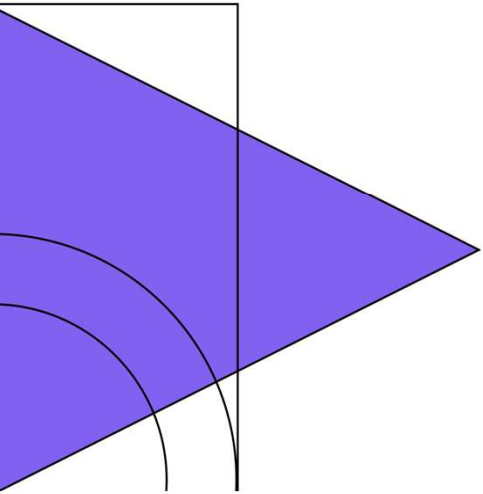
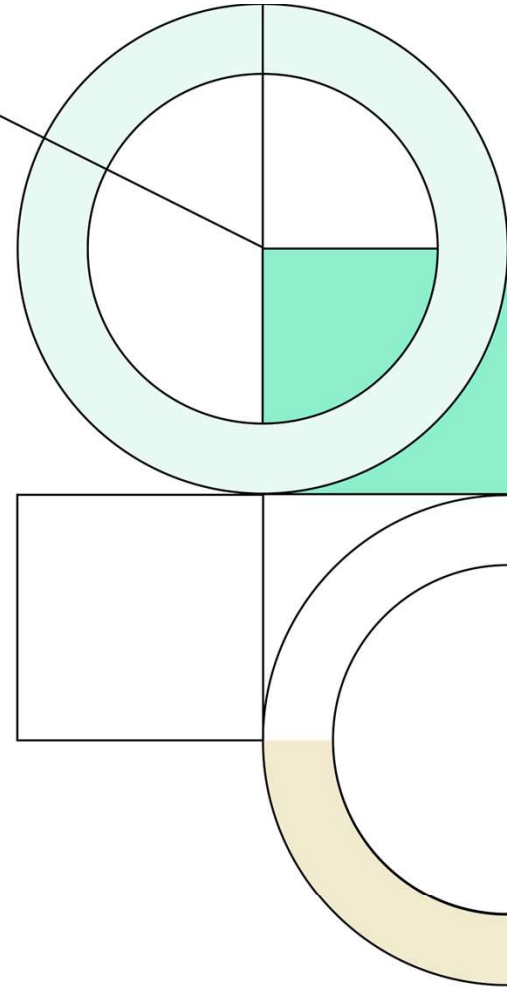




**Forney  
Independent  
School  
District**

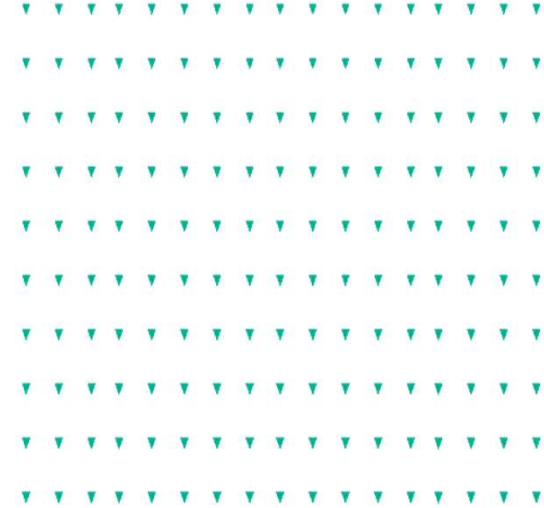
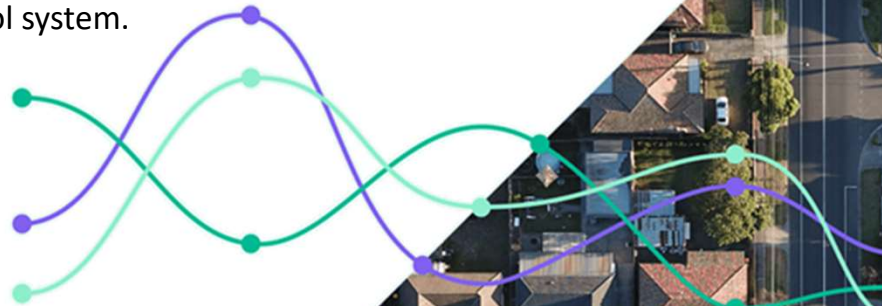
Winter 2025/26  
Demographic Report



# Zonda™ Demographics

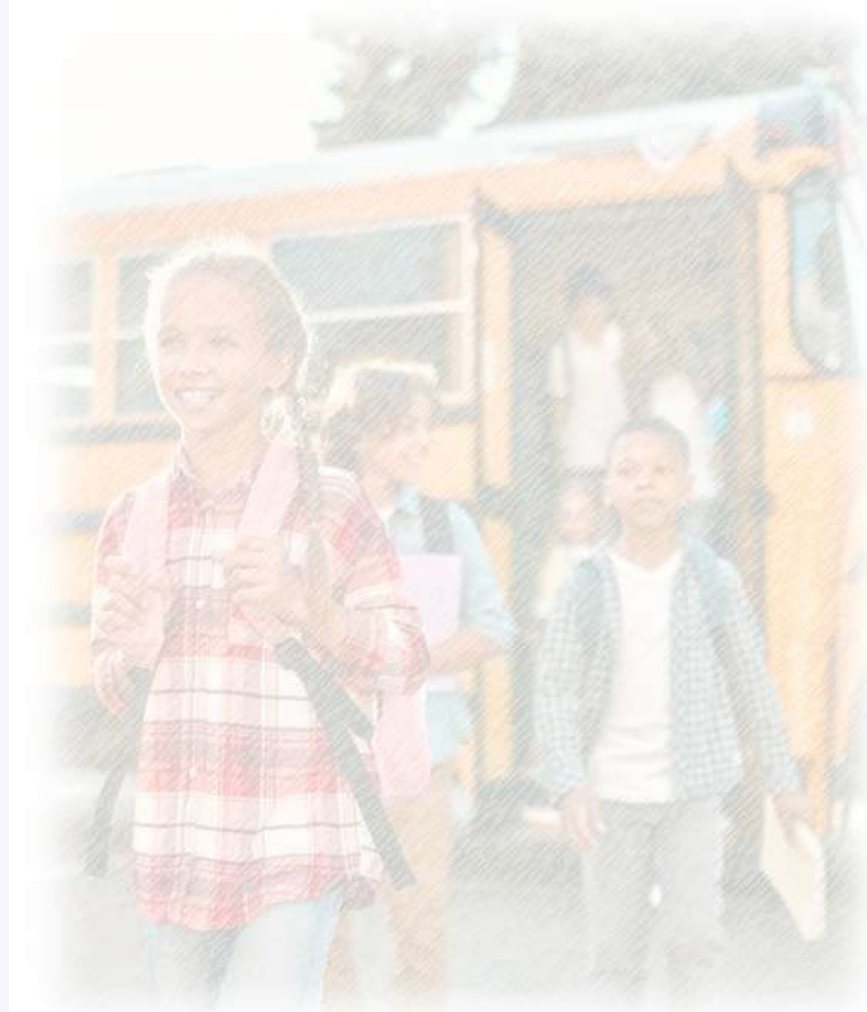
Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting 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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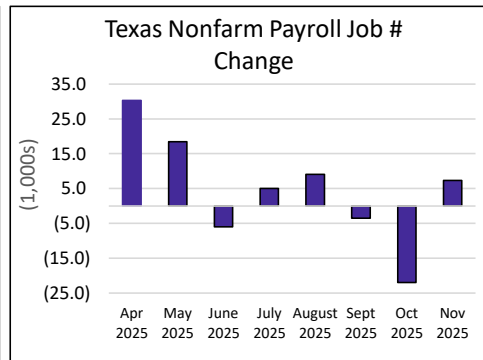
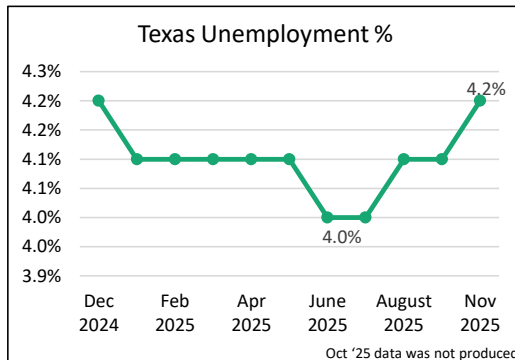
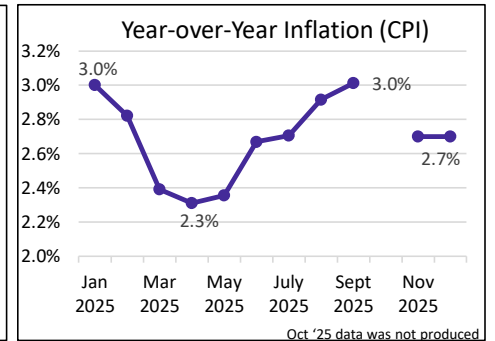
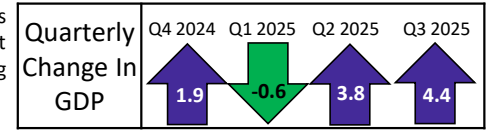
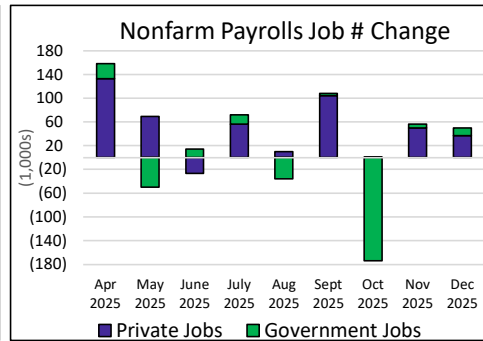
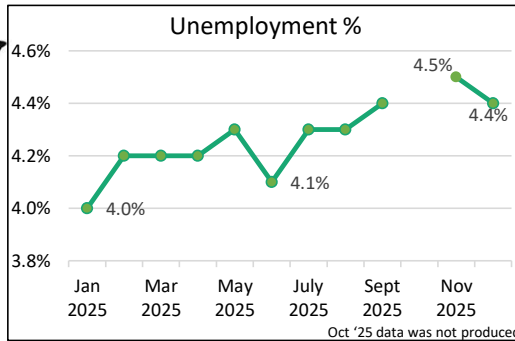
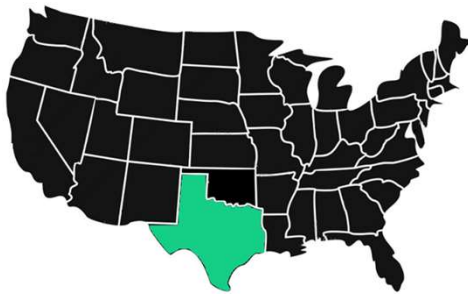
# Economic Conditions

National, State, and Local Economic Data

Winter 2025/26 Forney ISD Demographic Report

**National Economic Conditions**

The national unemployment rate has increased from 4.0% to 4.4% over the past year. The current year's monthly payroll numbers peaked in April and government jobs declined in October due to government shutdown. Inflation rates have increased after slowing but have remained at 3% or lower. The GDP after slowing in early 2025, but the 2<sup>nd</sup> and 3<sup>rd</sup> quarters' inflation data remains higher than the target rate.

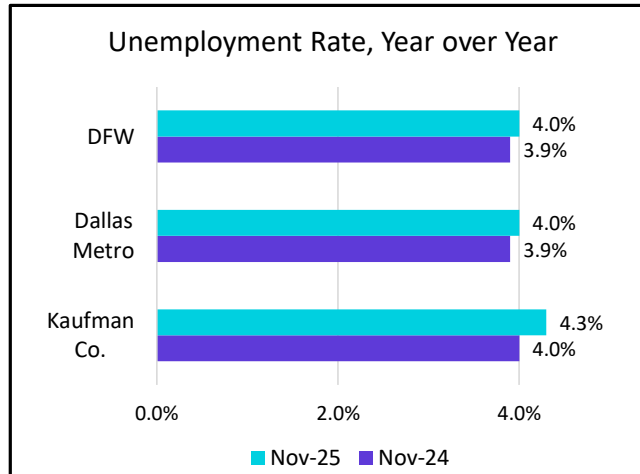


Texas reported a 6.8% annual GDP growth rate for Q2 2025, outpacing the national average of 3.8%, according to the U.S. Bureau of Economic Analysis. Personal incomes rose 6.4%, also above the national rate. Governor Abbott credited the state's skilled workforce and pro-growth policies. Texas continues to lead in job creation, energy innovation, and financial sector expansion. Since 2020 over 200 company headquarters have relocated to the state.

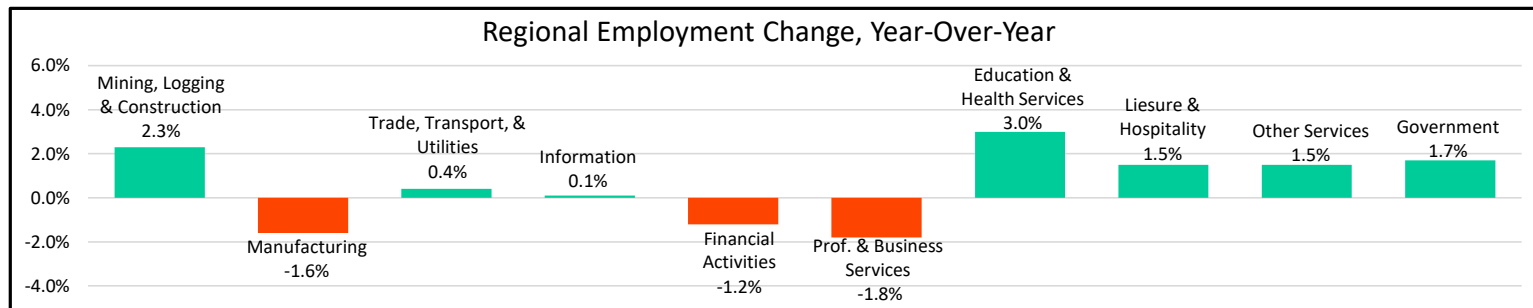
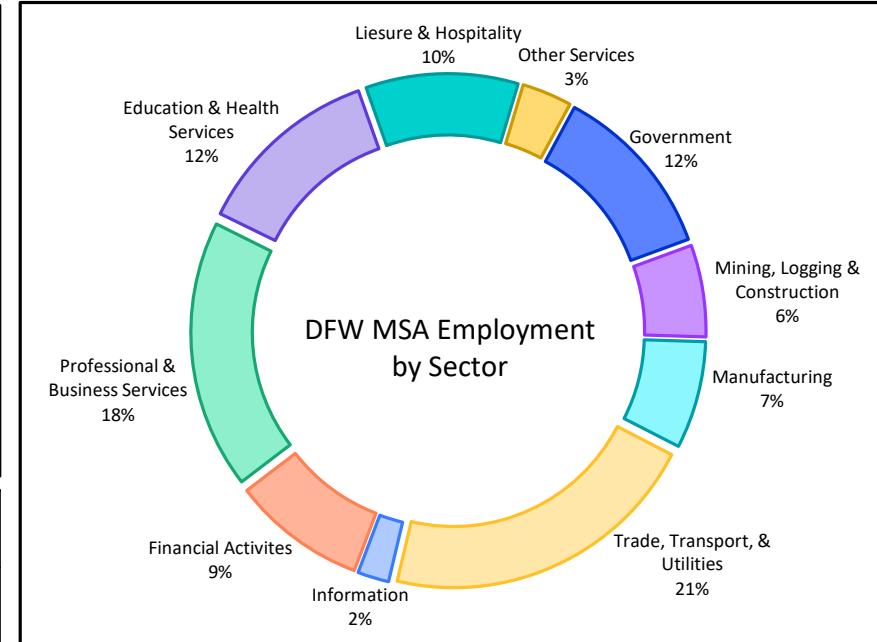
Office of the Texas Governor | Greg Abbott - September 26, 2025; buildremote.com

Source: US BLS; US BEA

- Unemployment levels in the region have increased approximately 0.1% to 0.3% 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



*A rendering of the Goldman Sachs campus in Dallas, which is expected to open in 2028*

## DFW Financial Sector Growth

Texas is challenging the notion that in finance, it's no longer New York or nowhere — and construction on Goldman Sachs' sprawling new campus just north of downtown Dallas is the clearest sign yet.

