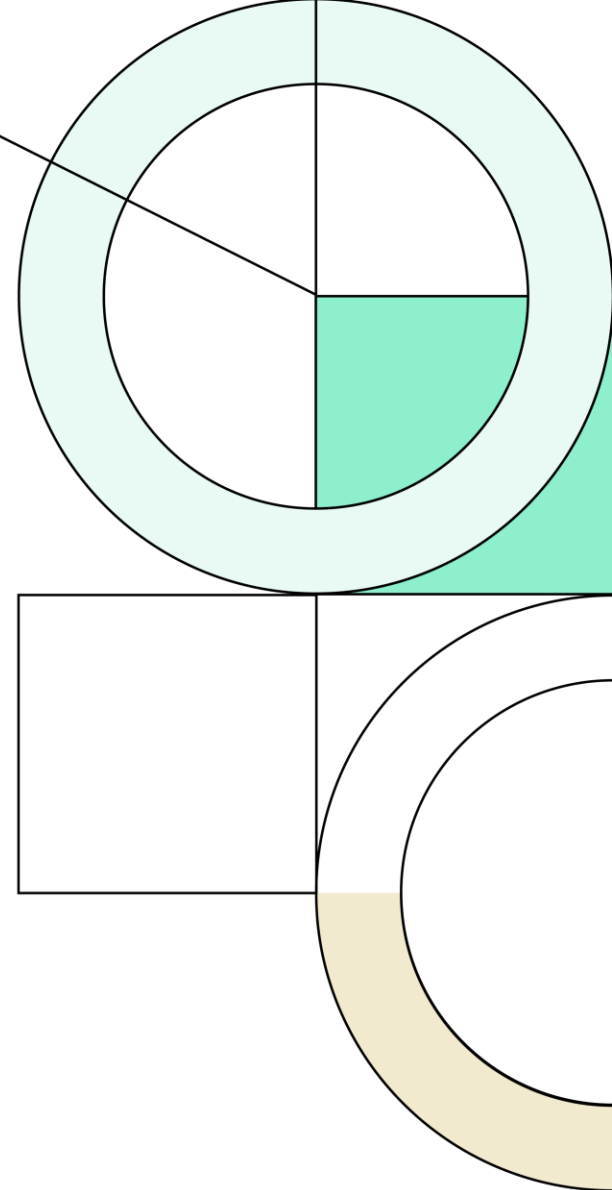




Eagle Mountain- Saginaw Independent School District

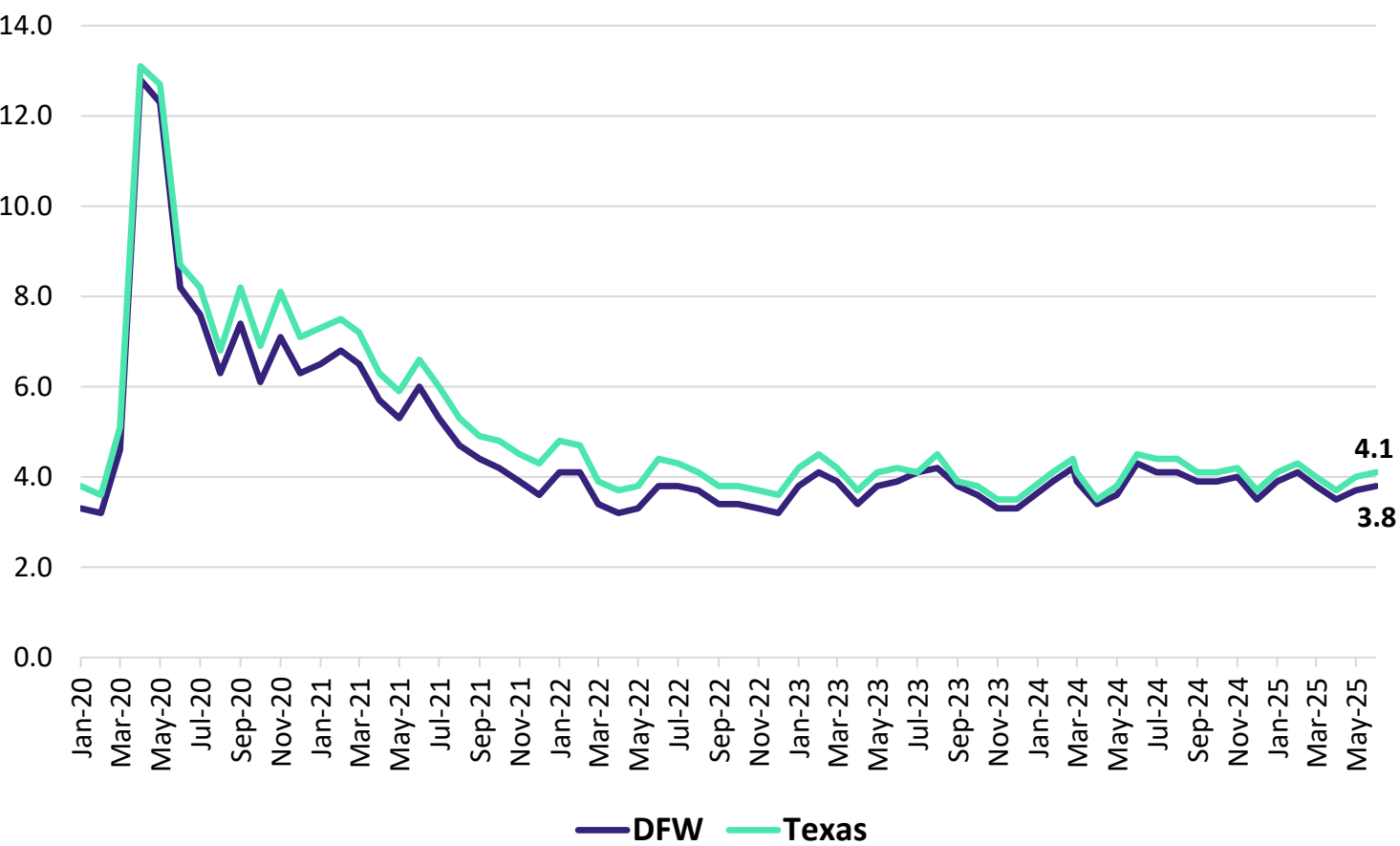
2Q25

Demographic Report

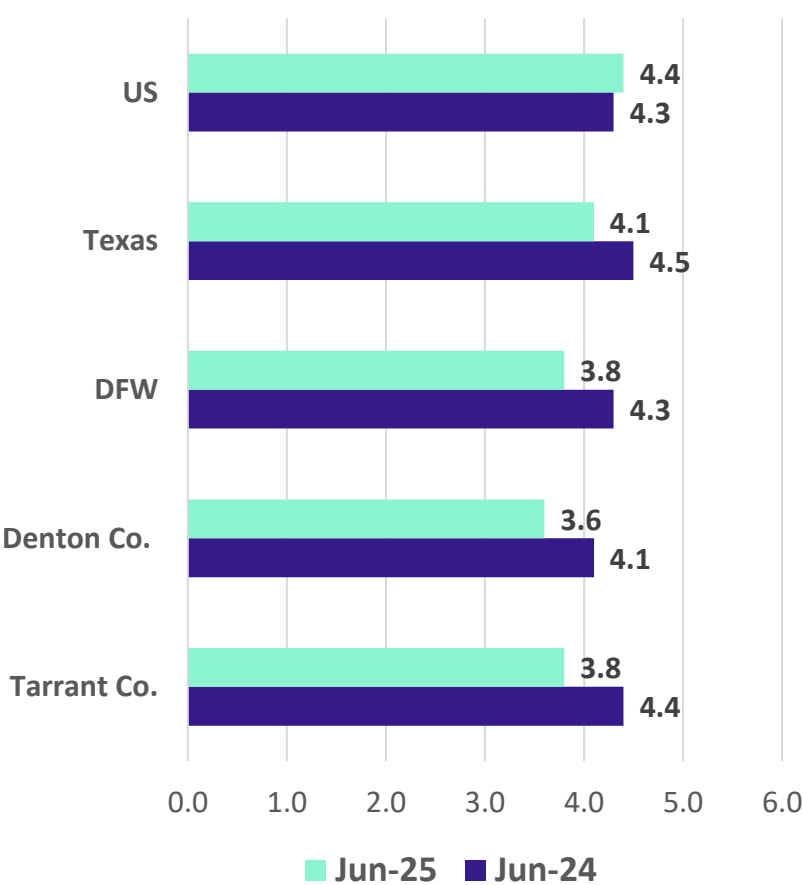


Local Economic Conditions

Unemployment Rate, Jan 2020 - June 2025



Unemployment Rate, Year over Year



Housing Activity by MSA



Top 25 Housing Starts Markets (2Q2025)

