

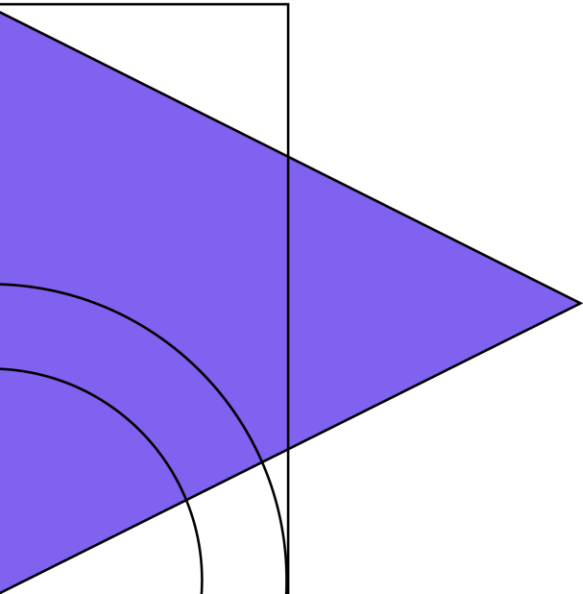
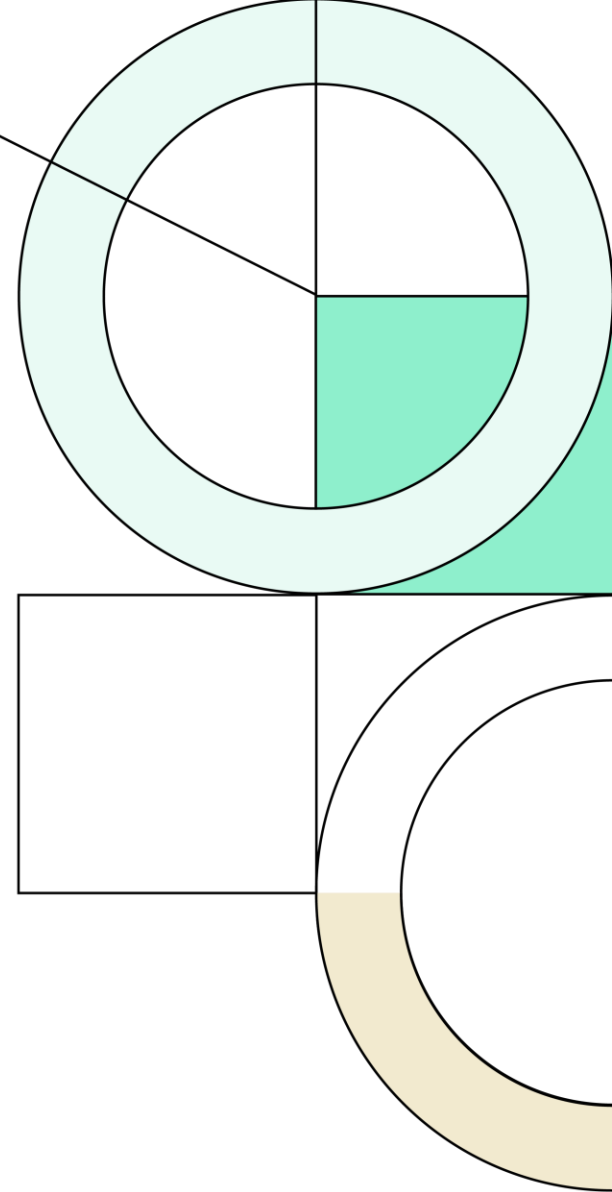


# Argyle Independent School District

Demographic & Housing  
Report

Winter 2026

*February 2026*

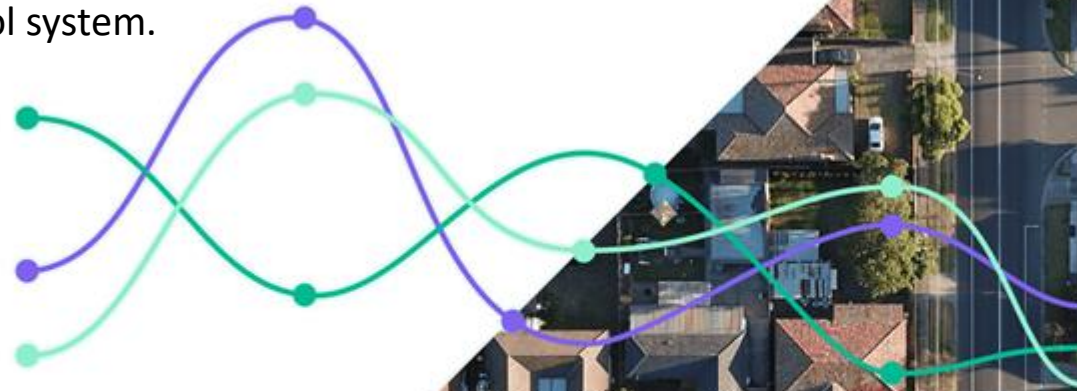


# Zonda™

## Demographics

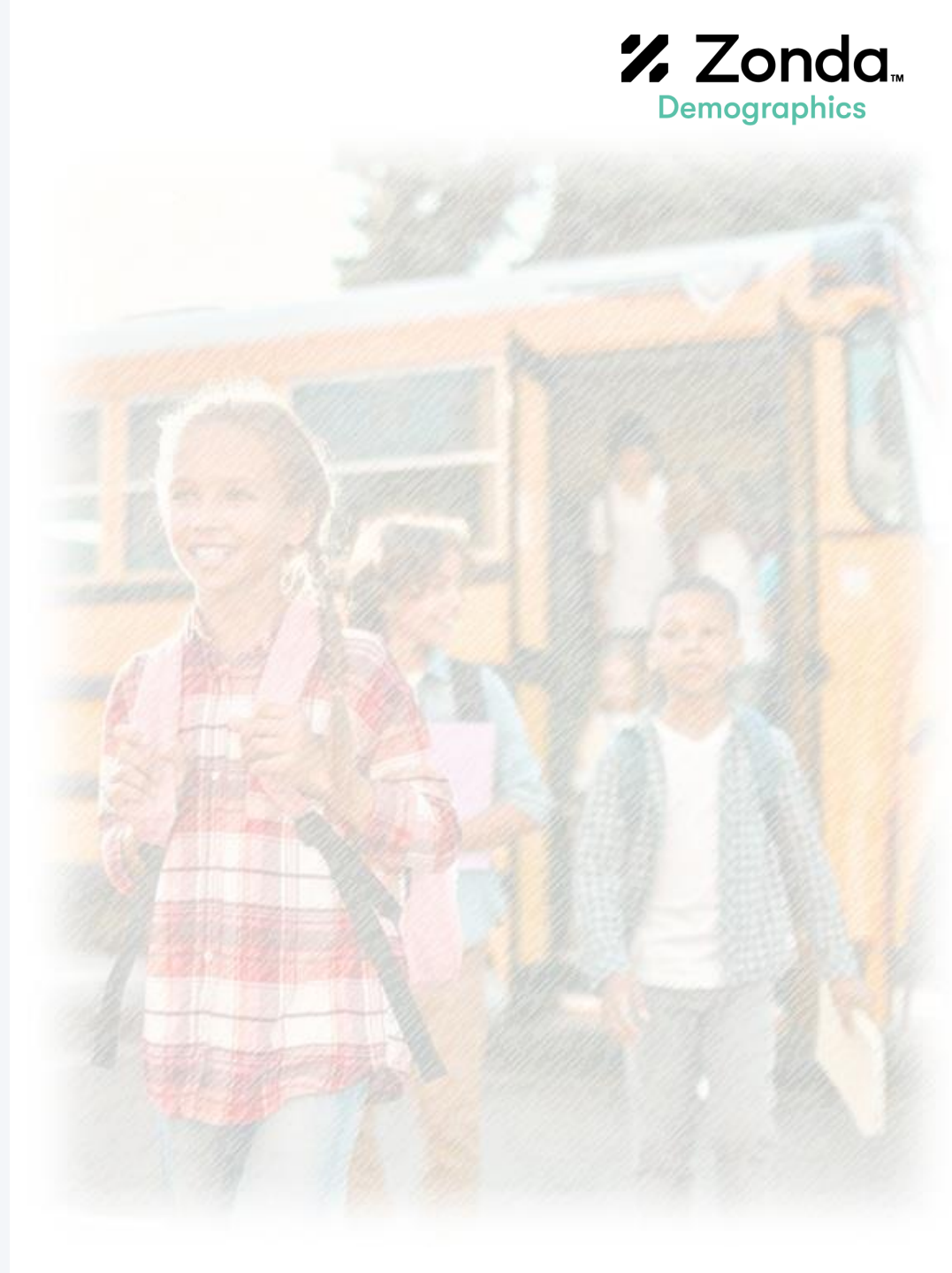
Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to help you make informed decisions for your school system.

We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.



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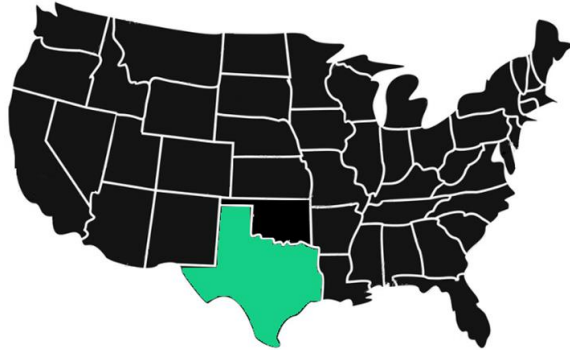
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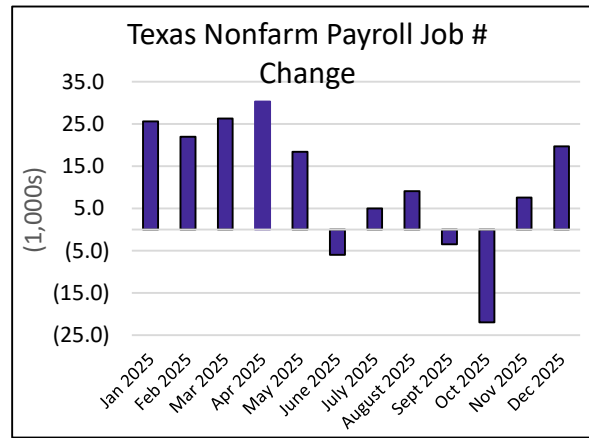
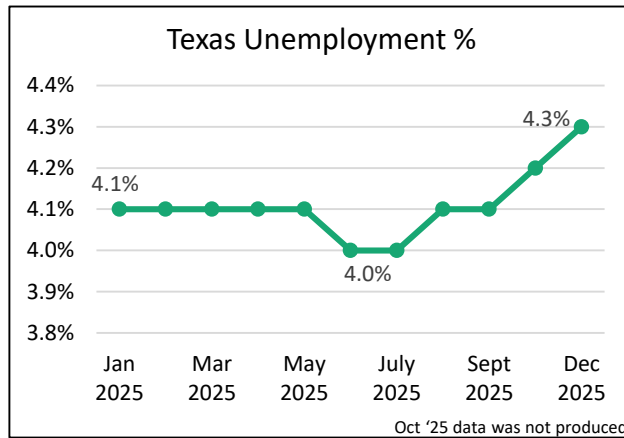
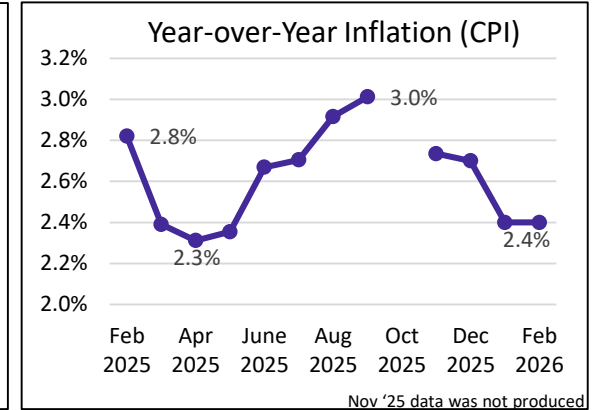
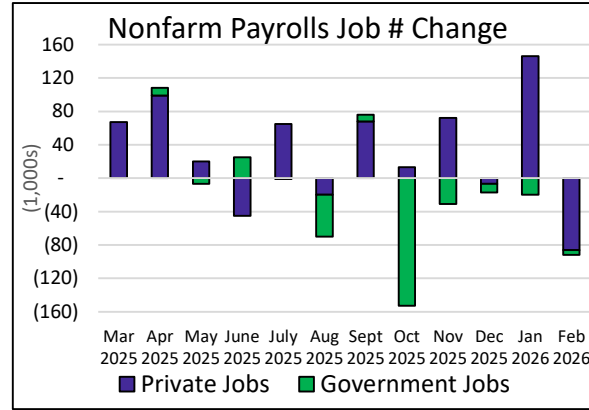
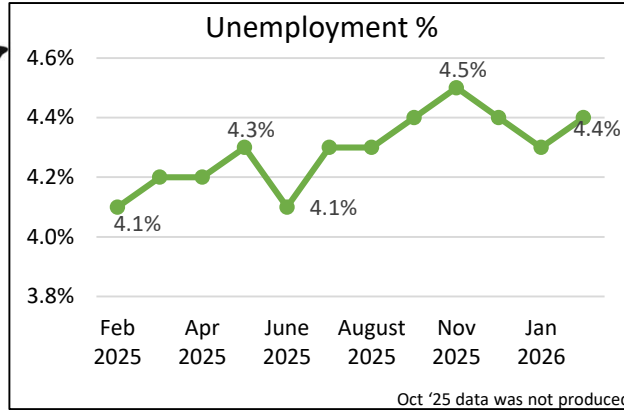
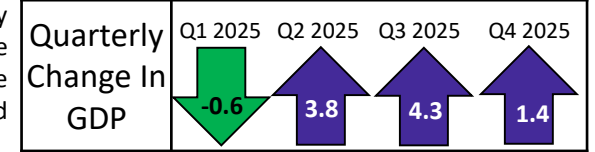
# Economic Conditions

National, State, and Local Economic Data

**National Economic Conditions**



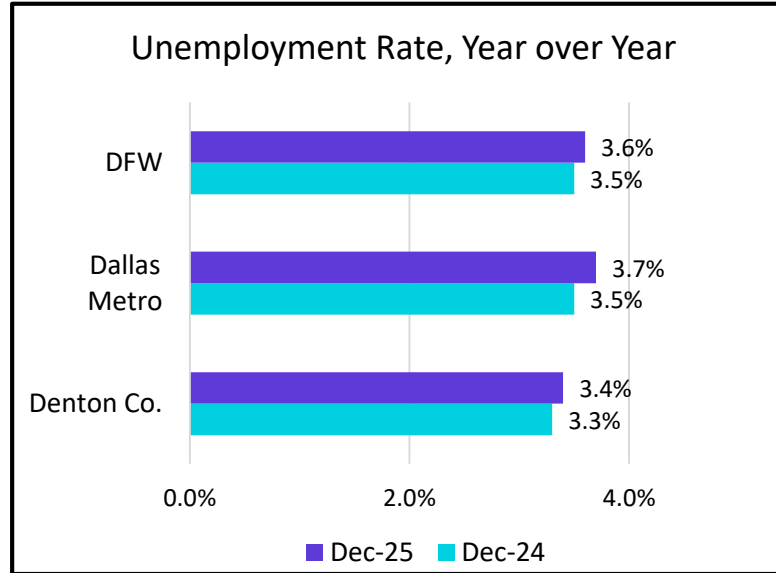
The national unemployment rate has increased from 4.1% to 4.4% over the past year. The past year's monthly payroll numbers peaked in January followed negative growth in February and government jobs declined the most in October due to the government shutdown. Inflation rates have increased after slowing but have remained at 3% or lower. The GDP has remained positive after slowing in early 2025, and inflation has slowed after reaching 3% in September.



