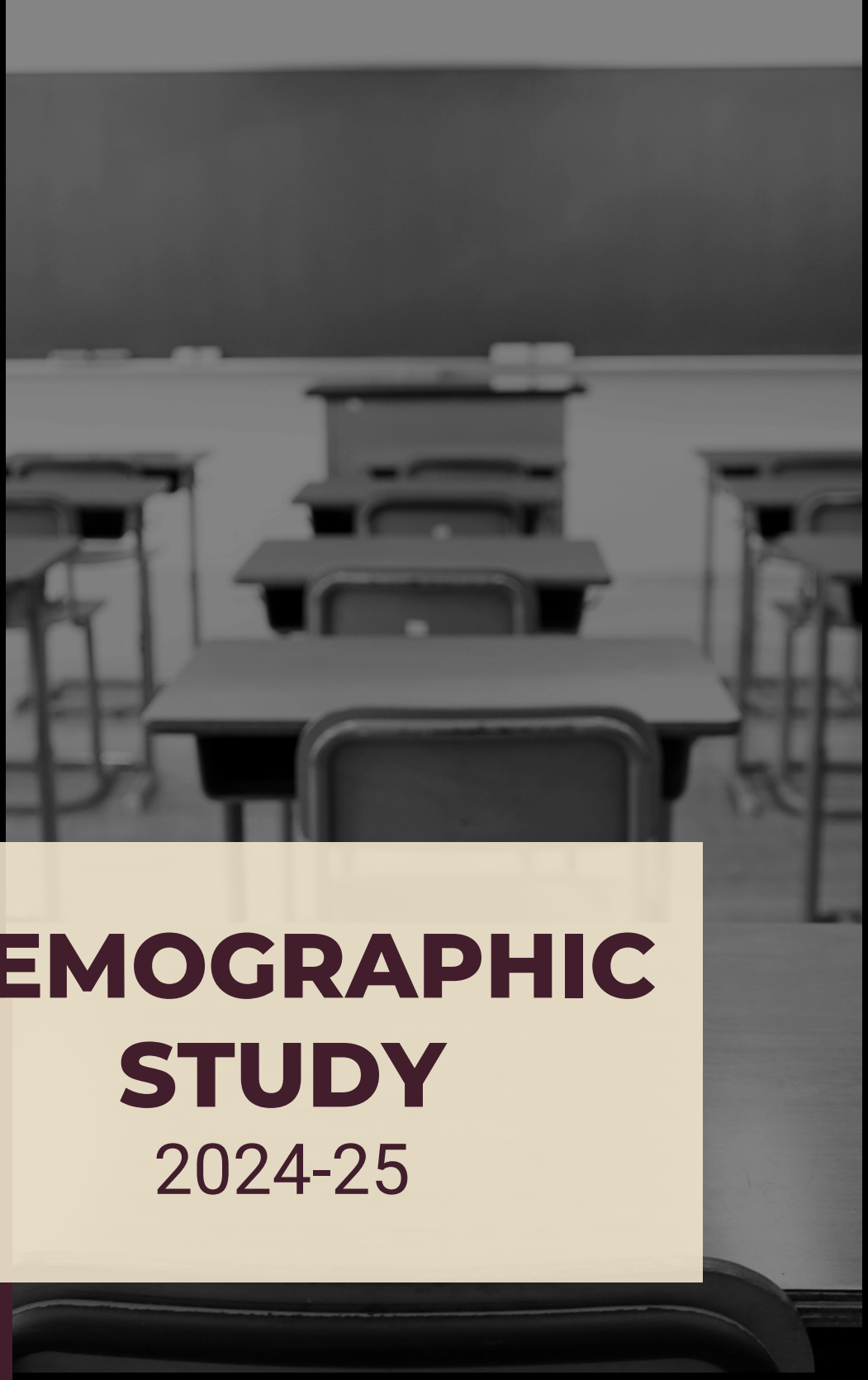
WALLER ISD



DEMOGRAPHIC STUDY

2024-25

PASA

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Introduction

For over 40 years, Population and Survey Analysts (PASA) has served Texas public school districts by providing demographic studies, student enrollment projections, and long-range school planning.



PASA is a demographics consulting firm that partners with school districts in planning for the long-range utilization of facilities and resources. This involves projecting new residential development, understanding potential land uses for undeveloped parcels, and relating these findings to future students in the schools. PASA also projects enrollment growth and decline in areas with no new construction potential by studying which neighborhoods are regenerating with younger families. PASA uses these long-term projections to outline a step-by-step plan for when and where new schools could be needed in the future.

Having a clear idea of future growth potential, school districts can plan for bond elections in a financially responsible and transparent manner and maximize student stability by minimizing the need for changing schools.

Our Vision

Our vision is to serve students and communities of Texas as the trusted demographics partner for school districts, providing them with unparalleled accuracy and insights through our enrollment projections and long-range planning.

Our Mission

PASA empowers school district leaders with accurate and reliable enrollment projections by utilizing comprehensive demographic data, in-depth analysis, and cutting-edge technological tools. We are committed to helping our clients understand the implications of enrollment growth/decline in effectively planning for the future.

Assumptions

The data contained in PASA Demographic Studies is based on assumptions about the housing and economic climate in the District and how this climate drives student enrollment. Any and all factors driving the projections are fluid and can and will change over time. Projections are based on assumptions generated at the time of the completion of the project, and they need to be continually assessed by district staff as to the weight they are given in future planning endeavors. As student enrollment depends on factors outside our control, PASA cannot guarantee accuracy.

Demographic Philosophy

It takes time to plan for, pay for, site, and construct schools - and each school opened is a multi-million dollar series of decisions affecting children and families. PASA's philosophy and approach reflect this reality.

Ten-Year Projections

Because of the length of time required to build schools, PASA makes Ten-Year projections, realizing that the latter years will be less accurate than the earliest years. The study accounts for both short-term fluctuations and long-term trends. Short-term projections help the District make immediate decisions (budgeting, staffing, program placements, etc.), while the Ten-Year projections provide data to anticipate future needs and proactively plan for infrastructure development, facility expansion, and new facilities, avoiding costly last-minute adjustments.

Real-Time, In-Person Data Collection

PASA deploys personnel directly to the District, with a staff member driving each developing subdivision. This approach ensures the collection of real-time data, with future-forward accuracy, unattainable through reliance solely only on plats and plans filed with government officials.

Assessment Frequency

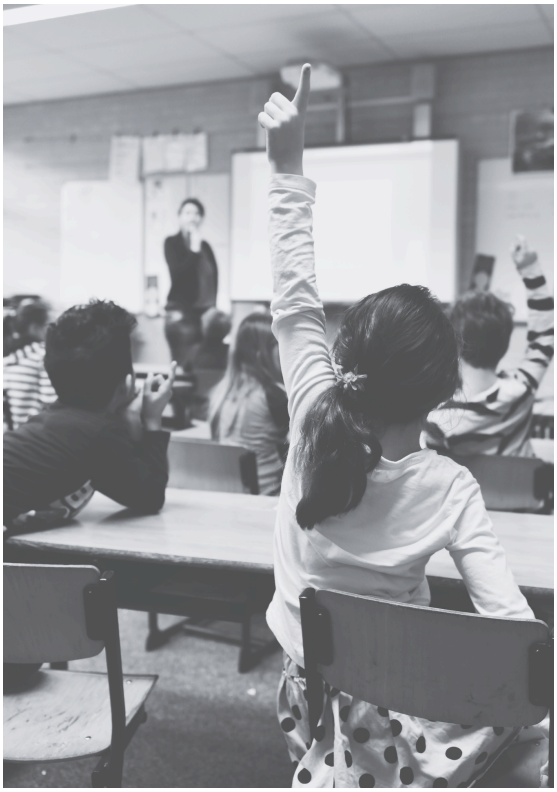
Clients experiencing a rapidly growing student population and/or that use our studies for staffing and budgeting purposes typically commission a Demographic Study on an annual basis. Due to the intensive nature of these studies, PASA has determined that more frequent studies yield actionable insights that can drive significant changes in district planning. Conversely, districts experiencing slower growth or approaching build-out and declining student populations may utilize our data for planning consolidations, rezoning, and balancing utilization. PASA collaborates with all clients to conduct timely studies that offer the greatest financial benefit for each district.

Data Sources

District-specific data is gathered from the client district. This data includes school names, capacities, special program placement, and student address data, among other items. The accuracy of this data is paramount in completing a quality comprehensive plan.

The data used to build housing projections is assessed by PASA demographers but gathered from builders, developers, and other official sources. Builders and developers change their plans as the market shifts, so this data needs to be reassessed in the future to alter facilities plans as the housing market shifts.

This study was conducted between January 2025 and May 2025 and projections are based on information available during that timeframe.



Demographic Process

PASA's process for completing a Demographic Study includes the following main components:

GIS/Mapping

PASA begins any project by creating an in-depth GIS map of the District, complete with roads, parcel ownership, existing and active subdivisions and apartment complexes, flood plains, pipelines, municipal boundaries and utility systems, and recent plats. This allows PASA's demographers to assess various parcels in the District for potential future development.

Geocoding of the Student Population

PASA downloads the past 3-5 years of student data from the District and geocodes each student, assigning them an exact location on the GIS map. This allows PASA to not only measure the current count of students in each sector of the District but also allows for analysis of existing subdivisions for ongoing decline or regeneration.

Ratios of Students per Home

The demographers develop a ratio of students per home for all existing subdivisions using the geocoded students. They then use this data to assign a student yield to all projected new homes, recognizing that this yield will vary widely across different types of developments within any one district.

Housing and Economic Analysis

PASA staff members spend a great deal of time in the District, driving each active subdivision and assessing future parcels for development. Demographers meet with relevant city and county officials, commercial brokers, and other landowners, and they assess the potential that each large parcel has for development.

Districtwide Enrollment Forecast

PASA pulls all factors together to create a Ten-Year Enrollment Forecast. Additionally, we generate a Reduced Enrollment Scenario and an Accelerated Enrollment Scenario in an attempt to provide the District with projections that bracket in the likely reality for the next several years. PASA projects for ten years due to the lengthy process required to plan for and construct new schools, but the first five years of the projection period are typically more reliable than the last five years.

Projections by Planning Unit and Long-Range Planning

Planning Units are PASA's organizational scheme and are small sectors of the District that comprise one or more subdivisions, multi-family complexes, or other parcels of land. PASA's projections are created at the Planning Unit level, which allows us to join them together to create current attendance zones, thereby measuring projected student enrollment against capacity. We can also break apart those current attendance zones at the Planning Unit level and use this data to aid the District in planning for new schools or designing new attendance zones.

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EXECUTIVE SUMMARY

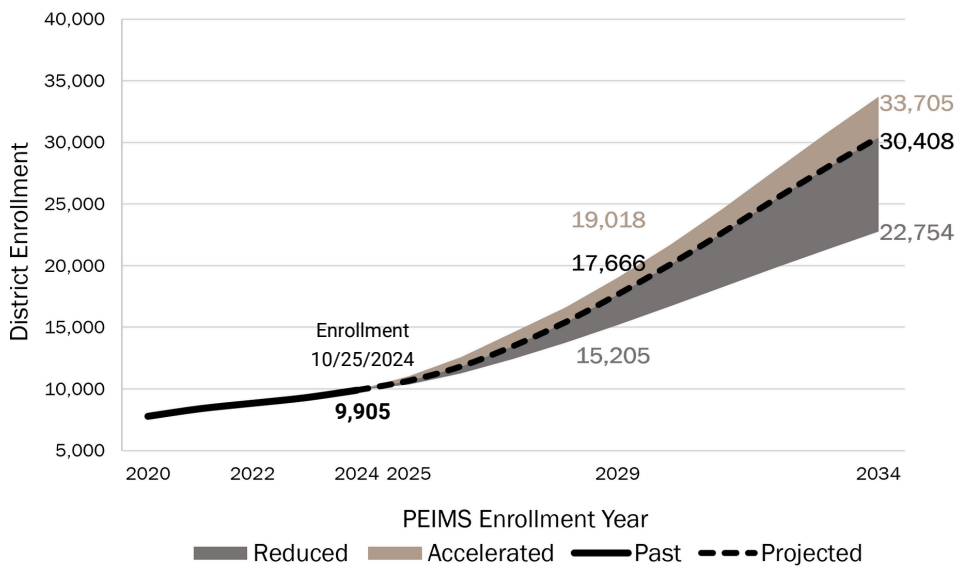
Population and Survey Analysts (PASA) recently concluded a Demographic Study for Waller ISD (WISD), presenting the following summarized findings. The study encompassed the analysis of current student locations, projected expansion influenced by new residential developments, patterns of student relocation across the District, and economic factors pertinent to both the District and its surrounding area. PASA employs forward-looking methodologies to forecast student data for a school district without relying on historical rates of change.

Ten-Year Enrollment Forecast

PASA assessed the current student population, analyzed recent trends in geocoded students, forecasted additional housing occupancies and their resulting student yields, and considered broader economic and employment concerns. Based on these evaluations, PASA projects the following student population by grade group for the next ten years:

PROJECTED ENROLLMENT - TEN-YEAR FORECAST										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	5,186	5,814	6,732	7,633	8,577	9,566	10,500	11,404	11,905	12,267
6th-8th	2,373	2,661	3,103	3,667	4,249	4,903	5,576	6,303	7,361	8,276
9th-12th	3,119	3,363	3,652	4,127	4,840	5,607	6,574	7,638	8,668	9,865
TOTAL:	10,678	11,838	13,487	15,427	17,666	20,076	22,650	25,345	27,934	30,408

Enrollment Forecast



PASA employs a conservative methodology to project a Ten-Year Enrollment Forecast. Additionally, PASA develops both a Reduced Enrollment Scenario and an Accelerated Enrollment Scenario to account for varying future enrollment possibilities under different assumptions. More detailed projections are available in Chapter 04. The Ten-Year Enrollment Forecast serves as the foundation for facilities planning.

Factors Impacting Future Enrollment

To develop the Ten-Year Enrollment Forecast, PASA evaluated a range of factors unique to Waller ISD. These included economic and social indicators such as job growth, employment sectors, socioeconomic characteristics, quality of life, housing construction, land development potential, charter and private school activity, and household size and age composition. The following factors are particularly significant for WISD:

As neighboring districts near build-out in the next decade, demand for new housing construction will increase in Waller ISD. Large master planned communities just getting underway are expected to accelerate construction schedules and attract more families with school-aged children.

Births to mothers living in WISD have increased over the past five years and are expected to continue to accelerate, particularly with the growth in new housing construction.

Kindergarten class sizes have grown steadily since the pandemic and are expected to continue increasing, especially in areas with new housing developments, which in this District are primarily targeted at young homebuyers.

Alternative Educational Opportunities continue to increase. Harmony Science Academy is opening a school in Bridgeland in 2025-26, and Cypress Christian is moving to a new, larger campus in Bridgeland in 2025-26. Both of these are expected to pull significant students from the east side of Waller ISD.

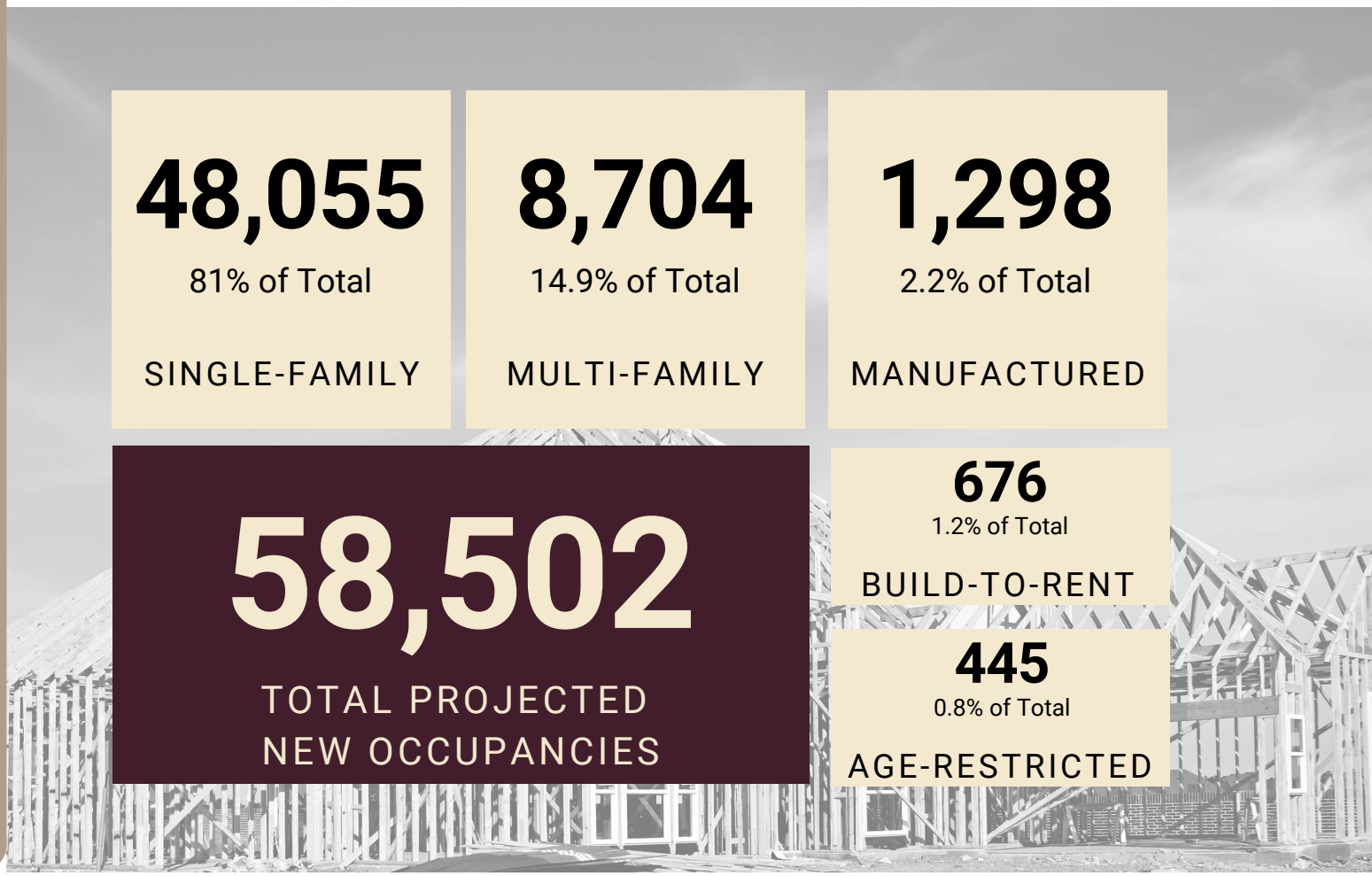
Unemployment rates will remain steady, around 4.0 to 4.5% in the Waller ISD area over the next three years with a strong localized economy and continued employment growth in the Metro Area.

Housing Projections

PASA's projections are based on interviews with landowners, real estate experts, commercial brokers, utility providers, and city and county officials. These projections pertain solely to the number of new housing units and do not indicate the total number of students anticipated in public schools for each development. Chapter 03 presents a more comprehensive review of future housing, with full details available in Appendix 03. Chapter 04 details the impact of new housing construction on student enrollment.

Developments by Projected Total Housing Units Occupied 2025-2034

SF	Bridgeland	+ 5,712
SF	Grand Prairie	+ 4,024
SF	Jubilee	+ 3,320
SF	Cypress Green	+ 1,932
SF	Woodhaven Estates	+ 1,830
MF	Bridgeland Central	+ 635



48,055
81% of Total
SINGLE-FAMILY

8,704
14.9% of Total
MULTI-FAMILY

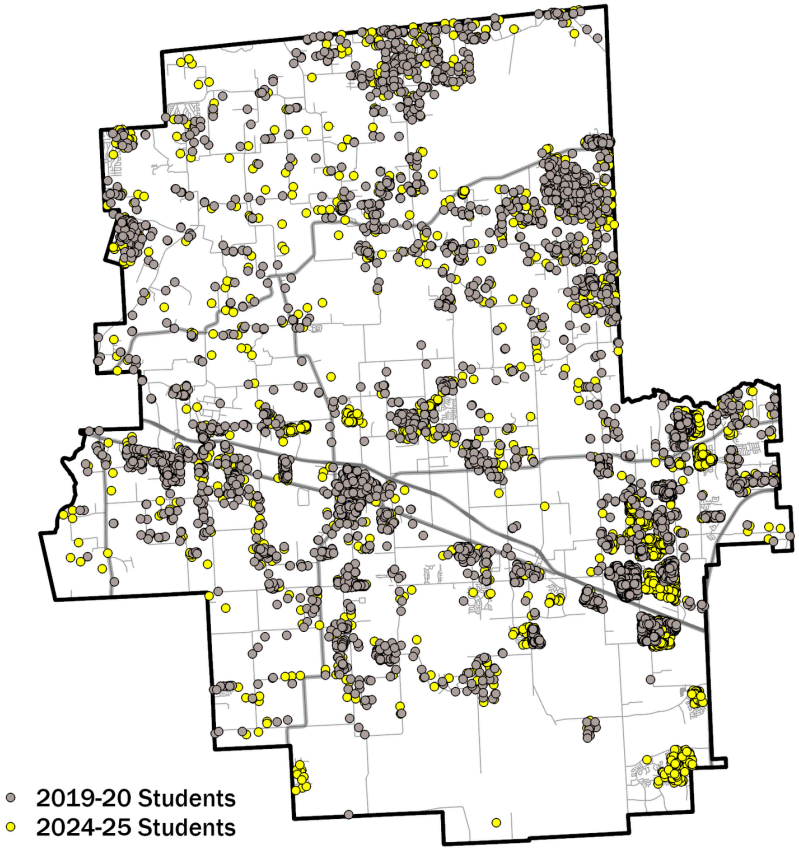
1,298
2.2% of Total
MANUFACTURED

58,502
TOTAL PROJECTED NEW OCCUPANCIES

676
1.2% of Total
BUILD-TO-RENT

445
0.8% of Total
AGE-RESTRICTED

Current Student Population



PASA maps each student based on their address, achieving 99% accuracy. Only students with incomplete or incorrect addresses remain uncoded. This data serves as the foundation for all projections.

Students Per Home

In certain subdivisions (excluding those with under 20 occupied units), the number of students per home varied from 0.00 to nearly 3.0. On a weighted average, there are 0.43 students per single-family home across the District.

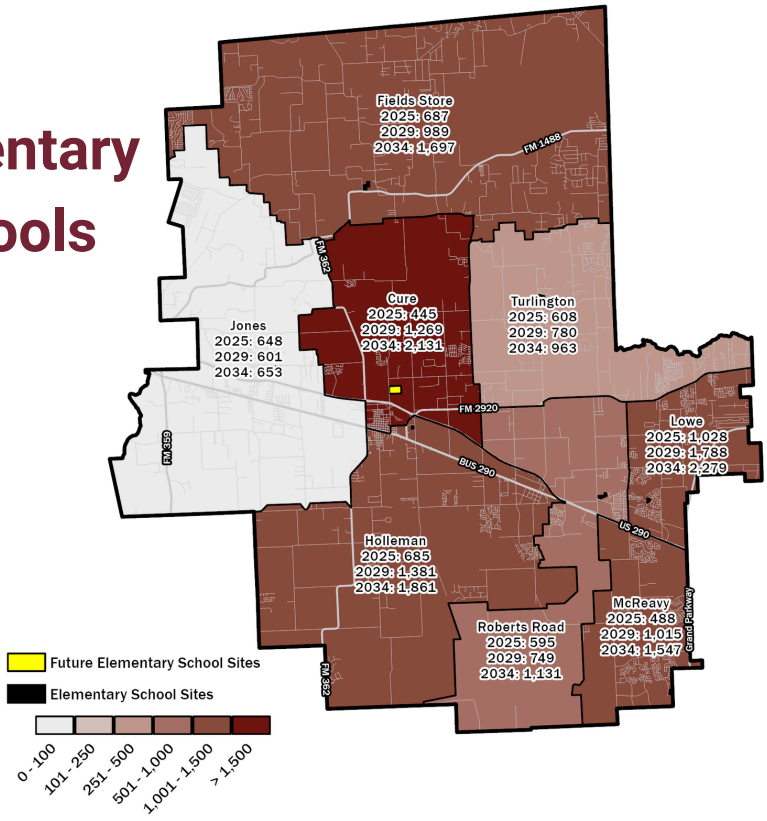
In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from 0.00 to 0.89, and the weighted average throughout the District was 0.23 students per apartment unit. Districtwide, an estimated 329 WISD students live in 3,225 multi-family units.

0.43
Single-Family

0.23
Multi-Family

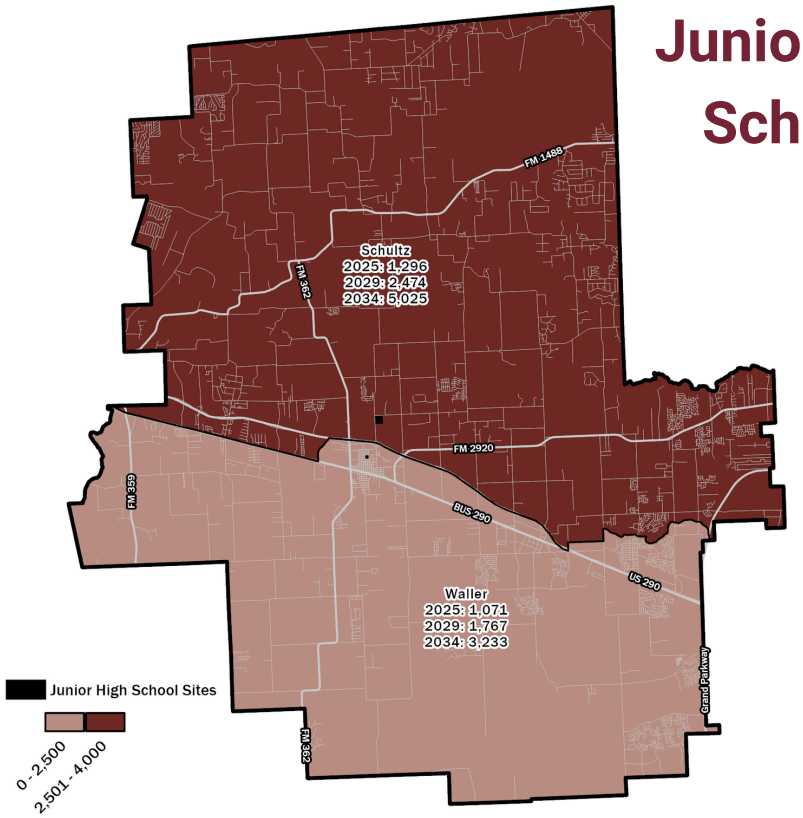
Projected Growth in Student Population by Campus

Elementary Schools



The adjacent maps illustrate the projected growth over the next ten years in elementary and junior high students, summed by 2025-26 attendance zones. The eastern part of the District is projected to need overcrowding relief first, followed by the bulk of additional capacity projected to be needed in the central and north parts of the District.

Junior High Schools



Projected Resident Students by Campus

The number of students projected to live in each attendance zone each year for the next ten years is compared to the capacity of each facility in the tables below.

Projected Resident Elementary Students

	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Cure	700	346	445	602	827	1,060	1,269	1,477	1,698	1,885	2,019	2,131
Fields Store	700	671	687	729	822	921	989	1,107	1,252	1,428	1,560	1,697
Holleman	850	584	685	813	1,021	1,196	1,381	1,539	1,688	1,810	1,836	1,861
Jones	850	684	648	633	616	599	601	609	615	645	646	653
Lowe	825	836	1,028	1,188	1,373	1,568	1,788	2,014	2,175	2,275	2,295	2,279
McReavy	825	416	488	599	736	870	1,015	1,153	1,259	1,410	1,530	1,547
Roberts Road	700	611	595	618	659	694	749	821	914	1,006	1,069	1,131
Turlington	750	608	608	629	675	721	780	841	897	942	946	963
Total		4,756	5,184	5,811	6,729	7,629	8,572	9,561	10,498	11,401	11,901	12,262

Projected Resident Junior High School Students

	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Schultz	1,500	1,194	1,303	1,512	1,783	2,122	2,481	2,866	3,300	3,736	4,412	5,032
Waller	1,500	948	1,064	1,141	1,312	1,537	1,760	2,025	2,261	2,549	2,928	3,226
Total		2,142	2,367	2,653	3,095	3,659	4,241	4,891	5,561	6,285	7,340	8,258

Projected Resident High School Students

	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Waller HS												
Students	3,500	2,980	3,109	3,351	3,637	4,106	4,809	5,571	6,534	7,595	8,619	9,802
Utilization		85%	89%	96%	104%	117%	137%	159%	187%	217%	246%	280%

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

When looking at utilization through a very broad lens, the estimate can be made, for example, that the attendance zone for Cure ES is projected to be home to enough students to fill three elementary schools by 2034-35 (304% utilization). To carry this analysis throughout the District with a high-level analysis, Waller ISD could need an additional six or seven elementary schools, three junior high schools, and two high schools in the next ten years.

Careful, step-by-step planning is necessary in such a high growth District, to take into account multiple factors in addition to just the raw numbers of students, like bond election schedules, bonding capacity, infrastructure availability, transportation access, and minimizing disruption for students.



CHAPTER 01

DISTRICT PROFILE

The District Profile provides an overview of the District's current landscape and historical context. This chapter includes a District Overview detailing key demographic and socioeconomic factors that shape the community before analyzing various Historical Enrollment trends. Lastly, it explores economic and regional employment trends.

District Overview

Historical Enrollment Trends

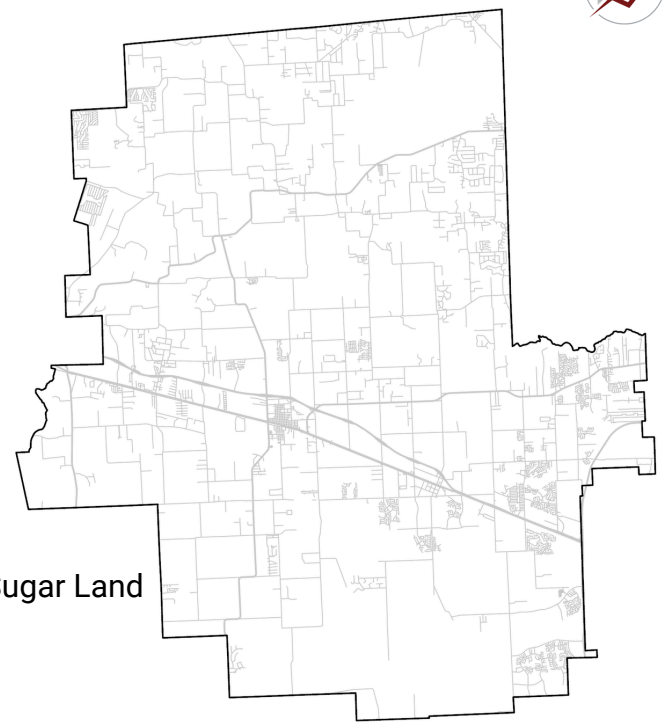
Historical Enrollment by Grade Group

Kindergarten Enrollment Compared to Births

Economic and Regional Employment Trends

Additional related data is available in Appendix 01.

District Overview



2214 Waller Street
Waller, Texas 77484
Superintendent: Mr. Kevin Moran

County: Waller
Metropolitan Statistical Area: Houston-The Woodlands-Sugar Land
Texas Education Agency Description: Independent Town
District Enrollment: 9,905 (October 25, 2024)

Total Population
44,800

Median Age
27.2 Years

Mean Travel to Work Time
32.7 Minutes

School Aged
17%

Bachelor's Degree +
23%

Median Home Value
$249,700

Median Income
$78,741

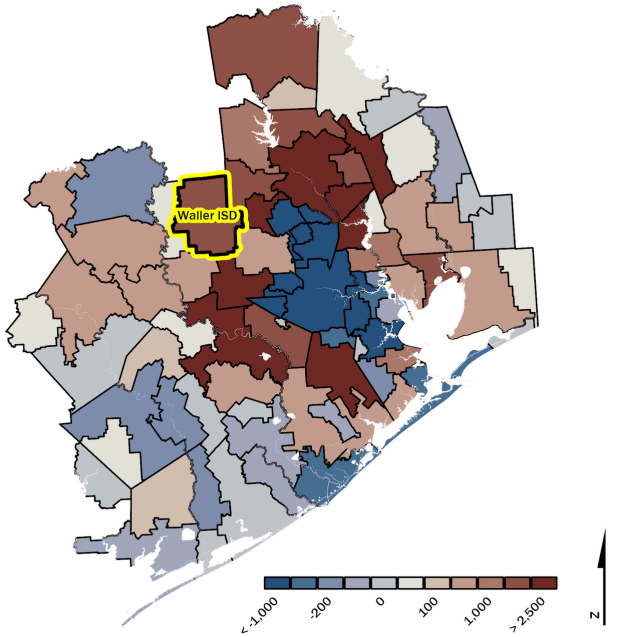
Source: US Census Bureau, 2022 American Community Survey
Additional Census Bureau and American Community Survey Data is available in Appendix 01.

Historical Enrollment Trends

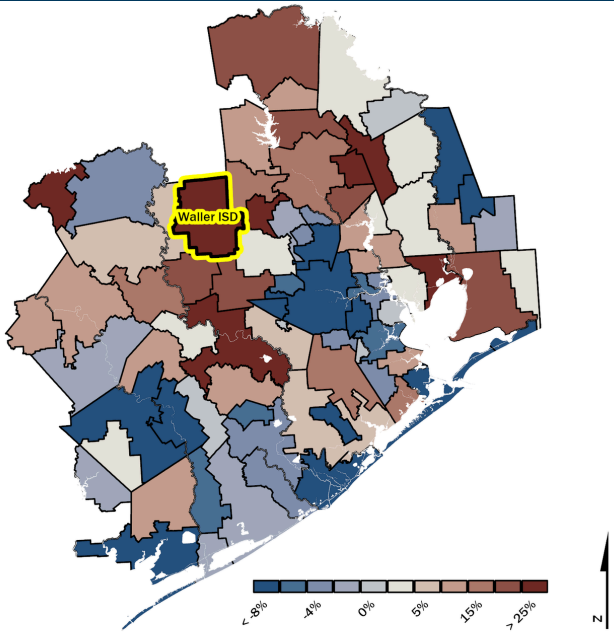
The following maps show the changes in student population by district in the Houston Metro Area over the past five years. Between the 2019-2020 and 2024-2025 school years, Waller ISD saw an overall increase of 2,176 students.

Houston MSA Five-Year Enrollment

Numeric Change in Students Between 2019 and 2024

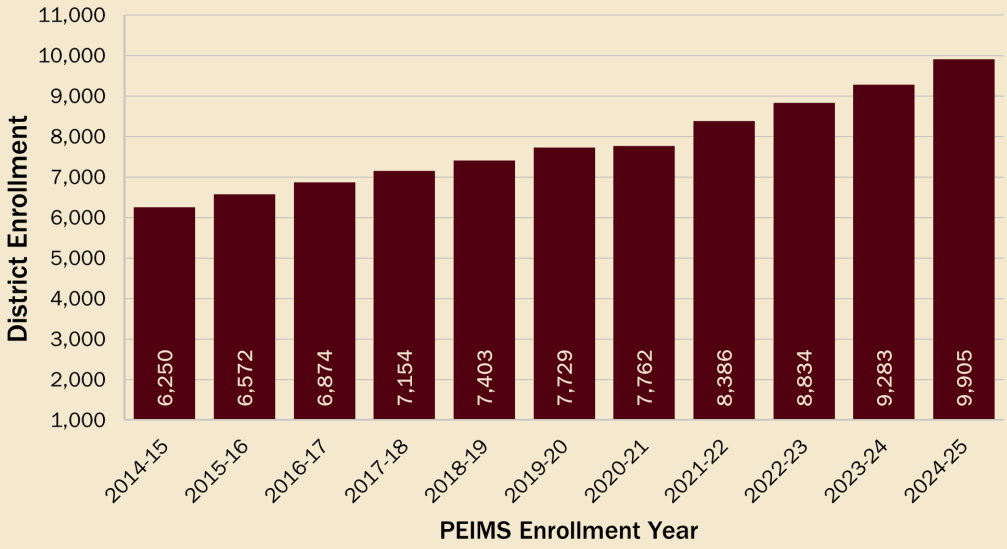


Percent Change in Students Between 2019 and 2024



Over the past decade, Waller ISD has experienced significant growth. Notably, it was one of the few districts in Texas that did not experience a decrease in student enrollment during the pandemic and has shown signs of a complete rebound. The years since the pandemic have yielded an acceleration of growth in Waller ISD as it is poised in the path of outward development from the Houston Metro Area.

Waller ISD Ten-Year Historical Enrollment



+2,176

Five Year Change

enrollment change
2019 to 2024

+3,655

Ten Year Change

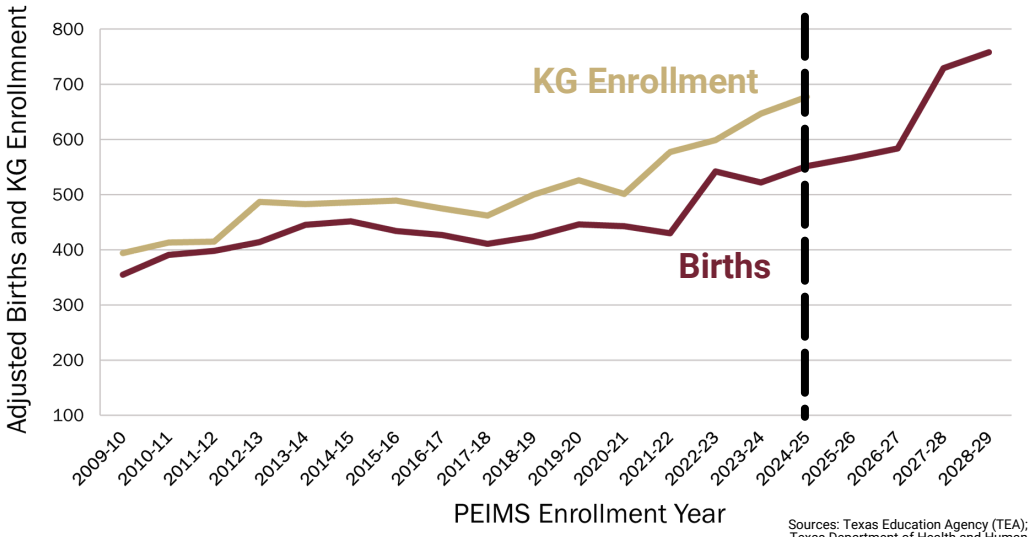
enrollment change
2014 to 2024

PEIMS Enrollment - October 25, 2024
Source: Texas Education Agency (TEA)

Kindergarten Enrollment Compared to Births

Births adjusted five years to correspond with KG Enrollment

Difference between two lines shows in-migration of young children after birth



Sources: Texas Education Agency (TEA); Texas Department of Health and Human Services, Vital Statistics

Changes in enrollment at the kindergarten (KG) grade level can reveal how trends and patterns are developing. The graph above compares KG enrollment to live births (five years prior) by the zip code of the birth mother in WISD. This comparison assists in estimating KG enrollment trends for the next five years in very general terms. The gap between these two lines could indicate factors such as net in-migration, alternative schooling options, or other demographic changes that affect the number of children who ultimately enroll in kindergarten.

Historical Enrollment by Grade Group

Historical Enrollment

GRADE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	36	28	31	40	57	41	41	42	58	60
PK	236	238	259	248	250	215	311	379	331	363
KG	489	475	462	500	526	501	577	599	647	677
1	505	513	506	499	541	554	572	616	670	733
2	519	536	554	537	528	544	600	624	663	731
3	551	549	579	567	569	546	593	646	676	721
4	476	587	578	612	603	581	602	629	681	741
5	480	503	597	606	642	608	629	641	659	732
6	462	510	526	650	650	663	639	657	690	700
7	453	490	532	553	662	642	695	635	674	731
8	494	478	514	559	578	669	685	727	687	716
9	567	549	528	554	601	603	779	861	895	886
10	516	533	533	503	549	586	596	708	757	793
11	450	501	521	515	515	529	615	599	709	718
12	338	384	434	460	458	480	452	471	486	603
TOTAL	6,572	6,874	7,154	7,403	7,729	7,762	8,386	8,834	9,283	9,905

smallest class — largest class

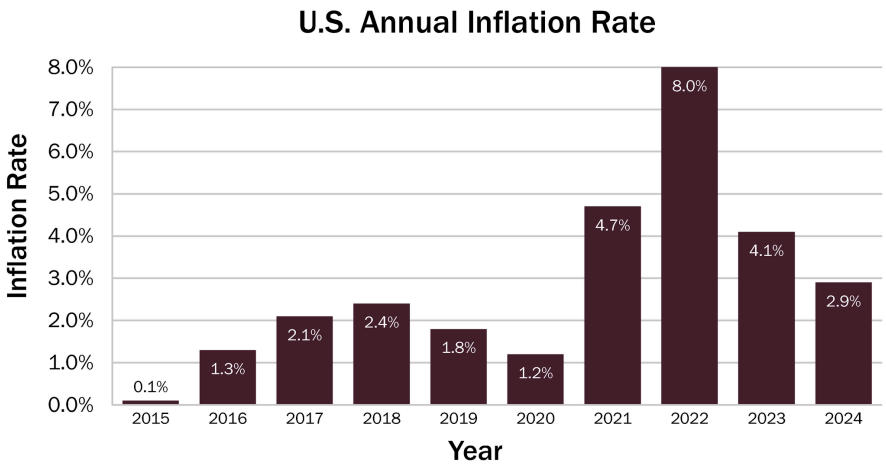
An analysis of the past and current student population is essential when projecting future population. In this chart, grade levels with the smallest and largest enrollments for each school year are highlighted in blue and red shades.

In WISD, a large cohort of students has been moving through the grades during the last decade and is now entering high school. In the next few years, as this large cohort graduates, enrollment growth in the District will be tempered.

Regional Economic Overview

The Houston region added 57,800 jobs in 2024—slightly below the typical annual growth of 65,000 to 70,000—suggesting a possible stabilization following three years of post-COVID expansion. Seventeen of the 19 major sectors tracked by the Texas Workforce Commission saw job gains, and 540 companies announced plans to relocate, expand, or establish new facilities, according to the Greater Houston Partnership.

While inflation declined to 2.9% in 2024, it remains above the Federal Reserve's target of below 2%. To help achieve this goal, the Fed implemented three rate cuts between September and year-end, totaling a reduction of 100 basis points.



Source: US Bureau of Labor Statistics

The rate cuts were expected to boost homebuying by giving developers access to lower-interest capital for large projects and increasing buyer confidence. However, homebuyers saw little relief, as 30-year fixed mortgage rates remained between 6-7% through the fourth quarter of 2024. Despite this, Houston's housing inventory rose sharply, and median home prices increased modestly—signs of a still-strong regional housing market.

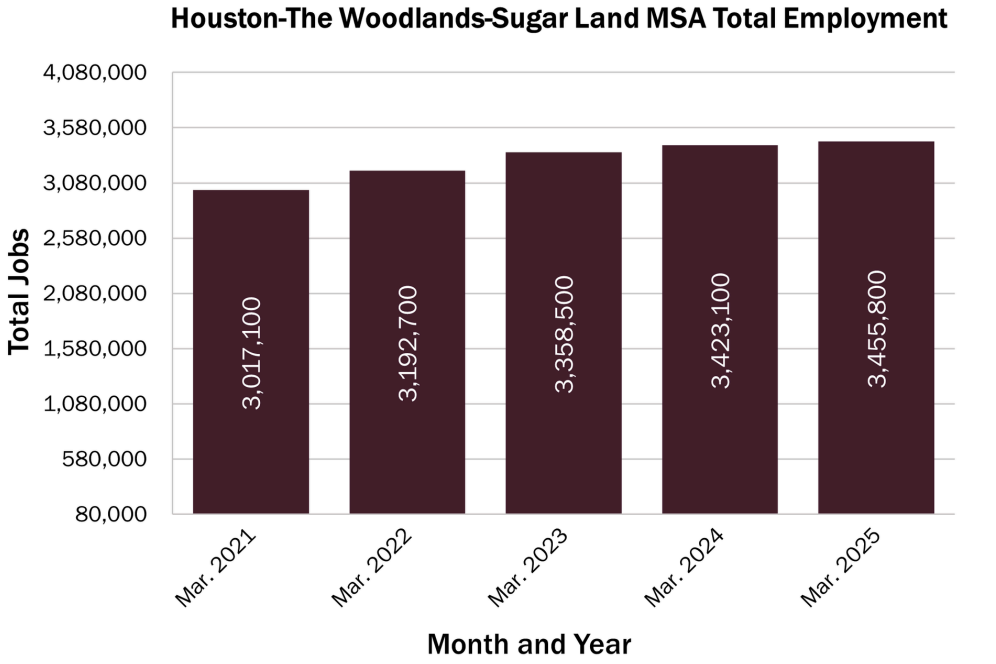


Source: Freddie Mac

Employment Trends

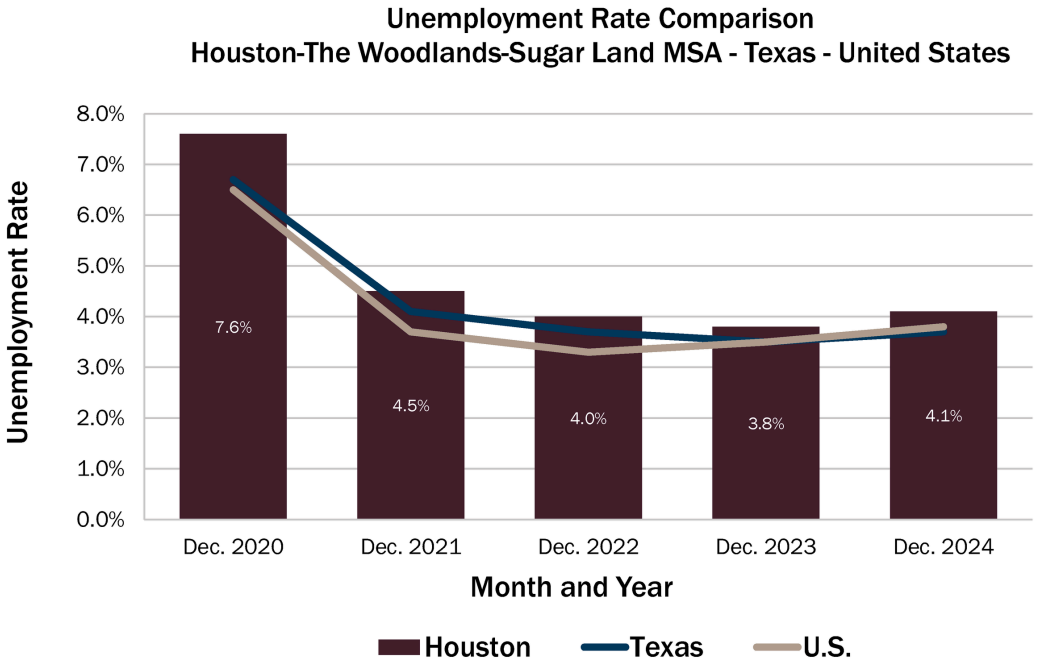
The region is projected to add almost 71,200 jobs in 2025, bringing the Houston region to new record employment of over 3.5 million payroll jobs.

The tight labor market is projected to continue with job creation numbers increasing at a moderate pace while unemployment figures remain low. The Houston Region tends to record unemployment figures slightly above both U.S. and Texas numbers.



Source: Texas Workforce Commission

Moderate-to-low unemployment rates suggest continued population in-migration, as people relocate to Houston in search of job opportunities. Between 2020 and 2023, the region added 340,000 residents—100,000 from domestic migration and 118,000 from international migration. Houston's growth remains strong, with approximately 43,000 new residents added between 2023 and 2024, ranking it second in the nation behind only New York City.



Source: Texas Workforce Commission
Population and Survey Analysts - June 2025



CHAPTER 02

CURRENT STUDENTS

Student Geocode

Students per Home

Alternative Educational Opportunities

PASA evaluates where current students reside and the recent trends in the student population. To accomplish this, PASA geocoded student data provided by Waller ISD, mapping each student according to their residence address. This data incorporates a meticulous analysis of the current student population, including a detailed examination of student yield per home and recent changes in the student population at the development, Planning Unit, and attendance zone levels.

This data also helps to clarify where student distribution is more dense in specific locations and which neighborhoods are disproportionately oriented to older or younger students. The ratios of students per home assist in estimating potential students that will be yielded from comparable new developments in later chapters.

Maps and tables that break down student growth and decline in every major development are included and will address neighborhoods undergoing growth, decline, and gentrification.

Additional related data is available in Appendix 02.

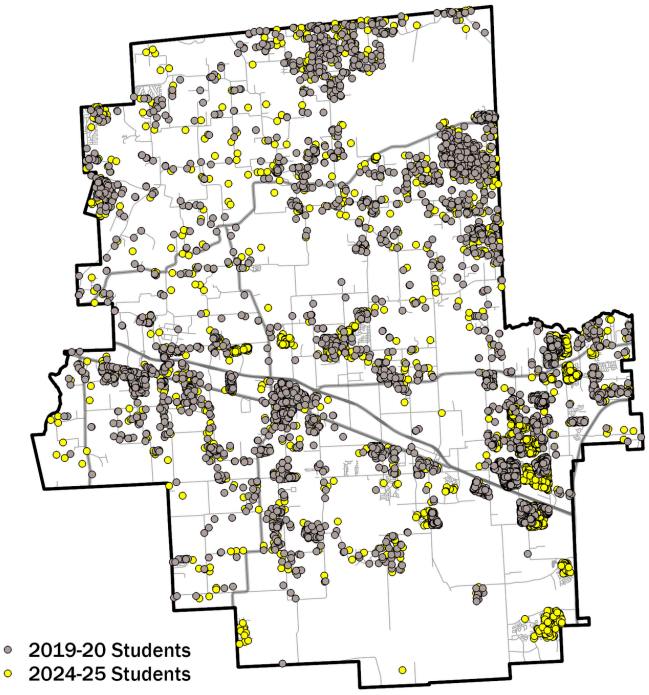
Planning Units

PASA organizes the data in this study using Planning Units, which are small divisions within the district that include one or more housing developments or parcels of land. These Planning Units are defined by PASA staff based on major roadways, existing attendance zones, parcel ownership, and other significant boundaries. Housing data and current student data are organized according to these units. After PASA generates student projections and assigns them to the Planning Units, the units can be combined to assist in planning for future facilities.



Student Geocode

PASA employs geocoding techniques on student address information supplied by Waller ISD, pinpointing each student's location based on their address. The map below shows the student geocode from 2019-20 and compares it to the geocode from 2024-25. Each yellow dot represents a student residing at an address that was not occupied by a student in 2019, showing growth and student distribution across the District..



Geocode

Geocoding is the process of taking a text-based list of student addresses and accurately placing them at the correct geographic location inside our mapping system.

PASA places each student on a map based on their address. We achieve 99% accuracy, leaving only those students with incomplete or bad addresses as uncoded. This data is the starting point for all projections.

Students per Home

Fieldwork is performed to retrieve a count of occupied homes in all neighborhoods actively developing. Occupancy counts for existing single-family neighborhoods equate to the number of homes in each neighborhood, typically determined by county appraisal data. These occupancy counts are compared to enrollment to determine ratios of students per home.

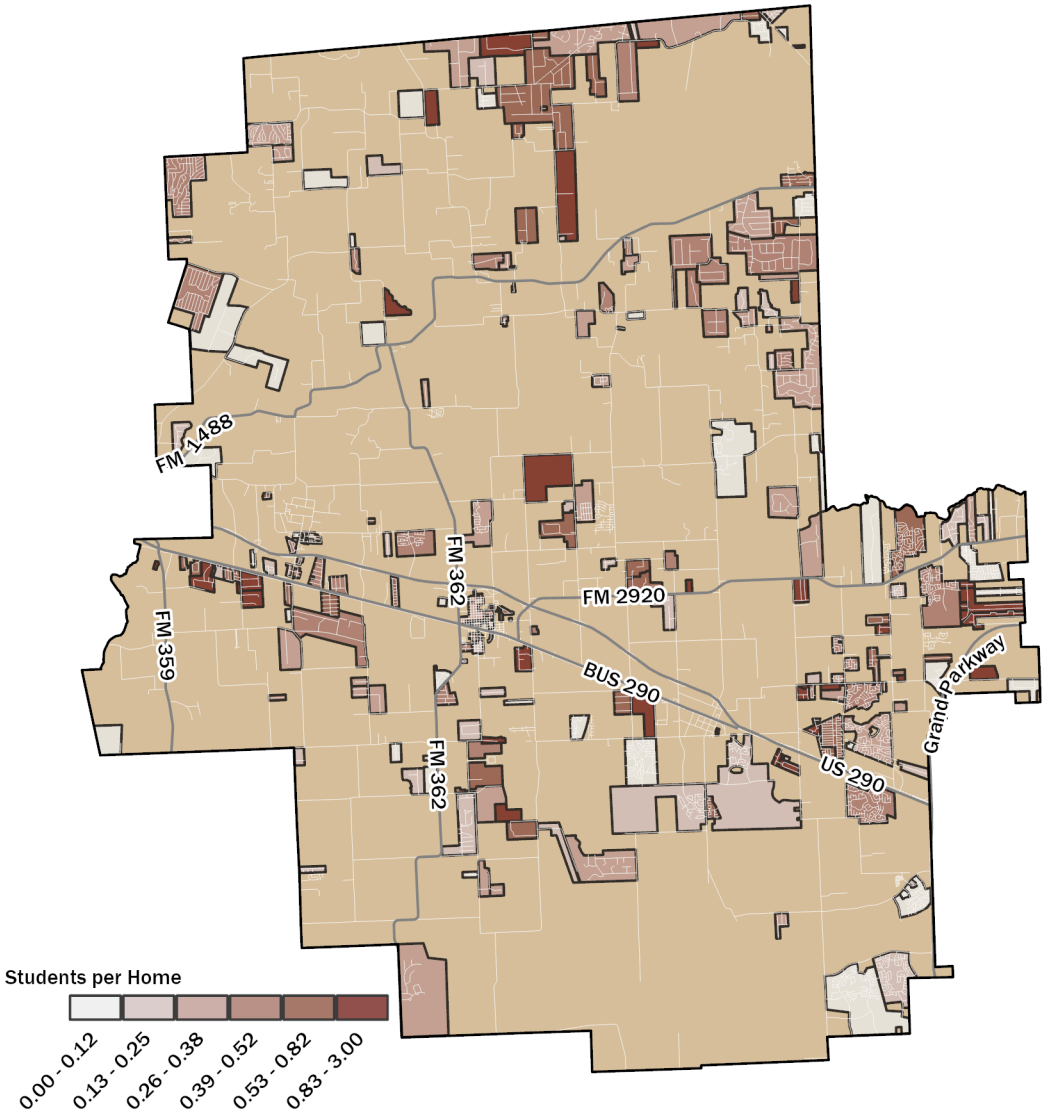
0.43

Students per Occupied Single-Family Home

Single-Family

The ratios of students per home ranged from 0.00 to 3.0 in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single-family house throughout the District is 0.43. A complete report of students per occupied home for single-family residential by subdivision can be found in Appendix 02.

Students Per Occupied Single-Family Home by Subdivision



Students per Home

New multi-family properties currently in the lease-up phase as well as older properties under renovation are contacted to attain the most current number of occupied units. Occupancy counts for existing multi-family properties are determined using the vacancy rate from the National Association of Realtors' quarterly Commercial Real Estate Report for the metropolitan area. These occupancy counts are compared to enrollment to determine ratios of students per home.

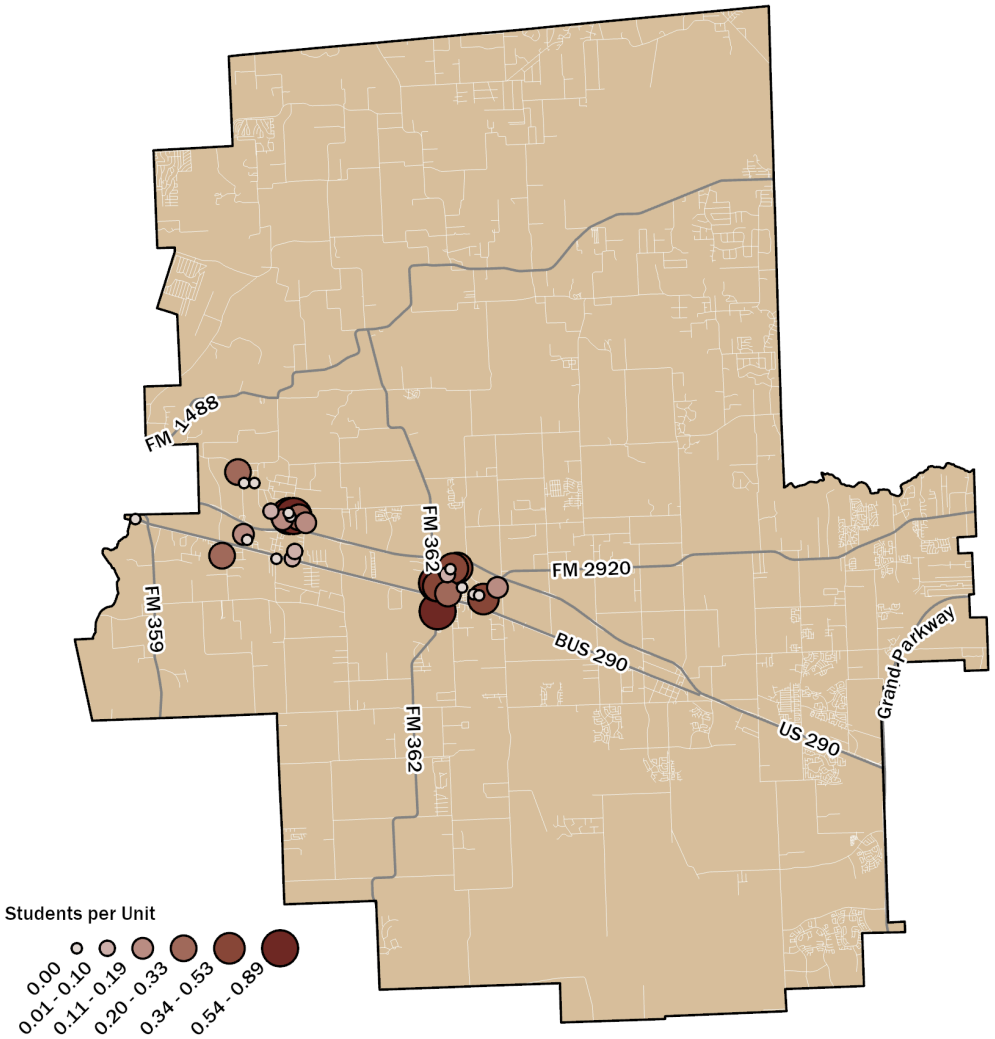
0.23

Students per Occupied Multi-Family Unit

Multi-Family

In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from 0.00 to 0.89, and the weighted average throughout the District was 0.23 students per apartment unit. Districtwide, approximately 329 Waller ISD students live in 3,225 multi-family units. A complete report of students per occupied unit for multi-family residential by complex can be found in Appendix 02.

Students Per Occupied Multi-Family Unit



Alternative Educational Opportunities

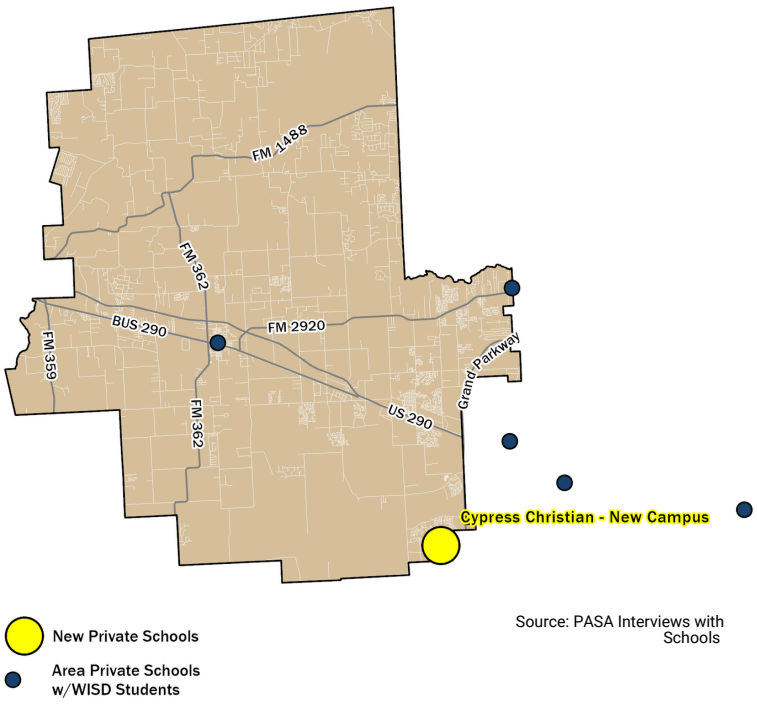
PASA analyzes enrollment in other schools in the area (private schools, charter schools, virtual academies, universities, and other ISDs) to understand how many students are gravitating away from Waller ISD. Homeschooled students are not included in this analysis because the State of Texas generally does not track these students.

Private Schools

Tuition-based schools that are supported by private organizations or private individuals rather than by the government.

To better understand the impact of private school enrollment on Waller ISD, PASA contacted private schools located within and near the WISD boundary. Phone interviews with enrollment coordinators revealed several key trends. PASA estimates that approximately 1.4% of Waller ISD resident students are currently enrolled in these private schools—a nearly 65% increase since the 2017-18 school year. Half of the private schools interviewed serve all grade levels, from Pre-K through 12th grade, while the other half serve grades K-12. While most schools provided detailed responses, it is important to note that some declined to participate, which may have influenced the distribution of responses and the overall trends observed. PASA anticipates that the relocation of Cypress Christian School to its new campus in Bridgeland will have a growing impact on WISD resident student enrollment in the coming years, as the proximity of the new site is likely to be attractive to families within the District.

A key factor in projecting future student attrition to area private schools is the potential impact of Senate Bill 2, which establishes an education savings account (ESA) program. This legislation, if implemented, would provide state-funded accounts for eligible students to use toward private school tuition, educational materials, tutoring, and other approved expenses outside the public school system. The availability of public funds to offset the cost of private education could make private schools a more accessible and appealing option for a broader segment of families within Waller ISD.



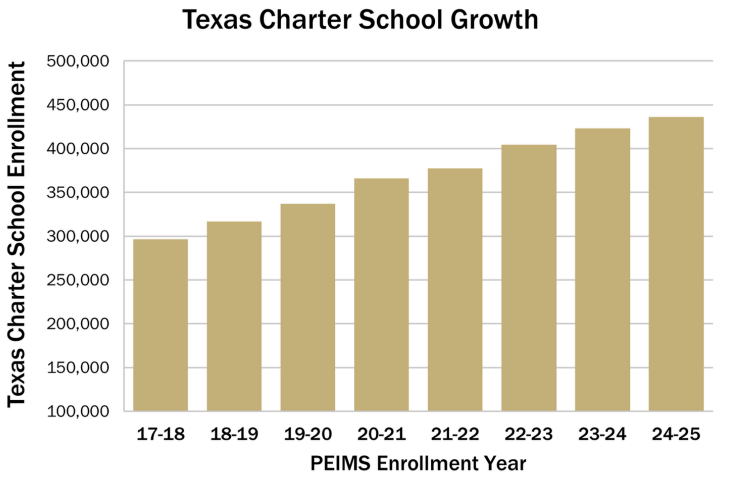
If broadly adopted, this program could shift enrollment patterns across the state by incentivizing families who might not have previously considered private education due to financial barriers. Details about the private school impact on Waller ISD can be found in Appendix 02.

Charter Schools

Publicly funded, tuition-free, in-person educational institutions that provide an alternative to the traditional Independent School District (ISD) system.

Statewide, charter school enrollment continues to grow and affects all ISDs, as each student enrolled in a charter school represents a student who has transferred out of a traditional ISD. Student transfers from Waller ISD to charter schools are mapped in Appendix 02 to illustrate which areas of Waller ISD are most impacted.

Between 2017-18 and 2024-25, Statewide charter school enrollment increased 47.1%, while enrollment in ISDs increased by only 2.68%.



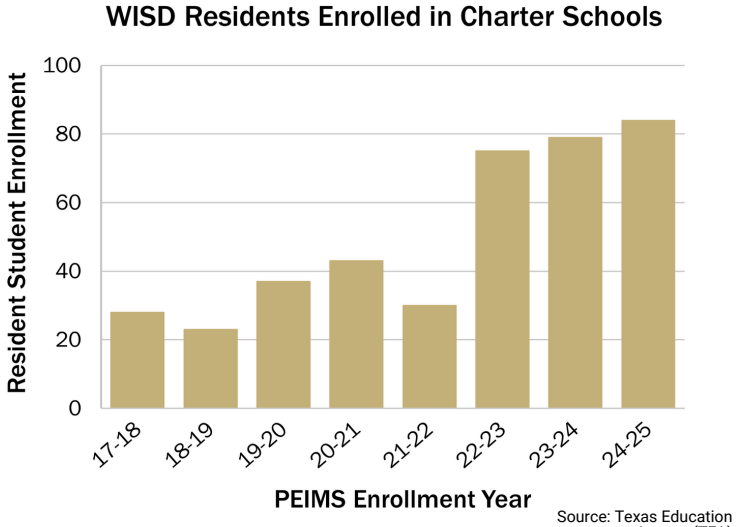
Source: Texas Education Agency (TEA)

Waller ISD has historically experienced a low percentage of resident students transferring to in-person charter schools, but this figure has gradually increased in the years following COVID-19. As Houston's urban growth continues to push westward, the number of charter schools near Waller ISD is expanding. Notably, Harmony School of Science is set to open a new campus in Bridgeland in August 2025. Unlike traditional ISDs, charter schools can draw students from a broader geographic area, making them a convenient option for families both within and outside WISD boundaries. As new charter campuses open and existing ones grow, their impact on Waller ISD's enrollment patterns is expected to increase.

The percentage of Waller ISD students transferring to nearby charter schools has increased by 250% since the 2017-18 school year. The rapid expansion of Waller ISD due to new construction has likely obscured the full impact of this student loss. During this study, PASA identified several planned charter school expansions to further effect the Waller ISD enrollment in coming years.

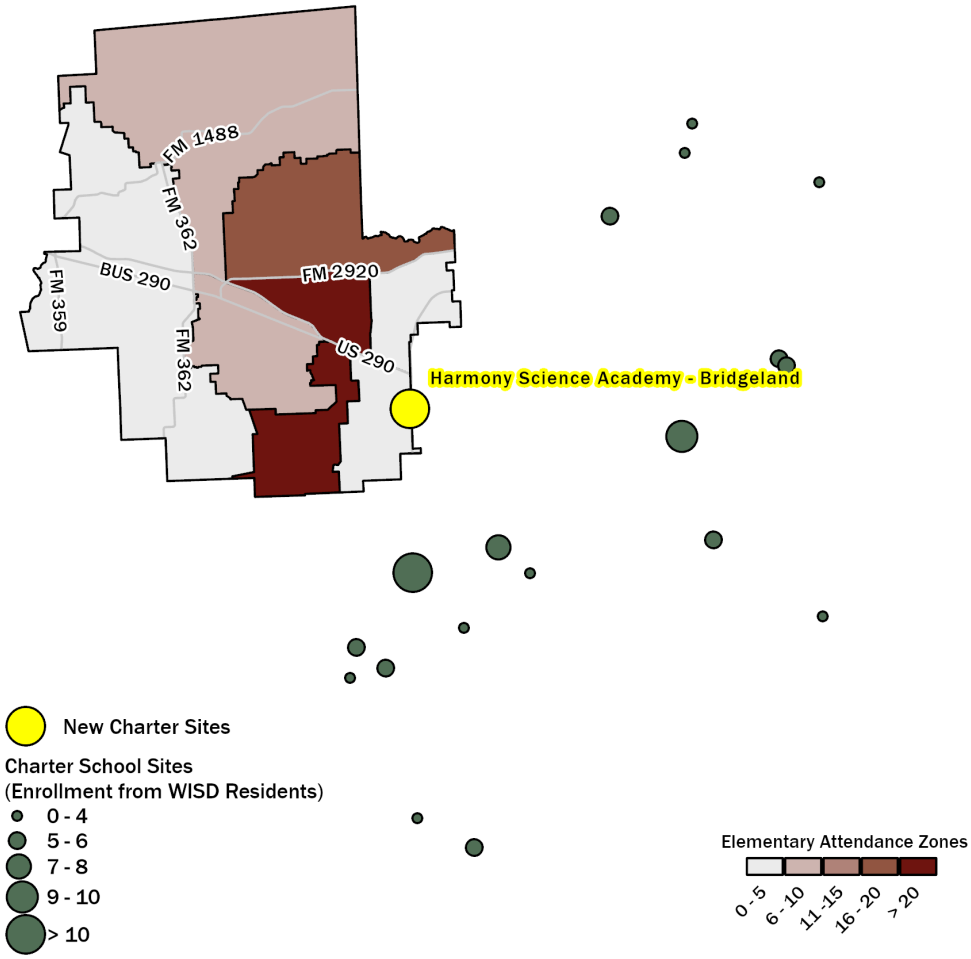
The adjacent graph illustrates the annual number of Waller ISD students transferring to nearby in-person charter schools. Additional information on the impact of charter schools on WISD is provided in Appendix 02. Transfers to virtual charter schools are discussed later in this report.

Less than 1.0% of Waller ISD resident students were enrolled in area charter schools in 2024-25.



Source: Texas Education Agency (TEA)

Future Charter Schools



Planned New or Expanded Charters

Harmony Public Schools plans to open a new Harmony Science Academy in the Bridgeland community located at 12800 Creekland Village Drive, in August 2025. Preliminary publications indicate this new Harmony campus will initially serve Pre-K through 6th grade, with plans to add an additional grade level each year until it serves a full Pre-K through 12th grade program. PASA anticipates this new location could pull approximately half its enrollment from Waller ISD residents and could impact WISD enrollment in schools along the Grand Parkway corridor.

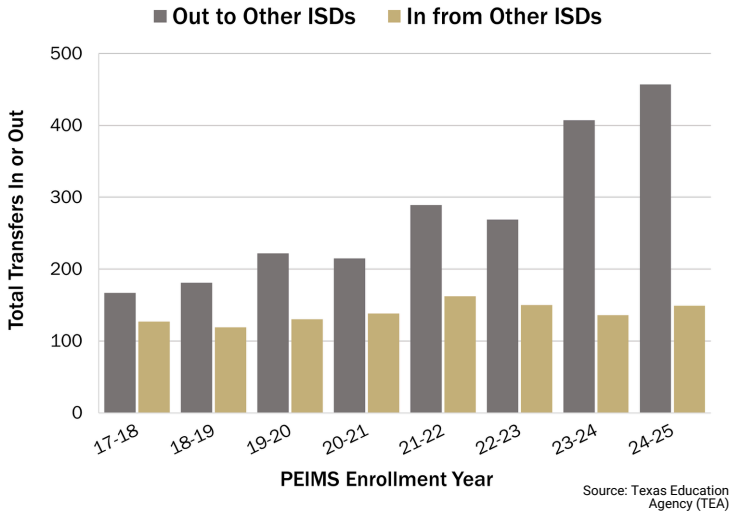
Additionally, Harmony School of Excellence - Katy, which currently serves Pre-K through 8th grade, will expand to include 9th grade in the 2025-26 school year. PASA anticipates that this expansions will have minimal impact on WISD enrollment.



Other ISDs

In-Person public educational opportunity that is an alternative to the ISD where the student lives.

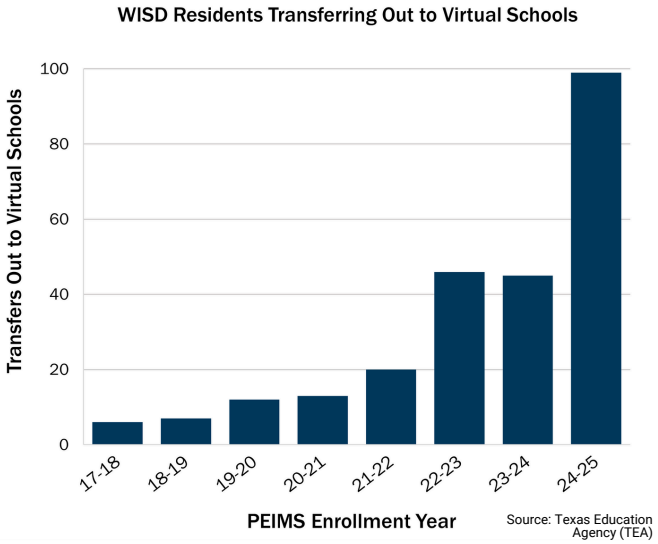
Analysis of TEA data indicates that approximately 4.3% of Waller ISD resident students transfer to other ISDs. While some students do transfer into WISD from neighboring districts, these incoming transfers offset only a small portion of those leaving. A year-over-year analysis table highlights the impact of these inter-district transfers on Waller ISD. Details for each school can be found in Appendix 02.



Virtual Academies

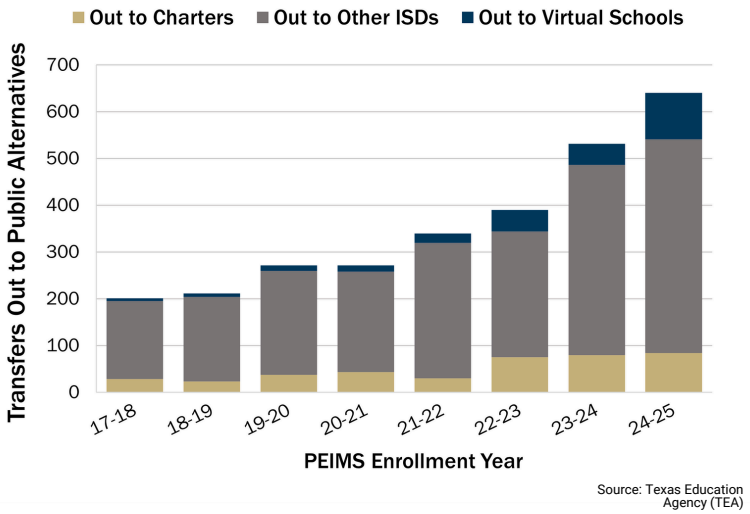
Educational opportunity offered by Charter Schools, Other ISDs, and Universities requiring only online participation.

Many virtual academies are operated by universities, charter schools, or other ISDs. Prior to the COVID-19 pandemic, data on these programs was limited and inconsistently defined, and ongoing TEA data-masking practices continue to complicate analysis. However, PASA studies have identified a significant increase in Texas students enrolling in virtual academies. In this study, PASA's analysis of TEA data found that approximately 0.9% of Waller ISD resident students transferred to virtual schools in 2024-25. Notably, 89% of these transfers were to virtual ISDs.



Transfers Out to Public School Options

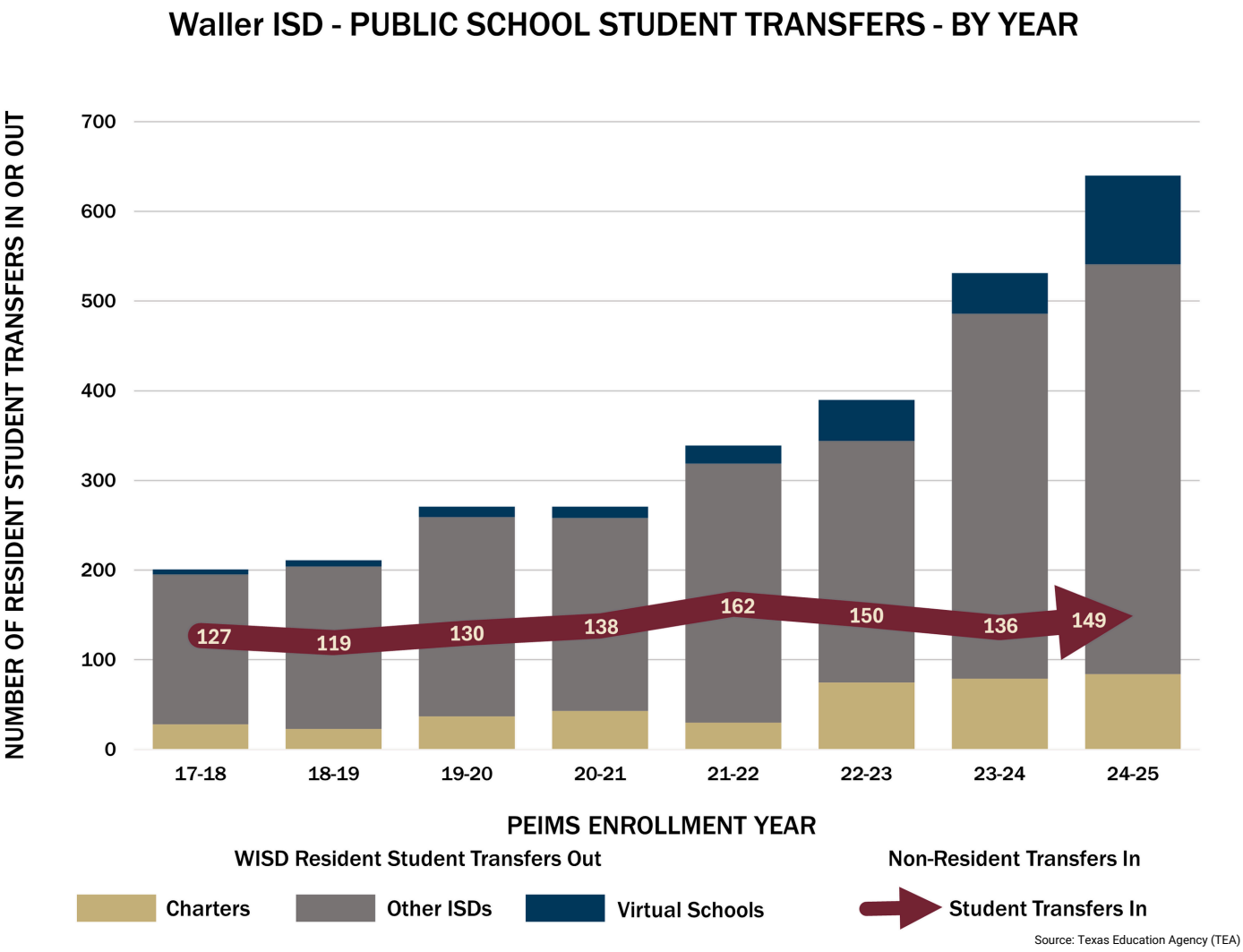
Competition for student enrollment has intensified, as alternative educational options—including charter schools, virtual academies, and neighboring ISDs—continue to draw students away. Although statewide enrollment in students' resident districts generally increases each year, enrollment in charter and virtual schools is also steadily rising. For WISD, transfers of resident students to other ISDs remain the most significant factor impacting overall enrollment.



Total Public School Impact

Students now have a wide range of public school options beyond their resident ISD. While enrollment in resident districts generally grows each year, enrollment in charter schools and virtual academies is also steadily increasing.

