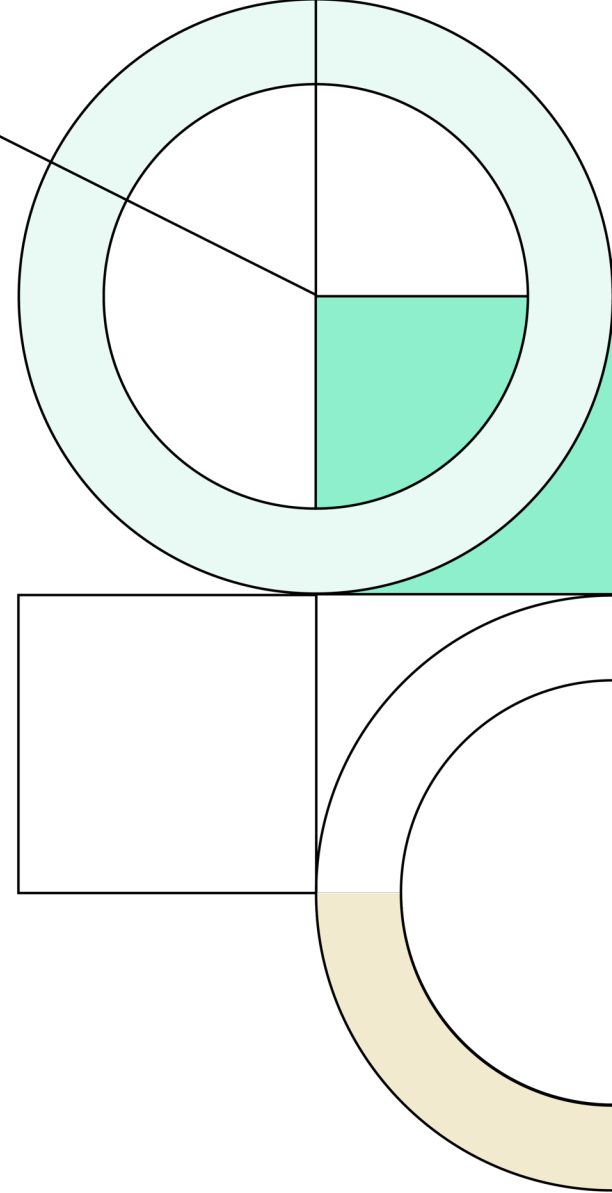


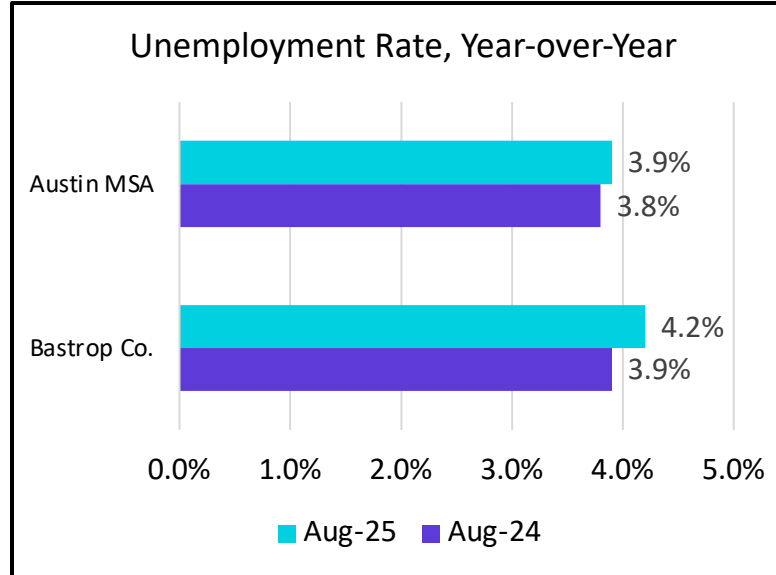


Bastrop Independent School District

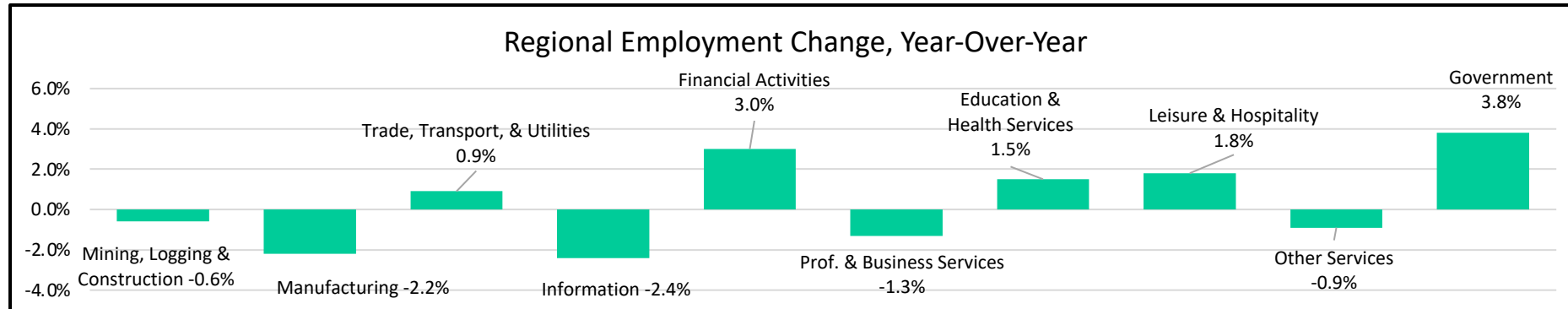
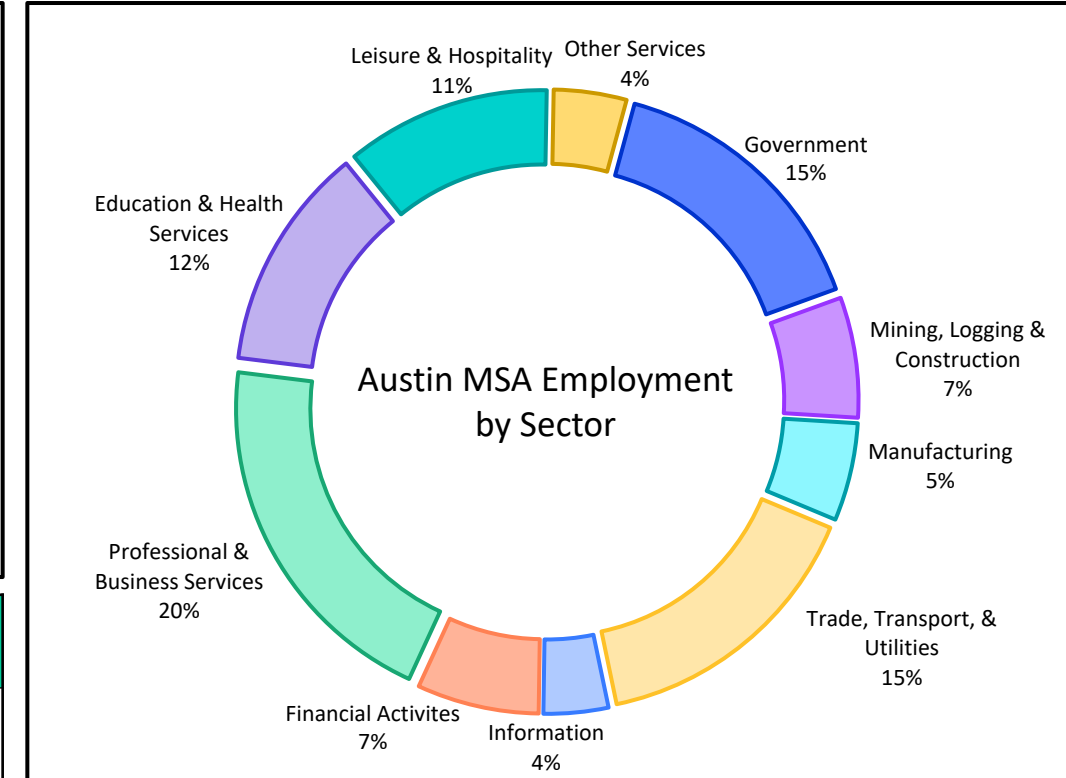
Fall 2025 Enrollment and Housing Report



- Unemployment levels in the region have increased approximately 0.1% from last year numbers
- 9,700 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Professional & Business Services, as well as Trade, Transport & Utilities and Government sectors
- Sector with the greatest increases in job numbers over the past year was in the Government sector
- The largest decline this past year was in the Information sector



All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(Austin MSA) Total Nonfarm Employment #s	1,358,700	1,368,400	0.7%



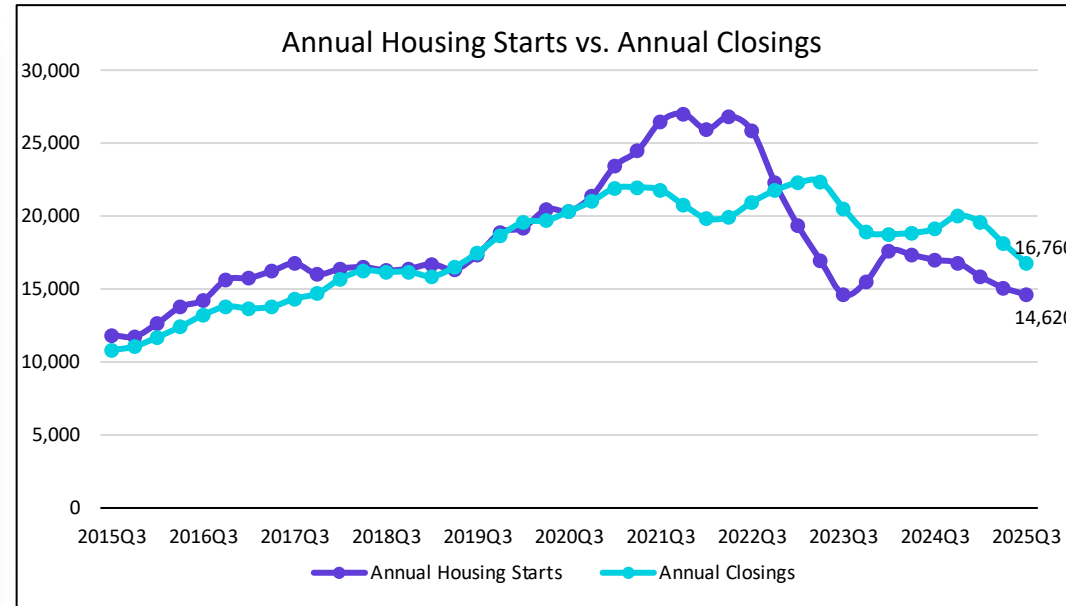
Source: US BLS; US BEA



- EdgeConneX is building a two-story, \$440 million data center spanning 578,000 sq. ft. in Bastrop County at the intersection of Wolf Lane & FM 535
- Construction on the 140-acre complex began August 2025 with expected completion in June 2026
- The project is expected to pull up to 96 megawatts of power and will create about 60 permanent jobs
- The county approved a 10-year 75% break on annual property taxes for each phase
- EdgeConneX has more than 65 data center in the Americas, Europe and Asia with 15 under construction, including the Bastrop site
- It works with San Antonio based cloud-computing firm Rackspace Technology Inc.

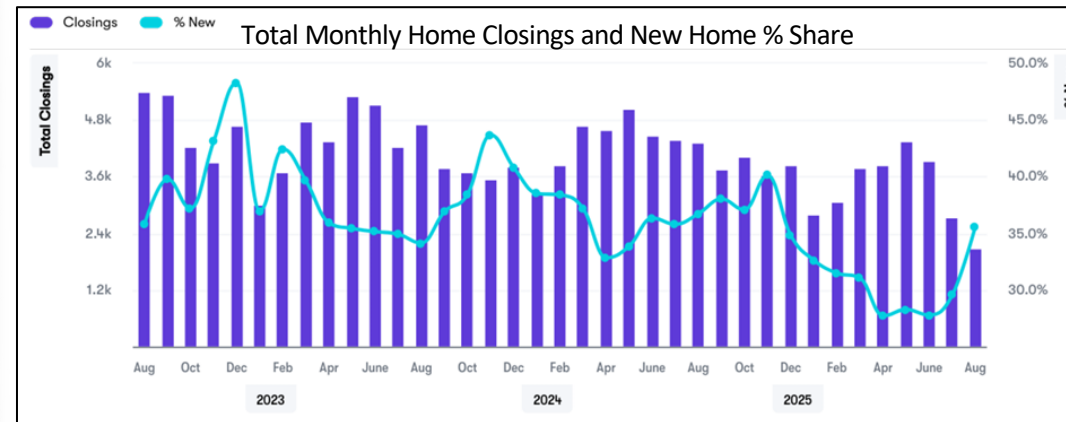


Source: Austin Business Journal



Austin maintains an average monthly sales rate of 1.9 net monthly sales per community among active projects.

Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.



