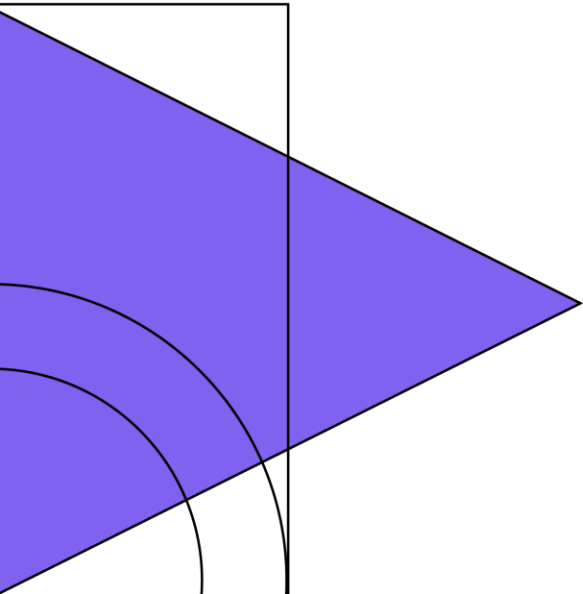
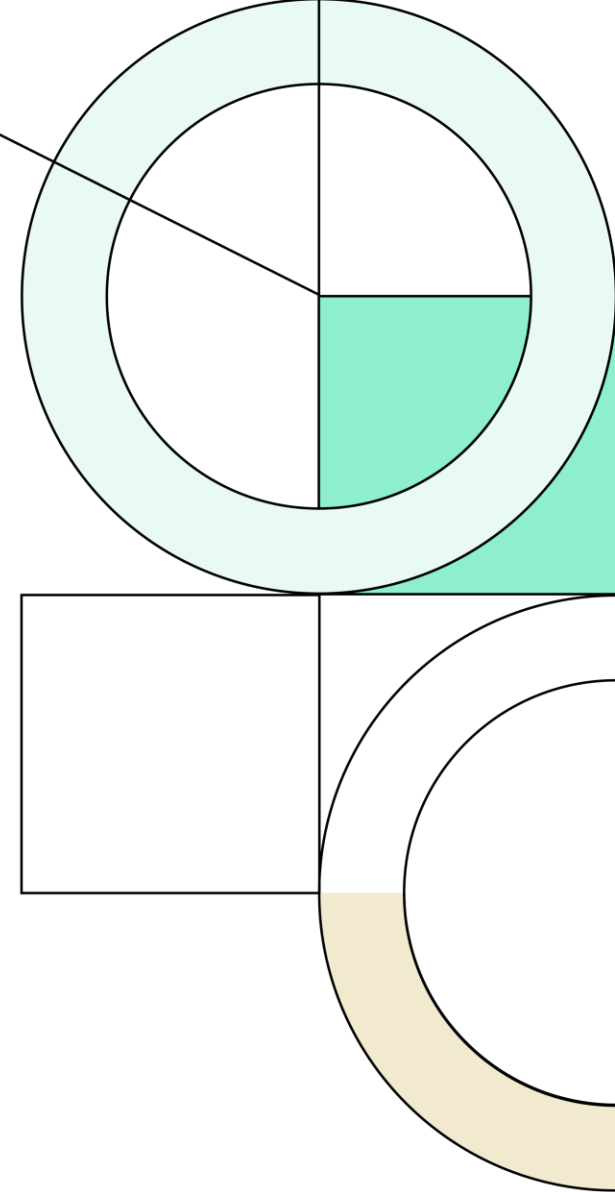




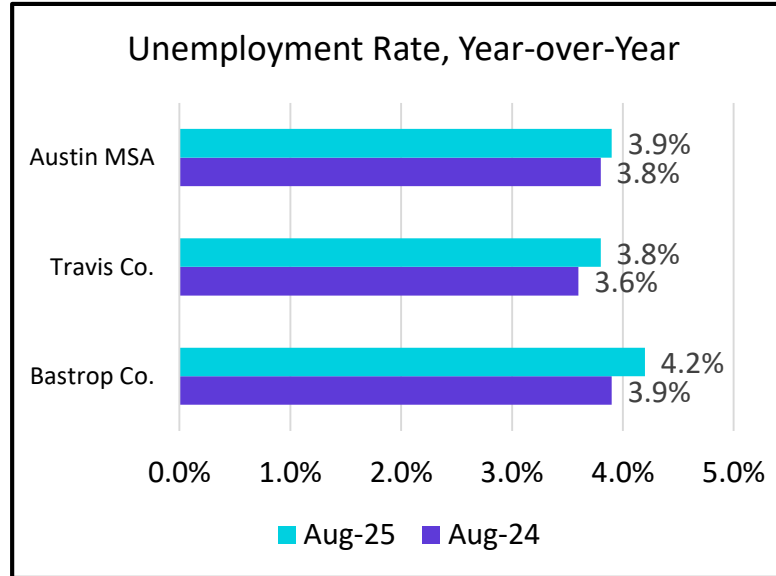
# Elgin Independent School District

## Fall 2025 Enrollment and Housing Report

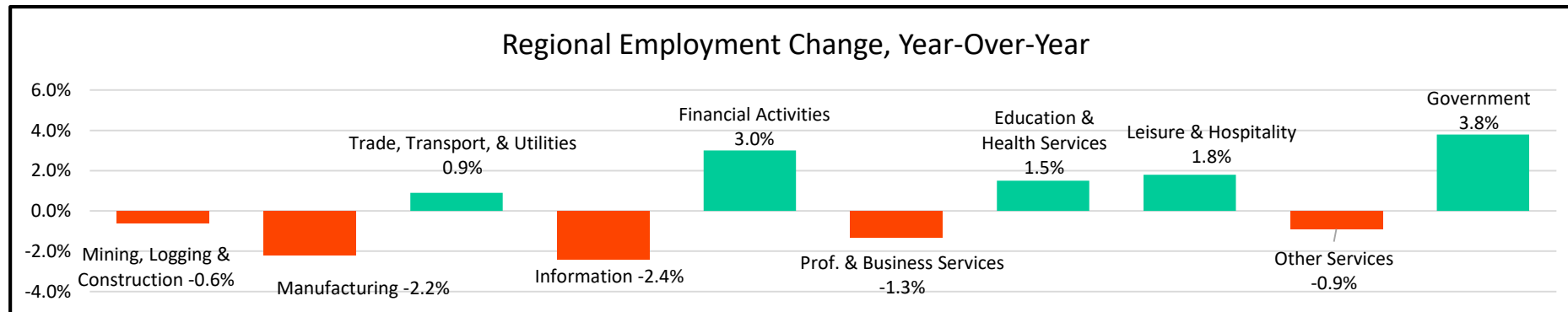
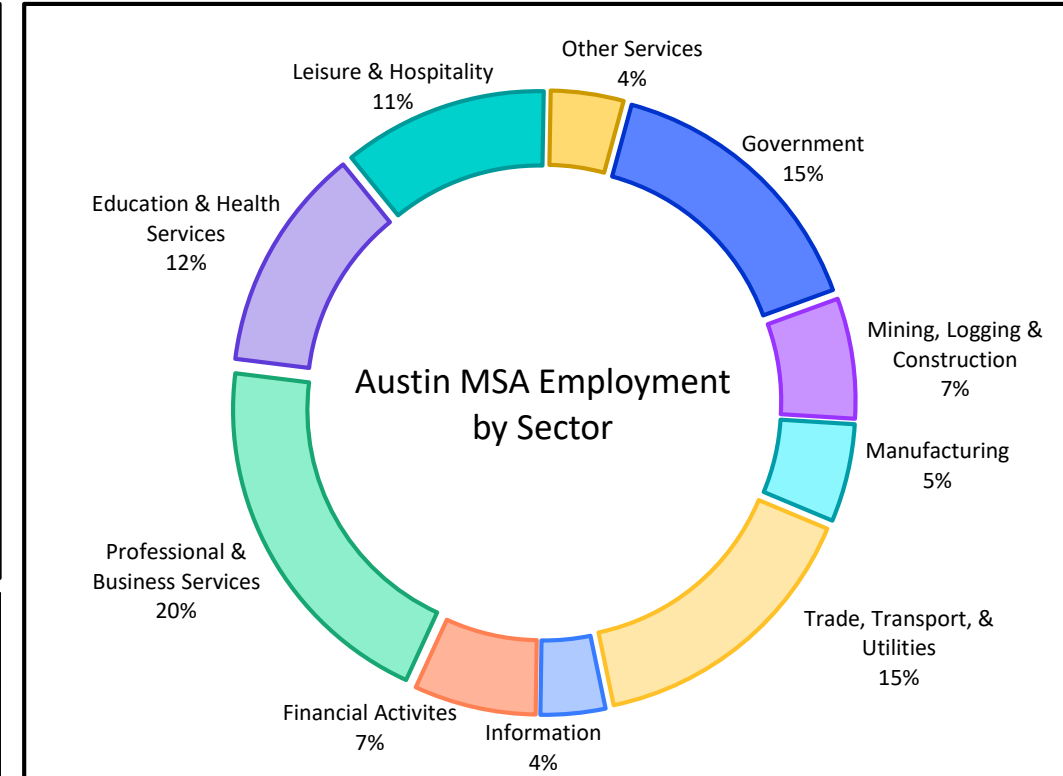
January 12<sup>th</sup>, 2026  
Board Report



