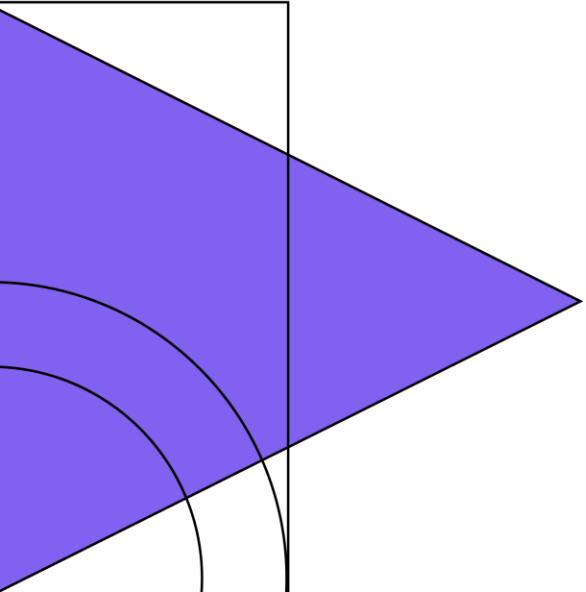
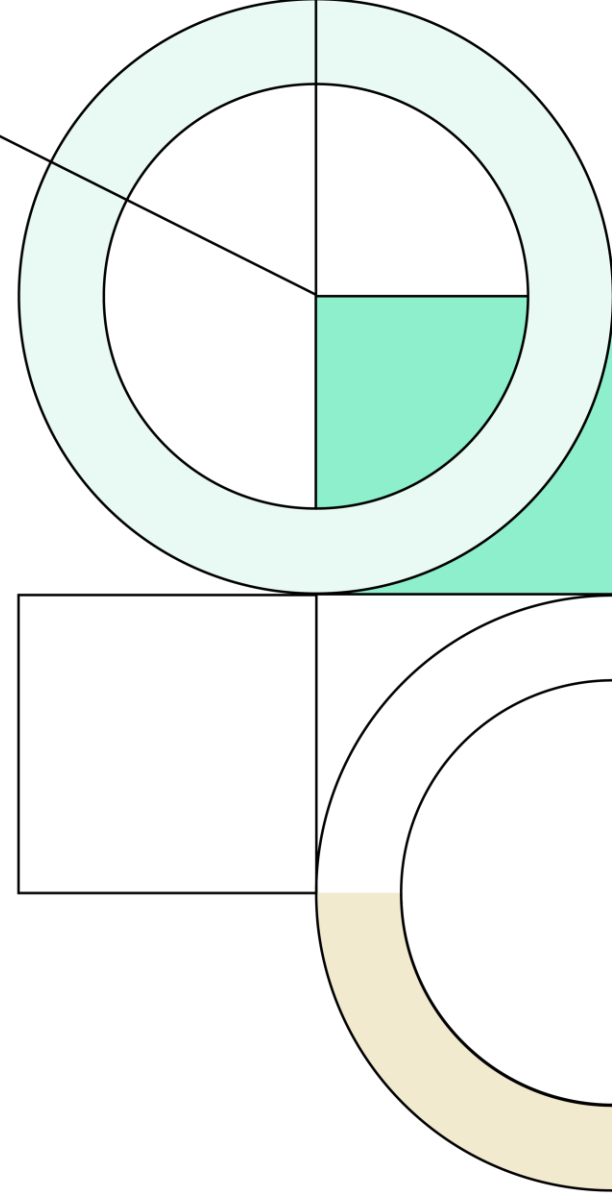




