



Midlothian ISD

District
Demographics
Update

3Q 2024

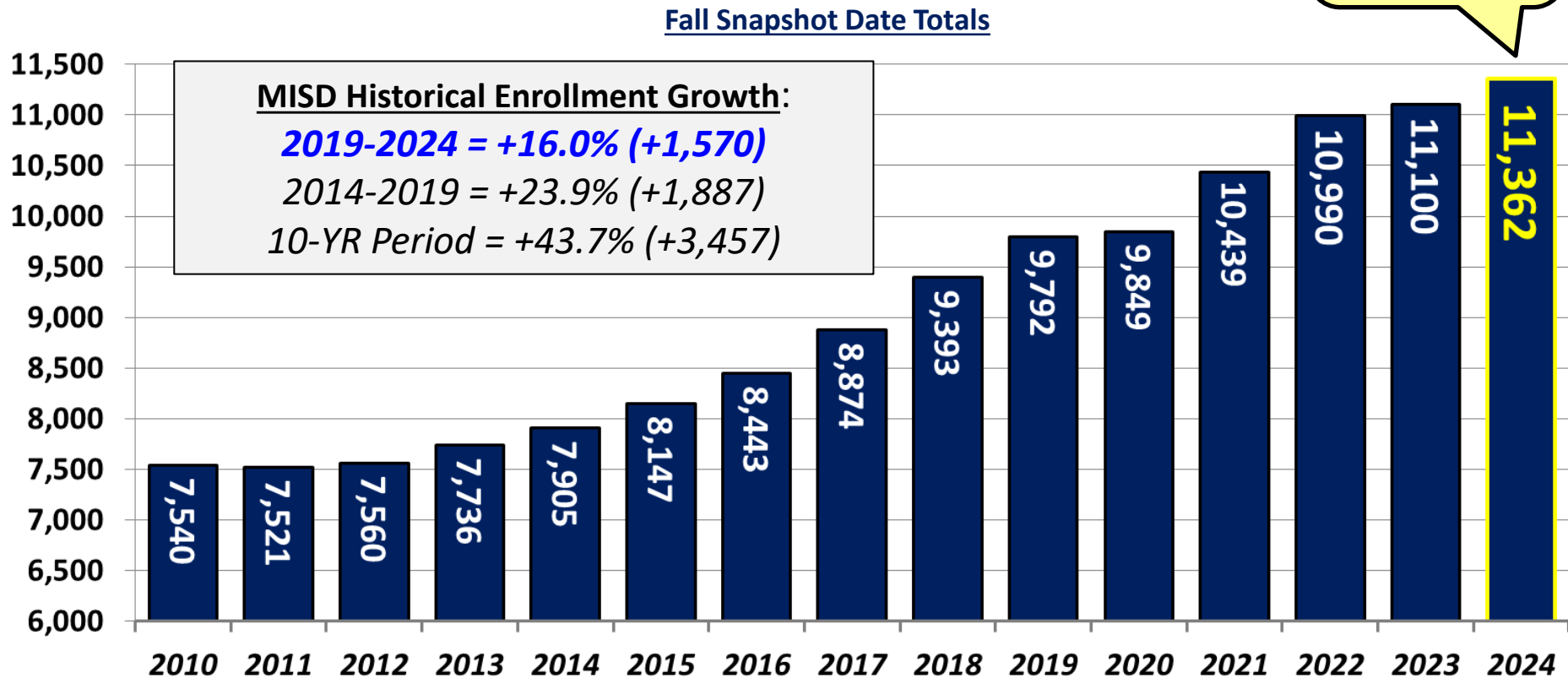


School District Strategies
Solutions Through Demographics



MIDLOTHIAN ISD ENROLLMENT (PK-12): 15-YEAR HISTORY

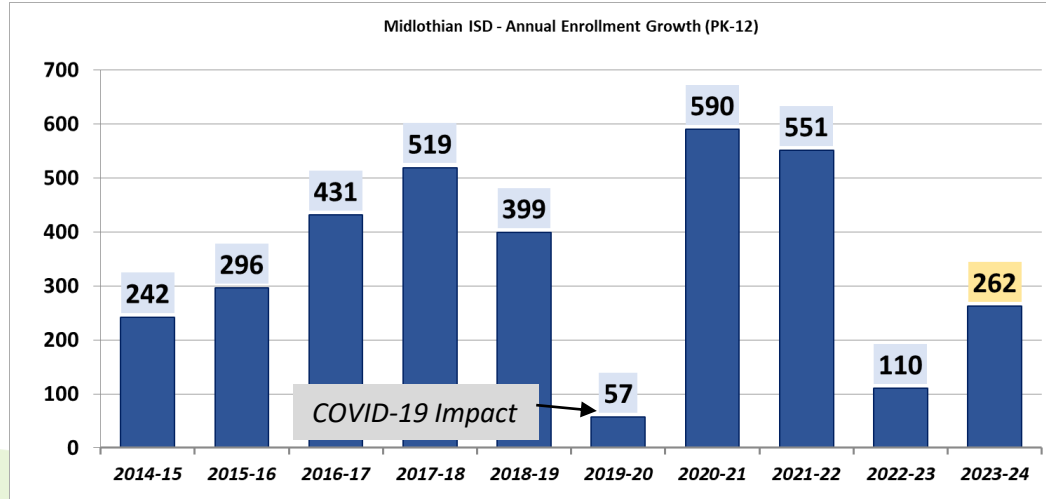
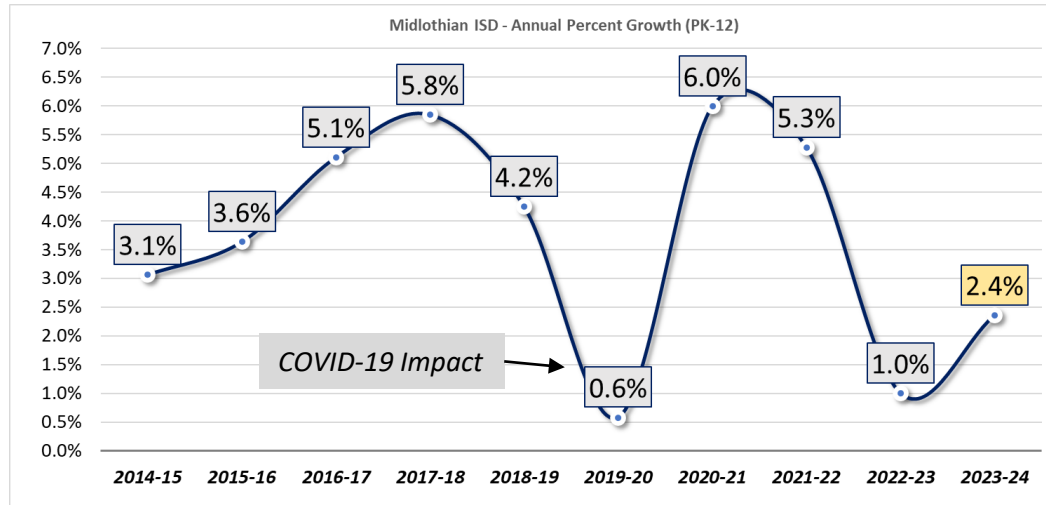
District enrollment continues to increase in 2024



- District enrollment climbs to a record high of 11,362 in October 2024
- MISD has averaged a 3.0% annual growth rate since Fall 2019



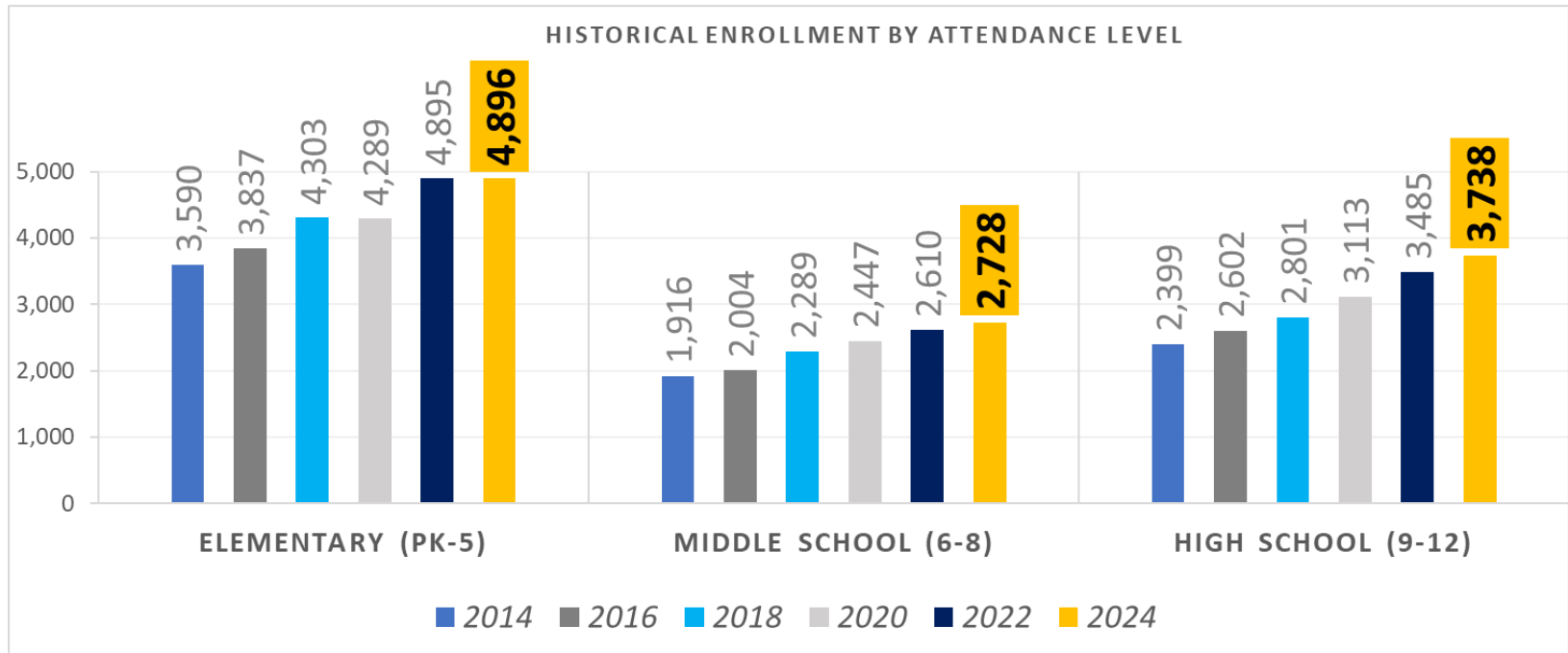
MIDLOTHIAN ISD ENROLLMENT HISTORY: ANNUAL GROWTH RATES



- MISD enrollment has increased for 13 consecutive years
- District enrollment increased 2.4% versus last fall (+262 students)
- MISD's average annual growth rate for the past 3 years is 2.9%
- 10-year average growth rate = 3.7%



MIDLOTHIAN ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL



	Elementary EE/PK			Elementary K-5			MIDDLE 6-8			High 9-12			District		
Year (Fall)	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment EE-12	Annual Growth	Percent Change
2018	127	9	7.6%	4,176	235	6.0%	2,289	172	8.1%	2,801	103	3.8%	9,393	519	5.8%
2019	159	32	25.2%	4,212	36	0.9%	2,394	105	4.6%	3,027	226	8.1%	9,792	399	4.2%
2020	163	4	2.5%	4,126	-86	-2.0%	2,447	53	2.2%	3,113	86	2.8%	9,849	57	0.6%
2021	214	51	31.3%	4,379	253	6.1%	2,565	118	4.8%	3,281	168	5.4%	10,439	590	6.0%
2022	283	69	32.2%	4,612	233	5.3%	2,610	45	1.8%	3,485	204	6.2%	10,990	551	5.3%
2023	272	-11	-3.9%	4,641	29	0.6%	2,641	31	1.2%	3,546	61	1.8%	11,100	110	1.0%
2024	268	-4	-1.5%	4,628	-13	-0.3%	2,728	87	3.3%	3,738	192	5.4%	11,362	262	2.4%



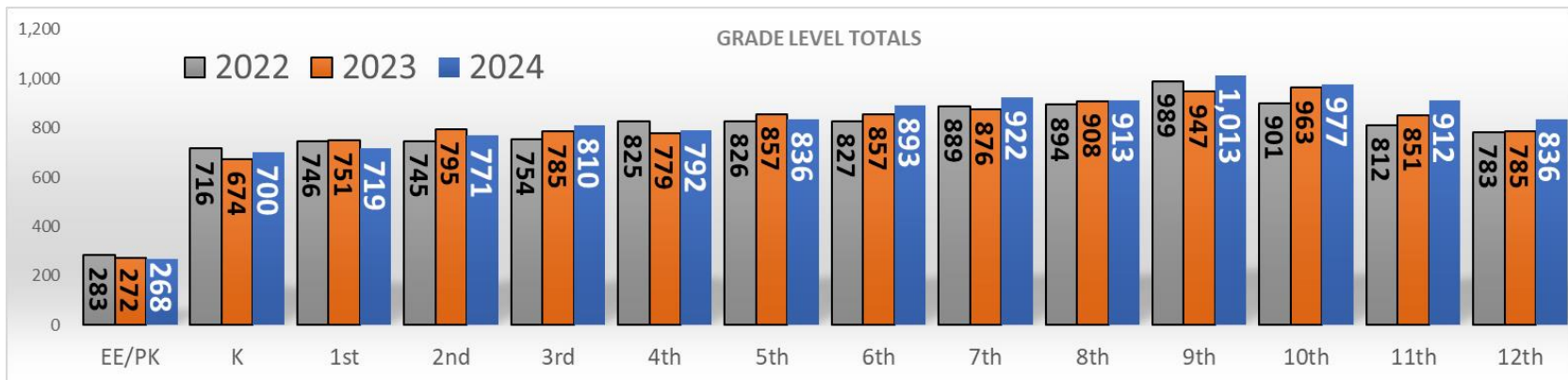
MIDLOTHIAN ISD ENROLLMENT HISTORY: ENROLLMENT BY GRADE LEVEL



