Argyle ISD

District Demographics Update

Fall 2026

November 16, 2026

SDS
School District Strategies

ARGYLE ISD: 2026 UPDATE

Argyle ISD's overall population in 2026 is estimated to be 30,369 (+83.3% since 2020 Census)

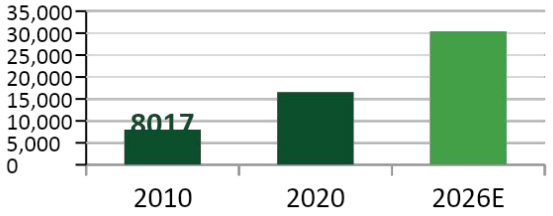
In 2026, AISD is estimated to have 9,682 total households (+88.8% since 2020 Census)

The average household size in AISD has slipped to 3.14 (was 3.23 in 2020)

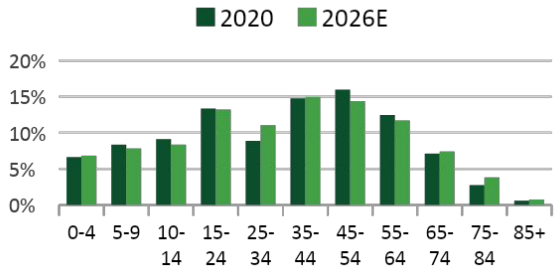
Only 6% of AISD households are renters

Source: Esri and U.S. Census Bureau

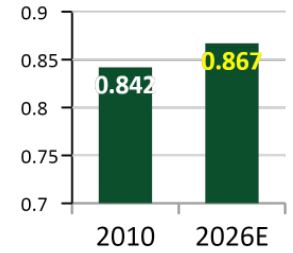
OVERALL POPULATION (+13.9%/YR)



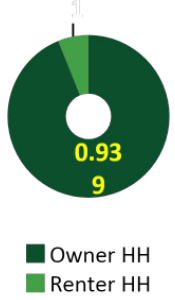
AGE DISTRIBUTION



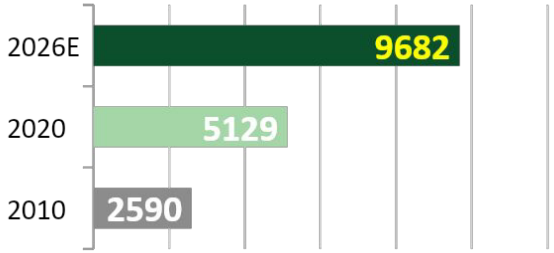
FAMILY HOUSEHOLDS



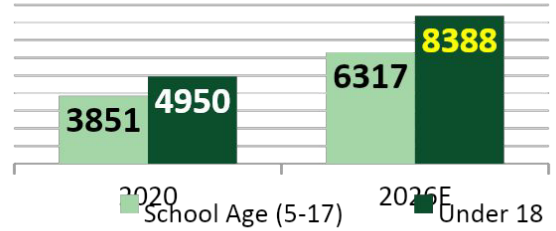
RENT VS. OWN 2026



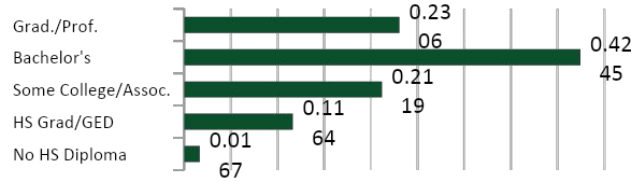
TOTAL HOUSEHOLDS (+14.8%/YR)



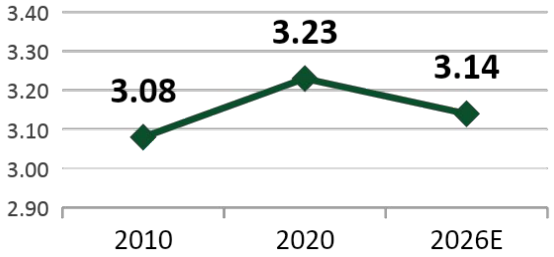
POPULATION UNDER AGE 18



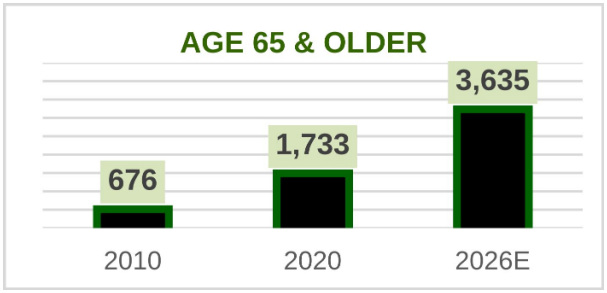
EDUCATIONAL ATTAINMENT (25+)



AVERAGE HOUSEHOLD SIZE



AGE 65 & OLDER



	2020	2026E
Hispanic Origin	12.6%	14.1%
Student Age Per HH	0.75	0.65
Median Age	37.6	37.0
Pop. Age 65+	10.5%	12.0%
Median HH Income		$174,589

Under-18 Population Growing, but Slower Than Overall: The population under age 18 has grown by roughly 3,400 residents since 2020 (+69%, about 11.6% per year), trailing overall population growth (+83%, about 13.9% per year)

65+ Population Growing Faster Than Under-18: Residents 65+ grew by roughly 1,900 since 2020 (+110%, about 18.3% per year), though under-18 added more residents; Under-18 share dipped to 27.6% of the population (29.9% in 2020) while 65+ rose to 12.0% (10.5%)

SDS

Fall 2026 Enrollment Summary

SDS School District Strategies

6,795
Fall 2026 actual

3,285
Elementary campuses (EE–5th)

1,669
Middle grades (6th–8th)

1,841
High school grades (9th–12th)

By grade

Grade	Actual	% of total
EE/PK	194	2.9%
K	449	6.6%
1st	465	6.8%
2nd	492	7.2%
3rd	587	8.6%
4th	533	7.8%
5th	565	8.3%
6th	532	7.8%
7th	594	8.7%
8th	543	8.0%
9th	514	7.6%
10th	490	7.2%
11th	453	6.7%
12th	384	5.7%
Total	**6,795**	**100.0%**

By campus

Campus	Grades	Actual	% of total
Hilltop Elementary	EE–5th	752	11.1%
Argyle West Elementary	EE–5th	861	12.7%
Argyle South Elementary	EE–5th	774	11.4%
Jane Ruestmann Elementary	EE–5th	898	13.2%
Argyle 6th Grade Center	6th	380	5.6%
Argyle Middle School	6th–8th	516	7.6%
Scott Gibson Middle School	7th–8th	773	11.4%
Argyle High School	9th–12th	1,840	27.1%
Other (Campus 006)	10th	1	0.0%
Total	**EE–12th**	**6,795**	**100.0%**

By Attendance Level

Band	Actual	% Total
EE-PK	194	2.9%
K-5	3,091	45.5%
6-8	1,669	24.6%
9-12	1,841	27.1%
Total	**6,795**	**100.0%**

Fall 2026 Campus Enrollment

Campus	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Hilltop Elementary	22	105	107	111	135	119	153	-	-	-	-	-	-	-	**752**
Argyle West Elementary	49	117	107	132	156	155	145	-	-	-	-	-	-	-	**861**
Argyle South Elementary	45	109	105	115	139	130	131	-	-	-	-	-	-	-	**774**
Jane Ruestmann Elementary	78	118	146	134	157	129	136	-	-	-	-	-	-	-	**898**
Argyle 6th Grade Center	-	-	-	-	-	-	-	380	-	-	-	-	-	-	**380**
Argyle Middle School	-	-	-	-	-	-	-	150	207	159	-	-	-	-	**516**
Scott Gibson Middle School	-	-	-	-	-	-	-	2	387	384	-	-	-	-	**773**
Argyle High School	-	-	-	-	-	-	-	-	-	-	514	489	453	384	**1,840**
Other (Campus 006)	-	-	-	-	-	-	-	-	-	-	-	1	-	-	**1**
Total	**194**	**449**	**465**	**492**	**587**	**533**	**565**	**532**	**594**	**543**	**514**	**490**	**453**	**384**	**6,795**

Argyle ISD — 6,795 students in Fall 2026: 194 EE/PK, 3,091 K–5, 1,669 in grades 6–8 and 1,841 in grades 9–12.

Scott Gibson Middle School opened in August 2026 with grades 7–8. Seventh and eighth graders are now split between Gibson (771) and Argyle Middle School (366).

Fall 2026 Student Profile

Economic disadvantage, emergent bilingual status and race/ethnicity from the Fall 2026 student file

SDS School District Strategies

7.5% Economically disadvantaged (513)

12.8% Emergent bilingual (870)

48.1% White, non-Hispanic (1,983)

29.2% Asian, non-Hispanic (1,983)

By campus

Campus	Students	Eco Dis	EB	Asian	Hispanic	White
Hilltop Elementary	752	10.2%	15.0%	19.5%	12.1%	59.8%
Argyle West Elementary	861	5.9%	18.8%	29.4%	12.0%	48.4%
Argyle South Elementary	774	9.6%	19.4%	27.4%	14.6%	47.0%
Jane Ruestmann Elementary	898	4.8%	35.0%	55.0%	8.6%	24.6%
Argyle 6th Grade Center	380	6.8%	5.0%	33.4%	12.4%	45.0%
Argyle Middle School	516	10.3%	3.5%	13.6%	13.4%	65.5%
Scott Gibson Middle School	773	6.9%	4.7%	34.4%	14.6%	41.8%
Argyle High School	1,840	7.4%	3.2%	22.5%	14.9%	53.6%
District	**6,795**	**7.5%**	**12.8%**	**29.2%**	**13.1%**	**48.1%**

Jane Ruestmann Elementary is the outlier: 55% Asian and 35% emergent bilingual. Emergent bilingual status is concentrated in the youngest grades (75% of EE/PK, 19% of K–5, 3–4% of grades 6–12).

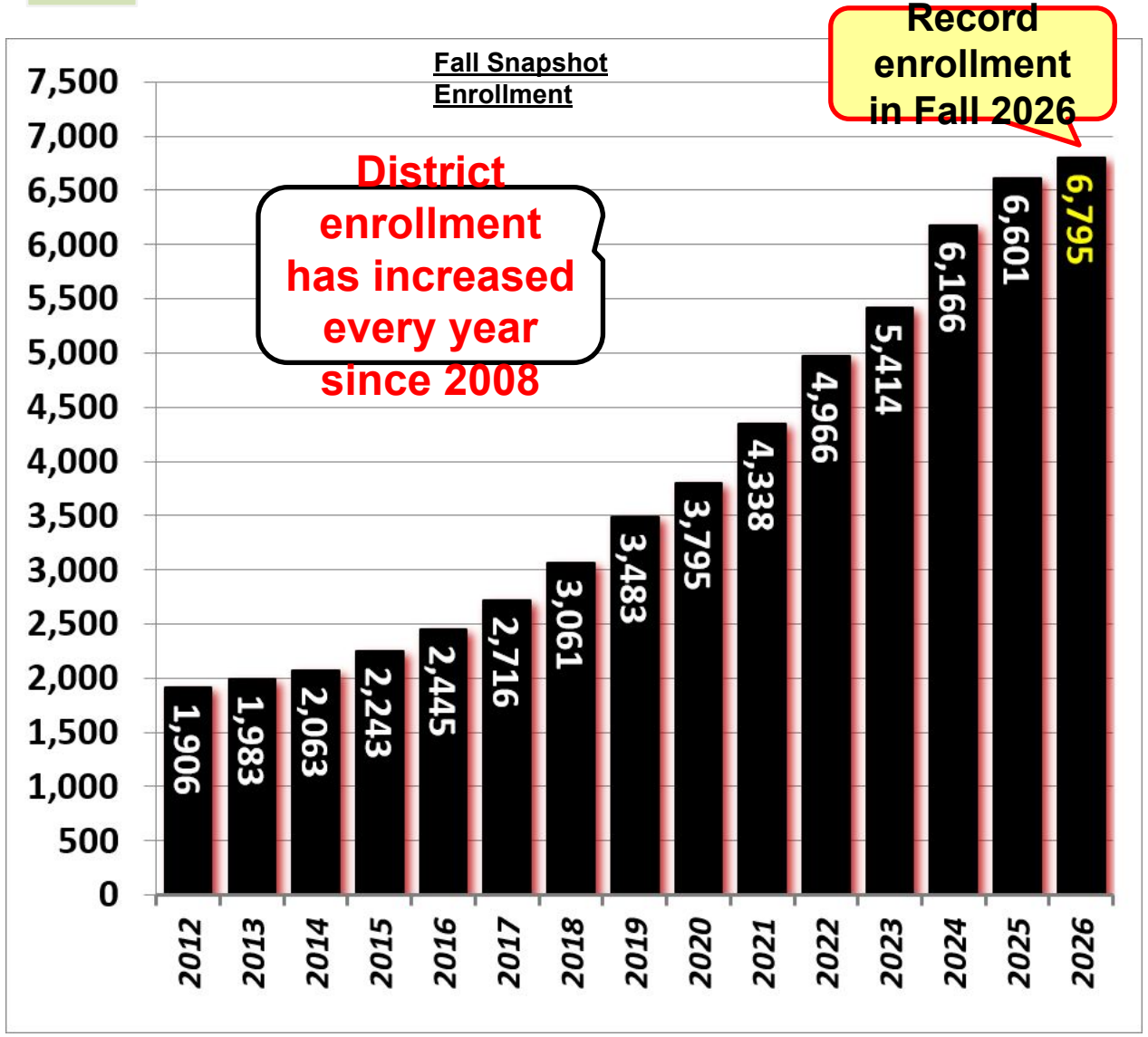
Asian and White are non-Hispanic. Eco Dis = TEA codes 01, 02 and 99; EB = active LEP flag.

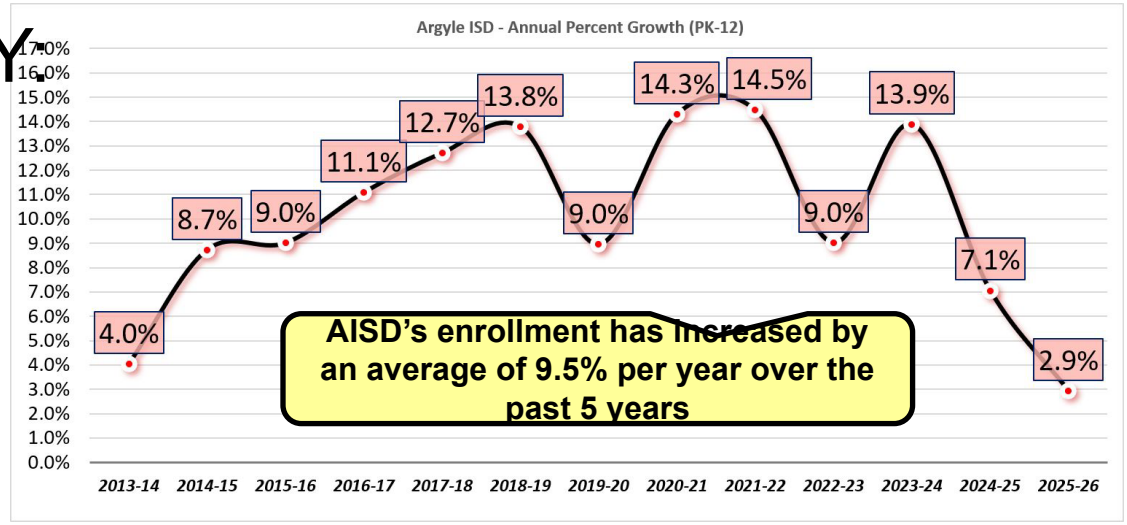
Race/ethnicity by attendance level

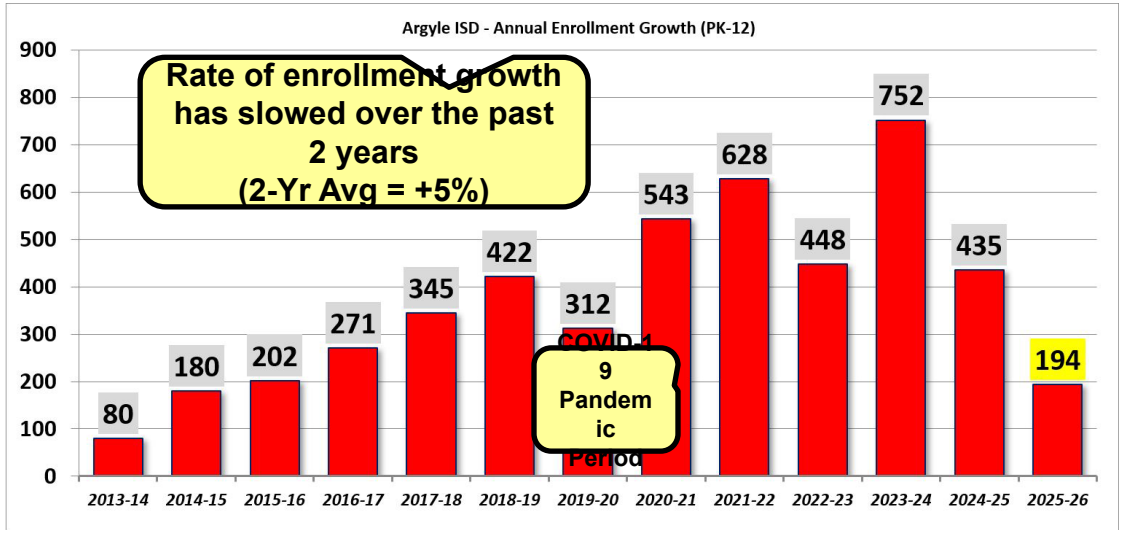
Group	EE/PK	K-5	6-8	9-12
White	17.5%	45.9%	49.9%	53.6%
Asian	55.2%	32.3%	27.7%	22.5%
Hispanic/Latino	13.9%	11.5%	13.7%	15.0%
Two or more	3.6%	4.5%	4.6%	4.9%
Black	3.1%	4.0%	3.0%	3.3%
American Indian	6.7%	1.7%	1.0%	0.7%
Pacific Islander	0.0%	0.0%	0.1%	0.1%
Students	**194**	**3,091**	**1,669**	**1,841**

The Asian share is higher in younger grades: 22% of high school students, 32% of K–5 and 55% of EE/PK. The White share is 54% in high school and 46% in K–5.

