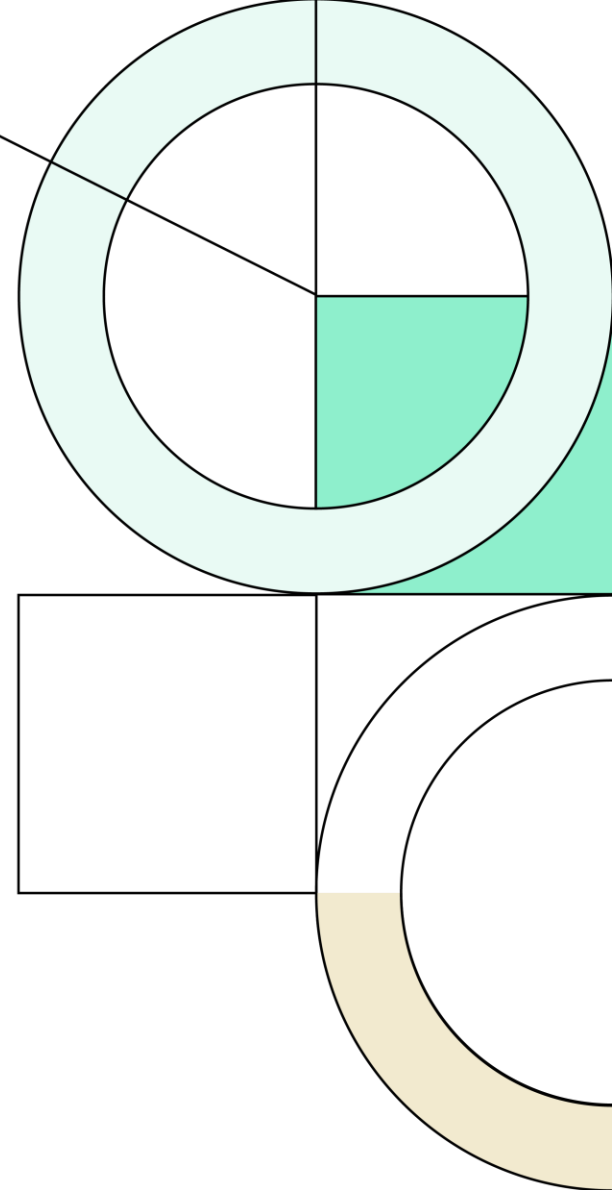




Eagle Mountain- Saginaw Independent School District

Spring 2026 Mobility and Housing Report

May 2026





DFW Area ISD Ranked by Annual Closings 1Q26

Single-Family Housing

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,995	3,343	1,518	6,094	40,845
2	PRINCETON ISD	2,451	2,978	1,312	4,763	5,738
3	MCKINNEY ISD	1,908	2,088	1,046	4,623	11,247
4	CELINA ISD	1,725	1,843	1,119	6,674	31,118
5	PROSPER ISD	1,596	1,837	1,098	4,263	8,216
6	DENTON ISD	1,368	1,832	675	4,499	26,136
7	FORNEY ISD	1,294	1,593	849	3,528	21,887
8	COMMUNITY ISD	1,299	1,414	669	3,521	6,254
9	CROWLEY ISD	1,431	1,414	821	2,872	9,857
10	CRANDALL ISD	1,204	1,389	572	2,944	13,955
11	AUBREY ISD	1,284	1,191	803	2,564	11,984
12	FRISCO ISD	890	1,188	553	1,808	6,648
13	EAGLE MT-SAGINAW ISD	1,025	1,187	437	2,490	7,762
14	ROCKWALL ISD	965	1,184	688	3,010	7,551
15	DALLAS ISD	998	1,029	1,175	1,896	4,988
16	MIDLOTHIAN ISD	845	915	581	2,190	18,803
17	ROYSE CITY ISD	707	772	468	2,951	9,731
18	MANSFIELD ISD	694	751	488	1,314	6,131
19	ANNA ISD	707	746	525	2,788	16,833
20	WAXAHACHIE ISD	892	744	620	2,073	21,984

