

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
2Q19

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*

TD
TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – DFW Area (June 2019)

Unemployment Rate



U.S. 3.8%
Texas 3.6%
DFW MSA 3.3%
Fort Worth 3.5%

-0.6%

Annual Home Starts



1,979 less starts than 2Q18

33,285

2.8%

106,685 new jobs
National rate 0.8%



Job Growth



Sources: Texas Workforce Commission & Metrostudy



Local Economic Conditions



Dickies Arena

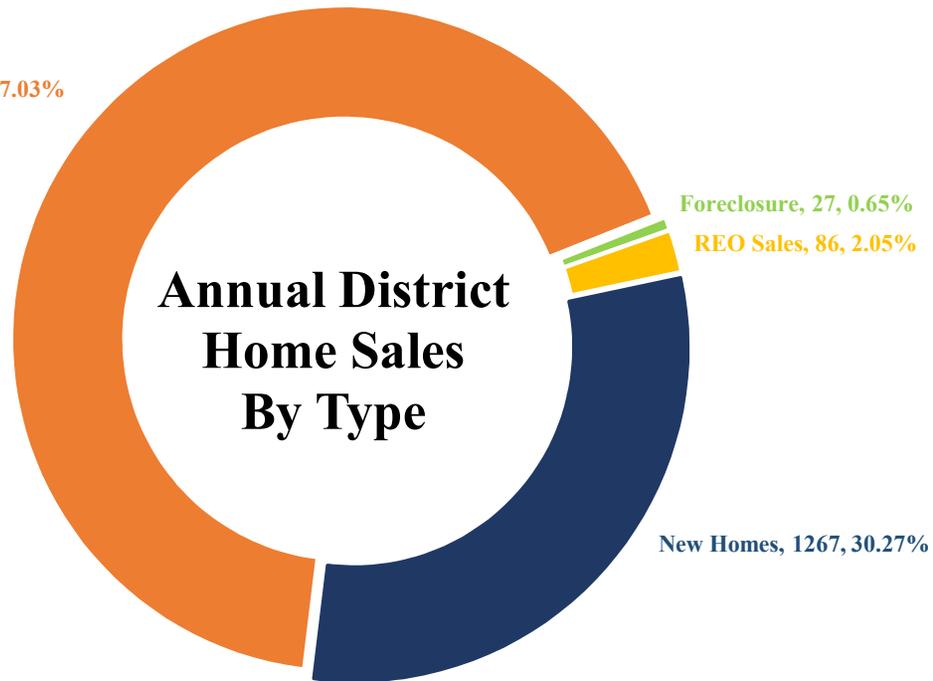
- Scheduled to open November 2019 adjacent to the Will Rogers Memorial Center
- Spans a total of 91,315 sq. ft. with ability to seat 14,000 guests
- Will be able to host a wide variety of entertainment options including concerts, sporting events, and family shows
- Month-long Fort Worth Stock Show and Rodeo scheduled to be hosted in the fall
- Also has capacity to accommodate conventions, exhibit events, business meetings, and private receptions
- Hiring 1,300 part-time positions for concessions, ushers, ticket takers, and cleaning before opening in November
- Total cost \$540 million





