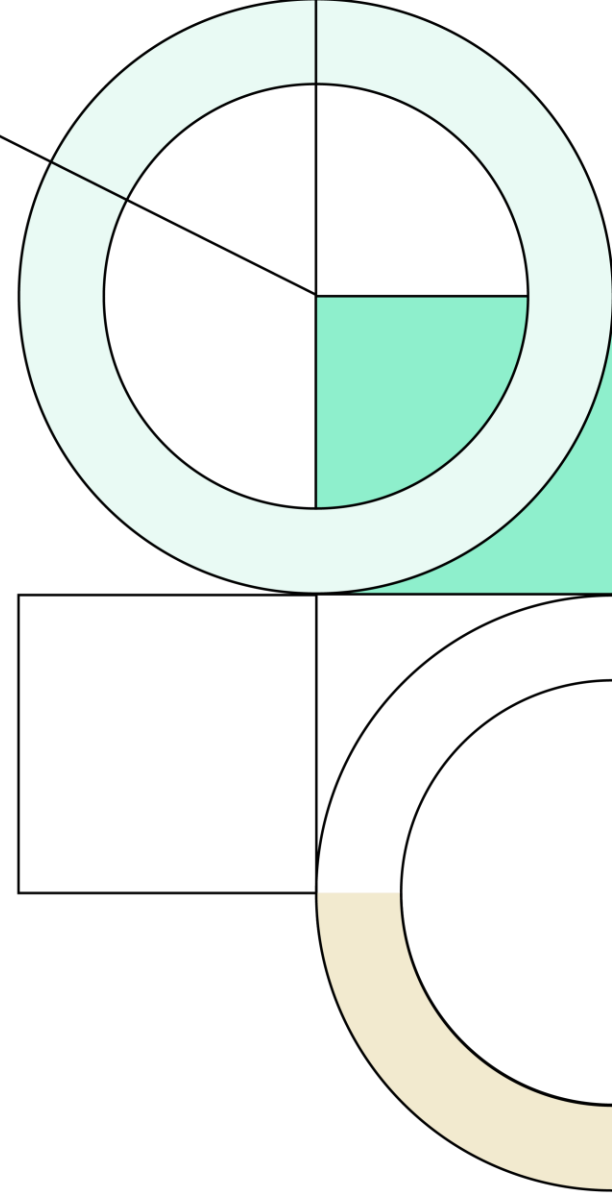


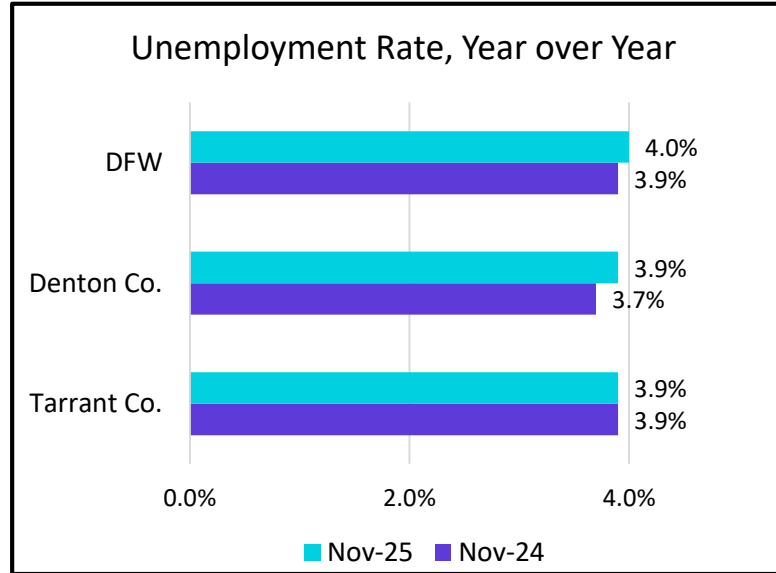


Demographic Study  
Winter 2025/26

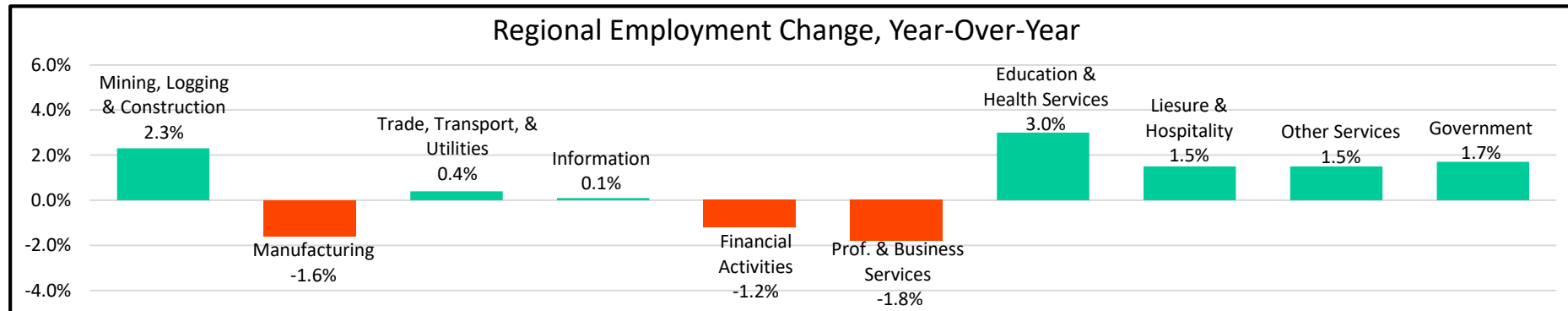
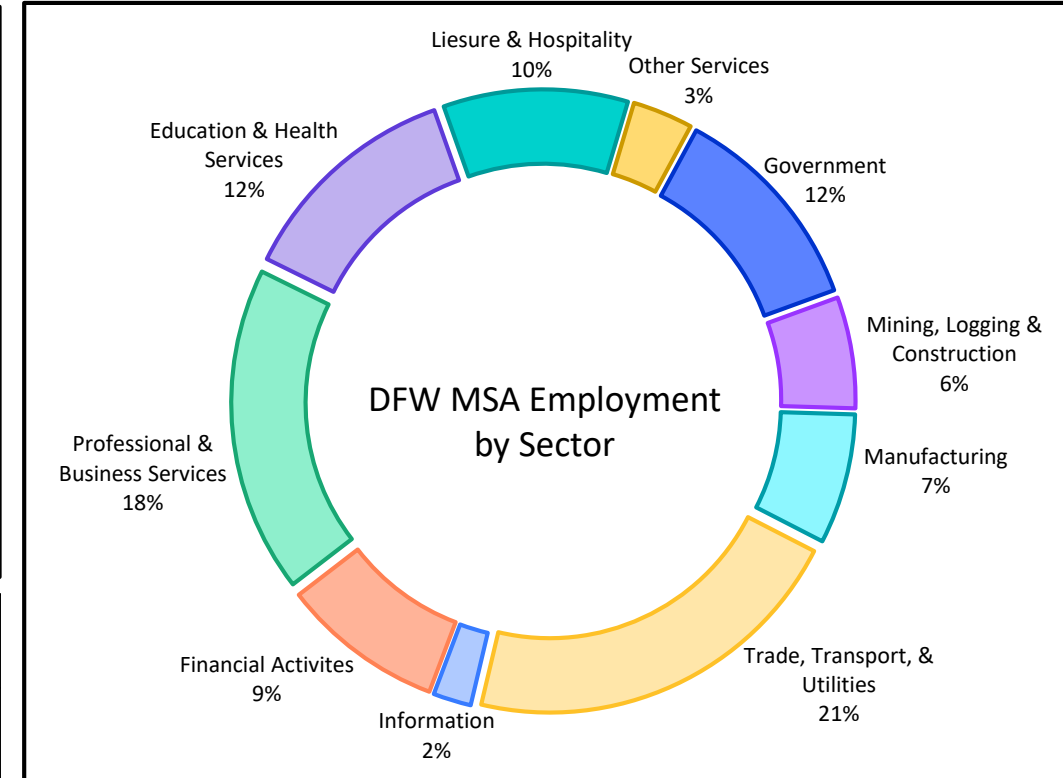
*February 2026*



- Unemployment levels in the region have increased approximately 0.1% to 0.2% from last year numbers
- 18,500 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest rate of increases in job numbers over the past year was in the Education and Health Services sector
- The largest rate of decline this past year was in Professional & Business Services the last 12 months



All Industry Sectors	Nov-2024	Nov-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,317,400	4,335,900	0.4%



Source: US BLS; US BEA



*Rendering of the new Wistron plant at Alliance*

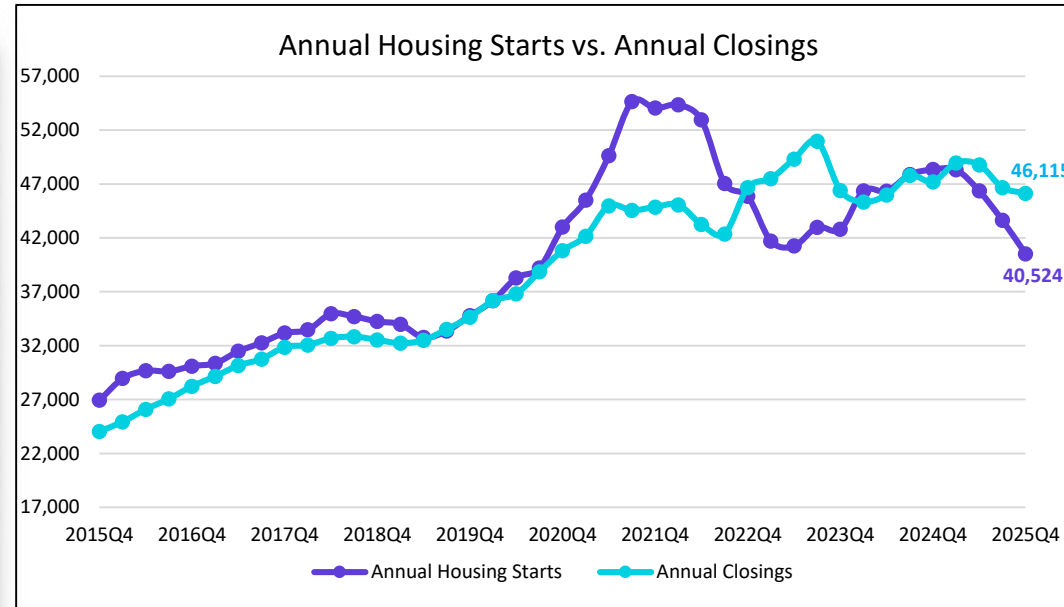
## Wistron selects Fort Worth Alliance for \$761M AI supercomputer plant

One of the world's largest electronics manufacturers confirmed plans to establish two AI supercomputer manufacturing facilities in Fort Worth's Alliance development, investing \$761 million and creating more than 800 jobs. Wistron is an electronic manufacturer and key global supplier for components used in iPhones, notebooks, desktop computers, servers, storage devices and professional displays.

Fort Worth city officials and Denton County commissioners approved tax abatements for the two plants that helped land Taiwan-based Wistron, beating other contenders that included El Paso; Nashville, Tennessee; and Fremont, California.

Wistron plans to purchase a site at 15200 Heritage Way from Trammell Crow where it will create **634 full-time jobs** and a second site at 14601 Mobility Way from Hillwood which will support an additional **254 full-time jobs**. Both project sites are to be completed and fully operational by December 31, 2026. In total, the project will generate 888 new jobs with an average base salary of \$63,000 as outlined in the agreement.

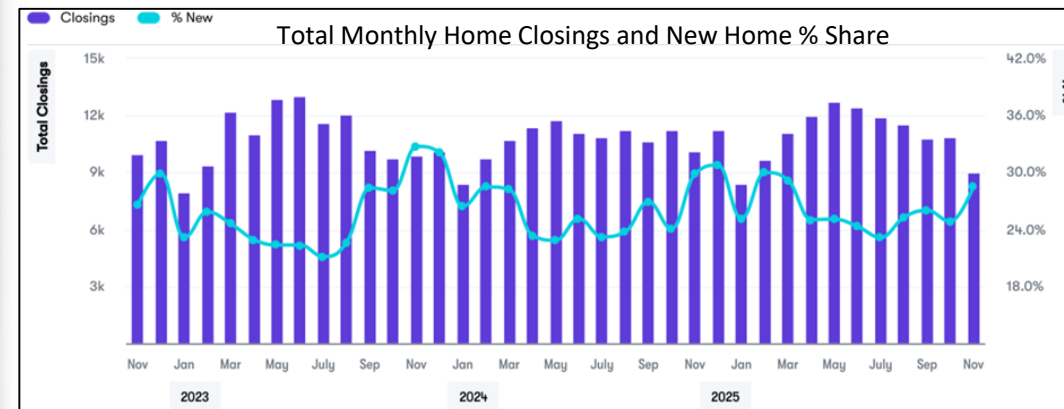
Courtesy: Fort Worth Report, Denton County



Dallas/Fort Worth maintains an average monthly sales rate of 1.8 net monthly sales per community among active projects.

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

Dallas - Ft Worth - Arlington MSA experienced 46,115 new home closings in the last 12 months, a decrease of -2.2%.



