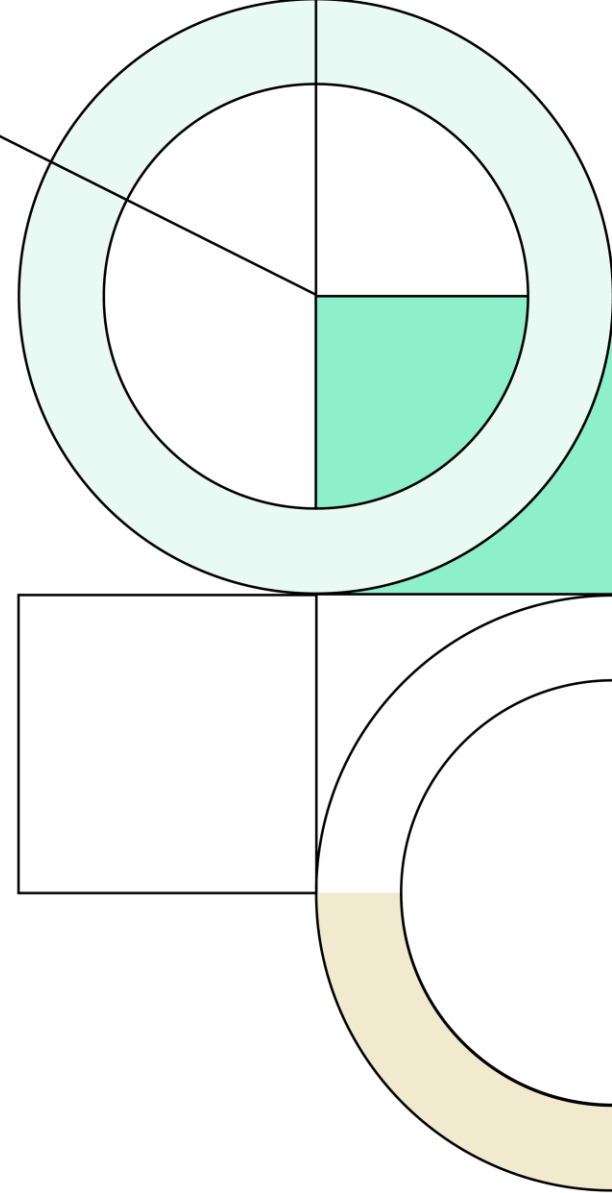




# Argyle Independent School District

## Spring 2025 Demographic Report

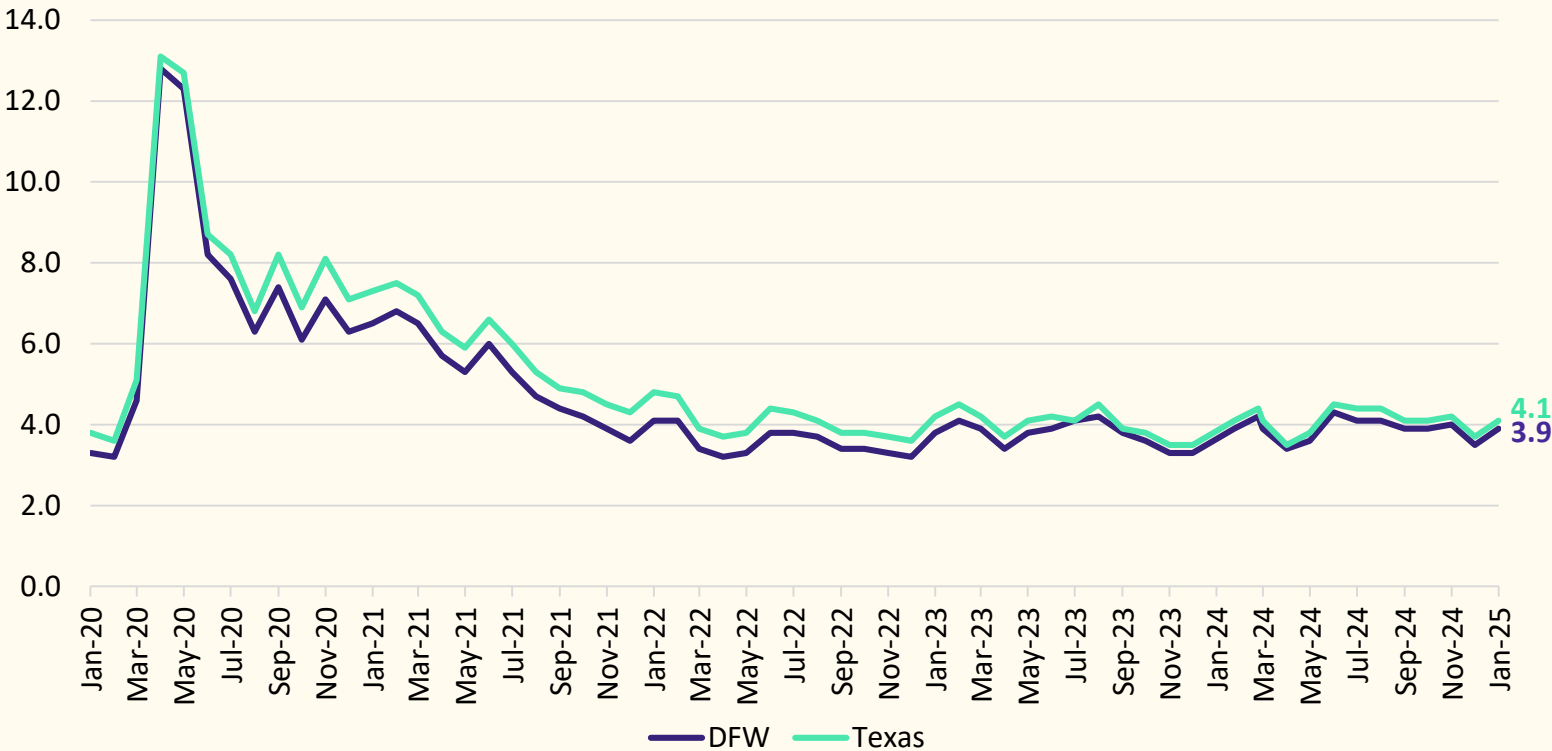
May 19, 2025



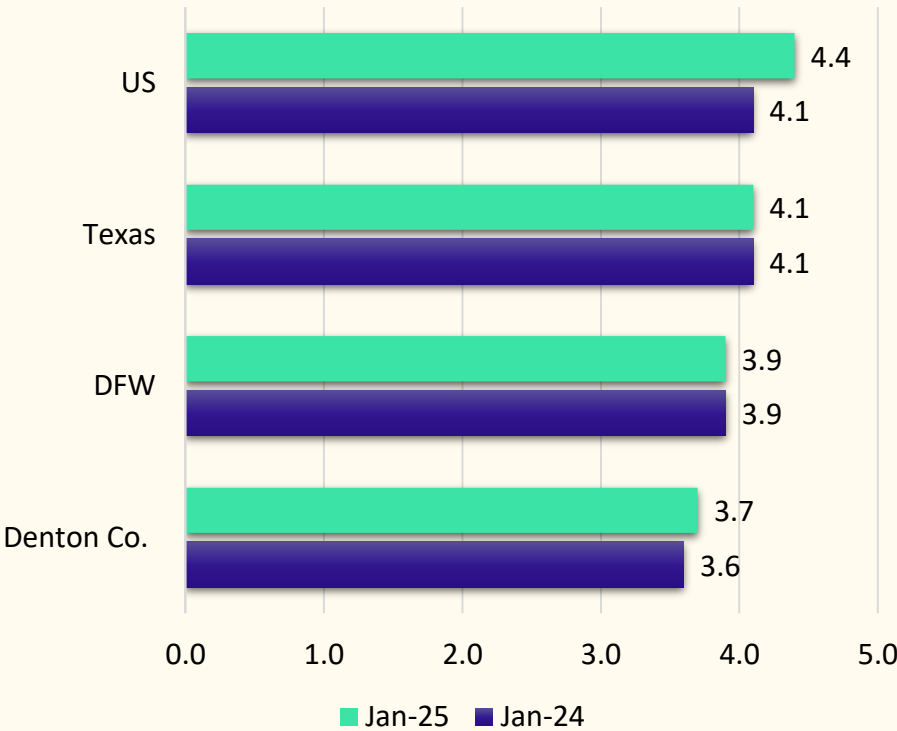


# Local Economic Conditions

Unemployment Rate, Jan 2020 - Jan 2025



Unemployment Rate, Year over Year





# Local Economic Conditions

## Heritage Development

- Zoning for the Heritage mixed use development has been recently approved by the Town of Argyle
- The project will sit on 124 acres at the southwest corner of I-35W and Robson Ranch Rd.
- A variety of uses are planned for the project, including commercial, retail, office, and a medical campus
- The first phase is proposed to include a 100,000 sq. ft grocery store with fuel station, 44,000 sq. ft of medical office space and 36,000 sq. ft. of retail space
- Baylor Scott & White is planning a medical campus which may include 84,000 sq. ft of medical spaces, 90,000 sq. ft of retail space and possible surgical and outpatient facilities, a specialty hospital, and an acute care hospital to be developed over the next 30 years
- In total, the development could generate over \$17 million in new tax revenue and over \$130 million in new sales tax revenue for the area, and could generate over 3,200 jobs





