



Midlothian ISD

District
Demographics
Initial Report

1Q26

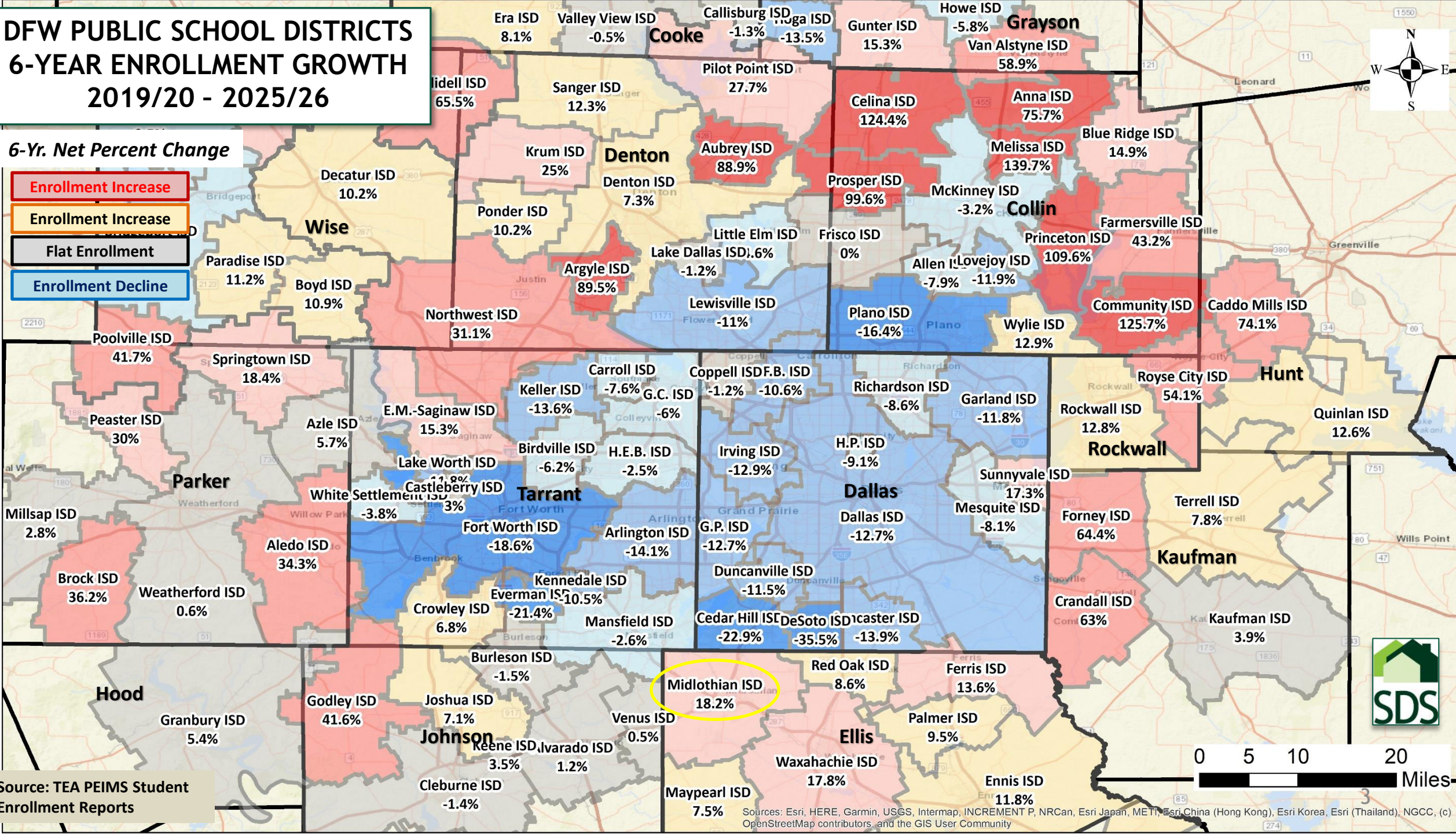
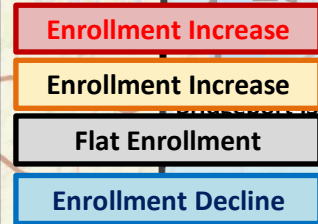
*DFW survey area includes
100 public independent
school districts.*

In 2025/26, Midlothian ISD had the 30th largest total enrollment among all DFW districts (2024/25 = 31st)



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

DFW PUBLIC SCHOOL DISTRICTS 6-YEAR ENROLLMENT GROWTH 2019/20 - 2025/26



Source: TEA PEIMS Student Enrollment Reports

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



DFW FASTEST GROWING SCHOOL DISTRICTS:

2022/23 - 2025/26

3-YEAR PERCENTAGE GROWTH

Rank	School District Name	PK-12 Enrollment 2022/23	PK-12 Enrollment 2025/26	3-Yr. Percent Change
1	Celina ISD	3,897	6,354	63.0%
2	Melissa ISD	5,654	8,583	51.8%
3	Aubrey ISD	3,358	4,897	45.8%
4	Princeton ISD	7,837	11,388	45.3%
5	Community ISD	4,143	5,779	39.5%
6	Prosper ISD	24,983	33,651	34.7%
7	Anna ISD	5,018	6,724	34.0%
8	Argyle ISD	4,966	6,601	32.9%
9	Caddo Mills ISD	2,642	3,333	26.2%
10	Van Alstyne ISD	2,285	2,857	25.0%
11	Crandall ISD	6,003	7,485	24.7%
12	Forney ISD	16,211	19,695	21.5%
13	Farmersville ISD	2,115	2,530	19.6%
14	Royse City ISD	8,521	10,171	19.4%
15	Godley ISD	2,811	3,325	18.3%
16	Pilot Point ISD	1,483	1,735	17.0%
17	Boyd ISD	1,266	1,447	14.3%
18	Northwest ISD	29,248	32,816	12.2%
19	Krum ISD	2,298	2,578	12.2%
20	Ferris ISD	2,716	3,044	12.1%
21	Aledo ISD	7,857	8,644	10.0%
22	Keene ISD	1,053	1,139	8.2%
23	Ennis ISD	6,185	6,637	7.3%
24	Quinlan ISD	2,784	2,979	7.0%
25	Palmer ISD	1,304	1,386	6.3%

3-YEAR NUMERIC GROWTH

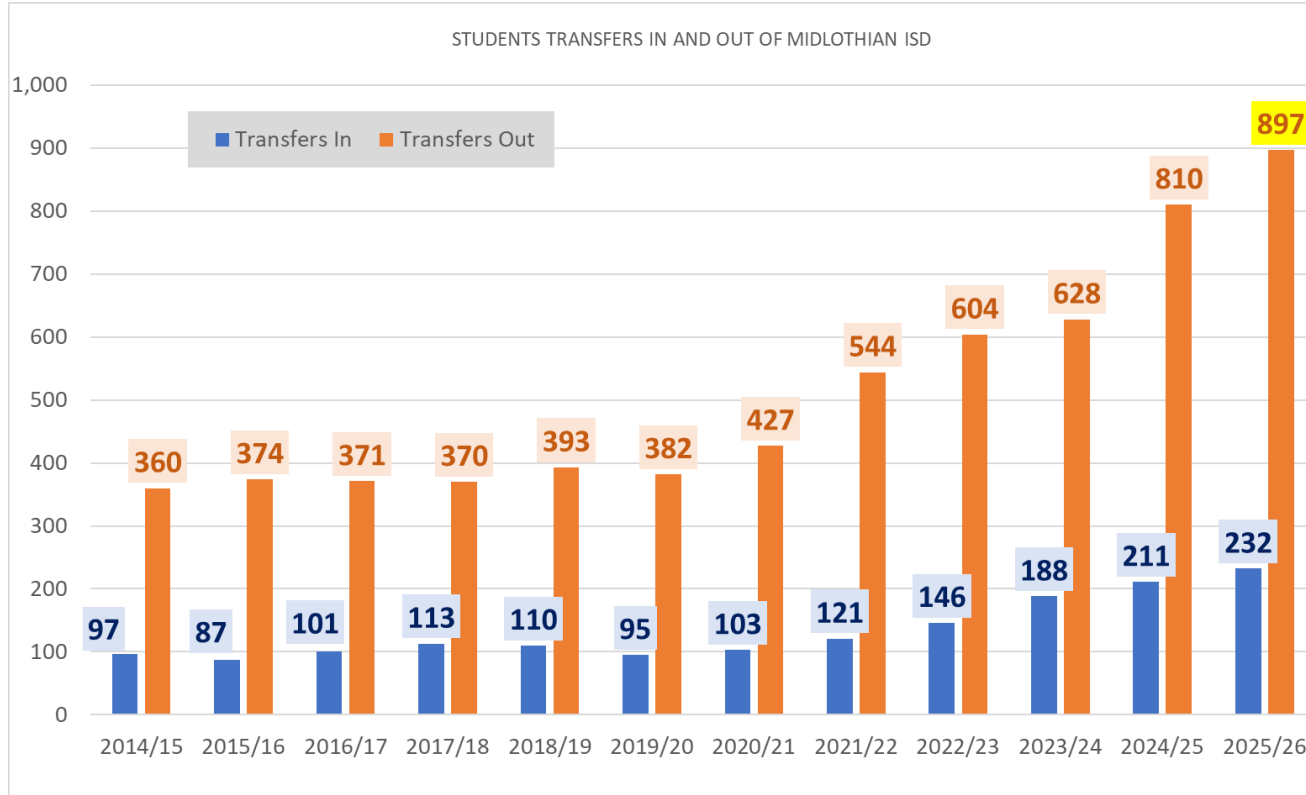
Rank	School District Name	PK-12 Enrollment 2022/23	PK-12 Enrollment 2025/26	3-Yr. Change
1	Prosper ISD	24,983	33,651	8,668
2	Northwest ISD	29,248	32,816	3,568
3	Princeton ISD	7,837	11,388	3,551
4	Forney ISD	16,211	19,695	3,484
5	Melissa ISD	5,654	8,583	2,929
6	Celina ISD	3,897	6,354	2,457
7	Anna ISD	5,018	6,724	1,706
8	Royse City ISD	8,521	10,171	1,650
9	Community ISD	4,143	5,779	1,636
10	Argyle ISD	4,966	6,601	1,635
11	Aubrey ISD	3,358	4,897	1,539
12	Crandall ISD	6,003	7,485	1,482
13	Eagle Mtn.-Saginaw ISD	23,196	24,231	1,035
14	Rockwall ISD	18,384	19,185	801
15	Aledo ISD	7,857	8,644	787
16	Caddo Mills ISD	2,642	3,333	691
17	Denton ISD	32,521	33,177	656
18	Wylie ISD	18,850	19,451	601
19	Van Alstyne ISD	2,285	2,857	572
★ 20	Midlothian ISD	10,990	11,559	569
21	Godley ISD	2,811	3,325	514
22	McKinney ISD	23,342	23,823	481
23	Ennis ISD	6,185	6,637	452
24	Farmersville ISD	2,115	2,530	415
25	Crowley ISD	16,729	17,084	355

❖ 6 of the Top 7 fastest growing school districts in DFW are located in Collin County: Led by Celina ISD

- Celina ISD leads the DFW region in percentage enrollment growth over the past three years (+63%)
- Prosper ISD leads DFW in numeric growth (+8,668)
- Midlothian ISD ranks 20th in numeric growth (+569)
- MISD's 3-year percentage growth (+5.2%) ranks 30th overall



TEA TRANSFER REPORT 2025/26

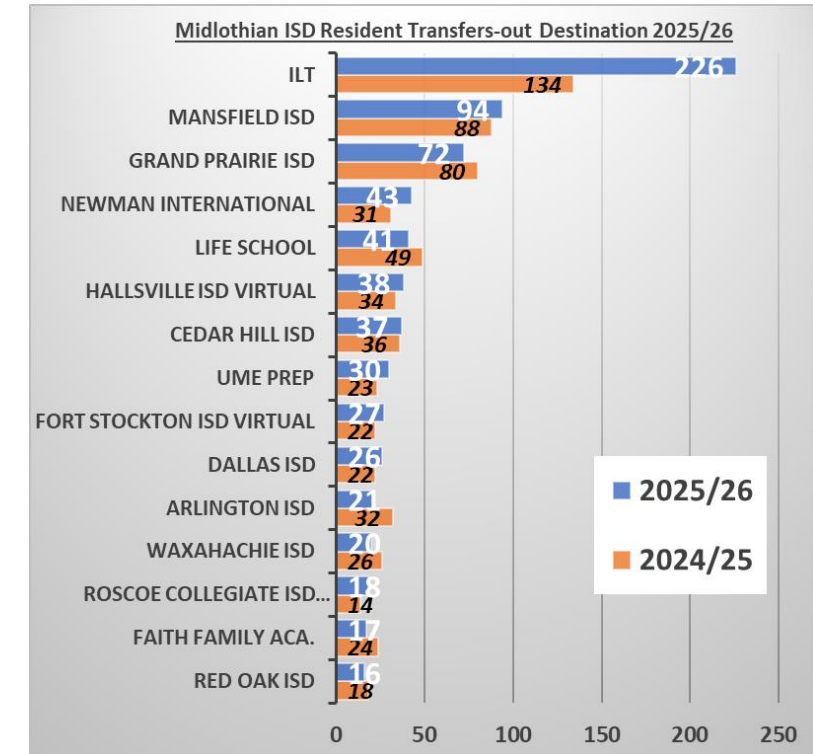


Source: TEA Student Transfer Report

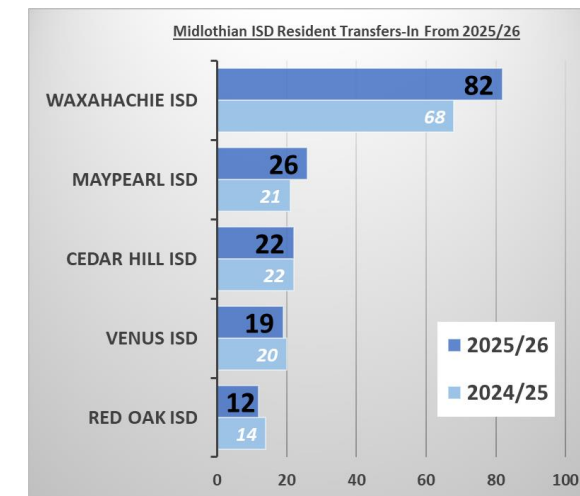
- Texas Education Agency Reports that in 2025/26, 897 students that live in MISD transferred out-of-the district to another district or public charter school
- Majority are attending ILT Charter Schools and neighboring Mansfield and Grand Prairie ISD's
- Several residents are attending virtual learning schools
- The number of transfers into MISD increased to 232 in 2025/26 with the majority coming from neighboring Waxahachie ISD

PEIMS data reflects counts of students residing in one district and attending another.

Where are they going?



Where are they coming from?