DISTRICT ENROLLMENT HISTORY







AISD Historical Enrollment Growth:

2021-2026 = +56.6% (+2,457)

2016-2021 = +77.4% (+1,893)

10-YR Period = +178% (+4,350)

Forecast Accuracy: Fall 2026 vs. 2025/26 Report

Fall 2026 student file compared with the Low, Moderate and High scenarios from last year

SDS School District Strategies

-221
District vs. Moderate (7,016)

-73
Kindergarten vs. Moderate (449 vs. 522)

-78
Grades 9–12 vs. Moderate (1,841 vs. 1,919)

±1
6th and 7th grade vs. Moderate

By grade

Grade	Low	Mod	High	Fall 2026	vs. Low	vs. Mod
EE/PK	174	180	184	**194**	+20	+14
K	515	522	546	**449**	-66	-73
1st	507	510	512	**465**	-42	-45
2nd	505	508	510	**492**	-13	-16
3rd	570	573	575	**587**	+17	+14
4th	541	544	546	**533**	-8	-11
5th	573	576	578	**565**	-8	-11
6th	528	531	533	**532**	+4	+1
7th	592	595	596	**594**	+2	-1
8th	557	560	561	**543**	-14	-17
9th	547	547	547	**514**	-33	-33
10th	492	492	492	**490**	-2	-2
11th	476	478	480	**453**	-23	-25
12th	400	402	405	**384**	-16	-18
Total	**6,976**	**7,016**	**7,067**	**6,795**	**-181**	**-221**

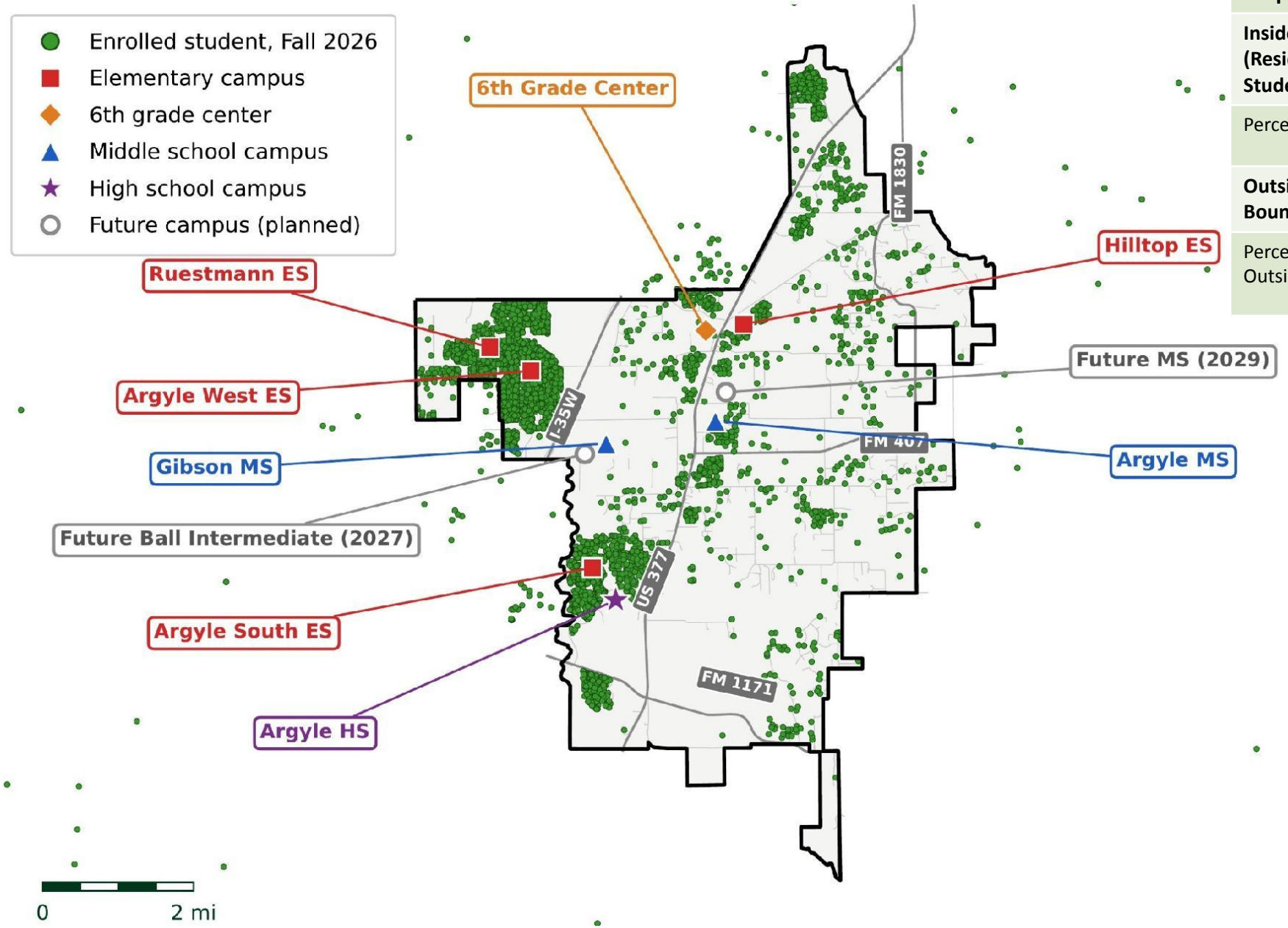
By campus

Campus	Low	Mod	High	Fall 2026	Vs. Low	vs. Mod
Argyle South El.	810	817	820	774	-36	-43
Argyle West El.	871	878	901	861	-10	-17
Hilltop El.	776	781	785	752	-24	-29
Ruestmann El.	927	934	947	898	-29	-36
6th Grade Center	388	390	390	380	-8	-10
Argyle Middle	499	503	506	516	+17	+13
Gibson Middle	790	794	794	773	-17	-21
Argyle High	1,915	1,919	1,923	1,841	-74	-78
District	**6,976**	**7,016**	**7,067**	**6,795**	**-181**	**-221**

Ruestmann kindergarten alone was 42 below Moderate (118 vs. 160). The forecast assumed 5–6% growth as each class moved up a grade; actual high school growth was about zero (8th→9th 0.998, 10th→11th 0.976, 11th→12th 0.972).

Argyle ISD: Fall 2026 Student Locations and Campuses

6,794 geocoded students · 6,547 inside the district, 247 outside



Geo-coding Results	2022/23	2025/26	2026/27
Total Students Mapped	4,922	6,584	6,794
Inside Boundary (Resident Students)	4,656	6,291	6,547
Percentage Inside	94.6%	95.5%	96.4%
Outside Boundary	266	293	247
Percentage Outside	5.4%	4.5%	3.6%

Resident enrolled students have increased by 4.0% over the past year (+256) and by 41% over the past four years (+1,891)

SDS

Student Mobility Review 2025-2026

Fall 2025 KG–11th students matched by Student Number to the current Fall 2026 1st–12th data

502
Left the district (8.3%)

660
New students in 2026 1st–12th

By October 2025 grade

2025 grade	Oct 2025	Promoted	Retained	Left	% Left	New in next grade	Net
K → 1st	478	391	31	56	11.7%	72	+16
1st → 2nd	476	426	2	48	10.1%	64	+16
2nd → 3rd	548	510	2	36	6.6%	73	+37
3rd → 4th	521	467	4	50	9.6%	66	+16
4th → 5th	546	496	0	50	9.2%	69	+19
5th → 6th	504	467	0	37	7.3%	64	+27
6th → 7th	567	521	1	45	7.9%	72	+27
7th → 8th	531	494	1	36	6.8%	47	+11
8th → 9th	513	471	2	40	7.8%	43	+3
9th → 10th	483	444	0	39	8.1%	46	+7
10th → 11th	461	421	0	40	8.7%	32	-8
11th → 12th	394	369	0	25	6.3%	12	-13
Total	**6,022**	**5,477**	**43**	**502**	**8.3%**	**660**	**+158**

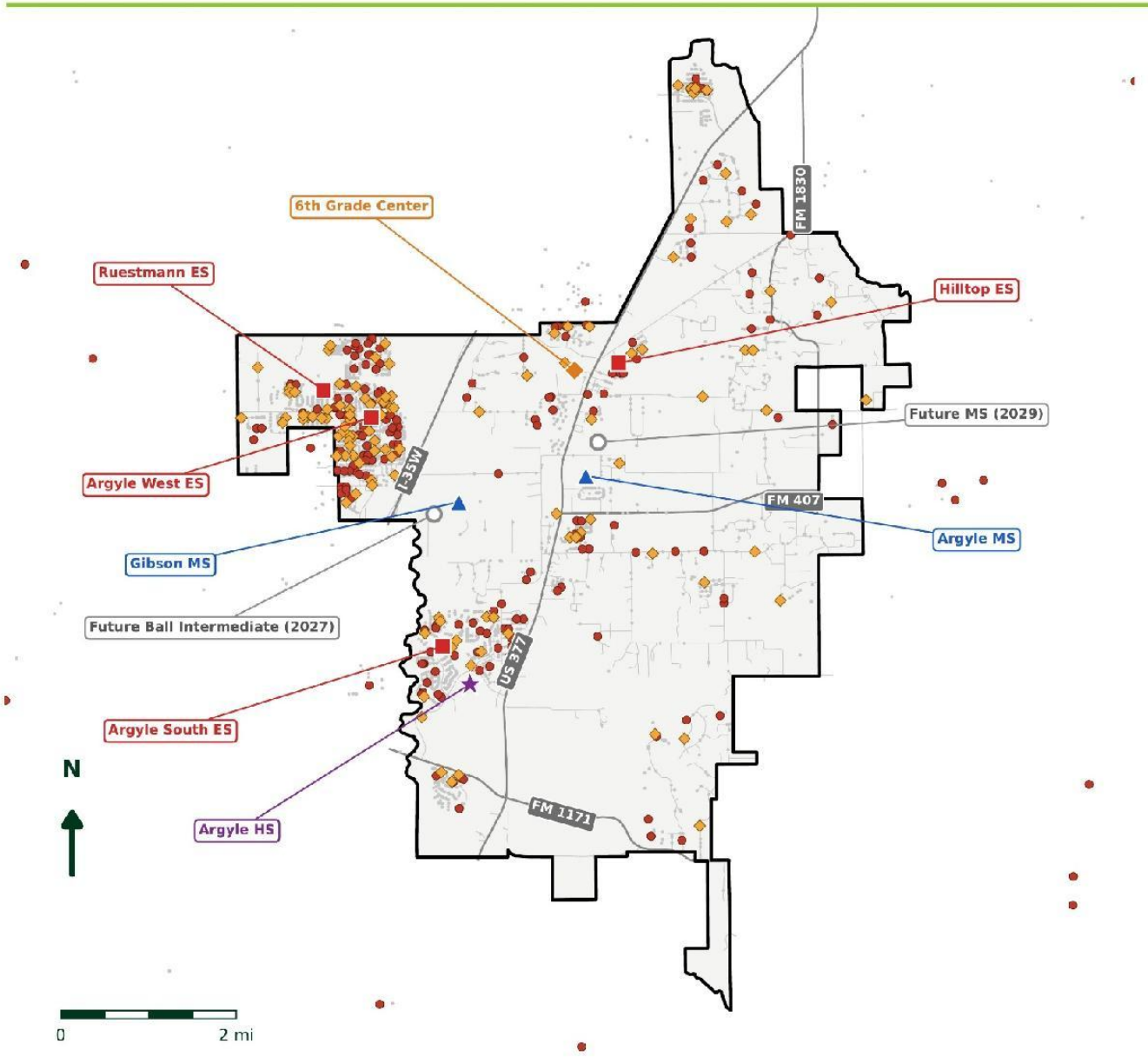
Leavers by October 2025 campus

Campus	KG–11th	Left	% Left
Hilltop El.	744	95	12.8%
Argyle West El.	794	70	8.8%
Argyle South El.	742	60	8.1%
Jane Ruestmann El.	793	52	6.6%
Argyle 6th Grade Center	567	45	7.9%
Argyle MS	1,044	76	7.3%
Argyle HS	1,337	104	7.8%
District*	**6,022**	**502**	**8.3%**

*Net = new students in the next grade minus leavers.

Argyle ISD: Fall 2025 K–11 Students Not Enrolled in Fall 2026

502 of 6,022 students in K–11 last year (8.3%) have no matching student ID in the Fall 2026 file · 461 lived in the district, 41 were transfers



Map key

- Leaver – no student left at the address (352)
- Leaver – a sibling at the address is still enrolled (150)
- Returning K–11 student (5,520)
- Elementary campus
- 6th grade center
- Middle school campus
- High school campus
- Argyle ISD boundary

By Fall 2025 grade

Grade	Left	2025	Rate
KG	56	478	11.7%
1	48	476	10.1%
2	36	548	6.6%
3	50	521	9.6%
4	50	546	9.2%
5	37	504	7.3%
6	45	567	7.9%
7	36	531	6.8%
8	40	513	7.8%
9	39	483	8.1%
10	40	461	8.7%
11	25	394	6.3%
K–11	**502**	**6,022**	**8.3%**

By Fall 2025 campus

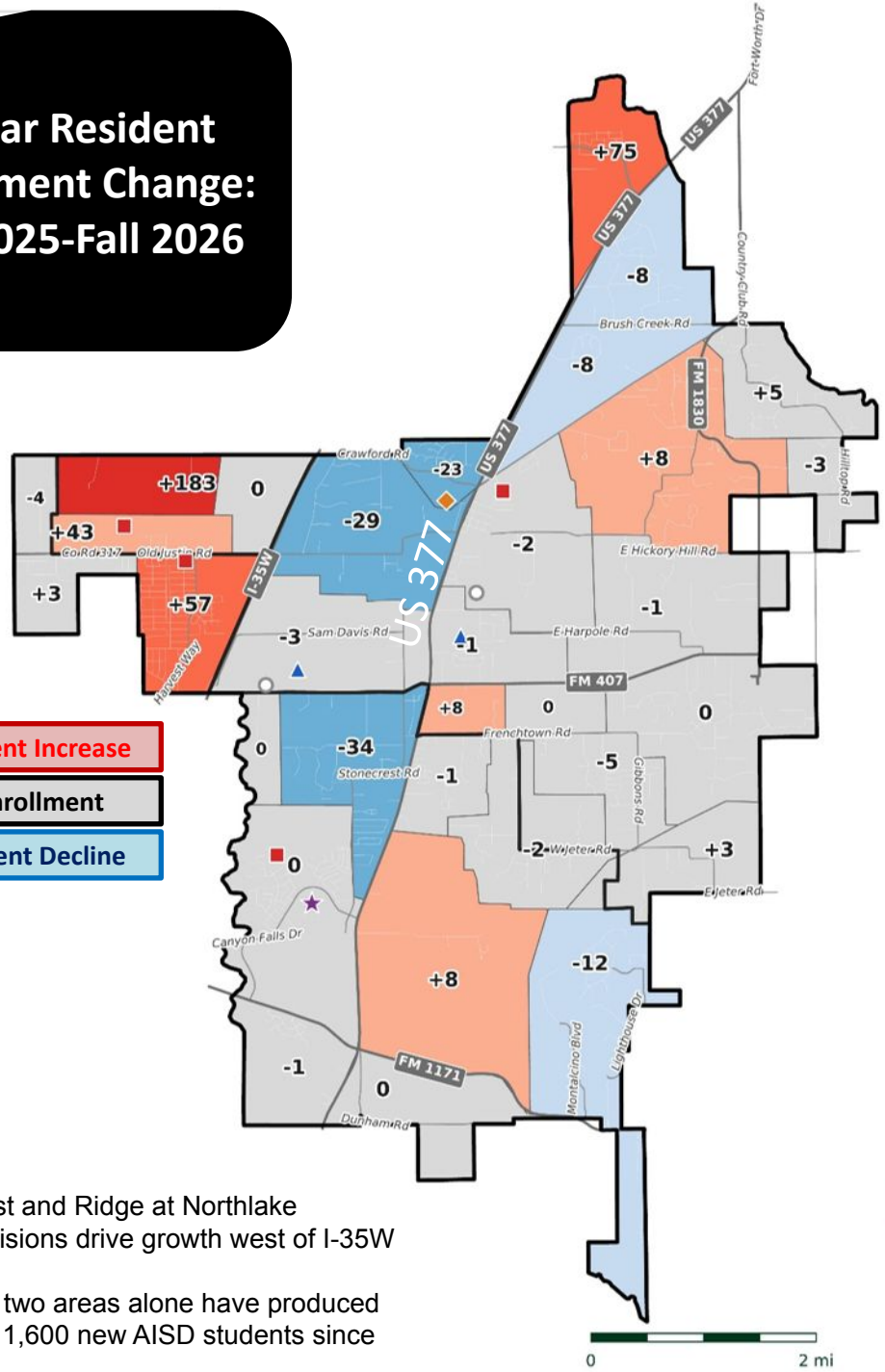
Campus	Left	2025	Rate
Hilltop ES	95	744	12.8%
Argyle West ES	70	794	8.8%
Argyle South ES	60	742	8.1%
Ruestmann ES	52	793	6.6%
6th Grade Center	45	567	7.9%
Argyle MS	76	1,044	7.3%
Argyle HS	104	1,337	7.8%
All campuses	**502**	**6,022**	**8.3%**

By home elementary zone

Zone	Left	2025	Rate
Argyle South	115	1,401	8.2%
Argyle West	131	1,445	9.1%
Hilltop	131	1,545	8.5%
Ruestmann	84	1,369	6.1%
Transfers (outside)	41	262	15.6%
All	**502**	**6,022**	**8.3%**

Leaver = Fall 2025 student in grades K–11 whose student number does not appear in the Fall 2026 file (6,795 records). 2025 12th graders (graduates) and EE/PK are excluded. Dots show the Fall 2025 address; 23 leavers beyond the map extent are not shown. IDs carry over reliably: 5,611 of 5,676 matched students advanced exactly one grade. 3 leavers share an address with a new 2026 student one grade higher and may be re-numbered students. Campuses shown are Fall 2026.

