



Midlothian ISD

District
Demographics
Update

4Q 2024



School District Strategies
Solutions Through Demographics



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

District
enrollment
continues to
increase in
2024

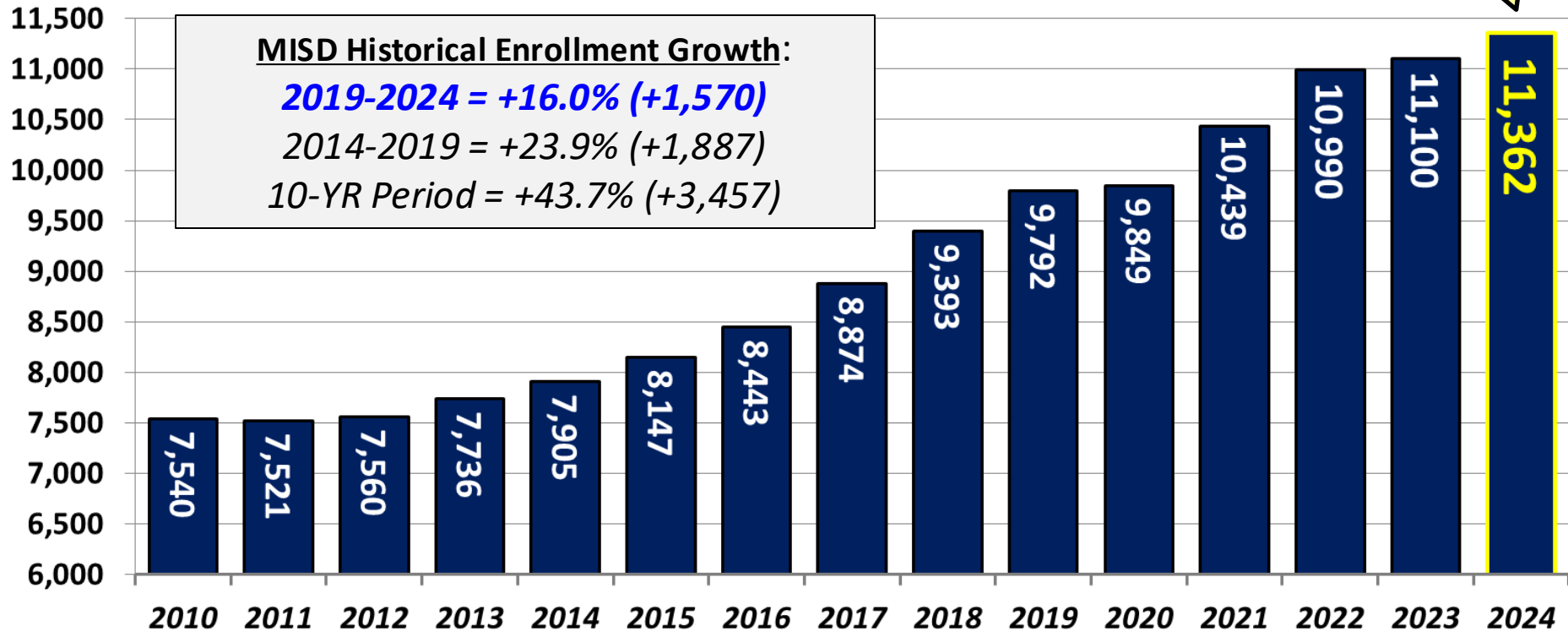
Fall Snapshot Date Totals

MISD Historical Enrollment Growth:

2019-2024 = +16.0% (+1,570)

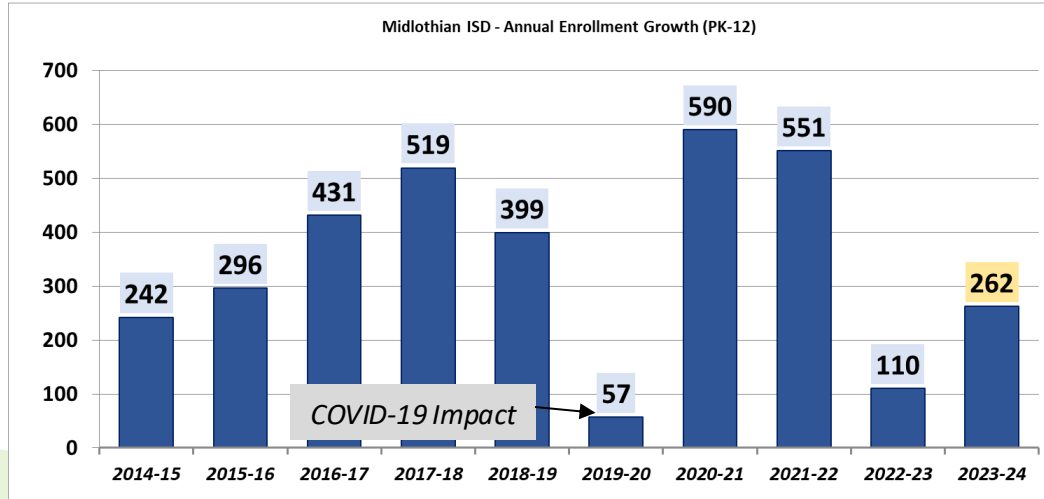
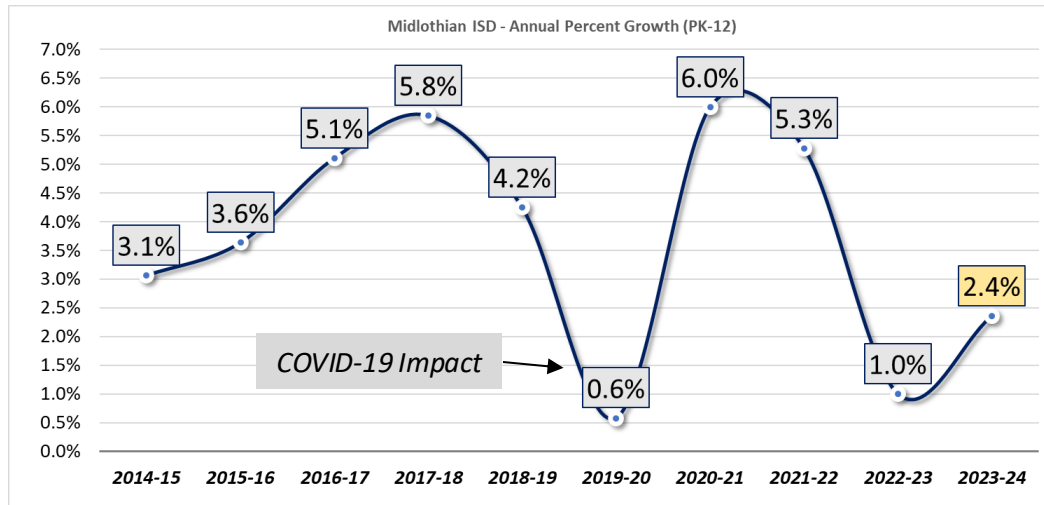
2014-2019 = +23.9% (+1,887)

10-YR Period = +43.7% (+3,457)



- 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%

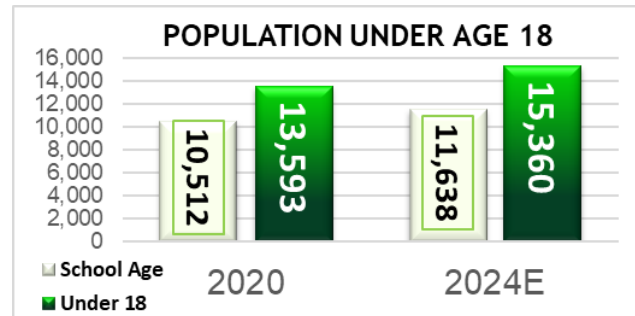
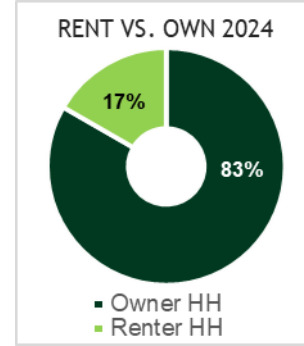
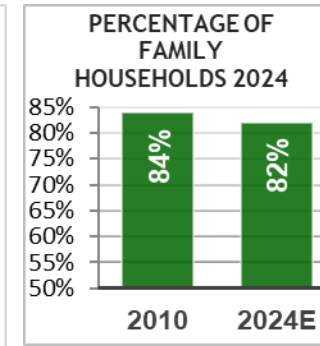
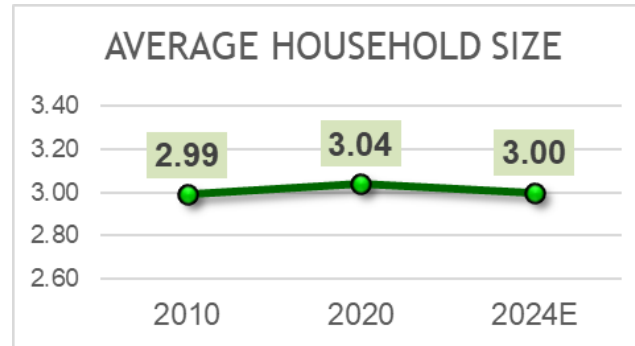
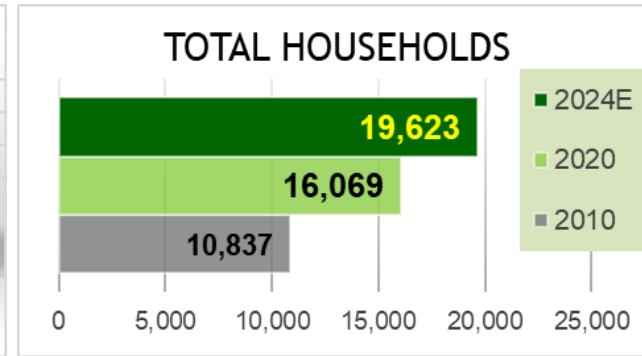
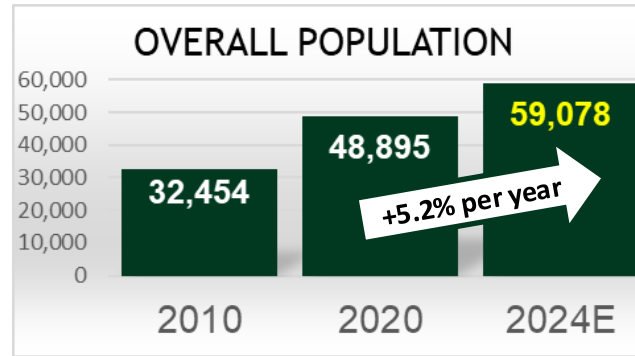
MIDLOTHIAN ISD: 2024 UPDATE

Midlothian ISD's overall population in 2024 is estimated to be 59,078 (+21% since 2020 Census)

In 2024, MISD is estimated to have 19,623 total households (+22% since 2020 Census)

The average household size in MISD remains level near 3.0

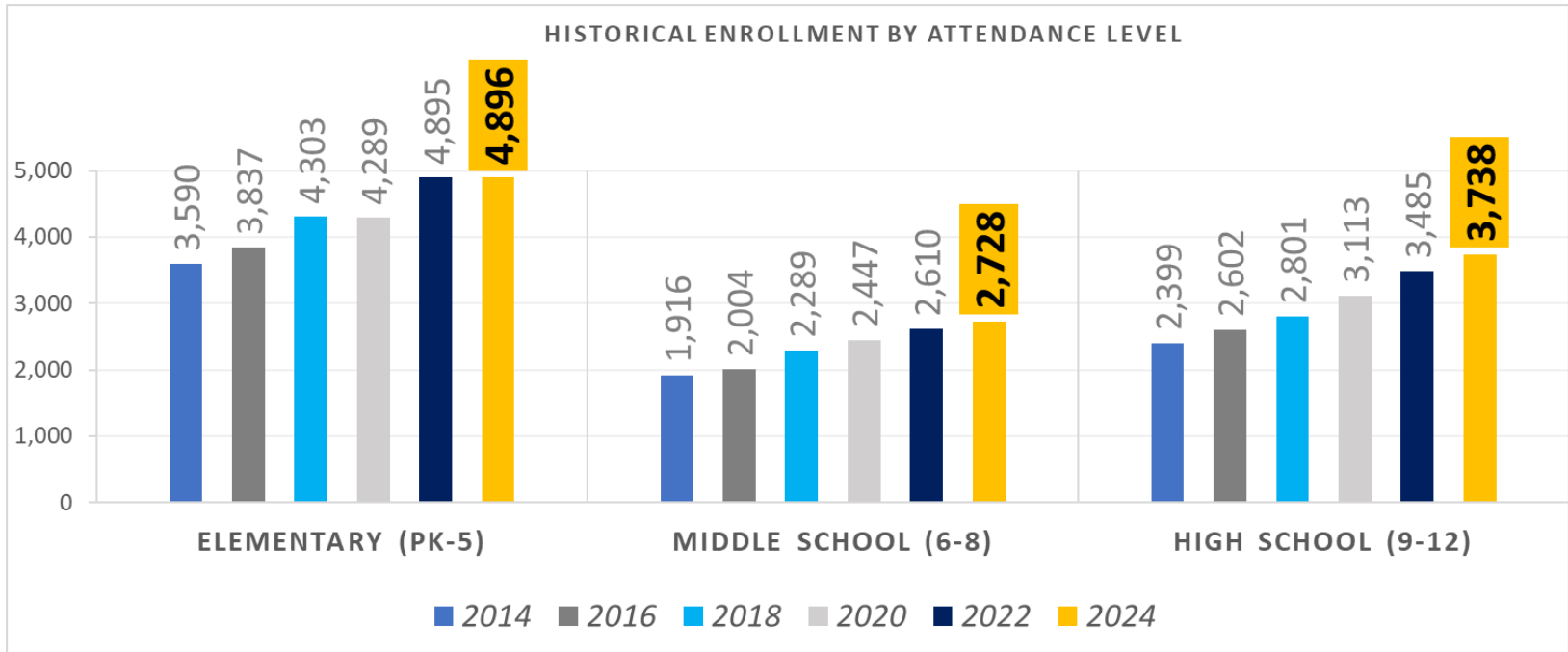
83% of the district's households own/have a mortgage on their home



Under Age 18:
2024 estimates have the district's younger population growing at an average pace of 3.3% per year since 2020



