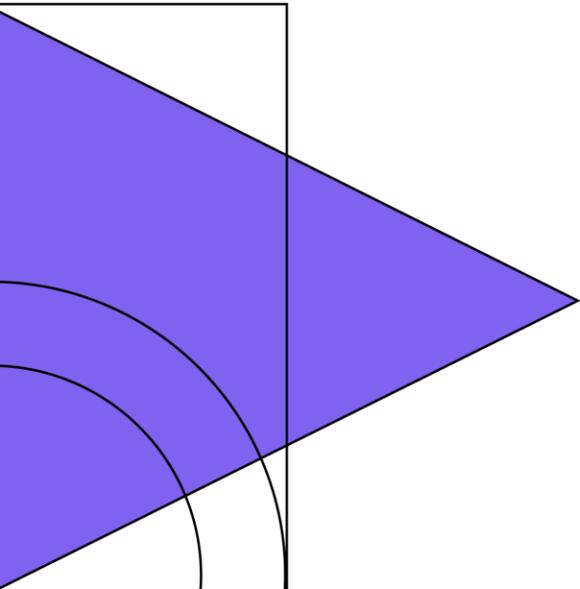
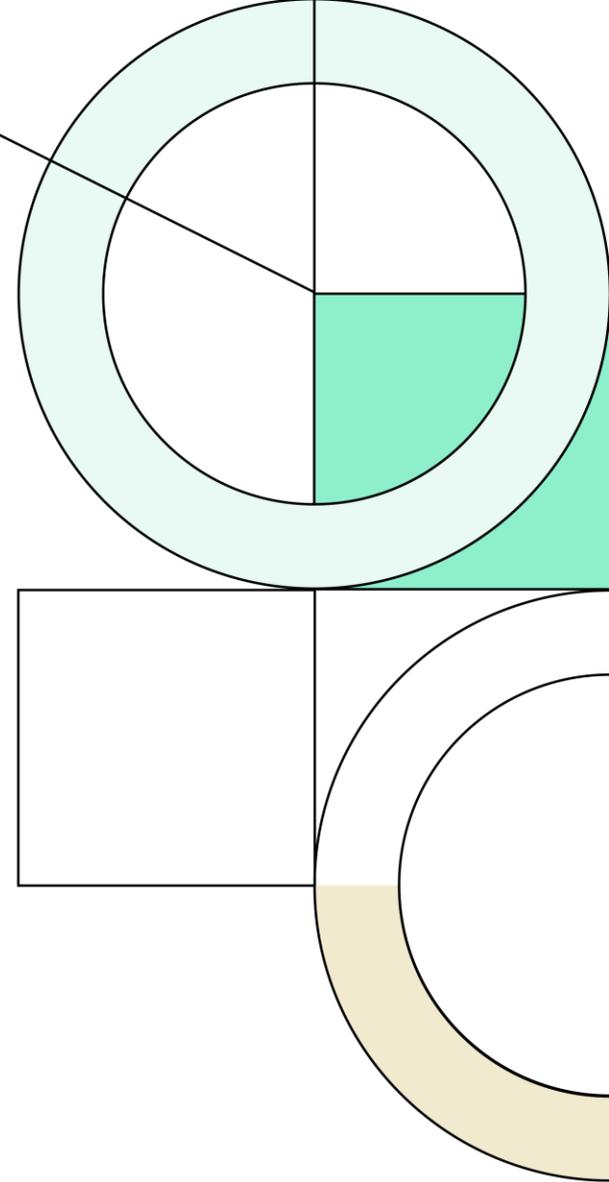




Eagle Mountain- Saginaw ISD

4Q21

Demographic Report





Local Economic Update- Fort Worth

SmartCap

South African company, SmartCap, today announced plans to expand operations into Fort Worth, creating more than 250 full-time jobs. The facility is a 391,000 square foot manufacturing plant at Carter Distribution Center in South Fort Worth.

SMARTCAP™

THE WORLD'S FIRST
MODULAR
TRUCK CAP SYSTEM



Keepit



After receiving a \$30 million investment, Copenhagen's Keepit is looking to establish a presence in the U.S. and is starting with Fort Worth. Keepit uses blockchain to protect client data across applications such as Microsoft 365, Google, and Salesforce. It has offices and data centers worldwide serving clients across different industries.