U.S./TEXAS POPULATION GROWTH

U.S. Total Population

2020 = 331,449,520

2025E = 341,800,000

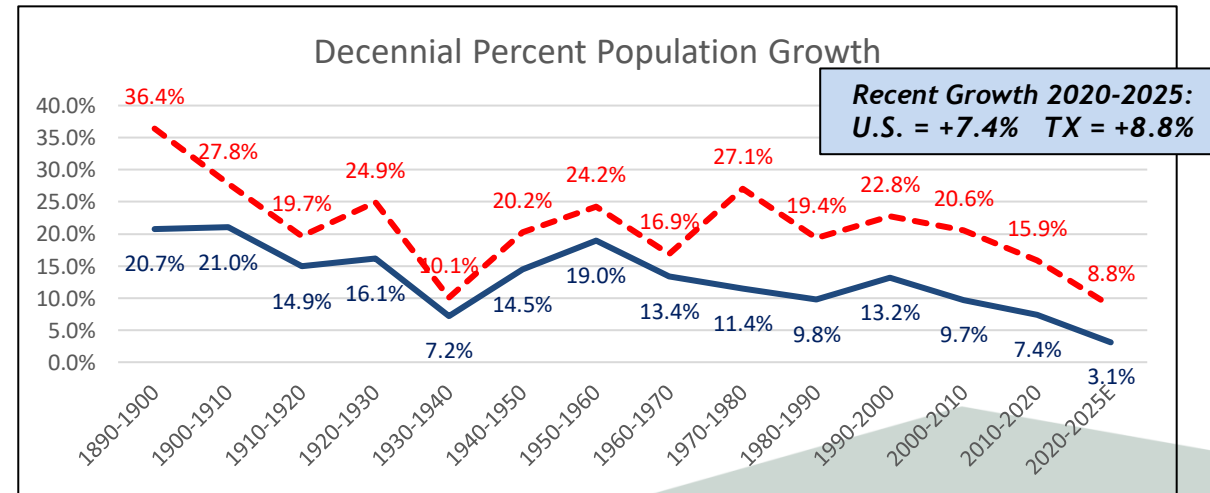
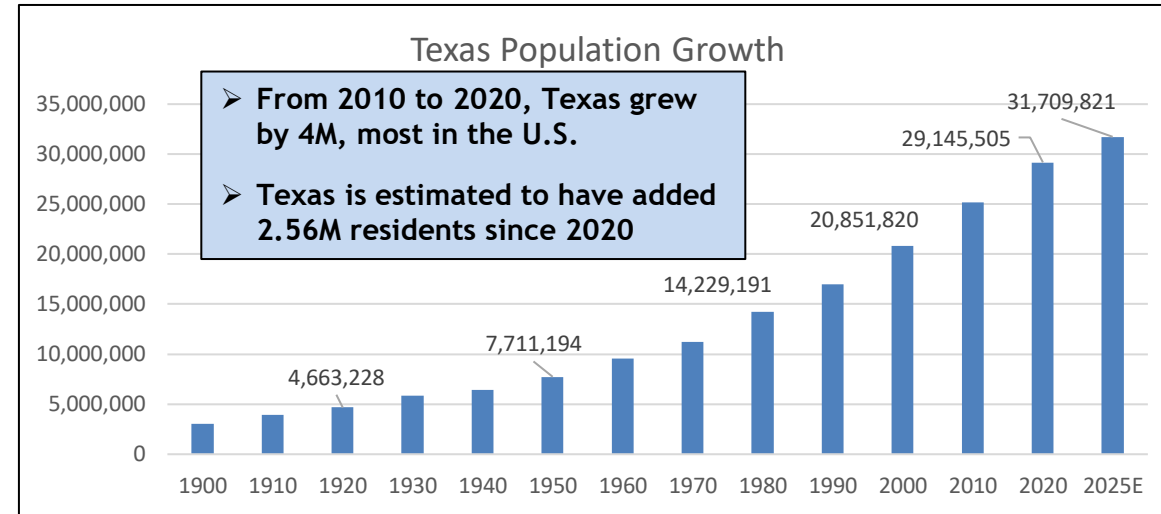
- +10.35 mm people since 2020 Census

Texas Total Population

2020 = 29,145,505

2025E = 31,709,821

- 9.3% of U.S. population lives in Texas in 2025
- Texas sees 25% of U.S. population growth over the past 5 years
- Texas decennial growth rate has outpaced national decennial rate since 1890



Source: U.S. Census Bureau, Vintage 2025 Population Estimates

MOST POPULATED U.S. METROPOLITAN AREAS

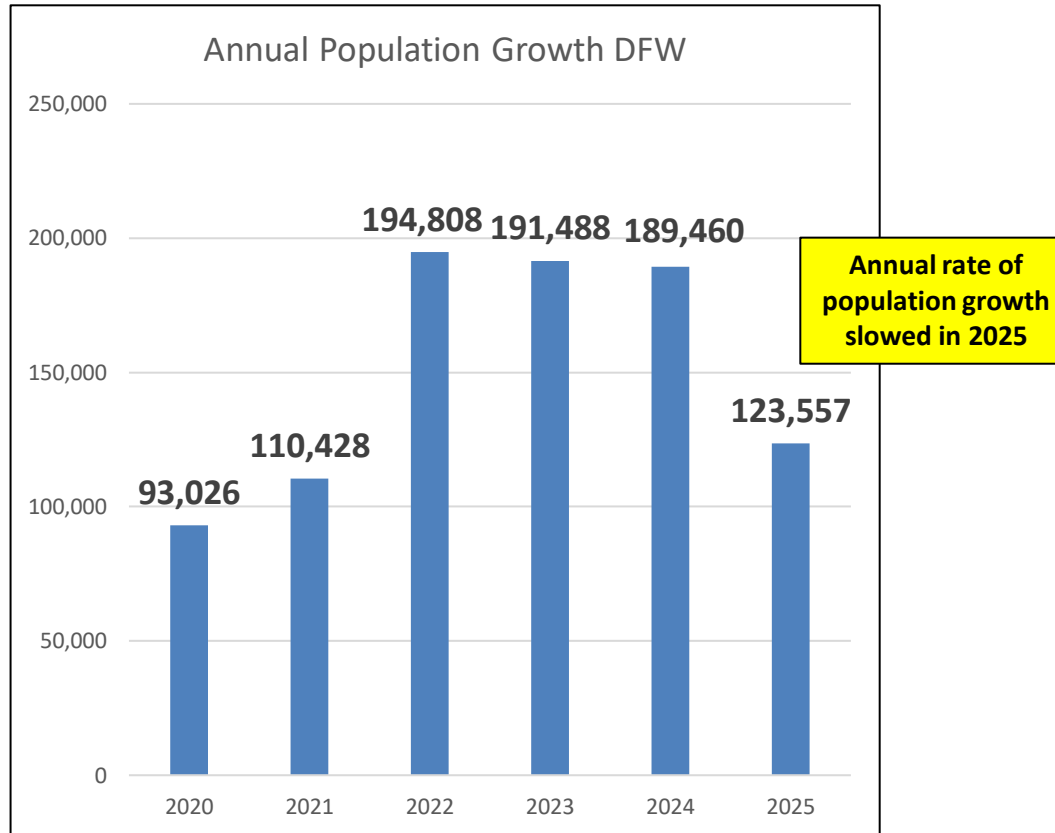


Total Population		
	Metropolitan Statistical Area (MSA)	2025E
1	New York-Newark-Jersey City, NY-NJ	20,140,470
2	Los Angeles-Long Beach-Anaheim, CA	13,085,900
3	Chicago-Naperville-Elgin, IL-IN-WI	9,434,123
4	Dallas-Ft. Worth-Arlington, TX	8,477,157
5	Houston-The Woodlands-Sugar Land, TX	7,955,213
6	Washington-Arlington-Alexandria, DC-VA-MD-WV	6,475,818
7	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	6,296,004
8	Miami-Fort Lauderdale-Pompano Beach, FL	6,399,969
9	Atlanta-Sandy Springs-Alpharetta, GA	6,318,628
10	Phoenix-Mesa-Chandler, AZ	5,310,069
11	Boston-Cambridge-Newton, MA-NH	5,090,017
12	Riverside-San Bernardino-Ontario, CA	4,796,824
13	Seattle-Tacoma-Bellevue, WA	4,369,757
14	San Francisco-Oakland-Fremont, CA	4,641,760
15	Detroit-Warren-Dearborn, MI	4,388,475

➤ *DFW remains the 4th most populated metro area in the country*

Source: U.S. Census Bureau Vintage 2025 Population Estimates (released March 26, 2026)

DALLAS-FT. WORTH MSA POPULATION GROWTH



Notes: FRED DFWPOP series = Census Bureau annual estimates released each spring, expressed as July 1 midyear population. The 2020 value (7,667,416) reflects the post-Census vintage estimate; the actual April 1, 2020 decennial count was 7,637,387. Vintage 2025 released March 27, 2026. 2010 value reflects 2010 Census benchmarking; slight discontinuity from 2009 is normal.

- NCTCOG forecasts DFW reaches 10M population over next 9 years
- Reaches 12M by 2050
- Average annual population growth over 160K until 2035

NCTCOG Forecast

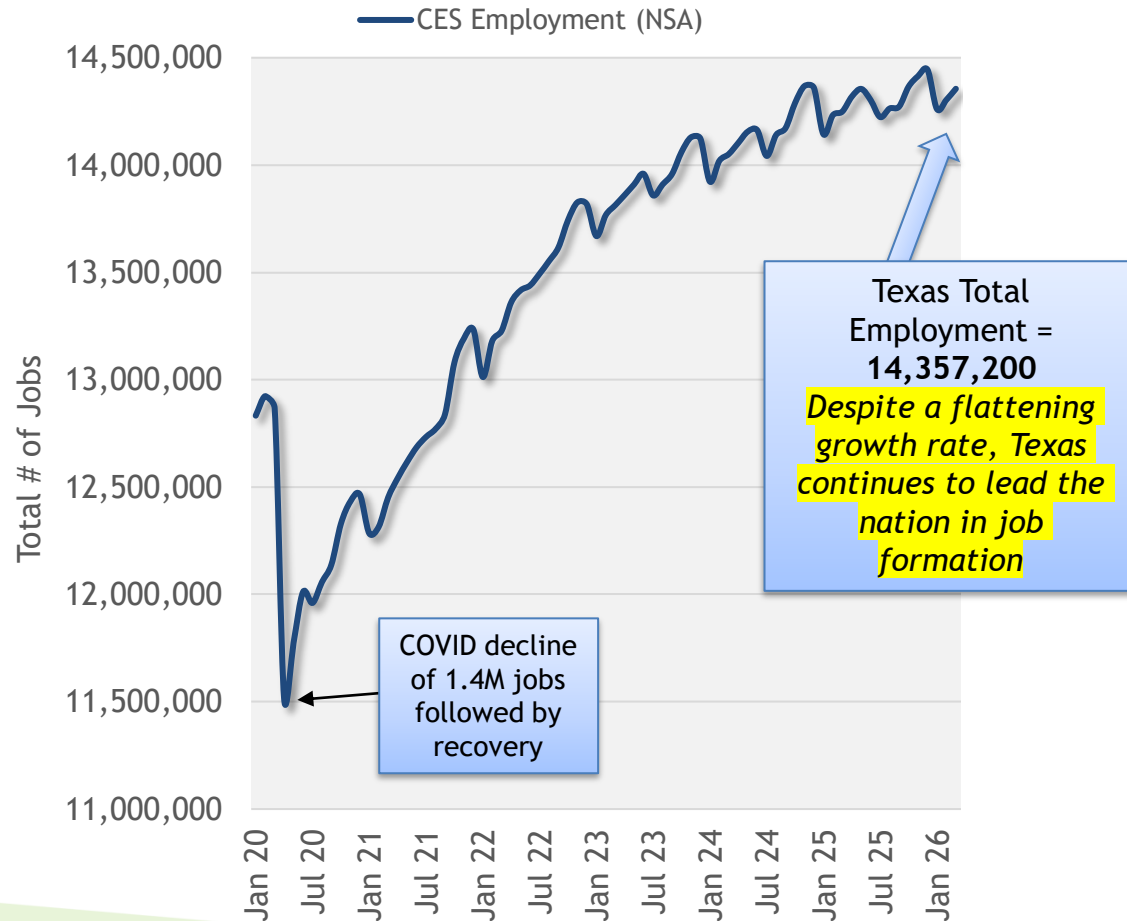
Year	Population	Gain vs. Prior Period	% Change
2020	7,637,387		
2025	8,477,157	839,770	11.0%
2030	9,300,000	822,843	9.7%
2035	10,100,000	800,000	8.6%
2040	10,750,000	650,000	6.4%
2045	11,411,574	661,574	6.2%
2050	12,000,000	588,426	5.2%

Source: U.S. Census Bureau, Vintage 2025 Population Estimates, NCTCOG



TEXAS ECONOMY

Total Texas Employment



Source: TWC - CES (Not Seasonally Adjusted)

Employment Growth Year-over-Year Growth Rate March 2026

Region	Number of Jobs	YoY Growth
United States	+235,000	+0.15%
Texas	+106,200	+0.75%

Major Texas Markets YoY Growth

MSA	Number of Jobs	YoY Growth
DFW	+39,500	+0.92%
Houston	+18,900	+0.54%
Austin	+15,800	+1.13%
San Antonio	+4,100	+0.35%

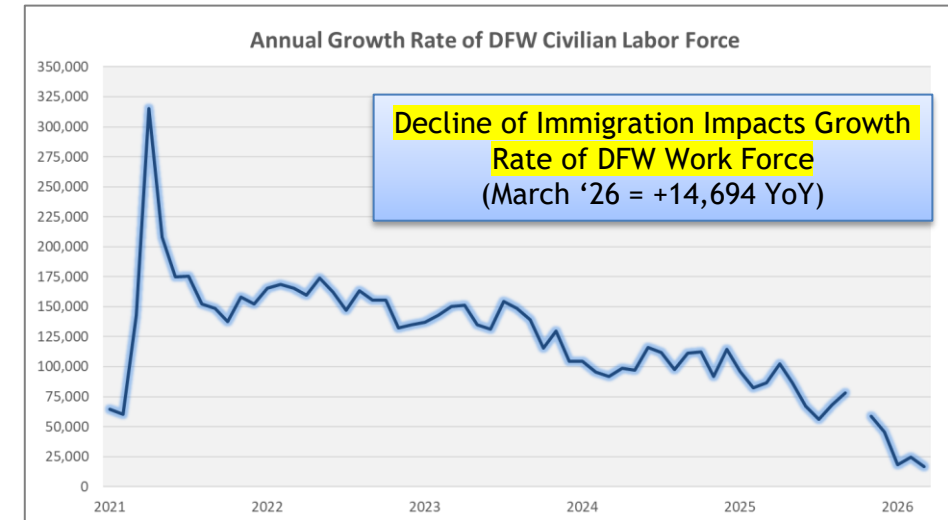
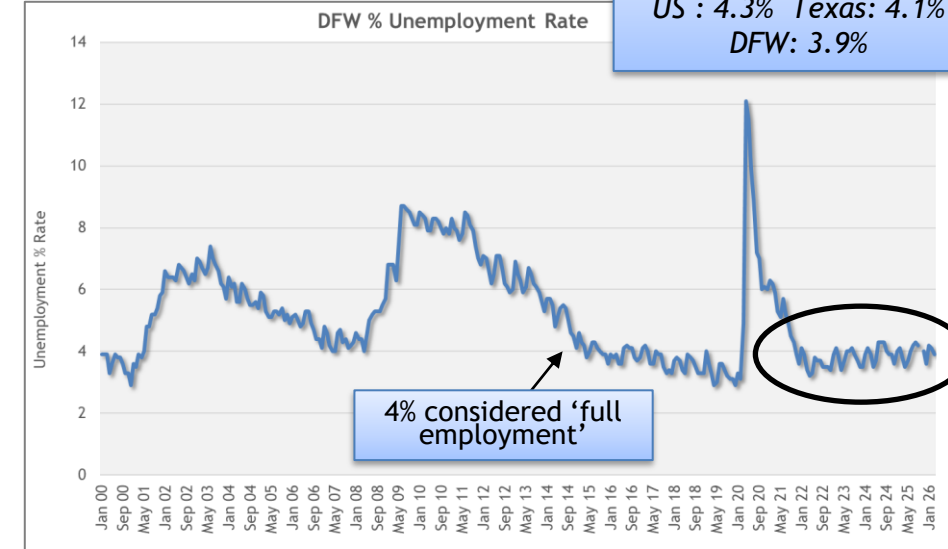
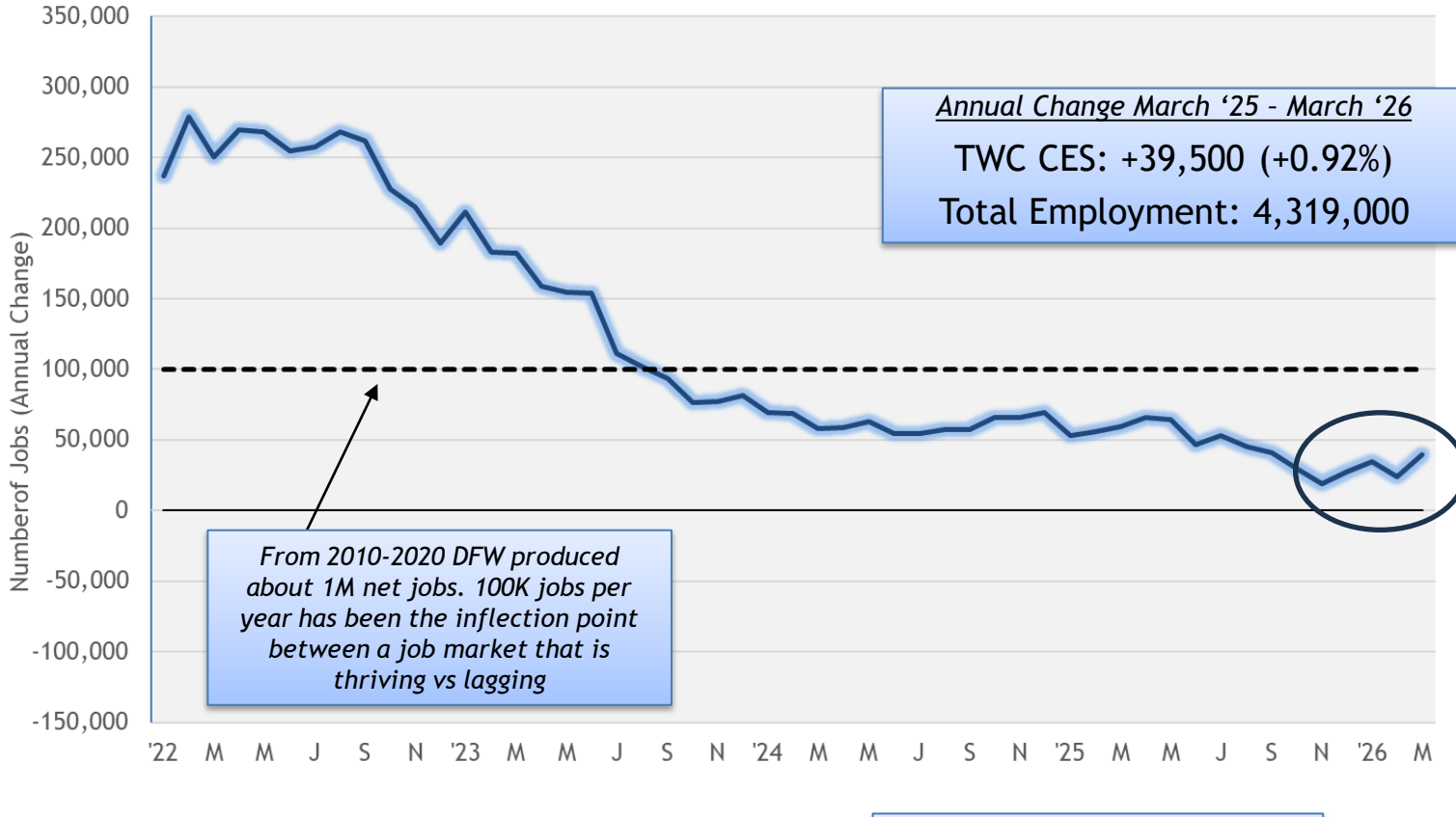


