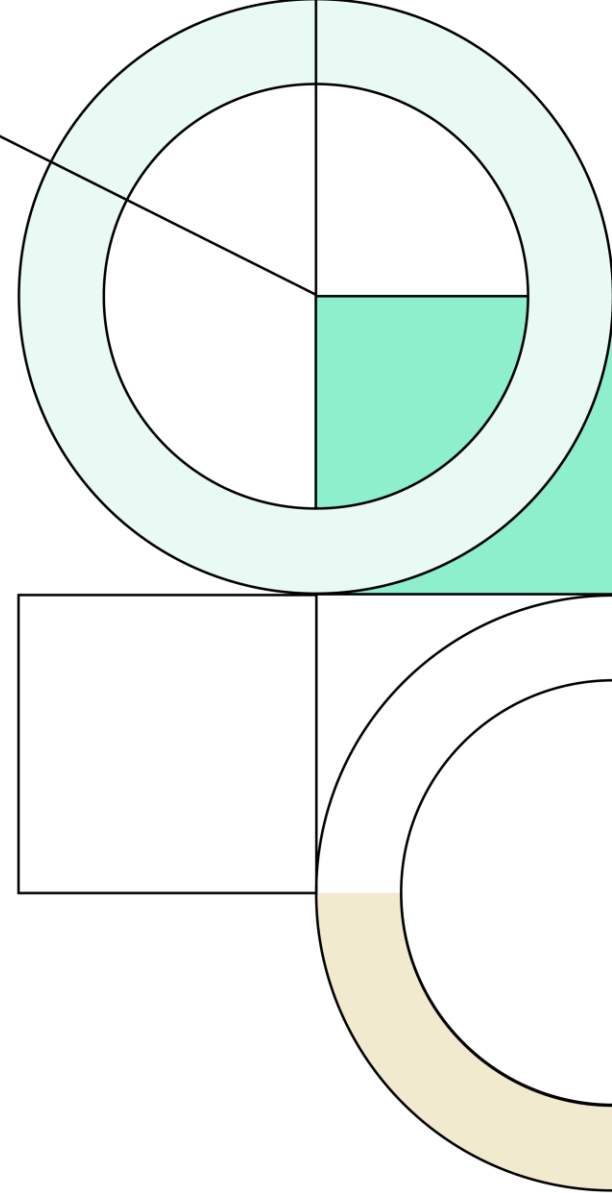




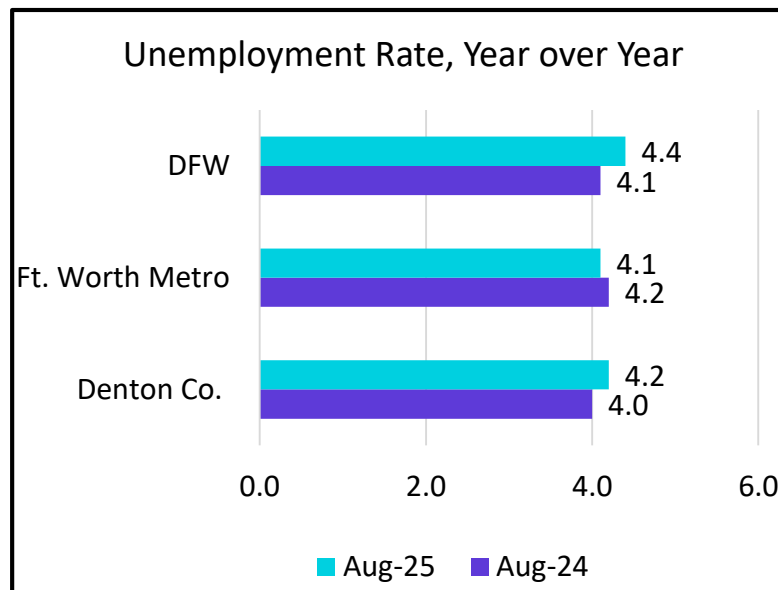
Argyle Independent School District

Fall 2025 Enrollment and Housing Report

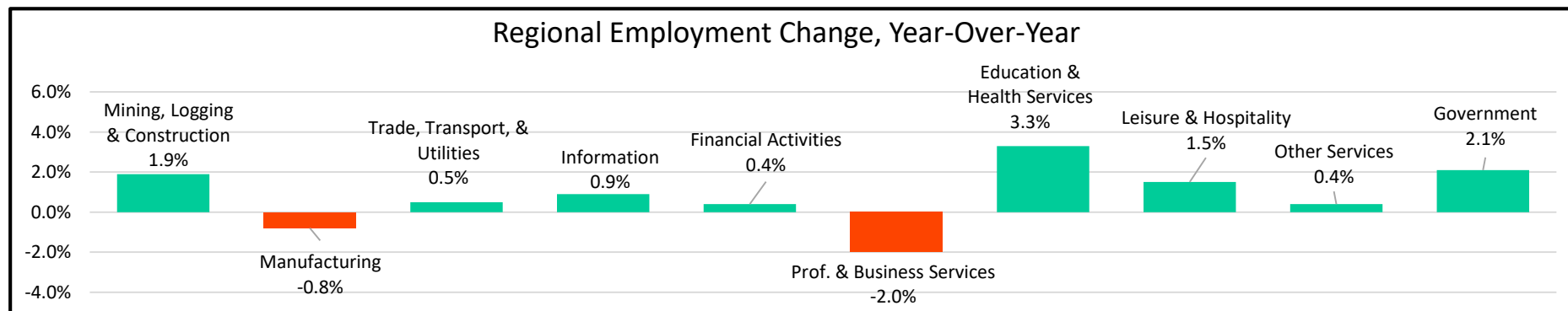
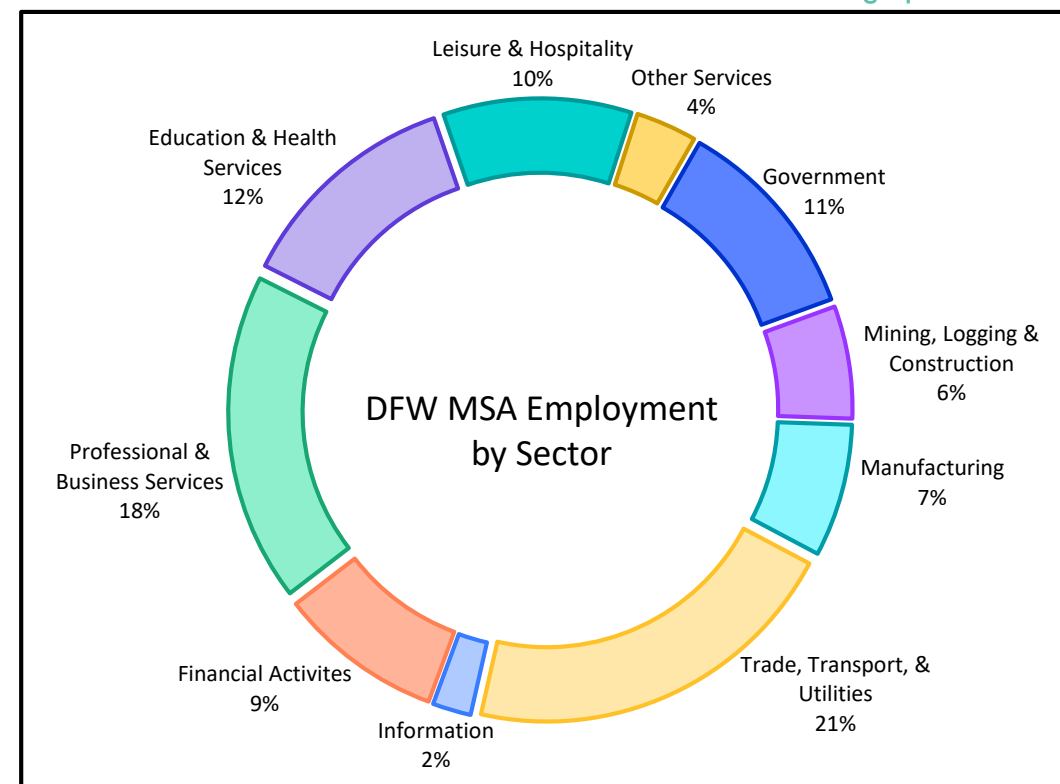
December 15, 2025



