

*Eagle Mountain-  
Saginaw  
Independent  
School  
District*



Quarterly  
Report  
4Q17

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – DFW Area (December 2017)

**2.8%**

101,539 new jobs  
National rate 1.2%



**Job Growth**

**Unemployment Rate**



U.S. 3.9%  
Texas 3.7%  
DFW MSA 3.1%  
Fort Worth 3.3%

**-0.7%**

**33,262**

3,202 more starts than 4Q16



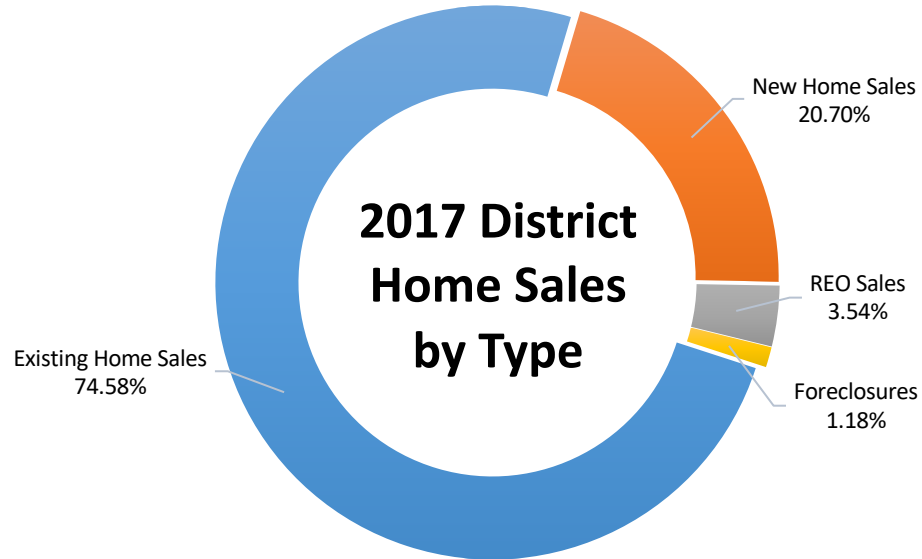
**Annual Home Starts**





# EMS ISD Housing Activity

## 2017 Home Sales by Type



- EMS ISD had 3,560 home sales in 2017, and roughly 20% were new homes
- Within EMS ISD, the average new home sale price in 2017 was \$260,708
- Within EMS ISD, the average existing home sale price in 2017 was \$259,012





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 4Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,486	2,729	4,488	5,628
2	Prosper ISD	2,890	2,692	6,351	24,785
3	Northwest ISD	2,121	2,206	2,014	25,518
4	Denton ISD	2,084	1,902	2,613	20,065
5	Dallas ISD	2,041	1,854	1,733	7,339
6	Little Elm ISD	1,473	1,258	1,227	3,436
7	Lewisville ISD	1,141	1,188	1,943	4,485
8	Rockwall ISD	968	961	1,862	8,291
<b>9</b>	<b>Eagle Mt.-Saginaw ISD</b>	<b>1,212</b>	<b>941</b>	<b>1,383</b>	<b>20,737*</b>
10	McKinney ISD	788	863	1,626	8,084
11	Forney ISD	1,120	850	1,595	13,949
12	Wylie ISD	813	759	1,164	3,996
13	Mansfield ISD	654	710	1,018	6,836
14	Allen ISD	711	707	1,406	1,208
15	Midlothian ISD	768	611	1,331	19,550
16	Fort Worth ISD	587	606	824	5,034
17	Garland ISD	411	578	390	4,065
18	Crowley ISD	653	537	996	12,584
19	Waxahachie ISD	574	511	754	9,446
20	Keller ISD	372	487	708	1,746

