

*Belton
Independent
School
District*



*Learn from Yesterday...
Understand Today...
Plan for the Future*

Attendance
Boundaries
Committee-
Demographic
Update
August 2018



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – Killeen-Temple MSA (July 2018)

1.6%

2,626 new jobs
National rate 1.6%



Job Growth

Unemployment Rate



U.S. 4.1%
Texas 4.0%
Killeen-Temple MSA 4.2%
Temple 3.6%

-0.3%

3,889

185 more
sales than 2017



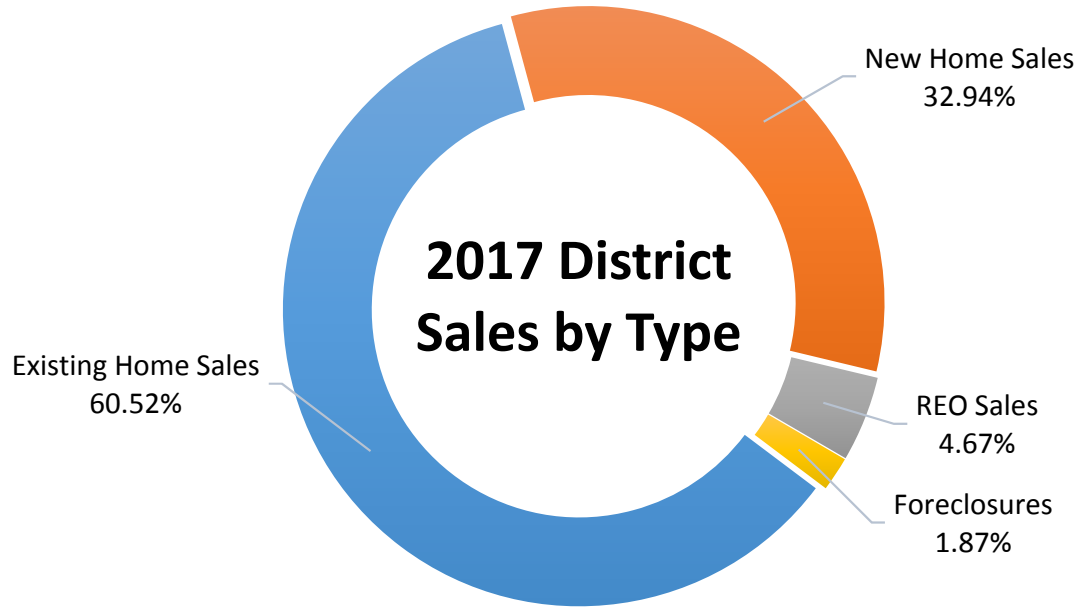
**Year to Date
Home Sales**





District Home Sales

Home Sales by Transaction Type, 2017



- Within Belton ISD there were roughly 2,030 home sales in 2017, and a third were new homes
- Within the district, the average new home sale price in 2017 was \$225,969
- The average existing home sale price within Belton ISD was \$200,046

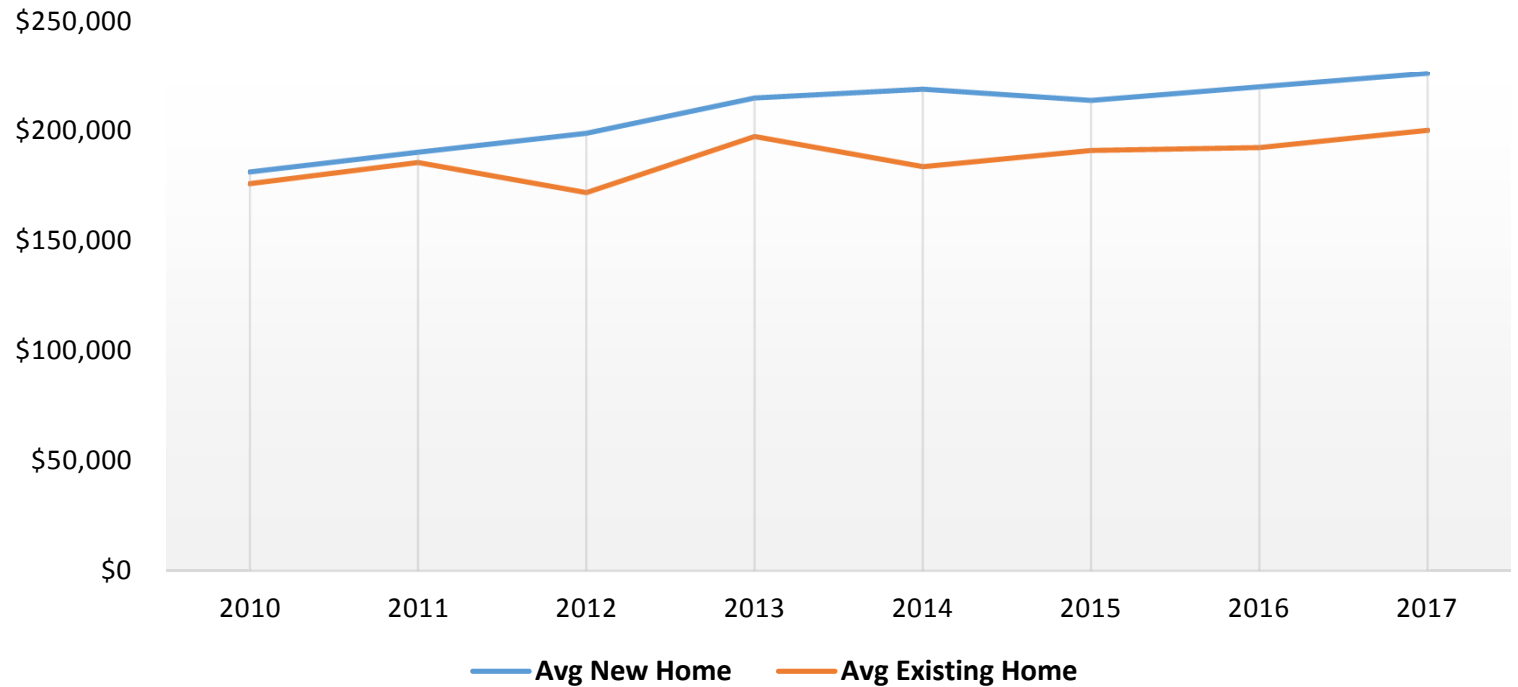




District Home Sales

Average New vs Existing Home Sale Price

Average Home Sale Price, 2010 - 2017



	Avg New Home	Avg Existing Home
2010	\$181,130	\$175,792
2011	\$190,059	\$185,450
2012	\$198,664	\$171,756
2013	\$214,687	\$197,256
2014	\$218,700	\$183,532
2015	\$213,627	\$190,880
2016	\$219,784	\$192,190
2017	\$225,969	\$200,046