Eagle Mountain-Saginaw ISD Home Sales

July 2018 – June 2019 Home Sales by Type



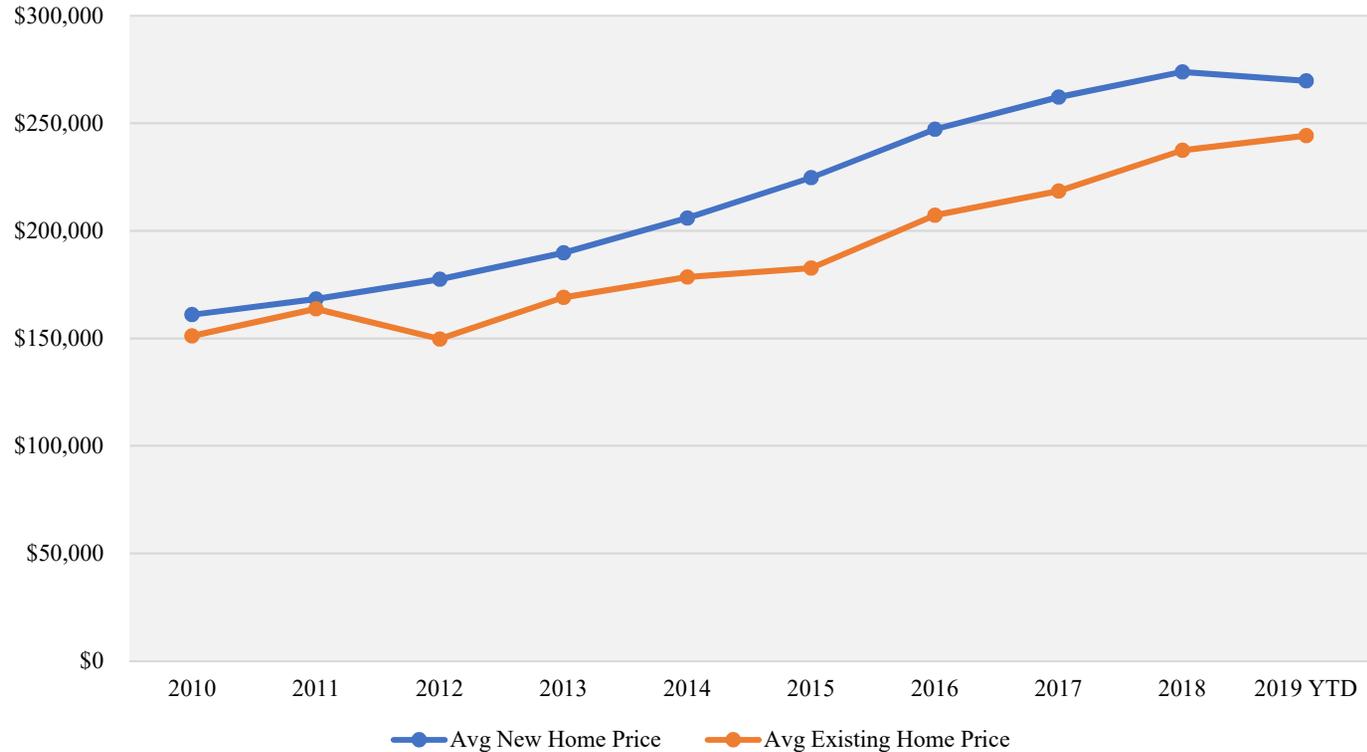
- Eagle Mountain-Saginaw ISD has had 4,186 home sales in the last 12 months, and approximately 30% have been of new homes
- The average sale price for a new home in EMS ISD in the last 12 months was \$277,194
- The average sale price for an existing home in EMS ISD in the last 12 months was \$247,385





EMS ISD Historical Home Price Analysis

New vs. Existing Home Sale Price, 2010 - 2019 YTD



	New Homes	Existing Homes
2010	\$161,003	\$151,152
2011	\$168,397	\$163,737
2012	\$177,456	\$149,690
2013	\$189,753	\$169,032
2014	\$205,965	\$178,527
2015	\$224,715	\$182,696
2016	\$247,270	\$207,263
2017	\$262,235	\$218,517
2018	\$273,941	\$237,512
2019 YTD	\$269,815	\$244,286

- The average new home price has risen 67% since 2010, a price difference of \$108,812
- The average existing home price within EMS ISD has risen 61% since 2010, a price change of \$93,134





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,417	2,666	4,055	21,880
2	Denton ISD	2,210	2,141	4,780	19,553
3	Frisco ISD	2,203	2,063	4,073	5,053
4	Northwest ISD	1,863	1,832	2,631	22,007
5	Dallas ISD	1,673	1,563	2,068	5,975
6	Eagle Mt.-Saginaw ISD	1,600	1,509	1,847	18,426*
7	Little Elm ISD	1,238	1,358	1,140	2,469
8	Lewisville ISD	1,235	1,202	1,941	3,285
9	Forney ISD	1,163	1,093	2,063	14,630
10	Crowley ISD	925	907	1,386	15,701
11	Rockwall ISD	739	873	2,026	9,550
12	Mansfield ISD	922	862	1,094	7,542
13	Wylie ISD	655	807	920	3,868
14	McKinney ISD	748	753	2,089	8,121
15	Princeton ISD	665	719	446	8,280
16	Royse City ISD	770	706	1,155	10,171
17	Allen ISD	651	655	1,222	809
18	Melissa ISD	627	649	742	5,831
19	Midlothian ISD	543	630	1,375	19,268
20	Waxahachie ISD	576	594	898	20,600