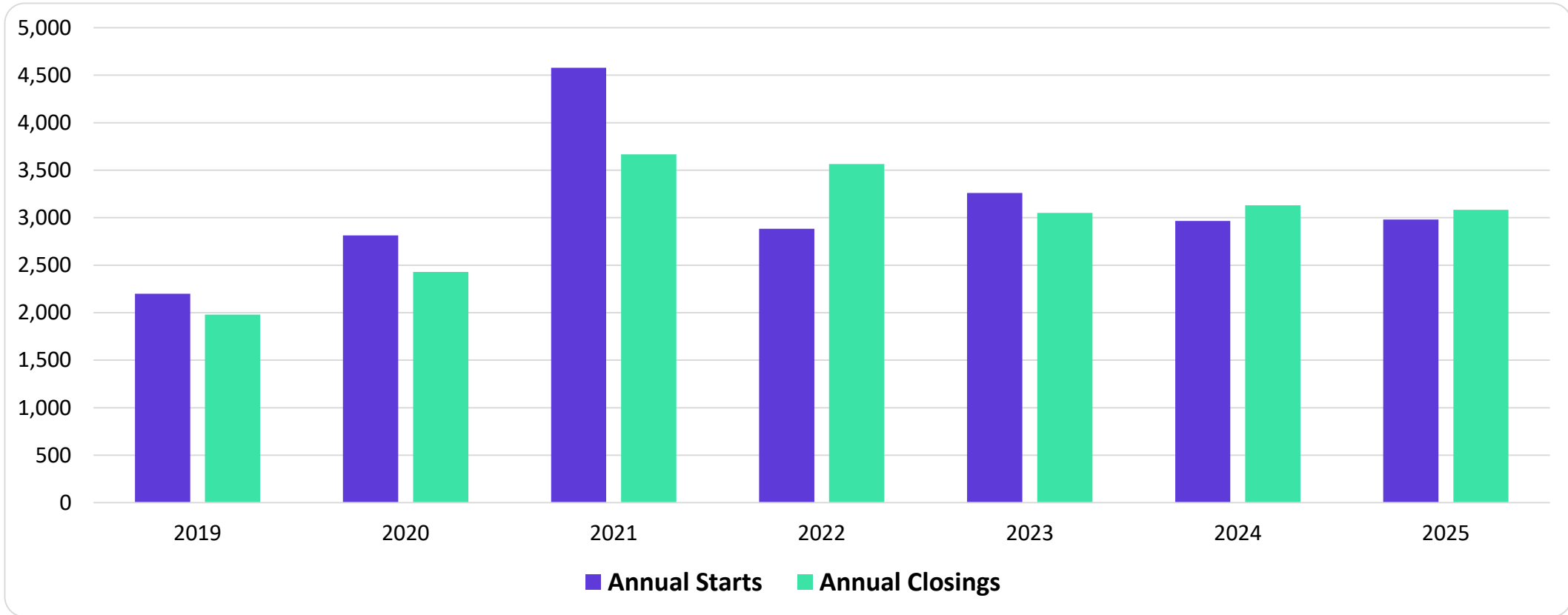
New home sales have accounted for approximately 24% to 31% of total closings the past year.

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



# Northwest ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	493	630	720	700	555	714	754
2Q	490	557	1,156	1,015	1,069	754	789
3Q	599	560	1,409	487	980	753	733
4Q	619	1,066	1,293	682	657	745	704
<b>Total</b>	<b>2,201</b>	<b>2,813</b>	<b>4,578</b>	<b>2,884</b>	<b>3,261</b>	<b>2,966</b>	<b>2,980</b>

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	402	511	786	698	654	731	696
2Q	504	710	1,024	1,037	1,158	1,120	982
3Q	513	614	923	867	615	629	710
4Q	562	594	935	964	625	651	696
<b>Total</b>	<b>1,981</b>	<b>2,429</b>	<b>3,668</b>	<b>3,566</b>	<b>3,052</b>	<b>3,131</b>	<b>3,084</b>

Source: Zonda




# Northwest ISD New Home Activity by Elementary Zone

Single-Family Housing



Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BECK	26	3	27	11	7	9	16	78
BERKSHIRE	8	0	0	0	2	8	23	489
CARTER	464	162	405	67	294	330	807	4,132
CLARA LOVE	59	0	119	1	0	0	0	135
COX	0	0	0	0	0	0	15	116
CURTIS	0	0	3	0	0	0	0	0
DANIEL	323	58	502	70	115	145	289	590
GRANGER	0	0	0	0	0	0	4	0
HASLET	201	59	220	70	61	107	662	1,647
HATFIELD	2	1	30	0	1	1	66	0
HUGHES	0	0	0	0	0	0	0	0
JUSTIN	586	96	604	140	213	309	1,187	6,812
LAKEVIEW	3	0	13	0	2	2	0	0
LANCE	12	4	26	6	6	9	32	676
NANCE	297	103	258	90	102	214	478	0
PERRIN	457	168	369	98	236	288	1,393	4,379
PETERSON	0	0	0	0	0	0	0	40
PRAIRIE VIEW	334	26	409	122	74	100	257	13,537
ROANOKE	26	0	34	4	16	22	7	218
SCHLUTER	33	9	1	1	25	32	51	1,995
SENDERA RANCH	0	0	0	0	0	0	2	0
SEVEN HILLS	149	15	62	16	68	122	248	5,142
THOMPSON	0	0	2	0	0	0	8	0
<b>Grand Total</b>	<b>2,980</b>	<b>704</b>	<b>3,084</b>	<b>696</b>	<b>1,222</b>	<b>1,698</b>	<b>5,545</b>	<b>39,986</b>

 Highest activity in the category

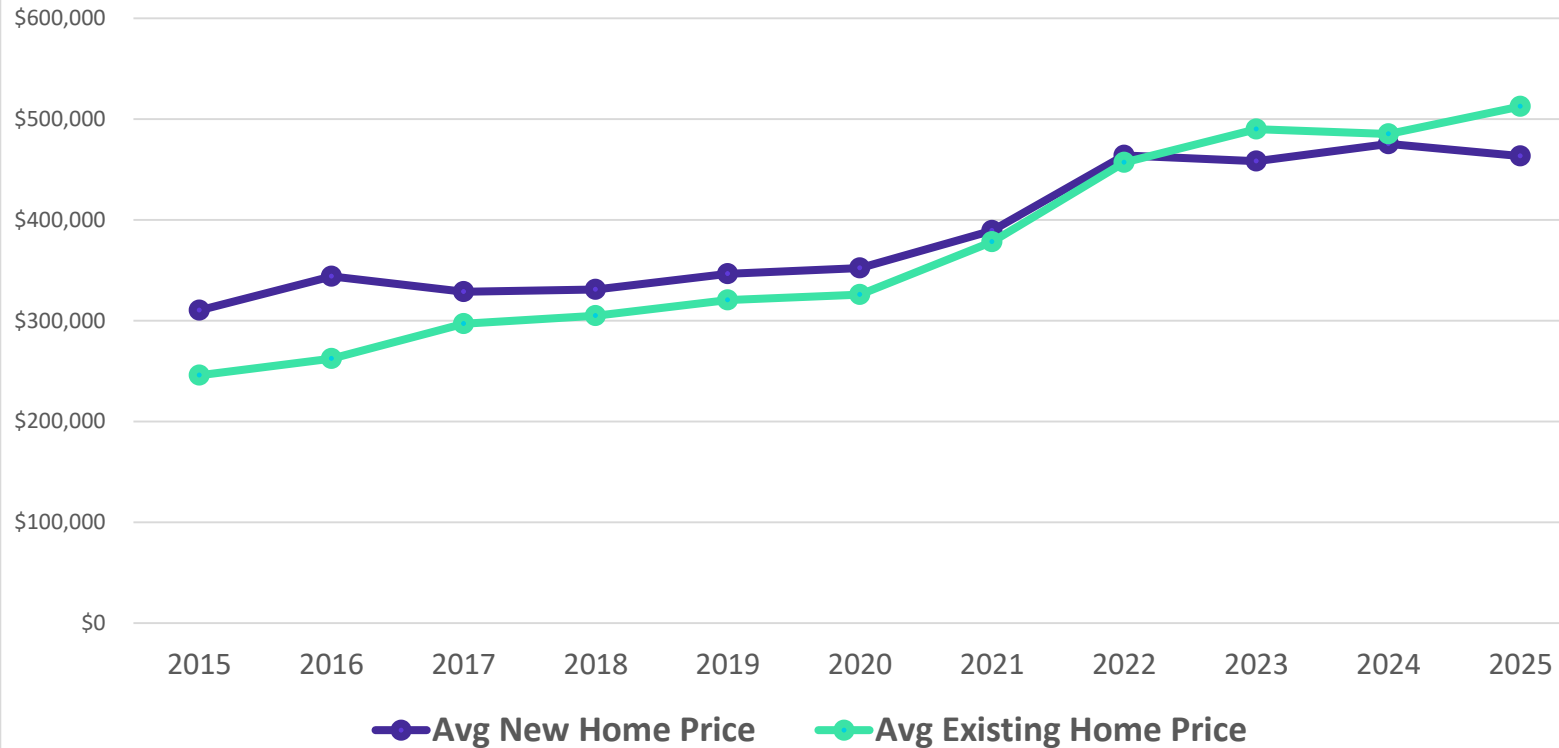
 Second highest activity in the category

 Third highest activity in the category

# Northwest ISD Home Price Analysis

Single-Family Housing

### District New vs. Existing Home Sale Price, 2015 - 2025

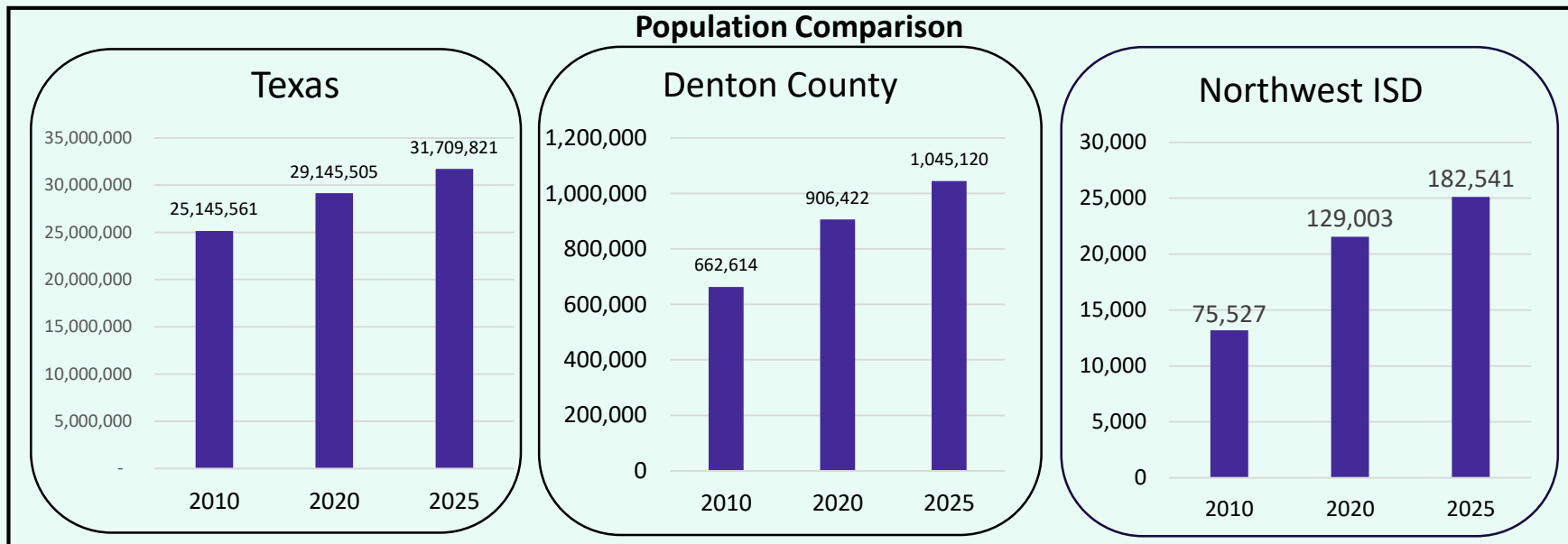


Year	Avg New Home Sale Price	Avg Existing Home Sale Price
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410
2020	\$352,147	\$325,772
2021	\$389,226	\$378,332
2022	\$463,863	\$457,098
2023	\$458,401	\$490,021
2024	\$475,326	\$485,255
2025	\$463,177	\$512,552

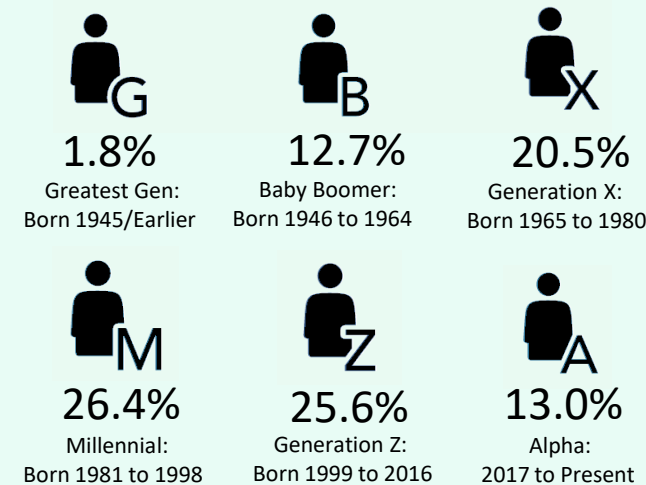
- The average new home sale price in Northwest ISD has risen nearly 50% over the past 10 years, an increase of approximately \$153,000
- The existing home sales price average has more than doubled over the past ten years, increasing roughly \$266,800