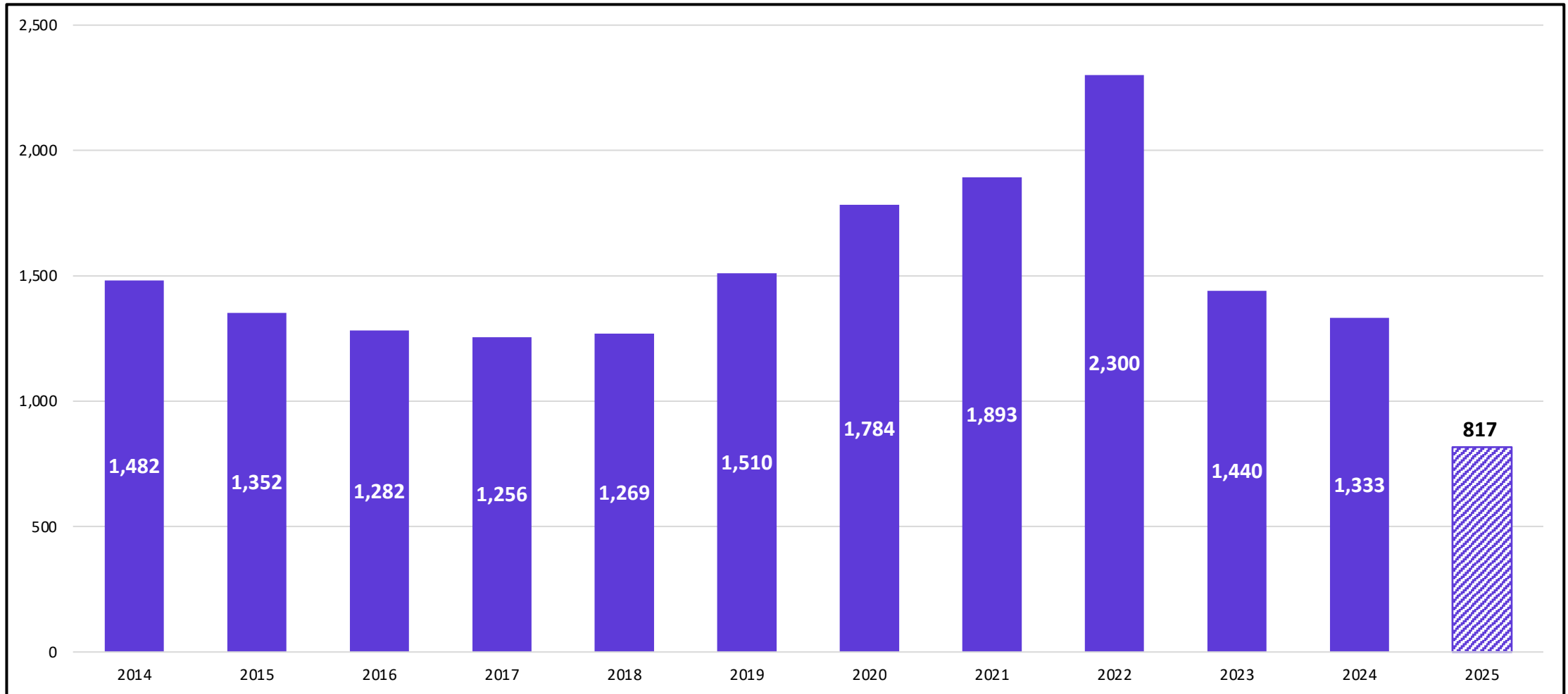
The Austin-Round Rock-San Marcos MSA experienced 13,744 new home closings in the last 12 months, a decrease of -25.4%.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.



Bastrop ISD Annual Home Sales, 2014 – August 2025

Single-Family Housing



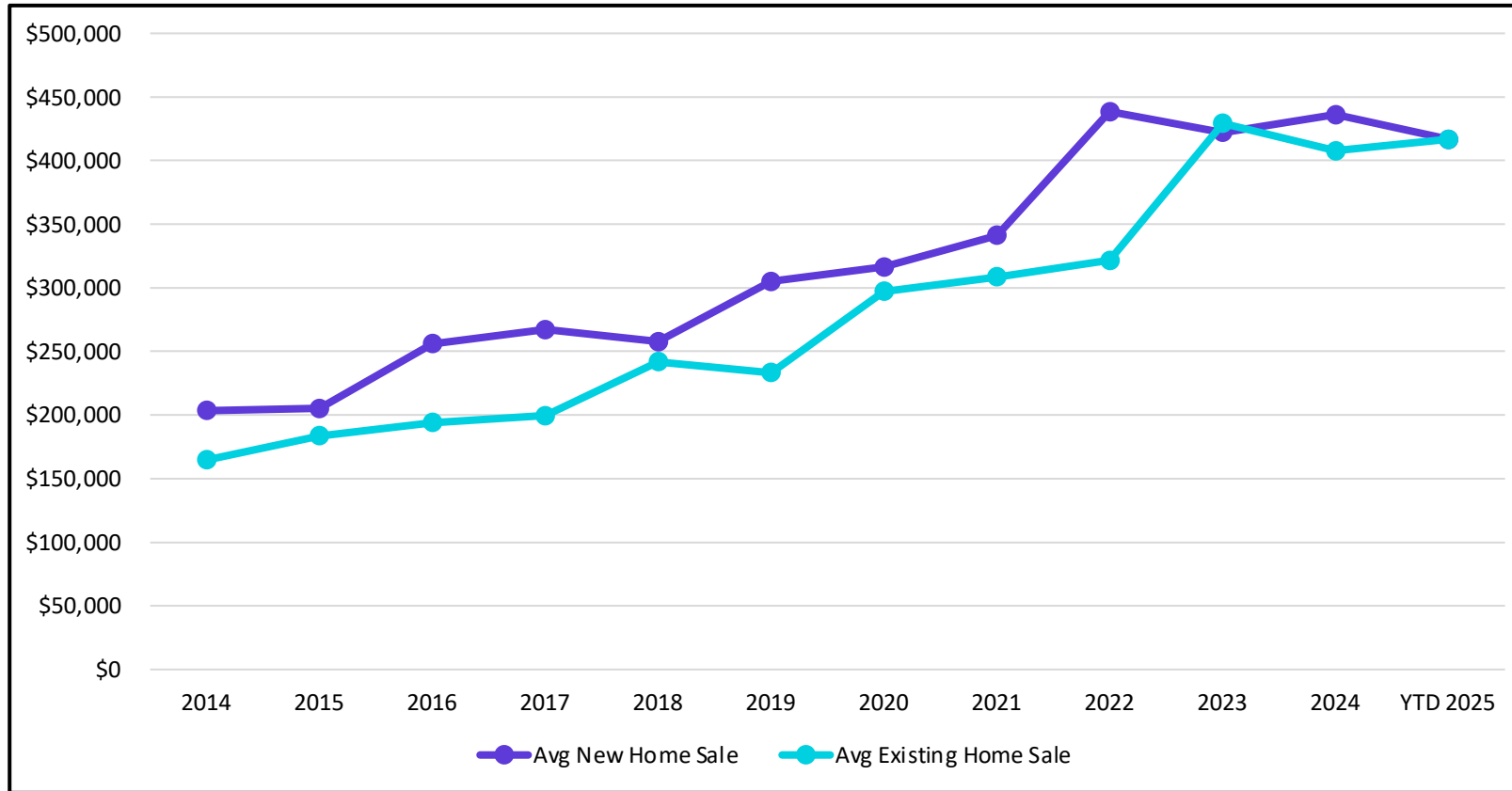
- Total home sales within Bastrop ISD have slightly decreased over the last 2 years due to rising inflation costs and interest rate increases
- New home sales in BISD account for approximately 25% of the total district home sales in 2025 YTD

Source: Zonda



Bastrop ISD Home Price Analysis, 2014 – August 2025

Single-Family Housing



	Avg New Home	Avg Existing Home
2014	\$203,410	\$164,653
2015	\$205,203	\$183,616
2016	\$256,080	\$194,030
2017	\$267,244	\$199,429
2018	\$257,668	\$241,820
2019	\$304,917	\$233,417
2020	\$316,434	\$297,105
2021	\$341,200	\$308,643
2022	\$438,508	\$321,442
2023	\$422,112	\$429,185
2024	\$436,147	\$407,665
2025 YTD	\$416,532	\$416,595

- The average new home sale price in Bastrop ISD has more than doubled since 2015, an increase of more than \$211,300
- The average price of an existing home within BISSD more than doubled in the last 10 years, an increase of nearly \$233,000



Bastrop ISD New Home Activity by Elementary Zone

Single-Family Housing

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
ADELTON	18	7	41	9	5	20	149	3,776
BLUEBONNET	220	62	170	64	35	129	629	2,036
CAMINO REAL	0	0	230	95	19	19	452	882
CEDAR CREEK	43	12	107	60	36	43	204	1,061
COLONY OAKS	153	42	167	42	45	111	745	2,641
EMILE	114	5	84	22	43	51	2,863	2,178
LOST PINES	0	0	0	0	0	0	0	1,236
MINA	57	54	0	0	57	57	319	7,161
RED ROCK	1	0	6	1	0	0	39	0
Grand Total	606	182	805	293	240	430	5,400	22,094



