Belton Independent School District

Fall 2026 Enrollment and Housing Report

Zonda Education, October 2026

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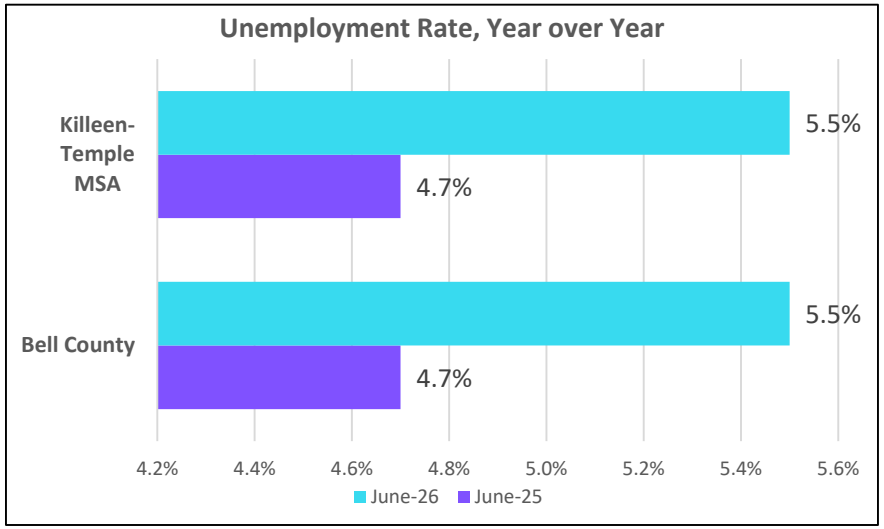
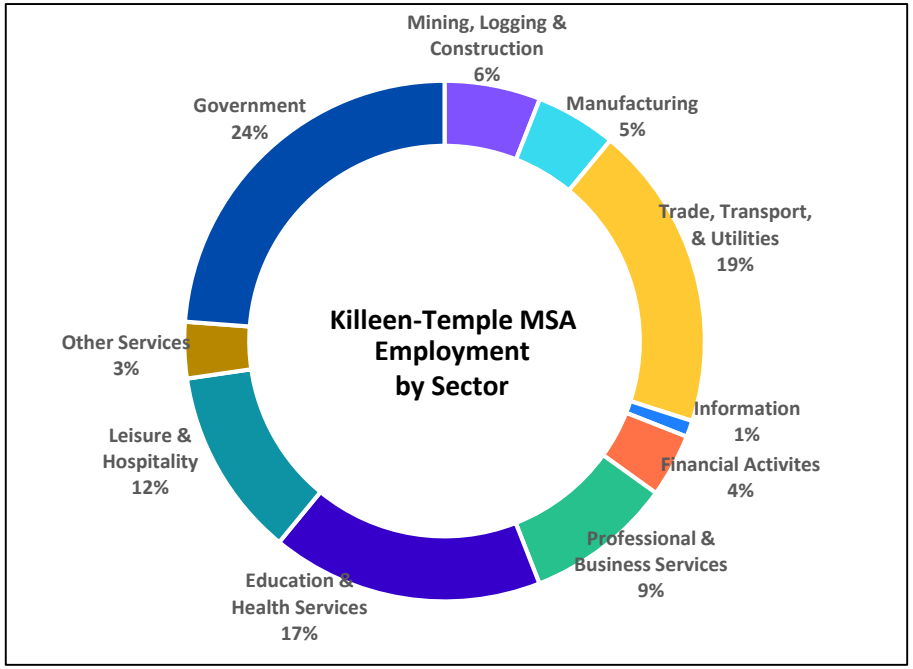
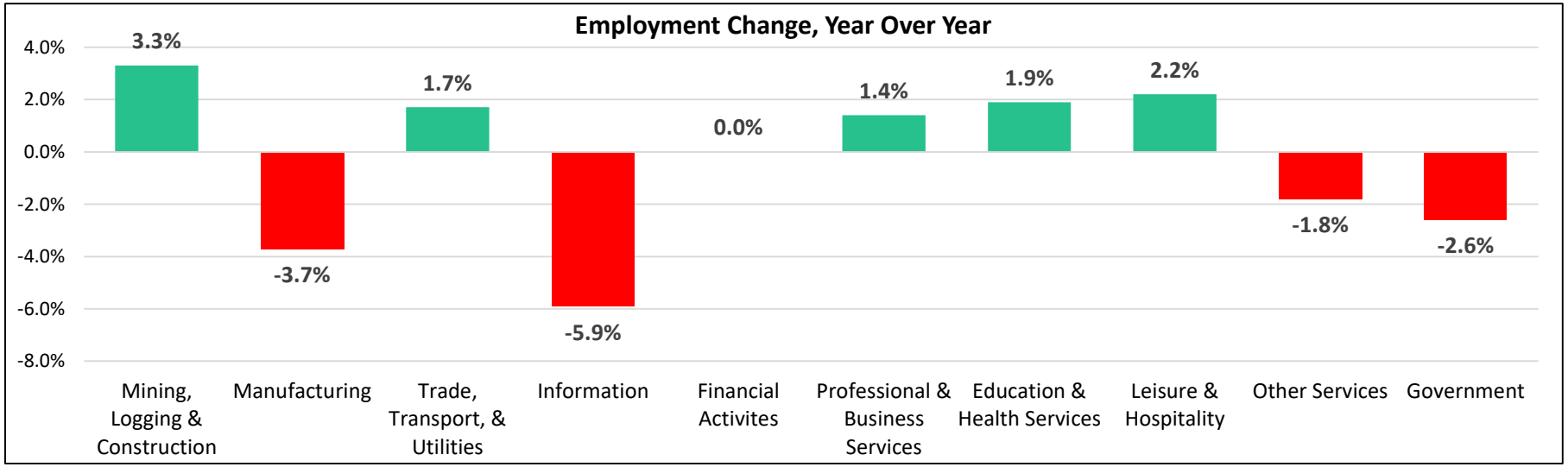
Local Employment Data -

- Unemployment levels in the region have increased 0.8% from last year numbers
- 400 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Government, as well as Trade, Transportation, & Utilities
- The sector with the greatest rate of increase in employment the past year was in the Mining, Logging & Construction sector
- The largest rate of decline this past year was in Information Services



All Industry Sectors	Jun-25	Jun-26	YOY Change
(Killeen-Temple MSA) Total Nonfarm Employment #s	157,100	157,500	0.25%





Source: US BLS; US BEA

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Sesajal Facility

- Sesajal, a leading producer of high-quality edible oils, plans to invest approximately $30 million in the development of a new warehousing and production facility in Temple.
- The project will be located on 13 acres within Temple Industrial Park along the I-35 corridor. Construction is expected to begin in mid-2026, with completion anticipated in mid-2027.
- Once operational, the facility is expected to create 54 full-time jobs.
- The site will serve as a refinery, bottling plant, and distribution center, supporting customers across the United States.
- With more than 35 years of experience in food manufacturing, Sesajal operates in 32 countries and employs more than 2,000 people worldwide, further strengthening Temple's growing industrial and manufacturing base.



East Penn Expansion

- East Penn plans to expand its existing Temple facility by approximately 175,000 square feet. The current 393,000-square-foot facility is situated on 45 acres within Temple Industrial Park.
- Construction is expected to begin in June 2026, with completion targeted for fall 2028.
- The expansion is projected to create 48 new full-time positions, increasing the facility's workforce from approximately 350 employees.
- Upon completion, the project is expected to increase annual production capacity by at least 3 million AGM ALI batteries, further strengthening Temple's role as a key manufacturing hub within East Penn's operations.



Source: Temple EDC

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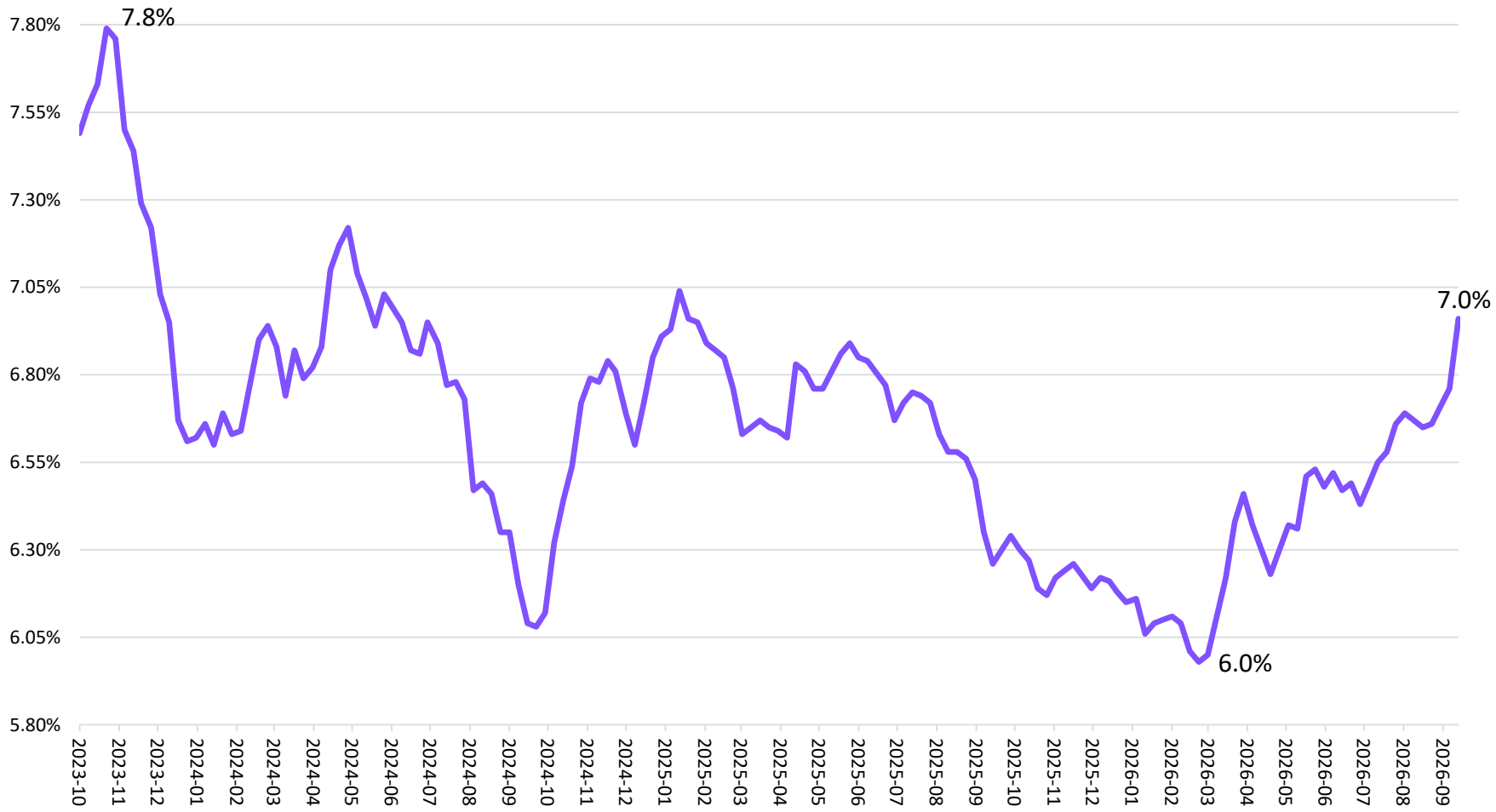
30-Year Fixed Rate Mortgage Average in the United States



Source: US FRED

The Federal Reserve Board cut rates three times last year from September to December resulting in a reduction of the 30-year fixed rate mortgage average that bottomed out in March 2026 at 6.0%, the lowest since October 2024. The move was driven by signs of a softening labor market and weakening job growth.

