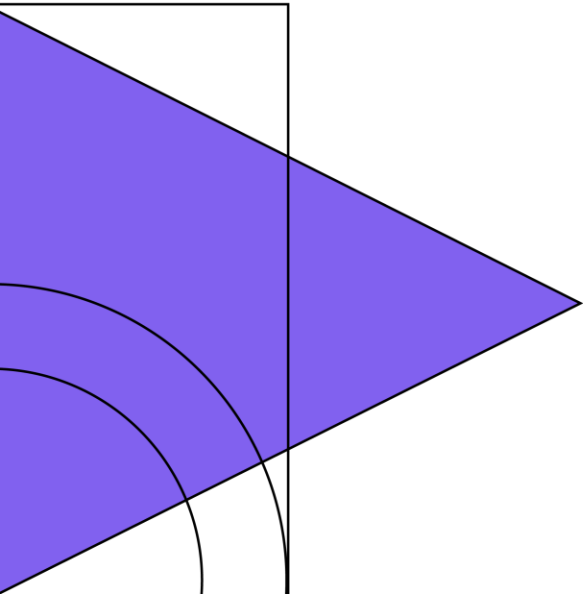
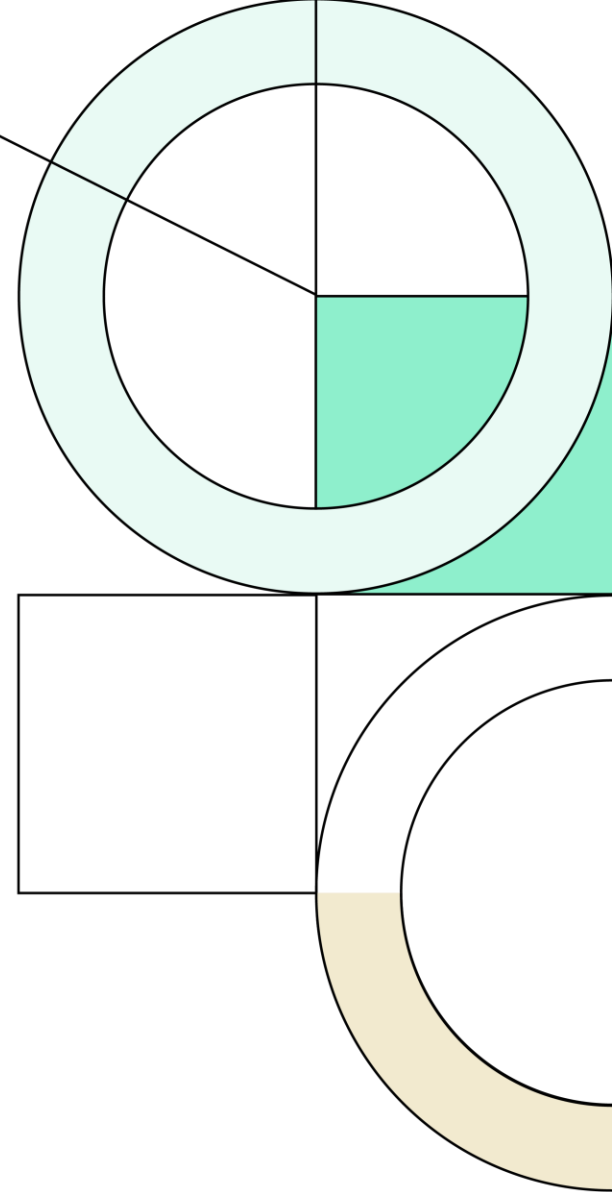




