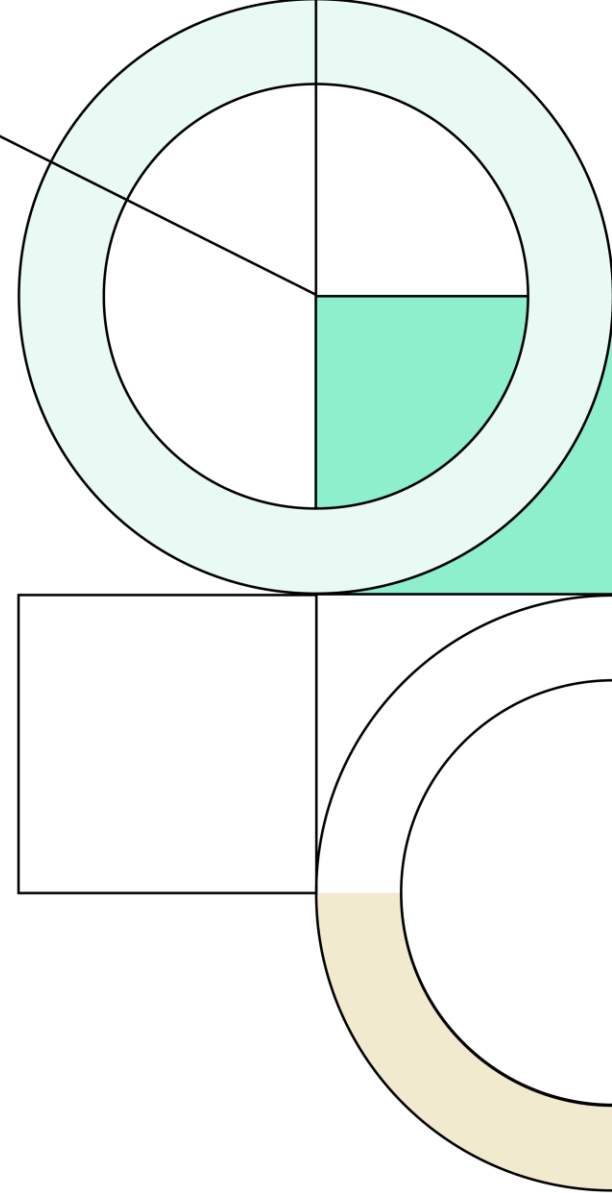




Eagle Mountain- Saginaw Independent School District

3Q23

Demographic Report





Annual Enrollment Change

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2019/20	116	398	1,413	1,465	1,464	1,454	1,490	1,601	1,742	1,776	1,671	1,777	1,655	1,591	1,415	21,028	259	1.25%
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	139	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	23,451	358	1.55%

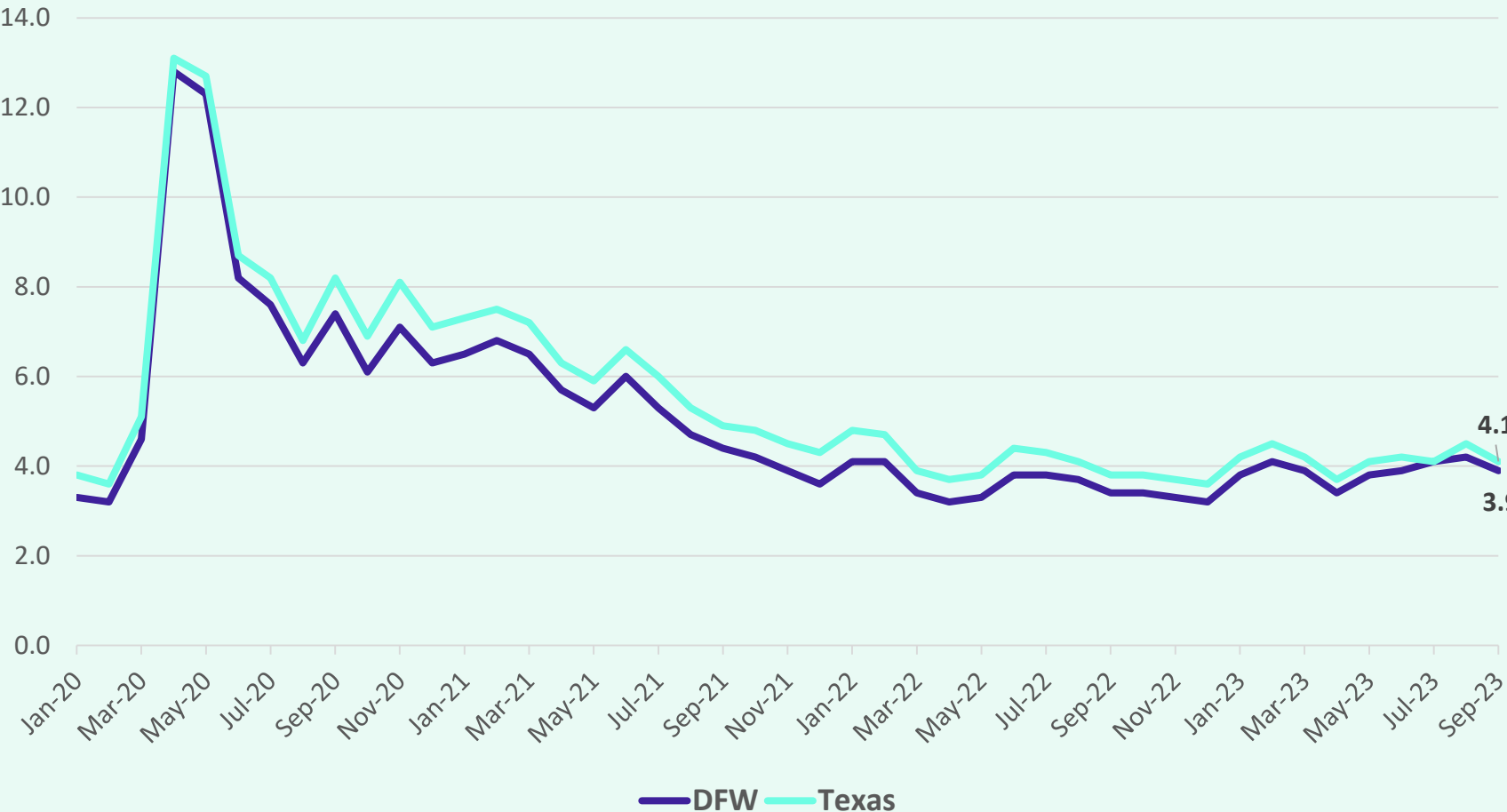
*Yellow Box = largest grade per year
Green Box = second largest grade per year

