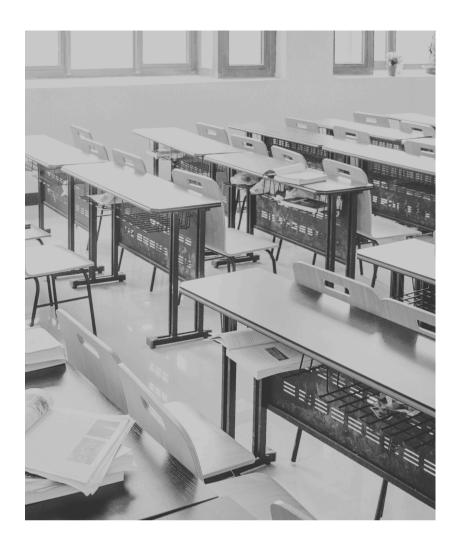
## DEMOGRAPHIC STUDY: UPDATE 2024-25



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## **Executive Summary**

In 2023-24, PASA conducted a Demographic Study for Boerne ISD, examining in-depth multiple demographic and non-demographic factors that could influence future enrollment. This detailed research effort resulted in annual enrollment projections through 2033-34.

This year, PASA has performed a brief update to that study. The purpose of this Update is to compare current enrollment figures with prior projections and make any necessary adjustments to future enrollment forecasts.

This year's enrollment fell between the Low- and Moderate-Growth Projections: 11,101 students were enrolled at PEIMS snapshot date in Oct 2024, compared to 11,169 that had been projected in the Moderate Growth Scenario.

## Notable Points about Changes in Projected Enrollment

- The KG class this year is 50 students smaller than previously projected and 20 students smaller than last year's KG class. This will have a slight dampening effect on future projections compared to last year's study, as this smaller class matriculates through the grade levels.
- The KG class in 2025-26 is projected to be slightly smaller than this year's KG class for two reasons: a. There were fewer births in BISD four years ago (2025-26 KG class) than five years ago (2024-25 KG class). b. The opening of St Peters Apostle Catholic School in Boerne is expected to pull KG students from BISD.
- The KG class in 2026-27 is projected be be slightly larger because of a jump in births three years ago.
- Changes in new housing construction caused no major change in overall numbers of students projected in the next nine years (compared to last year's study). Minor changes included shifting projections a little earlier for Corley Farms and a little later for some apartments.
- St. Peters Apostle Catholic School is planning to open in August 2025 with PK-6th grade and expanding eventually to PK-8th grade. They plan to start in existing parish buildings and hope to move to their new facility as early as January 2026. The location of this new school in the middle of BISD suggests it could have a significant impact on BISD enrollment.

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
EE-5th	4,953	5,257	5,478	5,665	5,950	6,345	6,827	7,273	7,710
6th-8th	2,767	2,828	3,167	3,373	3,552	3,556	3,555	3,801	4,087
9th-12th	3,677	3,947	4,079	4,408	4,617	4,925	5,433	5,658	5,942
TOTAL:	11,397	12,032	12,724	13,446	14,119	14,826	15,815	16,732	17,739

## **Revised Enrollment Forecast**

This revised Enrollment Forecast reflects a very slight decline in longterm enrollment compared to last year's Demographic Study. These changes are not expected to induce dramatic alterations to future facilities planning.



## 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 facilities and resources. 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 longterm 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, school districts 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.

## Assumptions

The data contained in PASA Demographic Studies is based on assumptions about the housing and economic climate in the district and how this climate drives student enrollment. Any and all factors driving the projections are fluid and can and will change over time. Projections are based on assumptions generated at the time of the completion of the project, and they need to be continually assessed by district staff as to the weight they are given in future planning endeavors. As student enrollment depends on factors outside our control, PASA cannot guarantee accuracy.

## **Demographic Philosophy**

It takes time to plan for, pay for, site, and construct schools - and each school opened is a multimillion 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 Ten-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 Ten-Year projections provide data to anticipate future needs and proactively plan for infrastructure development, facility expansion, and new facilities, avoiding costly last-minute adjustments.

## Real-Time, In-Person Data Collection

PASA deploys personnel directly to the District, with a staff member driving each developing subdivision. This approach ensures the collection of real-time data, with future-forward accuracy, unattainable through reliance solely only on plats and plans filed with government officials.



## **Assessment Frequency**

Clients experiencing a rapidly growing student population and/or that useour studies for staffing and budgeting purposes typically commission a Demographic Study on an annual basis. Due to the intensive nature of these studies, PASA has determined that more frequent studies yield actionable insights that can drive significant changes in district planning. Conversely, districts experiencing slower growth or approaching build-out and declining student populations may utilize our data for planning consolidations, rezoning, and balancing utilization. PASA collaborates with all clients to conduct timely studies that offer the greatest financial benefit for each district.

## **Data Sources**

District specific data is gathered from the client district. This data includes school names, capacities, special program placement, and student address data, among other items. The accuracy of this data is paramount in completing a quality comprehensive plan.

Data used to build housing projections is assessed by PASA demographers, but is gathered from builders, developers, and other official sources. Builders and developers change their plans as the market shifts. This data needs to be reassessed in the future in order to alter facilities plans as the housing market shifts.

This study was conducted between November 2024 and January 2025, and projections are based on information available during the timeframe of the study.



## **District Overview**



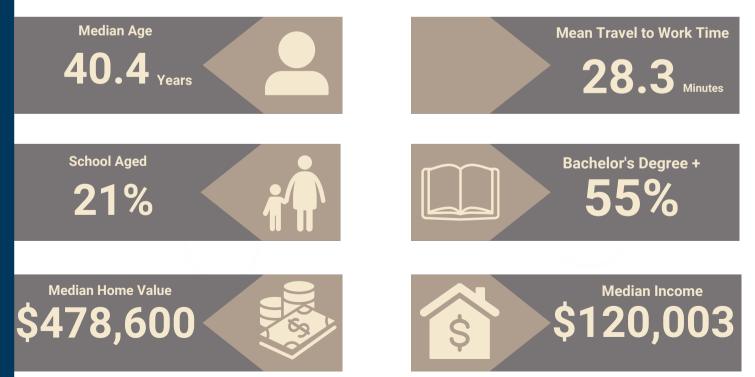
### Boerne Independent School District

The Boerne Independent School District engages, inspires, and enriches our community through innovative learning experiences.

235 Johns Road Boerne, TX 78006 Superintendent: Dr. Kristin Craft

County: Kendall Metropolitan Statistical Area: San Antonio - New Braunfels MSA Texas Education Agency Description: Major Suburban District Enrollment: 11,101 (October 2024 PEIMS Snapshot)





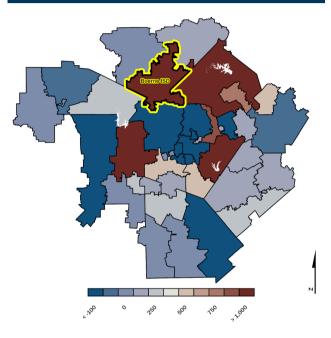
Source: US Census Bureau, American Community Survey

## **Historical Enrollment Trends**

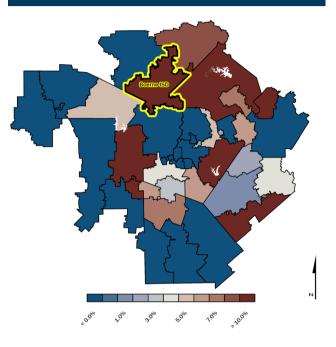
The following maps show the changes in student population by district in the Houston Metro Area over the past five years. Between the 2018-2019 and 2023-2024 school years, Boerne ISD saw an overall increase of 1,740 students.

## San Antonio - New Braunfels MSA Five-Year Enrollment

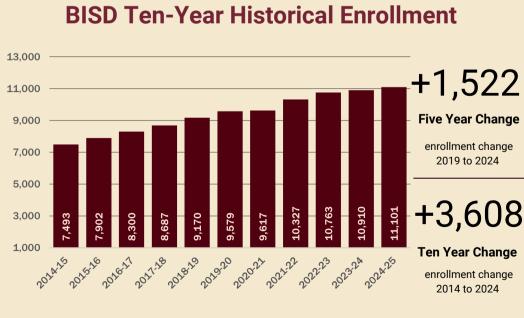
Numeric Change in Students Between 2018 and 2023



## Percent Change in Students Between 2018 and 2023



Source: Texas Education Agency (TEA)



Student enrollment in Boerne ISD has demonstrated steady year-over-year growth, reflecting a strong and consistent upward trend over the 11-year period. Notably, unlike many Texas school districts. Boerne ISD did not experience a decline in student enrollment during the pandemic, highlighting the District's resilience and sustained growth.

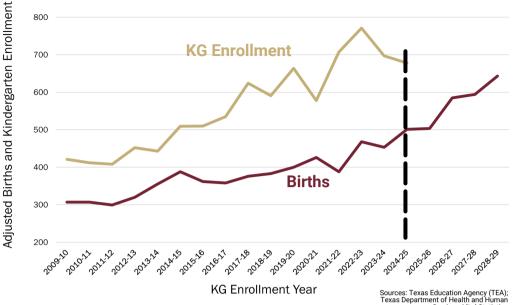
Source: Texas Education Agency (TEA)



## Kindergarten Enrollment Compared

Births adjusted five years to correspond with KG Enrollment

Difference between two lines shows inmigration of young children after birth



Changes in enrollment at the kindergarten (KG) grade level can reveal how trends and patterns are developing. The graph above compares KG enrollment to live births (five years prior) by the zip code of the birth mother. This comparison assists in estimating KG enrollment trends for the next five years in very general terms.

## **Historical Enrollment by Grade Group**

GRADE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	49	66	55	67	80	83	87	69	78	76
PK	21	33	55	100	96	128	138	169	158	195
KG	510	535	624	591	664	578	707	771	697	678
1	557	555	555	685	660	678	680	790	803	727
2	544	602	600	607	731	627	767	723	815	835
3	562	593	659	659	656	702	673	802	736	854
4	572	618	650	728	713	646	800	725	841	778
5	614	609	656	710	795	716	713	848	758	861
6	638	662	673	700	767	812	793	764	886	788
7	596	678	683	720	717	782	879	824	797	916
8	620	643	720	728	762	754	842	908	844	832
9	715	687	683	784	821	815	856	920	965	911
10	686	707	690	706	799	837	828	876	908	959
11	640	671	711	694	686	789	792	802	845	880
12	578	641	673	691	632	670	772	772	779	811
TOTAL	7,902	8,300	8,687	9,170	9,579	9,617	10,327	10,763	10,910	11,101

An analysis of the current student population is essential when projecting future population. In this chart, large class bulges (red) move through grade levels, impacting enrollment growth and decline as they matriculate.

smallest class

largest class

There is currently an enrollment bulge in the middle school and high school grades. This localized bulge will move through the upper grades over the next few years and has been factored into future enrollment projections.

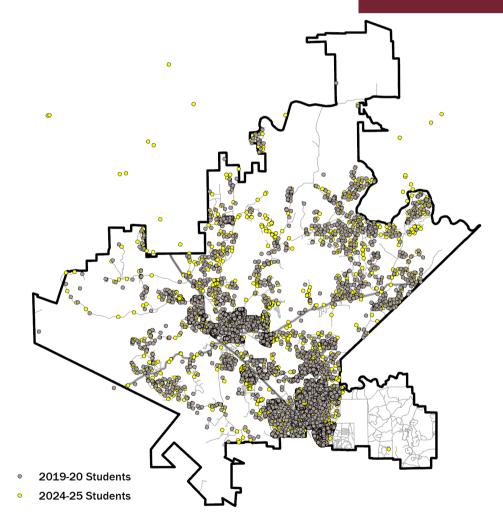
## **Current Students**

PASA applies geocoding techniques to student data supplied by Boerne ISD, pinpointing the location of each student based on their address. This technique is applied to datasets of currently enrolled students, as well as students enrolled in past years. By comparing the locations of past and current students, PASA can analyze past trends in population movement, as well as the aging of specific neighborhoods or regeneration with younger population in other areas.

## Geocode

Geocoding is the process of taking a text-based list of student addresses and accurately placing them at the correct geographic location inside our mapping system.

PASA places each student on a map based on their address. We achieve 99% accuracy, leaving only those students with incomplete or bad addresses as uncoded. This data is the starting point for all projections.