The term "Y'all Street" has emerged organically in recent years, capturing the unique convergence of Southern hospitality and financial innovation. It refers to the financial corridor in Dallas that includes Downtown, Victory Park and Uptown. The area is the largest concentration of financial services workers in the U.S., outside of New York. And with more than 380,000 finance professionals in the sector, Dallas is not just keeping up, it's leading.

Goldman Sachs new campus adds to a growing list of Wall Street names betting on Texas, drawn by low taxes, light regulations, and a cheaper cost of living. Banks and financial institutions are among hundreds of businesses hopping on the trend, setting up flashy campuses in Dallas, which some have coined "Y'all Street." Others, like Vanguard and JPMorgan Chase, are opening up regional offices in the area. State lawmakers continue to pass bills that they say will bring more businesses to the state.

Courtesy: Business Insider, Dallas Business Journal, Texas Capital Bank

**edge**

# VILLAGE AT GATEWAY

## FORNEY, TEXAS

Gateway Blvd

Target

H-E-B

80

"KAUFMAN COUNTY IS THE 2ND FASTEST GROWING COUNTY IN THE U.S."  
\*U.S. Census Bureau 03/2023

WINNER: BEST RETAIL PROJECT

A Development By:

**STREET LEVEL**

## Village at Gateway - Forney

Village at Gateway is the largest ground-up retail development in the Southwest United States and represents a major milestone in Forney's dynamic growth, providing residents a premier shopping, dining, and entertainment experience. In addition, Village at Gateway is expected to bring over **1,000 jobs** to the community and deliver significant economic impact for years to come.

The first phase will comprise 500,000 square feet of retail space. A 144,000-square-foot Target will anchor the property, and other tenants include The Home Depot and H-E-B. The development will also feature nine outparcels, as well as sites for future multifamily residential space. Completion of the first phase is scheduled for summer 2026 and a planned second phase will deliver an additional 200,000 square feet of retail space.

Courtesy: Edge Realty Partners, Street Level Investments

Forney Major Employers	Industry Type	# of Employees
Forney ISD	Education	1,000 – 4,999
Amazon Fulfillment Center	Distribution	500 - 999
City of Forney	Government	250 - 499
Intex	Service	250 - 499
Wal-Mart	Retail	250 - 499
ABOX Packaging	Manufacturing	100 - 249
Amazon Distribution Center	Distribution	100 - 249
Goodyear Distribution	Distribution	100 – 249
Kroger Marketplace	Grocery	100 – 249
Lowe's Home Improvement	Retail	100 – 249
Ridgecrest Healthcare & Rehabilitation Center	Healthcare	100 – 249
Steve Silver Company	Distribution	100 – 249
	<b>Total</b>	<b>2,950 – 9,250</b>

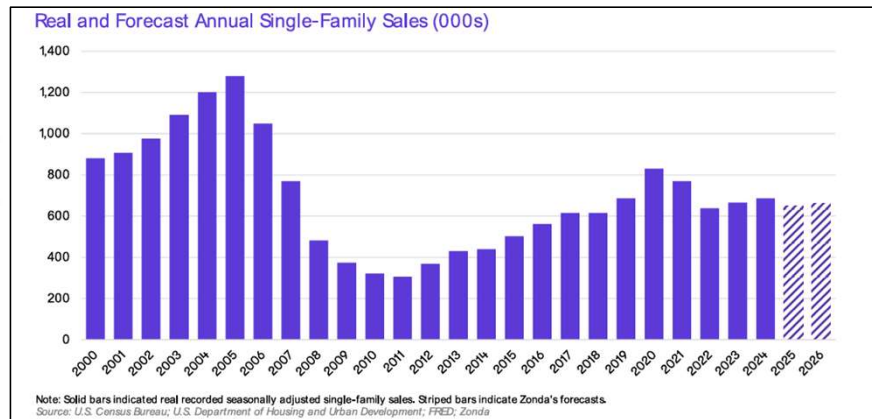
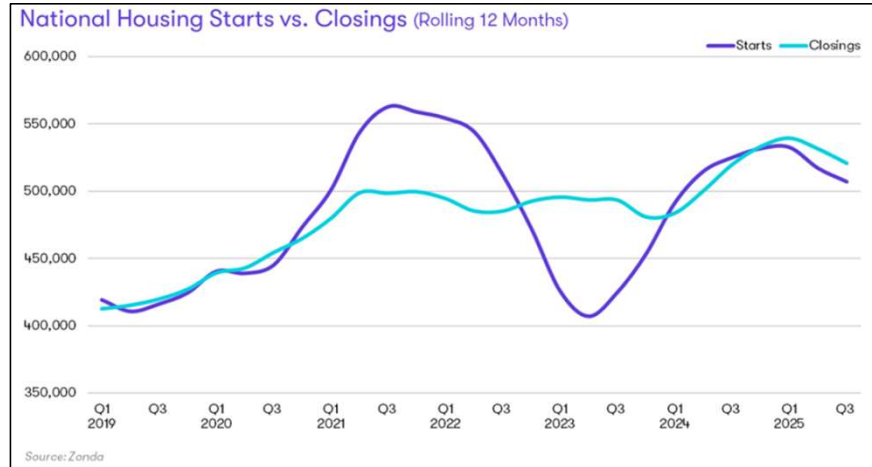
Source: Forney Economic Development

# Single-Family Housing

National Market Information & Area Sales Data

# 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.

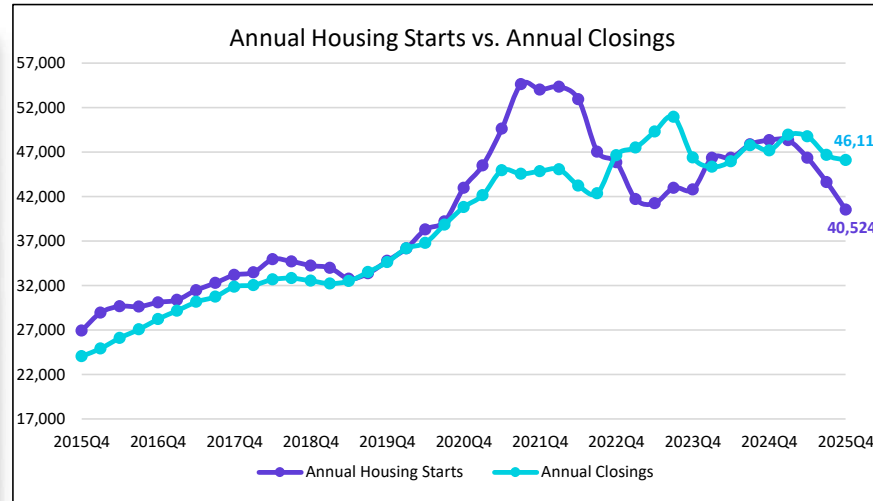
Among Zonda's top 50 major markets across the country, 36% were overperforming, 42% were average, and 22% were underperforming.

**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.

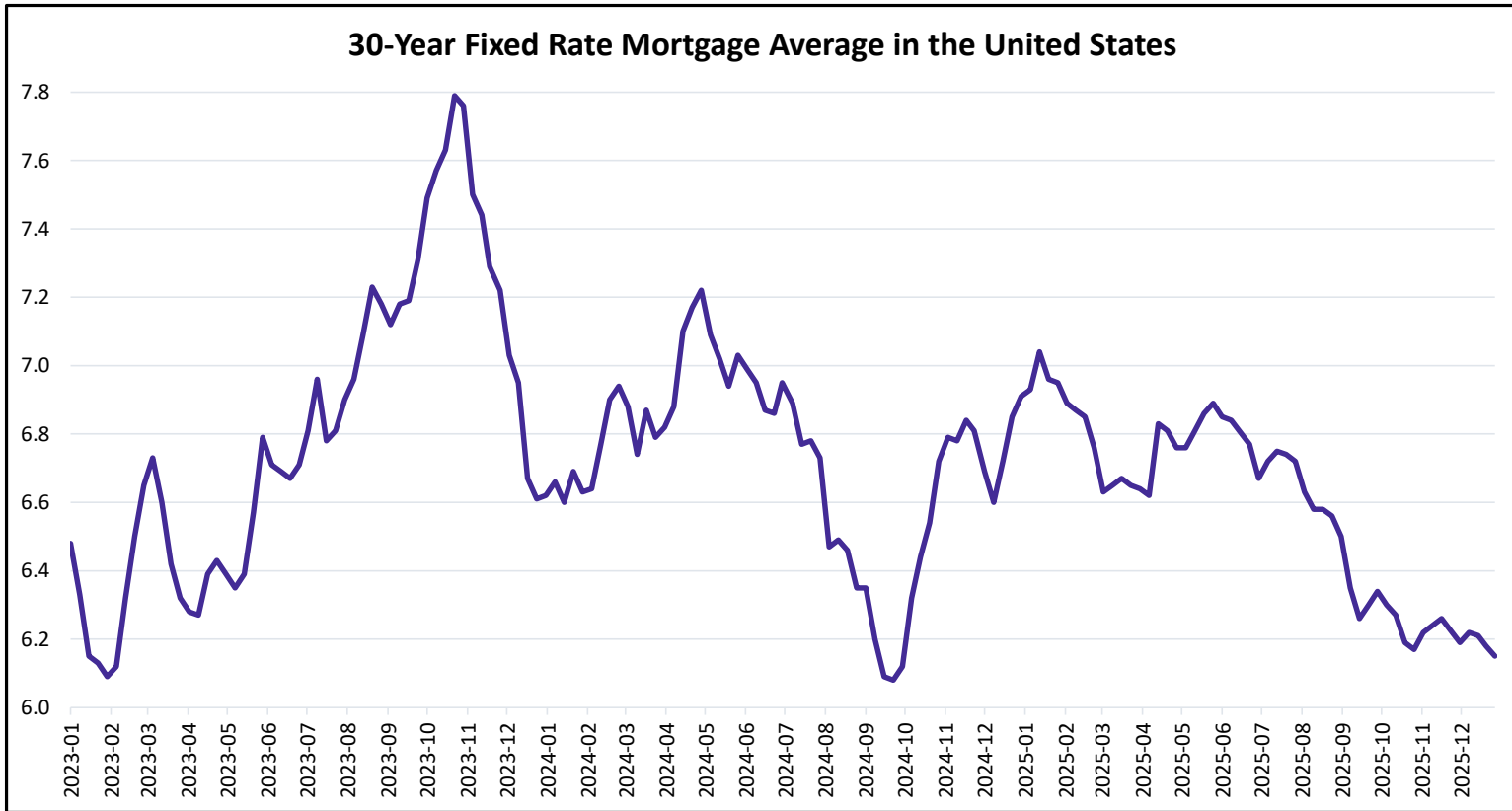
Among Texas' four major markets, one market (San Antonio) is overperforming and three markets Austin, DFW, and Houston are average in terms of new home sales adjusted for supply and seasonality.

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.



Source: US FRED

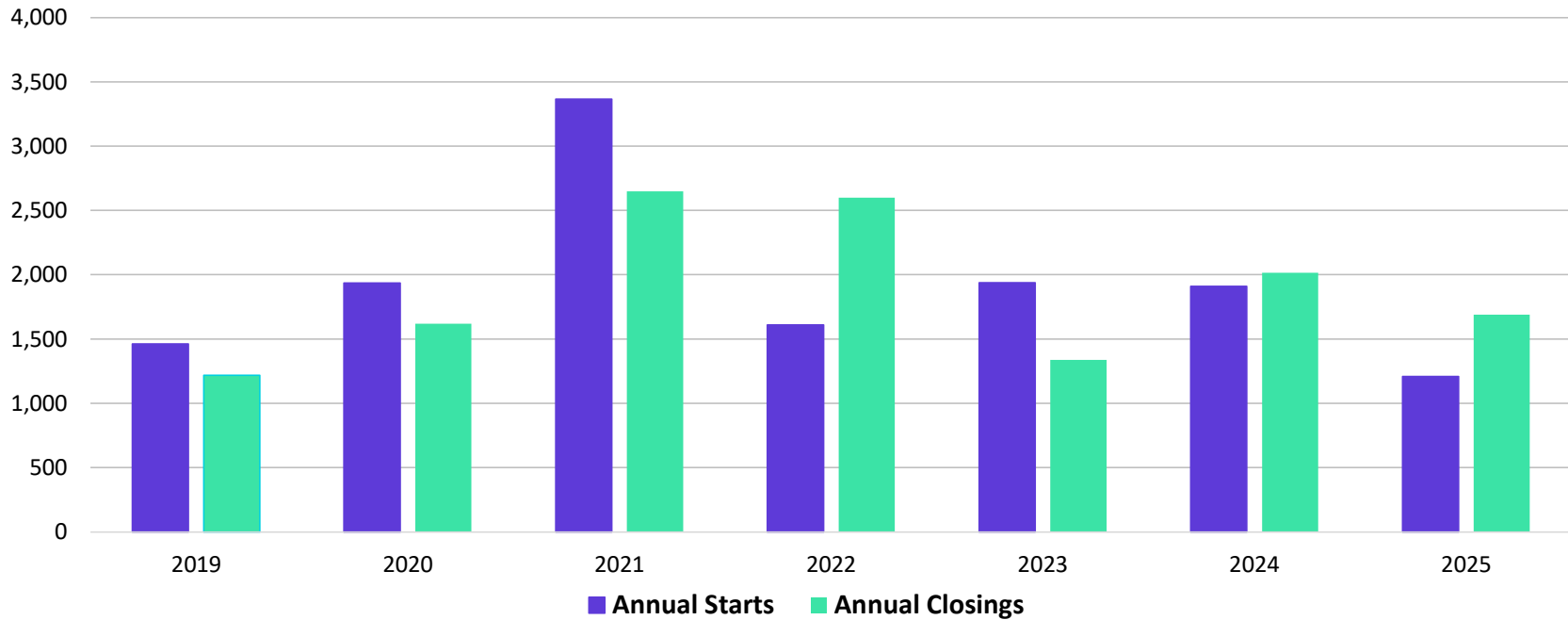
The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17<sup>th</sup>, October 29<sup>th</sup>, and December 10<sup>th</sup> resulting in a reduction of the 30-year fixed rate mortgage to 6.15% at the end of December, the lowest since October 2024.

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.

