

BOERNE ISD

DEMOGRAPHIC STUDY: UPDATE

2024-25



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Website

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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 to 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.

Revised Enrollment Forecast

	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 revised Enrollment Forecast reflects a very slight decline in long-term 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.

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.



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 long-term projections to outline a step-by-step plan for when and where new schools could be needed in the future.

Having a clear idea of future growth potential, 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.



Demographic Philosophy

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



Ten-Year Projections

Because of the length of time required to build schools, PASA makes 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 on plats and plans filed with government officials.



Assessment Frequency

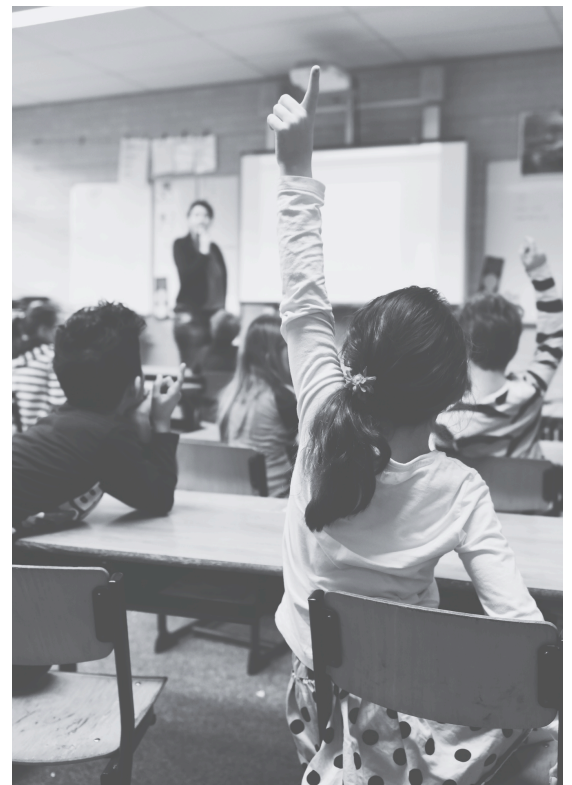
Clients experiencing a rapidly growing student population and/or that use our studies for staffing and budgeting purposes typically commission a Demographic Study on an annual basis. Due to the intensive nature of these studies, PASA has determined that more frequent studies yield actionable insights 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.

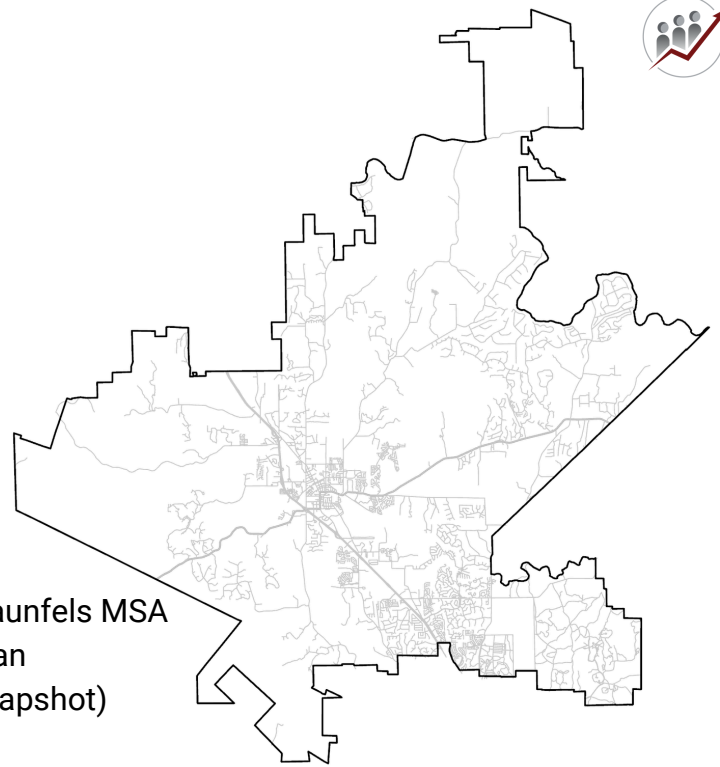
235 Johns Road
Boerne, TX 78006
Superintendent: Dr. Kristin Craft

County: Kendall

Metropolitan Statistical Area: San Antonio - New Braunfels MSA

Texas Education Agency Description: Major Suburban

District Enrollment: 11,101 (October 2024 PEIMS Snapshot)



Total Population



54,453

Median Age

40.4 Years



Mean Travel to Work Time

28.3 Minutes

School Aged

21%



Bachelor's Degree +

55%



Median Home Value

\$478,600



Median Income

\$120,003



Source: US Census Bureau, American Community Survey

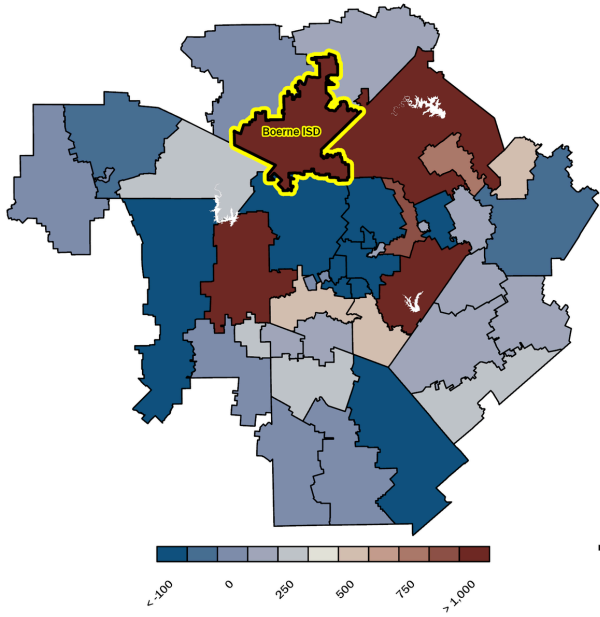


Historical Enrollment Trends

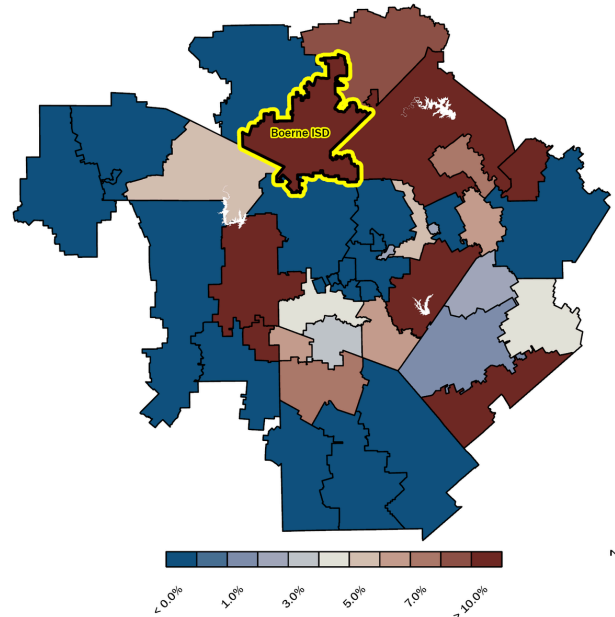
The following maps show the changes in student population by district in the Houston Metro Area over the past five years. Between the 2018-2019 and 2023-2024 school years, Boerne ISD saw an overall increase of 1,740 students.

