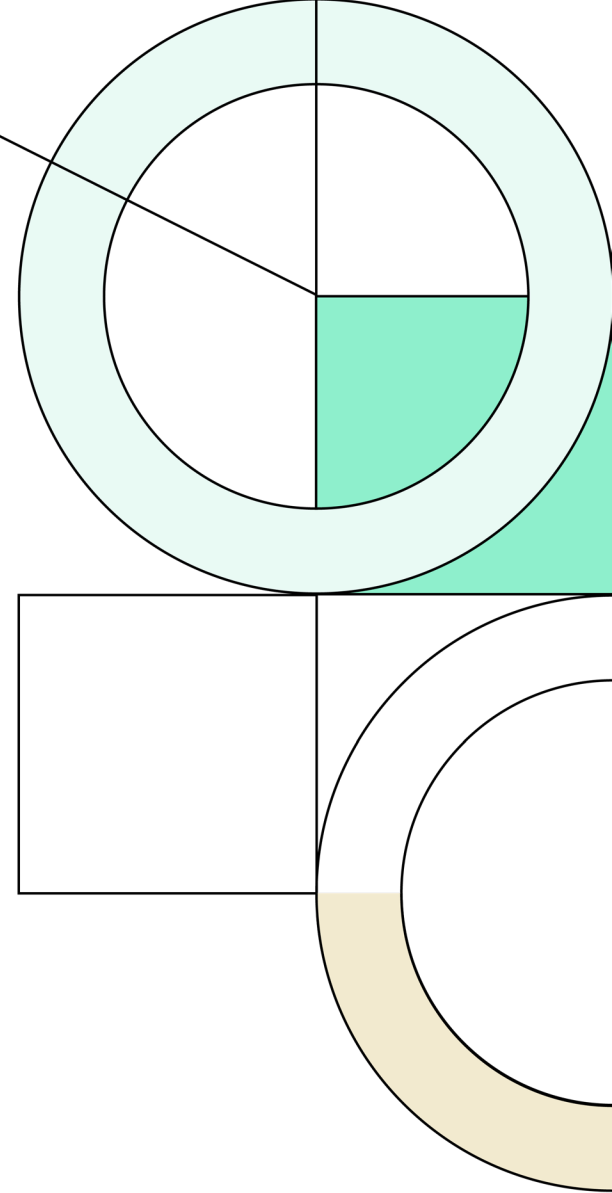




**Sanger
Independent
School
District**

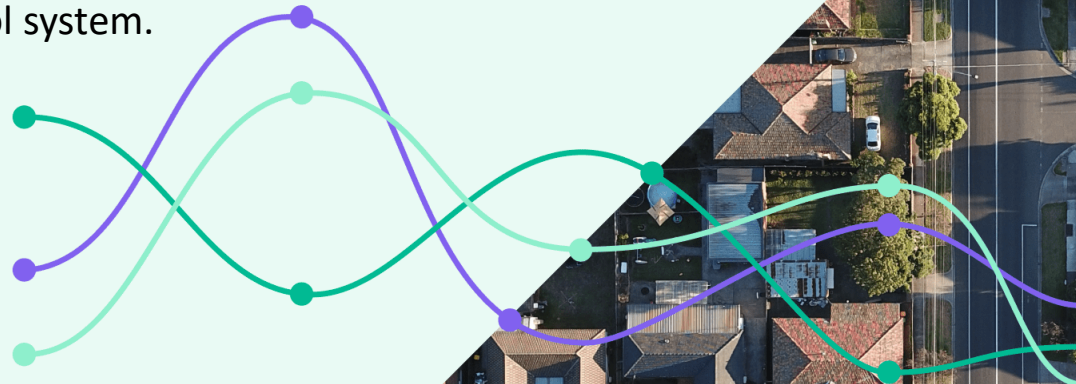
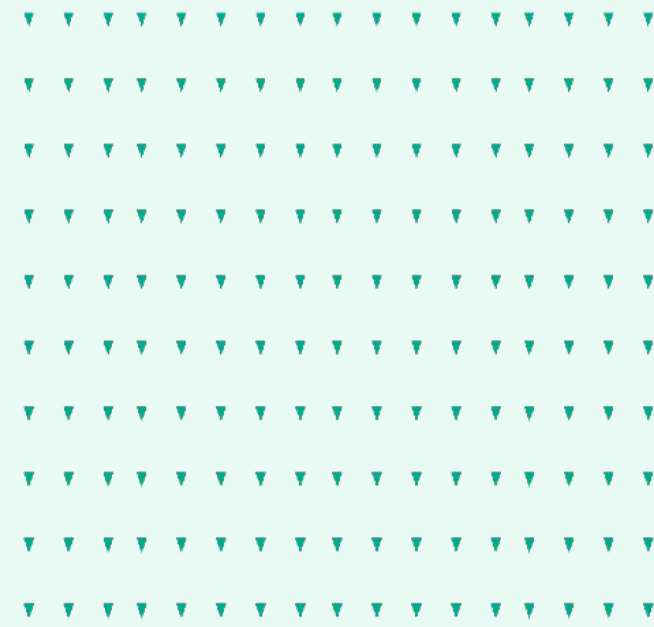
**Demographic Study
2025**





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.





