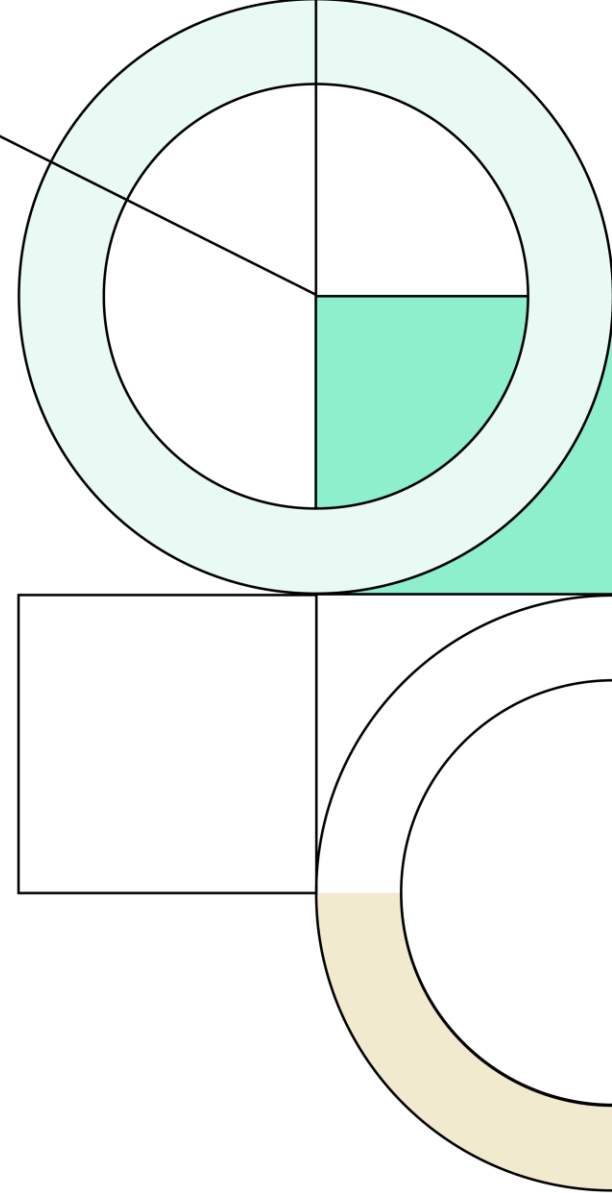




Eagle Mountain- Saginaw Independent School District

3Q24

Demographic Report





Annual Enrollment Change

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
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	140	644	1,431	1,573	1,644	1,691	1,723	1,753	1,711	1,754	1,802	2,070	2,090	1,846	1,580	23,452	359	1.55%
2024/25	71	701	1,538	1,547	1,636	1,735	1,740	1,774	1,812	1,808	1,840	2,123	1,998	1,919	1,671	23,913	461	1.97%

*Yellow Box = largest grade per year
Green Box = second largest grade per year

Low Forecast

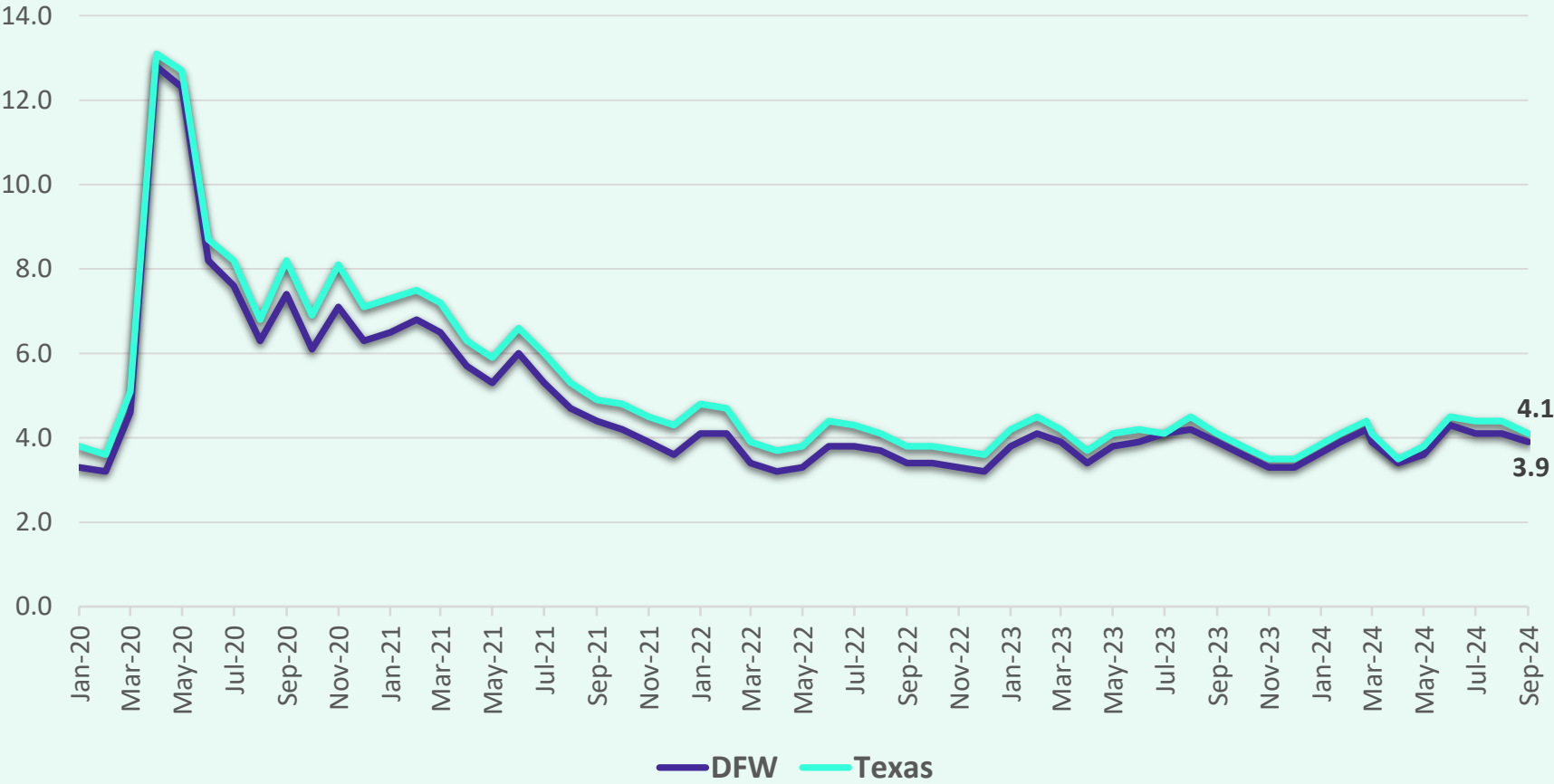
2024/25	103	646	1,501	1,551	1,625	1,728	1,768	1,771	1,845	1,758	1,807	2,007	1,998	2,085	1,672	23,865	414
	-32	55	37	-4	11	7	-28	3	-33	50	33	116	0	-166	-1	48	47
			2.5%	-0.2%	0.7%	0.4%	-1.6%	0.2%	-1.9%	2.8%	1.8%	5.3%	0.0%	-9.8%	-0.1%	0.2%	

