Maypearl ISD

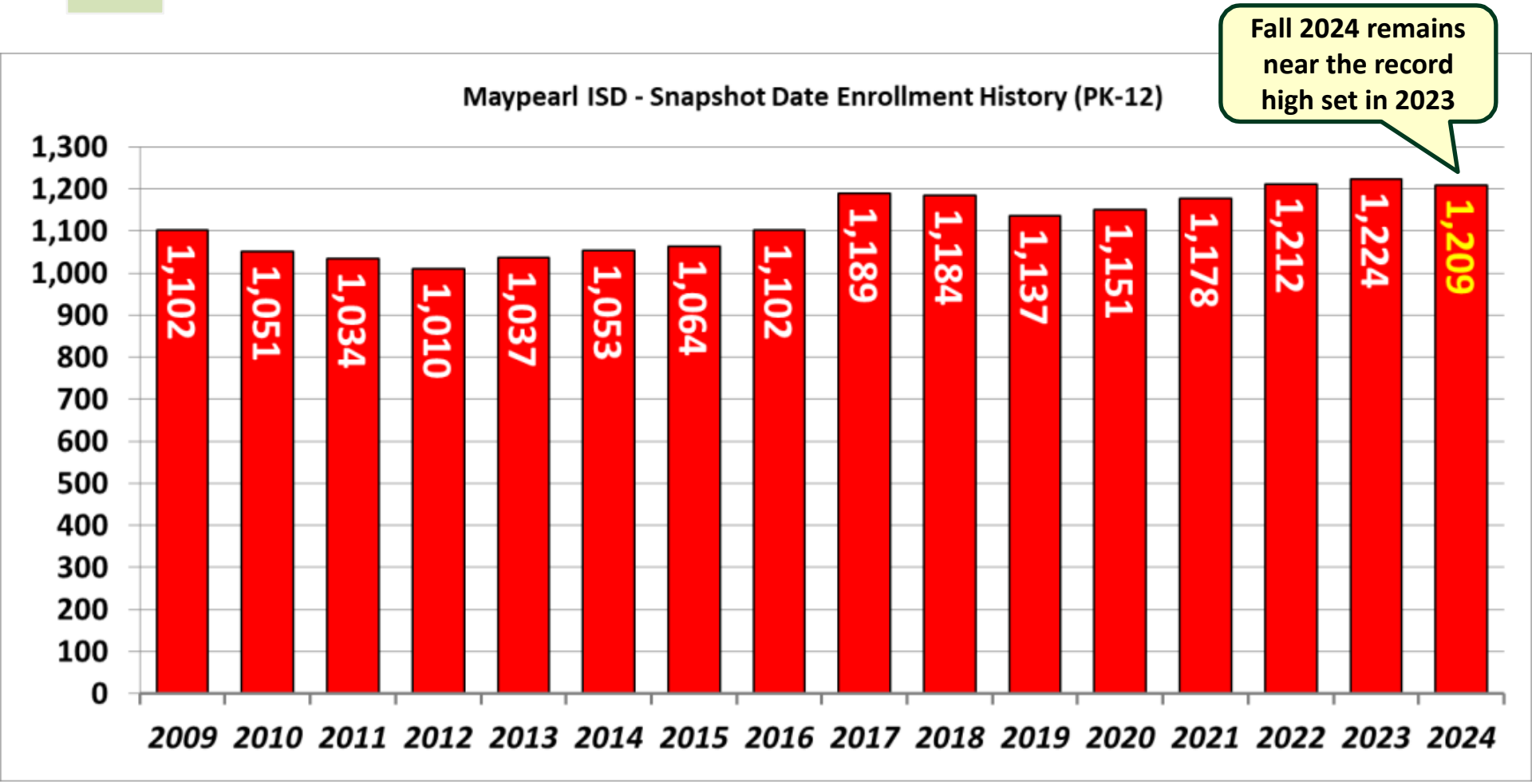
District Demographics Update

2024/25

School District Strategies

Solutions Through Demographics

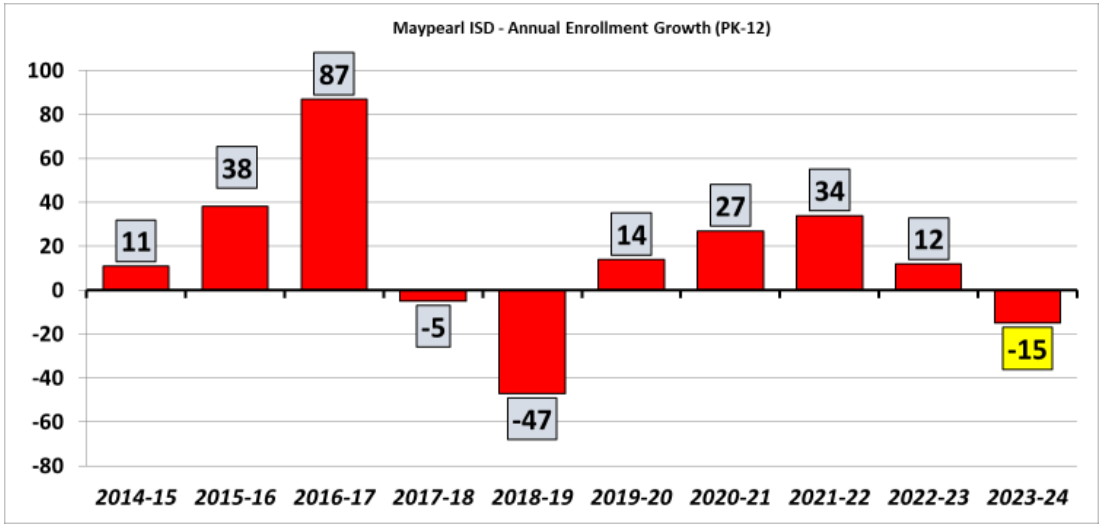
MAYPEARL ISD ENROLLMENT HISTORY (PK-12):

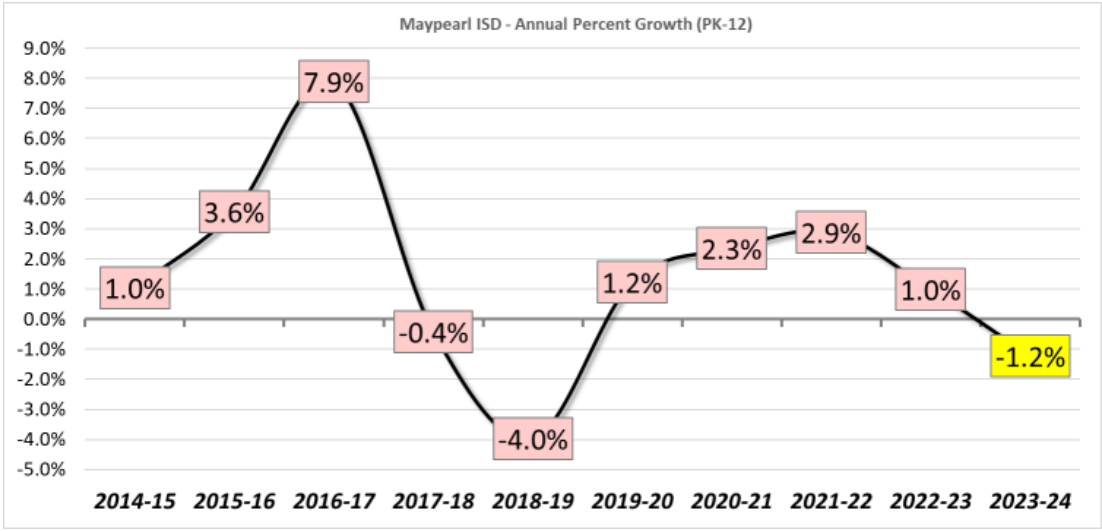


- District enrollment as of the Fall 2024 snapshot date (10-25-24) was a near record 1,209 students

MISD ENROLLMENT HISTORY: ANNUAL GROWTH

- MISD enrollment has increased 7 out-of-the past 10 years
- 3-year average annual growth rate is now +0.9%
- 5-year average annual growth rate is +1.2%
- Total enrollment in 2024 was off 1.2% compared to 2023's record high (down 15 students)





MAYPEARL ISD: 2024 UPDATE

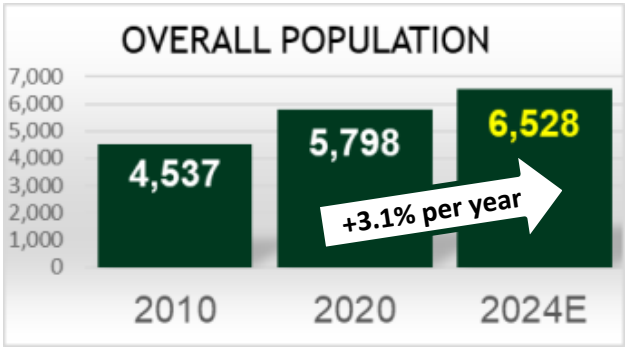
Maypearl ISD's overall population in 2024 is estimated to be 6,528 (+12.6% since 2020 Census)

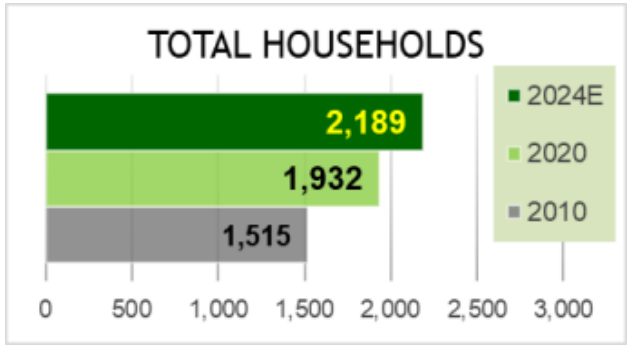
In 2024, MISD is estimated to have 2,189 total households (+13.3% since 2020 Census)

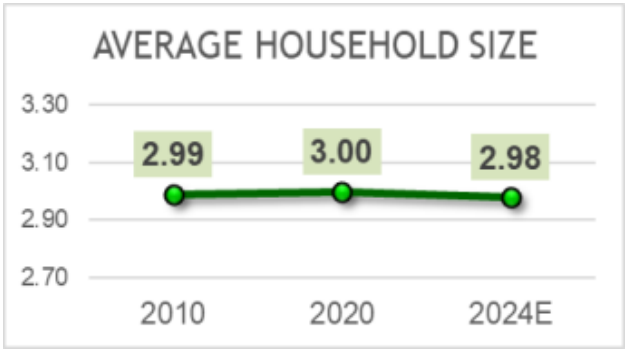
The average household size in MISD remains level near 3.0

