

*Eagle Mountain-  
Saginaw  
Independent  
School  
District*



Quarterly  
Report  
4Q18

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – DFW Area (December 2018)

**3.4%**

127,326 new jobs  
National rate 1.8%



**Job Growth**

**34,752**

1,490 more starts than 4Q17



**Annual Home Starts**

**0.1%**

U.S. 3.7%  
Texas 3.6%  
DFW MSA 3.3%  
Fort Worth 3.4%



**Unemployment Rate**



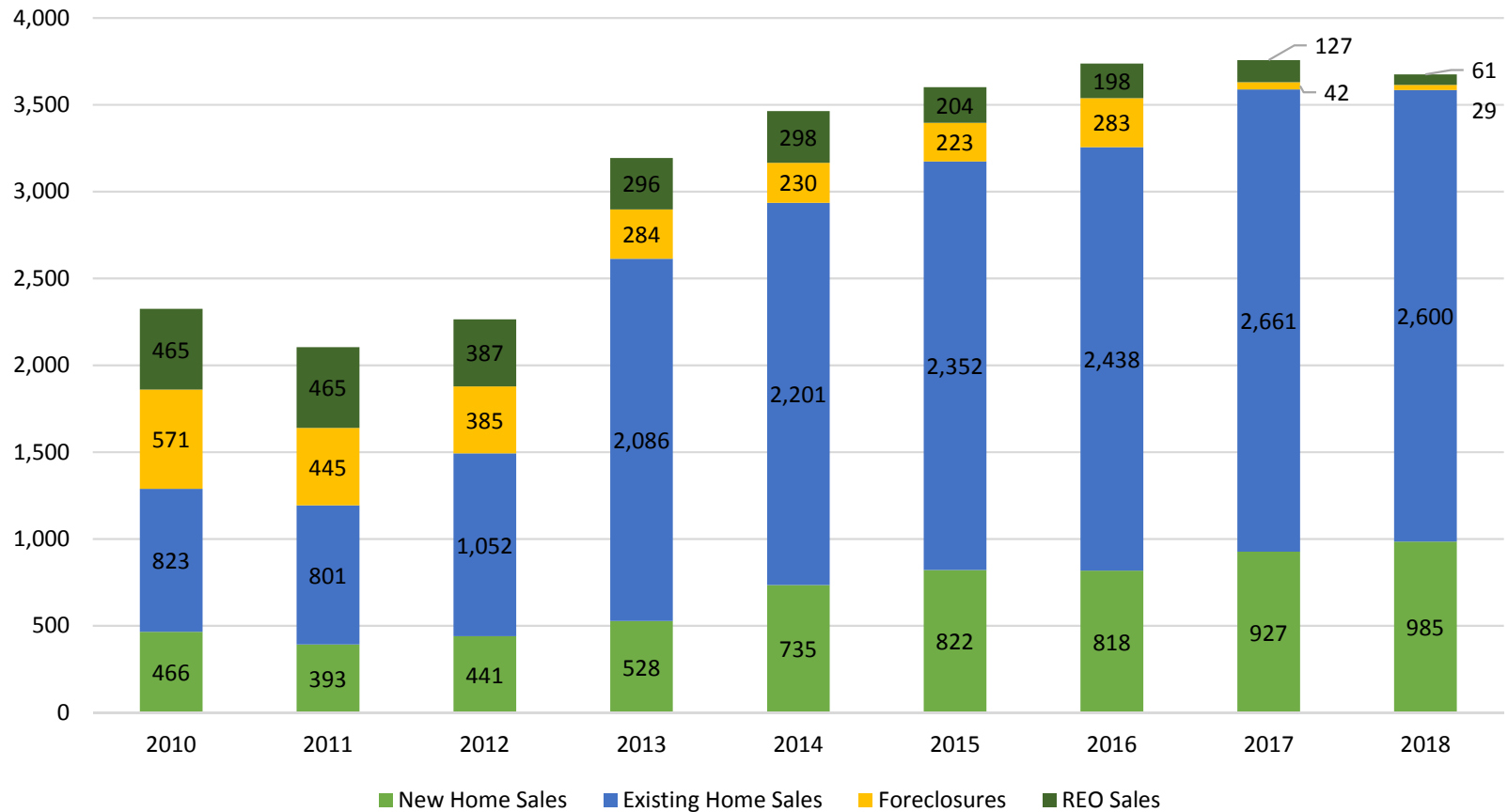
Sources: Texas Workforce Commission & Metrostudy



# EMS ISD Annual Home Sales

## Total Annual Home Sales by Transaction Type, 2010 - 2018

### Annual District Home Sales



- The total number of home sales within EMS ISD has increased by 1,350 sales, or 58%, since 2010
- Total foreclosures and REO sales have decreased by more than 90% since 2010 throughout Eagle Mountain-Saginaw ISD

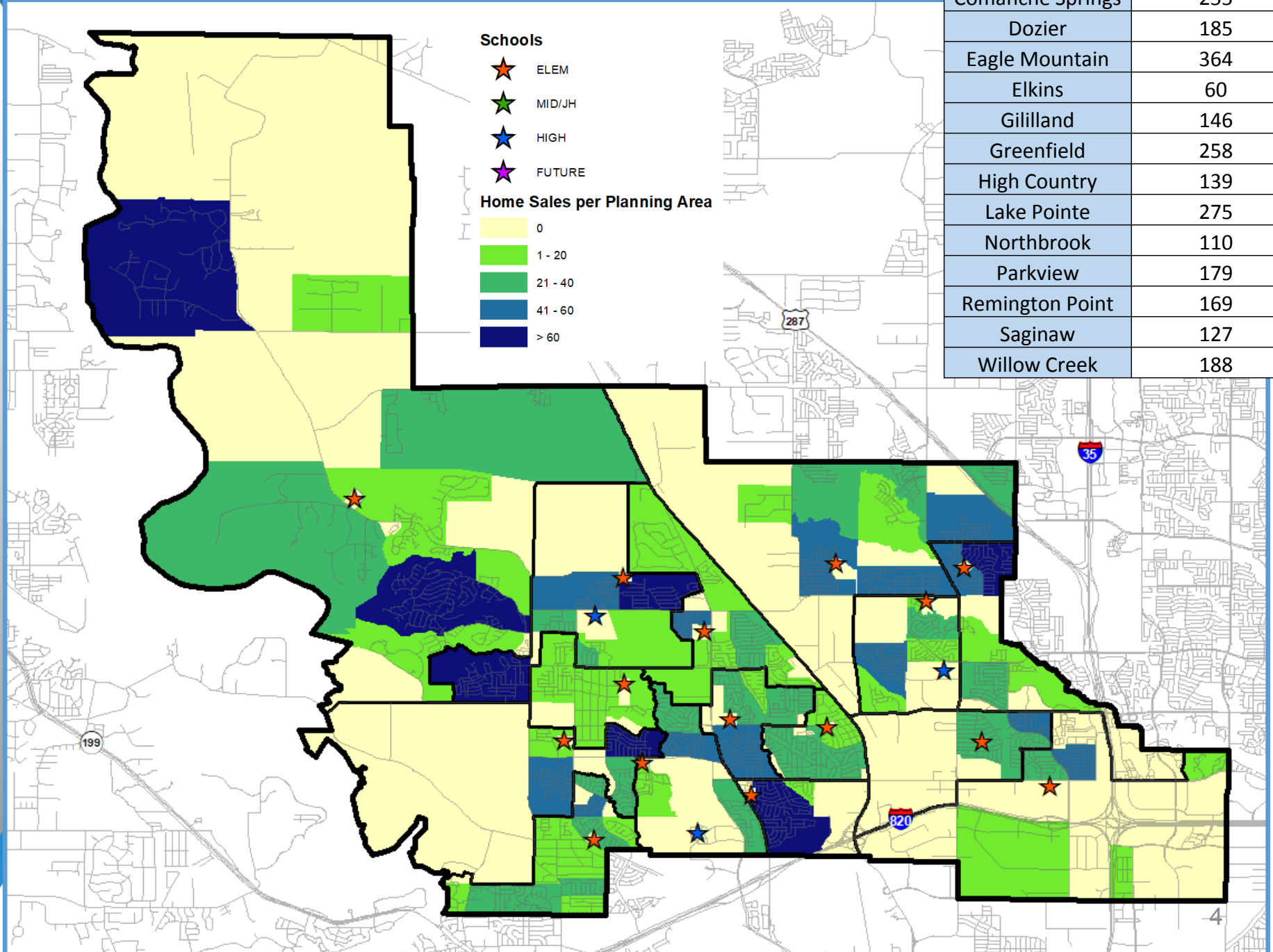




# Home Sales by Planning Area

## Oct 2017 – Oct 2018 Single Family Existing Home Sales

	Total Home Sales
Bryson	198
Chisholm Ridge	211
Comanche Springs	255
Dozier	185
Eagle Mountain	364
Elkins	60
Gililand	146
Greenfield	258
High Country	139
Lake Pointe	275
Northbrook	110
Parkview	179
Remington Point	169
Saginaw	127
Willow Creek	188