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	K - 5th	MS	HS
3-year avg.	1.304	1.077	1.007	1.081	1.034	1.044	1.040	1.028	1.056	1.043	1.037	1.159	0.955	0.928	0.926	1.039	1.045	0.992
2021/22	0.437	1.643	1.111	1.140	1.091	1.065	1.046	1.066	1.077	1.076	1.032	1.175	1.010	0.945	0.894	1.087	1.062	1.006
2022/23	1.250	1.128	0.966	1.083	1.057	1.043	1.055	1.029	1.071	1.042	1.037	1.167	0.939	0.924	0.941	1.039	1.050	0.993
2023/24	2.154	1.016	0.982	1.080	1.006	1.034	1.035	1.025	1.062	1.029	1.026	1.133	0.960	0.941	0.931	1.027	1.039	0.991
2024/25	0.507	1.089	1.075	1.081	1.040	1.055	1.029	1.030	1.034	1.057	1.049	1.178	0.965	0.918	0.905	1.052	1.046	0.992

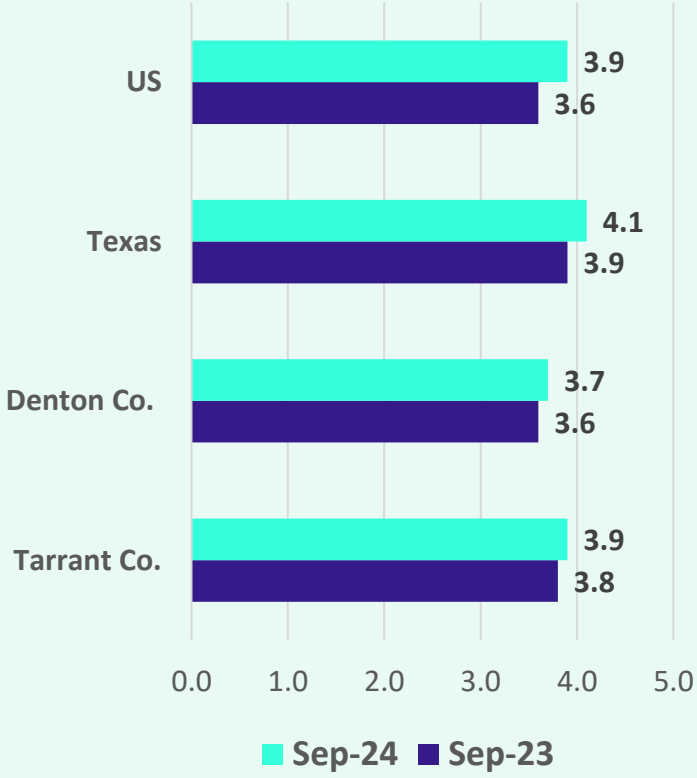


Local Economic Conditions

Unemployment Rate, Jan. 2020 - Sept. 2024



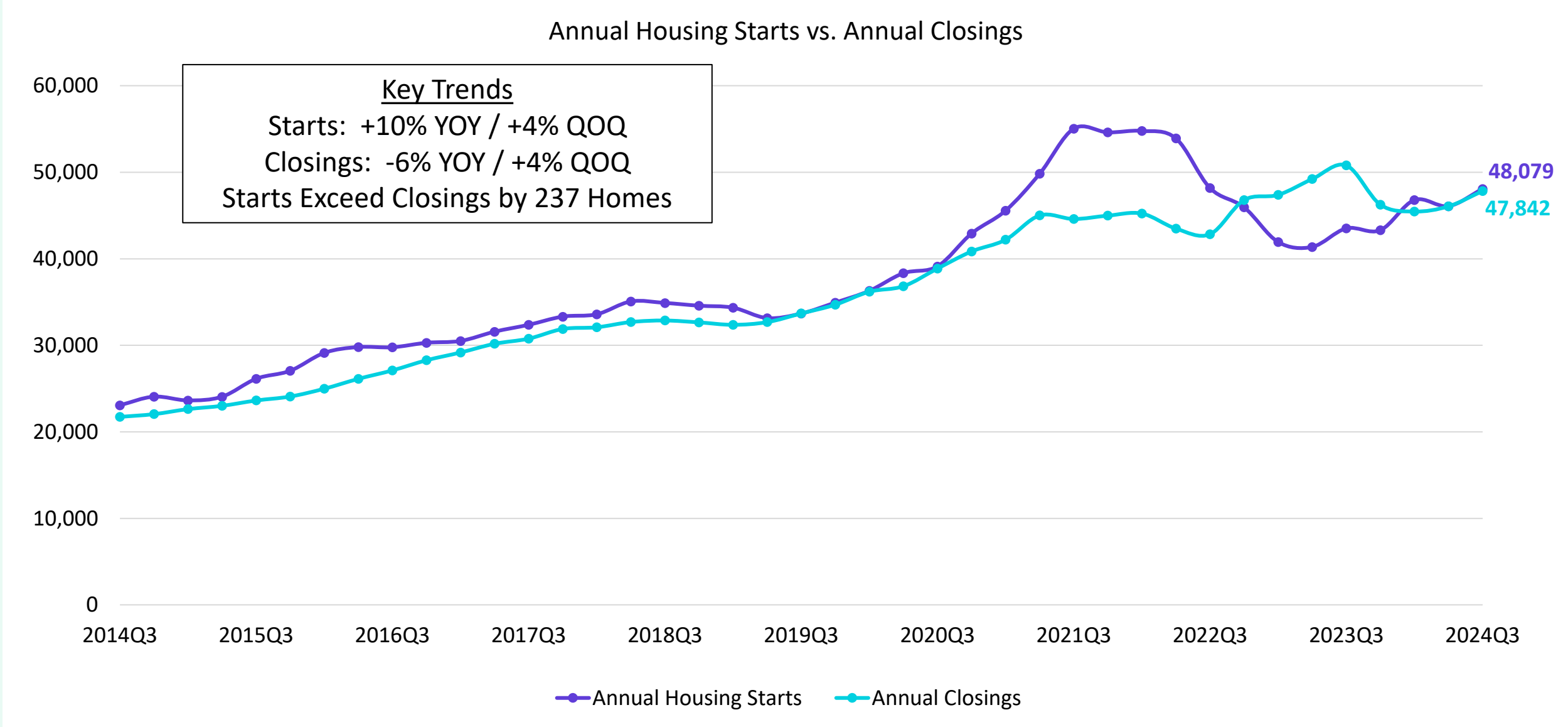
Unemployment Rate, Year over Year



Sep-24 Sep-23



DFW New Home Starts & Closings





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,854	3,490	1,498	2,693	10,698
2	NORTHWEST ISD	2,763	3,071	1,650	3,904	40,110
3	PRINCETON ISD	3,123	2,725	1,529	3,572	8,099
4	DENTON ISD	2,434	2,546	1,323	2,716	25,427
5	MCKINNEY ISD	2,565	2,127	1,328	2,640	10,475
6	FORNEY ISD	2,016	2,086	1,029	4,078	22,792
7	EAGLE MT-SAGINAW ISD	1,575	1,921	722	1,756	10,599
8	COMMUNITY ISD	1,666	1,389	873	2,791	7,322
9	MELISSA ISD	1,021	1,369	479	990	2,422
10	CRANDALL ISD	1,622	1,291	764	2,398	15,692
11	ROYSE CITY ISD	1,040	1,283	527	2,452	9,461
12	AUBREY ISD	1,225	1,282	477	1,167	5,797
13	DALLAS ISD	1,227	1,276	1,426	2,461	4,722
14	ANNA ISD	1,098	1,142	692	1,090	12,263
15	CROWLEY ISD	1,110	1,132	633	2,620	12,798