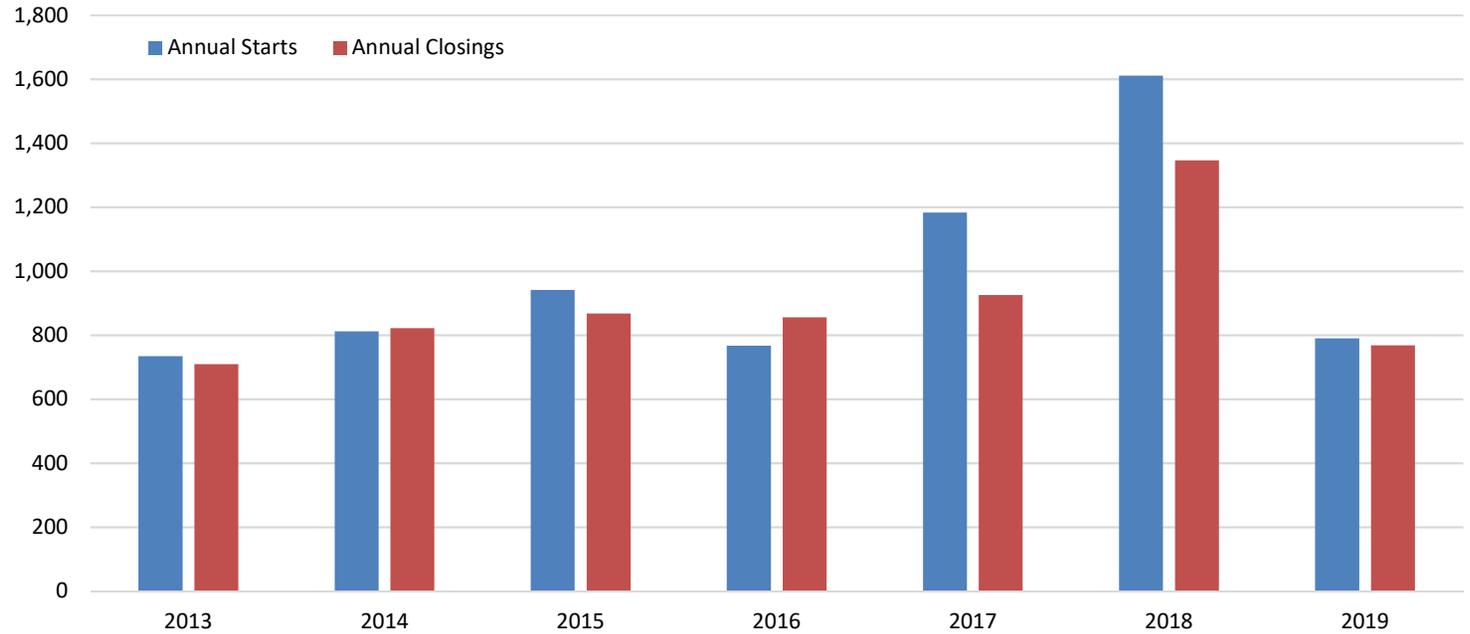
* Based on additional Templeton Demographics housing research





New Housing Activity

Eagle Mountain-Saginaw ISD



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	112	205	173	177	179	390	351
2Q	253	209	268	223	368	411	439
3Q	193	210	293	243	412	293	
4Q	176	188	207	124	224	517	
Total	734	812	941	767	1,183	1,611	790

Closings	2013	2014	2015	2016	2017	2018	2019
1Q	144	181	154	189	154	295	285
2Q	199	227	220	227	204	310	483
3Q	171	214	269	265	243	374	
4Q	195	200	224	175	324	367	
Total	709	822	867	856	925	1,346	768

