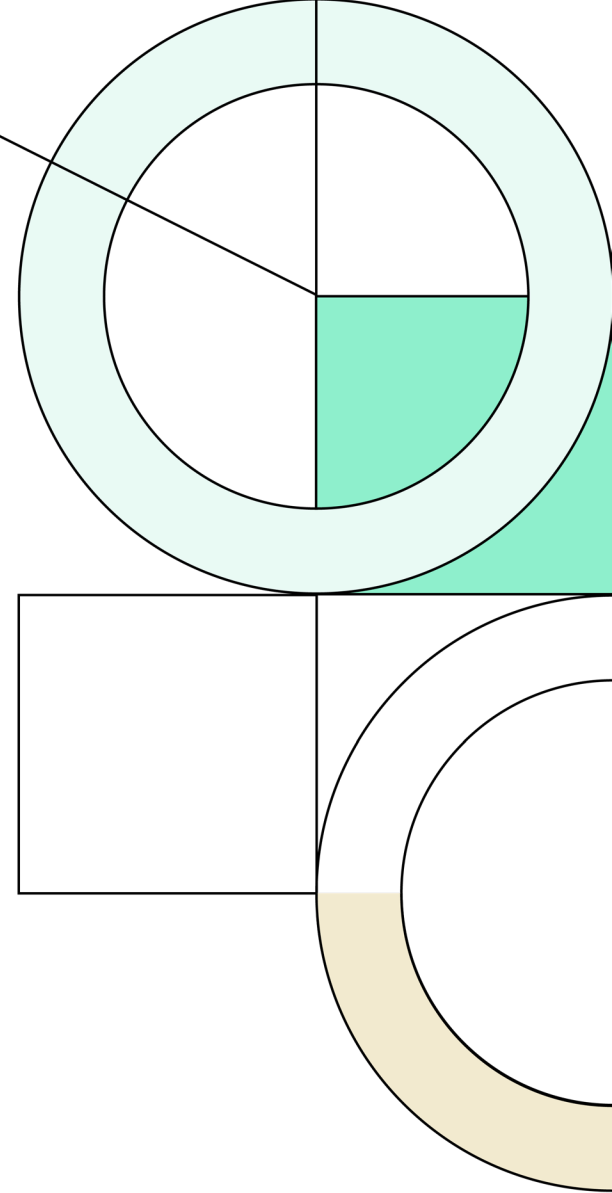




Little Elm Independent School District

4Q24

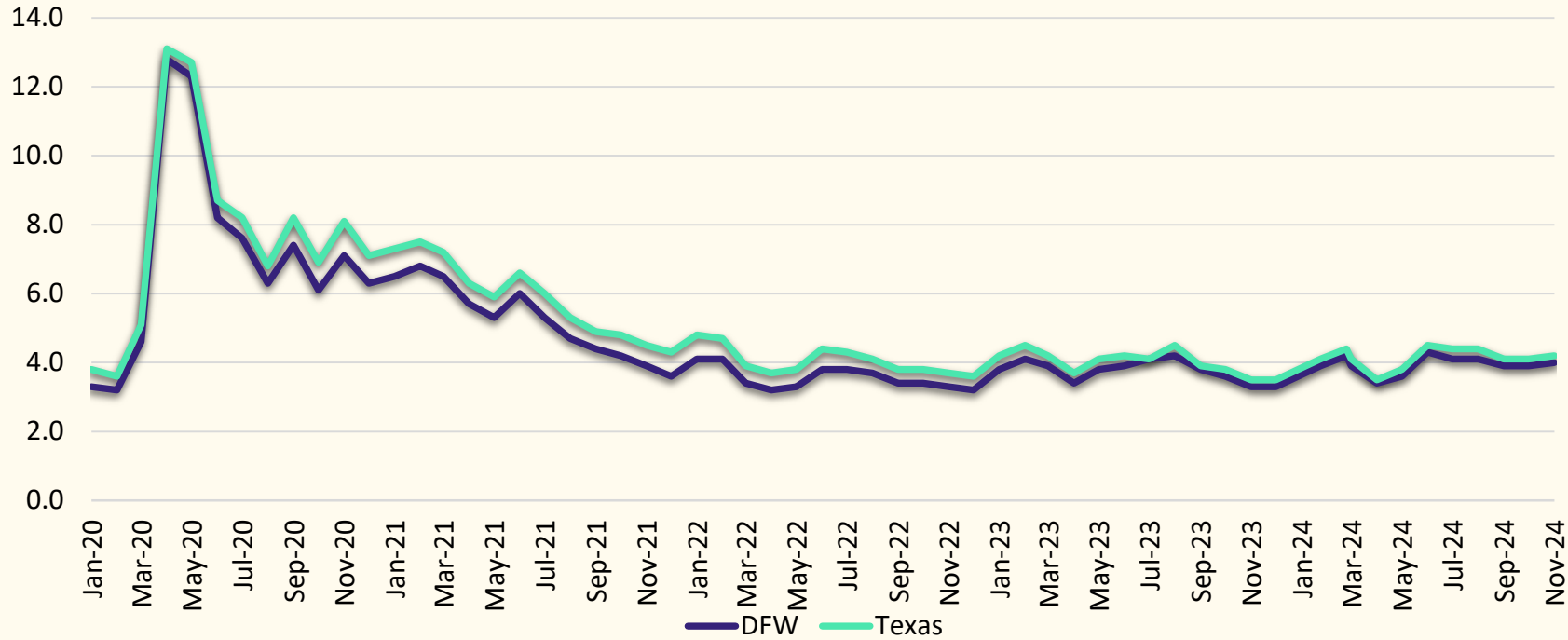
Demographic Report



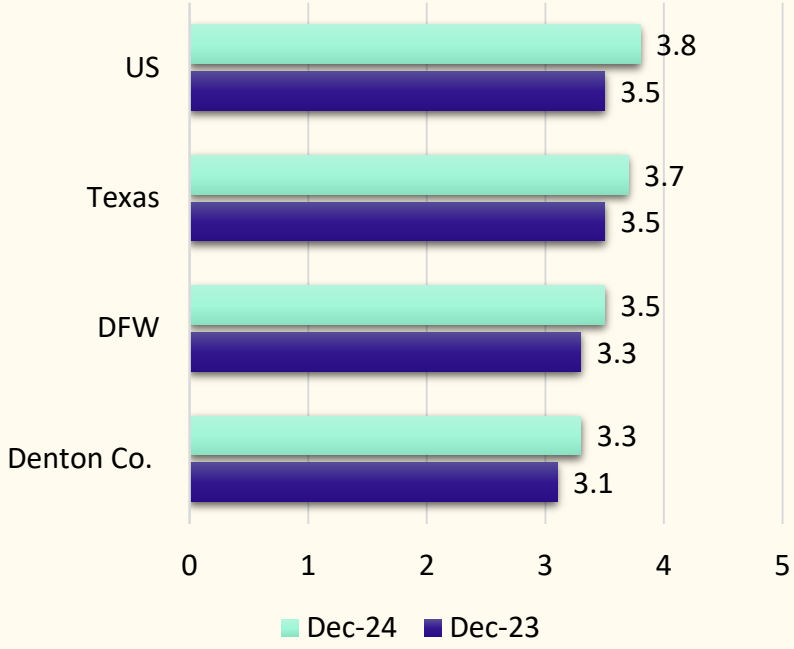


Local Economic Conditions

Unemployment Rate, Jan. 2020 - Dec. 2024



Unemployment Rate, Year over Year





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

