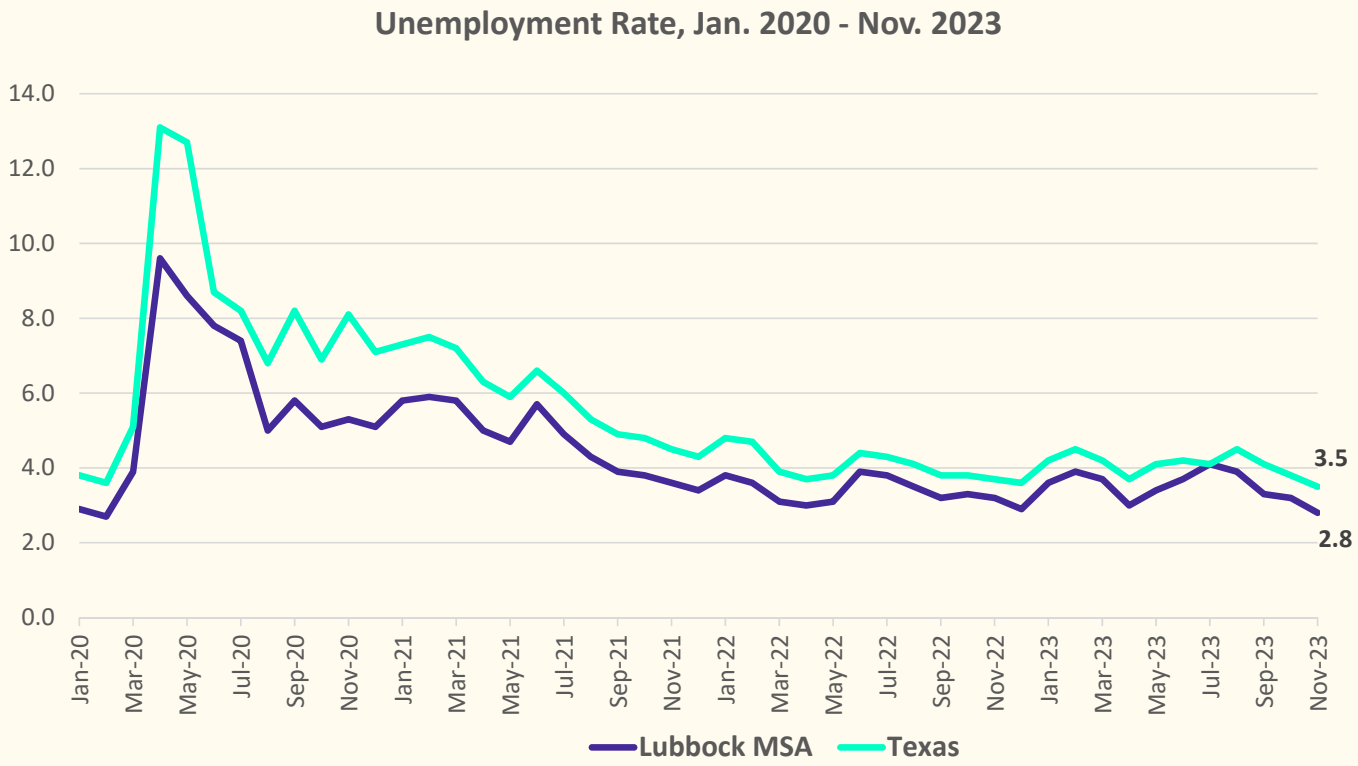
Zonda Education

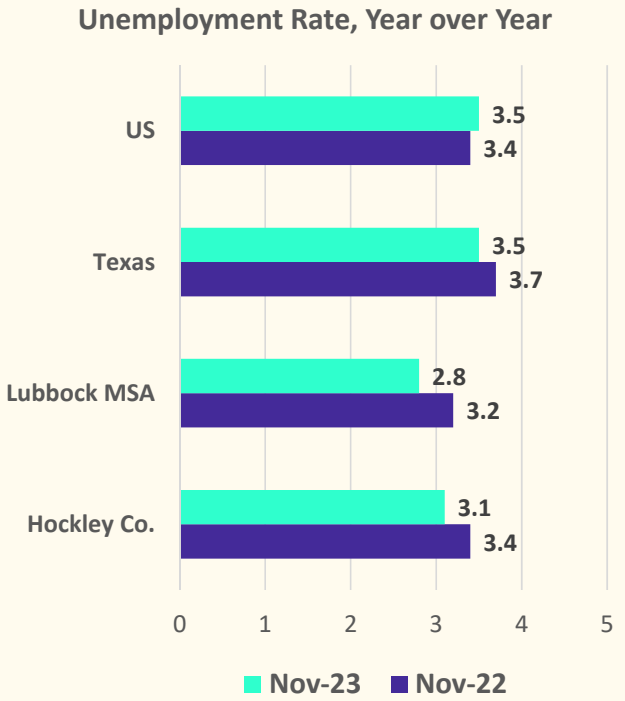
Ropes Independent School District

Demographic Study

February 2024

Local Economic Conditions





Local Economic Conditions

Recent Project Announcements

Florida-based Plant Agricultural Systems (PLANT-AS) announced June 28th that it is moving forward with investments in Amarillo and Lubbock. PLANT-AS delivers both the physical and digital infrastructure to support localized fresh produce demand in all regions of the world. The company's vision is to dynamically enable society's transition to more sustainable methods of food production, distribution, and consumption.

In Lubbock, PLANT-AS' operations will include 700 acres, where it will develop 13.3 million square feet of advanced CEA production facilities. The company will invest a projected $670 million here, and will scale up operations over 10 years to employ over 900 full-time employees with an expected payroll of $45 million.

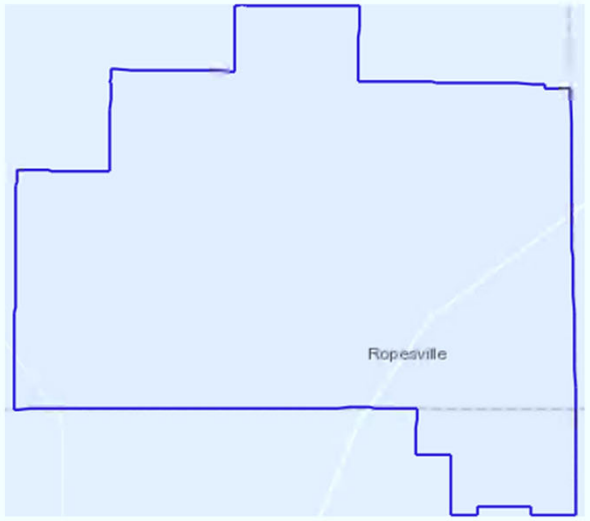


Hydroflo Pumps Fluid Solutions®
A Taco Family Company

The Lubbock Economic Alliance announced in a press release on November 30th the expansion of Hydroflo Pumps USA, a Taco Family Company to the Lubbock community.
The expansion will add 38 new jobs and more than $1.8 million of capital investment to the local economy.