Eagle Mountain- Saginaw Independent School District

4Q24

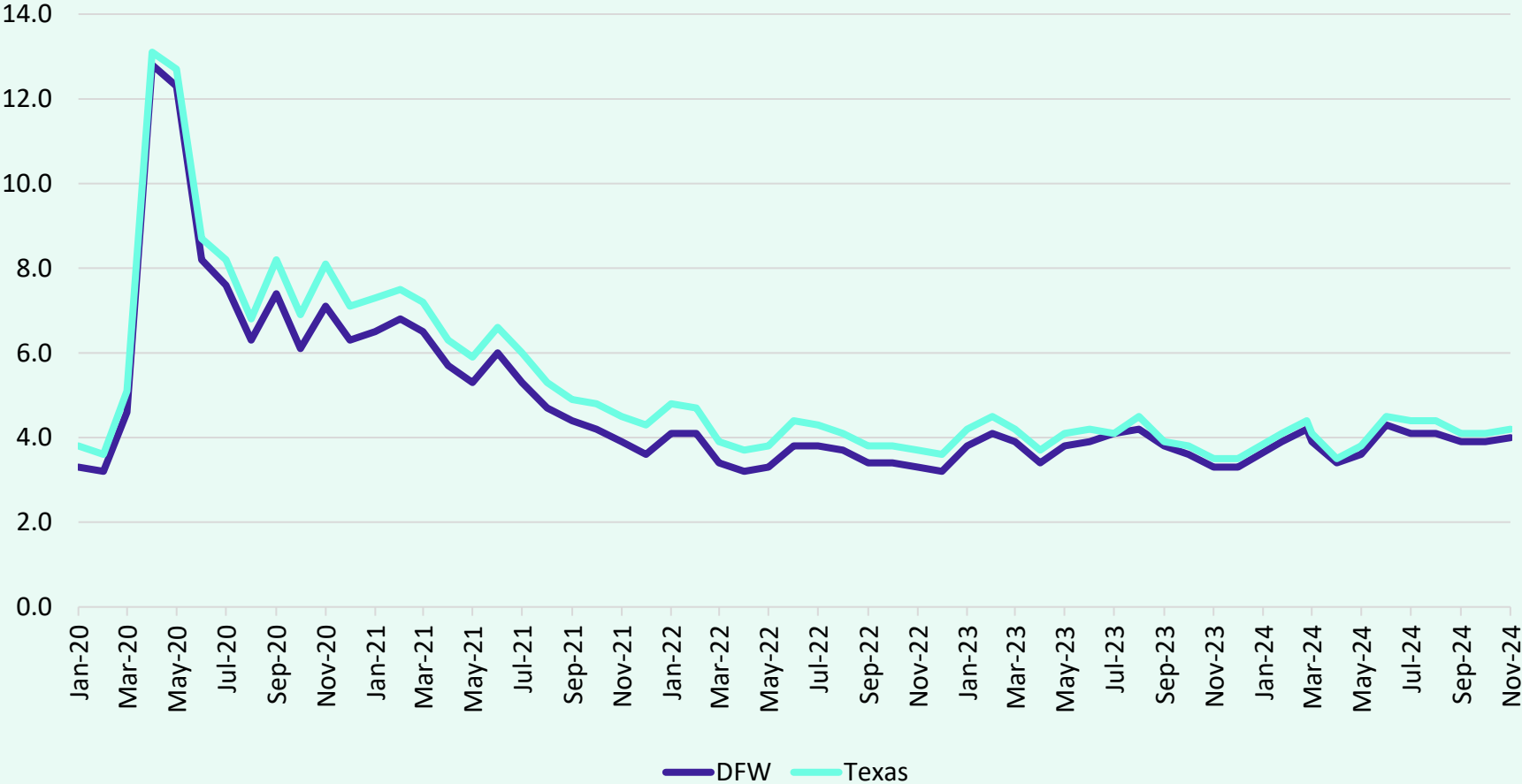
Demographic Report



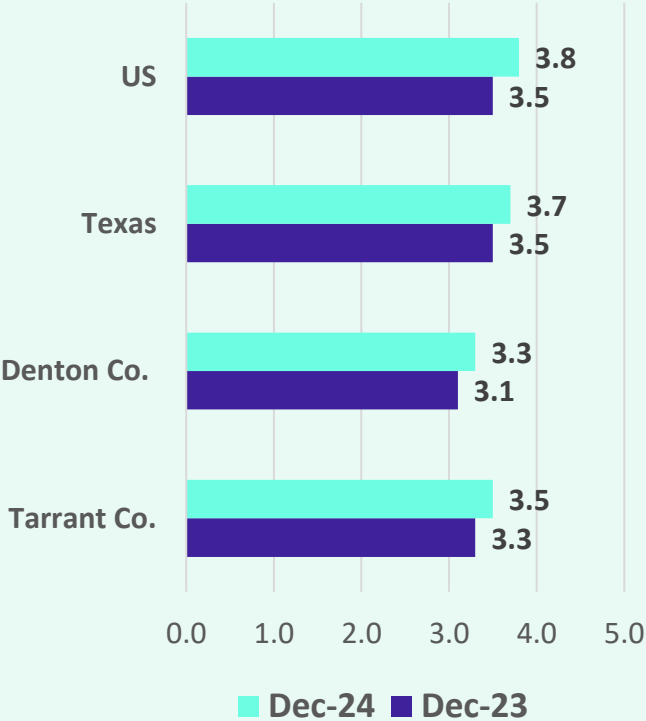


Local Economic Conditions

Unemployment Rate, Jan. 2020 - Dec. 2024



Unemployment Rate, Year over Year





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

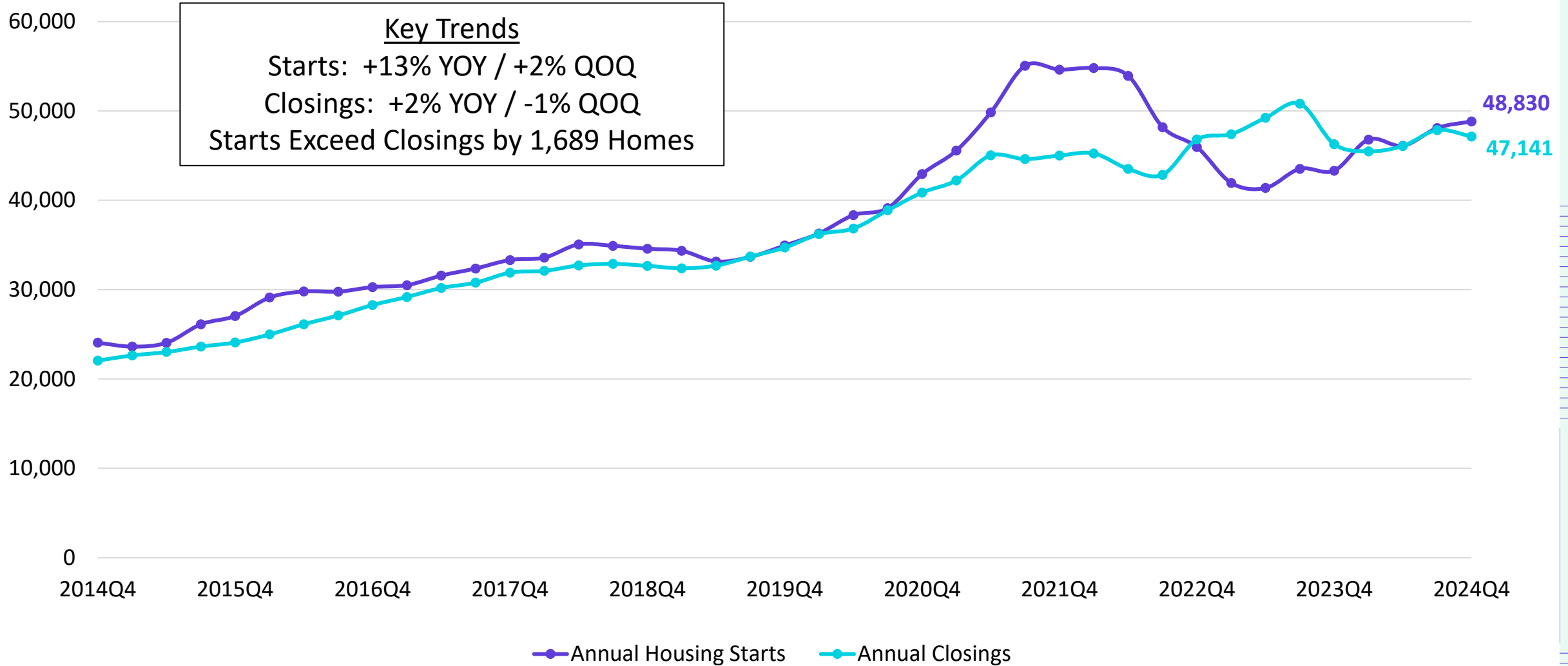
Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda



DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

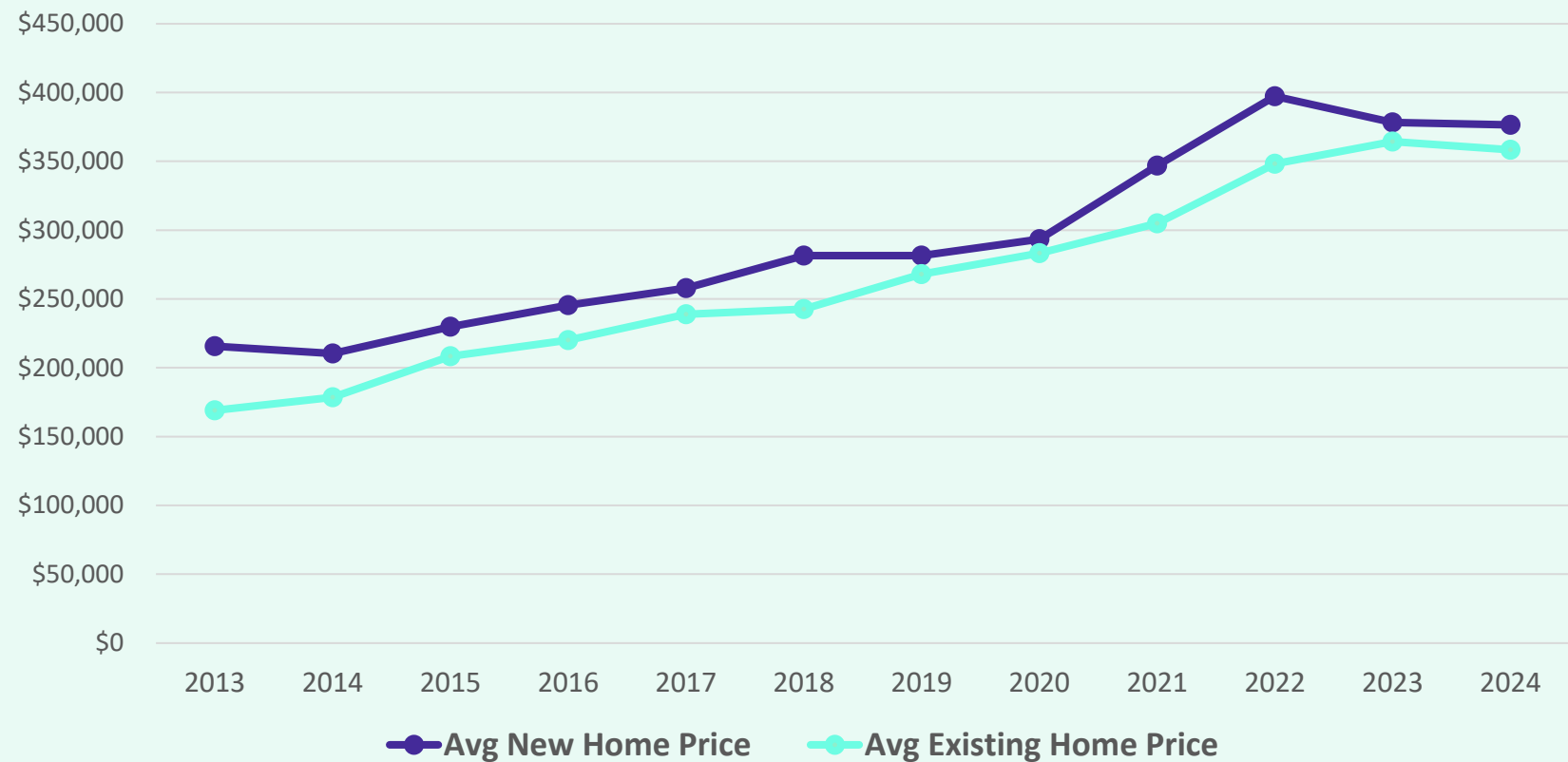


Source: Zonda



Eagle Mountain-Saginaw ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2024



- The average new home sale price in EMS ISD has risen 75% between 2013 and 2024, an increase of nearly \$161,000
- The average existing home sale price in EMS ISD has more than doubled in the last 10 years, an increase of nearly \$189,500

	Avg New Home	Avg Existing Home
2013	\$215,637	\$169,032
2014	\$210,464	\$178,527
2015	\$229,825	\$208,270
2016	\$245,444	\$220,039
2017	\$257,759	\$238,777
2018	\$281,467	\$242,655
2019	\$281,506	\$268,020
2020	\$293,367	\$283,279
2021	\$346,946	\$305,004
2022	\$397,242	\$348,155
2023	\$378,301	\$364,344
2024	\$376,564	\$358,484



DFW New Home Ranking Report

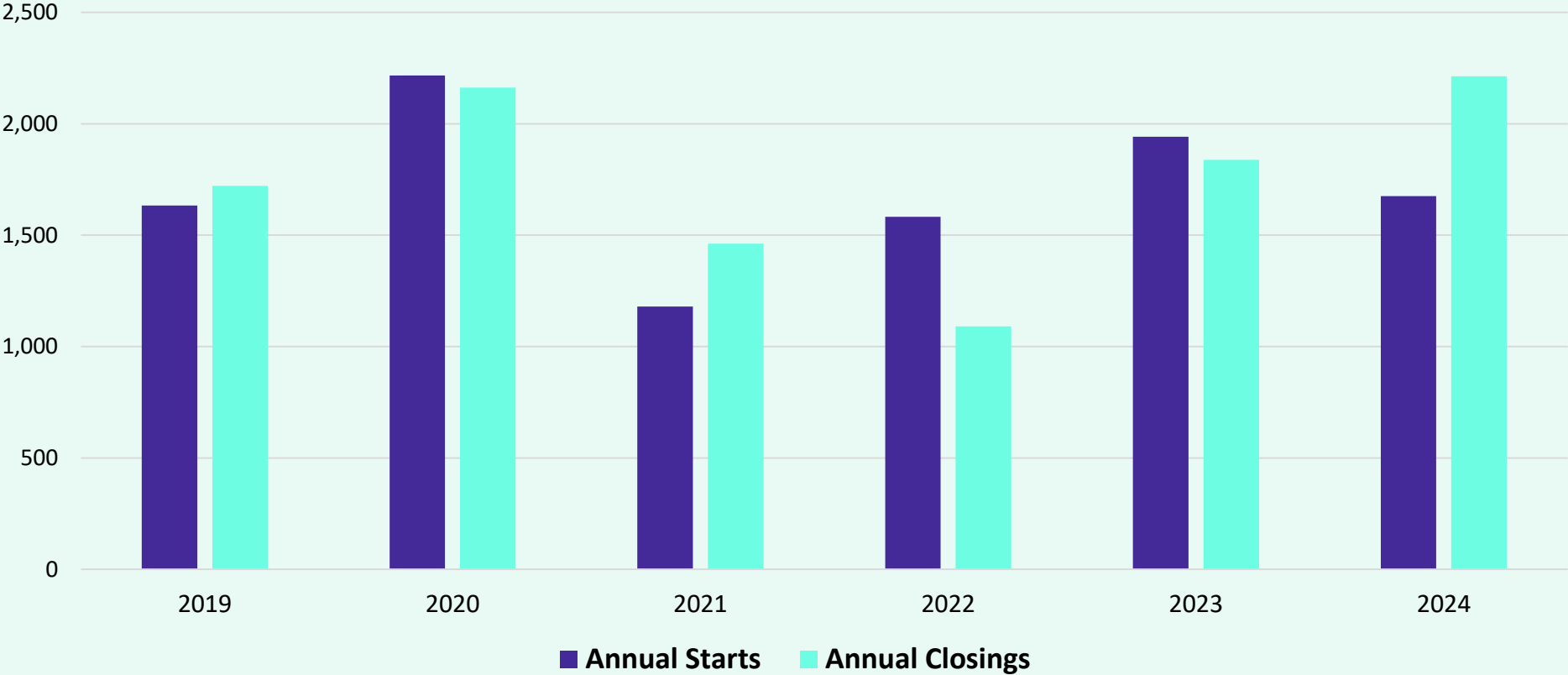
ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,826	3,021	1,755	5,366	42,917
2	PROSPER ISD	2,370	2,860	1,328	3,352	15,651
3	PRINCETON ISD	3,377	2,835	1,766	3,860	9,909
4	DENTON ISD	2,238	2,519	1,296	3,039	25,586
5	MCKINNEY ISD	2,242	2,261	1,184	4,160	17,705
6	EMS ISD	1,676	2,213	650	1,946	10,865
7	FORNEY ISD	1,916	2,007	1,167	3,712	22,477
8	AUBREY ISD	2,069	1,961	1,081	1,688	8,751
9	CRANDALL ISD	1,906	1,435	1,031	2,721	15,302
10	COMMUNITY ISD	1,647	1,367	987	2,567	9,541
11	CROWLEY ISD	1,220	1,257	652	2,943	12,235
12	DALLAS ISD	1,318	1,244	1,291	2,199	4,717
13	CELINA ISD	1,781	1,192	1,231	5,076	44,191
14	ANNA ISD	1,150	1,137	630	1,723	14,791
15	MANSFIELD ISD	1,200	1,064	834	1,724	6,971
16	ROYSE CITY ISD	922	1,055	538	2,842	13,157
17	FRISCO ISD	1,210	1,031	841	2,091	7,445
18	MELISSA ISD	754	1,017	387	1,065	1,899
19	ROCKWALL ISD	1,276	1,001	898	2,780	12,113
20	MIDLOTHIAN ISD	1,146	954	701	2,083	11,617

