Zonda Demographics

Eagle Mountain-Saginaw Independent School District

Demographic Study

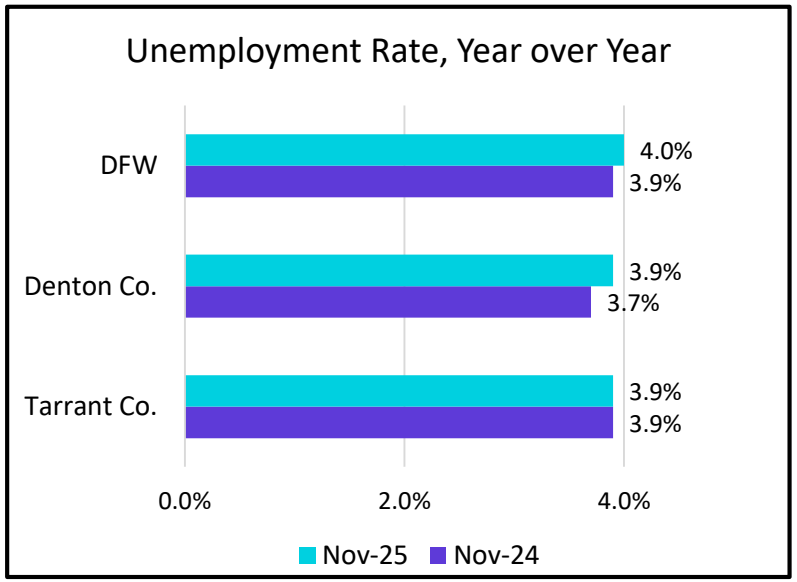
Winter 2025/2026

February 2026

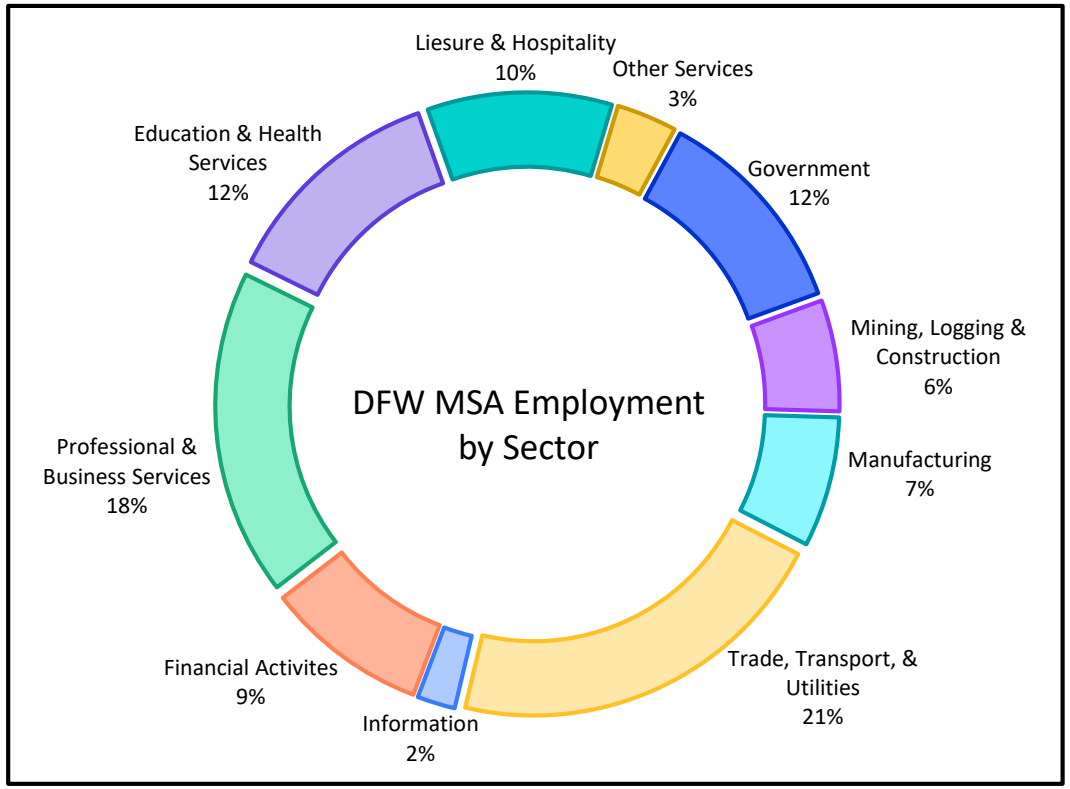
Local
Economic Conditions

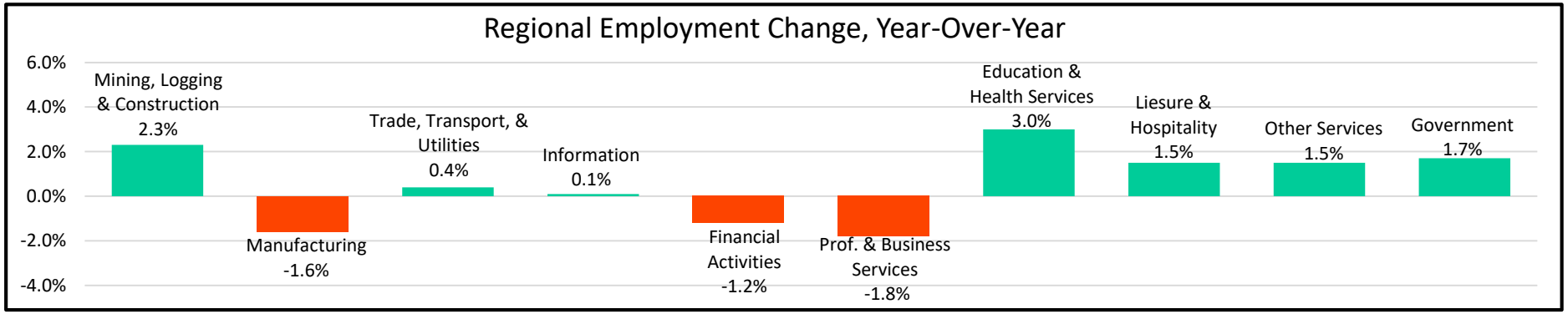
Zonda Demographics

- 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%



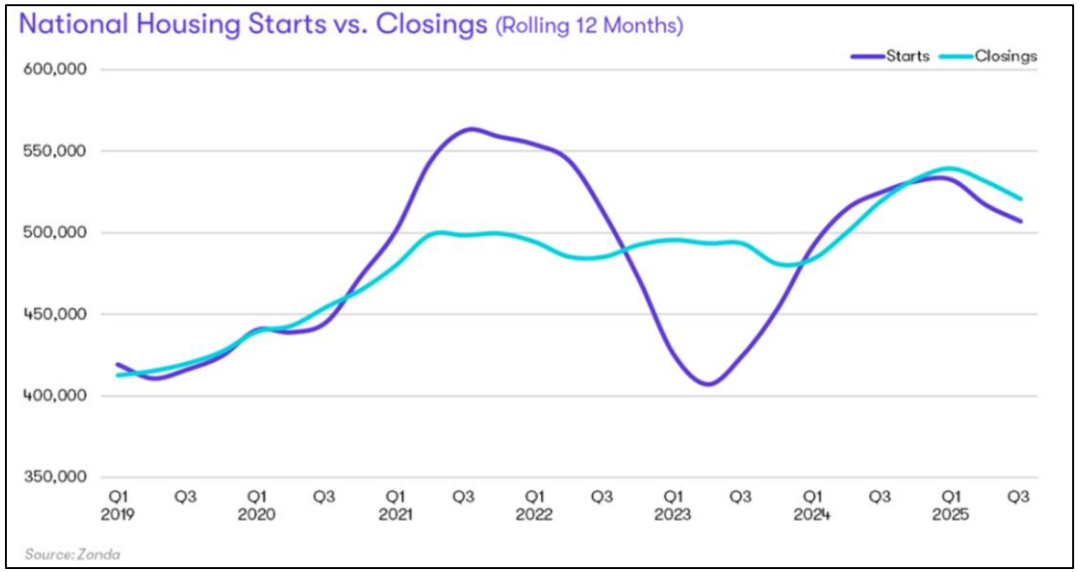


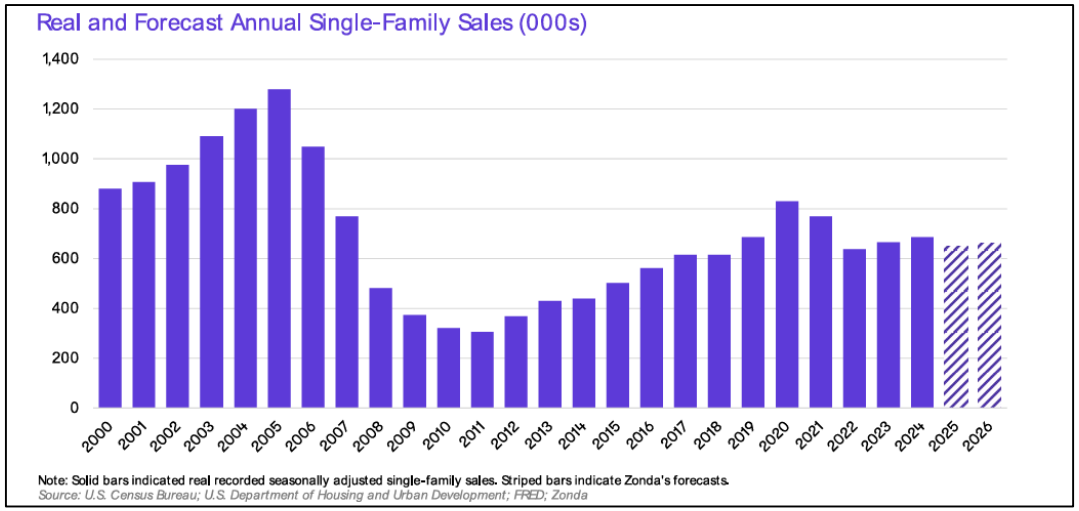
Source: US BLS; US BEA

National Housing Market Conditions

Single-Family Housing







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.

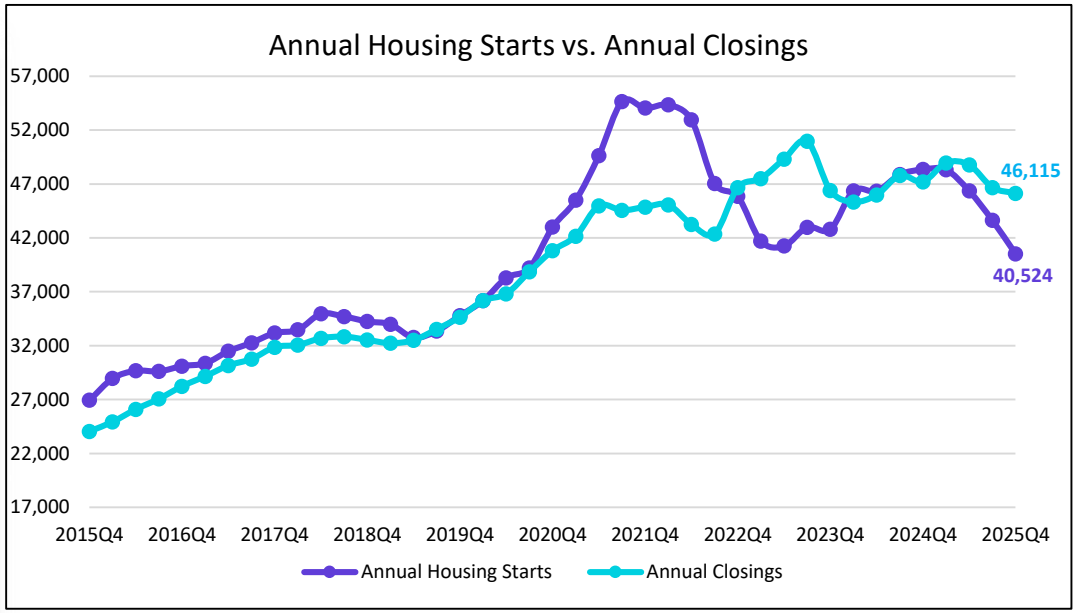
Single-family sales for new communities are averaging two homes per month. 60% of builders are offering mortgage rate buydowns, and yet 70% of builders report demand was slower than expected.