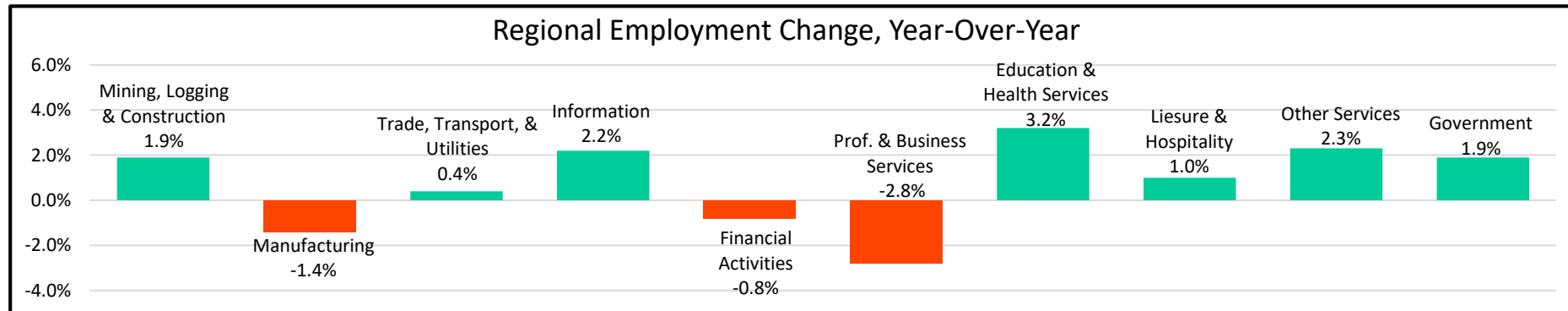
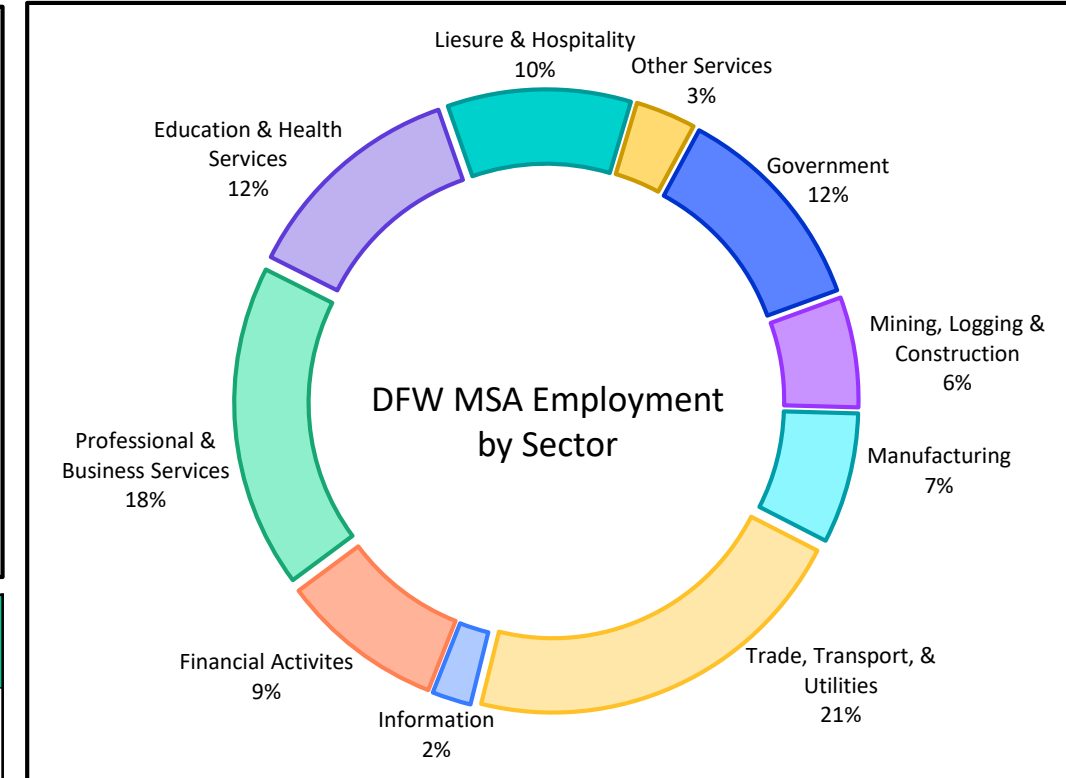
The Federal Reserve Bank of Dallas reported on the current state of the Texas economy that after heating up during the summer, it appears to have cooled in the Fall. The Texas Business Outlook Surveys headline indexes indicate an easing of economic growth in October, and survey respondents reported increasing price pressures due to tariffs. Those tariffs along with reduced immigration and heightened policy uncertainty have affected the regional economy.

Federal Reserve Bank of Dallas Article, November 14, 2025

- Unemployment levels in the region have increased approximately 0.1% to 0.2% from last year's numbers
- 14,200 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	Dec-2024	Dec-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,324,300	4,338,500	0.3%



Source: US BLS; US BEA

Denton County Major Employers	Industry Type	# of Employees
University of North Texas	Education	8,891
Peterbilt Motors Company	Manufacturing	2,000
Texas Health Presbyterian Hospital Denton	Healthcare	1,100
Texas Women's University	Education	1,100
Sally Beauty Holdings	Distribution	1,000
Wal-Mart (Lewisville locations)	Retail	900
Medical City Denton	Healthcare	799
Medical City Lewisville	Healthcare	670
Safran Electrical & Power	Manufacturing	571
Caliber Collision	Auto	554
Mary Kay	Manufacturing	513
Tetra Pak	Manufacturing	500
SYSCO	Wholesale Trade	476
ESAB Welding & Cutting	Manufacturing	405
Flowers Baking Company	Manufacturing	375
HOYA Vision Care	Manufacturing	325
Jostens	Manufacturing	290
	<b>Total</b>	<b>19,369</b>

City, school district, and religious employment excluded.

Source: Denton Economic Development; Lewisville Economic Development

 MP MATERIALS



**MP Materials**

MP Materials has selected Northlake as the site of a new rare Earth magnet manufacturing campus.

The 120-acre site will serve as an expansion of the company's existing facility in Fort Worth, and when complete will increase the company's total capacity of appx. 10,000 metric tons of rare earth magnets per year.

The facility represents an investment of more than \$1.25 Billion and will create more than 1,500 direct manufacturing and engineering jobs.

The project is the result of a joint effort by the State of Texas, Denton County and the City of Northlake to invest in next-generation manufacturing.

Groundbreaking will begin soon, and the facility is expected to open in 2028

Courtesy:





*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.

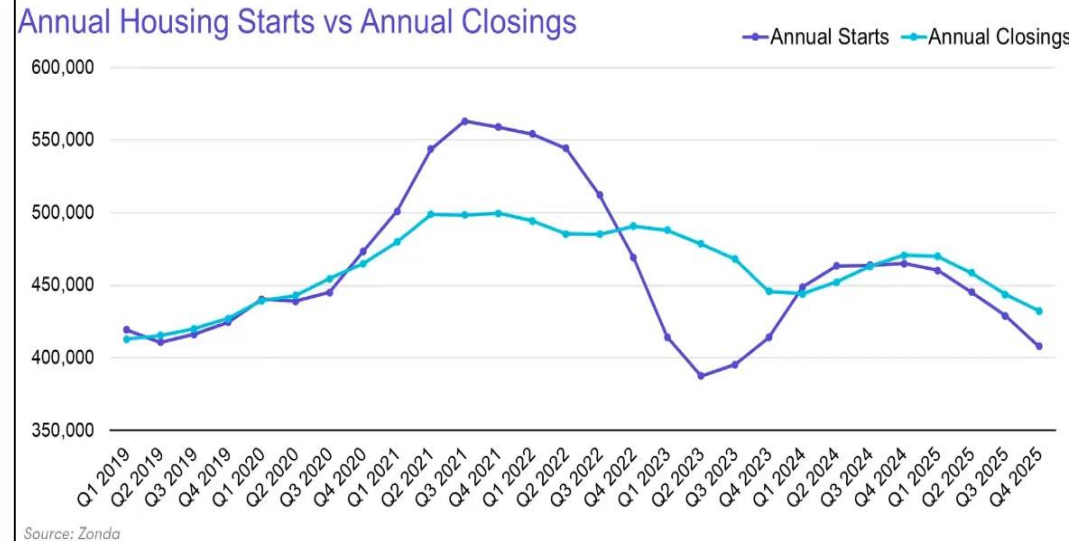
Wistron plans to purchase a site at 15200 Heritage Way from Trammell Crow where it will create 634 full-time jobs and a second site at 14601 Mobility Way from Hillwood which will support an additional 254 full-time jobs. Both project sites are to be completed and fully operational by December 31, 2026. 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

# Single-Family Housing

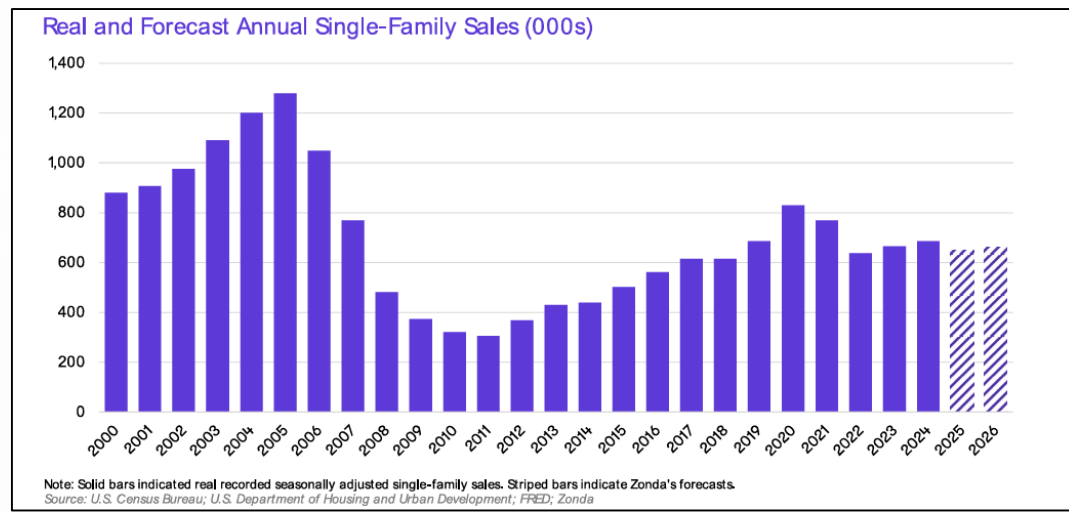
## National Market Information & Area Sales Data





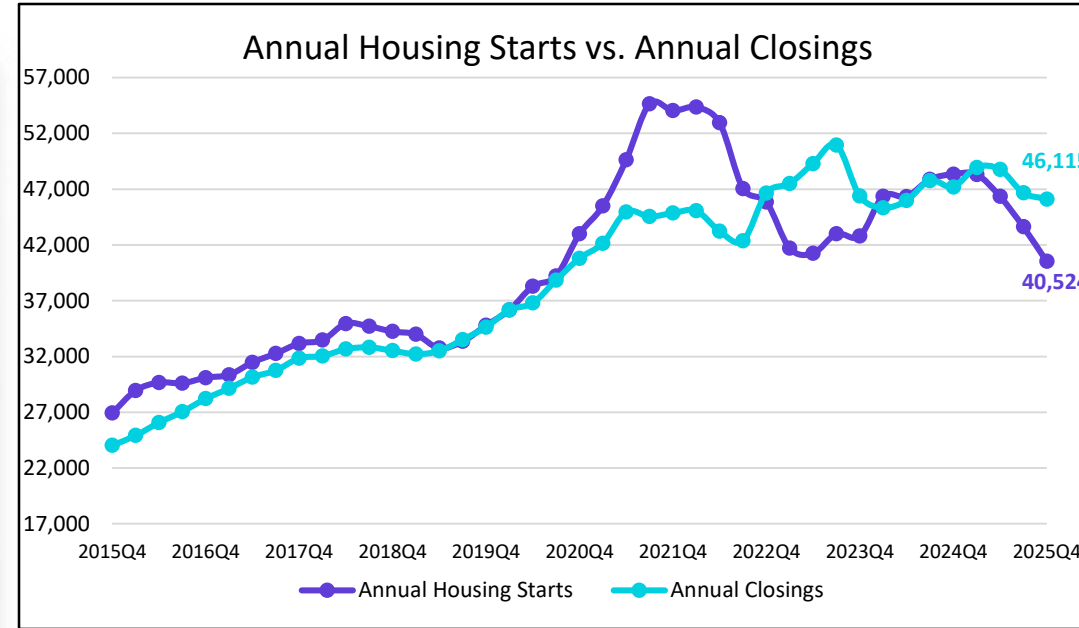
**New home closings** have declined in 2025 after increasing in 2024. Starts also declined after a significant upswing starting in 2023.