# 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%

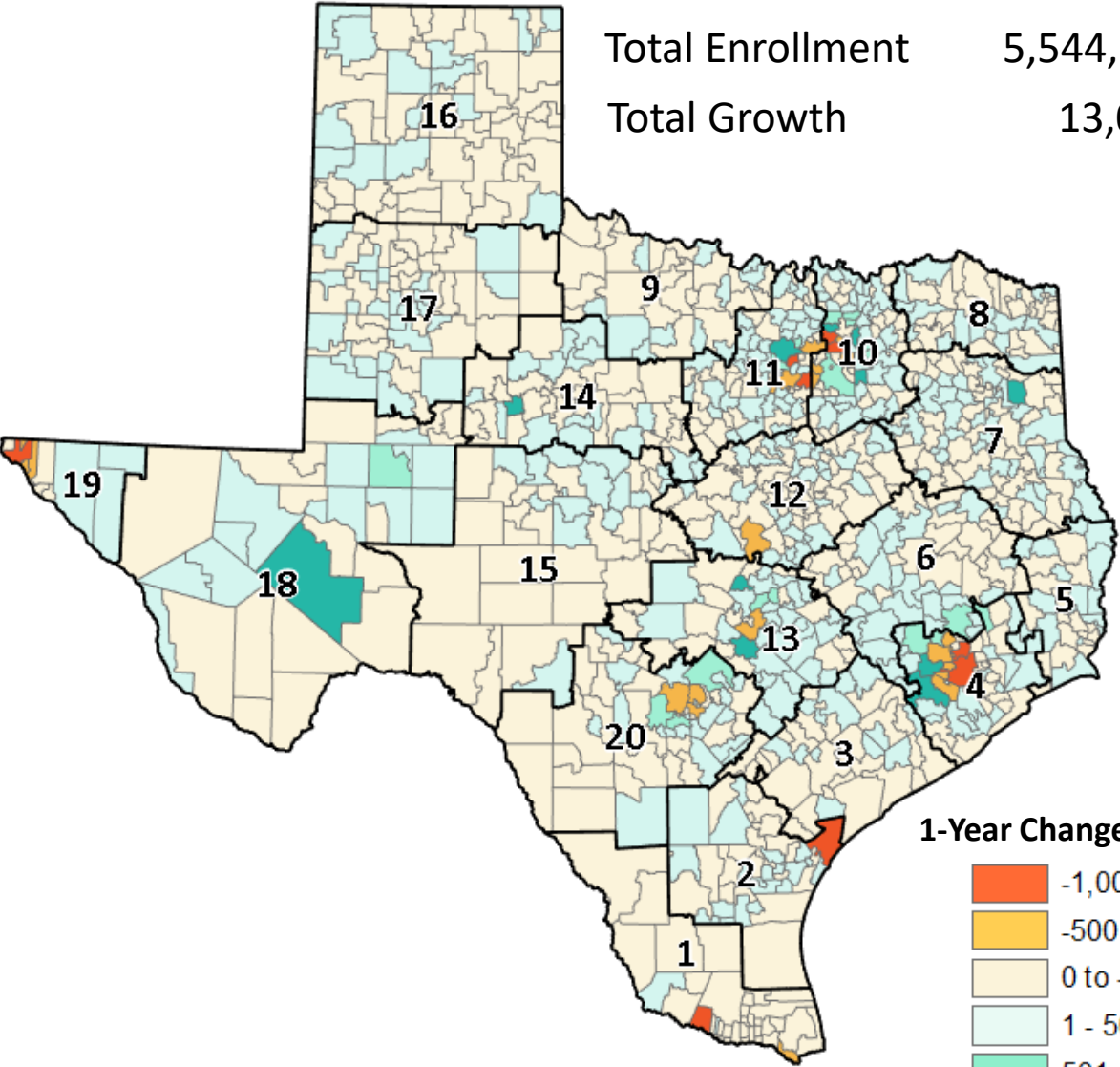
Source: Zonda



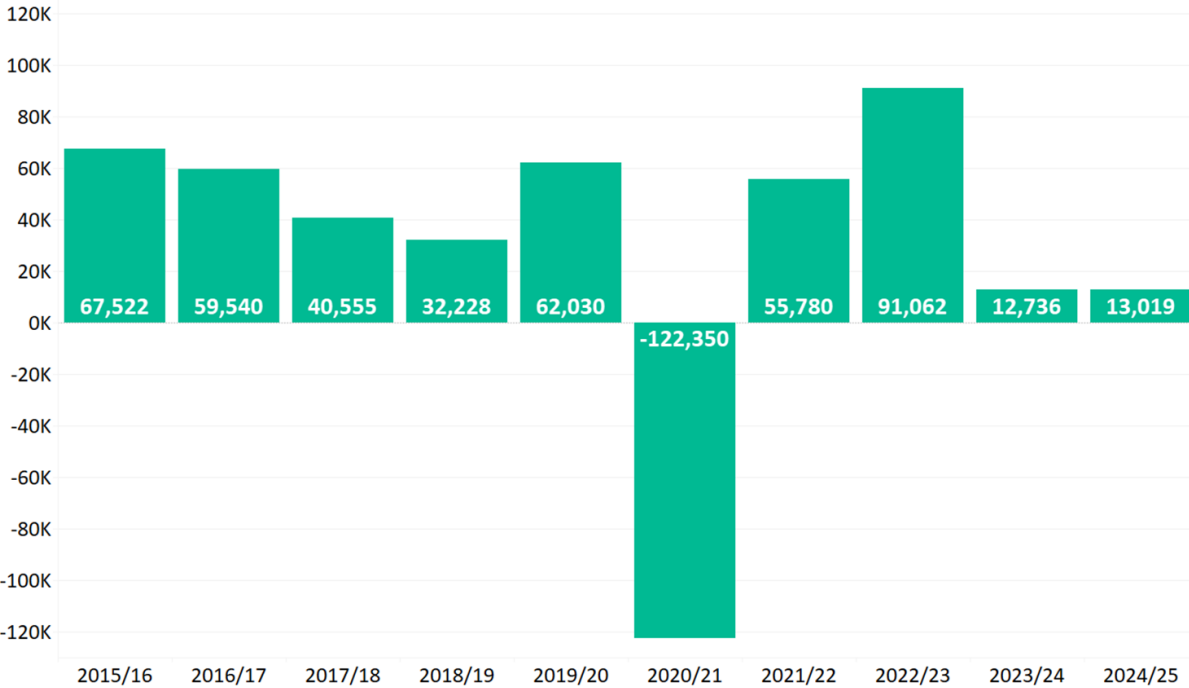
# State Enrollment Trends

**2024-2025**

Total Enrollment 5,544,255  
Total Growth 13,019



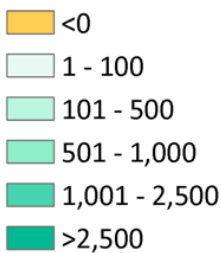
**Texas ISD Enrollment Annual Change**







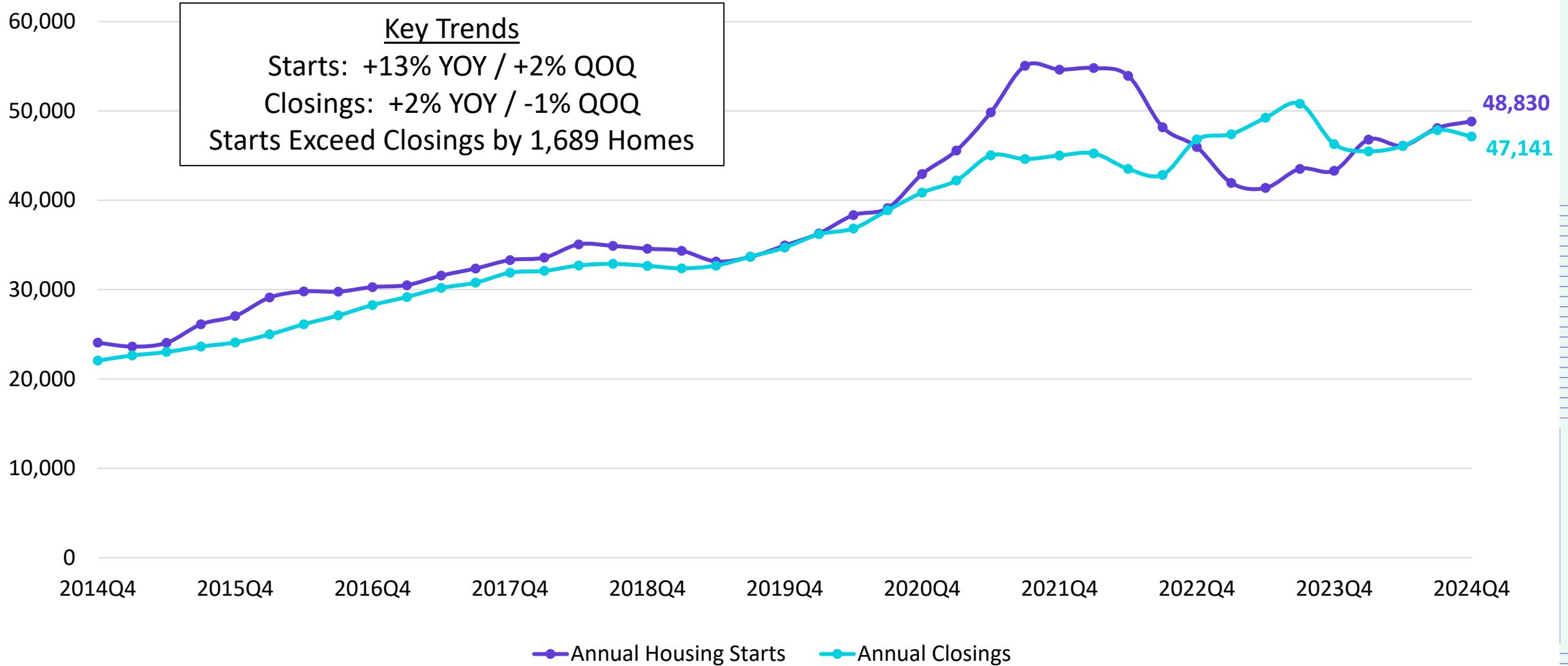
- Argyle ISD enrollment increased by 2,683 students between 2019/20 and 2024/25 (77%).
- Region 11 has seen a 5-year enrollment decrease of 4,011 students (-0.7% growth).





# DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

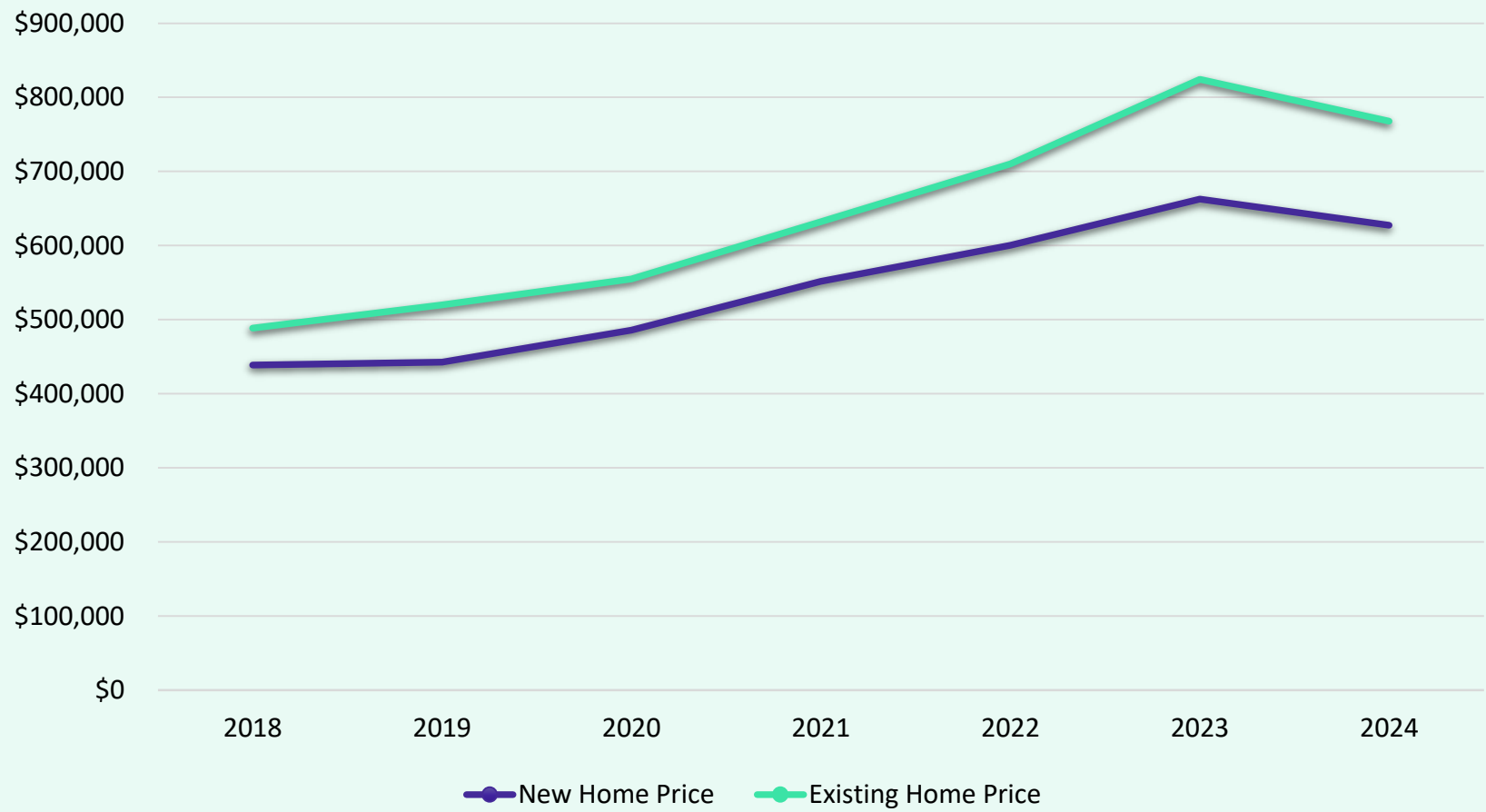


Source: Zonda



# Argyle ISD Housing Market Analysis

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



- The average new home sale price in Argyle ISD has risen 43% between 2018 and 2024, an increase of nearly \$189,000
- The average existing home sale price in AISD has risen 57% in the last 6 years, an increase of nearly \$280,000

	Avg New Home	Avg Existing Home
2018	\$438,728	\$488,635
2019	\$442,616	\$519,730
2020	\$485,670	\$554,719
2021	\$551,672	\$632,272
2022	\$600,438	\$710,085
2023	\$662,538	\$824,343
2024	\$627,464	\$767,724





# District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	116	124	86	139	211	119	219
2Q	157	111	112	225	236	245	215
3Q	133	123	105	332	168	176	265
4Q	90	90	127	266	142	178	186
Total	496	448	430	962	757	718	885




Closings	2018	2019	2020	2021	2022	2023	2024
1Q	77	82	89	124	169	212	179
2Q	100	104	99	114	199	254	168
3Q	133	152	118	132	171	151	238
4Q	119	135	116	210	278	132	161
Total	429	473	422	580	817	749	746

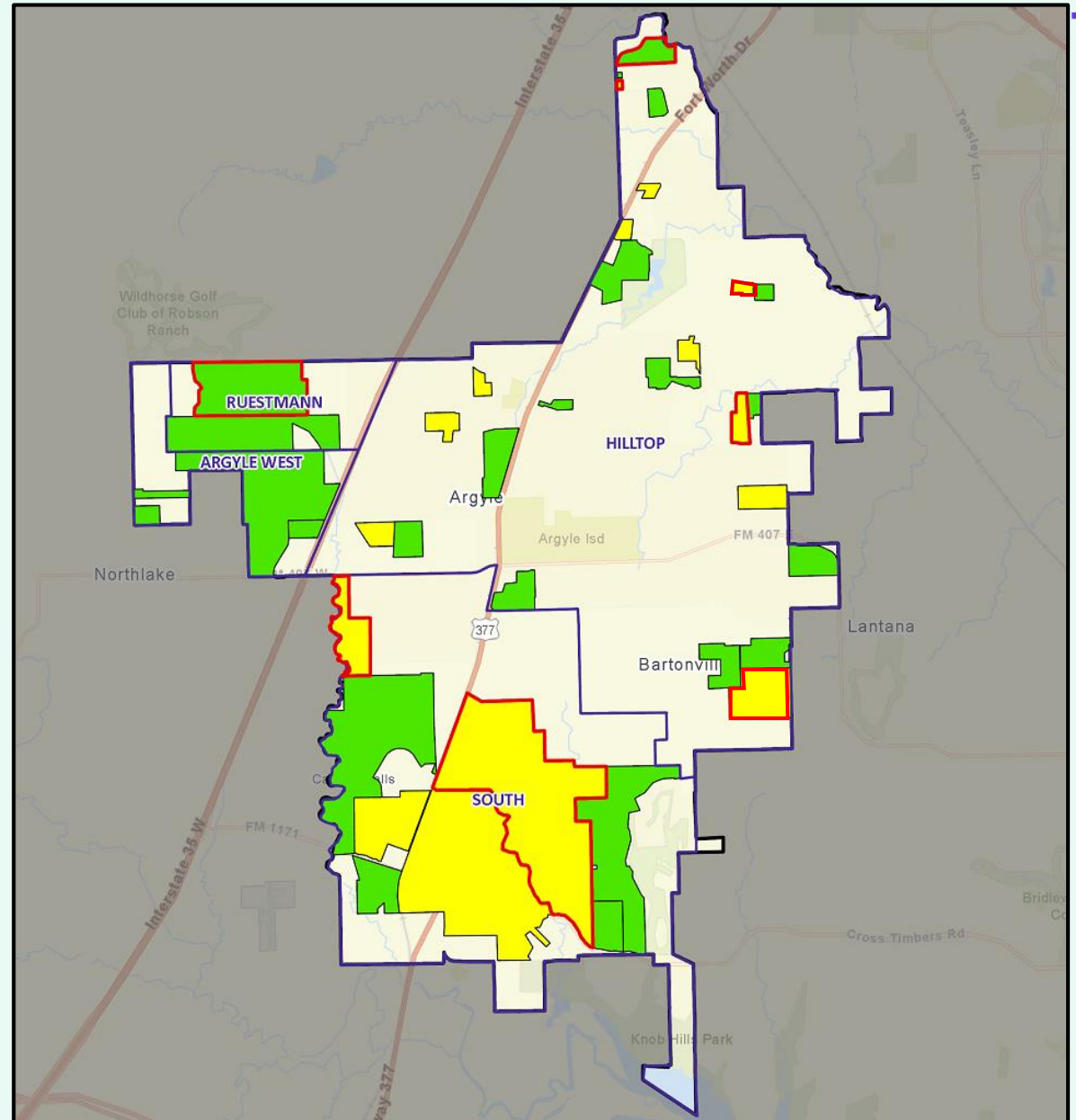


# District Housing Overview

- The district has 27 actively building subdivisions
- Within AISD there are 17 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 820 lots within 8 subdivisions

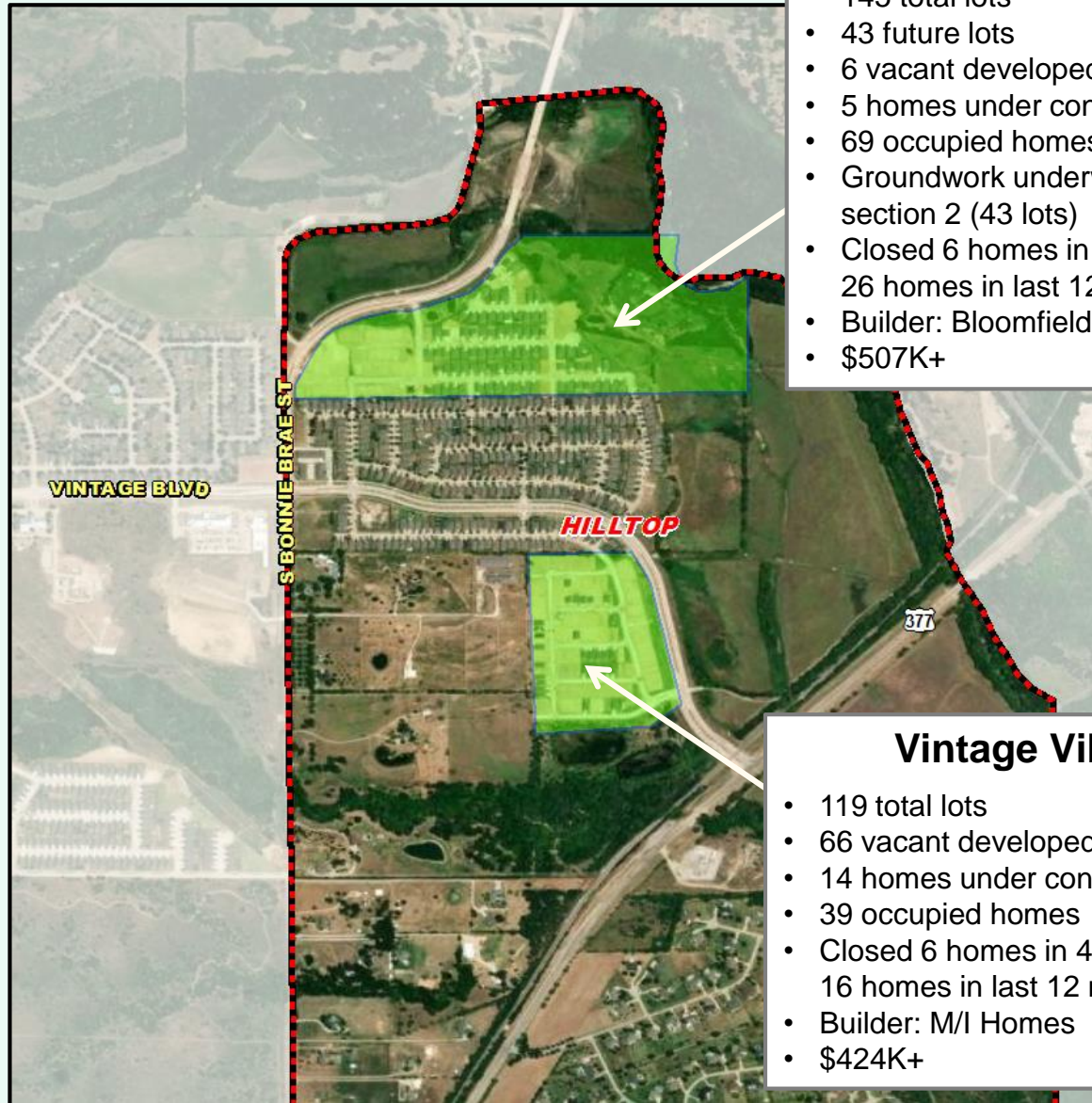
## Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