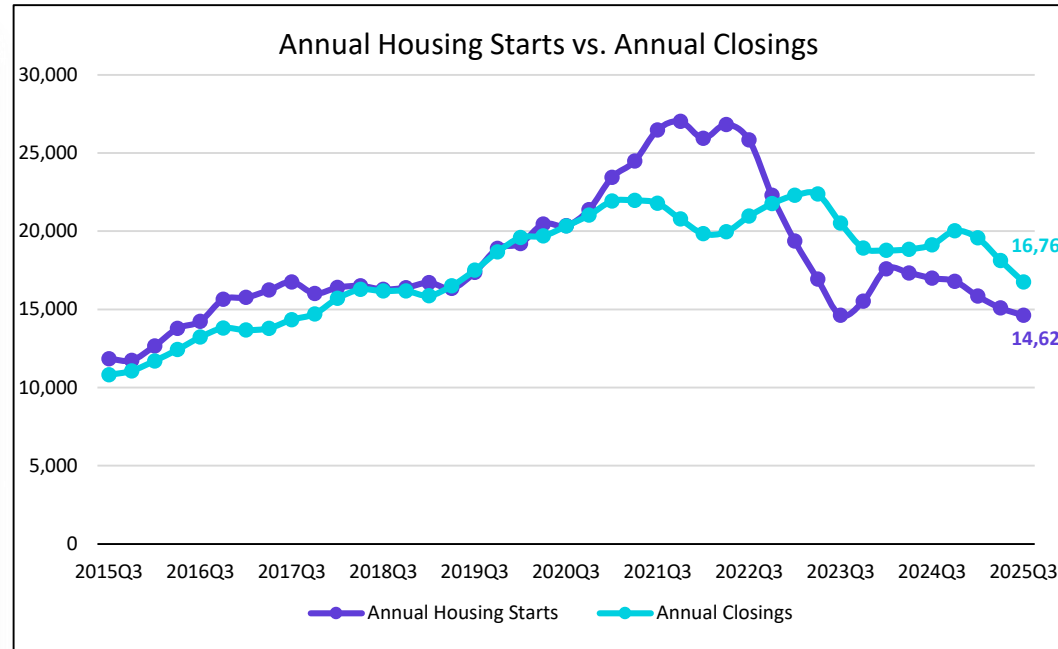
- Unemployment levels in the region have increased approximately 0.1% to 0.2% from last year's numbers
- 9,700 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Professional & Business Services, as well as Trade, Transport & Utilities and Government 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%

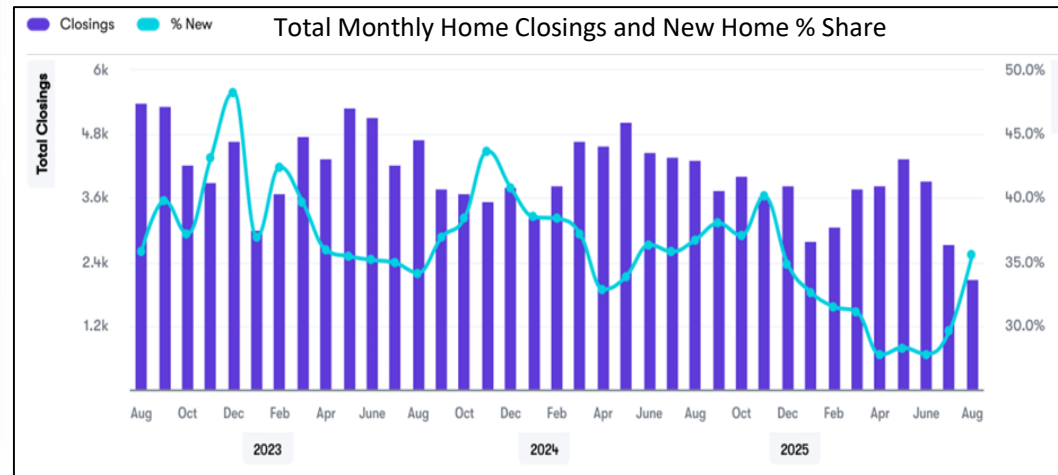


Source: US BLS; US BEA



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

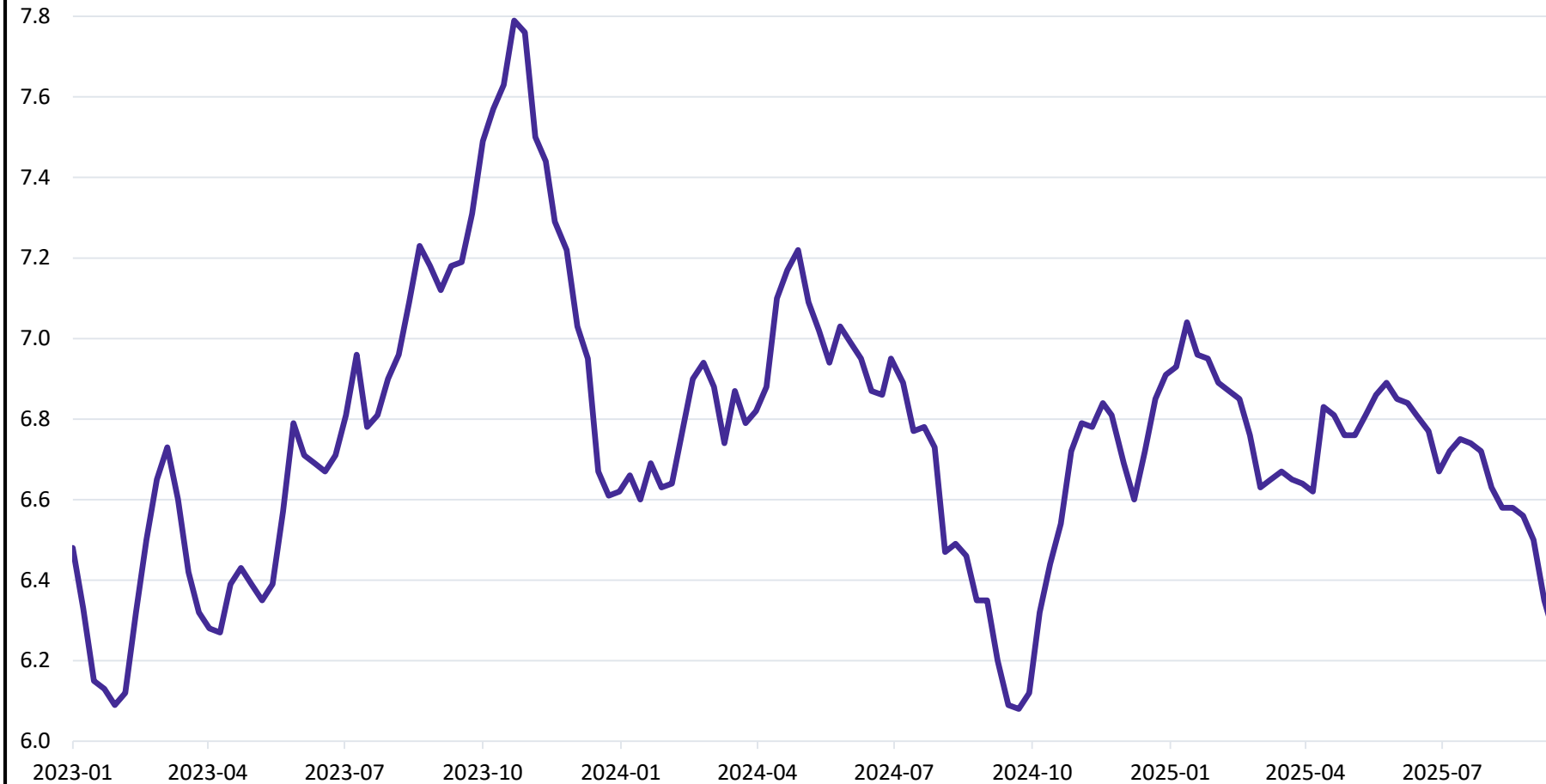
Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.



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.

**30-Year Fixed Rate Mortgage Average in the United States**



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17, resulting in a reduction of the 30-year fixed rate mortgage average to 6.26%.

