

*Eagle Mountain-  
Saginaw  
Independent  
School  
District*

Quarterly  
Report  
2Q16



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



# Economic Conditions – DFW Area (June 2016)

**3.2%**

108,700 new jobs  
National rate 1.7%



**Job Growth**

**Unemployment Rate**



U.S. 5.1%  
Texas 4.8%  
DFW MSA 4.0%  
Fort Worth 4.2%

**-0.3%**

**29,562**

5,565 more  
than 2Q15



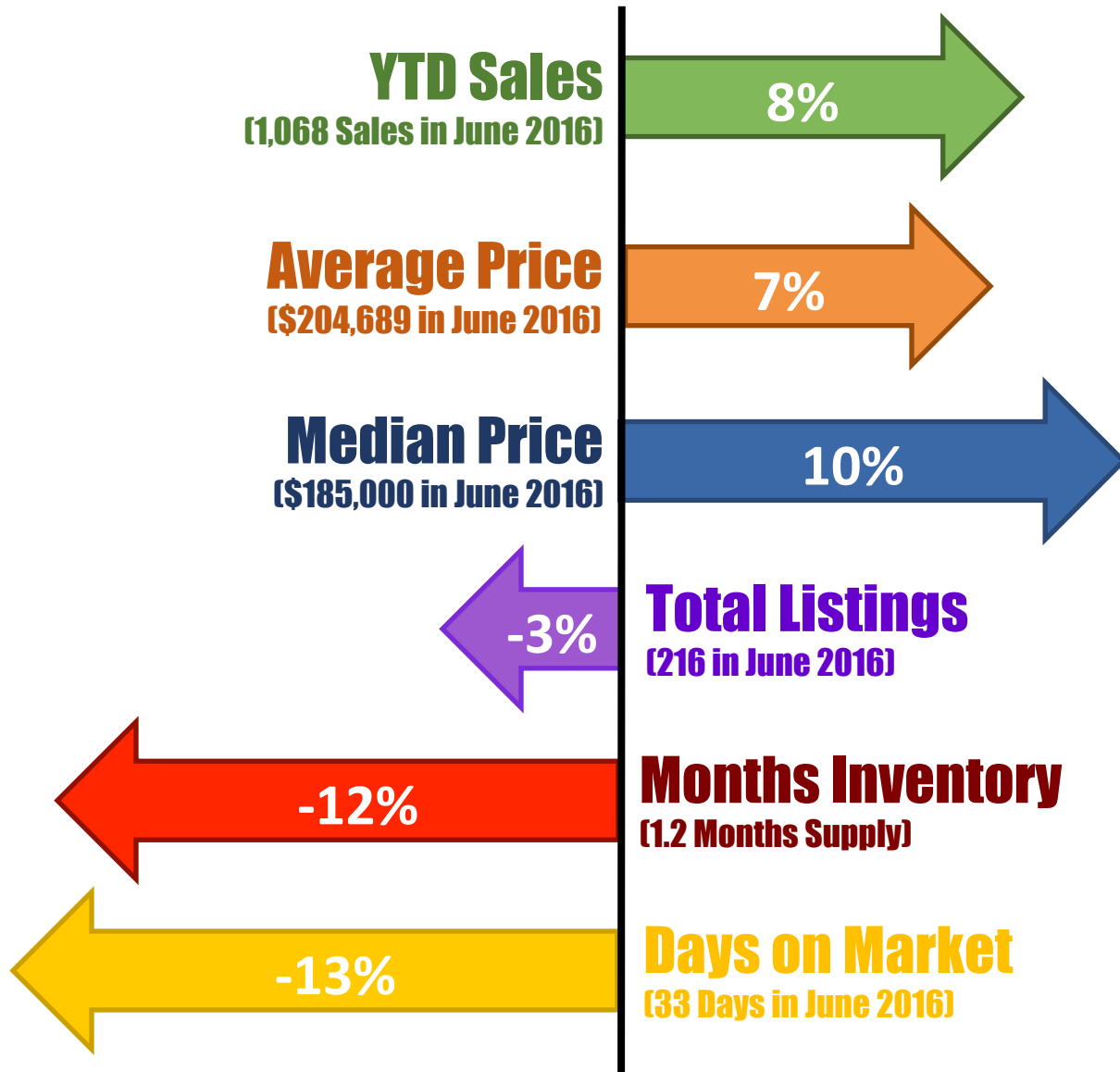
**Annualized Home Starts**





# North Fort Worth Housing Market

Saginaw/Northside Fort Worth- Year-Over-Year Comparisons

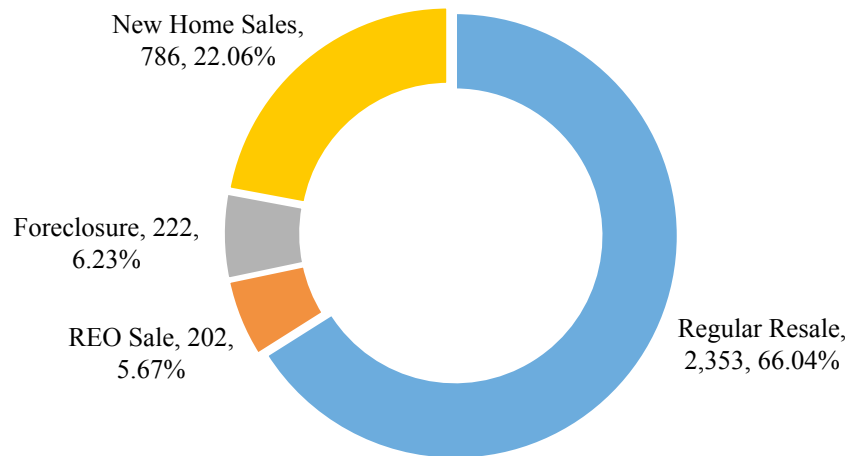




# EMS ISD Home Sales

## 2015 Home Sales by Type

EMS ISD 2015 Home Sales by Type



- The district had 3,560 home sales in 2015, and roughly 22% were of new homes
- The average sale price in 2015 for a new home was \$221,033, a rise of 7.6% over 2014
- The average sale price in 2015 for an existing home was \$306,124







# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,892	2,723	3,843	7,678
2	Denton ISD	2,123	1,881	2,410	17,068
3	Prosper ISD	2,201	1,627	4,336	28,370
4	Lewisville ISD	1,392	1,236	2,037	2,949
5	Northwest ISD	1,307	1,212	2,340	22,201
6	Dallas ISD	1,376	1,113	2,261	6,224
7	Little Elm ISD	1,274	1,037	928	5,005
8	Keller ISD	856	954	1,014	2,035
<b>9</b>	<b>Eagle Mt.-Saginaw ISD</b>	<b>899</b>	<b>909</b>	<b>990</b>	<b>21,948*</b>
10	Rockwall ISD	918	716	1,840	8,347
11	Mansfield ISD	726	633	1,005	5,339
12	Wylie ISD	737	608	911	4,784
13	Crowley ISD	716	579	817	8,986
14	McKinney ISD	743	566	1,700	5,859
15	Forney ISD	531	497	977	14,655
16	Allen ISD	559	489	1,224	1,440
17	Burleson ISD	481	486	482	3,349
18	Plano ISD	492	456	1,209	2,529
19	HEB ISD	448	452	395	4,866
20	Midlothian ISD	550	413	1,154	20,692