# Forney ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	260	310	560	490	236	313	350
2Q	403	367	1071	526	530	583	318
3Q	397	520	1156	237	596	551	295
4Q	403	739	579	357	575	462	245
<b>Total</b>	<b>1,463</b>	<b>1,936</b>	<b>3,366</b>	<b>1,610</b>	<b>1,937</b>	<b>1,909</b>	<b>1,208</b>

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	219	298	538	699	207	404	419
2Q	250	401	704	804	363	428	523
3Q	336	384	714	369	375	860	417
4Q	413	537	692	726	393	323	330
<b>Total</b>	<b>1,218</b>	<b>1,620</b>	<b>2,648</b>	<b>2,598</b>	<b>1,338</b>	<b>2,015</b>	<b>1,689</b>

Source: Zonda

# Forney ISD New Home Activity by Elementary Zone

Single-Family Housing

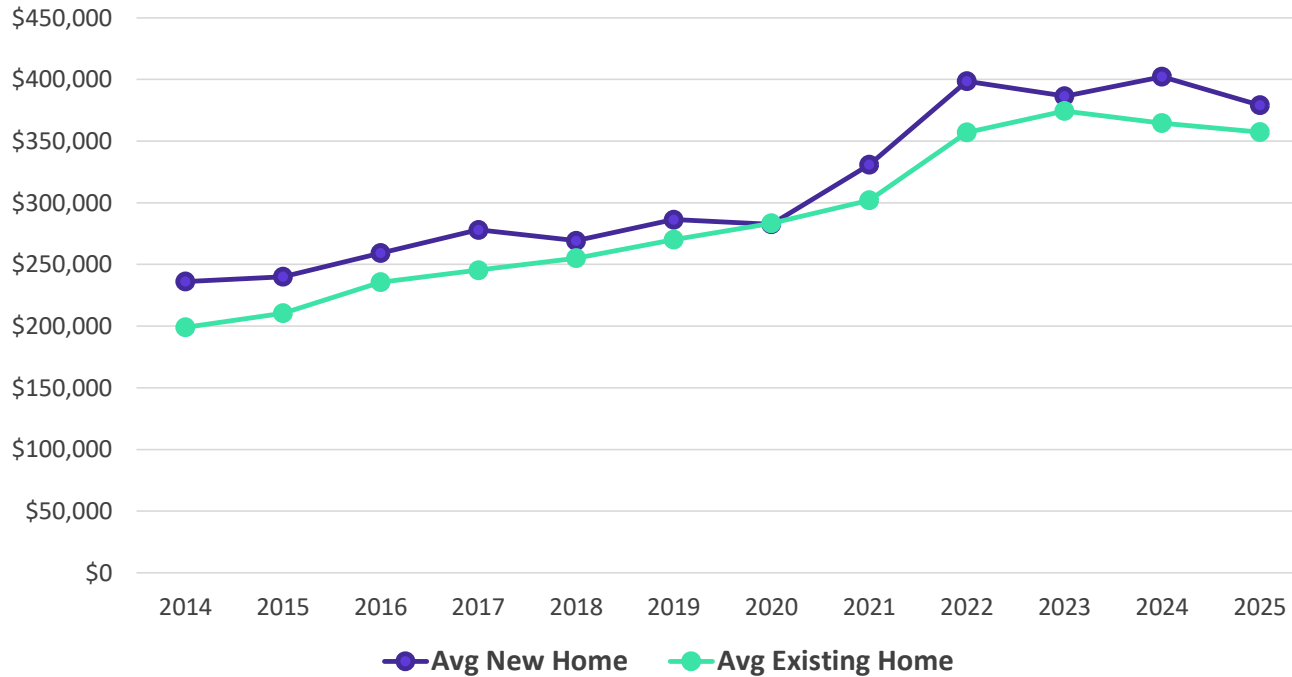


Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Futures
BLACKBURN	0	0	0	0	0	0	0	3,455
CLAYBON	35	4	47	13	4	23	81	243
CRISWELL	1	0	1	0	1	1	16	254
CROSBY	283	68	319	69	76	201	672	1,966
DEWBERRY	164	24	193	49	30	80	655	3,219
GRIFFIN	366	51	579	95	82	143	484	1,200
HENDERSON	62	2	186	38	1	76	311	1,232
JOHNSON	112	34	143	27	48	120	566	3,733
LEWIS	0	0	6	0	0	0	0	465
WILLETT	185	62	215	39	63	118	662	1,531
<b>Grand Total</b>	<b>1,208</b>	<b>245</b>	<b>1,689</b>	<b>330</b>	<b>305</b>	<b>762</b>	<b>3,447</b>	<b>17,298</b>

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

# Forney ISD Home Price Analysis

Single-Family Housing



Year	Avg New Home Sale Price	Avg Existing Home Sale Price
2014	\$236,258	\$198,946
2015	\$240,079	\$210,497
2016	\$259,136	\$235,559
2017	\$277,961	\$245,297
2018	\$269,164	\$254,961
2019	\$286,298	\$270,065
2020	\$282,523	\$283,251
2021	\$330,802	\$302,015
2022	\$398,486	\$356,906
2023	\$386,466	\$374,396
2024	\$402,111	\$364,566
2025	\$378,971	\$357,248

- The average existing home sale price in Forney ISD has risen nearly 80% over the past 10 years, an increase of approximately \$158,300
- The new home sales price average has risen 60% over the past ten years or roughly \$142,700

# Demographics

## District Demographic Data/Statistics

# DEMOGRAPHIC PROFILE

FORNEY ISD  
Area: 81.53 square miles



Source: This infographic contains data provided by Esri (2025, 2030).  
© 2026 Esri

## EDUCATION



## EMPLOYMENT



## KEY FACTS



## INCOME



## HOUSEHOLD INCOME



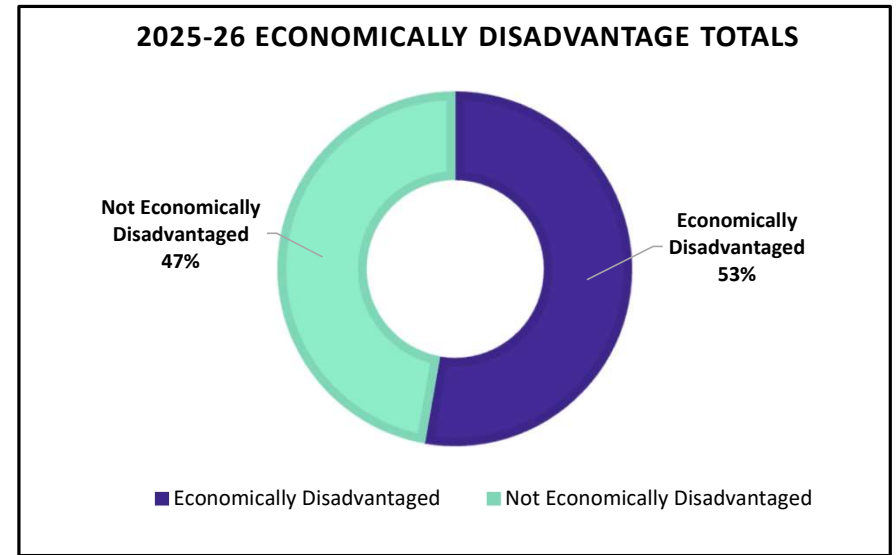
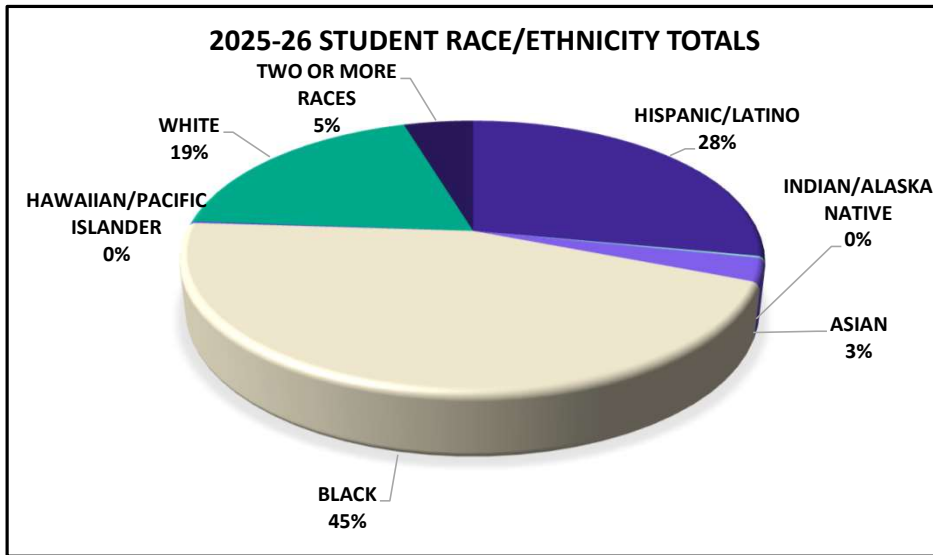


# District – Student Demographics

Demographics

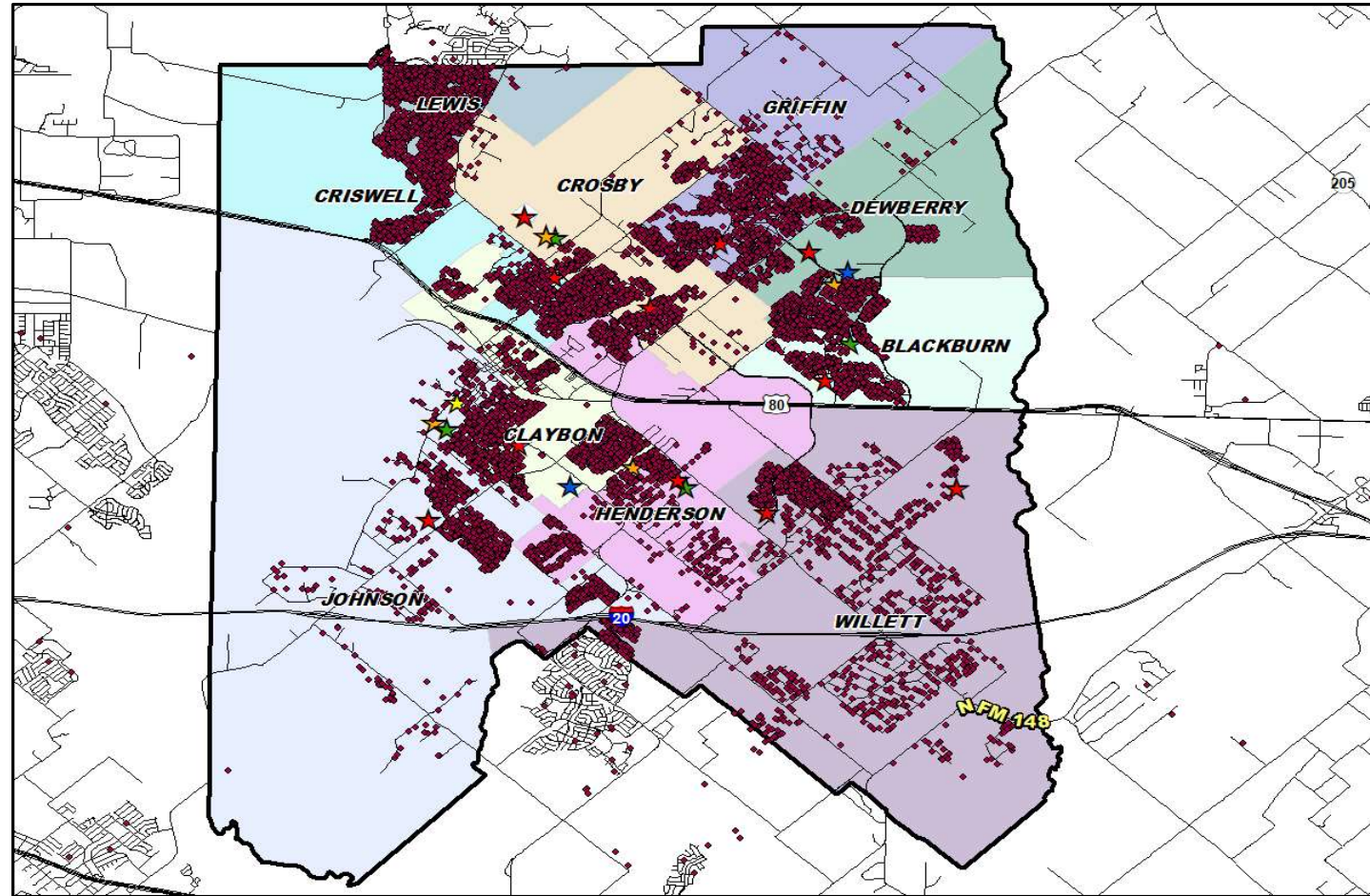


Year	Total	Black	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/Other Pacific Islander	%	Economically Disadvantaged	% ED
2018/19	11,111	2,119	19.1%	2,987	26.9%	44	0.4%	230	2.1%	5,295	47.7%	422	3.8%	14	0.1%	3,245	29.2%
2019/20	11,848	2,667	22.5%	3,255	27.5%	42	0.4%	246	2.1%	5,168	43.6%	453	3.8%	17	0.1%	3,984	33.6%
2020/21	12,572	3,382	26.9%	3,548	28.2%	37	0.3%	536	4.3%	4,895	38.9%	153	1.2%	21	0.2%	4,540	36.1%
2021/22	14,160	4,330	30.6%	4,111	29.0%	37	0.3%	280	2.0%	4,794	33.9%	590	4.2%	18	0.1%	4,751	33.6%
2022/23	15,997	5,714	35.7%	4,618	28.9%	37	0.2%	380	2.4%	4,545	28.4%	674	4.2%	29	0.2%	6,946	43.4%
2023/24	16,858	6,569	39.0%	4,799	28.5%	32	0.2%	424	2.5%	4,237	25.1%	767	4.5%	30	0.2%	7,896	46.8%
2024/25	18,428	7,882	42.8%	5,173	28.1%	37	0.2%	474	2.6%	3,961	21.5%	868	4.7%	33	0.2%	9,425	51.1%
<b>2025/26</b>	<b>19,510</b>	<b>8,790</b>	<b>45.1%</b>	<b>5,464</b>	<b>28.0%</b>	<b>37</b>	<b>0.2%</b>	<b>539</b>	<b>2.8%</b>	<b>3,747</b>	<b>19.2%</b>	<b>903</b>	<b>4.6%</b>	<b>30</b>	<b>0.2%</b>	<b>10,292</b>	<b>52.8%</b>



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

- There are 356 students that currently reside outside the district
- This represents approximately 1.8% of the total student population
- 7,029 students, or roughly 36% of the total student population, resides within the Forney city limits