This map illustrates the distribution of students within the Boerne Independent School District (BISD) as of fall 2019 and fall 2024. Each yellow dot represents a student residing at an address that was not occupied by a student in 2019. New student occupancies are widely scattered across BISD. Particularly high concentrations of students are evident where new home development is occurring in neighborhoods such as Esperanza, Ranches at Creekside, Regent Park, and Cordillera.

## **Housing Development Update**

Since the full study was completed in the fall of 2023, there has been minimal deviation from original projections regarding housing occupancies. As part of this update, PASA reviewed developing and planned residential projects.

In Multi-Family residential, four apartment complexes have completed construction and are at the industry standard for full occupancy (for this region, that is greater than 87%). These complexes are: Estraya Boerne, Garden Creek, Vantage at Fair Oaks, and Napa Oaks. This equates to 827 occupied apartment units in the District. One apartment project was redesignated from planned to developing as construction is underway on Bluff View apartments, a project that is partially funded by TDHCA 4% Tax Credits. This development is projected to have its first occupancies in mid-2025.

In Single-Family residential, Corley Farms returned slightly higher than anticipated occupancies over the past twelve months, with 65 units occupied rather than the 45 units projected. Based on this performance and units currently under construction, annual occupancies for this subdivision have been escalated to reflect a more rapid build-out. Collection at Boerne, a single-family build-to-rent community, did not get as far along in construction as previously projected. First occupancies are now expected in mid-2025 instead of 2024. Projections for annual occupancies have been adjusted accordingly.



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PU Name PU Northrup Pipe Creek Ranch Champee Springs Ranches Potential Future SF	Pevel iek Ranches SF	Development				S.														
			ľ		Lot/Unit Status		┥		ŀ	┝		Pre	jected	Housin	g Occu	Projected Housing Occupancies				
		Land Use Notes	Total Units	Occ.	Av.	Ŋ	VDL 2	Dec ( 2024- 20 0ct ( 2025 2	0ct C 2025- 20 0ct C 2026 20	0ct 00 2026- 202 0ct 00 2027 20	0ct 0c 2027- 202 0ct 0c 2028 20:	Oct         Oct           2028-         2029-           0ct         0ct           2029-         0ct	et 0ct 29- 2030- et 0ct 30 2031	t Oct 0- 2031- t Oct i1 2032	0ct 2032- 0ct 2033	Dec 2024- Oct 2028	0ct 2028- 0ct 2033	Dec 2024- Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
		Ybell Holdings LLC now owns the ranch (Dallas businessman Lynn Northrup Jr. died in 2016); the remainder of the +/- 5,000 ac. ranch is in Bandera County; the ranch is accessed via TX-16 in Bandera Co.; a potential buyer could subdivide the ranch into smaller 50-200-acre tracts	0	0	0	0	0	0	4	<del>L</del>	N	N	ო		4 4	4	16	20	20	0.22
			107	62	0	4	44	1	7	7	-	0	-	1	0 1	9	m	10	35	0.22
	R	Good access to I-10 off Ranger Creek Rd.; ~400-600 acres directly across from new SF housing: PASA estimates KWU could serve ~800 additional homes in this area	0	0	0	0	0	0	0	0	س	25	30	35 38	8 42	ى م	170	175	0	0.39
3	SF	Long-term potential for large lot development in this PU	0	0	0	0	0	0	1	1	2	2	3	, 	4 5	4	17	21	0	0.35
4	R	1,075 acres of mostly undeveloped land exists along Upper Cibolo Creek Rd. east of the Sparkling Springs subdivision; some residential development is likely long-term	0	0	0	0	0	0	4	0	N	N	ო	4	വ	ດ	19	24	0	0.39
4 Sparkling Springs	SF		64	41	0	ю	20	с	2	ю	2	1	1	2	1 1	10	9	19	4	0.37
5 Bergmann Tract	SF	Accessed via Ranger Creek Rd. with utility access nearby from CoB and KWU so dev. is likely but no known plans as of now	0	0	0	0	0	0	0	4	5	m	ы	8 10	10 10	n	36	39	0	0.38



Boerne ISD, December 2024-October 2033 **Projected Housing Occupancies** 



Land Use: [SF] Single-Familyr [MF] Multi-Familyr. [C] Condor. [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 The status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies.	Projected Housing Occupancies	Oct         Oct         Oct         Oct         Dec         Oct         Dec         Build-Out         Projected           2028-         2030-         2031-         2032-         2032-         2024-         2024-         Per-Out         Projected           oct         Oct         Oct         Dec         Build-Out         Projected           oct         Oct         Oct         2024-         2024-         Per-Oct         Students           2029         2030         2031         2033         Oct<2028         Oct<2033         Oct<2033         Per Home	0         0         0.38           0         33         33	0 0 0 0 0 0 0 301 0 0.39	0 1 0 0 0 1 1 2 1 0.36	10 14 18 20 22 11 84 95 128 0.24	0 0 0 0 0 0 0 0 1 0 0.05	10 10 5 0 0.08 25 53 0 0.08	0 1 2 3 6 0 12 12 0 0.19	0 0 0 0 0 20 0 29 0 0.08	18         20         21         22         24         50         105         158         119         0.15	10 15
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] Occupie cted ho	ted Ho	0ct 2030- 0ct 2031	7	0	0	18	0	വ	2	0	21	10
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l; Lot/L <mark>ng with</mark>		0ct 2027- 0ct 2028	m	51	0	00	0	11	0	0	17	C.
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F; Age-Re ated in		VDL	0	151	ю	0	0	0	0	20	53	c
ere upd	tus	n	0	7	0	0	4	0	0	6	2	c
RV; Development	Lot/Unit Status	Av.	0	10	0	0	0	0	0	0	0	c
g SF/C/M/	Lot/U	Occ.	0	59	22	0	18	0	0	0	94	c
Developin		Total Units	0	360	25	223	19	23	0	29	371	c
[C] Condo; [M] Mobile Homes; [RV] RV Park; The status of developments	Development	Land Use Notes	Accessed via Ranger Creek Rd. with utility access nearby from CoB and KWU so dev. is likely but no known plans as of now	Builder: K.B. Homes; KWU = utilities		A new concept for this tract suggests over 200 lots; A court case was created because of a narrow strip of land that was found to exist between Wild Turkey Blvd. and the E-W southern border of the tract; the trial court ruled in favor of the Tapatio Springs HOA however the appeals court reversed the decision; the land was originally part of the 11,000+ ac. 711 Ranch	Builder: Trophy Homes - has 1 U.C.	Stakes out along street; Previously planned as a 132-unit condo complex, now newly approved for 53 townhomes		Builder: Vena Homes		Numerous land owners have tracts along Johns Rd. that could
-Family;	Develo		SF	SF	SF	ĥ	SF	SF	SF	SF	SF	L L
e: [SF] Single-Family; [MF] Multi-		Name	Towell Tract	Shoreline Park	Williams Estates/Deer Path	Canyon View	Coterie Place	Fairway Hills	Future SF	Heartland at Tapatio	Highlands at Tapatio Springs	Dotostiol F. d. ac OT
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# **Projected Housing Occupancies**

Boerne ISD, December 2024-October 2033

Land l	Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; D	<pre>Developing SF/C/M/RV; Developing MF; Age-Resti</pre>	sted; Planned; Potential; Lot/Unit:	: Status: [Occ] Occupied; [Av]	d] Available; [UC] Under Construction; [VDL] Vacant Developed Lots	
	The status of developmen	nts highlighted in yellow were updated in	December 2024 along with a	annual projected hous	sing occupancies.	
	Development	Lot/Unit Status		Projected Hou:	ising Occupancies	

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		Deve	Development		Lot/UI	Lot/Unit Status	S	┢					Pro	ected F	lousing	Projected Housing Occupancies	ancies				
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œ	Potential Future SF	SF	Numerous land owners have tracts along Johns Rd. that could also develo but no known plans at this time	0	0	0	0	0	0		ო	ო	വ	7 10	0 12	15	7	49	56	0	0.27
∞	Ridge at Tapatio Springs	SF		06	61	0	0	29	m	5	4	4	m	с ю	2 1	1	16	10	28	1	0.05
œ	Tapatio Springs	SF		140	113	7	1	25	m	4	m	m	2		2 1	1	13	7	22	5	0.21
ი	Deep Hollow	SF		43	39	0	0	4	ц.	0	0	T	0	0	10	0	2	7	e	1	0.25
ი	Future Miralomas	SF		1,098	0	0	0	0	0	0	0	0	0		36	6	0	19	19	12	0.31
ი	Future Miralomas	SF		0	0	0	0	0	0	0	0	0	0	1	2 2	3	0	8	8	0	0.31
0	Future SF	SF	The northern half of the former Smith Tract is being subdivided into 11 lots along Deep Hollow	11	0	0	0	0	0	4	1	7	5	ю 0	1 0	1	4	7	11	0	0.26
ი	Indian Springs	SF		25	15	0	0	10	1	2	1	Ţ	0	0	1 0	1	9	2	7	3	09'0
თ	Miralomas	SF	Unit 3 (The Summit) has been platted for 80 lots; Builder: Sitterle Homes	433	85	ю	ო	92	17	19	21	23	25 2	25 25	5 25	5 25	80	125	216	132	0.31
10	10/46 Boerne Venturs Tract	SF	The 117-acre Winn tract sold to 10/46 Boerne Ventures (Kahlig); residential/comm development is likely here long-term	0	0	0	0	0	0	0	10	25	35 4	40 40	0 50	55	35	220	255	0	0.45
10	Bluff View	Щ	MN-based Roers Company is now developing (19% 1-br, 44% 2-br, 37% 3-br) this property with 4% TDHCA tax credits to provide housing for residents making at or below 60% of the area median income Construction is underway	192	0	0	0	0	40	130	22	0	0	0	0	0	192	0	192	0	0.35







Boerne ISD, December 2024-October 2033 **Projected Housing Occupancies** 



0.57

Projected Students per Home

0.37

0.60

0.67

0.23

	Projec Stude per Ho					
	Build-Out Post-Oct 2033	600	0	0	0	7
		30	28	60	10	e
	Oct Dec 2028- 0ct 2033 0ct 2033	30	26	60	თ	£
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Projected Housing Occupancies	0ct 2031- 0ct 2032	10	2	20	m	0
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	0ct 2025- 0ct 2026	0	0	0	0	0
Ц	Dec 2024- 0ct 2025	0	0	0	0	1
	NDL	0	0	0	0	£
tus	UC	0	0	0	0	0
Lot/Unit Status	Av.	0	0	0	0	0
Lot/U	Occ.	0	0	0	0	ю
	Total Units	0	0	0	0	∞
Development Lot/Unit Status Projected Housing Occupancie	Land Use Notes	LTB Interests Ltd (Biedenharn Ranch) has ~185 ac. in this PU along and east of Upper Balcones; this is part of newly created WCID 3 and is likely to become SF residential long-term	B. Miller has three parcels (~504 a.: in total) for sale with access ac. in total) for sale with access to Upper Balcones Rd.; the property has a development agreement with CoB and is allowed 430 water connections and MF/comm; the original plat called for 200 SF lots; this plan went dormant nearly 7 years ago;	Approximately 530 acres exist east of Upper Balcones Rd. that has long-term residential potential	Bexar Ranch LP (Bitter Tract) has ~-3.185.6 ac. (40% of which is in BISD) that front TX-16 but no known plans for this ranch and the NISD portion would likley develop first if sold: TCW Helotes Ranch Ltd has 1.189 ac. mostly all in BISD	
Devel		SF	S F	SF	SF	SF
	Name	Future SF/WCID No. 3	Isbell	Potential Future SF		Anaqua Springs Ranch
Π	Πď	15	15	15	17	17