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%

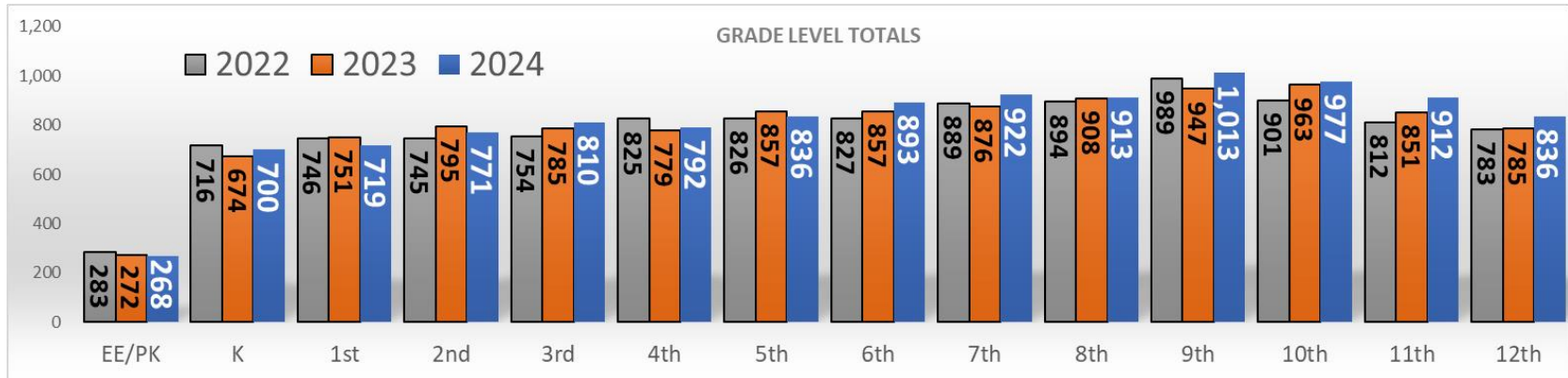


MIDLOTHIAN ISD ENROLLMENT HISTORY: ENROLLMENT BY GRADE LEVEL

 = Record Enrollment

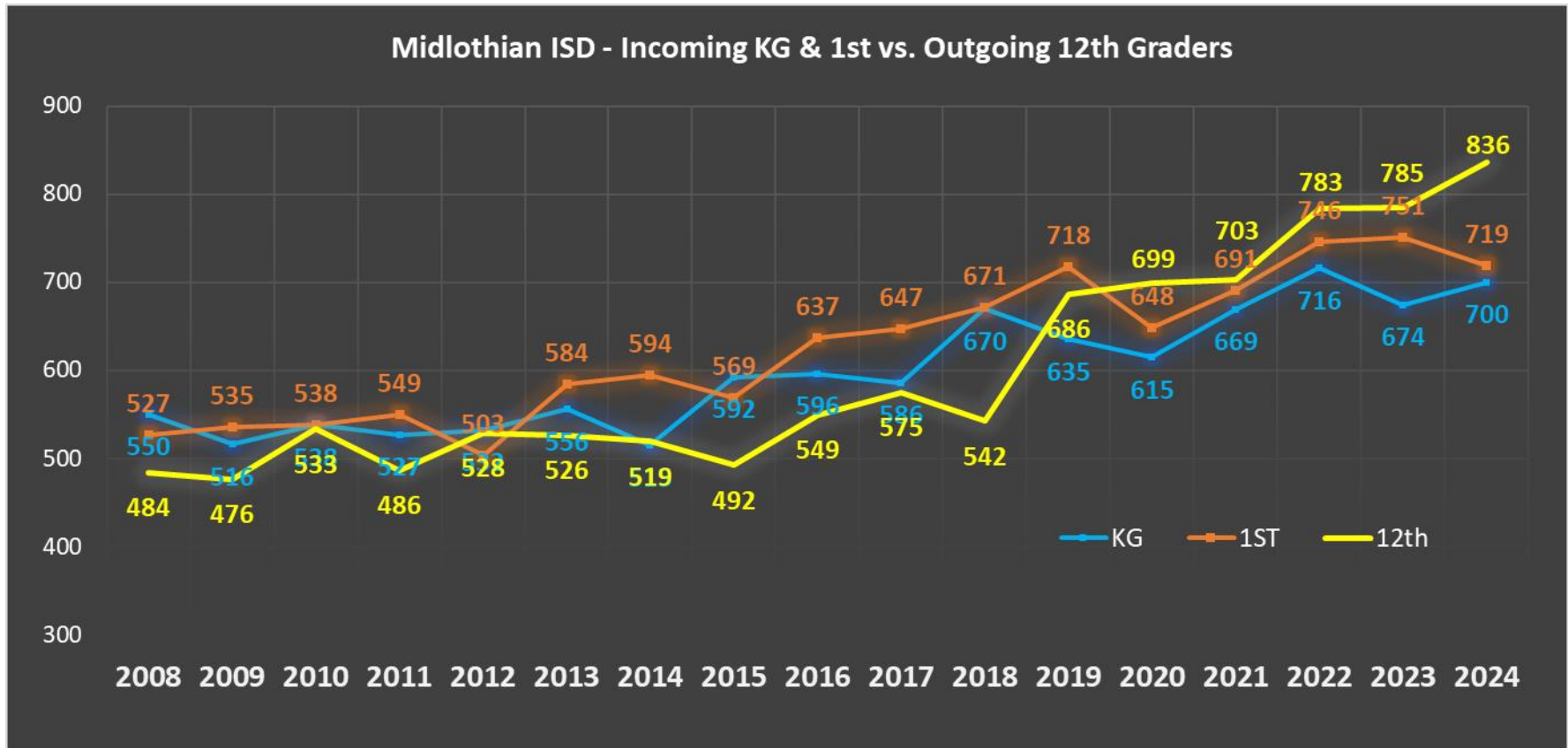


	ELEMENTARY							MIDDLE			HIGH						
Year (Fall)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2007	98	494	465	490	492	484	540	543	537	582	645	534	502	402	6,808		
2008	104	550	527	485	512	521	537	566	562	562	607	580	504	484	7,101	293	4.3%
2009	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

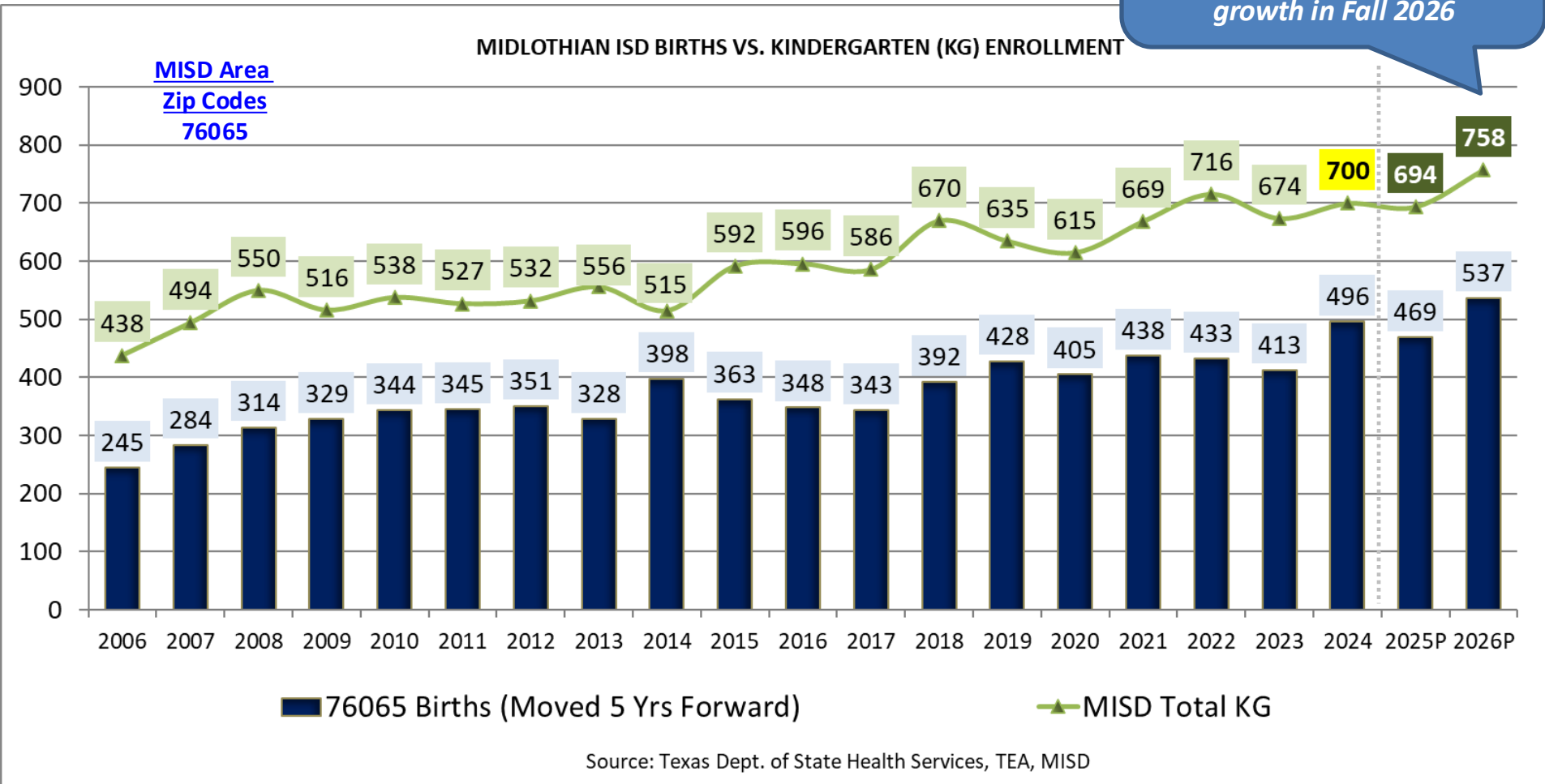


- MISD has historically been positioned for enrollment growth with more Kindergarten and 1st grade students entering than outgoing 12th graders
- 12th grade enrollment surges past KG & 1st grade enrollment post pandemic; positioning the district for slower growth



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



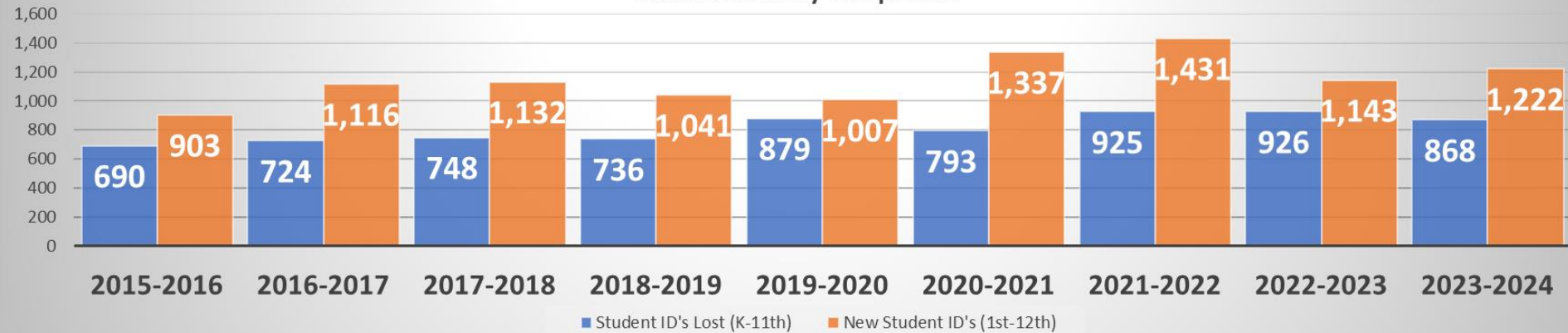
➤ District continues to see more KG students enrolled than originated here



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

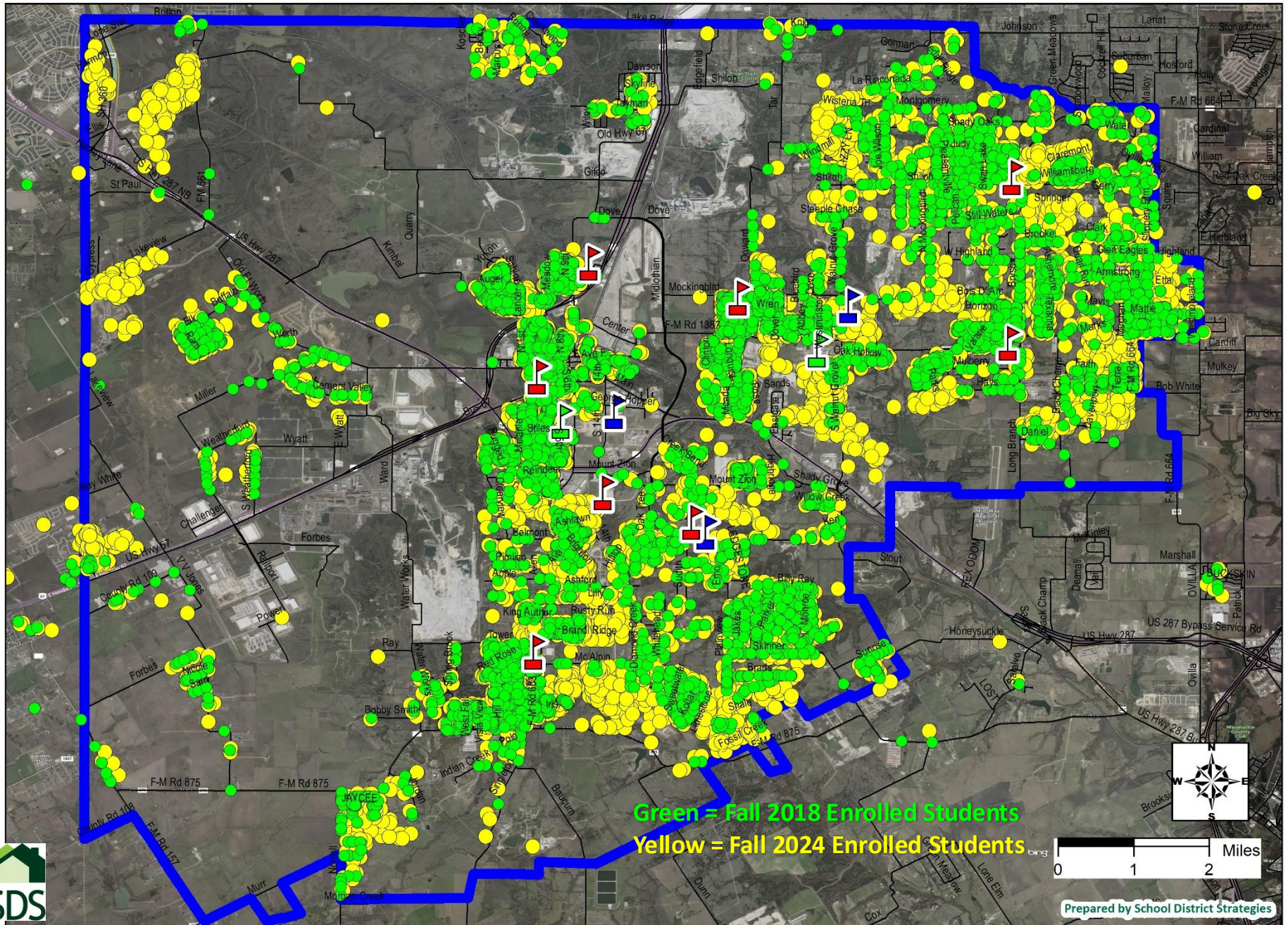


FALL 2024 CAMPUS ENROLLMENT



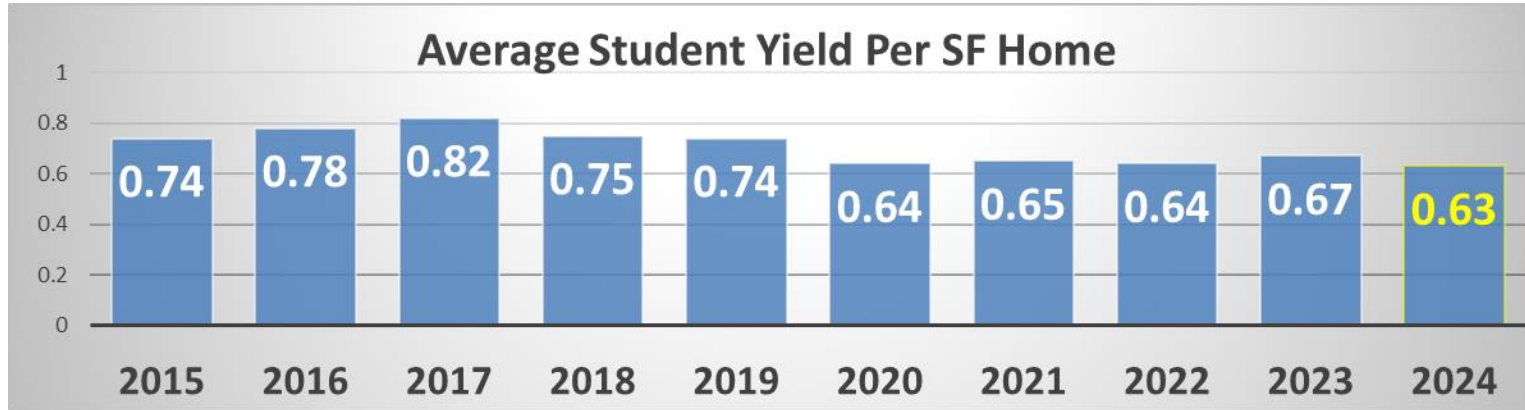
FALL 2024	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	27	82	105	84	92	91	113								594
Coleman Elementary	50	108	93	111	100	103	106								671
Irvin Elementary	45	91	81	93	115	92	94								611
Longbranch Elementary	23	100	117	102	131	113	105								691
McClatchey 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)