HomeGoods

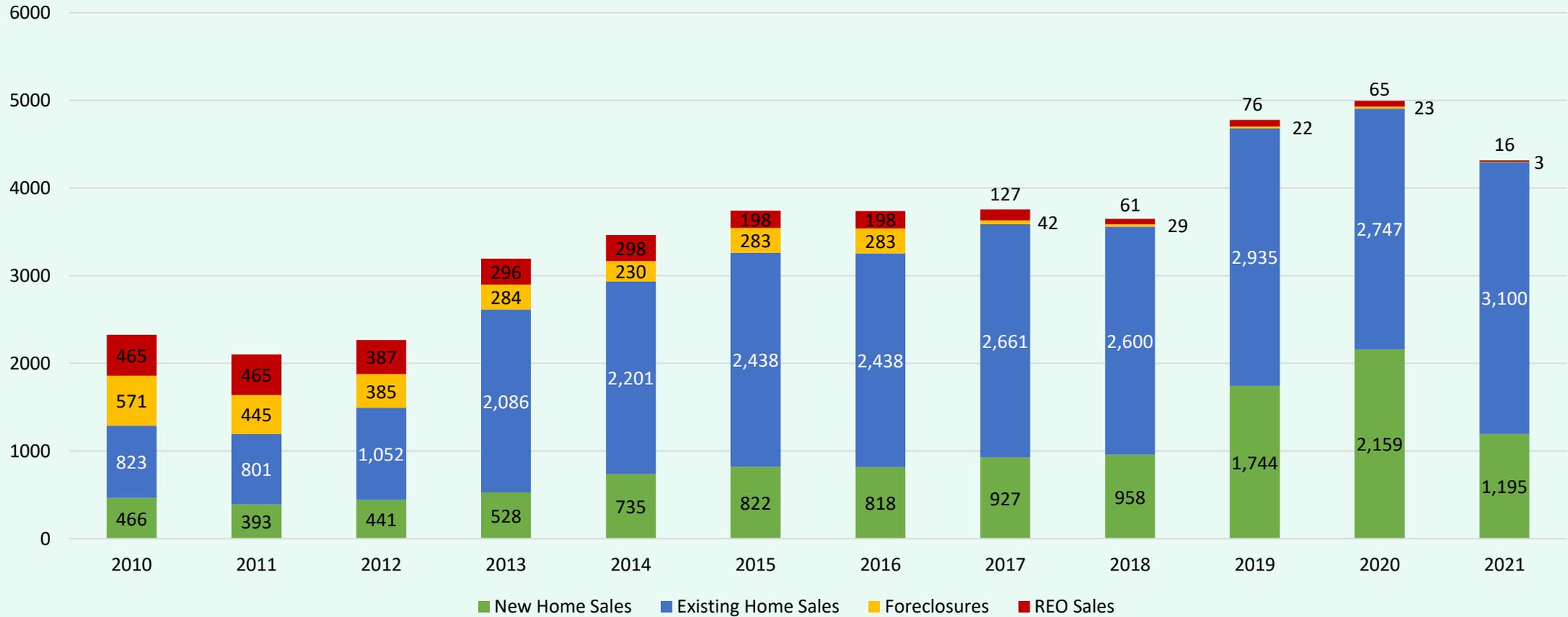
The massive HomeGoods Distribution Center is anticipated to break ground in late November in Fort Worth, bringing with it about 1,000 potential new jobs.





Home Sales by Transaction Type, 2010 – 2021

Annual District Home Sales

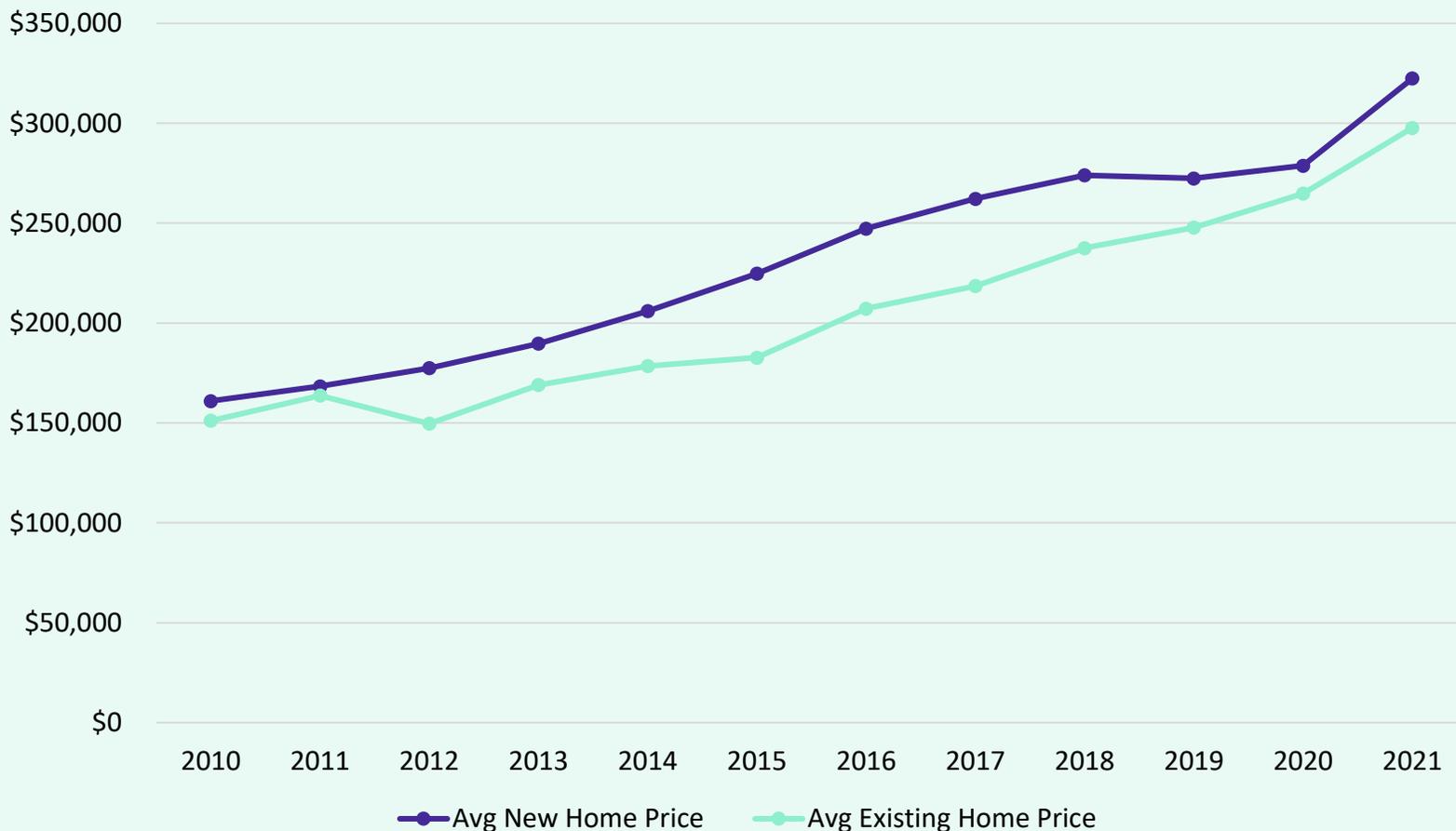


- In 2021, there were more than 4,300 total home sales within the district
- Total foreclosures and REO sales throughout EMS ISD have decreased by more than 90% since 2010
- New homes sales within the district have more than doubled since 2010