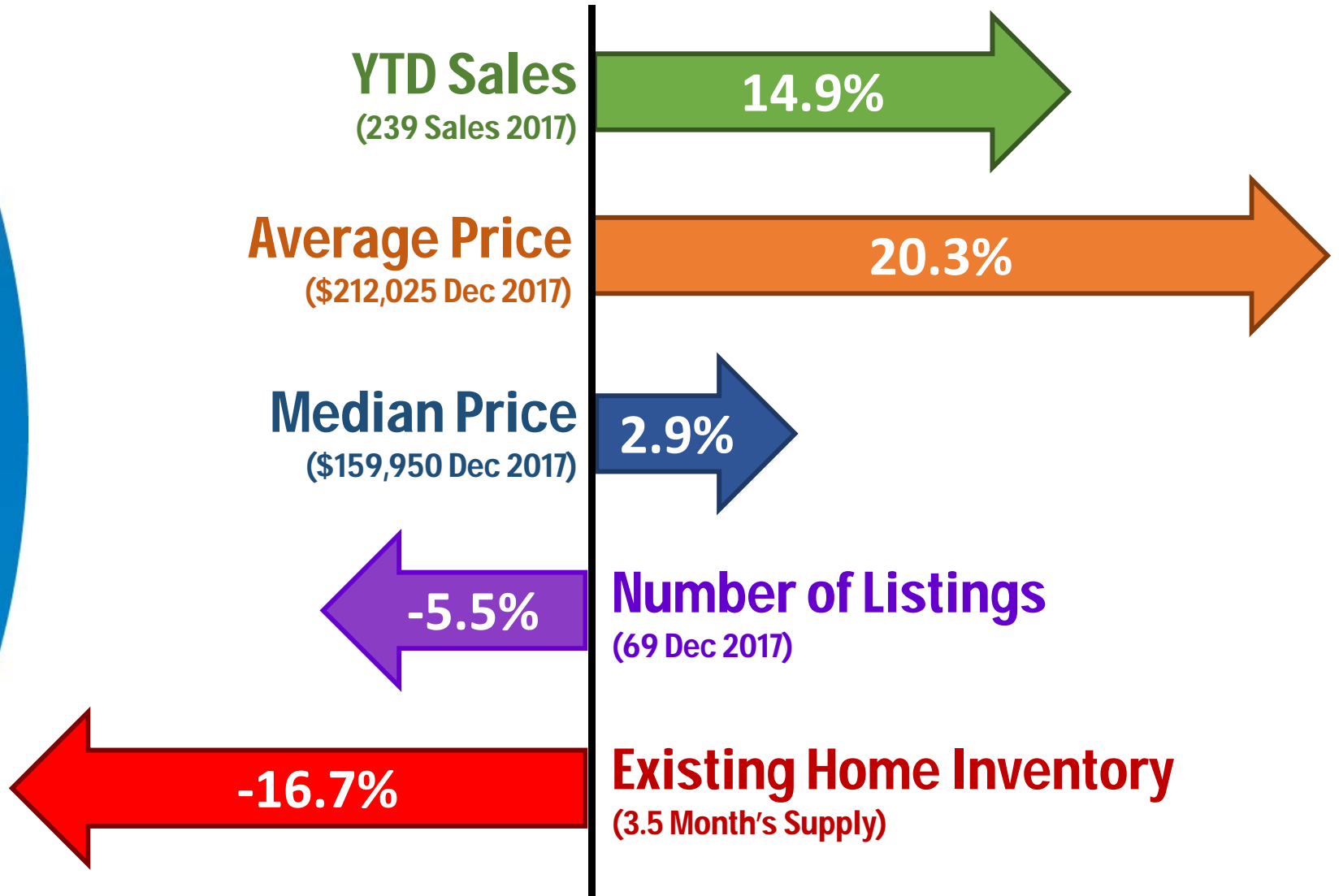
- Within BISD, the average sale price for a new home rose 25%, or \$44,840 between 2010 and 2017
- The average sale price for an existing home rose more than \$24,250, or nearly 14% since 2010