# District Demographic Snapshot

## Demographics



### Population by Generation



### Commuters



Approx. **30%**

Spend 7+ hours commuting to and from work per week

\*69% Drive Alone to Work

### Age/Income



Median Age

**35.6**



Median Household Income

**\$128,572**

**141**

Wealth Index

**98**

Housing Affordability

**68**

Diversity Index

### Education

**3.7%**

No High School Diploma



**18.0%**  
High School Graduate



**31.3%**  
Some College/  
Associate's Degree



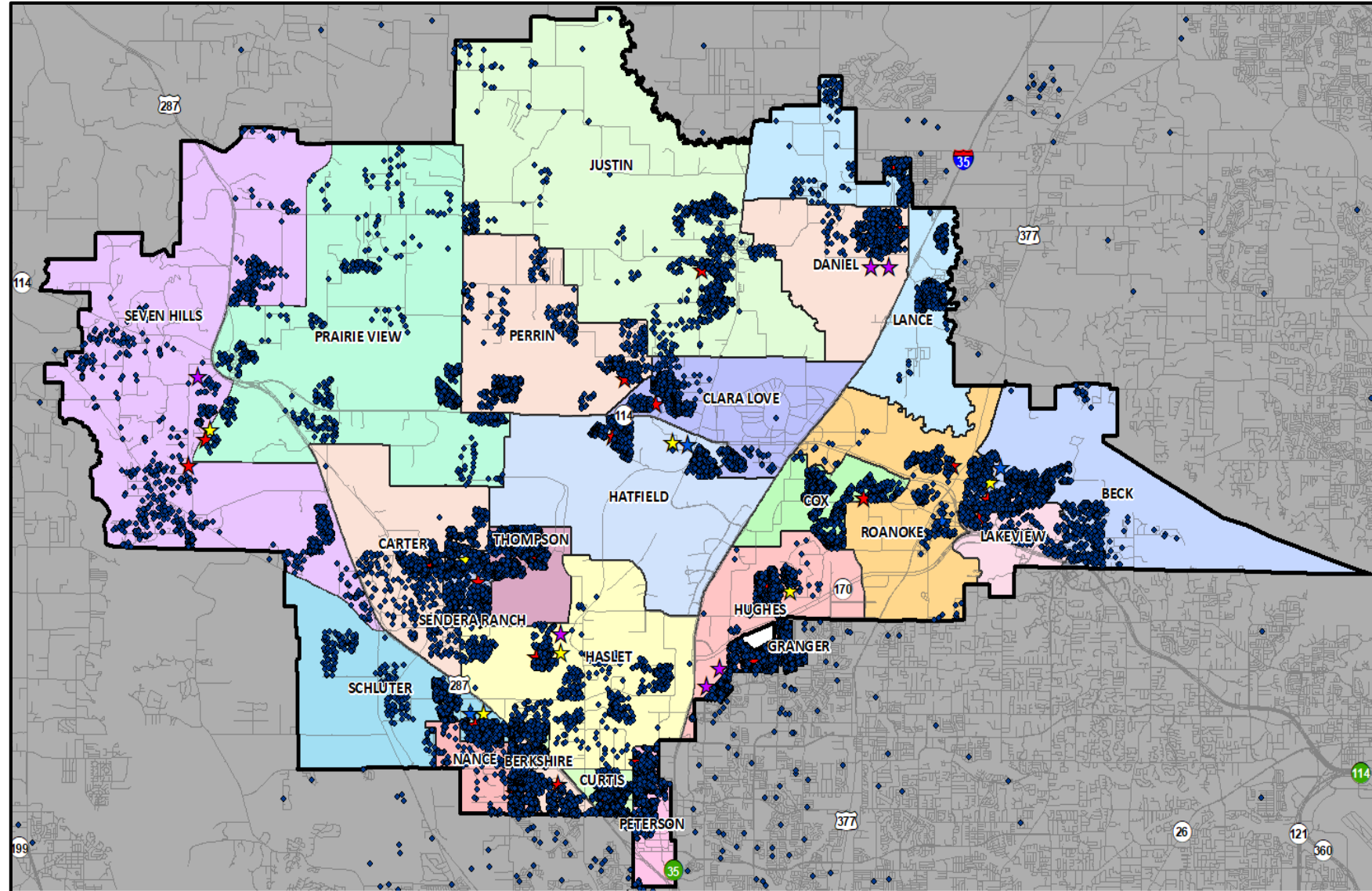
**47.0%**  
Bachelor's/Grad/  
Prof Degree



Source: This infographic information contains data provided by Esri (2024), Esri-U.S. BLS (2024), ACS (2018-2022).

## Student Density Numbers (2025-26 School Year) -

- There are 568 students that currently reside outside the district
- This represents roughly 1.7% of the total student population
- 17,408 students, or 53% of the total student population, resides within the Fort Worth city limits



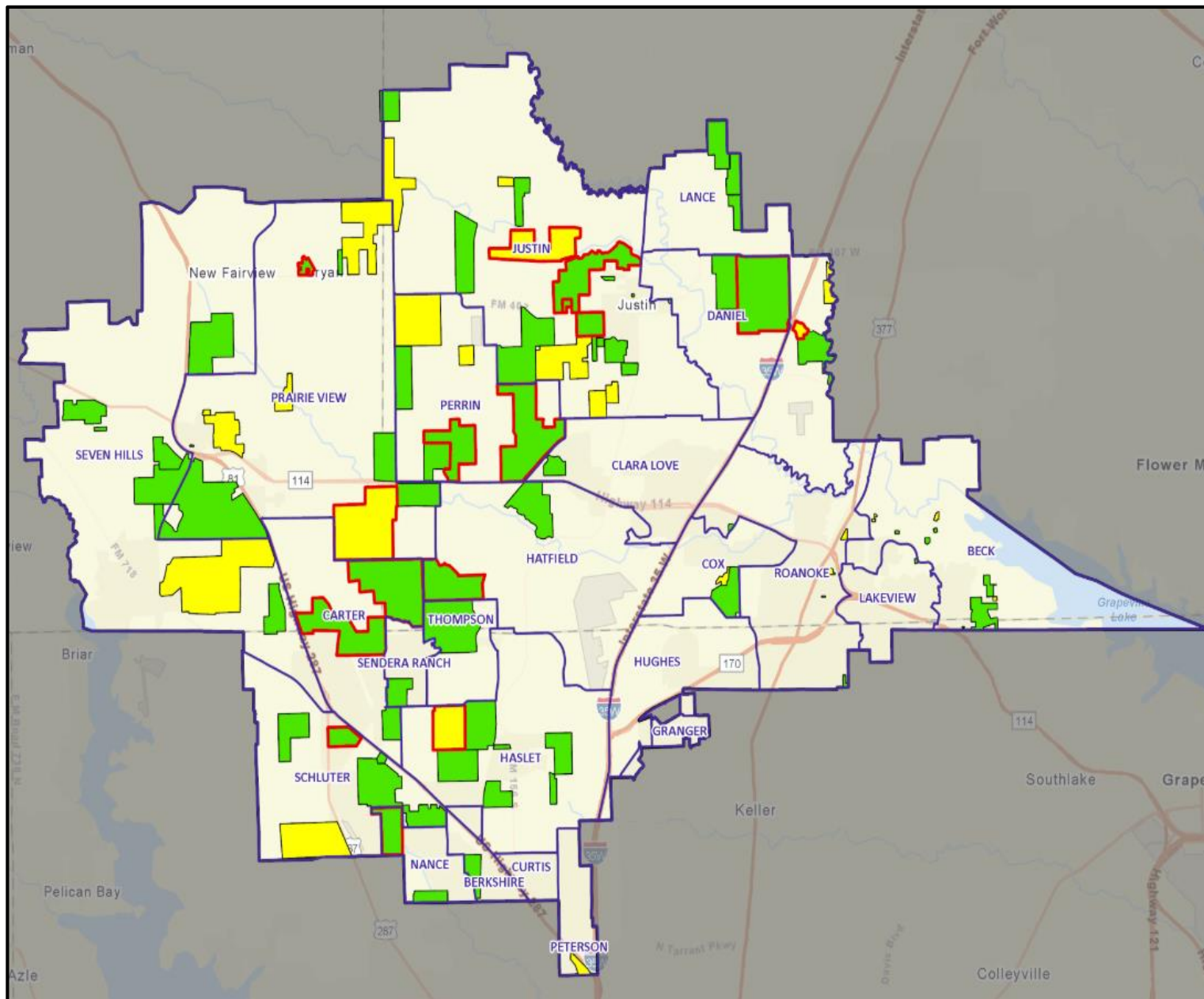
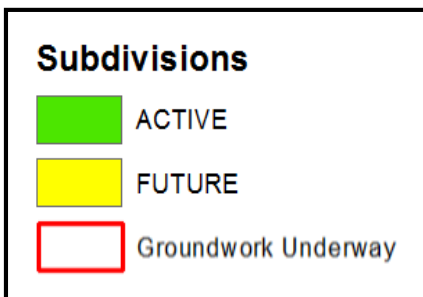
# Single Family Housing Activity

Area Housing Activity Information



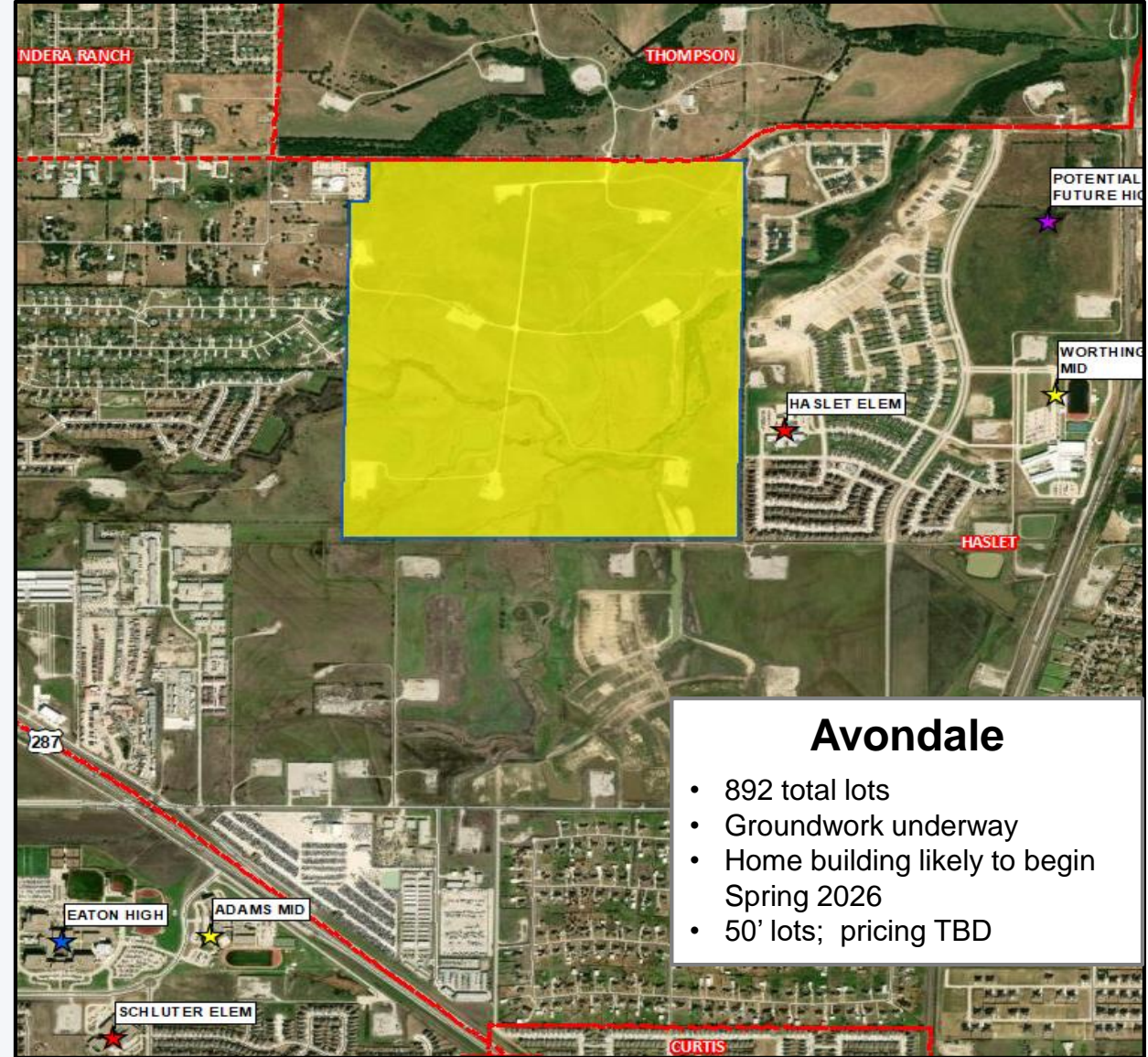
## District Future Housing Overview

- The district has 68 active subdivisions with approximately 1,220 homes under construction and more than 5,500 lots ready to be built on
- Within NISD there are 30 potential future subdivisions totaling nearly 40,000 single family lots
- Groundwork is underway on approximately 6,850 lots within 16 subdivisions