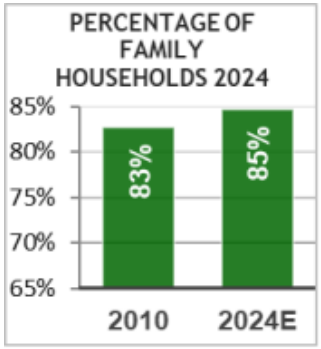
85% of the district's households own/have a mortgage on their home

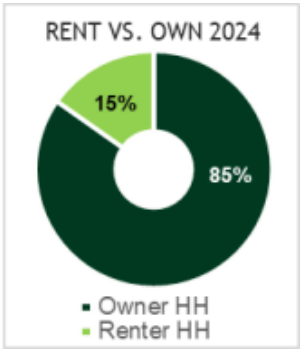
Source: US Census Bureau and Esri

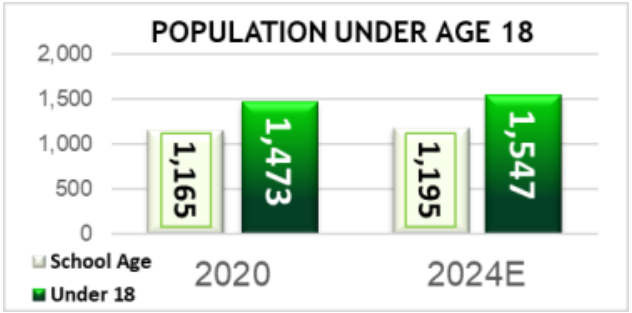










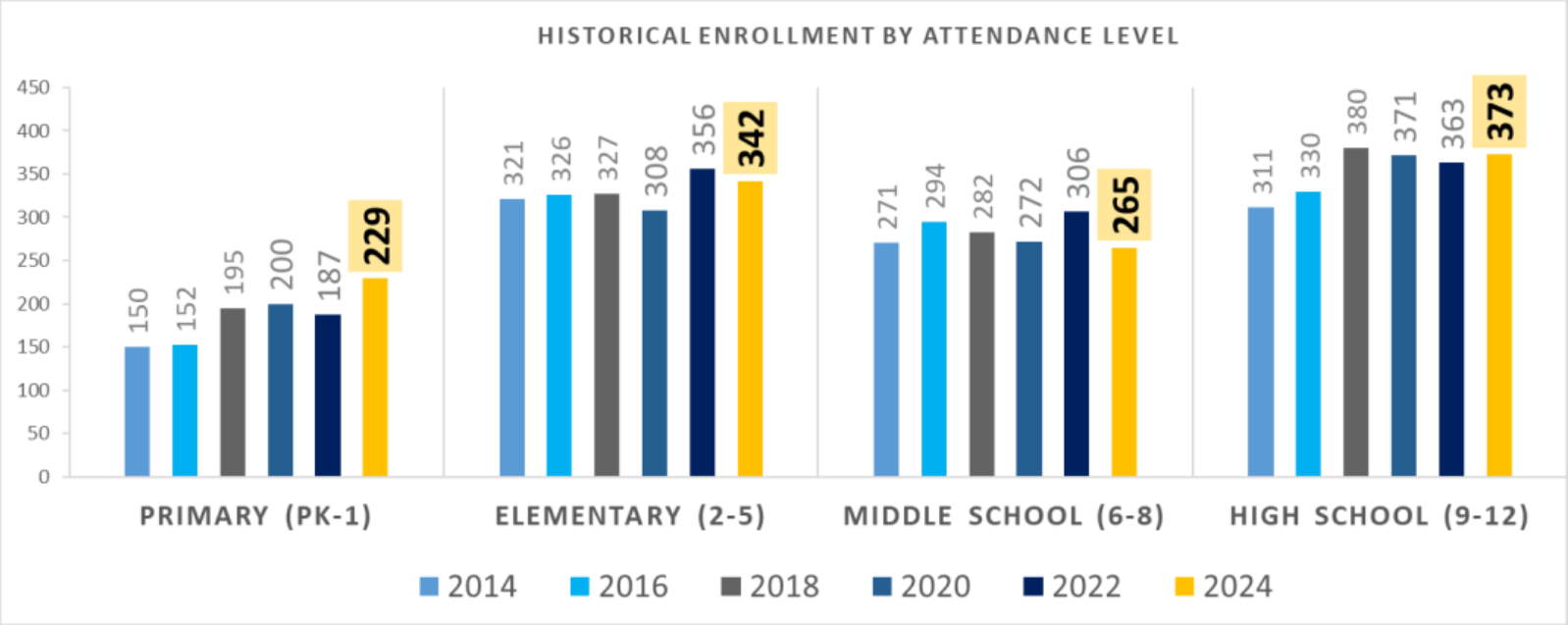


Under Age 18:

2024 estimates have the district's younger population growing at an average pace of 1.3% per year since 2020

SDS

MAYPEARL ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL



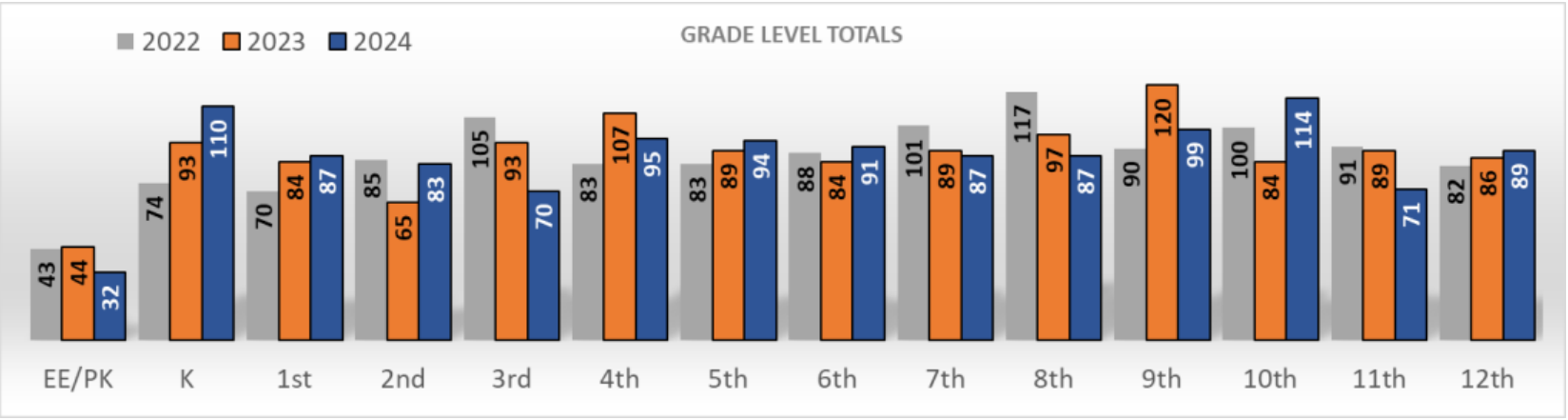
	Elementary PK-1st			Elementary 2-5			MIDDLE 6-8			High 9-12			District		
Year (Fall)	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment EE-12	Annual Growth	Percent Change
2019	191	-4	-2.1%	310	-17	-5.2%	263	-19	-6.7%	373	-7	-1.8%	**1,137**	-47	-4.0%
2020	200	9	4.7%	308	-2	-0.6%	272	9	3.4%	371	-2	-0.5%	**1,151**	14	1.2%
2021	181	-19	-9.5%	338	30	9.7%	287	15	5.5%	372	1	0.3%	**1,178**	27	2.3%
2022	187	6	3.3%	356	18	5.3%	306	19	6.6%	363	-9	-2.4%	**1,212**	34	2.9%
2023	221	34	18.2%	354	-2	-0.6%	270	-36	-11.8%	379	16	4.4%	**1,224**	12	1.0%
2024	229	8	3.6%	342	-12	-3.4%	265	-5	-1.9%	373	-6	-1.6%	**1,209**	-15	-1.2%