16	ROCKWALL ISD	1,273	1,118	835	2,808	8,515
17	CELINA ISD	1,474	1,114	1,038	4,051	36,498
18	FRISCO ISD	1,212	1,051	802	2,274	7,542
19	MIDLOTHIAN ISD	1,017	892	742	2,206	11,950
20	MANSFIELD ISD	777	839	555	2,039	5,513

* Based on additional research by Zonda Education
** Totals **DO NOT** include age-restricted communities



District New Home Activity

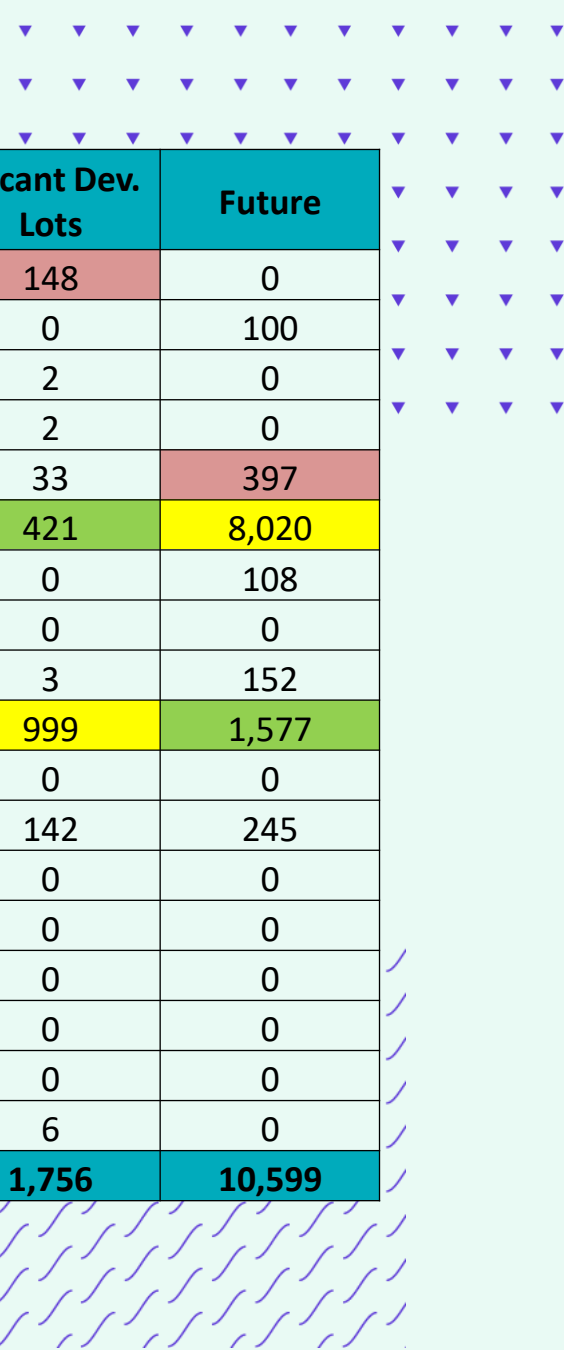


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	389	351	530	321	292	382	444
2Q	411	439	593	356	413	535	364
3Q	293	442	514	312	372	662	378
4Q	517	401	580	191	542	389	
Total	1,610	1,633	2,217	1,180	1,619	1,942	1,186

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	295	285	340	473	161	374	542
2Q	310	483	567	425	256	513	617
3Q	374	512	664	300	383	671	464
4Q	367	441	591	264	255	298	
Total	1,346	1,721	2,162	1,462	1,055	1,836	1,623



District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BRYSON	223	46	314	107	46	139	148	0
CHISHOLM RIDGE	48	10	20	5	0	0	0	100
COMANCHE SPRINGS	252	12	376	119	12	27	2	0
COPPER CREEK	130	20	144	28	50	65	2	0
DOZIER	129	30	85	31	62	90	33	397
EAGLE MOUNTAIN	165	62	230	25	69	98	421	8,020
ELKINS	8	0	31	7	2	3	0	108
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	33	0	44	16	0	5	3	152
HATLEY	523	189	592	86	214	261	999	1,577
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	57	6	55	36	14	31	142	245
LAKE POINTE	0	0	15	0	0	0	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	0	0	0	0	0	0	0	0
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	7	3	15	4	3	3	6	0
Grand Total	1,575	378	1,921	464	472	722	1,756	10,599

