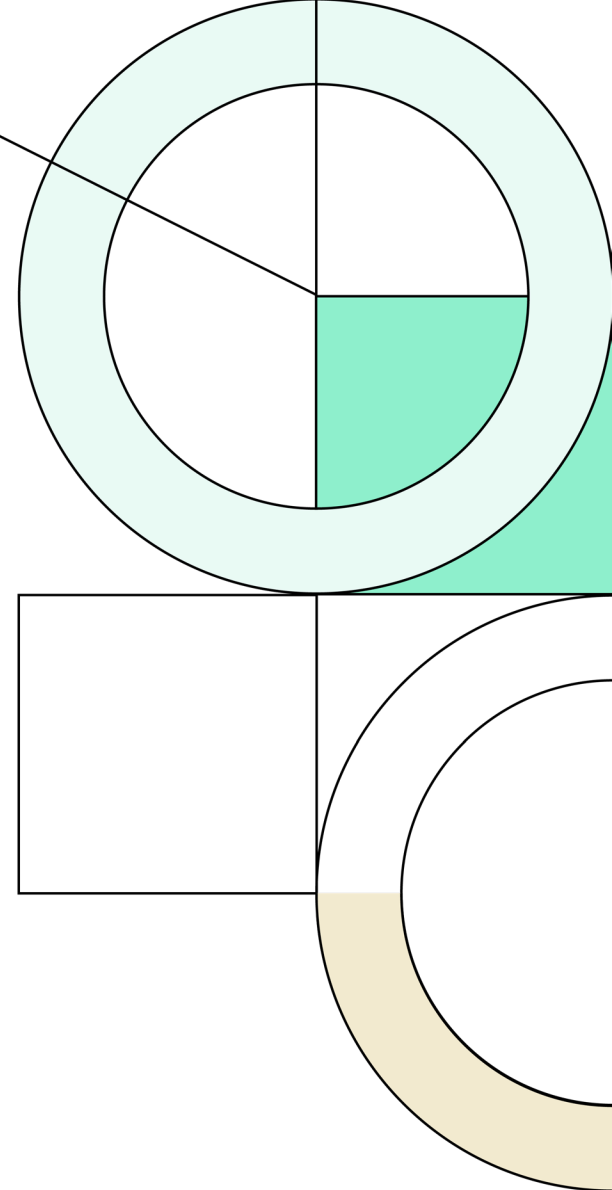




Lewisville
Independent
School
District

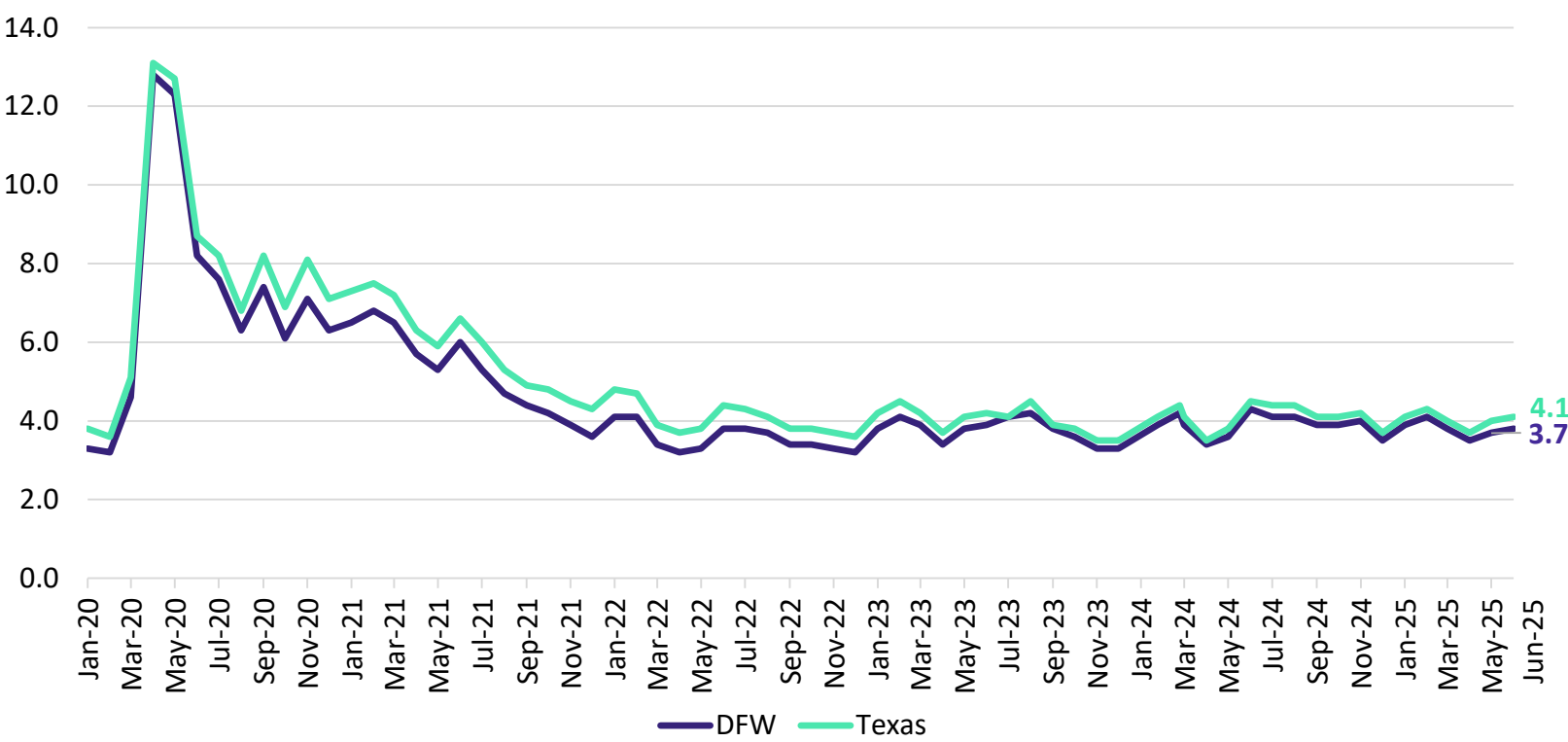
2Q25

Demographic Report

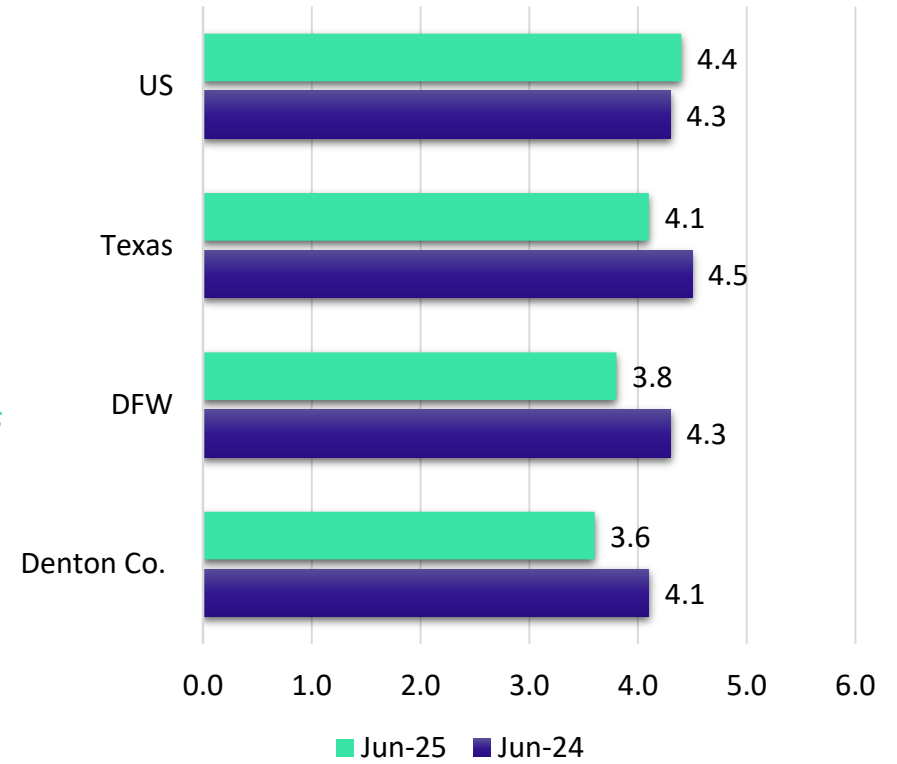


Local Economic Conditions

Unemployment Rate, Jan 2020 - June 2025



Unemployment Rate, Year over Year



Housing Activity by MSA

Top 25 Housing Starts Markets (2Q2025)

