

Nederland Independent School District



Demographic Study Fall 2018

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*

December 2018



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – Beaumont- Port Arthur MSA (August 2018)

0.1%

316 new jobs
National rate 1.2%



Job Growth

Unemployment
Rate



U.S. 3.9%
Texas 3.9%
Beaumont MSA 6.3%
Jefferson County 6.6%

-0.5%

637

234 more
sales than 2Q17



Annual
Home Sales



December 2018

Sources: Texas Workforce Commission & Metrostudy



Local Economic Impact



- More than \$50 billion in construction and expansions
- 7,500 jobs with more than 500 of those permanent positions



Local Economic Impact

ExxonMobil



Exxon Mobil expansion

- Completion of \$500 million refining expansion at Exxon Mobil campus announced late September 2018
- The new unit will produce another 45,000 barrels/day of ultra-low sulfur gasoline and diesel fuels
- Exxon Mobil is currently building a new plastics plant at the Beaumont hub to manufacture 650,000 metric tons/year of polyethylene
- New plastics plant estimated to be complete end of 2019
- Exxon Mobil also announced that it was conducting engineering and design work for a larger crude oil refinery in Beaumont
- Construction on new refinery estimated to begin in 2019 with completion anticipated in 2022



Local Economic Impact



Development of “The Golden Square”

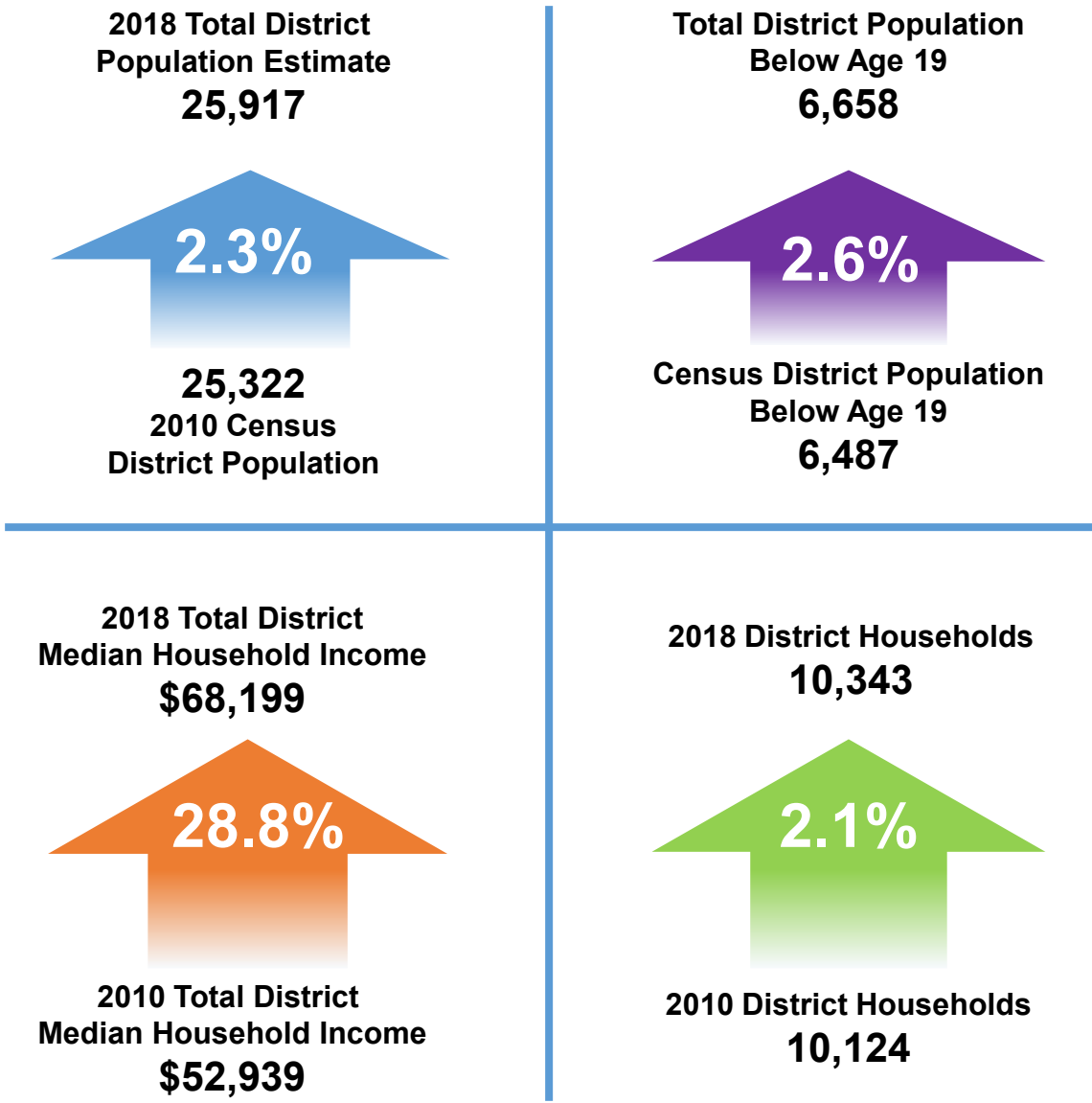
- “The Landing” Shopping Center, an upscale shopping and entertainment destination in front of Jack Brooks Regional Airport, developing in 3 phases
- Phase 1 with 65,000 sq. ft. event center, water features, and 35,000 sq. ft. retail and café space estimated to be complete end of 2019
- Phase 2 including a 125-150 room 4-star hotel estimated to be complete by the end of 2019
- Phase 3 consisting of 100,000 sq. ft. office space slated to be complete by the end of 2020
- Total cost- approx. \$80 million