1-Year Resident Enrollment Change: Fall 2025-Fall 2026



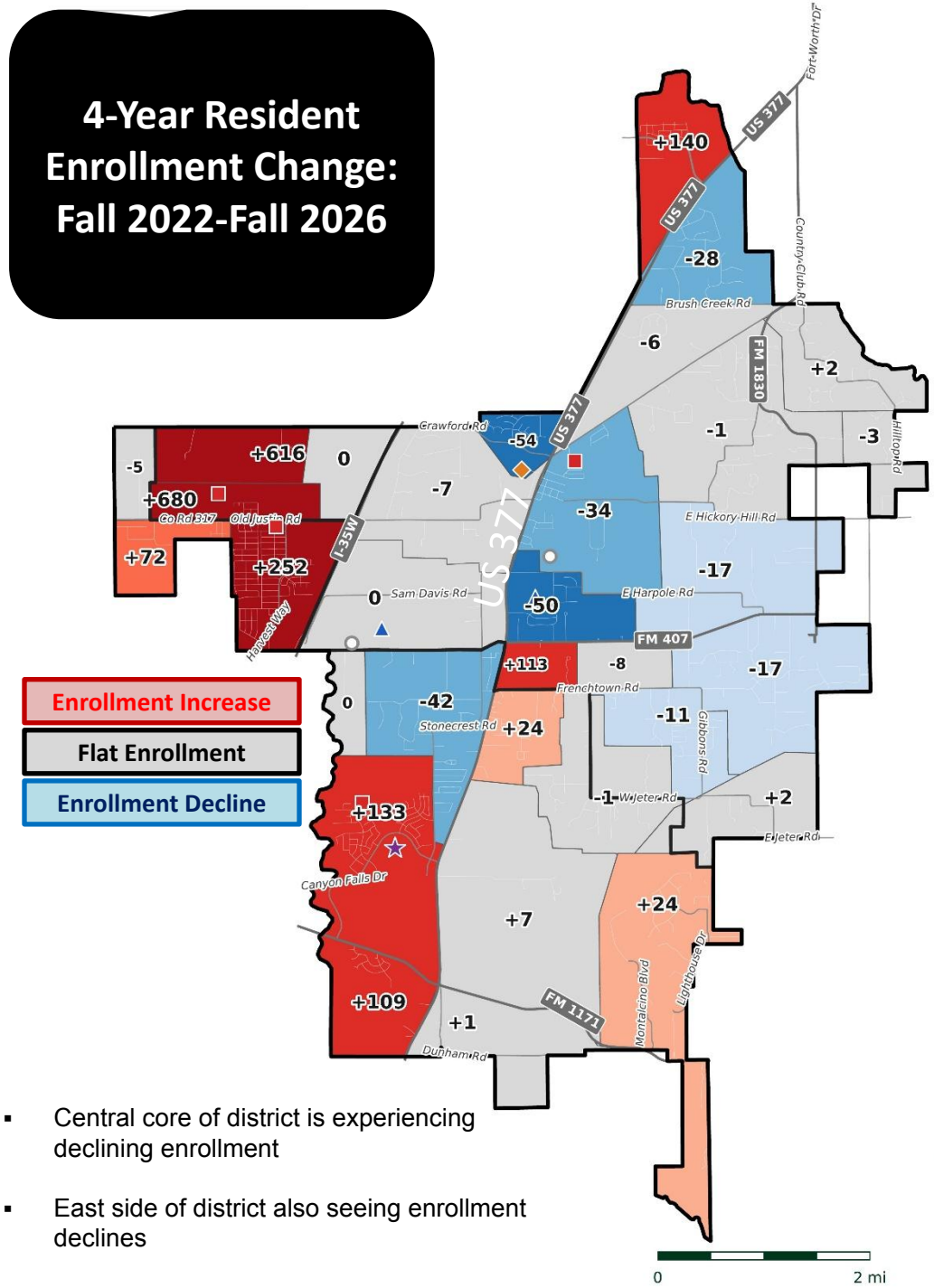
Enrollment Increase

Flat Enrollment

Enrollment Decline

- Harvest and Ridge at Northlake subdivisions drive growth west of I-35W
- These two areas alone have produced nearly 1,600 new AISD students since 2022

4-Year Resident Enrollment Change: Fall 2022-Fall 2026



Enrollment Increase

Flat Enrollment

Enrollment Decline

- Central core of district is experiencing declining enrollment
- East side of district also seeing enrollment declines

Leaver Student Profile:

Fall 2025 KG–11th students not found in the Fall 2026 data, compared with students who stayed

Who left

Group	Leavers	Share	Rate
Grades K–5	277	55.2%	9.0%
Grades 6–8	121	24.1%	7.5%
Grades 9–11	104	20.7%	7.8%
Economically disadvantaged	67	13.3%	15.9%
Emergent bilingual	44	8.8%	6.9%
White	300	59.8%	9.7%
Hispanic/Latino	94	18.7%	11.6%
Asian	59	11.8%	3.7%
Two or more	27	5.4%	10.1%
Black	20	4.0%	10.1%
All leavers	**502**	**100.0%**	**8.3%**

By mailing city

Mailing city	Leavers	Rate
Argyle	340	9.1%
Northlake	91	5.7%
Flower Mound	25	7.8%
Roanoke	12	10.1%
Denton	9	12.2%
Bartonville	3	3.2%
Justin, Lantana, other	22	22.7%
Total	**502**	**8.3%**

Mailing city reflects the postal address, not the jurisdiction.

By household

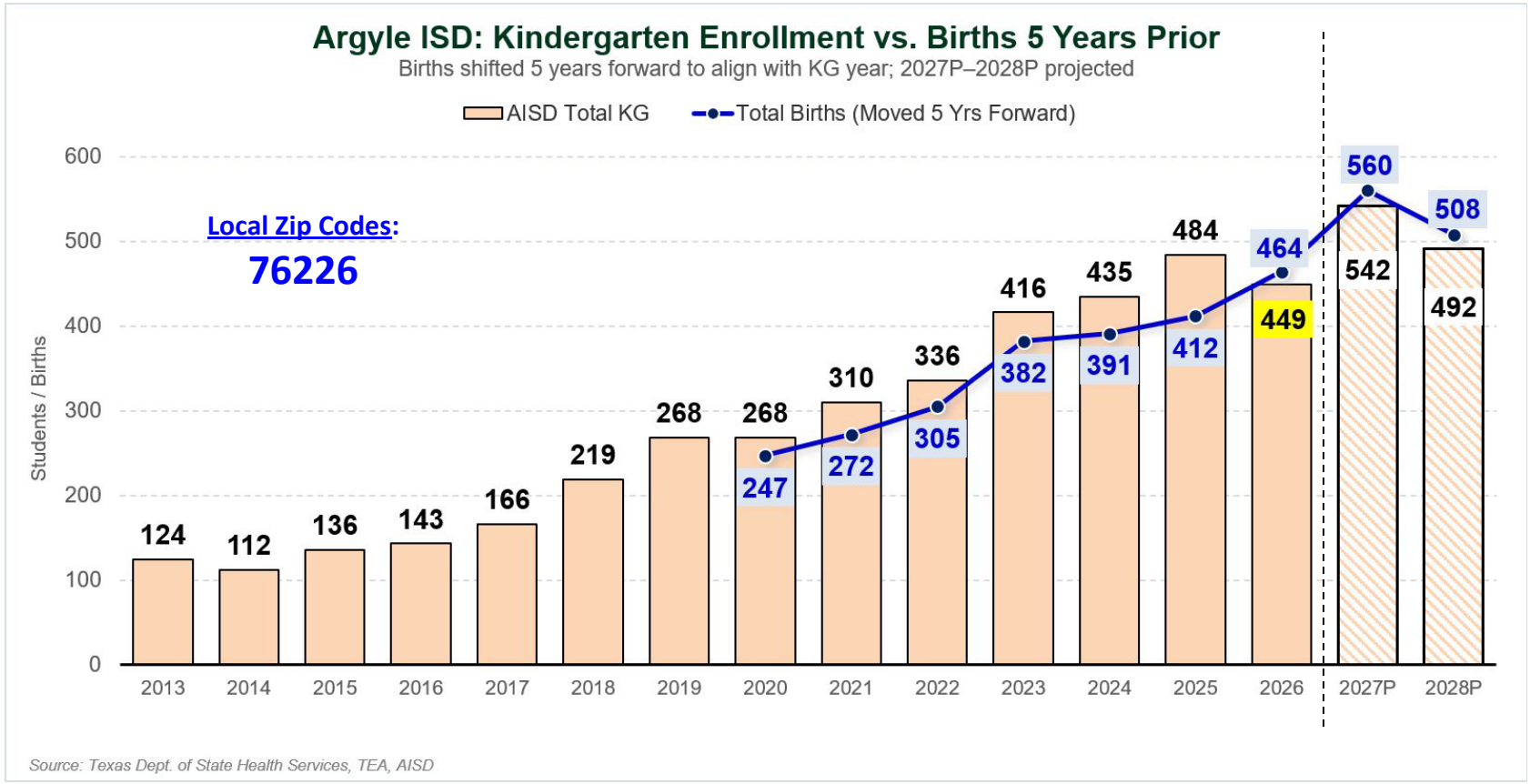
Household type	Homes	Leavers
Every student left	268	408
Some left, some stayed	77	94
Total	**345**	**502**

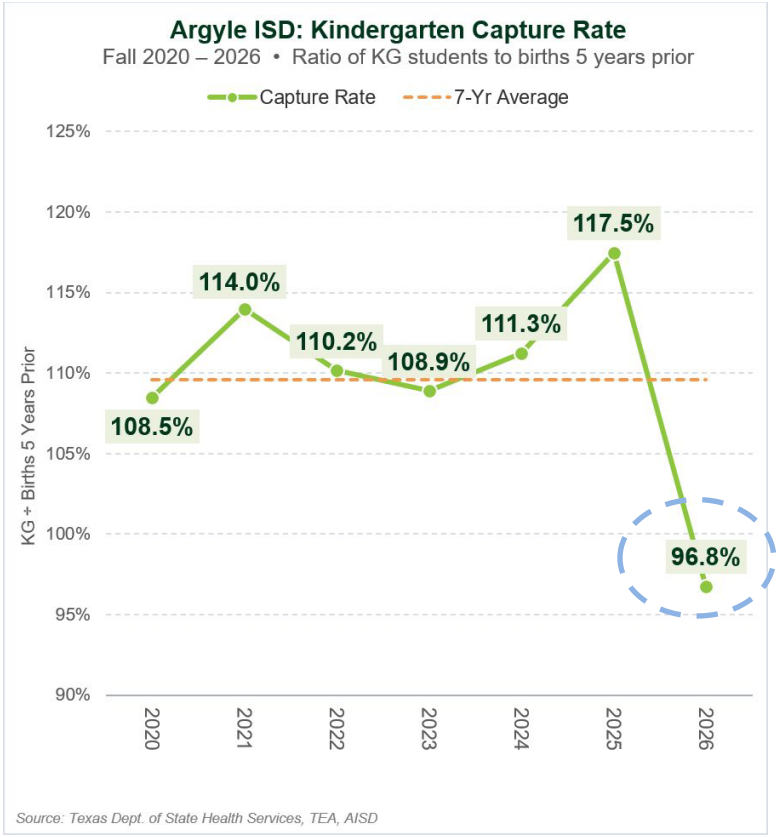
Most leavers left with their whole household, which points to families moving away. Partial households are more likely private, charter or home-school choices.

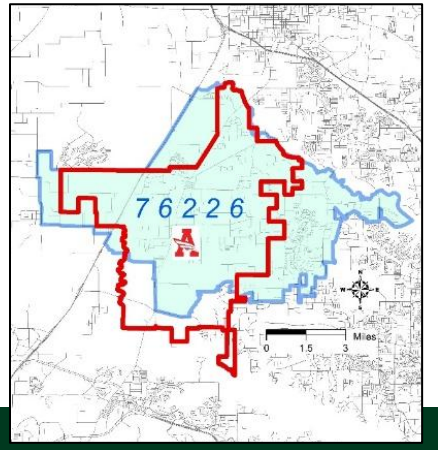
55 leavers lived at an address where a new student enrolled in 2026, likely a home resale or new renters.

Clearly the district has lost some previously enrolled Argyle families.

FACTORS INFLUENCING ENROLLMENT:
KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE



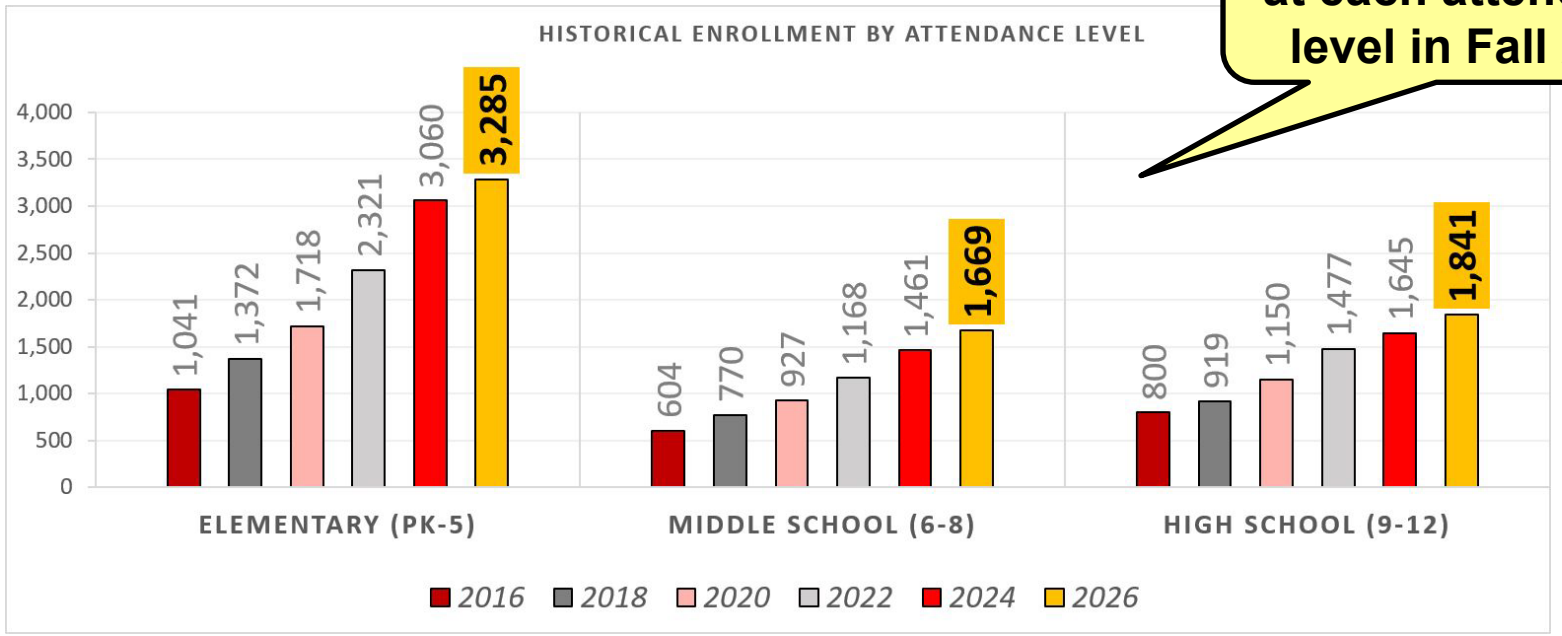




- During the 2020-2025 timeframe, Argyle ISD kindergarten enrollment totals trended upward mirroring the annual birth rate increase
- Climbing birth rate fails to produce expected KG growth in Fall 2026 as capture rate falls to a series low

ARGYLE ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL

Record enrollment at each attendance level in Fall 2026



Fall Snapshot Date

	Elementary EE/PK			Elementary K-5			MIDDLE 6-8			High 9-12			District		
Year (Fall)	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment EE-12	Annual Growth	Percent Change
2019	61	-1	-1.6%	1,540	230	17.6%	831	61	7.9%	1,051	132	14.4%	3,483	422	13.8%
2020	52	-9	-14.8%	1,666	126	8.2%	927	96	11.6%	1,150	99	9.4%	3,795	312	9.0%
2021	56	4	7.7%	1,888	222	13.3%	1,052	125	13.5%	1,342	192	16.7%	4,338	543	14.3%
2022	117	61	108.9%	2,204	316	16.7%	1,168	116	11.0%	1,477	135	10.1%	4,966	628	14.5%
2023	113	-4	-3.4%	2,500	296	13.4%	1,273	105	9.0%	1,528	51	3.5%	5,414	448	9.0%
2024	222	109	96.5%	2,838	338	13.5%	1,461	188	14.8%	1,645	117	7.7%	6,166	752	13.9%
2025	170	-52	-23.4%	3,083	245	8.6%	1,612	151	10.3%	1,736	91	5.5%	6,601	435	7.1%
2026	194	24	14.1%	3,091	8	0.3%	1,669	57	3.5%	1,841	105	6.0%	6,795	194	2.9%

AISD ENROLLMENT HISTORY: ENROLLMENT BY GRADE LEVEL

= Record class size

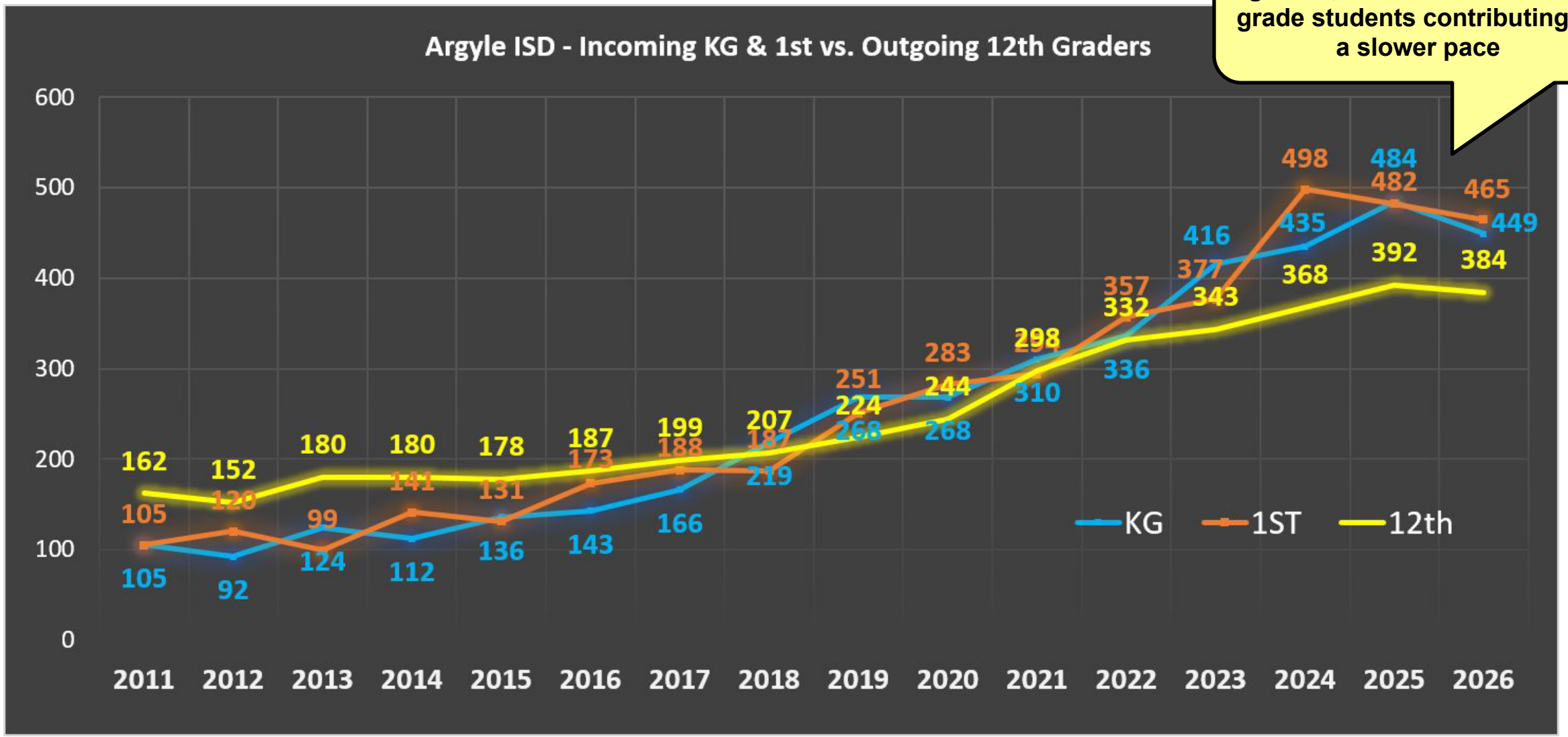
Fall Snapshot Date

	ELEMENTARY							MIDDLE			HIGH						
Year (Fall)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2009	21	101	88	94	116	132	147	135	159	174	158	165	161	127	1,778		
2010	32	93	99	93	105	130	140	162	148	168	179	153	160	158	1,820	42	2.4%
2011	33	105	105	104	102	114	130	145	157	159	173	179	158	162	1,826	6	0.3%
2012	41	92	120	120	120	117	126	155	168	165	172	173	185	152	1,906	80	4.4%
2013	46	124	99	126	139	132	132	151	164	172	168	171	179	180	1,983	77	4.0%
2014	41	112	141	110	151	155	144	151	170	177	176	177	178	180	2,063	80	4.0%
2015	45	136	131	157	144	168	176	160	173	202	193	194	186	178	2,243	180	8.7%
2016	48	143	173	149	175	164	189	223	185	196	216	205	192	187	2,445	202	9.0%
2017	62	166	188	195	172	197	203	211	251	217	218	226	211	199	2,716	271	11.1%
2018	62	219	187	223	239	210	232	247	250	273	256	230	226	207	3,061	345	12.7%
2019	61	268	251	245	257	279	240	275	282	274	299	282	246	224	3,483	422	13.8%
2020	52	268	283	272	256	286	301	280	320	327	313	306	287	244	3,795	312	9.0%
2021	56	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022	117	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023	113	416	377	420	406	445	436	433	425	415	395	412	378	343	5,414	448	9.0%
2024	222	435	498	446	495	456	508	492	492	477	459	408	410	368	6,166	752	13.9%
2025	170	484	482	547	518	550	502	566	531	515	485	464	395	392	6,601	435	7.1%
2026	194	449	465	492	587	533	565	532	594	543	514	490	453	384	6,795	194	2.9%

