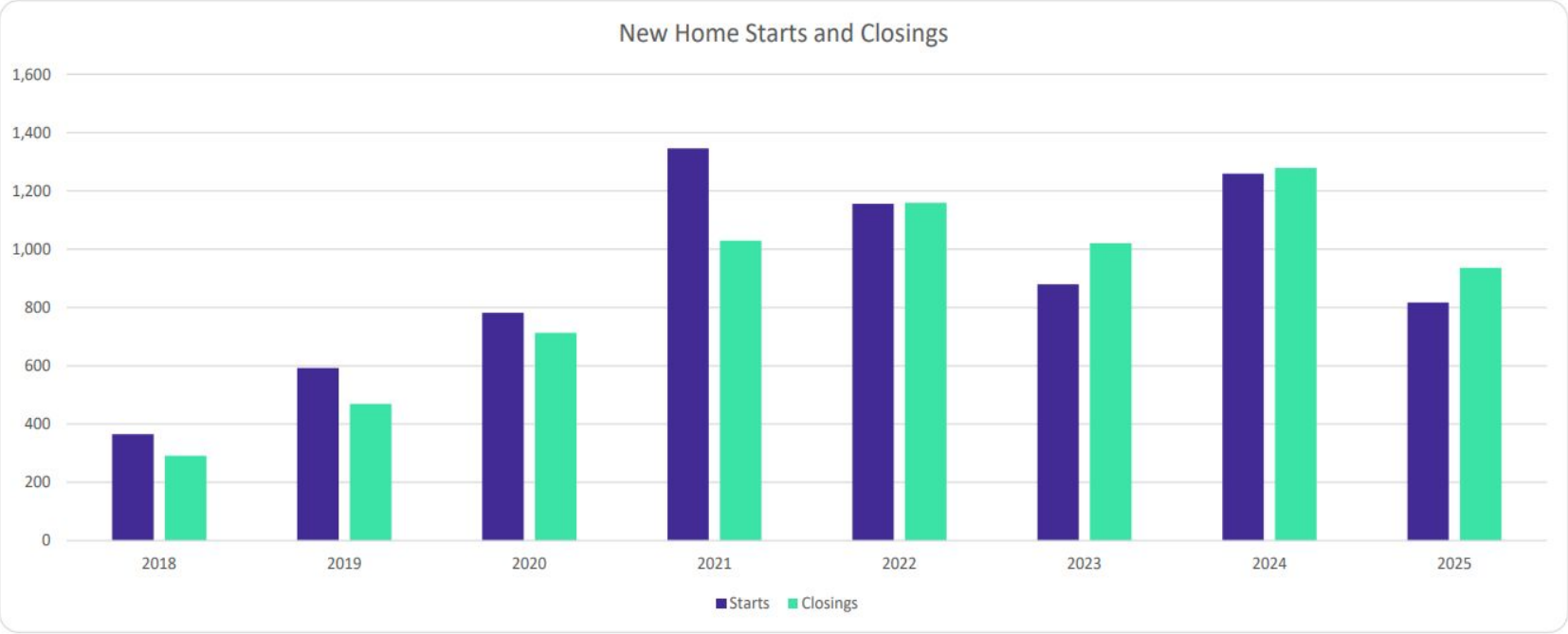
Demographic Update

Bob Mabry
Assistant Superintendent
Budget Workshop and Regular Board Meeting
May 20, 2026

Jarrell ISD New Home Activity

Single-Family Housing

Zonda Demographics



Starts	2018	2019	2020	2021	2022	2023	2024	2025
1Q	51	55	155	313	327	102	292	226
2Q	121	129	135	339	413	239	388	293
3Q	112	248	241	288	324	350	374	166
4Q	81	160	251	406	92	188	205	132
Total	**365**	**592**	**782**	**1,346**	**1,156**	**879**	**1,259**	**817**

Closings	2018	2019	2020	2021	2022	2023	2024	2025
1Q	72	85	129	244	230	319	240	218
2Q	32	97	195	263	409	246	325	225
3Q	99	107	166	342	267	225	318	268
4Q	88	180	223	180	253	230	396	225
Total	**291**	**469**	**713**	**1,029**	**1,159**	**1,020**	**1,279**	**936**