**Eagle  
Mountain-  
Saginaw  
Independent  
School  
District**

4Q22

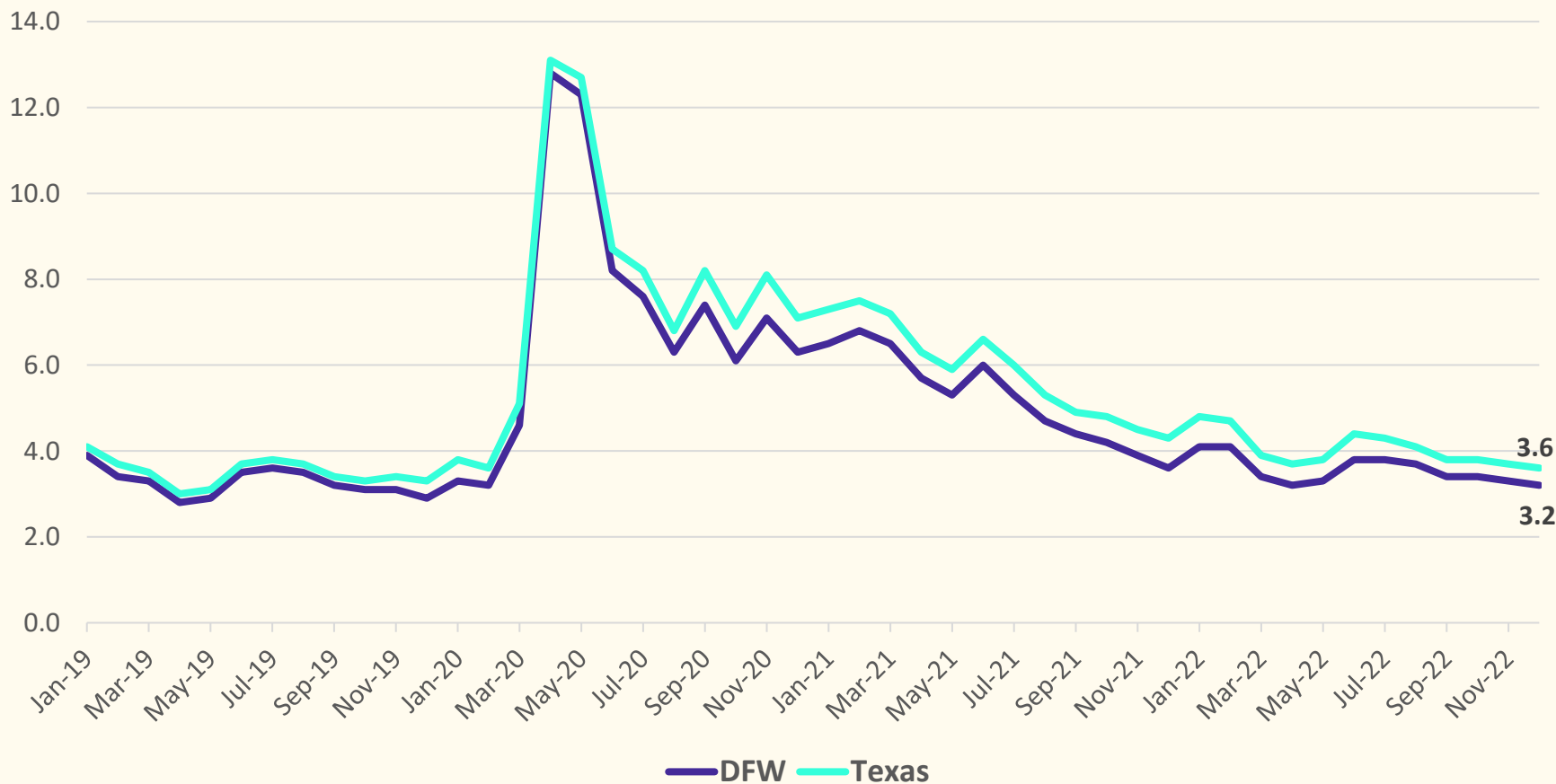
**Demographic Report**



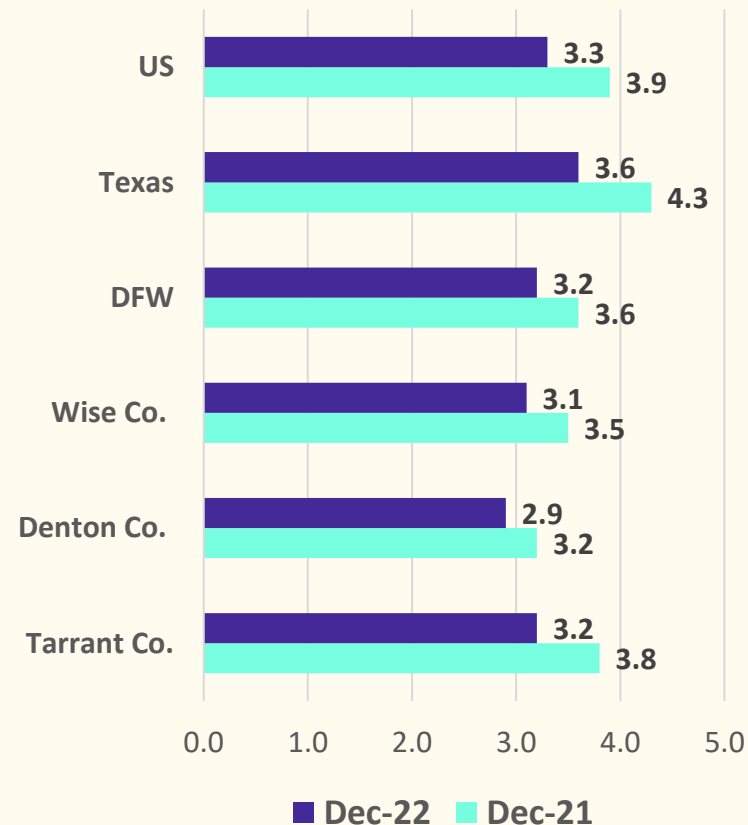


# Local Economic Conditions

### Unemployment Rate, Jan. 2019 - Dec. 2022



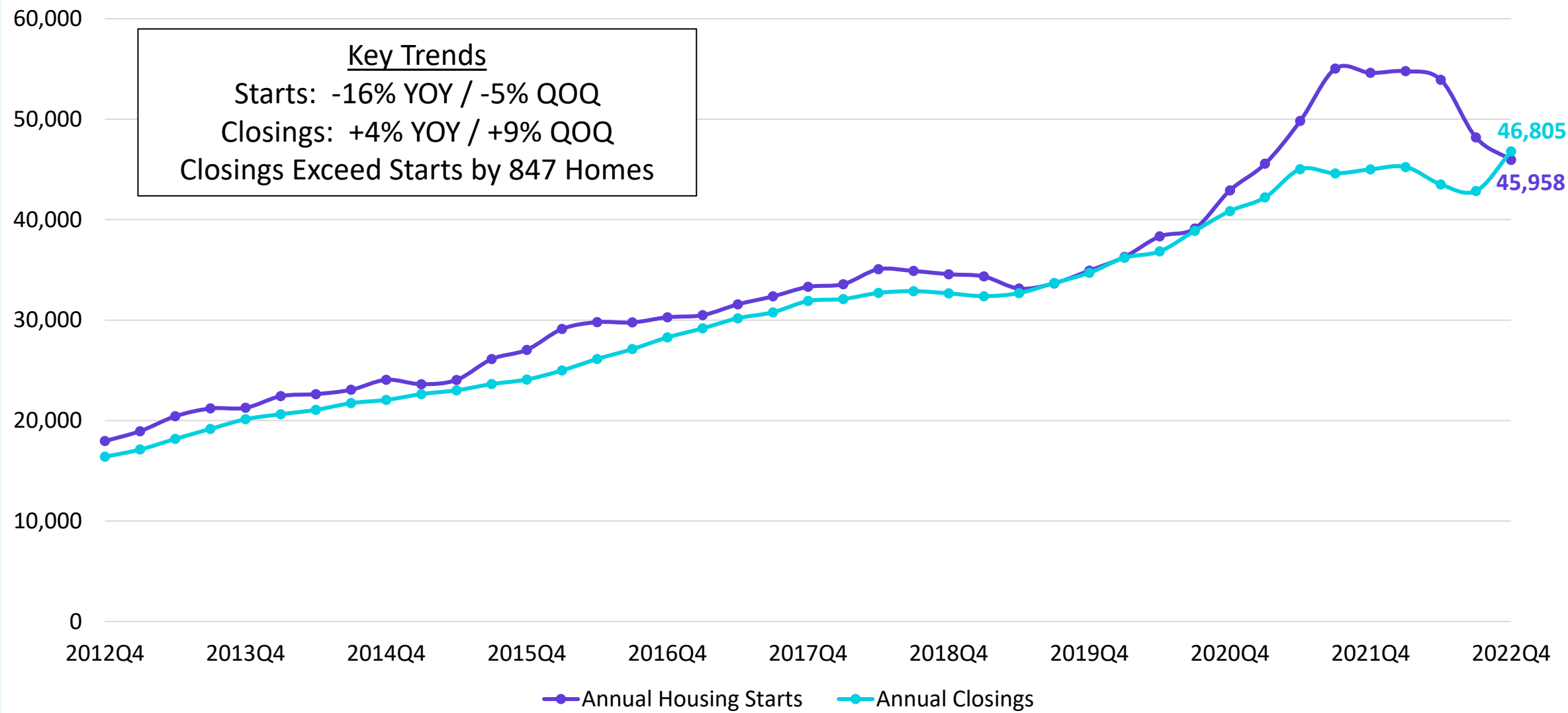
### Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