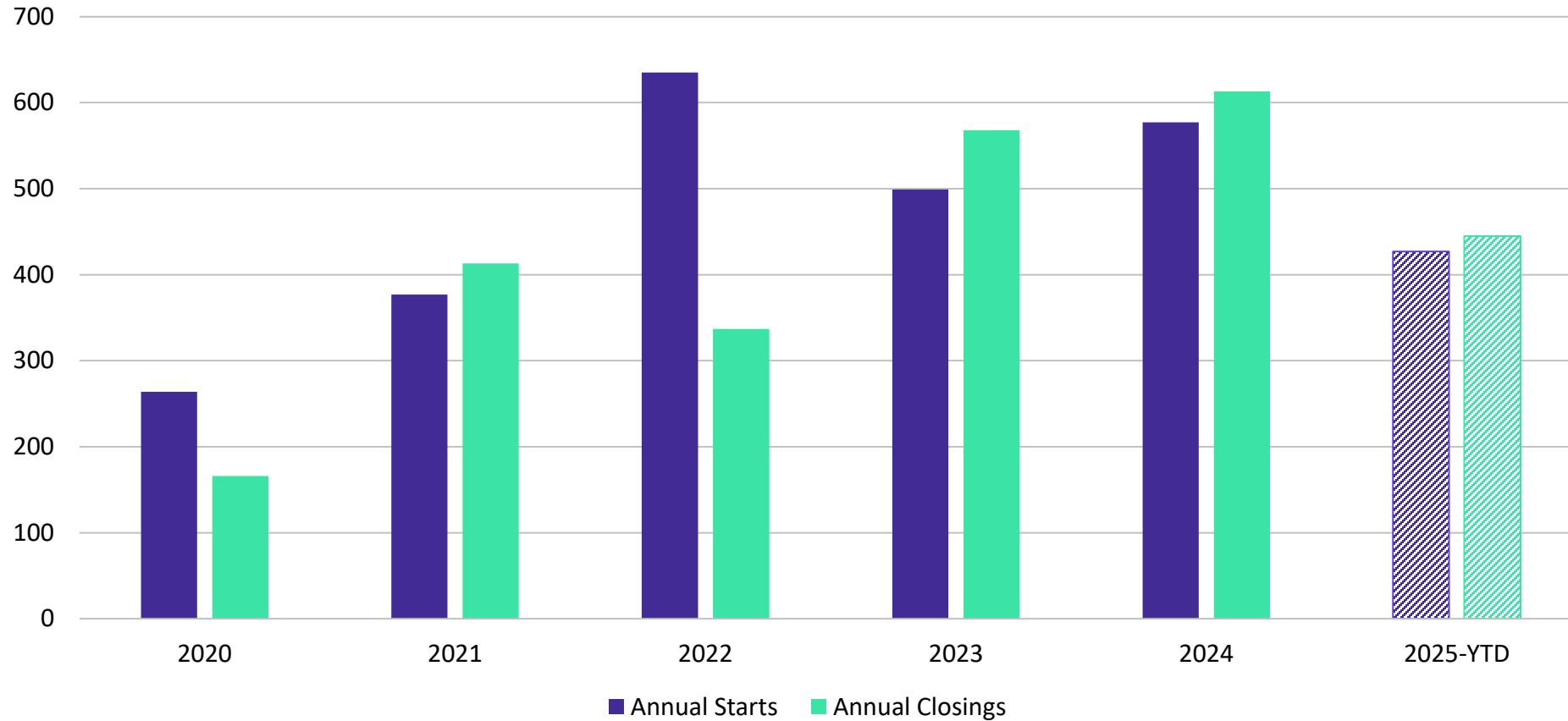
The move was driven by signs of a softening labor market, and weakening job growth.

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



# Elgin ISD New Home Activity

Single-Family Housing



Starts	2020	2021	2022	2023	2024	2025
1Q	24	122	165	52	127	121
2Q	59	128	173	219	153	157
3Q	106	107	272	153	183	149
4Q	75	20	25	75	114	
Total	264	377	635	499	577	427

Closings	2020	2021	2022	2023	2024	2025
1Q	20	119	49	149	189	164
2Q	29	85	97	146	97	168
3Q	14	129	139	136	161	113
4Q	103	80	52	137	166	
Total	166	413	337	568	613	445

Source: Zonda



# Elgin 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
ELGIN	1	0	1	0	0	0	140	863
HARVEST RIDGE	172	60	132	37	56	124	470	4,720
NEIDIG	250	55	319	50	68	161	918	7,180
TRINITY RANCH	118	34	159	26	76	92	173	3,128
WASHINGTON	0	0	0	0	0	0	61	145
<b>Grand Totals</b>	<b>541</b>	<b>149</b>	<b>611</b>	<b>113</b>	<b>200</b>	<b>377</b>	<b>1,762</b>	<b>16,036</b>



Highest activity in the category



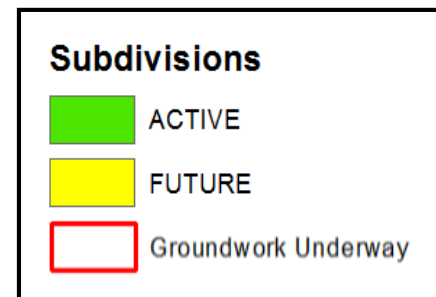
Second highest activity in the category



Third highest activity in the category

## District Future Housing Overview

- The district has 15 active subdivisions with roughly 200 homes under construction and more than 1,750 lots ready to be built on
- Within EISD there are currently 18 future subdivisions totaling appx. 11,940 single family lots
- There are nearly 4,100 future planned lots contained within actively building subdivisions across the district
- Groundwork is underway on more than 1,000 lots within 6 subdivisions



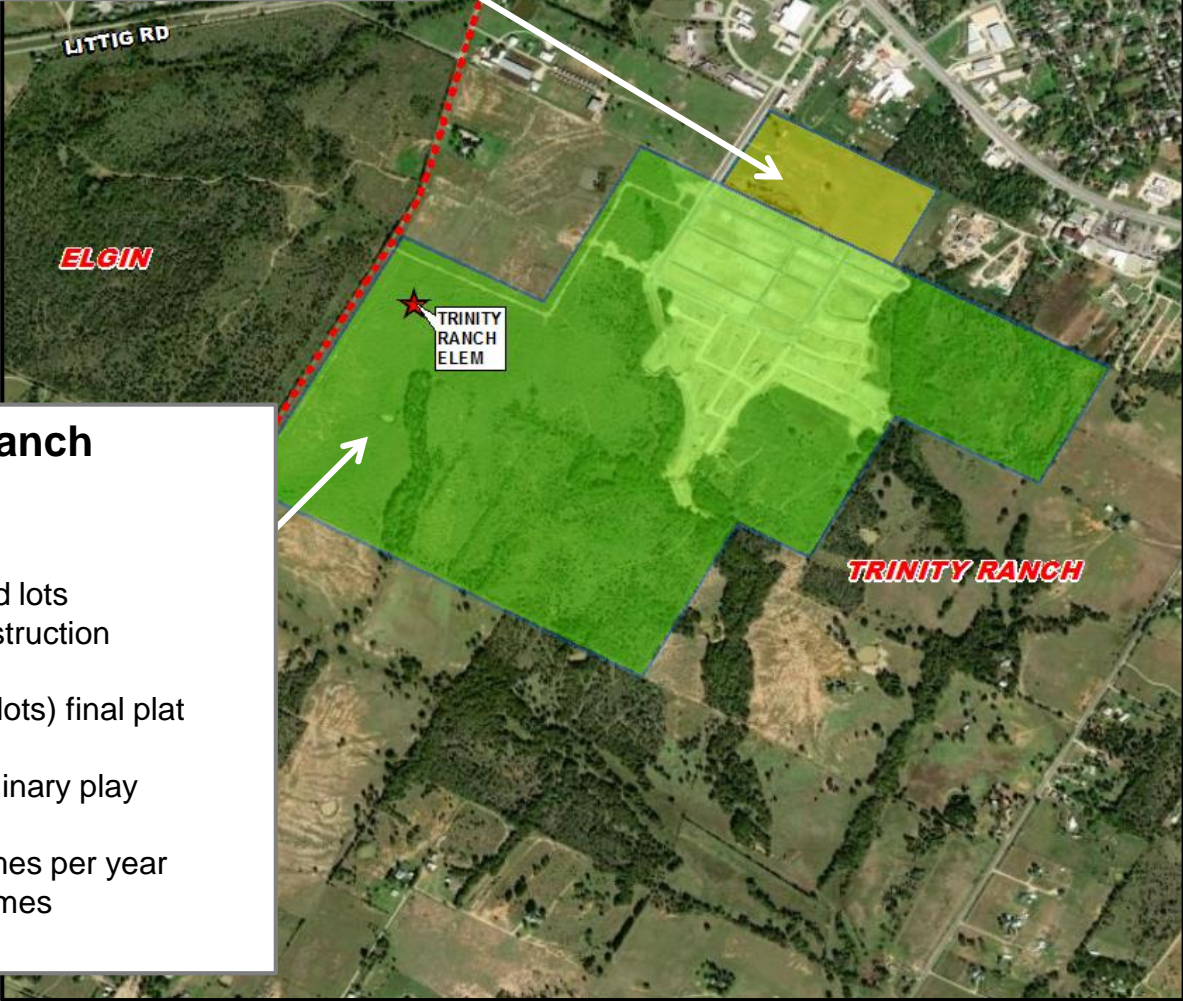
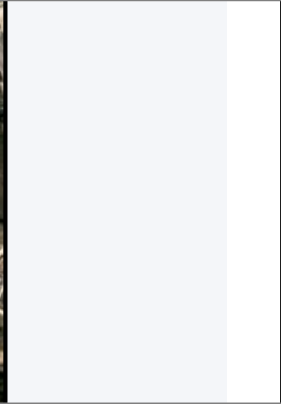
The following pages highlight major and new developments