Since then, increased economic turbulence has driven rates back up to levels not seen since 2025. Due to inflation, on September 16, the Federal Reserve increased its benchmark rate by 0.25%, its first rate increase since July 2023.

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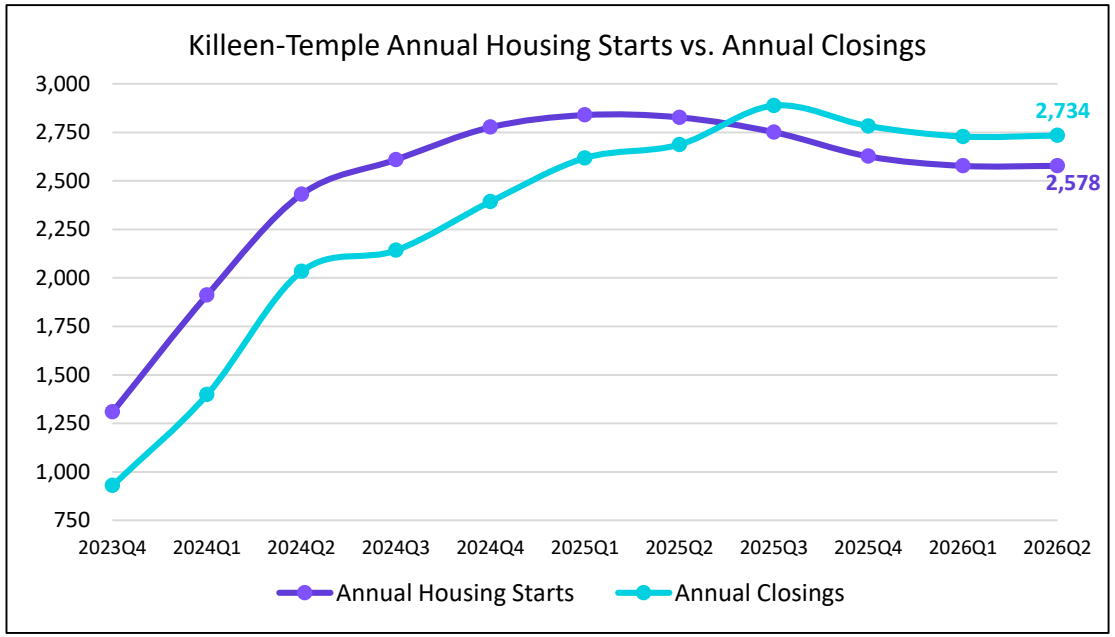
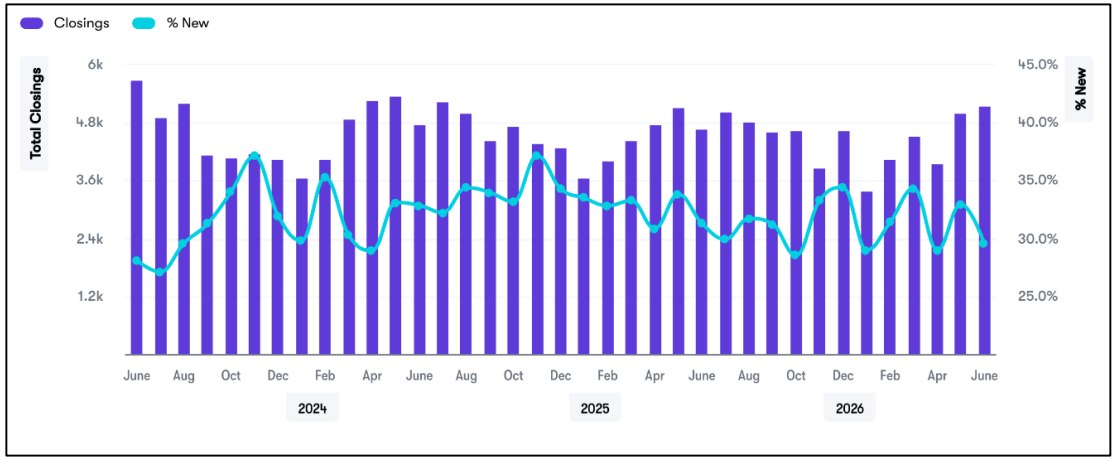


The Killeen-Temple MSA experienced 2,734 new home closings in the last 12 months, an increase of 1.8%.

New home starts have followed a pattern similar to new home closings and numbered 2,578 the past year.



New closings' monthly share of total closings declined -20.1% the past year. Existing home closings were down with a -2.9% change.

Killeen-Temple maintains an average monthly new home sales rate of 2.0 monthly sales per community among active projects.

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Belton ISD - New Home Activity by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Futures
BURRELL	195	45	219	85	36	92	421	295
CHARTER OAK	0	0	0	0	0	0	2	220
CHISHOLM TRAIL	180	42	181	41	46	90	360	254
HIGH POINT	21	3	24	10	12	13	210	819
HUBBARD BRANCH	114	27	151	50	38	97	599	2,183
LAKEWOOD	50	4	71	23	8	17	152	124
PIRTLE	41	16	37	14	15	33	72	267
SOUTHWEST	30	8	45	18	13	21	383	268
SPARTA	0	0	1	1	0	0	21	0
TARVER	23	3	62	13	5	15	48	700
Grand Total	**654**	**148**	**791**	**255**	**173**	**378**	**2,268**	**5,130**

Highest Activity in the Category

Second Highest Activity in the Category

Third Highest Activity in the Category

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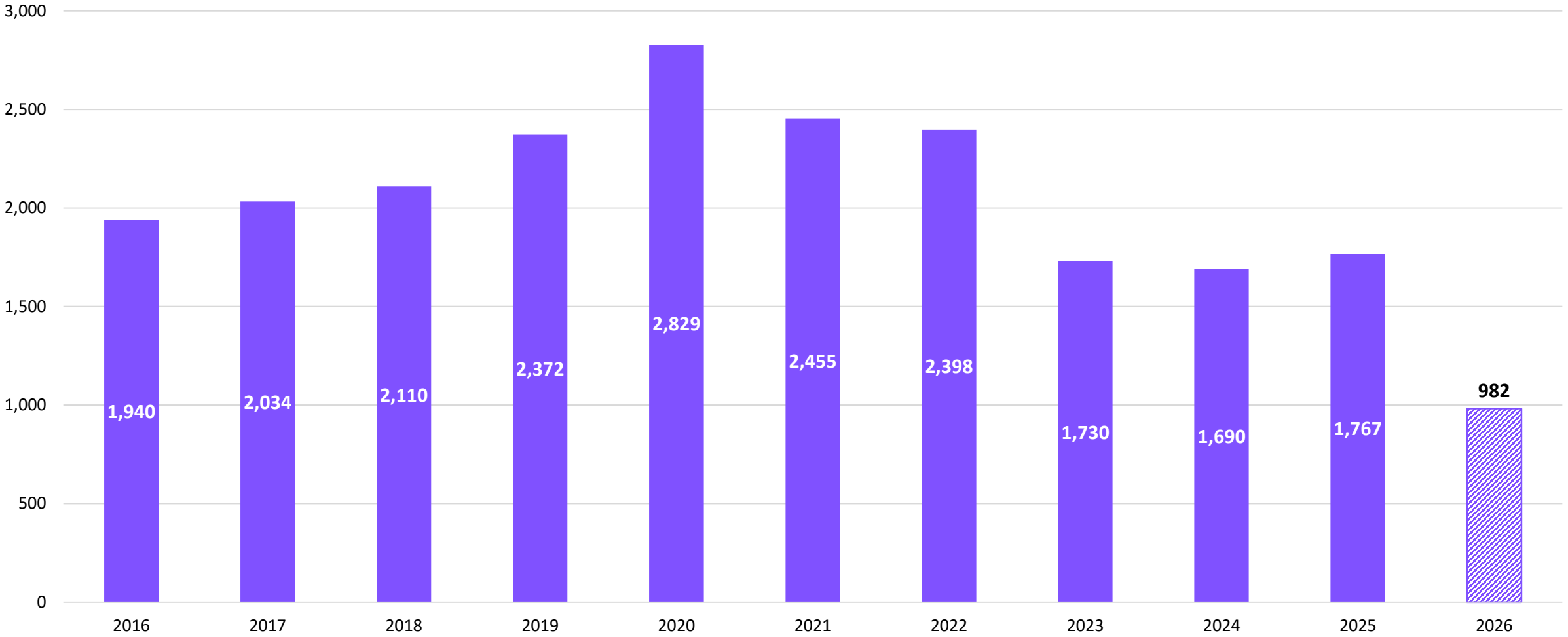
Belton ISD Historical Home Sales, 2016 – August 2026



- Total home sales within Belton ISD have slightly decreased over the last 3 years due to rising inflation costs and interest rate increases
- New home sales in BISD account for 30% of the total district home sales in 2026