Source: Zonda

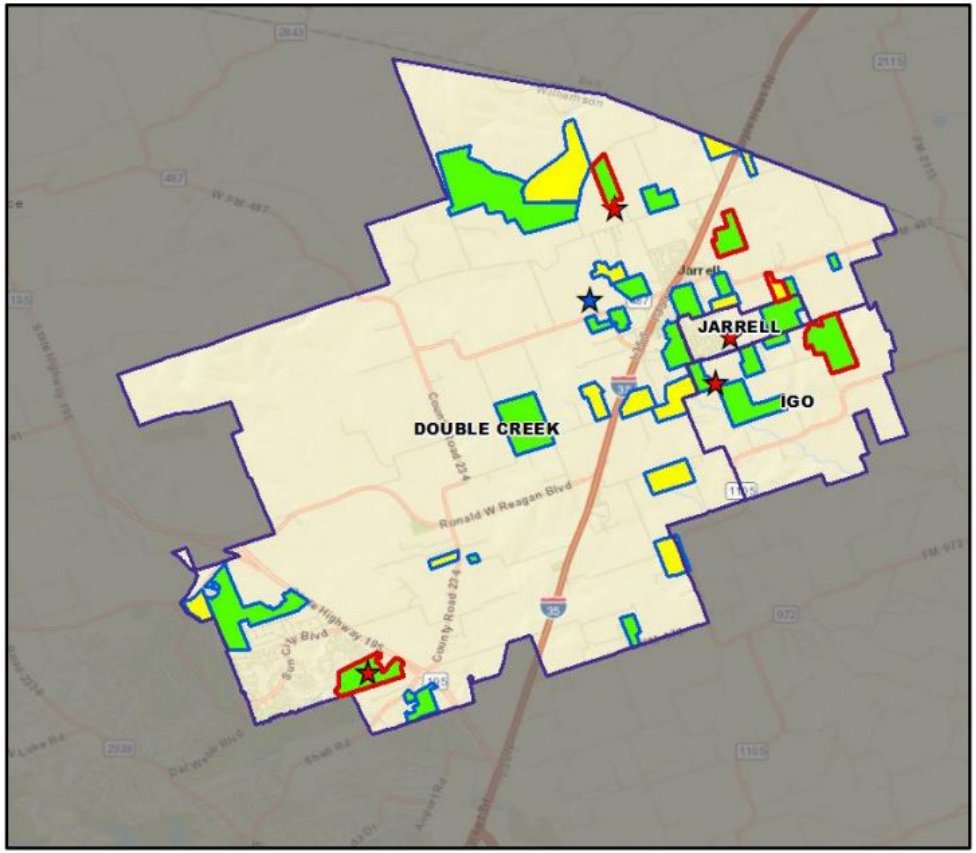
Jarrell ISD New Home Activity by Elementary Zone

Single-Family Housing

Zonda Demographics

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
DOUBLE CREEK	500	87	572	139	70	206	1970	11,687
IGO	281	41	323	74	24	130	736	2,517
JARRELL	36	4	41	12	10	19	383	0
Grand Total	**817**	**132**	**936**	**225**	**104**	**355**	**3,089**	**14,204**