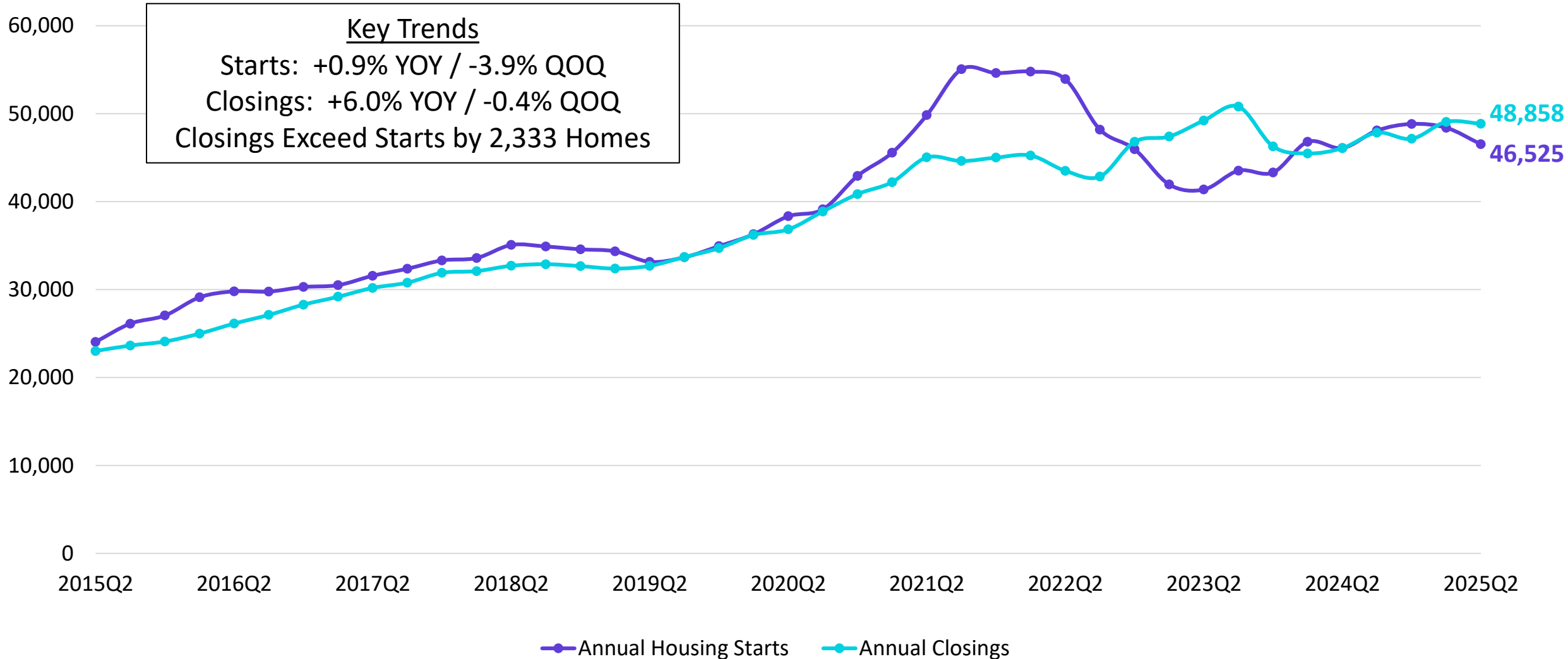
Rank	Market	2Q25 Starts (L12M)	YOY Change	2Q19 Starts (L12M)	Change from 2019
1	Dallas	45,229	0%	32,678	38%
2	Houston	38,544	-1%	29,355	31%
3	Phoenix	21,084	-2%	20,346	4%
4	San Antonio	18,294	4%	12,490	46%
5	Atlanta	17,389	-9%	23,046	-25%
6	Austin	15,090	-15%	16,294	-7%
7	Orlando	13,598	-11%	14,542	-6%
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