# Change in Home Sales by Planning Area

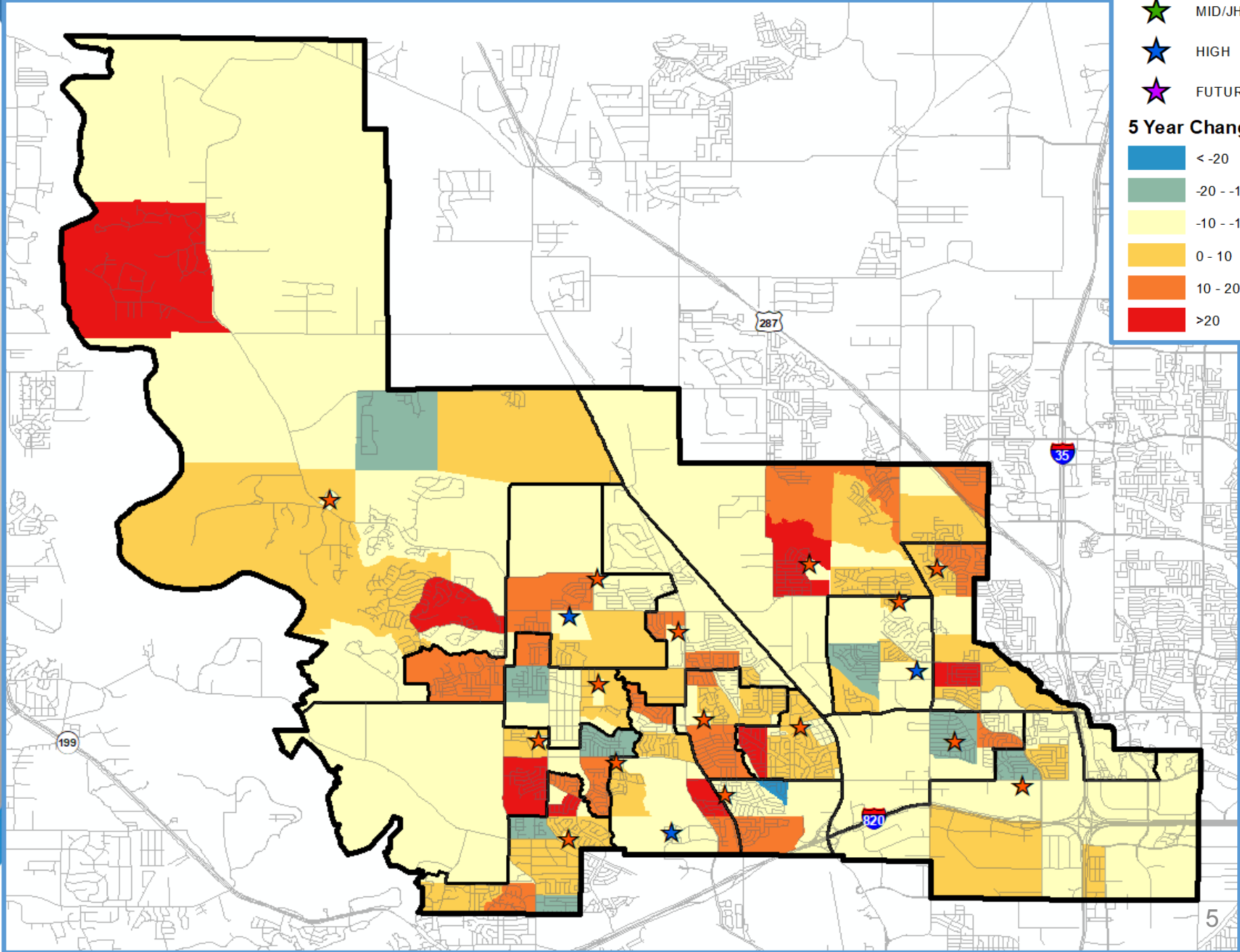
Difference in Home Sales by PA, 2012/13 – 2017/18

**Schools**

- ★ ELEM
- ★ MID/JH
- ★ HIGH
- ★ FUTURE

**5 Year Change**

- < -20
- 20 -- -10
- 10 -- -1
- 0 - 10
- 10 - 20
- >20

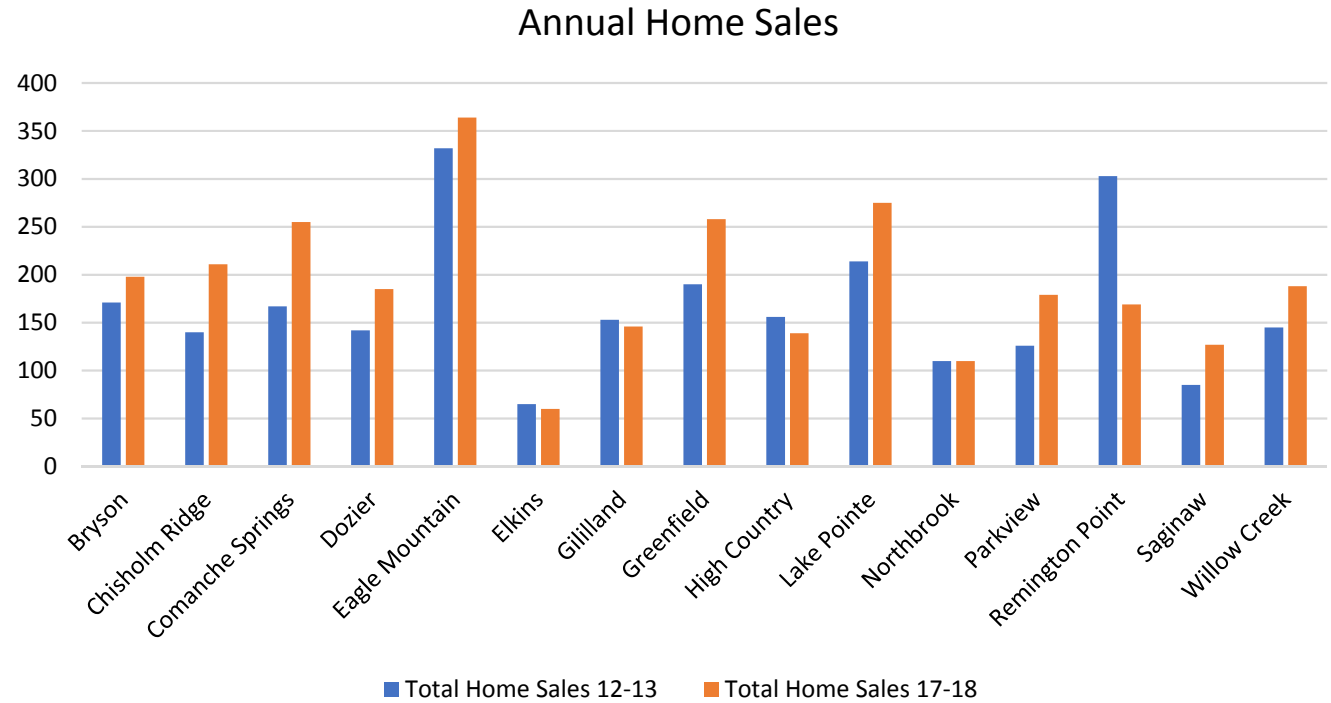




# Change in Existing Home Sales by Elementary

Difference in Home Sales by Elementary Zone, 2012/13 – 2017/18

	Total Home Sales 12-13	Total Home Sales 17-18	5 Year Change
Bryson	171	198	27
Chisholm Ridge	140	211	71
Comanche Springs	167	255	88
Dozier	142	185	43
Eagle Mountain	332	364	32
Elkins	65	60	-5
Gililand	153	146	-7
Greenfield	190	258	68
High Country	156	139	-17
Lake Pointe	214	275	61
Northbrook	110	110	0
Parkview	126	179	53
Remington Point	303	169	-134
Saginaw	85	127	42
Willow Creek	145	188	43







# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 4Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,844	2,715	4,666	22,429
2	Denton ISD	2,464	2,235	3,998	22,053
3	Frisco ISD	2,366	2,146	4,629	5,470
4	Northwest ISD	1,872	1,867	2,909	22,832
5	Dallas ISD	1,761	1,516	2,154	5,526
6	Little Elm ISD	1,380	1,422	1,311	2,412
<b>7</b>	<b>Eagle Mt.-Saginaw ISD</b>	<b>1,613</b>	<b>1,343</b>	<b>1,873</b>	<b>19,908*</b>
8	Forney ISD	1,175	1,272	1,926	15,368
9	Lewisville ISD	1,313	1,100	2,061	3,771
10	Crowley ISD	1,001	889	1,371	14,062
11	Rockwall ISD	815	886	2,092	9,559
12	Wylie ISD	850	885	912	3,752
13	Midlothian ISD	627	737	1,182	19,670
14	Princeton ISD	820	733	550	8,273
15	Mansfield ISD	846	725	1,192	7,635
16	McKinney ISD	785	705	1,789	8,696
17	Aledo ISD	573	648	1,221	14,928
18	Allen ISD	715	616	1,234	1,072
19	Waxahachie ISD	651	605	907	20,807
20	Royse City ISD	684	597	1,435	9,692

\* Based on additional Templeton Demographics housing research





# New Housing Activity

## Eagle Mountain-Saginaw ISD



Starts	2012	2013	2014	2015	2016	2017	2018	Closings	2012	2013	2014	2015	2016	2017	2018
1Q	125	112	205	173	177	179	389	1Q	138	144	181	154	189	154	295
2Q	148	253	209	268	223	368	411	2Q	141	199	227	220	227	204	310
3Q	196	193	210	293	243	412	295	3Q	164	171	214	269	265	243	374
4Q	168	176	188	207	124	224	518	4Q	150	195	200	224	175	324	364
Total	637	734	812	941	767	1,183	1,613	Total	593	709	822	867	856	925	1,343

- EMS ISD had more than 518 home starts in the fourth quarter, the most 4Q starts in more than 10 years
- The district closed more than 1,300 new homes in 2018, a rise of 400 units, or more than 45% over 2017



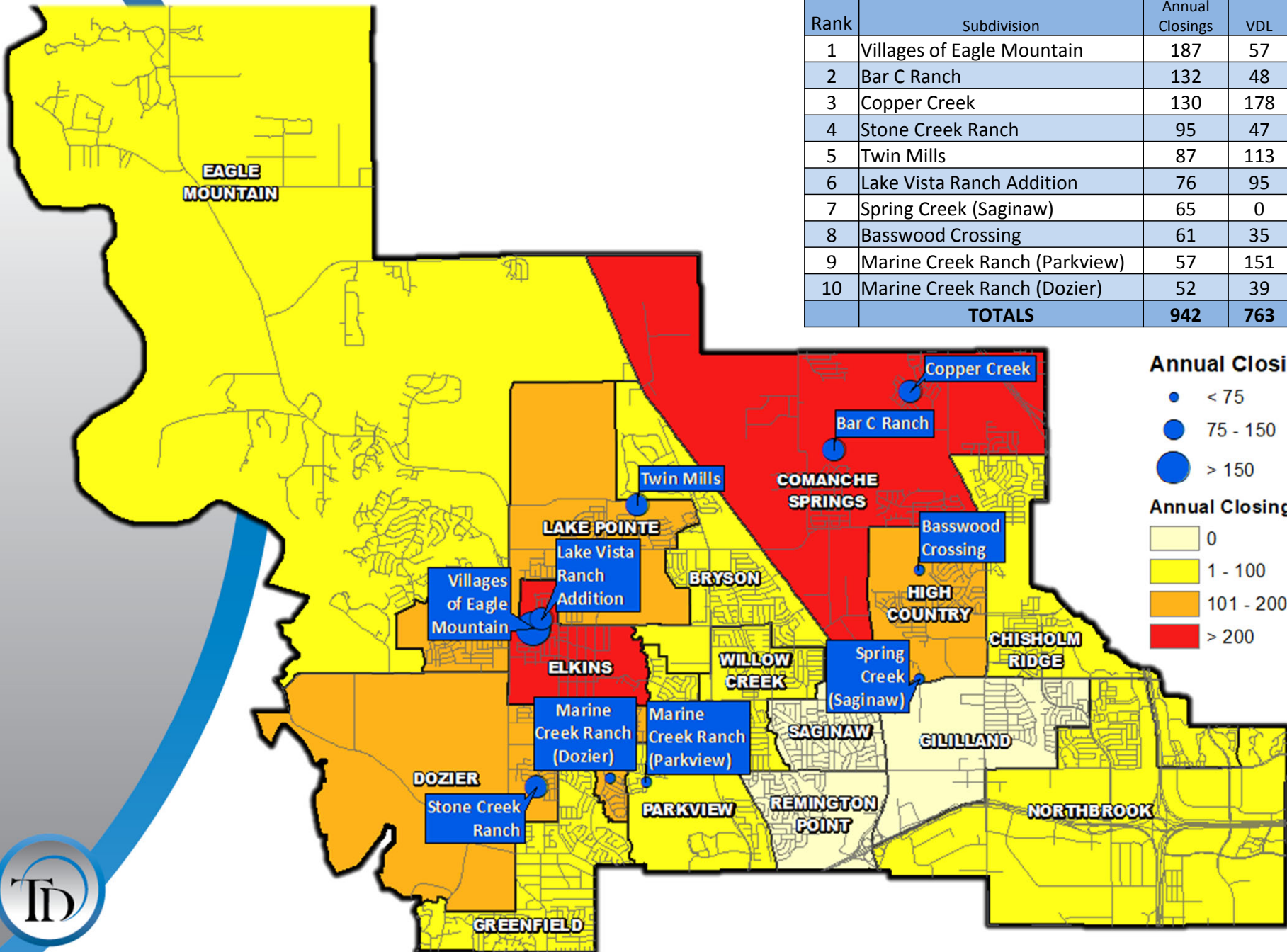




# Annual Closings Distribution

Top 10 Subdivisions - 4Q18 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	VDL	Future
1	Villages of Eagle Mountain	187	57	0
2	Bar C Ranch	132	48	614
3	Copper Creek	130	178	549
4	Stone Creek Ranch	95	47	173
5	Twin Mills	87	113	227
6	Lake Vista Ranch Addition	76	95	174
7	Spring Creek (Saginaw)	65	0	0
8	Basswood Crossing	61	35	213
9	Marine Creek Ranch (Parkview)	57	151	744
10	Marine Creek Ranch (Dozier)	52	39	144
<b>TOTALS</b>		<b>942</b>	<b>763</b>	<b>2,838</b>