### Annual Housing Starts vs. Annual Closings



Source: Zonda

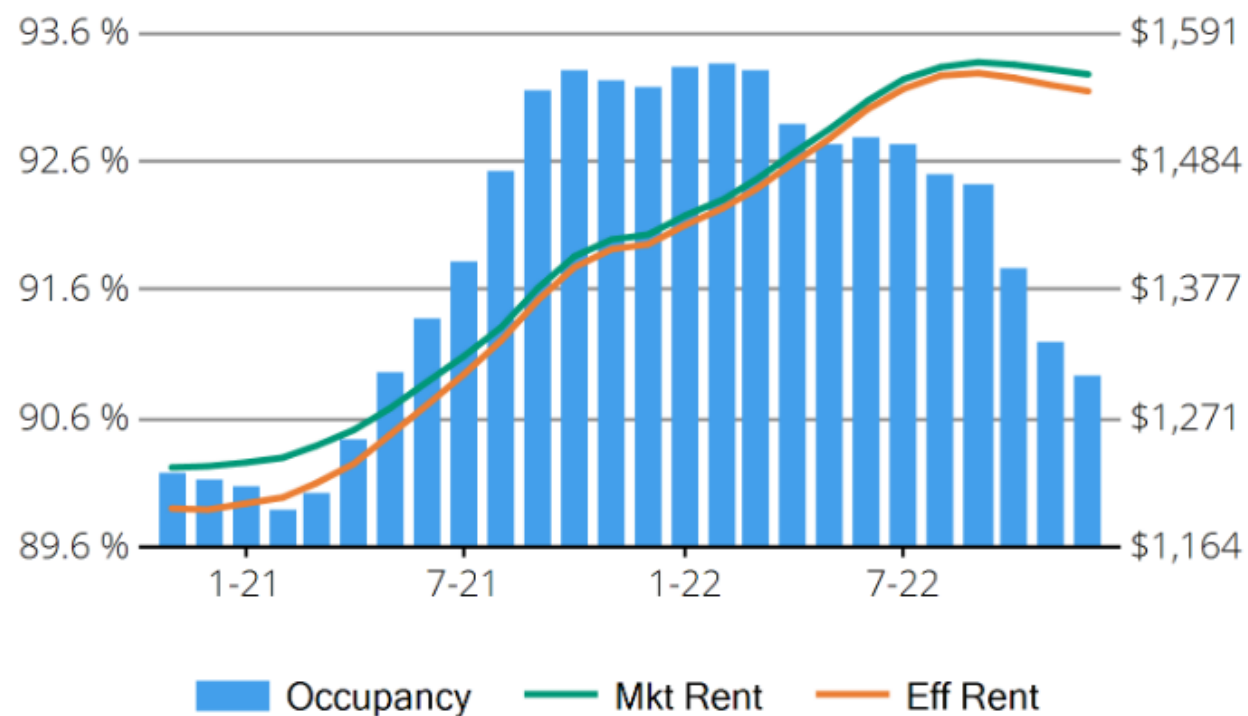


# Housing Market Trends: Multi-family Market- December 2022

## Stabilized and Lease-up Properties\*

Conventional Properties	Dec 2022	Annual Change
Occupancy	90.9	-2.4%
Unit Change	22,454	
Units Absorbed (Annual)	2,961	
Average Size (SF)	873	+0.3%
Asking Rent	\$1,556	+9.5%
Asking Rent per SF	\$1.78	+9.2%
Effective Rent	\$1,542	+9.2%
Effective Rent per SF	\$1.77	+8.9%
% Offering Concessions	14%	+45.8%
Avg. Concession Package	5.1%	-0.3%

## Dallas/Fort Worth, TX

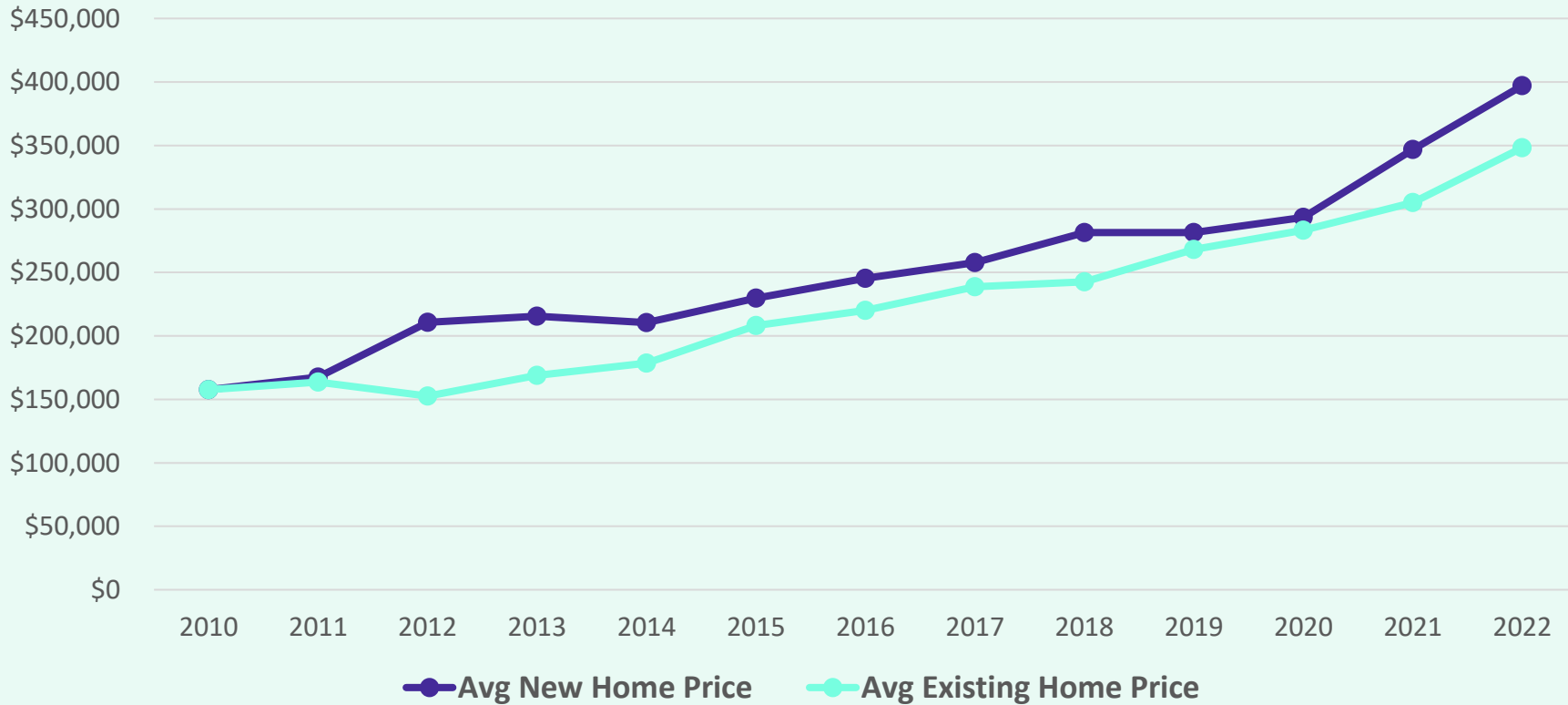




# Eagle Mt.-Saginaw ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2010 - 2022

District New vs. Existing Home Sale Price, 2010 - 2022



- Since 2010, the average new home price in EMS-ISD has more than doubled, increasing 152% or approx. \$239,460
- The average existing home price within the district has also more than doubled, up 121%, or nearly \$190,500 since 2010