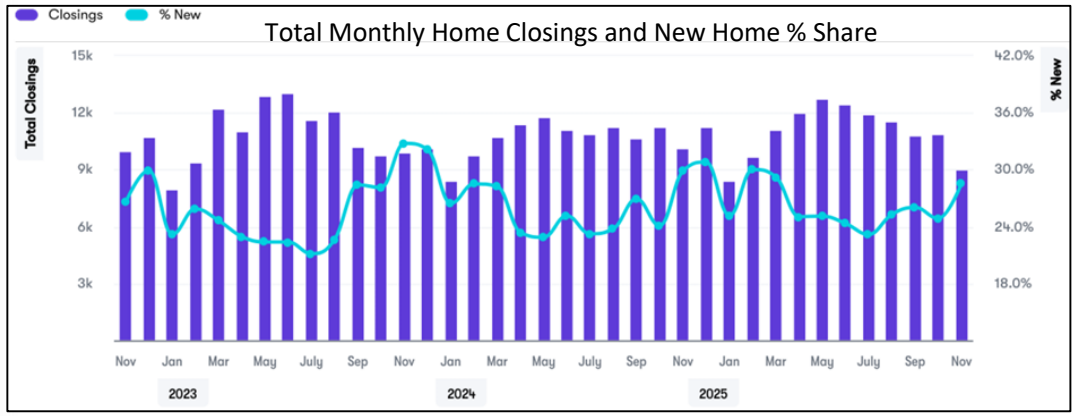
Monitoring Several Variables Impacting the Market Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.

Regional Housing Market Conditions

Single-Family Housing







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%.

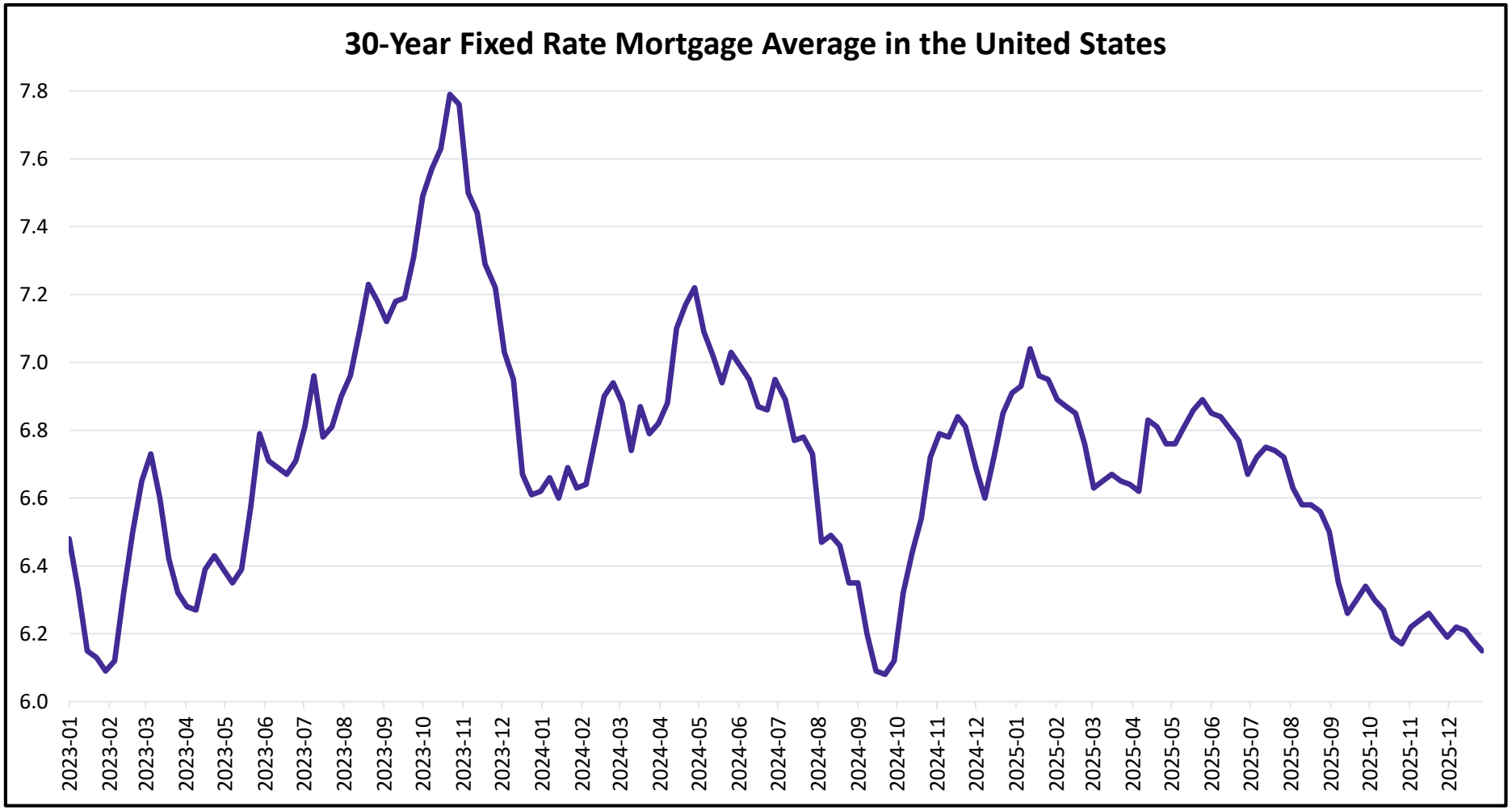
New home sales have accounted for approximately 24% to 31% of total closings the past year.

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

Mortgage Rate Analysis

Single-Family Housing

Zonda Demographics



Source: US FRED

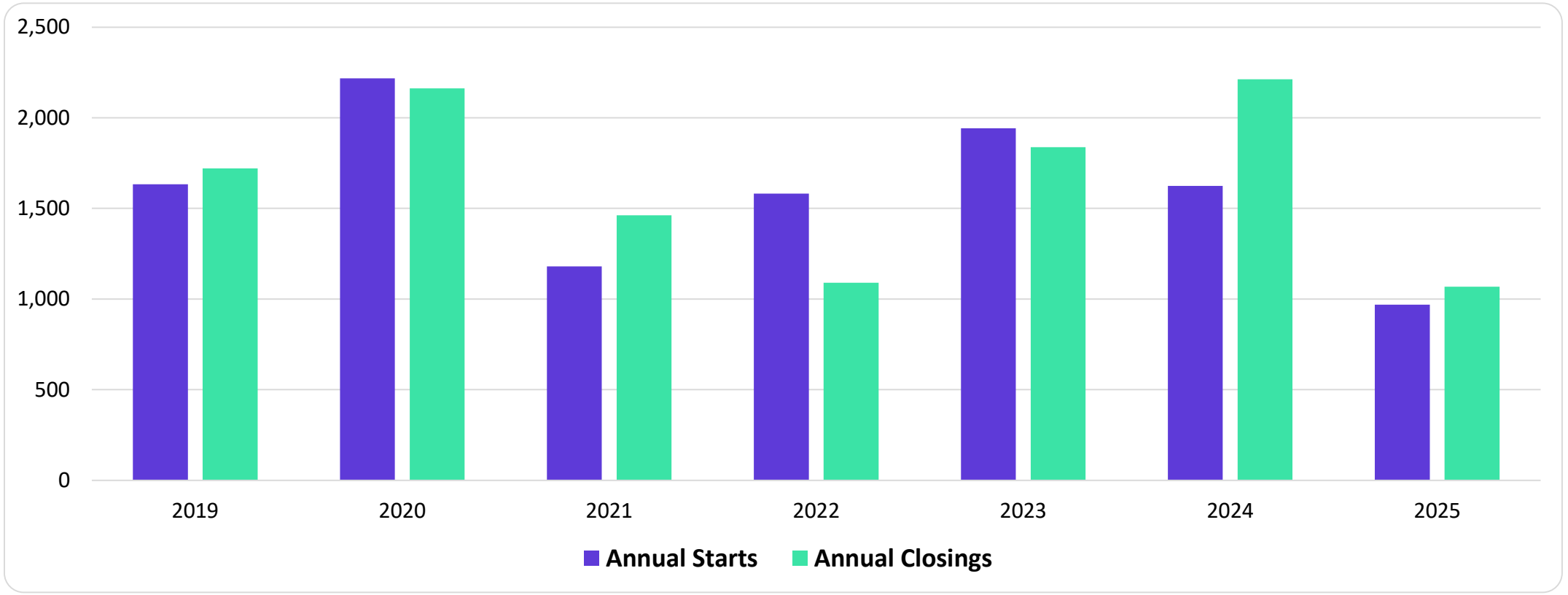
The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17th, October 29th, and December 10th resulting in a reduction of the 30-year fixed rate mortgage to 6.15% at the end of December, the lowest since October 2024.

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.

Eagle Mountain-Saginaw ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	351	530	321	292	382	450	224
2Q	439	593	356	413	535	407	348
3Q	442	514	312	372	662	378	150
4Q	401	580	191	505	363	389	247
Total	1,633	2,217	1,180	1,582	1,942	1,624	969

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	285	340	473	161	374	537	157
2Q	483	567	425	256	513	614	371
3Q	512	664	300	383	673	512	220
4Q	441	591	264	290	278	550	320
Total	1,721	2,162	1,462	1,090	1,838	2,213	1,068

Source: Zonda

Eagle Mountain-Saginaw ISD New Home Activity by Elementary Zone

Single-Family Housing

Zonda Demographics

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BRYSON	97	34	128	26	27	36	7	0
CHISHOLM RIDGE	77	21	49	37	21	28	126	0
COMANCHE SPRINGS	0	0	9	0	0	0	0	0
COPPER CREEK	0	0	25	5	0	0	0	0
DOZIER	0	0	0	0	0	0	0	144
EAGLE MOUNTAIN	82	11	188	17	18	41	1,428	6,704
ELKINS	92	28	59	35	22	33	121	0
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	0	0	1	0	0	0	2	152
HATLEY	553	134	514	180	156	259	623	233
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	56	18	45	16	21	30	83	523
LAKE POINTE	0	0	0	0	0	0	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	9	0	41	1	0	6	160	0
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	3	1	9	3	0	0	0	56
Grand Total	**969**	**247**	**1,068**	**320**	**265**	**433**	**2,550**	**7,812**

