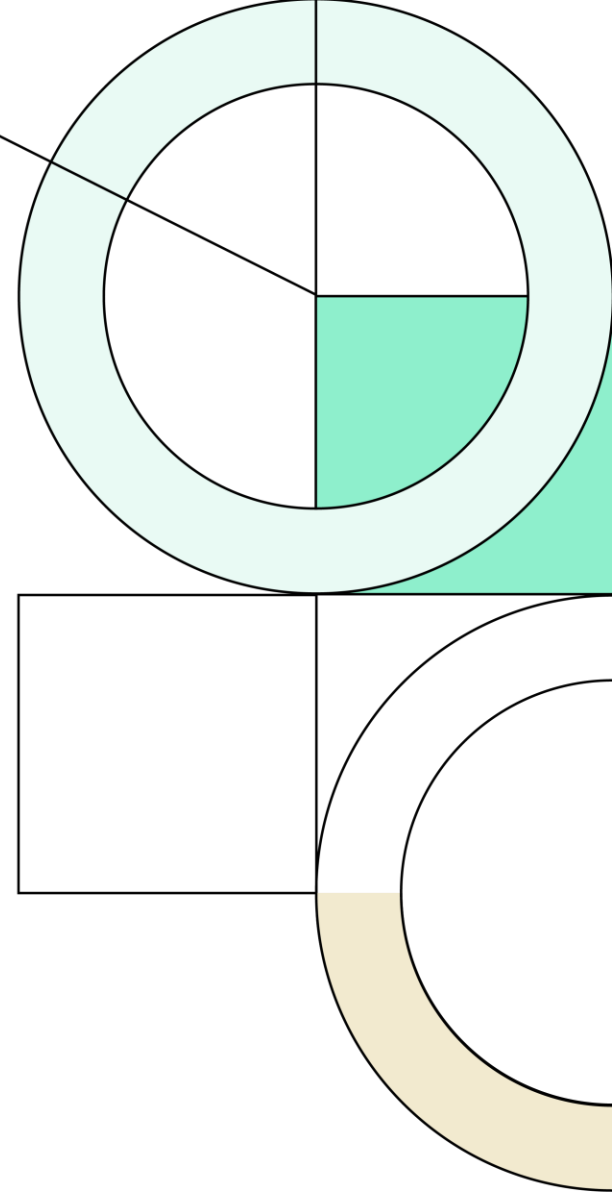




**Eagle
Mountain-
Saginaw
Independent
School
District**

4Q23

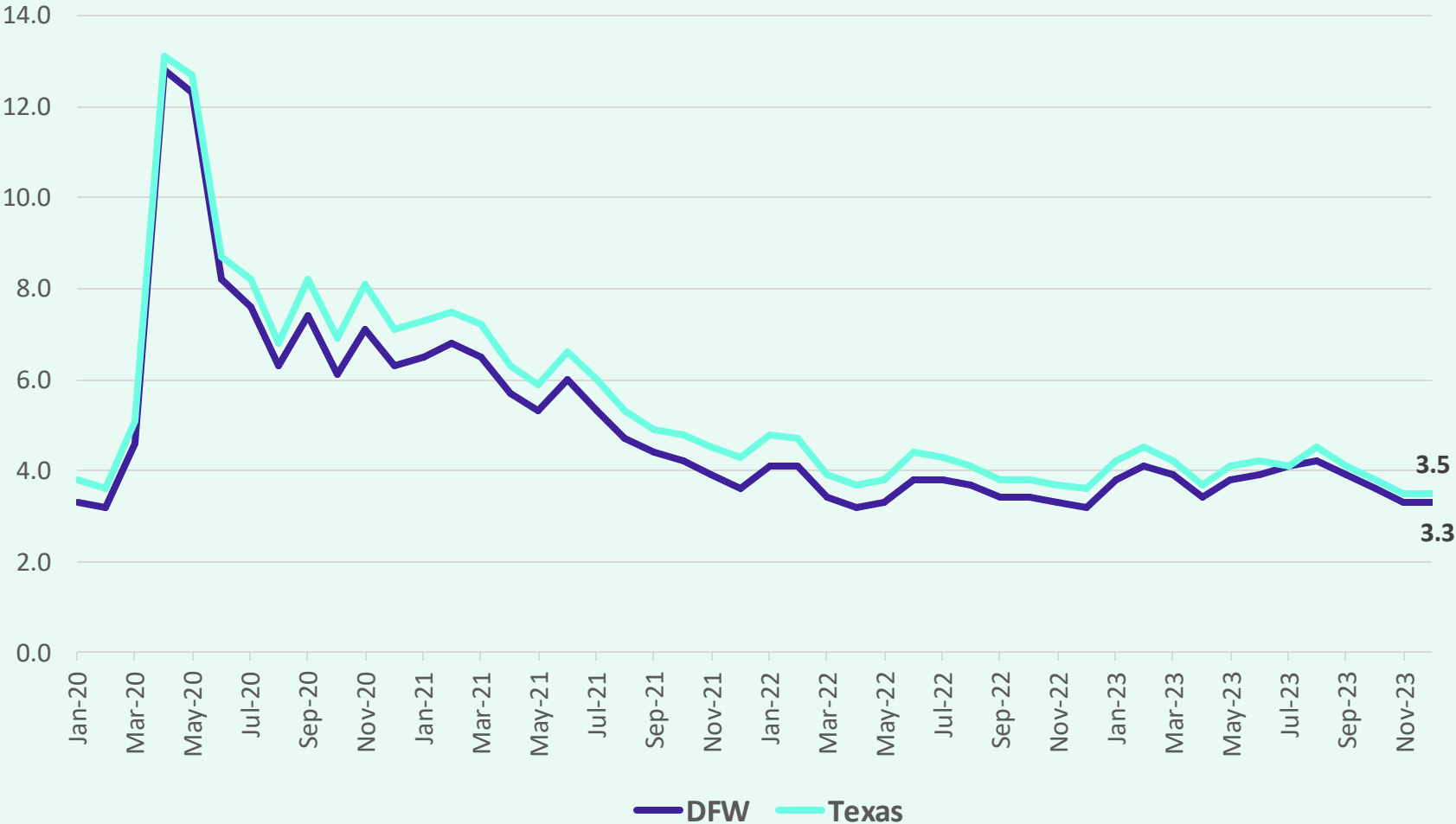
Demographic Report





Local Economic Conditions

Unemployment Rate, Jan. 2020 - Dec. 2023



Unemployment Rate, Year over Year



Dec-23 Dec-22

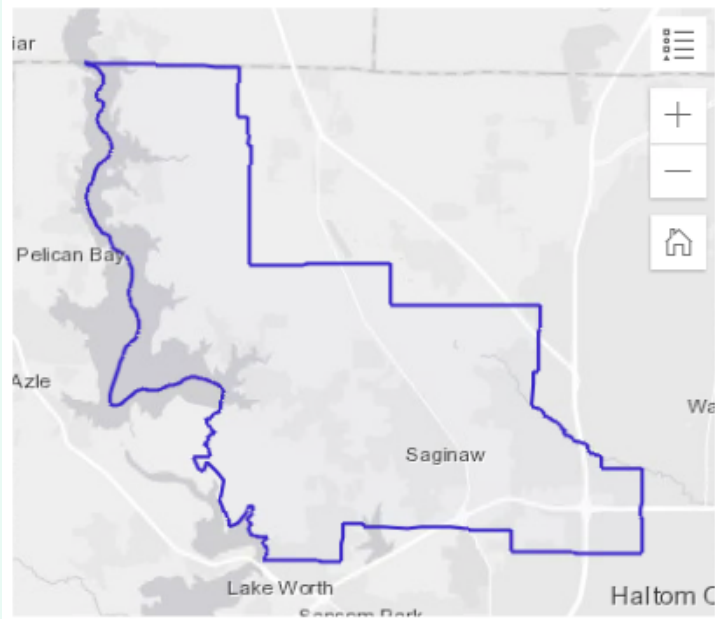


Housing Activity by MSA

Top Markets by Housing Starts (4Q2023)

Rank	Market	Annualized Starts	YOY Change	YOY %
1	Dallas-Fort Worth-Arlington, TX	42,513	-2,109	-5%
2	Houston-Pasadena-The Woodlands, TX	35,637	-2,059	-5%
3	Atlanta-Sandy Springs-Roswell, GA	17,869	-2,209	-11%
4	Phoenix-Mesa-Chandler, AZ	17,580	-6,058	-26%
5	Orlando-Kissimmee-Sanford, FL	15,994	591	4%
6	Austin-Round Rock-San Marcos, TX	15,527	-5,975	-28%
7	San Antonio-New Braunfels, TX	14,800	-4,090	-22%
8	Tampa-St. Petersburg-Clearwater, FL	11,858	-1,553	-12%