December 2018



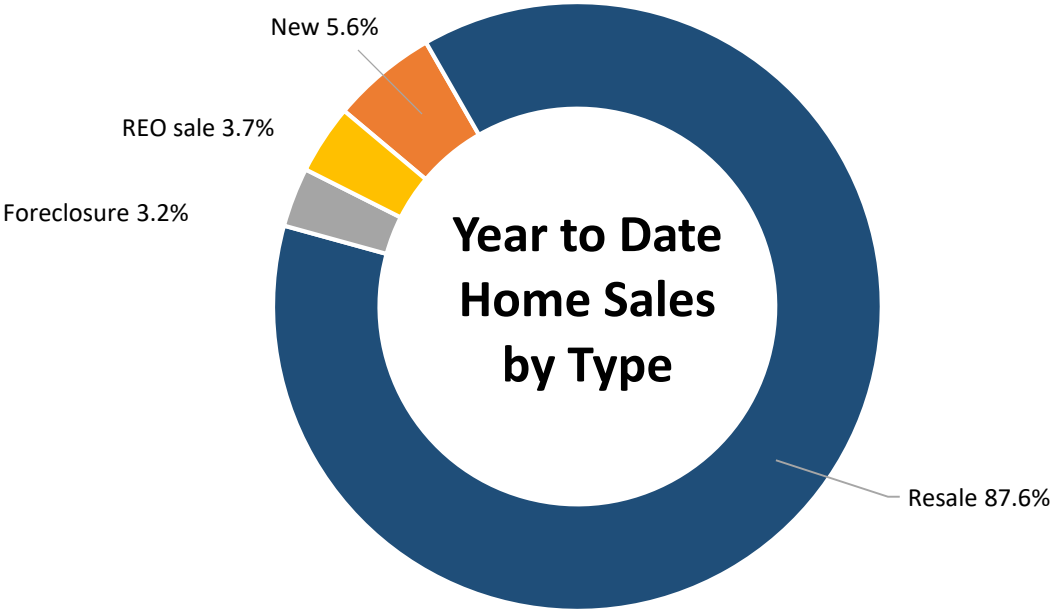
District Demographic Snap Shot





Nederland ISD Housing Market

September 2017 – August 2018 Home Sales by Type



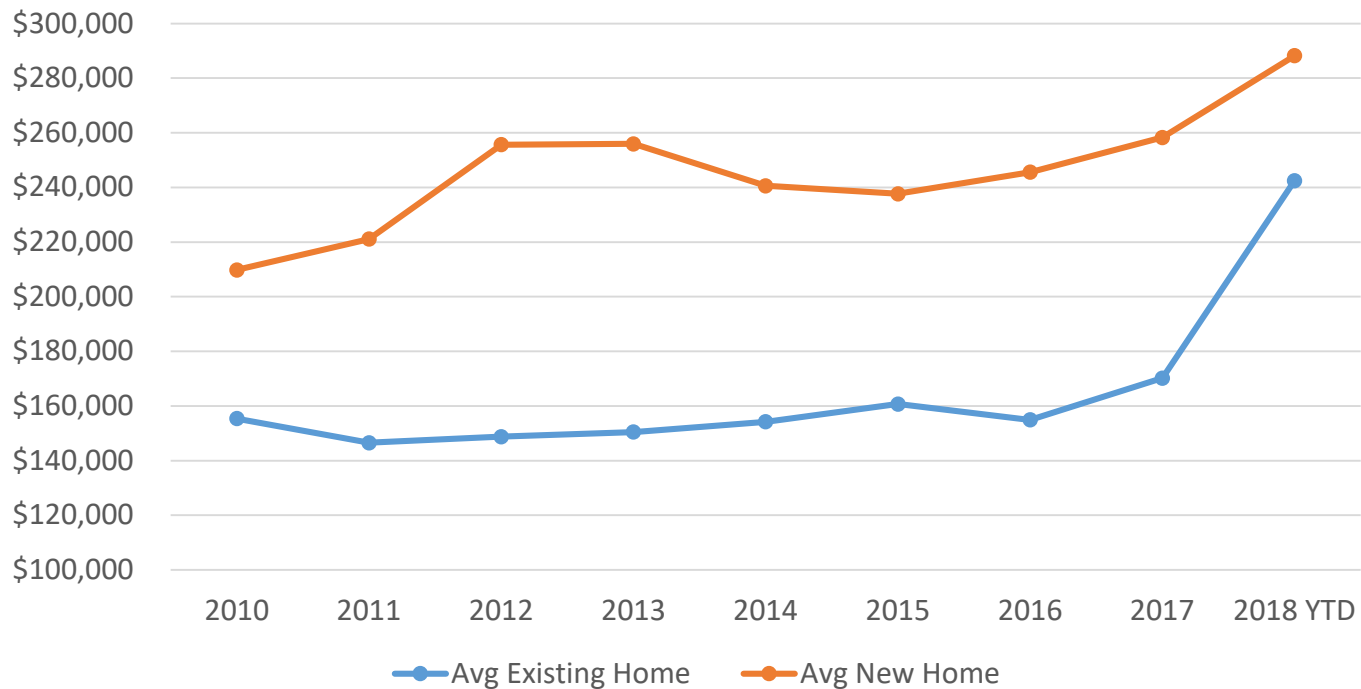
- The district had 571 home sales since January 2018, and roughly 5.6% were of new homes
- The average sale price in 2018 for a new home was \$288,230
- The average sale price in 2018 for an existing home was \$242,443





