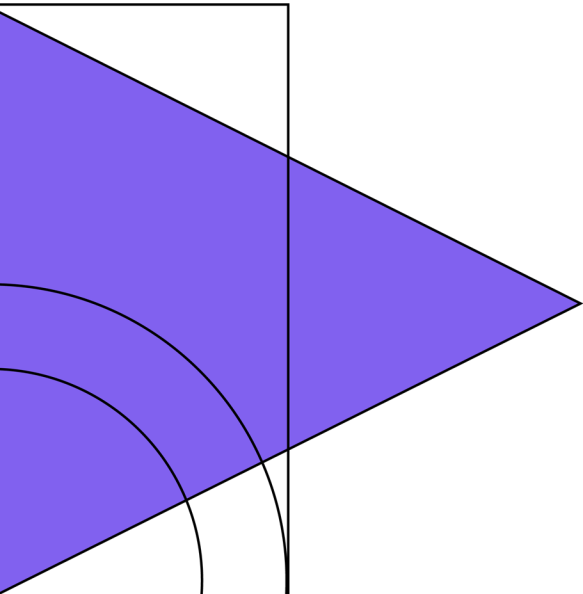
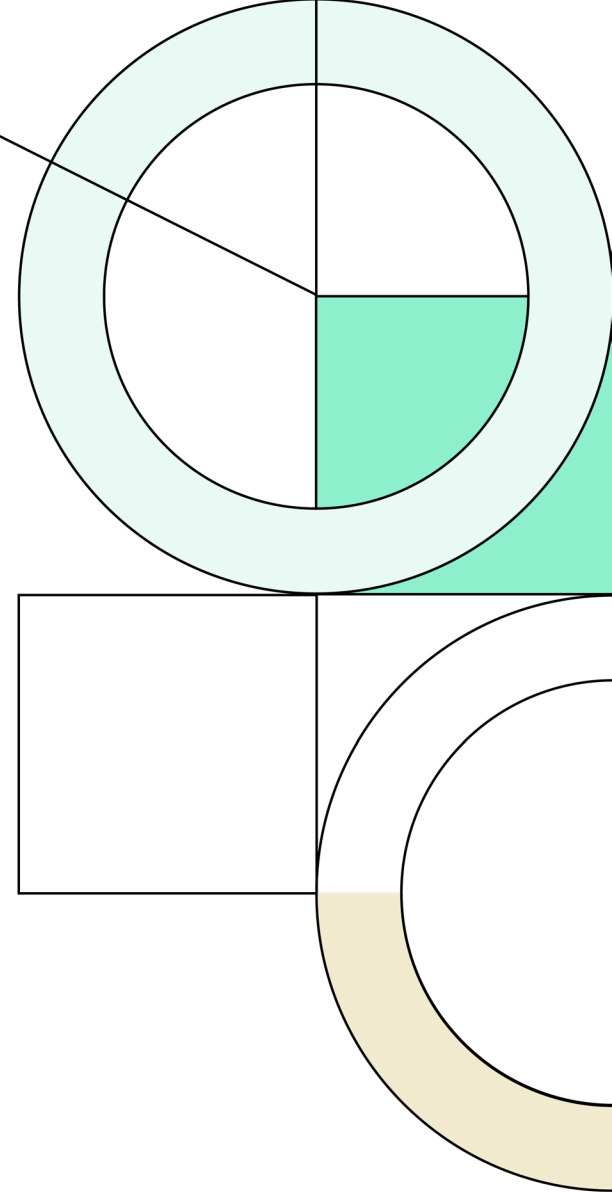




# London Independent School District

Spring 2025

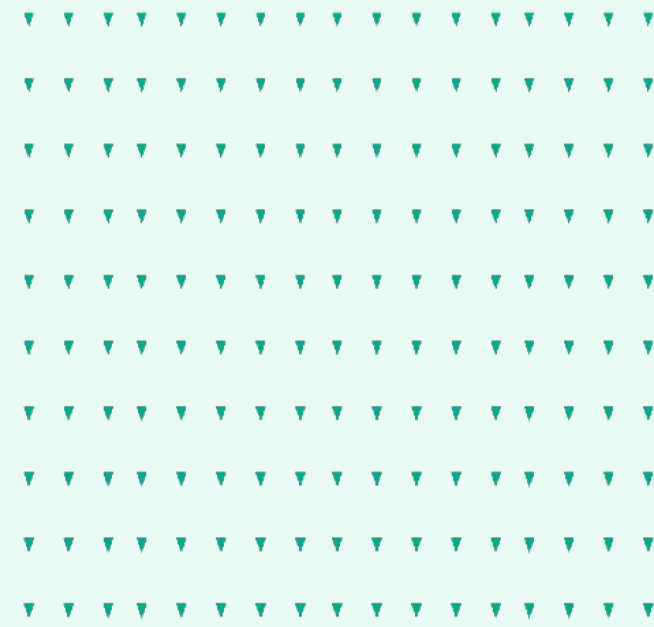
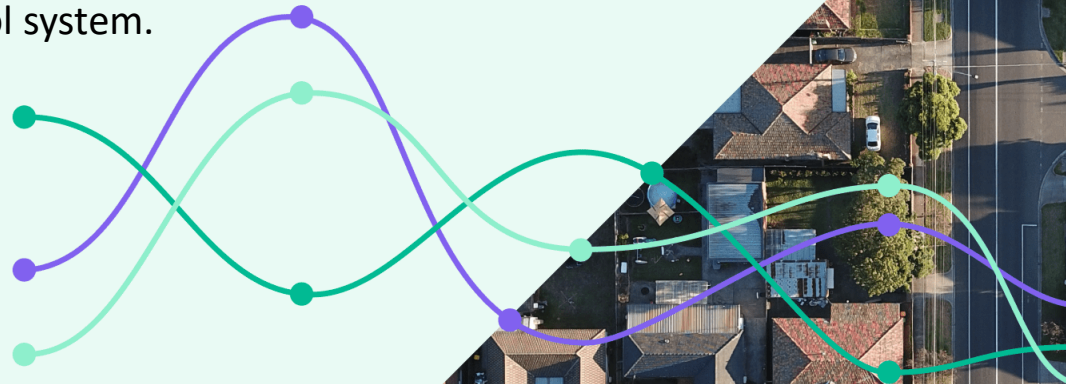
Demographic Report



# Zonda™ Education

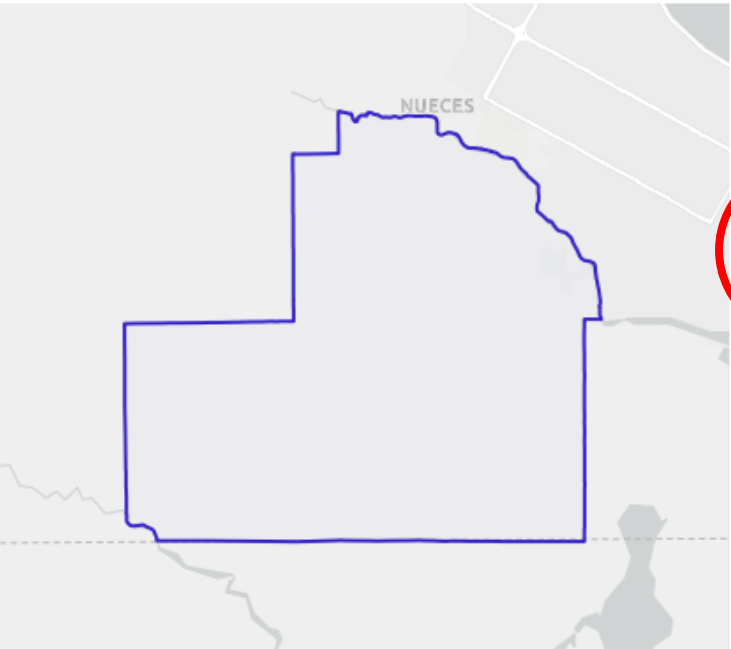
Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to help you make informed decisions for your school system.

We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.



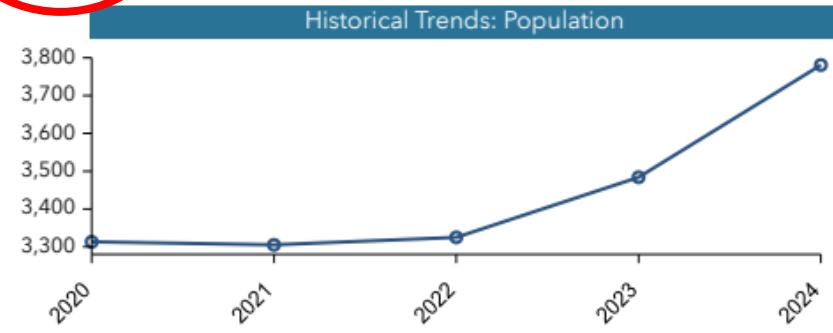
# Population Trends and Key Indicators

LONDON ISD  
Area: 87.05 square miles

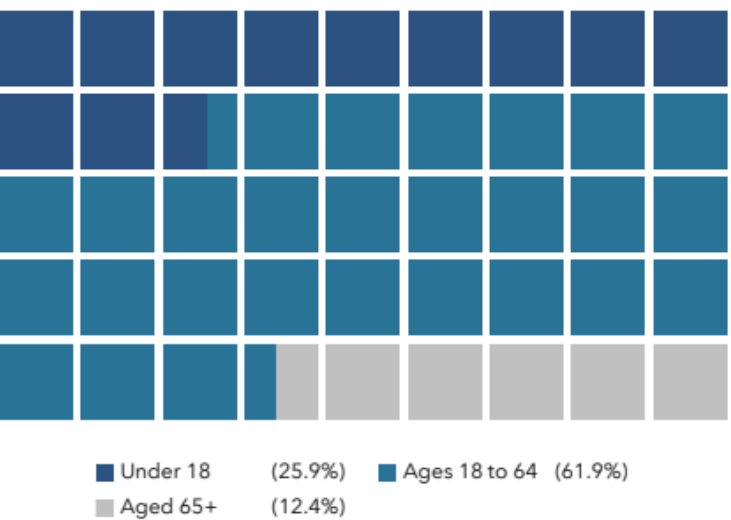


<b>3,781</b> Population	1,132 Households	3.33 Avg Size Household	<b>39.4</b> Median Age	<b>\$153,125</b> Median Household Income	\$518,962 Median Home Value	188 Wealth Index	106 Housing Affordability	79 Diversity Index
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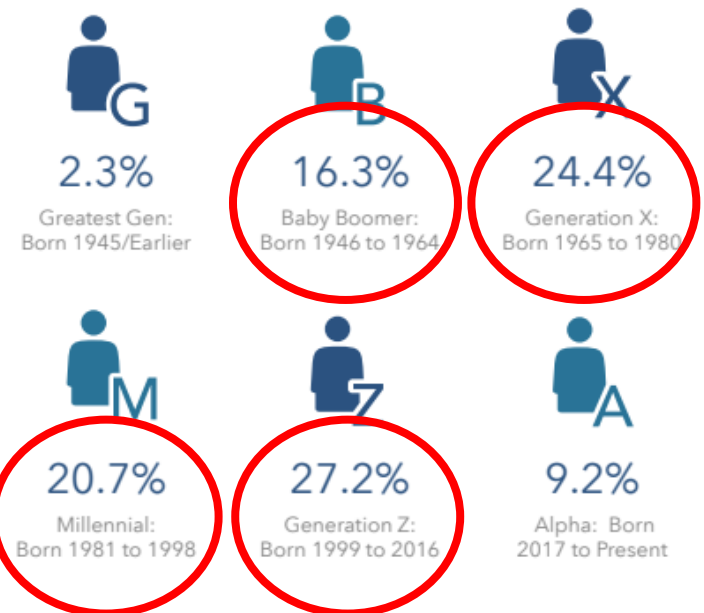
## MORTGAGE INDICATORS