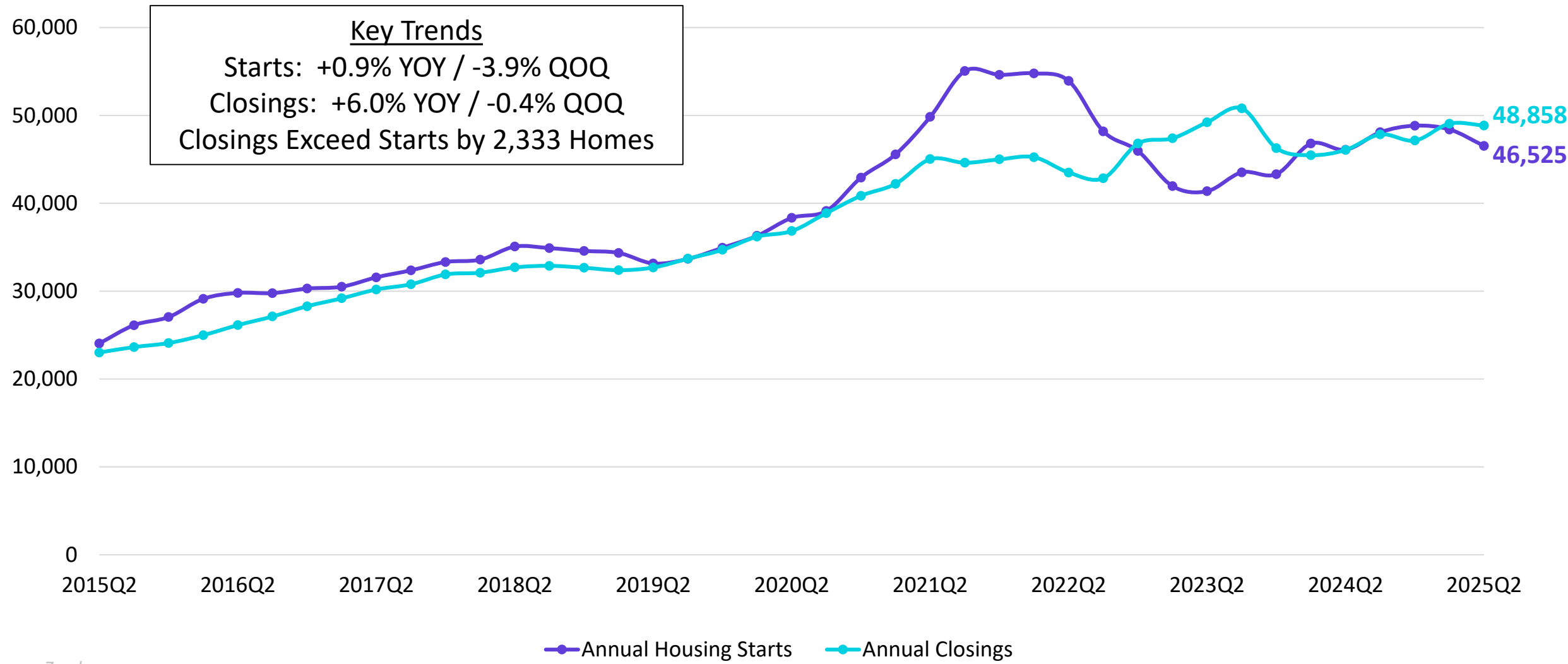
Rank	Market	2Q25 Starts (L12M)	YOY Change	2Q19 Starts (L12M)	Change from 2019
1	Dallas	45,229	0%	32,678	38%
2	Houston	38,544	-1%	29,355	31%
3	Phoenix	21,084	-2%	20,346	4%
4	San Antonio	18,294	4%	12,490	46%
5	Atlanta	17,389	-9%	23,046	-25%
6	Austin	15,090	-15%	16,294	-7%
7	Orlando	13,598	-11%	14,542	-6%
8	Charlotte	12,333	0%	11,507	7%
9	Washington, DC	11,329	5%	12,816	-12%
10	Raleigh	11,115	-4%	9,591	16%
11	Tampa	10,927	-17%	11,320	-3%
12	Las Vegas	10,921	-2%	9,656	13%
13	Miami	10,052	2%	8,038	25%
14	Riverside/San Bernardino	9,742	-23%	9,494	3%
15	Nashville	9,405	-1%	8,181	15%
16	Sarasota	8,261	-25%	6,043	37%
17	Jacksonville	8,202	-24%	8,486	-3%
18	Minneapolis	7,607	7%	7,462	2%
19	Indianapolis	7,571	1%	5,823	30%
20	Denver	7,179	-12%	10,108	-29%
21	Sacramento	7,056	-10%	5,547	27%
22	Boise	7,027	7%	6,001	17%
23	Chicago	6,841	-4%	6,255	9%
24	Lakeland	6,547	-25%	4,639	41%
25	Seattle	6,317	2%	8,165	-23%

Note: Data is through Q2 2025 and covers July of the previous year through June of the year for each period.

Source: Zonda

DFW New Home Starts & Closings

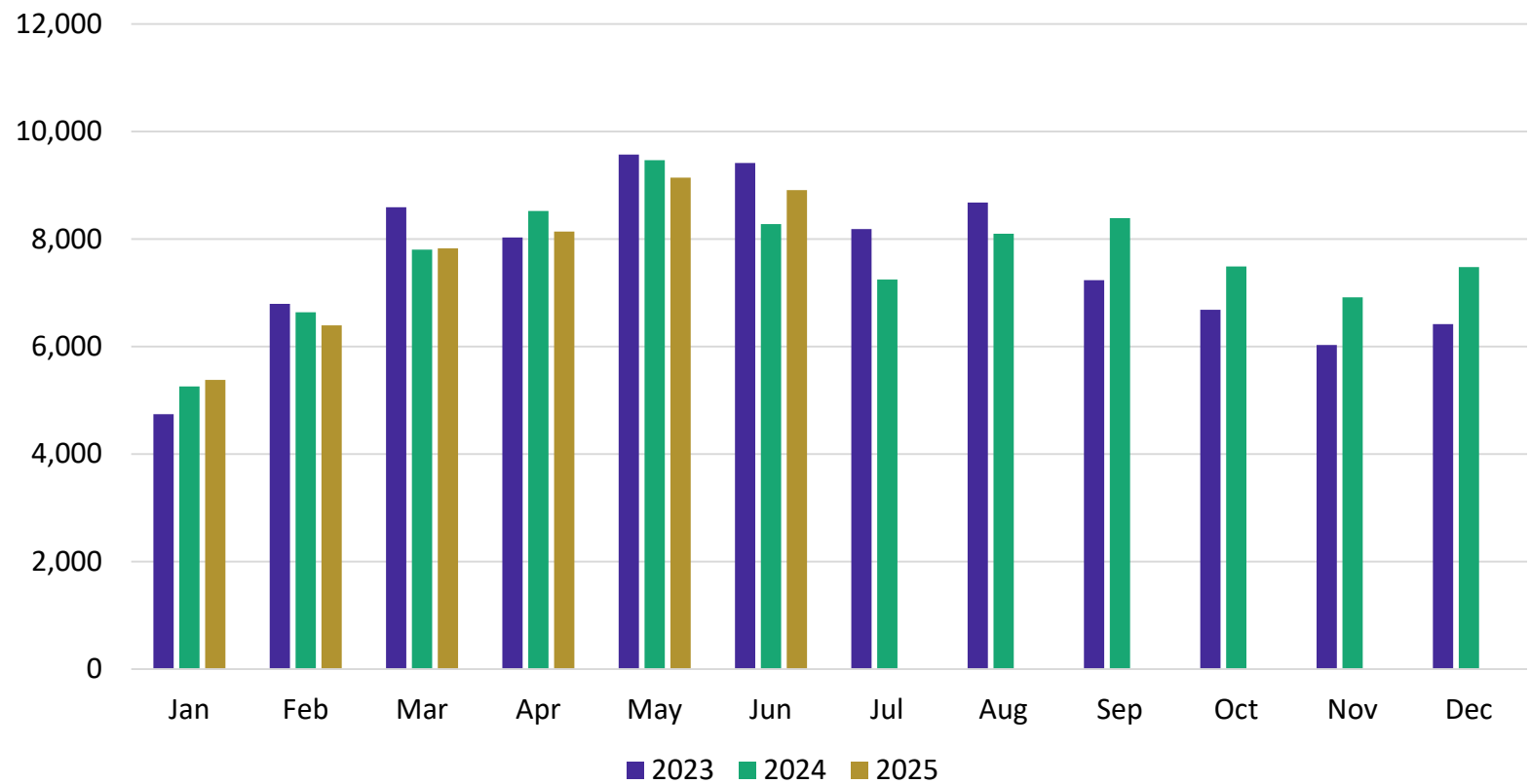
Annual Housing Starts vs. Annual Closings