GROWTH DRIVERS: DFW EMPLOYMENT GROWTH

Unemployment Rates -
March 2026

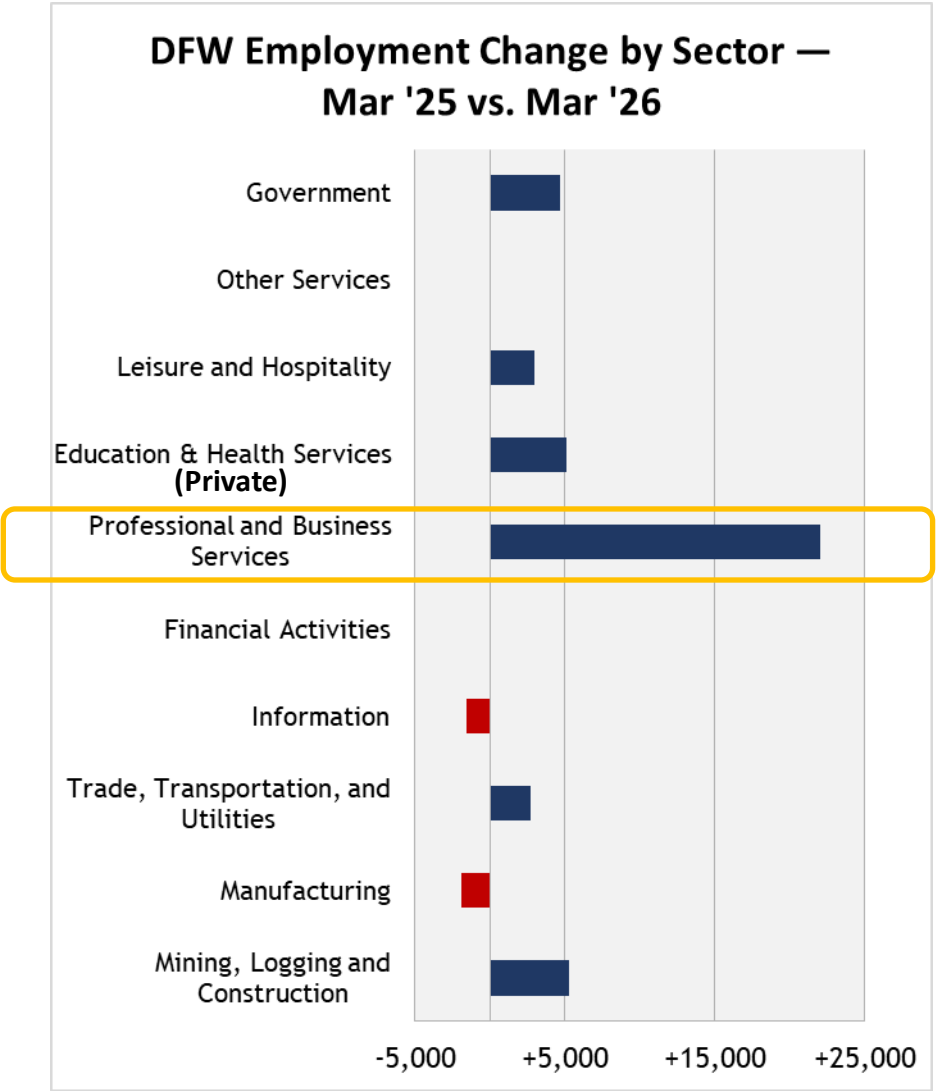
US : 4.3% Texas: 4.1%
DFW: 3.9%

DFW Annual Job Growth Rate

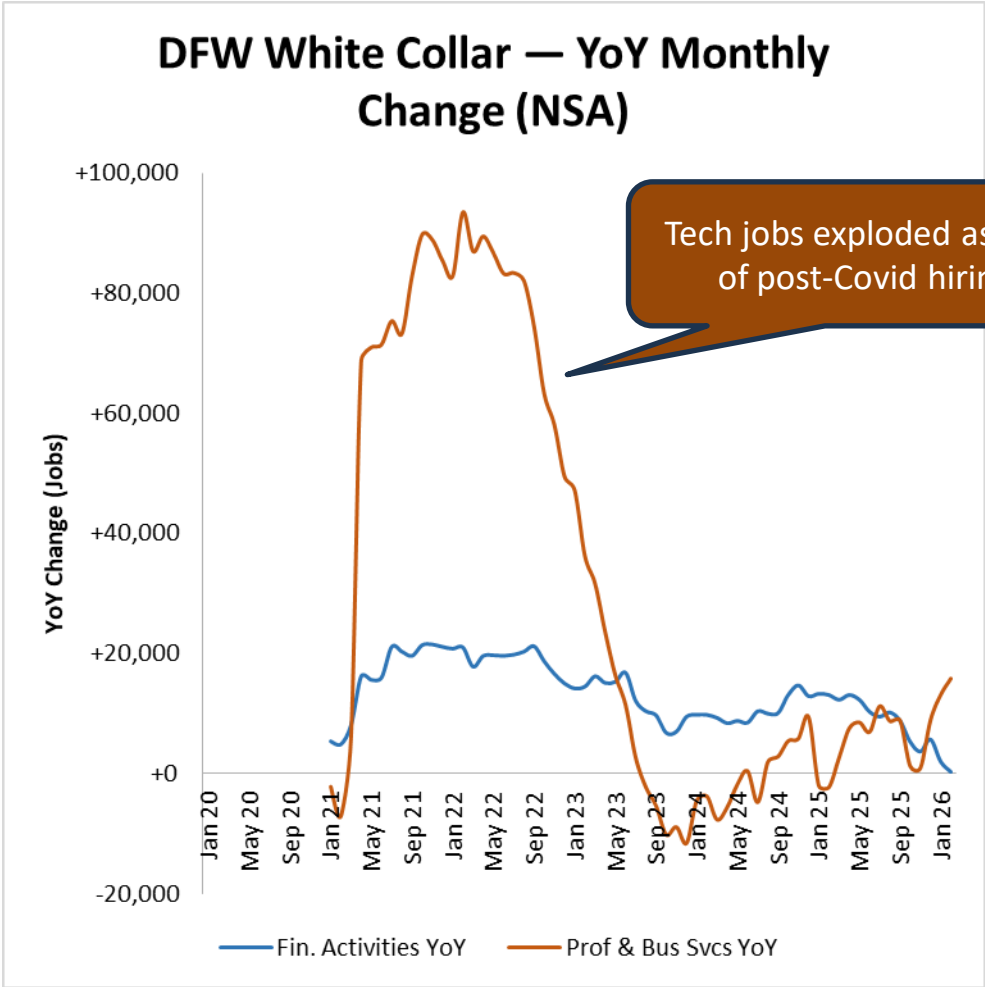




GROWTH DRIVERS: DFW EMPLOYMENT BY SECTOR

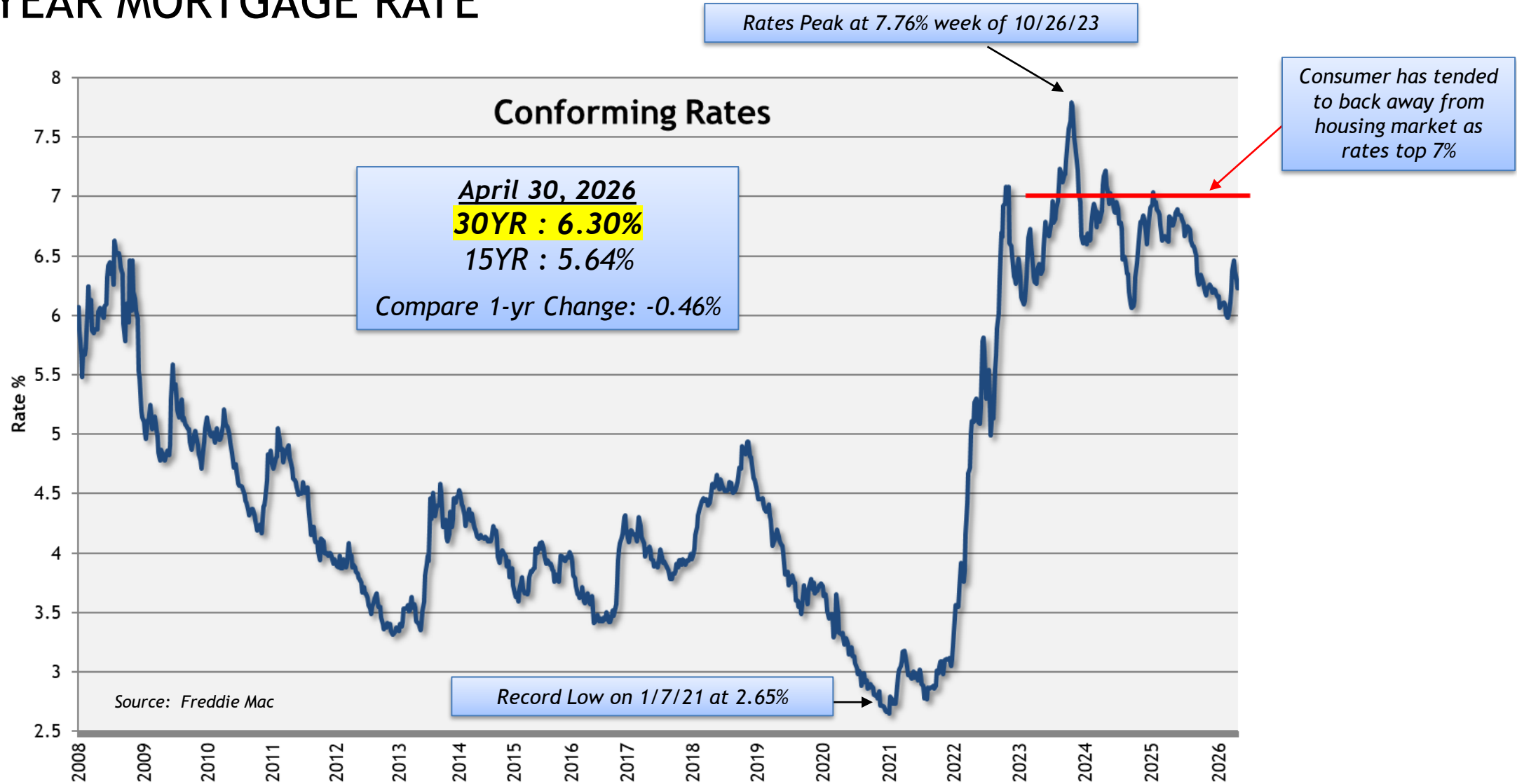


Source: TWC - CES (Not Seasonally Adjusted)





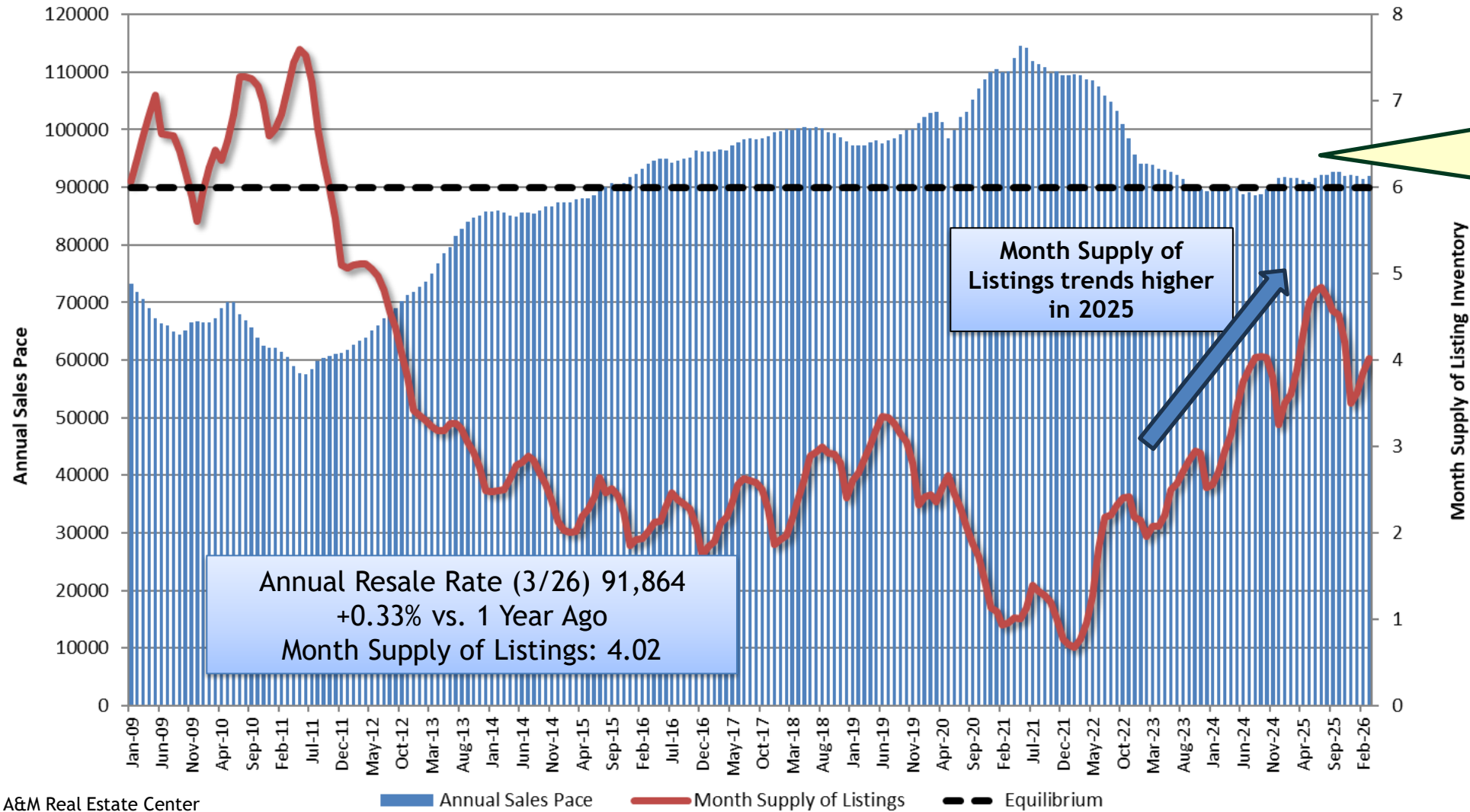
30-YEAR MORTGAGE RATE





DFW PRE-OWNED HOME SALES (DFW MSA)