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

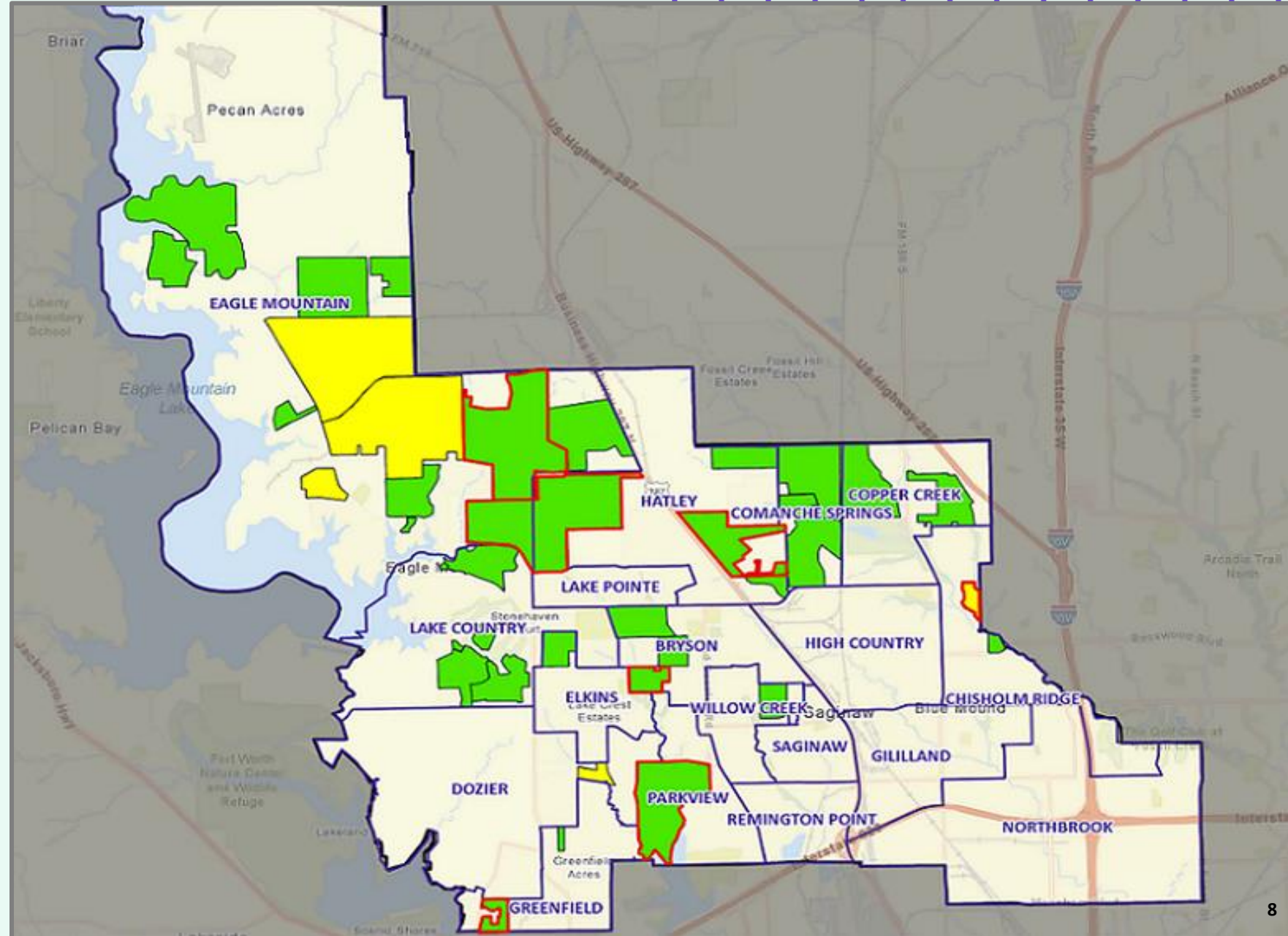
*Does NOT include age-restricted communities

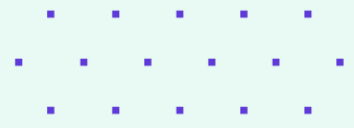


District Housing Overview

- The district has 31 actively building subdivisions
- Within EMS ISD there are 8 future subdivisions in various stages of planning
- Of these, groundwork is underway on nearly 2,000 lots within 7 subdivisions
- 374 lots were delivered in the 3rd quarter

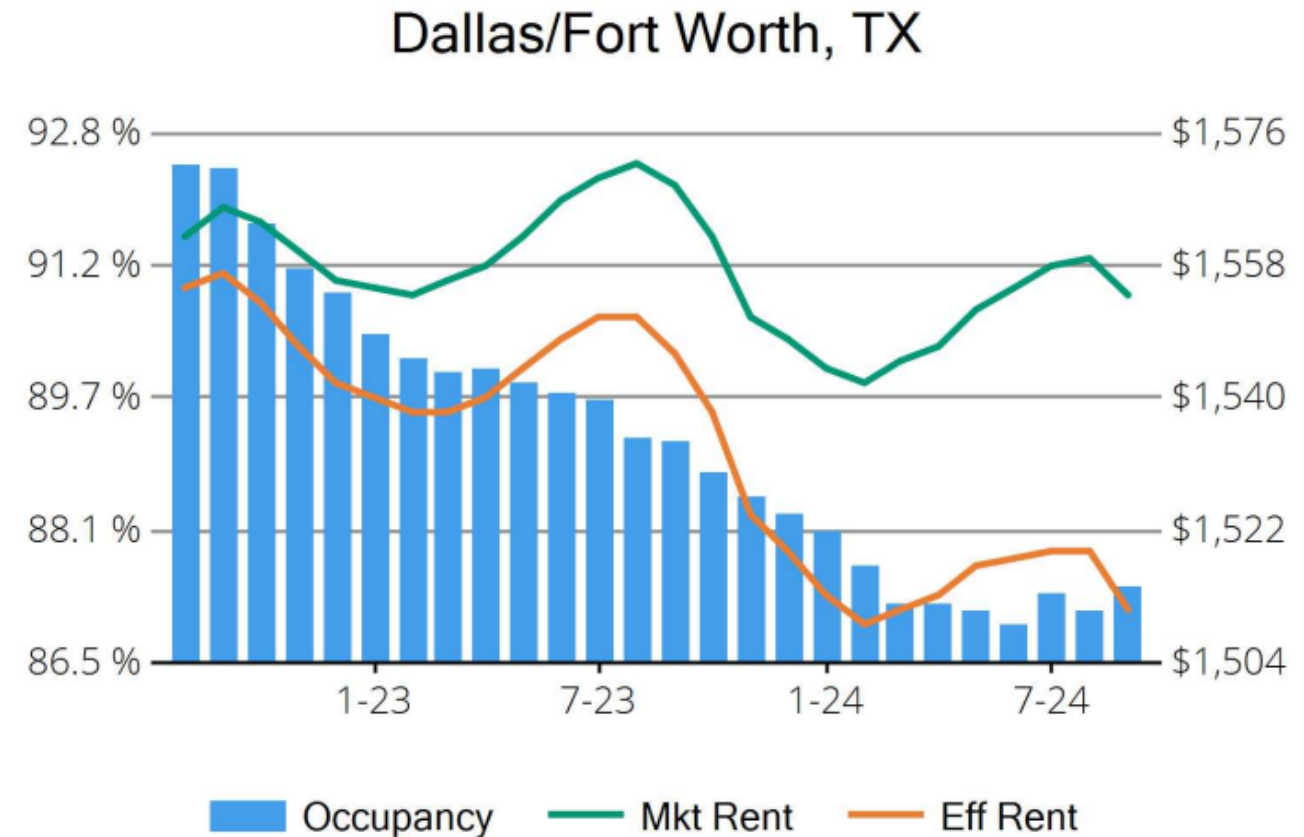
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