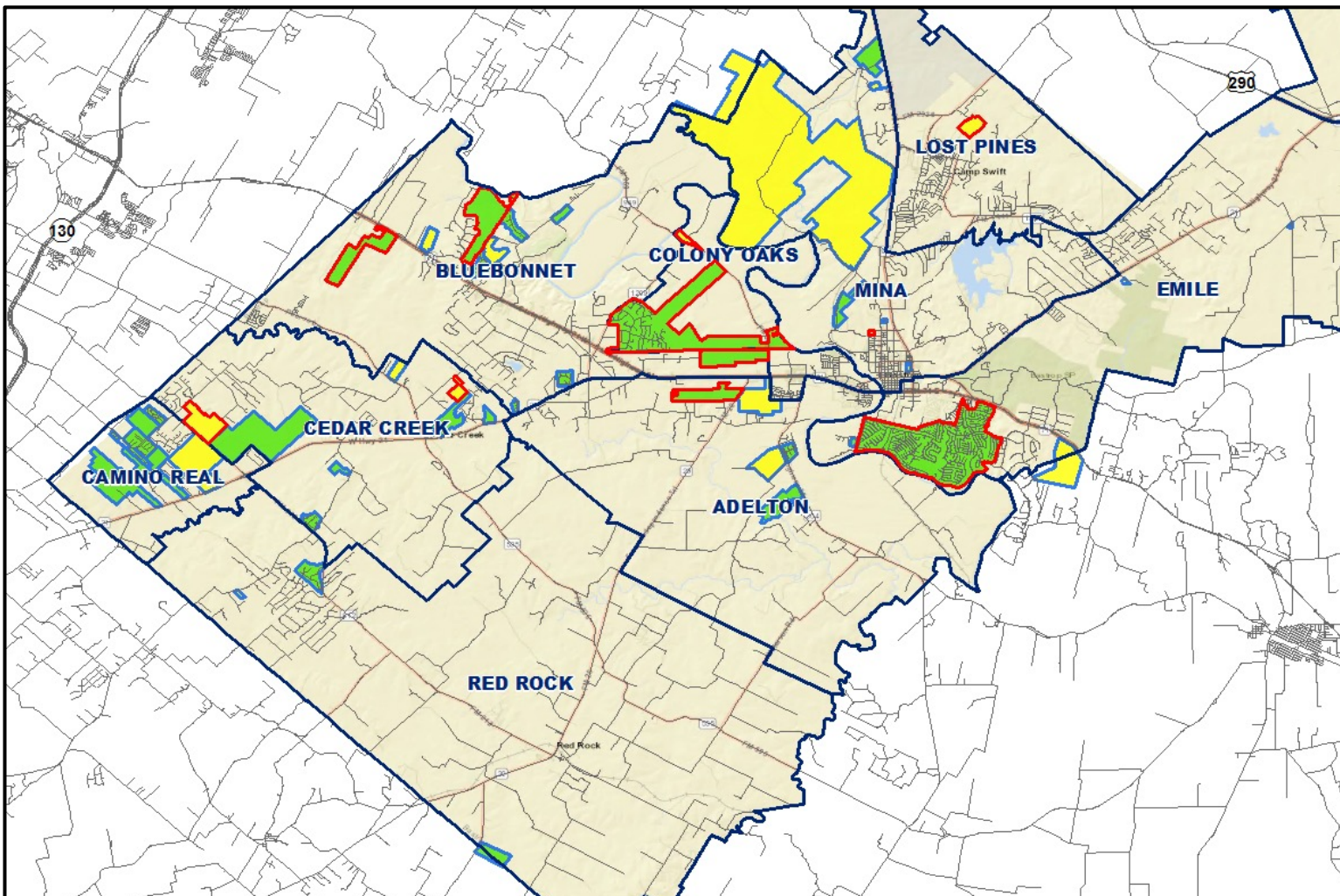
Highest activity in the category



Second highest activity in the category



Third highest activity in the category



District Future Housing Overview

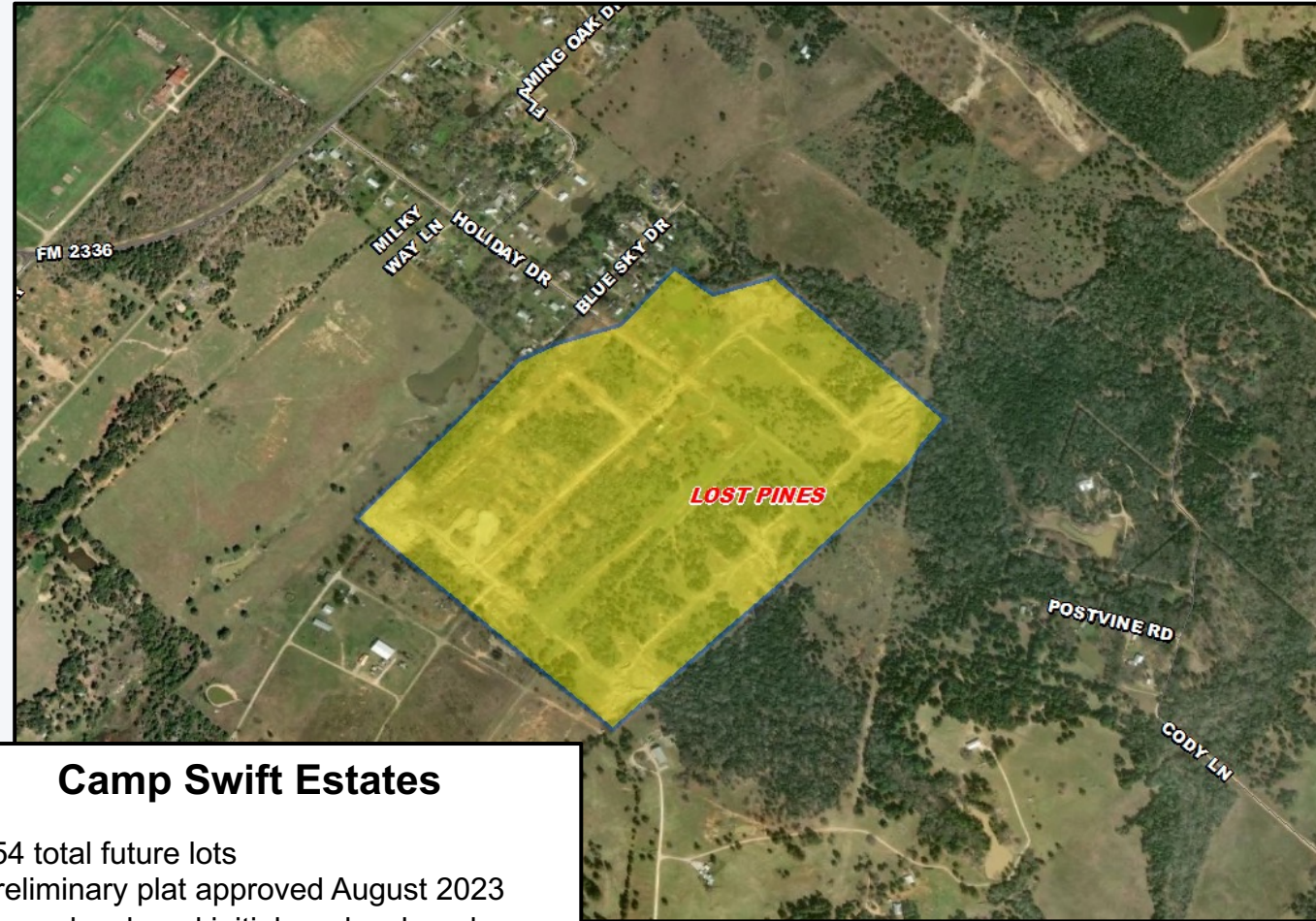
- The district has 31 active subdivisions with approximately 240 homes under construction and 5,400 lots ready to be built on
- Within BISD there are currently 18 potential future subdivisions totaling appx. 22,000 single family lots
- Groundwork is underway on more than 1,700 lots within 11 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

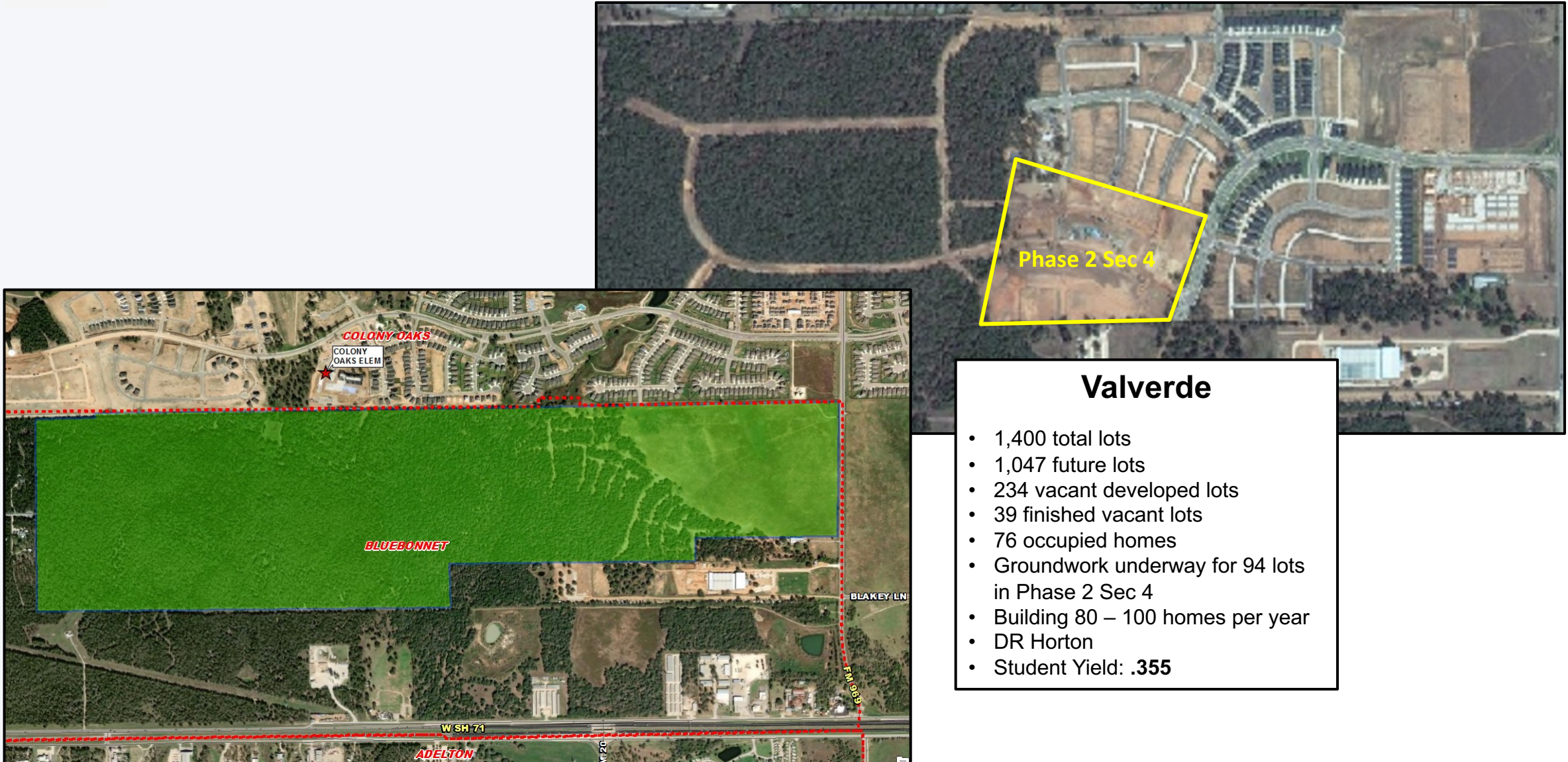
The following pages highlight major and new developments

October 27, 2025



Camp Swift Estates

- 154 total future lots
- Preliminary plat approved August 2023
- Groundwork and initial roadwork underway



Valverde

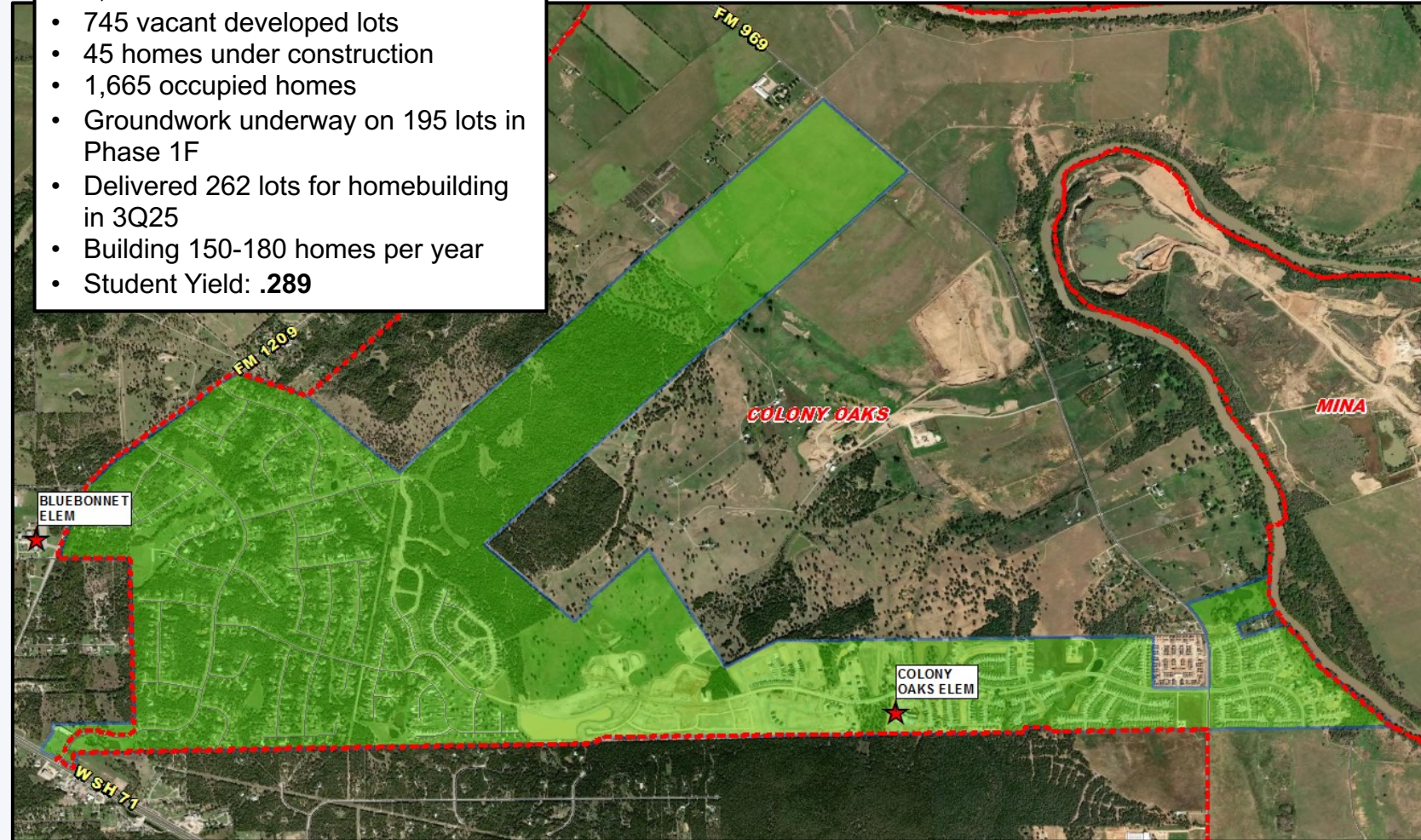
- 1,400 total lots
- 1,047 future lots
- 234 vacant developed lots
- 39 finished vacant lots
- 76 occupied homes
- Groundwork underway for 94 lots in Phase 2 Sec 4
- Building 80 – 100 homes per year
- DR Horton
- Student Yield: .355

October 27, 2025



The Colony

- 5,000 total lots
- 2,479 future lots
- 745 vacant developed lots
- 45 homes under construction
- 1,665 occupied homes
- Groundwork underway on 195 lots in Phase 1F
- Delivered 262 lots for homebuilding in 3Q25
- Building 150-180 homes per year
- Student Yield: **.289**