# Residential Activity



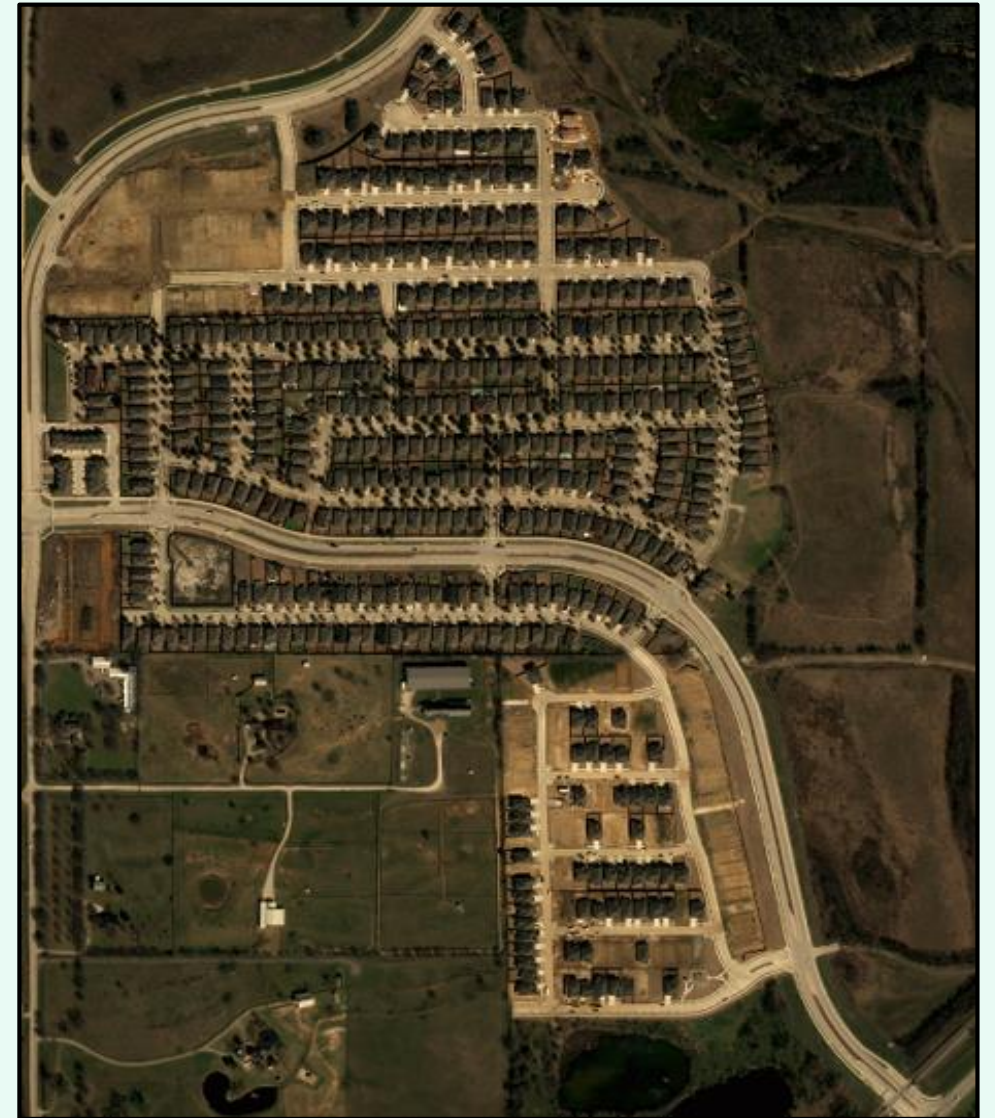
## Glenwood Meadows

- 145 total lots
- 43 future lots
- 6 vacant developed lots
- 5 homes under construction
- 69 occupied homes
- Groundwork underway on section 2 (43 lots)
- Closed 6 homes in 4Q24, closed 26 homes in last 12 months
- Builder: Bloomfield Homes
- \$507K+

## Vintage Village

- 119 total lots
- 66 vacant developed lots
- 14 homes under construction
- 39 occupied homes
- Closed 6 homes in 4Q24, closed 16 homes in last 12 months
- Builder: M/I Homes
- \$424K+

*February 2025*





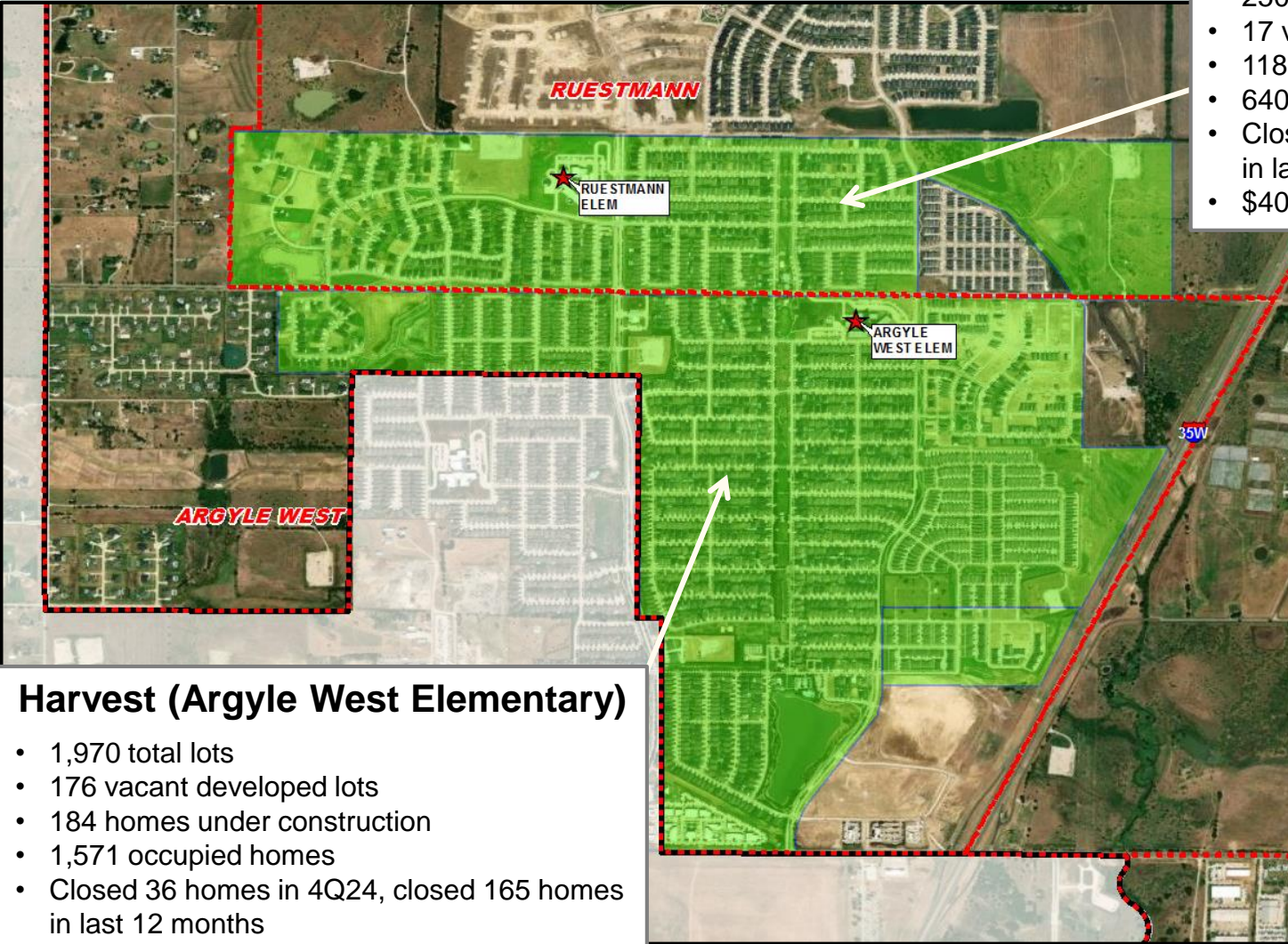


# Residential Activity

## Harvest (Ruestmann Elementary)

- 1,037 total lots
- 250 future lots
- 17 vacant developed lots
- 118 homes under construction
- 640 occupied homes
- Closed 31 homes in 4Q24, closed 208 homes in last 12 months
- \$400K+