6 grade levels set record highs in Fall 2026 (3rd, 5th, 7th, 8th, 9th, and 11th), while K-2nd growth cools from previous record highs

AISD REMAINS POSITIONED FOR GROWTH

District remains positioned for growth, but fewer KG and 1st grade students contributing to a slower pace



Argyle ISD Student Yields Fall 2026

0.84

Active Construction

4,329 students in 5,130 occupied homes (19 neighborhoods)

0.77

All Single-family

47 neighborhoods · 7,548 homes

0.27

Townhomes

Harvest and Vintage · 228 homes

0.19

Apartments

Harvest House · 129 units

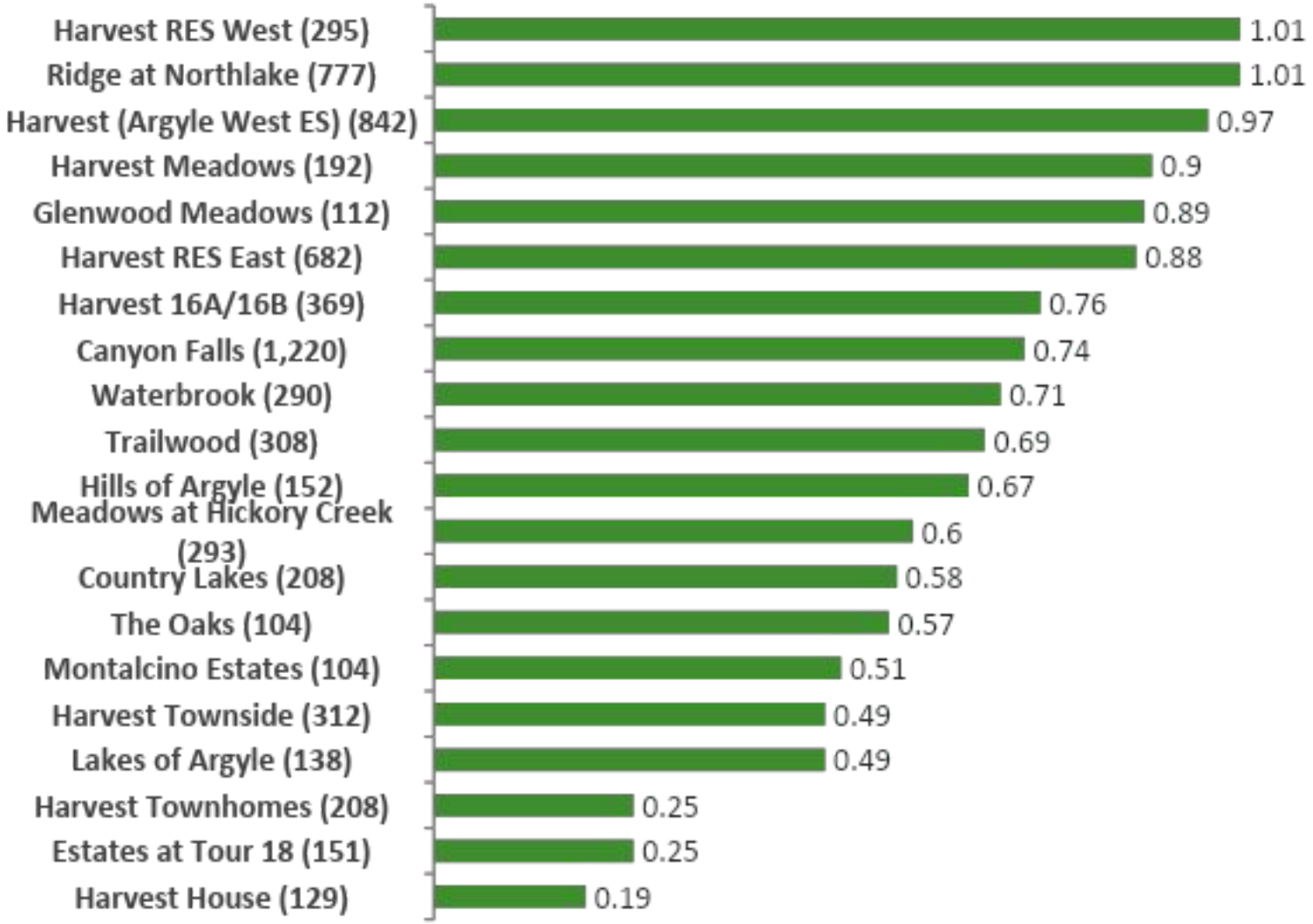
Active Construction Neighborhoods

Grade band	Students	Per home
EE-PK	136	0.027
K-5	2,053	0.400
6-8	1,057	0.206
9-12	1,083	0.211
Total	**4,329**	**0.844**

What drives the numbers

- Newer Harvest sections and Ridge at Northlake yield about 0.9 to 1.0 students per home; established neighborhoods settle near 0.6.
- Built-out neighborhoods slipped from 0.640 to 0.618 in one year with no change in homes.

Student Yields: Harvest and Ridge at Northlake lead the district



Neighborhoods with 100+ occupied homes; homes in parentheses

~1.0

Newest Harvest sections and Ridge at Northlake

0.6 – 0.75

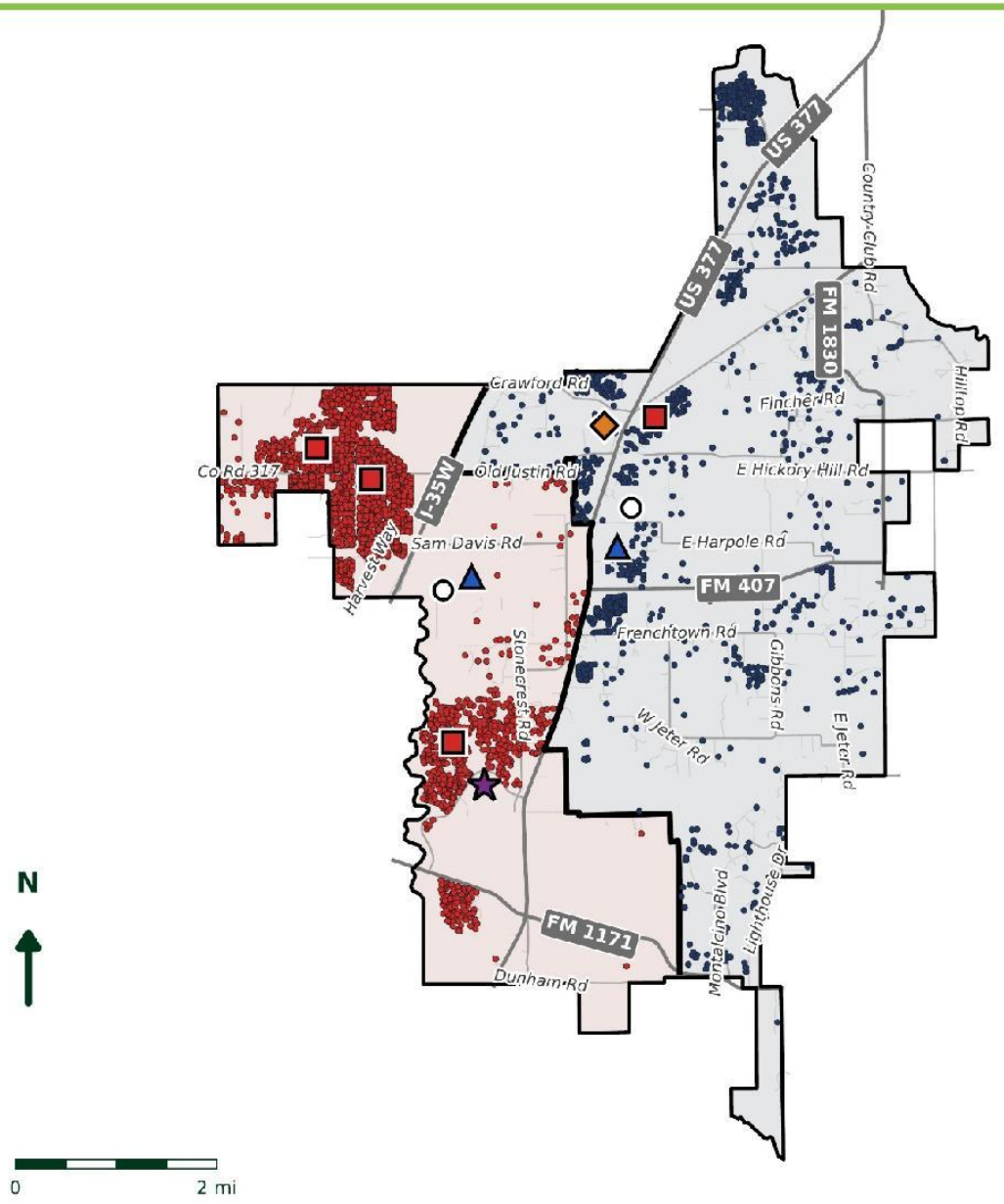
Established: Canyon Falls, Waterbrook, Trailwood, Hills of Argyle

0.25 or less

Townhomes, apartments and Estates at Tour 18 ($2M+ homes)

Argyle ISD: Fall 2026 Students by Middle/High School Feeder Zone

6,547 resident students · 4,634 in the Gibson MS / Argyle HS zone (70.8%) · 1,913 in the Argyle MS / Legacy HS zone (29.2%)



Map key

- Student in Gibson MS / Argyle HS zone
- Student in Argyle MS / Legacy HS zone
- Middle/high feeder boundary
- Elementary campus
- 6th grade center
- Middle school campus
- High school campus
- Future campus (planned)
- Argyle ISD boundary

GIBSON MS / ARGYLE HS ZONE

4,634

resident students (70.8%)

EE–PK 138 · K–5 2,180
6–8 1,137 · 9–12 1,179

Fall 2025: 4,394
Change: +240

ARGYLE MS / LEGACY HS ZONE

1,913

resident students (29.2%)

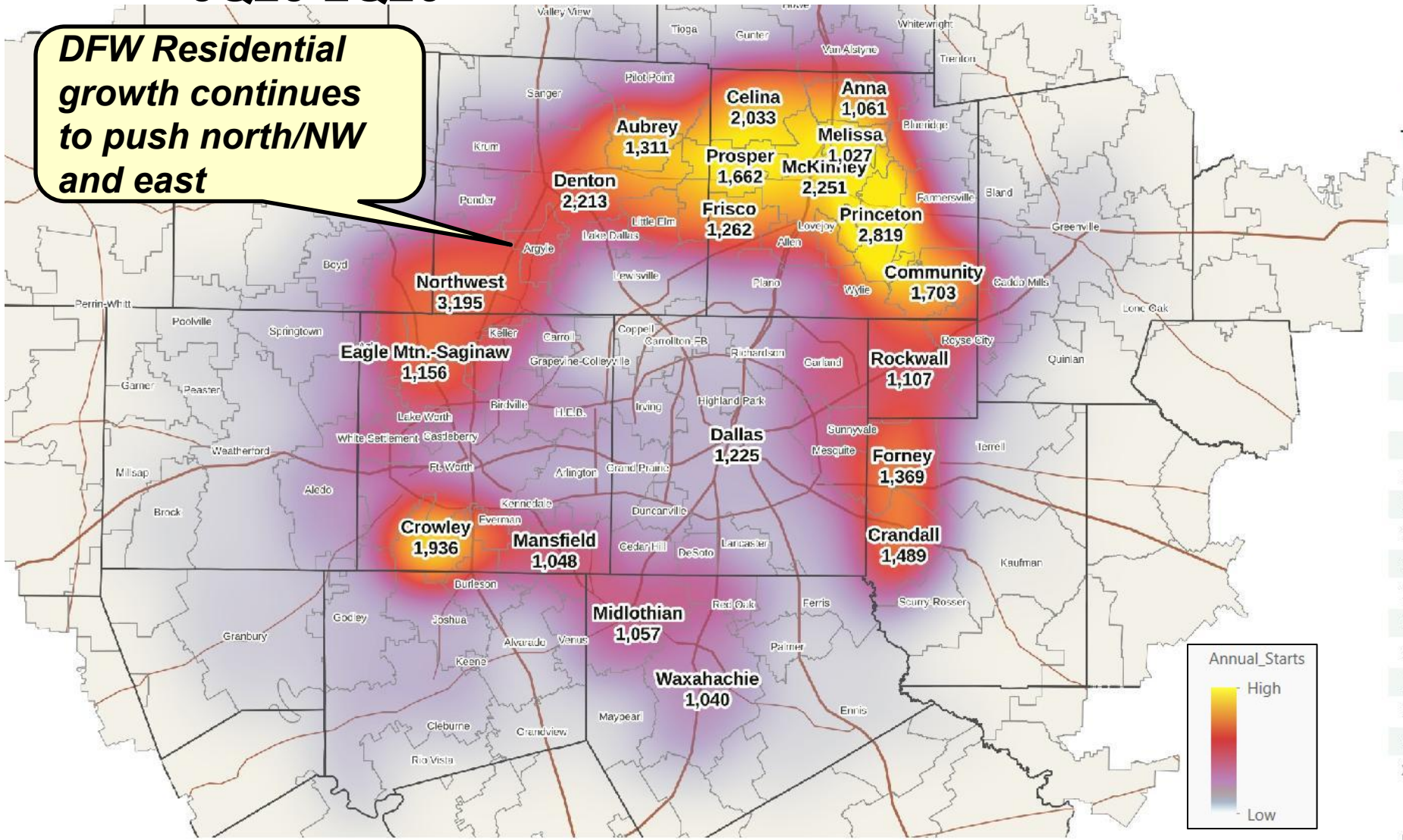
EE–PK 33 · K–5 789
6–8 484 · 9–12 607

Fall 2025: 1,897
Change: +16

Resident students only; each dot is one student living inside the district. The 247 transfer students living outside the district are not shown or counted.

NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 3Q25-2Q26

DFW Residential growth continues to push north/NW and east



County boundary
School district boundary
Interstate / major highway

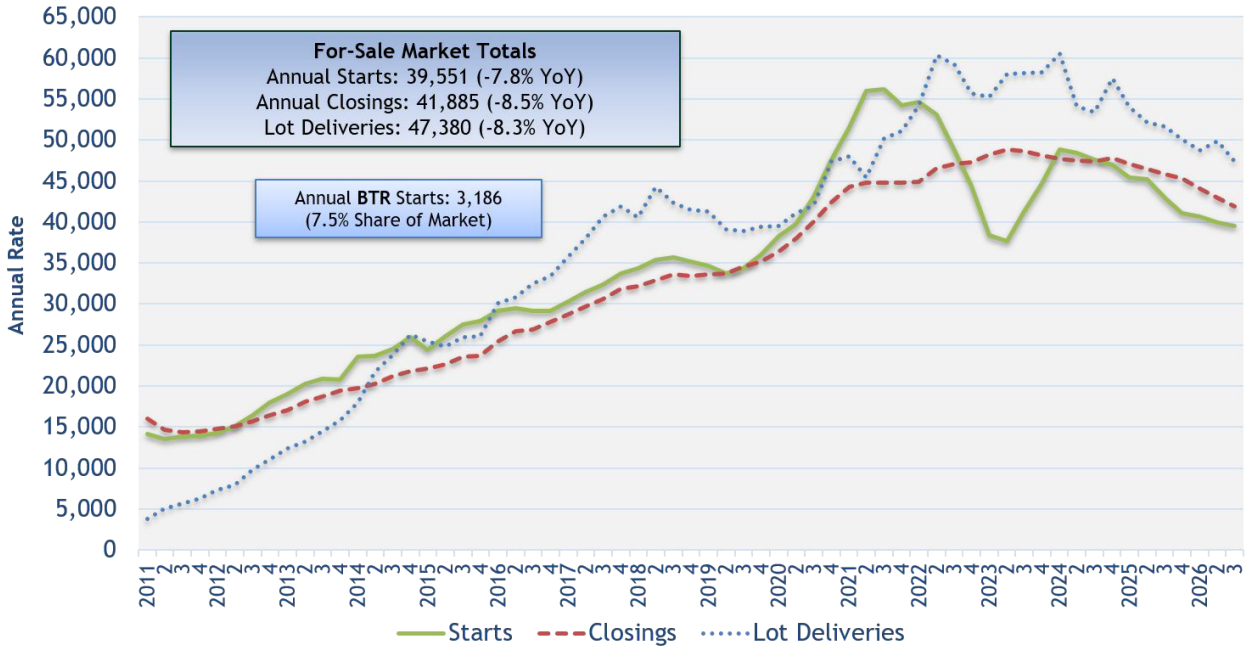
TOP 20 DISTRICTS

Rank	District	Closings
1	Northwest	3,195
2	Princeton	2,819
3	McKinney	2,251
4	Denton	2,213
5	Celina	2,033
6	Crowley	1,936
7	Community	1,703
8	Prosper	1,662
9	Crandall	1,489
10	Forney	1,369
11	Aubrey	1,311
12	Frisco	1,262
13	Dallas	1,225
14	Eagle Mtn.-Saginaw	1,156
15	Rockwall	1,107
16	Anna	1,061
17	Midlothian	1,057
18	Mansfield	1,048
19	Waxahachie	1,040
20	Melissa	1,027

DFW total, all 109 districts: **49,577**

DFW HOUSING MARKET CONDITIONS 3Q26

Third Quarter New Home Starts Slow to 8,695; Annual Pace Edges Down to 39,551



3Q26 Summer Seasonality

- Traffic and sales taper off July-September as Spring market fades
  - Builders experience further margin compression with heightened competition
- Finished inventory climbs again with slower market conditions
  - FV inventory (new homes) increases 956 units from 2Q26 (3.0 MOS)
  - 38% (360 units) of increase in Celina ISD

Lot Supply Still Growing

- Annual lot delivery remains over 47K while starts have slipped under 40K
- Lot development pipeline continues to shrink
- Peak of lot supply still likely to be near 120K but now toward 2027YE