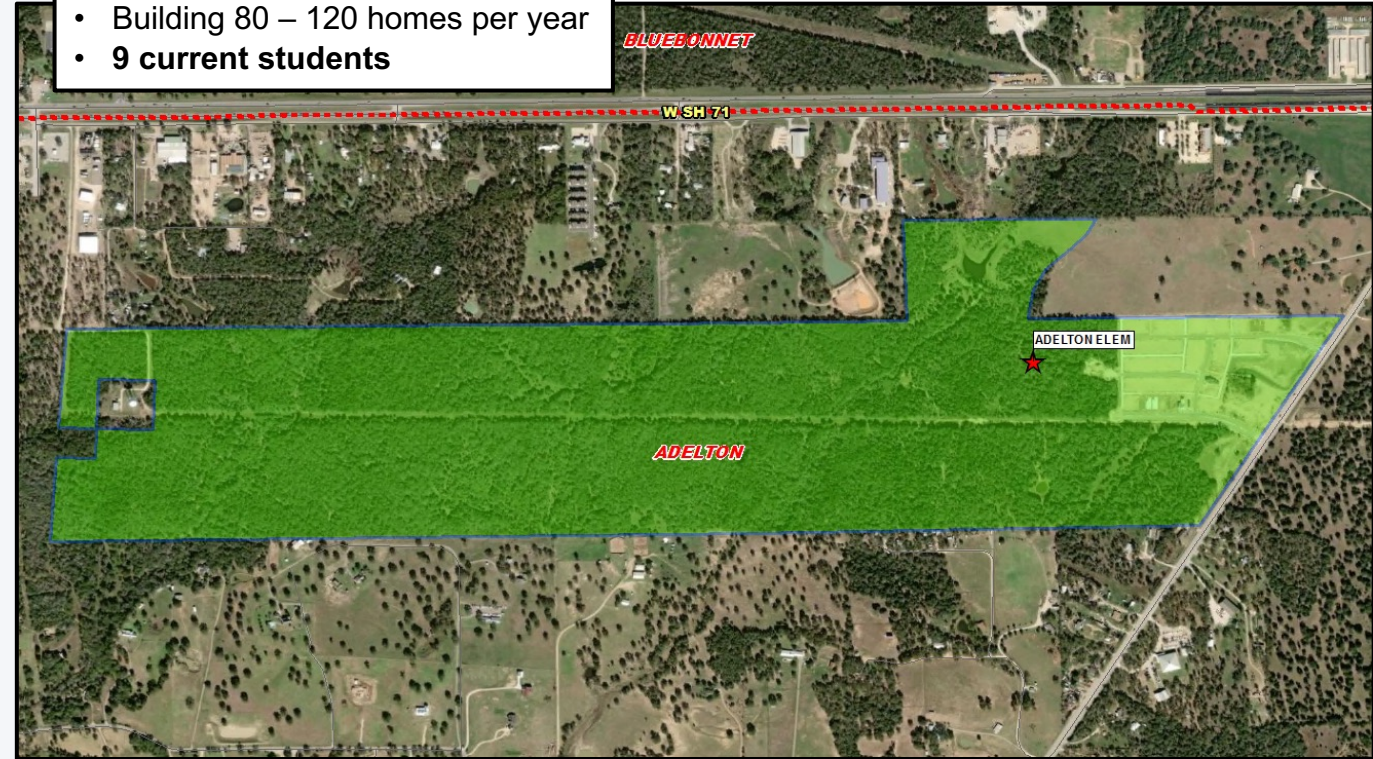


October 27, 2025

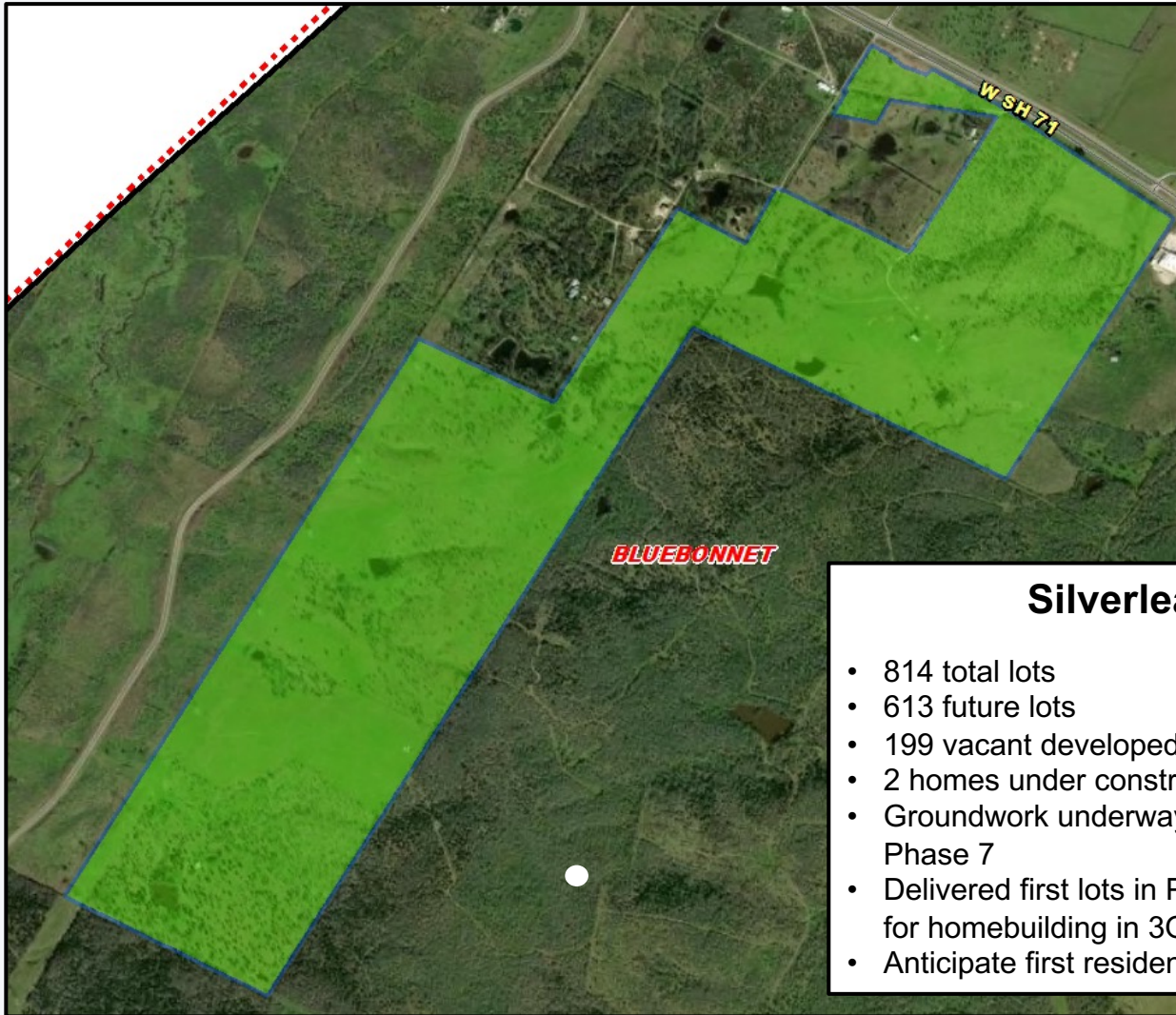


Adelton

- 1,500 total lots
- 1,286 future lots
- 132 vacant developed lots
- 5 homes under construction
- 62 occupied homes
- Ph 1 Sec 5 (27 lots) groundwork underway
- 124 lots in Phase 1 delivered for homebuilding in 3Q25
- Building 80 – 120 homes per year
- **9 current students**



October 4, 2025



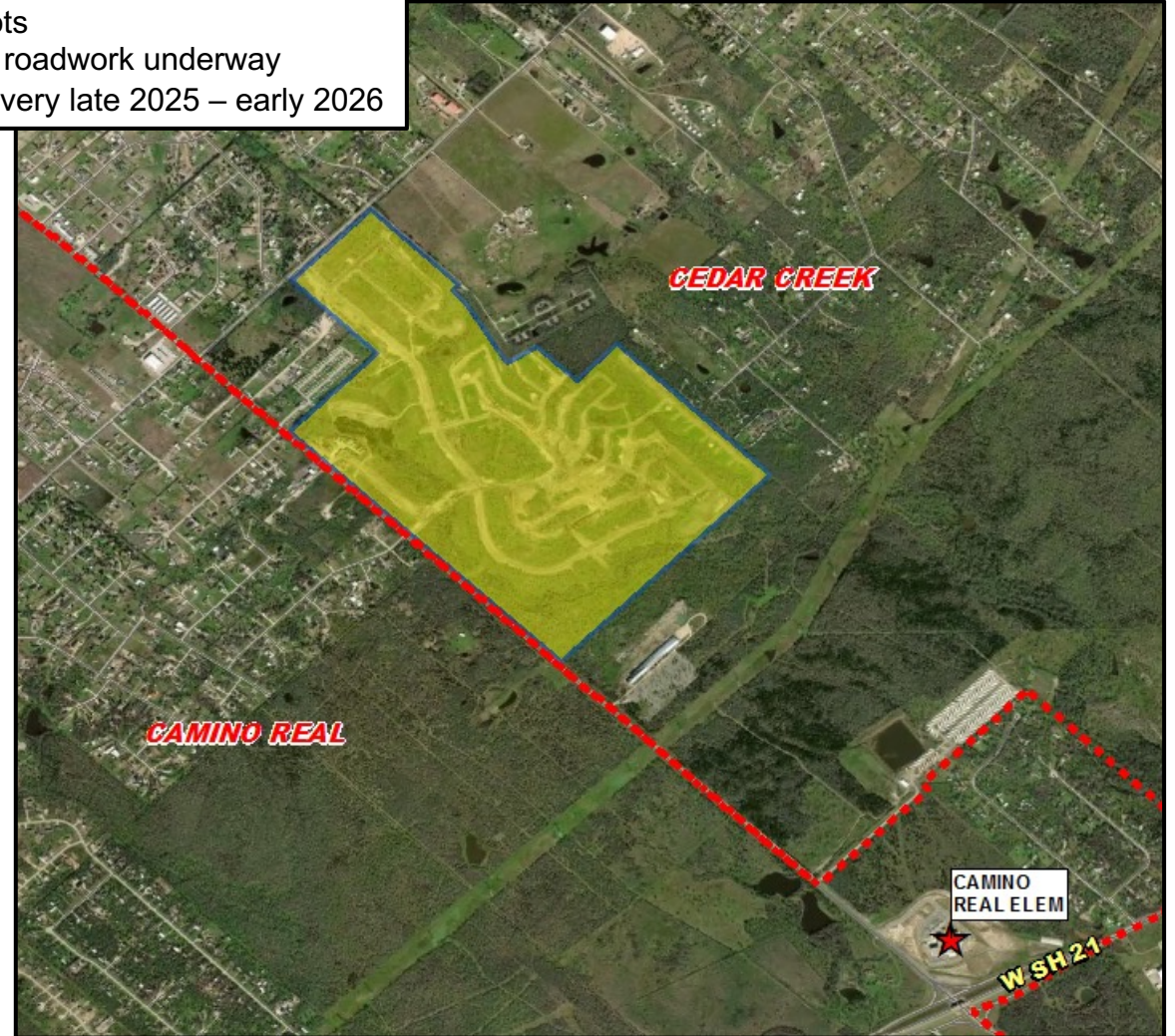
Silverleaf

- 814 total lots
- 613 future lots
- 199 vacant developed lots
- 2 homes under construction
- Groundwork underway on 111 lots in Phase 7
- Delivered first lots in Phases 1, 5 & 7 for homebuilding in 3Q25
- Anticipate first residents Spring 2026

October 4, 2025

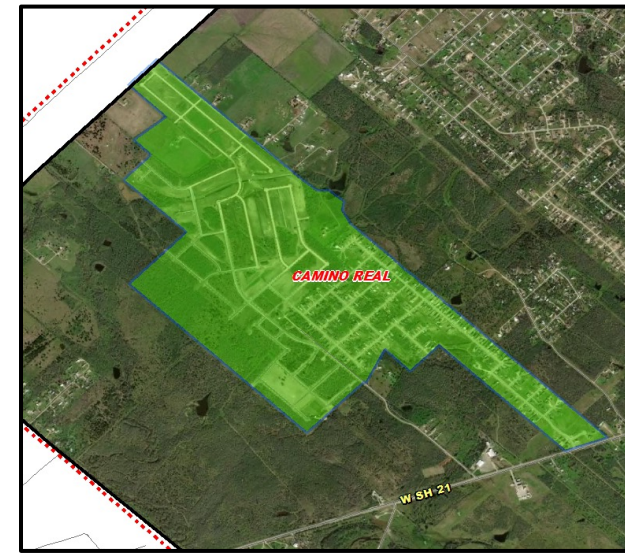
Stoic Falcon Subdivision

- 116 total future lots
- Groundwork and roadwork underway
- Anticipate lot delivery late 2025 – early 2026