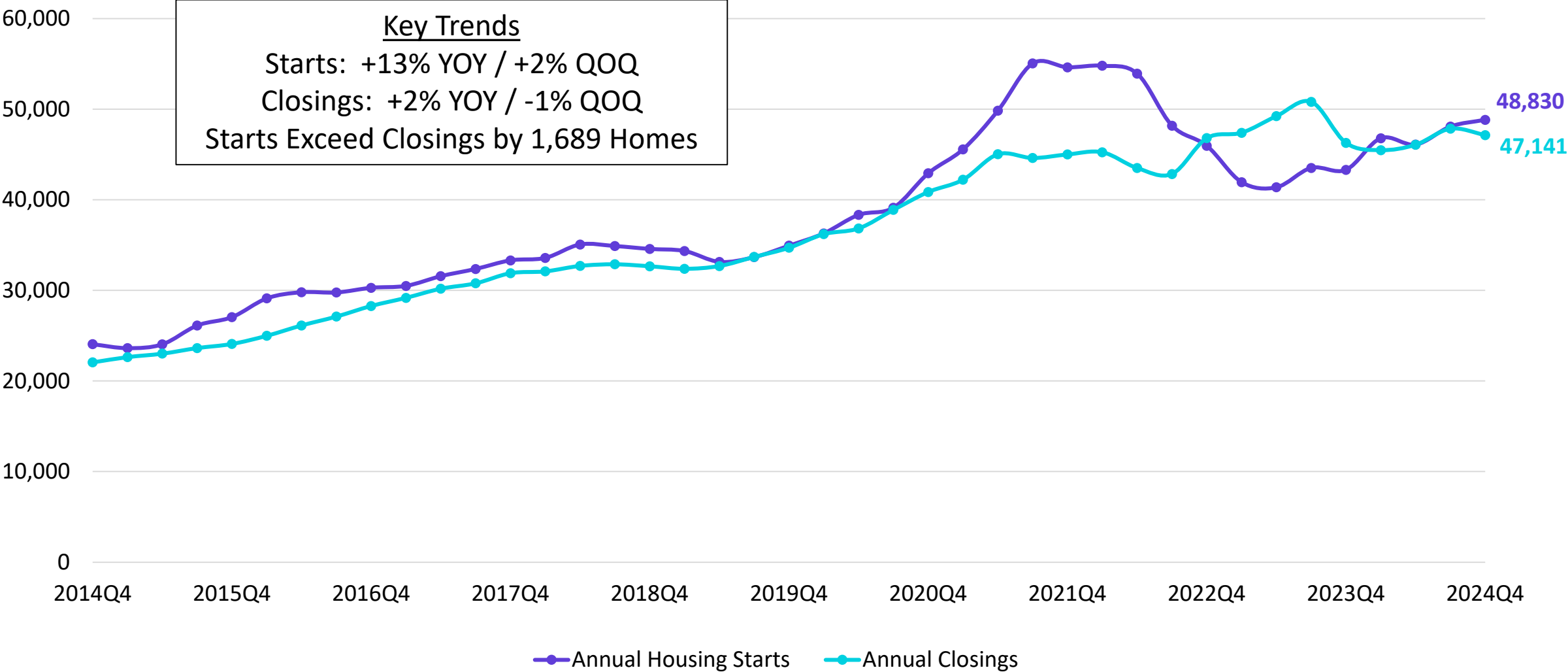
Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Sources: Zonda



DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

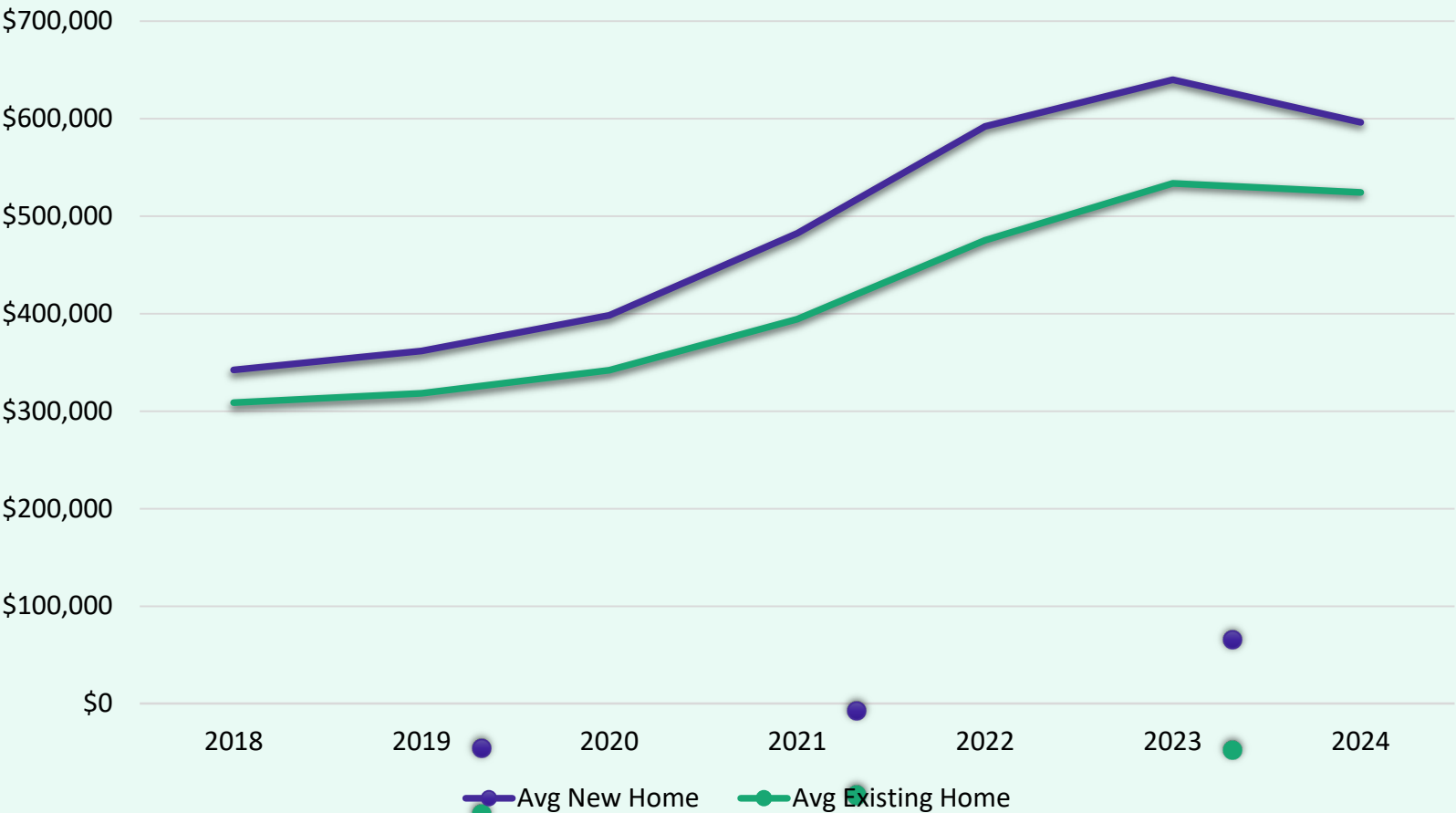


Source: Zonda



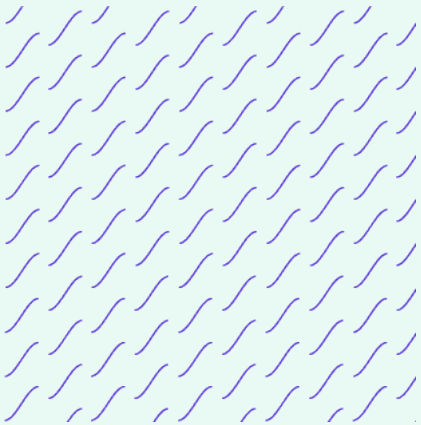
Little Elm ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2018 - 2024