POPULATION TRENDS AND KEY INDICATORS

ROPES ISD
Area: 157.95 square miles



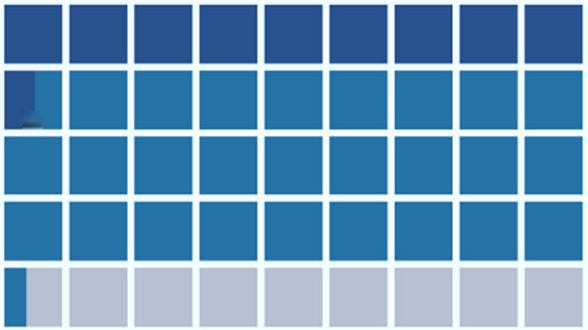
1,456	519	2.81	42.6	$69,781	$166,500	83	156	67
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

$9,933
Avg Spent on Mortgage & Basics

14.3%
Percent of Income for Mortgage

POPULATION BY AGE



Under 18 (21.2%) Ages 18 to 64 (59.7%)
Aged 65+ (19.2%)

POPULATION BY GENERATION

5.2%
Greatest Gen:
Born 1945/Earlier

22.9%
Baby Boomer:
Born 1946 to 1964

21.4%
Generation X:
Born 1965 to 1980

22.8%
Millennial:
Born 1981 to 1998

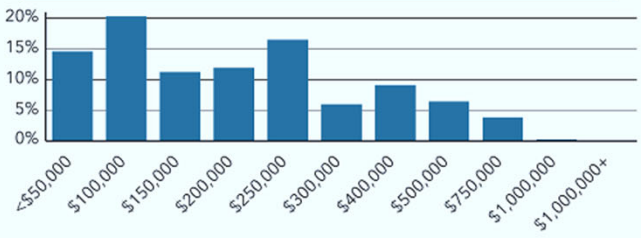
20.1%
Generation Z:
Born 1999 to 2016

7.5%
Alpha: Born
2017 to Present

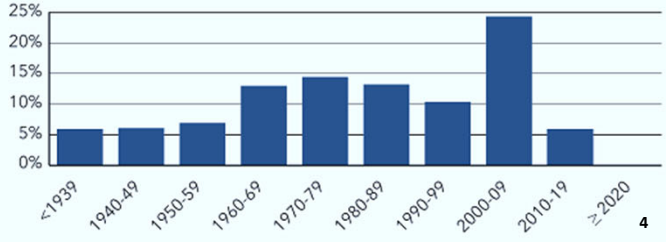
Historical Trends: Population



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).
© 2024 Esri

Zonda Education

Key Facts

ROPES ISD
Area: 157.95 square miles

KEY FACTS

1,456
Population

42.6
Median Age

2.8
Average Household Size

$69,781
Median Household Income

EDUCATION

14.6%
No High School Diploma

27.6%
High School Graduate

34.5%
Some College/ Associate's Degree

23.3%
Bachelor's/Grad/ Prof Degree

BUSINESS

35
Total Businesses

199
Total Employees

EMPLOYMENT

58.6%
White Collar

27.8%
Blue Collar

13.7%
Services

0.5%
Unemployment Rate

INCOME

$69,781
Median Household Income

$33,148
Per Capita Income

$179,770
Median Net Worth

2023 Households by income (Esri)

The largest group: $75,000 - $99,999 (18.9%)

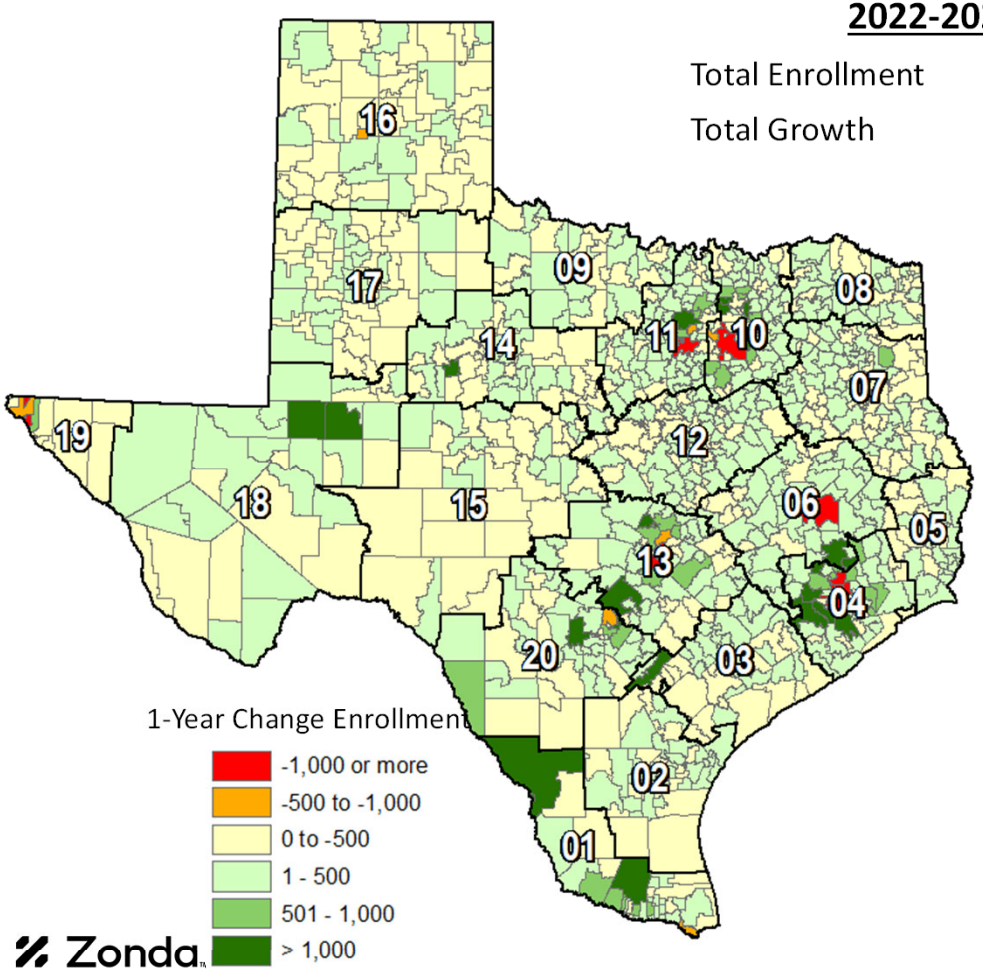
The smallest group: $150,000 - $199,999 (5.6%)

Indicator ▲	Value	Diff
<$15,000	11.0%	-0.7%
$15,000 - $24,999	7.5%	-4.5%
$25,000 - $34,999	7.9%	-0.7%
$35,000 - $49,999	10.8%	-4.9%
$50,000 - $74,999	15.2%	+2.8%
$75,000 - $99,999	18.9%	+4.1%
$100,000 - $149,999	16.8%	-0.7%
$150,000 - $199,999	5.6%	+0.9%
$200,000+	6.4%	+3.8%

Bars show deviation from Hockley County

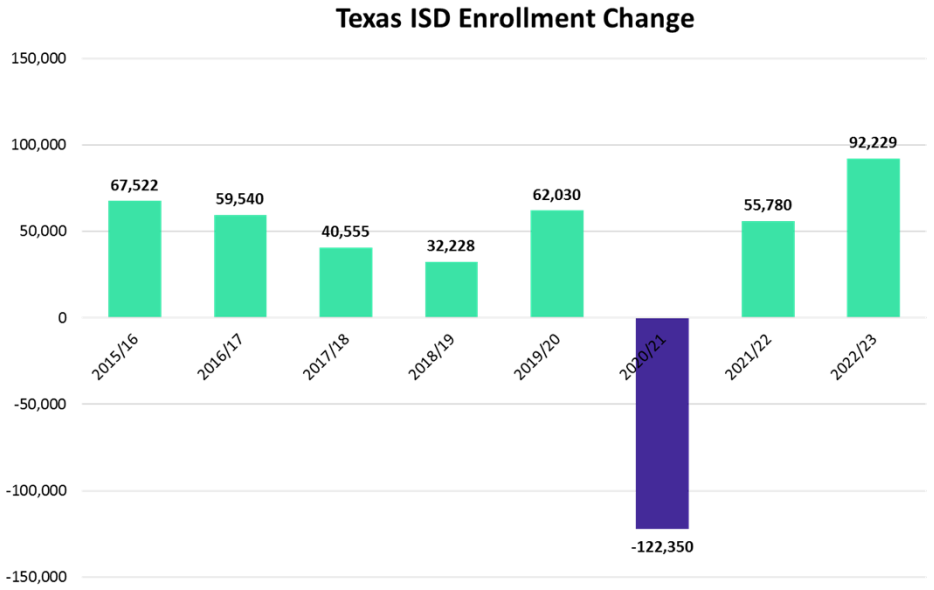
Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