	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



# DFW New Home Ranking Report

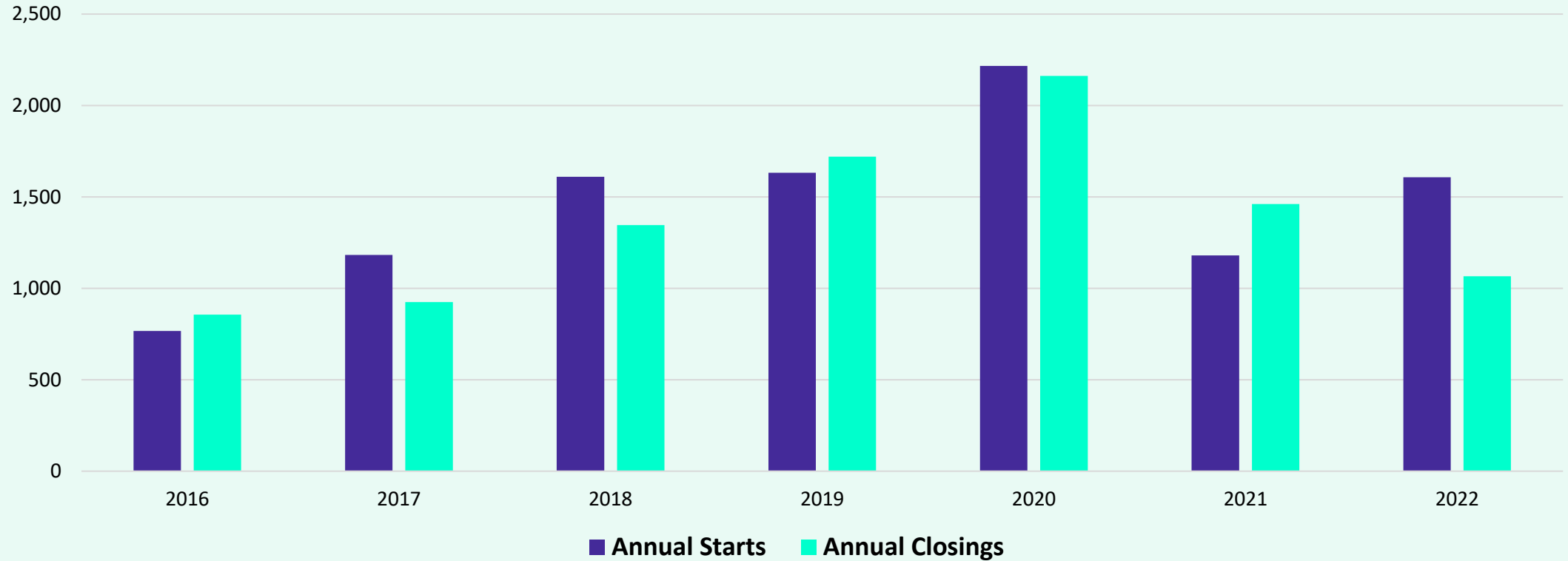
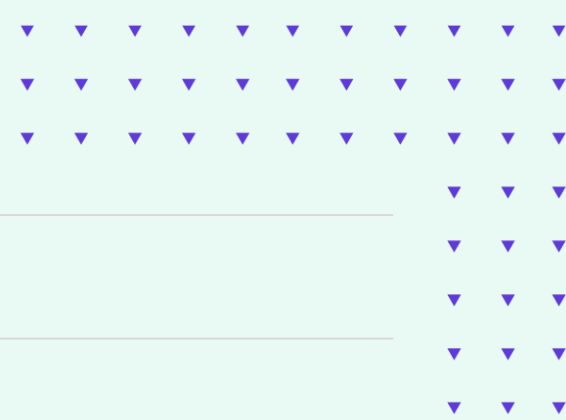
## ISD Ranked by Annual Closings – 4Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,873	3,579	1,735	4,244	38,680
2	DENTON ISD	2,597	2,728	1,961	4,094	29,963
3	PROSPER ISD	2,258	2,619	1,901	3,321	20,673
4	FORNEY ISD	1,354	2,326	757	3,975	20,806
5	PRINCETON ISD	2,051	2,047	1,104	2,132	8,984
6	ROYSE CITY ISD	1,514	1,600	926	1,927	13,855
7	FRISCO ISD	1,128	1,514	904	1,402	9,619
8	CRANDALL ISD	1,616	1,490	633	428	16,044
9	DALLAS ISD	1,835	1,446	2,027	2,219	6,086
10	ROCKWALL ISD	1,494	1,271	927	1,685	12,210
11	MIDLOTHIAN ISD	826	1,269	452	2,296	19,587
12	COMMUNITY ISD	911	1,180	396	1,416	7,483
13	CELINA ISD	829	1,159	632	1,122	37,165
14	AUBREY ISD	1,425	1,122	770	1,116	5,632
15	MCKINNEY ISD	1,349	1,096	1,110	1,367	15,622
16	CROWLEY ISD	1,290	1,093	779	2,679	16,080
<b>17</b>	<b>EAGLE MT-SAGINAW ISD</b>	<b>1,608</b>	<b>1,066</b>	<b>1,063</b>	<b>2,556</b>	<b>17,050</b>
18	WAXAHACHIE ISD	550	1,049	285	1,265	26,809
19	LEWISVILLE ISD	1,027	1,037	870	895	2,007
20	MANSFIELD ISD	1,141	974	1,021	1,591	6,695

\* Based on additional Zonda Education housing research



# District New Home Starts and Closings



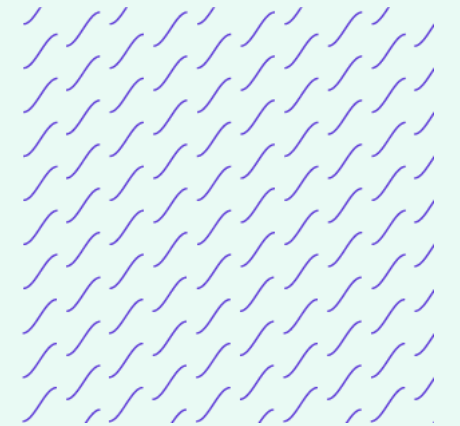
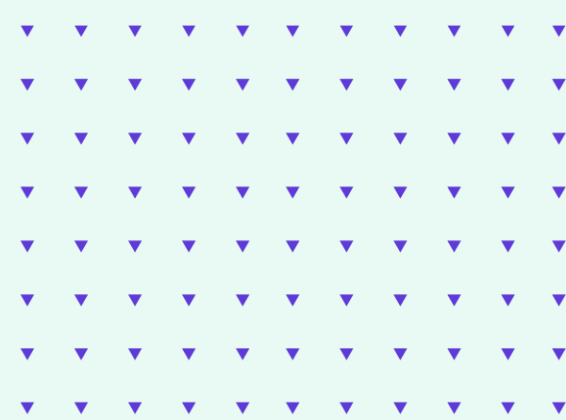
Starts	2016	2017	2018	2019	2020	2021	2022
1Q	177	179	389	351	530	321	292
2Q	223	368	411	439	593	356	413
3Q	243	412	293	442	514	312	397
4Q	124	224	517	401	580	191	506
<b>Total</b>	<b>767</b>	<b>1,183</b>	<b>1,610</b>	<b>1,633</b>	<b>2,217</b>	<b>1,180</b>	<b>1,608</b>