Among Zonda's top 50 major markets across the country, 36% were overperforming, 42% were average, and 22% were underperforming.



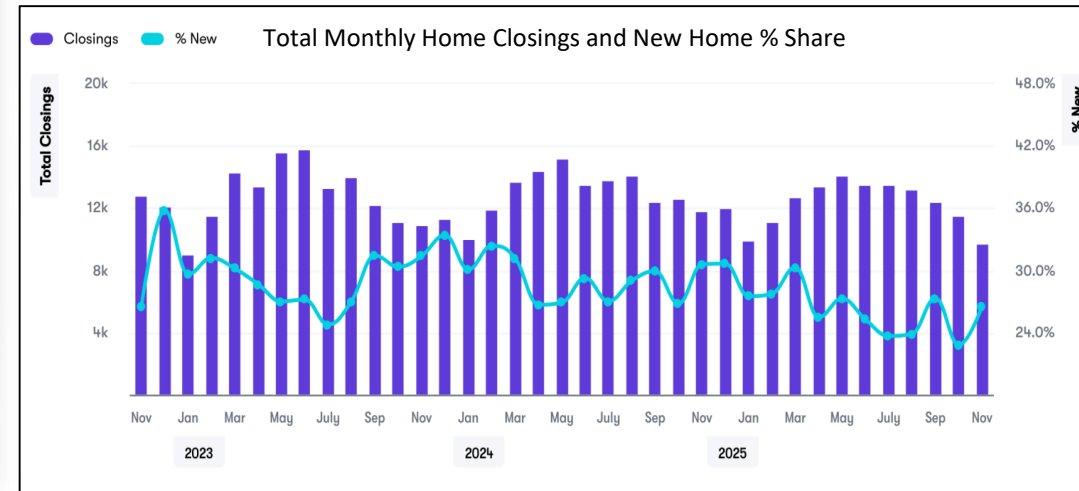
**Single-family** sales for new communities are averaging two homes per month. 60% of builders are offering mortgage rate buydowns, and yet 70% of builders report demand was slower than expected.

**Monitoring Several Variables Impacting the Market** Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.

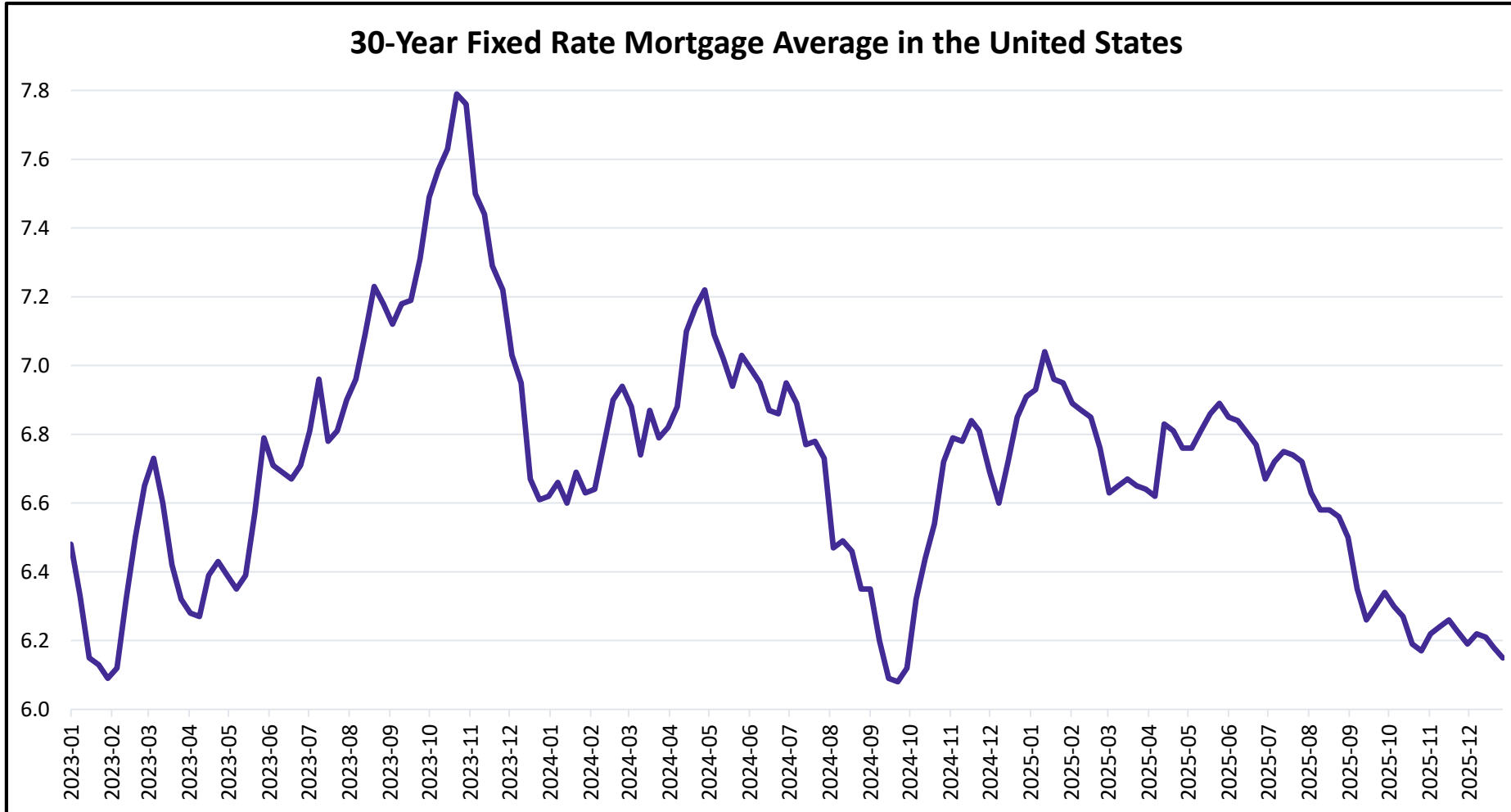


Dallas/Fort Worth MSA experienced 46,115 new home closings in the last 12 months, a decrease of -2%. The new home share trended upward in November but still lower than last year.

Among Texas' four major markets, annual closings are trending higher than annual starts, a common trait since early 2025.



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



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17<sup>th</sup>, October 29<sup>th</sup>, and December 10<sup>th</sup> resulting in a reduction of the 30-year fixed rate mortgage to 6.15% at the end of December, the lowest since October 2024.

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

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

# DFW New Home Ranking Report- ISD Ranked by Annual Closings- 4Q25

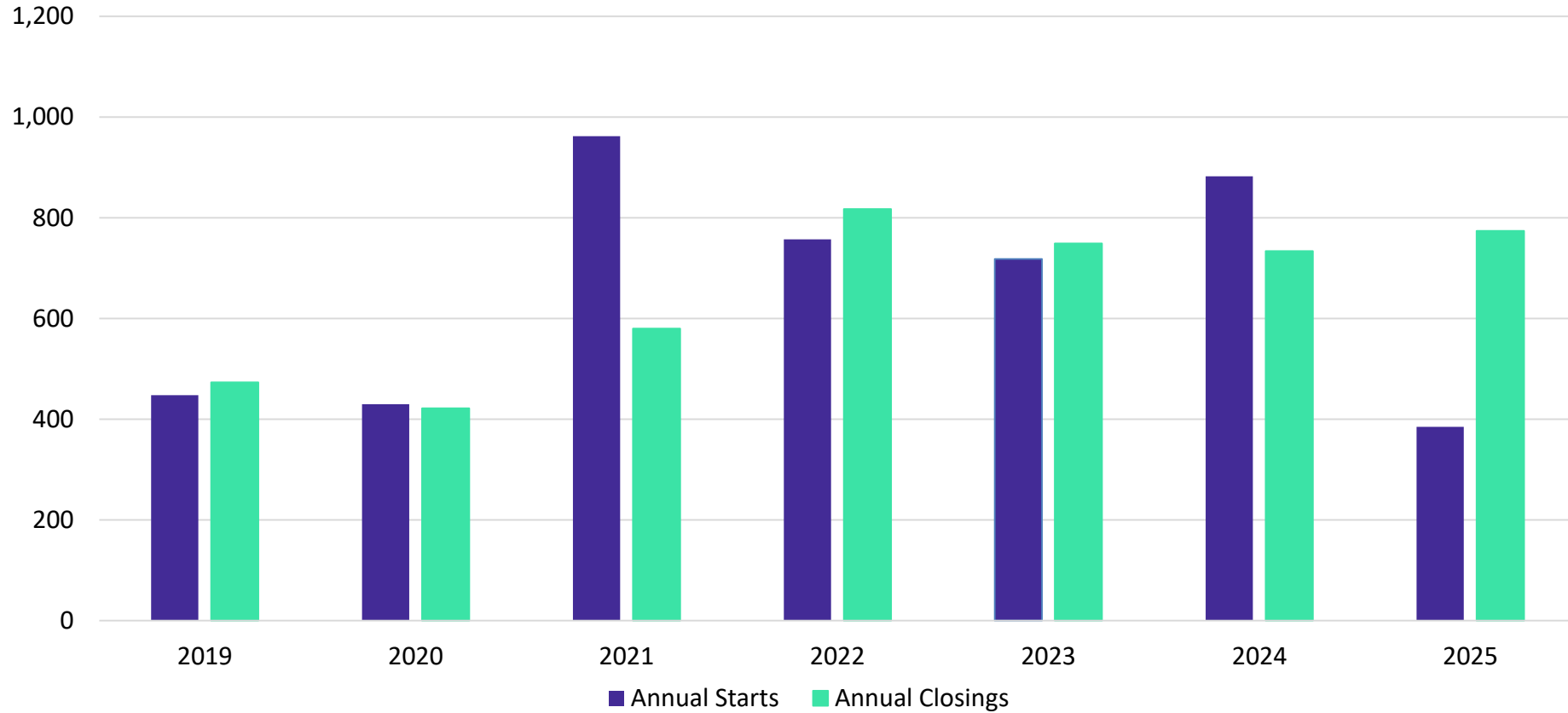
Single-Family Housing



Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PRINCETON ISD	2,594	3,190	1,109	5,157	9,176
2	NORTHWEST ISD	2,968	3,041	1,704	5,660	41,600
3	DENTON ISD	1,462	2,116	763	4,537	27,215
4	MCKINNEY ISD	1,999	2,071	1,106	3,736	12,539
5	PROSPER ISD	1,565	1,815	1,168	4,091	14,883
6	CELINA ISD	1,649	1,772	1,063	6,155	32,774
7	FORNEY ISD	1,214	1,599	775	3,484	22,416
8	COMMUNITY ISD	1,153	1,535	574	3,535	6,169
9	CRANDALL ISD	1,128	1,418	622	3,024	14,196
10	AUBREY ISD	1,285	1,384	671	2,478	12,559
11	ROCKWALL ISD	1,044	1,260	646	3,049	7,287
12	CROWLEY ISD	1,435	1,250	820	3,235	9,862
13	FRISCO ISD	934	1,104	567	2,038	6,648
14	MIDLOTHIAN ISD	884	1,067	512	2,400	18,626
15	EAGLE MT-SAGINAW ISD	964	1,020	433	2,409	7,733
16	MANSFIELD ISD	807	887	476	1,349	6,153
17	ANNA ISD	660	828	422	2,807	17,004
18	ROYSE CITY ISD	766	821	469	2,529	10,312
19	DALLAS ISD	1,046	798	1,159	2,039	4,619
<b>20</b>	<b>ARGYLE ISD</b>	<b>385</b>	<b>774</b>	<b>251</b>	<b>710</b>	<b>5,871</b>

*\*Based on additional Zonda Demographics housing research*

**AISD Annual Starts & Closings**



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	124	86	139	211	119	219	108
2Q	111	112	225	236	245	215	110
3Q	123	105	332	168	176	265	103
4Q	90	127	266	142	178	183	64
<b>Total</b>	<b>448</b>	<b>430</b>	<b>962</b>	<b>757</b>	<b>718</b>	<b>882</b>	<b>385</b>

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	82	89	124	169	212	179	323
2Q	104	99	114	199	254	168	188
3Q	152	118	132	171	151	238	160
4Q	135	116	210	278	132	149	103
<b>Total</b>	<b>473</b>	<b>422</b>	<b>580</b>	<b>817</b>	<b>749</b>	<b>734</b>	<b>774</b>