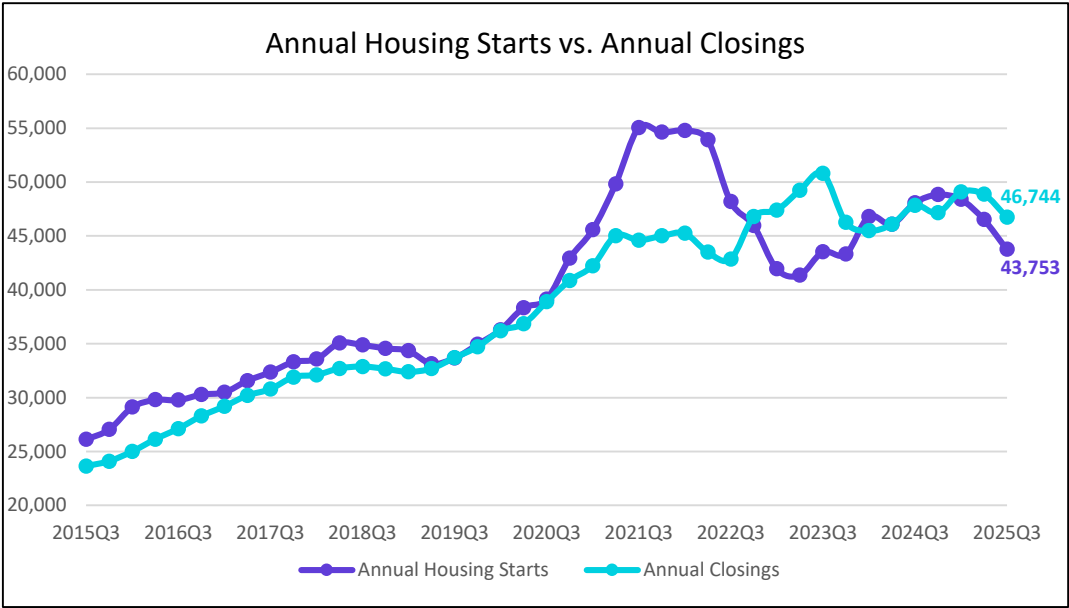
- Unemployment levels in the region have increased by approximately 0.1% to 0.2% from last year numbers
- 27,300 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest increases in job numbers over the past year was in the Education and Health Services sector
- The largest decline this past year was in Professional & Business Services the last 12 months



All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,271,300	4,298,600	0.6%

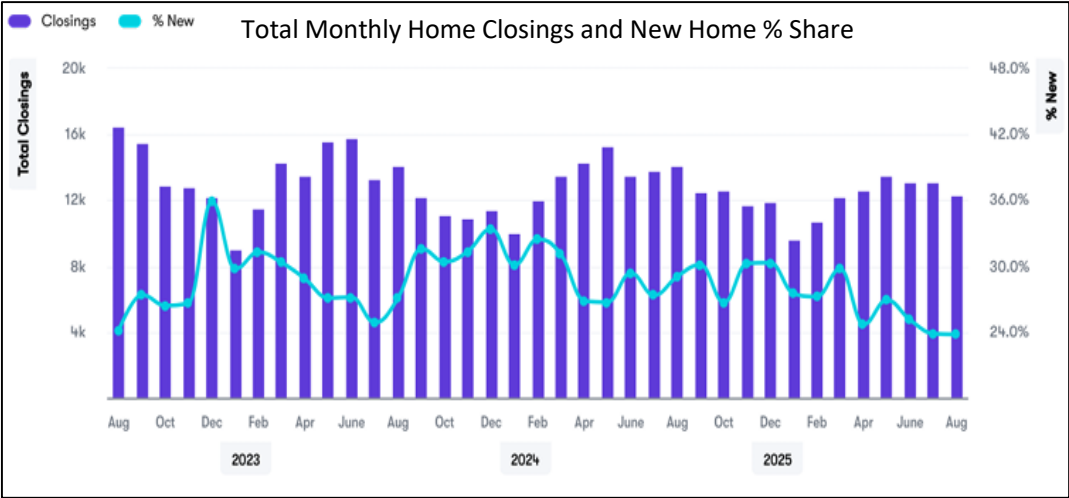


Source: US BLS; US BEA



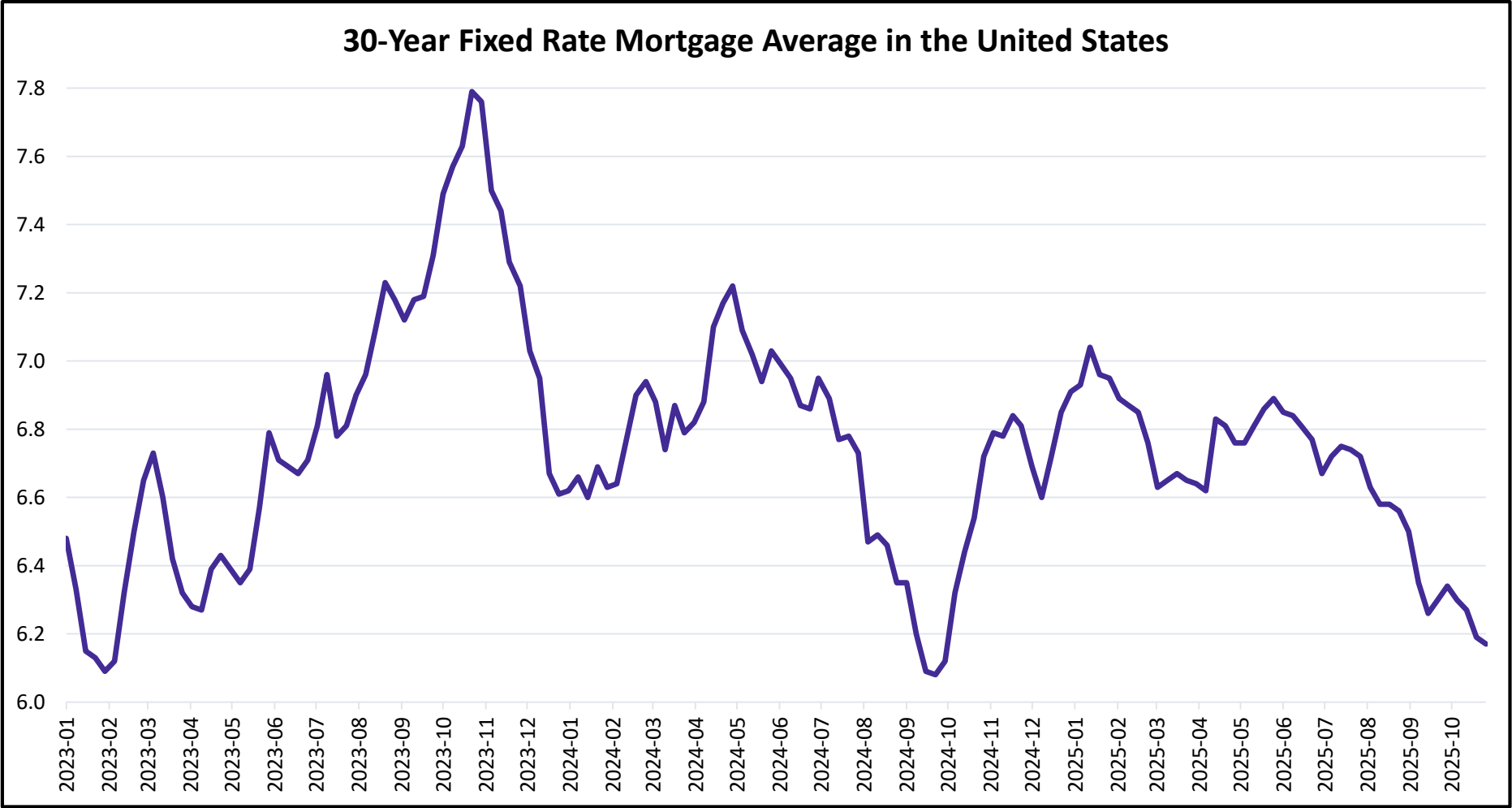
Dallas/Fort Worth maintains an average monthly sales rate of 2.0 net monthly sales per community among active projects.