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	189	154	295	285	340	473	161
2Q	227	204	310	483	567	425	256
3Q	265	243	374	512	664	300	383
4Q	175	324	367	441	591	264	266
<b>Total</b>	<b>856</b>	<b>925</b>	<b>1,346</b>	<b>1,721</b>	<b>2,162</b>	<b>1,462</b>	<b>1,066</b>



# 1 Year Change in District Housing

	4Q21	4Q22	Difference
Annual Starts	1,180	1,608	+428
Quarterly Starts	191	506	+315
Annual Closings	1,462	1,066	-396
Quarterly Closings	264	266	+2
Under Construction	479	845	+366
Inventory	521	1,063	+542
VDL	1,365	2,476	+1,111
Futures	20,941	17,050	-3,891








# District Housing Overview by Elementary Zone



Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BRYSON	108	108	0	0	108	108	248	474
CHISHOLM RIDGE	0	0	4	0	0	0	0	422
COMANCHE SPRINGS	263	108	208	74	117	123	185	320
COPPER CREEK	176	58	157	44	82	108	265	0
DOZIER	8	0	16	4	8	8	0	144
EAGLE MOUNTAIN	221	40	147	19	136	203	434	12193
ELKINS	78	9	151	27	12	31	44	315
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	0	0	2	0	0	0	77	152
HATLEY	354	92	149	46	203	222	940	1858
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	49	16	37	7	33	40	105	580
LAKE POINTE	235	64	128	21	104	124	31	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	99	9	48	21	34	76	210	253
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	17	2	19	3	8	20	17	166
<b>Grand Total</b>	<b>1,608</b>	<b>506</b>	<b>1,066</b>	<b>266</b>	<b>845</b>	<b>1,063</b>	<b>2,556</b>	<b>16,877</b>

 Highest activity in the category

 Second highest activity in the category

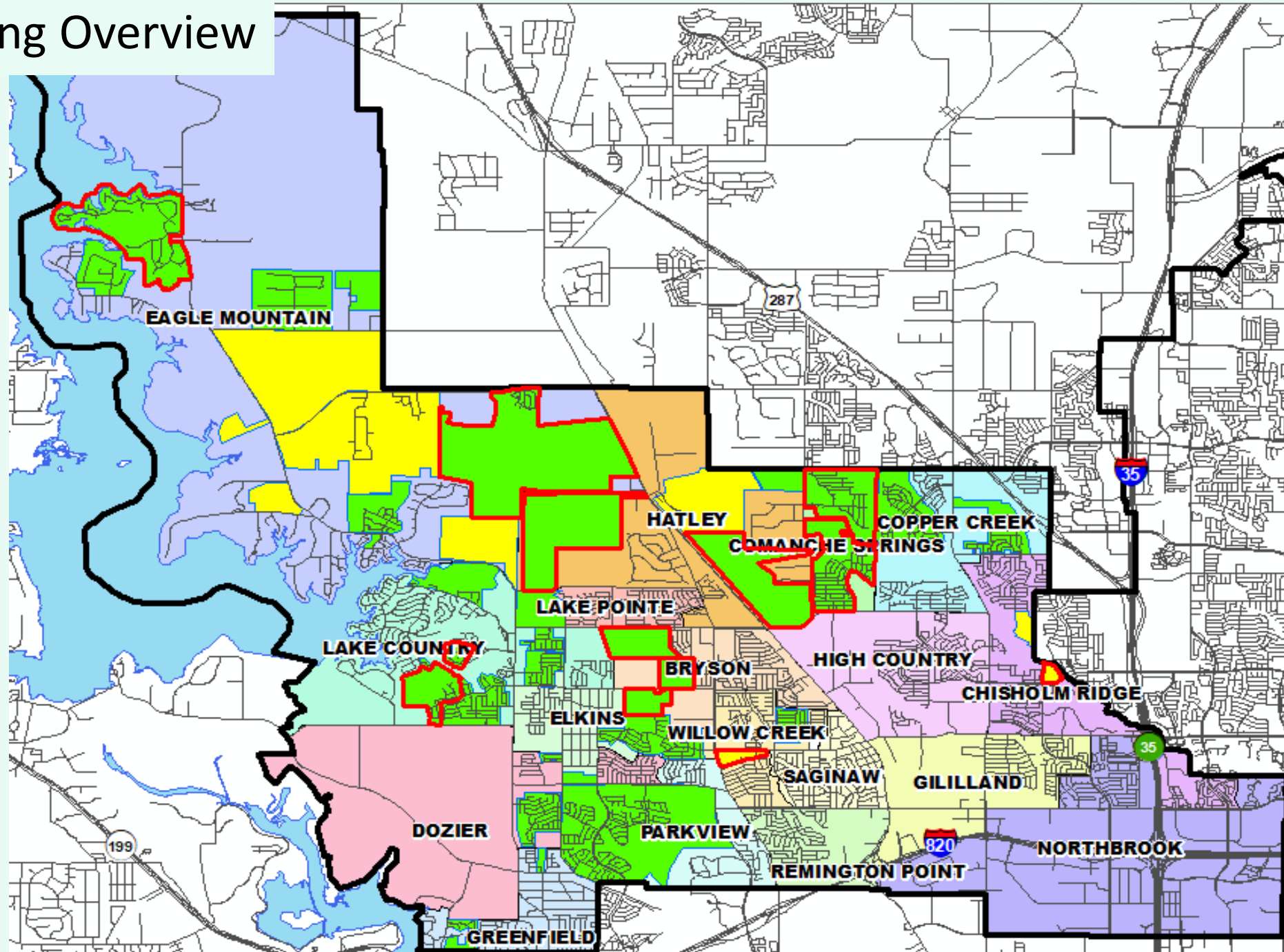
 Third highest activity in the category





# District Housing Overview

- The district has 33 actively building subdivisions
- Within EMS-ISD there are 19 future subdivisions in various stages of planning
- Groundwork is currently (4Q22) underway on approx. 1,900 lots within 15 subdivisions.
- Comparatively, groundwork was underway on approx. 2,050 lots the previous quarter (3Q22)



## Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



# Residential Activity

## Ridgeview Farms

- 784 total lots
- 0 future lots
- 60 vacant developed lots
- 41 homes under construction
- 682 homes occupied
- Started 44 homes in last 12 months compared to 96 starts over previous 12 month period, a decline of 52 starts or 54%
- Priced from the mid-\$300's