Source: Zonda





# Argyle ISD New Home Activity by Elementary Zone


Single-Family Housing



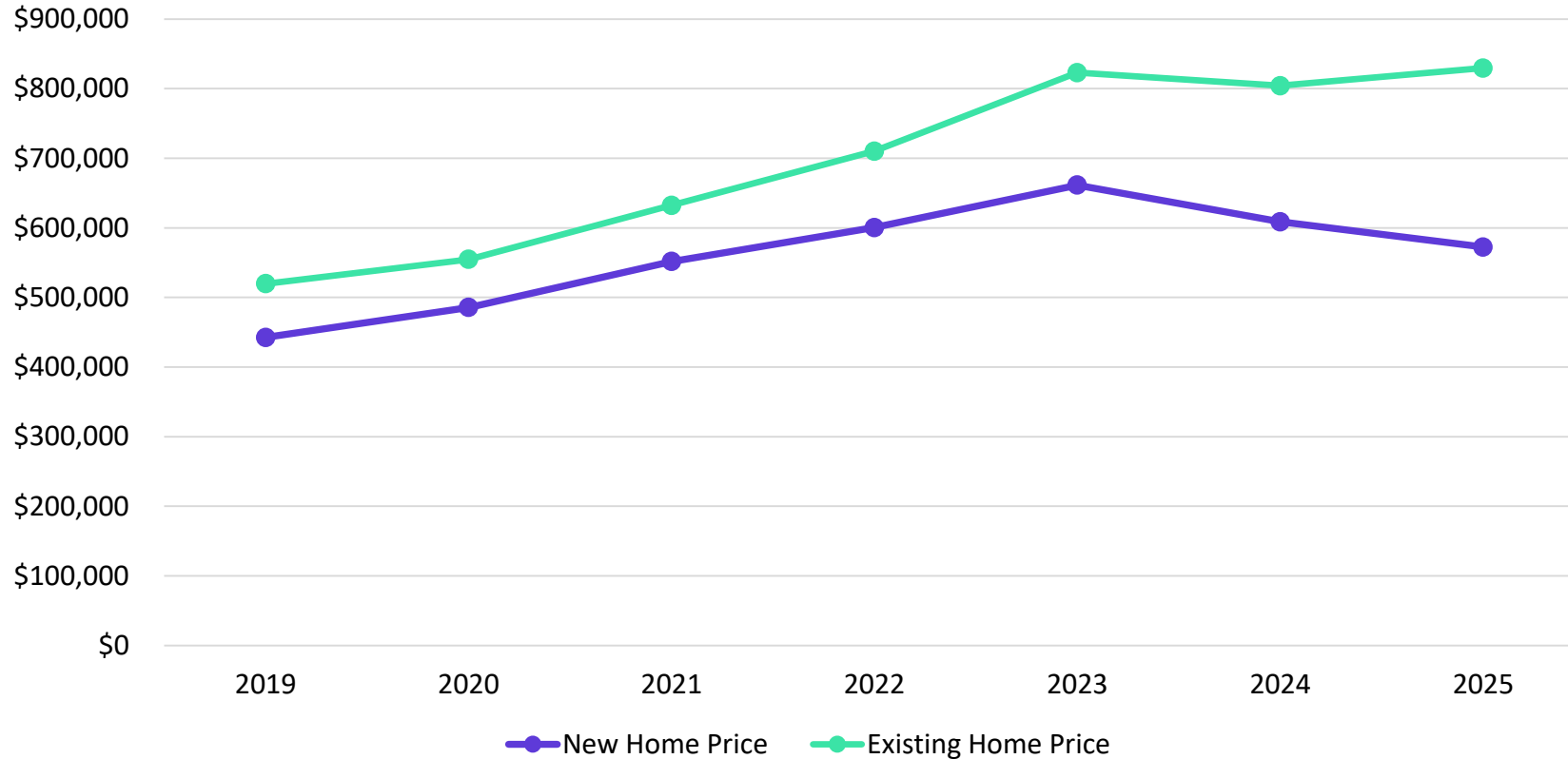
Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ARGYLE WEST	136	17	296	52	30	63	68	0
HILLTOP	107	22	119	12	73	96	204	251
RUESTMANN	111	22	269	27	67	76	142	249
SOUTH	31	3	90	12	15	16	296	5,371
<b>Grand Total</b>	<b>385</b>	<b>64</b>	<b>774</b>	<b>103</b>	<b>185</b>	<b>251</b>	<b>710</b>	<b>5,871</b>

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

### New v. Existing Home Price, 2019 - 2025

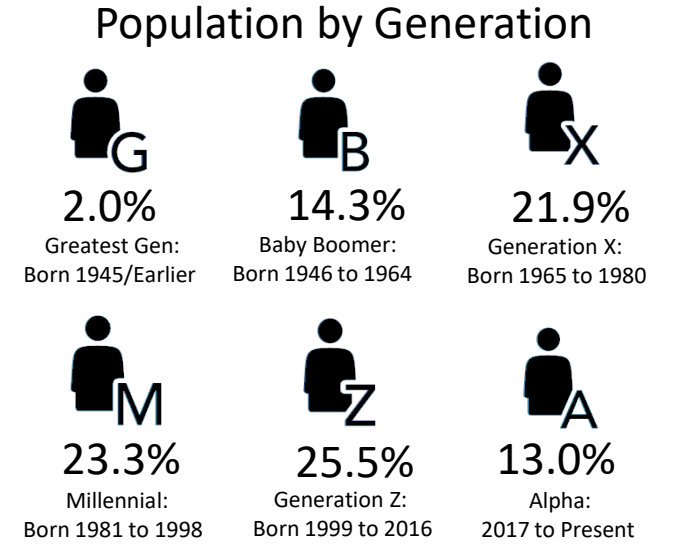
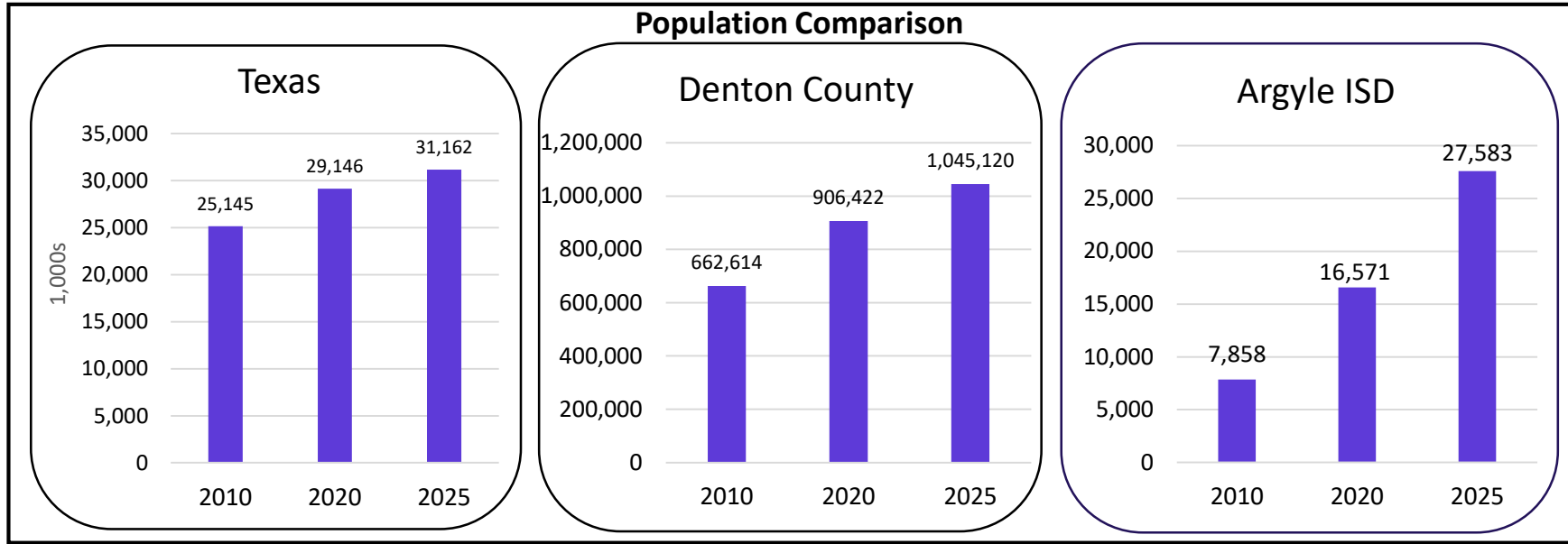


	New Home Price	Existing Home Price
2019	\$442,616	\$519,730
2020	\$485,670	\$554,719
2021	\$551,672	\$632,272
2022	\$600,438	\$710,085
2023	\$661,386	\$822,879
2024	\$608,793	\$804,050
2025	\$572,503	\$829,495

- The average existing home sale price in AISD has risen 59% since 2019, an increase of nearly \$310,000
- The average new home sale price has risen 29% over the past six years, nearly \$130,000
- New home price increases softened in 2025 in response to slower demand and interest rate cuts

# Demographics

## District Demographic Data/Statistics



### Commuters



Approx.  
**47.6%**  
Spend 5+ hours commuting to and from work per week  
\*71% Drive Alone to Work

### Age/Income



Median Age

**37.3**



Median Household Income

**\$162,013**

**201**

Wealth Index

**85**

Housing Affordability

**55**

Diversity Index

### Education

**1.9%**

No High School Diploma



**11.5%**  
High School Graduate



**23.8%**  
Some College/ Associate's Degree

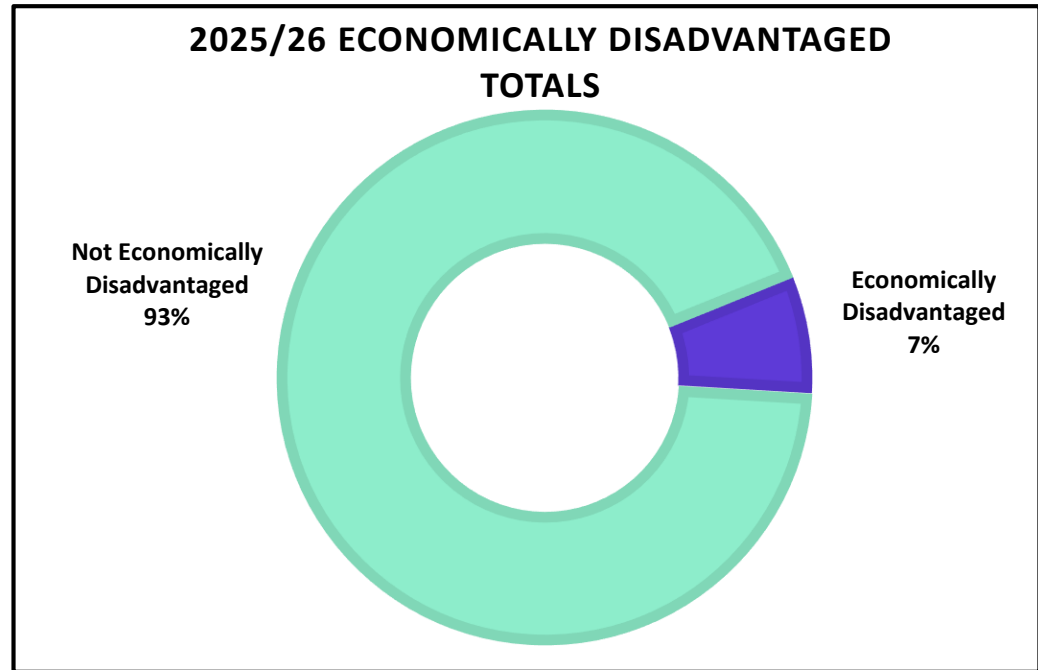
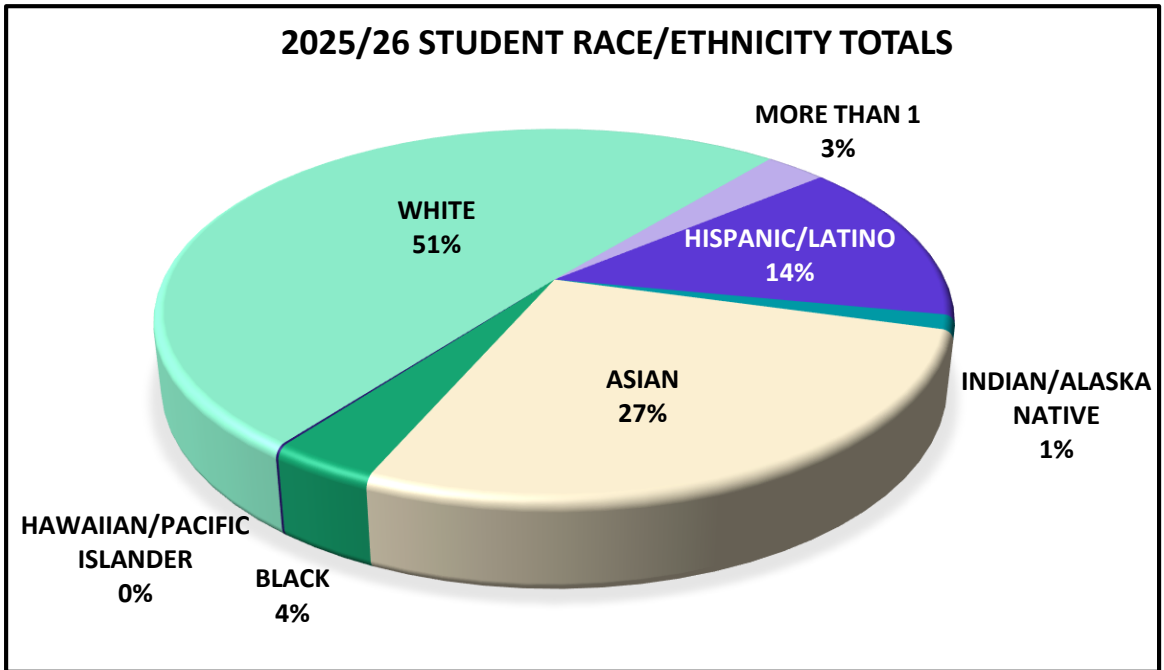