Source: Zonda

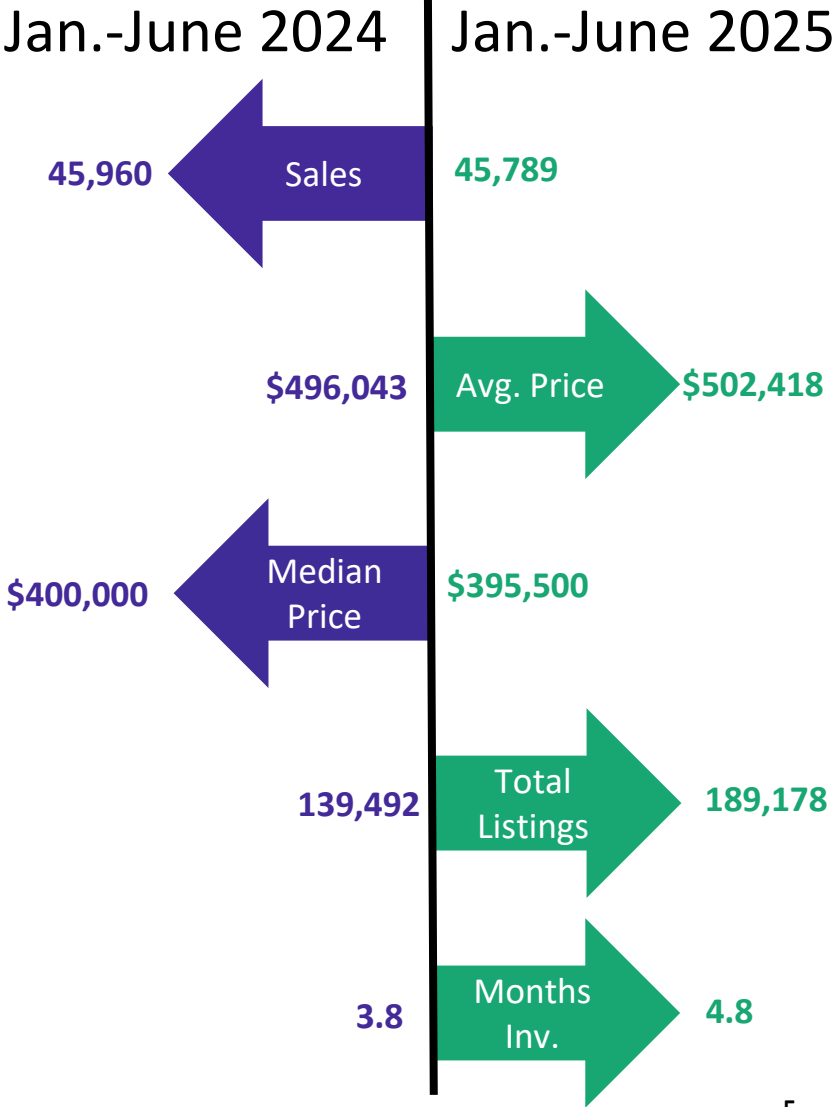
DFW Housing Market Trends

DFW Monthly Sales, 2023-2025



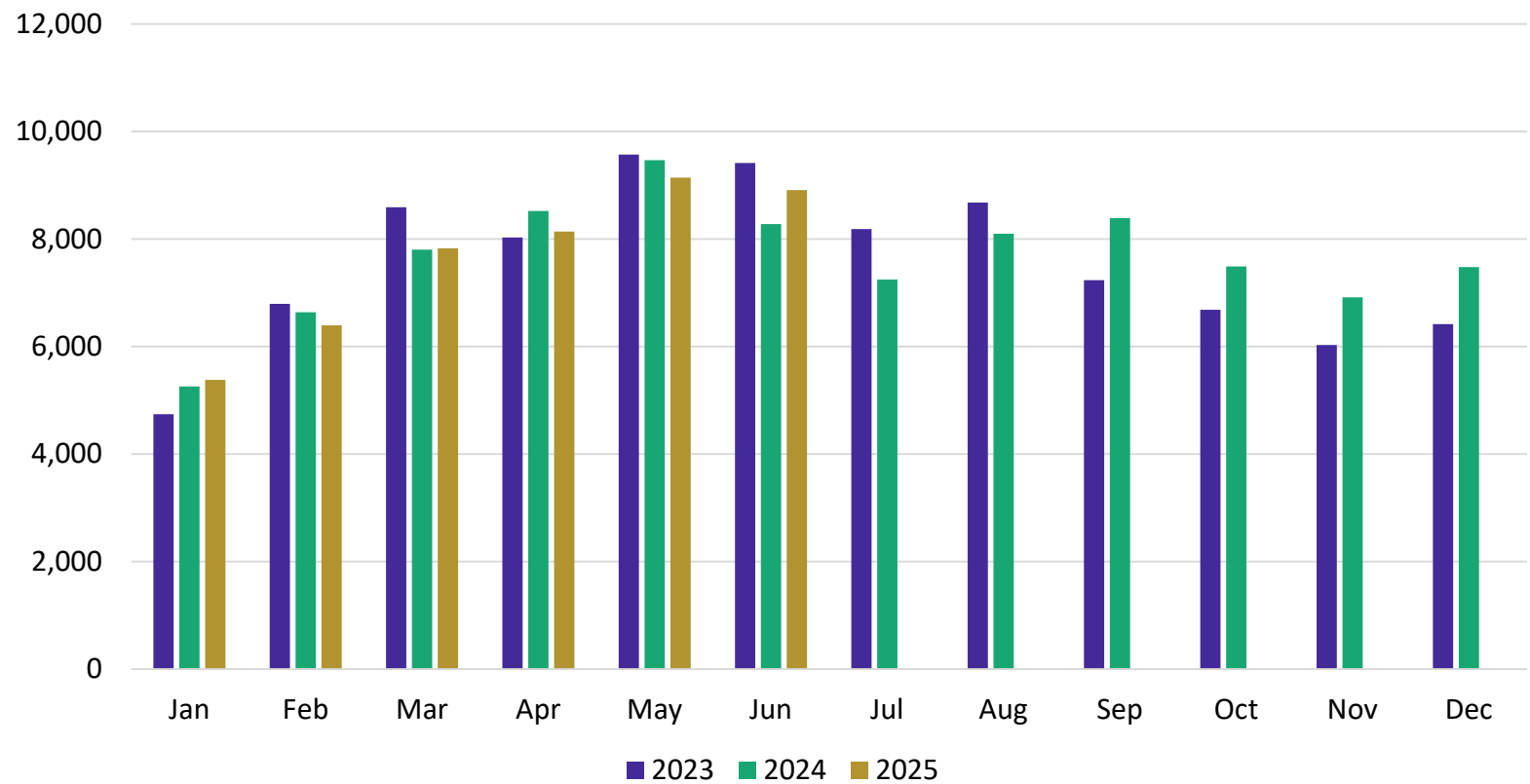
- Total home sales in the DFW region slowed very slightly through the first half of 2025 as median prices increased driven by rising construction costs, leading to an increase in inventory
- Average home prices increased in the first half of 2025 as the number of listings increased over the same period in 2024
- All 4 major Texas markets remain overvalued in 2025