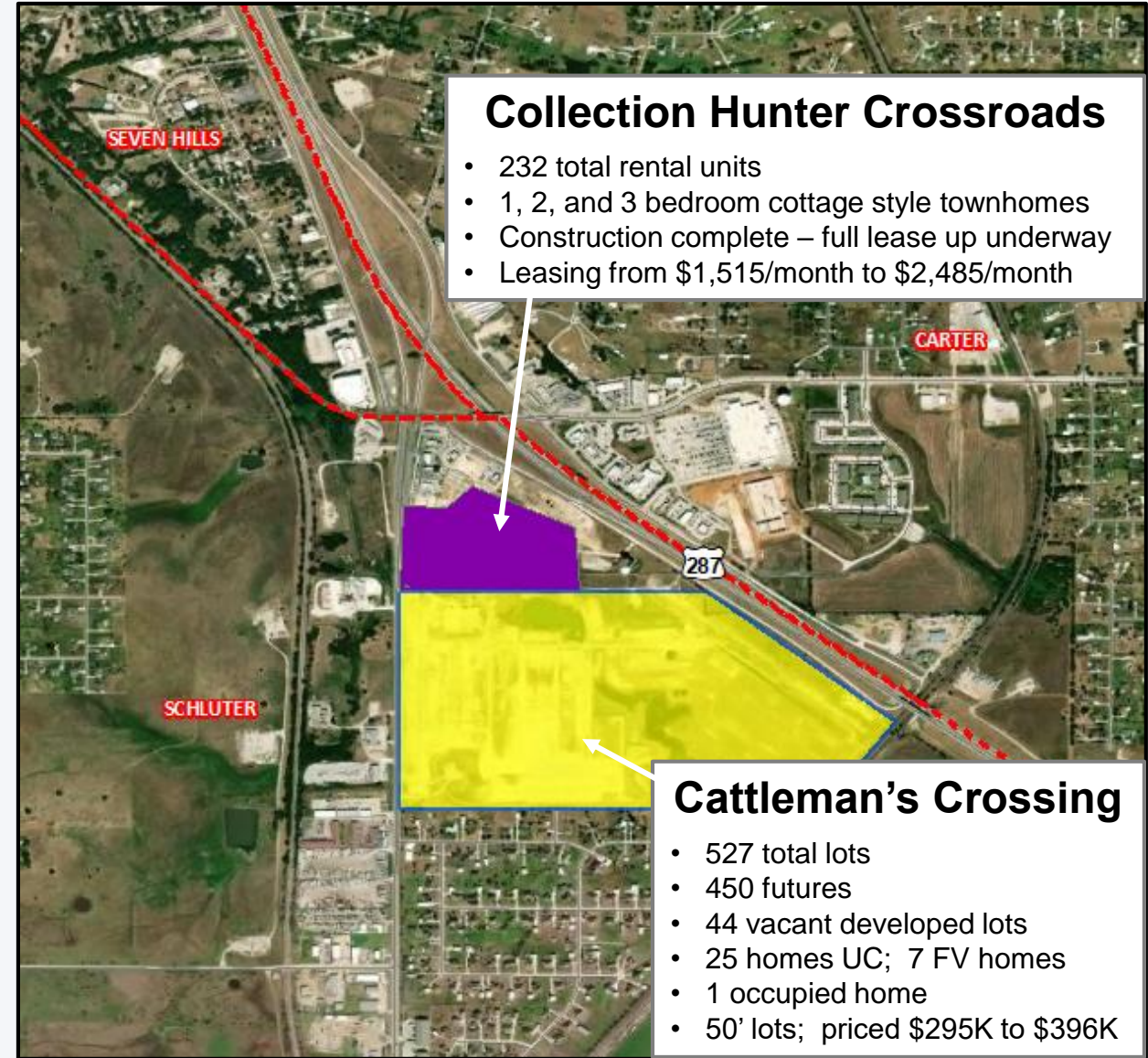


The following pages highlight major and new developments

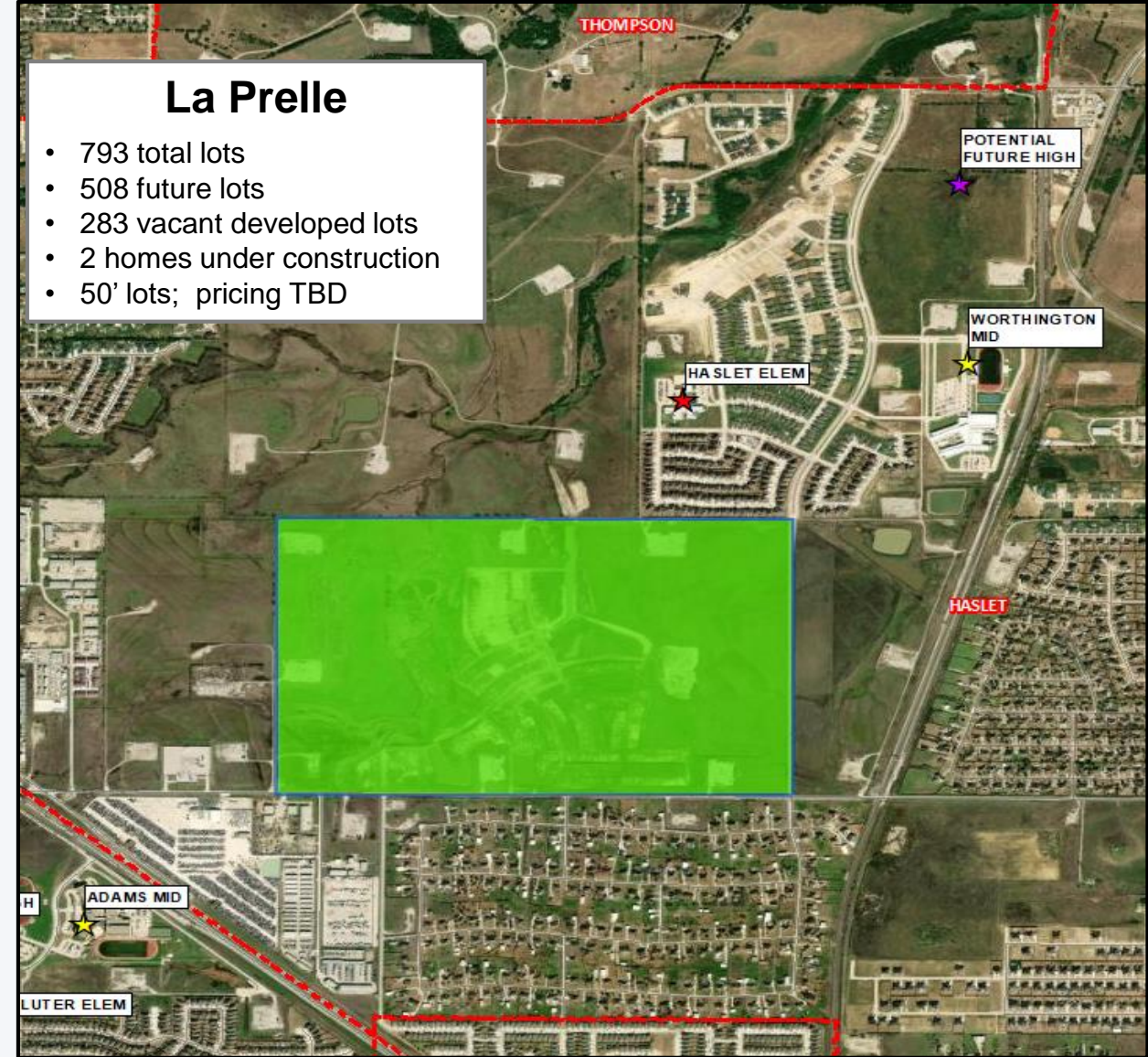
*January 2026*



*December 2025*



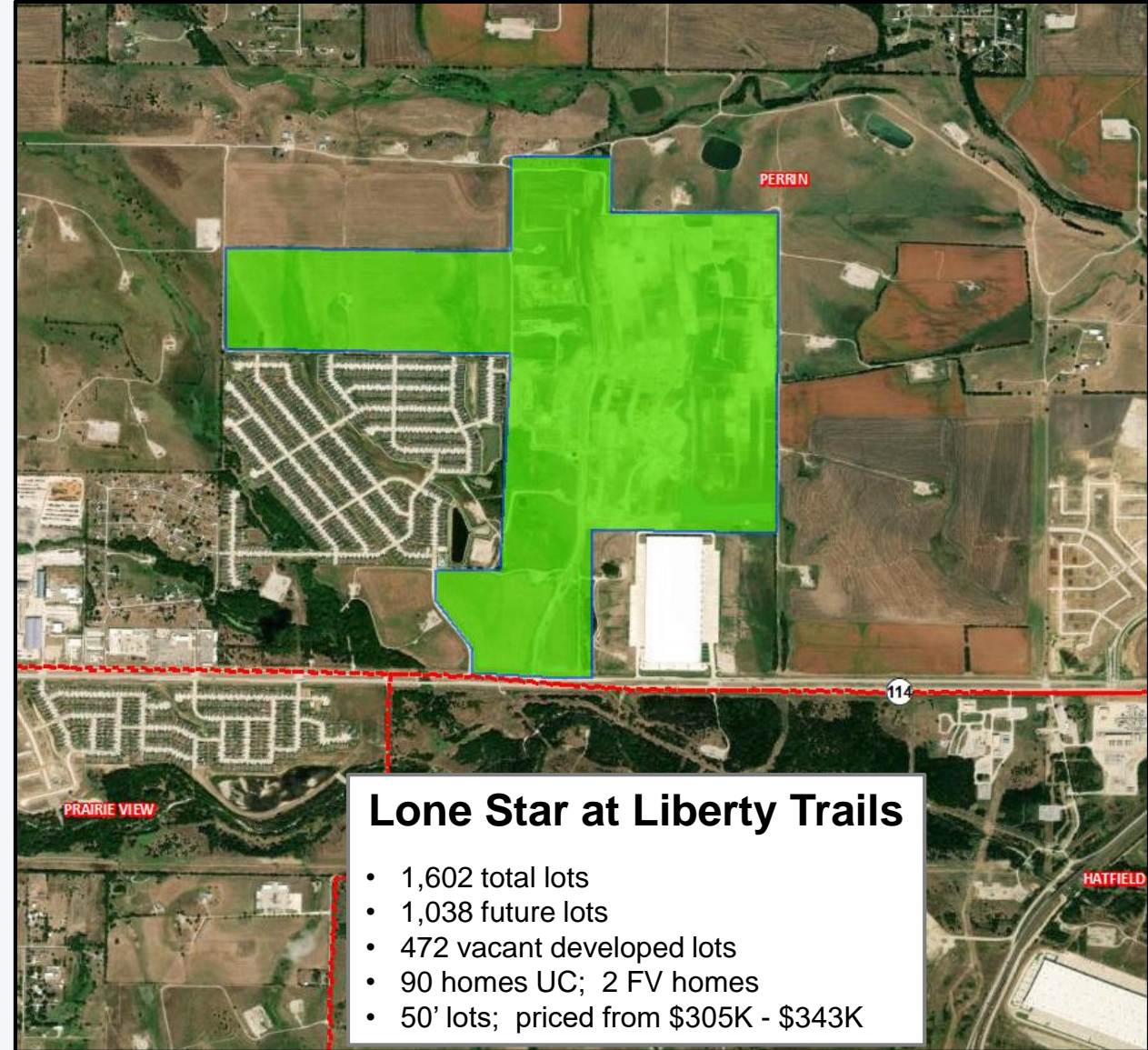
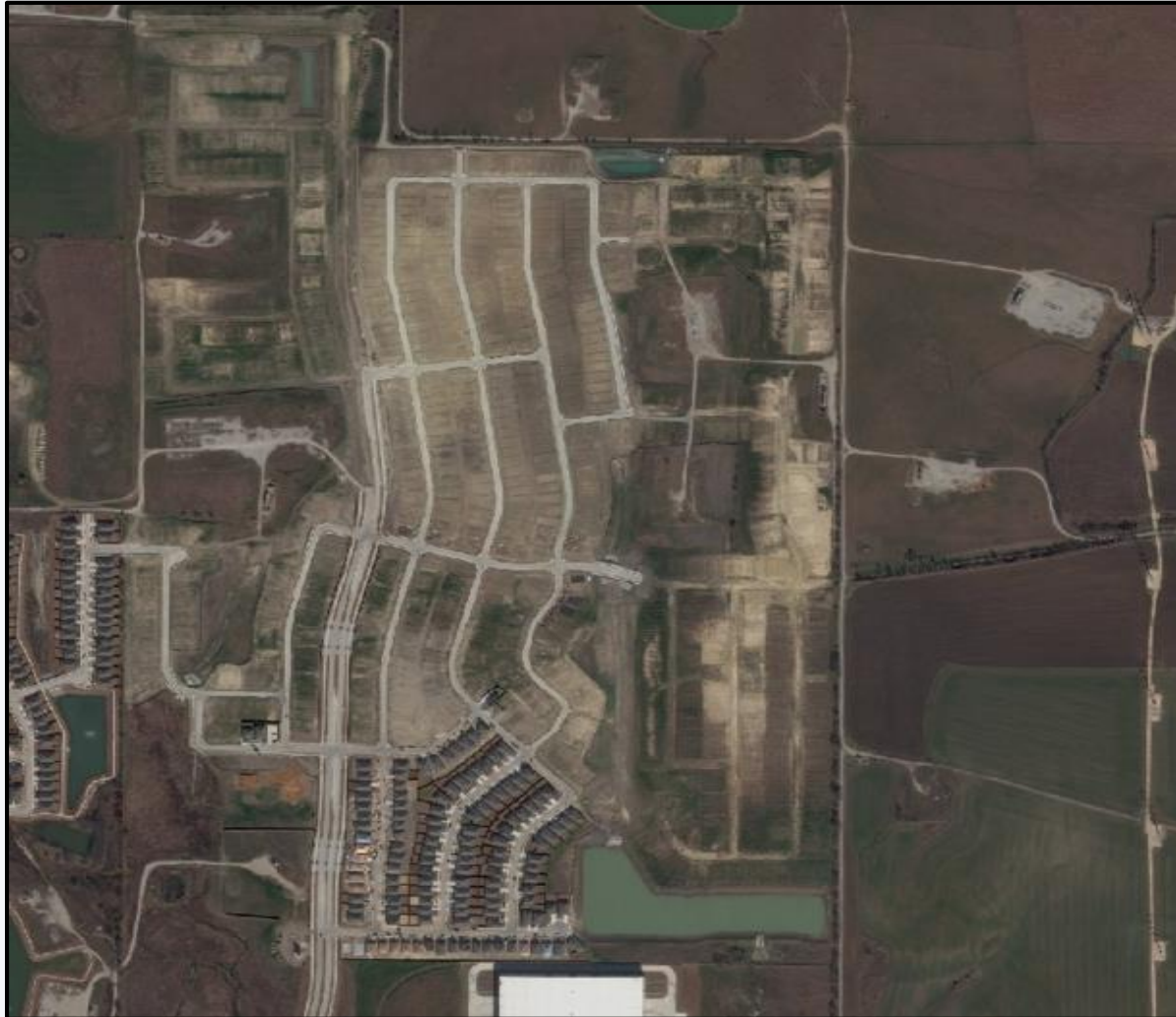
*January 2026*