February 1, 2025

October 11, 2025



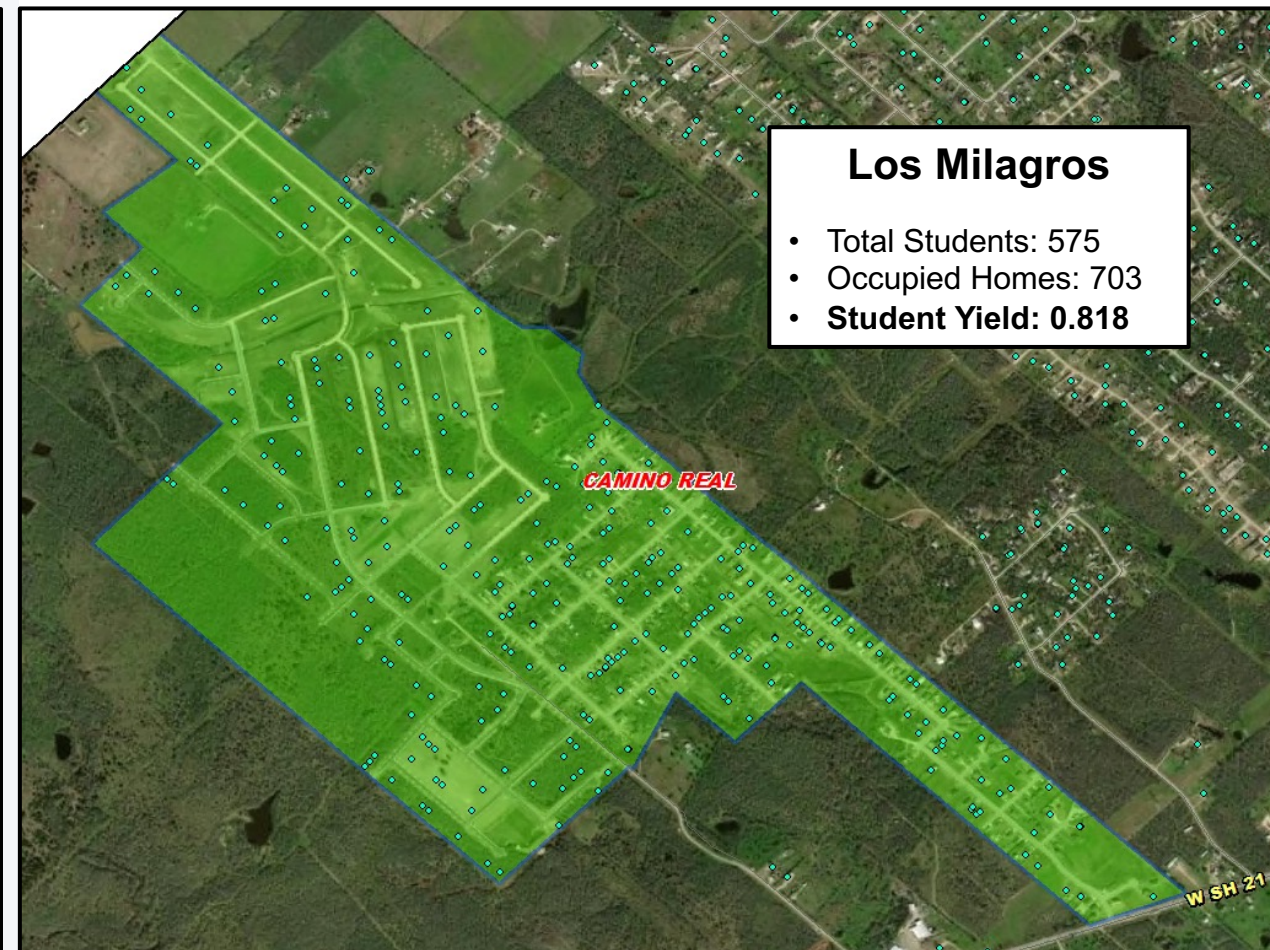
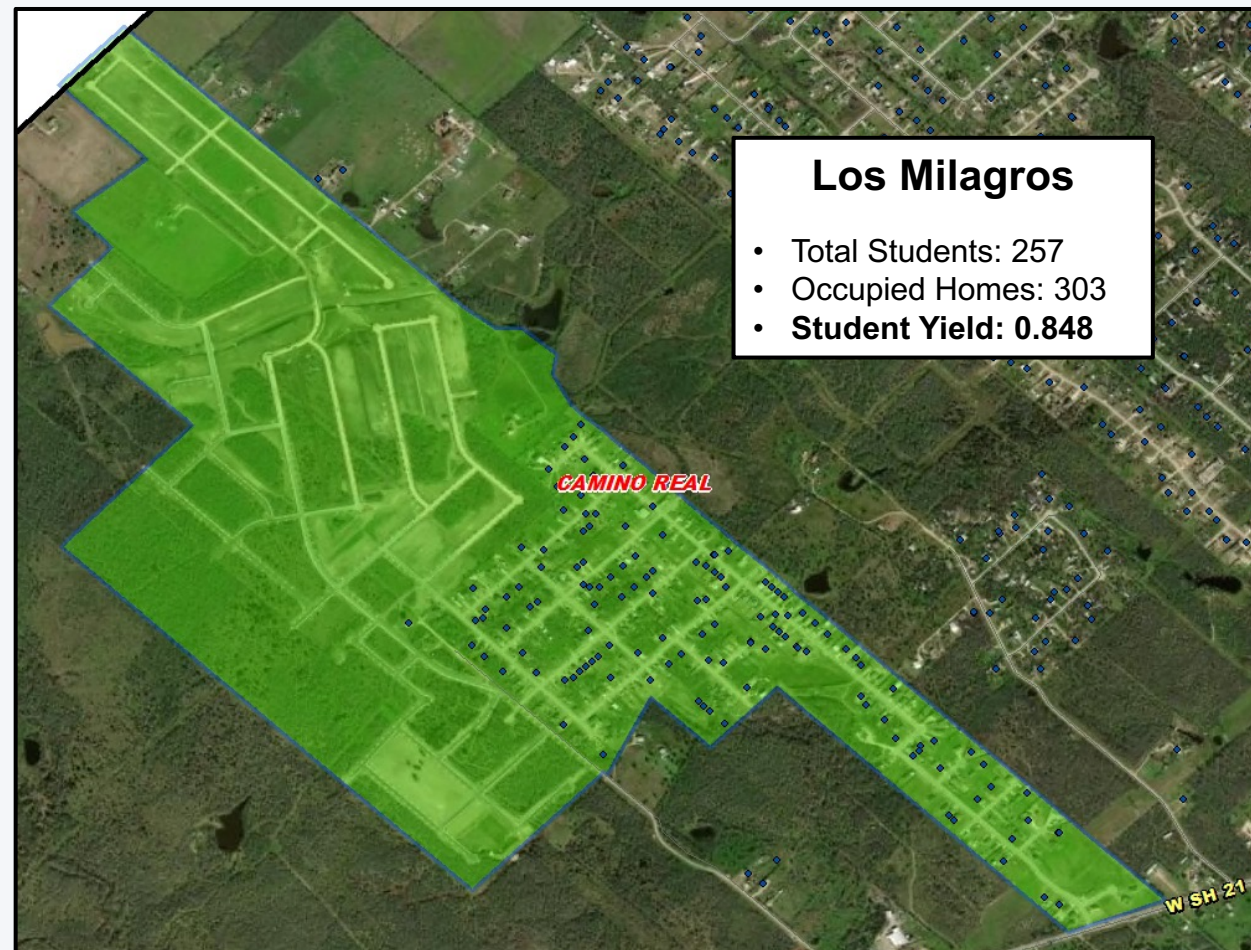
Los Milagros

- 1,150 total lots
- 113 future lots
- Approx. 325 vacant developed lots
- Approx. 703 occupied manufactured homes
- Homebuilding started on 749 lots in Phases 3 – 6 late 2024; first residents January 2025
- Preliminary plat for Phase 7 (66 lots) & Phase 8 (47 lots) approved December 2023
- **Closed 238 homes in last 6 months**
- Builder: Cayetano
- Student Yield: .818



Fall 2024

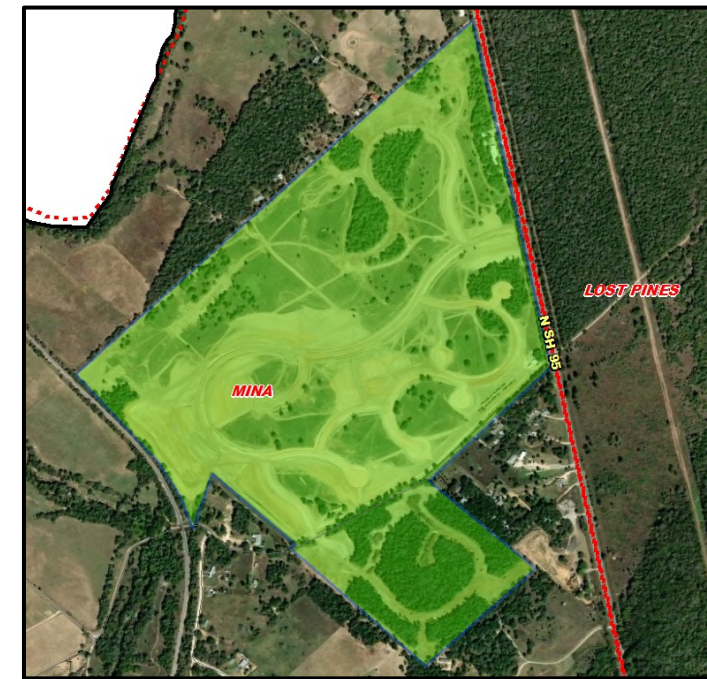
Fall 2025



March 20, 2025



October 27, 2025



La Condesa

- 340 total lots
- Approx. 283 vacant developed lots
- Approx. 7 homes under construction
- Approx. 50 occupied manufactured homes
- All lots delivered Spring 2025
- First residents Fall 2025
- Cayetano – same builder as Los Milagros
- Student Yield: **.96**