MISD ENROLLMENT HISTORY: GROWTH BY GRADE LEVEL

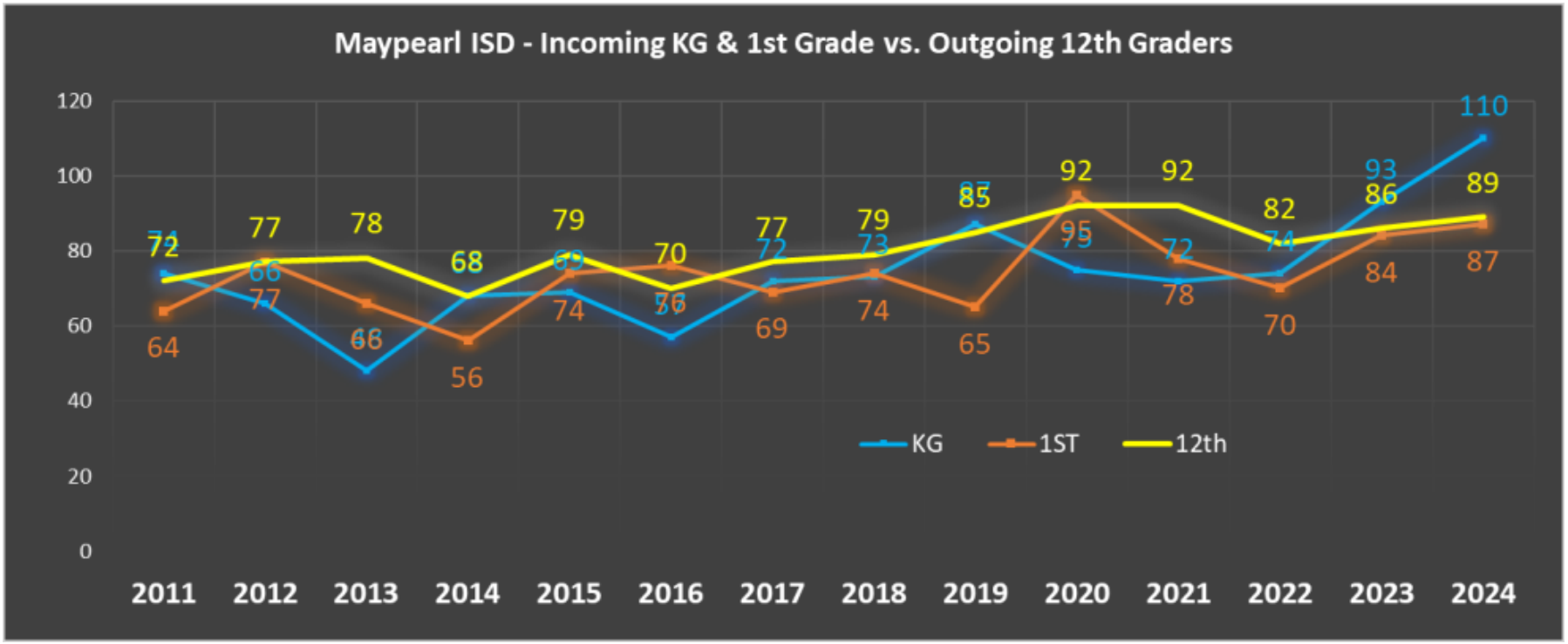
Record Enrollment

SDS

	PRIMARY			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	24	80	90	68	82	84	75	93	91	96	93	77	73	76	**1,102**		
2010	22	61	81	87	67	80	82	74	94	83	89	85	73	73	**1,051**	*-51*	*-4.6%*
2011	28	74	64	80	81	65	82	81	71	94	73	86	83	72	**1,034**	*-17*	*-1.6%*
2012	26	66	77	62	84	89	61	87	80	75	81	66	79	77	**1,010**	*-24*	*-2.3%*
2013	32	48	66	84	60	91	102	65	92	90	74	88	67	78	**1,037**	*27*	*2.7%*
2014	26	68	56	68	82	71	100	102	75	94	83	75	85	68	**1,053**	*16*	*1.5%*
2015	25	69	74	57	79	78	75	97	107	80	88	85	71	79	**1,064**	*11*	*1.0%*
2016	19	57	76	77	69	83	97	77	105	112	85	93	82	70	**1,102**	*38*	*3.6%*
2017	38	72	69	88	80	75	93	101	90	109	113	94	90	77	**1,189**	*87*	*7.9%*
2018	48	73	74	72	90	87	78	94	99	89	105	105	91	79	**1,184**	*-5*	*-0.4%*
2019	39	87	65	71	71	83	85	73	94	96	84	101	103	85	**1,137**	*-47*	*-4.0%*
2020	30	75	95	68	69	84	87	100	80	92	102	84	93	92	**1,151**	*14*	*1.2%*
2021	31	72	78	100	77	79	82	94	112	81	98	104	78	92	**1,178**	*27*	*2.3%*
2022	43	74	70	85	105	83	83	88	101	117	90	100	91	82	**1,212**	*34*	*2.9%*
2023	44	93	84	65	93	107	89	84	89	97	120	84	89	86	**1,224**	*12*	*1.0%*
2024	32	110	87	83	70	95	94	91	87	87	99	114	71	89	**1,209**	*-15*	*-1.2%*

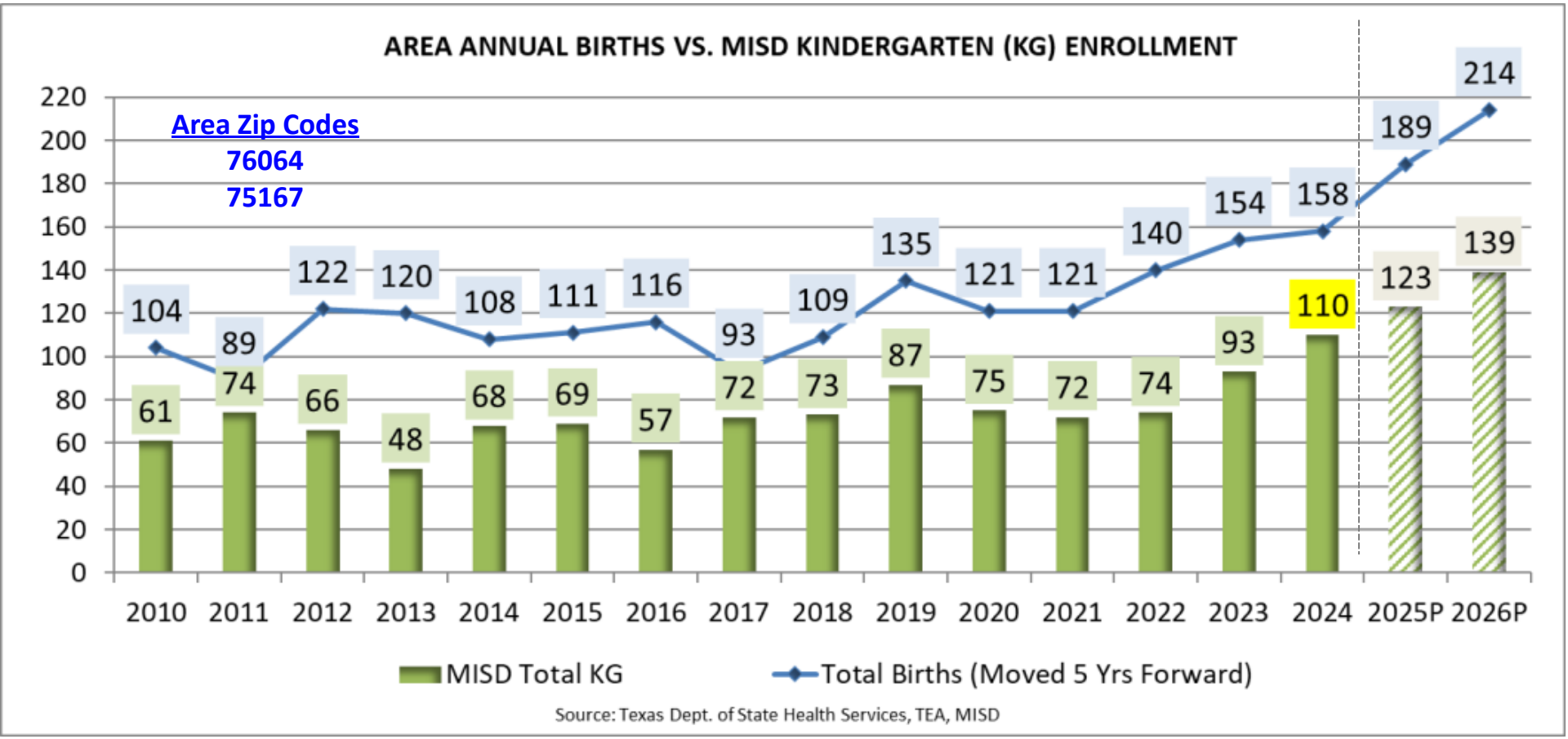


MAYPEARL ISD
INCOMING KG & 1ST GRADE OUTGOING 12TH GRADE STUDENTS



- Over the past two years, Kindergarten enrollment has moved past 12th grade enrollment, which begins to position the district for faster growth