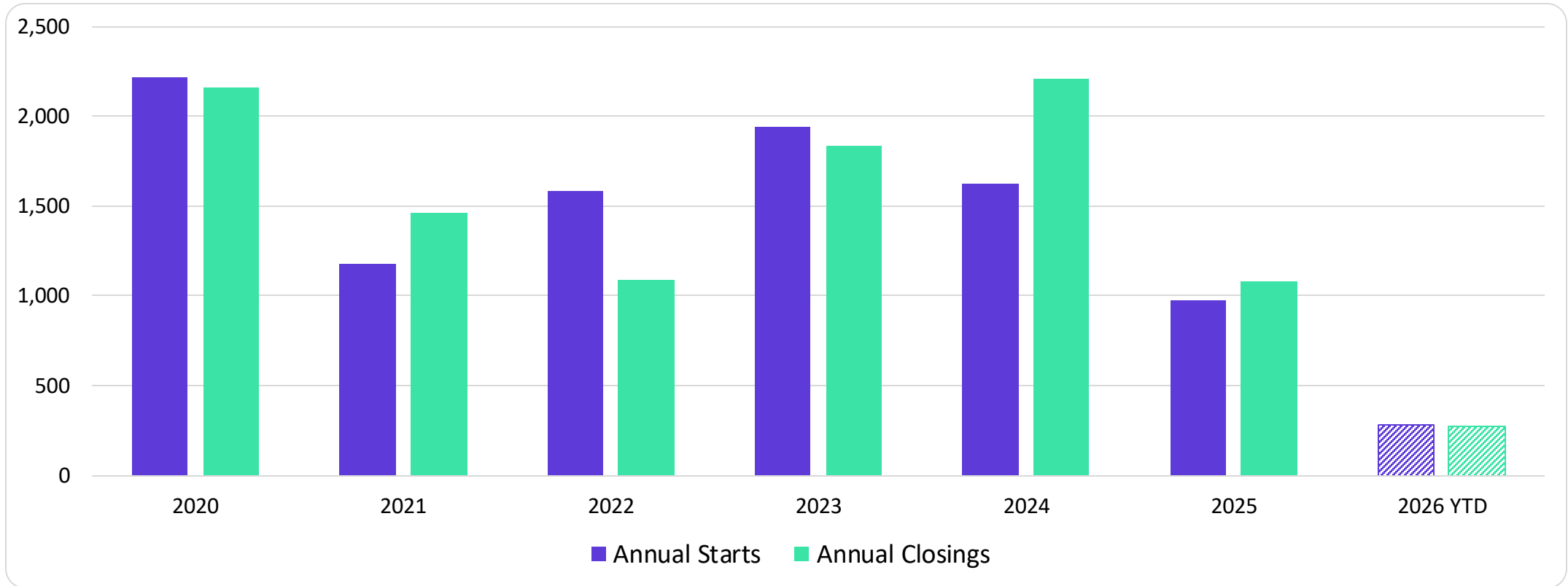
* Based on additional research by Zonda Education

** Totals **DO NOT** include age-restricted communities



Eagle Mountain-Saginaw ISD New Home Activity

Single-Family Housing



Starts	2020	2021	2022	2023	2024	2025	2026
1Q	530	321	292	382	450	237	284
2Q	593	356	413	535	407	349	0
3Q	514	312	372	662	378	148	0
4Q	580	191	505	363	389	244	0
Total	2,217	1,180	1,582	1,942	1,624	978	284

Closings	2020	2021	2022	2023	2024	2025	2026
1Q	340	473	161	374	537	170	276
2Q	567	425	256	513	614	371	0
3Q	664	300	383	673	512	220	0
4Q	591	264	290	278	550	320	0
Total	2,162	1,462	1,090	1,838	2,213	1,081	276

