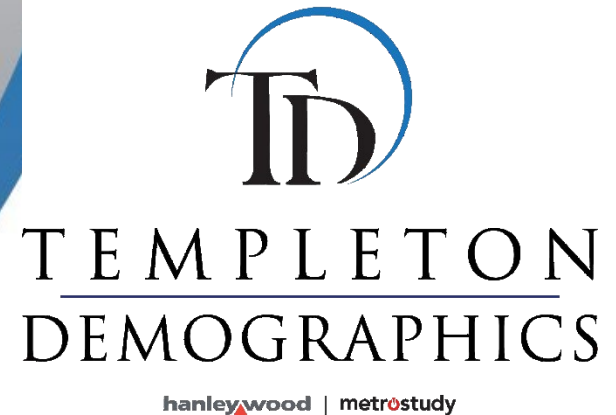


*Eagle Mountain-  
Saginaw  
Independent  
School  
District*

Quarterly  
Report  
1Q19





# Economic Conditions – DFW Area (March 2019)

**3.1%**

115,786 new jobs  
National rate 1.0%



**Job Growth**

**Unemployment Rate**



U.S. 3.9%  
Texas 3.5%  
DFW MSA 3.3%  
Fort Worth 3.6%

**-0.3%**

**34,523**

1,007 more starts than 1Q18



**Annual Home Starts**





# Local Economic Conditions



## Victory Shops at Basswood

- Located at southeast corner of Basswood Blvd & North Blue Mound Rd
- Spans over 26 acres and includes 19 buildings
- Businesses opening include German grocer Lidl, Chase Bank, Jersey Mike's, Chipotle, Verizon, Chick-fil-a, Andy's Frozen Custard, and Brake's Plus; Starbucks opening spring 2019
- Construction estimated to be complete mid-2019
- Likely to draw crowd from 2,000+ students at Saginaw High School across the street

## Bailey Boswell Shopping Strip

- Site for Smoothie King in 10,690 sq. ft. retail strip under development on Bailey Boswell Road & Saginaw Blvd
- Divided into 4 lots for tenants including a salon and dentist already present
- Estimated lot delivery end of 2019



## Saginaw Boulevard Retail

- Shipley's Donuts opening in 5,000 sq. ft. retail strip at 210 Saginaw Blvd
- Expected to be open fall 2019
- Will bring about a dozen new jobs