**62.9%**  
Bachelor's/Grad/ Prof Degree



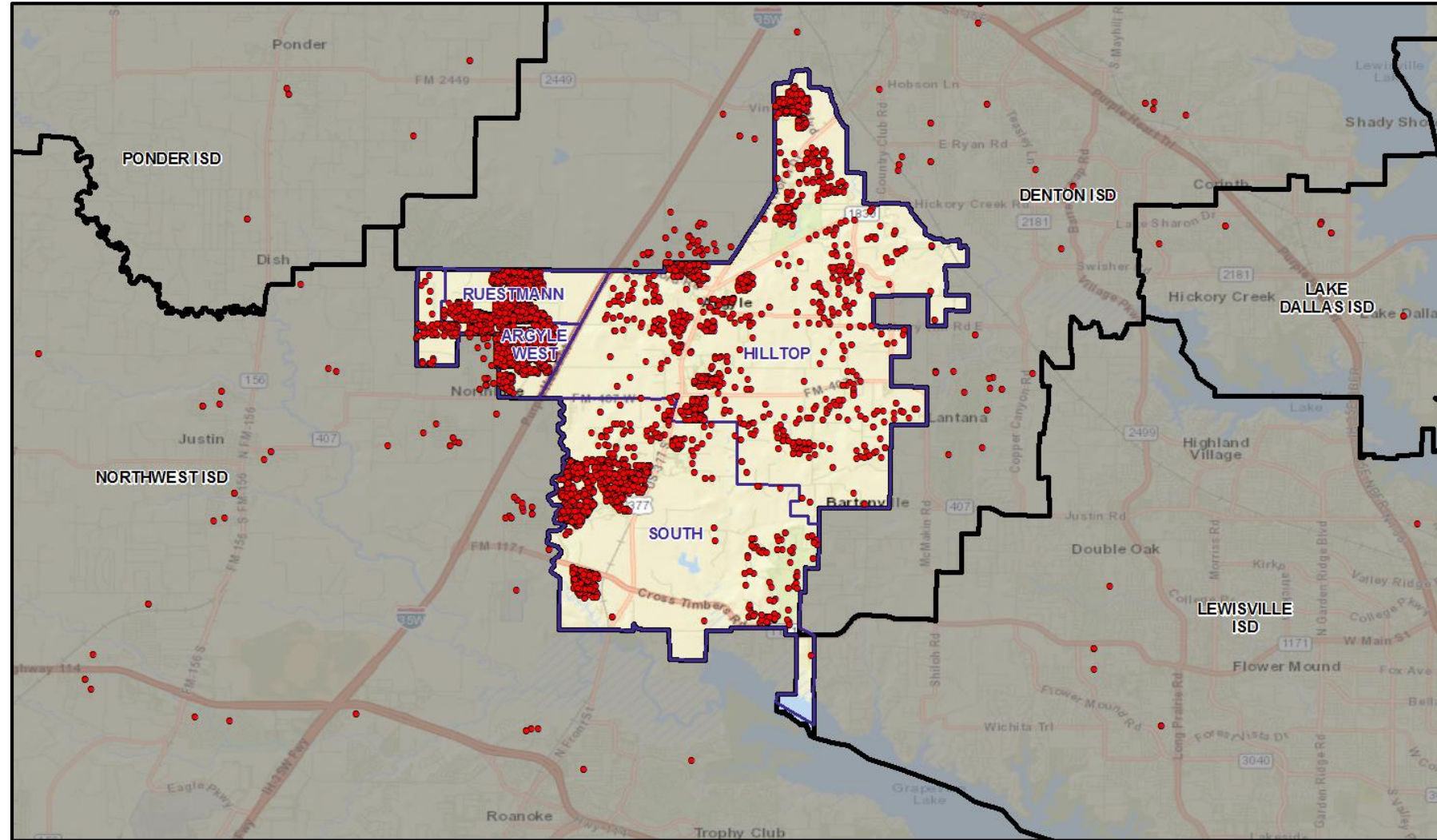
Source: This infographic information contains data provided by Esri (2024), Esri-U.S. BLS (2024), ACS (2018-2022).

Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/ Other Pacific Islander	%	Economically Disadvantaged	% ED
2018/19	3,061	49	1.6%	379	12.4%	14	0.5%	93	3.0%	2,440	79.7%	85	2.8%	1	0.0%	292	9.5%
2019/20	3,483	59	1.7%	435	12.5%	17	0.5%	111	3.2%	2,771	79.6%	89	2.6%	1	0.0%	252	7.2%
2020/21	3,795	74	1.9%	502	13.2%	18	0.5%	125	3.3%	2,959	78.0%	113	3.0%	4	0.1%	253	6.7%
2021/22	4,338	95	2.2%	663	15.3%	19	0.4%	175	4.0%	3,192	73.6%	187	4.3%	7	0.2%	795	18.3%
2022/23	4,966	140	2.8%	733	14.8%	33	0.7%	470	9.5%	3,352	67.5%	229	4.6%	9	0.2%	364	7.3%
2023/24	5,414	137	2.5%	765	14.1%	52	1.0%	770	14.2%	3,421	63.2%	261	4.8%	8	0.1%	423	7.8%
2024/25	6,166	187	3.0%	849	13.8%	61	1.0%	1,278	20.7%	3,501	56.8%	284	4.6%	6	0.1%	391	6.3%
2025/26	6,601	234	3.5%	894	13.5%	80	1.2%	1,715	26.0%	3,384	51.3%	288	4.4%	6	0.1%	465	7.0%



2025-26 School Year -

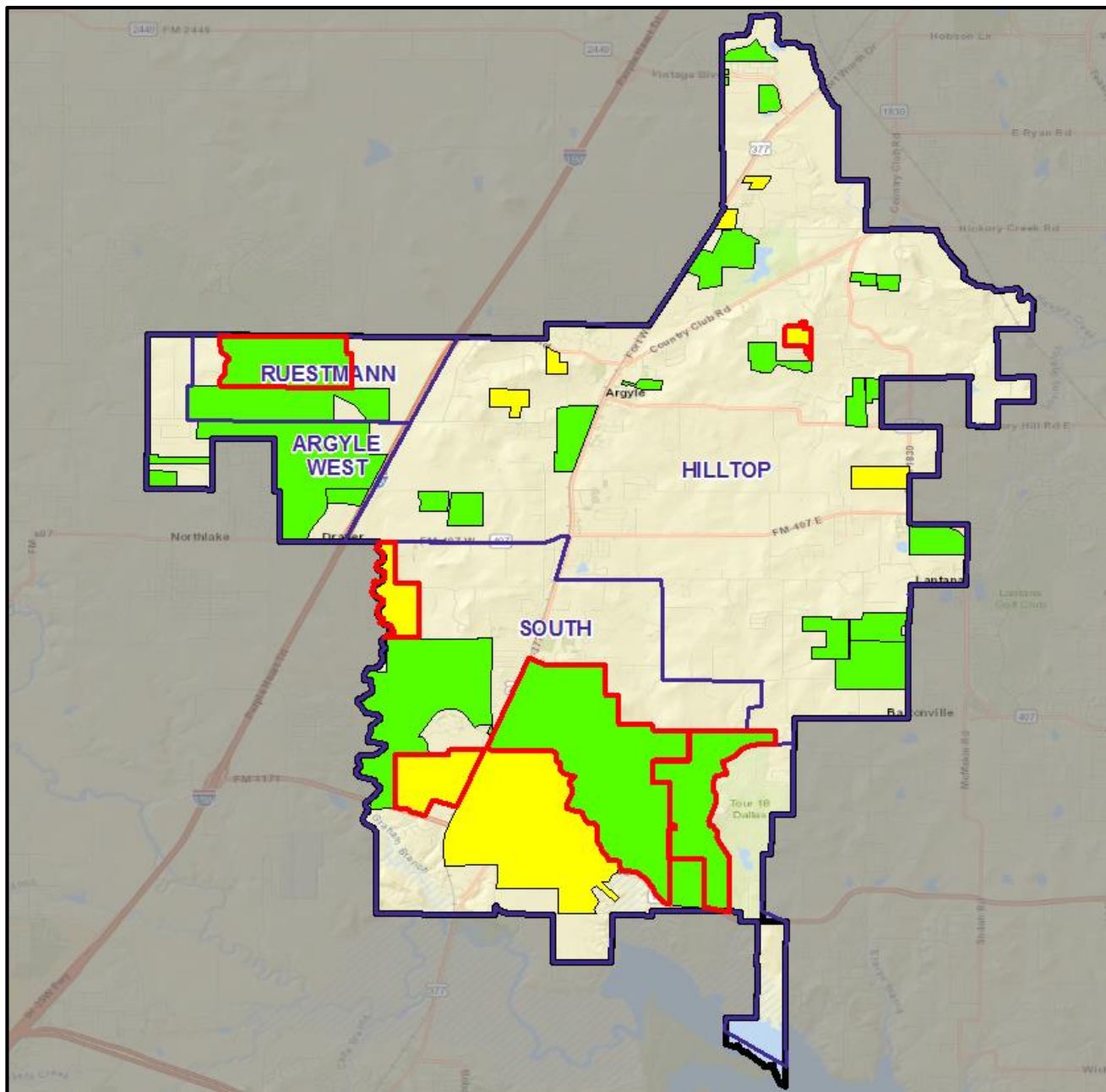
- There are 230 students that currently reside outside the district, representing 3.5% of the total student population
- 960 students, or roughly 14.5% of the total student population, resides within the Argyle city limits
- 890 students, or roughly 13.5% of the total student population resides within the Northlake city limits
- 870 students, or roughly 13.2% of the total student population resides within the Flower Mound city limits
- 520 students, or roughly 7.8% of the total student population resides within Denton city limits



# Single Family Housing Activity

Area Housing Activity Information





## District Future Housing Overview

- The district has 28 active subdivisions with roughly 185 homes under construction and 700 lots ready to be built on
- Within AISD there are currently 9 potential future subdivisions in various stages of planning
- Groundwork is underway on roughly 945 lots in 6 subdivisions

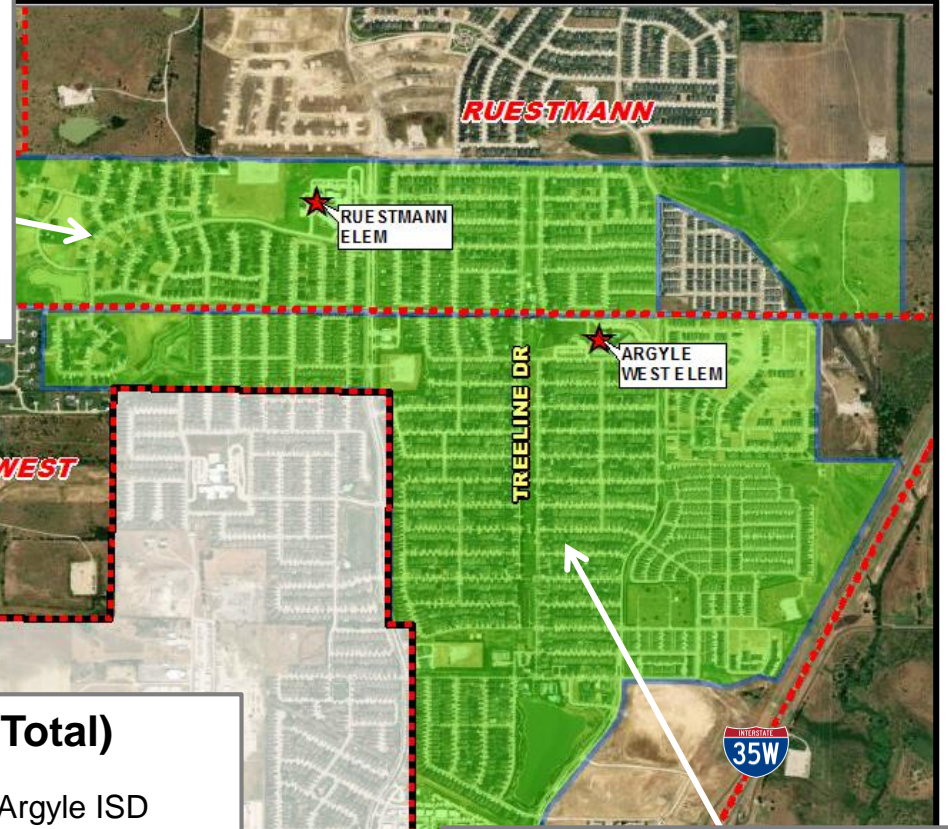
### Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

*January 2026*

**Ruestmann Elementary  
(Attendance Zone)**

- 995 total lots
- 99 future lots
- 2 homes under construction
- 891 occupied homes
- Nearing build out of current sections



**Harvest (Total)**

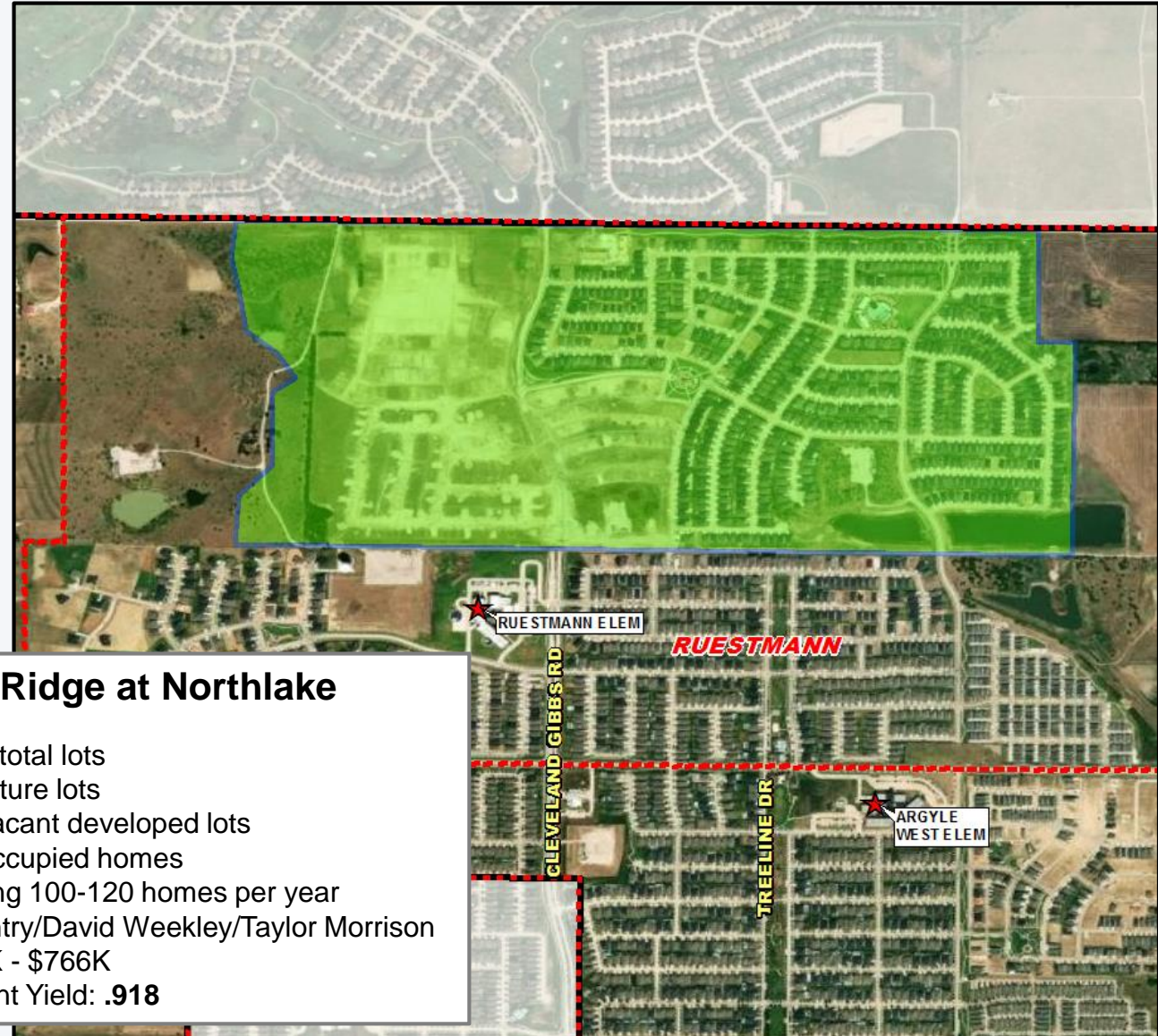
- 3,087 total lots in Argyle ISD
- 99 Future lots
- Split between Ruestmann and Argyle West Elementary zones
- Building 200-300 homes per year
- Multiple builders
- \$350K - \$1.4M