San Antonio - New Braunfels MSA Five-Year Enrollment

**Numeric Change in Students
Between 2018 and 2023**

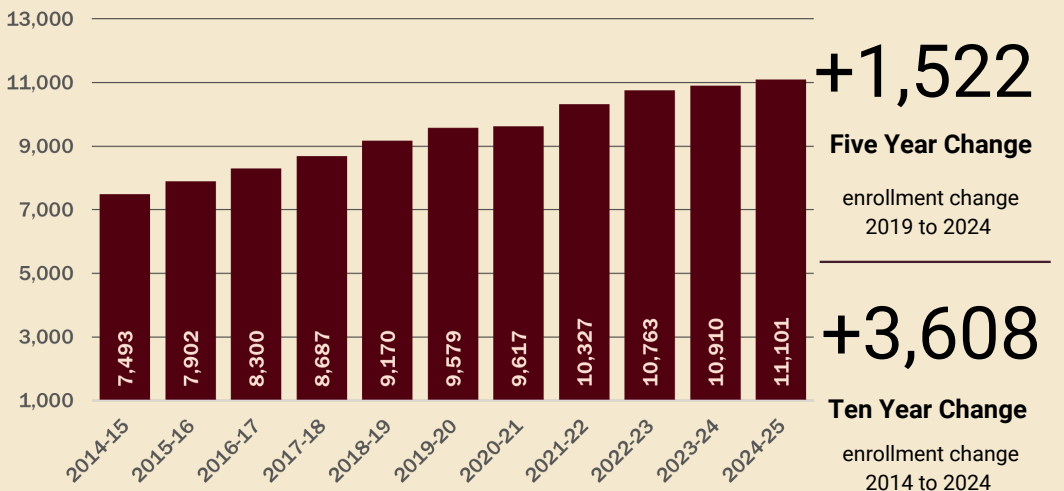


**Percent Change in Students
Between 2018 and 2023**



Source: Texas Education Agency (TEA)

BISD Ten-Year Historical Enrollment



Source: Texas Education Agency (TEA)

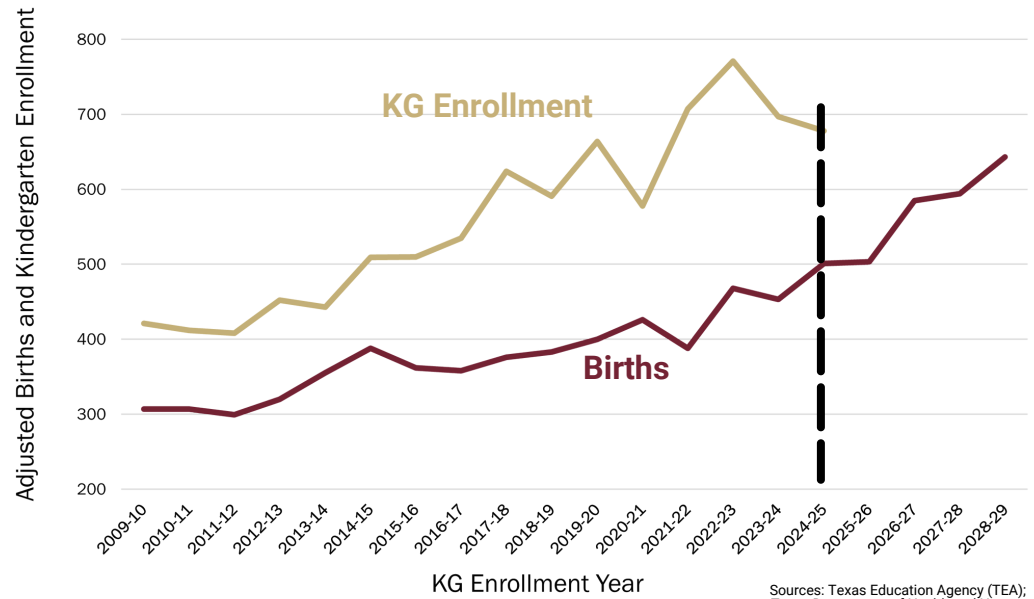
Student enrollment in Boerne ISD has demonstrated steady year-over-year growth, reflecting a strong and consistent upward trend over the 11-year period. Notably, unlike many Texas school districts, Boerne ISD did not experience a decline in student enrollment during the pandemic, highlighting the District's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



Kindergarten Enrollment Compared to Births

Births adjusted five years to correspond with KG Enrollment

Difference between two lines shows immigration of young children after birth



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

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.

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.



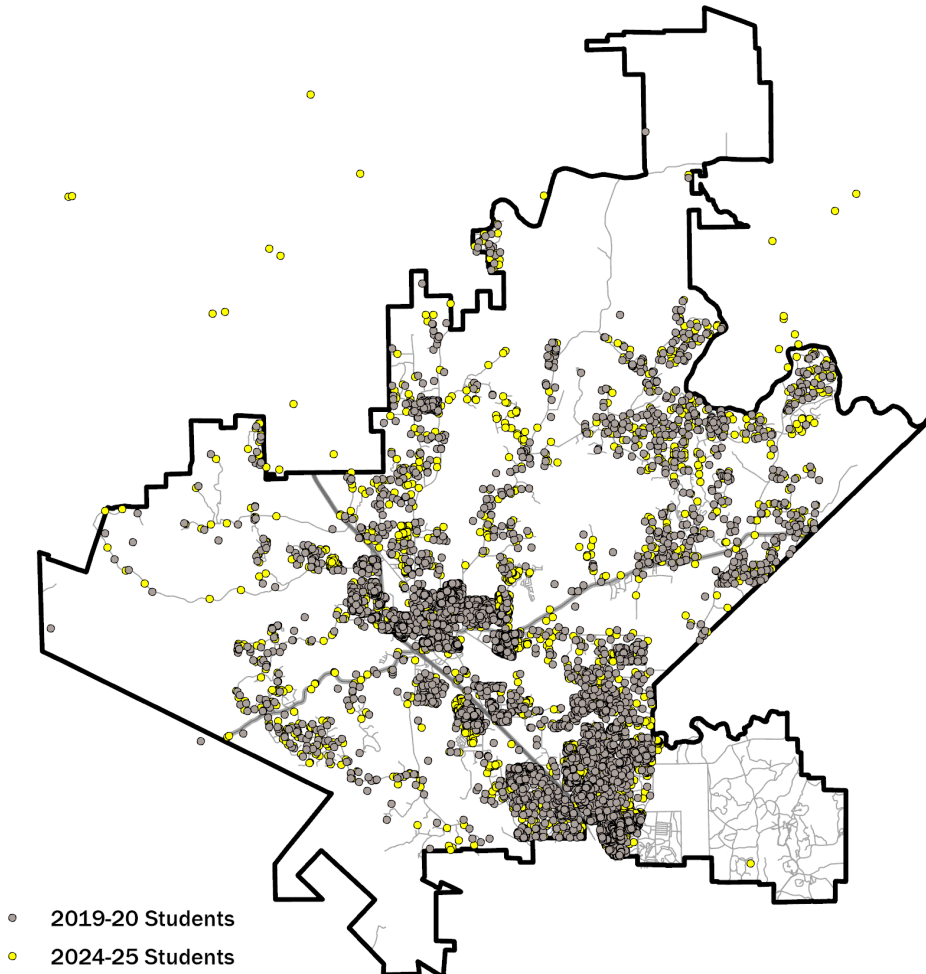
Current Students

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.

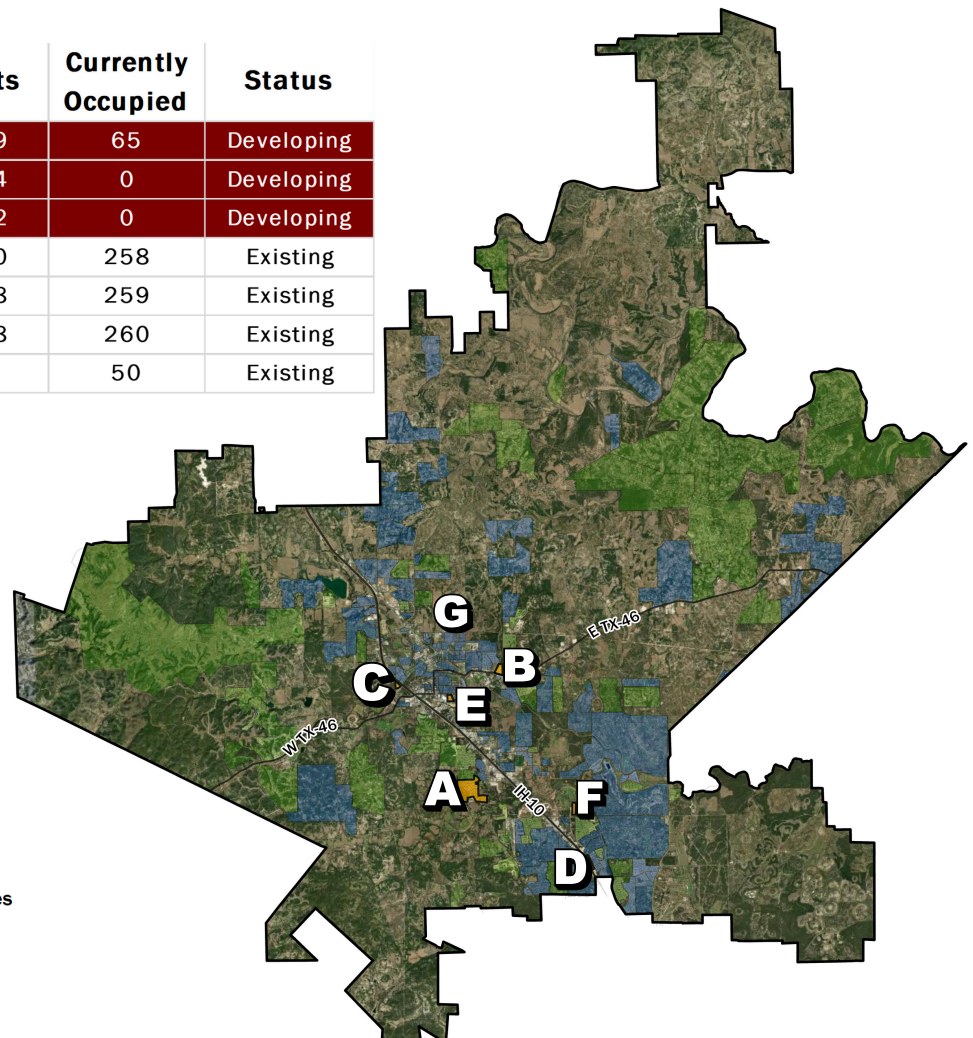
In Multi-Family residential, four apartment complexes have completed construction and are at the industry standard for full occupancy (for this region, that is greater than 87%). These complexes are: Estraya Boerne, Garden Creek, Vantage at Fair Oaks, and Napa Oaks. This equates to 827 occupied apartment 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.