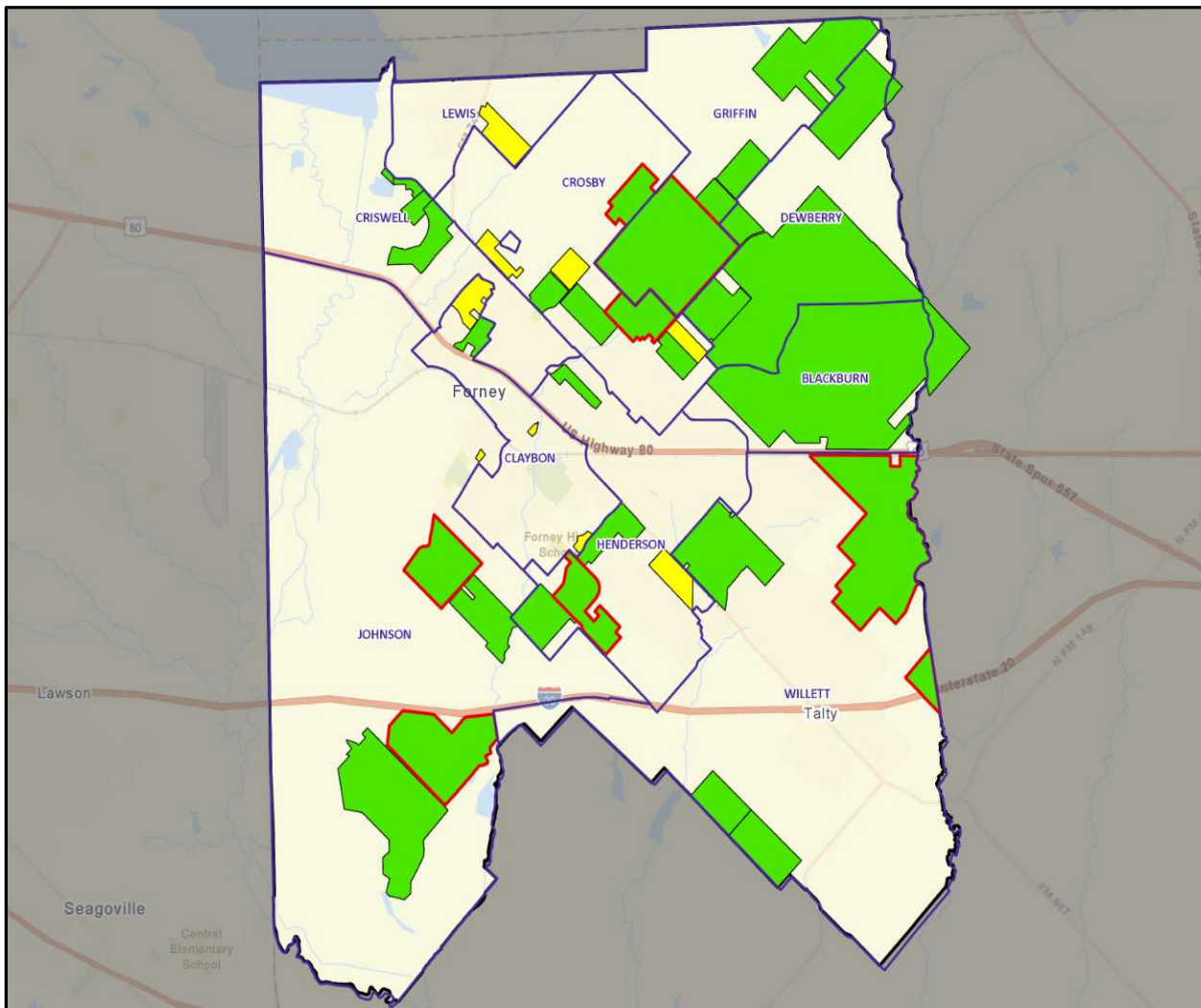
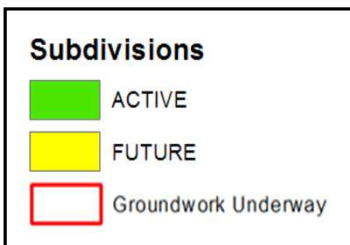


# Single Family Housing Activity

Area Housing Activity Information

## District Future Housing Overview

- The district has 35 active subdivisions with approximately 300 homes under construction and nearly 3,450 lots ready to be built on
- Within FISD there are currently 13 potential future subdivisions totaling nearly 17,300 single family lots
- Groundwork is currently underway on more than 2,200 lots within 6 subdivisions



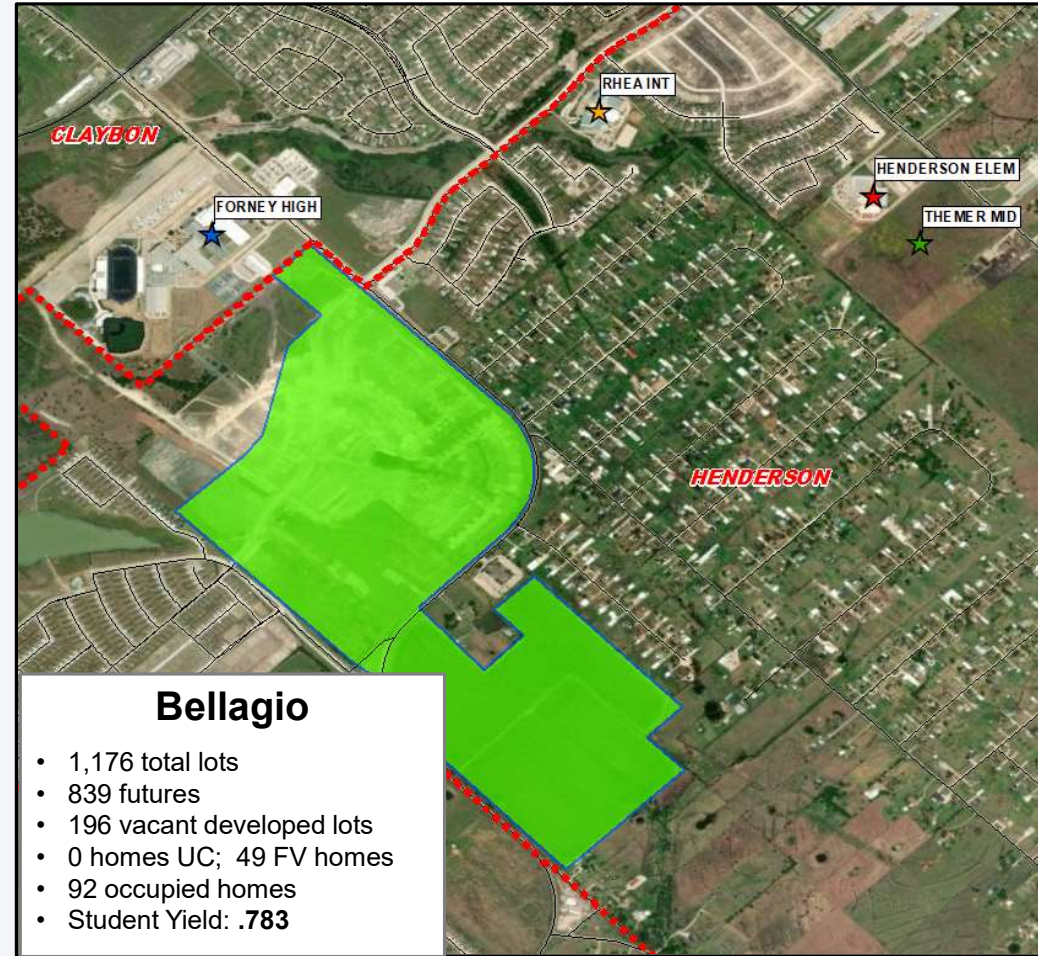
*January 2026*



# District Single-Family Activity

Single-Family Housing Construction

January 2026



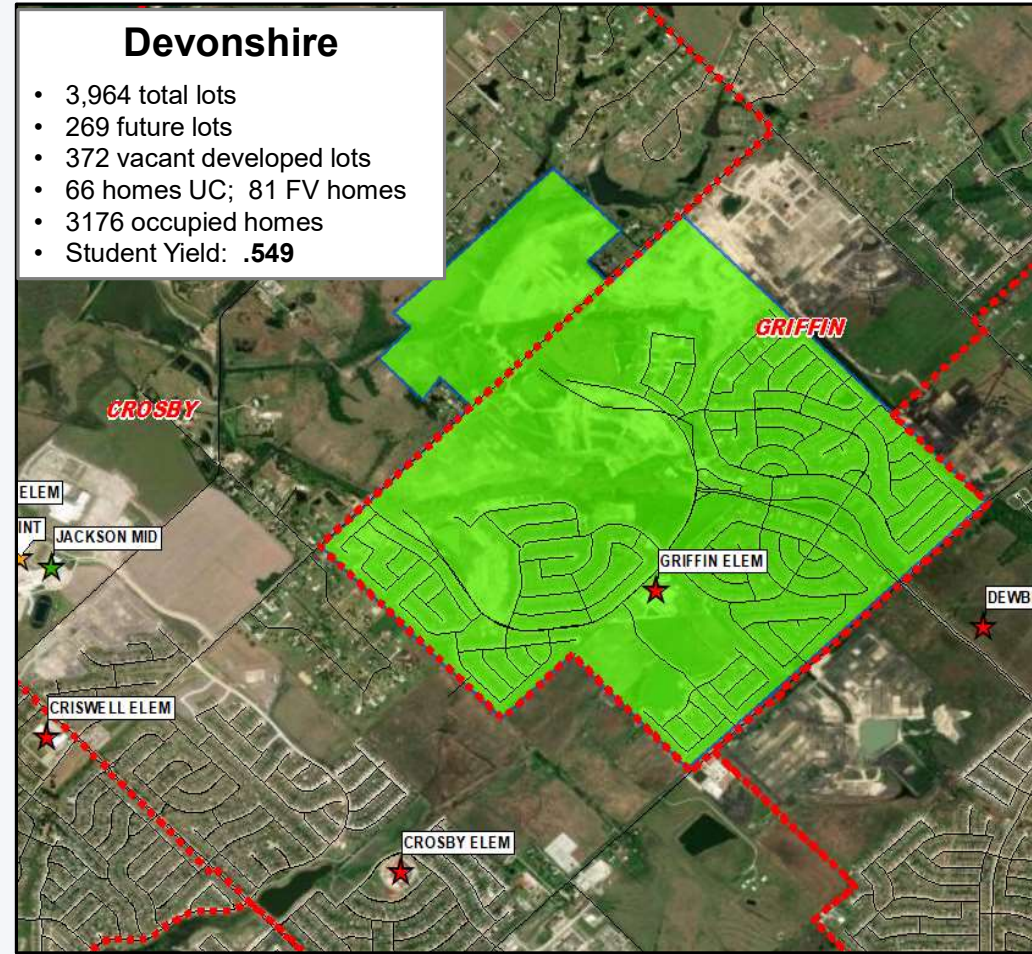
## Bellagio

- 1,176 total lots
- 839 futures
- 196 vacant developed lots
- 0 homes UC; 49 FV homes
- 92 occupied homes
- Student Yield: .783

# District Single-Family Activity

Single-Family Housing Construction

January 2026



# District Single-Family Activity

Single-Family Housing Construction

January 2026



## Falcon Heights

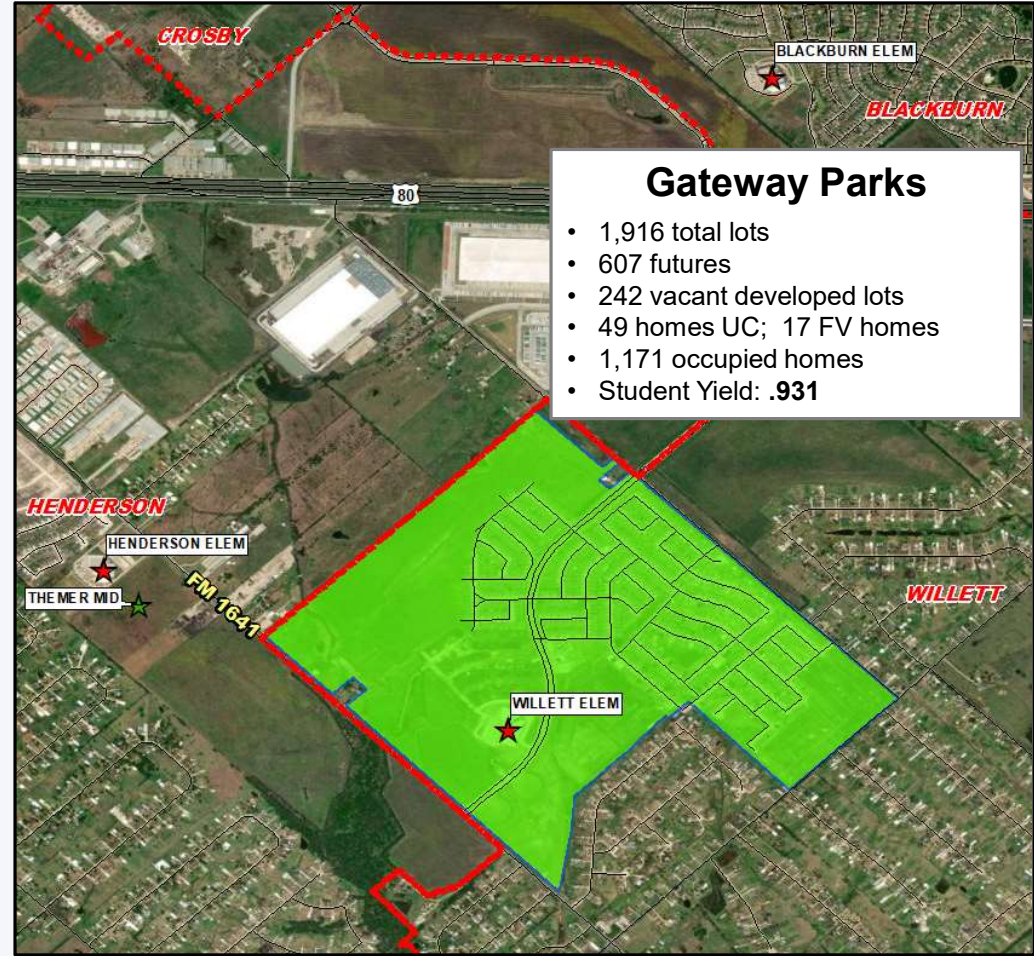
- 539 total lots
- 84 vacant developed lots
- 33 homes UC; 16 FV homes
- 406 occupied homes
- Student Yield: .617