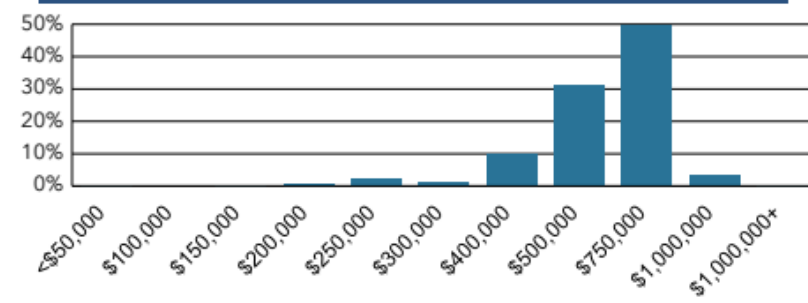
## POPULATION BY AGE



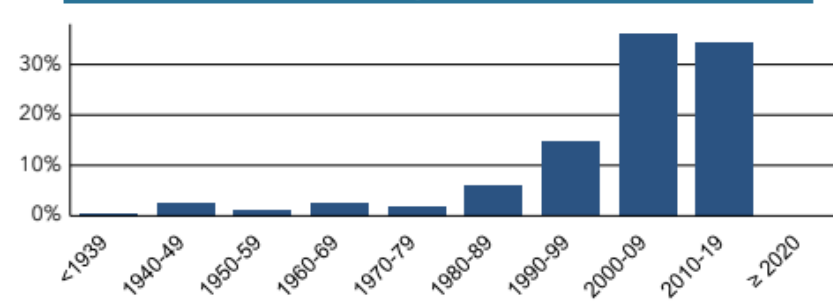
## POPULATION BY GENERATION



## Home Value



## Housing: Year Built

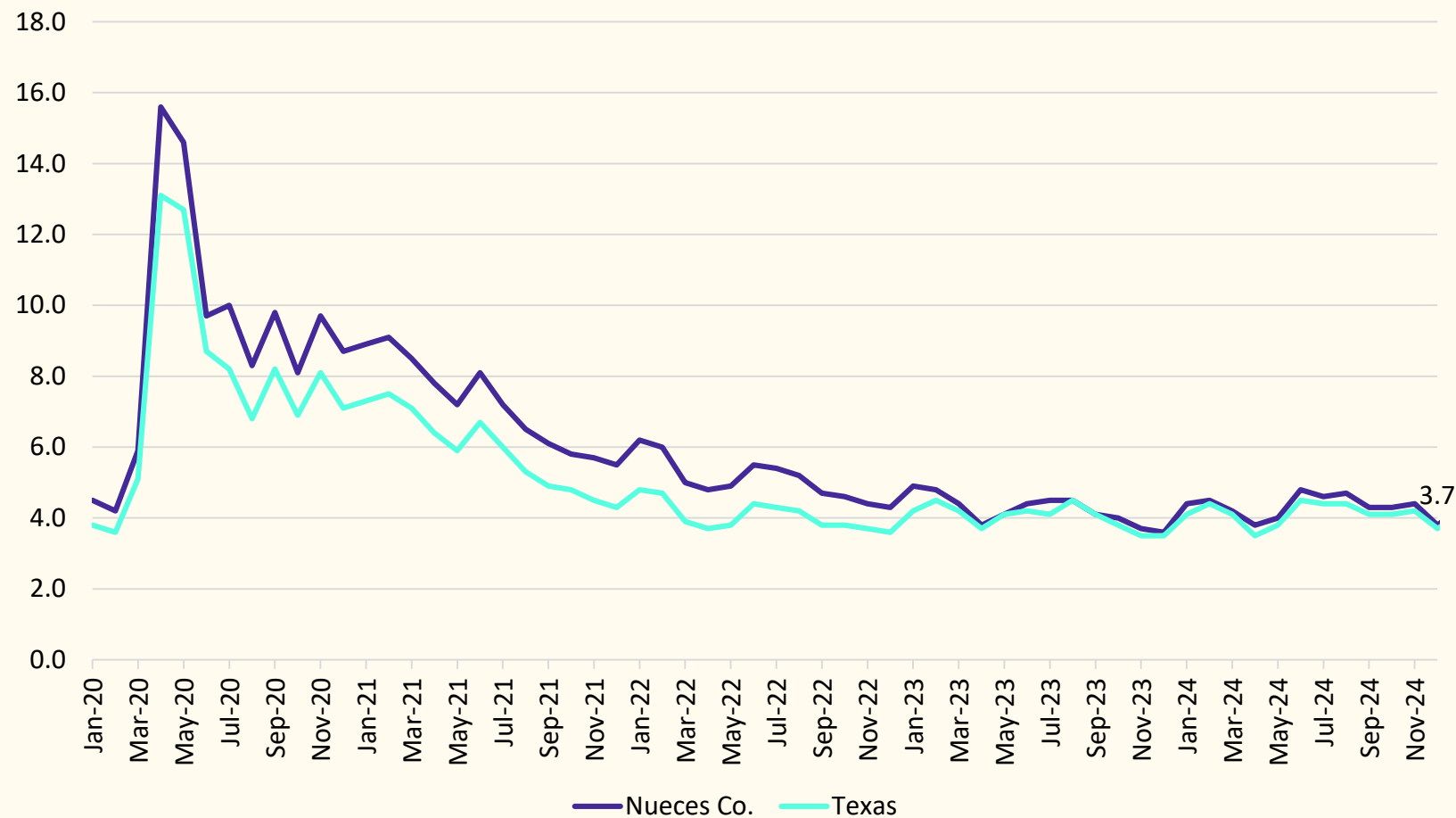


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

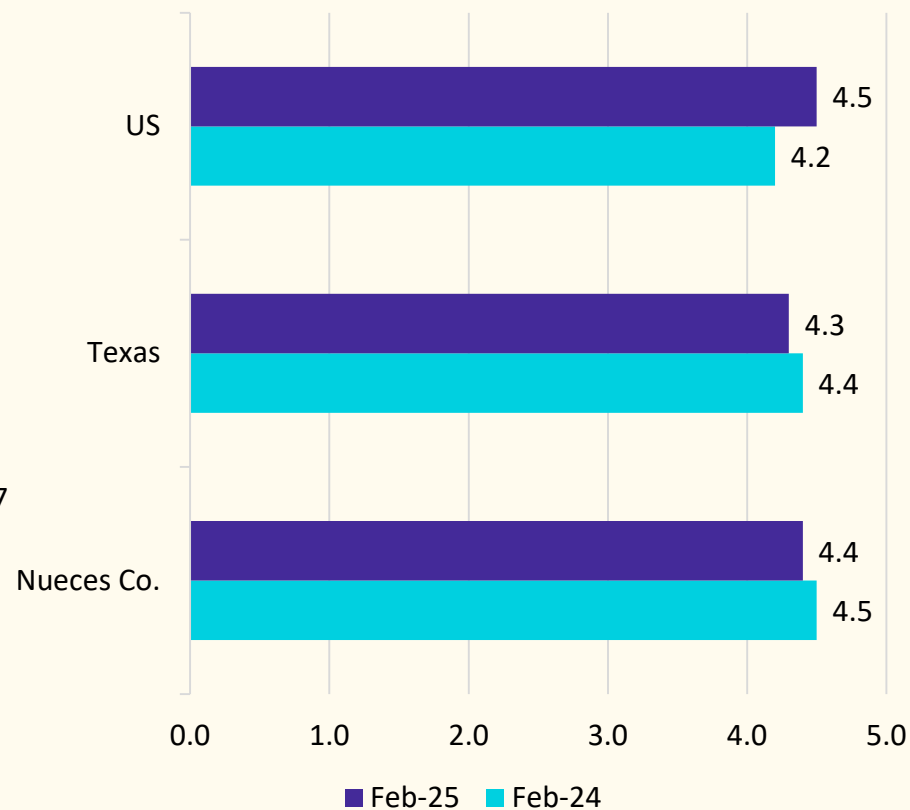


# Local Economic Conditions

### Unemployment Rate, Jan. 2020 - Feb. 2025



### Unemployment Rate, Year over Year





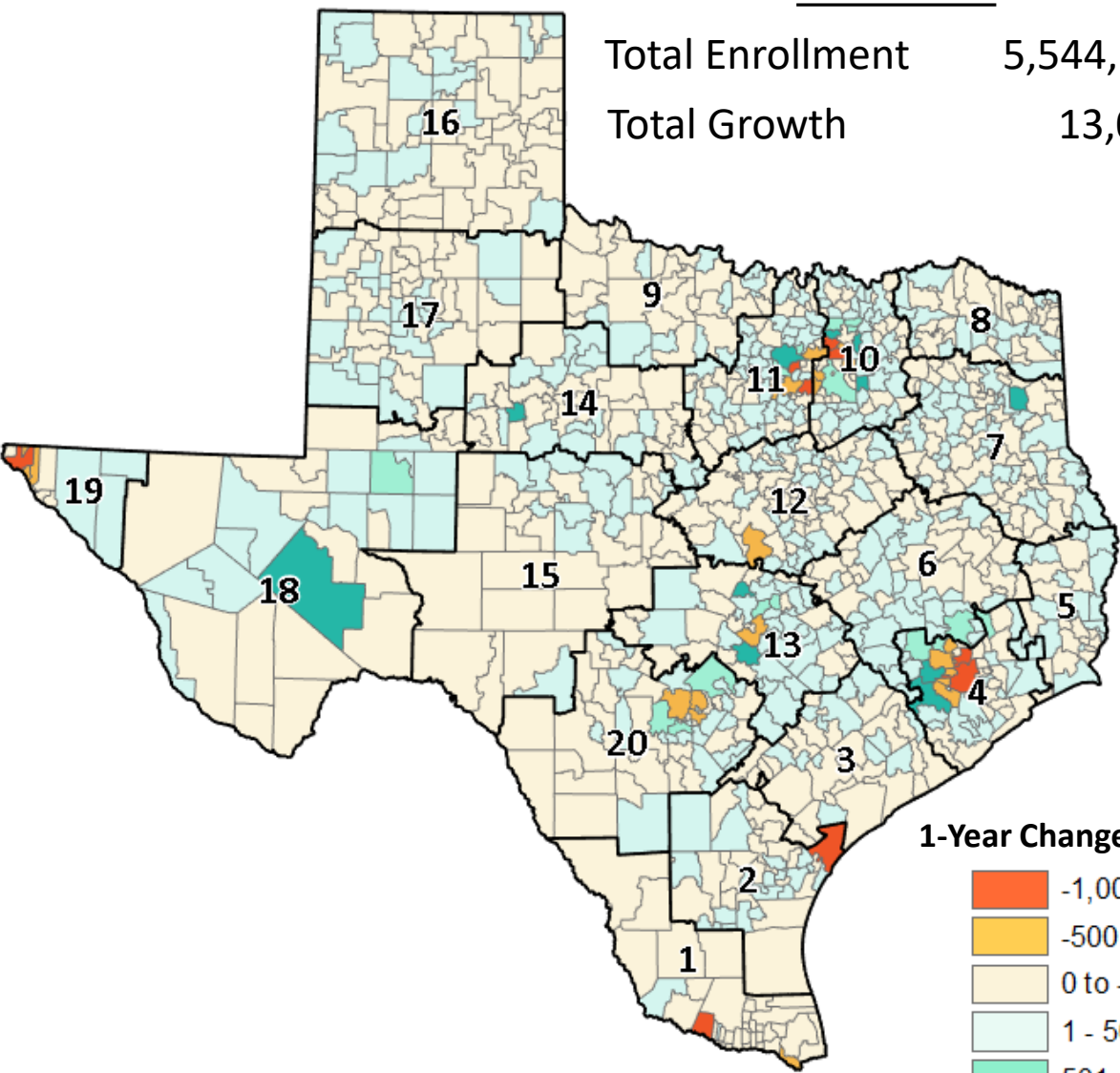
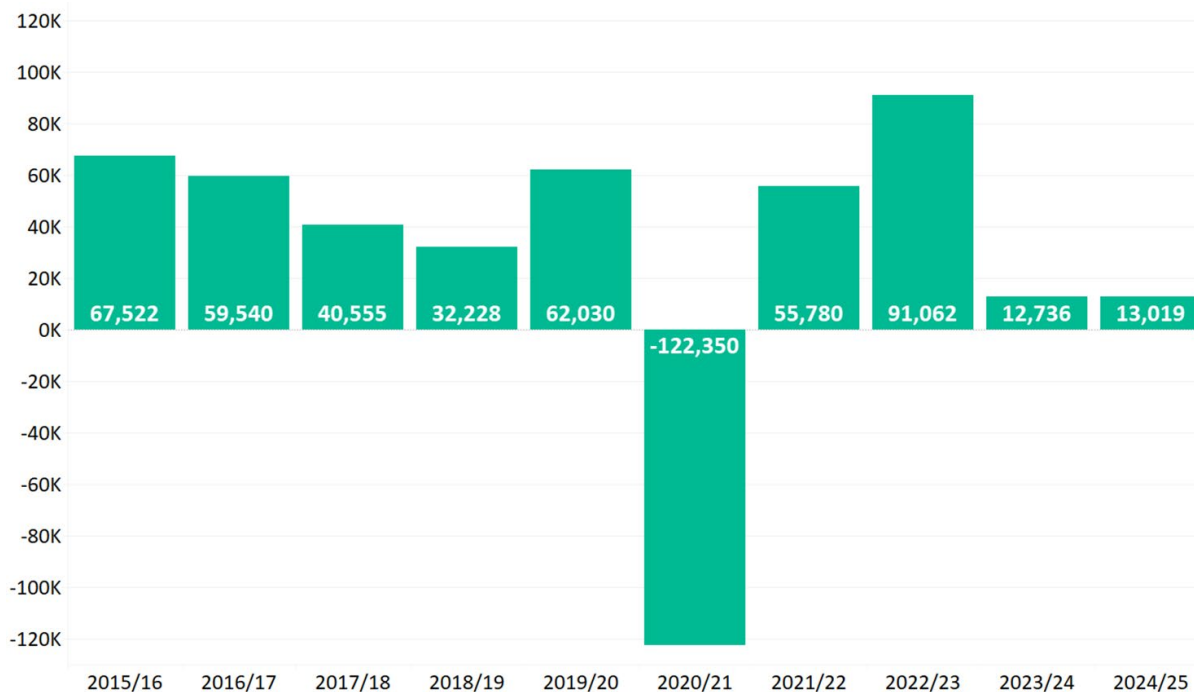
# State Enrollment Trends