State Enrollment Trends



2022-2023

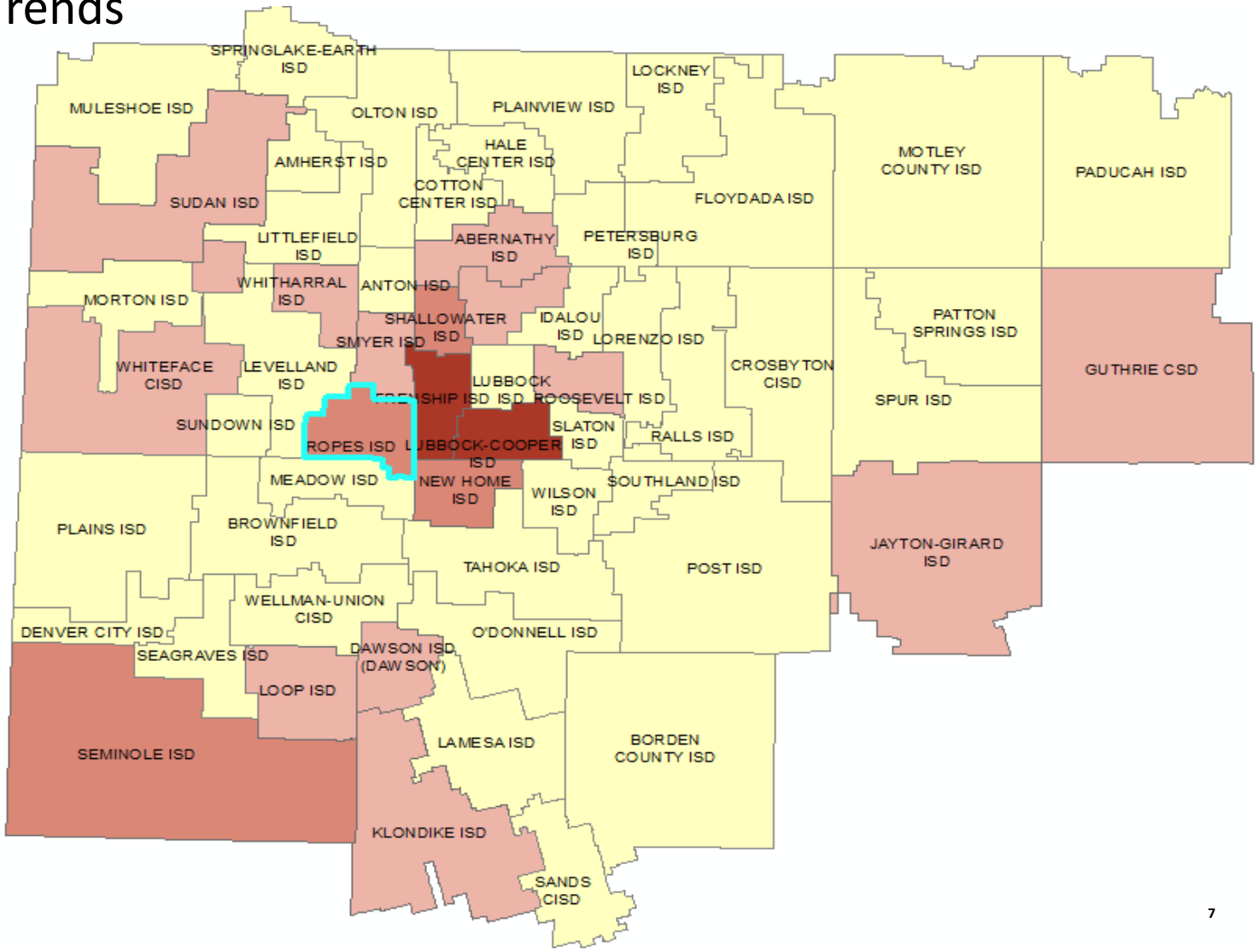
Total Enrollment	5,519,599
Total Growth	92,229



Zonda Education

State Enrollment Trends

- Ropes ISD enrollment grew by 116 students between 2017/18 and 2022/23, an increase of 27%
- 2022/23 RISD enrollment was up 32 students from 2021/22, an increase of 6.2%

