



Argyle Independent School District

Biannual Report Fall 2020



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Annual Enrollment Change

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2016/17	10	38	143	173	149	175	164	189	223	185	196	216	205	192	187	2,445		
2017/18	19	43	166	188	195	172	197	203	211	251	217	218	226	211	199	2,716	271	11.1%
2018/19	26	36	219	187	223	239	210	232	247	250	273	256	230	226	207	3,061	345	12.7%
2019/20	9	47	268	251	245	257	279	240	275	282	274	299	282	246	224	3,478	417	13.6%
2020/21	0	43	260	264	261	246	277	294	279	314	325	311	312	290	244	3,720	242	7.0%

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

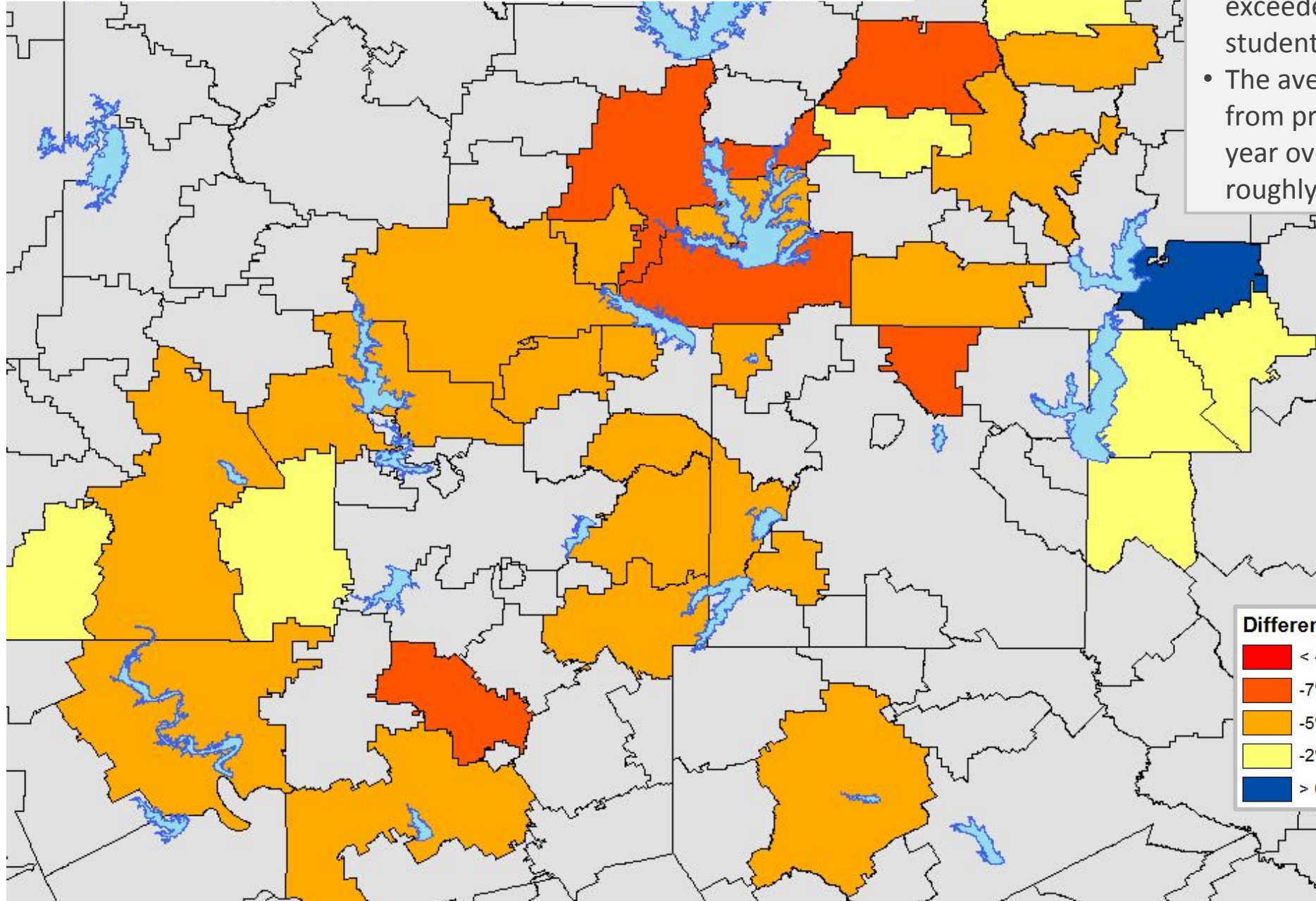
	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INTER	MID	HIGH
Prev 3 yr avg	0.572	1.019	1.171	1.086	1.179	1.127	1.155	1.125	1.188	1.156	1.112	1.137	1.067	1.033	0.988	1.141	1.140	1.152	1.056
2017/18	1.900	1.132	1.161	1.315	1.127	1.154	1.126	1.238	1.116	1.126	1.173	1.112	1.046	1.029	1.036	1.189	1.182	1.138	1.056
2018/19	1.368	0.837	1.319	1.127	1.186	1.226	1.221	1.178	1.217	1.185	1.088	1.180	1.055	1.000	0.981	1.214	1.199	1.163	1.054
2019/20	0.346	1.306	1.224	1.146	1.310	1.152	1.167	1.143	1.185	1.142	1.096	1.095	1.102	1.070	0.991	1.208	1.155	1.141	1.064
2020/21	0.000	0.915	0.970	0.985	1.040	1.004	1.078	1.054	1.163	1.142	1.152	1.135	1.043	1.028	0.992	1.000	1.066	1.152	1.050