Source: Zonda

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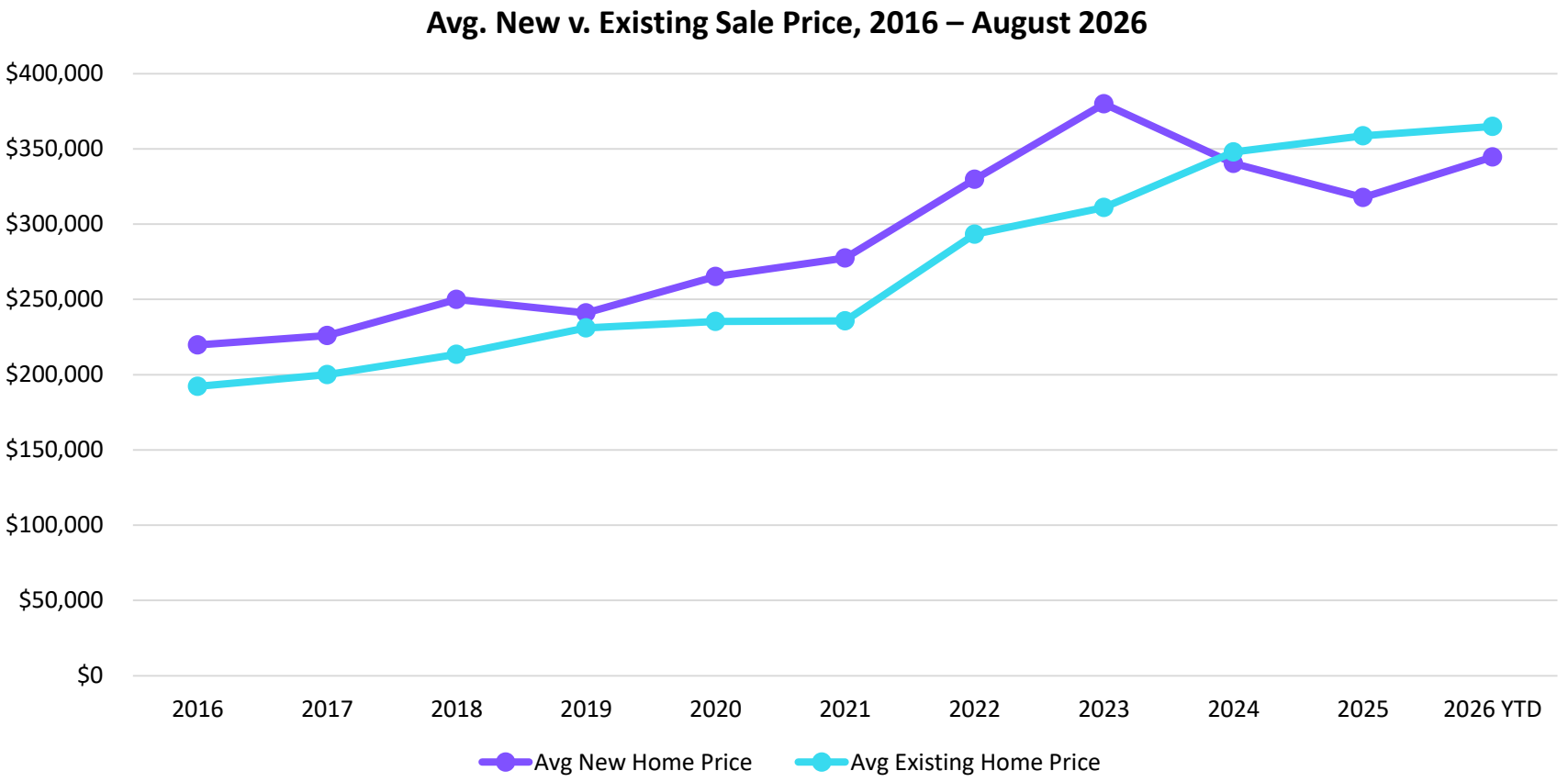

Year	Avg New Home Sale Price	Avg Existing Home Sale Price
2016	$219,784	$192,190
2017	$225,969	$200,046
2018	$249,917	$213,496
2019	$240,928	$231,016
2020	$265,153	$235,399
2021	$277,424	$235,719
2022	$329,824	$293,326
2023	$379,918	$310,990
2024	$340,222	$347,920
2025	$317,762	$358,595
2026	$344,659	$364,818

- The average new home sale price in Belton ISD has risen 57% since 2016, an increase of nearly $124,900
- The average price of an existing home within BISD has risen 90% in the last 10 years, an increase of more than $172,600

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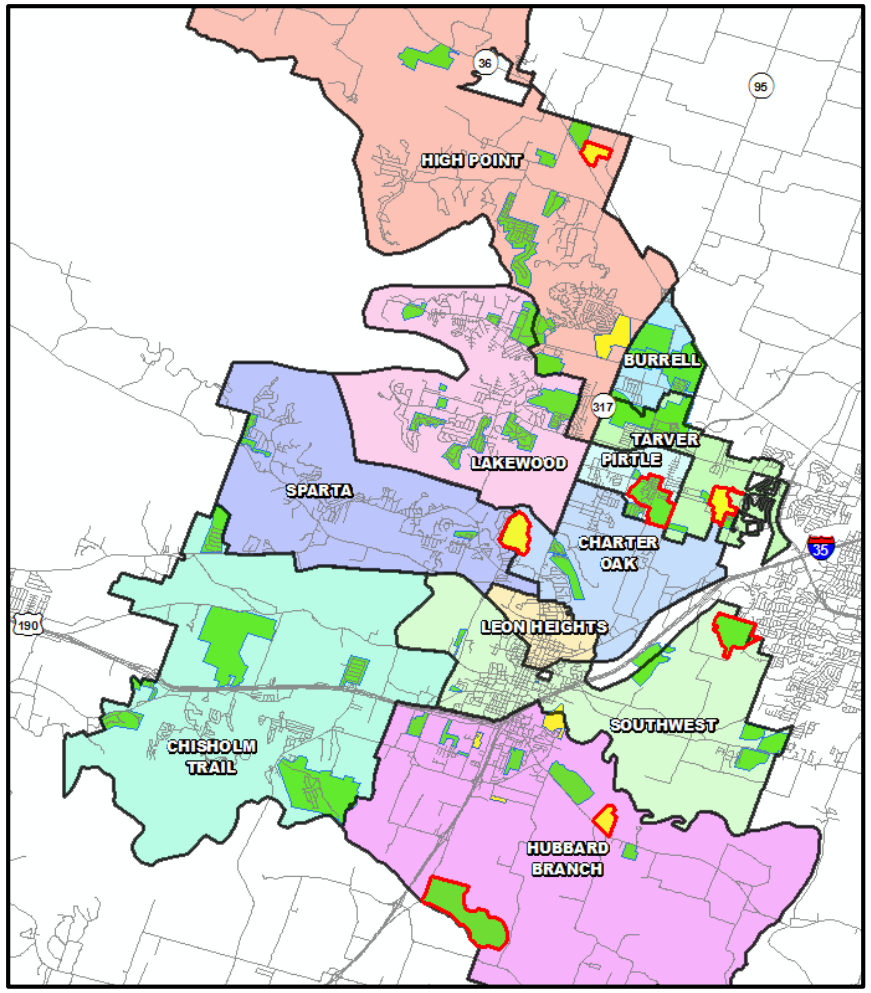
Belton ISD - Future Housing Overview



- The district has 52 active subdivisions with approximately 170 homes under construction and more than 2,250 lots ready to be built on
- Within BISD there are currently 9 potential future subdivisions with more than 5,100 planned single family lots across the district
- Groundwork is underway on approx. 940 lots within 7 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

The following pages highlight major and new developments

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August 27, 2026



Hills of Westwood

- 1,128 total lots
- 230 future lots
- 27 vacant developed lots
- 15 homes under construction
- 838 occupied homes
- Groundwork underway on Phase 15
- Closed 37 homes in last 12 months
- Kiella Development
- $300K+
- Student Yield: **.451**

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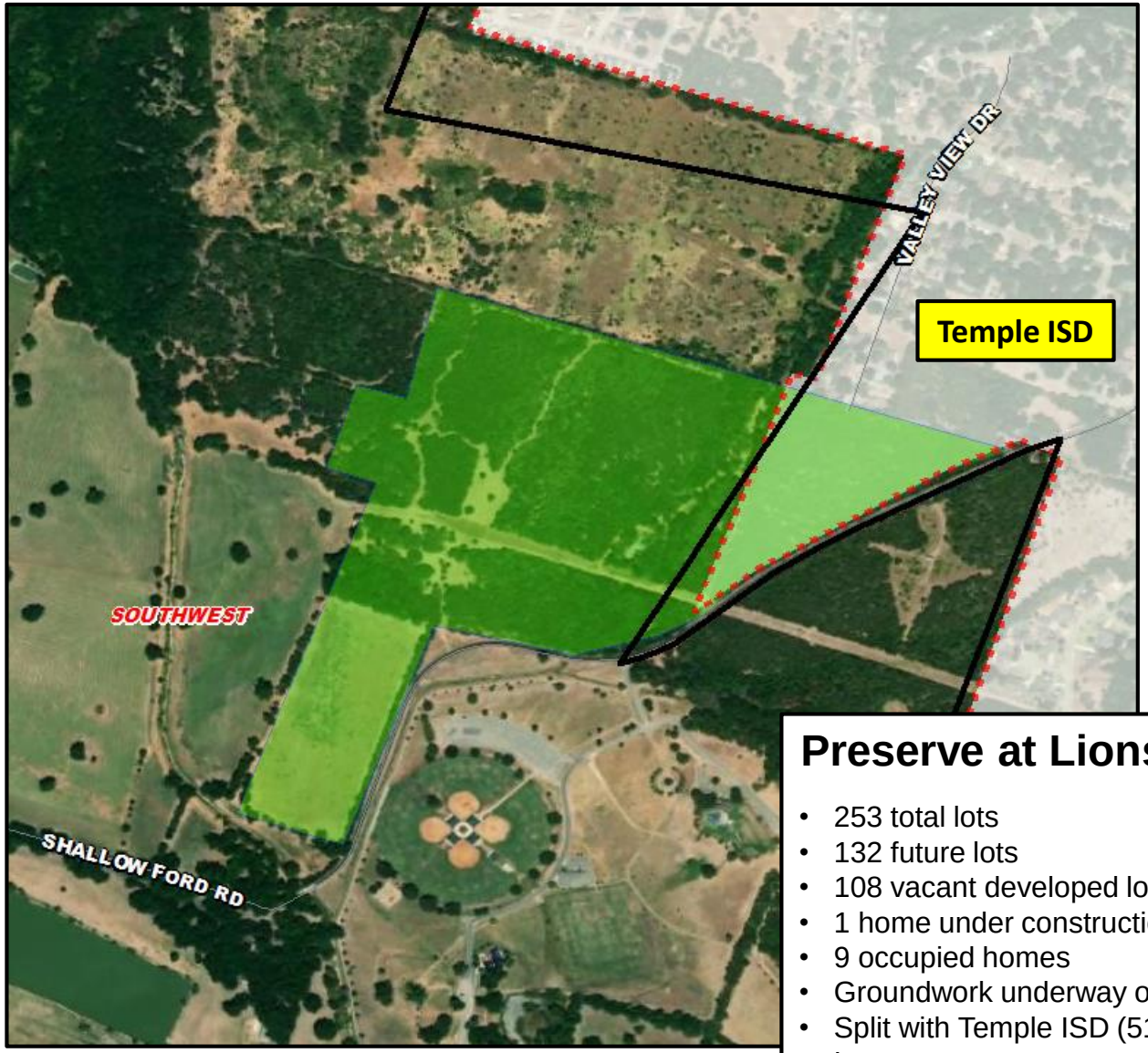



August 20, 2026

Preserve at Lions Park (BISD)

- 253 total lots
- 132 future lots
- 108 vacant developed lots
- 1 home under construction
- 9 occupied homes
- Groundwork underway on remaining lots
- Split with Temple ISD (51 total future lots)
- Lennar
- $188K - $219K
- **2 current students**

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August 27, 2026





Hidden Trails

- 278 total lots
- 177 future lots
- 55 vacant developed lots
- 9 homes under construction
- 33 occupied homes
- Remaining lots in Phase 2 rezoned to PD in March 2026
- Closed 32 homes in last 12 months
- KB Homes
- $288K+
- Student Yield: **.364**