**November 2025**



### Cardwell Estates

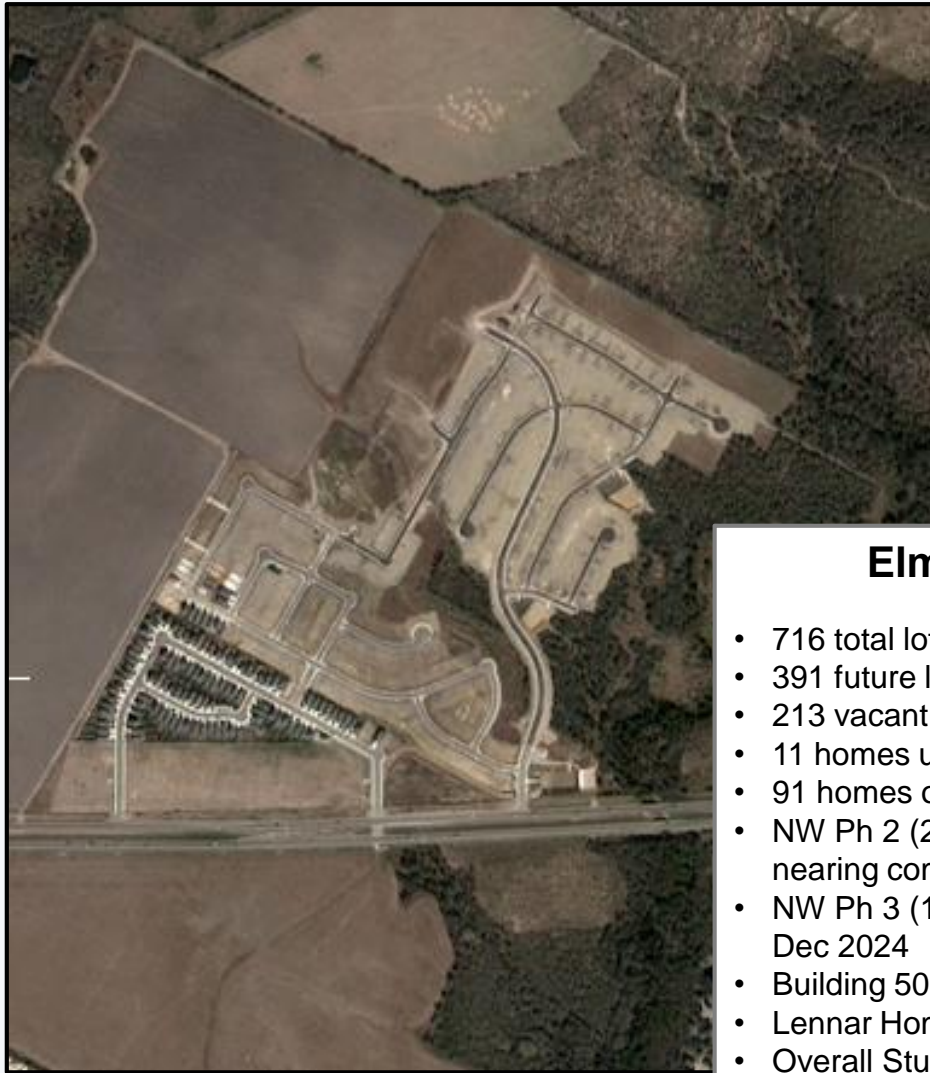
- 114 total future lots
- Annexation and PD zoning approved Feb 2025
- Plat in design



### Trinity Ranch

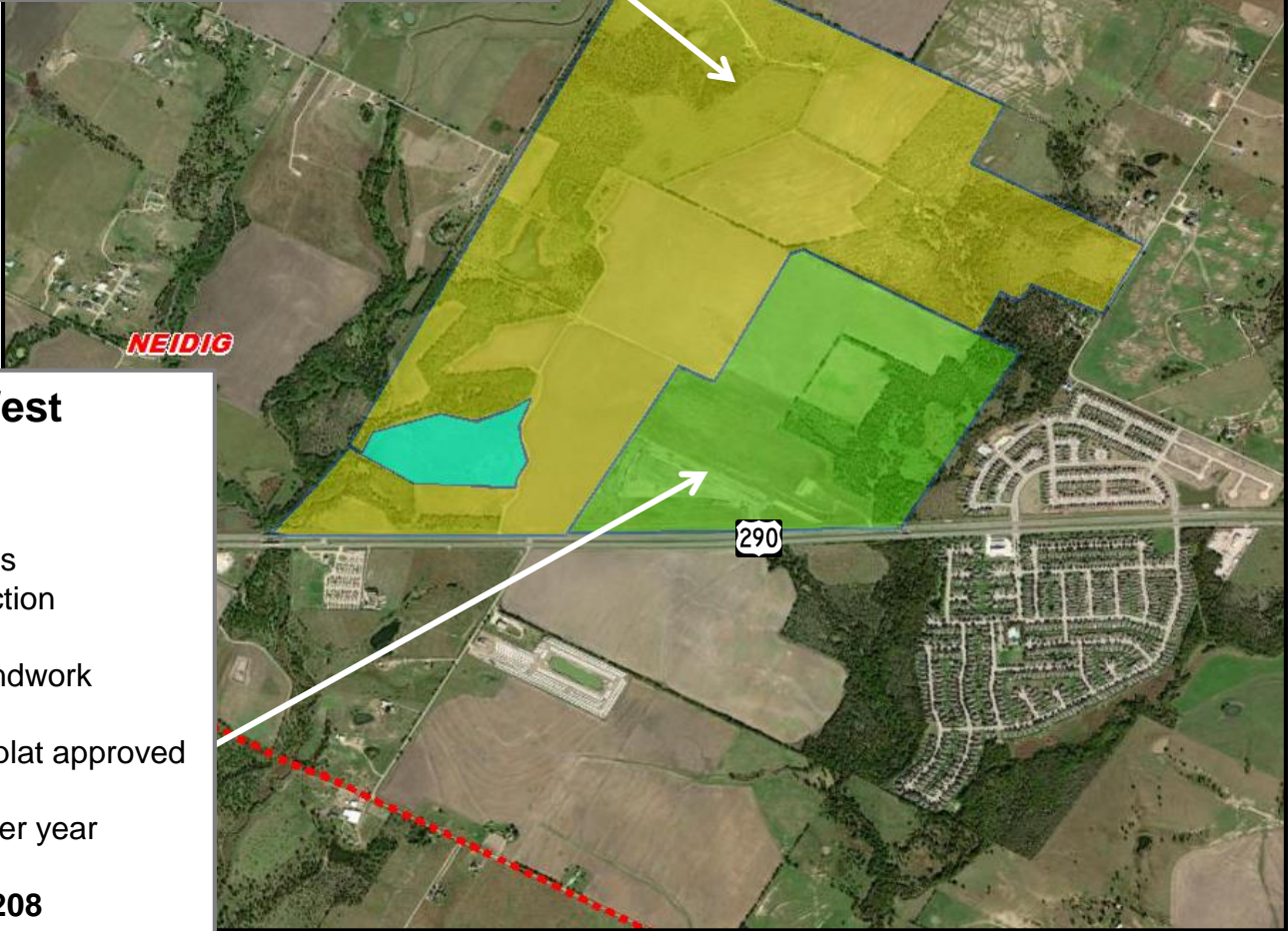
- 1,802 total lots
- 1,175 future lots
- 173 vacant developed lots
- 76 homes under construction
- 362 homes occupied
- Phase 2 Sec. 4 (217 lots) final plat approved Dec 2024
- Ph 3 (633 lots) preliminary plat approved Oct 2024
- Building 120-150 homes per year
- Trophy Signature Homes
- Student yield: **0.544**

**November 2025**



**Brickston**

- 2,497 total future lots
- 480 future multifamily units
- MUD district created in 2019
- Development agreement amended in 2022
- Plans in design stage



**Elm Creek West**

- 716 total lots
- 391 future lots
- 213 vacant developed lots
- 11 homes under construction
- 91 homes occupied
- NW Ph 2 (215 lots) groundwork nearing completion
- NW Ph 3 (180 lots) final plat approved Dec 2024
- Building 50-100 homes per year
- Lennar Homes
- Overall Student Yield: **0.208**