- Argyle ISD added 242 students this fall for a 7.0% growth rate
- AISD had historically low cohorts in the Elementary grade level
- The district had high cohorts in 8th and 9th grades



Percent Difference from Projected Enrollment

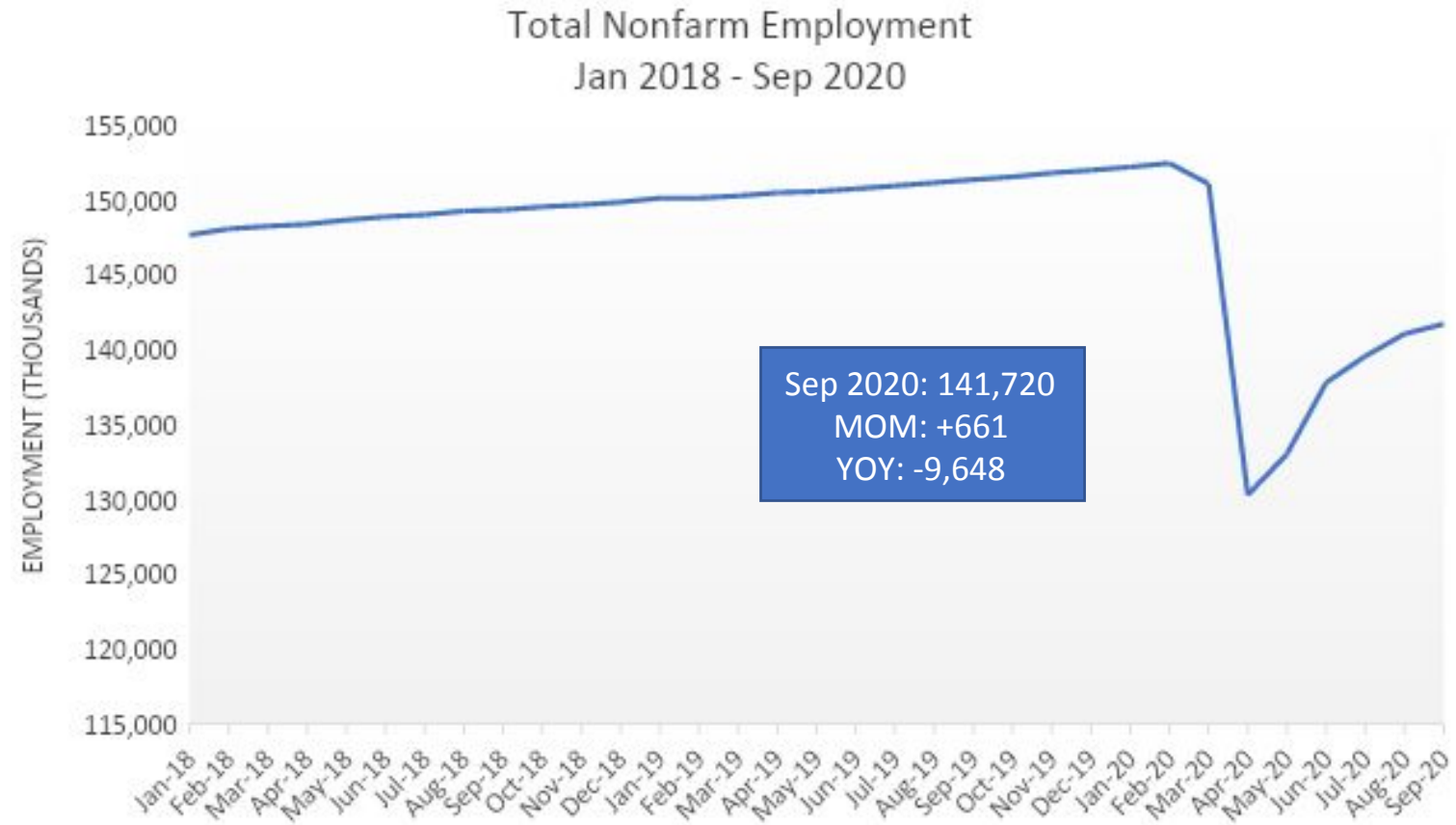
- Only 1 district in DFW has exceeded their forecasted student enrollment in 2020/21
- The average district is down 3% from projected enrollment, and year over year enrollment is roughly flat