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	K - 5th	MS	HS
3-year avg.	1.275	1.262	1.020	1.101	1.051	1.047	1.045	1.040	1.070	1.049	1.032	1.158	0.970	0.937	0.922	1.051	1.050	0.997
2019/20	1.018	0.964	0.952	0.987	0.954	0.973	0.983	1.003	0.983	1.080	1.046	1.149	1.021	0.975	0.949	0.975	1.036	1.024
2020/21	1.026	0.859	0.961	1.035	1.039	1.023	1.027	1.051	1.022	1.038	1.001	1.087	0.984	0.978	0.930	1.023	1.021	0.995
2021/22	0.437	1.643	1.111	1.140	1.091	1.065	1.046	1.066	1.077	1.076	1.032	1.175	1.010	0.945	0.894	1.087	1.062	1.006
2022/23	1.250	1.128	0.966	1.083	1.057	1.043	1.055	1.029	1.071	1.042	1.037	1.167	0.939	0.924	0.941	1.039	1.050	0.993
2023/24	2.138	1.016	0.982	1.080	1.006	1.034	1.035	1.025	1.062	1.029	1.026	1.133	0.960	0.941	0.931	1.027	1.039	0.991

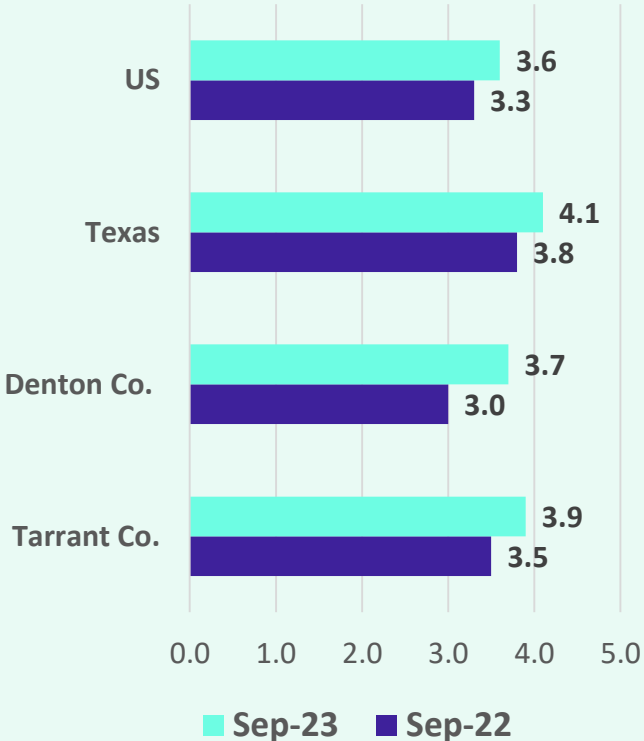


Local Economic Conditions

Unemployment Rate, Jan. 2019 - September 2023

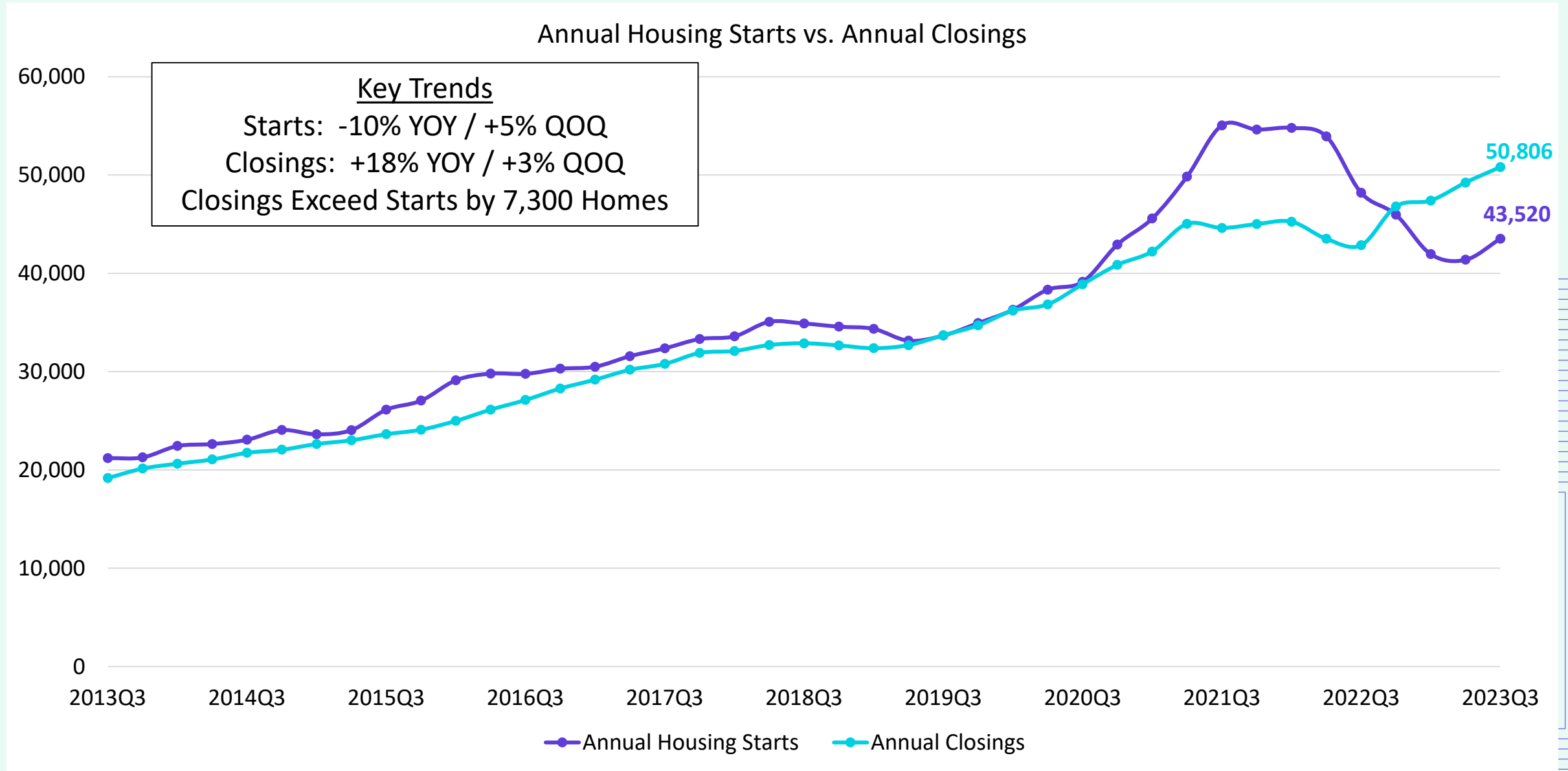


Unemployment Rate, Year over Year





DFW New Home Starts & Closings



Annual New Home Starts

Dallas-Ft. Worth MSA

Legend

GIS - Starts

AnnStarts

<= 9

<= 49

<= 99

> 99

AnnStarts

1

27

54

Basemap

Weather

Traffic

Rank	County	Annual Starts	% of Total	YOY	YOY %
1	Collin	11,738	27.0%	649	5.9%
2	Denton	9,713	22.3%	(1,017)	(9.5%)
3	Tarrant	7,363	16.9%	502	7.3%
4	Dallas	3,414	7.8%	(753)	(18.1%)
5	Kaufman	2,984	6.9%	(398)	(11.8%)
6	Ellis	2,106	4.8%	(568)	(21.2%)
7	Johnson	1,529	3.5%	(259)	(14.5%)
8	Rockwall	1,326	3.0%	(534)	(28.7%)
9	Hunt	1,075	2.5%	(350)	(24.6%)
10	Grayson	829	1.9%	369	80.2%
11	Wise	739	1.7%	124	20.2%
12	Parker	704	1.6%	(1,130)	(61.6%)
Grand Total		43,520	100.0%	(3,365)	(7.2%)