Nederland ISD Housing Market

Average New vs Existing Annual Sale Price, 2010 – 2018 YTD

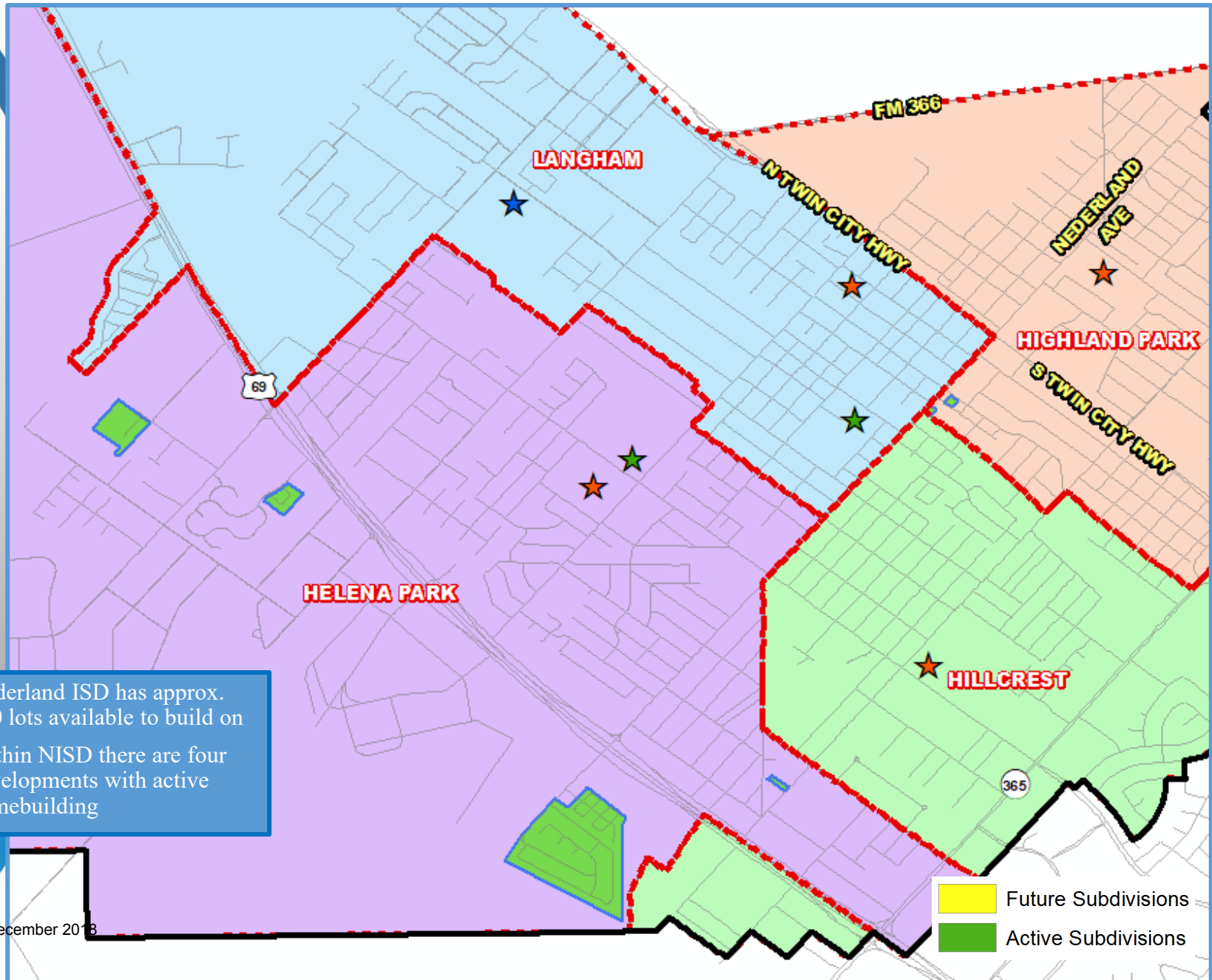


	Existing Homes	New Homes
2010	\$155,372	\$209,779
2011	\$146,536	\$221,107
2012	\$148,774	\$255,635
2013	\$150,452	\$255,962
2014	\$154,242	\$240,571
2015	\$160,713	\$237,664
2016	\$154,895	\$245,565
2017	\$170,203	\$258,260
2018 YTD	\$242,443	\$288,230

- The average new home sale price has risen \$78,451, a rise of 37% since 2010
- Since 2010 the average existing home sale price within the district has risen more than 56%, up about \$87,071



District Residential Overview





New Home Activity

Sterling Ridge Gardens

- 21 total lots
- 14 occupied homes
- 7 available lots
- Building 5-8 homes a year
- Avg price \$275K
- Cormier Homes
- Current student yield = 0.78

Harper Lake Estates

- 14 total lots
- 4 occupied homes
- 1 under construction
- Custom Home Building
- Building 1-2 homes a year
- 3 current students

Dominion Ranch

- 300 total lots
- 167 occupied homes
- 133 available lots
- Building 20 homes a year
- Avg price \$245K
- Cormier Homes
- Current student yield = 0.51