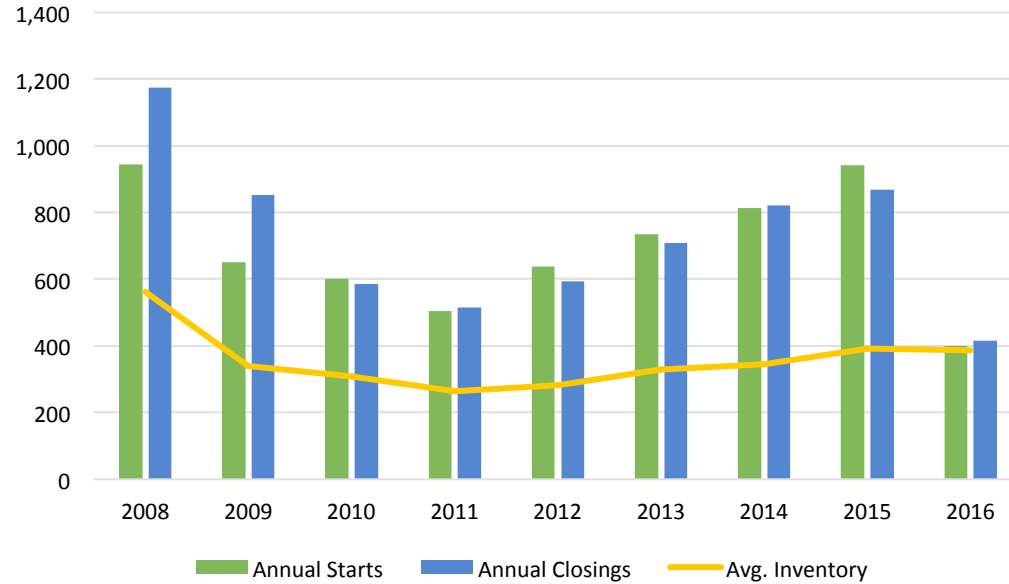
\* Based on additional Templeton Demographics housing research





# New Housing Activity

## Eagle Mountain- Saginaw ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	167	118	125	112	205	173	176
2Q	177	121	148	253	209	268	223
3Q	112	122	196	193	210	293	
4Q	144	144	168	176	188	207	
Total	600	505	637	734	812	941	399

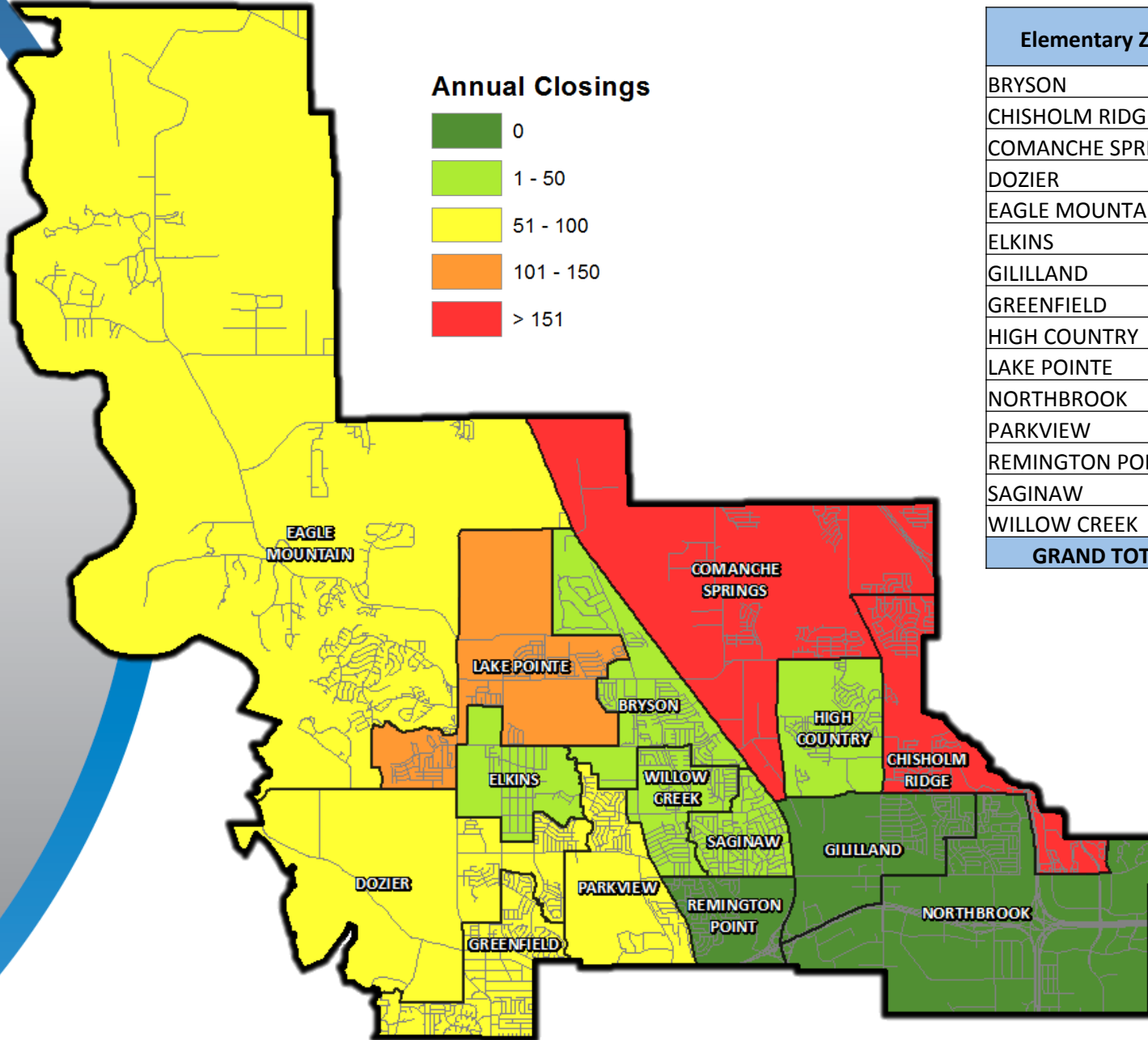
Closings	2010	2011	2012	2013	2014	2015	2016
1Q	95	123	138	144	181	154	189
2Q	161	130	141	199	227	220	227
3Q	193	131	164	171	214	269	
4Q	136	131	150	195	200	224	
Total	585	515	593	709	822	867	416

- EMS ISD has roughly 400 new home starts in YTD 2016
- The district had 227 second quarter closings in 2016, a rise of 20% over 1Q16
- Inventory is still below a healthy 6 month's supply at 387 units