**Argyle West Elementary  
(Attendance Zone)**

- 2,092 total lots
- 46 vacant developed lots
- 24 homes under construction
- 1,989 occupied homes
- Build out anticipated by end 2026



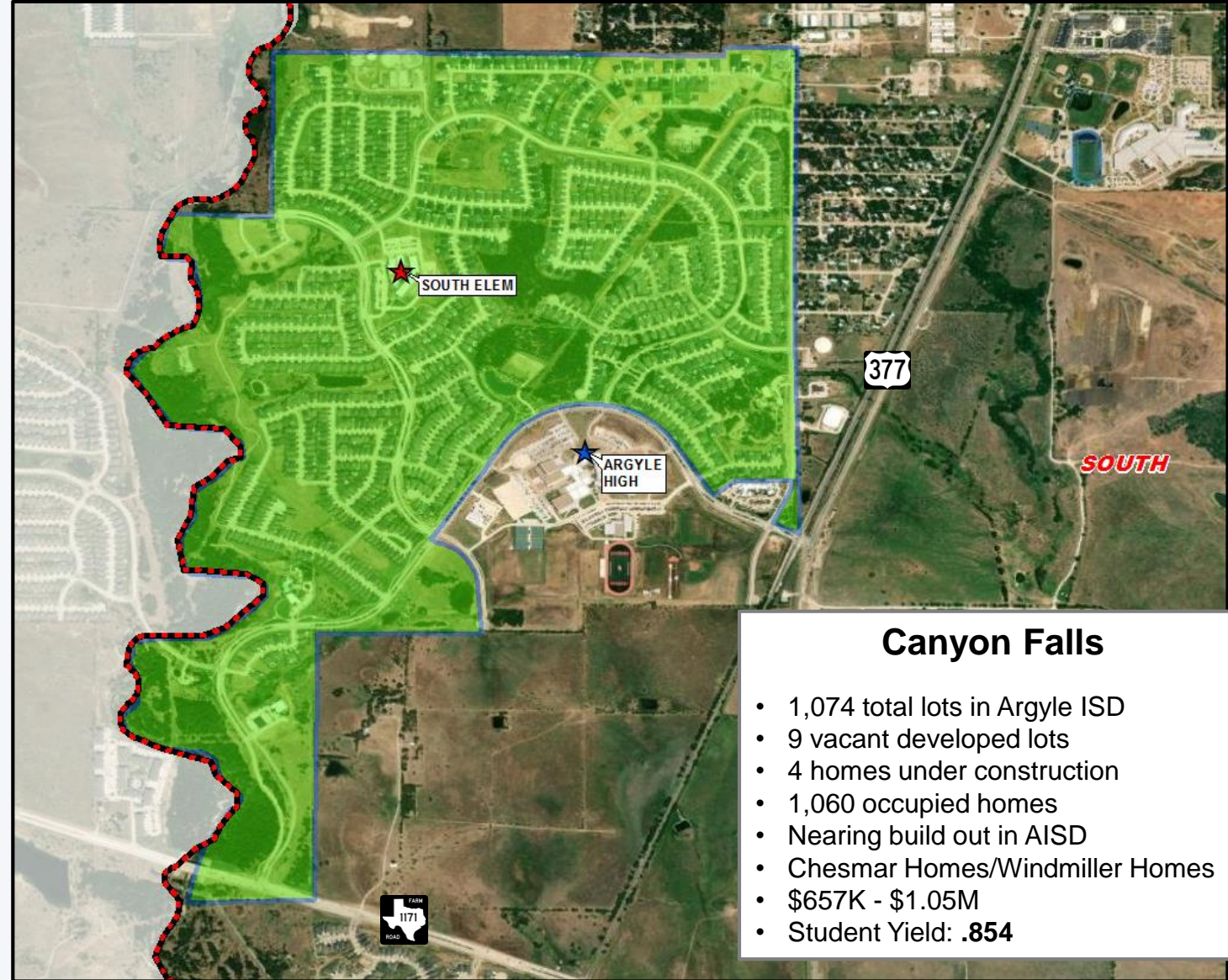
**January 2026**



**Ridge at Northlake**

- 1,038 total lots
- 150 future lots
- 142 vacant developed lots
- 675 occupied homes
- Building 100-120 homes per year
- Coventry/David Weekley/Taylor Morrison
- \$475K - \$766K
- Student Yield: **.918**

**February 2026**



**January 2026**



**Vintage Village**

- 118 total lots
- 48 vacant developed lots
- 12 homes under construction
- 55 occupied homes
- M/I Homes
- \$370K - \$530K
- Student Yield: .690

**February 2026**

**Glenwood Meadows**

- 145 total lots
- 35 vacant developed lots
- 9 homes under construction
- 95 homes occupied
- Building 20-30 homes per year
- Bloomfield Homes
- \$510K - \$720K
- Student Yield: .747

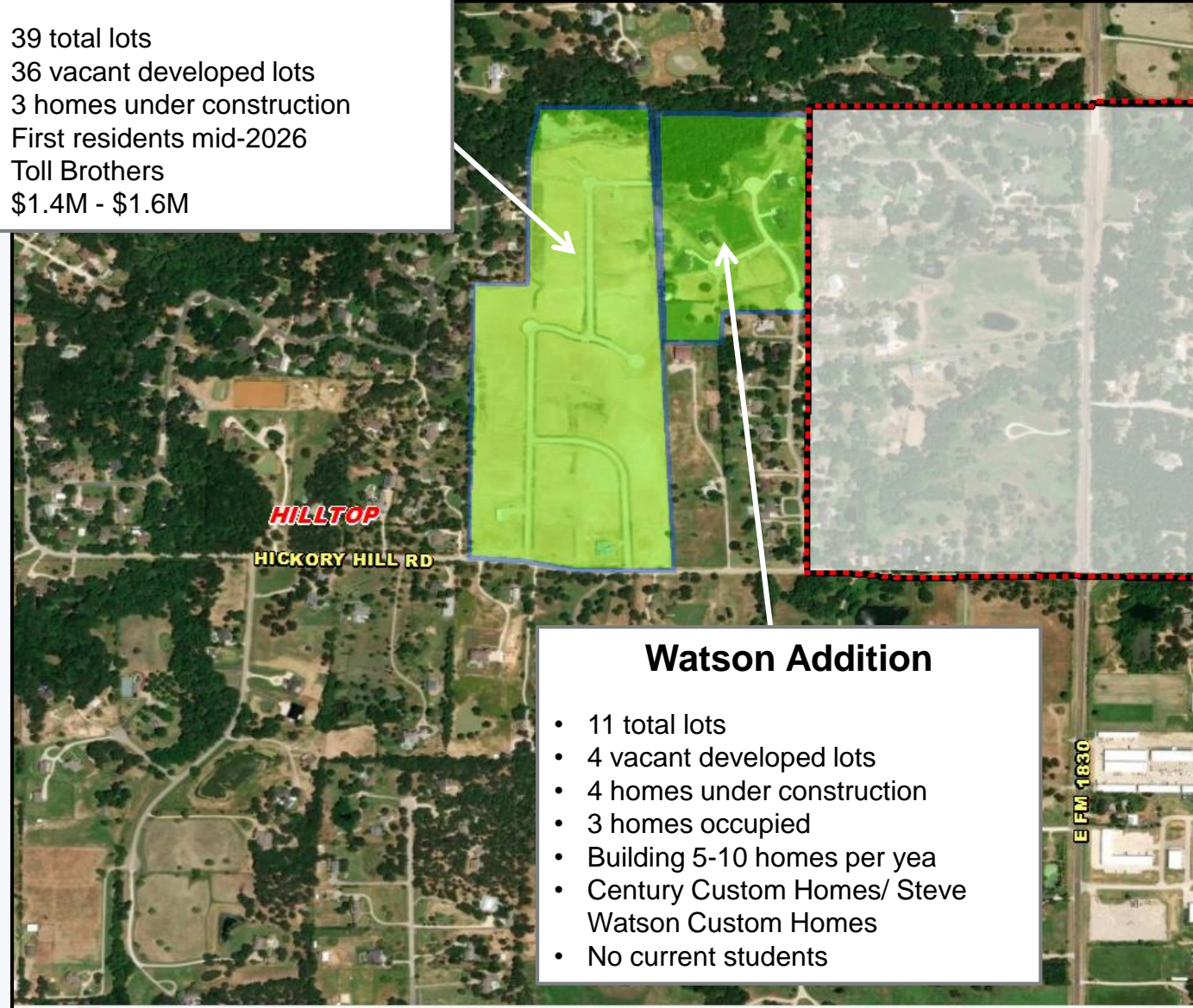


**January 2026**



**Enclave at Hickory Hill**

- 39 total lots
- 36 vacant developed lots
- 3 homes under construction
- First residents mid-2026
- Toll Brothers
- \$1.4M - \$1.6M



**Watson Addition**

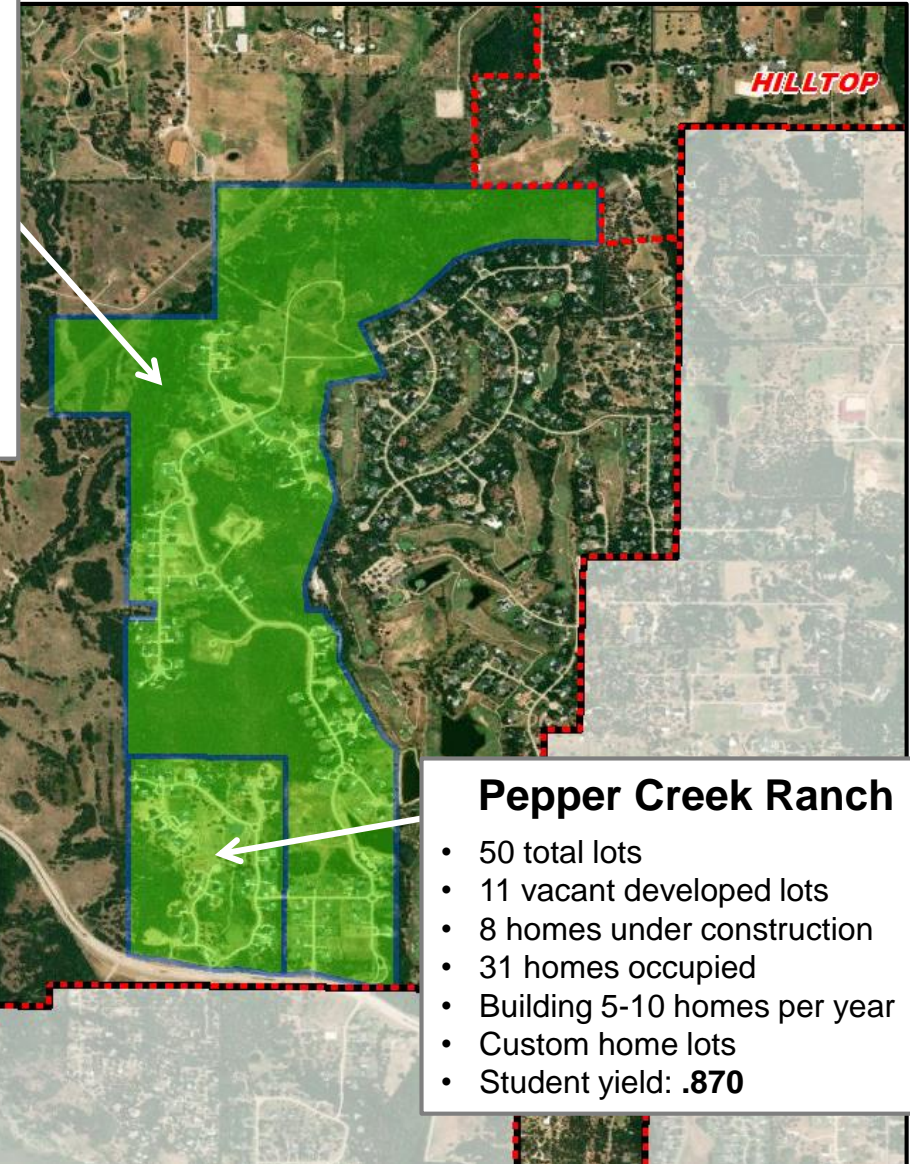
- 11 total lots
- 4 vacant developed lots
- 4 homes under construction
- 3 homes occupied
- Building 5-10 homes per yea
- Century Custom Homes/ Steve Watson Custom Homes
- No current students