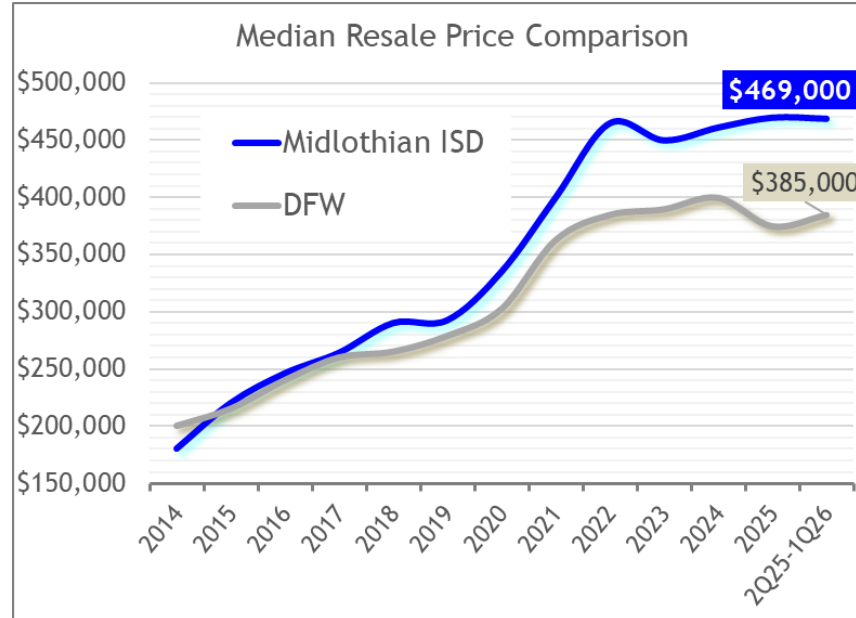
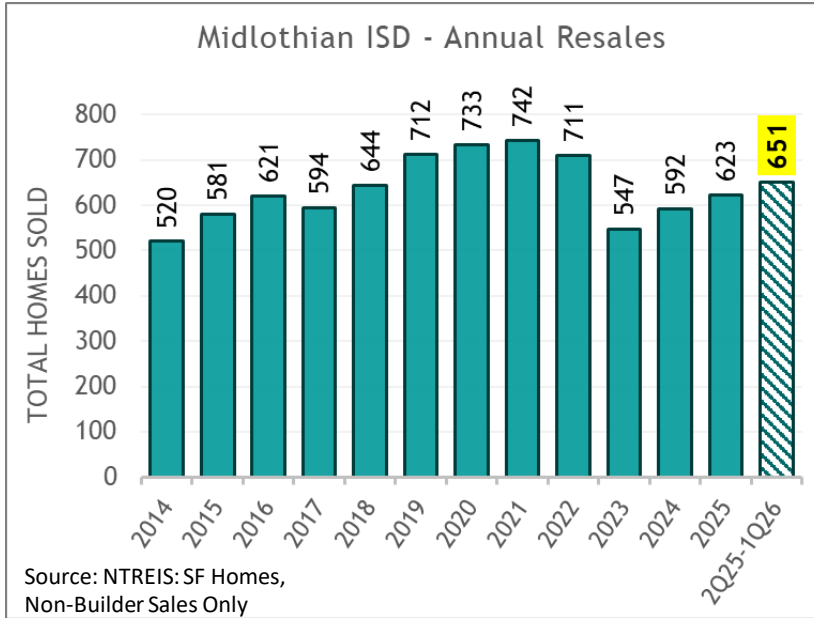
'Mortgage-Lock' phenomenon continues to limit the normal rotation of existing home sales



Source: Texas A&M Real Estate Center



MIDLOTHIAN ISD PRE-OWNED HOME SALES



Lawson Farms



Bryson Manor

High mortgage rate environment continues to impact the pace of pre-owned home sales, but activity is gradually increasing

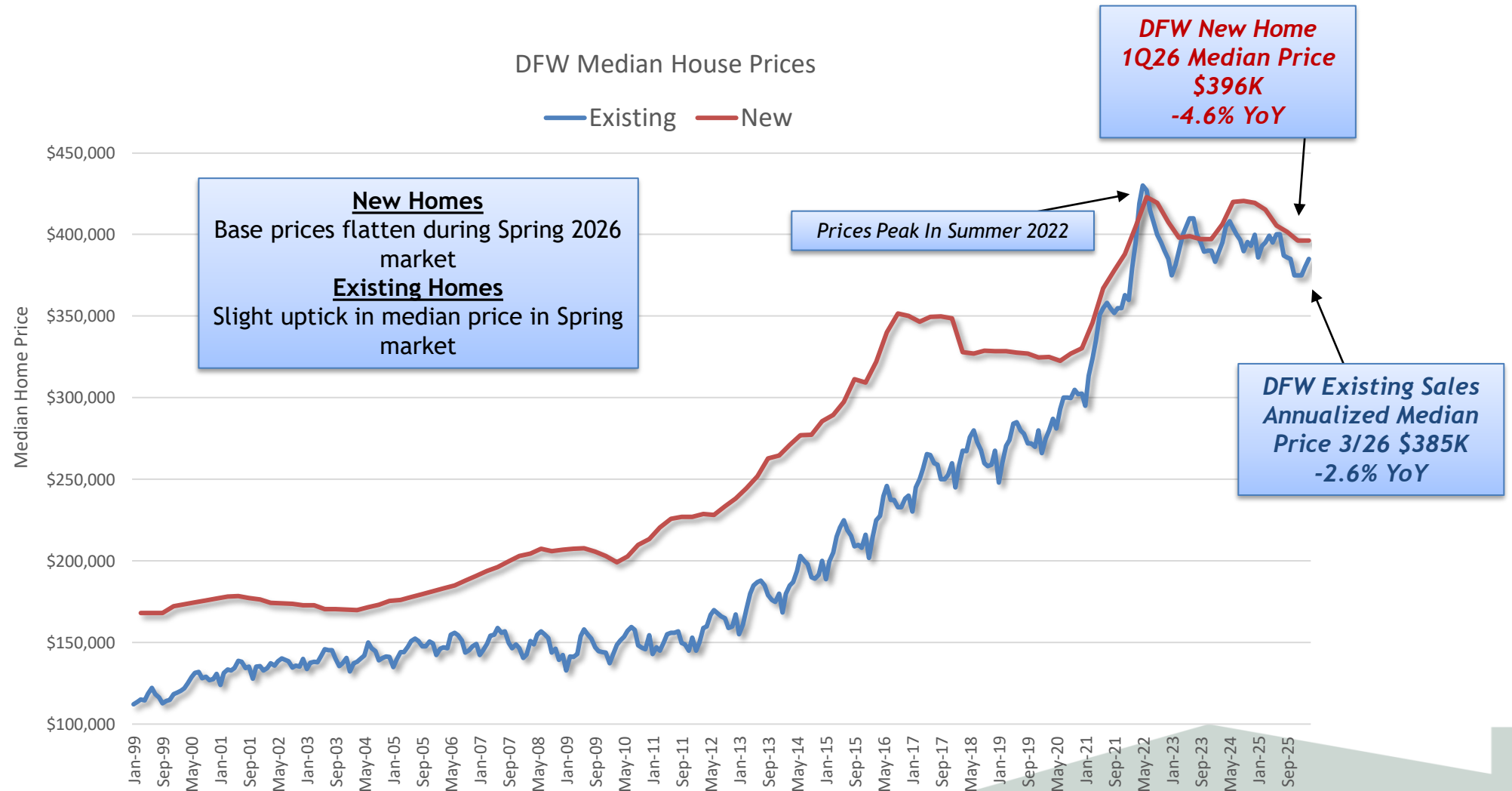
651 pre-owned homes sold in the district from 2Q25-1Q26, up 8.3% YoY; current annual pace is the highest since the peak years of 2019-2022

MISD's median resale sold price as of March 2026 was \$469K, up 1.9% YoY

DFW's median pre-owned sold price as of the end of 1Q26 was \$385K (-2.6% YoY)



DFW NEW & EXISTING MEDIAN HOME PRICES



Sources: RSI, Texas A&M Research Center, NTREIS



GROWTH DRIVERS: DFW NEW HOME MARKET 1Q26

Spring Resilience

- Most builders report that traffic and sales are hitting 2026 targets
- While sales remain below early 2025 levels, seasonal spring strength is evident
- Despite higher mortgage rates with Iran war, March and April activity maintains good sales pace
- Margins continue to be under pressure
- Many builders have used seasonal strength to work down excess supply of spec homes—many of these selling with little profit.
- Moving forward, focus is on ways to maintain pace and improve margins.
- Some builders in northern markets report a slight uptick in cultural buyer sales

Market Drivers

- TWC spring benchmarking of employment provides upward revision to 2025YE figures
 - Previous: 14,200
 - Revised: 27,900
- But job growth remains subpar with 12-months ended March at 39,500

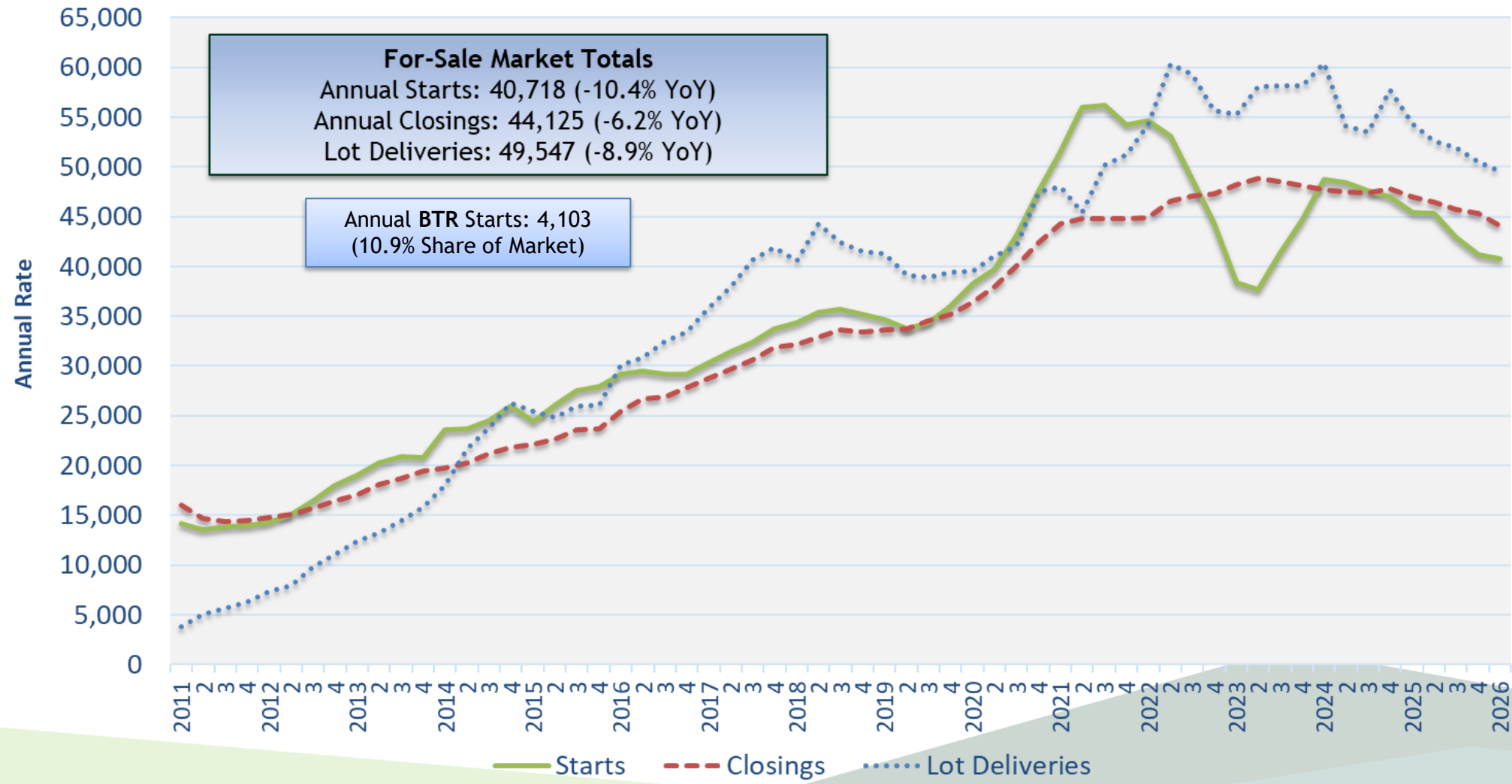
Lot Supply

- Lot supply remains elevated at 111K lots, a 32.7-month supply
- Many builders and developers have curbed number of new lots being brought to market
- Development pipeline has shrunk to 64K lots, suggesting that peak lot level may be closer to 122K



DFW NEW HOME MARKET 1Q26

New Home Starts Top 11,000 During First Quarter, Annual Pace Shifting Lower

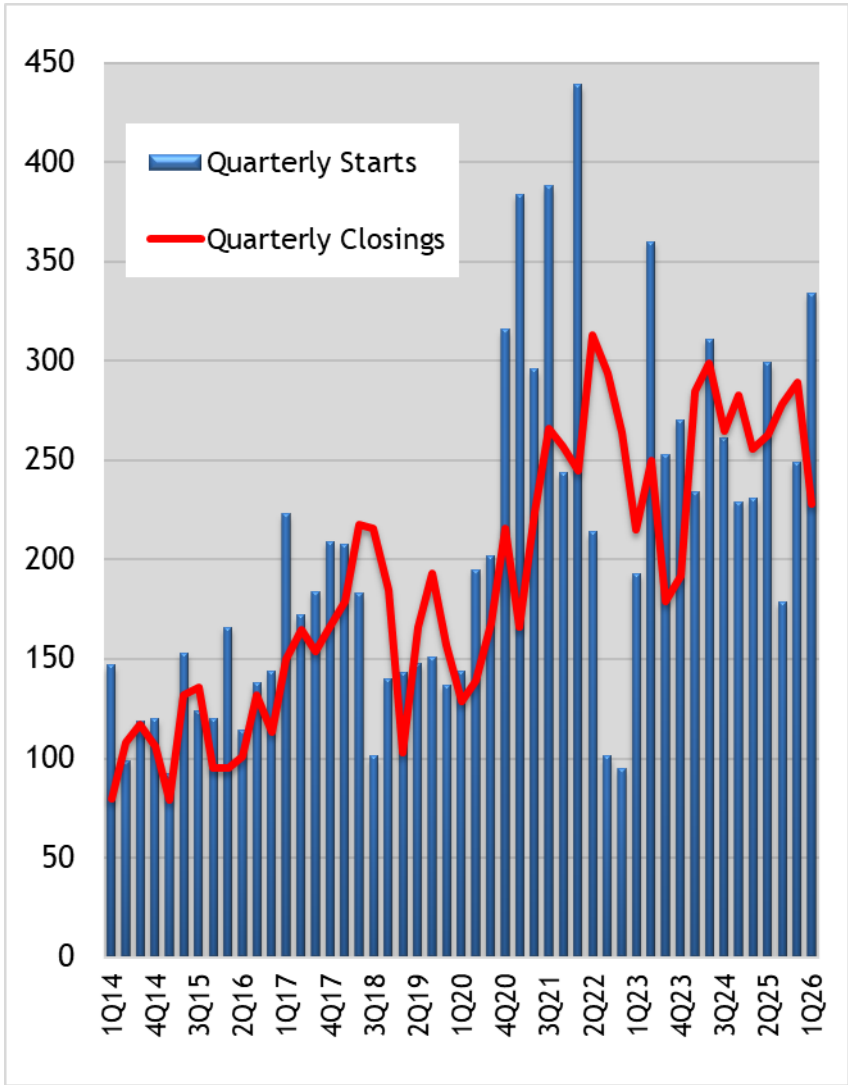




MIDLOTHIAN ISD

QUARTERLY NEW HOME CONSTRUCTION

Quarterly Records:
Starts = 439 in 1Q22
Closings = 313 in 2Q22



Starts	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1Q	92	166	223	208	143	144	384	439	193	234	231	334
2Q	153	114	172	183	148	195	296	214	360	311	299	
3Q	124	138	184	101	151	202	388	101	253	261	179	
4Q	120	144	209	140	137	316	244	95	270	229	249	
Total	489	562	788	632	579	857	1,312	849	1,076	1,035	958	334