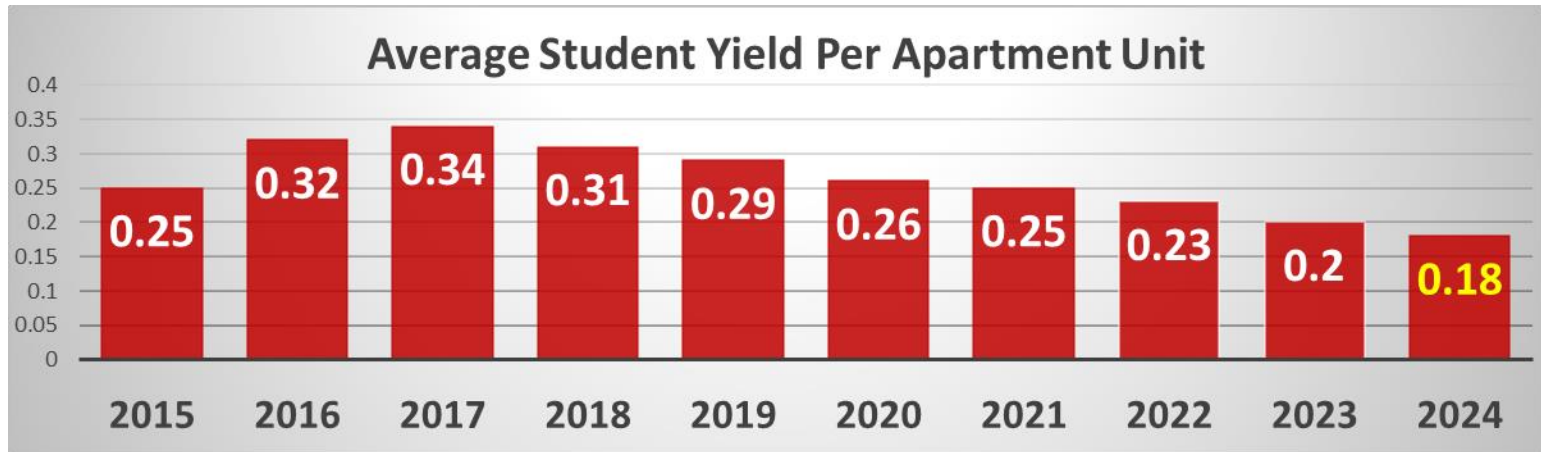


Historical Yield by Attendance Level	ES PK-5 th	MS 6 th -8 th	HS 9 th -12 th
2024	0.30	0.15	0.18
2023	0.33	0.16	0.18
2022	0.30	0.17	0.18
2021	0.29	0.19	0.18
2020	0.29	0.18	0.18
2019	0.36	0.19	0.19
2018	0.37	0.19	0.19
2017	0.39	0.19	0.24

- *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

DFW HOUSING MARKET CONDITIONS 4Q24

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-October jobs reports push rate back up, rising to 7% level by YE
- 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 4Q24 compounds the challenge
- Market is a 'grind'; builders focus on blocking and tackling issues, renewed sales training
- Builders continue to push growth plans

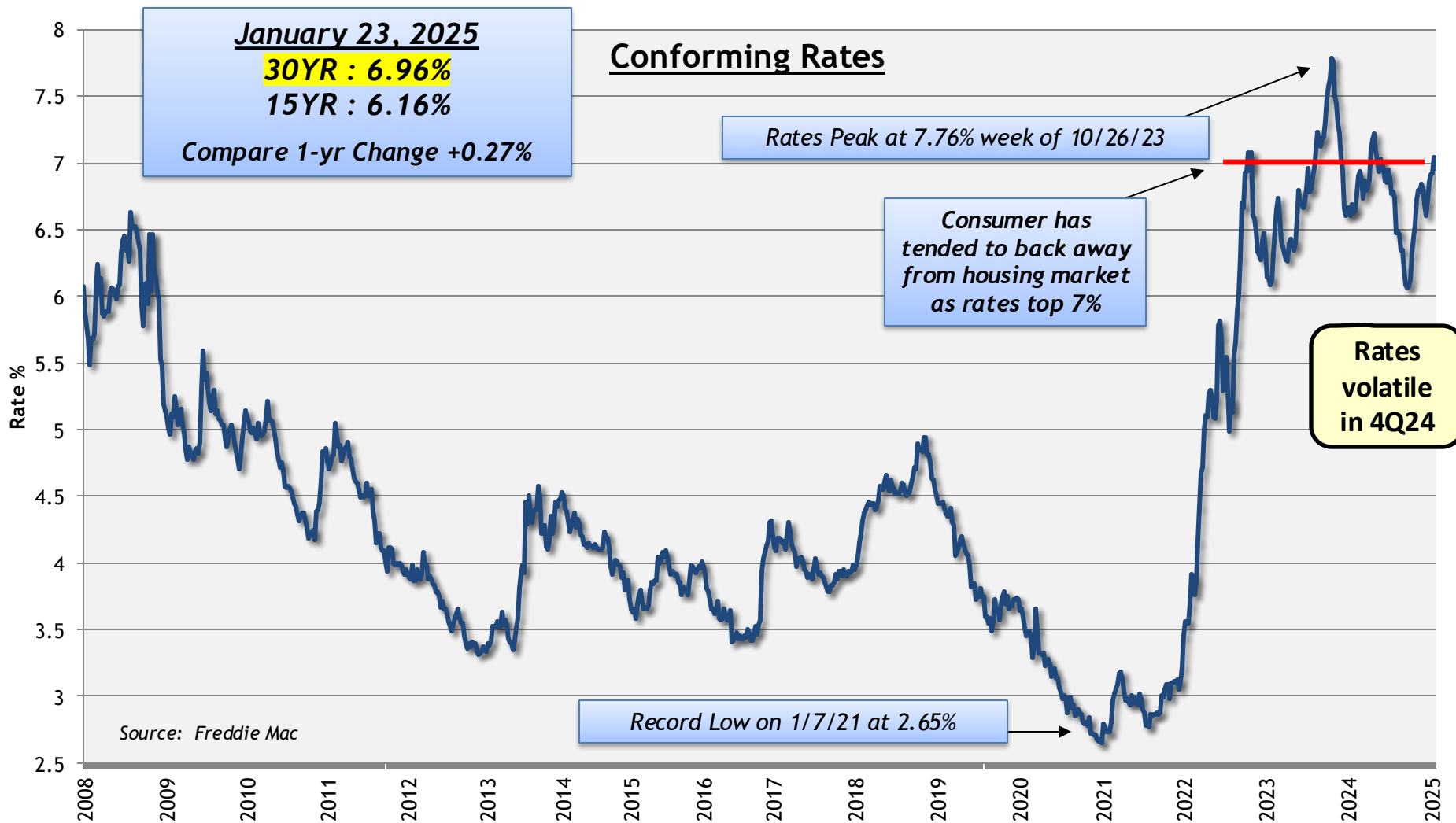
Weaker Job Formation Noticeable

- Current 67.8K pace below 100K needed—white collar job formation lower
- Hope is that Trump presidency brings jobs more quickly

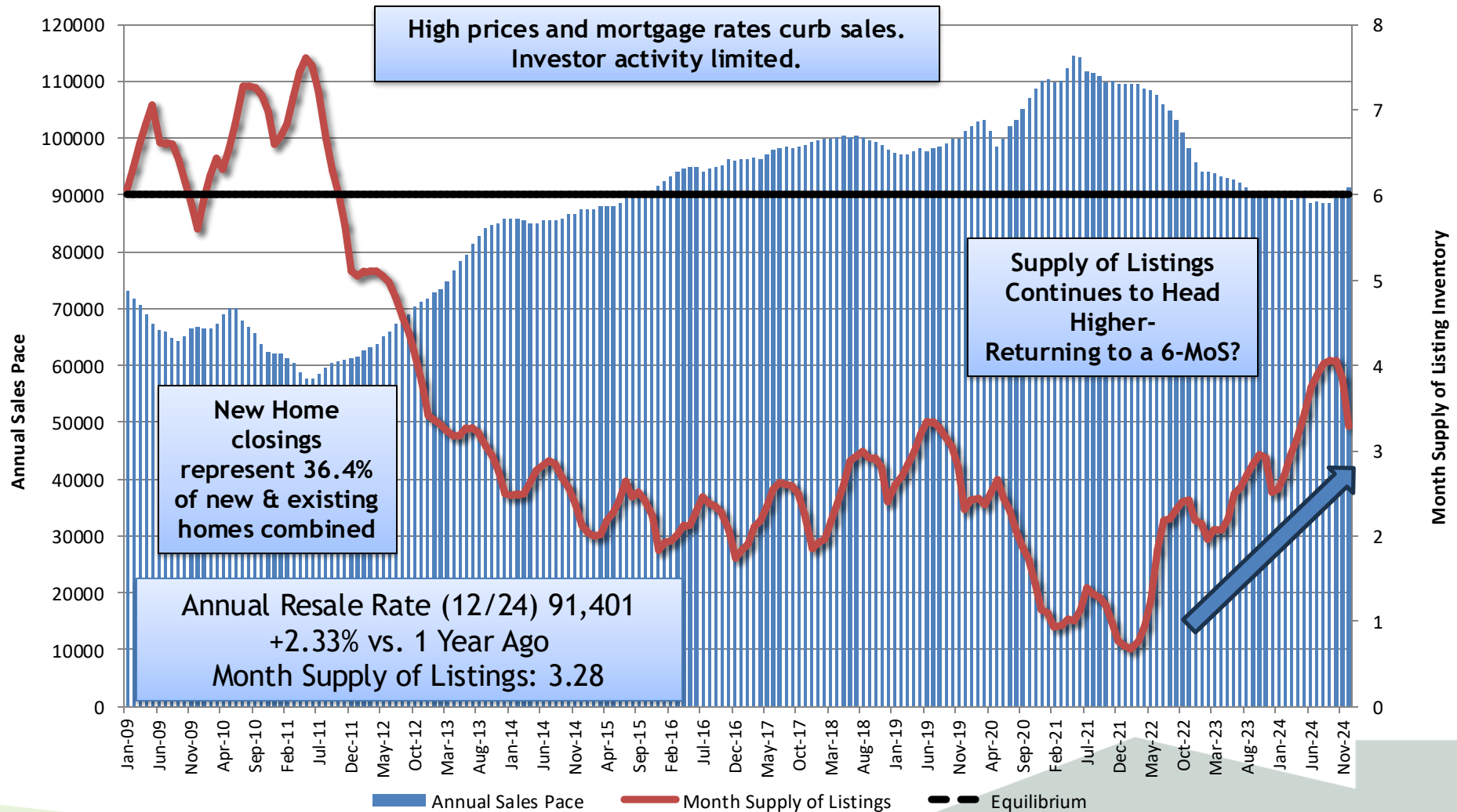
2025 Outlook

- Declining mortgage rates are happening more slowly than originally expected
- A 30-year mortgage rate near 6% would ensure a vibrant '25 Spring sales market
- Primary question is how far and how fast will rates decline—and will this be enough to sustain buyer demand until annual job growth climbs back over 100K?
- What does a Trump presidency hold for the housing industry?
- Existing home market will not 'unlock' until 30-year rate drops to 5.5%. This appears increasingly unlikely
- Current market outlook is for static to declining prices for both new and existing homes

30-YEAR MORTGAGE RATE



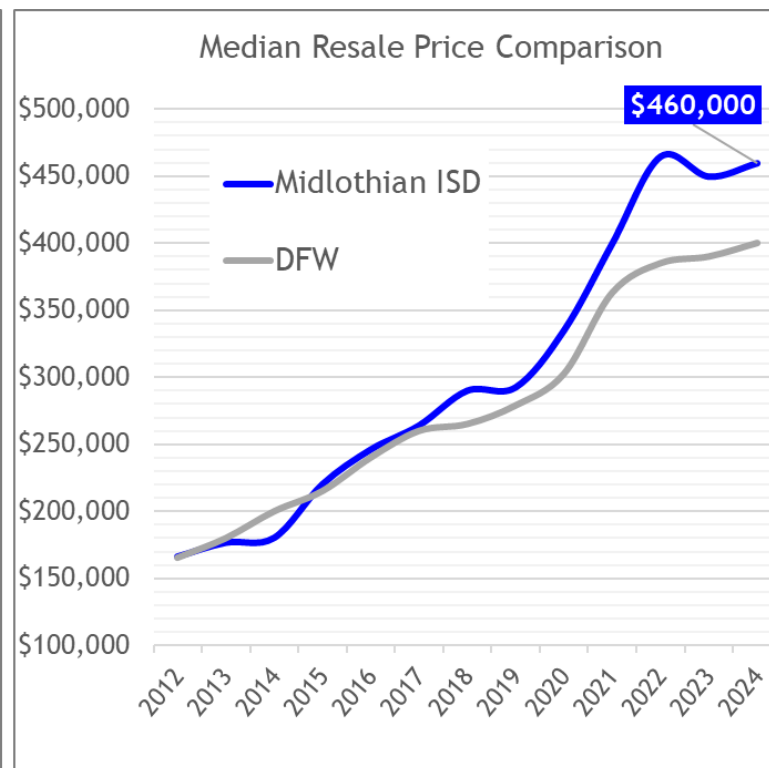
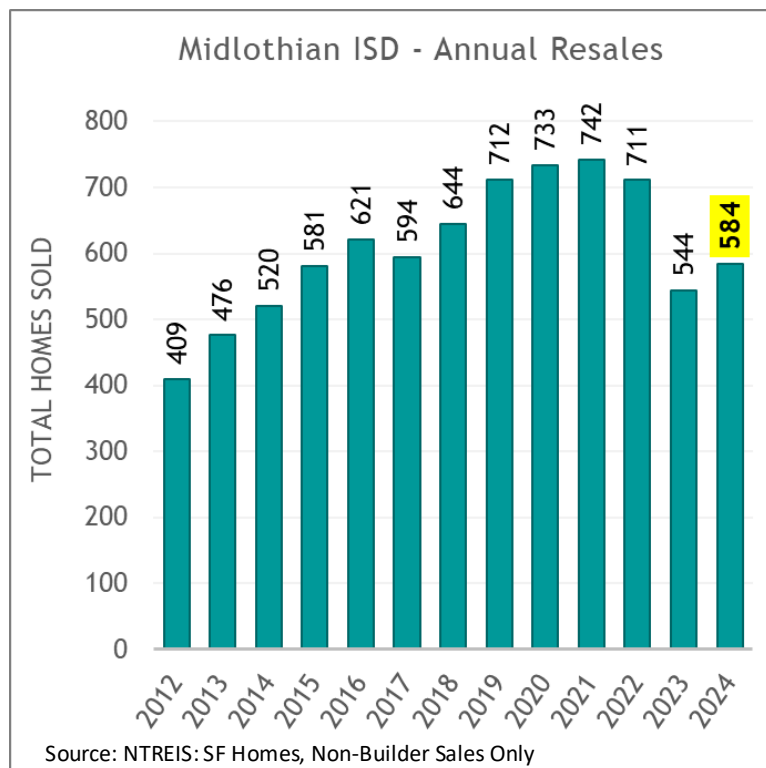
DFW EXISTING HOME SALES (DFW MSA)