YOY Housing Trends



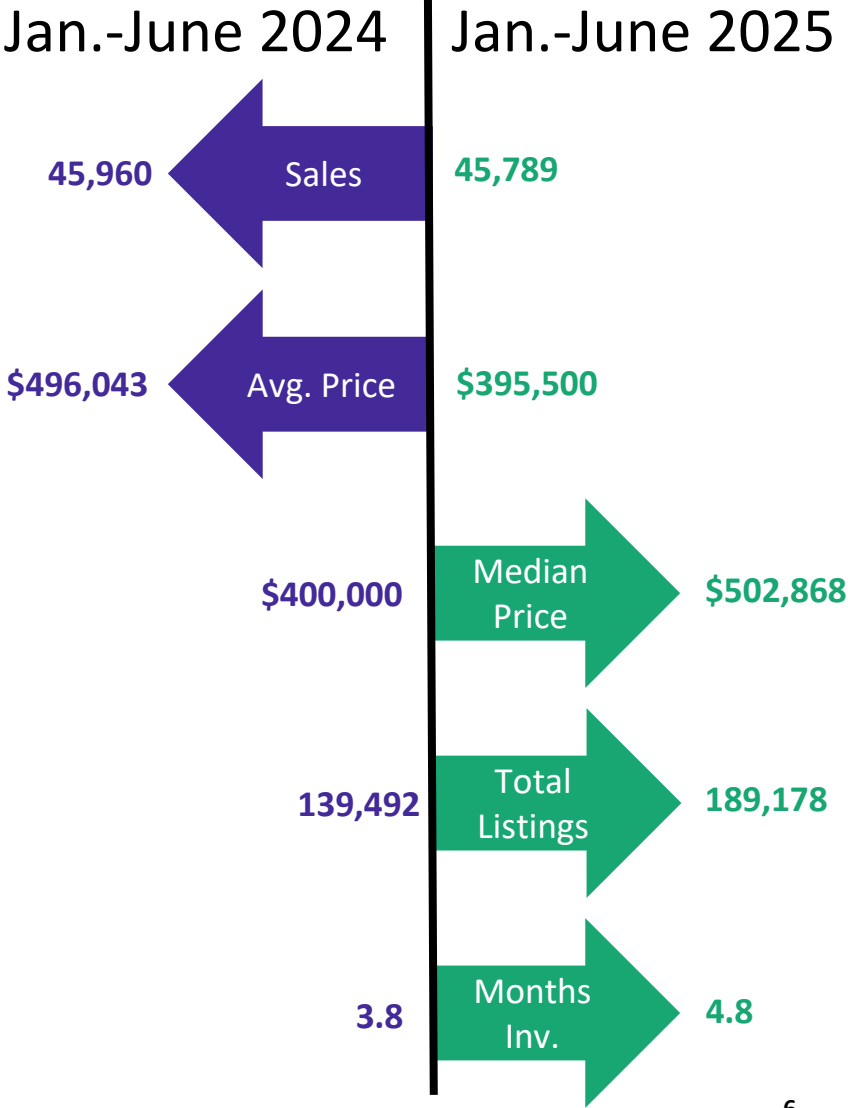
DFW Housing Market Trends

DFW Monthly Sales, 2023-2025

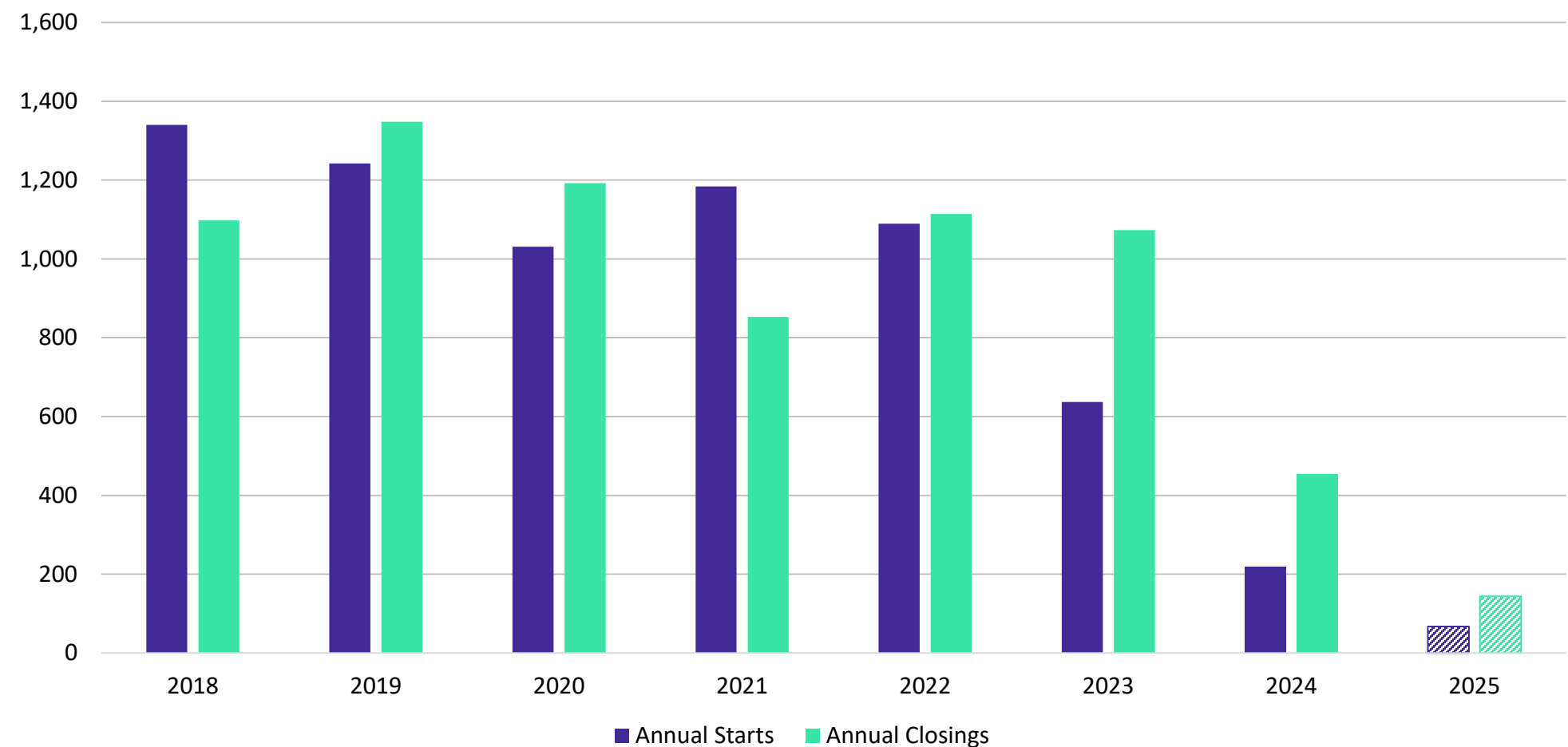


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YOY Housing Trends



District New Home Starts and Closings

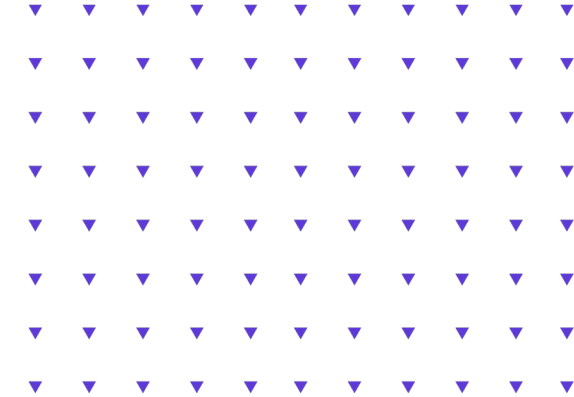


Starts	2018	2019	2020	2021	2022	2023	2024	2025
1Q	252	317	267	254	263	244	51	33
2Q	366	273	280	319	346	224	98	34
3Q	483	372	245	359	274	64	43	
4Q	239	280	239	252	206	105	27	
Total	1,340	1,242	1,031	1,184	1,089	637	219	67

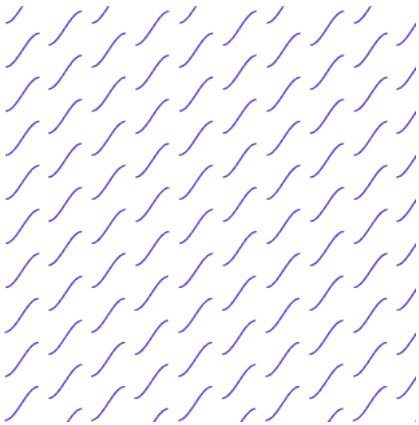
Closings	2018	2019	2020	2021	2022	2023	2024	2025
1Q	185	265	303	214	205	394	150	99
2Q	307	341	272	203	325	249	177	45
3Q	327	372	300	211	284	135	64	
4Q	279	370	317	225	300	295	63	
Total	1,098	1,348	1,192	853	1,114	1,073	454	144