Closings	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1Q	79	95	150	179	103	129	166	245	215	285	256	228
2Q	132	101	165	218	166	139	224	313	250	299	263	
3Q	136	132	154	216	193	168	266	294	179	265	278	
4Q	95	113	166	185	157	216	257	264	192	283	289	
Total	442	441	635	798	619	652	913	1,116	836	1,132	1,086	228

New homebuilders in MISD produced 334 starts during the 1st quarter of 2026; the third highest 1Q total to date

228 new homes were occupied during the 1st quarter (the 4th highest 1Q total SDS has ever recorded)

Start = Foundation started
Closing = Visibly occupied home



MIDLOTHIAN ISD GROWTH DRIVERS

ANNUAL NEW HOME CONSTRUCTION

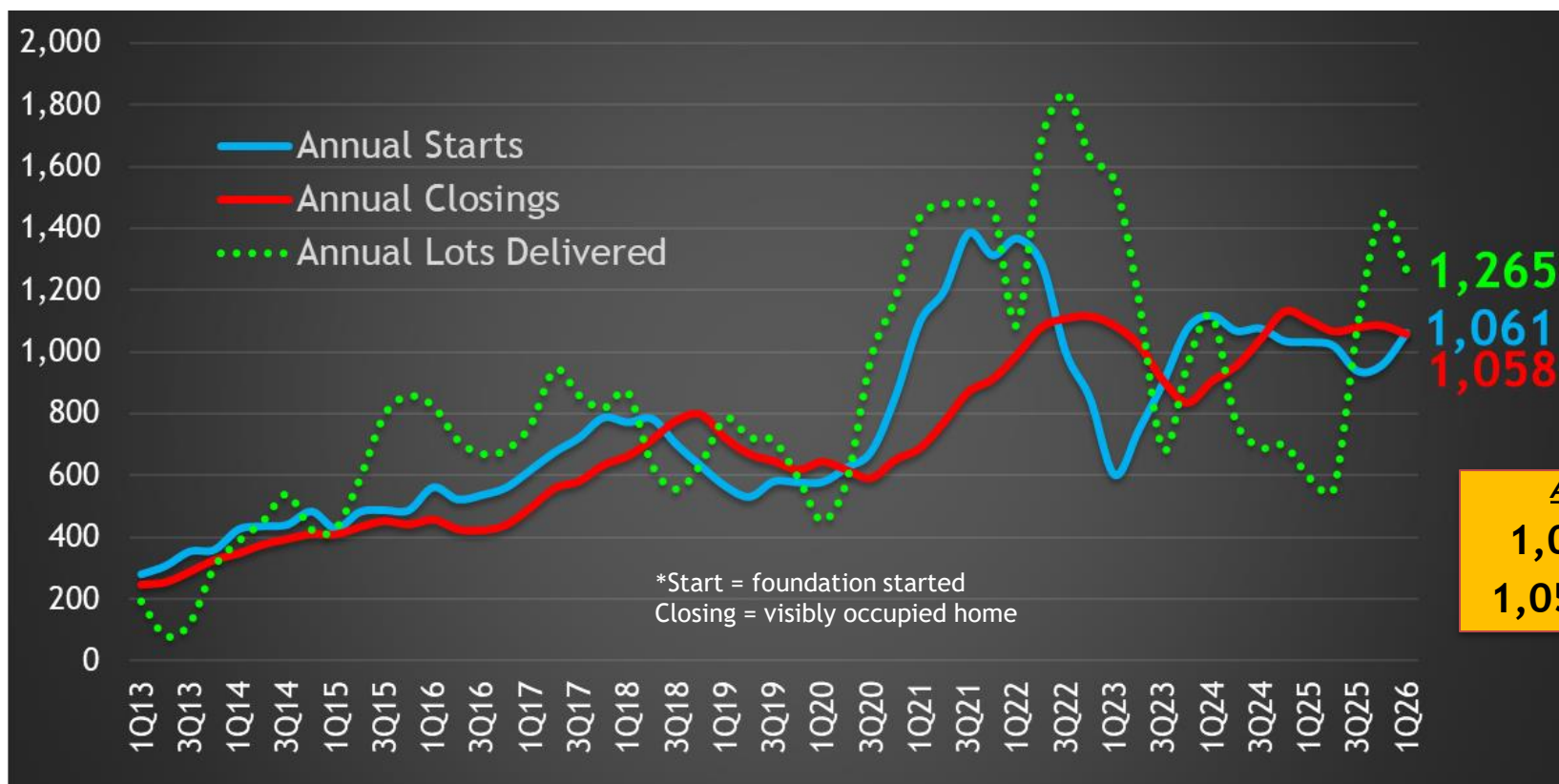
MISD Annual Records:

1,384 starts 4Q20-3Q21

1,128 closings 1Q24-4Q24



New Construction: Goodland



Annual Totals 2Q25-1Q26 & YoY Change

1,061 Starts: +2.8% (+29 homes)

1,058 Closings: -4.1% (-45 homes)

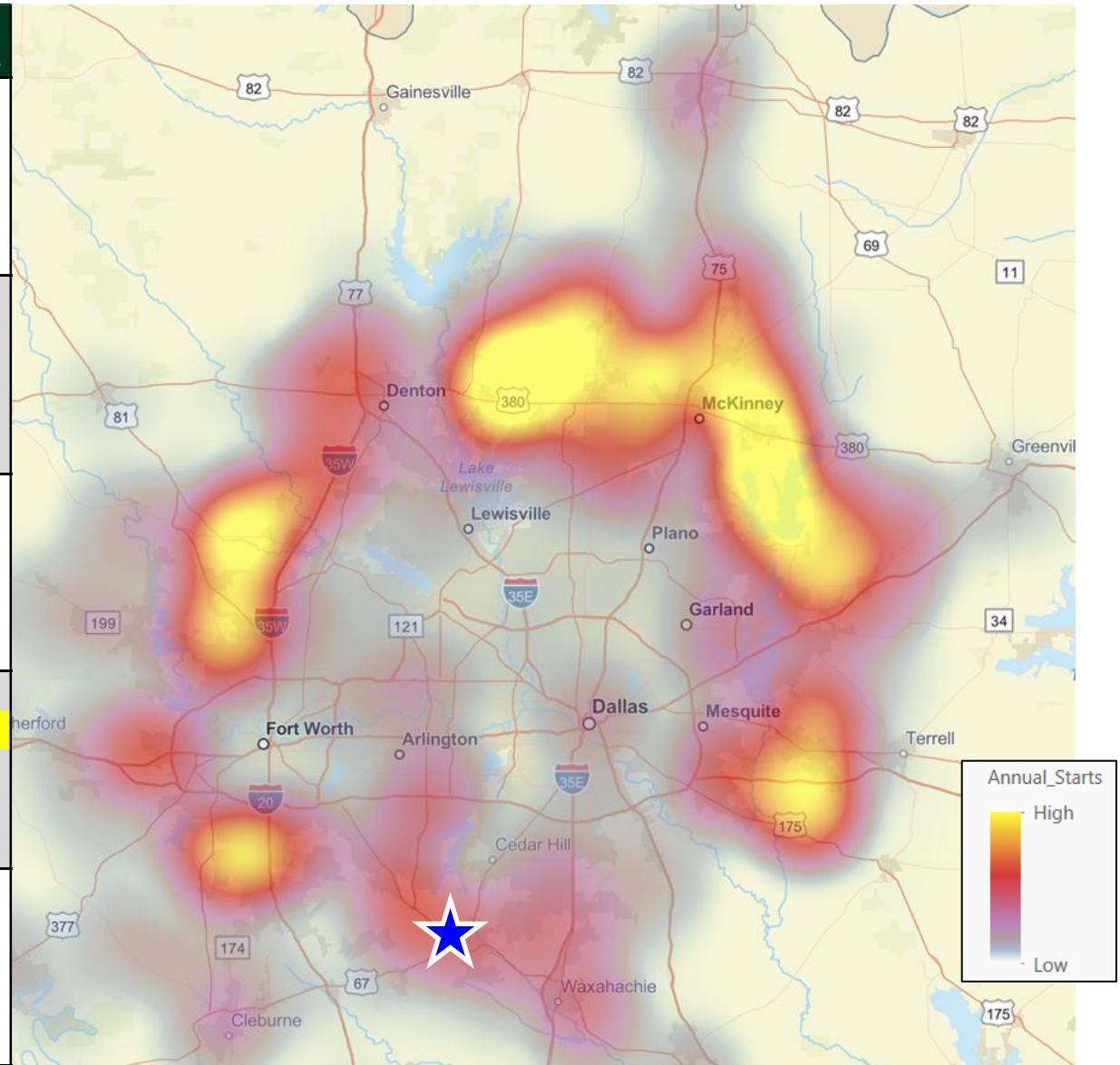
- New homebuilders in MISD started 1,061 homes from 2Q25-1Q26 (+2.8% YoY)
- 1,058 new homes were occupied over the past 12 months (-4.1% YoY)
- Developers added 1,265 new lots over the past four quarters; annual pace remains near the 4-year high



NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 2Q25-1Q26

Rank	District	Annual Starts	Annual Closings
1	Northwest	3,202	3,493
2	Princeton	2,502	3,104
3	McKinney	2,052	2,369
4	Crowley	1,561	2,115
5	Denton	1,842	2,078
6	Celina	1,688	2,011
7	Community	1,496	1,770
8	Prosper	1,461	1,745
9	Crandall	1,253	1,551
10	Forney	1,333	1,461
11	Frisco	992	1,407
12	Eagle Mtn.-Saginaw	1,145	1,311
13	Anna	729	1,294
14	Aubrey	1,369	1,262
15	Dallas	1,137	1,208
16	Rockwall	1,033	1,180
17	Midlothian	1,061	1,058
18	Waxahachie	1,032	994
19	Mansfield	744	967
20	Melissa	499	952
21	Royse City	695	910
22	Little Elm	377	837
23	Garland	742	791
24	Cleburne	476	745
25	Ft. Worth	682	731

Midlothian ISD's
new home activity
currently ranks 17th
overall in DFW

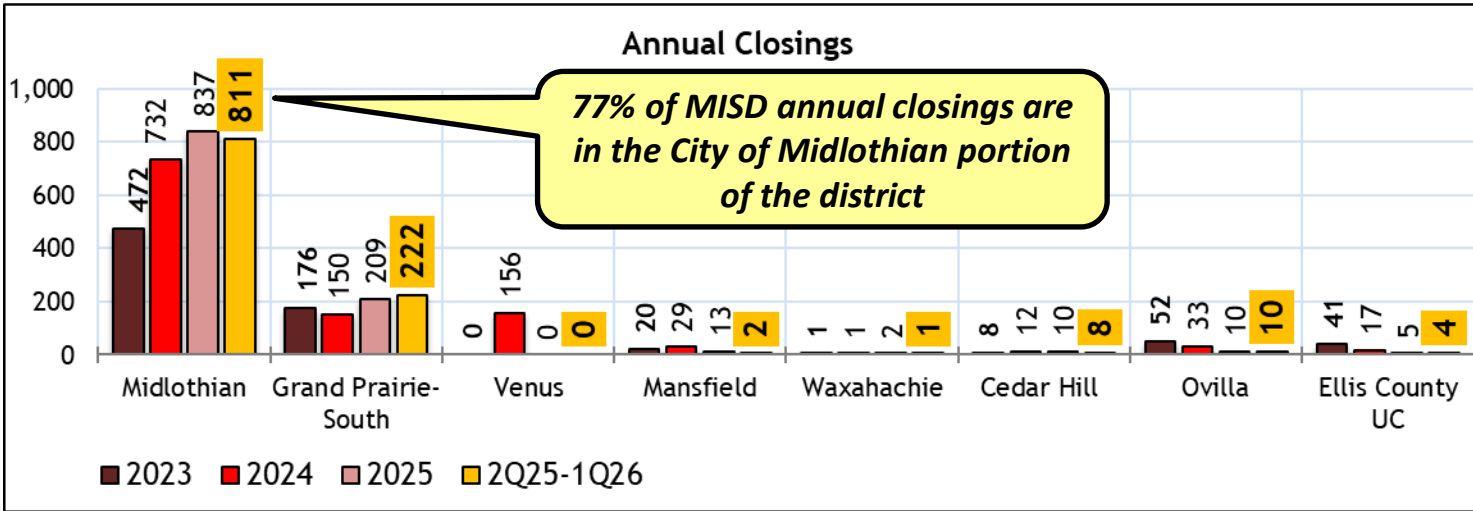
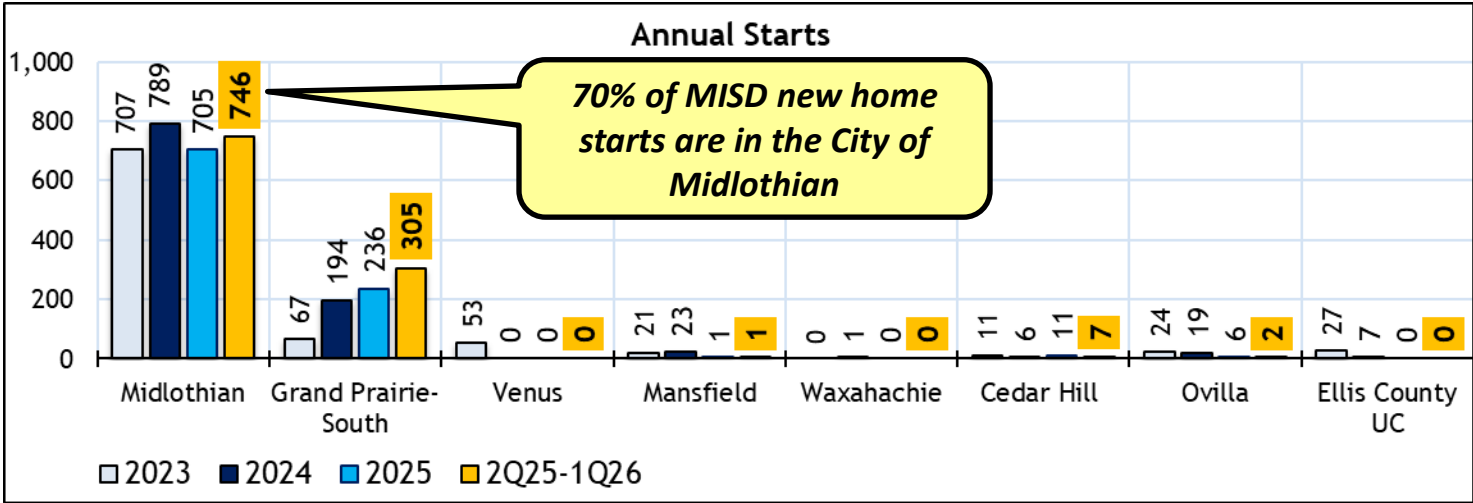


MISD NEW HOME ACTIVITY BY CITY SECTOR: 2Q25-1Q26

- The majority of MISD new home construction continues to occur in the City of Midlothian portion of the district; 746 starts from 2Q25-1Q26
- Closings in the City of Midlothian climbed to a record high of 837 in 2025 and now sit at 811 for 2Q25-1Q26
- Grand Prairie area continues to re-emerge with increased activity (305 starts and 222 closings over the past 12 months)