Highest activity in the category

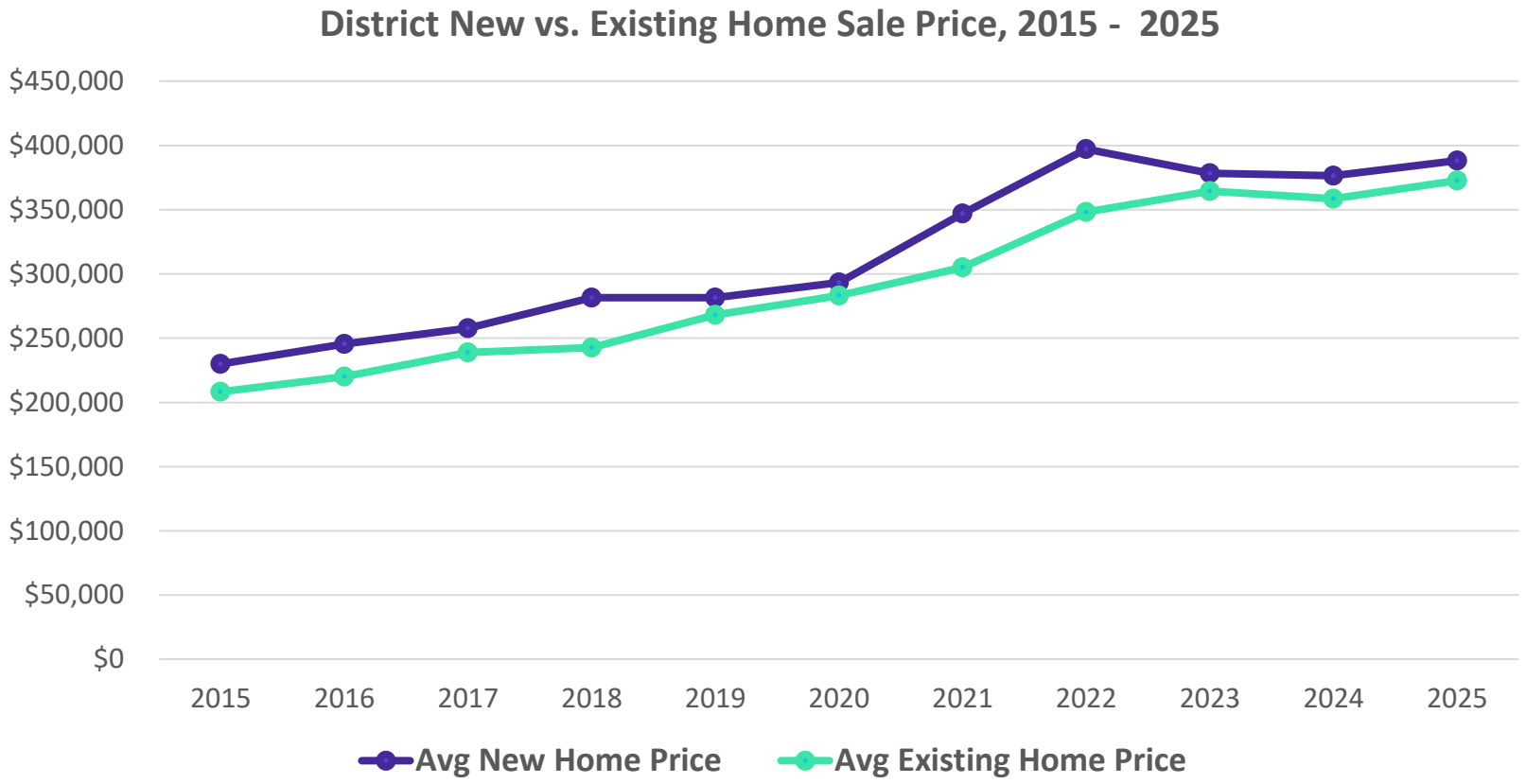
Second highest activity in the category

Third highest activity in the category

Eagle Mountain-Saginaw ISD Home Price Analysis

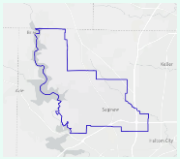
Single-Family Housing

Zonda Demographics



Year	Avg New Home Sale Price	Avg Existing Home Sale Price
2015	$229,825	$208,270
2016	$245,444	$220,039
2017	$257,759	$238,777
2018	$281,467	$242,655
2019	$281,506	$268,020
2020	$293,367	$283,279
2021	$346,946	$305,004
2022	$397,242	$348,155
2023	$378,301	$364,344
2024	$376,564	$358,484
2025	$388,242	$372,818

- The average new home sale price in Eagle Mountain-Saginaw ISD has risen nearly 69% over the past 10 years, an increase of approximately $158,400
- The existing home sales price average has risen 79% over the past ten years, increasing roughly $164,500



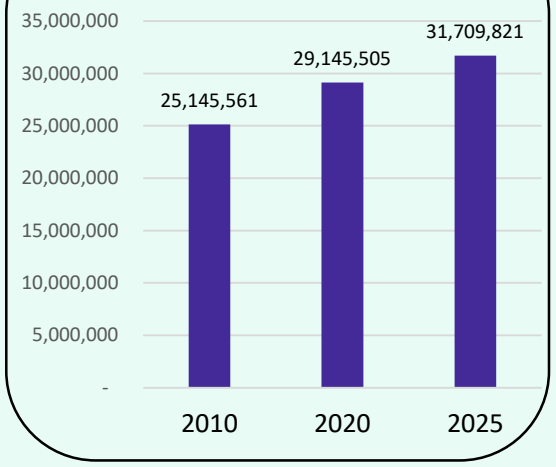
District Demographic Snapshot

Demographics

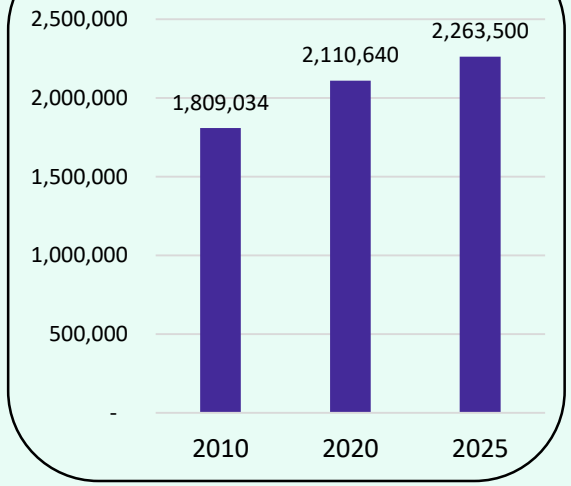
Zonda Demographics

Population Comparison

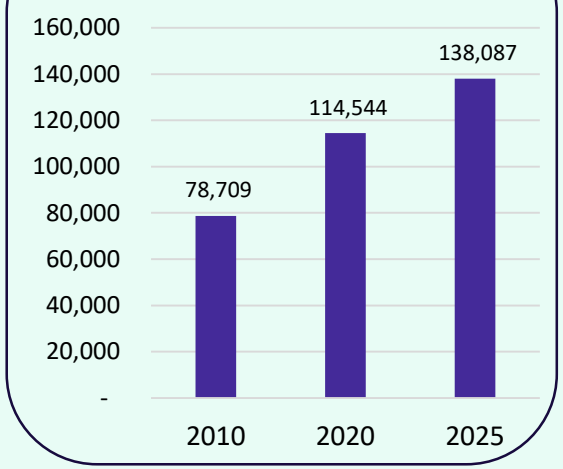
Texas



Tarrant County



Eagle Mountain-Saginaw ISD



Population by Generation



1.8%

Greatest Gen:
Born 1945/Earlier



12.7%

Baby Boomer:
Born 1946 to 1964



19.4%

Generation X:
Born 1965 to 1980



27.9%

Millennial:
Born 1981 to 1998



25.5%

Generation Z:
Born 1999 to 2016



12.7%

Alpha:
2017 to Present

Commuters



Approx.

30%

Spend 7+ hours commuting to and from work per week

*76% Drive Alone to Work

Age/Income



Median Age

35.1



Median Household Income

$104,902

Wealth Index

98

Housing Affordability

100

Diversity Index

80

Education

6.6%

No High School Diploma



25.6%

High School Graduate



32.7%

Some College/ Associate's Degree



35.1%

Bachelor's/Grad/ Prof Degree

esri

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

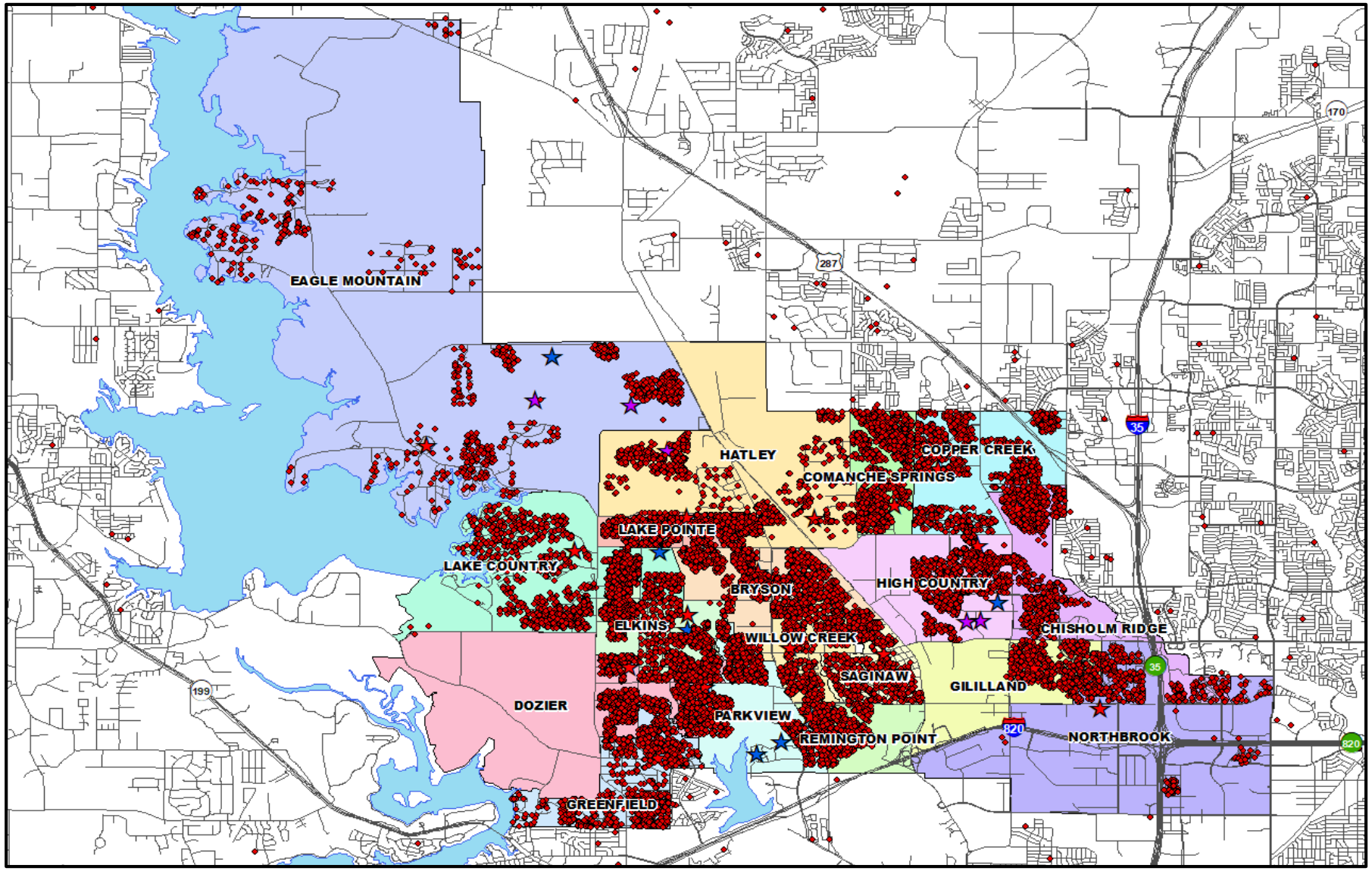
Eagle Mountain-Saginaw ISD– Student Density