December 2018



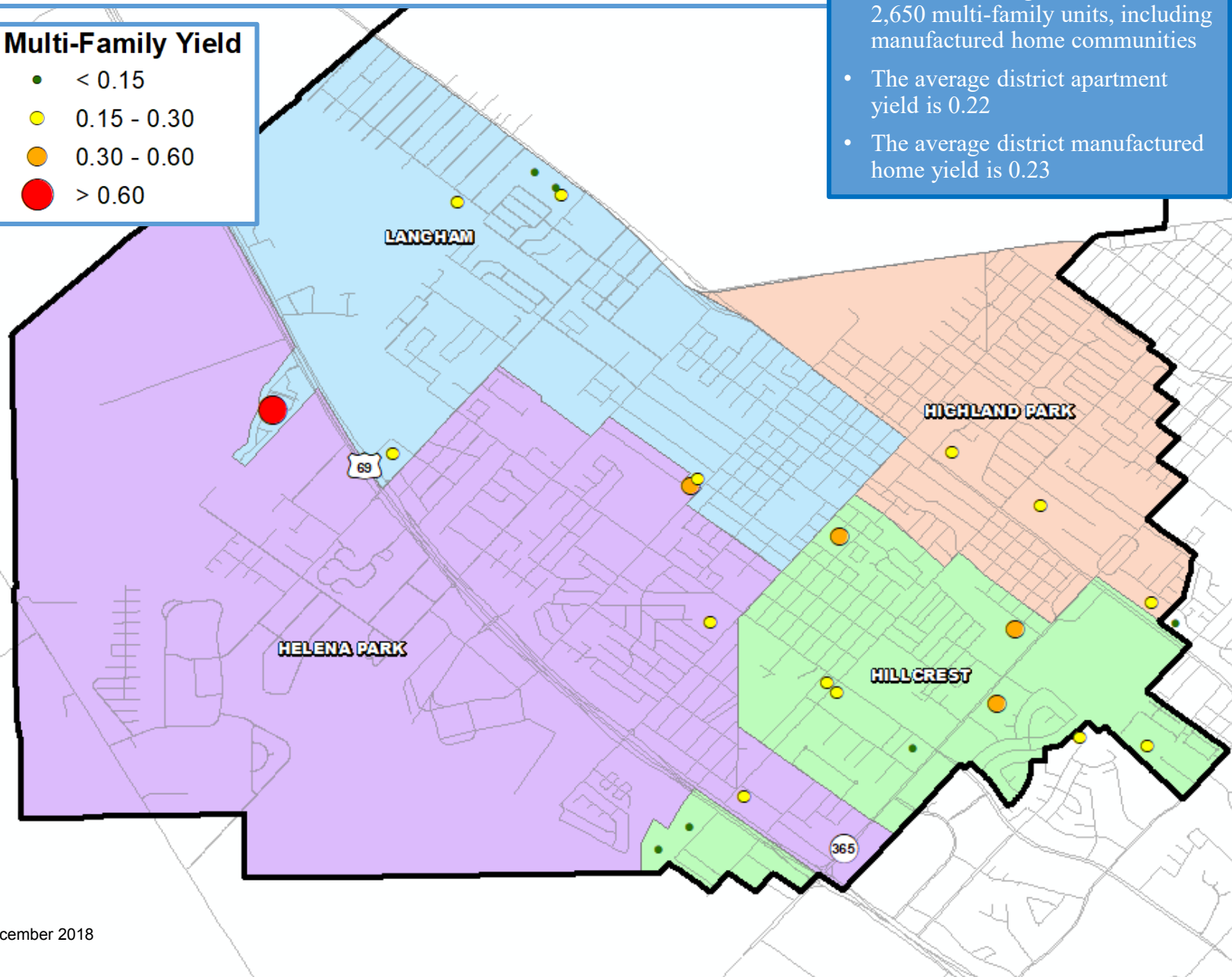


Multi-Family Yield Analysis

Multi-Family Yield

- < 0.15
- 0.15 - 0.30
- 0.30 - 0.60
- > 0.60

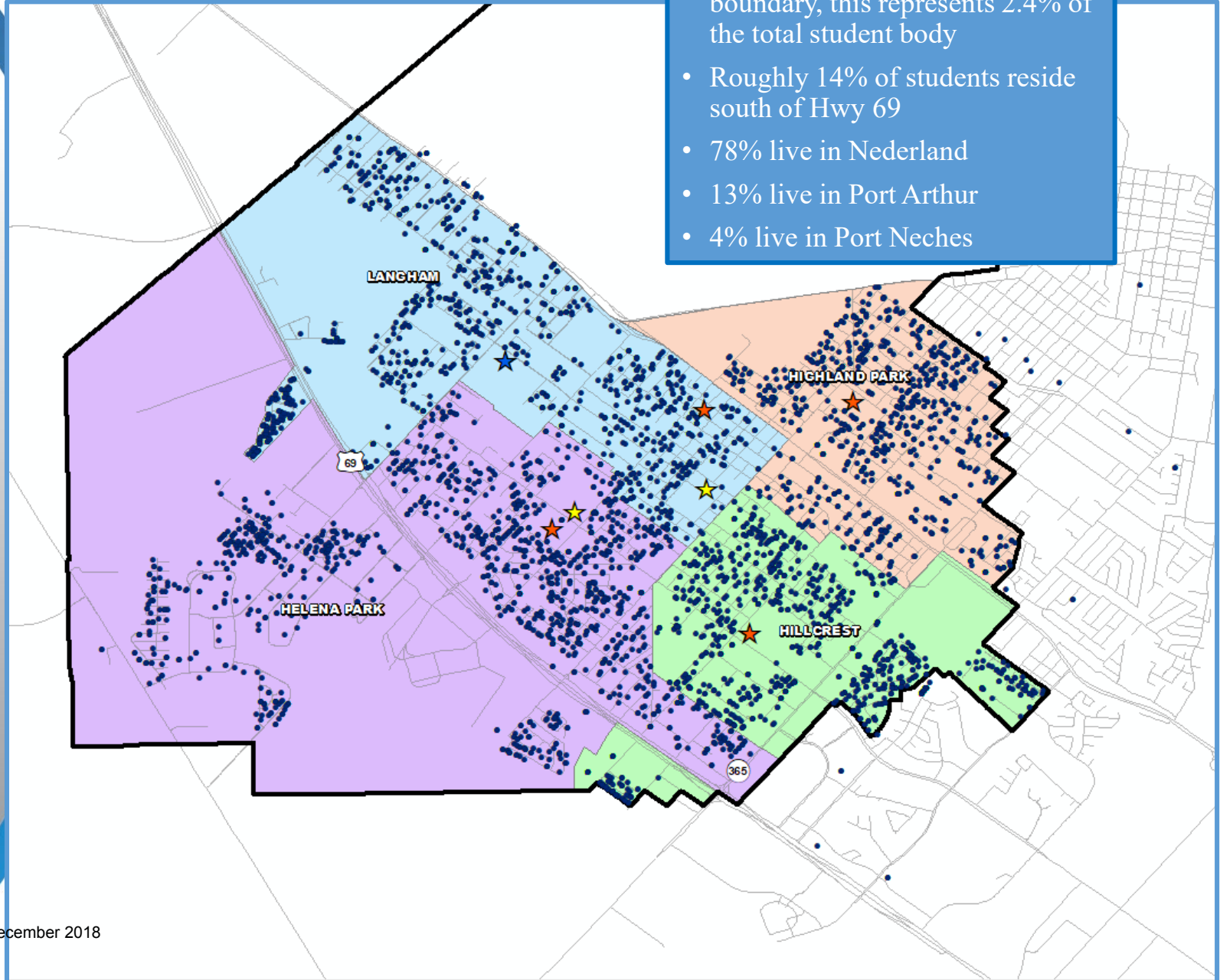
- Nederland ISD has nearly 700 students residing in more than 2,650 multi-family units, including manufactured home communities
- The average district apartment yield is 0.22
- The average district manufactured home yield is 0.23



