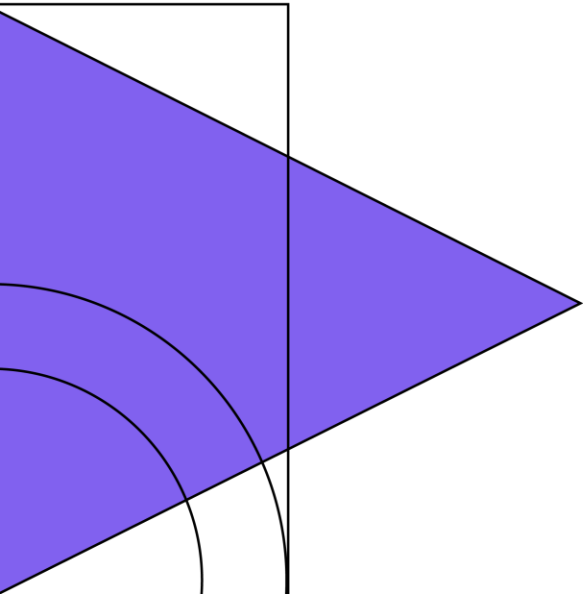
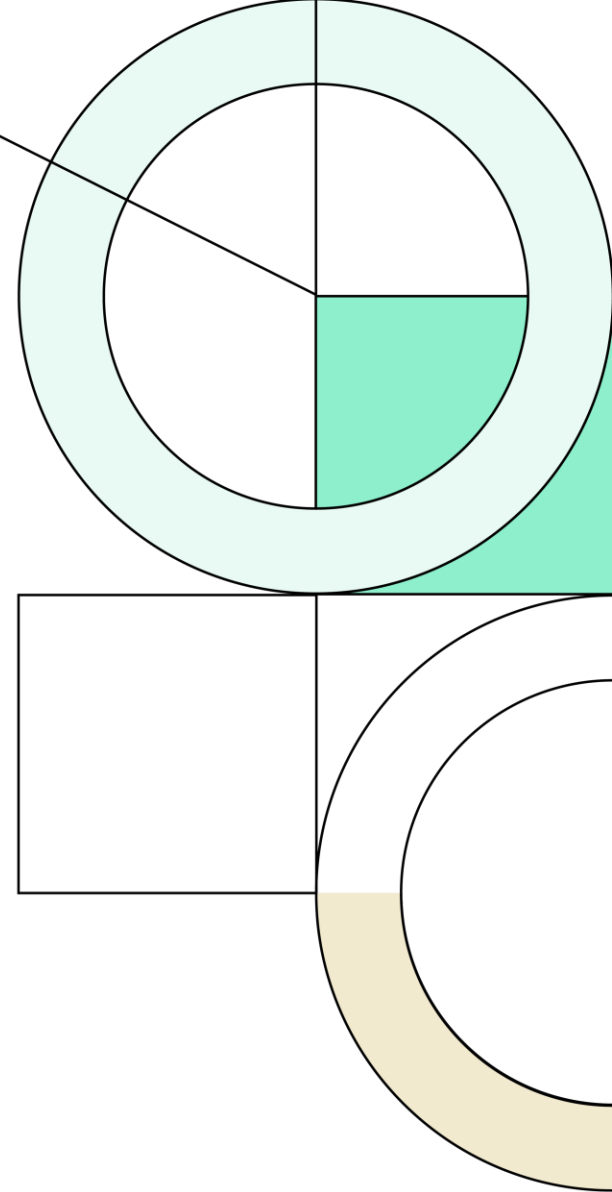