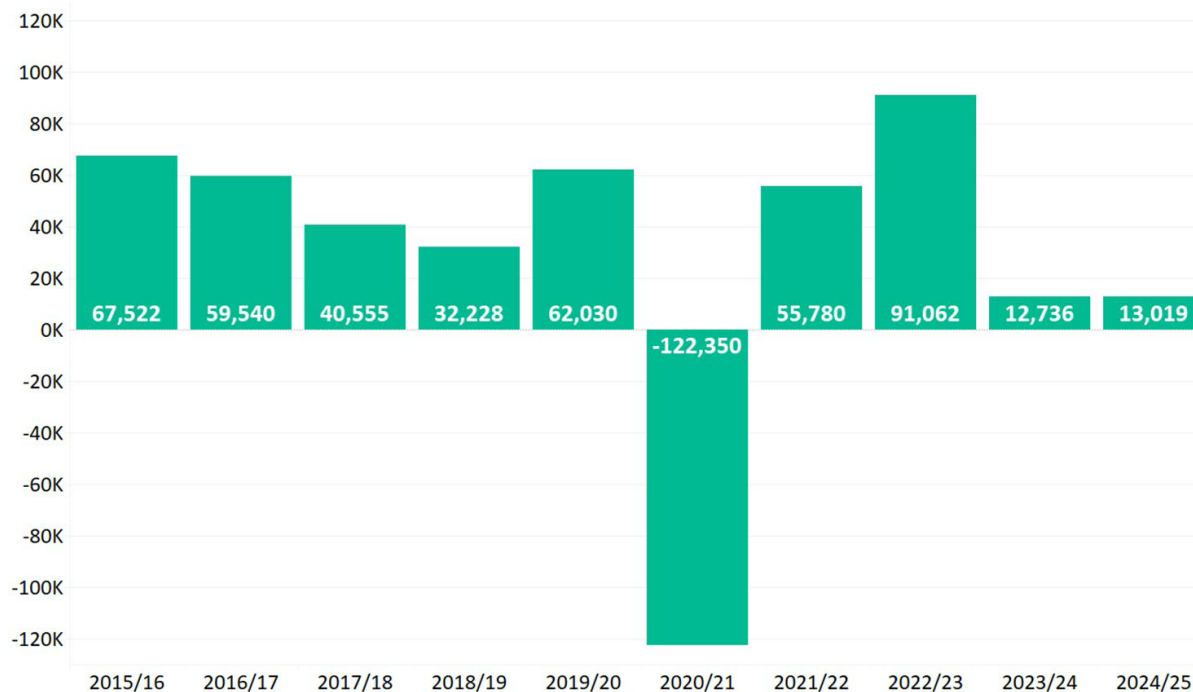
State Enrollment Trends

2024-2025

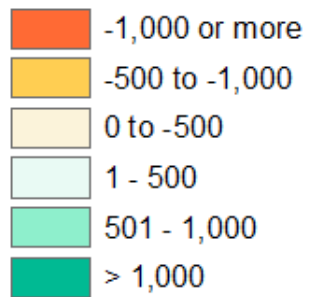
Total Enrollment 5,544,255

Total Growth 13,019

Texas ISD Enrollment Annual Change



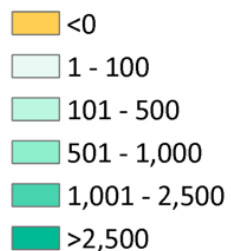
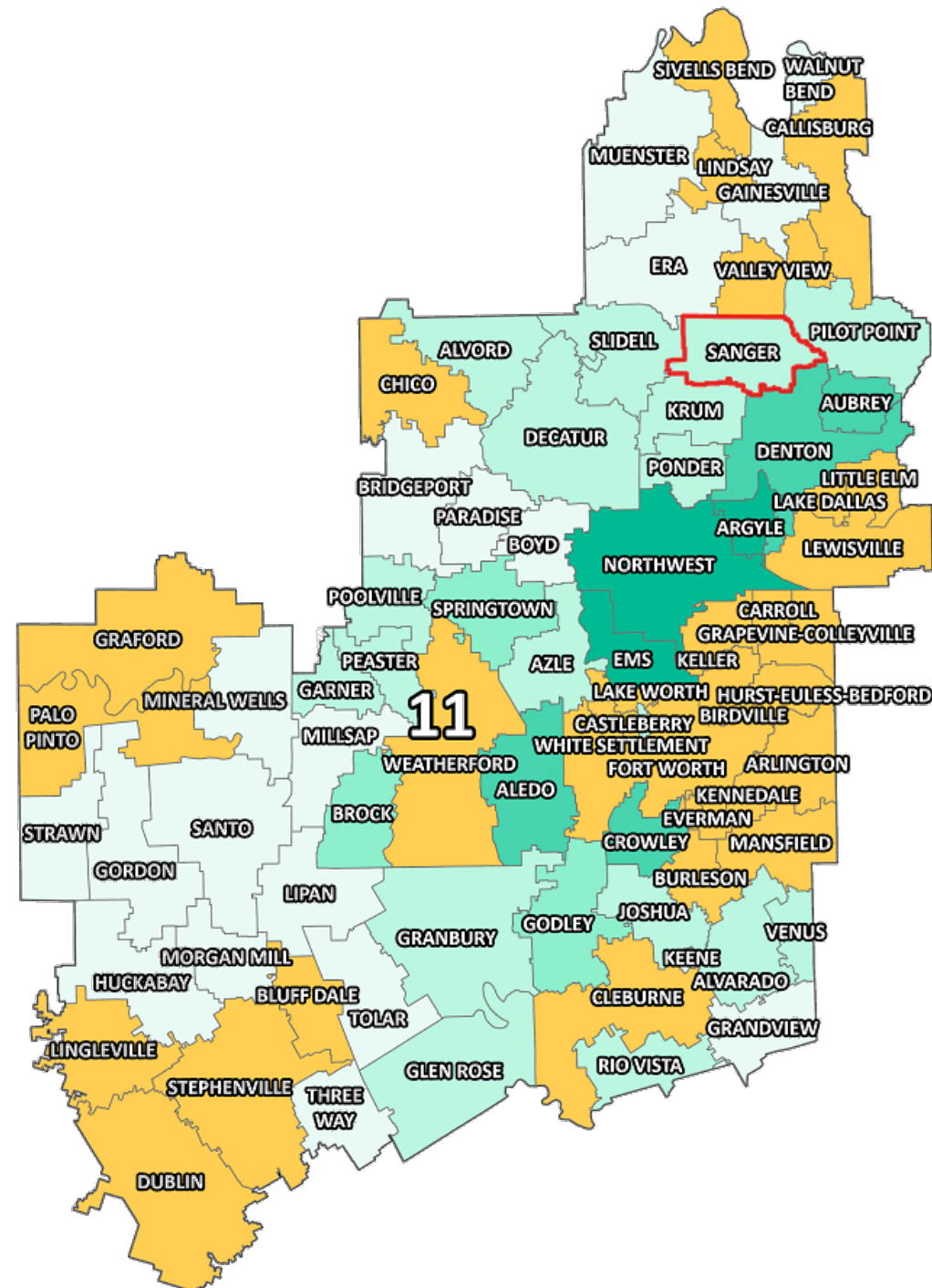
1-Year Change Enrollment





Region 11 Enrollment Trends

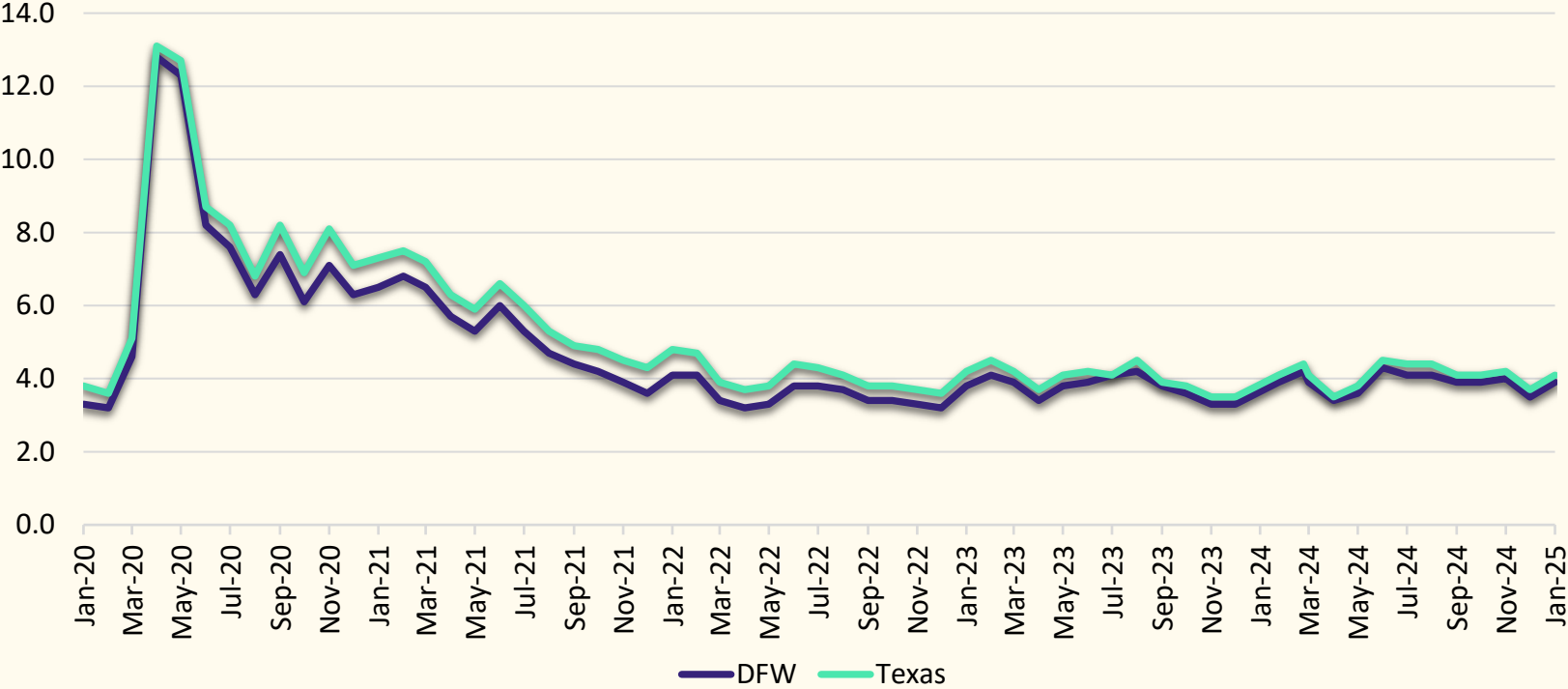
5-Year Change Enrollment



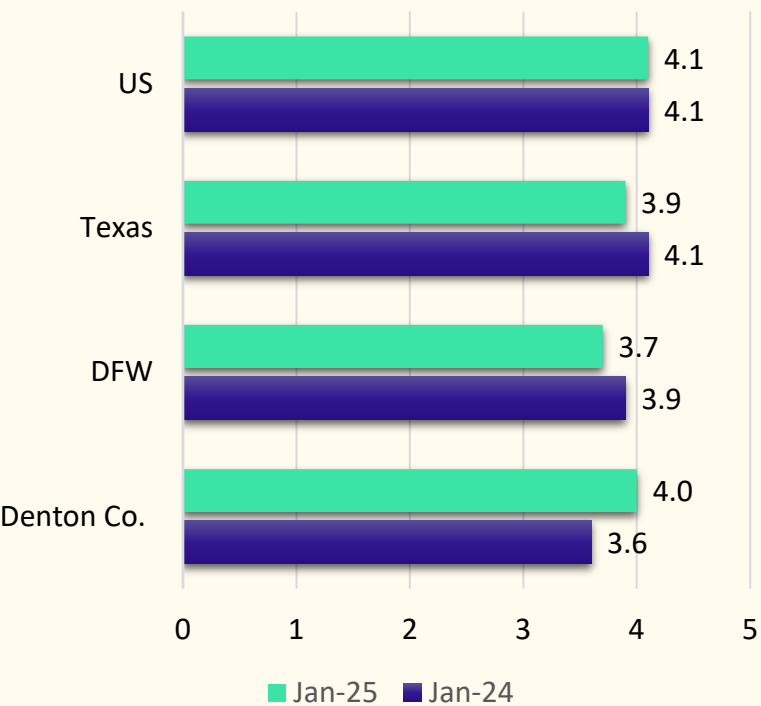


Local Economic Conditions

Unemployment Rate, Jan 2020 - Jan 2025



Unemployment Rate, Year over Year





Local Economic Conditions

Blue Star Industrial Park

- The first building in the Blue Star Industrial Park is open and available for leasing
- The 278-acre park will include an additional 7 buildings and total nearly 340,000 square feet of industrial space when complete
- The property is located north of the Walmart distribution center