**November 2025**

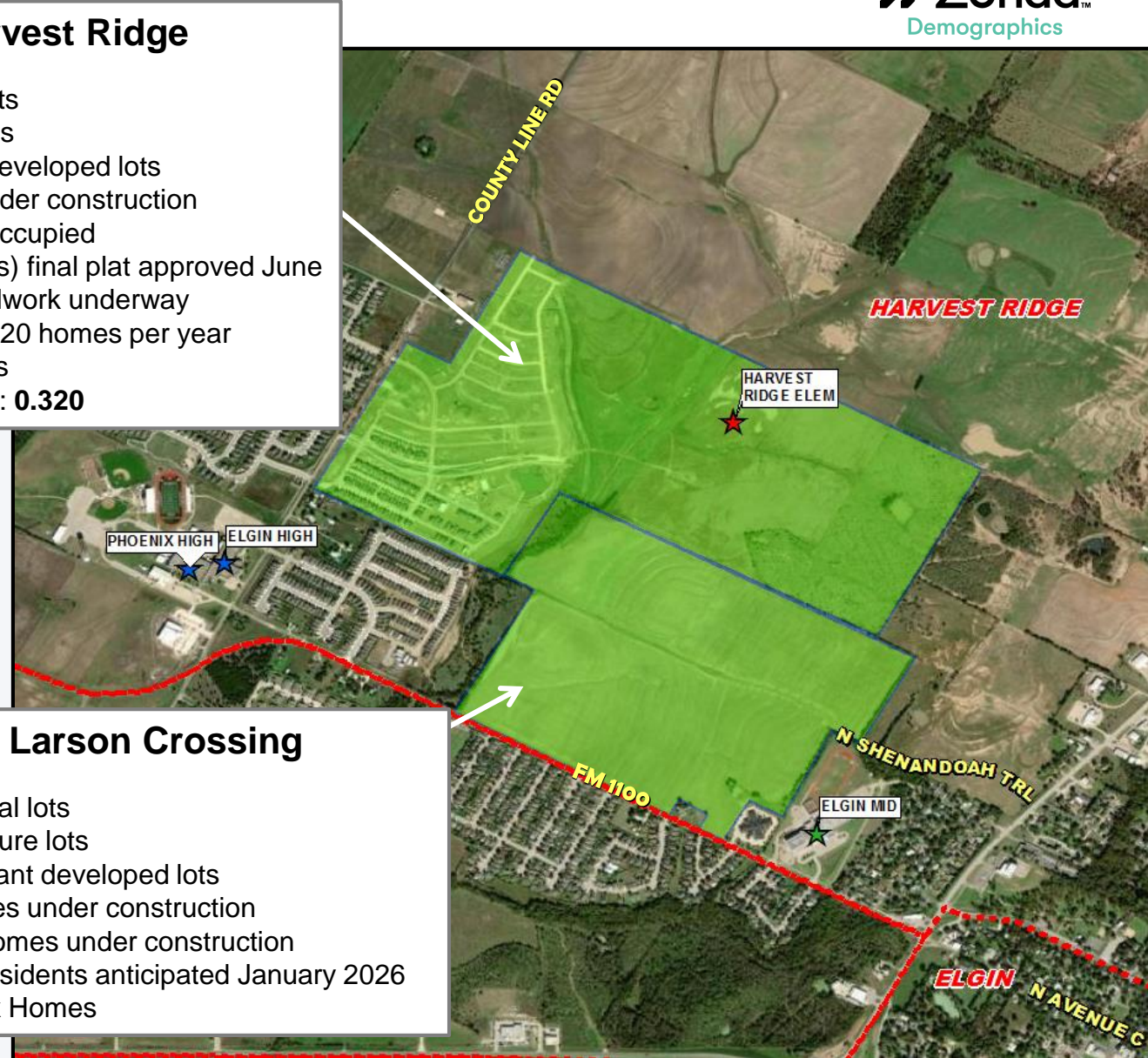


### Harvest Ridge

- 1,195 total lots
- 622 future lots
- 153 vacant developed lots
- 36 homes under construction
- 359 homes occupied
- Ph 7 (128 lots) final plat approved June 2025, groundwork underway
- Building 80-120 homes per year
- Brohn Homes
- Student yield: **0.320**

### Larson Crossing

- 838 total lots
- 734 future lots
- 99 vacant developed lots
- 3 homes under construction
- First homes under construction
- First residents anticipated January 2026
- Centex Homes



**November 2025**

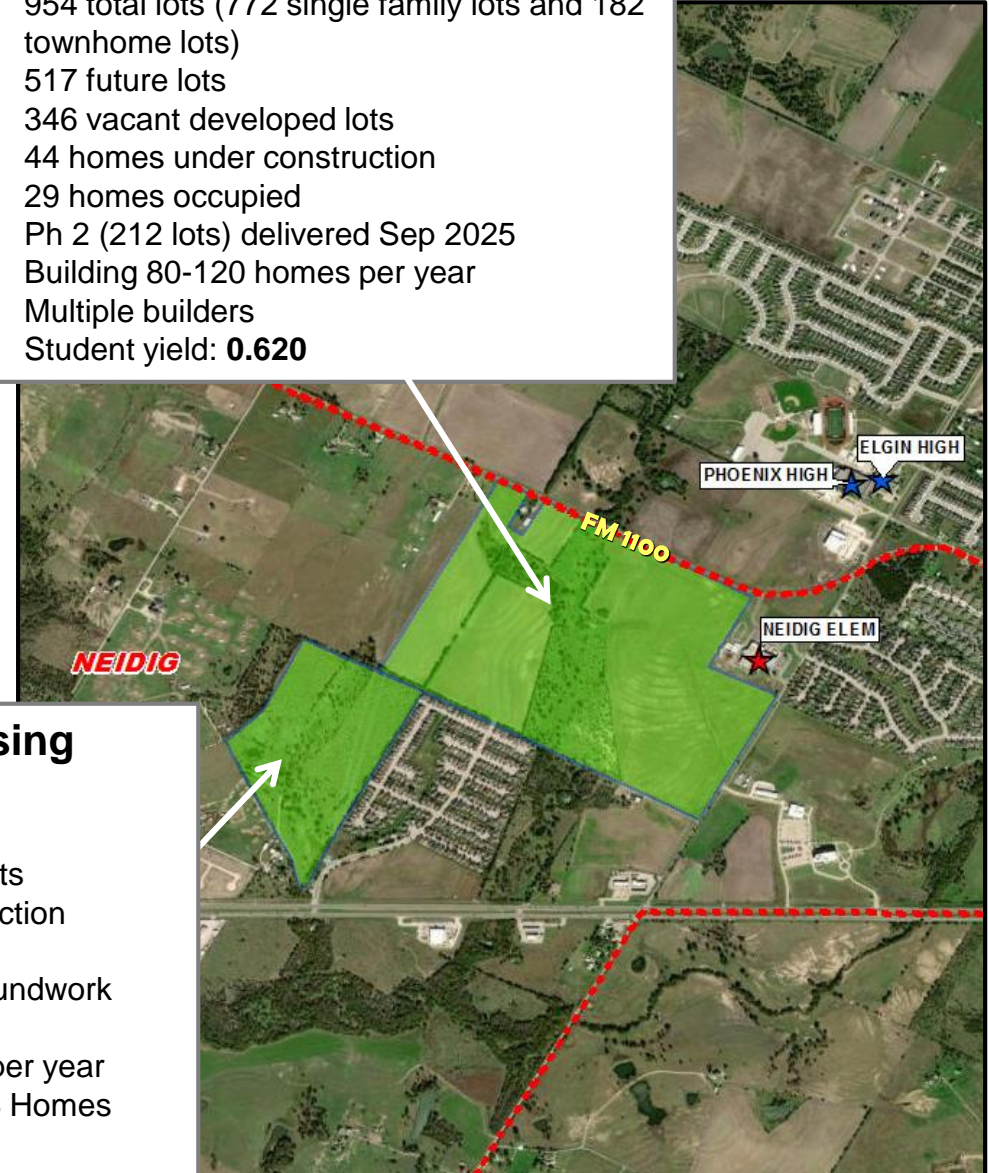


### Briarwood

- 954 total lots (772 single family lots and 182 townhome lots)
- 517 future lots
- 346 vacant developed lots
- 44 homes under construction
- 29 homes occupied
- Ph 2 (212 lots) delivered Sep 2025
- Building 80-120 homes per year
- Multiple builders
- Student yield: **0.620**

### Creeks Crossing

- 283 total lots
- 150 future lots
- 99 vacant developed lots
- 5 homes under construction
- 16 homes occupied
- Ph 2 & 3 (150 lots) groundwork nearing completion
- Building 50-60 homes per year
- Brightland Homes/DRB Homes
- No current students