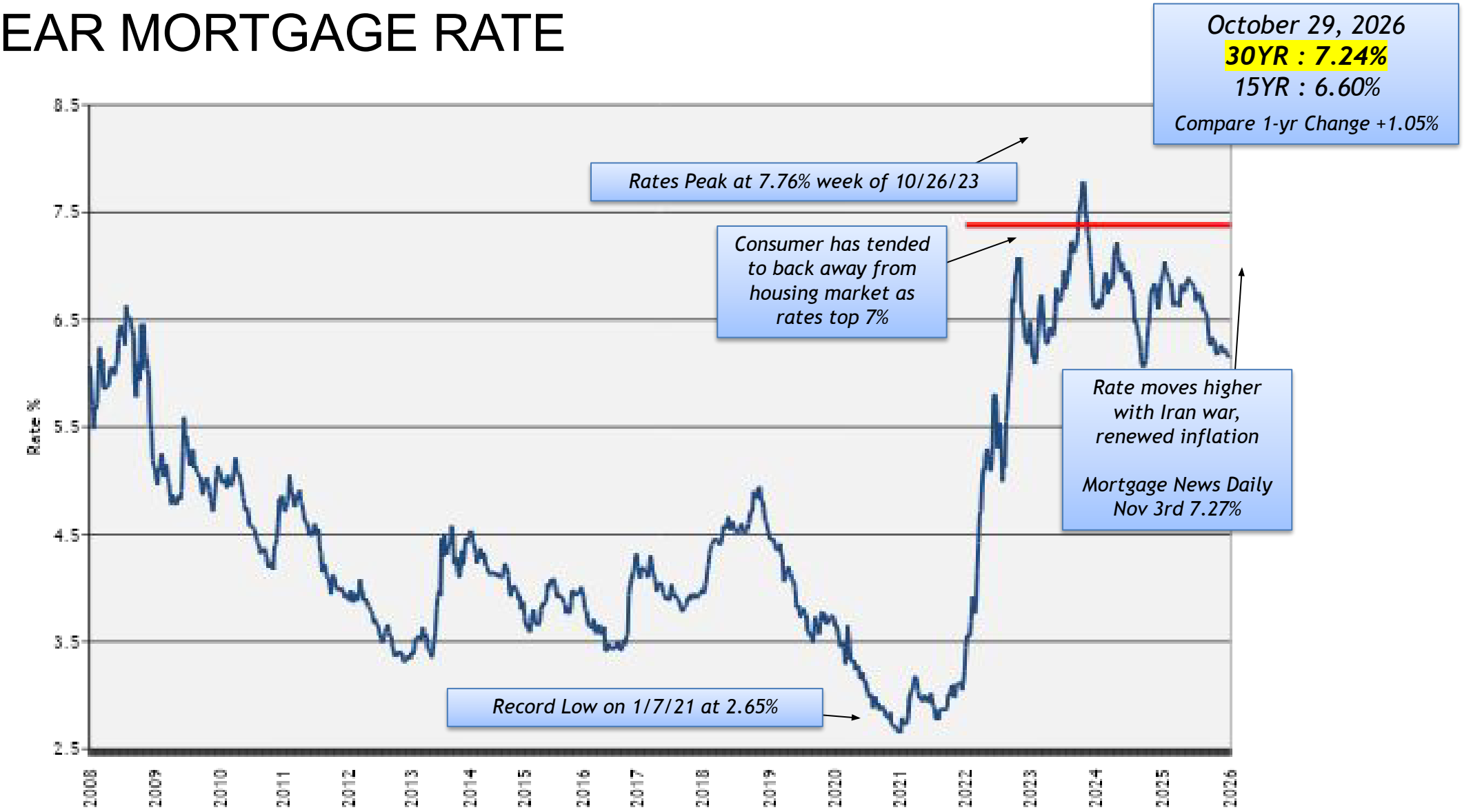
Late-September Mortgage Rate Surge Chills Demand

- Builders see dramatic slowdown in demand as rates climb well over 7%
- Era of lower rates appears to be over
- Rate shifts prompt further layoffs; builders focus on liquidity
- Tightening market conditions have led to increased M&A activity

Employment Growth a Modest Bright Spot

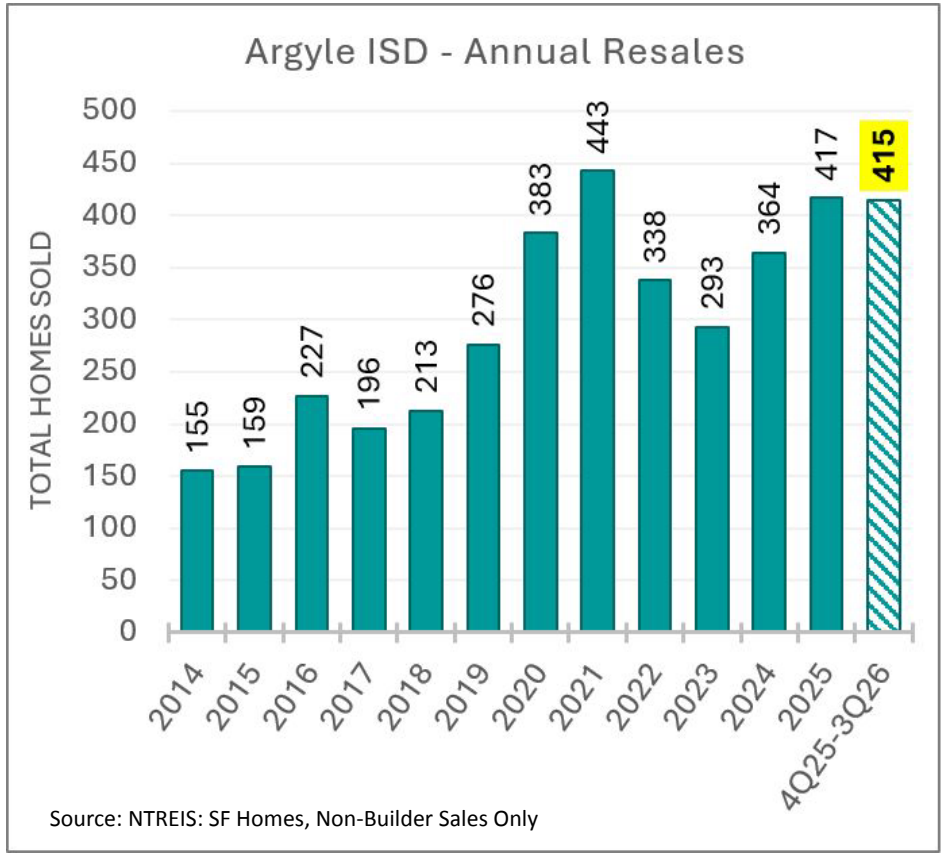
- DFW annual growth at 44K—9% of US growth in September
  - DFW continues to lead the nation in job growth with pickup in domestic relocation

30-YEAR MORTGAGE RATE

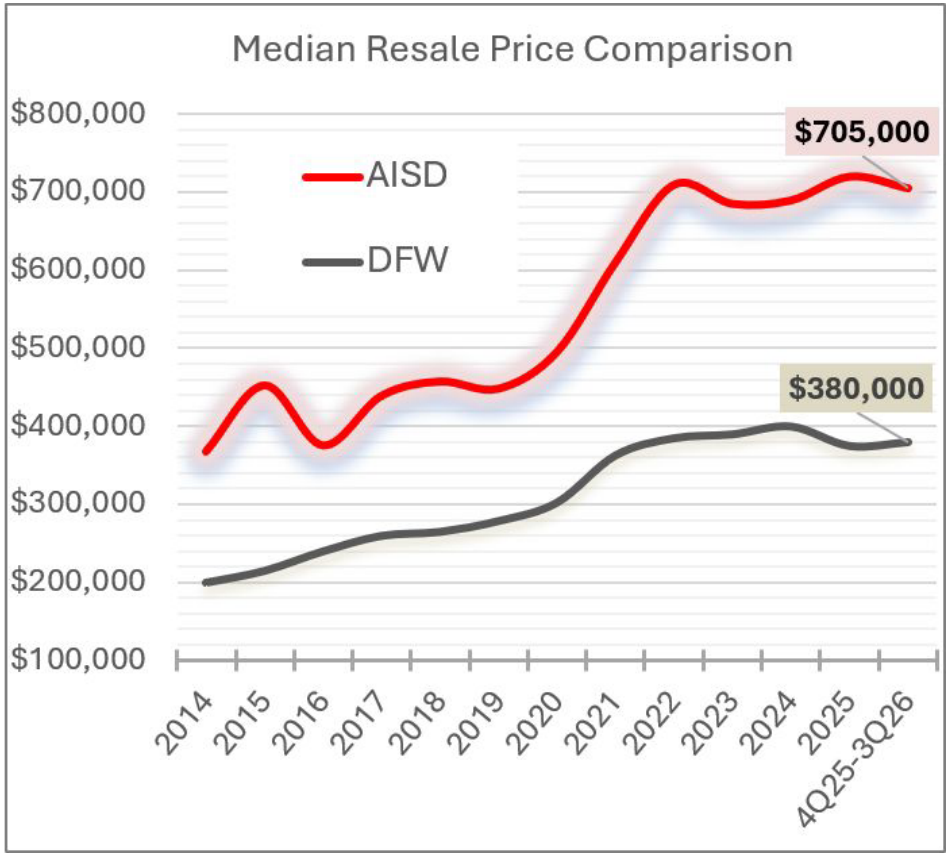


Source: Freddie Mac; Mortgage News Daily

ARGYLE ISD PRE-OWNED HOME SALES



Source: NTREIS: SF Homes, Non-Builder Sales Only

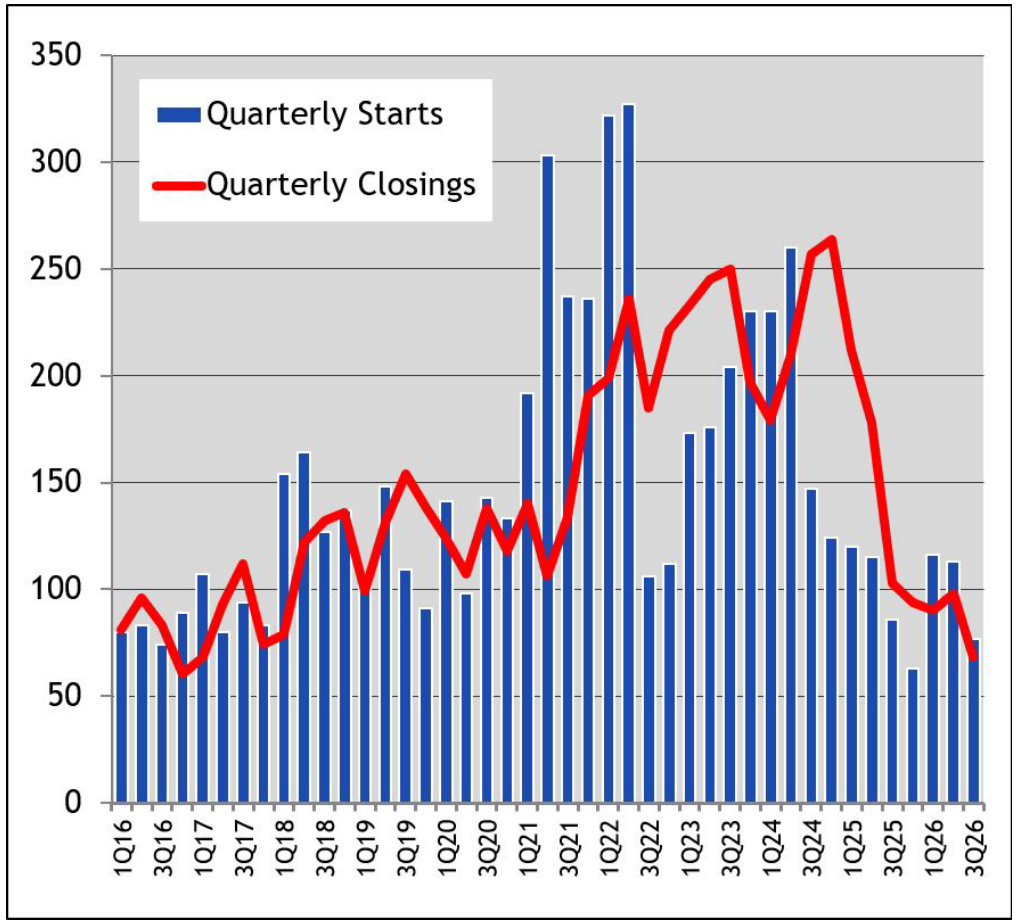


- High mortgage rate environment continues to limit pre-owned sales
- 415 pre-owned homes sold in the district from 4Q25-3Q26 *(+4% YoY)*

- AISD's median resale sold price as of Sept. 2026 was $705K
- *(-1.4% YoY)*
- DFW's median pre-owned sold price at the end of 3Q26 was $380K *(-1.6% YoY)*

ARGYLE ISD
QUARTERLY NEW HOME CONSTRUCTION

Current Cycle Quarterly Records:
Starts = 327 in 2Q22
Closings = 264 in 4Q24



Starts	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1Q	83	80	107	154	107	141	192	322	173	230	120	116
2Q	113	83	80	164	148	98	303	327	176	260	115	113
3Q	124	74	94	127	109	143	237	106	204	147	86	77
4Q	56	89	83	137	91	133	236	112	230	124	63	
Total	376	326	364	582	455	515	968	867	783	761	384	306

Closings	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1Q	52	81	68	79	99	124	140	199	233	179	212	90
2Q	80	96	93	122	131	107	106	236	245	210	178	98
3Q	97	83	112	132	154	138	134	185	250	257	103	68
4Q	93	60	74	136	138	118	191	221	197	264	94	
Total	322	320	347	469	522	487	571	841	925	910	587	256

Builders in AISD produced 77 new home starts during the 3rd quarter of 2026; 2nd slowest quarter in 10 years

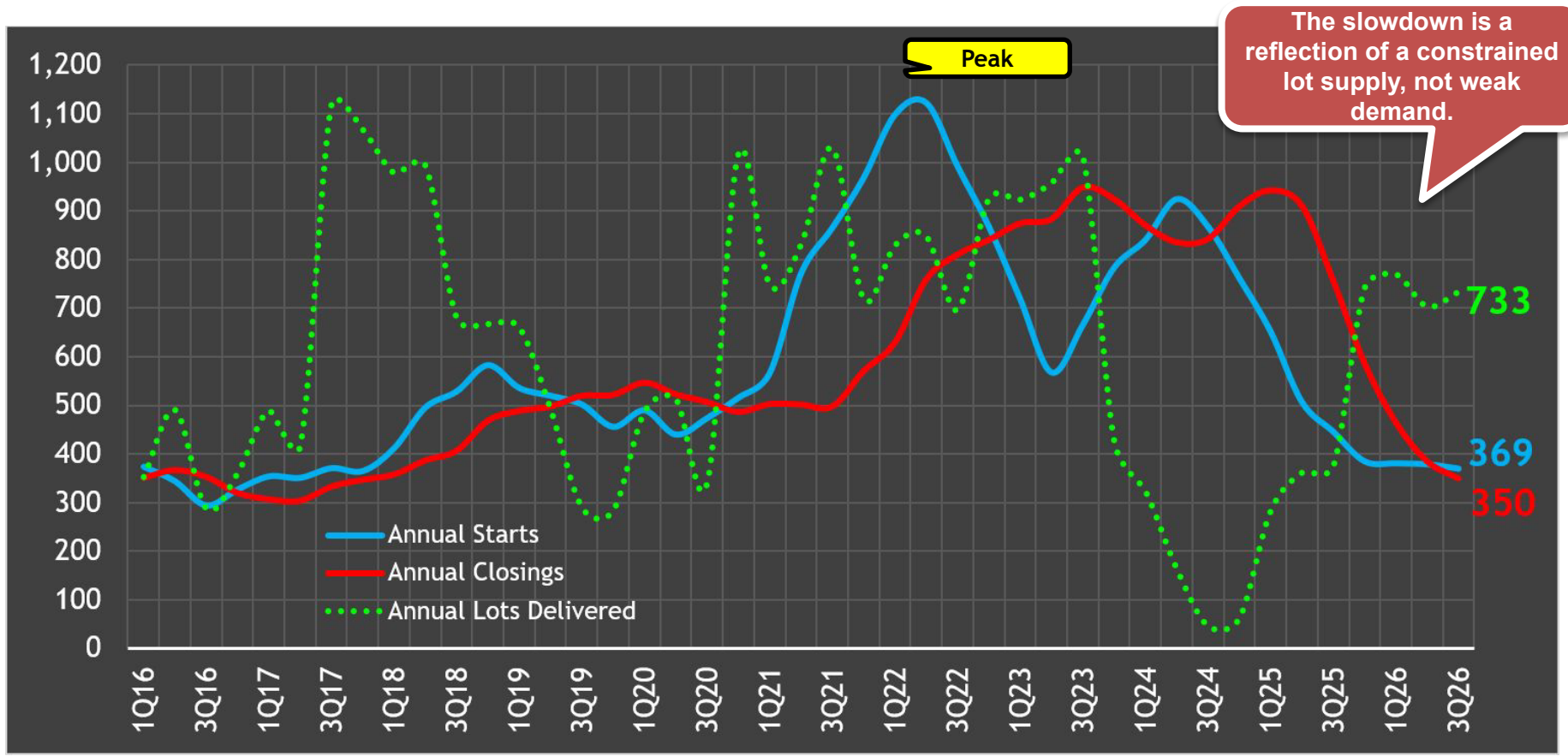
68 closings in 3Q26; lowest quarterly total since 2017

The slowdown is a reflection of a constrained lot supply, not weak demand.