*February 2025*



## Harvest (Argyle West Elementary)

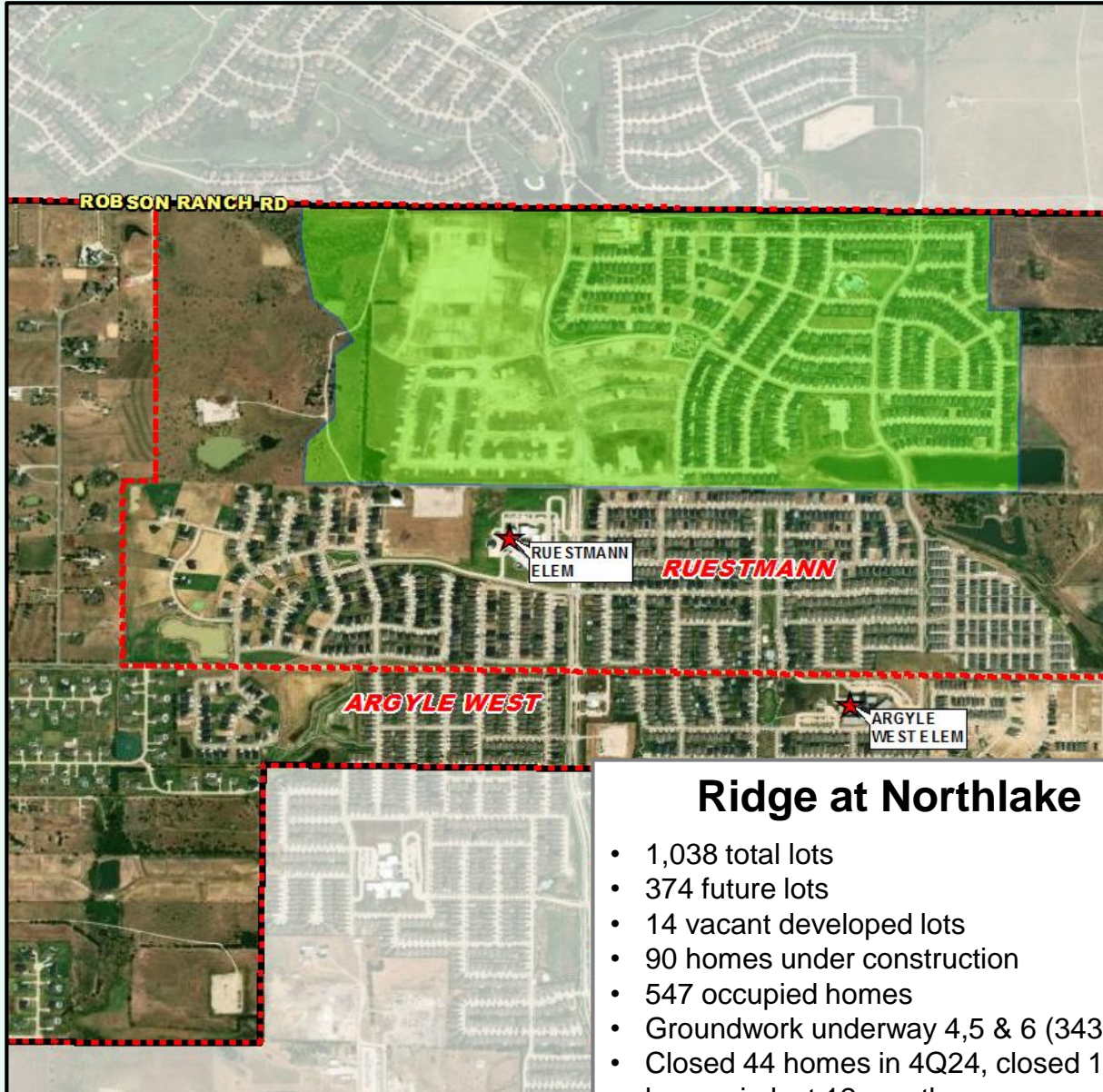
- 1,970 total lots
- 176 vacant developed lots
- 184 homes under construction
- 1,571 occupied homes
- Closed 36 homes in 4Q24, closed 165 homes in last 12 months
- \$400K+







# Residential Activity



February 2025



## Ridge at Northlake

- 1,038 total lots
- 374 future lots
- 14 vacant developed lots
- 90 homes under construction
- 547 occupied homes
- Groundwork underway 4,5 & 6 (343 lots)
- Closed 44 homes in 4Q24, closed 161 homes in last 12 months
- \$550K+





# Future Residential Activity

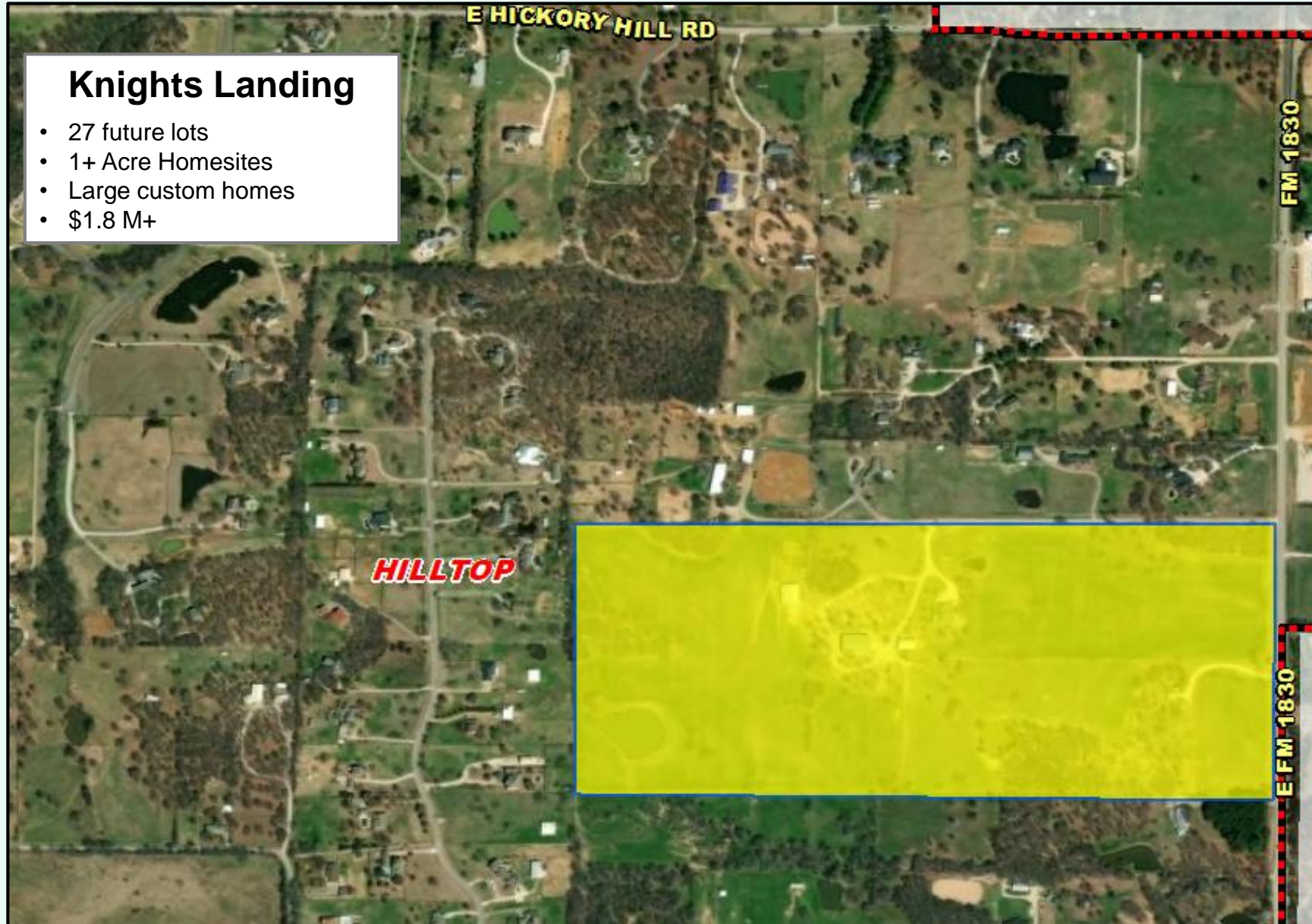


*February 2025*





# Future Residential Activity



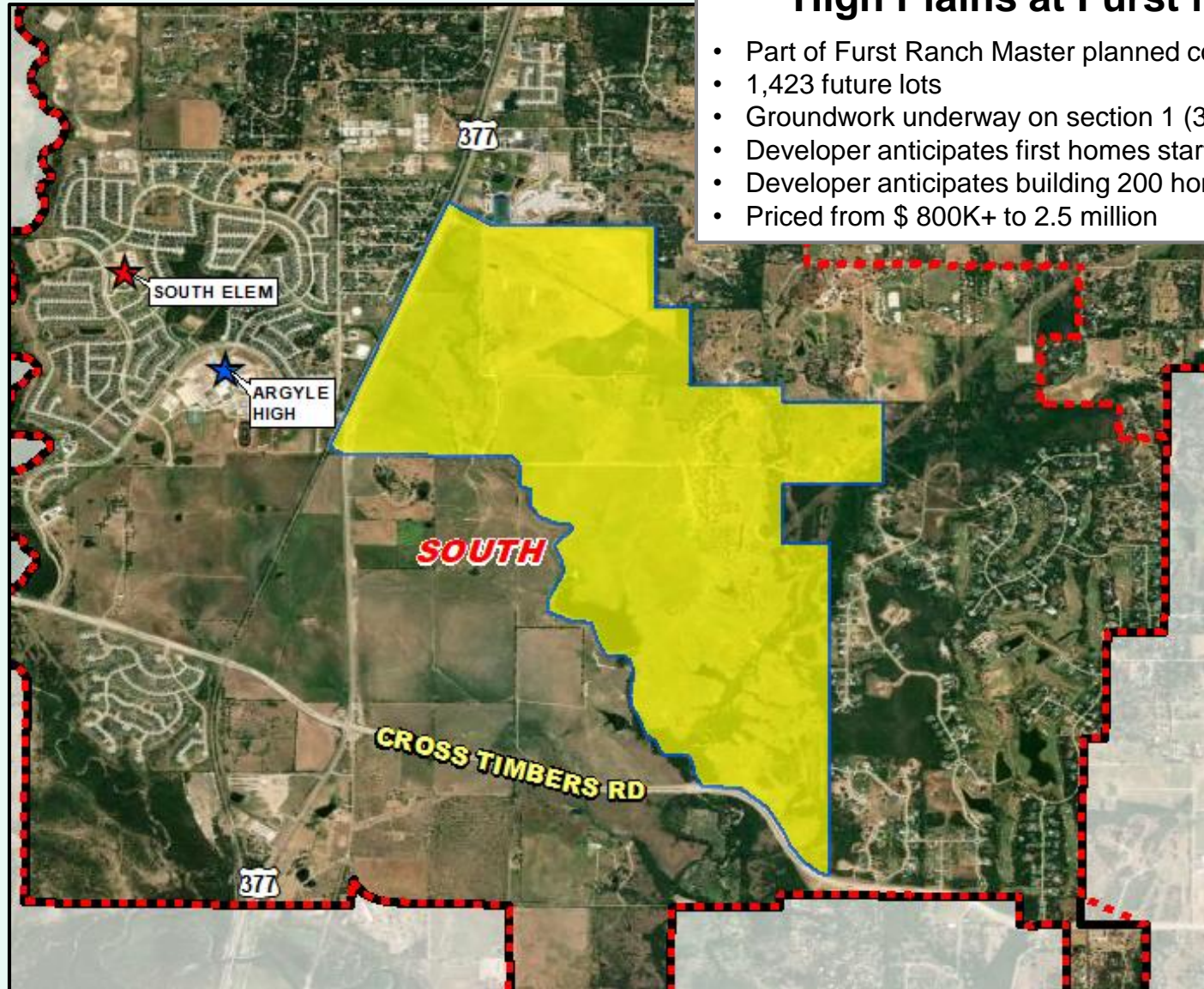




# Future Residential Activity

## High Plains at Furst Ranch

- Part of Furst Ranch Master planned community
- 1,423 future lots
- Groundwork underway on section 1 (300 lots)
- Developer anticipates first homes starting early 2026
- Developer anticipates building 200 homes per year
- Priced from \$ 800K+ to 2.5 million