9	Charlotte-Concord-Gastonia, NC-SC	11,716	-947	-7%
10	Riverside-San Bernardino-Ontario, CA	11,453	-245	-2%
11	Raleigh-Cary, NC	10,344	-408	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	10,048	-1,493	-13%
13	Jacksonville, FL	9,957	-1,254	-11%
14	Las Vegas-Henderson-North Las Vegas, NV	9,821	-1,549	-14%
15	Nashville-Davidson--Murfreesboro--Franklin, TN	9,218	-123	-1%
16	North Port-Bradenton-Sarasota, FL	9,065	-694	-7%
17	Miami-Fort Lauderdale-West Palm Beach, FL	8,634	-343	-4%
18	Denver-Aurora-Centennial, CO	7,604	-1,729	-19%
19	Lakeland-Winter Haven, FL	7,339	-51	-1%
20	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7,207	674	10%
21	Seattle-Tacoma-Bellevue, WA	6,739	1,027	18%
22	Minneapolis-St. Paul-Bloomington, MN-WI	6,703	-1,034	-13%
23	Chicago-Naperville-Elgin, IL-IN	6,425	-266	-4%
24	Sacramento-Roseville-Folsom, CA	6,229	-914	-13%
25	Indianapolis-Carmel-Greenwood, IN	6,195	-626	-9%