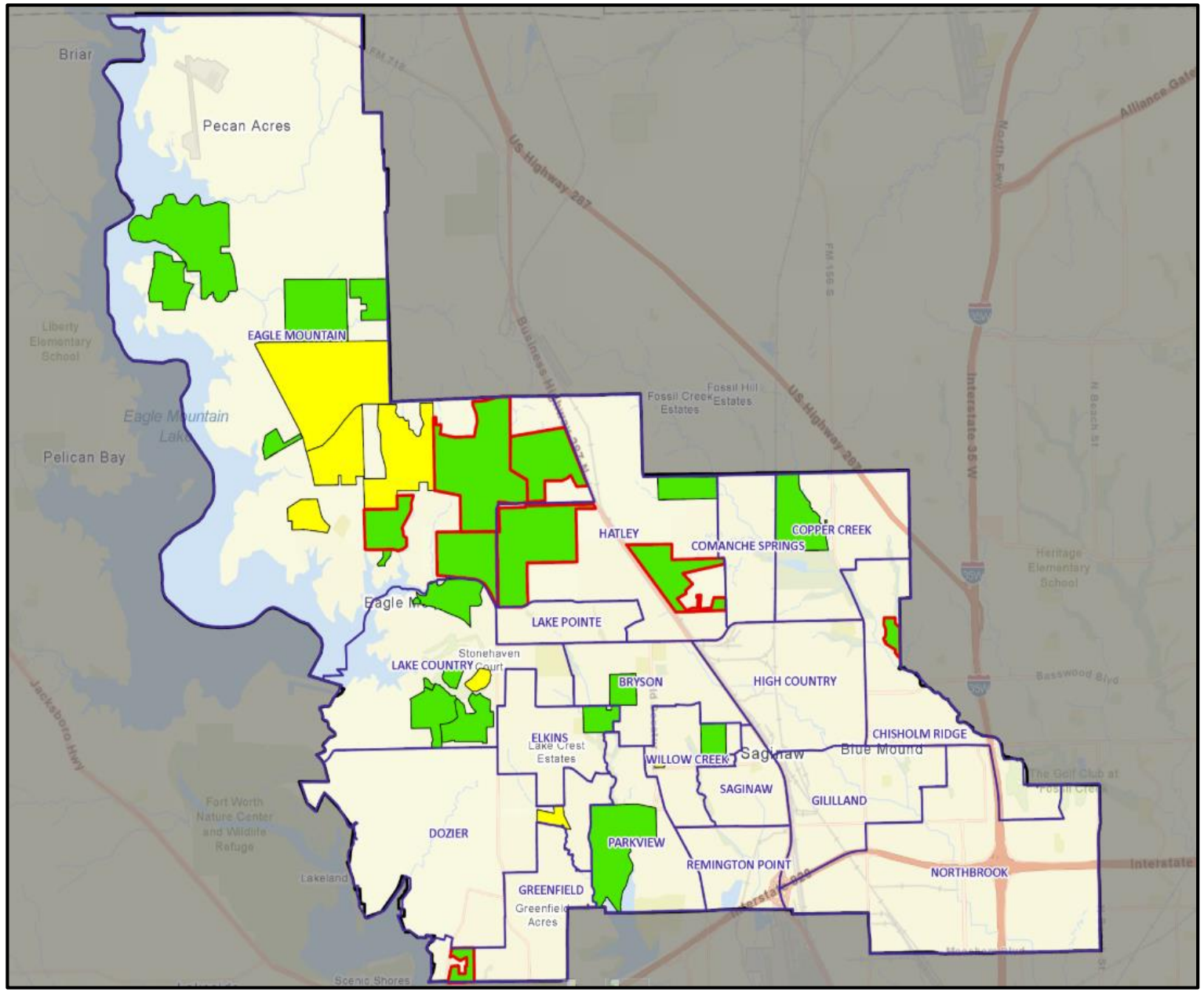
Enrollment – State & Area Trends & Data

Zonda Demographics

Student Density Numbers (2025-26 School Year) -

- There are 338 students that currently reside outside the district
- This represents roughly 1.4% of the total student population
- 19,183 students, or 79% of the total student population, resides within the Fort Worth city limits





District Future Housing Overview

- The district has 23 active subdivisions with approximately 265 homes under construction and more than 2,500 lots ready to be built on
- Within EMS ISD there are 9 potential future subdivisions totaling approximately 7,800 single family lots
- Groundwork is underway on approximately 1,000 lots within four subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

The following pages highlight major and new developments

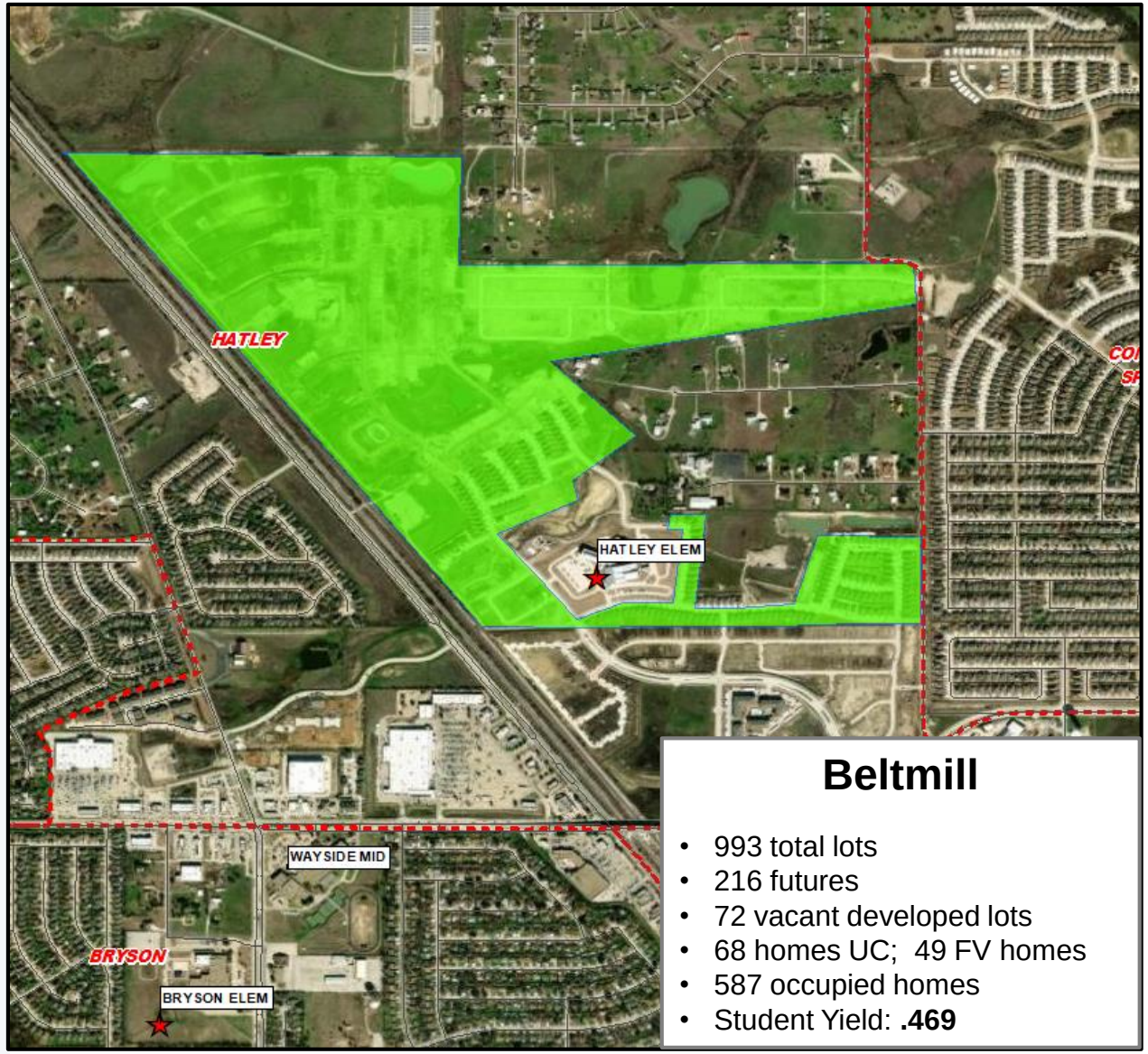
District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

January 2026





Beltmill

- 993 total lots
- 216 futures
- 72 vacant developed lots
- 68 homes UC; 49 FV homes
- 587 occupied homes
- Student Yield: **.469**

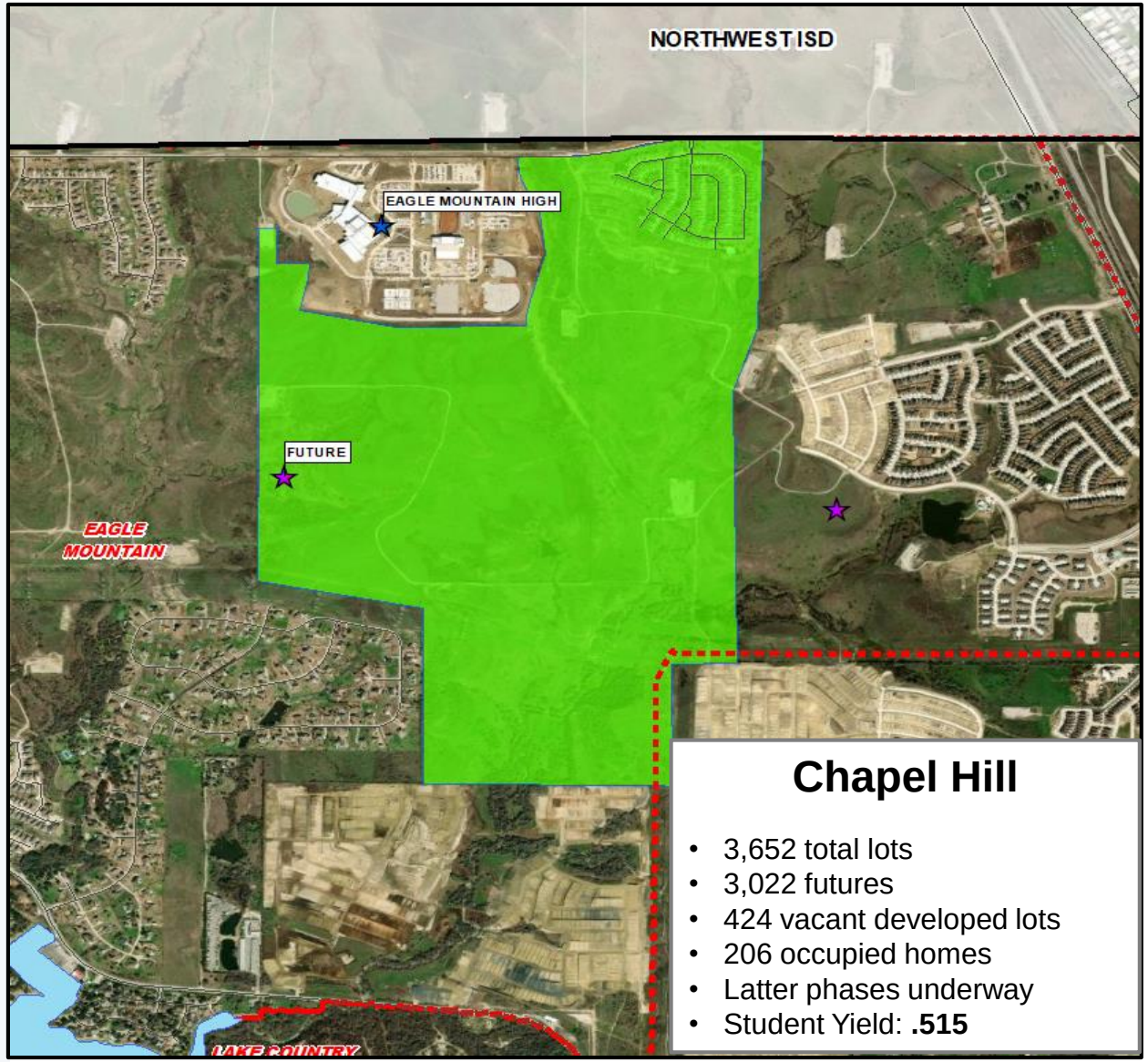
District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

December 2025





Chapel Hill

- 3,652 total lots
- 3,022 futures
- 424 vacant developed lots
- 206 occupied homes
- Latter phases underway
- Student Yield: **.515**

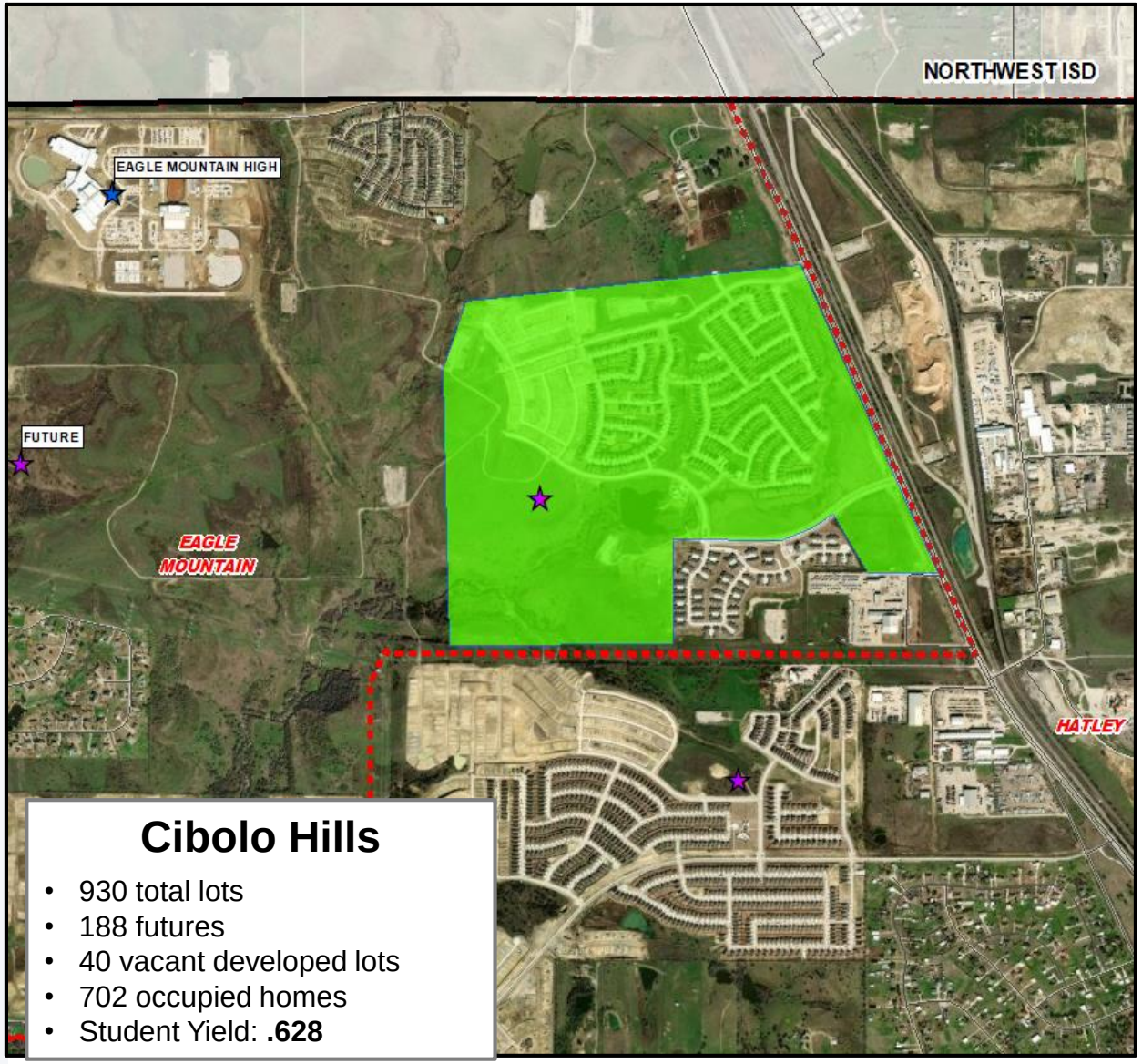
District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