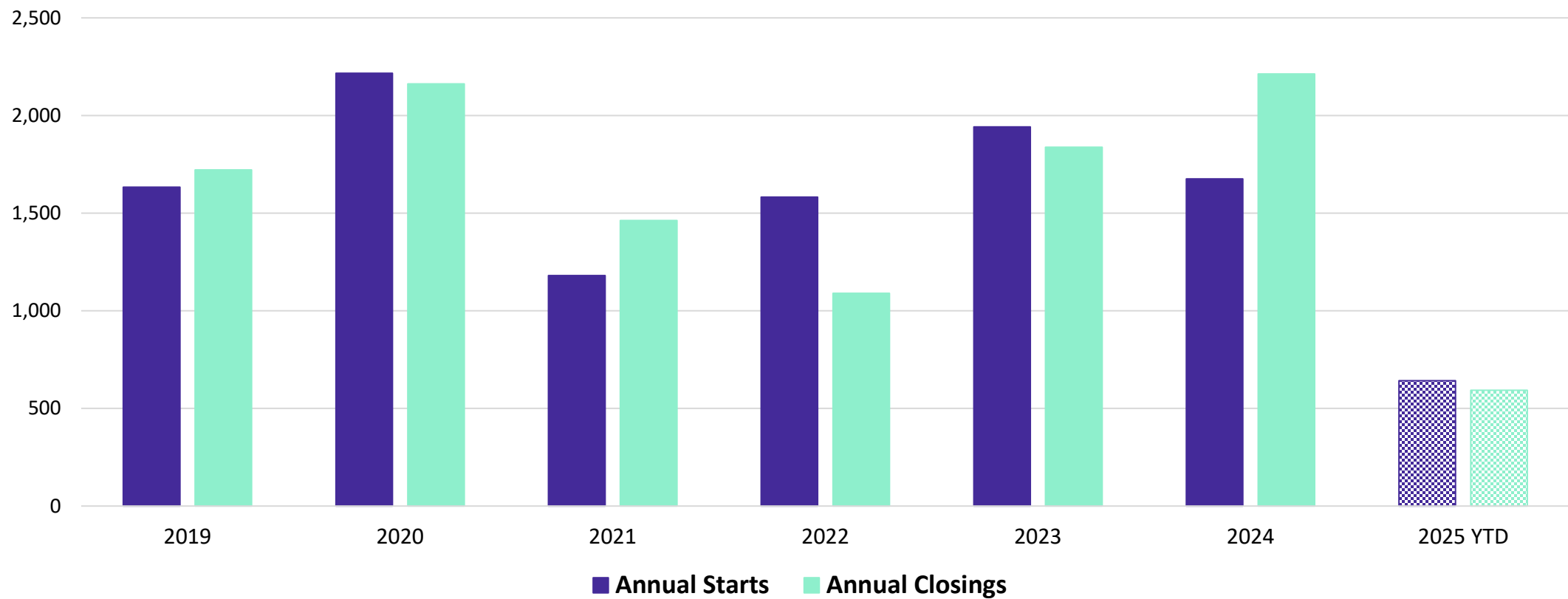
DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q25

Rank	District	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PRINCETON ISD	3,826	3,231	1,980	4,169	8,421
2	NORTHWEST ISD	2,973	2,859	1,695	4,629	42,647
3	CRANDALL ISD	2,145	2,458	1,122	4,161	16,004
4	PROSPER ISD	1,885	2,406	1,083	3,593	15,965
5	DENTON ISD	2,079	2,373	1,124	3,013	24,942
6	MCKINNEY ISD	2,167	2,240	1,224	3,496	17,339
7	AUBREY ISD	1,903	2,212	714	2,213	7,184
8	FORNEY ISD	1,687	2,045	965	3,498	17,546
9	COMMUNITY ISD	1,397	1,677	711	2,836	9,363
10	EMS ISD	1,453	1,572	684	1,647	9,411
11	CELINA ISD	1,953	1,418	1,142	5,148	44,984
12	CROWLEY ISD	1,371	1,392	777	3,089	11,256
13	ARGYLE ISD	1,146	1,293	740	784	6,851
14	ROCKWALL ISD	1,374	1,247	882	2,535	12,384
15	DALLAS ISD	1,243	1,218	1,062	2,227	4,492
16	FRISCO ISD	1,048	1,194	629	1,985	7,279
17	MIDLOTHIAN ISD	944	1,009	632	1,916	11,896
18	ANNA ISD	908	965	595	2,106	16,319
19	MANSFIELD ISD	934	957	616	1,502	6,725
20	ROYSE CITY ISD	761	892	498	2,485	11,105

* Based on additional Zonda Demographics housing research

District New Home Starts and Closings



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	351	530	321	292	382	450	240
2Q	439	593	356	413	535	407	402
3Q	442	514	312	372	662	378	
4Q	401	580	191	505	363	441	
Total	1,633	2,217	1,180	1,582	1,942	1,676	642

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	285	340	473	161	374	537	172
2Q	483	567	425	256	513	614	421
3Q	512	664	300	383	673	512	
4Q	441	591	264	290	278	550	
Total	1,721	2,162	1,462	1,090	1,838	2,213	593

District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BRYSON	145	24	312	67	20	33	48	0
CHISHOLM RIDGE	34	33	0	0	26	34	61	113
COMANCHE SPRINGS	14	0	147	4	0	1	0	0
COPPER CREEK	22	0	85	9	0	10	0	0
DOZIER	0	0	0	0	0	0	0	144
EAGLE MOUNTAIN	230	17	235	112	33	59	432	8,105
ELKINS	37	20	10	0	20	37	176	0
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	1	0	22	1	0	0	2	152
HATLEY	876	282	553	201	418	467	655	216
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	36	25	69	3	25	29	111	523
LAKE POINTE	0	0	0	0	0	0	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	51	1	129	21	4	13	160	102
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	7	0	10	3	0	1	2	56
Grand Total	1,453	402	1,572	421	546	684	1,647	9,411