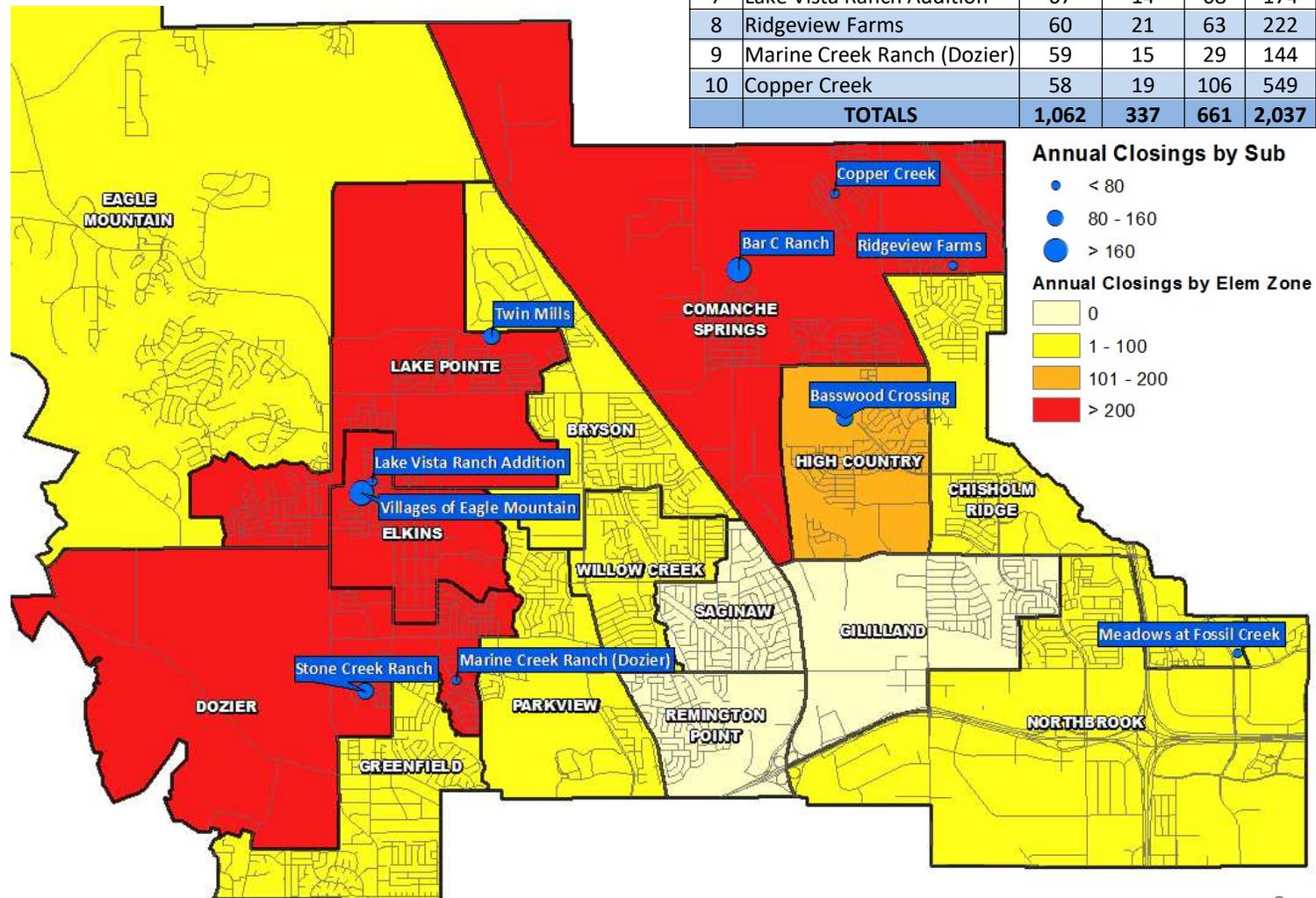
- EMS ISD had nearly 440 home starts in the 2nd quarter of 2019, putting the district on track to start approx. 1,600 homes by end of 2019
- The district closed more than 480 new homes in 2Q19, putting them on pace to close more than 1,500 homes by the end of the year





Annual Closings Distribution

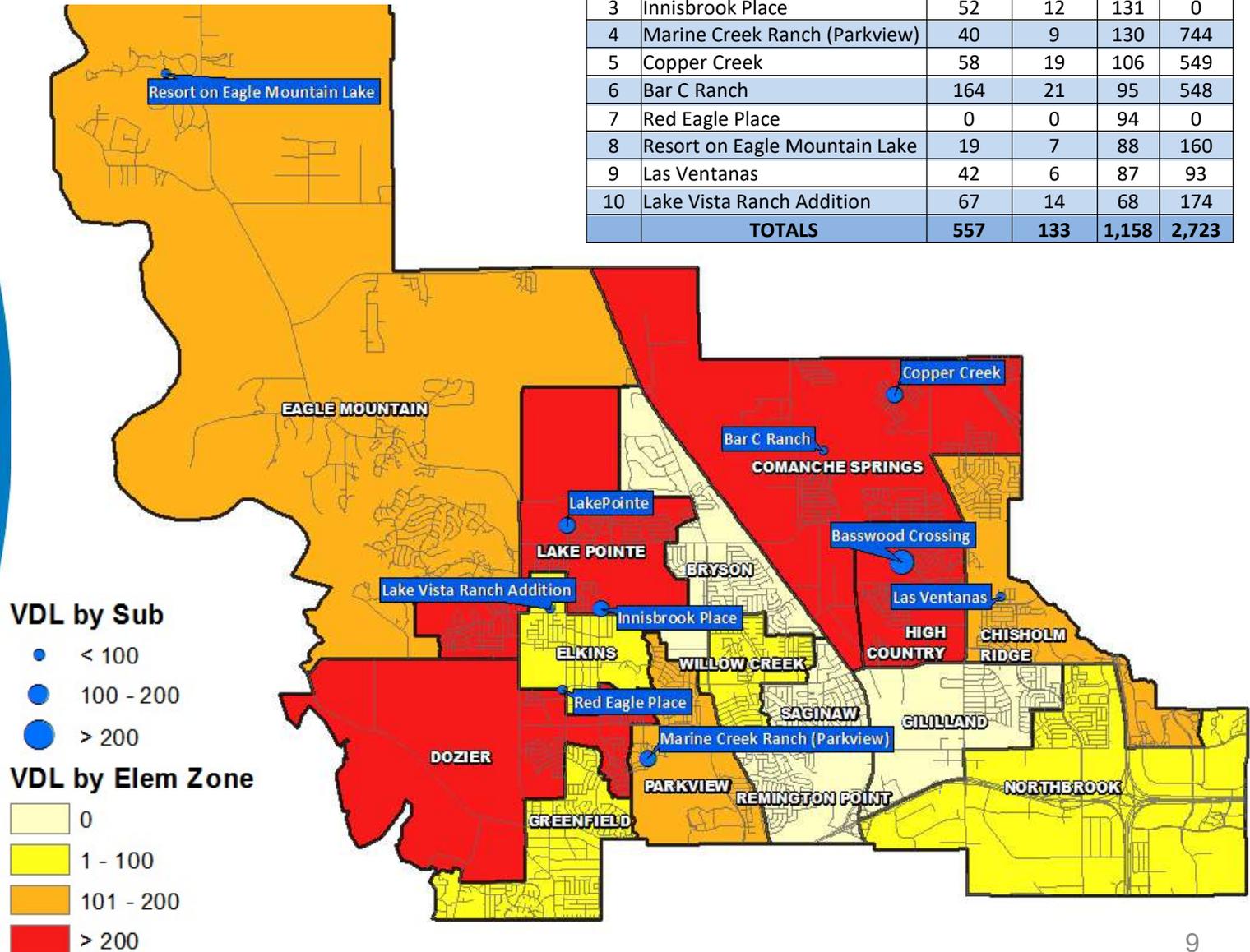
Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarterly Closings	VDL	Future
1	Villages of Eagle Mountain	194	74	7	0
2	Bar C Ranch	164	21	95	548
3	Twin Mills	138	52	39	227
4	Stone Creek Ranch	131	42	12	173
5	Basswood Crossing	115	45	220	0
6	Meadows at Fossil Creek	76	34	22	0
7	Lake Vista Ranch Addition	67	14	68	174
8	Ridgeview Farms	60	21	63	222
9	Marine Creek Ranch (Dozier)	59	15	29	144
10	Copper Creek	58	19	106	549
TOTALS		1,062	337	661	2,037