Stabilized and Lease-up Properties

Conventional Properties	Sep 2024	Annual Change
Occupancy	87.4	-2.0%
Unit Change	37,217	
Units Absorbed (Annual)	18,083	
Average Size (SF)	879	+0.6%
Asking Rent	\$1,554	-0.9%
Asking Rent per SF	\$1.77	-1.4%
Effective Rent	\$1,511	-2.2%
Effective Rent per SF	\$1.72	-2.7%
% Offering Concessions	38%	+62.8%
Avg. Concession Package	6.7%	+25.3%



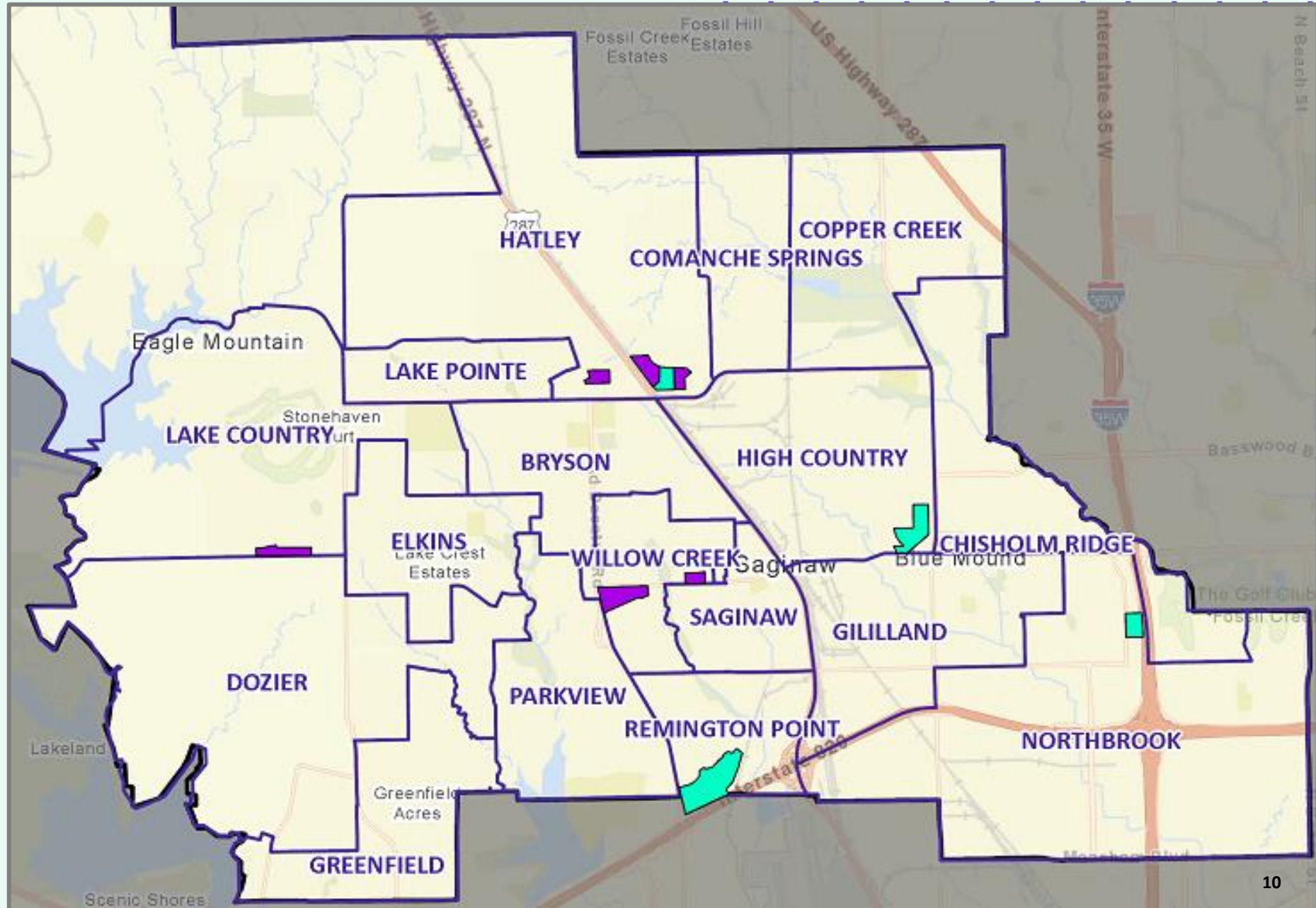


District Multifamily Overview

- Nearly 1,200 rental units are currently under construction across the district in 6 different projects
- There are roughly 2,000 future rental units in various stages of planning across the district

Multifamily Developments

-  Future Apartment
-  Future Single Family Rental
-  Apartment Under Construction
-  Mobile Home Under Construction
-  Single Family Rental Under Construction