Source: Zonda



Eagle Mountain-Saginaw ISD New Home Activity by Elementary Zone

Single-Family Housing

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BRYSON	72	7	128	23	6	20	0	0
CHISHOLM RIDGE	96	20	72	23	19	25	105	0
COMANCHE SPRINGS	0	0	5	0	0	0	0	0
COPPER CREEK	0	0	19	0	0	0	0	0
DOZIER	0	0	0	0	0	0	0	144
EAGLE MOUNTAIN	101	58	160	11	57	90	1,380	6,704
ELKINS	90	15	79	20	16	28	106	0
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	0	0	1	0	0	0	2	152
HATLEY	602	174	641	181	168	248	662	183
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	61	10	45	15	9	23	75	523
LAKE POINTE	0	0	0	0	0	0	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	1	0	31	3	0	3	160	0
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	2	0	6	0	0	0	0	56
Grand Total	1,025	284	1,187	276	275	437	2,490	7,762

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

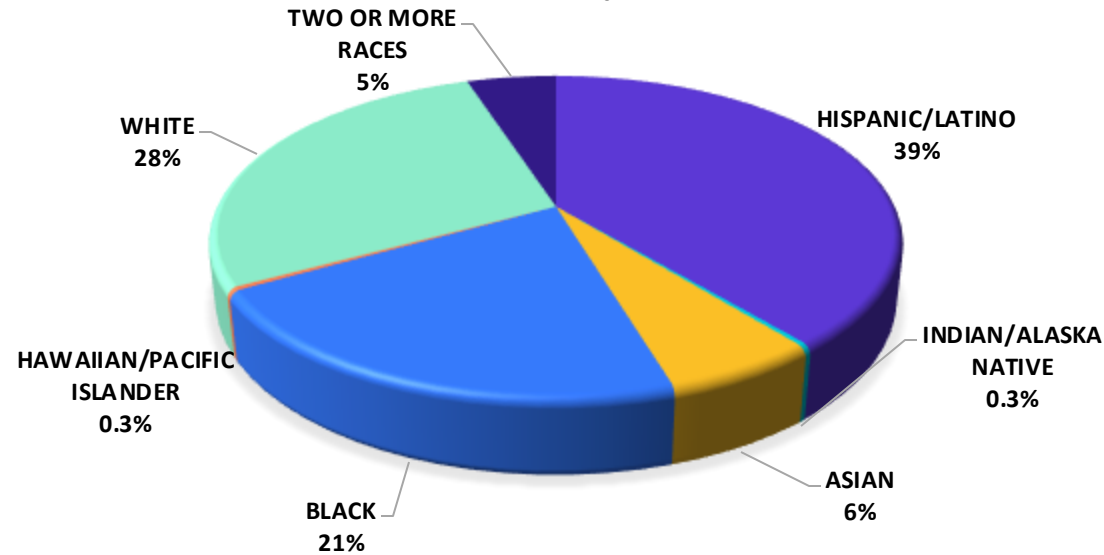


District – Student Demographics

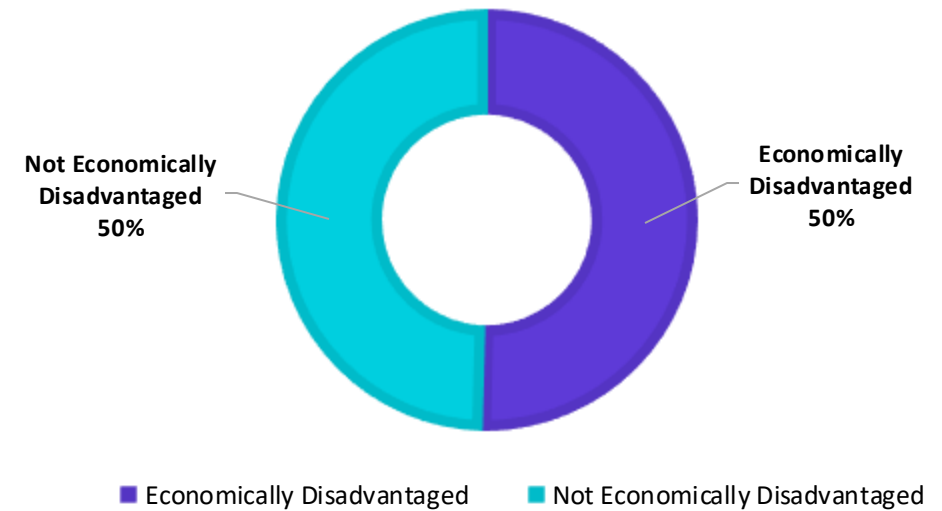
Demographics

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	20,054	2,382	11.9%	7,724	38.5%	84	0.4%	884	4.4%	8,074	40.3%	846	4.2%	60	0.3%	8,877	44.3%
2019/20	21,024	2,844	13.5%	8,046	38.3%	85	0.4%	908	4.3%	8,171	38.9%	899	4.3%	71	0.3%	9,182	43.7%