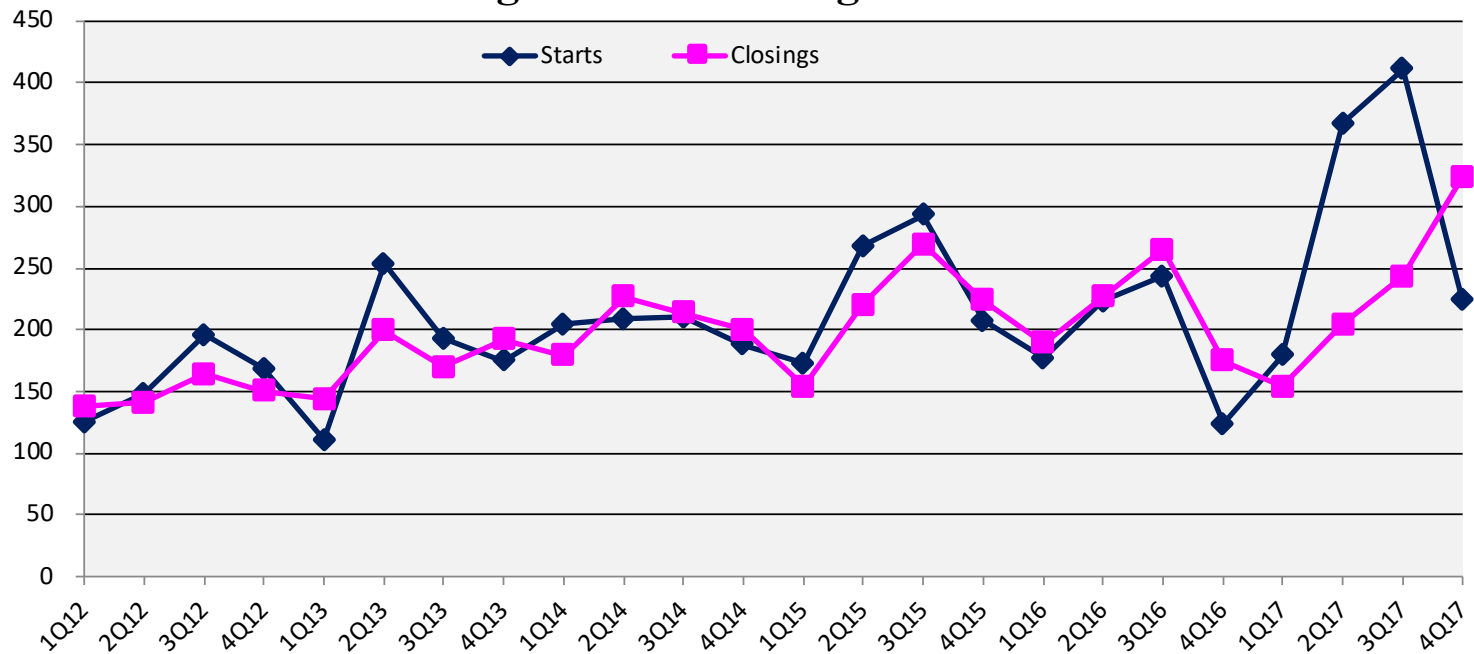
\* Based on additional Templeton Demographics housing research





# New Housing Activity

## Eagle Mountain-Saginaw ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	125	112	205	173	177	187
2Q	148	253	209	268	223	375
3Q	196	193	210	293	243	419
4Q	168	176	188	207	124	231
Total	637	734	812	941	767	1,212

Closings	2012	2013	2014	2015	2016	2017
1Q	138	144	181	154	189	158
2Q	141	199	227	220	227	208
3Q	164	171	214	269	265	247
4Q	150	195	200	224	175	328
Total	593	709	822	867	856	941

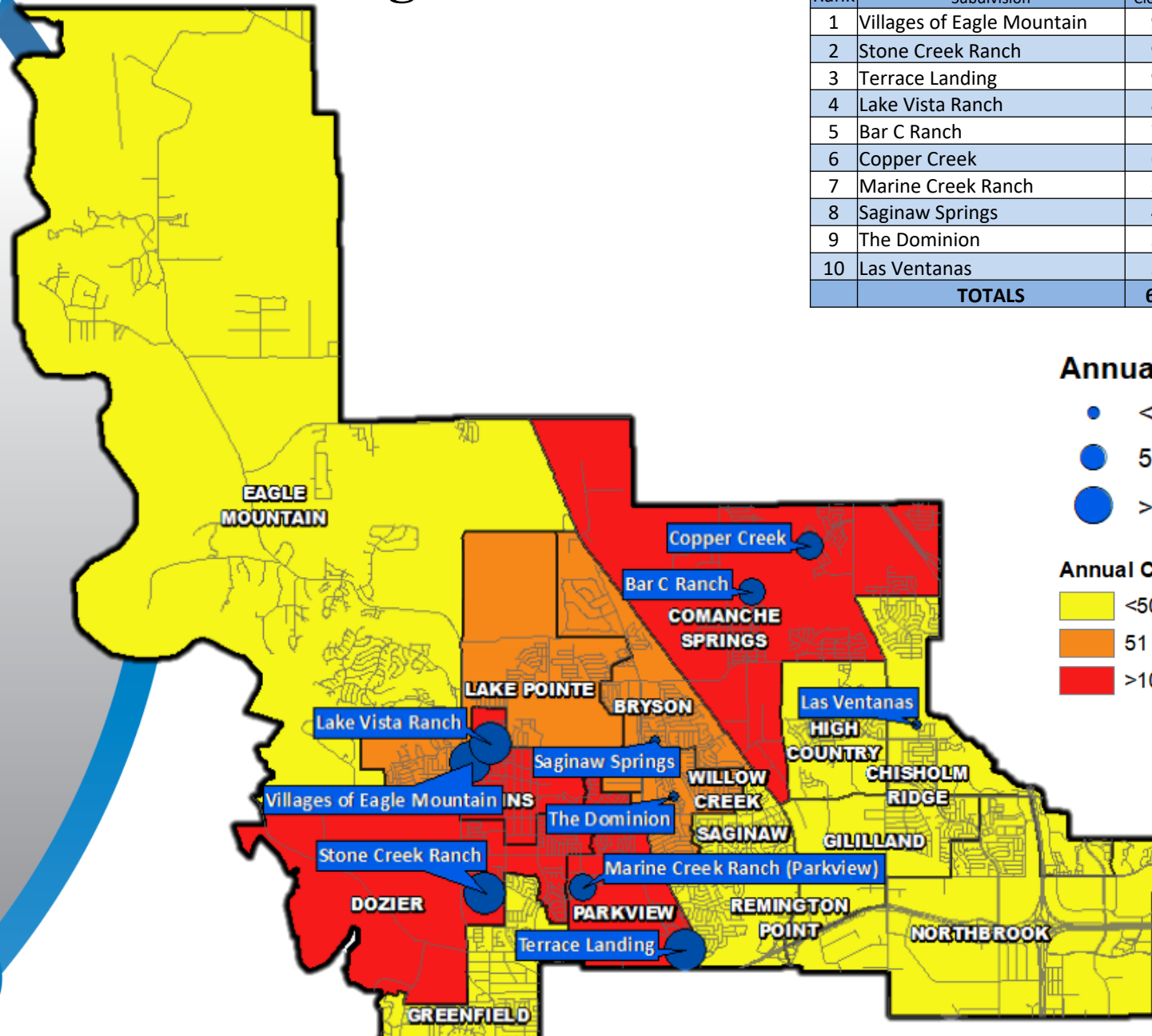
- EMS ISD had more than 1,200 home starts in 2017, the most starts in the last 10 years
- 4Q starts slowed as builders work through inventory
- The district closed 941 new homes in 2017, a rise of 85 units or 10% over 2016
- New home inventory is up due to the large number of homes under construction