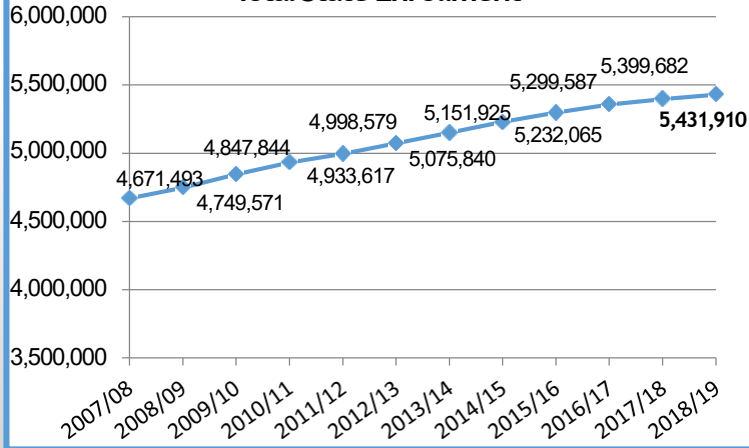




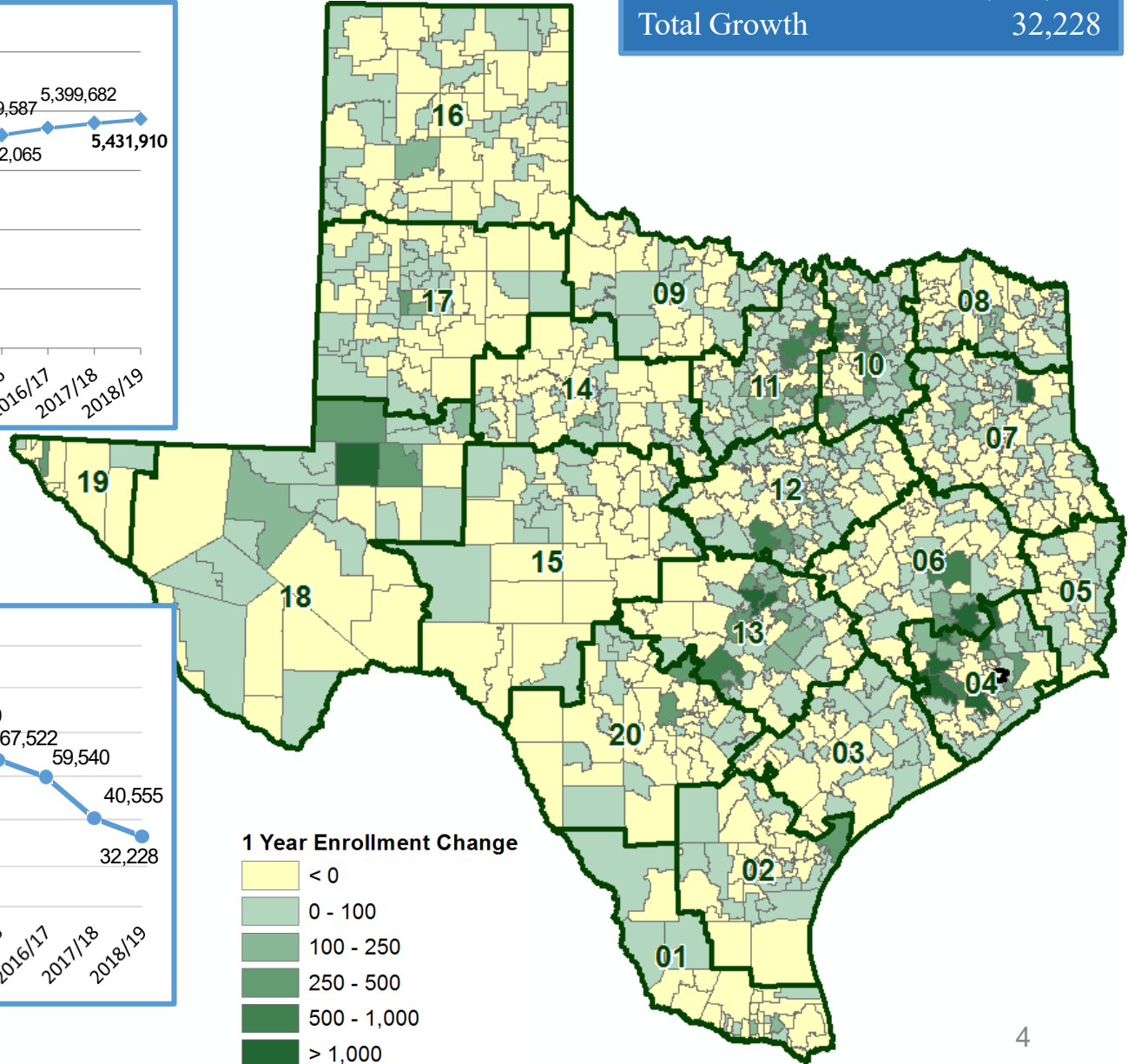
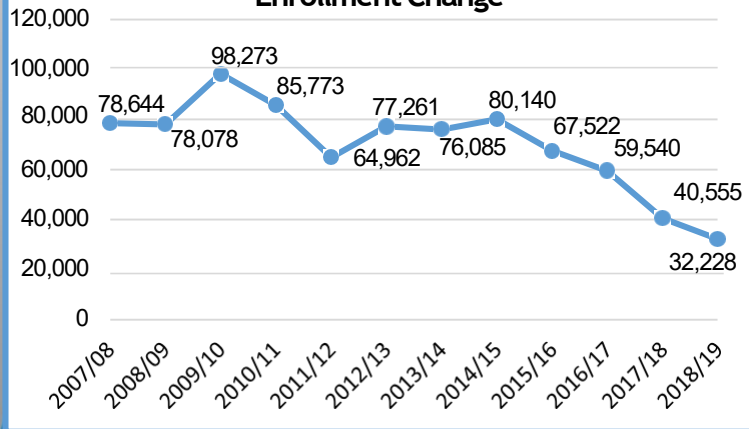
# Texas Enrollment Trends