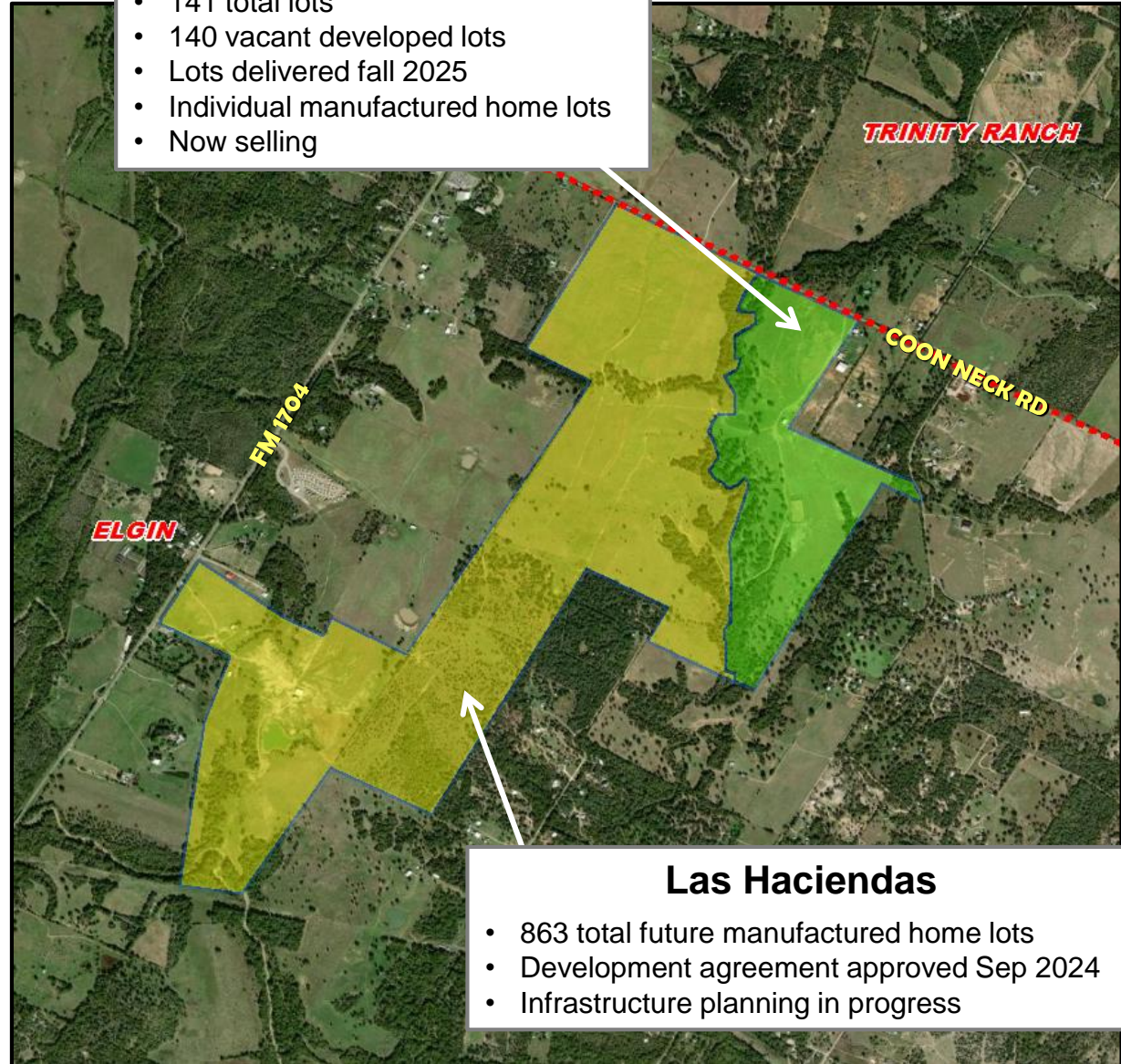


**November 2025**



**Haciendas Sonoma**

- 141 total lots
- 140 vacant developed lots
- Lots delivered fall 2025
- Individual manufactured home lots
- Now selling



**Las Haciendas**

- 863 total future manufactured home lots
- Development agreement approved Sep 2024
- Infrastructure planning in progress

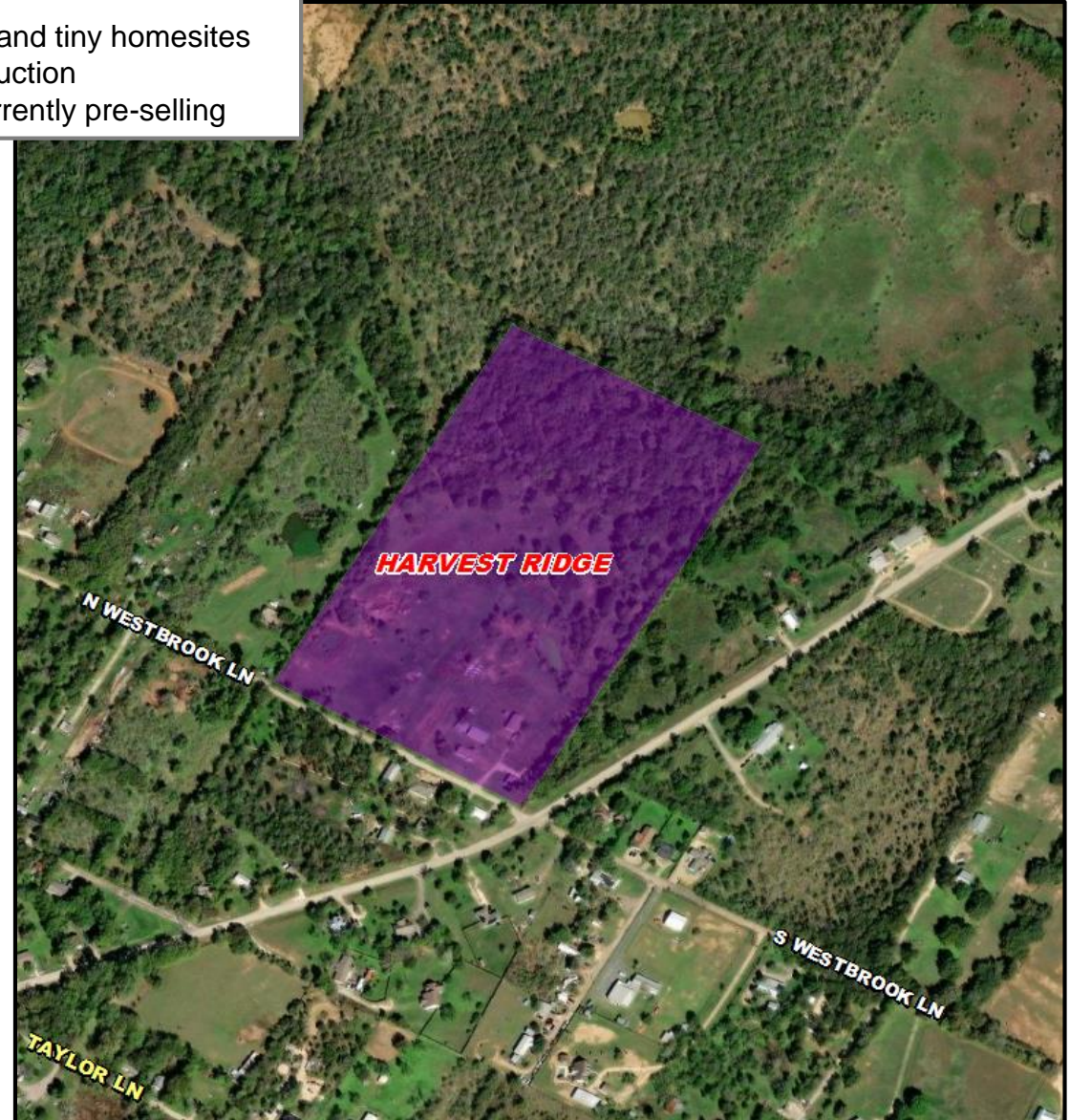


**November 2025**



**Westbrook RV Park**

- 157 total RV and tiny homesites
- Under construction
- First sites currently pre-selling