= Record Enrollment

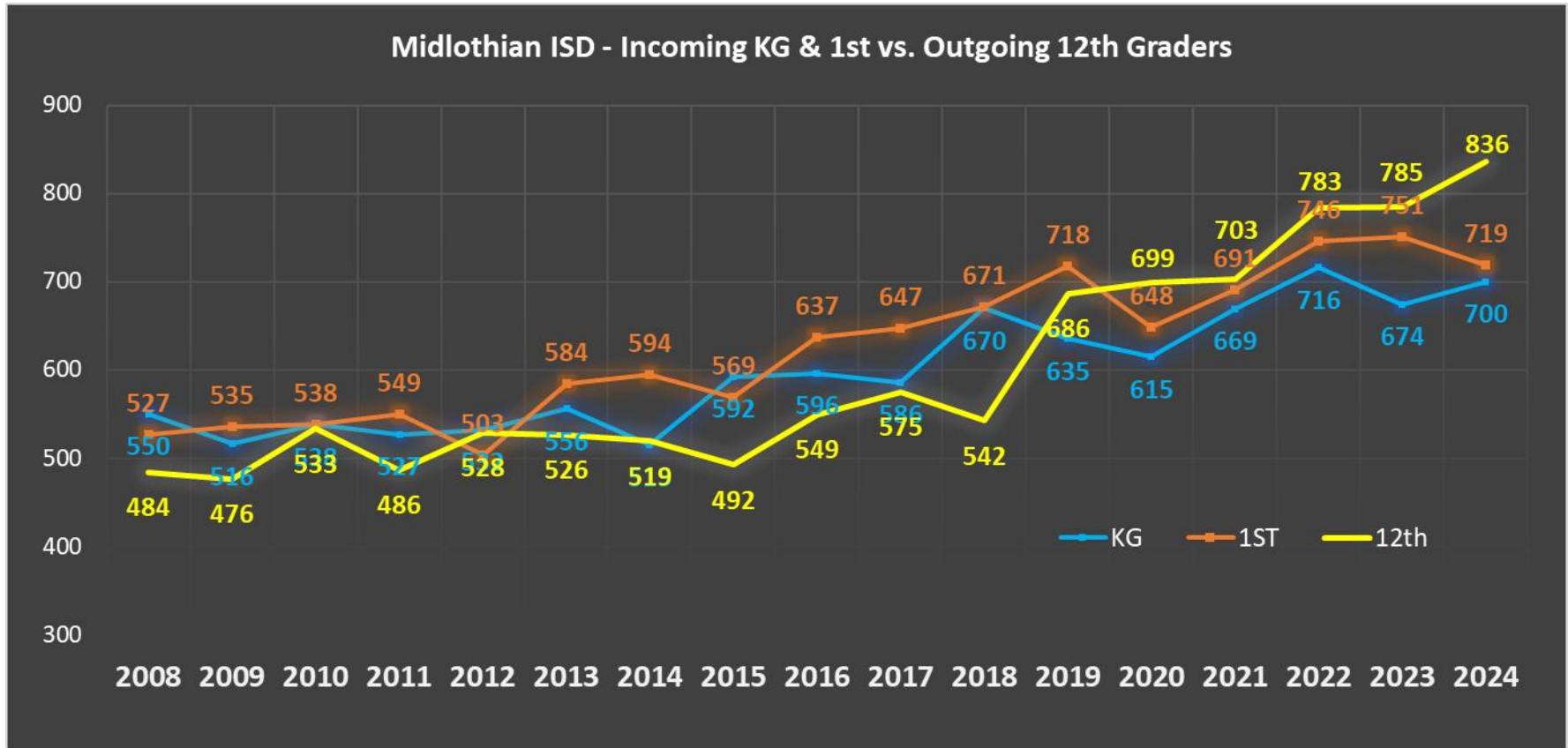


	ELEMENTARY							MIDDLE			HIGH						
Year (Fall)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2007	98	494	465	490	492	484	540	543	537	582	645	534	502	402	6,808		
2008	104	550	527	485	512	521	537	566	562	562	607	580	504	484	7,101	293	4.3%
2009	111	516	535	542	506	532	573	557	592	599	641	575	543	476	7,298	197	2.8%
2010	145	538	538	538	564	529	550	600	574	622	657	633	519	533	7,540	242	3.3%
2011	127	527	549	532	554	598	519	578	622	581	669	610	569	486	7,521	-19	-0.3%
2012	132	532	503	562	552	568	628	529	580	635	633	618	560	528	7,560	39	0.5%
2013	125	556	584	531	608	578	590	647	573	614	668	585	551	526	7,736	176	2.3%
2014	116	515	594	577	558	630	600	626	689	601	701	651	528	519	7,905	169	2.2%
2015	108	592	569	616	600	603	660	615	666	704	685	654	583	492	8,147	242	3.1%
2016	109	596	637	580	635	642	638	679	651	674	786	636	631	549	8,443	296	3.6%
2017	118	586	647	685	637	692	694	699	722	696	733	795	595	575	8,874	431	5.1%
2018	127	670	671	665	733	678	759	764	741	784	756	762	741	542	9,393	519	5.8%
2019	159	635	718	675	692	766	726	800	815	779	849	763	729	686	9,792	399	4.2%
2020	163	615	648	706	682	701	774	774	846	827	849	845	720	699	9,849	57	0.6%
2021	214	669	691	701	782	770	766	826	842	897	918	846	814	703	10,439	590	6.0%
2022	283	716	746	745	754	825	826	827	889	894	989	901	812	783	10,990	551	5.3%
2023	272	674	751	795	785	779	857	857	876	908	947	963	851	785	11,100	110	1.0%
2024	268	700	719	771	810	792	836	893	922	913	1,013	977	912	836	11,362	262	2.4%





INCOMING KG & 1ST GRADE vs. OUTGOING 12TH GRADE STUDENTS



- MISD has historically been positioned for enrollment growth with more Kindergarten and 1st grade students entering than outgoing 12th graders
- 12th grade enrollment surges past KG & 1st grade enrollment post pandemic; positioning the district for slower growth

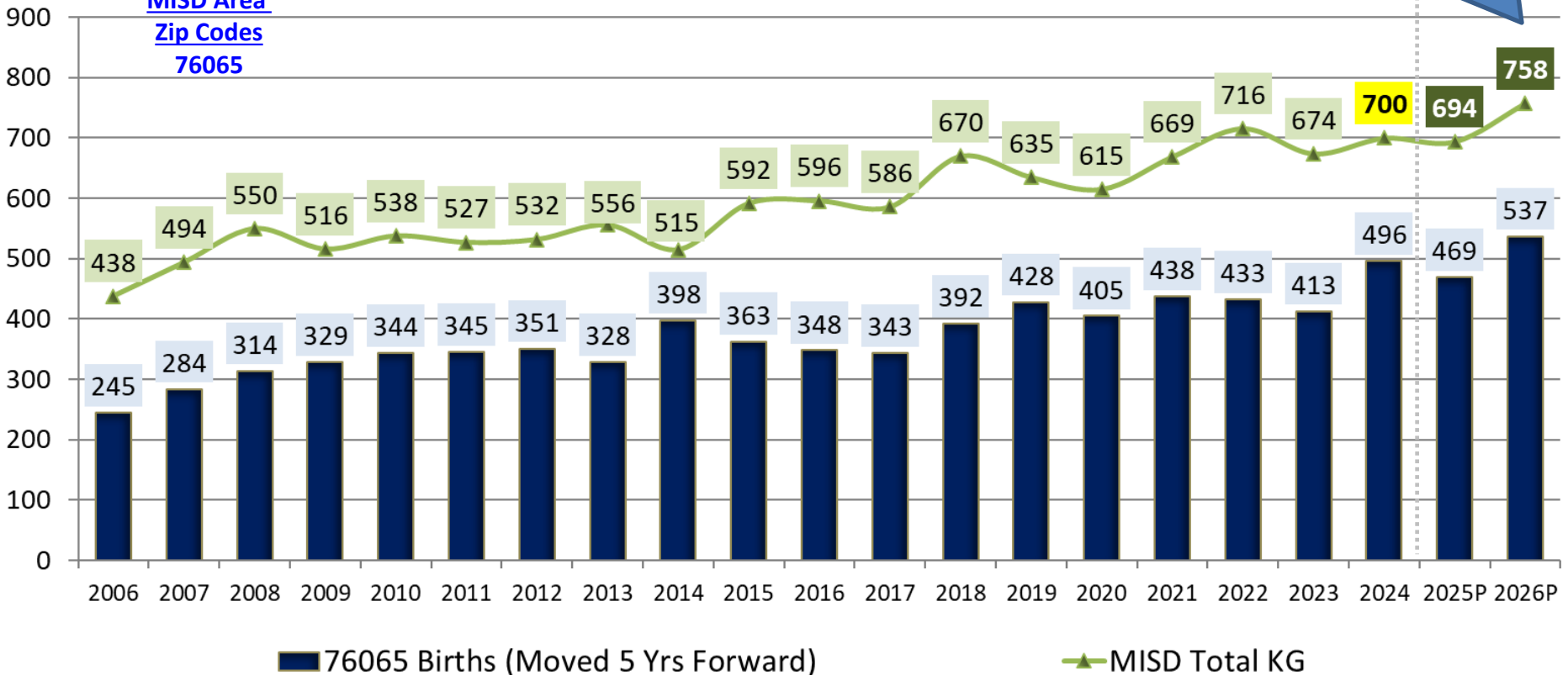


MIDLOTHIAN ISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

Local birth rate climbs to a 21-year high in 2021; MISD KG enrollment positioned for growth in Fall 2026

MISD Area
Zip Codes
76065

MIDLOTHIAN ISD BIRTHS VS. KINDERGARTEN (KG) ENROLLMENT



Source: Texas Dept. of State Health Services, TEA, MISD

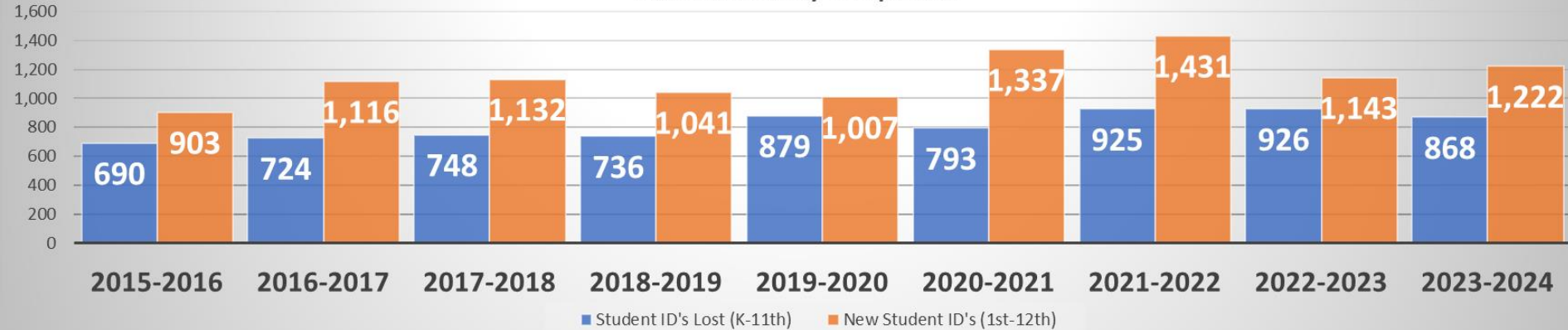
➤ District continues to see more KG students enrolled than originated here



MIDLOTHIAN ISD STUDENT MOBILITY



Student Mobility Comparison



Year-to-Year	Student ID's Lost (K-11th)	New Student ID's (1st-12th)	Net Chg.
2015-2016	690	903	213
2016-2017	724	1,116	392
2017-2018	748	1,132	384
2018-2019	736	1,041	305
2019-2020	879	1,007	128
2020-2021	793	1,337	544
2021-2022	925	1,431	506
2022-2023	926	1,143	217
2023-2024	868	1,222	354