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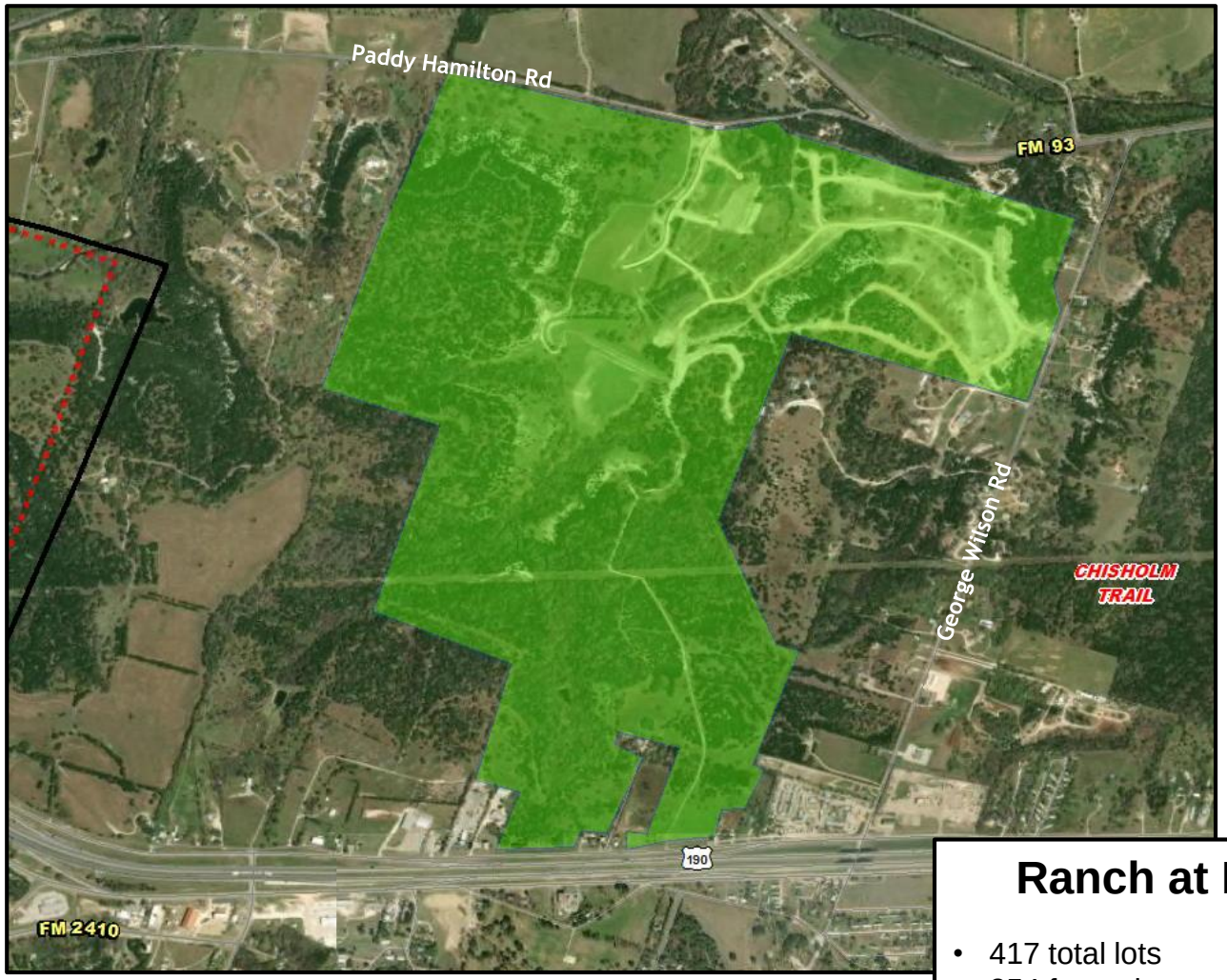



Ranch at Latitude 31

- 417 total lots
- 254 future lots
- 160 vacant developed lots
- 1 occupied home
- First home closed 2Q26
- Lots size spans from 0.5 – 3.1 acres
- AR Homes & Cameo Homes
- No current students

September 10, 2026

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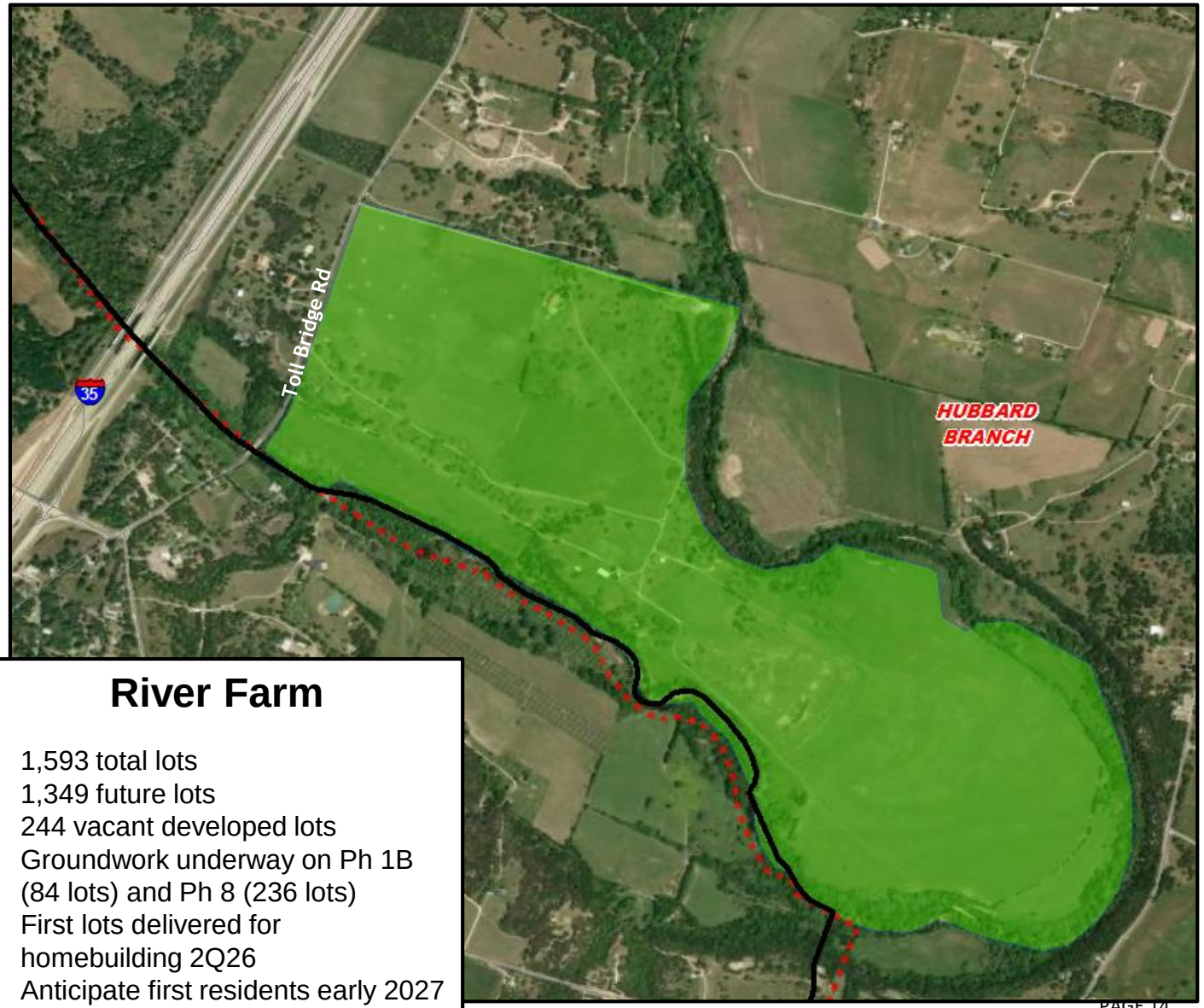
August 27, 2026





River Farm

- 1,593 total lots
- 1,349 future lots
- 244 vacant developed lots
- Groundwork underway on Ph 1B (84 lots) and Ph 8 (236 lots)
- First lots delivered for homebuilding 2Q26
- Anticipate first residents early 2027
- $300K - $600K

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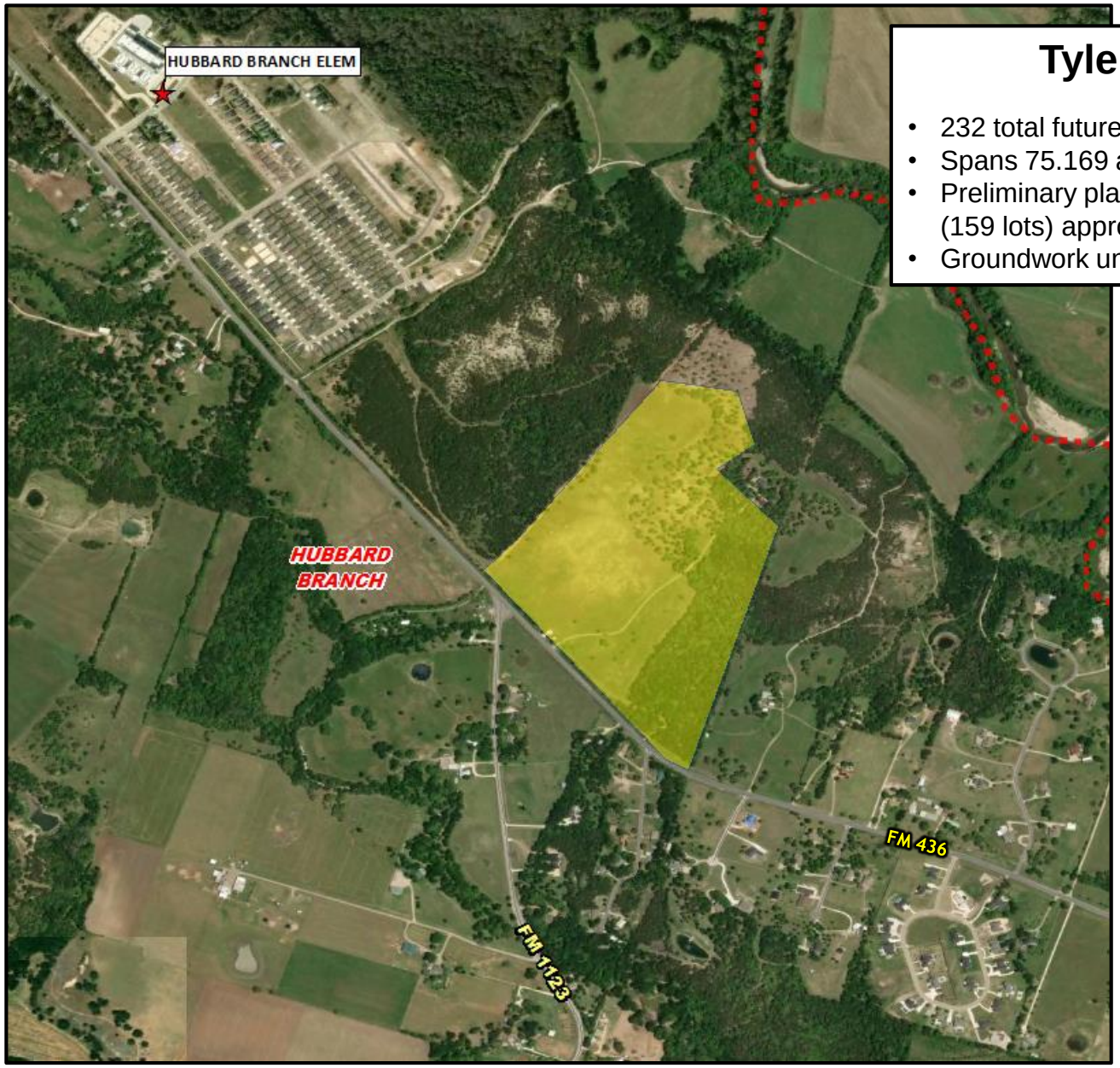