Start = Foundation started
Closing = Visibly occupied home

ARGYLE ISD GROWTH DRIVERS - ANNUAL NEW HOME CONSTRUCTION

Current Cycle Annual Records:
Starts: 1,122 from 3Q21-2Q22
Closings: 949 from 4Q22-3Q23



Start = foundation started
Closing = visibly occupied home

Annual Totals 4Q25-3Q26 & YoY Change

369 Starts: -17.1% (-278 homes)

350 Closings: -53.8% (-407 homes)

- 369 new homes started in the district from 4Q25-3Q26
- 350 new homes occupied over the past year
- Current annual rate of new home construction is the slowest since 2017/18
- Construction has slowed since 2024 due to a lack of available lots
- Developers working to rebuild the lot supply; 733 new lots were delivered in AISD over the past 12 months (remains at a 3-yr high)

ARGYLE ISD TOP PRODUCING NEW HOME SUBDIVISIONS

4Q25-3Q26 *(ranked by annual closings)*

Rank	Subdivision	City/ETJ	Annual Starts	Annual Closings	Total Inventory	VDL	Future Lots	Elementary Zone	IS/MS/HS Zone Feeder
1	Ridge at Northlake	Northlake	108	128	58	176	31*	Ruestmann	Ball/Gibson/AHS
2	Harvest	Argyle/Northlake	53	86	43	0	126	Argyle West/Ruestmann	Ball/Gibson/AHS
3	Vintage Village	Denton	30	27	21	20	0	Hilltop	AIS/AMS/Legacy HS
4	Canyon Falls	Argyle/FM/Northlake	7	21	2	6	0	Argyle South	Ball/Gibson/AHS
5	Glenwood Meadows	Denton	24	18	13	20	0	Hilltop	AIS/AMS/Legacy HS
6	Harvest Townhomes	Argyle	0	18	0	0	0	Argyle West	Ball/Gibson/AHS
7	High Plains at Furst Ranch	Bartonville	101	17	84	397	607	Argyle South	AIS/AMS/Legacy HS
8	Pepper Creek Ranch	Flower Mound	5	6	7	5	0	Argyle South	AIS/AMS/Legacy HS
	Up & Coming in 2026/27								
	Eagle Ridge	Bartonville	8	5	14	17	0	Hilltop	AIS/AMS/Legacy HS
	Hawthorne Estates	Northlake	7	3	9	15	0	Argyle West	Ball/Gibson/AHS
	Enclave at Hickory Hill	Denton	5	0	7	32	0	Hilltop	AIS/AMS/Legacy HS
	Vintage Townhomes	Denton	0	0	27	0	0	Hilltop	AIS/AMS/Legacy HS

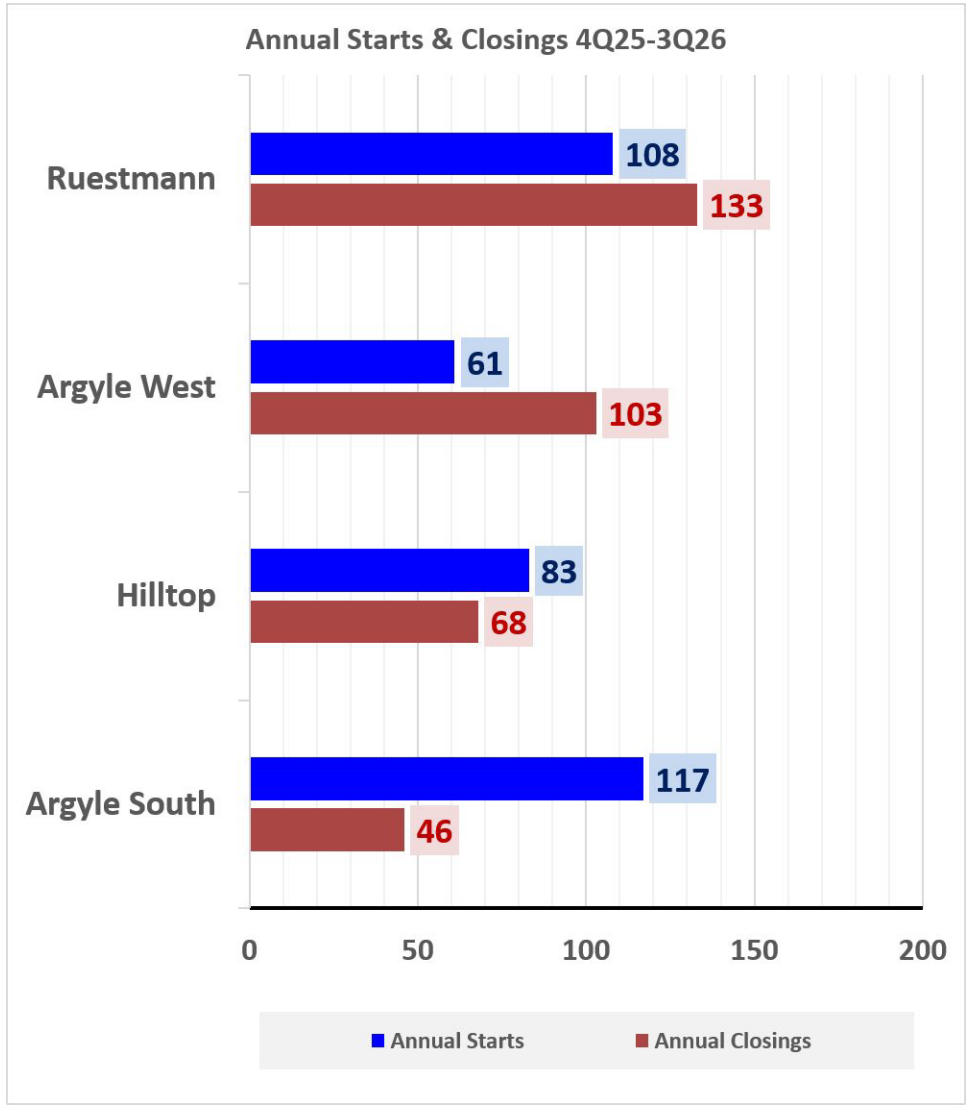
**additional future lots at Ridge at Northlake are likely*

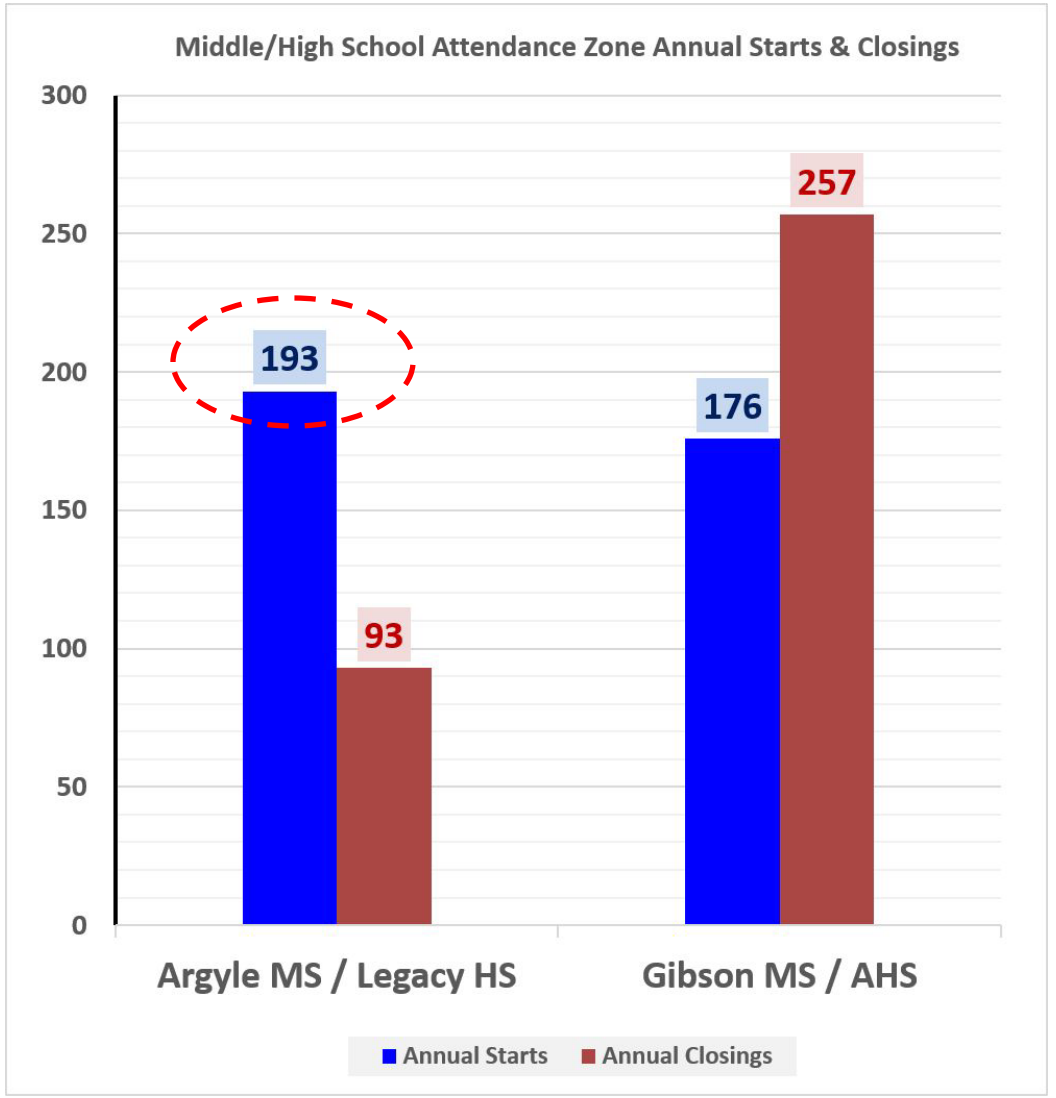


Ridge at Northlake

Photo 9/19/26

ARGYLE ISD NEW HOME CONSTRUCTION ACTIVITY BY ATTENDANCE ZONE 4Q25-3Q26





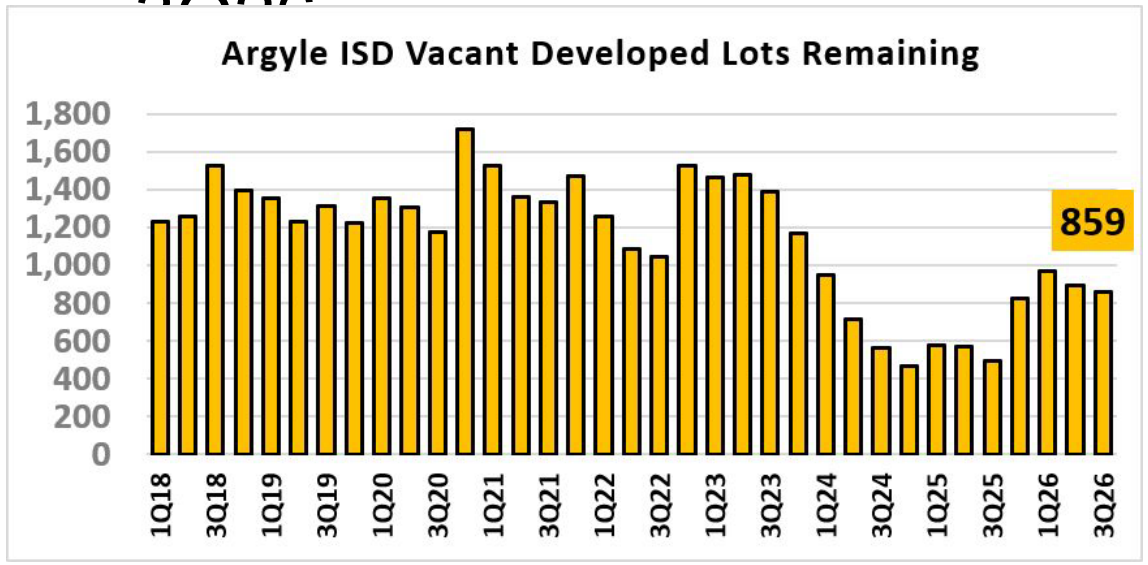
High Plains at Furst Ranch

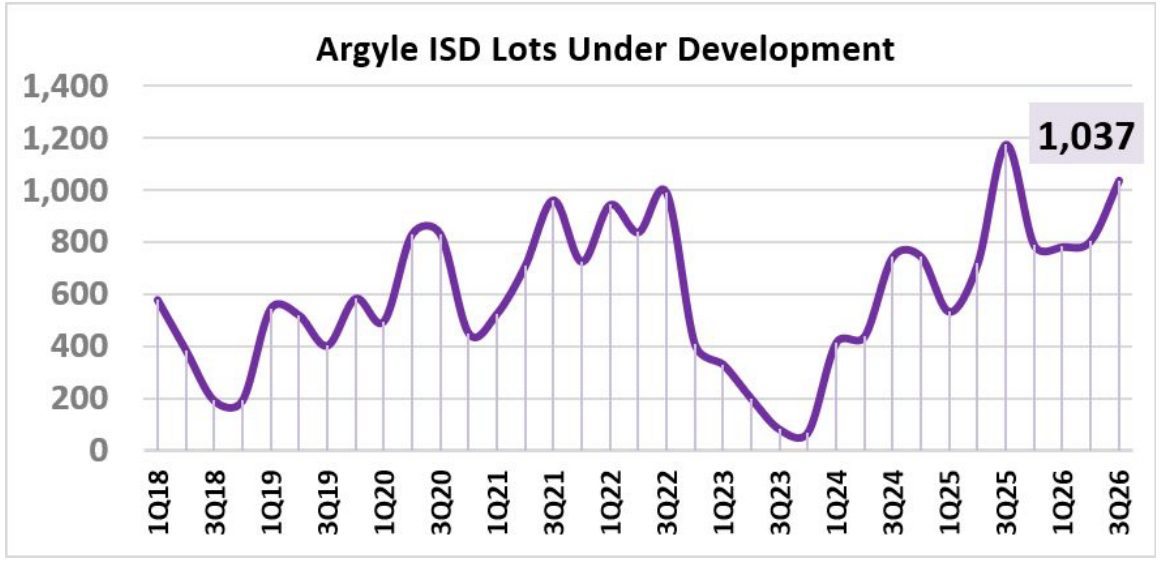


Photo 9/19/26

SDS
School District Strategies

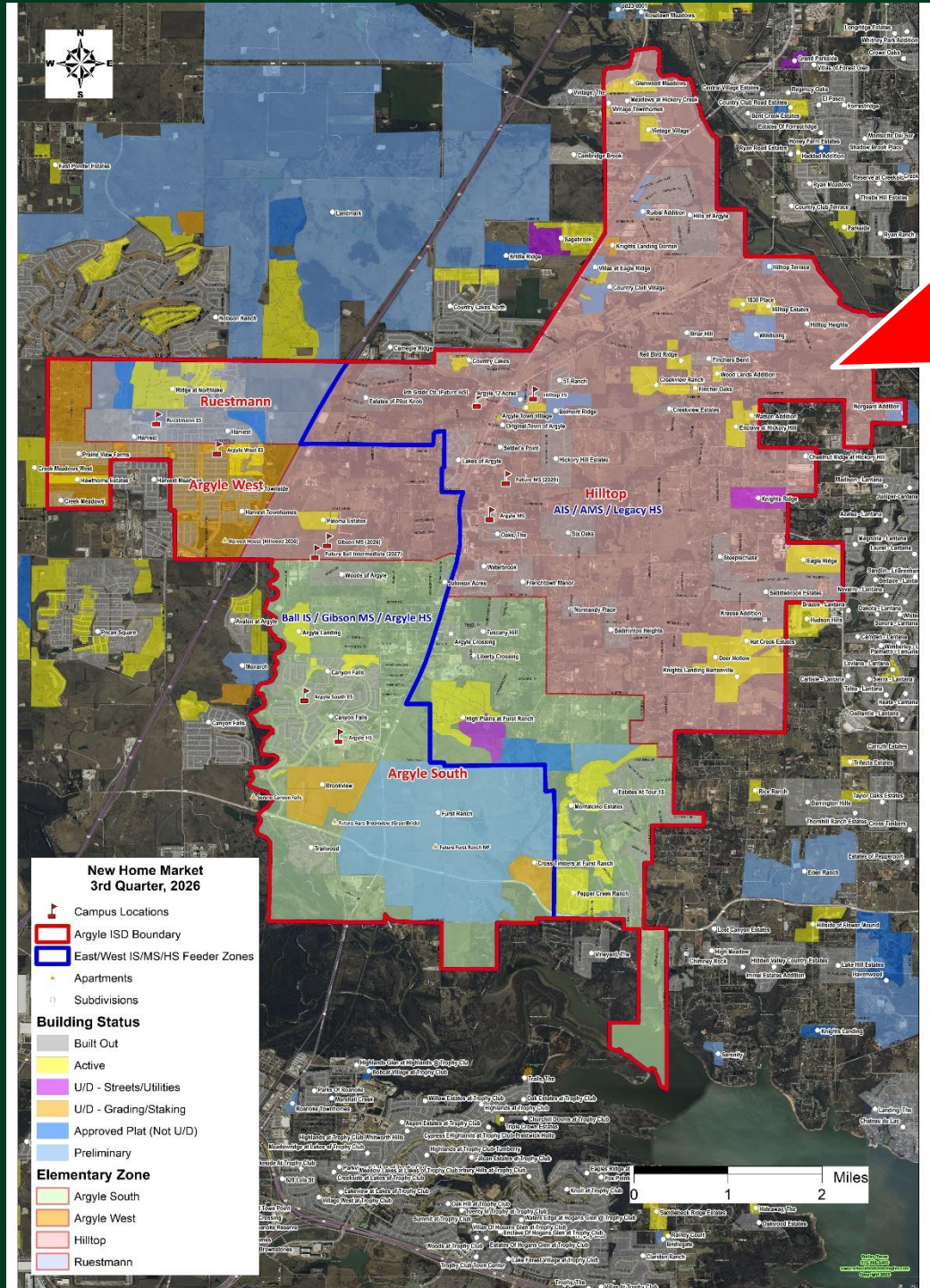
ARGYLE ISD RESIDENTIAL LOT INVENTORY 3Q26





Current Inventory:	**Vacant Developed Lots:**	**Lot Supply is Rebuilding But Differently Than Before:**	**Lots Under Development:**	**Future Lots:**
316 total SF homes in-process (not occupied)	859 vacant developed lots as of Sept. 2026 (27.9 MOS)	New generation of new homes are more expensive	1,037 lots are currently under development (includes Knights Ridge, Knights Landing, High Plains at Furst Ranch Ph.2, Brookview, and Cross Timbers at Furst Ranch)	Over 4,000 SF lots are planned (not yet under development) in Argyle ISD as of 3Q26 with more expected

ARGYLE ISD
NEW HOME MARKET
FALL 2026



Combined there are approximately 6,200 total single-family lots and 520 multi-family units are in-process/ planned in AISD as of 3Q26 with more expected

SDS
School District Strategies

SDS
School District Strategies



Knights Landing

Photo 9/19/26

SDS
School District Strategies



Argyle Landing

Photo 9/19/26

Brookview



Photo 9/19/26

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School District Strategies

SDS
School District Strategies



Cross Timbers at Furst Ranch

Photo 9/19/26

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Furst Ranch Road Work

Photo 9/19/26

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School District Strategies



Furst Ranch Road Work

Photo 9/19/26

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School District Strategies





Photo 9/19/26

New Canyon Falls – NWISD Sections (not AISD)