Source: Texas A&M Real Estate Center

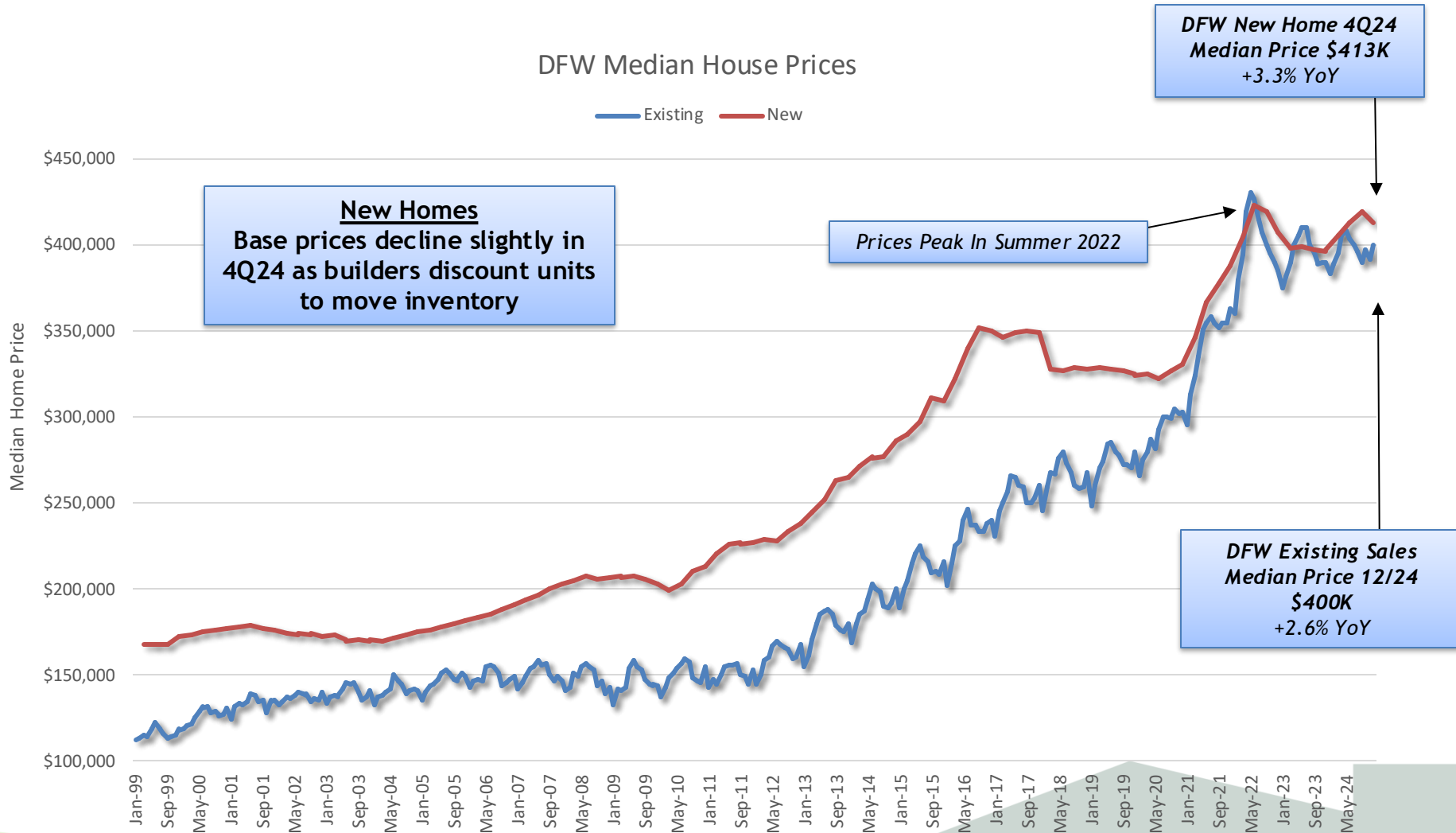


MIDLOTHIAN ISD PRE-OWNED HOME SALES



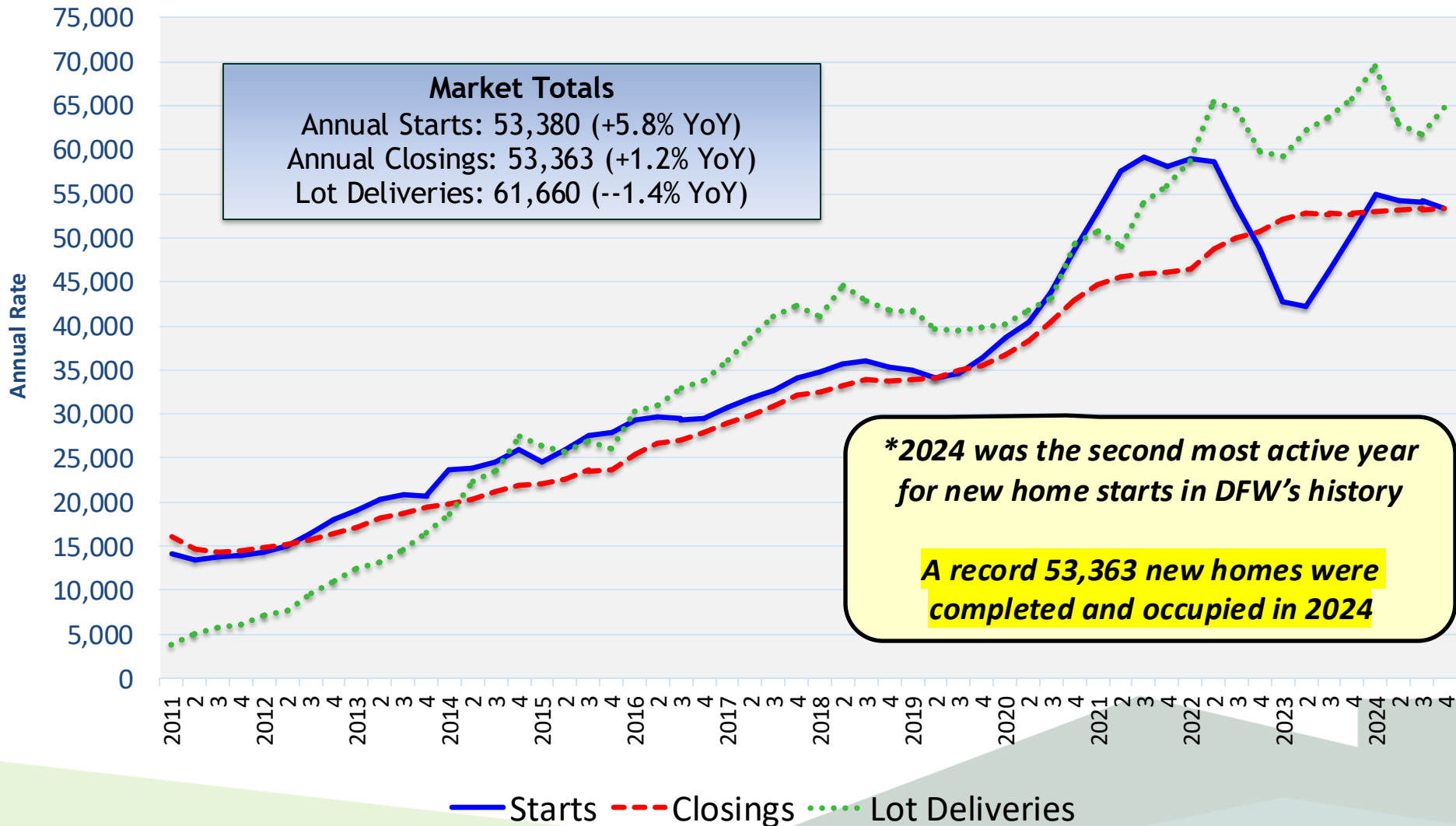
- Higher mortgage rate environment continues to impact existing home sales in the district
- 584 pre-owned homes sold in the district during the 2024 calendar year
 - Pace remains near the 10-year low set in 2023
- MISD's median resale sold price as of 4Q24 was \$460,000 (+2.2% YoY)
- DFW's median pre-owned sold price as of Dec. 2024 was \$400K (+2.6% YoY)

DFW NEW & EXISTING MEDIAN HOME PRICES

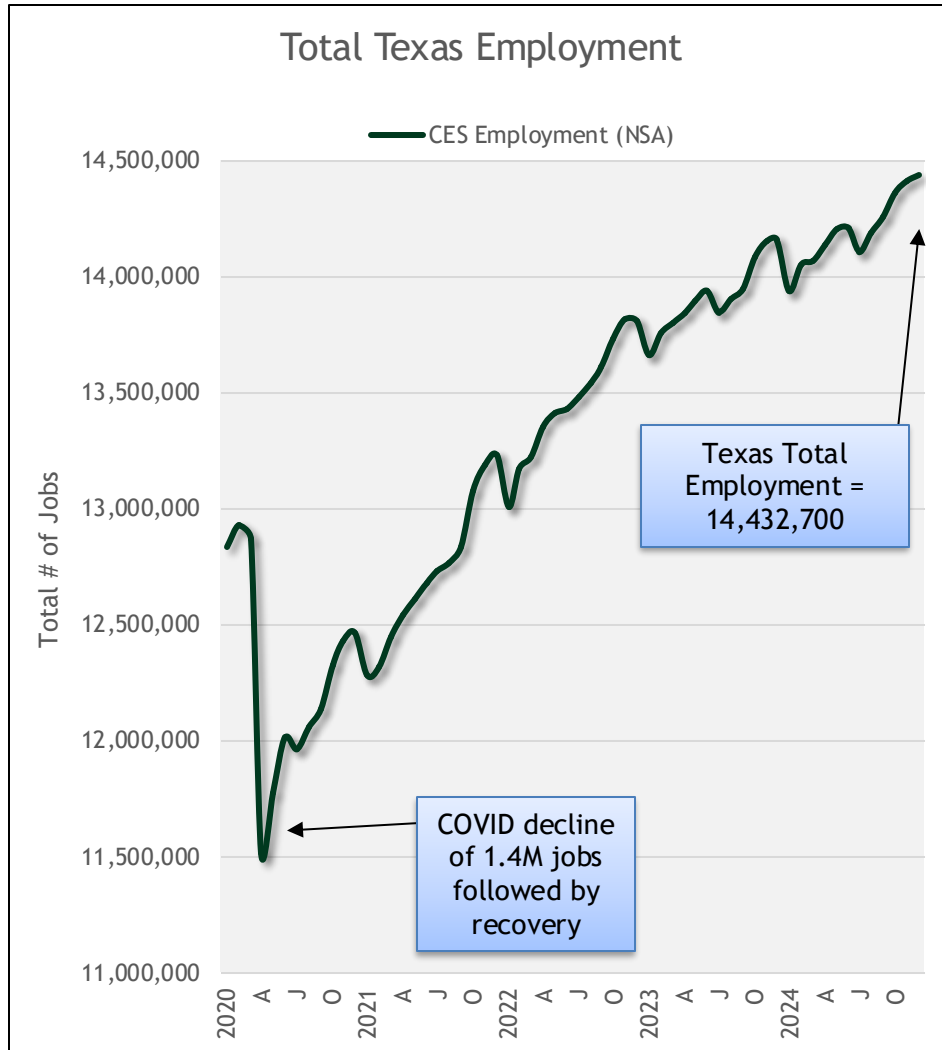


Sources: RSI, Texas A&M Research Center, NTREIS

GROWTH DRIVERS: DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES



GROWTH DRIVERS: TEXAS ECONOMY



Employment Growth

Year-over-Year Growth Rate

December 2024

United States

– +2,189,000 +1.38%

Texas

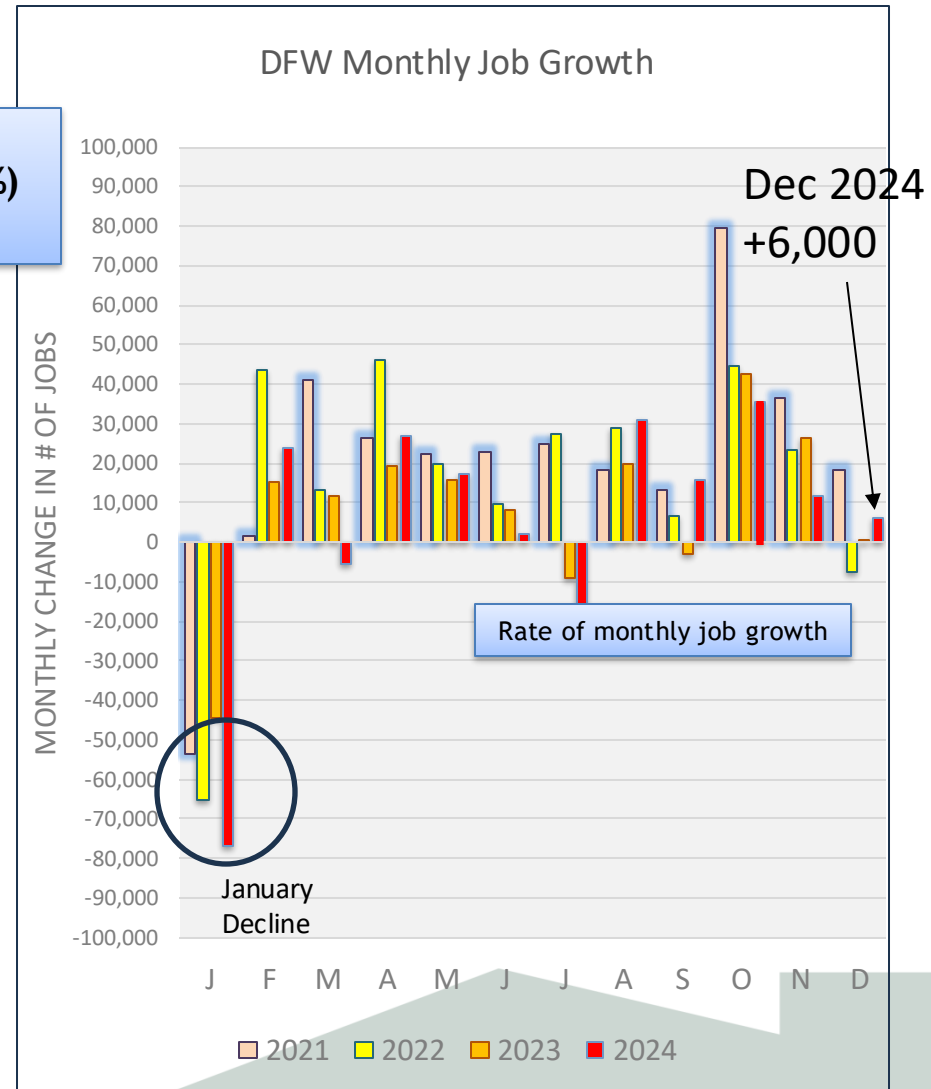
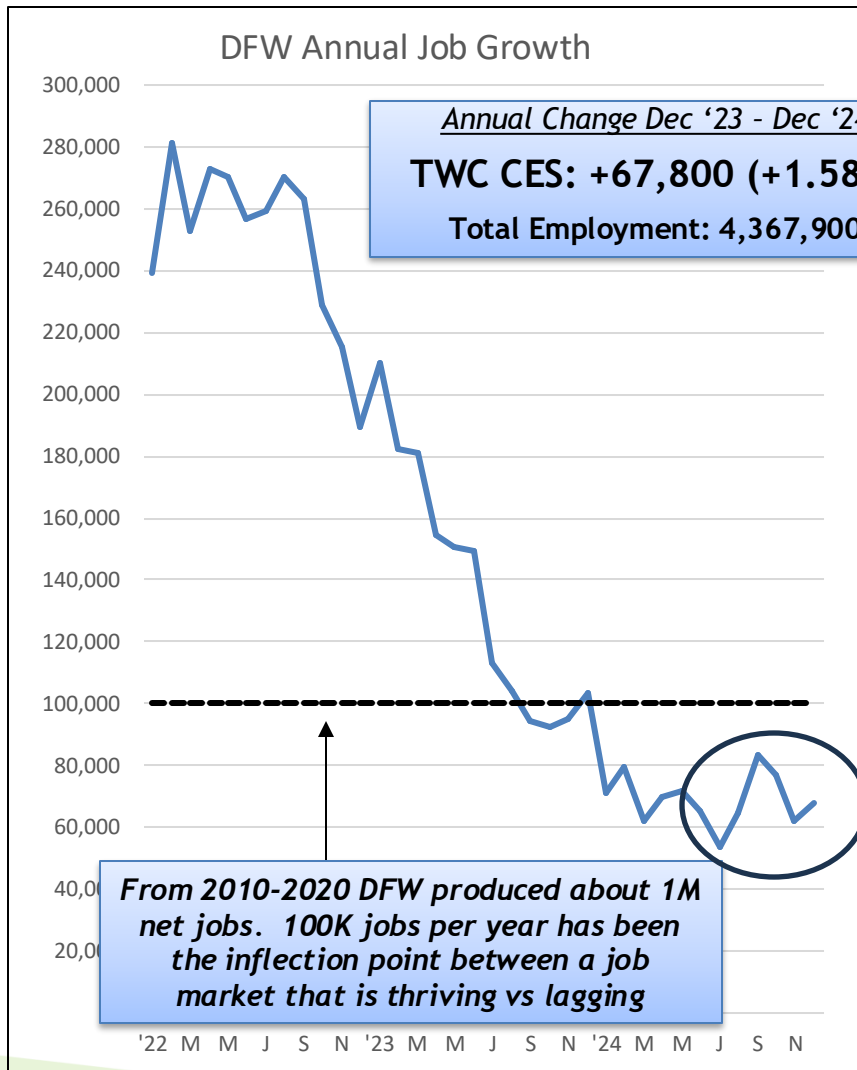
– +277,300 +1.96%

Major Texas Markets YoY Growth

– DFW	+67,800	+1.58%
– Houston	+57,800	+1.68%
– Austin	+22,700	+1.67%
– San Antonio	+23,900	+2.01%

Source: TWC - CES (Not Seasonally Adjusted)