Average New vs. Existing Home Sale Price, 2010 – 2021

Average District New vs Existing Home Sale Price, 2010 – 2021



	Avg New Home Price	Avg Existing Home Price
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	\$272,368	\$247,786
2020	\$278,726	\$264,764
2021	\$322,444	\$297,710

- Since 2010, the average new home price in EMS ISD has increased by \$161,441, or 100%
- The average existing home price within the district has increased by 97%, or roughly \$146,558 since 2010



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q21

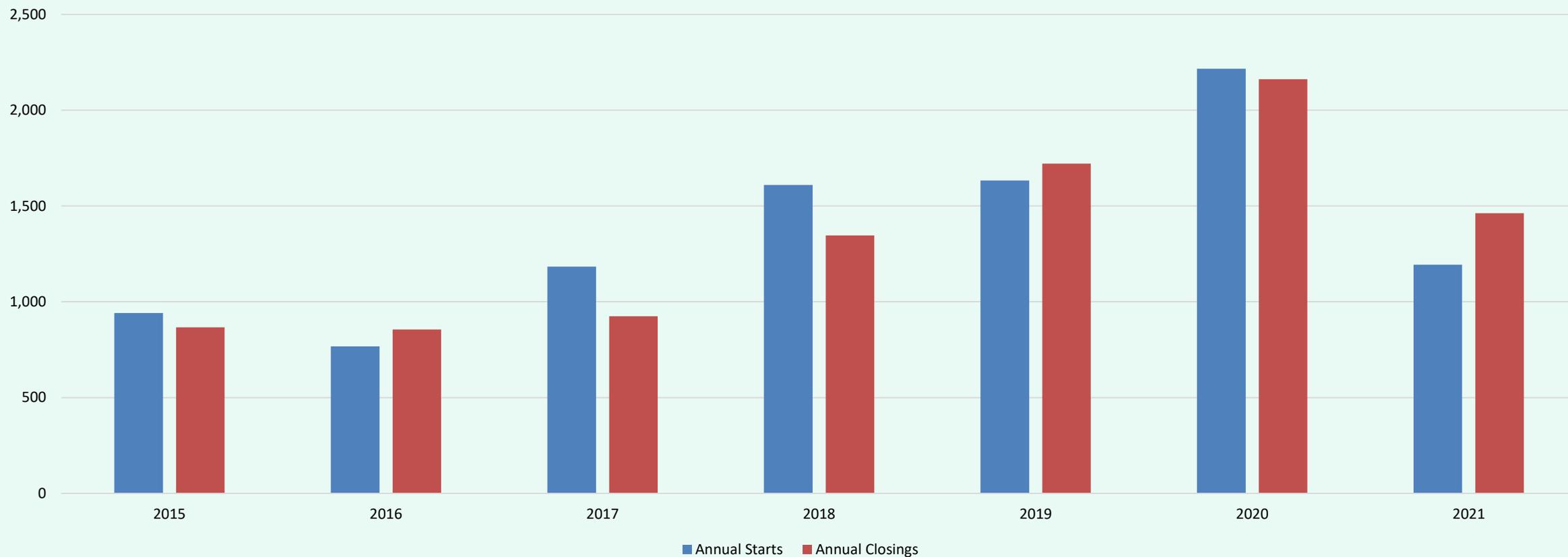
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD	4,590	3,669	2,451	3,144	41,157
2	Denton ISD	3,546	2,946	2,109	2,927	18,228
3	Prosper ISD	3,459	2,589	2,269	2,694	22,114
4	Forney ISD	3,224	2,525	1,707	1,684	30,754
5	Frisco ISD	2,064	2,037	1,327	1,598	8,154
6	Dallas ISD	1,952	1,636	1,798	2,359	6,354
7	Eagle Mt.-Saginaw ISD*	1,194	1,462	535	1,372	20,941
8	Princeton ISD	2,054	1,423	1,167	1,872	6,356
9	Royse City ISD	1,753	1,416	1,014	1,824	8,411
10	Crandall ISD	1,281	1,216	507	1,483	7,420
11	Crowley ISD	1,389	1,172	582	1,702	17,416
12	Rockwall ISD	1,208	1,166	731	2,483	9,617
13	Anna ISD	1,270	1,046	661	981	5,690
14	Aubrey ISD	951	998	468	921	5,179
15	McKinney ISD	1,369	991	851	1,620	13,350
16	Midlothian ISD	1,337	989	908	1,632	16,658
17	Mansfield ISD	1,149	930	854	1,988	6,264
18	Community ISD	1,175	918	664	1,125	6,802
19	Fort Worth ISD	961	879	487	1,598	5,080
20	Lewisville ISD	1,191	879	873	1,807	2,062