* Based on additional Zonda Education housing research



District New Home Activity



Starts	2019	2020	2021	2022	2023	2024
1Q	351	530	321	292	382	450
2Q	439	593	356	413	535	407
3Q	442	514	312	372	662	378
4Q	401	580	191	505	363	441
Total	1,633	2,217	1,180	1,582	1,942	1,676

Closings	2019	2020	2021	2022	2023	2024
1Q	285	340	473	161	374	537
2Q	483	567	425	256	513	614
3Q	512	664	300	383	673	512
4Q	441	591	264	290	278	550
Total	1,721	2,162	1,462	1,090	1,838	2,213



District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BRYSON	246	45	383	115	31	68	103	0
CHISHOLM RIDGE	48	10	20	5	0	0	95	113
COMANCHE SPRINGS	152	0	337	20	1	9	0	0
COPPER CREEK	101	2	161	42	2	25	0	0
DOZIER	0	0	0	0	0	0	0	144
EAGLE MOUNTAIN	238	103	264	59	81	149	299	8,250
ELKINS	5	0	24	3	0	0	108	105
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	23	1	41	5	1	1	2	152
HATLEY	677	263	760	222	258	335	1,176	1,269
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	56	2	65	15	4	19	139	523
LAKE POINTE	0	0	6	0	0	0	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	122	12	138	64	15	38	21	253
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	8	3	14	0	6	6	3	56
Grand Total	1,676	441	2,213	550	399	650	1,946	10,865

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

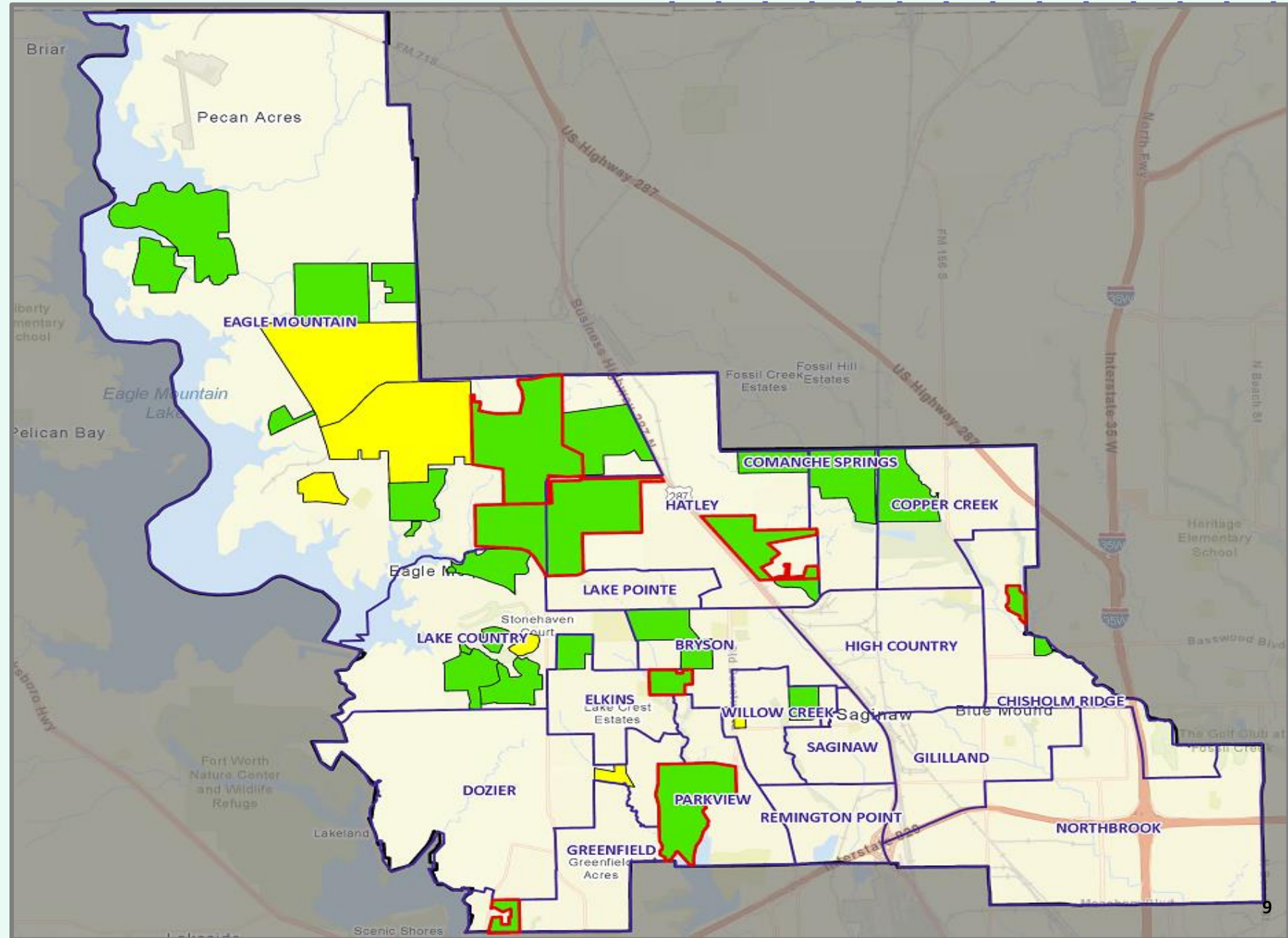
*Does NOT include age-restricted communities