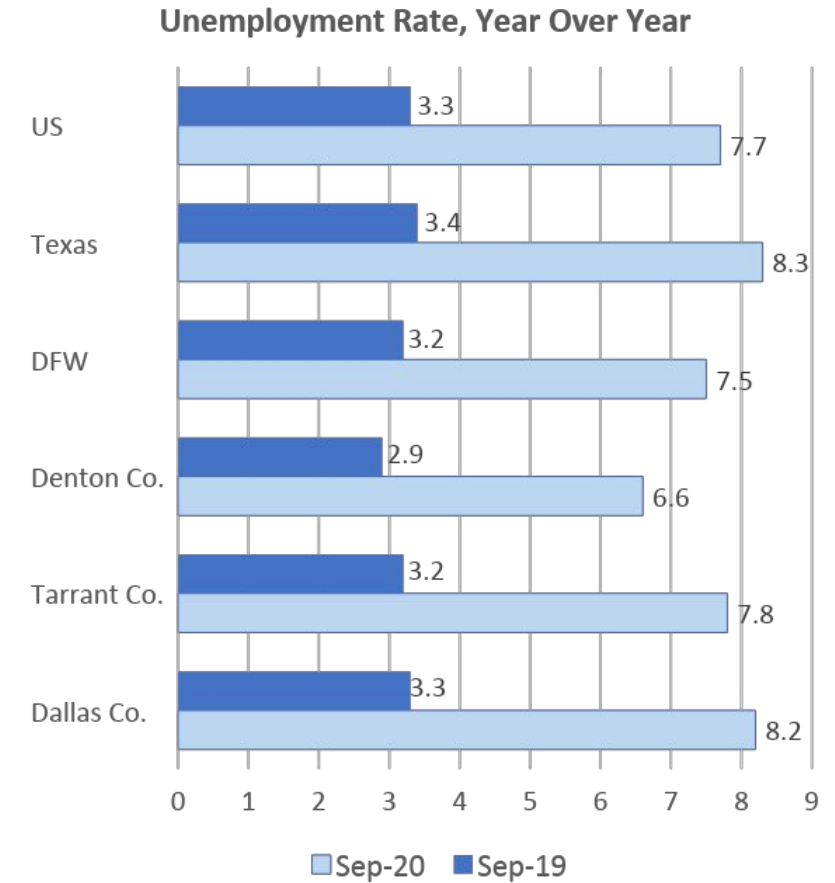
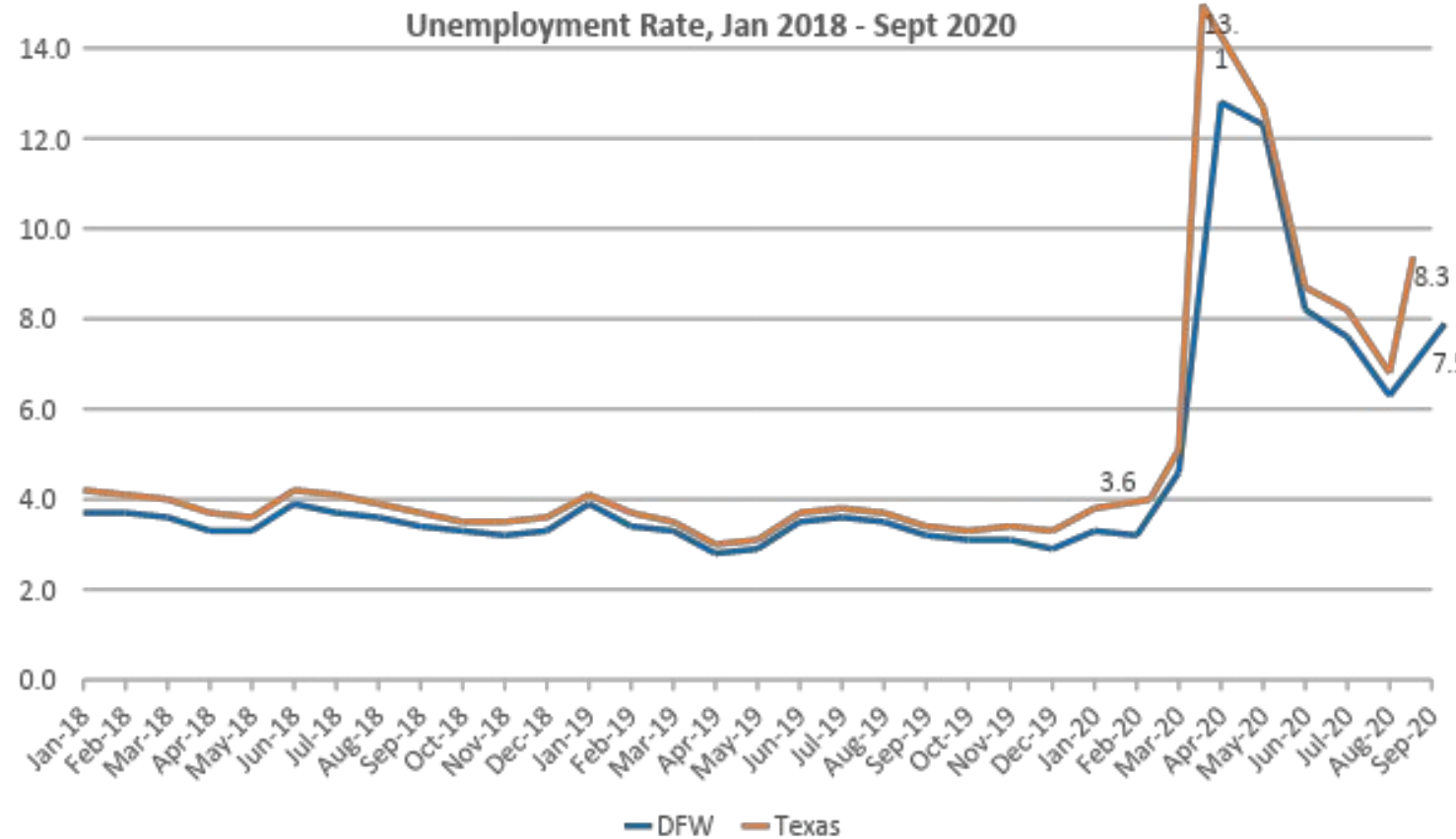
Impacts of COVID-19 ...