## Annual Closings by Sub

- < 75
- 75 - 150
- > 150

## Annual Closings by Elem Zone

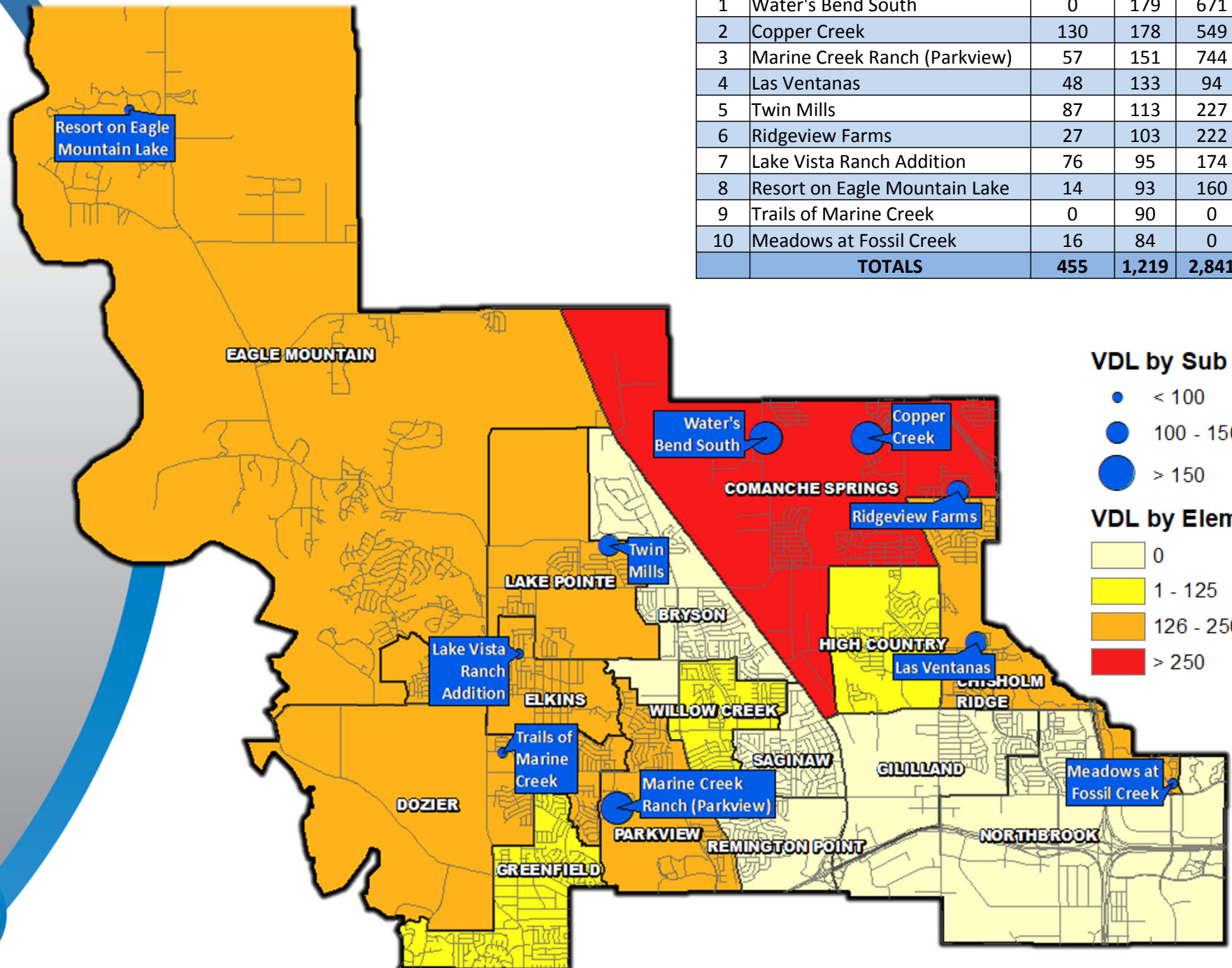
- 0
- 1 - 100
- 101 - 200
- > 200





# VDL Distribution

Top 10 Subdivisions - 4Q18 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Water's Bend South	0	179	671
2	Copper Creek	130	178	549
3	Marine Creek Ranch (Parkview)	57	151	744
4	Las Ventanas	48	133	94
5	Twin Mills	87	113	227
6	Ridgeview Farms	27	103	222
7	Lake Vista Ranch Addition	76	95	174
8	Resort on Eagle Mountain Lake	14	93	160
9	Trails of Marine Creek	0	90	0
10	Meadows at Fossil Creek	16	84	0
<b>TOTALS</b>		<b>455</b>	<b>1,219</b>	<b>2,841</b>



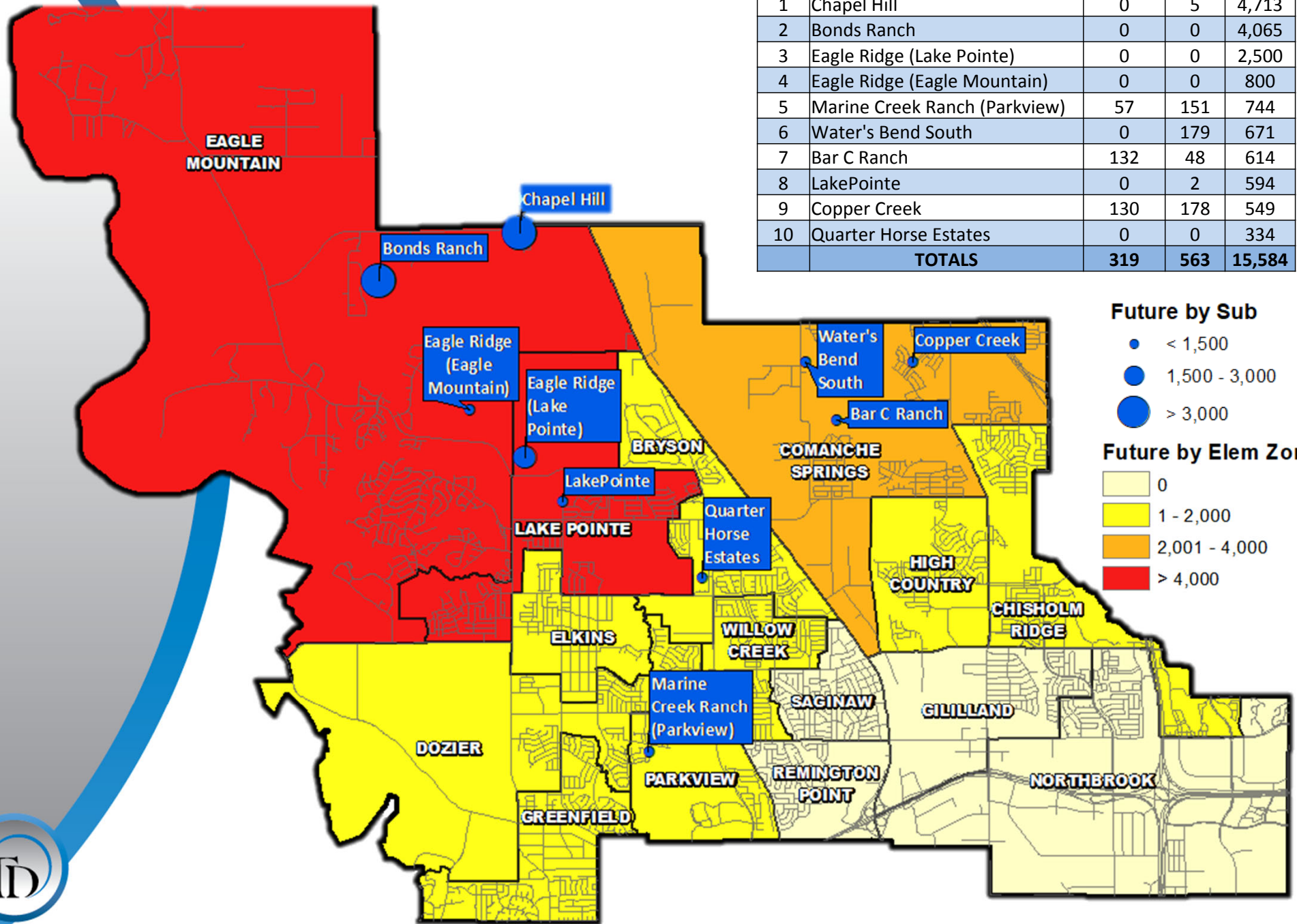




# Futures Distribution

Top 10 Subdivisions - 4Q18 (Ranked by Future Inventory)


Rank	Subdivision	Annual Closings	VDL	Future
1	Chapel Hill	0	5	4,713
2	Bonds Ranch	0	0	4,065
3	Eagle Ridge (Lake Pointe)	0	0	2,500
4	Eagle Ridge (Eagle Mountain)	0	0	800
5	Marine Creek Ranch (Parkview)	57	151	744
6	Water's Bend South	0	179	671
7	Bar C Ranch	132	48	614
8	LakePointe	0	2	594
9	Copper Creek	130	178	549
10	Quarter Horse Estates	0	0	334
<b>TOTALS</b>		<b>319</b>	<b>563</b>	<b>15,584</b>