December 2025





Cibolo Hills

- 930 total lots
- 188 futures
- 40 vacant developed lots
- 702 occupied homes
- Student Yield: **.628**

District Single-Family Activity

Single-Family Housing Construction

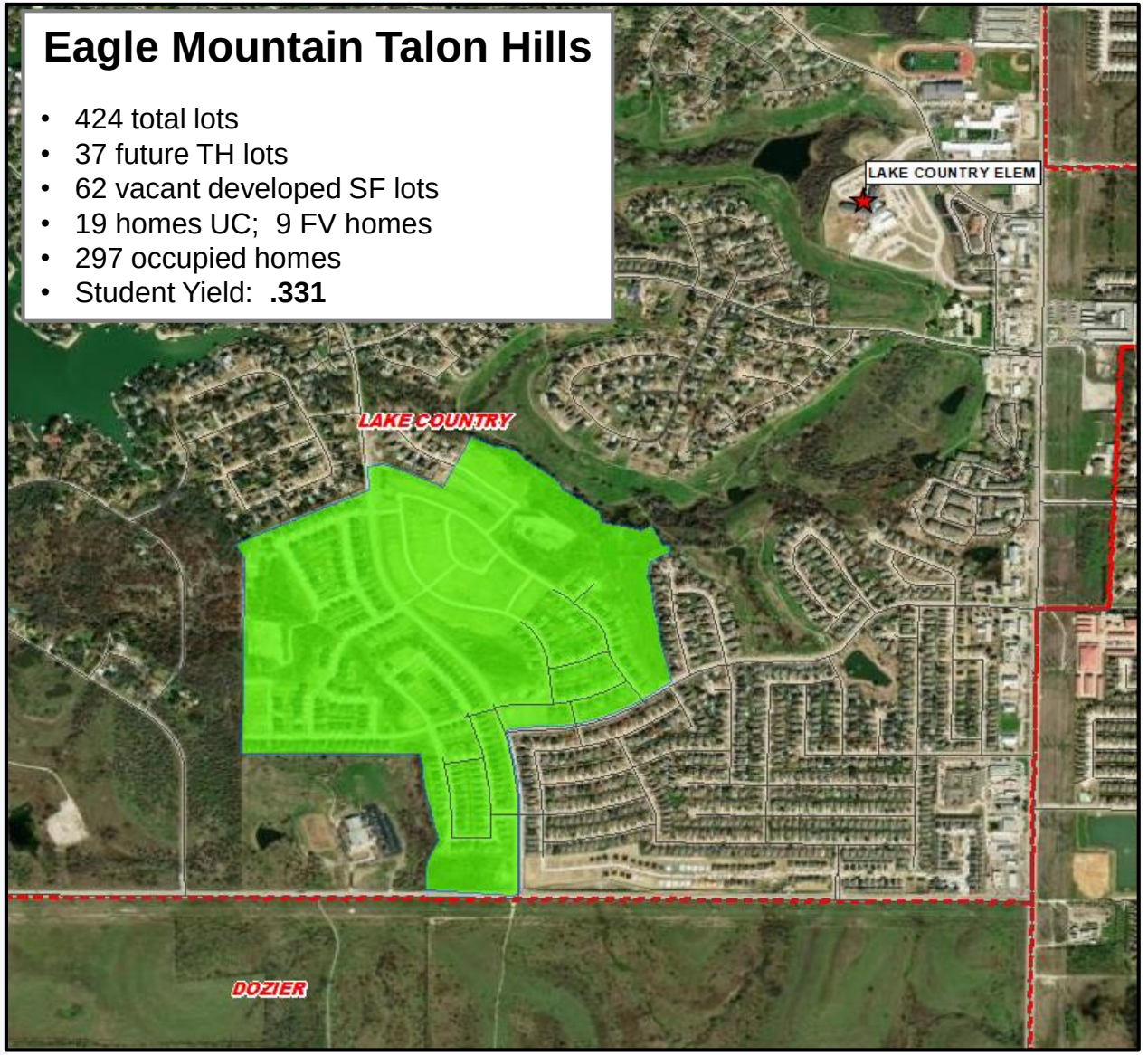
Zonda Demographics

December 2025



Eagle Mountain Talon Hills

- 424 total lots
- 37 future TH lots
- 62 vacant developed SF lots
- 19 homes UC; 9 FV homes
- 297 occupied homes
- Student Yield: **.331**



District Single-Family Activity

Single-Family Housing Construction

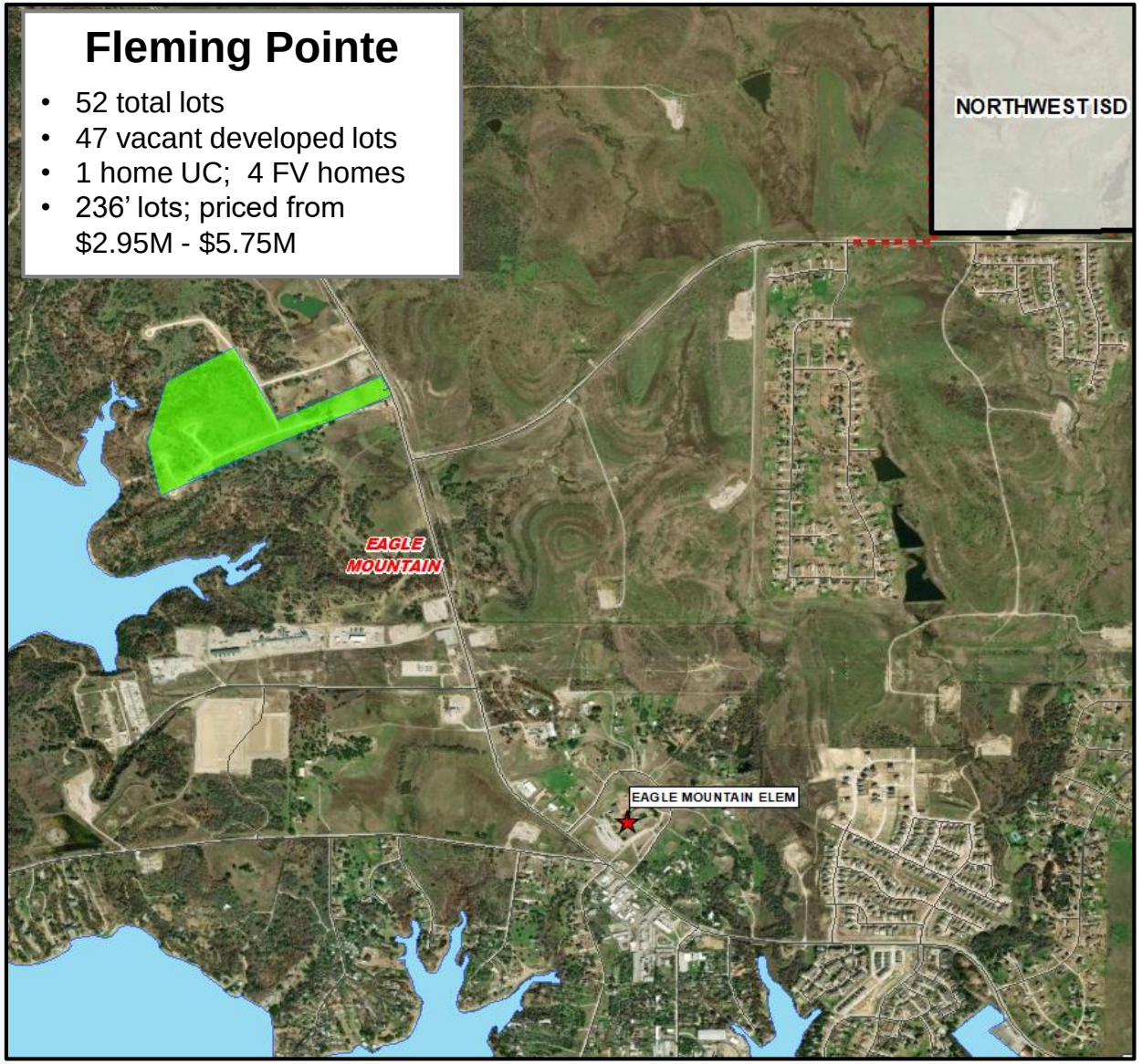
Zonda Demographics

January 2026



Fleming Pointe

- 52 total lots
- 47 vacant developed lots
- 1 home UC; 4 FV homes
- 236’ lots; priced from $2.95M - $5.75M