# Annual Closing Distribution 2Q16

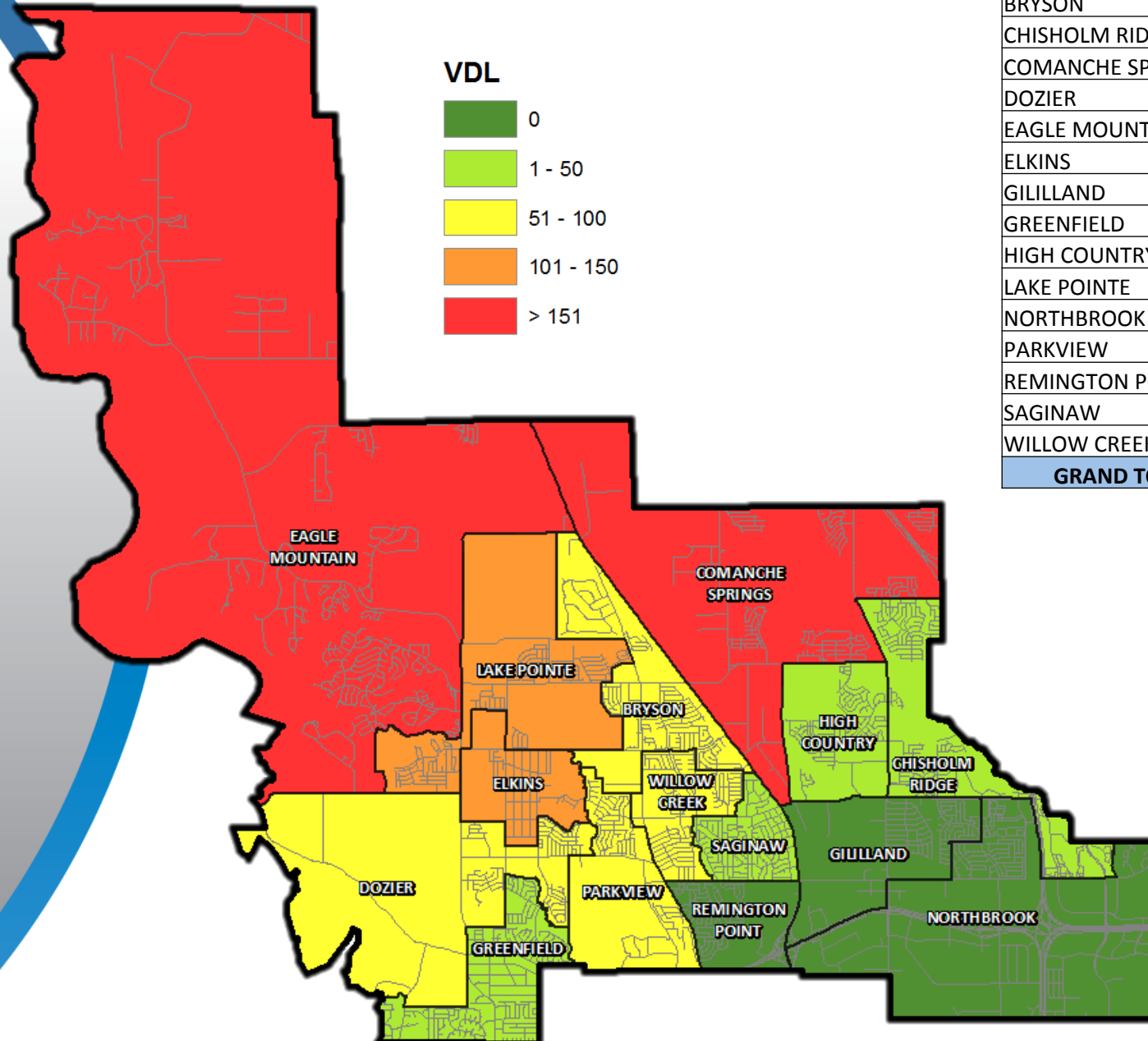


Elementary Zone	Annual Closings
BRYSON	47
CHISHOLM RIDGE	227
COMANCHE SPRINGS	160
DOZIER	76
EAGLE MOUNTAIN	59
ELKINS	27
GILLILLAND	0
GREENFIELD	56
HIGH COUNTRY	3
LAKE POINTE	150
NORTHBROOK	0
PARKVIEW	70
REMINGTON POINT	0
SAGINAW	2
WILLOW CREEK	32
<b>GRAND TOTAL</b>	<b>909</b>





# Vacant Developed Lots 2Q16



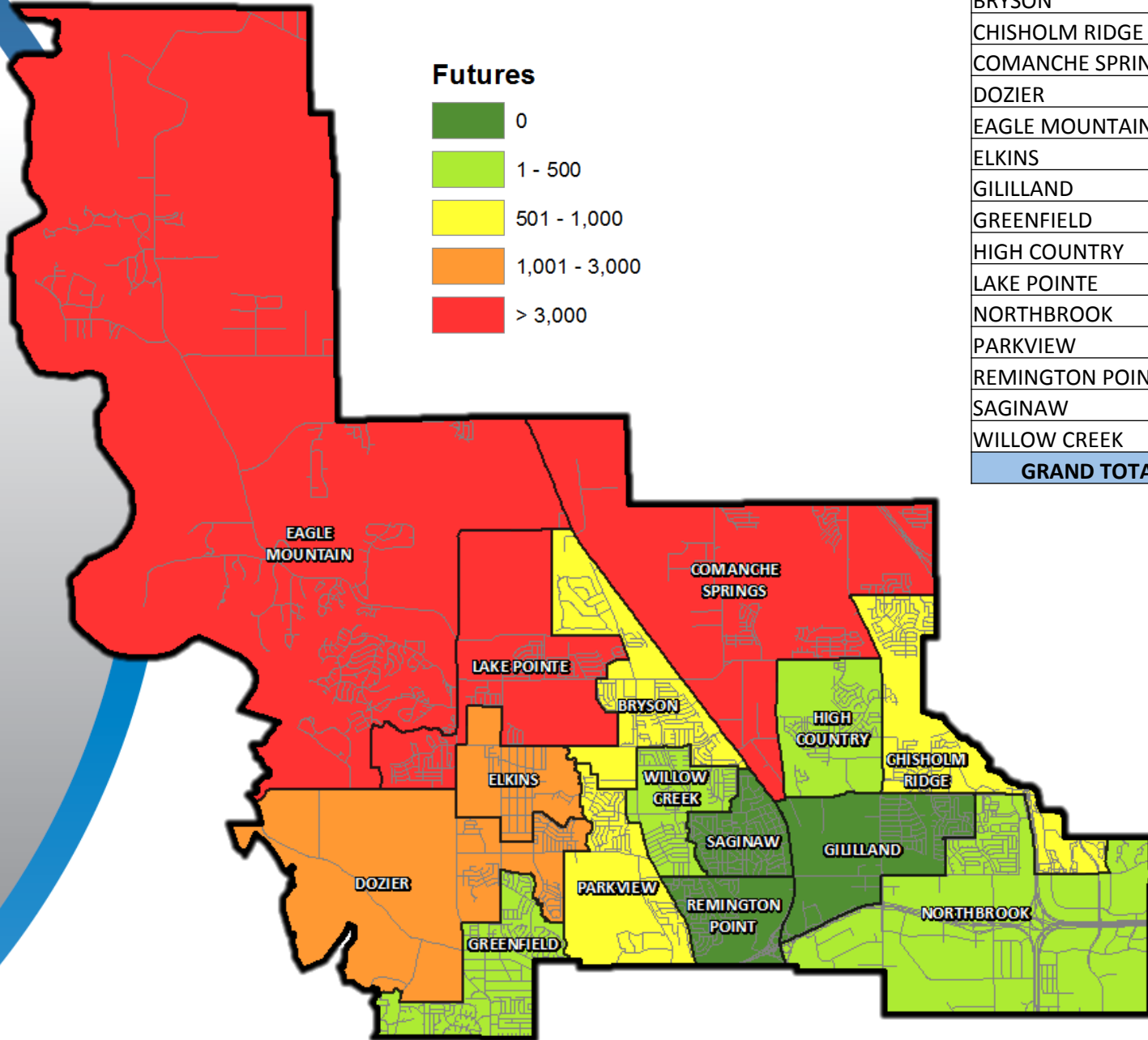
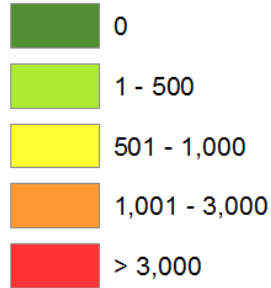
Elementary Zone	VDL
BRYSON	56
CHISHOLM RIDGE	5
COMANCHE SPRINGS	192
DOZIER	54
EAGLE MOUNTAIN	269
ELKINS	120
GILLILLAND	0
GREENFIELD	19
HIGH COUNTRY	2
LAKE POINTE	129
NORTHBROOK	0
PARKVIEW	60
REMINGTON POINT	0
SAGINAW	1
WILLOW CREEK	83
<b>GRAND TOTAL</b>	<b>990</b>