**Projected Housing Occupancies** Boerne ISD, December 2024–October 2033



Land	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; [Nv] Available; [Uc] Under Construction; [VDL] Vacant Developed Lots The status of developments highlighted in vellow were undated in December 2024 along with annual projected housing occupancies.	ramily;	[c] conco, [m] mooile homes, [w] kV Park, Developing Sr/V, M/KVV, Developing With Restricted; Franned; Fortuned; Fourture: [ucc] Occupted; [w] Available; [uc] or The status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies.	Developing highlight	SF/U/IM/1 ed in ve	RV; Devel	oping MF re upda	; Age-Res ited in D	tricted; Pla	anned; Pt er 2024	4 along	Lot/Unit with an	Status:	Occ] Occ Diected	upied; [Av]	2 occups	; [UC] Under ancies.	Construction	[VDL] Vacant	Developed Lo	ts
		Develo	Development	0	Lot/Ur	Lot/Unit Status	SL						Proj	ected	Projected Housing Occupancies	{ Occup	ancies			Γ	
PU	Name		Land Use Notes	Total Units	Occ.	Av.	n	VDL 2	Dec C 2024- 20 0ct C 2025 20	0ct 0 2025- 20: 0ct 0 2026 20	0ct 0ct 2027- 2026- 2027- 0ct 0ct 2028	0ct 0ct 2027- 2028- 0ct 0ct 2028 2029		t Oct 9- 2030- t Oct 10 2031	- 0ct - 2031- 0ct 1 2032	0ct 2032- 0ct 2033	Dec 2024- Oct 2028	0ct 2028- 1 0ct 2033	Dec 2024- 0ct 2033	Build-Out Post-Oct 2033	Projected Students per Home
17	Pecan Springs	ъ	SAWS approved a USA for 425 water EDUs (9/2023); 75% of this tract is in BISD; PASA expects continued development of 1-acre homesites	0	0	0	0	0	0	H.	4	~ ~	10	14 2	20 26	5 28	12	86	110	220	0.69
18		S	Over 2,000 acres of undeveloped land exists in this PU; these tracts are along or west of Toutant Beauregard Rd. and have long-term potential for single-family development	0	0	0	0	0	Ч	t -	N	4	4	ω	7 10	12	8	39	47	0	0.42
18	Pecan Springs	SF		22	11	0	Ļ	10	7	7	٦ ۲	0	Ч	0	0	0	2	5	80	e	0.80
19		SF		0	0	0	0	0	0	0	0	0	2	IJ	9 11	1 14	0	41	41	195	0.56
19		SF	Over 600 acres south of the county line could evolve as single family long-term	0	0	0	0	0	0	0	0	0	80	15 3	30 40	) 45	0	138	138	1,200	0.54
19	Bridlewood	SF		22	19	0	0	ю	1	0	0	0	0	1	0 0	0 0	7	1	2	1	0.26
19	Chesmar Homes Tract	SF	Chesmar Homes is planning half- acre lots on approximately 170 acres: Clearing and dirt moving ongoing	132	0	0	0	0	20	32	32	18	15 1	15	0	0 0	102	30	132	0	0.62
19	Future SF/WCID No. 3	SF		0	0	0	0	0	0	0	0	0	0	0	0	5 10	0	15	15	0	0.54
20	Highlands Ranch	SF		86	82	0	0	4	1	0	1	0	0	1	0 0	0 (	2	1	3	1	0.27
21	Windsong	SF	A new subdivision is planned on the 42-acre Felder Tract; a wastewater line extension along Boerne Stage is required	151	0	0	0	0	0	0	30	30	40 4	40 1	11 0	0 0	60	91	151	0	0.50
22A	22A Fox Falls	SF	Builder: Meritage Homes	213	6	10	11	62	54	62	51	1	0	0	0 0	0 0	168	0	204	0	0.50
22A	Reyes Tract	SF	Approximately 80 acres along Boerne Stage is situated near new developments	0	0	0	0	0	0	0	0	25	35 4	40 4	45 50	1 55	25	225	250	0	0.52
22A	Threshold Ranch	SF		44	27	0	0	17	с	ε	ε	2	2	1	1 0	1	11	5	17	0	0.52



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# **Projected Housing Occupancies**

Boerne ISD, December 2024-October 2033

	ססס. (טין טוונקוסיו מווווץ, (ואון ) ואומוסיו פ	1	The status of developments intervention of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies.	highligh	ted in y	ellow we	ere upda	ated in [	Decemb	er 2024	t along v	vith anr	ual pro	jected	n, lwn lwn u	occupa	ncies.		רן אמלמוון טלא		
		Devel	Development		Lot/UI	Lot/Unit Status	SI						Pro	jected	Projected Housing Occupancies	3 Occup	ancies				
D	Name		Land Use Notes	Total Units	0000	Av.	2 D	VDL 2	Dec 2024- 20 0ct - 2025 2	0ct 0ct 2025- 20 0ct 0 2026 20	0ct 0ct 2026- 2027- 0ct 0ct 2028	tt Oct 7- 2028- tt Oct 28 2029	t Oct 3- 2029- 6 2030	t Oct 9- 2030- t Oct t 2031	Oct 0- 2031- 0- 2032 1 2032	0ct 2032- 0ct 2033	Dec 2024- Oct 2028	0ct 2028- 0ct 2033	Dec 2024- Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
22B	Balcones Creek Ranch	SF	Almost built out; only 2 model homes available; Builders: Highland & Perry Homes	456	454	N	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0.55
22B	Preserves at Balcones	SF	Builders: Hghland & Perry Homesi	110	53	12	28	17	თ	0	0	0	0	0	0	0	6	0	57	0	0.68
23	Bluegrass	SF		16	15	0	0	1	0	0	0	0	T	0	0	0	0	1	1	0	0.70
23	Corley Farms	SF	Builders: Centex & Pulte Homes; construction of homes is underway	669	65	46	60	69	150	175	175 1(	104	0	0	0	0	604	0	699	0	0.59
23	Corley Farms MF	MF	A multi-family property is allowed along Scenic Loop in the Corley Farms development	0	0	0	0	0	0	0	60 6	60 6	65 (	60 6	60 (	0	120	185	305	0	0.18
23	Future Corley Farms	SF		496	0	0	0	0	0	0	0	0	10 8	85 140	0 140	0 100	0	475	475	21	0.59
53	Future SF/WCID No. 3	SF	LTB Interests Ltd (L. Biedenharm) has ~382.9 remaining in this PU; over 300 ac. were sold to Bakke Dev.; all these tracts are now part of WCID 3 and will develop as SF residential; Bakke Dev. is likely to expand the Boerne West Tract development on these tracts in the future;	0	0	0	0	0	0	0	0	0	0	15	25 40	85	0	165	165	1,300	0.50
23	Potential Future SF	SF	Over 270 acres south of Corley Road could evolve in residential over time	0	0	0	0	0	0	0	0	0	10	15 2	20 25	5 25	0	62	95	0	0.59
24		MF	long-term potential for apartments near I-10 and Scenic Loop exists but no known plans at this time	0	0	0	0	0	0	0	0	0	0	40 5	55 65	5 70	0	230	230	0	0.20
24	Duennenberg Tract	SF	Over 150 acres along I-10 are likely to evolve into a mix of land uses; SF is likely here long-term	0	0	0	0	0	0	0	0	10	50	30 4	45 55	55	10	205	215	0	0.62



**Projected Housing Occupancies** 

Boerne ISD, December 2024-October 2033



Development         Tot           Name         Land Use Notes         Unit           Name         Fotential exists for dense         0           MF         Potential exists for dense         0           Regent Park         SF         Potential exists for dense         0           Regent Park         SF         Builders: Highland & Brightland         90           Bristow of Upper Balcones         SF         Builders: Highland & Brightland         90           Bristow of Upper Balcones         SF         Builders: Highland & Brightland         90           Bristow of Upper Balcones         SF         Builders: Highland & Brightland         90           Bristow of Upper Balcones         SF         Costages at the NE corner of Upper Balcones rad. & Grand         90           Bruture Duplexes         SF         Approximately 70 acres of Brud         24           Menger Springs         SF         Approximately 70 acres of Ne         24           Menger Springs         SF         Over 280 acres along Upper         24           Menger Springs         SF         Over 280 acres along Upper         24           Miller Tract         SF         Over 280 acres along Upper         24           Potential Residential         SF         Over 280 acres a	Lot/ Units 0cc. 902 412 36 32 0 0	Lot/Unit Status	tus	ľ													
Land Use Notes       MF     Land Use Notes       MF     Potential exists for dense       MF     residential on the Miller Tract but no known plans at this time       SF     Builders: Highland & Brightland       SF     Builders: Highland & Brightland       SF     Cottages at the NE corner of Upper Balcones Rd. & Grand       MF     Frontage along 1.10 could evolve into commercial/MF       SF     Over 280 acres along Upper Blvd.       SF     Over 280 acres along Upper Blvd.       Mighly likely long-termal development but commercial uses shown in coll also be developed here SF could also be developed here SF along P-10 adjacent to Cibolo		Av.							Proj	ected F	<b>Projected Housing Occupancies</b>	Occup	ancies				
MF       Potential exists for densee         MF       residential on the Miller Tract but         no known plans at this time       no known plans at this time         SF       Builders: Highland & Brightland         P       SF         Balcones       SF         Potential on the Miller Tract but         SF       Builders: Highland & Brightland         P       SF         Poper Balcones Rd.& Grand         Bivd.       Bivd.         Bivd.       Approximately 70 acres of         P       Over 280 acres along L10 could evolve         P       Over 280 acres along Upper         P       Alation teve potential development         P       Could also be development         P       P         P       Could also be development         P       P         P       P         P       P         P       P <t< td=""><td></td><td></td><td>n</td><td></td><td>Dec ( 2024- 20 0ct ( 2025 2</td><td>0ct 0 2025- 20: 0ct 0 2026 20</td><td>0ct 00 2026- 202 0ct 00 2027 20</td><td>Oct Oct 2027- 2028- 0ct Oct 2028 2029</td><td>tt Oct 8- 2029- 11 Oct 29 2030</td><td>t Oct 9- 2030- 1 Oct 0 2031</td><td>Oct 2031- 0ct 2032</td><td>0ct 2032- 0ct 2033</td><td>Dec 2024- Oct 2028</td><td>Dec Oct Dec 2024- 2028- 2024- Oct 2028 Oct 2033</td><td>Dec 2024- 0ct 2033</td><td>Build-Out Post-Oct 2033</td><td>Projected Students per Home</td></t<>			n		Dec ( 2024- 20 0ct ( 2025 2	0ct 0 2025- 20: 0ct 0 2026 20	0ct 00 2026- 202 0ct 00 2027 20	Oct Oct 2027- 2028- 0ct Oct 2028 2029	tt Oct 8- 2029- 11 Oct 29 2030	t Oct 9- 2030- 1 Oct 0 2031	Oct 2031- 0ct 2032	0ct 2032- 0ct 2033	Dec 2024- Oct 2028	Dec Oct Dec 2024- 2028- 2024- Oct 2028 Oct 2033	Dec 2024- 0ct 2033	Build-Out Post-Oct 2033	Projected Students per Home
SF       Builders: Highland & Brightland         SF       Homes         Ralcones       SF         Fxpanding with 12 duplexes and       5         SF       Scottages at the NE corner of         Upper Balcones Rd.& Grand       Blvd.         S       Approximately 70 acres of         MF       frontage along I-10 could evolve         Into commercial/MF       2         Over 280 acres along Upper       2         SF       Over 280 acres along Upper         Main have potential development       2         Main have potential over time       2         Main have potential over time       2         Main have potential uses shown in collar along the west side of N.         Main have potential uses shown in bighly likely long term but some         SF could also be developed here         MF family/commercial uses shown in a conde set on the set of along the west side of N.         Main have potential uses shown in a conde set on the set on		0	0	0	0	0	0	0	0 4	45 60	0 20	80	0	255	255	0	0.19
r Balcones       SF       Expanding with 12 duplexes and Expanding with 12 duplexes and 5 cottages at the NE corner of Upper Balcones Rd.& Grand Blvd.       3         MF       5 cottages at the NE corner of Upper Balcones Rd.& Grand Blvd.       2         Approximately 70 acres of into commercial/MF       2         SF       Over 280 acres along Upper into commercial/MF       2         SF       Over 280 acres along Upper into commercial were but commercial uses shown in contail development but commercial uses shown in contail alower time       2         Main have potential development but cound use plan: MF remains highly likely long term but some SF could also be developed here SF could also be developed here       2         MF       A new street is in and multi- family/commercial is planned along I-10 adjacent to Cibolo       2		20	23	10	111	138 1	127	40	0	0	0 0	0	416	0	490	0	0.70
Expanding with 12 duplexes and 5 cottages at the NE corner of Upper Balcones Rd.& Grand Blvd.       NF     5 cottages at the NE corner of Upper Balcones Rd.& Grand Blvd.       Approximately 70 acres of Routage along !-10 could evolve into commercial/MF     2       SF     Over 280 acres along Upper into commercial/MF     2       SF     Over 280 acres along Upper into commercial were but commercial uses shown in cresidential over time but commercial use shown in coll also be development but commercial use shown in could also be developed here sF could also be developed here sF could also be developed here along !-10 adjacent to Cibolo		0	0	4	1	0	t.	0	0	1 (	0 0	0	2	T	4	0	0.61
MF     Approximately 70 acres of into commercial/MF     2       NF     SF     2       Over 280 acres along Upper     2       SF     Over 280 acres along Upper     2       Ralcones could evolve into residential over time     2       Main have potential development but commercial uses shown in could also be development but count are plan; MF remains highly likely long term but some SF could also be developed here       MF     A new street is in and multi- family/commercial is planned along I-10 adjacent to Cibolo		0	0	0	0	വ	თ	თ	വ	1	0	0	23	Q	29	0	0.00
SF     2       Over 280 acres along Upper     2       SF     Balcones could evolve into       F     Balcones could evolve into       residential over time     7       Main have potential development     8       Main have potential development     1       But commercial uses shown in     0       Could also be developed here     1       A new street is in and multi-     5       MH     A new street is in and multi-       MH     along I-10 adjacent to Cibolo	0 0	0	0	0	0	0	0	0	35 4	45 60	0 65	70	0	275	275	0	0.20
SF     Over 280 acres along Upper Balcones could evolve into residential over time       Ralcones could evolve into residential over time     Implement Main have potential development but commercial uses shown in but commercial uses shown in prighly likely long-term but some highly likely long-term but some	245 231	0	1	13	0	1	2	0	1	0	1 1	0	3	3	7	7	0.31
Main have potential development       Main have potential development       Main have potential development       but commercial uses shown in       CoB land use plan; MF remains       highly likely long-term but some       SF could also be developed here       A new street is in and multi-       MF       family/commercial is planned       along I-10 adjacent to Cibolo	0	0	0	0	0	0	0	15	25 4	40 40	0 40	40	15	185	200	0	0.49
A new street is in and multi- family/commercial is planned along I-10 adjacent to Cibolo	0	0	0	0	0	0	N	0	14 1	17 22	2 26	36	10	115	125	0	0.31
Creek	0	0	0	0	0	65	80	65	0	0	0 0	0	210	0	210	0	0.21
Schwope Tract SF residential but no known plans at this time this time the second evolve into the second evolve intot evolve intot evolve	0	0	0	0	0	0	0	0	1	10 13	3 18	25	0	71	71	0	0.41