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



District New Home Starts and Closings

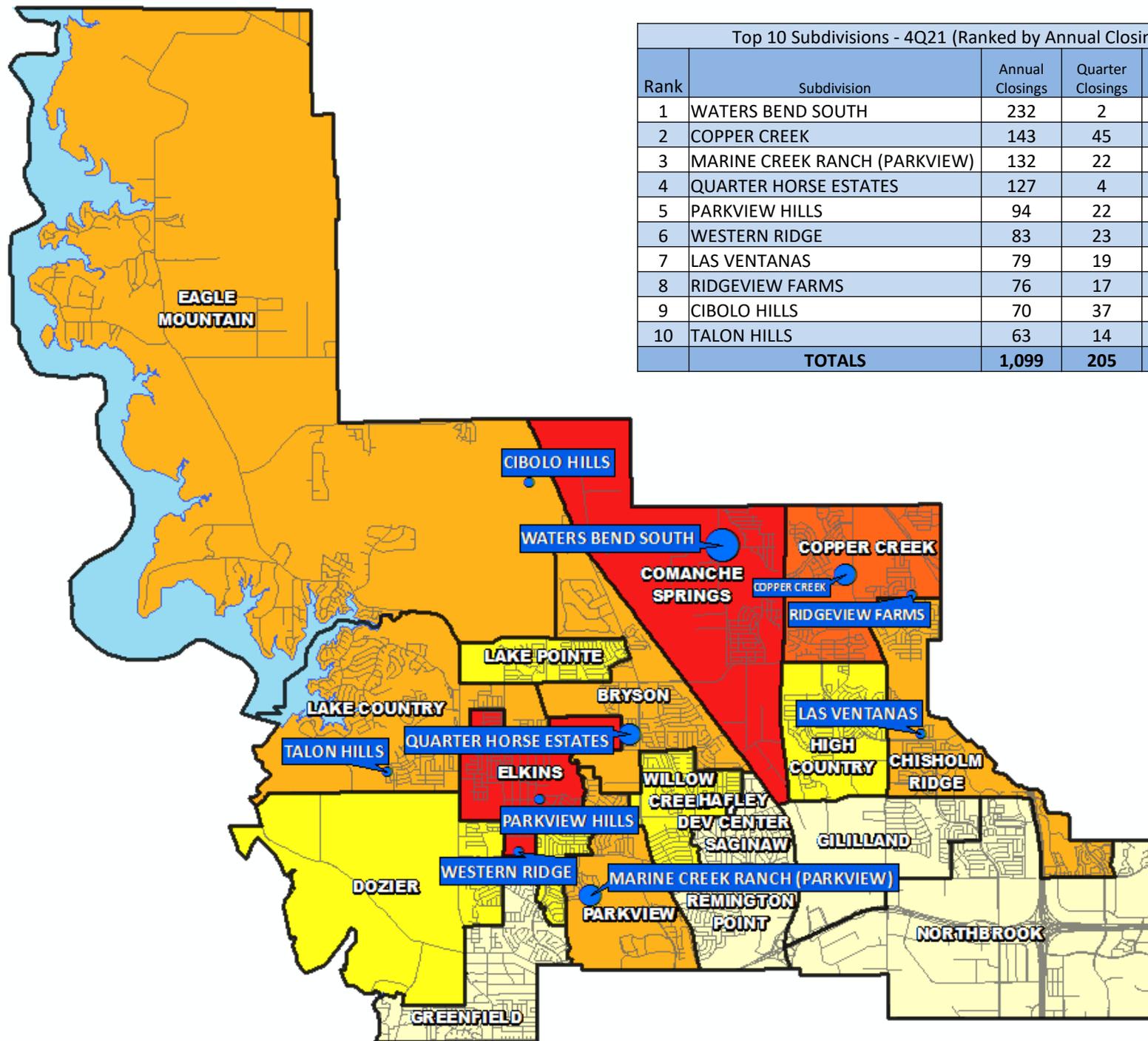


Starts	2015	2016	2017	2018	2019	2020	2021
1Q	173	177	179	389	351	530	321
2Q	268	223	368	411	439	593	356
3Q	293	243	412	293	442	514	318
4Q	207	124	224	517	401	580	199
Total	941	767	1,183	1,610	1,633	2,217	1,194

Closings	2015	2016	2017	2018	2019	2020	2021
1Q	154	189	154	295	285	340	473
2Q	220	227	204	310	483	567	425
3Q	269	265	243	374	512	664	300
4Q	224	175	324	367	441	591	264
Total	867	856	925	1,346	1,721	2,162	1,462



Annual Closing Distribution



Top 10 Subdivisions - 4Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	WATERS BEND SOUTH	232	2	89	247
2	COPPER CREEK	143	45	63	277
3	MARINE CREEK RANCH (PARKVIEW)	132	22	130	432
4	QUARTER HORSE ESTATES	127	4	0	0
5	PARKVIEW HILLS	94	22	14	0
6	WESTERN RIDGE	83	23	15	0
7	LAS VENTANAS	79	19	0	0
8	RIDGEVIEW FARMS	76	17	103	0
9	CIBOLO HILLS	70	37	17	531
10	TALON HILLS	63	14	85	130
TOTALS		1,099	205	516	1,617

