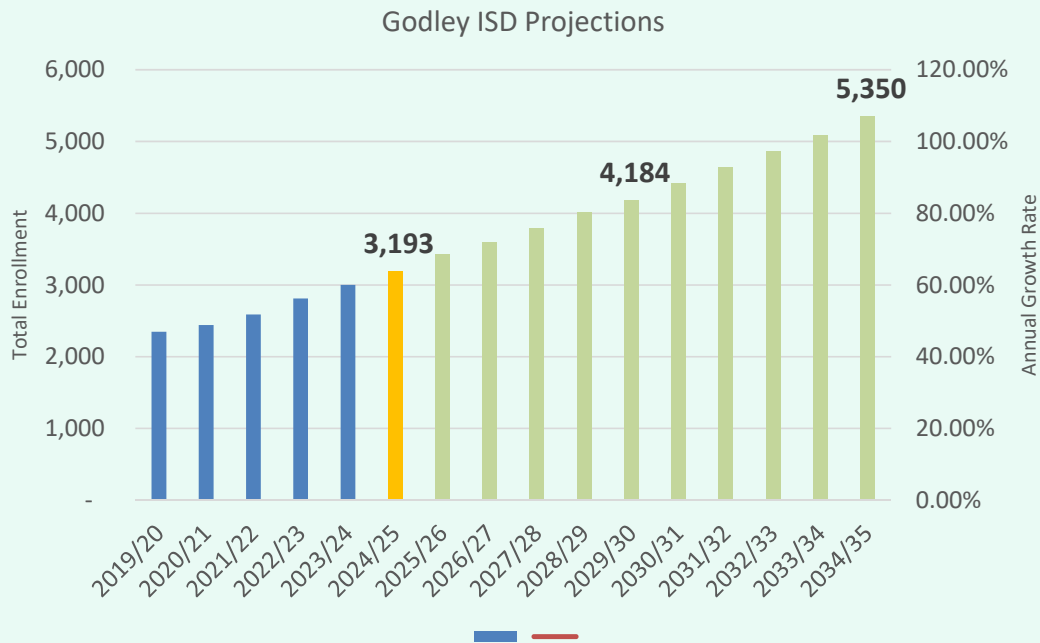
# Ten Year Forecast by Campus

Campus	Functional Capacity	ENROLLMENT PROJECTIONS										
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Godley Elementary School	673	557	579	602	639	663	691	717	750	781	803	814
Legacy Elementary School	555	500	528	563	579	609	624	656	691	726	762	801
Pleasant View Elementary School	740	530	552	575	594	608	634	682	727	769	808	849
<b>ELEMENTARY TOTALS</b>	<b>1,968</b>	<b>1,587</b>	<b>1,659</b>	<b>1,740</b>	<b>1,812</b>	<b>1,880</b>	<b>1,949</b>	<b>2,055</b>	<b>2,168</b>	<b>2,276</b>	<b>2,373</b>	<b>2,464</b>
Elementary Percent Change		4.55%	4.54%	4.88%	4.14%	3.75%	3.67%	5.44%	5.50%	4.98%	4.26%	3.85%
Elementary Absolute Change		69	72	81	72	68	69	106	113	108	97	91
Godley ISD 6th	302	244	260	270	294	336	335	318	335	360	381	422
Godley Middle School	550	489	508	565	594	632	705	752	732	731	778	829
<b>MIDDLE SCHOOL TOTALS</b>	<b>550</b>	<b>733</b>	<b>768</b>	<b>835</b>	<b>888</b>	<b>968</b>	<b>1,040</b>	<b>1,070</b>	<b>1,067</b>	<b>1,091</b>	<b>1,159</b>	<b>1,251</b>
Middle School Percent Change		-15.36%	4.77%	8.72%	6.35%	9.01%	7.44%	2.88%	-0.28%	2.25%	6.23%	7.94%
Middle School Absolute Change		-133	35	67	53	80	72	30	-3	24	68	92
Godley High School	1,350	873	1,005	1,025	1,091	1,160	1,195	1,294	1,408	1,498	1,553	1,634
<b>HIGH SCHOOL TOTALS</b>	<b>1,350</b>	<b>873</b>	<b>1,005</b>	<b>1,025</b>	<b>1,091</b>	<b>1,160</b>	<b>1,195</b>	<b>1,294</b>	<b>1,408</b>	<b>1,498</b>	<b>1,553</b>	<b>1,634</b>
High School Percent Change		5.69%	15.12%	1.99%	6.44%	6.32%	3.02%	8.28%	8.81%	6.39%	3.67%	5.23%
High School Absolute Change		47	132	20	66	69	35	99	114	90	55	81
<b>DISTRICT TOTALS</b>		<b>3,193</b>	<b>3,432</b>	<b>3,600</b>	<b>3,791</b>	<b>4,008</b>	<b>4,184</b>	<b>4,419</b>	<b>4,643</b>	<b>4,865</b>	<b>5,085</b>	<b>5,350</b>
District Percent Change			7.49%	4.90%	5.31%	5.72%	4.39%	5.62%	5.07%	4.78%	4.52%	5.20%
District Absolute Change			239	168	191	217	176	235	224	222	220	265

Yellow box = exceeds Functional Capacity



## Key Takeaways



- New home sales in Godley ISD accounted for 64% of total district home sales in 2023, an increase of 14% from 2022
- The district has 29 actively building subdivisions with over 1,600 lots available to build on
- GISD has 19 future subdivisions with over 16,400 lots in the planning stages
- Groundwork is underway on nearly 700 lots within 6 subdivisions
- Godley ISD is forecasted to enroll more than 4,100 students by 2029/30 and more than 5,300 by 2034/35