**Projected Housing Occupancies** Boerne ISD, December 2024–October 2033

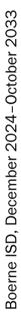


			The status of developments mightighted in yearow were updated in December 2024 and with anitual projected nousing occupancies	nigingi	Inco III y	M MOID	ndn o lo	מובח ווו	necell	Der ZU.	24 alon	g with	annual	project	ed hous	SING UC	cuparici	S.				
T		evel	Development	Ī	Lot/U	Lot/Unit Status	tus	1	ľ	ŀ	ŀ	ŀ	-	rojecte	snoH bi	sing Oc	Projected Housing Occupancies	ies				
ΡU	Name		Land Use Notes	Total Units	000.	Av.	nc	VDL	Dec 2024- 0ct 2025	0ct 2025-2 0ct 2026	0ct 2026- 21 0ct 2027 2	0ct 2027- 2 0ct 2028 2	0ct 2028- 2 0ct 2029 2	0ct 2029- 20 0ct 2030 2	0ct 0 2030- 20 0ct 0 2031 20	0ct 0 2031- 20 0ct 0 2032 20	0ct C 2032- 0ct 2033 2033 Oct	Dec 2024- 0ct 2028 C	0ct 2028- 0ct 2033	Dec 2024- Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
29		SF	Over 60 acres exists along Cibolo Creek; this could evolve into residential over time	0	0	0	0	0	0	0	4	m	4	4	വ	വ	7	4	25	29	0	0.40
30		SF	Zoned for MF however modern city planning ordinances do not favor MF development here; former plan called for apartments to be named "Retreat at Woods of Frederick Creek"	0	0	0	0	0	0	0	υ	ດ	12	18	18	٥	m	10	57	67	0	0.24
30		SF	The potential exists for townhomes west of Fabra ES	0	0	0	0	0	0	7	m	Q	Q	Ω	7	0	0	10	12	22	0	0.19
30	Roberts Tract	SF	Infill development is possible along W. San Antonio Ave.	0	0	0	0	0	0	0	0	H	2	N	7	m	m	त्त	12	13	0	0.46
31	116 Bess St.	C	10-12 condos are planned on 2 acres	18	0	0	0	0	7	4	4	7	0	0	0	0	0	12	0	12	0	0.34
31	502 S. School St.	SF	Platted for 12 lots with a future cul-de-sac	12	0	0	0	0	4	4	4	m	0	0	0	0	0	12	0	12	0	0.50
31	Potential Future SF	SF	Numerous tracts west of S. School St. are for sale; PASA expects a mix of commercial and residential uses over time	0	0	0	0	0	0	0	4	7	ε	4	9	8	œ	e	29	32	0	16.0
32		SF	Infill sites along Old San Antonio Rd. have potential for residential long-term	0	0	0	0	0	0	0	0	Q	10	12	12	14	15	2	63	68	0	0.27
32		MF		0	0	0	0	0	0	45	45	45	0	0	0	0	0	135	0	135	0	0.14
32	116 Old San Antonio Rd.	MF	Potential for MF exists on this tract but there is no movement currently	300	0	0	0	0	0	0	0	35	50	50	50	50	50	35	250	285	0	0.19
32	Boerne THs	SF	concept plan for 70 townhomes along Old San Antonio	0	0	0	0	0	00	15	15	15	15	N	0	0	0	53	17	70	0	0.19
32	Menger Creek SF	SF		9	m	0	4	2	H	H	0	0	0	0	0	0	0	2	0	3	0	0.07
33	Herff Village THs	SF		39	25	2	4	∞	9	2	0	0	0	0	0	0	0	8	0	14	0	0.24



PASA

# Projected Housing Occupancies



		Deve	Ine status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies. Development Projected Housing Occupancie	S nignit	Lot/U	ed in yellow were Lot/Unit Status	ere upd us	ated In	Decem	per 202	4 alon	g with a	F	<sup>r</sup> rojecte	d Hous	ng occu ing Occi	projected housing occupancies. Projected Housing Occupancies					
PU	Name		Land Use Notes	Total Units	000.	Av.	S	VDL	Dec 2024- 2 0ct 2025 1	0ct 2025- 2 0ct 2026 2	0ct 2026- 2 0ct 2027 2	0ct 2027 - 21 0ct 2028 2	0ct 2028- 20 0ct 2029 2	0ct ( 2029- 20 0ct ( 2030 22	0ct 0 2030- 20: 0ct 0 2031 20	0ct 0ct 2031- 2032- 0ct 0ct 2032 2033	tt Dec 22- 2024- at Oct 2028		0ct 2028- 0ct 2033 (	Dec 2024- Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
33	Hill County THs	SF	A new townhome community is planned at 21 Old San Antonio Rd.	34	0	0	0	0	0	00	00	00	00	0	0	0	0	26	00	34	0	0.23
ЗЗ	Oak Park Addition THs	ЯF		10	0	0	ъ	ß	£	0	0	0	0	0	0	0	0	5	0	10	0	0.15
33	Siena Court	SF		25	0	0	0	25	4	5	5	4	ю	2	0	0	0	18	5	25	0	0.27
33	Village at 32 Herff	SF	All lots are in place but no construction; the whole development is for sale	6	0	0	0	9	0	N	N	0	0	0	0	0	0	9	0	9	0	0.23
34		SF	Infill sites along Old San Antonio Rd. have potential for residential long-term	0	0	0	0	0	0	0	2	8	10	10	00	9	0	13	36	49	0	0.27
35	25 Cascade Caverns	SF	Age-restricted single-family homes are planned on approximately 10 acres	0	0	0	0	0	ო	10	10	10	4	0	0	0	0	33	4	34	0	0.00
37B	37B Ranches at Creekside	SF	Builder: Sitterle Homes; Platting slowed in 2021/2022 due to engineering issues but has picked up-the pace of development will in turn increase	874	280	Ţ	T.	220	55	65	10	20	70	75	80	65	4	260	294	594	0	0.66
38	Elevate, The	SF	Townhomes planned along S. Plant Ave.	18	0	0	0	0	7	9	9	4	0	0	0	0	0	18	0	18	0	0.22
41	Dawnridge Village	SF	Located along the south side of E. Blanco	33	0	0	0	0	00	∞	6	00	0	0	0	0	0	33	0	33	0	0.11
42A		SF	Potential exists for residential along Champion Blvd.	0	0	0	0	0	0	0	5	10	10	10	10	5	0	15	35	50	0	0.23
42B		SF	Potential exists for residential along Champion Blvd.	0	0	0	0	0	0	0	0	ю	2	5	5	9	0	3	21	24	0	0.23
42B	42B Collection at Boerne BTR	SF	Embrey is developing BTR duplex units ranging between 700 and 1,300 sq. ft.; construction is underway	214	0	0	62	152	40	60	80	34	0	0	0	0	0	214	0	214	0	0.29
43	EMB717 Investments Tract	SF		0	0	0	0	0	0	0	7	7	m	m	4	m	7	4	15	19	0	0.24



**Projected Housing Occupancies** Boerne ISD, December 2024–October 2033



		ļ				Lot/Unit Status	20	-					Pro	Lot/Unit Status Projected Housing Occupancie:	Housir	Jg Occi	Projected Housing Occupancies				
	me		Land Use Notes	Total Units	Occ.	Av.	0	VDL 2	Dec ( 2024- 20 0ct ( 2025 20	0ct ( 2025- 20 0ct ( 2026 20	0ct 0 2026- 205 0ct 0 2027 20	0ct 0 2027- 205 0ct 0 2028 20	Oct         Oct           0ct         0ct           2028-         2029-           0ct         0ct           20239-         0ct	et Oct 9- 2030- et Oct 30 2031	tt Oct t0- 2031- t1 Oct 31 2032	t Oct 1- 2032- t Oct 2033	Dec 2024- 0ct 2028	0ct 2028- 3 0ct 2033	Dec 2024- 0ct 2033	Build-Out Post-Oct 2033	Projected Students per Home
	nti	SF	a small subdivision has been platted at 322 N. Plant	12	0	0	0	0	ო	4	4	T.	0	0	0	0	0 12	0	12	0	0.32
	Bungalow Court	SF	Small bungalow cluster approved for this small lot at 320 N. Esser	7	0	0	0	0	N	m	N	0	0	0	0	0	2 0	0	7	0	0.28
г		SF	Over 240 acres along FM 474 has potential for development but no known plans at this time	0	0	0	0	0	0	0	0	0	00	15	25 3	35 35		0 118	118	0	0.64
47 Acr	Acres North	SF		51	44	0	0	7	0	Ч	Ч	0	0	7	0	0	T	2 2	5	2	0.85
47 Coy	Coyell Tract	SF	Long-term, SF residential is likely along Adler	0	0	0	0	0	0	0	0	വ	10	20	25 3	30 35		5 120	125	0	0.65
48		SF		0	0	0	0	0	2	m	m	4	m	1	0	0	0 12	4	16	0	0.46
48 Ber	Bent Tree	SF	Builder: Texas Homes	93	77	-	പ	10	9	IJ	0	0	0	0	0	0	0 11	0	16	0	0.58
48 Dui	Durango Reserve	SF	Builders: B.W. Baker & Ebner Homes	85	26	0	ε	16	4	4	4	m	m	m	m	m	3 15	15	33	26	0.46
48 Ove	Overlook, The	SF	Builder: UrbanLux Builders	37	32	0	0	5	3	0	0	0	0	0	0	0	0	3 0	5	0	0.08
49		SF	Access to IH-10 makes this PU excellent for SF development but utility infrastruture improvements are needed so no short-term development is projected	0	0	0	0	0	0	0	H	m	D	7	10 1	13 17		4 52	20	0	0.54
51		SF	Numerous tracts exist in this PU and have potential to be broken up into smaller homesites; expect scattered development to continue in the area	0	0	0	0	0	0	0	Н	N	m	N	m	N		3 13	16	0	0.59
52 Twi	Twin Canyon Ranch	SF		25	19	0	0	9	0	0	۲	1	0	0	1	0	0	2 1	3	ю	0.47
53		SF	Potential for more acreage communities exists in this PU especially along FM 1376 and Seewald Rd.	0	0	0	0	0	0		N	m	4	m	4	4	<b>2</b>	6 20	26	0	0.68
53 Ber	Bergenplatz Ranches	SF		33	30	0	0	з	0	1	0	0	0	1	0	0	0		2	1	0.19
53 Cyp	Cypress Bend	SF		101	81	0	1	19	2	m	2	1	2	1	2	0	1 8	8	15	2	0.40