Annual Closings by Sub

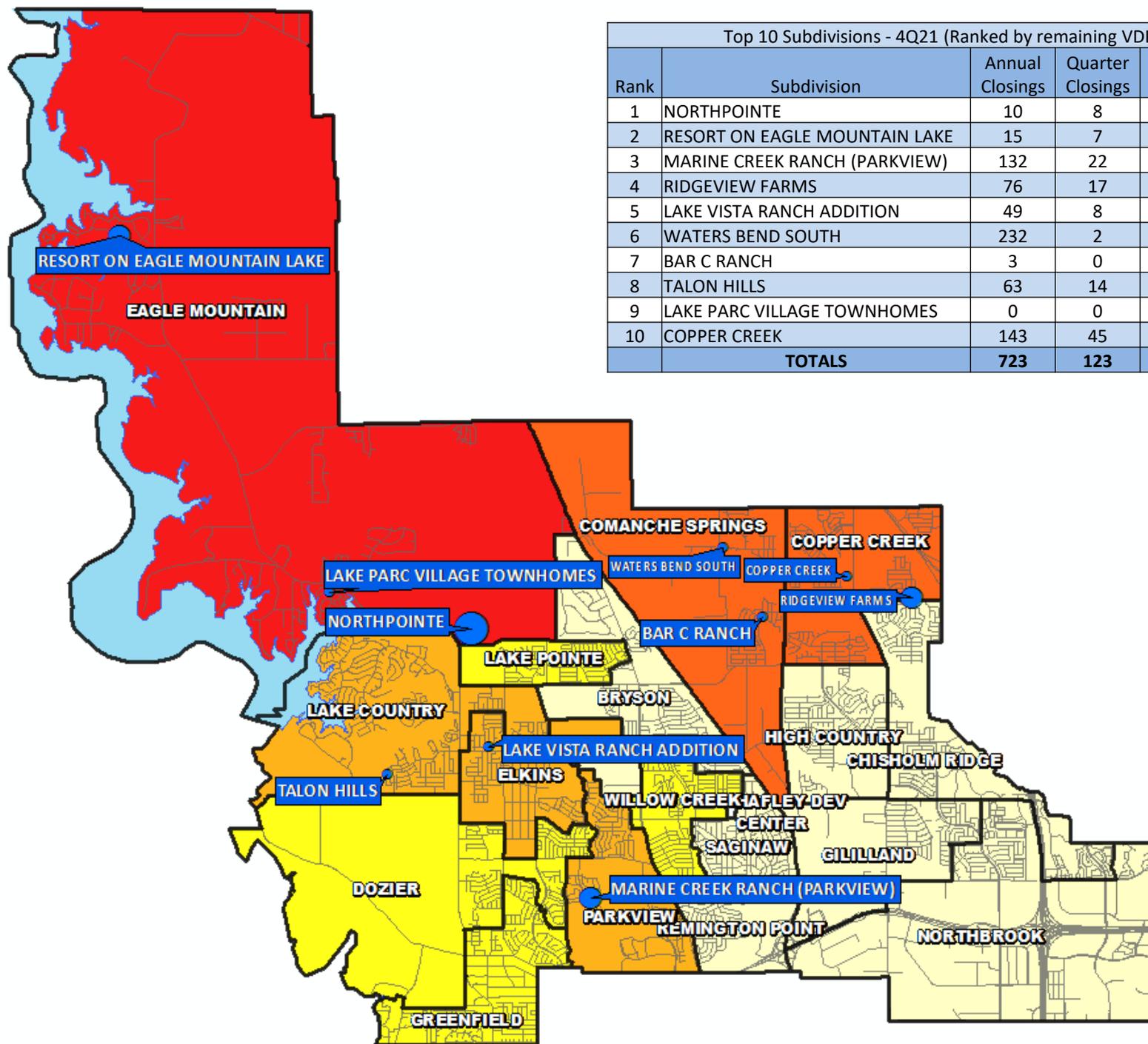
- < 100
- 100 - 175
- > 175

Annual Closings by Elem Zone

- 0
- 1 - 75
- 76 - 150
- 151 - 225
- > 225



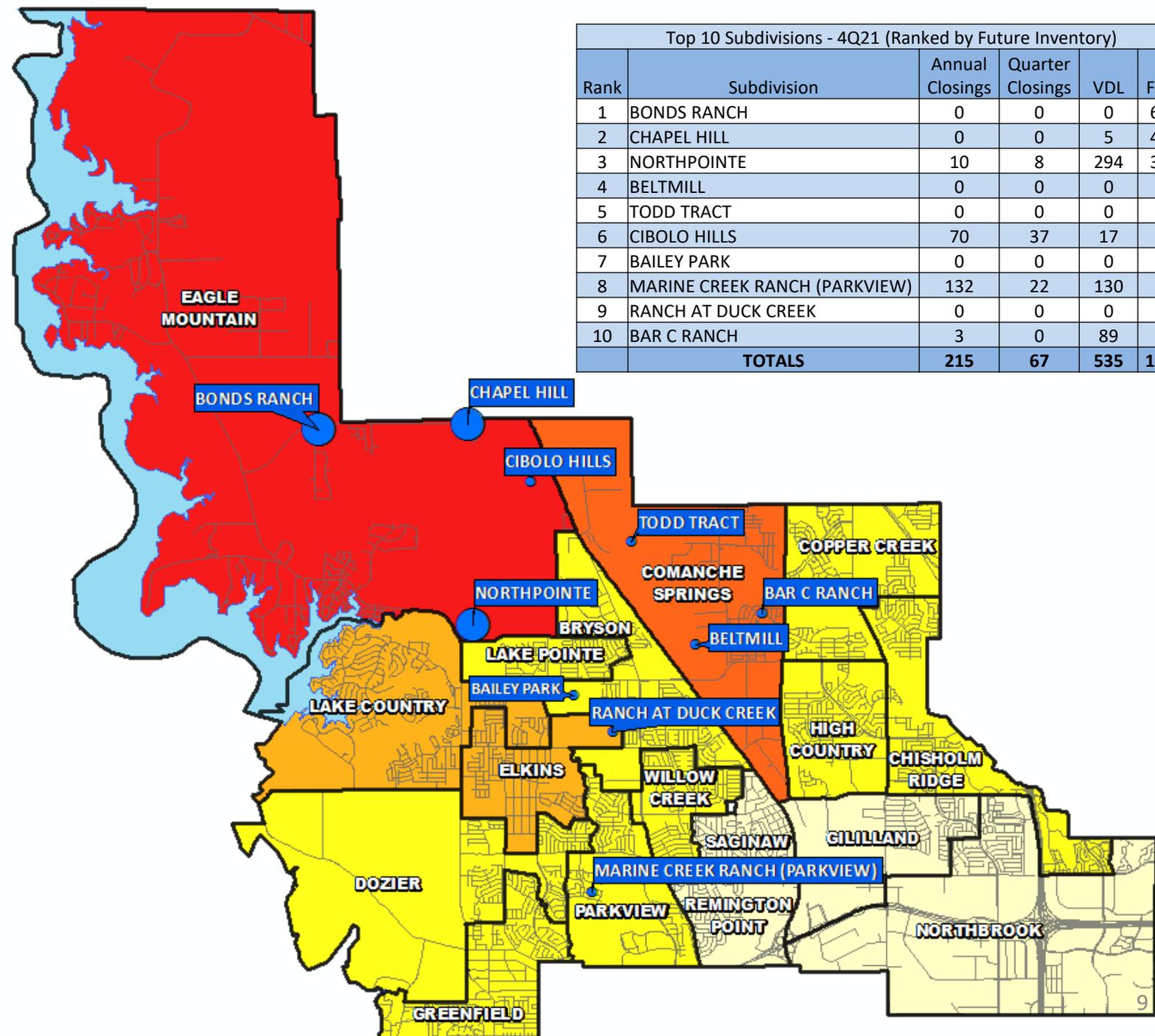
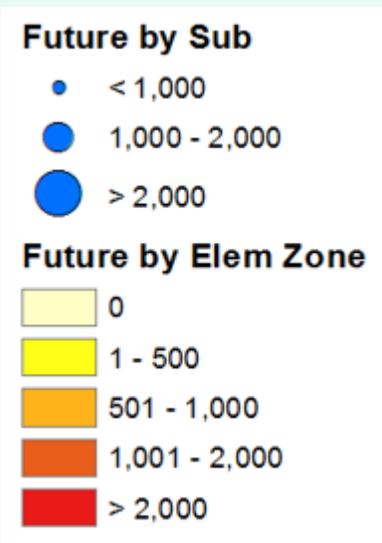
VDL Distribution