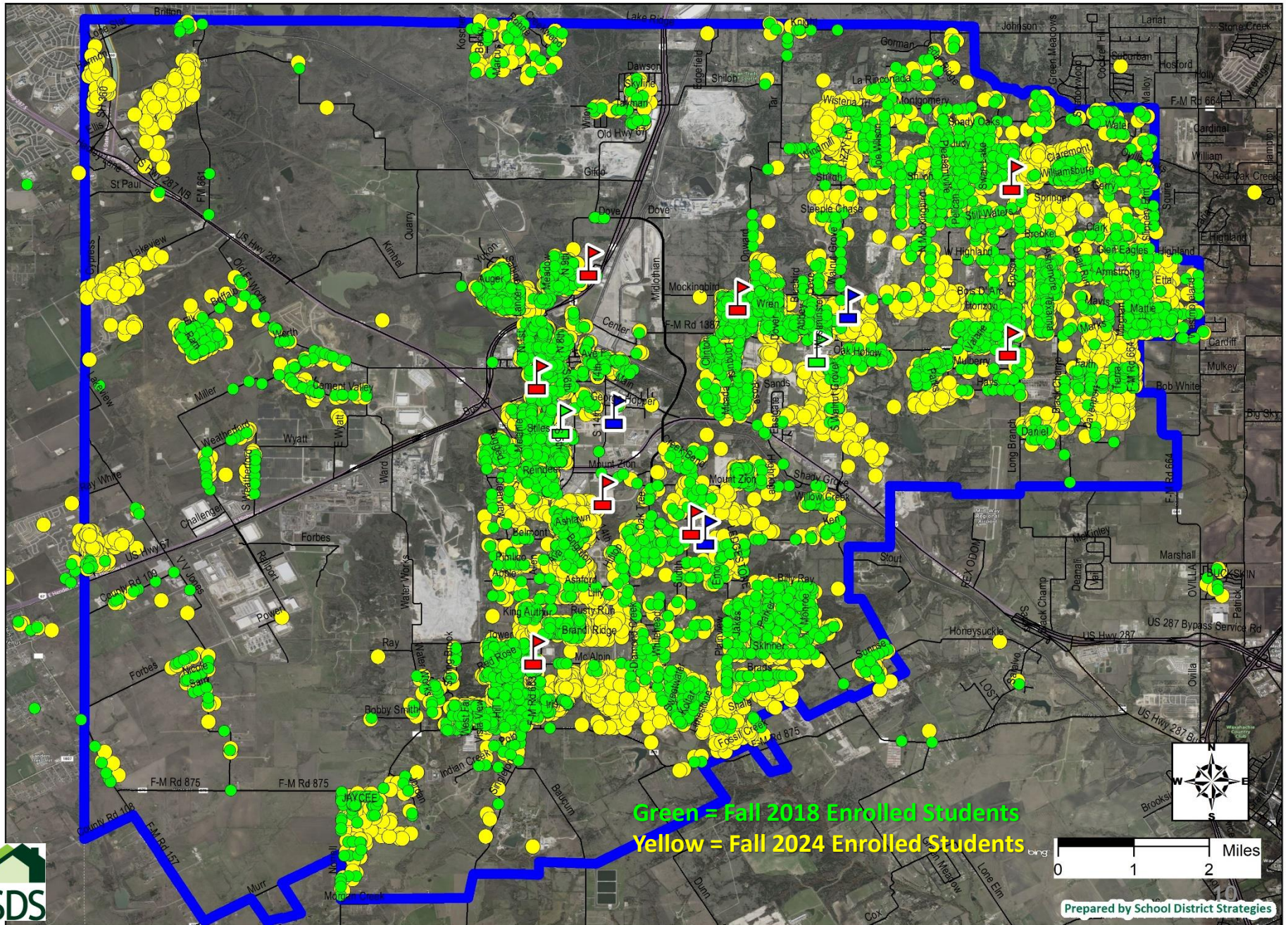


FALL 2024 CAMPUS ENROLLMENT



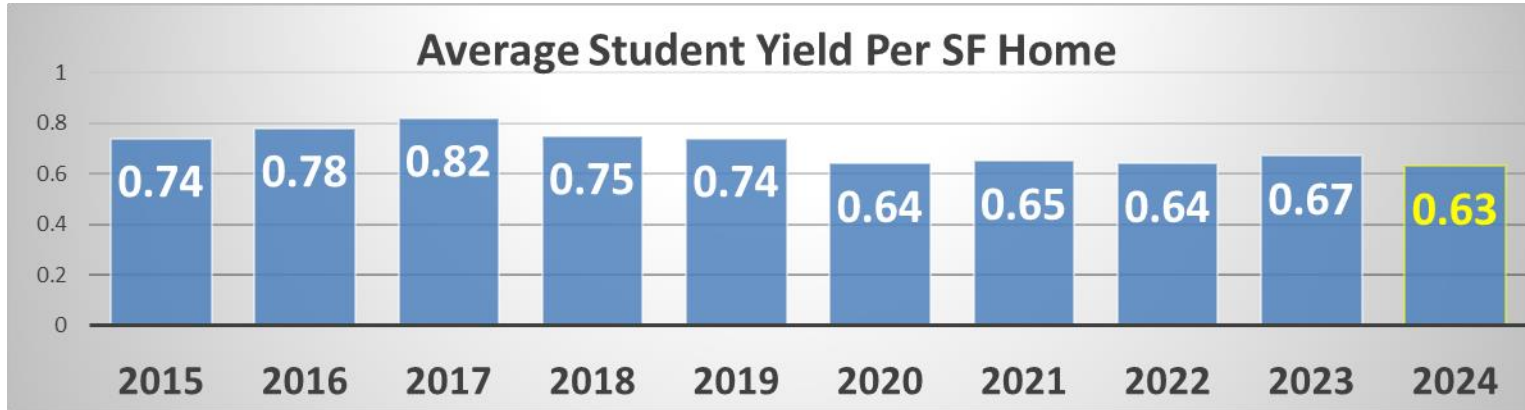
FALL 2024	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	27	82	105	84	92	91	113								594
Coleman Elementary	50	108	93	111	100	103	106								671
Irvin Elementary	45	91	81	93	115	92	94								611
Longbranch Elementary	23	100	117	102	131	113	105								691
McClatchey Elementary	25	64	90	97	110	105	114								605
Miller Elementary	15	67	58	87	89	92	92								500
Mt. Peak Elementary	19	92	76	86	83	100	110								566
Vitovsky Elementary	64	96	99	111	90	96	102								658
Frank Seale Middle								232	246	249					727
Walnut Grove Middle								335	355	322					1,012
Dieterich Middle								326	321	342					989
Heritage High											472	459	444	387	1,762
Midlothian High											541	518	468	449	1,976
JJAEP															0
Totals	268	700	719	771	810	792	836	893	922	913	1,013	977	912	836	11,362
Elementary	4,896														
Middle	2,728														
High	3,738														
Grand Total	11,362														

MIDLOTHIAN ISD STUDENT GEO-CODING FALL 2024





MIDLOTHIAN ISD STUDENT YIELDS ANALYSIS (SINGLE-FAMILY HOMES)

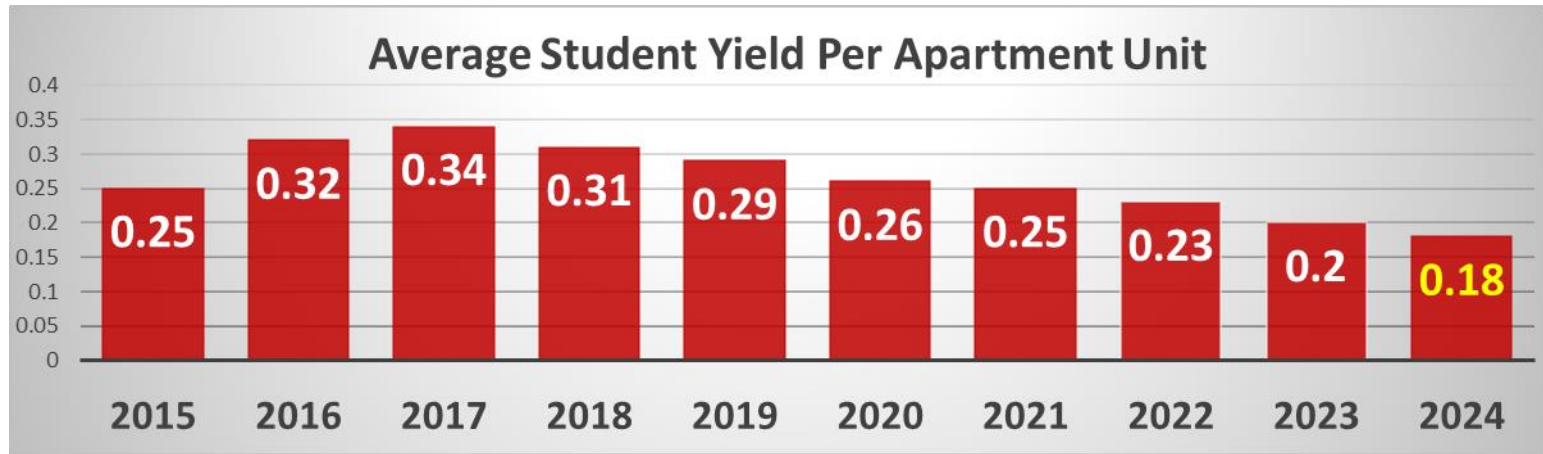


Historical Yield by Attendance Level	ES PK-5 th	MS 6 th -8 th	HS 9 th -12 th
2024	0.30	0.15	0.18
2023	0.33	0.16	0.18
2022	0.30	0.17	0.18
2021	0.29	0.19	0.18
2020	0.29	0.18	0.18
2019	0.36	0.19	0.19
2018	0.37	0.19	0.19
2017	0.39	0.19	0.24

➤ *Active new home construction subdivisions are now producing an average enrolled student yield of 0.63 per home*



MIDLOTHIAN ISD STUDENT YIELDS MULTI-FAMILY ANALYSIS



Historical Yield by Attendance Level	ES PK-5 th	MS 6 th -8 th	HS 9 th -12 th
2024	0.10	0.04	0.04
2023	0.09	0.05	0.06
2022	0.13	0.05	0.06
2021	0.13	0.04	0.08
2020	0.11	0.06	0.09
2019	0.12	0.07	0.10

- In 2024, the district's average multi-family yield declines to 0.18 enrolled students per apartment unit

GROWTH DRIVERS:

DFW HOUSING MARKET—TRAFFIC & SALES

A 'Head Fake' on Declining Mortgage Rates, But Traffic and Sales Persist

- With September 18 Fed Fund rate cut, 30-Yr mortgage rate falls to 6.08%, but September jobs reports pushes rate back up to 6.7% level
- Nonetheless, builders report that there is still traffic, but buyer has no urgency
- Builders that are hitting monthly target sales goals are having to not only utilize 'rate buy-downs', but other discounts and incentives as well
- An accumulation of unsold finished specs in 3Q24 compounds the challenge
- Market is a 'grind'; builders focus on blocking and tackling issues, renewed sales training

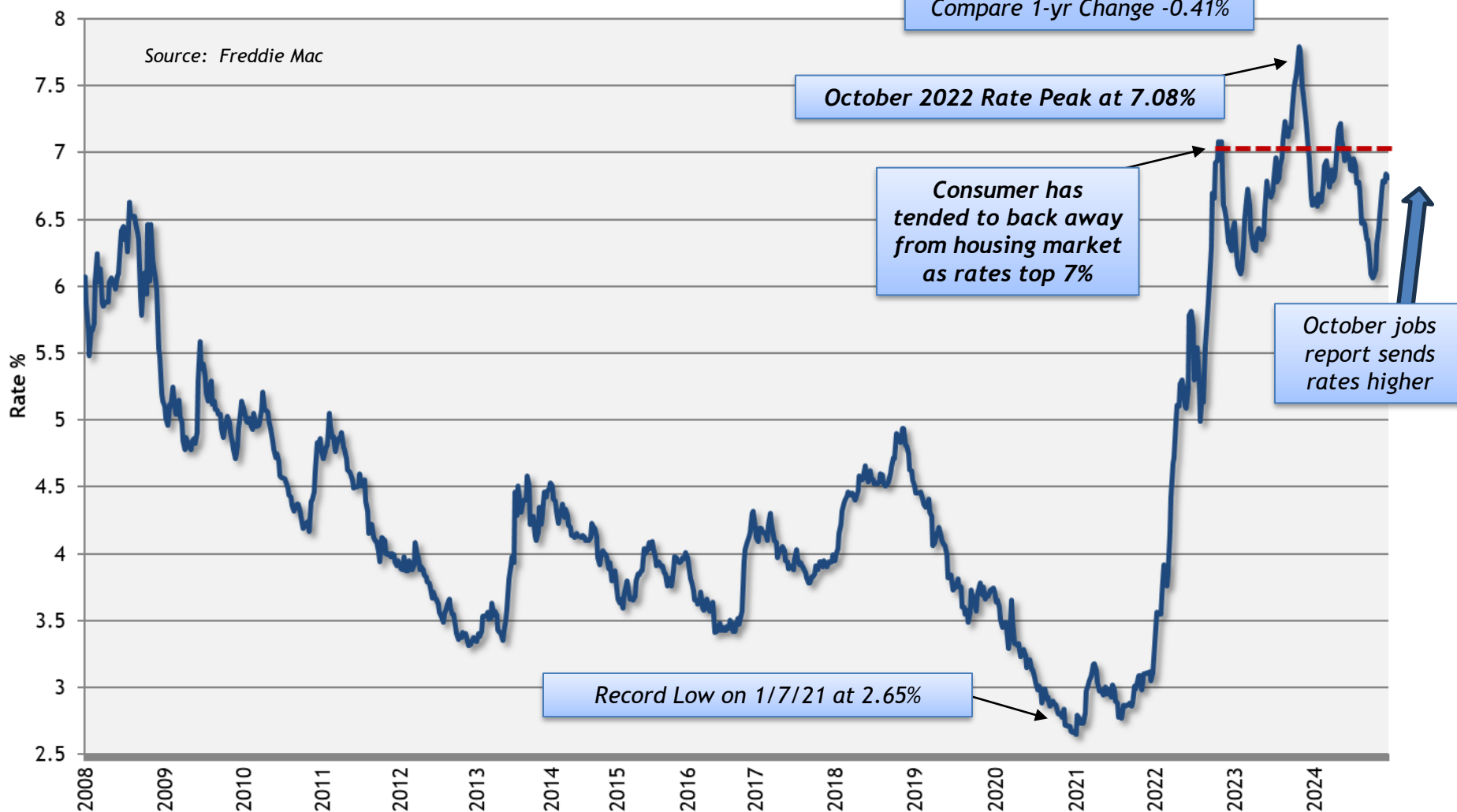
Weaker Job Formation

- Weaker job growth noticeable
- Hope is that artificial stimulus brought by declining mortgage rates will sustain market until job growth returns
- Imperative that 30-Yr rate heads to 6% or lower in coming months

Increased Competition

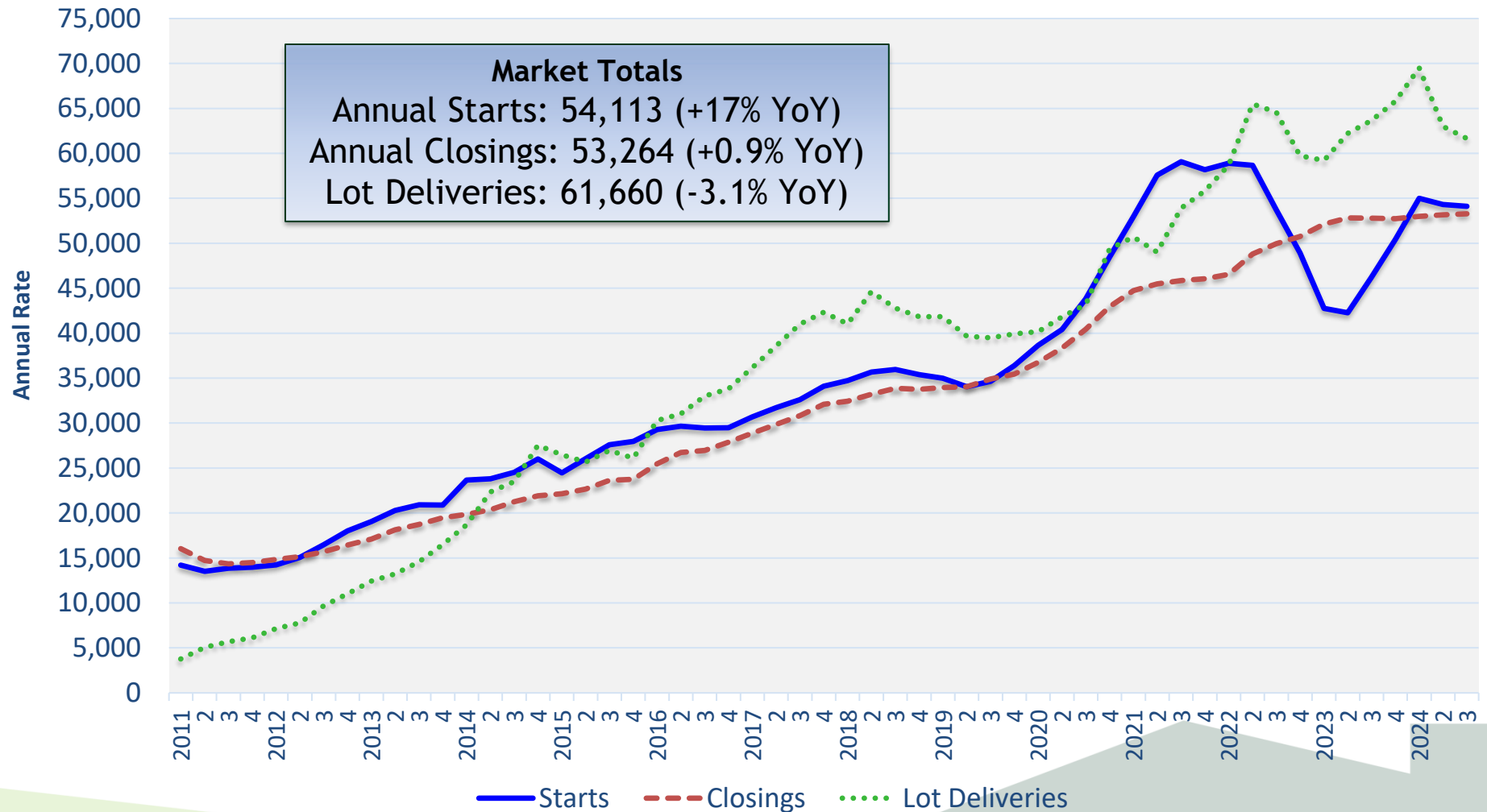
- Builders continue to push growth plans