Spring 2025

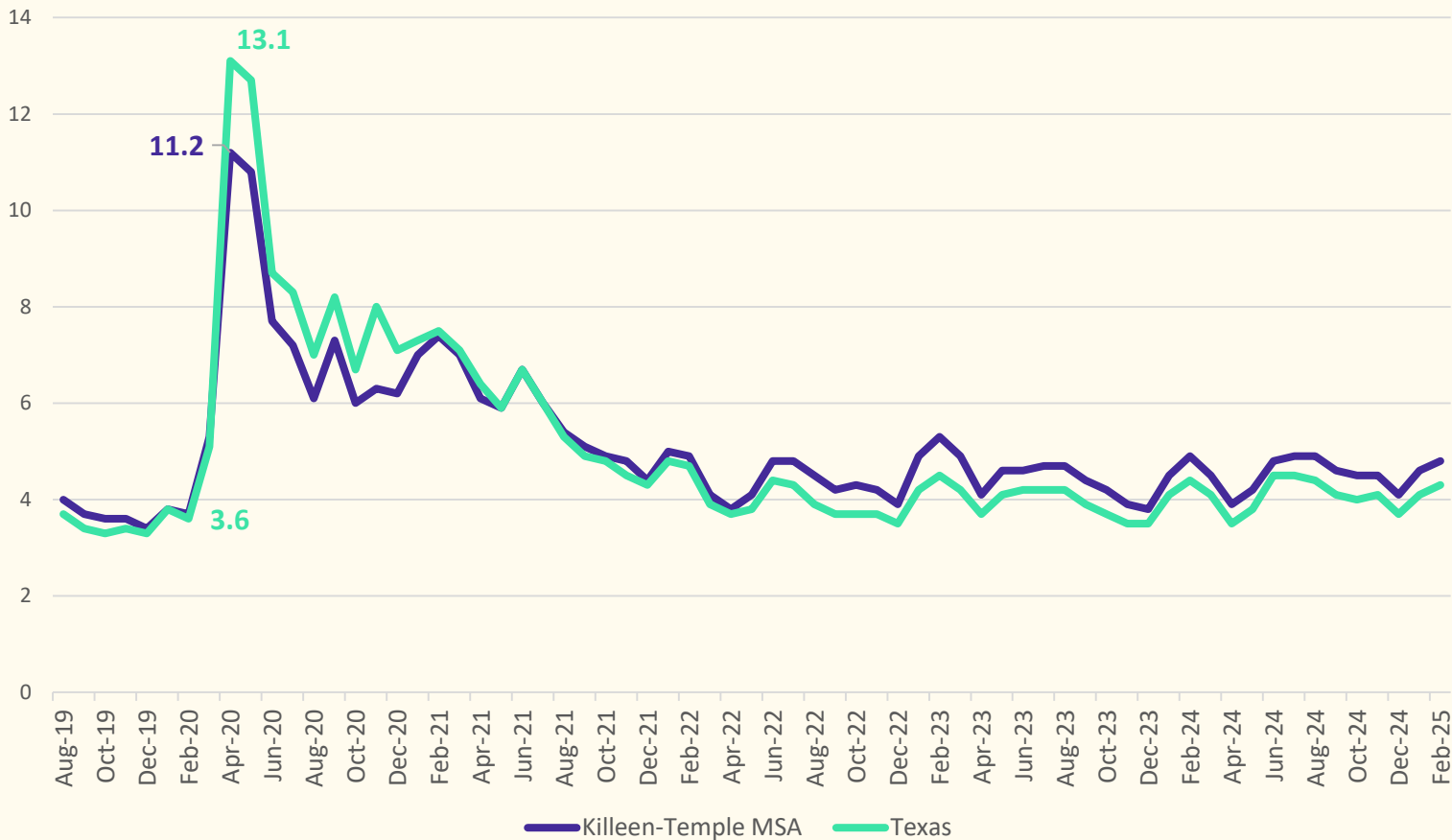
Demographic Report



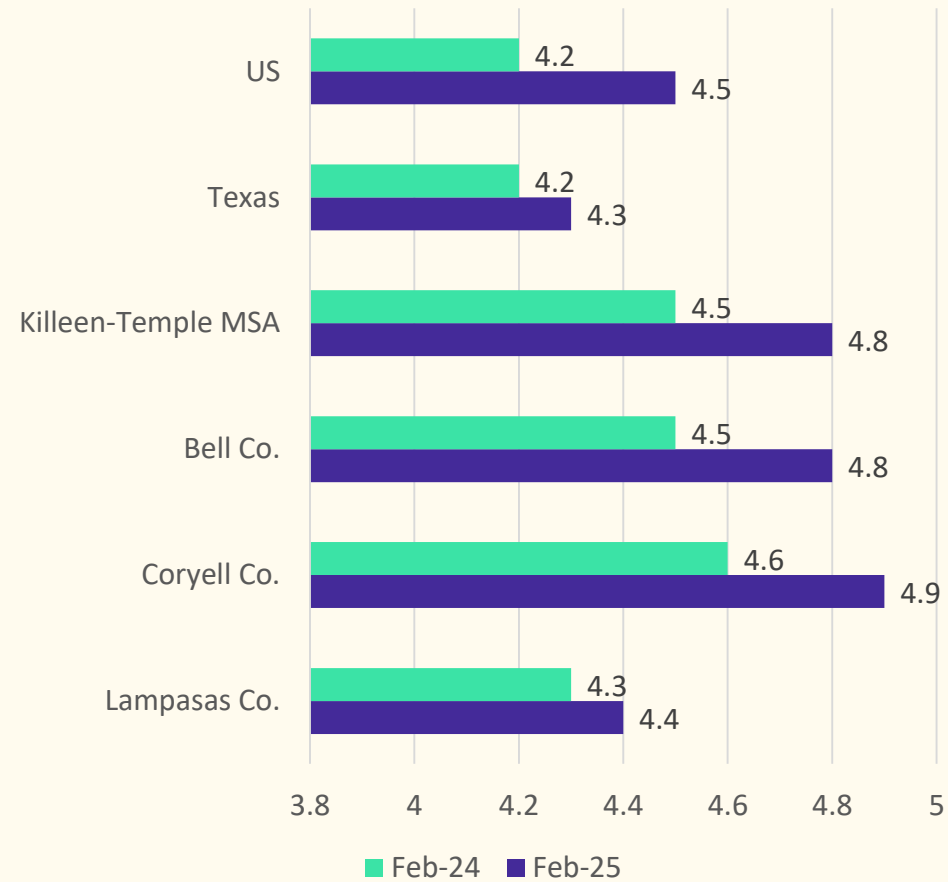


Local Economic Conditions

Unemployment Rate, Aug 2019 – Feb 2025



Unemployment Rate, Year Over Year





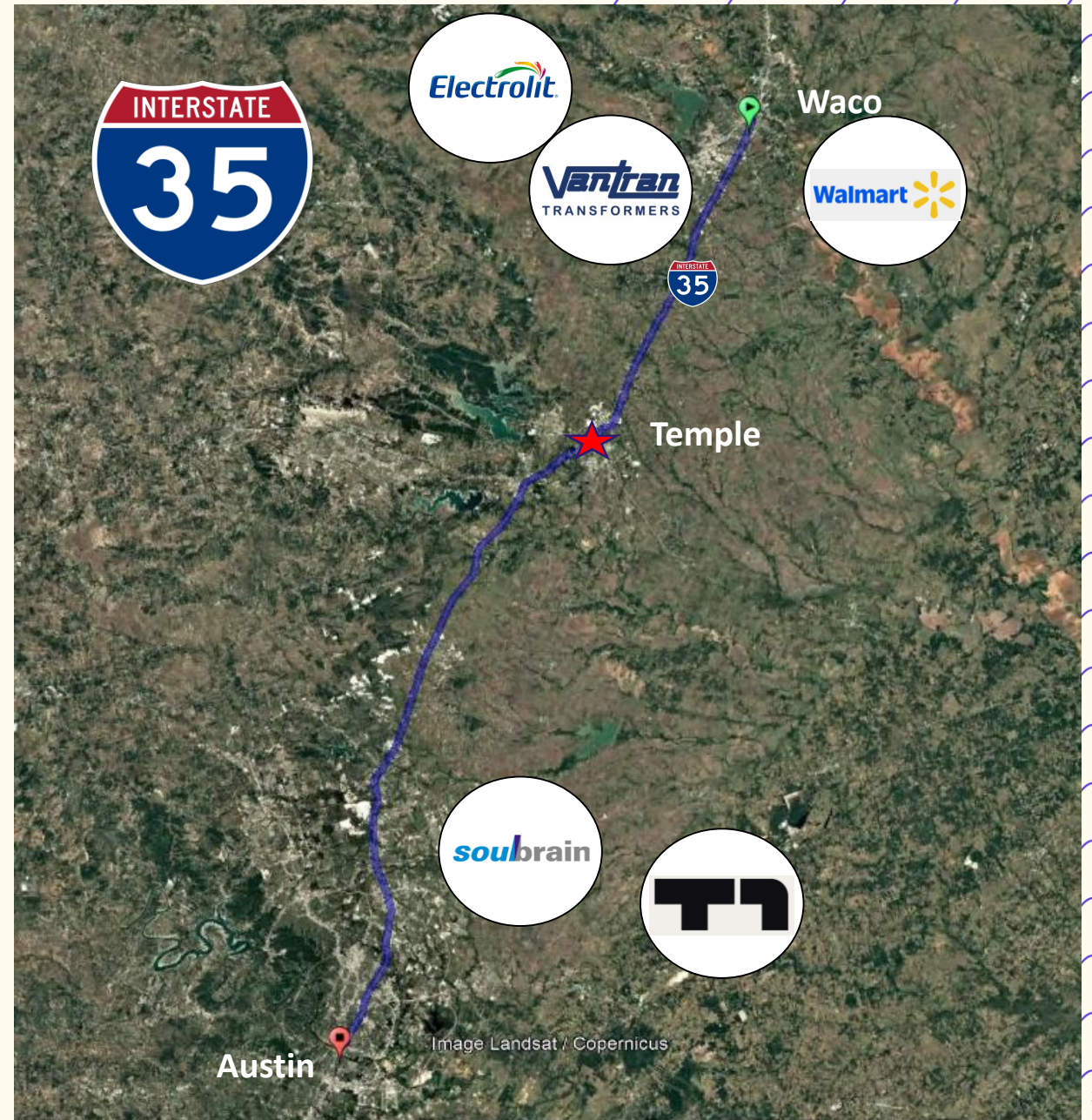
Regional Economic Update- I-35 Corridor

Waco:

- **Electrolit** - \$400 million sports drink manufacturing facility; set to open early 2026; to create over 200 new jobs
- **VanTrans Transformers** - \$20 million manufacturing center; second one in Waco; set to open early 2025; will add up to 700 jobs over next 5 years
- **Walmart Milk Processing Facility** - \$350 million milk processing facility to open at 750 John Bowden Pkwy in Robinson, TX; slated to open in 2026; will create nearly 400 new jobs

Austin:

- **SoulBrain** – to build \$575 million semiconductor chemical manufacturing plant in Taylor, TX; will service Samsung; construction started early 2025 and anticipated completion in 2029; will create at least 50 new jobs
- **T1 Energy** – opening \$850 million solar cell manufacturing facility in Milam County; construction expected to start in 2025 with production beginning at the end of 2026; estimated to bring 1,800 new jobs to the area