Futures Distribution

Top 10 Subdivisions - 4Q21 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	BONDS RANCH	0	0	0	6,137
2	CHAPEL HILL	0	0	5	4,713
3	NORTHPOINTE	10	8	294	3,562
4	BELTMILL	0	0	0	715
5	TODD TRACT	0	0	0	663
6	CIBOLO HILLS	70	37	17	531
7	BAILEY PARK	0	0	0	450
8	MARINE CREEK RANCH (PARKVIEW)	132	22	130	432
9	RANCH AT DUCK CREEK	0	0	0	361
10	BAR C RANCH	3	0	89	358
TOTALS		215	67	535	17,922





District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BRYSON	51	0	127	4	0	0	0	450
CHISHOLM RIDGE	75	0	139	31	4	4	0	339
COMANCHE SPRINGS	108	65	235	2	65	68	178	1,983
COPPER CREEK	231	24	219	62	82	89	166	277
DOZIER	46	0	65	12	11	16	8	317
EAGLE MOUNTAIN	249	32	129	53	135	157	579	15,328
ELKINS	225	47	226	53	96	104	122	676
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	1	0	0	0	2	2	3	226
HIGH COUNTRY	0	0	3	0	0	0	0	47
LAKE COUNTRY	78	14	145	21	29	31	143	588
LAKE POINTE	19	4	24	0	14	17	9	112
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	87	8	132	22	21	25	130	432
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	24	5	18	4	20	22	34	166
Grand Totals	1,194	199	1,462	264	479	535	1,372	20,941

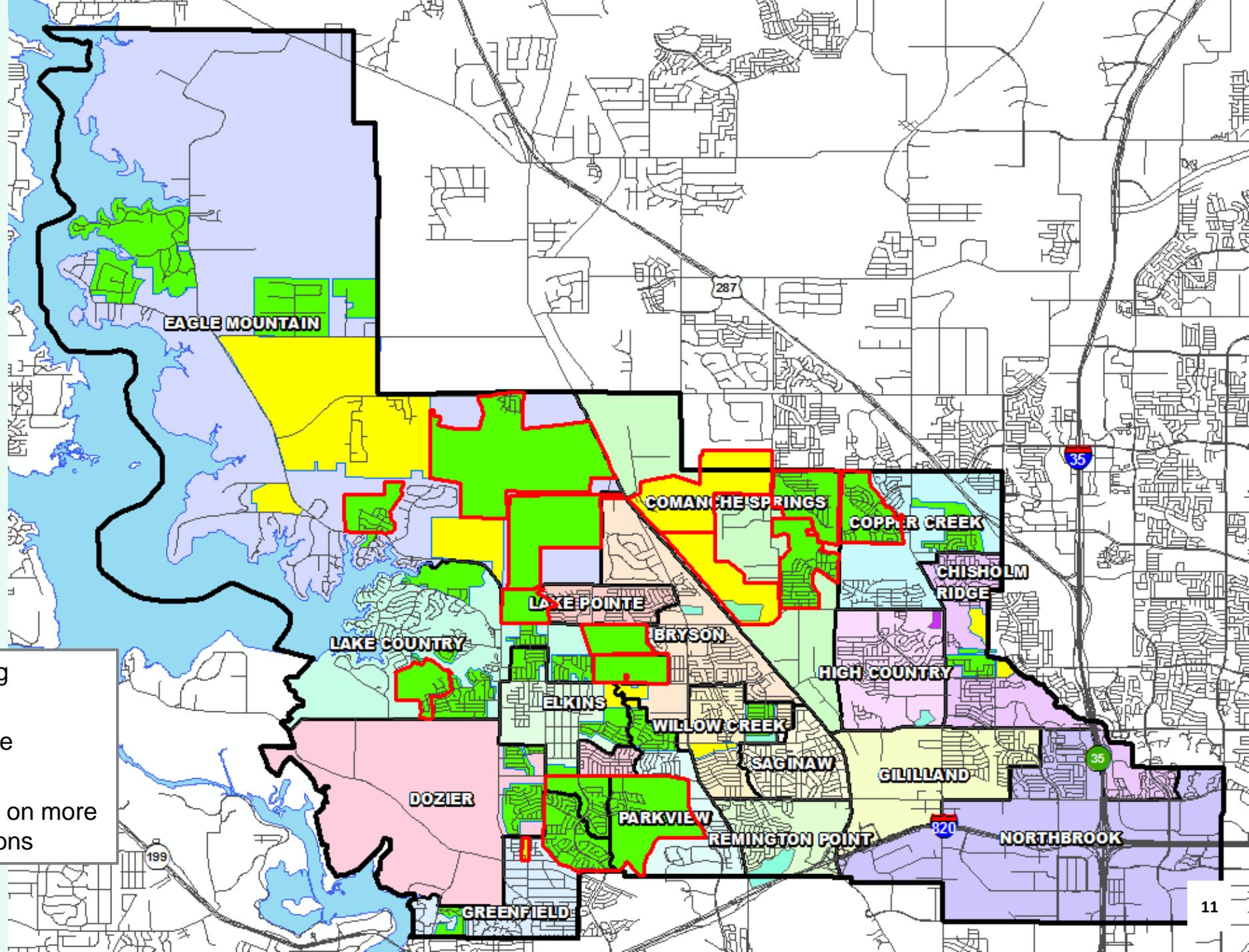
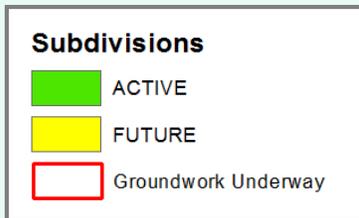
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