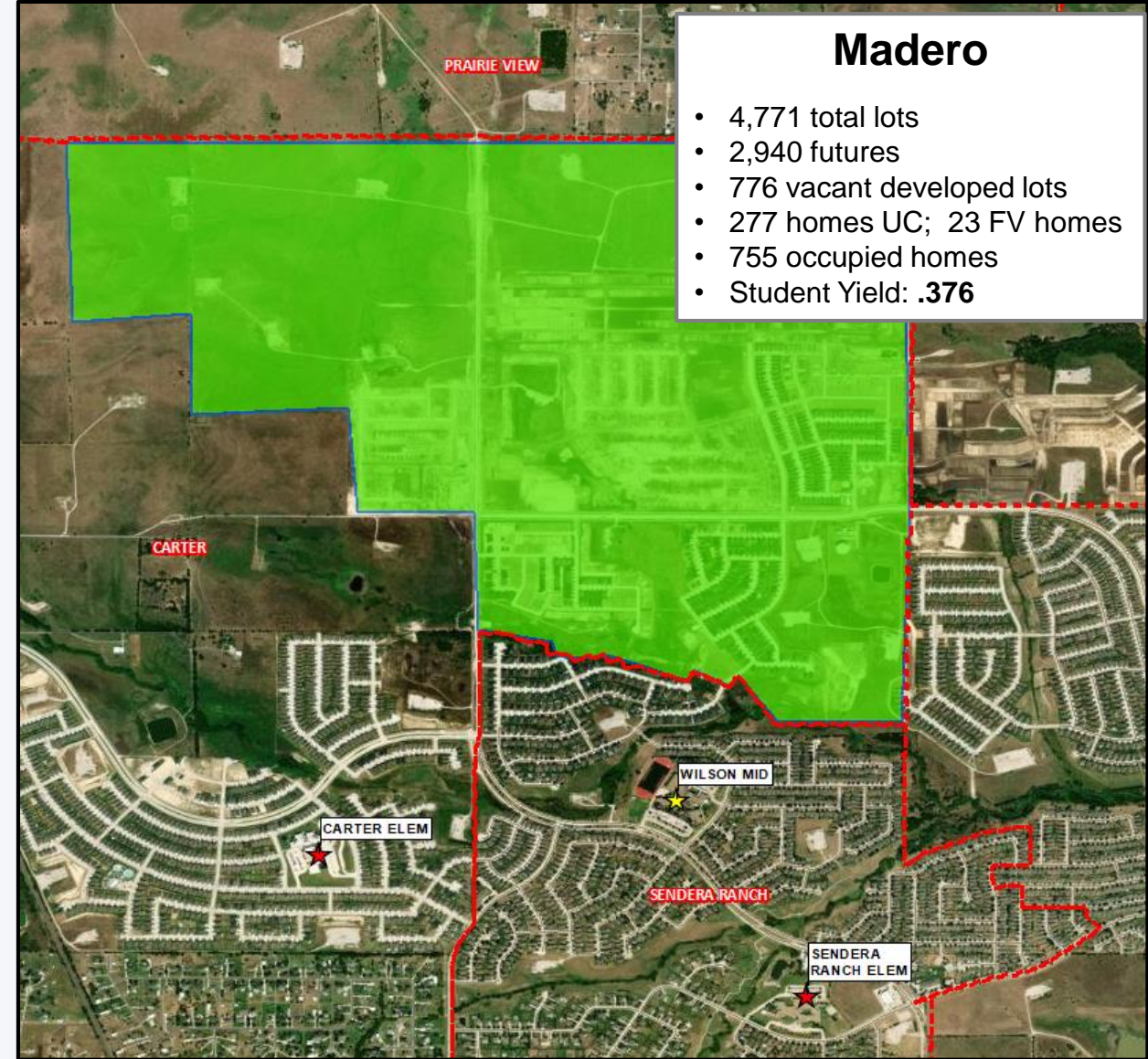
### La Prelle

- 793 total lots
- 508 future lots
- 283 vacant developed lots
- 2 homes under construction
- 50' lots; pricing TBD

*January 2026*

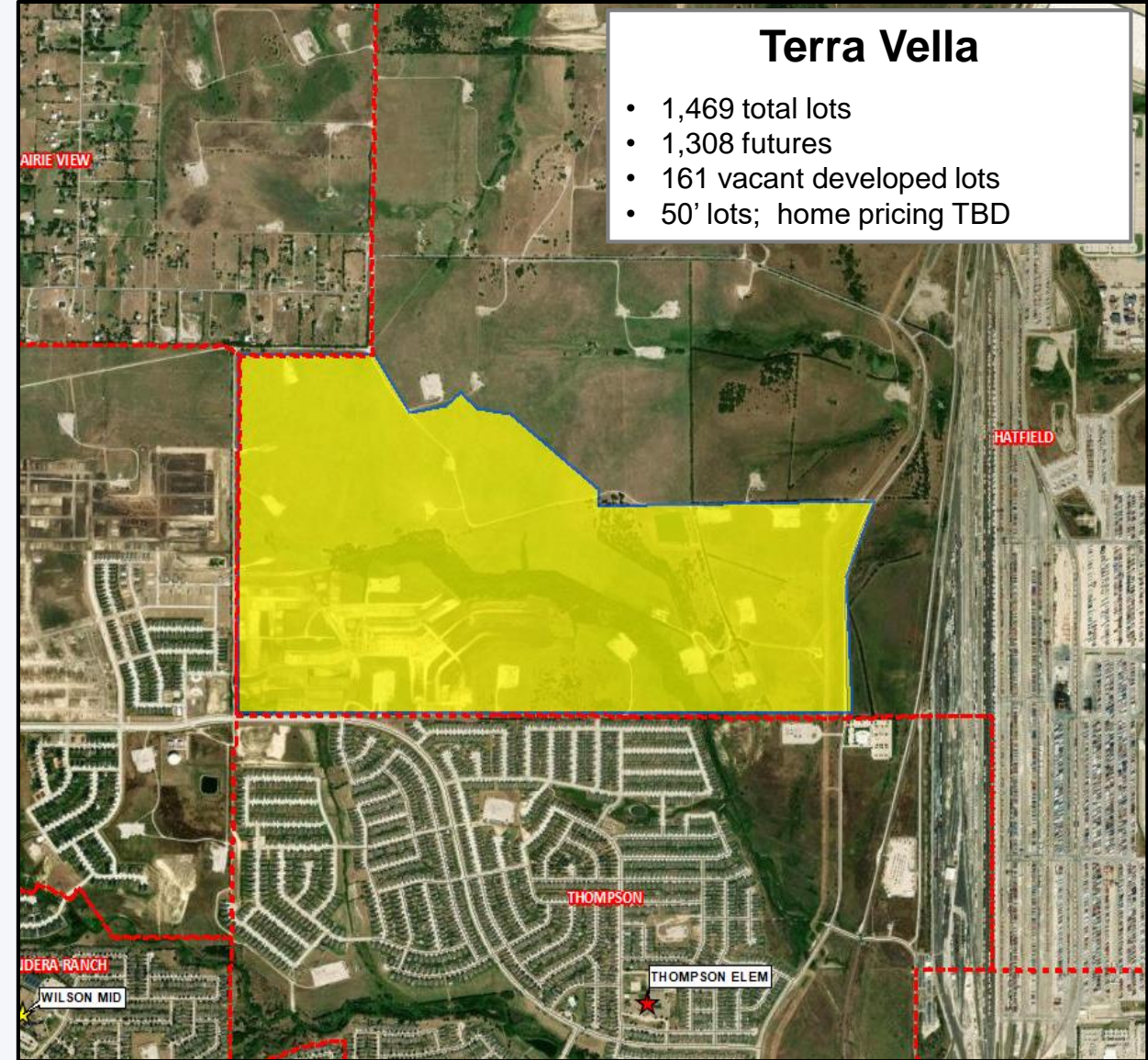


*January 2026*



- Madero**
- 4,771 total lots
  - 2,940 futures
  - 776 vacant developed lots
  - 277 homes UC; 23 FV homes
  - 755 occupied homes
  - Student Yield: .376