District Housing Overview by Elementary Zone

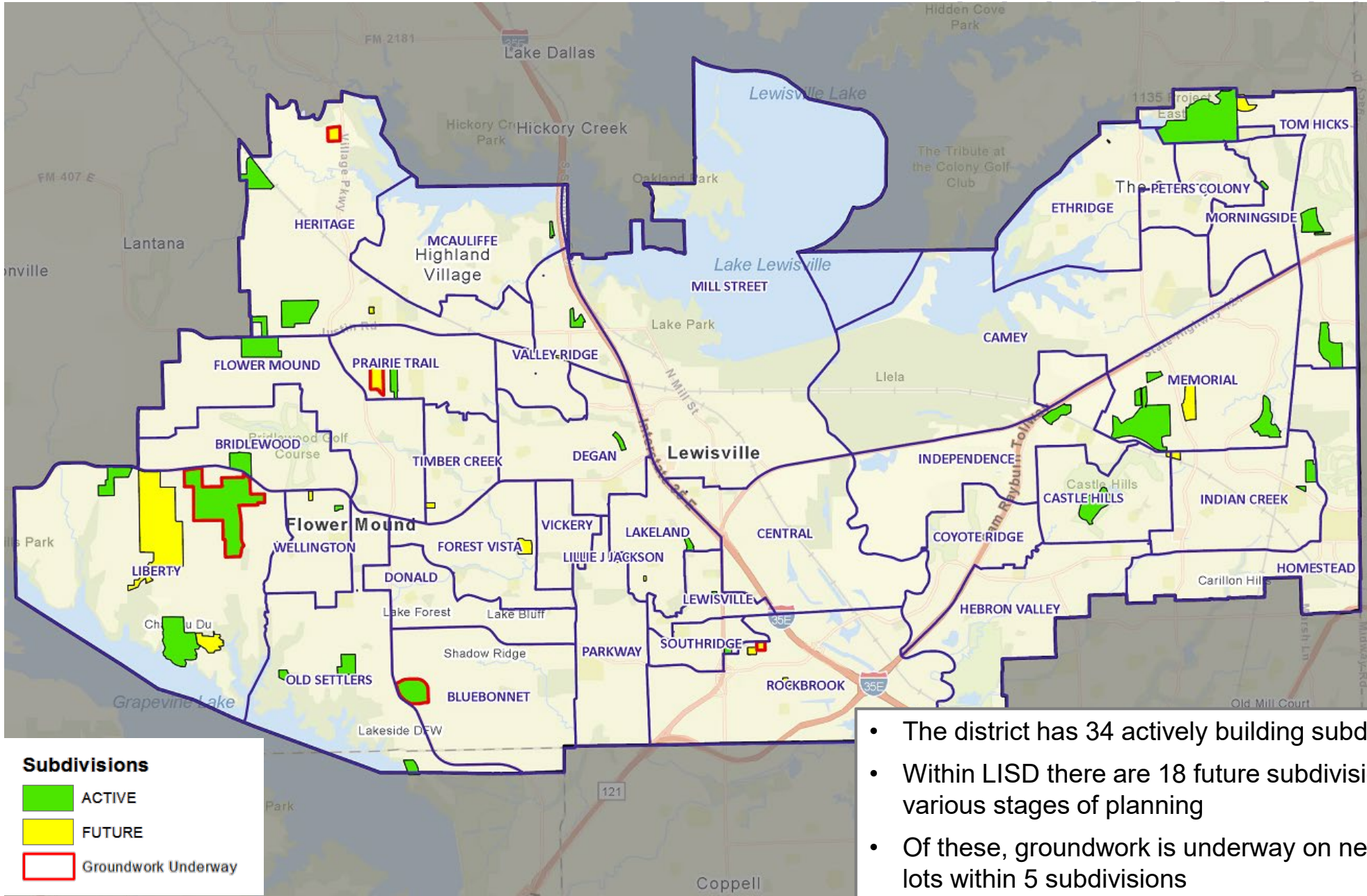
Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
BLUEBONNET	0	0	1	0	0	0	71	56
BRIDLEWOOD	0	0	0	0	0	0	2	0
CAMEY	0	0	2	0	0	0	0	0
CASTLE HILLS	4	0	18	0	3	3	15	0
CENTRAL	0	0	0	0	0	0	0	40
COYOTE RIDGE	0	0	0	0	0	0	0	0
DEGAN	0	0	12	4	0	4	4	0
DONALD	0	0	0	0	0	0	0	0
ETHRIDGE	0	0	0	0	0	0	0	5
FLOWER MOUND	3	0	44	3	0	3	0	0
FOREST VISTA	0	0	0	0	0	0	0	54
HEBRON VALLEY	0	0	0	0	0	0	0	0
HERITAGE	17	6	16	12	8	10	10	57
HOMESTEAD	0	0	0	0	0	0	0	0
INDEPENDENCE	7	0	42	0	0	0	8	0
INDIAN CREEK	0	0	0	0	1	1	24	61
LAKELAND	0	0	0	0	0	0	102	16
LEWISVILLE	0	0	0	0	0	0	31	0
LIBERTY	2	1	3	1	2	2	8	316
MCAULIFFE	0	0	0	0	0	0	9	0
MEMORIAL	48	13	50	13	28	37	79	232
MILL STREET	4	0	0	0	4	4	0	8
MORNINGSIDE	0	0	14	1	0	4	18	0
OLD SETTLERS	24	3	11	1	4	6	27	4
PARKWAY	0	0	0	0	0	0	0	0
PRAIRIE TRAIL	4	2	0	0	4	4	47	90
ROCKBROOK	0	0	0	0	0	0	0	138
SOUTHRIDGE	6	0	24	3	5	11	4	0
TIMBER CREEK	0	0	0	0	0	0	0	15
TOM HICKS	18	9	15	7	27	40	86	145
VALLEY RIDGE	0	0	0	0	0	0	202	30
VICKERY	0	0	0	0	0	0	0	0
WELLINGTON	0	0	19	0	0	0	9	15
Grand Total	137	34	271	45	86	129	756	1,282