Local Economic Update- Temple-Killeen MSA

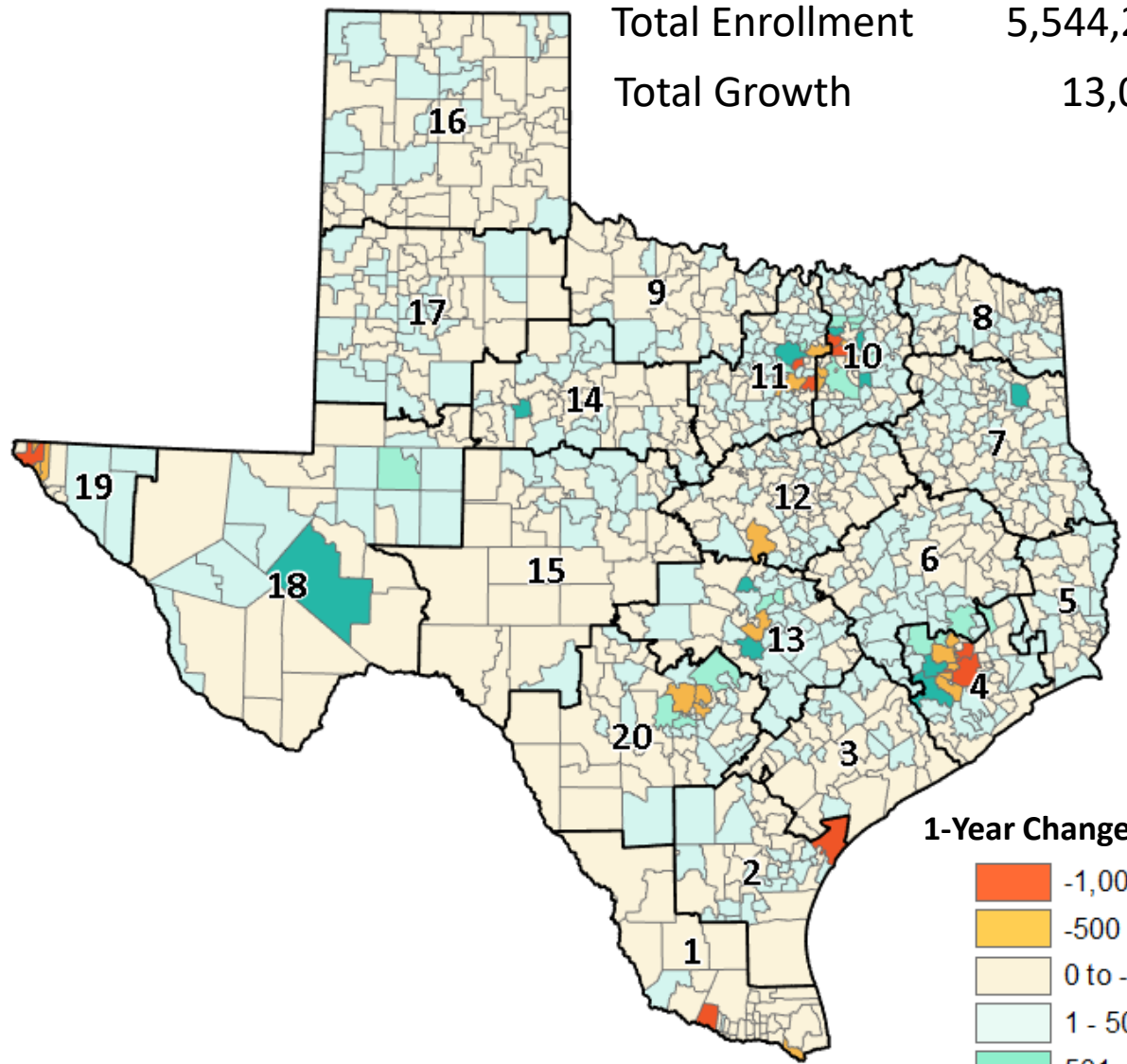


State Enrollment Trends*

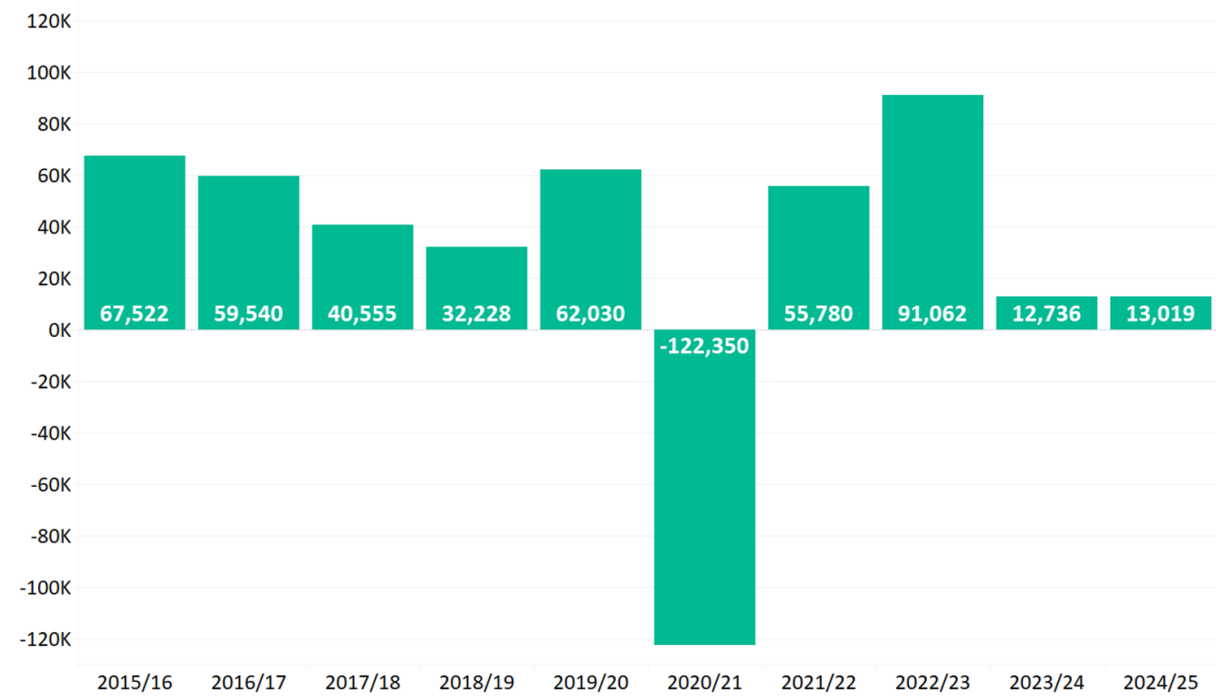
(*Preliminary Enrollment Data, TEA March 2025)