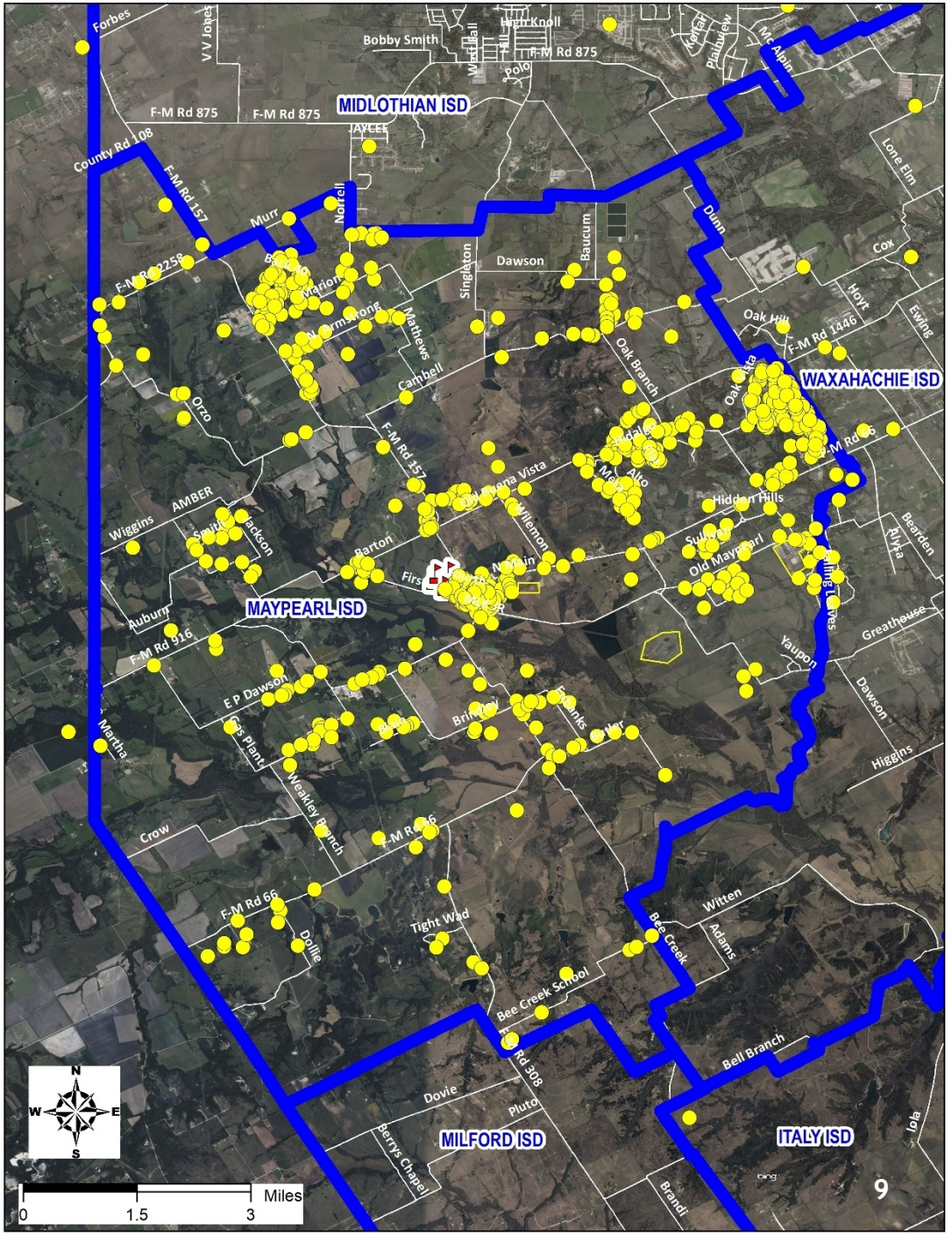
BIRTH RATE VS. KINDERGARDEN ENROLLMENT



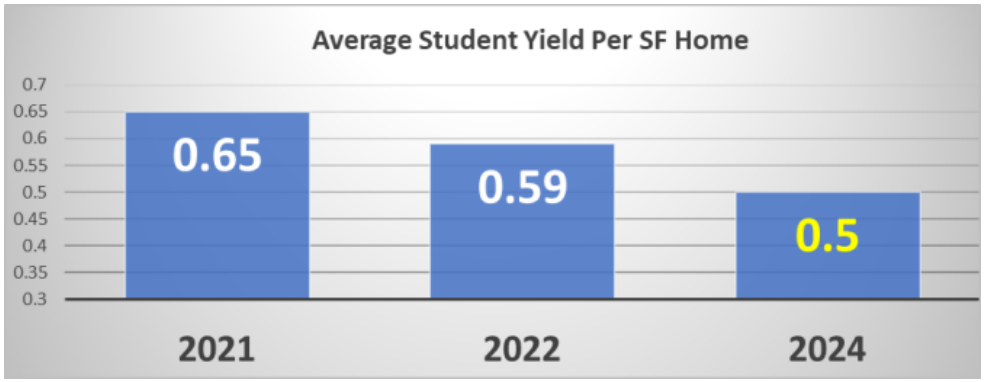
- Local birth rate has increased for five consecutive years (2017-2021) and reaches a record high in 2021; positioning kindergarten enrollment for continued growth in 2025 and 2026

MAYPEARL ISD STUDENT GEO-CODING 2024/25

- *1,187 students geo-coded in January 2025*
- *91% of enrolled students live within the district boundary (1,078 students)*
- *9% transfer in*



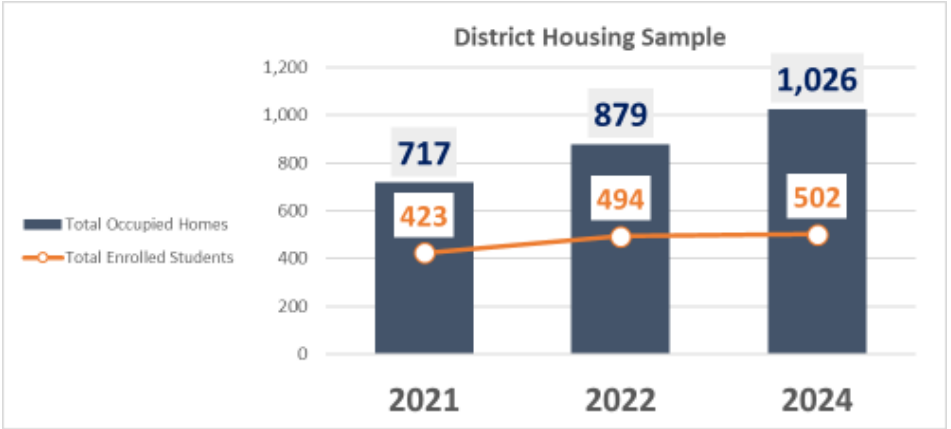
MAYPEARL ISD STUDENT YIELDS ANALYSIS 2024/25



AVG. YIELD BY LEVEL

	PK-1st	ES 2-5	MS 6-8	HS 9-12
2024	0.13	0.13	0.11	0.16
2022	0.11	0.18	0.15	0.18
2021	0.13	0.20	0.20	0.17

- *District is currently seeing an average of 0.50 enrolled students per SF home*
- *Subdivisions with new construction produced growth with a higher average yield of 0.54, but several existing subdivisions saw their enrolled student numbers decline since 2022, resulting in the overall yield declining from 0.59 to 0.50*



MAYPEARL ISD STUDENT YIELDS ANALYSIS 2024/25

Subdivision Name	Occupied Homes	Total Students	Students PHH	EE-1st	2nd-5th	6th-8th	9th-12th	Primary Per HH	Elem Per HH	Middle Per HH	High Per HH
Allison Addition & Tree Hill Est.	20	18	0.90	1	6	3	8	0.05	0.30	0.15	0.40
Bluestem Hills	49	23	* **0.47**	12	6	1	4	0.24	0.12	0.02	0.08
Byrum Acres	6	6	* **1.00**	2	3	0	1	0.33	0.50	0.00	0.17
Chambers Creek	33	20	0.61	4	5	4	7	0.12	0.15	0.12	0.21
Country Acres	45	22	0.49	7	5	4	6	0.16	0.11	0.09	0.13
Creekview Hills	22	10	0.45	2	2	2	4	0.09	0.09	0.09	0.18
Cross Fence at Oak Vista	165	97	* **0.59**	23	29	27	18	0.14	0.18	0.16	0.11
Eyrie Meadows	52	23	* **0.44**	2	12	2	7	0.04	0.23	0.04	0.13
Granda Casa Ranchitos #4	43	21	0.49	4	5	3	9	0.09	0.12	0.07	0.21
Grande Casa Ranchitos #3	36	6	0.17	3	1	0	2	0.08	0.03	0.00	0.06
Greystone Estates	3	2	* **0.67**	2	0	0	0	0.67	0.00	0.00	0.00
J Rhodes Addition	12	3	0.25	0	1	2	0	0.00	0.08	0.17	0.00
Matthews Farms	21	5	* 0.24	2	1	0	2	0.10	0.05	0.00	0.10
Maypearl Hidden Hills	52	13	* **0.25**	3	7	2	1	0.07	0.36	0.46	0.18
McGregor Estates	30	17	0.57	2	3	6	6	0.07	0.10	0.20	0.20
Morgan Creek	17	11	0.65	4	1	3	3	0.24	0.06	0.18	0.18
Oak Branch Ranch Estates	56	11	0.20	1	2	3	5	0.02	0.04	0.05	0.09
Oak Vista Estates & Taylor Ridge	85	39	0.46	9	7	10	13	0.11	0.08	0.12	0.15
Oaks at Cedar Glen	7	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00
Ranchview Estates	70	47	0.67	10	11	11	15	0.14	0.16	0.16	0.21
Spanish Grant I	95	47	0.49	8	18	11	10	0.08	0.19	0.12	0.11
Spanish Grant II	46	23	0.50	7	3	6	7	0.15	0.07	0.13	0.15
Thunder Ridge	22	10	* **0.45**	2	5	2	1	0.09	0.23	0.09	0.05
West Country Meadows 1 & 3	35	25	0.71	7	5	2	11	0.20	0.14	0.06	0.31
Woodard Farms	4	3	* **0.75**	0	0	1	2	0.00	0.00	0.25	0.50
								Average			
Totals	**1,026**	**502**		**117**	**138**	**105**	**142**	**0.13**	**0.13**	**0.11**	**0.16**
	District Average	**0.50**						**PK-5 =**	**0.27**		

- ***Many active subdivisions are producing strong elementary yields (0.37 average)***

DFW HOUSING MARKET CONDITIONS 4Q24

A 'Head Fake' on Declining Mortgage Rates, But Traffic and Sales Persist

- With September 18 Fed Fund rate cut, 30-Yr mortgage rate falls to 6.08%, but September-October jobs reports push rate back up, rising to 7% level by YE
- Nonetheless, builders report that there is still traffic, but buyer has no urgency
- Builders that are hitting monthly target sales goals are having to not only utilize 'rate buy-downs', but other discounts and incentives as well
- An accumulation of unsold finished specs in 4Q24 compounds the challenge
- Market is a 'grind'; builders focus on blocking and tackling issues, renewed sales training
- Builders continue to push growth plans

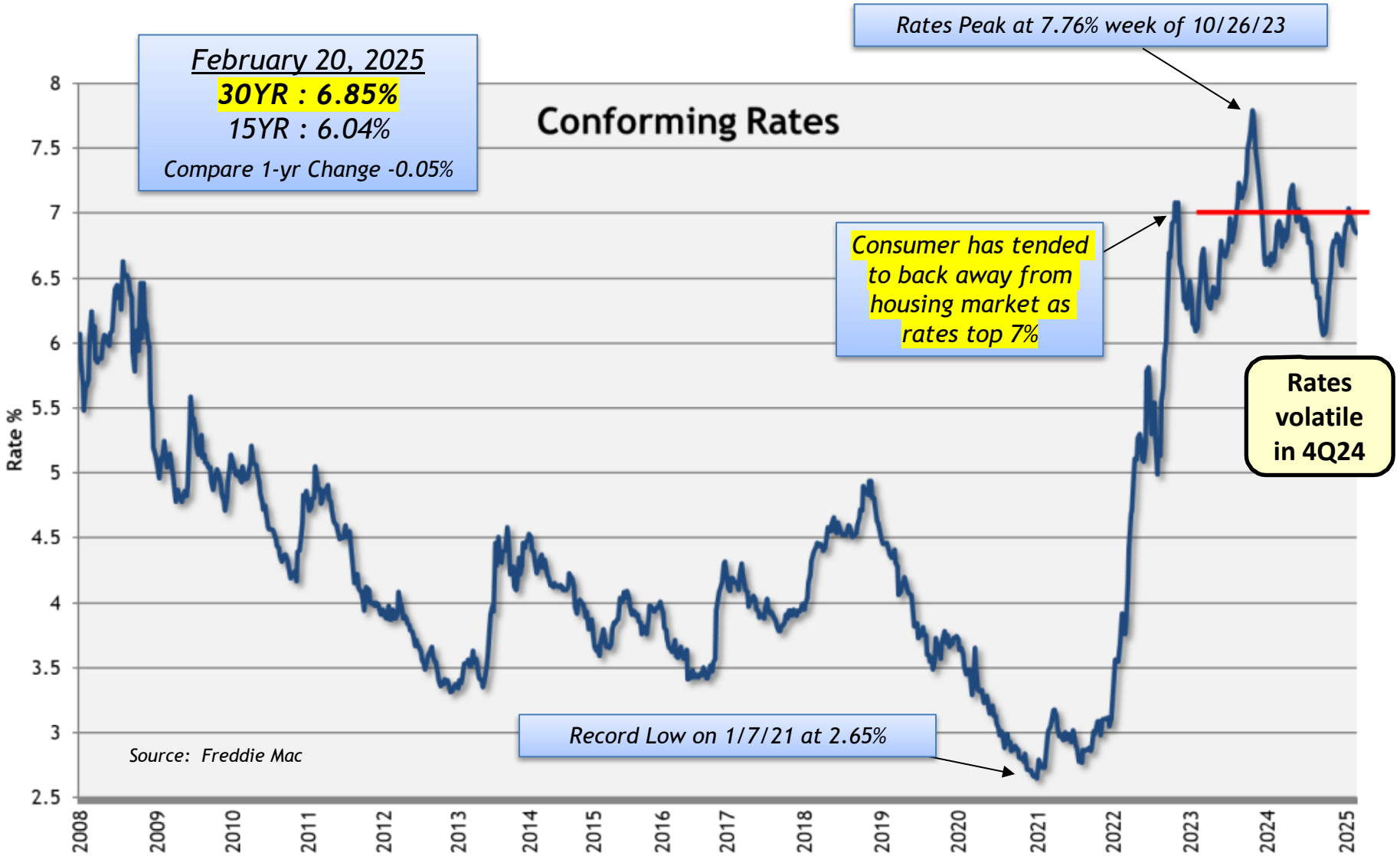
Weaker Job Formation Noticeable

- Current 67.8K pace below 100K needed—white collar job formation lower
- Hope is that Trump presidency brings jobs more quickly