## 2024-2025

Total Enrollment 5,544,255

Total Growth 13,019

## Texas ISD Enrollment Annual Change



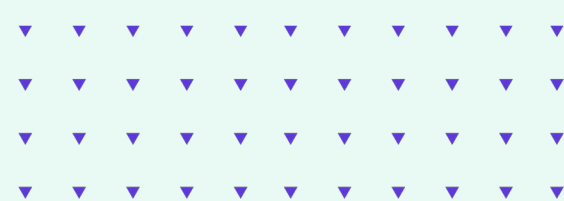
### 1-Year Change Enrollment

- -1,000 or more
- -500 to -1,000
- 0 to -500
- 1 - 500
- 501 - 1,000
- > 1,000

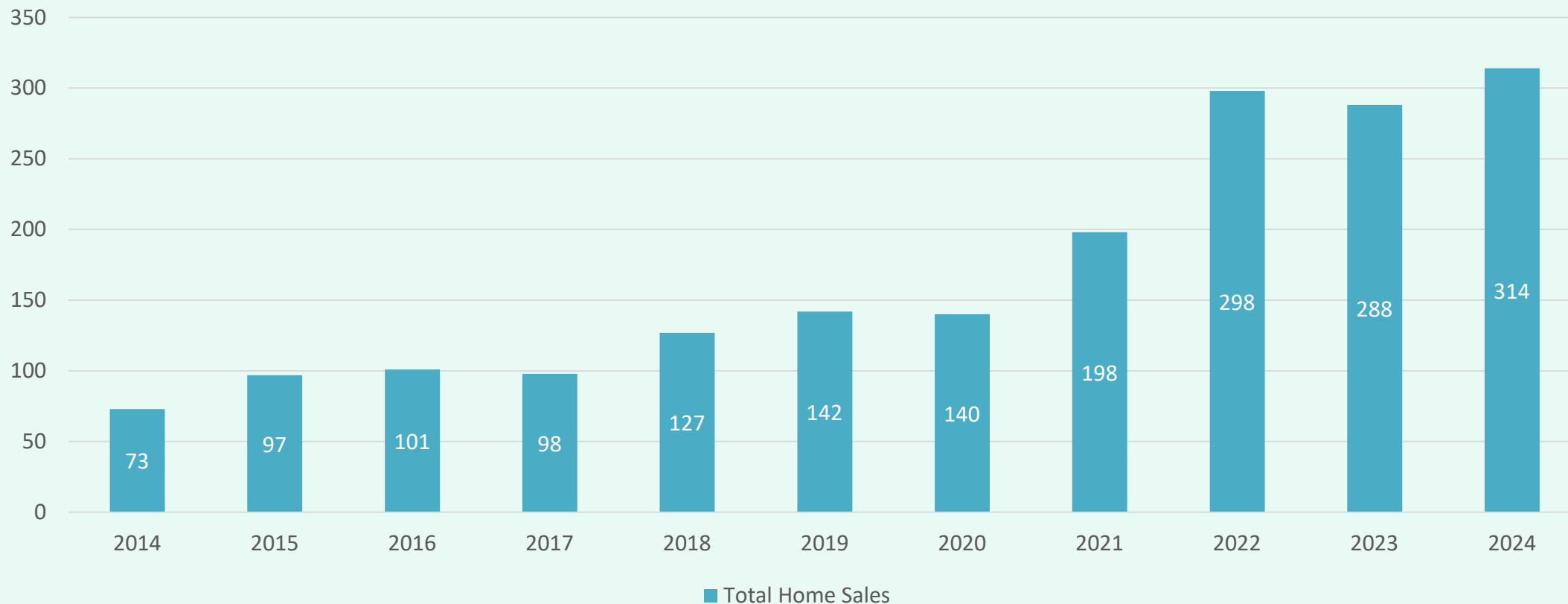


# London ISD Housing Market Analysis

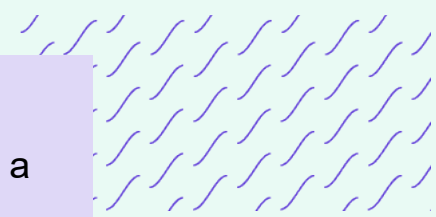
## District Annual Home Sales, 2014 – 2024



Annual District Home Sales



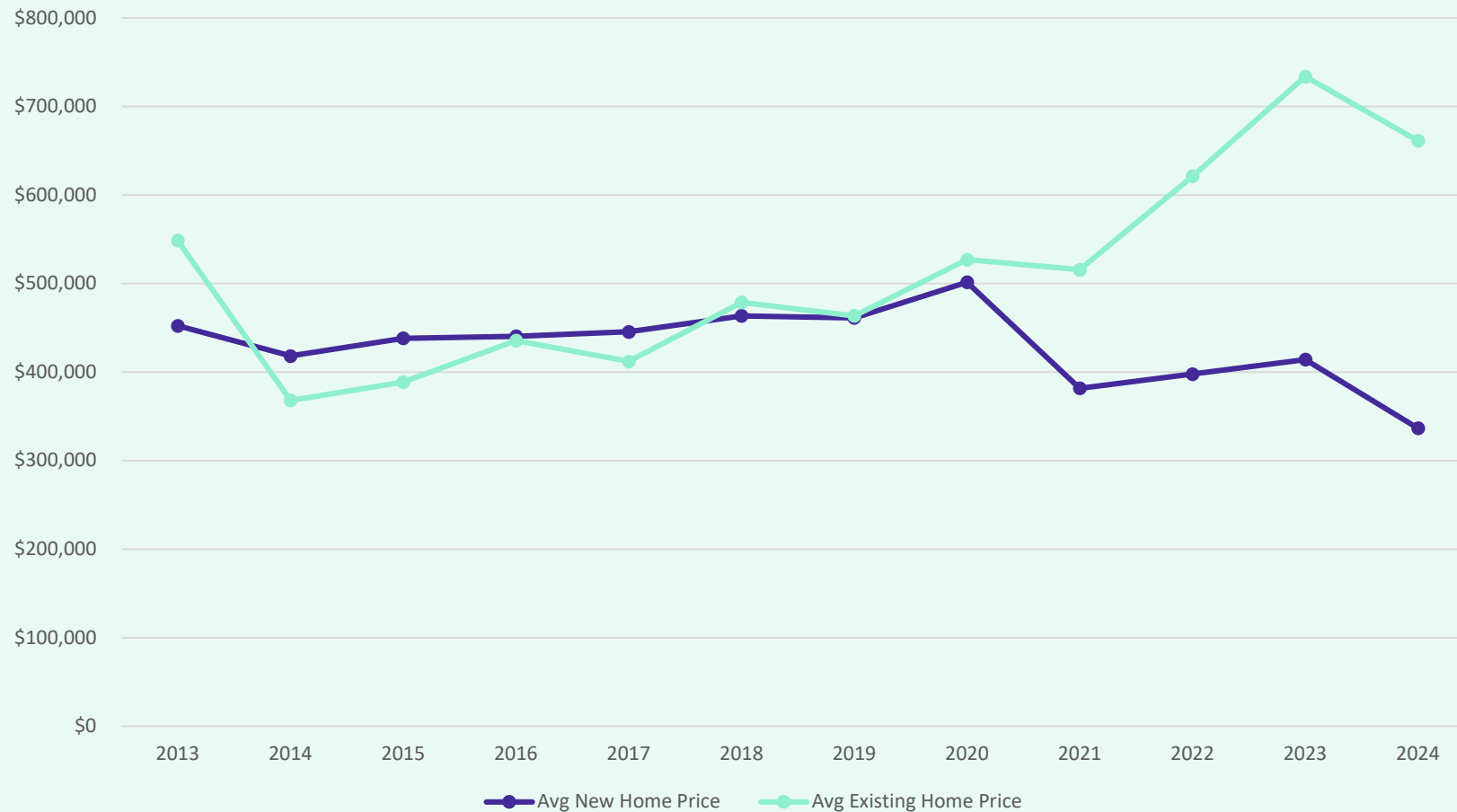
- Total home sales within London ISD have climbed over the last 3 years
- New home sales in LISD accounted for 73% of the total district home sales in 2024, a slight increase from 72% from 2023





# London ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2014 - 2024

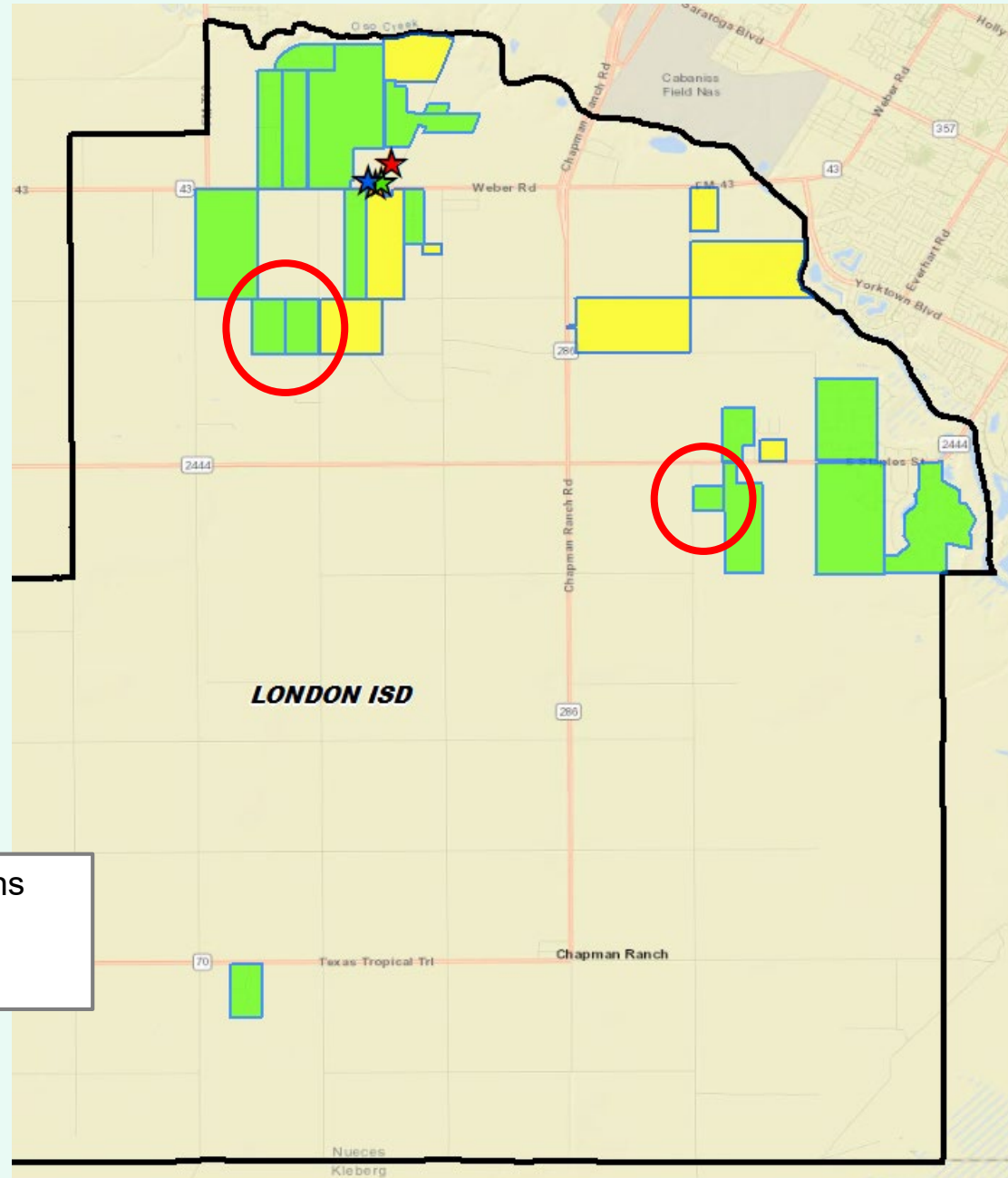


- The average new home sale price in London ISD has fallen 20% between 2014 and 2024, a decrease of about \$81,600
- The average existing home sale price in LISD has risen 80% in the last 10 years, an increase of nearly \$293,300