Reside Student Change: 24/25 to 25/26

Out of District Students

2024/25: 280
2025/26: **248**

2024/25: 1,311
2025/26: **1,297**

2024/25: 1,630
2025/26: **1,590**

2024/25: 1,675
2025/26: **1,578**

2024/25: 1,099
2025/26: **1,087**

2024/25: 1,340
2025/26: **1,358**

2024/25: 1,903
2025/26: **1,800**

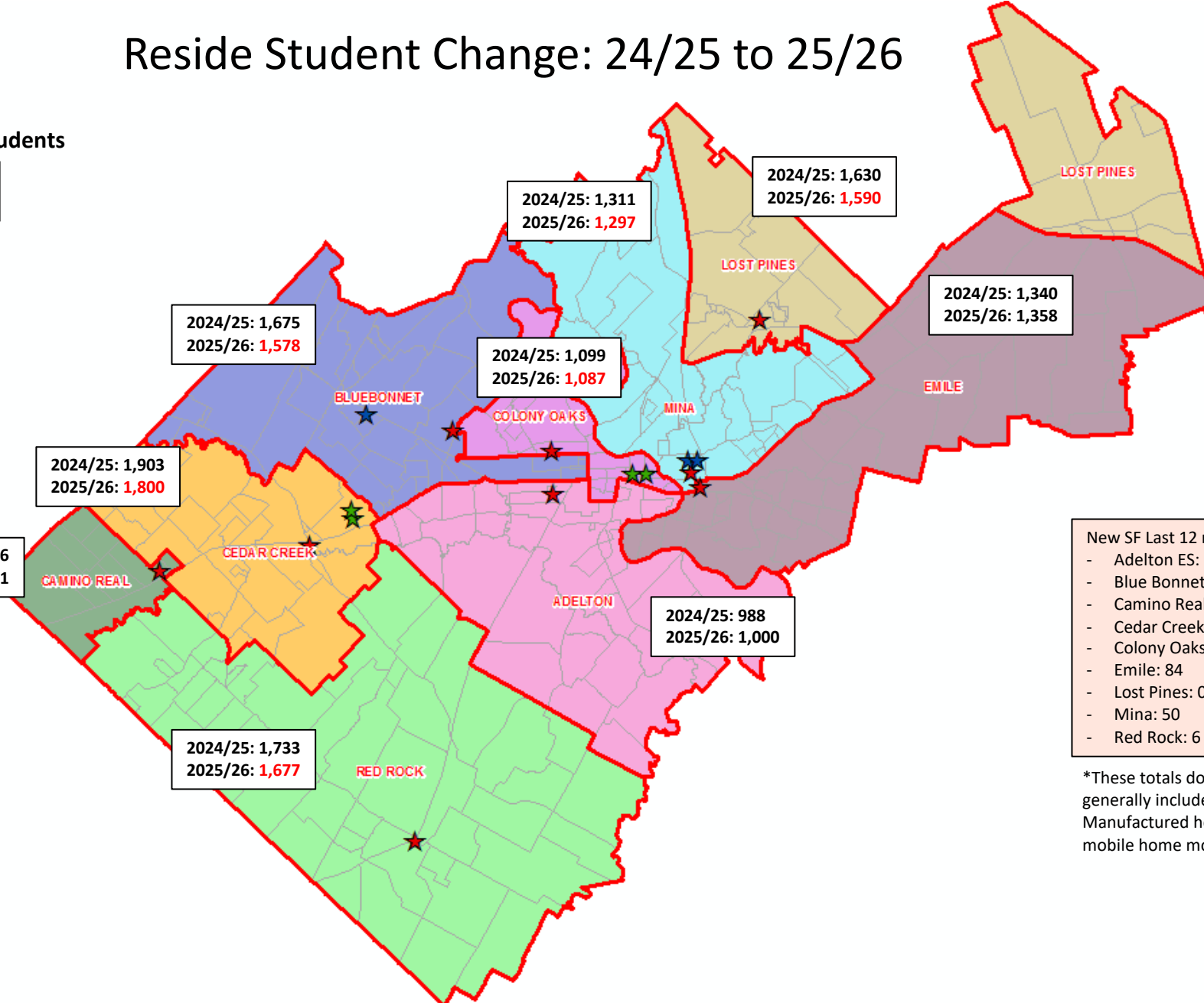
2024/25: 1,446
2025/26: **1,811**

2024/25: 988
2025/26: **1,000**

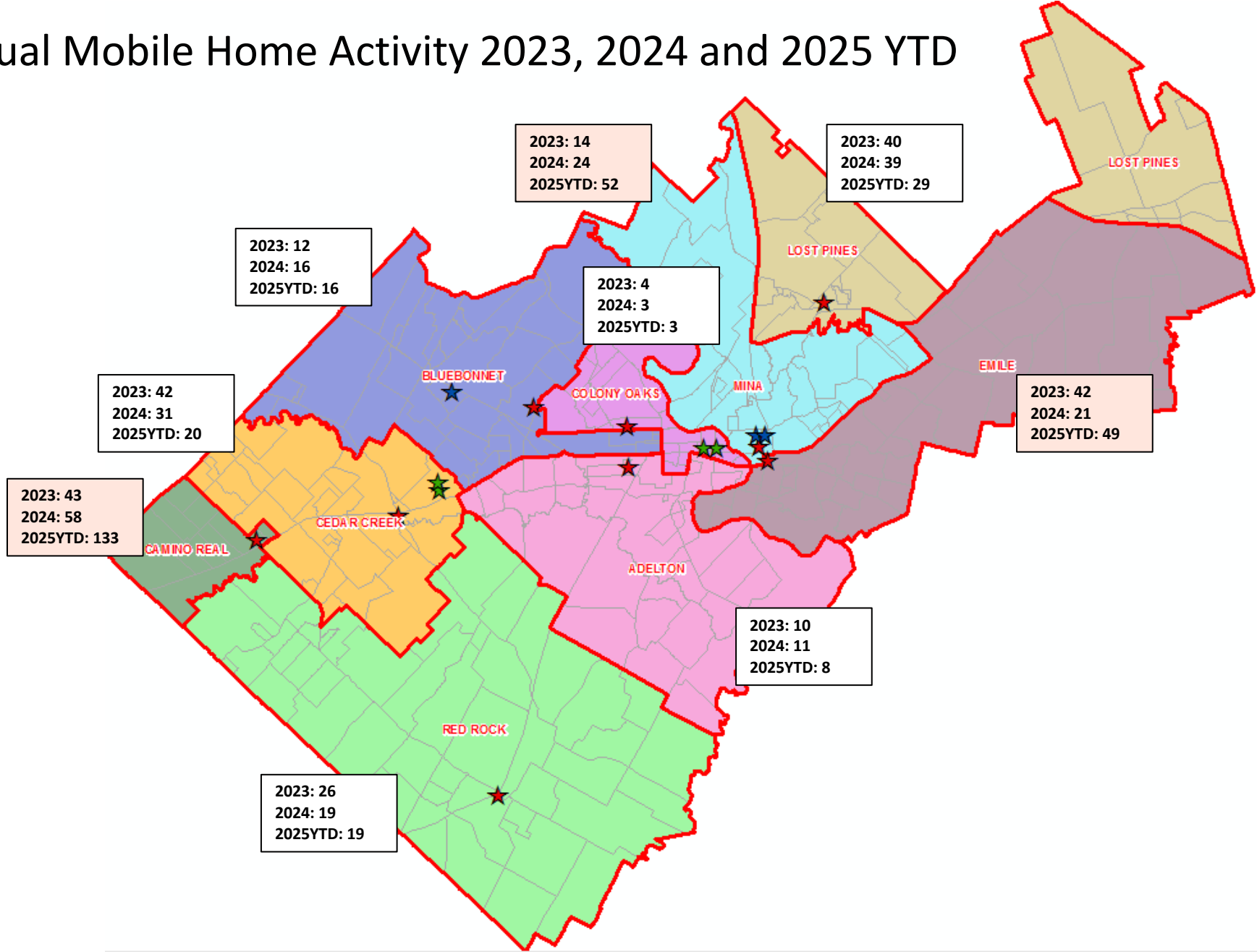
2024/25: 1,733
2025/26: **1,677**

- New SF Last 12 months*
- Adelton ES: 31
 - Blue Bonnet: 170
 - Camino Real: 230
 - Cedar Creek: 107
 - Colony Oaks: 156
 - Emile: 84
 - Lost Pines: 0
 - Mina: 50
 - Red Rock: 6

*These totals do not generally include Manufactured homes or mobile home move-ins



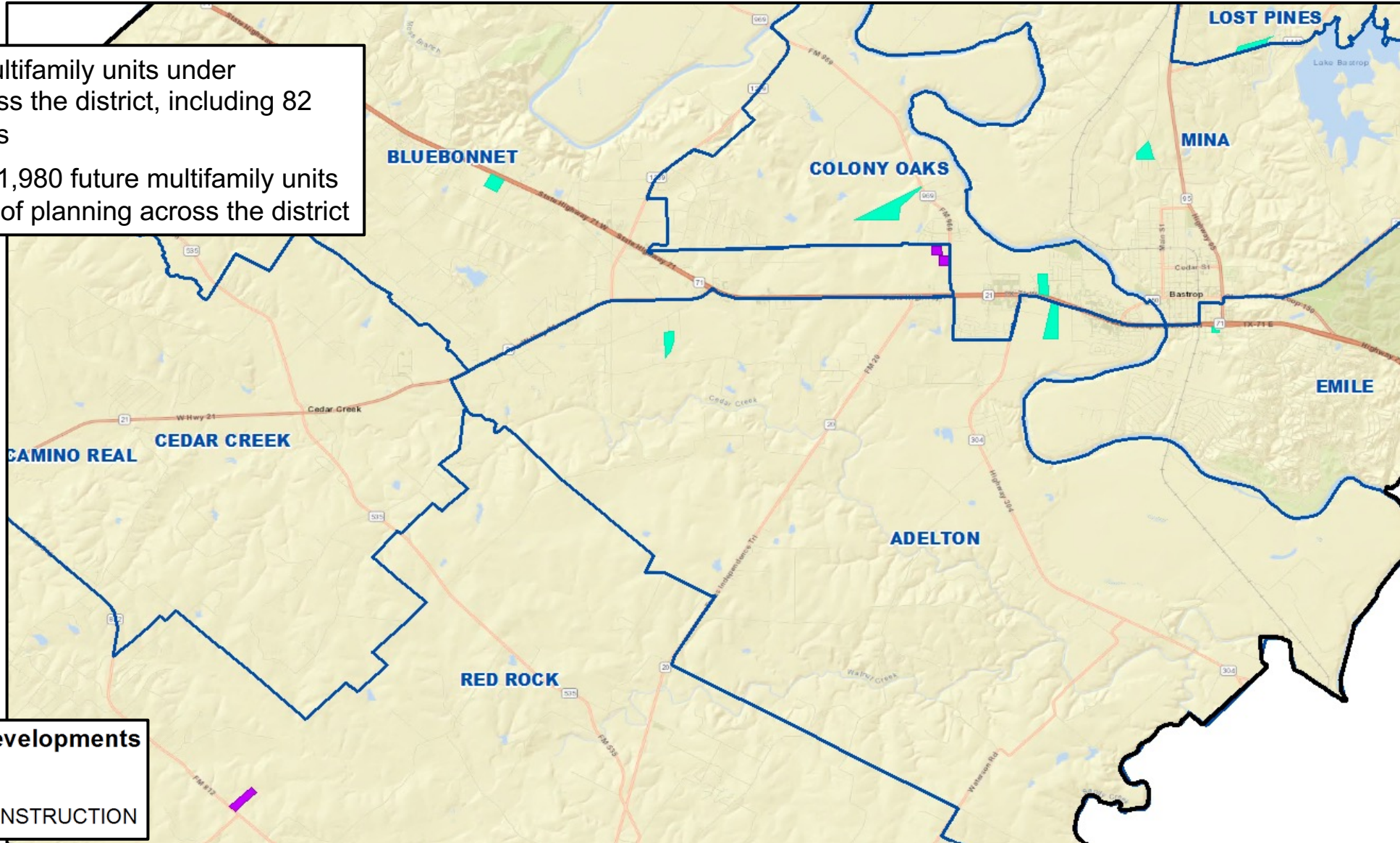
Annual Mobile Home Activity 2023, 2024 and 2025 YTD



- There are 420 multifamily units under construction across the district, including 82 duplex rental units
- There are nearly 1,980 future multifamily units in various stages of planning across the district

Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION



Valverde North

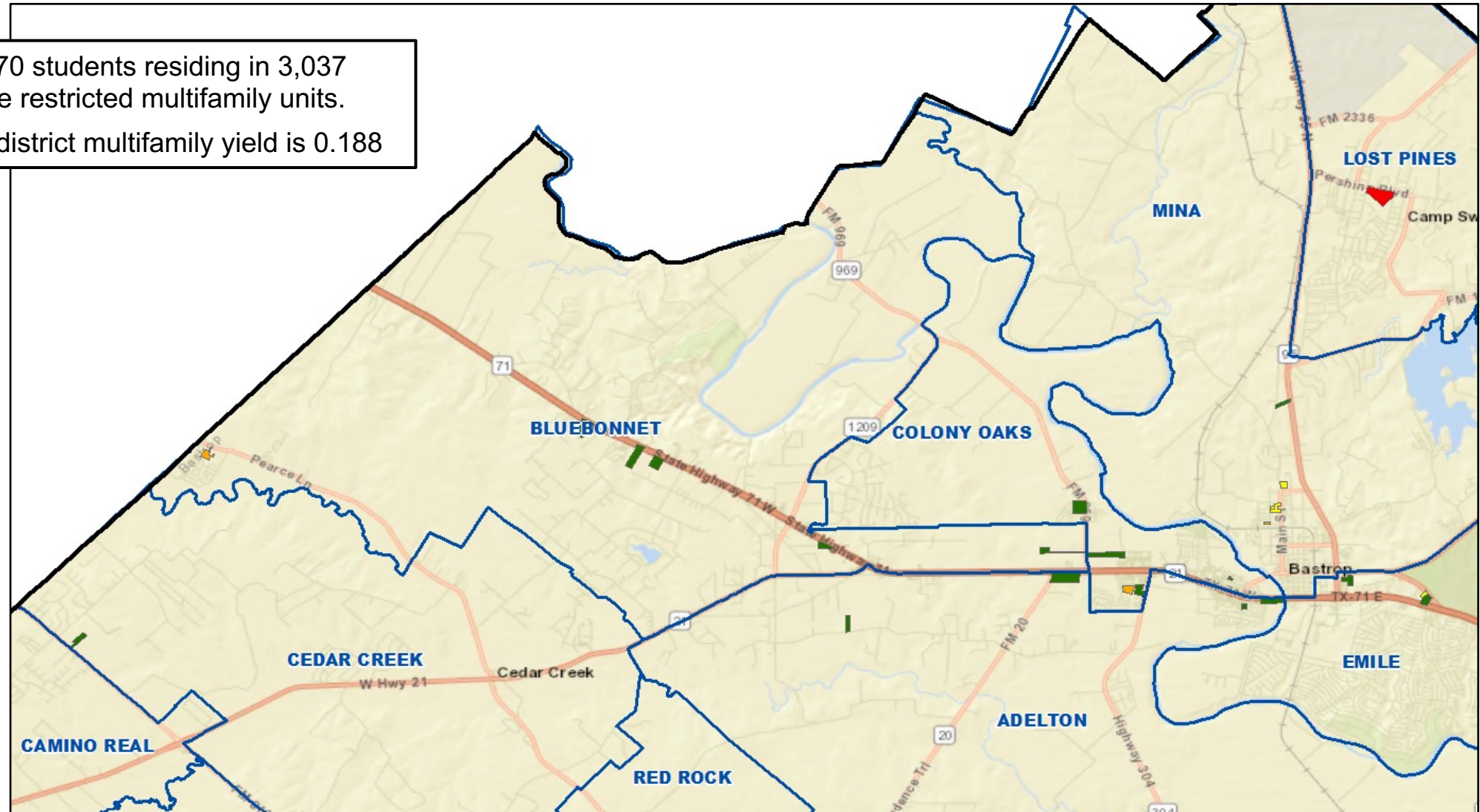
- 82 duplex units under construction
- Groundwork underway October 2025
- Construction estimated go vertical Spring 2026

Valverde South

- 168 duplex units under construction
- Construction went vertical Fall 2025
- First residents anticipated mid 2026