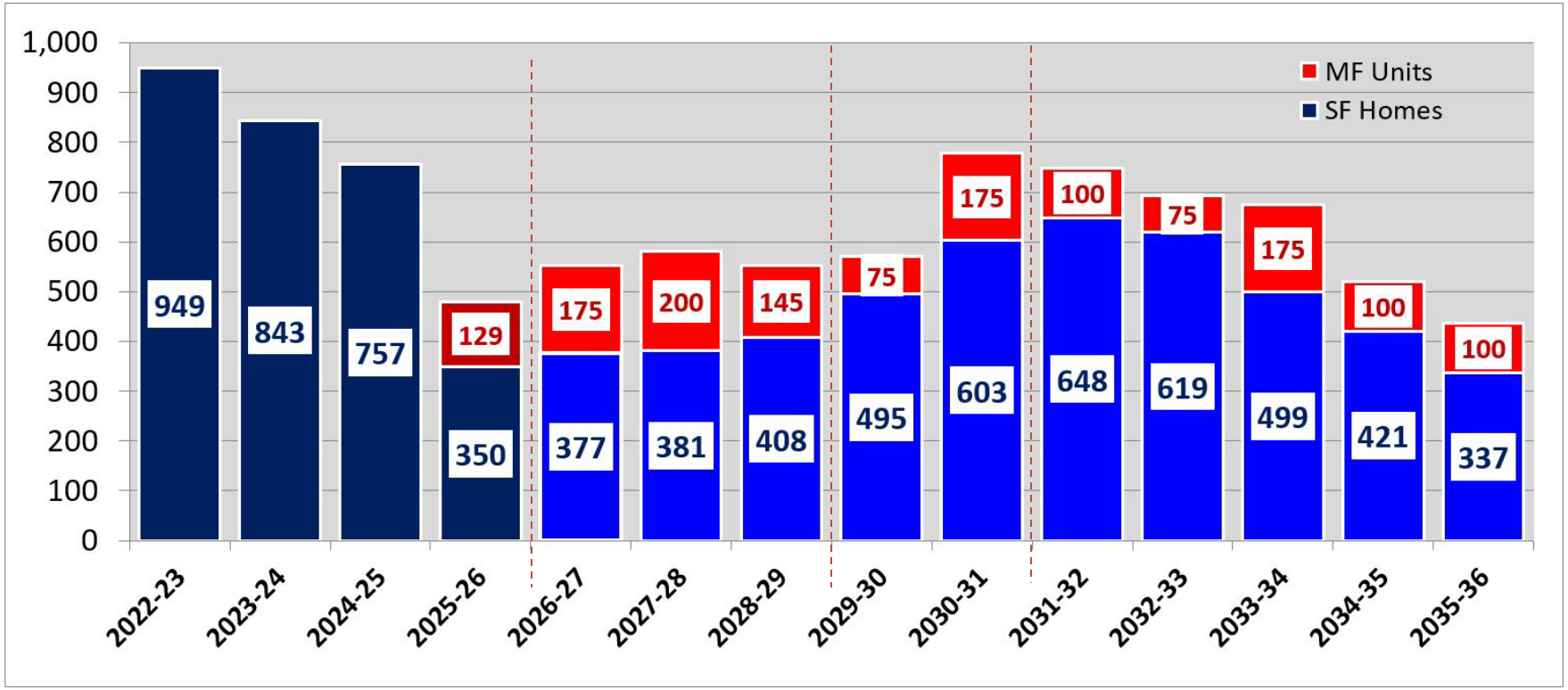


Photo 9/19/26

Gibson MS & Ball Intermediate Construction

ARGYLE ISD NEW HOME CONSTRUCTION CLOSINGS FORECAST 2027-2036 (MODERATE SCENARIO)

Projected SF New Home Closings & Apartment Occupancies

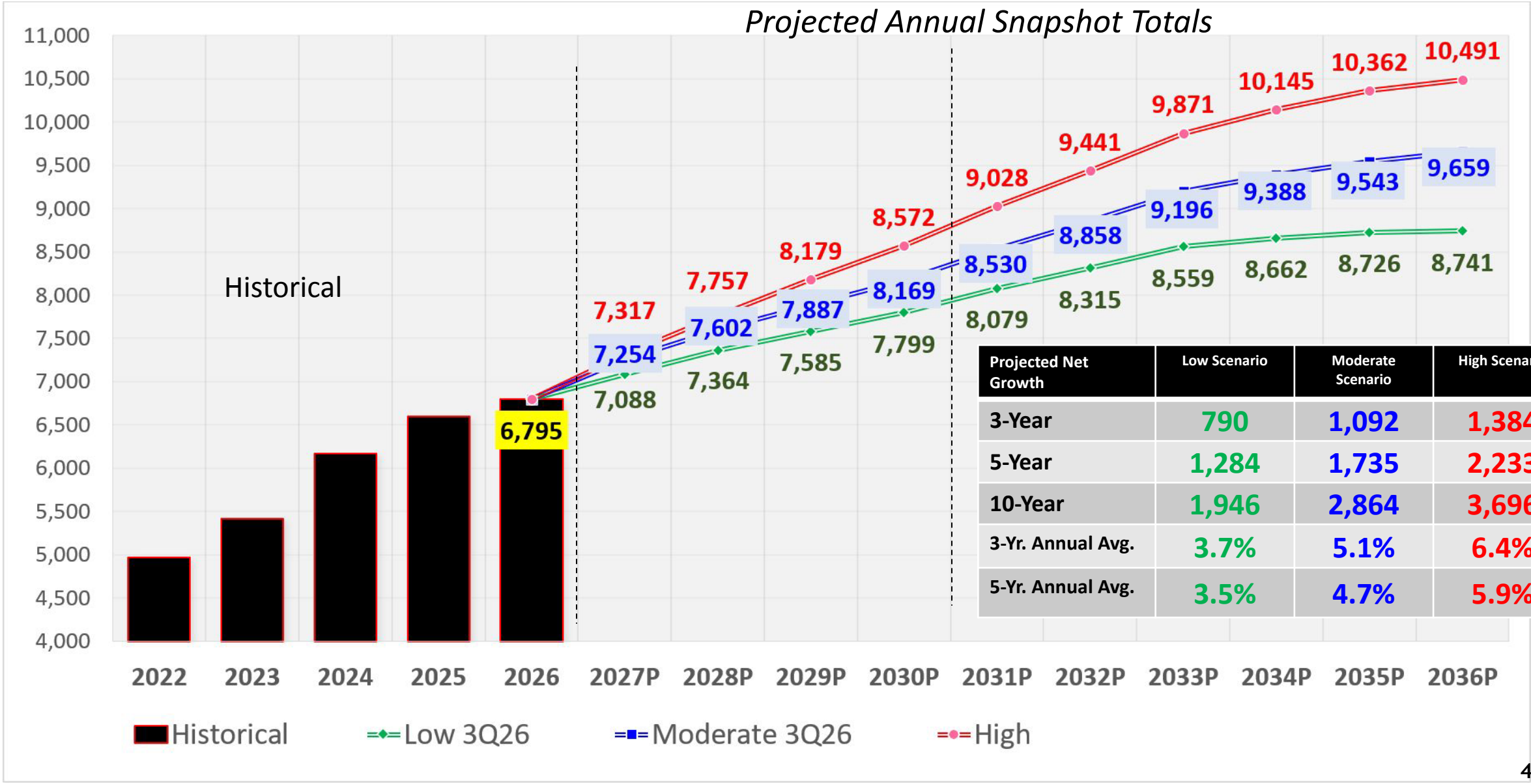


Annual periods represent 4Q-3Q

AISD New Home Outlook:

- ~375-500 new single-family (SF) home closings annually (near-term)
- 5-Year Total Occupied = 2,264
- 10-Year Total Occupied = Near 4,800
- Potential for additional land sales and future residential development, which could push these SF numbers higher
- Harvest House apartments now leasing as of Fall 2026
- 300 future MF units at Aura Brookview are now under construction (on pace for late 2027 or early 2028 opening)
- AISD has the potential to see thousands of future apartments at Furst Ranch

DISTRICT ENROLLMENT PROJECTIONS
FALL 2027-FALL 2036



Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
3-Year	790	1,092	1,384
5-Year	1,284	1,735	2,233
10-Year	1,946	2,864	3,696
3-Yr. Annual Avg.	3.7%	5.1%	6.4%
5-Yr. Annual Avg.	3.5%	4.7%	5.9%

Argyle ISD Grade Level Projections - Low Scenario (3Q26)

(Fall Snapshot)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL STUDENTS	ANNUAL GROWTH	PERCENT CHANGE
2024	222	435	498	446	495	456	508	492	492	477	459	408	410	368	**6,166**	*752*	*13.9%*
2025	170	484	482	547	518	550	502	566	531	515	485	464	395	392	**6,601**	*435*	*7.1%*
2026	194	449	465	492	587	533	565	532	594	543	514	490	453	384	**6,795**	*194*	*2.9%*
2027P	192	450	454	476	518	613	559	595	560	617	564	525	503	461	**7,088**	*293*	*4.3%*
2028P	198	472	461	479	501	543	638	585	621	586	642	580	547	509	**7,364**	*276*	*3.9%*
2029P	208	489	480	486	501	523	565	664	611	646	615	657	590	550	**7,585**	*221*	*3.0%*
2030P	211	507	497	505	509	524	546	592	690	637	678	634	671	596	**7,799**	*214*	*2.8%*
2031P	215	533	523	530	535	538	554	582	628	726	669	709	656	683	**8,079**	*280*	*3.6%*
2032P	218	559	549	556	560	565	568	590	618	664	761	702	732	672	**8,315**	*236*	*2.9%*
2033P	222	586	572	579	583	587	592	604	625	653	696	794	725	744	**8,559**	*244*	*2.9%*
2034P	218	606	592	595	599	603	607	619	631	652	685	721	807	730	**8,662**	*103*	*1.2%*
2035P	220	614	606	609	609	613	617	627	639	651	684	704	729	804	**8,726**	*65*	*0.7%*
2036P	220	626	616	624	624	624	628	638	648	660	683	705	715	730	**8,741**	*14*	*0.2%*

Argyle ISD Grade Level Projections - Moderate Scenario (3Q26)

(Fall Snapshot)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL STUDENTS	ANNUAL GROWTH	PERCENT CHANGE
2024	222	435	498	446	495	456	508	492	492	477	459	408	410	368	**6,166**	*752*	*13.9%*
2025	170	484	482	547	518	550	502	566	531	515	485	464	395	392	**6,601**	*435*	*7.1%*
2026	194	449	465	492	587	533	565	532	594	543	514	490	453	384	**6,795**	*194*	*2.9%*
2027P	204	542	476	492	519	614	560	598	563	620	565	526	509	466	**7,254**	*459*	*6.7%*
2028P	209	505	568	502	518	545	640	587	634	591	646	582	555	521	**7,602**	*348*	*4.8%*
2029P	214	528	528	593	525	541	567	666	622	660	617	663	599	564	**7,887**	*285*	*3.7%*
2030P	218	553	551	554	617	548	564	594	699	649	691	639	681	608	**8,169**	*282*	*3.6%*
2031P	219	586	584	586	586	649	580	599	634	734	685	724	666	698	**8,530**	*362*	*4.4%*
2032P	223	619	619	620	619	619	681	615	640	670	774	721	753	686	**8,858**	*328*	*3.8%*
2033P	227	649	649	652	650	649	649	714	653	672	707	808	748	768	**9,196**	*338*	*3.8%*
2034P	231	673	673	676	676	674	672	674	745	678	707	733	825	754	**9,388**	*192*	*2.1%*
2035P	236	690	690	693	693	693	691	691	701	764	708	726	744	823	**9,543**	*154*	*1.6%*
2036P	236	708	708	711	711	711	711	711	724	721	793	728	738	746	**9,659**	*116*	*1.2%*

Argyle ISD Grade Level Projections - High Scenario (3Q26)

(Fall Snapshot)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL STUDENTS	ANNUAL GROWTH	PERCENT CHANGE
2024	222	435	498	446	495	456	508	492	492	477	459	408	410	368	**6,166**	*752*	*13.9%*
2025	170	484	482	547	518	550	502	566	531	515	485	464	395	392	**6,601**	*435*	*7.1%*
2026	194	449	465	492	587	533	565	532	594	543	514	490	453	384	**6,795**	*194*	*2.9%*
2027P	194	577	477	493	520	615	566	606	565	622	565	526	513	476	**7,317**	*522*	*7.7%*
2028P	202	566	605	505	521	548	643	596	645	596	650	584	561	536	**7,757**	*440*	*6.0%*
2029P	209	614	592	634	531	547	574	673	635	675	626	671	610	587	**8,179**	*421*	*5.4%*
2030P	211	626	641	622	661	558	574	605	710	665	709	651	700	639	**8,572**	*394*	*4.8%*
2031P	215	668	659	677	655	693	591	610	646	746	702	744	686	735	**9,028**	*456*	*5.3%*
2032P	220	700	702	696	711	689	727	627	652	683	788	740	782	724	**9,441**	*413*	*4.6%*
2033P	224	729	733	737	728	743	721	762	667	687	723	824	776	818	**9,871**	*430*	*4.6%*
2034P	228	747	754	761	763	754	769	749	795	695	724	750	852	804	**10,145**	*274*	*2.8%*
2035P	234	763	765	776	779	781	772	789	777	815	726	743	770	871	**10,362**	*217*	*2.1%*
2036P	234	774	779	785	792	796	798	790	819	794	839	743	761	788	**10,491**	*129*	*1.2%*

ELEMENTARY CAMPUS ENROLLMENT PROJECTIONS (LOW)

Argyle ISD - Campus Projections (Low Scenario 3Q26)	Historical	Projected Fall Snapshot Enrollment									
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Argyle South Elementary		*Campus Functional Capacity = 850*									
Total Enrollment	774	639	649	690	738	801	864	926	996	1,045	1,104
Capacity Utilization	91%	75%	76%	81%	87%	94%	102%	109%	117%	123%	130%
Space Remaining	76	211	201	160	112	49	-14	-76	-146	-195	-254
Argyle West Elementary		*Campus Functional Capacity = 850*									
Total Enrollment	861	691	646	623	628	627	629	629	629	629	629
Capacity Utilization	101%	81%	76%	73%	74%	74%	74%	74%	74%	74%	74%
Space Remaining	-11	159	204	227	222	223	221	221	221	221	221
Hilltop Elementary		*Campus Functional Capacity = 750*									
Total Enrollment	752	601	587	585	602	629	663	699	732	752	760
Capacity Utilization	100%	80%	78%	78%	80%	84%	88%	93%	98%	100%	101%
Space Remaining	-2	149	163	165	148	121	87	51	18	-2	-10
Ruestmann Elementary		*Campus Functional Capacity = 850*									
Total Enrollment	898	774	773	789	786	817	852	874	854	846	842
Capacity Utilization	106%	91%	91%	93%	92%	96%	100%	103%	100%	100%	99%
Space Remaining	-48	76	77	61	64	33	-2	-24	-4	4	8
Elementary Totals		*Total Functional Elementary Capacity = 3,300*									
Total Enrollment	3,285	2,704	2,655	2,687	2,754	2,874	3,008	3,128	3,211	3,271	3,334
Capacity Utilization	100%	82%	80%	81%	83%	87%	91%	95%	97%	99%	101%
Space Remaining	15	596	645	613	546	426	292	172	89	29	-34

ELEMENTARY CAMPUS ENROLLMENT PROJECTIONS (MODERATE)

Argyle ISD - Campus Projections (Moderate Scenario 3Q26)	Historical	Projected Fall Snapshot Enrollment									
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Argyle South Elementary		*Campus Functional Capacity = 850*									
Total Enrollment	774	672	693	748	811	887	952	1,027	1,108	1,169	1,241
Capacity Utilization	91%	79%	82%	88%	95%	104%	112%	121%	130%	137%	146%
Space Remaining	76	178	157	102	39	-37	-102	-177	-258	-319	-391
Argyle West Elementary		*Campus Functional Capacity = 850*									
Total Enrollment	861	731	698	688	702	707	693	697	700	702	702
Capacity Utilization	101%	86%	82%	81%	83%	83%	82%	82%	82%	83%	83%
Space Remaining	-11	119	152	162	148	143	157	154	150	148	148
Hilltop Elementary		*Campus Functional Capacity = 750*									
Total Enrollment	752	634	633	641	667	706	735	776	815	846	866
Capacity Utilization	100%	85%	84%	85%	89%	94%	98%	103%	109%	113%	115%
Space Remaining	-2	116	117	109	83	44	15	-26	-65	-96	-116
Ruestmann Elementary		*Campus Functional Capacity = 850*									
Total Enrollment	898	811	823	852	862	909	939	978	978	978	978
Capacity Utilization	106%	95%	97%	100%	101%	107%	110%	115%	115%	115%	115%
Space Remaining	-48	39	27	-2	-12	-59	-89	-128	-128	-128	-128
Elementary Totals		*Total Functional Elementary Capacity = 3,300*									
Total Enrollment	3,285	2,848	2,847	2,928	3,042	3,210	3,319	3,478	3,601	3,695	3,787
Capacity Utilization	100%	86%	86%	89%	92%	97%	101%	105%	109%	112%	115%
Space Remaining	15	452	453	372	258	90	-19	-178	-301	-395	-487

INTERMEDIATE & MIDDLE SCHOOL CAMPUS ENROLLMENT PROJECTIONS (LOW)

Argyle ISD - Campus Projections (Low Scenario 3Q26)	Historical	Projected Fall Snapshot Enrollment									
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Argyle Intermediate		*Campus Functional Capacity = 600*									
Total Enrollment	380	342	334	320	299	307	321	335	347	358	365
Capacity Utilization	63%	57%	56%	53%	50%	51%	53%	56%	58%	60%	61%
Space Remaining	220	258	266	280	301	293	279	265	253	242	235
Ball Intermediate		*Campus Functional Capacity = 1,000*									
Total Enrollment		812	890	908	839	829	837	860	878	886	901
Capacity Utilization		81%	89%	91%	84%	83%	84%	86%	88%	89%	90%
Space Remaining		188	110	92	161	171	163	140	122	114	99
Intermeditate Totals		*Total Functional Intermediate Capacity = 1,600 w/ Argyle IS in Fall 2027*									
Total Enrollment	380	1,154	1,224	1,229	1,138	1,135	1,158	1,195	1,226	1,244	1,266
Capacity Utilization	63%	72%	76%	77%	71%	71%	72%	75%	77%	78%	79%
Space Remaining	220	446	376	371	462	465	442	405	374	356	334
Argyle Middle	*ampus Functional Capacity = 600 in 2026*			*500 in Fall 2027*			*600 in Fall 2029*				
Total Enrollment	516	377	368	382	379	381	368	378	389	392	388
Capacity Utilization	86%	75%	74%	64%	63%	63%	61%	63%	65%	65%	65%
Space Remaining	84	123	132	218	221	219	232	222	211	208	212
Gibson Middle		*Campus Functional Capacity = 1,200*									
Total Enrollment	773	799	838	875	948	973	913	900	894	899	920
Capacity Utilization	64%	67%	70%	73%	79%	81%	76%	75%	74%	75%	77%
Space Remaining	427	401	362	325	252	227	287	300	306	301	280
Middle School Totals	*Total Middle School Functional Capacity = 1,700 w/ Gibson MS in Fall 2027*							*Fall 2029 = 1,800*			
Total Enrollment	1,289	1,177	1,207	1,257	1,328	1,353	1,281	1,278	1,283	1,290	1,307
Capacity Utilization	72%	69%	71%	70%	74%	75%	71%	71%	71%	72%	73%
Space Remaining	511	523	493	543	472	447	519	522	517	510	493

INTERMEDIATE & MIDDLE SCHOOL CAMPUS ENROLLMENT PROJECTIONS

(MODERATE)