2020/21	21,245	3,168	14.9%	8,264	38.9%	69	0.3%	956	4.5%	7,769	36.6%	963	4.5%	56	0.3%	8,977	42.3%
2021/22	22,464	3,690	16.4%	8,779	39.1%	68	0.3%	1,089	4.8%	7,752	34.5%	1,017	4.5%	69	0.3%	9,906	44.1%
2022/23	23,196	4,096	17.7%	9,111	39.3%	70	0.3%	1,238	5.3%	7,546	32.5%	1,070	4.6%	65	0.3%	11,779	50.8%
2023/24	23,462	4,486	19.1%	9,210	39.3%	71	0.3%	1,357	5.8%	7,132	30.4%	1,138	4.9%	68	0.3%	12,431	53.0%
2024/25	23,982	4,857	20.3%	9,492	39.6%	73	0.3%	1,476	6.2%	6,860	28.6%	1,155	4.8%	69	0.3%	11,954	49.8%
2025/26	24,231	5,181	21.4%	9,428	38.9%	65	0.3%	1,496	6.2%	6,765	27.9%	1,216	5.0%	80	0.3%	12,210	50.4%

2025-26 STUDENT RACE/ETHNICITY TOTALS



2025-26 ECONOMICALLY DISADVANTAGED TOTALS

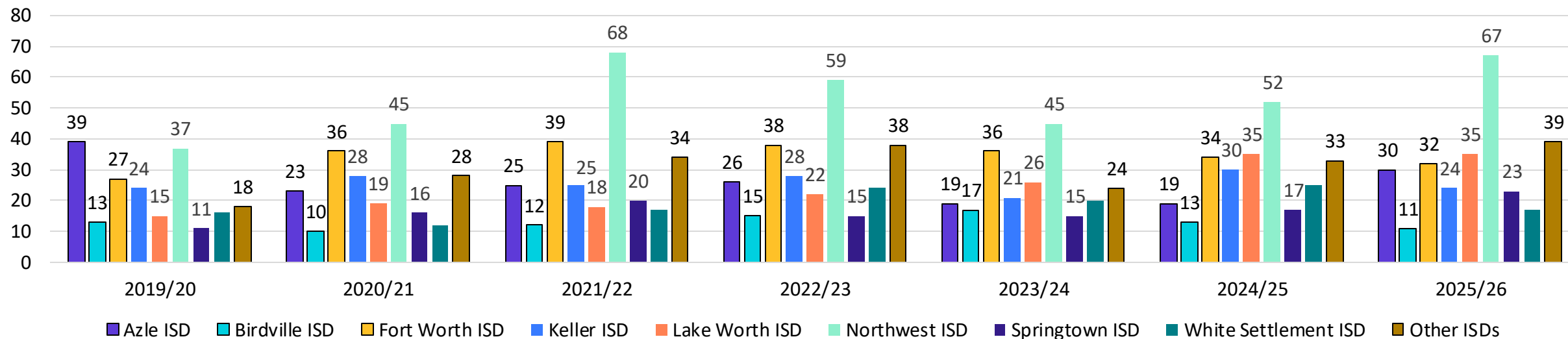




District Enrollment Analysis – TEA Student Transfer “In” Data

Student Mobility Report

Eagle Mountain-Saginaw ISD – Student Transfer In Analysis



School District	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Azle ISD	39	23	25	26	19	19	30
Birdville ISD	13	10	12	15	17	13	11
Fort Worth ISD	27	36	39	38	36	34	32
Keller ISD	24	28	25	28	21	30	24
Lake Worth ISD	15	19	18	22	26	35	35
Northwest ISD	37	45	68	59	45	52	67
Springtown ISD	11	16	20	15	15	17	23
White Settlement ISD	16	12	17	24	20	25	17
Other ISDs	18	28	34	38	24	33	39
Total Transfers In	200	217	258	265	223	258	278