30-YEAR MORTGAGE RATE HISTORY



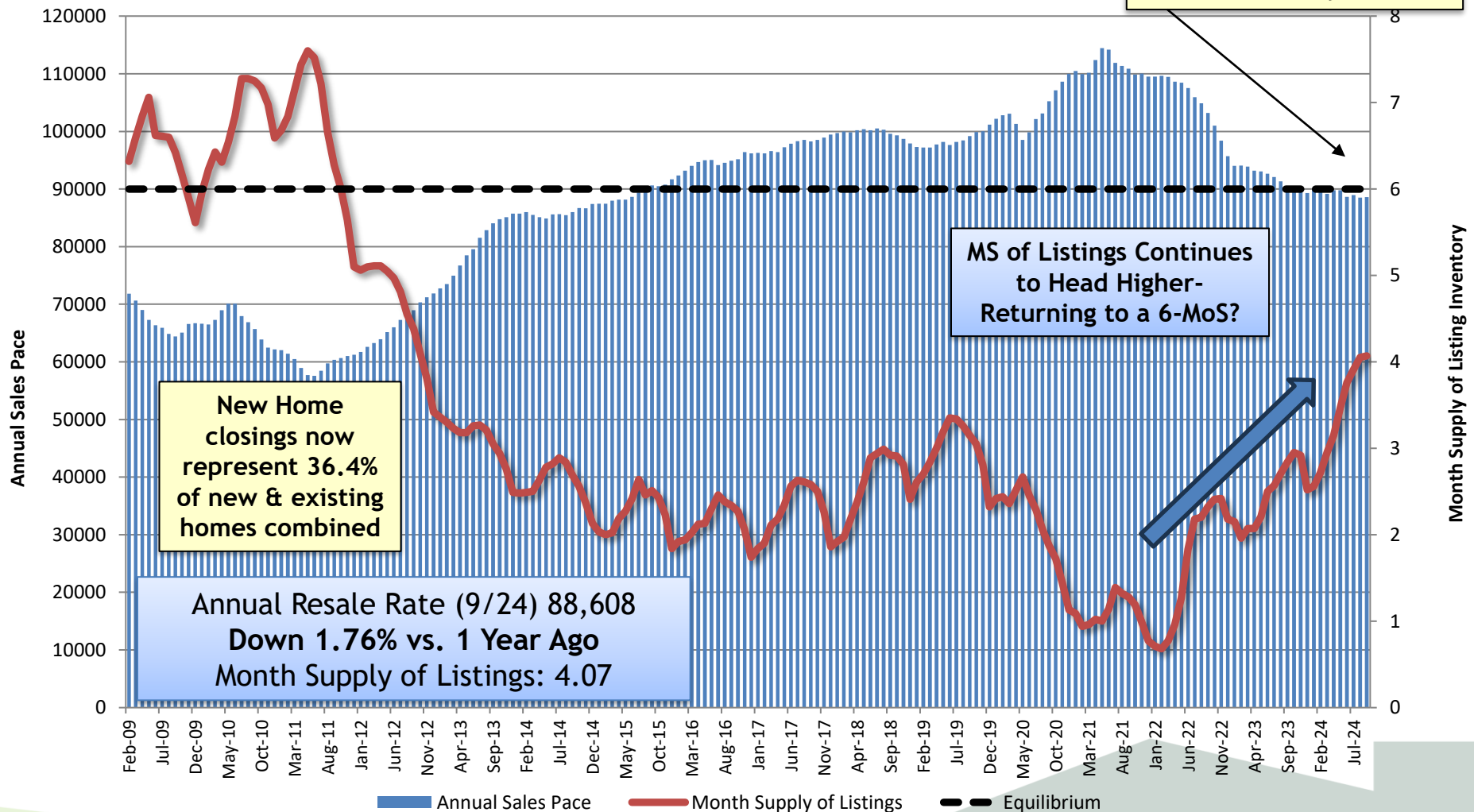
GROWTH DRIVERS:

DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES



DFW EXISTING HOME SALES (DFW MSA)

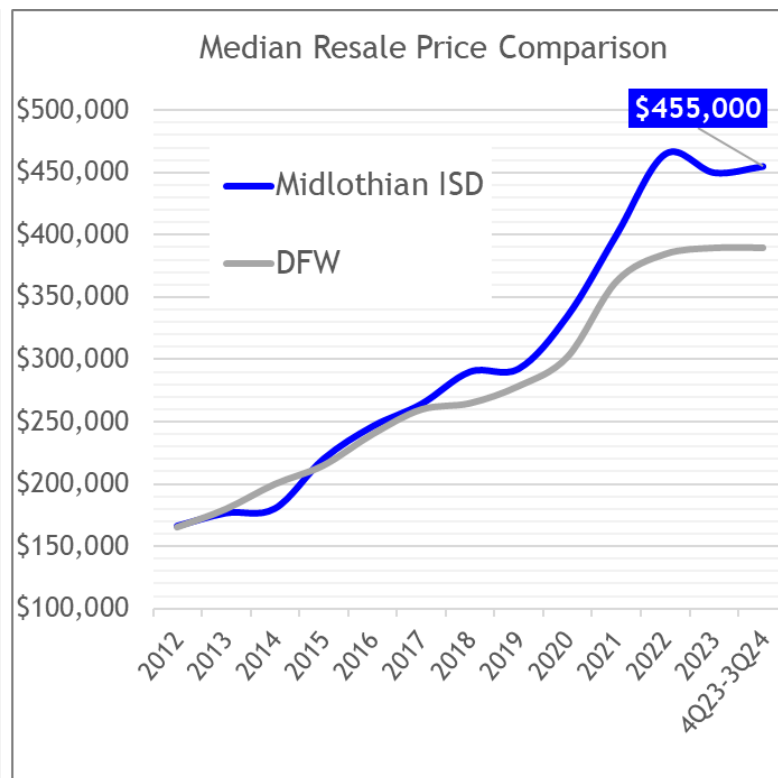
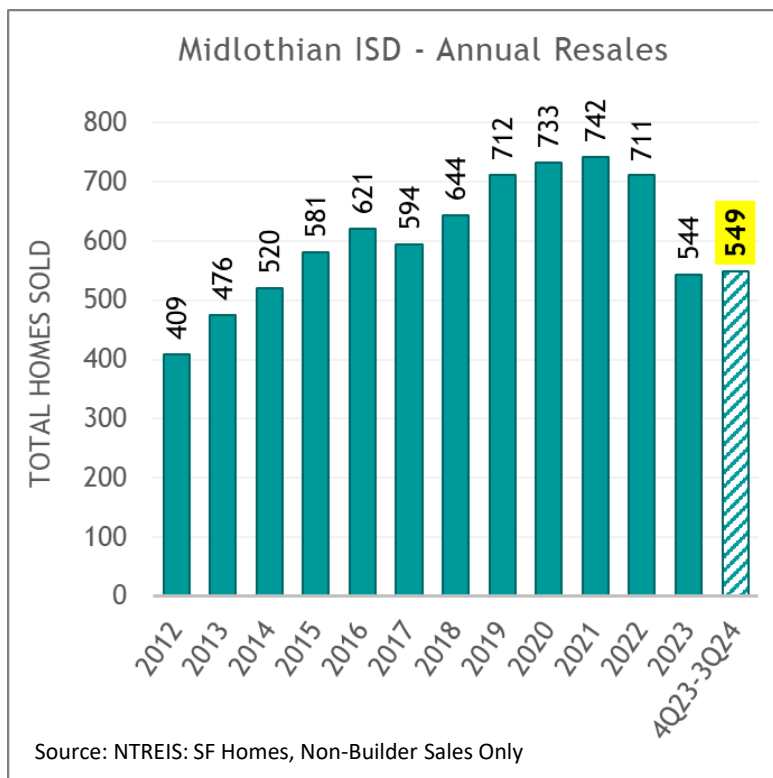
High prices and mortgage rates curb sales.
Investor activity limited.



Source: Texas A&M Real Estate Center



MIDLOTHIAN ISD PRE-OWNED HOME SALES



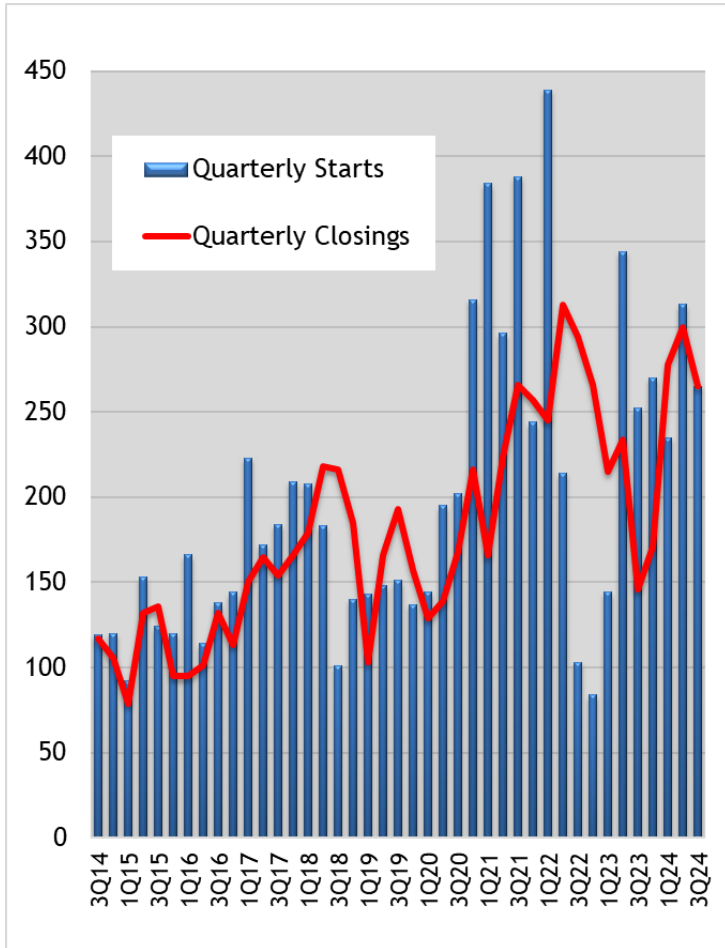
- Higher mortgage rate environment continues to impact existing home sales in the district
- 549 pre-owned homes sold in the district from 4Q23-3Q24
 - Pace remains near the slowest annual total in 10 years
- MISD's median resale sold price as of 3Q24 was \$455,000 (+0.9% YoY)
- DFW's median pre-owned sold price as of Sept. 2024 was \$390K (-1.3% YoY)



MIDLOTHIAN ISD

QUARTERLY NEW HOME CONSTRUCTION

Quarterly Records:
Starts = 439 in 1Q22
Closings = 313 in 2Q22



Starts	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1Q	92	166	223	208	143	144	384	439	144	235
2Q	153	114	172	183	148	195	296	214	344	313
3Q	124	138	184	101	151	202	388	103	252	265
4Q	120	144	209	140	137	316	244	84	270	
Total	489	562	788	632	579	857	1,312	840	1,010	813

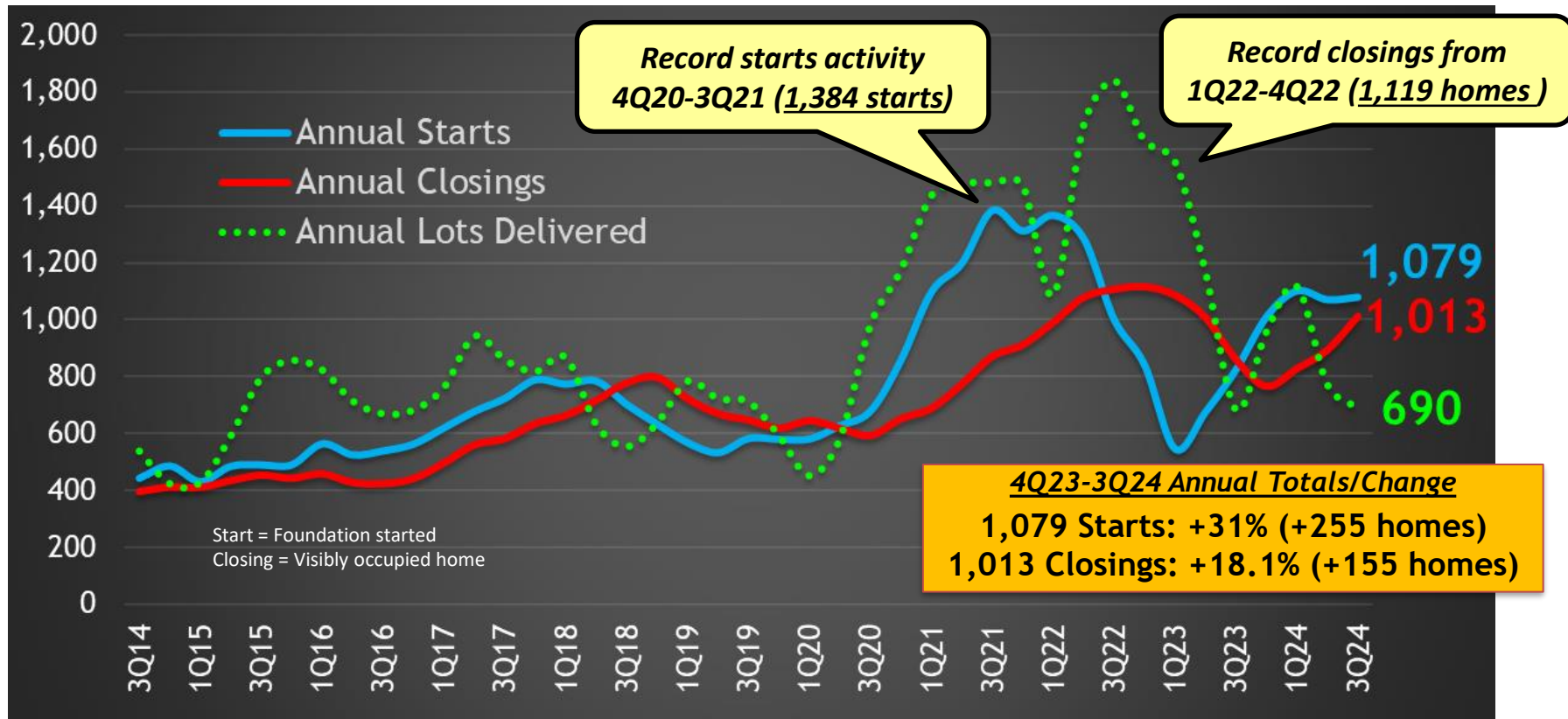
Closings	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1Q	79	95	150	179	103	129	166	245	215	278
2Q	132	101	165	218	166	139	224	313	234	300
3Q	136	132	154	216	193	168	266	294	146	265
4Q	95	113	166	185	157	216	257	266	171	
Total	442	441	635	798	619	652	913	1,118	766	843