Tyler Ridge

- 232 total future lots
- Spans 75.169 acres
- Preliminary plat & Final Plat Phase 1 (159 lots) approved August 2026
- Groundwork underway on Phase 1



August 27, 2026

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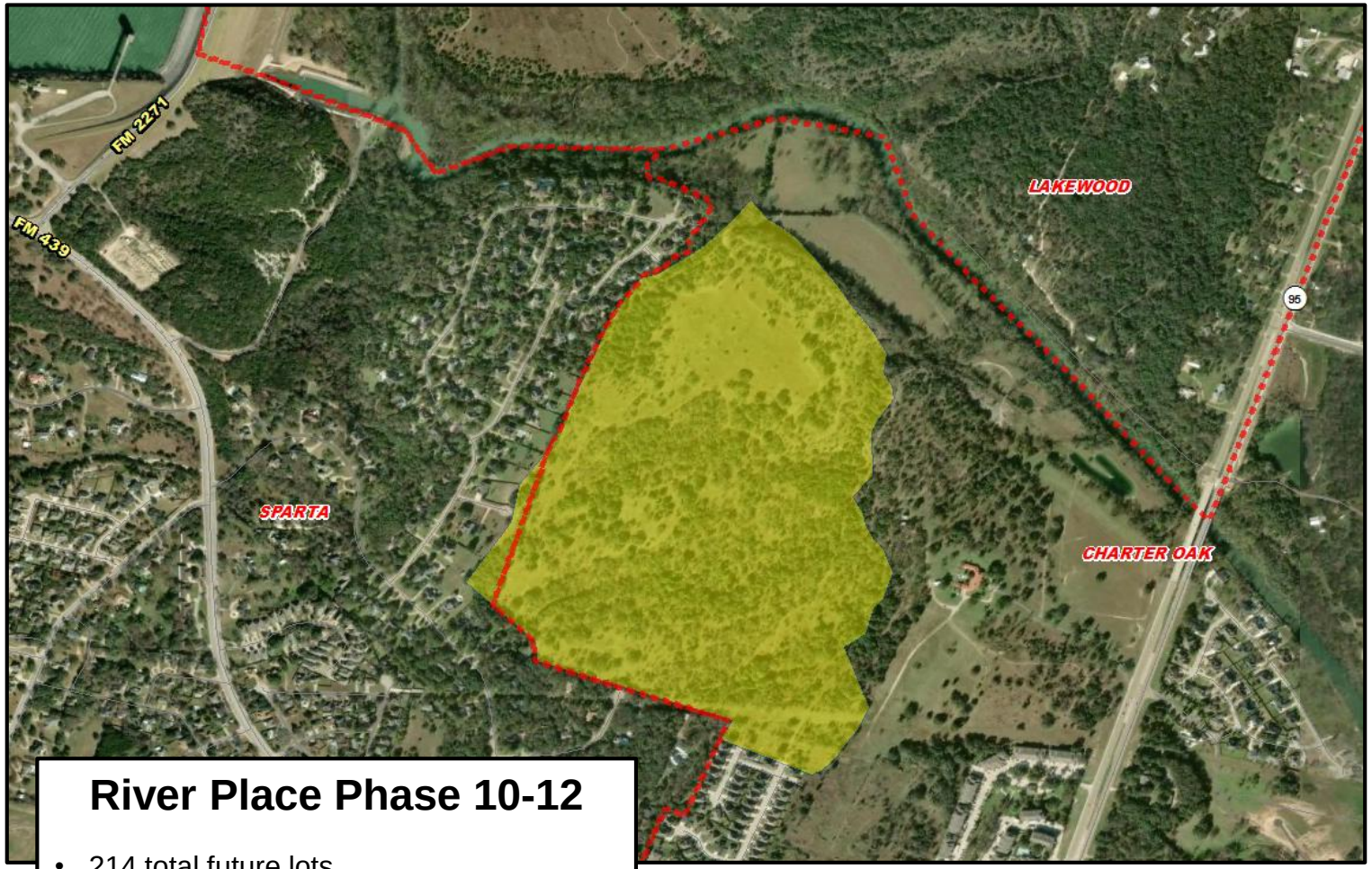
August 27, 2026





River Place Phase 10-12

- 214 total future lots
- Spans 137.527 acres
- Final plat Phase 10 (63 lots) approved March 2026
- Initial groundwork underway August 2026

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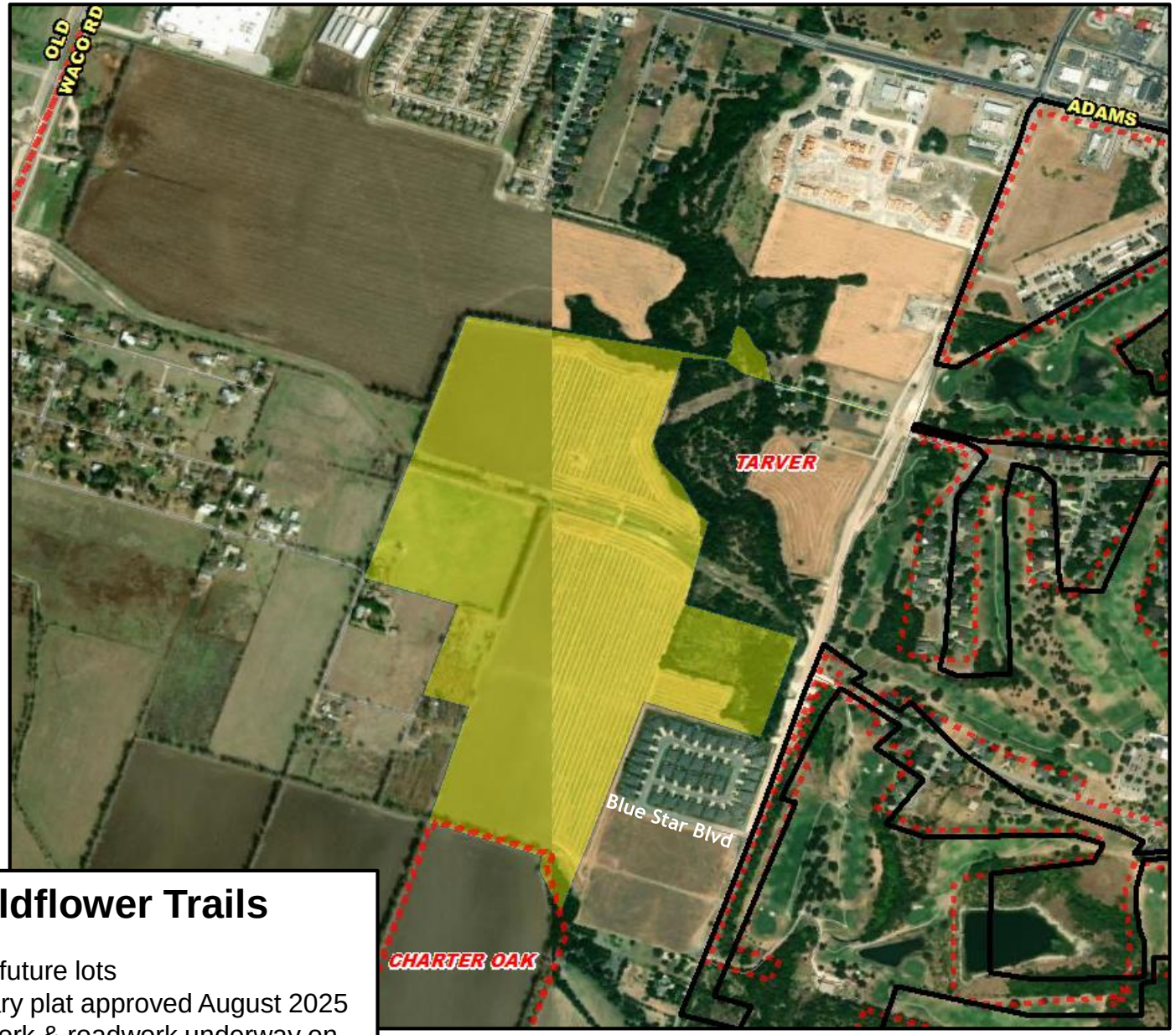
August 20, 2026





Wildflower Trails

- 300 total future lots
- Preliminary plat approved August 2025
- Groundwork & roadwork underway on Phase 1 (138 lots) August 2026

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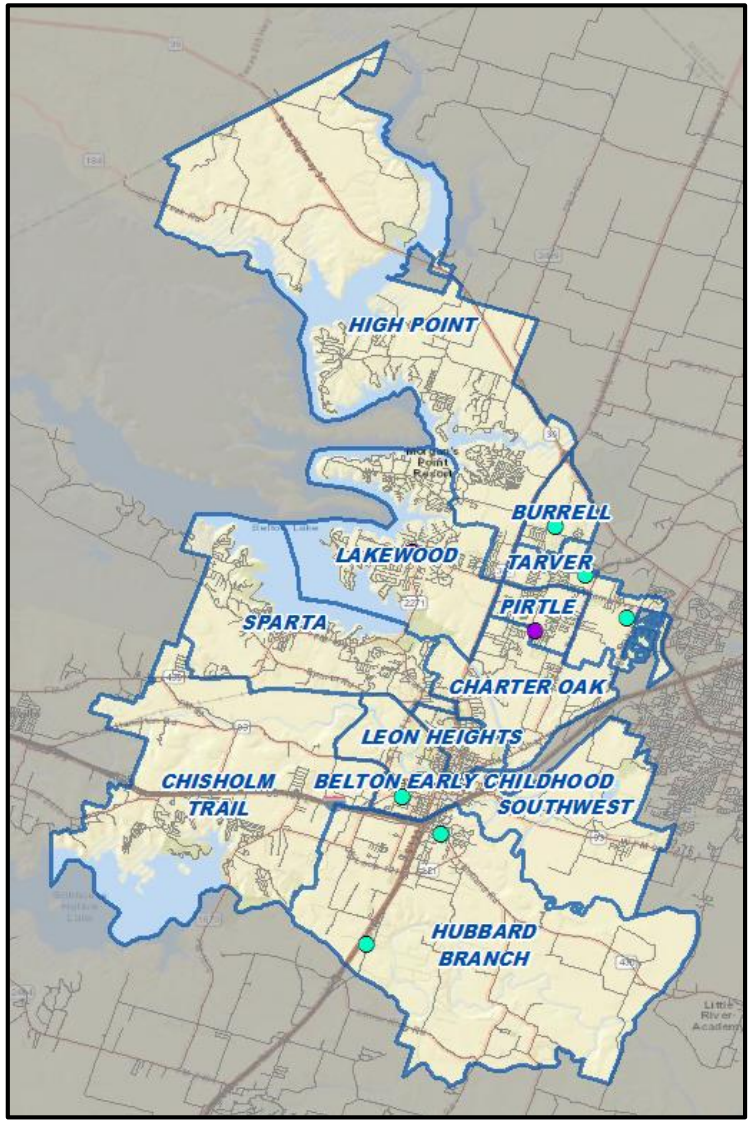
Belton ISD - Future Multifamily Housing Overview