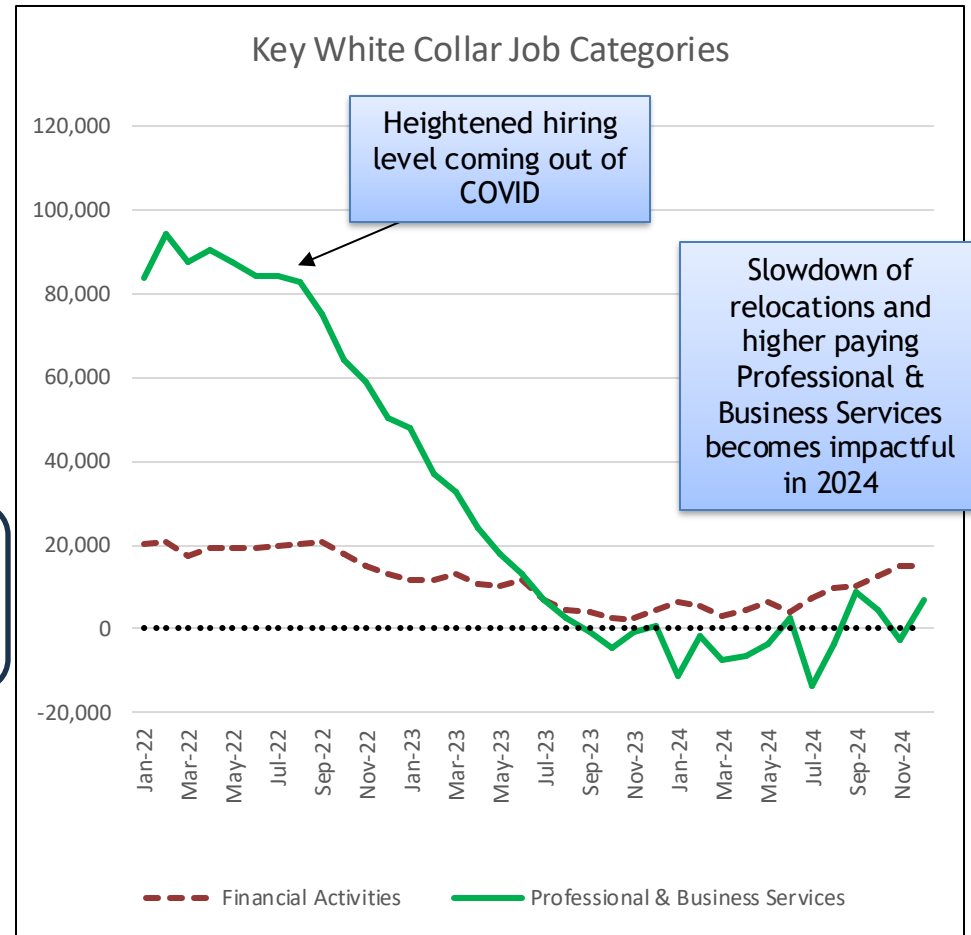
GROWTH DRIVERS: DFW EMPLOYMENT GROWTH



Sources: TWC - CES, Dallas Federal Reserve (Not Seasonally Adjusted)

DFW EMPLOYMENT GROWTH BY SECTOR

December	Annual Change	% Change
Mining, Log, Construction	4,900	1.9%
Manufacturing	4,300	1.4%
Trade, Transportation & Utilities	9,400	1.0%
Information	1,600	1.8%
Financial Activities	14,800	4.0%
Professional & Business Services	7,100	0.9%
Education & Health Services	13,400	2.6%
Leisure & Hospitality	1,700	0.4%
Other Services	1,500	1.1%
Government	9,100	1.9%



Not Seasonally Adjusted

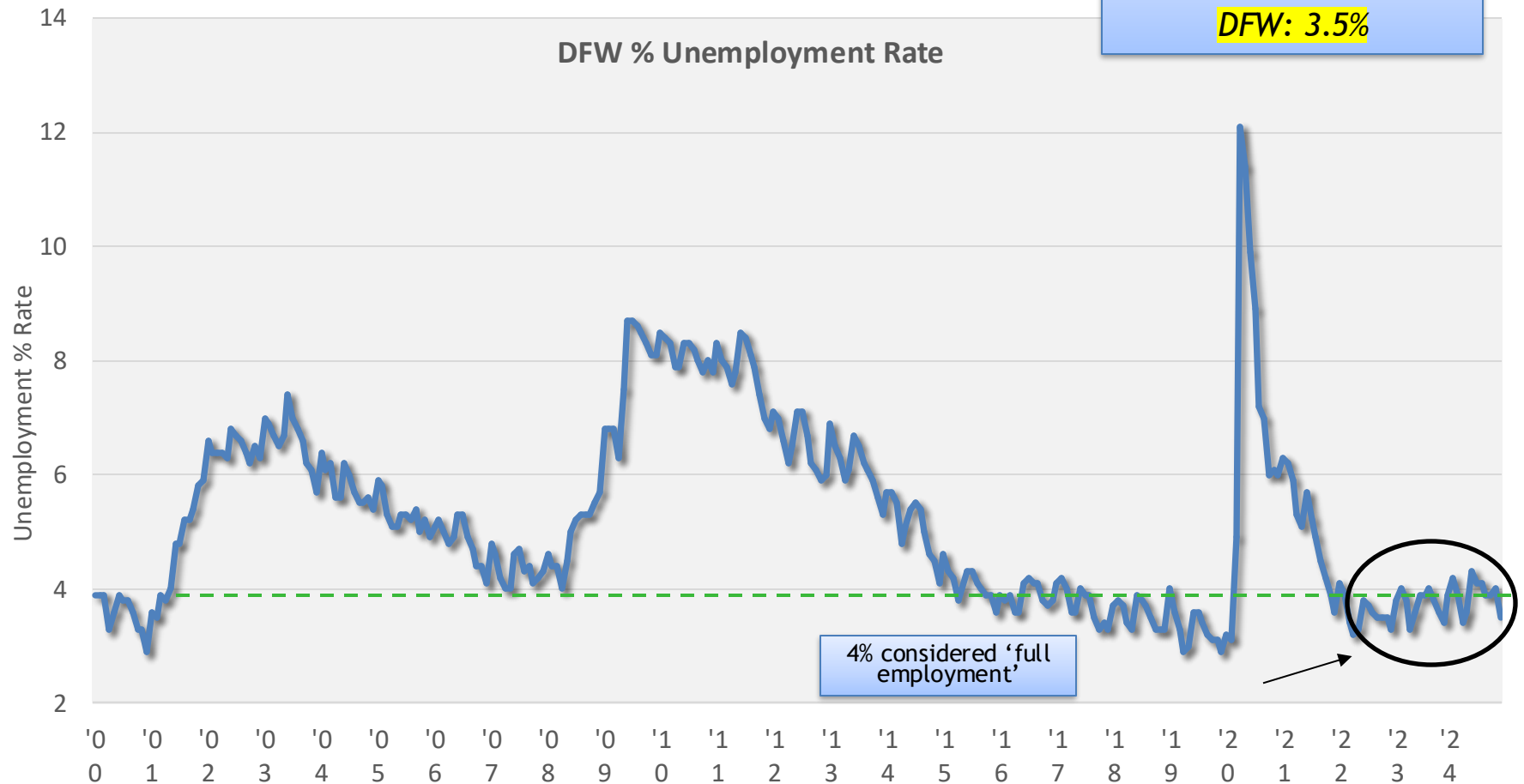
Source: TWC - CES

DFW UNEMPLOYMENT

Unemployment Rates -
December 2024

US : 3.8% Texas: 3.7%

DFW: 3.5%

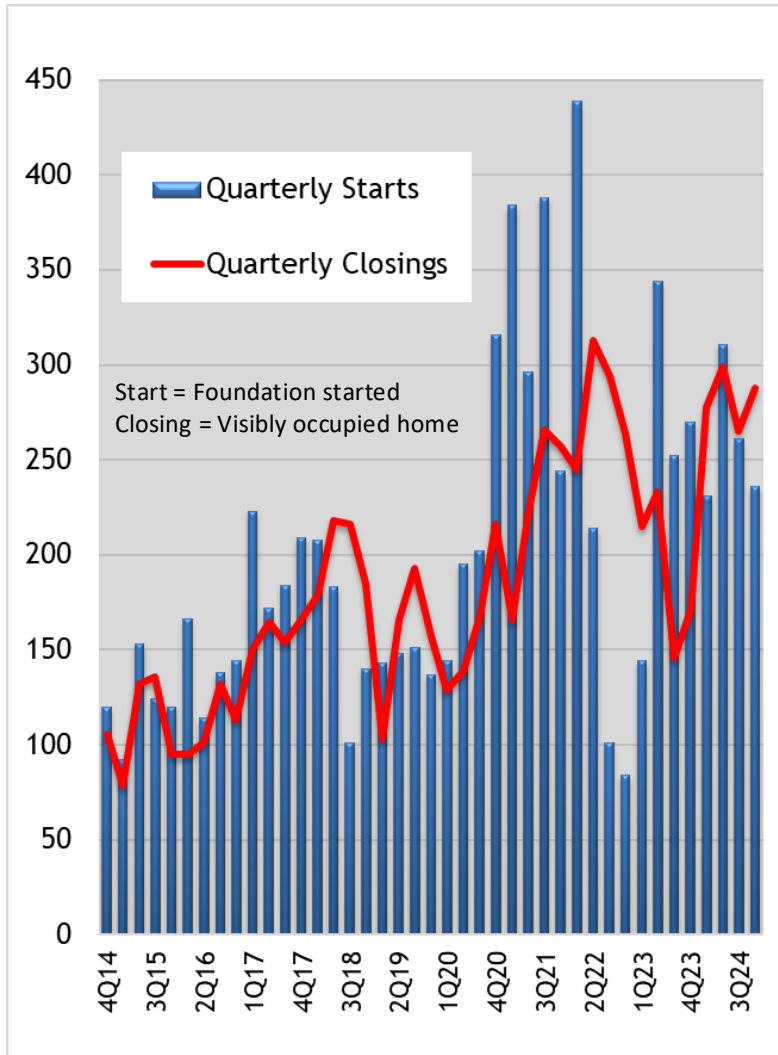


Source: TWC—LAUS Survey (NSA)



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	231
2Q	153	114	172	183	148	195	296	214	344	311
3Q	124	138	184	101	151	202	388	101	252	261
4Q	120	144	209	140	137	316	244	84	270	236
Total	489	562	788	632	579	857	1,312	838	1,010	1,039

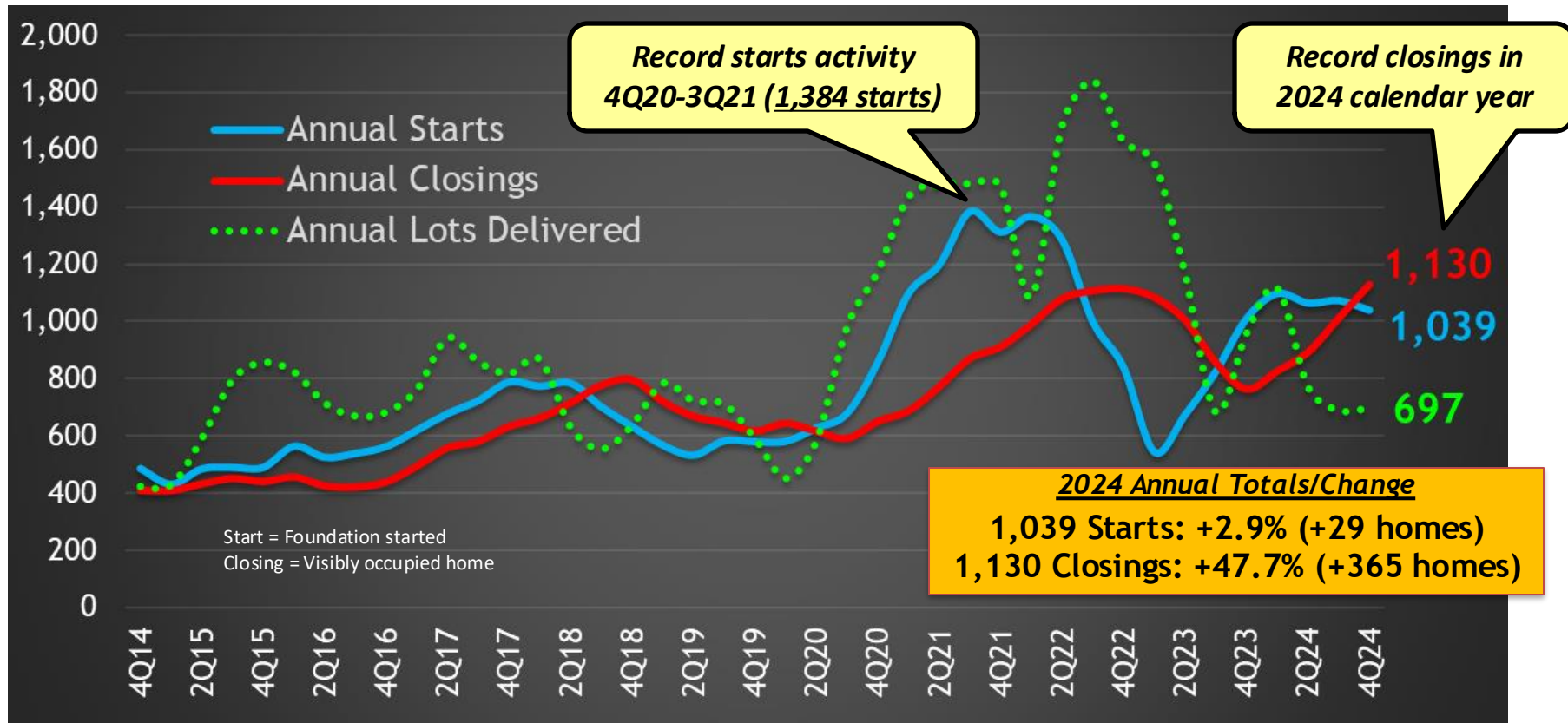
Closings	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1Q	79	95	150	179	103	129	166	245	215	278
2Q	132	101	165	218	166	139	224	313	233	299
3Q	136	132	154	216	193	168	266	294	146	265
4Q	95	113	166	185	157	216	257	264	171	288
Total	442	441	635	798	619	652	913	1,116	765	1,130

New homebuilders in
MISD started another
236 new homes in
4Q24

288 new homes were
occupied during the
4th quarter (a new 4th
quarter record)



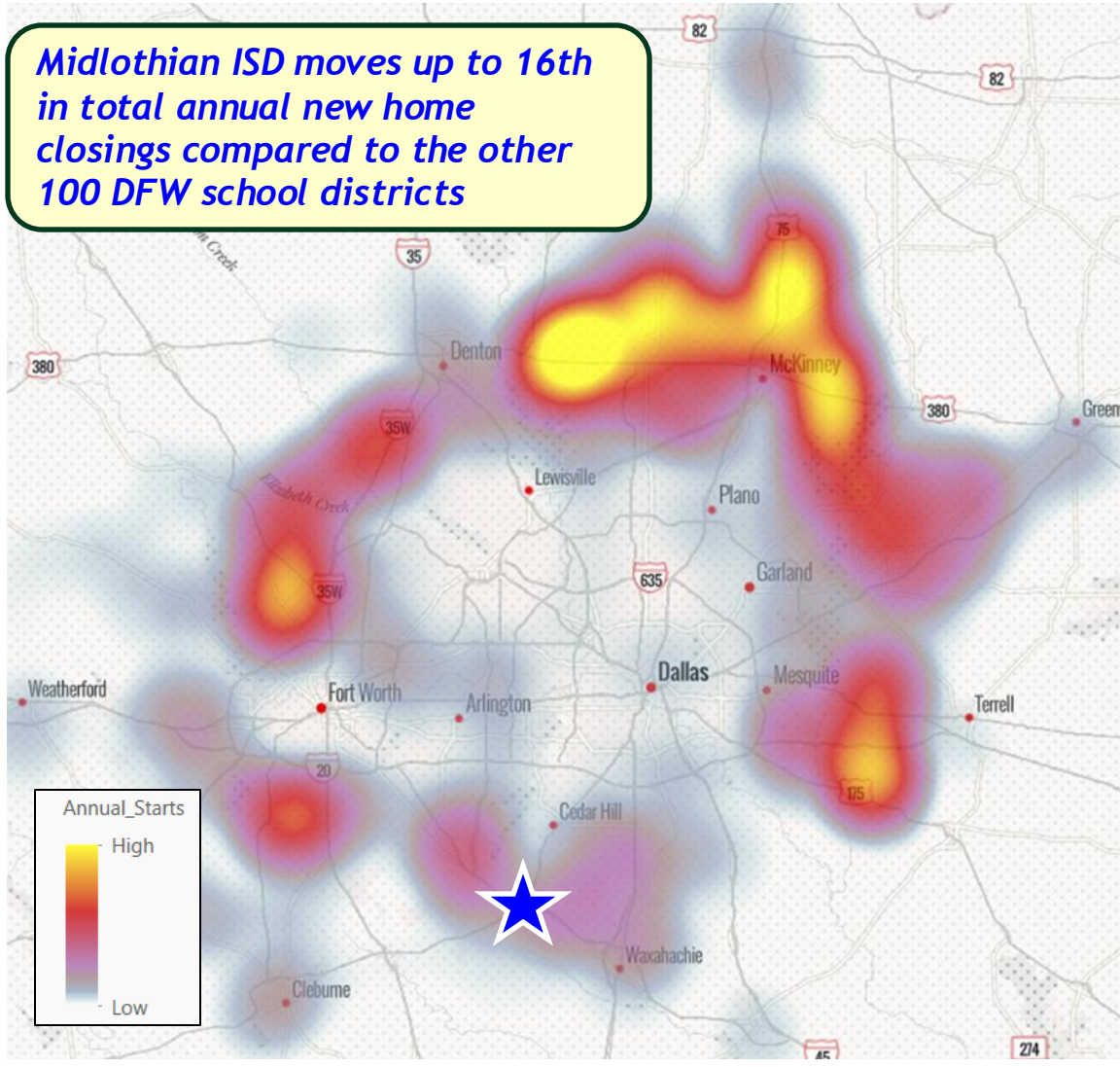
GROWTH DRIVERS: MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION AND LOT DELIVERIES