- Total employment continues to rise as states proceed with reopenings, adding 1.8 million jobs in July and 1.4 million jobs in August
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- While employment is roughly 11.5 million jobs below pre-pandemic levels, roughly 50% of the job losses in April have returned





DFW MSA Economic Conditions

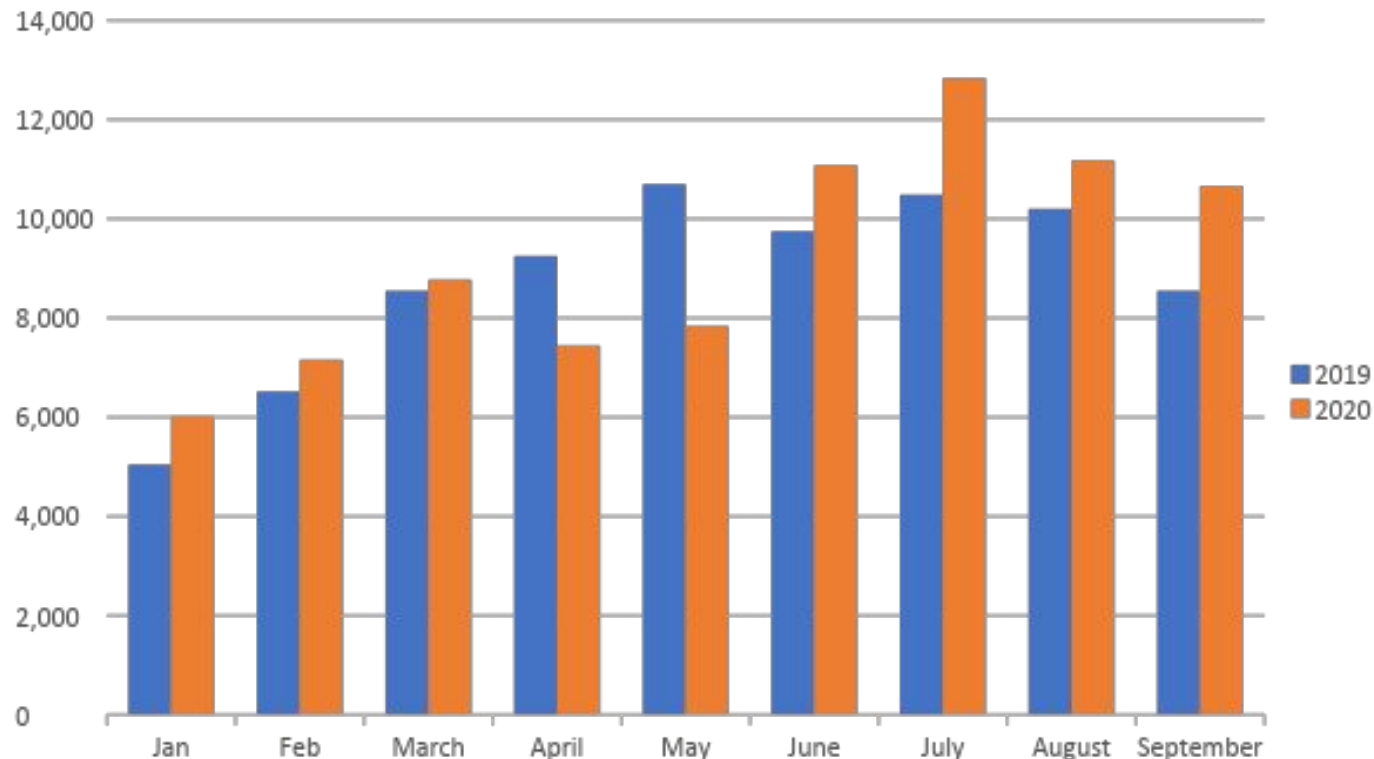


- Texas' and DFW's unemployment rates peaked in May, began dropping in June, and have begun to trend back up in August and September
- The Denton County unemployment rate has been among the lowest in DFW in 2020
- Roughly 56% of the DFW job losses in May 2020 have been recovered