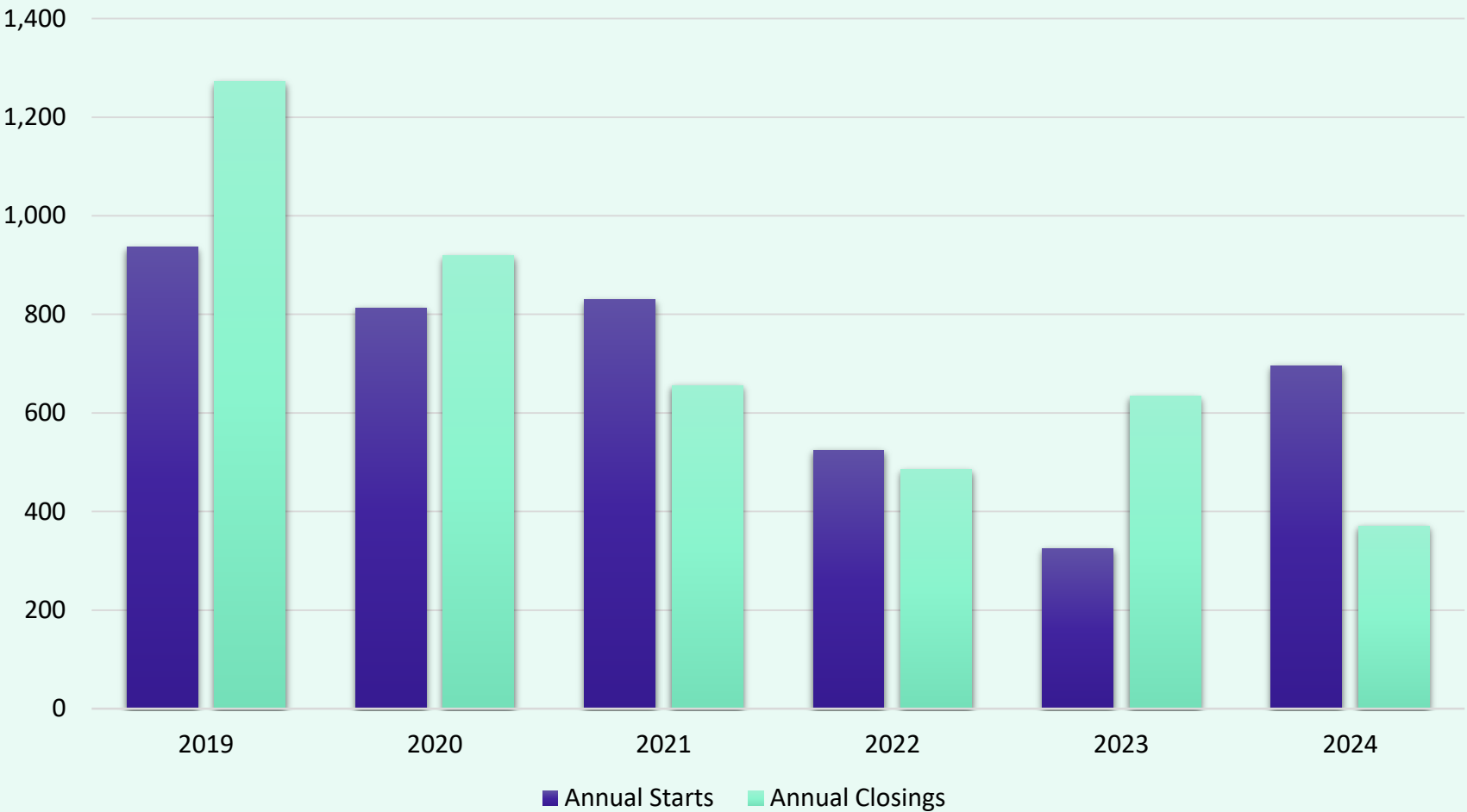
- The new average sale price in LEISD has risen more than 74% between 2018 and 2024, an increase of \$255,000
- The average existing home sale price within LEISD increased 70% in the last six years, and increase of more than \$215,500

	Avg New Home	Avg Existing Home
2018	\$342,356	\$308,793
2019	\$361,883	\$318,473
2020	\$398,235	\$341,953
2021	\$482,472	\$394,545
2022	\$592,284	\$475,327
2023	\$639,930	\$533,860
2024	\$596,367	\$524,304





District New Home Starts and Closings

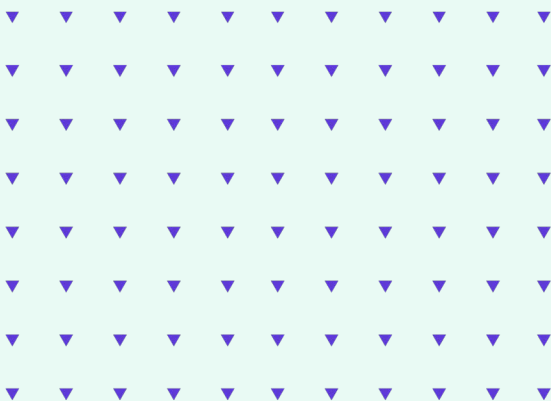


Starts	2019	2020	2021	2022	2023	2024
1Q	219	183	171	214	61	123
2Q	240	201	161	164	102	251
3Q	216	179	249	64	78	220
4Q	262	250	249	83	84	102
Total	937	813	830	525	325	696

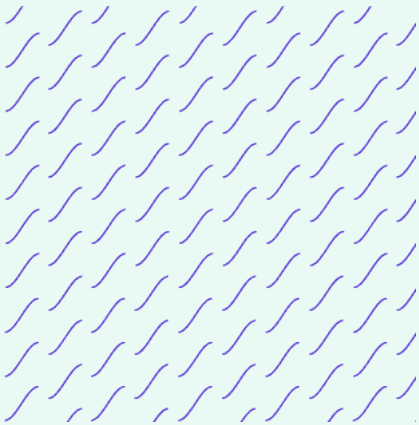
Closings	2019	2020	2021	2022	2023	2024
1Q	213	226	149	151	292	58
2Q	374	235	209	153	178	64
3Q	452	244	157	97	74	163
4Q	233	214	141	85	90	86
Total	1,272	919	656	486	634	371



1 Year Change in District Housing



	4Q23	4Q24	Difference
Annual Starts	325	708	+383
Quarterly Starts	84	204	+120
Annual Closings	634	371	-263
Quarterly Closings	90	86	-4
Under Construction	173	431	+258
Inventory	199	521	+322
VDL	1,073	1,032	-41
Futures	1,365	451	-914

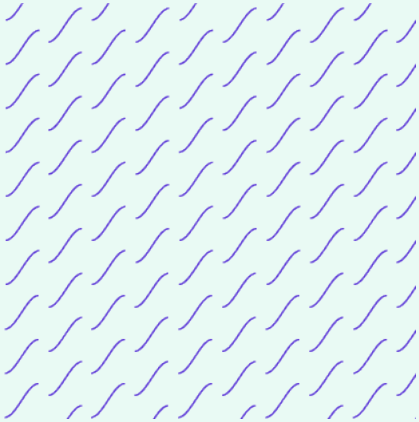




District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BRENT	73	72	0	0	73	74	128	34
CHAVEZ	0	0	1	0	0	0	0	0
HACKBERRY	2	1	3	1	4	4	4	0
LAKEVIEW	368	82	267	54	184	226	466	0
LAKEWOOD VILLAGE	157	33	46	6	134	152	282	357
OAK POINT	3	0	4	0	1	3	0	0
PRESTWICK	105	16	50	25	35	62	152	60
Grand Total	708	204	371	86	431	521	1,032	451

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

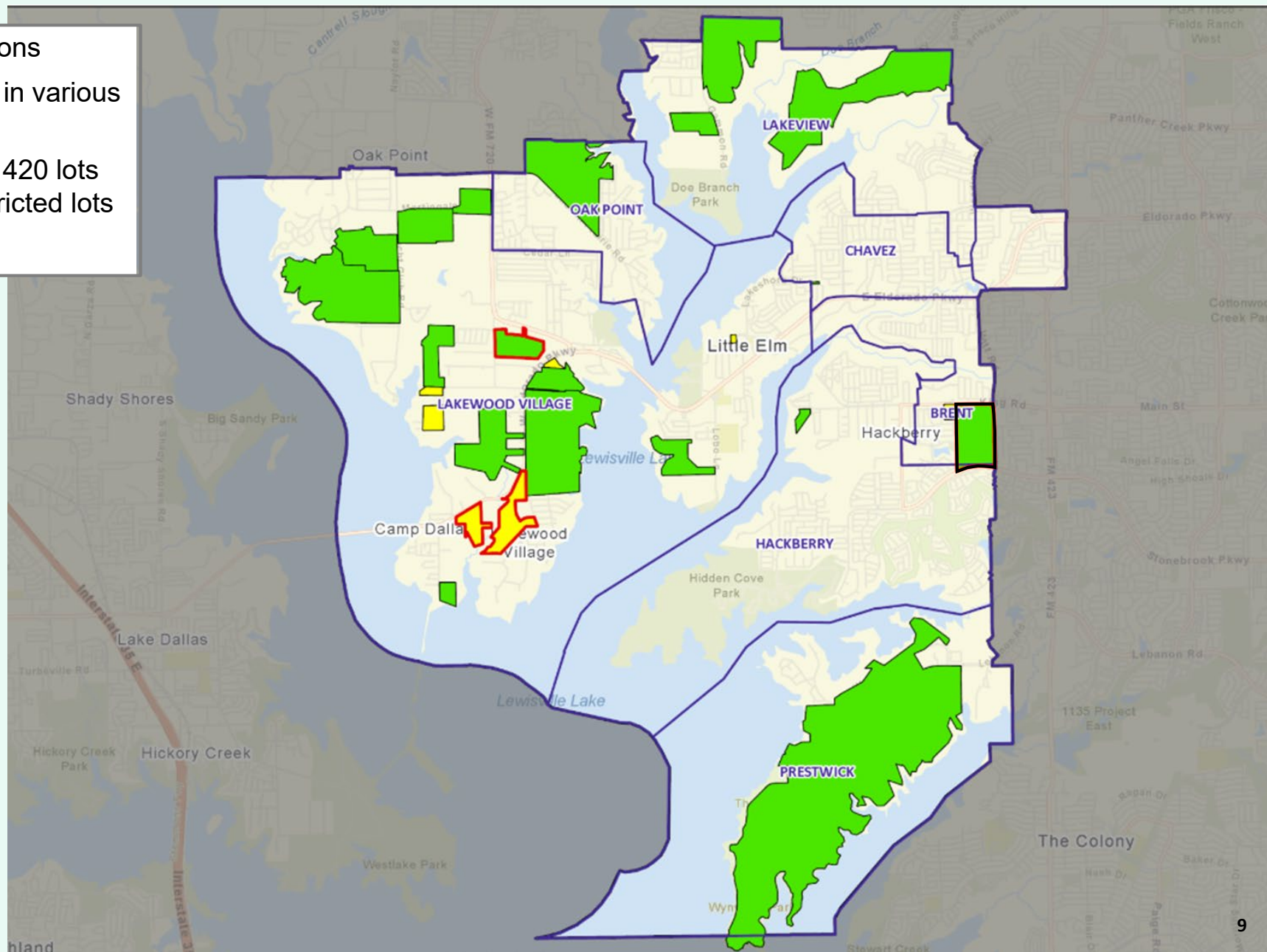
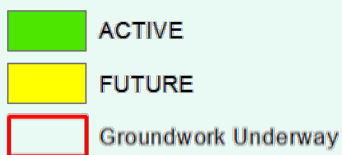