# Future Lots 2Q16

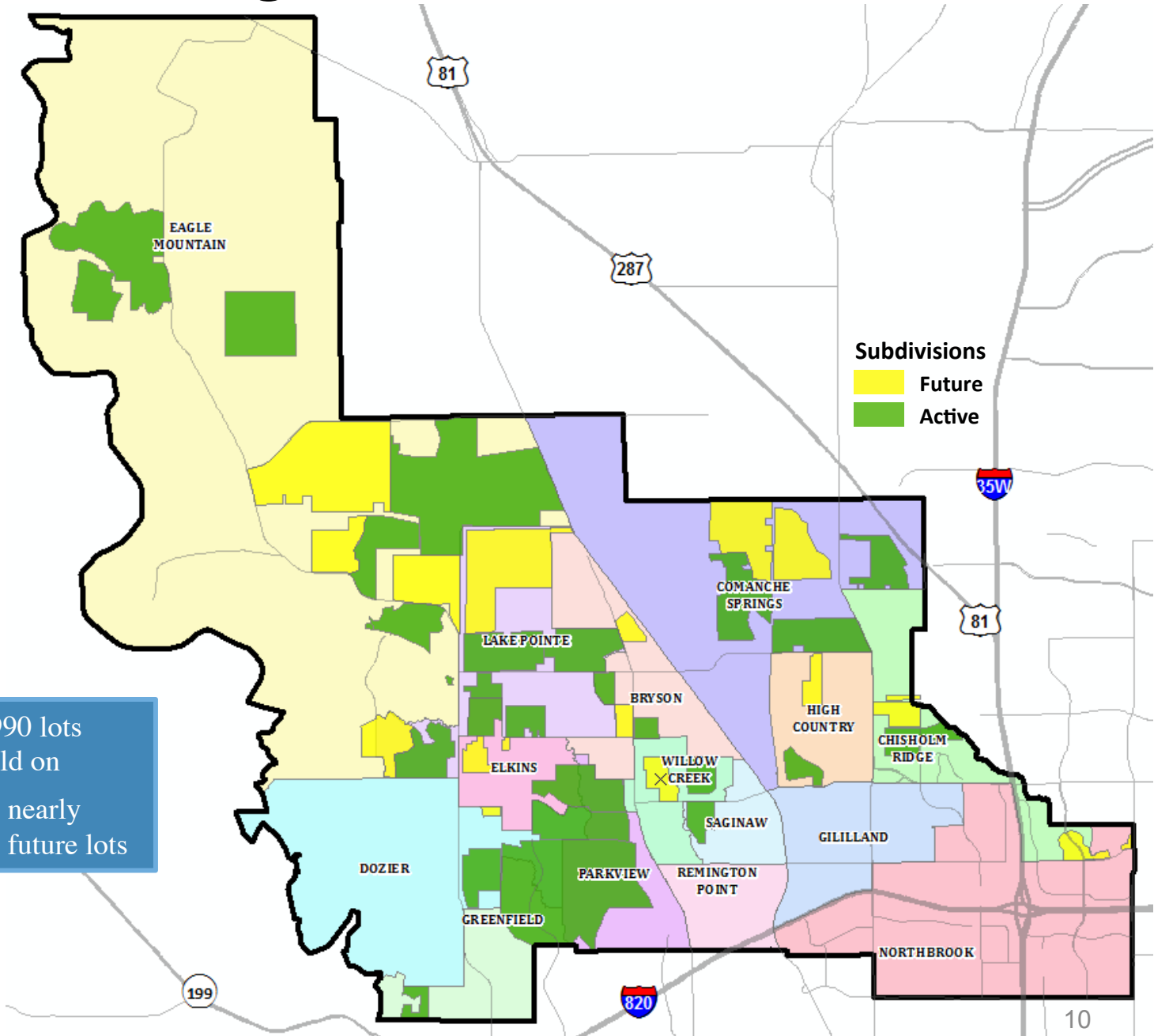
## Futures



Elementary Zone	Future
BRYSON	959
CHISHOLM RIDGE	998
COMANCHE SPRINGS	3,127
DOZIER	1,175
EAGLE MOUNTAIN	9,851
ELKINS	1,027
GILILLAND	0
GREENFIELD	192
HIGH COUNTRY	322
LAKE POINTE	3,292
NORTHBROOK	41
PARKVIEW	840
REMINGTON POINT	0
SAGINAW	0
WILLOW CREEK	124
<b>GRAND TOTAL</b>	<b>21,948</b>



# District Housing Overview



- EMS ISD has 990 lots available to build on
- The district has nearly 22,000 planned future lots