Year	Neighborhood District/Parental Employment Related Enrollment	%	Charter Schools	%	Virtual Enrollment	%	Total
2019/20	581	28.4%	1,420	69.5%	42	2.1%	2,043
2020/21	627	27.9%	1,566	69.5%	58	2.6%	2,251
2021/22	621	27.2%	1,575	69.0%	87	3.8%	2,283
2022/23	590	25.7%	1,597	69.6%	107	4.7%	2,294
2023/24	528	21.0%	1,855	73.6%	138	5.4%	2,521
2024/25	634	22.6%	1,945	69.3%	227	8.1%	2,806
2025/26	619	20.7%	2,134	71.3%	241	8.0%	2,994
7 Year Average	600.0	24.8%	1727.4	70.2%	128.6	5.0%	2,456

2025-26 Student Transfer Out Assessment	
Largest Transfer Numbers to Neighboring Districts	
Birdville ISD	154 Students
Keller ISD	108 Students
Northwest ISD	105 Students
Fort Worth ISD	55 Students
Castleberry ISD	46 Students

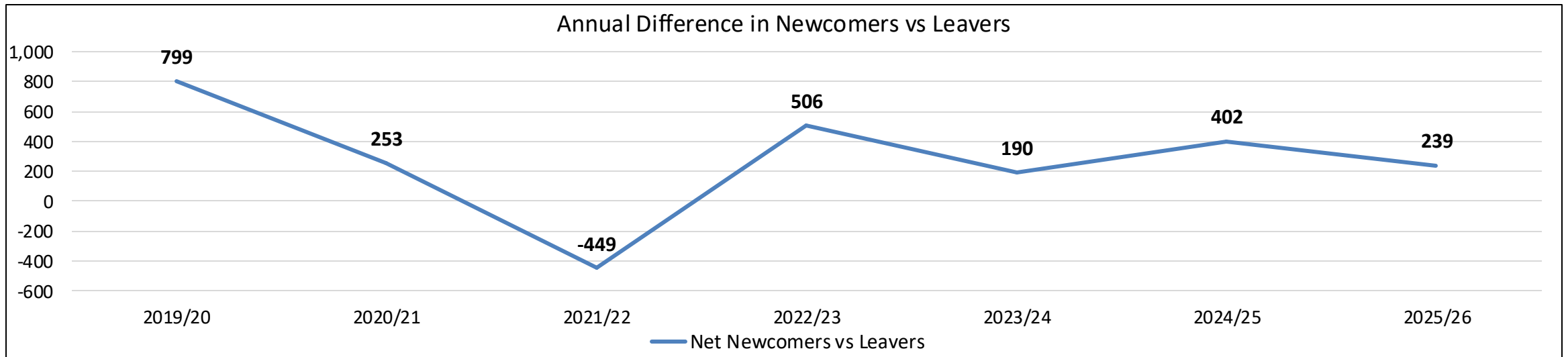
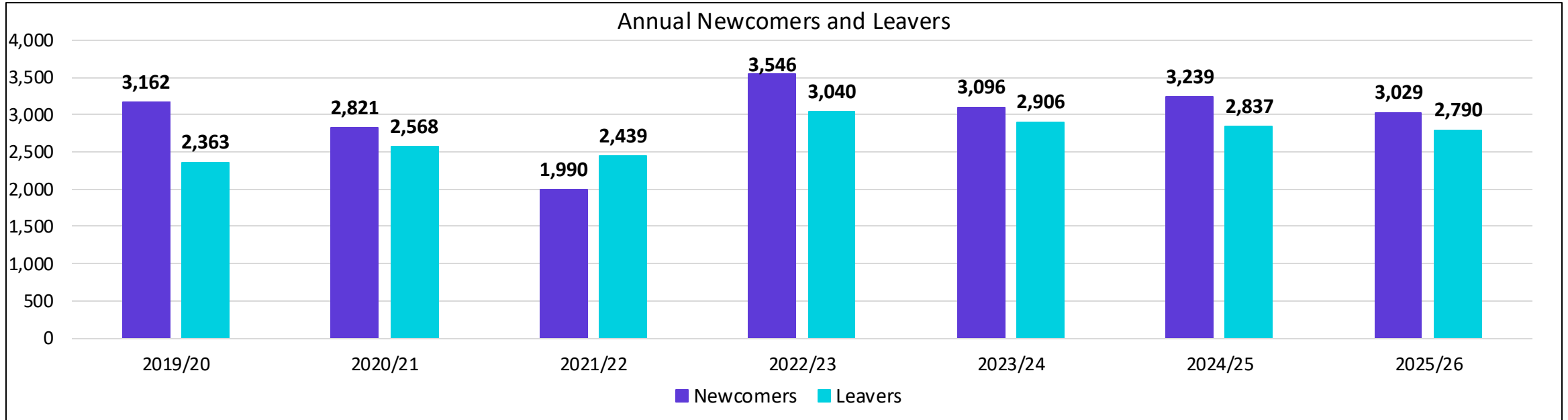
List of Largest Charter Schools	
International Leadership of Texas	1,339 Students
Great Hearts Texas	393 Students
Idea Public Schools	52 Students
Trinity Basin Preparatory	48 Students
Premier High Schools	40 Students