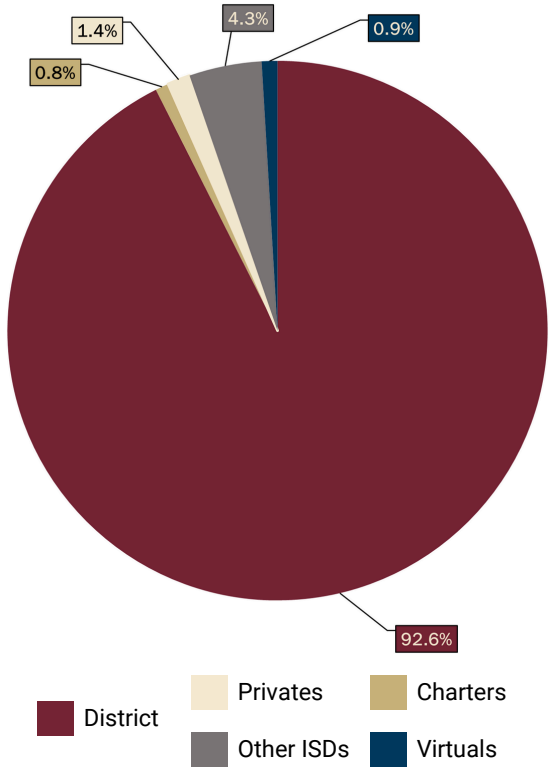
The graph below illustrates student transfer trends in Waller ISD across multiple school years. The stacked bars show the number of resident students transferring out to other public school options, including charter schools, virtual schools, and neighboring ISDs. The maroon line represents nonresident students transferring into WISD. The persistent gap between these figures indicates a net enrollment loss, with significantly more students leaving the District than entering. While overall enrollment growth in WISD currently outpaces student loss to alternative educational options, this trend should be monitored annually, as continued growth may obscure a gradual rise in student attrition.



Source: Texas Education Agency (TEA)

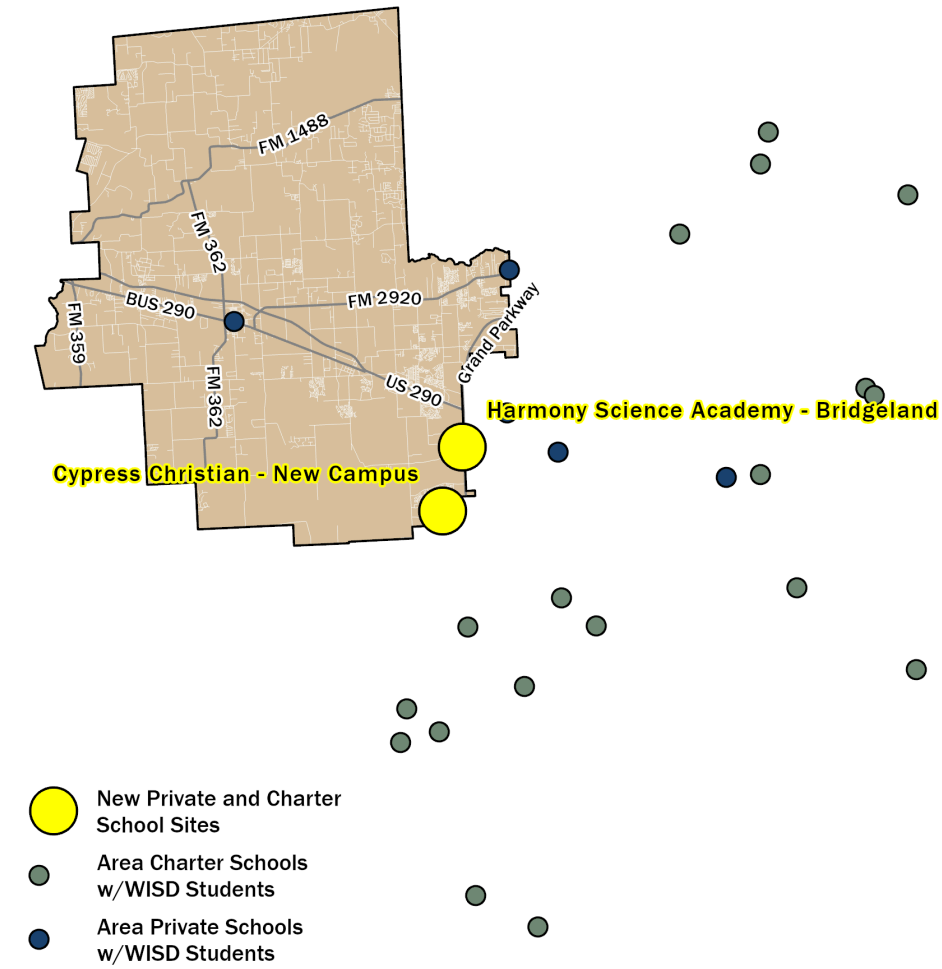
As alternative educational options continue to expand within or near the Waller ISD boundary, the percentage of students transferring out is likely to rise.

Where Do WISD Residents Attend School?

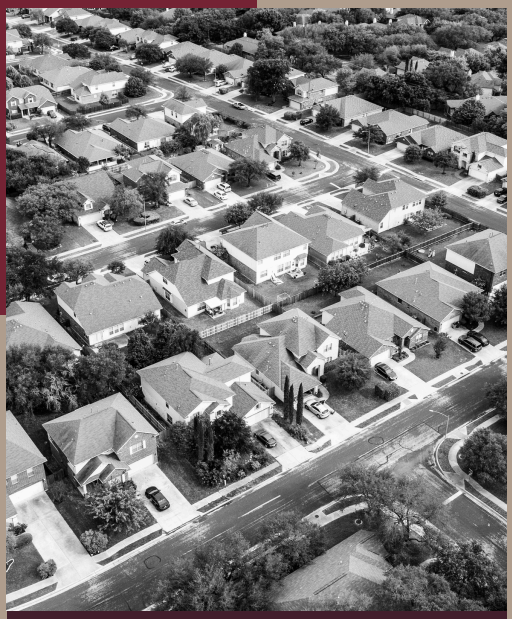


Resident Students	**10,539**	
Attending Charter Schools	-84	(0.8%)
Attending Private Schools	-143	(1.4%)
Attending Other ISDs	-457	(4.3%)
Attending Virtual Academies	-99	(0.9%)
Attending and Residing in District	=9,756	(92.6%)
Transfers into District	+149	
PEIMS Enrollment (10/25/2024)	=9,905	

Sources: TEA Transfer Reports, PASA Interviews with Schools



Between 2017-18 and 2024-25, PASA estimates the number of students transferring out of Waller ISD to all public educational opportunities increased 171.9%.



CHAPTER 03

HOUSING PROJECTIONS

Methodology

District Insights

Total Projected New Housing

Single-Family Projections

Multi-Family Projections

The housing projection assessment is a uniquely independent analysis focused on future residential development trends. PASA develops housing projections by reviewing past patterns, current development activity, potential future land use, and other elements affecting development, such as utility services, transportation facilities, available property, and land-use and drainage regulations.

PASA's assessment includes analysis of platted developments, as well as an on-the-ground survey of active residential developments to count occupied housing units, available units yet to be occupied, and units under construction. Property ownership research, interviews with local experts in land use, development regulations, and general real estate knowledge are all factors that are considered when creating future housing occupancy projections.

Additional related data is available in Appendix 03.



Housing Projections Considerations

Annual housing projections are created for every active, planned, and potential residential development in the District. These projections are then aggregated by Planning Unit each year for the ten-year period.

Projections for new housing occupancies are considered most accurate for the next five years, as developers or landowners may not have precise long-term plans exceeding a five-year timetable. Thus, the first five years of residential projections are considered reliable and useful for short-term planning, with the remaining years included for completeness, representing useful benchmark data applicable for school facility planning. Landowners, builders, and developers frequently fluctuate on their projected construction schedule.

PASA adopts a cautious approach when formulating housing projections for residential developments. Based on primary research, the projected number of new housing occupancies may be lower than actual occupancies for each year of the projected time frame. This is done when less is known about a particular future development so that future projections do not drive districts to build facilities before they are needed.

Housing occupancies are projected from one PEIMS snapshot date to the next. Each year of housing projections concludes at the upcoming snapshot date for which PASA is forecasting enrollment. As a result, the first year of housing projections (covering the prior 12 months or less) is incorporated into the enrollment projection for the following October. For example, the 2025 projected PEIMS enrollment includes students moving into newly constructed housing between October 2024 and October 2025.

Planning Units

Planning Units (PUs) are small geographic subsets of the District created to better study enrollment trends by region. These small geographies are divided based on school attendance zones and are further subdivided by neighborhood and apartment boundaries, parcel boundaries, roadways, creeks, etc. PUs can and do change as the District develops. See the Planning Units map in Appendix 03 for more detail.

Methodology



1 Mapping

PASA's Geographic Information Systems (GIS) team creates a detailed digital map of the District. This dynamic mapping framework includes aerial imagery, Planning Units, key jurisdictional boundaries, planned major thoroughfares, utility facilities and arterials, parcel ownership information, active oil and gas pipelines, conceptual development plans, floodplain information, and platting activity for new housing. It also includes information on existing, active, and future subdivisions and apartments, townhomes, condos, existing and future school sites, and other relevant factors for detailed land use analysis. PASA Demographers rely on this specialized district map to evaluate platting activity, city ordinances, and development plans that affect housing projections.

2 District Survey

PASA team members spend time in the District physically driving each planned or developing subdivision to gather the latest occupancy and construction information. This 'real-time' data allows for a more accurate assessment of the potential timing of future development and the number of students per occupied home.

3 Interviews

PASA interviews city and county planners, engineers, commercial realtors, builders, developers, landowners, utility providers, and other regional experts to better understand the real estate market, development regulations, and other variables that affect housing. This allows PASA to incorporate the unique factors impacting district growth that are not readily apparent from a cursory review. Interviews and comprehensive data gathering allow PASA to assess future land use possibilities for all major parcels in the District, forming the basis for student population projections.

4 Assessment of Future Land Development

The District may be comprised of multiple jurisdictions that each govern and regulate development within their respective boundaries. These are depicted on the Municipal Jurisdictions map in Appendix 03. Subdivision ordinances within each respective entity are considered when projecting future development. Utility Districts can also be critical to development in certain areas. These entities are shown on the Utility Districts map in Appendix 03.

5 Parcel Ownership

PASA staff assesses the development potential of all large parcels that sold over the past several years, as it is often the case that development will occur shortly after parcels are purchased in desirable areas. Parcels of most interest to this study are the largest ones that could indicate future large-scale development.

District Insights and Factors Affecting Housing Growth

1 Housing Market

A 30-year fixed-rate mortgage has remained above 6% since fall 2022, fluctuating primarily between 6% and 7%, despite reductions to the Federal Funds Rate. According to Freddie Mac, this trend, combined with a persistent supply shortage, continues to create affordability challenges, keeping many potential buyers on the sidelines.

Data from the Texas Real Estate Research Center (TRERC) show that statewide home sales in Texas declined by nearly 1.5% year-over-year in March 2025. Meanwhile, the median home price edged up slightly to $339,990, and months of inventory rose by more than one month to 4.84.

In the Houston-Pasadena-The Woodlands MSA, home sales volume in February 2025 declined by 3.73% year-over-year, while the median price dropped by nearly 1.4% to $325,000. Inventory levels rose by more than a full month, reaching 4.33 months. On a year-over-year basis, the MSA recorded a 0.48% increase in total home sales from 2023 to 2024, a modest rise in the median price to $335,000, and an increase in inventory to nearly four months.

2 Ownership Changes

PASA staff assesses the development potential of all large parcels that changed ownership over the past year, as development often occurs shortly after parcels change ownership in desirable areas.

The Owner Changes map in Appendix 03, shows parcels in the District that changed ownership from April 2023 to January 2025, with parcels greater than 50 acres labeled. Between these dates, 582 parcels larger than five acres changed ownership.

3 Positioned for Growth

Waller ISD is situated along the primary corridor of suburban expansion extending northwest from Houston. As neighboring districts such as Cypress-Fairbanks and Katy near build-out of available land for single-family housing, Waller ISD is poised to capture an increasing share of the region's new residential development—provided overall housing demand remains strong across the Houston metropolitan area. The District's appeal is bolstered by its strategic access to major transportation corridors including US 290, TX-99 (Grand Parkway), and SH 249, as well as its proximity to Montgomery County. In addition, the presence of large, undeveloped tracts of land makes Waller ISD an attractive area for future growth.

District Insights and Factors Affecting Housing Growth

4 Transportation Improvements

The far southeastern corner of Waller ISD lies at the rapidly developing nexus of the US 290 and TX-99 interchange. This area is experiencing significant urbanization, driven in part by the expansion of the Bridgeland community, which spans both Waller ISD and Cypress-Fairbanks ISD. The growth of this master-planned development has intensified demand for new transportation infrastructure, including improved highway connections and expanded routes to retail, services, and other key destinations.

SH 36-A

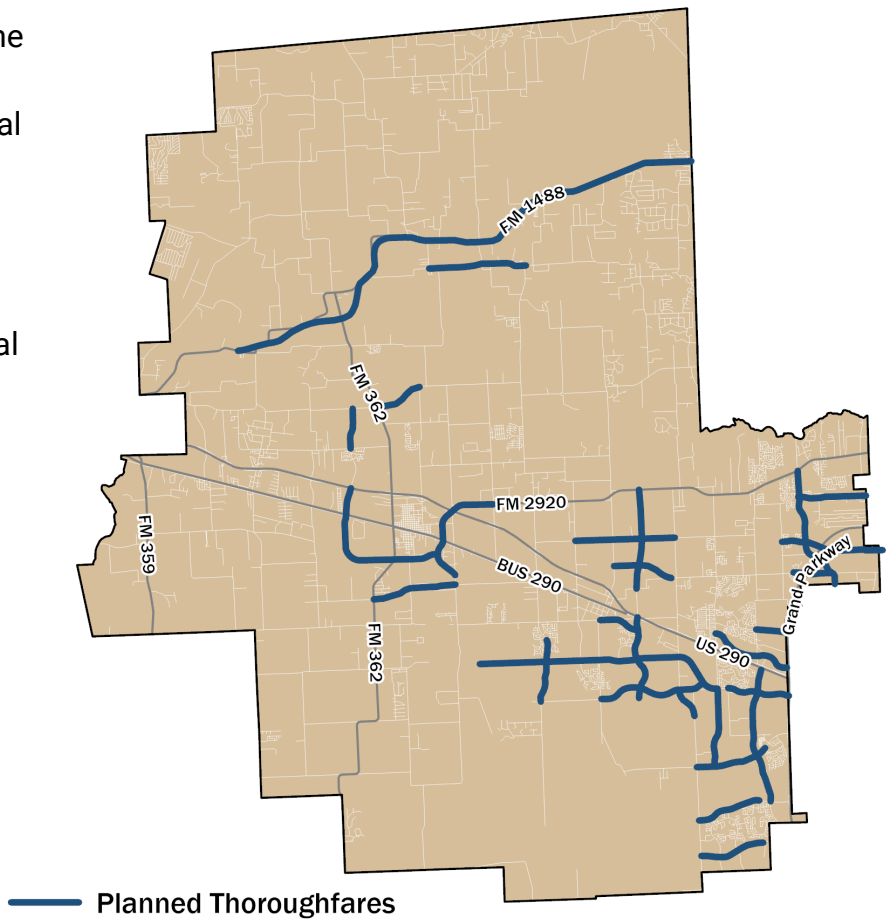
State Highway 36A North is proposed to extend from IH-10 to the US 290/SH 6 corridor, though its final alignment has yet to be determined. The feasibility and timing of future residential development along this corridor will largely depend on the highway's ultimate route and construction timeline, which could either enhance accessibility and encourage growth or impose constraints depending on the chosen alignment.

High Speed Rail

The proposed high-speed rail line from Houston to Dallas was previously considered a potential constraint on future growth within Waller ISD due to its anticipated route. However, recent developments—most notably the withdrawal of federal funding—have significantly reduced the likelihood of the project advancing in the near term.

Planned Thoroughfares

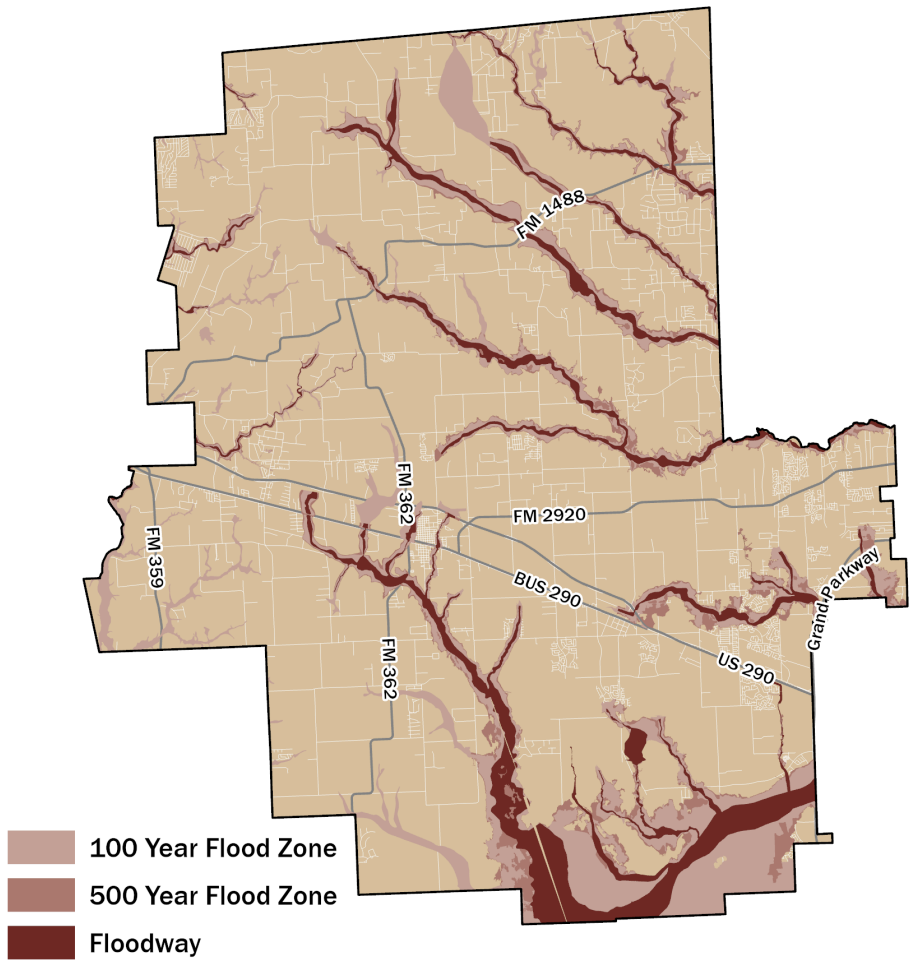
The adjacent Planned Thoroughfares map illustrates many of the thoroughfares included in the City of Houston and Waller County future plans. Many of these roads will be built as new communities are developed.



District Insights and Factors Affecting Housing Growth

5 Flood Control Basins and Flood Zones

The following map illustrates designated floodplains and floodways within the study area, based on FEMA-defined flood risk zones. The darkest red areas represent floodways, which are high-risk zones typically located along major drainage channels where water flows most rapidly during a flood event. Development in these areas is highly restricted due to the severe risk of flooding. The 100-year floodplain, shown in light pink, denotes areas with a 1% annual chance of flooding, and properties within this zone are often subject to mandatory flood insurance requirements. The 500-year floodplain, indicated in medium red, has a 0.2% annual chance of flooding and represents a moderate risk area. Key transportation corridors such as FM 1488, FM 2920, US 290, and the Grand Parkway are labeled to provide spatial context for flood-prone areas.



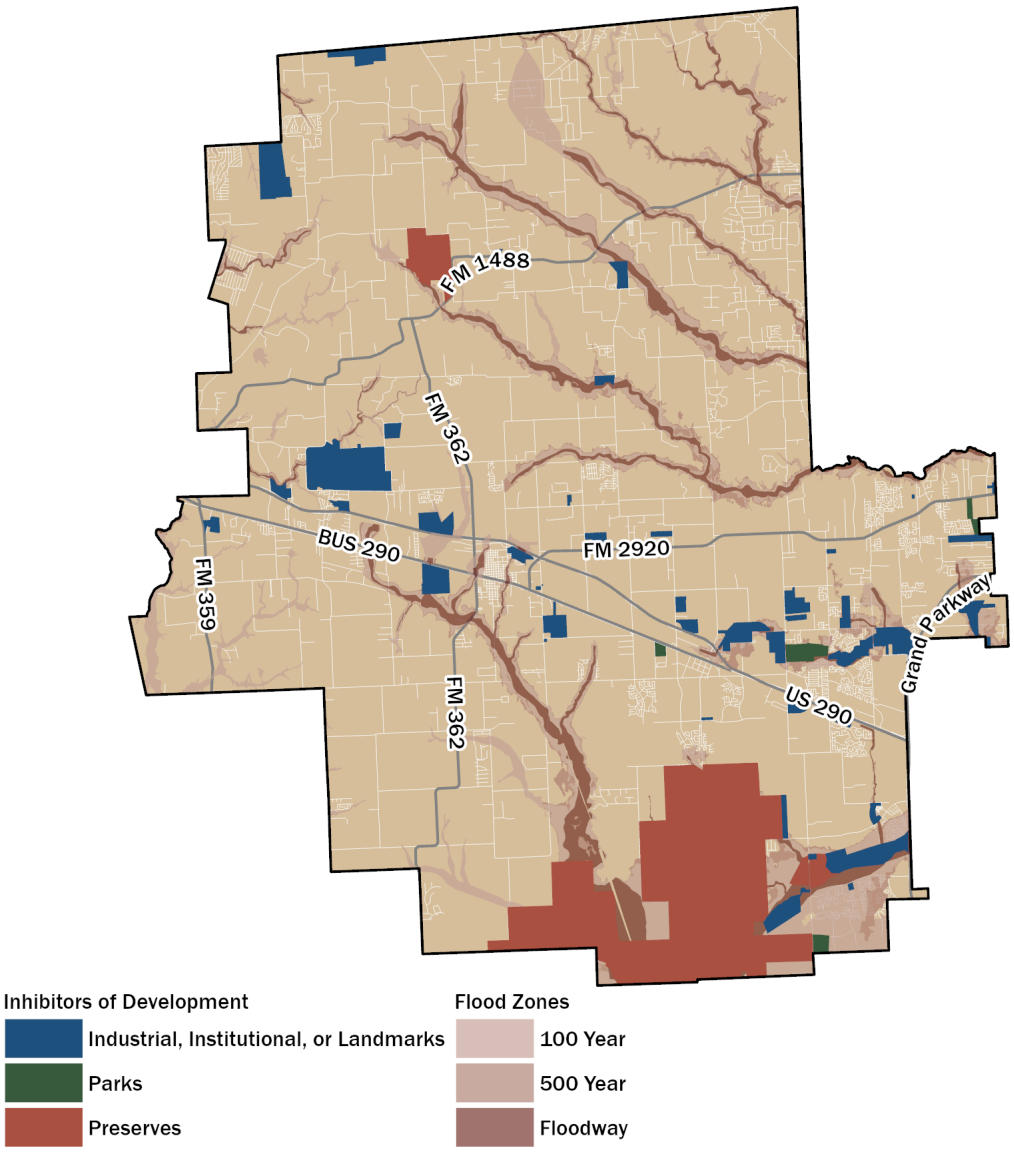
District Insights and Factors Affecting Housing Growth

6 Development Inhibitors

In addition to floodplain areas discussed on the previous page, other development constraints include parks and preserves, industrial and institutional zones, and designated landmarks. The map below illustrates both flood zones and these additional limitations. Over time, as the District approaches build-out, more costly and constrained parcels are also expected to develop, though likely beyond the scope of this projection period.

Conservancy

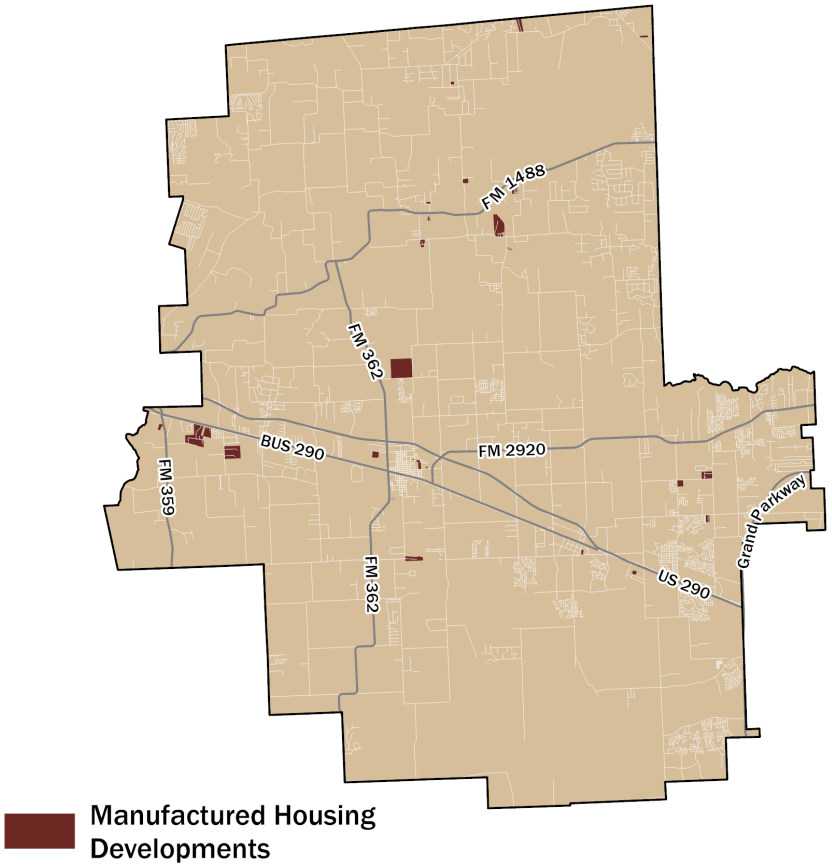
Significant areas in the far south of the District are undevelopable due to drainage constraints and/or are part of the Coastal Prairie Conservancy.



District Insights and Factors Affecting Housing Growth

7 Manufactured Homes

The acquisition of land for development of manufactured home communities (MHC) across Texas is emerging as a popular affordable housing solution. These communities can be developed quickly, making them an ideal option to address the growing demand for workforce housing in expanding regions. They often have high student-to-home ratios leading to a rapid and significant impact on the school District.



There are two primary types of manufactured housing developments in WISD. The first includes acreage-style MHCs located outside the city limits, where lots are typically at least one acre to accommodate wells and septic systems, and are often individually owned.

The second type is a manufactured home subdivision with all the amenities one would expect from a traditionally built subdivision: roads, parks, pools, community centers, utility district for water & wastewater, etc. The distinguishing factors are how quickly units can be occupied once infrastructure is in and, in PASA's experience with other districts, the high student-to-home ratios that can result.

In Texas, counties have very limited authority to regulate land development, especially compared to cities. Unlike municipalities, counties generally cannot enforce zoning, and their ability to impose development standards (e.g., building codes, lot sizes, aesthetics) is narrowly defined by state law. Portions of Waller ISD are highly favorable for MHC development due to the availability of affordable land.

Total Projected New Housing

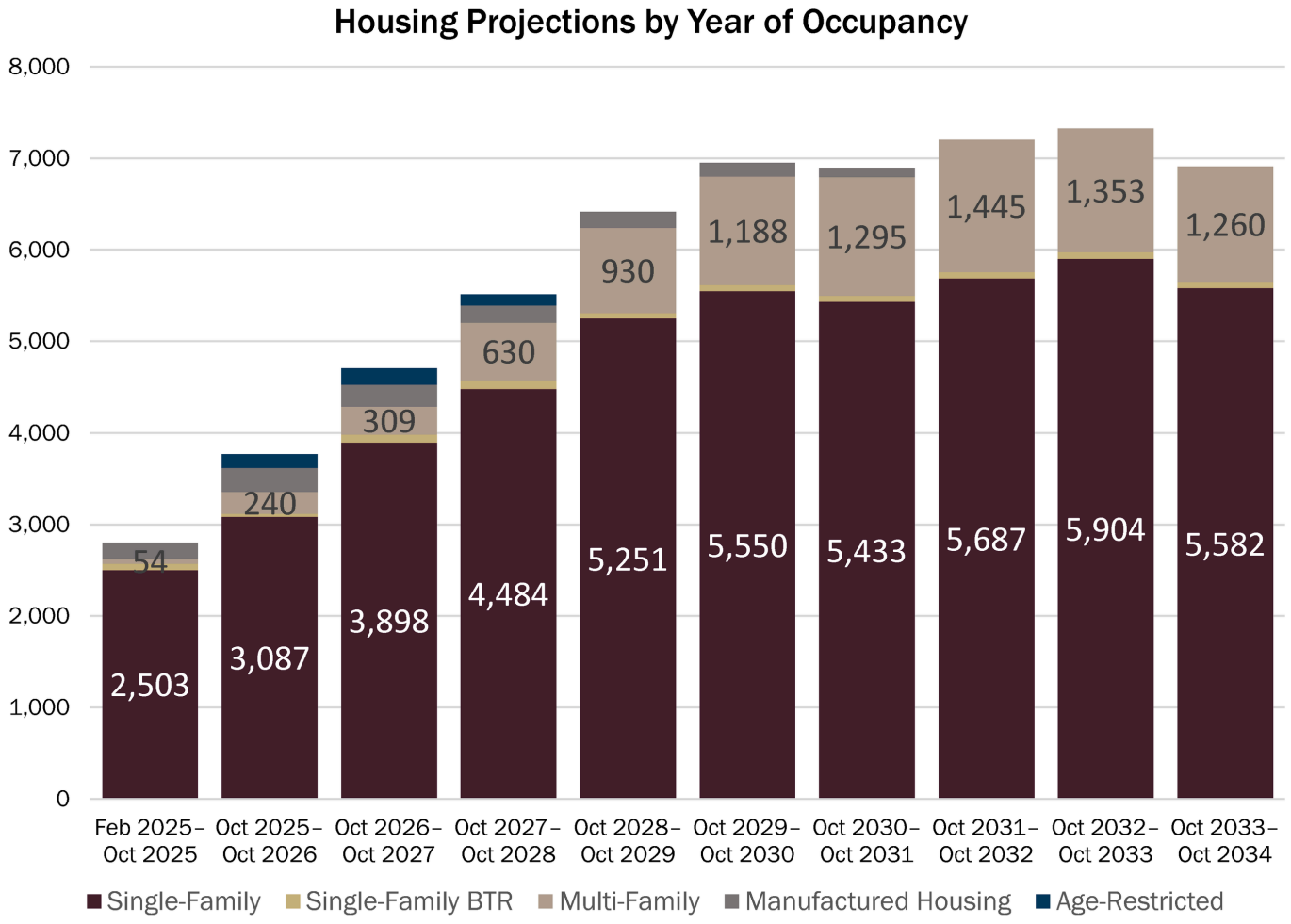
58,502

Projected Additional Housing Occupancies in the next Decade

47,379	676	8,704	1,298	445
Single-Family	Build-To-Rent	Multi-Family	Manufactured Housing	Age-Restricted
81% of Total	1.2% of Total	14.9% of Total	2.2% of Total	0.8% of Total

Projected Annual Housing by Type

The graph below shows the single-family, build-to-rent (BTR), multi-family, manufactured housing, and age-restricted occupancies projected to be added over the coming ten-year period.





47,379
single-family occupancies projected

81%
of total projected new housing

87.2%
of total projected students from new housing

Single-Family Projections

New single-family housing construction remains the primary driver of enrollment growth in Waller ISD. As Cypress-Fairbanks and Katy ISDs approach build-out, demand for developable land and new housing is shifting into Waller ISD. Since PASA's previous study, residential construction has accelerated notably, with several major developments now underway.

Based on primary drive data, PASA estimates that 4,250 new single-family units were occupied since the last full Demographic Study was completed in the spring of 2023, which was 650 more than the 3,600 occupancies projected. This illustrates the recent acceleration of the new housing construction market in Waller ISD.

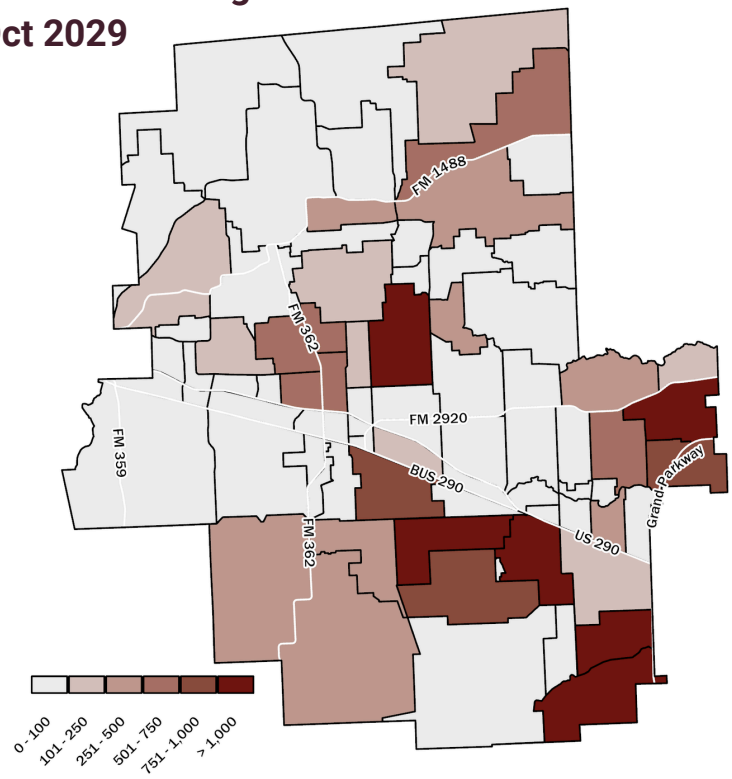
The annual number of new single-family occupancies in Waller ISD is projected to increase steadily throughout the planning period, beginning at just over 2,500 by the October 31, 2025 PEIMS snapshot and peaking at nearly 6,000 per year. This growth is driven by rising demand as adjacent districts approach build-out. Three major master-planned communities—detailed later in this chapter—are now underway, along with numerous smaller developments, all expected to gain momentum in the coming years.

In the past two years, 86% of the 4,250 new occupancies in WISD occurred in the 12 largest developments.

Largest Developments	New Occupancies 2023-2025
Bridgeland	969
Dellrose	601
Grand Prairie/Highlands	586
Windrow	328
Cypress Green	291
Oakwood Estates	208
Stone Creek Ranch	169
Becker Landing	125
Binford Creek	112
Jubilee	98
Sorella	89
Beacon Hill	82

New Single-Family Occupancies by Planning Unit

Feb 2025 through Oct 2029

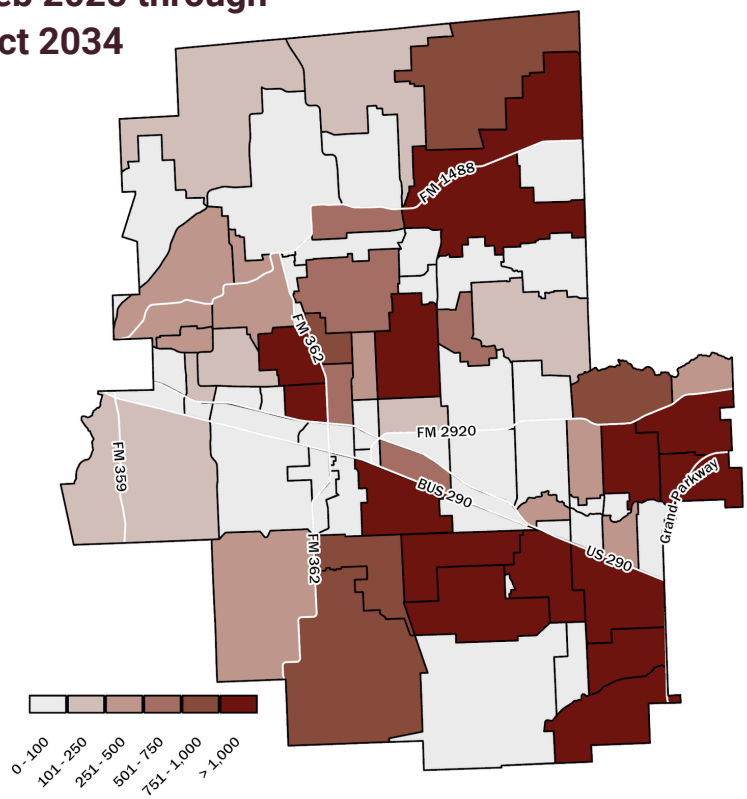


The two maps on this page reflect the aggregate total of single-family projections for the first five years (left) and for the entire projection period (below). Appendix 03 includes additional information.

Over the ten-year period, new single-family residential occupancies are projected to continue intensifying in the southeastern portion of the District along the Grand Parkway in Cypress Green and surrounding neighborhoods, as well as south of US 290 in Bridgeland, Jubilee, and Grand Prairie, and in the central part of the District in Wild Rye and surrounding neighborhoods.

As projections approach the end of the forecast period, there is an increasing concentration of potential new home occupancies in the far northeast as Woodhaven Estates and surrounding planned neighborhoods gain momentum, and in planned developments along FM 362 both north and south of US 290 in the western half of the District.

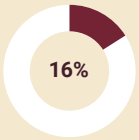
Feb 2025 through Oct 2034



Single-Family Homes: New Occupancies Over Ten-Years

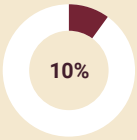
+ 5,712

Bridgeland (Howard Hughes): Prairieland Village and Creekland Village are both actively developing in Waller ISD. 775 units are estimated to be occupied within Prairieland Village, with another 275 in Creekland Village. Buildout of the Waller ISD portions of Bridgeland is projected by year ten of the projection period.



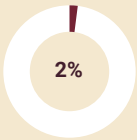
+ 4,024

Grand Prairie (Ember): Ember is actively developing Grand Prairie and Grand Prairie Highlands. 4,400 single-family homes are planned for Grand Prairie and another 1,600 are planned by Lennar in Grand Prairie/Highlands. Approximately 600 units are estimated to be occupied. The entirety of the development is projected to build out after the planning period around 2035.



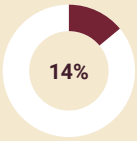
+ 3,320

Jubilee (Johnson Development): Johnson Development Corporation is actively developing Jubilee. There were an estimated 100 occupancies as of February 2025, and PASA projects an additional 3,320 of the planned 4,200 homes over the next ten years.



+ 1,932

Cypress Green (Land Tejas): Land Tejas is actively developing nearly 2,300 homes and all sections have now been platted. 328 units were estimated to be occupied as of February 2025, and the development is projected to build out by year eight of the projection period.



+ 1,830

Woodhaven Estates (Land Tejas et al): Sitework is underway for lagoon development on the FM 1488 side of this development that will also have eventual access to FM 1774. Nearly 7,000 single-family homes are planned at build out.



The data above is the total number of projected NEW occupancies for the ten-year planning period. The circle graphs in each category indicate the 2024-25 percentage of build-out for each development.



8,704
multi-family occupancies projected

14.9%
of total projected new housing

7.6%
of total projected students from new housing

Multi-Family Projections

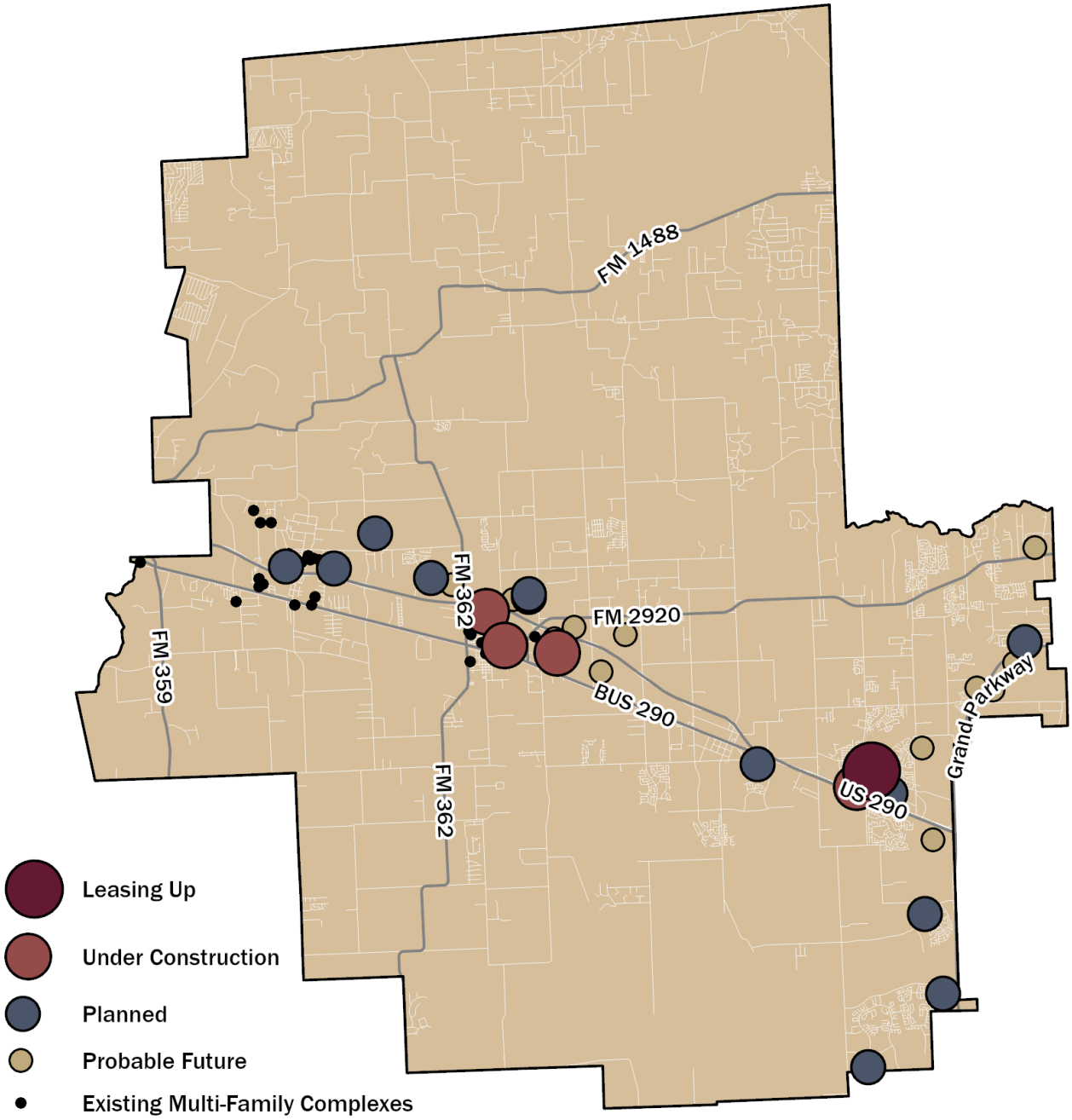
Multi-family units are projected along major transportation corridors in Waller ISD, mostly along US 290 and the Grand Parkway. There are also multifamily developments planned in newly-developing neighborhoods such as Bridgeland and Jubilee.

Projections for new multi-family occupancies increase from just 54 in the remainder of year one of the projection period, to a peak of over 1,440 in year eight.

No multi-family complexes were leasing up at the time of this study, however, there were three non-age-restricted complexes under construction. These three complexes are projected to add an estimated 438 new occupancies over the next three years.

Another eight multi-family complexes are planned, with 13 more probable developments projected through fall 2034. There are two known developing or planned age-restricted developments.

New Multi-Family and Rental Development



This map illustrates the location of all projected multi-family and single-family rental occupancies in the District. The dark- and medium-red dots reflect the locations of complexes or single-family rental properties currently leasing or under construction, highlighting those projects with significant potential short-term impact on student enrollment.

The multi-family complexes are concentrated along US 290 and the Grand Parkway. The single-family build-to-rent (BTR) developments are located in Dellbrook (Veranda) as well as in stand-alone developments between US 290 and Business 290 in the central portion of the District, and near Prairie View A&M.



CHAPTER 04

STUDENT PROJECTIONS

Factors Incorporated into Student Projections

Key Findings

Enrollment Forecast

Projected Students by Planning Unit

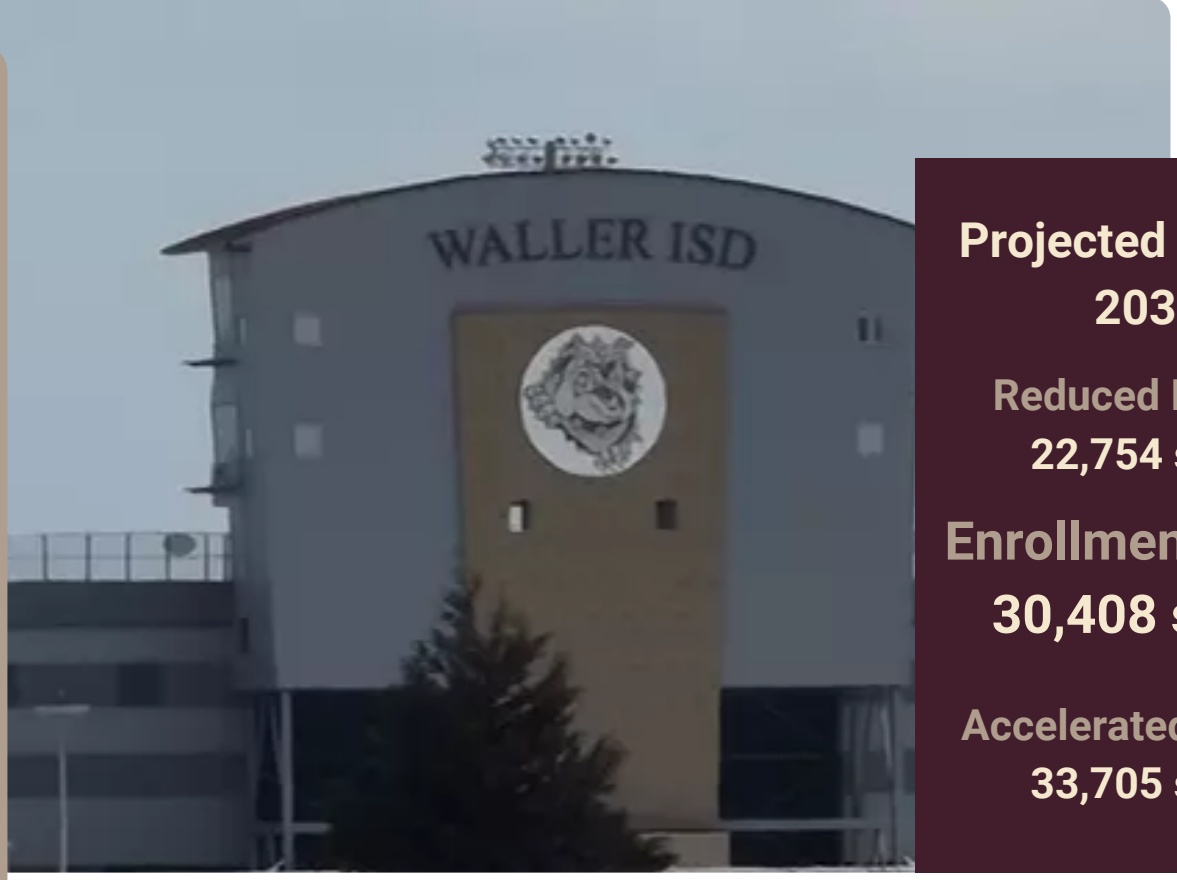
Projected Students by Campus

Long-Range Planning

PASA's approach to developing student enrollment projections takes into consideration past rates of growth but relies primarily on forward-looking analyses, including:

- projected new housing – both in subdivisions and multi-family units
- amount of regeneration of older housing with younger families moving in
- economic and employment trends in the local area and nationally
- the continued enrollment growth in private and charter schools
- the changing distribution of students geographically throughout the District
- the effect of the aging of the student population – for all subdivisions and apartments.

Additional related data is available in Appendix 04.



Projected Enrollment 2034-35

Reduced Enrollment
22,754 students

Enrollment Forecast
30,408 students

Accelerated Enrollment
33,705 students

Factors Incorporated into Student Projections

New Housing Construction - Development of new housing typically drives new student growth. Both the rapidity of new home construction and the student density per home contribute to new student growth.

Birth Rates - Changes in birth rates in the District typically correlate to increases or decreases in kindergarten enrollment five years later.

Incoming KG Class Size - Kindergarten enrollment is closely tied to birth rates, but enrollment is also affected by student enrollment in other educational systems (homeschooling, charter schools, private schools, other ISDs). Additionally, birth rates do not account for in-migration and out-migration in the ensuing five years between birth and kindergarten enrollment.

Regeneration - Established neighborhoods that have no net changes in the number of residential units can still have increases or decreases in student population. These changes can be dependent on the age of householder, amount of regeneration, and likelihood of private or charter school enrollment.

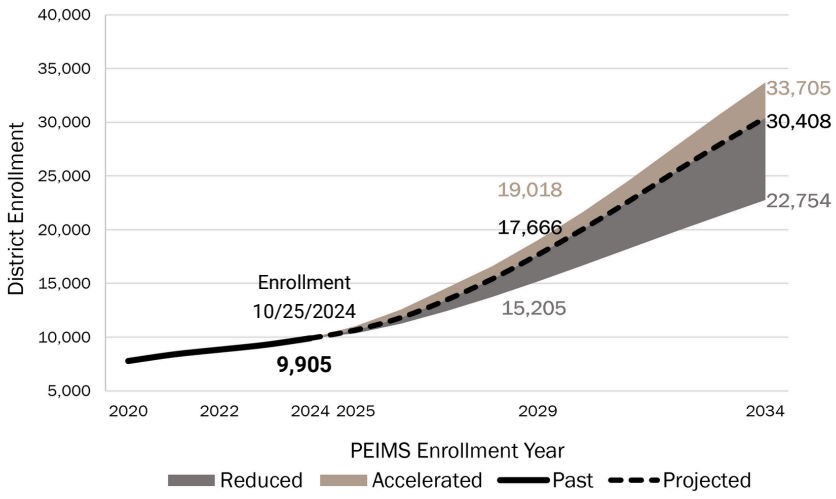
New Charter Schools - Charter schools that open both inside the District or near-to the District can impact enrollment in the ISD. Charter schools can open with little warning, and because they have no tuition cost, can immediately impact student enrollment in the ISD.

Key Findings

- New housing construction remains the leading factor influencing enrollment growth in Waller ISD. As neighboring districts approach build-out, demand for developable land and new residential opportunities is shifting into Waller ISD. Since PASA's previous study, the pace of construction has accelerated significantly, with several major developments now underway.
- In the past five years, the number of births to mothers living in Waller ISD has increased steadily, including a spike that will result in a larger KG class in 2027-28.
- Ratio of students per home in new construction remains relatively low (0.35 in new housing, compared to 0.43 in all housing in WISD), but there is a larger proportion of KG students in those homes in 2024 than there were in 2023, which was greater than in 2022. In other words, of the people buying new homes in WISD, more are younger families, and future enrollment can be expected to increase as these young children enter school.
- A large "bulge" of students has been progressing through the District and is currently concentrated in the high school grades. As these large classes graduate, this will have a dampening effect on enrollment growth.
- The anticipated openings of Harmony Science Academy and Cypress Christian, both in Bridgeland in 2025-26, will reduce enrollment in WISD on the east side of the District.

Enrollment Forecast

The graph shows the projected enrollment for the Ten-Year Enrollment Forecast. The shaded region displays the possible range between the Accelerated and Reduced Scenarios of enrollment.



17,666

2029-30 Projected Enrollment

30,408

2034-35 Projected Enrollment

Enrollment Forecast

PASA has developed a Ten-Year Enrollment Forecast along with Reduced and Accelerated Enrollment Scenarios. All three scenarios adopt a conservative approach, leveraging PASA's expertise to moderate the optimism surrounding new development. The Ten-Year Enrollment Forecast is regarded as the most probable scenario based on the most reliable information available during the study. PASA advises the District to use the Ten-Year Forecast for planning purposes, while recognizing that future changes may necessitate a shift to either the Reduced or Accelerated Enrollment Scenarios.

Ten-Year Enrollment Forecast

Under the Ten-Year Enrollment Forecast, Waller ISD is projected to add approximately 7,761 students in the first five years and an additional 12,742 students in the latter half of the projection period. Based on this forecast, the District could reach an enrollment of 17,666 students by Fall 2029 and 30,408 students by Fall 2034.

PROJECTED ENROLLMENT - TEN-YEAR FORECAST										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	5,186	5,814	6,732	7,633	8,577	9,566	10,500	11,404	11,905	12,267
6th-8th	2,373	2,661	3,103	3,667	4,249	4,903	5,576	6,303	7,361	8,276
9th-12th	3,119	3,363	3,652	4,127	4,840	5,607	6,574	7,638	8,668	9,865
TOTAL:	10,678	11,838	13,487	15,427	17,666	20,076	22,650	25,345	27,934	30,408

This is a most likely Ten-Year scenario that assumes no major revisions to any comprehensive municipal plans and assumes that all future land use and entitlements are accepted as they now exist. Some portions of current future land use plans may have slight revisions or broader changes.

The Ten-Year Enrollment Forecast assumes the following:

As neighboring Cypress-Fairbanks ISD nears build-out in the next decade, demand for new housing construction will increase in Waller ISD. Large master planned communities just getting underway are expected to accelerate construction schedules and attract more families with school-aged children.

Births to mothers living in WISD have increased over the past five years and are expected to continue to accelerate, particularly with the growth in new housing construction.

Kindergarten class sizes have grown steadily since the pandemic and are expected to continue increasing, especially in areas with new housing developments, which in this District are primarily targeted at young homebuyers.

Alternative Educational Opportunities continue to increase. Harmony Science Academy is opening a school in Bridgeland in 2025-26, and Cypress Christian is moving to a new, larger campus in Bridgeland in 2025-26. Both of these are expected to pull significant students from the east side of Waller ISD.

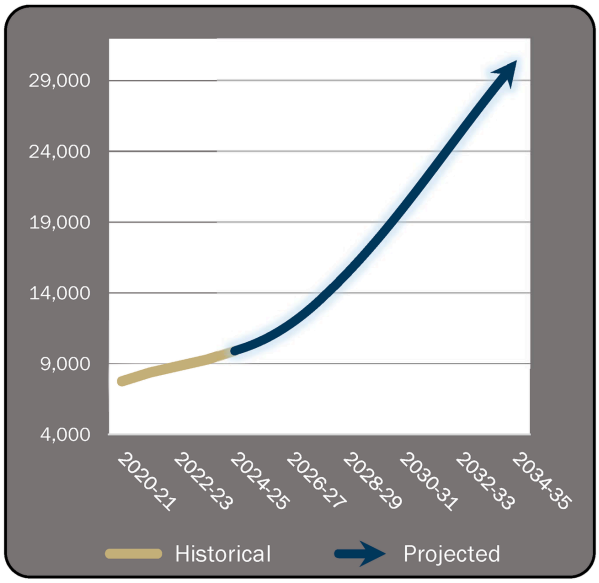
Unemployment rates will remain steady, around 4.0 to 4.5% in the Waller ISD area over the next three years with a strong localized economy and continued employment growth in the Metro Area.

Waller ISD Ten-Year Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25
EE	41	41	42	58	60
PK	215	311	379	331	363
KG	501	577	599	647	677
1	554	572	616	670	733
2	544	600	624	663	731
3	546	593	646	676	721
4	581	602	629	681	741
5	608	629	641	659	732
EE–5	3,590	3,925	4,176	4,385	4,758
6	663	639	657	690	700
7	642	695	635	674	731
8	669	685	727	687	716
6–8	1,974	2,019	2,019	2,051	2,147
9	603	779	861	895	886
10	586	596	708	757	793
11	529	615	599	709	718
12	480	452	471	486	603
9–12	2,198	2,442	2,639	2,847	3,000
TOTAL	7,762	8,386	8,834	9,283	9,905
Enrollment Change	0.4%	8.0%	5.3%	5.1%	6.7%
	33	624	448	449	622

Current Enrollment October 25, 2024	9,905
Projected: 5 Years	17,666
Projected: 10 Years	30,408



PROJECTED ENROLLMENT

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	63	67	72	77	82	88	94	100	106	112	*52*
PK	358	452	509	549	597	649	701	754	805	834	*471*
KG	715	777	975	1,032	1,093	1,160	1,194	1,243	1,290	1,323	*646*
1	767	845	949	1,191	1,261	1,335	1,413	1,455	1,505	1,547	*814*
2	806	878	1,000	1,123	1,410	1,493	1,576	1,668	1,707	1,749	*1,018*
3	833	922	1,038	1,183	1,328	1,667	1,761	1,859	1,954	1,982	*1,261*
4	816	952	1,084	1,220	1,390	1,561	1,954	2,064	2,165	2,254	*1,513*
5	828	921	1,105	1,258	1,416	1,613	1,807	2,261	2,373	2,466	*1,734*
EE–5	5,186	5,814	6,732	7,633	8,577	9,566	10,500	11,404	11,905	12,267	*7,509*
6	789	930	1,059	1,271	1,447	1,629	1,860	2,084	2,601	2,704	*2,004*
7	765	866	1,046	1,191	1,429	1,627	1,836	2,097	2,343	2,897	*2,166*
8	819	865	998	1,205	1,373	1,647	1,880	2,122	2,417	2,675	*1,959*
6–8	2,373	2,661	3,103	3,667	4,249	4,903	5,576	6,303	7,361	8,276	*6,129*
9	925	1,068	1,139	1,327	1,618	1,843	2,190	2,500	2,795	3,184	*2,298*
10	801	836	984	1,060	1,247	1,520	1,715	2,038	2,304	2,576	*1,783*
11	787	794	845	1,005	1,093	1,285	1,552	1,751	2,061	2,330	*1,612*
12	606	665	684	735	882	959	1,117	1,349	1,508	1,775	*1,172*
9–12	3,119	3,363	3,652	4,127	4,840	5,607	6,574	7,638	8,668	9,865	*6,865*
TOTAL	10,678	11,838	13,487	15,427	17,666	20,076	22,650	25,345	27,934	30,408	
Enrollment Change	7.8%	10.9%	13.9%	14.4%	14.5%	13.6%	12.8%	11.9%	10.2%	8.9%	*207.0%*
	773	1,160	1,649	1,940	2,239	2,410	2,574	2,695	2,589	2,474	*20,503*

Reduced Enrollment Scenario

Under the Reduced Scenario, the District could gain 5,300 students in the first five years, followed by gaining an additional 7,549 students in the last five years of the projection period. Thus, under these assumptions, Waller ISD could have 15,205 students by 2029 and 22,754 students by 2034.

PROJECTED ENROLLMENT - REDUCED SCENARIO										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	5,017	5,502	6,164	6,794	7,420	8,038	8,611	9,101	9,247	9,309
6th-8th	2,281	2,494	2,811	3,211	3,581	3,975	4,335	4,746	5,466	6,191
9th-12th	3,058	3,268	3,457	3,756	4,204	4,669	5,293	5,956	6,586	7,254
TOTAL:	10,356	11,264	12,432	13,761	15,205	16,682	18,239	19,803	21,299	22,754

Accelerated Enrollment Scenario

Under the Accelerated Scenario, the District could gain 9,113 students in the first five years, and 14,687 students would be expected to be added in the last five years of the projection period. Thus, under these accelerated assumptions, Waller ISD could have 19,018 students by 2029 and 33,705 students by 2034.

PROJECTED ENROLLMENT - ACCELERATED SCENARIO										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	5,373	6,193	7,183	8,146	9,190	10,331	11,478	12,709	13,625	14,427
6th-8th	2,441	2,799	3,345	3,962	4,591	5,284	6,004	6,725	7,761	8,661
9th-12th	3,240	3,608	4,038	4,502	5,237	6,059	7,086	8,247	9,358	10,617
TOTAL:	11,054	12,600	14,566	16,610	19,018	21,674	24,568	27,681	30,744	33,705

Assumptions

The Accelerated and Reduced Enrollment Scenarios incorporate potential changes in several factors that impact enrollment. These include fluctuations in mortgage rates, housing construction, new charter school plans, changes in birth rates, and subsequent Kindergarten class sizes.

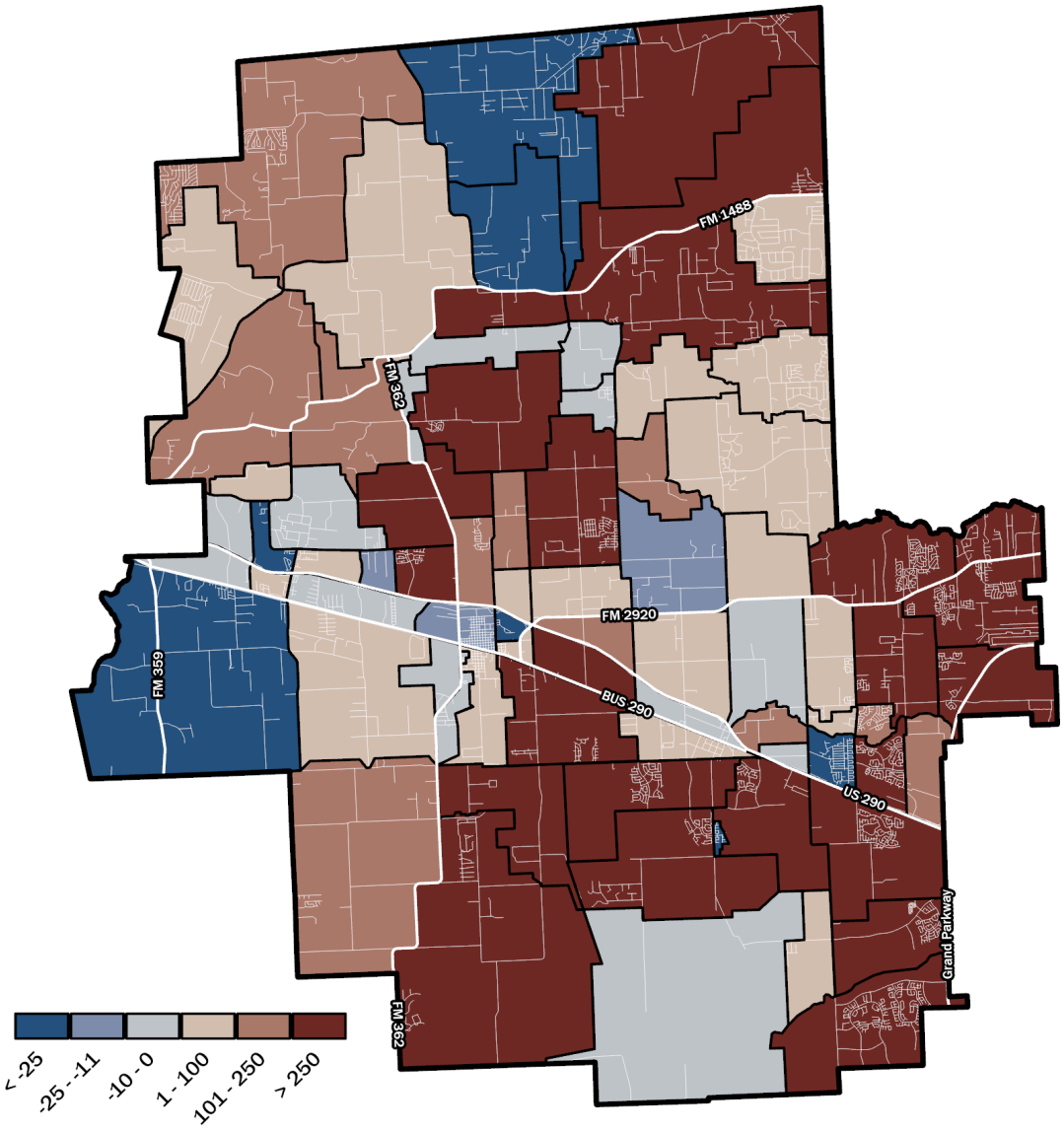
All these factors influence future enrollment, and any variations in these assumptions will drive trends toward either the Accelerated or Reduced Scenarios. These scenarios are based on the known factors during this Demographic Study, but external factors will always impact these forecasts.



Details about all three scenarios can be found in Appendix 04.

Projected Change in Resident EE-12th Grade Students by Planning Unit

2024-25 through 2034-35



PASA projects the number of students expected to live in each planning unit each year for the next ten years under the Ten-Year Enrollment Forecast. Details of these projections are found in Appendix 04, while the map above illustrates which parts of the District are projected to gain (red) or lose (blue) the most students.

District leadership can use this data to understand areas of projected growth and decline in order to assess and make decisions about the future utilization of each campus.

Student Transfers

The data that PASA generates for long-range planning purposes represents the number of students projected to live within each attendance zone (resident students or geocoded students) and does not necessarily indicate the number of students projected to attend each school due to inter- and intra-district transfers. For these purposes, transfers are defined as any student attending a school other than their school of residence for any reason (voluntary transfer requests, children of district employees, programmatic transfers, etc.).

The transfer patterns of current students in the 2024-25 school year are presented by grade group in this chapter and can be used alongside resident student projections to support short-term planning. However, transfer patterns at Fields Store ES, Turlington ES, and Jones ES are expected to shift due to the rezoning of portions of these attendance zones to Cure ES in 2025-26. PASA typically excludes transfer data from long-range facilities planning, as such patterns can change significantly in a short period of time.

Capacities

As the District plans for future student growth, it is equally important to assess how many students can be accommodated within the existing facilities. While architects may design for a capacity of 22-25 students per elementary classroom, most schools do not operate with every classroom at maximum capacity. Many districts use 90% of design capacity as a practical capacity, accounting for fluctuating grade sizes and specialized programs that require variable classroom space.

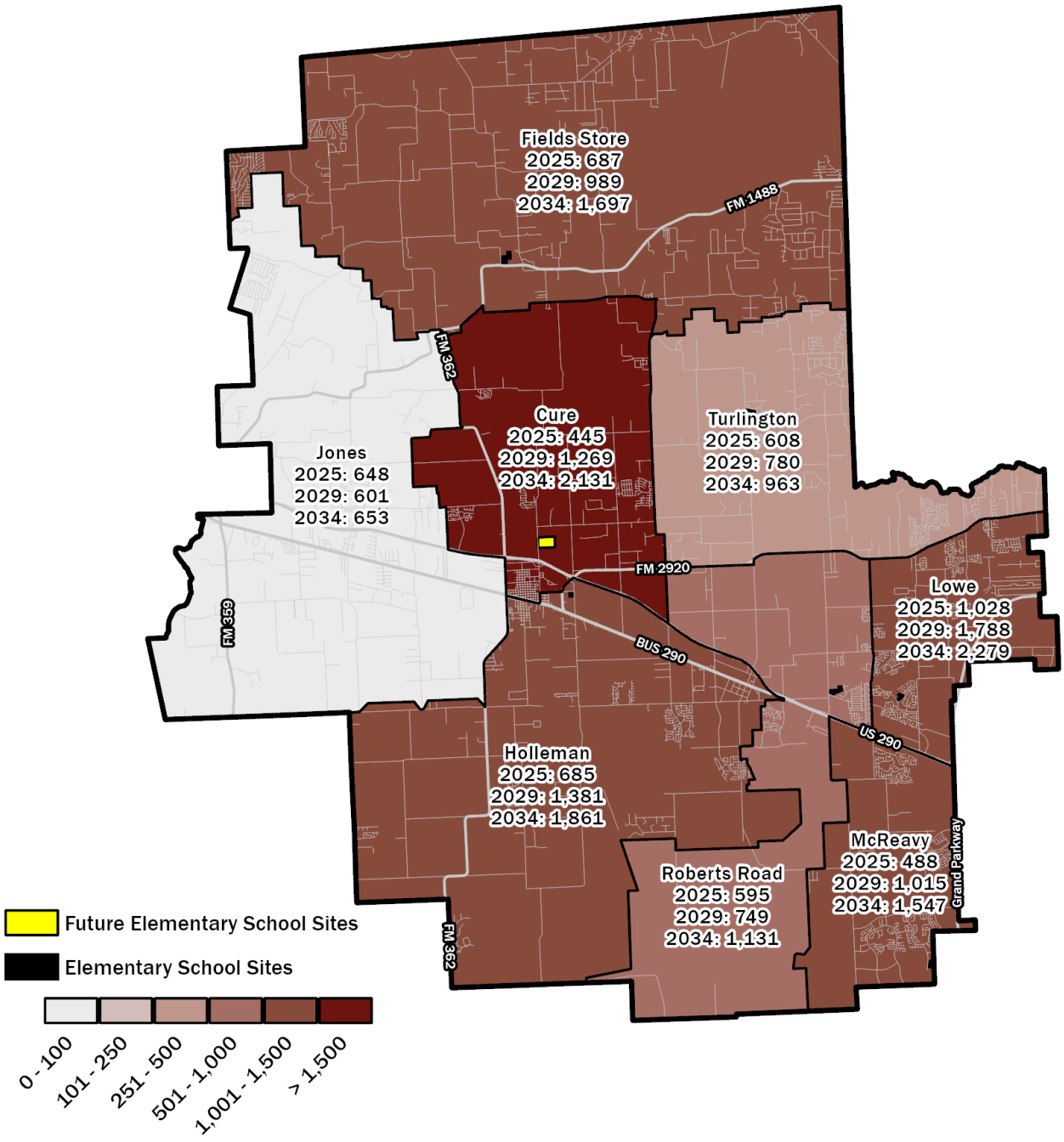
Growing districts often incorporate temporary buildings into their planning processes, as it is not practical to open a new facility when a school exceeds capacity by only a small number of students. However, even with temporary classrooms, common spaces—such as cafeterias, libraries, and gyms—still limit the number of students a school can effectively serve. PASA considers 120% of practical capacity as the tipping point indicating the need for additional permanent space.

This study evaluates the projected future student population relative to each campus's permanent design capacity, excluding temporary building capacity.



Projected Growth in Resident Elementary Students by Campus

The 2025-26 elementary attendance zones are shown below, along with the projected number of students expected to reside in each zone over the next ten years. Continued growth is anticipated in the eastern portion of the District along the Grand Parkway corridor, while accelerated development is now projected in the central and northern areas along the FM 362 and FM 1488 corridors. To accommodate this growth, additional elementary facilities will be necessary throughout the District over the next decade.



Projected Resident Elementary Students by Campus

PASA has generated student population projections by Planning Unit to aid in long-range planning and has then aggregated the data from those Planning Units into the current attendance zones. Projections of resident students by attendance zone are included in the following charts, with projected overutilization highlighted. It is important to remember - especially at the elementary level - that this table shows the resident (geocoded) students only, and does not include transfers. Some schools (like Holleman and Jones) have large numbers of transfers occurring due to bilingual programs. For more detail on projected students and transfers, see Appendix 04.

New housing construction in Waller ISD has accelerated considerably in the past two years in very specific parts of the District. Dellrose and Windrow accelerated the most, followed by Cypress Green, and all three of these developments are in the Lowe ES attendance zone. Thus, the red highlight in the table below illustrates how Lowe ES is projected to need overcrowding relief first, followed by Cure, Fields Store, and Holleman in the central part of the District.

Projected Resident Elementary Students

	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Cure	700	346	445	602	827	1,060	1,269	1,477	1,698	1,885	2,019	2,131
Fields Store	700	671	687	729	822	921	989	1,107	1,252	1,428	1,560	1,697
Holleman	850	584	685	813	1,021	1,196	1,381	1,539	1,688	1,810	1,836	1,861
Jones	850	684	648	633	616	599	601	609	615	645	646	653
Lowe	825	836	1,028	1,188	1,373	1,568	1,788	2,014	2,175	2,275	2,295	2,279
McReavy	825	416	488	599	736	870	1,015	1,153	1,259	1,410	1,530	1,547
Roberts Road	700	611	595	618	659	694	749	821	914	1,006	1,069	1,131
Turlington	750	608	608	629	675	721	780	841	897	942	946	963
Total		4,756	5,184	5,811	6,729	7,629	8,572	9,561	10,498	11,401	11,901	12,262

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

When looking at utilization through a very broad lens, the estimate can be made, for example, that the attendance zone for Cure ES is projected to be home to enough students to fill three elementary schools by 2034-35 (304% utilization). Similarly, Fields Store, Holleman, and Lowe attendance zones could each house enough resident students to fill two schools. Careful, step-by-step planning is necessary in such a high growth District, to take into account multiple factors in addition to just the raw numbers of students, like bond election schedules, building capacity, infrastructure availability, transportation access, and minimizing disruption for students.

Projected Elementary School Utilization

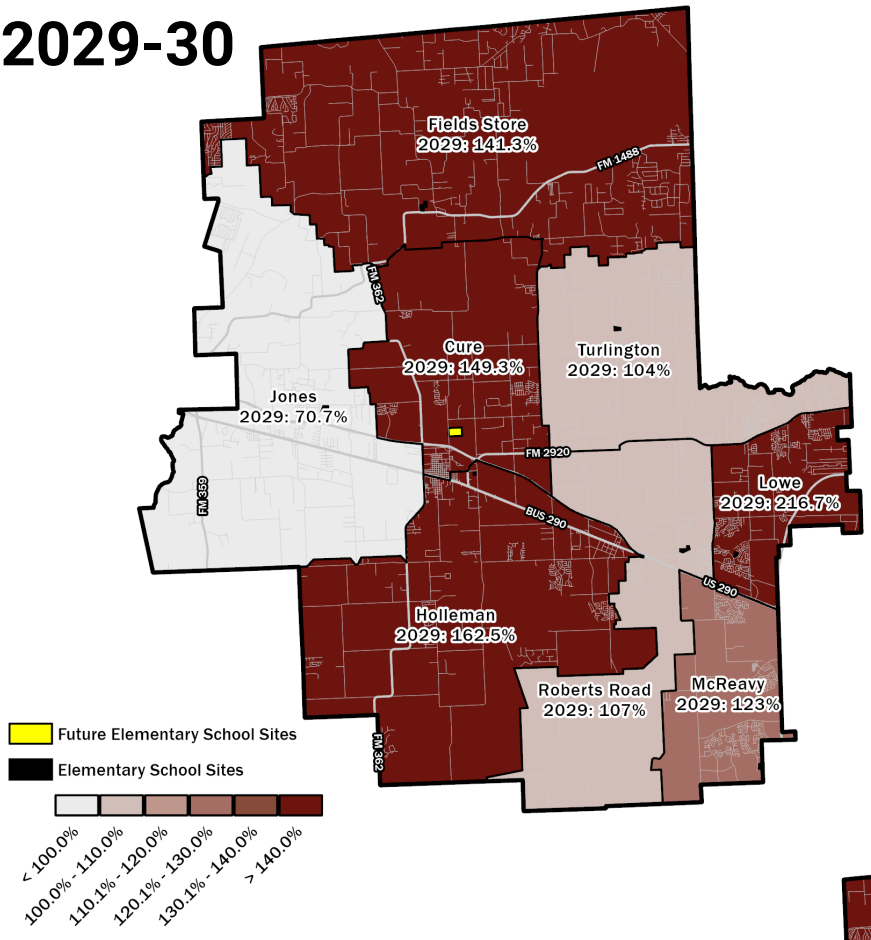
	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Cure	700	49%	64%	86%	118%	151%	181%	211%	243%	269%	288%	304%
Fields Store	700	96%	98%	104%	117%	132%	141%	158%	179%	204%	223%	242%
Holleman	850	69%	81%	96%	120%	141%	162%	181%	199%	213%	216%	219%
Jones	850	80%	76%	74%	72%	70%	71%	72%	72%	76%	76%	77%
Lowe	825	101%	125%	144%	166%	190%	217%	244%	264%	276%	278%	276%
McReavy	825	50%	59%	73%	89%	105%	123%	140%	153%	171%	185%	188%
Roberts Road	700	87%	85%	88%	94%	99%	107%	117%	131%	144%	153%	162%
Turlington	750	81%	81%	84%	90%	96%	104%	112%	120%	126%	126%	128%

less utilized — overutilized

Projected Utilization by Elementary Campus

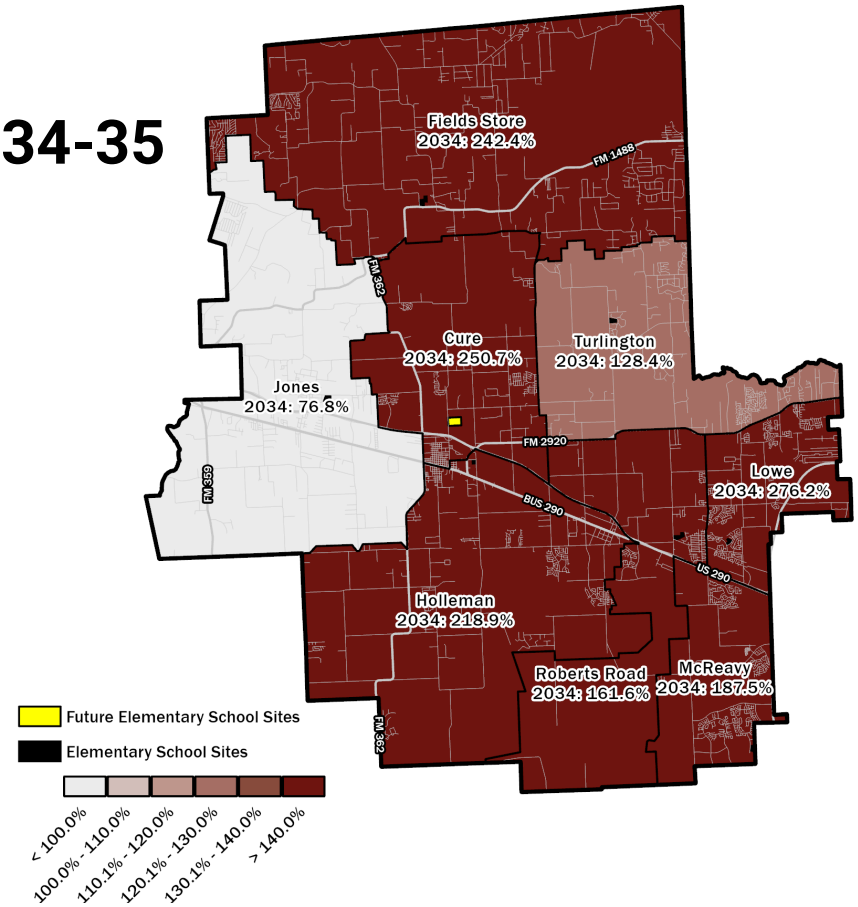
Projected future resident students are compared to the current capacity of each campus to estimate utilization in the mid-term (2029-30) and the long-term (2034-35) in the maps below.

2029-30



The recent opening of Lowe and McReavy, and the upcoming opening of Cure, are the first of many steps needed to accommodate future student population growth. In the first five years of this projection period, overcrowding is anticipated to continue in the far east, and newly accelerated growth in the central and north parts of the District will drive the need for additional capacity in those areas as well.