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			The status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies	highligh	ted in ye	Sllow we	sre upda	ted in D	Decembe	er 2024	1 along	with an	nual pr	ojected	housin	g occup	ancies.				
		Jevel	Development		Lot/Ui	Lot/Unit Status	SN.	Η					Pro	lected	Housin	g Occu	Projected Housing Occupancies				
Πd	Name		Land Use Notes	Total Units	0cc.	Av.	D D		Dec 0 2024- 20: 0ct 0 2025 20	0ct 0 2025- 20: 0ct 0 2026 20	0ct 0ct 2026- 2027- 0ct 0ct 2023 2028	ct 0ct 27- 2028- ct 0ct 0ct 228-2028-	t Oct B- 2029- t Oct t9 2030	t Oct 9- 2030- t Oct 80 2031	. 0ct )- 2031- . 0ct 1 2032	0ct 2032- 0ct 2033	Dec 2024- 0ct 2028	0ct 2028- 3 0ct 2033	Dec 2024- Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
53	Heritage Hills	SF		18	∞	0	2	∞	e	4	1	0	0	0	0	0	0 8	8	10	0	0.96
54	River Trail	SF		102	74	0	0	28	2	m	m	2	2	1	2	1 1	1 10		18	10	0.23
57		SF		0	0	0	0	0	0	0	1	1	2	e	e e	е Э	3 2	24	16	0	0.45
20		SF	Over 1,000 acres south of Sabinas Creek Ranch remains undeveloped: some potential for large lot residential exists in this 10-vear period	0	0	0	0	0	0	0	N	0	ო	m	m	4	4	1 17	21	0	0.59
58	Sabinas Creek Ranch	SF		130	49	1	8	72	10	11	12	11	8	6	4	3	2 44	1 23	76	5	0.66
59		SF	Scattered large lot development is likely along FM 474	0	0	0	0	0	1	0	Ч	t.	0	4	N	3	<b>е</b> е	8	11	0	0.49
60		SF	The potential exists for some tract subdivision in this PU	0	0	0	0	0	0	1	0	1	1	0	2	1 2	2 2	9	8	0	0.55
61		SF	The potential exists for some tract subdivision in this PU	0	0	0	0	0	0	0	1	1	0	1	2	2 3	3 2	8	10	0	0.54
62		SF	The potential exists for some tract subdivision in this PU	0	0	0	0	0	0	0	1	0	1	2	2	3	3 1	11	12	0	0.55
63		SF		27	15	0	0	12	1	1	0	1	0	1	0	1 C		3 2		7	0.51
63	River Mountain Ranch	SF		588	500	0	4	84	7	6	11	12	10	∞	7	6	5 39			8	0.29
64	Cordillera Ranch I	SF		411	208	0	2	55	7	11	12	13		16 1	17 18				131	72	0.20
65		SF		0	0	0	0	0	2	4	9	∞	10	12 1	12 14	4 16	5 20	64	85	0	0.51
66	1700 River Road	MF	The 20+ acre tract along and north of TX-46 has multi-family potential long-term	0	0	0	0	0	0	0	0	35	50	55 5	55 40	0 15	35	215	250	0	0.18
66	Bravada	SF	Builders: Chesmar, Scott Felder, Monticello, Highland & Perry Homes	185	58	27	40	60	57	Ч	0	0	0	0	0	0	0	0	127	0	0.62
99	Esperanza	SF	Builders: Coventry & Scott Felder Homes	485	449	27	9	3	7	0	0	0	0	0	0	0 0	0 7	0	36	0	0.62
99	Future Esperanza	SF	New sections are going in now and home construction is expected in 2024	2,219	0	0	0	0	55 1	110 1	125 14	140 14	145 14	145 155	55 180	0 195	6 430	820	1,255	964	0.60
99	Future Esperanza MF	MF	The master development plan allows for approximately 220 untis of multifamily	0	0	0	0	0	0	0	40	45	45	45 4	45 (	0	0 85	135	220	0	0.18





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		Devel	Development		Lot/U	Lot/Unit Status	sn	Η					Pro	jected	Housin	g Occu	Projected Housing Occupancies				
ΡU	Name		Land Use Notes	Total Units	Occ.	Av.	n		Dec ( 2024- 20 0ct ( 2025 2	0ct C 2025- 20 0ct C 2026 20	0ct 0ct 2026- 2027- 0ct 0ct 2028 2028	0ct 0ct 2027- 2028- 0ct 0ct 2028 2029	tt Oct 8- 2029- tt Oct 29 2030	tt Oct 9- 2030- tt Oct 30 2031	t Oct - 2031- t Oct 1 2032	Oct - 2032- 0ct 2033	Dec 2024- 0ct 2028		Oct Dec 2028- 2024- 0ct 2033 Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
99	Potential Future SF	SF		0	0	0	0	0	0	0	0	0	0	5	10 1	15 20		0 50	50	0	0.54
66	Regency at Esperanza	SF	Toll Brothers is currently developing this 55+ section; future sections will be located SSE as the development progresses	511	0	N	10	22	20	60	65	. 02	15	20 6	э 90	31 (	0 245	5 236	511	0	0.00
67	Springs, The	SF	Large lot custom home development, expect to build-out slowly	965	36	7	g	112	23	26	30	35	40	45 4	45 4	45 45	5 114	4 220	355	574	0.31
67	Waterstone	SF		225	194	0	1	30	4	5	5	4	e	2	2	2	1 18	3 10	30	1	0.42
68	Cordillera Ranch III	SF		361	319	0	2	40	6	10	∞	9	2	1	0	0	0 33		3 42	0	0.29
68	Sendero Ridge	SF		12	ø	0	0	4	Ч	Ч	0	н Г	0	1	0	0	0	e S	1 4	0	0.12
69		SF	Over 2,700 acres in this PU could evolve into single-family over time	0	0	0	0	0	0	t.	4	Q	ත ත	13 1	16 19	19 22	11	1 79	06	0	0.34
70		SF	Over 900 acres exists along FM 3351 that could evolve into residential long-term	0	0	0	0	0	0	0	0	N	4	8	12 1.	14 15		2 53	3 55	0	0.42
70	Cordillera Ranch II	SF	Unit 13 has been platted for 28 additional lots surrounding the Visitor Center	534	396	H	12	125	19	21	20	20	20	20 1	17 1.	14 13	3 80	0 84	t 181	9	0.16
70	Future Cordillera Ranch	SF	380 acres are planned to be future phases of Cordillera Ranch	0	0	0	0	0	0	0	0	4	∞	12 1	16 1	18 24		4 78	82	20	0.27
71	Coveney Ranch	SF		94	87	0	0	7	1	0	1	0	0	1	0	0	1	2 2	2 4	3	0.20
72		SF	Utilities will be a challenge for a while in this PU; these tracts are outside the FOR jurisdiction and GBRA service ends at Voss MS; expect slow development if any	0	0	0	0	0	0	0	0	7	ო	വ	8	12 14		2 42	2 44	0	0.45
72	Kendall Woods Estates	SF		137	127	0	0	10	1	0	1	0	0	Ч	0	1 (	0	2	2 4	9	0.41





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

			The status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies.	highligh	nted in y	in yellow w	ere upo	dated in	n Decem	ber 20	24 alon	g with a	annual	orojecte	d housi	nooo gu	pancies.		ed in December 2024 along with annual projected housing occupancies.		3
Image: state	De	8	lopment		Lot/L	Jnit Sta	tus						۲,	ojecte	Housi	ng Occi	ipancies				
Numerous 3-2.00 care tracts esterninger finances assemblager finances assemblager finances and stres, but this area is outilities area is outilities.II<				Total Units	000.	Av.	nc	VDL										0ct 2028- 3 0ct 2033	Dec 2024- 0ct 2033	Build-Out Post-Oct 2033	Projected Students per Home
CoB has a NS road in the three would free pain that would free pai		г. Г		0	0	0	0	0	0	0	<del>, ,</del>	4	თ	5						0	0.49
Utilities are now being installed from CoB to the site. Phase 1 has been platted for 134 lots with Kendall Co.: Lookout Groupis planning to have the first lots ready for builders in Fall 2024642000355557757575757638058557Mendall Co.: Lookout Groupis planning to have the first lots ready for builders in Fall 202400035555555757575757638058557Most tracts in this PU will remain to noesteads but some potential of for I development exists0000001223187075Most tracts in this PU will remain to for I development exists000001223187075Most tracts in this PU will remain to for I development exists000011223187075Most tracts in this PU will remain to for I development exists0001012231877 <td></td> <td>S</td> <td></td> <td>o</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>4</td> <td>10</td> <td>15</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0.57</td>		S		o	0	0	0	0	0	0	0	4	10	15						0	0.57
Most tracts in this PU will remain homesteads but some potential for lot development exists000<		SF		642	0	0	0	0	35	50	55	65	70	75						57	0.59
Builder: Craighead Homes         26         22         0         1         3         1         0         1         0         0         2         1         4         0           Potential exists for single-family residential on undeveloped tracts along Cascade Caverns in this PU         0         0         0         0         10         15         25         30         35         35         10         150         0         0         0         0         0         0         0         150		SF		0	0	0	0	0	0	0	0	H	0	Ч	N	N				0	0.34
Potential exists for single-family residential on undeveloped tracts along Cascade Caverns in this PU	Ammann Ranch Estates	SF		26	22	0	1	ю	1	0	1	0	1	0	0	0				0	0.27
		SF		0	0	0	0	0	0	0	0	10	15	25						0	0.50



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## **Projected Housing Occupancies**

Boerne ISD, December 2024–October 2033

0.53 0.43 0.46 0.00 0.19 0.54 0.51 Projected Students 0.20 per Home ted; Planned; Potential; Lot/Unit Status: [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots 0 0 0 0 0 0 Build-Out Post-Oct 2033 145 335 Ч 185 450 105 Oct 2033 250 Dec 2024-250 Oct 2028 Oct 2033 70 120 250 260 105 ч 0ct 2028-85 115 0 0 25 0 190 0 Dec 2024-Projected Housing Occupancies The status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies. 0ct 2032-0ct 2033 0 25 55 0 35 50 0 0 0 25 55 35 25 50 0ct 2031-0ct 2032 0 Ч 25 55 75 20 50 0ct 2030-0ct 2031 25 25 50 75 15 50 0 0ct 2029-0ct 2030 0 45 20 35 75 10 50 0ct 2028-0ct 2029 45 15 0 0 45 0 75 0ct 2027-0ct 2028 45 0 0 30 0 0 10 55 0ct 2026-0ct 2027 0 25 0 0 0 10 45 0 0ct 2025-0ct 2026 0 0 0 0 15 0 0 Dec 2024-0ct 2025 VDL 0 -0 0 0 0 0 0 0 S 0 0 0 0 0 0 0 Lot/Unit Status 0 0 0 Av. 0 0 0 0 ч 45 Occ. 82 0 0 0 0 0 0 46 Total Units 83 0 0 0 0 0 0 Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; De Fredericksburg Rd. and Balcones Creek; upwards of 800 lots could expanded water service area was development could occur along I-10 north of Balcones Creek long-Estates"; a 2013 dev. agreement limits the dwelling unit count to senior housing and rehabilitaion undeveloped north of Balcones developer and CoFOR regarding along Ammann Road; Developer is Craig Glendenning; previously **Builder: Ashton Woods Homes** approximately 450 lots on 115 Ongoing litigation between the the development of 341 acres owned by Russell Pfeiffer and There is a conceptual plan for be developed here over time often referred to as "Pfeiffer on the Adams Tract at 134 645; a lawsuit regarding an Ashton Woods is planning Tract<sup>®</sup> and "Boerne Ranch Over 250 acres remain Commercial and MF acres between Old Casade Caverns settled in 2018 Land Use Notes Creek term Development MF SF ΨF SF SF SF SF SF Fair Oaks Meadows Bluffs of Southglen Dillingham Tract Massey Tract Adams Tract Homestead Lily Ranch Name 76 78 76 76 78 Ы 77 77 77