	Development	Units	Currently Occupied	Status
A	Corley Farms	669	65	Developing
B	Collection at Boerne BTR	214	0	Developing
C	Bluff View	192	0	Developing
D	Napa Oaks	300	258	Existing
E	Vantage at Fair Oaks	288	259	Existing
F	Estraya Boerne	288	260	Existing
G	Garden Creek	64	50	Existing

Map Layers

-  District Boundary
-  Streets
-  Housing Development Updates
-  Existing Subdivisions
-  Developing Subdivisions





Projected Housing Occupancies

Boerne ISD, December 2024 – October 2033

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

Development		Lot/Unit Status										Projected Housing Occupancies					Projected Students per Home					
PU	Name	Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026 - Oct 2026	Oct 2027 - Oct 2027	Oct 2028 - Oct 2028	Oct 2029 - Oct 2029	Oct 2030 - Oct 2030	Oct 2031 - Oct 2031	Oct 2032 - Oct 2032	Oct 2033 - Oct 2033		Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	
1	Northrup Pipe Creek Ranch	SF 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	1	1	2	1	2	3	3	4	4	4	16	20	50	0.22
2	Champee Springs Ranches	SF	107	62	0	1	44	1	2	2	1	0	1	1	0	1	6	3	10	35	0.22	
2	Potential Future SF	SF	0	0	0	0	0	0	0	0	5	25	30	35	38	42	5	170	175	0	0.39	
3		SF	0	0	0	0	0	0	1	1	2	2	3	3	4	5	4	17	21	0	0.35	
4	Sparkling Springs	SF	64	41	0	3	20	3	2	3	2	1	1	2	1	1	10	6	19	4	0.37	
5	Bergmann Tract	SF	0	0	0	0	0	0	0	1	2	3	5	8	10	10	3	36	39	0	0.38	



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

The status of developments highlighted in yellow were updated in December 2024 along with annual projected housing occupancies.

PU	Name	Land Use Notes	Development										Projected Housing Occupancies									
			Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2025 - Oct 2026	Oct 2026 - Oct 2027	Oct 2027 - Oct 2028	Oct 2028 - Oct 2029	Oct 2029 - Oct 2030	Oct 2030 - Oct 2031	Oct 2031 - Oct 2032	Oct 2032 - Oct 2033	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home	
8	Potential Future SF	Numerous land owners have tracts along Johns Rd. that could also develop but no known plans at this time	0	0	0	0	0	1	3	3	5	7	10	12	15	7	49	56	0	0.27		
8	Ridge at Tapatio Springs		90	61	0	0	29	3	4	4	3	3	2	1	1	16	10	28	1	0.05		
8	Tapatio Springs		140	113	1	1	25	3	3	2	1	2	1	1	13	7	22	5	0.21			
9	Deep Hollow		43	39	0	0	4	1	0	1	0	0	0	0	2	1	3	1	0.25			
9	Future Miralomas		1,098	0	0	0	0	0	0	0	1	3	6	9	0	19	19	12	0.31			
9	Future Miralomas		0	0	0	0	0	0	0	0	0	1	2	3	0	8	8	0	0.31			
9	Future SF	The northern half of the former Smith Tract is being subdivided into 1.1 lots along Deep Hollow	11	0	0	0	0	1	1	2	2	3	1	0	1	4	7	11	0	0.26		
9	Indian Springs		25	15	0	0	10	1	2	1	1	0	1	0	1	5	2	7	3	0.60		
9	Miralomas	Unit 3 (The Summit) has been planned for 80 lots; Builder: Sitterle Homes	433	85	3	3	92	17	19	21	23	25	25	25	80	125	216	132	0.31			
10	10/46 Boerne Ventures Tract	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	10	25	35	40	40	50	55	35	220	255	0	0.45		
10	Bluff View	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	40	130	22	0	0	0	0	0	192	0	192	0	0.35			



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

Development		Lot/Unit Status										Projected Housing Occupancies					Projected Students per Home			
PU Name	Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026 - Oct 2026	Oct 2027 - Oct 2027	Oct 2028 - Oct 2028	Oct 2029 - Oct 2029	Oct 2030 - Oct 2030	Oct 2031 - Oct 2031	Oct 2032 - Oct 2032	Oct 2033 - Oct 2033	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
10 Bower Tract	Nearly 800 acres of land will have a primary collector street cut through from Spencer Ranch + IH-10 frontage; PASA expects these tracts to ultimately develop since utility connections are available with KWU; Matkin may continue to buy more land here; PASA projects 3,000 homes could connect to KWU in this PU and develop in the next two decades;	0	0	0	0	0	0	0	0	10	20	25	40	45	60	10	190	200	0	0.49
11 Birch at Spencer Ranch	Clearing & leveling of the first phase	209	0	0	0	0	38	47	62	56	1	0	0	0	0	203	1	209	0	0.48
11 Carriker Tract	The first roads are being constructed now; a maximum of 356 units are possible here per development agreements	0	0	0	0	0	0	0	0	0	5	10	12	14	18	0	59	59	0	0.42
11 Spencer Ranch Mixed Use		0	0	0	0	0	0	30	75	75	75	75	25	0	0	180	175	355	0	0.19
12 Diamond Ridge	Several tracts in this PU about TX-46; residential is possible long-term but no known plans at this time	118	79	0	0	39	2	3	4	4	3	3	2	2	1	13	11	25	14	0.41
14 Estancia at Thunder Valley	Approximately 550 acres exist west of Upper Balcones Rd. that has long-term residential potential	80	36	0	0	44	2	3	4	3	3	2	2	1	2	12	10	24	20	0.17
15		0	0	0	0	0	0	0	0	1	1	2	2	3	4	1	12	13	0	0.33



Projected Housing Occupancies

Boerne ISD, December 2024 – October 2033

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15	Future SF/WCID No. 3	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	0	0	0	0	0	0	0	0	0	0	0	5	10	15	0	30	30	600	0.57
15	Isbell	B. Miller has three parcels (~504 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;	0	0	0	0	0	0	0	0	2	2	4	5	7	8	2	26	28	0	0.37
15	Potential Future SF	Approximately 530 acres exist east of Upper Balcones Rd. that has long-term residential potential	0	0	0	0	0	0	0	0	0	0	5	10	20	25	0	60	60	0	0.60
17		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 likely develop first if sold; TCW Helotes Ranch Ltd has 1,189 ac. mostly all in BISD	0	0	0	0	0	0	0	0	1	0	1	2	3	3	1	9	10	0	0.67
17	Anaqua Springs Ranch		8	3	0	0	5	1	0	1	0	0	1	0	0	0	2	1	3	2	0.23