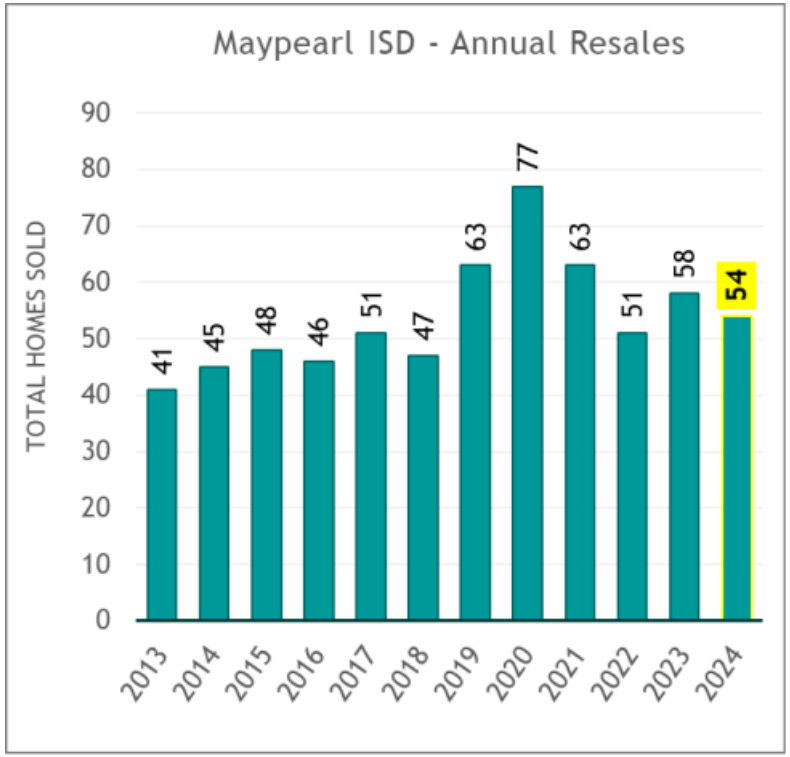
2025 Outlook

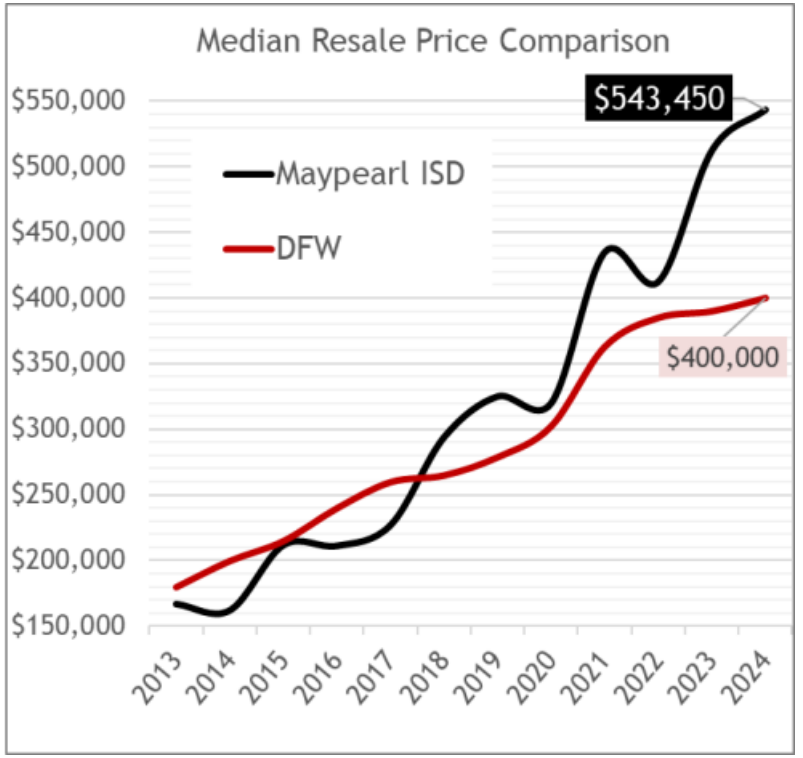
- Declining mortgage rates are happening more slowly than originally expected
- A 30-year mortgage rate near 6% would ensure a vibrant '25 Spring sales market
- Primary question is how far and how fast will rates decline—and will this be enough to sustain buyer demand until annual job growth climbs back over 100K?
- What does a Trump presidency hold for the housing industry?
- Existing home market will not 'unlock until 30-year rate drops to 5.5%. This appears increasingly unlikely
- Current market outlook is for static to declining prices for both new and existing homes

30-YEAR MORTGAGE RATE



MAYPEARL ISD PRE-OWNED HOME SALES





Source: NTREIS, SF Detached, Non-builder sales only

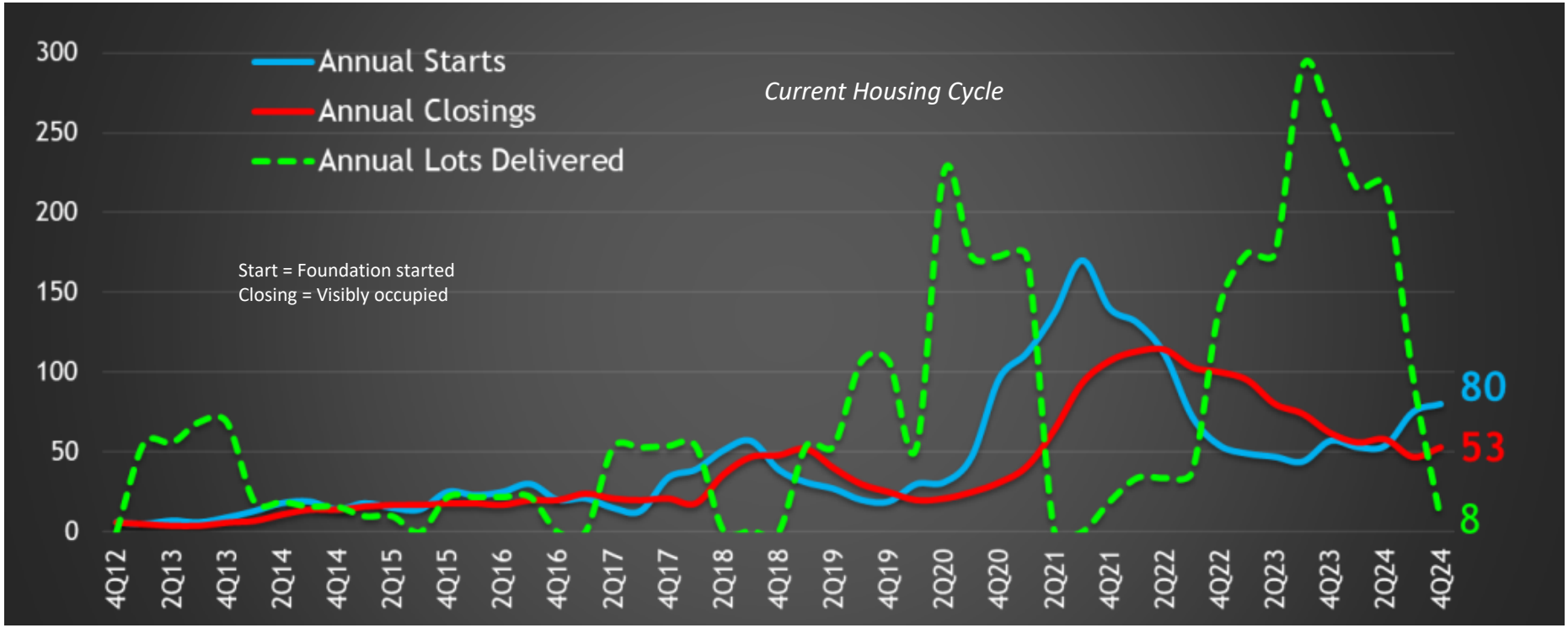
- Higher mortgage rate environment continues to impact existing home sales across the DFW market and in Maypearl ISD
- 54 pre-owned homes sold in the district during the 2024 calendar year (flat since 2021)
- MISD's median resale sold price as of 4Q24 was a record $543,450 *(+6.0% YoY)*
- DFW's median pre-owned sold price as of Dec. 2024 was $400K *(+2.6% YoY)*