Boerne ISD, December 2024-October 2033 **Projected Housing Occupancies** 

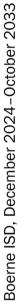


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Nd	Name		Land Use Notes	Total Units	Occ.	Av.	nc	VDL	Dec 2024- 0ct 2025	0ct 2025- 0ct 2026	0ct 2026- 0ct 2027	0ct 2027 - 0ct 2028	0ct 2028- 0ct 2029	0ct 2029- 2 0ct 2030	0ct 2030- 20 0ct 2031 2	0ct 0ct ( 2031- 20 0ct 0 2032 2	0ct 0ct 2032- 0ct 2033	Dec 2024- 0ct 2028	0ct 2028- 0ct 2033	Dec 2024- 0ct 2033	Build-Out Post-Oct 2033	Projected Students per Home
78	Stone Creek Ranch	SF	Unit 2C recently platted or 53 lots	241	148	0	7	27	7	11	14	15	14	10	IJ	N	4	47	32	82	0	0.62
79A	Cibolo Trails	SF	Builder: JMH Homes	142	137	0	-	4	0	H	H	0	0	H	0	0	⊣	2	7	5	0	0.15
79B	Oak Bend Estates	SF	138 preliminary planned lots but only 21 are in Boerne ISD	0	0	0	0	0	0	0	1	ю	2	e	4	2	4	4	15	19	2	0.45
80A	80A Hicks Tract	MF	Nearly 40 acres along Old Fredericksburg Rd. could evolve into comm/multi-family long- term	0	0	0	0	0	0	0	0	0	45	45	45	45	45	0	225	225	0	0.17
80A	Lemon Creek MF	MF	Valcor has sold a site for garden style multi-family with approximately 300 units	300	0	0	0	0	0	100	100	100	0	0	0	0	0	300	0	300	0	0.16
80A	Lemon Creek MF	MF	A dense multti-family building is planned adjacent to the new grocery store	0	0	0	0	0	0	0	0	75	100	100	25	0	0	75	225	300	0	0.09
80B	80B Lux at Lemon Creek	MF	SAWS approved 325 sewer/water EDUs for multi- family here; the developer is Allied Orion but the total unit count remains unclear	0	0	0	0	0	35	125	125	125	45	0	0	0	0	410	45	455	0	0.16
80B	Row at Dietz Elkhorn	С		54	0	0	0	34	8	10	12	10	80	0	0	0	0	40	8	54	0	0.18
80C	Elkhorn Ridge	SF	Builders: Princeton, Monticello & Bellaire Homes	291	215	15	19	42	26	00	0	0	0	0	0	0	0	34	0	92	0	0.49
80C	Eront Gate	SF	Builders: Ashton Woods, Highland & Whitestone Homes	547	488	7	14	38	18	0	0	0	0	0	0	0	0	18	0	65	0	0.49
81	Arbors at Fair Oaks	SF	Builders: Coventry & Scott Felder Homes	91	42	15	9	28	24	ю	0	0	0	0	0	0	0	27	0	49	0	0.57
81	Botanica Fair Oaks	MF	A developer is seeking to build senior multi-family on a 19-acre tract along Ralph Fair	207	0	0	0	0	0	67	70	70	0	0	0	0	0	207	0	207	0	0.00
81	Century Oaks Land Tract	SF	Approximately 215 water connections allowed per CoFOR water plan; 154 acres east of Ralph Fair Road	0	0	0	0	0	0	0	0	15	20	25	25	25	25	15	120	135	80	0.53
82B	82B Colle at Napa Oaks	SF	Builder: Caracol Homes	88	84	2	1	1	0	0	0	0	0	0	0	0	0	0	0	4	C	0.63



PASA

# **Projected Housing Occupancies**



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

			The status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies.	highligh	nted in y	ellow w	ere upd	lated in	Decem	ber 20	24 alon	g with a	annual	projecte	snoy pe	ing occl	upancies.				
		Devel	Development		Lot/U	Lot/Unit Status	tus						Ē	ojecte	d Housi	ng Occ	Projected Housing Occupancies				
nd	PU Name		Land Use Notes	Total Units	0cc.	Av.	nc	VDL	Dec 2024- 0ct 2025	0ct 2025- 2 0ct 2026 2	0ct 2026- 2 0ct 2027 2	0ct 2027- 21 0ct 2028 2	0ct 2028- 200ct 200ct 200ct 20029 200ct 20029 200000000	0ct 0 2029- 20 0ct 0 2030 20	Oct Oct 2030- 2031- 0ct Oct 2031 2032	0ct 0ct 2031- 2032- 0ct 0ct 2033		Dec Oct Dec 2024- 2028- 2024- Oct 2028 Oct 2033 Oct 2033	Dec 2024- 0ct 2033	Build-Out Post-Oct 2033	Projected Students per Home
84A	84A Beth Tract	SF	A 22-acre tract along Old SF Fredericksburg could evolve into residential	0	0	0	0	0	0	0	0	വ	00	10	12	12	12 5	5 54	59	0	0.52
84A	84A Fallbrook	SF	Builder: Continental Homes	382	381	0	0	1	0	0	0	0	0	0	0	0	0 0	0	1	0	0.75
84A \	Village Green	SF		163	160	0	0	З	1	1	0	0	1	0	0	0	0	2 1	3	0	0.45
85A -	85A Gobert Tract	MF	Nearly 50 acres along Ralph Fair is in the San Antonio ETJ and could have medium density residential/low density residential	0	0	0	0	0	0	0	0	10	25	35	20	20	50 <b>10</b>	0 210	220	0	0.24

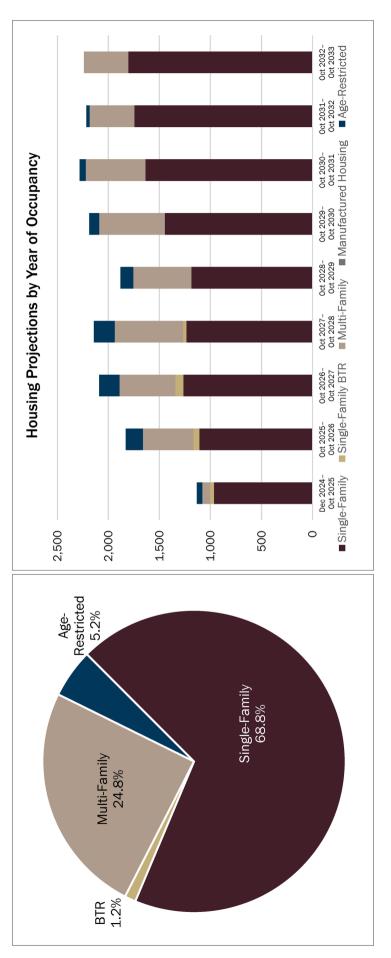


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# Projected Housing Occupancies by Housing Type

Boerne ISD, December 2024-October 2033

HousingType	Dec 2024- 0ct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	0ct 2030- 0ct 2031	0ct 2031- 0ct 2032	Oct 2032- Oct 2033	Dec 2024- Oct 2033
Single-Family	964	1,107	1,264	1,234	1,186	1,446	1,637	1,745	1,804	12,387
Single-Family BTR	40	60	80	34	0	0	0	0	0	214
Multi-Family	75	495	547	670	570	645	585	440	435	4,462
Manufactured Housing	0	0	0	0	0	0	0	0	0	0
Age-Restricted	53	167	199	204	126	96	60	31	0	936
Total	1,132	1,829	2,090	2,142	1,882	2,187	2,282	2,216	2,239	17,999



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## **Enrollment Forecast Update**

The Enrollment Forecast Update indicates the District could add 3,018 students in the first five years and an additional 3,620 students from 2029 to 2033. Boerne ISD is projected to have 17,739 students enrolled by 2033. Currently, the District enrolls 11,101 students. These projections are based on current plans for future land use and development strategies, although some portions of these plans may have slight revisions or broader changes.

ENROLLN	IENT UPD	ATE - NIN	E-YEAR F	ORECAST					
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
EE-5th	4,953	5,257	5,478	5,665	5,950	6,345	6,827	7,273	7,710
6th-8th	2,767	2,828	3,167	3,373	3,552	3,556	3,555	3,801	4,087
9th-12th	3,677	3,947	4,079	4,408	4,617	4,925	5,433	5,658	5,942
TOTAL:	11,397	12,032	12,724	13,446	14,119	14,826	15,815	16,732	17,739

This year's BISD enrollment numbers landed between the previously projected Low- and Moderate Growth Scenarios. This very slight deceleration of enrollment growth was due to a number of factors that were studied in this Update:



**New Housing Construction** - PASA has revised projections for a select few single-family and multifamily developments within BISD. For example, Corley Farms slightly accelerated its construction schedule compared to last year, so future build-out has been accelerated as well. Alternatively, some multi-family complexes have been shifted later in the projection period.



**Births** - After years of fairly stable numbers of annual births to mothers living within BISD, the past few years have seen a significant increase in the number of births.

Incoming KG Class Size - This year's KG class was 50 students smaller than previously projected and 20 students smaller than last year. PASA has projected the 2025-26 KG class to be slightly smaller than this year's KG class due to similar number of births five and six years ago, and the planned opening of St. Peters Apostle Catholic School in August 2025. These smaller incoming KG classes will continue to have a slight dampening effect on future projections compared to last year.



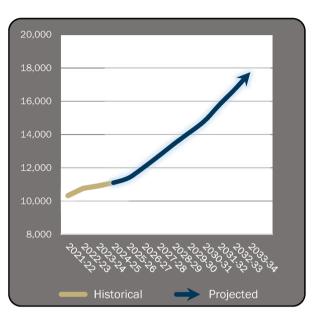
**Student Geo-Location Update** - All students enrolled in the 2024-25 school year have been mapped in order for PASA to refresh student enrollment trends and create more accurate forecasting models.

## Boerne ISD Enrollment Forecast Update, 2024–2033

### HISTORICAL ENROLLMENT

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25
EE	83	87	69	78	76
PK	128	138	169	158	195
KG	578	707	771	697	678
1	678	680	790	803	727
2	627	767	723	815	835
3	702	673	802	736	854
4	646	800	725	841	778
5	716	713	848	758	861
EE-5	4,158	4,565	4,897	4,886	5,004
6	812	793	764	886	788
7	782	879	824	797	916
8	754	842	908	844	832
6-8	2,348	2,514	2,496	2,527	2,536
9	815	856	920	965	911
10	837	828	876	908	959
11	789	792	802	845	880
12	670	772	772	779	811
9-12	3,111	3,248	3,370	3,497	3,561
TOTAL	9,617	10,327	10,763	10,910	11,101
Enrollment	0.4%	7.4%	4.2%	1.4%	1.8%
Change	38	710	436	147	191

Current Enrollment (October 29, 2024)	11,101
Projected: 5 Years	14,119
Projected: 9 Years	17.739



PROJECT	ED ENROL	LMENT							I	9-Year
GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Change
EE	80	83	88	93	100	107	114	122	131	55
PK	211	214	232	245	257	269	283	295	307	112
KG	661	744	783	837	888	943	995	1,044	1,090	412
1	692	726	822	858	909	971	1,040	1,101	1,150	423
2	742	754	794	893	923	985	1,061	1,140	1,201	366
3	861	807	824	861	959	999	1,075	1,162	1,242	388
4	901	953	897	909	941	1,056	1,110	1,198	1,288	510
5	805	976	1,038	969	973	1,015	1,149	1,211	1,301	440
EE-5	4,953	5,257	5,478	5,665	5,950	6,345	6,827	7,273	7,710	2,706
6	933	884	1,079	1,139	1,053	1,068	1,122	1,274	1,336	548
7	849	1,018	971	1,176	1,230	1,148	1,173	1,236	1,397	481
8	985	926	1,117	1,058	1,269	1,340	1,260	1,291	1,354	522
6-8	2,767	2,828	3,167	3,373	3,552	3,556	3,555	3,801	4,087	1,551
9	925	1,109	1,045	1,250	1,174	1,419	1,510	1,424	1,452	541
10	929	953	1,144	1,069	1,267	1,200	1,461	1,559	1,464	505
11	952	932	957	1,139	1,055	1,260	1,203	1,469	1,560	680
12	871	953	933	950	1,121	1,046	1,259	1,206	1,466	655
9-12	3,677	3,947	4,079	4,408	4,617	4,925	5,433	5,658	5,942	2,381
TOTAL	11,397	12,032	12,724	13,446	14,119	14,826	15,815	16,732	17,739	
Enrollment	2.7%	5.6%	5.8%	5.7%	5.0%	5.0%	6.7%	5.8%	6.0%	59.8%
Change	296	635	692	722	673	707	989	917	1,007	6,638

## **Reduced Enrollment Scenario**



Under the Reduced Enrollment Scenario, the District could gain 1,829 students in the next five years, followed by a gain of 2,551 students from 2029 to 2033. Thus, under these Reduced Enrollment assumptions, Boerne ISD could have 12,930 students by 2029 and 15,481 students by 2033.