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.



Dallas - Ft Worth - Arlington MSA experienced 39,716 new home closings in the last 12 months, a decrease of -12.6%.

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



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17 and October 29th, resulting in a reduction of the 30-year fixed rate mortgage average to 6.17% at the end of October, the lowest since October 2024.

The move was driven by signs of a softening labor market and weakening job growth.

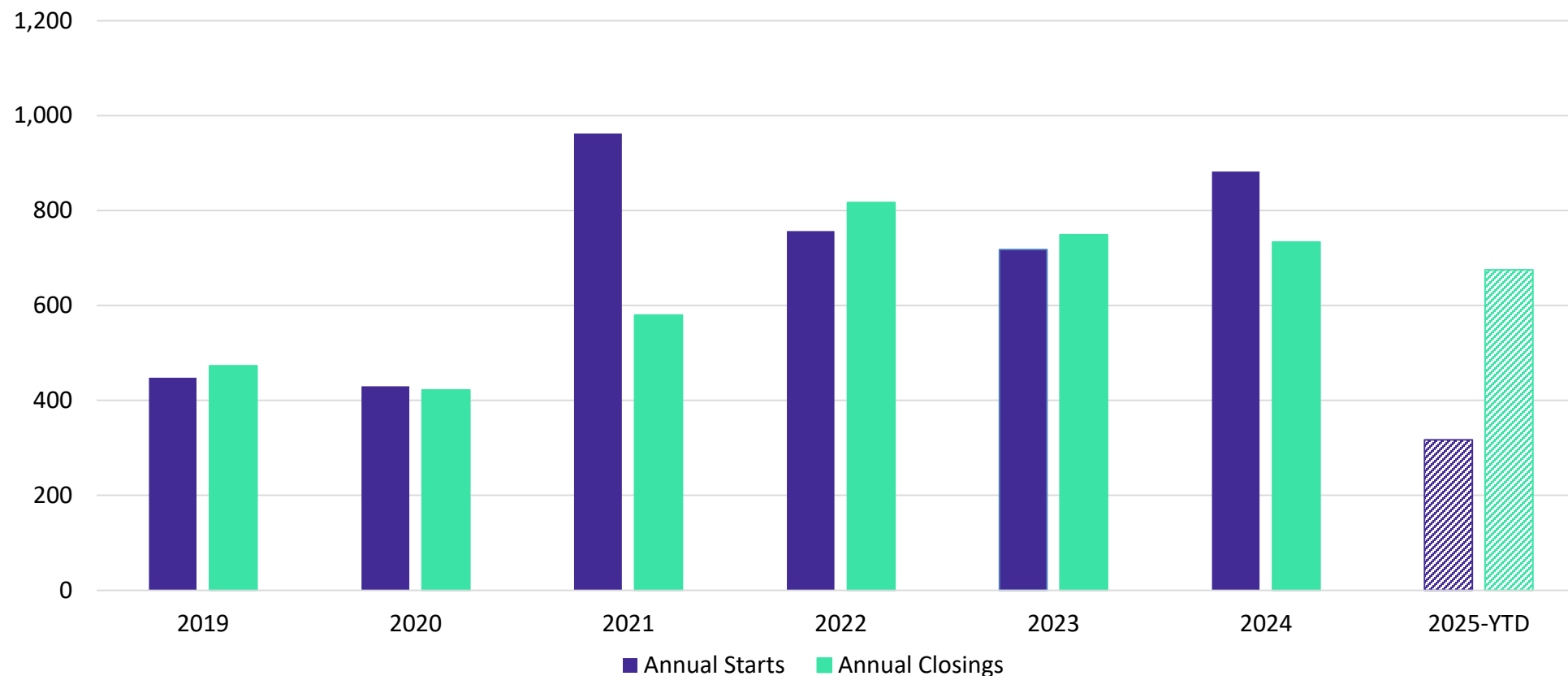
Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.



Argyle ISD New Home Activity

Single-Family Housing

Annual Starts & Closings



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	124	86	139	211	119	219	106
2Q	111	112	225	236	245	215	109
3Q	123	105	332	168	176	265	102
4Q	90	127	266	142	178	183	
Total	448	430	962	757	718	882	317

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	82	89	124	169	212	179	325
2Q	104	99	114	199	254	168	189
3Q	152	118	132	171	151	238	161
4Q	135	116	210	278	132	149	
Total	473	422	580	817	749	734	675