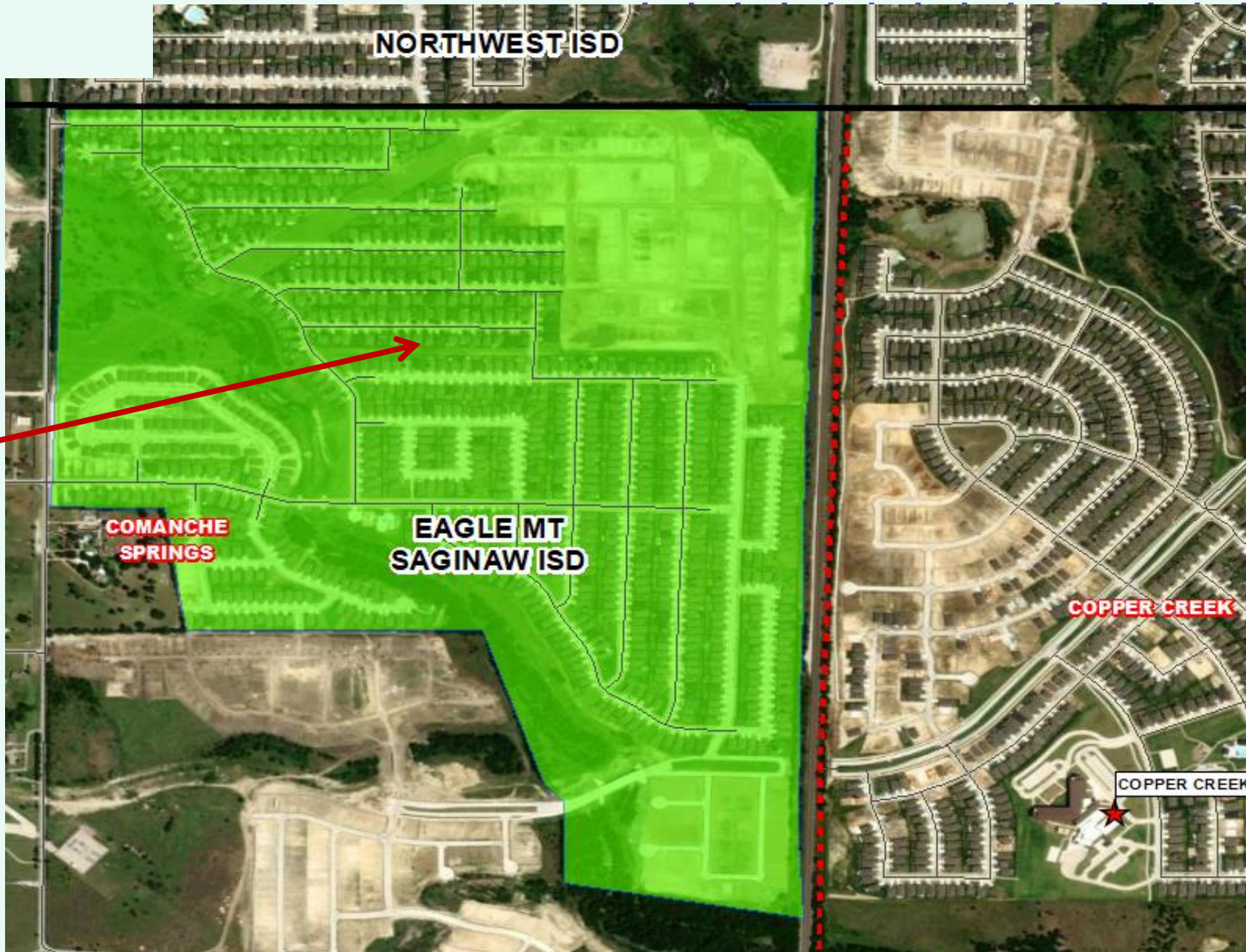




# Residential Activity

## Waters Bend

- 917 total lots
- 185 future lots
- 79 vacant developed lots
- 7 homes under construction
- 647 homes occupied
- Started 72 homes in last 12 months compared to 108 starts over previous 12 month period, a decline of 36 starts or 33%
- Priced from the upper-\$200's