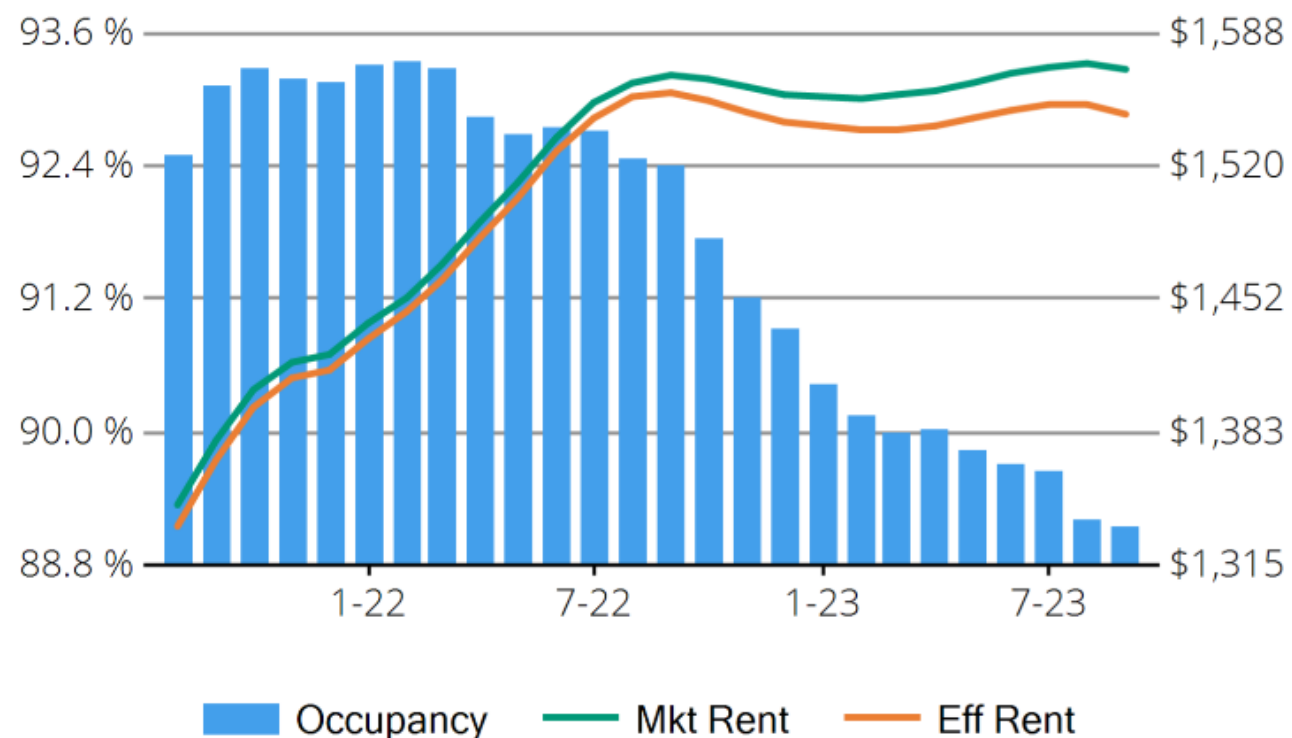


Housing Market Trends: Multi-family Market- Sept 2023

*Stabilized and Lease-up Properties**

Conventional Properties	Sep 2023	Annual Change
Occupancy	89.1	-3.5%
Unit Change	32,805	
Units Absorbed (Annual)	3,705	
Average Size (SF)	874	+0.2%
Asking Rent	\$1,569	+0.3%
Asking Rent per SF	\$1.79	+0.0%
Effective Rent	\$1,546	-0.6%
Effective Rent per SF	\$1.77	-0.9%
% Offering Concessions	23%	+161.3%
Avg. Concession Package	5.4%	+14.7%

Dallas/Fort Worth, TX





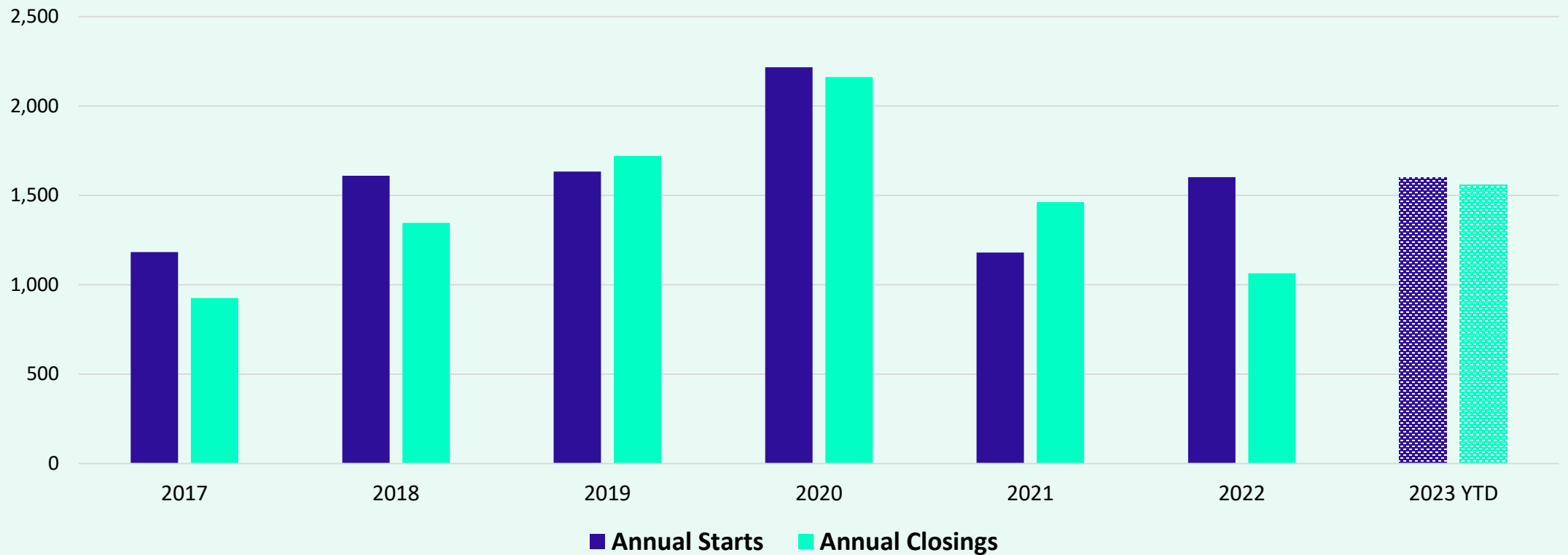
DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,365	3,396	2,005	3,293	40,872
2	DENTON ISD	2,721	3,323	1,419	3,707	27,751
3	PROSPER ISD	2,727	2,781	2,192	3,372	16,642
4	PRINCETON ISD	2,372	2,631	1,244	3,150	7,374
5	MCKINNEY ISD	1,573	1,873	895	3,154	11,995
6	EAGLE MT-SAGINAW ISD	2,149	1,823	1,128	1,841	14,690
7	AUBREY ISD	1,135	1,617	545	813	6,074
8	CROWLEY ISD	1,462	1,613	702	2,002	14,945
9	FORNEY ISD	1,713	1,491	1,100	3,728	18,942
10	CRANDALL ISD	796	1,479	441	2,409	16,485
11	FRISCO ISD	855	1,435	644	1,776	8,547
12	ROYSE CITY ISD	1,118	1,416	788	1,756	7,727
13	DALLAS ISD	1,207	1,363	1,553	1,704	5,593
14	ROCKWALL ISD	940	1,269	719	2,872	10,023
15	MANSFIELD ISD	865	1,254	669	2,258	5,273
16	MELISSA ISD	1,228	1,204	830	1,038	2,961
17	ANNA ISD	1,020	1,142	781	1,643	7,355
18	CELINA ISD	876	1,122	701	1,902	35,606
19	LEWISVILLE ISD	765	1,041	666	581	1,447
20	WYLIE ISD	612	964	435	939	2,100