**2018/19 State Enrollment**  
 Total Enrollment 5,431,910  
 Total Growth 32,228

### Total State Enrollment



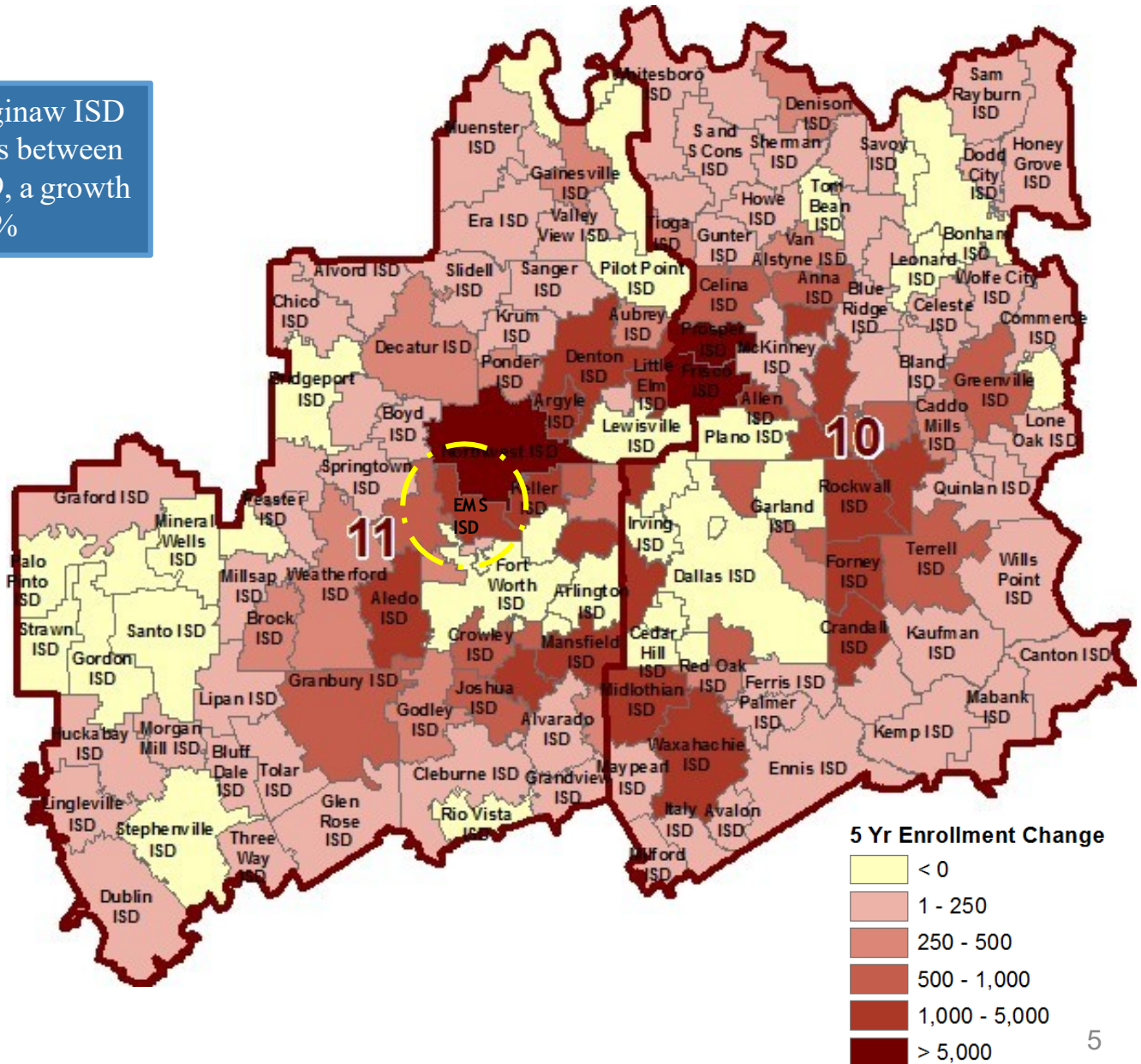
### Enrollment Change





# Region 10 & 11 Enrollment Trends

Eagle Mountain-Saginaw ISD added 1,857 students between 2013/14 and 2018/19, a growth rate of 10.2%