VDL Distribution

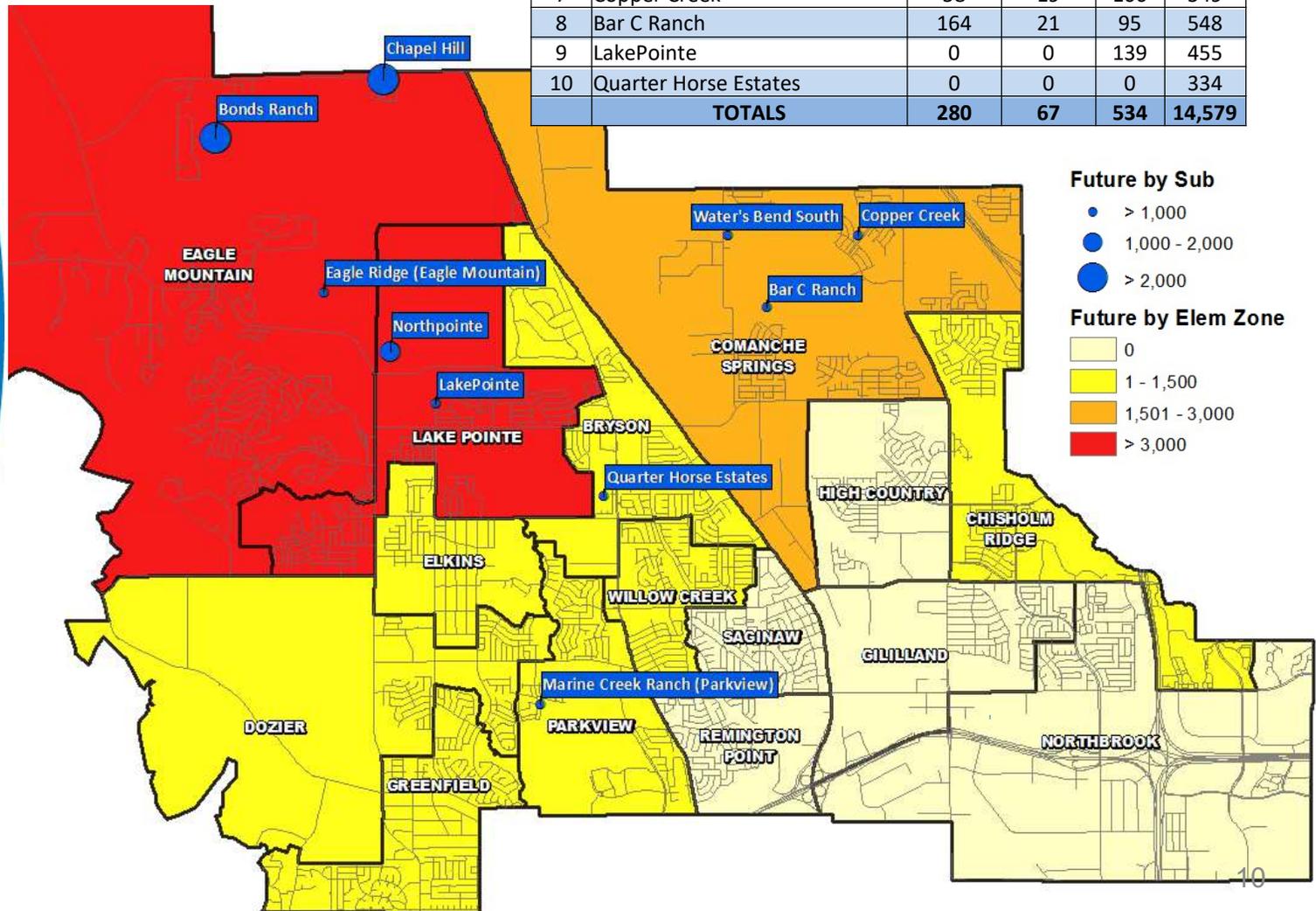
Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)					
Rank	Subdivision	Quarterly Closings	Annual Closings	VDL	Future
1	Basswood Crossing	115	45	220	0
2	LakePointe	0	0	139	455
3	Innisbrook Place	52	12	131	0
4	Marine Creek Ranch (Parkview)	40	9	130	744
5	Copper Creek	58	19	106	549
6	Bar C Ranch	164	21	95	548
7	Red Eagle Place	0	0	94	0
8	Resort on Eagle Mountain Lake	19	7	88	160
9	Las Ventanas	42	6	87	93
10	Lake Vista Ranch Addition	67	14	68	174
TOTALS		557	133	1,158	2,723