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

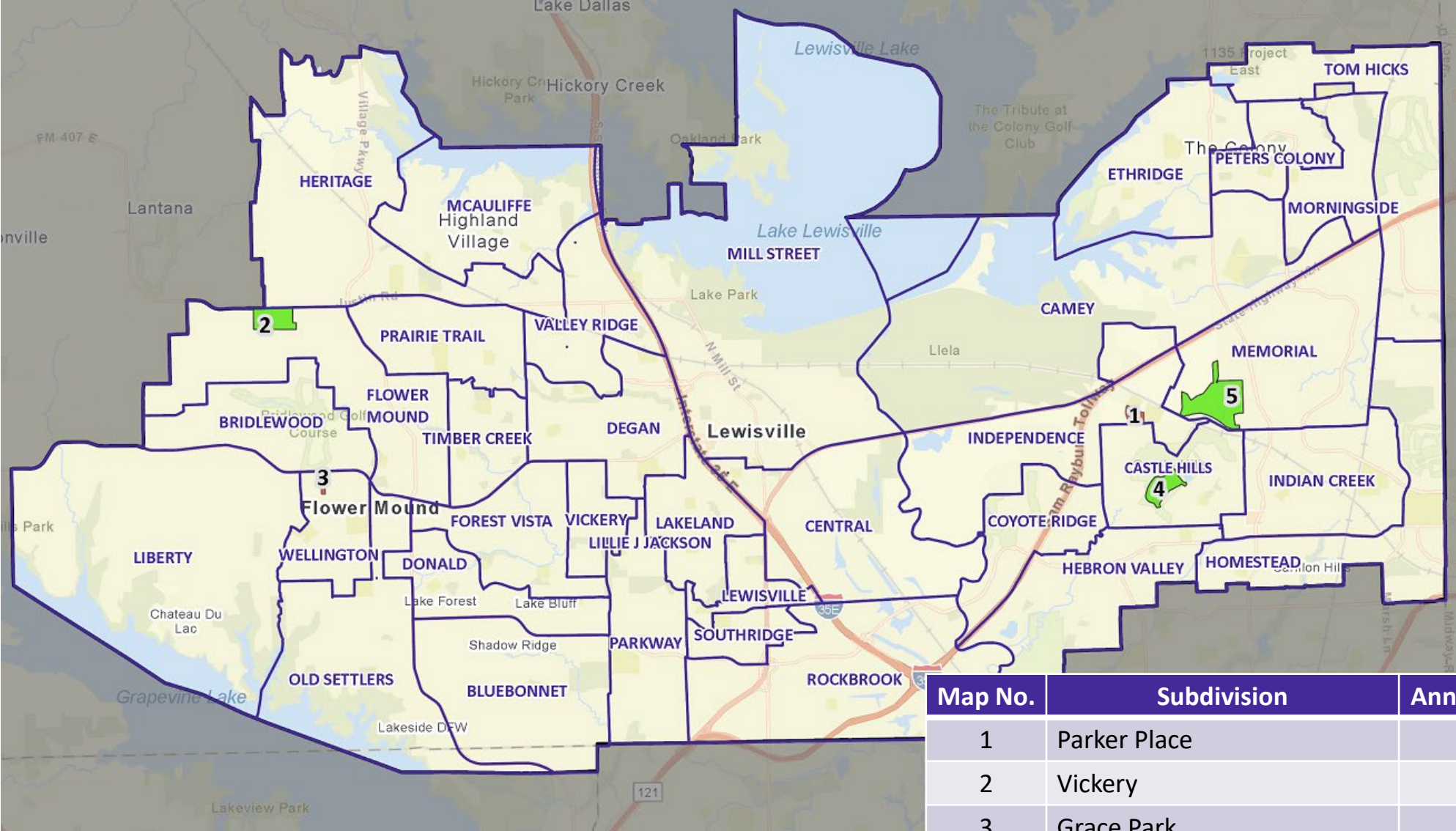


District Housing Overview



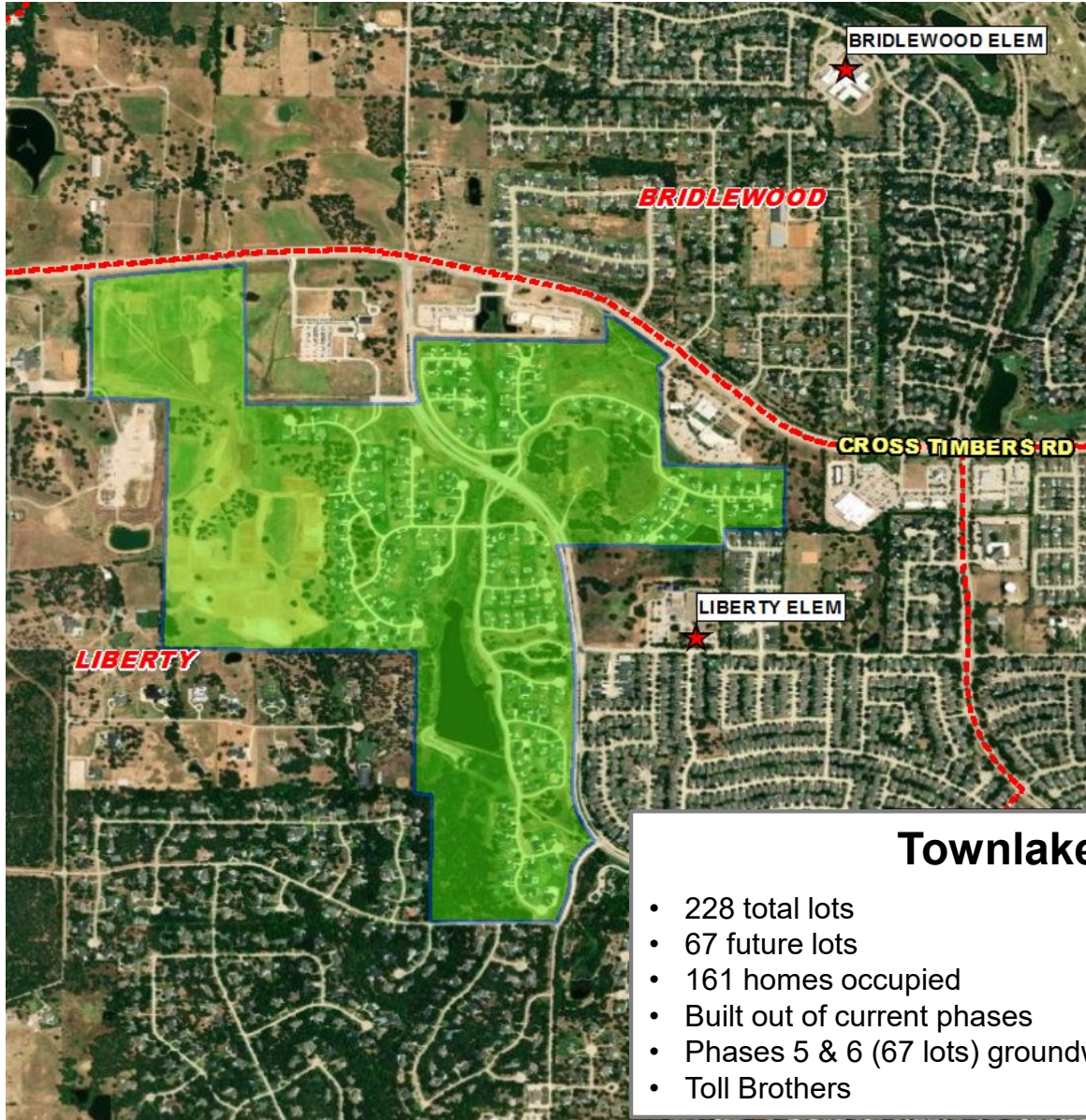
- The district has 34 actively building subdivisions
- Within LISD there are 18 future subdivisions in various stages of planning
- Of these, groundwork is underway on nearly 300 lots within 5 subdivisions

Top 5 Performing Subdivisions

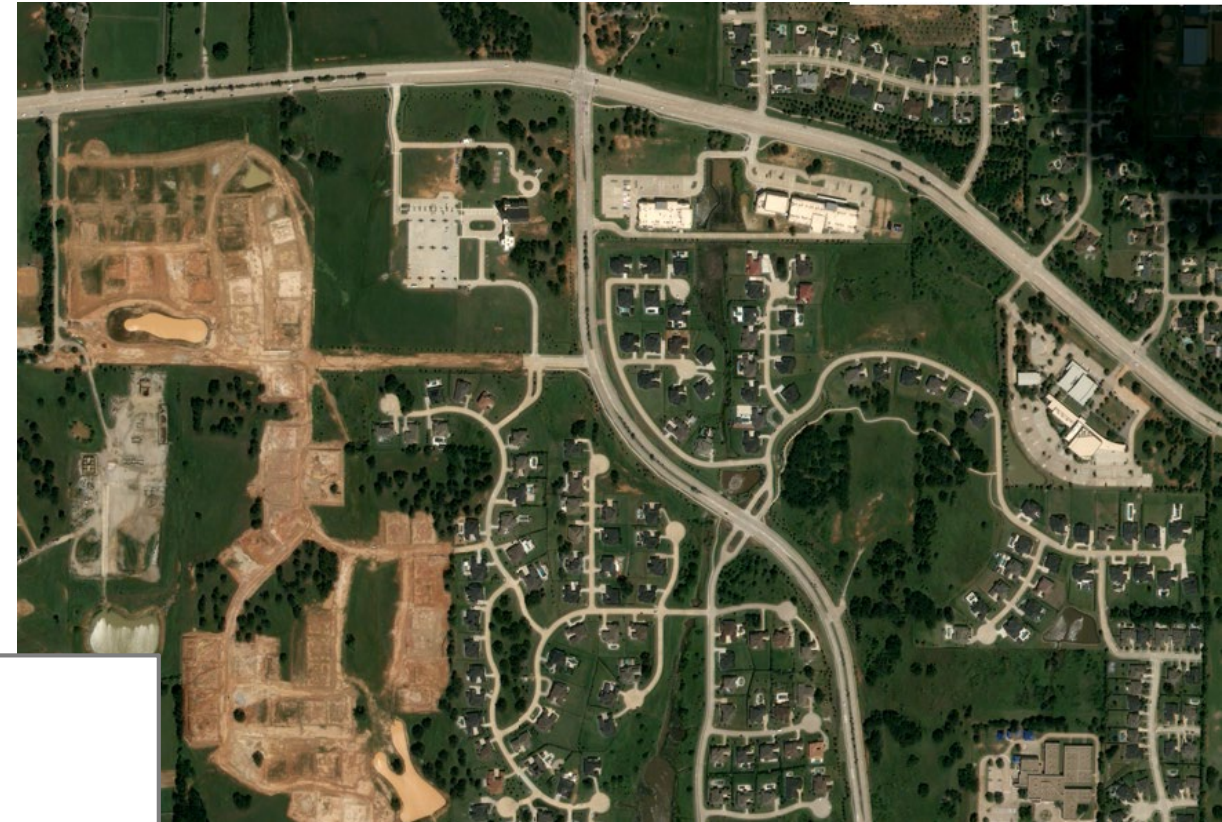


Map No.	Subdivision	Annual Closings
1	Parker Place	41
2	Vickery	27
3	Grace Park	19
4	Castle Hills Enchanted Hill	18
5	Castle Hills Northpointe	18

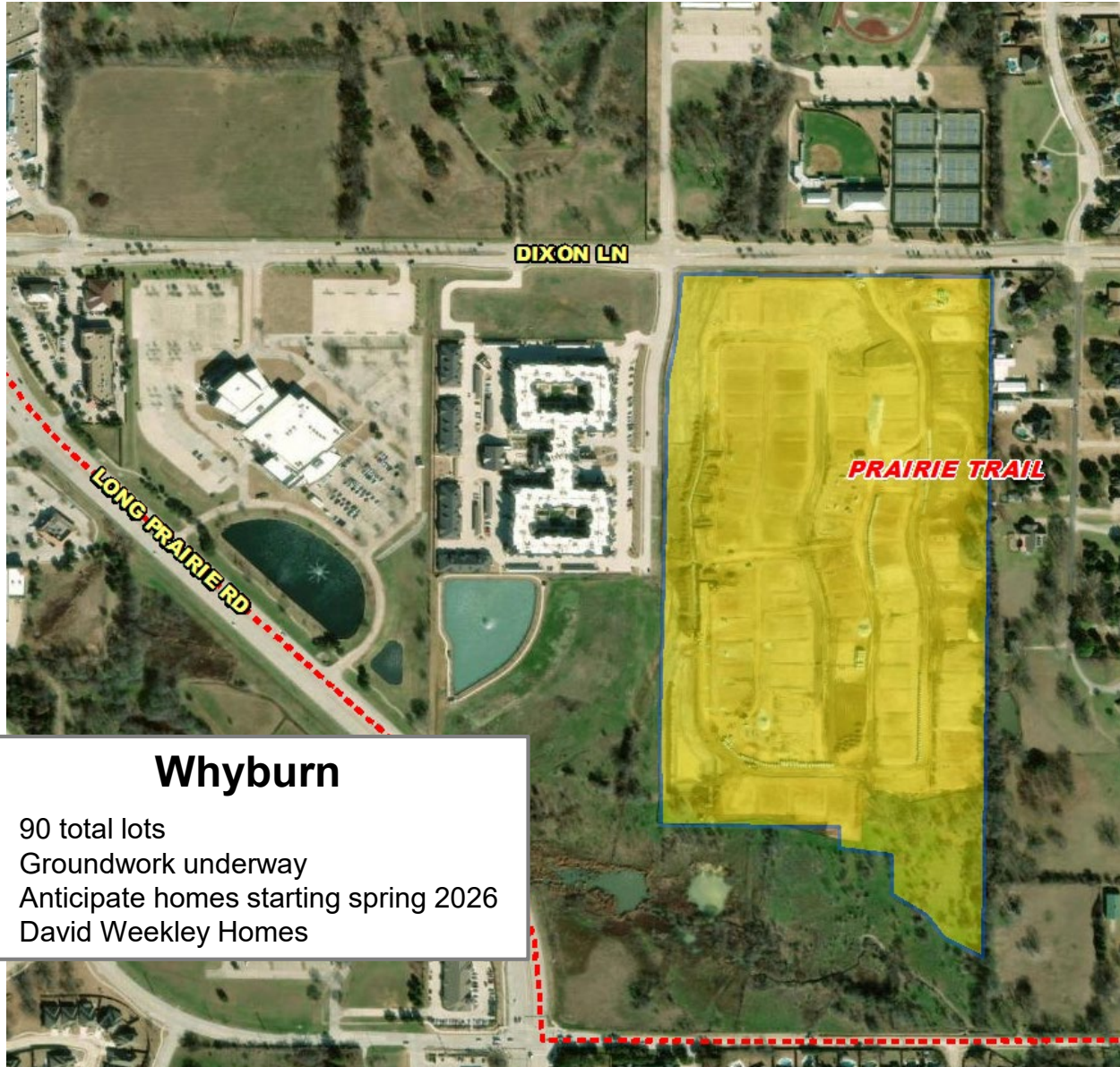
Residential Activity



May 2025



Residential Activity



June 2025



Residential Activity



Lakeside Crossing

- 202 total lots
- All lots delivered 2Q25
- First permits have been issued
- Homes starting fall 2025
- 759 multifamily units in design