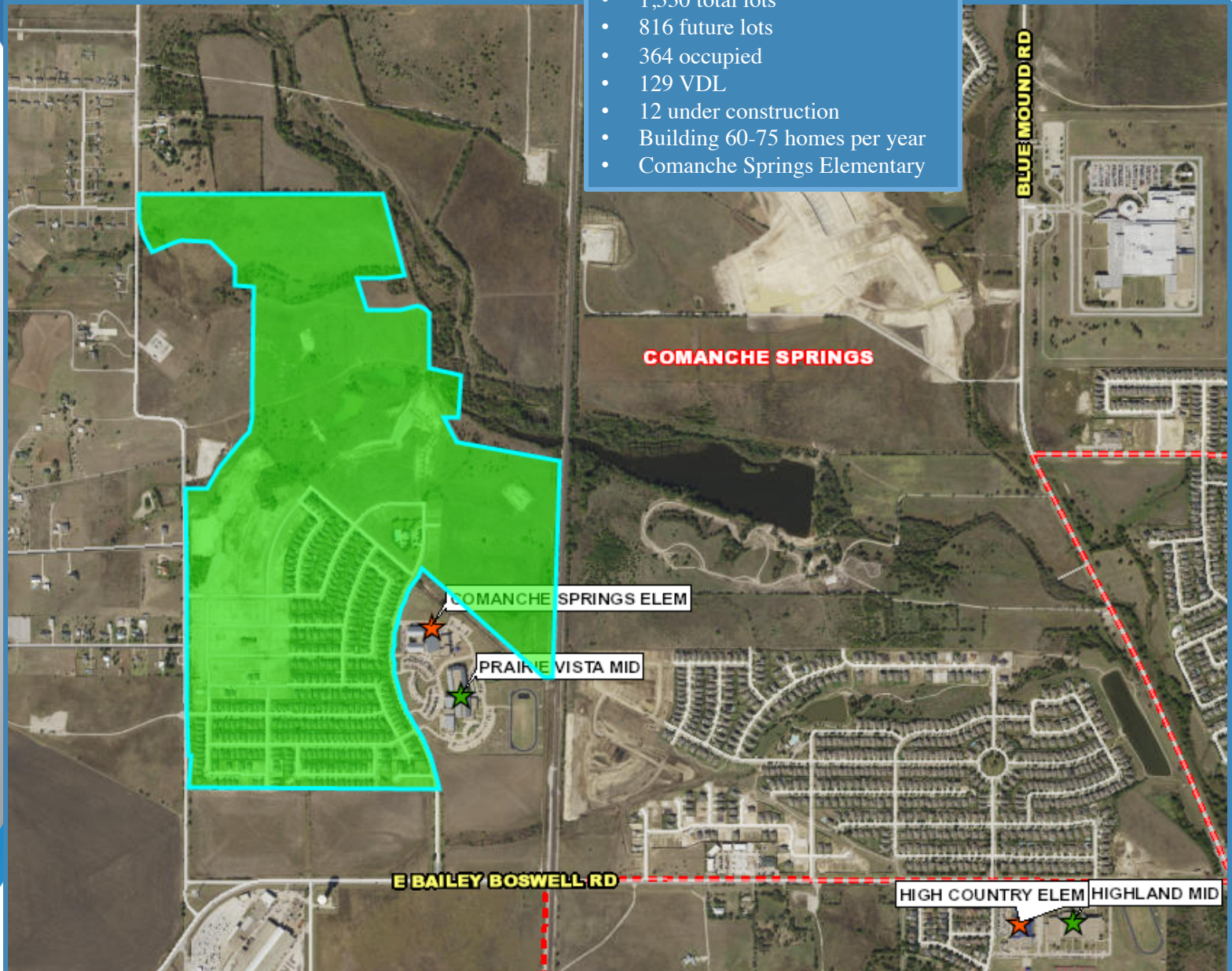


# Residential Activity

## Bar C Ranch

### Bar C Ranch

- 1,330 total lots
- 816 future lots
- 364 occupied
- 129 VDL
- 12 under construction
- Building 60-75 homes per year
- Comanche Springs Elementary







# Residential Activity

## Creekwood

### Creekwood

- 741 total lots
- 122 future lots
- 572 occupied homes
- 23 VDL
- 14 homes under construction
- Groundwork underway on final phase with 122 lots, likely delivering early 2017
- \$250K - \$330K
- Comanche Springs Elementary







# Residential Activity

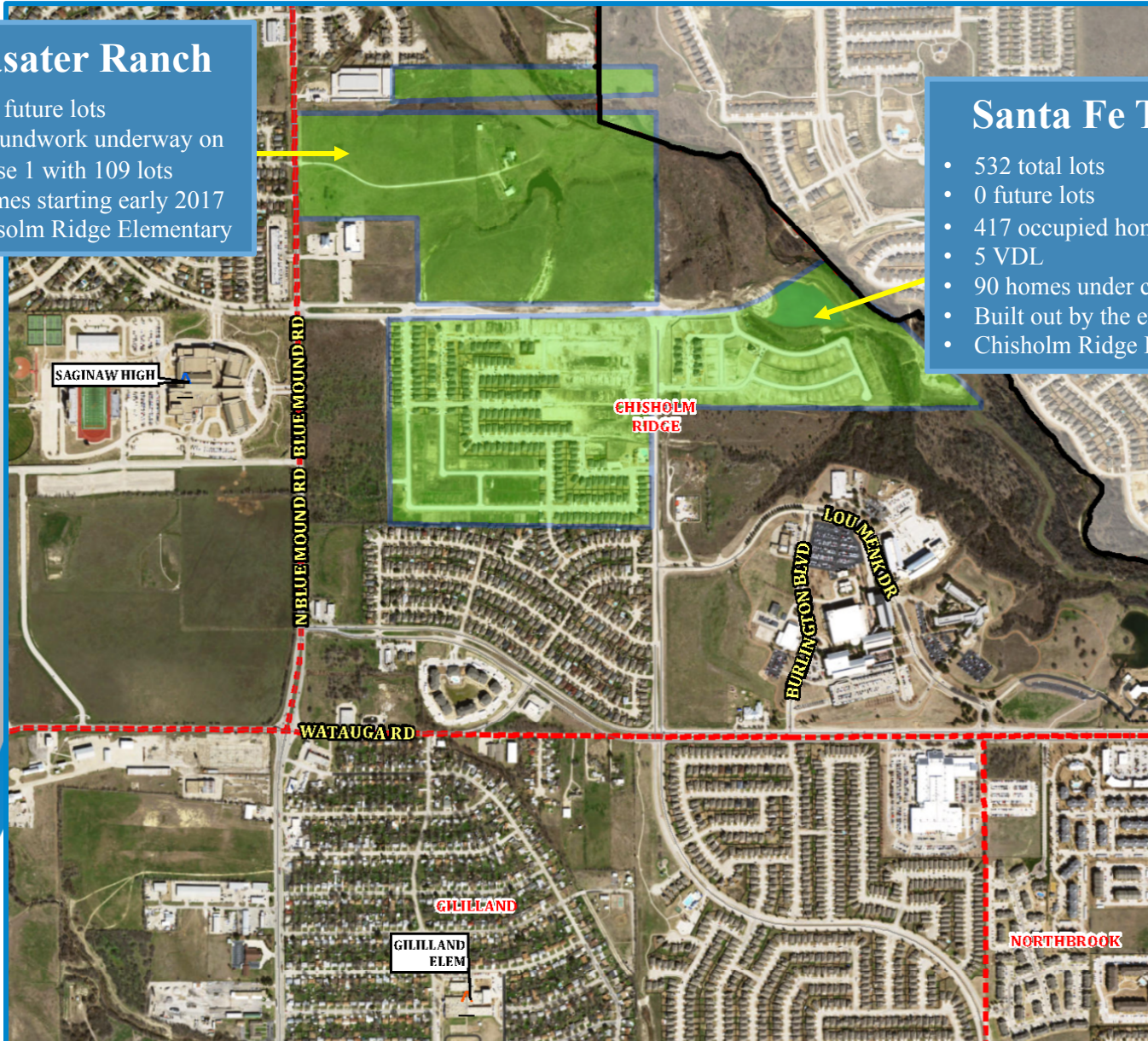
## Lasater Ranch and Santa Fe Trails

### Lasater Ranch

- 324 future lots
- Groundwork underway on Phase 1 with 109 lots
- Homes starting early 2017
- Chisolm Ridge Elementary

### Santa Fe Trails

- 532 total lots
- 0 future lots
- 417 occupied homes
- 5 VDL
- 90 homes under construction
- Built out by the end of 2016
- Chisolm Ridge Elementary