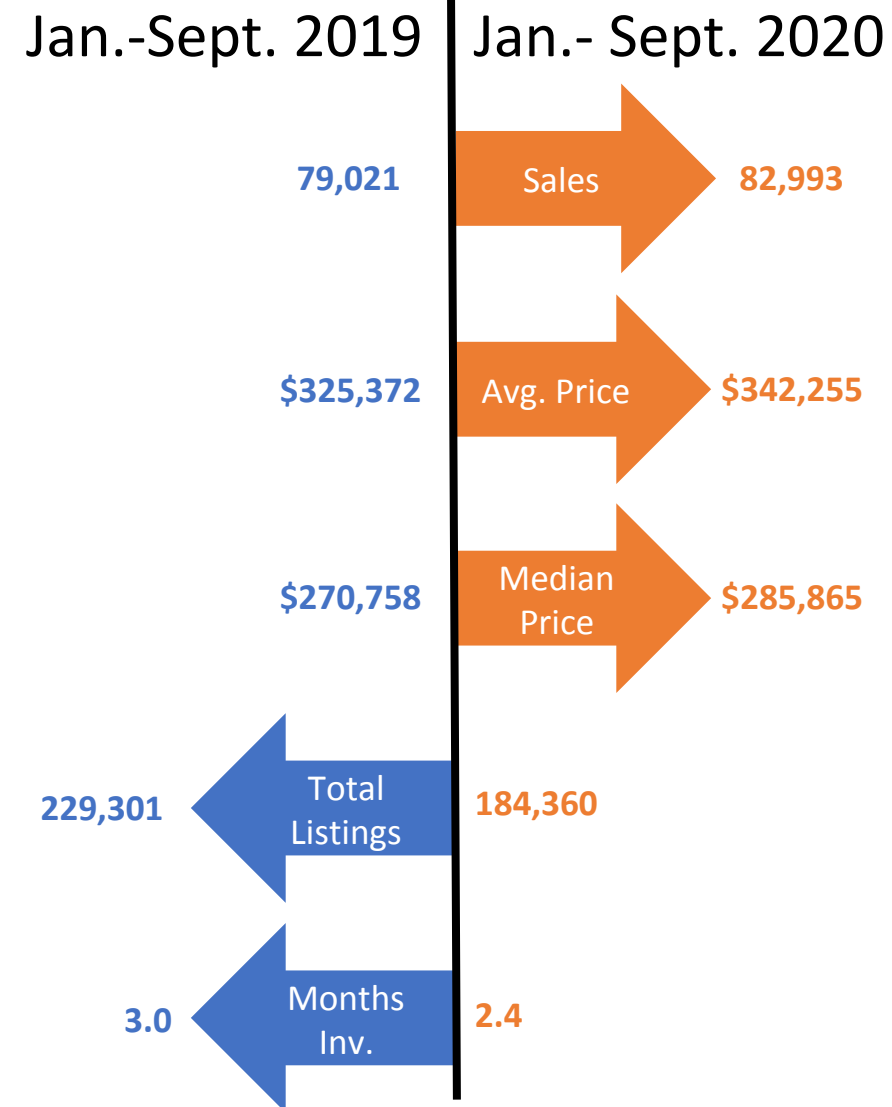
COVID and the Housing Market: What Impact?

DFW Monthly Sales, 2019-2020



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales dropped in April, but by June, new home inventory rose above 2019 levels and has continued to surpass 2019 levels in DFW
- In the month of September, total monthly home sales continued to surpass 2019 levels in DFW (+26%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