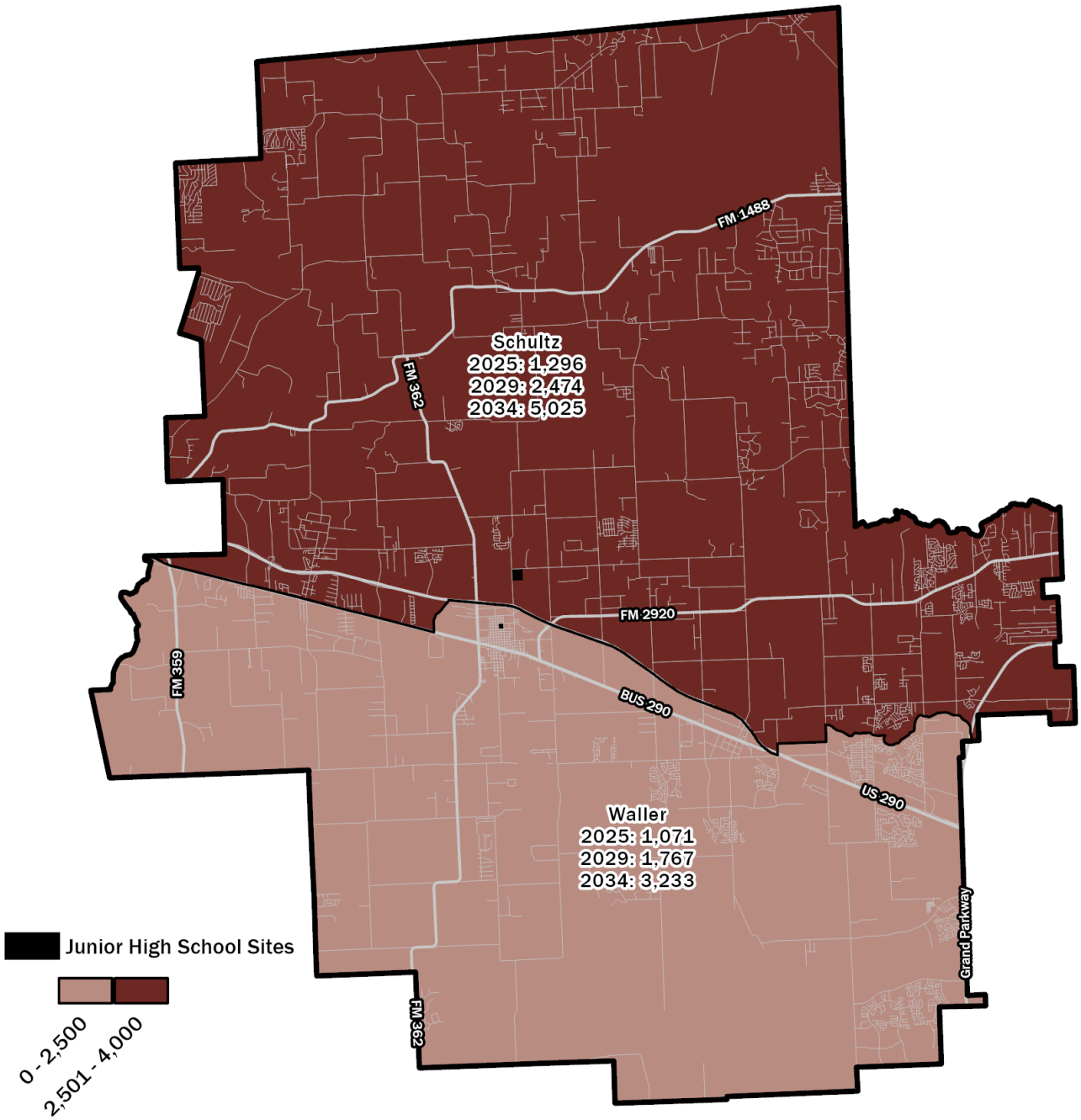
2034-35



As Waller ISD is poised for significant growth in the next decade and beyond, the District could potentially need 6-7 additional elementary schools in the next ten years. Future planning will require careful consideration of the sequence and locations of these new schools in order to address overcrowding and minimize disruption as much as possible.

Projected Growth in Resident Junior High School Students by Campus

The map below illustrates the projected resident (geocoded) junior high school students expected over the next ten years by current attendance zone. The areas of high growth in the eastern part of the District (along the Grand Parkway corridor) are divided between Schultz JH and Waller JH attendance zones. The growth in the central and north parts of the District (along FM 362 and FM 1488) is all located in the Schultz JH zone. Therefore, by the end of this projection period, about 60% of the junior high student population is projected to live in the current Schultz JH zone, with 40% in the current Waller JH zone.



Projected Resident Junior High School Students by Campus

PASA has generated student population projections by Planning Unit to aid in long-range planning and has then aggregated the data from those PUs into the current attendance zones. Projections of resident students by attendance zone are included in the following charts, with projected overutilization highlighted. The information shown in this chapter is based on resident (geocoded) students, and does not include transfers.

New housing construction in Waller ISD has accelerated considerably in the past two years in very specific parts of the District. Schultz JH is projected to exceed 100% capacity in 2026-27 and exceed 120% capacity in 2028-29, which is PASA's estimated threshold for the point at which a new JH #3 campus is needed to relieve overcrowding. Waller JH is projected to exceed this 120% threshold in 2030-31, although the precise timing for JH #4 will be dependent on the attendance zones that are approved for JH #3.

Projected Resident Junior High School Students

	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Schultz	1,500	1,194	1,303	1,512	1,783	2,122	2,481	2,866	3,300	3,736	4,412	5,032
Waller	1,500	948	1,064	1,141	1,312	1,537	1,760	2,025	2,261	2,549	2,928	3,226
Total		2,142	2,367	2,653	3,095	3,659	4,241	4,891	5,561	6,285	7,340	8,258

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

Projected utilization of each campus (projected resident students compared to current capacity) is included in the following chart, with the schools color-coded by under and overutilization.

Projected Junior High School Utilization

	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Schultz	1,500	80%	87%	101%	119%	141%	165%	191%	220%	249%	294%	335%
Waller	1,500	63%	71%	76%	87%	102%	117%	135%	151%	170%	195%	215%

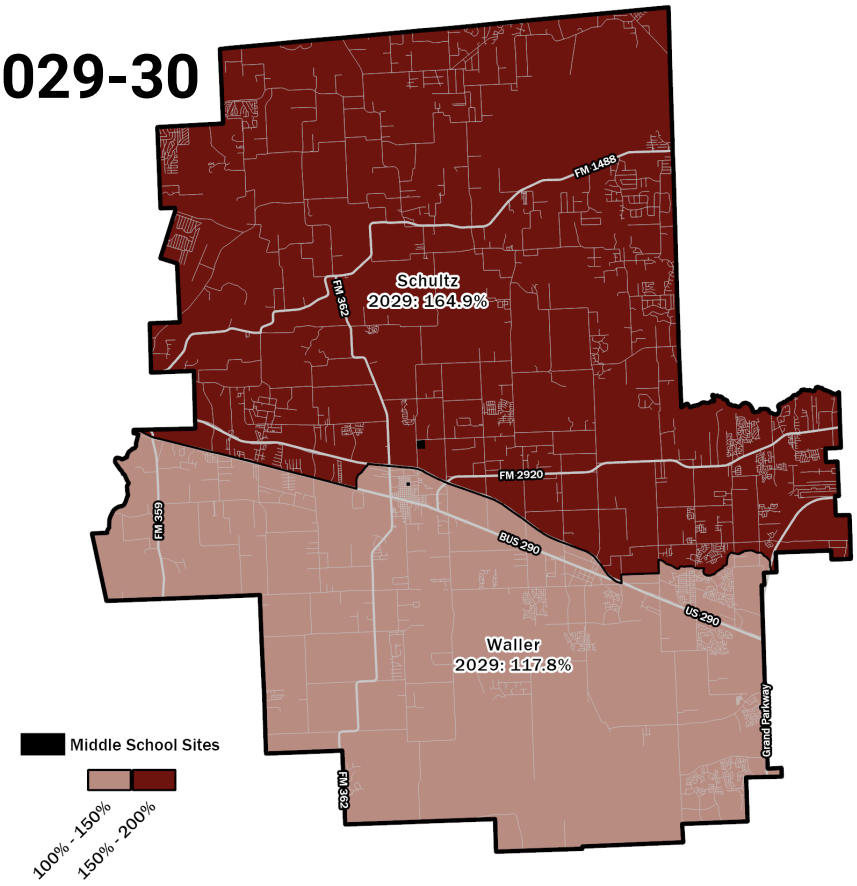
less utilized — overutilized

Viewed at a high level, projected student growth indicates that by 2034-35, the Schultz JH attendance zone could house enough students to fill three junior high schools (335% utilization), while the Waller JH zone could support two schools (215% utilization). In a rapidly growing district like Waller ISD, careful, phased planning is essential—not only to respond to enrollment growth but also to consider factors such as bond election timing, facility capacity, infrastructure availability, transportation logistics, and minimizing disruption to students.

Projected Utilization by Junior High School Campus

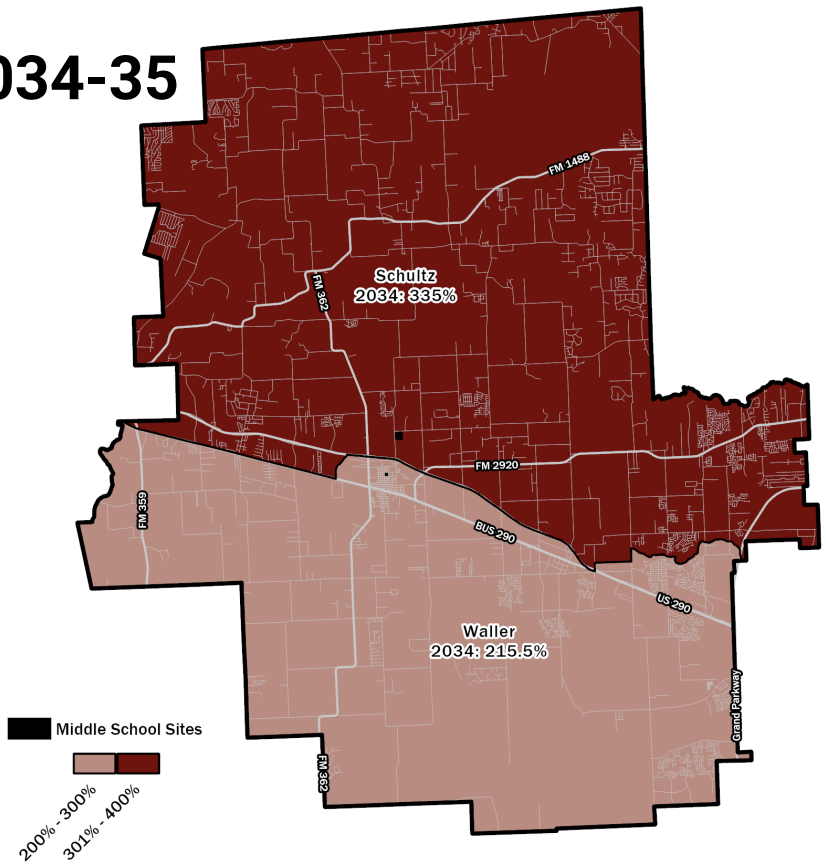
Projected future resident students are compared to the current capacity of each campus to estimate utilization in the mid-term (2029-30) and the long-term (2034-35) in the maps below.

2029-30



Within the first five years of this projection period, Junior High #3 is anticipated to be needed to relieve overcrowding at both junior high schools.

2034-35



As Waller ISD is poised for significant growth in the next decade and beyond, the District could potentially need a total of three new junior high schools in the next ten years. Future planning will require careful consideration of the sequence and locations of these new schools in order to address overcrowding and minimize disruption as much as possible.

Projected Resident High School Students by Campus

The table below presents projected resident high school enrollment, with anticipated overutilization at Waller High School highlighted. The campus is expected to exceed 100% utilization by the 2027-28 school year and surpass the 120% threshold by 2029-30, indicating a need for additional facility capacity by that time. However, the timing of opening High School #2 involves more than enrollment figures alone. Funding availability and construction timelines will play critical roles, as will the Board's decision regarding student grandfathering policies. For example, if the Board opts to open the new high school with only 9th-10th grade students initially, the facility will need to open sooner than if it launches with grades 9-11.

Projected Resident High School Students

	Capacity	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Waller HS												
Students	3,500	2,980	3,109	3,351	3,637	4,106	4,809	5,571	6,534	7,595	8,619	9,802
Utilization		85%	89%	96%	104%	117%	137%	159%	187%	217%	246%	280%

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

It is important to recognize that High School #2 represents only the initial phase of Waller ISD's long-term secondary planning. Almost 10,000 high school students could be enrolled in WISD by the end of this projection period, making early consideration of a third high school essential. Planning for a facility of this scale involves greater complexity than for smaller campuses, due to requirements related to site size, infrastructure, access, and funding. The timeline for High School #3 will depend on these factors, as well as the attendance zones ultimately adopted for the opening of High School #2.



APPENDIX CHAPTER 01

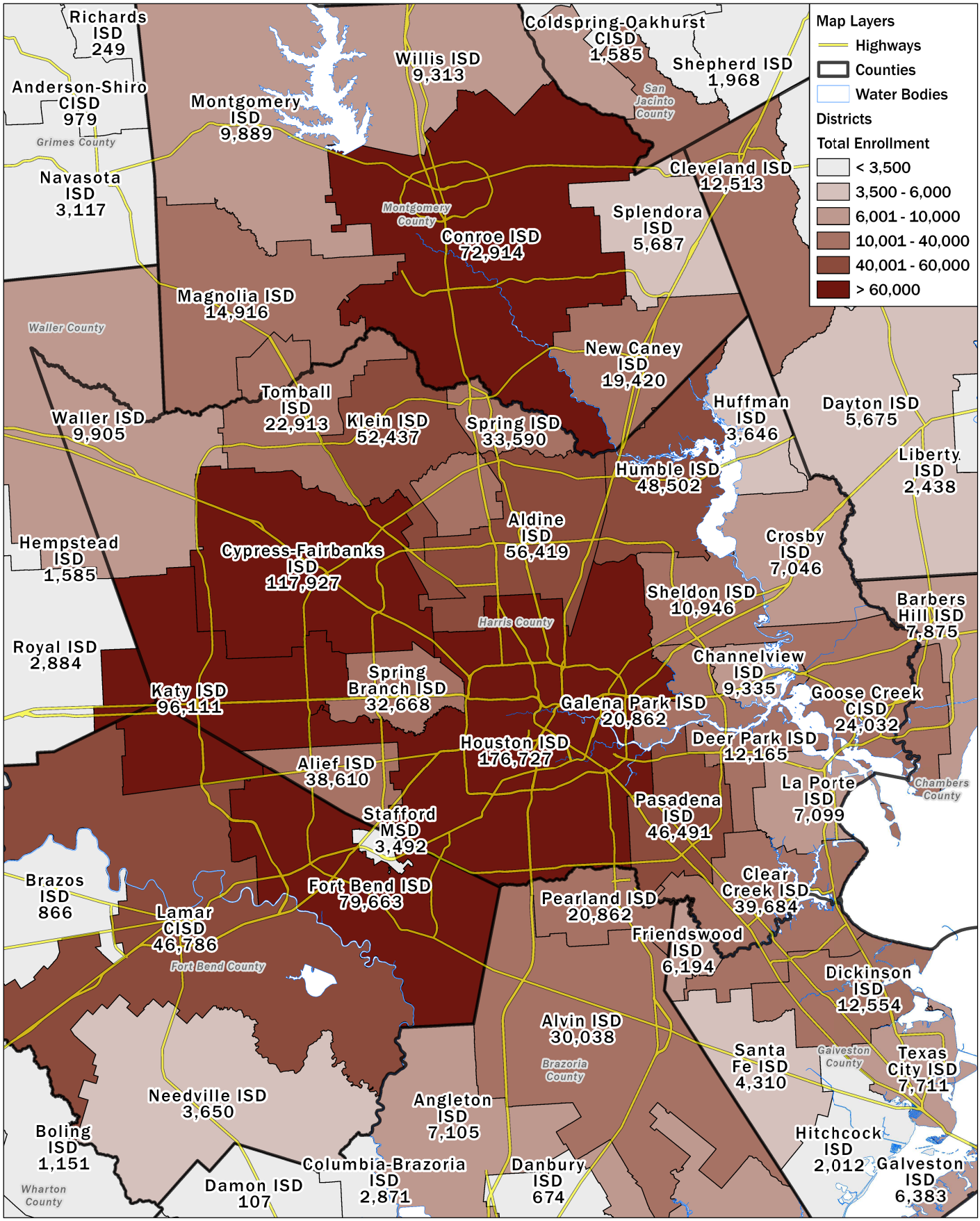
Enrollment Changes

Kindergarten Enrollment vs. Live Births

Historical Enrollment by Grade and Grade Group

Socioeconomic Characteristics

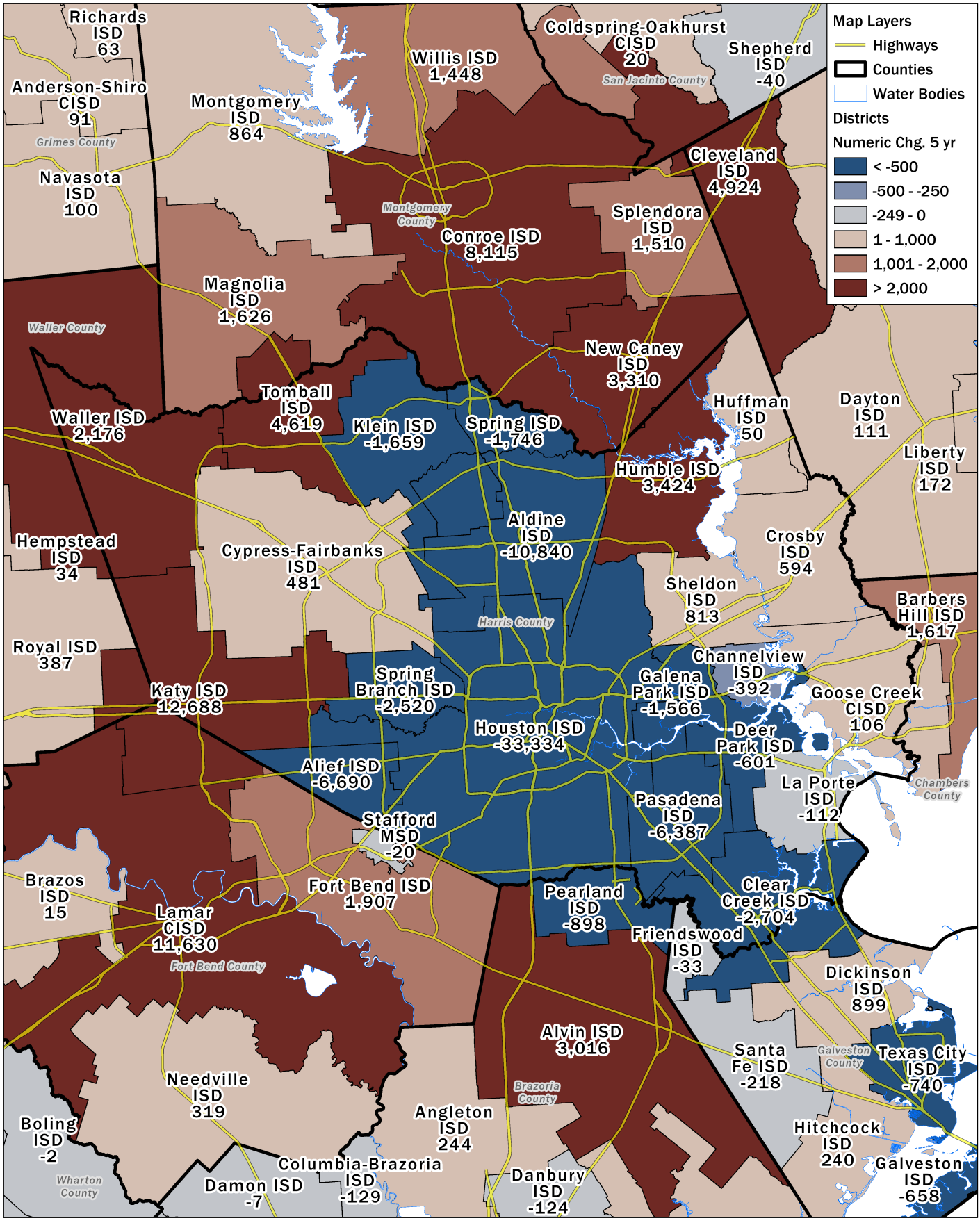
Total School District Enrollment
2024-2025



Source: Texas Education Agency

Numeric Change in School District Enrollment

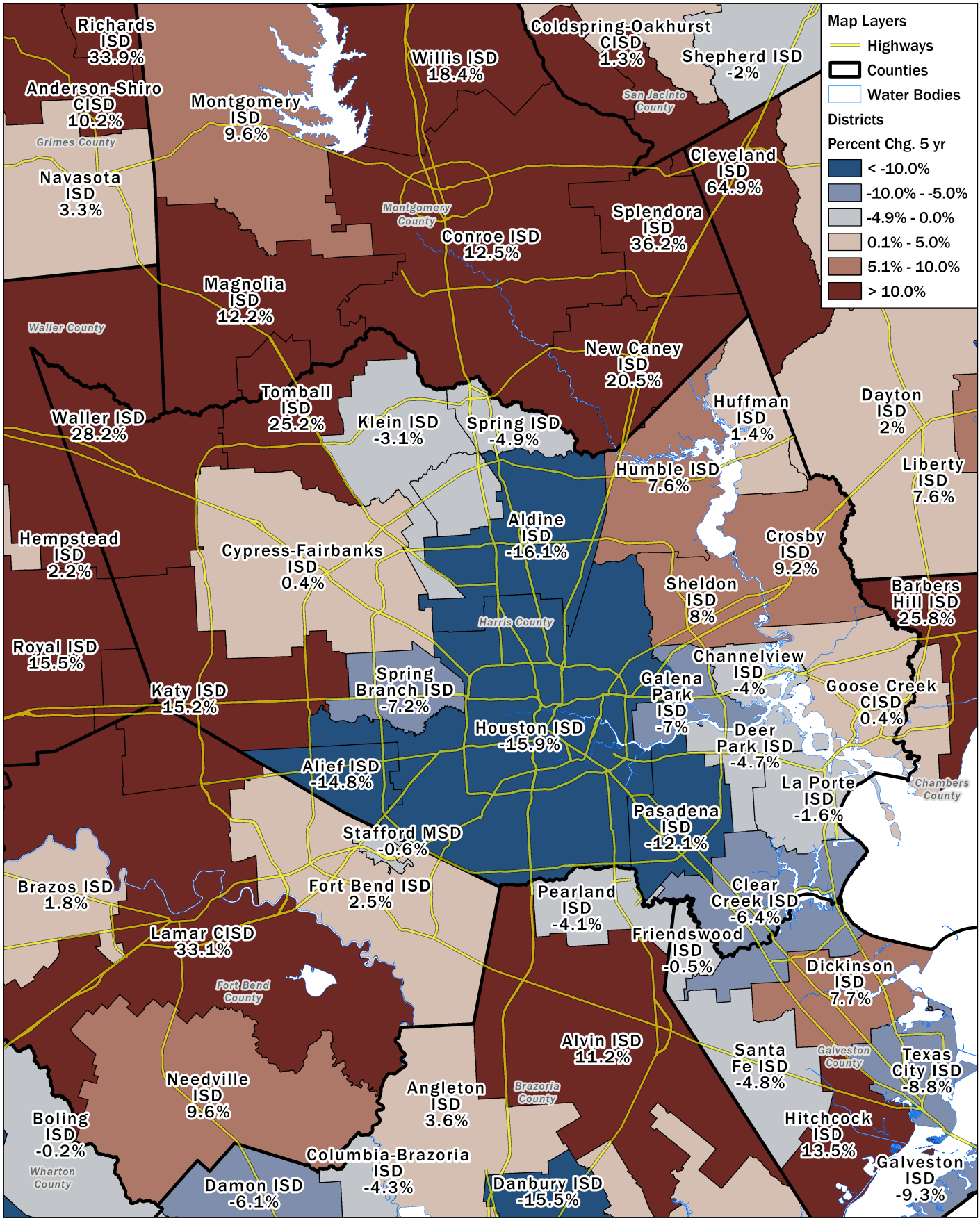
5-Year Change: 2019-20 to 2024-25



Source: Texas Education Agency

Percent Change in School District Enrollment

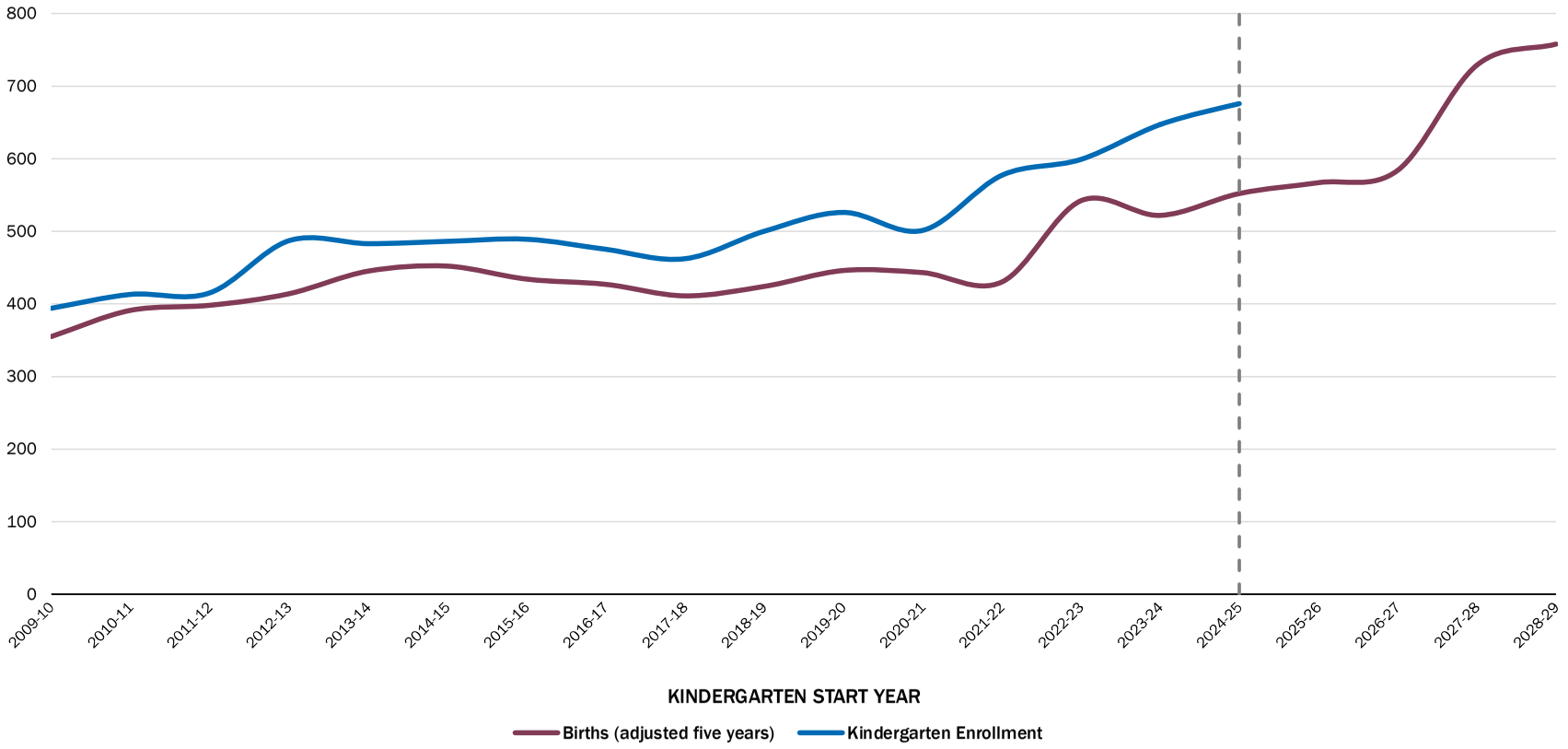
5-Year Change: 2019-20 to 2024-25



Source: Texas Education Agency

Waller ISD
Kindergarten Enrollment Compared to Live Births

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Births (adjusted five years)	355	391	398	414	445	452	434	427	411	424	446	443	430	542	522	552	567	584	729	758
Kindergarten Enrollment	394	413	415	487	483	486	489	475	462	500	526	501	577	599	647	676				



Source: Texas Educational Agency, PEIMS Enrollment Reports; Texas Department of State and Health Services, Vital Statistics; Decennial Census of Population and Housing, US Census Bureau
Enrollment for the current school year and projected enrollments are subject to change based on the offical annual PEIMS report

Waller ISD
Historical Growth Trends by Grade and Grade Group

	2014-15	% Chg	2015-16	% Chg	2016-17	% Chg	2017-18	% Chg	2018-19	% Chg	2019-20	% Chg	2020-21	% Chg	2021-22	% Chg	2022-23	% Chg	2023-24	% Chg	2024-25	% Chg
EE	16	0.00%	36	125.00%	28	-22.22%	31	10.71%	40	29.03%	57	42.50%	41	-28.07%	41	0.00%	42	2.44%	58	38.10%	60	3.45%
PK	241	-5.49%	236	-2.07%	238	0.85%	259	8.82%	248	-4.25%	250	0.81%	215	-14.00%	311	44.65%	379	21.86%	331	-12.66%	363	9.67%
KG	486	0.62%	489	0.62%	475	-2.86%	462	-2.74%	500	8.23%	526	5.20%	501	-4.75%	577	15.17%	599	3.81%	647	8.01%	677	4.64%
1	507	3.05%	505	-0.39%	513	1.58%	506	-1.36%	499	-1.38%	541	8.42%	554	2.40%	572	3.25%	616	7.69%	670	8.77%	733	9.40%
2	523	16.22%	519	-0.76%	536	3.28%	554	3.36%	537	-3.07%	528	-1.68%	544	3.03%	600	10.29%	624	4.00%	663	6.25%	731	10.26%
3	475	9.70%	551	16.00%	549	-0.36%	579	5.46%	567	-2.07%	569	0.35%	546	-4.04%	593	8.61%	646	8.94%	676	4.64%	721	6.66%
4	457	12.84%	476	4.16%	587	23.32%	578	-1.53%	612	5.88%	603	-1.47%	581	-3.65%	602	3.61%	629	4.49%	681	8.27%	741	8.81%
5	451	12.19%	480	6.43%	503	4.79%	597	18.69%	606	1.51%	642	5.94%	608	-5.30%	629	3.45%	641	1.91%	659	2.81%	732	11.08%
6	429	0.70%	462	7.69%	510	10.39%	526	3.14%	650	23.57%	650	0.00%	663	2.00%	639	-3.62%	657	2.82%	690	5.02%	700	1.45%
7	467	0.00%	453	-3.00%	490	8.17%	532	8.57%	553	3.95%	662	19.71%	642	-3.02%	695	8.26%	635	-8.63%	674	6.14%	731	8.46%
8	495	3.13%	494	-0.20%	478	-3.24%	514	7.53%	559	8.75%	578	3.40%	669	15.74%	685	2.39%	727	6.13%	687	-5.50%	716	4.22%
9	547	0.55%	567	3.66%	549	-3.17%	528	-3.83%	554	4.92%	601	8.48%	603	0.33%	779	29.19%	861	10.53%	895	3.95%	886	-1.01%
10	459	28.21%	516	12.42%	533	3.29%	533	0.00%	503	-5.63%	549	9.15%	586	6.74%	596	1.71%	708	18.79%	757	6.92%	793	4.76%
11	383	8.19%	450	17.49%	501	11.33%	521	3.99%	515	-1.15%	515	0.00%	529	2.72%	615	16.26%	599	-2.60%	709	18.36%	718	1.27%
12	314	-8.72%	338	7.64%	384	13.61%	434	13.02%	460	5.99%	458	-0.43%	480	4.80%	452	-5.83%	471	4.20%	486	3.18%	603	24.07%
Total:	**6,250**	**5.77%**	**6,572**	**5.15%**	**6,874**	**4.60%**	**7,154**	**4.07%**	**7,403**	**3.48%**	**7,729**	**4.40%**	**7,762**	**0.43%**	**8,386**	**8.04%**	**8,834**	**5.34%**	**9,283**	**5.08%**	**9,905**	**6.70%**
EE-5th	3,156	7.49%	3,292	4.31%	3,429	4.16%	3,566	4.00%	3,609	1.21%	3,716	2.96%	3,590	-3.39%	3,925	9.33%	4,176	6.39%	4,385	5.00%	4,758	8.51%
6th-8th	1,391	1.31%	1,409	1.29%	1,478	4.90%	1,572	6.36%	1,762	12.09%	1,890	7.26%	1,974	4.44%	2,019	2.28%	2,019	0.00%	2,051	1.58%	2,147	4.68%
9th-12th	1,703	6.44%	1,871	9.86%	1,967	5.13%	2,016	2.49%	2,032	0.79%	2,123	4.48%	2,198	3.53%	2,442	11.10%	2,639	8.07%	2,847	7.88%	3,000	5.37%
% EE-5th	50.50%		50.09%		49.88%		49.85%		48.75%		48.08%		46.25%		46.80%		47.27%		47.24%		48.04%	
% 6th-8th	22.26%		21.44%		21.50%		21.97%		23.80%		24.45%		25.43%		24.08%		22.85%		22.09%		21.68%	
% 9th-12th	27.25%		28.47%		28.62%		28.18%		27.45%		27.47%		28.32%		29.12%		29.87%		30.67%		30.29%	

Waller ISD

Selected Socioeconomic Characteristics
Historical Comparison

	2017		2022	
Total Population	37,674		44,800	
Housing				
Total housing units	**11,595**		**15,639**	
Occupied housing units	10,617	92%	14,084	90%
Vacant housing units	978	8%	1,555	10%
Owner-occupied	7,871	68%	10,241	65%
Renter-occupied	2,746	24%	3,843	25%
Median Home Value	**142,100**		**249,700**	
Age				
Under 5 years	2,772	7%	2,913	7%
5 to 9 years	2,440	6%	2,669	6%
10 to 14 years	2,841	8%	3,385	8%
15 to 19 years	5,422	14%	4,685	10%
5 to 17 years	**6,791**	**18%**	**7,674**	**17%**
20 to 24 years	4,483	12%	7,247	16%
25 to 34 years	**3,517**	**9%**	**5,159**	**12%**
35 to 44 years	3,845	10%	4,803	11%
45 to 54 years	4,521	12%	4,420	10%
55 to 59 years	2,387	6%	2,505	6%
60 to 64 years	1,815	5%	2,373	5%
65 to 74 years	2,301	6%	2,968	7%
75 to 84 years	854	2%	1,335	3%
85 years and over	476	1%	338	<1%
Median Age	**27.8**		**27.2**	
Class of Worker				
Private wage and salary	12,644	77%	15,027	75%
Government	2,251	14%	3,349	17%
Self-employed	1,369	8%	1,544	8%
Unpaid family workers	75	<1%	56	<1%
Income and Benefits				
Total households	**10,617**		**14,084**	
less than $10,000	581	5%	1,153	8%
$10,000 to $14,999	480	5%	310	2%
$15,000 to $24,999	632	6%	732	5%
$25,000 to $34,999	1,106	10%	832	6%
$35,000 to $49,999	1,329	13%	1,864	13%
$50,000 to $74,999	2,076	20%	1,809	13%
$75,000 to $99,999	1,472	14%	1,808	13%
$100,000 to $149,999	1,665	16%	2,697	19%
$150,000 to $199,999	505	5%	1,136	8%
$200,000 or more	771	7%	1,743	12%
Median household income	**$66,186**		**$78,741**	

Waller ISD

Selected Socioeconomic Characteristics
Historical Comparison

	2017		2022	
Educational Attainment				
Population 25 years & over	**19,716**		**23,901**	
Less than 9th grade	2,046	10%	962	4%
9th to 12th grade, no diploma	2,050	10%	1,391	6%
H.S. graduate	6,202	31%	7,290	31%
Some college, no degree	4,593	23%	7,038	29%
Associate's degree	1,154	6%	1,618	7%
Bachelor's degree	2,445	12%	4,188	18%
Graduate or professional degree	1,226	6%	1,414	6%
H.S. graduate or higher	15,620	79%	21,548	90%
Bachelor's degree or higher	**3,671**	**19%**	**5,602**	**23%**
Residence 1 year ago				
Population 1 year & over	**37,184**		**44,414**	
Same house	31,702	85%	39,720	89%
Different house in the U.S.	**5,366**	14%	**4,694**	11%
Same county	2,076	6%	4,580	10%
Different county	3,290	9%	1,575	4%
Same state	2,817	8%	3,005	7%
Different state	473	1%	2,470	6%
Abroad	116	<1%	535	1%
Commuting to work				
Workers 16 years & over	**15,776**		**19,177**	
Car, truck or van--drove alone	11,996	76%	14,848	77%
Car, truck or van--carpooled	1,519	10%	2,036	11%
Public transportation (excluding taxis)	188	1%	72	<1%
Walked	798	5%	563	3%
Other means	322	2%	342	2%
Worked at home	953	6%	1,316	7%
Mean travel time to work (mins.)	**33.7**		**32.7**	

Source: US Census Bureau American Community Survey



APPENDIX CHAPTER 02

Students per Occupied Housing Unit - Single-Family

Students per Occupied Housing Unit - Multi-Family

Student Trends by Development

Student Trends by Planning Unit

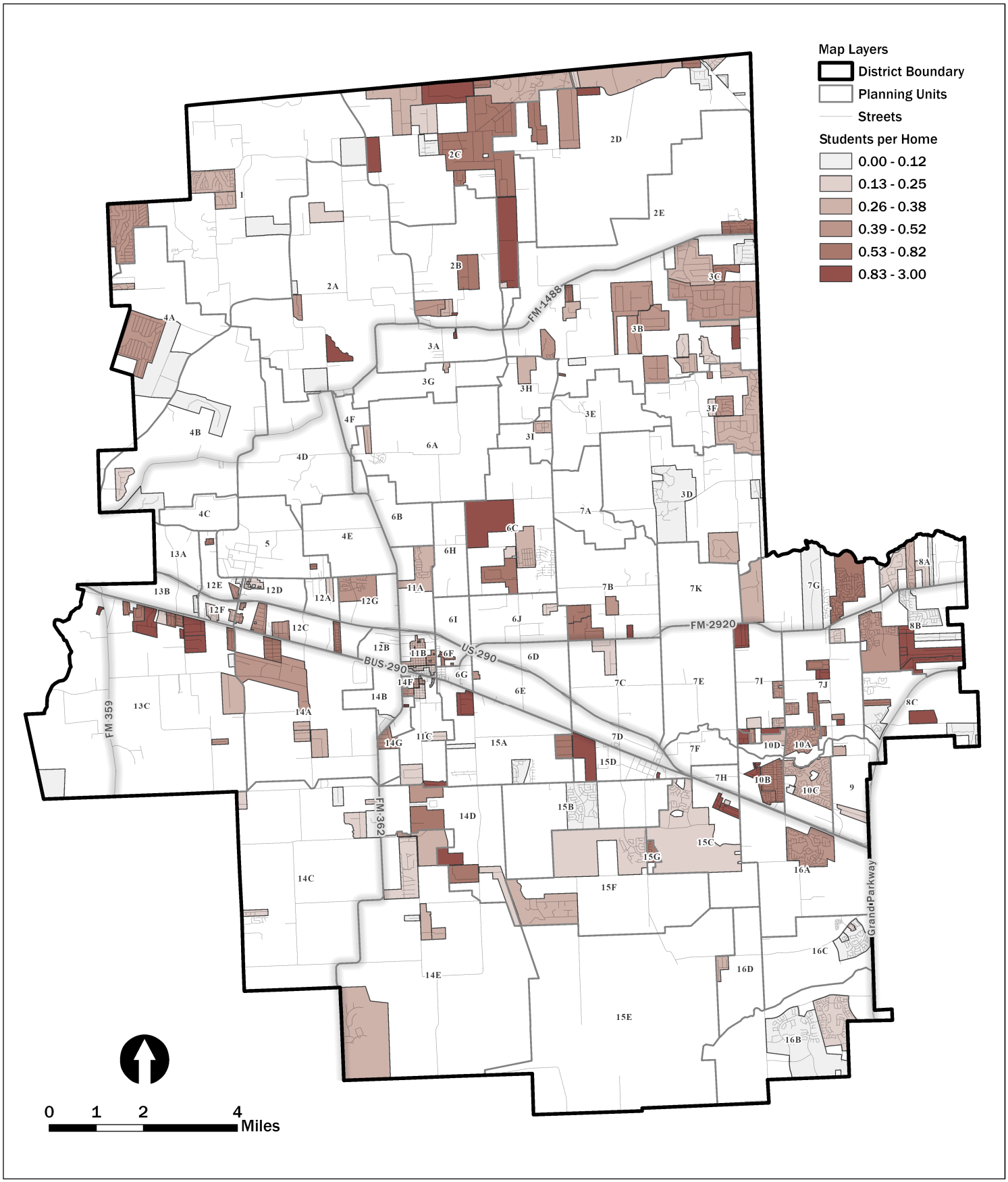
Student Trends by Attendance Zone

Charter Schools

Private Schools

Students per Occupied Housing Unit

By Subdivision
Waller ISD



Waller ISD

Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
1	"Sammy Jahn"		Subdivision	Developing	2010	$1,358,175	0	0	2
2B	116 Westbrook MHC		MHC	Existing	2009	$556,090	1.5	12	8
11B	2018 Waller MHC		MHC	Existing	1996	$251,770	0.67	4	6
3B	25668 Hockley Rd MHC		MHC	Existing	1990	$593,375	0.56	5	9
8A	2920 West		Subdivision	Existing	1999	$447,468	0.04	2	45
3A	30293 FM 1488 RV		RV	Existing	1986	$232,215	1.3	13	10
6F	31622-31706 Waller Tomball MHC		MHC	Existing	1965	$248,187	0.69	11	16
2D	45600 FM 1774 MHC		MHC	Existing	1994	$652,620	0	0	1
13C	46127-46243 Old Houston Hwy MHC		MHC	Existing	1994	$233,680	0.21	4	19
7I	Adams Plaza		Subdivision	Developing	2002	$169,615	1.03	79	77
12E	Alta Vista Addition		Subdivision	Existing	1989	$179,130	0.45	33	74
14D	Arborwood Estates		Subdivision	Developing				0	0
3E	Arch Point Landing		Subdivision	Developing				0	0
2D	Aspirin Acres		Subdivision	Existing	1986	$259,600	0	0	13
4E	Attwater		Subdivision	Developing	1984	$1,322,390		0	0
7J	B&B Paradise RV		RV	Developing	2018	$3,703,779		0	0
14E	Baethe Estates		Subdivision	Existing	2016	$497,760	0.5	3	6
1	Baker		Subdivision	Developing	2009	$1,142,965	0	0	7
2A	Baker		Subdivision	Developing	2008	$820,075	0.17	2	12
7G	Bauer Landing		Subdivision	Existing	2019	$275,018	0.62	773	1244
8B	Bauer Meadows		Subdivision	Developing	2023	$138,126	0.25	16	65
7J	Bauer Trails		Subdivision	Developing	2015	$341,954	0.4	2	5
12G	Beacon Hill		Subdivision	Developing	2022	$383,130	0.44	70	158
7I	Becker Fields		Subdivision	Existing	2022	$220,615	0.44	116	265
7I	Becker Landing		Subdivision	Existing	2023	$129,413	0.42	52	125
7J	Becker Meadows		Subdivision	Existing	2021	$245,215	0.45	112	250
7I	Becker Trace		Subdivision	Existing	2022	$247,423	0.32	44	136
13C	Beverly Hills		Subdivision	Developing	1990	$116,900	0.79	54	68
6C	Binford Creek		Subdivision	Developing	1982	$460,948	0.37	41	112
6C	Binford Estates		Subdivision	Existing	1992	$209,239	0.72	67	93
14A	Blinka Estates		Subdivision	Existing	1996	$447,640	0.29	2	7
6C	Bountiful Prairie		Subdivision	Developing	2013	$370,387	0.2	1	5
7J	Braceland Manor		Subdivision	Existing	1998	$192,992	0.33	2	6
12A	Briarmeadow		Subdivision	Existing	1997	$361,630	0.22	5	23
6F	Briartree		Subdivision	Developing	2001	$265,106	0.57	29	51
13B	Brookside Meadows		Subdivision	Existing	2007	$268,860	0	0	146
3B	Brushy Creek		Subdivision	Existing	1995	$316,020	0.45	39	86
14G	Cedar Creek Ranch		Subdivision	Developing	2005	$365,630	0.51	19	37
3D	Century Oaks		Subdivision	Developing	2010	$1,316,035	0.26	13	50
13C	Circle BAR Ranch RV		RV	Existing	2020	$577,665	0.88	7	8
12D	Clark Addition		Subdivision	Existing	1980	$162,320	0.21	7	34
3F	Clear Creek Forest		Subdivision	Developing	1998	$347,705	0.37	87	238

Waller ISD

Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
13C	Cochran Estates		Subdivision	Developing	2003	$372,800	0.05	3	60
9	Coco Estates		Subdivision	Existing	2002	$541,979	0.18	5	28
3C	Country Lane Estates MHC		Subdivision	Developing	2004	$296,770	0.43	175	408
6A	Country Meadows		Subdivision	Existing	1990	$508,275	0.36	4	11
2D	County Line Estates		Subdivision	Existing	1996	$298,050	0.61	11	18
14C	Creek Ridge Farms		Subdivision	Developing	2009	$712,210	0.2	5	25
16C	Creekland Village (east)	Bridgeland	Subdivision	Developing	2023	$330,162	0.12	34	275
16C	Creekland Village (west)	Bridgeland	Subdivision	Developing	2017	$0		0	0
16C	Creekland Village THs	Bridgeland	Townhome	Existing	2023	$281,954	0.14	13	91
16C	Creekland Village THs	Bridgeland	Townhome	Developing	0	$0	0	0	16
10B	Creekridge		Subdivision	Existing	2005	$190,574	1.5	27	18
8C	Cypress Airstrip Estates		Subdivision	Existing	2013	$322,033	0.88	7	8
7J	Cypress Brook Estates MHC		MHC	Existing	1995	$121,708	0.7	26	37
8B	Cypress Green		Subdivision	Developing	2023	$296,207	0.46	151	328
7G	Cypress Trails at Bauer Landing		Subdivision	Developing	1996	$758,006		1	0
10B	Cypresswood Trails		Subdivision	Existing	2011	$238,158	0.62	187	302
2B	D & W		Subdivision	Existing	1996	$374,940	0.62	18	29
1	Deerwood East		Subdivision	Developing	2012	$291,250	0.36	5	14
1	Deerwood Lakes		Subdivision	Developing	2020	$278,760	0.51	62	122
10C	Dellrose	Dellrose	Subdivision	Developing	2021	$343,530	0.31	391	1267
2C	Dickens		Subdivision	Existing	2005	$312,960	0.89	31	35
9	Dickey Subdivision		Subdivision	Existing	1994	$222,655	0.33	2	6
14A	Domino		Subdivision	Existing	1998	$480,220	0.35	13	37
14A	Dove Meadows		Subdivision	Developing	1994	$265,830	0.33	11	33
11C	Duplexes		Subdivision	Existing	1990	$135,330	0.21	6	28
2C	El Indio Acres		Subdivision	Existing	1998	$447,730	0.25	4	16
10D	Elmwood Oaks		Subdivision	Existing	1999	$314,886	0.38	3	8
7I	Elmwood Oaks		Subdivision	Existing	2001	$365,884	2.38	19	8
14E	Equestrian Oaks Estates		Subdivision	Developing	2013	$829,610	0	0	5
11B	Farr		Subdivision	Existing	1990	$262,070	0.42	19	45
12E	Ferguson Heights		Subdivision	Developing	1987	$108,130	0.63	15	24
2C	Forest Hills Estates		Subdivision	Existing	1998	$450,515	0.35	17	48
10A	Franklin Square		Subdivision	Existing	2001	$152,415	0.85	28	33
7I	Franklin Square		Subdivision	Existing	1999	$189,284	1.14	8	7
2C	Frontier Farms		Subdivision	Developing	2010	$564,760	0	0	3
3B	Furnace		Subdivision	Developing	2008	$956,330	0.48	11	23
6E	Future Planned BTR		Subdivision	Developing	2003	$890,008		0	0
15A	Garrett Ladig		Subdivision	Existing				0	
2C	Georgewood		Subdivision	Developing	2008	$274,610	0.73	8	11
7B	Gerbig		Subdivision	Existing	1997	$540,487	0.5	3	6
14C	Glenmar Farms		Subdivision	Existing	1994	$686,360	0.15	2	13
15F	Grand Prairie (south)	Grand Prairie	Subdivision	Developing	2023	$172,037	0.18	43	239

Waller ISD

Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
15B	Grand Prairie Highlands	Grand Prairie	Subdivision	Developing	2009	$83,908,384	0.01	5	347
15C	Greenland Square		Subdivision	Existing	1998	$101,606	1.26	91	72
11C	Greenville Townhomes - BTR		Subdivision	Existing	2020	$209,610	0	0	25
8C	Hamilton Estates		Subdivision	Developing	1994	$93,070	0.71	30	42
2D	Hill Creek Estates		Subdivision	Existing	2005	$553,250	0.08	2	25
12F	Hillcrest		Subdivision	Existing	1980	$225,810	0.29	11	38
7J	Hilltop Acres		Subdivision	Existing	1996	$185,397	0.61	45	74
15B	Hockley Meadows		Subdivision	Developing	1998	$251,814		0	0
8A	Holly Springs		Subdivision	Developing	1984	$384,329	0.26	23	88
6E	Home at Waller - BTR		Subdivision	Existing	2003	$890,008	0.45	45	99
3D	Houston Oaks/Terra Verde	Houston Oaks	Subdivision	Developing	2014	$2,063,630	0.11	5	44
7G	Hunters Creek		Subdivision	Existing	2001	$839,941	0.06	2	35
3B	Hunters Ridge		Subdivision	Developing	2004	$943,810	0.43	3	7
6B	Indigo Skies MHC	Indigo Trails	MHC	Developing	2006	$360,283		0	0
15D	Jasper Glen Park RV		RV	Existing	1960	$419,989	0.92	12	13
12B	Jetstream RV		RV	Developing	2021	$4,636,425	0.04	8	195
3B	Joseph Ranch		Subdivision	Developing			0	0	1
15C	Jubilee	Jubilee	Subdivision	Developing	2013	$227,114	0.13	13	98
7C	Kermier & 2920		Subdivision	Existing	1995	$439,279	0.16	6	37
15D	Kickapoo Farms		Subdivision	Existing	1990	$235,276	0.78	53	68
3B	Kickapoo Hills		Subdivision	Developing	1996	$329,590	0.45	47	104
3B	Kickapoo Oaks		Subdivision	Existing	2005	$693,515	0.38	5	13
3I	Kickapoo Preserve		Subdivision	Developing	2018	$382,830	0.38	18	47
2A	Lake Elaine Estates		Subdivision	Developing	2020	$351,273	1	3	3
2D	Lake Holly Hills Acres		Subdivision	Developing	1990	$295,170	0.2	5	25
3F	Lakeside Estates		Subdivision	Developing	2016	$208,010	0.44	67	151
14E	Lakeview		Subdivision	Developing	2023	$631,070	0.29	23	79
3B	Lakeview Club		Subdivision	Developing	1994	$235,710	0.22	8	37
2C	Leaning Oaks MHC		MHC	Existing	1994	$103,400	0.24	9	38
8C	Little Cypress Oaks		Subdivision	Existing	1995	$544,199	0.05	2	44
1	Lynwood Lake Estates		Subdivision	Existing	1994	$321,860	0.26	11	43
7B	Madison North		Subdivision	Existing	1995	$252,200	0.67	18	27
7B	Madison Square		Subdivision	Existing	1998	$223,943	0.6	33	55
2D	Magnolia Plantation MHC		MHC	Existing	2000	$210,120	0.13	4	31
2D	Magnolia Woods		Subdivision	Developing				0	
15G	Mallard Crossing		Subdivision	Existing	2012	$234,851	0.63	135	215
7J	Mangat & Agarwal Estates		Subdivision	Developing	2014	$407,814	1.11	10	9
3B	Maple Woods		Subdivision	Developing	2001	$433,040		0	0
14D	Mathis		Subdivision	Existing	1988	$293,710	0.82	60	73
14C	Meadow Glen		Subdivision	Developing	2001	$608,240	0.11	1	9
13C	Meadow Lake Estates MHC		MHC	Existing	1984	$172,080	0.88	53	60
13C	Meadowview Estates		Subdivision	Existing	1994	$314,840	0.57	21	37

Waller ISD

Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
12C	Monticello		Subdivision	Existing	1995	$113,460	0.79	135	170
15F	Mound Creek		Subdivision	Existing	1998	$536,296	0.38	26	68
14D	Mound Creek		Subdivision	Existing	1996	$558,600	0.15	3	20
8B	Mueschke 83		Subdivision	Existing	1997	$291,040	0.83	63	76
12C	Muse Addition		Subdivision	Existing	1990	$333,280	0.39	7	18
15A	Mustang Meadows		Subdivision	Developing				0	0
4A	Nine Bar East		Subdivision	Developing	2005	$1,129,230	0.12	3	25
3H	Oak Grove		Subdivision	Developing			0.33	2	6
3D	Oak Hill Estates		Subdivision	Developing				0	0
3C	Oak Hollow		Subdivision	Existing	1999	$285,200	0.26	101	390
2A	Oak Plaza		Subdivision	Existing	1985	$662,710	0	0	12
6C	Oakberry Trails		Subdivision	Developing	1980	$202,174		0	0
11A	Oakwood Estates		Subdivision	Developing	2023	$338,896	0.3	63	208
15D	Old Washington Rd/Premium Dr		Subdivision	Existing	2001	$565,268	1.14	42	37
15A	Paloma		Subdivision	Developing	0	$0	0	0	29
12D	Panther Quarters		Subdivision	Existing	2008	$629,860	0	0	12
15C	Paradise Park RV		RV	Existing	2006	$609,845	0.13	8	60
15A	Parc Place		Subdivision	Developing	1995	$206,784	1.12	47	42
11C	Park Place Flats		Subdivision	Existing				0	0
14E	Penick Farms		Subdivision	Developing	2004	$871,450	0.27	3	11
14D	Penick Farms		Subdivision	Existing	2000	$436,675	1	11	11
14D	Penick Farms (north)		Subdivision	Developing	2008	$934,270	0.43	3	7
14D	Penick Farms (south)		Subdivision	Developing	2008	$934,270	0.62	8	13
11C	Pennick Farms		Subdivision	Existing	1995	$433,090	0.21	9	43
11C	Pine Grove		Subdivision	Existing	1999	$453,290	0.22	16	74
13C	Pine Island Village		Subdivision	Existing	2003	$187,650	1.31	21	16
13C	Pine Meadows Estates		Subdivision	Existing	1983	$120,520	0.74	50	68
8A	Pine Oak Estates		Subdivision	Existing	1986	$464,217	0.19	5	26
3B	Pine Oak Estates		Subdivision	Developing	2000	$320,950	0.31	15	49
3B	Pine Shadows		Subdivision	Developing	2002	$687,105	0.2	3	15
14A	Pineridge		Subdivision	Developing	1998	$519,120	0.45	39	87
13C	Pineridge		Subdivision	Developing	2000	$526,330	0.33	12	36
3B	Pinewood Valley		Subdivision	Existing	1999	$717,440	0.3	3	10
4B	Plantation Lake Estates		Subdivision	Developing	2002	$899,310	0.08	3	37
2D	Plantation Lakes		Subdivision	Developing	2008	$638,055	0.36	14	39
8B	Plaza 290		Subdivision	Existing	1996	$230,662	1.14	81	71
3G	Polk MHC		MHC	Existing	1978	$572,180	0.37	16	43
13C	Prairie Acres		Subdivision	Developing	1994	$214,785	0.88	63	72
12F	Prairie Gables		Subdivision	Developing	1989	$291,960	0.13	6	47
12C	Prairie Hills		Subdivision	Existing	2003	$276,300	0.52	34	66
12C	Prairie Hills		Subdivision	Existing	1989	$225,340	0.43	28	65
12E	Prairie View Courts		Subdivision	Developing	1986	$237,740	0.09	2	22

Waller ISD

Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
14A	Prairie View Estates		Subdivision	Developing	1997	$196,600	0.64	60	94
5	Prairie Wind Estates		Subdivision	Existing	1996	$126,050	0.62	8	13
16B	Prairieland Village (east)	Bridgeland	Subdivision	Developing	2023	$659,803	0.2	127	646
16B	Prairieland Village (west)	Bridgeland	Subdivision	Developing	2023	$111,964	0.12	15	129
7J	Provence Square MHC		MHC	Existing	1999	$120,566	1.18	67	57
14G	Quail Hollow MHC		MHC	Existing	0	$398,680	0.85	23	27
10B	Ranch Country		Subdivision	Existing	1981	$185,106	0.55	445	805
10B	Ranch Country Estates		Subdivision	Existing	2001	$85,809	1.33	80	60
13C	Ranches of Clear Creek		Subdivision	Developing	2012	$5,710,200	0	0	7
2A	Ranches of Spring Hill		Subdivision	Developing	2018	$645,720	0	0	4
4B	Reata Creek		Subdivision	Developing	2020	$932,590	0.16	4	25
8C	Redbud (west)	Redbud	Subdivision	Developing	1996	$306,204	0	0	20
2E	Remington Forest		Subdivision	Developing	2007	$236,770	0.59	74	126
2D	Riley Road Estates		Subdivision	Existing	1996	$256,935	0.86	19	22
2B	Robinwood Estates		Subdivision	Existing	1999	$496,850	0.5	8	16
16D	Rocky Creek Estates		Subdivision	Developing	2016	$631,591	0.29	15	52
4A	Rolling Hills		Subdivision	Existing	2008	$242,830	0.52	112	215
8B	Rosehill Ranchettes		Subdivision	Existing	1994	$155,657	0.91	20	22
8B	Rosehill Ranchettes		Subdivision	Existing	1999	$188,640	0.91	10	11
8C	Rosewood	Rosewood	Subdivision	Developing	2006	$692,156		0	0
2C	Saddle Creek Forest		Subdivision	Developing	2018	$668,010	0.35	47	133
15A	Sanford Farms		Subdivision	Developing				0	0
7B	School		Subdivision	Developing	2016	$230,346	2.2	22	10
14E	Shamrock Estates		Subdivision	Existing	1998	$310,265	0.36	5	14
14E	Shiloh		Subdivision	Existing	1998	$518,875	0.26	5	19
6J	Six-T Ranch Estates		Subdivision	Existing	2000	$406,465	0.22	2	9
14E	Sky Lakes		Subdivision	Developing	2001	$398,690	0.2	50	244
4B	Skymac Ranch		Subdivision	Developing	2011	$772,000	0.06	1	18
8B	Sorella		Subdivision	Developing	1981	$240,718	0.12	11	89
11C	Southside		Subdivision	Existing	1985	$179,420	0.39	30	76
7G	Spring Creek Ranch		Subdivision	Existing	2008	$1,522,074	0.33	11	33
2A	Spring Hill Farms		Subdivision	Developing	2004	$729,240	0.41	7	17
3D	Stallion Lakes		Subdivision	Developing	2002	$1,702,695	0	0	3
6C	Stokesbury		Subdivision	Developing	1959	$276,000		0	0
16A	Stone Creek Ranch		Subdivision	Developing	2019	$364,246	0.49	531	1090
2C	Stonegate Farms		Subdivision	Developing	0	$141,070	3	3	1
7J	Sunset Valley		Subdivision	Developing				0	0
13C	Tara Park MHC		MHC	Existing	1988	$242,205	1.3	125	96
8B	Tealpointe Lake Estates		Subdivision	Developing	2022	$837,739	0	0	8
3F	Tenn Oaks		Subdivision	Existing	1998	$458,985	0.13	3	23
7I	Theiss		Subdivision	Existing	1998	$388,500	0.14	1	7
2C	Thompson Road RV		RV	Developing				0	0

Waller ISD

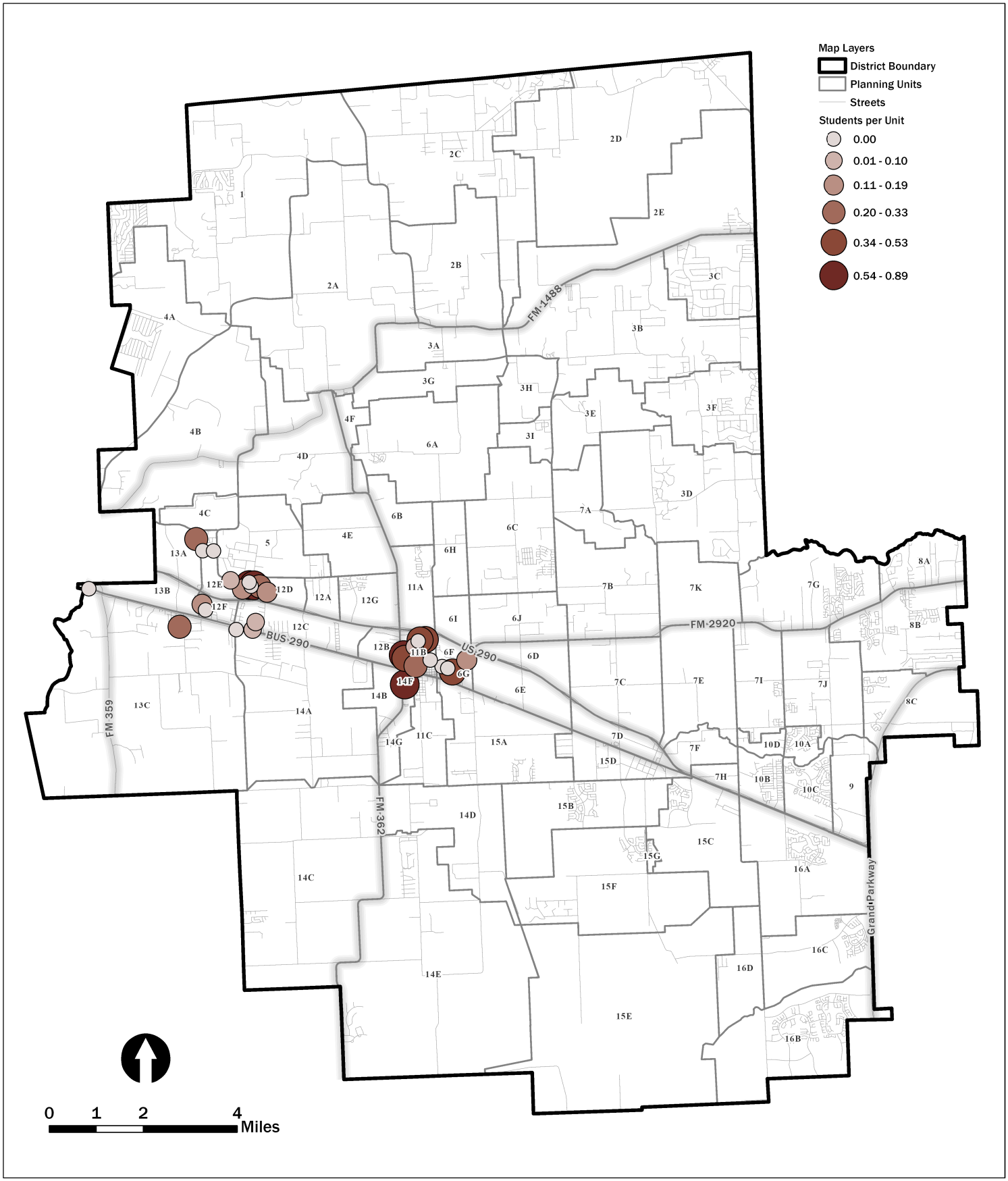
Students per Occupied Unit - Single Family

PU	Name	MPC	Class	Phase	Median Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
3B	Three Lakes Estates MHC		MHC	Existing	1990	$2,766,865	0.48	20	42
3B	Timber Grove		Subdivision	Developing	2018	$722,160	1.13	9	8
2D	Timber Ridge		Subdivision	Existing	1997	$403,770	0.73	29	40
15A	Torrey		Subdivision	Existing	1986	$349,271	0	0	12
14C	Trails at Cochran Ranch		Subdivision	Developing	2003	$415,790		0	0
11C	Tranquility Park		Subdivision	Existing	1998	$189,515	0.5	23	46
14C	Val Verde		Subdivision	Existing	1992	$282,545	0.14	1	7
10C	Veranda Dellbrook - BTR	Dellrose	Subdivision	Developing	2024	$22,070,000	0.1	12	122
12C	Vicksburg Terrace		Subdivision	Developing	2007	$334,870	0.5	3	6
14C	Victoria Estates		Subdivision	Existing	1997	$668,710	0.11	2	19
13C	Villa Capri		Subdivision	Developing	1999	$149,230	0.69	51	74
8A	Village of New Kentucky		Subdivision	Existing	1994	$529,425	0.18	27	146
11B	Waller		Subdivision	Existing	1980	$171,000	0.22	29	130
14B	Waller Acres		Subdivision	Developing	2003	$375,630	0.09	1	11
6F	Waller Country Village MHC		MHC	Existing	1954	$270,846	0.8	43	54
11C	Waller Robertson		Subdivision	Existing	1983	$207,720	0.2	26	132
11C	Waller-Anderson		Subdivision	Existing	1994	$209,610	0.41	9	22
11B	Waller-College Addition		Subdivision	Existing	1989	$204,350	0.31	121	385
3C	Walnut Bend		Subdivision	Existing	1995	$329,800	0.11	7	65
2C	Walnut Creek		Subdivision	Existing	1994	$516,060	0.84	21	25
3C	Walnut Creek Estates		Subdivision	Existing	1998	$197,620	0.57	26	46
2D	Walnut Ridge		Subdivision	Existing	1998	$470,650	0.45	23	51
3B	Welcome Home Hockley		MHC	Developing	2006	$948,040	0.64	21	33
2C	West Magnolia Forest		Subdivision	Developing	1998	$317,550	0.53	151	287
2C	West Magnolia Forest		Subdivision	Developing	2008	$189,820	0.73	16	22
2B	Westbrook Woods		Subdivision	Existing	1998	$227,360	0.3	9	30
14C	Westwood		Subdivision	Existing	2000	$241,985	0.24	10	41
6C	Wild Rye		Subdivision	Developing			1	1	1
13C	Wildflower Estates		Subdivision	Existing	1995	$156,210	0.44	7	16
15A	Williams Landing		Subdivision	Developing	2000	$976,770		0	0
11C	Willowbrook MHC		MHC	Existing	1996	$117,290	1.06	56	53
10A	Windrow		Subdivision	Developing	2022	$256,684	0.39	373	949
15C	Wintergreen		Subdivision	Existing	1998	$104,736	1.17	41	35
3F	Wisteria Estates		Subdivision	Existing	2009	$338,605	0.5	5	10
7J	Woodbine		Subdivision	Existing	1998	$123,797	0.78	63	81
2E	Woodhaven Estates	Woodhaven Estates	Subdivision	Developing	2013	$240,500		0	0
4A	Woodland Lakes		Subdivision	Existing	1996	$207,430	0.31	11	35
						Weighted Ratio:	**0.43**	**8,114**	**18,988**
						Weighted Ratio for Subdivisions of More than 20 Homes:	**0.43**	**7,743**	**18,207**

*Median year built and median market value derived from appraisal district parcel data.

Students per Occupied Housing Unit

By Multi-Family Complexes
Waller ISD



Waller ISD
Students per Occupied Unit - Multi-Family

PU	Name	Street	Class	Phase	Year Built	Notes	Total Students	Total Units	Occupied Units	Occupancy Rate	Students per Occupied Unit
12D	"Owens"		Apartment	Existing	1982		5	9	8	89%	0.63
14A	20888 Cochran Rd	20888 Cochran Rd	Apartment	Existing	2014		0	25	22	88%	0
11B	2101 Dewey		Apartment	Existing	1997		0	5	4	80%	0
11B	2109 Alliance		Apartment	Existing	2010		1	12	10	83%	0.1
11B	2420 Brazeal St		Apartment	Existing	1984		3	10	8	80%	0.38
13A	24687 Richards Rd	24687 Richards Rd	Apartment	Existing	2001		1	6	5	83%	0.2
12D	300 Echols		Apartment	Existing	0		0	7	6	86%	0
6G	31817 Waller Tomball		Apartment	Existing	1982		0	8	7	88%	0
12E	625 at Prairie View		Senior MF	Existing	2020	2023: Phase 1 (120 units) is fully leased; Student housing.	0	510	0	0%	
12D	Bridge, The	618 University Dr	Apartment	Existing	1991		1	7	6	86%	0.17
6G	Carriage Crossing	31623 Waller Tomball Rd	Apartment	Existing	1985		34	80	71	89%	0.48
11B	Cipolla		Apartment	Existing	1986		0	8	7	88%	0
12E	Creekside		Senior MF	Existing	2004	University student housing	0	36	32	89%	0
12C	Empty Eye 290 Apartments	44422 Old Houston	Apartment	Existing	2003		3	32	29	91%	0.1
12C	Empty Eye I	512 & 516 Hollyhock	Apartment	Existing	2001		2	32	29	91%	0.07
6G	Evergreen Heights		Apartment	Developing		March 2025: Site is being cleared and prepared for construction.	2	14	0	0%	
12D	Fountain Hill	702 Santee St	Apartment	Existing	2016	March 2025: Complete and leased up; 2023: Buildings on the left side of tract are in place and renting units.	57	378	345	91%	0.17
11B	Four Star	1315 Alliance St	Apartment	Existing	1976		2	7	6	86%	0.33
11B	Green Gardens		Apartment	Developing	1982	March 2025: Construction is underway on 127 units including studios, one- and two-bedroom units. Leasing expected to begin in April. 2023: Finishes Commercial is planning build-to-rent townhomes (1-3 bedrooms) on 6 acres along Mayer Waller Road.	0	127	0	0%	
6G	Hamilton Crossing	31731 Waller Tomball Rd	Senior MF	Existing	2016		0		78		0
14F	Hillside Plaza	19610 FM 362	Apartment	Existing	1997		58	74	65	88%	0.89
10B	Isla at Cypress		Apartment	Developing		March 2025: D'Agostino Companies developing a 297-unit apartment complex including one- to three-bedroom units ranging from 700 to 1,400 square feet. with completion expected in early 2026.	0	297	0	0%	
11B	Oak Bend	3025 Waller St	Apartment	Existing	1982		26	56	49	88%	0.53
12D	Oak Place	149 Echols St	Apartment	Existing	1985		4	20	17	85%	0.24
6F	Oxford at the Ranch	31200 FM 2920 Rd	Apartment	Existing	2000		37	225	200	89%	0.19
12F	Panther Hill	23104 Richards Rd	Senior MF	Existing	1984	Student Housing	0	572	0	0%	
12D	Payne Brady Leasing		Apartment	Existing	2008		0	5	4	80%	0
12E	Phillips Place	2003 Phillips St	Apartment	Existing	2001		1	12	10	83%	0.1
13C	Pine Meadows	20598 Pine Island Rd	Apartment	Existing	1984		16	60	53	88%	0.3
12F	Reserve at Richards	23286 Richards Rd	Apartment	Existing	2003		60	494	425	86%	0.14
12D	Richard's	200 Echols St	Apartment	Existing	1989		4	7	6	86%	0.67
11B	Running Oaks		Apartment	Existing	1988		4	12	10	83%	0.4
12F	Shady Oaks	506 Ellen Powell	Senior MF	Existing	1988		0		38		0
13C	Sun Rise		Apartment	Existing	2003		0	6	5	83%	0
12E	University Trails		Senior MF	Existing	2000	University student housing	0	60	53	88%	0
11B	Waller St. Apts	3104-3200 Waller St	Apartment	Existing	1982		8	12	10	83%	0.8

Waller ISD
Students per Occupied Unit - Multi-Family

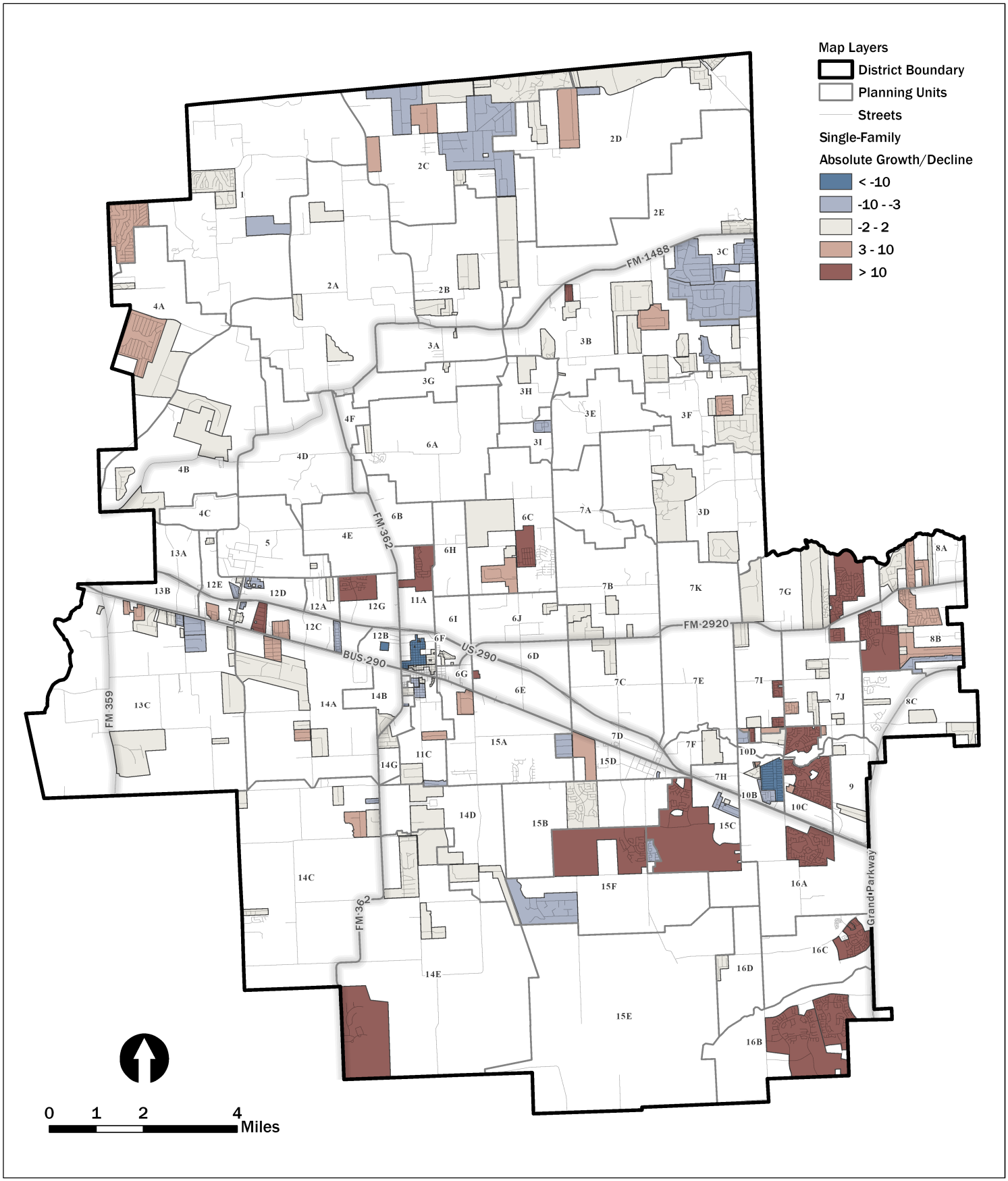
PU	Name	Street	Class	Phase	Year Built	Notes	Total Students	Total Units	Occupied Units	Occupancy Rate	*Students per Occupied Unit*
						Total Units:	329	3,225			
						General Population Complexes with More than 85% Occupancy:	305	1,509	1,334	88%	0.23

*Year built value derived from appraisal district parcel data.

Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Subdivisions, Fall 2023 to Fall 2024

Waller ISD



Waller ISD
Student Trends by Development

Gain/Loss from 2023-24 to 2024-25: Existing Single Family: 1 Students; Actively-Building Single Family: 596 Students; Apartments: 42 Students; Mobile Home Communities: -22 Students

PU	Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2022			Fall 2023			Fall 2024			Fall 2022 to Fall 2023						Fall 2023 to Fall 2024					
																EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
12D	"Owens"	Apartment	Existing	8	$356,530	1982	5	3	2	1	0	1	5	3	2	-4	-80%	-3	-100%	-1	-50%	4	400%	3	100%	1	100%
1	"Sammy Jahn"	Subdivision	Developing	2	$1,358,175	2010	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
2B	116 Westbrook MHC	MHC	Existing	8	$556,090	2009	20	7	13	10	5	5	12	4	8	-10	-50%	-2	-29%	-8	-62%	2	20%	-1	-20%	3	60%
11B	2018 Waller MHC	MHC	Existing	6	$251,770	1996	7	3	4	5	1	4	4	1	3	-2	-29%	-2	-67%	0	0%	-1	-20%	0	0%	-1	-25%
14A	20888 Cochran Rd	Apartment	Existing	22	$421,980	2014	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11B	2101 Dewey	Apartment	Existing	4	$270,140	1997	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11B	2109 Alliance	Apartment	Existing	10	$297,170	2010	0	0	0	2	1	1	1	1	0	2	100%	1	100%	1	100%	-1	-50%	0	0%	-1	-100%
11B	2420 Brazeal St	Apartment	Existing	8	$247,560	1984	3	2	1	3	1	2	3	1	2	0	0%	-1	-50%	1	100%	0	0%	0	0%	0	0%
13A	24687 Richards Rd	Apartment	Existing	5	$402,080	2001	2	0	2	2	0	2	1	0	1	0	0%	0	0%	0	0%	-1	-50%	0	0%	-1	-50%
3B	25668 Hockley Rd MHC	MHC	Existing	9	$593,375	1990	9	5	4	6	3	3	5	2	3	-3	-33%	-2	-40%	-1	-25%	-1	-17%	-1	-33%	0	0%
8A	2920 West	Subdivision	Existing	45	$447,468	1999	2	0	2	2	2	0	2	2	0	0	0%	2	100%	-2	-100%	0	0%	0	0%	0	0%
12D	300 Echols	Apartment	Existing	6	$150,810	0	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%
3A	30293 FM 1488 RV	RV	Existing	10	$232,215	1986	21	9	12	13	6	7	13	3	10	-8	-38%	-3	-33%	-5	-42%	0	0%	-3	-50%	3	43%
6F	31622-31706 Waller Tomball MHC	MHC	Existing	16	$248,187	1965	9	4	5	10	3	7	11	5	6	1	11%	-1	-25%	2	40%	1	10%	2	67%	-1	-14%
6G	31817 Waller Tomball	Apartment	Existing	7	$211,663	1982	2	0	2	0	0	0	0	0	0	-2	-100%	0	0%	-2	-100%	0	0%	0	0%	0	0%
2D	45600 FM 1774 MHC	MHC	Existing	1	$652,620	1994	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
13C	46127-46243 Old Houston Hwy MHC	MHC	Existing	19	$233,680	1994	7	4	3	4	1	3	4	1	3	-3	-43%	-3	-75%	0	0%	0	0%	0	0%	0	0%
12E	625 at Prairie View	Senior MF	Existing	0	$3,386,240	2020	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
7I	Adams Plaza	Subdivision	Developing	77	$169,615	2002	80	37	43	81	35	46	79	33	46	1	1%	-2	-5%	3	7%	-2	-2%	-2	-6%	0	0%
12E	Alta Vista Addition	Subdivision	Existing	74	$179,130	1989	27	13	14	43	12	31	33	7	26	16	59%	-1	-8%	17	121%	-10	-23%	-5	-42%	-5	-16%
14D	Arborwood Estates	Subdivision	Developing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3E	Arch Point Landing	Subdivision	Developing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
2D	Aspirin Acres	Subdivision	Existing	13	$259,600	1986	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%
4E	Attwater	Subdivision	Developing	0	$1,322,390	1984	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
7J	B&B Paradise RV	RV	Developing	0	$3,703,779	2018	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
14E	Baethe Estates	Subdivision	Existing	6	$497,760	2016	5	1	4	3	0	3	3	0	3	-2	-40%	-1	-100%	-1	-25%	0	0%	0	0%	0	0%
1	Baker	Subdivision	Developing	7	$1,142,965	2009	1	0	1	4	3	1	0	0	0	3	300%	3	100%	0	0%	-4	-100%	-3	-100%	-1	-100%
2A	Baker	Subdivision	Developing	12	$820,075	2008	3	0	3	1	0	1	2	1	1	-2	-67%	0	0%	-2	-67%	1	100%	1	100%	0	0%
7G	Bauer Landing	Subdivision	Existing	1244	$275,018	2019	718	388	330	759	409	350	773	405	368	41	6%	21	5%	20	6%	14	2%	-4	-1%	18	5%
8B	Bauer Meadows	Subdivision	Developing	65	$138,126	2023	0	0	0	2	2	0	16	12	4	2	100%	2	100%	0	0%	14	700%	10	500%	4	100%
7J	Bauer Trails	Subdivision	Developing	5	$341,954	2015	0	0	0	0	0	0	2	0	2	0	0%	0	0%	0	0%	2	100%	0	0%	2	100%
12G	Beacon Hill	Subdivision	Developing	158	$383,130	2022	26	12	14	47	17	30	70	27	43	21	81%	5	42%	16	114%	23	49%	10	59%	13	43%
7I	Becker Fields	Subdivision	Existing	265	$220,615	2022	30	14	16	104	58	46	116	60	56	74	247%	44	314%	30	188%	12	12%	2	3%	10	22%
7I	Becker Landing	Subdivision	Existing	125	$129,413	2023	0	0	0	8	4	4	52	29	23	8	100%	4	100%	4	100%	44	550%	25	625%	19	475%
7J	Becker Meadows	Subdivision	Existing	250	$245,215	2021	81	50	31	106	63	43	112	68	44	25	31%	13	26%	12	39%	6	6%	5	8%	1	2%
7I	Becker Trace	Subdivision	Existing	136	$247,423	2022	13	8	5	33	13	20	44	19	25	20	154%	5	63%	15	300%	11	33%	6	46%	5	25%
13C	Beverly Hills	Subdivision	Developing	68	$116,900	1990	56	25	31	56	22	34	54	19	35	0	0%	-3	-12%	3	10%	-2	-4%	-3	-14%	1	3%
6C	Binford Creek	Subdivision	Developing	112	$460,948	1982	0	0	0	5	2	3	41	19	22	5	100%	2	100%	3	100%	36	720%	17	850%	19	633%
6C	Binford Estates	Subdivision	Existing	93	$209,239	1992	71	34	37	59	28	31	67	28	39	-12	-17%	-6	-18%	-6	-16%	8	14%	0	0%	8	26%
14A	Blinka Estates	Subdivision	Existing	7	$447,640	1996	0	0	0	0	0	0	2	1	1	0	0%	0	0%	0	0%	2	100%	1	100%	1	100%
6C	Bountiful Prairie	Subdivision	Developing	5	$370,387	2013	0	0	0	1	1	0	1	1	0	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%
7J	Braceland Manor	Subdivision	Existing	6	$192,992	1998	2	0	2	2	0	2	2	0	2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
12A	Briarmeadow	Subdivision	Existing	23	$361,630	1997	8	5	3	7	5	2	5	4	1	-1	-13%	0	0%	-1	-33%	-2	-29%	-1	-20%	-1	-50%
6F	Briartree	Subdivision	Developing	51	$265,106	2001	22	9	13	31	10	21	29	9	20	9	41%	1	11%	8	62%	-2	-6%	-1	-10%	-1	-5%
12D	Bridge, The	Apartment	Existing	6	$285,230	1991	0	0	0	3	2	1	1	0	1	3	100%	2	100%	1	100%	-2	-67%	-2	-100%	0	0%
13B	Brookside Meadows	Subdivision	Existing	146	$268,860	2007	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3B	Brushy Creek	Subdivision	Existing	86	$316,020	1995	42	17	25	34	14	20	39	15	24	-8	-19%	-3	-18%	-5	-20%	5	15%	1	7%	4	20%
6G	Carriage Crossing	Apartment	Existing	71	$524,000	1985	37	20	17	28	11	17	34	19	15	-9	-24%	-9	-45%	0	0%	6	21%	8	73%	-2	-12%
14G	Cedar Creek Ranch	Subdivision	Developing	37	$365,630	2005	28	11	17	21	8	13	19	6	13	-7	-25%	-3	-27%	-4	-24%	-2	-10%	-2	-25%	0	0%
3D	Century Oaks	Subdivision	Developing	50	$1,316,035	2010	11	1	10	14	1	13	13	3	10	3	27%	0	0%	3	30%	-1	-7%	2	200%	-3	-23%
11B	Cipolla	Apartment	Existing	7	$317,455	1986	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
13C	Circle BAR Ranch RV	RV	Existing	8	$577,665	2020	2	2	0	6	4	2	7	4	3	4	200%	2	100%	2	100%	1	17%	0	0%	1	50%
12D	Clark Addition	Subdivision	Existing	34	$162,320	1980	16	9	7	14	6	8	7	2	5	-2	-13%	-3	-33%	1	14%	-7	-50%	-4	-67%	-3	-38%
3F	Clear Creek Forest	Subdivision	Developing	238	$347,705	1998	92	49	43	88	47	41	87	46	41	-4	-4%	-2	-4%	-2	-5%	-1	-1%	-1	-2%	0	0%
13C	Cochran Estates	Subdivision	Developing	60	$372,800	2003	3	0	3	3	0	3	3	0	3	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
9	Coco Estates	Subdivision	Existing	28	$541,979	2002	7	2	5	6	0	6	5	1	4	-1	-14%	-2	-100%	1	20%	-1	-17%	1	100%	-2	-33%
3C	Country Lane Estates MHC	Subdivision	Developing	408	$296,770	2004	201	84	117	178	67	111	175	66	109	-23	-11%	-17	-20%	-6	-5%	-3	-2%	-1	-1%	-2	-2%
6A	Country Meadows	Subdivision	Existing	11	$508,275	1990	1	0	1	4	3	1	4	2	2	3	300%	3	100%	0	0%	0	0%	-1	-33%	1	100%
2D	County Line Estates	Subdivision	Existing	18	$298,050	1996	11	4	7	10	4	6	11	6	5	-1	-9%	0	0%	-1	-14%	1	10%	2	50%	-1	-17%
14C	Creek Ridge Farms	Subdivision	Developing	25	$712,210	2009	5	0	5	2	0	2	5	3	2	-3	-60%	0	0%	-3	-60%	3	150%	3	100%	0	0%
16C	Creekland Village (east)	Subdivision	Developing	275	$330,162	2023	0	0	0	4	2	2	34	22	12	4	100%	2	100%	2	100%	30	750%	20	#####	10	500%
16C	Creekland Village (west)	Subdivision	Developing	0	$0	2017	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
16C	Creekland Village THs	Townhome	Existing	91	$281,954	2023	0	0	0	2	1	1	13	5	8	2	100%	1	100%	1	100%	11	550%	4	400%	7	700%
16C	Creekland Village THs	Townhome	Developing	16	$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%

Waller ISD
Student Trends by Development

Gain/Loss from 2023-24 to 2024-25: Existing Single Family: 1 Students; Actively-Building Single Family: 596 Students; Apartments: 42 Students; Mobile Home Communities: -22 Students

PU	Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2022			Fall 2023			Fall 2024			Fall 2022 to Fall 2023						Fall 2023 to Fall 2024					
																EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
10B	Creekridge	Subdivision	Existing	18	$190,574	2005	24	11	13	23	10	13	27	12	15	-1	-4%	-1	-9%	0	0%	4	17%	2	20%	2	15%
12E	Creekside	Senior MF	Existing	32	$3,671,630	2004	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8C	Cypress Airstrip Estates	Subdivision	Existing	8	$322,033	2013	4	2	2	7	4	3	7	2	5	3	75%	2	100%	1	50%	0	0%	-2	-50%	2	67%
7J	Cypress Brook Estates MHC	MHC	Existing	37	$121,708	1995	17	11	6	18	12	6	26	19	7	1	6%	1	9%	0	0%	8	44%	7	58%	1	17%
8B	Cypress Green	Subdivision	Developing	328	$296,207	2023	0	0	0	80	46	34	151	87	64	80	100%	46	100%	34	100%	71	89%	41	89%	30	88%
7G	Cypress Trails at Bauer Landing	Subdivision	Developing	0	$758,006	1996	1	1	0	1	1	0	1	0	1	0	0%	0	0%	0	0%	0	0%	-1	-100%	1	100%
10B	Cypresswood Trails	Subdivision	Existing	302	$238,158	2011	211	107	104	193	84	109	187	85	102	-18	-9%	-23	-21%	5	5%	-6	-3%	1	1%	-7	-6%
2B	D & W	Subdivision	Existing	29	$374,940	1996	20	9	11	16	7	9	18	9	9	-4	-20%	-2	-22%	-2	-18%	2	13%	2	29%	0	0%
1	Deerwood East	Subdivision	Developing	14	$291,250	2012	7	2	5	6	2	4	5	2	3	-1	-14%	0	0%	-1	-20%	-1	-17%	0	0%	-1	-25%
1	Deerwood Lakes	Subdivision	Developing	122	$278,760	2020	43	17	26	58	28	30	62	29	33	15	35%	11	65%	4	15%	4	7%	1	4%	3	10%
10C	Dellrose	Subdivision	Developing	1267	$343,530	2021	299	153	146	333	166	167	391	210	181	34	11%	13	8%	21	14%	58	17%	44	27%	14	8%
2C	Dickens	Subdivision	Existing	35	$312,960	2005	30	13	17	32	19	13	31	17	14	2	7%	6	46%	-4	-24%	-1	-3%	-2	-11%	1	8%
9	Dickey Subdivision	Subdivision	Existing	6	$222,655	1994	3	2	1	2	1	1	2	1	1	-1	-33%	-1	-50%	0	0%	0	0%	0	0%	0	0%
14A	Domino	Subdivision	Existing	37	$480,220	1998	14	9	5	12	8	4	13	7	6	-2	-14%	-1	-11%	-1	-20%	1	8%	-1	-13%	2	50%
14A	Dove Meadows	Subdivision	Developing	33	$265,830	1994	5	2	3	8	3	5	11	6	5	3	60%	1	50%	2	67%	3	38%	3	100%	0	0%
11C	Duplexes	Subdivision	Existing	28	$135,330	1990	17	7	10	6	2	4	6	3	3	-11	-65%	-5	-71%	-6	-60%	0	0%	1	50%	-1	-25%
2C	El Indio Acres	Subdivision	Existing	16	$447,730	1998	1	1	0	1	1	0	4	3	1	0	0%	0	0%	0	0%	3	300%	2	200%	1	100%
10D	Elmwood Oaks	Subdivision	Existing	8	$314,886	1999	3	0	3	3	0	3	3	0	3	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
7I	Elmwood Oaks	Subdivision	Existing	8	$365,884	2001	16	7	9	15	6	9	19	8	11	-1	-6%	-1	-14%	0	0%	4	27%	2	33%	2	22%
12C	Empty Eye 290 Apartments	Apartment	Existing	29	$670,430	2003	6	4	2	4	4	0	3	3	0	-2	-33%	0	0%	-2	-100%	-1	-25%	-1	-25%	0	0%
12C	Empty Eye I	Apartment	Existing	29	$577,145	2001	6	0	6	3	2	1	2	2	0	-3	-50%	2	100%	-5	-83%	-1	-33%	0	0%	-1	-100%
14E	Equestrian Oaks Estates	Subdivision	Developing	5	$829,610	2013	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6G	Evergreen Heights	Apartment	Developing	0			1	1	0	2	2	0	2	2	0	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%
11B	Farr	Subdivision	Existing	45	$262,070	1990	21	7	14	17	6	11	19	8	11	-4	-19%	-1	-14%	-3	-21%	2	12%	2	33%	0	0%
12E	Ferguson Heights	Subdivision	Developing	24	$108,130	1987	22	9	13	17	8	9	15	7	8	-5	-23%	-1	-11%	-4	-31%	-2	-12%	-1	-13%	-1	-11%
2C	Forest Hills Estates	Subdivision	Existing	48	$450,515	1998	26	10	16	22	7	15	17	3	14	-4	-15%	-3	-30%	-1	-6%	-5	-23%	-4	-57%	-1	-7%
12D	Fountain Hill	Apartment	Existing	345	$20,849,695	2016	63	42	21	56	35	21	57	38	19	-7	-11%	-7	-17%	0	0%	1	2%	3	9%	-2	-10%
11B	Four Star	Apartment	Existing	6	$224,180	1976	0	0	0	2	0	2	2	0	2	2	100%	0	0%	2	100%	0	0%	0	0%	0	0%
10A	Franklin Square	Subdivision	Existing	33	$152,415	2001	30	10	20	32	13	19	28	10	18	2	7%	3	30%	-1	-5%	-4	-13%	-3	-23%	-1	-5%
7I	Franklin Square	Subdivision	Existing	7	$189,284	1999	5	1	4	4	2	2	8	3	5	-1	-20%	1	100%	-2	-50%	4	100%	1	50%	3	150%
2C	Frontier Farms	Subdivision	Developing	3	$564,760	2010	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3B	Furnace	Subdivision	Developing	23	$956,330	2008	10	3	7	13	4	9	11	5	6	3	30%	1	33%	2	29%	-2	-15%	1	25%	-3	-33%
6E	Future Planned BTR	Subdivision	Developing	0	$890,008	2003	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15A	Garrett Ladig	Subdivision	Existing				0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
2C	Georgewood	Subdivision	Developing	11	$274,610	2008	7	4	3	9	6	3	8	6	2	2	29%	2	50%	0	0%	-1	-11%	0	0%	-1	-33%
7B	Gerbig	Subdivision	Existing	6	$540,487	1997	5	0	5	5	0	5	3	0	3	0	0%	0	0%	0	0%	-2	-40%	0	0%	-2	-40%
14C	Glenmar Farms	Subdivision	Existing	13	$686,360	1994	0	0	0	3	1	2	2	1	1	3	100%	1	100%	2	100%	-1	-33%	0	0%	-1	-50%
15F	Grand Prairie (south)	Subdivision	Developing	239	$172,037	2023	0	0	0	7	3	4	43	21	22	7	100%	3	100%	4	100%	36	514%	18	600%	18	450%
15B	Grand Prairie Highlands	Subdivision	Developing	347	$83,908,384	2009	0	0	0	3	2	1	5	4	1	3	100%	2	100%	1	100%	2	67%	2	100%	0	0%
11B	Green Gardens	Apartment	Developing	0	$299,830	1982	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15C	Greenland Square	Subdivision	Existing	72	$101,606	1998	99	42	57	99	41	58	91	36	55	0	0%	-1	-2%	1	2%	-8	-8%	-5	-12%	-3	-5%
11C	Greenville Townhomes - BTR	Subdivision	Existing	25	$209,610	2020	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6G	Hamilton Crossing	Senior MF	Existing	78	$3,797,623	2016	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8C	Hamilton Estates	Subdivision	Developing	42	$93,070	1994	26	13	13	29	14	15	30	14	16	3	12%	1	8%	2	15%	1	3%	0	0%	1	7%
2D	Hill Creek Estates	Subdivision	Existing	25	$553,250	2005	2	1	1	2	1	1	2	2	0	0	0%	0	0%	0	0%	0	0%	1	100%	-1	-100%
12F	Hillcrest	Subdivision	Existing	38	$225,810	1980	12	6	6	10	6	4	11	6	5	-2	-17%	0	0%	-2	-33%	1	10%	0	0%	1	25%
14F	Hillside Plaza	Apartment	Existing	65	$1,888,430	1997	58	22	36	50	19	31	58	27	31	-8	-14%	-3	-14%	-5	-14%	8	16%	8	42%	0	0%
7J	Hilltop Acres	Subdivision	Existing	74	$185,397	1996	51	21	30	47	21	26	45	22	23	-4	-8%	0	0%	-4	-13%	-2	-4%	1	5%	-3	-12%
15B	Hockley Meadows	Subdivision	Developing	0	$251,814	1998	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8A	Holly Springs	Subdivision	Developing	88	$384,329	1984	18	7	11	18	8	10	23	12	11	0	0%	1	14%	-1	-9%	5	28%	4	50%	1	10%
6E	Home at Waller - BTR	Subdivision	Existing	99	$890,008	2003	5	3	2	31	16	15	45	19	26	26	520%	13	433%	13	650%	14	45%	3	19%	11	73%
3D	Houston Oaks/Terra Verde	Subdivision	Developing	44	$2,063,630	2014	2	2	0	6	4	2	5	3	2	4	200%	2	100%	2	100%	-1	-17%	-1	-25%	0	0%
7G	Hunters Creek	Subdivision	Existing	35	$839,941	2001	3	0	3	2	0	2	2	0	2	-1	-33%	0	0%	-1	-33%	0	0%	0	0%	0	0%
3B	Hunters Ridge	Subdivision	Developing	7	$943,810	2004	3	1	2	3	1	2	3	1	2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6B	Indigo Skies MHC	MHC	Developing	0	$360,283	2006	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
10B	Isla at Cypress	Apartment	Developing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15D	Jasper Glen Park RV	RV	Existing	13	$419,989	1960	16	8	8	18	8	10	12	8	4	2	13%	0	0%	2	25%	-6	-33%	0	0%	-6	-60%
12B	Jetstream RV	RV	Developing	195	$4,636,425	2021	5	3	2	20	13	7	8	7	1	15	300%	10	333%	5	250%	-12	-60%	-6	-46%	-6	-86%
3B	Joseph Ranch	Subdivision	Developing	1			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15C	Jubilee	Subdivision	Developing	98	$227,114	2013	0	0	0	1	1	0	13	7	6	1	100%	1	100%	0	0%	12	1200%	6	600%	6	100%
7C	Kermier & 2920	Subdivision	Existing	37	$439,279	1995	5	1	4	7	3	4	6	2	4	2	40%	2	200%	0	0%	-1	-14%	-1	-33%	0	0%
15D	Kickapoo Farms	Subdivision	Existing	68	$235,276	1990	45	23	22	57	26	31	53	18	35	12	27%	3	13%	9	41%	-4	-7%	-8	-31%	4	13%
3B	Kickapoo Hills	Subdivision	Developing	104	$329,590	1996	45	20	25	45	22	23	47	25	22	0	0%	2	10%	-2	-8%	2	4%	3	14%	-1	-4%
3B	Kickapoo Oaks	Subdivision	Existing	13	$693,515	2005	8	1	7	6	1	5	5	1	4	-2	-25%	0	0%	-2	-29%	-1	-17%	0	0%	-1	-20%

Waller ISD
Student Trends by Development

Gain/Loss from 2023-24 to 2024-25: Existing Single Family: 1 Students; Actively-Building Single Family: 596 Students; Apartments: 42 Students; Mobile Home Communities: -22 Students

PU	Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2022			Fall 2023			Fall 2024			Fall 2022 to Fall 2023						Fall 2023 to Fall 2024					
																EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
3I	Kickapoo Preserve	Subdivision	Developing	47	$382,830	2018	20	5	15	22	9	13	18	6	12	2	10%	4	80%	-2	-13%	-4	-18%	-3	-33%	-1	-8%
2A	Lake Elaine Estates	Subdivision	Developing	3	$351,273	2020	1	1	0	3	3	0	3	2	1	2	200%	2	200%	0	0%	0	0%	-1	-33%	1	100%
2D	Lake Holly Hills Acres	Subdivision	Developing	25	$295,170	1990	5	3	2	6	4	2	5	3	2	1	20%	1	33%	0	0%	-1	-17%	-1	-25%	0	0%
3F	Lakeside Estates	Subdivision	Developing	151	$208,010	2016	62	32	30	64	30	34	67	34	33	2	3%	-2	-6%	4	13%	3	5%	4	13%	-1	-3%
14E	Lakeview	Subdivision	Developing	79	$631,070	2023	0	0	0	3	2	1	23	11	12	3	100%	2	100%	1	100%	20	667%	9	450%	11	1100%
3B	Lakeview Club	Subdivision	Developing	37	$235,710	1994	9	7	2	11	8	3	8	6	2	2	22%	1	14%	1	50%	-3	-27%	-2	-25%	-1	-33%
2C	Leaning Oaks MHC	MHC	Existing	38	$103,400	1994	4	3	1	10	4	6	9	5	4	6	150%	1	33%	5	500%	-1	-10%	1	25%	-2	-33%
8C	Little Cypress Oaks	Subdivision	Existing	44	$544,199	1995	2	0	2	3	1	2	2	0	2	1	50%	1	100%	0	0%	-1	-33%	-1	-100%	0	0%
1	Lynwood Lake Estates	Subdivision	Existing	43	$321,860	1994	10	4	6	10	4	6	11	3	8	0	0%	0	0%	0	0%	1	10%	-1	-25%	2	33%
7B	Madison North	Subdivision	Existing	27	$252,200	1995	19	8	11	19	8	11	18	10	8	0	0%	0	0%	0	0%	-1	-5%	2	25%	-3	-27%
7B	Madison Square	Subdivision	Existing	55	$223,943	1998	42	15	27	34	14	20	33	12	21	-8	-19%	-1	-7%	-7	-26%	-1	-3%	-2	-14%	1	5%
2D	Magnolia Plantation MHC	MHC	Existing	31	$210,120	2000	9	2	7	5	1	4	4	1	3	-4	-44%	-1	-50%	-3	-43%	-1	-20%	0	0%	-1	-25%
2D	Magnolia Woods	Subdivision	Developing				0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15G	Mallard Crossing	Subdivision	Existing	215	$234,851	2012	145	87	58	140	77	63	135	61	74	-5	-3%	-10	-11%	5	9%	-5	-4%	-16	-21%	11	17%
7J	Mangat & Agarwal Estates	Subdivision	Developing	9	$407,814	2014	13	5	8	10	2	8	10	1	9	-3	-23%	-3	-60%	0	0%	0	0%	-1	-50%	1	13%
3B	Maple Woods	Subdivision	Developing	0	$433,040	2001	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
14D	Mathis	Subdivision	Existing	73	$293,710	1988	67	27	40	62	28	34	60	29	31	-5	-7%	1	4%	-6	-15%	-2	-3%	1	4%	-3	-9%
14C	Meadow Glen	Subdivision	Developing	9	$608,240	2001	2	0	2	1	0	1	1	0	1	-1	-50%	0	0%	-1	-50%	0	0%	0	0%	0	0%
13C	Meadow Lake Estates MHC	MHC	Existing	60	$172,080	1984	65	29	36	62	25	37	53	20	33	-3	-5%	-4	-14%	1	3%	-9	-15%	-5	-20%	-4	-11%
13C	Meadowview Estates	Subdivision	Existing	37	$314,840	1994	18	10	8	17	12	5	21	13	8	-1	-6%	2	20%	-3	-38%	4	24%	1	8%	3	60%
12C	Monticello	Subdivision	Existing	170	$113,460	1995	139	60	79	141	67	74	135	68	67	2	1%	7	12%	-5	-6%	-6	-4%	1	1%	-7	-9%
15F	Mound Creek	Subdivision	Existing	68	$536,296	1998	24	10	14	31	13	18	26	10	16	7	29%	3	30%	4	29%	-5	-16%	-3	-23%	-2	-11%
14D	Mound Creek	Subdivision	Existing	20	$558,600	1996	4	2	2	3	2	1	3	1	2	-1	-25%	0	0%	-1	-50%	0	0%	-1	-50%	1	100%
8B	Mueschke 83	Subdivision	Existing	76	$291,040	1997	61	29	32	57	29	28	63	35	28	-4	-7%	0	0%	-4	-13%	6	11%	6	21%	0	0%
12C	Muse Addition	Subdivision	Existing	18	$333,280	1990	7	2	5	6	2	4	7	1	6	-1	-14%	0	0%	-1	-20%	1	17%	-1	-50%	2	50%
15A	Mustang Meadows	Subdivision	Developing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4A	Nine Bar East	Subdivision	Developing	25	$1,129,230	2005	8	2	6	5	2	3	3	2	1	-3	-38%	0	0%	-3	-50%	-2	-40%	0	0%	-2	-67%
11B	Oak Bend	Apartment	Existing	49	$332,700	1982	20	14	6	25	12	13	26	14	12	5	25%	-2	-14%	7	117%	1	4%	2	17%	-1	-8%
3H	Oak Grove	Subdivision	Developing	6			0	0	0	2	0	2	2	0	2	2	100%	0	0%	2	100%	0	0%	0	0%	0	0%
3D	Oak Hill Estates	Subdivision	Developing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3C	Oak Hollow	Subdivision	Existing	390	$285,200	1999	115	40	75	109	43	66	101	41	60	-6	-5%	3	8%	-9	-12%	-8	-7%	-2	-5%	-6	-9%
12D	Oak Place	Apartment	Existing	17	$479,480	1985	0	0	0	3	1	2	4	1	3	3	100%	1	100%	2	100%	1	33%	0	0%	1	50%
2A	Oak Plaza	Subdivision	Existing	12	$662,710	1985	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6C	Oakberry Trails	Subdivision	Developing	0	$202,174	1980	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11A	Oakwood Estates	Subdivision	Developing	208	$338,896	2023	0	0	0	26	11	15	63	30	33	26	100%	11	100%	15	100%	37	142%	19	173%	18	120%
15D	Old Washington Rd/Premium Dr	Subdivision	Existing	37	$565,268	2001	43	15	28	39	11	28	42	13	29	-4	-9%	-4	-27%	0	0%	3	8%	2	18%	1	4%
6F	Oxford at the Ranch	Apartment	Existing	200	$874,105	2000	36	18	18	29	11	18	37	17	20	-7	-19%	-7	-39%	0	0%	8	28%	6	55%	2	11%
15A	Paloma	Subdivision	Developing	29	$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
12F	Panther Hill	Senior MF	Existing	0	$9,944,985	1984	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
12D	Panther Quarters	Subdivision	Existing	12	$629,860	2008	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15C	Paradise Park RV	RV	Existing	60	$609,845	2006	8	1	7	7	2	5	8	2	6	-1	-13%	1	100%	-2	-29%	1	14%	0	0%	1	20%
15A	Parc Place	Subdivision	Developing	42	$206,784	1995	46	26	20	43	22	21	47	22	25	-3	-7%	-4	-15%	1	5%	4	9%	0	0%	4	19%
11C	Park Place Flats	Subdivision	Existing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
12D	Payne Brady Leasing	Apartment	Existing	4	$624,080	2008	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
14E	Penick Farms	Subdivision	Developing	11	$871,450	2004	5	2	3	3	1	2	3	0	3	-2	-40%	-1	-50%	-1	-33%	0	0%	-1	-100%	1	50%
14D	Penick Farms	Subdivision	Existing	11	$436,675	2000	10	3	7	12	5	7	11	5	6	2	20%	2	67%	0	0%	-1	-8%	0	0%	-1	-14%
14D	Penick Farms (north)	Subdivision	Developing	7	$934,270	2008	4	1	3	4	1	3	3	1	2	0	0%	0	0%	0	0%	-1	-25%	0	0%	-1	-33%
14D	Penick Farms (south)	Subdivision	Developing	13	$934,270	2008	8	5	3	8	5	3	8	4	4	0	0%	0	0%	0	0%	0	0%	-1	-20%	1	33%
11C	Pennick Farms	Subdivision	Existing	43	$433,090	1995	9	3	6	6	2	4	9	4	5	-3	-33%	-1	-33%	-2	-33%	3	50%	2	100%	1	25%
12E	Phillips Place	Apartment	Existing	10	$416,755	2001	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
11C	Pine Grove	Subdivision	Existing	74	$453,290	1999	22	10	12	18	5	13	16	5	11	-4	-18%	-5	-50%	1	8%	-2	-11%	0	0%	-2	-15%
13C	Pine Island Village	Subdivision	Existing	16	$187,650	2003	25	10	15	23	11	12	21	10	11	-2	-8%	1	10%	-3	-20%	-2	-9%	-1	-9%	-1	-8%
13C	Pine Meadows	Apartment	Existing	53	$131,380	1984	30	16	14	25	13	12	16	6	10	-5	-17%	-3	-19%	-2	-14%	-9	-36%	-7	-54%	-2	-17%
13C	Pine Meadows Estates	Subdivision	Existing	68	$120,520	1983	48	25	23	59	29	30	50	21	29	11	23%	4	16%	7	30%	-9	-15%	-8	-28%	-1	-3%
8A	Pine Oak Estates	Subdivision	Existing	26	$464,217	1986	6	2	4	2	0	2	5	2	3	-4	-67%	-2	-100%	-2	-50%	3	150%	2	100%	1	50%
3B	Pine Oak Estates	Subdivision	Developing	49	$320,950	2000	16	7	9	15	5	10	15	6	9	-1	-6%	-2	-29%	1	11%	0	0%	1	20%	-1	-10%
3B	Pine Shadows	Subdivision	Developing	15	$687,105	2002	3	2	1	2	2	0	3	2	1	-1	-33%	0	0%	-1	-100%	1	50%	0	0%	1	100%
14A	Pineridge	Subdivision	Developing	87	$519,120	1998	37	21	16	39	21	18	39	23	16	2	5%	0	0%	2	13%	0	0%	2	10%	-2	-11%
13C	Pineridge	Subdivision	Developing	36	$526,330	2000	15	6	9	11	5	6	12	6	6	-4	-27%	-1	-17%	-3	-33%	1	9%	1	20%	0	0%
3B	Pinewood Valley	Subdivision	Existing	10	$717,440	1999	6	3	3	6	3	3	3	2	1	0	0%	0	0%	0	0%	-3	-50%	-1	-33%	-2	-67%
4B	Plantation Lake Estates	Subdivision	Developing	37	$899,310	2002	4	1	3	3	1	2	3	1	2	-1	-25%	0	0%	-1	-33%	0	0%	0	0%	0	0%
2D	Plantation Lakes	Subdivision	Developing	39	$638,055	2008	11	3	8	12	4	8	14	4	10	1	9%	1	33%	0	0%	2	17%	0	0%	2	25%
8B	Plaza 290	Subdivision	Existing	71	$230,662	1996	90	45	45	88	42	46	81	39	42	-2	-2%	-3	-7%	1	2%	-7	-8%	-3	-7%	-4	-9%
3G	Polk MHC	MHC	Existing	43	$572,180	1978	13	7	6	14	5	9	16	7	9	1	8%	-2	-29%	3	50%	2	14%	2	40%	0	0%

Waller ISD
Student Trends by Development

Gain/Loss from 2023-24 to 2024-25: Existing Single Family: 1 Students; Actively-Building Single Family: 596 Students; Apartments: 42 Students; Mobile Home Communities: -22 Students

PU	Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2022			Fall 2023			Fall 2024			Fall 2022 to Fall 2023						Fall 2023 to Fall 2024					
																EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
13C	Prairie Acres	Subdivision	Developing	72	$214,785	1994	68	36	32	69	34	35	63	23	40	1	1%	-2	-6%	3	9%	-6	-9%	-11	-32%	5	14%
12F	Prairie Gables	Subdivision	Developing	47	$291,960	1989	8	4	4	3	2	1	6	3	3	-5	-63%	-2	-50%	-3	-75%	3	100%	1	50%	2	200%
12C	Prairie Hills	Subdivision	Existing	66	$276,300	2003	19	8	11	22	9	13	34	17	17	3	16%	1	13%	2	18%	12	55%	8	89%	4	31%
12C	Prairie Hills	Subdivision	Existing	65	$225,340	1989	18	12	6	24	10	14	28	13	15	6	33%	-2	-17%	8	133%	4	17%	3	30%	1	7%
12E	Prairie View Courts	Subdivision	Developing	22	$237,740	1986	1	0	1	2	1	1	2	0	2	1	100%	1	100%	0	0%	0	0%	-1	-100%	1	100%
14A	Prairie View Estates	Subdivision	Developing	94	$196,600	1997	52	30	22	57	29	28	60	28	32	5	10%	-1	-3%	6	27%	3	5%	-1	-3%	4	14%
5	Prairie Wind Estates	Subdivision	Existing	13	$126,050	1996	10	3	7	9	3	6	8	4	4	-1	-10%	0	0%	-1	-14%	-1	-11%	1	33%	-2	-33%
16B	Prairieland Village (east)	Subdivision	Developing	646	$659,803	2023	3	2	1	45	25	20	127	95	32	42	#####	23	#####	19	#####	82	182%	70	280%	12	60%
16B	Prairieland Village (west)	Subdivision	Developing	129	$111,964	2023	0	0	0	0	0	0	15	14	1	0	0%	0	0%	0	0%	15	100%	14	100%	1	100%
7J	Provence Square MHC	MHC	Existing	57	$120,566	1999	72	23	49	67	22	45	67	22	45	-5	-7%	-1	-4%	-4	-8%	0	0%	0	0%	0	0%
14G	Quail Hollow MHC	MHC	Existing	27	$398,680	0	35	15	20	30	12	18	23	8	15	-5	-14%	-3	-20%	-2	-10%	-7	-23%	-4	-33%	-3	-17%
10B	Ranch Country	Subdivision	Existing	805	$185,106	1981	489	239	250	483	240	243	445	201	244	-6	-1%	1	0%	-7	-3%	-38	-8%	-39	-16%	1	0%
10B	Ranch Country Estates	Subdivision	Existing	60	$85,809	2001	71	31	40	78	32	46	80	35	45	7	10%	1	3%	6	15%	2	3%	3	9%	-1	-2%
13C	Ranches of Clear Creek	Subdivision	Developing	7	$5,710,200	2012	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
2A	Ranches of Spring Hill	Subdivision	Developing	4	$645,720	2018	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4B	Reata Creek	Subdivision	Developing	25	$932,590	2020	1	0	1	3	2	1	4	3	1	2	200%	2	100%	0	0%	1	33%	1	50%	0	0%
8C	Redbud (west)	Subdivision	Developing	20	$306,204	1996	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
2E	Remington Forest	Subdivision	Developing	126	$236,770	2007	82	36	46	73	34	39	74	34	40	-9	-11%	-2	-6%	-7	-15%	1	1%	0	0%	1	3%
12F	Reserve at Richards	Apartment	Existing	425	$9,944,985	2003	47	30	17	36	23	13	60	36	24	-11	-23%	-7	-23%	-4	-24%	24	67%	13	57%	11	85%
12D	Richard's	Apartment	Existing	6	$227,300	1989	0	0	0	4	3	1	4	3	1	4	100%	3	100%	1	100%	0	0%	0	0%	0	0%
2D	Riley Road Estates	Subdivision	Existing	22	$256,935	1996	23	12	11	22	9	13	19	10	9	-1	-4%	-3	-25%	2	18%	-3	-14%	1	11%	-4	-31%
2B	Robinwood Estates	Subdivision	Existing	16	$496,850	1999	14	6	8	8	3	5	8	3	5	-6	-43%	-3	-50%	-3	-38%	0	0%	0	0%	0	0%
16D	Rocky Creek Estates	Subdivision	Developing	52	$631,591	2016	19	14	5	15	11	4	15	10	5	-4	-21%	-3	-21%	-1	-20%	0	0%	-1	-9%	1	25%
4A	Rolling Hills	Subdivision	Existing	215	$242,830	2008	114	47	67	108	42	66	112	45	67	-6	-5%	-5	-11%	-1	-1%	4	4%	3	7%	1	2%
8B	Rosehill Ranchettes	Subdivision	Existing	22	$155,657	1994	25	12	13	22	10	12	20	8	12	-3	-12%	-2	-17%	-1	-8%	-2	-9%	-2	-20%	0	0%
8B	Rosehill Ranchettes	Subdivision	Existing	11	$188,640	1999	8	4	4	9	4	5	10	5	5	1	13%	0	0%	1	25%	1	11%	1	25%	0	0%
8C	Rosewood	Subdivision	Developing	0	$692,156	2006	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11B	Running Oaks	Apartment	Existing	10	$407,751	1988	4	0	4	2	0	2	4	0	4	-2	-50%	0	0%	-2	-50%	2	100%	0	0%	2	100%
2C	Saddle Creek Forest	Subdivision	Developing	133	$668,010	2018	41	23	18	45	22	23	47	19	28	4	10%	-1	-4%	5	28%	2	4%	-3	-14%	5	22%
15A	Sanford Farms	Subdivision	Developing	0			2	1	1	0	0	0	0	0	0	-2	-100%	-1	-100%	-1	-100%	0	0%	0	0%	0	0%
7B	School	Subdivision	Developing	10	$230,346	2016	23	14	9	21	11	10	22	8	14	-2	-9%	-3	-21%	1	11%	1	5%	-3	-27%	4	40%
12F	Shady Oaks	Senior MF	Existing	38	$1,028,040	1988	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%
14E	Shamrock Estates	Subdivision	Existing	14	$310,265	1998	6	4	2	6	4	2	5	4	1	0	0%	0	0%	0	0%	-1	-17%	0	0%	-1	-50%
14E	Shiloh	Subdivision	Existing	19	$518,875	1998	5	2	3	4	2	2	5	2	3	-1	-20%	0	0%	-1	-33%	1	25%	0	0%	1	50%
6J	Six-T Ranch Estates	Subdivision	Existing	9	$406,465	2000	0	0	0	2	2	0	2	2	0	2	100%	2	100%	0	0%	0	0%	0	0%	0	0%
14E	Sky Lakes	Subdivision	Developing	244	$398,690	2001	51	21	30	52	18	34	50	20	30	1	2%	-3	-14%	4	13%	-2	-4%	2	11%	-4	-12%
4B	Skymac Ranch	Subdivision	Developing	18	$772,000	2011	1	0	1	1	0	1	1	0	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8B	Sorella	Subdivision	Developing	89	$240,718	1981	0	0	0	4	2	2	11	6	5	4	100%	2	100%	2	100%	7	175%	4	200%	3	150%
11C	Southside	Subdivision	Existing	76	$179,420	1985	37	17	20	38	15	23	30	13	17	1	3%	-2	-12%	3	15%	-8	-21%	-2	-13%	-6	-26%
7G	Spring Creek Ranch	Subdivision	Existing	33	$1,522,074	2008	12	0	12	10	0	10	11	0	11	-2	-17%	0	0%	-2	-17%	1	10%	0	0%	1	10%
2A	Spring Hill Farms	Subdivision	Developing	17	$729,240	2004	7	4	3	7	3	4	7	3	4	0	0%	-1	-25%	1	33%	0	0%	0	0%	0	0%
3D	Stallion Lakes	Subdivision	Developing	3	$1,702,695	2002	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6C	Stokesbury	Subdivision	Developing	0	$276,000	1959	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
16A	Stone Creek Ranch	Subdivision	Developing	1090	$364,246	2019	445	219	226	453	215	238	531	264	267	8	2%	-4	-2%	12	5%	78	17%	49	23%	29	12%
2C	Stonegate Farms	Subdivision	Developing	1	$141,070	0	0	0	0	0	0	0	3	2	1	0	0%	0	0%	0	0%	3	100%	2	100%	1	100%
13C	Sun Rise	Apartment	Existing	5	$310,790	2003	5	2	3	0	0	0	0	0	0	-5	-100%	-2	-100%	-3	-100%	0	0%	0	0%	0	0%
7J	Sunset Valley	Subdivision	Developing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
13C	Tara Park MHC	MHC	Existing	96	$242,205	1988	113	58	55	123	65	58	125	66	59	10	9%	7	12%	3	5%	2	2%	1	2%	1	2%
8B	Tealpointe Lake Estates	Subdivision	Developing	8	$837,739	2022	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3F	Tenn Oaks	Subdivision	Existing	23	$458,985	1998	3	1	2	4	0	4	3	0	3	1	33%	-1	-100%	2	100%	-1	-25%	0	0%	-1	-25%
7I	Theiss	Subdivision	Existing	7	$388,500	1998	2	1	1	1	1	0	1	1	0	-1	-50%	0	0%	-1	-100%	0	0%	0	0%	0	0%
2C	Thompson Road RV	RV	Developing	0			0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3B	Three Lakes Estates MHC	MHC	Existing	42	$2,766,865	1990	20	13	7	22	13	9	20	13	7	2	10%	0	0%	2	29%	-2	-9%	0	0%	-2	-22%
3B	Timber Grove	Subdivision	Developing	8	$722,160	2018	3	1	2	8	3	5	9	1	8	5	167%	2	200%	3	150%	1	13%	-2	-67%	3	60%
2D	Timber Ridge	Subdivision	Existing	40	$403,770	1997	34	15	19	28	11	17	29	10	19	-6	-18%	-4	-27%	-2	-11%	1	4%	-1	-9%	2	12%
15A	Torrey	Subdivision	Existing	12	$349,271	1986	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
14C	Trails at Cochran Ranch	Subdivision	Developing	0	$415,790	2003	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11C	Tranquility Park	Subdivision	Existing	46	$189,515	1998	20	10	10	24	13	11	23	12	11	4	20%	3	30%	1	10%	-1	-4%	-1	-8%	0	0%
12E	University Trails	Senior MF	Existing	53	$3,632,440	2000	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
14C	Val Verde	Subdivision	Existing	7	$282,545	1992	2	0	2	4	1	3	1	0	1	2	100%	1	100%	1	50%	-3	-75%	-1	-100%	-2	-67%
10C	Veranda Dellbrook - BTR	Subdivision	Developing	122	$22,070,000	2024	0	0	0	8	3	5	12	6	6	8	100%	3	100%	5	100%	4	50%	3	100%	1	20%
12C	Vicksburg Terrace	Subdivision	Developing	6	$334,870	2007	7	3	4	6	2	4	3	1	2	-1	-14%	-1	-33%	0	0%	-3	-50%	-1	-50%	-2	-50%
14C	Victoria Estates	Subdivision	Existing	19	$668,710	1997	3	1	2	2	1	1	2	1	1	-1	-33%	0	0%	-1	-50%	0	0%	0	0%	0	0%
13C	Villa Capri	Subdivision	Developing	74	$149,230	1999	56	23	33	53	19	34	51	19	32	-3	-5%	-4	-17%	1	3%	-2	-4%	0	0%	-2	-6%

Waller ISD
Student Trends by Development

Gain/Loss from 2023-24 to 2024-25: Existing Single Family: 1 Students; Actively-Building Single Family: 596 Students; Apartments: 42 Students; Mobile Home Communities: -22 Students

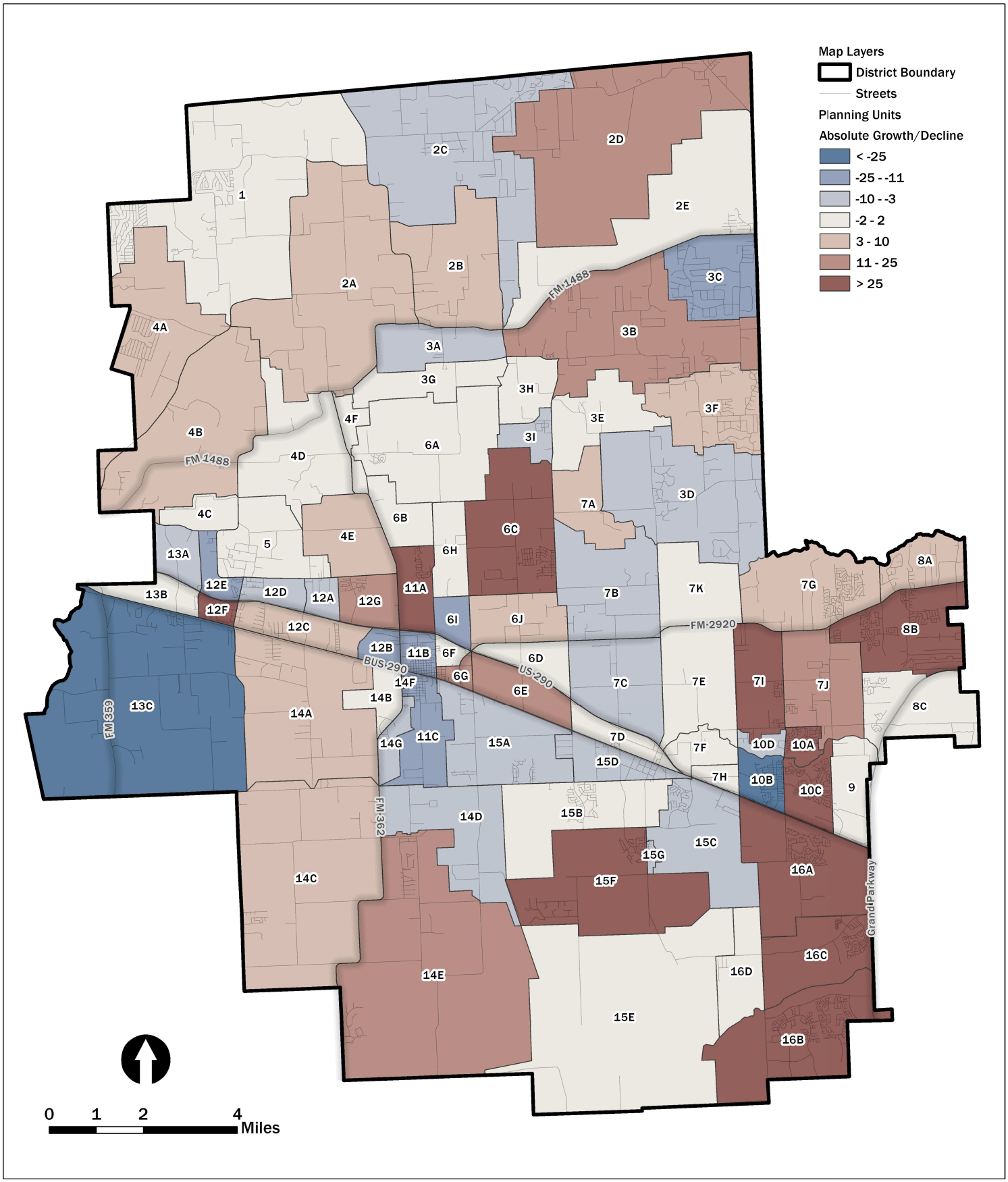
PU	Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2022			Fall 2023			Fall 2024			Fall 2022 to Fall 2023						Fall 2023 to Fall 2024					
																EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
8A	Village of New Kentucky	Subdivision	Existing	146	$529,425	1994	25	9	16	26	8	18	27	5	22	1	4%	-1	-11%	2	13%	1	4%	-3	-38%	4	22%
11B	Waller	Subdivision	Existing	130	$171,000	1980	31	15	16	27	15	12	29	15	14	-4	-13%	0	0%	-4	-25%	2	7%	0	0%	2	17%
14B	Waller Acres	Subdivision	Developing	11	$375,630	2003	0	0	0	1	0	1	1	0	1	1	100%	0	0%	1	100%	0	0%	0	0%	0	0%
6F	Waller Country Village MHC	MHC	Existing	54	$270,846	1954	42	18	24	44	20	24	43	20	23	2	5%	2	11%	0	0%	-1	-2%	0	0%	-1	-4%
11C	Waller Robertson	Subdivision	Existing	132	$207,720	1983	34	15	19	31	14	17	26	12	14	-3	-9%	-1	-7%	-2	-11%	-5	-16%	-2	-14%	-3	-18%
11B	Waller St. Apts	Apartment	Existing	10	$137,410	1982	8	2	6	7	2	5	8	3	5	-1	-13%	0	0%	-1	-17%	1	14%	1	50%	0	0%
11C	Waller-Anderson	Subdivision	Existing	22	$209,610	1994	11	6	5	11	5	6	9	4	5	0	0%	-1	-17%	1	20%	-2	-18%	-1	-20%	-1	-17%
11B	Waller-College Addition	Subdivision	Existing	385	$204,350	1989	138	73	65	137	78	59	121	65	56	-1	-1%	5	7%	-6	-9%	-16	-12%	-13	-17%	-3	-5%
3C	Walnut Bend	Subdivision	Existing	65	$329,800	1995	10	2	8	11	3	8	7	3	4	1	10%	1	50%	0	0%	-4	-36%	0	0%	-4	-50%
2C	Walnut Creek	Subdivision	Existing	25	$516,060	1994	17	10	7	20	12	8	21	13	8	3	18%	2	20%	1	14%	1	5%	1	8%	0	0%
3C	Walnut Creek Estates	Subdivision	Existing	46	$197,620	1998	29	11	18	33	17	16	26	13	13	4	14%	6	55%	-2	-11%	-7	-21%	-4	-24%	-3	-19%
2D	Walnut Ridge	Subdivision	Existing	51	$470,650	1998	25	12	13	16	5	11	23	11	12	-9	-36%	-7	-58%	-2	-15%	7	44%	6	120%	1	9%
3B	Welcome Home Hockley	MHC	Developing	33	$948,040	2006	0	0	0	9	5	4	21	13	8	9	100%	5	100%	4	100%	12	133%	8	160%	4	100%
2C	West Magnolia Forest	Subdivision	Developing	287	$317,550	1998	150	71	79	160	78	82	151	71	80	10	7%	7	10%	3	4%	-9	-6%	-7	-9%	-2	-2%
2C	West Magnolia Forest	Subdivision	Developing	22	$189,820	2008	21	9	12	17	8	9	16	5	11	-4	-19%	-1	-11%	-3	-25%	-1	-6%	-3	-38%	2	22%
2B	Westbrook Woods	Subdivision	Existing	30	$227,360	1998	7	3	4	7	4	3	9	7	2	0	0%	1	33%	-1	-25%	2	29%	3	75%	-1	-33%
14C	Westwood	Subdivision	Existing	41	$241,985	2000	16	5	11	10	3	7	10	3	7	-6	-38%	-2	-40%	-4	-36%	0	0%	0	0%	0	0%
6C	Wild Rye	Subdivision	Developing	1			1	1	0	1	1	0	1	0	1	0	0%	0	0%	0	0%	0	0%	-1	-100%	1	100%
13C	Wildflower Estates	Subdivision	Existing	16	$156,210	1995	5	3	2	6	4	2	7	4	3	1	20%	1	33%	0	0%	1	17%	0	0%	1	50%
15A	Williams Landing	Subdivision	Developing	0	$976,770	2000	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11C	Willowbrook MHC	MHC	Existing	53	$117,290	1996	68	28	40	66	27	39	56	23	33	-2	-3%	-1	-4%	-1	-3%	-10	-15%	-4	-15%	-6	-15%
10A	Windrow	Subdivision	Developing	949	$256,684	2022	169	96	73	291	163	128	373	213	160	122	72%	67	70%	55	75%	82	28%	50	31%	32	25%
15C	Wintergreen	Subdivision	Existing	35	$104,736	1998	50	27	23	51	29	22	41	23	18	1	2%	2	7%	-1	-4%	-10	-20%	-6	-21%	-4	-18%
3F	Wisteria Estates	Subdivision	Existing	10	$338,605	2009	6	2	4	6	1	5	5	1	4	0	0%	-1	-50%	1	25%	-1	-17%	0	0%	-1	-20%
7J	Woodbine	Subdivision	Existing	81	$123,797	1998	54	23	31	62	29	33	63	33	30	8	15%	6	26%	2	6%	1	2%	4	14%	-3	-9%
2E	Woodhaven Estates	Subdivision	Developing	0	$240,500	2013	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4A	Woodland Lakes	Subdivision	Existing	35	$207,430	1996	12	7	5	10	4	6	11	5	6	-2	-17%	-3	-43%	1	20%	1	10%	1	25%	0	0%
						Total:	7,385	3,525	3,860	7,826	3,718	4,108	8,443	4,069	4,374	441	6%	193	5%	248	6%	617	8%	351	9%	266	6%

*Median year built and median market value derived from appraisal district parcel data.

Student Trends by Planning Unit, EE-12th Grade

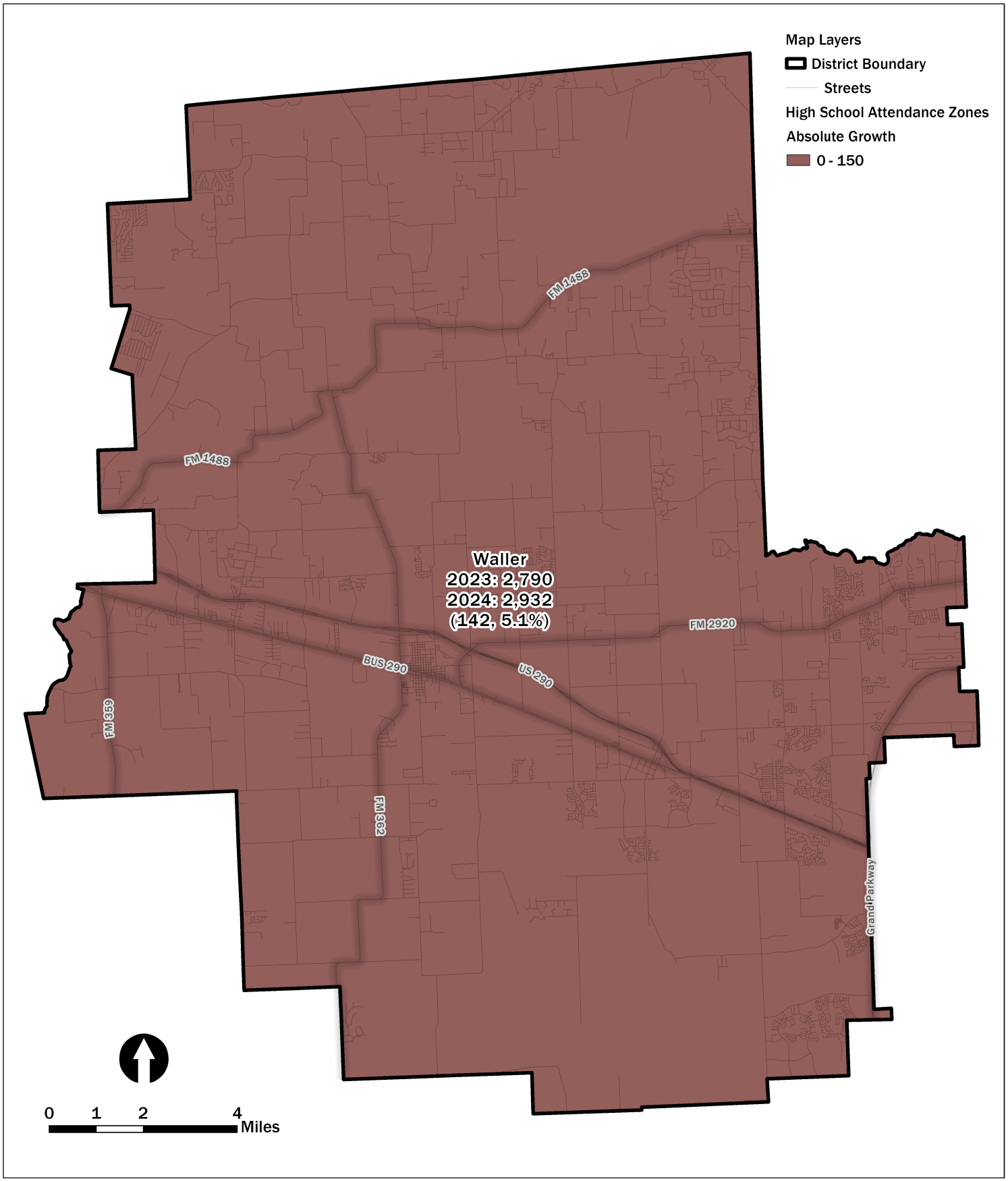
Absolute Change in Geocoded Students, Fall 2023 to Fall 2024

Waller ISD



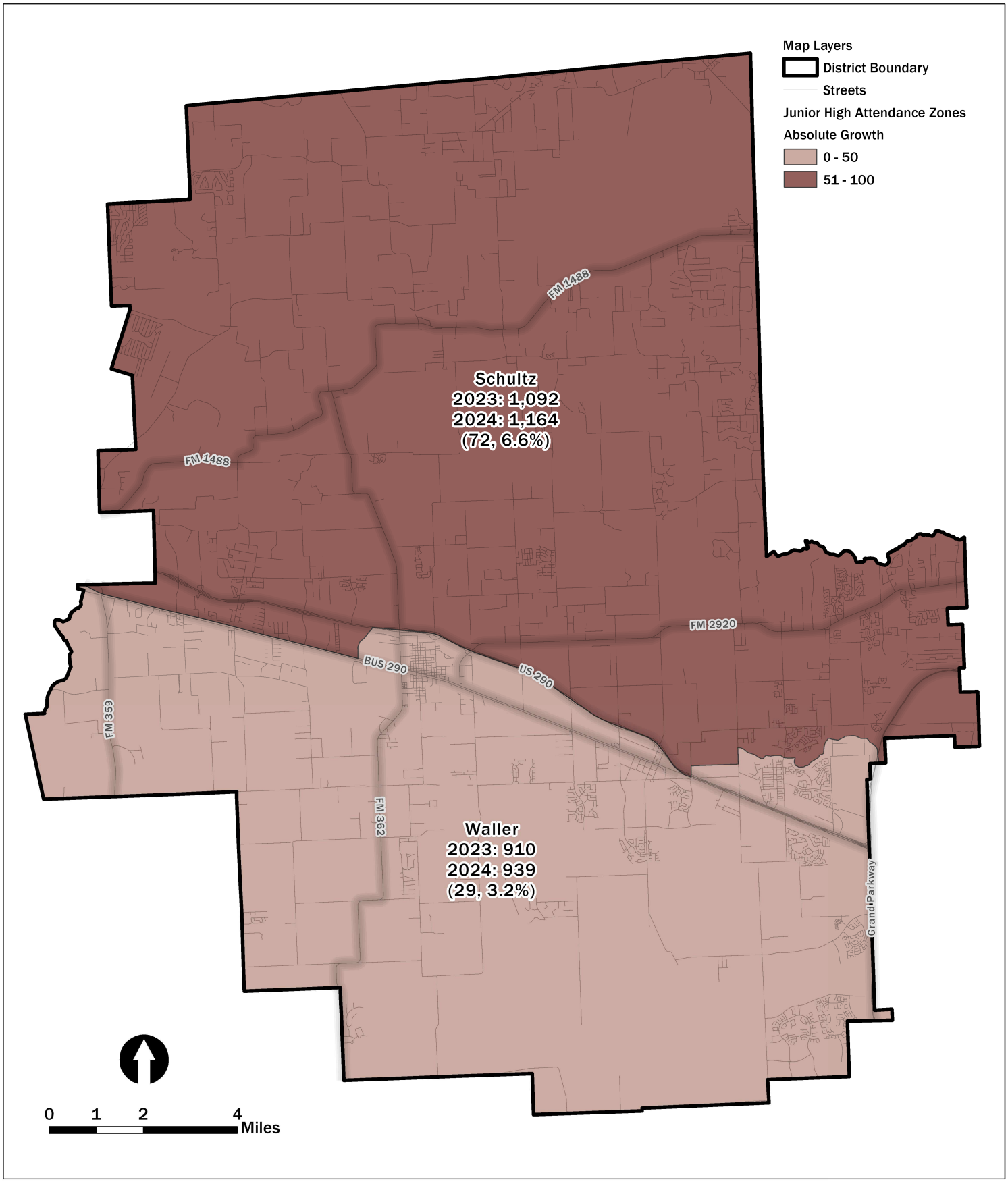
Absolute Change in Resident Students by Attendance Zone, 9th-12th Grade

Absolute and Percent Change, Fall 2023 to Fall 2024
Waller ISD



Absolute Change in Resident Students by Attendance Zone, 6th-8th Grade

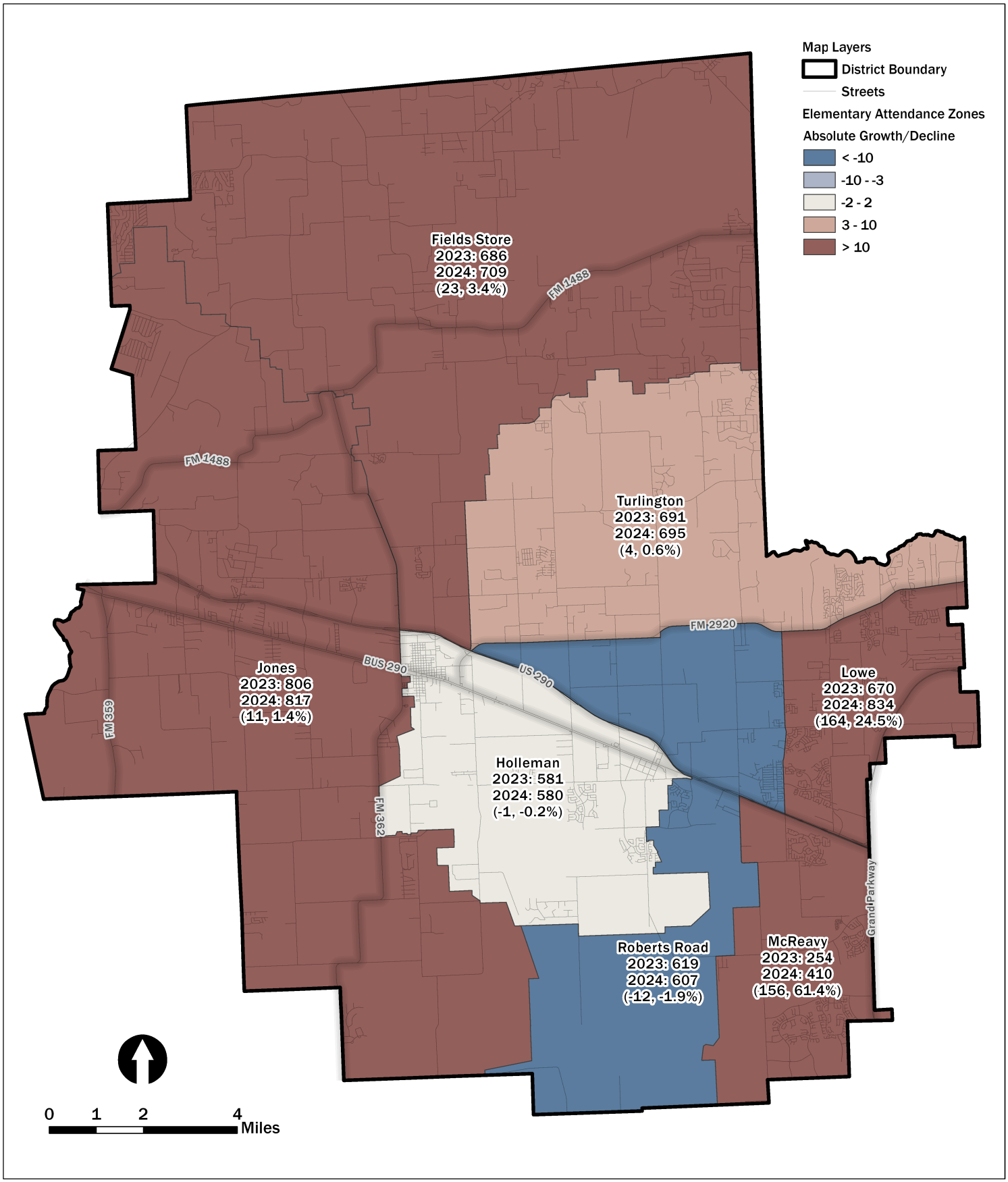
Absolute and Percent Change, Fall 2023 to Fall 2024
Waller ISD



Absolute Change in Resident Students by Attendance Zone, EE-5th Grade

Absolute and Percent Change, Fall 2023 to Fall 2024

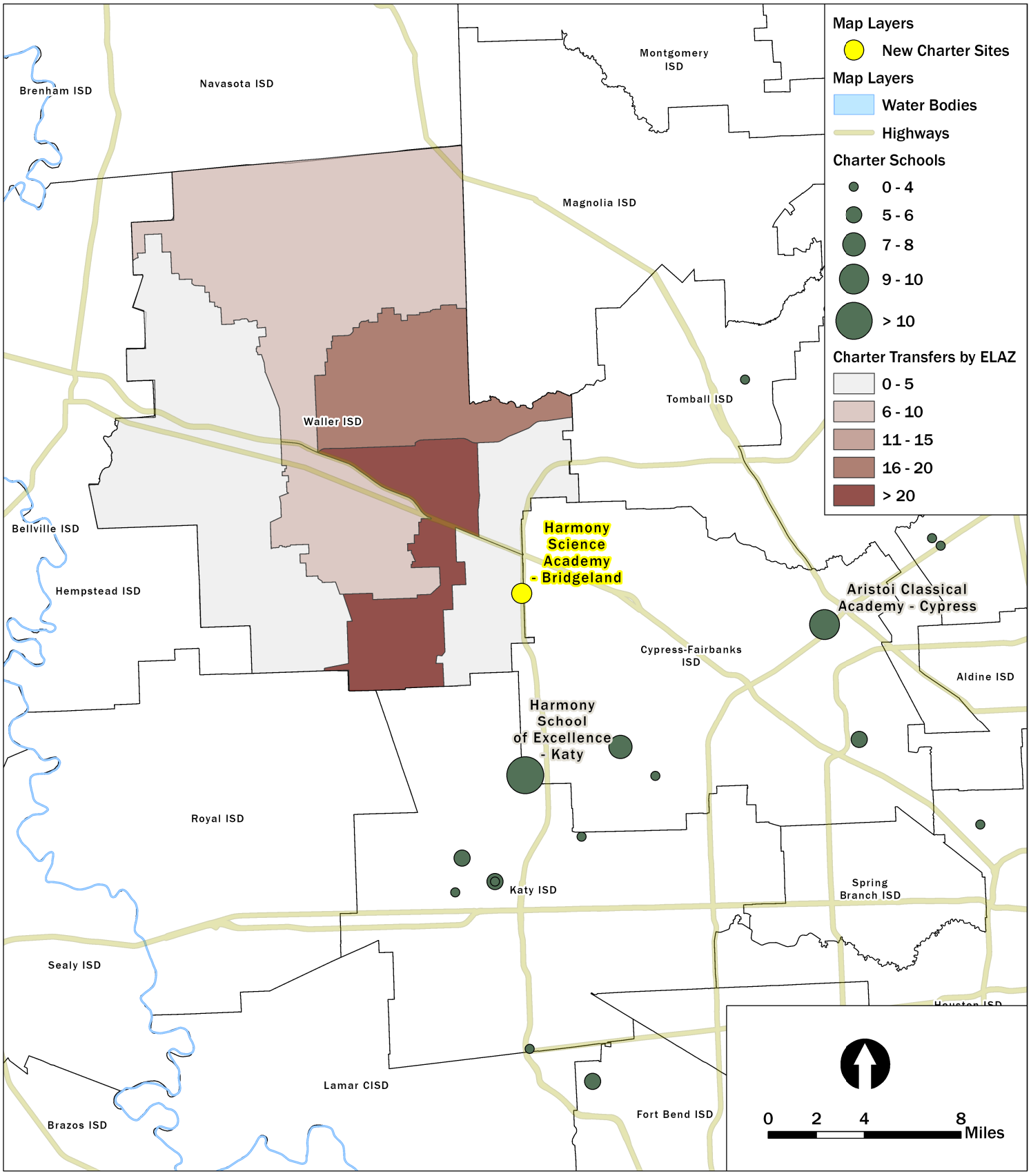
Waller ISD



WISD Students Attending Charter Schools

Elementary School Attendance Zones - 2024-25

Waller ISD



Waller ISD
Charter School Enrollment
2024–25

School Name	Address	Grades	Year Opened	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Current Enrollment 2024-25	WISD Students	Projected Enrollment 2029-30	WISD Students In 5 Yrs. >4	Notes
ARISTOI CLASSICAL ACADEMY	5618 11th St, Katy, Texas, 77493	KG-04	1996	435	440	435	432	440	437	431	2	450	2	
ARISTOI CLASSICAL ACADEMY-CYPRESS	12332 Perry Rd, Houston, Texas, 77070	KG-09	2020			80	224	282	433	511	10	800	8	Will serve grades KG-10 in 2025-26, adding 11th grade in 2026-27 and 12th grade in 2027-28.
ARISTOI CLASSICAL UPPER SCHOOL	5610 Morton Rd, Katy, Texas, 77493	05-12	2014	476	516	557	563	594	665	664	6	725	3	
CALVIN NELMS H S	20625 Clay Rd, Katy, Texas, 77449	09-12	1999	177	165	165	153	169	168	183	2	190	2	
COMQUEST ACADEMY	207 N Peach St, Tomball, Texas, 77375	KG-12	1999	62	55	38	44	54	51	55	4	55	4	
HARMONY SCHOOL OF DISCOVERY - HOUSTON	6270 Barker Cypress Rd, Houston, Texas, 77084	06-12	2010	756	754	835	822	839	853	858	2	925	6	
HARMONY SCHOOL OF EXCELLENCE-HOUSTON	7340 Gessner Rd, Houston, Texas, 77040	PK-12	2006	834	854	873	828	1,056	1,113	1,165	6	1,250	6	
HARMONY SCHOOL OF EXCELLENCE - KATY	6300 Peek Rd., Katy, Texas, 77493	PK-05	2022					487	757	757	9	650	12	
HARMONY SCHOOL OF EXCELLENCE - KATY	6300 Peek Rd., Katy, Texas, 77493	06-08	2024							366	7	350	18	
HARMONY SCHOOL OF EXCELLENCE - KATY	6300 Peek Rd., Katy, Texas, 77493	09-12	2025								0	500	25	Confirmed 9th grade will be added in 2025-26 and then an additional grade level added each year until all grades are served in 2028-29.
HARMONY SCIENCE ACADEMY - BRIDGELAND	12800 Creekland Village Dr., Cypress, Texas 77433	PK-05	2025								0	650	325	Phase one will be elementary school, accommodating approximately 650 students PK-5th grade; public reports differ with initial grades served. Anticipated to serve 450 students in 2025-26 in PK-6th grade, adding an additional grade each year.
HARMONY SCIENCE ACADEMY - BRIDGELAND	12800 Creekland Village Dr., Cypress, Texas 77433	06-08	2026								0	364	182	Fully serving 6th-8th grades in 2027-28
HARMONY SCIENCE ACADEMY - BRIDGELAND	12800 Creekland Village Dr., Cypress, Texas 77433	09-12	2028								0	485	24	Anticipated opening Fall 2028 serving 9th grade students..
HARMONY SCHOOL OF TECHNOLOGY-HOUSTON	3203 N Sam Houston Pkwy W, Houston, Texas, 77038	06-08	2010	622	649	686	634	675	691	703	2	700	2	
HARMONY SCIENCE ACADEMY-KATY	22400 Grand Corner Dr, Katy, Texas, 77494	PK-12	2013	652	670	683	701	1,289	1,331	1,347	1	1,500	1	
HARMONY SCIENCE ACADEMY - CYPRESS	7047 Greenhouse Rd, Cypress, Texas, 77433	KG-05	2019		463	594	599	671	666	656	8	675	7	
ILTEXAS AGGIELAND H S	2611 Texas Ave S, College Station, Texas, 77840	09-12	2020			91	149	212	247	224	2	250	2	
ILTEXAS COLLEGE STATION EL	3610 Longmire Dr, College Station, Texas, 77845	KG-05	2018	759	941	941	944	946	945	799	2	950	2	
ILTEXAS COLLEGE STATION MIDDLE	3610 Longmire Dr, College Station, Texas, 77845	06-08	2018	205	405	427	447	441	415	382	2	450	2	
ILTEXAS HOUSTON WINDMILL LAKES OREM H S	9901 Windmill Lakes Blvd, Houston, Texas, 77075	09-12	2018	60	162	335	490	602	727	837	2	750	2	
ILTEXAS KATY EL	24406 Franz Rd, Katy, Texas, 77493	KG-05	2016	906	897	913	941	951	939	936	6	960	6	
ILTEXAS KATY MIDDLE	24406 Franz Rd, Katy, Texas, 77493	06-08	2016	374	359	409	424	455	435	459	4	456	5	
ILTEXAS KATY WESTPARK H S	20055 Beechnut St, Richmond, Texas, 77407	09-12	2017		572	691	711	786	855	869	6	900	2	
ISCHOOL-CREEKSIDE	8747 W New Harmony Trl, Tomball, Texas, 77375	09-12	2022					57	116	130	2	116	1	
ISCHOOL HIGH AT UNIVERSITY PARK	20515 State Highway 249, Houston, Texas, 77070	07-12	2012	338	307	300	316	374	420	433	3	470	3	
ISCHOOL VIRTUAL ACADEMY OF TEXAS	1800 Lakeway Dr, Lewisville, Texas, 75057	09-12	2006	784	769	2,362	624	956	925	778	2	925	1	

Waller ISD
Charter School Enrollment
2024–25

School Name	Address	Grades	Year Opened	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Current Enrollment 2024-25	Current Enrollment WISD Students	Projected Enrollment 2029-30	Projected Enrollment WISD Students In 5 Yrs.	Notes
KIPP NEXUS PRI	4211 Watonga Blvd, Houston, Texas, 77092	EE-04	2018	218	430	703	776	813	819	739	2	830	3	
PREMIER H S ONLINE	1301 Waters Ridge Dr, Lewisville, Texas, 75057	09-12	2015	1,501	1,356	1,628	2,470	2,107	2,677	2,728	2	2,900	2	
SST CHAMPIONS	15015 T C Jester Blvd, Houston, Texas, 77068	PK-11	2020			324	672	1,283	1,493	1,660	4	1,575	3	Will add 12th grade in 2025-26
SST THE WOODLANDS	27440 Kuykendahl Rd, Tomball, Texas, 77375	PK-09	2016	551	588	581	515	324	475	559	2	546	2	Will add 10th grade in 2025-26.
THRIVE CENTER FOR SUCCESS	602 Pruitt Rd, Spring, Texas, 77380	KG-12	2022					92	127	150	2	198	2	
UNIVERSITY OF TEXAS AT AUSTIN H S							666	823	788	1,056	2	925	2	
WESTCHASE NEIGHBORHOOD SCHOOL	10570 Westpark Dr, Houston, Texas, 77042	PK-08	2019		53	263	327	407	458	585	2	560	2	
TOTAL OF ALL OTHER CHARTERS ENROLLING < 5 STUDENTS											95		80	
TOTAL											105		665	

Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation.