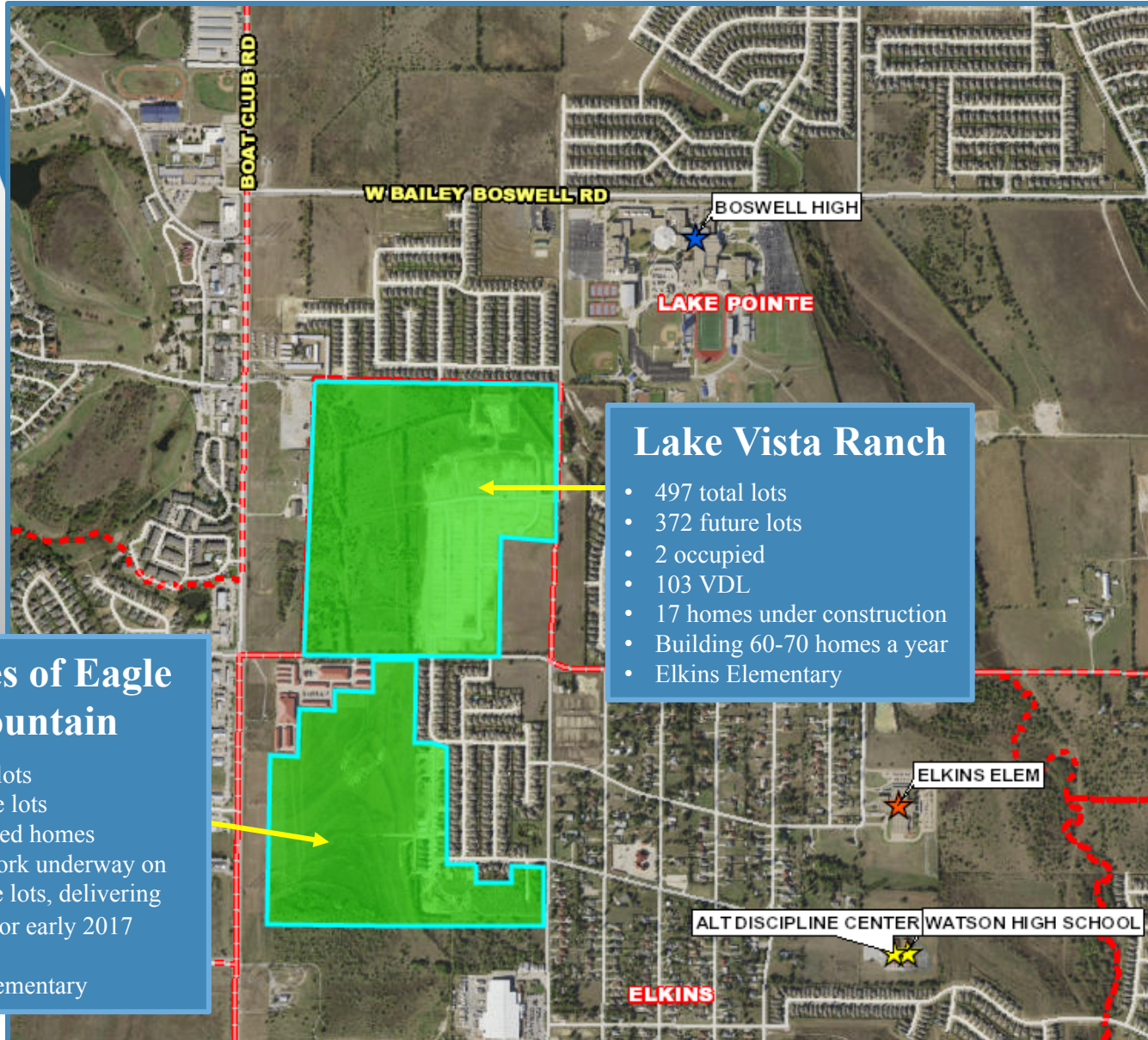






# Residential Activity

## Villages of Eagle Mountain and Lake Vista Ranch



### Lake Vista Ranch

- 497 total lots
- 372 future lots
- 2 occupied
- 103 VDL
- 17 homes under construction
- Building 60-70 homes a year
- Elkins Elementary

### Villages of Eagle Mountain

- 347 total lots
- 303 future lots
- 24 occupied homes
- Groundwork underway on 303 future lots, delivering late 2016 or early 2017
- \$180K+
- Elkins Elementary

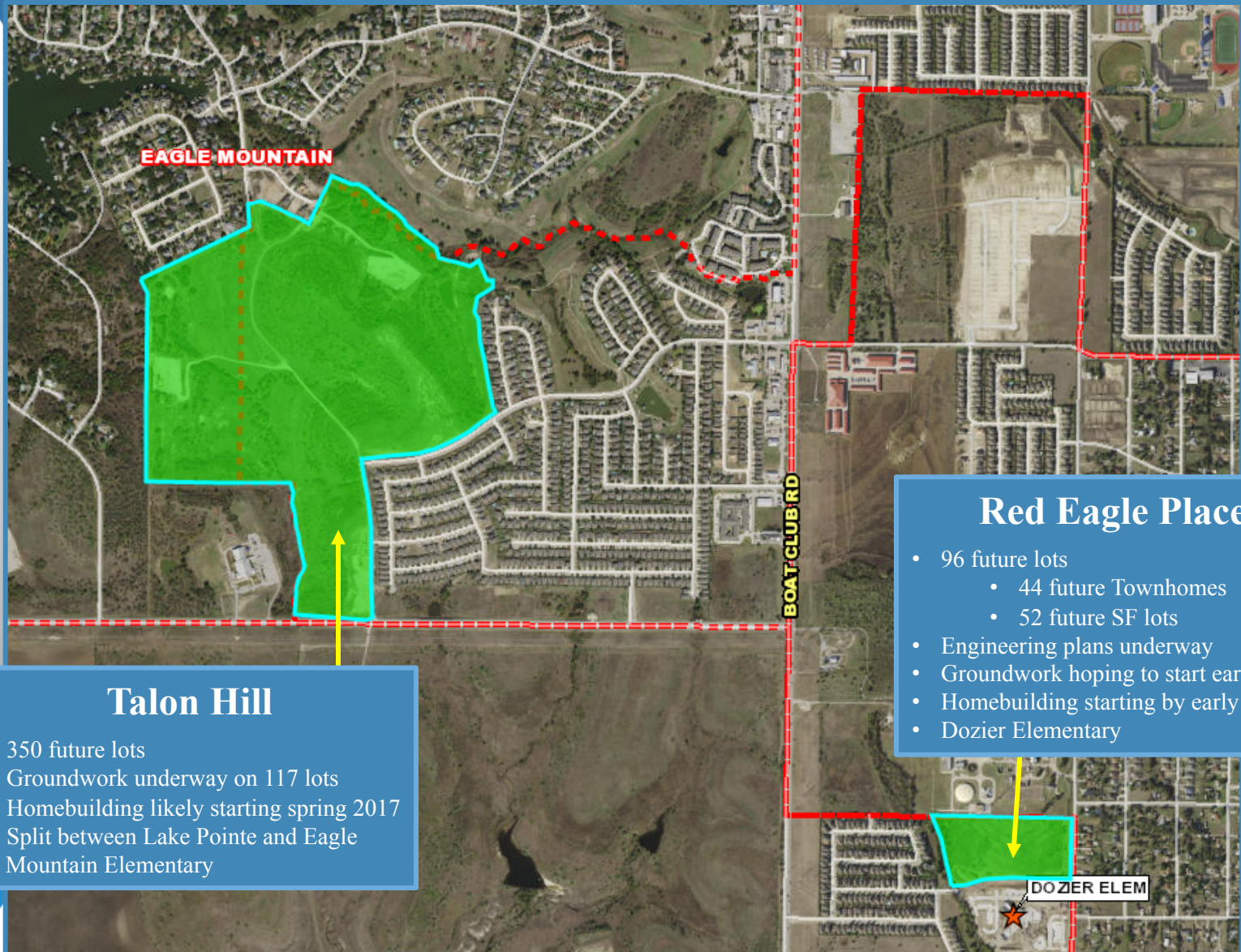






# Residential Activity

## Talon Hill and Red Eagle Place



**Talon Hill**

- 350 future lots
- Groundwork underway on 117 lots
- Homebuilding likely starting spring 2017
- Split between Lake Pointe and Eagle Mountain Elementary

**Red Eagle Place**

- 96 future lots
  - 44 future Townhomes
  - 52 future SF lots
- Engineering plans underway
- Groundwork hoping to start early 2017
- Homebuilding starting by early 2018
- Dozier Elementary







# Residential Activity

## Copper Creek

### Copper Creek

- 965 future lots
- Groundwork underway on Phase 1 with 275 lots, delivering by September 2016
- First residents early 2017
- Building 150 homes a year
- Comanche Springs Elementary