Projected Housing Occupancies

Boerne ISD, December 2024 – October 2033

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17	Pecan Springs	SF 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	1	4	7	10	14	20	26	28	12	98	110	220	0.69
18		SF 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	1	1	2	4	6	7	10	12	8	39	47	0	0	0.42
18	Pecan Springs	SF	22	11	0	1	10	2	2	1	0	1	0	0	1	0	5	2	8	3	0.80
19		SF	0	0	0	0	0	0	0	0	0	5	9	11	14	0	41	41	195	0	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	8	15	30	40	45	0	138	138	1,200	0.54
19	Bridlewood	SF	22	19	0	0	3	1	0	0	0	1	0	0	0	0	1	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	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	40	11	0	0	60	91	151	0	0.50
22A	Fox Falls	SF Builder: Meritage Homes	213	9	10	11	62	54	62	51	1	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	40	45	50	55	25	225	250	0	0.52
22A	Threshold Ranch	SF	44	27	0	0	17	3	3	3	2	2	1	1	0	1	11	17	0	0	0.52



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

		Projected Housing Occupancies																											
PU	Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies																					
				Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2025 - Oct 2026	Oct 2026 - Oct 2027	Oct 2027 - Oct 2028	Oct 2028 - Oct 2029	Oct 2029 - Oct 2030	Oct 2030 - Oct 2031	Oct 2031 - Oct 2032	Oct 2032 - Oct 2033	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home								
22B	Balcones Creek Ranch	SF	456	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.55	
22B	Preserves at Balcones	SF	110	53	12	28	17	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.68	
23	Bluegrass	SF	16	15	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.70	
23	Corley Farms	SF	669	65	46	60	69	150	175	175	104	0	0	0	0	0	0	0	0	0	0	0	0	0	604	0	669	0	0.59
23	Corley Farms MF	MF	0	0	0	0	0	0	0	60	60	65	60	60	60	0	0	0	0	0	0	0	0	0	120	185	305	0	0.18
23	Future Corley Farms	SF	496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.59	
23	Future SF/WCID No. 3	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.59	
23	Potential Future SF	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.59	
24	Duennenberg Tract	MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.20	
24	Duennenberg Tract	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.62	



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

Development		Lot/Unit Status										Projected Housing Occupancies									
PU	Name	Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026 - Oct 2026	Oct 2027 - Oct 2027	Oct 2028 - Oct 2028	Oct 2029 - Oct 2029	Oct 2030 - Oct 2030	Oct 2031 - Oct 2031	Oct 2032 - Oct 2032	Oct 2033 - Oct 2033	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
25A	MF	Potential exists for dense residential on the Miller Tract but no known plans at this time	0	0	0	0	0	0	0	0	0	0	45	60	70	80	0	255	255	0	0.19
25A	SF	Builders: Highland & Brightland Homes	902	412	20	23	10	111	138	127	40	0	0	0	0	0	416	0	490	0	0.70
26	SF	Bristow of Upper Balcones	36	32	0	0	4	1	0	1	0	1	0	0	0	0	2	1	4	0	0.61
26	SF	Expanding with 12 duplexes and 5 cottages at the NE corner of Upper Balcones Rd. & Grand Blvd.	0	0	0	0	0	0	5	9	9	5	1	0	0	0	23	6	29	0	0.00
26	MF	Approximately 70 acres of frontage along I-10 could evolve into commercial/MF	0	0	0	0	0	0	0	0	0	35	45	60	65	70	0	275	275	0	0.20
26	SF	Menger Springs	245	231	0	1	13	0	1	2	0	1	0	1	1	0	3	3	7	7	0.31
26	SF	Miller Tract	0	0	0	0	0	0	0	0	15	25	40	40	40	40	15	185	200	0	0.49
27	SF	Potential Residential	0	0	0	0	0	0	0	2	8	14	17	22	26	36	10	115	125	0	0.31
28	MF	Future MF	0	0	0	0	0	0	65	80	65	0	0	0	0	0	210	0	210	0	0.21
28	SF	Schwoppe Tract	0	0	0	0	0	0	0	0	0	5	10	13	18	25	0	71	71	0	0.41



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

PU	Name	Land Use Notes	Development										Projected Housing Occupancies										Projected Students per Home			
			Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026 - Oct 2026	Oct 2027 - Oct 2027	Oct 2028 - Oct 2028	Oct 2029 - Oct 2029	Oct 2030 - Oct 2030	Oct 2031 - Oct 2031	Oct 2032 - Oct 2032	Oct 2033 - Oct 2033	Dec 2024 - Oct 2033	Oct 2028 - Oct 2033	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033				
29	SF	Over 60 acres exists along Cibolo Creek; this could evolve into residential over time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.40
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.24
30	SF	The potential exists for townhomes west of Fabra ES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
30	SF	Infill development is possible along W. San Antonio Ave.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.46
31	C	10-12 condos are planned on 2 acres	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.34
31	SF	Platted for 12 lots with a future cul-de-sac	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.50
31	Potential Future 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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.31
32	SF	Infill sites along Old San Antonio Rd. have potential for residential long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.27
32	MF	Potential for MF exists on this tract but there is no movement currently	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.14
32	1116 Old San Antonio Rd.		300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
32	Boerne THs	concept plan for 70 townhomes along Old San Antonio	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
32	Menger Creek SF		6	3	0	1	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.07
33	Herff Village THs		39	25	2	4	8	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.24



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

PU	Name	Land Use Notes	Development										Projected Housing Occupancies										
			Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026	Oct 2026 - Oct 2027	Oct 2027 - Oct 2028	Oct 2028 - Oct 2029	Oct 2029 - Oct 2030	Oct 2030 - Oct 2031	Oct 2031 - Oct 2032	Oct 2032 - Oct 2033	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home		
43	Santi	a small subdivision has been platted at 322 N. Plant	12	0	0	0	0	3	4	4	1	0	0	0	0	0	0	12	0	12	0	0	0.32
44	Bungalow Court	Small bungalow cluster approved for this small lot at 320 N. Esser	7	0	0	0	0	2	3	2	0	0	0	0	0	0	0	7	0	7	0	0	0.28
46		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	8	15	25	35	35	0	118	118	0	0	0	0.64
47	Across North		51	44	0	0	7	0	1	1	0	0	1	0	0	1	2	2	5	2	2	0	0.85
47	Coyell Tract	Long-term, SF residential is likely along Adler	0	0	0	0	0	0	0	0	5	10	20	25	30	35	5	120	125	0	0	0	0.65
48			0	0	0	0	0	2	3	3	4	3	1	0	0	0	12	4	16	0	0	0.46	
48	Bent Tree	Builder: Texas Homes	93	77	1	5	10	6	5	0	0	0	0	0	0	0	11	0	16	0	0	0	0.58
48	Durango Reserve	Builders: B.W. Baker & Ebner Homes	85	26	0	3	16	4	4	4	3	3	3	3	3	3	15	15	33	26	0	0.46	
48	Overlook, The	Builder: UrbanLux Builders	37	32	0	0	5	3	0	0	0	0	0	0	0	0	3	0	5	0	0	0.08	
49		Access to IH-10 makes this PU excellent for SF development but utility infrastructure improvements are needed so no short-term development is projected	0	0	0	0	0	0	0	1	3	5	7	10	13	17	4	52	56	0	0	0	0.54
51		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	1	2	3	2	3	2	3	3	13	16	0	0	0	0.59
52	Twin Canyon Ranch		25	19	0	0	6	0	0	1	1	0	0	1	0	0	2	1	3	3	0	0.47	
53		Potential for more acreage communities exists in this PU especially along FM 1376 and Seewald Rd.	0	0	0	0	0	0	1	2	3	4	3	4	4	5	6	20	26	0	0	0	0.68
53	Bergenplatz Ranches		33	30	0	0	3	0	1	0	0	0	1	0	0	0	1	1	2	1	1	1	0.19
53	Cypress Bend		101	81	0	1	19	2	3	2	1	2	1	2	1	1	8	6	15	5	0	0.40	