June 2025

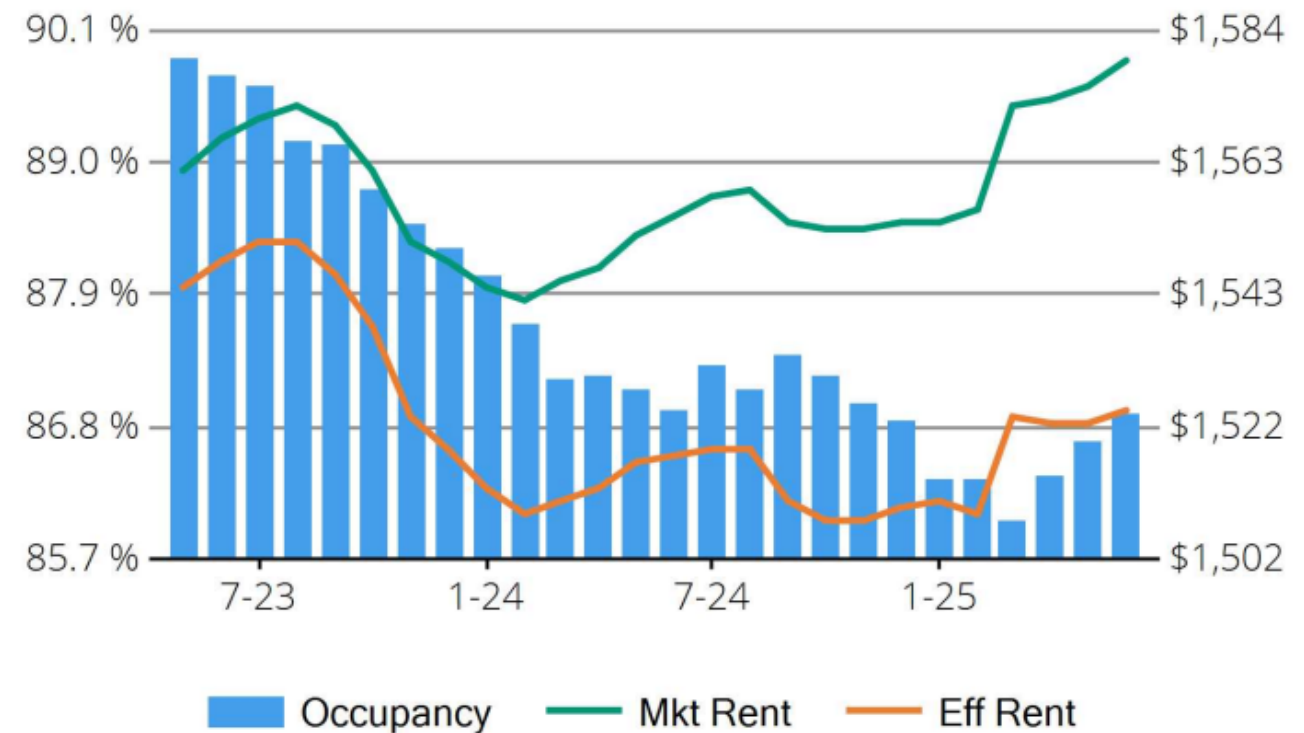


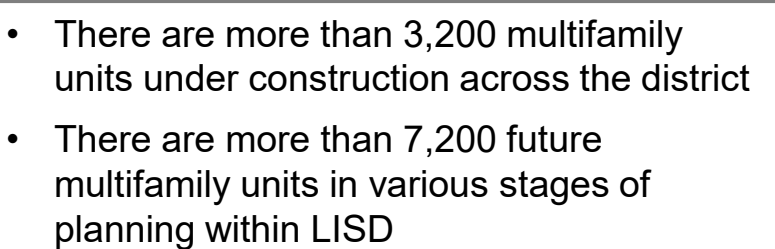
Housing Market Trends: Multifamily Market- June 2025

Stabilized and Lease-up Properties

Conventional Properties	Jun 2025	Annual Change
Occupancy	86.9	-0.1%
Unit Change	32,733	
Units Absorbed (Annual)	27,868	
Average Size (SF)	883	+0.7%
Asking Rent	\$1,579	+1.6%
Asking Rent per SF	\$1.79	+0.9%
Effective Rent	\$1,525	+0.5%
Effective Rent per SF	\$1.73	-0.2%
% Offering Concessions	42%	+24.2%
Avg. Concession Package	7.6%	+19.7%

Dallas/Fort Worth, TX

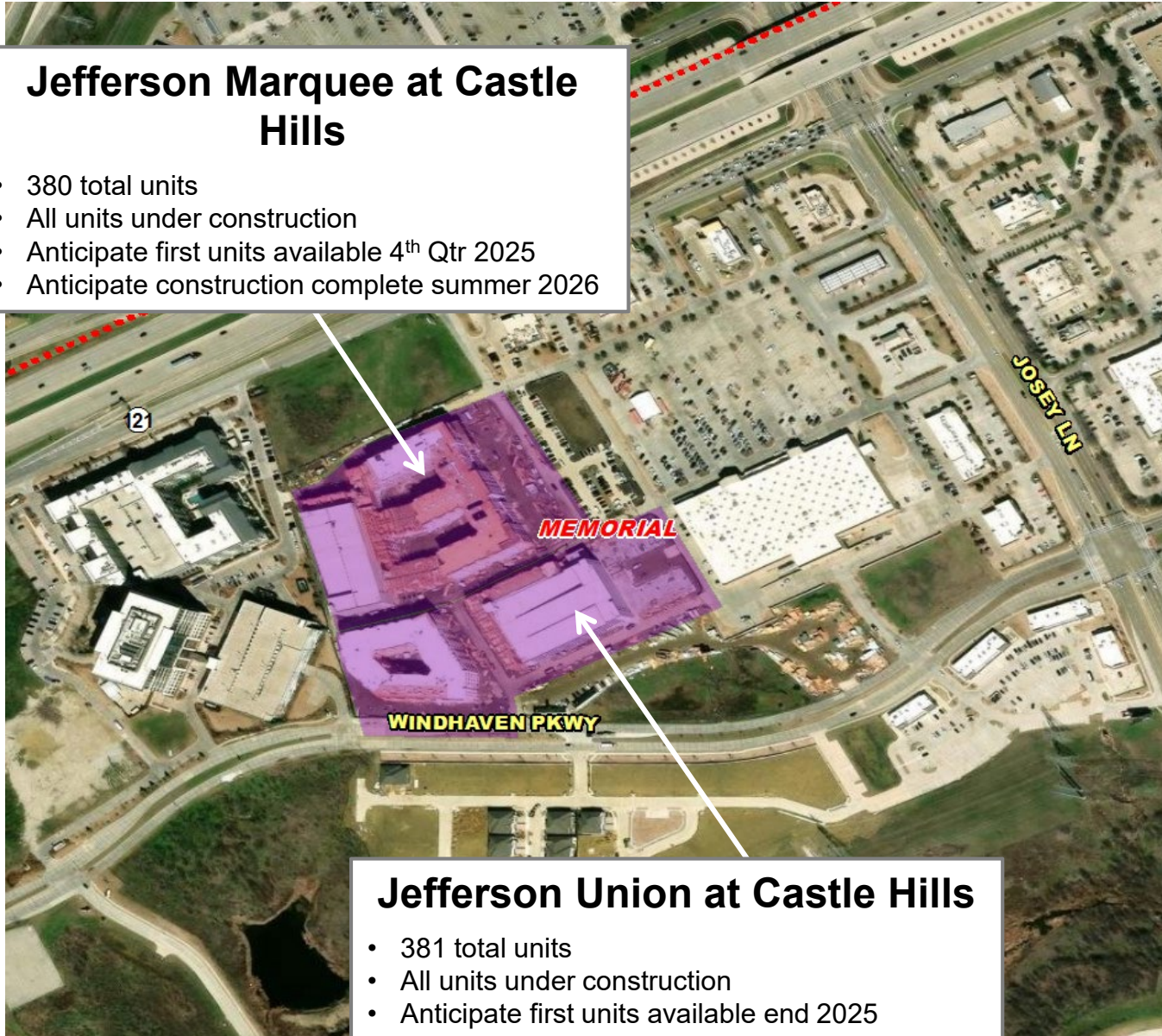




Multifamily Activity

Jefferson Marquee at Castle Hills

- 380 total units
- All units under construction
- Anticipate first units available 4th Qtr 2025
- Anticipate construction complete summer 2026