*February 2025*

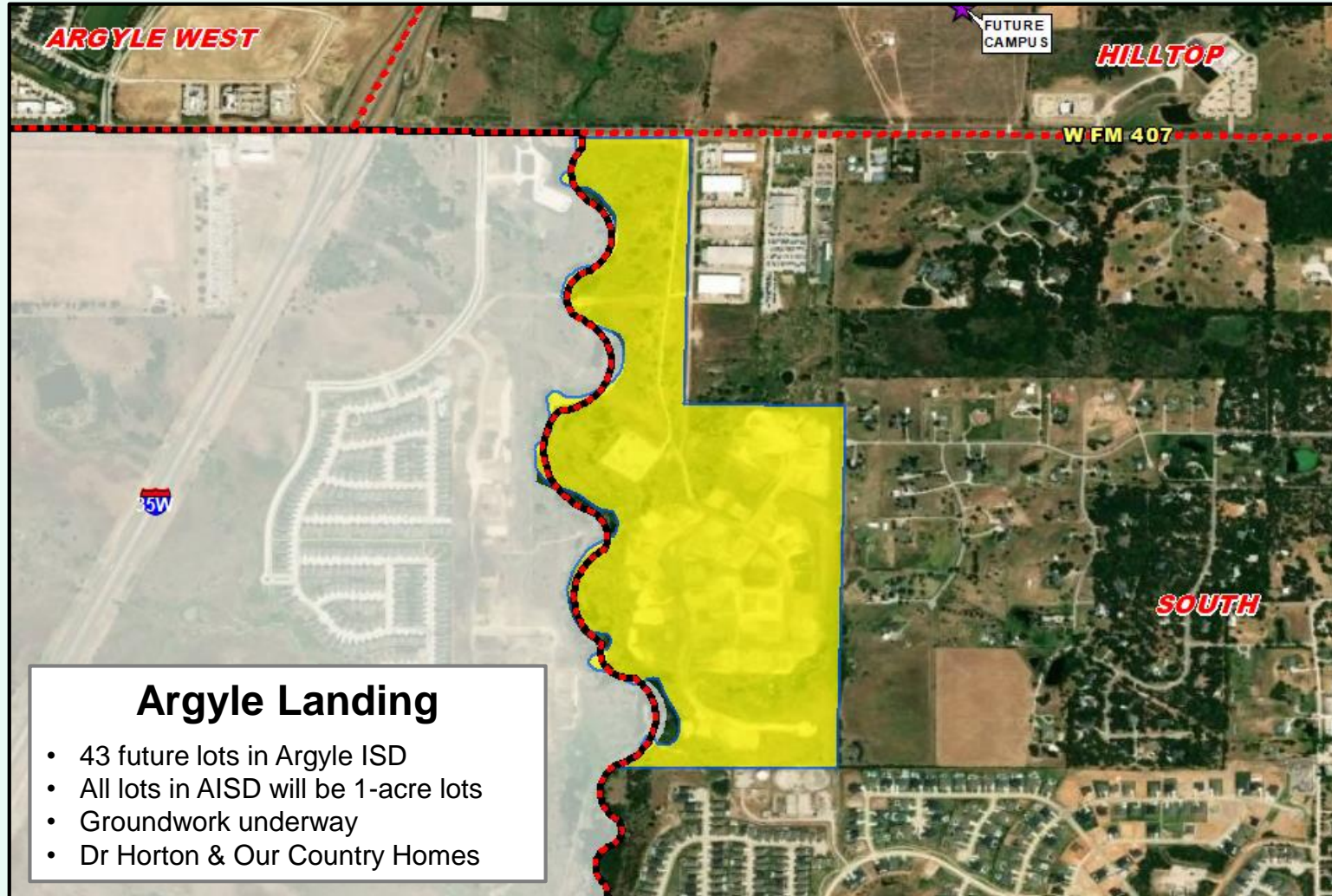






# Future Residential Activity

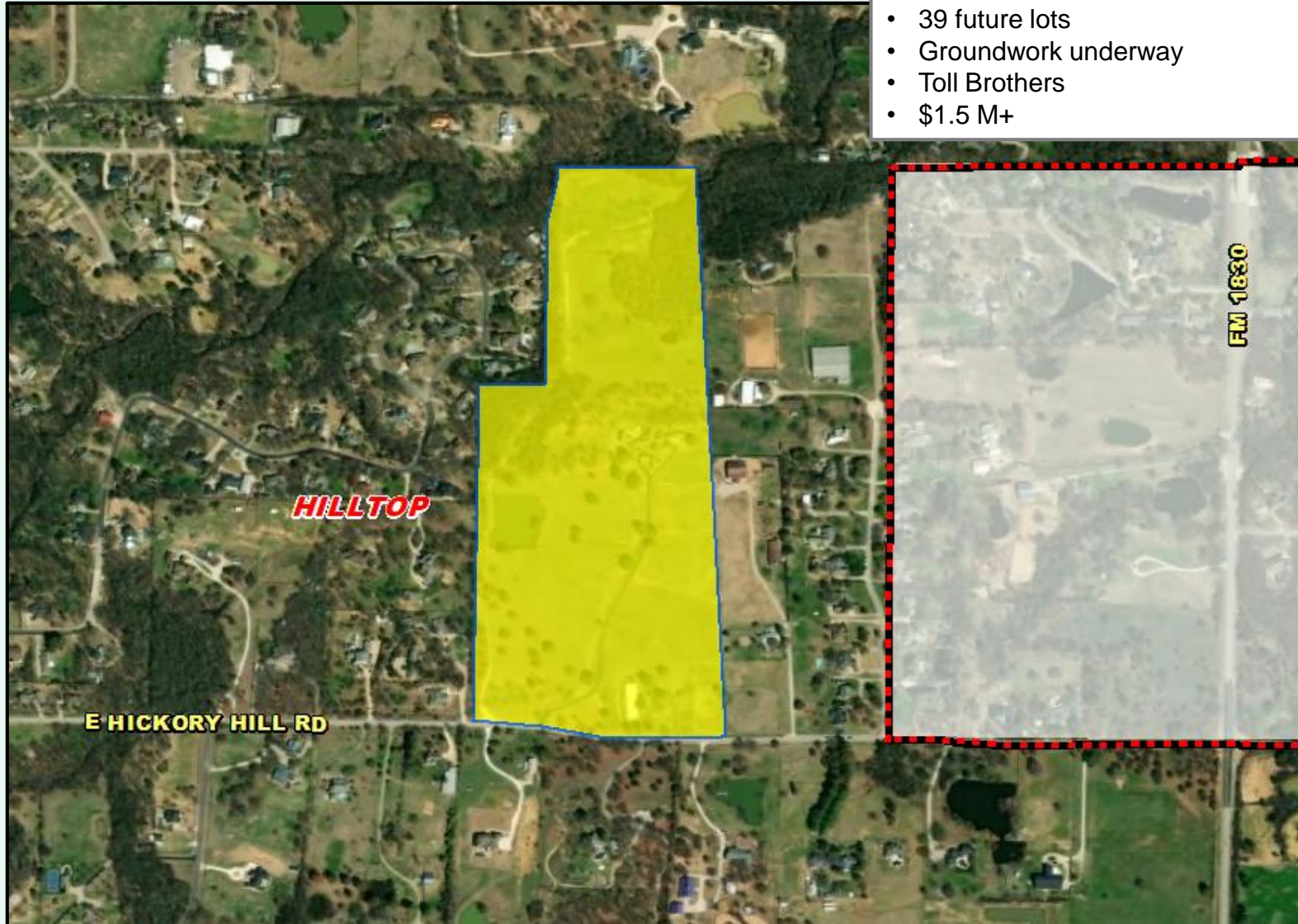
February 2025







# Future Residential Activity



## Enclave at Hickory Hill

- 39 future lots
- Groundwork underway
- Toll Brothers
- \$1.5 M+

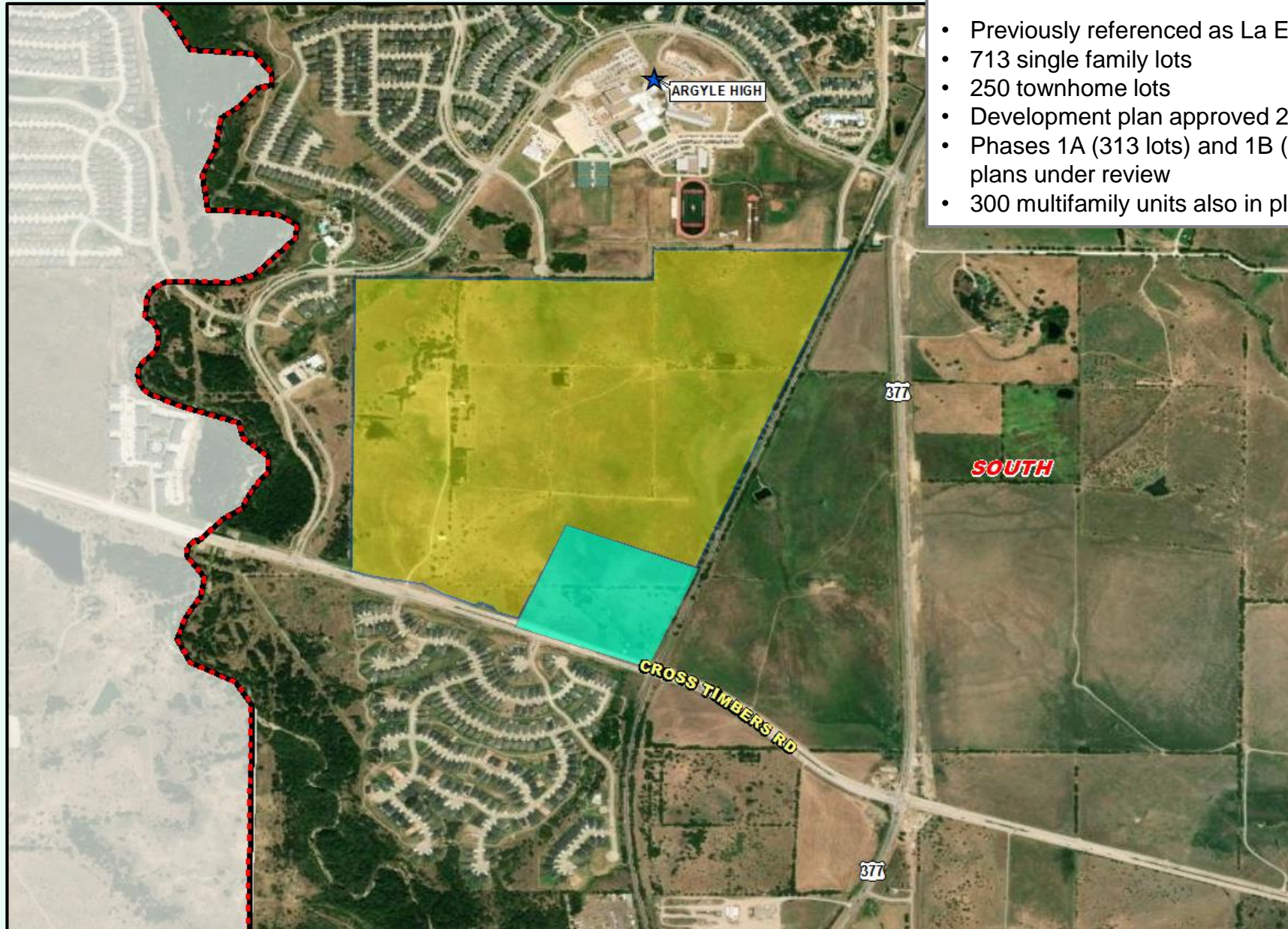
*February 2025*







# Future Residential Activity



## Brookview

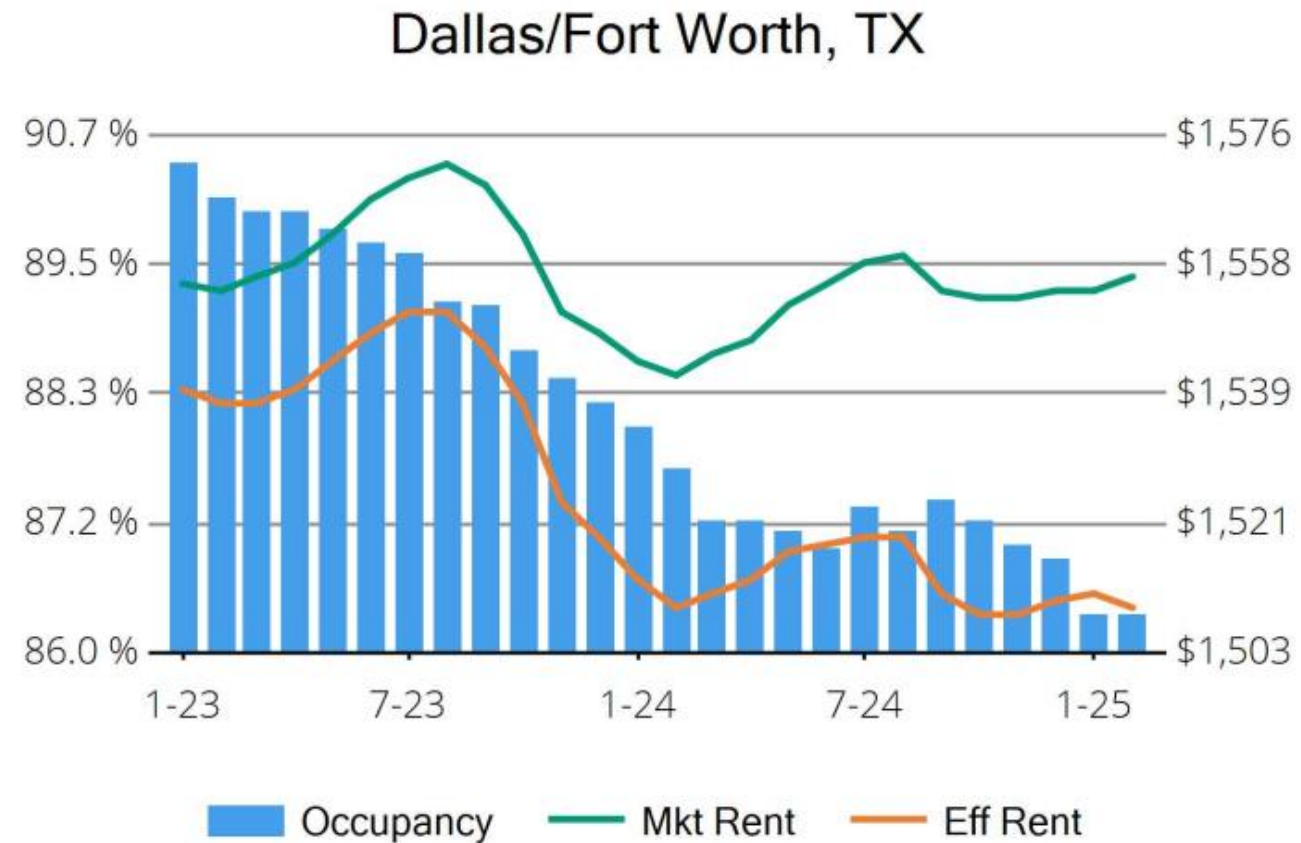
- Previously referenced as La Estancia
- 713 single family lots
- 250 townhome lots
- Development plan approved 2024
- Phases 1A (313 lots) and 1B (140 townhome lots) plans under review
- 300 multifamily units also in planning stages