2024-2025*

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



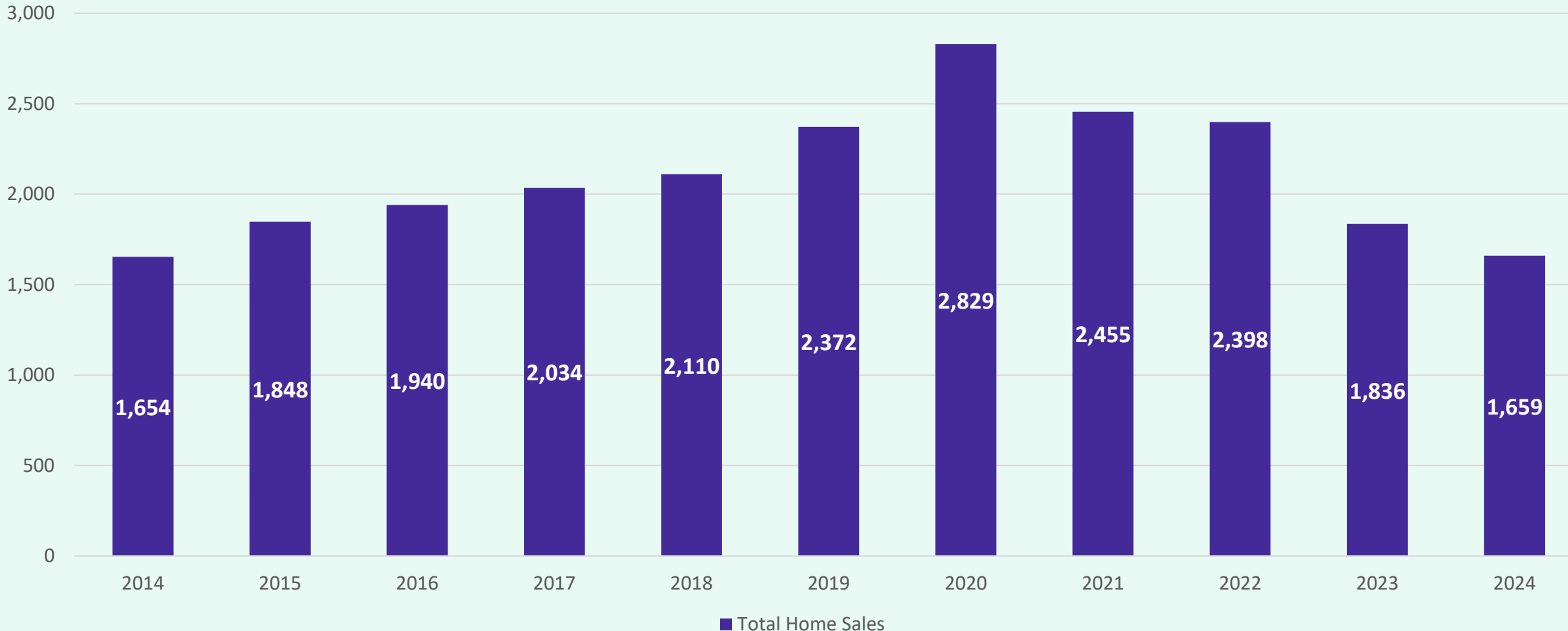
Texas ISD Enrollment Annual Change



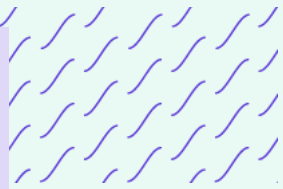


Belton ISD Housing Market Analysis

District Annual Home Sales, 2014 – 2024



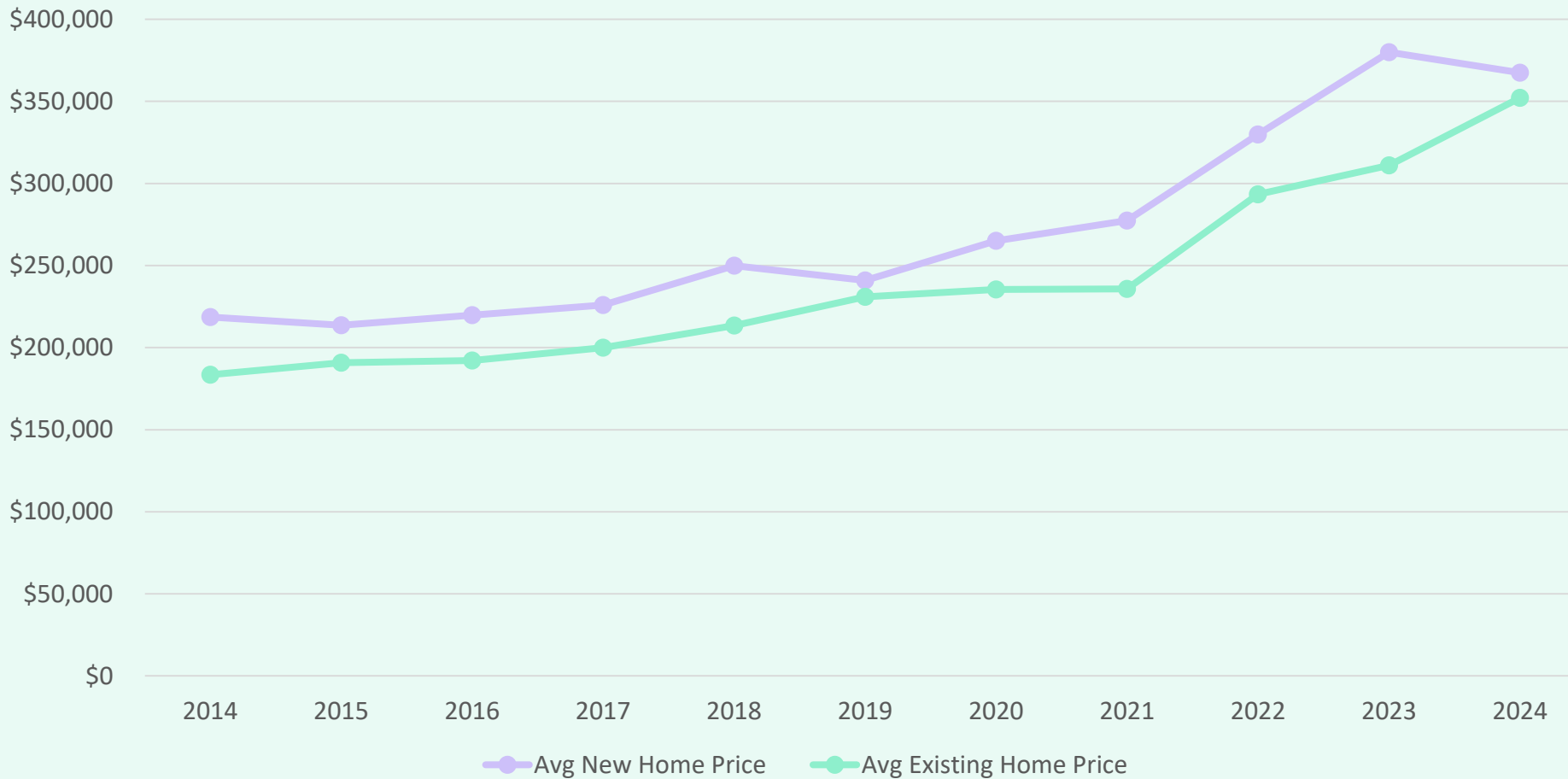
- Total home sales within Belton ISD have slightly decreased over the last 3 years, decreasing slightly in 2024 due to rising inflation costs and interest rate increases
- New home sales in BISD accounted for 38% of the total district home sales in 2024, an increase of 4% from 2023





Belton ISD Housing Market Analysis

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



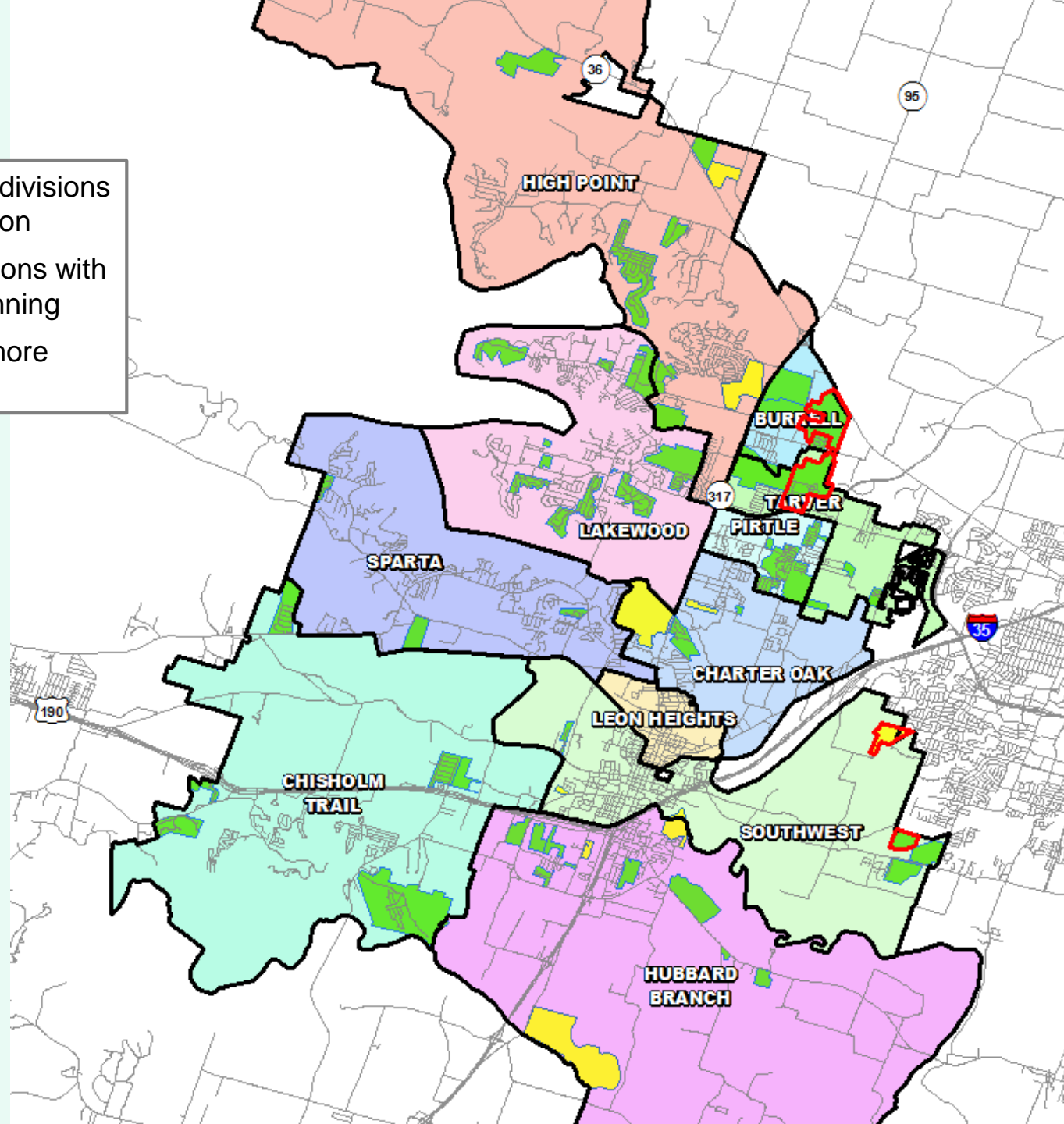
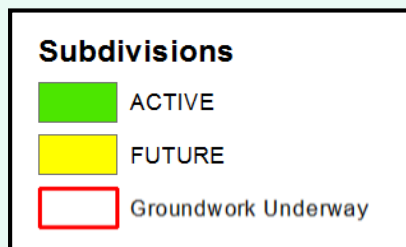
	Avg New Home	Avg Existing Home
2014	\$218,700	\$183,532
2015	\$213,627	\$190,880
2016	\$219,784	\$192,190
2017	\$225,969	\$200,046
2018	\$249,917	\$213,496
2019	\$240,928	\$231,016
2020	\$265,153	\$235,399
2021	\$277,424	\$235,719
2022	\$329,824	\$293,326
2023	\$379,918	\$310,990
2024	\$367,502	\$352,103

- The average new home sale price in Belton ISD has risen 68% between 2014 and 2024, an increase of more than \$148,800
- The average existing home sale price in BISSD has risen 92% in the last 10 years, an increase of more than \$168,570



District Housing Overview

- The district has 53 actively building subdivisions with nearly 2,250 lots available to build on
- Within BISD there are 9 future subdivisions with over 5,000 lots in various stages of planning
- Of these, groundwork is underway on more than 400 lots within 4 subdivisions





Residential Activity



Northpointe

- 658 total lots
- Approx. 227 future lots
- Approx. 269 vacant developed lots
- Approx. 5 homes under construction
- Approx. 157 occupied homes
- Closed 69 homes in last 12 months
- \$260K+
- Student Yield – 0.602