PNK Group Industrial Project

- PNK Group announced a new industrial project in Sanger
- The project will feature 2 buildings and will total nearly 500,000 square feet of industrial space
- The project represents an investment of \$55 million into Sanger and will be located along I-35 south of the Walmart distribution center

Tom Thumb Grocery Store Under Construction

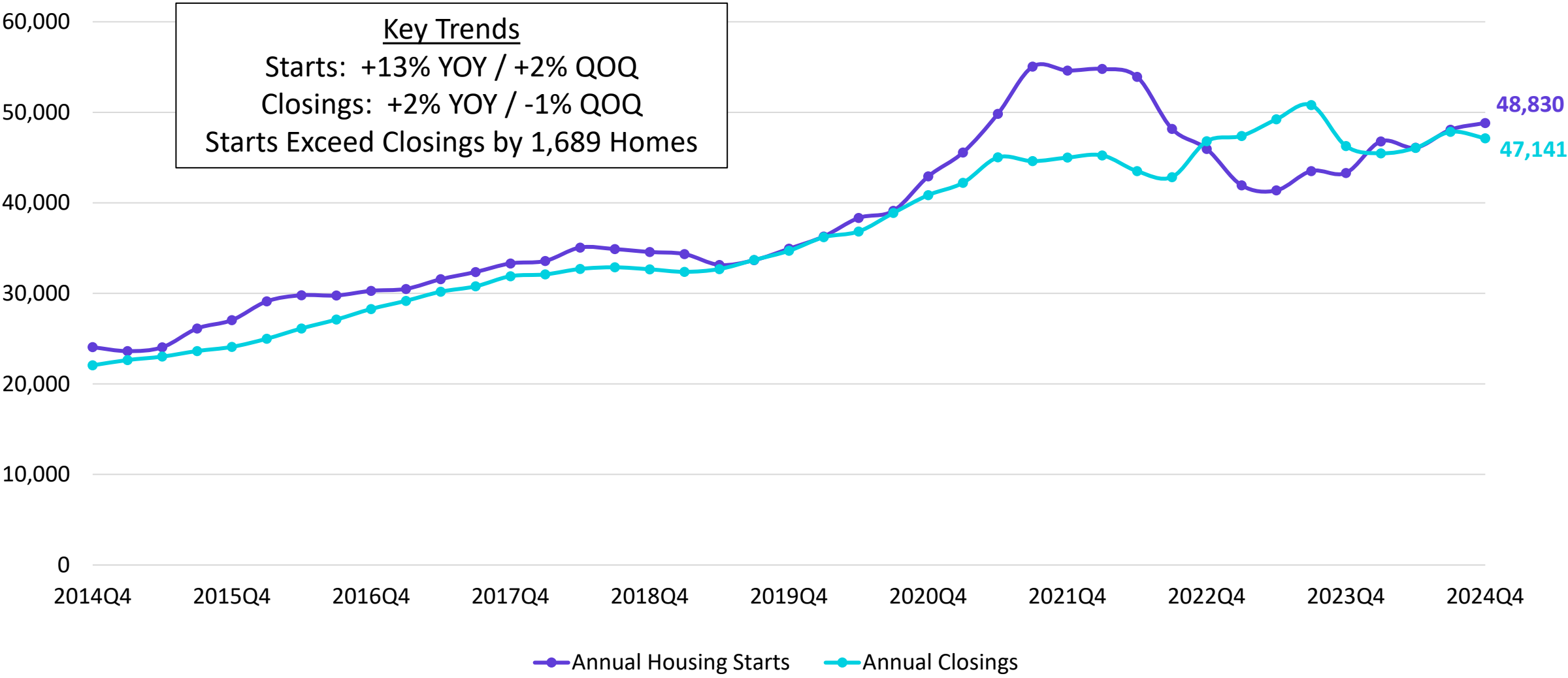
- Tom Thumb has broken ground on Sanger's first grocery store
- Located at the corner of I-35 and Chapman Rd within the Sanger Crossing retail development
- The 50,000 sq. ft. store will offer a full array of services including a pharmacy and drive-thru service window and online ordering and pickup/delivery services
- The store is expected to open in the fall of 2025





DFW New Home Starts & Closings

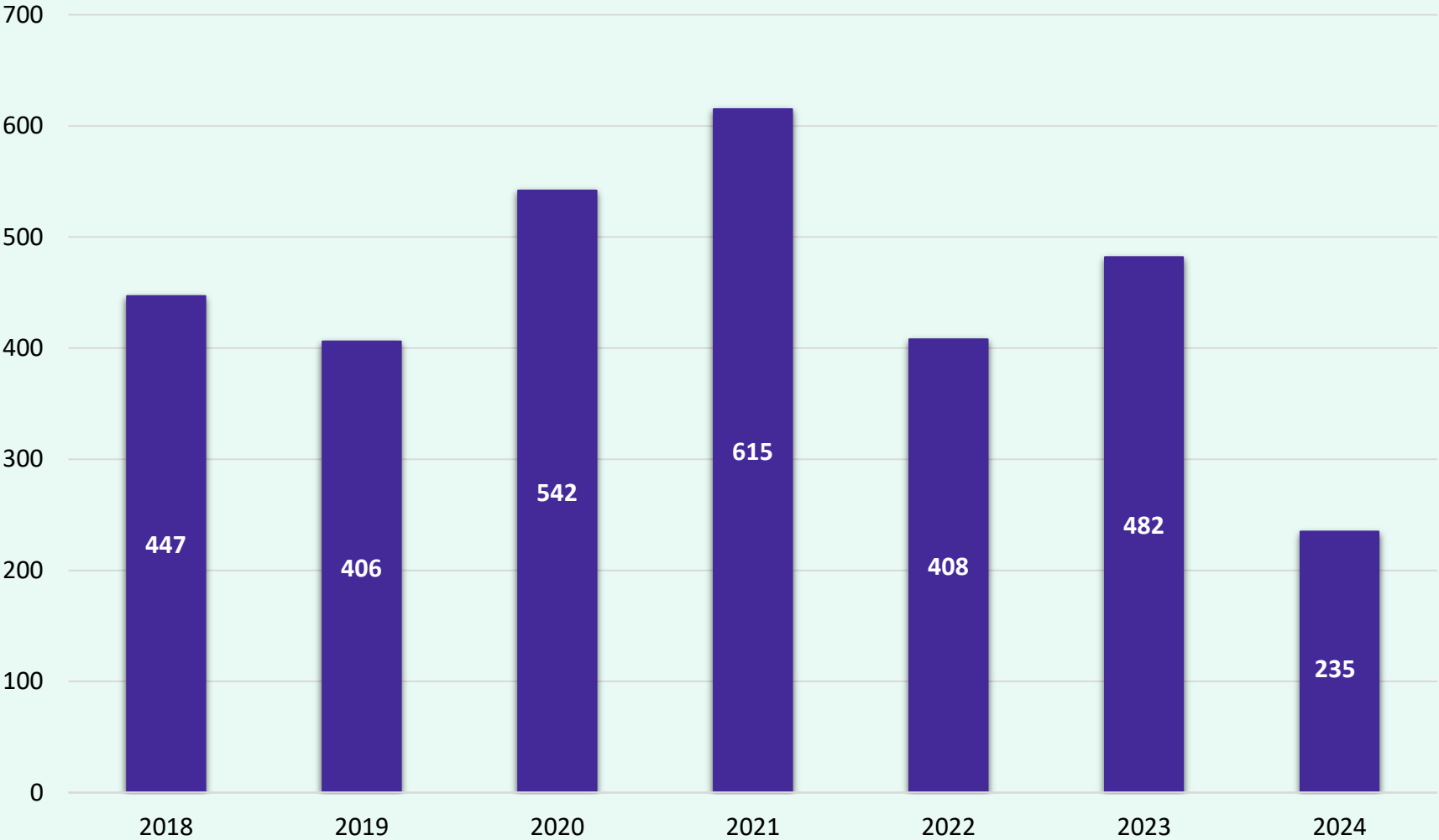
Annual Housing Starts vs. Annual Closings