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 1Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,753	2,667	4,655	21,922
2	Denton ISD	2,412	2,099	4,583	20,531
3	Frisco ISD	2,232	2,086	4,299	5,355
4	Northwest ISD	1,851	1,844	2,987	22,325
5	Dallas ISD	1,730	1,503	2,089	5,672
6	Little Elm ISD	1,344	1,365	1,238	2,435
<b>7</b>	<b>Eagle Mt.-Saginaw ISD</b>	<b>1,572</b>	<b>1,336</b>	<b>1,981</b>	<b>19,546*</b>
8	Forney ISD	1,116	1,237	2,122	15,030
9	Lewisville ISD	1,328	1,160	1,992	3,478
10	Crowley ISD	921	926	1,390	13,826
11	Rockwall ISD	763	879	1,981	9,804
12	Wylie ISD	779	850	865	3,670
13	Mansfield ISD	893	803	1,326	7,349
14	McKinney ISD	800	728	2,022	8,362
15	Midlothian ISD	611	685	1,277	19,439
16	Princeton ISD	756	671	646	8,276
17	Royse City ISD	782	650	1,236	10,173
18	Aledo ISD	561	646	1,315	14,722
19	Waxahachie ISD	649	630	949	20,653
20	Allen ISD	733	616	1,087	1,072

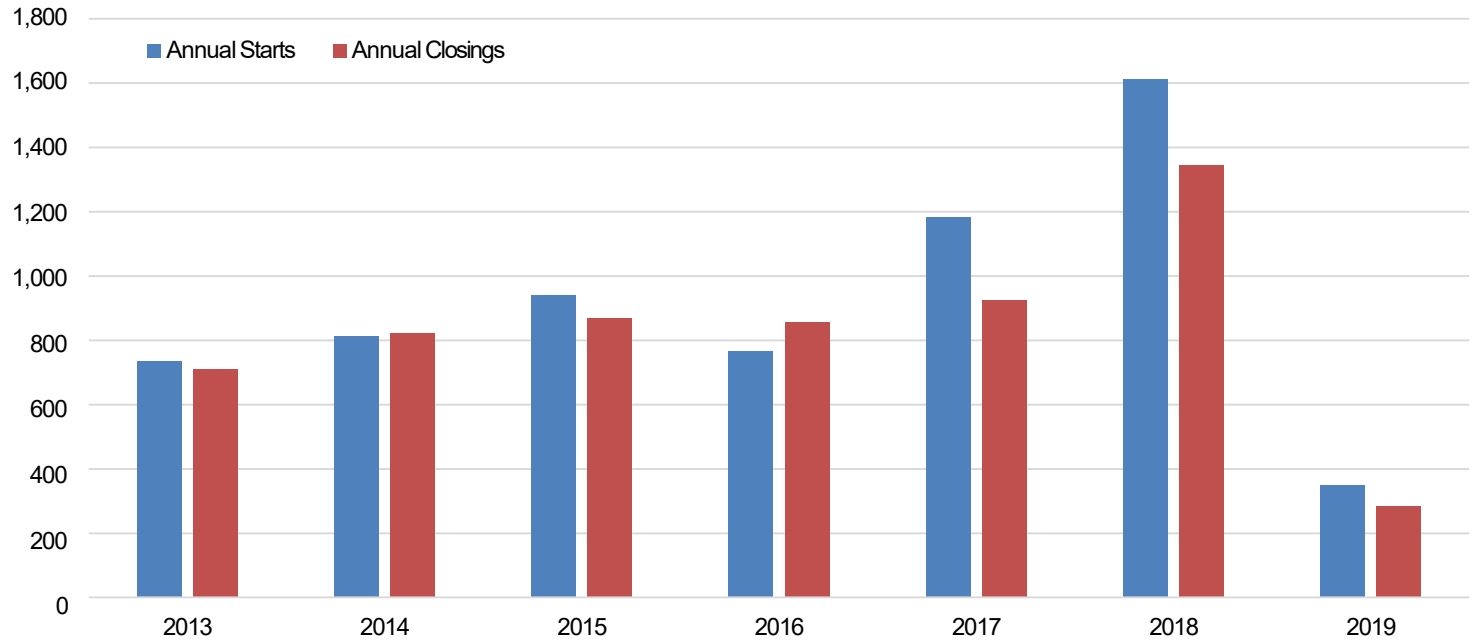
\*Based on additional Templeton Demographics housing research