# Annual Closings Distribution

Top 10 Subdivisions - 4Q17 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Villages of Eagle Mountain	97	53	157	140
2	Stone Creek Ranch	91	14	1	383
3	Terrace Landing	91	5	0	0
4	Lake Vista Ranch	80	22	57	278
5	Bar C Ranch	73	16	31	802
6	Copper Creek	61	60	116	664
7	Marine Creek Ranch	54	18	40	887
8	Saginaw Springs	47	3	3	0
9	The Dominion	37	6	1	0
10	Las Ventanas	32	25	54	214
<b>TOTALS</b>		<b>663</b>	<b>222</b>	<b>460</b>	<b>3,368</b>



## Annual Closings

- <50
- 51-75
- >75

## Annual Closings by Elem Zone

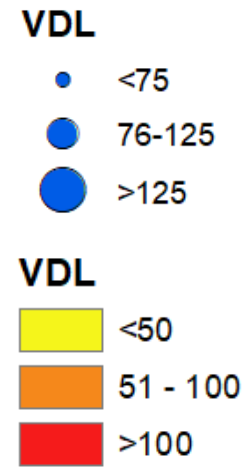
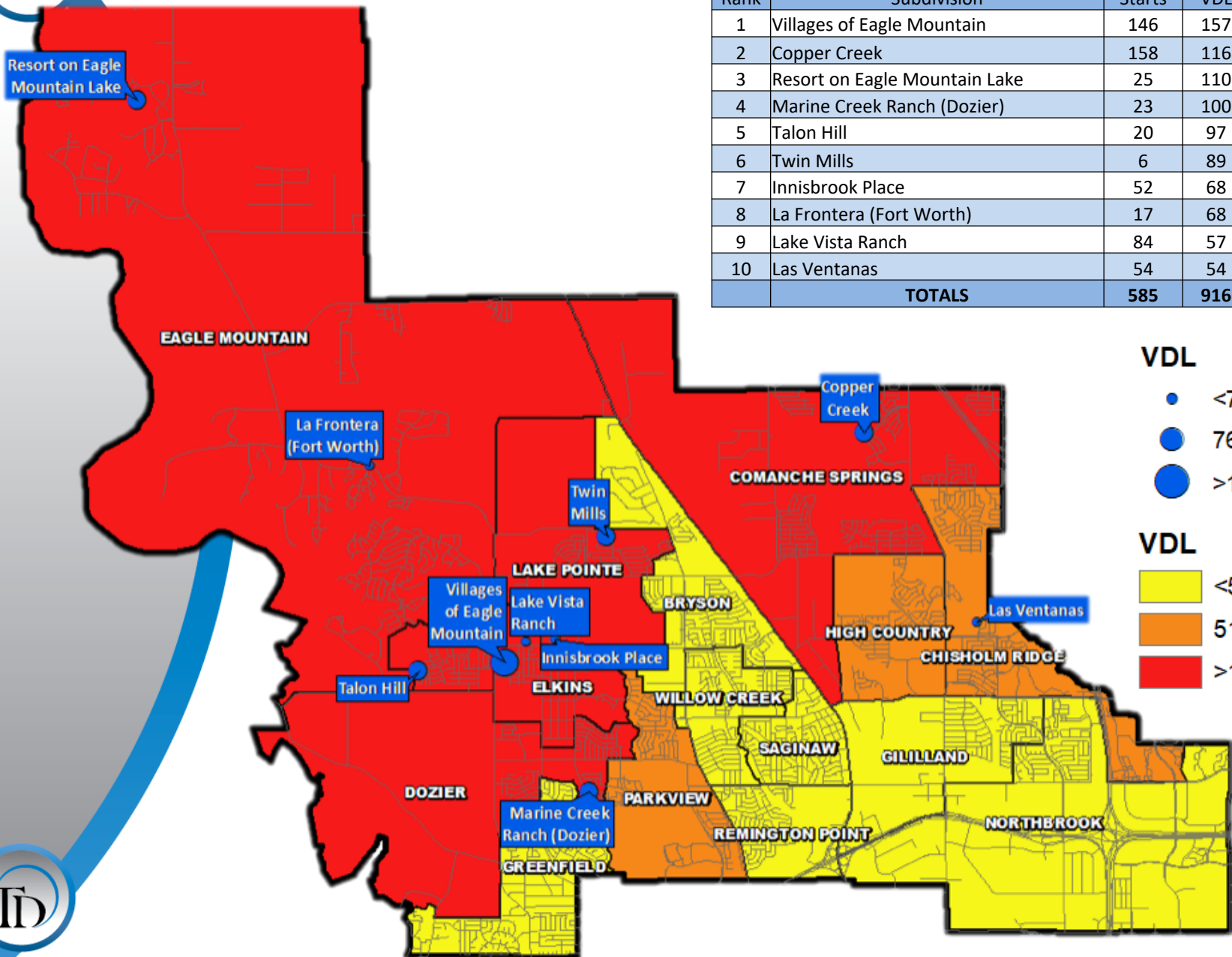
- <50
- 51 - 100
- >100





# VDL Distribution

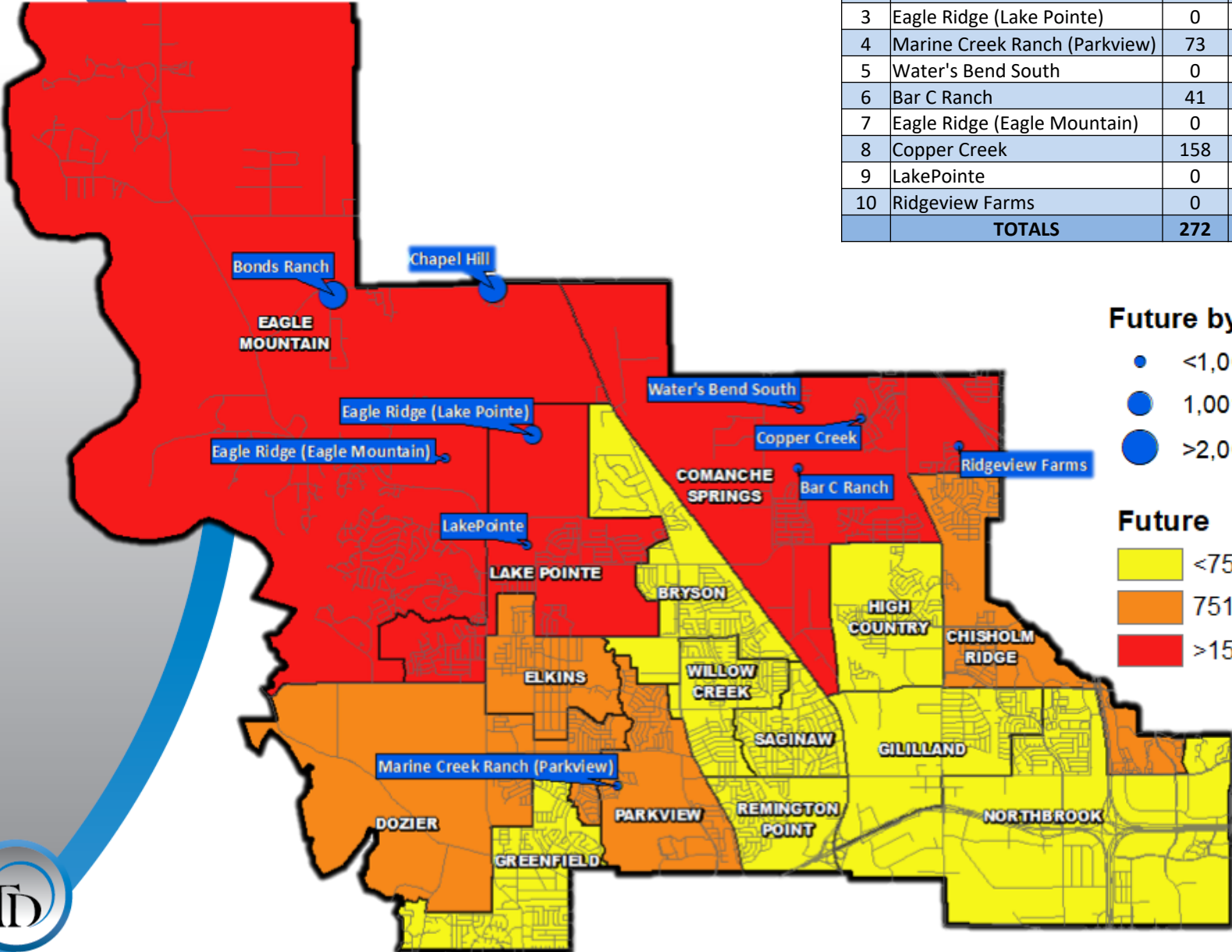
Top 10 Subdivisions - 4Q17 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Starts	VDL	Future
1	Villages of Eagle Mountain	146	157	140
2	Copper Creek	158	116	664
3	Resort on Eagle Mountain Lake	25	110	160
4	Marine Creek Ranch (Dozier)	23	100	272
5	Talon Hill	20	97	233
6	Twin Mills	6	89	388
7	Innisbrook Place	52	68	131
8	La Frontera (Fort Worth)	17	68	327
9	Lake Vista Ranch	84	57	278
10	Las Ventanas	54	54	214
<b>TOTALS</b>		<b>585</b>	<b>916</b>	<b>2,807</b>