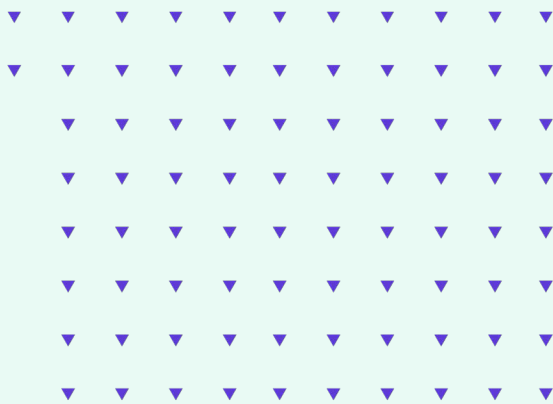
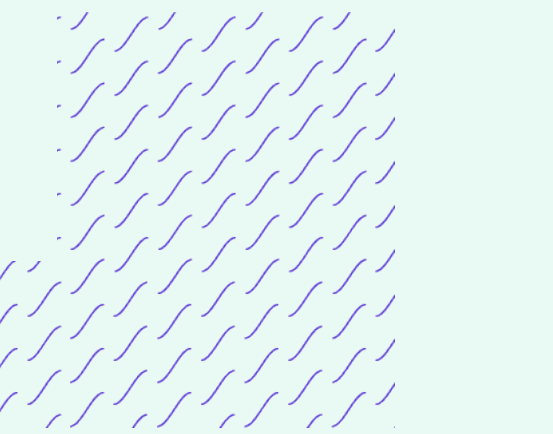
Source: Zonda



Sanger ISD Historical Home Sales

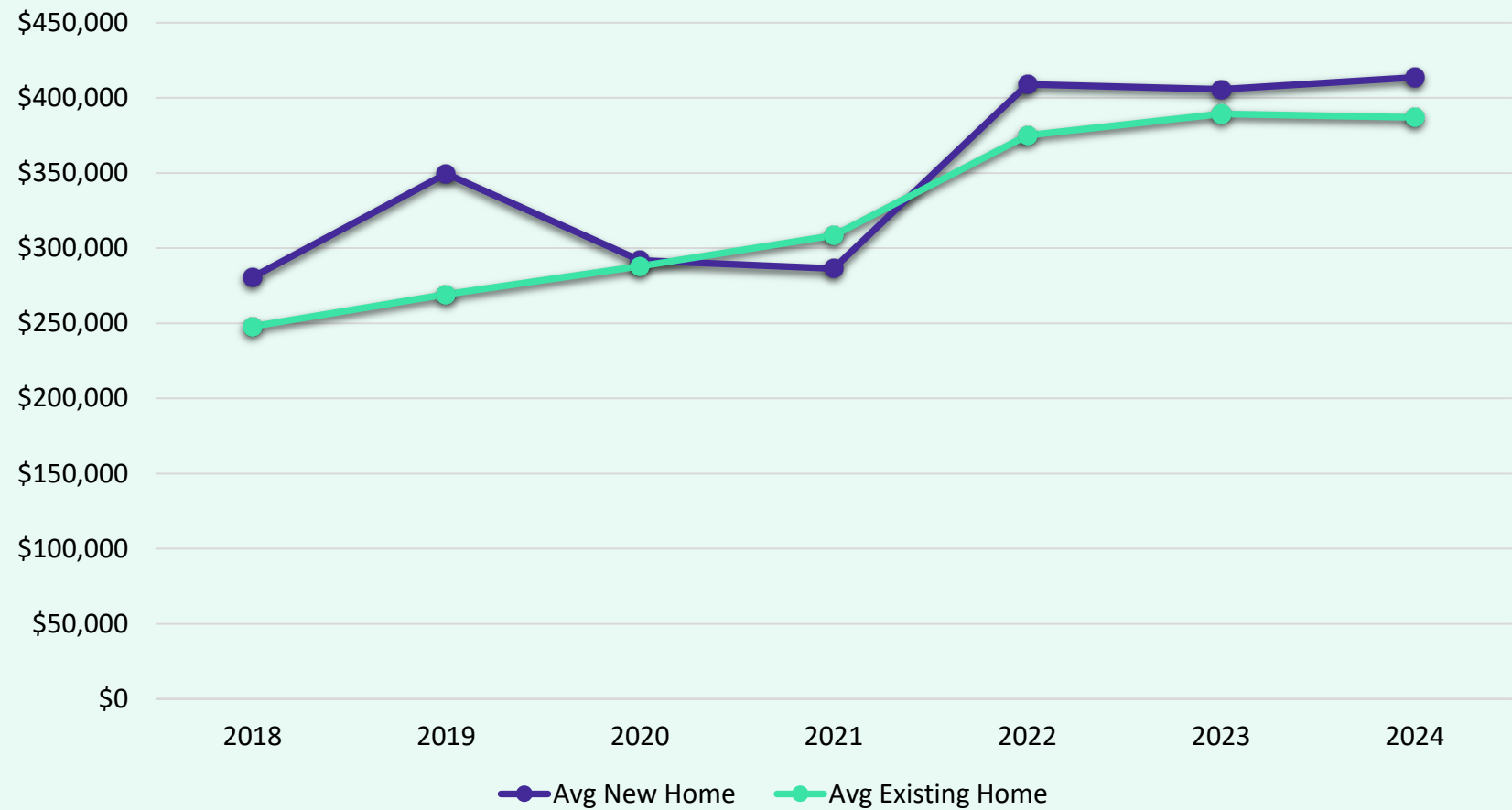


- Total home sales within Sanger ISD decreased in 2024 due to limited lot availability and inflation costs
- New home sales in Sanger ISD accounted for 35% of the total district home sales in 2024, a decrease from 39% in 2023





Sanger ISD Home Price Analysis



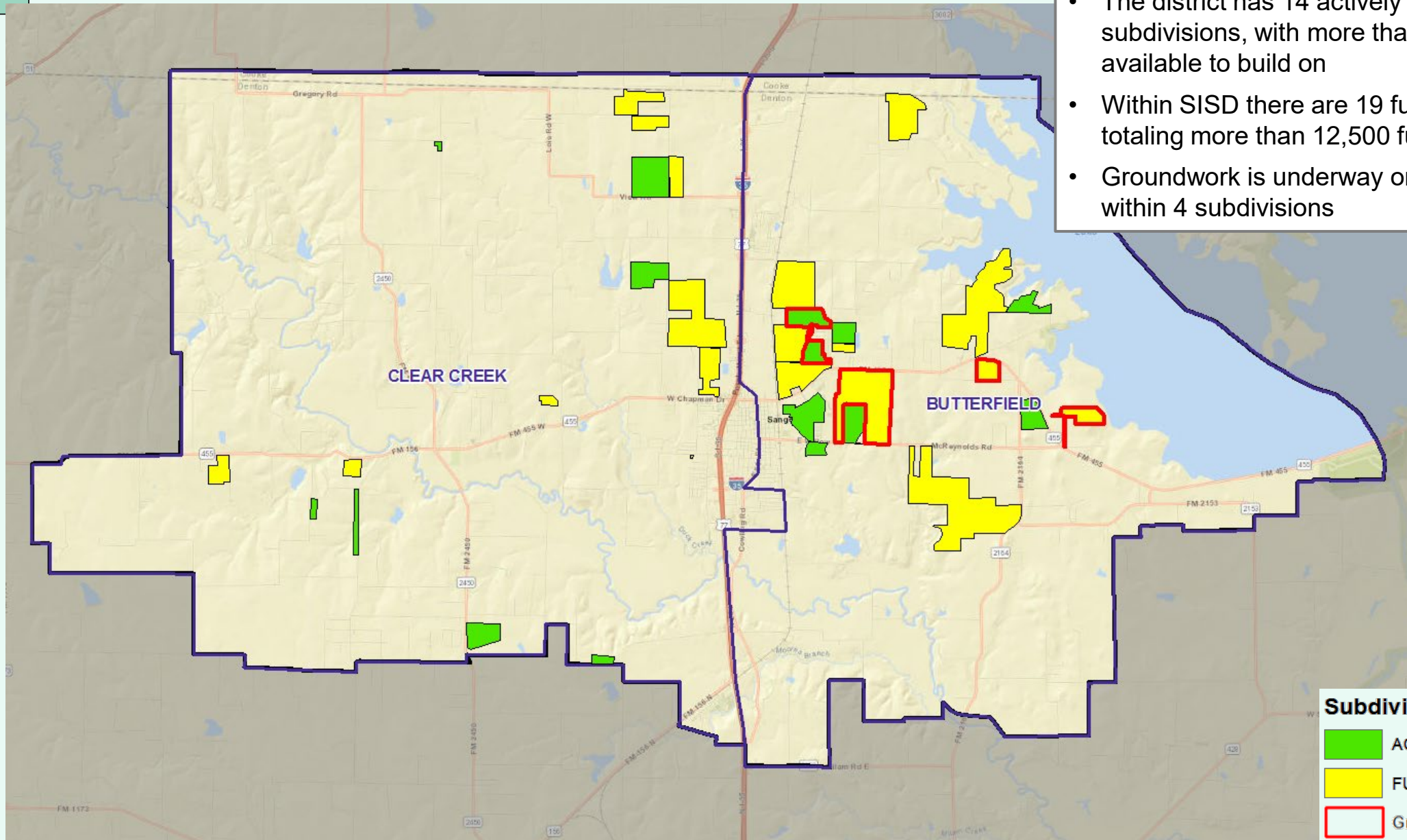
	Avg New Home	Avg Existing Home
2018	\$280,587	\$247,909
2019	\$349,591	\$269,232
2020	\$291,812	\$287,936
2021	\$286,411	\$308,379
2022	\$408,957	\$375,127
2023	\$405,768	\$389,343
2024	\$413,652	\$386,931