	Avg New Home	Avg Existing Home
2014	\$418,153	\$368,022
2015	\$438,257	\$388,680
2016	\$440,537	\$435,658
2017	\$445,502	\$412,008
2018	\$463,528	\$478,753
2019	\$461,308	\$463,481
2020	\$501,453	\$527,068
2021	\$381,664	\$515,668
2022	\$397,778	\$621,374
2023	\$414,078	\$733,833
2024	\$336,544	\$661,293

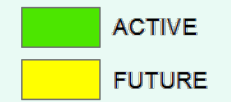


# District Housing Overview



- The district has 18 actively building subdivisions
- Within LISD there are 8 future subdivisions in various stages of planning

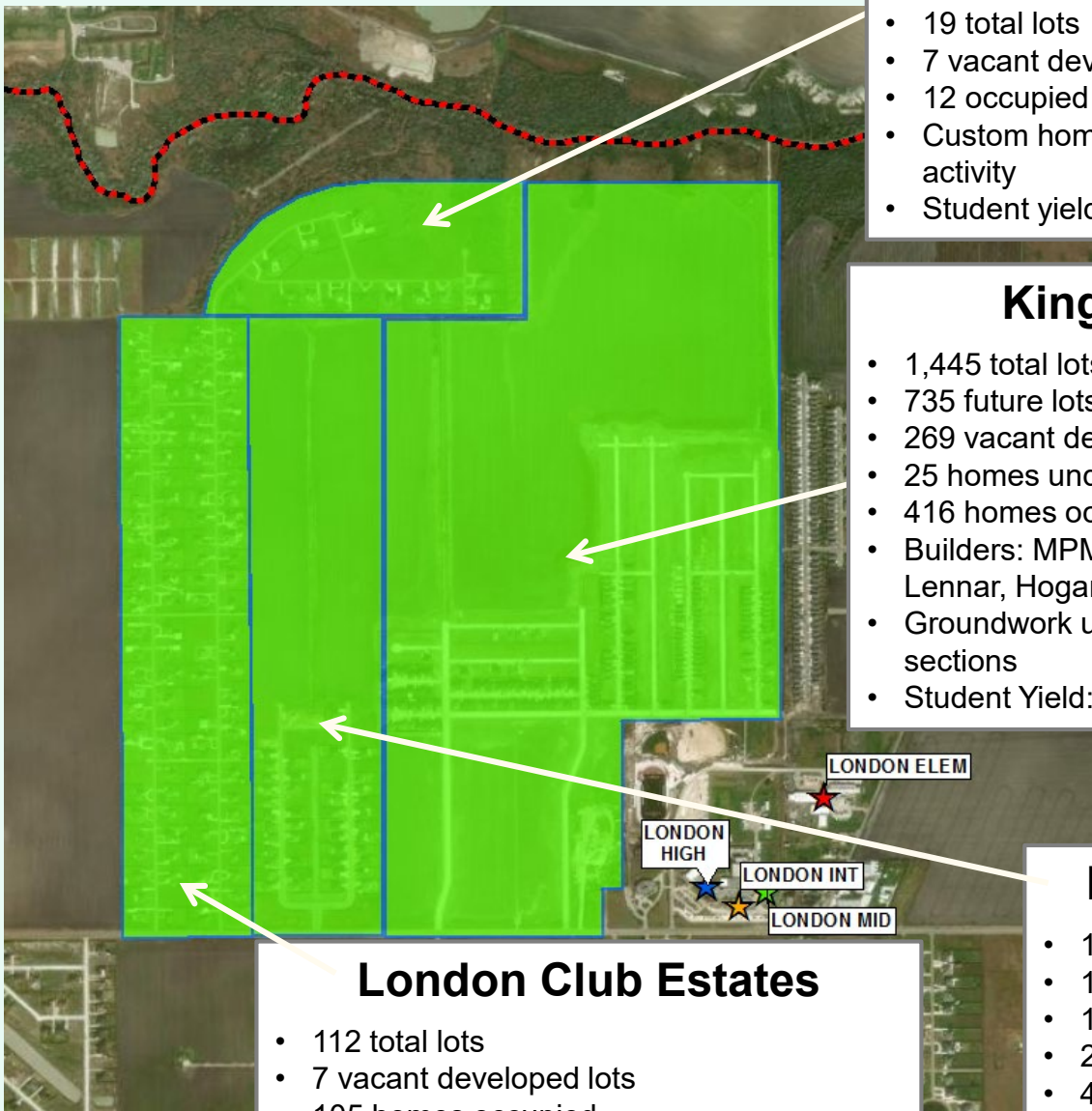
### Subdivisions







# Residential Activity



## Melvin Estates

- 19 total lots
- 7 vacant developed lots
- 12 occupied homes
- Custom homes – large lots, slow activity
- Student yield: 1.167

## Kings Landing

- 1,445 total lots
- 735 future lots
- 269 vacant developed lots
- 25 homes under construction
- 416 homes occupied
- Builders: MPM Homes, DR Horton, Lennar, Hogan
- Groundwork underway on future sections
- Student Yield: 0.327

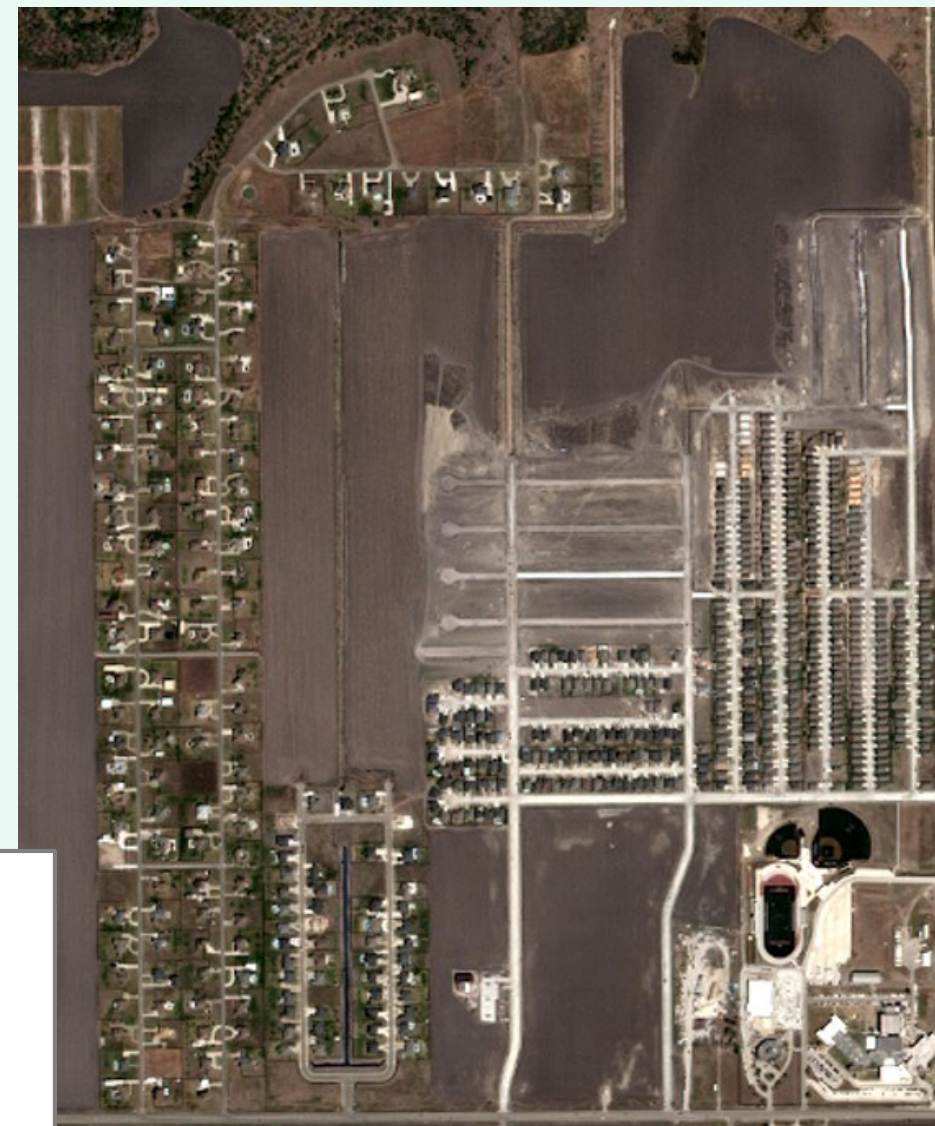
## London Club Estates

- 112 total lots
- 7 vacant developed lots
- 105 homes occupied
- All lots are owned, but no construction is currently underway
- Student yield: 1.000