# Futures Distribution

Top 10 Subdivisions - 4Q17 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Starts	VDL	Future
1	Chapel Hill	0	5	4,713
2	Bonds Ranch	0	0	4,065
3	Eagle Ridge (Lake Pointe)	0	0	1,700
4	Marine Creek Ranch (Parkview)	73	40	887
5	Water's Bend South	0	5	852
6	Bar C Ranch	41	31	802
7	Eagle Ridge (Eagle Mountain)	0	0	750
8	Copper Creek	158	116	664
9	LakePointe	0	0	594
10	Ridgeview Farms	0	6	393
<b>TOTALS</b>		<b>272</b>	<b>203</b>	<b>15,420</b>



**Future by sub**

- <1,000
- 1,001-2,000
- >2,000

**Future**

- <750
- 751 - 1500
- >1500







# District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	39	5	56	12	31	37	196
CHISHOLM RIDGE	55	8	36	25	25	54	903
COMANCHE SPRINGS	259	43	203	90	140	203	2,774
DOZIER	110	20	103	14	28	102	1,047
EAGLE MOUNTAIN	53	11	35	14	37	290	10,414
ELKINS	239	35	179	77	93	233	751
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	2	1	5	0	3	18	192
HIGH COUNTRY	114	53	31	29	85	55	352
LAKE POINTE	80	21	63	16	51	292	3,147
NORTHBROOK	40	4	28	21	12	1	0
PARKVIEW	167	12	145	23	49	57	887
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	1	0	0	0	0
WILLOW CREEK	54	25	56	9	32	41	74
<b>GRAND TOTAL</b>	<b>1,212</b>	<b>238</b>	<b>941</b>	<b>330</b>	<b>586</b>	<b>1,383</b>	<b>20,737</b>