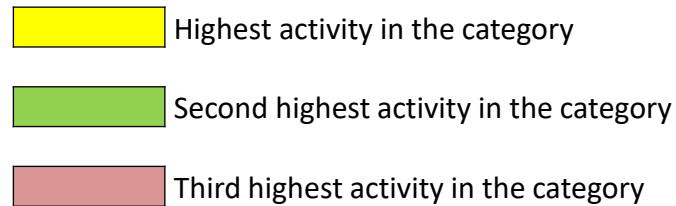
Source: Zonda

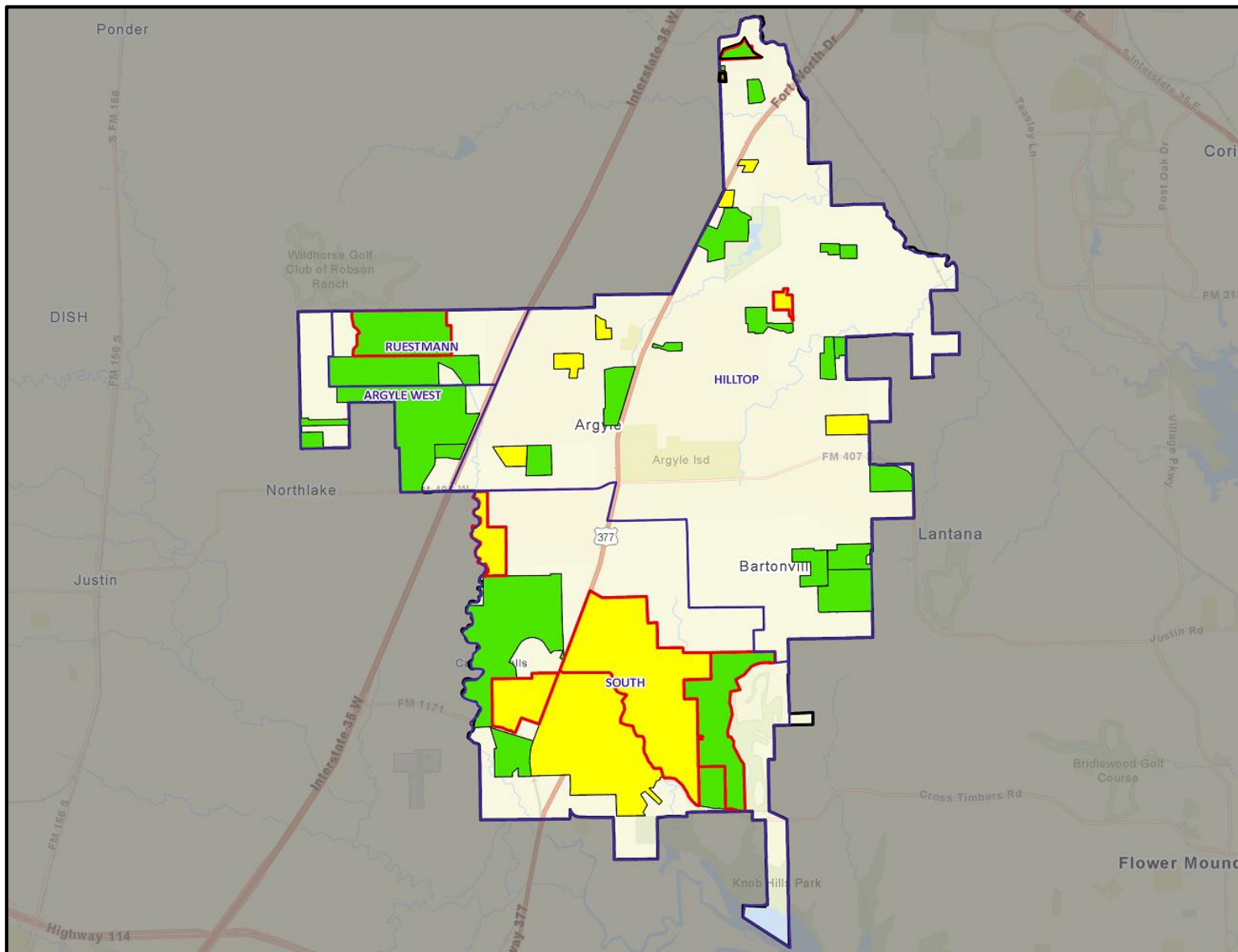


Argyle ISD New Home Activity by Elementary Zone

Single-Family Housing

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ARGYLE WEST	198	21	280	96	50	98	86	0
HILLTOP	112	15	143	32	62	85	226	251
RUESTMANN	150	59	310	21	75	81	164	249
SOUTH	40	7	91	12	21	25	32	5,595
Grand Total	500	102	824	161	208	289	508	6,095





District Future Housing Overview

- The district has 27 active subdivisions with roughly 210 homes under construction and more than 500 lots ready to be built on
- Within AISD there are currently 11 potential future subdivisions totaling over 6,000 single family lots
- Groundwork is underway on roughly 1,160 lots within 6 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

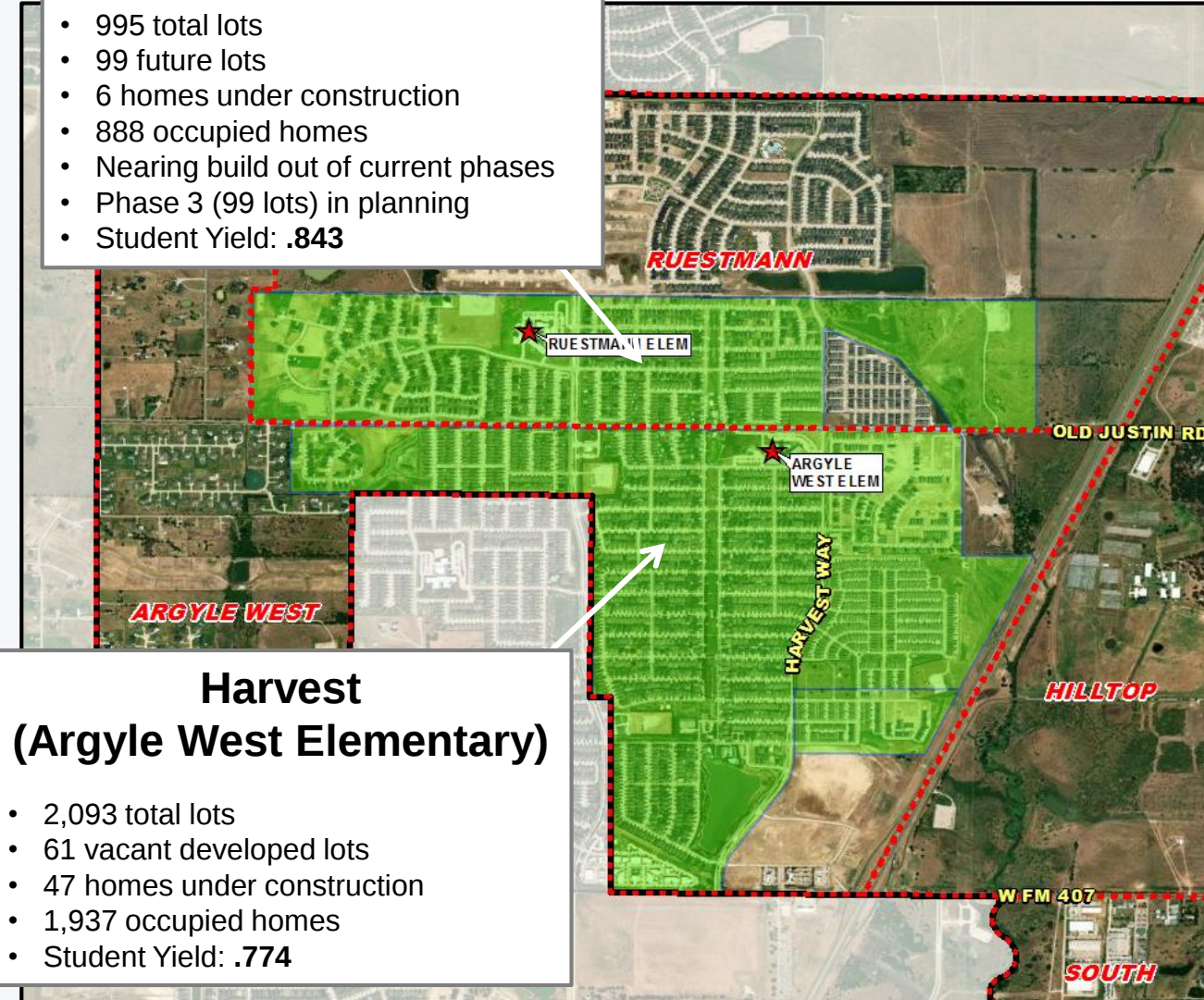
The following pages highlight major and new developments