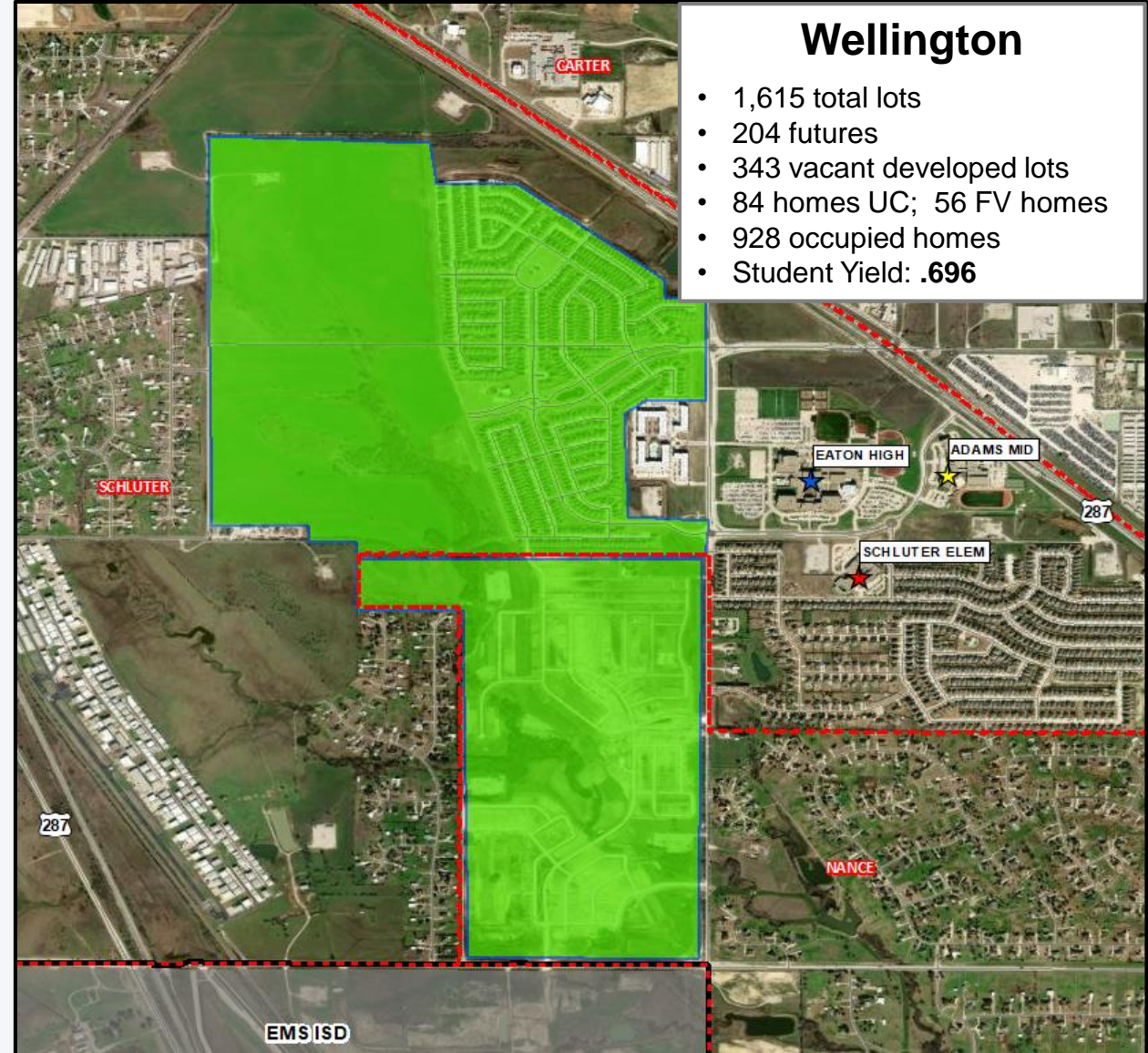
*January 2026*



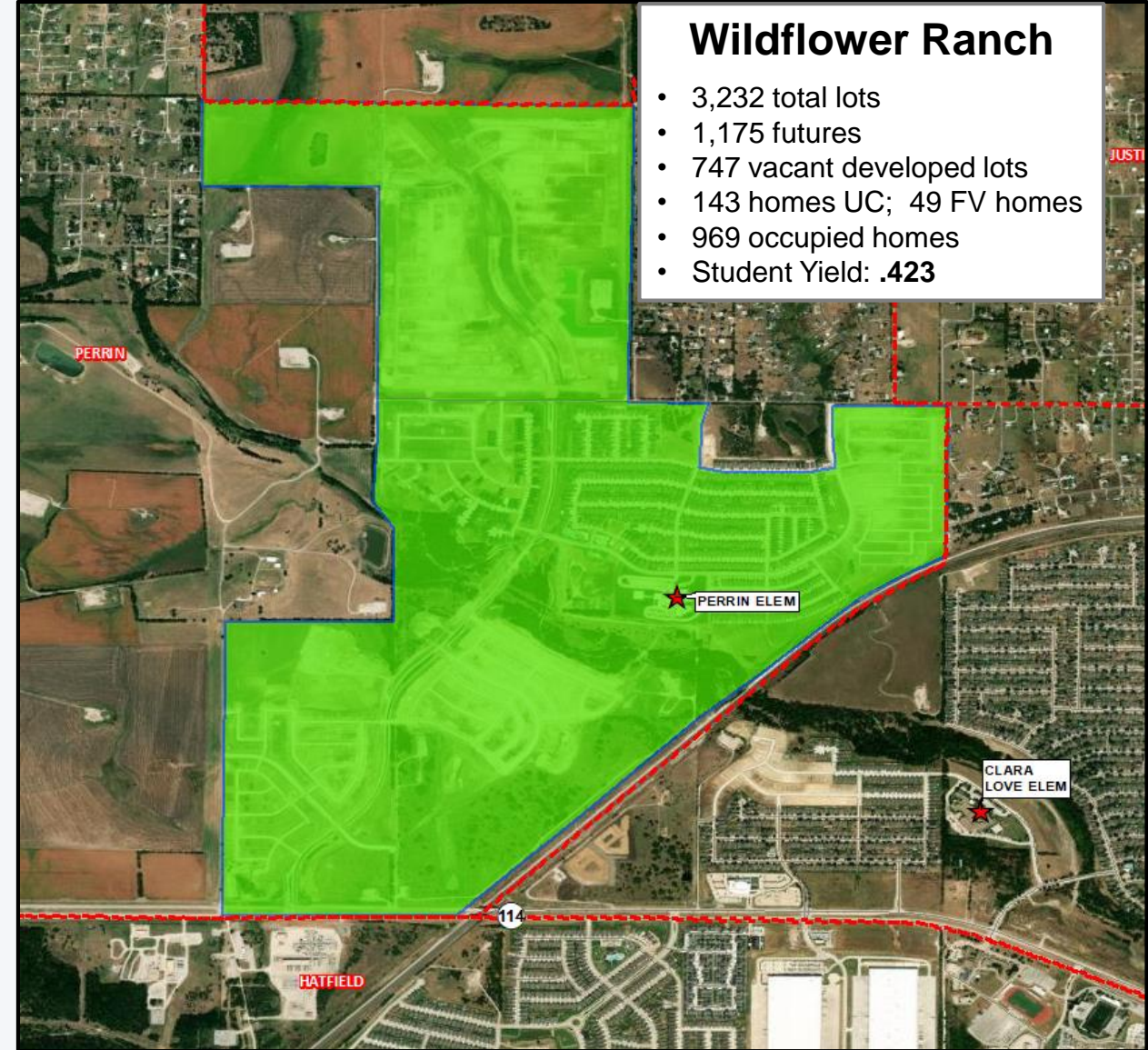
**Terra Vella**

- 1,469 total lots
- 1,308 futures
- 161 vacant developed lots
- 50' lots; home pricing TBD

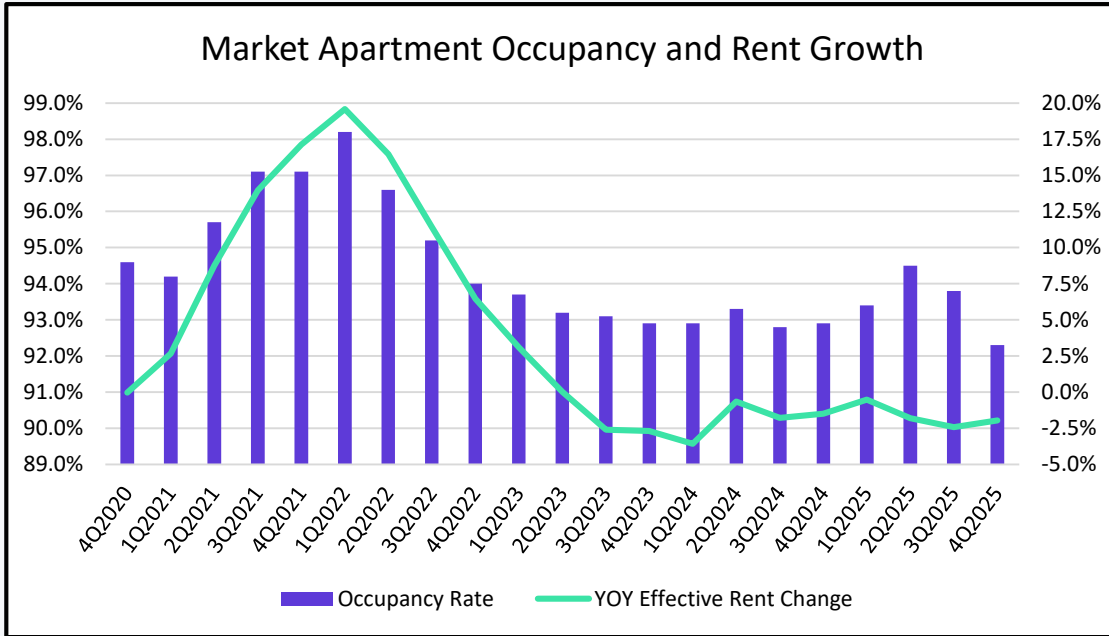
*January 2026*



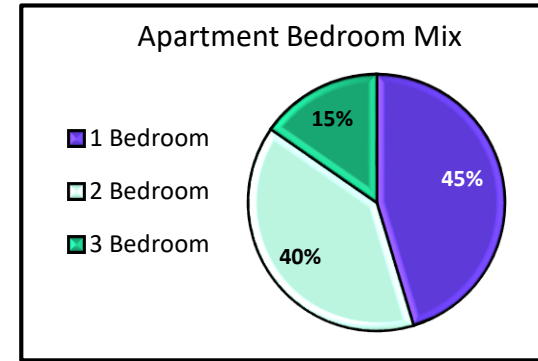
*January 2026*



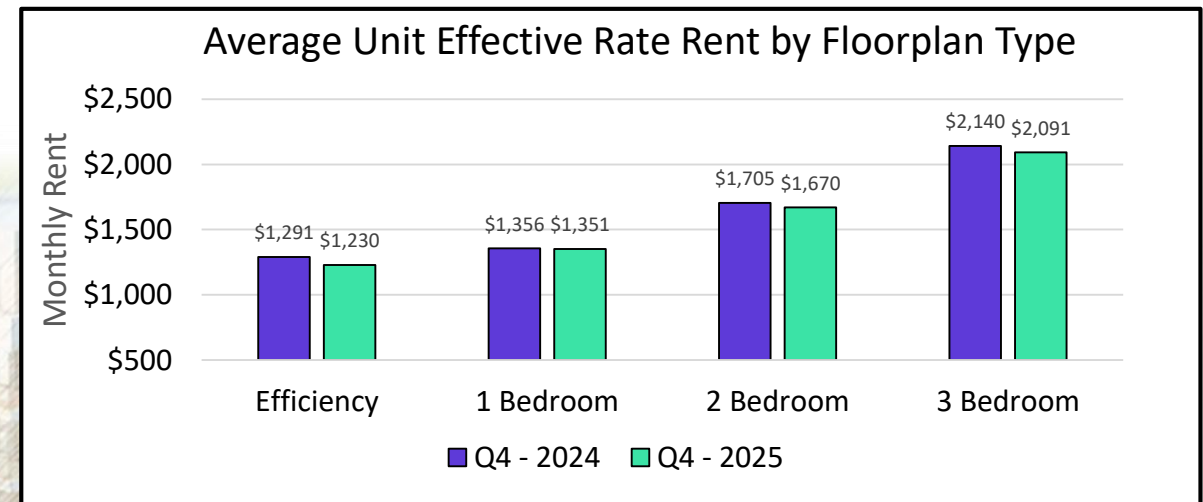
Occupancy has decreased to approximately 92% while Effective Rent Change has mostly remained negative after 2Q23.



Market represents North Fort Worth/Keller. Senior product is excluded.



Effective Rent rates are up in larger bedroom types in comparison to the previous year whereas efficiency and one bedrooms are slightly down from the previous year.



Effective Rent = Market rent less concessions

Source: ALN & Realpage Apartment Data



Student Yield – The number of students enrolled in school divided by the total number of housing units being evaluated in a specific area.

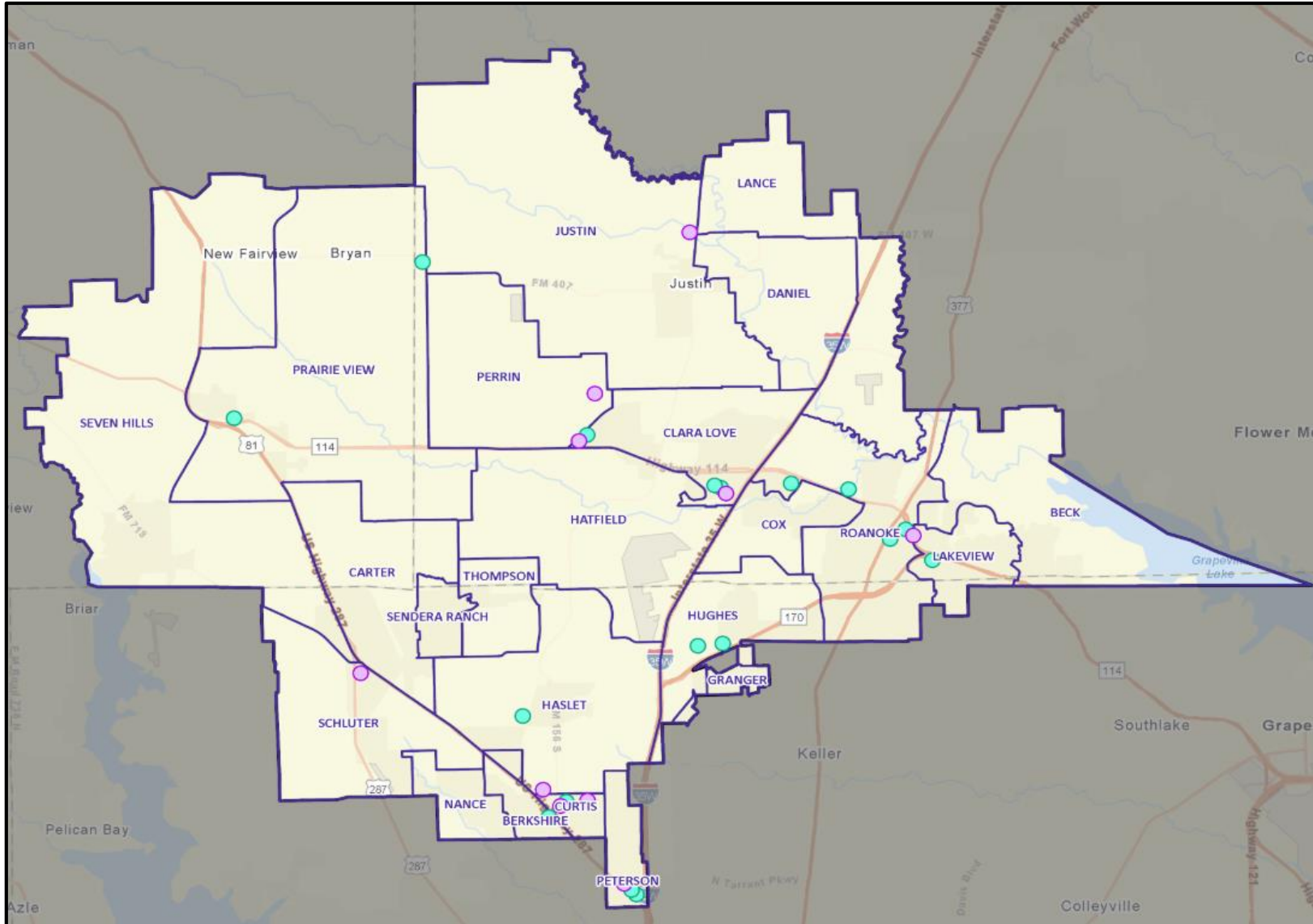
The average yield within the overall District is approximately **.178**. The type of units that can be evaluated are related to age of units, size of unit, and cost of unit as it relates student yield numbers.