Highest activity in the category

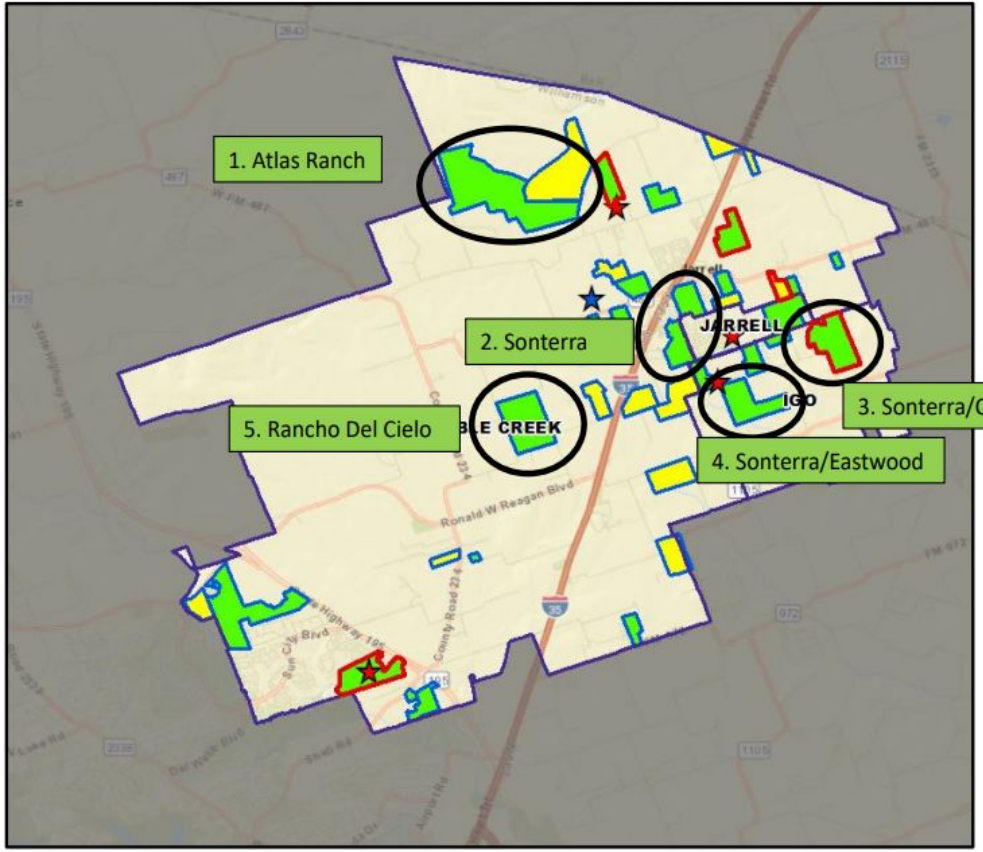


District Future Housing Overview

- The district has 22 active subdivisions with approximately 100 homes under construction and 3,100 lots ready to be built on
- Within JISD there are currently 17 potential future subdivisions totaling just under 10,000 future single family lots.

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Largest Active Subdivisions

1. Atlas Ranch – 4,000 lots
2. Sonterra – 2,819 lots – 2,800 occupied
3. Sonterra/Cool Water – 1,522 lots
4. Sonterra/Eastwood – 1,211 lots
5. Rancho Del Cielo – 962 lots

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

Annual Enrollment Changes

Enrollment Forecast

Zonda Demographics

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	6	151	224	241	244	222	219	209	208	209	193	221	192	205	141	2,885	580	25.2%
2022/23	18	173	263	271	267	264	255	248	263	240	238	229	236	202	197	3,364	479	16.6%
2023/24	25	159	301	282	297	280	292	279	287	271	281	276	235	244	204	3,713	349	10.4%
2024/25	34	193	301	333	329	319	328	316	313	306	280	317	288	273	224	4,154	441	11.9%
2025/26	38	177	364	346	382	352	350	363	346	333	323	313	308	278	256	4,529	375	9.0%

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

- Enrollment for 2025/26 school year is 4,529 students
- 375 students more than 2024/25

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	1.289	1.017	1.118	1.109	1.137	1.064	1.125	1.094	1.125	1.054	1.087	1.135	1.014	1.054	0.955	1.108	1.088	1.039
2022/23	3.000	1.146	1.174	1.210	1.108	1.082	1.149	1.132	1.258	1.154	1.139	1.187	1.068	1.052	0.961	1.142	1.184	1.067
2023/24	1.389	0.919	1.144	1.072	1.096	1.049	1.106	1.094	1.157	1.030	1.171	1.160	1.026	1.034	1.010	1.094	1.120	1.057
2024/25	1.360	1.214	1.000	1.106	1.167	1.074	1.171	1.082	1.122	1.066	1.033	1.128	1.043	1.162	0.918	1.100	1.074	1.063
2025/26	1.118	0.917	1.209	1.150	1.147	1.070	1.097	1.107	1.095	1.064	1.056	1.118	0.972	0.965	0.938	1.130	1.071	0.998