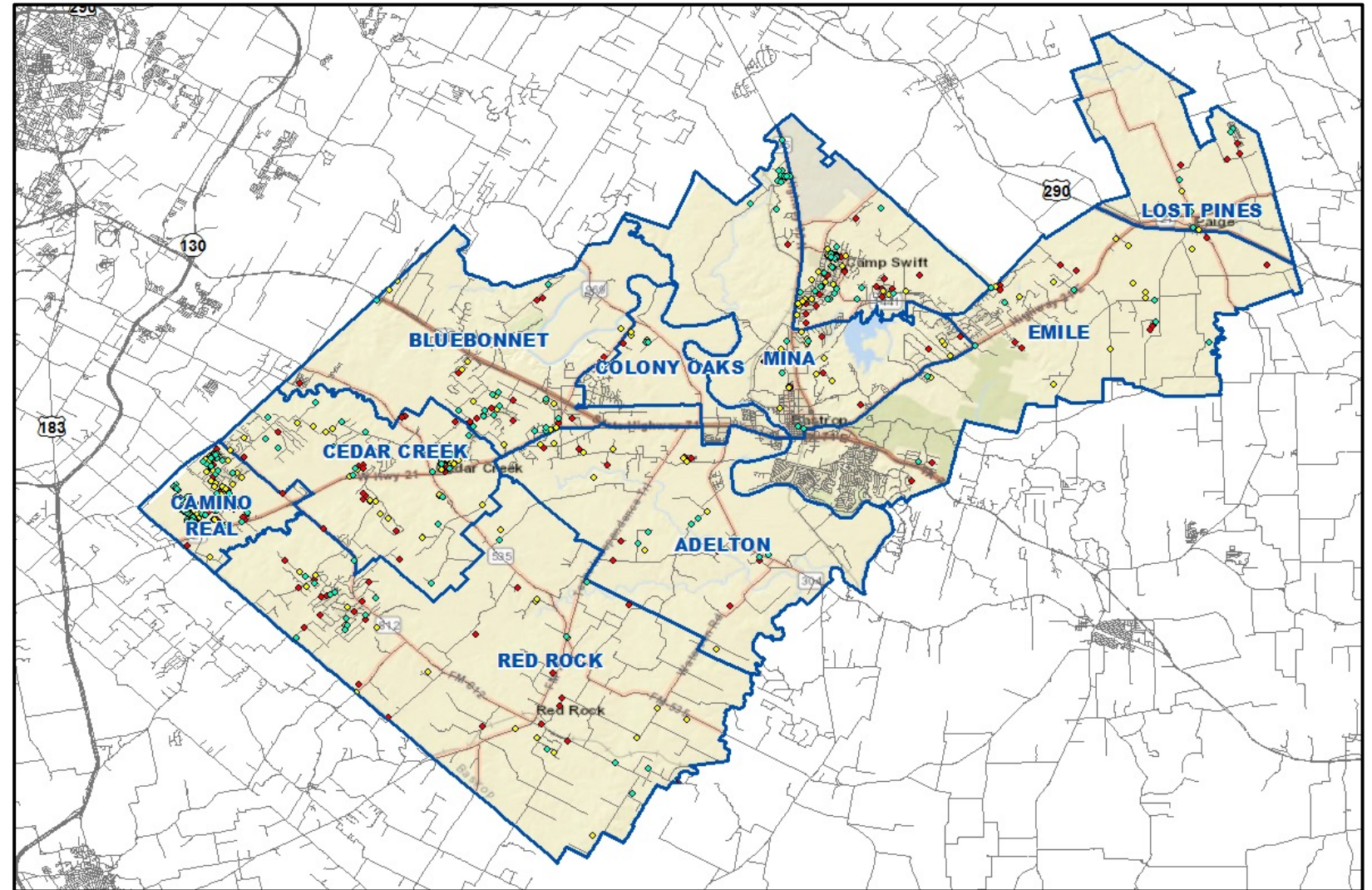


- There are 570 students residing in 3,037 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.188





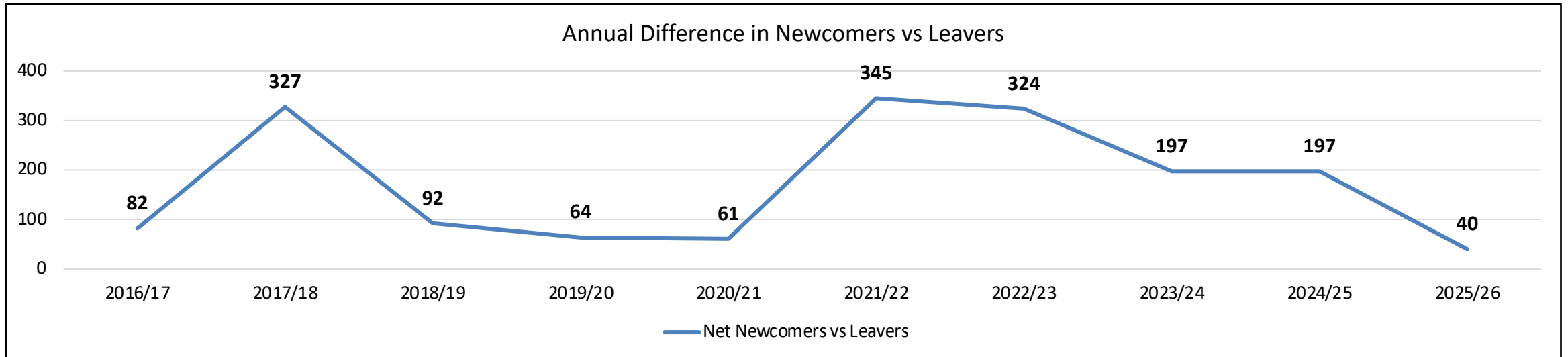
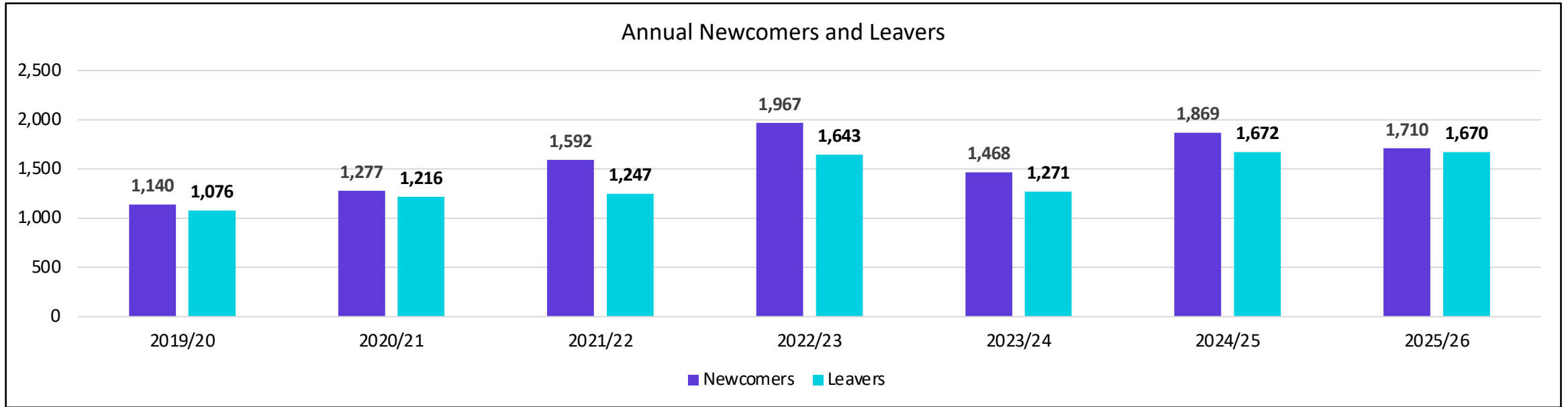
- **1,092 Manufactured Homes** have been installed within Bastrop County since 1/1/2023
- The County added **307 MH's** in 2023; through December 31, 2024, the County has added **345 units** (38 more than 2023), and through August 31, 2025 the county has added **440 manufactured home units** (95 more than 2024)
- Manufactured Homes within Bastrop ISD numbered **231 in 2023**; through December 31, 2024, Bastrop ISD has added **234 units** (3 more than 2023), and through August 31, 2025 BISD has added **311 manufactured home units** (77 more than 2024)



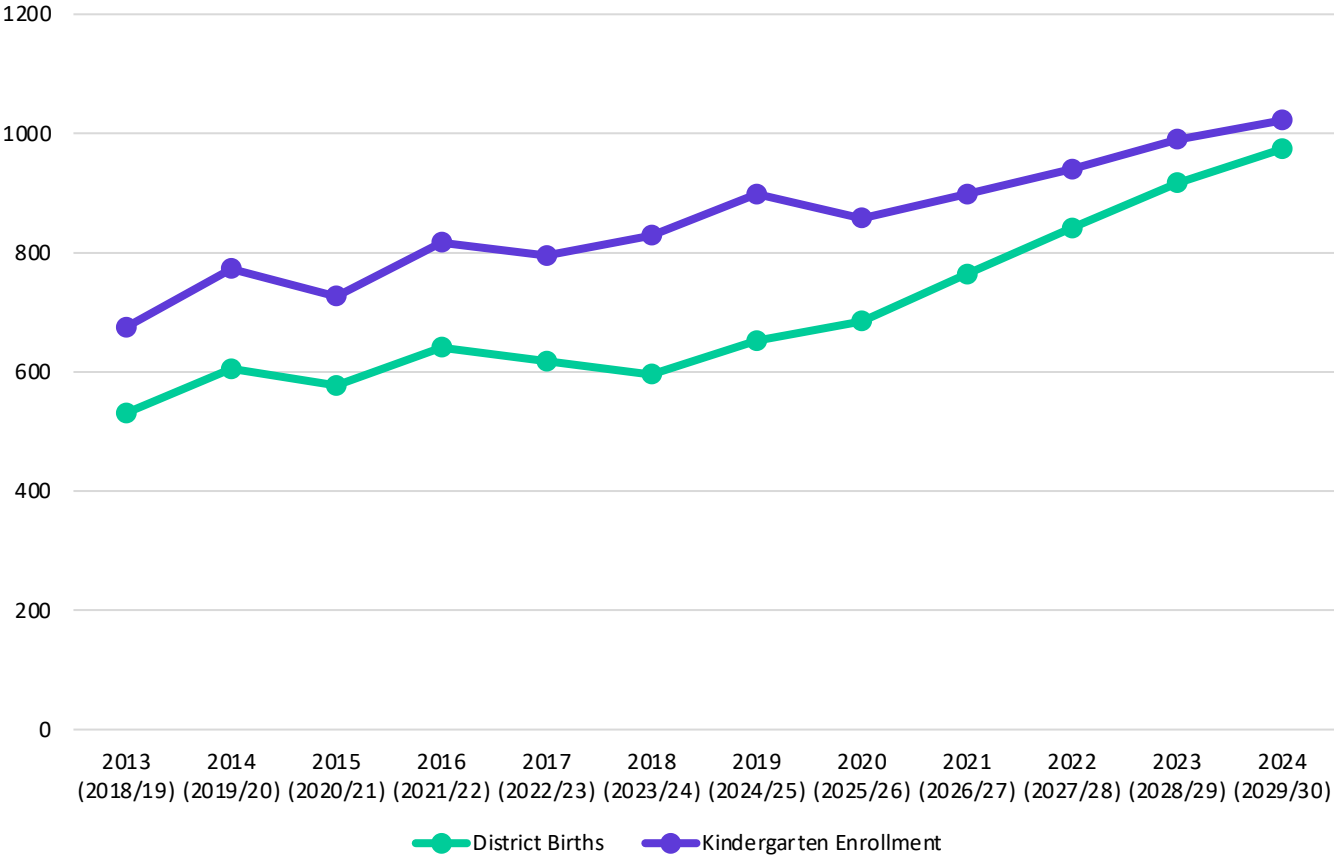


Newcomers and Leavers Mobility Analysis

Enrollment- Data & Trends

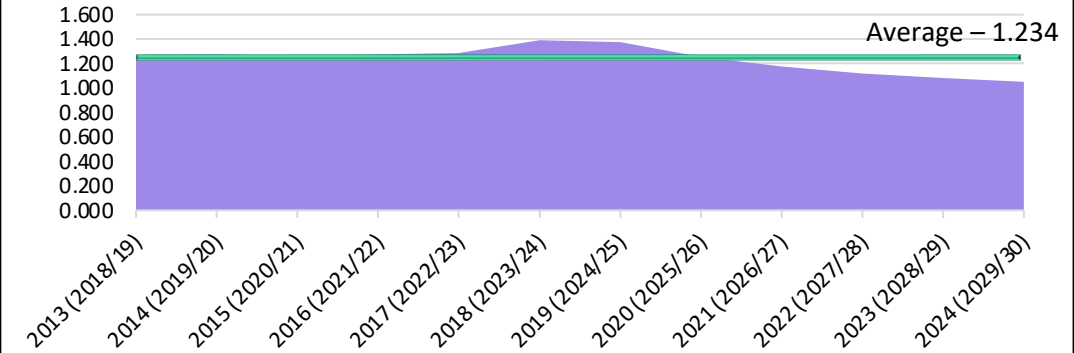


Bastrop ISD KG Enrollment vs. District Births



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	531	675	1.271
2014 (2019/20)	605	773	1.278
2015 (2020/21)	577	727	1.260
2016 (2021/22)	641	817	1.275
2017 (2022/23)	618	795	1.286
2018 (2023/24)	596	829	1.391
2019 (2024/25)	652	898	1.377
2020 (2025/26)	685	857	1.251
2021 (2026/27)	764	905	1.185
2022 (2027/28)	841	951	1.131
2023 (2028/29)	917	1,009	1.100
2024 (2029/30)	974	1,036	1.064