MAYPEARL ISD
ANNUAL NEW HOME ACTIVITY

Annual Pace 1Q24-4Q24 and Year-Over-Year Change

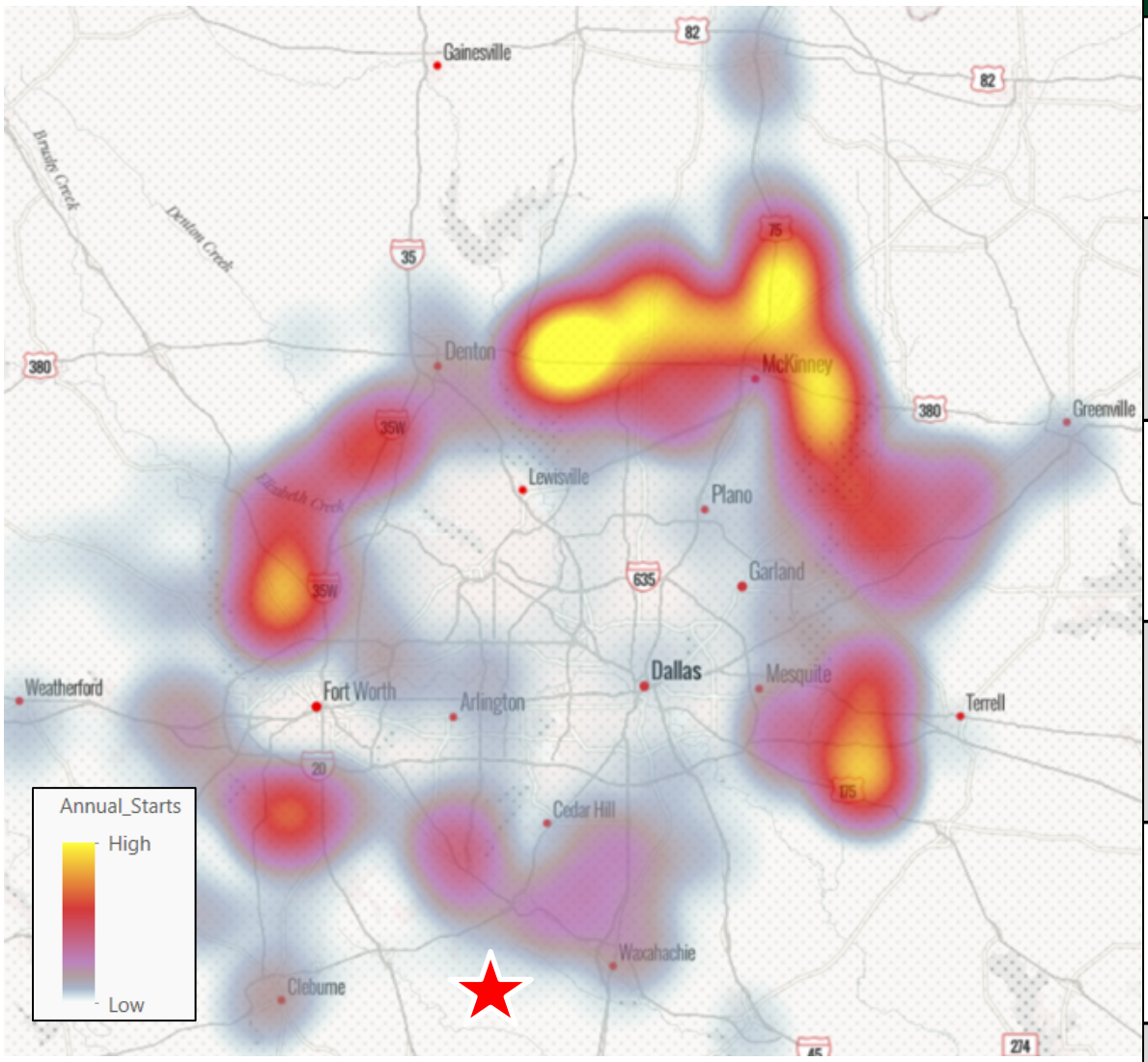
80 Starts: +40.4%

53 Closings: -14.5%



- New homebuilders produced 80 new home starts during 2024 (+40.4% vs. 2023)
- Annual closings ended the year at 53 total home occupied (-14.5% YoY)
- After a very active 2023, developers delivered 8 new residential lots in Maypearl ISD during the 2024 calendar year

NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 2024



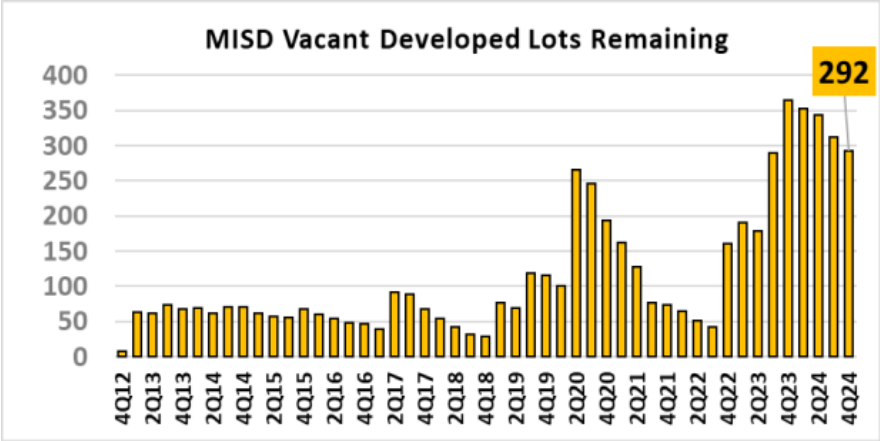
Rank	District	Annual Starts	Annual Closings
1	**Northwest**	**3,401**	**3,870**
2	**McKinney**	**2,488**	**3,227**
3	**Denton**	**2,271**	**3,031**
4	**Prosper**	**2,403**	**2,891**
5	**Princeton**	**3,362**	**2,862**
6	Eagle Mtn-Saginaw	1,746	2,151
7	Forney	1,926	2,093
8	Crandall	1,967	1,615
9	Celina	2,222	1,517
10	Crowley	1,794	1,479
11	Dallas	975	1,349
12	Aubrey	1,323	1,293
13	Anna	1,753	1,270
14	Community	1,710	1,261
15	Royse City	1,049	1,232
16	Midlothian	1,039	1,130
17	Melissa	1,083	1,065
18	Garland	741	1,045
19	Frisco	1,378	1,023
20	Rockwall	1,115	950
21	Argyle	753	908
22	Mansfield	1,151	893
23	Waxahachie	788	701
24	Ft. Worth	692	658
25	Little Elm	958	598
26	Mesquite	755	586
79	**Maypearl**	**80**	**53**

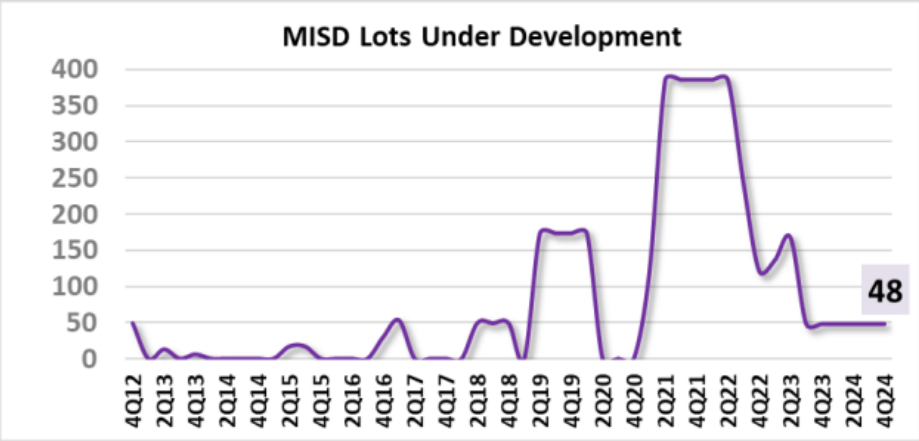
MAYPEARL ISD TOP PRODUCING NEW HOME SUBDIVISIONS *(Ranked by Annual Closings 1Q24-4Q24)*

Rank	Subdivision	Annual Starts	Annual Closings	Top Builder (s)	Occupied Homes	Inventory (UC, FV, Models)	Vacant Developed Lots	Future Planned Lots
1	Matthews Farms	32	26	Elmwood, Canyon Creek, Brickman, Dunhill	28	26	67	0
2	Thunder Ridge	8	7	Tree Hill	24	6	29	0
3	Cross Fence at Oak Vista	4	6	Canyon Creek, Country Villa, Texas Heritage	166	3	4	0
4	Maypearl Farms	0	4	Carnegie	4	2	0	0
5	Eyrie Meadows	1	3	Elmwood Custom, Canyon Creek	52	1	0	0
6	Brahman Ranch	22	2	WSG, Bridge, Jaminez, Lillian	2	26	93	1,290
7	Maypearl Hidden Hills	0	2	Todd Dennis	52	0	4	0
8	Byrum Acres	5	1	Killian, Canyon Creek	6	7	0	2
9	Bluestem Hills	0	1	Carnegie	49	0	0	0
10	Greystone Estates	0	1	Greystone Creek	3	5	7	0
11	Byrum Ranch	6	0	Elmwood	0	6	66	0

- *Majority of new homes being built in the district continue to be move-up homes with base pricing from $400-700K*