New homebuilders in
MISD started another
265 new homes in
3Q24

265 new homes were
occupied during the
3rd quarter



GROWTH DRIVERS: MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION AND LOT DELIVERIES

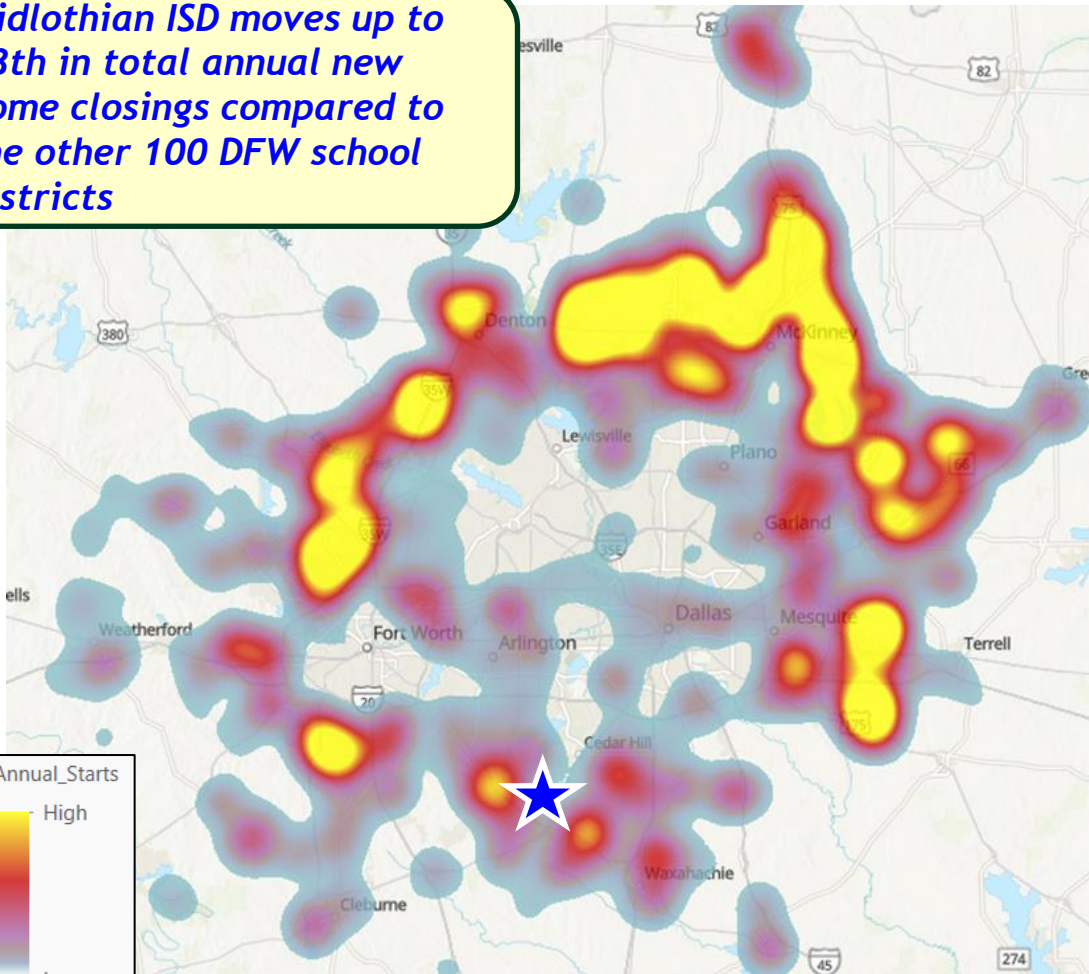


- MISD'S popular new home market produced over 1,000 new homes from 4Q23-3Q24
- Annual starts are up 31% year-over-year to 1,079 homes
- Closings have rebounded in 2024; the annual pace is now 1,013 homes (+18.1% YoY)
- Developers delivered 690 new single-family (SF) residential lots in MISD over the past year

NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT

4Q23-3Q24

Midlothian ISD moves up to 18th in total annual new home closings compared to the other 100 DFW school districts

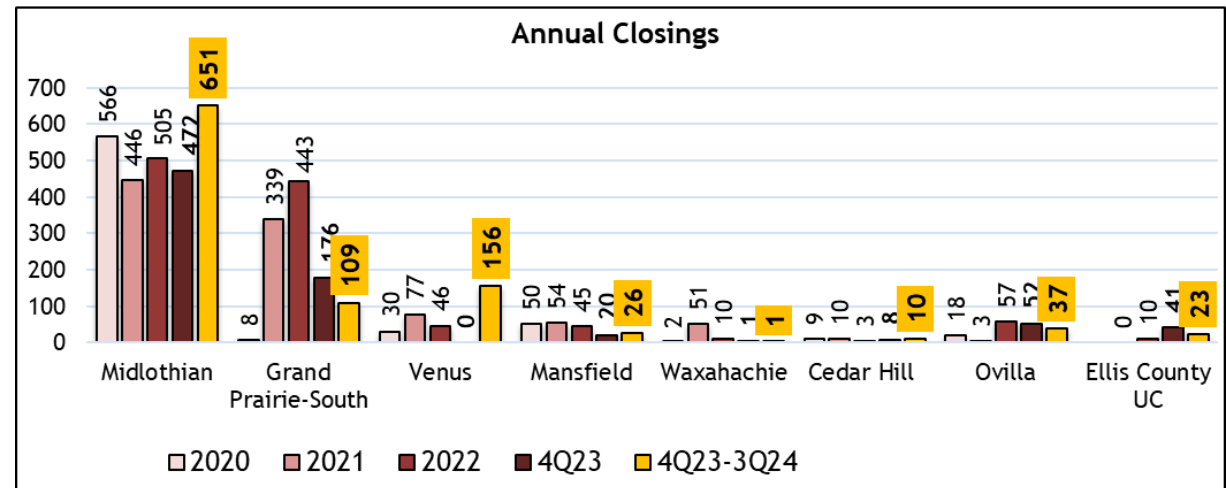
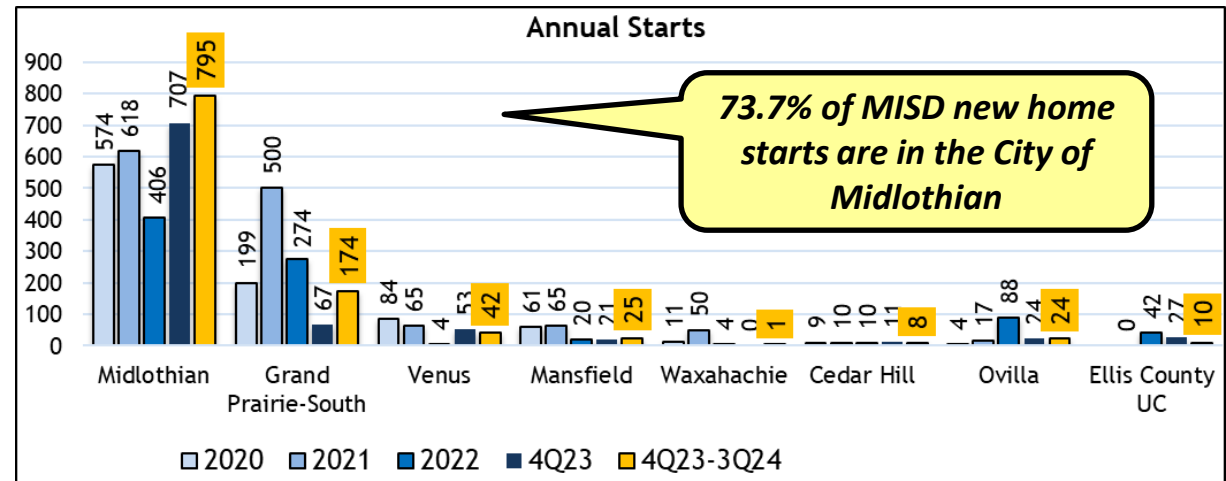


Rank	District	Annual Starts	Annual Closings
1	Northwest	3,294	3,854
2	Prosper	2,664	3,012
3	Denton	2,871	3,004
4	McKinney	2,752	2,930
5	Princeton	3,393	2,840
6	Eagle Mtn. -Saginaw	1,780	2,258
7	Forney	2,048	2,124
8	Crowley	1,626	1,689
9	Celina	1,844	1,448
10	Melissa	1,217	1,441
11	Royse City	1,132	1,380
12	Dallas	1,049	1,323
13	Aubrey	1,337	1,282
14	Crandall	1,752	1,175
15	Community	1,742	1,147
16	Anna	1,499	1,116
17	Frisco	1,337	1,022
18	Midlothian	1,079	1,013
19	Mansfield	1,159	986
20	Garland	875	900
21	Argyle	853	843
22	Rockwall	1,061	830
23	Lewisville	242	719
24	Waxahachie	758	669
25	Ft. Worth	703	623



MISD NEW HOME ACTIVITY BY CITY SECTOR: 4Q23-3Q24

- New home construction in the City of Midlothian continues to increase; 795 starts from 4Q23-3Q24
- Closings in the City of Midlothian have climbed to 651 over the past year





MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 4Q23-3Q24 (*ranked by annual closings*)

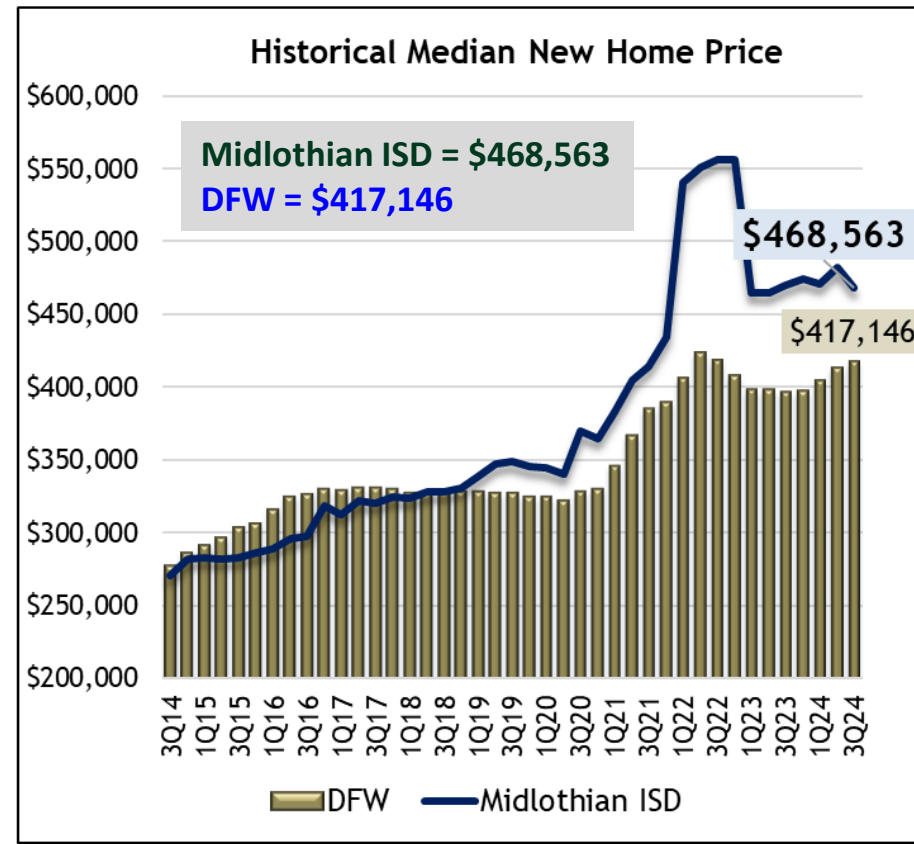
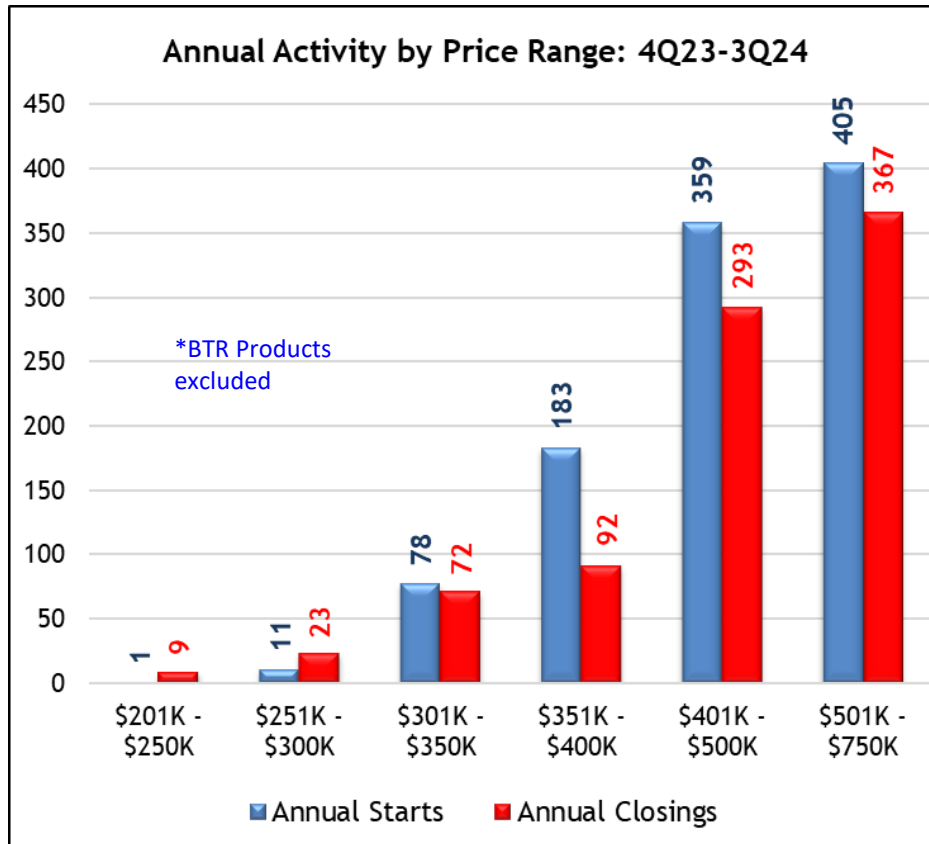