 Highest activity in the category

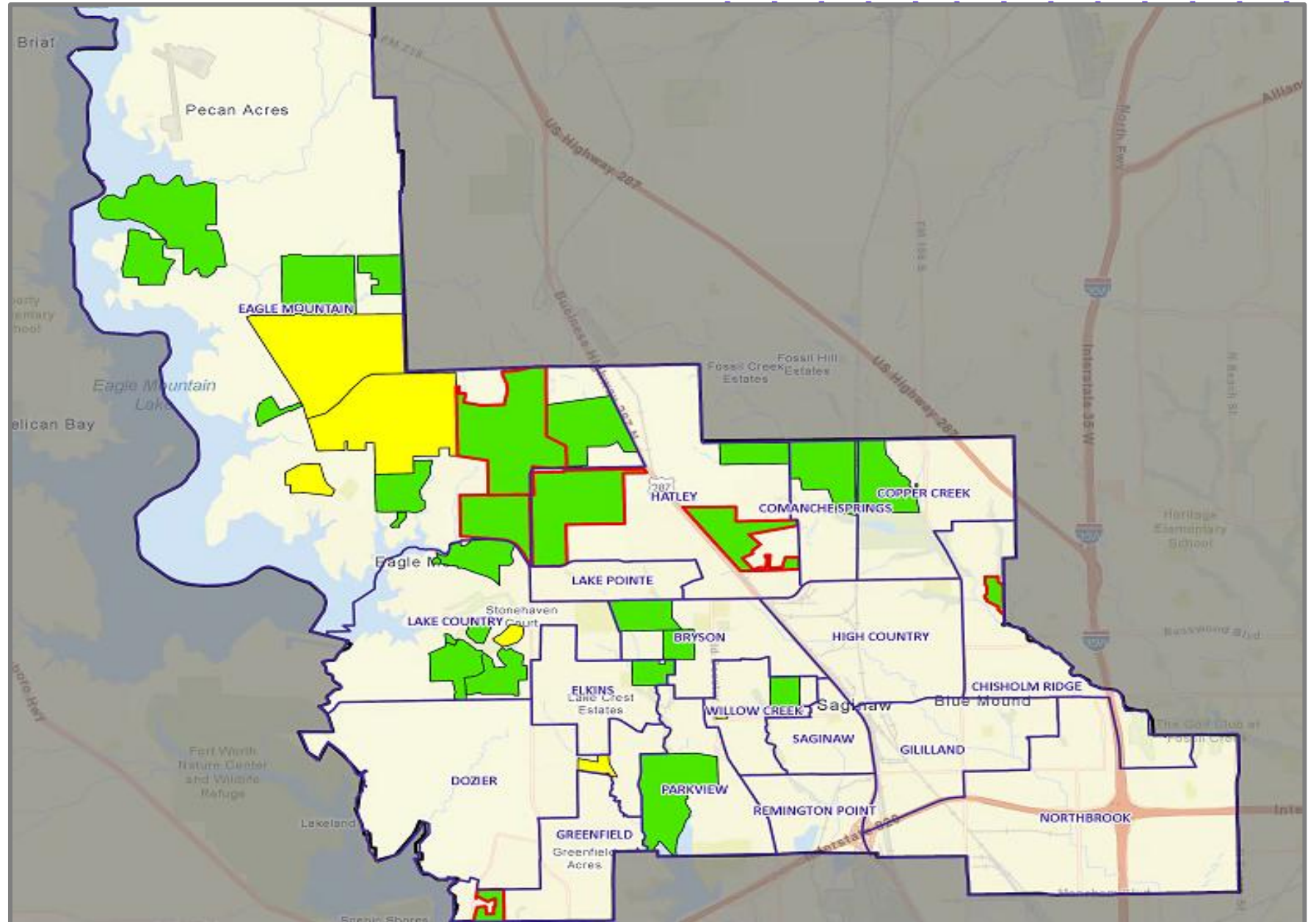
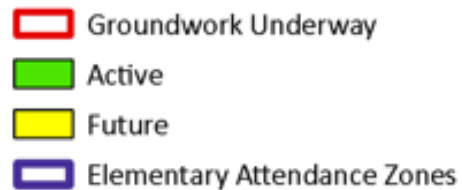
 Second highest activity in the category

 Third highest activity in the category

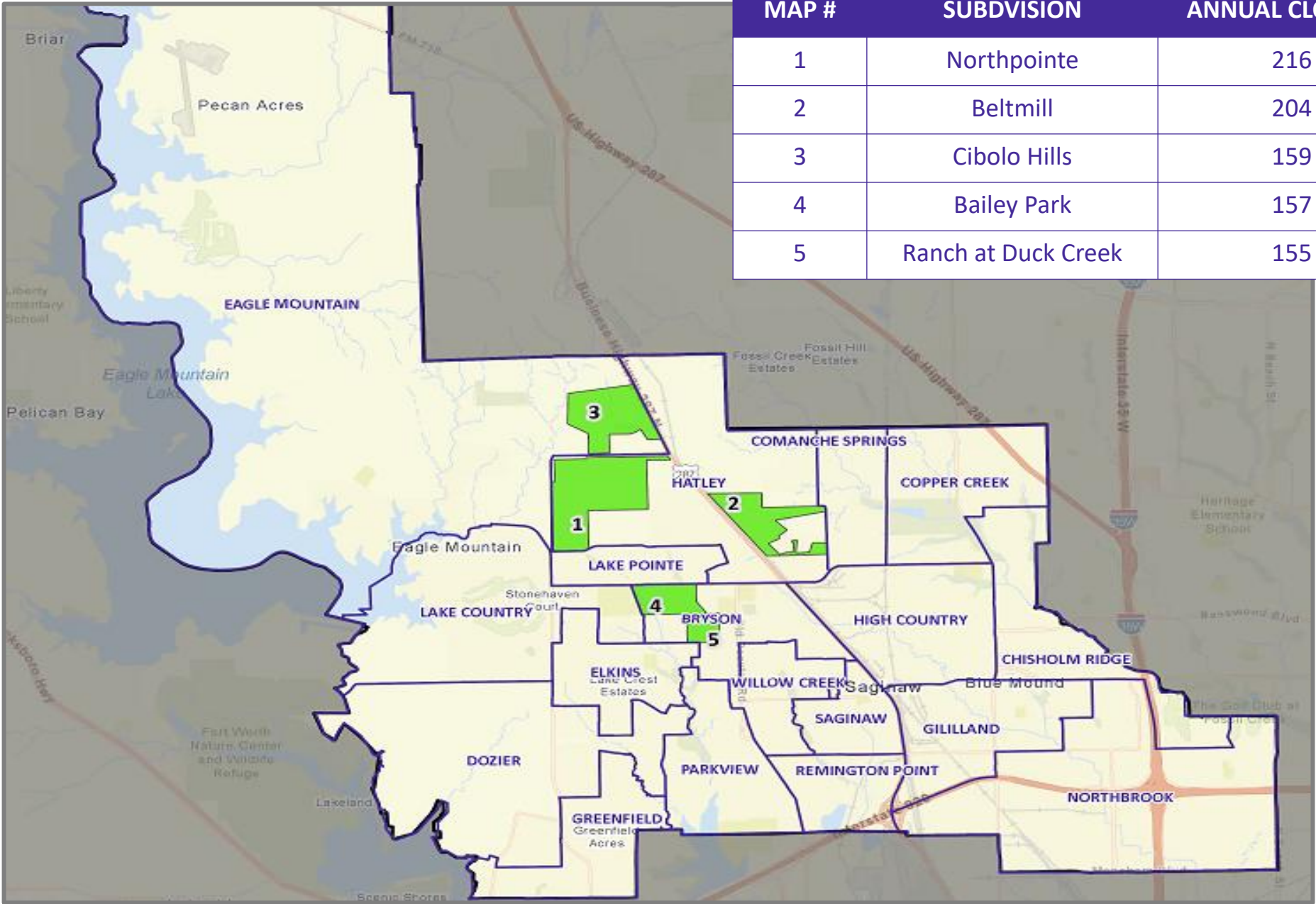
*Does NOT include age-restricted communities