**January 2026**



**Montalcino Estates**

- 218 total lots
- 105 future lots
- 7 vacant developed lots
- 2 homes under construction
- 104 homes occupied
- Building less than 10 homes per year
- Ph 3 & 4 (105 lots) plats approved Nov 2025, groundwork underway
- Our Country Homes/Wyatt James Builders
- Student yield: **.519**



**Pepper Creek Ranch**

- 50 total lots
- 11 vacant developed lots
- 8 homes under construction
- 31 homes occupied
- Building 5-10 homes per year
- Custom home lots
- Student yield: **.870**

**January 2026**



### Red Bird Ridge

- 24 total future lots
- 1-Acre lots
- Groundwork nearing completion
- Lots currently pre-selling



**February 2026**

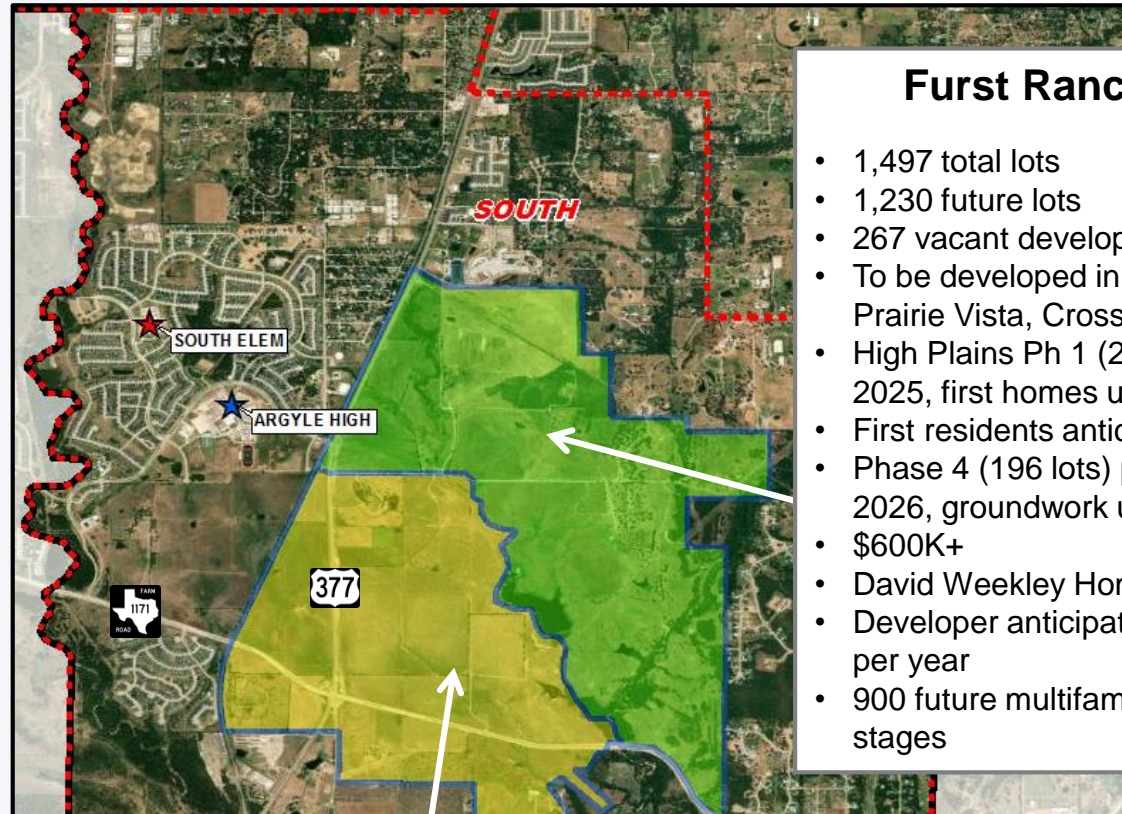


**Brookview**

- 993 total future lots
- Ph 1 (453 lots) groundwork underway
- First homes starting early 2027
- Will include both single family detached and townhome product



**February 2026**



**Furst Ranch-Starwood**

- 1,497 total lots
- 1,230 future lots
- 267 vacant developed lots
- To be developed in 3 phases (High Plains, Prairie Vista, Cross Timbers)
- High Plains Ph 1 (267 lots) delivered end 2025, first homes under construction
- First residents anticipated fall 2026
- Phase 4 (196 lots) plats approved Jan 2026, groundwork underway
- \$600K+
- David Weekley Homes/Tradition Homes
- Developer anticipates building 200 homes per year
- 900 future multifamily units in planning stages

**Furst Ranch-Oakstream**

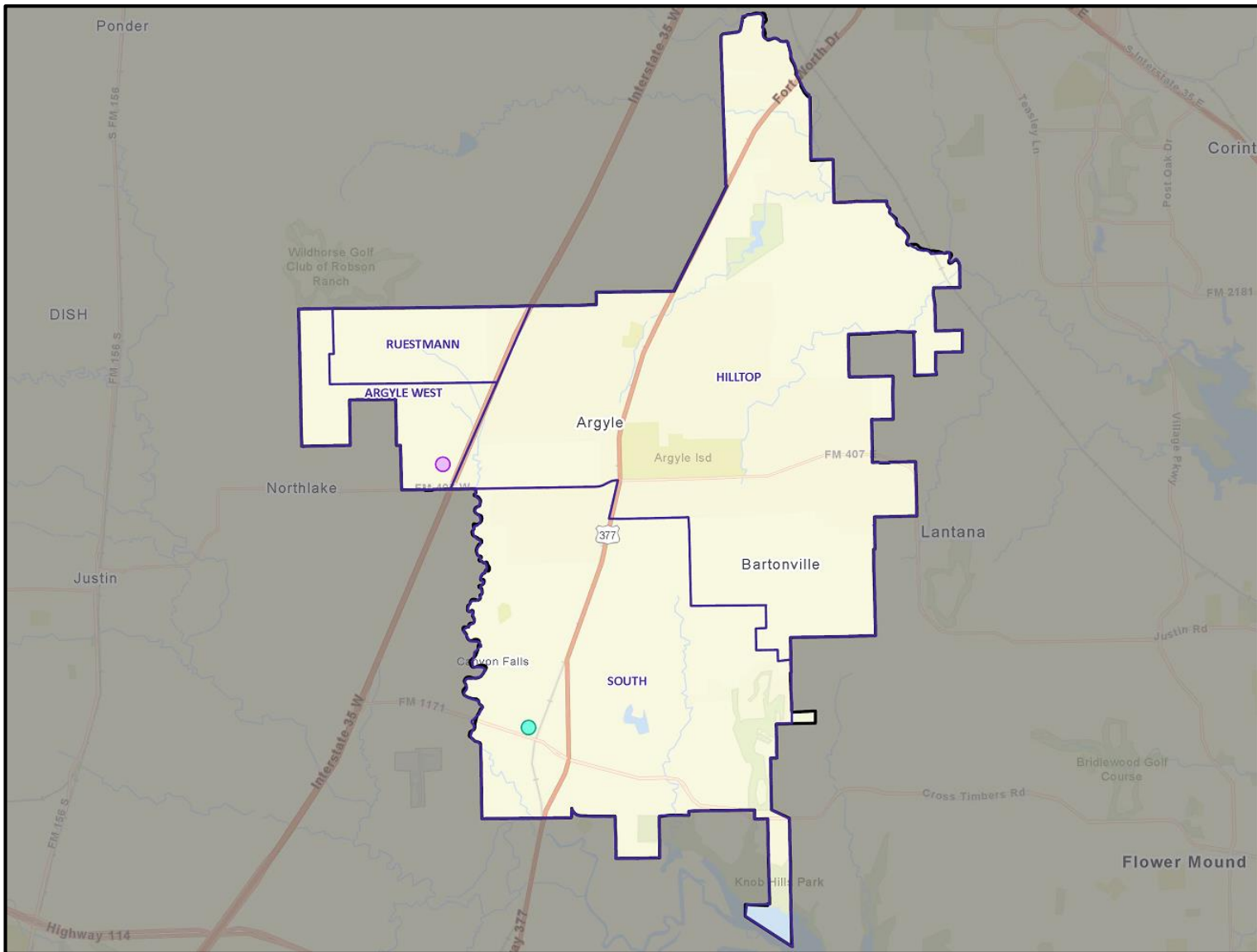
- 3,000 total future townhome lots
- 1,000 senior living units
- 5,000 future multifamily units
- 400,000 sq. ft. of retail/commercial space
- H-E-B Grocery store to anchor mixed use component in 2028
- Residential development not expected to begin until 2029
- Developer anticipates 20 year build out of all units



# Multifamily Housing Activity

## Area Housing Activity Information







## District Multifamily Overview

- There are 349 multifamily units currently under construction across the district, including 90 townhome rental units
- There are roughly 6,200 future units in various stages of planning, including 5,900 units planned in various parts of the Furst Ranch master planned community

**Multi-Family Developments**

-  FUTURE
-  UNDER CONSTRUCTION

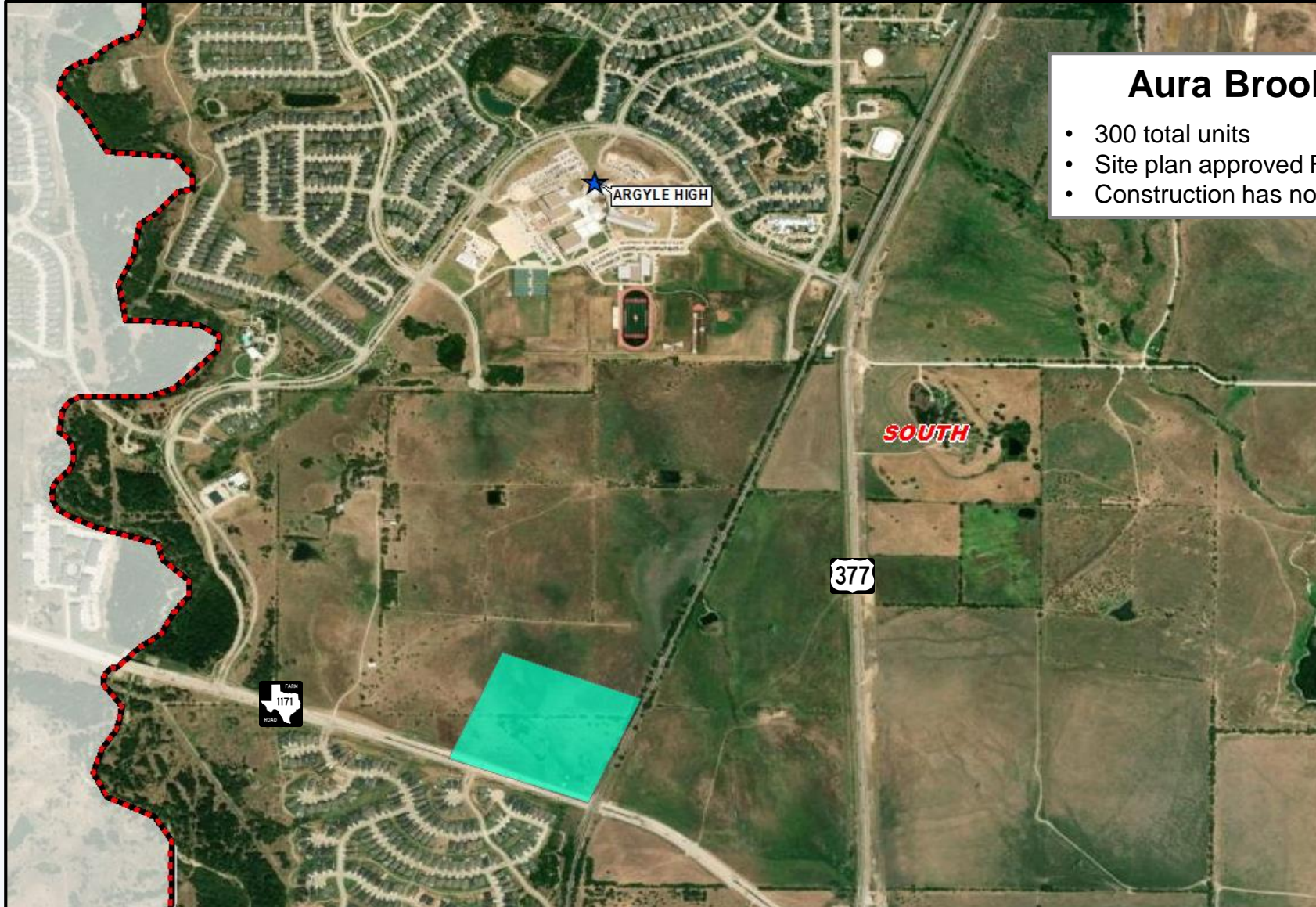
*January 2026*



**Harvest House**

- 349 total units
  - 259 apartment units
  - 90 townhome units
- All units under construction
- First units available Spring 2026
- Construction completion late 2026