- MISD'S popular new home market produced over 1,000 new home starts during the 2024 calendar year
- Annual starts increased 3% year-over-year to 1,039 homes
- Closings rebound in 2024 and the year at a new annual record of 1,130 total closings (+48% YoY)
- Developers delivered 697 new single-family (SF) residential lots in MISD over the past year

NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 2024

Midlothian ISD moves up to 16th in total annual new home closings compared to the other 100 DFW school districts

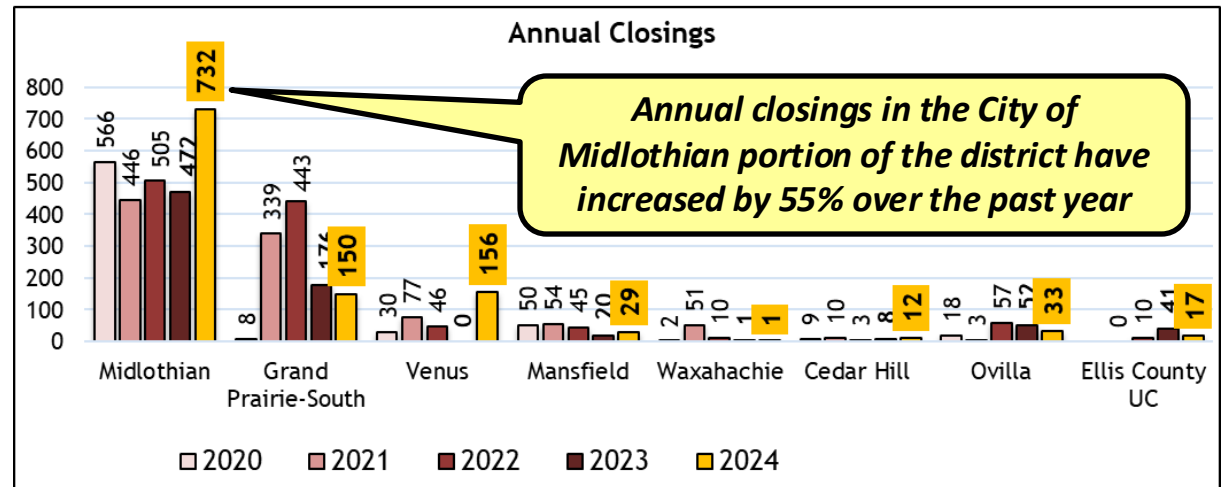
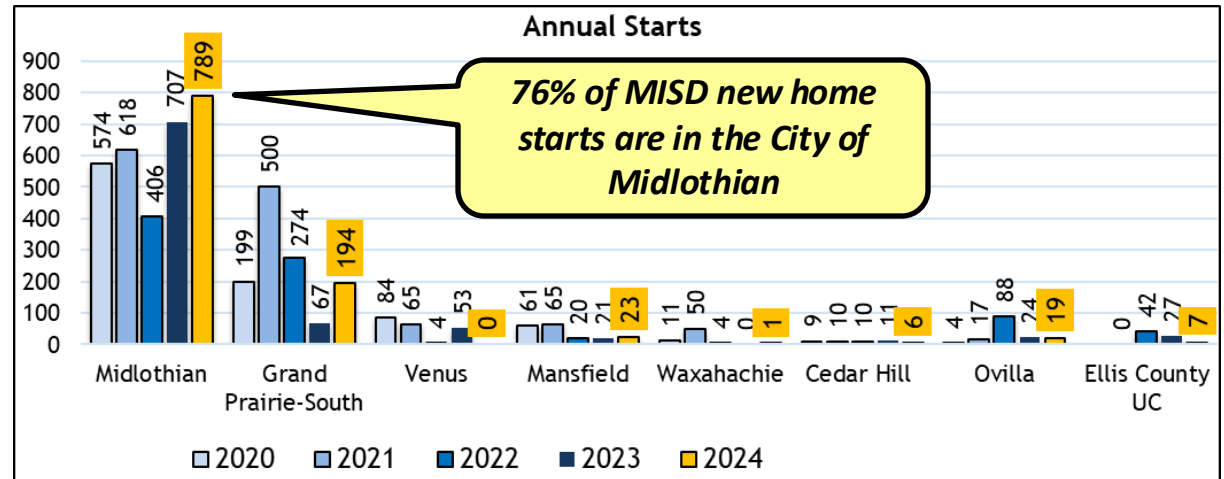


Rank	District	Annual Starts	Annual Closings
1	Northwest	3,401	3,870
2	McKinney	2,488	3,227
3	Denton	2,271	3,031
4	Prosper	2,403	2,891
5	Princeton	3,362	2,862
6	Eagle Mtn-Saginaw	1,746	2,151
7	Forney	1,926	2,093
8	Crandall	1,967	1,615
9	Celina	2,222	1,517
10	Crowley	1,794	1,479
11	Dallas	975	1,349
12	Aubrey	1,323	1,293
13	Anna	1,753	1,270
14	Community	1,710	1,261
15	Royse City	1,049	1,232
16	Midlothian	1,039	1,130
17	Melissa	1,083	1,065
18	Garland	741	1,045
19	Frisco	1,378	1,023
20	Rockwall	1,115	950
21	Argyle	753	908
22	Mansfield	1,151	893
23	Waxahachie	788	701
24	Ft. Worth	692	658
25	Little Elm	958	598



MISD NEW HOME ACTIVITY BY CITY SECTOR: 2024

- New home construction in the City of Midlothian continues to increase; 789 starts from 1Q24-4Q24
- Closings in the City of Midlothian have climbed to 732 over the past year





MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS

1Q24-4Q24 (*ranked by annual closings*)

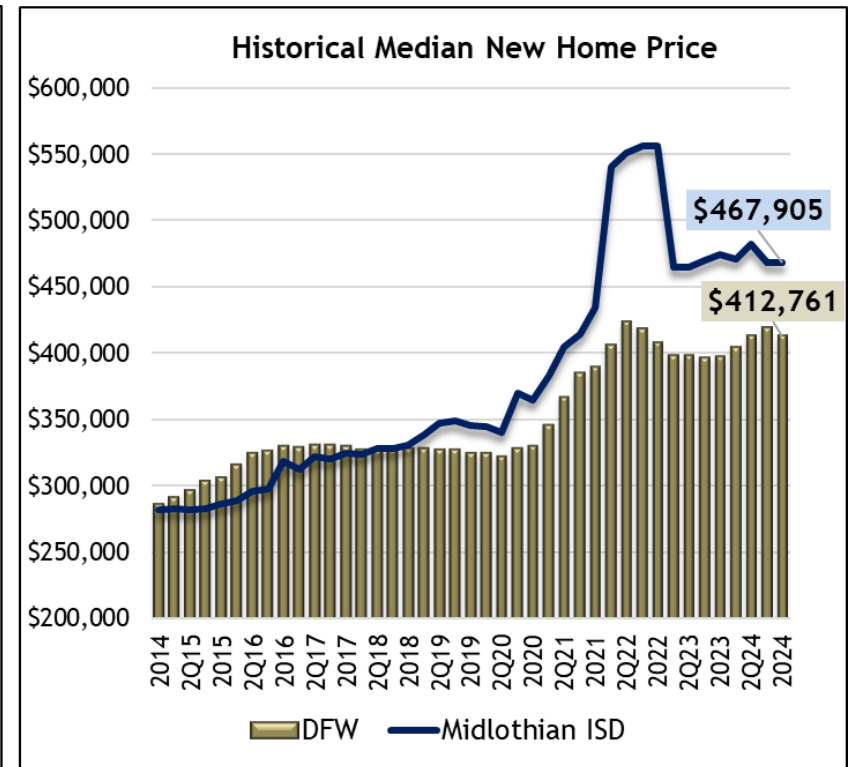
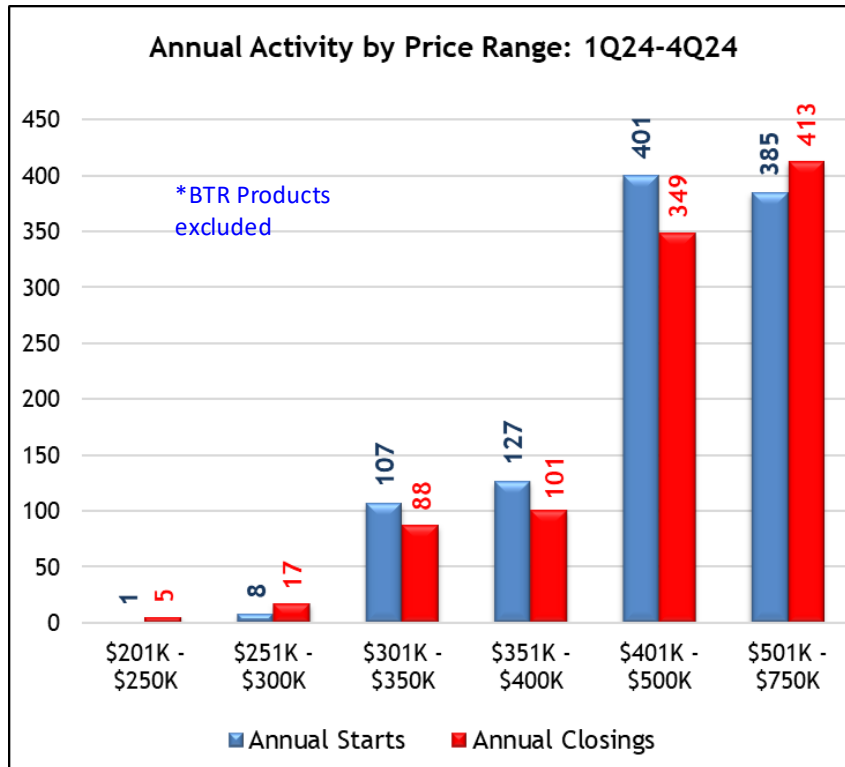


Rank	Subdivision	Annual Starts	Annual Closings	Elementary Zone	Middle School Zone	High School Zone
1	Heritage Hills Estates BTR	0	156	Irvin	Dieterich	Midlothian
2	Bridgewater	134	126	Longbranch	Walnut Grove	Heritage
3	Goodland/Prairie Ridge	165	118	Vitovsky	Frank Seale	Midlothian
4	Dove Creek	19	109	Coleman	Dieterich	Midlothian
5	Redden Farms	120	64	Baxter	Walnut Grove	Heritage
6	Hayes Crossing	33	49	Longbranch	Walnut Grove	Heritage
7	The Grove	31	45	Baxter	Walnut Grove	Heritage
8	Ridgepoint	32	40	Coleman	Dieterich	Midlothian
9	Wind Ridge	7	38	Longbrach	Walnut Grove	Heritage
10	Westside Preserve	142	31	Vitovsky	Frank Seale	Midlothian

<i>Up and Coming in 2025</i>						
	Villages of Walnut Grove	26	27	Baxter	Walnut Grove	Heritage
	La Paz Ranch Estates	33	24	Miller	Dieterich	Midlothian
	Hidden Lakes on Mockingbird	27	24	McClatchey	Walnut Grove	Heritage
	Parks of Somercrest	21	23	Miller	Dieterich	Midlothian
	Mockingbird Heights	28	12	Baxter	Walnut Grove	Heritage
	Shady Valley Estates	26	2	Miller	Dieterich	Midlothian
	Midlothian Midtowne	18	0	Irvin	Dieterich	Midlothian



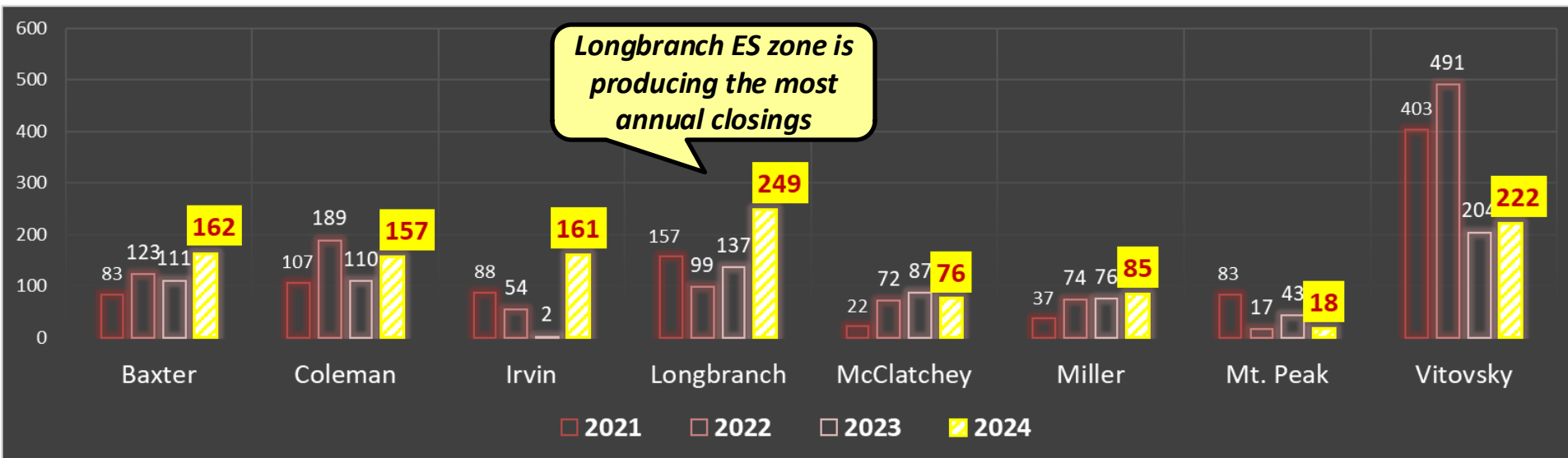
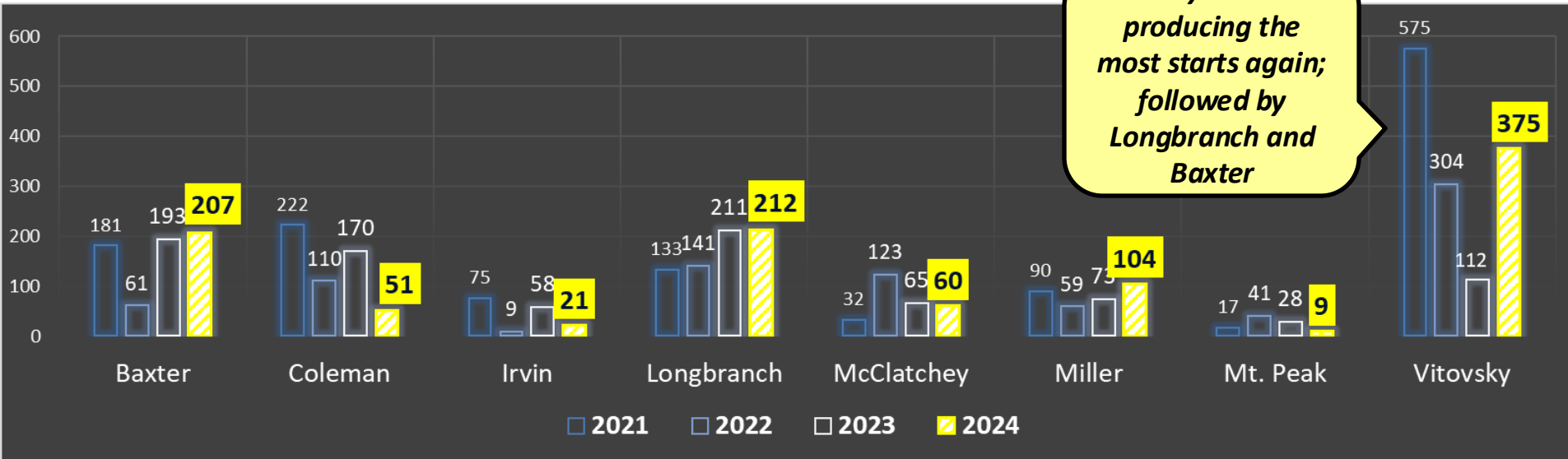
DISTRICT MEDIAN NEW HOME PRICE HISTORY