# District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	37	0	60	10	8	0	334
CHISHOLM RIDGE	109	23	66	23	68	217	534
COMANCHE SPRINGS	355	74	321	138	156	570	2,056
DOZIER	231	97	149	45	110	177	699
EAGLE MOUNTAIN	80	31	54	17	64	207	10,515
ELKINS	361	145	289	57	165	228	414
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	6	2	6	2	4	11	266
HIGH COUNTRY	158	64	126	13	117	35	213
LAKE POINTE	223	63	166	57	108	249	4,059
NORTHBROOK	8	7	12	0	8	0	0
PARKVIEW	32	9	60	6	21	151	744
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0
WILLOW CREEK	13	3	34	2	11	28	74
<b>GRAND TOTAL</b>	<b>1,613</b>	<b>518</b>	<b>1,343</b>	<b>370</b>	<b>840</b>	<b>1,873</b>	<b>19,908</b>

 Highest activity in the category

 Second highest activity in the category

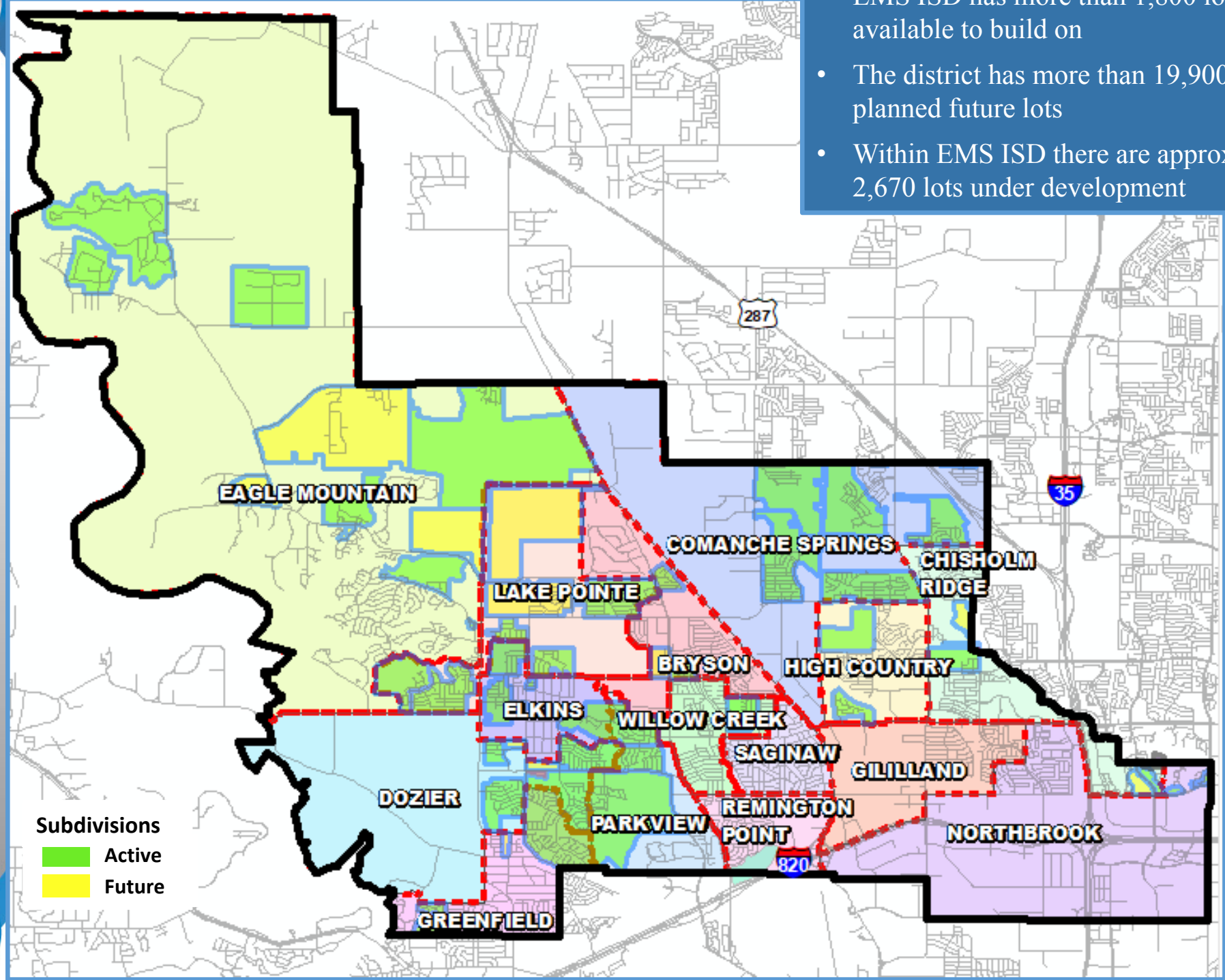
 Third highest activity in the category



# District Housing Overview



- EMS ISD has more than 1,800 lots available to build on
- The district has more than 19,900 planned future lots
- Within EMS ISD there are approx. 2,670 lots under development





# Residential Activity



## Water's Bend South

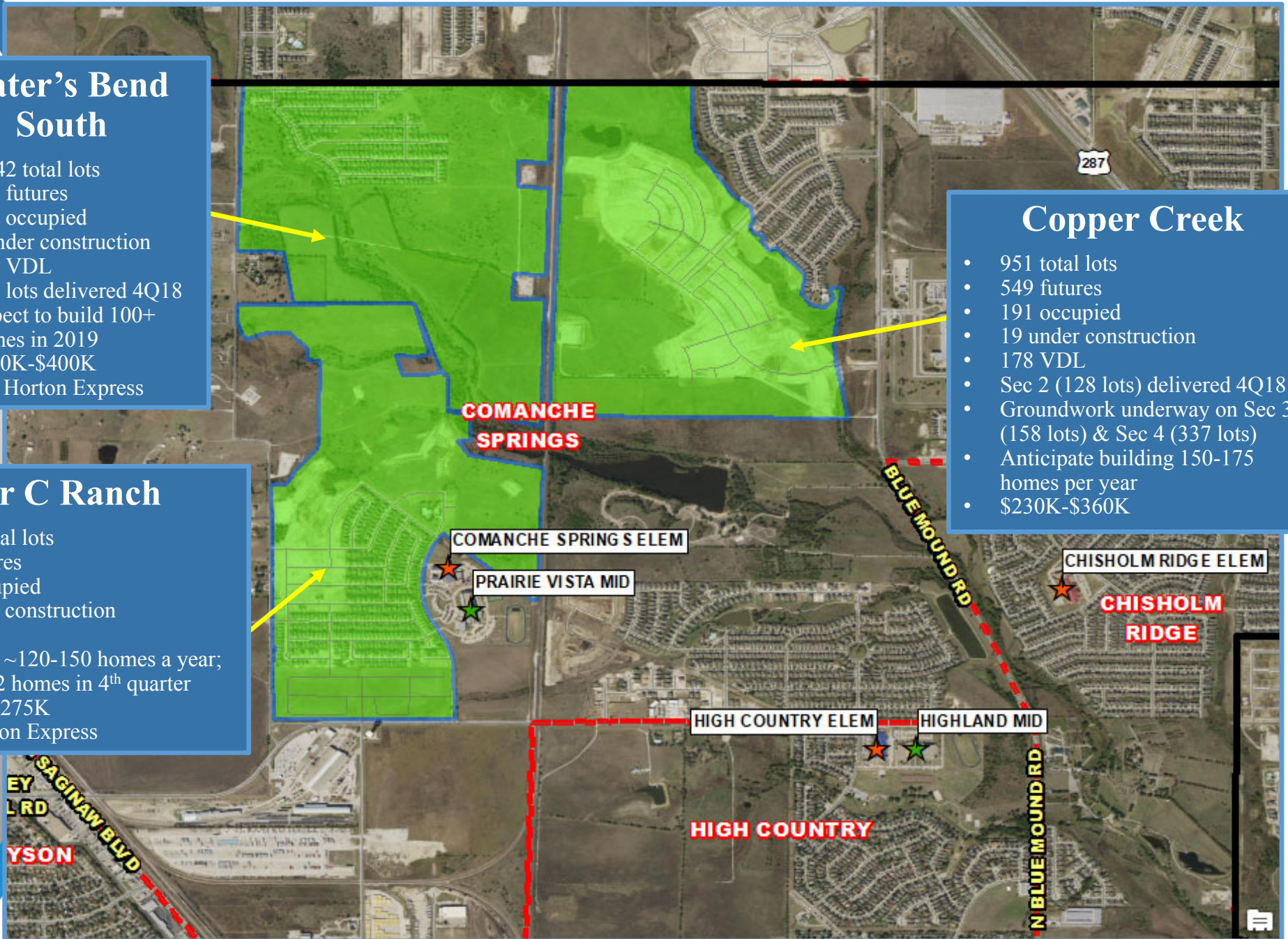
- 1,142 total lots
- 671 futures
- 285 occupied
- 2 under construction
- 179 VDL
- 181 lots delivered 4Q18
- Expect to build 100+ homes in 2019
- \$250K-\$400K
- DR Horton Express