# Housing Market Trends: Multifamily Market- February 2025

## *Stabilized and Lease-up Properties*

Conventional Properties	Feb 2025	Annual Change
Occupancy	86.3	-1.6%
Unit Change	36,211	
Units Absorbed (Annual)	19,629	
Average Size (SF)	881	+0.7%
Asking Rent	\$1,556	+1.0%
Asking Rent per SF	\$1.77	+0.4%
Effective Rent	\$1,509	+0.0%
Effective Rent per SF	\$1.71	-0.6%
% Offering Concessions	38%	+14.2%
Avg. Concession Package	7.4%	+27.5%







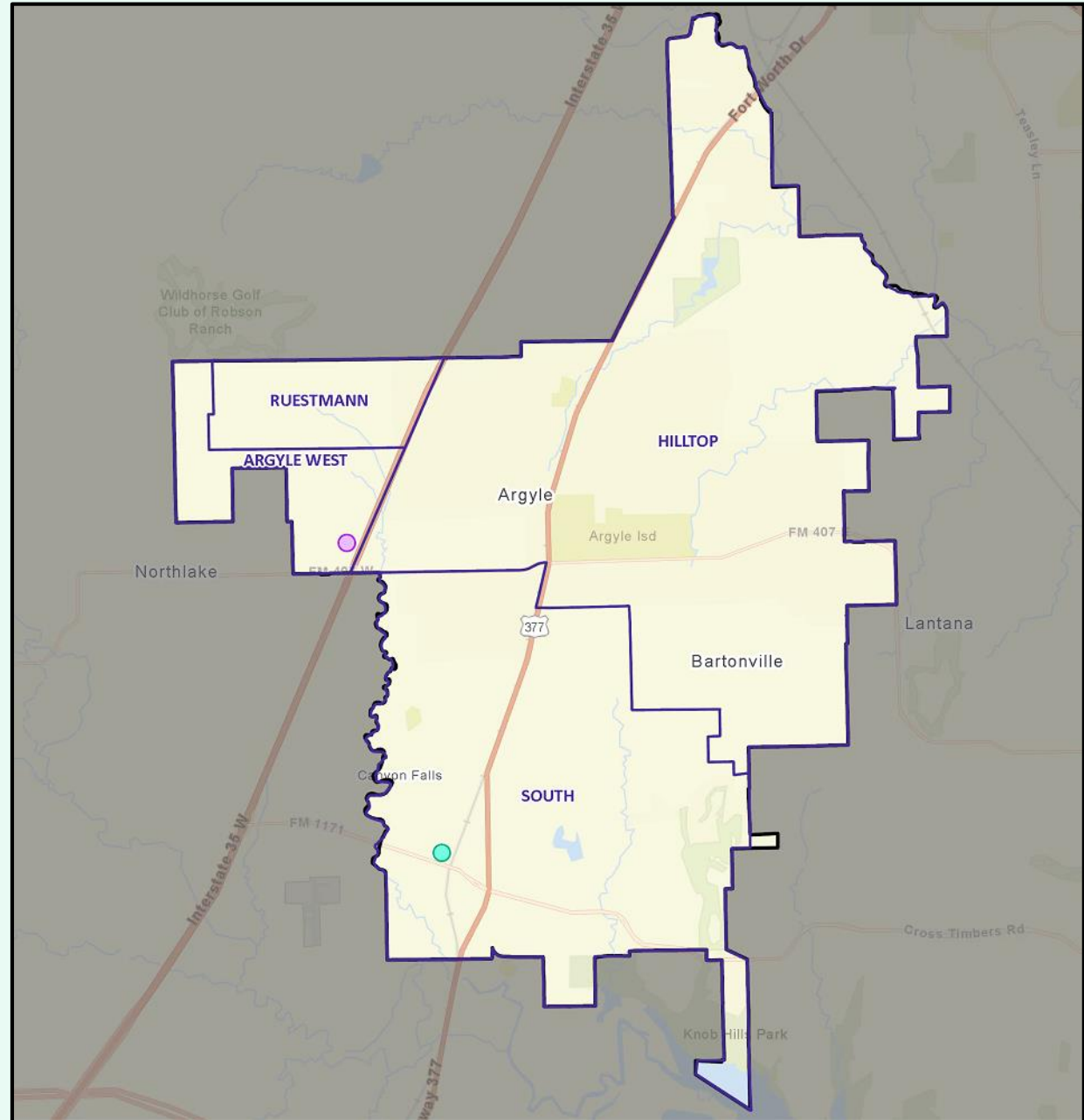


# District Multifamily Overview

- There are more than 345 multifamily units under construction in one project
- 649 multifamily units currently in the planning stages

## Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION





# Residential Activity

## Harvest House

- 349 total units
- Groundwork underway
- First units anticipated Early 2026

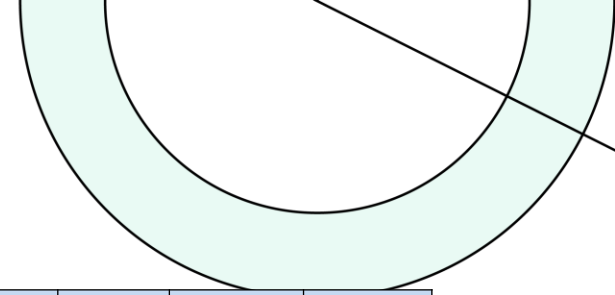
*February 2025*







# Ten Year Forecast by Grade Level



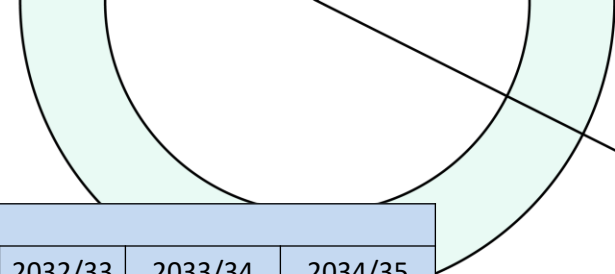
Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2020/21	13	39	268	283	272	256	286	301	280	320	327	313	306	287	244	3,795	312	8.9%
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	21	96	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023/24	21	92	416	377	420	406	445	436	433	425	415	395	412	378	343	5,414	448	9.0%
2024/25	28	183	425	484	433	484	454	503	486	491	473	460	416	412	369	6,101	687	12.7%
2025/26	28	172	477	486	529	473	527	496	540	520	528	517	470	418	404	6,584	483	8.0%
2026/27	28	186	527	520	526	570	513	571	560	599	556	577	528	468	406	7,135	551	8.4%
2027/28	28	183	573	570	566	571	610	549	648	630	653	613	594	530	456	7,775	640	9.0%
2028/29	28	200	634	630	612	604	610	653	622	727	681	718	630	597	517	8,463	689	8.9%
2029/30	28	217	673	674	663	639	625	635	740	697	786	749	738	632	582	9,078	615	7.3%
2030/31	28	223	707	711	700	694	672	655	711	831	756	849	770	741	616	9,664	586	6.5%
2031/32	28	236	747	743	737	740	719	692	740	798	899	823	872	773	722	10,269	604	6.3%
2032/33	28	237	765	773	764	752	755	732	781	810	864	977	844	875	754	10,711	443	4.3%
2033/34	28	238	763	764	783	785	770	770	824	859	872	939	996	847	853	11,090	379	3.5%
2034/35	28	228	743	754	761	786	795	771	868	911	928	947	962	1,000	826	11,309	219	2.0%

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





# Ten Year Forecast by Campus



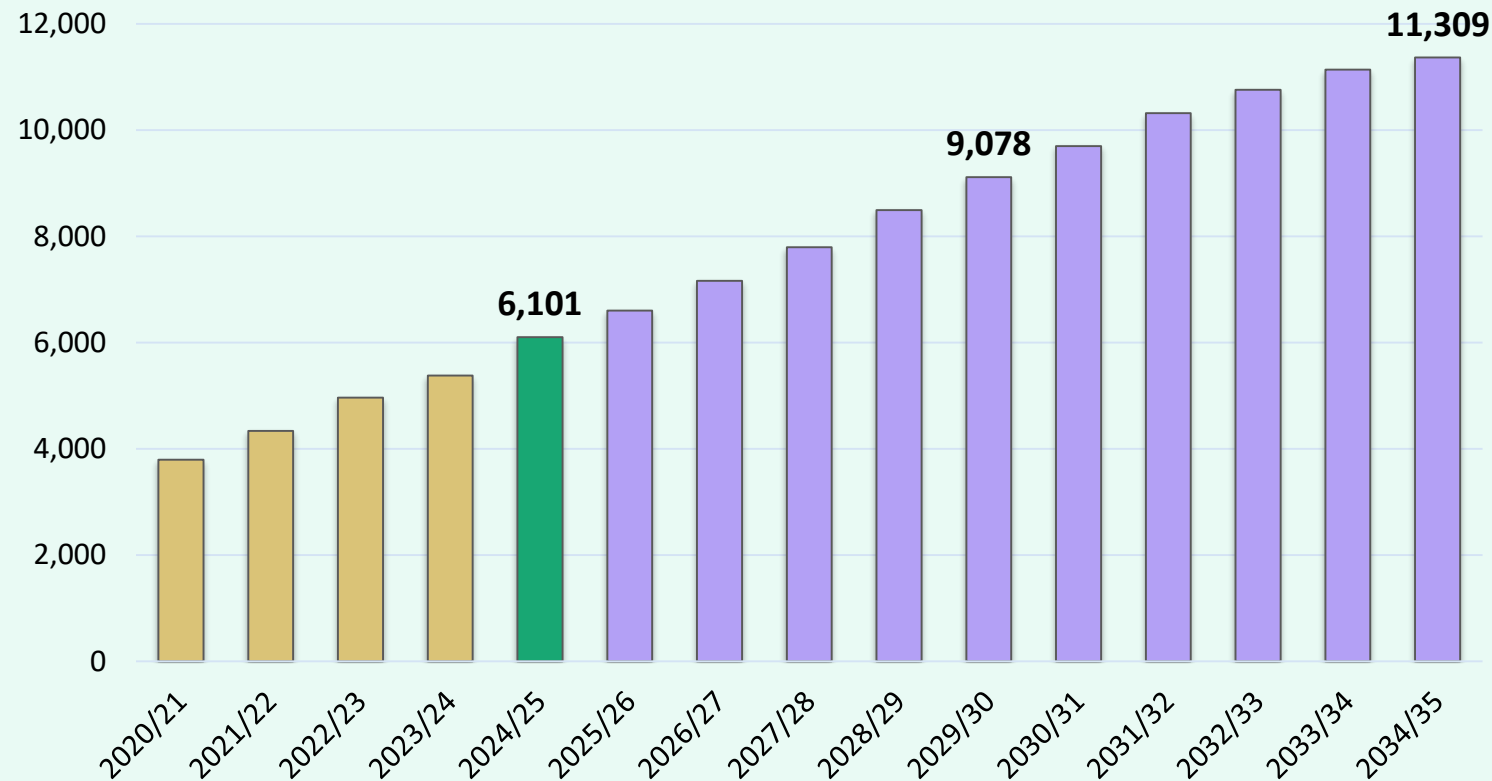
			Fall	ENROLLMENT PROJECTIONS									
CAMPUS	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
HILLTOP ELEMENTARY SCHOOL	750	689	751	754	775	792	844	863	870	879	874	867	846
ARGYLE SOUTH ELEMENTARY SCHOOL	850	959	780	836	896	971	1,112	1,266	1,458	1,709	1,919	2,057	2,097
ARGYLE WEST ELEMENTARY SCHOOL	850	965	639	827	923	982	1,055	1,049	1,049	1,032	1,013	997	967
RUESTMANN ELEMENTARY SCHOOL	850	0	824	770	848	907	960	976	1,014	1,022	1,000	979	957
<b>ELEMENTARY TOTALS</b>	3,300	2,613	2,994	3,187	3,441	3,651	3,971	4,154	4,390	4,642	4,806	4,900	4,867
Elementary Absolute Change		292	381	193	254	210	321	183	236	251	165	94	-33
Elementary Percent Change		12.58%	14.58%	6.45%	7.97%	6.09%	8.78%	4.61%	5.68%	5.73%	3.55%	1.95%	-0.68%
ARGYLE INTERMEDIATE/6th GRD CNT	730	433	486	540	560	648	622	740	711	740	781	824	868
<b>INTERMEDIATE TOTALS</b>		433	486	540	560	648	622	740	711	740	781	824	868
Intermediate Absolute Change		433	53	54	20	88	-26	118	-29	29	41	43	44
Intermediate Percent Change			12.24%	11.11%	3.70%	15.71%	-4.01%	18.97%	-3.92%	4.08%	5.54%	5.51%	5.34%
ARGYLE MIDDLE SCHOOL	1,300	840	964	1,048	1,155	1,283	1,408	1,483	1,587	1,697	1,674	1,731	1,839
NEW MIDDLE SCHOOL (Opening Fall 2026)				TO PROVIDE ENROLLMENT RELIEF TO THE EXISTING MIDDLE SCHOOL CAMPUSES									
<b>MIDDLE SCHOOL TOTALS</b>		840	964	1,048	1,155	1,283	1,408	1,483	1,587	1,697	1,674	1,731	1,839
Middle School Absolute Change		-328	124	84	107	128	125	75	104	110	-23	57	108
Middle School Percent Change		-28.08%	14.76%	8.71%	10.21%	11.08%	9.74%	5.33%	7.01%	6.93%	-1.36%	3.41%	6.24%
ARGYLE HIGH SCHOOL	2,100	1,528	1,657	1,809	1,979	2,193	2,462	2,701	2,976	3,190	3,450	3,635	3,735
<b>HIGH SCHOOL TOTALS</b>		1,528	1,657	1,809	1,979	2,193	2,462	2,701	2,976	3,190	3,450	3,635	3,735
High School Absolute Change		51	129	152	170	214	269	239	275	214	260	185	100
High School Percent Change		3.45%	8.44%	9.17%	9.40%	10.81%	12.27%	9.71%	10.18%	7.19%	8.15%	5.36%	2.75%
<b>DISTRICT TOTALS</b>		5,414	6,101	6,584	7,135	7,775	8,463	9,078	9,664	10,269	10,711	11,090	11,309
District Absolute Change		448	687	483	551	640	689	615	586	604	443	379	219
District Percent Change		9.02%	12.69%	7.95%	8.37%	8.97%	8.86%	7.27%	6.45%	6.25%	4.31%	3.54%	1.97%

Yellow box – Exceeding Bldg. Capacity



# Key Takeaways

Enrollment Forecast



- The Dallas/Ft. Worth region continues to lead the nation in new home starts
- Annual housing activity in Argyle ISD increased to over 850 starts in 2024. There were also 746 closings which is level with the numbers from the previous 2023 year.
- The district has nearly 500 homes currently in inventory with more than 400 additional lots available to build on
- Groundwork is underway on more than 820 lots within 8 subdivisions
- Argyle ISD is forecasted to enroll nearly 9,100 students by the 2029/30 school year and more than 11,300 by 2034/35