* Based on additional housing research by Zonda Education

District New Home Starts and Closings by Quarter



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	179	389	351	530	321	292	397
2Q	368	411	439	593	356	413	599
3Q	412	293	442	514	312	376	632
4Q	224	517	401	580	191	521	
Total	1,183	1,610	1,633	2,217	1,180	1,602	1,599

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	154	295	285	340	473	161	368
2Q	204	310	483	567	425	256	510
3Q	243	374	512	664	300	383	681
4Q	324	367	441	591	264	264	
Total	925	1,346	1,721	2,162	1,462	1,064	1,559



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BRYSON	456	156	226	90	155	230	177	194
CHISHOLM RIDGE	0	0	0	0	0	0	0	323
COMANCHE SPRINGS	379	24	317	184	91	151	258	0
COPPER CREEK	193	42	208	50	44	79	132	0
DOZIER	0	0	4	0	0	8	0	144
EAGLE MOUNTAIN	264	75	274	97	110	165	338	10,730
ELKINS	45	13	68	10	15	26	8	205
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	41	14	25	10	10	16	36	152
HATLEY	569	239	371	151	255	360	552	2,050
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	44	15	46	19	21	29	165	473
LAKE POINTE	95	3	161	4	3	15	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	57	46	107	57	26	38	162	253
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	6	5	16	9	3	11	13	166
Grand Total	2,149	632	1,823	681	733	1,128	1,841	14,690

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

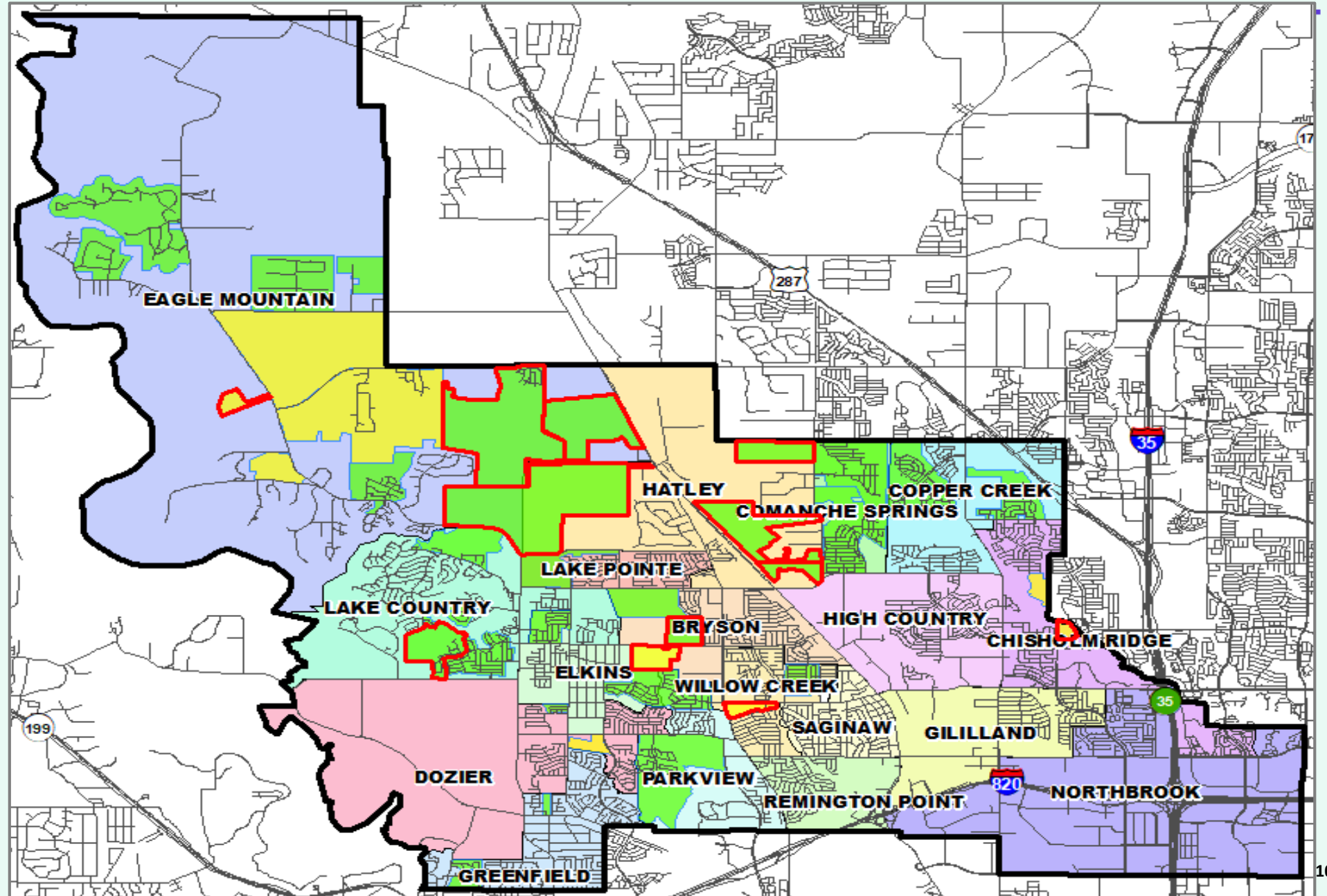


District Housing Overview

- The District has 32 actively building subdivisions
- Within EMS ISD there are 12 future subdivisions
- Ground-work is currently underway on approx. 2,550 lots in 12 separate subdivisions
- 86 lots were delivered in the 3rd quarter