- Majority of MISD's new home activity occurs from \$401-750K
- District's median new home price in 4Q24 = \$468K (-1.4% YoY)
- DFW's median new home price levels off near \$413K at YE 2024 (+3.3% YoY)

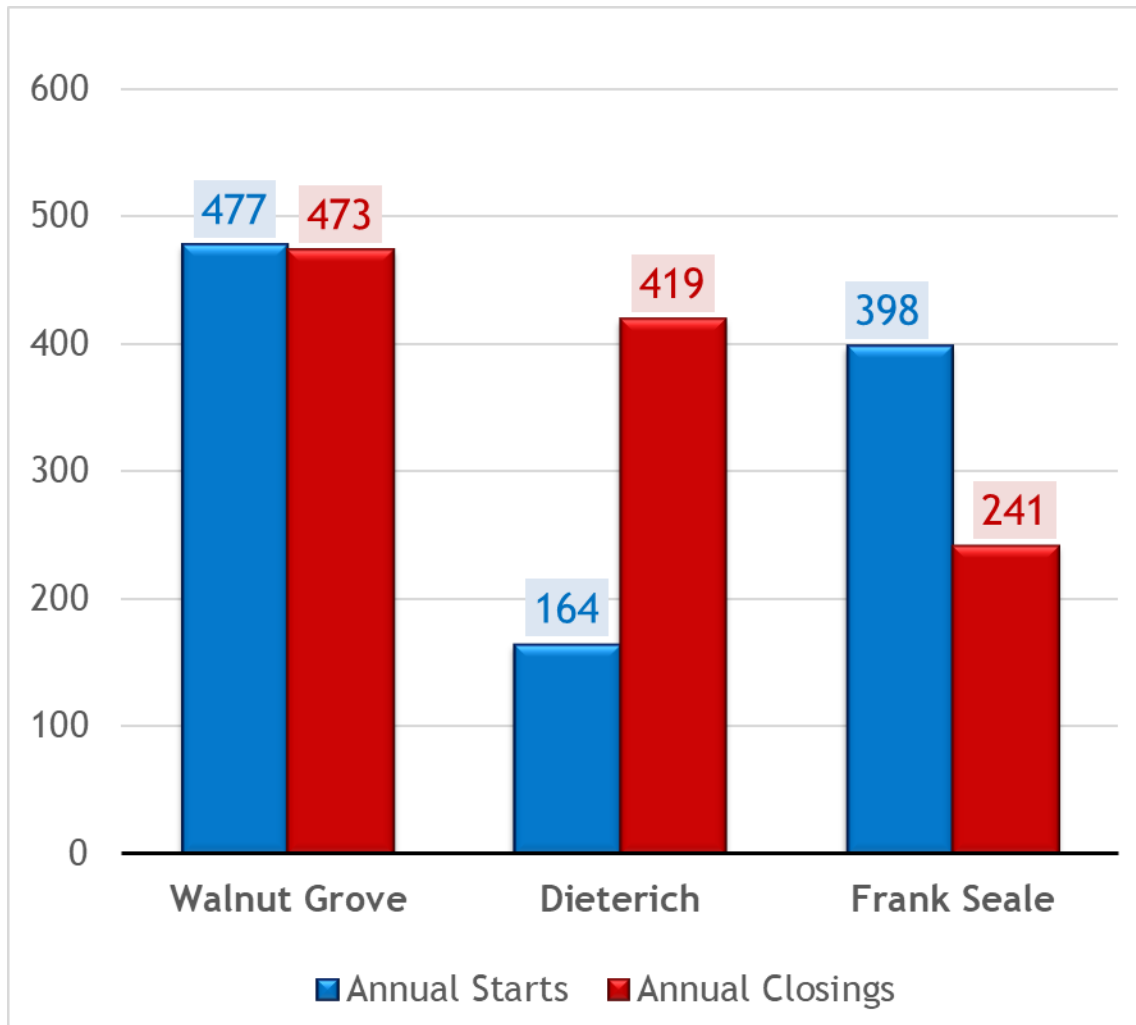


MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE





MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE: 1Q24-4Q24

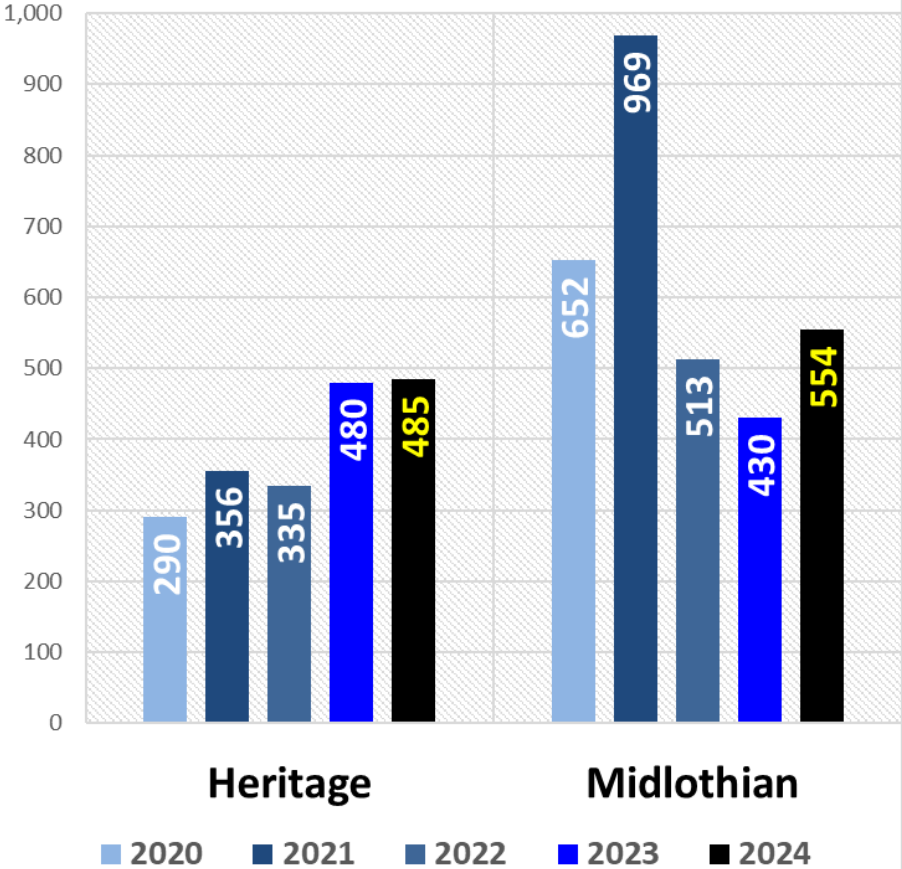


- Walnut Grove attendance zone produces the most new home construction during 2024 with 477 starts and 473 closings
- Dieterich zone sees increasing activity over the past four quarters with 419 closings
- Starts in the Frank Seale zone are increasing again (398 total starts in 2024)

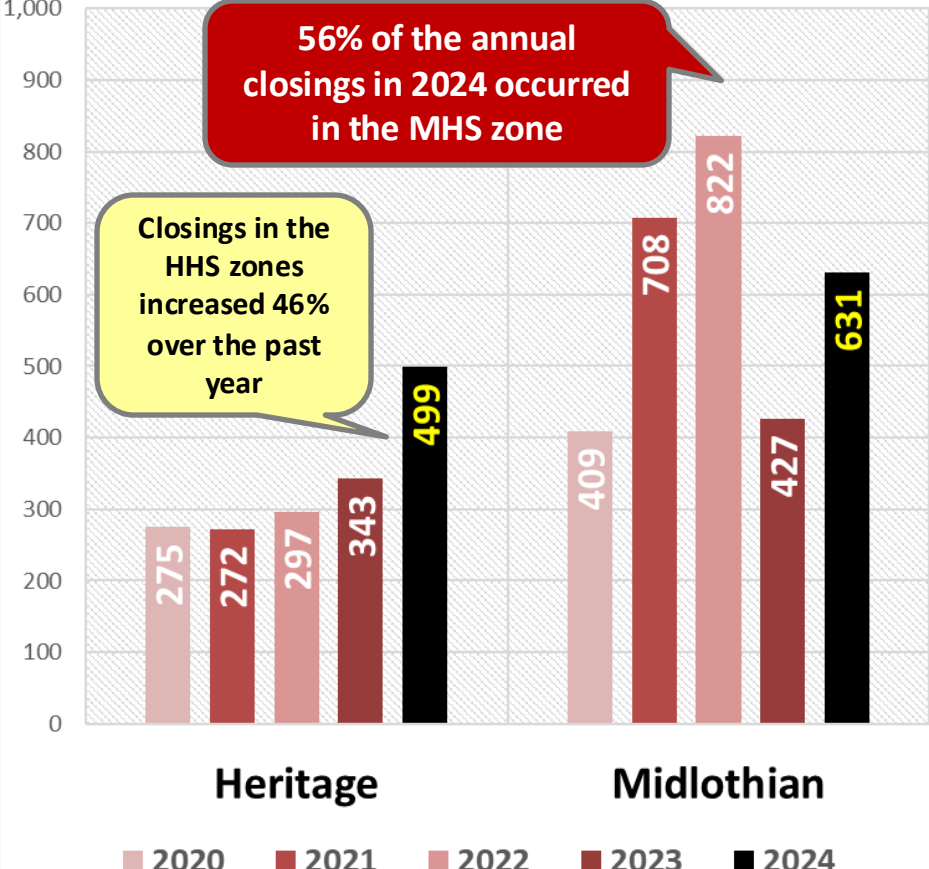


MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE

Annual Start Rate Per High School Zone



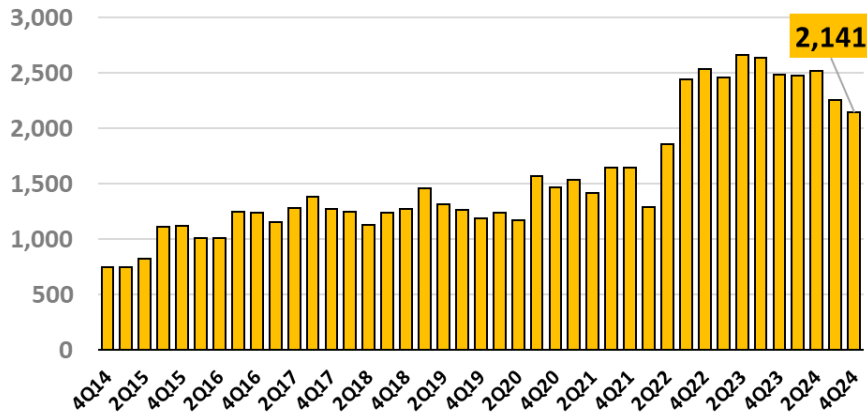
Annual Closing Rate Per High School Zone



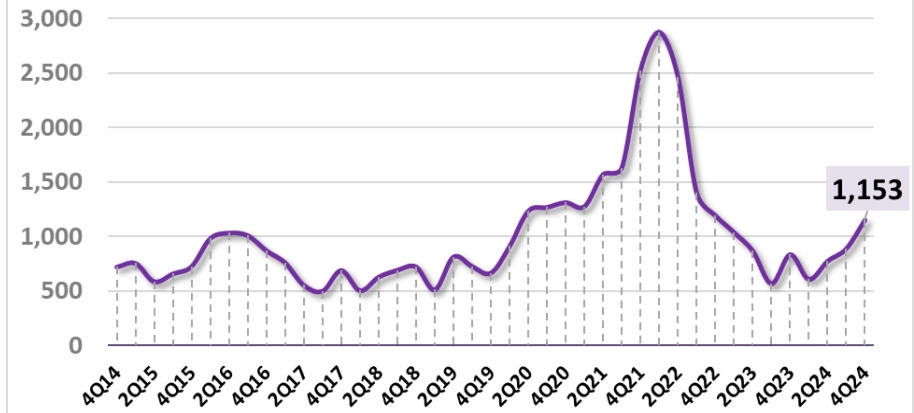


MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY 4Q24

MISD Vacant Developed Lots Remaining



MISD Lots Under Development



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

Vacant Developed Lots:
2,141 vacant developed lots as of Dec. 2024

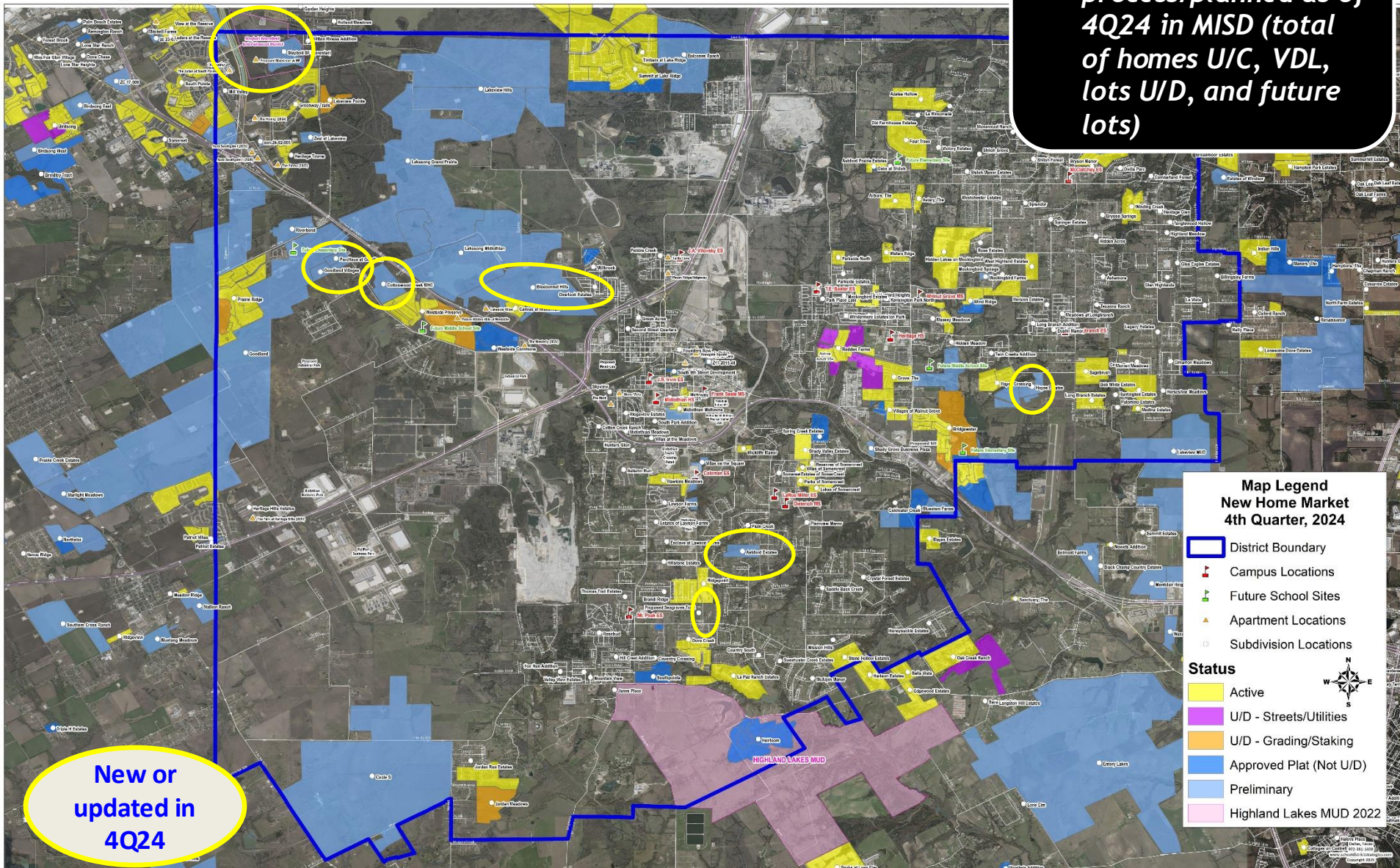
Lots Under Development:
1,153 lots are currently under development

Future Lots:
Over 32,000 future SF lots are planned in MISD as of 4Q24

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

Midlothian Independent School District

➤ Combined there are over 36,000 lots in-process/planned as of 4Q24 in MISD (total of homes U/C, VDL, lots U/D, and future lots)





Midlothian ISD

Aerial Photos

December 14, 2024

Proposed Staybolt Master
Planned Entertainment
District w/ Residential

The Henley Apts

Midlothian ISD

Mansfield ISD

SH 360 Toll







Greenway Trails



Future DR Horton
Riverbend

Future
Elem School
Site

Future
ParcHAUS Goodland BTR
and high-density detached

SH 287



Midlothian ISD

Venus ISD



Westside Preserve





Canvas at Midlothian (BTR)



Lakeside Villas Apts.