## Copper Creek

- 951 total lots
- 549 futures
- 191 occupied
- 19 under construction
- 178 VDL
- Sec 2 (128 lots) delivered 4Q18
- Groundwork underway on Sec 3 (158 lots) & Sec 4 (337 lots)
- Anticipate building 150-175 homes per year
- \$230K-\$360K

## Bar C Ranch

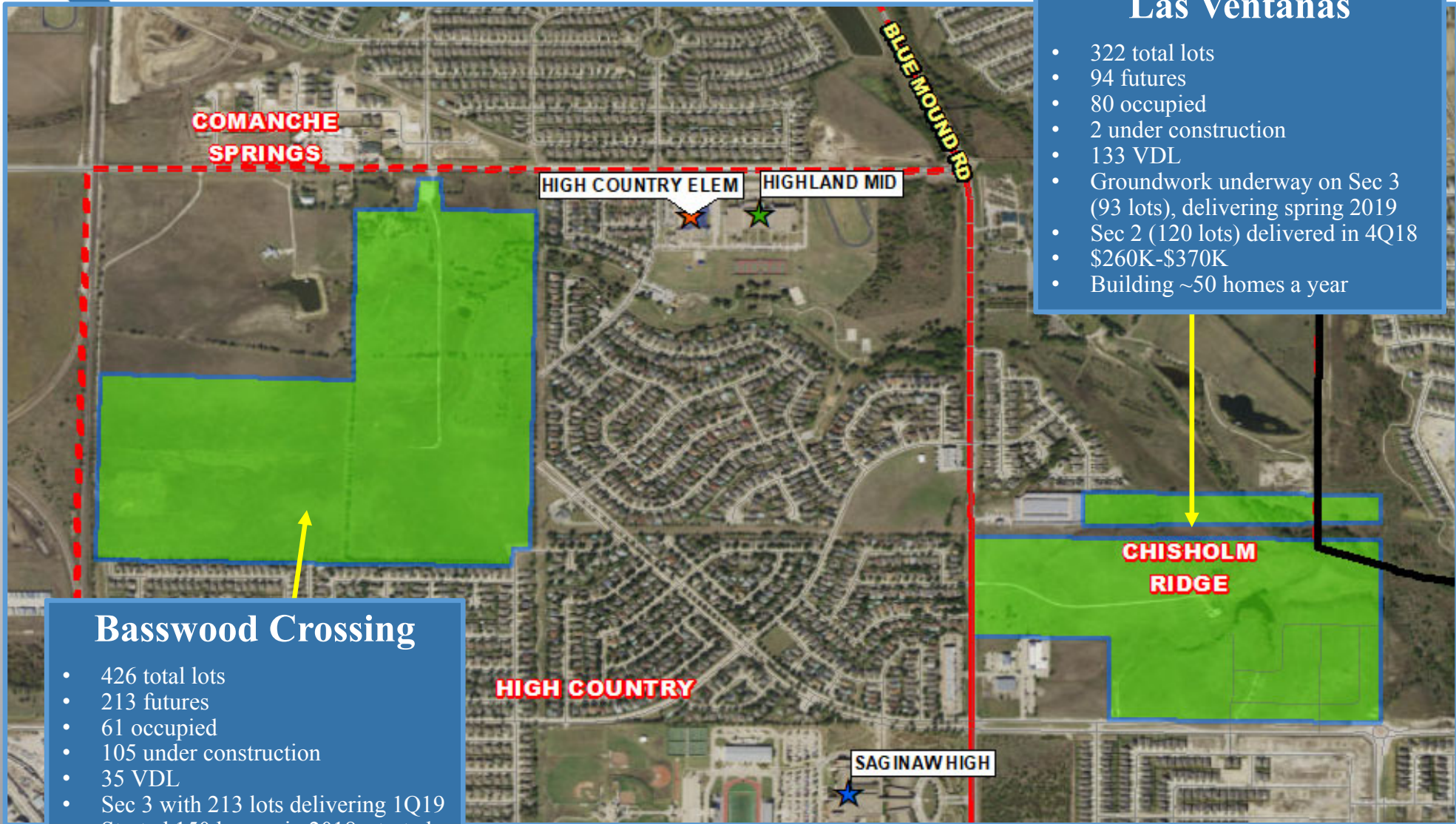
- 1,315 total lots
- 614 futures
- 604 occupied
- 21 under construction
- 48 VDL
- Building ~120-150 homes a year; closed 92 homes in 4<sup>th</sup> quarter
- \$210K-\$275K
- DR Horton Express







# Residential Activity



## Las Ventanas

- 322 total lots
- 94 futures
- 80 occupied
- 2 under construction
- 133 VDL
- Groundwork underway on Sec 3 (93 lots), delivering spring 2019
- Sec 2 (120 lots) delivered in 4Q18
- \$260K-\$370K
- Building ~50 homes a year

## Basswood Crossing

- 426 total lots
- 213 futures
- 61 occupied
- 105 under construction
- 35 VDL
- Sec 3 with 213 lots delivering 1Q19
- Started 150 homes in 2018, started 64 homes in 4Q
- \$250K-\$320K







# Residential Activity

### Twin Mills

- 1,137 total lots
- 277 futures
- 746 occupied
- 48 under construction
- 113 VDL
- Closed 81 homes in 3<sup>rd</sup> and 4<sup>th</sup> quarters of 2018
- Building 150 homes in 2019
- \$217K+