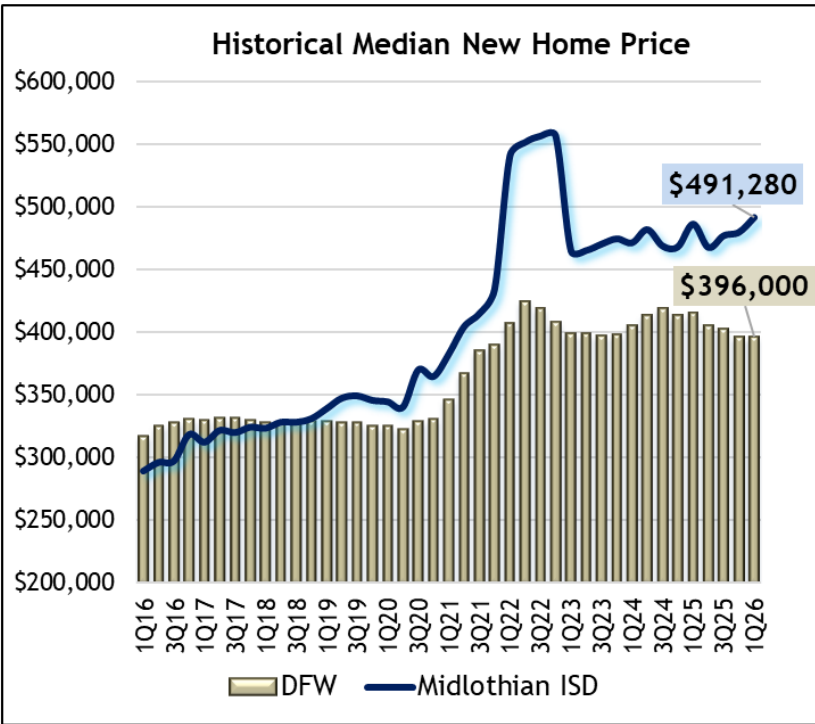
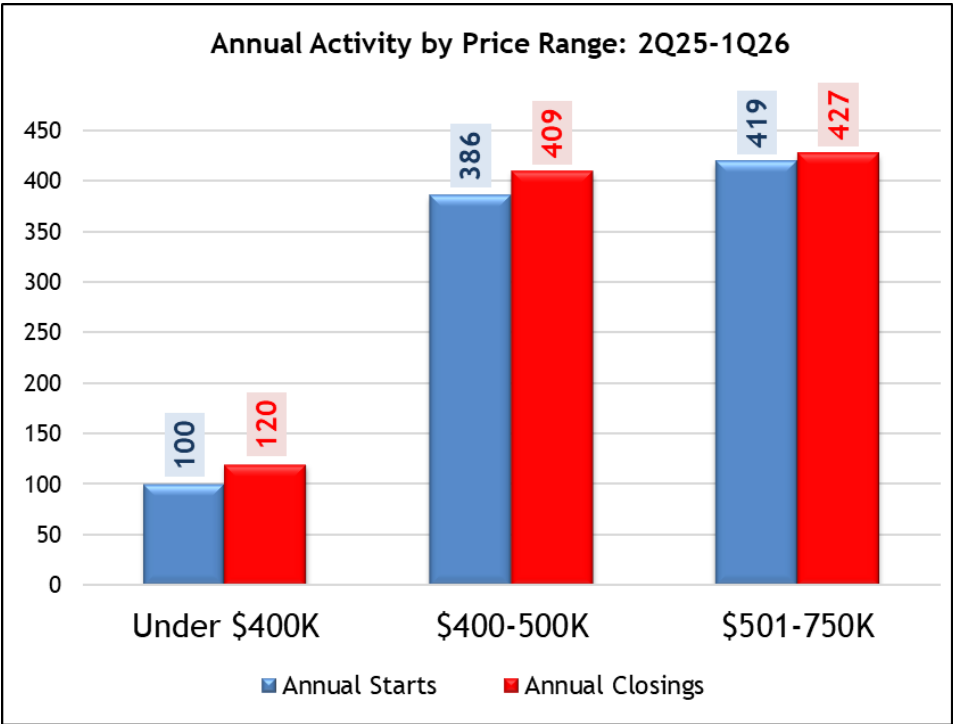


City of Midlothian:
Lakes of Somercrest New Construction





MIDLOTHIAN ISD NEW HOME MEDIAN PRICE 1Q26



- Most of the district's new home construction continues to occur within the \$400K and \$750K base price range
- As of 1Q26, MISD's median new home price was \$491,280 (+0.3% YoY)
- DFW's median new home price declined slightly in 1Q26 to \$396,000 (-4.6% YoY)

New home prices in DFW (overall) retreated in 2025



MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS

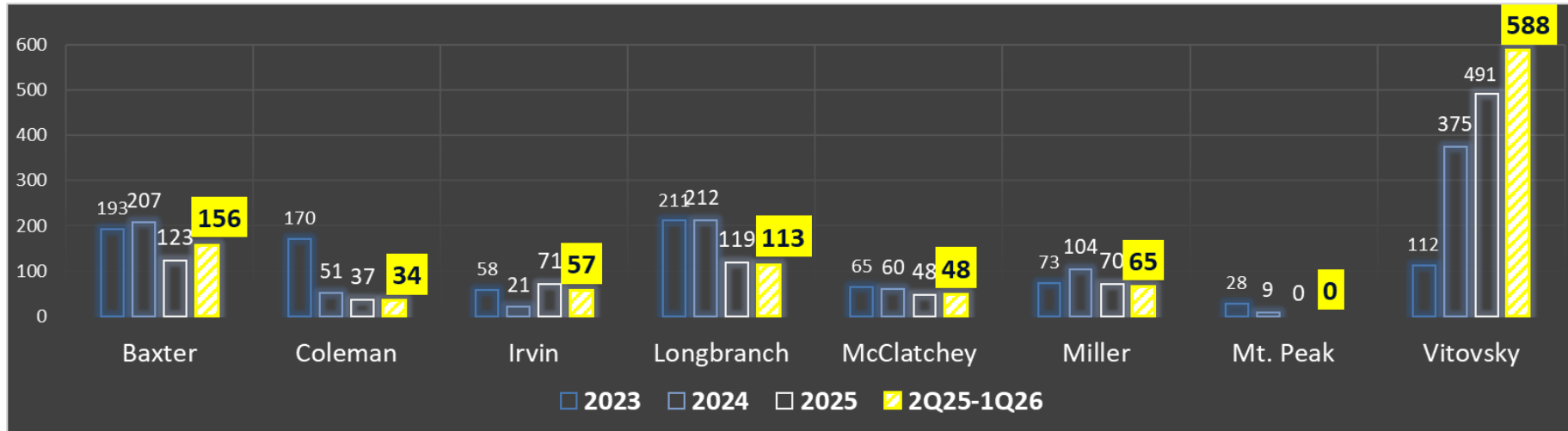
2Q25-1Q26 (ranked by annual closings)

Rank	Subdivision	Annual Starts	Annual Closings	Elementary Zone	Middle School Zone	High School Zone
1	Goodland	240	206	Vitovsky	Frank Seale	Midlothian
2	Westside Preserve	119	147	Vitovsky	Frank Seale	Midlothian
3	Canvas at Midlothian BTR	156	102	Vitovsky	Frank Seale	Midlothian
4	Bridgewater	46	95	Longbranch	Walnut Grove	Heritage
5	Redden Farms	75	85	Baxter	Walnut Grove	Heritage
6	Midlothian Midtowne TH	46	41	Irvin	Frank Seale	Midlothian
7	Mockingbird Heights	25	38	Baxter	Walnut Grove	Heritage
8	Ridgepoint	32	35	Coleman	Dieterich	Midlothian
9	Villages of Walnut Grove	46	33	Baxter	Walnut Grove	Heritage
10	Shady Valley Estates	32	26	Miller	Dieterich	Midlothian
11	The Grove	6	25	Baxter	Walnut Grove	Heritage
12	Massey Meadows	12	24	Longbranch	Walnut Grove	Heritage
13	Lakes of Somercrest	11	23	Miller	Dieterich	Midlothian
	<u>Up and Coming in 2026/27</u>					
	Lakeview Pointe	54	1	Vitovsky	Frank Seale	Midlothian

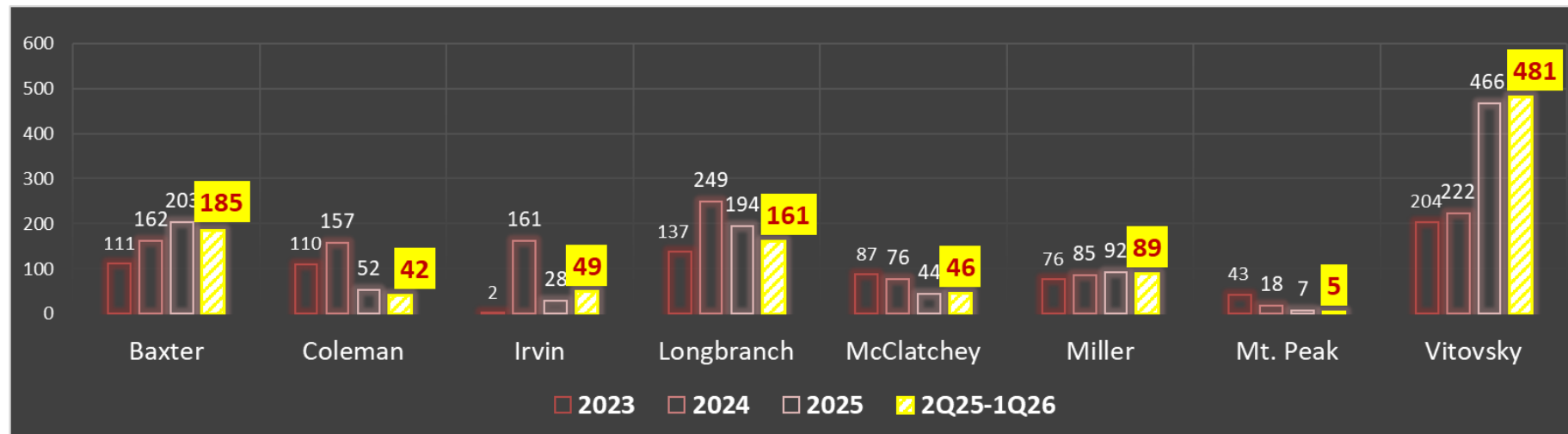




MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE 2Q25-1Q26



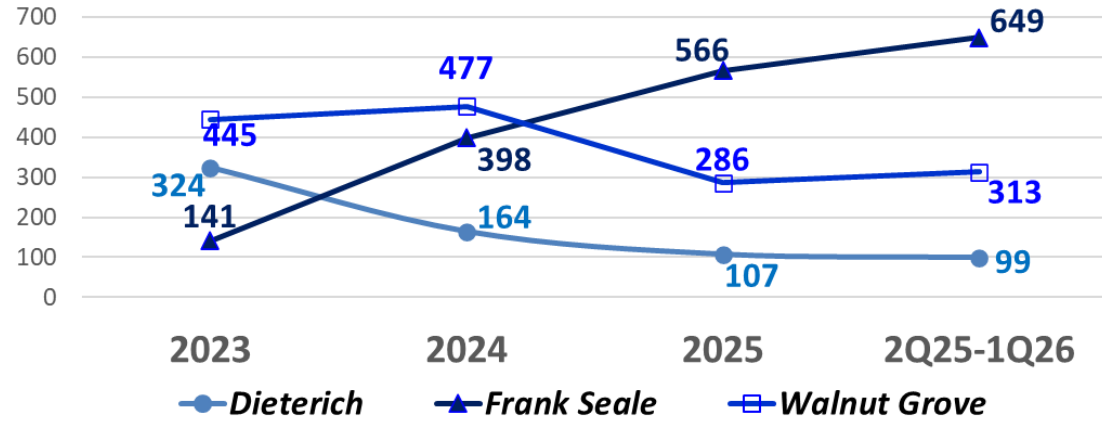
- Vitovsky ES zone activity continues to increase with 588 starts and 481 closings from 2Q25-1Q26
- Longbranch zone activity cools over the past three quarters as Bridgewater waits for new lots to be delivered
- New construction in the Baxter zone remains strong



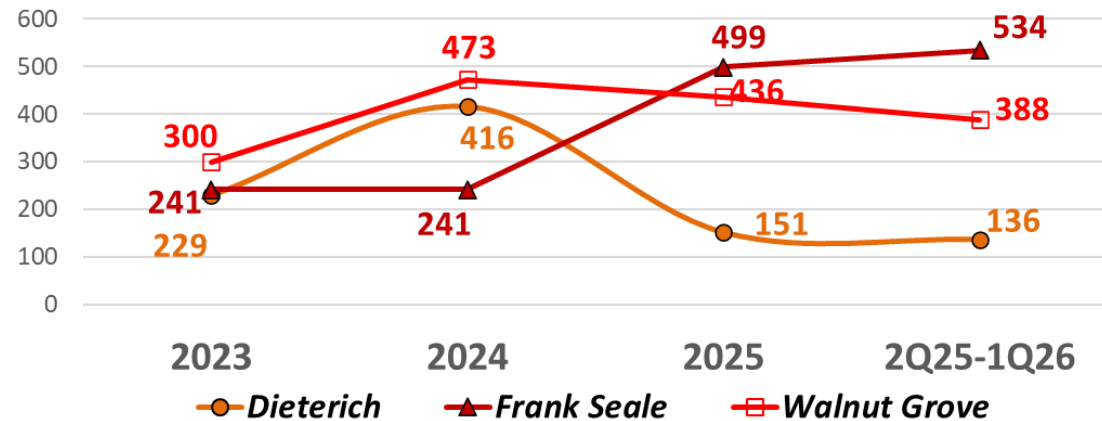


MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE

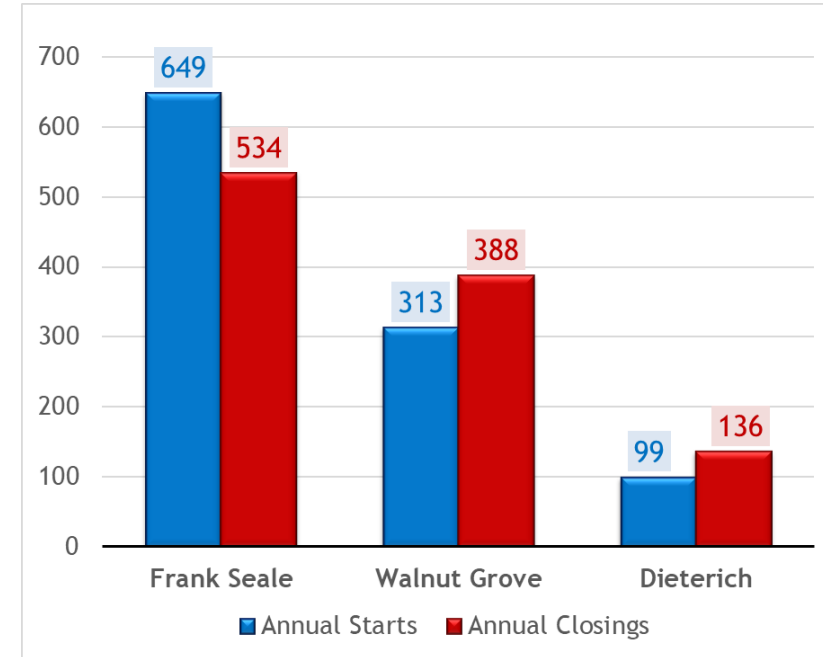
Annual Starts by Middle School Attendance Zone