## River Edge Village

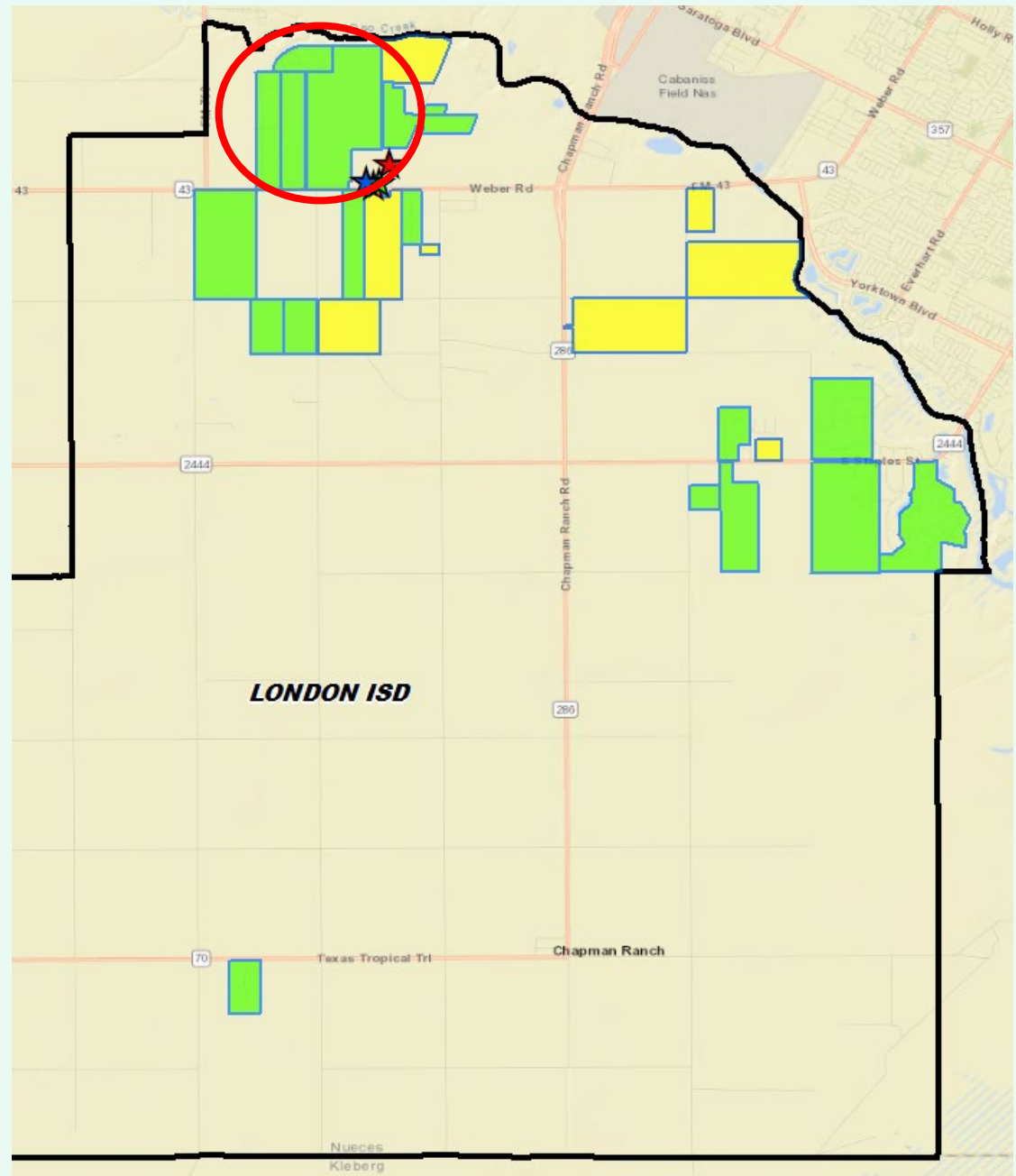
- 188 total lots
- 128 future lots
- 10 vacant developed lots
- 2 homes under construction
- 47 homes occupied
- Student Yield: 0.957

March 2025






# District Housing Overview



**Subdivisions**

-  ACTIVE
-  FUTURE
-  Groundwork Underway



# Residential Activity



## Oso Vista

- 269 total future lots
- Sec 1 & 2 (appx. 100 lots) submitted for approval
- Groundwork has not started

## Agape Ranch

- 26 total lots
- 16 vacant developed lots
- 10 occupied homes
- Neighborhood for foster families and support networks

## London Towne

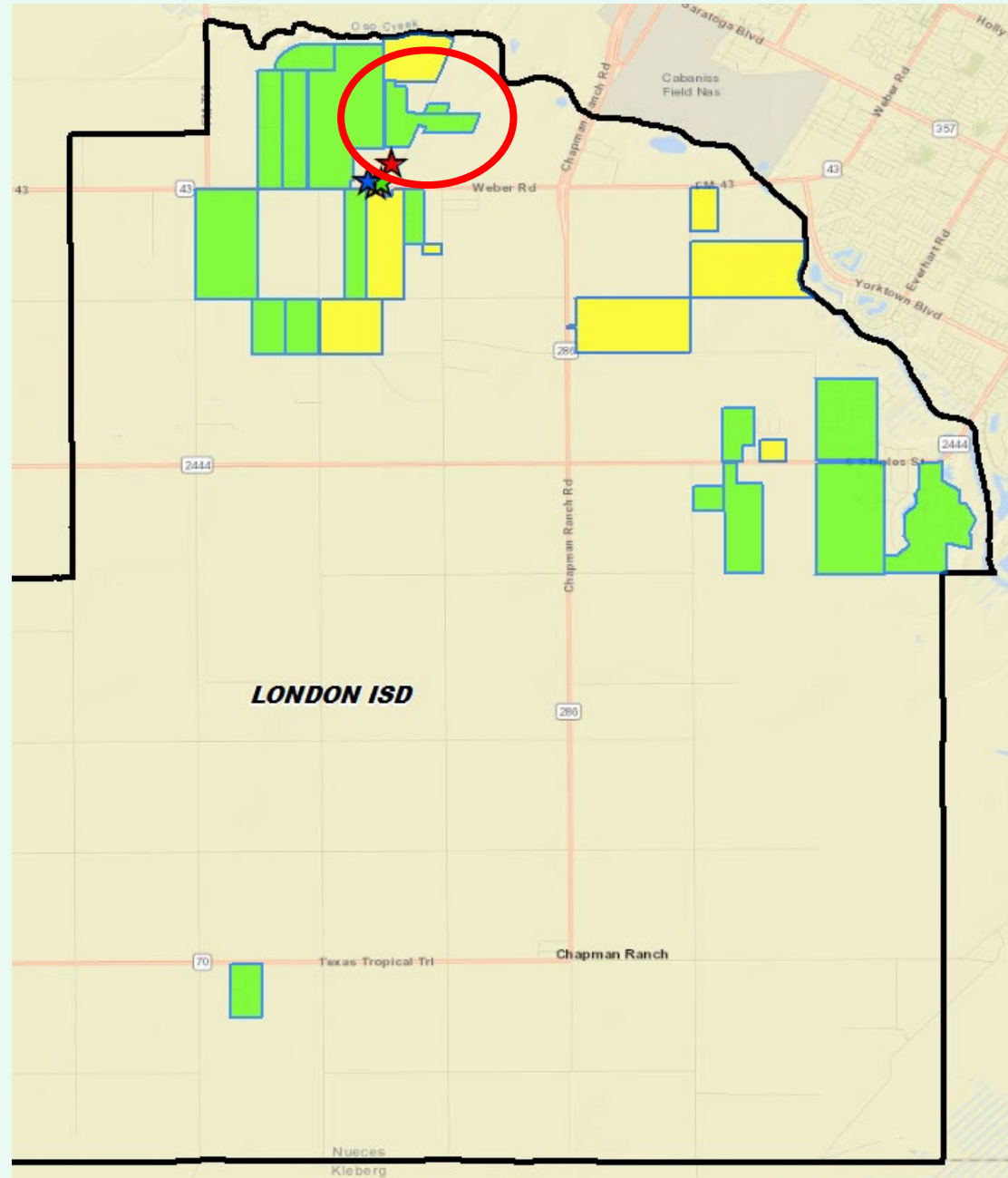
- 600 total lots
- 61 future lots
- 71 vacant developed lots
- 1 home under construction
- 467 occupied homes
- Builder: DR Horton
- Groundwork underway on next phase
- Student Yield: 0.537

March 2025



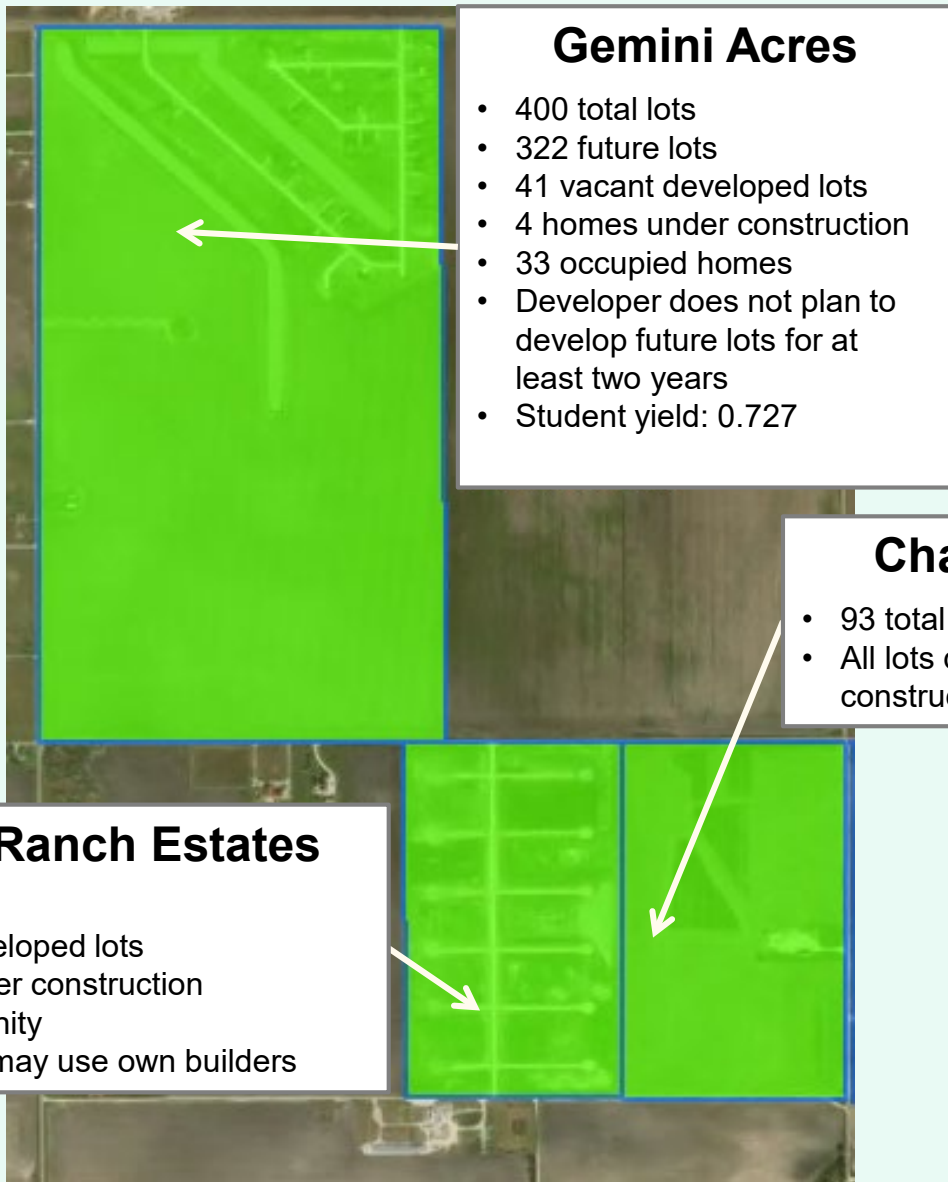


# District Housing Overview





# Residential Activity



## Gemini Acres

- 400 total lots
- 322 future lots
- 41 vacant developed lots
- 4 homes under construction
- 33 occupied homes
- Developer does not plan to develop future lots for at least two years
- Student yield: 0.727

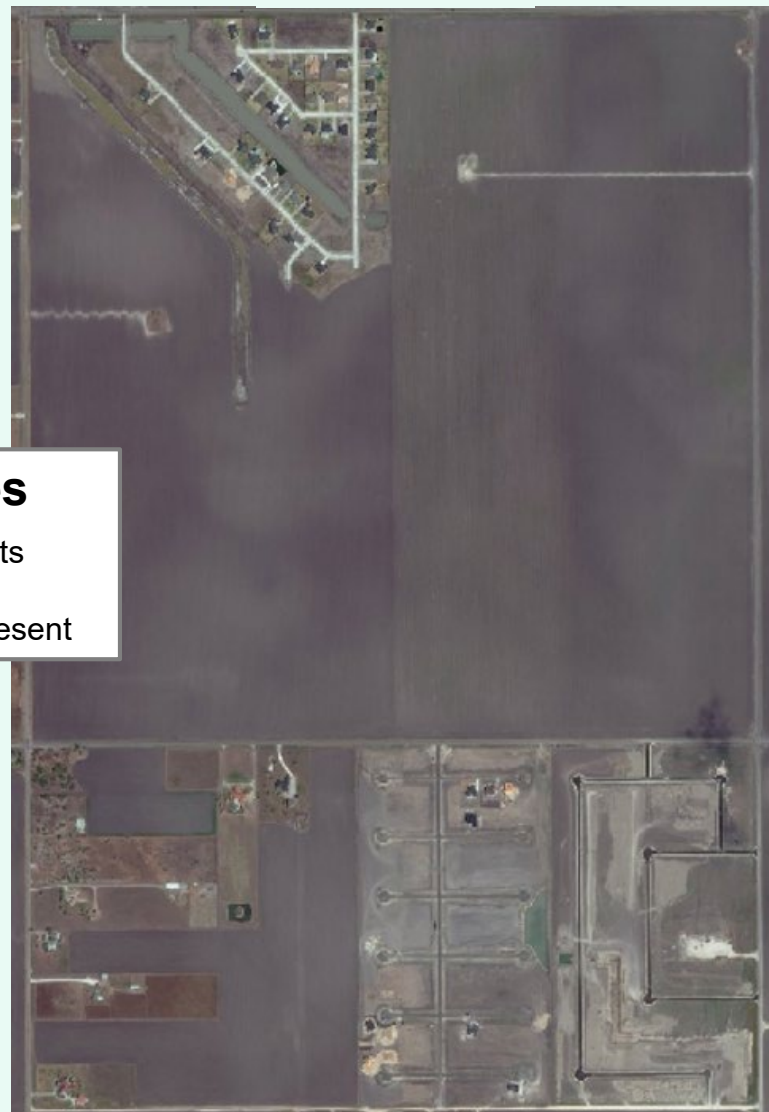
## Charlotte Estates

- 93 total vacant developed lots
- All lots delivered, but no construction underway at present