Jefferson Union at Castle Hills

- 381 total units
- All units under construction
- Anticipate first units available end 2025
- Anticipate construction complete summer 2026

July 2025



Multifamily Activity

July 2025

Ansel Apartments

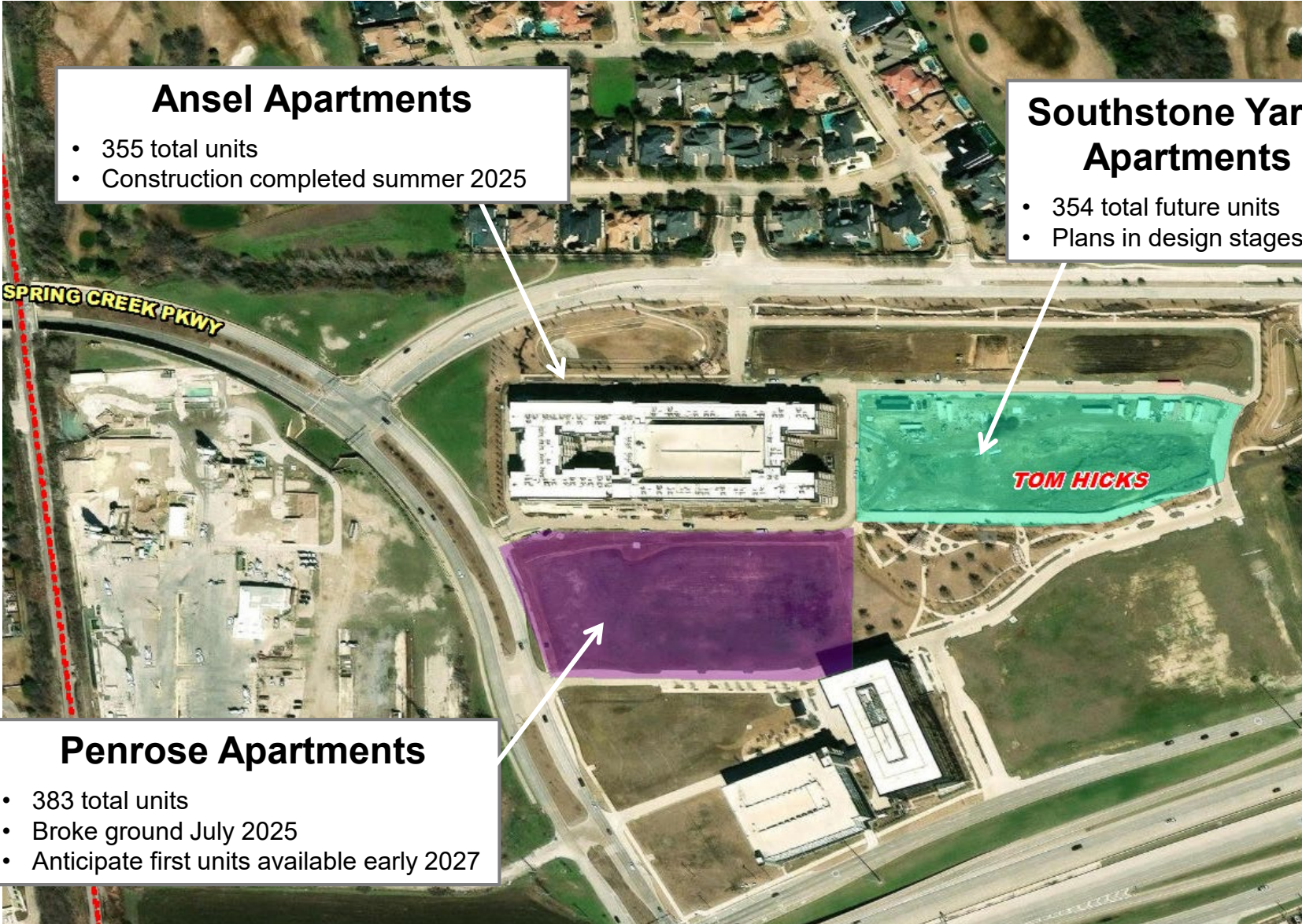
- 355 total units
- Construction completed summer 2025

Southstone Yards Apartments

- 354 total future units
- Plans in design stages

Penrose Apartments

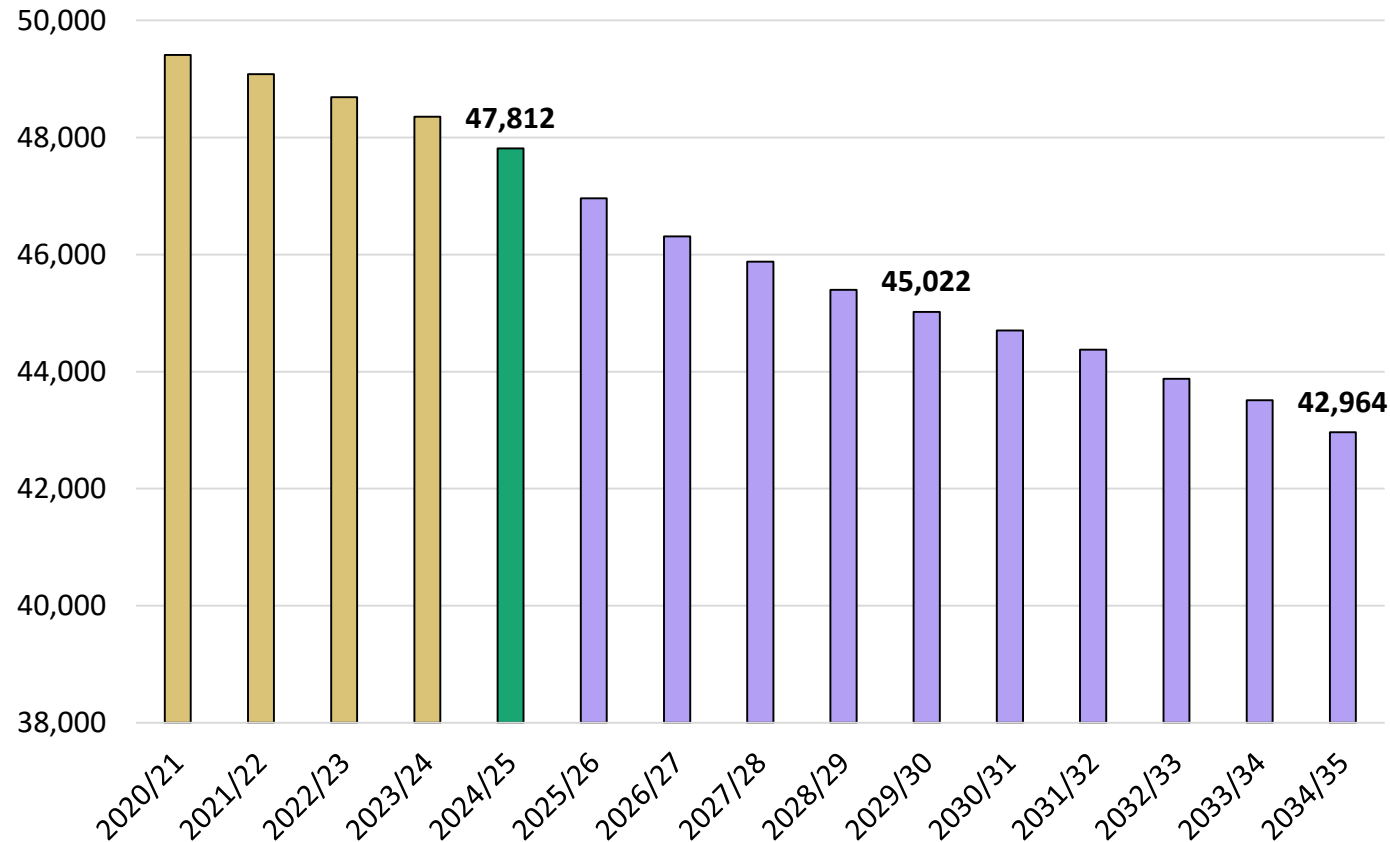
- 383 total units
- Broke ground July 2025
- Anticipate first units available early 2027





Key Takeaways

Enrollment Forecast



- New home starts in DFW slowed for the 2nd consecutive quarter, and closings remained flat, signaling a potential slowing in the market
- Lewisville ISD has seen considerable decline in new home starts activity year over year in 2025
- The district has 34 actively building subdivisions with over 750 lots available to build on
- LISD has 18 future subdivisions with over 1,050 lots in the planning stages
- Groundwork is underway on nearly 300 lots within 18 subdivisions
- Lewisville ISD is forecasted to enroll nearly 45,000 students by 2029/30 and nearly 43,000 by 2034/35