MHS

S. 9th St.

S. 14th Street

Frank Seale MS



Heritage HS

Mockingbird Rd.



Wind Ridge

Massey Meadows

Walnut Grove MS

Massey Meadows / Wind Ridge



Mockingbird Lane

Hidden Lakes on Mockingbird



W. Highland Rd.

Azalea Hollow





Hayes Crossing



Future MS Site

Heritage HS

Walnut Grove MS

Future Phases





FM 1387

Heritage HS



Future MS Site



Walnut Grove Rd.

The Grove / Villages of Walnut Grove

Bridgewater





MISD
Stadium



US 287

Mount Zion Rd



MISD
Stadium

US 287

Miller ES /
Dieterich MS

Mount Zion Rd



S. 14th St.

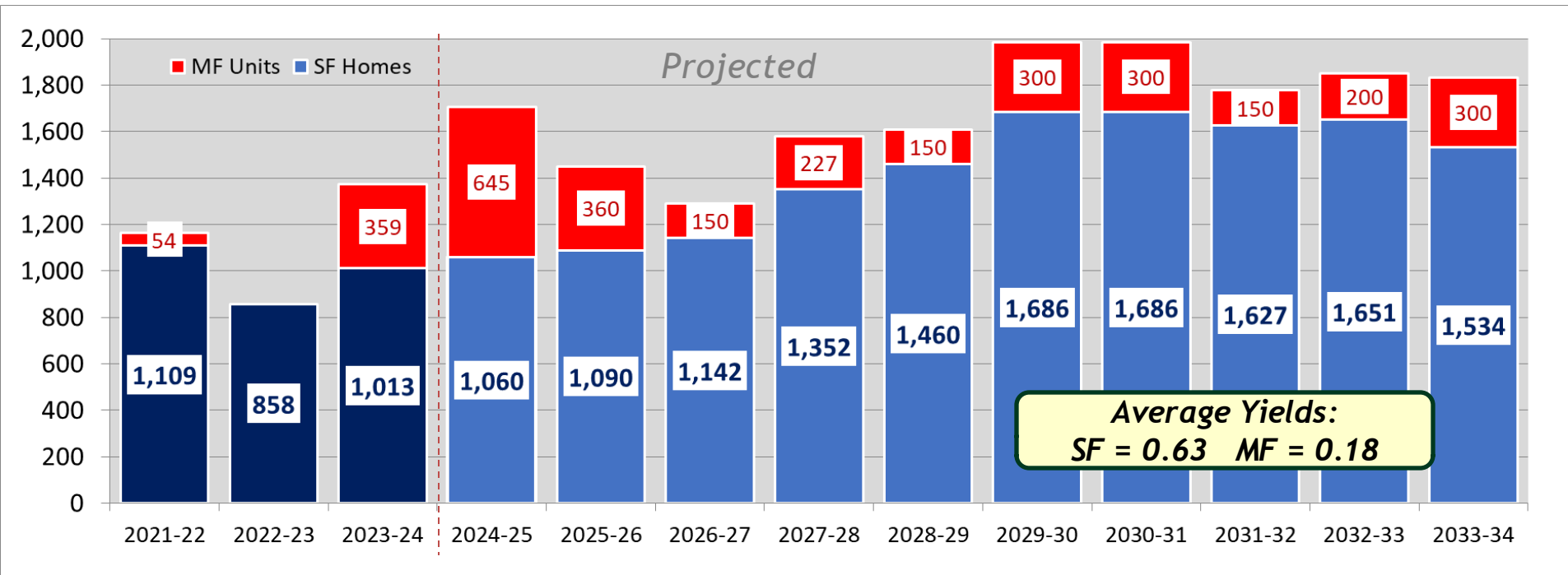
Ridgepoint



FM 875



MIDLOTHIAN ISD NEW HOME CONSTRUCTION MODERATE GROWTH CLOSINGS FORECAST (4Q24)



Annual periods represent 4Q-3Q

- Pace of annual closings in MISD is poised to increase despite the high interest rate environment. The district is projected to see about 1,100 closings per year over the next three years
- Under the Moderate Scenario, MISD builders could produce approximately 6,100 total new occupied homes from 2025-2029
- Over the next 10 years, MISD is poised to see over 14,000 new homes completed
- Apartment developers currently have 2,500+ units in-process/planned in MISD with more expected (potentially 1,900+ units at Lakesong)



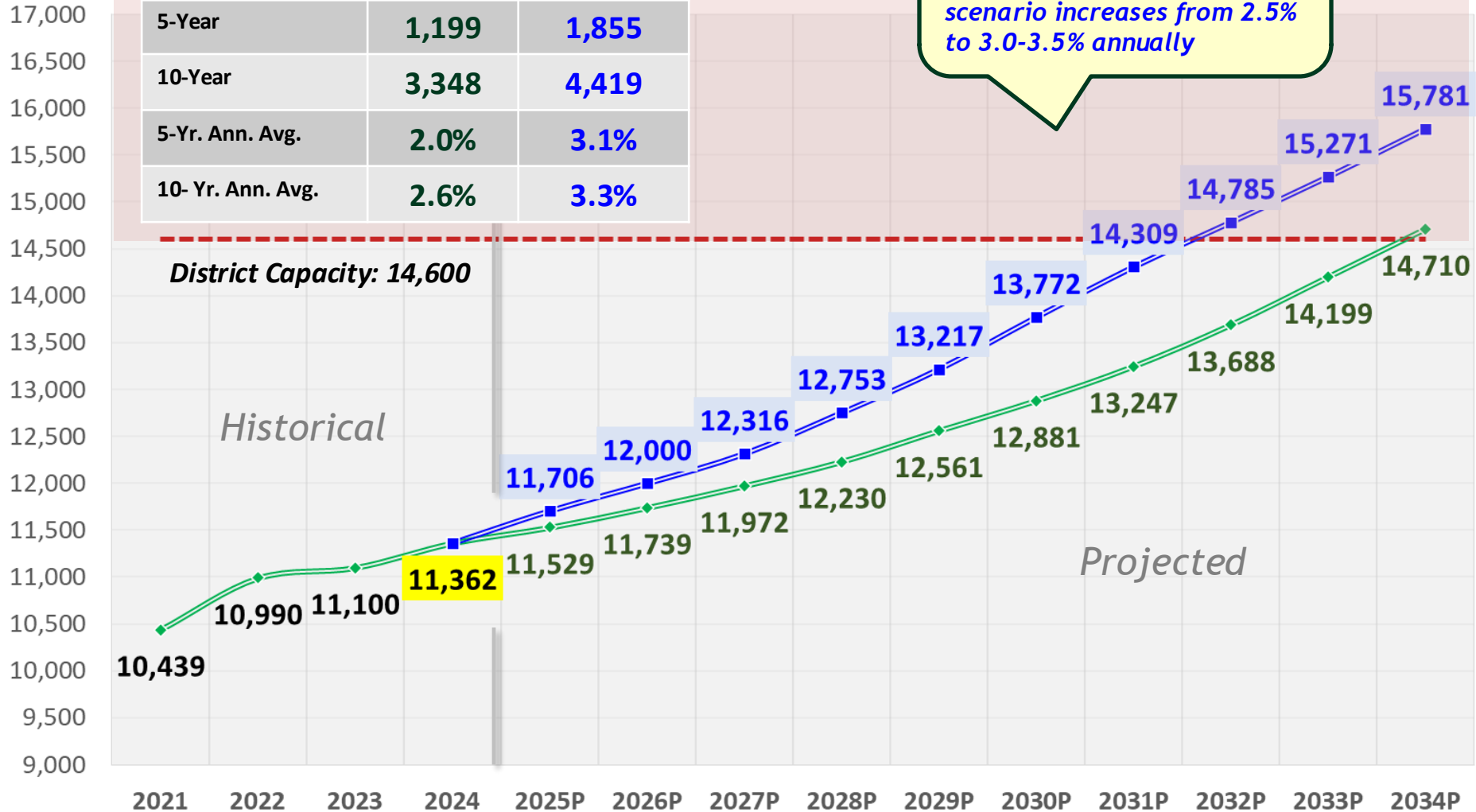
MIDLOTHIAN ISD

10-YEAR ENROLLMENT PROJECTIONS



Projected Net Growth	Low Scenario	Moderate Scenario
5-Year	1,199	1,855
10-Year	3,348	4,419
5-Yr. Ann. Avg.	2.0%	3.1%
10- Yr. Ann. Avg.	2.6%	3.3%

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%)

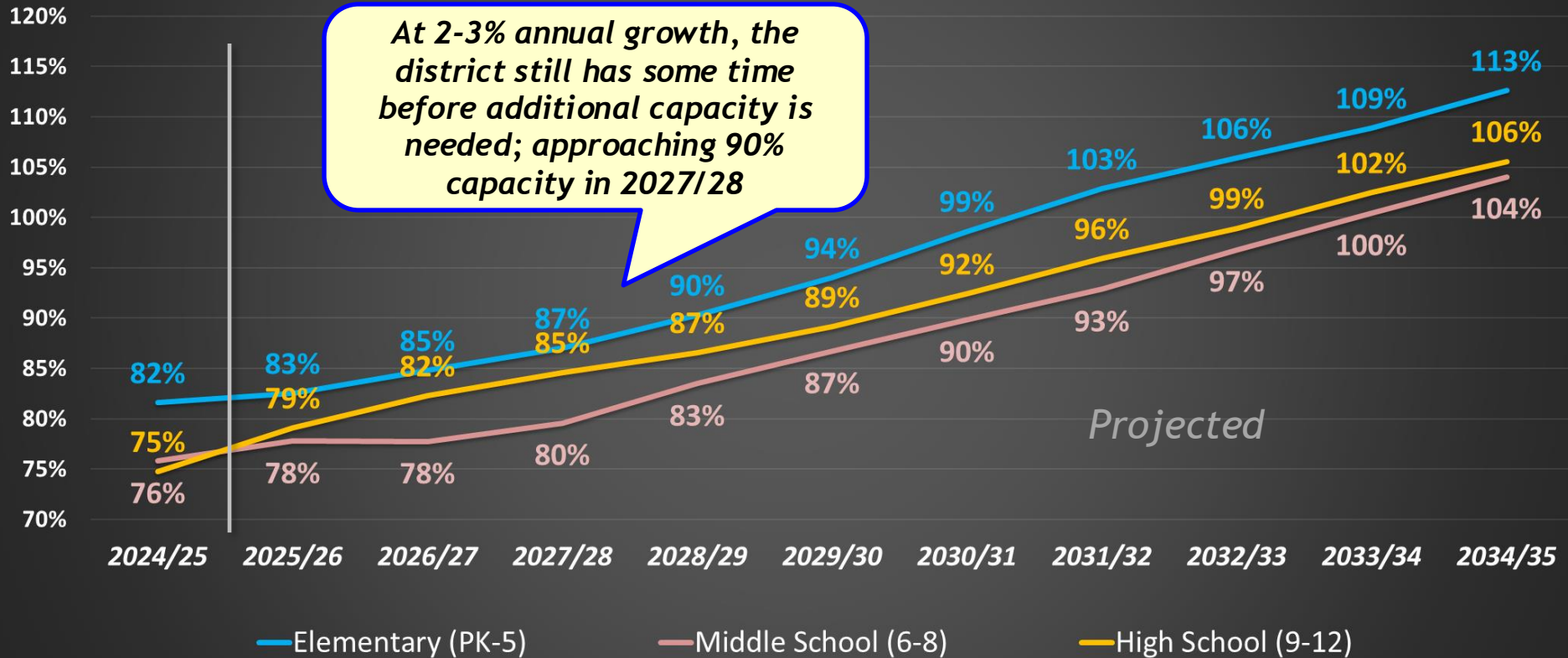
■ Moderate 4Q24 (3.1%)



MIDLOTHIAN ISD ATTENDANCE LEVEL CAPACITY VS. GROWTH PROJECTIONS

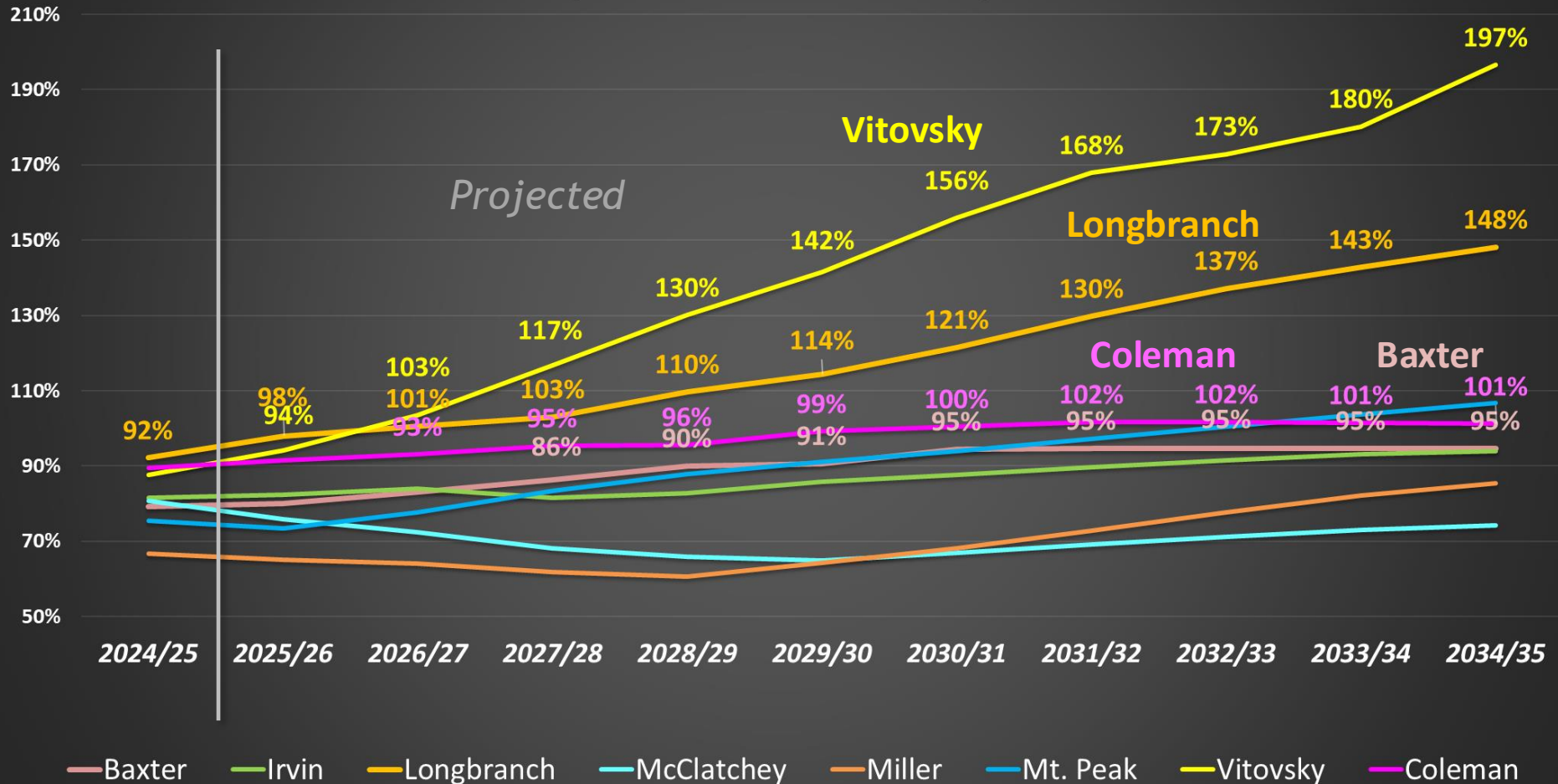


Attendance Level Enrollment Projections vs. Capacity Utilization (Moderate Growth Scenario)





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



Midlothian ISD Campus Grade Level Projections - Moderate Scenario (4Q24)



FALL 2025	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	27	82	89	113	92	100	99								600
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								735
McClatchey Elementary	25	64	67	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	106	110	122	101	106								706
Frank Seale Middle								269	251	265					784
Walnut Grove Middle								291	358	378					1,026
Dieterich Middle								324	335	330					989
Heritage High											456	497	482	465	1,901
Midlothian High											560	529	492	474	2,054
Totals	270	700	736	758	809	849	829	884	943	972	1,016	1,026	974	939	11,706
Elementary	4,952														
Middle	2,799														
High	3,955														
Grand Total	11,706														

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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