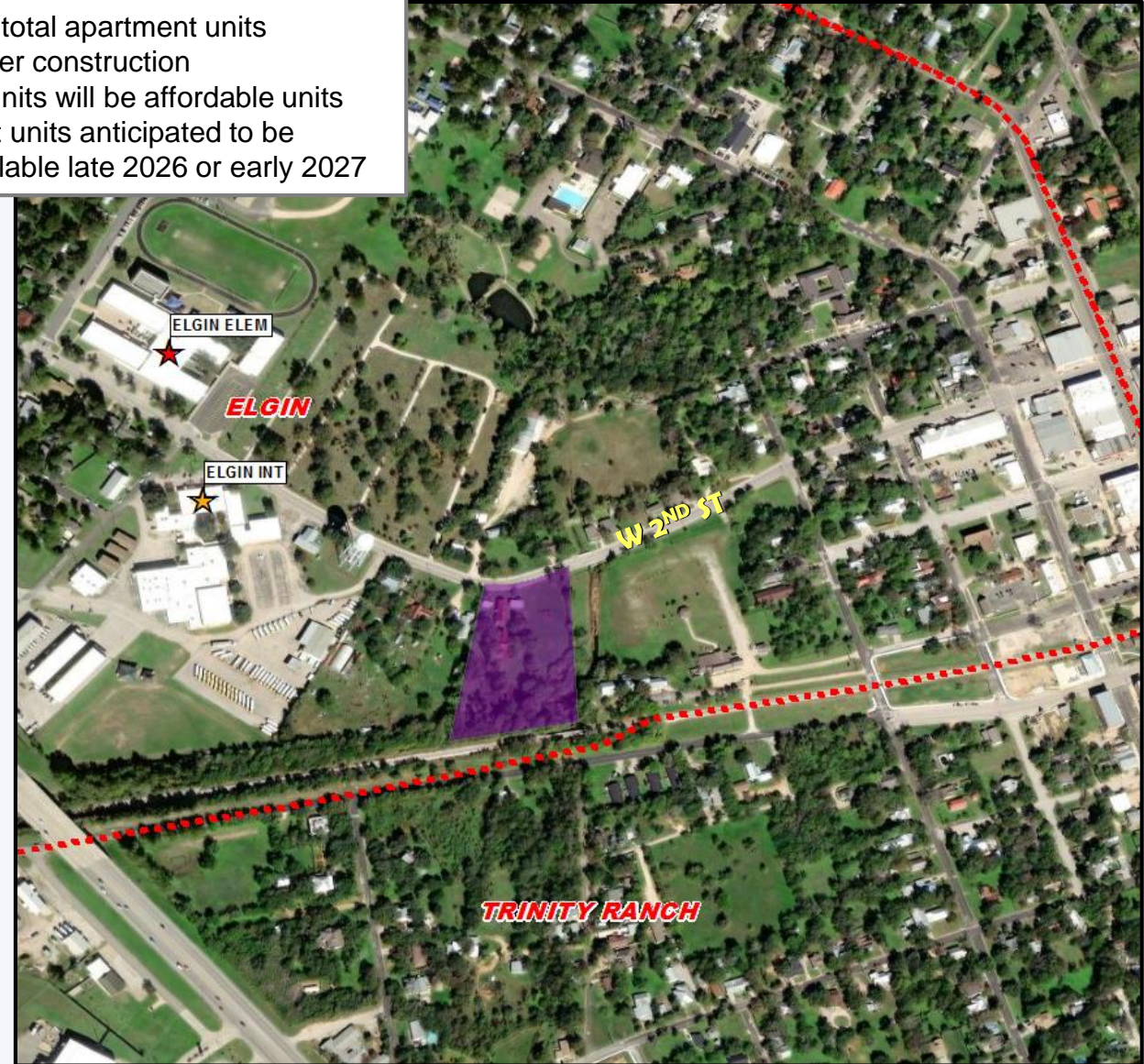


**November 2025**

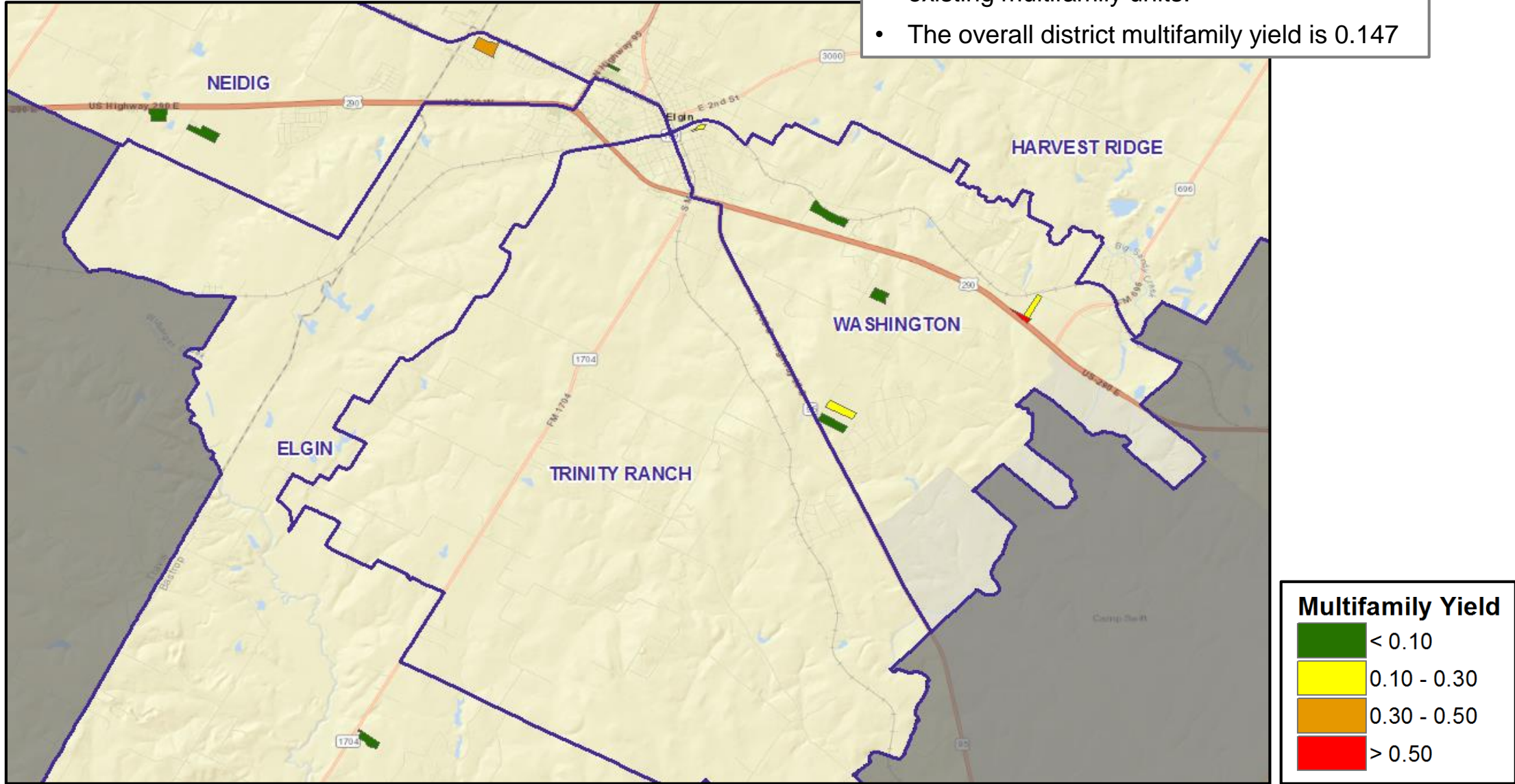


### Katy Apartments

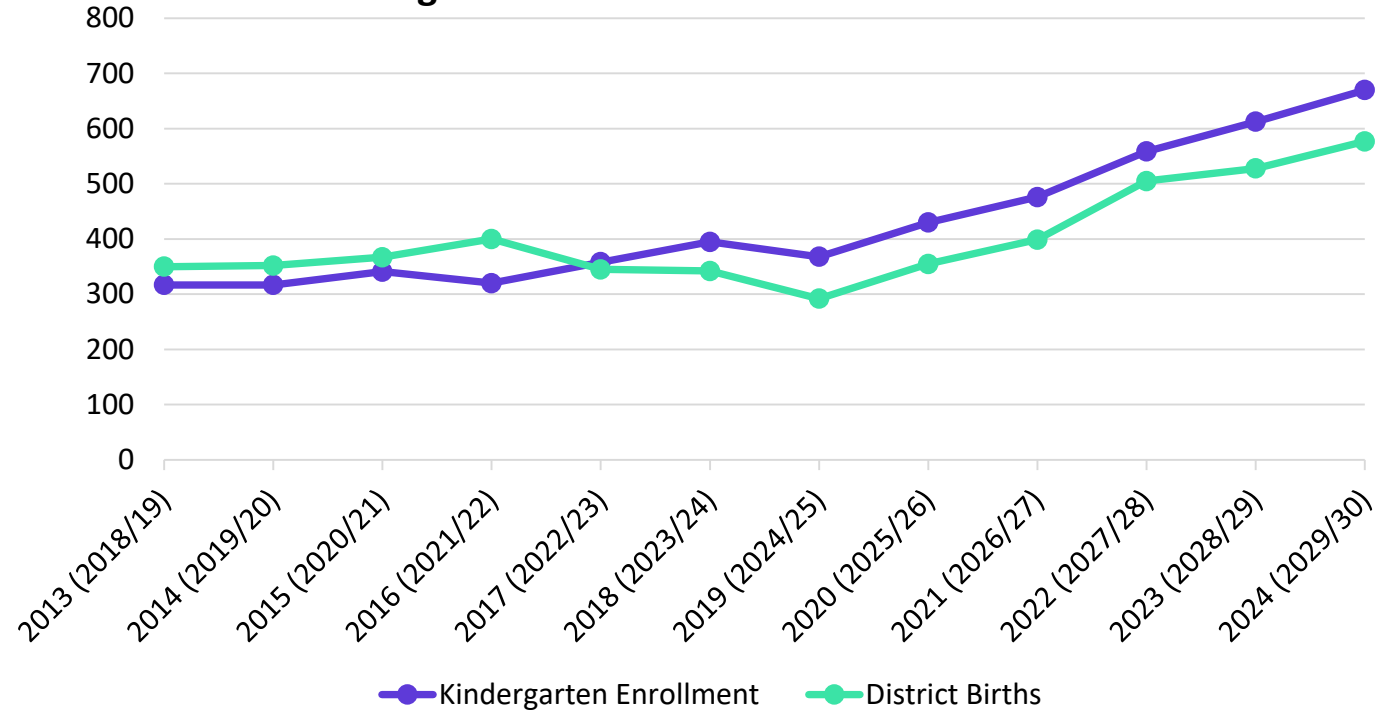
- 150 total apartment units
- Under construction
- All units will be affordable units
- First units anticipated to be available late 2026 or early 2027



- There are 135 students residing in 913 total existing multifamily units.
- The overall district multifamily yield is 0.147