Belton Housing Market

Multiple Listing Service – Year-Over-Year SFD Activity & Inventory

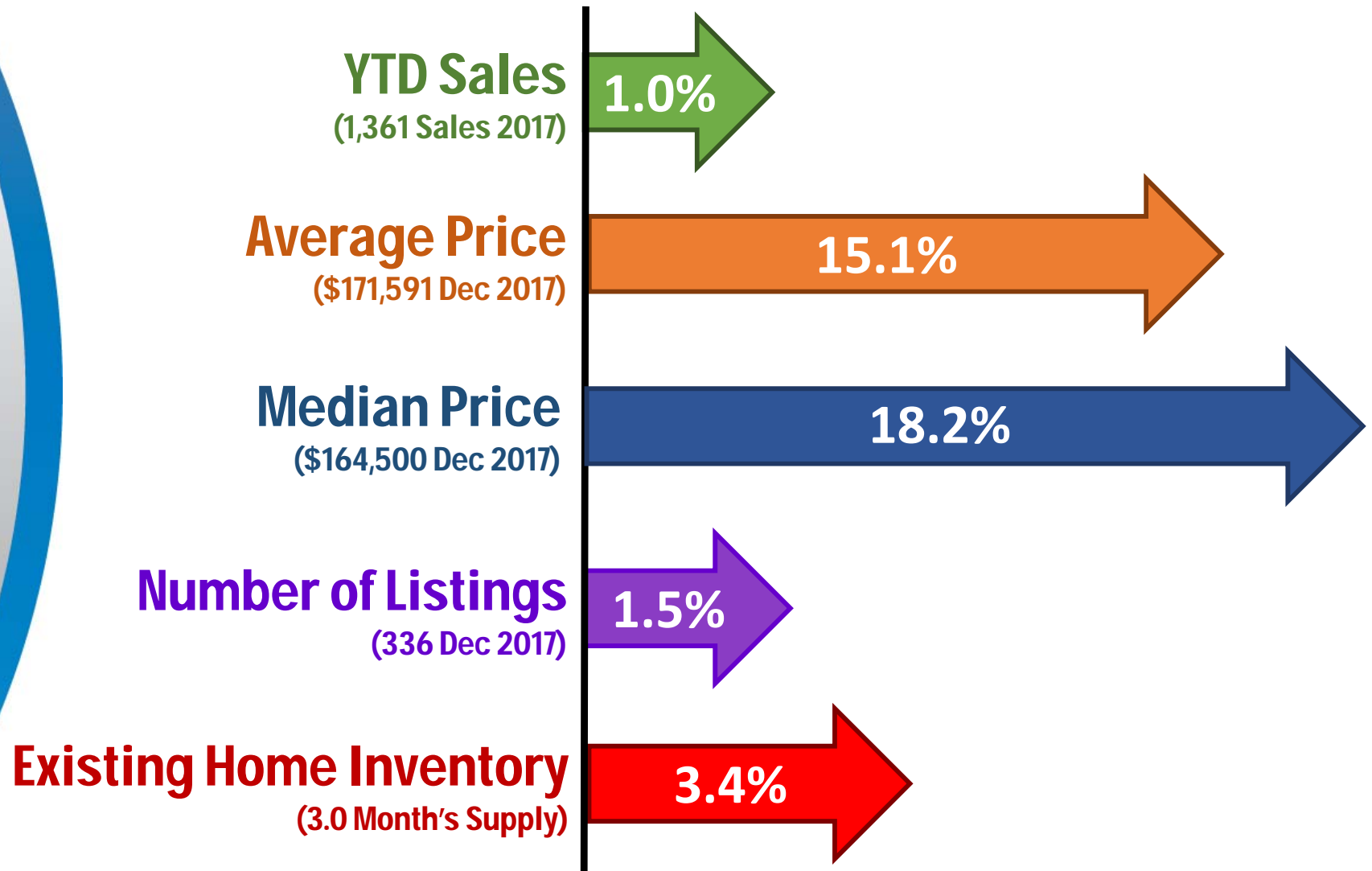


Source: Texas A&M Real Estate Center in partnership with the Temple-Belton BoR



Temple Housing Market

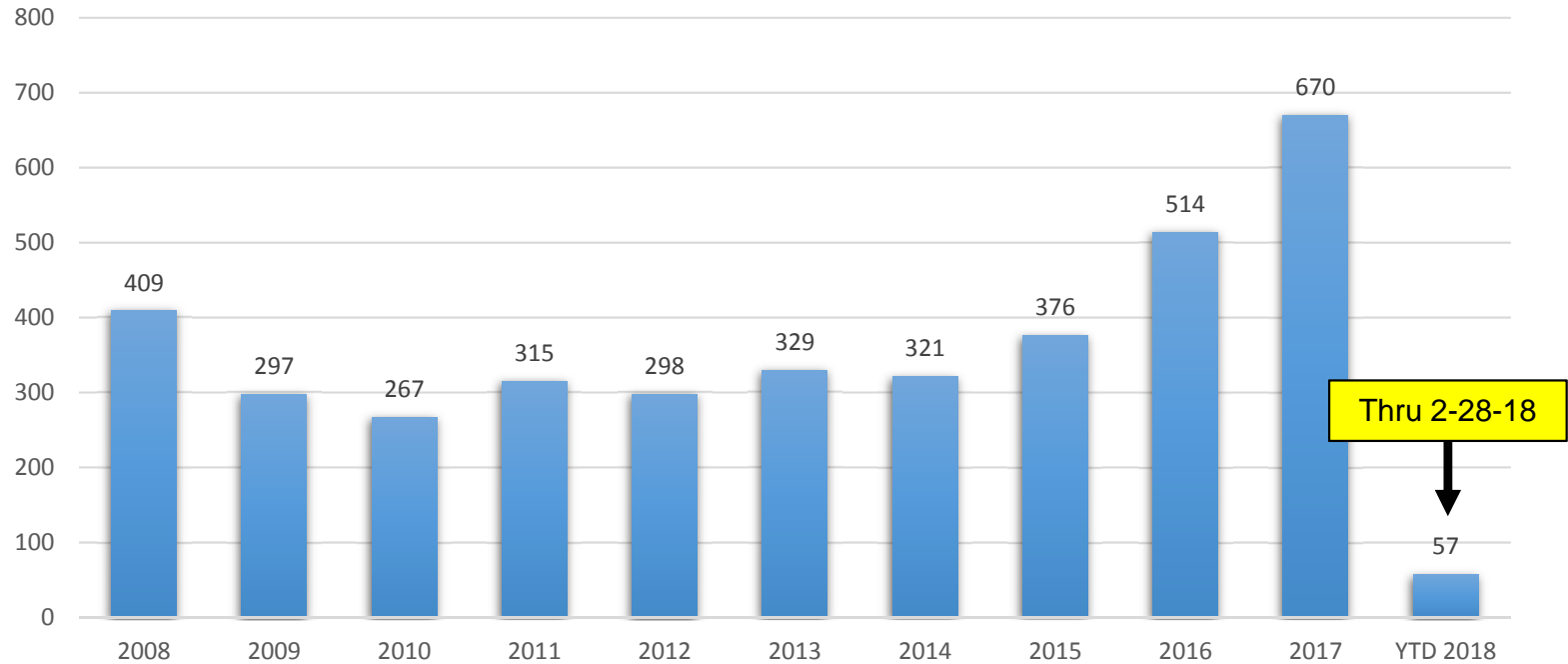
Multiple Listing Service – Year-Over-Year SFD Activity & Inventory





Belton ISD New Home Activity

New Home Sales by Year



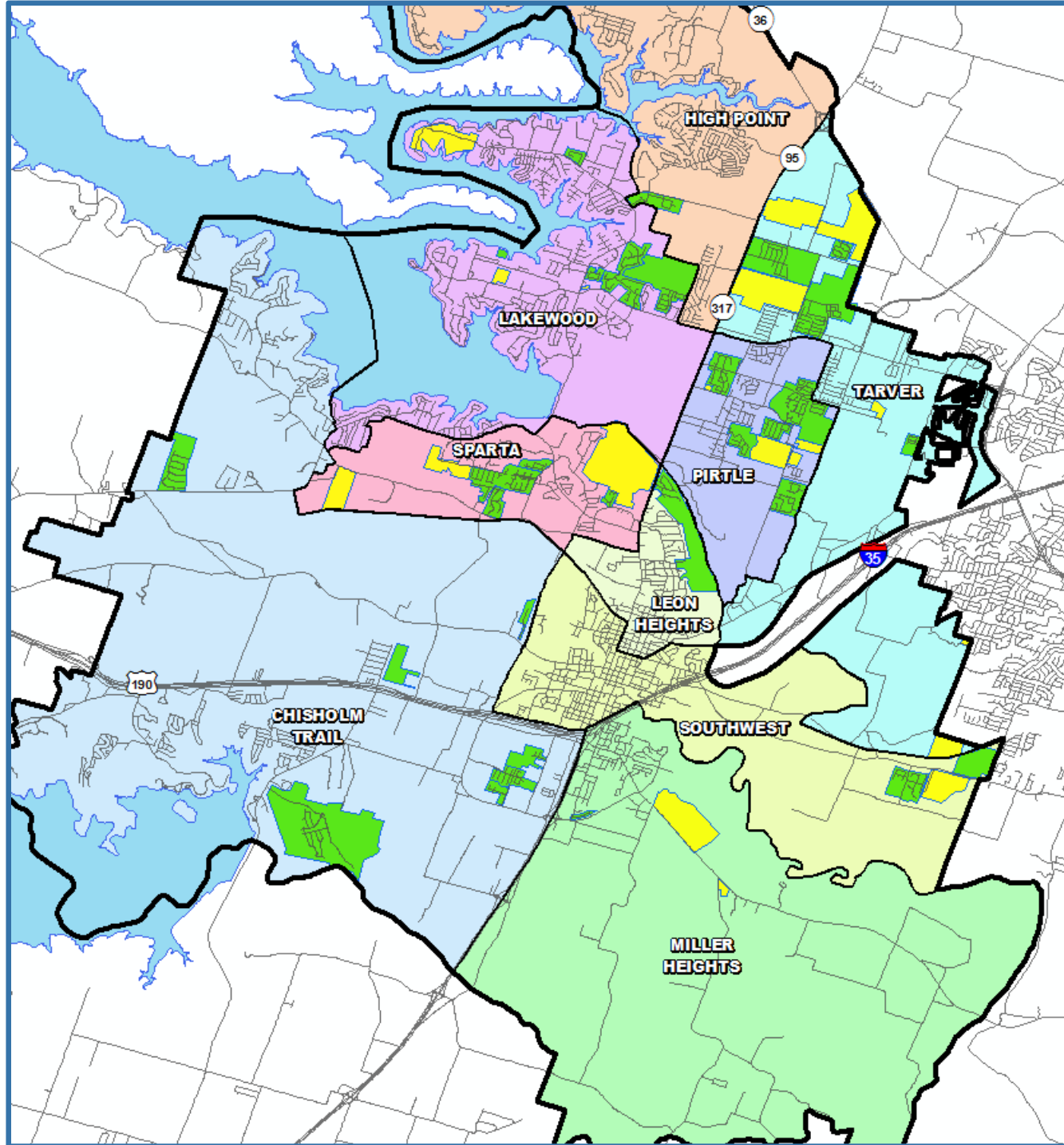
- New home sales rose more than 30.3% between 2016 and 2017
- New home sales have more than doubled since 2014