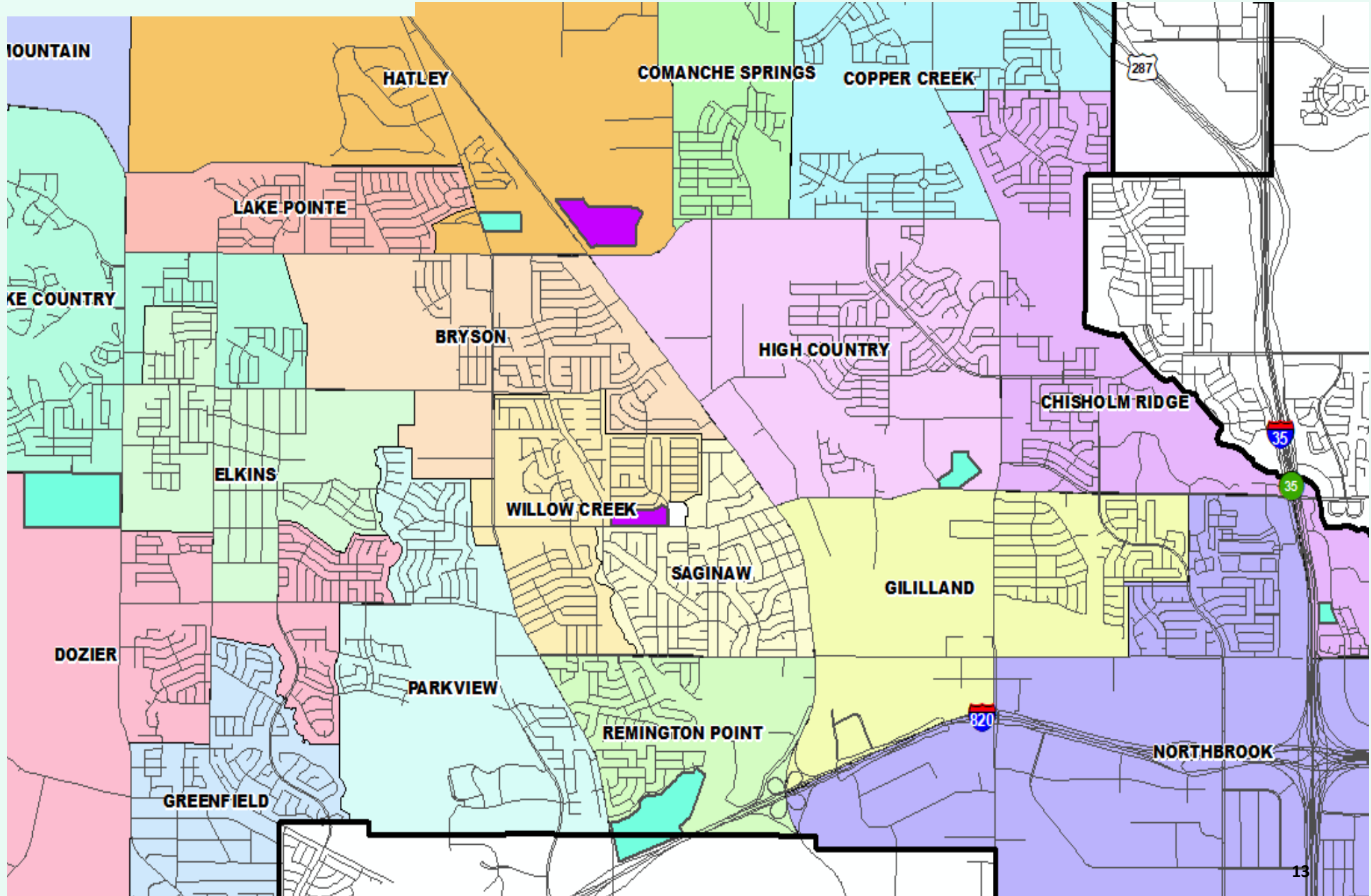


# District Multi-Family Overview

- Approximately 750 units are currently under construction within EMS ISD in two separate developments
- More than 1,700 future multi-family units in five separate projects are currently planned within the District

**Multi-Family Developments**

-  Under Construction
-  Future Development





# 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 %
2018/19	114	413	1,484	1,535	1,495	1,516	1,596	1,773	1,645	1,597	1,546	1,621	1,632	1,491	1,311	20,769		
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	64	665	1,514	1,612	1,705	1,714	1,740	1,789	1,726	1,792	1,827	2,004	2,165	1,874	1,573	23,763	670	2.90%
2024/25	64	678	1,587	1,652	1,674	1,797	1,803	1,824	1,918	1,830	1,886	2,014	1,991	2,074	1,732	24,523	760	3.20%
2025/26	65	683	1,652	1,749	1,709	1,758	1,855	1,876	1,968	2,015	1,892	2,095	2,001	1,904	1,914	25,136	613	2.50%
2026/27	66	691	1,722	1,818	1,814	1,805	1,843	1,937	2,006	2,062	2,076	2,100	2,073	1,915	1,758	25,686	550	2.19%
2027/28	67	699	1,781	1,892	1,883	1,916	1,885	1,926	2,050	2,102	2,115	2,299	2,083	1,985	1,768	26,451	765	2.98%
2028/29	65	684	1,830	1,950	1,948	1,974	1,997	1,973	2,038	2,156	2,147	2,309	2,251	1,993	1,834	27,150	699	2.64%
2029/30	67	699	1,890	2,000	2,002	2,027	2,038	2,072	2,086	2,136	2,203	2,367	2,277	2,154	1,840	27,858	709	2.61%
2030/31	69	717	1,939	2,054	2,052	2,090	2,111	2,117	2,191	2,184	2,185	2,421	2,333	2,179	1,991	28,633	775	2.78%
2031/32	71	731	1,990	2,111	2,100	2,120	2,160	2,186	2,238	2,297	2,234	2,398	2,380	2,232	2,013	29,261	628	2.19%
2032/33	73	745	2,026	2,161	2,162	2,174	2,200	2,234	2,310	2,347	2,350	2,452	2,358	2,277	2,062	29,931	670	2.29%

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



# Ten Year Forecast by Elementary Campus

Campus	Capacity	2021/22	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
HAFLEY DEVELOPMENT CENTER	374	386	365	352	359	371	379	387	372	388	408	424	440
BRYSON ELEMENTARY	736	568	548	463	465	490	508	533	568	590	604	610	613
CHISHOLM RIDGE ELEMENTARY	803	664	720	712	702	700	695	675	685	698	701	715	725
COMANCHE SPRINGS ELEMENTARY	781	550	553	538	584	592	608	623	650	652	663	660	653
COPPER CREEK ELEMENTARY	803	565	648	715	725	720	758	761	744	745	737	737	742
DOZIER ELEMENTARY	803	663	725	731	741	762	758	767	770	781	777	765	763
EAGLE MOUNTAIN ELEMENTARY	758	431	501	529	587	658	751	922	1,081	1,223	1,389	1,560	1,751
ELKINS ELEMENTARY	736	581	646	668	659	651	638	620	611	608	611	616	620
GILILLAND ELMENTARY	691	501	481	491	501	518	530	532	523	518	513	507	502
GREENFIELD ELEMENTARY	803	701	689	680	681	677	675	676	693	715	736	757	776
HATLEY ELEMENTARY	803	0	0	228	285	358	431	511	588	646	721	788	855
HIGH COUNTRY ELEMENTARY	758	556	567	593	623	635	628	623	626	641	652	659	654
LAKE COUNTRY ELEMENTARY	803	686	671	661	683	691	725	764	822	876	890	906	913
LAKE POINTE ELEMENTARY	781	585	660	691	690	693	712	730	735	745	743	745	741
NORTHBROOK ELEMENTARY	781	551	571	609	605	614	627	612	609	602	607	606	609
PARKVIEW ELEMENTARY	781	561	554	580	602	626	665	693	718	730	750	756	754
REMINGTON POINT ELEMENTARY	758	557	551	558	557	559	588	622	621	626	629	625	622
SAGINAW ELEMENTARY	558	341	327	326	326	312	310	293	300	307	311	313	316
WILLOW CREEK ELEMENTARY	870	598	634	677	703	719	710	705	706	705	708	721	727