- There are roughly 120 multifamily units under construction across the district
- There are nearly 700 future multifamily units in various stages of planning across the district



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Zonda

August 27, 2026





Hogan Housing

- 100 apartment units under construction
- Site plan approved July 2025
- Construction went vertical mid 2026

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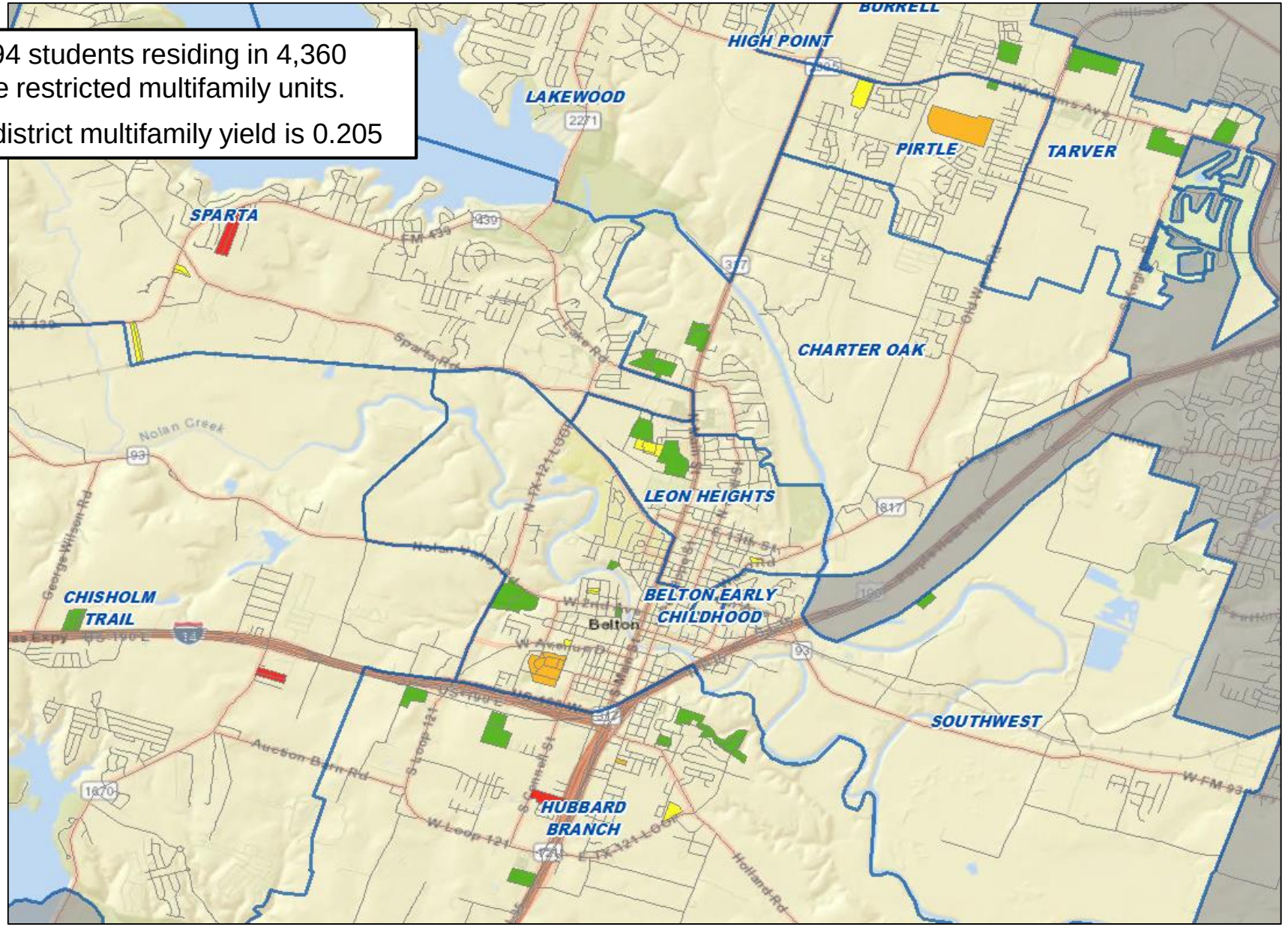
- There are 894 students residing in 4,360 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.205



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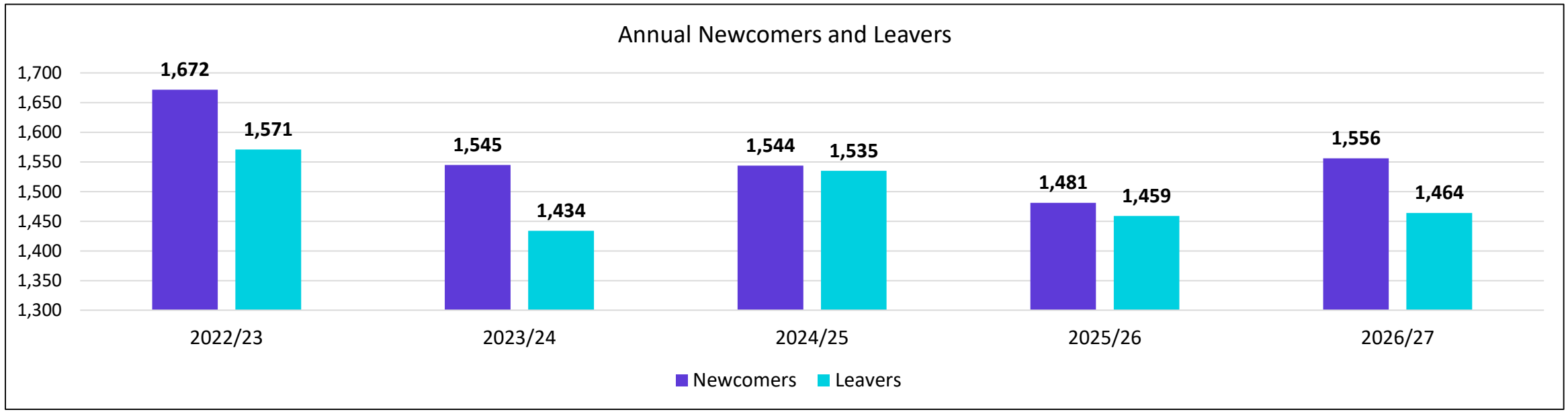

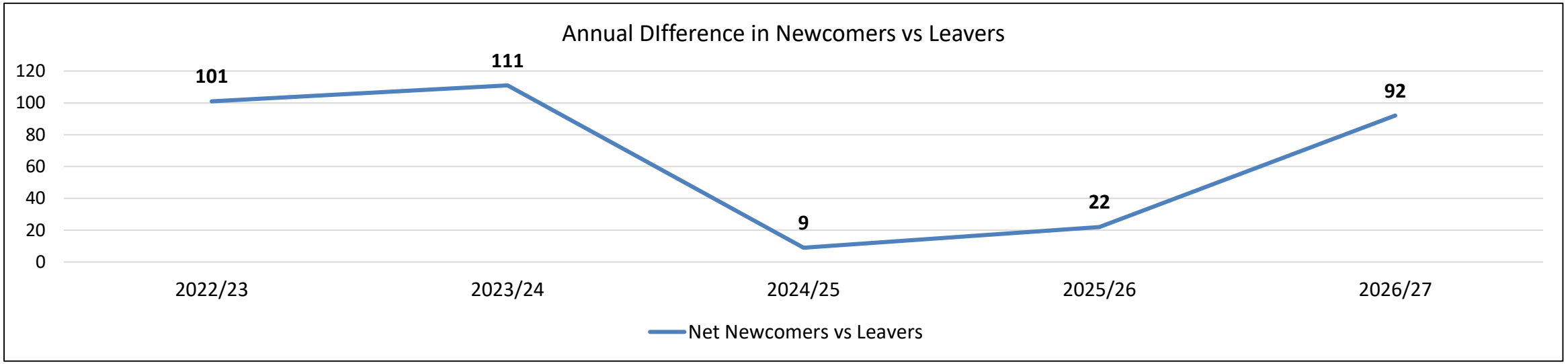

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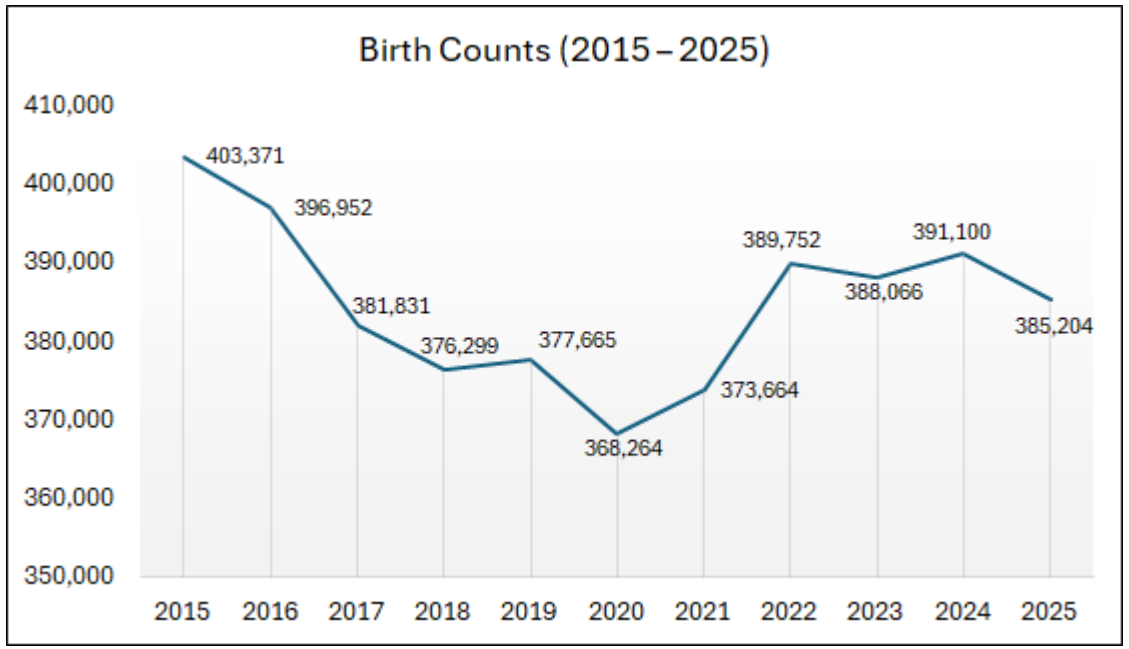
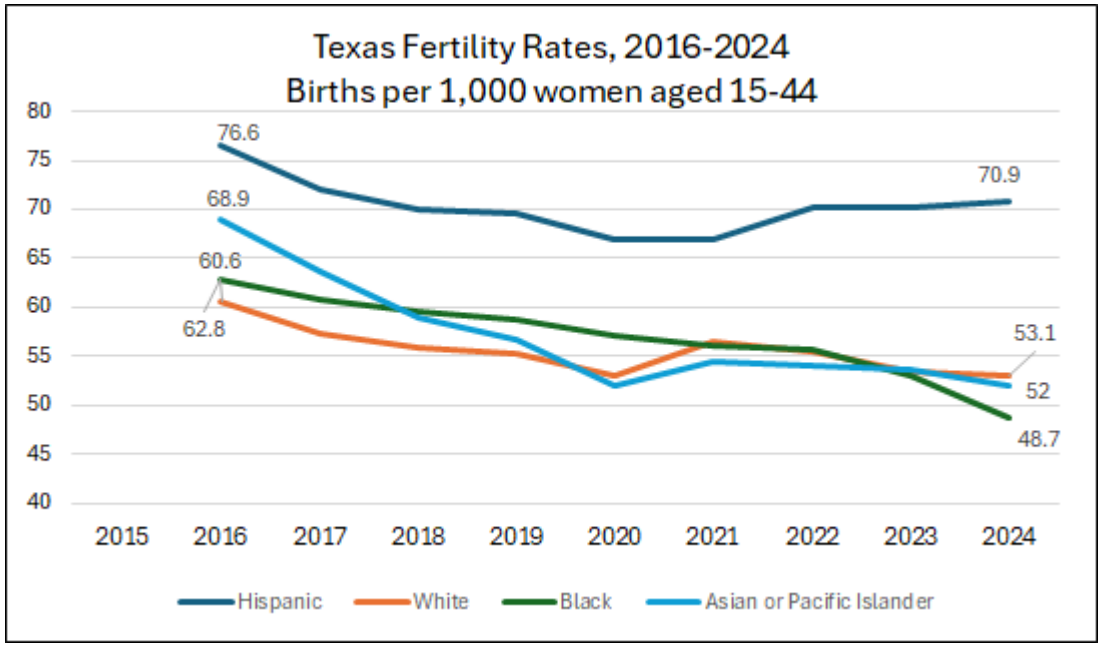
Birth Rate Data & Trends & –