Futures Distribution

Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)					
Rank	Subdivision	Quarterly Closings	Annual Closings	VDL	Future
1	Chapel Hill	0	0	5	4,713
2	Bonds Ranch	0	0	0	4,065
3	Northpointe	0	0	0	1,700
4	Eagle Ridge (Eagle Mountain)	0	0	0	800
5	Marine Creek Ranch (Parkview)	40	9	130	744
6	Water's Bend South	18	18	59	671
7	Copper Creek	58	19	106	549
8	Bar C Ranch	164	21	95	548
9	LakePointe	0	0	139	455
10	Quarter Horse Estates	0	0	0	334
TOTALS		280	67	534	14,579





District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	9	0	38	1	0	0	334
CHISHOLM RIDGE	79	36	53	16	63	139	548
COMANCHE SPRINGS	429	165	350	94	274	363	1,990
DOZIER	225	77	202	68	118	227	537
EAGLE MOUNTAIN	63	16	57	16	52	188	10,515
ELKINS	220	30	271	93	65	78	174
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	6	0	6	2	0	11	266
HIGH COUNTRY	139	12	126	45	67	220	0
LAKE POINTE	184	42	226	79	101	402	3,004
NORTHBROOK	135	32	83	40	55	22	0
PARKVIEW	96	26	76	24	57	174	984
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0
WILLOW CREEK	15	3	21	5	7	23	74
GRAND TOTAL	1,600	439	1,509	483	859	1,847	18,426