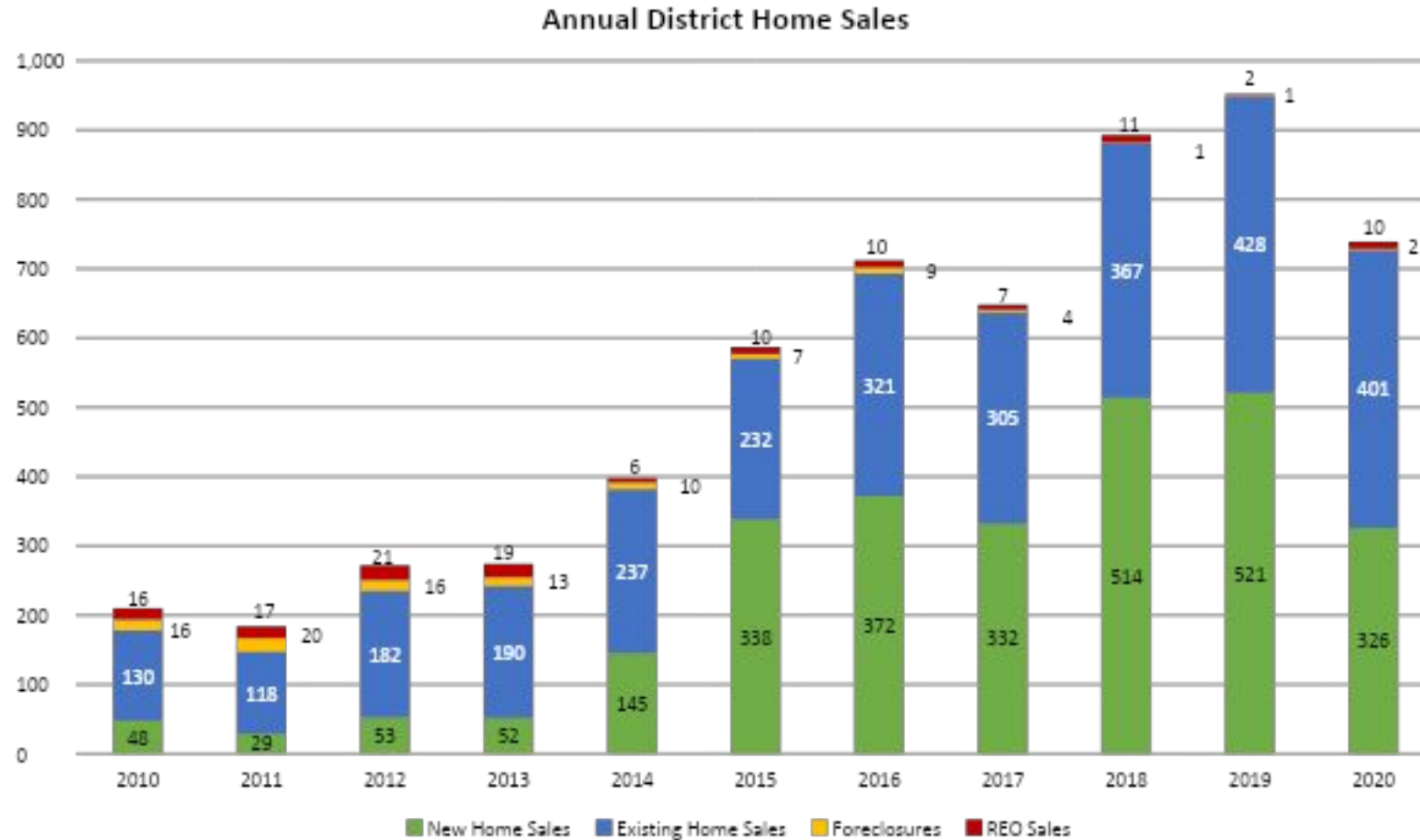
YOY Housing Trends





Argyle ISD Annual Home Sales

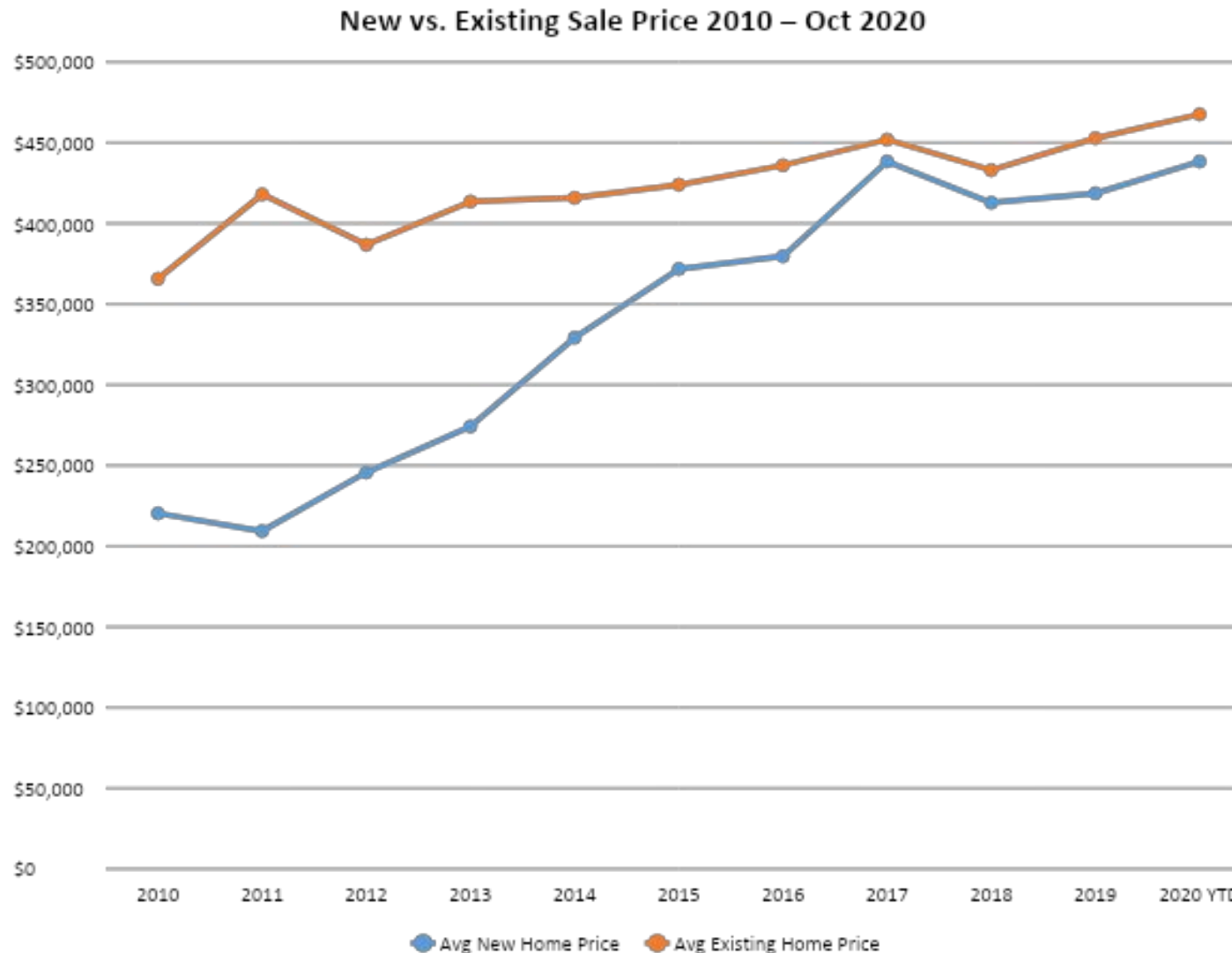
Total Annual Home Sales by Transaction Type, 2010 – Oct 2020