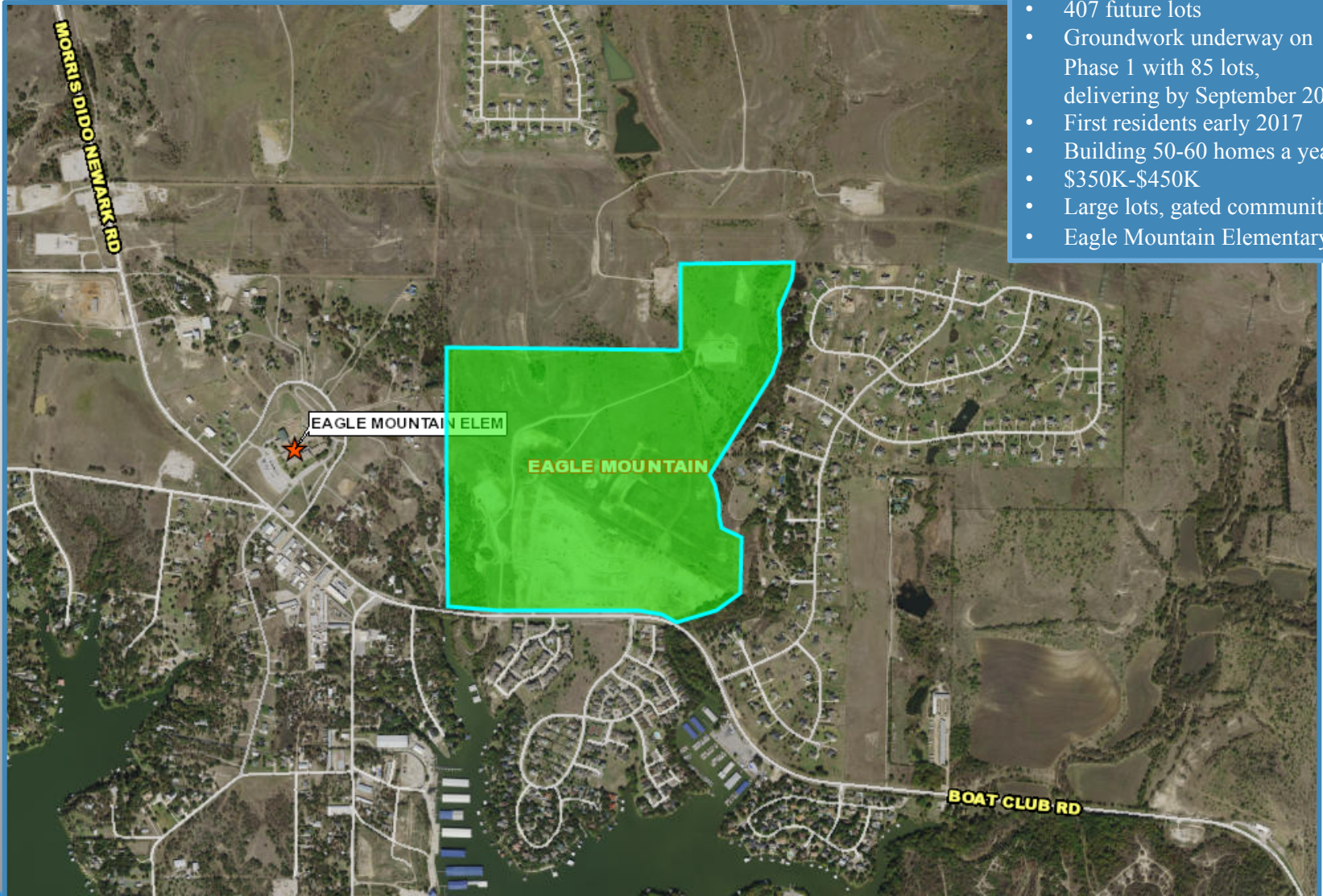


# Residential Activity

La Frontera

## La Frontera

- 407 future lots
- Groundwork underway on Phase 1 with 85 lots, delivering by September 2016
- First residents early 2017
- Building 50-60 homes a year
- \$350K-\$450K
- Large lots, gated community
- Eagle Mountain Elementary







# Residential Activity

## Basswood Crossing



**Basswood Crossing**

- 183 future lots
- Groundwork starting by October 2016 pending final plat approval
- Homes starting summer 2017
- High Country Elementary







# Residential Activity

## Fossil Creek



### Fossil Creek Townhomes

- 18 acres
- Approx. 100 future townhomes
- Split between EMS ISD and Keller ISD
- Rezoning request under review with the City of Fort Worth
- Chisholm Ridge Elementary

### Fairways at Fossil Creek

- 41 future lots
- Groundwork underway
- Homebuilding starting by early 2018
- Northbrook Elementary

### Fossil Creek

- 305-315 future lots
- Property rezoned in May 2016 for single family development
- Plat currently under review with the City of Fort Worth
- Groundwork starting early 2017
- Homebuilding starting by early 2018
- Chisholm Ridge Elementary