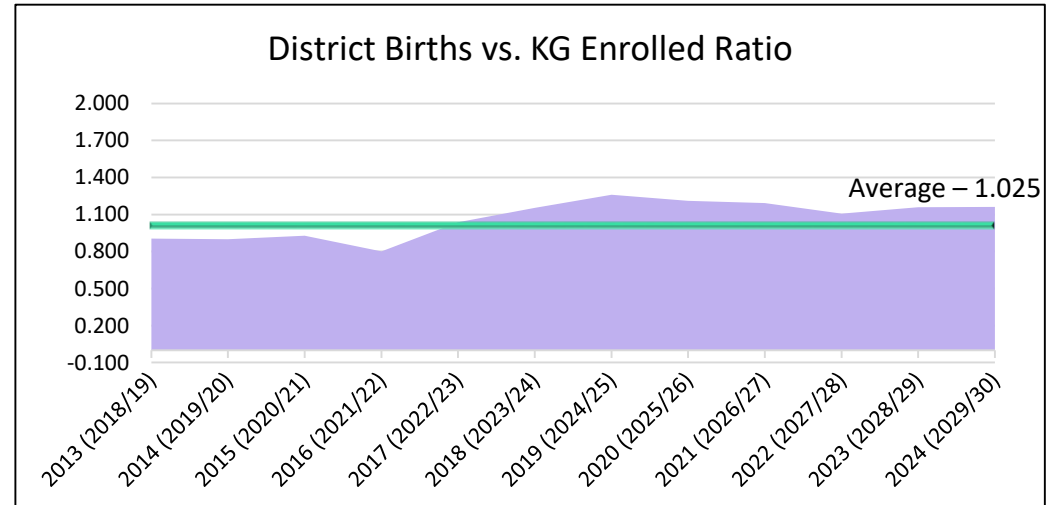


**Elgin ISD KG Enrollment v. District Births**



Birth Year (School Year)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	350	317	0.906
2014 (2019/20)	352	317	0.901
2015 (2020/21)	367	341	0.929
2016 (2021/22)	400	320	0.800
2017 (2022/23)	345	358	1.038
2018 (2023/24)	342	395	1.155
2019 (2024/25)	292	368	1.260
2020 (2025/26)	355	430	1.211
2021 (2026/27)	399	476	1.193
2022 (2027/28)	505	559	1.106
2023 (2028/29)	528	612	1.160
2024 (2029/30)	577	670	1.161

**District Births vs. 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	% Growth
2021/22	15	237	320	367	351	361	297	332	358	358	416	435	434	391	324	4,996	368	7.95%
2022/23	15	278	358	355	414	383	393	342	364	383	397	542	388	427	365	5,404	408	8.17%
2023/24	23	252	395	391	399	441	411	409	364	405	400	462	534	408	421	5,715	311	5.75%
2024/25	31	275	368	439	427	438	457	420	443	391	448	474	457	476	415	5,959	244	4.27%
2025/26	31	332	430	402	483	465	477	488	451	456	424	530	468	396	427	6,260	301	5.05%

*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. Avg.	MS Avg.	HS Avg.
3 Year Avg.	1.294	1.068	1.068	1.099	1.105	1.084	1.066	1.043	1.074	1.072	1.078	1.177	0.987	0.936	0.967	1.293	1.612	1.017
2022/23	1.000	1.173	1.119	1.109	1.128	1.091	1.089	1.152	1.096	1.070	1.109	1.303	0.892	0.984	0.934	1.338	1.638	1.028
2023/24	1.533	0.906	1.103	1.092	1.124	1.065	1.073	1.041	1.064	1.113	1.044	1.164	0.985	1.052	0.986	1.300	1.611	1.047
2024/25	1.348	1.091	0.932	1.111	1.092	1.098	1.036	1.022	1.083	1.074	1.106	1.185	0.989	0.891	1.017	1.258	1.632	1.021
2025/26	1.000	1.207	1.168	1.092	1.100	1.089	1.089	1.068	1.074	1.029	1.084	1.183	0.987	0.867	0.897	1.321	1.594	0.983

- The highest cohort growth from last year's numbers occurred in Pre-K
- Strong cohort growth in the Elementary and Middle School grade groups
- Largest grade groups are in 5<sup>th</sup> & 9<sup>th</sup> Grades
- The District did see a decrease in the High School cohort numbers this school year.

## GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	15	237	320	367	351	361	297	332	358	358	416	435	434	391	324	4,996	368	7.95%
2022/23	15	278	358	355	414	383	393	342	364	383	397	542	388	427	365	5,404	408	8.17%
2023/24	23	252	395	391	399	441	411	409	364	405	400	462	534	408	421	5,715	311	5.75%
2024/25	31	275	368	439	427	438	457	420	443	391	448	474	457	476	415	5,959	244	4.27%
2025/26	31	332	430	402	483	465	477	488	451	456	424	530	468	396	427	6,260	301	5.05%
2026/27	31	357	476	453	413	506	480	494	524	484	478	499	490	458	403	6,546	286	4.56%
2027/28	31	377	559	514	466	433	513	493	532	559	512	550	462	479	463	6,943	398	6.08%
2028/29	31	386	612	586	541	497	468	547	530	560	603	580	514	454	490	7,399	456	6.57%
2029/30	31	392	670	650	608	571	526	499	588	563	604	695	542	505	466	7,909	510	6.89%
2030/31	31	398	706	709	680	638	599	552	537	616	596	695	648	529	514	8,447	538	6.81%
2031/32	31	415	766	749	741	720	676	637	594	567	649	695	641	641	531	9,053	606	7.17%
2032/33	31	422	823	811	792	791	765	720	695	628	597	753	641	631	643	9,741	688	7.59%
2033/34	31	441	879	871	849	847	838	814	792	736	664	694	696	636	634	10,421	680	6.99%
2034/35	31	460	930	932	919	908	901	895	855	844	777	748	644	690	632	11,166	745	7.14%
2035/36	31	467	988	992	997	976	966	962	949	907	891	875	690	639	684	12,013	847	7.59%

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

Campus	Functional Capacity	History	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Booker T. Washington Elementary	792	638	656	619	594	577	574	577	594	614	627	634	645
Elgin Elementary	1,009	673	374	373	368	395	398	423	437	453	468	487	503
Harvest Ridge Elementary	772	596	749	808	909	1,015	1,135	1,264	1,411	1,557	1,713	1,850	1,974
Neidig Elementary	812	528	701	747	810	916	1,010	1,129	1,297	1,454	1,623	1,816	2,026
Trinity Ranch Elementary	760	0	628	663	704	765	828	920	996	1,076	1,139	1,190	1,230
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>4,145</b>	<b>2,435</b>	<b>3,108</b>	<b>3,211</b>	<b>3,385</b>	<b>3,668</b>	<b>3,946</b>	<b>4,313</b>	<b>4,736</b>	<b>5,154</b>	<b>5,570</b>	<b>5,977</b>	<b>6,378</b>
Elementary Absolute Growth		123	673	103	174	283	278	367	423	418	416	407	401
Elementary Percent Growth		5.32%	27.64%	3.32%	5.41%	8.37%	7.57%	9.31%	9.80%	8.82%	8.08%	7.31%	6.71%
Elgin Intermediate	713	863	451	524	532	530	588	537	594	695	792	855	949
Elgin Middle School	990	839	879	961	1,070	1,162	1,166	1,211	1,215	1,224	1,399	1,619	1,797
<b>INTERMEDIATE/MIDDLE SCHOOL TOTALS</b>	<b>1,703</b>	<b>1,702</b>	<b>1,330</b>	<b>1,485</b>	<b>1,603</b>	<b>1,692</b>	<b>1,754</b>	<b>1,747</b>	<b>1,808</b>	<b>1,918</b>	<b>2,191</b>	<b>2,474</b>	<b>2,746</b>
Middle School Absolute Growth		124	-372	155	118	89	62	-7	61	110	272	283	272
Middle School Percent Growth		7.86%	-21.86%	11.65%	7.93%	5.57%	3.67%	-0.40%	3.51%	6.07%	14.20%	12.94%	10.99%
Elgin High School	2,250	1,771	1,773	1,799	1,906	1,989	2,159	2,337	2,459	2,619	2,611	2,665	2,839
Phoenix High School		50	48	49	49	49	49	49	49	49	49	49	49
<b>HIGH SCHOOL TOTALS</b>	<b>2,250</b>	<b>1,821</b>	<b>1,821</b>	<b>1,848</b>	<b>1,955</b>	<b>2,038</b>	<b>2,208</b>	<b>2,386</b>	<b>2,508</b>	<b>2,668</b>	<b>2,660</b>	<b>2,714</b>	<b>2,888</b>
High School Absolute Growth		-3	0	27	107	83	170	178	122	160	-8	54	174
High School Percent Growth		-0.16%	0.00%	1.48%	5.76%	4.26%	8.34%	8.07%	5.11%	6.38%	-0.30%	2.03%	6.41%
Bastrop CJBC		1	1	2	1	1	1	1	1	1	1	1	1
<b>DISTRICT TOTALS</b>	<b>8,098</b>	<b>5,959</b>	<b>6,260</b>	<b>6,546</b>	<b>6,943</b>	<b>7,399</b>	<b>7,909</b>	<b>8,447</b>	<b>9,053</b>	<b>9,741</b>	<b>10,421</b>	<b>11,166</b>	<b>12,013</b>
District Absolute Growth		244	301	286	398	456	510	538	606	688	680	745	847
District Percent Growth		4.3%	5.1%	4.6%	6.1%	6.6%	6.9%	6.8%	7.2%	7.6%	7.0%	7.1%	7.6%

Green = w/in 5% of Capacity; Yellow = Over Capacity



## District Information -



Elgin ISD enrollment increased by **1,632 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **301 students**.

## Housing Market Conditions -



EISD is currently on pace to meet or exceed 2024 totals in both annual new home starts and closings by the end of 2025, despite the market tempering so far this year. Reduction in interest rates and the addition of new lots brought to market will fuel growth within the district.

## Housing Activity & Future Developments -



The district currently has nearly 400 **homes in active inventory**, more than 1,750 lots available to build on, and more than 16,000 planned in the future.

## Enrollment Forecast -



EISD Enrollment is forecasted to reach nearly 8,450 students by the 2030/31 school year, and with additional housing development and area population growth the District's enrollment is anticipated to surpass 12,000 students by the 2035/36 school year.