Ten Year Forecast by Grade Level

Enrollment Forecast

Zonda Demographics

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
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2026/27	38	195	447	408	393	406	383	384	401	365	353	366	317	314	266	5,036	507	11.2%
2027/28	38	209	553	503	456	426	442	419	424	422	383	396	369	323	295	5,658	622	12.4%
2028/29	38	224	592	602	547	499	471	487	470	449	450	431	396	369	305	6,330	672	11.9%
2029/30	38	235	704	644	654	598	544	521	532	496	476	507	431	376	349	7,105	775	12.2%
2030/31	38	248	765	752	689	701	644	586	571	553	524	535	507	405	355	7,873	768	10.8%
2031/32	38	260	804	818	804	738	753	694	635	599	586	590	535	488	383	8,725	852	10.8%
2032/33	38	271	843	854	867	850	777	795	755	664	630	660	590	509	461	9,564	839	9.6%
2033/34	38	282	857	874	894	888	870	796	859	781	697	709	660	561	481	10,247	683	7.1%
2034/35	38	292	880	884	902	923	911	894	865	891	820	784	709	631	530	10,954	707	6.9%
2035/36	38	298	904	908	912	932	949	935	966	897	935	923	784	675	596	11,652	698	6.4%

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

Ten Year Forecast by Campus Level

Enrollment Forecast

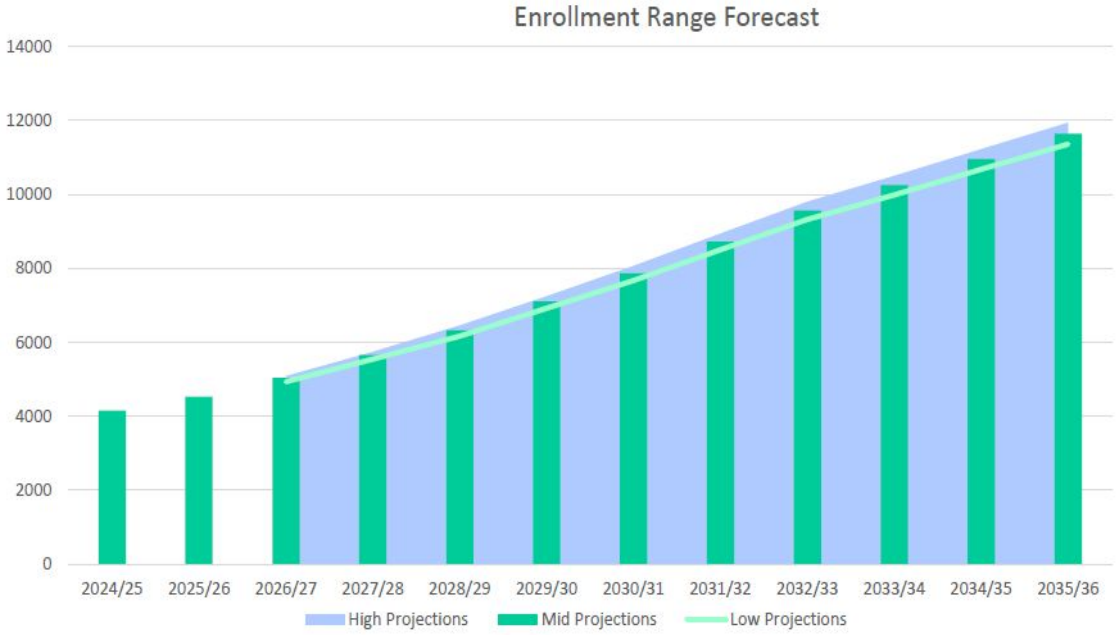
Zonda Demographics

Campus	Capacity	History 2024/25	Fall 2025/26	ENROLLMENT PROJECTIONS 2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Berry Creek Elementary			354	400	494	595	721	831	965	1,073	1,142	1,198	1,236
Igo Elementary	800	647	742	871	990	1,129	1,270	1,436	1,557	1,655	1,695	1,740	1,756
Jarrell Elementary	828	719	609	645	669	676	701	724	761	789	810	830	842
Double Creek Elementary	900	787	667	738	893	1,060	1,246	1,432	1,626	1,778	1,852	1,956	2,042
ELEMENTARY SCHOOL TOTAL	**2,528**	**2,153**	**2,372**	**2,654**	**3,046**	**3,460**	**3,938**	**4,423**	**4,909**	**5,295**	**5,499**	**5,724**	**5,876**
Elementary Absolute Change		238	219	282	392	414	478	485	486	386	204	225	152
Elementary Percent Change		12.43%	10.17%	11.89%	14.77%	13.59%	13.82%	12.32%	10.99%	7.86%	3.85%	4.09%	2.66%
Jarrell Middle School	1,000	899	526	582	646	700	783	868	966	1,082	1,244	1,384	1,516
Jarrell Ranch Middle School	700		476	537	583	669	721	780	854	967	1,093	1,192	1,282
MIDDLE SCHOOL TOTAL		**899**	**1,002**	**1,119**	**1,229**	**1,369**	**1,504**	**1,648**	**1,820**	**2,049**	**2,337**	**2,576**	**2,798**