ENROLLN	IENT UPD	ATE - REC	UCED SC	ENARIO					
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
EE-5th	4,889	5,119	5,258	5,386	5,624	5,984	6,427	6,845	7,251
6th-8th	2,726	2,728	2,980	3,093	3,175	3,098	3,038	3,207	3,433
9th-12th	3,622	3,811	3,840	4,046	4,131	4,295	4,618	4,685	4,797
TOTAL:	11,237	11,658	12,078	12,525	12,930	13,377	14,083	14,737	15,481

The Reduced Enrollment Scenario assumes the following:

- The ratio of students per new occupied home in new neighborhoods is between 0.2 and 0.4 for the next five years as development ramps up.
- Mortgage rates increase over the next 1–2 years, and the housing market cools even more.
- A successful voucher bill passes in Spring 2025 and encourages a significant number of BISD residents to attend private schools.
- One or two charter schools will open in or near BISD within the next ten years.

## **Accelerated Enrollment Scenario**

Under the Accelerated Enrollment Scenario, the District could gain 3,757 students in the next five years, and 4,052 students would be expected to be added from 2029 to 2033. Under these accelerated enrollment assumptions, Boerne ISD could have 14,858 students by 2029 and 18,910 students by 2033.

ENROLL	ENROLLMENT UPDATE - ACCELERATED SCENARIO											
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34			
EE-5th	5,070	5,403	5,640	5,832	6,114	6,501	6,996	7,456	7,904			
6th-8th	2,844	2,935	3,324	3,576	3,805	3,846	3,852	4,103	4,384			
9th-12th	3,781	4,099	4,277	4,669	4,939	5,323	5,935	6,242	6,622			
TOTAL:	11,695	12,437	13,241	14,077	14,858	15,670	16,783	17,801	18,910			

The Accelerated Enrollment Scenario also assumes the following:

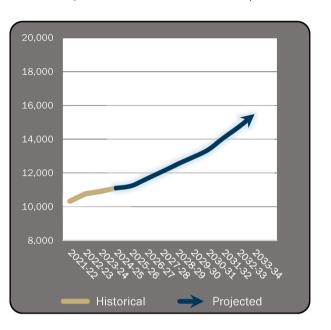
- Birth rates for mothers living within BISD accelerate over current rates.
- Mortgage rates decrease, and housing construction ramps up.
- Student density increases in new construction.
- A successful voucher bill contains parameters to fund private school education for only a very limited subset of students.
- Significant regeneration occurs in older, existing homes. More families with children move into existing homes.

## Boerne ISD Reduced Enrollment Forecast Update, 2024–2033

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25
EE	83	87	69	78	76
PK	128	138	169	158	195
KG	578	707	771	697	678
1	678	680	790	803	727
2	627	767	723	815	835
3	702	673	802	736	854
4	646	800	725	841	778
5	716	713	848	758	861
EE-5	4,158	4,565	4,897	4,886	5,004
6	812	793	764	886	788
7	782	879	824	797	916
8	754	842	908	844	832
6-8	2,348	2,514	2,496	2,527	2,536
9	815	856	920	965	911
10	837	828	876	908	959
11	789	792	802	845	880
12	670	772	772	779	811
9-12	3,111	3,248	3,370	3,497	3,561
TOTAL	9,617	10,327	10,763	10,910	11,101
Enrollment	0.4%	7.4%	4.2%	1.4%	1.8%
Change	38	710	436	147	191

HISTORICAL ENROLLMENT

Current Enrollment (October 29, 2024)	11,101
Projected: 5 Years	12,930
Projected: 9 Years	15,481



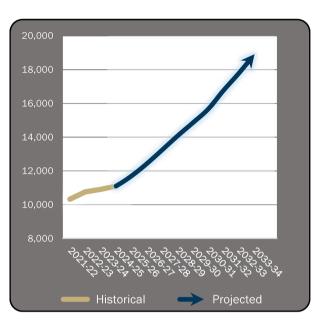
PROJECT	ED ENROL	LMENT							- 1	9-Year
GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Change
EE	80	83	88	93	100	107	114	122	131	55
PK	211	214	232	245	257	269	283	295	307	112
KG	661	744	783	837	888	943	995	1,044	1,090	412
1	681	712	801	837	886	947	1,014	1,073	1,121	394
2	730	727	760	848	878	936	1,009	1,084	1,141	306
3	847	778	775	804	888	927	996	1,077	1,152	298
4	887	919	843	834	857	954	1,004	1,082	1,164	386
5	792	942	976	888	870	901	1,012	1,068	1,145	284
EE-5	4,889	5,119	5,258	5,386	5,624	5,984	6,427	6,845	7,251	2,247
6	919	852	1,015	1,044	941	931	971	1,094	1,149	361
7	836	983	913	1,079	1,099	1,000	997	1,043	1,170	254
8	971	893	1,052	970	1,135	1,167	1,070	1,070	1,114	282
6-8	2,726	2,728	2,980	3,093	3,175	3,098	3,038	3,207	3,433	897
9	911	1,071	983	1,148	1,049	1,237	1,282	1,179	1,173	262
10	915	920	1,077	980	1,135	1,045	1,242	1,291	1,181	222
11	938	900	901	1,046	943	1,101	1,021	1,217	1,259	379
12	858	920	879	872	1,004	912	1,073	998	1,184	373
9-12	3,622	3,811	3,840	4,046	4,131	4,295	4,618	4,685	4,797	1,236
TOTAL	11,237	11,658	12,078	12,525	12,930	13,377	14,083	14,737	15,481	
Enrollment	1.2%	3.7%	3.6%	3.7%	3.2%	3.5%	5.3%	4.6%	5.0%	39.5%
Change	136	421	420	447	405	447	706	654	744	4,380

### Population and Survey Analysts - Demographic Update - January 2025

## Boerne ISD Accelerated Enrollment Forecast Update, 2024–2033

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25
EE	83	87	69	78	76
PK	128	138	169	158	195
KG	578	707	771	697	678
1	678	680	790	803	727
2	627	767	723	815	835
3	702	673	802	736	854
4	646	800	725	841	778
5	716	713	848	758	861
EE-5	4,158	4,565	4,897	4,886	5,004
6	812	793	764	886	788
7	782	879	824	797	916
8	754	842	908	844	832
6-8	2,348	2,514	2,496	2,527	2,536
9	815	856	920	965	911
10	837	828	876	908	959
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9-12	3,111	3,248	3,370	3,497	3,561
TOTAL	9,617	10,327	10,763	10,910	11,101
Enrollment	0.4%	7.4%	4.2%	1.4%	1.8%
Change	38	710	436	147	191

Current Enrollment (October 29, 2024)	11,101
Projected: 5 Years	14,858
Projected: 9 Years	18,910



PROJECT	ED ENROL	LMENT							I	9-Year
GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Change
EE	80	83	88	93	100	107	114	122	131	55
PK	211	214	232	245	257	269	283	295	307	112
KG	661	744	783	837	888	943	995	1,044	1,090	412
1	713	734	830	867	918	981	1,051	1,112	1,161	434
2	764	784	811	910	942	1,005	1,083	1,164	1,225	390
3	886	839	865	888	987	1,030	1,108	1,198	1,281	427
4	927	990	942	964	980	1,098	1,156	1,247	1,342	564
5	828	1,015	1,089	1,028	1,042	1,068	1,206	1,274	1,367	506
EE-5	5,070	5,403	5,640	5,832	6,114	6,501	6,996	7,456	7,904	2,900
6	959	918	1,133	1,207	1,128	1,155	1,193	1,350	1,420	632
7	872	1,057	1,019	1,248	1,317	1,242	1,282	1,328	1,495	579
8	1,013	960	1,172	1,121	1,360	1,449	1,377	1,425	1,469	637
6-8	2,844	2,935	3,324	3,576	3,805	3,846	3,852	4,103	4,384	1,848
9	951	1,152	1,094	1,325	1,256	1,536	1,649	1,571	1,618	707
10	955	990	1,200	1,130	1,357	1,296	1,598	1,720	1,631	672
11	979	968	1,004	1,207	1,126	1,363	1,312	1,623	1,738	858
12	896	989	979	1,007	1,200	1,128	1,376	1,328	1,635	824
9-12	3,781	4,099	4,277	4,669	4,939	5,323	5,935	6,242	6,622	3,061
TOTAL	11,695	12,437	13,241	14,077	14,858	15,670	16,783	17,801	18,910	
Enrollment	5.4%	6.3%	6.5%	6.3%	5.5%	5.5%	7.1%	6.1%	6.2%	70.3%
Change	594	742	804	836	781	812	1,113	1,018	1,109	7,809

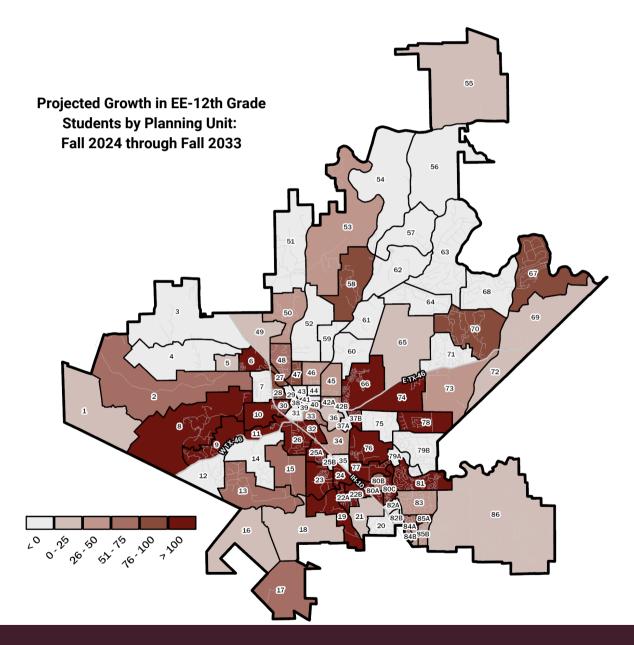
### HISTORICAL ENROLLMENT

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## **Projected Resident Students by Planning Unit**

In this update, PASA has refreshed the projections of the number of students expected to live in each planning unit each year through 2033-34.

This map illustrates how the planned new housing construction is expected to have the biggest impact driving enrollment growth over the next nine years.



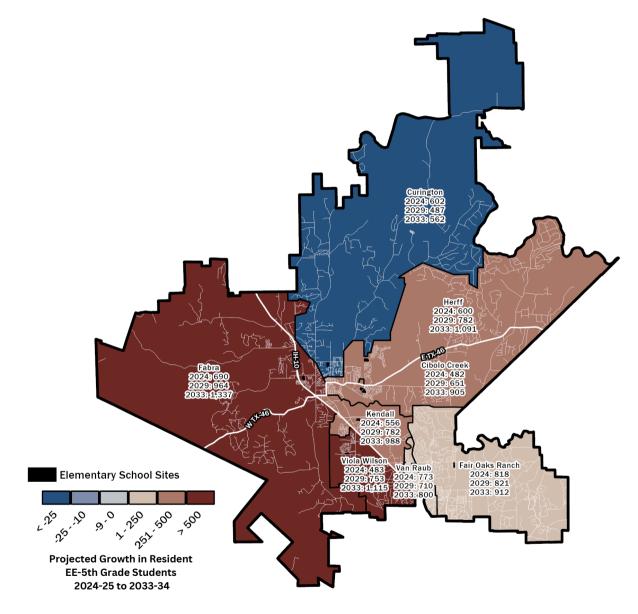
District leadership can use this data to understand areas of projected growth and decline in order to assess and make decisions about the future utilization of each campus.