## London Ranch Estates

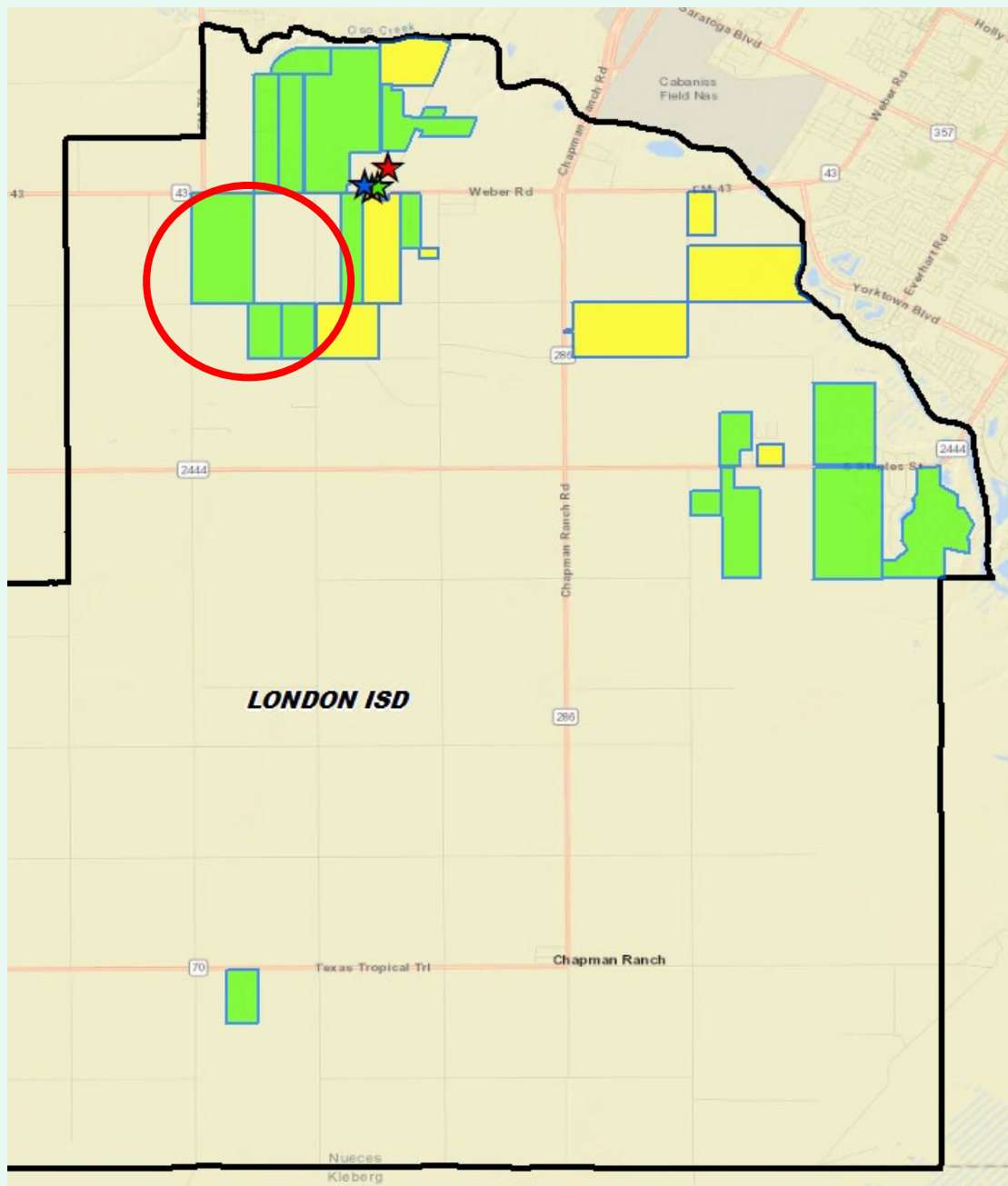
- 108 total lots
- 96 vacant developed lots
- 12 homes under construction
- Gated community
- Homeowners may use own builders

March 2025








# District Housing Overview



## Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway



# Residential Activity

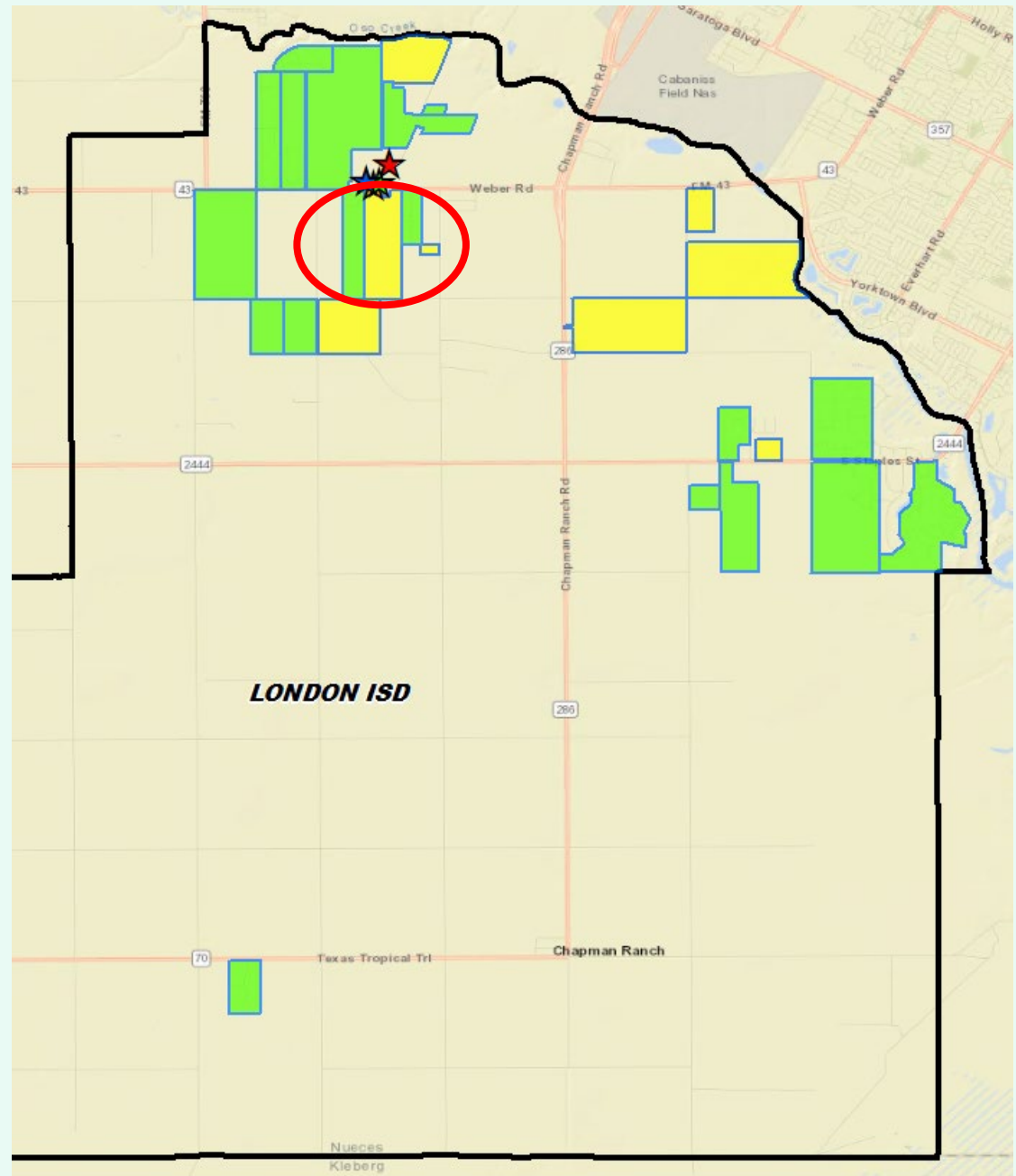


March 2025








# District Housing Overview



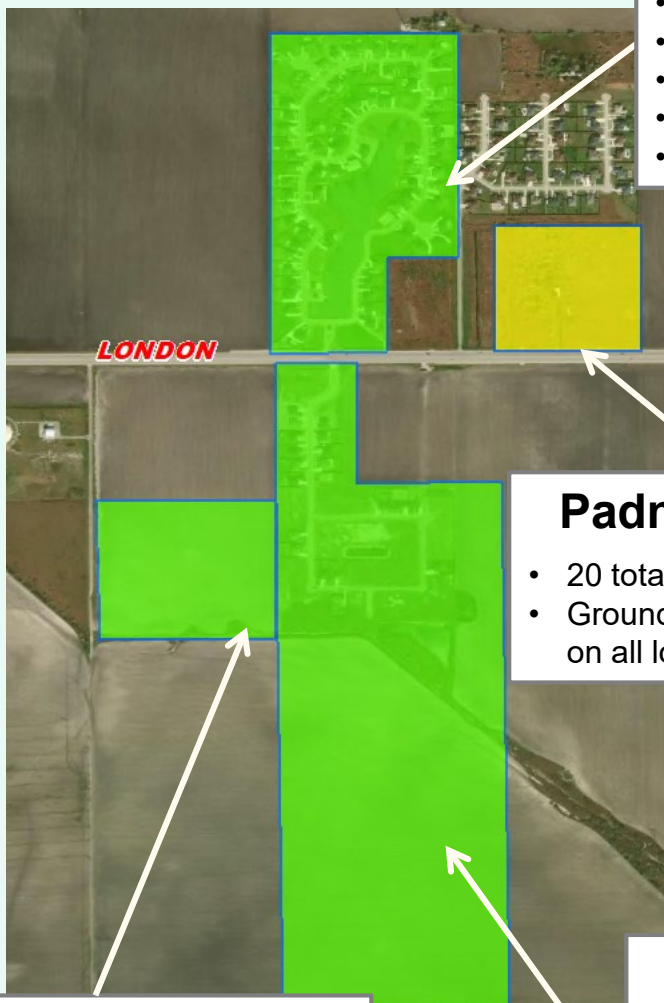
**Subdivisions**

-  ACTIVE
-  FUTURE
-  Groundwork Underway





# Residential Activity



## The Promenade

- 96 total lots
- 5 vacant developed lots
- 3 homes under construction
- 88 occupied lots
- Student yield: 0.773