**Total Multifamily Student Yield Analysis –**

Total Number of Apartment Units included in Market Study	Number of Students Enrolled in school in the Apartment Units	Yield
12,264 Units	2,182 Students	0.178

**Age of Apartment Building & Yield –**

Prior to 2000	2001 - 2020	2020 - Current
0.276	0.212	0.142



## District Multifamily Overview

- There are approximately 2,950 rental units currently under construction in NISD with approximately 950 of them being single family rental homes
- There are nearly 5,000 future rental units in various stages of planning across the district including more than 200 single family rental units

**Multifamily Developments**

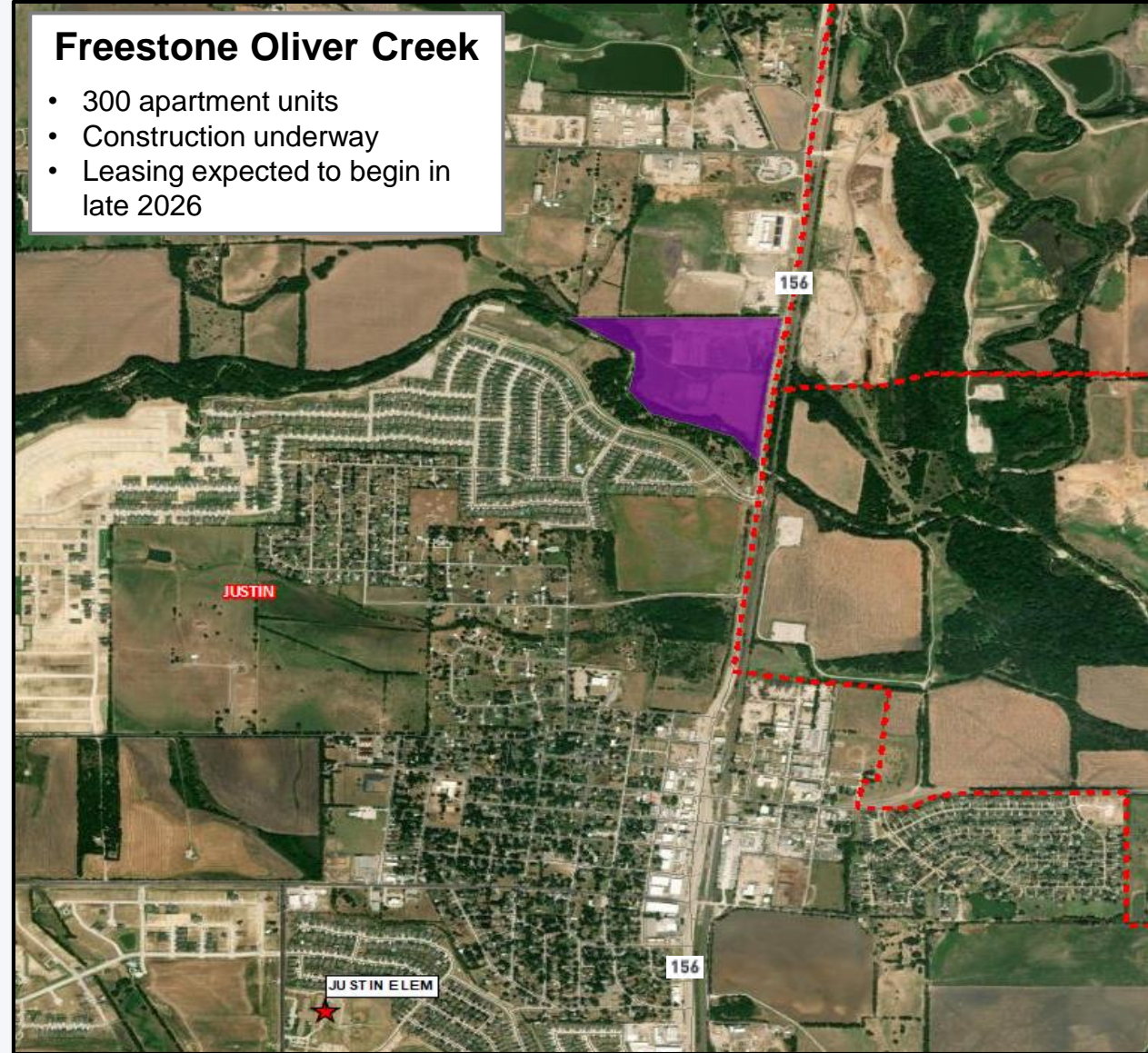
<span style="color: green;">■</span>	FUTURE
<span style="color: purple;">■</span>	UNDER CONSTRUCTION

*January 2026*



**Freestone Oliver Creek**

- 300 apartment units
- Construction underway
- Leasing expected to begin in late 2026

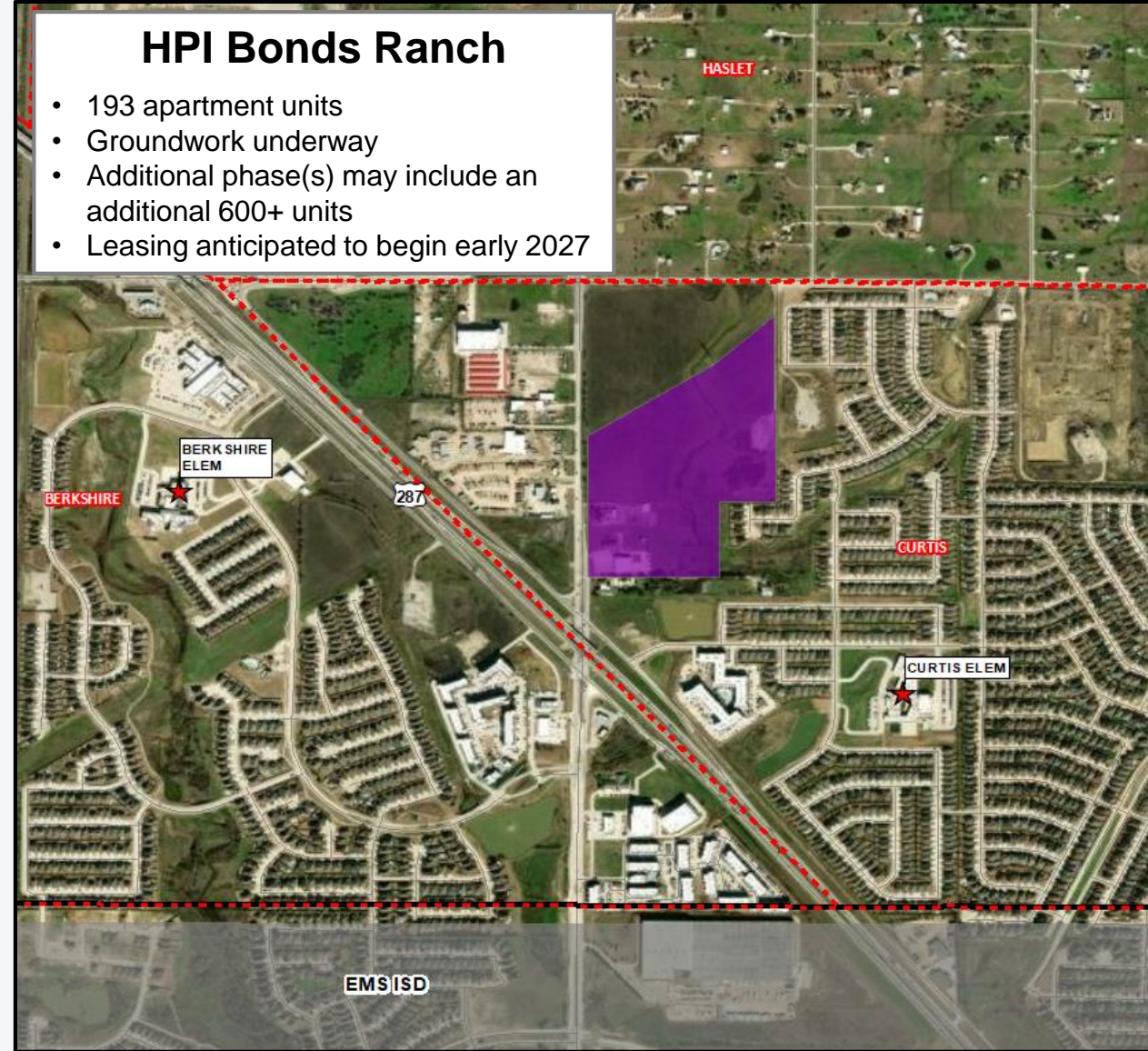


*January 2026*

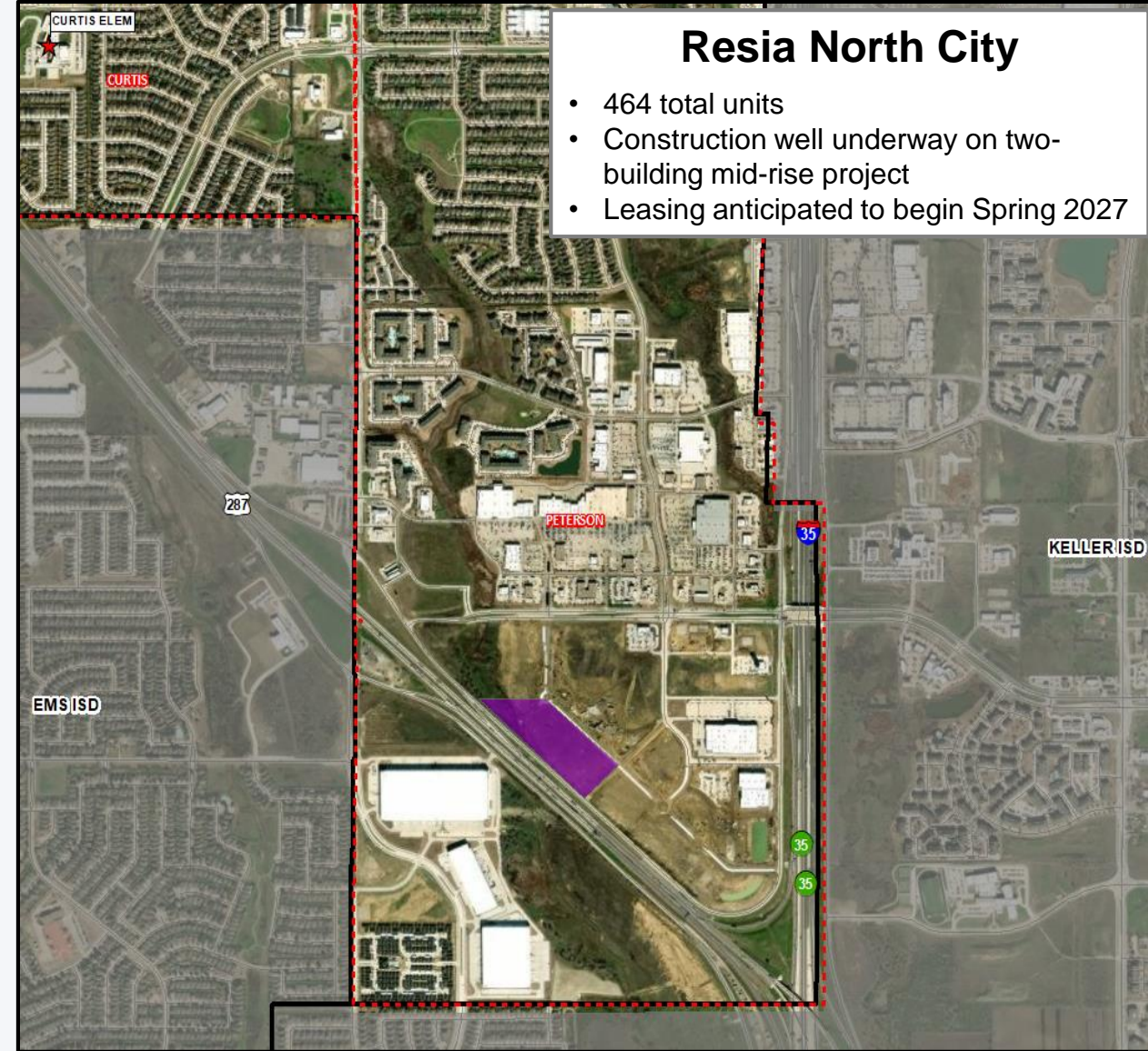
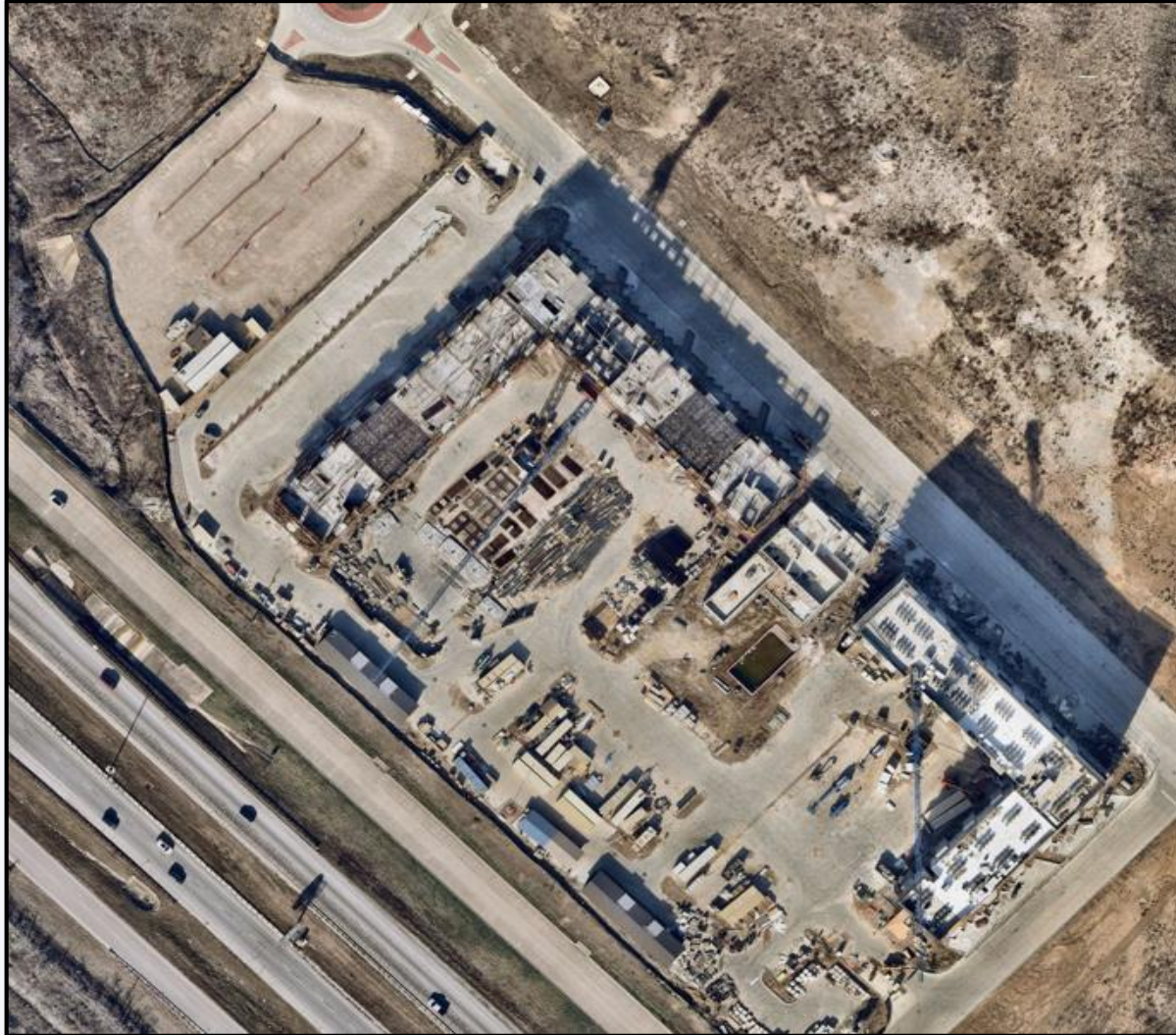