# District Single-Family Activity

Single-Family Housing Construction

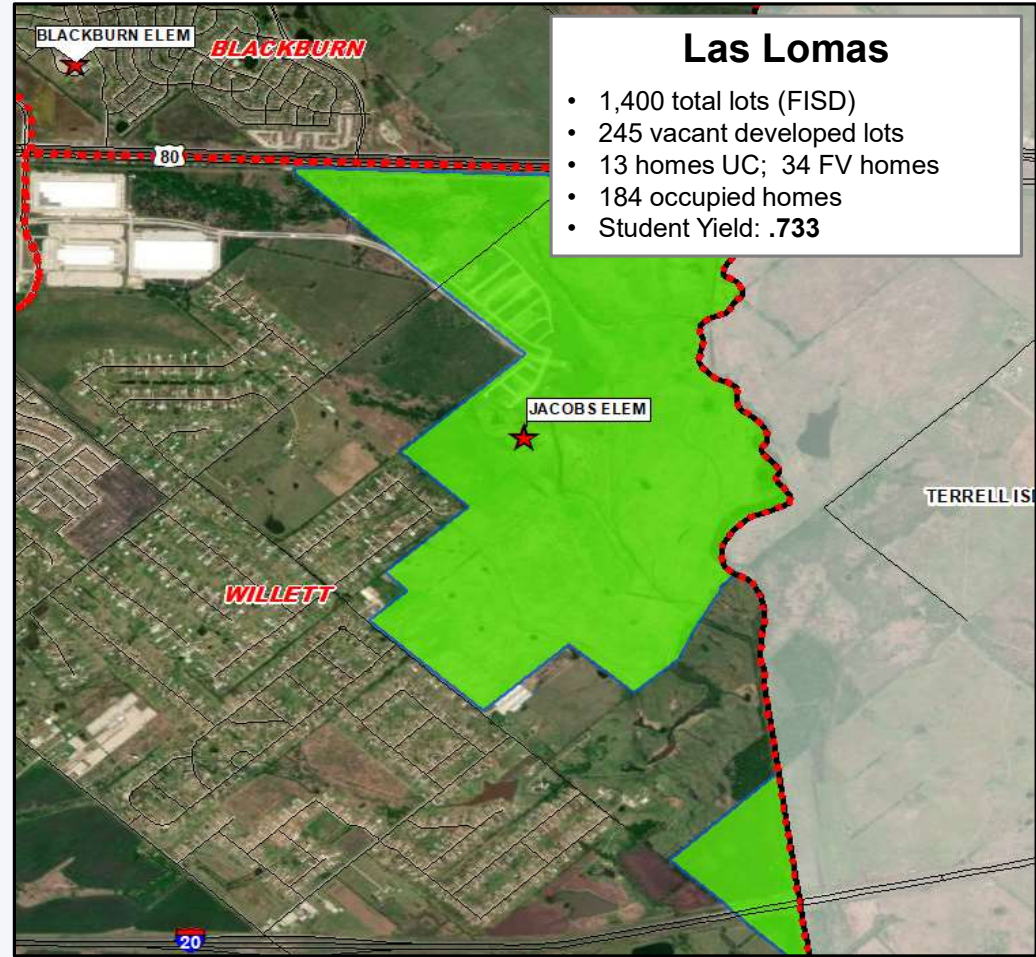
January 2026



# District Single-Family Activity

Single-Family Housing Construction

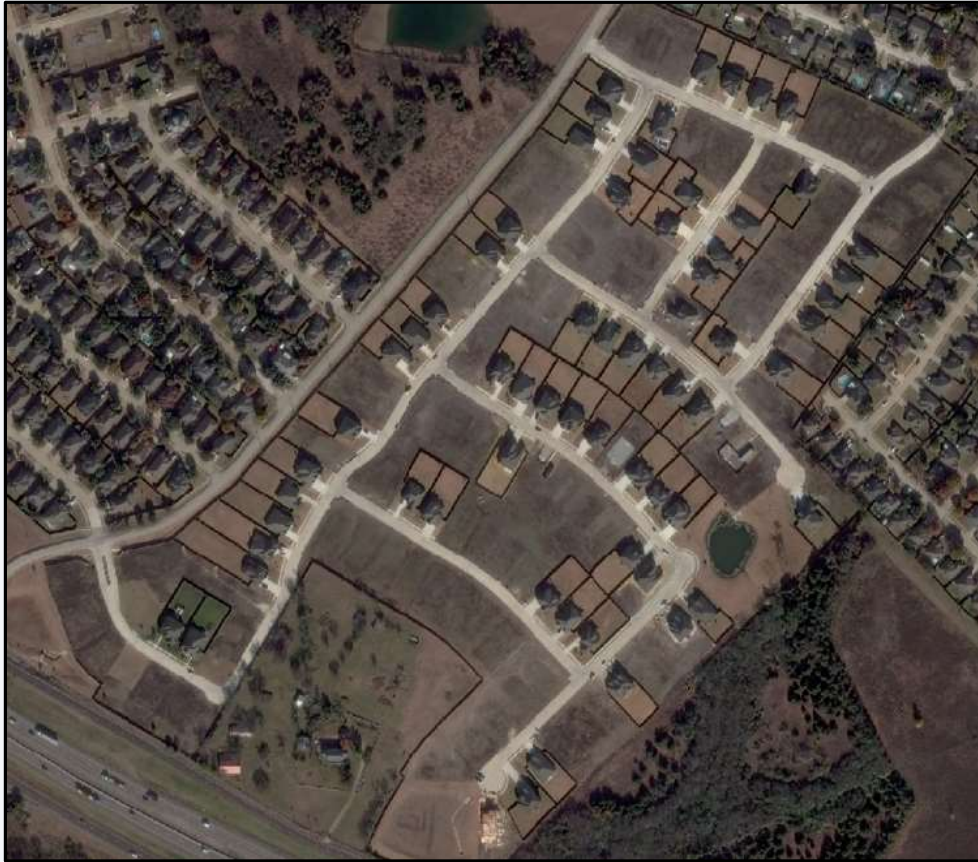
January 2026



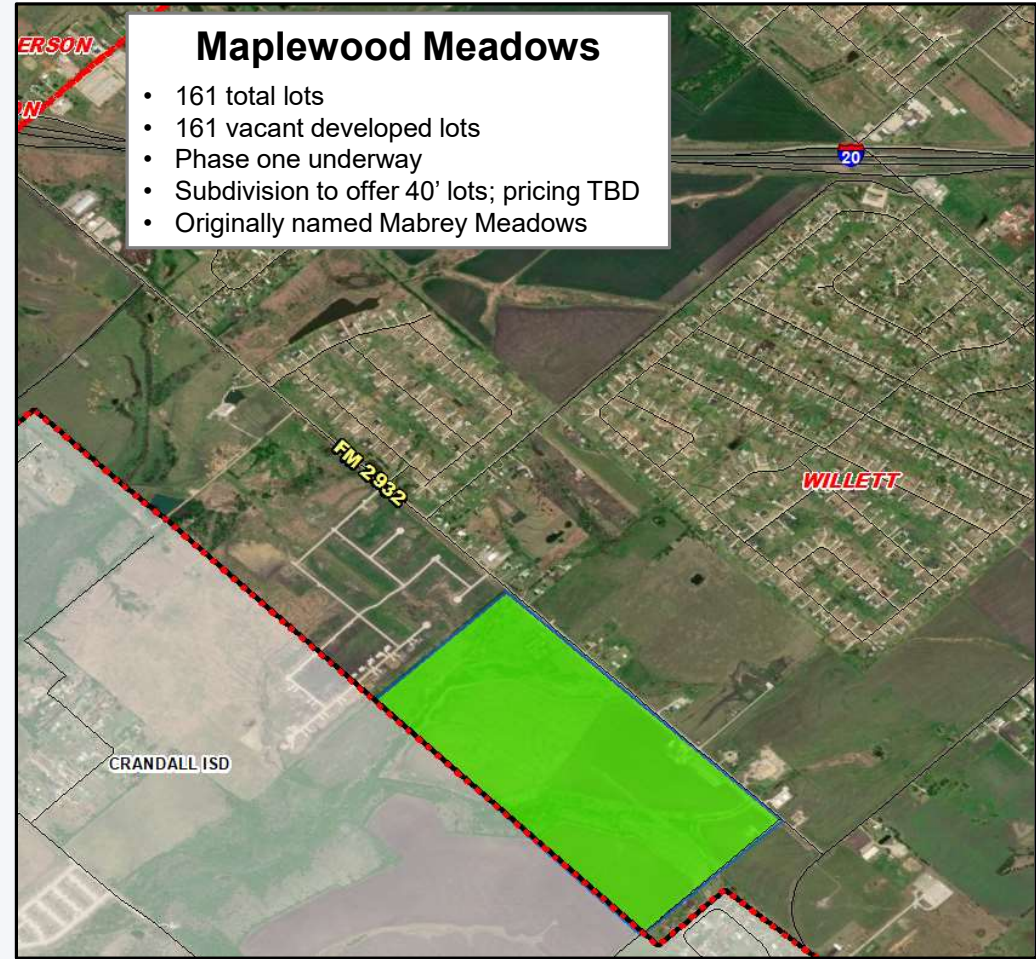
# District Single-Family Activity

Single-Family Housing Construction

December 2025



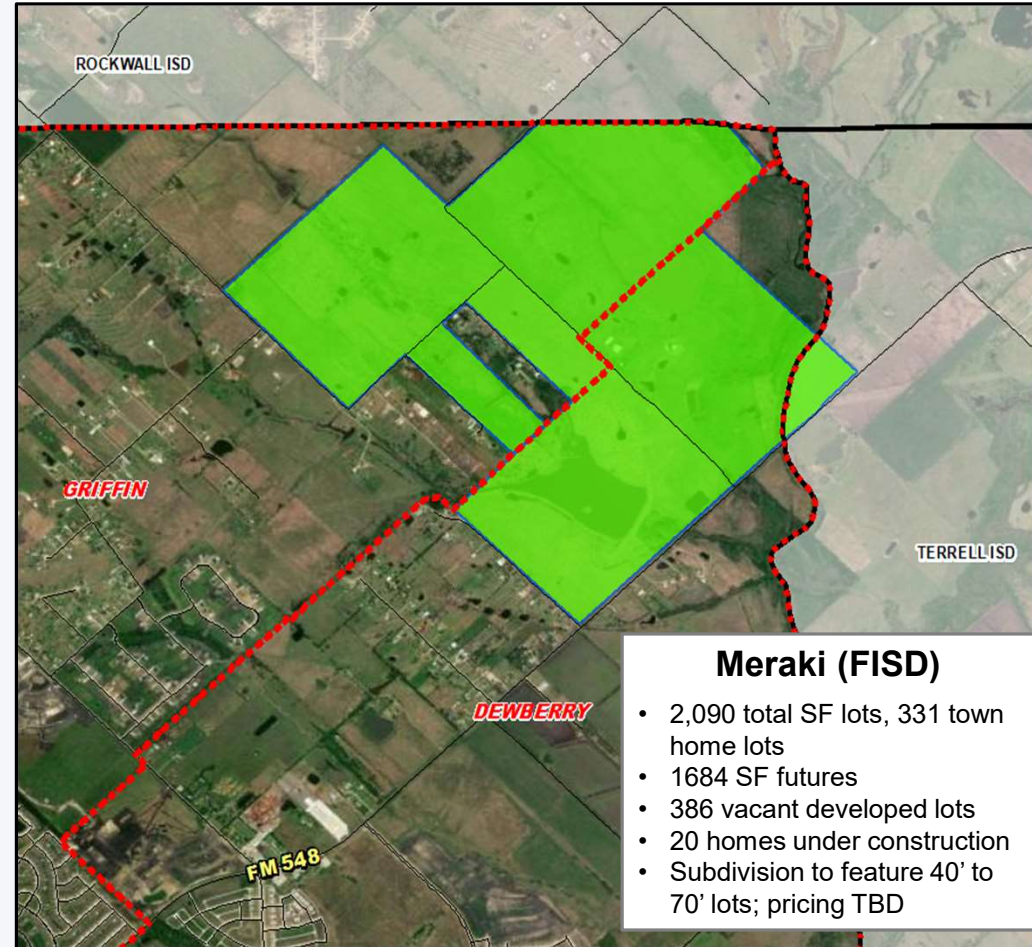
*December 2025*



# District Single-Family Activity

Single-Family Housing Construction

December 2025



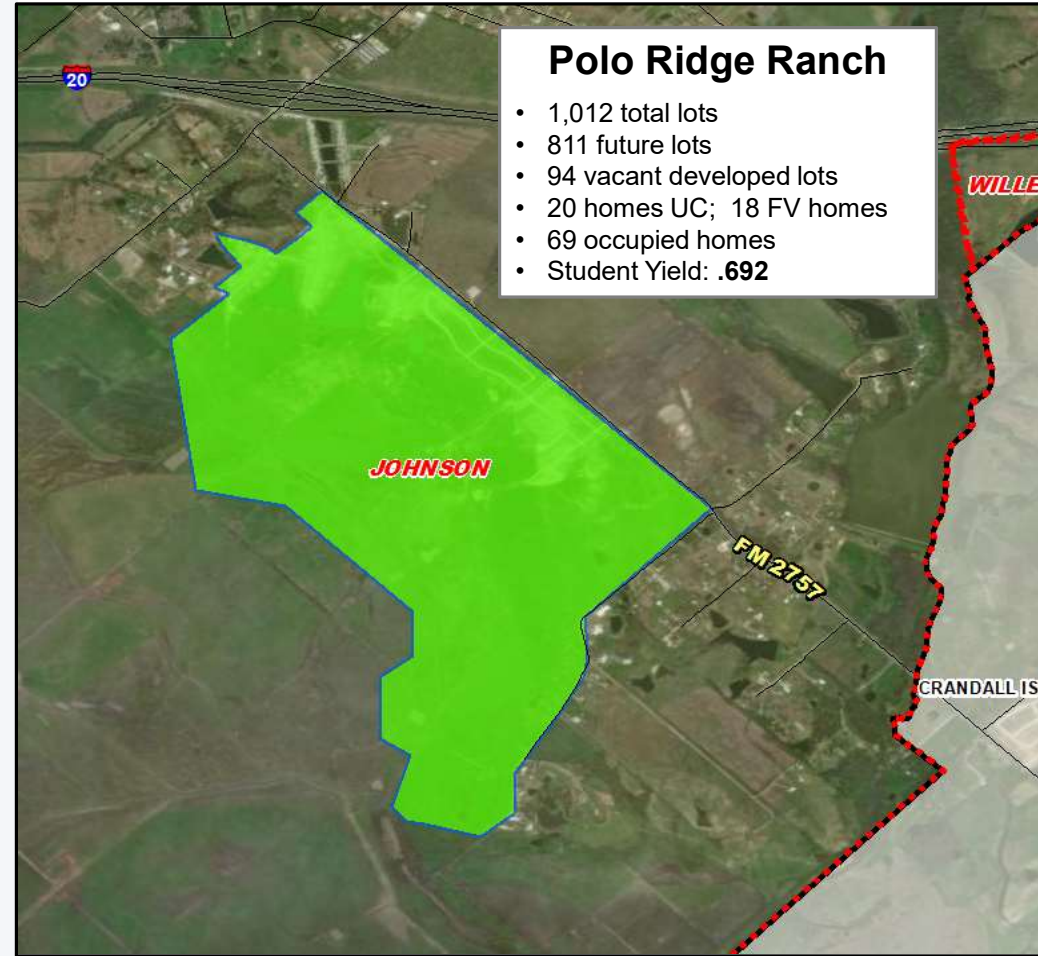
*December 2025*



# District Single-Family Activity

Single-Family Housing Construction

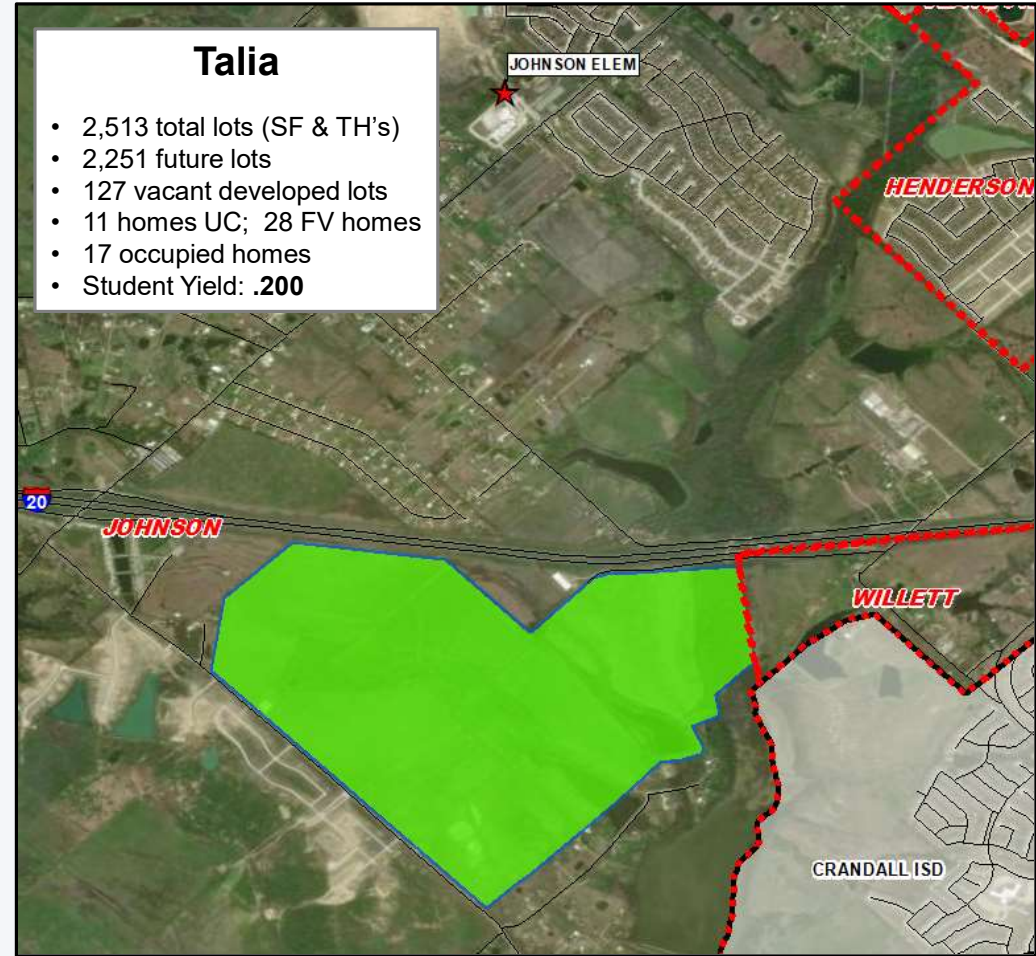
December 2025



# District Single-Family Activity

Single-Family Housing Construction

December 2025



# District Single-Family Activity

Single-Family Housing Construction

December 2025



# District Single-Family Activity

Single-Family Housing Construction

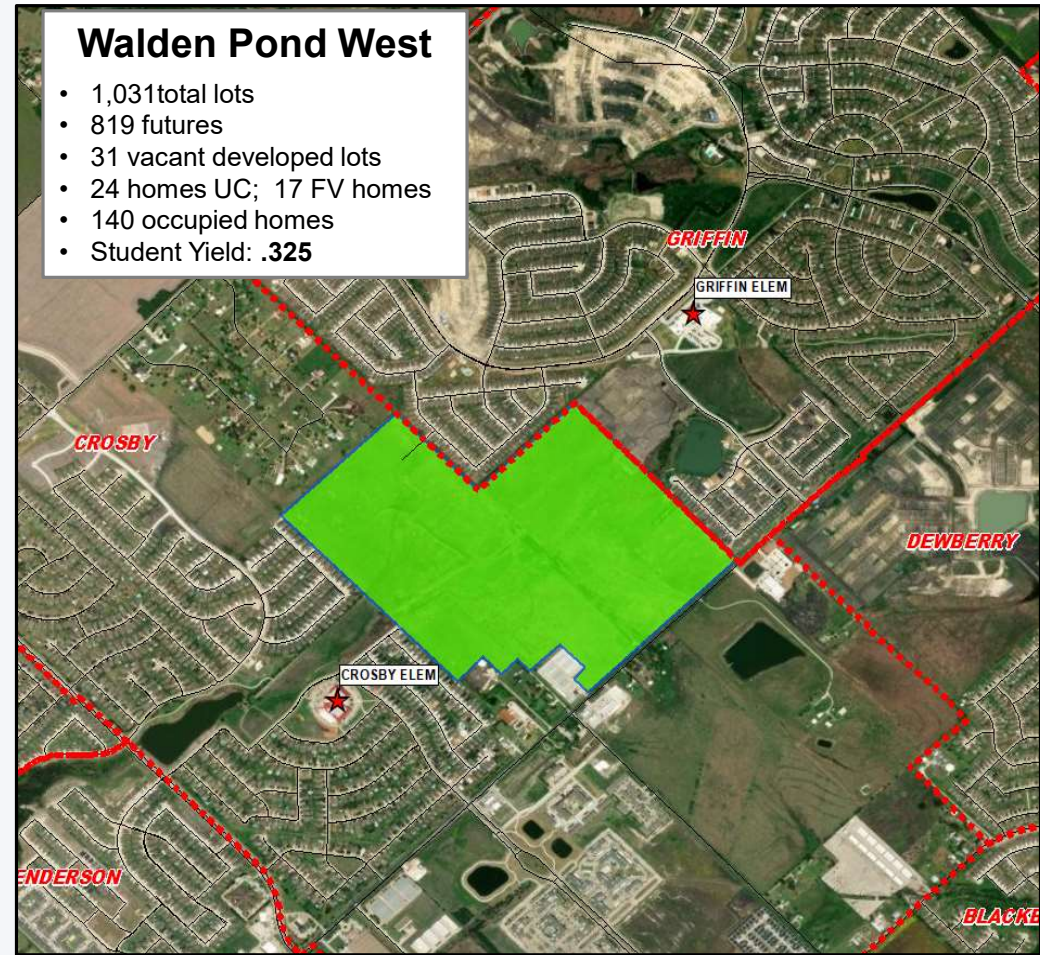
December 2025



# District Single-Family Activity

Single-Family Housing Construction

December 2025



# Multifamily Housing

Regional Market and District Data