Source: Metrostudy/
Bell County Deed Records



Belton ISD District Overview



Future Subdivisions
Active Subdivisions





Residential Activity

Lake Pointe

- 710 total lots
- 355 occupied
- Built 117 homes in 2017
- Building ~125 homes a year
- \$145K - \$220K
- Tarver Elementary





Residential Activity



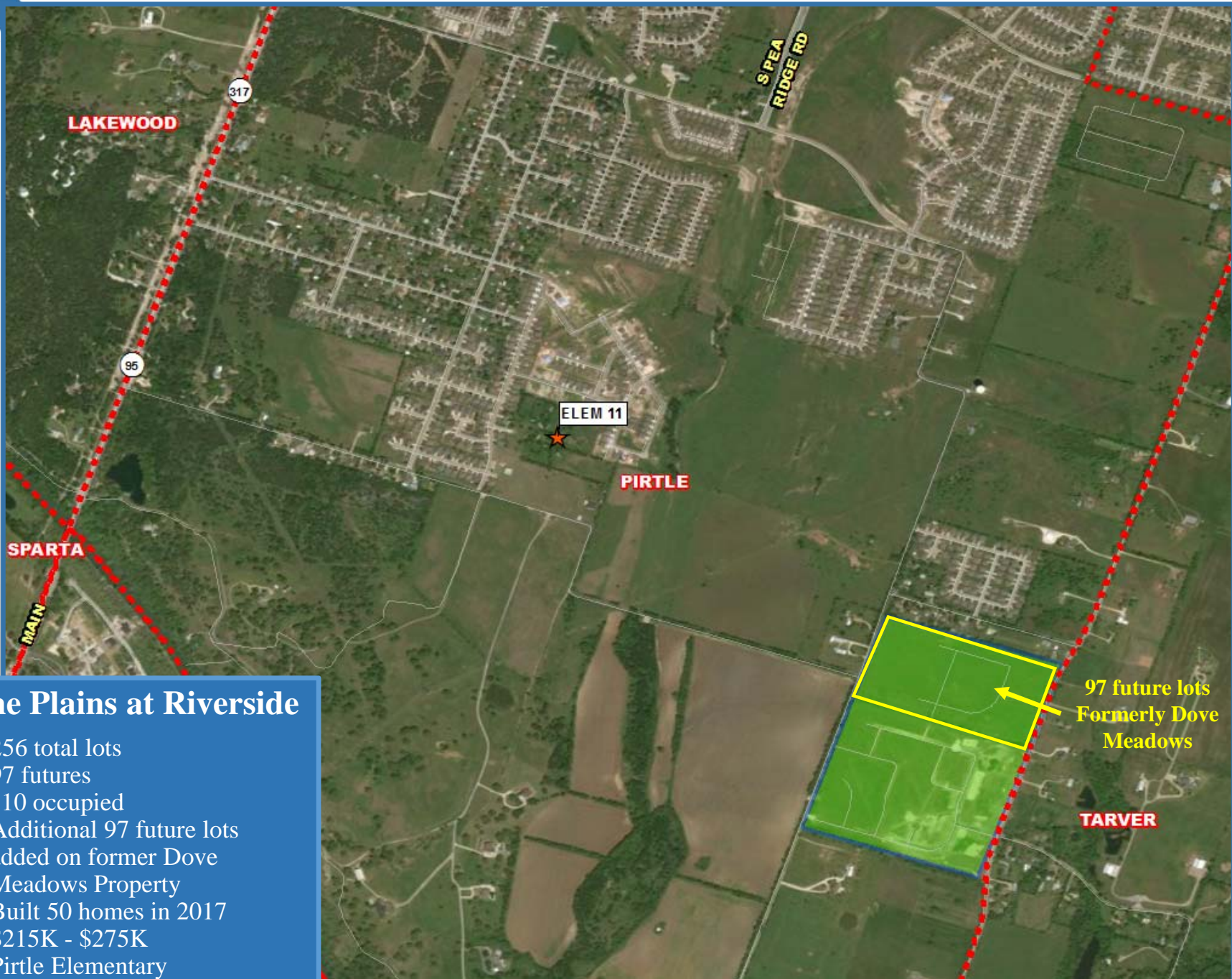
The Reserve at Pea Ridge

- 300 total future lots
- Including 12 duplex lots
- Initial groundwork underway
- First lots delivering by the end of 2018, homes starting early 2019
- Pirtle Elementary