Subdivisions

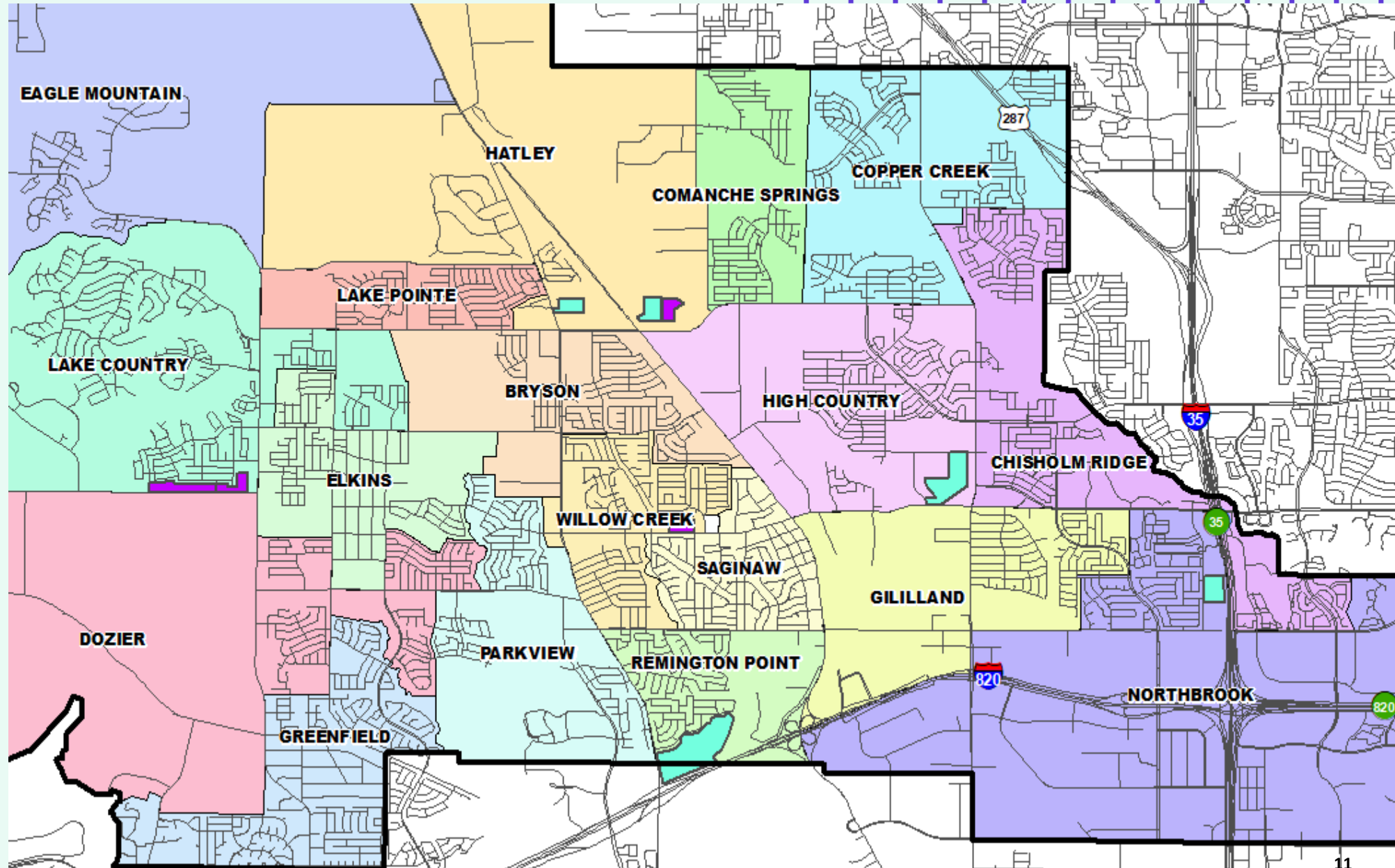
-  ACTIVE
-  FUTURE
-  Groundwork Underway





District Multi-Family Overview

- Within EMS ISD, there are five multi-family projects in the planning stages that contain approx. 2,290 future units
- There are 663 multi-family units currently under construction within the District in four separate projects (included is a 120 unit senior living community with no impact on Willow Creek)



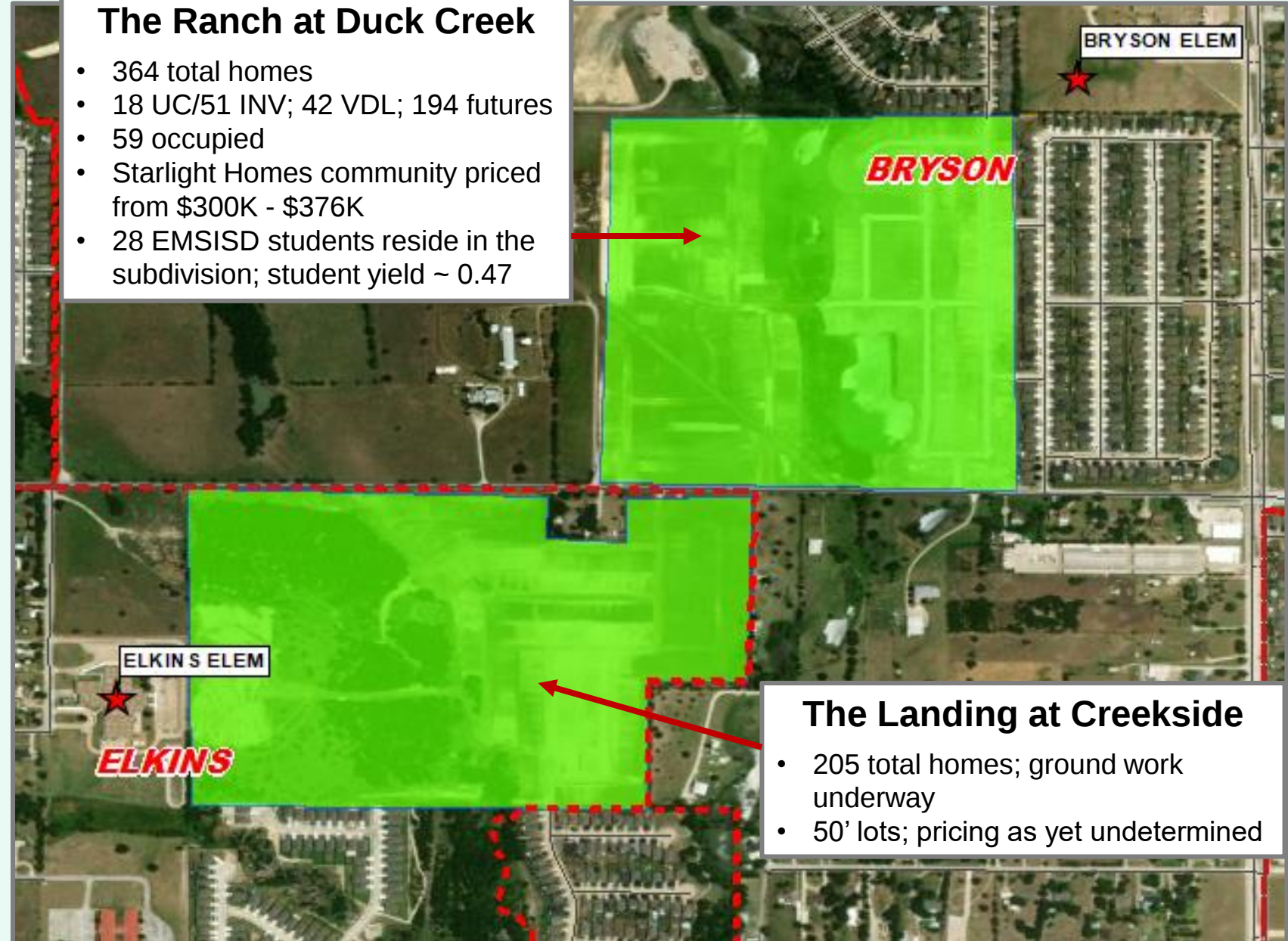


Residential Activity

04 Nov 2023 17:27:54

The Ranch at Duck Creek

- 364 total homes
- 18 UC/51 INV; 42 VDL; 194 futures
- 59 occupied
- Starlight Homes community priced from \$300K - \$376K
- 28 EMSISD students reside in the subdivision; student yield ~ 0.47