New campuses or schools enrolling >50 residents from this school district last fall were contacted by PASA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

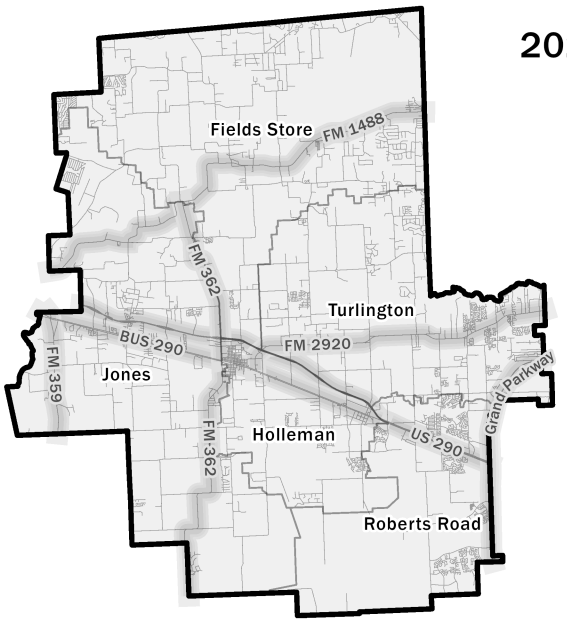
WISD Residents Attending Charter Schools

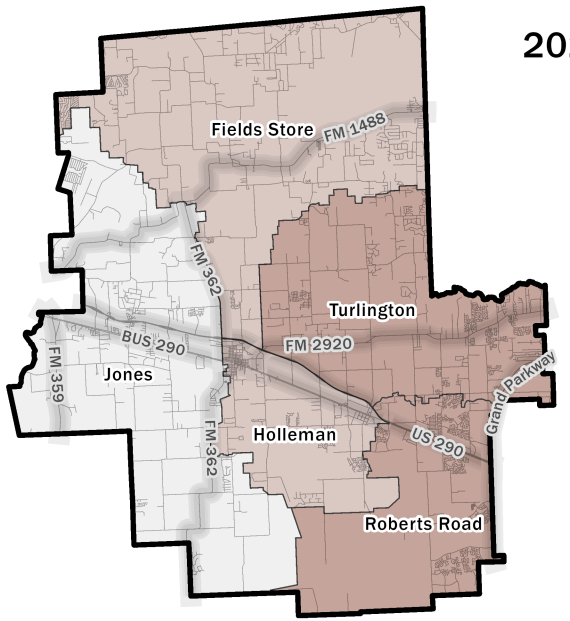
Elementary School Attendance Zones - 2021-22 to 2024-25

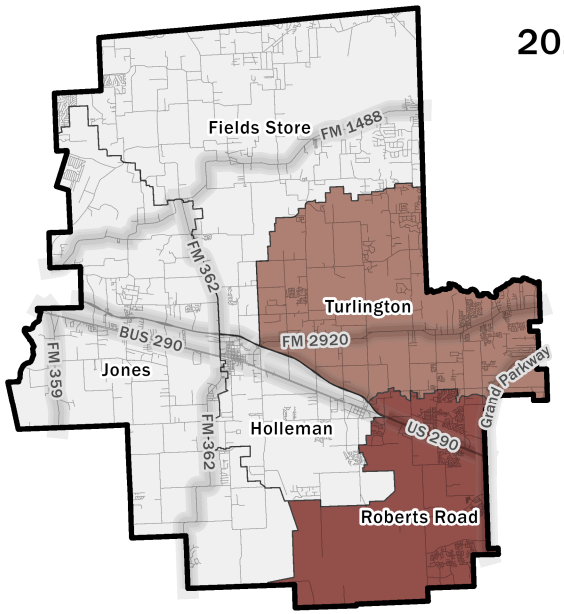
Waller ISD

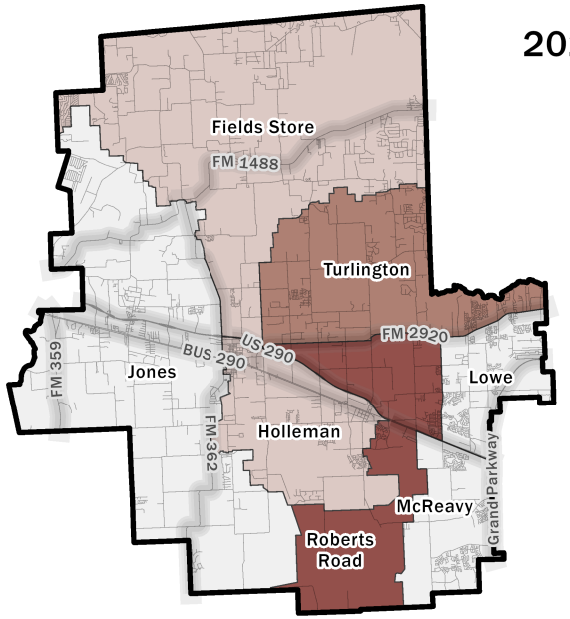
0 2 4 8 Miles

PASA









Map Layers

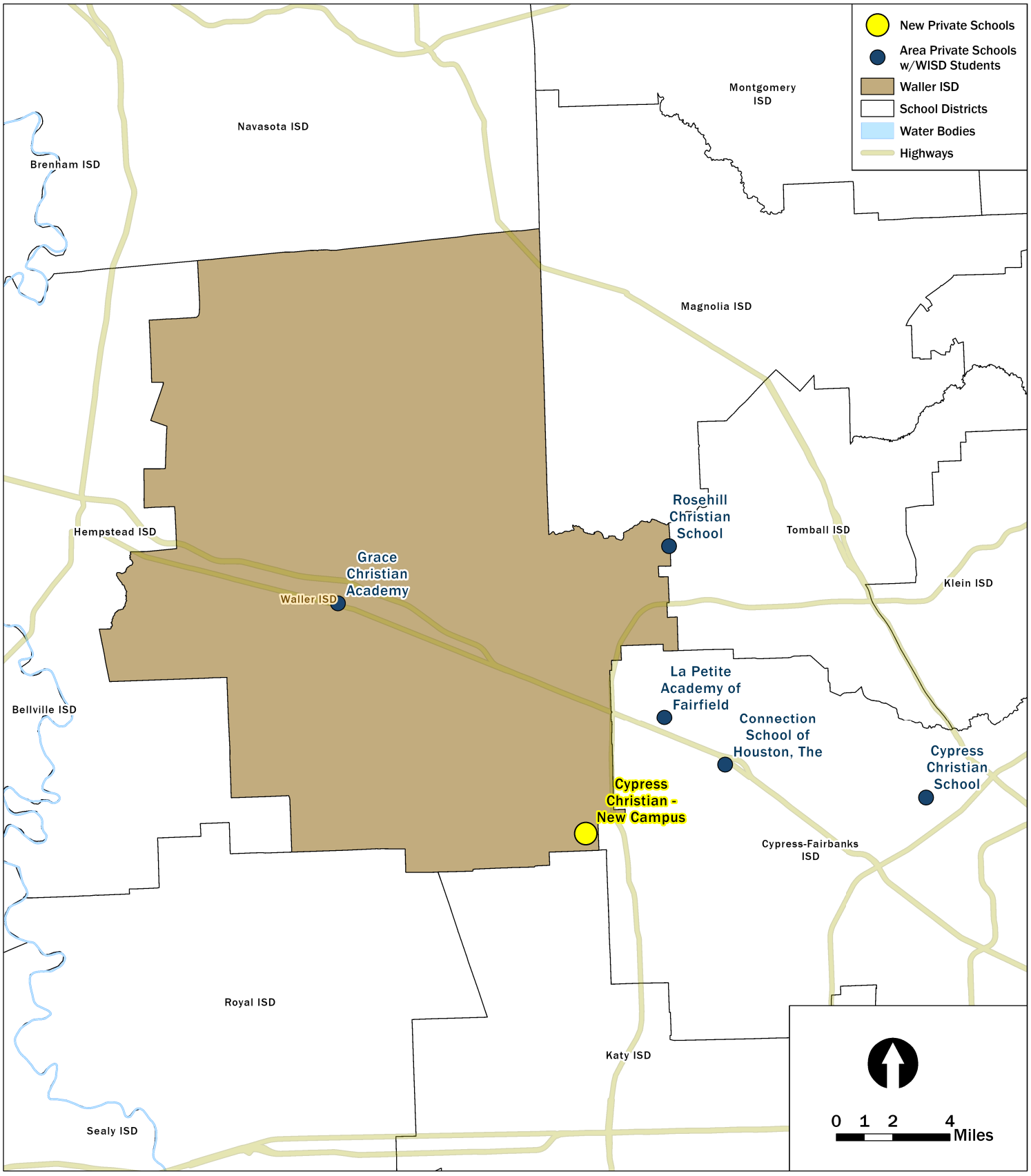
- District Boundary
- Streets

Charter Transfers by AZs

- 0 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- > 20

Private Schools

Waller ISD



Waller ISD
Private School Enrollment
2024-25

School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th WISD Students	Enrolled in 5 yrs.	KG-12th WISD Students	
Connection School of Houston, The	15815 House & Hahl Rd, Cypress, TX 77433	KG-12th	174	5	200	5	
Cypress Christian	11123 Cypress North Houston Rd, Houston, TX 77065	KG-12th	823	8	1,000	10	Moving to 21455 Bridgeland Creek Parkway in 2025-26.
La Petite Academy of Fairfield	15255 Mason Rd, Cypress, TX 77433	PK-KG		-		-	
Rosehill Christian School	19830 Farm to Market 2920, Tomball, TX 77377	PK-12th	505	114	625	141	
Waller Christian Academy	1208 Penick Rd, Waller, TX 77484	PK-12th	20	16	40	32	
TOTAL				143		188	



APPENDIX CHAPTER 03

Housing Totals by Type

Single-Family Projections

Multi-Family Projections

Housing Projections

Planning Units

Residential Development Overview

Jurisdictions

Ownership Changes

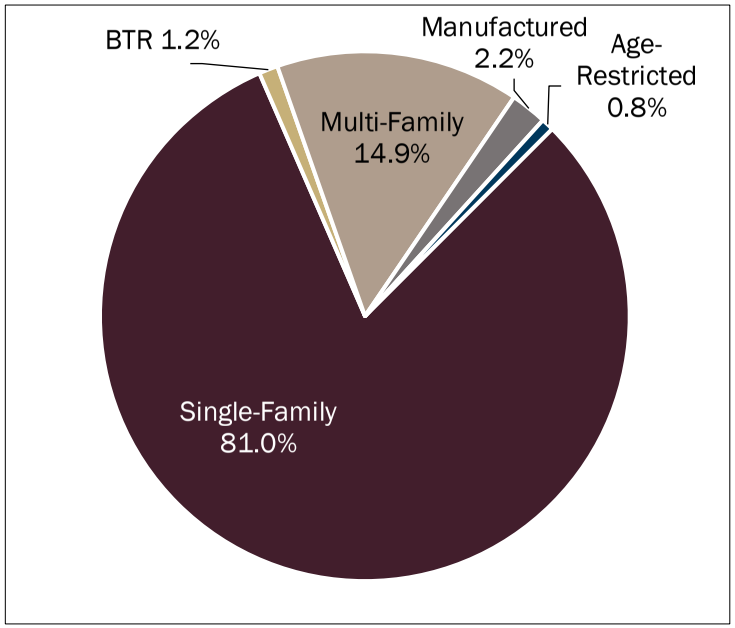
Utility Districts

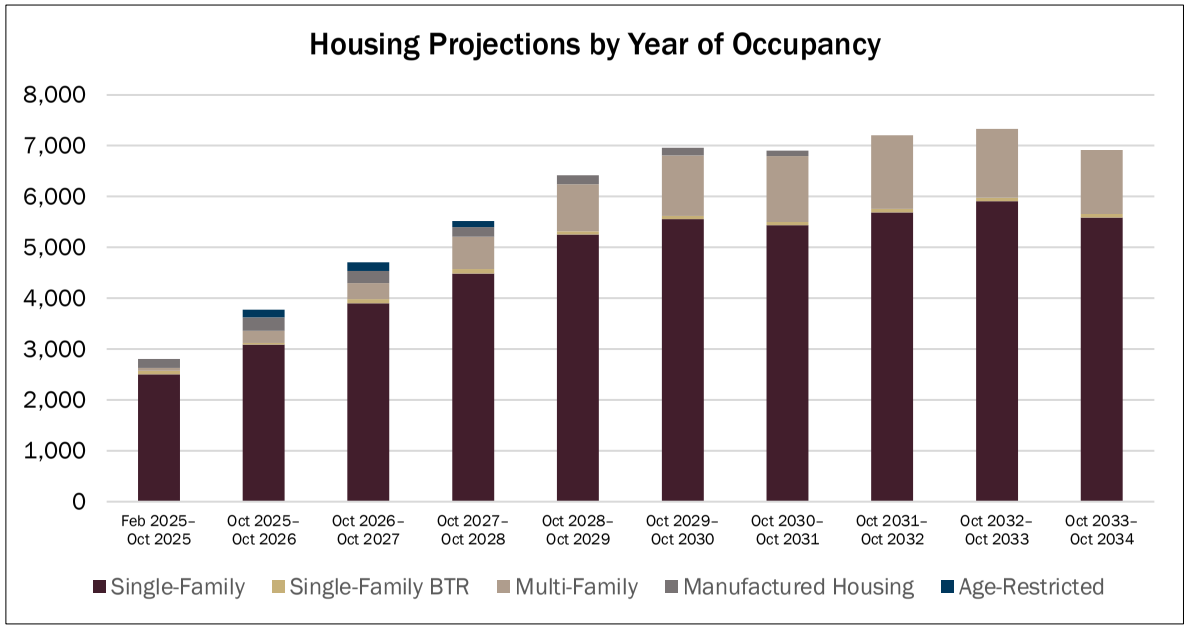
Land Use Index

Projected Housing Occupancies by Housing Type

Waller ISD, February 2025–October 2034

Housing Type	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2034
Single-Family	2,503	3,087	3,898	4,484	5,251	5,550	5,433	5,687	5,904	5,582	**47,379**
Single-Family BTR	71	30	85	90	60	65	65	70	70	70	**676**
Multi-Family	54	240	309	630	930	1,188	1,295	1,445	1,353	1,260	**8,704**
Manufactured Housing	174	264	239	191	175	150	105	0	0	0	**1,298**
Age-Restricted	0	150	175	120	0	0	0	0	0	0	**445**
Total	**2,802**	**3,771**	**4,706**	**5,515**	**6,416**	**6,953**	**6,898**	**7,202**	**7,327**	**6,912**	**58,502**





Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use	Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
1	"Sammy Jahn"	SF		4	2	0	0	2	0	0	0	1	0	0	0	1	0	0	1	1	2	0	0.20
1	Baker	SF		12	7	0	0	5	0	0	1	0	0	1	0	0	1	0	1	2	3	2	0.14
1	Deerwood East	SF		765	14	0	0	751	0	0	0	1	0	1	1	2	2	3	1	9	10	741	0.48
1	Deerwood Lakes	SF	March 2025: Actively developing; 2023: Builder: Freedom Star Homes.	1,361	122	2	3	1,234	12	17	19	22	25	25	25	25	25	25	95	125	220	1,019	0.51
2A	Baker	SF		14	12	0	0	2	0	0	0	0	1	0	0	0	0	0	1	0	1	1	0.20
2A	Lake Elaine Estates	SF		4	3	0	0	1	0	0	1	0	0	0	0	0	0	0	1	0	1	0	1.00
2A	Ranches of Spring Hill	SF		6	4	0	0	2	0	0	0	0	0	0	1	0	0	0	0	1	1	1	0.20
2A	Spring Hill Farms	SF		25	17	0	1	7	0	1	1	1	0	1	0	1	0	1	3	3	6	2	0.44
2C	Frontier Farms	SF		29	3	0	0	26	0	0	0	1	2	2	1	0	1	1	3	5	8	18	0.20
2C	Georgewood	SF		24	11	0	0	13	1	0	1	0	0	1	0	0	0	1	2	2	4	9	0.73
2C	Saddle Creek Forest	SF		220	133	0	2	85	4	3	5	6	5	5	4	4	3	4	23	20	43	44	0.40
2C	Stonegate Farms	SF	builder: Vision Homes	9	1	0	1	7	0	2	3	2	1	0	0	0	0	0	8	0	8	0	1.00
2C	Thompson Road RV	RV	March 2025: Per Waller County documents, this development will target retirees.	54	0	0	0	0	10	30	14	0	0	0	0	0	0	0	54	0	54	0	0.05
2C	West Magnolia Forest	SF	Builder: Tilson Homes	337	287	0	0	50	1	1	2	2	1	0	2	1	0	1	7	4	11	39	0.53
2C	West Magnolia Forest	SF		29	22	0	0	7	0	0	1	0	0	1	0	0	0	1	1	2	3	4	0.73
2D	Lake Holly Hills Acres	SF		80	25	0	0	55	0	1	2	1	0	2	0	1	2	1	4	6	10	45	0.20
2D	Magnolia Woods	SF		0	0	0	0	0	0	0	1	2	8	10	10	10	10	10	11	50	61	0	0.56
2D	Mattern Tract	SF		0	0	0	0	0	0	0	0	0	0	25	35	35	35	35	0	165	165	0	0.49
2D	Plantation Lakes	SF		62	39	0	0	23	1	0	1	1	1	0	1	0	0	1	4	2	6	17	0.36
2D	Riley Road Houston SPV Tract	SF	March 2025: Single-family development planned for this more than 350-acre tract with an estimated 900 lots by Esra Grae.	911	0	0	0	0	0	0	20	50	70	90	110	110	110	110	140	530	670	0	0.40
2E	PU 2C - Potential Future SF	SF	March 2025: No known current plans, but additional single-family development is probable on some of the larger undeveloped tracts in this planning unit.	0	0	0	0	0	0	5	7	7	7	7	7	7	3	0	26	24	50	0	0.60
2E	Remington Forest	SF		148	126	0	1	21	0	1	1	0	1	0	0	1	0	1	3	2	5	17	0.60

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
2E	Rice Tract	SF	March 2025: Single-family development planned for approximately 1,400 acres split by FM 1488 and the creek. Specifics unknown at this time, but likely close to 900 acres with single-family which could yield between 2,500 and 3,000 single-family homes.	0	0	0	0	0	0	0	30	50	70	90	150	250	300	400	**150**	**1,190**	**1,340**	1,460	0.40
2E	Waterford Run	SF	March 2025: Estimated to develop 400-600 single-family lots; Details unknown at this time; Ownership change, but no site activity yet.	500	0	0	0	0	0	20	30	50	50	50	50	50	50	50	**150**	**250**	**400**	200	0.40
2E	Woodhaven Estates	SF	March 2025: Site work is underway and infrastructure is being installed; Land plan indicates 40-60' lots with access also planed from FM 1774. 2023: Woodhaven Interests is planning a 2,751-acre development along and north of FM 1488.	6,977	0	0	0	0	0	20	70	90	150	200	250	300	350	400	**330**	**1,500**	**1,830**	5,147	0.40

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
3A	Sabine Springs	SF	March 2025: Sabine Springs is planned by Forestar on approximately 300 acres of the Bud Adams Ranches tracts; 45-60' lots planned; Development Agreement with Waller County allows for max 800 single-family and no multi-family; Phase I will begin with access from FM 1488; No site activity yet.	768	0	0	0	0	0	30	60	90	90	90	90	90	90	90	**270**	**450**	**720**	80	0.45
3B	Furnace	SF		38	23	0	0	15	0	0	1	0	0	0	1	0	0	1	**1**	**2**	**3**	12	0.50
3B	Greenwood Land Holdings et al Tracts	SF	March 2025: No known current plans, but Waller County MUD 53 recently established on ~122 acres belonging to "Greenwood Land Holdings" along Kickapoo Road.	0	0	0	0	0	0	10	20	30	30	30	30	30	30	30	**90**	**150**	**240**	160	0.50
3B	Hunters Ridge	SF		11	7	0	0	4	0	0	1	0	0	0	0	0	1	0	**1**	**1**	**2**	2	0.43
3B	Joseph Ranch	SF	Lots for sale	3	1	0	0	2	0	1	0	0	0	0	0	0	1	0	**1**	**1**	**2**	0	0.23
3B	Kickapoo Hills	SF		140	104	0	0	36	0	1	0	1	2	1	0	1	0	1	**4**	**3**	**7**	29	0.45
3B	Lakeview Club	SF	Builder: Superior Homes	79	37	0	0	42	1	0	1	1	0	1	1	0	1	0	**3**	**3**	**6**	36	0.25
3B	Maple Woods	SF	March 2025: Site is being prepared for development; 2023: Maple Development is planning single-family lots on 145 acres along Joseph Rd at the County/District line; Land plan from 9/2022.	495	0	0	0	0	10	35	40	45	50	50	50	50	50	50	**180**	**250**	**430**	65	0.45

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
3B	New Day Ranches	SF	March 2025: 33 one-acre lots planned off of Hard Road.	33	0	0	0	0	0	1	3	5	3	5	3	3	5	5	**12**	**21**	**33**	0	0.43
3B	Pine Oak Estates	SF		77	49	0	0	28	0	0	1	0	0	1	0	0	1	0	**1**	**2**	**3**	25	0.36
3B	Pine Shadows	SF		19	15	0	0	4	0	0	0	0	0	1	0	0	0	0	**0**	**1**	**1**	3	0.20
3B	Rice Tract	SF	March 2025: Single-family development planned for approximately 1,400 acres split by FM 1488 and the creek. Specifics unknown at this time, but likely close to 900 acres with single-family which could yield between 2,500 and 3,000 single-family homes.	0	0	0	0	0	0	0	10	10	20	20	30	30	40	40	**40**	**160**	**200**	0	0.40
3B	Timber Grove	SF		11	8	0	0	3	0	1	1	0	1	0	0	0	0	0	**3**	**0**	**3**	0	0.55
3B	Welcome Home Hockley	M	March 2025: Actively developing new sections for manufactured homes; 2023: Clearing & leveling & carving out streets; fence at street is up but no signage.	160	33	3	0	124	40	50	47	0	0	0	0	0	0	0	**137**	**0**	**137**	0	0.75
3C	Country Lane Estates MHC	SF		438	408	0	0	30	4	2	3	4	4	3	2	1	2	1	**17**	**9**	**26**	4	0.45
3D	Century Oaks	SF		54	50	0	0	4	1	0	2	1	0	0	0	0	0	0	**4**	**0**	**4**	0	0.26
3D	Hegar Road Tract	SF	March 2025: Aqu Capital plans 47 one-acre estate lots; No site activity yet.	47	0	0	0	0	0	0	1	2	1	2	1	1	2	1	**4**	**7**	**11**	36	0.20
3D	Houston Oaks	SF	March 2025: No site activity yet; 2023: 307 acres west of Hegar will develop long-term.	0	0	0	0	0	0	0	0	0	0	0	0	1	5	8	**0**	**14**	**14**	0	0.11
3D	Houston Oaks/Terra Verde	SF	2023: Land being cleared & leveled north of Magnolia Road for 100 additional lots in Section 6.	343	44	0	7	102	3	5	7	9	9	9	9	9	9	9	**33**	**45**	**78**	221	0.11

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies														
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
3D	Oak Hill Estates	SF	March 2025: 24 lots were platted in May 2024; Site and infrastructure work are underway.	24	0	0	0	24	0	1	2	1	1	2	1	0	2	2	**5**	**7**	**12**	12	0.25
3D	Stallion Lakes	SF	March 2025: Actively developing; 2023: Builder: Kickerillo Homes.	51	3	0	3	45	2	3	3	4	4	5	5	5	4	4	**16**	**23**	**39**	9	0.25
3E	Arch Point Landing	SF		0	0	0	0	0	0	1	0	1	0	2	1	0	2	1	**2**	**6**	**8**	17	0.35
3F	Acorn Ranch	SF		0	0	0	0	0	0	1	2	1	3	2	1	3	3	5	**7**	**14**	**21**	24	0.41
3F	Clear Creek Forest	SF		456	238	0	1	217	1	1	2	2	0	1	2	1	1	2	**6**	**7**	**13**	205	0.37
3F	Lakeside Estates	SF		162	151	0	0	11	0	2	1	3	2	1	1	0	1	0	**8**	**3**	**11**	0	0.45
3F	Woodside Manor	SF	2023: Undeveloped tracts along Macedonia Rd. have single-family potential in the projection period.	75	0	0	0	0	0	0	1	0	1	3	5	3	5	5	**2**	**21**	**23**	52	0.40
3H	Oak Grove	SF	March 2025: Actively developing; Builder: Tilson & Woods Homes.	20	6	0	5	9	3	5	4	4	0	0	0	0	0	0	**16**	**0**	**16**	0	0.33
3I	Kickapoo Preserve	SF		48	47	0	0	1	0	0	1	0	0	0	0	0	0	0	**1**	**0**	**1**	0	0.40
4A	Nine Bar East	SF		33	25	0	0	8	0	1	1	1	0	0	1	0	0	1	**3**	**2**	**5**	3	0.25
4B	Plantation Lake Estates	SF		40	37	0	0	3	0	0	1	0	0	0	1	0	0	0	**1**	**1**	**2**	1	0.14
4B	Potential Future SF - 4B	SF	2023: undeveloped land on either side of FM 1488 has development potential but no known plans at this time	0	0	0	0	0	0	0	1	2	2	3	5	7	9	11	**5**	**35**	**40**	0	0.36
4B	Reata Creek	SF		39	25	0	1	13	1	2	1	3	2	2	1	1	1	0	**9**	**5**	**14**	0	0.21

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
4B	Sagebrush	SF	March 2025: Maple Development is planning 1,278 single-family lots on just over 450 acres north of FM 1488 and west of FM 1098. Development will begin on the eastern side off FM 1488.	0	0	0	0	0	0	20	30	40	40	50	50	50	50	50	**130**	**250**	**380**	898	0.38
4B	Skymac Ranch	SF		22	18	0	0	4	0	0	1	0	0	1	0	0	0	1	**1**	**2**	**3**	1	0.06
4C	University Oaks LLC Tracts	SF	March 2025: Ownership change to an entity that traces back to a development company; No known plans, however, likely single- or multi-family development during the projection period.	0	0	0	0	0	0	0	20	20	30	30	40	40	60	60	**70**	**230**	**300**	100	0.20
4D	Maple Reserve	SF	March 2025: No site activity yet; 2023: Maple Development has acquired 381 acres along and west of FM 362 for 1,064 lots.	1,064	0	0	0	0	0	0	0	5	15	25	40	60	75	100	**20**	**300**	**320**	680	0.42
4E	Attwater	SF	March 2025: Actively developing; 2023: Work has begun on detention for this 470-acre development with approximately 1,200 lots; Developer = Bold Fox	1,200	0	0	29	207	40	50	65	80	120	180	180	180	180	125	**355**	**845**	**1,200**	0	0.45
4E	Cameron 97 Ac.	SF		0	0	0	0	0	0	0	20	40	40	40	40	40	40	40	**100**	**200**	**300**	0	0.45

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies												
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
4E	Cameron Prairie	SF	March 2025: The New Home Co. has a development agreement with Waller County for a maximum of 1,500 single-family homes on this nearly 380-acre tract; Development is expected to begin on the eastern side along FM 362; No current site activity; 2023: Part of this land (380+ acres) had a general plan submitted by DR Horton in late 2020 but this has not moved forward; the entire Sorsby Tract has long-term development potential.		1,500	0	0	0	0	0	30	50	75	75	75	150	200	250	300	**230**	**975**	**1,205**	295	0.45
5	Blue Vista - BTR	SF	March 2025: 300-400 square feet one- to two-bedroom tiny homes are planned on this tract; No current site activity.		101	0	0	0	0	11	30	30	30	0	0	0	0	0	0	0	**101**	**0**	**101**	0	0.10
6A	Adams Ranches Tracts	SF	March 2025: There are no known current plans; however, a MUD has been established, and single-family development is likely on portions of the Bud Adams Ranch tracts.		0	0	0	0	0	0	0	20	30	30	30	40	40	40	50	**80**	**200**	**280**	520	0.43
6A	Westhaven Manor	SF	March 2025: No current site activity, however, 201 more lots were platted in 2024 in sections 2 and 3; 2023: LGI Homes is planning homes on approximately 200 acres along Mayer Road; Ph. 1 was platted with 212 lots; ~600 lots are expected overall.		600	0	0	0	0	0	0	10	25	40	45	50	65	70	80	**75**	**310**	**385**	215	0.41

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies												
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
6B	Indigo Skies MHC	M	2023: Inspire Communities is planning manufactured housing on this 200-acre tract; none of the tract is planned for senior-only; Inspire plans on breaking ground in summer 2023.	0	0	0	0	0	90	150	150	175	175	150	105	0	0	0	**740**	**255**	**995**	0	0.73
6C	Binford Creek	SF	March 2025: Actively developing; Sections 1-3 are on the ground; 40' homesites starting at $200k; 2023: Rausch Coleman Homes is developing 211 acres along and east of Binford; now clearing & leveling for Phase 1's 133 lots; 45 acres of the land is floodway/floodplain and ~600 lots are expected overall.	600	112	9	55	0	60	110	120	120	78	0	0	0	0	0	**488**	**0**	**488**	0	0.41
6C	Bountiful Prairie	SF		8	5	0	0	3	0	0	1	0	1	0	0	1	0	0	**2**	**1**	**3**	0	0.20
6C	Oakberry Trails	SF	March 2025: Streets are being developed for entry area along Kickapoo Road; Sections 1-4 have been platted; 2023: Ryko Development is planning a 200-acre development along and west of Kickapoo; very little flood plain so ~600 lots expected.	800	0	0	0	0	15	30	35	45	60	75	90	100	110	125	**185**	**500**	**685**	115	0.43

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
6C	Stokesbury	SF	March 2025: Site work complete for first two sections. General plan provides for nearly 900 single-family homes; Builders: Centex and Pulte; Homes listed as starting at $195k; 2023: Pulte has platted a new community on approximately 300 acres along Spring Creek and north of Castle Road; ~700 lots expected with some of the land in the Spring Creek floodway.	900	0	0	0	0	15	25	30	45	60	45	85	95	95	95	**175**	**415**	**590**	310	0.41
6C	Wild Rye	SF	March 2025: Site is being cleared and leveled with infrastructure going in; First three sections have been platted; Hines is developing 1,474 single-family lots at the southwest corner of Stokes and Castle Roads; will include 40', 50', and 60' homesites.	1,474	1	0	0	0	10	50	75	90	110	130	150	150	150	150	**335**	**730**	**1,065**	409	0.43
6D	Georgetown Oaks (north)	MF	2023: Delta Troy Interests has over 250 acres north of US 290 west of Kickapoo; PASA expects mostly commercial uses here long-term with higher density residential.	0	0	0	0	0	0	0	0	0	0	0	20	30	50	70	**0**	**170**	**170**	0	0.17
6D	Waller Town Center	MF	2023: Terpstra has over 350 acres south of FM 2920 and north of US 290 planned for retail; the portion near Binford could evolve as multi-family or industrial long-term.	800	0	0	0	0	0	0	0	0	35	50	65	80	100	110	**35**	**405**	**440**	0	0.17

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
6E	Future Planned BTR	SF	February 2025: Phase 1 complete; Unknown timeline for future phases; 2023: Lynd Living/Inscore development; 118 units in Phase 1; Up to 700 units possible long-term; 2- and 3-bedroom homes with rents from $1,600-$2,250.	0	0	0	0	0	0	0	55	60	60	65	65	70	70	70	**175**	**340**	**515**	67	0.45
6E	Georgetown Oaks (south)	MF	2023: Delta Troy Interests has over 700 acres south of US 290 east and west of Binford; this master-planned development has never materialized and has been planned for quite some time; PASA expects mostly commercial uses here long-term with higher density residential.	0	0	0	0	0	0	0	0	10	20	40	60	90	100	135	**30**	**425**	**455**	0	0.17
6E	Terpstra et al Tracts	MF	2023: Retail and possible multi-family is planned south of US 290 and east of Stokes.	0	0	0	0	0	0	0	0	55	75	75	75	55	0	0	**130**	**205**	**335**	0	0.17
6F	Briartree	SF		59	51	0	0	8	1	1	2	1	0	1	0	1	0	1	**5**	**3**	**8**	0	0.57
6G	Evergreen Heights	MF	March 2025: Site is being cleared and prepared for construction.	14	0	0	0	0	4	10	0	0	0	0	0	0	0	0	**14**	**0**	**14**	0	0.25

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies												
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
6H	Indigo Trails	SF	March 2025: Water plant platted February 2025; Site and drainage infrastructure work underway; 2023: ~50 acres of this 188-acre tract is in the floodway; Inspire Communities will retain part of this for flood detention/drainage and look to sell off the remainder to a homebuilder for 500+ lots.	519	0	0	0	0	0	0	25	35	45	65	70	75	80	80	**105**	**370**	**475**	44	0.40
6I	6I - Future MF	MF	March 2025: No site activity; 2023: Finishes is planning approximately 60 units for traditional multi-family directly south of the stadium.	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	**60**	**0**	**60**	0	0.24
6I	6I - Potential Future MF	MF		0	0	0	0	0	0	0	0	0	40	50	70	80	0	0	**40**	**200**	**240**	0	0.18
6I	Future 55+ MF	MF	March 2025: No site activity; 2023: Finishes is planning approximately 55 units for an age-restricted apartment property on 14 acres south of the stadium.	0	0	0	0	0	0	10	35	10	0	0	0	0	0	0	**55**	**0**	**55**	0	0.00
6J	PU 6J - Potential Future SF	SF	2023: Over 700 acres could develop into SF residential long-term; no known plans at this time.	0	0	0	0	0	0	0	0	0	0	10	20	40	55	70	**0**	**195**	**195**	0	0.50
7A	Eden	SF	March 2025: KB Homes has a general plan from October 2024 for nearly 200 acres south of Margestadt Road; Approximately 500 homesites; No site activity yet.	500	0	0	0	0	0	30	40	50	60	60	70	70	70	50	**180**	**320**	**500**	0	0.31

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
7A	Margerstadt Road Tract (Harris County)	SF	March 2025: Aqu Capital is planning 84 one-acre single-family lots; No site activity yet.	84	0	0	0	0	0	10	10	20	20	20	4	0	0	0	**60**	**24**	**84**	0	0.43
7A	Margerstadt Road Tract (Waller County)	SF	March 2025: Aqu Capital is planning 77 one-acre single-family lots.	0	0	0	0	0	0	0	10	20	20	20	7	0	0	0	**50**	**27**	**77**	0	0.43
7B	School	SF		12	10	0	0	2	0	0	0	1	0	0	0	1	0	0	**1**	**1**	**2**	0	1.00
7F	Willowbend Oaks	SF	March 2025: No current site activity.	0	0	0	0	0	0	0	20	25	30	30	35	35	40	40	**75**	**180**	**255**	245	0.49
7G	Cypress Trails at Bauer Landing	SF	March 2025: Actively developing homesites in this new section of Bauer Landing; Section 2 has been platted with another 201 homesites; 2023: LGI purchased 170 acres to the west of Bauer Landing; 131 lots have been platted in Phase 1; ~550 lots are likely.	550	0	0	0	0	25	80	80	80	80	80	80	45	0	0	**345**	**205**	**550**	0	0.53
7G	Terpstra Tract	SF	March 2025: No current site activity; 2023: Nearly 900 acres, mostly owned by Terpstra, between the Hunters Creek and Spring Creek Ranch subdivisions is likely to evolve into SF residential; No known plans for development at this time.	0	0	0	0	0	0	0	0	0	0	15	35	50	75	100	**0**	**275**	**275**	0	0.49

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies														
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
7G	Yang et al Tracts	SF	2023: East of Bauer Landing, 180 acres remains undeveloped.	0	0	0	0	0	0	0	0	0	0	0	0	0	10	25	40	**0**	**75**	**75**	0	0.46
7I	Adams Plaza	SF		99	77	0	0	22	1	1	2	2	2	1	1	0	1	1	**8**	**4**	**12**	10	1.03
7I	PU 7I - Potential Future SF (north)	SF	2023: Over 600 mostly undeveloped acres exists north of Botkins and west of Becker in this PU; Additional development is expected in this projection period.	0	0	0	0	0	0	0	0	0	18	22	30	40	50	60	**18**	**202**	**220**	0	0.47
7I	PU 7I - Potential Future SF (south)	SF	2023: Over 200 acres remain undeveloped south of Botkins and west of Becker in this PU; PASA expects some additional development.	0	0	0	0	0	0	0	0	25	25	25	25	25	25	25	**50**	**125**	**175**	0	0.47
7J		SF	Approximately 200 acres of undeveloped land exists east of Becker and south of Botkins in this PU	0	0	0	0	0	0	0	0	0	15	15	15	15	15	15	**15**	**75**	**90**	0	0.47
7J	B&B Paradise RV	RV	New RV Park that is about to start leasing pad sites	101	0	0	0	101	22	34	28	16	0	0	0	0	0	0	**100**	**0**	**100**	0	0.04
7J	Bauer Trails	SF		18	5	0	0	13	0	0	1	0	1	0	1	0	1	0	**2**	**2**	**4**	9	0.40
7J	Bauer Villas	SF	Approximately 200 acres of undeveloped land exists east of Becker and south of Botkins in this PU	6	0	0	0	0	0	2	2	2	0	0	0	0	0	0	**6**	**0**	**6**	0	0.47
7J	Estate at Botkins Road	SF		0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	**2**	**1**	**3**	0	0.47
7J	Mangat & Agarwal Estates	SF		11	9	0	0	2	1	0	0	1	0	0	0	0	0	0	**2**	**0**	**2**	0	1.11

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
7J	Potential Future SF	SF	Over 450 mostly undeveloped acres exists north of Botkins and west of Bauer in this PU; additional development is expected in this projection period	0	0	0	0	0	0	0	0	0	17	23	30	40	50	60	**17**	**203**	**220**	0	0.47
7J	PU 7J Potential Future SF (north)	SF	2023: Over 600 undeveloped acres between Bauer and Hopfe has development potential in the projection period.	0	0	0	0	0	0	0	0	12	17	25	35	45	55	61	**29**	**221**	**250**	0	0.47
7J	PU 7J Potential Future SF (south)	SF	2023: Over 600 undeveloped acres between Bauer and Hopfe has development potential in the projection period.	0	0	0	0	0	0	0	0	13	18	25	35	45	55	59	**31**	**219**	**250**	0	0.47
7J	Sunset Valley	SF	March 2025: DR Horton; site preparation and infrastructure work underway; 2023: Century Communities platted this 82-acre tract along Bauer in May 2022; approximately 150 lots; no activity or sale yet	288	0	0	0	0	20	40	60	60	35	48	0	0	0	0	**215**	**48**	**263**	0	0.35
7J	Sunset Valley East	SF	March 2025: DR Horton submitted a general plan for consideration on approximately 55 acres directly east of Sunset Valley.	0	0	0	0	0	0	0	20	40	60	60	15	0	0	0	**120**	**75**	**195**	0	0.35

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
8A	Enclave at Rosehill	SF	March 2025: No known current plans, however, some of this property has recently changed ownership to Century Land Holdings; No current site activity; Platted as an unrestricted reserve in 2022 with access from Mueschke Road and FM 2920.	0	0	0	0	0	0	20	30	40	50	50	50	50	50	35	**140**	**235**	**375**	0	0.50
8A	Holly Springs	SF		112	88	0	0	24	0	1	1	1	0	0	1	0	0	1	**3**	**2**	**5**	19	0.26
8A	Palms at Rosehill Tract	MF	2023: Capitol Services has 51 acres near the NW corner of FM 2920 and Mueschke; No known plans however the ownership record is under the name Palms at Rosehill.	0	0	0	0	0	0	0	0	0	0	45	60	70	90	105	**0**	**370**	**370**	0	0.22
8B	Bauer Meadows	SF	March 2025: Streets are going in for future sections; 2023: Utilities are now being installed; Builder: KB Homes.	219	65	5	0	7	0	65	65	24	0	0	0	0	0	0	**154**	**0**	**154**	0	0.25
8B	Cypress Green	SF	March 2025: Development continues; All sections have now been platted; 2023: Builders: Lennar, D.R. Horton, Colina, Gehan, Adams, Lake Ridge & Castlerock Homes.	2,260	328	107	128	118	300	300	300	300	300	300	132	0	0	0	**1,500**	**432**	**1,932**	0	0.50

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies												
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
8B	Darvesh Tract (north)	MF	March 2025: A General Plan has been filed for this parcel outlining light industrial, multifamily, commercial, and flex development tracts. Approximately 12 acres has been denoted multi-family, al though more could become multi-family longer term. 2023: Approximately 100 acres north of Grand Parkway could develop into retail and/or multi-family over the long-term.	0	0	0	0	0	0	0	0	55	55	55	55	55	55	55	**110**	**275**	**385**	215	0.19
8B	Helfrich/Kreitz Tracts	SF	2023: The 120 acres along and south of FM 2920 could evolve as SF residential.	0	0	0	0	0	0	0	0	0	30	40	60	70	80	90	**30**	**340**	**370**	30	0.49
8B	Smith et al Tracts	SF	2023: Approximately 140 acres of undeveloped land could evolve as SF long-term along FM 2920.	0	0	0	0	0	0	0	0	0	0	5	15	15	20	20	**0**	**75**	**75**	0	0.39
8B	Sorella	SF	March 2025: Actively developing; Homes starting in high $200s; Builders: Beazer, Historymaker & M/I Homes; 2023: Clearing & leveling & adding in infrastructure; builders: M/I, Beazer & Newmark Homes	838	89	42	40	270	106	124	135	135	135	114	0	0	0	0	**635**	**114**	**749**	0	0.41
8B	Tealpointe Lake Estates	SF		51	8	1	5	37	1	1	2	3	4	4	3	3	3	2	**11**	**15**	**26**	17	0.27

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
8B	Tenessee Township	SF	March 2025: No current site activity; 2023: Arete Real Estate is planning this community on 100 acres along FM 2920; Currently demolishing the existing home & other structures; no development work currently.	491	0	0	0	0	0	11	42	64	71	78	78	71	62	14	**188**	**303**	**491**	0	0.50
8C	Bauer Hockley 550 Tract (east)	MF	2023: There are 110 acres of freeway frontage with access to future Bauer-Hockley and Mason; 1-2 MF properties are expected here long-term along with retail.	0	0	0	0	0	0	0	0	0	0	55	70	80	100	115	**0**	**420**	**420**	300	0.20
8C	Bauer Hockley 550 Tract (west)	MF	2023: 63 acres of freeway frontage between future Mason and Bauer Hockley Roads have retail and multi-family potential.	0	0	0	0	0	0	0	0	0	55	65	65	65	65	65	**55**	**325**	**380**	0	0.20
8C	Darvesh Tract (south)	SF	2023: Darvesh Investments has approximately 75 acres north of Grand Parkway that are likely to become additional single-family residential due to limited access to major roadways.	0	0	0	0	0	0	0	0	0	5	10	15	10	0	0	**5**	**35**	**40**	0	0.42
8C	Darvesh Tract Potential Future MF	MF	2023: Darvesh Investments has over 200 acres along and inside Grand Parkway; Long-term residential is likely here along with some commercial.	0	0	0	0	0	0	0	0	0	45	55	60	60	60	60	**45**	**295**	**340**	0	0.20
8C	Hamilton Estates	SF		46	42	0	0	4	0	1	0	0	0	1	0	0	0	0	**1**	**1**	**2**	2	0.71

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
8C	Redbud (east)	SF	March 2025: No current site activity; 2023: Taylor Morrison is planning SF homes south of future Bauer-Hockley Road; PASA expects 275-325 lots.	0	0	0	0	0	0	0	0	10	30	50	90	90	40	0	**40**	**270**	**310**	0	0.42
8C	Redbud (west)	SF	March 2025: Actively developing; 2023: Taylor Morrison is planning SF homes on either side of future Bauer-Hockley Road; the first 2 sections have been platted; PASA expects 550-600 lots.	610	20	46	47	30	55	75	90	90	85	90	90	15	0	0	**395**	**195**	**590**	0	0.42
8C	Rosewood	SF	March 2025: Active sitework; Homes to begin from Hopfe Road; 2023: Ersa Grae plans to develop 500+ acres on both sides of Grand Parkway; the 340 acres outside the Grand Parkway will likely have ~1,020 lots.	1,020	0	0	0	0	0	25	45	75	145	165	165	165	165	70	**290**	**730**	**1,020**	0	0.40
8C	Zahn Tract	SF	2023: Residential development is likely on the 114-acre tract on the southern border of the District.	0	0	0	0	0	0	0	0	0	20	30	45	70	85	100	**20**	**330**	**350**	35	0.49
9	Sana Investments and Phishap Tracts	MF	2023: Approximately 100 acres along and east of Bauer could evolve as multi-family; Also some of the future Cumberland Business Center could have multi-family.	0	0	0	0	0	0	0	75	75	75	75	75	75	75	0	**225**	**300**	**525**	0	0.20
10A	Windrow	SF	Builder: Centex Homes	1,013	949	27	35	2	64	0	0	0	0	0	0	0	0	0	**64**	**0**	**64**	0	0.39

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
10B	Isla at Cypress	MF	March 2025: D'Agostino Companies developing a 297-unit apartment complex including one- to three-bedroom units ranging from 700 to 1,400 square feet. with completion expected in early 2026.	297	0	0	0	0	20	150	127	0	0	0	0	0	0	0	**297**	**0**	**297**	0	0.15
10C	Dellrose	SF	March 2025: Nearly built out; 2023: 224 additional lots platted with ~17 acres (~55 lots) reserved for SF; Builders: Coventry, Lennar, Ashton Woods, Empire & Chesmar Homes; clearing other tracts for future sections.	1,631	1,267	29	56	66	320	44	0	0	0	0	0	0	0	0	**364**	**0**	**364**	0	0.31
10C	Grand Northwest Mixed Use	MF	March 2025: No current site activity; 2023: Multi-family residential is possible on commercial frontage totaling 250 acres; also there is potential MF development in Dellrose (dependent on WISD site selection)	0	0	0	0	0	0	0	0	50	65	70	90	100	105	105	**115**	**470**	**585**	0	0.20
10C	Veranda Dellbrook - BTR	SF	March 2025: Final units are leasing up. 2023: Empire Living is now developing this 1-4-bedroom SF rental community along Cumberland Ridge.	182	122	0	0	0	60	0	0	0	0	0	0	0	0	0	**60**	**0**	**60**	0	0.20

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
11A	Future SF	SF	March 2025: No current site activity; 2023: Finishes is planning 18 one-acre lots along and east of FM 362 north of the Owens Rd. intersection.	18	0	0	0	0	0	1	3	5	5	3	1	0	0	0	**14**	**4**	**18**	0	0.49
11A	Oakwood Estates	SF	March 2025: Development continues on northern portion of tract; Builders: Brightland, David Weekley, Ashton Woods & K.Hovnanian Homes; 2023: Ashton Gray is developing approximately 285 acres along Field Store Road; The first 175 acres were planned for 563 lots so with the addition of 110 acres, another ~250 lots could be added to the plan; Builders: Gehan, Ashton Woods, K.Hovnanian & David Weekley Homes	820	208	33	39	90	100	100	100	100	100	100	12	0	0	0	**500**	**112**	**612**	0	0.35
11B	Green Gardens	MF	March 2025: Construction is underway on 127 units including studios, one- and two-bedroom units. Leasing expected to begin in April. 2023: Finishes Commercial is planning build-to-rent townhomes (1-3 bedrooms) on 6 acres along Mayer Waller Road.	127	0	0	0	0	30	60	37	0	0	0	0	0	0	0	**127**	**0**	**127**	0	0.18
12B	Jetstream RV	RV		207	195	0	0	12	12	0	0	0	0	0	0	0	0	0	**12**	**0**	**12**	0	0.05

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
12C	Prairie View Village Estates	SF	March 2025: Platted for 91 lots in January 2022, however, no site activity yet and change in parcel ownership.	91	0	0	0	0	0	0	20	25	21	15	10	0	0	0	**66**	**25**	**91**	0	0.30
12C	Vicksburg Terrace	SF		23	6	0	0	17	0	0	1	0	1	0	0	1	0	0	**2**	**1**	**3**	14	0.50
12D	Potential Fountain Hill Expansion	MF	March 2025: No current activity; 2023: Atlas Group has 40 acres south of Jones Elementary that is zoned for multi-family; future apartments are expected here.	0	0	0	0	0	0	0	0	50	50	65	65	70	75	75	**100**	**350**	**450**	100	0.17
12E	Ferguson Heights	SF		50	24	0	0	26	1	0	1	0	0	1	0	0	1	0	**2**	**2**	**4**	22	0.63
12E	Future Expansion of 625 at Prairie View	MF	2023: Phase 2 with 390 units is now under construction; Phase 1 (120 units) is fully leased; Student housing.	390	0	0	0	0	0	140	140	110	0	0	0	0	0	0	**390**	**0**	**390**	0	0.00
12E	Prairie View Courts	SF		34	22	0	0	12	0	0	1	0	1	0	0	1	0	1	**2**	**2**	**4**	8	0.10
12E	Prairie View THs	SF	20 acres along FM 1098 were planned for townhomes at one point; no movement on the site recently	0	0	0	0	0	0	0	15	25	25	25	25	15	0	0	**65**	**65**	**130**	0	0.09
12F	Prairie Gables	SF		77	47	0	0	30	0	0	1	0	0	1	0	0	1	0	**1**	**2**	**3**	27	0.14
12G	Beacon Hill	SF	March 2025: Actively developing; Builders: Lake Ridge & Briarwood Builders.	913	158	36	18	127	60	65	70	80	85	85	85	85	85	55	**360**	**395**	**755**	0	0.45
12G	Beacon Hill MF	MF	March 2025: No current site activity; 2023: Wolff is marketing the property east of Beacon Hill Blvd. with a 26-acre tract reserved for a potential multi-family site.	0	0	0	0	0	0	0	0	0	0	45	60	75	85	90	**0**	**355**	**355**	200	0.18

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
12G	Indus Tract	MF	2023: Retail and multi-family residential is likely on the nearly 100-acre Indus tract.	0	0	0	0	0	0	0	0	45	60	70	85	95	100	100	**105**	**450**	**555**	50	0.18
12G	Indus Tract	SF	2023: Indus, an apartment management company, has acquired nearly 200 acres near the NW corner of FM 362 and US 290; SF residential is likely on over 100 acres.	0	0	0	0	0	0	20	30	45	50	45	60	60	60	60	**145**	**285**	**430**	0	0.42
13C	Beverly Hills	SF		133	68	0	0	70	2	3	4	4	4	3	3	2	3	2	**17**	**13**	**30**	35	0.79
13C	Cochran Estates	SF		10	60	0	0	4	0	0	0	1	0	0	0	1	0	0	**1**	**1**	**2**	2	0.44
13C	Fastboy Inestments Tract	SF	March 2025: No current site activity; 2023: Fastboy Investments has purchased 552 acres along FM 359 for a future development; no known timeline at this time.	0	0	0	0	0	0	0	0	0	15	18	24	26	28	30	**15**	**126**	**141**	0	0.41
13C	Pineridge	SF		41	36	0	0	5	0	0	1	0	0	0	1	0	0	1	**1**	**2**	**3**	2	0.33
13C	Prairie Acres	SF		105	72	0	0	33	0	0	1	1	0	0	1	0	1	0	**2**	**2**	**4**	29	0.87
13C	Ranches of Clear Creek	SF		9	7	0	0	2	0	0	0	1	0	0	0	0	0	1	**1**	**1**	**2**	0	0.20
13C	Villa Capri	SF		225	74	0	0	151	2	4	8	7	6	7	5	8	5	6	**27**	**31**	**58**	93	0.70
14A	Dove Meadows	SF		48	33	0	4	11	0	0	0	1	0	0	0	1	0	0	**1**	**1**	**2**	13	0.33
14A	Pineridge	SF		117	87	0	0	30	4	2	3	3	3	2	1	2	1	0	**15**	**6**	**21**	9	0.45
14A	Prairie View Estates	SF		215	94	0	1	120	1	2	3	4	4	4	3	3	3	2	**14**	**15**	**29**	92	0.64
14B	Waller Acres	SF		28	11	0	0	17	0	0	1	1	0	0	1	0	1	0	**2**	**2**	**4**	13	0.10
14C	Creek Ridge Farms	SF		26	25	0	0	1	0	0	1	0	0	0	0	0	0	0	**1**	**0**	**1**	0	0.20
14C	Meadow Glen	SF		13	9	0	0	4	0	0	0	1	0	0	1	0	0	1	**1**	**2**	**3**	1	0.11
14C	Trails at Cochran Ranch	SF	March 2025: Actively developing; LGI and Lennar Homes; Starting at $200k to $300k; 2023: Clearing & leveling; builder: D.R. Horton Homes; developer = Fastboy Investments	468	0	8	56	108	64	65	65	65	65	65	65	14	0	0	**324**	**144**	**468**	0	0.43

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies														
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
14D	Arborwood Estates	SF	March 2025: Homes by Faircroft plans 38 residential one-acre+ lots; Sitework is underway.	38	0	0	0	0	1	2	3	3	3	5	5	5	6	5	**12**	**26**	**38**	0	0.50
14D	Marigold	SF	March 2025: KB Homes plans 416 50-foot single-family lots west of Mathis Road; General Plan approved July 2024; No current activity.	416	0	0	0	0	0	30	60	60	60	60	60	60	26	0	**210**	**206**	**416**	0	0.50
14D	Penick Farms (north)	SF		10	7	0	0	3	0	0	1	1	1	0	1	0	1	0	**3**	**2**	**5**	0	0.43
14D	Penick Farms (south)	SF		17	13	0	1	3	0	0	1	1	1	0	1	0	1	0	**3**	**2**	**5**	0	0.62
14D	Speck et al Tracts	SF		0	0	0	0	0	0	0	0	0	40	40	40	40	40	40	**40**	**200**	**240**	0	0.50
14D	Stokes et al Tracts	SF		0	0	0	0	0	0	0	0	0	40	40	40	40	40	40	**40**	**200**	**240**	0	0.50
14E	Equestrian Oaks Estates	SF		7	5	0	0	2	0	1	0	0	0	0	0	0	0	0	**1**	**0**	**1**	1	0.20
14E	Lakeview	SF	2023: Rooted Development has started Phase 1 of this estate lot community along and east of FM 362 with four builders; 1,160 acres are within WISD; the first 107 lots are 1- & 2-acres in size; Rooted may choose to make future lots slightly smaller; approximately 1,000 lots are expected in WISD; the Pfeffer family has over 2,000 additional acres in HISD and RISD that are likely to become part of the development	1,000	79	7	22	20	39	44	44	44	46	48	52	54	56	56	**217**	**266**	**483**	438	0.31
14E	Maple Meadows	SF	March 2025: Maple Development plans approximately 900 single-family homes just east of FM 362 along Hoover Road.	900	0	0	0	0	0	0	30	40	50	50	50	50	50	50	**120**	**250**	**370**	530	0.35
14E	Penick Farms	SF		16	11	0	0	5	0	0	1	0	0	0	1	0	0	0	**1**	**1**	**2**	3	0.27
14E	Sky Lakes	SF		463	244	0	2	217	2	2	2	3	4	4	3	3	2	2	**13**	**14**	**27**	192	0.22
14G	Cedar Creek Ranch	SF		81	37	0	1	43	0	0	1	1	1	0	1	0	1	0	**3**	**2**	**5**	39	0.51

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
15A	Elena's Investments Tract	SF	March 2025: No known current plans or activity; Included in MUD 7 (Williams Landing); Likely future single-family development.	0	0	0	0	0	0	0	0	0	20	45	60	33	0	0	**20**	**138**	**158**	0	0.42
15A	Mustang Meadows	SF	March 2025: More than 200 single-family homes planned east of Mathis Road; Builder: Historymaker Homes.	207	0	0	0	0	10	30	40	40	40	40	7	0	0	0	**160**	**47**	**207**	0	0.41
15A	Paloma	SF	March 2025: Century Communities is actively developing Paloma with 40 and 50-foot single-family lots with homes starting in $200s; 2023: Rooted Development is working with Century Communities to develop 165 acres along and north of Betka bisected by Little Mound Creek	308	29	23	12	162	0	45	50	65	80	39	0	0	0	0	**240**	**39**	**279**	0	0.30
15A	Parc Place	SF		57	42	0	0	15	0	0	1	0	1	0	0	1	0	1	**2**	**2**	**4**	11	1.00
15A	Roy et al Tracts	SF		0	0	0	0	0	0	0	0	0	0	0	15	25	55	70	**0**	**165**	**165**	0	0.30
15A	Sanford Farms	SF	March 2025: Site work is underway for Sanford Farms; Meritage Homes estimated 900 single-family homes.	900	0	0	0	0	0	30	40	50	50	70	100	150	20	0	**170**	**340**	**510**	390	0.30
15A	Williams Landing	SF	March 2025: Starlight Homes plans 191 single-family homes; Construction underway; 3-4 bedroom homes advertised ranging from $240-300k; 2023: Clearing and leveling tract.	191	0	1	20	170	35	40	62	35	19	0	0	0	0	0	**191**	**0**	**191**	0	0.42

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
15B	15B - Potential Future SF	SF		0	0	0	0	0	0	0	0	0	0	0	5	15	30	40	**0**	**90**	**90**	0	0.30
15B	Grand Prairie (north)	SF	March 2025: No current site activity; Ember (previously Concourse) is actively developing Grand Prairie; 4,400 single-family homes are expected in Grand Prairie, with an additional 1,600 in The Highlands; Potential for some BTR and multifamily long-term; Development of this section projected to begin along Warren Ranch Road in late 2025; 2023: Concourse has recently purchased 277 acres south of Betka; some of this land is likely to evolve into residential.		834	0	0	0	0	0	20	40	60	60	60	60	60	60	60	60	**180**	**300**	**480**	354	0.30
15B	Grand Prairie Highlands	SF	March 2025: Actively developing; All sections have been platted; 1,600 single-family homes are expected in The Highlands; Potential for some BTR and multifamily long-term; 2023: Friendswood Development (Lennar) is planning 40-50-ft. lots on 426 acres with ~60-80 acres used for detention and institutional purposes.		1,516	347	37	111	437	200	200	200	200	200	169	0	0	0	0	**1,000**	**169**	**1,169**	0	0.30
15B	Hockley Meadows	SF			500	0	0	0	0	20	30	50	75	75	75	75	75	75	25	0	**250**	**250**	**500**	0	0.30
15C	Golden Shamrock/Gold Star Realty Tract (south)	SF	March 2025: No current site activity; 2023: Over 1,100 acres exists along both sides of Katy-Hockley Road for future single-family residential; in 2022 a general plan for the major street grid was submitted to the City.		0	0	0	0	0	0	0	0	0	40	65	80	100	150	150	**40**	**545**	**585**	915	0.30

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
15C	Jubilee	SF	March 2025: JDC actively developing northern sections of Jubilee; 2023: Clearing, leveling, & carving in streets; Johnson Development broke ground on this 1,622-acre master planned community at Badtke Road and US 290.	4,200	98	51	72	274	140	155	180	220	330	345	450	450	500	550	**1,025**	**2,295**	**3,320**	782	0.30
15C	Jubilee MF	MF	March 2025: No current site activity; 2023: Approximately 20 acres has been reserved for multi-family along Betka Road.	0	0	0	0	0	0	0	0	75	75	75	75	75	25	0	**150**	**250**	**400**	0	0.18
15F	Grand Prairie (south)	SF	March 2025: Ember (previously Concourse) is actively developing Grand Prairie; Builders: Sitterle, David Weekley, Village Builders, Perry & Westin Homes; 4,400 single-family homes are expected in Grand Prairie, with an additional 1,600 in The Highlands; Potential for some BTR and multifamily long-term; 2023: Concourse Development is now clearing, leveling & carving in streets along Warren Ranch Road; the developer has 1,064 acres west of Warren Ranch Road; approximately 3,000 lots are expected.	3,635	239	59	41	244	150	150	175	175	200	200	275	300	350	400	**850**	**1,525**	**2,375**	1,021	0.30

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
16A	Golden Shamrock/Gold Star Realty Tract (north)	SF	March 2025: No current site activity; 2023: Over 1,100 acres exists along both sides of Katy-Hockley Road for future single-family residential; in 2022 a general plan for the major street grid was submitted to the City.	0	0	0	0	0	0	0	15	40	65	90	65	160	160	160	**120**	**635**	**755**	745	0.40
16A	Lee Duo LLC et al tracts (east)	SF		0	0	0	0	0	0	0	0	0	10	20	35	50	75	100	**10**	**280**	**290**	0	0.50
16A	Richfield Ranch Tract	SF	2023: Approximately 400-500 acres could be developed as SF residential between TX-99 and future Peek Road.	0	0	0	0	0	0	0	0	0	25	55	90	125	175	200	**25**	**645**	**670**	530	0.60
16A	Richfield Ranch Tract	MF	2023: More than 250 acres could be used for commercial/dense residential in the future Mound Road corridor near the TX-99/US 290 interchange.	0	0	0	0	0	0	0	0	0	0	0	0	75	115	175	**0**	**365**	**365**	0	0.20
16A	Stone Creek Ranch	SF	March 2025: Nearly built out; Builder: McKinley Homes; 2023: Builders: D.R. Horton, Liberty & Lennar Homes.	1,120	1,090	10	3	17	30	0	0	0	0	0	0	0	0	0	**30**	**0**	**30**	0	0.49
16B	Bridgeland Central MF	MF	2023: Approximately 25 acres are reserved for multi-family along N. Bridgeland Lake Pkwy.	0	0	0	0	0	0	0	0	70	125	125	125	125	65	0	**195**	**440**	**635**	0	0.18
16B	Future THs	SF	Townhomes are planned along and east of Peek Road.	253	0	0	0	0	0	40	50	75	75	5	0	8	0	0	**240**	**13**	**253**	0	0.18

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development				Lot/Unit Status					Projected Housing Occupancies													
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
16B	Prairieland Village (east)	SF	Builders: David Weekley, TriPointe, Highland, Village Builders, Westin, Ravenna, Perry, Chesmar & Taylor Morrison Homes; new phases are now in development west of the pipeline	1,012	646	66	49	262	150	216	0	0	0	0	0	0	0	0	**366**	**0**	**366**	0	0.29
16B	Prairieland Village (west)	SF	Builders: David Weekley, TriPointe, Highland, Village Builders, Westin, Ravenna, Perry, Chesmar & Taylor Morrison Homes; new phases are now in development west of the pipeline	2,187	129	89	117	691	250	270	350	400	400	388	0	0	0	0	**1,670**	**388**	**2,058**	0	0.31
16B	Prairieland Village (west) MF	MF	2023: Approximately 25 acres are reserved for multi-family along Katy-Hockley Road.	0	0	0	0	0	0	0	0	75	75	90	90	90	88	0	**150**	**358**	**508**	0	0.17
16C	Bridgeland Creekland Village MF	MF	2025: No current activity; 2023: Howard Hughes has planned for 11.7 ac. of multi-family along and north of Jack Rd.	293	0	0	0	0	0	0	50	50	80	83	30	0	0	0	**180**	**113**	**293**	0	0.15
16C	Creekland Village (east)	SF	Clearing & leveling other tracts not platted yet; builders: Coventry, Perry, Century Communities, Gehan, Westin & Beazer Homes	766	275	53	57	351	120	150	200	21	0	0	0	0	0	0	**491**	**0**	**491**	0	0.29
16C	Creekland Village (west)	SF	West of Peek Road, infrastructure development is planned to begin in 2025	2,350	0	0	0	0	0	0	100	200	250	300	500	500	500	0	**550**	**1,800**	**2,350**	0	0.31
16C	Creekland Village THs	SF	Clearing & leveling & carving in streets	75	16	28	8	20	40	19	0	0	0	0	0	0	0	0	**59**	**0**	**59**	0	0.18
16C	Future THs	SF		135	0	0	0	0	0	27	43	50	15	0	0	0	0	0	**135**	**0**	**135**	0	0.18
16D	Lee Duo LLC et al tracts (west)	SF		0	0	0	0	0	0	0	0	0	5	5	5	10	10	15	**5**	**45**	**50**	0	0.50

Projected Housing Occupancies

Waller ISD, February 2025–October 2034

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Development			Lot/Unit Status					Projected Housing Occupancies													
PU	Name	Land Use Notes	Total Units	Occ.	Av.	UC	VDL	Feb 2025–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Feb 2025–Oct 2029	Oct 2029–Oct 2034	Feb 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
16D	Rocky Creek Estates	SF	88	52	0	3	33	3	4	3	5	5	5	3	3	3	2	**20**	**16**	**36**	0	0.35

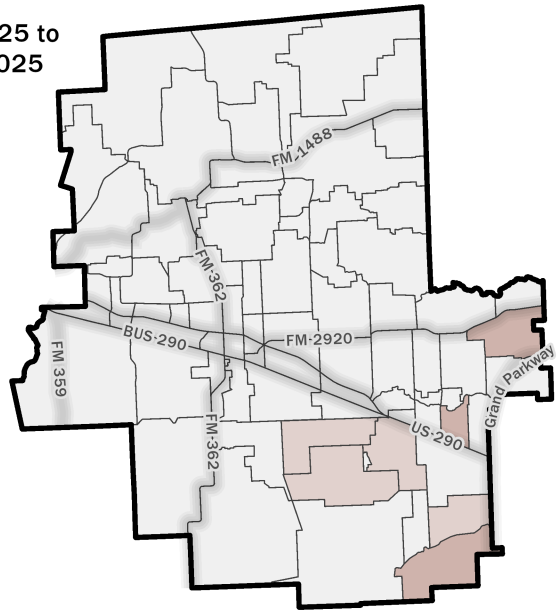
Projected New Housing Occupancies - Single-Family

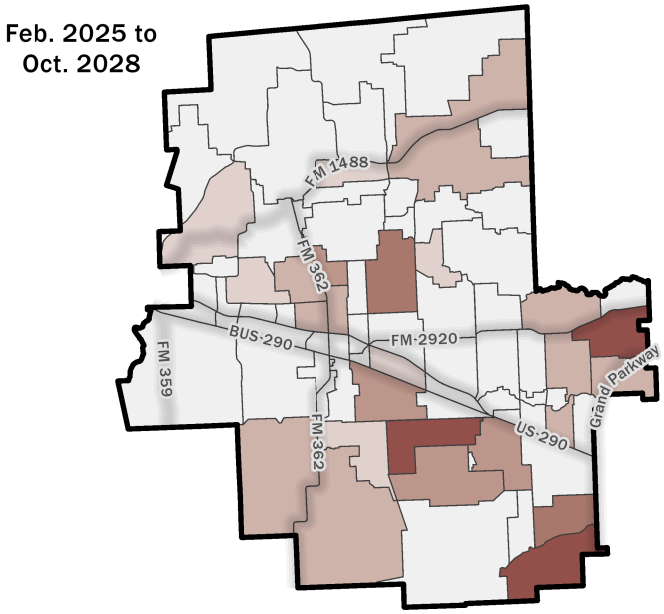
February 2025 to October 2034

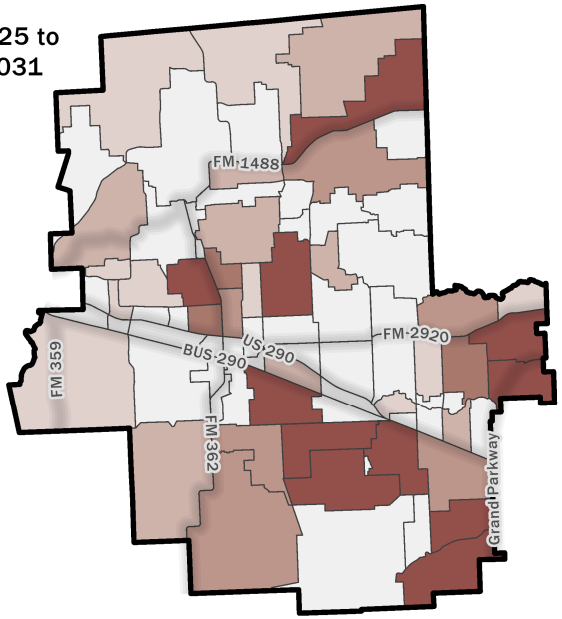
Waller ISD

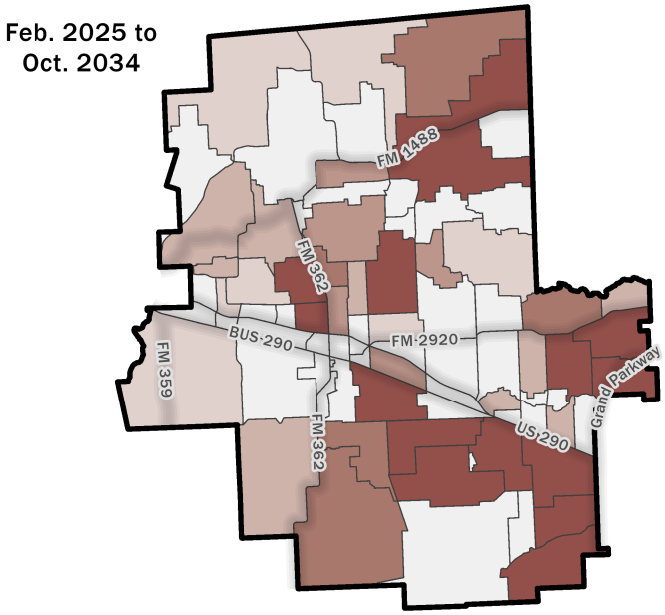
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PASA