Residential Activity



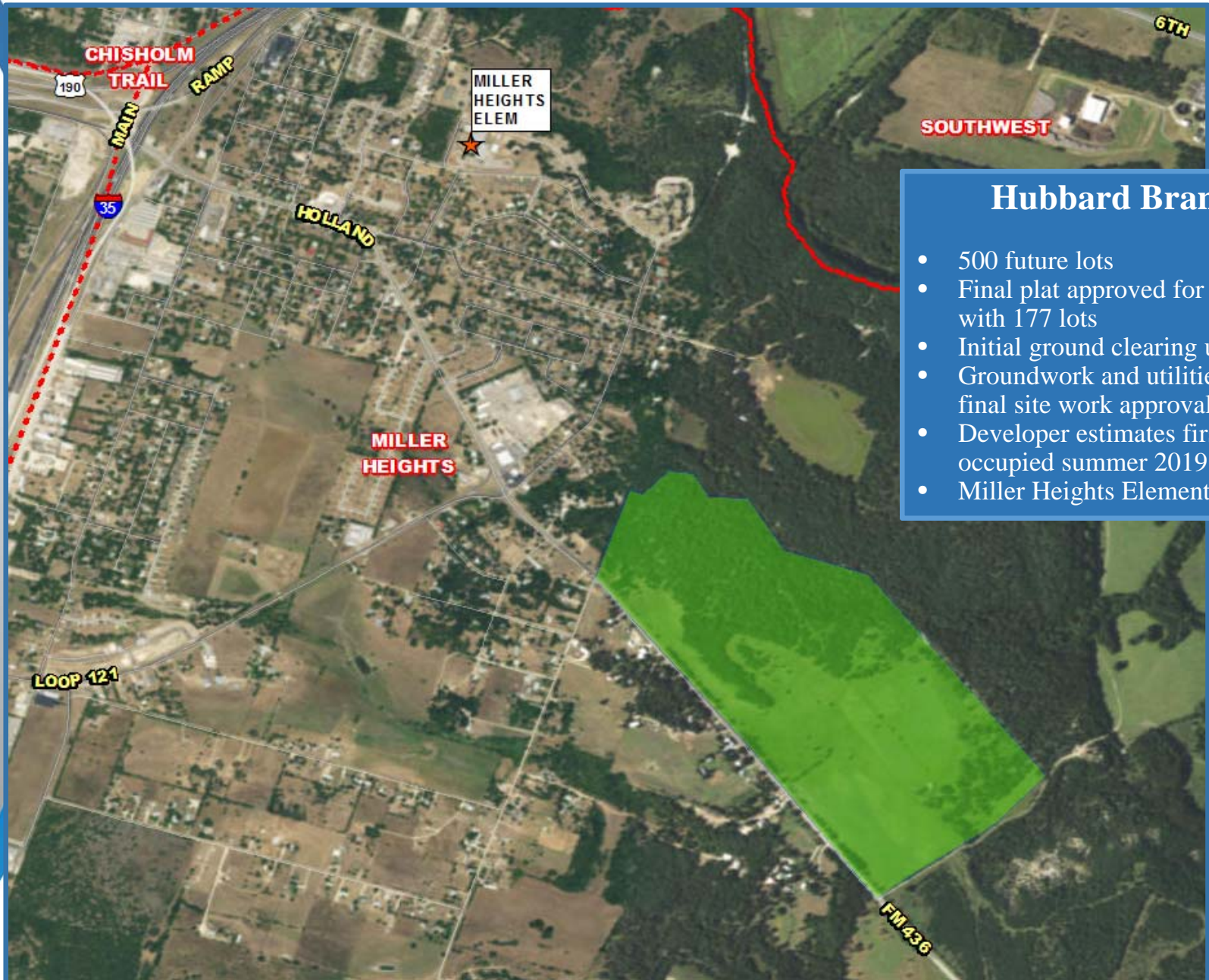
The Plains at Riverside

- 256 total lots
- 97 futures
- 110 occupied
- Additional 97 future lots added on former Dove Meadows Property
- Built 50 homes in 2017
- \$215K - \$275K
- Pirtle Elementary





Residential Activity



Hubbard Branch

- 500 future lots
- Final plat approved for phase 1 with 177 lots
- Initial ground clearing underway
- Groundwork and utilities pending final site work approval
- Developer estimates first homes occupied summer 2019
- Miller Heights Elementary

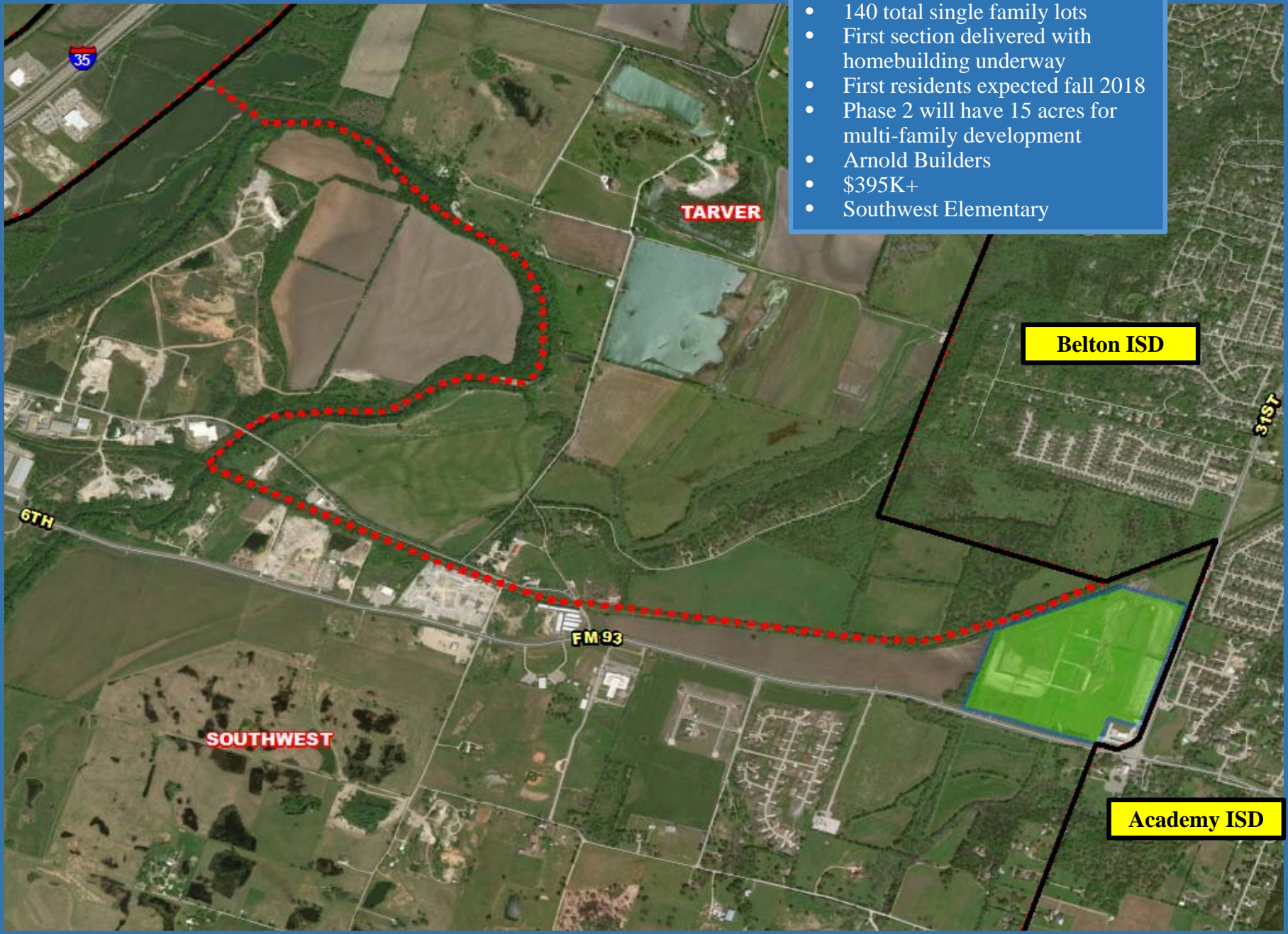




Residential Activity

Legacy Ranch

- 140 total single family lots
- First section delivered with homebuilding underway
- First residents expected fall 2018
- Phase 2 will have 15 acres for multi-family development
- Arnold Builders
- \$395K+
- Southwest Elementary





Residential Activity

Sendero Estates

- 177 future total lots
- Lots delivered and first homes under construction
- \$150K+
- Chisholm Trail Elementary





Residential Activity



Three Creeks

- 1,500 total homes
- 185 homes occupied
- Final plats approved for Phases 4-7 with 459 future lots
- \$150K's-\$1M
- Built 105 homes in 2017
- Building ~125 homes a year
- Chisholm Trail Elementary





Residential Activity

Southwood Hills

- 334 planned total duplex units for rent
- 260 future units
- 72 units delivered with 68 units complete and leasing
- Groundwork underway on Phase 2 with 72 additional units
- Rezoning approved for Phases 3&4 with 188 units

Liberty Valley

- Approx. 200 total lots
- Final phase with approx. 25 lots delivered summer 2018
- 171 occupied homes
- 3 U/C
- Built 18 homes in 2017
- Barnes Homebuilders
- Chisholm Trail Elementry

Liberty Park

- 60 total lots
- 40 homes occupied
- Building 25-30 homes a year
- Built out by mid 2019
- \$155K - \$175K
- Barnes Homebuilders
- Chisholm Trail Elementary