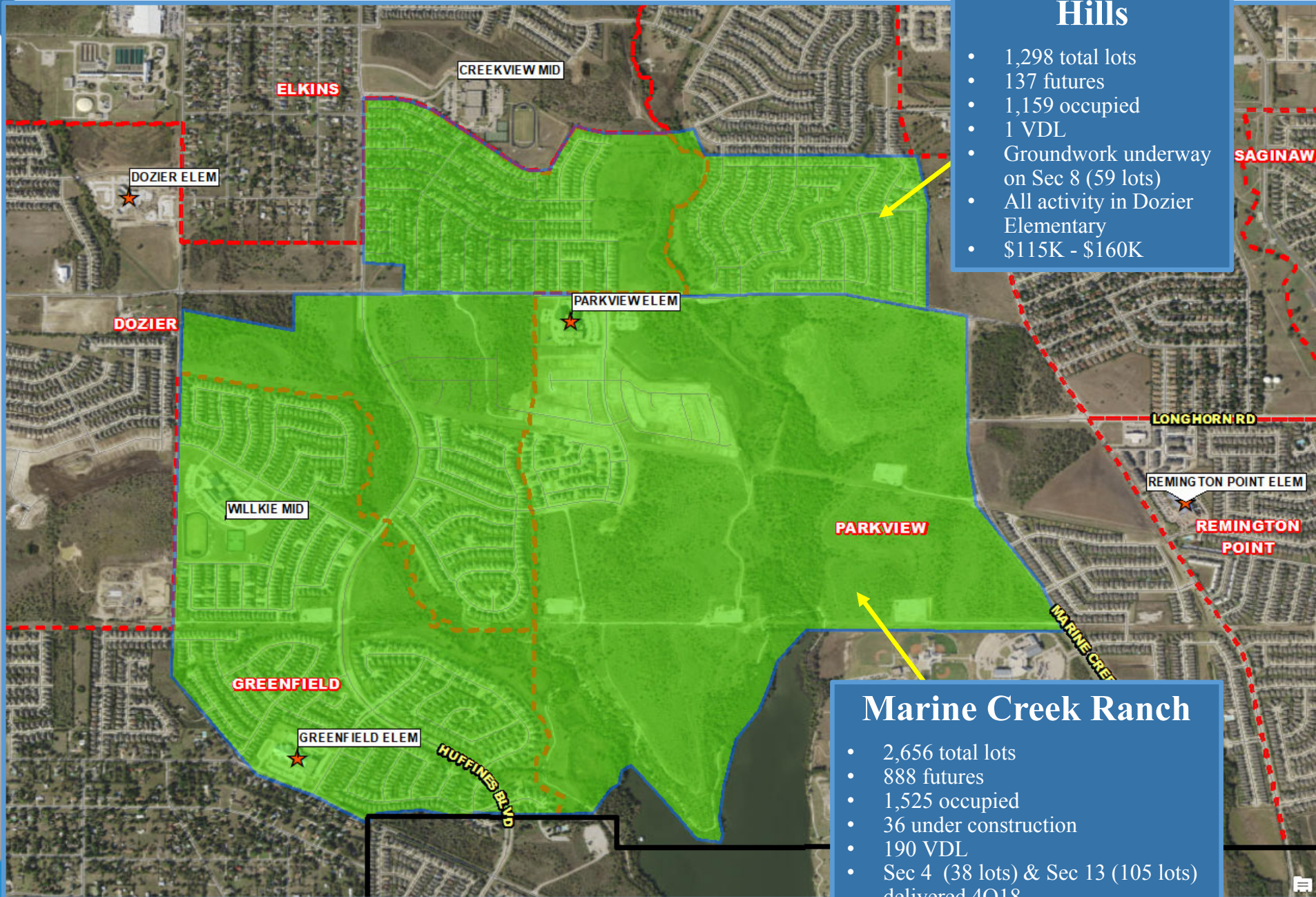
### LakePointe

- 1,069 total lots
- 594 futures
- 472 occupied
- Restarting development with groundwork on Sec 4 (137 lots) underway, expected delivery spring 2019
- \$120K-\$180K





# Residential Activity



### Marine Creek Hills

- 1,298 total lots
- 137 futures
- 1,159 occupied
- 1 VDL
- Groundwork underway on Sec 8 (59 lots)
- All activity in Dozier Elementary
- \$115K - \$160K

### Marine Creek Ranch

- 2,656 total lots
- 888 futures
- 1,525 occupied
- 36 under construction
- 190 VDL
- Sec 4 (38 lots) & Sec 13 (105 lots) delivered 4Q18
- Building 100 homes a year
- \$250K-\$330K







# Residential Activity

## Lake Vista Ranch Addition

- 498 total lots
- 174 futures
- 201 occupied
- 24 under construction
- 95 VDL
- Building ~70-80 homes a year
- \$215K-\$300K

## Innisbrook Place

- 392 total lots
- 116 futures
- 213 occupied
- 19 under construction
- 27 VDL
- Sec 3 (116 lots) delivering in spring 2019
- Building 50 homes a year
- \$220K-\$360K

## Villages of Eagle Mountain

- 487 total lots
- 328 occupied
- 90 under construction
- 57 VDL
- Started 240 homes in 2018, closed 187 homes in 2018
- Built out by the end of 2019
- \$210K-\$260K
- DR Horton Express

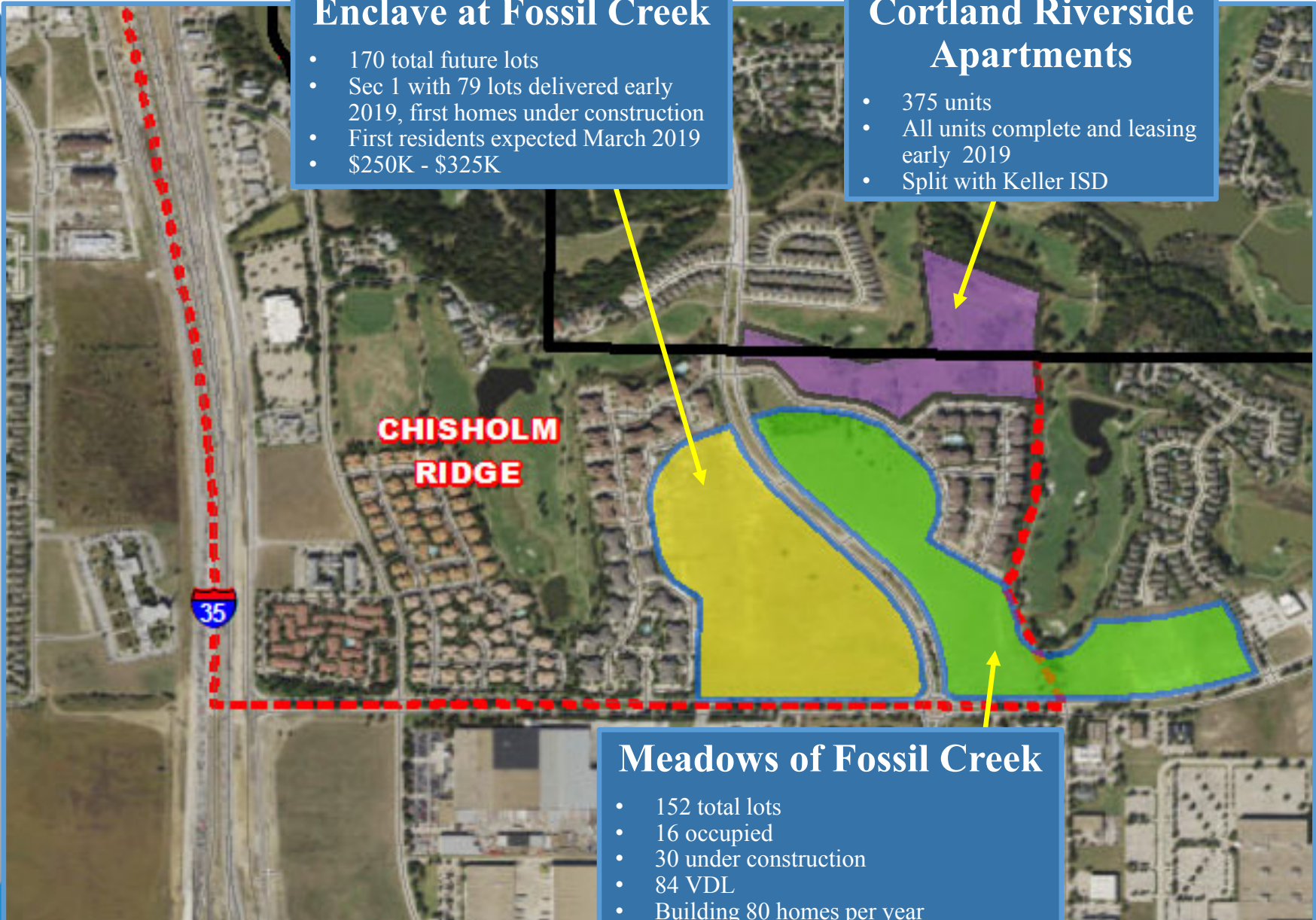
## Parkview Hills

- 1,064 total lots
- 240 futures
- 727 occupied
- 20 under construction
- 70 VDL
- Groundwork underway on Sec 6 (240 lots), estimated delivery in fall 2019
- Building 60-80 homes in 2019
- \$220K-\$300K





# Residential Activity



**Enclave at Fossil Creek**

- 170 total future lots
- Sec 1 with 79 lots delivered early 2019, first homes under construction
- First residents expected March 2019
- \$250K - \$325K

**Cortland Riverside Apartments**

- 375 units
- All units complete and leasing early 2019
- Split with Keller ISD

**Meadows of Fossil Creek**

- 152 total lots
- 16 occupied
- 30 under construction
- 84 VDL
- Building 80 homes per year
- Built out by mid to late 2020
- \$250K-\$320K
- DR Horton