## HPI Bonds Ranch

- 193 apartment units
- Groundwork underway
- Additional phase(s) may include an additional 600+ units
- Leasing anticipated to begin early 2027



*January 2026*



*January 2026*



## GRADE LEVEL ENROLLMENT HISTORY AND LOW PROJECTIONS

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2021/22	189	449	1,982	1,969	2,060	2,116	2,170	2,101	2,128	2,126	2,164	2,324	2,133	1,929	1,743	27,583	2,200	8.7%
2022/23	209	565	2,081	2,180	2,141	2,241	2,267	2,300	2,197	2,235	2,229	2,399	2,318	2,044	1,842	29,248	1,665	6.0%
2023/24	254	903	2,116	2,249	2,313	2,249	2,384	2,342	2,416	2,231	2,341	2,421	2,429	2,169	1,984	30,801	1,553	5.3%
2024/25	217	1,075	2,253	2,245	2,402	2,419	2,381	2,488	2,440	2,498	2,303	2,497	2,426	2,280	2,098	32,022	1,221	4.0%
2025/26	261	1,089	2,258	2,371	2,349	2,491	2,475	2,481	2,551	2,511	2,571	2,503	2,456	2,247	2,225	32,839	817	2.6%
2026/27	266	1,086	2,274	2,336	2,435	2,408	2,531	2,555	2,542	2,615	2,577	2,636	2,480	2,297	2,211	33,249	410	1.2%
2027/28	266	1,073	2,251	2,361	2,422	2,507	2,476	2,636	2,606	2,609	2,710	2,822	2,619	2,312	2,263	33,933	684	2.1%
2028/29	266	1,089	2,274	2,358	2,456	2,502	2,567	2,592	2,714	2,677	2,697	2,938	2,765	2,440	2,259	34,595	661	1.9%
2029/30	266	1,095	2,289	2,411	2,435	2,528	2,562	2,664	2,681	2,786	2,771	2,927	2,862	2,581	2,387	35,245	651	1.9%
2030/31	266	1,083	2,271	2,406	2,484	2,508	2,617	2,661	2,746	2,752	2,883	2,982	2,849	2,669	2,525	35,702	457	1.3%
2031/32	266	1,083	2,269	2,442	2,480	2,557	2,592	2,706	2,743	2,820	2,846	3,114	2,906	2,652	2,604	36,081	379	1.1%
2032/33	266	1,103	2,319	2,438	2,520	2,551	2,646	2,680	2,771	2,816	2,920	3,074	3,028	2,709	2,584	36,425	344	1.0%
2033/34	266	1,130	2,379	2,483	2,505	2,584	2,636	2,733	2,741	2,844	2,912	3,145	2,988	2,821	2,640	36,807	383	1.1%
2034/35	266	1,155	2,439	2,556	2,551	2,571	2,669	2,717	2,783	2,812	2,942	3,142	3,057	2,781	2,743	37,184	377	1.0%
2035/36	266	1,185	2,503	2,611	2,634	2,624	2,663	2,758	2,766	2,856	2,909	3,173	3,050	2,846	2,703	37,547	362	1.0%

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

## CAMPUS LEVEL ENROLLMENT HISTORY AND LOW PROJECTIONS

Campus	Capacity	HISTORY	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Beck Elementary	850	637	615	569	522	502	480	463	453	440	434	430	429
Berkshire Elementary	850	688	680	682	680	677	677	660	656	650	647	643	646
Carter elementary	850	675	797	874	952	1,019	1,088	1,147	1,198	1,243	1,298	1,334	1,365
Clara Love Elementary	850	648	685	686	706	707	689	681	676	656	646	632	617
Cox Elementary	850	694	679	619	573	536	516	486	472	466	461	455	452
Curtis Elementary	850	788	737	715	688	672	659	672	665	643	627	613	603
Daniel Elementary	850	589	706	768	810	843	871	856	842	821	805	792	788
Granger Elementary	850	640	617	582	551	521	509	504	492	487	481	478	478
Haslet Elementary	850	735	738	747	764	761	783	797	811	832	861	881	909
Hatfield Elementary	850	746	741	748	759	765	772	755	754	755	760	769	783
Hughes Elementary	850	663	667	660	663	656	644	625	608	590	579	569	557
Justin Elementary	850	660	738	791	831	884	943	992	1,046	1,099	1,151	1,183	1,231
Lakeview Elementary	650	485	463	443	424	402	374	353	350	347	344	342	341
Lance Elementary	850	690	730	747	743	745	735	726	713	705	694	678	666
Nance Elementary	850	534	590	605	622	645	657	651	627	621	616	610	598
Perrin Elementary	850	554	632	712	799	873	937	995	1,052	1,108	1,173	1,237	1,313
Peterson Elementary	850	645	634	637	635	616	613	595	587	580	565	554	540
Prairie View Elementary	850	720	745	799	845	900	950	1,021	1,087	1,153	1,227	1,343	1,487
Roanoke Elementary	850	704	653	636	630	624	620	605	603	599	601	596	593
Sendera Ranch Elementary	850	808	796	754	708	688	665	644	625	610	595	578	566
Seven Hills Elementary	850	705	675	669	655	640	640	653	676	715	761	820	902
Schluter Elementary	850	750	762	761	749	746	750	731	729	732	732	737	740
Thompson Elementary	850	722	695	687	683	682	678	684	673	671	658	650	640
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>19,350</b>	<b>15,480</b>	<b>15,775</b>	<b>15,891</b>	<b>15,992</b>	<b>16,104</b>	<b>16,250</b>	<b>16,296</b>	<b>16,395</b>	<b>16,523</b>	<b>16,716</b>	<b>16,924</b>	<b>17,244</b>
Elementary Absolute Growth		670	295	116	101	112	146	46	99	128	193	208	320
Elementary Percent Growth		4.52%	1.91%	0.74%	0.64%	0.70%	0.91%	0.28%	0.61%	0.78%	1.17%	1.24%	1.89%

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

### CAMPUS LEVEL ENROLLMENT HISTORY AND LOW PROJECTIONS

Campus	Capacity	HISTORY	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Adams Middle School	1,200	914	958	952	954	960	979	1,017	1,021	1,014	956	944	948
Chisholm Trail Middle School	1,100	881	963	1,024	1,134	1,214	1,289	1,353	1,431	1,506	1,573	1,611	1,643
Gene Pike Middle School	1,200	1,134	1,199	1,267	1,360	1,486	1,580	1,687	1,730	1,789	1,815	1,862	1,869
Medlin Middle School	1,200	1,112	1,132	1,114	1,100	1,061	1,045	1,025	990	945	900	890	873
Tidwell Middle School	1,200	1,064	1,065	1,012	948	911	869	854	813	793	759	726	710
Wilson Middle School	1,200	935	1,023	1,060	1,119	1,136	1,152	1,157	1,186	1,214	1,242	1,253	1,257
Worthington Middle School	1,200	1,201	1,293	1,305	1,310	1,321	1,324	1,288	1,239	1,246	1,252	1,251	1,231
<b>MIDDLE SCHOOL TOTALS</b>	<b>8,300</b>	<b>7,241</b>	<b>7,633</b>	<b>7,734</b>	<b>7,925</b>	<b>8,089</b>	<b>8,238</b>	<b>8,381</b>	<b>8,410</b>	<b>8,507</b>	<b>8,497</b>	<b>8,537</b>	<b>8,531</b>
Middle School Absolute Growth		253	392	101	191	163	150	143	29	97	-9	40	-7
Middle School Percent Growth		3.62%	5.41%	1.33%	2.47%	2.06%	1.85%	1.74%	0.34%	1.15%	-0.11%	0.47%	-0.08%
Northwest High School	3,200	2,669	2,806	2,849	3,011	3,192	3,407	3,679	3,931	4,156	4,346	4,555	4,729
Byron Nelson High School	3,200	2,967	2,995	3,045	3,099	3,170	3,178	3,091	3,035	2,945	2,896	2,830	2,739
Eaton High School	3,200	3,304	3,237	3,337	3,513	3,647	3,779	3,862	3,917	3,901	3,959	3,945	3,911
Steele Early College High School	450	310	341	341	341	341	341	341	341	341	341	341	341
Denton County JJAEP		1	0	0	0	0	0	0	0	0	0	0	0
Legacy Learning Center		50	52	52	52	52	52	52	52	52	52	52	52
<b>HIGH SCHOOL TOTALS</b>	<b>10,050</b>	<b>9,301</b>	<b>9,431</b>	<b>9,624</b>	<b>10,016</b>	<b>10,402</b>	<b>10,757</b>	<b>11,025</b>	<b>11,276</b>	<b>11,395</b>	<b>11,594</b>	<b>11,723</b>	<b>11,772</b>
High School Absolute Growth		298	130	193	392	386	355	268	251	119	199	129	49
High School Percent Growth		3.31%	1.40%	2.05%	4.07%	3.85%	3.41%	2.49%	2.28%	1.06%	1.75%	1.11%	0.42%
<b>DISTRICT TOTALS</b>	<b>37,700</b>	<b>32,022</b>	<b>32,839</b>	<b>33,249</b>	<b>33,933</b>	<b>34,595</b>	<b>35,245</b>	<b>35,702</b>	<b>36,081</b>	<b>36,425</b>	<b>36,807</b>	<b>37,184</b>	<b>37,547</b>
District Absolute Growth		1,221	817	410	684	661	651	457	379	344	383	377	362
District Percent Growth		4.0%	2.6%	1.2%	2.1%	1.9%	1.9%	1.3%	1.1%	1.0%	1.1%	1.0%	1.0%

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



## District Information -



Northwest ISD Enrollment increased by 7,456 over the last five years. The District has seen enrollment increase this new 2026-26 school year by approximately 820 students.

## Housing Market Conditions -



2025 new home starts and closings in NISD were on par with 2024 totals. Going forward, potential home buyers continue to face significant headwinds due to ongoing economic uncertainty, though mortgage interest rates have eased a bit thus offering some relief.

## Housing Activity & Future Developments -



The district currently has approximately 1,220 homes under construction, 5,550 lots available to build on, and nearly 40,000 planned in the future.

## Enrollment Forecast -



NISD enrollment is forecasted to increase to approximately 35,700 students by the 2030-31 school year, and with additional housing growth enrollment is anticipated to grow to nearly 37,550 students by the 2035-36 school year.