- The average new home sale price in SISD has risen 48% between 2018 and 2024, an increase of nearly \$134,000
- The average existing home sale price in SISD has risen 56% in the last 6 years, an increase of nearly \$140,000



District Housing Overview

- The district has 14 actively building subdivisions, with more than 200 lots currently available to build on
- Within SISD there are 19 future subdivisions, totaling more than 12,500 future lots
- Groundwork is underway on nearly 300 lots within 4 subdivisions



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity



Sanger Circle

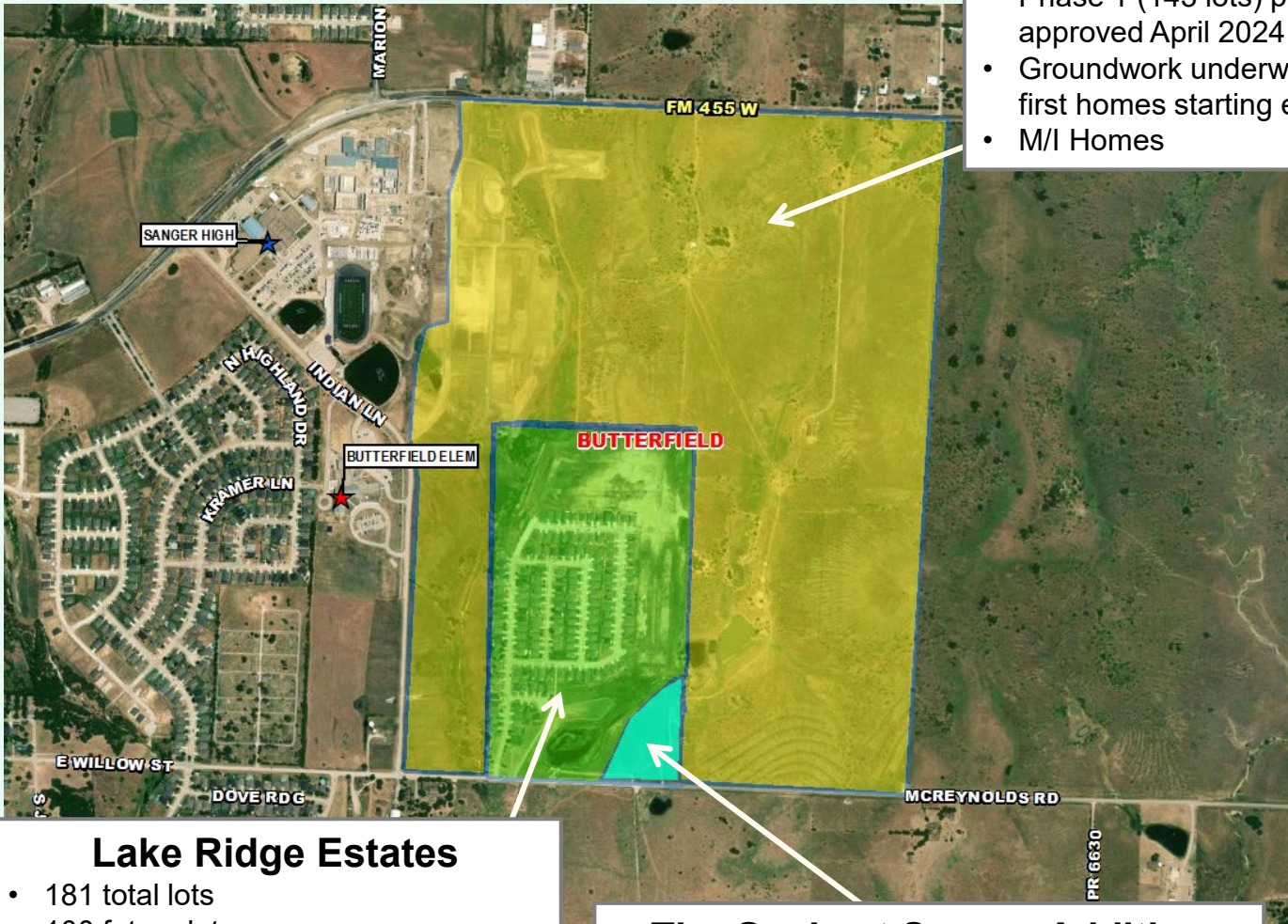
- 385 total lots
- 63 total future lots
- 82 vacant developed lots
- 15 homes under construction
- 221 occupied homes
- Section 7 (63 lots) groundwork underway
- Building 40-60 homes per year
- Impression homes
- Student Yield: 0.692

January 2025





Residential Activity



Lane Ranch

- 1,086 total future lots
- Phase 1 (143 lots) preliminary plat approved April 2024
- Groundwork underway, anticipate first homes starting end 2025
- M/I Homes

Lake Ridge Estates

- 181 total lots
- 100 future lots
- 81 occupied homes
- Phase 4 (100 lots) in platting process
- Student Yield 1.14

The Oasis at Sanger Addition

- 82 total future units
- Final Plat denied by council January 2025
- Plans being revised

January 2025





Future Residential Activity

Chapman Crossing

- Mixed use development
- 318 total future single family lots
- 582 multifamily units
- Final plat for single family section approved by P&Z February 2025, council denied due to engineering requirements
- Plans being revised
- Multifamily section civil plan approved Sep 2024

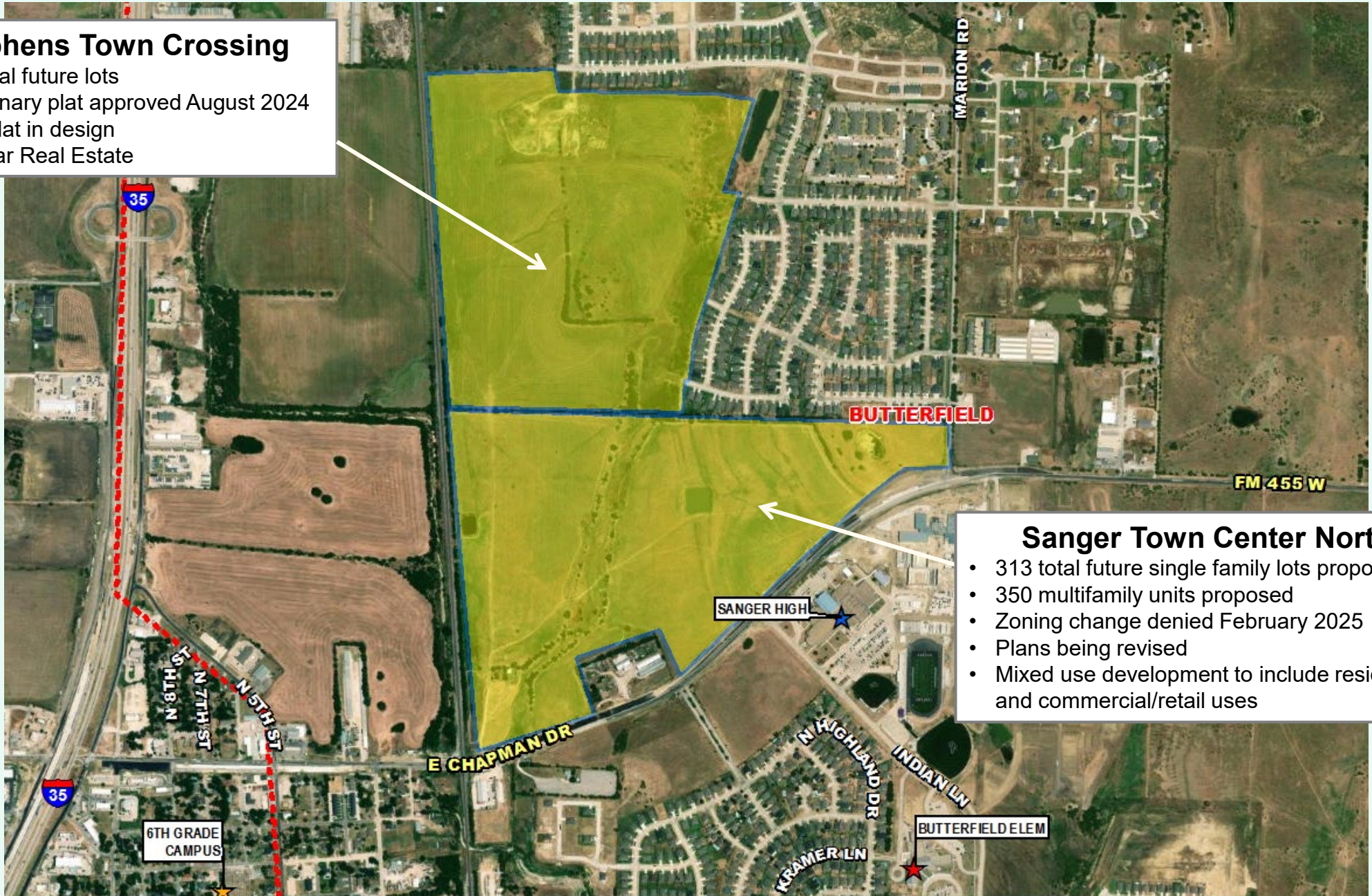




Future Residential Activity

Stephens Town Crossing

- 407 total future lots
- Preliminary plat approved August 2024
- Final plat in design
- Forestar Real Estate