North Gate

- 563 total lots
- Approx. 158 future lots
- Approx. 74 vacant developed lots
- Approx. 20 homes under construction
- Approx. 311 occupied homes
- Groundwork underway for 150 lots in Phase 6 Sec 1 & 14 lots in Phase 4; estimated delivery late 2024
- Permitted 30 homes in last 12 months
- \$280K+
- Student Yield - 0.953

March 2025

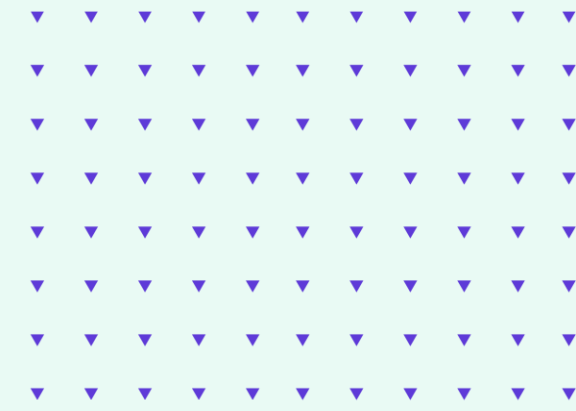




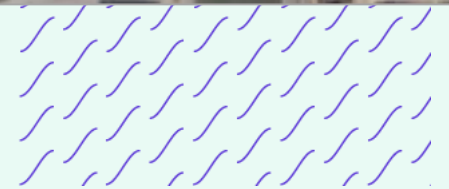
Residential Activity

Westfield

- 1,123 total lots
- Approx. 172 future lots
- Approx. 61 vacant developed lots
- Approx. 5 homes under construction
- Approx. 885 occupied homes
- Permitted 33 homes in last 12 months
- Initial lot clearing underway on 37 lots in Phase 15
- \$274K+
- Student Yield – 0.569



March 2025

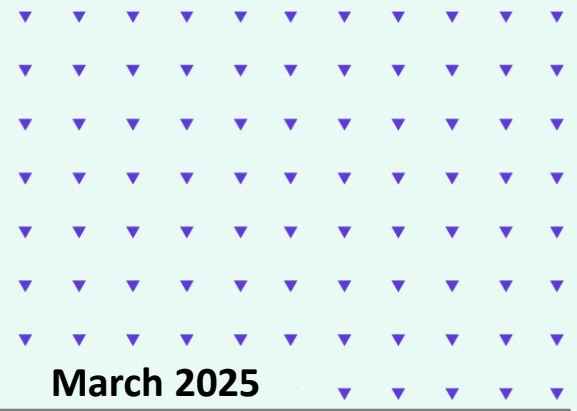




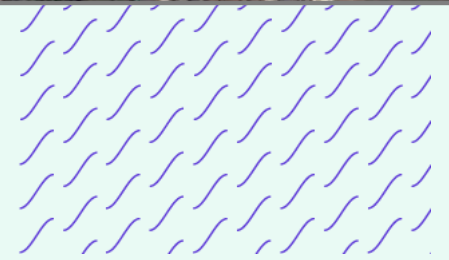
Residential Activity

The Grove at Lakewood Ranch

- 600 total lots
- Approx. 27 future lots
- Approx. 165 vacant developed lots
- Approx. 18 homes under construction
- Approx. 390 occupied homes
- Closed 51 homes in last 12 months
- \$170K - \$300K
- Student Yield – 0.714



March 2025





Residential Activity



Hills of Westwood

- 1,128 total lots
- Approx. 350 future lots
- Approx. 75 vacant developed lots
- Approx. 10 homes under construction
- Approx. 693 occupied homes
- 114 lots in Phase 14 delivered for homebuilding late Spring 2024
- Closed 66 homes in last 12 months
- Permitted 45 homes in last 12 months
- \$300K+



Residential Activity

March 2025



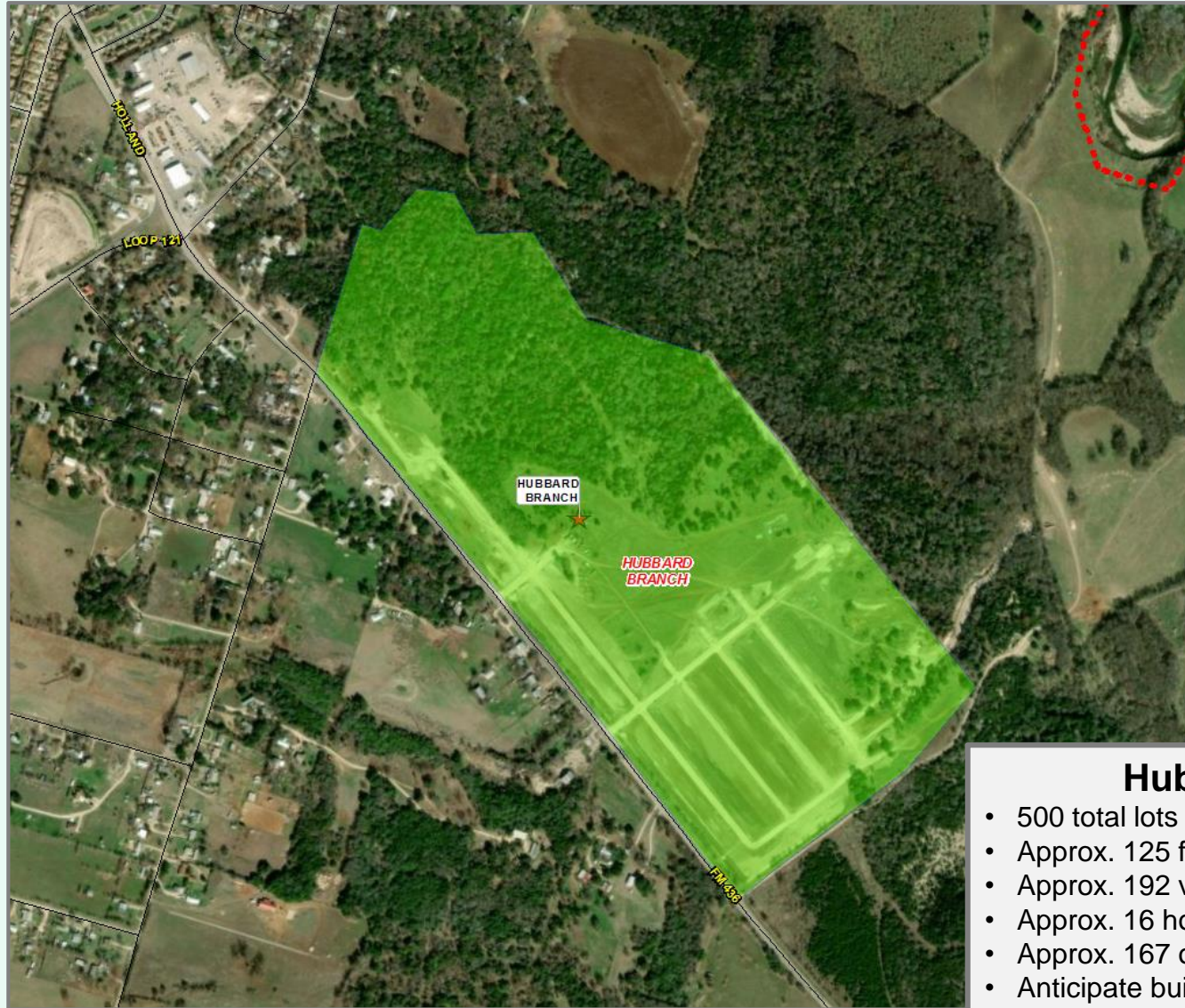
Bella Terra (BISD)

- 128 total lots
- Approx. 106 future lots
- Approx. 22 occupied homes
- Groundwork underway on remaining lots
- Estimate homebuilding mid 2025
- Carothers
- \$223K+



Residential Activity

March 2025



Hubbard Branch

- 500 total lots
- Approx. 125 future lots
- Approx. 192 vacant developed lots
- Approx. 16 homes under construction
- Approx. 167 occupied homes
- Anticipate building 50 – 60 homes per year
- \$340K+
- Student Yield – 0.506



Residential Activity

Hidden Trails

- 256 total lots
- Approx. 155 future lots
- Approx. 89 vacant developed lots
- Approx. 9 homes under construction
- Approx. 3 occupied homes
- First homes closed Fall 2024
- KB Homes
- \$225K+