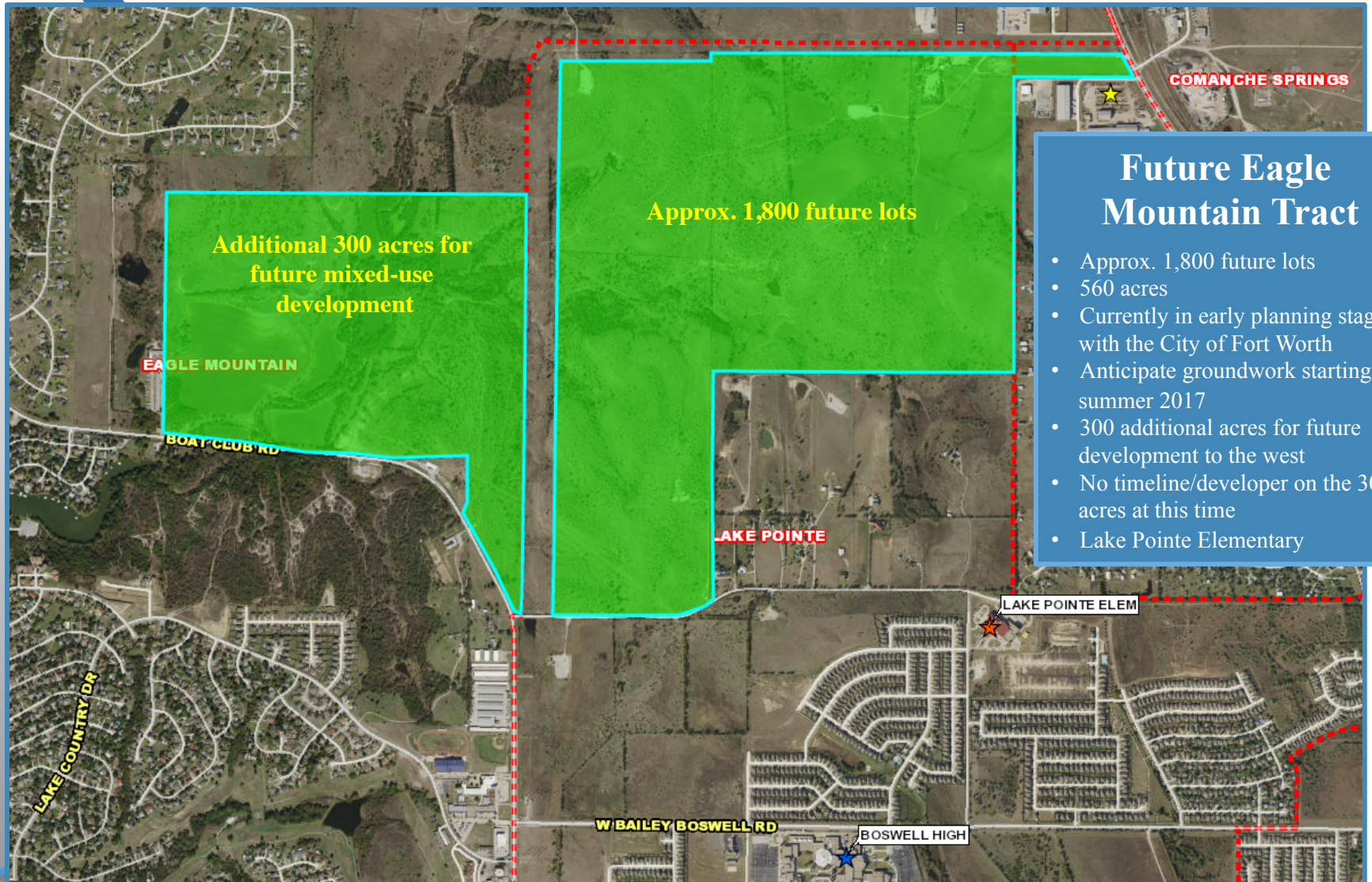






# Residential Activity

## Future Development



Additional 300 acres for future mixed-use development

Approx. 1,800 future lots

### Future Eagle Mountain Tract

- Approx. 1,800 future lots
- 560 acres
- Currently in early planning stages with the City of Fort Worth
- Anticipate groundwork starting summer 2017
- 300 additional acres for future development to the west
- No timeline/developer on the 300 acres at this time
- Lake Point Elementary







# Ten Year Forecast

## By Elementary Campus

Campus	Capacity	Current	Enrollment Projections									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
HAFLEY DEVELOPMENT CENTER	300	275	275	275	275	275	275	275	275	275	275	275
BRYSON ELEMENTARY	675	526	544	566	583	607	632	636	638	640	638	643
CHISHOLM RIDGE ELEMENTARY	803	683	708	730	733	748	766	775	793	812	826	846
COMANCHE SPRINGS ELEMENTARY	753	564	586	621	652	681	719	759	801	844	893	940
DOZIER ELEMENTARY	803	0	425	435	447	458	470	478	494	509	531	551
EAGLE MOUNTAIN ELEMENTARY	758	607	621	652	699	737	767	795	820	846	878	909
ELKINS ELEMENTARY	605	640	387	416	434	443	468	494	514	536	554	575
GILILLAND ELMENTARY	734	630	621	603	594	582	600	606	607	607	611	615
GREENFIELD ELEMENTARY	803	758	770	756	738	726	733	740	746	756	766	777
HIGH COUNTRY ELEMENTARY	745	611	598	605	584	588	604	628	646	663	680	694
LAKE POINTE ELEMENTARY	779	709	745	769	756	759	776	829	886	943	994	1,037
NORTHBROOK ELEMENTARY	706	665	677	697	689	696	706	709	716	727	741	750
PARKVIEW ELEMENTARY	779	702	581	593	612	650	696	746	790	836	881	931
REMINGTON POINT ELEMENTARY	758	590	564	564	566	563	582	618	638	651	658	665
SAGINAW ELEMENTARY	519	415	434	433	416	419	414	419	420	424	424	426
WILLOW CREEK ELEMENTARY	727	700	710	711	716	709	712	722	729	734	740	743
<b>ELEMENTARY TOTALS</b>	<b>11,217</b>	<b>9,075</b>	<b>9,246</b>	<b>9,426</b>	<b>9,494</b>	<b>9,641</b>	<b>9,920</b>	<b>10,229</b>	<b>10,513</b>	<b>10,803</b>	<b>11,090</b>	<b>11,377</b>
Elementary Percent Change		1.29%	1.88%	1.95%	0.72%	1.55%	2.89%	3.11%	2.78%	2.76%	2.66%	2.59%
Elementary Absolute Change		116	171	180	68	147	279	309	284	290	287	287

\*Green box = within 5% of capacity

\*Yellow box = over capacity

- Lake Pointe, Northbrook and Willow Creek Elementary Schools will be near capacity next fall
- Total elementary enrollment will top 9,200 students this fall
- Elementary enrollment will reach over 10,000 students by 2021



# Ten Year Forecast

## By Middle School & High School Campus

Campus	Capacity	Current	Enrollment Projections									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
CREEKVIEW MIDDLE SCHOOL	1,078	851	902	871	865	852	892	898	898	900	917	962
HIGHLAND MIDDLE SCHOOL	1,050	821	856	886	965	992	967	907	874	904	929	945
PRAIRIE VISTA MIDDLE SCHOOL	1,002	905	922	945	1,025	1,105	1,156	1,154	1,160	1,172	1,197	1,242
WAYSIDE MIDDLE SCHOOL	1,002	972	990	1,013	1,066	1,104	1,144	1,186	1,205	1,248	1,307	1,366
WILLKIE MIDDLE SCHOOL	1,002	907	969	985	1,041	1,062	1,063	1,018	993	1,021	1,080	1,115
<b>MIDDLE SCHOOL TOTALS</b>	5,134	4,456	4,639	4,700	4,962	5,115	5,222	5,163	5,130	5,245	5,430	5,630
Middle School Percent Change		3.94%	4.11%	1.31%	5.57%	3.08%	2.09%	-1.13%	-0.64%	2.24%	3.53%	3.68%
Middle School Absolute Change		169	183	61	262	153	107	-59	-33	115	185	200
BOSWELL HIGH SCHOOL		1,699	1,824	1,966	2,041	2,157	2,196	2,238	2,355	2,401	2,472	2,540
SAGINAW HIGH SCHOOL		1,885	1,966	2,027	2,097	2,171	2,254	2,363	2,457	2,482	2,489	2,524
CHISHOLM TRAIL HIGH SCHOOL		1,978	1,997	2,071	2,087	2,188	2,238	2,307	2,386	2,424	2,444	2,479
WATSON HIGH SCHOOL		84	84	84	84	84	84	84	84	84	84	84
<b>HIGH SCHOOL TOTALS</b>		5,646	5,871	6,148	6,310	6,600	6,772	6,993	7,282	7,391	7,489	7,626
High School Percent Change		4.94%	3.98%	4.72%	2.63%	4.61%	2.60%	3.25%	4.13%	1.50%	1.33%	1.83%
High School Absolute Change		266	225	277	161	291	172	220	289	109	98	137
TARRANT COUNTY JJAEP		1	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE DISCIPLINE SCHOOL		34	34	34	34	34	34	34	34	34	34	34
<b>ALTERNATIVE SCHOOL TOTALS</b>		35	35	35	35	35	35	35	35	35	35	35
<b>DISTRICT TOTALS</b>		19,212	19,791	20,309	20,801	21,391	21,949	22,420	22,960	23,474	24,044	24,668
District Percent Change		2.96%	3.01%	2.62%	2.42%	2.84%	2.61%	2.14%	2.41%	2.24%	2.43%	2.59%
District Absolute Change		553	579	518	491	591	558	470	540	514	570	624

\*Green box = within 5% of capacity

\*Yellow box = over capacity

- By the fall of 2018, three middle schools will be over capacity
- Prairie Vista, Wayside and Willkie Middle Schools will top 1,000 students by fall 2018
- All three High Schools will top 2,000 enrollment by 2018



# Summary

- 1 out of 5 homes sold in 2015 was of a new home.
- Chisholm Ridge Elementary zone had the most new home closings in the last 12 months, with 227 units closed.
- Eagle Mountain Elementary Zone accounts for 44% of EMS ISD planned future homes.
- The district has roughly 1,200 lots currently being developed.
- EMS ISD can expect an increase of approximately 2,700 students during the next 5 years.
- 2020/21 enrollment projection: 21,949 students
- EMS ISD is projected to have 24,668 students for the 2025/26 school year.