Sanger Town Center North

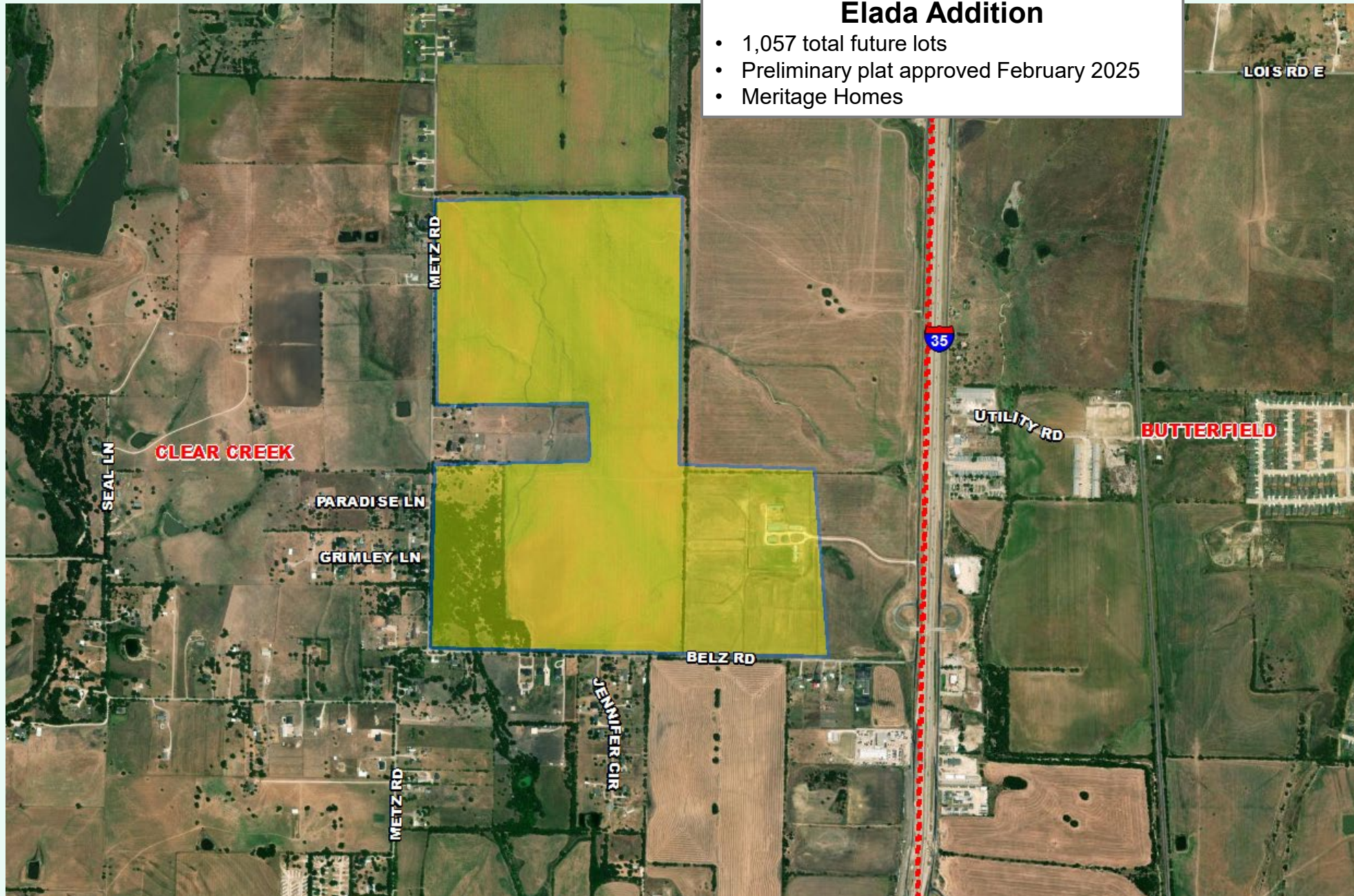
- 313 total future single family lots proposed
- 350 multifamily units proposed
- Zoning change denied February 2025
- Plans being revised
- Mixed use development to include residential and commercial/retail uses



Future Residential Activity

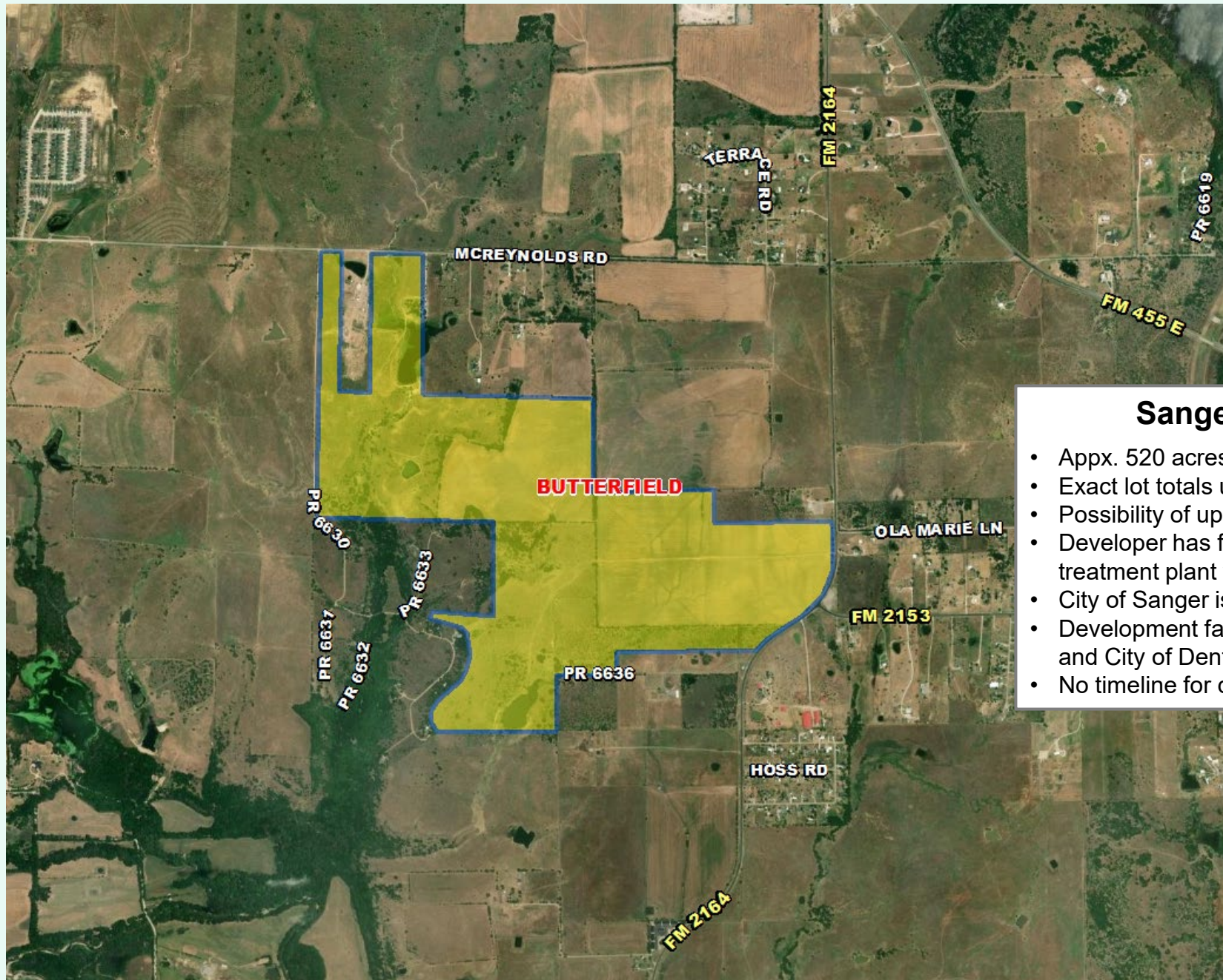
Elada Addition

- 1,057 total future lots
- Preliminary plat approved February 2025
- Meritage Homes