District Housing Overview

- The district has 27 actively building subdivisions
- Within EMS ISD there are 9 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,600 lots within 5 subdivisions
- 151 lots were delivered in the 2nd quarter



Top 5 Performing Subdivisions



MAP #	SUBDIVISION	ANNUAL CLOSINGS
1	Northpointe	216
2	Beltmill	204
3	Cibolo Hills	159
4	Bailey Park	157
5	Ranch at Duck Creek	155

Residential Activity

May 2025



Northpointe

- 2,469 total lots
- 734 future lots
- 623 vacant developed lots
- 104 UC; 9 inventory homes
- 999 occupied homes
- 216 annual closings
- Community features 40' to 74' lots; priced from \$276K to \$500K

Residential Activity

May 2025



Beltmill

- 1,189 total lots
- 216 future lots
- 248 vacant developed lots
- 314 UC; 28 inventory homes
- 383 occupied homes
- 204 annual closings
- Community features 40' to 74' lots; priced from \$276K to \$500K



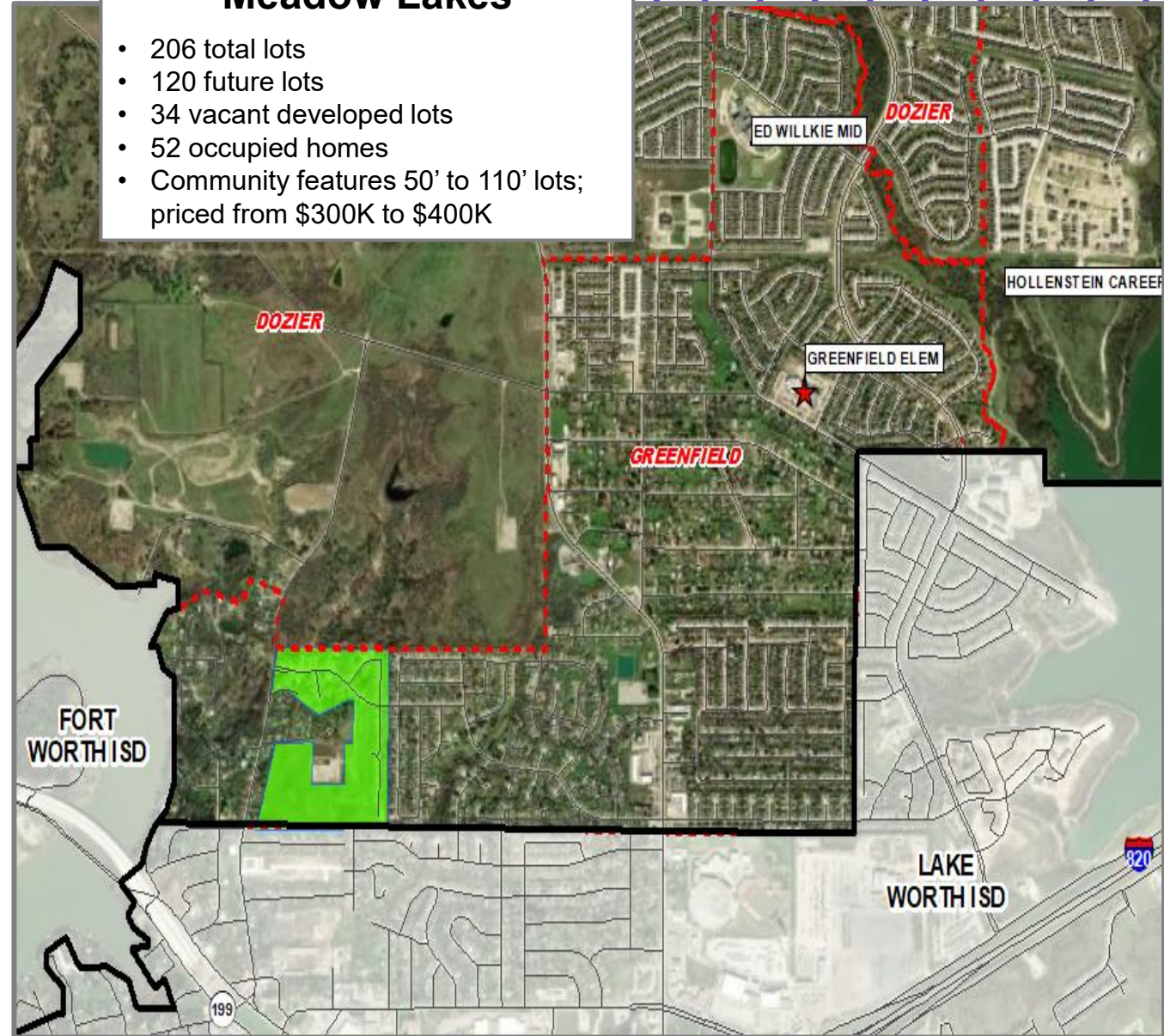
Residential Activity

August 2025



Meadow Lakes

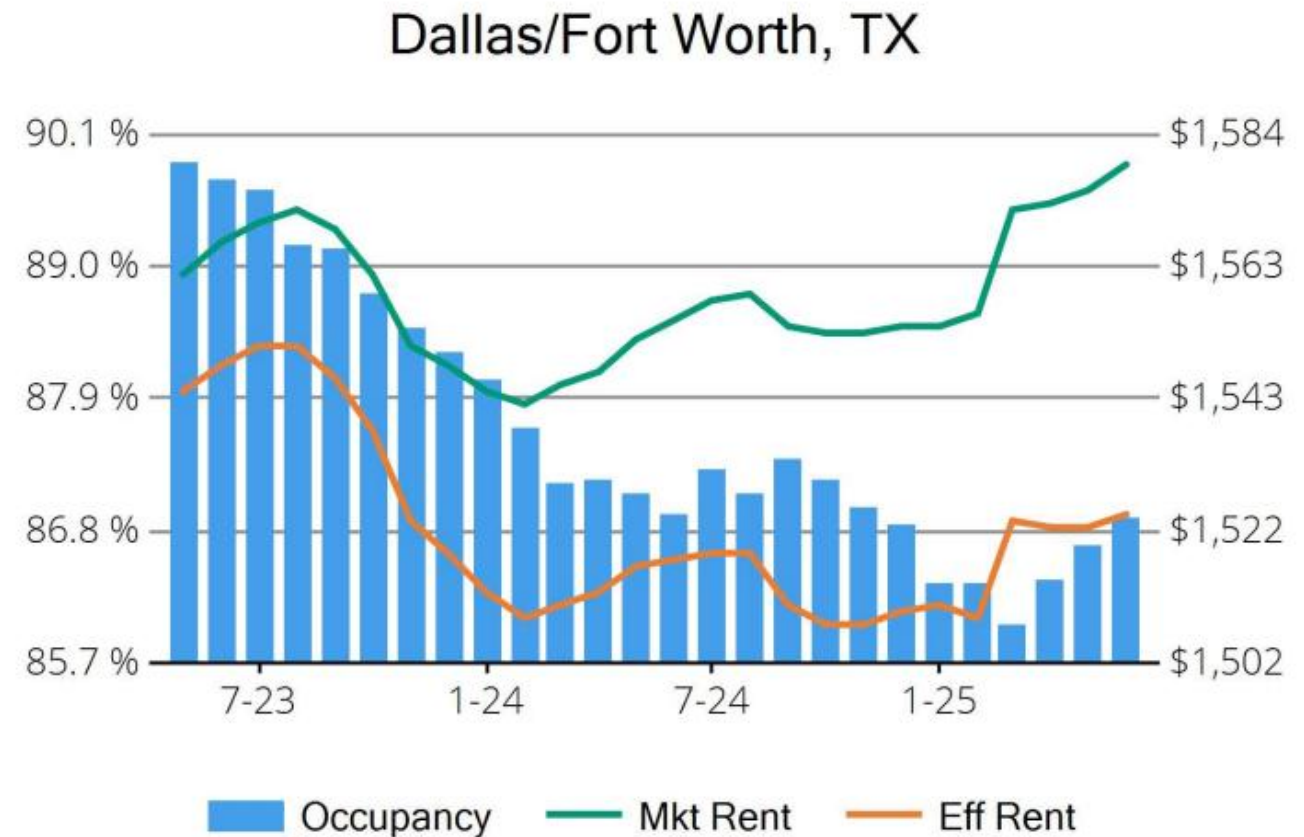
- 206 total lots
- 120 future lots
- 34 vacant developed lots
- 52 occupied homes
- Community features 50' to 110' lots; priced from \$300K to \$400K