November 2025



Harvest (Ruestmann Elementary)

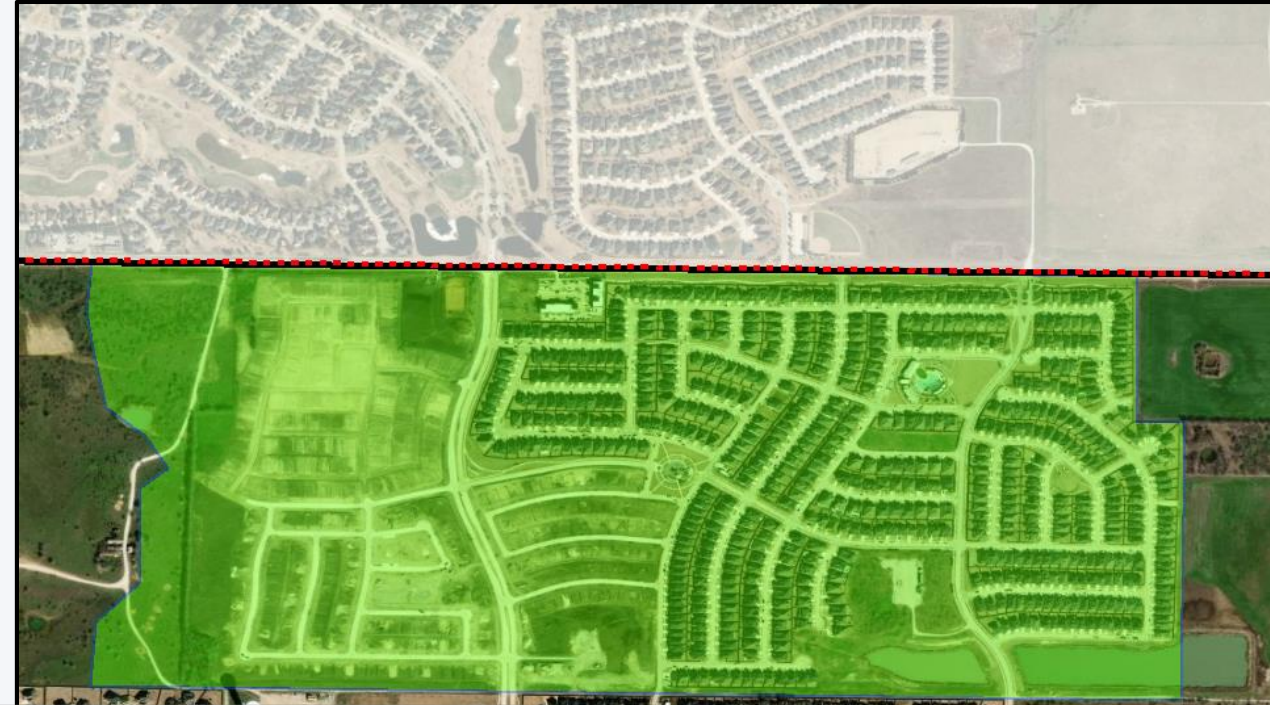
- 995 total lots
- 99 future lots
- 6 homes under construction
- 888 occupied homes
- Nearing build out of current phases
- Phase 3 (99 lots) in planning
- Student Yield: .843



Harvest (Argyle West Elementary)

- 2,093 total lots
- 61 vacant developed lots
- 47 homes under construction
- 1,937 occupied homes
- Student Yield: .774

November 2025



Ridge at Northlake

- 1,038 total lots
- 150 future lots
- 164 vacant developed lots
- 69 homes under construction
- 651 occupied homes
- Ph 5 (123 lots) and 6 (27 lots) groundwork underway
- Building 100-150 homes per year
- Student Yield: .952





District Single-Family Activity

Single-Family Housing Construction

November 2025



Glenwood Meadows

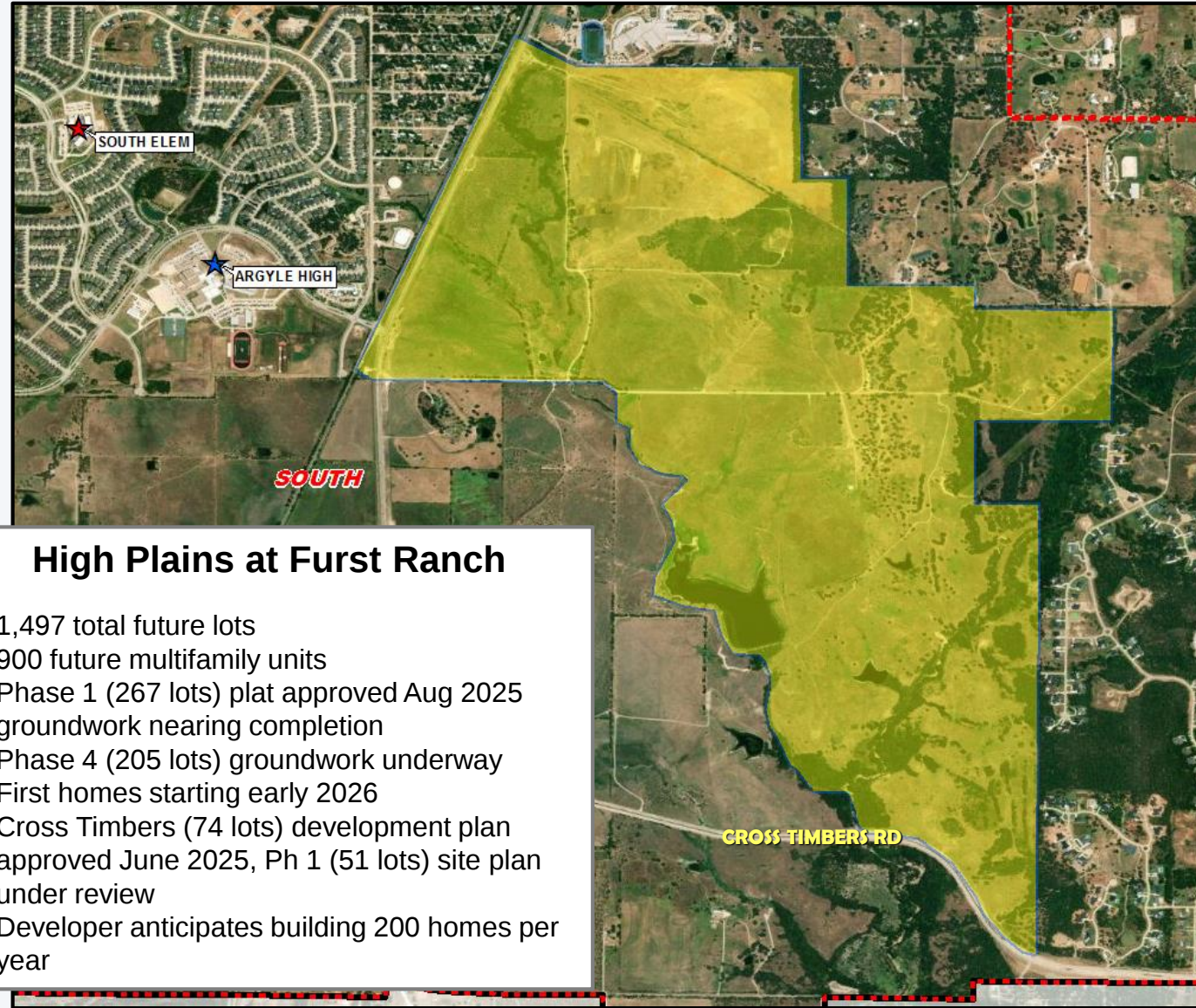
- 145 total lots
- 44 vacant developed lots
- 1 home under construction
- 93 occupied homes
- Building 20-30 homes per year
- Student Yield: .774