Future Residential Activity



Sanger Laguna Azure

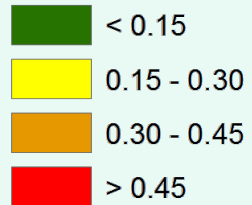
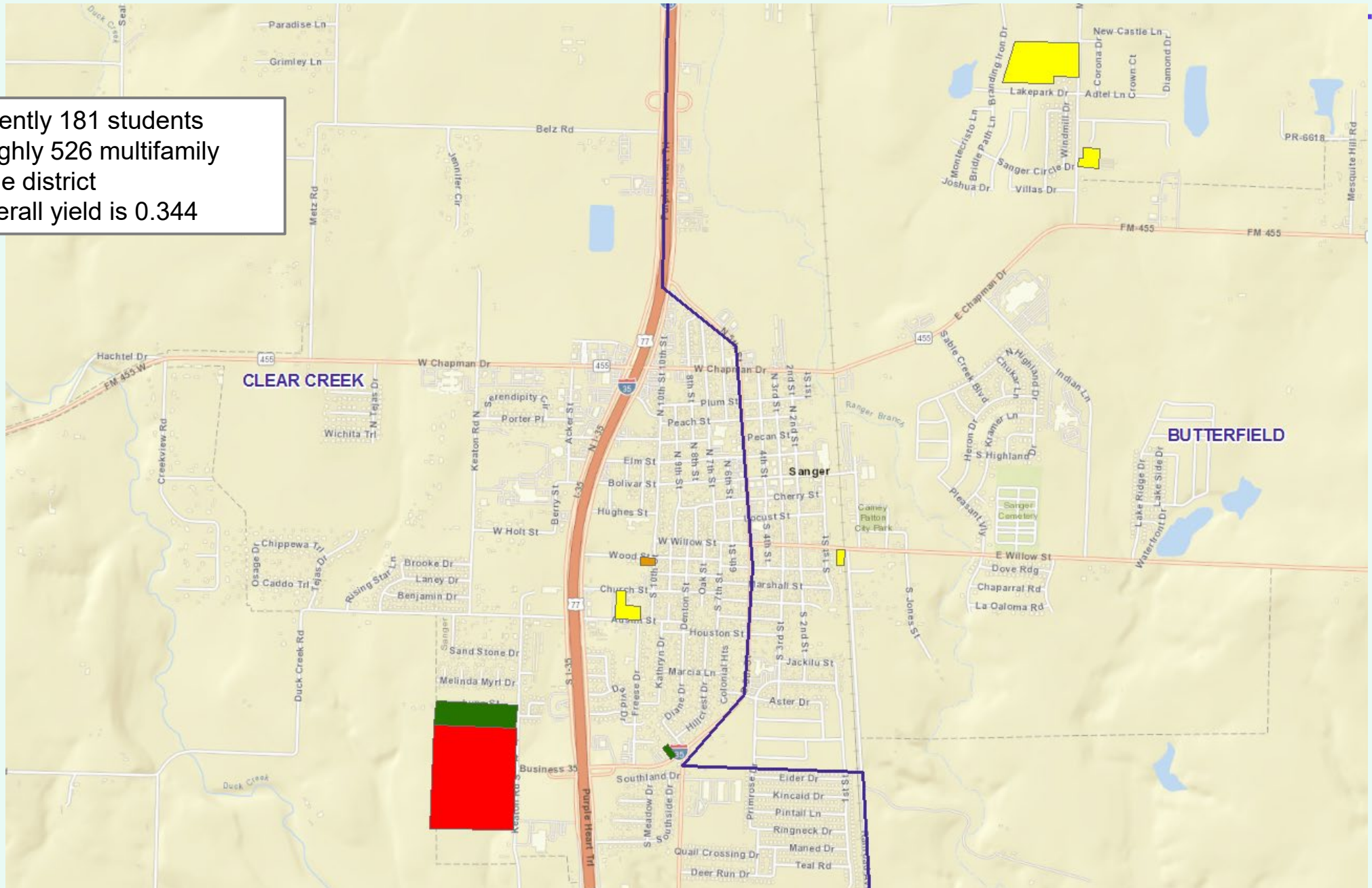
- Appx. 520 acres
- Exact lot totals unknown
- Possibility of up to 7,000 lots
- Developer has filed application for wastewater treatment plant with TCEQ
- City of Sanger is not supportive of development
- Development faces protests from City of Sanger and City of Denton
- No timeline for development at this time



Multifamily Yield Analysis

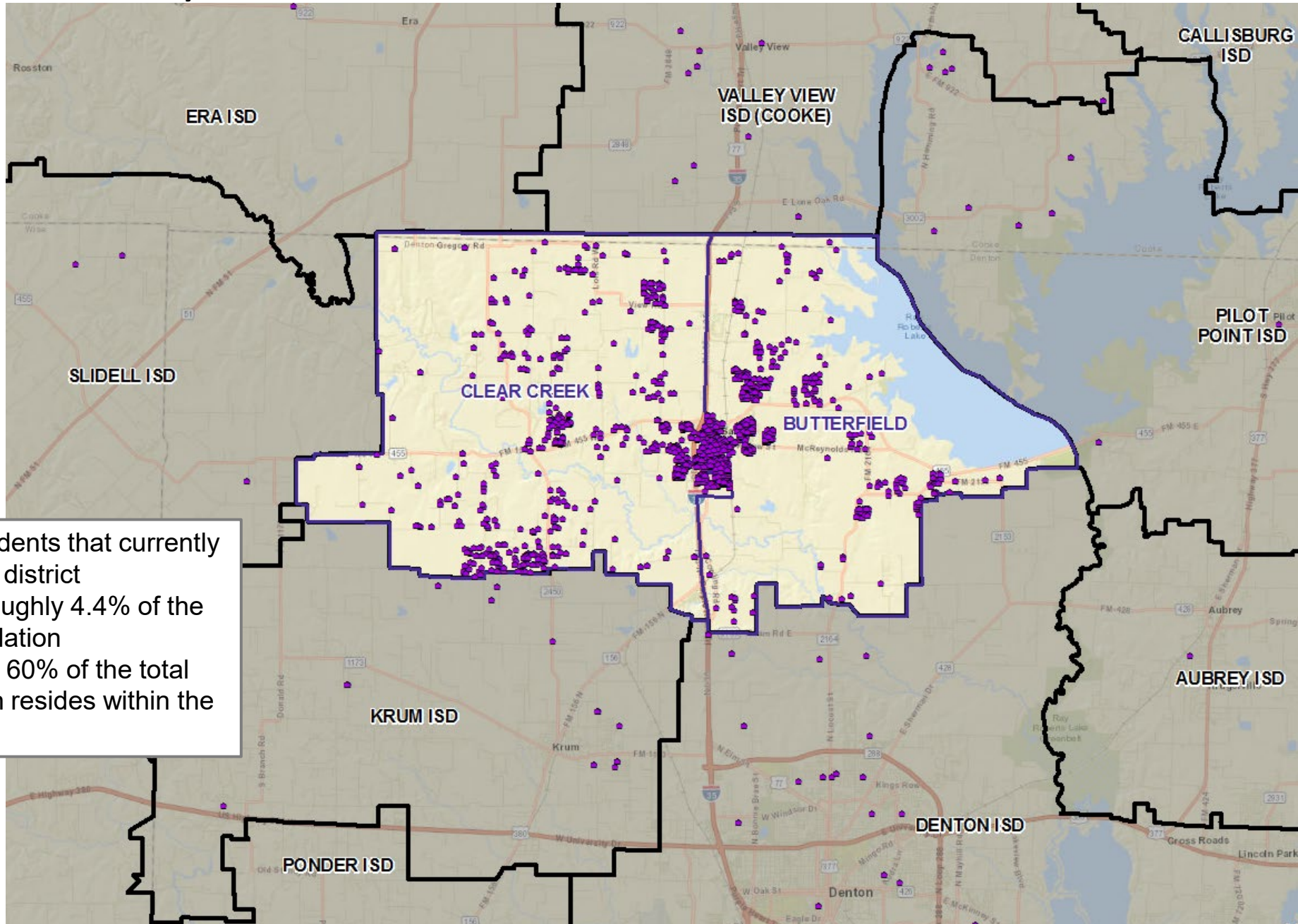
- There are currently 181 students residing in roughly 526 multifamily units across the district
- The district overall yield is 0.344

Multifamily Yield





Student Density



- There are 127 students that currently reside outside the district
- This represents roughly 4.4% of the total student population
- 1,726 students, or 60% of the total student population resides within the Sanger city limits



Annual Enrollment Changes

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	15	75	212	205	221	194	189	205	194	199	236	234	214	191	172	2,756	187	7.3%
2022/23	13	80	201	221	211	228	198	189	213	191	198	272	223	185	167	2,790	34	1.2%
2023/24	13	81	199	206	211	207	237	198	191	217	186	227	247	199	166	2,785	-4	-0.2%
2024/25	20	76	198	204	223	241	213	254	206	205	225	205	214	231	185	2,900	115	4.1%
2025/26	11	80	202	206	208	217	248	209	267	217	212	232	198	224	228	2,959	59	2.0%