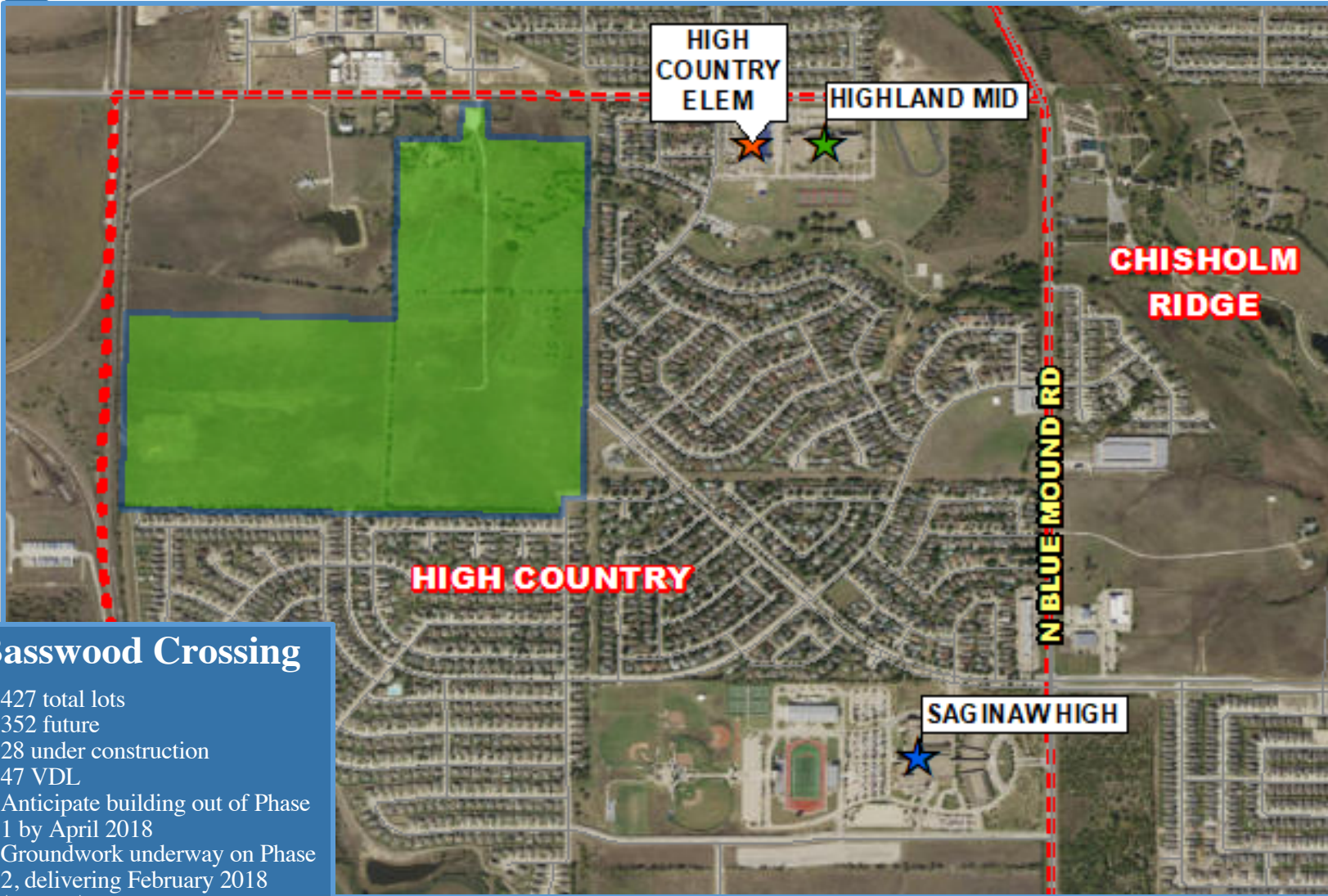
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