Projected Housing Occupancies

Boerne ISD, December 2024 – October 2033

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

PU	Name	Land Use Notes	Development										Projected Housing Occupancies													
			Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026	Oct 2026 - Oct 2027	Oct 2027	Oct 2027 - Oct 2028	Oct 2028	Oct 2028 - Oct 2029	Oct 2029	Oct 2029 - Oct 2030	Oct 2030	Oct 2030 - Oct 2031	Oct 2031	Oct 2031 - Oct 2032	Oct 2032	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
66	Potential Future SF	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	5	10	15	20	0	0	50	50	0	0	0.54
66	Regency at Esperanza	SF	511	0	2	10	55				50	60	70	75	70	60	31	0	0	0	245	236	511	0	0	0.00
67	Springs, The	SF	965	36	2	6	112				23	26	30	35	40	45	45	45	45	1.14	220	355	574	0	0	0.31
67	Waterstone	SF	225	194	0	1	30	4	5	4	3	2	2	1	18	10	30	1	0.42							
68	Cordillera Ranch III	SF	361	319	0	2	40	9	10	8	6	2	1	0	33	3	42	0	0.29							
68	Sendero Ridge	SF	12	8	0	0	4	1	1	0	1	0	0	0	3	1	4	0	0.12							
69		SF	0	0	0	0	0	0	1	4	6	9	13	16	19	22	11	79	90	0	0.34					
70		SF	0	0	0	0	0	0	0	0	2	4	8	12	14	15	2	53	55	0	0.42					
70	Cordillera Ranch II	SF	534	396	1	12	125				19	21	20	20	20	17	14	13	80	84	181	6	0	0.16		
70	Future Cordillera Ranch	SF	0	0	0	0	0	0	0	0	0	0	4	8	12	16	18	24	4	78	82	70	0	0	0.27	
71	Coveney Ranch	SF	94	87	0	0	7	1	0	1	0	1	0	0	1	0	0	1	2	2	4	3	0	0	0.20	
72	Kendall Woods Estates	SF	137	127	0	0	10	1	0	1	0	1	0	0	0	1	0	1	0	2	2	4	6	0	0.41	



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

Development		Lot/Unit Status										Projected Housing Occupancies					Projected Students per Home				
PU	Name	Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026 - Oct 2026	Oct 2027 - Oct 2027	Oct 2028 - Oct 2028	Oct 2029 - Oct 2029	Oct 2030 - Oct 2030	Oct 2031 - Oct 2031	Oct 2032 - Oct 2032	Oct 2033 - Oct 2033	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	
73	SF	Numerous 30-200-acre tracts exist in this PU but no one single assemblage; this area is oddly located at the junction of many ETJ boundaries and utilities are far from all sites, but this area is likely favored for denser development due to its proximity to suburban San Antonio and I-10; long-term SF potential exists here	0	0	0	0	0	0	0	1	4	9	12	15	18	21	5	75	80	0	0.49
74	SF	CoB has a N-S road in the thoroughfare plan that would increase access to this PU long-term; so the likelihood of residential dev. in the latter half of the period is greater; a new CoB water line is being installed along TX-46 currently	0	0	0	0	0	0	0	0	4	10	15	25	35	40	4	125	129	0	0.57
74	George's Ranch	Utilities are now being installed from CoB to the site; Phase 1 has been platted for 134 lots with Kendall Co.; Lookout Group is planning to have the first lots ready for builders in Fall 2024	642	0	0	0	0	35	50	55	65	70	75	75	80	80	205	380	585	57	0.59
75	SF	Most tracts in this PU will remain homesteads but some potential for lot development exists	0	0	0	0	0	0	0	0	1	0	1	2	2	3	1	8	9	0	0.34
75	Ammann Ranch Estates	Builder: Craighead Homes	26	22	0	1	3	1	0	1	0	1	0	0	0	0	2	1	4	0	0.27
76	SF	Potential exists for single-family residential on undeveloped tracts along Cascade Caverns in this PU	0	0	0	0	0	0	0	0	10	15	25	30	35	35	10	140	150	0	0.50



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condos; [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

		Projected Housing Occupancies																						
PU	Name	Land Use Notes	Lot/Unit Status							Projected Housing Occupancies														
			Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026 - Oct 2026	Oct 2027 - Oct 2027	Oct 2028 - Oct 2028	Oct 2029 - Oct 2029	Oct 2030 - Oct 2030	Oct 2031 - Oct 2031	Oct 2032 - Oct 2032	Oct 2033 - Oct 2033	Dec 2024 - Oct 2033	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home			
76	Adams Tract	MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
76	Bluffs of Southglen	SF	83	82	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.43
76	Dillingham Tract	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.46
77		MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
77	Lily Ranch	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.54
77	Massey Tract	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.51
78	Fair Oaks Meadows	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.53
78	Homestead	SF	46	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.20



Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

PU	Name	Land Use Notes	Development										Projected Housing Occupancies									
			Total Units	Occ.	Av.	UC	VDL	Dec 2024-2025	Oct 2026	Oct 2026-2027	Oct 2027-2028	Oct 2028-2029	Oct 2029-2030	Oct 2030-2031	Oct 2031-2032	Oct 2032-2033	Dec 2024-2028	Oct 2028-2033	Dec 2024-2033	Build-Out Post-Oct 2033	Projected Students per Home	
78	Stone Creek Ranch	SF	241	148	0	2	27	7	11	14	15	14	10	5	2	1	47	32	82	0	0.62	
79A	Cibola Trails	SF	142	137	0	1	4	0	1	1	0	1	0	0	1	2	2	5	0	0.15		
79B	Oak Bend Estates	SF	0	0	0	0	0	0	0	1	3	2	3	4	2	4	4	15	19	2	0.45	
80A	Hicks Tract	MF	0	0	0	0	0	0	0	0	0	45	45	45	45	0	225	225	0	0.17		
80A	Lemon Creek MF	MF	300	0	0	0	0	0	100	100	100	0	0	0	0	0	300	300	0	0.16		
80A	Lemon Creek MF	MF	0	0	0	0	0	0	0	0	75	100	100	25	0	0	75	225	300	0	0.09	
80B	Lux at Lemon Creek	MF	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	C	54	0	0	0	34	8	10	12	10	8	0	0	0	0	40	8	54	0	0.18	
80C	Elkhorn Ridge	SF	291	215	15	19	42	26	8	0	0	0	0	0	0	0	34	0	76	0	0.49	
80C	Front Gate	SF	547	488	7	14	38	18	0	0	0	0	0	0	0	0	18	0	59	0	0.49	
81	Arbors at Fair Oaks	SF	91	42	15	6	28	24	3	0	0	0	0	0	0	0	27	0	49	0	0.57	
81	Botanica Fair Oaks	MF	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	0	0	0	0	0	0	0	0	15	20	25	25	25	0	15	120	135	80	0.53	
82B	Colle at Napa Oaks	SF	88	84	2	1	1	0	0	0	0	0	0	0	0	0	0	4	0	0	0.63	