- In 2020 there have been more than 730 home sales in Argyle ISD
- Total foreclosures and REO sales throughout AISD have decreased by 62% since 2010
- New homes sales within the district have increased by more than 5 times in the last ten years



Argyle ISD Historical Price Analysis



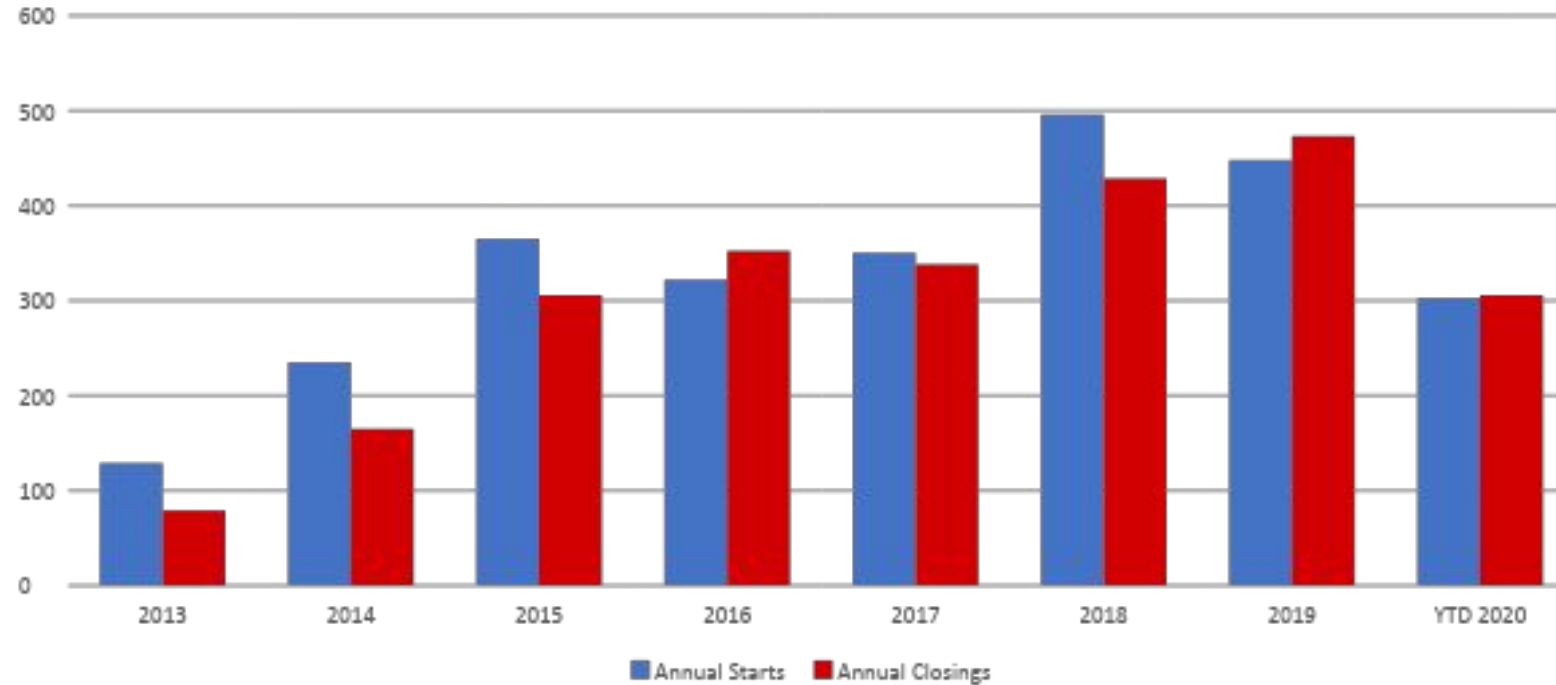
	Avg New Home Price	Avg Existing Home Price
2010	\$220,342	\$365,649
2011	\$209,342	\$417,983
2012	\$245,745	\$386,782
2013	\$274,222	\$413,568
2014	\$329,212	\$415,847
2015	\$371,785	\$424,000
2016	\$379,577	\$436,034
2017	\$438,424	\$451,933
2018	\$412,853	\$432,972
2019	\$418,659	\$452,769
2020 YTD	\$438,350	\$467,610

- Argyle ISD's average new home sale price has increased by 98%, a rise of \$218,000 in 10 years
- Within the district, the average existing home sale price has risen 27% since 2010, an increase of \$101,961



New Housing Activity

Argyle ISD



Starts	2013	2014	2015	2016	2017	2018	2019	2020
1Q	15	55	67	71	95	116	124	86
2Q	46	36	97	79	81	157	111	112
3Q	13	77	115	96	109	133	123	105
4Q	55	67	86	76	65	90	89	
Total	129	235	365	322	350	496	447	303

Closings	2013	2014	2015	2016	2017	2018	2019	2020
1Q	19	23	57	95	58	77	82	89
2Q	15	22	76	78	83	100	104	99
3Q	27	68	80	114	124	133	152	118
4Q	18	52	93	65	73	119	135	
Total	79	165	306	352	338	429	473	306