### **Aura Brookview**

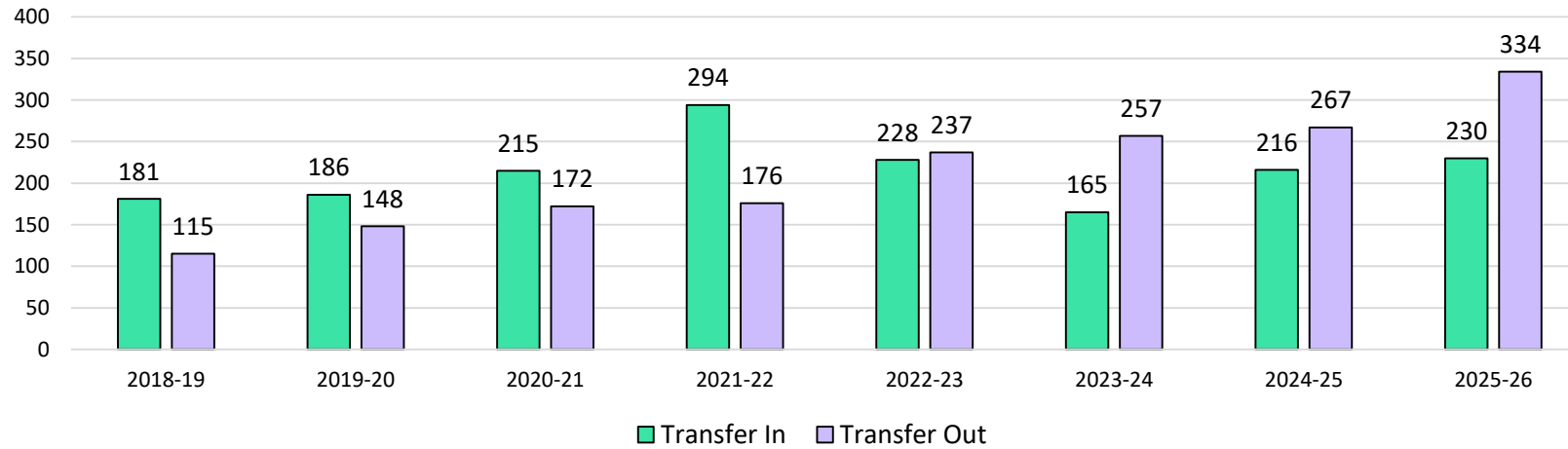
- 300 total units
- Site plan approved Feb 2026
- Construction has not yet started

# Enrollment Forecast

Transfer Data, 10 Year Forecast, & Campus Projections



Student Transfers (2018 - Current)



Student Transfers	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Transfer In	181	186	215	294	228	165	216	230
Transfer Out	115	148	172	176	237	257	267	334
Difference	66	38	43	118	-9	-92	-51	-104

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	21	96	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023/24	21	92	416	377	420	406	445	436	433	425	415	395	412	378	343	5,414	448	9.0%
2024/25	36	186	435	498	446	495	456	508	492	492	477	459	408	410	368	6,166	752	13.9%
2025/26	33	137	484	482	547	518	550	502	566	531	515	485	464	395	392	6,601	435	7.1%

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

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INTER	MID	HIGH
3 Year Avg.	1.210	1.239	1.132	1.142	1.153	1.169	1.112	1.126	1.132	1.100	1.065	1.062	1.015	0.986	0.967	1.139	1.132	1.088	1.007
2022/23	0.000	2.667	1.084	1.152	1.184	1.224	1.247	1.190	1.184	1.161	1.104	1.123	1.030	1.035	0.994	1.180	1.184	1.132	1.045
2023/24	1.000	0.958	1.238	1.122	1.176	1.167	1.101	1.135	1.155	1.084	1.027	1.062	1.000	0.995	0.972	1.157	1.155	1.056	1.007
2024/25	1.714	2.022	1.046	1.197	1.183	1.179	1.123	1.142	1.128	1.136	1.122	1.106	1.033	0.995	0.974	1.145	1.128	1.129	1.027
2025/26	0.917	0.737	1.113	1.108	1.098	1.161	1.111	1.101	1.114	1.079	1.047	1.017	1.011	0.968	0.956	1.115	1.114	1.080	0.988

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	21	96	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023/24	21	92	416	377	420	406	445	436	433	425	415	395	412	378	343	5,414	448	9.0%
2024/25	36	186	435	498	446	495	456	508	492	492	477	459	408	410	368	6,166	752	13.9%
2025/26	33	137	484	482	547	518	550	502	566	531	515	485	464	395	392	6,601	435	7.1%
2026/27	33	151	557	509	501	565	536	566	562	619	561	549	487	450	381	7,025	424	6.4%
2027/28	33	165	541	602	551	541	603	571	636	605	652	597	559	472	436	7,563	538	7.7%
2028/29	33	187	591	589	637	585	572	635	646	688	649	685	605	543	454	8,099	536	7.1%
2029/30	33	193	626	627	616	664	604	594	715	702	738	690	694	588	529	8,613	514	6.3%
2030/31	33	202	662	659	650	645	697	633	666	773	748	797	700	674	573	9,111	498	5.8%
2031/32	33	214	699	693	682	685	666	717	713	722	824	815	809	680	657	9,610	499	5.5%
2032/33	33	211	714	722	712	695	698	678	806	791	767	896	826	786	663	9,998	388	4.0%
2033/34	33	213	712	713	731	731	710	711	770	895	838	834	909	802	766	10,367	369	3.7%
2034/35	33	203	693	716	720	734	740	710	811	852	949	910	847	891	782	10,592	225	2.2%
2035/36	33	198	675	692	713	731	738	742	813	899	899	1,031	924	830	869	10,787	195	1.8%

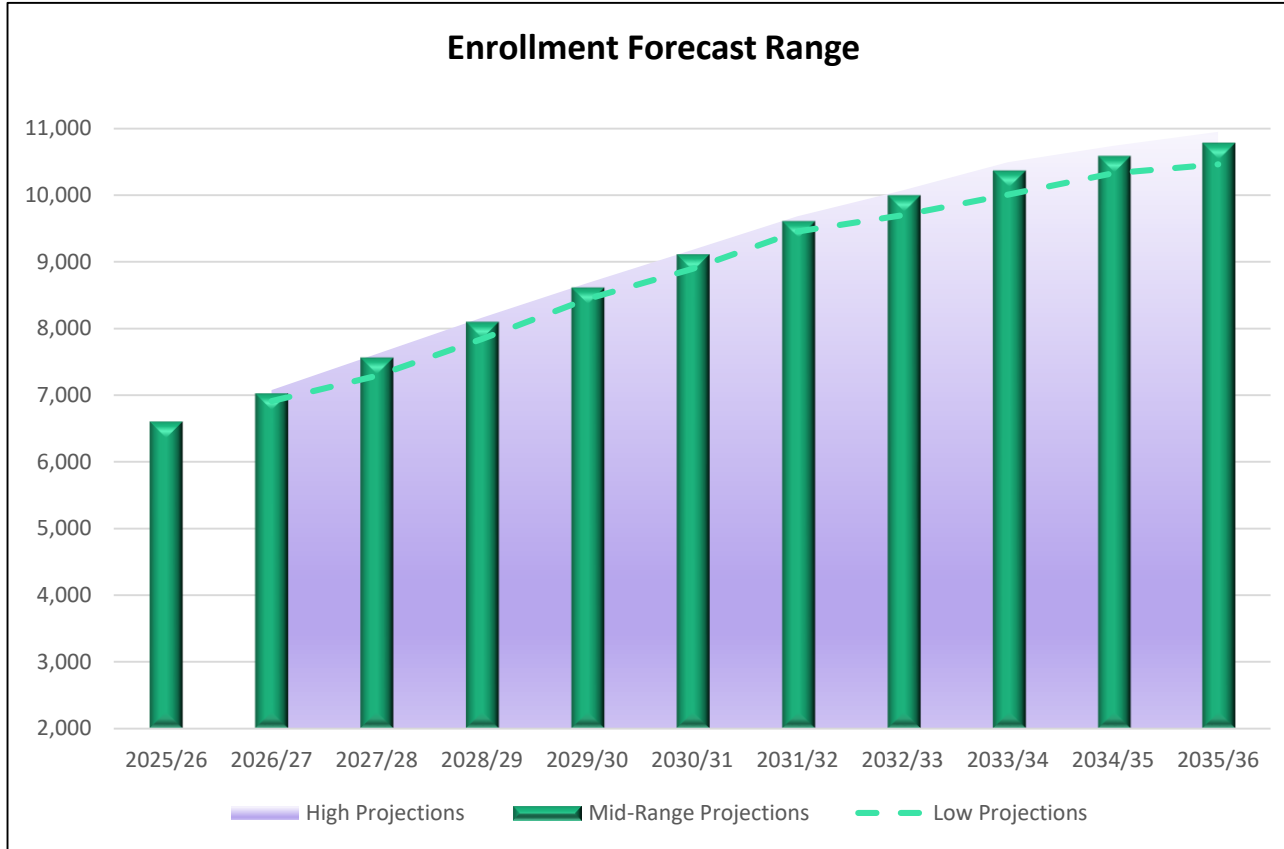
**Yellow box** = largest grade per year  
**Green box** = second largest grade per year

# Ten Year Forecast by Campus Level

## Enrollment Forecast

CAMPUS	Capacity	2024/25	Fall	ENROLLMENT PROJECTIONS									
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
HILLTOP ELEMENTARY SCHOOL	750	787	771	791	809	855	872	876	882	862	855	834	804
ARGYLE SOUTH ELEMENTARY SCHOOL	850	783	789	822	873	966	1,071	1,255	1,483	1,657	1,791	1,852	1,889
ARGYLE WEST ELEMENTARY SCHOOL	850	642	846	904	953	990	979	963	928	886	872	852	836
RUESTMANN ELEMENTARY SCHOOL	850	848	847	899	971	1,018	1,035	1,087	1,097	1,058	1,035	1,012	993
ELEMENTARY NO. 5				TO PROVIDE ENROLLMENT RELIEF TO THE EXISTING ELEMENTARY SCHOOL CAMPUSES									
<b>ELEMENTARY TOTALS</b>	<b>3,300</b>	<b>3,060</b>	<b>3,253</b>	<b>3,416</b>	<b>3,606</b>	<b>3,829</b>	<b>3,957</b>	<b>4,180</b>	<b>4,390</b>	<b>4,463</b>	<b>4,553</b>	<b>4,550</b>	<b>4,522</b>
Elementary Absolute Change		447	193	163	190	223	128	223	210	73	90	-3	-28
Elementary Percent Change		17.11%	6.31%	5.02%	5.56%	6.18%	3.35%	5.64%	5.01%	1.66%	2.02%	-0.07%	-0.61%
ARGYLE 6TH GRD CTR. (407 MS)	730	492	566	407	465	458	480	395	407	454	404	383	380
<b>INTERMEDIATE TOTALS</b>		<b>492</b>	<b>566</b>	<b>407</b>	<b>465</b>	<b>458</b>	<b>480</b>	<b>395</b>	<b>407</b>	<b>454</b>	<b>404</b>	<b>383</b>	<b>380</b>
Intermediate Absolute Change		59	74	-159	58	-7	22	-85	12	47	-50	-21	-3
Intermediate Percent Change		13.63%	15.04%	-28.07%	14.28%	-1.54%	4.69%	-17.73%	3.05%	11.60%	-10.95%	-5.15%	-0.89%
ARGYLE 377 MIDDLE SCHOOL	1,300	969	1,046	489	538	586	713	797	883	1,014	1,100	1,256	1,292
ARGYLE 407 MIDDLE SCHOOL	1,250			846	890	939	962	996	970	896	999	973	939
<b>MIDDLE SCHOOL TOTALS</b>		<b>969</b>	<b>1,046</b>	<b>1,335</b>	<b>1,428</b>	<b>1,525</b>	<b>1,675</b>	<b>1,792</b>	<b>1,852</b>	<b>1,910</b>	<b>2,099</b>	<b>2,229</b>	<b>2,231</b>
Middle School Absolute Change		129	77	289	93	97	150	117	60	58	189	130	2
Middle School Percent Change		15.36%	7.95%	27.62%	6.96%	6.80%	9.87%	6.99%	3.35%	3.12%	9.88%	6.19%	0.11%
ARGYLE CANYON FALLS HIGH SCHOOL	2,100	1,645	1,736	1,867	1,613	1,557	1,426	1,542	1,599	1,668	1,722	1,766	1,911
ARGYLE HWY 377 HIGH SCHOOL	1,300				451	730	1,075	1,202	1,362	1,503	1,589	1,664	1,743
<b>HIGH SCHOOL TOTALS</b>		<b>1,645</b>	<b>1,736</b>	<b>1,867</b>	<b>2,064</b>	<b>2,287</b>	<b>2,501</b>	<b>2,744</b>	<b>2,961</b>	<b>3,171</b>	<b>3,311</b>	<b>3,430</b>	<b>3,654</b>
High School Absolute Change		117	91	131	197	223	214	243	217	210	140	119	224
High School Percent Change		7.66%	5.53%	7.55%	10.55%	10.80%	9.36%	9.72%	7.91%	7.09%	4.42%	3.59%	6.53%
<b>DISTRICT TOTALS</b>		<b>6,166</b>	<b>6,601</b>	<b>7,025</b>	<b>7,563</b>	<b>8,099</b>	<b>8,613</b>	<b>9,111</b>	<b>9,610</b>	<b>9,998</b>	<b>10,367</b>	<b>10,592</b>	<b>10,787</b>
District Absolute Change		752	435	424	538	536	514	498	499	388	369	225	195
District Percent Change		13.9%	7.1%	6.4%	7.7%	7.1%	6.3%	5.8%	5.5%	4.0%	3.7%	2.2%	1.8%

Yellow box - Exceeding Building Capacity



School Year	Low Projections	Mid-Range Projections	High Projections
2024/25		6,166	
2025/26		6,601	
2026/27	6,913	7,025	7,078
2027/28	7,291	7,563	7,620
2028/29	7,840	8,099	8,160
2029/30	8,441	8,613	8,678
2030/31	8,893	9,111	9,180
2031/32	9,456	9,610	9,682
2032/33	9,698	9,998	10,073
2033/34	10,004	10,367	10,492
2034/35	10,327	10,592	10,740
2035/36	10,463	10,787	10,949

### Low Range Projections

- Uncertainty in Economic Conditions & Downturn in Job Market
- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment

### Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining Transfer In numbers from the last few years

### High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students



## District Information -



Argyle ISD Enrollment increased by 2,806 students from the 2020-21 school year. The District enrollment continued to increase this year with 435 additional students this 2025-26 school year.

## Housing Market Conditions -



Average new home prices in AISD softened in 2025. New home closings outpaced starts within the district in 2025, and inventory numbers remains relatively low.

## Housing Activity & Future Developments -



The district currently has approximately 250 homes in active inventory, more than 700 lots available to build on, and more than 5,800 planned in the future.

## Enrollment Forecast -



Enrollment is forecasted to reach a range of 8,800 to 9,100 students by the 2030-31 school year and with additional development and population growth could reach a range 10,400 to 10,850 by the 2035-36 school year.