MAYPEARL ISD RESIDENTIAL LOT INVENTORY 4Q24



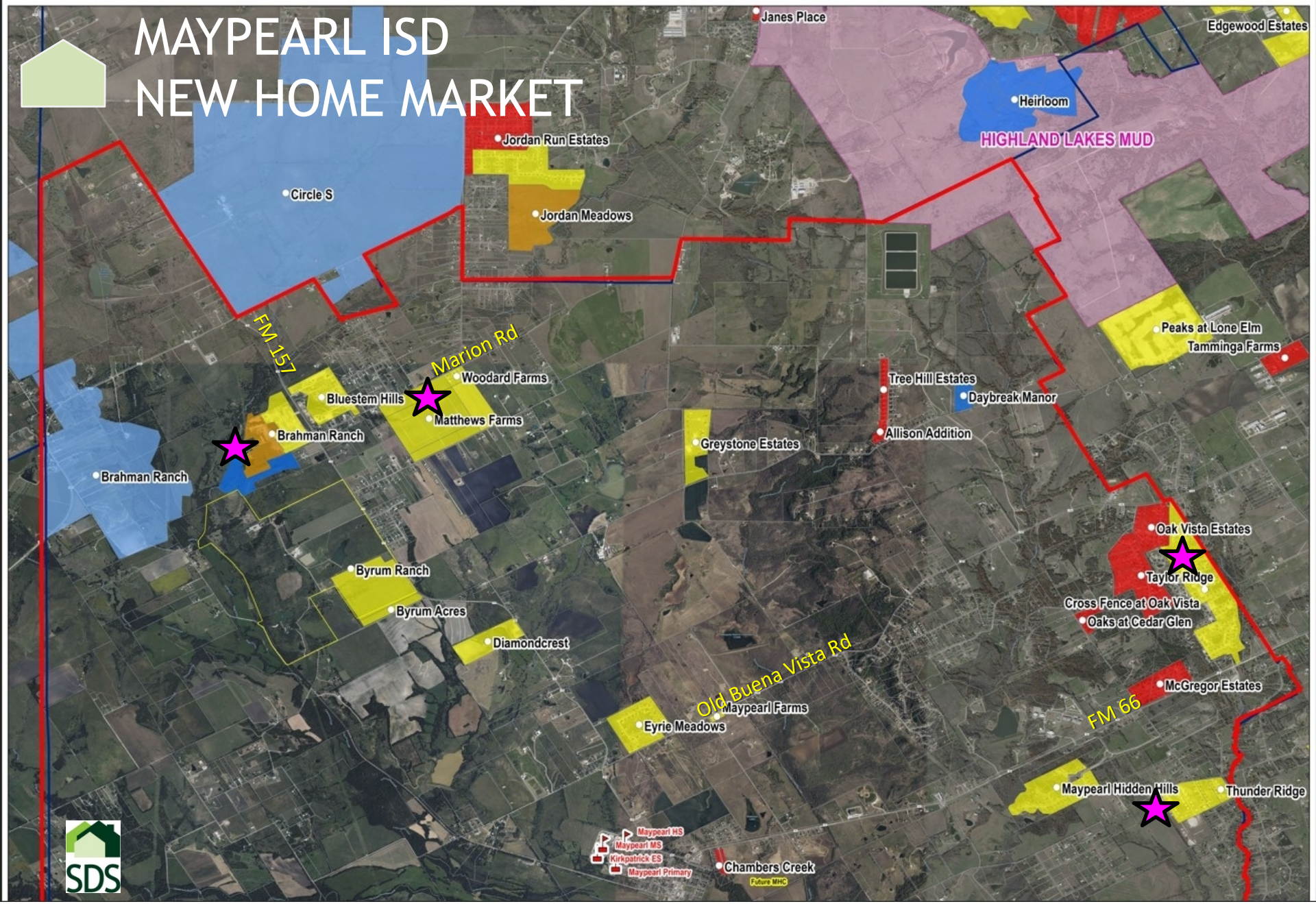


Current Inventory: 84 total SF homes in-process (not occupied)

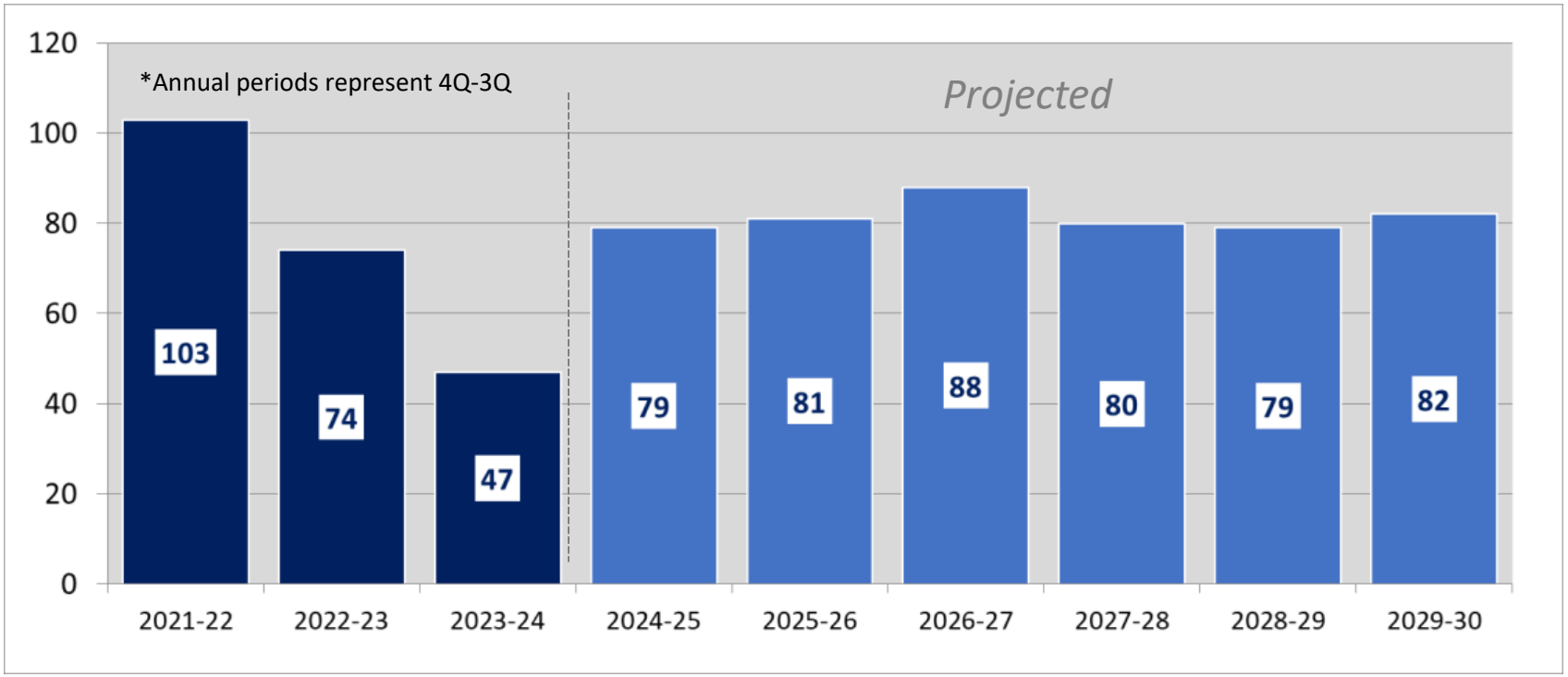
Vacant Developed Lots: 292 vacant developed lots as of Dec. 2024

Lots Under Development: 48 lots are currently under development

Future Lots: Over 1,300 future SF lots are planned in MISD as of 4Q24


MAYPEARL ISD
NEW HOME MARKET
Janes Place
Edgewood Estates
Heirloom
HIGHLAND LAKES MUD
Jordan Run Estates
Circle S
Jordan Meadows
FM 157
Marion Rd
Peaks at Lone Elm
Tamminga Farms
Woodard Farms
Tree Hill Estates
Daybreak Manor
Bluestem Hills
Matthews Farms
Brahman Ranch
Allison Addition
Greystone Estates
Brahman Ranch
Oak Vista Estates
Taylor Ridge
Byrum Ranch
Cross Fence at Oak Vista
Oaks at Cedar Glen
Byrum Acres
Diamondcrest
Old Buena Vista Rd
McGregor Estates
Maypearl Farms
FM 66
Eyrie Meadows
Maypearl Hidden Hills
Thunder Ridge
Maypearl HS
Maypearl MS
Kirkpatrick ES
Maypearl Primary
Chambers Creek
Future MHC
SDS

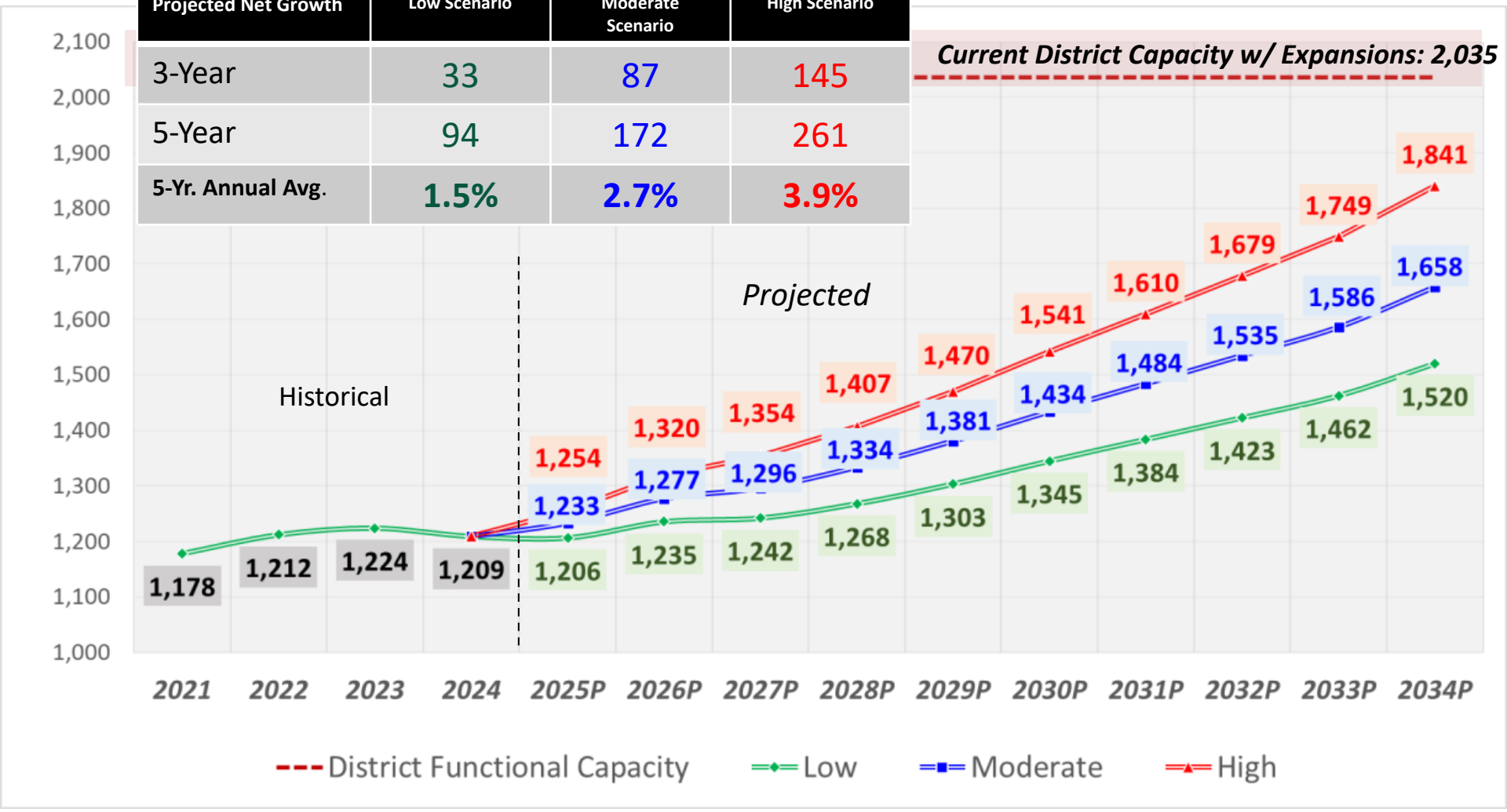
MISD NEW HOME CONSTRUCTION FORECAST



- New home closings in the district are expected to remain near 80-90 homes per year through the next five years
- MISD could see approximately 407 new homes occupied over the next five years
- By 2030, the district could potentially see nearly 500 new homes occupied
- At an average yield of 0.54, the new home production would add about 220 new students over the next five years