March 2025





Residential Activity

March 2025



Three Creeks

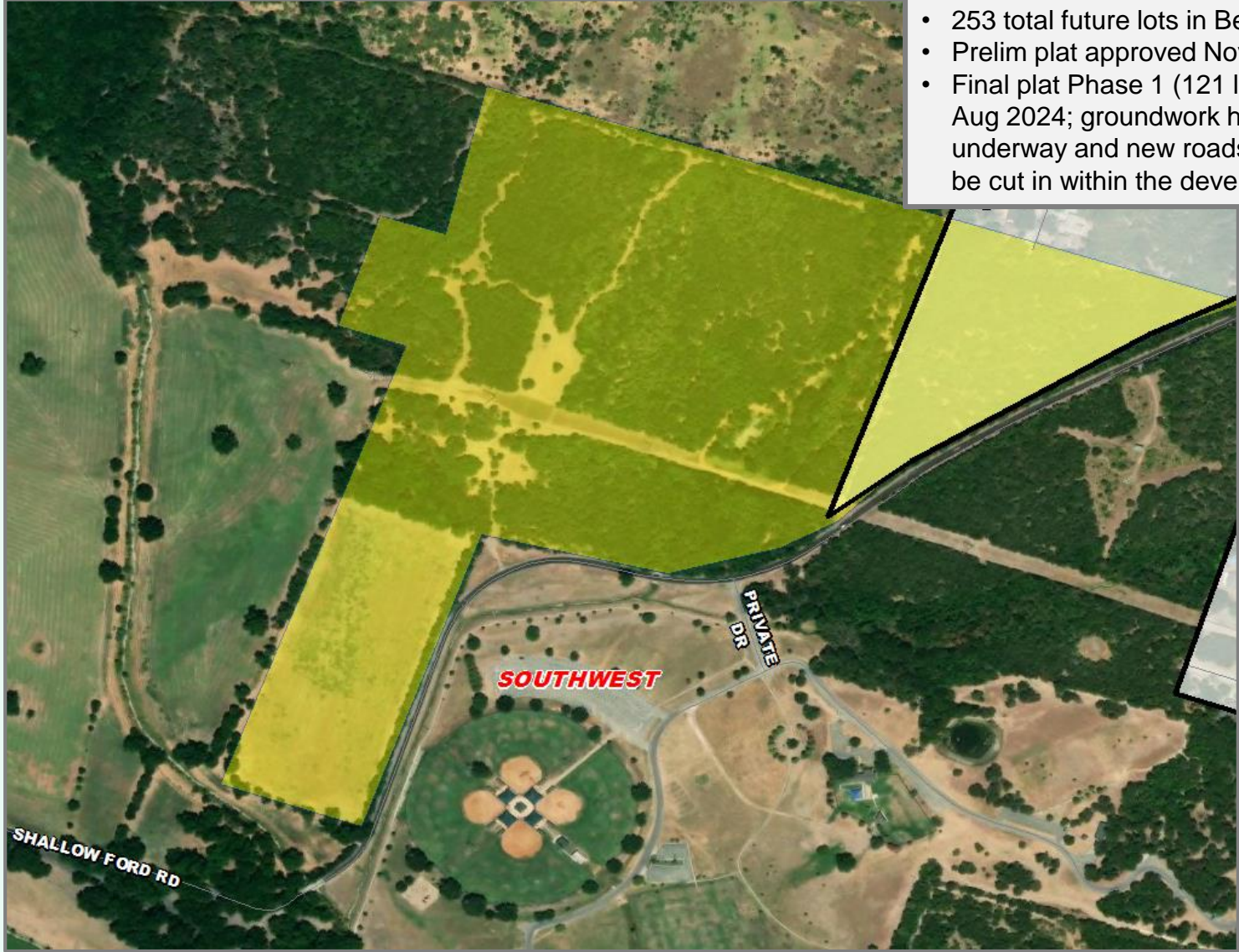
- 1,500 total lots
- Approx. 245 vacant developed lots
- Approx. 42 homes under construction
- Approx. 1,213 occupied homes
- Final lots in Phase 10 (287 lots) delivered for homebuilding Spring 2024
- Building 100 – 125 homes per year
- DR Horton
- \$340K - \$550K
- Student Yield – 0.581



Residential Activity

The Preserve at Lions Park

- 304 total future lots
- 253 total future lots in Belton ISD
- Prelim plat approved Nov 2023
- Final plat Phase 1 (121 lots) approved Aug 2024; groundwork has been underway and new roads continue to be cut in within the development.



March 2025





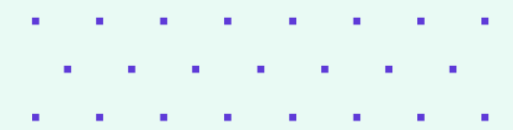
Residential Activity



- ### River Farm
- 1,750 total future lots
 - 500-acre master planned community with amenities such as a large clubhouse, event facilities, lengthy trail system, and sports facilities
 - Will include future elementary school
 - Phase 1 (80 lots) under review with Belton P&Z April 2025
 - Anticipate groundwork May/June 2025
 - Estimate model homes opening mid-2026



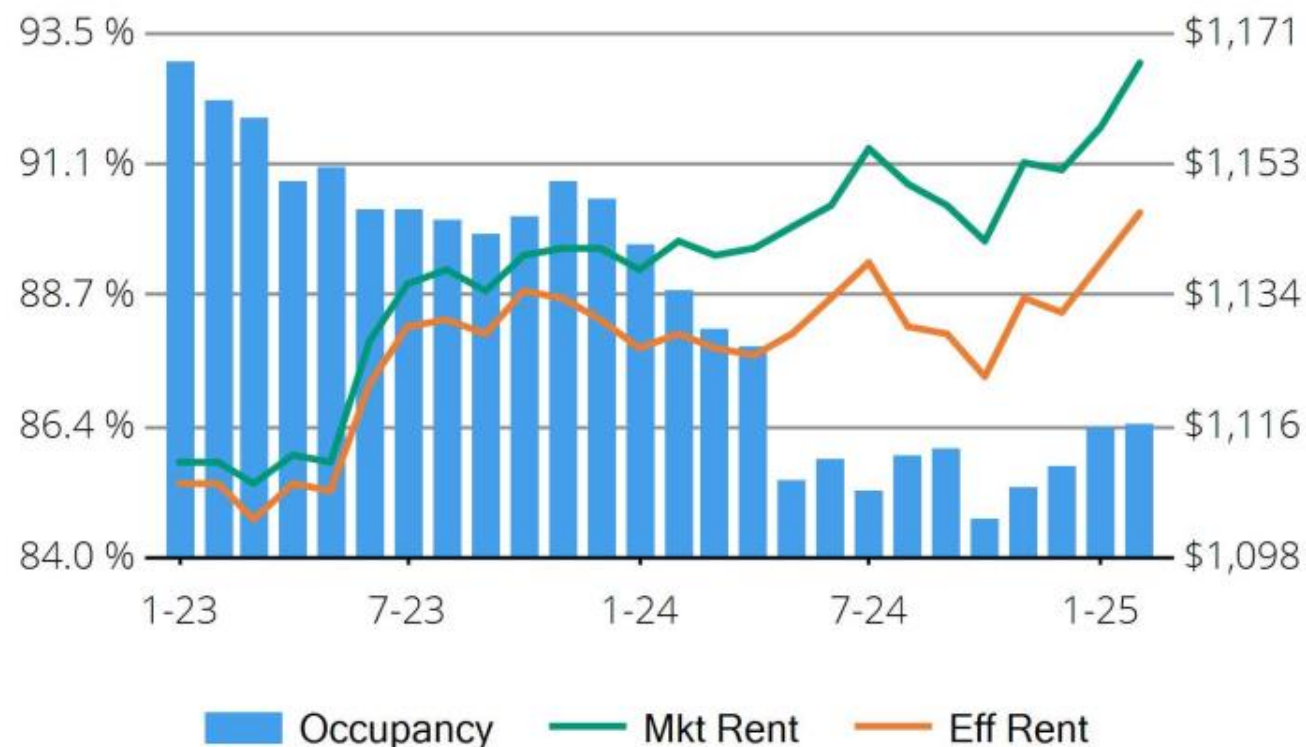
Housing Market Trends: Multifamily market- February 2025



Stabilized and Lease-up Properties

Conventional Properties	Feb 2025	Annual Change
Occupancy	86.4	-2.7%
Unit Change	1,554	
Units Absorbed (Annual)	619	
Average Size (SF)	836	+1.2%
Asking Rent	\$1,167	+2.2%
Asking Rent per SF	\$1.40	+1.0%
Effective Rent	\$1,146	+1.5%
Effective Rent per SF	\$1.37	+0.3%
% Offering Concessions	26%	+33.2%
Avg. Concession Package	5.6%	+27.5%