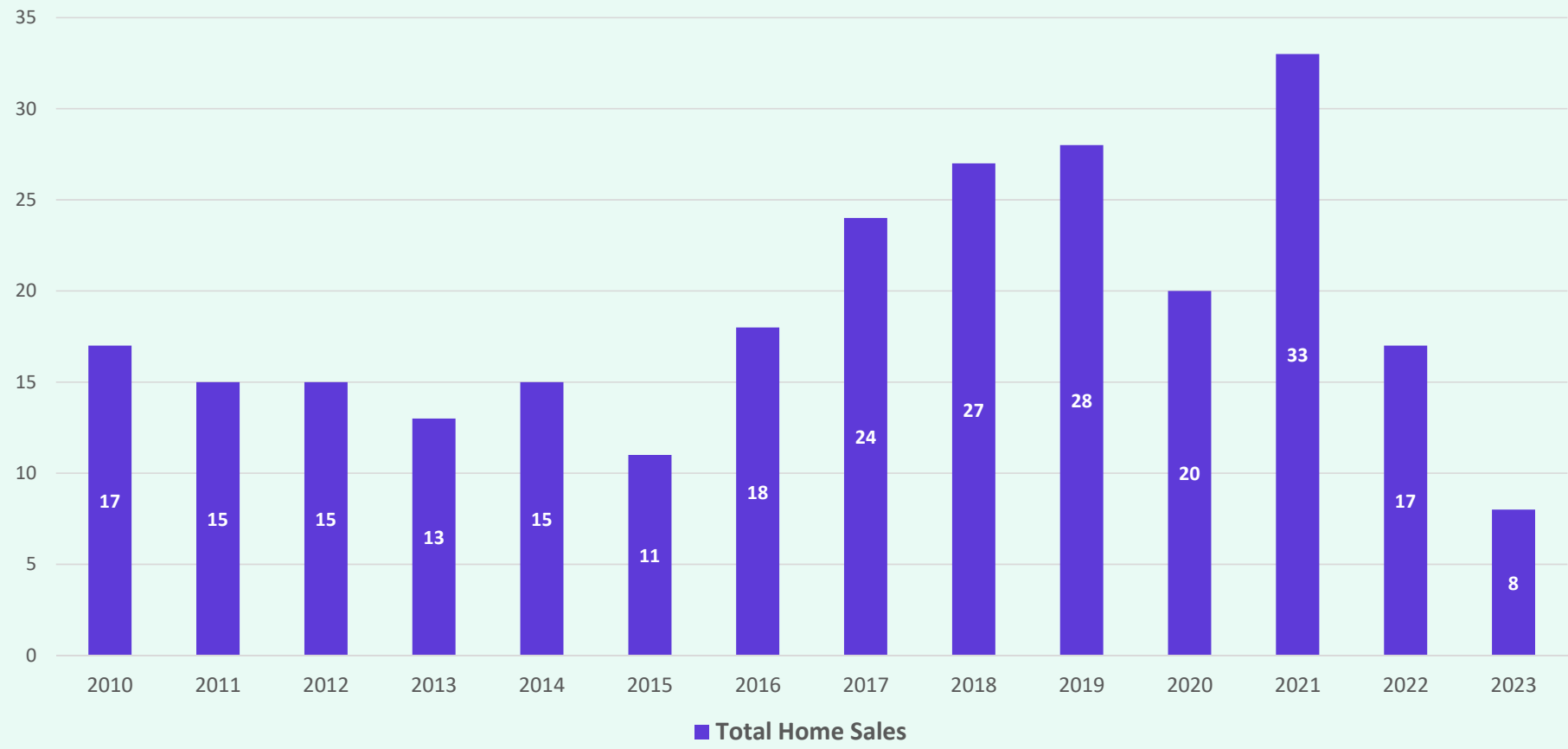


5 Year Enrollment Change

- < 0
- 1 -100
- 100 - 500
- 501 - 1,000
- 1,001 - 2,500
- > 2,500

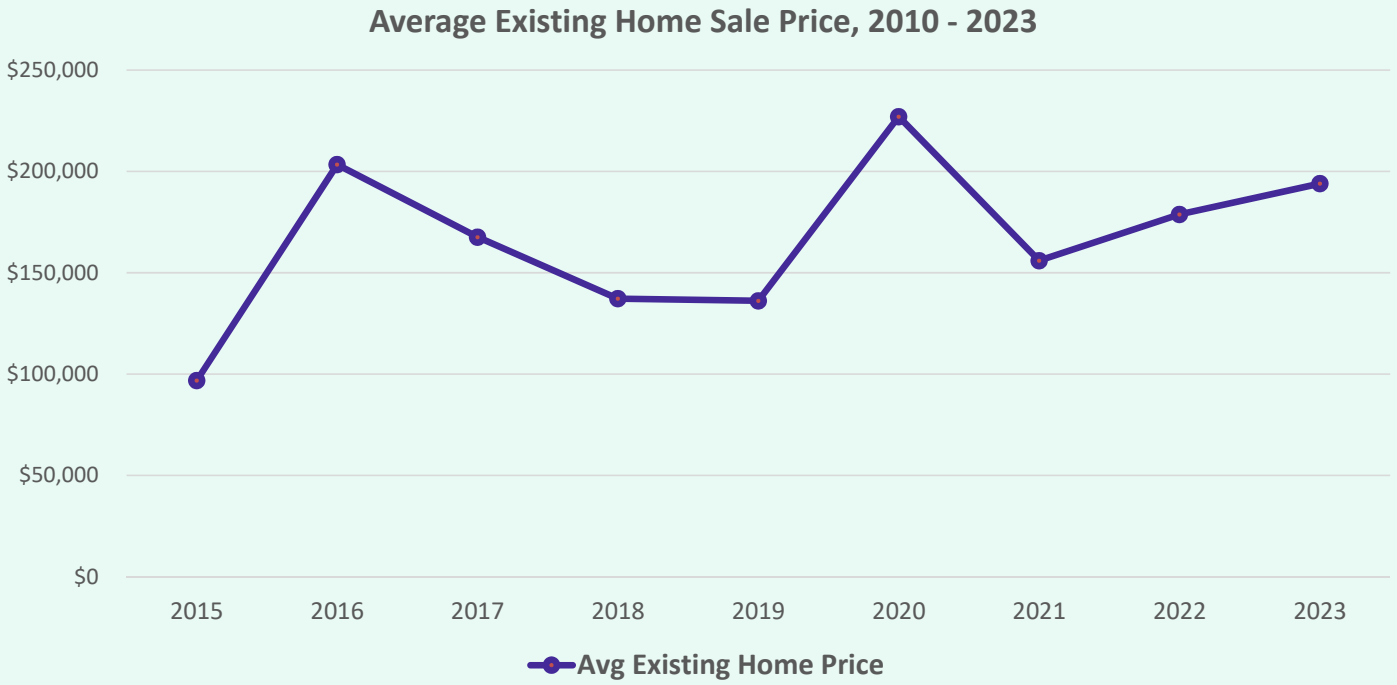
Zonda Education

Ropes ISD Historical Home Sales



Zonda Education

Ropes ISD Home Price Analysis

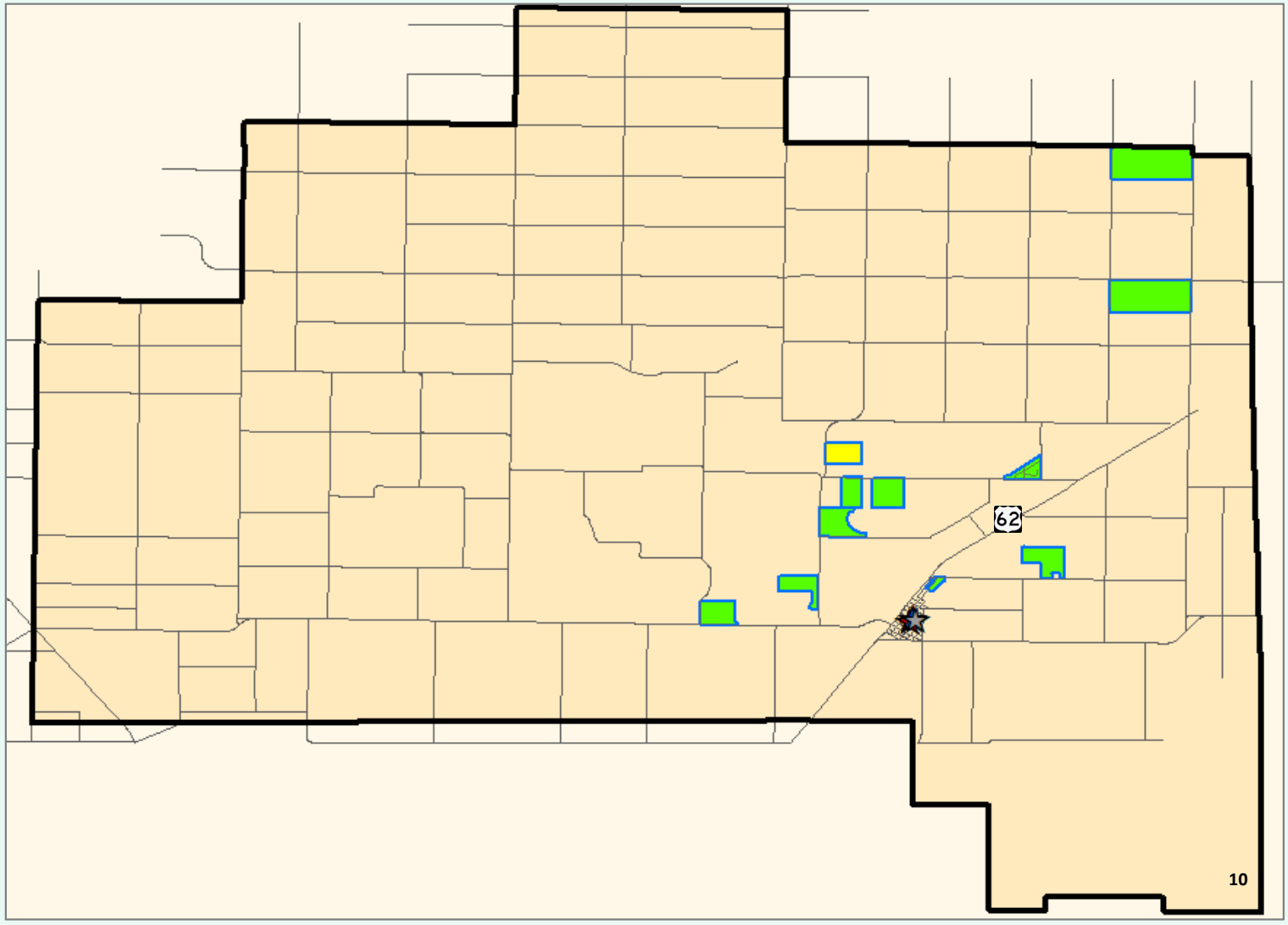


	Avg Existing Home Sale Price
2015	$96,813
2016	$203,400
2017	$167,597
2018	$137,227
2019	$136,178
2020	$227,061
2021	$156,000
2022	$178,833
2023	$194,000

- The average existing home sale price in RISD has risen 42.5% in the last 5 years, an increase of nearly $58,000
- Due to relatively small sample size, home sale price average is easily skewed by outliers (very high or low priced home sales)

District Housing Overview

- The District has 11 actively building subdivisions, with more than 400 lots currently available to build on
- Within RISD there is currently one future subdivision planned, totaling 20 future lots



Zonda Education

Residential Activity

Eagle Estates

- 112 total lots
- Appx. 108 vacant developed/future lots
- Appx. 8 manufactured homes on site
- 15 lots have been sold; lots priced from $30K