Map Layers

District Boundary

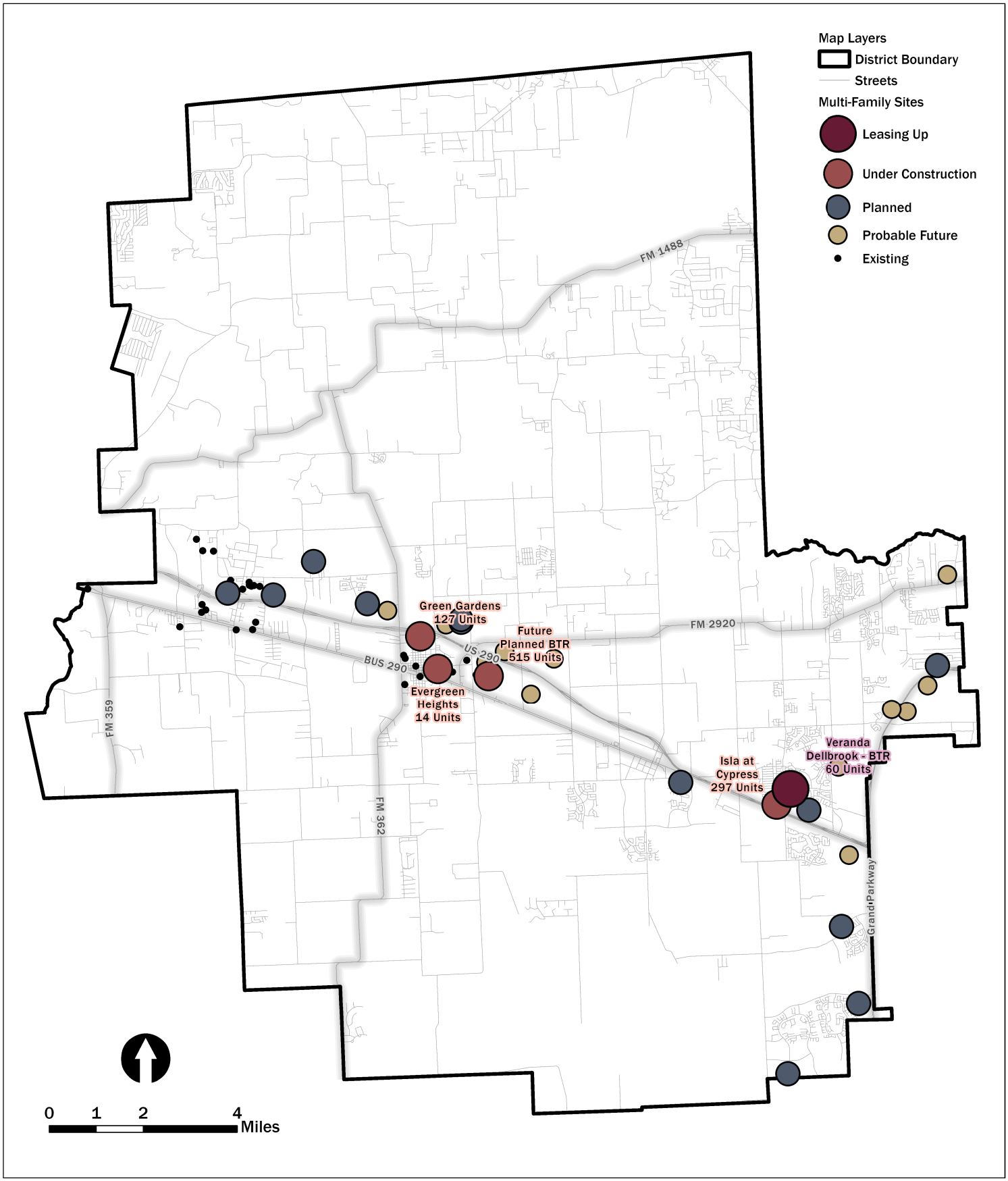
Planning Units

- 0 - 100
- 101 - 250
- 251 - 500
- 501 - 750
- 751 - 1,000
- > 1,000

Projected New Housing Occupancies - Multi-Family

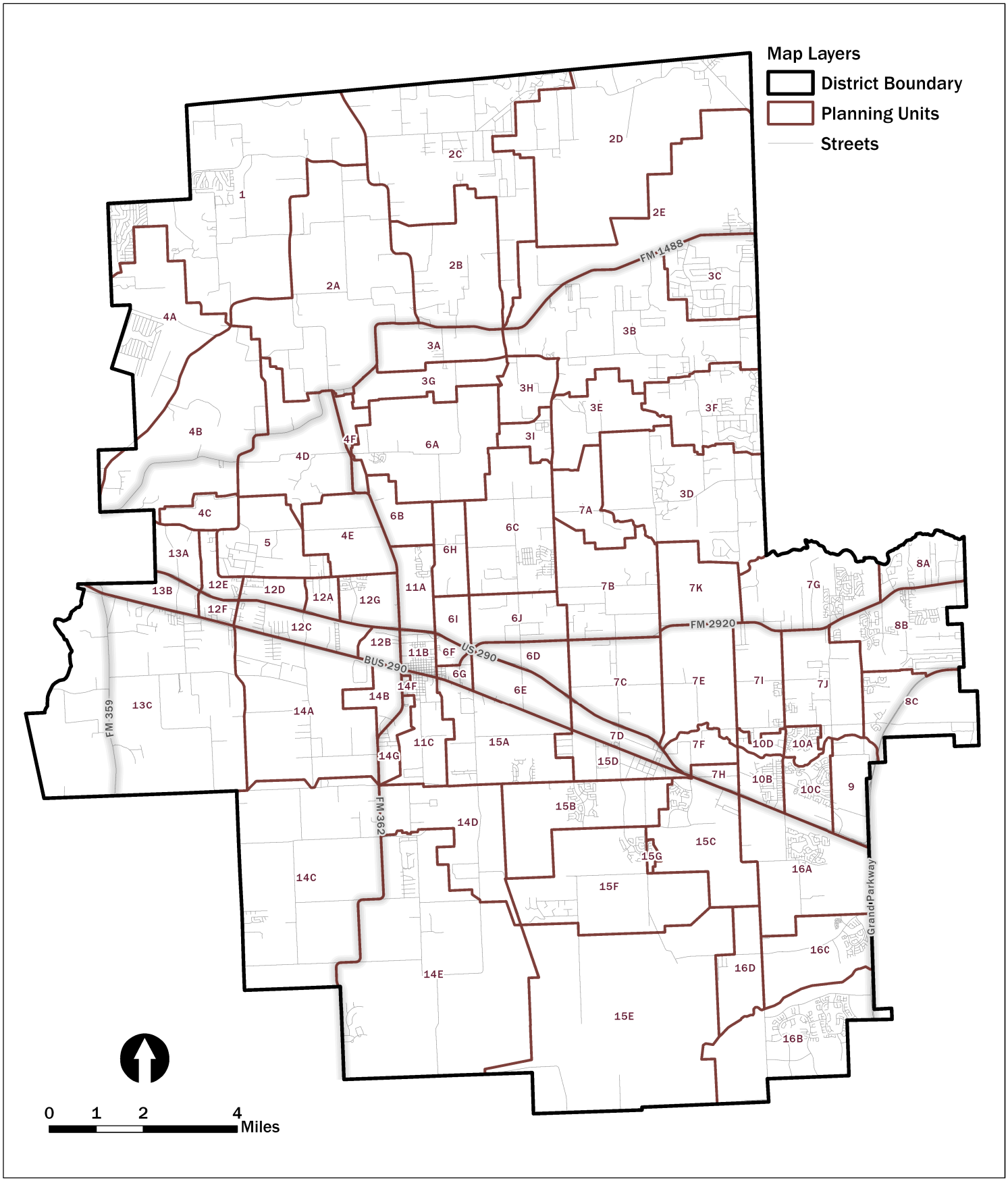
February 2025 to October 2034

Waller ISD



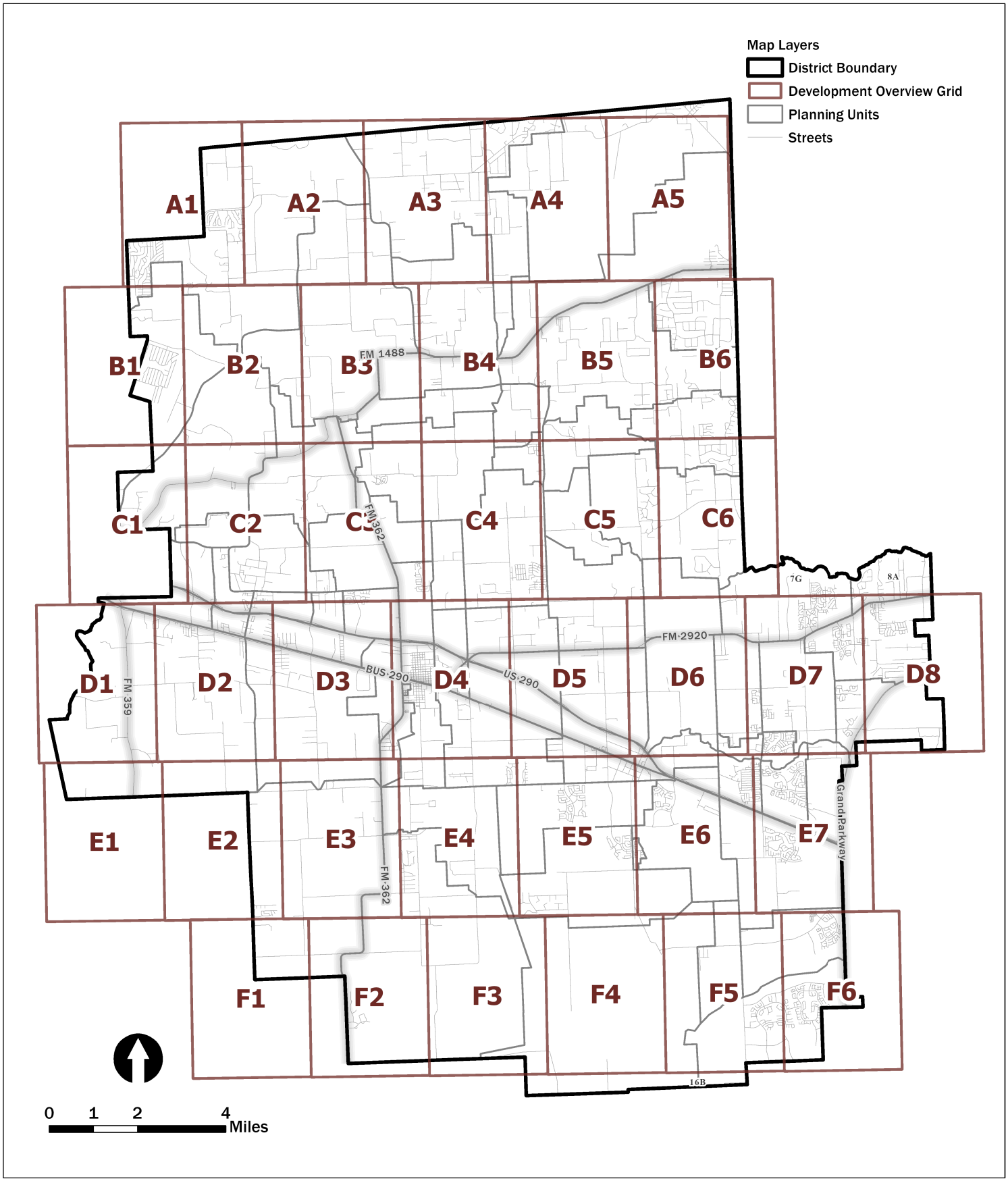
Planning Units

Waller ISD



Development Overview Grid

Waller ISD



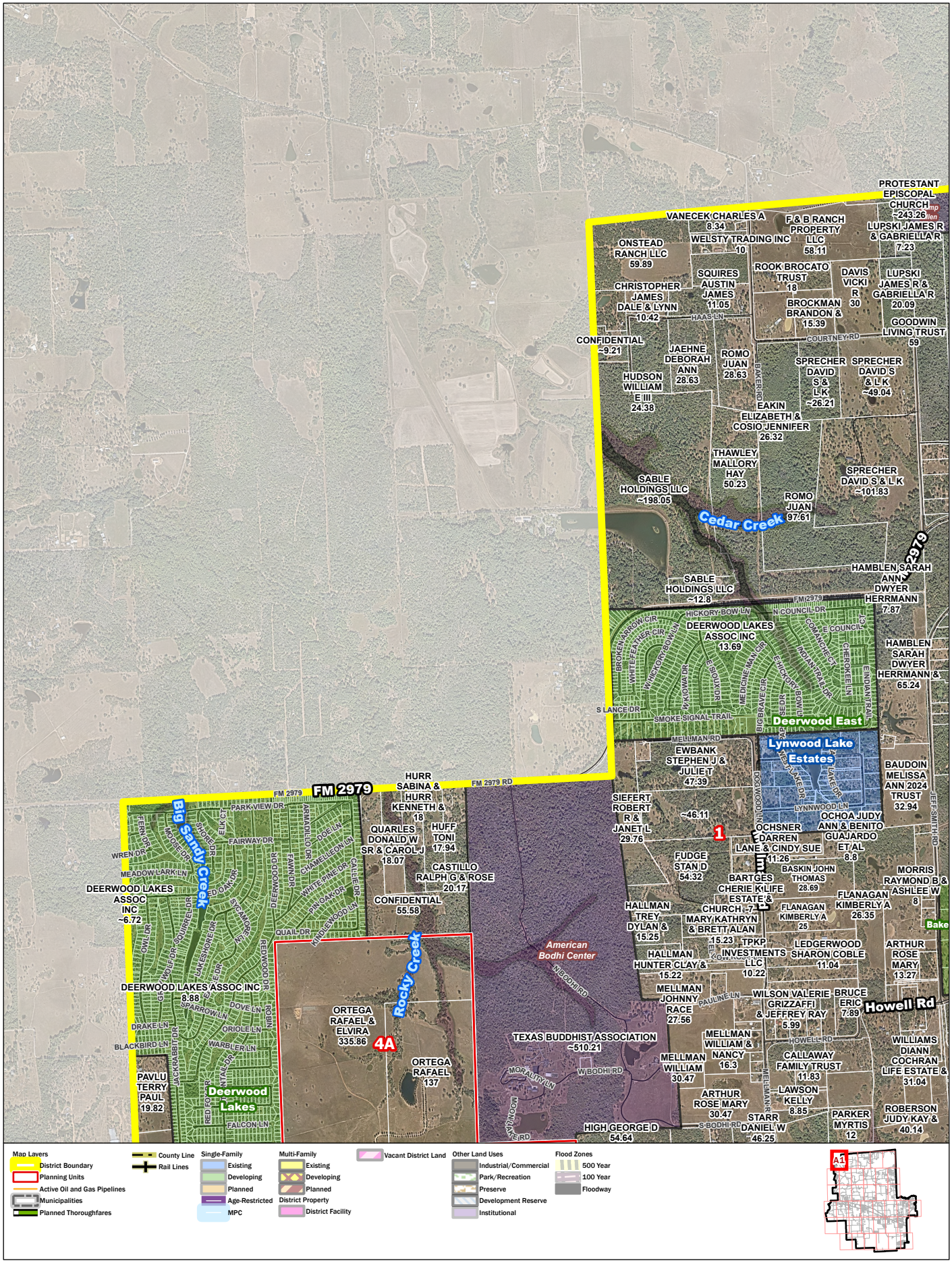
Residential Development Overview

Map Grid: A1

0 0.13 0.25 0.5 Miles

N

PASA



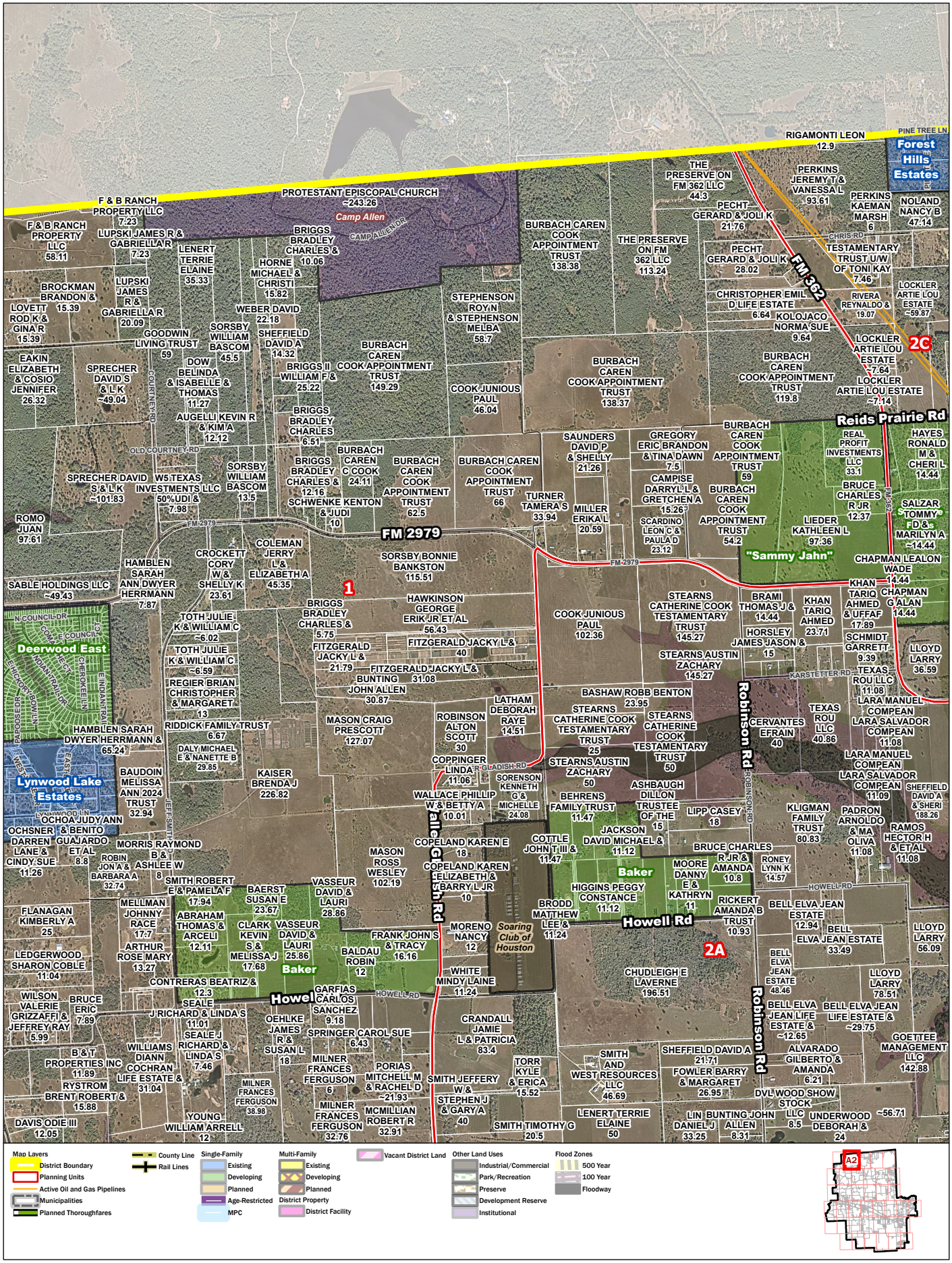
Residential Development Overview

Map Grid: A2

0 0.13 0.25 0.5 Miles

N

PASA



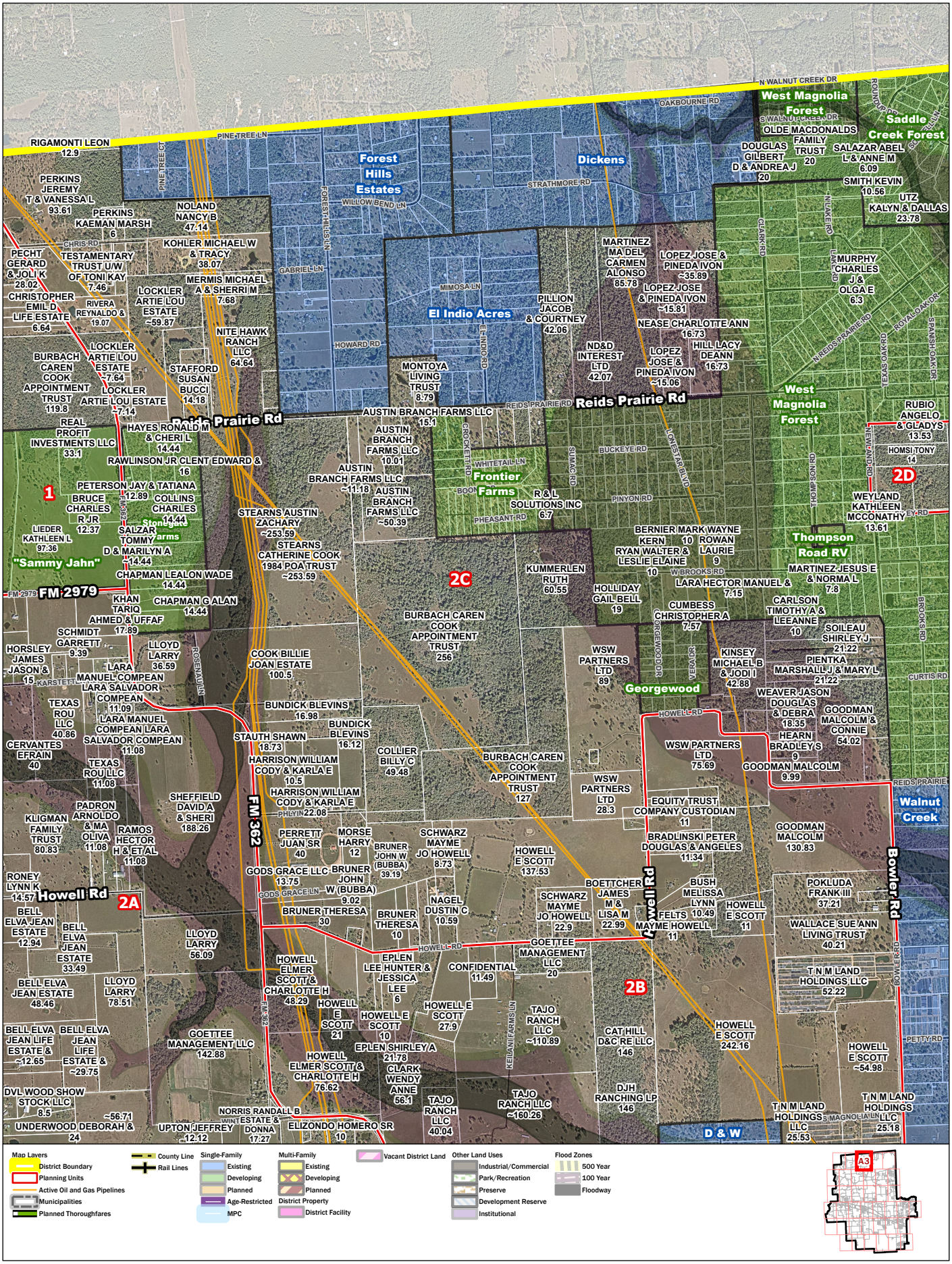
Residential Development Overview

Map Grid: A3

0 0.13 0.25 0.5 Miles

N

PASA



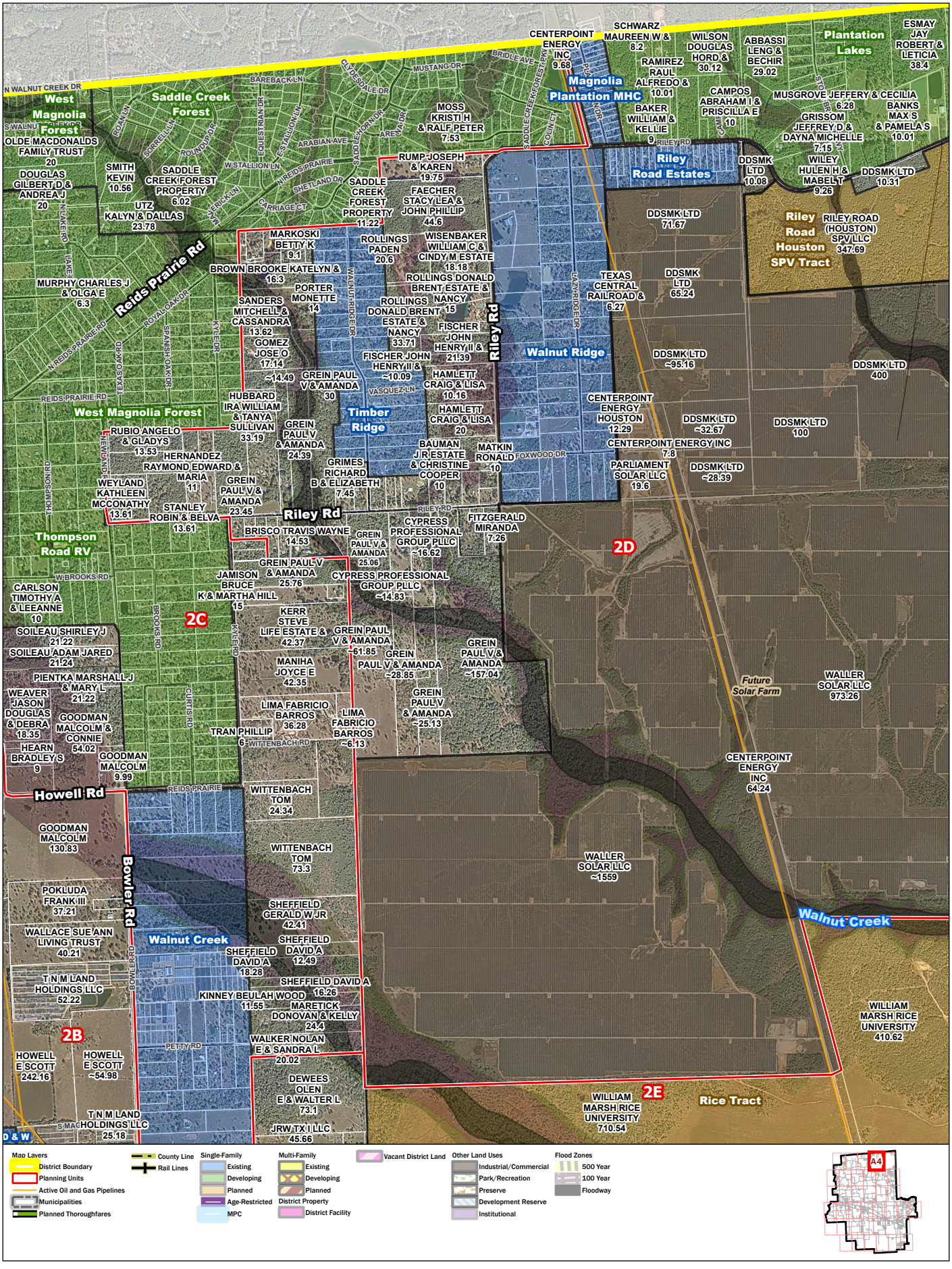
Residential Development Overview

Map Grid: A4

0 0.13 0.25 0.5 Miles

N

PASA



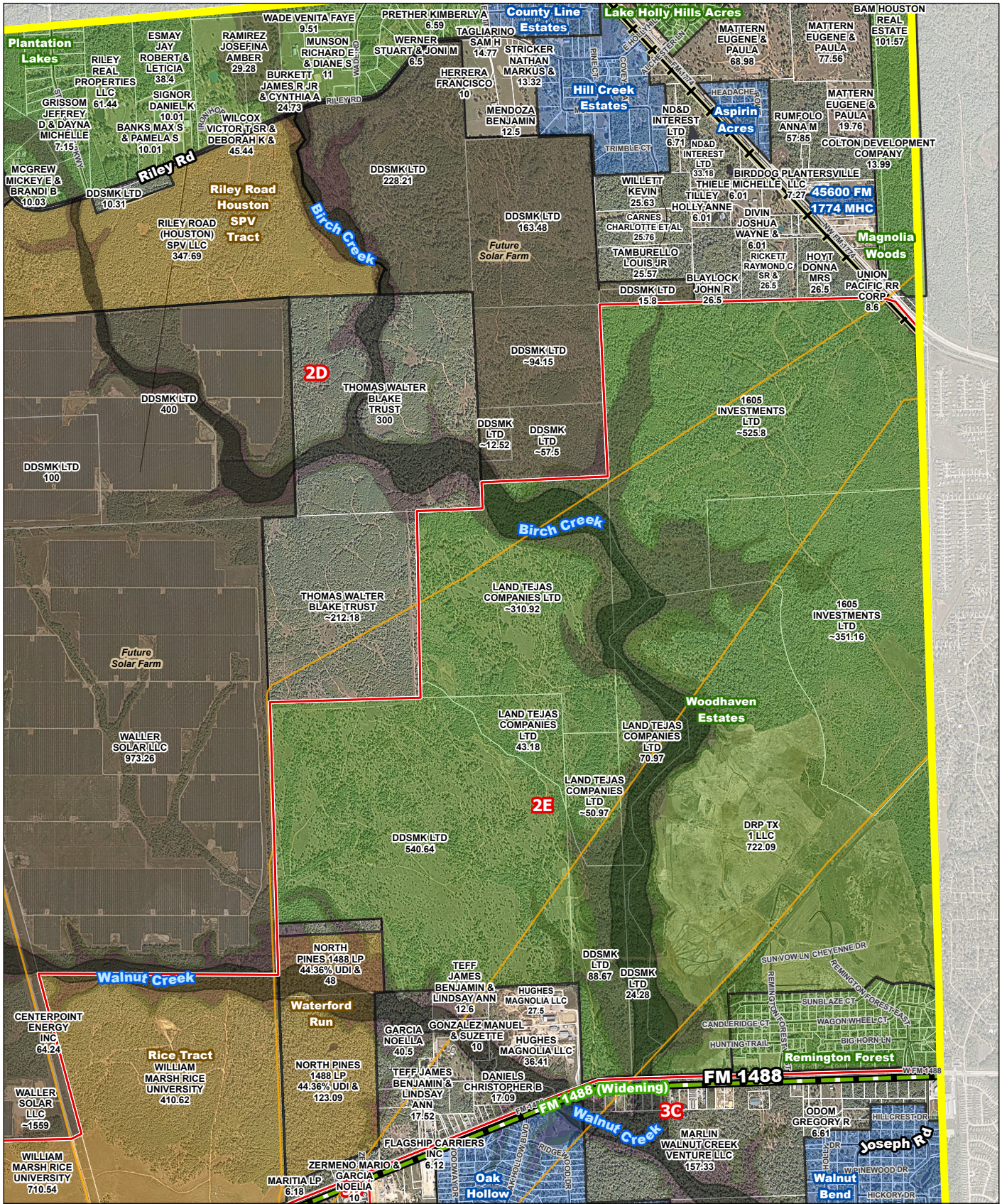
Residential Development Overview

Map Grid: A5

0 0.13 0.25 0.5 Miles

N

PASA



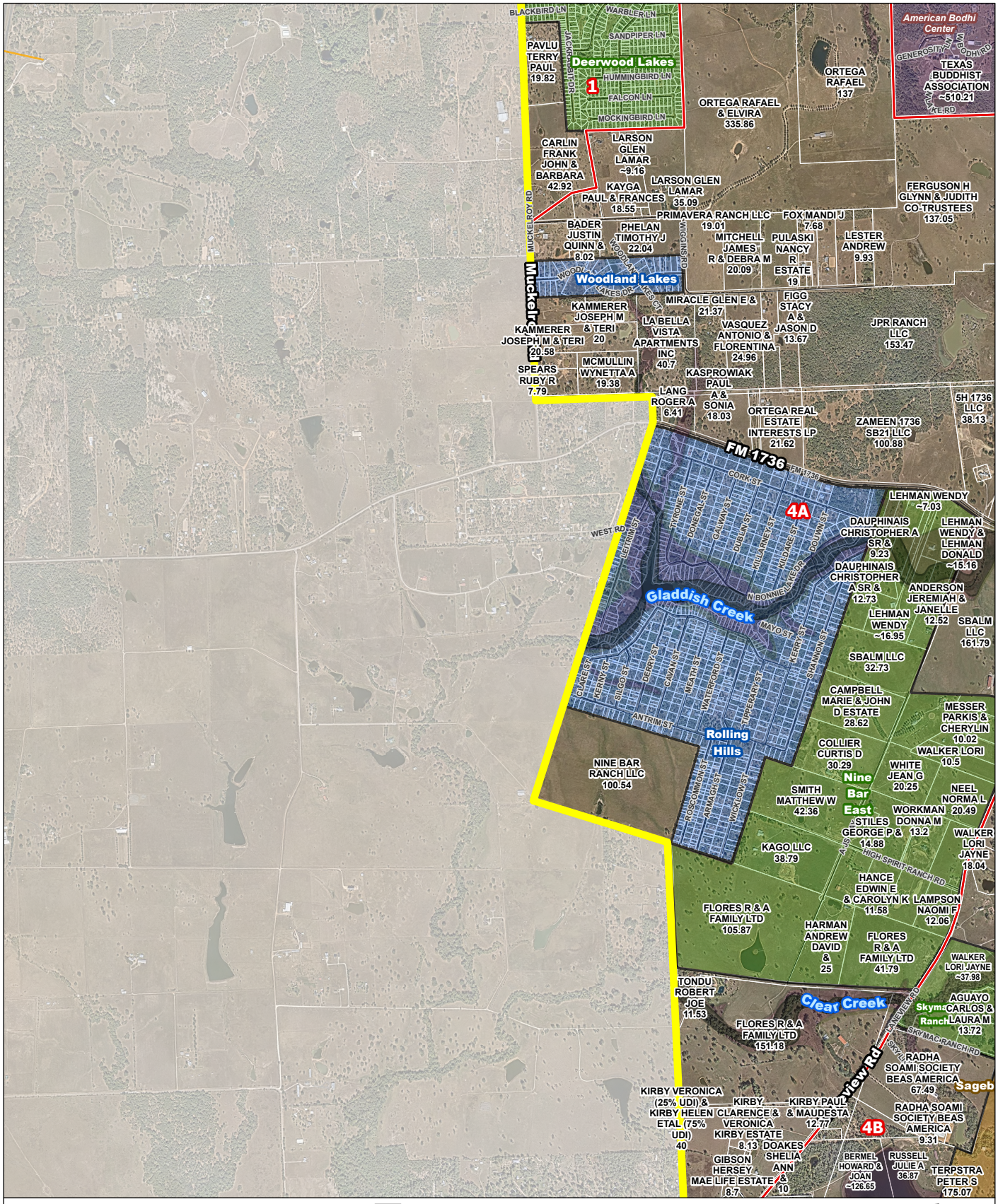
Residential Development Overview

Map Grid: B1

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

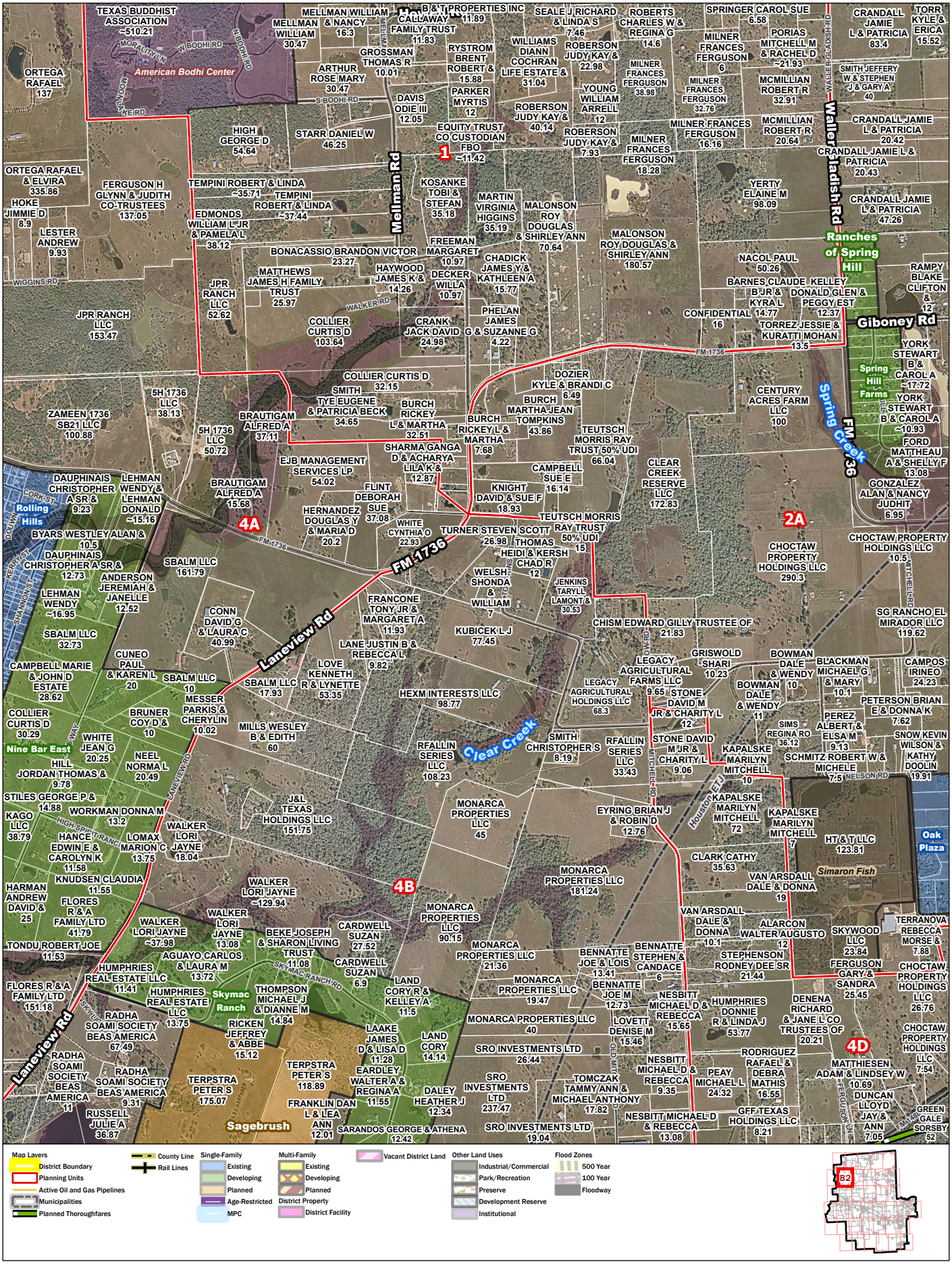
Residential Development Overview

Map Grid: B2

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

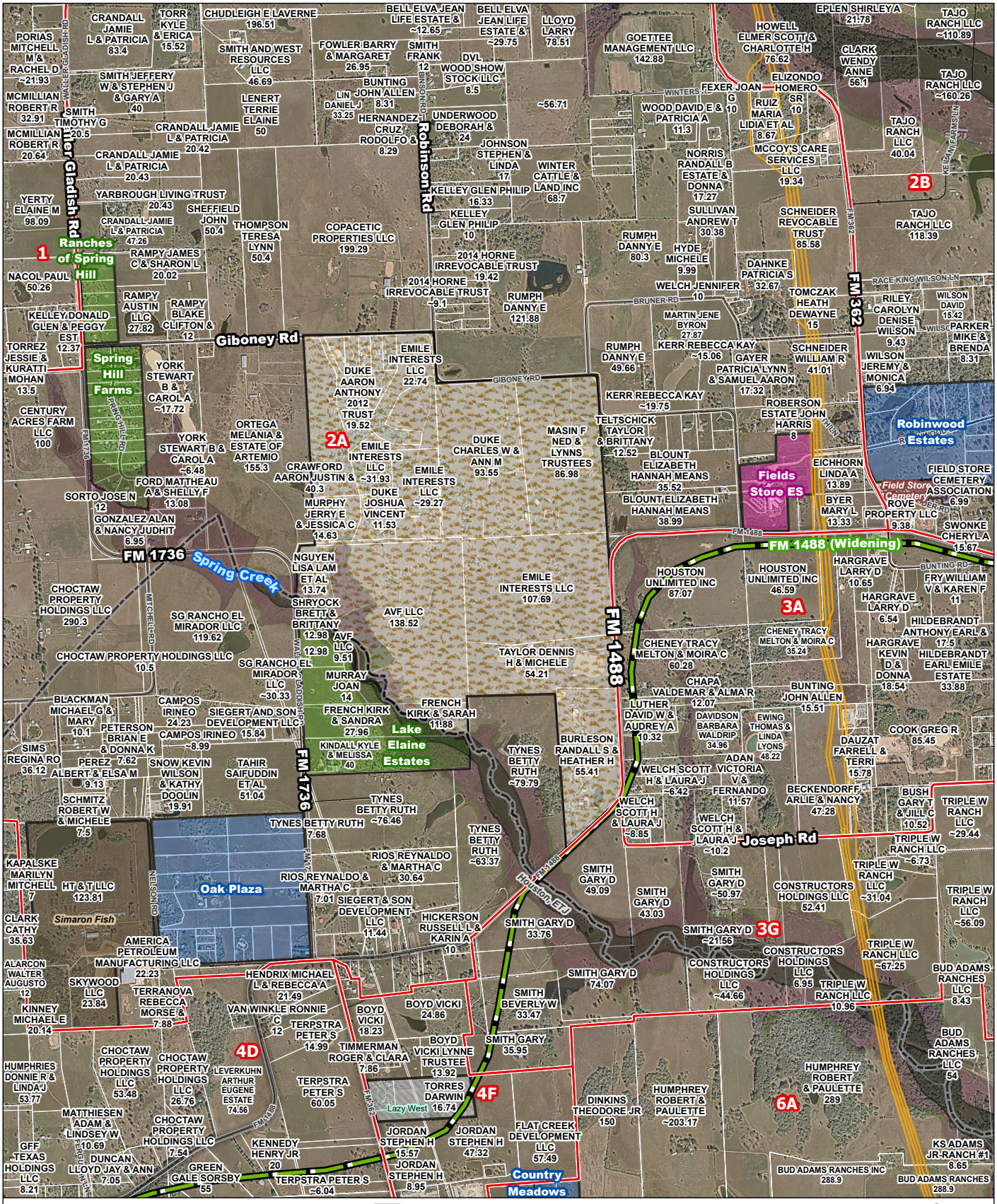
Residential Development Overview

Map Grid: B3

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers: District Boundary; Planning Units; Active Oil and Gas Pipelines; Municipalities; Planned Thoroughfares; County Line; Rail Lines

Single-Family: Existing; Developing; Planned; Age-Restricted; MPC

Multi-Family: Existing; Developing; Planned; District Property; District Facility

Vacant District Land

Other Land Uses: Industrial/Commercial; Park/Recreation; Preserve; Development Reserve; Institutional

Flood Zones: 500 Year; 100 Year; Floodway

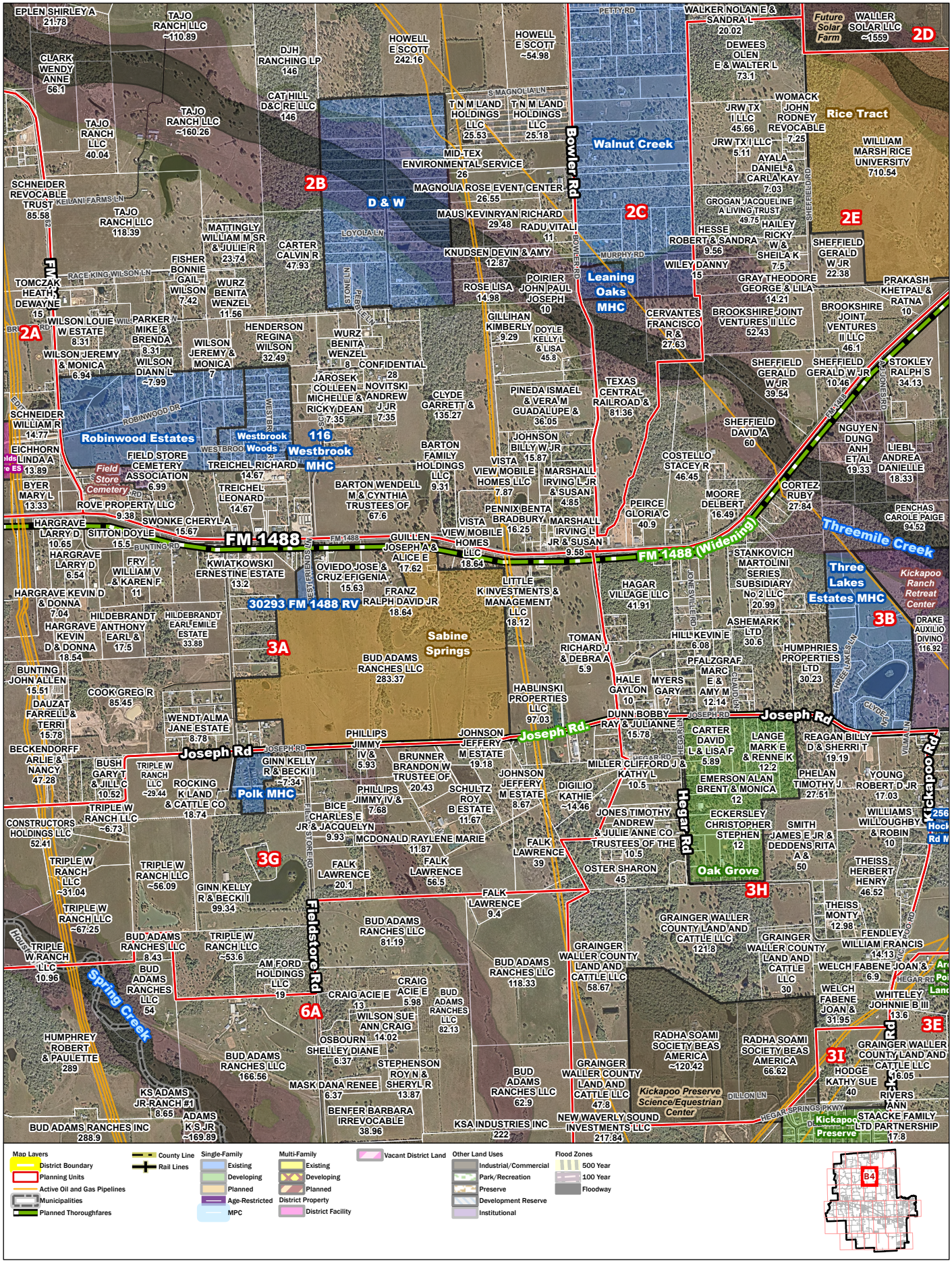
Residential Development Overview

Map Grid: B4

0 0.13 0.25 0.5 Miles

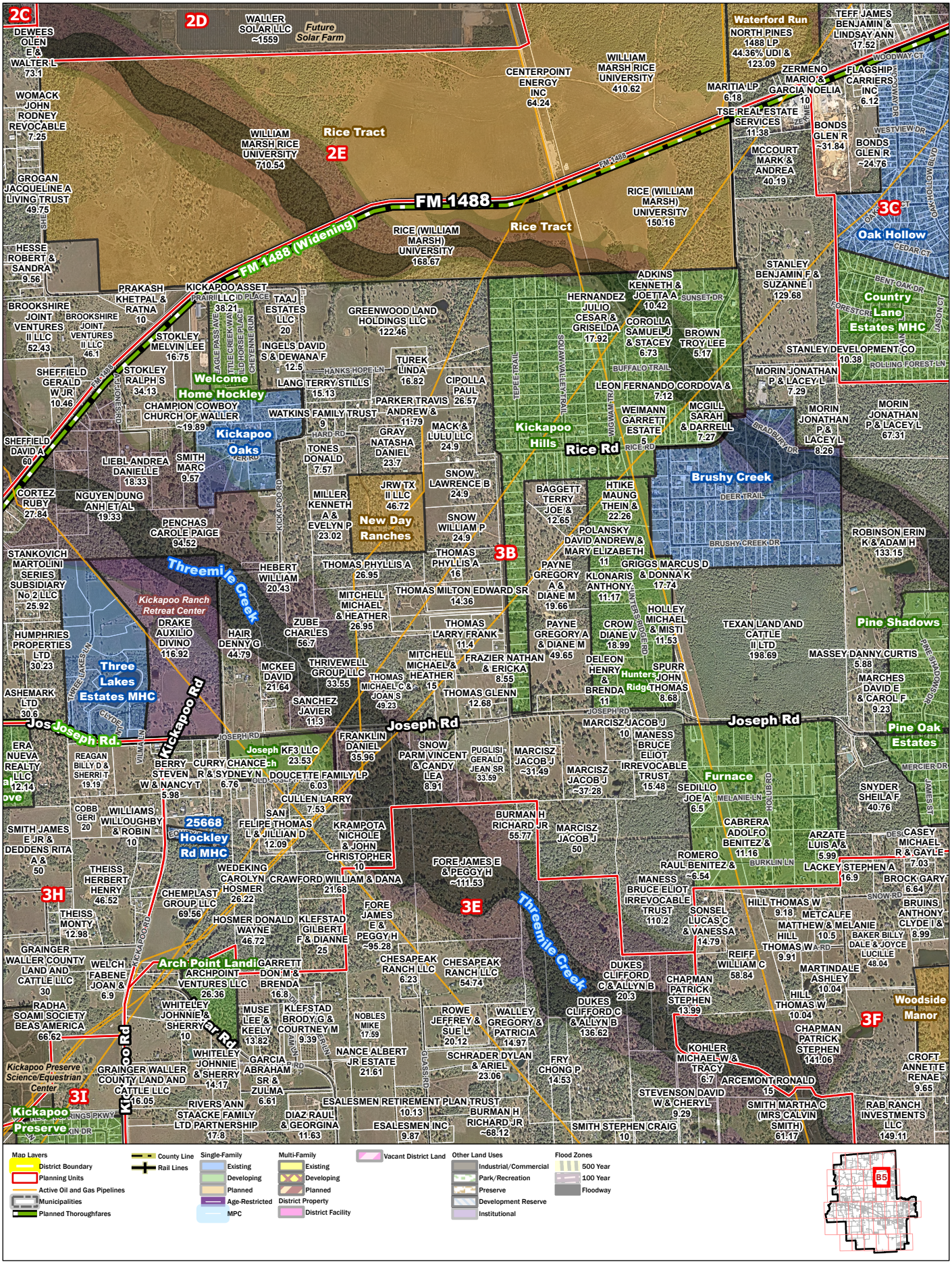
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PASA



Residential Development Overview

Map Grid: B5



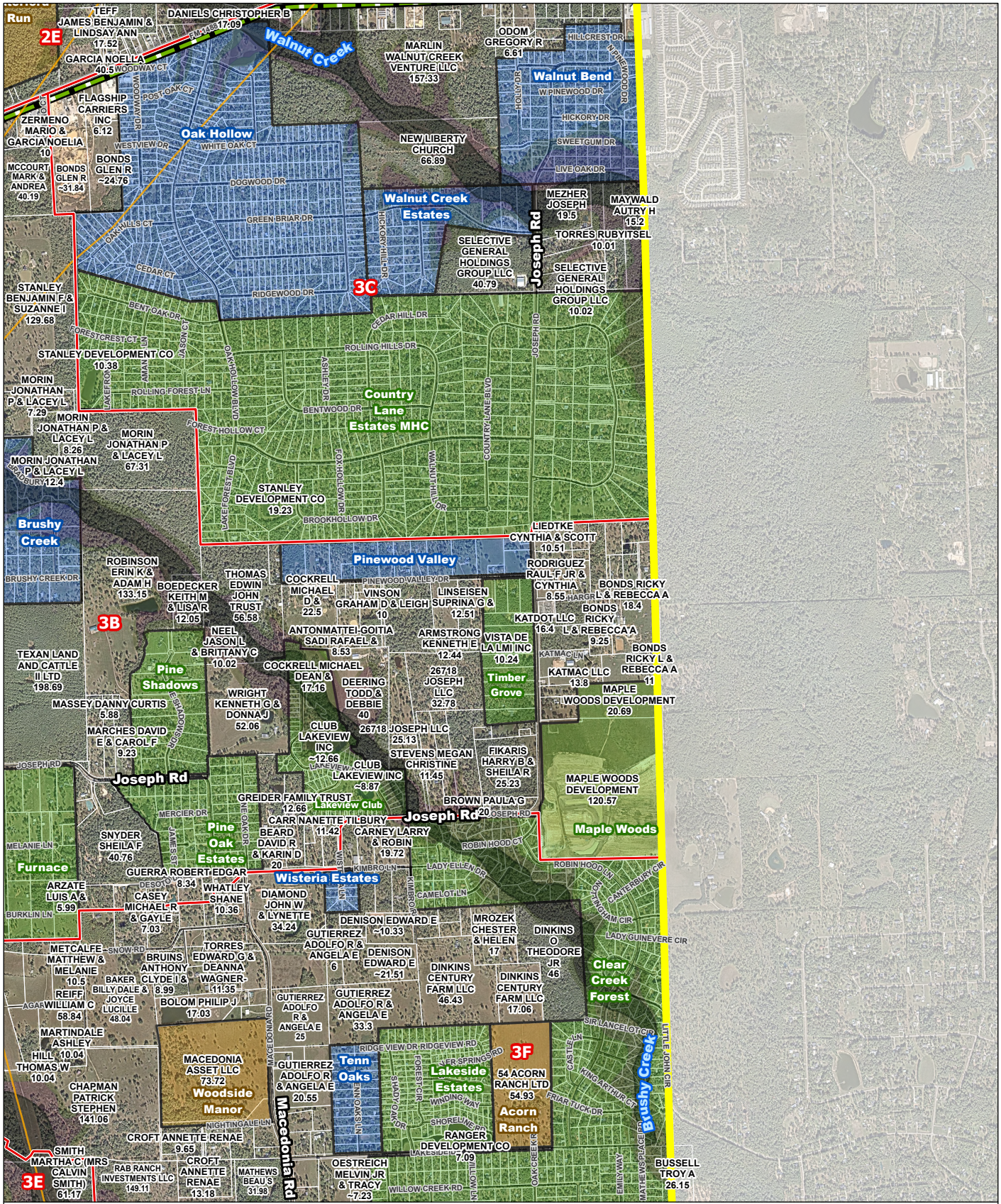
Residential Development Overview

Map Grid: B6

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

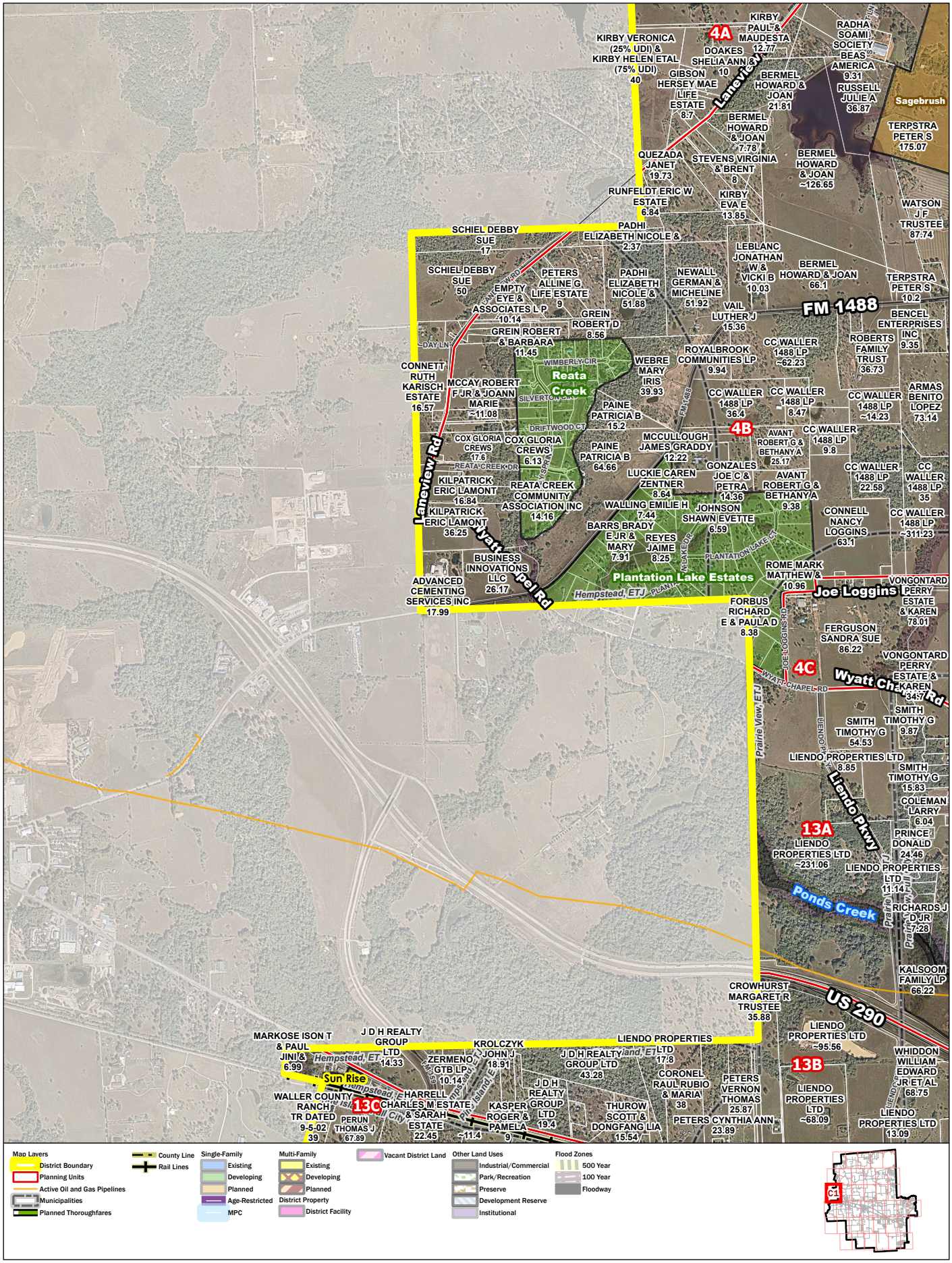
Residential Development Overview

Map Grid: C1

0 0.13 0.25 0.5 Miles

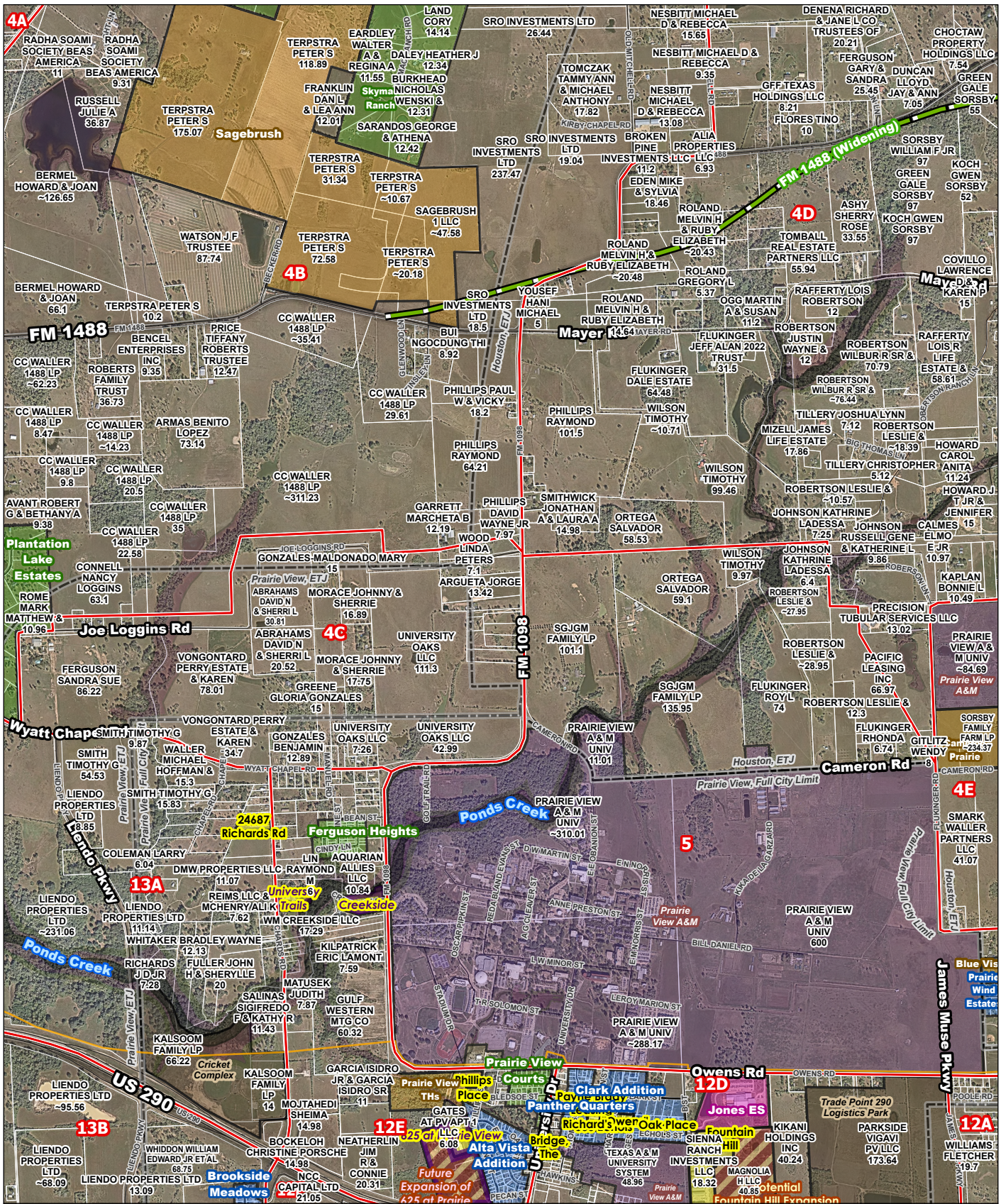
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PASA



Residential Development Overview

Map Grid: C2



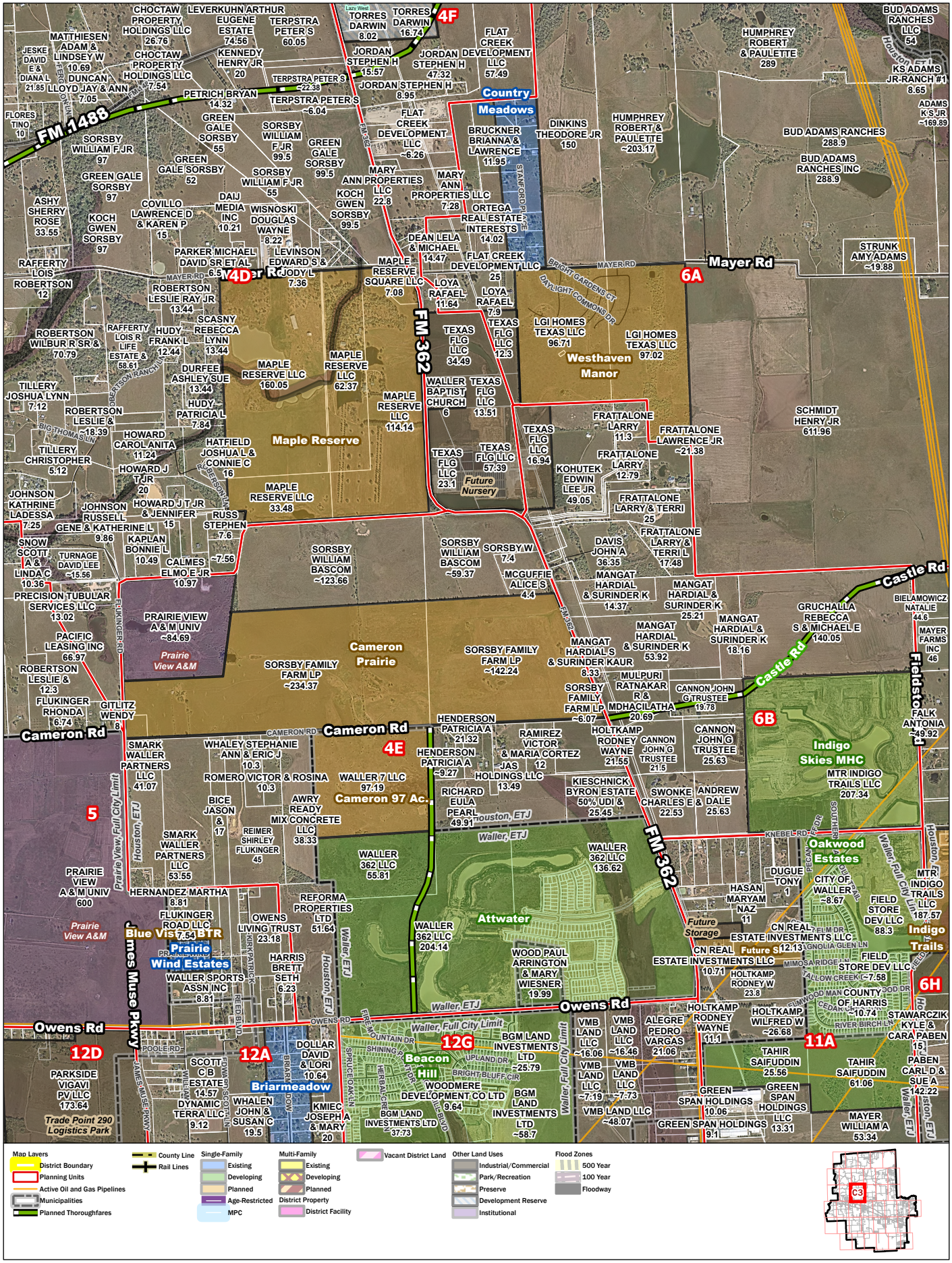
Residential Development Overview

Map Grid: C3

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

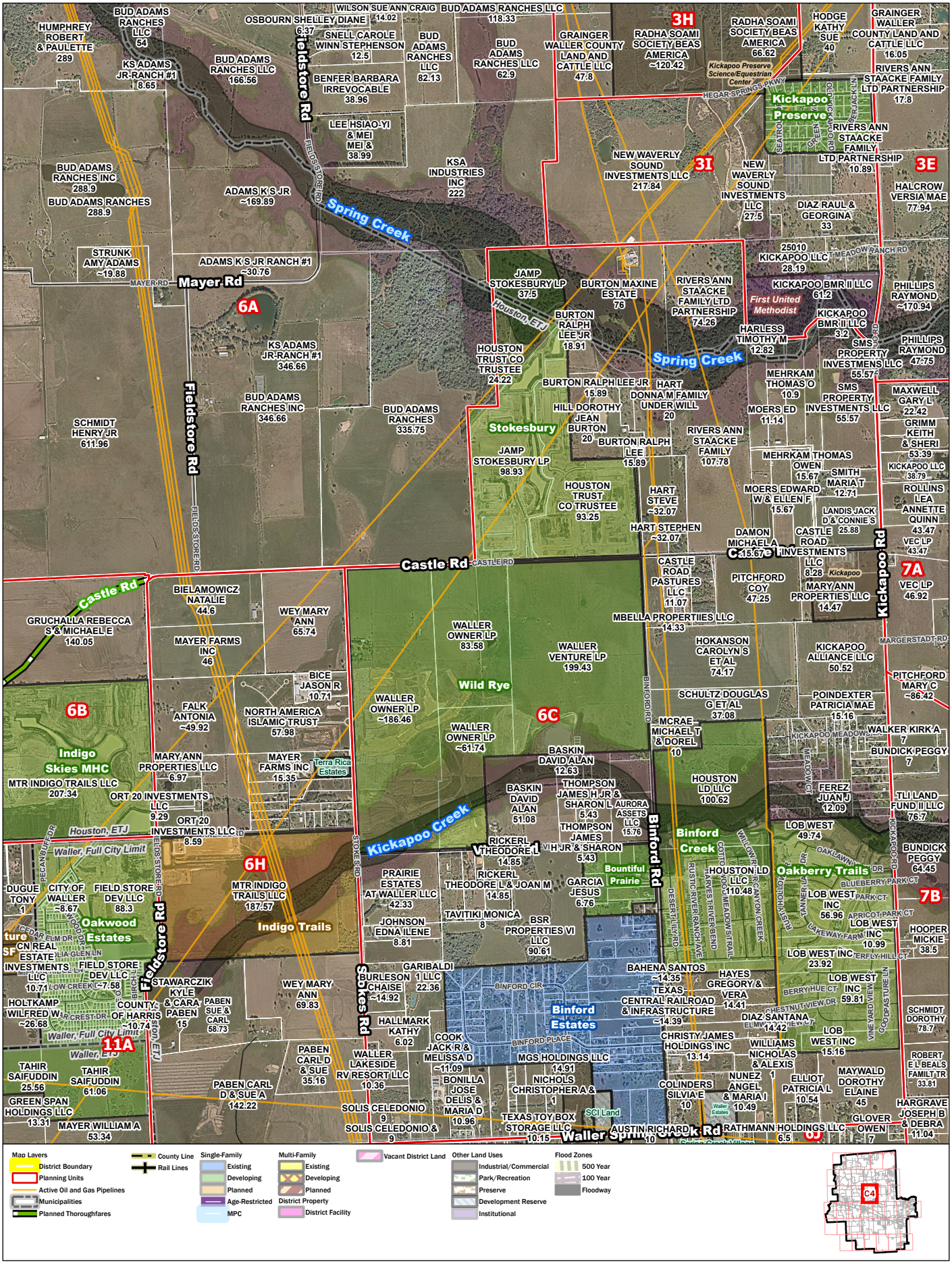
Residential Development Overview

Map Grid: C4

0 0.13 0.25 0.5 Miles

N

PASA



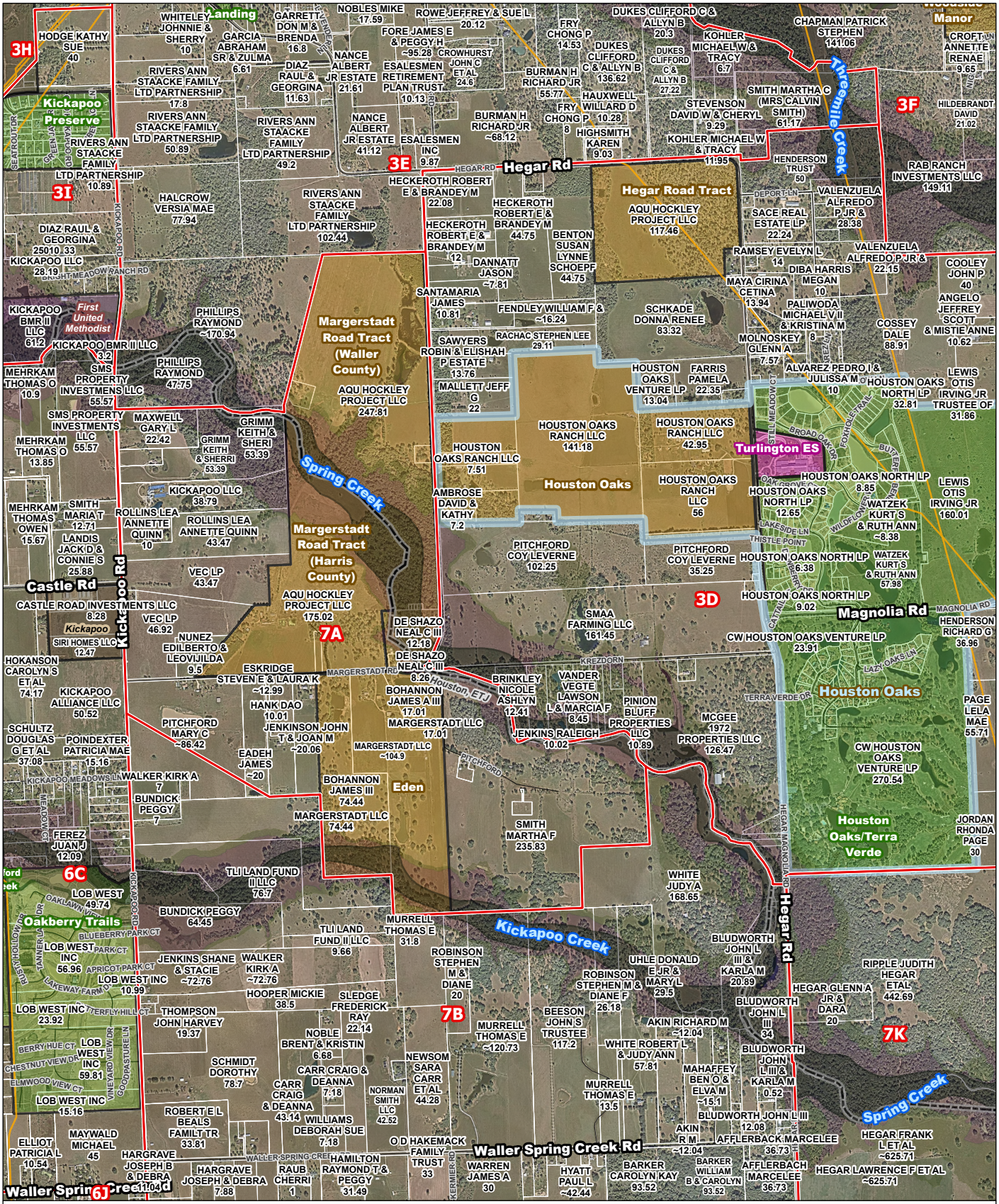
Residential Development Overview

Map Grid: C5

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

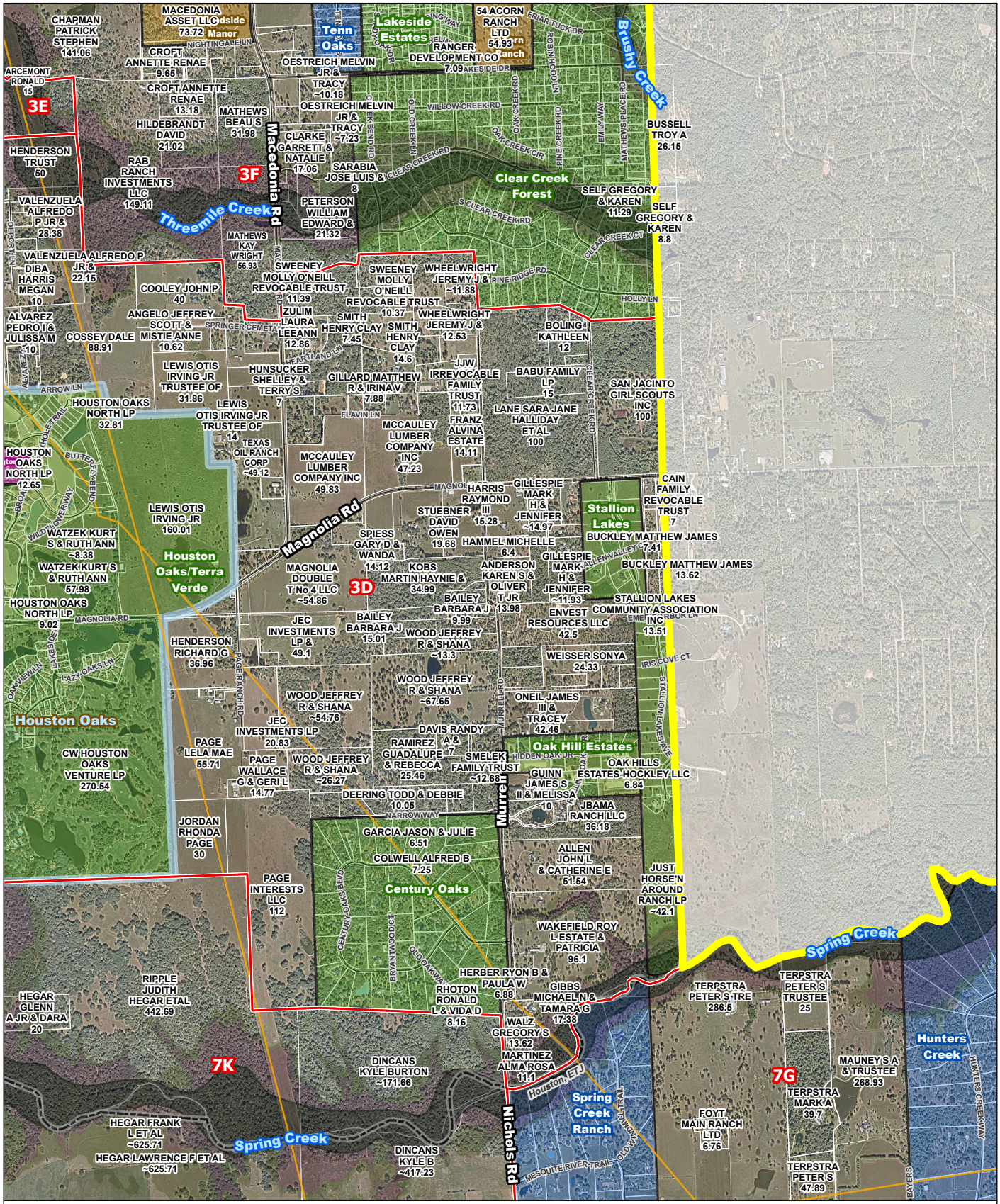
Residential Development Overview

Map Grid: C6

0 0.13 0.25 0.5 Miles

N

PASA



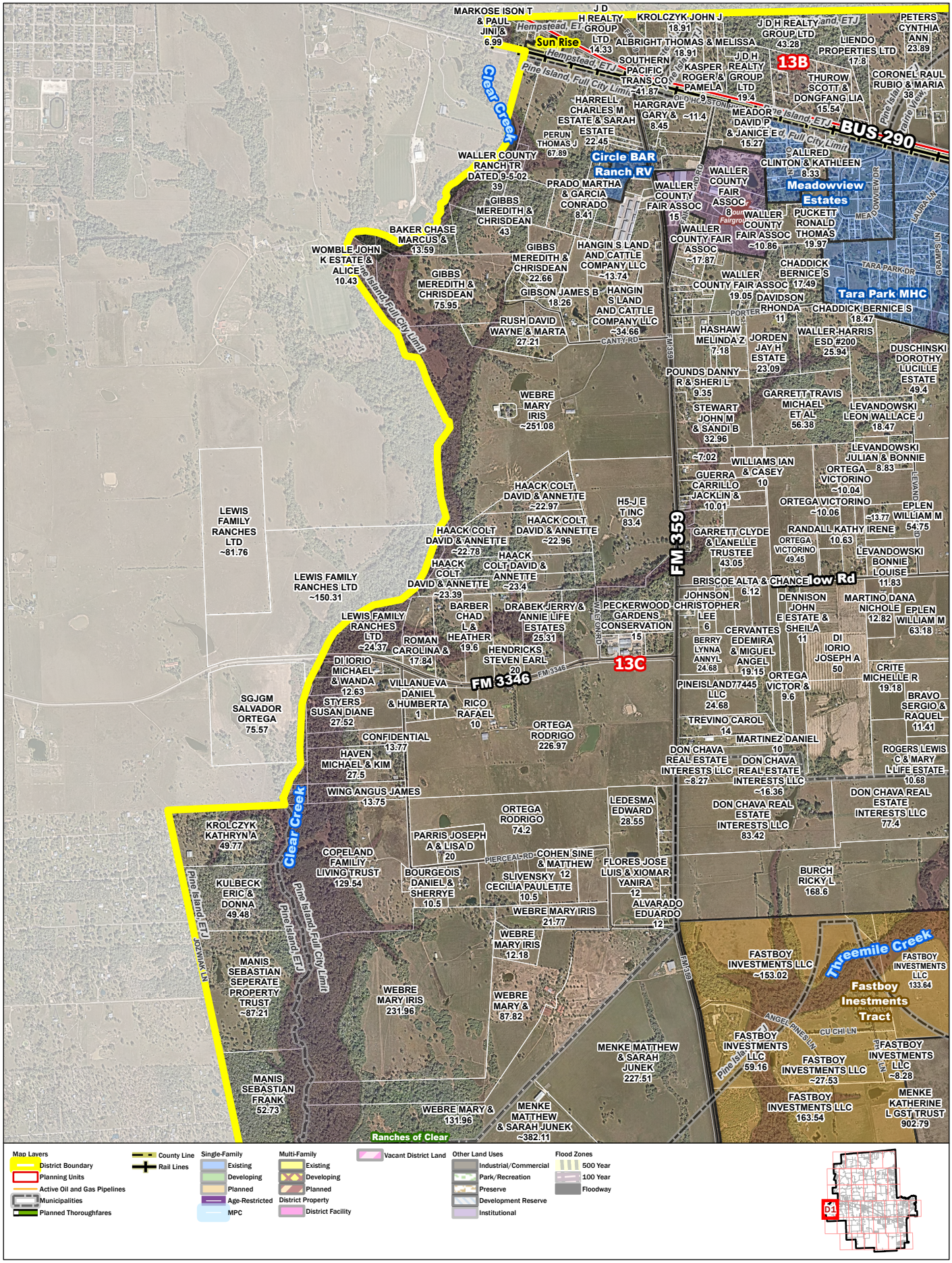
Residential Development Overview

Map Grid: D1

0 0.13 0.25 0.5 Miles

N

PASA



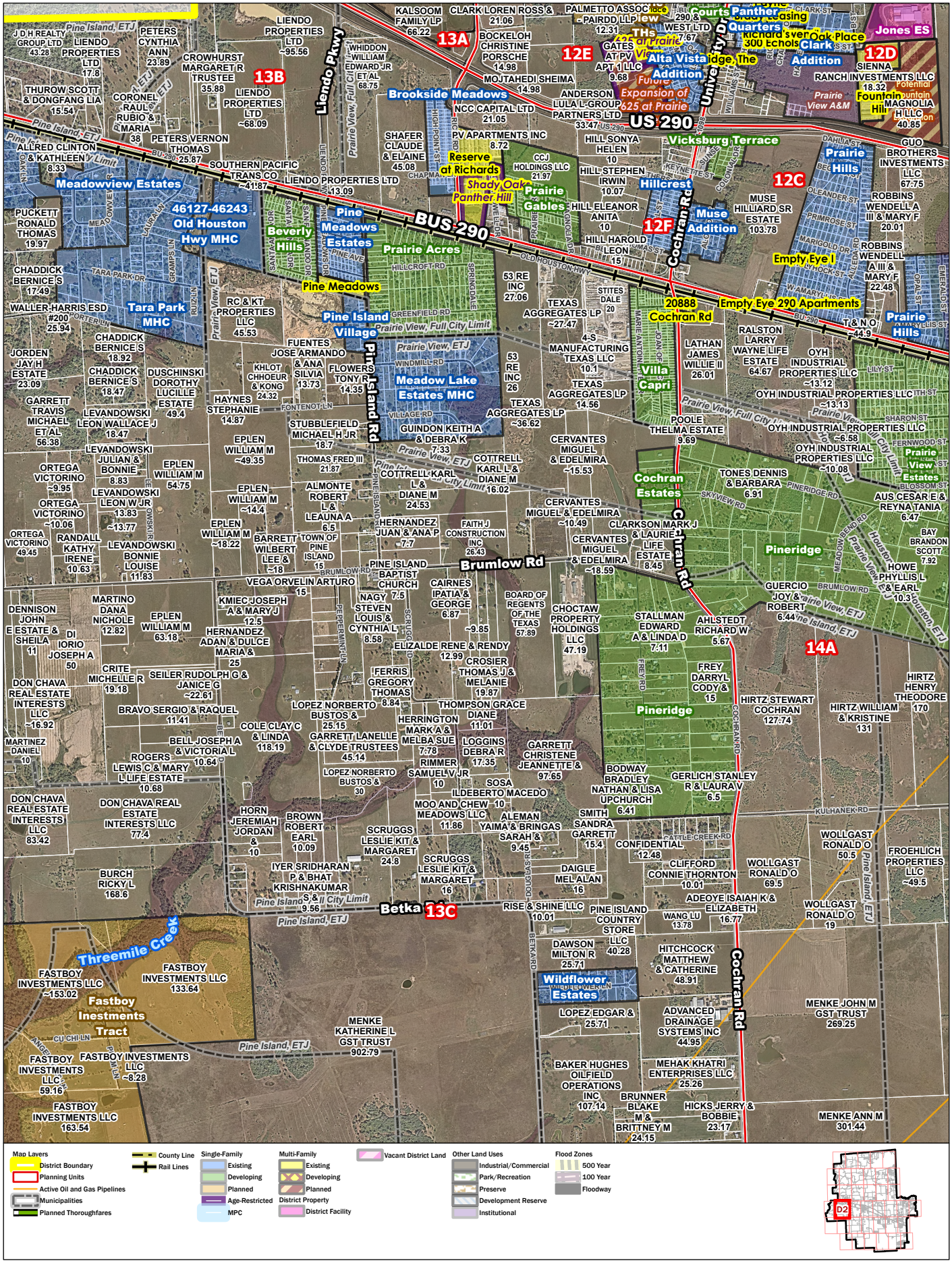
Residential Development Overview

Map Grid: D2

0 0.13 0.25 0.5 Miles

N

PASA



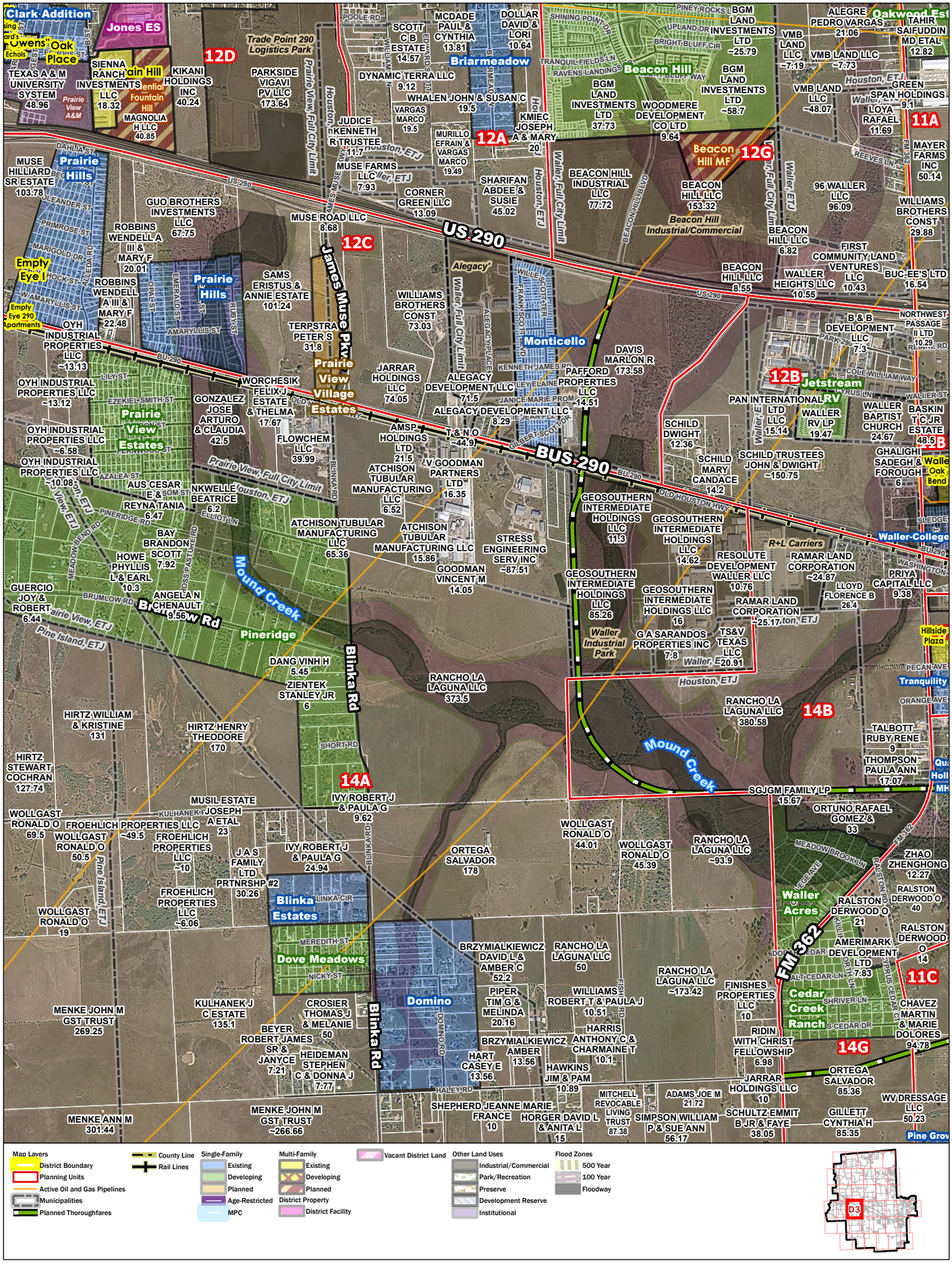
Residential Development Overview

Map Grid: D3

0 0.13 0.25 0.5 Miles

N

PASA



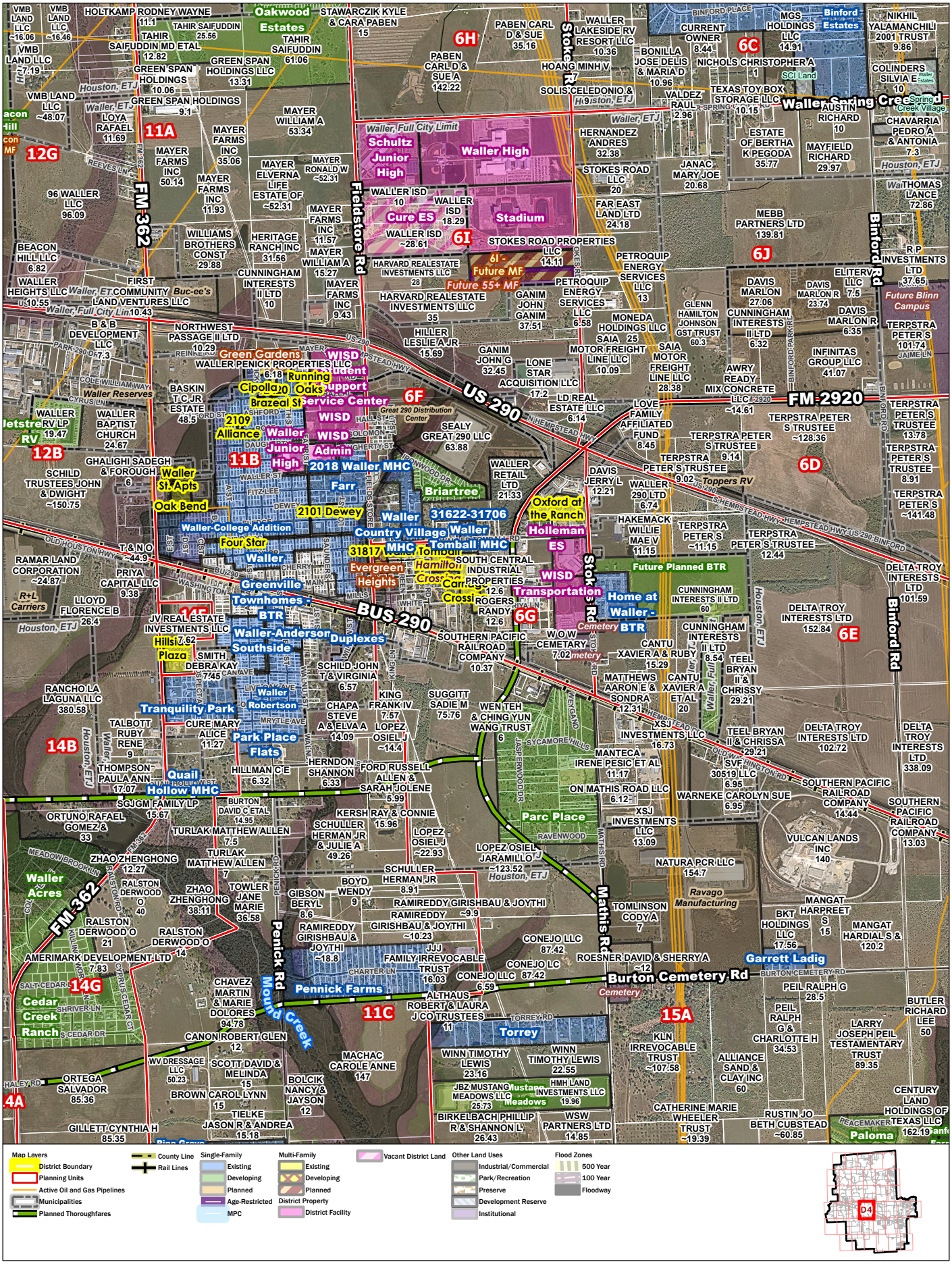
Residential Development Overview

Map Grid: D4

0 0.13 0.25 0.5 Miles

N

PASA



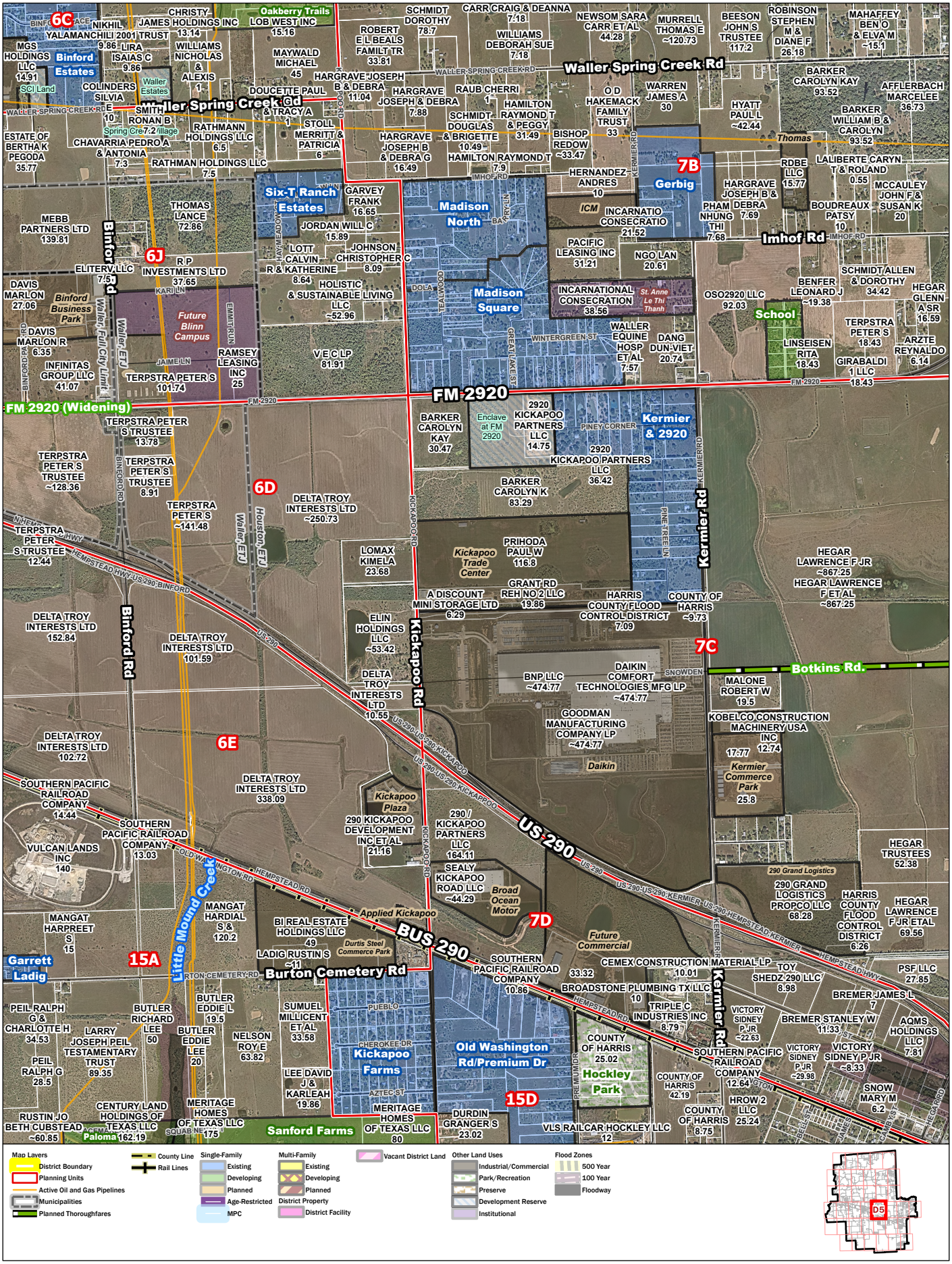
Residential Development Overview

Map Grid: D5

0 0.13 0.25 0.5 Miles

N

PASA



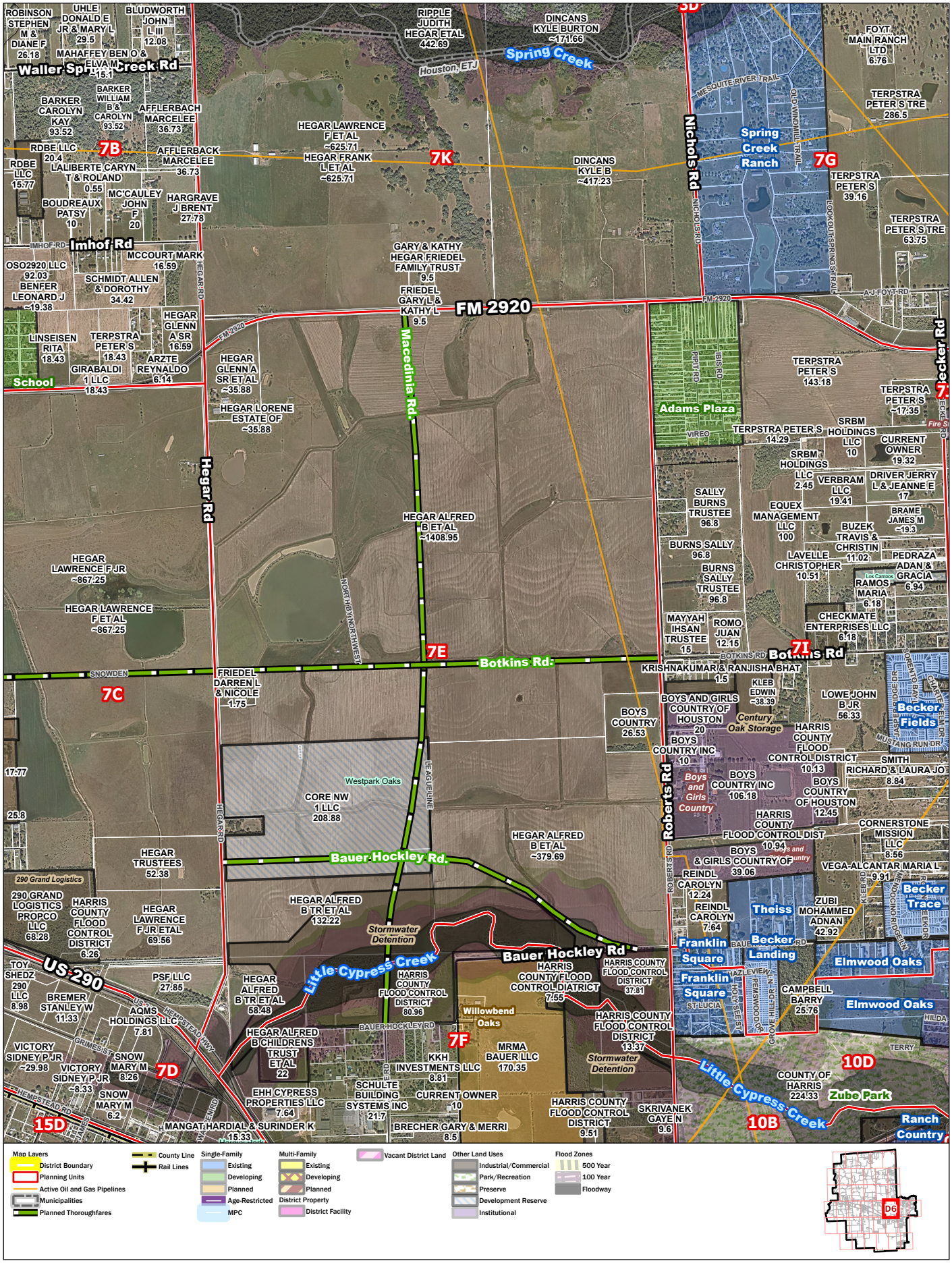
Residential Development Overview

Map Grid: D6

0 0.13 0.25 0.5 Miles

N

PASA



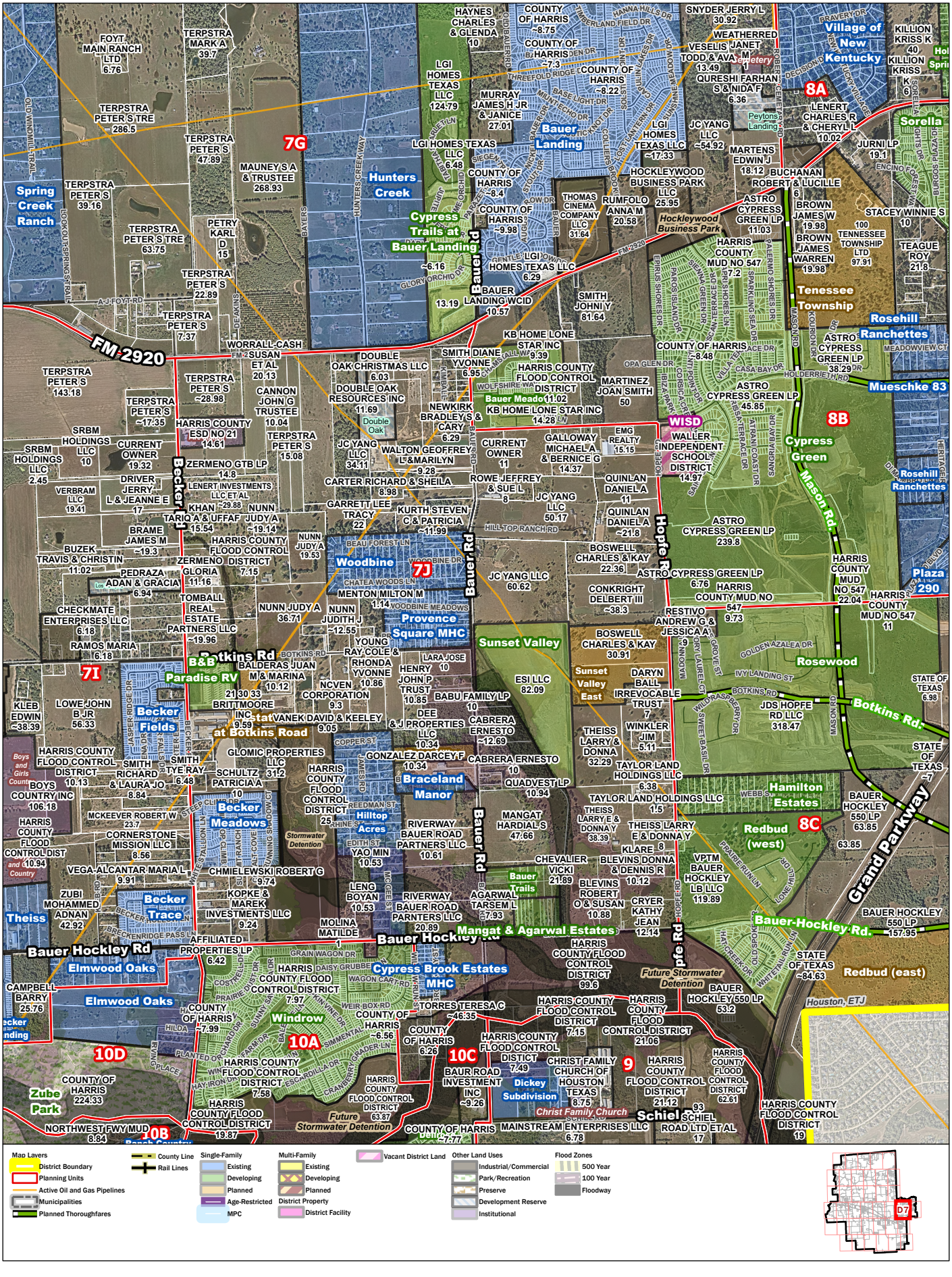
Residential Development Overview

Map Grid: D7

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers: District Boundary; Planning Units; Active Oil and Gas Pipelines; Municipalities; Planned Thoroughfares; County Line; Rail Lines