DISTRICT ENROLLMENT PROJECTIONS SUMMARY (PK-12)

Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
3-Year	33	87	145
5-Year	94	172	261
5-Yr. Annual Avg.	1.5%	2.7%	3.9%



Maypearl ISD - Campus Projections (Low Growth)	Historical	Projected Fall Snapshot Enrollment					
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Primary			Campus Functional Capacity = 250				
Total Enrollment	229	248	254	260	263	266	272
Capacity Utilization	92%	99%	102%	104%	105%	106%	109%
Space Remaining	21	2	-4	-10	-13	-16	-22
Elementary			Campus Functional Capacity = 650				
Total Enrollment	342	339	356	396	425	452	460
Capacity Utilization	53%	52%	55%	61%	65%	70%	71%
Space Remaining	308	311	294	254	225	198	190
Middle			Campus Functional Capacity = 385				
Total Enrollment	265	273	286	268	262	259	301
Capacity Utilization	69%	71%	74%	69%	68%	67%	78%
Space Remaining	120	112	99	117	123	126	84
High School			Campus Functional Capacity = 750				
Total Enrollment	373	346	340	318	318	326	312
Capacity Utilization	50%	46%	45%	42%	42%	44%	42%
Space Remaining	377	404	410	432	432	424	438
District Totals (PK-12)			Total District Functional Capacity = 2,035				
Total Enrollment	**1,209**	**1,206**	**1,235**	**1,242**	**1,268**	**1,303**	**1,345**
Capacity Utilization	**59%**	**59%**	**61%**	**61%**	**62%**	**64%**	**66%**
Space Remaining	**826**	**829**	**800**	**793**	**767**	**732**	**690**
OVER 100% OF CAMPUS CAPACITY							
Annual Chg.	*14*	*-3*	*29*	*7*	*26*	*36*	*42*
% Growth	*1.2%*	*-0.2%*	*2.4%*	*0.5%*	*2.1%*	*2.8%*	*3.2%*
				3 yr		*5 yr*	
				0.9%		*1.5%*	
				33		*94*	

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Maypearl ISD - Campus Projections (Moderate Growth)	Historical	Projected Fall Snapshot Enrollment					
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Primary			Campus Functional Capacity = 250				
Total Enrollment	229	260	275	282	285	288	295
Capacity Utilization	92%	104%	110%	113%	114%	115%	118%
Space Remaining	21	-10	-25	-32	-35	-38	-45
Elementary			Campus Functional Capacity = 650				
Total Enrollment	342	343	360	411	450	488	505
Capacity Utilization	53%	53%	55%	63%	69%	75%	78%
Space Remaining	308	307	290	239	200	162	145
Middle			Campus Functional Capacity = 350				
Total Enrollment	265	277	290	272	265	262	305
Capacity Utilization	69%	72%	75%	71%	69%	68%	79%
Space Remaining	120	108	95	113	120	123	80
High School			Campus Functional Capacity = 750				
Total Enrollment	373	352	352	331	333	343	329
Capacity Utilization	50%	47%	47%	44%	44%	46%	44%
Space Remaining	377	398	398	419	417	407	421
District Totals (PK-12)			Total District Functional Capacity = 2,035				
Total Enrollment	**1,209**	**1,233**	**1,277**	**1,296**	**1,334**	**1,381**	**1,434**
Capacity Utilization	**59%**	**61%**	**63%**	**64%**	**66%**	**68%**	**70%**
Space Remaining	**826**	**802**	**758**	**739**	**701**	**654**	**601**
OVER 100% OF CAMPUS CAPACITY							
Annual Chg.	*14*	*24*	*44*	*18*	*38*	*47*	*53*
% Growth	*1.2%*	*2.0%*	*3.6%*	*1.4%*	*2.9%*	*3.5%*	*3.8%*
				3 yr		*5 yr*	
				2.3%		*2.7%*	
				87		*172*	

SDS

Maypearl ISD - Campus Projections (High Growth)	Historical	Projected Fall Snapshot Enrollment					
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Primary			Campus Functional Capacity = 250				
Total Enrollment	229	267	301	319	322	325	333
Capacity Utilization	92%	107%	120%	127%	129%	130%	133%
Space Remaining	21	-17	-51	-69	-72	-75	-83
Elementary			Campus Functional Capacity = 650				
Total Enrollment	342	347	365	420	474	528	561
Capacity Utilization	53%	53%	56%	65%	73%	81%	86%
Space Remaining	308	303	285	230	176	122	89
Middle			Campus Functional Capacity = 385				
Total Enrollment	265	280	293	275	270	267	310
Capacity Utilization	69%	73%	76%	72%	70%	69%	81%
Space Remaining	120	105	92	110	115	118	75
High School			Campus Functional Capacity = 750				
Total Enrollment	373	359	361	341	342	351	337
Capacity Utilization	50%	48%	48%	45%	46%	47%	45%
Space Remaining	377	391	389	409	408	399	413
District Totals (PK-12)			Total District Functional Capacity = 2,035				
Total Enrollment	**1,209**	**1,254**	**1,320**	**1,354**	**1,407**	**1,470**	**1,541**
Capacity Utilization	**59%**	**62%**	**65%**	**67%**	**69%**	**72%**	**76%**
Space Remaining	**826**	**781**	**715**	**681**	**628**	**565**	**494**
OVER 100% OF CAMPUS CAPACITY							
Annual Chg.	*14*	*45*	*66*	*34*	*53*	*63*	*71*
% Growth	*1.2%*	*3.7%*	*5.2%*	*2.6%*	*3.9%*	*4.5%*	*4.8%*
				3 yr		*5 yr*	
				3.9%		*4.0%*	
				145		*261*	

SDS

GRADE LEVEL PROJECTIONS - LOW GROWTH

FALL 2025	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	31	110	107												248
Elementary				86	87	71	95								339
Middle								96	94	84					273
High											89	92	98	67	346
Totals	31	110	107	86	87	71	95	96	94	84	89	92	98	67	1,206

FALL 2026	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	32	115	107												254
Elementary				106	90	88	72								356
Middle								97	98	90					286
High											85	83	79	93	340
Totals	32	115	107	106	90	88	72	97	98	90	85	83	79	93	1,235

FALL 2027	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	33	116	112												260
Elementary				106	110	92	89								396
Middle								73	100	95					268
High											92	80	71	75	318
Totals	33	116	112	106	110	92	89	73	100	95	92	80	71	75	1,242

GRADE LEVEL PROJECTIONS – MODERATE GROWTH

FALL 2025	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	33	118	109												260
Elementary				87	88	72	96								343
Middle								97	95	86					277
High											90	93	99	70	352
Totals	33	118	109	87	88	72	96	97	95	86	90	93	99	70	1,233

FALL 2026	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	34	123	118												275
Elementary				108	91	89	72								360
Middle								98	99	93					290
High											88	85	81	98	352
Totals	34	123	118	108	91	89	72	98	99	93	88	85	81	98	1,277

FALL 2027	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	35	124	123												282
Elementary				116	112	93	89								411
Middle								74	101	97					272
High											95	83	74	80	331
Totals	35	124	123	116	112	93	89	74	101	97	95	83	74	80	1,296

GRADE LEVEL PROJECTIONS - HIGH GROWTH

FALL 2025	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	34	123	110												267
Elementary				88	89	73	97								347
Middle								98	96	87					280
High											92	95	102	70	359
Totals	34	123	110	88	89	73	97	98	96	87	92	95	102	70	1,254

FALL 2026	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	39	139	123												301
Elementary				109	92	90	74								365
Middle								99	101	94					293
High											89	86	85	101	361
Totals	39	139	123	109	92	90	74	99	101	94	89	86	85	101	1,320

FALL 2027	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Primary	39	140	139												319
Elementary				122	113	94	91								420
Middle								75	102	98					275
High											96	84	77	84	341
Totals	39	140	139	122	113	94	91	75	102	98	96	84	77	84	1,354

Maypearl ISD
2024/25 Demographics Update Summary

SDS School District Strategies

- In 2024, Maypearl ISD is estimated to have a total population of 6,528 with 2,189 total households
- Since 2020, the overall population and total households have been growing at an average near 3% per year
- Official enrollment for the 2024/25 school year was 1,209 students (-1.2% vs Fall 2023 record high)
- Primary (PK-1st) enrollment climbs to a record high in 2024 on the strength of record KG enrollment
- 91% of enrolled students in MISD live within the district boundary; 9% transfer-in from other districts
- Dallas-Ft. Worth housing market activity remains near record levels; however, the high mortgage rate environment and weaker job growth has slowed the outlook for 2025 in many DFW submarkets
- Demand for new homes in Maypearl ISD remains solid with 54 existing homes sold and 80 new homes started and 53 occupied during the 2024 calendar year
- Move-up homes priced from $400-700K remain the dominant new home product types in MISD
- After a very active 2023, developers in MISD delivered 8 new lots in 2024
- 292 vacant, fully developed single-family (SF) residential lots were left as of year-end 2024
- 48 lots are currently under development at Brahman Ranch Ph. 1B
- The district currently has over 1,700 total SF residential lots in-process/planned
- Homebuilders are currently on pace to produce over 400 new homes in MISD over the next 5 years
- New homes in the district are currently yielding an average of 0.54 enrolled students per home
- District enrollment growth is currently following the Low Growth path, which is near +0.9% per year
- With an increasing local birth rate and expanding new home construction, MISD's enrollment could grow faster over the next 5 years, averaging a 3.0% annual increase (net increase of 190 students by 2029/30)
- If high growth occurs, then enrollment is expected to increase at nearly 4.5% per year

School District Strategies

SDS

Solutions Through Demographics

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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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