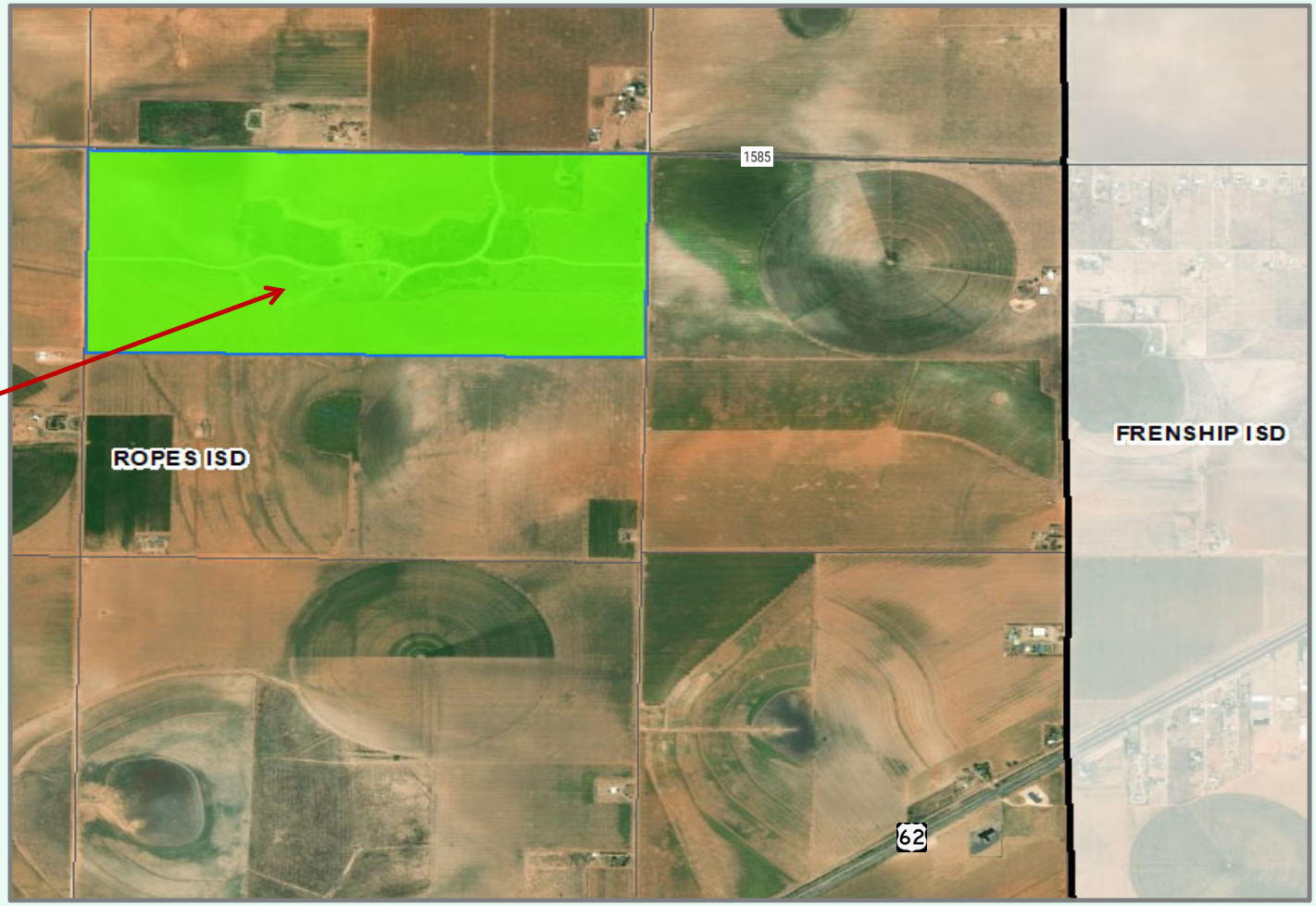
Zonda Education

Residential Activity

Quail Ridge

- 53 total lots
- Appx. 48 vacant developed/future lots
- Appx. 5 homes under construction
- Appx. 0 homes occupied
- 11 lots have been sold
- 2.6 – 6 acre lots priced from ~$75K





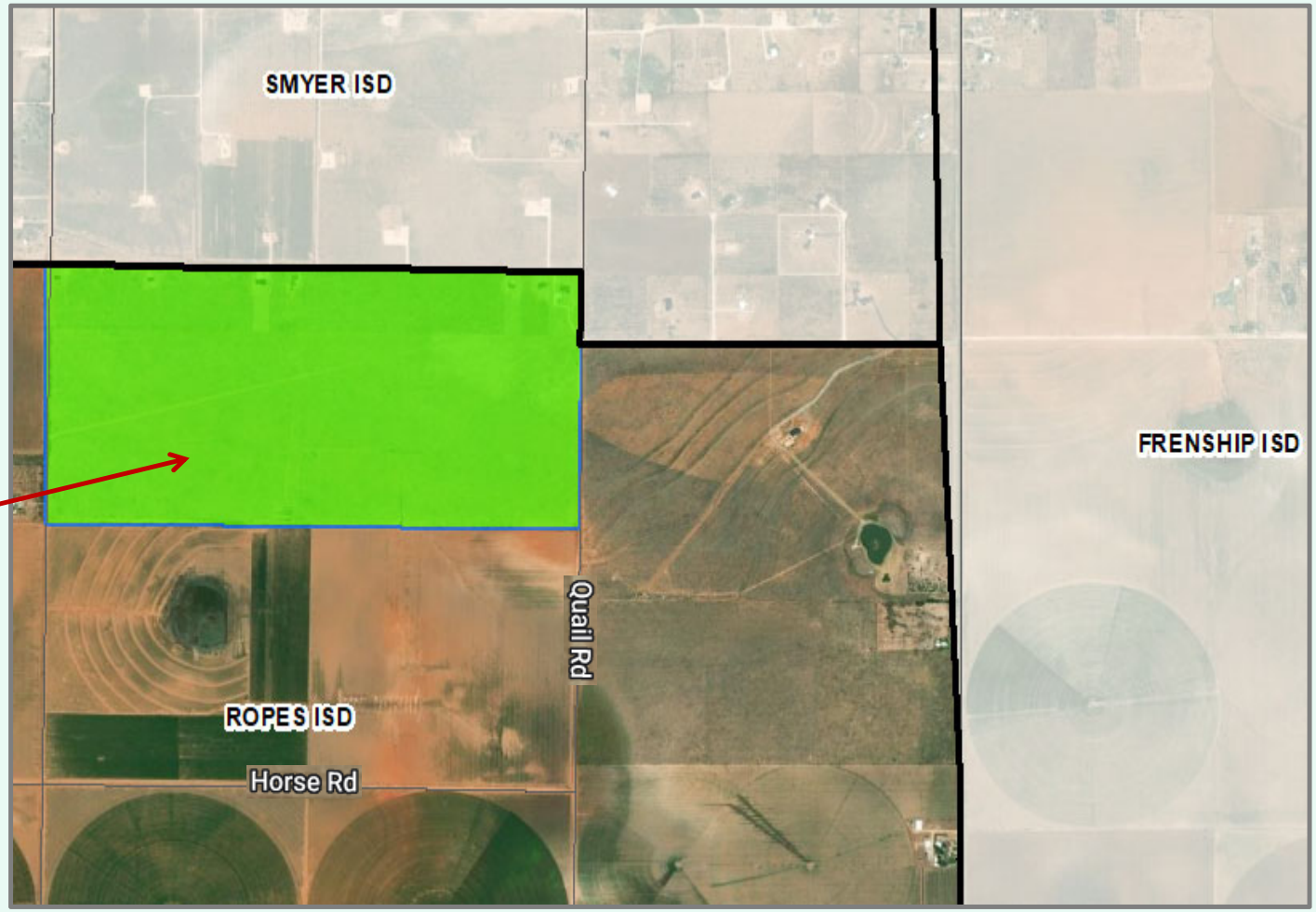
Zonda Education

Residential Activity

Wolfforth West

- 135 total lots
- Appx. 128 vacant developed/future lots
- Appx. 7 homes under construction
- Appx. 0 homes occupied
- 2.6 acre lots priced at appx. $40K
- 10 year buildout forecast by developer





Zonda Education

Residential Activity

Willow Baccharis

- 65 total lots
- Appx. 42 vacant developed/future lots
- Appx. 7 homes under construction
- Appx. 16 homes occupied
- Lots priced from about $35K
- 5 - 10 year buildout forecast by developer