Projected Housing Occupancies Boerne ISD, December 2024 – October 2033

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

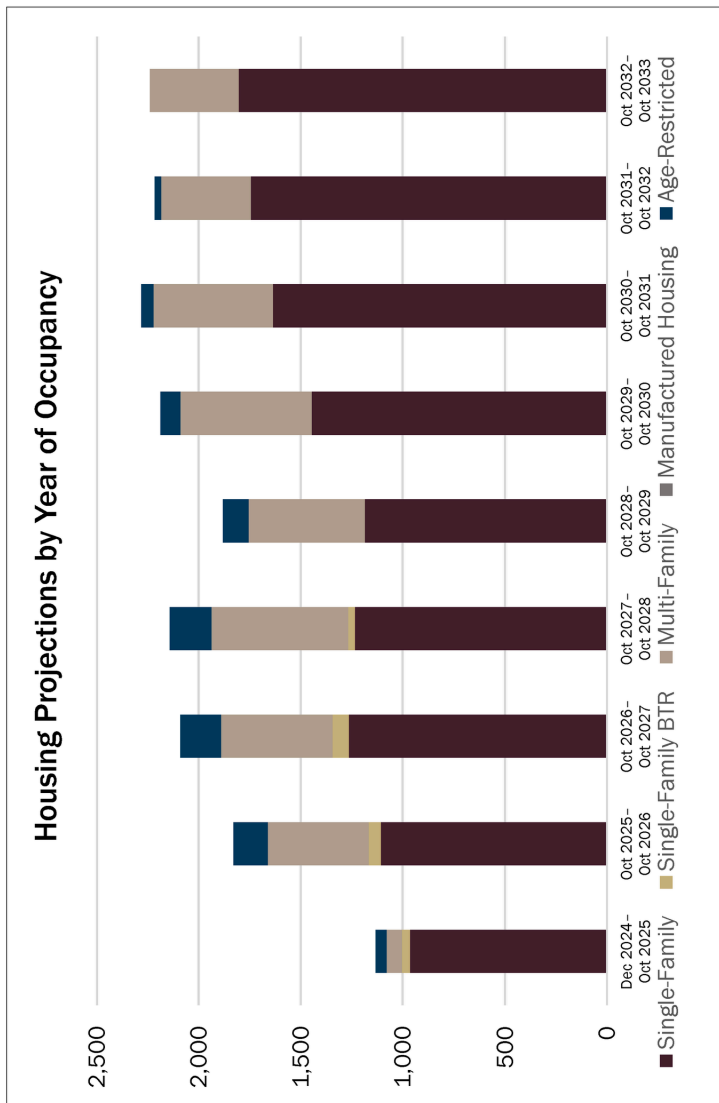
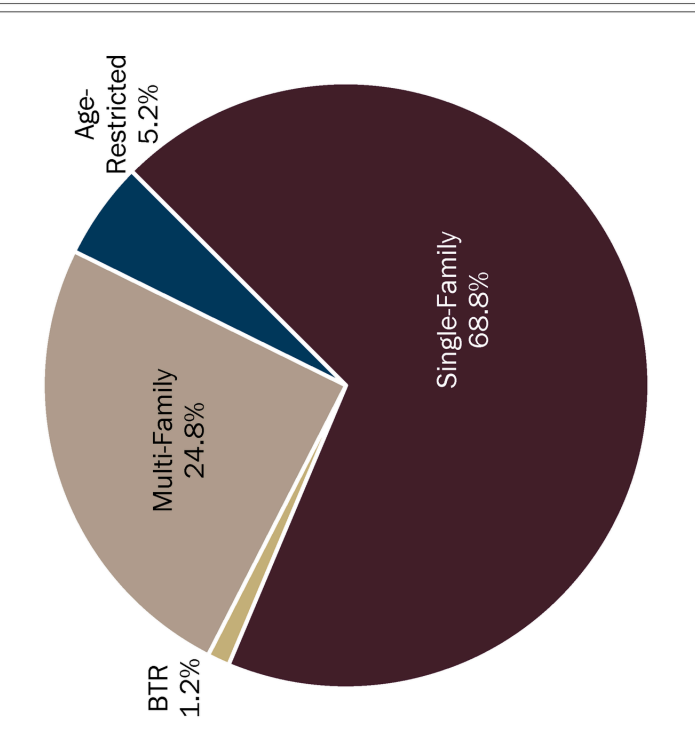
Development		Lot/Unit Status											Projected Housing Occupancies							
		Total Units	Occ.	Av.	UC	VDL	Dec 2024 - Oct 2025	Oct 2026 - Oct 2026	Oct 2027 - Oct 2027	Oct 2028 - Oct 2028	Oct 2029 - Oct 2029	Oct 2030 - Oct 2030	Oct 2031 - Oct 2031	Oct 2032 - Oct 2032	Oct 2033 - Oct 2033	Dec 2024 - Oct 2028	Oct 2028 - Oct 2033	Dec 2024 - Oct 2033	Build-Out Post-Oct 2033	Projected Students per Home
84A	Beth Tract		0	0	0	0	0	0	0	5	8	10	12	12	12	5	54	59	0	0.52
84A	Fallbrook	SF	382	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0.75
84A	Village Green	SF	163	160	0	0	3	1	1	0	1	0	0	0	2	1	3	0	0	0.45
85A	Gobert Tract	MF	0	0	0	0	0	0	0	10	25	35	50	50	10	210	220	0	0.24	



Projected Housing Occupancies by Housing Type

Boerne ISD, December 2024–October 2033

Housing Type	Dec 2024– Oct 2025	Oct 2025– Oct 2026	Oct 2026– Oct 2027	Oct 2027– Oct 2028	Oct 2028– Oct 2029	Oct 2029– Oct 2030	Oct 2030– Oct 2031	Oct 2031– Oct 2032	Oct 2032– Oct 2033	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





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.

ENROLLMENT UPDATE - NINE-YEAR FORECAST									
	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 multi-family 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

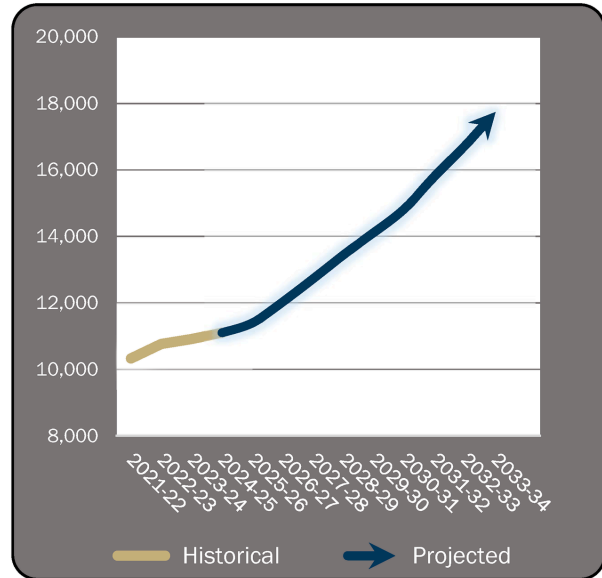
HISTORICAL ENROLLMENT

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 Change	0.4%	7.4%	4.2%	1.4%	1.8%
	38	710	436	147	191

Current Enrollment
(October 29, 2024) **11,101**

Projected: 5 Years **14,119**

Projected: 9 Years **17,739**



PROJECTED ENROLLMENT

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	9-Year 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 Change	2.7%	5.6%	5.8%	5.7%	5.0%	5.0%	6.7%	5.8%	6.0%	59.8%
	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.

ENROLLMENT UPDATE - REDUCED SCENARIO									
	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.

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

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 Change	0.4%	7.4%	4.2%	1.4%	1.8%
	38	710	436	147	191

Current Enrollment

(October 29, 2024)

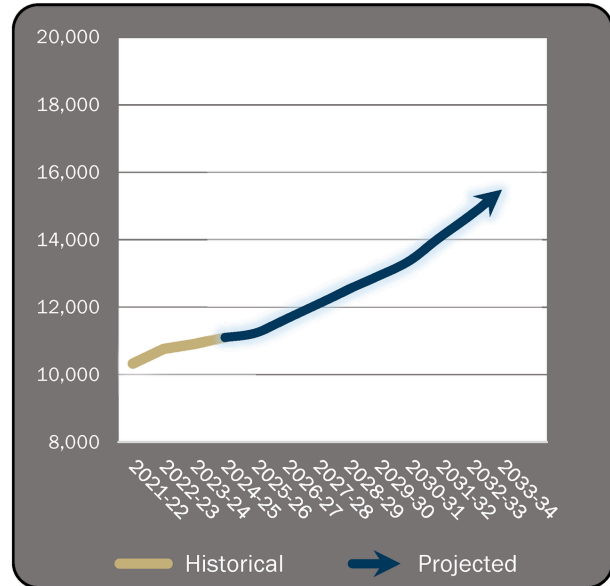
11,101

Projected: 5 Years

12,930

Projected: 9 Years

15,481



PROJECTED ENROLLMENT

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	9-Year 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 Change	1.2%	3.7%	3.6%	3.7%	3.2%	3.5%	5.3%	4.6%	5.0%	39.5%
	136	421	420	447	405	447	706	654	744	4,380



Boerne ISD Accelerated 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 Change	0.4%	7.4%	4.2%	1.4%	1.8%
	38	710	436	147	191

Current Enrollment

(October 29, 2024)

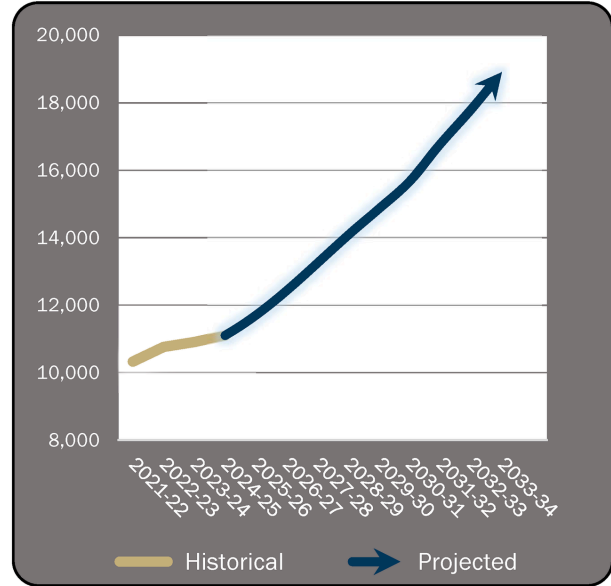
11,101

Projected: 5 Years

14,858

Projected: 9 Years

18,910



PROJECTED ENROLLMENT

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	9-Year 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	7,215
Enrollment Change	5.4%	6.3%	6.5%	6.3%	5.5%	5.5%	7.1%	6.1%	6.2%	70.3%
	594	742	804	836	781	812	1,113	1,018	1,109	7,809