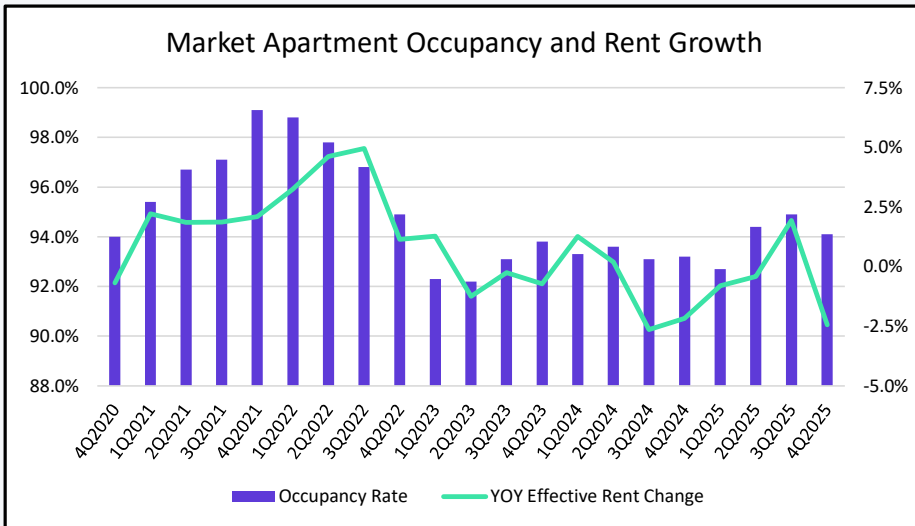
Winter 2025/26 Forney ISD Demographic Report

# Apartment Profile

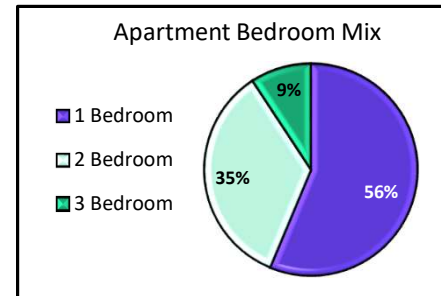
Multifamily Housing – Regional



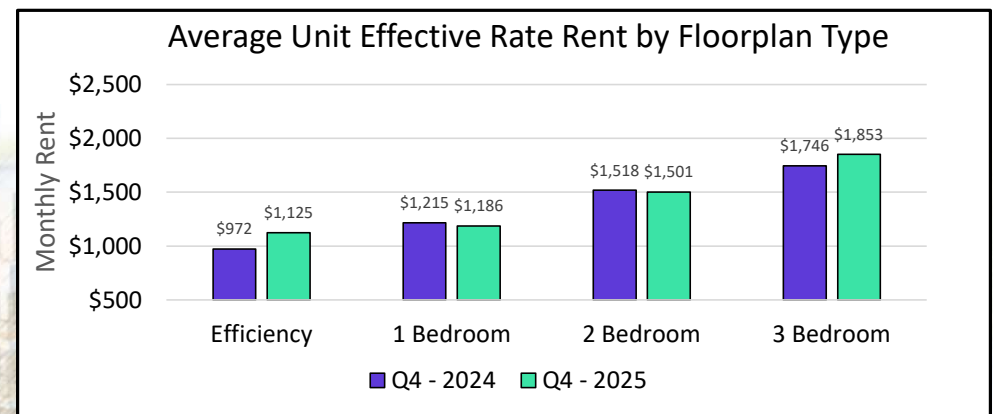
Occupancy has decreased to approximately 91% while Effective Rent Change has mostly remained negative after 2Q23.



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

# District Apartments' Student Yield

Multifamily Housing



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 District is approximately **.202**. 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 –

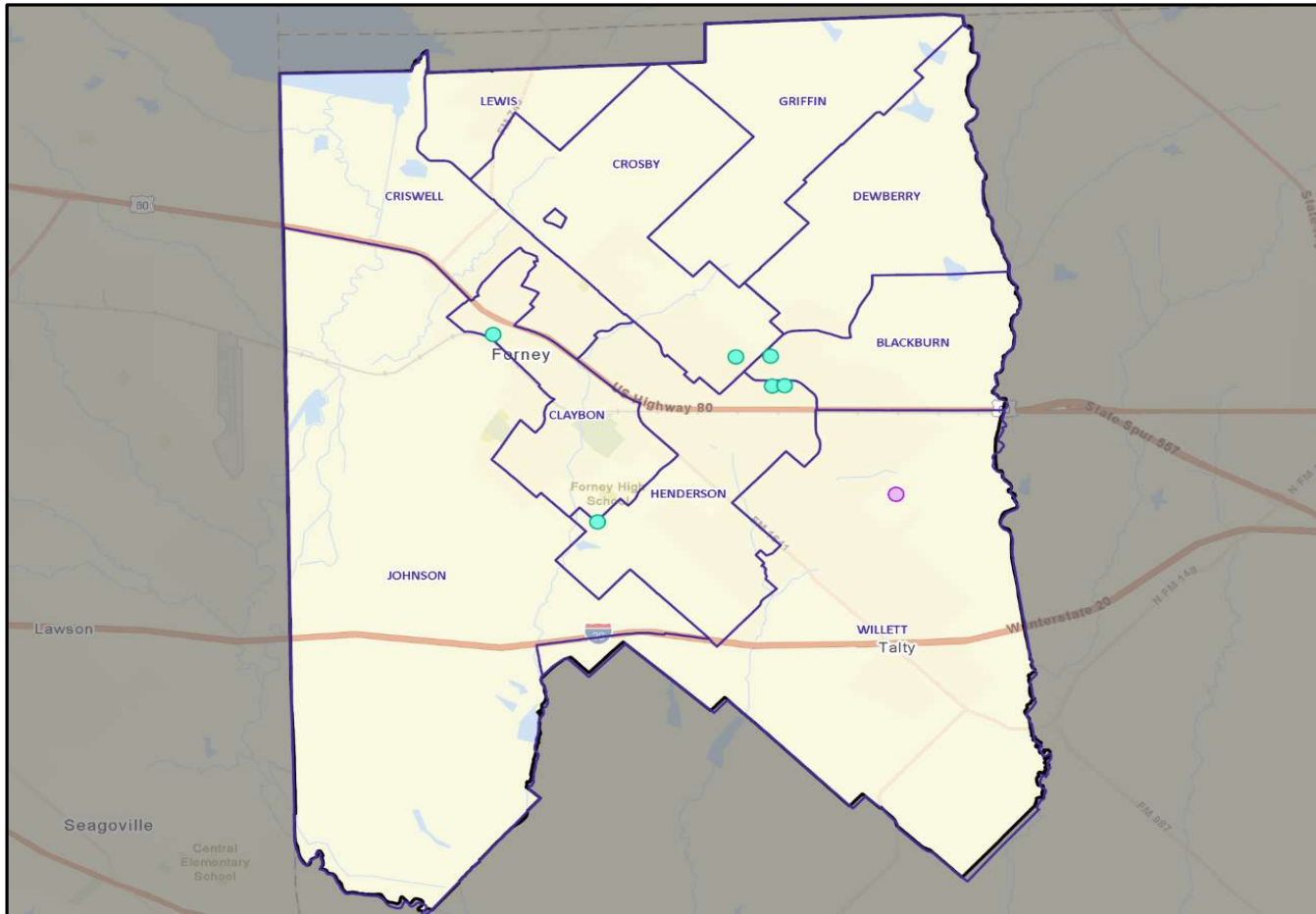
Total Number of Apartment Units included in Market Study	Number of Students Enrolled in school in the Apartment Units	Yield
3,362 Units	678 Students	0.202

## Age of Apartment Building & Yield –

Prior to 2000	2001 - 2019	2020 - Current
0.558	0.230	0.144





# District Multifamily Overview



- There is currently one multi-family project under construction within the District comprising 300 rental units
- There are six multi-family projects in the planning stages comprising more than 1,600 future rental units