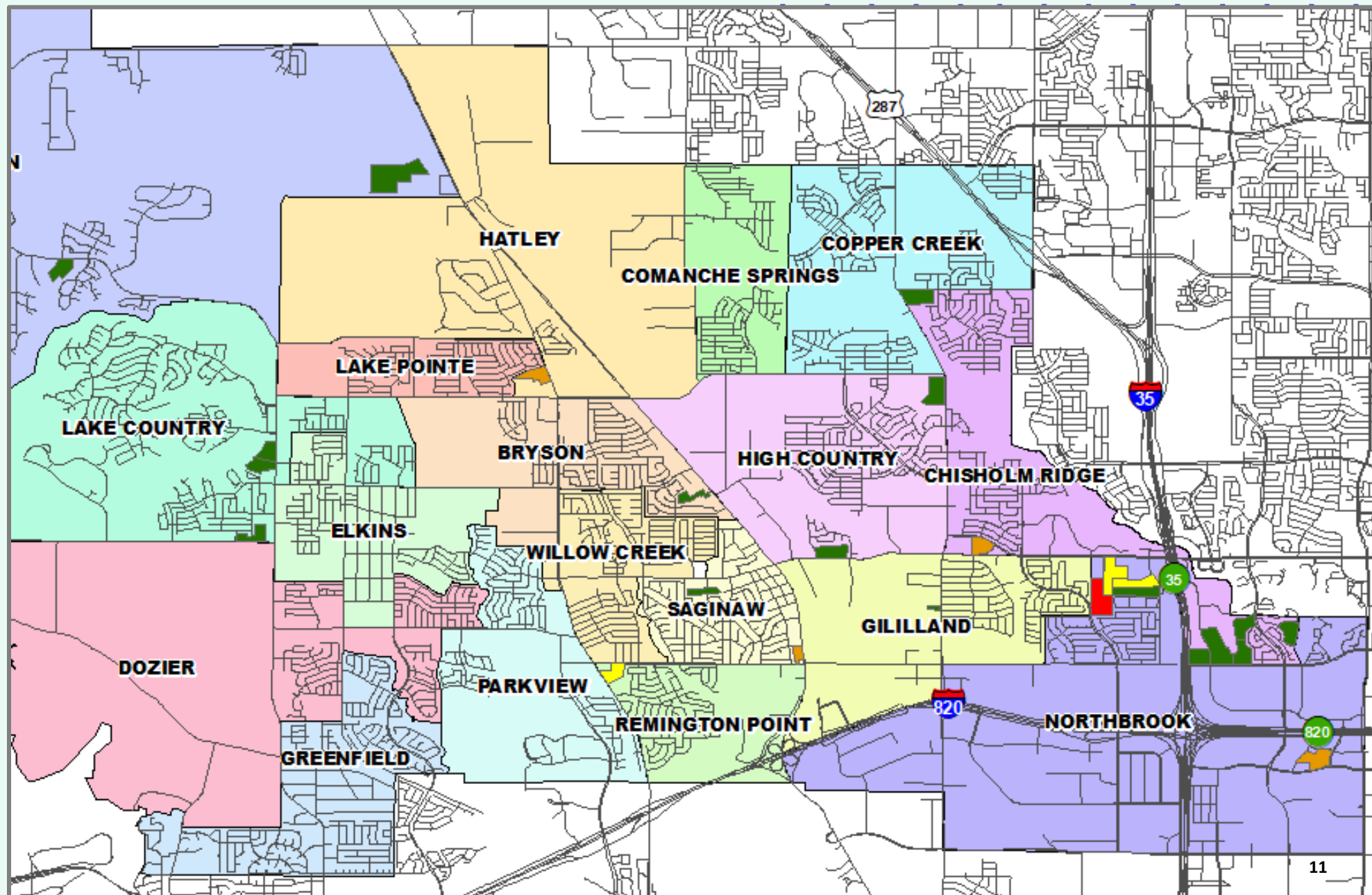
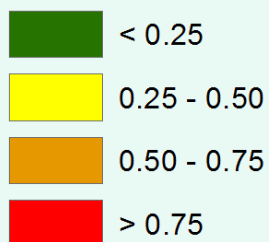




District Multifamily Yield

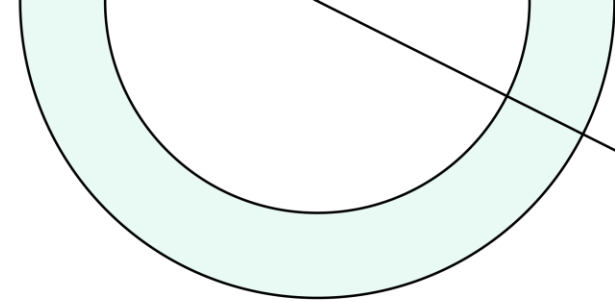
- There are 1,401 students residing in 5,887 multifamily units across the district
- The overall district multifamily yield is 0.238