List of Largest Virtual School Programs	
Hallsville ISD	122 Students
Roscoe Collegiate ISD	57 Students
Fort Stockton ISD	53 Students



Newcomers and Leavers Mobility Analysis

Enrollment- Data & Trends



Ten Year Forecast by Campus Level

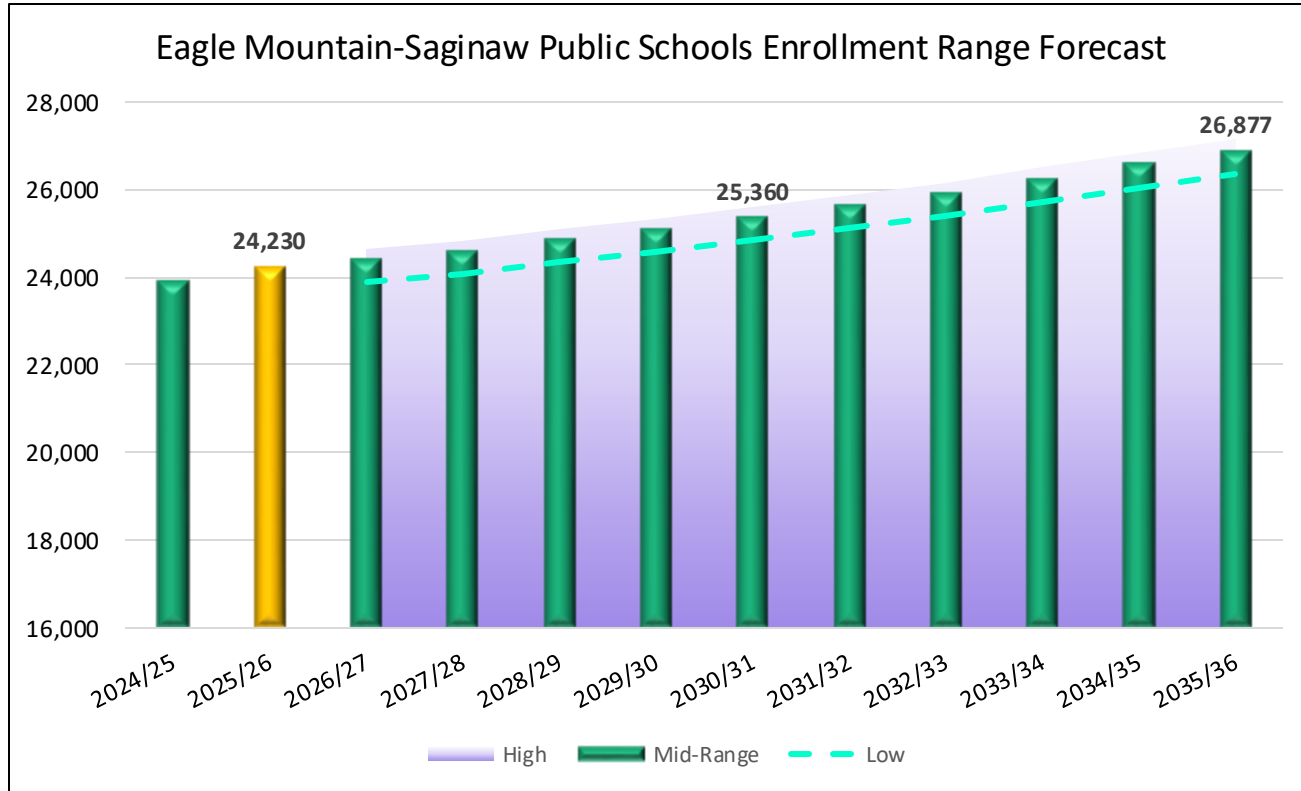
Enrollment Forecast

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	294	281	281	295	305	303	315	326	337	348	348
Bryson Elementary	736	573	641	662	667	669	679	686	680	673	670	663	658
Chisholm Ridge Elementary	803	624	645	658	669	688	716	733	730	726	725	715	705
Comanche Springs Elementary	781	626	611	601	585	590	583	571	580	587	594	596	593
Copper Creek Elementary	803	697	678	681	695	694	696	717	705	700	697	687	675
Dozier Elementary	803	706	647	615	589	605	642	683	724	769	814	850	877
Eagle Mountain Elementary	758	551	643	672	736	812	915	1,030	1,155	1,294	1,459	1,616	1,770
Elkins Elementary	736	652	679	679	686	710	717	711	713	716	720	721	717
Gililand Elementary	691	499	464	475	474	470	479	478	490	493	493	487	480