District Housing Overview

- The district has 19 actively building subdivisions
- Within LEISD there are 7 future subdivisions in various stages of planning
- Of these, groundwork is underway on nearly 420 lots within 3 subdivisions, including 191 age-restricted lots
- 135 lots were delivered in the 4th quarter

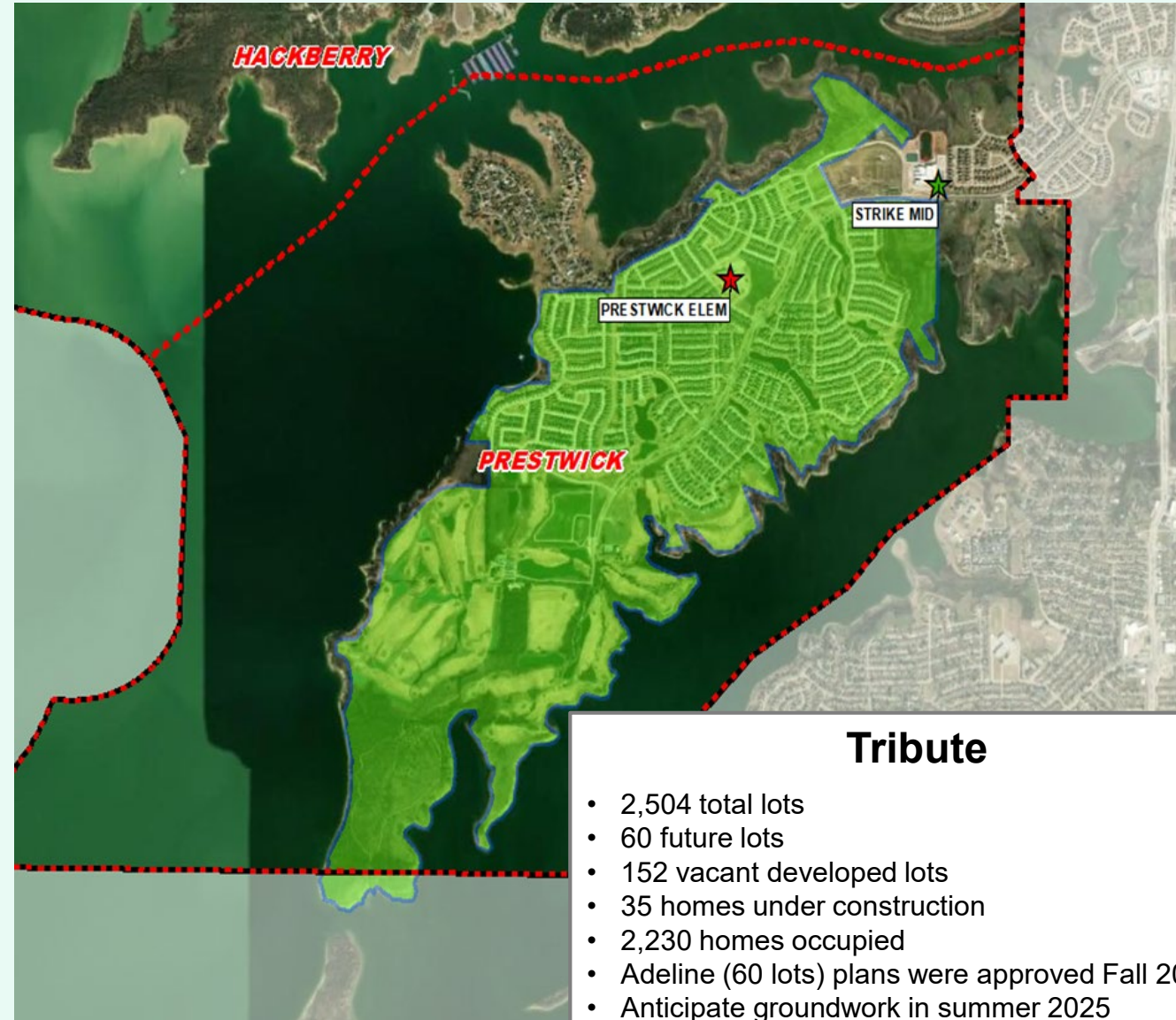
Subdivisions





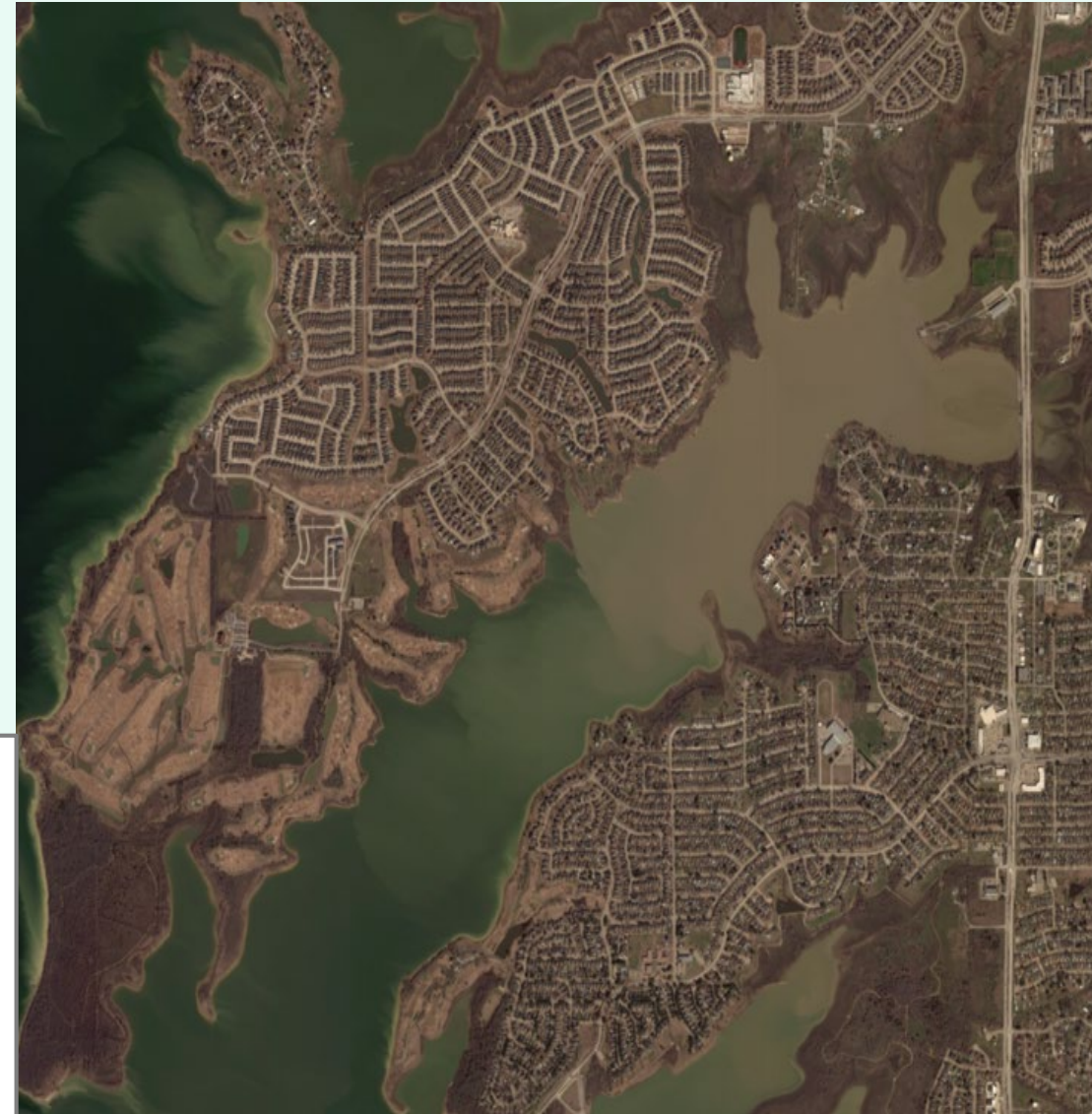
Residential Activity

January 2025



Tribute

- 2,504 total lots
- 60 future lots
- 152 vacant developed lots
- 35 homes under construction
- 2,230 homes occupied
- Adeline (60 lots) plans were approved Fall 2024
- Anticipate groundwork in summer 2025
- Builders: American Legend Homes, Britton Homes, Grenadier Homes,