Multifamily Yield

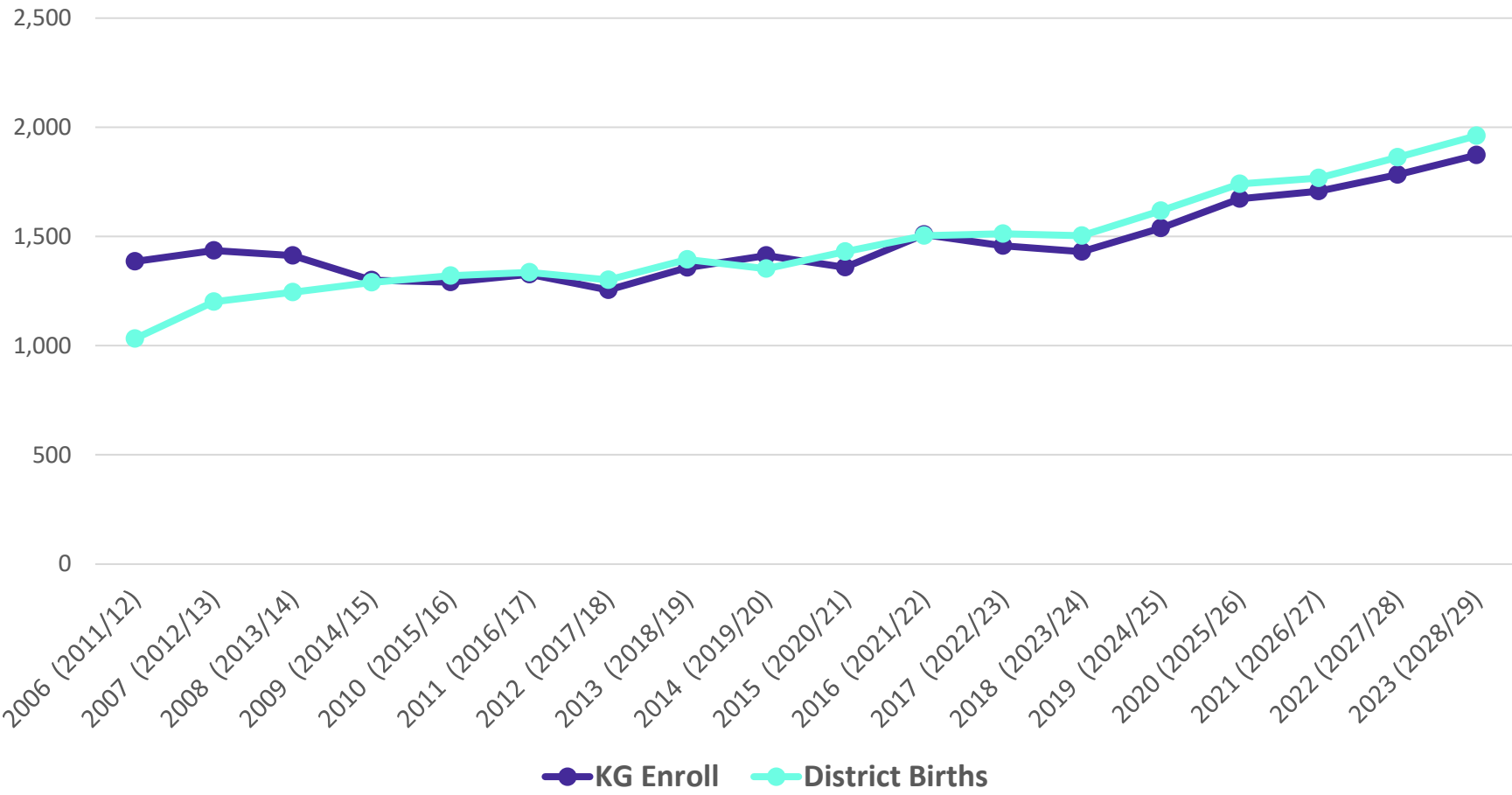




Birth Rate Analysis



EMS ISD KG Enrollment vs. District Births



Year (OCT)	KG Enroll	District Births	Zip Ratio
2006 (2011/12)	1,385	1,032	1.342
2007 (2012/13)	1,436	1,201	1.196
2008 (2013/14)	1,413	1,244	1.136
2009 (2014/15)	1,300	1,289	1.009
2010 (2015/16)	1,291	1,320	0.978
2011 (2016/17)	1,327	1,335	0.994
2012 (2017/18)	1,255	1,301	0.965
2013 (2018/19)	1,357	1,394	0.973
2014 (2019/20)	1,413	1,352	1.045
2015 (2020/21)	1,358	1,430	0.950
2016 (2021/22)	1,509	1,503	1.004
2017 (2022/23)	1,457	1,513	0.963
2018 (2023/24)	1,431	1,504	0.951
2019 (2024/25)	1,538	1,618	0.951
2020 (2025/26)	1,672	1,741	0.960
2021 (2026/27)	1,707	1,767	0.966
2022 (2027/28)	1,783	1,862	0.958
2023 (2028/29)	1,873	1,961	0.955



Ten Year Forecast by Grade Level

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
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	140	644	1,431	1,573	1,644	1,691	1,723	1,753	1,711	1,754	1,802	2,070	2,090	1,846	1,580	23,452	359	1.55%
2024/25	71	701	1,538	1,547	1,636	1,735	1,740	1,774	1,812	1,808	1,840	2,123	1,998	1,919	1,671	23,913	461	1.97%
2025/26	74	712	1,672	1,659	1,599	1,688	1,786	1,788	1,852	1,893	1,887	2,052	1,967	1,867	1,827	24,323	410	1.71%
2026/27	75	742	1,707	1,785	1,702	1,647	1,747	1,813	1,890	1,936	1,971	2,128	1,912	1,863	1,772	24,690	367	1.51%
2027/28	73	752	1,783	1,804	1,828	1,741	1,699	1,802	1,905	1,986	2,025	2,153	1,967	1,796	1,785	25,100	410	1.66%
2028/29	78	767	1,873	1,892	1,851	1,876	1,783	1,747	1,870	1,954	2,033	2,206	2,019	1,850	1,722	25,521	421	1.68%
2029/30	78	774	1,897	1,982	1,928	1,892	1,925	1,826	1,794	1,919	1,999	2,215	2,033	1,895	1,765	25,922	401	1.57%
2030/31	72	782	1,923	2,001	2,028	1,977	1,942	1,980	1,877	1,843	1,969	2,178	2,037	1,907	1,810	26,326	404	1.56%
2031/32	73	788	1,936	2,030	2,042	2,074	2,028	1,982	2,035	1,929	1,890	2,138	2,005	1,916	1,821	26,687	361	1.37%
2032/33	73	797	1,948	2,041	2,073	2,094	2,129	2,075	2,040	2,090	1,979	2,041	1,969	1,883	1,829	27,061	374	1.40%
2033/34	74	809	1,912	2,057	2,090	2,131	2,152	2,179	2,161	2,096	2,142	2,136	1,880	1,851	1,800	27,469	409	1.51%
2034/35	72	818	1,877	2,022	2,106	2,146	2,191	2,204	2,265	2,220	2,149	2,309	1,968	1,770	1,768	27,886	416	1.52%

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



Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
HAFLEY DEVELOPMENT CENTER	374	248	251	271	281	295	305	309	320	330	341	349
BRYSON ELEMENTARY	736	573	611	612	629	633	658	672	678	684	684	680
CHISHOLM RIDGE ELEMENTARY	803	624	636	641	656	679	710	723	718	710	698	680
COMANCHE SPRINGS ELEMENTARY	781	626	658	689	712	762	795	798	797	801	799	788
COPPER CREEK ELEMENTARY	803	697	711	724	730	728	733	745	746	748	744	731
DOZIER ELEMENTARY	803	706	716	693	700	721	760	795	823	856	883	906
EAGLE MOUNTAIN ELEMENTARY	758	551	615	663	745	837	946	1,066	1,192	1,333	1,486	1,631
ELKINS ELEMENTARY	736	652	663	669	678	695	724	729	725	723	714	709
GILILLAND ELMENTARY	691	499	506	521	531	529	546	553	555	560	557	549
GREENFIELD ELEMENTARY	803	619	606	591	565	580	595	609	619	621	617	605
HATLEY ELEMENTARY	803	440	538	647	720	779	822	852	868	880	878	861
HIGH COUNTRY ELEMENTARY	758	510	506	503	525	551	578	607	603	609	610	603
LAKE COUNTRY ELEMENTARY	803	654	649	671	690	723	749	779	799	818	830	820
LAKE POINTE ELEMENTARY	781	740	728	716	705	699	678	692	696	709	718	721
NORTHBROOK ELEMENTARY	781	533	528	534	516	522	538	550	558	568	574	572
PARKVIEW ELEMENTARY	781	583	599	633	657	675	699	722	726	727	724	712
REMINGTON POINT ELEMENTARY	758	509	482	493	508	507	500	523	537	549	549	537
SAGINAW ELEMENTARY	558	336	333	329	326	347	357	361	364	368	366	360
WILLOW CREEK ELEMENTARY	870	640	640	616	606	603	607	618	627	634	630	620
ELEMENTARY TOTALS	14,181	10,740	10,976	11,216	11,481	11,865	12,300	12,703	12,951	13,228	13,401	13,435
Elementary Percent Change		1.34%	2.19%	2.19%	2.36%	3.35%	3.66%	3.28%	1.96%	2.14%	1.31%	0.25%
Elementary Absolute Change		142	236	240	265	384	435	403	248	277	174	33