# New Housing Activity

## Eagle Mountain-Saginaw ISD



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	112	205	173	177	179	390	351
2Q	253	209	268	223	368	411	
3Q	193	210	293	243	412	293	
4Q	176	188	207	124	224	517	
Total	734	812	941	767	1,183	1,611	351

Closings	2013	2014	2015	2016	2017	2018	2019
1Q	144	181	154	189	154	295	285
2Q	199	227	220	227	204	310	
3Q	171	214	269	265	243	374	
4Q	195	200	224	175	324	367	
Total	709	822	867	856	925	1,346	285

- EMS ISD had more than 350 home starts in the first quarter of 2019
- The district closed more than 280 new homes in 1Q19, putting them on pace to close more than 1,100 homes by the end of the year





# Annual Closings Distribution

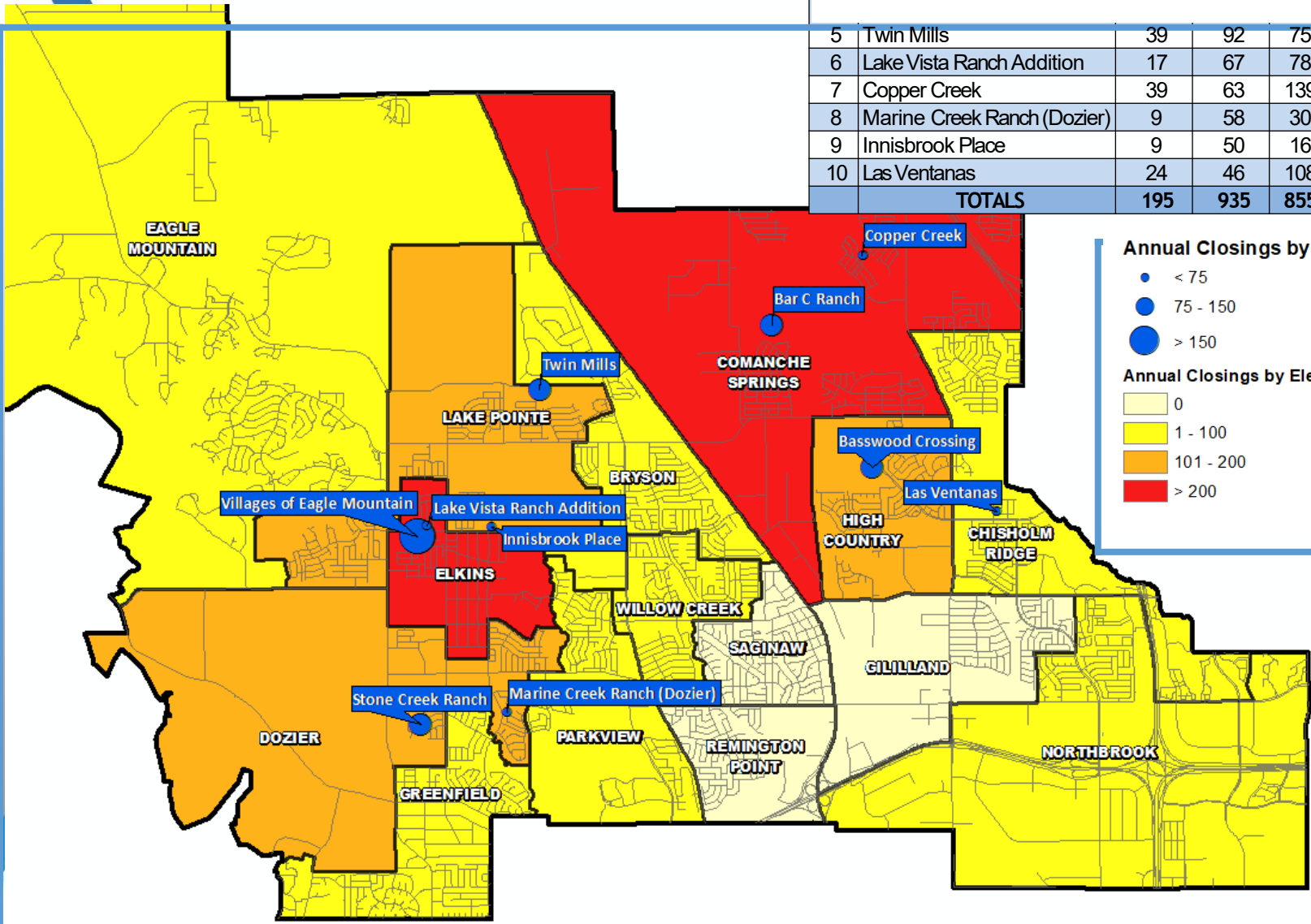
Top 10 Subdivisions - 1Q19 (Ranked by Annual Closings)					
Rank	Subdivision	Quarterly Closings	Annual Closings	VDL	Future
1	Villages of Eagle Mountain	31	199	26	0
2	Bar CRanch	9	148	105	548
3	Stone Creek Ranch	1	117	46	173
5	Twin Mills	39	92	75	227
6	Lake Vista Ranch Addition	17	67	78	174