Rank	Subdivision	Annual Starts	Annual Closings	Elementary Zone	Middle School Zone	High School Zone
1	Heritage Hills Estates	42	156	Irvin	Dieterich	Midlothian
2	Dove Creek	62	117	Coleman	Dieterich	Midlothian
3	Bridgewater	121	108	Longbranch	Walnut Grove	Heritage
4	Goodland (Prairie Ridge)	146	77	Vitovsky	Frank Seale	Midlothian
5	The Grove	32	49	Baxter	Walnut Grove	Heritage
6	Wind Ridge	14	46	Longbrach	Walnut Grove	Heritage
7	Ridgepoint	38	39	Coleman	Dieterich	Midlothian
8	Hayes Crossing	43	38	Longbranch	Walnut Grove	Heritage
9	Redden Farms	129	36	Baxter	Walnut Grove	Heritage
10	Lakes of Somercrest	20	28	Miller	Dieterich	Midlothian

	<i>Up and Coming</i>					
	Westside Preserve	129	9	Vitovsky	Frank Seale	Midlothian
	Parks of Somercrest	23	20	Miller	Dieterich	Midlothian
	Villages of Walnut Grove	29	17	Baxter	Walnut Grove	Heritage
	Hidden Lakes on Mockingbird	23	19	McClatchey	Walnut Grove	Heritage



DISTRICT MEDIAN NEW HOME PRICE HISTORY



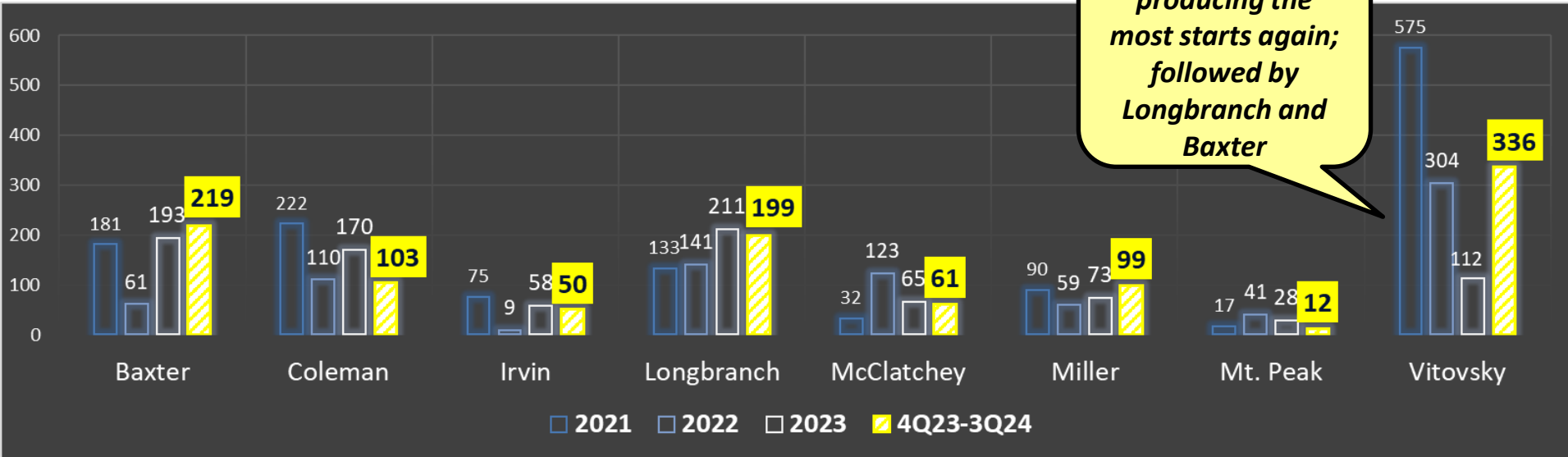
- Majority of MISD's new home activity occurs from \$401-750K
- District's median new home price in 3Q24 = \$489K (-0.4% YoY)
- DFW's median new home price in Sept. 2024 was \$417K (+1.9% YoY)



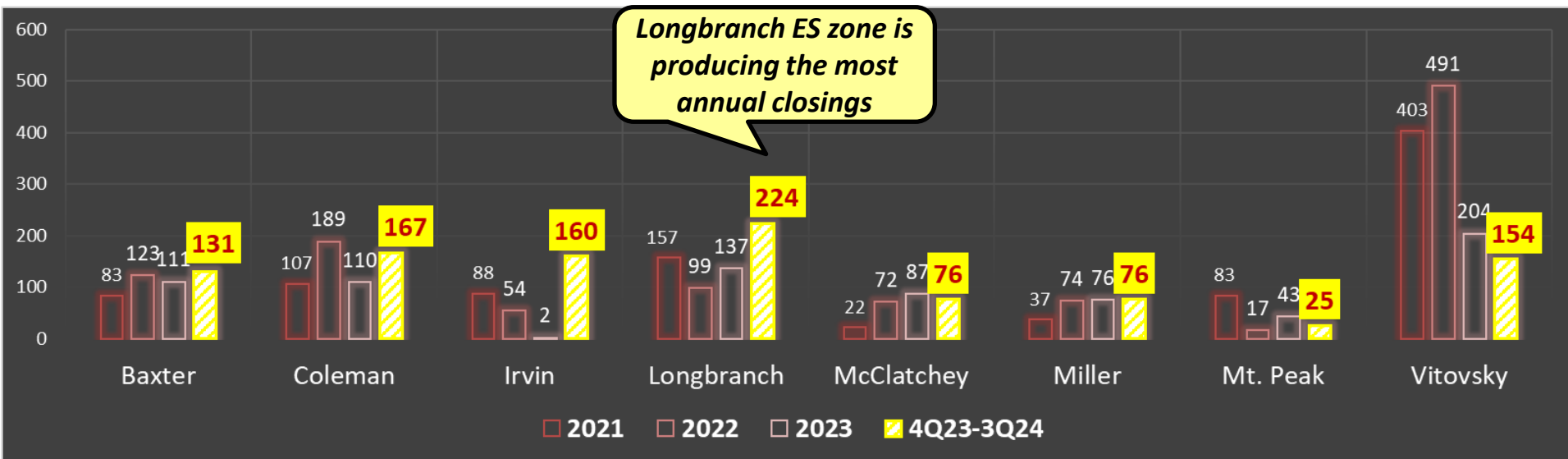
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE



Vitovsky ES zone is producing the most starts again; followed by Longbranch and Baxter

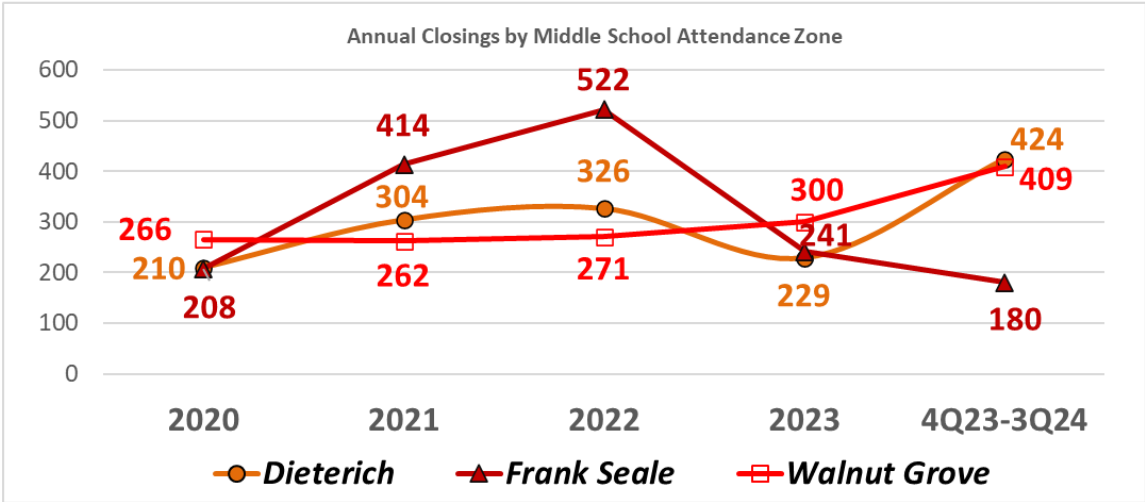
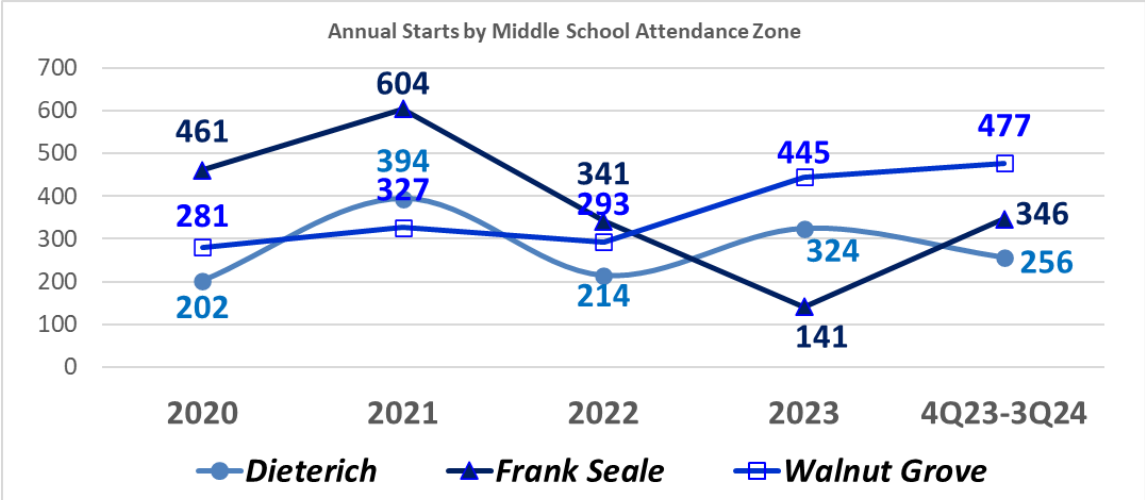


Longbranch ES zone is producing the most annual closings





MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE: 4Q23-3Q24

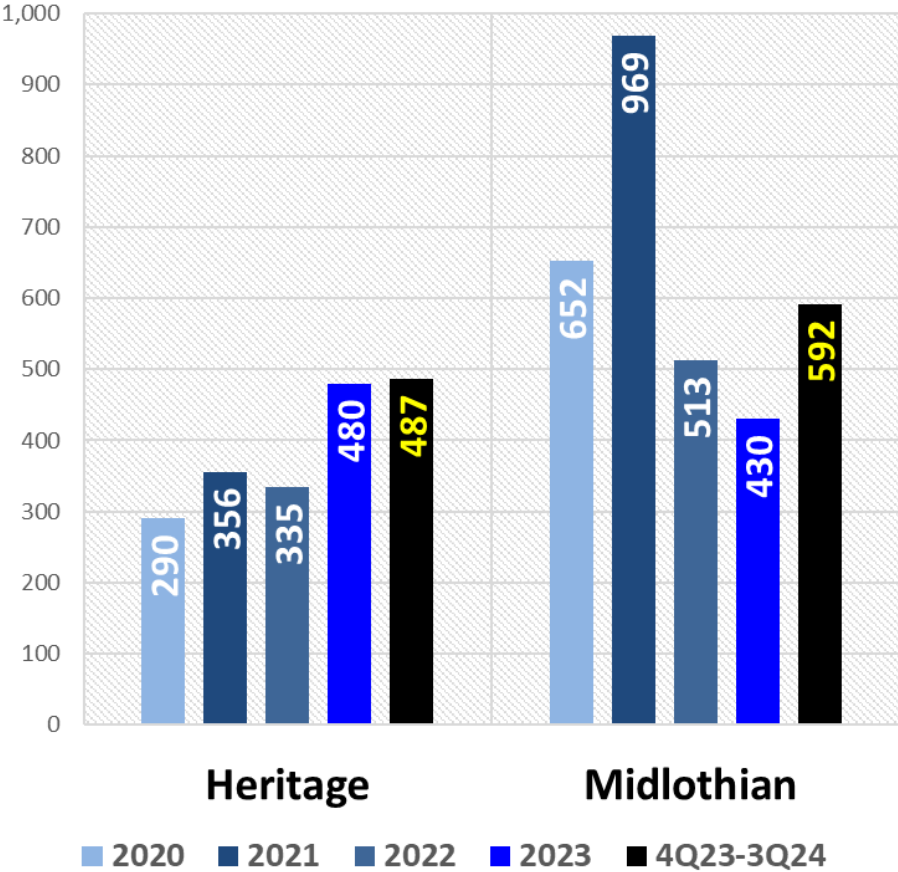


- Walnut Grove attendance zone produces the most new home construction from 4Q23-3Q24 with 477 starts and 409 closings
- Dieterich zone sees increasing activity over the past four quarters with 424 closings
- Starts in the Frank Seale zone begin to increase over the past year (346 total)