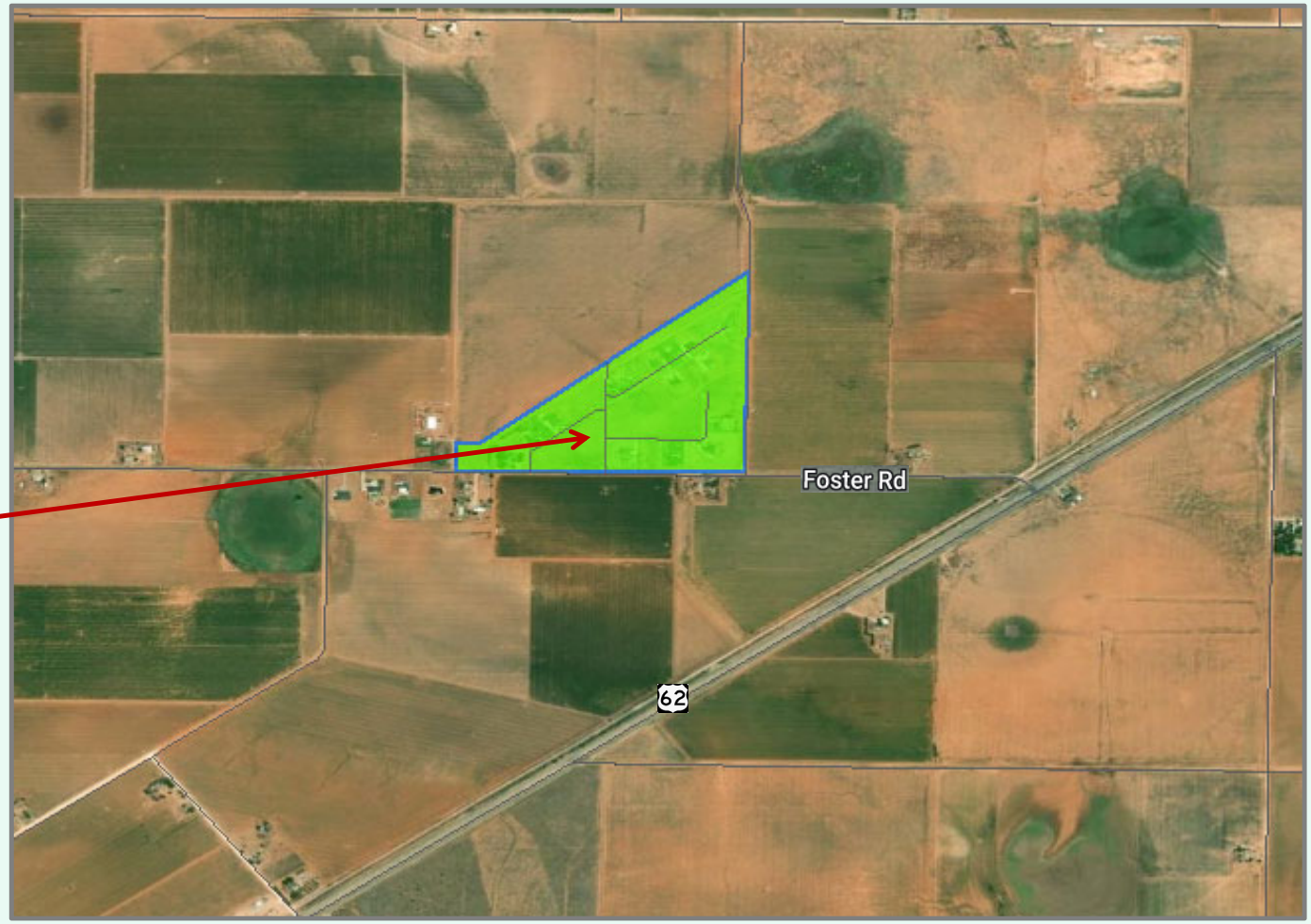
Zonda Education

Residential Activity

Richland Estates

- 35 total lots
- Appx. 22 vacant developed/future lots
- Appx. 1 homes under construction
- Appx. 12 homes occupied
- Lots priced from about $40K for one acre; larger lots available





Residential Activity

Cotton Country Estates

- 31 total lots
- Appx. 29 vacant developed/future lots
- Appx. 2 homes under construction
- 2 - 5 acre lots priced from about $20K - $25K per acre
- 16 lots sold, 3 under-contract





Zonda Education

Residential Activity

Kubie Estates

- 28 total lots
- Appx. 17 vacant developed/future lots
- Appx. 5 homes under construction
- Appx. 6 homes occupied
- 3 - 7 acre lots priced from about $20K - $25K per acre





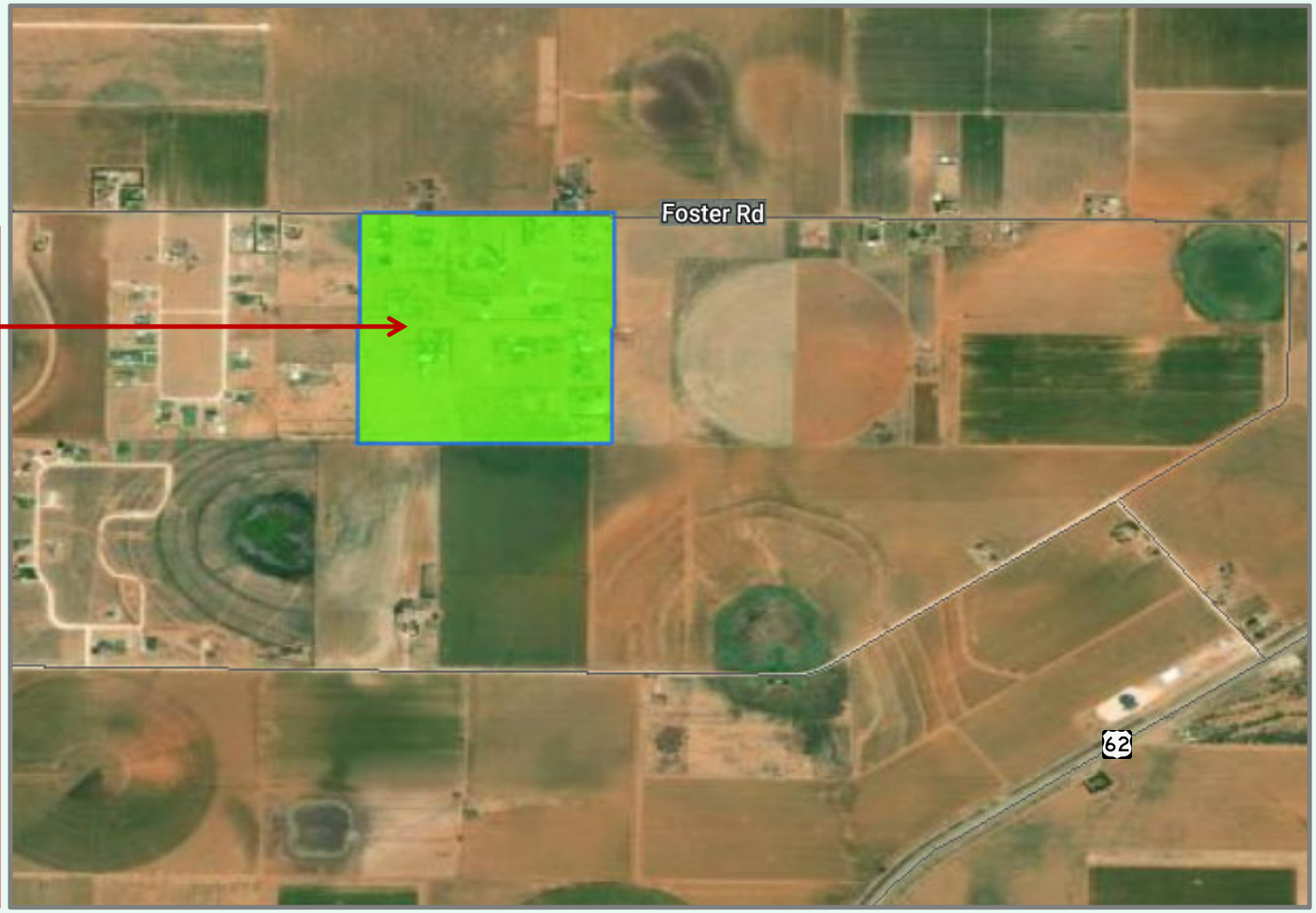
Zonda Education

Residential Activity

Foster Road

- 25 total lots
- Appx. 9 vacant developed/future lots
- Appx. 16 homes occupied
- 2.5 acre or larger lots priced from about $20K - $25K per acre