 Highest activity in the category

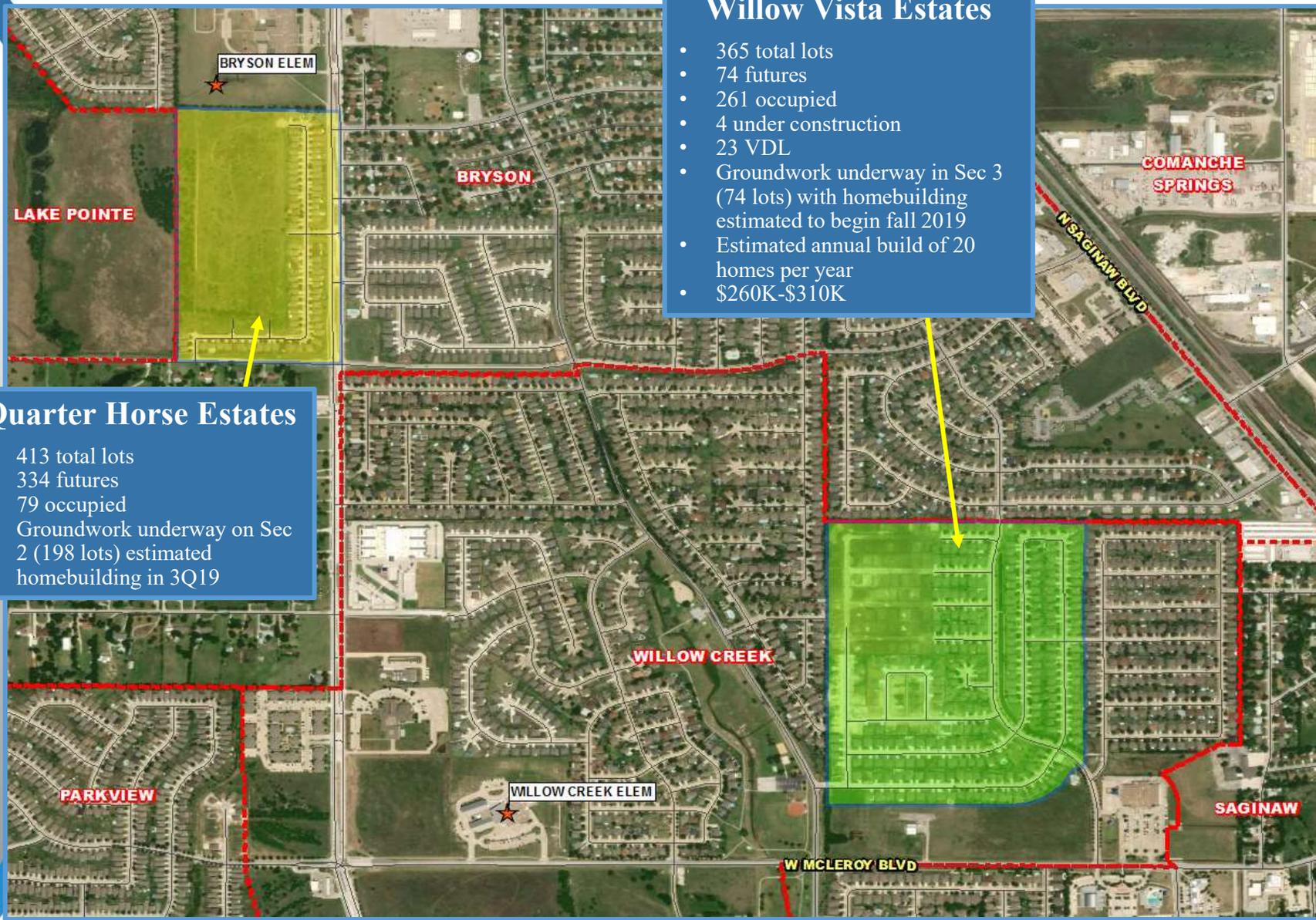
 Second highest activity in the category

 Third highest activity in the category





Residential Activity



Willow Vista Estates

- 365 total lots
- 74 futures
- 261 occupied
- 4 under construction
- 23 VDL
- Groundwork underway in Sec 3 (74 lots) with homebuilding estimated to begin fall 2019
- Estimated annual build of 20 homes per year
- \$260K-\$310K

Quarter Horse Estates

- 413 total lots
- 334 futures
- 79 occupied
- Groundwork underway on Sec 2 (198 lots) estimated homebuilding in 3Q19





Ten Year Forecast

By Elementary Campus

Campus	Capacity	History	Fall	ENROLLMENT PROJECTIONS									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
HAFLEY DEVELOPMENT CENTER	512	473	452	452	452	452	452	452	452	452	452	452	452
BRYSON ELEMENTARY	675	489	541	580	589	577	581	599	600	592	597	600	606
CHISHOLM RIDGE ELEMENTARY	803	664	669	684	705	735	748	775	782	788	798	802	802
COMANCHE SPRINGS ELEMENTARY	753	662	715	761	827	892	956	995	1,075	1,154	1,234	1,321	1,409
DOZIER ELEMENTARY	803	639	697	538	604	646	717	739	774	803	817	839	857
EAGLE MOUNTAIN ELEMENTARY	758	650	649	659	674	702	742	763	797	853	904	950	996
ELKINS ELEMENTARY	736	318	360	403	451	478	519	550	591	602	603	609	599
GILILLAND ELMENTARY	734	501	517	499	500	498	502	499	501	502	506	507	503
GREENFIELD ELEMENTARY	803	709	742	742	734	754	757	757	754	755	767	776	791
HIGH COUNTRY ELEMENTARY	745	532	545	559	560	609	631	659	694	705	704	718	724
LAKE POINTE ELEMENTARY	779	699	712	758	789	870	930	970	1,047	1,121	1,201	1,290	1,392
NORTHBROOK ELEMENTARY	779	597	555	618	662	674	681	683	673	677	665	668	672
PARKVIEW ELEMENTARY	779	493	510	519	543	581	620	668	702	731	763	788	815
REMINGTON POINT ELEMENTARY	758	490	479	622	620	637	637	661	672	669	670	677	687
SAGINAW ELEMENTARY	519	375	352	347	337	356	364	369	376	383	385	386	390
WILLOW CREEK ELEMENTARY	727	598	606	631	610	602	601	616	621	619	620	624	628
ELEMENTARY TOTALS	11,663	8,889	9,101	9,372	9,657	10,063	10,438	10,755	11,111	11,406	11,686	12,007	12,323
Elementary Percent Change		-3.715%	2.38%	2.98%	3.04%	4.20%	3.73%	3.04%	3.31%	2.66%	2.45%	2.75%	2.63%
Elementary Absolute Change		-343	212	271	285	406	375	317	356	295	280	321	316