District Housing Overview



- The district has 35 actively building subdivisions
- Within EMS ISD there are 19 future subdivisions
- Of these, groundwork is underway on more than 2,500 lots within 14 subdivisions



Ten Year Forecast by Elementary Campus

Campus	History		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
HAFLEY DEVELOPMENT CENTER	512	371	378	518	542	567	584	610	633	651	677	689	707
BRYSON ELEMENTARY	675	548	572	590	603	623	636	658	678	696	701	709	712
CHISHOLM RIDGE ELEMENTARY	803	616	647	666	669	689	713	719	734	747	758	767	784
COMANCHE SPRINGS ELEMENTARY	753	479	547	687	820	970	1,067	1,179	1,259	1,279	1,291	1,289	1,290
COPPER CREEK ELEMENTARY	803	433	547	610	675	697	709	750	754	742	743	734	733
DOZIER ELEMENTARY	803	629	666	701	725	768	798	804	819	820	822	806	799
EAGLE MOUNTAIN ELEMENTARY	758	643	417	478	560	662	787	939	1,150	1,388	1,595	1,847	2,079
ELKINS ELEMENTARY	736	527	578	634	667	692	716	717	712	711	714	716	719
GILILLAND ELMENTARY	734	453	503	504	513	509	521	527	520	511	506	501	495
GREENFIELD ELEMENTARY	803	673	707	718	726	739	748	761	760	771	784	794	809
HIGH COUNTRY ELEMENTARY	745	556	570	601	608	625	617	590	592	588	603	612	621
LAKE COUNTRY ELEMENTARY	803	0	684	686	695	716	725	743	779	836	886	897	910
LAKE POINTE ELEMENTARY	779	905	587	630	674	672	671	690	710	720	739	748	760
NORTHBROOK ELEMENTARY	779	537	544	566	560	588	592	596	606	604	602	606	611
PARKVIEW ELEMENTARY	779	522	557	614	643	662	695	738	754	764	758	765	777
REMINGTON POINT ELEMENTARY	758	554	541	562	565	547	532	563	584	584	601	616	625
SAGINAW ELEMENTARY	519	325	333	331	331	332	319	328	324	325	330	332	333
WILLOW CREEK ELEMENTARY	727	586	598	626	652	661	679	694	695	703	712	714	727
ELEMENTARY TOTALS	13,269	9,357	9,976	10,723	11,228	11,719	12,110	12,606	13,063	13,439	13,823	14,142	14,490
Elementary Percent Change		-0.426%	6.62%	7.49%	4.71%	4.37%	3.34%	4.10%	3.63%	2.88%	2.85%	2.31%	2.46%
Elementary Absolute Change		-40	619	747	505	491	391	496	457	376	383	320	347