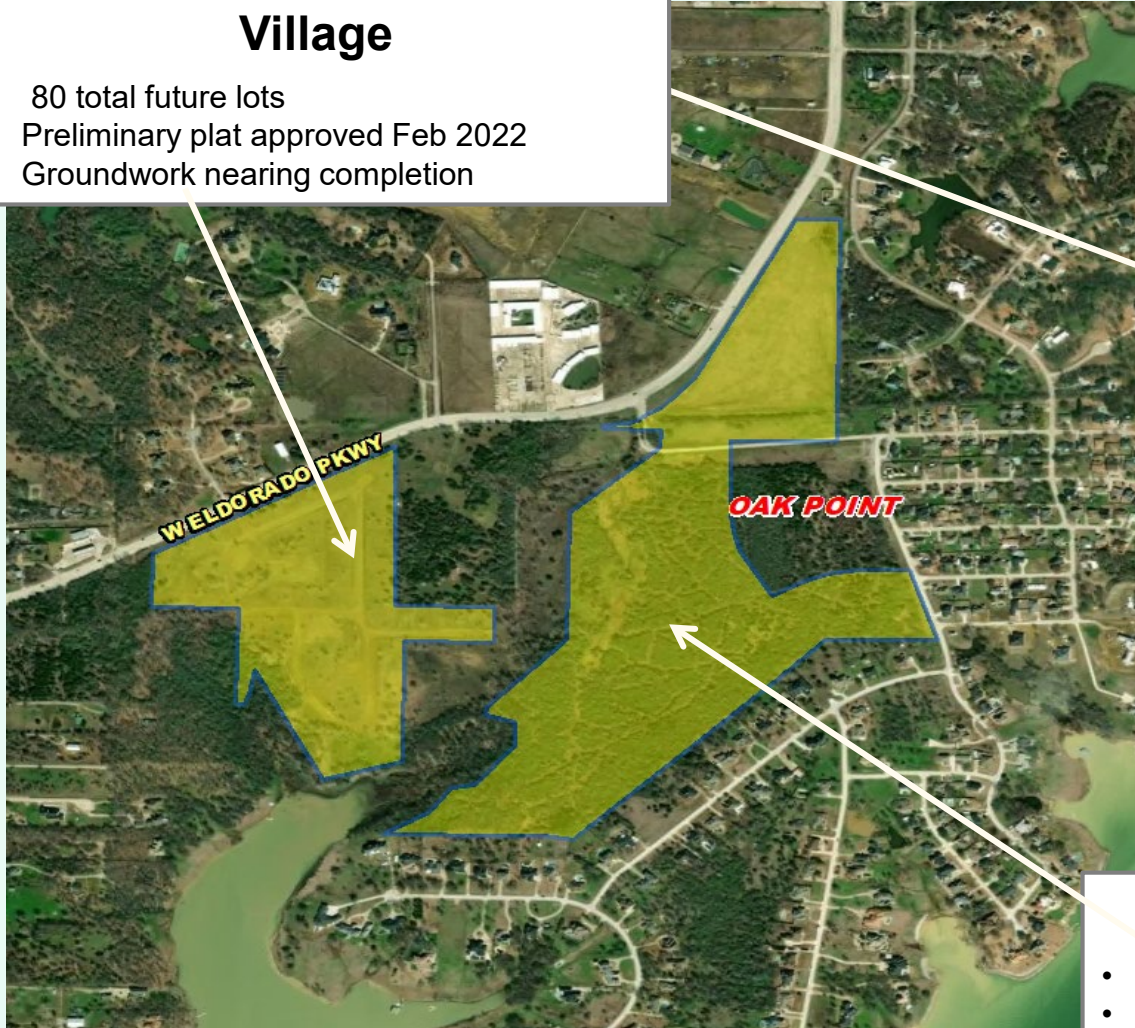




Residential Activity

North Shore at Lakewood Village

- 80 total future lots
- Preliminary plat approved Feb 2022
- Groundwork nearing completion



January 2025



Lakewood Village

- 148 future total lots
- Groundwork nearing completion
- First residents anticipated late 2025

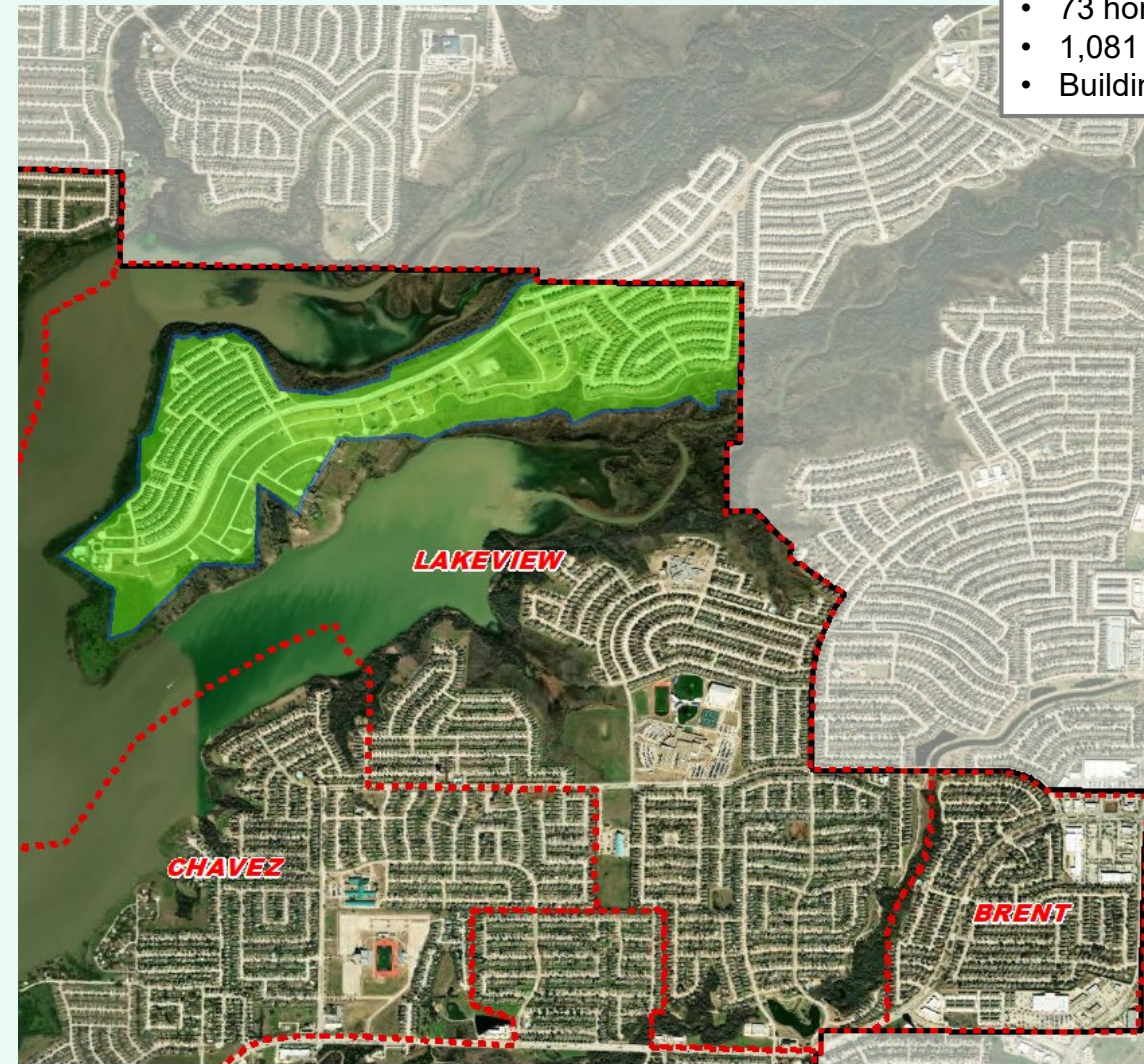


Residential Activity

Valencia on the Lake

- 1,416 total lots
- 217 vacant developed lots
- 73 homes under construction
- 1,081 homes occupied
- Building 100-200 homes per year