## Padma Estates

- 20 total future lots
- Groundwork underway on all lots

## Laurel Farm Tracts

- 28 total vacant developed lots
- Developer: Cypress Point Capital

## Swan Village

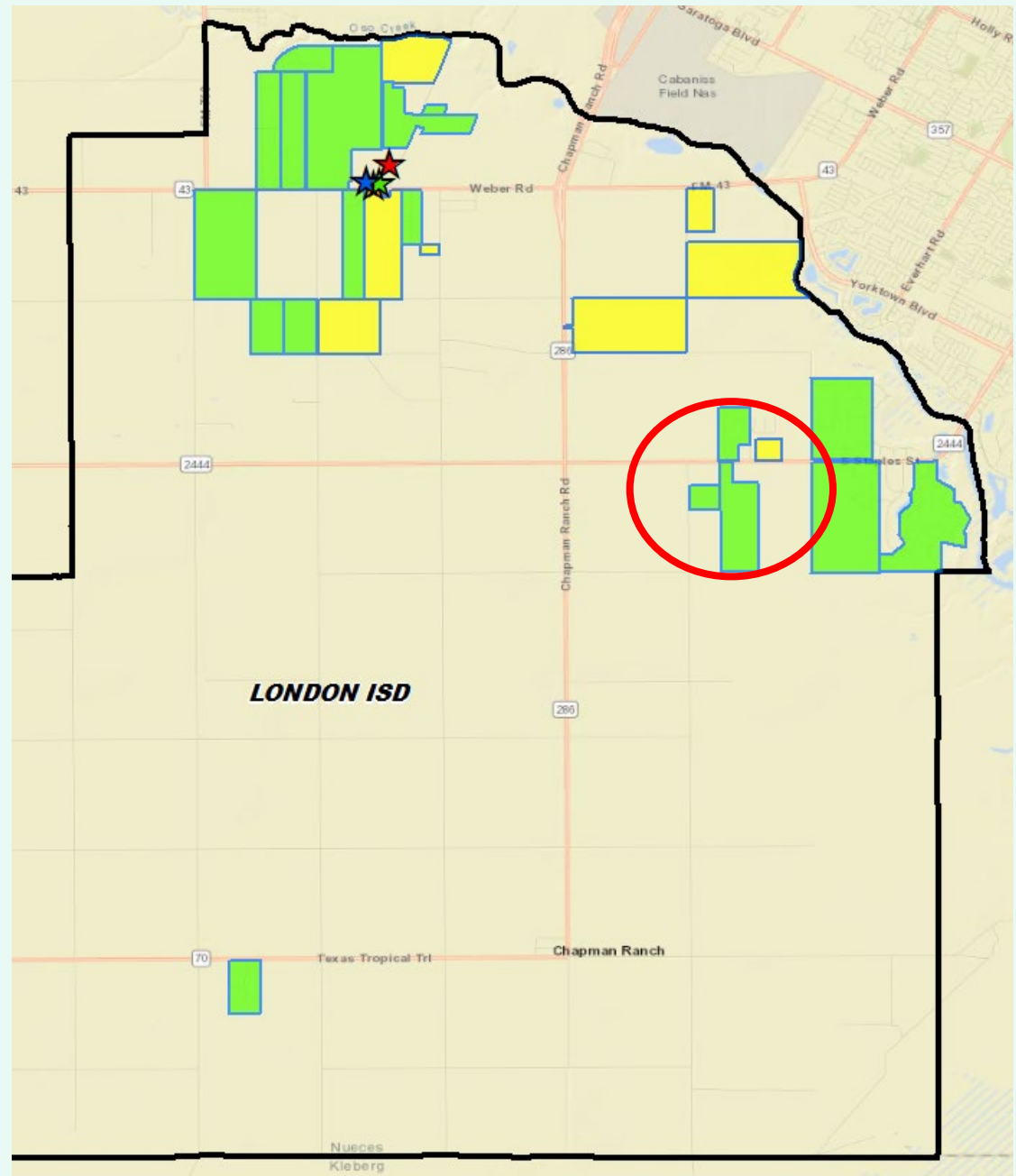
- 121 total lots
- 60 future lots
- 33 vacant developed lots
- 6 home under construction
- 22 homes occupied
- Student yield: 0.455

March 2025





# District Housing Overview



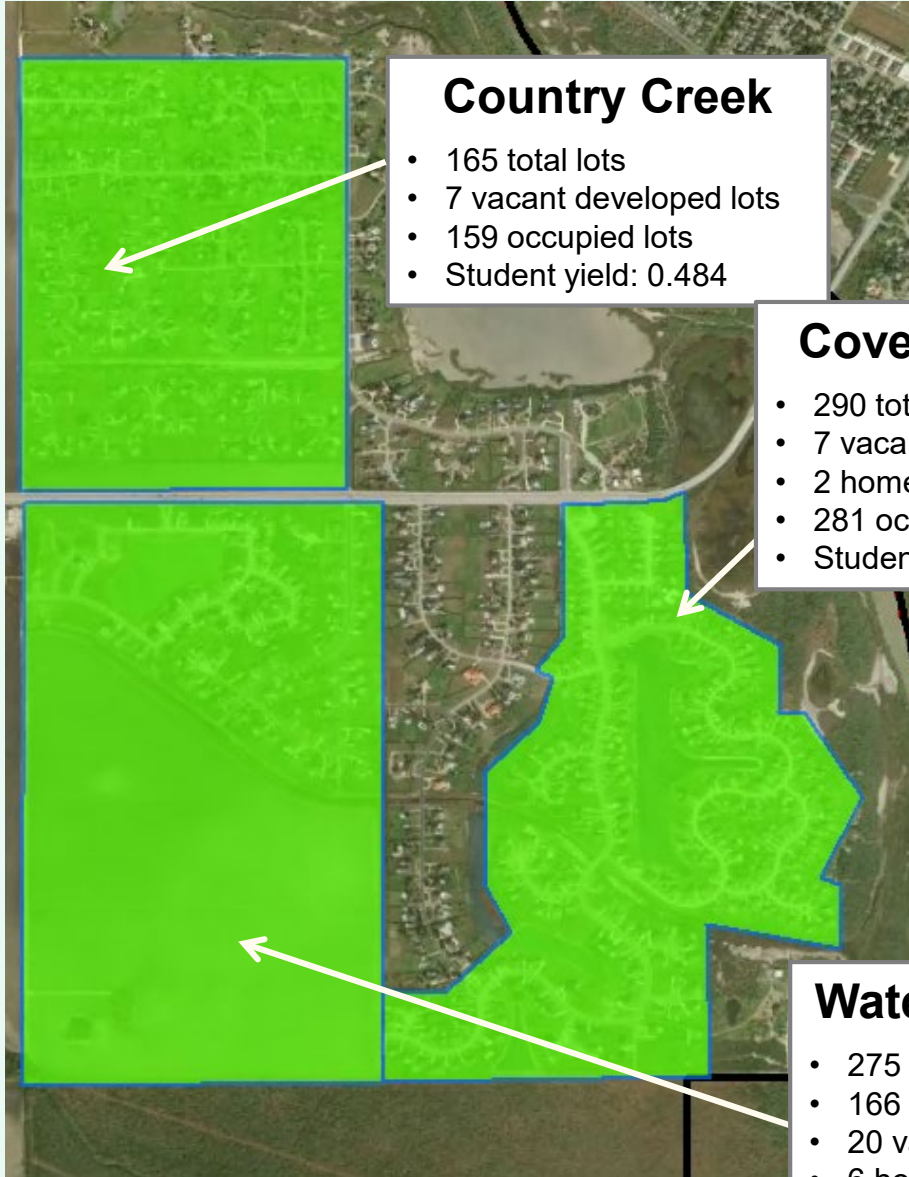
**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway



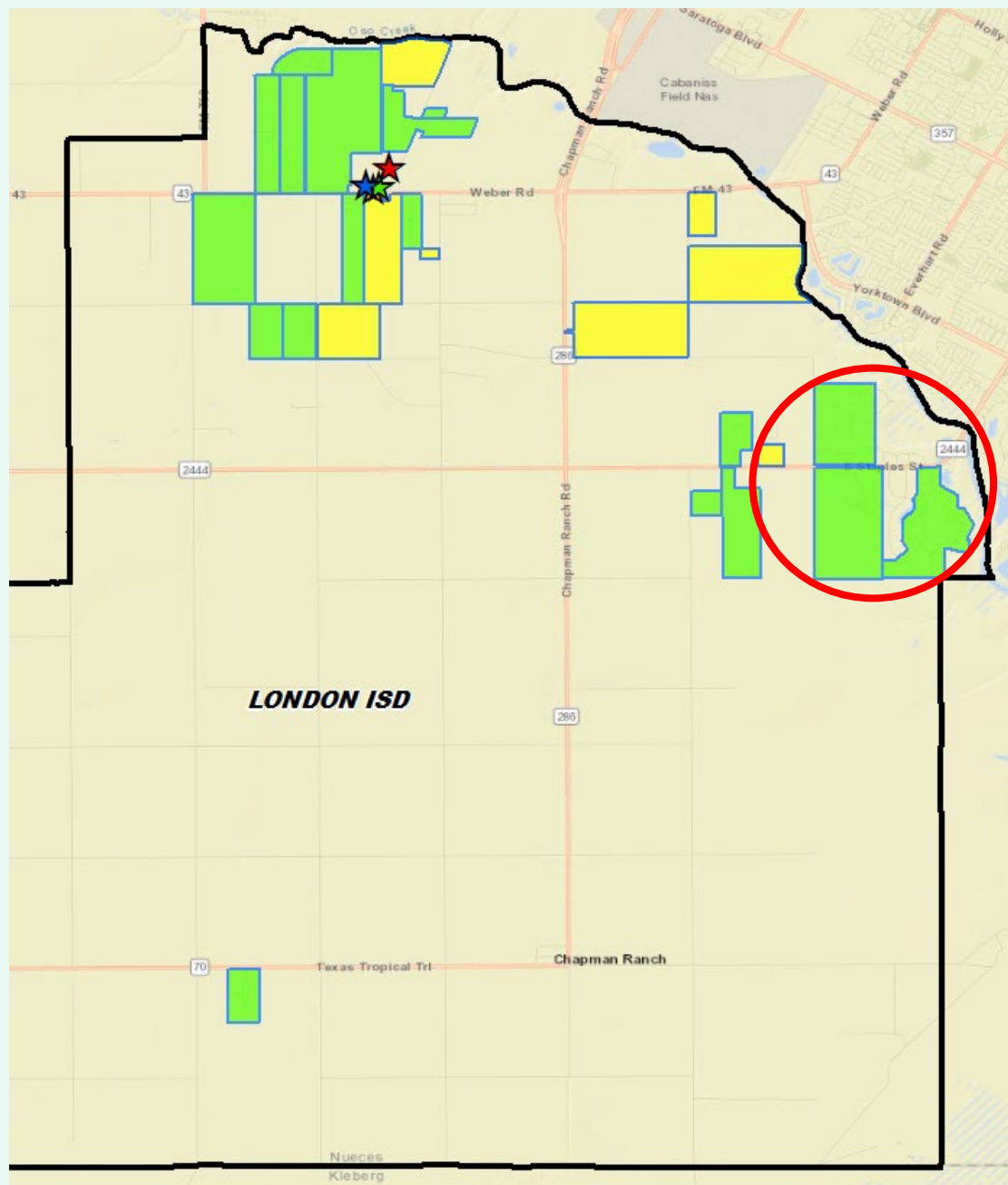
# Residential Activity

March 2025








# District Housing Overview



## Subdivisions

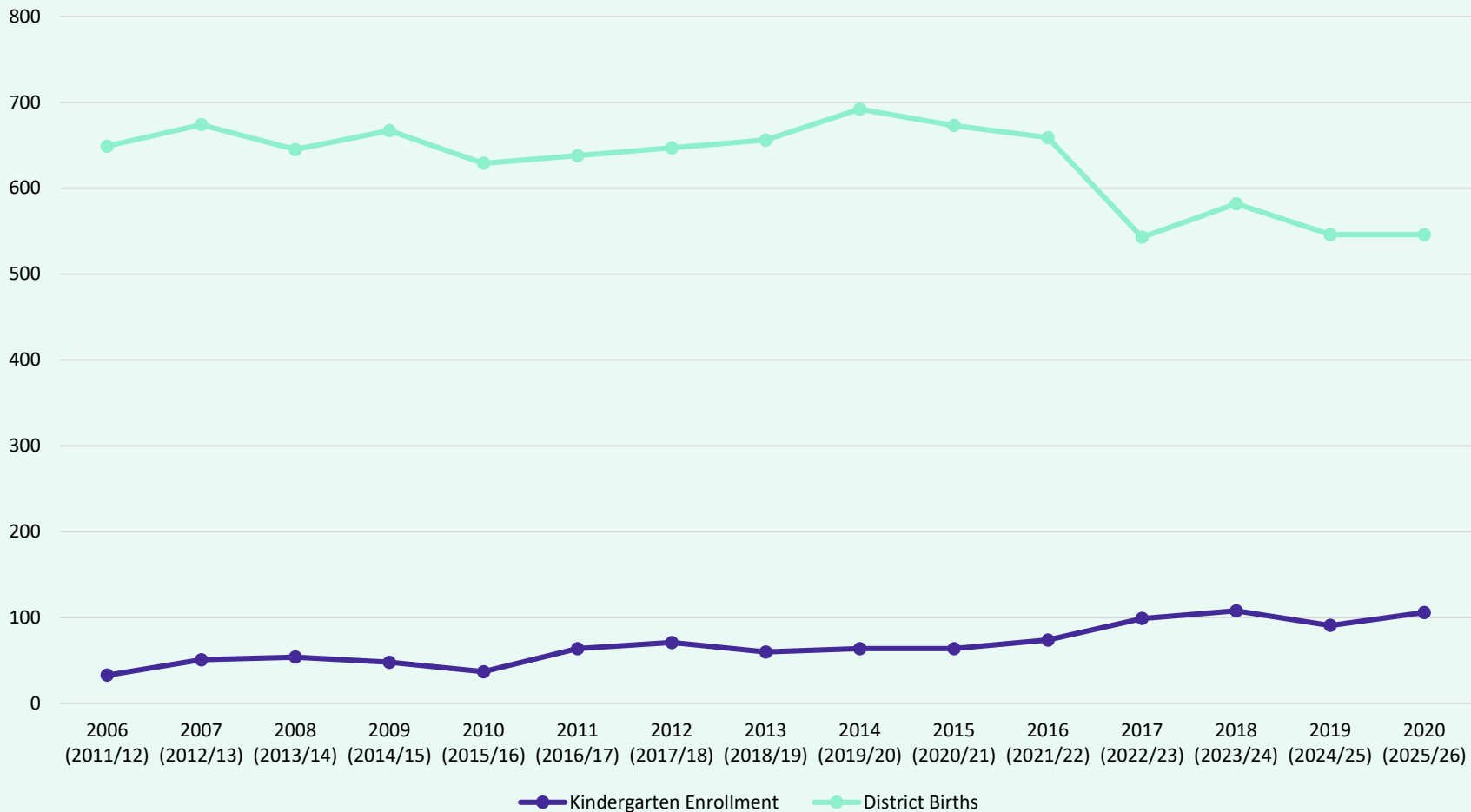
-  ACTIVE
-  FUTURE
-  Groundwork Underway



# Birth Rates



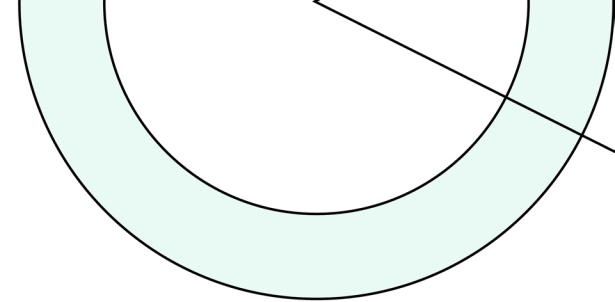
### London ISD KG Enrollment v. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	33	649	0.051
2007 (2012/13)	51	674	0.076
2008 (2013/14)	54	645	0.084
2009 (2014/15)	48	667	0.072
2010 (2015/16)	37	629	0.059
2011 (2016/17)	64	638	0.100
2012 (2017/18)	71	647	0.110
2013 (2018/19)	60	656	0.091
2014 (2019/20)	64	692	0.092
2015 (2020/21)	64	673	0.095
2016 (2021/22)	74	659	0.112
2017 (2022/23)	99	543	0.182
2018 (2023/24)	108	582	0.186
2019 (2024/25)	91	546	0.167
2020 (2025/26)	106	546	0.194
2021 (2025/26)	117	536	0.218
2022 (2025/26)	129	528	0.244
2023 (2026/27)	139	560	0.248



# TEA Transfer Report



Transfers In From:	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	5 Year Change
Bishop ISD	20	21	14	15	15	18	-2
Corpus Christi ISD	394	429	469	453	445	378	-16
Flour Bluff ISD	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Total Transfers In*</b>	<b>442</b>	<b>482</b>	<b>527</b>	<b>502</b>	<b>493</b>	<b>423</b>	<b>-19</b>

Transfers Out To:	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	5 Year Change
Corpus Christi ISD	10	10	n/a	12	11	27	17
Flour Bluff ISD	n/a	n/a	n/a	13	14	n/a	n/a
<b>Total Transfers Out*</b>	<b>30</b>	<b>30</b>	<b>27</b>	<b>35</b>	<b>40</b>	<b>52</b>	<b>22</b>

\* Totals include additional districts, to comply with FERPA laws, some numbers are not available



# 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	1	34	64	78	77	85	105	103	103	113	115	127	118	81	76	1,280		
2021/22	1	34	74	77	87	89	98	118	122	113	120	132	125	119	79	1,387	107	8.4%
2022/23	0	51	99	99	95	114	105	113	139	132	122	128	132	132	115	1,576	189	13.6%
2023/24	0	52	108	123	117	115	128	123	130	154	136	139	132	134	135	1,726	150	9.5%
2024/25	1	53	91	117	132	137	144	146	137	144	163	139	138	129	135	1,806	80	4.6%
2025/26	1	58	106	111	136	162	163	166	168	151	152	175	140	140	129	1,958	152	8.4%
2026/27	1	60	117	125	126	164	192	187	191	185	158	164	177	140	141	2,128	170	8.7%
2027/28	1	60	129	136	141	151	198	218	212	209	194	167	165	177	141	2,299	171	8.0%
2028/29	1	60	139	153	155	171	180	222	244	222	224	208	168	166	178	2,491	192	8.3%
2029/30	1	60	152	164	174	187	205	202	249	258	231	240	210	168	167	2,668	178	7.1%
2030/31	1	60	166	179	186	210	224	231	228	262	270	246	241	211	169	2,884	216	8.1%
2031/32	1	60	178	191	206	214	242	250	258	240	275	289	248	242	212	3,106	222	7.7%
2032/33	1	60	190	199	214	231	240	266	275	271	250	294	291	249	243	3,274	168	5.4%
2033/34	1	60	205	213	223	240	259	263	292	288	281	267	296	292	250	3,430	156	4.8%
2034/35	1	60	217	230	239	250	269	283	288	303	300	300	269	297	294	3,600	170	5.0%

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



# Ten Year Forecast by Campus

Campus	Capacity	Fall	Enrollment Projections									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
LONDON PRIMARY SCHOOL (EE-K)	352	145	165	178	190	200	213	227	239	251	266	278
LONDON ELEMENTARY SCHOOL (1-4)	670	530	572	607	626	659	730	799	853	884	935	988
<b>ELEMENTARY TOTAL</b>		675	737	785	816	859	943	1,026	1,092	1,135	1,201	1,266
Elementary Absolute Change		262	62	48	31	43	84	83	66	43	66	65
Elementary Percent Change		63.44%	9.19%	6.51%	3.95%	5.27%	9.78%	8.80%	6.43%	3.94%	5.81%	5.41%
LONDON INTERMEDIATE SCHOOL (5-6)	435	283	334	378	430	466	451	459	508	541	555	571
<b>INTERMEDIATE SCHOOL TOTAL</b>		283	334	378	430	466	451	459	508	541	555	571
Intermediate Absolute Change		31	51	44	52	36	-14	8	49	33	14	16
Intermediate Percent Change		12.30%	18.15%	13.12%	13.67%	8.30%	-3.10%	1.70%	10.67%	6.57%	2.52%	2.94%
LONDON MIDDLE SCHOOL (7-8)	425	307	303	343	403	446	489	532	515	521	569	603
<b>MIDDLE SCHOOL TOTAL</b>		307	303	343	403	446	489	532	515	521	569	603
Middle School Absolute Change		53	-4	40	60	43	43	43	-17	6	48	34
Middle School Percent Change		20.87%	-1.30%	13.20%	17.49%	10.67%	9.64%	8.79%	-3.20%	1.17%	9.21%	5.98%
LONDON HIGH SCHOOL (9-12)	715	541	584	622	650	720	785	867	991	1,077	1,105	1,160
<b>HIGH SCHOOL TOTAL</b>		541	584	622	650	720	785	867	991	1,077	1,105	1,160
High School Absolute Change		34	43	38	28	70	65	82	124	86	28	55
High School Percent Change		6.71%	7.95%	6.51%	4.50%	10.77%	9.03%	10.45%	14.30%	8.68%	2.60%	4.98%
Alternative Campus		0	0	0	0	0	0	0	0	0	0	0
<b>DISTRICT TOTALS</b>		1,806	1,958	2,128	2,299	2,491	2,668	2,884	3,106	3,274	3,430	3,600
District Absolute Change		80	152	170	171	192	178	216	222	168	156	170
District Percent Change		5.61%	8.44%	8.67%	8.02%	8.34%	7.13%	8.08%	7.70%	5.42%	4.75%	4.97%

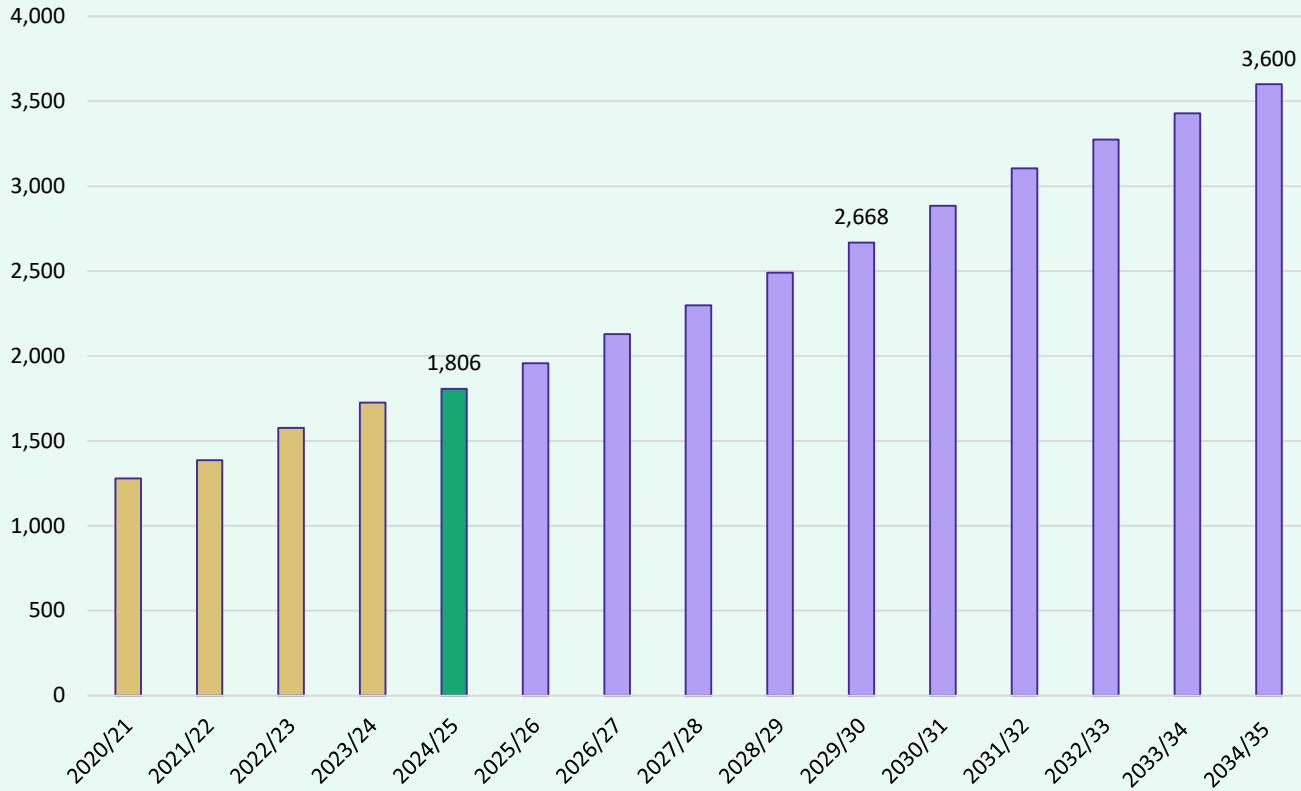
Yellow box = exceeds capacity  
green box = 85% of capacity





# Key Takeaways

Enrollment Forecast



- Home sales in London ISD have climbed over the last three years
- The district has 18 actively building subdivisions with over 400 lots available to build on
- LISD has 8 future subdivisions with over 3,000 lots in the planning stages
- London ISD is forecasted to enroll 2,668 students by 2029/30 and 3,600 by 2034/35.