Texas continues to grow, but the drivers and patterns of that growth are changing.

- Fertility rates have declined across all major racial and ethnic groups over the past decade.
- A trend toward delayed marriage and parenthood, along with rising housing and childcare costs, have been identified as key factors influencing fertility decisions.

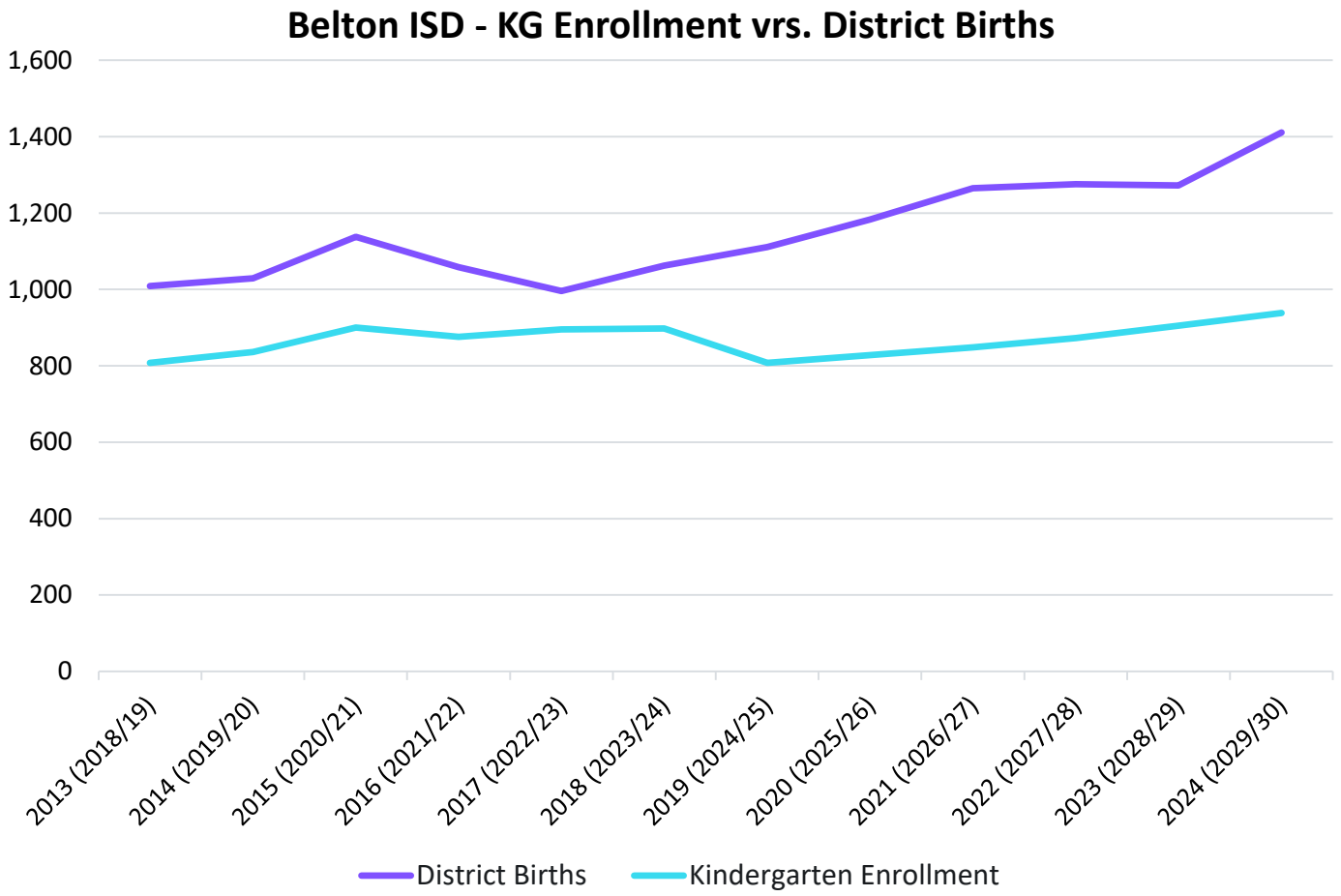


Texas Birth Rate & Count Changes

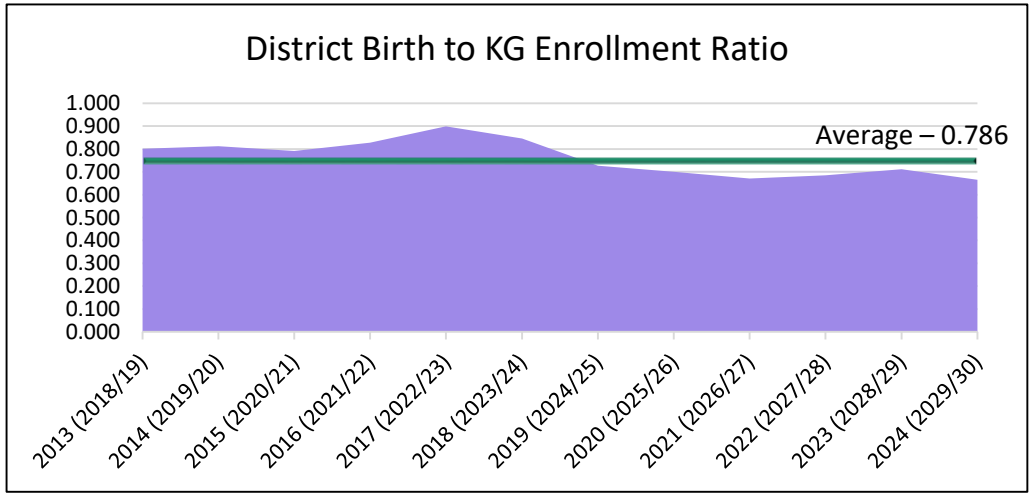


Population Growth Influences Texas Birth Counts.

- Birth totals have rebounded meaningfully from the 2020 low, reaching more than 385,000 births in 2025. The increase coincides with continued population growth across Texas, highlighting the state's continued ability to attract and retain families.



Birth Year (School Year)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	1,009	808	0.801
2014 (2019/20)	1,029	836	0.812
2015 (2020/21)	1,138	900	0.791
2016 (2021/22)	1,058	876	0.828
2017 (2022/23)	996	895	0.899
2018 (2023/24)	1,062	898	0.846
2019 (2024/25)	1,111	808	0.727
2020 (2025/26)	1,183	828	0.700
2021 (2026/27)	1,265	848	0.670
2022 (2027/28)	1,276	873	0.684
2023 (2028/29)	1,272	905	0.711
2024 (2029/30)	1,411	938	0.665



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GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2022/23	72	453	895	935	974	1,015	976	985	1,011	999	1,041	1,148	1,152	1,029	959	13,644	717	5.7%
2023/24	93	426	898	928	955	994	1,047	1,013	1,008	1,055	1,043	1,157	1,073	1,120	998	13,808	164	1.2%
2024/25	98	396	808	915	945	970	1,005	1,057	1,031	1,035	1,057	1,145	1,131	1,021	1,083	13,697	-111	-0.8%
2025/26	80	405	828	836	928	983	973	1,021	1,097	1,058	1,064	1,144	1,087	1,044	995	13,543	-154	-1.1%
2026/27	67	405	848	873	875	939	1,018	983	1,052	1,121	1,093	1,159	1,114	1,035	1,048	13,630	87	0.6%

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

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3-YR Avg.	0.903	0.984	0.983	1.036	1.026	1.023	1.017	1.012	1.029	1.025	1.021	1.090	0.967	0.942	0.982	1.016	1.025	0.995
2023/24	1.292	0.940	1.003	1.037	1.021	1.021	1.032	1.038	1.023	1.044	1.044	1.111	0.935	0.972	0.970	1.025	1.037	0.997
2024/25	1.054	0.930	0.900	1.019	1.018	1.016	1.011	1.010	1.018	1.027	1.002	1.098	0.978	0.952	0.967	0.996	1.015	0.998
2025/26	0.816	1.023	1.025	1.035	1.014	1.040	1.003	1.016	1.038	1.026	1.028	1.082	0.949	0.923	0.975	1.022	1.031	0.982
2026/27	0.838	1.000	1.024	1.054	1.047	1.012	1.036	1.010	1.030	1.022	1.033	1.089	0.974	0.952	1.004	1.030	1.028	1.005

- Belton ISD enrollment increased by 79 students from the previous 2025-26 school year
- The largest grade groups were in 7th and 9th grades
- All elementary grades have positive cohort numbers this school year

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Belton ISD - Ten Year Forecast by Grade Level