## **Projected Resident Elementary Students by Campus**

PASA has generated student population projections by planning units 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 shown here. The table on the next page layers on the current transfers among schools and highlights when schools are projected to exceed 100% and 120% of capacity, assuming all transfer patterns remain the same in future years.



The opening of Viola Wilson ES this year relieved the previous overcrowding primarily at Kendall ES and Van Raub ES. The design of attendance zones during that process distributed short term and long term growth among the schools, such that the next elementary school is still projected to be needed later in this projection period. Similar to last year's projections, Fabra is projected to exceed its 120% capacity threshold in about 2029-30, so some form of overcrowding relief is expected to be necessary there.

## Projected Resident Elementary Students

	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Cibolo Creek										
Projected Residents	482	473	502	552	605	651	718	788	855	905
Percent Utilization (Residents)	60%	59%	63%	69%	76%	81%	90%	99%	107%	113%
Transfers In/Out Projected Enrollment	-44 <b>438</b>	-44 <b>429</b>	-44 <b>458</b>	-44 <b>508</b>	-44 <b>561</b>	-44 607	-44 <b>674</b>	-44 <b>744</b>	-44 <b>811</b>	-44 <b>861</b>
Percent Utilization	<b>438</b> 55%	<b>429</b> 54%	<b>438</b> 57%	<b>508</b> 64%	70%	76%	84%	93%	101%	108%
Capacity	800	800	800	800	800	800	800	800	800	800
Curington										
Projected Residents	602	559	558	510	492	487	502	521	542	562
Percent Utilization (Residents)	86%	80%	80%	73%	70%	70%	72%	74%	77%	80%
Transfers In/Out	37	37	37	37	37	37	37	37	37	37
Projected Enrollment	639	596	595	547	529	524	539	558	579	599
Percent Utilization	91%	85%	85%	78%	76%	75%	77%	80%	83%	86%
Capacity	700	700	700	700	700	700	700	700	700	700
Fabra		<u> </u>	700	000	801	004	1.040		4 024	4 007
Projected Residents Percent Utilization (Residents)	<b>690</b> 86%	<b>690</b> 86%	<b>762</b> 95%	<b>828</b> 104%	<b>891</b> 111%	<b>964</b> 121%	<b>1,040</b> 130%	<b>1,141</b> 143%	<b>1,234</b> 154%	<b>1,337</b> 167%
Transfers In/Out	7	7	5570	10470	7	7	130%	14370	10470	1077
Projected Enrollment	697	697	769	835	898	971	1,047	1,148	1,241	1,344
Percent Utilization	87%	87%	96%	104%	112%	121%	131%	144%	155%	168%
Capacity	800	800	800	800	800	800	800	800	800	800
Fair Oaks Ranch										
Projected Residents	818	784	802	808	799	821	840	868	890	912
Percent Utilization (Residents)	102%	98%	100%	101%	100%	103%	105%	109%	111%	114%
Transfers In/Out	3	3	3	3	3	3	3	3	3	3
Projected Enrollment	821	787	805	811	802	824	843	871	893	915
Percent Utilization	103%	98%	101%	101%	100%	103%	105%	109%	112% 800	114%
Capacity	800	800	800	800	800	800	800	800	800	800
Herff	600	596	607	674	709	782	857	937	4.045	1,091
Projected Residents Percent Utilization (Residents)	<b>600</b> 75%	<b>586</b> 73%	<b>627</b> 78%	<b>671</b> 84%	709 89%	7 <b>82</b> 98%	<b>857</b> 107%	937 117%	<b>1,015</b> 127%	1,091
Transfers In/Out	15	15	15	04 % 15	15	98% 15	107%	15	127%	150%
Projected Enrollment	615	601	642	686	724	797	872	952	1,030	1,106
Percent Utilization	77%	75%	80%	86%	91%	100%	109%	119%	129%	138%
Capacity	800	800	800	800	800	800	800	800	800	800
Kendall										
Projected Residents	556	583	658	713	758	782	832	891	941	988
Percent Utilization (Residents)	70%	73%	82%	89%	95%	98%	104%	111%	118%	124%
Transfers In/Out	6	6	6	6	6	6	6	6	6	6
Projected Enrollment	562	589	664	719	764	788	838	897	947	994
Percent Utilization	70%	74%	83%	90%	96%	99% 800	105% 800	112% 800	118%	124% 800
Capacity	800	800	800	800	800	800	800	800	800	800
Van Raub Projected Residents	772	751	749	715	707	710	728	754	775	800
Projected Residents Percent Utilization (Residents)	<b>773</b> 97%	94%	7 <b>49</b> 94%	89%	88%	89%	<b>728</b> 91%	<b>754</b> 94%	97%	100%
Transfers In/Out	-14	-14	-14	-14	-14	-14	-14	-14	-14	-14
Projected Enrollment	759	737	735	701	693	696	714	740	761	786
Percent Utilization	95%	92%	92%	88%	87%	87%	89%	93%	95%	98%
Capacity	800	800	800	800	800	800	800	800	800	800
Viola Wilson	1									
Projected Residents	483	527	599	681	704	753	828	927	1,021	1,115
Percent Utilization (Residents)	60%	66%	75%	85%	88%	94%	104%	116%	128%	139%
Transfers In/Out	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10
Projected Enrollment	473	517	589	671	694	743	818	917	1,011	1,105
Percent Utilization	59%	65%	74%	84%	87%	93%	102%	115%	126%	138%
	800	800	800	800	800	800	800	800	800	800
Capacity	800									
Capacity Totals			5.257	5.478	5.665	5.950	6.345	6.827	7.273	7,710
	<b>5,004</b> 6,300	<b>4,953</b> 6,300	<b>5,257</b> 6,300	<b>5,478</b> 6,300	<b>5,665</b> 6,300	<b>5,950</b> 6,300	<b>6,345</b> 6,300	<b>6,827</b> 6,300	<b>7,273</b> 6,300	<b>7,710</b> 6,300

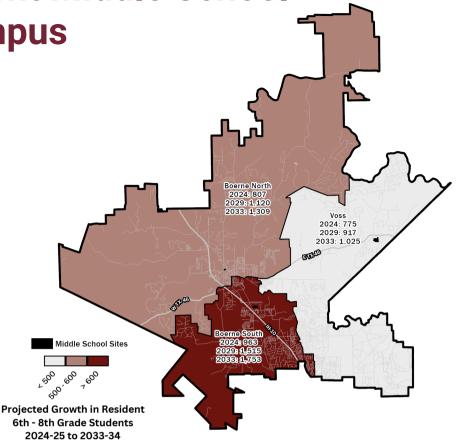
Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

## **Projected Resident Middle School Students by Campus**

PASA has generated student population projections by planning units 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 shown here, along with the current transfers among schools. The table highlights when schools are projected to exceed 100% and 120% of capacity, assuming all transfer patterns remain the same in future years. Boerne MS North and Boerne MS South are both projected to exceed 120% capacity in the latter years of this projection period.



	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Boerne North										
Projected Residents	807	875	903	1,010	1,063	1,120	1,105	1,113	1,200	1,309
Percent Utilization (Residents)	81%	88%	90%	101%	106%	112%	111%	111%	120%	131%
Transfers In/Out	60	60	60	60	60	60	60	60	60	60
Projected Enrollment	867	935	963	1,070	1,123	1,180	1,165	1,173	1,260	1,369
Percent Utilization	87%	94%	96%	107%	112%	118%	117%	117%	126%	137%
Capacity	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Boerne South										
Projected Residents	963	1,081	1,138	1,315	1,450	1,515	1,524	1,521	1,629	1,753
Percent Utilization (Residents)	80%	90%	95%	110%	121%	126%	127%	127%	136%	146%
Transfers In/Out	-50	-50	-50	-50	-50	-50	-50	-50	-50	-50
Projected Enrollment	913	1,031	1,088	1,265	1,400	1,465	1,474	1,471	1,579	1,703
Percent Utilization	76%	86%	91%	105%	117%	122%	123%	123%	132%	142%
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Voss										
Projected Residents	775	811	787	842	860	917	927	921	972	1,025
Percent Utilization (Residents)	65%	68%	66%	70%	72%	76%	77%	77%	81%	85%
Transfers In/Out	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10
Projected Enrollment	765	801	777	832	850	907	917	911	962	1,015
Percent Utilization	64%	67%	65%	69%	71%	76%	76%	76%	80%	85%
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Totals										
Students Projected	2,545	2,767	2,828	3,167	3,373	3,552	3,556	3,555	3,801	4,087
Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Percent Utilization	75%	81%	83%	93%	99%	104%	105%	105%	112%	120%
Note: Transfer patterns in 2024-2	25 are assu	imed to remain	n equivalent i	n future years	5.					

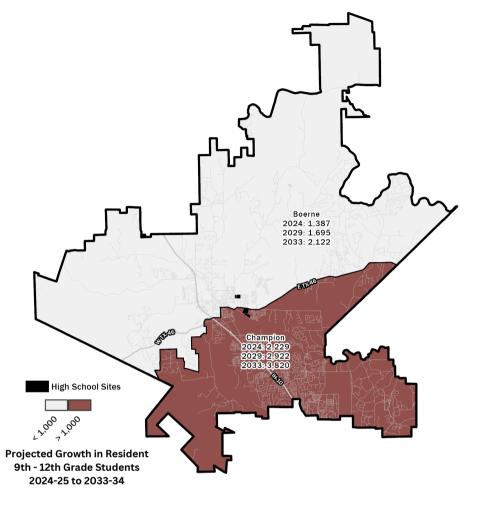
Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

## **Projected Resident High School Students by Campus**

PASA has generated student population projections by planning units to aid in longrange planning and has then aggregated the data from those planning units into the current attendance zones.

Projections of resident students by attendance zone are shown here, along with the current transfers among schools. The table highlights when schools are projected to exceed 100% and 120% of capacity, assuming all transfer patterns remain the same in future years. Champion High School is projected to exceed 120% capacity in about 2031-32.

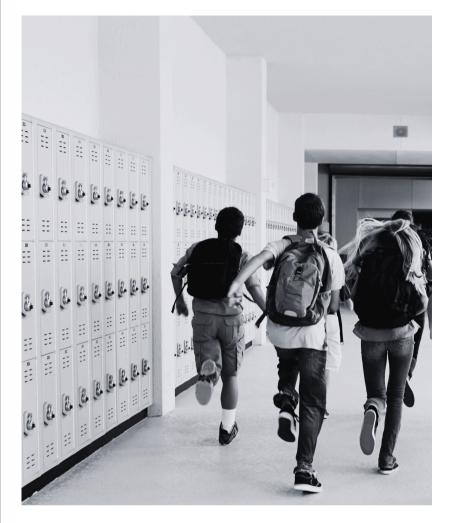


	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Boerne High School										
Projected Residents	1,387	1,414	1,493	1,532	1,657	1,695	1,811	1,959	2,016	2,122
Percent Utilization (Residents)	82%	74%	79%	81%	87%	89%	95%	103%	106%	112%
Transfers In/Out	130	130	130	130	130	130	130	130	130	130
Projected Enrollment	1,517	1,544	1,623	1,662	1,787	1,825	1,941	2,089	2,146	2,252
Percent Utilization	89%	81%	85%	87%	94%	96%	102%	110%	113%	119%
Capacity	1,700	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
Champion High School										
Projected Residents	2,229	2,263	2,454	2,547	2,751	2,922	3,114	3,474	3,642	3,820
Percent Utilization (Residents)	93%	87%	94%	98%	106%	112%	120%	134%	140%	147%
Transfers In/Out	-130	-130	-130	-130	-130	-130	-130	-130	-130	-130
Projected Enrollment	2,099	2,133	2,324	2,417	2,621	2,792	2,984	3,344	3,512	3,690
Percent Utilization	87%	82%	89%	93%	101%	107%	115%	129%	135%	142%
Capacity	2,400	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
Totals										
Students Projected	3,616	3,677	3,947	4,079	4,408	4,617	4,925	5,433	5,658	5,942
Capacity	4,100	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Percent Utilization	88%	82%	88%	91%	98%	103%	109%	121%	126%	132%
Note: Transfer patterns in 2024-2	25 are assu	med to remain	n equivalent i	n future vear	2					

Note: Transfer patterns in 2024-25 are assumed to remain equivalent in future years.

Projected student population exceeds 100% of capacity Projected student population exceeds 120% of capacity

## **Contact Us**





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