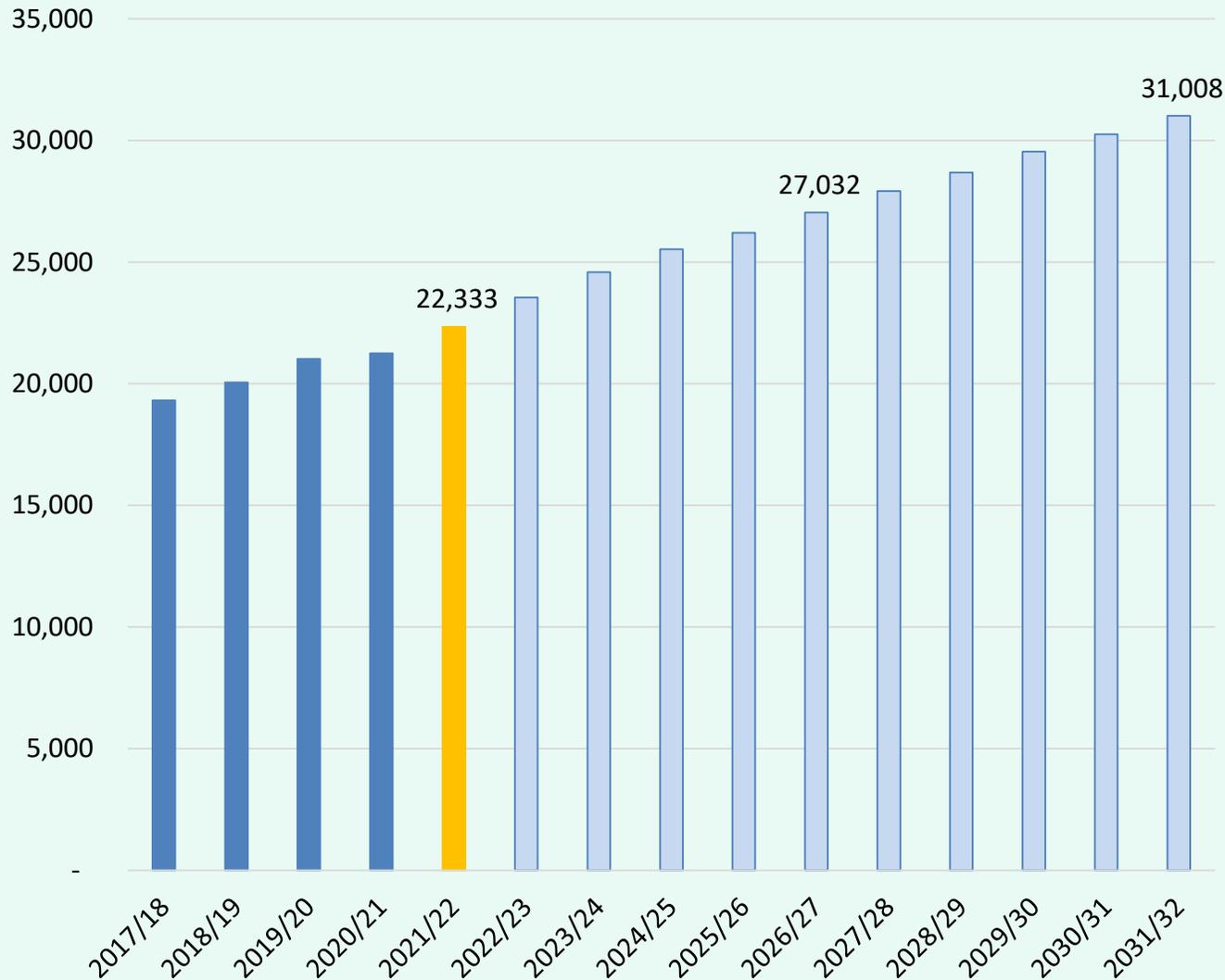
Ten Year Forecast by Secondary Campus

Campus	History		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
CREEKVIEW MIDDLE SCHOOL	1,078	800	829	842	921	956	949	926	922	925	920	932	943
HIGHLAND MIDDLE SCHOOL	1,050	824	757	777	845	897	890	915	928	957	921	924	906
PRAIRIE VISTA MIDDLE SCHOOL	1,002	844	884	899	926	961	1,074	1,136	1,205	1,255	1,331	1,350	1,343
WAYSIDE MIDDLE SCHOOL	1,002	964	1,055	1,066	1,094	1,108	1,211	1,318	1,372	1,432	1,535	1,676	1,813
WILLKIE MIDDLE SCHOOL	1,002	712	701	743	816	842	894	899	942	956	965	1,000	1,023
MARINE CREEK MIDDLE SCHOOL	1,200	1,076	1,070	1,019	1,031	1,094	1,139	1,110	1,087	1,102	1,151	1,174	1,178
MIDDLE SCHOOL TOTALS	6,334	5,220	5,296	5,346	5,633	5,858	6,157	6,304	6,456	6,627	6,823	7,056	7,206
Middle School Percent Change		0.64%	1.46%	0.94%	5.37%	3.99%	5.10%	2.39%	2.41%	2.65%	2.96%	3.41%	2.13%
Middle School Absolute Change		33	76	50	287	225	299	147	152	171	196	233	150
BOSWELL HIGH SCHOOL		2,265	2,412	2,588	2,678	2,875	2,922	2,982	3,082	3,093	3,203	3,278	3,359
SAGINAW HIGH SCHOOL		2,001	2,164	2,253	2,315	2,311	2,296	2,365	2,481	2,611	2,722	2,817	2,936
CHISHOLM TRAIL HIGH SCHOOL		2,288	2,364	2,518	2,614	2,646	2,595	2,654	2,710	2,782	2,840	2,839	2,896
WATSON HIGH SCHOOL		92	108	108	108	108	108	108	108	108	108	108	108
HIGH SCHOOL TOTALS		6,646	7,048	7,467	7,715	7,940	7,921	8,109	8,381	8,594	8,873	9,042	9,299
High School Percent Change		3.65%	6.05%	5.94%	3.32%	2.92%	-0.24%	2.37%	3.35%	2.54%	3.25%	1.90%	2.84%
High School Absolute Change		234	402	419	248	225	-19	188	272	213	279	169	257
TARRANT COUNTY JJAEP		1	0	0	0	0	0	0	0	0	0	0	0
ALTERNATIVE DISCIPLINE SCHOOL		21	13	13	13	13	13	13	13	13	13	13	13
ALTERNATIVE SCHOOL TOTALS		22	13	13	13	13	13	13	13	13	13	13	13
DISTRICT TOTALS		21,245	22,333	23,549	24,589	25,530	26,201	27,032	27,913	28,673	29,532	30,253	31,008
District Percent Change		1.05%	5.12%	5.44%	4.42%	3.83%	2.63%	3.17%	3.26%	2.72%	2.99%	2.44%	2.49%
District Absolute Change		221	1,088	1,216	1,040	941	671	831	881	760	858	722	754



Key Takeaways

Enrollment Forecast



- In 2021, there were more than 4,300 total home sales within the district
- The district has 35 actively building subdivisions
- Within EMS ISD there are 19 future subdivisions
- Of these, groundwork is underway on more than 2,500 lots within 14 subdivisions
- There are 275 Multi-Family units under construction and approx. 1,850 units in the planning stages
- EMS ISD can expect to enroll more than 27,000 students by 2026/27 and more than 31,000 by 2031/32