Argyle ISD - Campus Projections (Moderate Scenario 3Q26)	Historical	Projected Fall Snapshot Enrollment									
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Argyle Intermediate		*Campus Functional Capacity = 600*									
Total Enrollment	380	343	335	322	304	315	351	376	381	395	406
Capacity Utilization	63%	57%	56%	54%	51%	52%	59%	63%	63%	66%	68%
Space Remaining	220	257	265	278	296	285	249	224	219	205	194
Ball Intermediate		*Campus Functional Capacity = 1,000*									
Total Enrollment		815	892	911	855	864	945	987	966	987	1,017
Capacity Utilization		81%	89%	91%	85%	86%	95%	99%	97%	99%	102%
Space Remaining		185	108	89	145	136	55	13	34	13	-17
Intermeditate Totals		*Total Functional Intermediate Capacity = 1,600 w/ Argyle IS in Fall 2027*									
Total Enrollment	380	1,158	1,227	1,233	1,159	1,179	1,296	1,363	1,346	1,382	1,423
Capacity Utilization	63%	72%	77%	77%	72%	74%	81%	85%	84%	86%	89%
Space Remaining	220	442	373	367	441	421	304	237	254	218	177
Argyle Middle		*Campus Functional Capacity = 600 in 2026*		*500 in Fall 2027*		*600 in Fall 2029*					
Total Enrollment	516	379	375	393	387	383	372	383	415	432	428
Capacity Utilization	86%	76%	75%	66%	65%	64%	62%	64%	69%	72%	71%
Space Remaining	84	121	125	207	213	217	228	217	185	168	172
Gibson Middle		*Campus Functional Capacity = 1,200*									
Total Enrollment	773	804	850	889	961	985	937	942	1,007	1,033	1,016
Capacity Utilization	64%	67%	71%	74%	80%	82%	78%	78%	84%	86%	85%
Space Remaining	427	396	350	311	239	215	263	258	193	167	184
Middle School Totals		*Total Middle School Functional Capacity = 1,700 w/ Gibson MS in Fall 2027*					*Fall 2029 = 1,800*				
Total Enrollment	1,289	1,182	1,225	1,282	1,348	1,368	1,309	1,325	1,423	1,465	1,444
Capacity Utilization	72%	70%	72%	71%	75%	76%	73%	74%	79%	81%	80%
Space Remaining	511	518	475	518	452	432	491	475	377	335	356

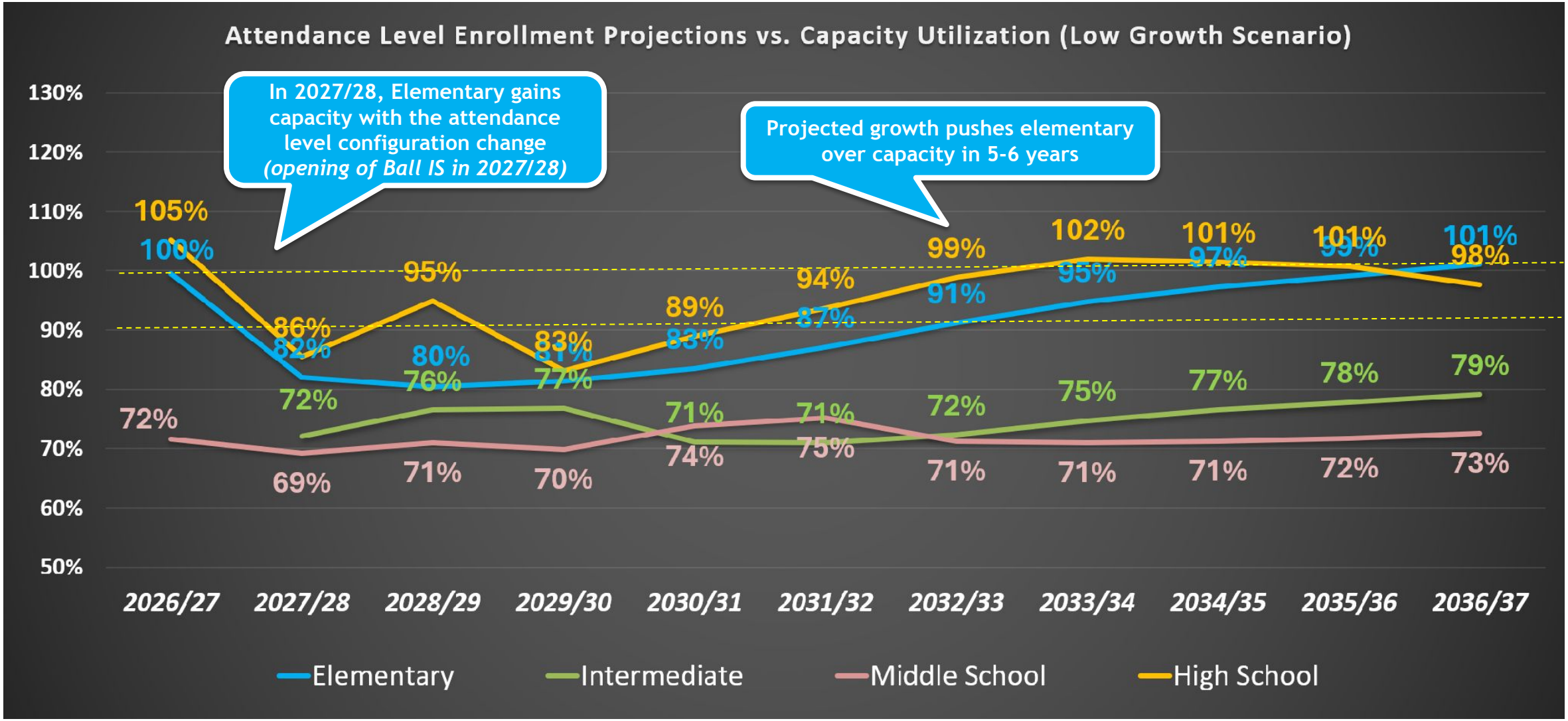
HIGH SCHOOL CAMPUS ENROLLMENT PROJECTIONS (LOW)

Argyle ISD - Campus Projections (Low Scenario 3Q26)	Historical	Projected Fall Snapshot Enrollment									
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Argyle High		Campus Functional Capacity = 1,750									
Total Enrollment	1,841	1,730	1,715	1,649	1,739	1,825	1,963	2,027	2,026	2,009	1,943
Capacity Utilization	105%	99%	98%	94%	99%	104%	112%	116%	116%	115%	111%
Space Remaining	-91	20	35	101	11	-75	-213	-277	-276	-259	-193
Legacy High		Campus Functional Capacity = 650 in Fall 2027 and 1,150 in Fall 2029									
Total Enrollment		323	563	763	840	892	905	931	916	912	890
Capacity Utilization		50%	87%	66%	73%	78%	79%	81%	80%	79%	77%
Space Remaining		327	87	387	310	258	245	219	234	238	260
High School Totals	Total High School Functional Capacity = 2,400 in 2027 and 2,900 w/ Legacy HS in 2029										
Total Enrollment	1,841	2,053	2,278	2,412	2,580	2,716	2,868	2,958	2,942	2,921	2,833
Capacity Utilization	105%	86%	95%	83%	89%	94%	99%	102%	101%	101%	98%
Space Remaining	-91	347	122	488	320	184	32	-58	-42	-21	67
District Totals (PK-12)	Total District Functional Capacity = 7,450 in 2026/27		9,000 in 2027/28		9,600 in 2029/30						
Total Enrollment	**6,795**	**7,088**	**7,364**	**7,585**	**7,799**	**8,079**	**8,315**	**8,559**	**8,662**	**8,726**	**8,741**
Capacity Utilization	**92%**	**79%**	**82%**	**75%**	**77%**	**80%**	**82%**	**84%**	**85%**	**86%**	**86%**
Space Remaining	**605**	**1,912**	**1,636**	**2,565**	**2,351**	**2,071**	**1,835**	**1,591**	**1,488**	**1,424**	**1,409**

HIGH SCHOOL CAMPUS ENROLLMENT PROJECTIONS (MODERATE)

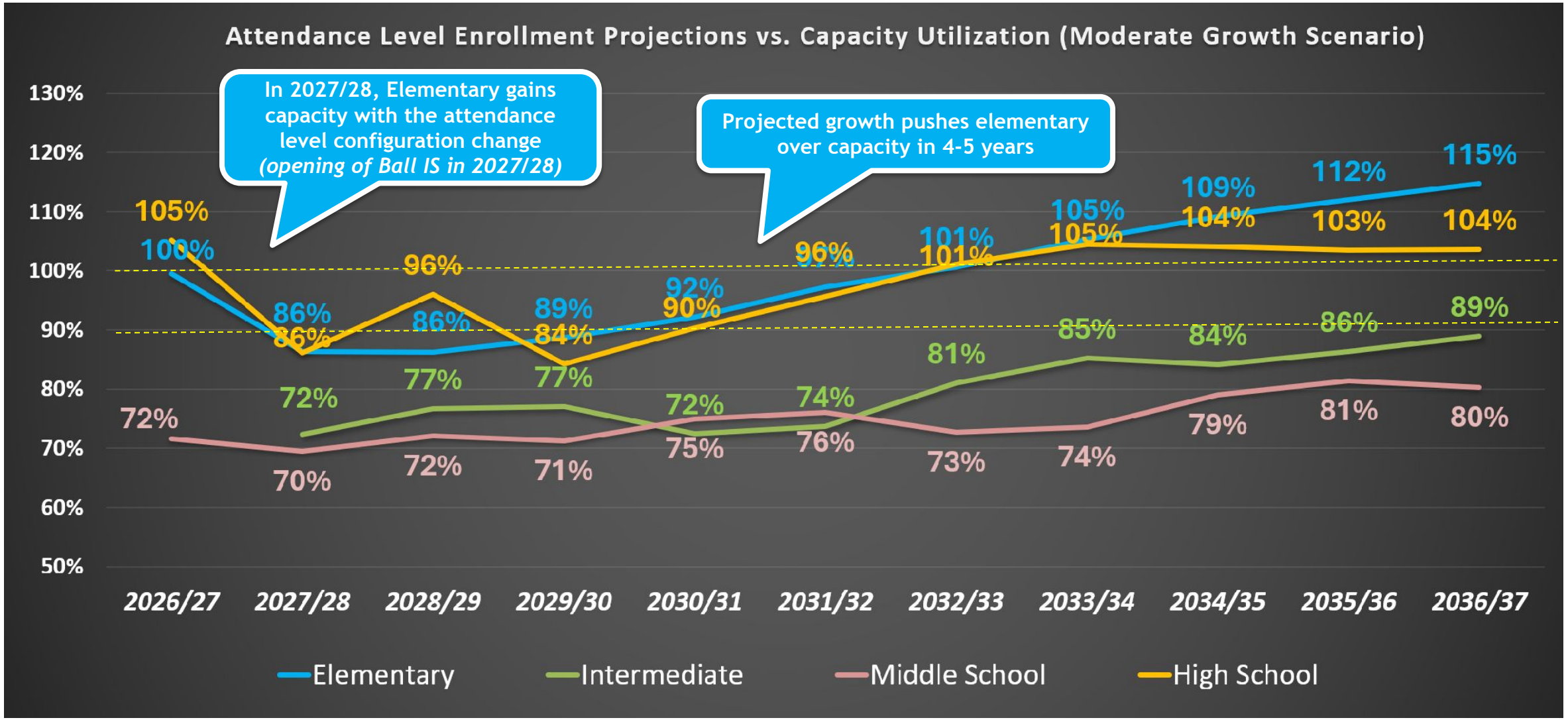
Argyle ISD - Campus Projections (Moderate Scenario 3Q26)	Historical	Projected Fall Snapshot Enrollment									
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Argyle High		Campus Functional Capacity = 1,750									
Total Enrollment	1,841	1,741	1,735	1,671	1,766	1,858	2,001	2,066	2,072	2,070	2,087
Capacity Utilization	105%	100%	99%	95%	101%	106%	114%	118%	118%	118%	119%
Space Remaining	-91	9	15	79	-16	-108	-251	-316	-322	-320	-337
Legacy High		Campus Functional Capacity = 650 in Fall 2027 and 1,150 in Fall 2029									
Total Enrollment		325	569	772	854	915	933	964	947	931	918
Capacity Utilization		50%	88%	67%	74%	80%	81%	84%	82%	81%	80%
Space Remaining		325	81	378	296	235	217	186	203	219	232
High School Totals	Total High School Functional Capacity = 2,400 in 2027 and 2,900 w/ Legacy HS in 2029										
Total Enrollment	1,841	2,066	2,304	2,443	2,620	2,773	2,934	3,031	3,018	3,001	3,005
Capacity Utilization	105%	86%	96%	84%	90%	96%	101%	105%	104%	103%	104%
Space Remaining	-91	334	96	457	280	127	-34	-131	-118	-101	-105
District Totals (PK-12)	Total District Functional Capacity = 7,450 in 2026/27	9,000 in 2027/28		9,600 in 2029/30							
Total Enrollment	**6,795**	**7,254**	**7,602**	**7,887**	**8,169**	**8,530**	**8,858**	**9,196**	**9,388**	**9,543**	**9,659**
Capacity Utilization	**87%**	**76%**	**80%**	**78%**	**81%**	**84%**	**88%**	**91%**	**93%**	**94%**	**96%**
Space Remaining	**1,005**	**2,246**	**1,898**	**2,213**	**1,931**	**1,570**	**1,242**	**904**	**712**	**557**	**441**

ATTENDANCE LEVEL CAPACITY UTILIZATION
LOW GROWTH FORECAST



Most attendance levels have the capacity to absorb projected growth in the near-term

ATTENDANCE LEVEL CAPACITY UTILIZATION
MODERATE GROWTH FORECAST



Most attendance levels have the capacity to absorb projected growth in the near-term



Argyle ISD

Fall 2026 Demographics Summary

Overview. Argyle ISD set another enrollment record in Fall 2026 with 6,795 PK-12 students, with growth every year since 2008. Enrollment has grown 56.6% (+2,457 students) over five years and 178% (+4,350) over ten. Growth slowed sharply, however: the +194 students (+2.9%) added in Fall 2026 was the smallest annual increase since 2014, and grades K–5 added just 8 students. Every attendance level still set a record, as did six grade levels (3rd, 5th, 7th, 8th, 9th and 11th), while kindergarten (449) fell as its capture rate dropped to a series low. Enrollment finished 221 below last year's moderate forecast, led by kindergarten (-73) and high school (-78). Scott Gibson Middle School opened in August 2026 for grades 7–8.

Student movement. Of 6,022 Fall 2025 KG–11th students, 502 (8.3%) left while 660 new students joined grades 1–12 (net +158). Most leavers (408) left with their entire household, so the district is losing some established Argyle families: Argyle mailing addresses accounted for 340 leavers (9.1% rate vs. 5.7% in Northlake). Another 94 left while siblings stayed, more likely reflecting private, charter or home-school choices. Resident students still rose 4.0% (+256).

Housing activity. New home construction in the district remains constrained by a shortage of available lots rather than by demand. From 4Q25–3Q26 builders recorded 369 starts and 350 closings (-53.8% YoY), the slowest annual pace since 2017/18, and the 68 closings in 3Q26 were the lowest quarterly total since 2017. Resale volume edged up: 415 pre-owned homes sold (+4% YoY) at a median of $705K as of Sept. 2026 (-1.4%), well above DFW's $380K. Ridge at Northlake (128 closings) and Harvest (86) led new-home activity; together these areas west of I-35W have produced nearly 1,600 new AISD students since 2022, while the district's central core and east side have clearly lost some Argyle families.

Development pipeline. Lot supply is rebuilding: 733 new lots were delivered over the past 12 months (still at a three-year high), leaving 859 vacant developed lots (27.9-month supply) and 1,037 lots under development. Roughly 6,200 single-family lots and 520 multifamily units are in-process or planned, including more than 4,000 future SF lots. High Plains at Furst Ranch is the next major growth engine (101 starts over the past year, 397 VDL, 607 future lots). SDS projects 375–500 closings in the district annually in the near term—2,264 homes over five years and near 4,800 over ten.

Enrollment projections. The Moderate scenario reaches 7,254 students in 2027/28, 7,887 by 2029/30, 8,530 by 2031/32 and 9,659 by 2036/37 (+2,864 over 10 years; High +3,696). The Low scenario reaches 7,088, 7,585, 8,079 and 8,741 in the same years (+1,946 over 10 years, about 3.5% a year over the next five). Even with Ball Intermediate opening in 2027/28, elementary exceeds capacity in 4–5 years under Moderate and 5–6 under Low. Fall 2026 came in 181 students below even last year's Low scenario; if family departures and school-choice losses continue, enrollment will likely track closer to the Low Scenario.

Bottom line. Argyle ISD has shifted from rapid to moderate growth, held back near-term by limited lot supply and softer kindergarten through 2nd grade and high school enrollment, and the loss of some established Argyle families to moves and school choice, rather than by housing demand. With more than 1,000 lots under development and over 4,000 future lots planned, growth should continue, with elementary capacity the main issue to watch.

School District Strategies

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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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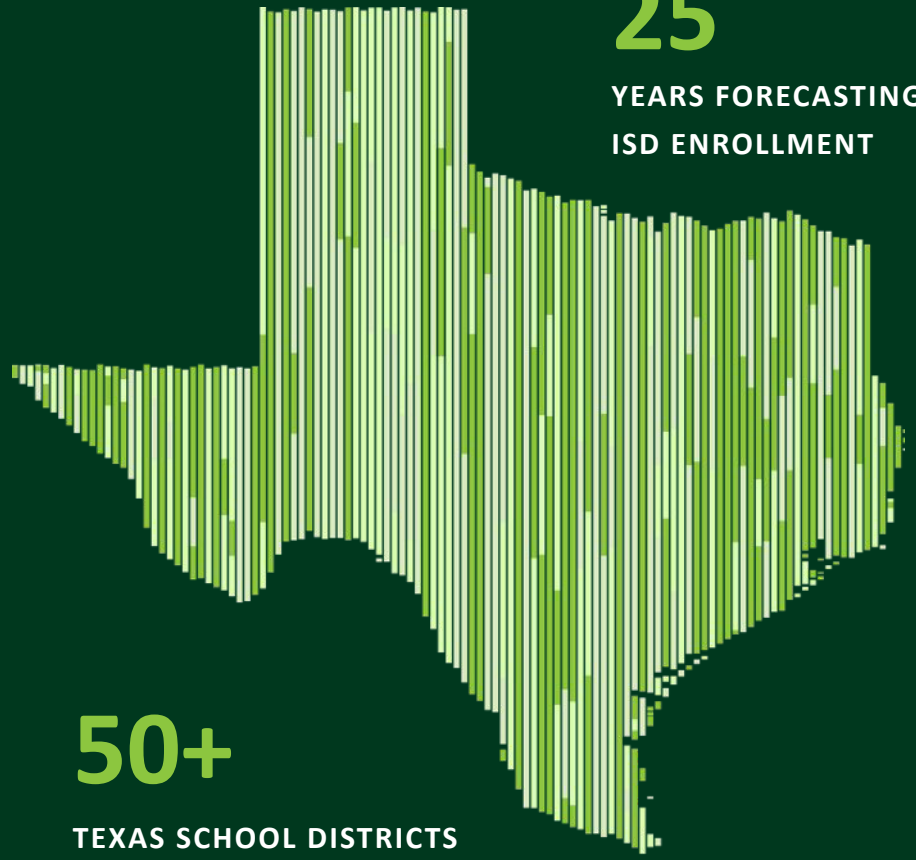

25

YEARS FORECASTING ISD ENROLLMENT

50+

TEXAS SCHOOL DISTRICTS SERVED

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