Waco/Temple/Killeen, TX





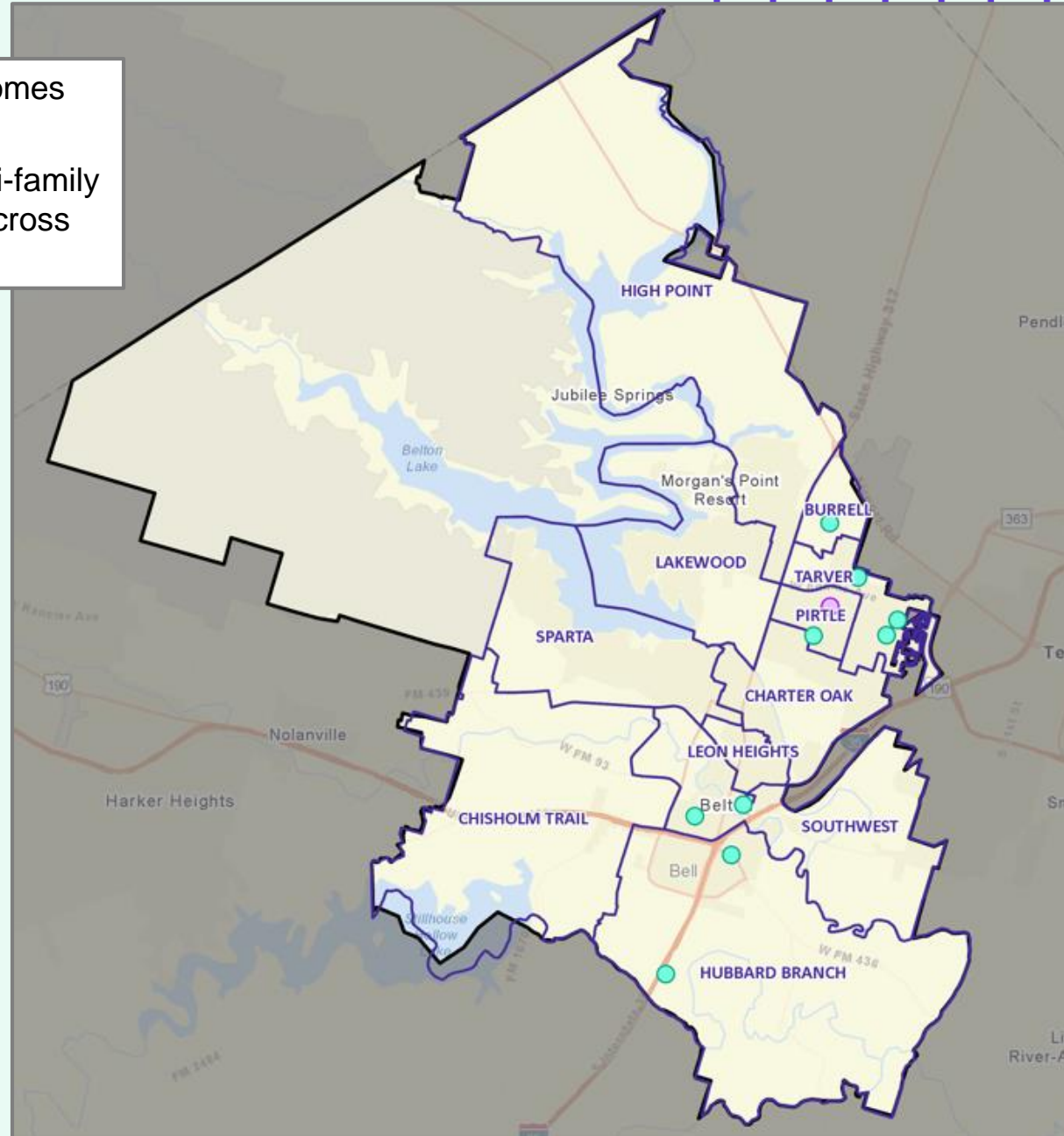


District Multifamily Overview

- There are 263 single-family rental homes under construction,
- There are more than 900 future multi-family units in various stages of planning across the district

Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION



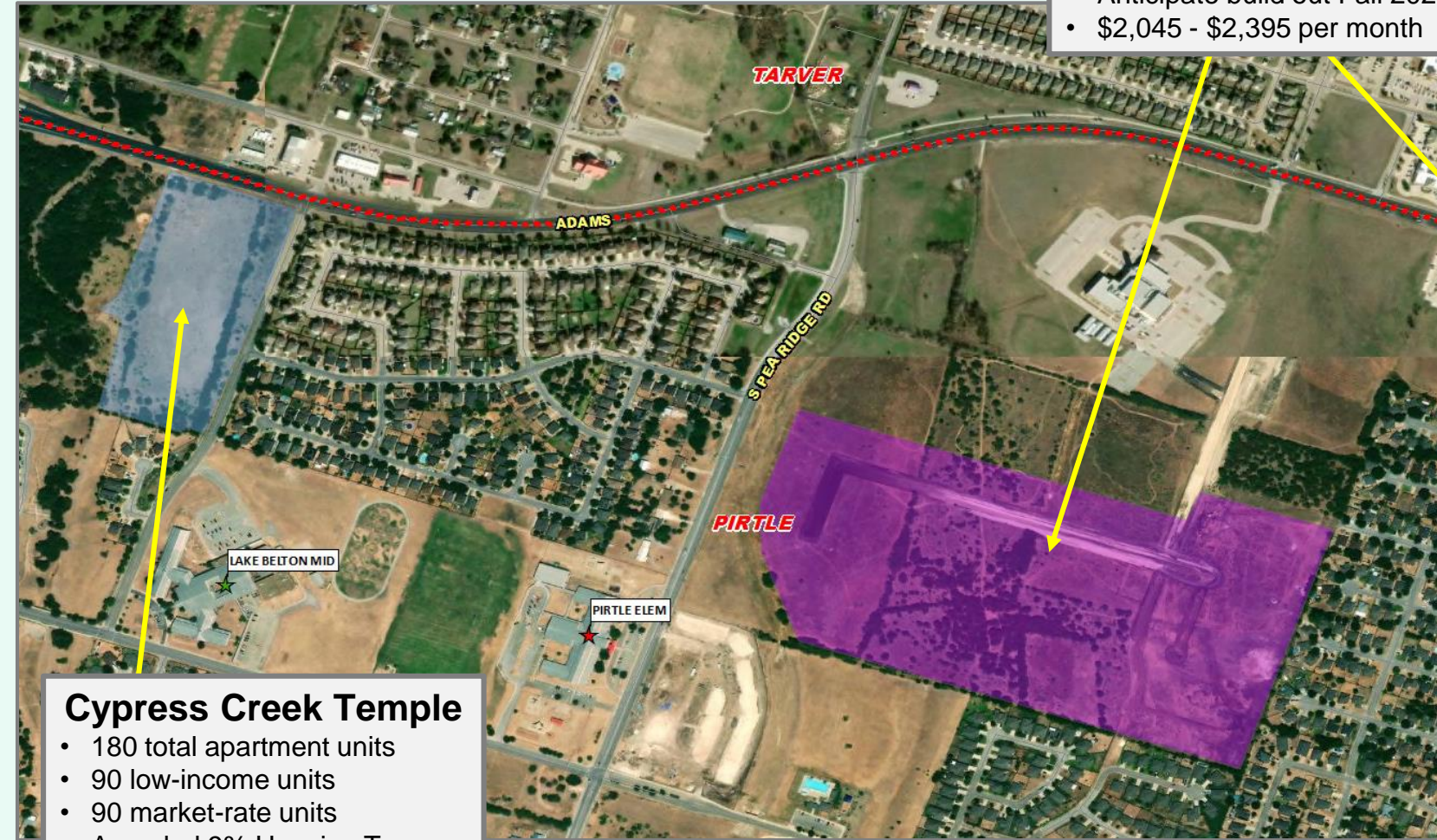


Multifamily Activity

Fresh Meadows

- 263 total single-family rental homes under construction
- First homes completed Spring 2024
- Anticipate build out Fall 2025
- \$2,045 - \$2,395 per month

March 2025

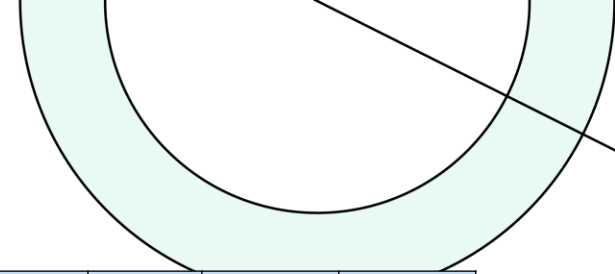


Cypress Creek Temple

- 180 total apartment units
- 90 low-income units
- 90 market-rate units
- Awarded 9% Housing Tax credit 2Q21
- Completed Jan 2025