The Landing at Creekside

- 205 total homes; ground work underway
- 50' lots; pricing as yet undetermined

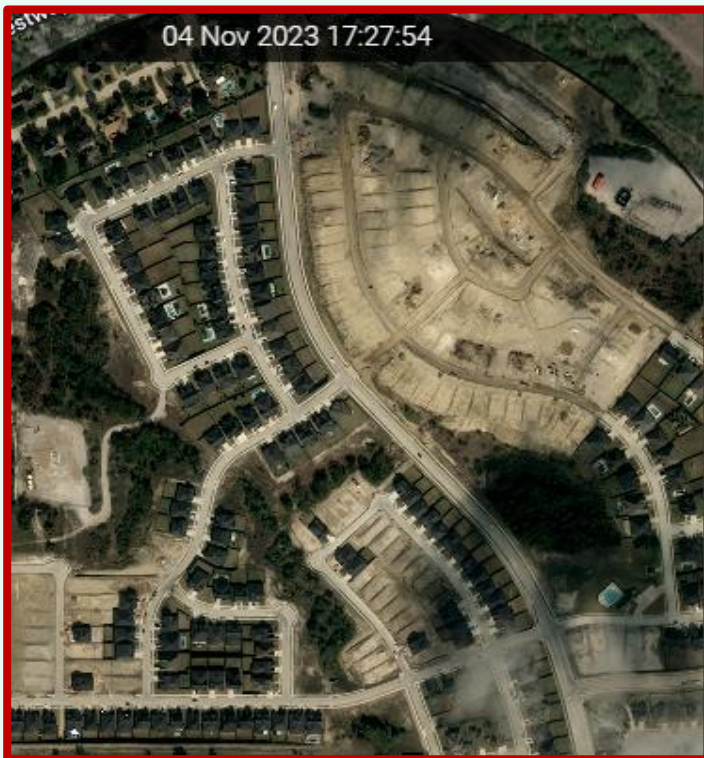


Residential Activity



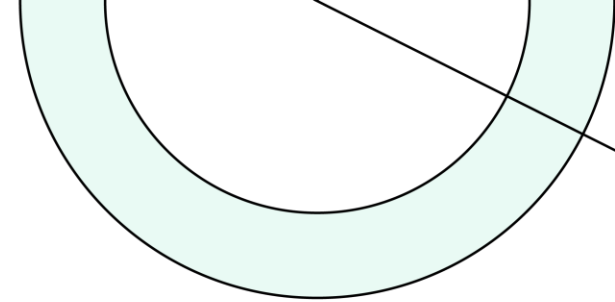
Eagle Mountain – Talon Hills

- 391 total homes
- 222 occupied homes
- 8 UC/8 INV; 37 VDL; 116 futures
- Graham Hart Homes development priced from \$316K - \$559K
- 81 EMSISD students reside in Talon Hills; student yield ~ 0.36