Source: Zonda



POPULATION TRENDS AND KEY INDICATORS

EMS ISD

Area: 74.13 square miles

127,902

Population

42,890

Households

2.98

Avg Size
Household

33.5

Median
Age

\$92,032

Median
Household Income

\$270,917

Median
Home Value

94

Wealth
Index

117

Housing
Affordability

80

Diversity
Index

MORTGAGE INDICATORS



\$14,402

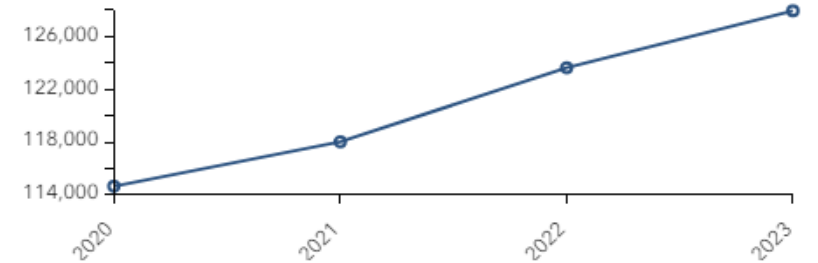
Avg Spent on Mortgage & Basics



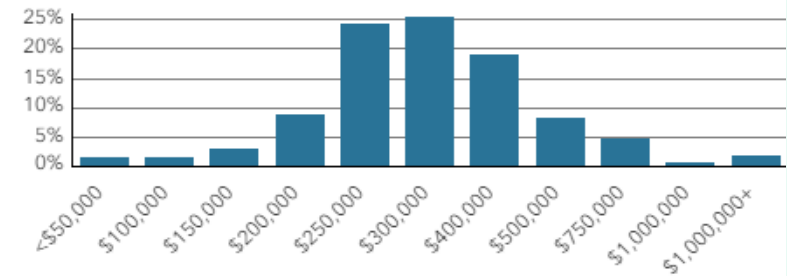
17.7%

Percent of Income for Mortgage

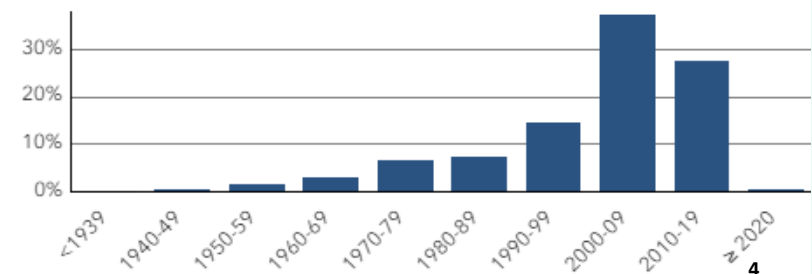
Historical Trends: Population



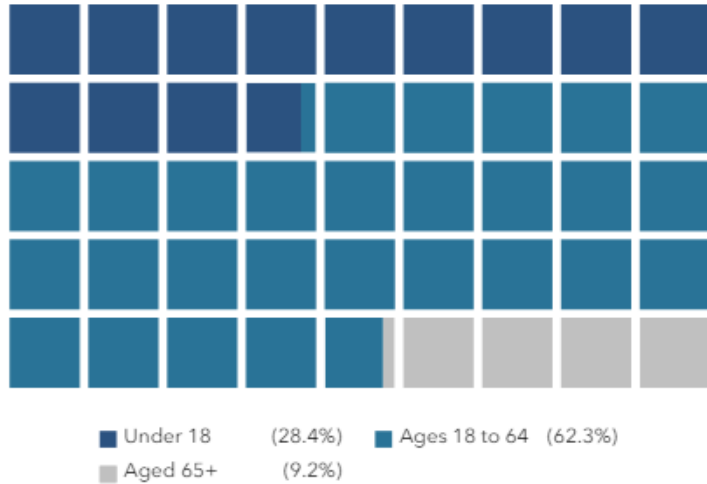
Home Value



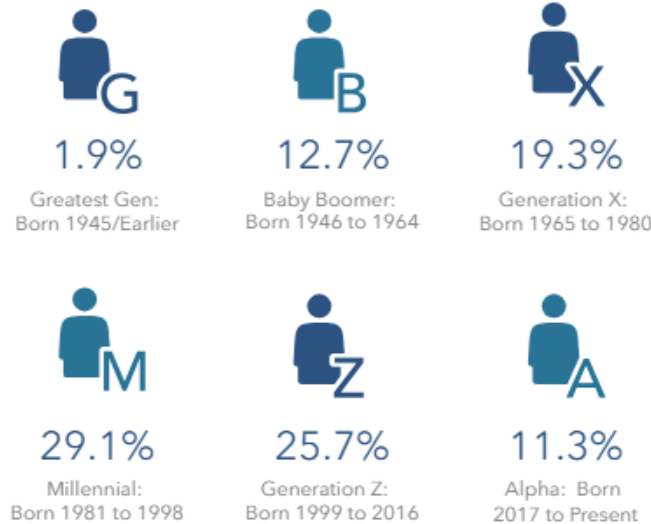
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri



DFW New Home Starts & Closings

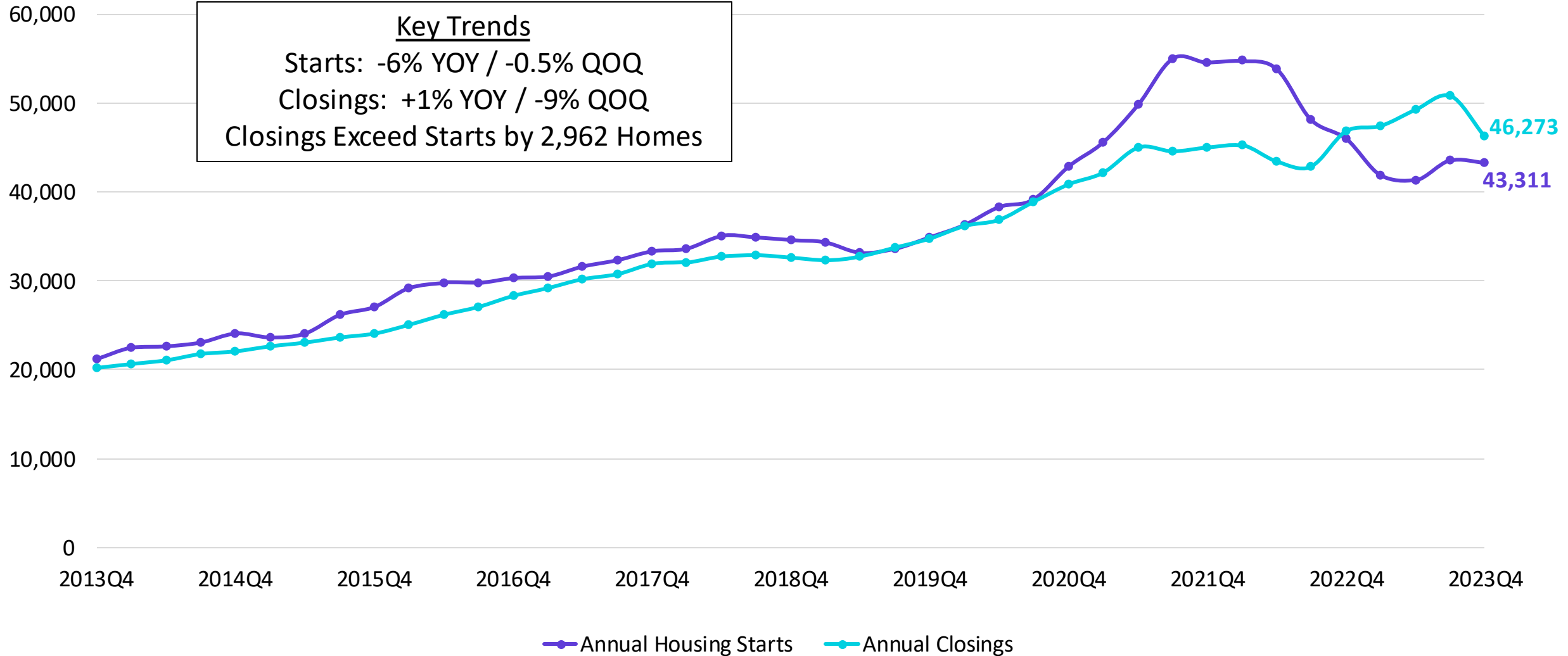
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: -6% YOY / -0.5% QOQ