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%

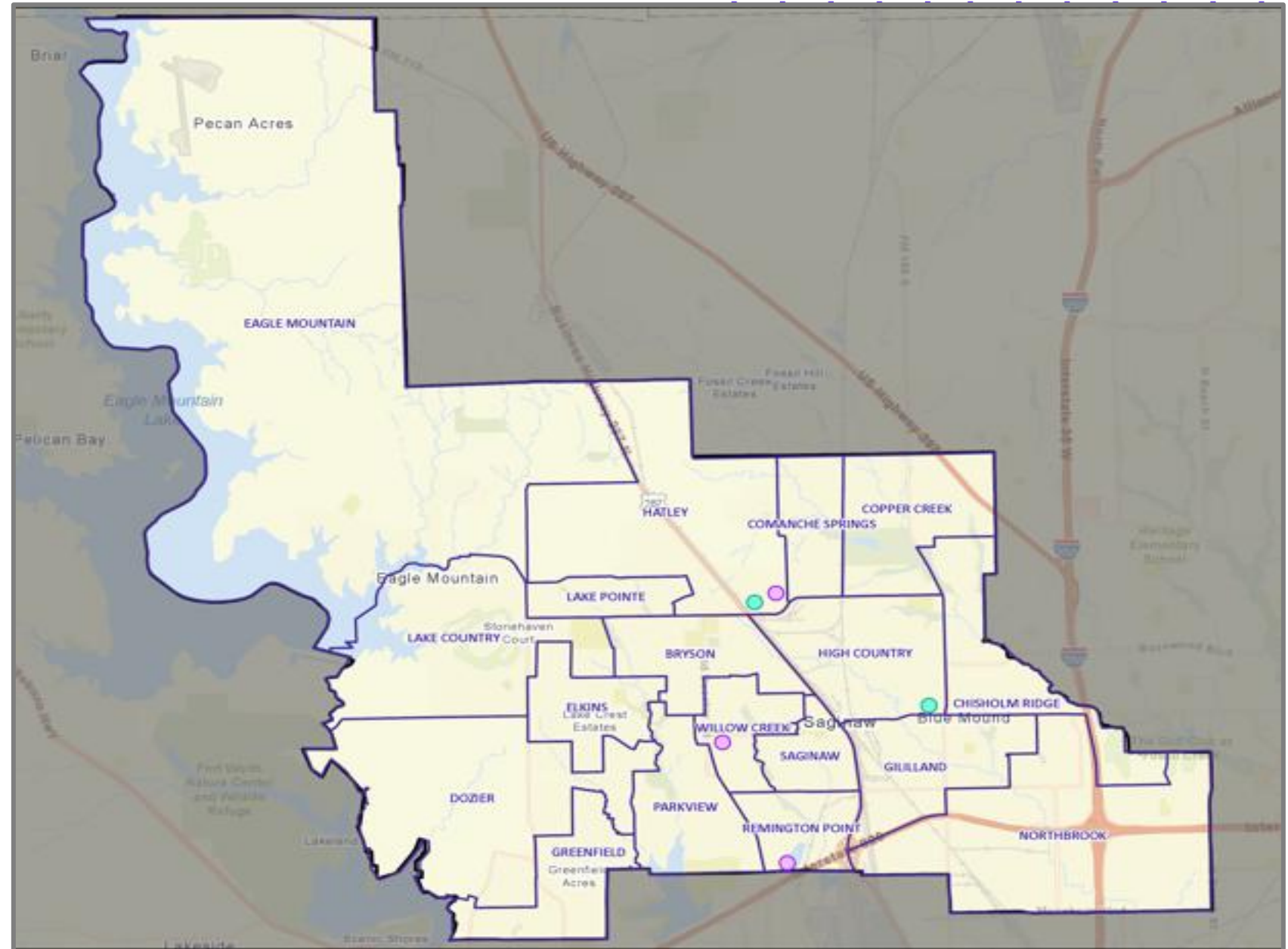


District Multifamily Overview

- There are approximately 740 rental units currently under construction in EMS ISD with appx 360 of them being single family rental homes
- There are more than 1,300 future rental units in various stages of planning across the district, however, 250 are age-restricted (no impact)

Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION



Multifamily Activity

May 2025



Ten Year Forecast by Elementary Campus – Mid (Spring 2025)

		Fall			ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	variance	9/9/2025	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
HAFLEY DEVELOPMENT CENTER	374	248	12	263	251	271	281	295	305	309	319	330	340	349
BRYSON ELEMENTARY	736	573	19	630	611	612	629	633	658	672	678	683	683	680
CHISHOLM RIDGE ELEMENTARY	803	624	7	643	636	641	656	679	710	723	718	710	698	680
COMANCHE SPRINGS ELEMENTARY	781	626	-64	594	658	685	701	733	752	741	721	711	699	683
COPPER CREEK ELEMENTARY	803	697	-38	673	711	724	730	728	733	745	746	748	744	731
DOZIER ELEMENTARY	803	706	-54	662	716	693	700	721	760	795	823	856	883	906
EAGLE MOUNTAIN ELEMENTARY	758	551	20	635	615	663	745	837	946	1,066	1,192	1,333	1,486	1,631
ELKINS ELEMENTARY	736	652	9	672	663	669	678	695	724	729	725	723	714	709
GILILLAND ELMENTARY	691	499	-41	465	506	521	531	529	546	553	555	560	557	549
GREENFIELD ELEMENTARY	803	619	-13	593	606	591	565	580	595	609	619	621	617	605
HATLEY ELEMENTARY	803	440	51	589	538	647	720	779	822	852	868	880	878	861
HIGH COUNTRY ELEMENTARY	758	510	12	518	506	503	525	551	578	607	603	609	610	603
LAKE COUNTRY ELEMENTARY	803	654	-12	637	649	671	690	723	749	779	799	818	830	820
LAKE POINTE ELEMENTARY	781	740	-54	674	728	716	705	699	678	692	696	709	718	721
NORTHBROOK ELEMENTARY	781	533	-38	490	528	534	516	522	538	550	558	568	574	572
PARKVIEW ELEMENTARY	781	583	-57	542	599	633	657	675	699	722	726	727	724	712
REMINGTON POINT ELEMENTARY	758	509	-19	463	482	493	508	507	500	523	537	549	549	537
SAGINAW ELEMENTARY	558	336	13	346	333	329	326	347	357	361	364	368	366	360
WILLOW CREEK ELEMENTARY	870	640	-11	629	640	616	606	603	607	618	627	634	630	620
ELEMENTARY TOTALS	14,181	10,740	-258	10,718	10,976	11,212	11,469	11,836	12,257	12,645	12,875	13,137	13,301	13,329
Elementary Percent Change		1.34%			2.19%	2.15%	2.30%	3.20%	3.56%	3.17%	1.81%	2.04%	1.24%	0.21%
Elementary Absolute Change		142			236	236	257	366	421	389	229	263	163	28