Single-Family: Existing; Developing; Planned; Age-Restricted; MPC

Multi-Family: Existing; Developing; Planned; District Property; District Facility

Vacant District Land

Other Land Uses: Industrial/Commercial; Park/Recreation; Preserve; Development Reserve; Institutional

Flood Zones: 500 Year; 100 Year; Floodway

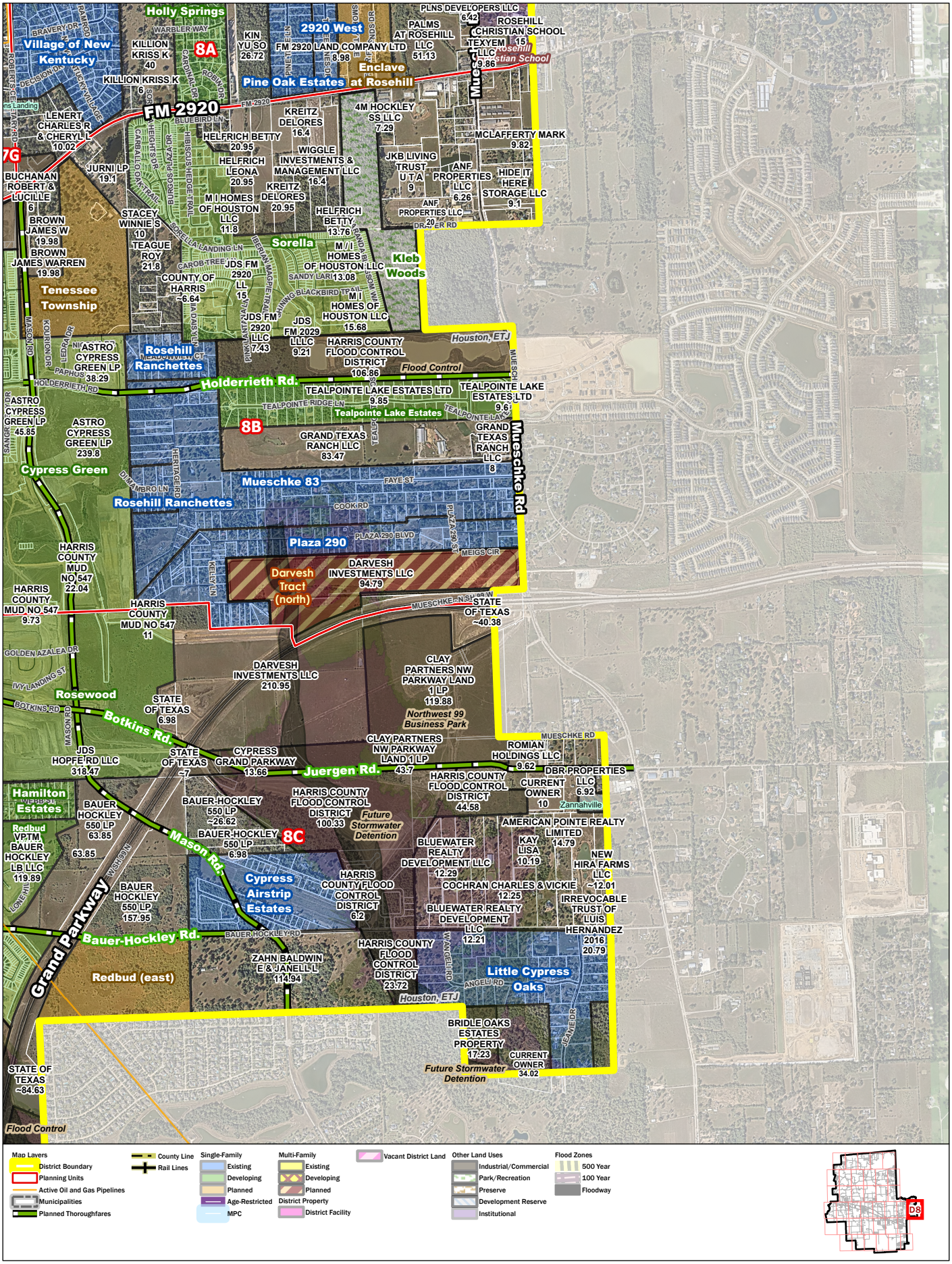
Residential Development Overview

Map Grid: D8

0 0.13 0.25 0.5 Miles

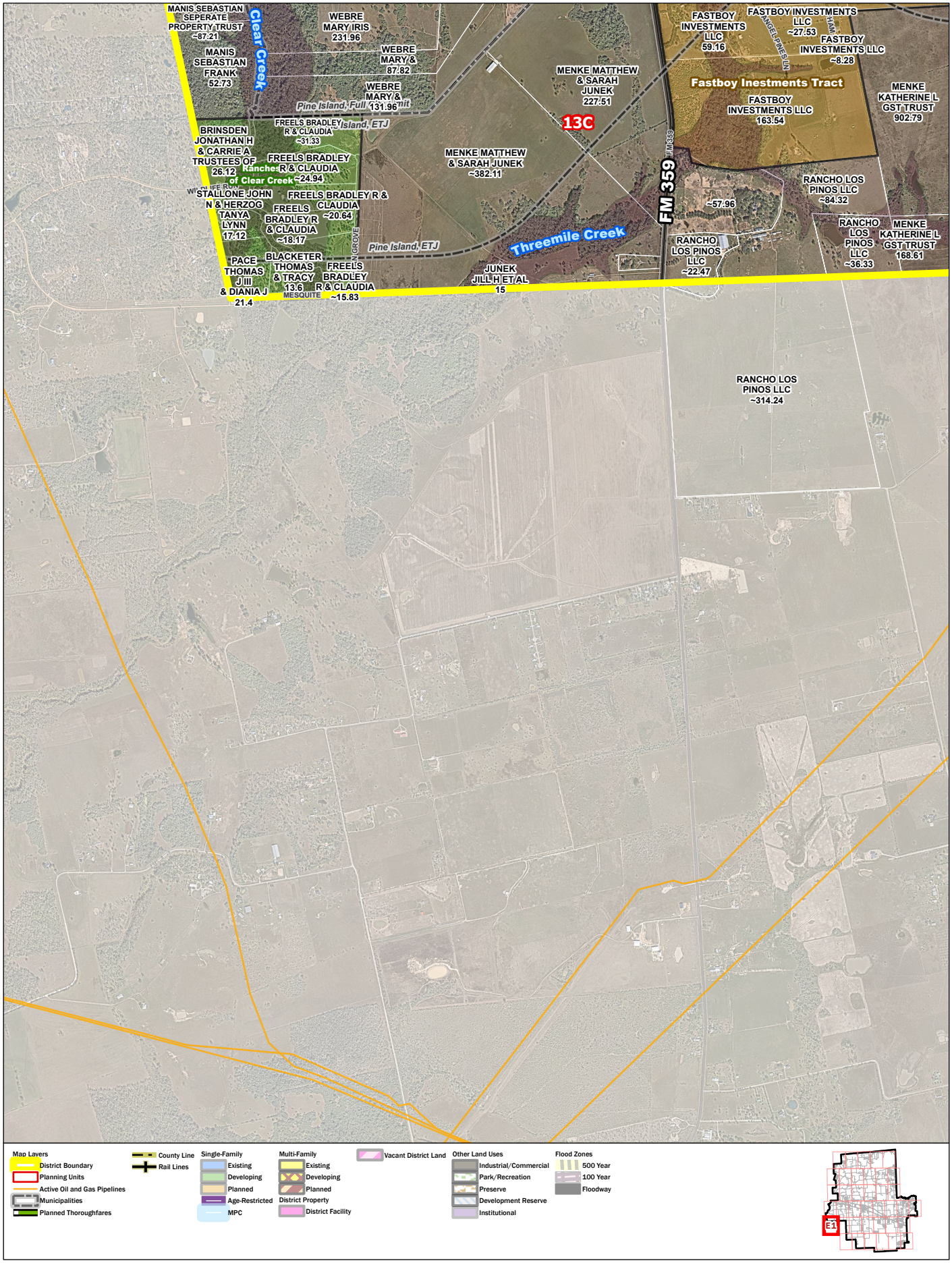
N

PASA



Residential Development Overview

Map Grid: E1



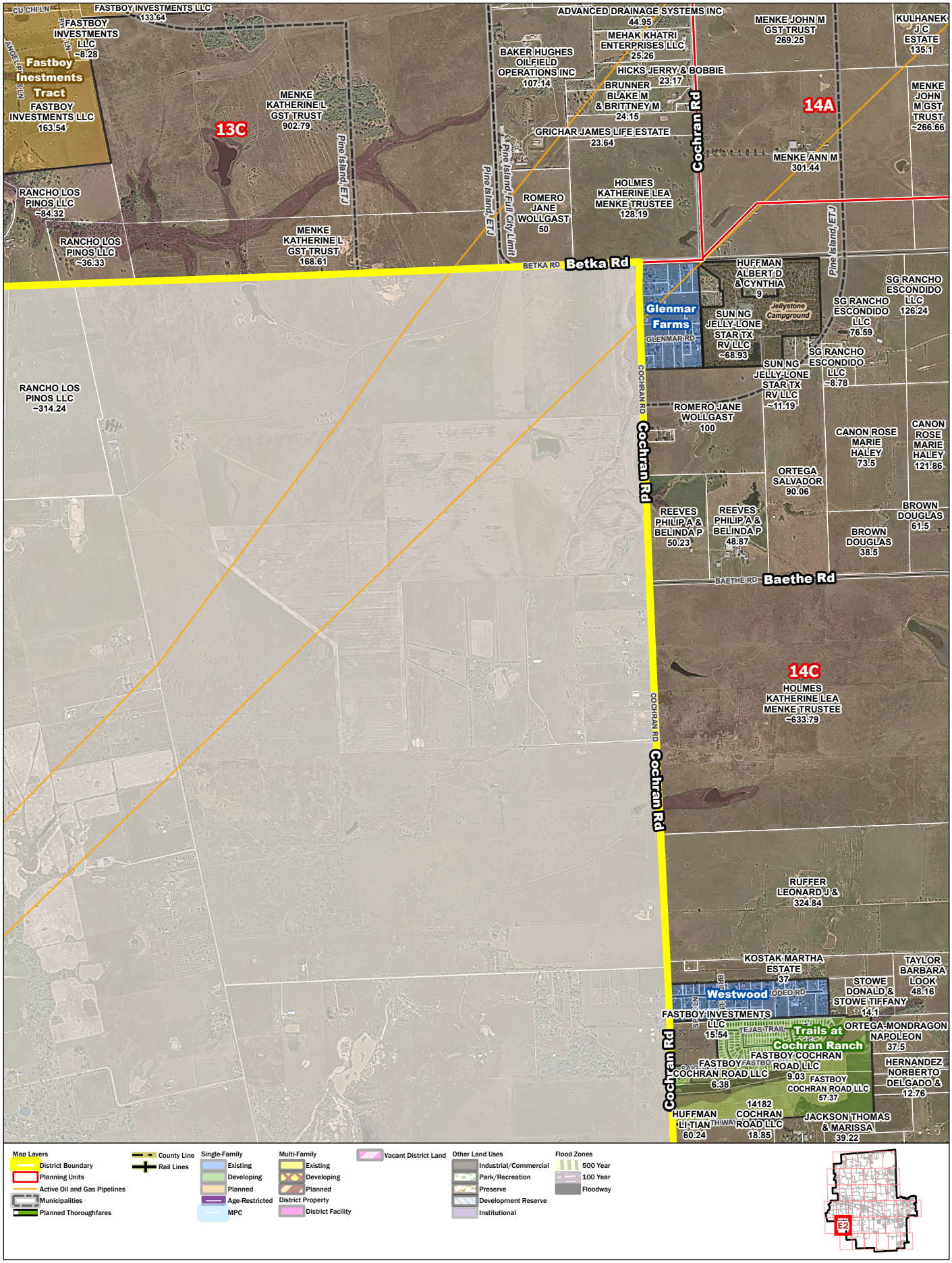
Residential Development Overview

Map Grid: E2

0 0.13 0.25 0.5 Miles

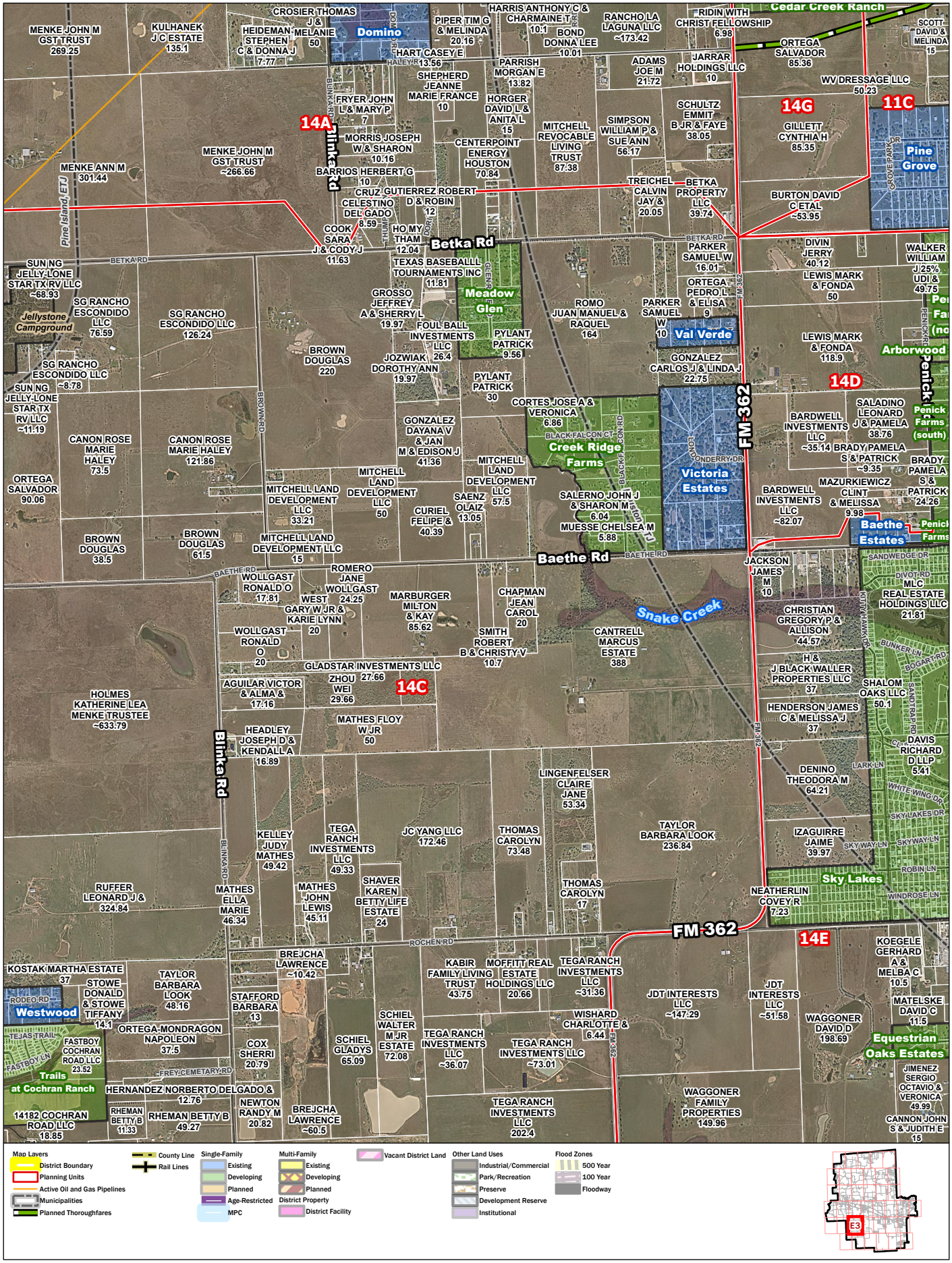
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PASA



Residential Development Overview

Map Grid: E3



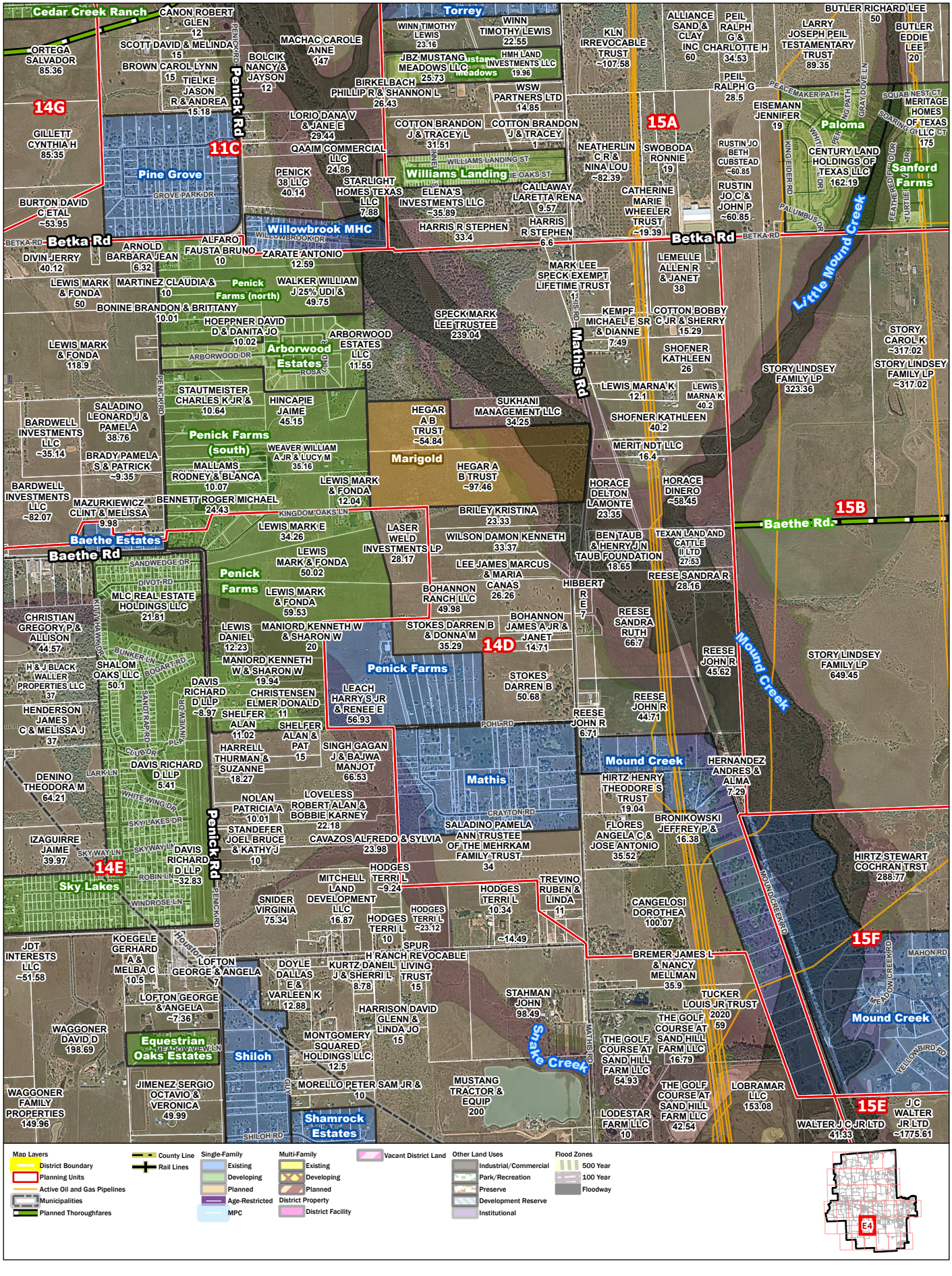
Residential Development Overview

Map Grid: E4

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned
- District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

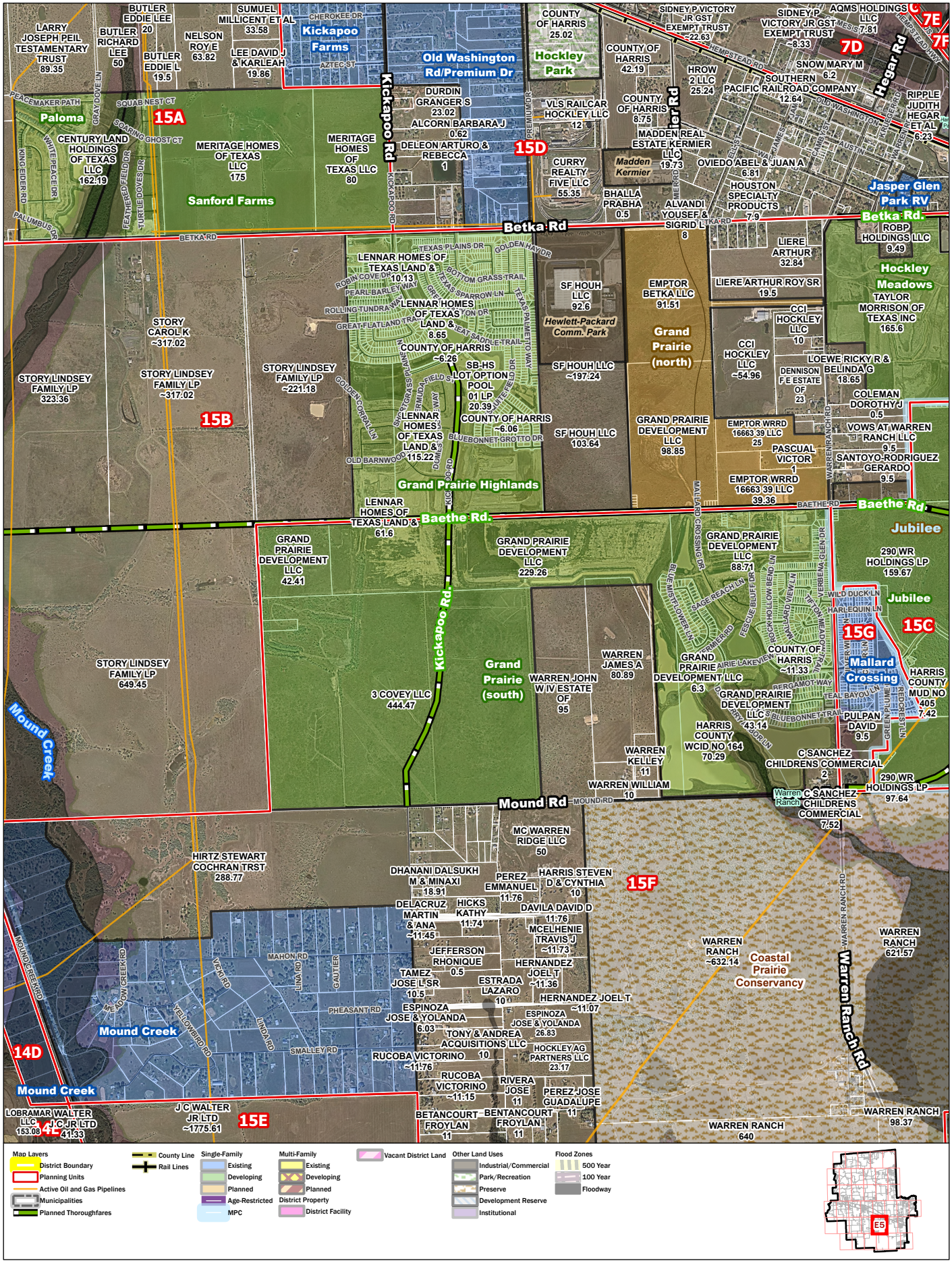
Residential Development Overview

Map Grid: E5

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

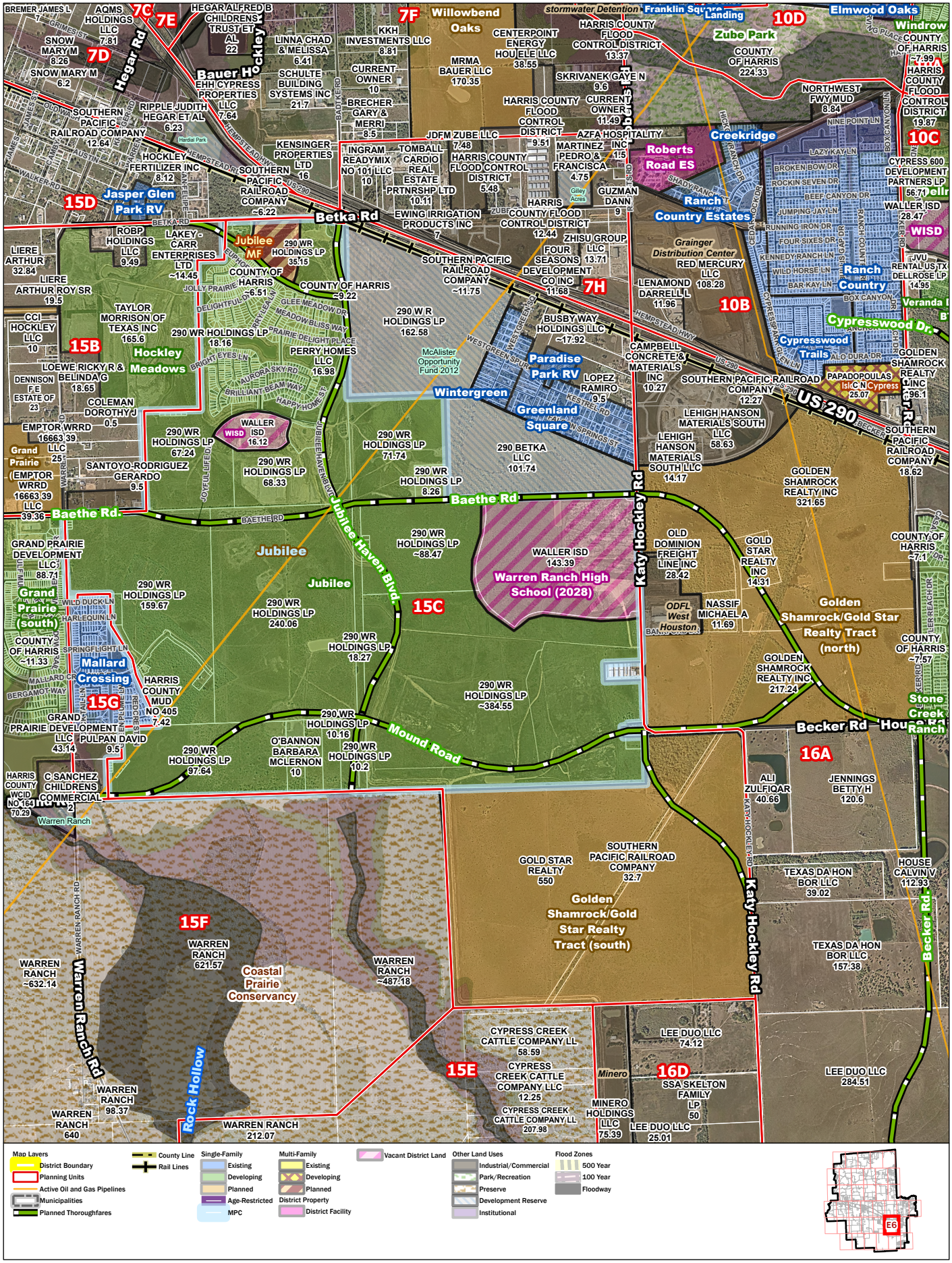
Residential Development Overview

Map Grid: E6

0 0.13 0.25 0.5 Miles

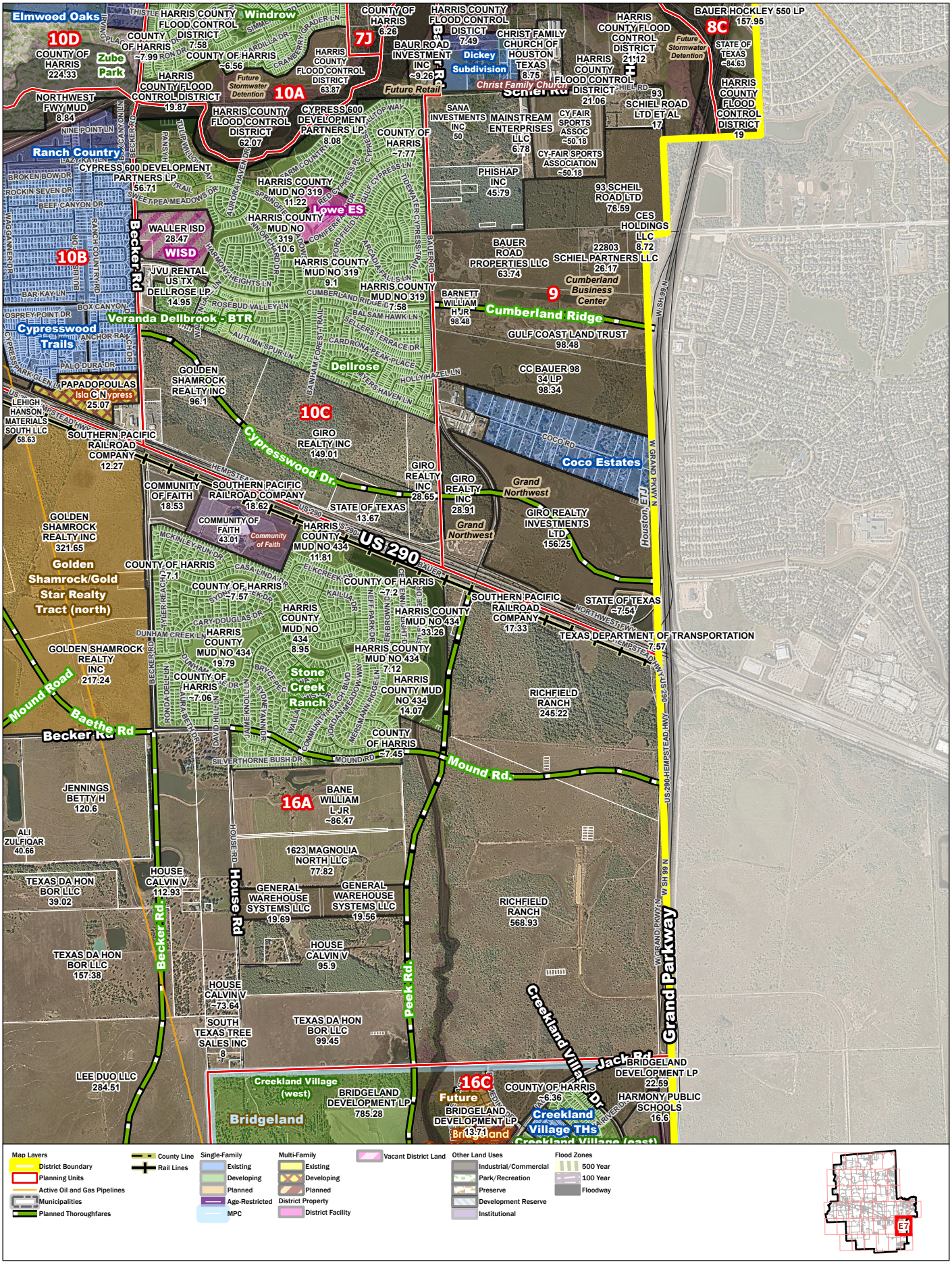
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PASA



Residential Development Overview

Map Grid: E7



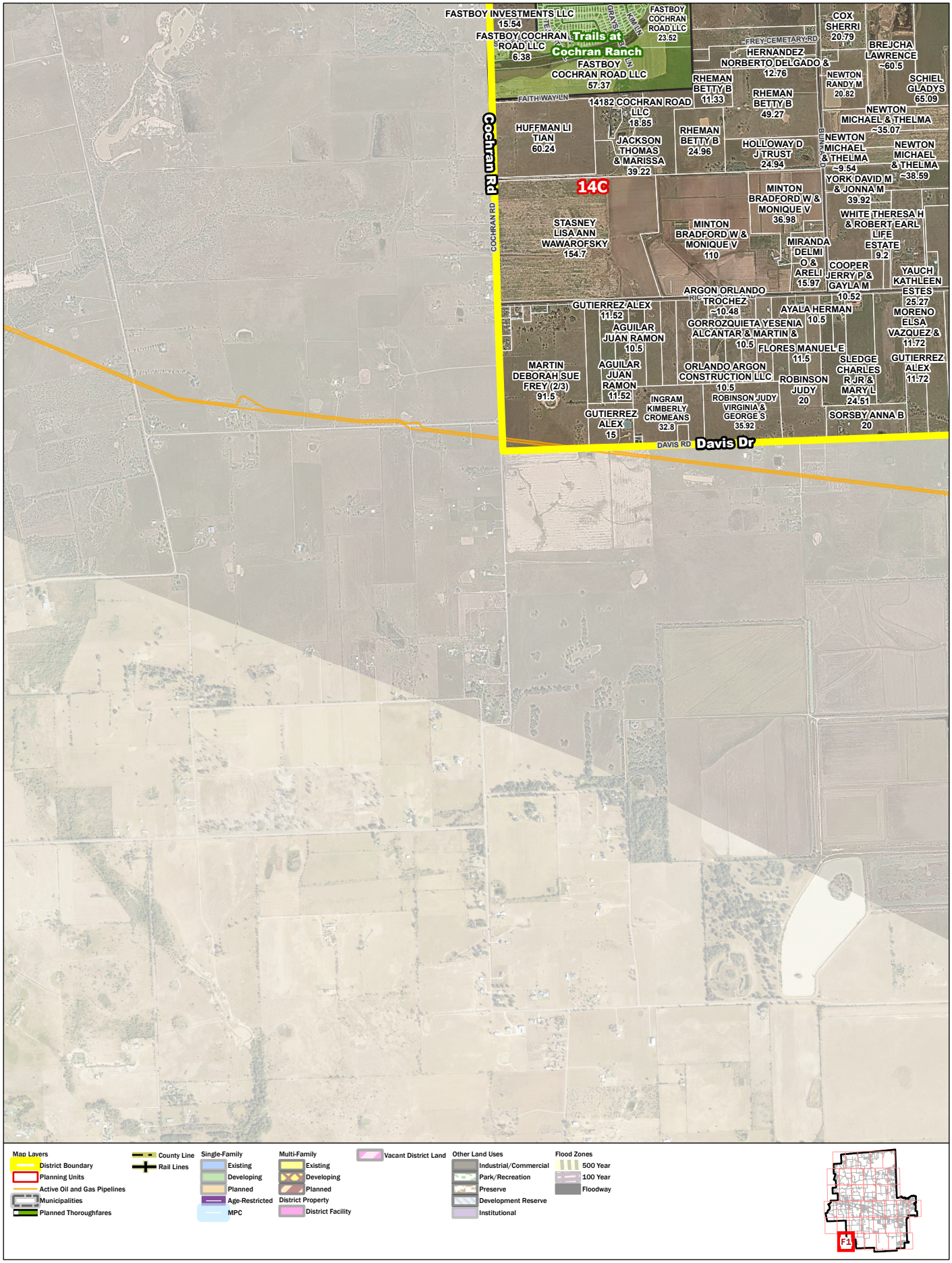
Residential Development Overview

Map Grid: F1

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

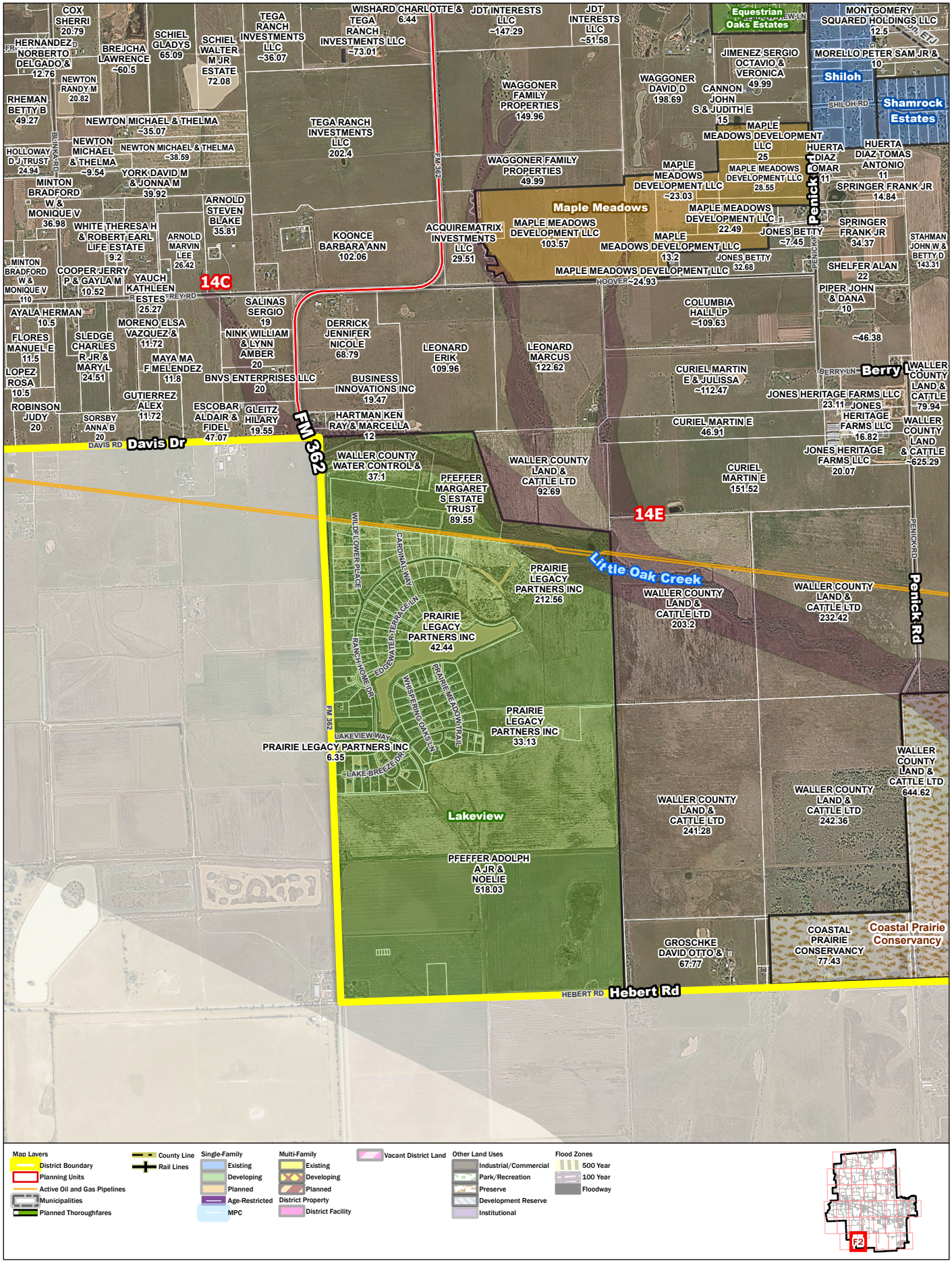
Residential Development Overview

Map Grid: F2

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Age-Restricted
- MPC

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional

Flood Zones
- 500 Year
- 100 Year
- Floodway

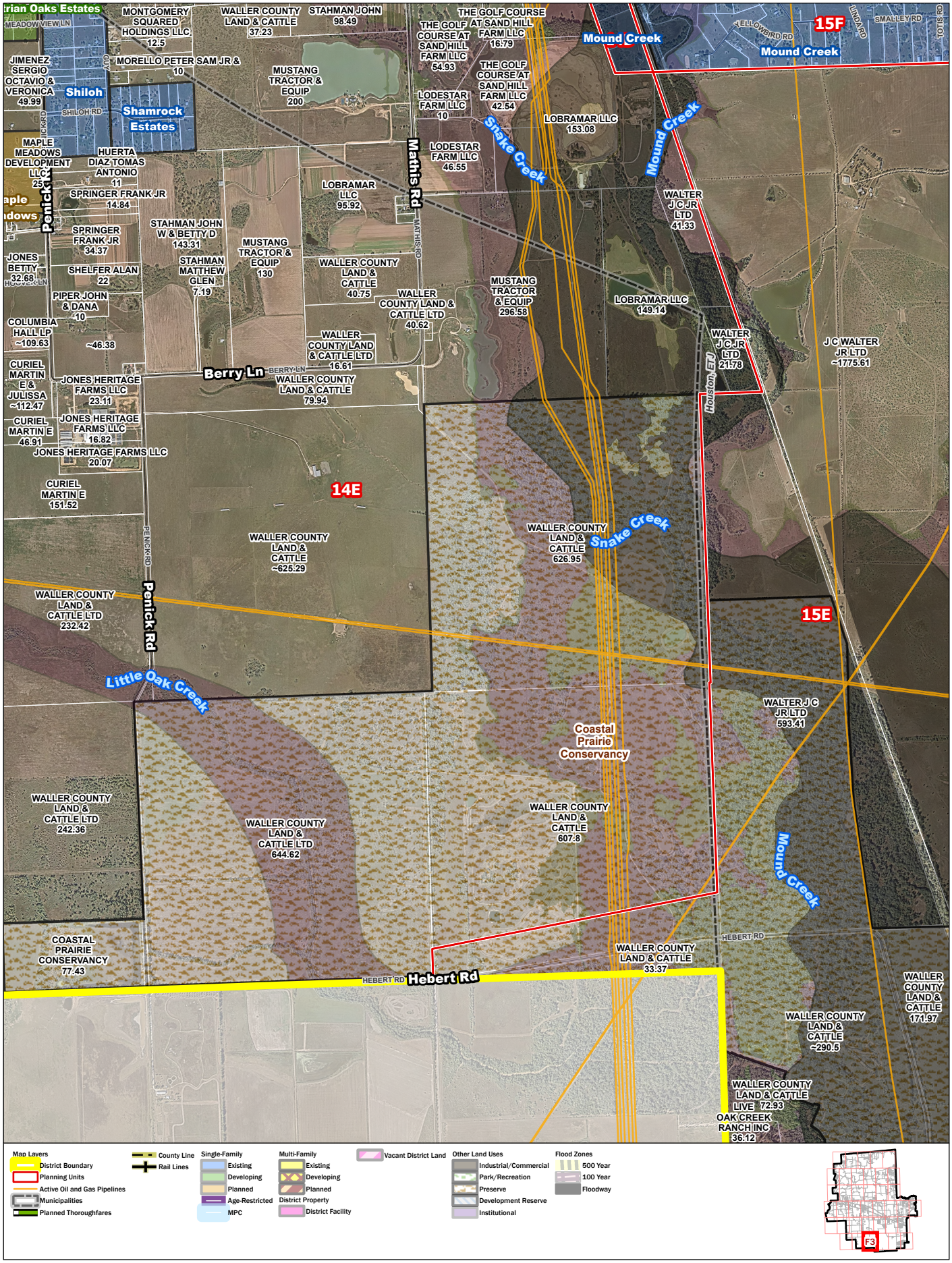
Residential Development Overview

Map Grid: F3

0 0.13 0.25 0.5 Miles

N

PASA



Residential Development Overview

Map Grid: F4

0 0.13 0.25 0.5 Miles

N

PASA



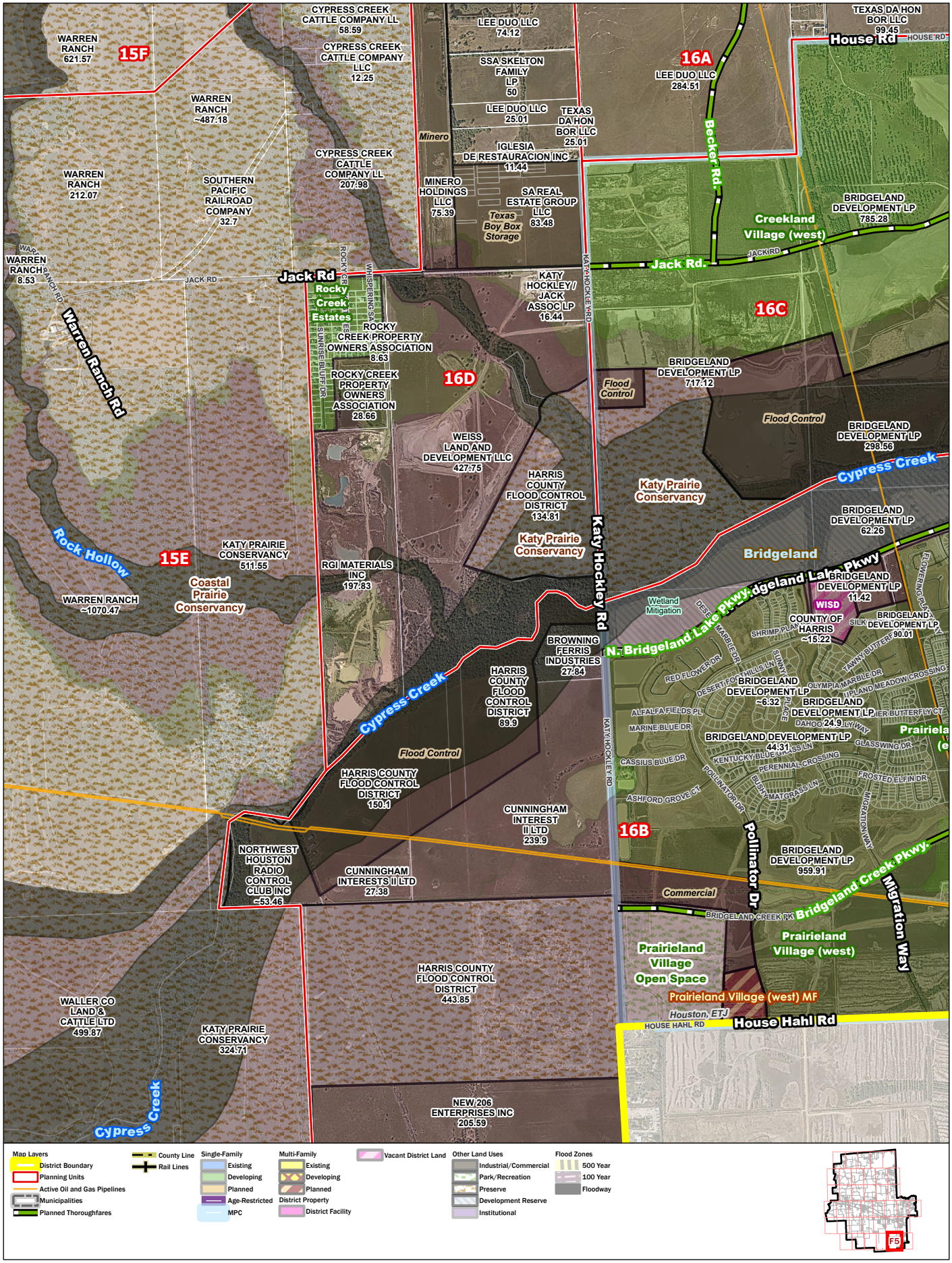
Residential Development Overview

Map Grid: F5

0 0.13 0.25 0.5 Miles

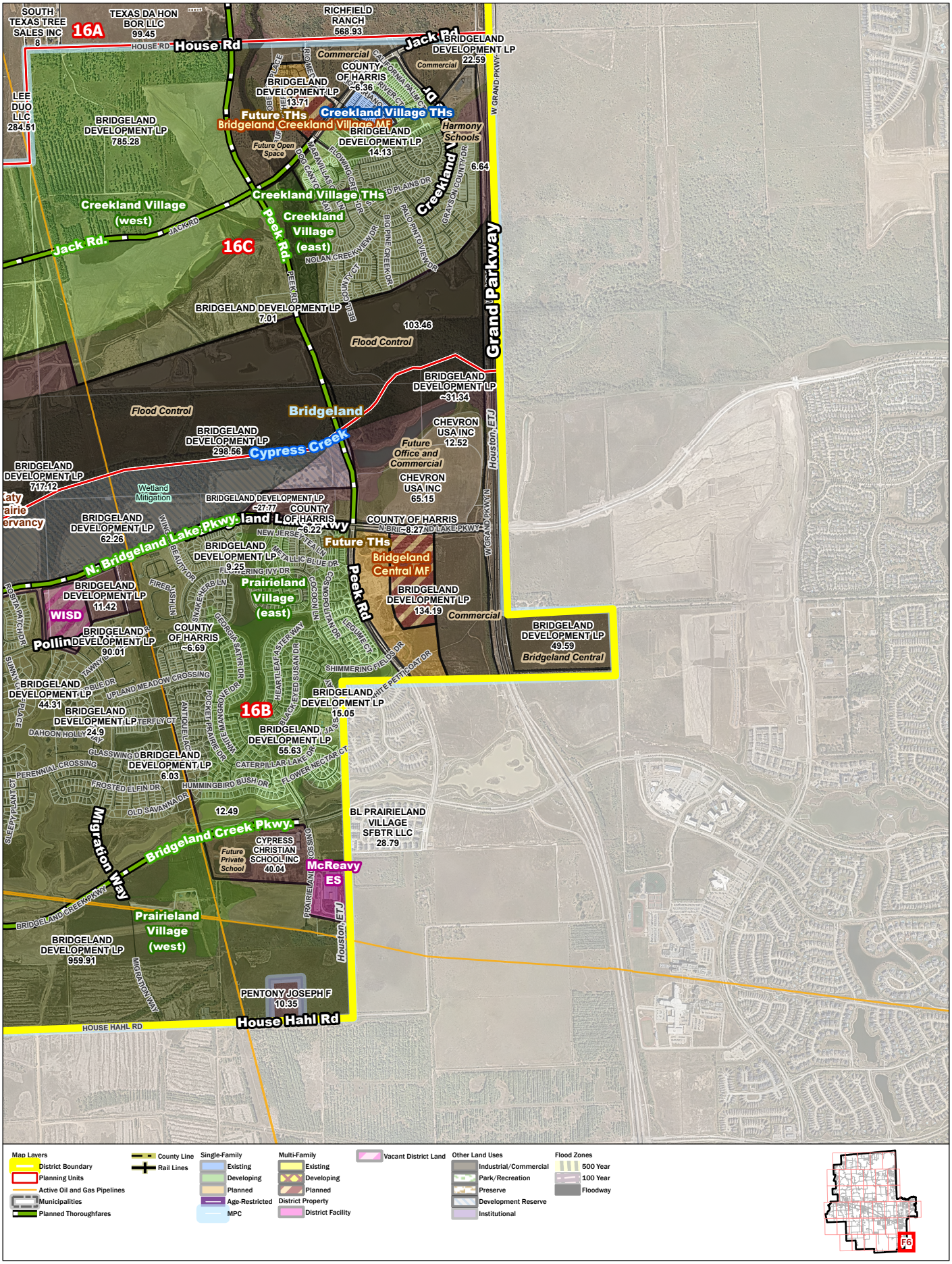
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PASA



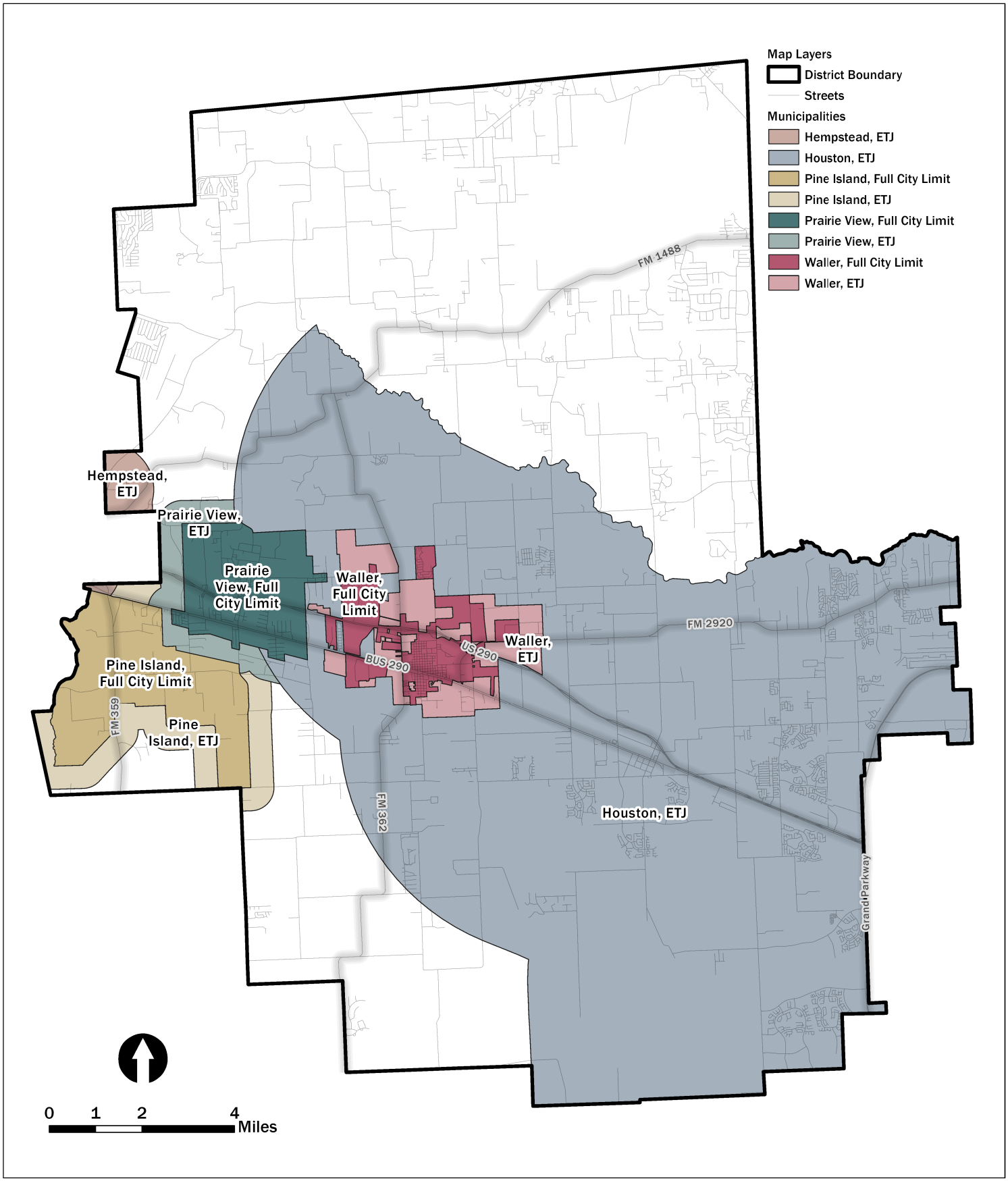
Residential Development Overview

Map Grid: F6



Municipal Jurisdictions

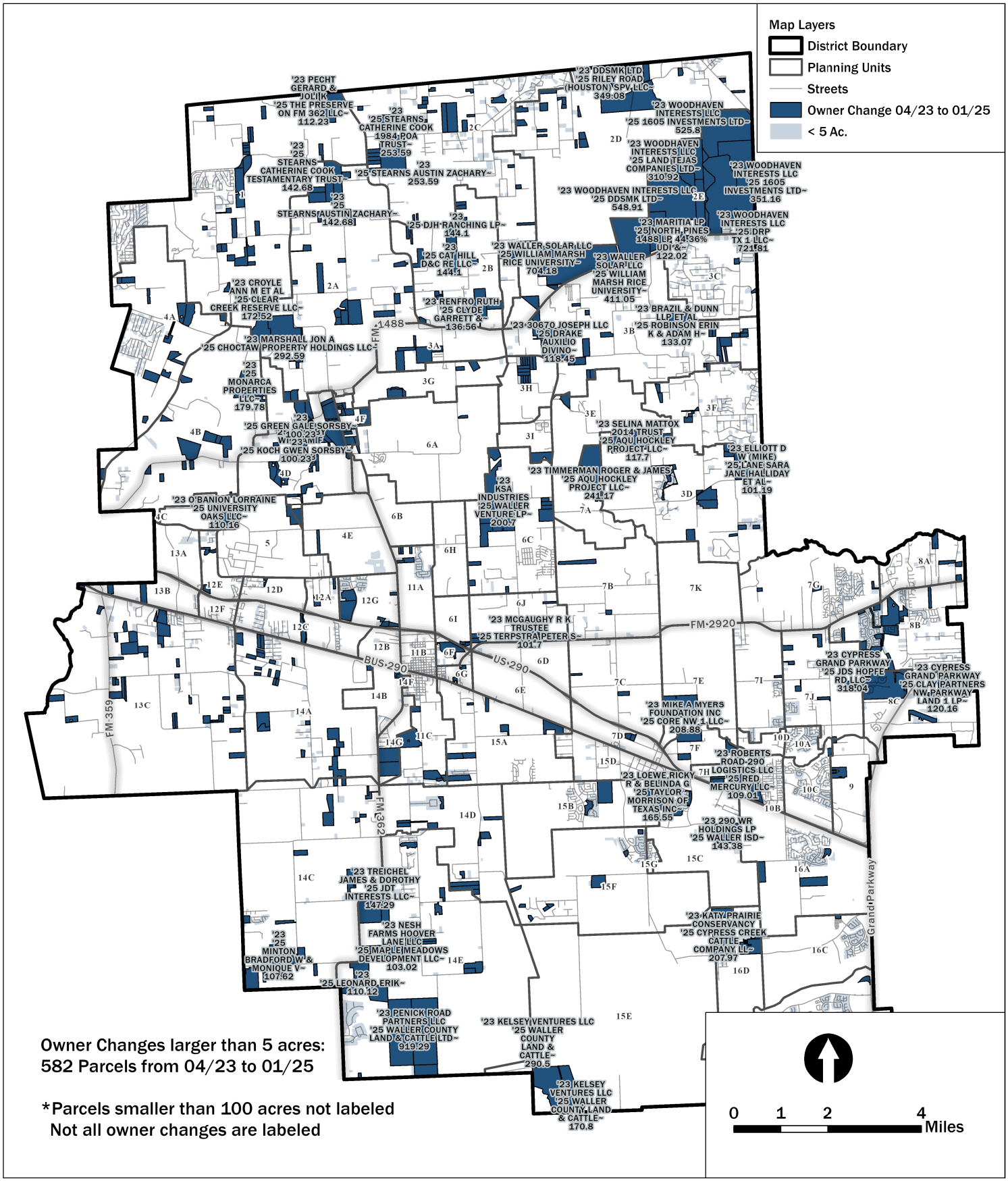
Waller ISD



Owner Changes

April 2023 to January 2025

Waller ISD



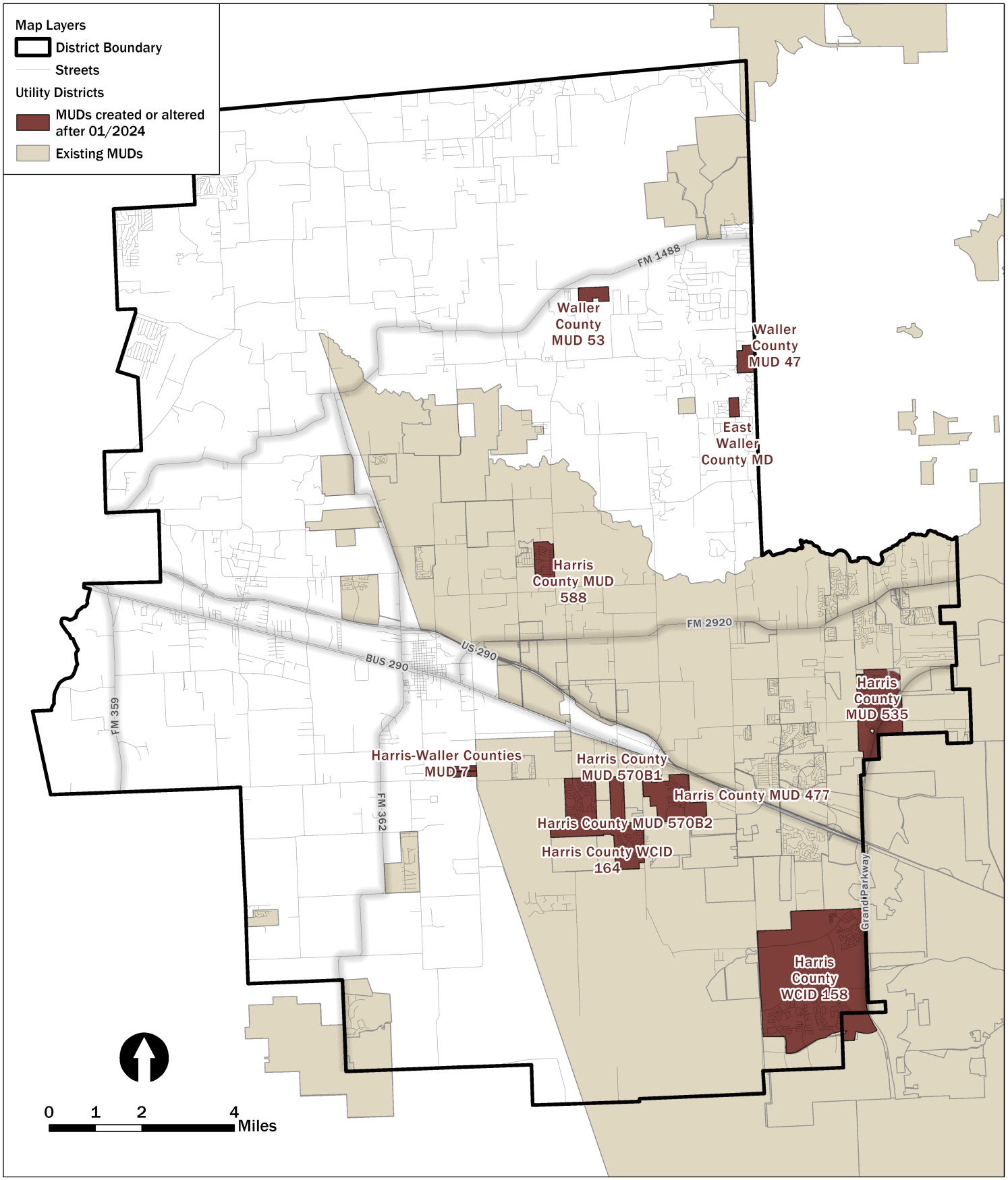
Owner Changes larger than 5 acres:
582 Parcels from 04/23 to 01/25

*Parcels smaller than 100 acres not labeled
Not all owner changes are labeled

Utility Districts

Per the Texas Commission on Environmental Quality

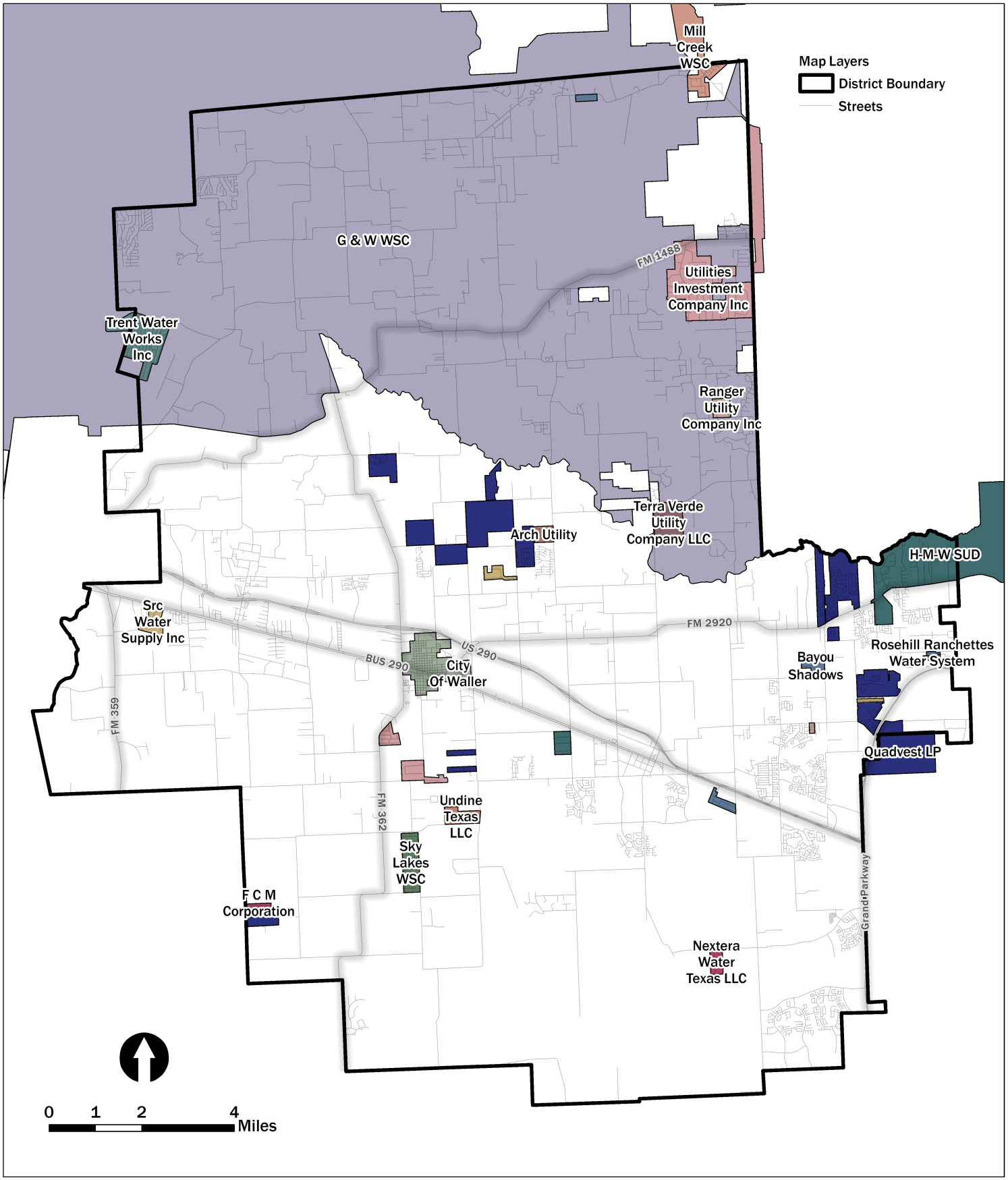
Waller ISD



Utility Districts

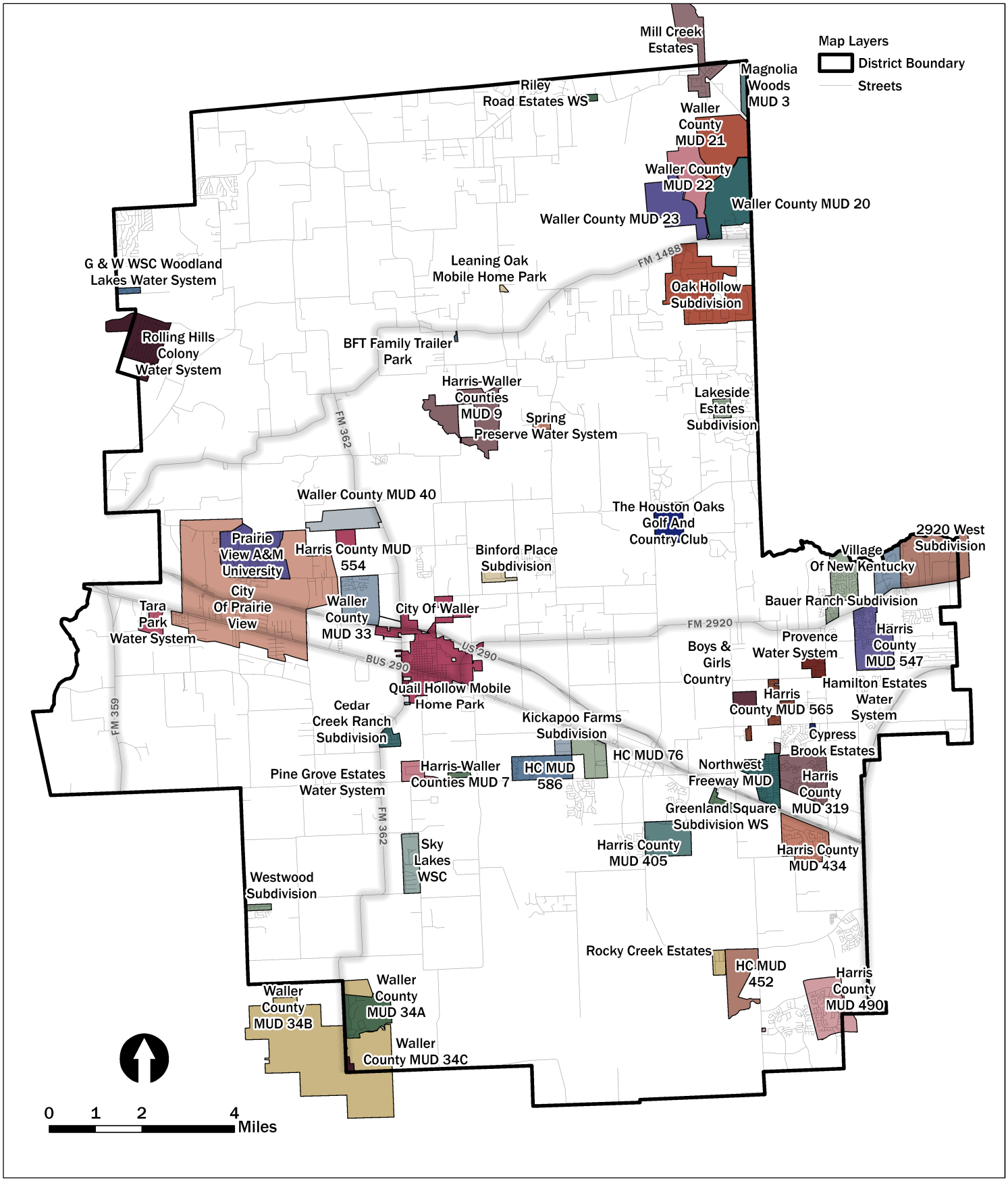
Per the Public Utility Commission of Texas