District Birth to KG Enrollment Ratio



Source: Texas Dept. of Health and Human Services

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	42	455	817	824	837	780	791	872	852	956	947	1,207	967	874	773	11,994	655	5.74%
2022/23	48	505	795	916	863	862	831	796	917	935	1,034	1,188	1,076	952	788	12,506	512	4.27%
2023/24	49	610	829	861	985	893	912	846	876	957	952	1,316	1,122	951	847	13,006	500	4.00%
2024/25	54	587	898	880	908	1,004	985	945	891	953	981	1,242	1,141	999	905	13,373	367	2.82%
2025/26	51	564	857	956	912	939	1,025	1,002	977	913	966	1,134	1,068	1,058	1,031	13,453	80	0.60%

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

GRADE LEVEL COHORT HISTORY

Cohort	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MS	HS
3-year avg	1.022	1.044	1.027	1.070	1.055	1.029	1.061	1.024	1.063	1.052	1.019	1.244	0.890	0.900	0.958	1.044	1.077	1.037	0.998
2022/23	1.143	1.110	0.973	1.121	1.047	1.030	1.065	1.006	1.052	1.097	1.082	1.254	0.891	0.984	0.902	1.047	1.029	1.090	1.008
2023/24	1.021	1.208	1.043	1.083	1.075	1.035	1.058	1.018	1.101	1.044	1.018	1.273	0.944	0.884	0.890	1.052	1.101	1.031	0.998
2024/25	1.102	0.962	1.083	1.062	1.055	1.019	1.103	1.036	1.053	1.088	1.025	1.305	0.867	0.890	0.952	1.060	1.053	1.056	1.003
2025/26	0.944	0.961	0.954	1.065	1.036	1.034	1.021	1.017	1.034	1.025	1.014	1.156	0.860	0.927	1.032	1.021		1.024	0.994

- Lowest elementary growth cohort in almost 10 years (excluding COVID)

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	42	455	817	824	837	780	791	872	852	956	947	1,207	967	874	773	11,994	655	5.74%
2022/23	48	505	795	916	863	862	831	796	917	935	1,034	1,188	1,076	952	788	12,506	512	4.27%
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2025/26	51	564	857	956	912	939	1,025	1,002	977	913	966	1,134	1,068	1,058	1,031	13,453	80	0.60%
2026/27	51	581	905	913	985	959	981	1,070	1,048	1,012	934	1,128	984	986	1,023	13,560	107	0.79%
2027/28	51	605	951	962	962	1,019	1,017	1,029	1,130	1,092	1,032	1,108	987	921	971	13,837	278	2.05%
2028/29	51	641	1,009	1,017	1,020	997	1,087	1,070	1,088	1,175	1,112	1,214	970	929	895	14,274	437	3.16%
2029/30	51	659	1,036	1,067	1,057	1,049	1,048	1,125	1,126	1,149	1,198	1,303	1,061	908	896	14,733	458	3.21%
2030/31	51	677	1,067	1,096	1,114	1,090	1,101	1,086	1,182	1,190	1,173	1,397	1,143	993	881	15,241	509	3.45%
2031/32	51	691	1,091	1,129	1,138	1,142	1,142	1,145	1,145	1,247	1,214	1,370	1,226	1,069	954	15,754	513	3.36%
2032/33	51	708	1,121	1,149	1,170	1,174	1,192	1,182	1,203	1,210	1,273	1,414	1,202	1,138	1,018	16,205	451	2.86%
2033/34	51	724	1,147	1,182	1,191	1,208	1,227	1,235	1,242	1,271	1,234	1,479	1,242	1,117	1,078	16,628	424	2.62%
2034/35	51	742	1,175	1,209	1,227	1,230	1,263	1,274	1,296	1,311	1,297	1,437	1,300	1,153	1,059	17,024	396	2.38%
2035/36	51	759	1,204	1,241	1,257	1,267	1,286	1,310	1,337	1,369	1,338	1,506	1,262	1,208	1,089	17,484	460	2.70%

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



Ten Year Forecast by Campus Level

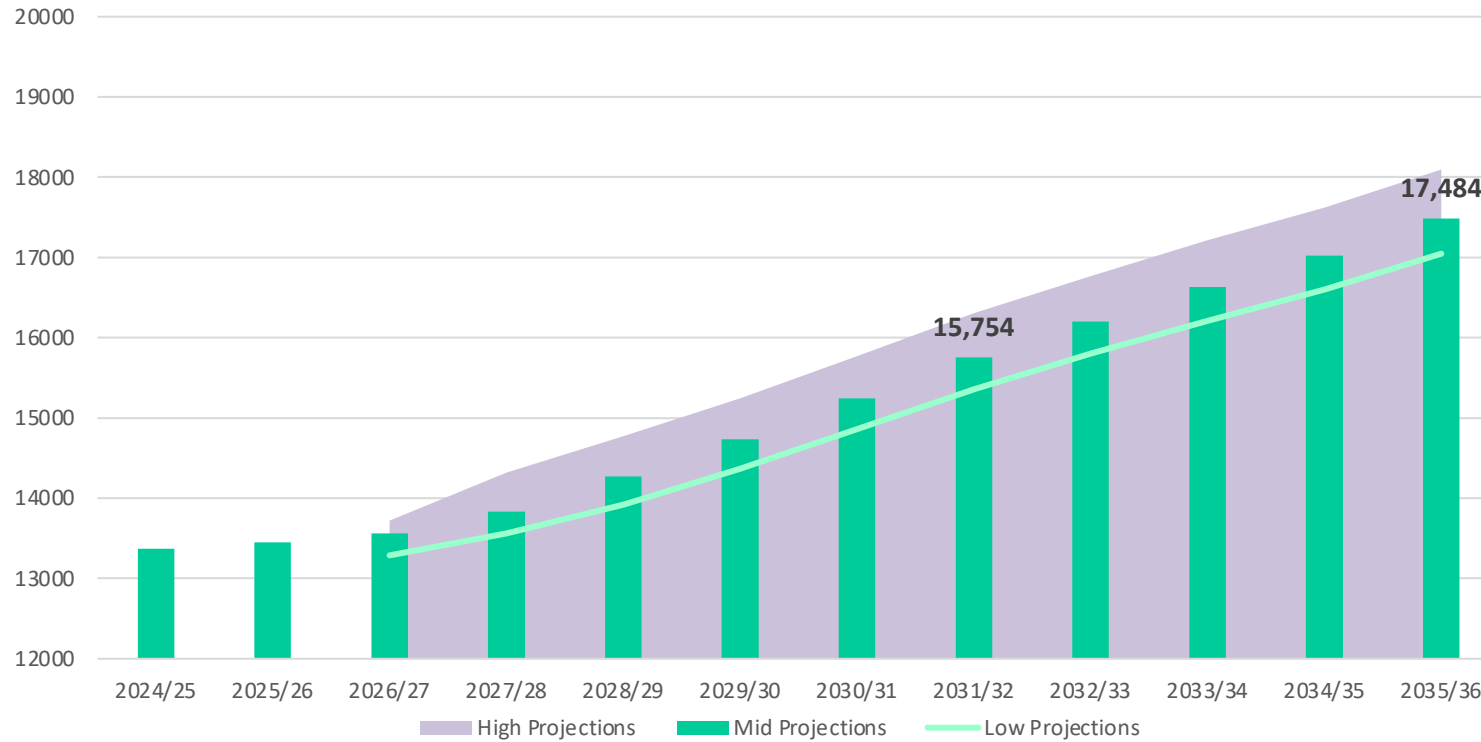
Enrollment Forecast

Campus	Functional Capacity w/o Portables	Capacity w/ portables	ENROLLMENT PROJECTIONS											
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2034/36
Adelton Elementary	900	900		515	505	511	548	573	587	631	677	727	776	827
Bluebonnet Elementary	750	926	765	704	695	695	736	761	845	910	963	1,012	1,061	1,106
Camino Real Elementary	750	950	815	954	1,074	1,173	1,244	1,285	1,316	1,366	1,407	1,448	1,490	1,529
Cedar Creek Elementary	833	965	775	816	808	787	822	853	870	903	913	928	942	961
Colony Oak Elementary	750	750	824	538	569	610	620	674	706	732	763	799	833	868
Emile Elementary	750	750	606	581	588	585	579	592	570	589	610	628	650	675
Lost Pines Elementary	750	882	896	744	732	713	741	750	746	743	743	747	746	744
Mina Elementary	750	750	802	687	701	762	839	846	872	887	901	905	905	901
Red Rock Elementary	750	838	778	767	773	760	763	758	770	768	770	771	768	764
ELEMENTARY SCHOOL TOTALS	6,833	7,511	6,261	6,306	6,445	6,596	6,892	7,092	7,282	7,529	7,747	7,965	8,171	8,375
Elementary Absolute Growth			276	45	139	151	296	200	190	247	218	218	206	204
Elementary Percent Growth			4.61%	0.72%	2.20%	2.34%	4.49%	2.90%	2.68%	3.39%	2.90%	2.81%	2.59%	2.50%
Riverside Middle School	850	900	413	717	790	837	812	800	827	829	836	806	824	841
Creekside Middle School	850	900	478	696	644	699	694	716	692	690	706	749	804	843
Bastrop Middle School	750	850	875	642	639	688	734	734	764	806	840	856	902	946
Cedar Creek Middle School	750	950	1,059	801	921	1,030	1,135	1,223	1,262	1,281	1,305	1,336	1,374	1,415
MIDDLE SCHOOL TOTALS	3,200	3,400	2,825	2,856	2,994	3,254	3,374	3,473	3,545	3,606	3,686	3,747	3,904	4,044
Middle School Absolute Growth			40	31	138	261	120	98	73	61	80	62	157	140
Middle School Percent Growth			1.44%	1.10%	4.82%	8.71%	3.68%	2.92%	2.09%	1.71%	2.21%	1.68%	4.19%	3.59%
Bastrop High School	1,850	1,850	1,767	1,743	1,679	1,666	1,706	1,816	1,926	1,979	2,018	2,087	2,096	2,155
Cedar Creek High School	2,550	2,550	2,145	2,158	2,052	1,931	1,912	1,962	2,098	2,250	2,364	2,439	2,463	2,520
Genesis High School	175	175	185	180	180	180	180	180	180	180	180	180	180	180
Colorado River Collegiate Acad	575	575	190	210	210	210	210	210	210	210	210	210	210	210
HIGH SCHOOL TOTALS	4,600	4,750	4,287	4,291	4,121	3,987	4,008	4,168	4,414	4,619	4,772	4,916	4,949	5,065
High School Absolute Growth			51	4	-170	-134	21	160	246	205	153	144	33	116
High School Percent Growth			1.20%	0.09%	-3.96%	-3.25%	0.53%	3.99%	5.90%	4.64%	3.31%	3.02%	0.67%	2.34%
DISTRICT TOTALS	14,633	15,661	13,373	13,453	13,560	13,837	14,274	14,733	15,241	15,754	16,205	16,628	17,024	17,484
District Absolute Growth			367	80	107	278	437	458	509	513	451	424	396	460
District Percent Growth			2.8%	0.6%	0.8%	2.0%	3.2%	3.2%	3.5%	3.4%	2.9%	2.6%	2.4%	2.7%

Green box = enrollment within 5% of functional capacity w/o portables

Yellow box = enrollment exceeds functional capacity w/o Portables

Enrollment Range Forecast



School Year	Low Projections	Mid Projections	High Projections
2024/25		13,373	
2025/26		13,453	
2026/27	13,288	13,560	13,722
2027/28	13,560	13,837	14,322
2028/29	13,917	14,274	14,774
2029/30	14,364	14,733	15,248
2030/31	14,860	15,241	15,775
2031/32	15,360	15,754	16,305
2032/33	15,799	16,205	16,772
2033/34	16,213	16,628	17,210
2034/35	16,599	17,024	17,620
2035/36	17,047	17,484	18,096

Low Range Projections

- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment
- School of Choice options lower overall housing yields

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields
- Current Transfer patterns remain

High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- KG enrollment keeps pace with birth rates



District Information -



Bastrop ISD enrollment increased by **2,073 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **105 students**.

Housing Market Conditions -



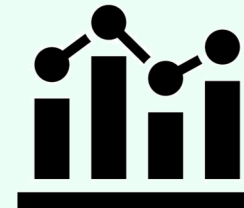
BISD is currently on pace to be slightly below 2024 totals in total district home sales by the end of 2025 due to the market tempering so far this year. Reduction in interest rates and the addition of new lots brought to market could fuel growth within the district.

Housing Activity & Future Developments -



The district currently has approximately **430 homes in active inventory**, roughly 5,400 lots available to build on, and roughly 22,000 planned in the future.

Enrollment Forecast -



BISD Enrollment is forecasted to reach over 15,100 students by the 2030/31 school year, and with additional housing growth enrollment is anticipated to surpass 17,300 students by the 2035/36 school year.