# Ten Year Forecast

## By Grade Level

	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2014/15	458	1,300	1,503	1,520	1,406	1,400	1,373	1,474	1,453	1,367	1,528	1,433	1,323	1,121	18,659		
2015/16	461	1,291	1,359	1,533	1,552	1,451	1,463	1,427	1,531	1,499	1,512	1,533	1,384	1,207	19,203	544	2.92%
2016/17	455	1,327	1,363	1,404	1,590	1,583	1,510	1,512	1,474	1,552	1,595	1,506	1,488	1,294	19,653	450	2.34%
2017/18	524	1,255	1,340	1,328	1,389	1,518	1,535	1,466	1,489	1,467	1,620	1,578	1,417	1,391	19,317	-336	-1.71%
2018/19	495	1,342	1,383	1,387	1,396	1,472	1,626	1,636	1,589	1,539	1,628	1,628	1,503	1,333	19,957	640	3.31%
2019/20	495	1,424	1,481	1,459	1,479	1,465	1,569	1,731	1,707	1,637	1,645	1,630	1,560	1,459	20,741	784	3.93%
2020/21	495	1,473	1,536	1,532	1,538	1,533	1,550	1,659	1,793	1,727	1,749	1,653	1,548	1,496	21,282	541	2.61%
2021/22	495	1,540	1,608	1,599	1,596	1,606	1,619	1,639	1,728	1,830	1,857	1,745	1,578	1,485	21,925	643	3.02%
2022/23	495	1,568	1,663	1,670	1,674	1,670	1,698	1,722	1,689	1,761	1,949	1,856	1,664	1,520	22,599	674	3.07%
2023/24	495	1,605	1,696	1,718	1,744	1,750	1,747	1,799	1,790	1,731	1,883	1,947	1,768	1,609	23,282	683	3.02%
2024/25	495	1,654	1,745	1,773	1,796	1,812	1,836	1,856	1,864	1,827	1,865	1,881	1,856	1,729	23,989	707	3.04%
2025/26	495	1,712	1,788	1,810	1,855	1,859	1,887	1,951	1,920	1,902	1,959	1,864	1,817	1,816	24,635	646	2.69%
2026/27	495	1,749	1,848	1,854	1,887	1,921	1,932	1,990	2,023	1,963	2,042	1,968	1,807	1,775	25,254	619	2.51%
2027/28	495	1,800	1,894	1,923	1,939	1,952	2,004	2,042	2,061	2,001	2,107	2,042	1,894	1,768	25,922	668	2.65%
2028/29	495	1,857	1,951	1,968	2,009	2,007	2,036	2,116	2,114	2,038	2,146	2,109	1,972	1,852	26,670	748	2.89%

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

- EMS ISD could enroll more than 20,700 students in fall 2019
- 5 year growth = 3,325 students
- 2023/24 enrollment = 23,282 students
- 10 year growth = 6,713 students
- 2028/29 enrollment = 26,670 students





# Ten Year Forecast

## By Elementary Campus

Campus	Capacity	History	Fall	ENROLLMENT PROJECTIONS									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
HAFLEY DEVELOPMENT CENTER	512	473	452	452	452	452	452	452	452	452	452	452	452
BRYSON ELEMENTARY	675	489	541	580	589	577	581	599	600	592	597	600	606
CHISHOLM RIDGE ELEMENTARY	803	664	669	684	705	735	748	775	782	788	798	802	802
COMANCHE SPRINGS ELEMENTARY	753	662	715	761	827	892	956	995	1,075	1,154	1,234	1,321	1,409
DOZIER ELEMENTARY	803	639	697	737	803	845	916	938	973	1,002	1,016	1,038	1,056
EAGLE MOUNTAIN ELEMENTARY	758	650	649	659	674	702	742	763	797	853	904	950	996
ELKINS ELEMENTARY	736	318	360	403	451	478	519	550	591	602	603	609	599
GILILLAND ELMENTARY	734	501	517	499	500	498	502	499	501	502	506	507	503
GREENFIELD ELEMENTARY	803	709	742	742	734	754	757	757	754	755	767	776	791
HIGH COUNTRY ELEMENTARY	745	532	545	559	560	609	631	659	694	705	704	718	724
LAKE POINTE ELEMENTARY	779	699	712	758	789	870	930	970	1,047	1,121	1,201	1,290	1,392
NORTHBROOK ELEMENTARY	779	597	555	618	662	674	681	683	673	677	665	668	672
PARKVIEW ELEMENTARY	779	493	510	519	543	581	620	668	702	731	763	788	815
REMINGTON POINT ELEMENTARY	758	490	479	473	471	488	488	512	523	520	521	528	538
SAGINAW ELEMENTARY	519	375	352	347	337	356	364	369	376	383	385	386	390
WILLOW CREEK ELEMENTARY	727	598	606	581	560	552	551	566	571	569	570	574	578
<b>ELEMENTARY TOTALS</b>	<b>11,663</b>	<b>8,889</b>	<b>9,101</b>	<b>9,372</b>	<b>9,657</b>	<b>10,063</b>	<b>10,438</b>	<b>10,755</b>	<b>11,111</b>	<b>11,406</b>	<b>11,686</b>	<b>12,007</b>	<b>12,323</b>
Elementary Percent Change		-3.715%	2.38%	2.98%	3.04%	4.20%	3.73%	3.04%	3.31%	2.66%	2.45%	2.75%	2.63%
Elementary Absolute Change		-343	212	271	285	406	375	317	356	295	280	321	316

\*Green box = within 5% of capacity

\*Yellow box = over capacity



# Ten Year Forecast

## By Middle School & High School Campus

Campus	Capacity	History	Fall	ENROLLMENT PROJECTIONS									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
CREEKVIEW MIDDLE SCHOOL	1,078	902	998	773	735	666	669	699	724	753	777	804	834
HIGHLAND MIDDLE SCHOOL	1,050	856	881	934	946	926	920	930	959	950	984	997	1,018
PRAIRIE VISTA MIDDLE SCHOOL	1,002	820	881	732	754	776	803	877	925	959	985	1,022	1,066
WAYSIDE MIDDLE SCHOOL	1,002	880	956	904	986	1,062	1,071	1,103	1,142	1,202	1,238	1,281	1,331
WILLKIE MIDDLE SCHOOL	1,002	959	1,042	775	766	785	751	807	869	952	965	952	956
MARINE CREEK MIDDLE SCHOOL		0	0	951	986	976	952	898	922	951	1,021	1,042	1,057
<b>MIDDLE SCHOOL TOTALS</b>	5,134	4,417	4,758	5,069	5,173	5,191	5,166	5,314	5,541	5,767	5,970	6,098	6,262
Middle School Percent Change		-2.56%	7.72%	6.54%	2.05%	0.35%	-0.48%	2.86%	4.27%	4.08%	3.52%	2.14%	2.69%
Middle School Absolute Change		-116	341	311	104	18	-25	148	227	226	203	128	164
BOSWELL HIGH SCHOOL		1,898	2,046	2,174	2,199	2,291	2,361	2,405	2,472	2,476	2,545	2,626	2,707
SAGINAW HIGH SCHOOL		1,898	1,897	1,916	1,981	2,072	2,221	2,313	2,354	2,461	2,522	2,598	2,696
CHISHOLM TRAIL HIGH SCHOOL		2,078	2,025	2,080	2,142	2,178	2,283	2,365	2,381	2,395	2,401	2,463	2,552
WATSON HIGH SCHOOL		90	94	94	94	94	94	94	94	94	94	94	94
<b>HIGH SCHOOL TOTALS</b>		5,964	6,062	6,264	6,416	6,635	6,959	7,177	7,301	7,426	7,562	7,781	8,049
High School Percent Change		2.35%	1.64%	3.33%	2.43%	3.41%	4.88%	3.13%	1.73%	1.71%	1.83%	2.90%	3.44%
High School Absolute Change		137	98	202	152	219	324	218	124	125	136	219	268
ALTERNATIVE DISCIPLINE SCHOOL		45	36	36	36	36	36	36	36	36	36	36	36
<b>ALTERNATIVE SCHOOL TOTALS</b>		47	36	36	36	36	36	36	36	36	36	36	36
<b>DISTRICT TOTALS</b>		19,317	19,957	20,741	21,282	21,925	22,599	23,282	23,989	24,635	25,254	25,922	26,670
District Percent Change		-1.71%	3.31%	3.93%	2.61%	3.02%	3.07%	3.02%	3.04%	2.69%	2.51%	2.65%	2.89%
District Absolute Change		-336	640	784	541	643	674	683	707	646	619	668	748

\*Green box = within 5% of capacity

\*Yellow box = over capacity





# Summary

- Fort Worth's unemployment rate is below 3.5%.
- Annual home sales in Eagle Mountain-Saginaw ISD have increased by 1,350 units since 2010.
- The most home starts were seen in Elkins Elementary Zone during the 4<sup>th</sup> quarter of 2018.
- EMS ISD has roughly 1,800 lots available to build on, and there is groundwork underway on 2,670 lots within the district.
- EMS ISD can expect an increase of more than 3,300 students during the next 5 years.
- 2023/24 enrollment projection: 23,282 students.
- Eagle Mountain-Saginaw ISD is projected to enroll 26,670 students for the 2028/29 school year.