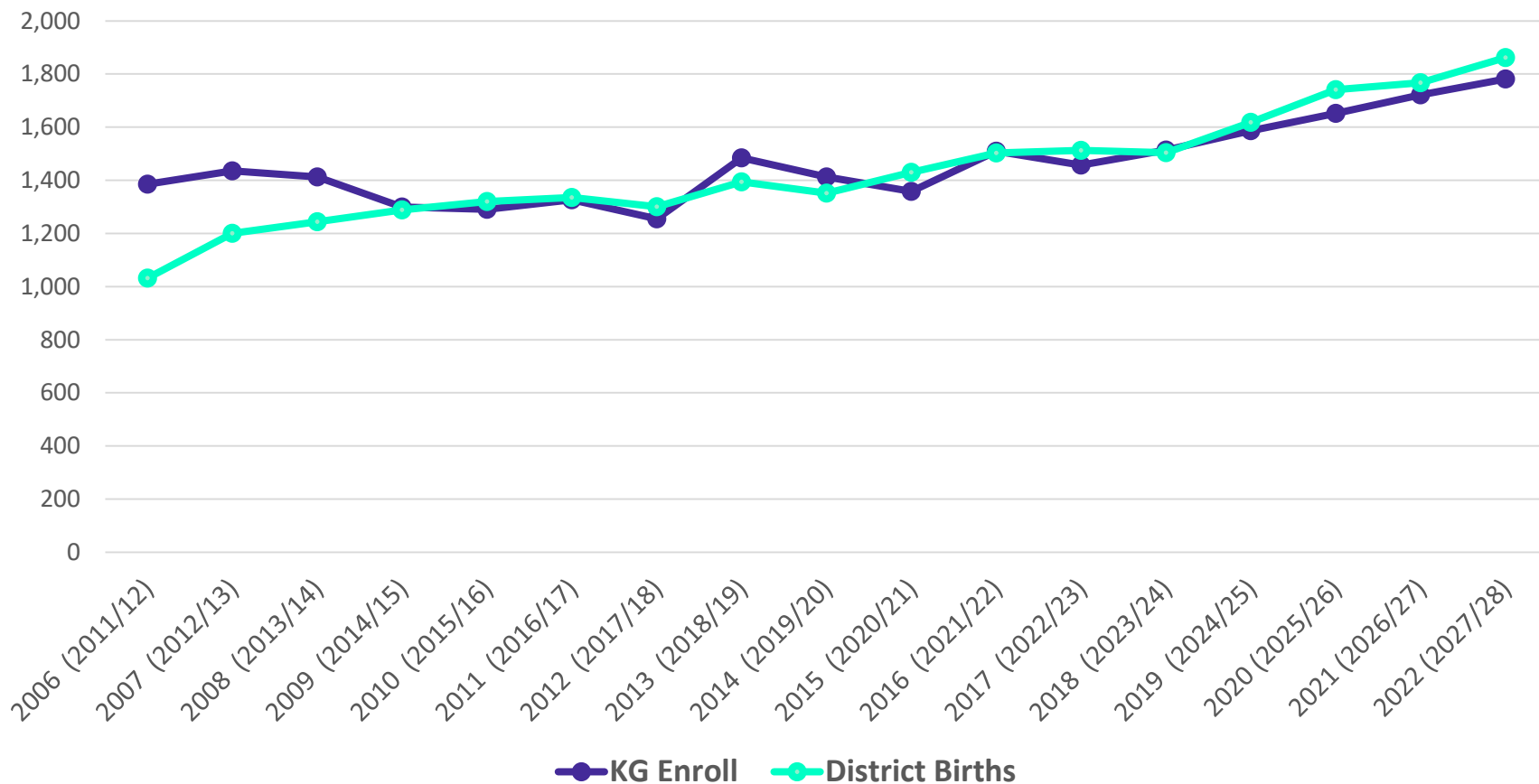




Birth Rate Analysis



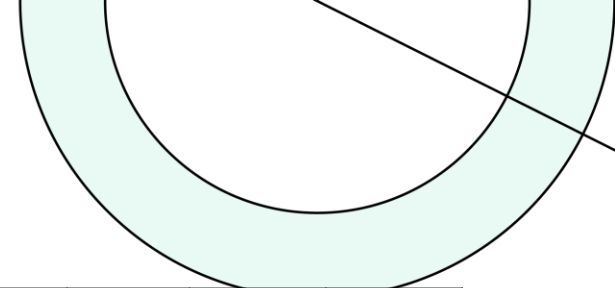
EMS ISD KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	1,385	1,032	1.342
2007 (2012/13)	1,436	1,201	1.196
2008 (2013/14)	1,413	1,244	1.136
2009 (2014/15)	1,300	1,289	1.009
2010 (2015/16)	1,291	1,320	0.978
2011 (2016/17)	1,327	1,335	0.994
2012 (2017/18)	1,255	1,301	0.965
2013 (2018/19)	1,484	1,394	1.065
2014 (2019/20)	1,413	1,352	1.045
2015 (2020/21)	1,358	1,430	0.950
2016 (2021/22)	1,509	1,503	1.004
2017 (2022/23)	1,457	1,513	0.963
2018 (2023/24)	1,514	1,504	1.007
2019 (2024/25)	1,587	1,618	0.981
2020 (2025/26)	1,652	1,741	0.949
2021 (2026/27)	1,722	1,767	0.975
2022 (2027/28)	1,781	1,862	0.956



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 %
2019/20	116	398	1,413	1,465	1,464	1,454	1,490	1,601	1,742	1,776	1,671	1,777	1,655	1,591	1,415	21,028	259	1.25%
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	139	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	23,451	358	1.55%
2024/25	103	635	1,521	1,571	1,639	1,743	1,786	1,811	1,882	1,813	1,844	2,007	1,998	2,085	1,672	24,110	659	2.81%
2025/26	106	703	1,609	1,666	1,636	1,711	1,814	1,867	1,953	1,975	1,870	2,059	2,008	1,922	1,894	24,793	683	2.83%
2026/27	109	767	1,681	1,748	1,736	1,727	1,781	1,888	1,996	2,046	2,032	2,086	2,056	1,932	1,745	25,330	537	2.16%
2027/28	109	768	1,757	1,841	1,825	1,821	1,808	1,863	1,998	2,089	2,098	2,244	2,087	1,977	1,754	26,039	709	2.80%
2028/29	108	801	1,810	1,907	1,897	1,919	1,909	1,901	1,974	2,098	2,130	2,268	2,216	2,006	1,795	26,740	701	2.69%
2029/30	110	844	1,874	1,969	1,964	1,975	1,988	1,985	2,002	2,067	2,142	2,349	2,255	2,128	1,822	27,474	734	2.75%
2030/31	112	878	1,918	2,000	2,019	2,044	2,051	2,059	2,093	2,091	2,111	2,330	2,335	2,164	1,936	28,142	668	2.43%
2031/32	114	902	1,987	2,066	2,045	2,084	2,117	2,122	2,171	2,191	2,136	2,278	2,311	2,244	1,967	28,735	593	2.11%
2032/33	117	944	2,044	2,136	2,113	2,112	2,167	2,187	2,237	2,272	2,237	2,286	2,261	2,220	2,043	29,375	640	2.23%
2033/34	119	985	2,102	2,210	2,208	2,194	2,198	2,232	2,305	2,341	2,322	2,392	2,268	2,173	2,020	30,069	694	2.36%

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



Ten Year Forecast by Elementary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
HAFLEY DEVELOPMENT CENTER	374	365	248	328	347	363	372	364	381	402	417	439	457
BRYSON ELEMENTARY	736	548	486	499	530	542	565	586	610	626	633	637	635
CHISHOLM RIDGE ELEMENTARY	803	720	692	665	673	666	669	680	697	709	715	727	740
COMANCHE SPRINGS ELEMENTARY	781	553	583	624	663	672	680	703	712	732	736	723	724
COPPER CREEK ELEMENTARY	803	648	691	707	726	763	785	787	804	806	810	818	836
DOZIER ELEMENTARY	803	725	725	678	672	635	620	624	653	682	727	803	919
EAGLE MOUNTAIN ELEMENTARY	758	501	520	581	640	718	882	1,039	1,175	1,332	1,494	1,678	1,864
ELKINS ELEMENTARY	736	646	650	641	639	632	631	621	622	634	643	646	655
GILILLAND ELMENTARY	691	481	495	483	477	483	474	459	456	452	448	444	440
GREENFIELD ELEMENTARY	803	689	639	639	621	619	586	596	616	634	650	667	675
HATLEY ELEMENTARY	803	0	216	315	439	568	739	918	1,007	1,036	1,079	1,125	1,164
HIGH COUNTRY ELEMENTARY	758	567	535	538	530	512	491	469	479	490	499	507	517
LAKE COUNTRY ELEMENTARY	803	671	692	703	708	743	771	830	884	899	916	924	927
LAKE POINTE ELEMENTARY	781	660	764	754	767	784	785	796	807	817	823	818	822
NORTHBROOK ELEMENTARY	781	571	566	552	538	547	525	513	509	515	517	522	526
PARKVIEW ELEMENTARY	781	554	563	561	569	596	617	642	658	672	673	672	671
REMINGTON POINT ELEMENTARY	758	551	547	566	587	605	642	644	649	654	652	650	640
SAGINAW ELEMENTARY	558	327	359	332	323	331	309	322	330	334	337	341	347
WILLOW CREEK ELEMENTARY	870	634	627	644	664	659	649	658	658	656	668	676	690
ELEMENTARY TOTALS	14,181	10,411	10,598	10,809	11,112	11,437	11,792	12,253	12,709	13,082	13,437	13,819	14,248
Elementary Percent Change		3.64%	1.80%	1.99%	2.81%	2.92%	3.11%	3.91%	3.73%	2.93%	2.71%	2.84%	3.10%
Elementary Absolute Change		366	187	211	303	325	355	461	456	373	355	382	429