Ten Year Forecast by Grade Level

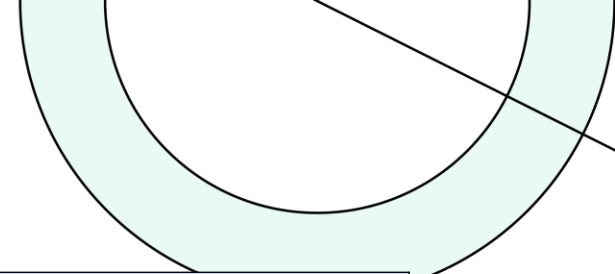


Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	61	304	900	893	883	886	900	924	971	980	1,080	1,033	1,030	915	849	12,609	423	3.5%
2021/22	63	378	876	954	974	913	958	969	993	1,045	1,056	1,226	1,048	1,027	846	13,326	717	5.7%
2022/23	72	453	895	936	974	1,016	975	984	1,011	999	1,041	1,148	1,152	1,029	959	13,644	318	2.4%
2023/24	93	426	898	928	955	994	1,047	1,013	1,008	1,055	1,043	1,157	1,073	1,120	998	13,808	164	1.2%
2024/25	92	398	805	914	949	969	1,004	1,066	1,024	1,035	1,058	1,148	1,133	1,023	1,086	13,704	-104	-0.8%
2025/26	92	360	857	832	935	970	986	1,027	1,082	1,046	1,039	1,161	1,113	1,097	987	13,584	-120	-0.9%
2026/27	92	375	911	880	845	948	980	999	1,022	1,102	1,054	1,146	1,114	1,072	1,056	13,596	12	0.1%
2027/28	92	385	924	950	902	864	963	1,002	1,009	1,039	1,104	1,158	1,109	1,072	1,032	13,605	9	0.1%
2028/29	92	400	964	954	971	918	876	986	1,028	1,024	1,043	1,214	1,118	1,069	1,034	13,691	86	0.6%
2029/30	92	410	1,001	989	973	985	928	891	1,032	1,024	1,029	1,148	1,169	1,077	1,031	13,779	88	0.6%
2030/31	92	420	1,028	1,031	1,012	988	1,002	946	896	1,046	1,027	1,132	1,110	1,125	1,039	13,894	115	0.8%
2031/32	92	440	1,061	1,052	1,048	1,023	997	1,016	940	912	1,050	1,130	1,093	1,070	1,084	14,008	114	0.8%
2032/33	92	450	1,088	1,087	1,066	1,050	1,025	1,007	1,019	957	915	1,156	1,090	1,054	1,031	14,087	79	0.6%
2033/34	92	460	1,107	1,116	1,099	1,065	1,049	1,037	1,017	1,037	960	1,006	1,115	1,049	1,017	14,226	139	1.0%
2034/35	92	465	1,101	1,134	1,132	1,104	1,069	1,061	1,050	1,035	1,042	1,056	970	1,074	1,010	14,395	169	1.2%

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



Ten Year Forecast by Elementary Campus

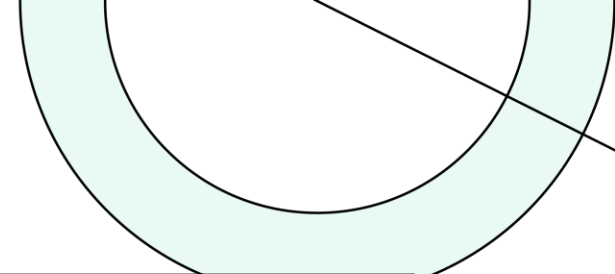


Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
BELTON EARLY CHILDHOOD	628	490	452	467	477	492	502	512	532	542	552	557
EARLY CHILDHOOD TOTALS	628	490	452	467	477	492	502	512	532	542	552	557
BURRELL ELEMENTARY	800	472	511	550	591	621	653	694	707	708	711	714
CHARTER OAK ELEMENTARY	800	606	619	617	600	611	626	643	650	659	675	682
CHISHOLM TRAIL ELEMENTARY	792	760	730	716	716	703	702	723	740	752	766	773
HIGH POINT ELEMENTARY	792	563	533	502	488	500	490	510	528	542	556	568
JOE PIRTLE ELEMENTARY	792	570	568	570	558	569	572	602	632	661	695	728
LAKWOOD ELEMENTARY	792	576	553	526	515	491	491	499	508	514	521	524
LEON HEIGHTS ELEMENTARY	265	183	169	161	157	152	153	157	161	165	170	174
HUBBARD BRANCH ELEMENTARY	800	516	524	538	572	616	657	710	758	796	835	874
SOUTHWEST ELEMENTARY	540	416	411	416	432	440	454	474	493	489	483	485
SPARTA ELEMENTARY	685	549	509	497	491	491	484	493	499	499	503	504
TARVER ELEMENTARY	792	496	480	470	485	475	485	502	521	538	558	575
ELEMENTARY TOTALS	7,850	5,707	5,607	5,563	5,605	5,669	5,767	6,007	6,197	6,323	6,473	6,601
Elementary Absolute Change		-59	-100	-44	42	64	98	240	190	126	150	128
Elementary Percent Change		-1.02%	-1.75%	-0.78%	0.75%	1.14%	1.73%	4.16%	3.16%	2.03%	2.37%	1.98%

Yellow box = exceeds capacity
Green box = exceeds 95% capacity



Ten Year Forecast by Secondary Campus



		Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
LAKE BELTON MIDDLE SCHOOL	916	802	766	728	720	720	732	677	634	609	634	670
NORTH BELTON MIDDLE SCHOOL	1,000	981	1,009	1,043	1,038	1,022	1,002	973	978	988	1,028	1,058
SOUTH BELTON MIDDLE SCHOOL	1,000	663	693	724	731	731	732	722	703	704	736	758
BELTON MIDDLE SCHOOL	971	659	687	671	651	610	607	585	575	578	604	629
MIDDLE SCHOOL TOTALS	3,887	3,105	3,155	3,166	3,140	3,083	3,073	2,957	2,890	2,879	3,002	3,115
Middle School Absolute Change		-1	50	11	-26	-57	-10	-116	-67	-11	123	113
Middle School Percent Change		-0.03%	1.61%	0.35%	-0.82%	-1.82%	-0.32%	-3.77%	-2.27%	-0.38%	4.27%	3.76%
BELTON HIGH SCHOOL	2,607	1,767	1,756	1,748	1,719	1,746	1,745	1,733	1,744	1,704	1,652	1,643
BELTON NEW TECH HIGH SCHOOL	500	290	274	252	238	243	246	243	242	240	230	226
LAKE BELTON HIGH SCHOOL	2,500	2,310	2,305	2,365	2,391	2,423	2,411	2,407	2,368	2,364	2,282	2,218
HIGH SCHOOL TOTALS	5,607	4,367	4,335	4,365	4,348	4,412	4,402	4,383	4,354	4,308	4,164	4,087
High School Absolute Change		19	-32	30	-17	64	-10	-19	-29	-46	-144	-77
High School Percent Change		0.44%	-0.73%	0.69%	-0.39%	1.47%	-0.23%	-0.43%	-0.66%	-1.06%	-3.34%	-1.85%
BELL COUNTY JJAEP	0	35	35	35	35	35	35	35	35	35	35	35
ALTERNATIVE CAMPUS TOTALS		35	35	35	35	35	35	35	35	35	35	35
DISTRICT TOTALS	17,344	13,704	13,584	13,596	13,605	13,691	13,779	13,894	14,008	14,087	14,226	14,395
District Absolute Change		-104	-120	12	9	86	88	115	114	79	139	169
District Percent Change		-0.76%	-0.88%	0.09%	0.07%	0.63%	0.64%	0.83%	0.82%	0.56%	0.99%	1.19%

Yellow box = exceeds capacity
Green box = exceeds 95% capacity



Key Takeaways

Belton ISD Enrollment Projections



- Several new businesses have been announced in the region within the last year, which is anticipated to bring jobs and additional residents to the area
- Belton’s enrollment slow down impacted by reduced home sales, increase in virtual enrollment patterns and lower Kindergarten enrollment.
- The district has 53 actively building subdivisions with nearly 2,250 lots available to build on
- BISD has 9 future subdivisions with over 5,000 lots in the planning stages
- Groundwork is underway on more than 400 lots within 4 subdivisions
- Belton ISD’s enrollment is anticipated to be within a range of 13,750 to 14,400 student within the next five years and is anticipated to be within a range between 14,400 to 15,750 within the next ten years