Greenfield Elementary	803	619	592	579	541	540	551	550	566	573	578	578	573
Hatley Elementary	803	440	606	696	794	857	895	862	855	873	897	891	879
High Country Elementary	758	510	519	503	504	537	567	601	616	636	653	651	655
Lake Country Elementary	803	654	639	645	650	659	669	671	701	716	732	739	740
Lake Pointe Elementary	781	740	668	634	617	610	599	621	627	633	641	645	645
Northbrook Elementary	781	533	489	485	473	464	487	505	505	516	522	520	518
Parkview Elementary	781	583	549	547	564	584	594	603	616	618	615	603	595
Remington Point Elementary	758	509	463	439	460	459	451	482	486	494	495	491	480
Saginaw Elementary	558	336	352	346	336	351	351	353	352	354	354	349	341
Willow Creek Elementary	870	640	627	618	609	611	626	649	656	657	658	649	641
Future		0	0	0	0	0	0	0	0	0	0	0	0
ELEMENTARY TOTALS	14,181	10,740	10,806	10,816	10,931	11,206	11,520	11,809	12,071	12,355	12,653	12,801	12,890
Elementary Percent Change		1.34%	0.61%	0.09%	1.06%	2.51%	2.81%	2.51%	2.22%	2.35%	2.41%	1.17%	0.69%
Elementary Absolute Change		142	66	10	115	275	314	289	262	284	298	148	89