December 2018

Student Density Map

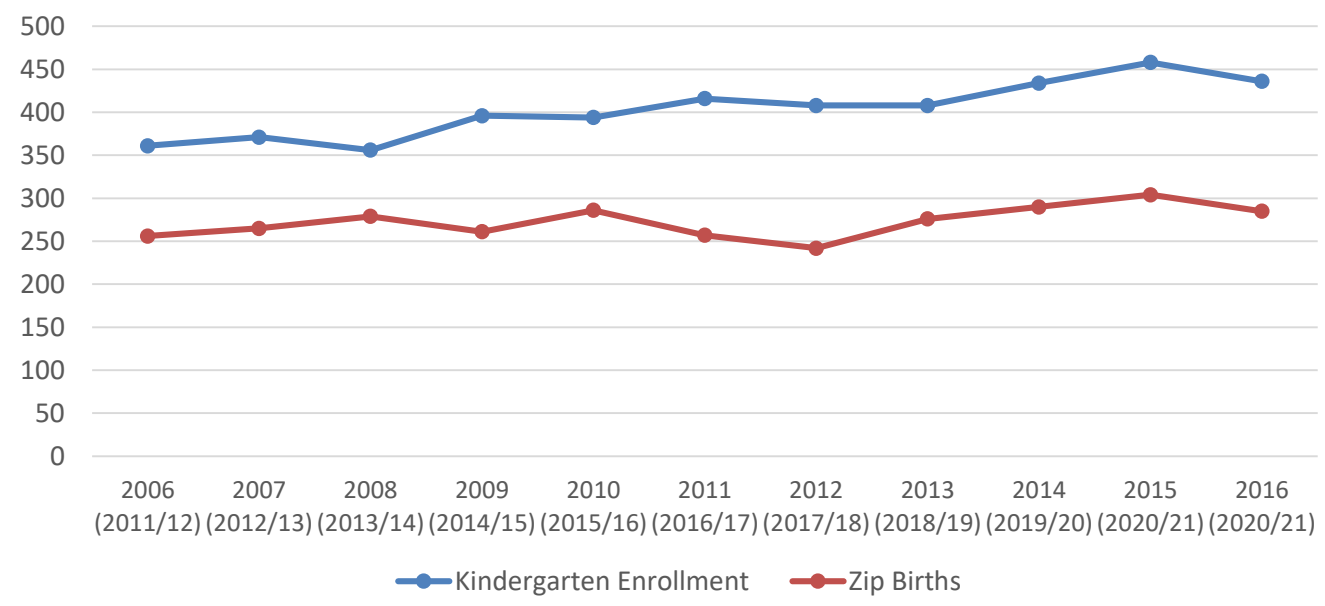
- Nederland ISD has 126 students residing outside of the district boundary, this represents 2.4% of the total student body
- Roughly 14% of students reside south of Hwy 69
- 78% live in Nederland
- 13% live in Port Arthur
- 4% live in Port Neches





District Birth Rate Analysis

Nederland ISD KG Enrollment v. Zip Births



	Kindergarten Enrollment	Zip Births
2006 (2011/12)	361	256
2007 (2012/13)	371	265
2008 (2013/14)	356	279
2009 (2014/15)	396	261
2010 (2015/16)	394	286
2011 (2016/17)	416	257
2012 (2017/18)	408	242
2013 (2018/19)	408	276
2014 (2019/20)	434	290
2015 (2020/21)	458	304
2016 (2020/21)	436	285