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2022/23	72	453	895	935	974	1,015	976	985	1,011	999	1,041	1,148	1,152	1,029	959	13,644	717	5.7%
2023/24	93	426	898	928	955	994	1,047	1,013	1,008	1,055	1,043	1,157	1,073	1,120	998	13,808	164	1.2%
2024/25	98	396	808	915	945	970	1,005	1,057	1,031	1,035	1,057	1,145	1,131	1,021	1,083	13,697	-111	-0.8%
2025/26	80	405	828	836	928	983	973	1,021	1,097	1,058	1,064	1,144	1,087	1,044	995	13,543	-154	-1.1%
2026/27	67	405	848	873	875	939	1,018	983	1,052	1,121	1,093	1,159	1,114	1,035	1,048	13,630	87	0.6%
2027/28	79	402	873	871	886	880	956	1,034	1,007	1,081	1,153	1,191	1,114	1,046	1,013	13,585	-46	-0.3%
2028/29	83	410	905	894	901	908	899	970	1,045	1,040	1,107	1,244	1,148	1,050	1,032	13,634	50	0.4%
2029/30	78	420	938	918	917	920	924	920	983	1,077	1,065	1,191	1,198	1,083	1,039	13,670	36	0.3%
2030/31	80	405	971	960	950	927	941	942	945	1,016	1,108	1,154	1,148	1,129	1,066	13,742	71	0.5%
2031/32	85	422	987	991	989	980	945	955	965	967	1,048	1,193	1,119	1,092	1,114	13,852	110	0.8%
2032/33	85	430	1,008	1,011	1,035	1,017	1,005	962	981	999	997	1,128	1,157	1,068	1,078	13,961	109	0.8%
2033/34	86	435	1,022	1,036	1,044	1,065	1,033	1,020	983	1,016	1,031	1,080	1,096	1,111	1,041	14,099	138	1.0%
2034/35	83	440	1,033	1,043	1,065	1,077	1,081	1,040	1,055	1,013	1,045	1,114	1,048	1,053	1,083	14,273	174	1.2%
2035/36	83	440	1,051	1,043	1,076	1,092	1,097	1,089	1,070	1,084	1,041	1,130	1,082	1,006	1,026	14,410	137	1.0%
2036/37	83	440	1,059	1,057	1,063	1,096	1,107	1,104	1,119	1,098	1,110	1,131	1,096	1,051	981	14,595	185	1.3%

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

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Zonda

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus	Capacity	HISTORY 2025/26	Fall 2026/27	ENROLLMENT PROJECTIONS 2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Belton Early Childhood	628	485	472	481	493	498	485	507	515	521	523	523	523
EARLY CHILDHOOD TOTALS	**628**	**485**	**472**	**481**	**493**	**498**	**485**	**507**	**515**	**521**	**523**	**523**	**523**
Burrell Elementary	800	489	557	594	632	665	679	691	702	719	718	720	726
Charter Oak Elementary	800	593	598	568	570	575	573	591	599	600	596	596	581
Chisholm Trail Elementary	792	700	659	613	585	578	579	590	610	638	667	690	711
High Point Elementary	792	557	508	488	474	453	468	470	489	506	522	546	572
Joe Pirtle Elementary	792	593	596	590	605	601	642	667	687	706	707	716	709
Lakewood Elementary	792	592	576	566	548	564	582	584	597	606	609	602	591
Leon Heights Elementary	265	196	214	217	218	212	206	196	185	181	172	171	173
Hubbard Branch Elementary	800	503	544	568	597	626	675	717	780	835	889	936	944
Southwest Elementary	540	363	303	310	291	285	286	316	325	337	351	355	363
Sparta Elementary	685	496	482	464	442	448	444	448	464	476	482	483	476
Tarver Elementary	792	487	499	522	515	530	557	577	600	616	626	633	640
ELEMENTARY TOTALS	**7,850**	**5,569**	**5,536**	**5,500**	**5,477**	**5,537**	**5,691**	**5,847**	**6,038**	**6,220**	**6,339**	**6,448**	**6,486**
Elementary Absolute Change		-131	-33	-36	-23	60	154	156	191	182	119	109	38
Elementary Percent Change		-2.30%	-0.59%	-0.65%	-0.42%	1.10%	2.78%	2.74%	3.27%	3.01%	1.91%	1.72%	0.59%

Green box - within 5% of capacity
Yellow box - exceeds capacity

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CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus	Capacity	HISTORY 2025/26	Fall 2026/27	ENROLLMENT PROJECTIONS 2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Lake Belton Middle School	916	834	852	874	881	875	822	785	780	801	840	850	886
North Belton Middle School	1,000	1,001	1,040	1,015	1,028	1,010	1,012	1,000	992	1,014	1,042	1,073	1,098
South Belton Middle School	1,000	682	679	660	629	609	599	560	559	563	580	610	646
Belton Middle School	971	680	682	674	638	615	620	619	630	636	635	646	681
MIDDLE SCHOOL TOTALS	**3,887**	**3,197**	**3,253**	**3,223**	**3,176**	**3,109**	**3,053**	**2,964**	**2,961**	**3,014**	**3,097**	**3,179**	**3,311**
Middle School Absolute Change		87	56	-30	-47	-67	-56	-89	-3	53	83	82	132
Middle School Percent Change		2.80%	1.75%	-0.92%	-1.46%	-2.11%	-1.80%	-2.92%	-0.10%	1.79%	2.75%	2.65%	4.15%
Belton High School	2,607	1,736	1,775	1,744	1,767	1,765	1,720	1,738	1,657	1,622	1,623	1,599	1,620
Belton New Tech High School	500	266	219	211	220	215	225	219	217	220	216	216	222
Lake Belton High School	2,500	2,246	2,324	2,378	2,452	2,498	2,519	2,528	2,524	2,453	2,426	2,396	2,384
HIGH SCHOOL TOTALS	**5,607**	**4,248**	**4,318**	**4,333**	**4,439**	**4,478**	**4,464**	**4,485**	**4,398**	**4,295**	**4,265**	**4,211**	**4,226**
High School Absolute Change		-99	70	15	106	39	-14	21	-87	-103	-30	-54	15
High School Percent Change		-2.28%	1.65%	0.35%	2.45%	0.88%	-0.31%	0.47%	-1.94%	-2.34%	-0.70%	-1.27%	0.36%
Bell County JJAEP	0	44	51	48	49	48	49	49	49	49	49	49	49
ALTERNATIVE CAMPUS TOTALS		44	51	48	49	48	49	49	49	49	49	49	49
DISTRICT TOTALS	**17,344**	**13,543**	**13,630**	**13,585**	**13,634**	**13,670**	**13,742**	**13,852**	**13,961**	**14,099**	**14,273**	**14,410**	**14,595**
District Absolute Change		-154	87	-46	50	36	71	110	109	138	174	137	185
District Percent Change		-1.12%	0.64%	-0.33%	0.37%	0.26%	0.52%	0.80%	0.79%	0.99%	1.23%	0.96%	1.28%

Green box - within 5% of capacity
Yellow box - exceeds capacity

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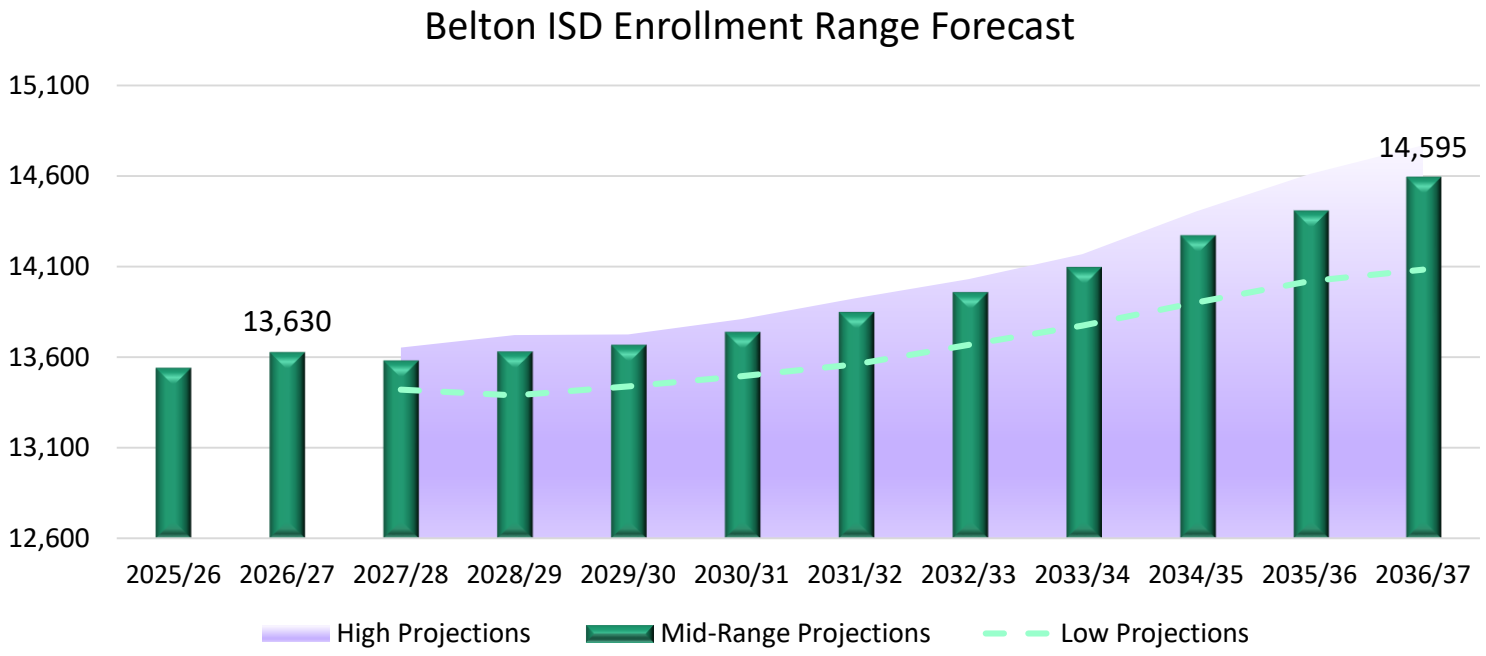
Belton ISD - Ten Year Forecast Range



School Year	Low Projections	Mid-Range Projections	High Projections
2025/26		13,543	
2026/27		13,630	
2027/28	13,421	13,585	13,652
2028/29	13,389	13,634	13,723
2029/30	13,438	13,670	13,725
2030/31	13,494	13,742	13,811
2031/32	13,561	13,852	13,925
2032/33	13,668	13,961	14,031
2033/34	13,774	14,099	14,169
2034/35	13,902	14,273	14,404
2035/36	14,021	14,410	14,611
2036/37	14,084	14,595	14,770

Low Range Projections

- Lower Kindergarten & Early Elementary Grade Enrollment
- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School 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

- Kindergarten vs birth ratios capture rate increases
- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- Impacts of vouchers is minimal

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Key Takeaways

District Information -



Belton ISD enrollment increased by **304 students over the last five years**. The District has seen enrollment grow this new 2026-27 school year by **79 students**.

Housing Market Conditions -



BISD is currently on pace for total home sales to finish slightly below recent historical trends, reflecting changes in the housing market this year. Higher mortgage interest rates and elevated home prices across the district have moderated homebuying activity.

Housing Activity & Future Developments -



The district currently has nearly **400 homes in active inventory**, nearly 2,300 lots available to build on, and more than 5,100 lots planned in the future.

Enrollment Forecast -



Belton ISD Enrollment is forecasted to reach nearly 13,850 students by the 2031/32 school year, and with additional housing growth enrollment is anticipated to surpass 14,500 students by the 2036/37 school year.

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