Closings: +1% YOY / -9% QOQ

Closings Exceed Starts by 2,962 Homes

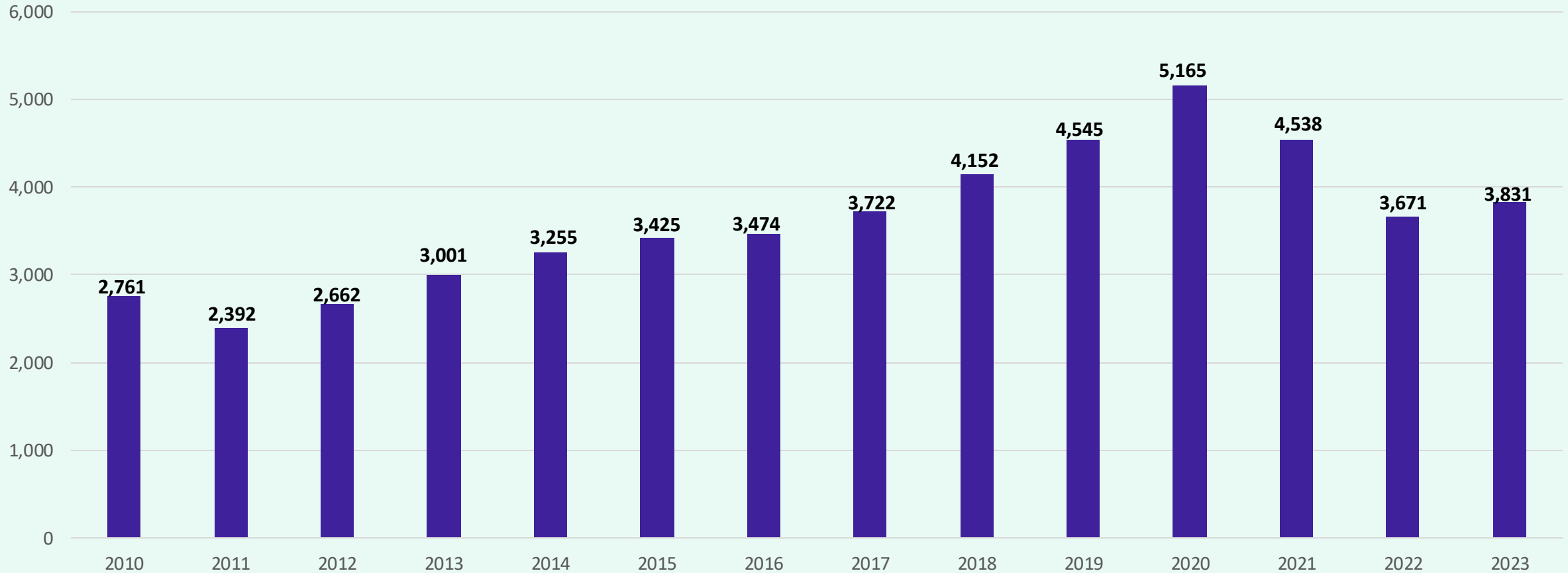


Source: Zonda



Eagle Mountain-Saginaw ISD Housing Market Analysis

District Annual Home Sales, 2010 – 2023

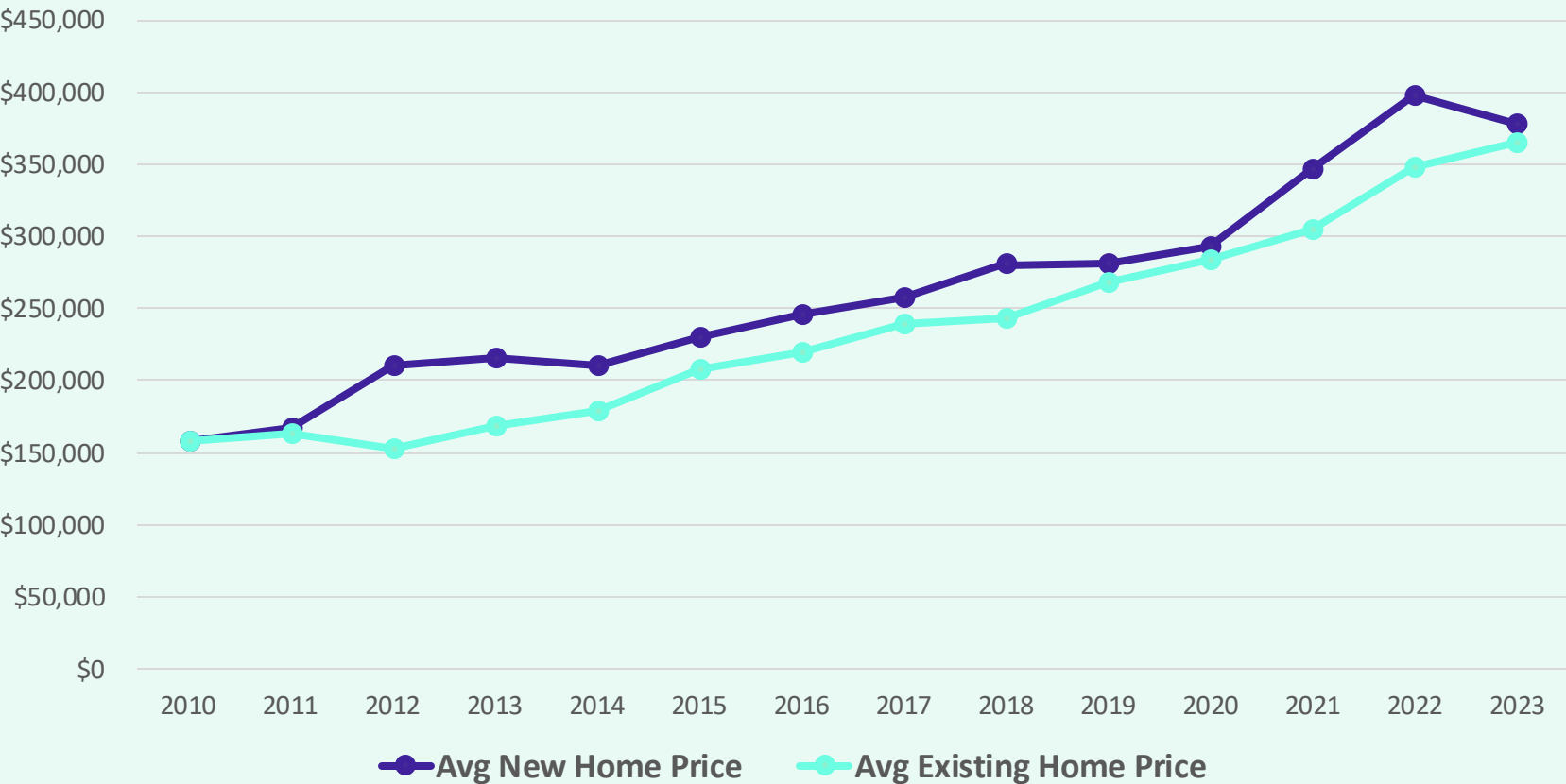


- Total home sales within Eagle Mountain-Saginaw ISD declined from 2020 - 2022 but increased in 2023 despite rising inflation costs and interest rate increases
- New home sales in EMSISD accounted for 46% of the total district home sales in 2023, a 19% increase from 2022



Eagle Mountain-Saginaw ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2010 - 2023



- The average new home sale price in Eagle Mountain-Saginaw ISD has more than doubled between 2010 and 2023, an increase of appx. \$220,700
- The average existing home sale price in EMSISD has risen 131% in the last 13 years, an increase of nearly \$207,100

	Avg New Home	Avg Existing Home
2010	\$157,781	\$157,667
2011	\$167,593	\$163,737
2012	\$210,775	\$152,690
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	\$378,479	\$364,727