February 2025





Residential Activity

The Rose Place

- 34 total future lots
- Preliminary plat approved March 2025

Villages of Creekwood

- 311 total lots
- 128 vacant developed lots
- 73 homes under construction
- 109 homes occupied
- Section 2 (200 lots) delivered 4Q24, first homes under construction
- Building 100-150 homes per year

March 2025





Residential Activity

South Oak

- 520 total lots
- 171 vacant developed lots
- 104 homes under construction
- 228 homes occupied
- Building 120-150 homes per year
- Taylor Morrison Homes



February 2025



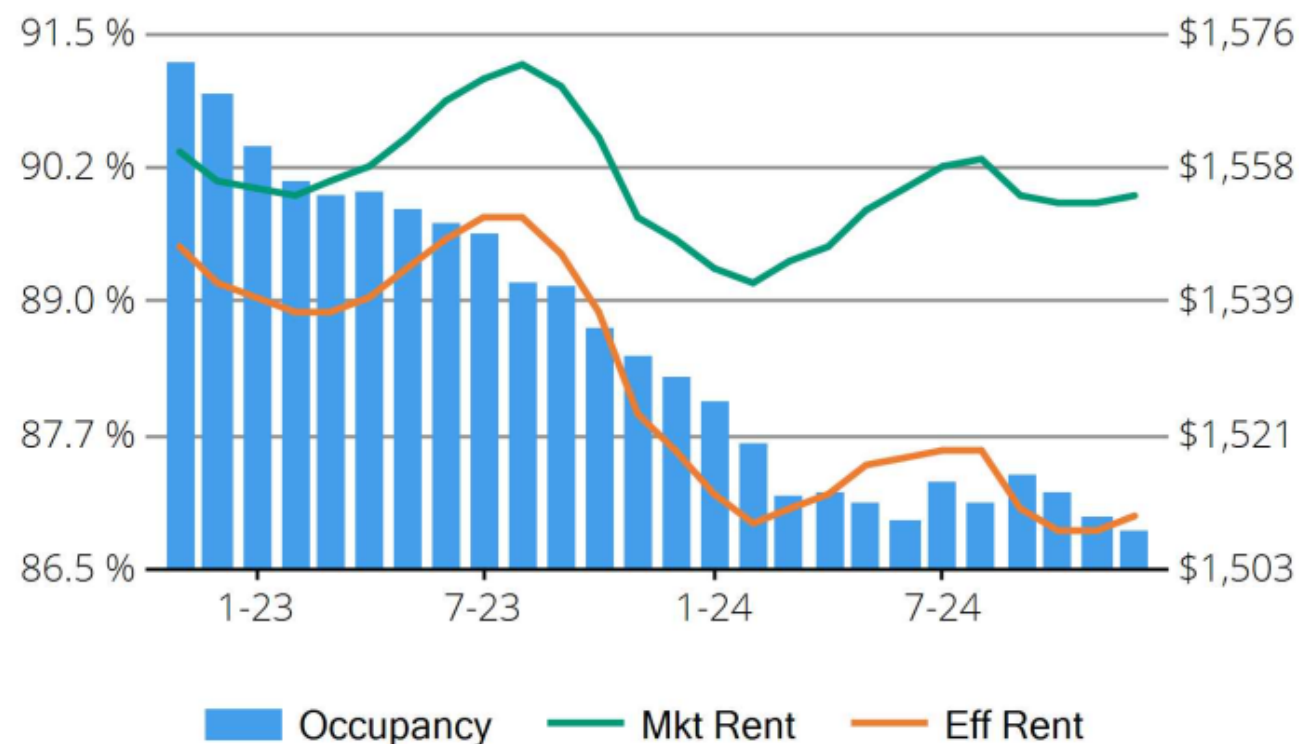


Housing Market Trends: Multi-family Market- December 2024

Stabilized and Lease-up Properties

Conventional Properties	Dec 2024	Annual Change
Occupancy	86.9	-1.6%
Unit Change	38,435	
Units Absorbed (Annual)	21,349	
Average Size (SF)	879	+0.5%
Asking Rent	\$1,554	+0.4%
Asking Rent per SF	\$1.77	-0.1%
Effective Rent	\$1,510	-0.6%
Effective Rent per SF	\$1.72	-1.1%
% Offering Concessions	38%	+25.8%
Avg. Concession Package	7.0%	+24.7%

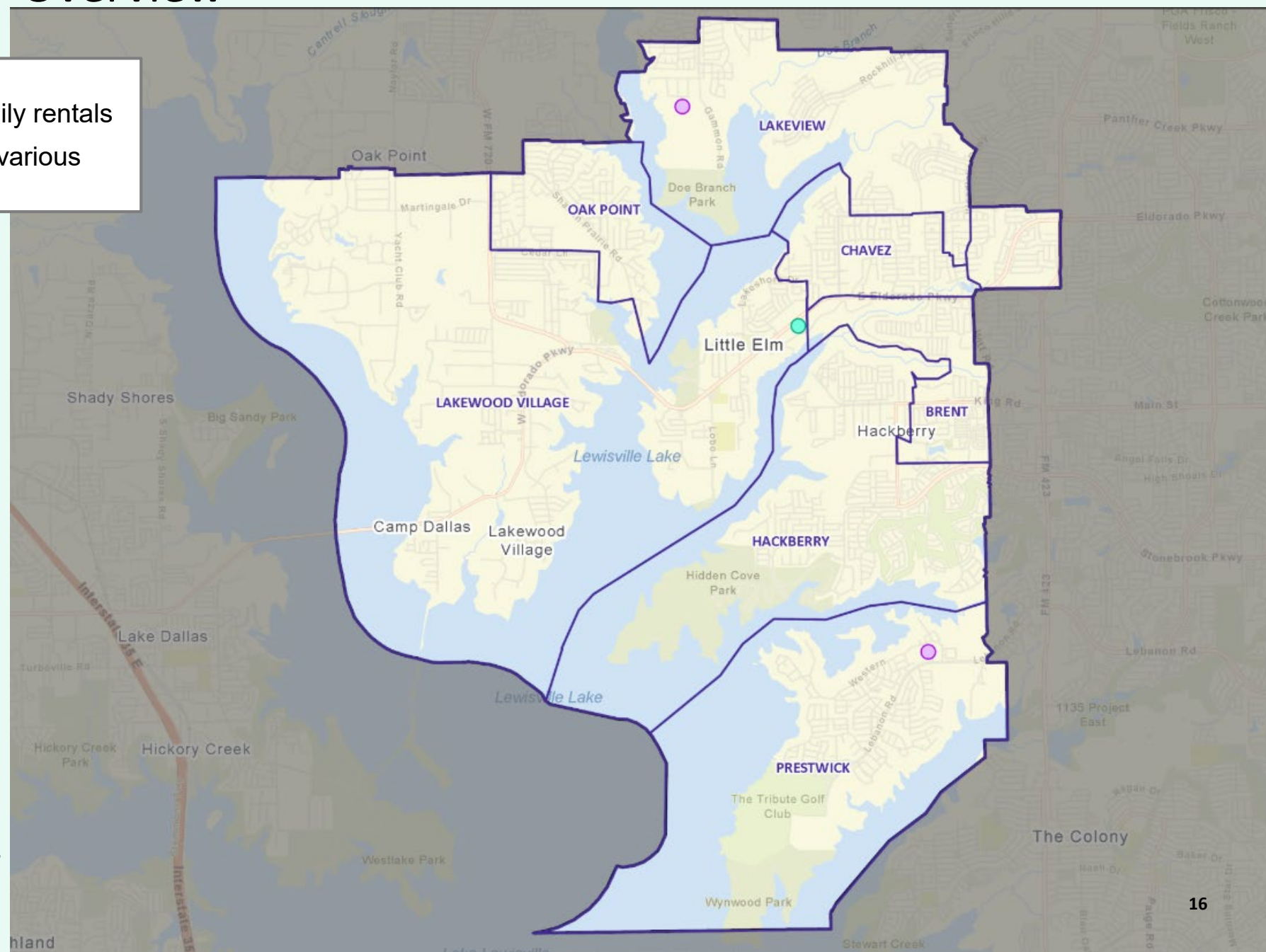
Dallas/Fort Worth, TX





District Multifamily Overview

- There are 380 multifamily units under construction, all of which are single family rentals
- There are 16 future multifamily units in various stages of planning across the district



Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION



Residential Activity

February 2025

parchHAUS at Paloma Creek Rentals

- 221 total units
- Single family rental units
- Remaining units under construction
- Anticipate all units to open fall 2025

Paloma South

- 212 total lots
- 200 vacant developed lots
- 12 homes under construction
- First residents anticipated summer 2025

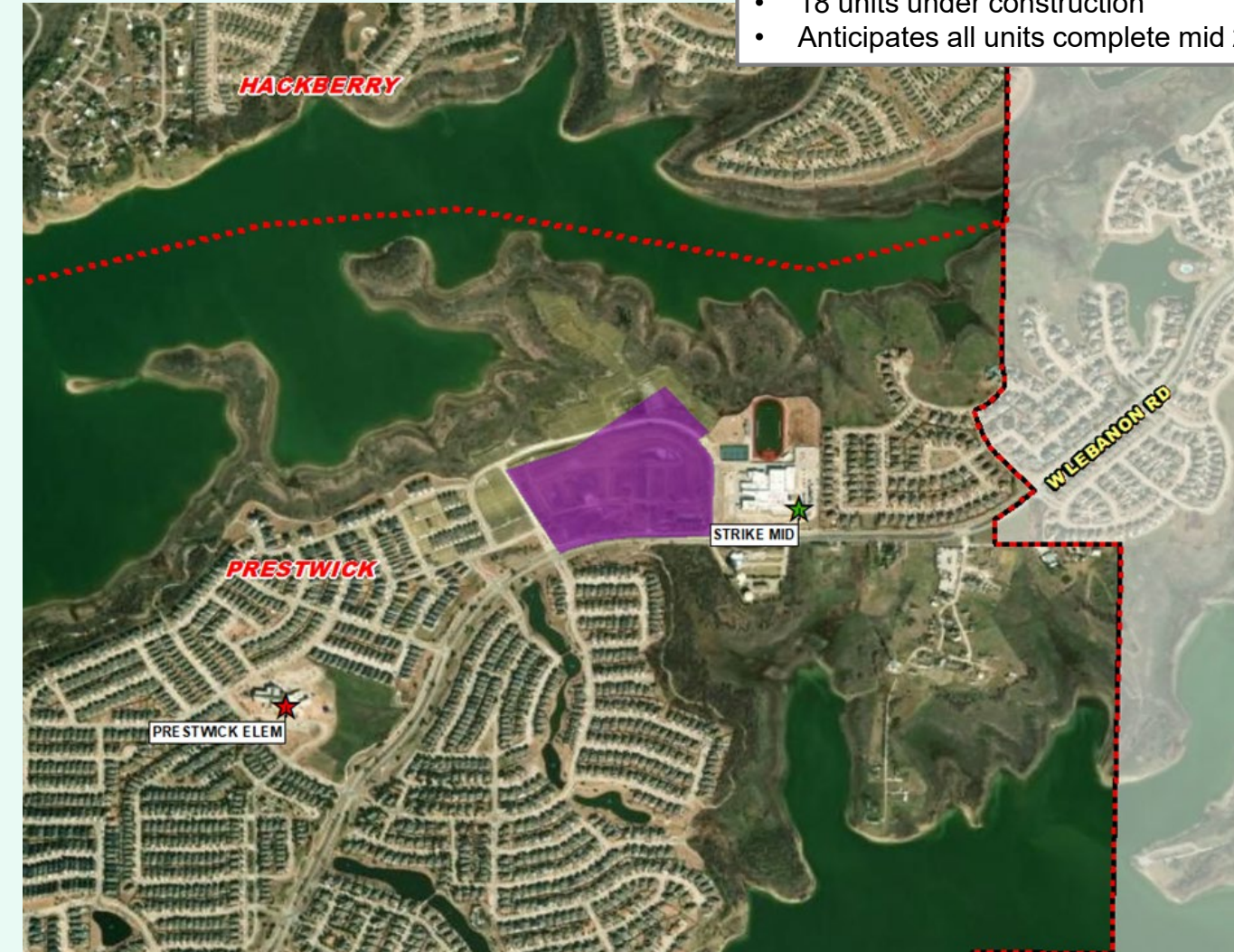


Multifamily Activity

BB Living at the Tribute

- 159 total units
- Single family rental units
- 18 units under construction
- Anticipates all units complete mid 2025

January 2025

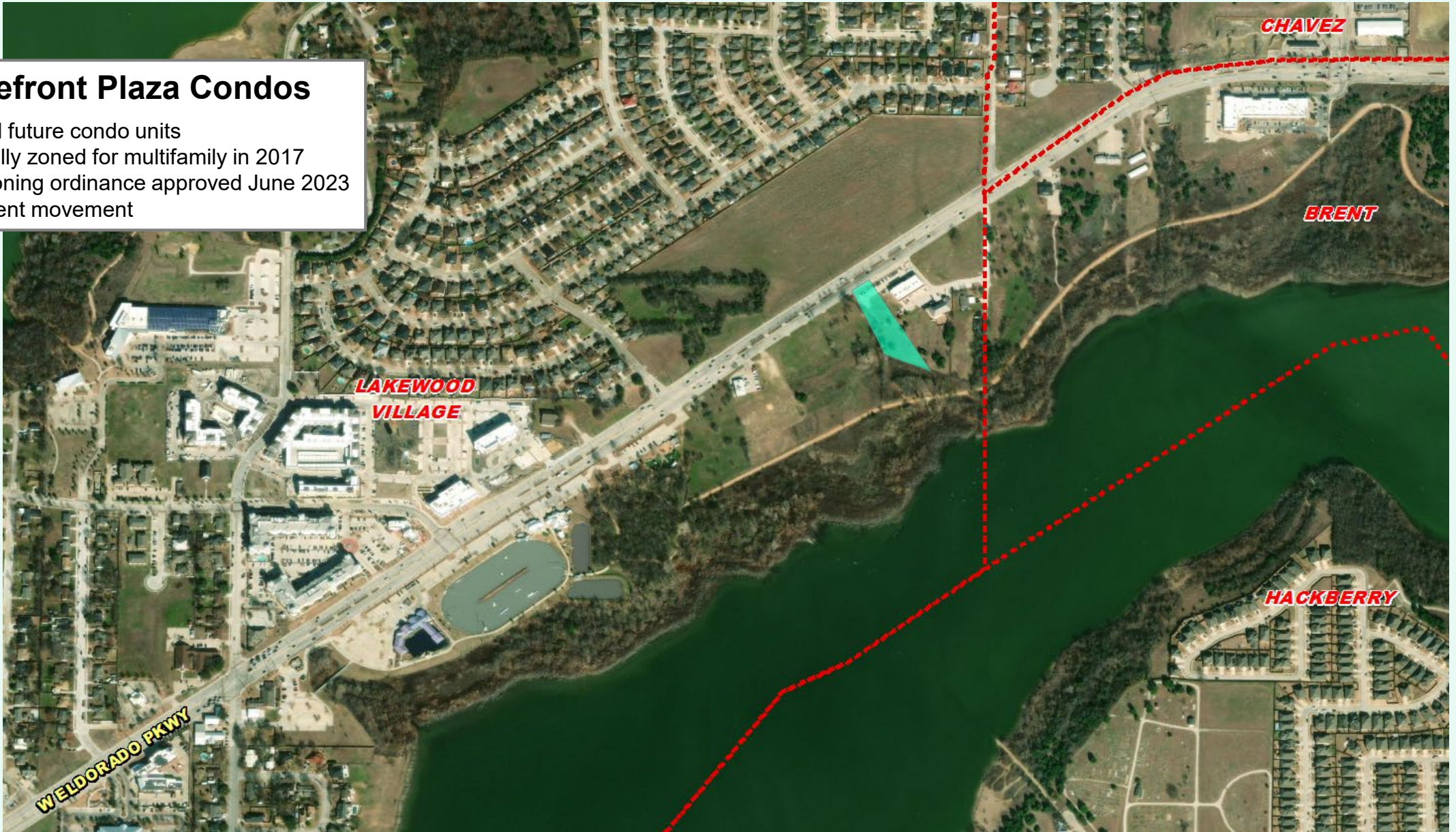




Future Multifamily Activity

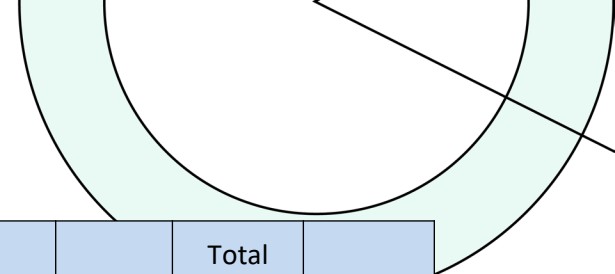
Lakefront Plaza Condos

- 16 total future condo units
- Originally zoned for multifamily in 2017
- New zoning ordinance approved June 2023
- No recent movement