Ten Year Forecast

By Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2014/15	138	396	384	400	408	346	397	375	379	387	414	429	369	383	5,205		
2015/16	138	394	415	375	403	395	347	396	388	361	425	413	397	356	5,203	-2	0.0%
2016/17	138	416	418	397	399	397	391	369	403	379	389	396	383	379	5,254	51	1.0%
2017/18	157	408	440	435	401	402	407	419	359	413	415	356	404	372	5,388	134	2.6%
2018/19	115	408	385	396	425	376	386	411	406	353	427	373	365	367	5,193	-195	-3.6%
2019/20	115	434	416	376	412	425	379	410	427	411	381	393	373	350	5,302	109	2.1%
2020/21	115	458	451	405	384	404	433	397	410	428	448	354	381	360	5,428	126	2.4%
2021/22	115	436	466	436	404	386	402	450	397	410	457	410	353	366	5,488	60	1.1%
2022/23	115	415	452	463	439	402	389	423	456	394	451	421	406	339	5,565	77	1.4%
2023/24	115	430	436	442	472	436	406	407	425	455	428	416	415	391	5,674	109	2.0%
2024/25	115	415	443	429	449	471	438	424	410	423	493	394	412	399	5,715	41	0.7%
2025/26	115	416	432	442	435	454	474	459	427	407	461	454	390	396	5,762	47	0.8%
2026/27	115	416	434	432	449	433	457	496	461	427	442	425	449	375	5,811	49	0.9%
2027/28	115	431	433	431	438	450	436	478	499	460	464	407	421	432	5,895	84	1.4%
2028/29	115	437	448	431	438	439	453	457	481	496	500	428	403	405	5,931	36	0.6%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Nederland ISD will reach over 5,400 students by 2021
- 5 year growth = 481
- 2022/23 enrollment = 5,674 students
- 10 year growth= 738
- 2027/28 enrollment = 5,931 students



Ten Year Forecast

By Campus

	History	PEIMS	Projections									
Campus	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Helena Park Elementary	632	629	628	635	651	679	678	683	685	680	684	692
Highland Park Elementary	542	497	512	493	488	479	509	513	507	506	502	499
Hillcrest Elementary	607	550	584	620	632	634	640	626	610	601	613	617
Langham Elementary	462	429	454	469	472	494	504	500	492	492	499	500
ELEMENTARY SCHOOL TOTAL	2,243	2,105	2,178	2,217	2,243	2,286	2,331	2,322	2,294	2,279	2,298	2,308
Elementary Absolute Growth	78	-138	73	39	26	43	45	-9	-28	-15	19	10
Elementary Percent Growth	3.60%	-6.15%	3.47%	1.79%	1.17%	1.92%	1.97%	-0.39%	-1.21%	-0.65%	0.83%	0.44%
Central Middle School	746	745	774	798	784	801	807	798	834	854	882	889
C O Wilson Middle School	852	811	853	870	875	861	886	897	933	987	991	998
MIDDLE SCHOOL TOTAL	1,598	1,556	1,627	1,668	1,659	1,662	1,693	1,695	1,767	1,841	1,873	1,887
Middle School Absolute Growth	56	-42	71	41	-9	3	31	2	72	74	32	14
Middle School Percent Growth	3.63%	-2.63%	4.56%	2.52%	-0.54%	0.18%	1.87%	0.12%	4.25%	4.19%	1.74%	0.75%
Nederland High School	1,547	1,532	1,497	1,543	1,586	1,617	1,650	1,698	1,701	1,691	1,724	1,736
Johnson County Youth Academy	0	0	0	0	0	0	0	0	0	0	0	0
HIGH SCHOOL TOTAL	1,547	1,532	1,497	1,543	1,586	1,617	1,650	1,698	1,701	1,691	1,724	1,736
High School Absolute Growth	0	-15	-35	46	43	31	33	48	3	-10	33	12
High School Percent Growth	0.00%	-0.97%	-2.28%	3.07%	2.79%	1.95%	2.04%	2.91%	0.18%	-0.59%	1.95%	0.70%
DISTRICT TOTAL	5,388	5,193	5,302	5,428	5,488	5,565	5,674	5,715	5,762	5,811	5,895	5,931
District Absolute Growth	134	-195	109	126	60	77	109	41	47	49	84	36
District Percent Growth	2.55%	-3.62%	2.10%	2.38%	1.11%	1.40%	1.96%	0.72%	0.82%	0.85%	1.45%	0.61%



Summary

- Completion of Phase 1 of “The Landing” Shopping Center is expected at the end of 2019.
- Nederland ISD had 637 home sales since September 2017, and roughly 5% were new homes.
- The average new home sale price has risen 19% since 2010, an increase of \$40,787.
- Approximately 78% of the student body lives within the Nederland city limits.
- NISD can expect an enrollment growth of approximately 480 students during the next 5 years.
- 2023/24 enrollment projection: 5,674 students.
- Nederland ISD is projected to enroll nearly 5,931 students for the 2028/29 school year.