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,271	3,052	1,992	3,823	39,927
2	PROSPER ISD	2,986	2,958	1,900	3,290	14,230
3	DENTON ISD	2,565	2,935	1,467	3,515	27,493
4	PRINCETON ISD	2,360	2,205	1,255	3,483	6,625
5	EAGLE MT-SAGINAW ISD	1,990	1,838	1,211	2,239	14,628
6	MCKINNEY ISD	1,715	1,704	1,161	3,113	11,217
7	DALLAS ISD	1,126	1,492	1,511	1,670	5,117
8	ROYSE CITY ISD	1,143	1,404	686	1,654	6,970
9	CROWLEY ISD	1,359	1,394	738	2,211	14,816
10	MELISSA ISD	1,209	1,376	653	1,232	2,260
11	AUBREY ISD	1,134	1,356	541	1,039	5,960
12	FORNEY ISD	1,962	1,338	1,304	3,696	21,138
13	FRISCO ISD	998	1,233	669	1,976	8,919
14	ROCKWALL ISD	815	1,117	636	2,788	9,815
15	MANSFIELD ISD	910	1,107	744	2,549	5,017
16	LEWISVILLE ISD	643	1,071	461	563	1,400
17	ANNA ISD	941	969	613	1,512	7,345
18	CELINA ISD	965	946	657	2,100	32,064
19	CRANDALL ISD	789	851	561	2,591	15,730
20	LITTLE ELM ISD	496	824	246	1,088	1,233

* Based on additional Zonda Education housing research



District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	179	389	351	530	321	292	397
2Q	368	411	439	593	356	434	599
3Q	412	293	442	514	312	376	601
4Q	224	517	401	580	191	506	393
Total	1,183	1,610	1,633	2,217	1,180	1,608	1,990

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	266	279
Total	925	1,346	1,721	2,162	1,462	1,066	1,838



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BRYSON	363	23	272	46	73	207	348	0
CHISHOLM RIDGE	0	0	0	0	0	0	48	374
COMANCHE SPRINGS	374	103	302	59	133	195	155	0
COPPER CREEK	164	31	189	25	45	85	101	0
DOZIER	0	0	8	8	0	0	0	144
EAGLE MOUNTAIN	268	37	282	26	82	174	519	10,589
ELKINS	39	3	51	10	5	19	105	105
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	51	10	33	8	14	18	26	152
HATLEY	595	162	405	79	231	414	614	2,379
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	31	3	44	5	19	27	169	466
LAKE POINTE	31	0	149	9	1	6	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	67	19	89	3	33	54	143	253
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	7	2	14	1	3	12	11	166
Grand Total	1,990	393	1,838	279	639	1,211	2,239	14,628