Zonda Education

Residential Activity

Harris Estates/Ropesville

- 28 total lots
- Appx. 13 vacant developed/future lots
- Appx. 12 homes occupied
- 1 acre lots valued at about $20K





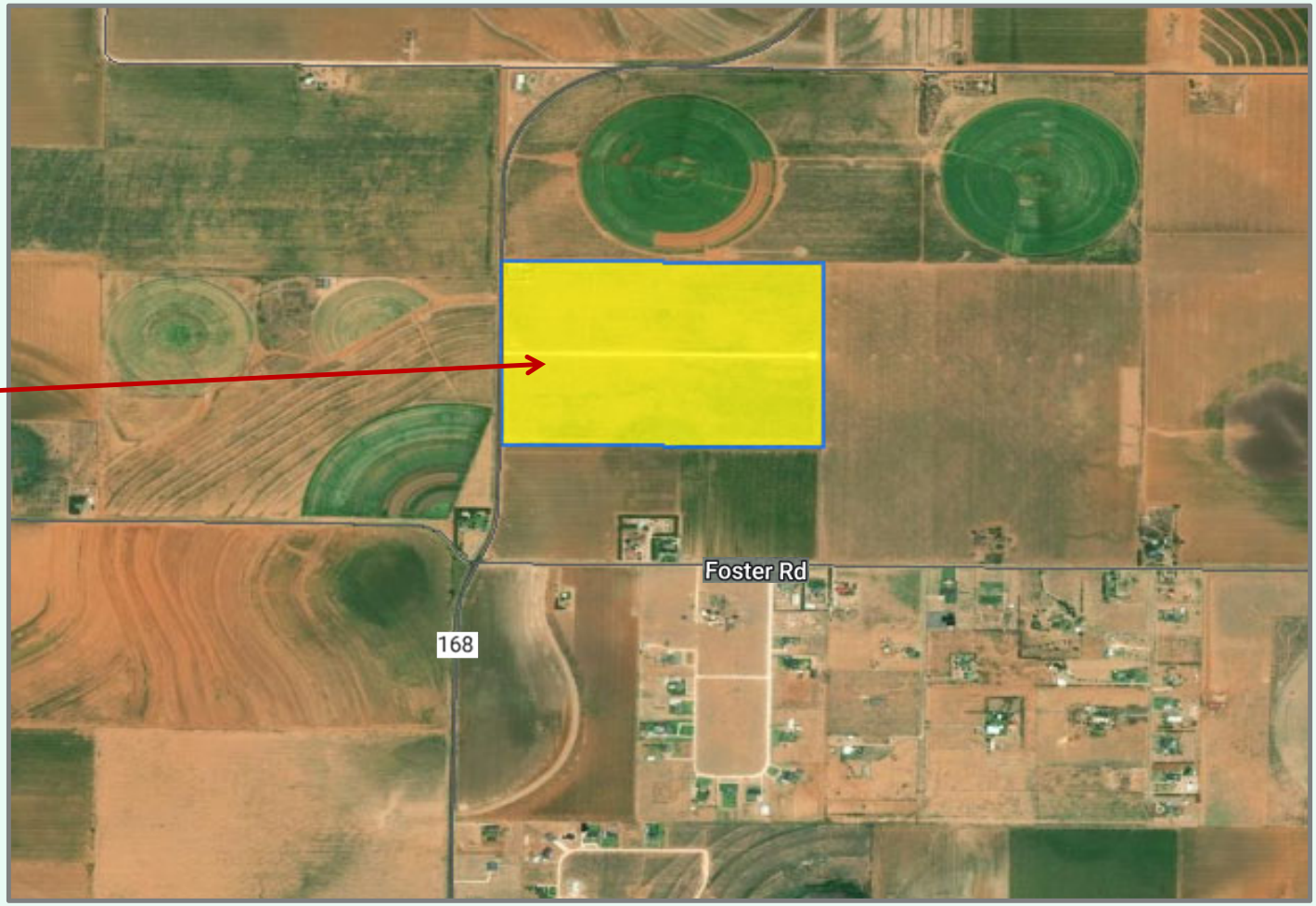
Zonda Education

Future Residential Activity

Rockin "T" Estates

- 20 total lots
- 20 future lots
- Street in, no home construction yet
- Appx. 5 acre lots priced at ~$100K





Zonda Education

TEA Transfer Report

Transfers In From:	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Year Change
Brownfield ISD	n/a	17	16	11	n/a	10	10
Frenship ISD	80	80	78	84	80	98	18
Levelland ISD	n/a	n/a	n/a	12	11	n/a	n/a
Lubbock ISD	43	50	55	41	54	50	7
Lubbock-Cooper ISD	12	25	31	34	26	30	18
Meadow ISD	21	22	19	23	19	21	0
Total Transfers In*	**176**	**209**	**224**	**224**	**216**	**231**	**55**

Transfers Out To:	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Year Change
Frenship ISD	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lubbock ISD	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Transfers Out*	**10**	**13**	**13**	**20**	**23**	**26**	**16**

** Totals include additional districts due to TEA rounding rules*

Annual Enrollment Changes

Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	37	37	38	39	35	25	37	38	30	34	34	37	28	36	485		
2020/21	37	36	34	35	40	34	24	36	35	36	38	32	32	26	475	-10	-2.1%
2021/22	35	45	40	36	36	41	34	28	39	39	36	41	33	31	514	39	8.2%
2022/23	36	44	42	46	39	36	47	37	27	39	41	37	43	32	546	32	6.2%
2023/24	36	47	43	44	48	39	37	51	37	30	41	42	36	41	572	26	4.8%

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

3-year avg.	0.992	1.099	1.007	1.085	1.052	1.008	1.058	1.113	1.016	1.075	1.034	1.044	1.018	0.964	1.052	1.068	1.015
Cohorts	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Mid	High
2020/21	1.000	0.973	0.919	0.921	1.026	0.971	0.960	0.973	0.921	1.200	1.118	0.941	0.865	0.929	0.962	1.031	0.963
2021/22	0.946	1.250	1.111	1.059	1.029	1.025	1.000	1.167	1.083	1.114	1.000	1.079	1.031	0.969	1.079	1.121	1.020
2022/23	1.029	0.978	0.933	1.150	1.083	1.000	1.146	1.088	0.964	1.000	1.051	1.028	1.049	0.970	1.048	1.018	1.024
2023/24	1.000	1.068	0.977	1.048	1.043	1.000	1.028	1.085	1.000	1.111	1.051	1.024	0.973	0.953	1.027	1.065	1.001

- District Enrollment has increased by 26 Students from the Fall of the 2022-23 School Year
- This year's largest classes are 6th and 3rd
- Highest Cohort Increases this Fall are Kindergarten, 6th Grade, and 8th Grade

Ten Year Forecast by Grade Level (Moderate Forecast)

Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	37	37	38	39	35	25	37	38	30	34	34	37	28	36	485		
2020/21	37	36	34	35	40	34	24	36	35	36	38	32	32	26	475	-10	-2.1%
2021/22	35	45	40	36	36	41	34	28	39	39	36	41	33	31	514	39	8.2%
2022/23	36	44	42	46	39	36	47	37	27	39	41	37	43	32	546	32	6.2%
2023/24	36	47	43	44	48	39	37	51	37	30	41	42	36	41	572	26	4.8%
2024/25	38	50	48	44	46	48	40	40	53	40	32	42	41	35	597	25	4.4%
2025/26	40	53	52	47	46	46	49	43	40	58	42	33	41	39	629	32	5.4%
2026/27	40	53	54	53	49	46	47	53	44	43	61	43	32	39	657	28	4.5%
2027/28	42	55	55	55	55	49	47	51	55	48	45	62	42	31	692	35	5.3%
2028/29	42	55	57	55	57	55	50	50	53	60	50	46	60	40	730	38	5.5%
2029/30	44	58	56	58	57	57	57	54	52	58	63	51	45	58	768	38	5.2%
2030/31	44	58	61	56	60	57	59	62	56	56	61	64	49	43	786	18	2.3%
2031/32	45	59	60	61	58	60	59	63	65	61	59	62	62	47	821	35	4.5%
2032/33	46	60	61	60	64	58	62	64	66	71	64	60	60	60	856	35	4.3%
2033/34	47	61	62	61	63	64	60	67	67	72	72	65	58	58	877	21	2.5%