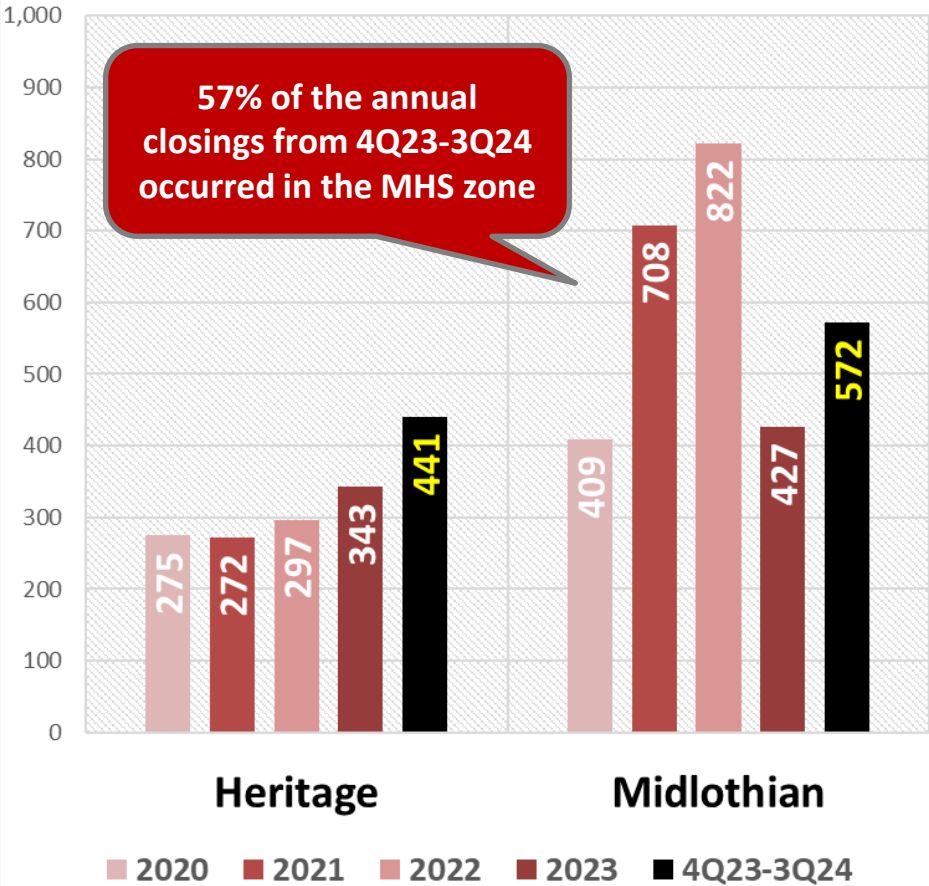


MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE

Annual Start Rate Per High School Zone



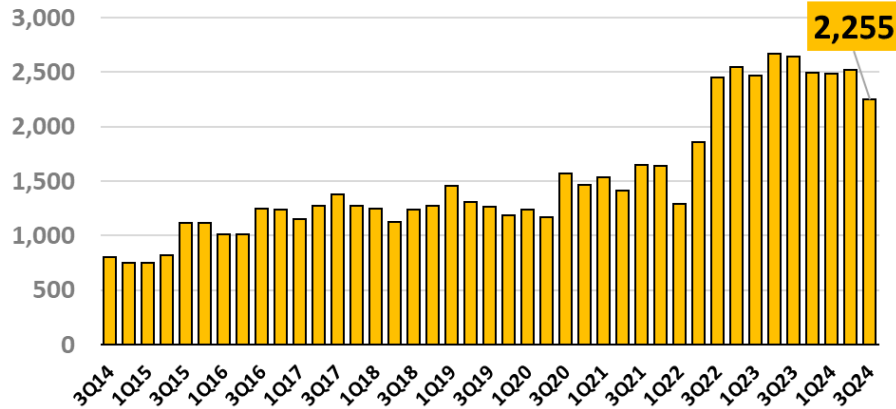
Annual Closing Rate Per High School Zone



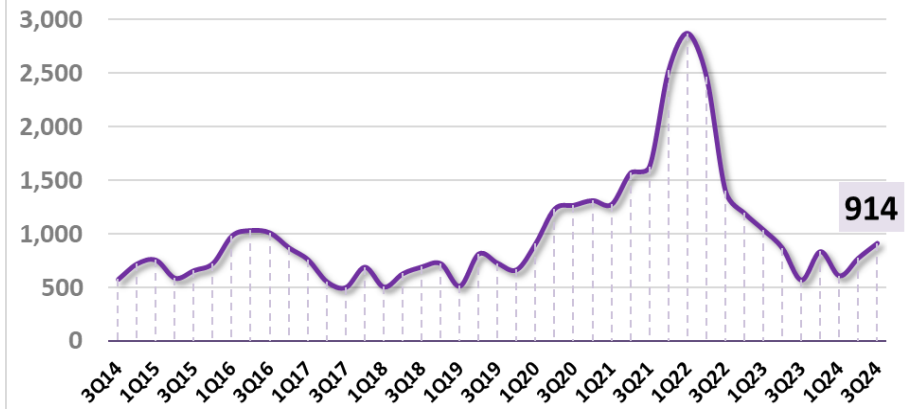


MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY 3Q24

MISD Vacant Developed Lots Remaining



MISD Lots Under Development



Current Inventory:
899 total SF homes in-process (not occupied)

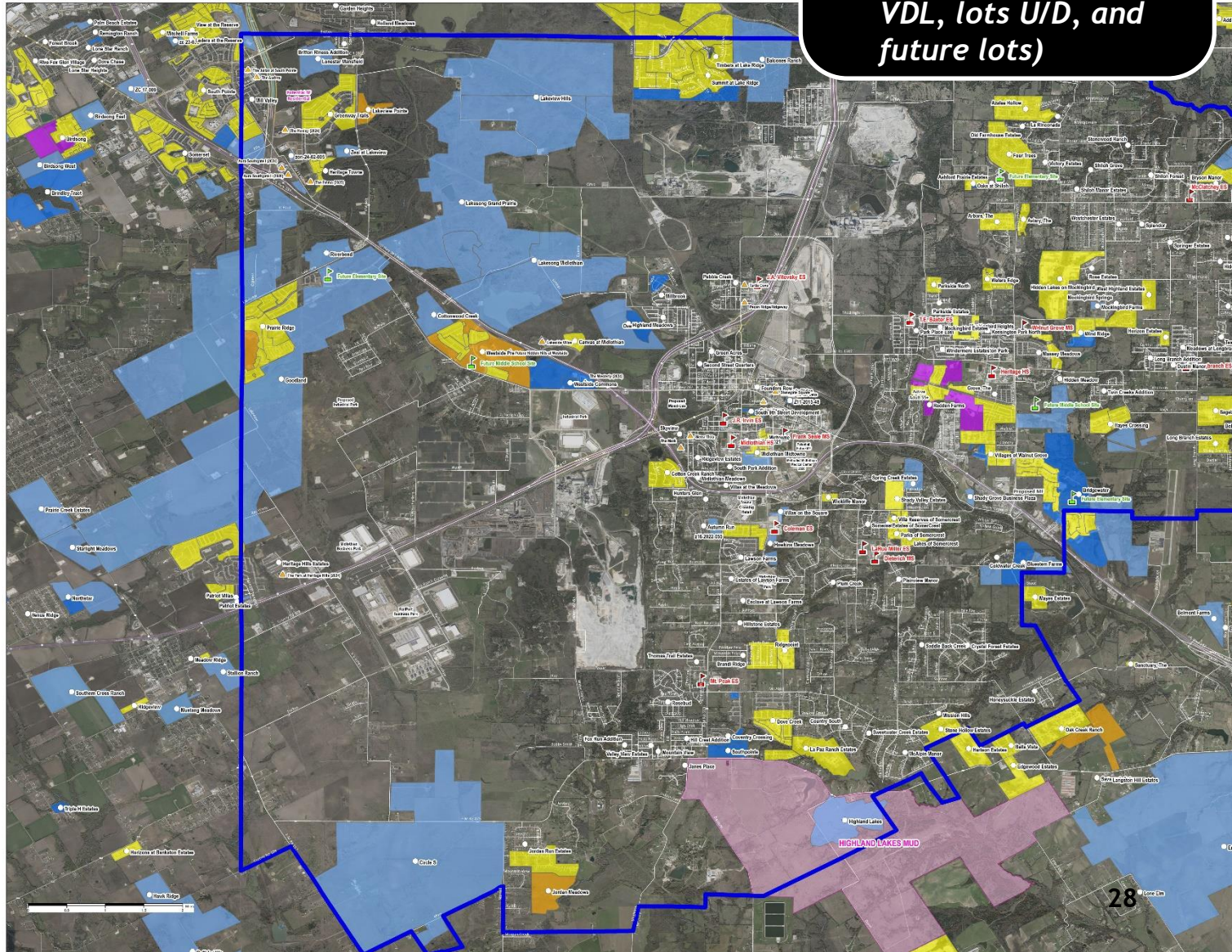
Vacant Developed Lots:
2,255 vacant developed lots as of Sept. 2024

Lots Under Development:
914 lots are currently under development

Future Lots:
Over 32,000 future SF lots are planned in MISD as of 3Q24

In-Process/Planned Apartments:
About 1,800 units are in-process/planned as of Sept. 2024 with an additional 1,947 proposed

➤ Combined there are over 36,000 lots in-process/planned as of 3Q24 in MISD (total of homes U/C, VDL, lots U/D, and future lots)

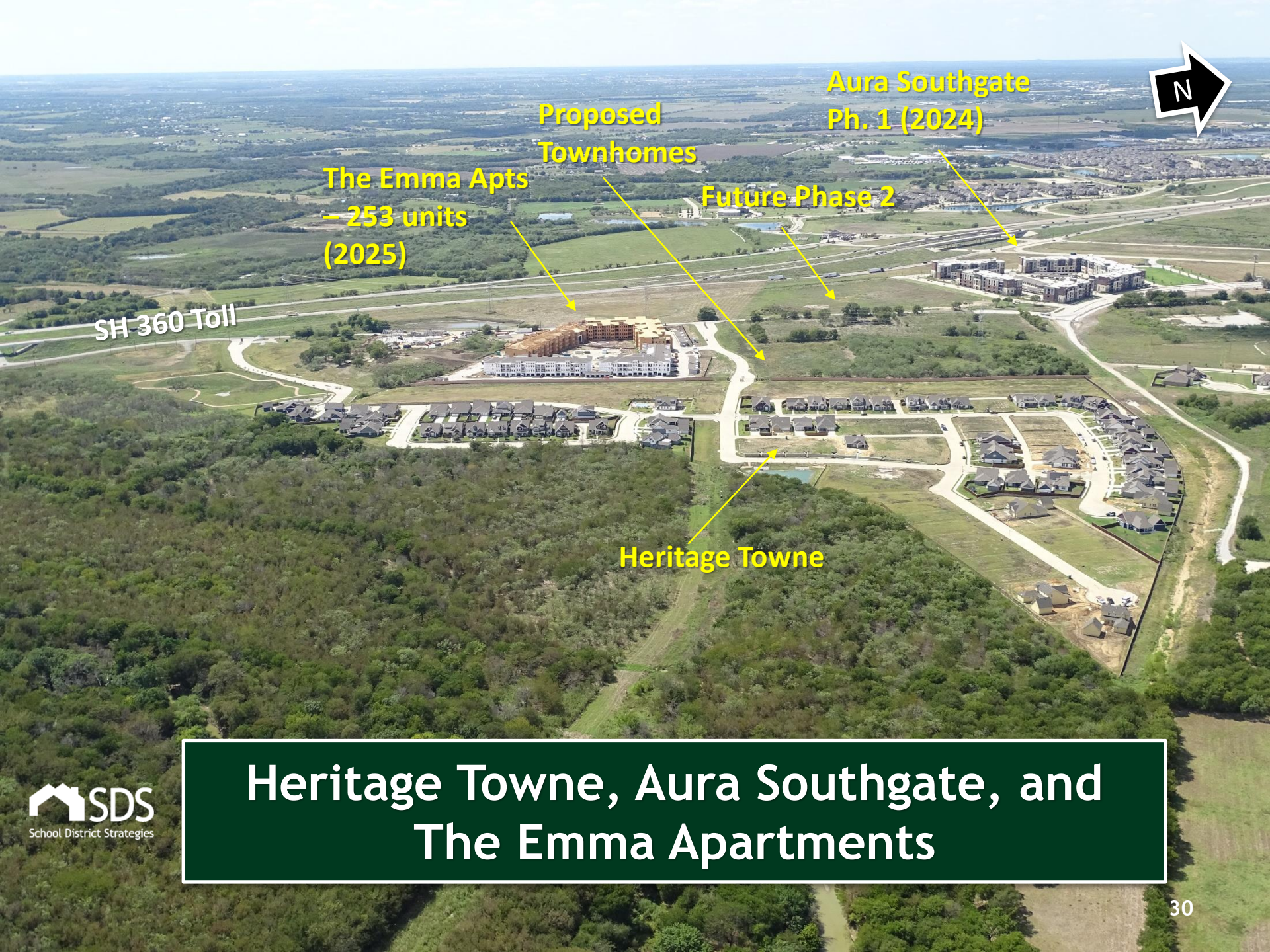




Midlothian ISD

Aerial Photos

September 19, 2024



Aura Southgate
Ph. 1 (2024)

Proposed
Townhomes

The Emma Apts
– 253 units
(2025)

Future Phase 2

SH 360 Toll

Heritage Towne

Heritage Towne, Aura Southgate, and The Emma Apartments





SH 287

Future
Middle School
Site

Westside Preserve

Canvas at Midlothian (BTR)



Lakeside Villas Apts.



Heritage HS



Mockingbird Rd.

Mockingbird Heights

Walnut Grove MS



Massey Meadows



W. Highland Rd.



Hayes Crossing



Heritage HS

Age 55+
Section

FM 1387

Heritage HS

Future MS Site

Walnut Grove Rd.



Bridgewater



Bridgewater







S. 14th St.

Ridgepoint



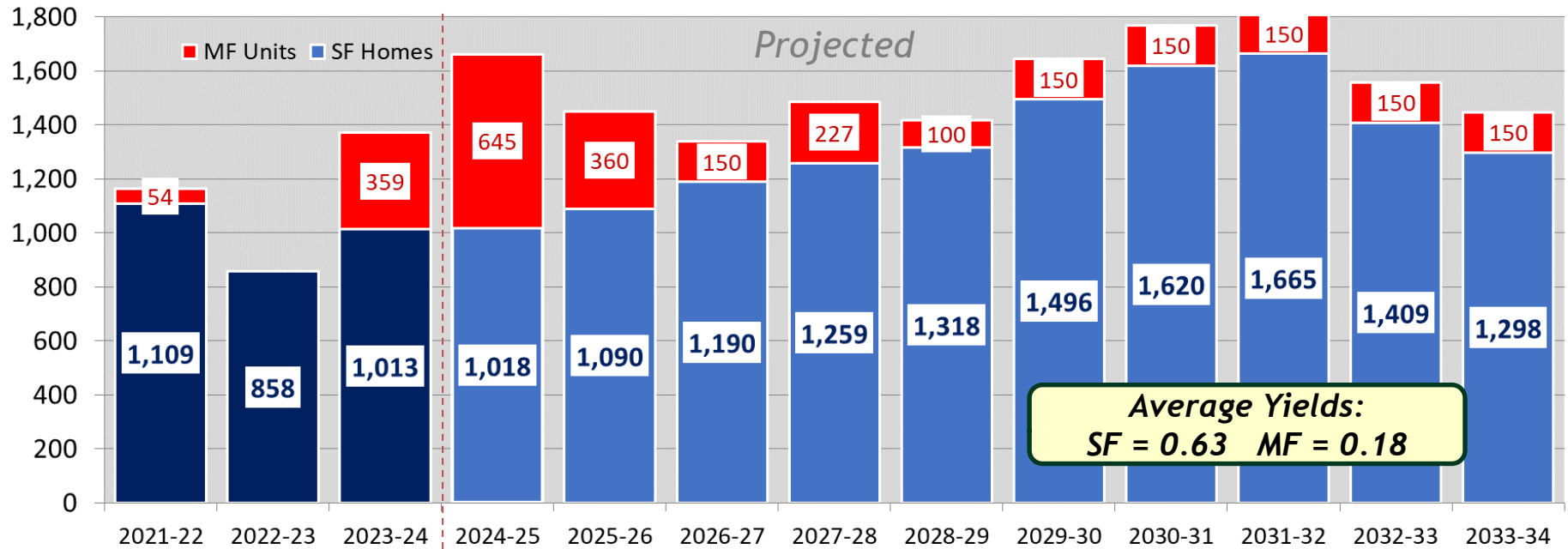
S. 14th St.