**Multifamily Developments**

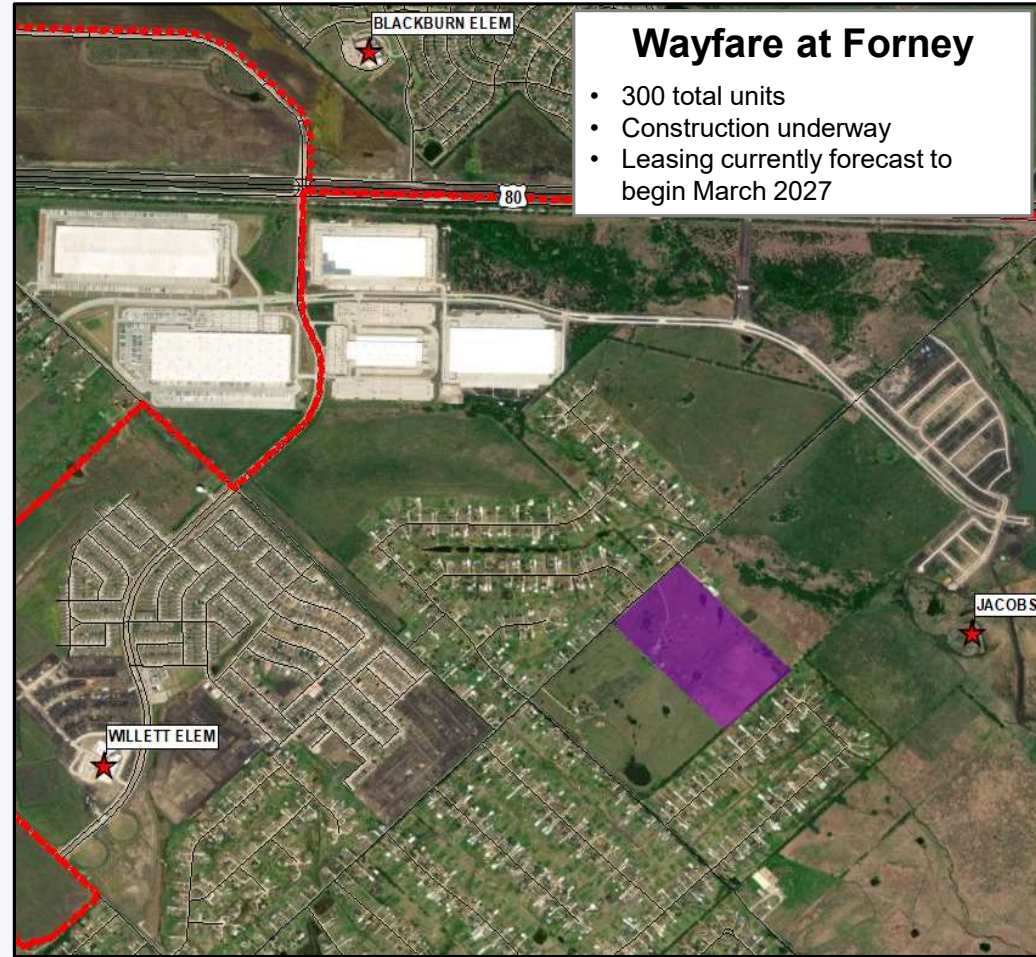
-  FUTURE
-  UNDER CONSTRUCTION

*February 2026*



**Wayfare at Forney**

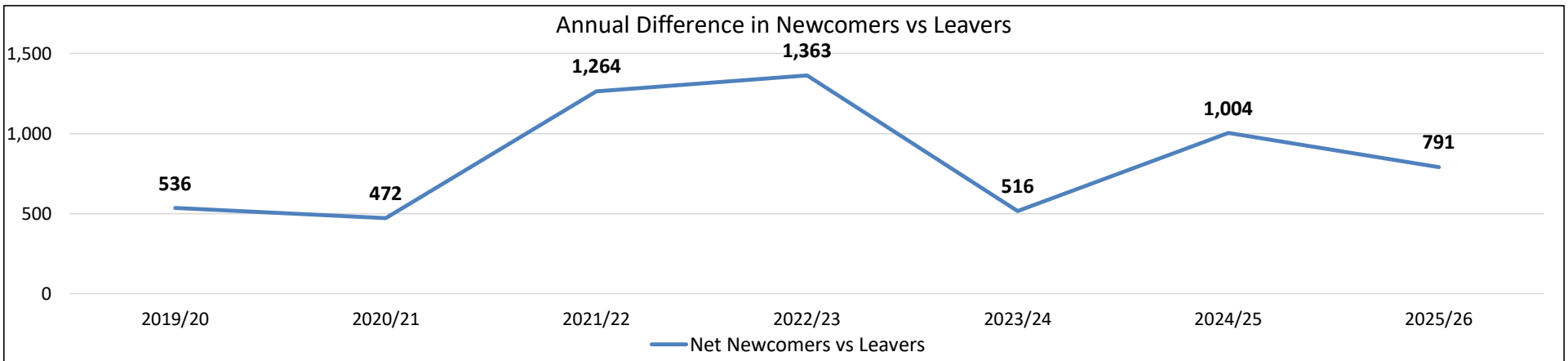
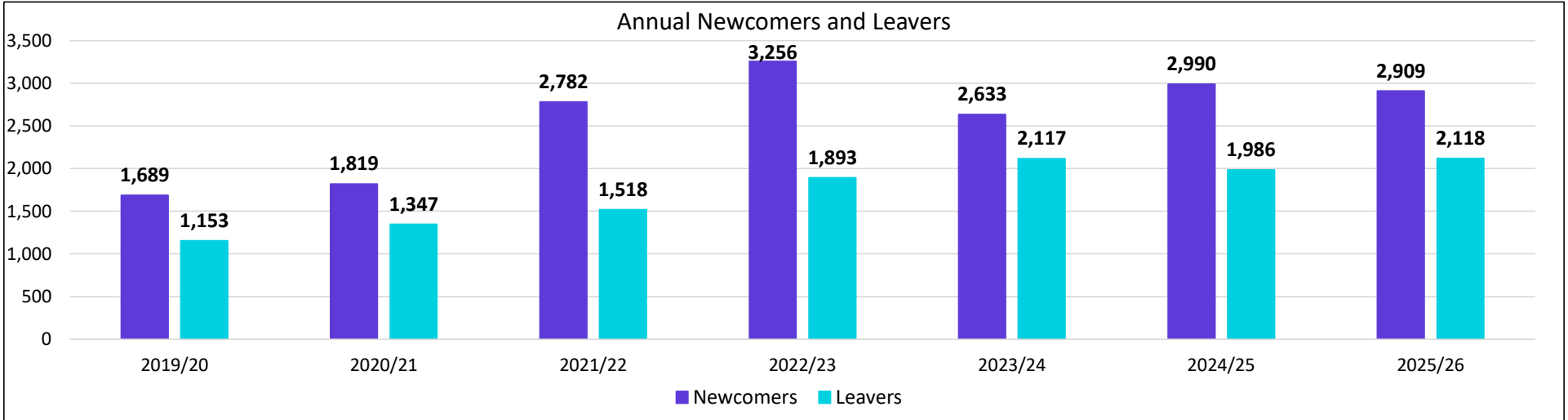
- 300 total units
- Construction underway
- Leasing currently forecast to begin March 2027

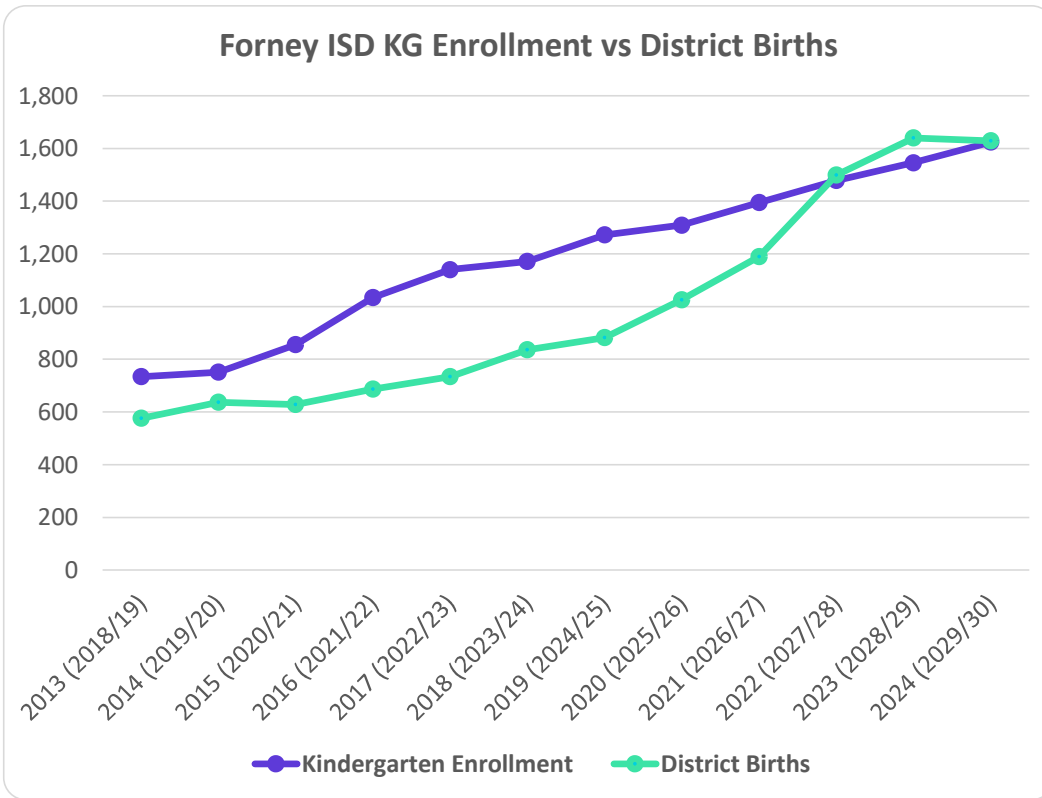


# Enrollment – State & Area Trends & Data

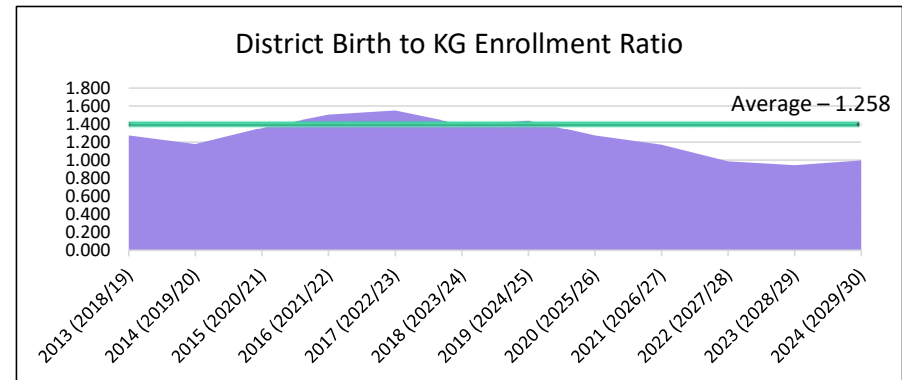
Charter, Private School, & Transfer Data







Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	576	734	1.27
2014 (2019/20)	637	751	1.18
2015 (2020/21)	628	855	1.36
2016 (2021/22)	687	1,034	1.51
2017 (2022/23)	734	1,140	1.55
2018 (2023/24)	836	1,171	1.40
2019 (2024/25)	882	1,272	1.44
2020 (2025/26)	1,026	1,309	1.28
2021 (2026/27)	1,189	1,371	1.15
2022 (2027/28)	1,499	1,429	0.95
2023 (2028/29)	1,640	1,497	0.91
2024 (2029/30)	1,629	1,567	0.96



Source: Texas Dept. of Health and Human Services

# Enrollment Forecast

10 Year Forecast & Campus Projections

### GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total Enrollment	Total Growth	% Growth
2021/22	85	238	1,034	999	1,057	1,046	1,046	1,077	1,112	1,187	1,169	1,345	1,101	1,025	828	14,349	1,633	12.8%
2022/23	103	348	1,140	1,248	1,176	1,237	1,210	1,170	1,260	1,243	1,302	1,413	1,317	1,077	967	16,211	1,862	13.0%
2023/24	156	377	1,171	1,225	1,351	1,276	1,288	1,287	1,237	1,281	1,295	1,435	1,372	1,250	1,001	17,002	791	4.9%
2024/25	164	577	1,272	1,322	1,333	1,405	1,423	1,408	1,375	1,374	1,381	1,465	1,475	1,354	1,237	18,565	1,563	9.2%
2025/26	201	641	1,322	1,365	1,392	1,446	1,525	1,522	1,504	1,446	1,464	1,549	1,522	1,465	1,331	19,695	1,130	6.1%

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

25/26 Proj	128	679	1,347	1,443	1,465	1,466	1,578	1,547	1,554	1,486	1,477	1,550	1,449	1,429	1,290	19,889	% miss
dif	73	-38	-25	-78	-73	-20	-53	-25	-50	-40	-13	-1	73	36	41	-194	-1.0%

### GRADE LEVEL COHORT HISTORY

Tear	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	MS	HS
3 YR Avg		0.420	1.051	1.092	1.075	1.070	1.081	1.075	1.065	1.060	1.062	1.118	1.013	0.976	0.967	1.074	1.070	1.061	1.019
2022/23		0.305	1.103	1.207	1.177	1.170	1.157	1.119	1.170	1.118	1.097	1.209	0.979	0.978	0.943	1.163	1.144	1.107	1.027
2023/24		0.322	1.027	1.075	1.083	1.085	1.041	1.064	1.057	1.017	1.042	1.102	0.971	0.949	0.929	1.062	1.060	1.029	0.988
2024/25		0.454	1.086	1.129	1.088	1.040	1.115	1.093	1.068	1.111	1.078	1.131	1.028	0.987	0.990	1.092	1.081	1.094	1.034
2025/26		0.485	1.039	1.073	1.053	1.085	1.085	1.070	1.068	1.052	1.066	1.122	1.039	0.993	0.983	1.067	1.069	1.059	1.034

- Enrollment slowed in 25/26 to just over 6%
- Cohorts change at the elementary level dropped by 100 students

# Ten Year Forecast by Grade Level - PEIMS

Enrollment Forecast



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total Enrollment	Total Growth	% Growth
2021/22	85	238	1,034	999	1,057	1,046	1,046	1,077	1,112	1,187	1,169	1,345	1,101	1,025	828	14,349	1,633	12.8%
2022/23	103	348	1,140	1,248	1,176	1,237	1,210	1,170	1,260	1,243	1,302	1,413	1,317	1,077	967	16,211	1,862	13.0%
2023/24	156	377	1,171	1,225	1,351	1,276	1,288	1,287	1,237	1,281	1,295	1,435	1,372	1,250	1,001	17,002	791	4.9%
2024/25	164	577	1,272	1,322	1,333	1,405	1,423	1,408	1,375	1,374	1,381	1,465	1,475	1,354	1,237	18,565	1,563	9.2%
2025/26	201	641	1,322	1,365	1,392	1,446	1,525	1,522	1,504	1,446	1,464	1,549	1,522	1,465	1,331	19,695	1,130	6.1%
2026/27	191	634	1,372	1,436	1,423	1,494	1,561	1,621	1,611	1,598	1,540	1,619	1,570	1,512	1,462	20,643	948	4.8%
2027/28	191	709	1,424	1,485	1,513	1,543	1,624	1,648	1,719	1,708	1,699	1,703	1,647	1,552	1,498	21,664	1,021	4.9%
2028/29	191	762	1,498	1,546	1,571	1,651	1,672	1,698	1,756	1,833	1,817	1,877	1,734	1,651	1,555	22,810	1,146	5.3%
2029/30	191	787	1,570	1,632	1,634	1,710	1,794	1,752	1,800	1,870	1,954	2,006	1,908	1,721	1,641	23,970	1,159	5.1%
2030/31	191	827	1,639	1,692	1,701	1,760	1,847	1,877	1,860	1,915	1,989	2,158	2,041	1,891	1,710	25,096	1,126	4.7%
2031/32	191	865	1,712	1,768	1,768	1,834	1,902	1,940	1,999	1,983	2,036	2,196	2,193	2,025	1,878	26,289	1,193	4.8%
2032/33	191	904	1,798	1,862	1,865	1,922	1,981	2,005	2,068	2,134	2,110	2,248	2,231	2,167	2,005	27,492	1,203	4.6%
2033/34	191	949	1,894	1,950	1,946	2,008	2,073	2,084	2,134	2,209	2,270	2,329	2,284	2,205	2,140	28,664	1,172	4.3%
2034/35	191	992	1,994	2,058	2,043	2,107	2,174	2,165	2,219	2,280	2,349	2,505	2,365	2,256	2,177	29,875	1,211	4.2%
2035/36	191	1,040	2,108	2,160	2,167	2,220	2,279	2,261	2,304	2,373	2,424	2,592	2,544	2,332	2,226	31,223	1,348	4.5%

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

# Ten Year Forecast by Campus Level - PEIMS

Enrollment Forecast



Campus	Capacity	ENROLLMENT PROJECTIONS										
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
EE/PK		113	113	113	113	113	113	113	113	113	113	113
Blackburn Elementary	850	668	650	648	635	635	653	703	774	855	947	1,054
Claybon Elementary	700	551	513	528	517	535	545	554	564	574	584	594
Criswell Elementary	700	575	613	642	690	726	731	727	730	729	718	710
Crosby Elementary	850	611	765	887	1,045	1,194	1,288	1,345	1,388	1,393	1,382	1,383
Dewberry Elementary	850	715	764	809	853	877	915	913	920	953	1,004	1,025
Griffin Elementary	900	828	843	875	909	960	960	990	1,023	1,056	1,095	1,131
Henderson Elementary	850	595	638	655	689	734	758	792	827	807	792	785
Jacobs Elementary	900	0	750	806	852	899	937	982	1,028	1,092	1,144	1,200
Johnson Elementary	900	726	750	783	822	904	983	1,114	1,322	1,568	1,866	2,216
Lewis Elementary	850	759	745	737	709	690	693	693	704	717	732	748
Willett Elementary	900	856	496	510	534	543	566	591	611	628	654	680
Wilson Elementary	900	895	471	497	523	507	514	521	520	525	527	528
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>10,150</b>	<b>7,892</b>	<b>8,110</b>	<b>8,490</b>	<b>8,891</b>	<b>9,318</b>	<b>9,657</b>	<b>10,040</b>	<b>10,523</b>	<b>11,010</b>	<b>11,559</b>	<b>12,166</b>
Elementary Absolute Change		396	218	379	401	427	339	384	483	487	549	607
Elementary Percent Change		5.28%	2.77%	4.68%	4.72%	4.80%	3.64%	3.97%	4.81%	4.63%	4.99%	5.25%