District Housing Overview

- The district has 28 actively building subdivisions
- Within EMS ISD there are 9 future subdivisions in various stages of planning
- Of these, groundwork is underway on more nearly 2,200 lots within 7 subdivisions
- 321 lots were delivered in the 4th quarter

-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





Residential Activity

January 2025

Beltmill

- 1,116 total lots
- 140 future lots
- 552 vacant developed lots
- 172 UC; 21 inventory homes
- 231 occupied homes
- 116 EMS ISD students currently reside in Beltmill; student yield = 0.502





Residential Activity

January 2025



Eagle Mountain Talon Hills

- 424 total lots
- 37 future TH lots
- 116 vacant developed SF lots
- 1 UC; 7 inventory homes
- 263 occupied homes
- 89 EMS ISD students currently reside in Talon Hills; student yield = 0.338





Residential Activity

January 2025



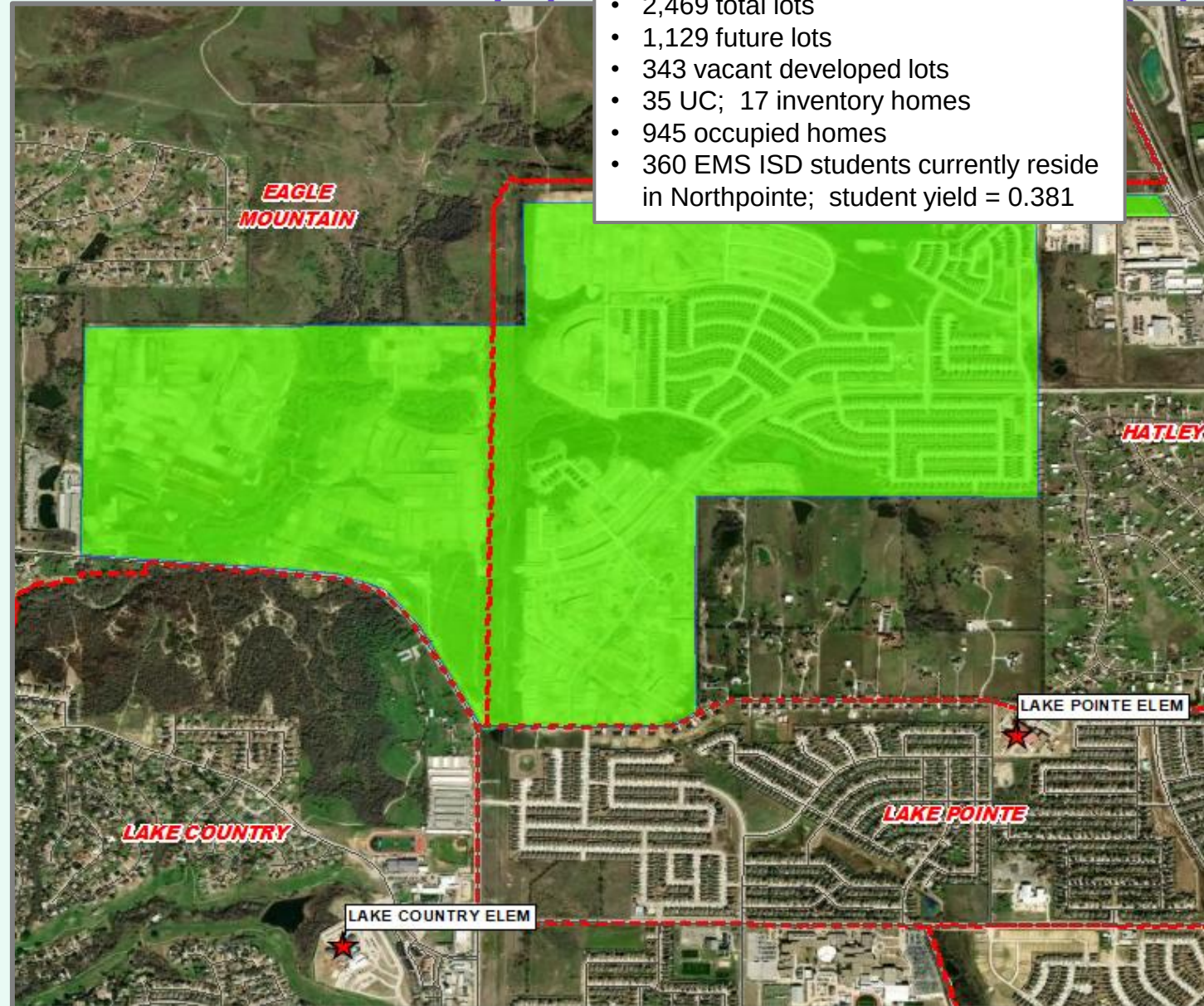


Residential Activity

January 2025

Northpointe

- 2,469 total lots
- 1,129 future lots
- 343 vacant developed lots
- 35 UC; 17 inventory homes
- 945 occupied homes
- 360 EMS ISD students currently reside in Northpointe; student yield = 0.381