Yellow box = over 105% of capacity  
Green box = within 5% of capacity



# Ten Year Forecast by Secondary Campus

Campus	Capacity	2021/22	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
CREEKVIEW MIDDLE SCHOOL	1,078	833	846	879	940	958	969	944	900	862	850	863	882
HIGHLAND MIDDLE SCHOOL	1,050	758	731	753	817	838	868	924	940	913	873	866	892
PRAIRIE VISTA MIDDLE SCHOOL	1,002	894	920	887	960	1,035	1,116	1,158	1,189	1,277	1,294	1,314	1,336
WAYSIDE MIDDLE SCHOOL	1,002	1,057	1,079	1,108	1,109	1,164	1,235	1,259	1,320	1,392	1,550	1,682	1,804
WILLKIE MIDDLE SCHOOL	1,002	703	722	763	786	837	864	898	900	870	874	904	937
MARINE CREEK MIDDLE SCHOOL	1,200	1,058	982	946	1,013	1,034	1,083	1,075	1,083	1,102	1,110	1,131	1,147
<b>MIDDLE SCHOOL TOTALS</b>	<b>6,334</b>	<b>5,303</b>	<b>5,280</b>	<b>5,336</b>	<b>5,625</b>	<b>5,866</b>	<b>6,135</b>	<b>6,258</b>	<b>6,332</b>	<b>6,416</b>	<b>6,551</b>	<b>6,760</b>	<b>6,998</b>
Middle School Percent Change		1.59%	-0.43%	1.06%	5.42%	4.28%	4.59%	2.00%	1.18%	1.33%	2.10%	3.19%	3.52%
Middle School Absolute Change		83	-23	56	289	241	269	123	74	84	135	209	238
BOSWELL HIGH SCHOOL	2500	2,389	2,551	2,651	2,830	2,913	2,943	3,044	3,054	3,148	3,171	3,184	3,269
SAGINAW HIGH SCHOOL	2500	2,158	2,182	2,270	2,258	2,288	2,270	2,398	2,575	2,648	2,841	2,905	2,940
CHISHOLM TRAIL HIGH SCHOOL	2500	2,339	2,499	2,534	2,562	2,552	2,472	2,532	2,597	2,681	2,751	2,773	2,779
WATSON HIGH SCHOOL		108	97	97	97	97	97	97	97	97	97	97	97
<b>HIGH SCHOOL TOTALS</b>		<b>6,994</b>	<b>7,329</b>	<b>7,552</b>	<b>7,747</b>	<b>7,850</b>	<b>7,782</b>	<b>8,071</b>	<b>8,323</b>	<b>8,574</b>	<b>8,860</b>	<b>8,959</b>	<b>9,085</b>
High School Percent Change		5.24%	4.79%	3.04%	2.58%	1.33%	-0.87%	3.71%	3.12%	3.02%	3.34%	1.12%	1.41%
High School Absolute Change		348	335	223	195	103	-68	289	252	251	286	99	126
TARRANT COUNTY JJAEP		0	0	0	0	0	0	0	0	0	0	0	0
ALTERNATIVE DISCIPLINE SCHOOL		44	73	73	73	73	73	73	73	73	73	73	73
<b>ALTERNATIVE SCHOOL TOTALS</b>		<b>44</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>
<b>DISTRICT TOTALS</b>		<b>22,386</b>	<b>23,093</b>	<b>23,763</b>	<b>24,523</b>	<b>25,136</b>	<b>25,686</b>	<b>26,451</b>	<b>27,150</b>	<b>27,858</b>	<b>28,633</b>	<b>29,261</b>	<b>29,931</b>
District Percent Change		5.37%	3.16%	2.90%	3.20%	2.50%	2.19%	2.98%	2.64%	2.61%	2.78%	2.19%	2.29%
District Absolute Change		1,141	707	670	760	613	550	765	699	709	775	628	670

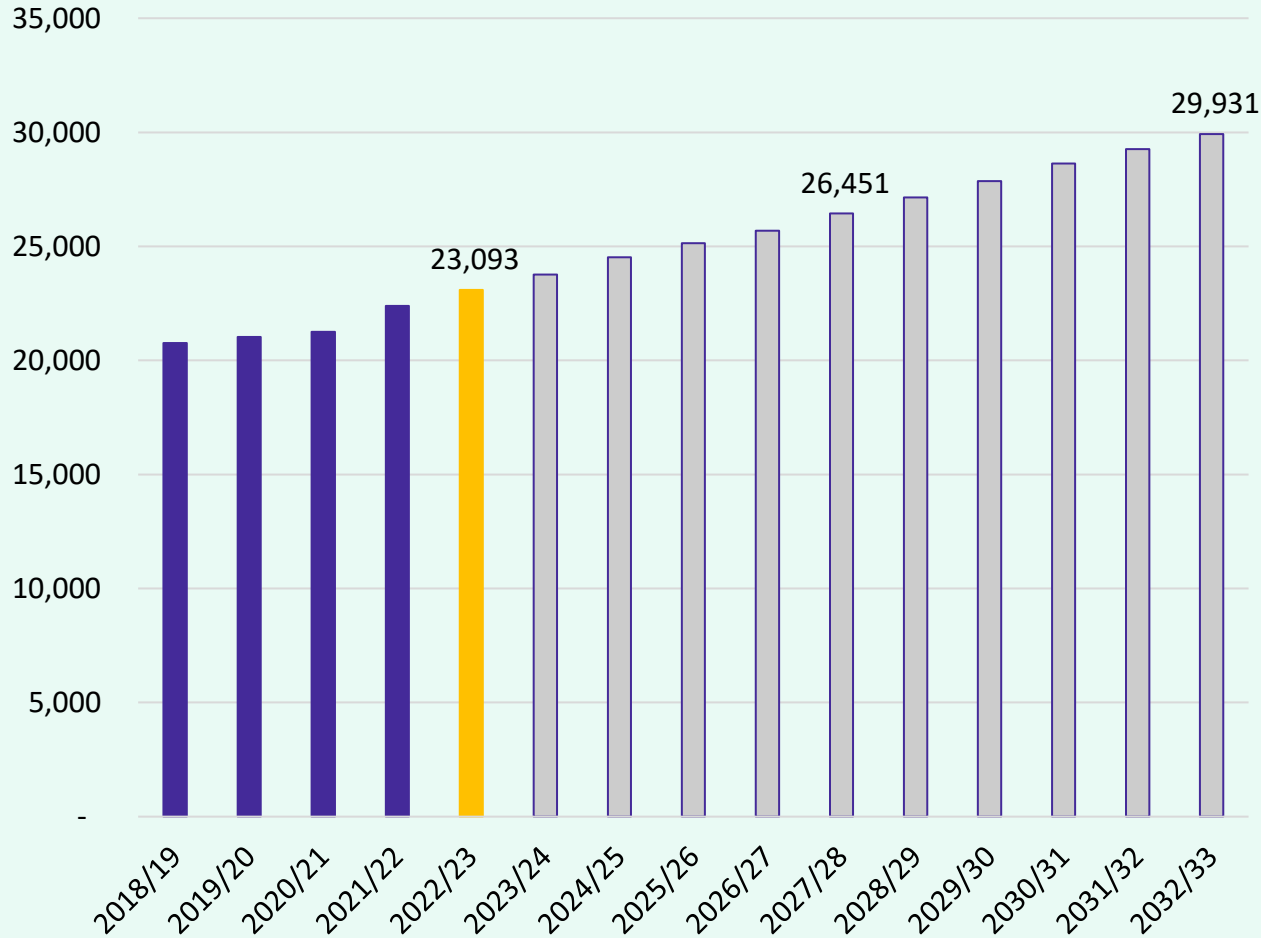
Yellow box = over 105% of capacity  
Green box = within 5% of capacity





# Key Takeaways

Enrollment Forecast



- Despite significant economic headwinds and continued supply chain issues, housing starts within Eagle Mountain-Saginaw ISD increased 36% (428 units) from 2021 totals
- The district currently has 33 actively building subdivisions with more than 2,500 lots available to build on
- Eagle Mountain-Saginaw ISD has 19 future subdivisions with over 17,000 lots in the planning stages
- Groundwork is underway on more than 2,000 lots within 15 subdivisions
- Eagle Mountain-Saginaw ISD is forecasted to enroll approx. 26,500 students in 2027/28 and almost 30,000 by 2032/33