District Single-Family Activity

Single-Family Housing Construction

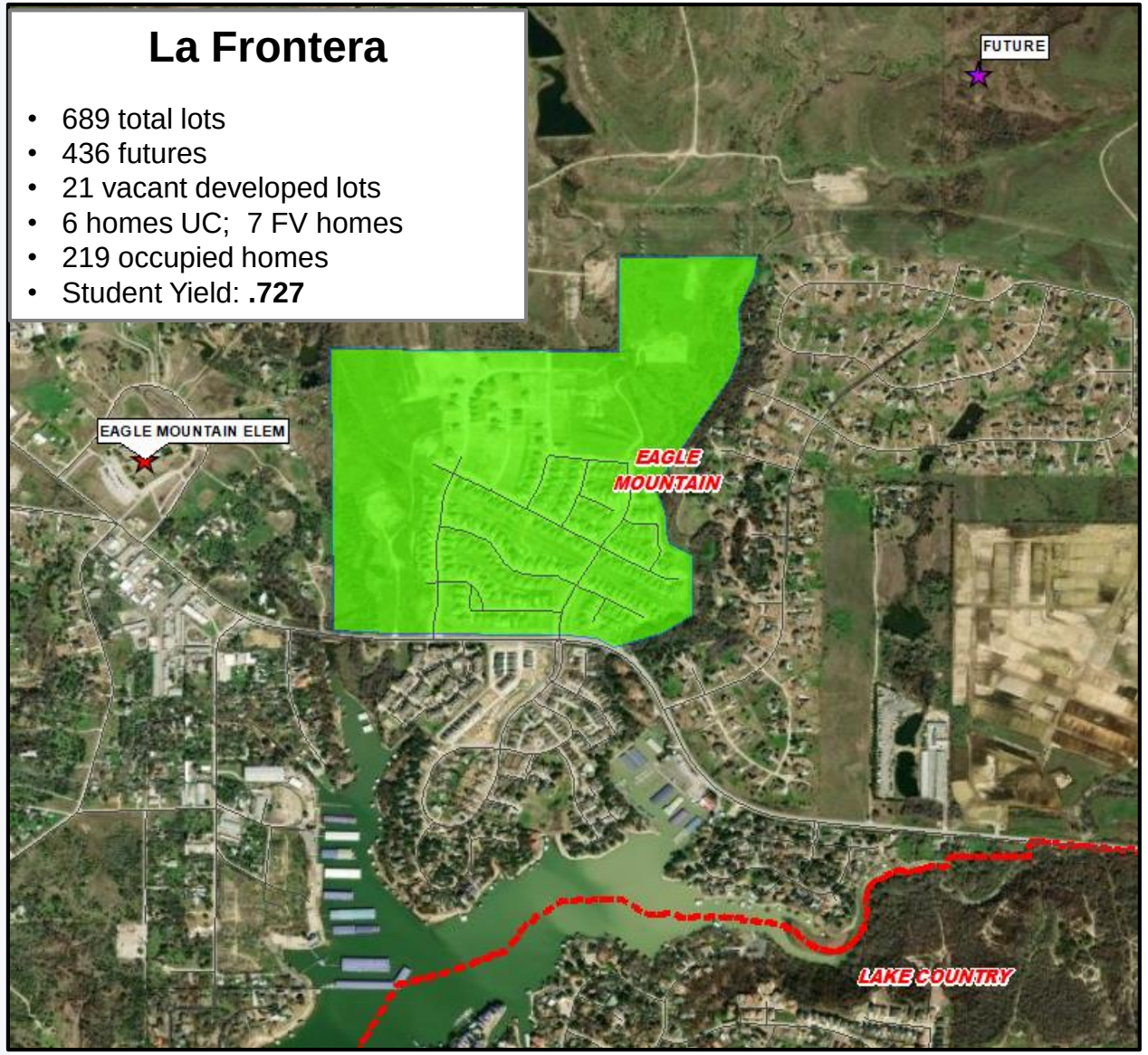
Zonda Demographics

December 2025



La Frontera

- 689 total lots
- 436 futures
- 21 vacant developed lots
- 6 homes UC; 7 FV homes
- 219 occupied homes
- Student Yield: **.727**



District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

January 2026





Landing at Creekside

- 213 total lots for purchase (206 SF rentals)
- 121 vacant developed lots
- 22 homes UC; 11 FV homes
- 59 occupied homes
- Student Yield: **.333**

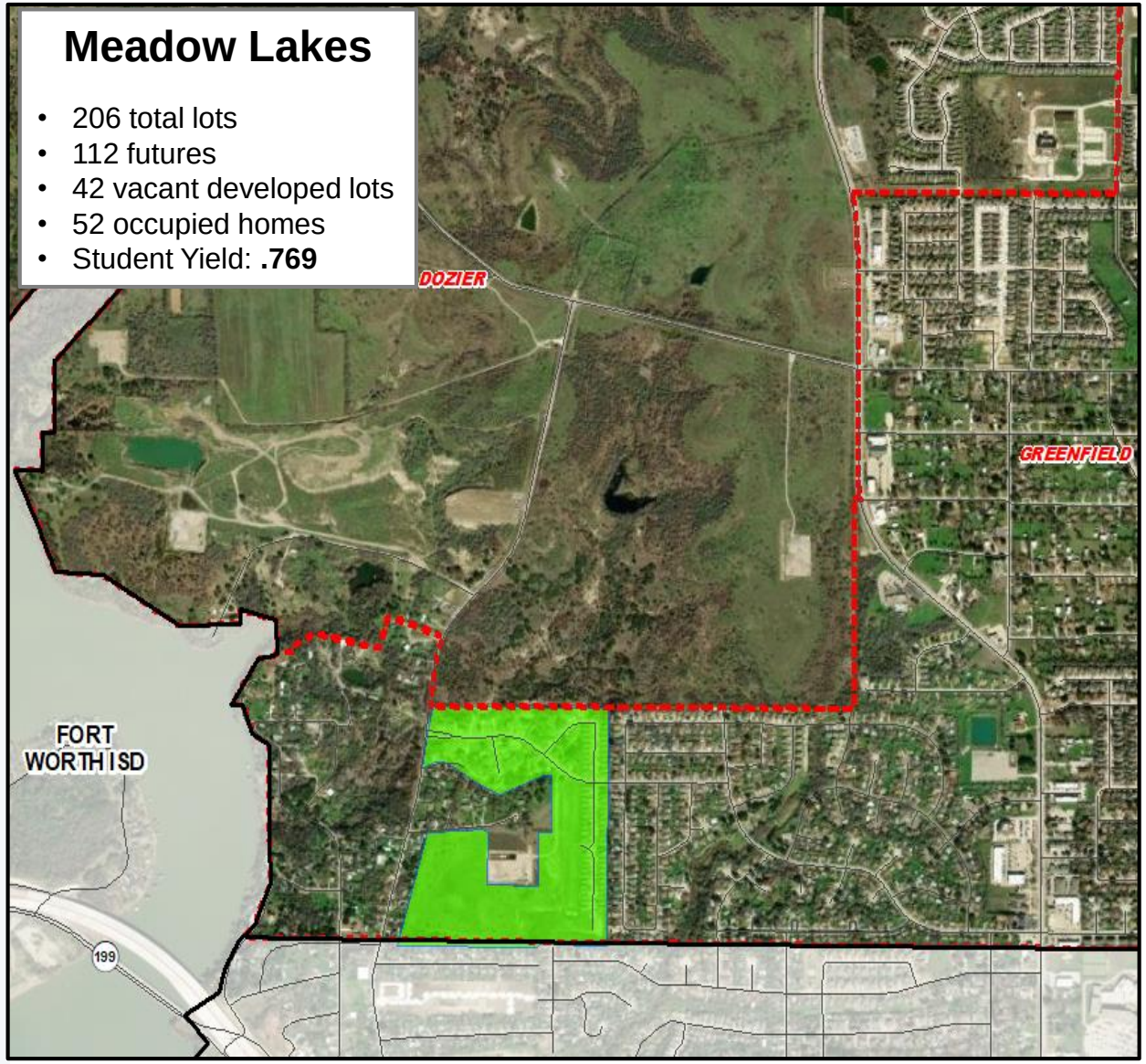
District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

January 2026



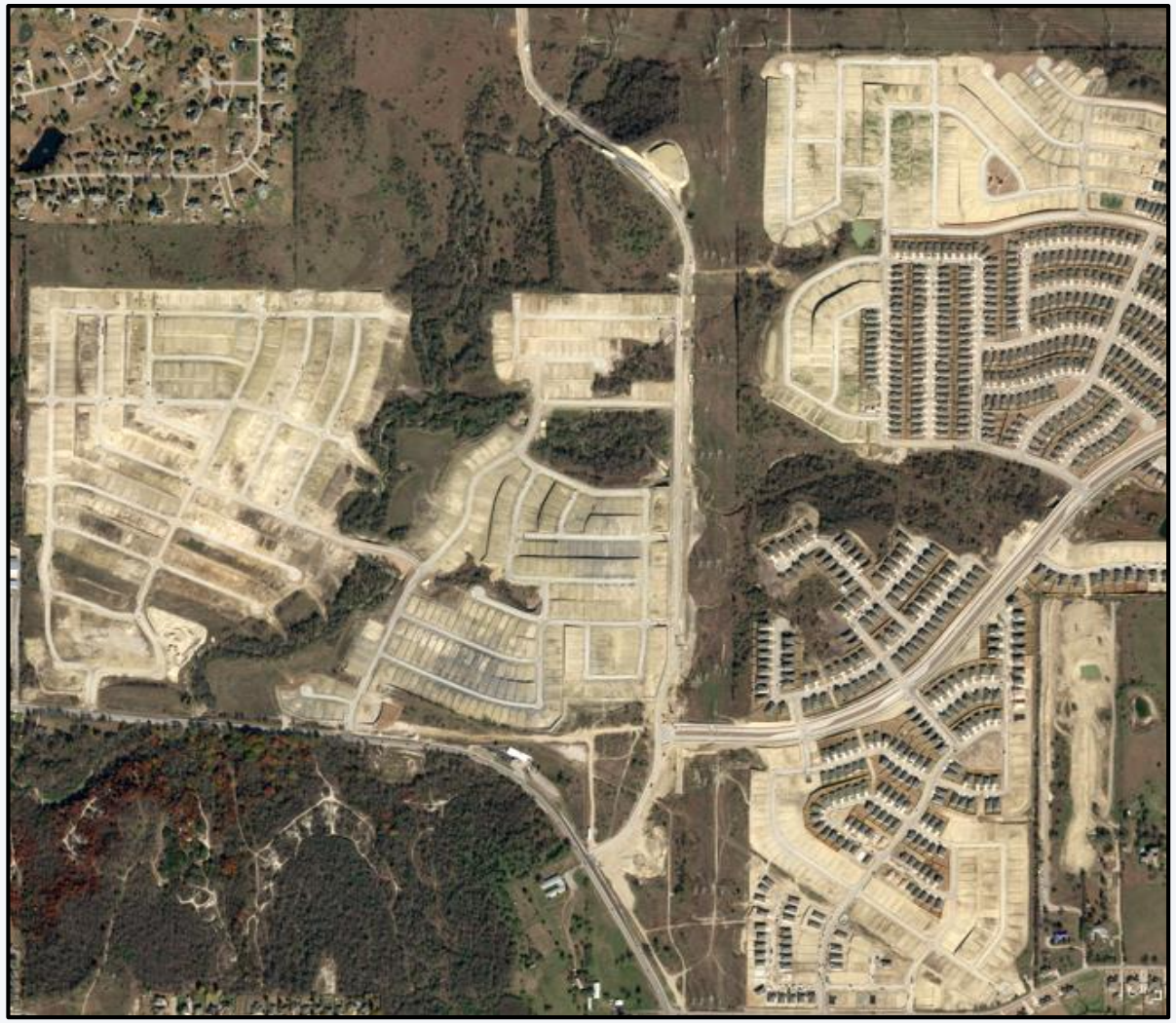


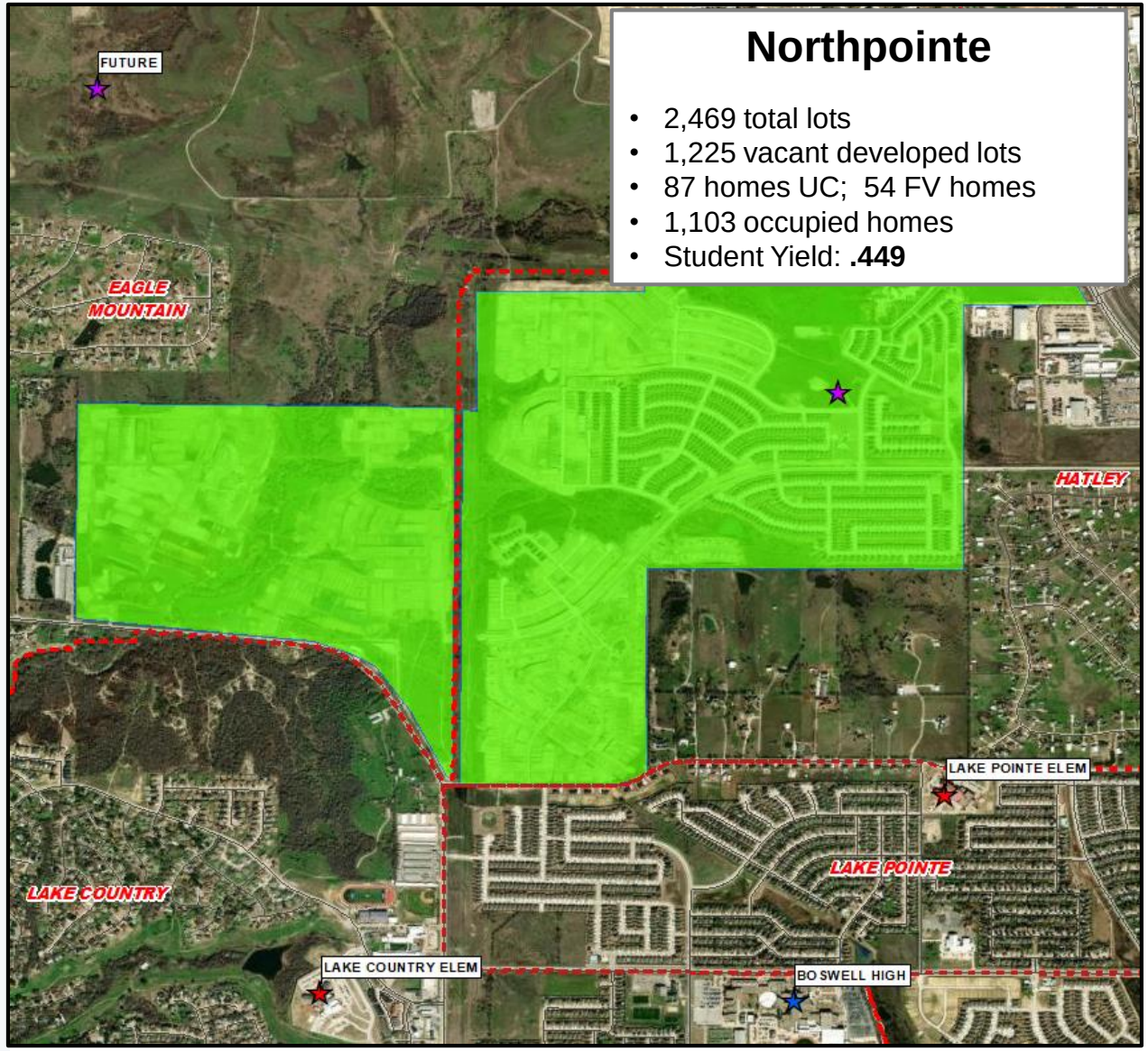
District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