Annual Closings by Middle School Attendance Zone



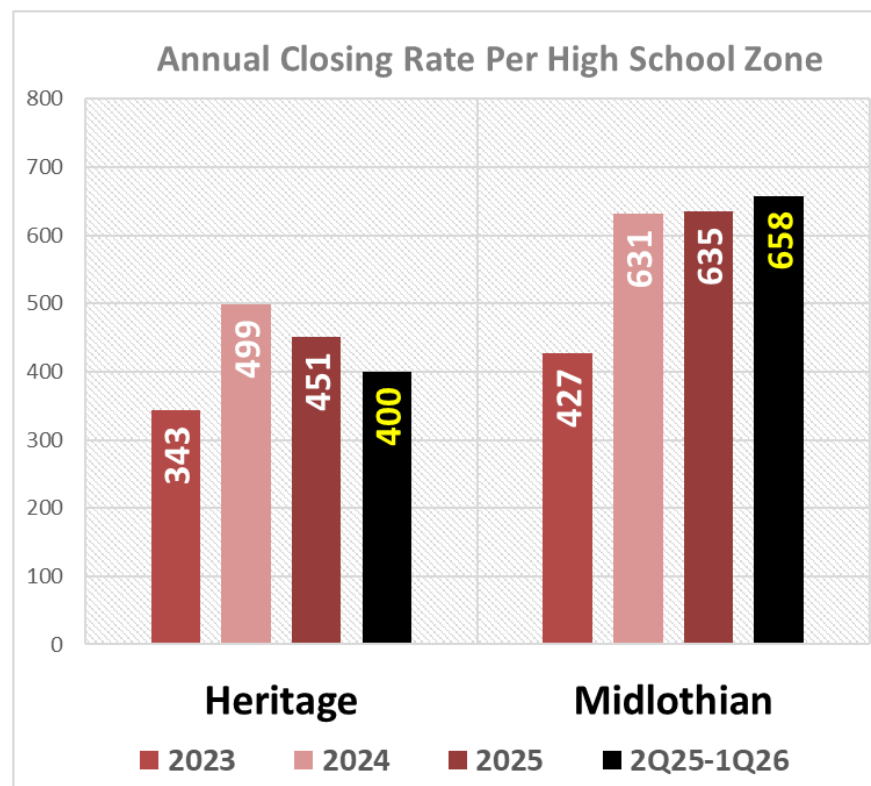
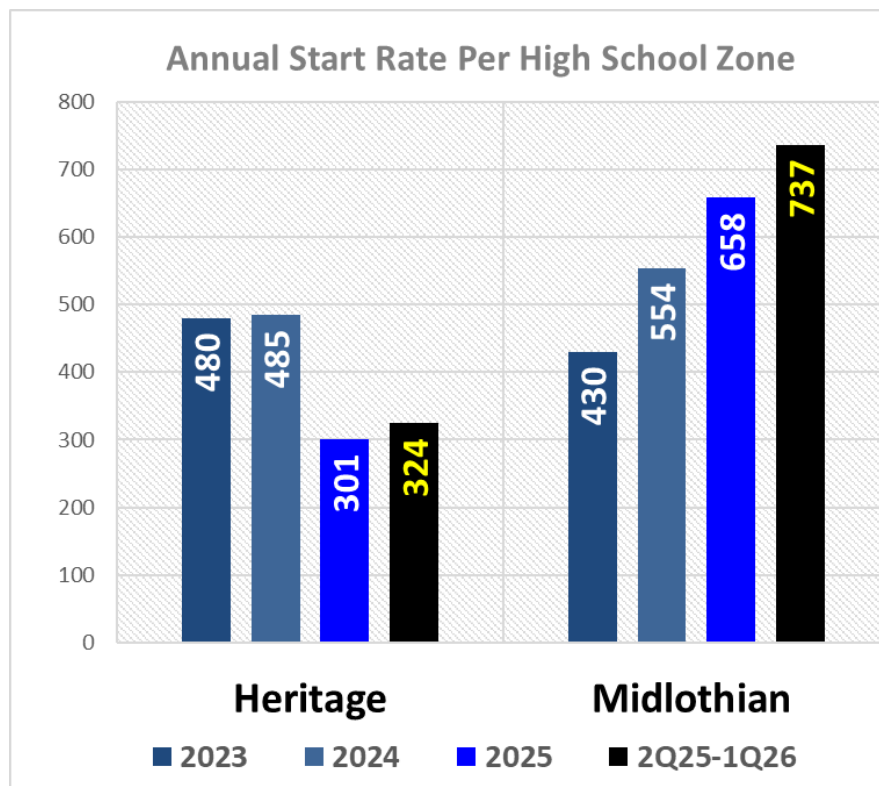
New Home Activity by MS Zone: 2Q25-1Q26



- Frank Seale zone continues to produce the most new home activity with 649 new homes initiated and 534 occupied from 2Q25-1Q26
- Walnut Grove zone produced 388 new home occupancies over the past 12 months
- Starts in the Dieterich zone slow as more subdivisions reach build-out



MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE

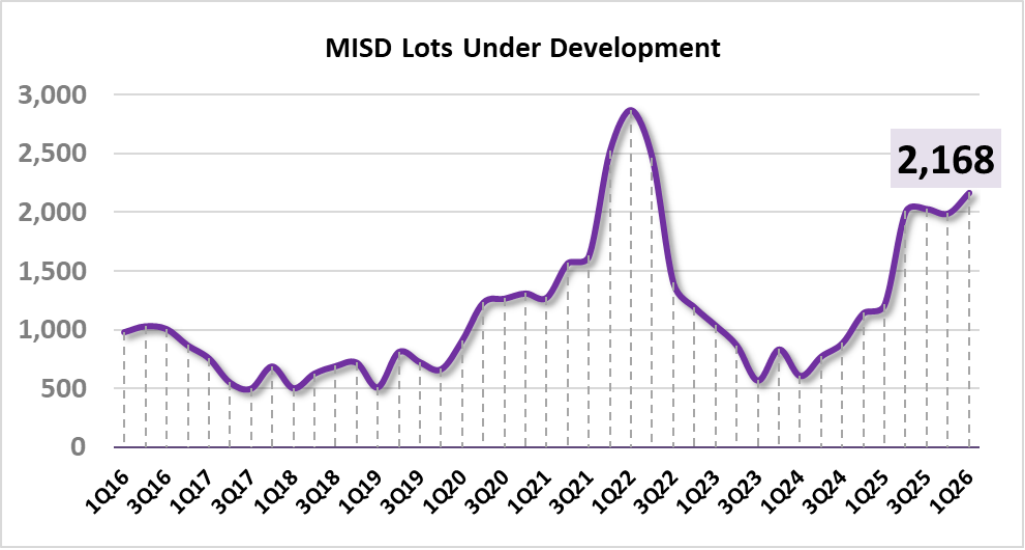
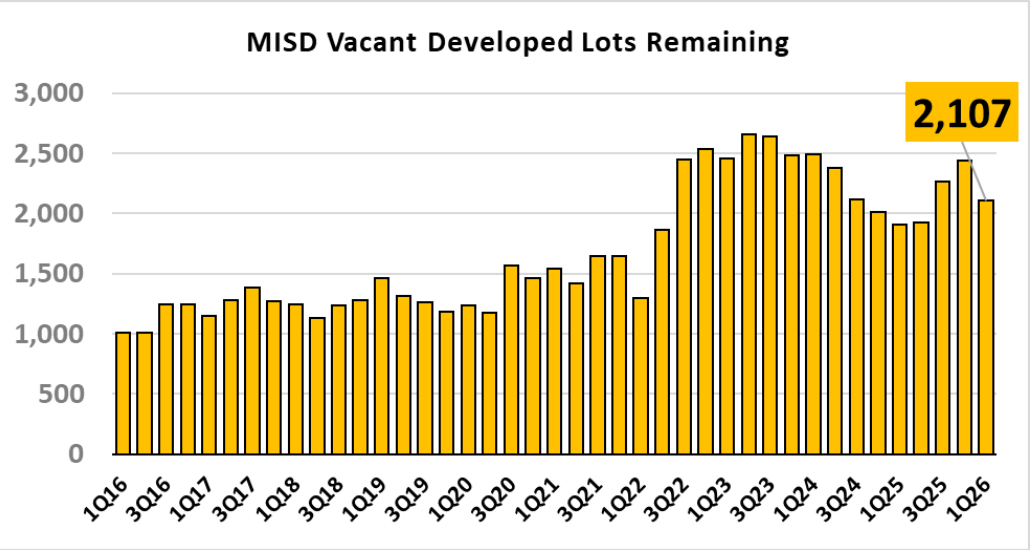


New home starts have continued to shift west to the MHS attendance zone (737 in MHS vs. 324 in Heritage from 2Q25-1Q26)

The Midlothian HS attendance zone produced 658 occupied homes over the past 12 months; Closings slowdown in Heritage HS; now at 400 annual pace



MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY 1Q26



Current Inventory:

817 total SF homes
in-process (not
occupied)

**Vacant Developed
Lots:**

2,107 vacant
developed lots were
left as of March 2026

**Lots Under
Development:**

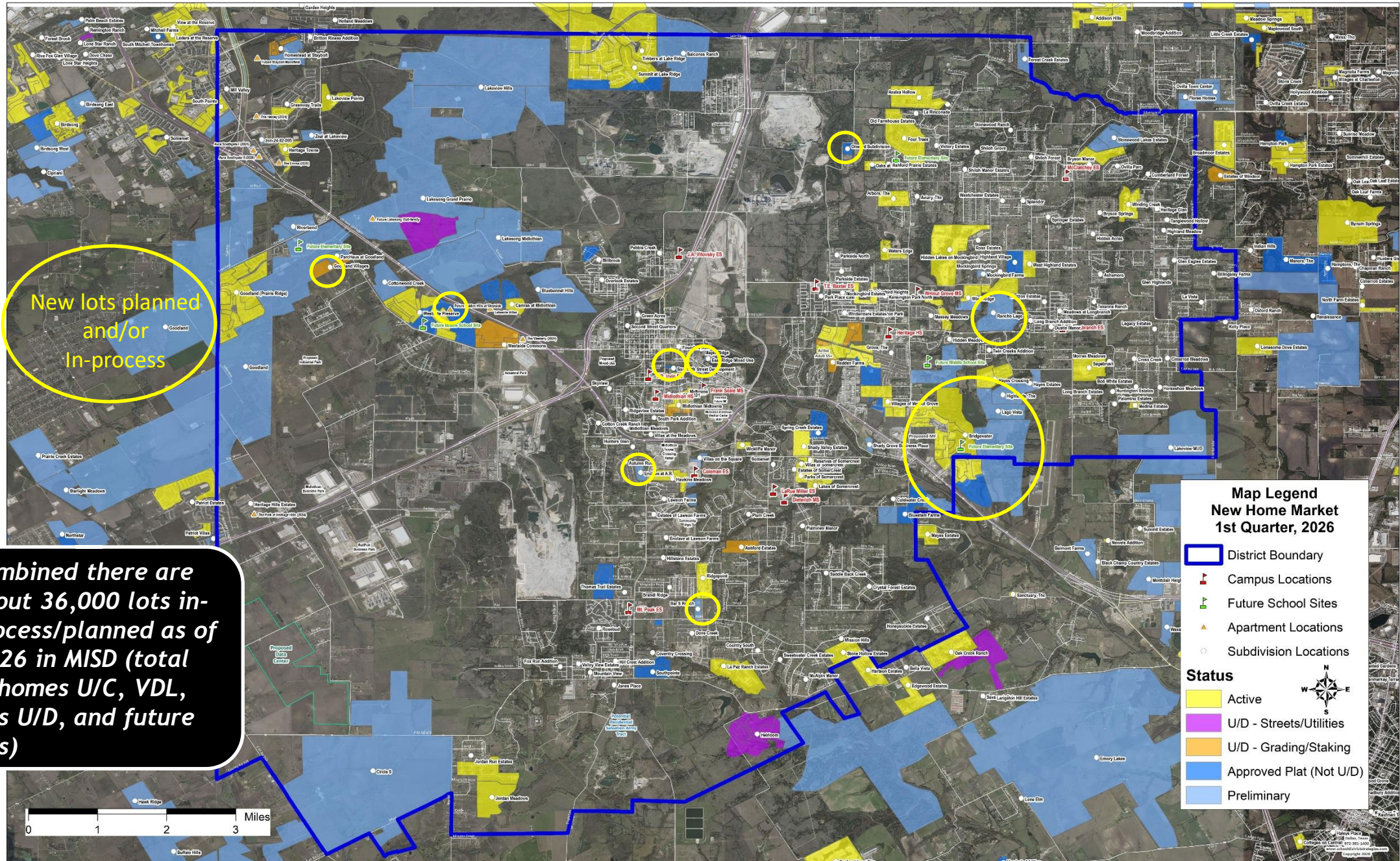
2,168 lots are
currently under
development
(includes the first 591 at
Lakesong and 189 at
Staybolt)

Future Lots:

Roughly 31,000
future SF lots are
planned in MISD as
of 1Q26

**In-Process/Planned
Apartments:**

About 1,650
apartments are in-
process planned as
of 1Q26 with an
additional 2,500
proposed



➤ Combined there are about 36,000 lots in-process/planned as of 1Q26 in MISD (total of homes U/C, VDL, lots U/D, and future lots)



Midlothian ISD

Aerial Photos

March 21, 2026



Goodland Parkway (SH 360 Extension)



Goodland (Prairie Ridge)



Goodland (Prairie Ridge)