Ten Year Forecast by Grade Level



Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	42	154	579	611	626	588	577	601	622	650	645	687	621	561	544	8,108		
2021/22	41	152	606	584	624	615	611	580	629	668	676	789	632	552	528	8,287	179	2.2%
2022/23	51	170	565	635	619	630	609	626	586	655	686	756	653	596	514	8,351	64	0.8%
2023/24	60	164	624	563	631	597	626	562	611	604	645	670	658	621	579	8,215	-136	-1.6%
2024/25	52	164	569	622	567	606	574	618	572	592	618	688	654	599	585	8,080	-135	-1.6%
2025/26	55	164	550	566	629	567	595	572	651	563	592	648	611	597	566	7,926	-154	-1.9%
2026/27	55	164	565	577	577	638	568	598	593	641	565	609	591	569	569	7,879	-47	-0.6%
2027/28	55	164	577	586	588	582	635	576	618	582	647	592	563	546	539	7,850	-29	-0.4%
2028/29	55	164	585	601	595	593	582	638	583	607	584	674	538	523	518	7,840	-10	-0.1%
2029/30	55	164	581	609	605	597	595	574	650	573	610	607	617	499	496	7,832	-8	-0.1%
2030/31	55	164	580	597	608	602	591	589	581	639	577	636	556	572	473	7,820	-12	-0.2%
2031/32	55	164	573	596	599	608	600	588	596	571	642	601	581	516	543	7,833	13	0.2%
2032/33	55	164	570	589	598	599	606	596	604	586	574	669	550	539	489	7,788	-45	-0.6%
2033/34	55	164	569	585	589	597	595	602	611	594	589	598	612	510	511	7,781	-7	-0.1%
2034/35	55	165	564	585	586	582	595	591	617	601	597	613	547	568	484	7,750	-31	-0.4%

Yellow box = largest grade per year
Green box = second largest grade per year



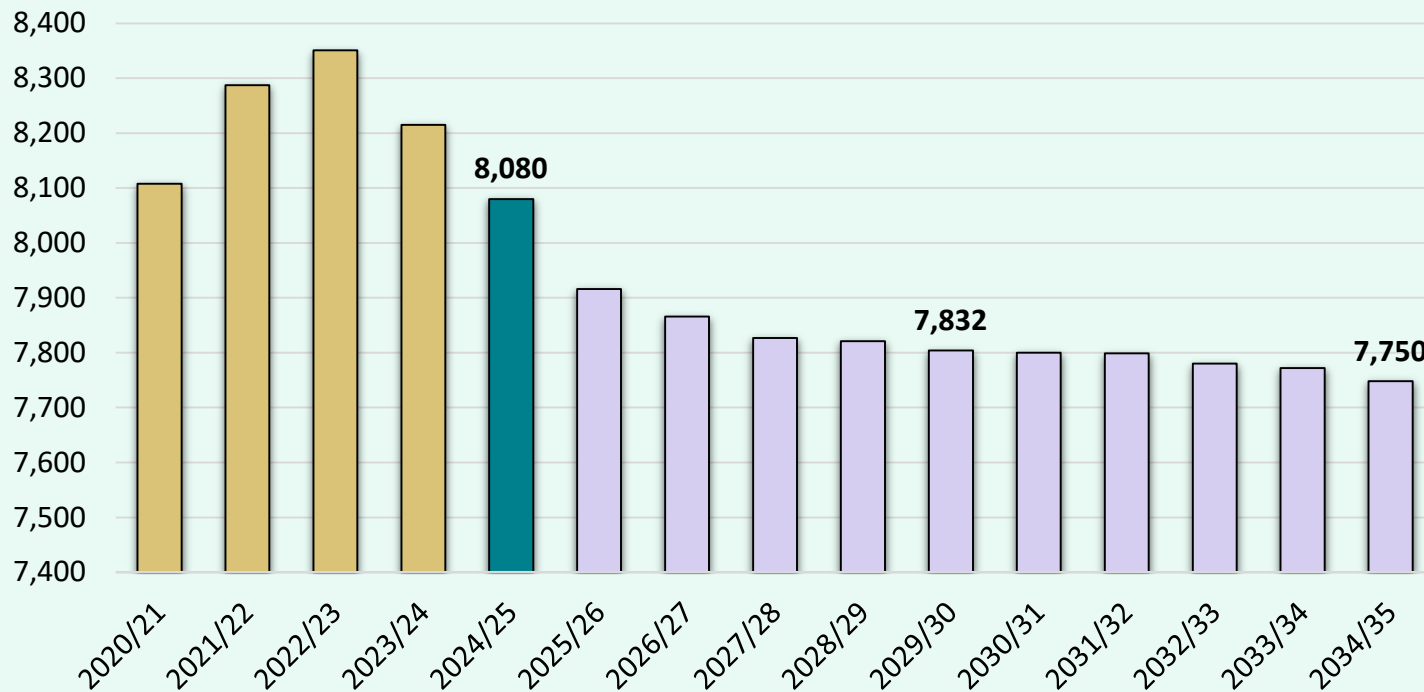
Ten Year Forecast by Campus

	Maximum	Functional	Fall	Projections									
Campus	Capacity	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Zellars Early Childhood Center	600	600	200	200	200	200	200	200	200	200	200	200	201
Brent Elementary	914	777	547	484	483	468	470	470	469	471	469	466	462
Chavez Elementary	914	777	421	436	417	401	393	368	364	363	362	362	359
Hackberry Elementary	914	777	606	529	558	563	557	541	538	534	533	525	523
Lakeview Elementary	914	777	544	533	520	527	545	549	549	552	550	545	532
Oak Point Elementary	1,070	910	999	471	480	489	495	484	487	484	483	480	473
Prestwick Elementary	834	665	455	454	467	462	461	441	445	445	445	442	437
Lakewood Village				591	617	653	692	727	734	734	735	736	736
ELEMENTARY SCHOOL TOTAL	4,726	4,017	3,772	3,698	3,742	3,763	3,813	3,780	3,786	3,783	3,777	3,756	3,723
Elementary Absolute Growth			-55	-74	44	21	50	-33	6	-3	-6	-21	-33
Elementary Percent Growth			-1.44%	-1.97%	1.20%	0.56%	1.33%	-0.87%	0.16%	-0.08%	-0.16%	-0.56%	-0.88%
Strike Middle School	1,200	1,020	893	944	940	976	920	968	937	930	893	906	918
Walker Middle School	1,200	1,020	888	861	858	870	853	864	859	878	870	887	896
MIDDLE SCHOOL TOTAL			1,781	1,805	1,798	1,846	1,773	1,832	1,796	1,808	1,763	1,793	1,814
Middle School Absolute Growth			-78	24	-7	48	-73	59	-36	12	-45	30	21
Middle School Percent Growth			-4.20%	1.35%	-0.39%	2.67%	-3.95%	3.33%	-1.97%	0.67%	-2.49%	1.70%	1.17%
Little Elm High School	2,500	2,125	2,526	2,422	2,338	2,240	2,253	2,219	2,237	2,241	2,247	2,231	2,212
Denton County JJ AEP			1	1	1	1	1	1	1	1	1	1	1
HIGH SCHOOL TOTAL			2,527	2,423	2,339	2,241	2,254	2,220	2,238	2,242	2,248	2,232	2,213
High School Absolute Growth			-2	-104	-84	-98	13	-34	18	4	6	-16	-19
High School Percent Growth			-0.08%	-4.12%	-3.47%	-4.19%	0.58%	-1.51%	0.81%	0.18%	0.27%	-0.71%	-0.85%
DISTRICT TOTAL			8,080	7,926	7,879	7,850	7,840	7,832	7,820	7,833	7,788	7,781	7,750
District Absolute Growth			-135	-154	-47	-29	-10	-8	-12	13	-45	-7	-31
District Percent Growth			-1.64%	-1.91%	-0.59%	-0.37%	-0.13%	-0.10%	-0.15%	0.17%	-0.57%	-0.09%	-0.40%



Key Takeaways

Enrollment Forecast



- LEISD has more than 500 homes currently in inventory with more than 1,000 lots available to build on
- Within LEISD there are 7 future subdivisions in various stages of planning
- Groundwork is underway on more than 200 lots within 2 subdivisions
- Little Elm ISD is forecasted to enroll nearly 7,832 students by 2029/30 and more than 7,750 by 2034/35