December 2025



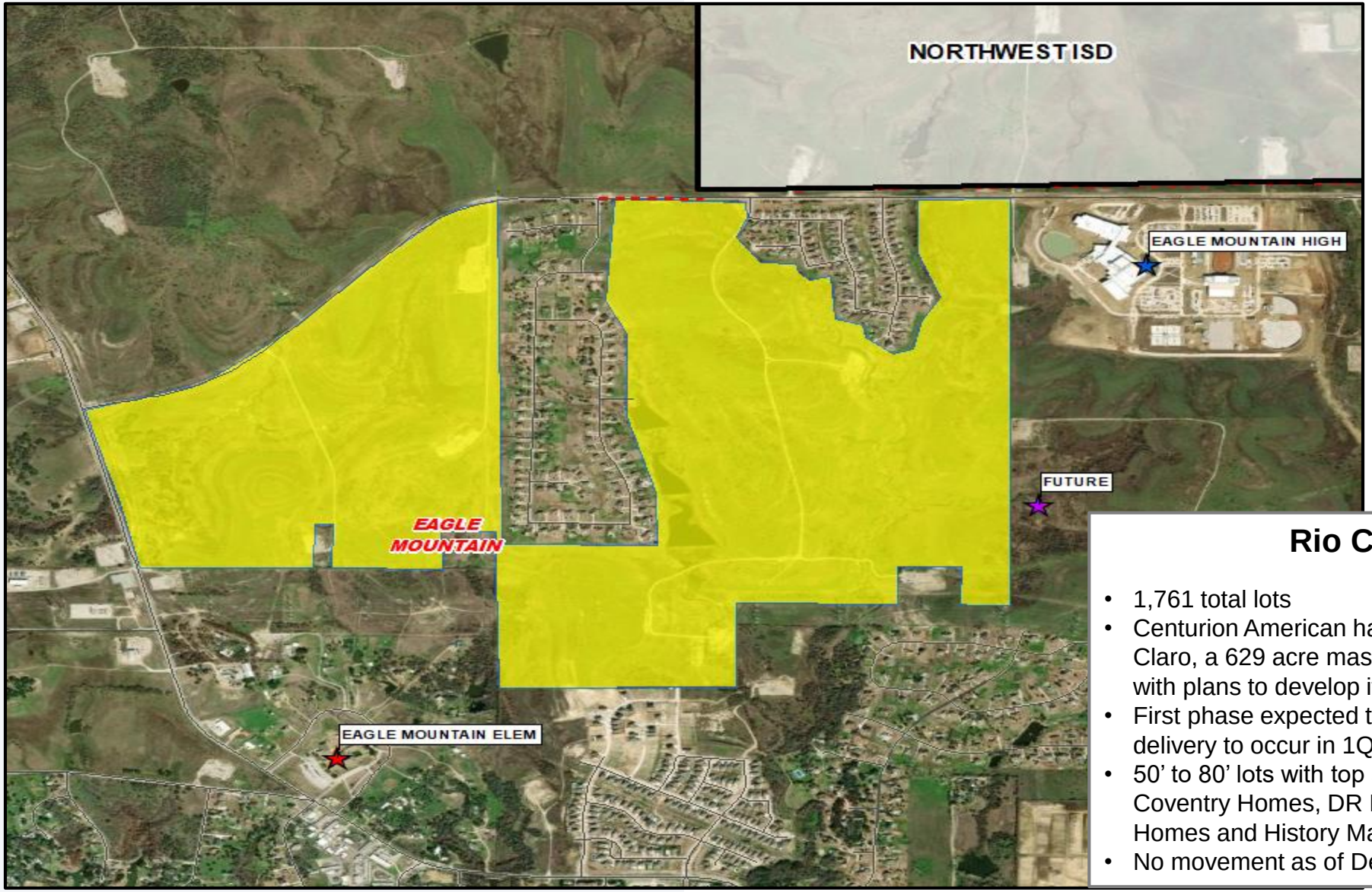


Northpointe

- 2,469 total lots
- 1,225 vacant developed lots
- 87 homes UC; 54 FV homes
- 1,103 occupied homes
- Student Yield: **.449**

District Single-Family Activity

Single-Family Housing Construction



Rio Claro

- 1,761 total lots
- Centurion American has purchased Rio Claro, a 629 acre master planned community with plans to develop it in four phases
- First phase expected to start soon with lot delivery to occur in 1Q27
- 50’ to 80’ lots with top area builders including Coventry Homes, DR Horton, First Texas Homes and History Maker Homes
- No movement as of December 2025

District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

January 2026





Sanderos

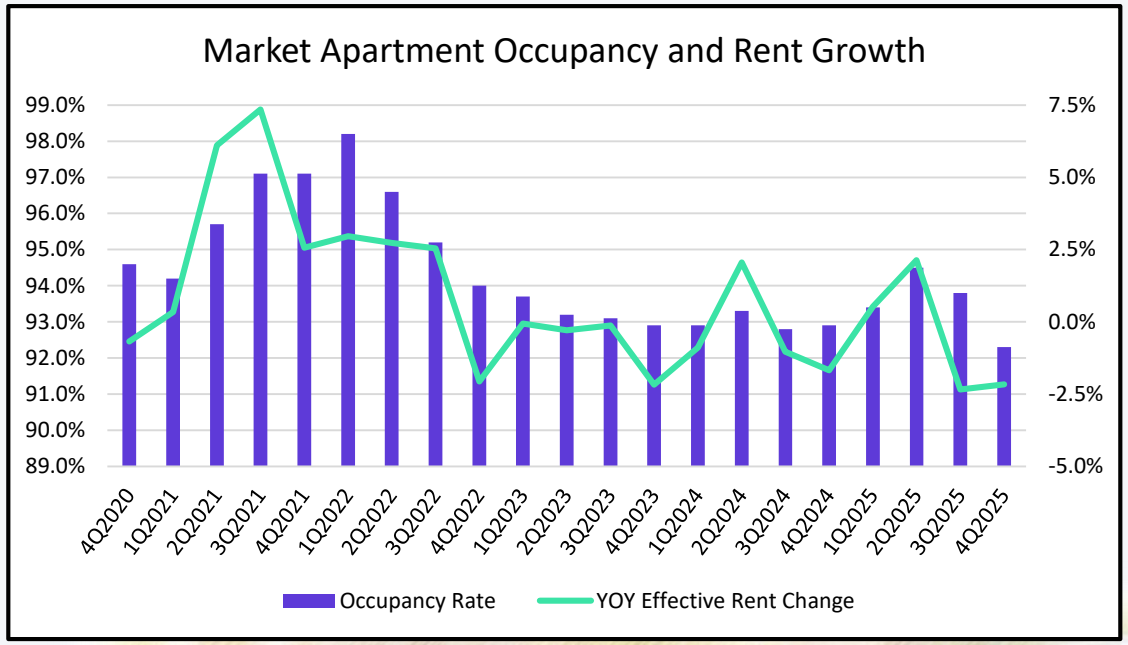
- 203 total lots
- 126 vacant developed lots
- 21 homes UC; 7 FV homes
- 49 occupied homes
- Student Yield: **.583**

Apartment Profile

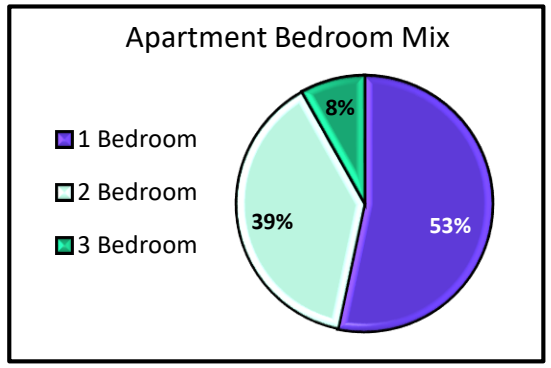
Multifamily Housing – Regional

Zonda Demographics

Occupancy has decreased to approximately 92% while Effective Rent Change has mostly remained negative after 3Q22.



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



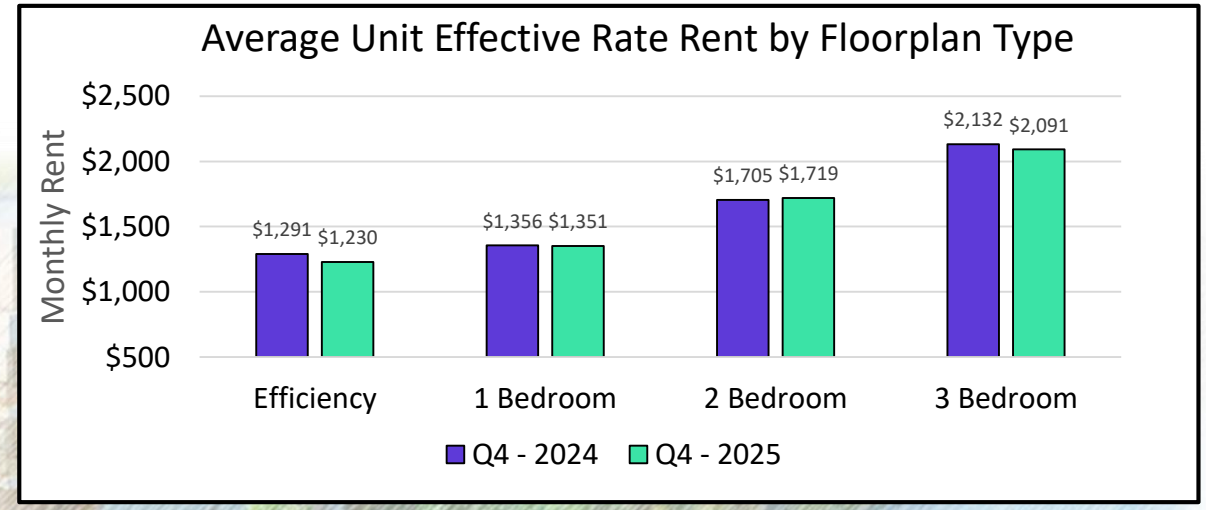
Average Age of Apartment Buildings in the Submarket

22 years

(Avg. 2004)



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

District Apartments' Student Yield

Multifamily Housing - District



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 **.229** The type of units were evaluated related to age of unit, 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
6,612 Units	1,517 Students	0.229