Vintage Village

- 118 total lots
- 55 vacant developed lots
- 8 homes under construction
- 48 homes occupied
- Building 30-40 homes per year
- Student Yield: .791

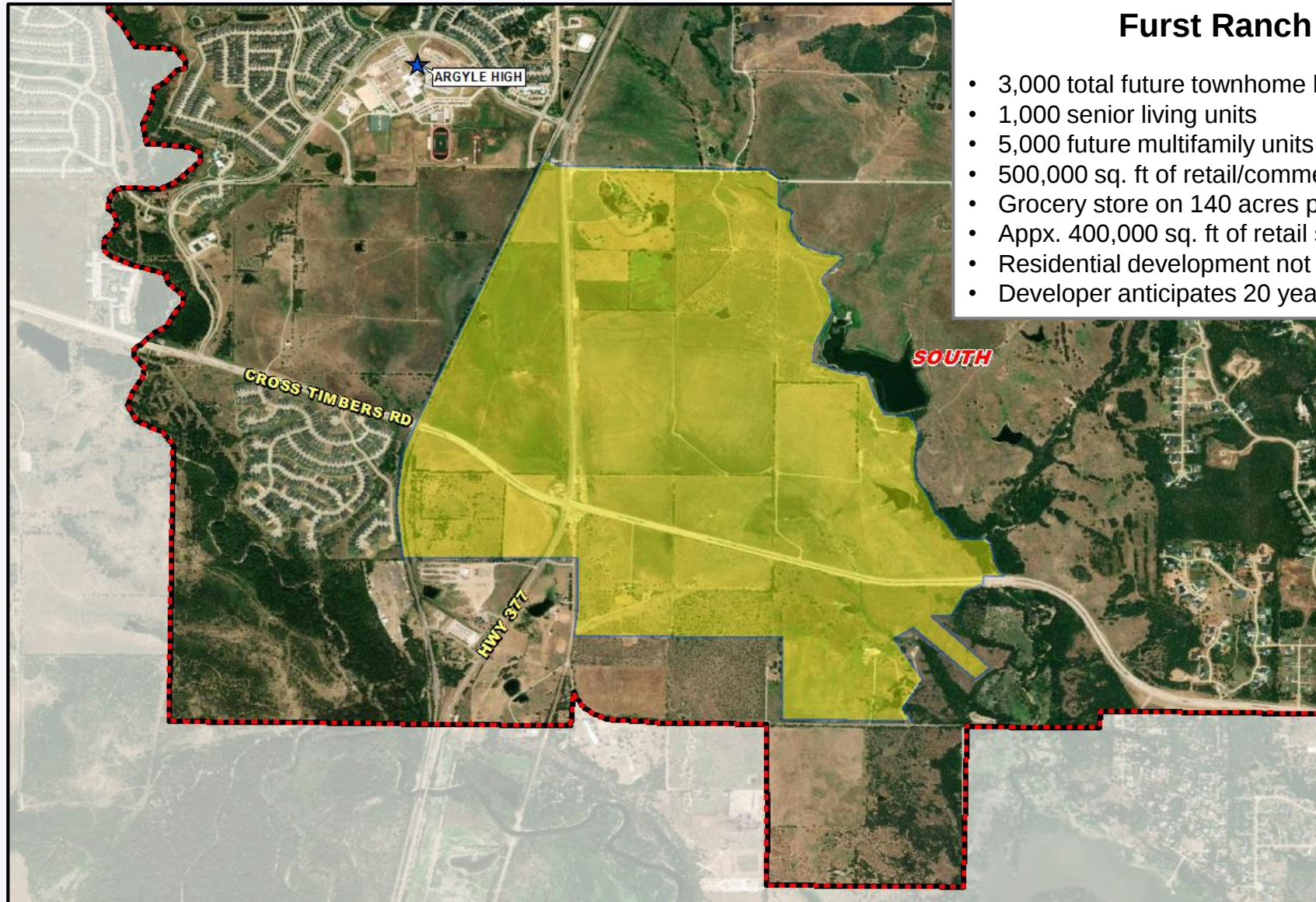
November 2025





District Single-Family Activity

Single-Family Housing Construction



Furst Ranch Mixed Use

- 3,000 total future townhome lots
- 1,000 senior living units
- 5,000 future multifamily units
- 500,000 sq. ft of retail/commercial space
- Grocery store on 140 acres planned to open 2028
- Appx. 400,000 sq. ft of retail space planned to open 2028
- Residential development not expected to begin until 2029
- Developer anticipates 20 year build out of all units

November 2025



Brookview

- Formerly La Estancia
- 993 total future lots
- Ph 1A (313 lots) and 1B (140 lots) site plans approved Oct 2025
- Groundwork underway
- Developer anticipates homes starting late 2026 or early 2027