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

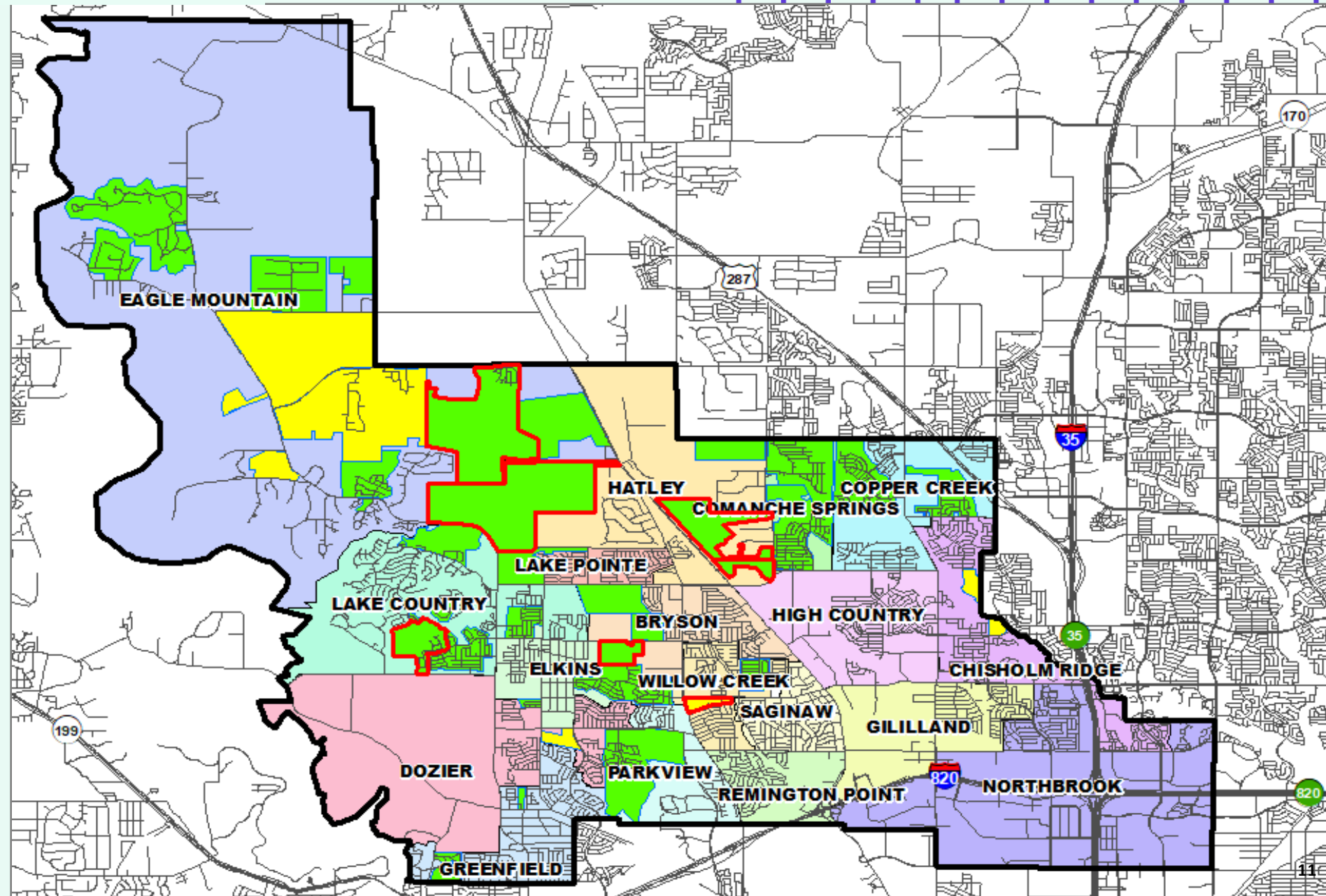


District Housing Overview

- The district has 33 actively building subdivisions
- Within EMSISD there are 10 future subdivisions in various stages of planning
- Groundwork is currently underway on nearly 2,600 lots within six subdivisions
- 558 lots were delivered in 4Q23

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





Residential Activity

Northpointe

- 2,364 total lots
- 1,349 future lots; 258 vacant developed lots
- 88 homes under construction, 123 inventory
- 546 occupied homes
- Lennar Homes Community priced from the low-\$200's to the low-\$500's

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Residential Activity

Beltmill

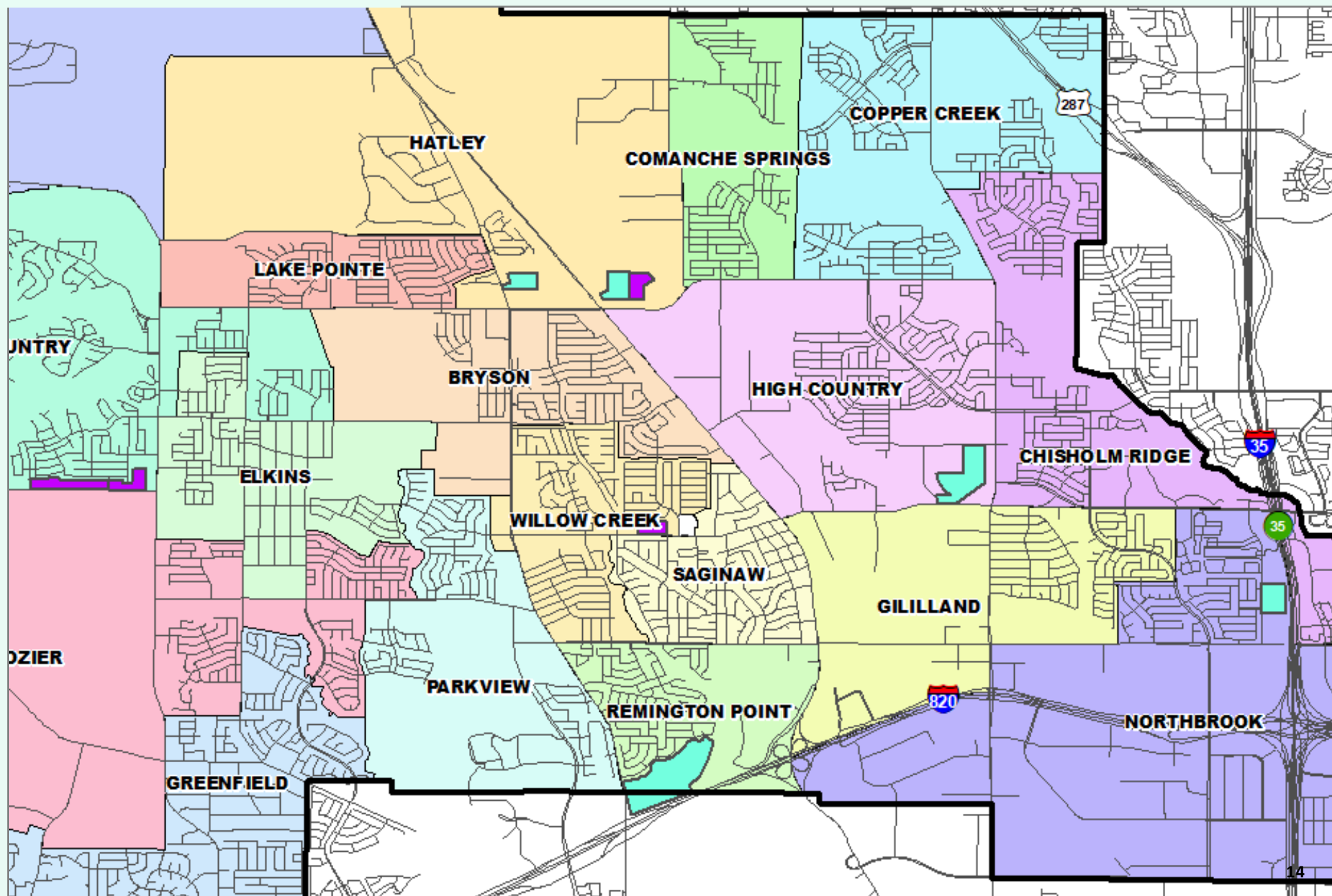
- 1,124 total lots
- 693 future lots; 240 vacant developed lots
- 114 homes under construction, 60 inventory
- 17 occupied homes
- DR Horton and Riverside Homes community priced from the low-\$300's to \$500K