Yellow box = > 5% over capacity
Green box = within 5% of capacity



Ten Year Forecast by Secondary Campus

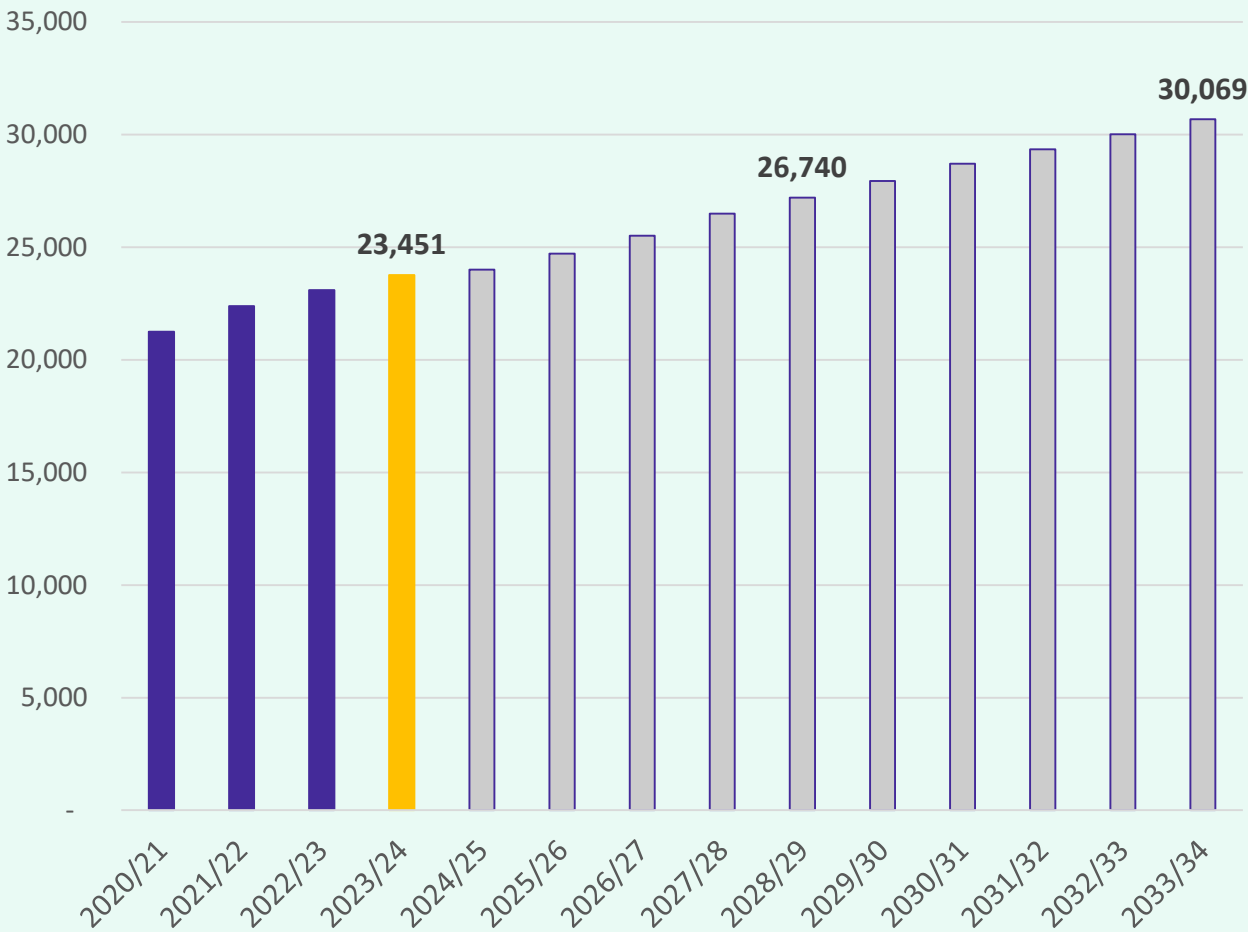
			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
CREEKVIEW MIDDLE SCHOOL	1,078	846	887	954	947	949	929	903	858	834	837	858	872
HIGHLAND MIDDLE SCHOOL	1,050	731	704	757	797	841	862	876	828	775	739	761	772
PRAIRIE VISTA MIDDLE SCHOOL	1,002	920	892	946	1,048	1,120	1,146	1,145	1,245	1,311	1,385	1,422	1,449
WAYSIDE MIDDLE SCHOOL	1,002	1,079	1,095	1,109	1,161	1,257	1,299	1,366	1,436	1,585	1,727	1,841	1,966
WILLKIE MIDDLE SCHOOL	1,002	722	757	784	834	858	902	869	796	739	739	777	807
MARINE CREEK MIDDLE SCHOOL	1,200	982	922	979	1,001	1,039	1,037	1,033	1,038	1,041	1,061	1,077	1,092
MIDDLE SCHOOL TOTALS	6,334	5,280	5,257	5,529	5,788	6,064	6,175	6,192	6,201	6,285	6,488	6,736	6,958
Middle School Percent Change		-0.43%	-0.44%	5.17%	4.68%	4.77%	1.83%	0.28%	0.15%	1.35%	3.23%	3.82%	3.30%
Middle School Absolute Change		-23	-23	272	259	276	111	17	9	84	203	248	222
BOSWELL HIGH SCHOOL	2,500	2,551	2,708	2,584	2,569	2,520	2,507	2,463	2,505	2,498	2,468	2,508	2,541
EAGLE MOUNTAIN HIGH SCHOOL	2,500			723	943	997	1,049	1,102	1,201	1,271	1,330	1,414	1,453
SAGINAW HIGH SCHOOL	2,500	2,182	2,213	2,098	1,994	1,882	1,939	2,012	2,077	2,163	2,170	2,142	2,166
CHISHOLM TRAIL HIGH SCHOOL	2,500	2,499	2,517	2,209	2,229	2,272	2,419	2,560	2,623	2,685	2,684	2,598	2,545
WATSON HIGH SCHOOL		97	93	93	93	93	93	93	93	93	93	93	93
HIGH SCHOOL TOTALS		7,329	7,531	7,707	7,828	7,764	8,007	8,230	8,499	8,710	8,745	8,755	8,798
High School Percent Change		4.79%	2.76%	2.34%	1.57%	-0.82%	3.13%	2.79%	3.27%	2.48%	0.40%	0.11%	0.49%
High School Absolute Change		335	202	176	121	-64	243	223	269	211	35	10	43
TARRANT COUNTY JJAEP		0	2	2	2	2	2	2	2	2	2	2	2
ALTERNATIVE DISCIPLINE SCHOOL		73	63	63	63	63	63	63	63	63	63	63	63
ALTERNATIVE SCHOOL TOTALS		73	65	65	65	65	65	65	65	65	65	65	65
DISTRICT TOTALS		23,093	23,451	24,110	24,793	25,330	26,039	26,740	27,474	28,142	28,735	29,375	30,069
District Percent Change		3.16%	1.55%	2.81%	2.83%	2.16%	2.80%	2.69%	2.75%	2.43%	2.11%	2.23%	2.36%
District Absolute Change		707	358	659	683	537	709	701	734	668	593	640	694

Yellow box = > 5% over capacity
Green box = within 5% of capacity



Key Takeaways

Enrollment Forecast



- ❑ Eagle Mountain-Saginaw ISD enrollment increased by 358 students from the past school year despite challenging market conditions due to higher interest rates
- ❑ Groundwork is currently underway on roughly 2,550 lots across the district
- ❑ The district is forecasted to add 1,500 – 2,000 new homes annually for the next 2-3 years
- ❑ The district’s enrollment is forecasted to increase by almost 3,300 students by 2028/29, and could exceed 30,000 students by the 2033/34 school year