Residential Activity



Circle C Ranch Estates

- 80 total future lots
- Final plat approved February 2018
- Groundwork could start by summer
- Carothers Executive Homes
- Sparta Elementary

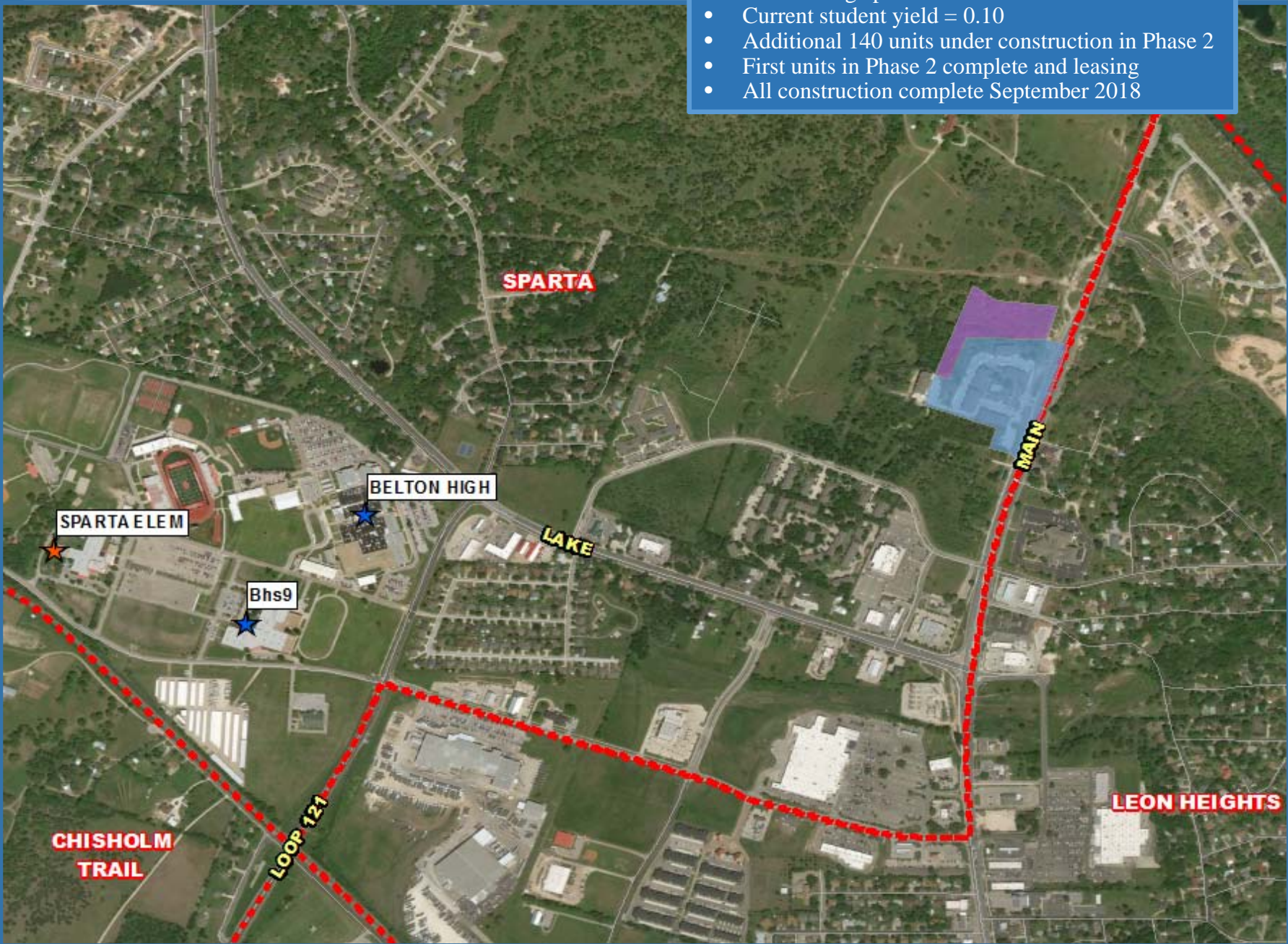




Multi-Family Activity

River Springs at Barge Ranch

- 125 existing apartment units in Phase 1
- Current student yield = 0.10
- Additional 140 units under construction in Phase 2
- First units in Phase 2 complete and leasing
- All construction complete September 2018





Residential Yield Analysis

	2015-16	2016-17	2017-18	2 Year Difference
Total Students	10,865	11,089	11,489	624
Out of District	427	440	477	50
Unmatched	127	68	65	-62
Total Students (Geocoded Inside District)	10,311	10,581	10,947	636
Multi-Family				
Students in MF	876	844	771	-105
MF Units	2,284	2,284	2,284	0
% Students in MF	8.50%	7.98%	7.05%	-1.45%
MF Yield	0.383	0.369	0.337	-0.046
Single Family				
Students in SF	9,435	9,737	10,176	741
SF Parcels	15,386	15,862	16,469	1,083
% Students in SF	91.50%	92.02%	92.95%	1.45%
SF Yield	0.613	0.614	0.618	0.005