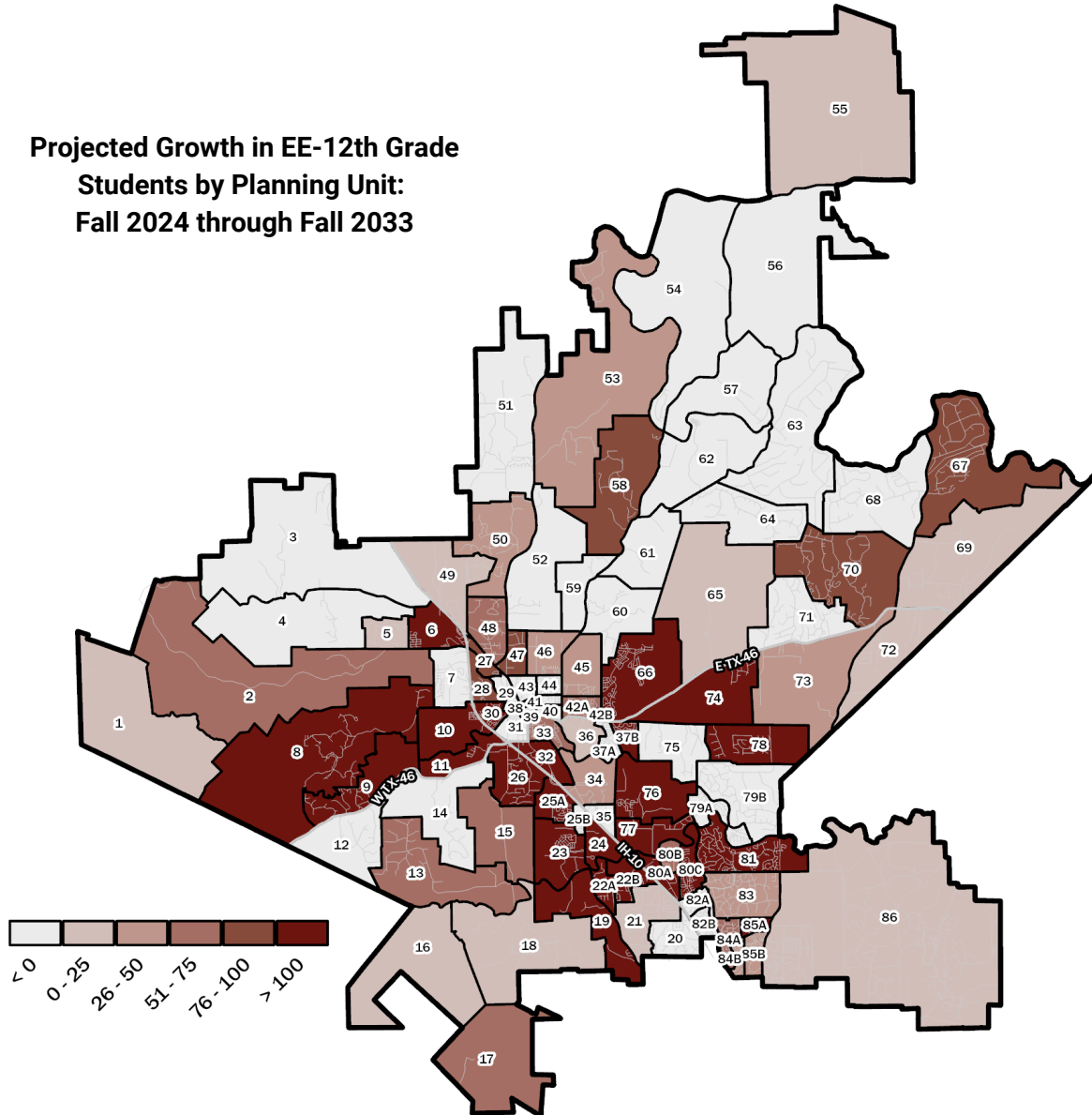


Projected Resident Students by Planning Unit

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.

**Projected Growth in EE-12th Grade Students by Planning Unit:
Fall 2024 through Fall 2033**



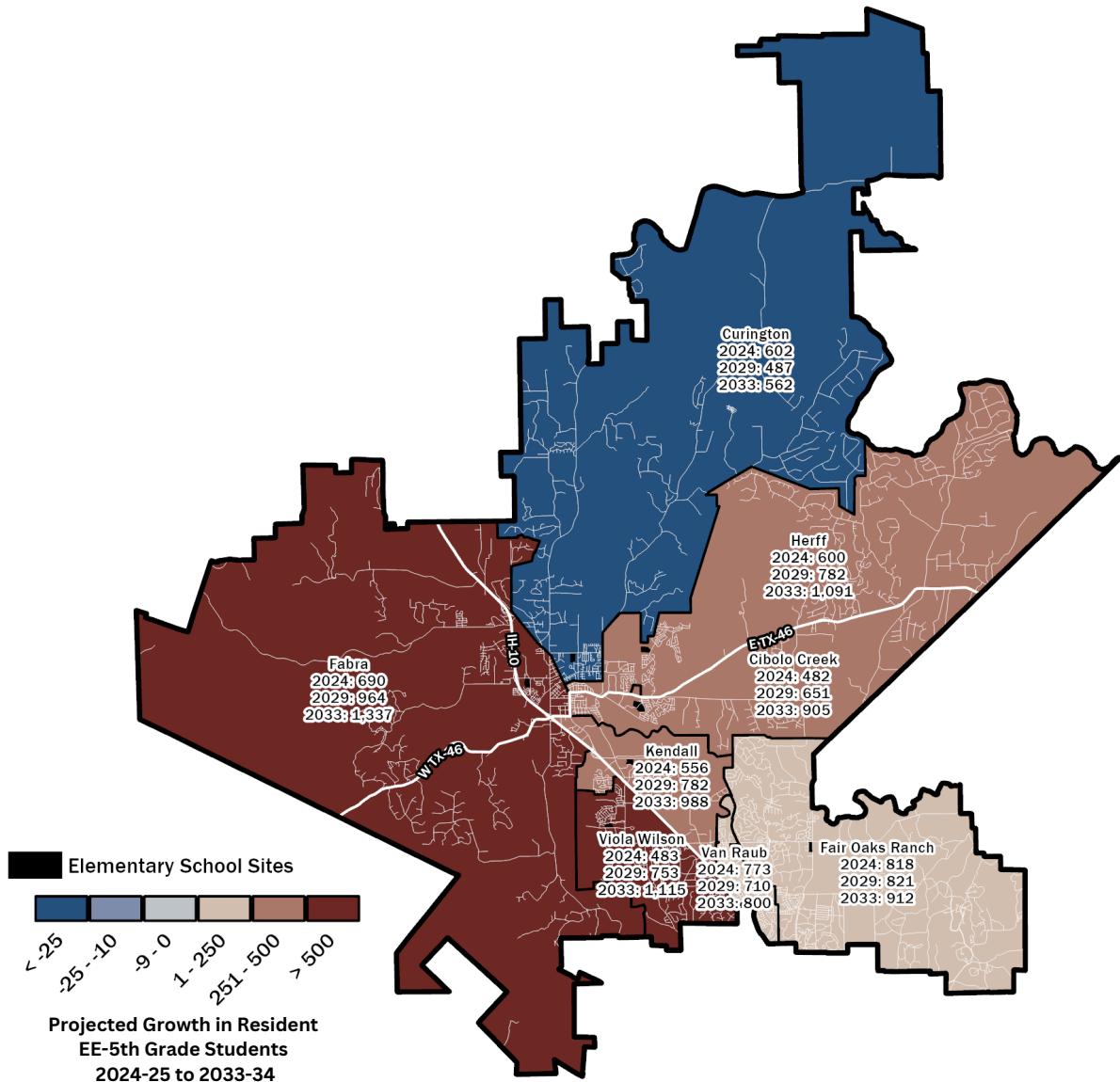
District leadership can use this data to understand areas of projected growth and decline in order to assess and make decisions about the future utilization of each campus.