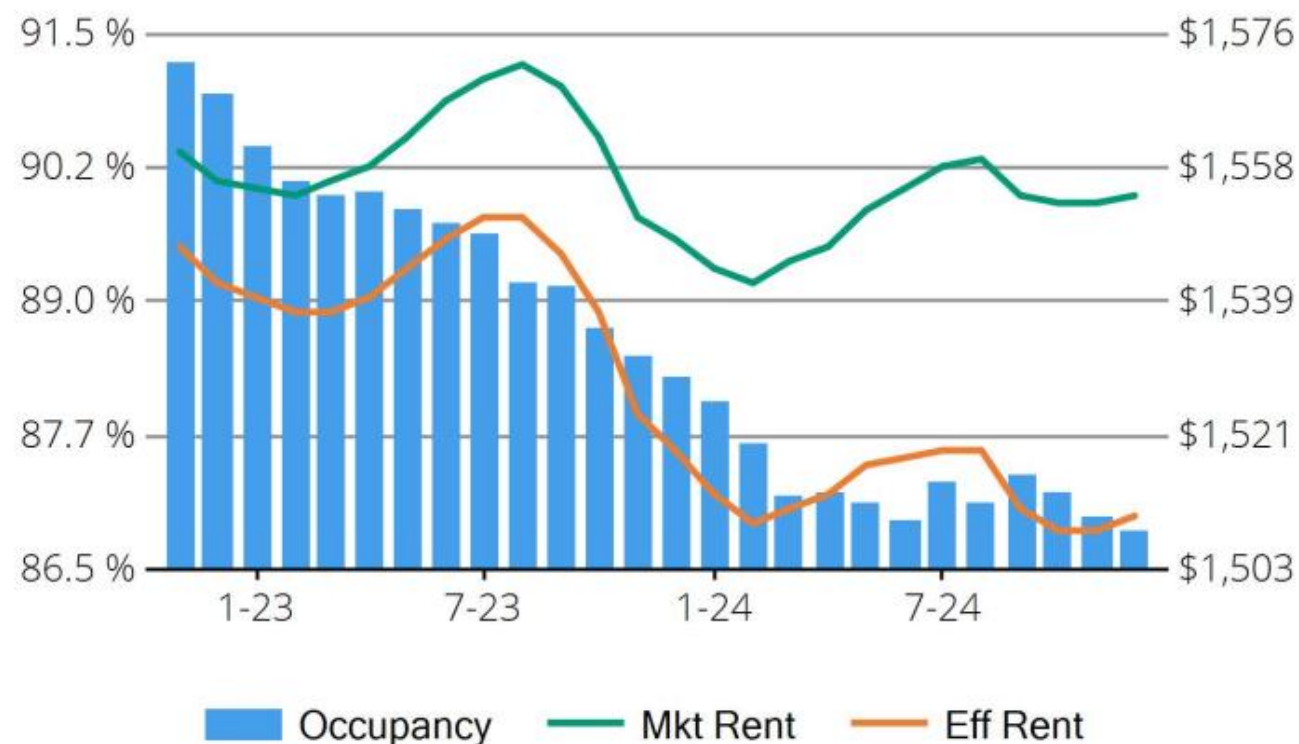


Housing Market Trends: Multi-family Market- December 2024

Stabilized and Lease-up Properties

Conventional Properties	Dec 2024	Annual Change
Occupancy	86.9	-1.6%
Unit Change	38,435	
Units Absorbed (Annual)	21,349	
Average Size (SF)	879	+0.5%
Asking Rent	\$1,554	+0.4%
Asking Rent per SF	\$1.77	-0.1%
Effective Rent	\$1,510	-0.6%
Effective Rent per SF	\$1.72	-1.1%
% Offering Concessions	38%	+25.8%
Avg. Concession Package	7.0%	+24.7%

Dallas/Fort Worth, TX



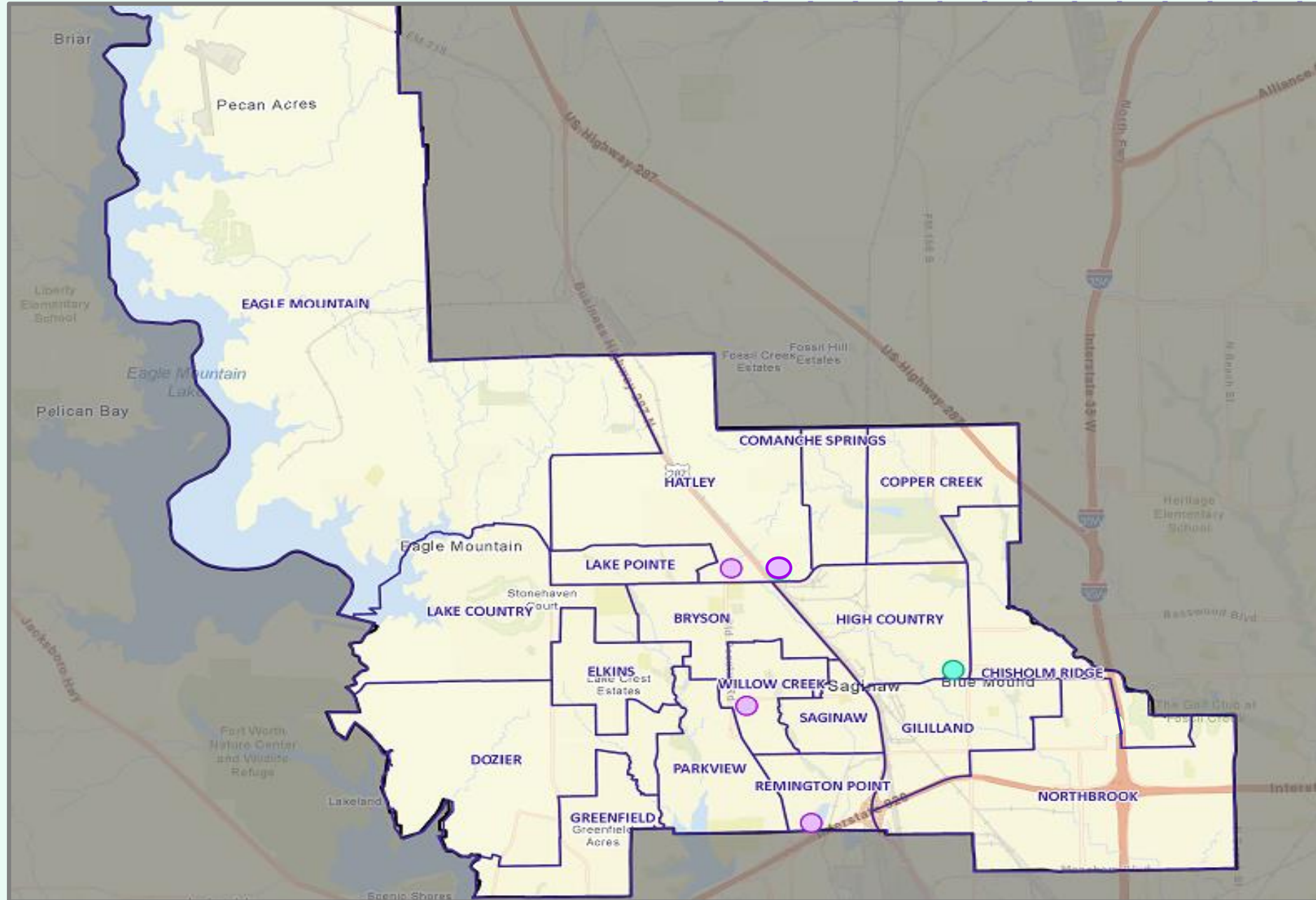


District Multifamily Overview

- There are more than 1,000 rental units currently under construction in EMS ISD, 166 of which are single family rental homes, and 258 are senior living units
- There are more than 950 future rental units in various stages of planning across the district

Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION





Residential Activity

January 2025



Birchway Quarry Falls

- 378 multi-family units under construction
- 840 total units (student housing as well)
- Split with Lake Worth ISD
- Leasing expected to begin in 2026



Residential Activity

January 2025



Range West

- 261 multi-family units under construction
- Wide array of amenities advertised
- Leasing expected to begin Feb 2025





Ten Year Forecast by Grade Level

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2020/21	119	342	1,358	1,462	1,522	1,497	1,493	1,566	1,637	1,809	1,778	1,817	1,749	1,619	1,479	21,247	219	1.04%
2021/22	52	562	1,509	1,548	1,595	1,621	1,566	1,592	1,686	1,762	1,867	2,089	1,836	1,653	1,448	22,386	1,139	5.36%
2022/23	65	634	1,457	1,634	1,636	1,664	1,710	1,611	1,705	1,757	1,827	2,178	1,962	1,697	1,556	23,093	707	3.16%
2023/24	140	644	1,431	1,573	1,644	1,691	1,723	1,753	1,711	1,754	1,802	2,070	2,090	1,846	1,580	23,452	359	1.55%
2024/25	71	701	1,538	1,547	1,636	1,735	1,740	1,774	1,812	1,808	1,840	2,123	1,998	1,919	1,671	23,913	461	1.97%
2025/26	74	712	1,672	1,659	1,599	1,688	1,786	1,788	1,852	1,893	1,887	2,052	1,967	1,867	1,827	24,323	410	1.71%
2026/27	75	742	1,703	1,785	1,702	1,647	1,747	1,813	1,890	1,936	1,971	2,128	1,912	1,863	1,772	24,686	363	1.49%
2027/28	73	752	1,779	1,797	1,828	1,741	1,699	1,802	1,905	1,986	2,025	2,153	1,967	1,796	1,785	25,088	402	1.63%
2028/29	78	767	1,864	1,882	1,844	1,875	1,782	1,746	1,870	1,954	2,033	2,206	2,019	1,850	1,722	25,492	403	1.61%
2029/30	78	774	1,888	1,968	1,918	1,885	1,924	1,824	1,793	1,919	1,999	2,215	2,033	1,895	1,765	25,878	386	1.51%
2030/31	71	782	1,912	1,988	2,014	1,967	1,935	1,978	1,875	1,842	1,969	2,178	2,037	1,907	1,810	26,265	388	1.50%
2031/32	72	788	1,923	2,014	2,029	2,059	2,017	1,974	2,033	1,927	1,889	2,138	2,005	1,916	1,821	26,606	340	1.30%
2032/33	73	796	1,934	2,023	2,057	2,080	2,113	2,063	2,033	2,088	1,977	2,040	1,969	1,883	1,829	26,958	353	1.33%
2033/34	73	808	1,899	2,038	2,071	2,114	2,137	2,162	2,149	2,089	2,140	2,134	1,879	1,851	1,800	27,345	386	1.43%
2034/35	72	818	1,864	2,004	2,086	2,126	2,173	2,188	2,249	2,207	2,141	2,308	1,966	1,770	1,768	27,740	395	1.45%

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



Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
HAFLEY DEVELOPMENT CENTER	374	248	251	271	281	295	305	309	319	330	340	349
BRYSON ELEMENTARY	736	573	611	612	629	633	658	672	678	683	683	680
CHISHOLM RIDGE ELEMENTARY	803	624	636	641	656	679	710	723	718	710	698	680
COMANCHE SPRINGS ELEMENTARY	781	626	658	685	701	733	752	741	721	711	699	683
COPPER CREEK ELEMENTARY	803	697	711	724	730	728	733	745	746	748	744	731
DOZIER ELEMENTARY	803	706	716	693	700	721	760	795	823	856	883	906
EAGLE MOUNTAIN ELEMENTARY	758	551	615	663	745	837	946	1,066	1,192	1,333	1,486	1,631
ELKINS ELEMENTARY	736	652	663	669	678	695	724	729	725	723	714	709
GILILLAND ELMENTARY	691	499	506	521	531	529	546	553	555	560	557	549
GREENFIELD ELEMENTARY	803	619	606	591	565	580	595	609	619	621	617	605
HATLEY ELEMENTARY	803	440	538	647	720	779	822	852	868	880	878	861
HIGH COUNTRY ELEMENTARY	758	510	506	503	525	551	578	607	603	609	610	603
LAKE COUNTRY ELEMENTARY	803	654	649	671	690	723	749	779	799	818	830	820
LAKE POINTE ELEMENTARY	781	740	728	716	705	699	678	692	696	709	718	721
NORTHBROOK ELEMENTARY	781	533	528	534	516	522	538	550	558	568	574	572
PARKVIEW ELEMENTARY	781	583	599	633	657	675	699	722	726	727	724	712
REMINGTON POINT ELEMENTARY	758	509	482	493	508	507	500	523	537	549	549	537
SAGINAW ELEMENTARY	558	336	333	329	326	347	357	361	364	368	366	360
WILLOW CREEK ELEMENTARY	870	640	640	616	606	603	607	618	627	634	630	620
ELEMENTARY TOTALS	14,181	10,740	10,976	11,212	11,469	11,836	12,257	12,645	12,875	13,137	13,301	13,329
Elementary Percent Change		1.34%	2.19%	2.15%	2.30%	3.20%	3.56%	3.17%	1.81%	2.04%	1.24%	0.21%
Elementary Absolute Change		142	236	236	257	366	421	389	229	263	163	28