Greenway Trails

Lakeview Pointe



Homestead at Staybolt



Lakesong



Westside Preserve



Westside Preserve/Commons



Midtowne Townhomes



Ashford Estates

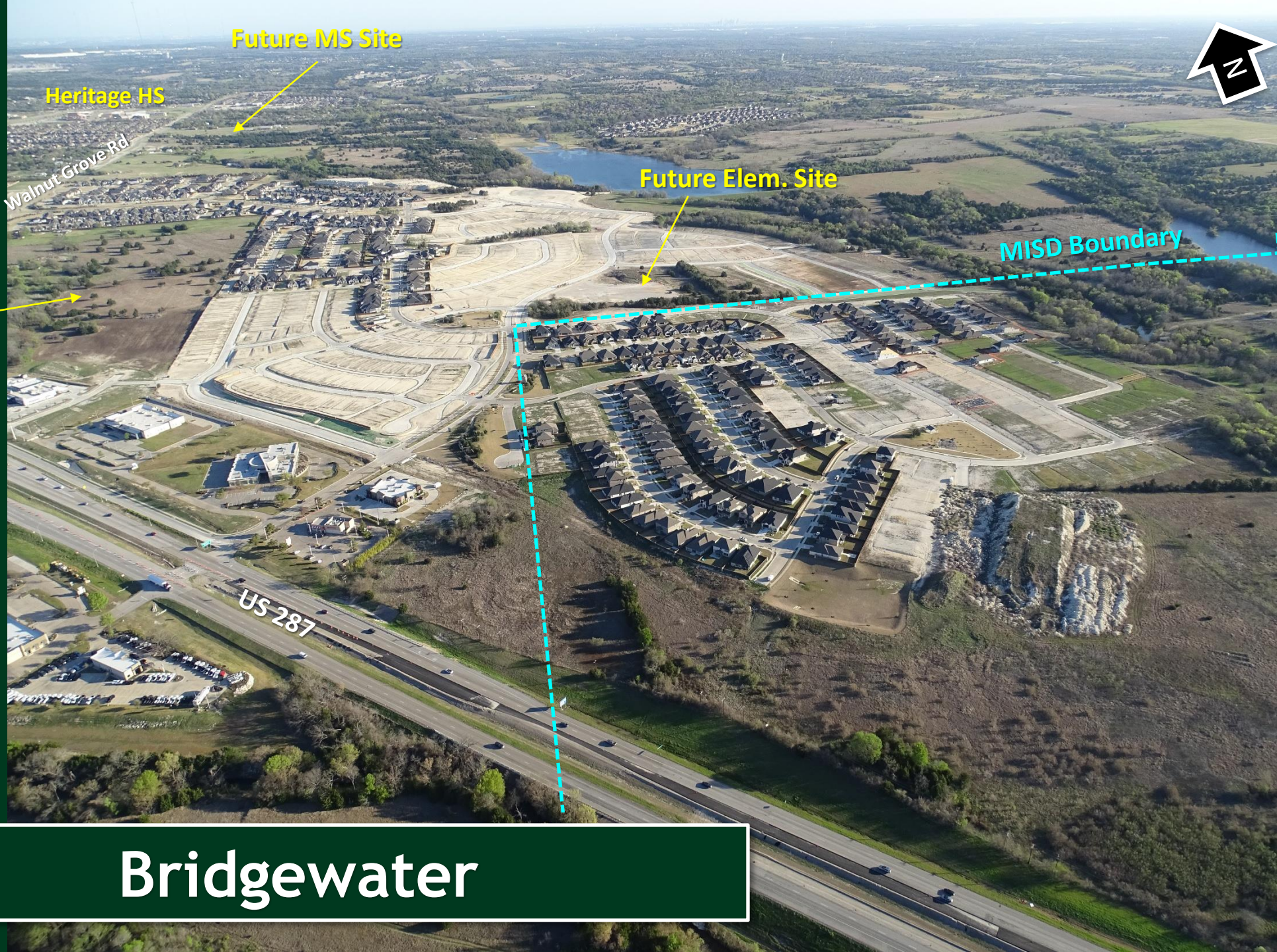


FM 875

Heirloom



Shady Valley



Bridgewater



Redden Farms / Villages of Walnut Grove



Redden Farms Area

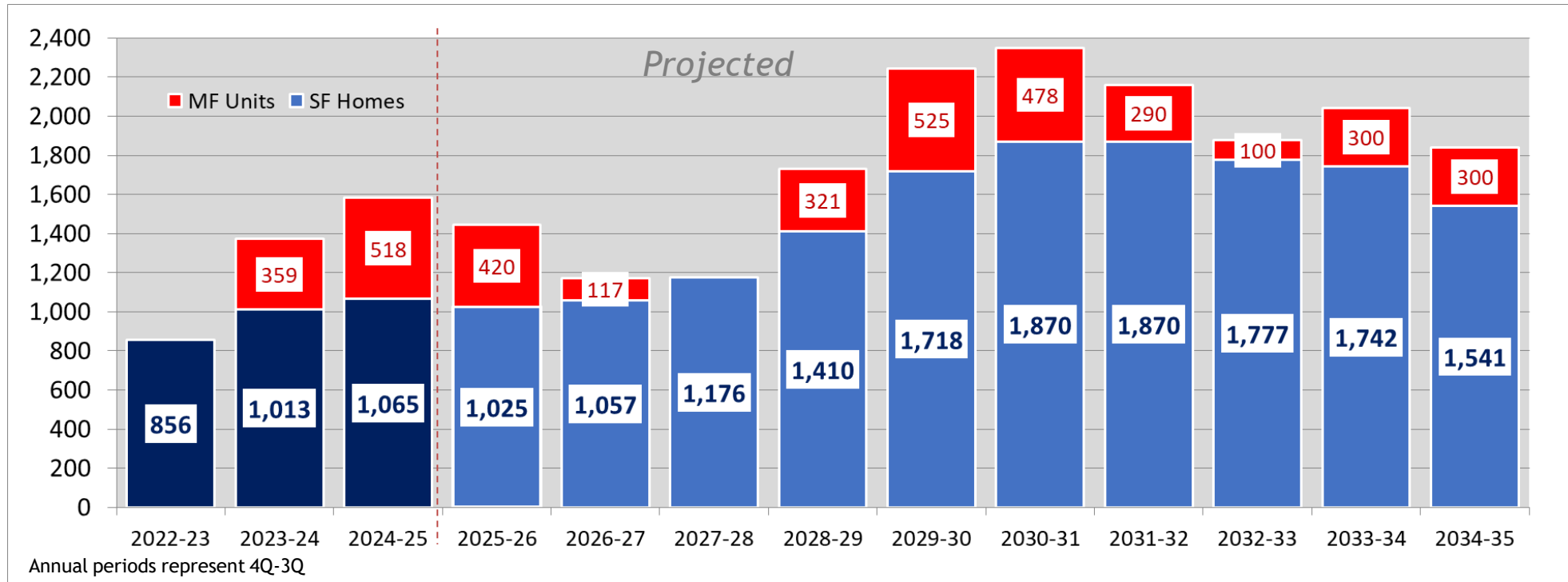


Hidden Lakes on Mockingbird



MIDLOTHIAN ISD NEW HOME CONSTRUCTION MODERATE GROWTH CLOSINGS FORECAST (1Q26)

Average Yields:
SF = 0.62 MF = 0.17



- Annual new home closings in MISD are expected to remain relatively flat in the near term.
- The district is projected to average approximately 1,085 home closings annually over the next three years
- Under the Moderate Growth Scenario, MISD builders are projected to deliver roughly 6,400 new occupied homes between 2026 and 2030
- Looking ahead over the next decade, MISD is positioned to add nearly 15,000 new homes
- Multifamily development remains active within MISD, with approximately 1,650 apartment units currently under construction or in the planning stages
- The district's apartment pipeline could expand by another 2,500 units if additional proposed projects move forward



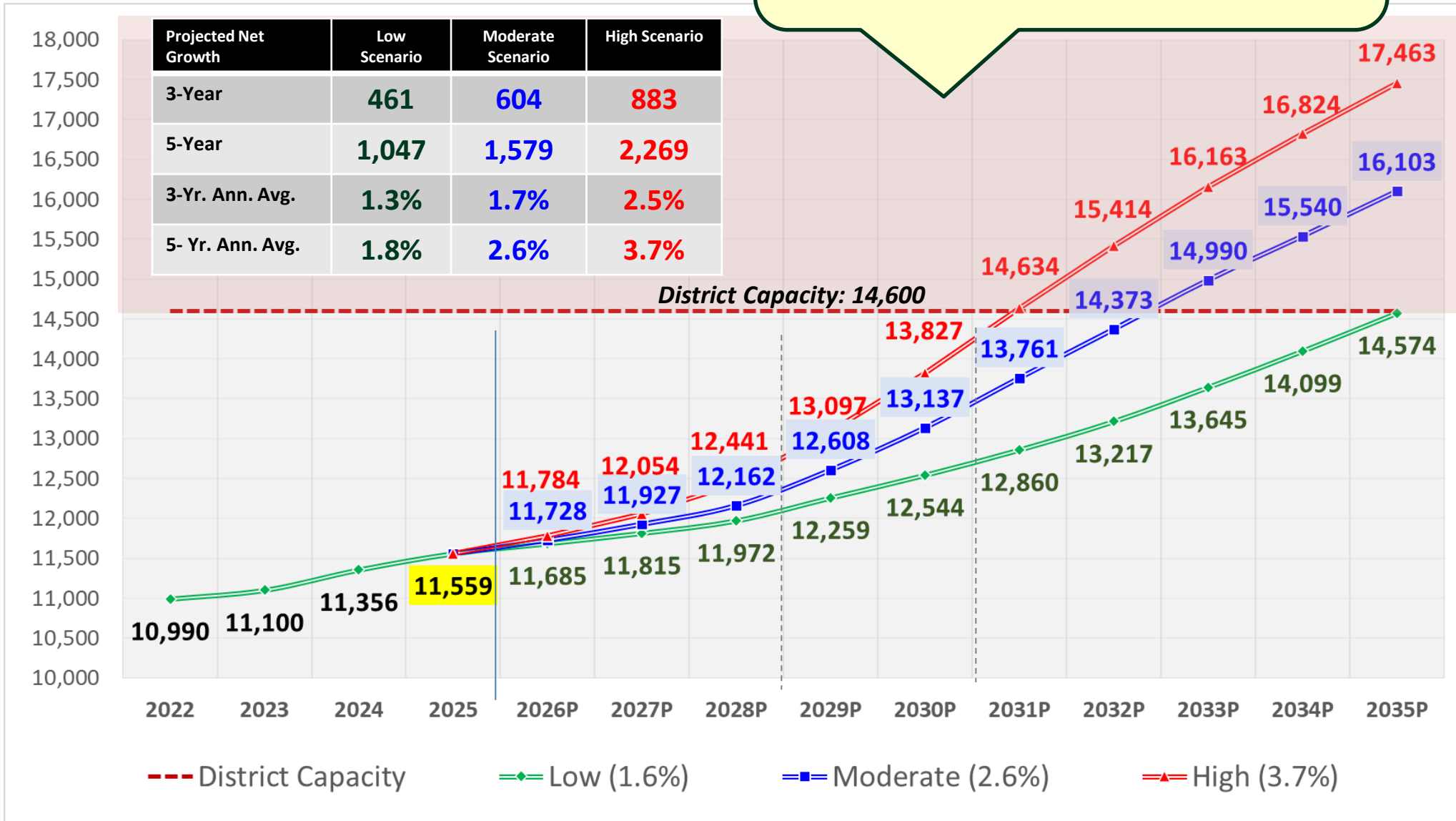
MIDLOTHIAN ISD

10-YEAR ENROLLMENT PROJECTIONS

(1Q26 UPDATE)



With several major residential developments on the horizon, under the Moderate Scenario, enrollment growth is projected to accelerate from approximately 1.7% currently to 2.5% annually in the near term, increasing further to an average of nearly 4.0% per year between 2030 and 2035.





FALL 2026	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Baxter Elementary	30	100	99	96	118	101	103								647
Coleman Elementary	54	99	98	108	93	109	101								659
Irvin Elementary	56	99	98	106	95	105	114								675
Longbranch Elementary	31	104	109	112	136	118	146								754
McClatchey Elementary	24	79	85	68	85	104	111								555
Miller Elementary	14	68	69	78	64	92	95								481
Mt. Peak Elementary	15	57	57	94	75	97	72								470
Vitovsky Elementary	64	100	100	95	113	126	102								700
Frank Seale Middle								253	254	257					765
Walnut Grove Middle								281	316	367					964
Dieterich Middle								321	353	349					1,023
Heritage High											504	436	486	468	1,895
Midlothian High											532	550	537	519	2,138
Totals	288	706	715	757	779	852	844	855	924	974	1,036	986	1,024	988	11,728



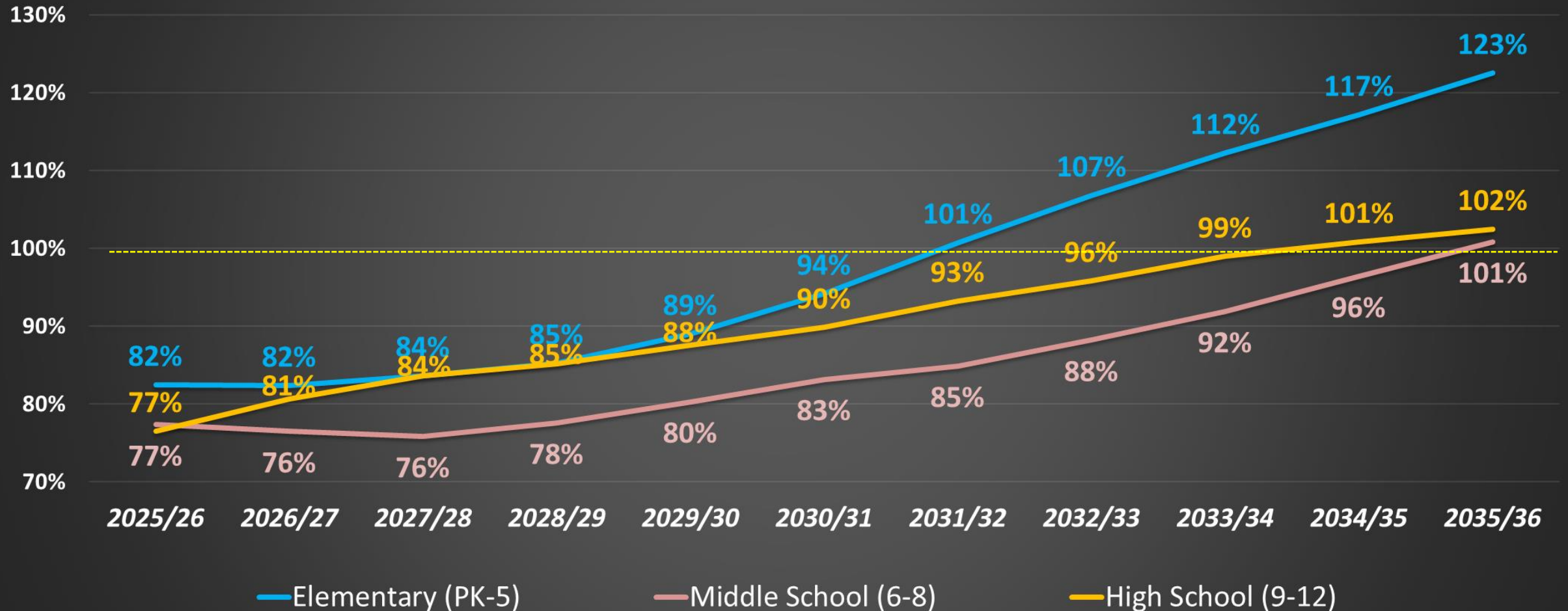
MIDLOTHIAN ISD

ATTENDANCE LEVEL CAPACITY UTILIZATION (MODERATE)

(1Q26 UPDATE)



Attendance Level Enrollment Projections vs. Capacity Utilization (Moderate Growth Scenario)

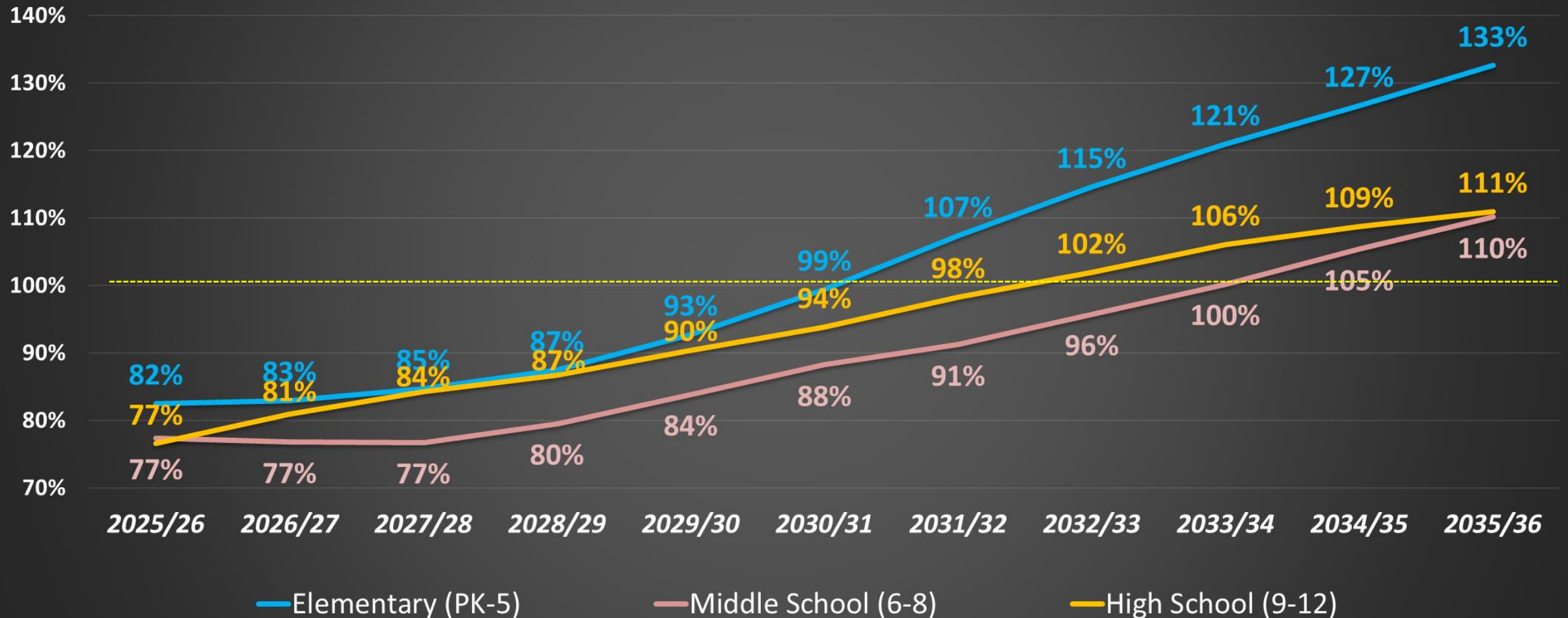




MIDLOTHIAN ISD ATTENDANCE LEVEL CAPACITY UTILIZATION (HIGH) (1Q26 UPDATE)



Attendance Level Enrollment Projections vs. Capacity Utilization (High Growth Scenario)





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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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