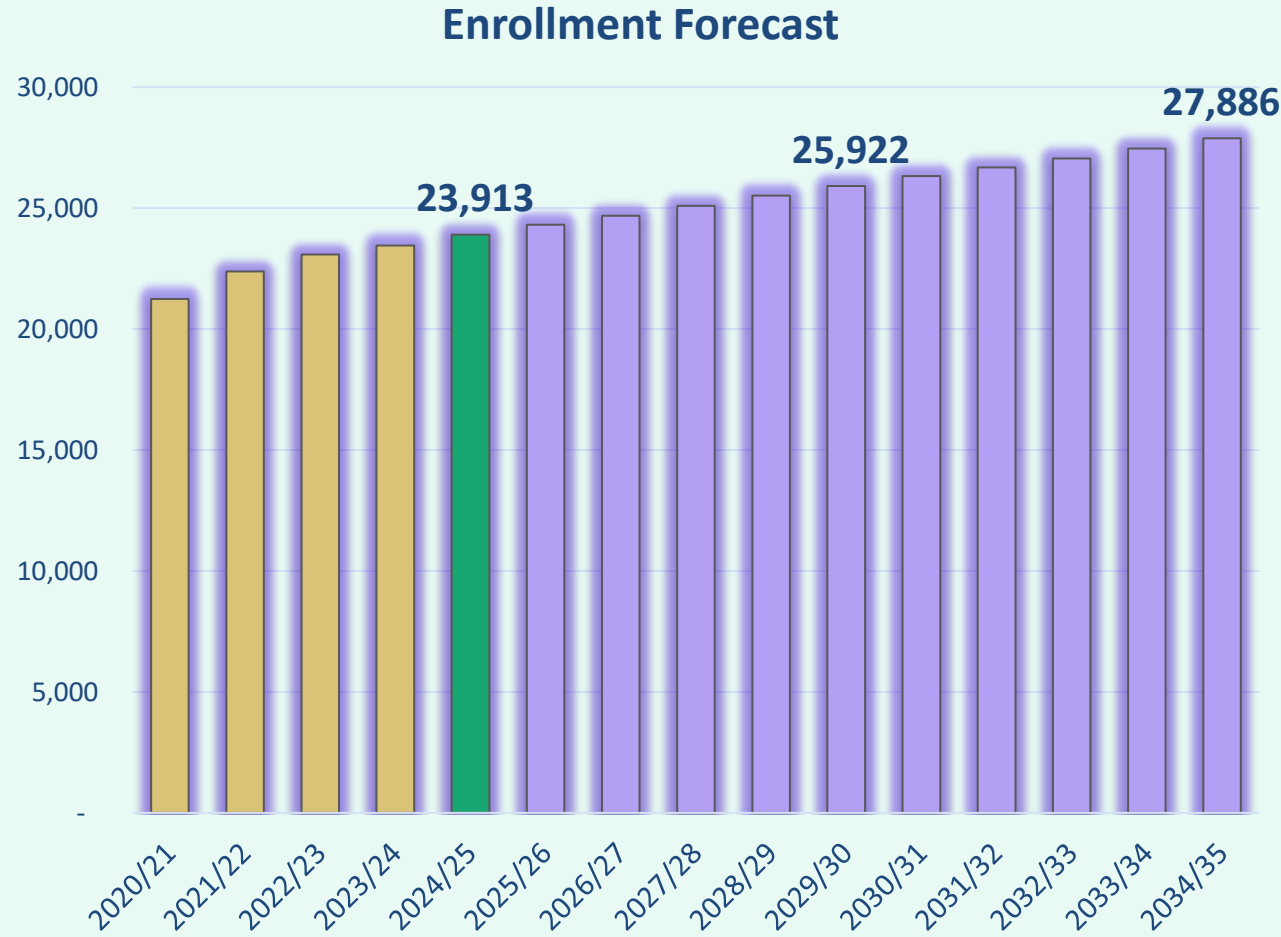


Ten Year Forecast by Secondary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CREEKVIEW MIDDLE SCHOOL	1,078	961	1,011	1,059	1,068	1,042	969	954	971	1,027	1,058	1,076
HIGHLAND MIDDLE SCHOOL	1,050	699	671	654	634	645	602	597	617	676	702	710
PRAIRIE VISTA MIDDLE SCHOOL	1,002	965	1,013	1,030	1,072	1,064	1,070	1,089	1,138	1,191	1,244	1,286
WAYSIDE MIDDLE SCHOOL	1,002	1,121	1,200	1,295	1,344	1,389	1,415	1,476	1,537	1,593	1,696	1,797
WILLKIE MIDDLE SCHOOL	1,002	775	787	799	805	765	693	637	645	674	706	735
MARINE CREEK MIDDLE SCHOOL	1,200	926	937	947	980	939	950	923	933	935	980	1,017
MIDDLE SCHOOL TOTALS	6,334	5,447	5,619	5,784	5,903	5,844	5,699	5,676	5,841	6,096	6,386	6,621
Middle School Percent Change		3.61%	3.16%	2.94%	2.06%	-1.00%	-2.48%	-0.40%	2.91%	4.37%	4.76%	3.68%
Middle School Absolute Change		190	172	165	119	-59	-145	-23	165	255	290	235
BOSWELL HIGH SCHOOL	2,500	2,442	2,367	2,410	2,379	2,369	2,470	2,482	2,477	2,432	2,414	2,486
EAGLE MOUNTAIN HIGH SCHOOL	2,500	891	1,131	1,165	1,197	1,227	1,295	1,324	1,358	1,398	1,409	1,462
SAGINAW HIGH SCHOOL	2,500	2,003	1,854	1,759	1,745	1,713	1,681	1,662	1,634	1,569	1,597	1,651
CHISHOLM TRAIL HIGH SCHOOL	2,500	2,248	2,234	2,214	2,253	2,361	2,335	2,337	2,284	2,196	2,120	2,089
WATSON HIGH SCHOOL		87	87	87	87	87	87	87	87	87	87	87
HIGH SCHOOL TOTALS		7,671	7,673	7,635	7,661	7,757	7,868	7,892	7,840	7,682	7,627	7,775
High School Percent Change		1.86%	0.03%	-0.50%	0.34%	1.25%	1.43%	0.31%	-0.66%	-2.02%	-0.72%	1.94%
High School Absolute Change		140	2	-38	26	96	111	24	-52	-158	-55	148
TARRANT COUNTY JJAEP		1	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE DISCIPLINE SCHOOL		54	54	54	54	54	54	54	54	54	54	54
ALTERNATIVE SCHOOL TOTALS		55	55	55	55	55	55	55	55	55	55	55
DISTRICT TOTALS		23,913	24,323	24,690	25,100	25,521	25,922	26,326	26,687	27,061	27,469	27,886
District Percent Change		1.97%	1.71%	1.51%	1.66%	1.68%	1.57%	1.56%	1.37%	1.40%	1.51%	1.52%
District Absolute Change		462	410	367	410	421	401	404	361	374	409	416



Key Takeaways



- New home starts are settling into a 1,600 annual pace
- New home closings tracking ahead of starts
- The district has approximately 720 homes currently in inventory and more than 1,750 additional lots available to build on
- Groundwork is underway on nearly 2,000 lots within 7 subdivisions
- EMS ISD is forecasted to enroll more than 25,900 students in 2029/30 and nearly 27,900 students by 2034/35