Green box = 95% of capacity
Yellow box = 105% of capacity



Ten Year Forecast by Secondary Campus

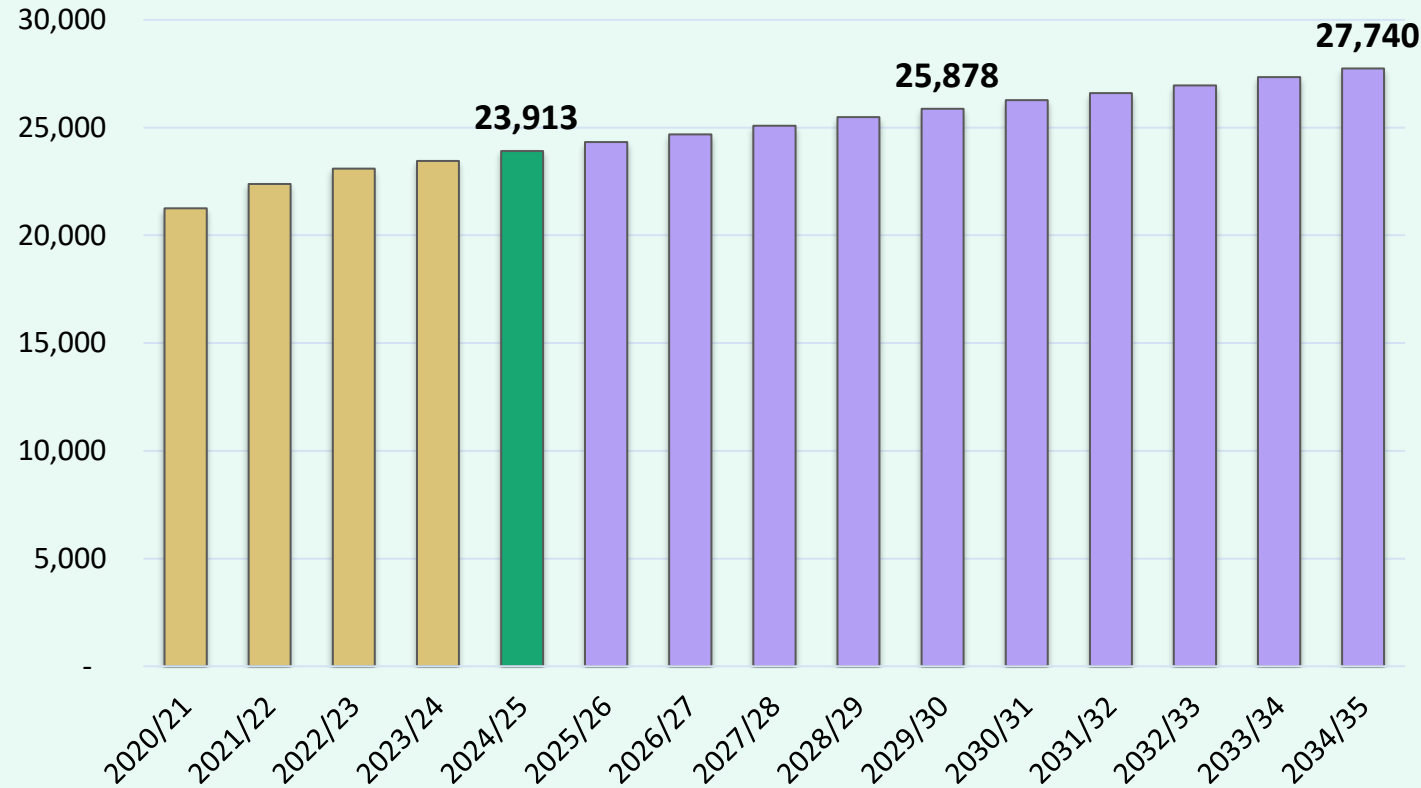
		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CREEKVIEW MIDDLE SCHOOL	1,078	961	1,011	1,059	1,068	1,042	969	954	971	1,027	1,058	1,076
HIGHLAND MIDDLE SCHOOL	1,050	699	671	654	634	645	602	597	617	676	702	710
PRAIRIE VISTA MIDDLE SCHOOL	1,002	965	1,013	1,030	1,072	1,064	1,069	1,086	1,133	1,180	1,223	1,249
WAYSIDE MIDDLE SCHOOL	1,002	1,121	1,200	1,295	1,344	1,389	1,415	1,476	1,537	1,593	1,696	1,797
WILLKIE MIDDLE SCHOOL	1,002	775	787	799	805	765	693	637	645	674	706	735
MARINE CREEK MIDDLE SCHOOL	1,200	926	937	947	980	939	950	923	933	935	980	1,017
MIDDLE SCHOOL TOTALS	6,334	5,447	5,619	5,784	5,903	5,844	5,698	5,673	5,836	6,085	6,365	6,584
Middle School Percent Change		3.61%	3.16%	2.94%	2.06%	-1.00%	-2.50%	-0.44%	2.87%	4.27%	4.60%	3.44%
Middle School Absolute Change		190	172	165	119	-59	-146	-25	163	249	280	219
BOSWELL HIGH SCHOOL	2,500	2,442	2,367	2,410	2,379	2,369	2,470	2,482	2,477	2,432	2,414	2,486
EAGLE MOUNTAIN HIGH SCHOOL	2,500	891	1,131	1,165	1,197	1,227	1,295	1,324	1,358	1,398	1,409	1,462
SAGINAW HIGH SCHOOL	2,500	2,003	1,854	1,759	1,745	1,713	1,681	1,662	1,634	1,568	1,594	1,648
CHISHOLM TRAIL HIGH SCHOOL	2,500	2,248	2,234	2,214	2,253	2,361	2,335	2,337	2,284	2,196	2,120	2,089
WATSON HIGH SCHOOL		87	87	87	87	87	87	87	87	87	87	87
HIGH SCHOOL TOTALS		7,671	7,673	7,635	7,661	7,757	7,868	7,892	7,840	7,681	7,624	7,772
High School Percent Change		1.86%	0.03%	-0.50%	0.34%	1.25%	1.43%	0.31%	-0.66%	-2.03%	-0.74%	1.94%
High School Absolute Change		140	2	-38	26	96	111	24	-52	-159	-57	148
TARRANT COUNTY JJAEP		1	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE DISCIPLINE SCHOOL		54	54	54	54	54	54	54	54	54	54	54
ALTERNATIVE SCHOOL TOTALS		55	55	55	55	55	55	55	55	55	55	55
DISTRICT TOTALS		23,913	24,323	24,686	25,088	25,492	25,878	26,265	26,606	26,958	27,345	27,740
District Percent Change		1.97%	1.71%	1.49%	1.63%	1.61%	1.51%	1.50%	1.30%	1.33%	1.43%	1.45%
District Absolute Change		462	410	363	402	403	386	388	340	353	386	395

Green box = 95% of capacity
Yellow box = 105% of capacity



Key Takeaways

Enrollment Forecast



- The District has 28 actively building subdivisions with nearly 1,950 lots available to build on
- EMS ISD has 9 future subdivisions with appx. 10,900 lots in the planning stages
- Groundwork is underway on nearly 2,200 lots within 7 subdivisions
- EMS ISD is forecasted to enroll more than 25,900 students in 2029/30 and nearly 27,900 by 2034/35