Waller ISD



Utility Districts

Per the Texas Water Development Board, WHCRWA, and Waller County
Waller ISD



Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
1	American Bodhi Center	Institutional	Existing
1	Camp Allen	Institutional	Existing
1	"Sammy Jahn"	Single-Family	Developing
1	Baker	Single-Family	Developing
1	Deerwood East	Single-Family	Developing
1	Deerwood Lakes	Single-Family	Developing
1	Lynwood Lake Estates	Single-Family	Existing
2A	Simaron Fish	Commercial	Existing
2A	Soaring Club of Houston	Commercial	Existing
2A	Fields Store ES	School	Existing
2A	Baker	Single-Family	Developing
2A	Lake Elaine Estates	Single-Family	Developing
2A	Ranches of Spring Hill	Single-Family	Developing
2A	Spring Hill Farms	Single-Family	Developing
2A	Oak Plaza	Single-Family	Existing
2B	Field Store Cemetery	Institutional	Existing
2B	116 Westbrook MHC	Mobile Home Community	Existing
2B	D & W	Single-Family	Existing
2B	Robinwood Estates	Single-Family	Existing
2B	Westbrook Woods	Single-Family	Existing
2C	Leaning Oaks MHC	Mobile Home Community	Existing
2C	Thompson Road RV	RV Park	Developing
2C	Frontier Farms	Single-Family	Developing
2C	Georgewood	Single-Family	Developing
2C	Saddle Creek Forest	Single-Family	Developing
2C	Stonegate Farms	Single-Family	Developing
2C	West Magnolia Forest	Single-Family	Developing
2C	West Magnolia Forest	Single-Family	Developing
2C	Dickens	Single-Family	Existing
2C	El Indio Acres	Single-Family	Existing
2C	Forest Hills Estates	Single-Family	Existing
2C	Walnut Creek	Single-Family	Existing
2D	Future Solar Farm	Commercial	Existing
2D	Future Solar Farm	Commercial	Existing
2D	45600 FM 1774 MHC	Mobile Home Community	Existing
2D	Magnolia Plantation MHC	Mobile Home Community	Existing
2D	Lake Holly Hills Acres	Single-Family	Developing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
2D	Magnolia Woods	Single-Family	Developing
2D	Plantation Lakes	Single-Family	Developing
2D	Aspirin Acres	Single-Family	Existing
2D	County Line Estates	Single-Family	Existing
2D	Hill Creek Estates	Single-Family	Existing
2D	Riley Road Estates	Single-Family	Existing
2D	Timber Ridge	Single-Family	Existing
2D	Walnut Ridge	Single-Family	Existing
2D	Riley Road Houston SPV Tract	Single-Family	Planned
2D	Mattern Tract	Single-Family	Potential
2E	Remington Forest	Single-Family	Developing
2E	Woodhaven Estates	Single-Family	Developing
2E	Rice Tract	Single-Family	Planned
2E	Waterford Run	Single-Family	Planned
2E	PU 2C - Potential Future SF	Single-Family	Potential
3A	30293 FM 1488 RV	RV Park	Existing
3A	Sabine Springs	Single-Family	Planned
3B	Kickapoo Ranch Retreat Center	Institutional	Existing
3B	Welcome Home Hockley	Mobile Home Community	Developing
3B	25668 Hockley Rd MHC	Mobile Home Community	Existing
3B	Three Lakes Estates MHC	Mobile Home Community	Existing
3B	Furnace	Single-Family	Developing
3B	Hunters Ridge	Single-Family	Developing
3B	Joseph Ranch	Single-Family	Developing
3B	Kickapoo Hills	Single-Family	Developing
3B	Lakeview Club	Single-Family	Developing
3B	Maple Woods	Single-Family	Developing
3B	Pine Oak Estates	Single-Family	Developing
3B	Pine Shadows	Single-Family	Developing
3B	Timber Grove	Single-Family	Developing
3B	Brushy Creek	Single-Family	Existing
3B	Kickapoo Oaks	Single-Family	Existing
3B	Pinewood Valley	Single-Family	Existing
3B	New Day Ranches	Single-Family	Planned
3B	Rice Tract	Single-Family	Planned
3B	Greenwood Land Holdings et al Tracts	Single-Family	Potential
3C	Country Lane Estates MHC	Single-Family	Developing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
3C	Oak Hollow	Single-Family	Existing
3C	Walnut Bend	Single-Family	Existing
3C	Walnut Creek Estates	Single-Family	Existing
3D	Turlington ES	School	Existing
3D	Century Oaks	Single-Family	Developing
3D	Houston Oaks/Terra Verde	Single-Family	Developing
3D	Oak Hill Estates	Single-Family	Developing
3D	Stallion Lakes	Single-Family	Developing
3D	Hegar Road Tract	Single-Family	Planned
3D	Houston Oaks	Single-Family	Planned
3E	Arch Point Landing	Single-Family	Developing
3F	Clear Creek Forest	Single-Family	Developing
3F	Lakeside Estates	Single-Family	Developing
3F	Tenn Oaks	Single-Family	Existing
3F	Wisteria Estates	Single-Family	Existing
3F	Acorn Ranch	Single-Family	Planned
3F	Woodside Manor	Single-Family	Planned
3G	Polk MHC	Mobile Home Community	Existing
3H	Kickapoo Preserve Science/Equestrian	Commercial	Existing
3H	Oak Grove	Single-Family	Developing
3I	First United Methodist	Institutional	Existing
3I	Kickapoo Preserve	Single-Family	Developing
4A	Nine Bar East	Single-Family	Developing
4A	Rolling Hills	Single-Family	Existing
4A	Woodland Lakes	Single-Family	Existing
4B	Plantation Lake Estates	Single-Family	Developing
4B	Reata Creek	Single-Family	Developing
4B	Skymac Ranch	Single-Family	Developing
4B	Sagebrush	Single-Family	Planned
4B	Potential Future SF - 4B	Single-Family	Potential
4C	University Oaks LLC Tracts	Single-Family	Potential
4D	Maple Reserve	Single-Family	Planned
4E	Prairie View A&M	Institutional	Planned
4E	Attwater	Single-Family	Developing
4E	Cameron 97 Ac.	Single-Family	Planned
4E	Cameron Prairie	Single-Family	Planned
4F	Future Nursery	Commercial	Developing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
5	Prairie View A&M	Institutional	Existing
5	Prairie Wind Estates	Single-Family	Existing
5	Blue Vista - BTR	Single-Family	Planned
6A	Country Meadows	Single-Family	Existing
6A	Westhaven Manor	Single-Family	Planned
6A	Adams Ranches Tracts	Single-Family	Potential
6B	Indigo Skies MHC	Mobile Home Community	Developing
6C	Kickapoo	Commercial	Developing
6C	Stark Transportation	Industrial	Planned
6C	Binford Creek	Single-Family	Developing
6C	Bountiful Prairie	Single-Family	Developing
6C	Oakberry Trails	Single-Family	Developing
6C	Stokesbury	Single-Family	Developing
6C	Wild Rye	Single-Family	Developing
6C	Binford Estates	Single-Family	Existing
6D	Toppers RV	Commercial	Existing
6D	Georgetown Oaks (north)	Multi-Family	Potential
6D	Waller Town Center	Multi-Family	Potential
6E	Applied Kickapoo	Commercial	Existing
6E	Kickapoo Plaza	Commercial	Existing
6E	Cemetery	Institutional	Existing
6E	Georgetown Oaks (south)	Multi-Family	Potential
6E	Terpstra et al Tracts	Multi-Family	Potential
6E	Future Planned BTR	Single-Family	Developing
6E	Home at Waller - BTR	Single-Family	Existing
6F	Great 290 Distribution Center	Industrial	Existing
6F	31622-31706 Waller Tomball MHC	Mobile Home Community	Existing
6F	Waller Country Village MHC	Mobile Home Community	Existing
6F	Oxford at the Ranch	Multi-Family	Existing
6F	Briartree	Single-Family	Developing
6G	Hamilton Crossing	Age-Restricted Multi-Family	Existing
6G	Cemetery	Institutional	Existing
6G	Evergreen Heights	Multi-Family	Developing
6G	31817 Waller Tomball	Multi-Family	Existing
6G	Carriage Crossing	Multi-Family	Existing
6G	Holleman ES	School	Existing
6G	WISD Transportation	School	Existing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
6H	Indigo Trails	Single-Family	Planned
6I	Future 55+ MF	Age-Restricted Multi-Family	Planned
6I	6I - Future MF	Multi-Family	Planned
6I	6I - Potential Future MF	Multi-Family	Potential
6I	Schultz Junior High	School	Existing
6I	Stadium	School	Existing
6I	Waller High	School	Existing
6I	Cure ES	School	Planned
6J	Binford Business Park	Commercial	Developing
6J	Future Blinn Campus	Institutional	Planned
6J	Six-T Ranch Estates	Single-Family	Existing
6J	PU 6J - Potential Future SF	Single-Family	Potential
7A	Eden	Single-Family	Planned
7A	Margerstadt Road Tract (Harris County)	Single-Family	Planned
7A	Margerstadt Road Tract (Waller County)	Single-Family	Planned
7B	Thomas	Commercial	Existing
7B	ICM	Commercial	Planned
7B	St. Anne Le Thi Thanh	Institutional	Existing
7B	School	Single-Family	Developing
7B	Gerbig	Single-Family	Existing
7B	Madison North	Single-Family	Existing
7B	Madison Square	Single-Family	Existing
7C	Daikin	Commercial	Existing
7C	Kickapoo Trade Center	Commercial	Planned
7C	Kermier Commerce Park	Industrial	Developing
7C	290 Grand Logistics	Industrial	Planned
7C	Kermier & 2920	Single-Family	Existing
7D	Future Commercial	Commercial	Developing
7D	Broad Ocean Motor	Commercial	Existing
7E	stormwater Detention	Landmark	Existing
7E	Stormwater Detention	Landmark	Planned
7F	Stormwater Detention	Landmark	Existing
7F	Willowbend Oaks	Single-Family	Planned
7G	Hockleywood Business Park	Commercial	Existing
7G	Showboat Drive-In	Commercial	Existing
7G	Cemetery	Institutional	Existing
7G	Cypress Trails at Bauer Landing	Single-Family	Developing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
7G	Bauer Landing	Single-Family	Existing
7G	Hunters Creek	Single-Family	Existing
7G	Spring Creek Ranch	Single-Family	Existing
7G	Terpstra Tract	Single-Family	Potential
7G	Yang et al Tracts	Single-Family	Potential
7H	Gateway Business Park	Commercial	Planned
7H	Northwest Commercial	Commercial	Planned
7I	Century Oak Storage	Commercial	Planned
7I	Lonesome Oak	Commercial	Planned
7I	Boys and Girls Country	Institutional	Existing
7I	Boys and Girls Country	Institutional	Existing
7I	Satyanarayana Church	Landmark	Existing
7I	Adams Plaza	Single-Family	Developing
7I	Becker Fields	Single-Family	Existing
7I	Becker Landing	Single-Family	Existing
7I	Becker Trace	Single-Family	Existing
7I	Elmwood Oaks	Single-Family	Existing
7I	Franklin Square	Single-Family	Existing
7I	Theiss	Single-Family	Existing
7I	PU 7I - Potential Future SF (north)	Single-Family	Potential
7I	PU 7I - Potential Future SF (south)	Single-Family	Potential
7J	Fire Station	Institutional	Existing
7J	Stormwater Detention	Landmark	Existing
7J	Cypress Brook Estates MHC	Mobile Home Community	Existing
7J	Provence Square MHC	Mobile Home Community	Existing
7J	B&B Paradise RV	RV Park	Developing
7J	Bauer Trails	Single-Family	Developing
7J	Mangat & Agarwal Estates	Single-Family	Developing
7J	Sunset Valley	Single-Family	Developing
7J	Becker Meadows	Single-Family	Existing
7J	Braceland Manor	Single-Family	Existing
7J	Hilltop Acres	Single-Family	Existing
7J	Woodbine	Single-Family	Existing
7J	Bauer Villas	Single-Family	Planned
7J	Estate at Botkins Road	Single-Family	Planned
7J	Sunset Valley East	Single-Family	Planned
7J	Potential Future SF	Single-Family	Potential

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
7J	PU 7J Potential Future SF (north)	Single-Family	Potential
7J	PU 7J Potential Future SF (south)	Single-Family	Potential
8A	CST Corner Store	Commercial	Existing
8A	Rosehill Christian School	Institutional	Existing
8A	Palms at Rosehill Tract	Multi-Family	Potential
8A	Holly Springs	Single-Family	Developing
8A	2920 West	Single-Family	Existing
8A	Pine Oak Estates	Single-Family	Existing
8A	Village of New Kentucky	Single-Family	Existing
8A	Enclave at Rosehill	Single-Family	Planned
8B	Commercial	Commercial	Planned
8B	Flood Control	Landmark	Existing
8B	Darvesh Tract (north)	Multi-Family	Planned
8B	WISD	School	Planned
8B	Bauer Meadows	Single-Family	Developing
8B	Cypress Green	Single-Family	Developing
8B	Sorella	Single-Family	Developing
8B	Tealpointe Lake Estates	Single-Family	Developing
8B	Mueschke 83	Single-Family	Existing
8B	Plaza 290	Single-Family	Existing
8B	Rosehill Ranchettes	Single-Family	Existing
8B	Rosehill Ranchettes	Single-Family	Existing
8B	Tenessee Township	Single-Family	Planned
8B	Helfrich/Kreitz Tracts	Single-Family	Potential
8B	Smith et al Tracts	Single-Family	Potential
8C	Northwest 99 Business Park	Commercial	Planned
8C	Flood Control	Landmark	Planned
8C	Future Stormwater Detention	Landmark	Planned
8C	Future Stormwater Detention	Landmark	Planned
8C	Bauer Hockley 550 Tract (east)	Multi-Family	Potential
8C	Bauer Hockley 550 Tract (west)	Multi-Family	Potential
8C	Darvesh Tract Potential Future MF	Multi-Family	Potential
8C	Hamilton Estates	Single-Family	Developing
8C	Redbud (west)	Single-Family	Developing
8C	Rosewood	Single-Family	Developing
8C	Cypress Airstrip Estates	Single-Family	Existing
8C	Little Cypress Oaks	Single-Family	Existing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
8C	Redbud (east)	Single-Family	Planned
8C	Darvesh Tract (south)	Single-Family	Potential
8C	Zahn Tract	Single-Family	Potential
9	Cumberland Business Center	Commercial	Developing
9	CyFair Sports Association	Commercial	Existing
9	Grand Northwest	Commercial	Planned
9	Grand Northwest	Commercial	Planned
9	Christ Family Church	Institutional	Existing
9	Future Stormwater Detention	Landmark	Existing
9	Sana Investments and Phishap Tracts	Multi-Family	Potential
9	Coco Estates	Single-Family	Existing
9	Dickey Subdivision	Single-Family	Existing
10A	Future Stormwater Detention	Landmark	Existing
10A	Windrow	Single-Family	Developing
10A	Franklin Square	Single-Family	Existing
10B	Grainger Distribution Center	Commercial	Developing
10B	Isla at Cypress	Multi-Family	Developing
10B	Roberts Road ES	School	Existing
10B	Creekridge	Single-Family	Existing
10B	Cypresswood Trails	Single-Family	Existing
10B	Ranch Country	Single-Family	Existing
10B	Ranch Country Estates	Single-Family	Existing
10C	Future Retail	Commercial	Existing
10C	Grand Northwest Mixed Use	Multi-Family	Potential
10C	Lowe ES	School	Existing
10C	WISD	School	Planned
10C	Dellrose	Single-Family	Developing
10C	Veranda Dellbrook - BTR	Single-Family	Developing
10D	Elmwood Oaks	Single-Family	Existing
11A	Buc-ee's	Commercial	Existing
11A	Future Storage	Commercial	Planned
11A	Oakwood Estates	Single-Family	Developing
11A	Future SF	Single-Family	Planned
11B	2018 Waller MHC	Mobile Home Community	Existing
11B	Green Gardens	Multi-Family	Developing
11B	2101 Dewey	Multi-Family	Existing
11B	2109 Alliance	Multi-Family	Existing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
11B	2420 Brazeal St	Multi-Family	Existing
11B	Cipolla	Multi-Family	Existing
11B	Four Star	Multi-Family	Existing
11B	Oak Bend	Multi-Family	Existing
11B	Running Oaks	Multi-Family	Existing
11B	Waller St. Apts	Multi-Family	Existing
11B	Waller Junior High	School	Existing
11B	WISD	School	Existing
11B	WISD Admin	School	Existing
11B	WISD Student Support Service Center	School	Existing
11B	Farr	Single-Family	Existing
11B	Waller	Single-Family	Existing
11B	Waller-College Addition	Single-Family	Existing
11C	Willowbrook MHC	Mobile Home Community	Existing
11C	Duplexes	Single-Family	Existing
11C	Greenville Townhomes - BTR	Single-Family	Existing
11C	Park Place Flats	Single-Family	Existing
11C	Pennick Farms	Single-Family	Existing
11C	Pine Grove	Single-Family	Existing
11C	Southside	Single-Family	Existing
11C	Tranquility Park	Single-Family	Existing
11C	Waller Robertson	Single-Family	Existing
11C	Waller-Anderson	Single-Family	Existing
12A	Briarmeadow	Single-Family	Existing
12B	Waller Reserves	Commercial	Existing
12B	Jetstream RV	RV Park	Developing
12C	Alegacy'	Commercial	Developing
12C	Empty Eye 290 Apartments	Multi-Family	Existing
12C	Empty Eye I	Multi-Family	Existing
12C	Vicksburg Terrace	Single-Family	Developing
12C	Monticello	Single-Family	Existing
12C	Muse Addition	Single-Family	Existing
12C	Prairie Hills	Single-Family	Existing
12C	Prairie Hills	Single-Family	Existing
12C	Prairie View Village Estates	Single-Family	Planned
12D	Trade Point 290 Logistics Park	Commercial	Planned
12D	Prairie View A&M	Institutional	Planned

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
12D	"Owens"	Multi-Family	Existing
12D	300 Echols	Multi-Family	Existing
12D	Bridge, The	Multi-Family	Existing
12D	Fountain Hill	Multi-Family	Existing
12D	Oak Place	Multi-Family	Existing
12D	Payne Brady Leasing	Multi-Family	Existing
12D	Richard's	Multi-Family	Existing
12D	Potential Fountain Hill Expansion	Multi-Family	Planned
12D	Jones ES	School	Existing
12D	Clark Addition	Single-Family	Existing
12D	Panther Quarters	Single-Family	Existing
12E	625 at Prairie View	Age-Restricted Multi-Family	Existing
12E	Creekside	Age-Restricted Multi-Family	Existing
12E	University Trails	Age-Restricted Multi-Family	Existing
12E	Future Expansion of 625 at Prairie	Age-Restricted Multi-Family	Planned
12E	Phillips Place	Multi-Family	Existing
12E	Ferguson Heights	Single-Family	Developing
12E	Prairie View Courts	Single-Family	Developing
12E	Alta Vista Addition	Single-Family	Existing
12F	Panther Hill	Age-Restricted Multi-Family	Existing
12F	Shady Oaks	Age-Restricted Multi-Family	Existing
12F	Reserve at Richards	Multi-Family	Existing
12F	Prairie Gables	Single-Family	Developing
12F	Hillcrest	Single-Family	Existing
12G	Beacon Hill Industrial/Commercial	Industrial	Developing
12G	Beacon Hill MF	Multi-Family	Planned
12G	Indus Tract	Multi-Family	Potential
12G	Beacon Hill	Single-Family	Developing
12G	Indus Tract	Single-Family	Potential
13A	Cricket Complex	Landmark	Developing
13A	24687 Richards Rd	Multi-Family	Existing
13B	Brookside Meadows	Single-Family	Existing
13C	Waller County Fairgrounds	Institutional	Existing
13C	46127-46243 Old Houston Hwy MHC	Mobile Home Community	Existing
13C	Meadow Lake Estates MHC	Mobile Home Community	Existing
13C	Tara Park MHC	Mobile Home Community	Existing
13C	Pine Meadows	Multi-Family	Existing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
13C	Sun Rise	Multi-Family	Existing
13C	Circle BAR Ranch RV	RV Park	Existing
13C	Beverly Hills	Single-Family	Developing
13C	Cochran Estates	Single-Family	Developing
13C	Pineridge	Single-Family	Developing
13C	Prairie Acres	Single-Family	Developing
13C	Ranches of Clear Creek	Single-Family	Developing
13C	Villa Capri	Single-Family	Developing
13C	Meadowview Estates	Single-Family	Existing
13C	Pine Island Village	Single-Family	Existing
13C	Pine Meadows Estates	Single-Family	Existing
13C	Wildflower Estates	Single-Family	Existing
13C	Fastboy Inestments Tract	Single-Family	Planned
14A	Waller Industrial Park	Industrial	Existing
14A	20888 Cochran Rd	Multi-Family	Existing
14A	Dove Meadows	Single-Family	Developing
14A	Pineridge	Single-Family	Developing
14A	Prairie View Estates	Single-Family	Developing
14A	Blinka Estates	Single-Family	Existing
14A	Domino	Single-Family	Existing
14B	R+L Carriers	Commercial	Existing
14B	Waller Acres	Single-Family	Developing
14C	Jellystone Campground	Commercial	Existing
14C	Creek Ridge Farms	Single-Family	Developing
14C	Meadow Glen	Single-Family	Developing
14C	Trails at Cochran Ranch	Single-Family	Developing
14C	Glenmar Farms	Single-Family	Existing
14C	Val Verde	Single-Family	Existing
14C	Victoria Estates	Single-Family	Existing
14C	Westwood	Single-Family	Existing
14D	Arborwood Estates	Single-Family	Developing
14D	Penick Farms (north)	Single-Family	Developing
14D	Penick Farms (south)	Single-Family	Developing
14D	Mathis	Single-Family	Existing
14D	Mound Creek	Single-Family	Existing
14D	Penick Farms	Single-Family	Existing
14D	Marigold	Single-Family	Planned

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
14D	Speck et al Tracts	Single-Family	Potential
14D	Stokes et al Tracts	Single-Family	Potential
14E	Equestrian Oaks Estates	Single-Family	Developing
14E	Lakeview	Single-Family	Developing
14E	Penick Farms	Single-Family	Developing
14E	Sky Lakes	Single-Family	Developing
14E	Baethe Estates	Single-Family	Existing
14E	Shamrock Estates	Single-Family	Existing
14E	Shiloh	Single-Family	Existing
14E	Maple Meadows	Single-Family	Planned
14F	Burckhardt Compression	Commercial	Existing
14F	Hillside Plaza	Multi-Family	Existing
14G	Quail Hollow MHC	Mobile Home Community	Existing
14G	Cedar Creek Ranch	Single-Family	Developing
15A	Durtis Steel Commerce Park	Commercial	Planned
15A	Ravago Manufacturing	Industrial	Existing
15A	Cemetery	Institutional	Existing
15A	Mustang Meadows	Single-Family	Developing
15A	Paloma	Single-Family	Developing
15A	Parc Place	Single-Family	Developing
15A	Sanford Farms	Single-Family	Developing
15A	Williams Landing	Single-Family	Developing
15A	Garrett Ladig	Single-Family	Existing
15A	Torrey	Single-Family	Existing
15A	Elena's Investments Tract	Single-Family	Potential
15A	Roy et al Tracts	Single-Family	Potential
15B	Hewlett-Packard Comm. Park	Commercial	Existing
15B	Sparks Fabricators	Industrial	Planned
15B	Grand Prairie Highlands	Single-Family	Developing
15B	Hockley Meadows	Single-Family	Developing
15B	Grand Prairie (north)	Single-Family	Planned
15B	15B - Potential Future SF	Single-Family	Potential
15C	Jubilee MF	Multi-Family	Planned
15C	Paradise Park RV	RV Park	Existing
15C	Warren Ranch High School (2028)	School	Planned
15C	WISD	School	Planned
15C	Jubilee	Single-Family	Developing

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
15C	Greenland Square	Single-Family	Existing
15C	Wintergreen	Single-Family	Existing
15C	Golden Shamrock/Gold Star Realty	Single-Family	Planned
15D	Madden Kermier	Commercial	Existing
15D	Jasper Glen Park RV	RV Park	Existing
15D	Kickapoo Farms	Single-Family	Existing
15D	Old Washington Rd/Premium Dr	Single-Family	Existing
15E	Coastal Prairie Conservancy	Preserve	Existing
15F	Grand Prairie (south)	Single-Family	Developing
15F	Mound Creek	Single-Family	Existing
15G	Mallard Crossing	Single-Family	Existing
16A	ODFL West Houston	Commercial	Existing
16A	General Warehouse	Commercial	Planned
16A	Community of Faith	Institutional	Existing
16A	Richfield Ranch Tract	Multi-Family	Potential
16A	Stone Creek Ranch	Single-Family	Developing
16A	Golden Shamrock/Gold Star Realty	Single-Family	Planned
16A	Lee Duo LLC et al tracts (east)	Single-Family	Potential
16A	Richfield Ranch Tract	Single-Family	Potential
16B	Future Office and Commercial	Commercial	Developing
16B	Future Office and Commercial	Commercial	Developing
16B	Future Private School	Commercial	Developing
16B	Bridgeland Central	Commercial	Planned
16B	Commercial	Commercial	Planned
16B	Commercial	Commercial	Planned
16B	WWTP	Industrial	Planned
16B	Flood Control	Landmark	Existing
16B	Bridgeland Central MF	Multi-Family	Planned
16B	Prairieland Village (west) MF	Multi-Family	Planned
16B	McReavy ES	School	Existing
16B	WISD	School	Planned
16B	Prairieland Village (east)	Single-Family	Developing
16B	Prairieland Village (west)	Single-Family	Developing
16C	Harmony Schools	Commercial	Developing
16C	Commercial	Commercial	Planned
16C	Commercial	Commercial	Planned
16C	Flood Control	Landmark	Planned

Land Use Index

Waller ISD

PU	Name	Land Use Type	Development Phase
16C	Flood Control	Landmark	Planned
16C	Flood Control	Landmark	Planned
16C	Future Open Space	Landmark	Planned
16C	Bridgeland Creekland Village MF	Multi-Family	Planned
16C	Katy Prairie Conservancy	Preserve	Planned
16C	Katy Prairie Conservancy	Preserve	Planned
16C	Creekland Village (east)	Single-Family	Developing
16C	Creekland Village (west)	Single-Family	Developing
16D	Texas Boy Box Storage	Commercial	Planned
16D	Minero	Industrial	Developing
16D	Rocky Creek Estates	Single-Family	Developing
16D	Lee Duo LLC et al tracts (west)	Single-Family	Potential



APPENDIX CHAPTER 04

Enrollment Forecast

Projected Students by Planning Unit

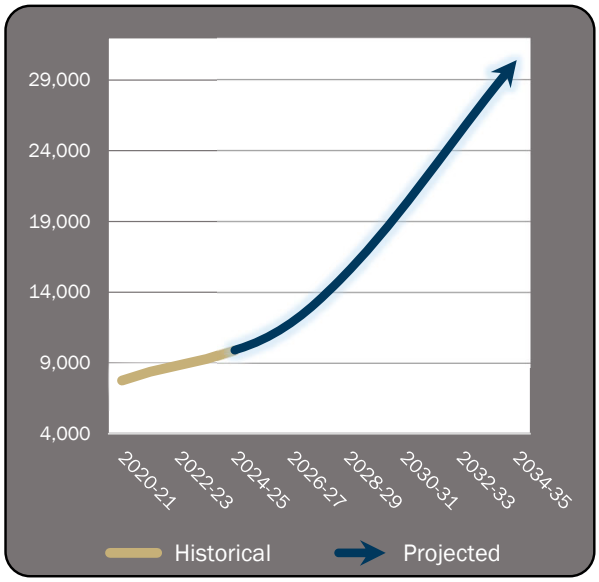
Projected Students by Campus

Waller ISD Ten-Year Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25
EE	41	41	42	58	60
PK	215	311	379	331	363
KG	501	577	599	647	677
1	554	572	616	670	733
2	544	600	624	663	731
3	546	593	646	676	721
4	581	602	629	681	741
5	608	629	641	659	732
EE–5	3,590	3,925	4,176	4,385	4,758
6	663	639	657	690	700
7	642	695	635	674	731
8	669	685	727	687	716
6–8	1,974	2,019	2,019	2,051	2,147
9	603	779	861	895	886
10	586	596	708	757	793
11	529	615	599	709	718
12	480	452	471	486	603
9–12	2,198	2,442	2,639	2,847	3,000
TOTAL	7,762	8,386	8,834	9,283	9,905
Enrollment Change	0.4%	8.0%	5.3%	5.1%	6.7%
	33	624	448	449	622

Current Enrollment October 25, 2024	9,905
Projected: 5 Years	17,666
Projected: 10 Years	30,408



PROJECTED ENROLLMENT

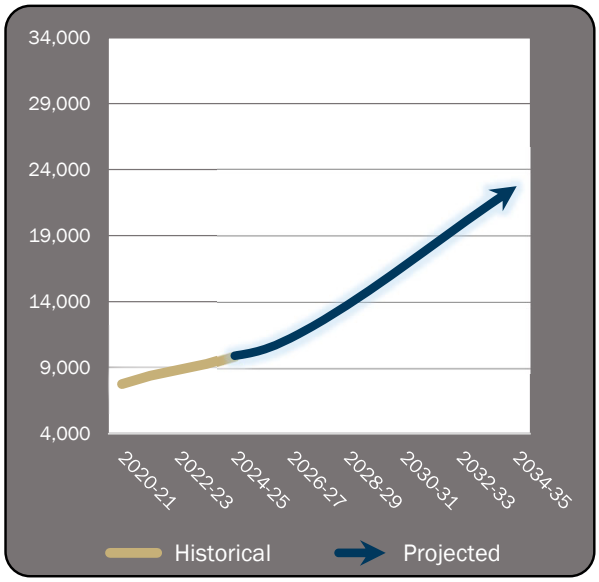
GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	63	67	72	77	82	88	94	100	106	112	*52*
PK	358	452	509	549	597	649	701	754	805	834	*471*
KG	715	777	975	1,032	1,093	1,160	1,194	1,243	1,290	1,323	*646*
1	767	845	949	1,191	1,261	1,335	1,413	1,455	1,505	1,547	*814*
2	806	878	1,000	1,123	1,410	1,493	1,576	1,668	1,707	1,749	*1,018*
3	833	922	1,038	1,183	1,328	1,667	1,761	1,859	1,954	1,982	*1,261*
4	816	952	1,084	1,220	1,390	1,561	1,954	2,064	2,165	2,254	*1,513*
5	828	921	1,105	1,258	1,416	1,613	1,807	2,261	2,373	2,466	*1,734*
EE–5	5,186	5,814	6,732	7,633	8,577	9,566	10,500	11,404	11,905	12,267	*7,509*
6	789	930	1,059	1,271	1,447	1,629	1,860	2,084	2,601	2,704	*2,004*
7	765	866	1,046	1,191	1,429	1,627	1,836	2,097	2,343	2,897	*2,166*
8	819	865	998	1,205	1,373	1,647	1,880	2,122	2,417	2,675	*1,959*
6–8	2,373	2,661	3,103	3,667	4,249	4,903	5,576	6,303	7,361	8,276	*6,129*
9	925	1,068	1,139	1,327	1,618	1,843	2,190	2,500	2,795	3,184	*2,298*
10	801	836	984	1,060	1,247	1,520	1,715	2,038	2,304	2,576	*1,783*
11	787	794	845	1,005	1,093	1,285	1,552	1,751	2,061	2,330	*1,612*
12	606	665	684	735	882	959	1,117	1,349	1,508	1,775	*1,172*
9–12	3,119	3,363	3,652	4,127	4,840	5,607	6,574	7,638	8,668	9,865	*6,865*
TOTAL	10,678	11,838	13,487	15,427	17,666	20,076	22,650	25,345	27,934	30,408	
Enrollment Change	7.8%	10.9%	13.9%	14.4%	14.5%	13.6%	12.8%	11.9%	10.2%	8.9%	*207.0%*
	773	1,160	1,649	1,940	2,239	2,410	2,574	2,695	2,589	2,474	*20,503*

Waller ISD Reduced Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25
EE	41	41	42	58	60
PK	215	311	379	331	363
KG	501	577	599	647	677
1	554	572	616	670	733
2	544	600	624	663	731
3	546	593	646	676	721
4	581	602	629	681	741
5	608	629	641	659	732
EE–5	3,590	3,925	4,176	4,385	4,758
6	663	639	657	690	700
7	642	695	635	674	731
8	669	685	727	687	716
6–8	1,974	2,019	2,019	2,051	2,147
9	603	779	861	895	886
10	586	596	708	757	793
11	529	615	599	709	718
12	480	452	471	486	603
9–12	2,198	2,442	2,639	2,847	3,000
TOTAL	7,762	8,386	8,834	9,283	9,905
Enrollment Change	0.4%	8.0%	5.3%	5.1%	6.7%
	33	624	448	449	622

Current Enrollment October 25, 2024	9,905
Projected: 5 Years	15,205
Projected: 10 Years	22,754



PROJECTED ENROLLMENT

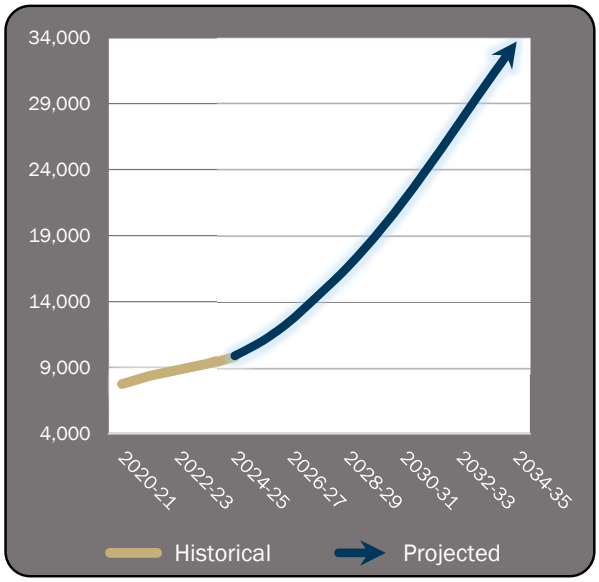
GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	61	63	65	67	69	71	73	75	77	79	*19*
PK	333	436	452	449	451	451	451	451	451	451	*88*
KG	690	747	935	981	993	1,008	1,007	1,013	1,018	1,016	*339*
1	744	792	879	1,100	1,155	1,169	1,186	1,185	1,192	1,198	*465*
2	782	827	903	1,002	1,254	1,317	1,333	1,353	1,351	1,359	*628*
3	809	869	942	1,029	1,141	1,428	1,500	1,518	1,541	1,539	*818*
4	793	898	984	1,066	1,165	1,292	1,617	1,698	1,719	1,745	*1,004*
5	805	870	1,004	1,100	1,192	1,302	1,444	1,808	1,898	1,922	*1,190*
EE–5	5,017	5,502	6,164	6,794	7,420	8,038	8,611	9,101	9,247	9,309	*4,551*
6	757	878	964	1,112	1,218	1,320	1,442	1,599	2,003	2,102	*1,402*
7	736	807	951	1,044	1,204	1,319	1,429	1,561	1,731	2,168	*1,437*
8	788	809	896	1,055	1,159	1,336	1,464	1,586	1,732	1,921	*1,205*
6–8	2,281	2,494	2,811	3,211	3,581	3,975	4,335	4,746	5,466	6,191	*4,044*
9	907	1,018	1,066	1,169	1,376	1,512	1,743	1,910	2,069	2,259	*1,373*
10	785	820	920	973	1,067	1,256	1,380	1,591	1,744	1,889	*1,096*
11	771	779	813	921	975	1,069	1,258	1,382	1,594	1,747	*1,029*
12	595	651	658	693	786	832	912	1,073	1,179	1,359	*756*
9–12	3,058	3,268	3,457	3,756	4,204	4,669	5,293	5,956	6,586	7,254	*4,254*
TOTAL	10,356	11,264	12,432	13,761	15,205	16,682	18,239	19,803	21,299	22,754	
Enrollment Change	4.6%	8.8%	10.4%	10.7%	10.5%	9.7%	9.3%	8.6%	7.6%	6.8%	*129.7%*
	451	908	1,168	1,329	1,444	1,477	1,557	1,564	1,496	1,455	*12,849*

Waller ISD Accelerated Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25
EE	41	41	42	58	60
PK	215	311	379	331	363
KG	501	577	599	647	677
1	554	572	616	670	733
2	544	600	624	663	731
3	546	593	646	676	721
4	581	602	629	681	741
5	608	629	641	659	732
EE–5	3,590	3,925	4,176	4,385	4,758
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8	669	685	727	687	716
6–8	1,974	2,019	2,019	2,051	2,147
9	603	779	861	895	886
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11	529	615	599	709	718
12	480	452	471	486	603
9–12	2,198	2,442	2,639	2,847	3,000
TOTAL	7,762	8,386	8,834	9,283	9,905
Enrollment Change	0.4%	8.0%	5.3%	5.1%	6.7%
	33	624	448	449	622

Current Enrollment October 25, 2024	9,905
Projected: 5 Years	19,018
Projected: 10 Years	33,705

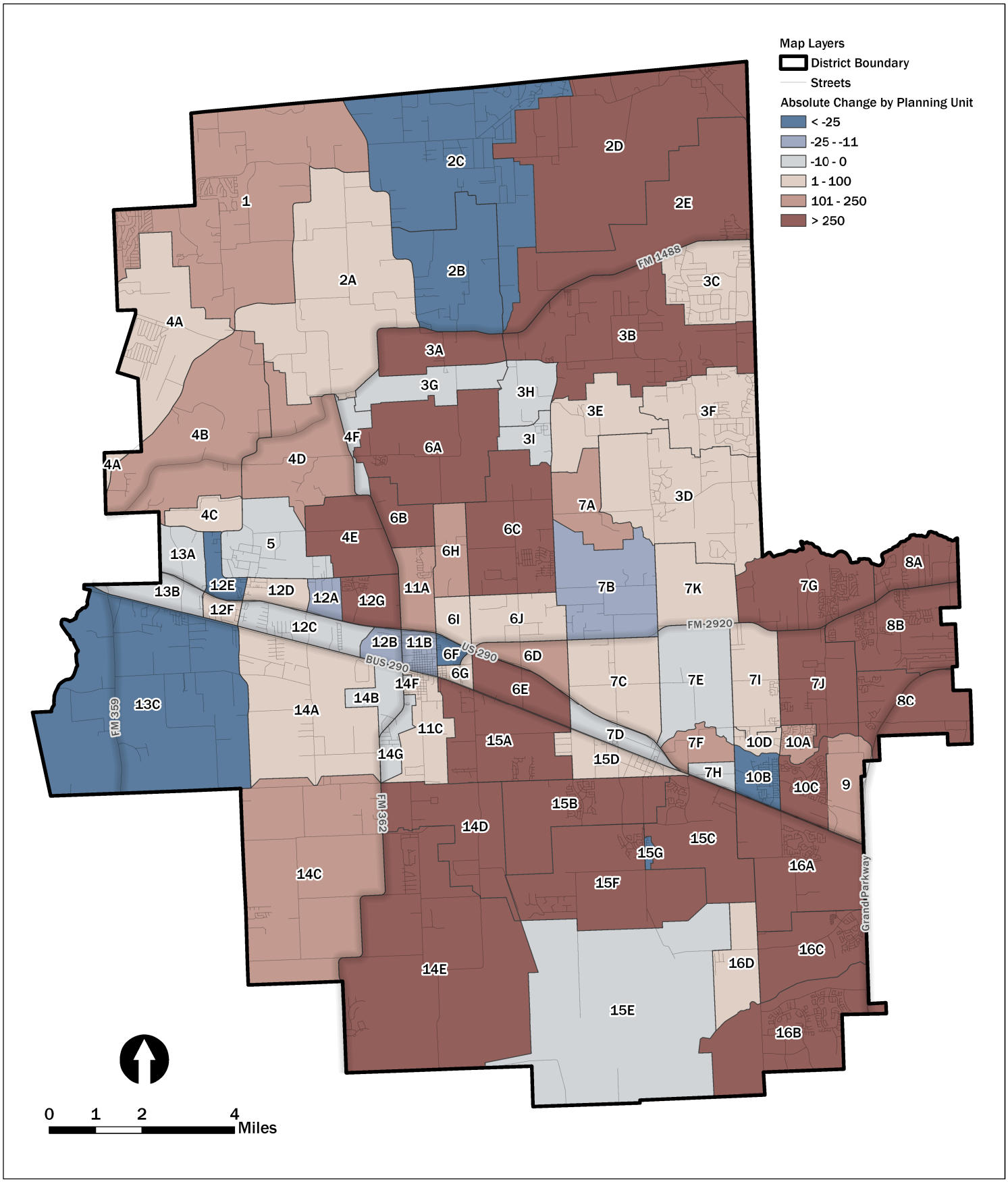


PROJECTED ENROLLMENT

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	63	67	72	77	82	88	94	100	106	112	*52*
PK	365	497	547	623	710	803	905	1,016	1,137	1,205	*842*
KG	739	808	1,016	1,083	1,193	1,311	1,382	1,473	1,562	1,630	*953*
1	797	898	996	1,241	1,323	1,458	1,597	1,684	1,783	1,873	*1,140*
2	838	939	1,073	1,179	1,469	1,566	1,721	1,885	1,975	2,072	*1,341*
3	864	986	1,121	1,269	1,394	1,737	1,847	2,030	2,209	2,293	*1,572*
4	847	1,015	1,169	1,317	1,491	1,638	2,036	2,165	2,364	2,549	*1,808*
5	860	983	1,189	1,357	1,528	1,730	1,896	2,356	2,489	2,693	*1,961*
EE–5	5,373	6,193	7,183	8,146	9,190	10,331	11,478	12,709	13,625	14,427	*9,669*
6	812	984	1,152	1,368	1,561	1,757	1,995	2,187	2,710	2,836	*2,136*
7	787	908	1,127	1,295	1,538	1,755	1,981	2,249	2,459	3,018	*2,287*
8	842	907	1,066	1,299	1,492	1,772	2,028	2,289	2,592	2,807	*2,091*
6–8	2,441	2,799	3,345	3,962	4,591	5,284	6,004	6,725	7,761	8,661	*6,514*
9	961	1,130	1,241	1,418	1,744	2,003	2,356	2,697	3,015	3,414	*2,528*
10	832	903	1,082	1,155	1,332	1,638	1,864	2,193	2,486	2,779	*1,986*
11	817	858	948	1,105	1,191	1,373	1,672	1,903	2,218	2,514	*1,796*
12	630	717	767	824	970	1,045	1,194	1,454	1,639	1,910	*1,307*
9–12	3,240	3,608	4,038	4,502	5,237	6,059	7,086	8,247	9,358	10,617	*7,617*
TOTAL	11,054	12,600	14,566	16,610	19,018	21,674	24,568	27,681	30,744	33,705	
Enrollment Change	11.6%	14.0%	15.6%	14.0%	14.5%	14.0%	13.4%	12.7%	11.1%	9.6%	*240.3%*
	1,149	1,546	1,966	2,044	2,408	2,656	2,894	3,113	3,063	2,961	*23,800*

Projected Change in Resident EE-12th Grade Students by Planning Unit

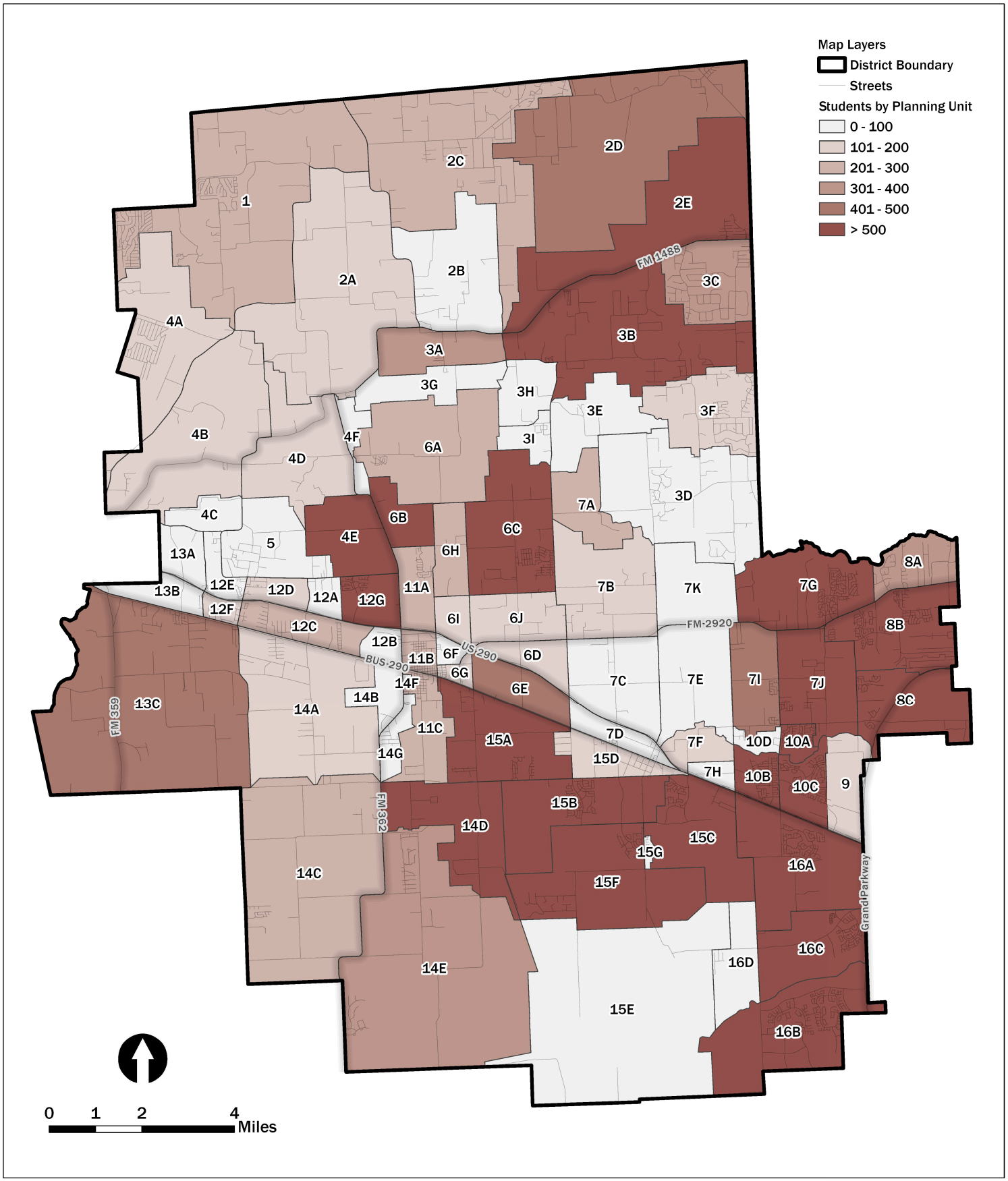
2024-25 to 2034-35
Waller ISD



Projected EE-12th Grade Students by Planning Unit

2034-35

Waller ISD



Projected Resident EE-5th Grade Students by Planning Unit

PU	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
1	56	58	63	65	62	63	68	72	79	81	85
2A	74	74	75	80	83	80	80	80	82	81	81
2B	36	34	30	28	29	25	24	24	24	24	24
2C	151	148	144	127	130	125	122	121	122	116	113
2D	56	57	51	54	61	70	92	120	148	165	178
2E	39	35	43	78	117	160	217	299	408	511	624
3A	13	11	16	32	52	69	84	98	109	118	123
3B	120	138	168	213	233	246	267	284	300	312	320
3C	126	132	139	145	154	151	153	154	156	152	149
3D	40	39	36	38	37	36	37	37	38	38	39
3E	5	7	10	15	19	25	29	32	34	35	36
3F	84	89	81	80	79	79	77	76	77	74	75
3G	14	14	13	12	11	9	9	9	9	9	9
3H	2	2	2	2	1	0	0	0	0	0	0
3I	7	7	6	7	7	8	8	8	8	8	8
4A	59	61	68	72	73	80	81	82	84	85	86
4B	13	12	15	19	27	32	38	43	50	53	55
4C	2	2	2	2	2	7	11	14	16	17	17
4D	18	15	15	15	14	18	22	30	43	56	72
4E	4	16	32	67	114	160	218	293	374	443	497
4F	3	3	2	1	0	0	0	0	0	0	0
5	10	8	6	5	6	6	6	6	6	6	6
6A	4	4	3	9	21	33	47	63	80	94	111
6B	0	38	102	170	237	296	337	357	329	297	273
6C	83	110	155	221	283	337	371	424	476	513	547
6D	0	0	0	0	0	4	9	14	22	32	41
6E	21	24	25	42	65	90	111	133	154	165	177
6F	43	44	44	44	38	28	24	23	23	23	24
6G	88	90	92	97	99	103	101	102	101	100	99
6H	5	5	6	11	18	28	40	53	64	74	80
6I	0	0	1	1	2	7	11	13	19	14	10
6J	14	14	11	10	9	7	9	14	23	37	51
7A	0	0	6	19	36	52	66	76	79	80	77
7B	51	53	52	50	53	52	51	50	49	46	45
7C	4	5	6	6	6	6	6	6	6	6	6
7D	0	0	0	0	0	0	0	0	0	0	0
7E	0	0	0	0	0	0	0	0	0	0	0
7F	2	4	6	14	22	28	33	41	48	53	56
7G	405	395	409	424	434	458	483	509	532	527	537
7H	2	0	0	0	0	0	0	0	0	0	0
7I	184	171	160	153	157	159	165	174	184	189	196
7J	186	180	180	185	200	228	261	281	303	322	341
7K	1	3	5	7	9	11	12	12	12	12	12
8A	22	22	30	42	54	67	86	105	121	134	142
8B	196	315	435	578	707	809	911	942	928	894	865
8C	21	32	53	82	114	177	255	349	420	457	458
9	2	2	3	12	21	29	36	44	52	55	49
10A	213	223	232	243	249	256	256	256	258	253	251
10B	337	316	319	328	312	299	297	294	295	285	280
10C	218	276	285	273	277	289	295	303	314	314	315
10D	10	11	12	16	18	21	24	26	28	29	30
11A	31	48	66	88	109	127	140	138	132	124	118
11B	109	105	103	104	99	88	84	83	85	83	81
11C	87	94	100	109	114	121	121	122	124	122	122
12A	6	4	4	1	1	0	0	0	0	0	0
12B	10	8	6	3	3	0	0	0	0	0	0

Projected Resident EE-5th Grade Students by Planning Unit

PU	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
12C	106	98	99	94	94	93	92	89	89	84	81
12D	70	64	57	54	53	48	52	53	54	54	54
12E	18	18	17	14	15	10	8	7	7	7	7
12F	45	44	49	53	50	49	48	47	46	45	45
12G	27	35	56	80	111	137	170	206	241	268	281
13A	1	1	0	0	0	0	0	0	0	0	0
13B	2	0	0	0	0	0	0	0	0	0	0
13C	246	230	214	199	178	172	166	163	168	162	157
14A	71	75	73	76	74	79	78	74	75	70	66
14B	7	8	8	9	9	7	7	7	7	7	7
14C	30	43	53	66	78	88	98	110	108	98	91
14D	51	48	54	75	89	120	150	180	204	210	207
14E	43	50	55	69	82	88	99	112	124	131	136
14F	27	24	24	21	18	19	20	21	22	23	24
14G	15	16	17	18	20	18	18	18	18	18	18
15A	30	38	60	98	126	153	176	198	220	208	197
15B	15	52	92	144	197	234	268	275	280	274	267
15C	71	87	114	141	179	236	296	373	445	507	563
15D	57	64	73	81	86	94	98	101	103	103	103
15E	1	1	1	1	0	0	0	0	0	0	0
15F	59	87	119	156	188	216	243	280	316	349	385
15G	61	55	49	45	34	37	36	36	36	35	35
16A	264	256	255	265	276	301	336	379	469	562	660
16B	115	175	256	322	401	477	536	525	516	494	465
16C	27	48	80	143	187	231	275	349	414	459	404
16D	10	9	8	6	6	6	6	6	11	15	18
Total	**4,719**	**5,127**	**5,723**	**6,580**	**7,436**	**8,335**	**9,280**	**10,143**	**10,976**	**11,427**	**11,840**

Projected Resident 6th-8th Grade Students by Planning Unit

PU	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
1	20	23	28	33	42	48	46	43	45	51	54
2A	29	33	30	27	24	29	32	34	30	31	30
2B	13	11	14	17	14	14	13	14	10	9	9
2C	66	71	79	90	82	83	65	70	65	60	60
2D	31	31	29	27	35	45	57	73	86	111	137
2E	14	14	22	37	58	88	130	174	240	349	482
3A	6	6	11	16	26	35	49	60	71	85	98
3B	45	56	77	98	110	124	137	153	161	183	203
3C	67	63	56	57	53	64	65	75	71	73	74
3D	8	5	8	11	13	11	12	10	9	10	10
3E	3	3	4	2	2	1	3	5	9	12	14
3F	40	36	41	44	48	39	37	39	43	42	43
3G	3	4	4	5	6	7	6	5	3	3	3
3H	4	1	1	0	1	2	2	1	0	0	0
3I	5	4	5	3	3	1	2	2	3	3	3
4A	28	33	28	25	25	27	30	31	37	35	36
4B	5	6	9	12	18	21	27	30	35	44	52
4C	0	0	0	0	0	2	4	8	12	17	21
4D	8	11	10	9	7	8	12	17	24	36	51
4E	2	5	16	32	57	81	114	159	212	302	385
4F	1	0	1	2	3	2	1	0	0	0	0
5	3	5	7	8	5	3	2	3	3	3	3
6A	2	2	2	4	9	16	25	36	48	67	87
6B	2	17	44	72	112	143	176	196	199	203	198
6C	41	41	69	93	138	166	201	233	273	332	390
6D	0	0	0	0	0	1	4	8	13	23	36
6E	15	13	11	16	28	36	51	66	88	109	132
6F	21	23	20	20	26	31	30	22	16	12	9
6G	20	19	18	17	17	14	19	21	26	23	24
6H	0	1	1	5	8	14	20	28	37	50	62
6I	23	23	24	24	25	26	29	33	36	38	38
6J	7	5	6	7	8	7	6	8	13	22	37
7A	0	0	3	8	18	26	35	42	50	60	65
7B	23	24	28	30	27	26	22	24	27	27	25
7C	3	1	1	1	2	3	3	3	3	3	3
7D	0	0	0	0	0	0	0	0	0	0	0
7E	0	0	0	0	0	0	0	0	0	0	0
7F	0	0	0	3	6	10	14	21	27	36	45
7G	175	187	191	209	221	223	222	237	262	287	311
7H	1	2	2	2	0	0	0	0	0	0	0
7I	97	85	82	78	76	81	83	95	100	114	126
7J	85	71	70	89	108	121	130	143	168	201	234
7K	1	1	1	0	0	0	1	3	5	6	6
8A	16	16	14	15	21	28	39	51	64	86	104
8B	78	122	192	264	350	412	483	519	541	585	599
8C	11	16	29	39	63	94	138	190	248	319	372
9	2	3	1	4	7	10	14	17	22	32	35
10A	79	91	84	83	79	86	100	112	121	122	122
10B	175	162	133	129	132	145	147	149	142	140	135
10C	79	106	107	117	125	130	126	138	151	162	171
10D	4	6	7	4	4	4	6	7	8	10	11
11A	18	25	33	42	50	56	67	67	70	70	71
11B	62	69	68	74	70	73	72	70	59	55	54
11C	46	47	40	41	43	43	49	54	60	60	59
12A	4	6	6	5	3	4	1	1	0	0	0
12B	4	4	5	7	5	6	3	3	0	0	0

Projected Resident 6th-8th Grade Students by Planning Unit

PU	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
12C	45	51	46	55	50	56	51	53	51	49	45
12D	14	15	20	20	24	27	27	27	26	30	33
12E	19	16	12	10	8	12	10	11	6	4	3
12F	19	22	20	16	17	22	26	24	25	24	23
12G	19	29	37	42	55	75	94	115	139	178	211
13A	1	0	1	1	1	0	0	0	0	0	0
13B	0	2	2	2	0	0	0	0	0	0	0
13C	141	128	127	134	133	125	115	107	109	104	104
14A	33	35	38	40	45	37	37	36	45	44	41
14B	3	3	3	1	2	4	5	5	3	3	3
14C	12	17	26	36	45	48	56	60	61	62	61
14D	16	19	29	35	43	58	82	101	122	145	161
14E	17	21	24	31	38	53	63	72	74	86	99
14F	11	16	17	20	18	18	13	9	9	9	9
14G	9	8	8	6	5	8	9	12	9	9	9
15A	12	18	36	51	74	88	107	116	134	142	150
15B	2	19	40	65	96	123	149	158	167	183	192
15C	37	45	49	63	84	118	151	197	249	332	414
15D	31	29	23	23	24	26	30	34	40	42	44
15E	1	1	0	0	1	1	1	0	0	0	0
15F	23	40	48	63	76	96	114	141	168	214	260
15G	36	39	41	34	35	27	24	17	20	18	17
16A	115	114	103	97	96	112	148	191	248	336	439
16B	16	45	94	130	188	226	277	289	303	314	304
16C	13	22	31	56	82	106	137	179	227	292	296
16D	2	4	6	7	6	5	3	4	4	7	11
Total	**2,127**	**2,341**	**2,616**	**3,032**	**3,571**	**4,130**	**4,751**	**5,378**	**6,054**	**7,041**	**7,951**

Projected Resident 9th-12th Grade Students by Planning Unit

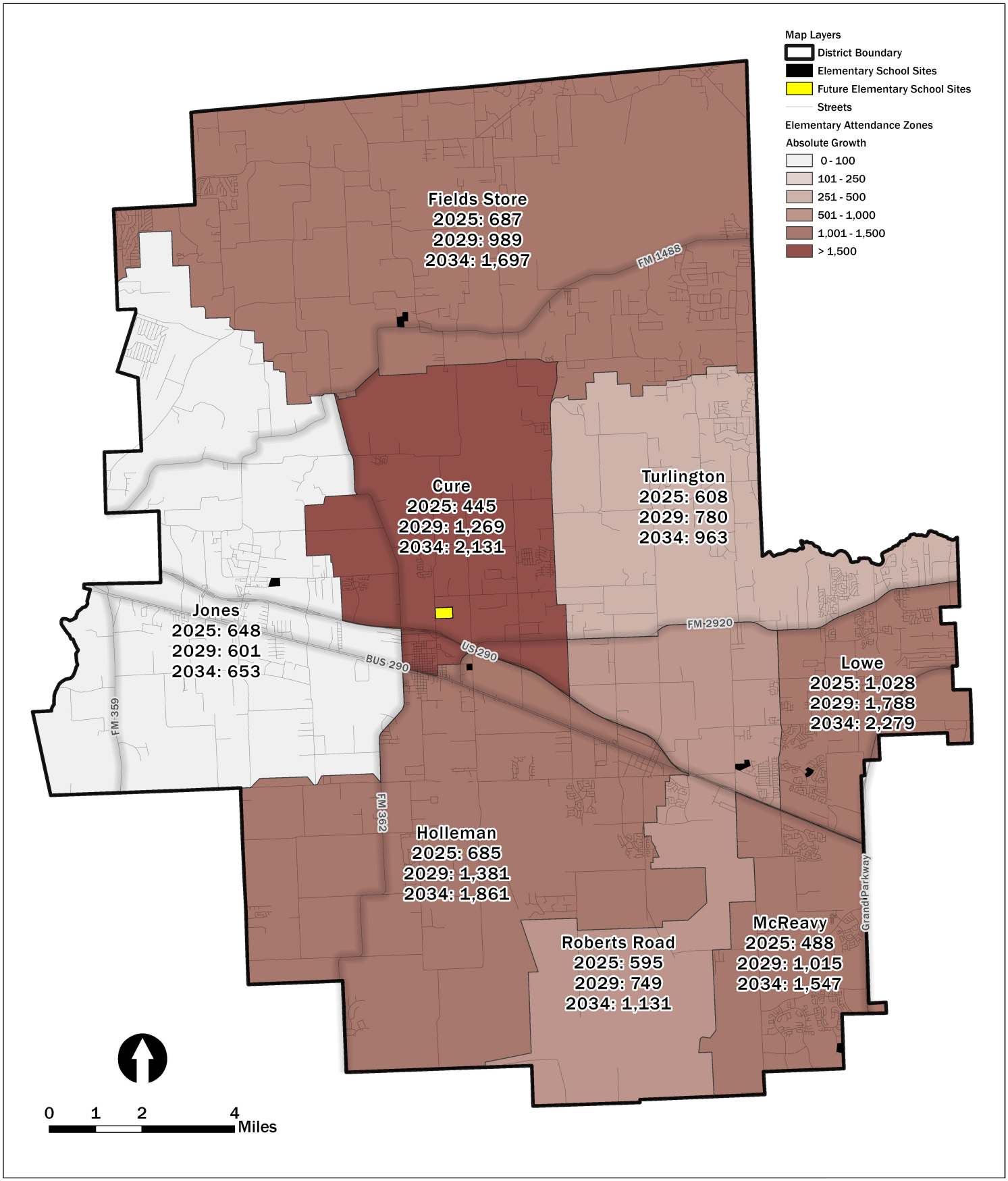
PU	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
1	41	38	34	34	39	43	54	66	73	77	79
2A	28	31	35	35	40	40	37	36	40	42	46
2B	28	28	26	18	16	17	19	18	21	18	17
2C	106	89	81	91	95	100	125	109	112	110	99
2D	49	42	41	44	42	53	62	79	105	129	156
2E	27	29	27	33	53	81	117	178	254	340	467
3A	9	8	10	16	22	35	46	63	79	95	113
3B	92	93	93	98	111	136	154	179	208	226	254
3C	120	112	100	89	83	79	77	73	85	95	101
3D	19	21	19	11	10	14	14	20	20	18	21
3E	6	5	4	5	4	4	4	3	2	4	8
3F	49	50	50	48	48	58	59	60	61	59	62
3G	7	4	4	3	4	6	6	7	8	7	7
3H	5	7	7	7	4	1	1	1	2	2	2
3I	8	10	9	7	5	5	4	4	3	2	3
4A	51	47	38	40	41	35	35	36	33	41	45
4B	12	7	7	10	13	20	26	35	43	51	60
4C	2	2	2	2	0	1	3	5	8	13	19
4D	11	8	10	11	15	14	15	18	24	35	51
4E	1	4	13	26	46	77	114	166	228	292	378
4F	0	1	1	1	1	1	2	3	3	2	1
5	9	6	5	4	7	9	9	7	5	4	3
6A	2	1	2	3	7	16	23	34	49	63	86
6B	1	12	35	64	95	137	175	218	245	257	264
6C	68	74	88	109	124	168	204	260	322	373	442
6D	0	0	0	0	0	1	2	5	12	19	30
6E	17	17	19	24	29	39	51	70	89	111	134
6F	39	30	31	31	31	31	29	36	40	39	35
6G	22	25	31	27	25	25	23	22	20	27	30
6H	1	0	0	1	5	10	20	28	39	51	65
6I	48	49	48	48	48	51	53	57	60	62	65
6J	11	12	13	10	7	9	9	12	18	21	33
7A	5	5	6	8	15	24	35	47	58	66	74
7B	47	41	35	33	32	36	42	38	35	35	35
7C	4	5	3	3	3	1	2	2	3	3	4
7D	2	2	2	1	0	0	0	0	0	0	0
7E	2	0	0	0	0	0	0	0	0	0	0
7F	1	1	1	2	3	7	12	18	26	31	40
7G	208	212	229	244	262	283	303	325	339	362	387
7H	0	1	1	1	3	2	2	2	0	0	0
7I	118	124	125	123	119	118	118	116	133	141	159
7J	103	116	122	119	122	130	159	187	212	240	269
7K	0	0	0	1	1	1	1	0	0	1	3
8A	23	21	26	28	28	33	38	51	65	82	105
8B	84	124	175	239	311	417	512	612	695	735	775
8C	13	17	20	40	55	90	138	200	269	334	399
9	3	2	3	3	7	11	14	20	23	28	33
10A	81	93	102	107	117	115	110	110	113	135	152
10B	231	232	250	230	218	204	177	177	196	207	220
10C	108	119	121	128	139	147	167	170	181	201	210
10D	17	13	10	11	7	10	8	8	7	7	11
11A	15	26	36	46	59	70	81	87	87	91	90
11B	63	60	69	61	69	75	71	74	79	77	77
11C	67	58	62	60	57	58	54	58	57	68	75
12A	3	2	2	5	7	7	10	4	4	3	1
12B	5	6	7	6	6	6	9	6	8	5	3

Projected Resident 9th-12th Grade Students by Planning Unit

PU	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
12C	62	63	60	59	69	64	73	76	74	79	78
12D	22	21	20	20	21	27	33	38	46	44	51
12E	18	21	24	27	24	20	20	13	16	16	14
12F	15	19	21	23	28	24	21	26	28	34	37
12G	24	31	37	49	68	83	103	130	162	195	232
13A	3	3	3	3	1	1	1	1	1	0	0
13B	1	1	1	1	2	2	2	1	0	0	0
13C	173	194	183	181	185	177	183	191	184	186	184
14A	41	40	45	46	48	54	56	62	56	57	60
14B	9	6	5	5	3	4	3	2	5	5	6
14C	24	26	33	34	41	54	63	76	84	86	88
14D	33	35	34	34	44	64	83	113	139	163	189
14E	41	34	32	31	39	51	61	74	96	109	124
14F	20	21	17	18	21	21	26	27	20	20	15
14G	20	18	13	13	9	10	10	7	12	13	15
15A	19	22	28	43	61	89	113	142	169	182	195
15B	3	15	32	51	79	114	146	180	212	227	242
15C	53	61	67	79	97	118	156	210	273	342	426
15D	53	50	50	45	38	34	32	35	34	41	48
15E	0	0	1	1	1	1	0	1	1	1	1
15F	36	37	53	61	80	98	119	148	183	221	270
15G	38	32	33	44	47	50	48	49	38	36	32
16A	153	155	156	150	154	156	160	181	237	321	437
16B	17	41	76	108	152	221	276	331	370	393	408
16C	7	18	34	59	79	103	136	188	242	300	342
16D	3	3	3	3	5	8	12	12	12	11	10
Total	**2,970**	**3,088**	**3,314**	**3,575**	**4,022**	**4,698**	**5,423**	**6,334**	**7,341**	**8,308**	**9,450**

Projected Growth in Resident EE-5th Grade Students by Elementary Attendance Zone

2024-25 to 2034-35
Waller ISD



Waller ISD
Projected Student Population
2025-26 Elementary School Attendance Zones

	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Cure											
Projected Residents	**346**	**445**	**602**	**827**	**1,060**	**1,269**	**1,477**	**1,698**	**1,885**	**2,019**	**2,131**
Percent Utilization (Residents)	49%	64%	86%	118%	151%	181%	211%	243%	269%	288%	304%
Transfers In/Out	0	0	0	0	0	0	0	0	0	0	0
Projected Enrollment	**346**	**445**	**602**	**827**	**1,060**	**1,269**	**1,477**	**1,698**	**1,885**	**2,019**	**2,131**
Percent Utilization	49%	64%	86%	118%	151%	181%	211%	243%	269%	288%	304%
Capacity	700	700	700	700	700	700	700	700	700	700	700
Fields Store											
Projected Residents	**671**	**687**	**729**	**822**	**921**	**989**	**1,107**	**1,252**	**1,428**	**1,560**	**1,697**
Percent Utilization (Residents)	96%	98%	104%	117%	132%	141%	158%	179%	204%	223%	242%
Transfers In/Out	-11	-11	-11	-11	-11	-11	-11	-11	-11	-11	-11
Projected Enrollment	**660**	**676**	**718**	**811**	**910**	**978**	**1,096**	**1,241**	**1,417**	**1,549**	**1,686**
Percent Utilization	94%	97%	103%	116%	130%	140%	157%	177%	202%	221%	241%
Capacity	700	700	700	700	700	700	700	700	700	700	700
Holleman											
Projected Residents	**584**	**685**	**813**	**1,021**	**1,196**	**1,381**	**1,539**	**1,688**	**1,810**	**1,836**	**1,861**
Percent Utilization (Residents)	69%	81%	96%	120%	141%	162%	181%	199%	213%	216%	219%
Transfers In/Out	128	128	128	128	128	128	128	128	128	128	128
Projected Enrollment	**712**	**813**	**941**	**1,149**	**1,324**	**1,509**	**1,667**	**1,816**	**1,938**	**1,964**	**1,989**
Percent Utilization	84%	96%	111%	135%	156%	178%	196%	214%	228%	231%	234%
Capacity	850	850	850	850	850	850	850	850	850	850	850
Jones											
Projected Residents	**684**	**648**	**633**	**616**	**599**	**601**	**609**	**615**	**645**	**646**	**653**
Percent Utilization (Residents)	80%	76%	74%	72%	70%	71%	72%	72%	76%	76%	77%
Transfers In/Out	-117	-117	-117	-117	-117	-117	-117	-117	-117	-117	-117
Projected Enrollment	**567**	**531**	**516**	**499**	**482**	**484**	**492**	**498**	**528**	**529**	**536**
Percent Utilization	67%	62%	61%	59%	57%	57%	58%	59%	62%	62%	63%
Capacity	850	850	850	850	850	850	850	850	850	850	850
Lowe											
Projected Residents	**836**	**1,028**	**1,188**	**1,373**	**1,568**	**1,788**	**2,014**	**2,175**	**2,275**	**2,295**	**2,279**
Percent Utilization (Residents)	101%	125%	144%	166%	190%	217%	244%	264%	276%	278%	276%
Transfers In/Out	1	1	1	1	1	1	1	1	1	1	1
Projected Enrollment	**837**	**1,029**	**1,189**	**1,374**	**1,569**	**1,789**	**2,015**	**2,176**	**2,276**	**2,296**	**2,280**
Percent Utilization	101%	125%	144%	167%	190%	217%	244%	264%	276%	278%	276%
Capacity	825	825	825	825	825	825	825	825	825	825	825
McReavy											
Projected Residents	**416**	**488**	**599**	**736**	**870**	**1,015**	**1,153**	**1,259**	**1,410**	**1,530**	**1,547**
Percent Utilization (Residents)	50%	59%	73%	89%	105%	123%	140%	153%	171%	185%	188%
Transfers In/Out	2	2	2	2	2	2	2	2	2	2	2
Projected Enrollment	**418**	**490**	**601**	**738**	**872**	**1,017**	**1,155**	**1,261**	**1,412**	**1,532**	**1,549**
Percent Utilization	51%	59%	73%	89%	106%	123%	140%	153%	171%	186%	188%
Capacity	825	825	825	825	825	825	825	825	825	825	825
Roberts Road											
Projected Residents	**611**	**595**	**618**	**659**	**694**	**749**	**821**	**914**	**1,006**	**1,069**	**1,131**
Percent Utilization (Residents)	87%	85%	88%	94%	99%	107%	117%	131%	144%	153%	162%
Transfers In/Out	-16	-16	-16	-16	-16	-16	-16	-16	-16	-16	-16
Projected Enrollment	**595**	**579**	**602**	**643**	**678**	**733**	**805**	**898**	**990**	**1,053**	**1,115**
Percent Utilization	85%	83%	86%	92%	97%	105%	115%	128%	141%	150%	159%
Capacity	700	700	700	700	700	700	700	700	700	700	700

Waller ISD
Projected Student Population
2025-26 Elementary School Attendance Zones

	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Turlington											
Projected Residents	**608**	**608**	**629**	**675**	**721**	**780**	**841**	**897**	**942**	**946**	**963**
Percent Utilization (Residents)	81%	81%	84%	90%	96%	104%	112%	120%	126%	126%	128%
Transfers In/Out	13	13	13	13	13	13	13	13	13	13	13
Projected Enrollment	**621**	**621**	**642**	**688**	**734**	**793**	**854**	**910**	**955**	**959**	**976**
Percent Utilization	83%	83%	86%	92%	98%	106%	114%	121%	127%	128%	130%
Capacity	750	750	750	750	750	750	750	750	750	750	750
Totals											
Students Projected	**4,756**	**5,184**	**5,811**	**6,729**	**7,629**	**8,572**	**9,561**	**10,498**	**11,401**	**11,901**	**12,262**
Capacity	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200
Percent Utilization	77%	84%	94%	109%	123%	138%	154%	169%	184%	192%	198%

*** Transfer patterns in 2024-25 are assumed to remain equivalent in future years.**

Projected student population exceeds 100% of capacity

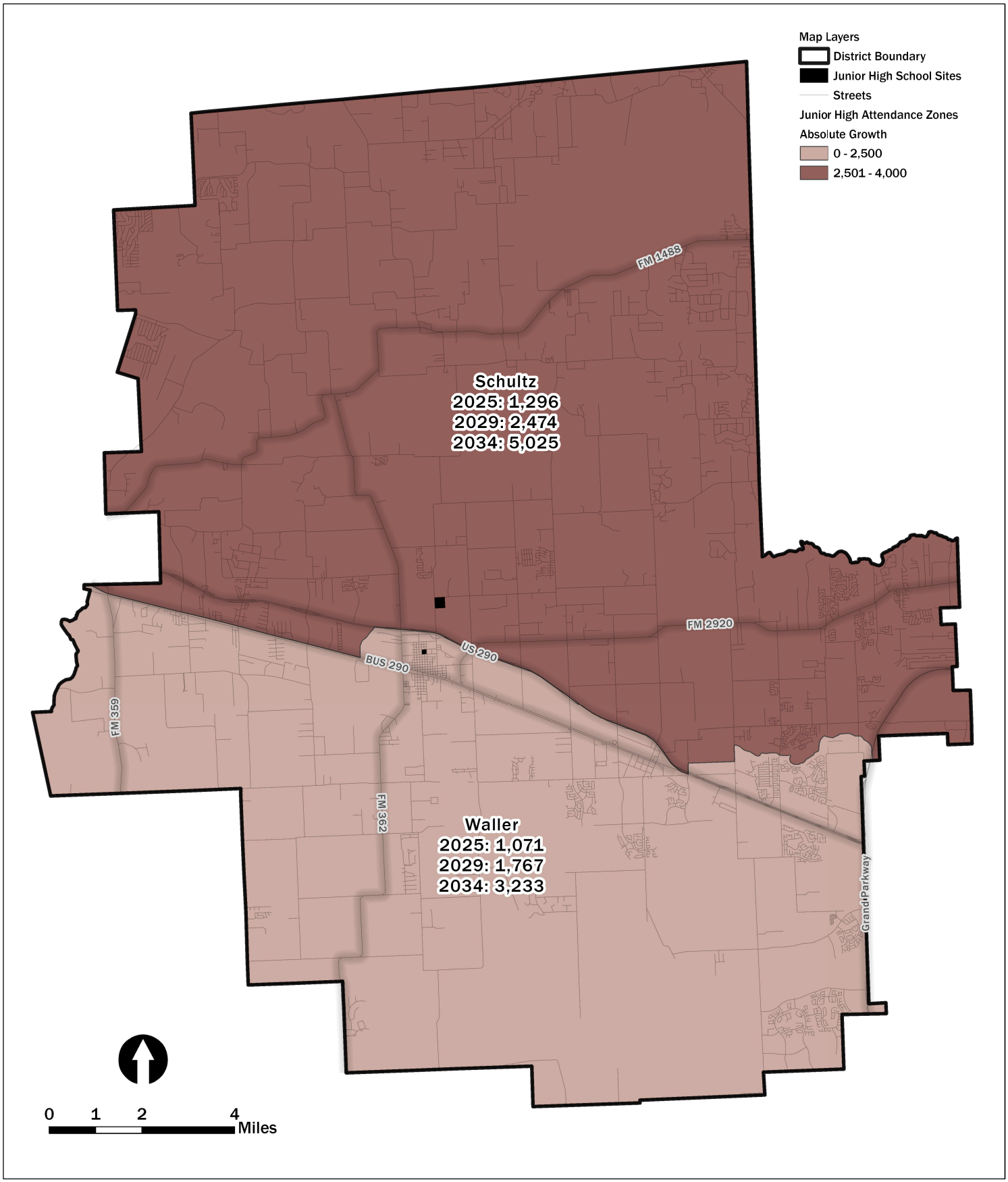
Projected student population exceeds 120% of capacity

Waller ISD
Elementary Transfers 2024-25

Resides In	Attends: Fields Store	Holleman	Jones	Lowe	McReavy	Roberts Road	Turlington	Resides In	Transfers Out	Net Transfers
Fields Store	**664**	31	8		2		22	727	-63	-11
Holleman	4	**583**	5	5	6	7	11	621	-38	128
Jones	31	97	**694**	1	1	1	8	833	-139	-117
Lowe	2	7	3	**813**	2	7	2	836	-23	1
McReavy	2	6	1	8	**385**	14		416	-31	2
Roberts Road	2	12		5	16	**560**	16	611	-51	-16
Turlington	11	13	5	5	6	6	**666**	712	-46	13
Resides In & Attends	664	583	694	813	385	560	666			
Transfers In	52	166	22	24	33	35	59			
Attends	716	749	716	837	418	595	725			

Projected Growth in Resident 6th-8th Grade Students by Junior High Attendance Zone

2024-25 to 2034-35
Waller ISD



Waller ISD
Projected Student Population
2025-26 Junior High School Attendance Zones

	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Schultz											
Projected Residents	**1,187**	**1,296**	**1,505**	**1,776**	**2,115**	**2,474**	**2,859**	**3,293**	**3,729**	**4,405**	**5,025**
Percent Utilization (Residents)	79%	86%	100%	118%	141%	165%	191%	220%	249%	294%	335%
Transfers In/Out	7	7	7	7	7	7	7	7	7	7	7
Projected Enrollment	**1,194**	**1,303**	**1,512**	**1,783**	**2,122**	**2,481**	**2,866**	**3,300**	**3,736**	**4,412**	**5,032**
Percent Utilization	80%	87%	101%	119%	141%	165%	191%	220%	249%	294%	335%
Capacity	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Waller											
Projected Residents	**955**	**1,071**	**1,148**	**1,319**	**1,544**	**1,767**	**2,032**	**2,268**	**2,556**	**2,935**	**3,233**
Percent Utilization (Residents)	64%	71%	77%	88%	103%	118%	135%	151%	170%	196%	216%
Transfers In/Out	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7
Projected Enrollment	**948**	**1,064**	**1,141**	**1,312**	**1,537**	**1,760**	**2,025**	**2,261**	**2,549**	**2,928**	**3,226**
Percent Utilization	63%	71%	76%	87%	102%	117%	135%	151%	170%	195%	215%
Capacity	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Totals:											
Students Projected	**2,142**	**2,367**	**2,653**	**3,095**	**3,659**	**4,241**	**4,891**	**5,561**	**6,285**	**7,340**	**8,258**
Capacity	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Percent Utilization	71%	79%	88%	103%	122%	141%	163%	185%	210%	245%	275%

*** Transfer patterns in 2023-24 are assumed to remain equivalent in future years.**

Projected student population exceeds 100% of capacity

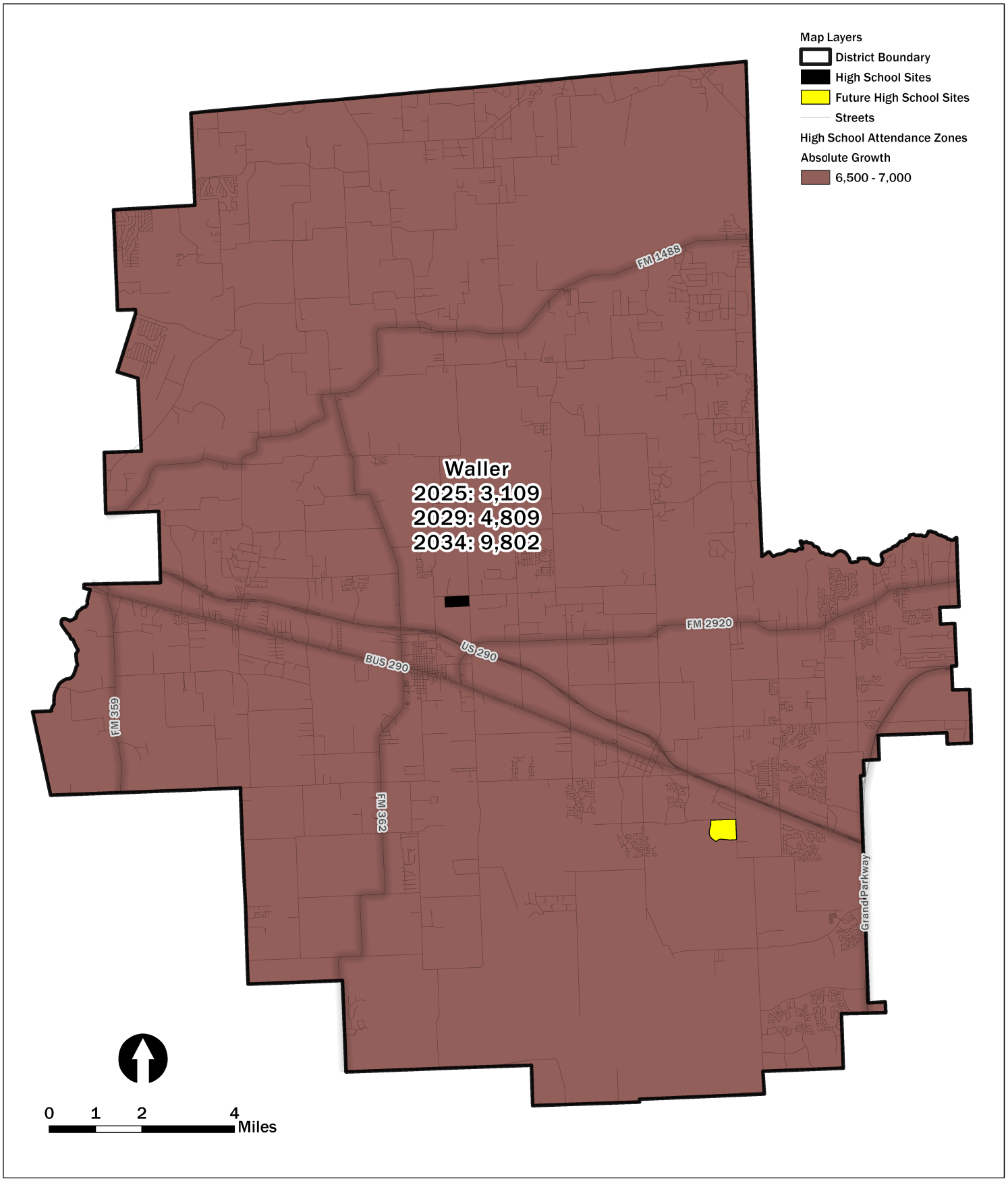
Projected student population exceeds 120% of capacity

Waller ISD
Junior High School Transfers

	Attends	Schultz	Waller	Resides In	Transfers Out	Net Transfers
Resides In	Schultz	1,177	10	1,187	-10	7
	Waller	17	938	955	-17	-7
	Resides In & Attends	1,177	938			
	Transfers In	17	10			
	Attends	1,194	948			

Projected Growth in Resident 9th-12th Grade Students by High School Attendance Zone

2024-25 to 2034-35
Waller ISD



Waller ISD
Projected Student Population
High School

	Current	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Waller											
Projected Residents	**2,980**	**3,109**	**3,351**	**3,637**	**4,106**	**4,809**	**5,571**	**6,534**	**7,595**	**8,619**	**9,802**
Percent Utilization (Residents)	85%	89%	96%	104%	117%	137%	159%	187%	217%	246%	280%
Transfers In/Out		0	0	0	0	0	0	0	0	0	0
Projected Enrollment	**2,980**	**3,109**	**3,351**	**3,637**	**4,106**	**4,809**	**5,571**	**6,534**	**7,595**	**8,619**	**9,802**
Percent Utilization	85%	89%	96%	104%	117%	137%	159%	187%	217%	246%	280%
Capacity	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500

Projected student population exceeds 100% of capacity
Projected student population exceeds 120% of capacity