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

Ten Year Forecast by Campus Level

Campus	Fall	ENROLLMENT PROJECTIONS									
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Ropes School (PK-5)	294	314	333	342	358	371	387	395	402	411	418
ELEMENTARY TOTALS	294	314	333	342	358	371	387	395	402	411	418
Elementary Percent Change	1.38%	6.80%	6.05%	2.70%	4.68%	3.63%	4.31%	2.07%	1.77%	2.24%	1.70%
Elementary Absolute Change	4	20	19	9	16	13	16	8	7	9	7
Ropes School (6-8)	118	133	141	140	154	163	164	174	189	201	206
JUNIOR HIGH TOTALS	118	133	141	140	154	163	164	174	189	201	206
Junior High Percent Change	14.56%	12.71%	6.02%	-0.71%	10.00%	5.84%	0.61%	6.10%	8.62%	6.35%	2.49%
Junior High Absolute Change	15	15	8	-1	14	9	1	10	15	12	5
Ropes School (9-12)	160	150	155	175	180	196	217	217	230	244	253
HIGH SCHOOL TOTALS	160	150	155	175	180	196	217	217	230	244	253
High School Percent Change	4.58%	-6.25%	3.33%	12.90%	2.86%	8.89%	10.71%	0.00%	5.99%	6.09%	3.69%
High School Absolute Change	7	-10	5	20	5	16	21	0	13	14	9
DISTRICT TOTALS	**572**	**597**	**629**	**657**	**692**	**730**	**768**	**786**	**821**	**856**	**877**
District Percent Change	4.76%	4.37%	5.36%	4.45%	5.33%	5.49%	5.21%	2.34%	4.45%	4.26%	2.45%
District Absolute Change	26	25	32	28	35	38	38	18	35	35	21

Ten Year Forecast by Grade Level

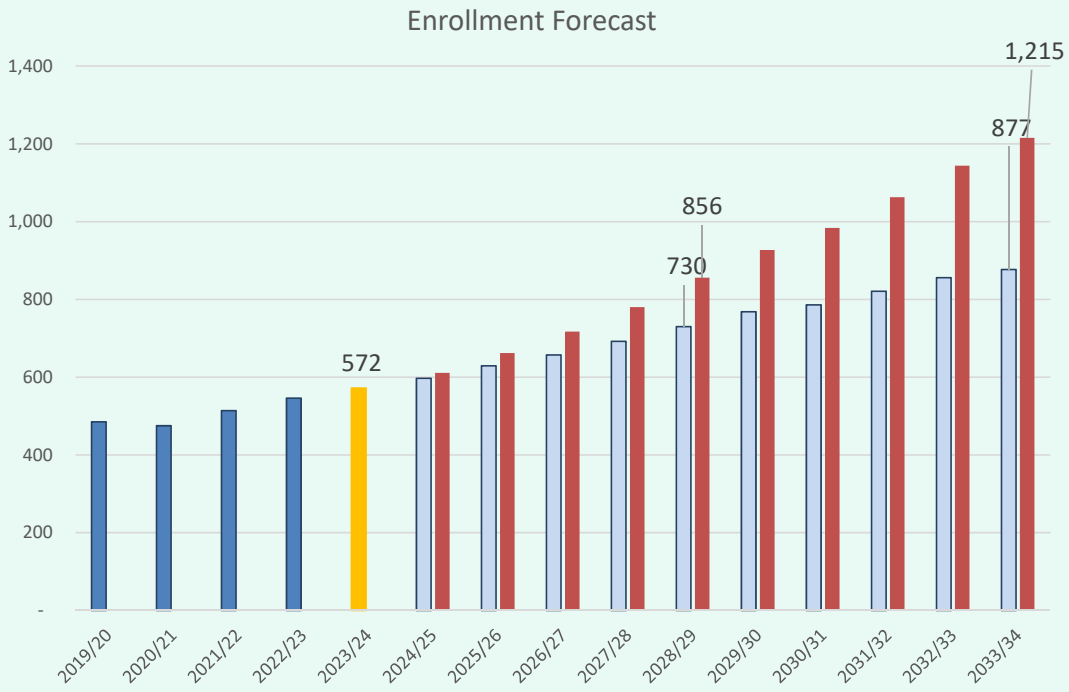
Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	37	37	38	39	35	25	37	38	30	34	34	37	28	36	485		
2020/21	37	36	34	35	40	34	24	36	35	36	38	32	32	26	475	-10	-2.1%
2021/22	35	45	40	36	36	41	34	28	39	39	36	41	33	31	514	39	8.2%
2022/23	36	44	42	46	39	36	47	37	27	39	41	37	43	32	546	32	6.2%
2023/24	36	47	43	44	48	39	37	51	37	30	41	42	36	41	572	26	4.8%
2024/25	40	52	51	46	47	50	41	40	54	40	32	42	41	35	611	39	6.8%
2025/26	42	56	56	55	49	49	53	45	43	59	42	33	41	39	662	51	8.3%
2026/27	45	59	61	60	59	52	52	58	48	47	62	43	32	39	717	55	8.3%
2027/28	48	64	64	66	64	62	55	56	62	52	50	64	42	31	780	63	8.8%
2028/29	52	68	69	69	70	67	66	60	60	67	55	51	62	40	856	76	9.7%
2029/30	54	71	74	74	72	74	71	72	64	65	71	56	49	60	927	71	8.3%
2030/31	57	75	76	78	77	76	79	77	77	69	69	73	54	47	984	57	6.1%
2031/32	60	79	81	81	81	81	81	86	82	84	73	71	71	52	1,063	79	8.0%
2032/33	64	84	85	86	84	85	86	88	92	89	89	75	69	68	1,144	81	7.6%
2033/34	68	89	91	90	90	88	91	93	94	100	91	91	73	66	1,215	71	6.2%

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

Ten Year Forecast by Campus Level – (High Forecast)

Campus	Fall	ENROLLMENT PROJECTIONS									
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Ropes School (PK-5)	294	327	360	388	423	461	490	518	544	574	607
ELEMENTARY TOTALS	294	327	360	388	423	461	490	518	544	574	607
Elementary Percent Change	1.38%	11.22%	10.09%	7.78%	9.02%	8.98%	6.29%	5.71%	5.02%	5.51%	5.75%
Elementary Absolute Change	4	33	33	28	35	38	29	28	26	30	33
Ropes School (6-8)	118	134	147	153	170	187	201	223	252	269	287
JUNIOR HIGH TOTALS	118	134	147	153	170	187	201	223	252	269	287
Junior High Percent Change	14.56%	13.56%	9.70%	4.08%	11.11%	10.00%	7.49%	10.95%	13.00%	6.75%	6.69%
Junior High Absolute Change	15	16	13	6	17	17	14	22	29	17	18
Ropes School (9-12)	160	150	155	176	187	208	236	243	267	301	321
HIGH SCHOOL TOTALS	160	150	155	176	187	208	236	243	267	301	321
High School Percent Change	4.58%	-6.25%	3.33%	13.55%	6.25%	11.23%	13.46%	2.97%	9.88%	12.73%	6.64%
High School Absolute Change	7	-10	5	21	11	21	28	7	24	34	20
DISTRICT TOTALS	**572**	**611**	**662**	**717**	**780**	**856**	**927**	**984**	**1,063**	**1,144**	**1,215**
District Percent Change	4.76%	6.82%	8.35%	8.31%	8.79%	9.74%	8.29%	6.15%	8.03%	7.62%	6.21%
District Absolute Change	26	39	51	55	63	76	71	57	79	81	71

Key Takeaways



- Ropes ISD Enrollment has increased by 26 students from the Fall of the 2022-23 school year
- The district has more than 400 lots currently available to build
- Moderate forecast adds 30-50 homes per year taking enrollment to 730 in five years
- High forecast adds 100-140 homes per year taking enrollment to 856 in five years
- The amount of vacant land and Lubbock growth patterns will continue to drive population growth in Ropes ISD