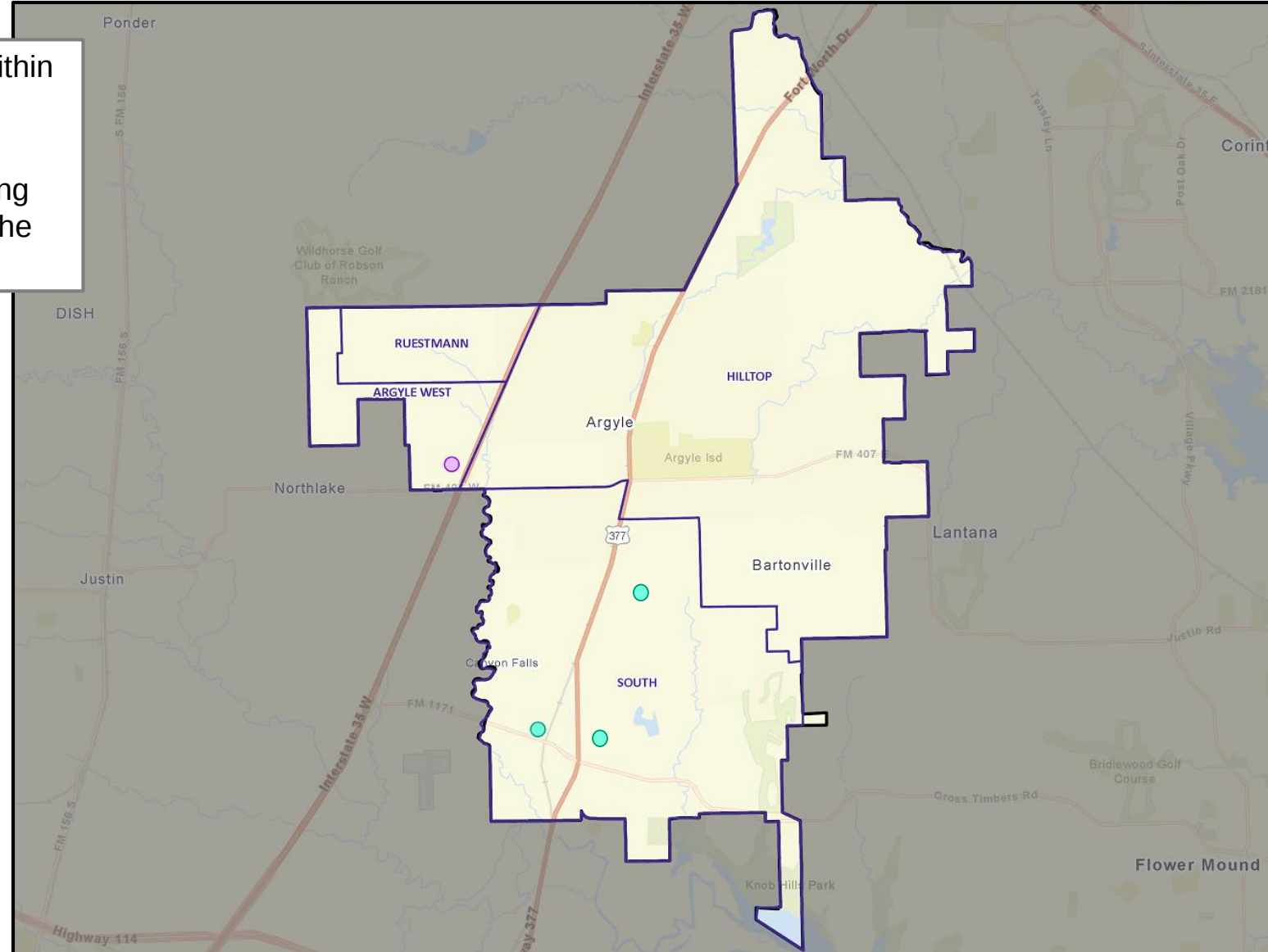
Aura Brookview

- 300 total future apartment units
- Site plan under review

- There are 349 multifamily units under construction within AISD, 90 of which are rental townhomes
- There are roughly 6,200 future multifamily units in various stages of planning across the district, including nearly 6,000 units being planned in various parts of the Furst Ranch master planned community

Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION



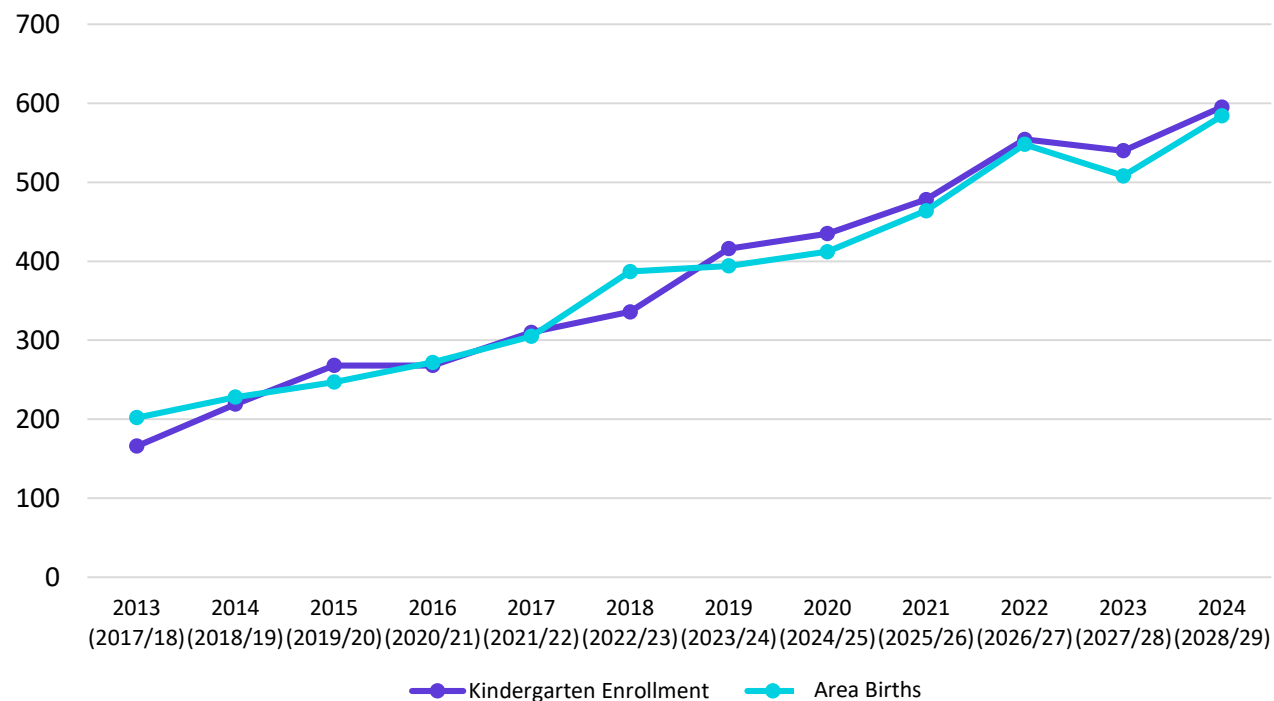
November 2025

Harvest House

- 349 total multifamily units
- 259 apartment units
- 90 rental townhomes
- Construction underway
- First units available Spring 2026

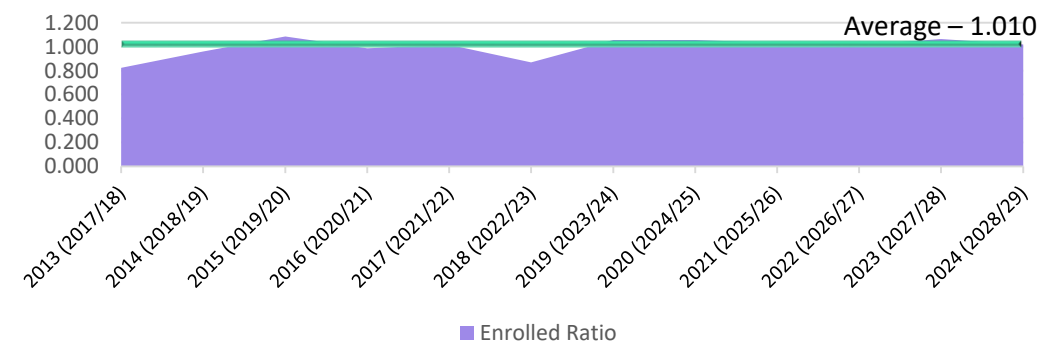


Argyle KG Enrollment v. District Births



Birth Year (School Year)	Area Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2017/18)	202	166	0.822
2014 (2018/19)	228	219	0.961
2015 (2019/20)	247	268	1.085
2016 (2020/21)	272	268	0.985
2017 (2021/22)	305	310	1.016
2018 (2022/23)	387	336	0.868
2019 (2023/24)	394	416	1.056
2020 (2024/25)	412	435	1.056
2021 (2025/26)	464	478	1.030
2022 (2026/27)	548	554	1.011
2023 (2027/28)	508	540	1.063
2024 (2028/29)	584	595	1.019

Area Births to KG Enrolled Ratio



Source: Texas Dept. of Health and Human Services

GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	21	96	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023/24	21	92	416	377	420	406	445	436	433	425	415	395	412	378	343	5,414	448	9.0%
2024/25	36	186	435	498	446	495	456	508	492	492	477	459	408	410	368	6,166	752	13.9%
2025/26	27	140	478	476	548	521	546	504	567	531	513	483	461	394	395	6,584	418	6.8%