7	Copper Creek	39	63	139	549
8	Marine Creek Ranch (Dozier)	9	58	30	144
9	Innisbrook Place	9	50	16	116
10	Las Ventanas	24	46	108	93
<b>TOTALS</b>		<b>195</b>	<b>935</b>	<b>855</b>	<b>2,024</b>

**Annual Closings by Sub**

- < 75
- 75 - 150
- > 150

**Annual Closings by Elem Zone**

- 0
- 1 - 100
- 101 - 200
- > 200







# District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	30	0	51	7	1	0	334
CHISHOLM RIDGE	54	36	48	9	43	175	553
COMANCHE SPRINGS	421	103	292	56	204	534	1,990
DOZIER	204	34	177	35	109	245	596
EAGLE MOUNTAIN	65	3	60	13	52	204	10,515
ELKINS	283	61	295	67	159	167	414
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	6	0	5	2	2	11	266
HIGH COUNTRY	137	17	123	34	100	232	0
LAKE POINTE	222	56	169	25	138	192	4,060
NORTHBROOK	104	29	44	26	63	54	0
PARKVIEW	33	10	44	7	24	141	744
REMIINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0
WILLOW CREEK	13	2	28	4	9	26	74
<b>GRAND TOTAL</b>	<b>1,572</b>	<b>351</b>	<b>1,336</b>	<b>285</b>	<b>904</b>	<b>1,981</b>	<b>19,546</b>