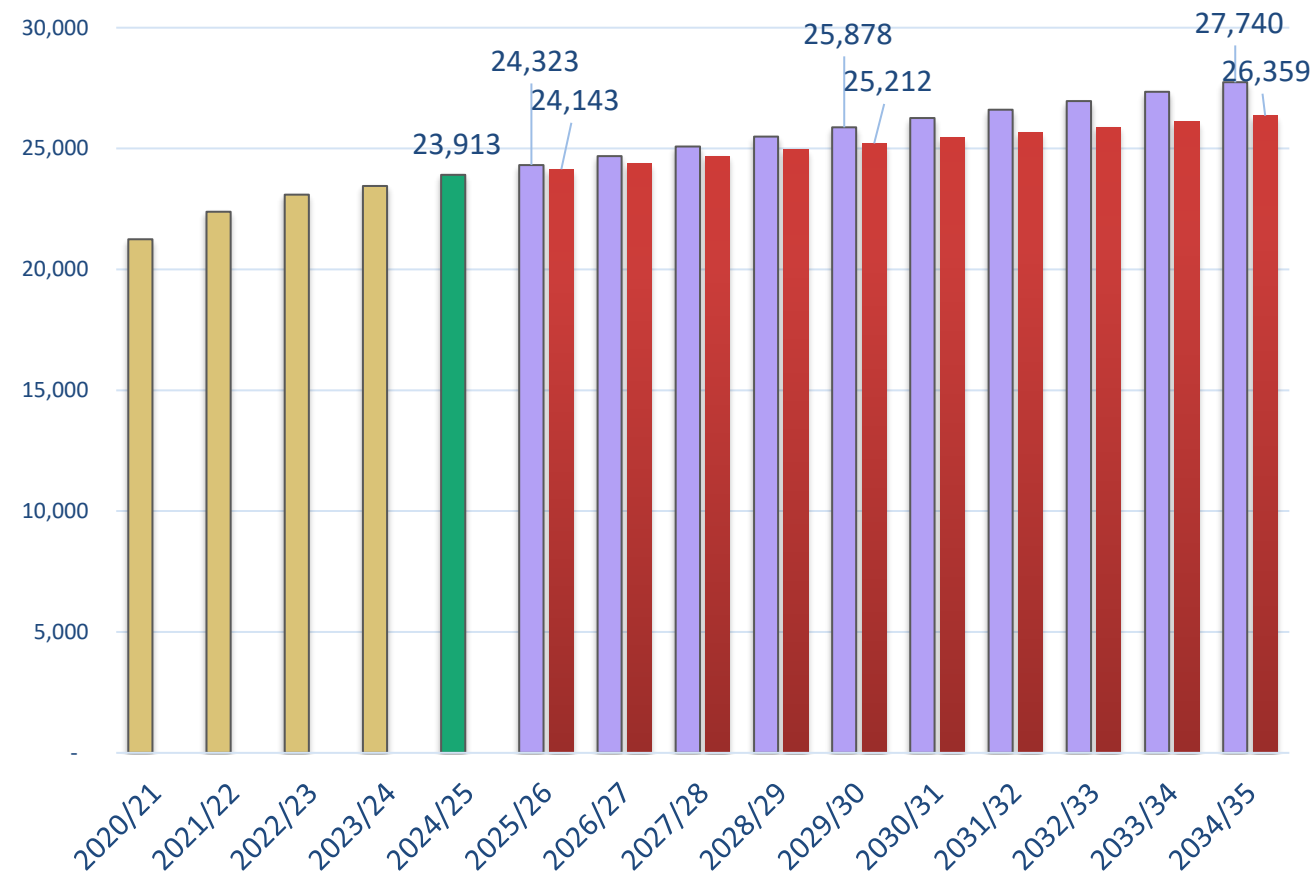
Yellow box = 105% of capacity
Green box = within 5% of capacity

Ten Year Forecast by Secondary Campus – (Mid Spring 2025)

		Fall			ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	variance	9/9/2025	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CREEKVIEW MIDDLE SCHOOL	1,078	961	-42	969	1,011	1,059	1,068	1,042	969	954	971	1,027	1,058	1,076
HIGHLAND MIDDLE SCHOOL	1,050	699	-4	667	671	654	634	645	602	597	617	676	702	710
PRAIRIE VISTA MIDDLE SCHOOL	1,002	965	7	1,020	1,013	1,030	1,072	1,064	1,069	1,086	1,133	1,180	1,223	1,249
WAYSIDE MIDDLE SCHOOL	1,002	1,121	1	1,201	1,200	1,295	1,344	1,389	1,415	1,476	1,537	1,593	1,696	1,797
WILLKIE MIDDLE SCHOOL	1,002	775	-9	778	787	799	805	765	693	637	645	674	706	735
MARINE CREEK MIDDLE SCHOOL	1,200	926	-36	901	937	947	980	939	950	923	933	935	980	1,017
MIDDLE SCHOOL TOTALS	6,334	5,447	-83	5,536	5,619	5,784	5,903	5,844	5,698	5,673	5,836	6,085	6,365	6,584
Middle School Percent Change		3.61%			3.16%	2.94%	2.06%	-1.00%	-2.50%	-0.44%	2.87%	4.27%	4.60%	3.44%
Middle School Absolute Change		190			172	165	119	-59	-146	-25	163	249	280	219
BOSWELL HIGH SCHOOL	2,500	2,442	90	2,457	2,367	2,410	2,379	2,369	2,470	2,482	2,477	2,432	2,414	2,486
EAGLE MOUNTAIN HIGH SCHOOL	2,500	891	172	1,303	1,131	1,165	1,197	1,227	1,295	1,324	1,358	1,398	1,409	1,462
SAGINAW HIGH SCHOOL	2,500	2,003	7	1,861	1,854	1,759	1,745	1,713	1,681	1,662	1,634	1,568	1,594	1,648
CHISHOLM TRAIL HIGH SCHOOL	2,500	2,248	-60	2,174	2,234	2,214	2,253	2,361	2,335	2,337	2,284	2,196	2,120	2,089
WATSON HIGH SCHOOL		87	8	95	87	87	87	87	87	87	87	87	87	87
HIGH SCHOOL TOTALS		7,671	217	7,890	7,673	7,635	7,661	7,757	7,868	7,892	7,840	7,681	7,624	7,772
High School Percent Change		1.86%			0.03%	-0.50%	0.34%	1.25%	1.43%	0.31%	-0.66%	-2.03%	-0.74%	1.94%
High School Absolute Change		140			2	-38	26	96	111	24	-52	-159	-57	148
TARRANT COUNTY JJAEP		1	1	2	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE DISCIPLINE SCHOOL		54	16	70	54	54	54	54	54	54	54	54	54	54
ALTERNATIVE SCHOOL TOTALS		55	17	72	55	55	55	55	55	55	55	55	55	55
DISTRICT TOTALS		23,913	-107	24,216	24,323	24,686	25,088	25,492	25,878	26,265	26,606	26,958	27,345	27,740
District Percent Change		1.97%			1.71%	1.49%	1.63%	1.61%	1.51%	1.50%	1.30%	1.33%	1.43%	1.45%
District Absolute Change		462		303	410	363	402	403	386	388	340	353	386	395

Yellow box = 105% of capacity
Green box = within 5% of capacity

Key Takeaways



- 2Q25 starts and closing did bounce back up from the previous quarter with over 400 starts and closings
- High inventory of under construction (546) and finished vacant homes (684) could lead to a surge in closings over the back half of the year
- Groundwork is currently underway on nearly 1,600 lots within 5 subdivisions
- September enrollment coming in less than 1% from projections
- Younger grade levels coming in under the projections older grade levels slightly over projections