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

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INTER	MID	HIGH
Prev. 3 Yr. Avg	1.155	1.245	1.128	1.138	1.153	1.171	1.109	1.128	1.133	1.100	1.064	1.060	1.012	0.985	0.970	1.138	1.133	1.082	1.007
2022/23	0.000	2.667	1.084	1.152	1.184	1.224	1.247	1.190	1.184	1.161	1.104	1.123	1.030	1.035	0.994	1.180	1.184	1.132	1.045
2023/24	1.000	0.958	1.238	1.122	1.176	1.167	1.101	1.135	1.155	1.084	1.027	1.062	1.000	0.995	0.972	1.157	1.155	1.056	1.007
2024/25	1.714	2.022	1.046	1.197	1.183	1.179	1.123	1.142	1.128	1.136	1.122	1.106	1.033	0.995	0.974	1.145	1.128	1.129	1.027
2025/26	0.750	0.754	1.099	1.094	1.100	1.168	1.103	1.106	1.116	1.079	1.043	1.013	1.004	0.966	0.963	1.112	1.116	1.061	0.987

- Overall District enrollment grew by 418 students from the previous the school year
- Elementary cohort growth continues to be strong
- Highest Grade groups are in 2nd & 6th Grade this school year
- High school grade cohorts decreased for the first time in several years

GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	21	96	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023/24	21	92	416	377	420	406	445	436	433	425	415	395	412	378	343	5,414	448	9.0%
2024/25	36	186	435	498	446	495	456	508	492	492	477	459	408	410	368	6,166	752	13.9%
2025/26	27	140	478	476	548	521	546	504	567	531	513	483	461	394	395	6,584	418	6.8%
2026/27	27	150	554	504	500	575	545	573	566	621	561	552	485	449	380	7,043	459	7.0%
2027/28	27	166	540	600	548	542	616	583	648	626	661	599	561	475	435	7,627	584	8.3%
2028/29	27	189	595	592	638	583	577	654	660	709	679	697	605	547	456	8,209	582	7.6%
2029/30	27	196	631	631	620	666	603	599	738	726	760	725	705	591	533	8,750	541	6.6%
2030/31	27	205	668	665	655	649	699	631	672	812	780	821	734	689	576	9,283	533	6.1%
2031/32	27	218	706	701	689	691	671	719	712	738	866	849	833	717	672	9,809	526	5.7%
2032/33	27	215	723	730	720	702	705	683	810	790	784	941	861	814	699	10,204	395	4.0%
2033/34	27	217	720	722	739	739	718	719	776	899	837	852	955	841	794	10,555	351	3.4%
2034/35	27	208	702	725	729	743	749	718	819	859	953	909	865	947	820	10,772	217	2.1%
2035/36	27	202	684	701	722	741	747	751	822	908	906	1,035	923	858	923	10,949	177	1.6%

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

CAMPUS	Capacity	2024/25	Fall	ENROLLMENT PROJECTIONS									
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	20 35/36
HILLTOP ELEMENTARY SCHOOL	750	787	771	812	825	863	872	870	873	854	847	826	797
ARGYLE SOUTH ELEMENTARY SCHOOL	850	783	789	829	885	986	1,100	1,296	1,539	1,722	1,860	1,923	1,961
ARGYLE WEST ELEMENTARY SCHOOL	850	642	835	894	939	984	962	946	916	874	860	840	825
RUESTMANN ELEMENTARY SCHOOL	850	848	845	895	973	1,023	1,038	1,086	1,095	1,056	1,034	1,011	992
ELEMENTARY NO. 5				TO PROVIDE ENROLLMENT RELIEF TO THE EXISTING ELEMENTARY SCHOOL CAMPUSES									
ELEMENTARY TOTALS	3,300	3,060	3,240	3,429	3,622	3,856	3,972	4,199	4,422	4,505	4,601	4,600	4,574
Elementary Absolute Change		447	180	189	193	234	116	227	223	83	96	-1	-26
Elementary Percent Change		17.11%	5.90%	5.82%	5.63%	6.46%	3.01%	5.71%	5.32%	1.87%	2.13%	-0.01%	-0.56%
ARGYLE 6TH GRD CTR. (407 MS)	730	492	567	410	474	468	495	388	406	456	382	387	384
INTERMEDIATE TOTALS		492	567	410	474	468	495	388	406	456	382	387	384
Intermediate Absolute Change		59	75	-157	64	-6	27	-107	18	50	-74	5	-3
Intermediate Percent Change		13.63%	15.24%	-27.69%	15.61%	-1.27%	5.77%	-21.62%	4.64%	12.32%	-16.23%	1.31%	-0.78%
ARGYLE 377 MIDDLE SCHOOL	1,300	969	1,044	491	550	605	736	834	904	1,023	1,129	1,225	1,274
ARGYLE 407 MIDDLE SCHOOL	1,250			847	911	975	993	1,042	1,006	905	1,001	1,019	978
MIDDLE SCHOOL TOTALS		969	1,044	1,338	1,461	1,580	1,729	1,876	1,910	1,928	2,130	2,244	2,252
Middle School Absolute Change		129	75	294	123	119	149	147	34	18	202	114	8
Middle School Percent Change		15.36%	7.74%	28.16%	9.19%	8.15%	9.43%	8.50%	1.81%	0.94%	10.48%	5.35%	0.36%
ARGYLE CANYON FALLS HIGH SCHOOL	2,100	1,645	1,733	1,866	1,618	1,569	1,456	1,585	1,658	1,744	1,790	1,824	1,955
ARGYLE HWY 377 HIGH SCHOOL	1,300				452	736	1,098	1,235	1,413	1,571	1,652	1,717	1,784
HIGH SCHOOL TOTALS		1,645	1,733	1,866	2,070	2,305	2,554	2,820	3,071	3,315	3,442	3,541	3,739
High School Absolute Change		117	88	133	204	235	249	266	251	244	127	99	198
High School Percent Change		7.66%	5.35%	7.67%	10.93%	11.35%	10.80%	10.42%	8.90%	7.95%	3.83%	2.88%	5.59%
DISTRICT TOTALS		6,166	6,584	7,043	7,627	8,209	8,750	9,283	9,809	10,204	10,555	10,772	10,949
District Absolute Change		752	418	459	584	582	541	533	526	395	351	217	177
District Percent Change		13.9%	6.8%	7.0%	8.3%	7.6%	6.6%	6.1%	5.7%	4.0%	3.4%	2.1%	1.6%

Yellow box = Exceeding Bldg. Capacity



District Information -



Argyle ISD enrollment increased by **2,789 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **418 students**.

Housing Market Conditions -



AISD has seen a surge in new home closings in 2025 following the surge in starts in 2024, however, headwinds in the market and lack of available lots have slowed the new home starts rate. Reduction in interest rates and the addition of new lots brought to market will continue to fuel growth within the district.

Housing Activity & Future Developments -



The district currently has nearly **300 homes in active inventory**, over 200 homes under construction, roughly 510 lots available to build on, with nearly 6,100 planned in the future.

Enrollment Forecast -



AISD Enrollment is forecasted to reach nearly 9,300 students by the 2030/31 school year, and with additional housing developments and population growth enrollment is anticipated to surpass 10,900 students by the 2035/36 school year.