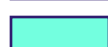


District Multi-Family Overview

- Appx. 660 units are currently under construction within EMS ISD in four separate developments
- Nearly 2,300 future rental units in five separate projects are currently planned within the District

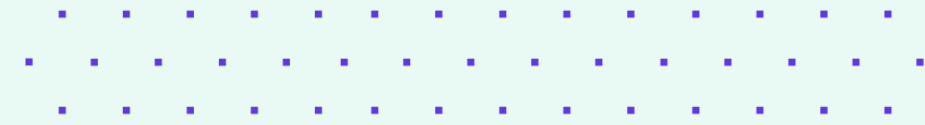


Multi-Family Developments

-  Under Construction
-  Future Development



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
GILLILLAND 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



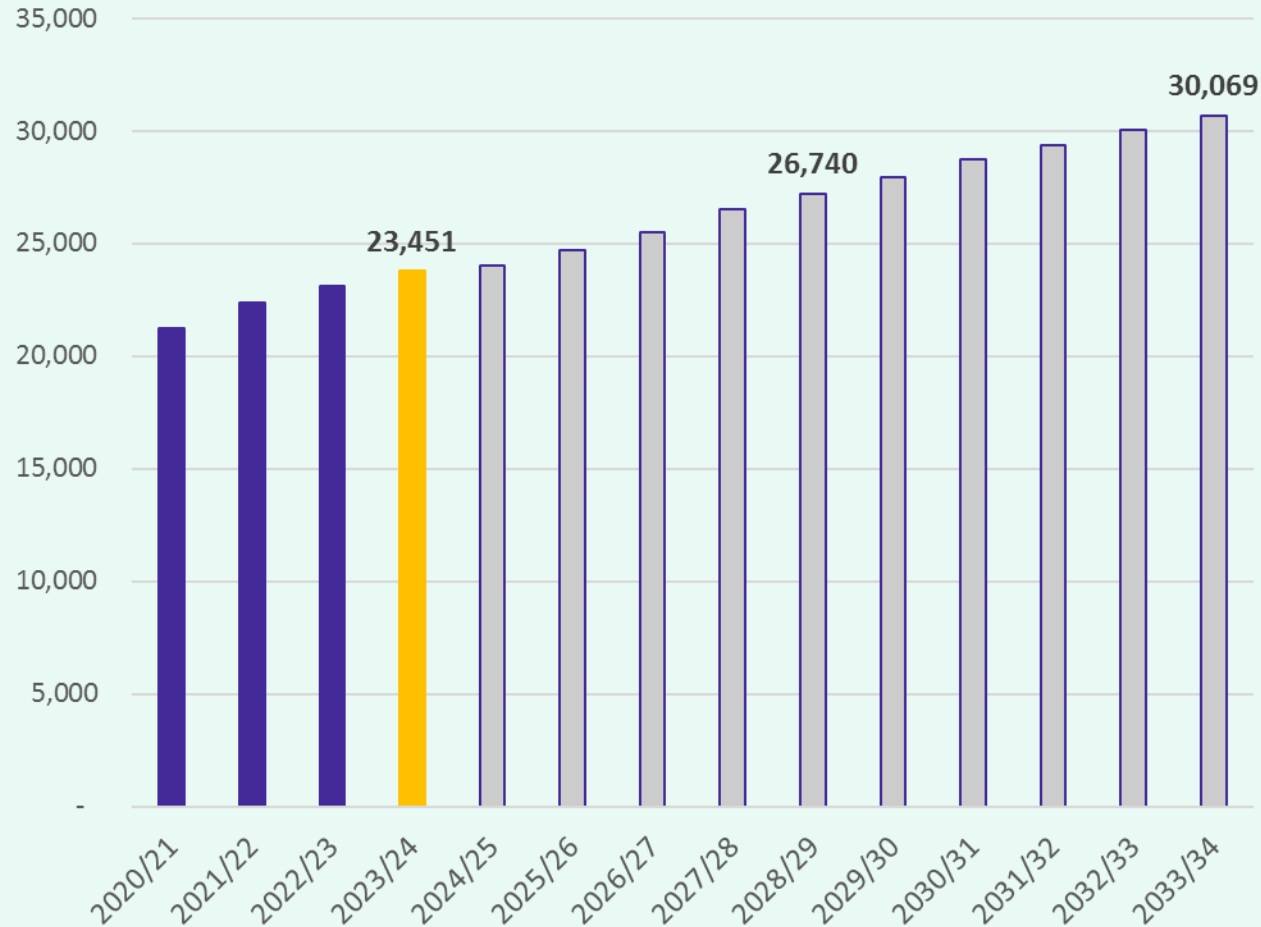
			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
CREEKVIEW MIDDLE SCHOOL	1,078	846	887	954	947	949	929	903	858	834	837	858	872
HIGHLAND MIDDLE SCHOOL	1,050	731	704	757	797	841	862	876	828	775	739	761	772
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



- 2023 annual start rate bounced back to nearly 2,000 starts
- 2024 is forecasted to see improvement in demand as interest rates ease and housing stock improves
- Groundwork is currently underway on more than 2,500 lots within six subdivisions
- Multifamily construction continues with 660 units under construction and 2,300 units in the planning stage
- Eagle Mountain-Saginaw ISD is forecasted to enroll appx. 27,200 students in 2028/29 and appx. 30,700 by 2033/34