*Green box = within 5% of capacity

*Yellow box = over capacity





Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	History	Fall	ENROLLMENT PROJECTIONS									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
CREEKVIEW MIDDLE SCHOOL	1,078	902	998	773	735	666	669	699	724	753	777	804	834
HIGHLAND MIDDLE SCHOOL	1,050	856	881	934	946	926	920	930	959	950	984	997	1,018
PRAIRIE VISTA MIDDLE SCHOOL	1,002	820	881	732	754	776	803	877	925	959	985	1,022	1,066
WAYSIDE MIDDLE SCHOOL	1,002	880	956	904	986	1,062	1,071	1,103	1,142	1,202	1,238	1,281	1,331
WILLKIE MIDDLE SCHOOL	1,002	959	1,042	775	766	785	751	807	869	952	965	952	956
MARINE CREEK MIDDLE SCHOOL		0	0	951	986	976	952	898	922	951	1,021	1,042	1,057
MIDDLE SCHOOL TOTALS	5,134	4,417	4,758	5,069	5,173	5,191	5,166	5,314	5,541	5,767	5,970	6,098	6,262
Middle School Percent Change		-2.56%	7.72%	6.54%	2.05%	0.35%	-0.48%	2.86%	4.27%	4.08%	3.52%	2.14%	2.69%
Middle School Absolute Change		-116	341	311	104	18	-25	148	227	226	203	128	164
BOSWELL HIGH SCHOOL		1,898	2,046	2,174	2,199	2,291	2,361	2,405	2,472	2,476	2,545	2,626	2,707
SAGINAW HIGH SCHOOL		1,898	1,897	1,916	1,981	2,072	2,221	2,313	2,354	2,461	2,522	2,598	2,696
CHISHOLM TRAIL HIGH SCHOOL		2,078	2,025	2,080	2,142	2,178	2,283	2,365	2,381	2,395	2,401	2,463	2,552
WATSON HIGH SCHOOL		90	94	94	94	94	94	94	94	94	94	94	94
HIGH SCHOOL TOTALS		5,964	6,062	6,264	6,416	6,635	6,959	7,177	7,301	7,426	7,562	7,781	8,049
High School Percent Change		2.35%	1.64%	3.33%	2.43%	3.41%	4.88%	3.13%	1.73%	1.71%	1.83%	2.90%	3.44%
High School Absolute Change		137	98	202	152	219	324	218	124	125	136	219	268
TARRANT COUNTY JJAEP		2	0	0	0	0	0	0	0	0	0	0	0
ALTERNATIVE DISCIPLINE SCHOOL		45	36	36	36	36	36	36	36	36	36	36	36
ALTERNATIVE SCHOOL TOTALS		47	36	36	36	36	36	36	36	36	36	36	36
DISTRICT TOTALS		19,317	19,957	20,741	21,282	21,925	22,599	23,282	23,989	24,635	25,254	25,922	26,670
District Percent Change		-1.71%	3.31%	3.93%	2.61%	3.02%	3.07%	3.02%	3.04%	2.69%	2.51%	2.65%	2.89%
District Absolute Change		-336	640	784	541	643	674	683	707	646	619	668	748

*Green box = within 5% of capacity

*Yellow box = over capacity





Summary

- Fort Worth's unemployment rate remains below 4%.
- Eagle-Mountain ISD had more than 4,100 home sales since July 2018, and approximately 30% were new home sales.
- The most home starts and closings were seen in Comanche Springs Elementary Zone during the 2nd quarter of 2019.
- EMS ISD has roughly 1,850 lots available to build on, and there is groundwork underway on 3,395 lots within the district.
- EMS ISD can expect an increase of more than 3,300 students during the next 5 years.
- 2023/24 enrollment projection: 23,282 students.
- Eagle Mountain-Saginaw ISD is projected to enroll 26,670 students for the 2028/29 school year.