# Residential Activity

## Basswood Crossing



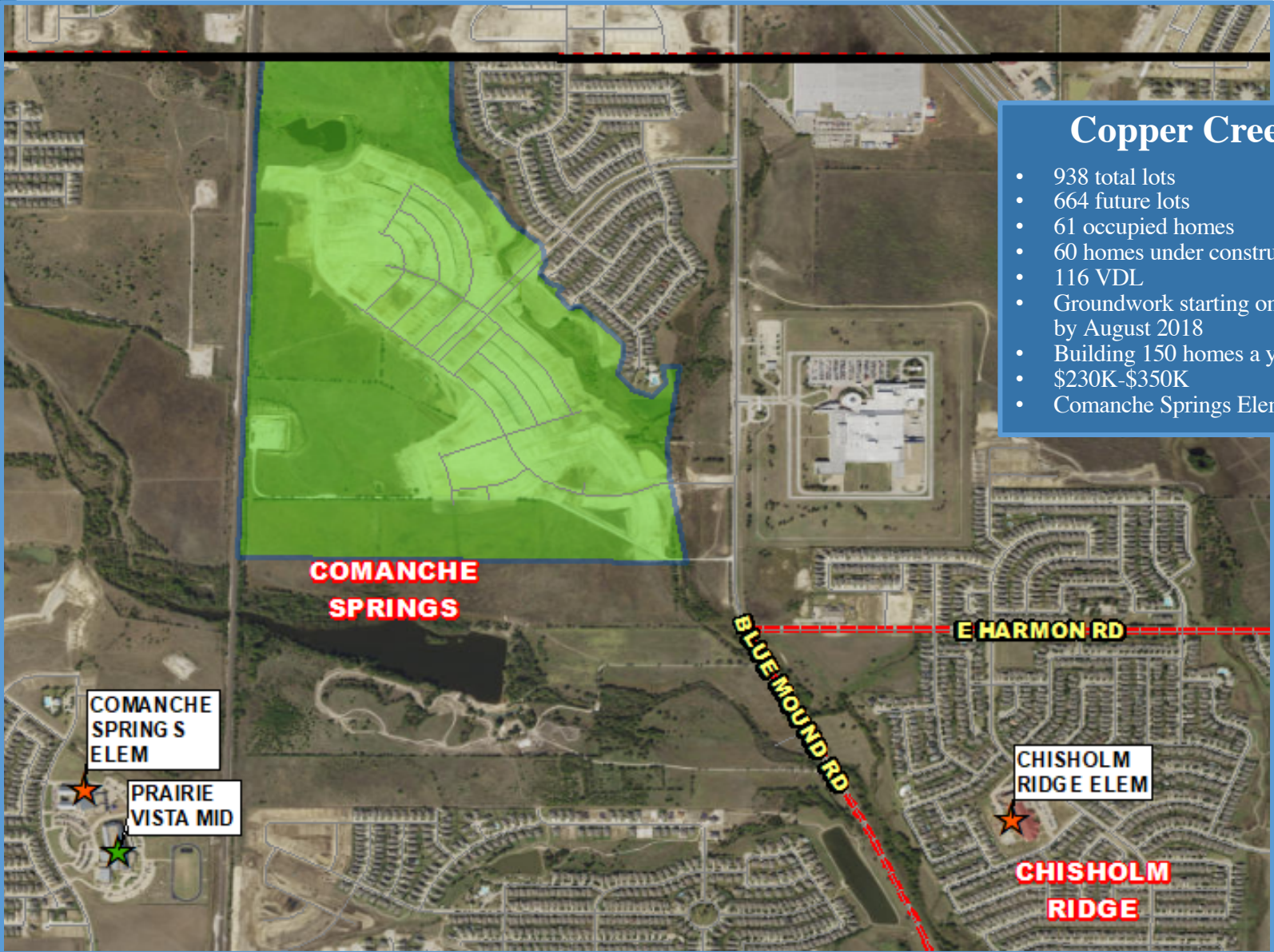
**Basswood Crossing**

- 427 total lots
- 352 future
- 28 under construction
- 47 VDL
- Anticipate building out of Phase 1 by April 2018
- Groundwork underway on Phase 2, delivering February 2018
- \$235K-\$320K
- Building 100 homes a year
- High Country Elementary



# Residential Activity

## Copper Creek



- ### Copper Creek
- 938 total lots
  - 664 future lots
  - 61 occupied homes
  - 60 homes under construction
  - 116 VDL
  - Groundwork starting on Phase 2 by August 2018
  - Building 150 homes a year
  - \$230K-\$350K
  - Comanche Springs Elementary

COMANCHE SPRING S ELEM

PRAIRIE VISTA MID

CHISHOLM RIDGE ELEM

CHISHOLM RIDGE





# Residential Activity

## Villages of Eagle Mountain



**Villages of Eagle Mountain**

- 487 total lots
- 140 futures
- 141 occupied
- 27 under construction
- 157 VDL
- Building 150 homes a year
- \$200K-\$245K
- Elkins Elementary



# Ten Year Forecast

## By Elementary Campus

Campus	Capacity	History	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
HAFLEY DEVELOPMENT CENTER	300	408	460	460	460	460	460	460	460	460	460	460	460
BRYSON ELEMENTARY	675	572	494	504	510	529	544	547	551	557	564	569	569
CHISHOLM RIDGE ELEMENTARY	803	715	660	666	671	683	704	711	755	793	824	842	851
COMANCHE SPRINGS ELEMENTARY	753	593	656	730	776	855	944	1,030	1,105	1,175	1,245	1,323	1,400
DOZIER ELEMENTARY	803	553	631	707	744	806	857	916	931	958	984	1,011	1,051
EAGLE MOUNTAIN ELEMENTARY	758	613	648	682	705	749	783	831	878	922	956	991	1,017
ELKINS ELEMENTARY	605	327	312	333	354	384	406	442	477	515	554	594	634
GILILLAND ELMENTARY	734	502	496	506	489	498	503	514	516	519	520	522	520
GREENFIELD ELEMENTARY	803	770	711	704	707	705	733	722	727	739	747	754	760
HIGH COUNTRY ELEMENTARY	745	590	534	541	543	549	601	615	637	661	673	683	702
LAKE POINTE ELEMENTARY	779	718	693	699	727	744	815	878	928	976	1,026	1,068	1,113
NORTHBROOK ELEMENTARY	706	620	585	652	697	716	699	682	685	688	702	705	708
PARKVIEW ELEMENTARY	779	519	489	507	517	532	565	612	662	704	739	770	789
REMINGTON POINT ELEMENTARY	758	589	493	472	465	460	470	473	495	509	511	518	521
SAGINAW ELEMENTARY	519	429	382	366	361	356	375	387	395	401	410	416	420
WILLOW CREEK ELEMENTARY	727	714	605	585	566	550	538	537	553	555	552	555	560
<b>ELEMENTARY TOTALS</b>	<b>11,247</b>	<b>9,232</b>	<b>8,849</b>	<b>9,114</b>	<b>9,292</b>	<b>9,576</b>	<b>9,997</b>	<b>10,357</b>	<b>10,755</b>	<b>11,132</b>	<b>11,467</b>	<b>11,781</b>	<b>12,075</b>
Elementary Percent Change		1.34%	-4.15%	2.99%	1.95%	3.06%	4.40%	3.60%	3.84%	3.51%	3.01%	2.74%	2.50%
Elementary Absolute Change		122	-383	265	178	284	421	360	398	377	335	314	294