# Ten Year Forecast by Campus Level - PEIMS

Enrollment Forecast



Campus	Capacity	ENROLLMENT PROJECTIONS										
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Jones Intermediate School	1,199	836	856	842	861	845	878	974	1,018	1,082	1,173	1,274
Rhea Intermediate School	1,200	689	738	760	784	783	829	887	931	986	1,035	1,075
Rhodes Intermediate School	1,200	875	983	1,008	1,036	1,074	1,148	1,207	1,207	1,204	1,222	1,233
Smith Intermediate School	1,000	598	626	728	744	821	853	842	889	918	925	955
<b>INTERMEDIATE SCHOOL TOTALS</b>	<b>4,599</b>	<b>2,998</b>	<b>3,204</b>	<b>3,338</b>	<b>3,426</b>	<b>3,524</b>	<b>3,708</b>	<b>3,910</b>	<b>4,046</b>	<b>4,190</b>	<b>4,355</b>	<b>4,537</b>
Intermediate School Absolute Change		215	206	134	88	98	184	202	135	144	166	182
Intermediate School Percent Change		7.73%	6.87%	4.19%	2.62%	2.86%	5.23%	5.45%	3.46%	3.56%	3.96%	4.17%
Brown Middle School	1,000	516	562	588	624	752	767	840	882	869	916	948
Jackson Middle School	1,200	894	928	1,001	1,124	1,149	1,180	1,229	1,315	1,384	1,384	1,379
Themer Middle School	1,200	729	735	766	824	861	876	882	938	1,000	1,050	1,113
Warren Middle School	1,200	725	868	1,006	1,032	1,016	1,035	1,022	1,064	1,180	1,233	1,311
<b>MIDDLE SCHOOL TOTALS</b>	<b>4,600</b>	<b>2,864</b>	<b>3,092</b>	<b>3,360</b>	<b>3,603</b>	<b>3,778</b>	<b>3,858</b>	<b>3,973</b>	<b>4,198</b>	<b>4,433</b>	<b>4,583</b>	<b>4,751</b>
Middle School Absolute Change		109	228	268	243	175	80	115	225	235	150	168
Middle School Percent Change		3.96%	7.97%	8.67%	7.23%	4.84%	2.12%	2.97%	5.67%	5.59%	3.39%	3.66%
Forney High School 9Th	1,200	771	794	853	963	1,044	1,055	1,070	1,092	1,062	1,207	1,261
Forney High School	2,800	2,042	2,154	2,260	2,441	2,637	2,882	3,089	3,196	3,244	3,251	3,390
North Forney High School 9Th	1,200	740	787	813	877	924	1,065	1,088	1,118	1,230	1,261	1,294
North Forney High School	2,800	2,014	2,127	2,176	2,236	2,372	2,497	2,744	2,945	3,123	3,286	3,450
<b>HIGH SCHOOL TOTALS</b>	<b>8,000</b>	<b>5,567</b>	<b>5,862</b>	<b>6,102</b>	<b>6,516</b>	<b>6,976</b>	<b>7,499</b>	<b>7,992</b>	<b>8,351</b>	<b>8,658</b>	<b>9,004</b>	<b>9,395</b>
High School Absolute Change		337	295	240	415	460	523	492	359	307	346	391
High School Percent Change		6.44%	5.30%	4.09%	6.79%	7.06%	7.50%	6.57%	4.50%	3.67%	3.99%	4.34%
Forney Learning Academy		96	96	96	96	96	96	96	96	96	96	96
Virtual Academy		278	278	278	278	278	278	278	278	278	278	278
<b>DISTRICT TOTALS</b>	<b>27,349</b>	<b>19,695</b>	<b>20,643</b>	<b>21,664</b>	<b>22,810</b>	<b>23,970</b>	<b>25,096</b>	<b>26,289</b>	<b>27,492</b>	<b>28,664</b>	<b>29,875</b>	<b>31,223</b>
District Absolute Change		1,130	948	1,021	1,146	1,159	1,126	1,193	1,203	1,172	1,211	1,348
District Percent Change		6.09%	4.81%	4.95%	5.29%	5.08%	4.70%	4.75%	4.58%	4.26%	4.22%	4.51%

# Ten Year Forecast by Grade Level – Low Model

Enrollment Forecast



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total Enrollment	Total Growth	% Growth
2021/22	85	238	1,034	999	1,057	1,046	1,046	1,077	1,112	1,187	1,169	1,345	1,101	1,025	828	14,349	1,633	12.8%
2022/23	103	348	1,140	1,248	1,176	1,237	1,210	1,170	1,260	1,243	1,302	1,413	1,317	1,077	967	16,211	1,862	13.0%
2023/24	156	377	1,171	1,225	1,351	1,276	1,288	1,287	1,237	1,281	1,295	1,435	1,372	1,250	1,001	17,002	791	4.9%
2024/25	164	577	1,272	1,322	1,333	1,405	1,423	1,408	1,375	1,374	1,381	1,465	1,475	1,354	1,237	18,565	1,563	9.2%
2025/26	201	641	1,322	1,365	1,392	1,446	1,525	1,522	1,504	1,446	1,464	1,549	1,522	1,465	1,331	19,695	1,130	6.1%
2026/27	191	625	1,353	1,397	1,404	1,459	1,517	1,589	1,579	1,566	1,510	1,619	1,570	1,512	1,462	20,352	657	3.3%
2027/28	191	696	1,397	1,450	1,460	1,507	1,570	1,593	1,668	1,657	1,649	1,669	1,647	1,552	1,498	21,208	856	4.2%
2028/29	191	747	1,467	1,503	1,525	1,585	1,625	1,641	1,694	1,774	1,756	1,822	1,699	1,651	1,555	22,234	1,027	4.8%
2029/30	191	771	1,538	1,599	1,588	1,660	1,723	1,705	1,741	1,802	1,892	1,941	1,852	1,688	1,641	23,330	1,096	4.9%
2030/31	191	810	1,605	1,658	1,666	1,710	1,793	1,807	1,810	1,851	1,917	2,090	1,975	1,837	1,677	24,396	1,066	4.6%
2031/32	191	847	1,677	1,732	1,731	1,797	1,849	1,893	1,924	1,928	1,968	2,117	2,123	1,961	1,826	25,566	1,169	4.8%
2032/33	191	886	1,762	1,824	1,826	1,883	1,941	1,959	2,019	2,054	2,052	2,174	2,151	2,100	1,944	26,765	1,199	4.7%
2033/34	191	929	1,855	1,910	1,906	1,967	2,031	2,049	2,084	2,156	2,186	2,266	2,209	2,127	2,075	27,943	1,178	4.4%
2034/35	191	972	1,953	2,016	2,001	2,064	2,130	2,128	2,182	2,226	2,294	2,413	2,300	2,185	2,103	29,157	1,215	4.3%
2035/36	191	1,019	2,065	2,116	2,122	2,175	2,233	2,225	2,265	2,334	2,367	2,532	2,451	2,270	2,157	30,523	1,365	4.7%

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

# Ten Year Forecast by Campus Level – Low Model

Enrollment Forecast



Campus	Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
EE/PK		113	113	113	113	113	113	113	113	113	113	113
Blackburn Elementary	850	668	635	630	616	617	636	687	757	837	927	1,030
Claybon Elementary	700	551	501	513	501	519	531	541	552	561	571	581
Criswell Elementary	700	575	600	625	670	706	714	711	714	713	703	695
Crosby Elementary	850	611	748	863	1,014	1,161	1,257	1,315	1,358	1,363	1,352	1,353
Dewberry Elementary	850	715	747	787	827	851	891	891	900	932	982	1,003
Griffin Elementary	900	828	823	850	881	932	936	967	1,001	1,033	1,072	1,106
Henderson Elementary	850	595	624	637	669	713	740	774	810	790	775	768
Jacobs Elementary	900	0	750	799	841	889	927	974	1,021	1,084	1,136	1,191
Johnson Elementary	900	726	733	760	797	878	958	1,088	1,293	1,533	1,825	2,168
Lewis Elementary	850	759	728	716	688	670	675	677	688	701	716	731
Willett Elementary	900	856	484	496	518	527	552	577	598	615	640	665
Wilson Elementary	900	895	460	483	507	492	501	509	508	513	516	517
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>10,150</b>	<b>7,892</b>	<b>7,946</b>	<b>8,273</b>	<b>8,642</b>	<b>9,069</b>	<b>9,433</b>	<b>9,825</b>	<b>10,312</b>	<b>10,790</b>	<b>11,327</b>	<b>11,922</b>
Elementary Absolute Change		396	54	327	369	427	364	391	488	477	538	594
Elementary Percent Change		5.28%	0.68%	4.12%	4.46%	4.94%	4.01%	4.15%	4.97%	4.63%	4.98%	5.25%

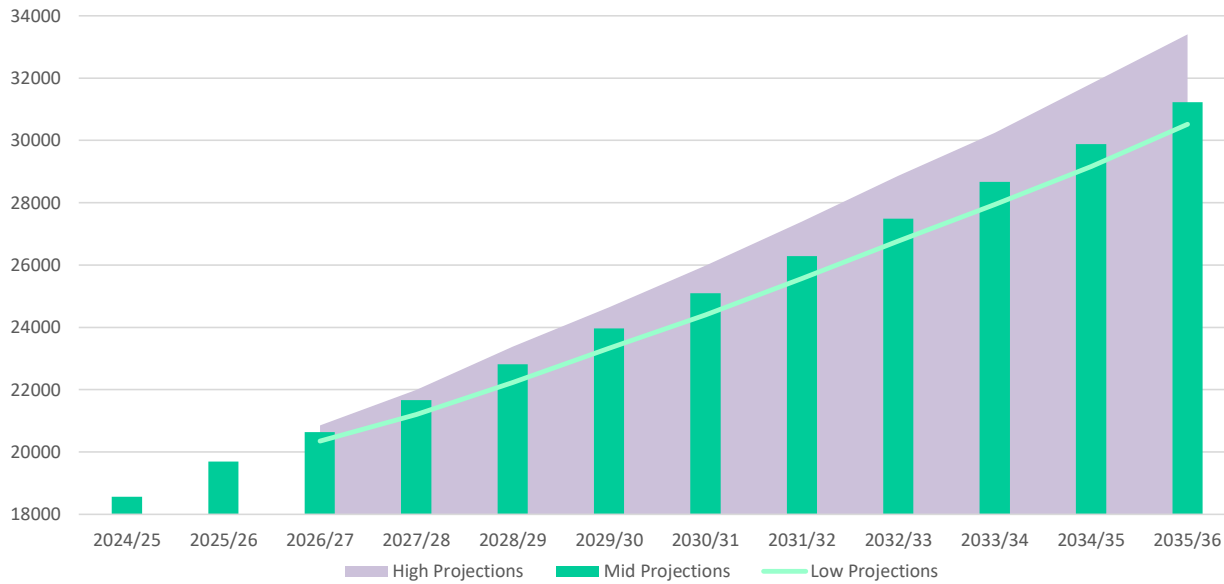
# Ten Year Forecast by Campus Level

Enrollment Forecast



Campus	Capacity	ENROLLMENT PROJECTIONS										
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Jones Intermediate School	1,199	836	839	813	825	813	842	935	986	1,053	1,146	1,245
Rhea Intermediate School	1,200	689	723	745	777	779	825	884	931	986	1,035	1,075
Rhodes Intermediate School	1,200	875	964	973	993	1,034	1,102	1,160	1,170	1,173	1,195	1,207
Smith Intermediate School	1,000	598	614	702	712	791	820	810	862	894	906	934
<b>INTERMEDIATE SCHOOL TOTALS</b>	<b>4,599</b>	<b>2,998</b>	<b>3,140</b>	<b>3,233</b>	<b>3,307</b>	<b>3,417</b>	<b>3,588</b>	<b>3,790</b>	<b>3,949</b>	<b>4,106</b>	<b>4,282</b>	<b>4,462</b>
Intermediate School Absolute Change		215	142	93	74	110	171	201	160	156	176	180
Intermediate School Percent Change		7.73%	4.74%	2.96%	2.29%	3.34%	5.01%	5.61%	4.22%	3.96%	4.29%	4.20%
Brown Middle School	1,000	516	551	570	603	723	734	808	847	836	888	922
Jackson Middle School	1,200	894	909	971	1,087	1,106	1,130	1,183	1,262	1,330	1,342	1,345
Themer Middle School	1,200	729	720	744	797	841	867	876	931	997	1,050	1,113
Warren Middle School	1,200	725	850	976	997	978	991	983	1,020	1,133	1,194	1,275
<b>MIDDLE SCHOOL TOTALS</b>	<b>4,600</b>	<b>2,864</b>	<b>3,030</b>	<b>3,260</b>	<b>3,485</b>	<b>3,647</b>	<b>3,722</b>	<b>3,850</b>	<b>4,061</b>	<b>4,296</b>	<b>4,474</b>	<b>4,656</b>
Middle School Absolute Change		109	166	230	224	163	74	129	210	235	178	182
Middle School Percent Change		3.96%	5.81%	7.58%	6.88%	4.68%	2.04%	3.46%	5.47%	5.79%	4.14%	4.06%
Forney High School 9Th	1,200	771	794	835	934	1,010	1,021	1,038	1,065	1,040	1,173	1,240
Forney High School	2,800	2,042	2,154	2,260	2,423	2,589	2,801	2,991	3,095	3,150	3,169	3,306
North Forney High School 9Th	1,200	740	787	796	850	893	1,031	1,041	1,071	1,188	1,202	1,254
North Forney High School	2,800	2,014	2,127	2,176	2,220	2,329	2,426	2,657	2,837	3,000	3,157	3,310
<b>HIGH SCHOOL TOTALS</b>	<b>8,000</b>	<b>5,567</b>	<b>5,862</b>	<b>6,068</b>	<b>6,427</b>	<b>6,822</b>	<b>7,279</b>	<b>7,727</b>	<b>8,068</b>	<b>8,378</b>	<b>8,700</b>	<b>9,110</b>
High School Absolute Change		337	295	206	359	395	457	448	341	309	323	409
High School Percent Change		6.44%	5.30%	3.51%	5.92%	6.15%	6.70%	6.16%	4.42%	3.83%	3.85%	4.70%
Forney Learning Academy		96	96	96	96	96	96	96	96	96	96	96
Virtual Academy		278	278	278	278	278	278	278	278	278	278	278
<b>DISTRICT TOTALS</b>	<b>27,349</b>	<b>19,695</b>	<b>20,352</b>	<b>21,208</b>	<b>22,234</b>	<b>23,330</b>	<b>24,396</b>	<b>25,566</b>	<b>26,765</b>	<b>27,943</b>	<b>29,157</b>	<b>30,523</b>
District Absolute Change		1,130	657	856	1,027	1,096	1,066	1,169	1,199	1,178	1,215	1,365
District Percent Change		6.09%	3.34%	4.20%	4.84%	4.93%	4.57%	4.79%	4.69%	4.40%	4.35%	4.68%

Enrollment Range Forecast



School Year	Low Projections	Mid Projections	High Projections
2024/25		18,565	
2025/26		<b>19,695</b>	
2026/27	<b>20,352</b>	<b>20,643</b>	20,652
2027/28	<b>21,208</b>	<b>21,664</b>	21,699
2028/29	<b>22,234</b>	<b>22,810</b>	23,020
2029/30	<b>23,330</b>	<b>23,970</b>	24,238
2030/31	<b>24,396</b>	<b>25,096</b>	25,498
2031/32	<b>25,566</b>	<b>26,289</b>	26,835
2032/33	<b>26,765</b>	<b>27,492</b>	28,268
2033/34	<b>27,943</b>	<b>28,664</b>	29,579
2034/35	<b>29,157</b>	<b>29,875</b>	31,116
2035/36	<b>30,523</b>	<b>31,223</b>	32,707

### 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
- Current Transfer patterns remain

### High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- KG enrollment keeps pace with birth rates



## Key Takeaways

### District Information -



Forney ISD enrollment increased by **nearly 7,000 students in the last five years**. Including 1,130 additional students this year, 25-26.

### Housing Market Conditions -



2025 new home starts and closings in FISD finished significantly below 2024 totals. This trend may continue as 4Q starts fell for the 5<sup>th</sup> consecutive quarter. 245 starts in 4Q represent the lowest number of starts since the 4<sup>th</sup> Quarter of 2018

### Housing Activity & Future Developments -



The district currently has approximately **760 homes in active inventory**, roughly 3,450 lots available to build on, and nearly 17,300 planned in the future.

### Enrollment Forecast -



FISD Enrollment is forecasted to enroll approximately 24,000 students by the 2030/31 school year, and as housing picks back up may approach 35,500 in 10 years.