Second highest activity in the category

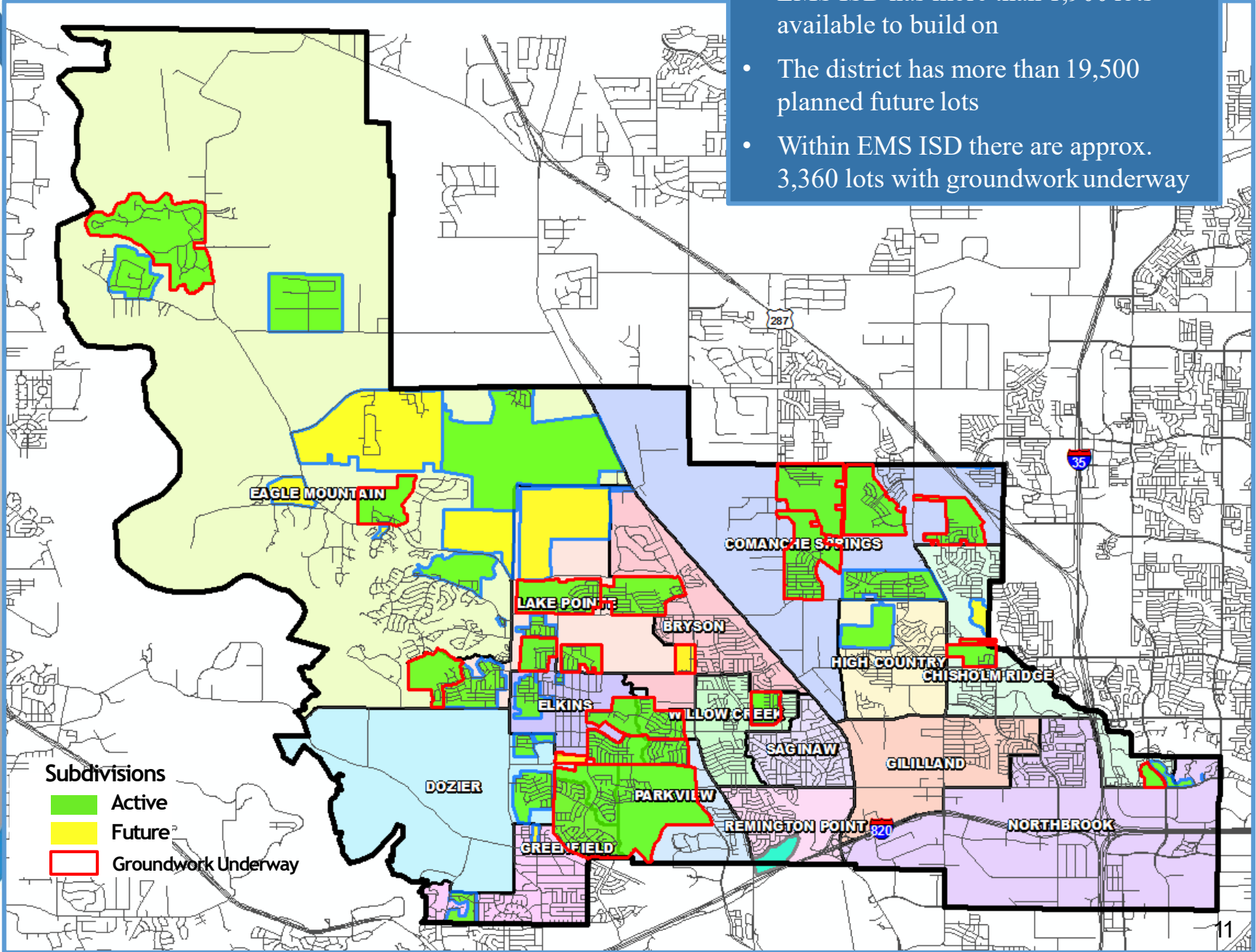
Third highest activity in the category



# District Housing Overview



- EMS ISD has more than 1,900 lots available to build on
- The district has more than 19,500 planned future lots
- Within EMS ISD there are approx. 3,360 lots with groundwork underway



# Residential Activity



### Twin Mills

- 1,137 total lots
- 227 futures
- 751 occupied
- 69 under construction
- 75 VDL
- Started 39 homes in 1Q19
- Groundwork underway in Sec 4 (220 lots); delivering September 2019
- Building 120-150 homes a year
- \$225K+



### LakePointe

- 1,069 total lots
- 594 futures
- 472 occupied
- Restarting development with groundwork underway on Sec 4 (137 lots), expected delivery June 2019
- \$190K+
- First closings expected Oct 2019
- Estimated annual build ~100 homes