\*Green box = within 5% of capacity

\*Yellow box = over capacity



# Ten Year Forecast

## By Middle School & High School Campus

Campus	Capacity	History	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
CREEKVIEW MIDDLE SCHOOL	1,078	880	902	939	940	946	955	930	956	987	1,076	1,148	1,197
HIGHLAND MIDDLE SCHOOL	1,050	871	849	866	893	864	825	805	814	842	840	892	921
PRAIRIE VISTA MIDDLE SCHOOL	1,002	878	820	862	924	998	1,033	1,072	1,087	1,127	1,169	1,232	1,283
WAYSIDE MIDDLE SCHOOL	1,002	943	887	911	949	976	986	992	1,030	1,085	1,154	1,220	1,278
WILLKIE MIDDLE SCHOOL	1,002	961	959	1,004	1,081	1,129	1,123	1,132	1,123	1,152	1,174	1,226	1,260
<b>MIDDLE SCHOOL TOTALS</b>	<b>5,134</b>	<b>4,533</b>	<b>4,417</b>	<b>4,582</b>	<b>4,787</b>	<b>4,913</b>	<b>4,922</b>	<b>4,931</b>	<b>5,010</b>	<b>5,193</b>	<b>5,413</b>	<b>5,718</b>	<b>5,939</b>
Middle School Percent Change		1.77%	-2.56%	3.74%	4.47%	2.63%	0.18%	0.18%	1.60%	3.65%	4.24%	5.63%	3.86%
Middle School Absolute Change		79	-116	165	205	126	9	9	79	183	220	305	221
BOSWELL HIGH SCHOOL		1,809	1,922	1,959	2,015	1,987	2,014	2,086	2,121	2,195	2,204	2,246	2,348
SAGINAW HIGH SCHOOL		1,924	1,917	1,923	1,919	1,946	2,004	2,100	2,154	2,163	2,232	2,214	2,254
CHISHOLM TRAIL HIGH SCHOOL		2,011	2,108	2,117	2,188	2,261	2,332	2,446	2,558	2,624	2,664	2,694	2,737
WATSON HIGH SCHOOL		83	82	82	82	82	82	82	82	82	82	82	82
<b>HIGH SCHOOL TOTALS</b>		<b>5,827</b>	<b>6,029</b>	<b>6,081</b>	<b>6,204</b>	<b>6,276</b>	<b>6,432</b>	<b>6,714</b>	<b>6,915</b>	<b>7,064</b>	<b>7,182</b>	<b>7,236</b>	<b>7,421</b>
High School Percent Change		3.87%	3.47%	0.86%	2.02%	1.16%	2.49%	4.38%	2.99%	2.15%	1.67%	0.75%	2.56%
High School Absolute Change		217	202	52	123	72	156	282	201	149	118	54	185
TARRANT COUNTY JJAEP		3	4	4	4	4	4	4	4	4	4	4	4
ALTERNATIVE DISCIPLINE SCHOOL		58	24	24	24	24	24	24	24	24	24	24	24
<b>ALTERNATIVE SCHOOL TOTALS</b>		<b>61</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>
<b>DISTRICT TOTALS</b>		<b>19,653</b>	<b>19,323</b>	<b>19,805</b>	<b>20,311</b>	<b>20,793</b>	<b>21,379</b>	<b>22,030</b>	<b>22,708</b>	<b>23,417</b>	<b>24,090</b>	<b>24,763</b>	<b>25,463</b>
District Percent Change		2.34%	-1.68%	2.49%	2.55%	2.37%	2.82%	3.05%	3.08%	3.12%	2.87%	2.79%	2.83%
District Absolute Change		450	-330	482	506	482	586	651	678	709	673	673	700

\*Green box = within 5% of capacity  
\*Yellow box = over capacity





# Summary

- Fort Worth's unemployment rate is below 3.5%.
- EMS ISD started more than 1,200 new homes in 2017, a rise of 445 units over 2016.
- New home starts were driven by activity in Copper Creek, Spring Creek, Marine Creek Ranch and the Villages of Eagle Mountain.
- Basswood Crossing started homebuilding in 4Q17.
- EMS ISD experienced enrollment impact from IL of Texas.
- EMS ISD can expect an increase of approximately 2,700 students during the next 5 years.
- EMS ISD is projected to enroll more than 25,450 students for the 2027/28 school year.