Age of Apartment Building & Yield –

Prior to 2000	2000 - 2015	2016 - Current
0.165	0.327	0.221

Annual Enrollment Changes

Enrollment Forecast

Zonda Demographics

GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2020/21	119	342	1,358	1,462	1,522	1,497	1,493	1,566	1,637	1,809	1,778	1,817	1,749	1,619	1,479	21,247	219	1.04%
2021/22	52	562	1,509	1,548	1,595	1,621	1,566	1,592	1,686	1,762	1,867	2,089	1,836	1,653	1,448	22,386	1,139	5.36%
2022/23	65	634	1,457	1,634	1,636	1,664	1,710	1,611	1,705	1,757	1,827	2,178	1,962	1,697	1,556	23,093	707	3.16%
2023/24	140	644	1,431	1,573	1,644	1,691	1,723	1,753	1,711	1,754	1,802	2,070	2,090	1,846	1,580	23,452	359	1.55%
2024/25	71	701	1,538	1,547	1,636	1,735	1,740	1,774	1,812	1,808	1,840	2,123	1,998	1,919	1,671	23,913	461	1.97%
2025/26	70	795	1,525	1,576	1,565	1,666	1,738	1,823	1,852	1,834	1,865	2,122	2,063	1,906	1,790	24,190	277	1.16%

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

GRADE LEVEL COHORT HISTORY

Cohort	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	K - 5th	MS	HS	ALL	w/o PK
3-year avg.	1.216	1.079	1.016	1.062	1.019	1.036	1.022	1.034	1.047	1.033	1.035	1.155	0.966	0.938	0.923	1.032	1.038	0.995	437	437
2022/23	1.250	1.128	0.966	1.083	1.057	1.043	1.055	1.029	1.071	1.042	1.037	1.167	0.939	0.924	0.941	1.039	1.050	0.993	561	561
2023/24	2.154	1.016	0.982	1.080	1.006	1.034	1.035	1.025	1.062	1.029	1.026	1.133	0.960	0.941	0.931	1.027	1.039	0.991	373	373
2024/25	0.507	1.089	1.075	1.081	1.040	1.055	1.029	1.030	1.034	1.057	1.049	1.178	0.965	0.918	0.905	1.052	1.046	0.992	622	622
2025/26	0.986	1.134	0.992	1.025	1.012	1.018	1.002	1.048	1.044	1.012	1.032	1.153	0.972	0.954	0.933	1.016	1.029	1.003	317	317

- The highest cohort occurred in 9th grade
- Additional grades with higher cohorts include PK, 5th and 6th grades

Ten Year Forecast by Campus Level

Enrollment Forecast

Zonda Demographics

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS													
		History	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Hafley Development Center	374	248	277	281	281	295	305	303	315	326	337	348	348
Bryson Elementary	736	573	639	661	667	672	684	690	685	678	675	668	663
Chisholm Ridge Elementary	803	624	640	655	662	680	707	722	719	717	716	706	697
Comanche Springs Elementary	781	626	605	603	589	593	587	577	587	593	600	601	596
Copper Creek Elementary	803	697	671	682	695	693	695	715	702	699	696	686	674
Dozier Elementary	803	706	660	630	603	618	657	697	737	782	828	864	894
Eagle Mountain Elementary	758	551	640	671	733	809	909	1,026	1,150	1,288	1,452	1,608	1,763
Elkins Elementary	736	652	676	682	693	712	725	722	724	728	732	734	730
Gililland Elmentary	691	499	466	481	481	475	485	484	499	504	504	499	492
Greenfield Elementary	803	619	581	574	534	533	545	544	559	566	570	571	565
Hatley Elementary	803	440	595	684	786	848	886	848	844	862	886	881	869
High Country Elementary	758	510	517	507	508	538	567	601	616	636	653	651	655
Lake Country Elementary	803	654	637	642	646	656	664	668	697	713	729	737	739
Lake Pointe Elementary	781	740	672	639	623	620	611	637	644	651	659	663	663
Northbrook Elementary	781	533	488	483	466	454	467	476	471	472	473	467	462
Parkview Elementary	781	583	545	547	564	584	594	603	616	618	615	603	595
Remington Point Elementary	758	509	462	439	461	460	454	482	486	493	494	490	480
Saginaw Elementary	558	336	355	348	338	354	353	355	353	356	356	350	342
Willow Creek Elementary	870	640	631	621	610	606	617	634	638	640	640	632	625
ELEMENTARY TOTALS	**14,181**	**10,740**	**10,757**	**10,830**	**10,940**	**11,200**	**11,511**	**11,786**	**12,042**	**12,320**	**12,615**	**12,761**	**12,851**
Elementary Percent Change		1.34%	0.16%	0.68%	1.01%	2.38%	2.78%	2.38%	2.17%	2.31%	2.39%	1.16%	0.70%
Elementary Absolute Change		142	17	73	110	261	311	274	256	279	295	147	89

Ten Year Forecast by Campus Level

Enrollment Forecast

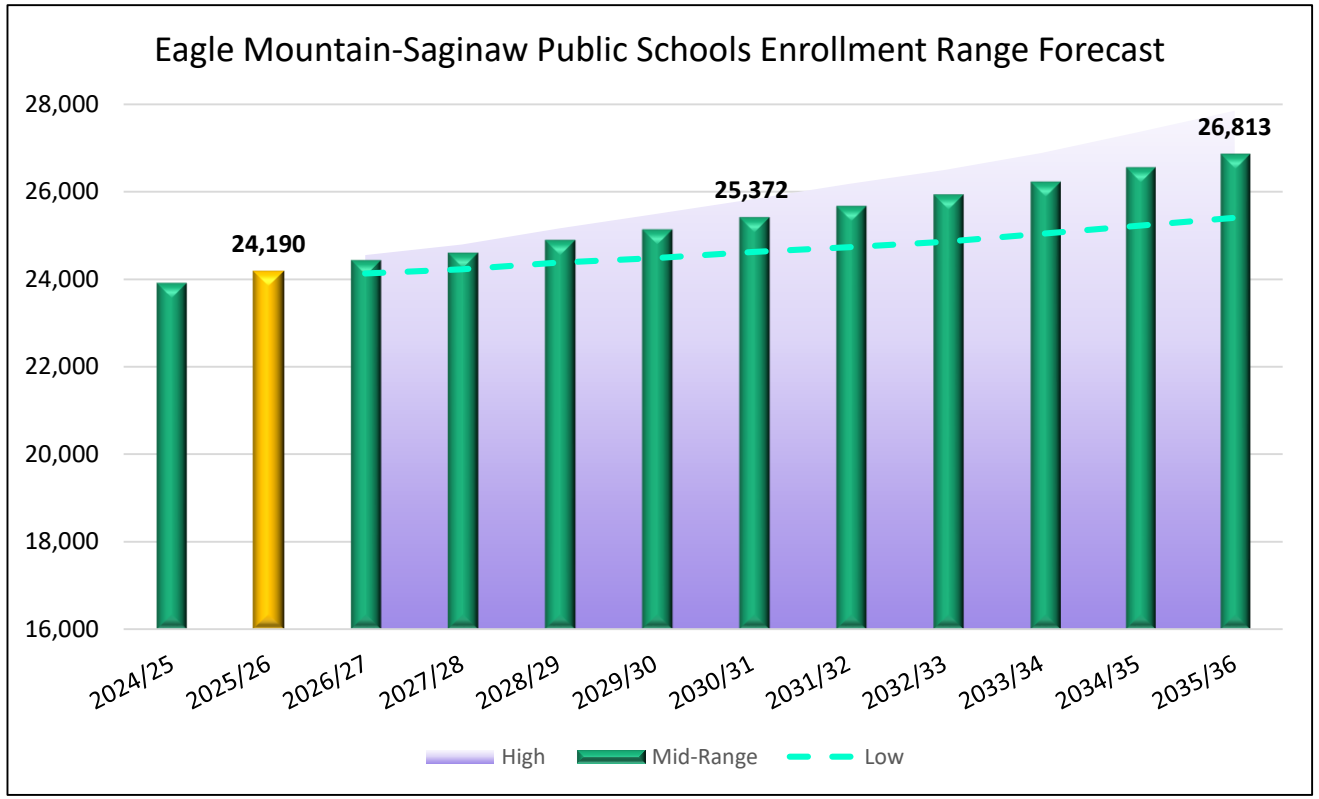
Zonda Demographics

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS													
		History	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Creekview Middle School	1,078	961	977	1,030	1,061	1,086	1,043	1,050	1,040	1,061	1,050	1,074	1,085
Highland Middle School	1,050	699	662	1,034	1,033	1,037	986	962	958	1,003	1,033	1,044	1,058
Prairie Vista Middle School	1,002	965	1,019	791	844	863	886	913	916	922	924	935	953
Wayside Middle School	1,002	1,121	1,196	1,130	1,112	1,106	1,098	1,145	1,194	1,236	1,285	1,365	1,445
Willkie Middle School	1,002	775	771	765	770	751	682	621	584	596	595	629	669
Marine Creek Middle School	1,200	926	907	919	922	892	861	830	833	822	856	884	910
MIDDLE SCHOOL TOTALS	**6,334**	**5,447**	**5,532**	**5,669**	**5,742**	**5,735**	**5,556**	**5,521**	**5,525**	**5,640**	**5,743**	**5,931**	**6,120**
Middle School Percent Change		3.61%	1.56%	2.47%	1.29%	-0.12%	-3.12%	-0.63%	0.07%	2.08%	1.83%	3.27%	3.19%
Middle School Absolute Change		190	85	137	73	-7	-179	-35	4	115	103	188	189
Boswell High School	2,500	2,442	2,412	2,479	2,489	2,502	2,605	2,613	2,632	2,633	2,640	2,674	2,694
Eagle Mountain High School	2,500	891	1,293	1,380	1,430	1,489	1,518	1,530	1,548	1,560	1,573	1,621	1,650
Saginaw High School	2,500	2,003	1,858	1,780	1,729	1,720	1,696	1,711	1,719	1,667	1,666	1,668	1,668
Chisholm Trail High School	2,500	2,248	2,167	2,100	2,079	2,045	2,044	2,041	1,983	1,905	1,803	1,712	1,693
Watson High School		87	98	98	98	98	98	98	98	98	98	98	98
HIGH SCHOOL TOTALS		**7,671**	**7,828**	**7,837**	**7,825**	**7,854**	**7,961**	**7,993**	**7,980**	**7,863**	**7,780**	**7,773**	**7,803**
High School Percent Change		1.86%	2.05%	0.11%	-0.15%	0.37%	1.36%	0.40%	-0.16%	-1.47%	-1.06%	-0.09%	0.39%
High School Absolute Change		140	157	9	-12	29	107	32	-13	-117	-83	-7	30
Tarrant County Jjaep		1	3	3	3	3	3	3	3	3	3	3	3
Alternative Discipline School		54	70	70	70	70	70	70	70	70	70	70	70
ALTERNATIVE SCHOOL TOTALS		**55**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**73**
DISTRICT TOTALS		**23,913**	**24,190**	**24,408**	**24,580**	**24,862**	**25,101**	**25,373**	**25,620**	**25,896**	**26,211**	**26,538**	**26,847**
District Percent Change		1.97%	1.16%	0.90%	0.70%	1.15%	0.96%	1.08%	0.97%	1.08%	1.21%	1.25%	1.16%
District Absolute Change		462	277	218	171	283	239	271	247	277	315	328	308

Ten Year Forecast Range

Enrollment Forecast

Zonda Demographics



School Year	Low Projections	Mid Projections	High Projections
2024/25		23,913	
2025/26		24,190	
2026/27	24,132	24,408	24,549
2027/28	24,228	24,579	24,792
2028/29	24,383	24,860	25,162
2029/30	24,485	25,098	25,491
2030/31	24,621	25,372	25,827
2031/32	24,733	25,623	26,176
2032/33	24,853	25,885	26,501
2033/34	25,039	26,172	26,888
2034/35	25,219	26,502	27,364
2035/36	25,401	26,813	27,849

Low Range Projections

- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment
- School of Choice options lower overall housing yields

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields

High Range Projections

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

Key Takeaways

Zonda Demographics

District Information -



Eagle Mountain-Saginaw ISD enrollment increased by **2,943 over the last five years**. The District has seen enrollment increase this new 2025-26 school year by **277 students**.

Housing Market Conditions -



2025 new home starts and closings in EMS ISD finished the year well below 2024 totals as ongoing economic headwinds and uncertainty negatively impacted potential homebuyers. Spring 2026 start & closing rates will be critical for the Fall 2026 enrollment patterns.

Housing Activity & Future Developments -



The district currently has approximately **430 homes in active inventory**, roughly 2,550 lots available to build on, and roughly 7,800 planned in the future.

Enrollment Forecast -



EMS ISD Fall 2026 enrollment is forecasted to fall between 24,132 to 24,549. Five year forecast has enrollment between 24,621 – 25,827