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 by Campus

	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	-44	-44	-44	-44	-44	-44	-44	-44	-44	-44
Projected Enrollment	438	429	458	508	561	607	674	744	811	861
Percent Utilization Capacity	55%	54%	57%	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 Capacity	91%	85%	85%	78%	76%	75%	77%	80%	83%	86%
Capacity	700	700	700	700	700	700	700	700	700	700
Fabra										
Projected Residents	690	690	762	828	891	964	1,040	1,141	1,234	1,337
Percent Utilization (Residents)	86%	86%	95%	104%	111%	121%	130%	143%	154%	167%
Transfers In/Out	7	7	7	7	7	7	7	7	7	7
Projected Enrollment	697	697	769	835	898	971	1,047	1,148	1,241	1,344
Percent Utilization Capacity	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 Capacity	103%	98%	101%	101%	100%	103%	105%	109%	112%	114%
Capacity	800	800	800	800	800	800	800	800	800	800
Herff										
Projected Residents	600	586	627	671	709	782	857	937	1,015	1,091
Percent Utilization (Residents)	75%	73%	78%	84%	89%	98%	107%	117%	127%	136%
Transfers In/Out	15	15	15	15	15	15	15	15	15	15
Projected Enrollment	615	601	642	686	724	797	872	952	1,030	1,106
Percent Utilization Capacity	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 Capacity	70%	74%	83%	90%	96%	99%	105%	112%	118%	124%
Capacity	800	800	800	800	800	800	800	800	800	800
Van Raub										
Projected Residents	773	751	749	715	707	710	728	754	775	800
Percent Utilization (Residents)	97%	94%	94%	89%	88%	89%	91%	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 Capacity	95%	92%	92%	88%	87%	87%	89%	93%	95%	98%
Capacity	800	800	800	800	800	800	800	800	800	800
Viola Wilson										
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 Capacity	59%	65%	74%	84%	87%	93%	102%	115%	126%	138%
Capacity	800	800	800	800	800	800	800	800	800	800
Totals										
Students Projected	5,004	4,953	5,257	5,478	5,665	5,950	6,345	6,827	7,273	7,710
Capacity	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300
Percent Utilization	79%	79%	83%	87%	90%	94%	101%	108%	115%	122%

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

Projected student population exceeds 100% of capacity

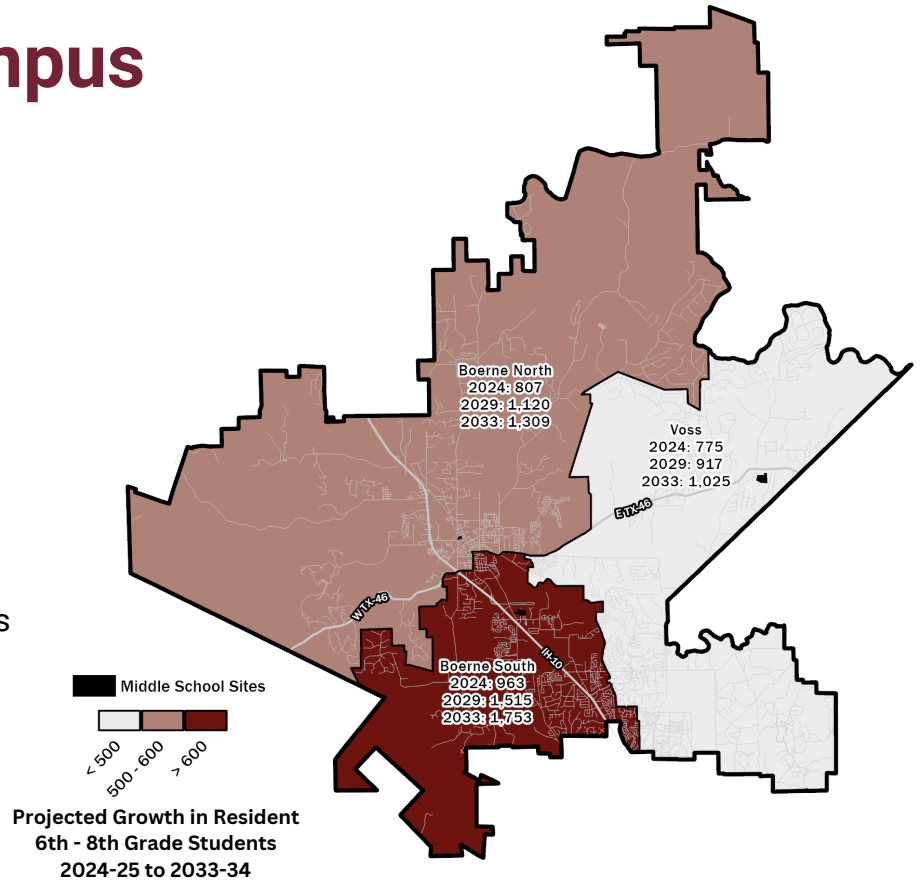
Projected student population exceeds 120% of capacity



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 2024-25 are assumed to remain equivalent in future years.

Projected student population exceeds 100% of capacity

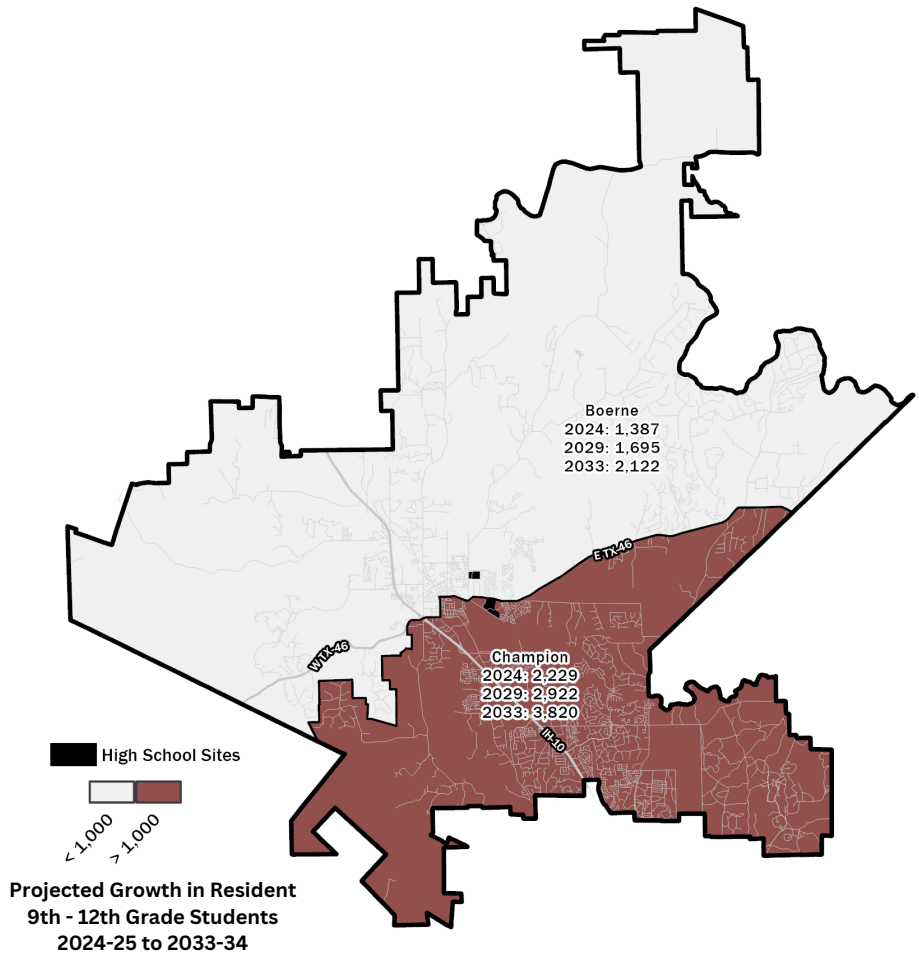
Projected student population exceeds 120% of capacity



Projected Resident High School Students by Campus

PASA has generated student population projections by planning units to aid in 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. 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 2024-25 are assumed to remain equivalent in future years.

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

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