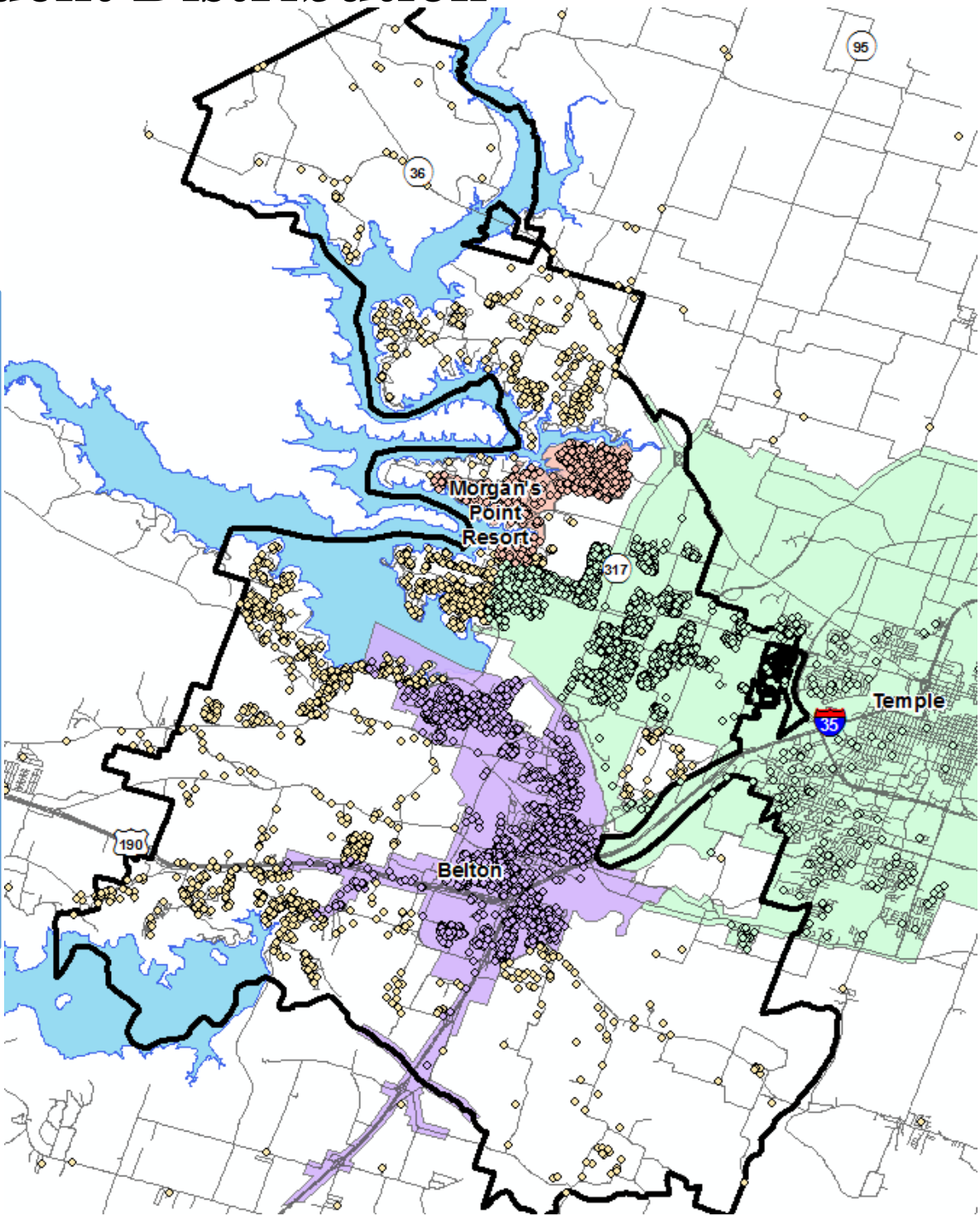


Multi-Family figures include Manufactured Home communities

Belton ISD Student Distribution



- Within the Belton ISD boundary, 3,544 students, or 32.4% of district students reside within the City of Belton
- 3,773 students, or 34.5% reside within Temple City limits and within the district boundary
- 780 students reside within the City of Morgan's Point Resort
- 2,850 students reside outside of city limits but within the district boundary
- **5,638 students, or 51.5% within the district reside north of the Leon River, while 5,309 students reside in the southern half of the district**





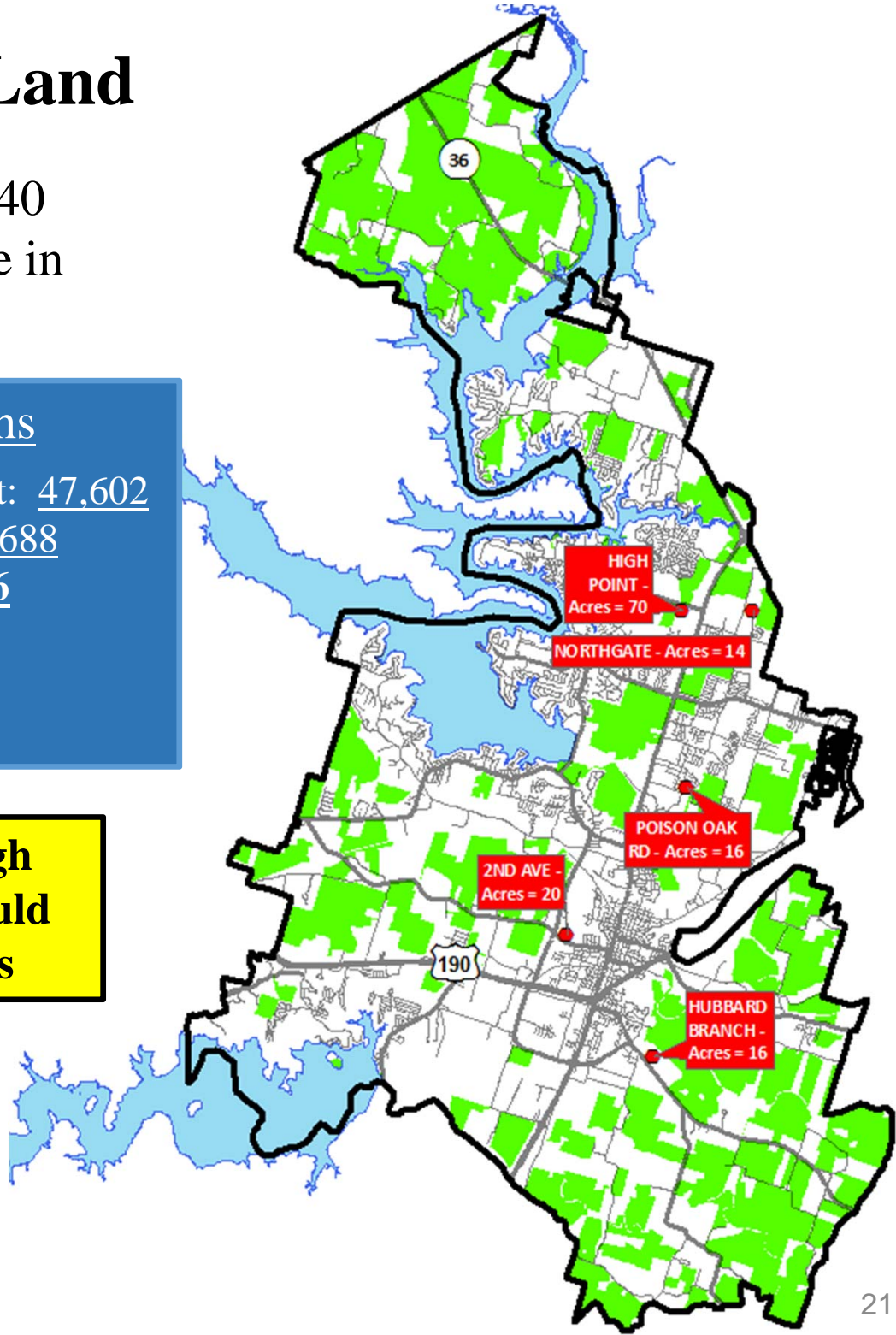
Developable Vacant Land



Approximately 38,140 vacant acres available in Belton ISD

Build-Out Conditions

- Residential Units at build-out: 47,602
- Residential Units added: 31,688
- **Build-Out Students: 28,816**
- Elementary: 14,286
- Middle School: 6,412
- High School: 8,118