FM 875





MIDLOTHIAN ISD NEW HOME CONSTRUCTION MODERATE GROWTH CLOSINGS FORECAST (3Q24)



Annual periods represent 4Q-3Q

- Pace of annual closings in MISD is poised to increase despite the high interest rate environment. The district is now projected to see about 1,100 closings per year over the next three years
- Under the Moderate Scenario, MISD builders could produce approximately 5,875 total new occupied homes from 2025-2029
- Over the next 10 years, MISD is poised to see over 13,000 new homes completed
- Apartment developers currently have 1,800+ units in-process/planned in MISD with more expected (potentially 1,947 units at Lakesong)



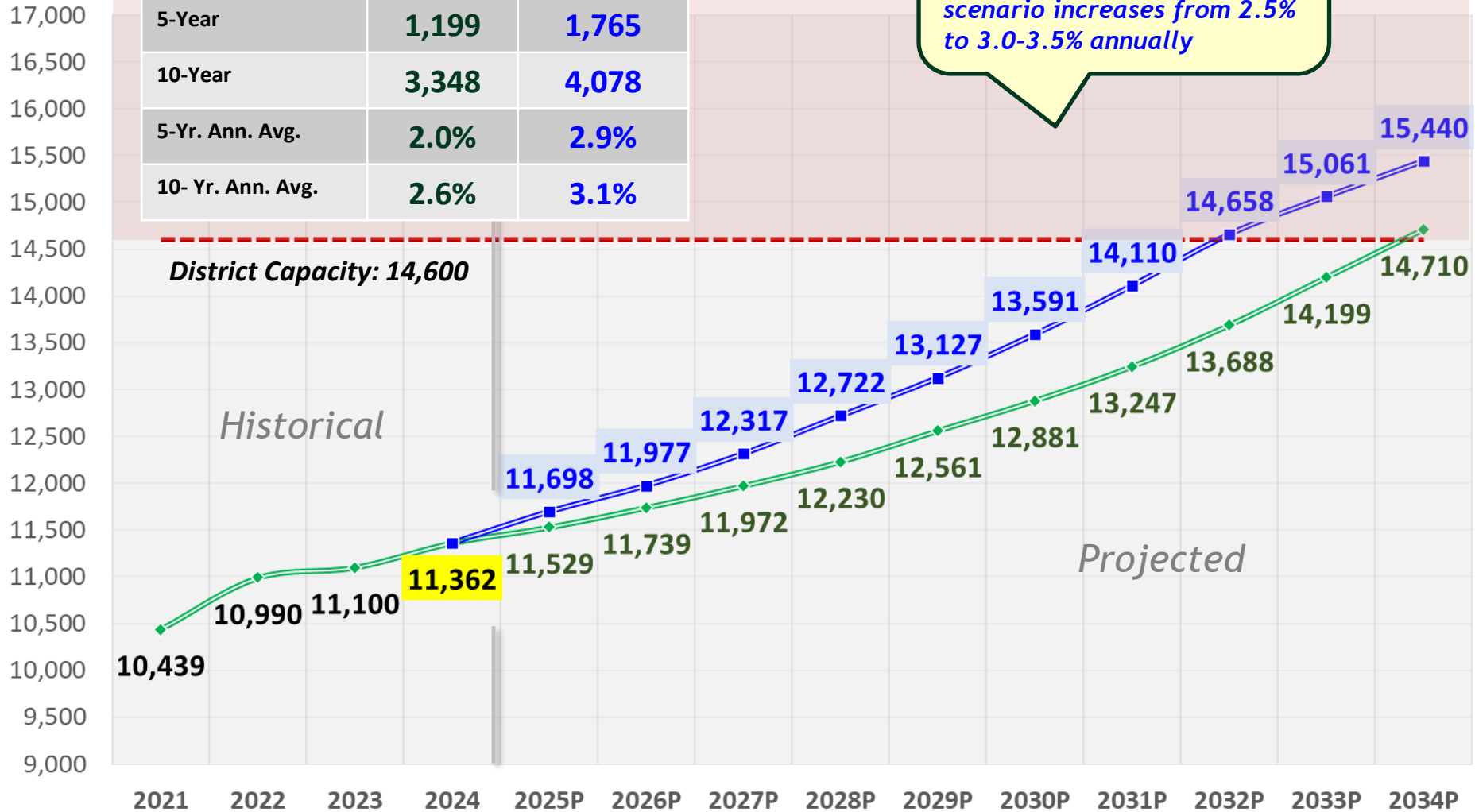
MIDLOTHIAN ISD

10-YEAR ENROLLMENT PROJECTIONS



Projected Net Growth	Low Scenario	Moderate Scenario
5-Year	1,199	1,765
10-Year	3,348	4,078
5-Yr. Ann. Avg.	2.0%	2.9%
10- Yr. Ann. Avg.	2.6%	3.1%

With the new proposed residential developments in 2024, moderate growth scenario increases from 2.5% to 3.0-3.5% annually



-- District Capacity

◆ Low (2.0%)

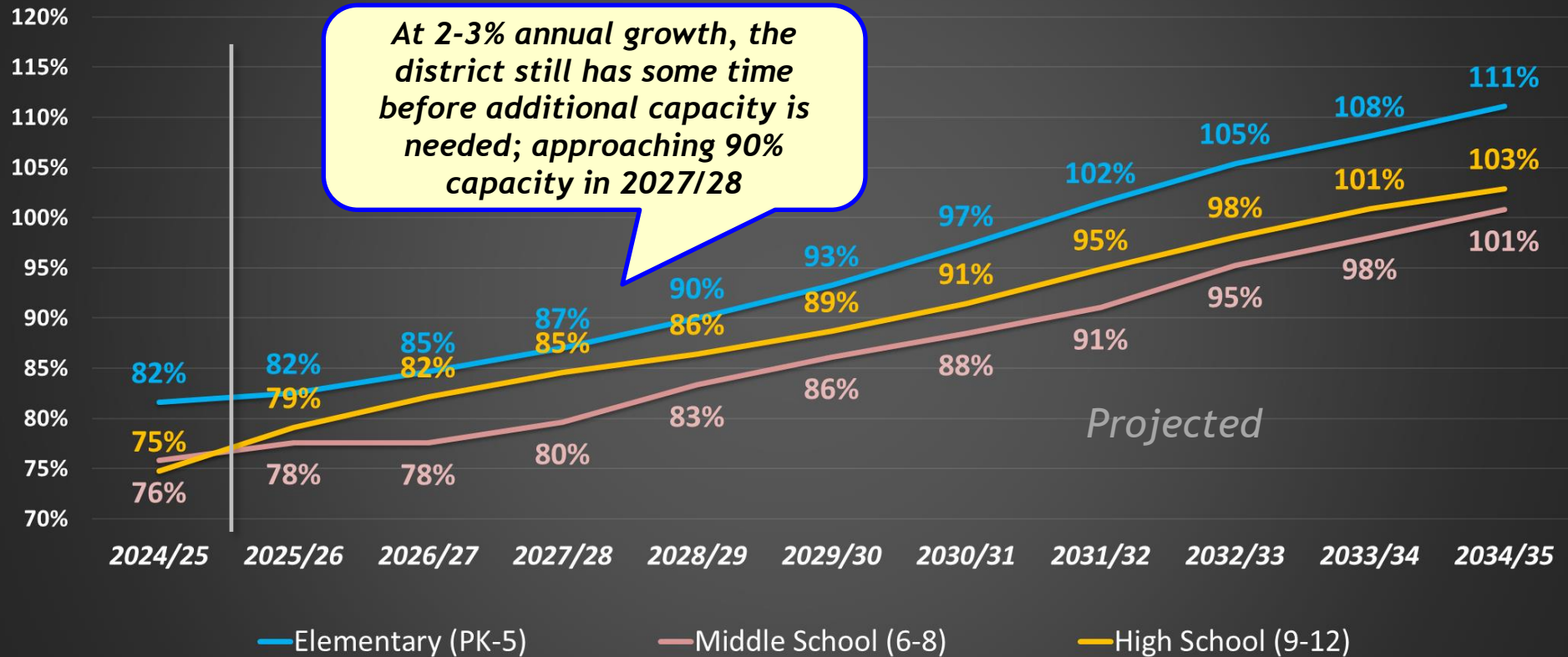
■ Moderate 3Q24 (2.9%)



MIDLOTHIAN ISD ATTENDANCE LEVEL CAPACITY VS. GROWTH PROJECTIONS



Attendance Level Enrollment Projections vs. Capacity Utilization (Moderate Growth Scenario)

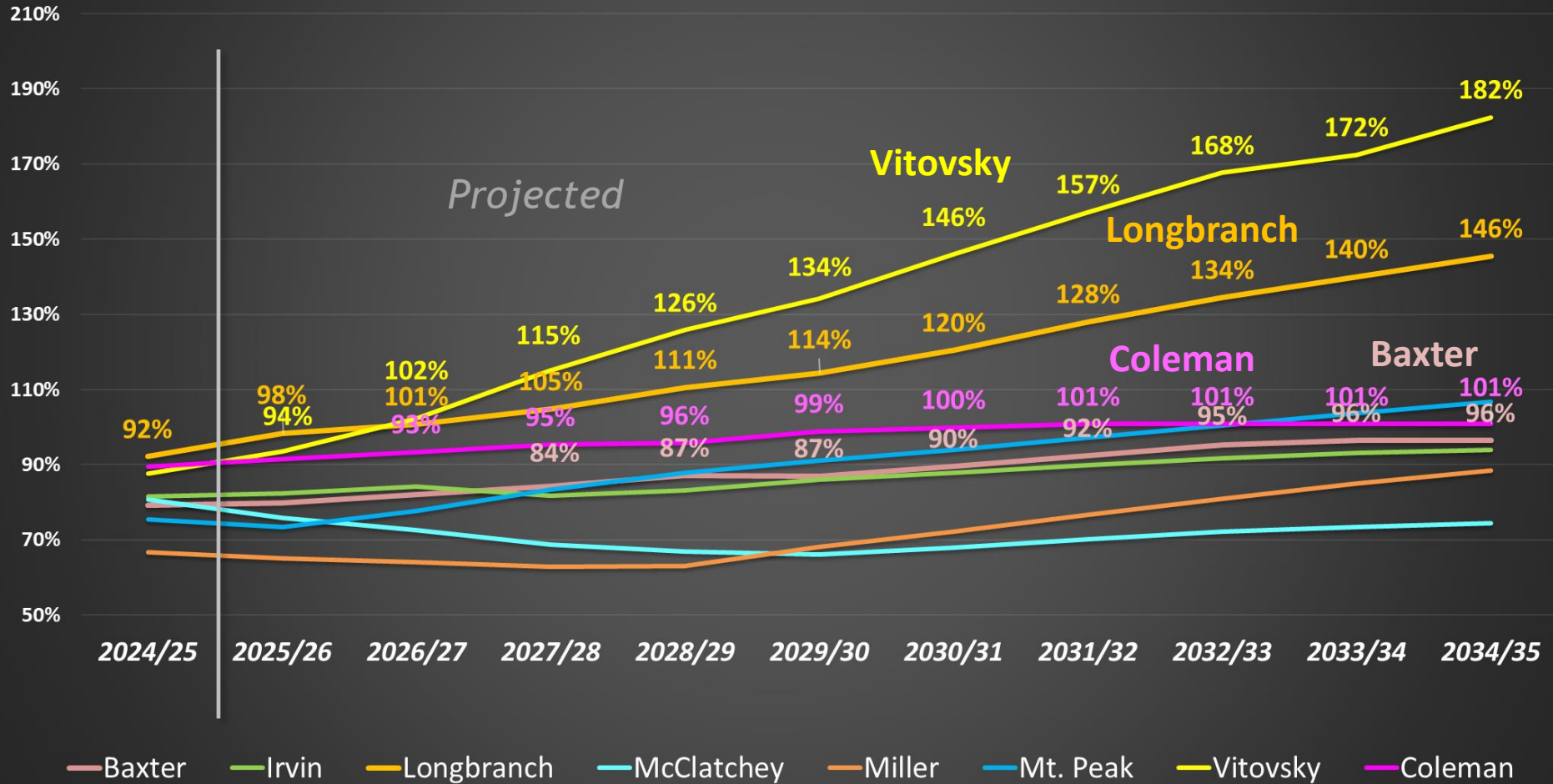




MIDLOTHIAN ISD ELEMENTARY CAMPUS CAPACITY VS. GROWTH PROJECTIONS



Elementary Campus Enrollment Projections vs. Practical Capacity Utilization
(Moderate Growth Scenario)



Midlothian ISD Campus Grade Level Projections - Moderate Scenario (3Q24)



FALL 2025	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	27	82	89	112	91	99	98								599
Coleman Elementary	50	108	111	96	114	103	105								686
Irvin Elementary	45	91	92	83	95	117	94								618
Longbranch Elementary	25	100	110	127	111	141	123								737
McClatchey Elementary	25	64	68	92	100	112	107								569
Miller Elementary	15	67	69	61	89	92	95								488
Mt. Peak Elementary	19	90	93	77	87	84	101								551
Vitovsky Elementary	64	98	104	109	121	100	104								702
Frank Seale Middle								269	250	264					782
Walnut Grove Middle								289	356	376					1,022
Dieterich Middle								324	335	330					989
Heritage High											455	496	483	468	1,901
Midlothian High											560	528	493	473	2,054
Totals	270	700	737	758	809	849	828	882	941	970	1,015	1,024	976	941	11,698
Elementary	4,950														
Middle	2,793														
High	3,955														
Grand Total	11,698														
Prepared by School District Strategies															



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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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