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

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
3 Year Avg.	1.029	1.003	1.002	1.030	1.020	1.031	1.033	1.018	1.034	1.048	1.015	1.093	0.939	0.958	0.938
2022/23	0.867	1.062	0.948	1.042	1.029	1.032	1.021	1.000	1.039	0.985	0.995	1.153	0.953	0.864	0.874
2023/24	1.000	1.017	0.990	1.025	0.957	0.981	1.039	1.000	1.011	1.019	0.974	1.146	0.908	0.892	0.897
2024/25	1.538	0.939	0.995	1.025	1.083	1.140	1.029	1.072	1.040	1.073	1.037	1.102	0.943	0.935	0.930
2025/26	0.550	1.053	1.020	1.040	1.020	0.973	1.029	0.981	1.051	1.053	1.034	1.031	0.966	1.047	0.987

- District Enrollment has increased by 59 Students from the 2024-25 School Year
- The largest classes this year are 6th and 4th grades.
- Highest Cohort Increases this year besides PK are 7th Grade and 6th Grade



Ten Year Forecast by Grade Level

Year (Oct)	EE	PK	K	1st	2 nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	15	75	212	205	221	194	189	205	194	199	236	234	214	191	172	2,756	187	7.3%
2022/23	13	80	201	221	211	228	198	189	213	191	198	272	223	185	167	2,790	34	1.2%
2023/24	13	81	199	206	211	207	237	198	191	217	186	227	247	199	166	2,785	-4	-0.2%
2024/25	20	76	198	204	223	241	213	254	206	205	225	205	214	231	185	2,900	115	4.1%
2025/26	11	80	202	206	208	217	248	209	267	217	212	232	198	224	228	2,959	59	2.0%
2026/27	11	83	210	219	227	215	225	255	215	274	217	237	215	178	211	2,991	32	1.1%
2027/28	11	86	223	240	249	248	229	241	268	225	278	251	219	197	177	3,141	150	5.0%
2028/29	11	89	239	264	281	281	279	258	257	284	232	324	236	203	198	3,436	295	9.4%
2029/30	11	95	268	285	310	325	321	320	273	271	291	268	303	218	204	3,763	327	9.5%
2030/31	11	101	298	324	342	360	374	372	342	291	281	340	252	282	219	4,189	426	11.3%
2031/32	11	106	316	358	386	395	412	430	394	362	299	325	318	234	280	4,627	438	10.4%
2032/33	11	111	335	374	419	443	451	471	456	416	371	346	303	294	233	5,034	408	8.8%
2033/34	11	116	345	392	434	476	500	512	499	481	427	430	323	280	291	5,515	480	9.5%
2034/35	11	122	358	399	450	489	533	563	543	527	493	495	401	298	278	5,959	445	8.1%
2035/36	11	128	371	413	458	505	547	600	597	573	540	571	462	370	295	6,440	481	8.1%

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



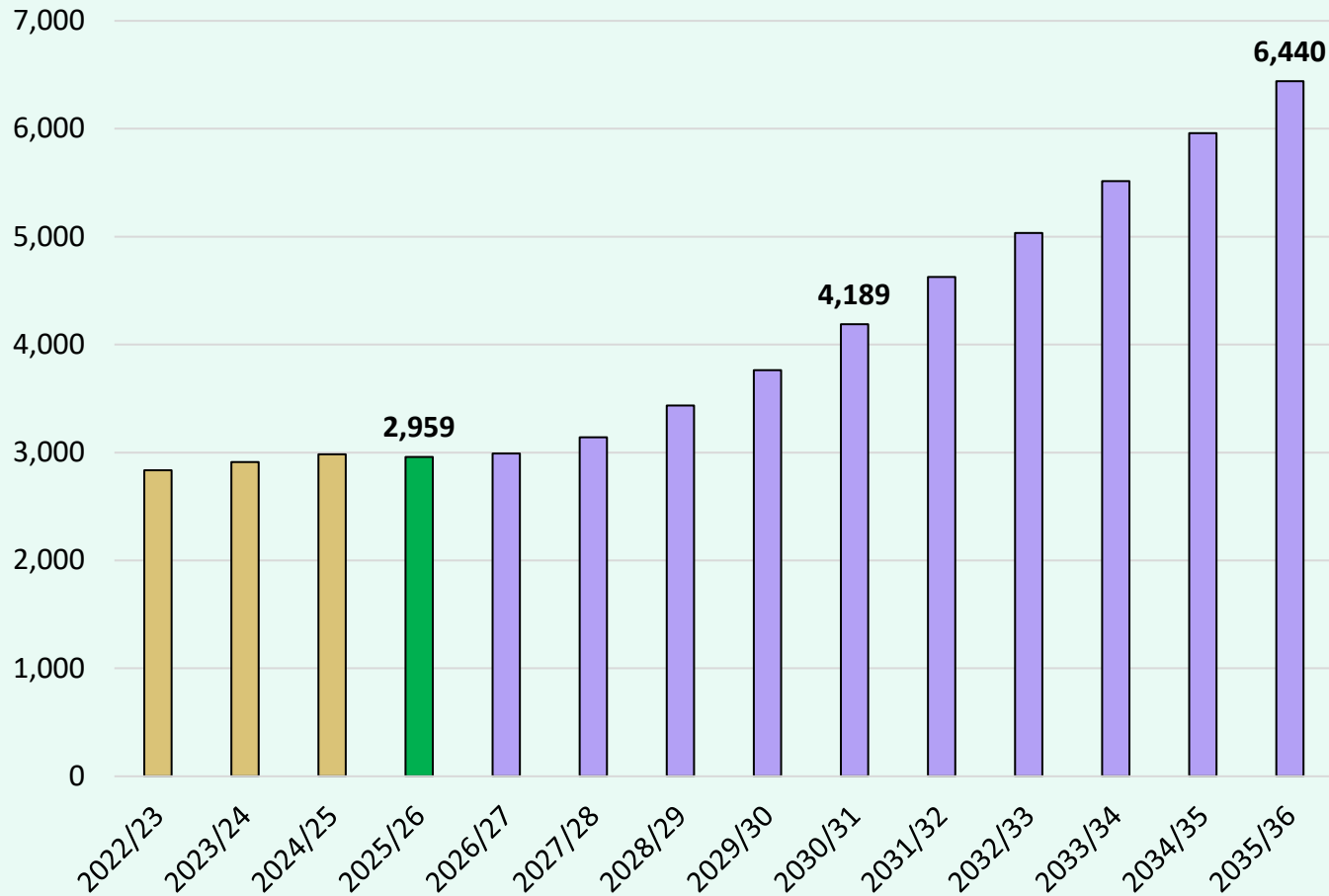
Ten Year Forecast by Campus Level

	Functional	Maximum		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	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
Chisholm Trail Elementary (EE-K)	475	528	294	293	304	320	339	374	410	433	457	471	490	510
Butterfield Elementary (1-5)	614	682	516	497	535	570	664	806	948	1,088	1,222	1,332	1,409	1,465
Clear Creek Intermediate (1-5)	693	708	619	591	605	636	699	755	823	894	936	980	1,025	1,056
ELEMENTARY TOTAL	1,782	1,918	1,429	1,381	1,444	1,526	1,702	1,935	2,181	2,415	2,615	2,784	2,924	3,032
Elementary Absolute Change			77	-48	63	82	176	233	246	233	201	168	141	108
Elementary Percent Change			5.66%	-3.36%	4.56%	5.69%	11.51%	13.72%	12.72%	10.70%	8.31%	6.43%	5.05%	3.68%
Sanger Middle School	1001	1001	636	696	706	771	773	835	914	1,055	1,243	1,407	1,563	1,710
MIDDLE SCHOOL TOTAL	1001	1001	636	696	706	771	773	835	914	1,055	1,243	1,407	1,563	1,710
Sanger High School	1,418	1,418	819	870	829	832	949	981	1,082	1,145	1,164	1,312	1,460	1,686
Linda Tutt High School			16	12	12	12	12	12	12	12	12	12	12	12
HIGH SCHOOL TOTAL			835	882	841	844	961	993	1,094	1,157	1,176	1,324	1,472	1,698
DISTRICT TOTALS			2,900	2,959	2,991	3,141	3,436	3,763	4,189	4,627	5,034	5,515	5,959	6,440
District Absolute Change			115	59	32	150	295	327	426	438	408	480	445	481
District Percent Change			4.11%	2.03%	1.08%	5.02%	9.38%	9.53%	11.32%	10.45%	8.81%	9.54%	8.06%	8.06%

Yellow box = Exceeds Maximum Capacity
Green Box = Exceeds Functional Capacity

Key Takeaways

Enrollment Forecast



- The Dallas/Ft. Worth region leads the nation in new home starts
- Impending industrial growth in Sanger is expected to result in new job growth in the area and population growth
- Total home sales within SISD declined in 2024, due to inflationary costs and limited lot availability, however new lot development is underway and sales are expected to rebound
- The district has more than 200 lots currently available to build on with roughly 12,750 additional future lots in various stages of planning
- Groundwork is underway on nearly 300 lots within 4 subdivisions across the district
- There are over 1,180 units of multifamily units in the planning stages across the district
- Enrollment is expected to approach 4,200 students by the 2030-31 school year and could reach more than 6,400 students by 2035-36