Middle School Absolute Change		62	-373	56	64	54	83	85	98	116	162	140	132
Middle School Percent Change		7.41%	-41.49%	5.59%	5.72%	4.39%	6.06%	5.65%	5.95%	6.37%	7.91%	5.99%	5.12%
Jarrell High School	1,258	1,100	1,155	1,263	1,383	1,501	1,663	1,802	1,996	2,220	2,411	2,654	2,978
HIGH SCHOOL TOTAL		**1,100**	**1,155**	**1,263**	**1,383**	**1,501**	**1,663**	**1,802**	**1,996**	**2,220**	**2,411**	**2,654**	**2,978**
High School Absolute Change		143	55	108	120	118	162	139	194	224	191	243	324
High School Percent Change		14.94%	5.00%	9.35%	9.50%	8.53%	10.79%	8.36%	10.77%	11.22%	8.60%	10.08%	12.21%
Lott Detention Center		2	0	0	0	0	0	0	0	0	0	0	0
ALTERNATIVE SCHOOL TOTAL		**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
DISTRICT TOTALS		**4,154**	**4,529**	**5,036**	**5,658**	**6,330**	**7,105**	**7,873**	**8,725**	**9,564**	**10,247**	**10,954**	**11,652**
District Absolute Change		441	375	507	622	672	775	768	852	839	683	707	698
District Percent Change		11.88%	9.03%	11.19%	12.35%	11.88%	12.24%	10.81%	10.82%	9.62%	7.14%	6.90%	6.37%

Ten Year Forecast Range

Enrollment Forecast

Zonda Demographics



School Year	Low Projections	Mid Projections	High Projections
2024/25		4,154	
2025/26		4,529	
2026/27	4,934	5,035	5,085
2027/28	5,544	5,657	5,742
2028/29	6,171	6,329	6,456
2029/30	6,926	7,104	7,246
2030/31	7,675	7,872	8,069
2031/32	8,506	8,724	8,942
2032/33	9,324	9,563	9,802
2033/34	9,990	10,246	10,502
2034/35	10,679	10,953	11,227
2035/36	11,360	11,651	11,942

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
- Slight increases in housing yields

Key Takeaways

Zonda Demographics

District Information -

Jarrell ISD Enrollment increased by 1,644 over the last four years. The District has seen enrollment rise this new 2025-26 school year by approximately 380 students.

Housing Market Conditions -

2025 total home sales in JISD lagged behind 2024 totals due to ongoing economic uncertainty and higher mortgage interest rates.

Housing Activity & Future Developments -

The district currently has approximately 100 homes under construction, 3,100 lots available to build on, and more than 14,000 lots planned in the future.

Enrollment Forecast -

Enrollment is forecasted to rise to almost 7,900 students by 2030-31 and with additional housing activity and approach 11,700 by 2035-36.