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

Campus	Capacity	History	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Creekview Middle School	1,078	961	978	1,032	1,061	1,083	1,042	1,049	1,040	1,060	1,046	1,071	1,080
Highland Middle School	1,050	699	663	1,034	1,028	1,025	969	946	950	999	1,031	1,039	1,054
Prairie Vista Middle School	1,002	965	1,003	791	845	863	884	907	912	919	927	939	959
Wayside Middle School	1,002	1,121	1,195	1,130	1,115	1,110	1,099	1,146	1,194	1,239	1,284	1,362	1,441
Willkie Middle School	1,002	775	766	766	765	740	675	619	578	588	590	626	666
Marine Creek Middle School	1,200	926	907	924	926	893	861	825	827	817	860	888	918
MIDDLE SCHOOL TOTALS	6,334	5,447	5,512	5,677	5,740	5,714	5,530	5,492	5,501	5,622	5,738	5,925	6,118
Middle School Percent Change		3.61%	1.19%	2.99%	1.12%	-0.45%	-3.22%	-0.69%	0.16%	2.20%	2.06%	3.26%	3.26%
Middle School Absolute Change		190	65	165	63	-26	-184	-38	9	121	116	187	193
Boswell High School	2,500	2,442	2,409	2,471	2,483	2,502	2,604	2,612	2,631	2,631	2,638	2,673	2,694
Eagle Mountain High School	2,500	891	1,302	1,378	1,437	1,489	1,518	1,530	1,548	1,560	1,573	1,621	1,650
Saginaw High School	2,500	2,003	1,860	1,783	1,731	1,724	1,698	1,713	1,722	1,669	1,668	1,671	1,668
Chisholm Trail High School	2,500	2,248	2,181	2,106	2,083	2,048	2,047	2,044	1,985	1,909	1,807	1,716	1,697
Watson High School		87	98	98	98	98	98	98	98	98	98	98	98
HIGH SCHOOL TOTALS		7,671	7,850	7,836	7,832	7,861	7,965	7,997	7,984	7,867	7,784	7,779	7,807
High School Percent Change		1.86%	2.33%	-0.18%	-0.05%	0.37%	1.32%	0.40%	-0.16%	-1.47%	-1.06%	-0.06%	0.36%
High School Absolute Change		140	179	-14	-4	29	104	32	-13	-117	-83	-5	28
Tarrant County Jjaep		1	3	3	3	3	3	3	3	3	3	3	3
Alternative Discipline School		54	59	59	59	59	59	59	59	59	59	59	59
ALTERNATIVE SCHOOL TOTALS		55	62	62	62	62	62	62	62	62	62	62	62
DISTRICT TOTALS		23,913	24,230	24,391	24,565	24,843	25,077	25,360	25,618	25,906	26,237	26,567	26,877
District Percent Change		1.97%	1.33%	0.66%	0.71%	1.13%	0.94%	1.13%	1.02%	1.12%	1.28%	1.26%	1.17%
District Absolute Change		462	317	161	174	278	234	283	258	288	331	330	310

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



School Year	Low Projections	Mid Projections	High Projections
2024/25		23,913	
2025/26		24,231	
2026/27	23,903	24,391	24,635
2027/28	24,074	24,565	24,810
2028/29	24,346	24,843	25,091
2029/30	24,576	25,077	25,328
2030/31	24,853	25,360	25,613
2031/32	25,106	25,618	25,874
2032/33	25,388	25,906	26,165
2033/34	25,712	26,237	26,499
2034/35	26,036	26,567	26,833
2035/36	26,339	26,877	27,145

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



District Information -



Eagle Mountain-Saginaw ISD enrollment increased by nearly **3,000 students over the last five years**. The District has seen enrollment increase this new 2025-26 school year by **318 students**.

Housing Market Conditions -



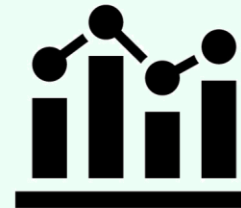
2025 new home starts and closings in EMS ISD finished the year well below 2024 totals as ongoing economic headwinds and uncertainty negatively impacted potential homebuyers. Spring 2026 start rates will be critical for the fall 2026 enrollment patterns.

Housing Activity & Future Developments -



The district currently has approximately **435 homes in active inventory**, nearly 2,500 lots available to build on, and approximately 7,800 planned in the future.

Enrollment Forecast -



EMS ISD Fall 2026 enrollment is forecasted to fall between 23,903 to 24,635. Five year forecast has enrollment between 25,106 – 25,874