By the year 2029 High School enrollment could reach 5,000 students



 Vacant Land > 50 Acres
 District Owned Vacant Land





Ten Year Forecast

By Grade Level

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2013/14	44	364	771	815	745	767	763	742	786	825	802	805	762	732	620	10,343		
2014/15	50	318	745	800	819	764	772	771	764	804	845	878	745	762	705	10,542	199	1.9%
2015/16	48	364	763	771	827	835	792	813	826	793	837	880	826	755	732	10,862	320	3.0%
2016/17	43	378	776	808	801	844	874	809	862	866	833	875	823	825	702	11,119	257	2.4%
2017/18	58	369	804	824	821	834	873	940	846	897	894	908	849	828	785	11,530	411	3.7%
2018/19	58	369	818	855	850	860	889	925	1,021	885	940	995	863	842	793	11,963	433	3.8%
2019/20	58	369	838	886	876	891	916	938	998	1,061	924	1,048	926	862	807	12,397	433	3.6%
2020/21	58	369	870	907	924	916	929	973	1,011	1,042	1,107	1,050	994	925	824	12,899	503	4.1%
2021/22	58	369	892	942	940	961	959	982	1,051	1,056	1,090	1,212	989	977	885	13,363	464	3.6%
2022/23	58	369	905	963	974	981	1,008	1,014	1,058	1,097	1,101	1,201	1,140	984	935	13,787	424	3.2%
2023/24	58	369	910	973	991	1,016	1,028	1,065	1,089	1,105	1,144	1,214	1,134	1,133	940	14,168	381	2.8%
2024/25	58	369	938	987	1,005	1,032	1,067	1,088	1,143	1,137	1,152	1,252	1,144	1,123	1,082	14,577	409	2.9%
2025/26	58	369	945	1,016	1,018	1,048	1,083	1,130	1,166	1,193	1,186	1,262	1,180	1,136	1,074	14,863	286	2.0%
2026/27	58	369	958	1,027	1,058	1,061	1,099	1,144	1,212	1,218	1,243	1,295	1,190	1,172	1,085	15,188	325	2.2%
2027/28	58	369	963	1,031	1,065	1,108	1,114	1,167	1,225	1,266	1,270	1,349	1,220	1,181	1,119	15,504	316	2.1%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Belton ISD will enroll more than 12,000 students by 2019
- 5 year growth = 2,257 students
- 2022/23 enrollment = 13,787 students
- 10 year growth = 3,974 students
- 2027/28 enrollment = 15,504 students





Ten Year Forecast

By Elementary Campus

Campus	Capacity	HISTORY	PEIMS	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
BELTON EARLY CHILDHOOD	628	421	427	427	427	427	427	427	427	427	427	427	427
CHISHOLM TRAIL ELEMENTARY	792	735	765	810	854	905	959	1,002	1,041	1,077	1,110	1,139	1,164
HIGH POINT ELEMENTARY	792	690	716	725	728	732	727	731	733	736	738	737	733
JOE PIRTLE ELEMENTARY	792	743	762	782	820	874	917	947	975	993	1,016	1,040	1,081
LAKEWOOD ELEMENTARY	792	645	678	683	667	636	645	626	627	636	647	654	659
LEON HEIGHTS ELEMENTARY	265	273	280	284	291	286	287	285	290	295	300	307	312
MILLER HEIGHTS ELEMENTARY	450	328	327	337	375	393	413	432	448	458	470	481	488
SOUTHWEST ELEMENTARY	440	350	381	400	414	441	460	481	495	506	518	527	531
SPARTA ELEMENTARY	685	596	600	569	578	603	590	619	617	622	620	624	626
TARVER ELEMENTARY	792	552	587	607	618	649	678	722	757	794	821	838	854
FUTURE ELEMENTARY	792												
ELEMENTARY TOTALS	7,220	5,333	5,523	5,624	5,772	5,946	6,103	6,272	6,410	6,544	6,667	6,774	6,875
Elementary Absolute Change		120	190	101	148	174	157	169	138	134	123	107	101
Elementary Percent Change		2.30%	3.56%	1.83%	2.63%	3.01%	2.64%	2.77%	2.20%	2.09%	1.88%	1.60%	1.49%

*Yellow box = within 5% or over stated campus capacity

- The Future Elementary School is opening in the fall of 2019
- Chisholm Trail Elementary may enroll more than 800 students this fall
- Belton ISD may enroll more than 6,100 elementary students by 2021





Ten Year Forecast

By Secondary Campus

Campus	Capacity	HISTORY	PEIMS	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
LAKE BELTON MIDDLE SCHOOL	916	821	840	893	914	982	1,029	1,094	1,128	1,177	1,220	1,300	1,332
NORTH BELTON MIDDLE SCHOOL	1,000	953	959	1,047	1,140	1,216	1,214	1,191	1,168	1,179	1,171	1,193	1,208
SOUTH BELTON MIDDLE SCHOOL	1,000	787	838	906	929	962	954	971	1,042	1,076	1,154	1,180	1,221
BELTON MIDDLE SCHOOL	971												
MIDDLE SCHOOL TOTALS	3,887	2,561	2,637	2,846	2,983	3,160	3,197	3,256	3,338	3,432	3,545	3,673	3,761
Middle School Absolute Change		105	76	209	137	177	37	59	82	94	113	128	88
Middle School Percent Change		4.28%	2.97%	7.93%	4.81%	5.93%	1.17%	1.85%	2.52%	2.82%	3.29%	3.61%	2.40%
BELTON HIGH SCHOOL	2,607	2,700	2,843	2,957	3,112	3,262	3,531	3,728	3,889	4,070	4,120	4,210	4,337
BELTON NEW TECH HIGH SCHOOL	500	525	527	535	529	530	531	530	531	531	531	531	531
LAKE BELTON HIGH SCHOOL	2,500												
HIGH SCHOOL TOTALS	5,607	3,225	3,370	3,492	3,641	3,792	4,062	4,258	4,420	4,601	4,651	4,741	4,868
High School Absolute Change		33	145	122	149	151	270	196	161	181	50	90	127
High School Percent Change		1.03%	4.50%	3.62%	4.27%	4.16%	7.12%	4.82%	3.79%	4.10%	1.08%	1.94%	2.68%
BELL COUNTY JJAEP	0	0	0	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE CAMPUS TOTALS		0	0	1	1	1	1	1	1	1	1	1	1
DISTRICT TOTALS	16,714	11,119	11,530	11,963	12,397	12,899	13,363	13,787	14,168	14,577	14,863	15,188	15,504
District Absolute Change		257	411	433	434	503	464	424	381	409	286	325	316
District Percent Change		2.37%	3.70%	3.76%	3.62%	4.05%	3.60%	3.17%	2.77%	2.89%	1.96%	2.19%	2.08%

*Yellow box = within 5% or over stated campus capacity

- Belton Middle School will open in the fall of 2020
- Lake Belton High School will open in the fall of 2020





Summary

- The Unemployment rate in the Killeen-Temple MSA is below 4.5%.
- Roughly one third of all home sales within Belton ISD in 2017 were new homes.
- The average sale price for a new home within BISD has risen 25% since 2010.
- The number of new single family residential permits within Belton ISD is rising in both Belton and Temple.
- The district multi-family yield has declined in recent years.
- Belton ISD will have a new elementary fall 2019 and Belton middle school and a new high school opening in 2020.
- Belton ISD will add 2,257 students in the next five years, for a fall 2022 enrollment of 13,787.
- The district will enroll more than 15,500 students by 2027.



Resources

ISD Development Research

- City and Town Planning and/or Economic Development Staff
 - Erin Smith-Planning Director-City of Belton
 - Deb-Swift-Alejandro-Permit Supervisor- City of Temple
 - Local developers, engineers & real estate agents including but not limited to the following:
 - Ashford Homes
 - Barnes Homebuilders
 - Carothers Executive Homes
 - Centex Homes
 - Charter Builders
 - Kiella Real Estate Group
 - Mitchell & Associates, Inc. (Engineering Firm-Killeen)
 - Omega Builders
 - Riley Scott Homes
 - Stillwater Custom Homes
 - DR Horton
 - W & B Development

National/State/Regional Economic Research

- Texas A&M Real Estate Center
- Texas Education Agency historical enrollment data
- Texas Comptroller's Office