- In 2020 Argyle ISD started more than 300 homes thru the 3rd quarter
- The district closed 118 homes in 3Q20, setting AISD up to close over 400 homes by the end of the year
- The districts home inventory is stable at 6.3 month's supply

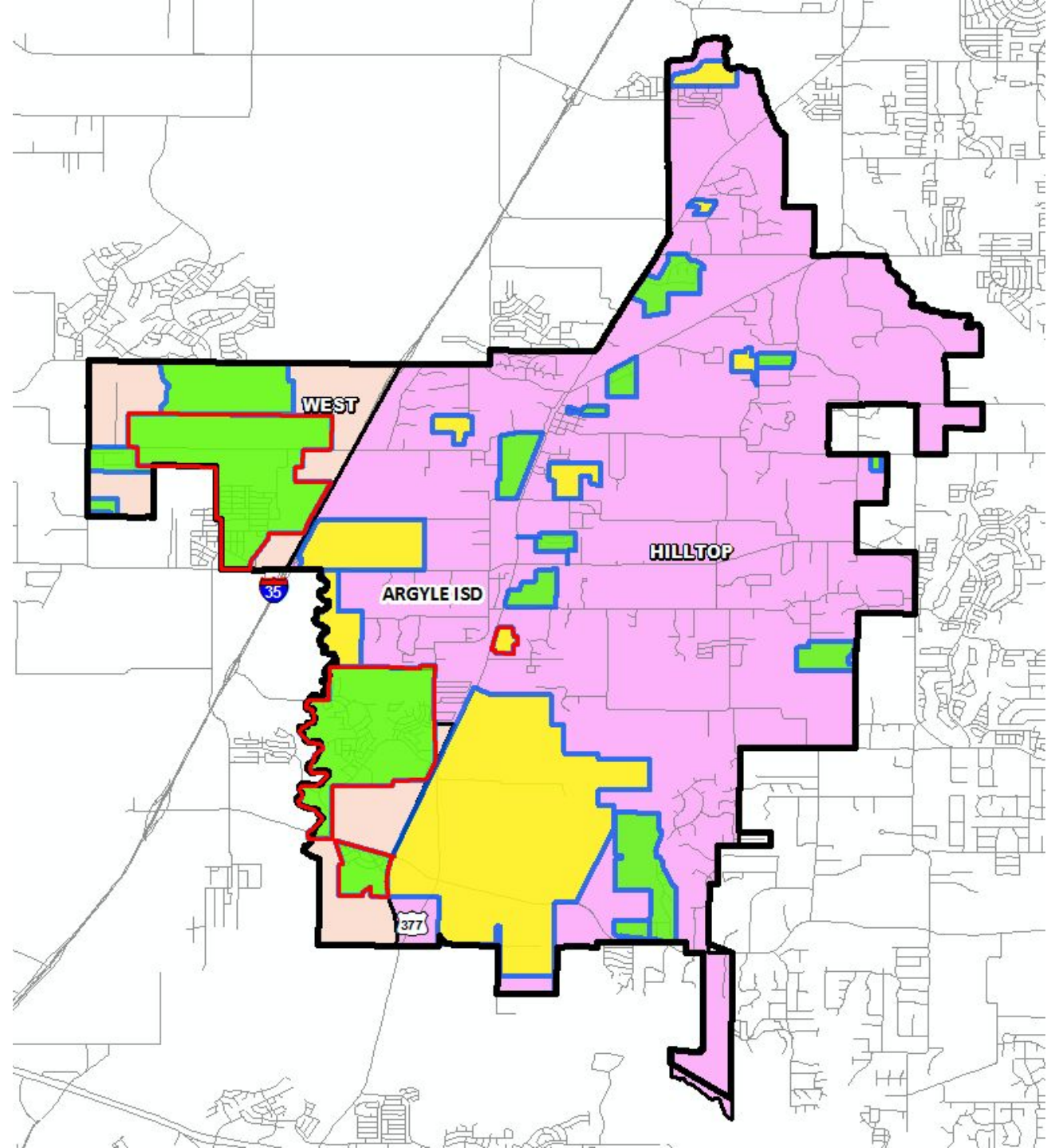


District Housing Overview

- The district has 17 actively building subdivisions with more than 1,100 lots available to build on
- Within AISD there are 9 future subdivisions with nearly 5,000 lots in various stages of development
- Of those, groundwork is underway on approx. 656 lots within Argyle ISD

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





Residential Activity

Harvest & Ridge at Northlake

Ridge at Northlake

- 1,045 total lots
- 762 future lots
- 15 homes under construction
- 262 vacant developed lots
- Homebuilding started 2Q20
- First residents anticipated spring 2021

Harvest

- 3,742 total lots
- 2,762 total lots in Argyle ISD
 - 1,481 future lots
 - 1,085 occupied lots
 - 45 homes under construction
 - 127 vacant developed lots
 - Closed 197 lots in last 12 months
 - Groundwork underway on Sec 5 (47 lots), Sec 6 (36 lots), and Sec 2 (102 lots)
- 980 total lots in Northwest ISD
 - 207 future lots
 - 737 occupied lots
- Building 200-220 homes per year
- \$270K - \$500K

Northwest ISD

ARGYLE ISD

HILLTOP

ARGYLE
WEST
ELEM

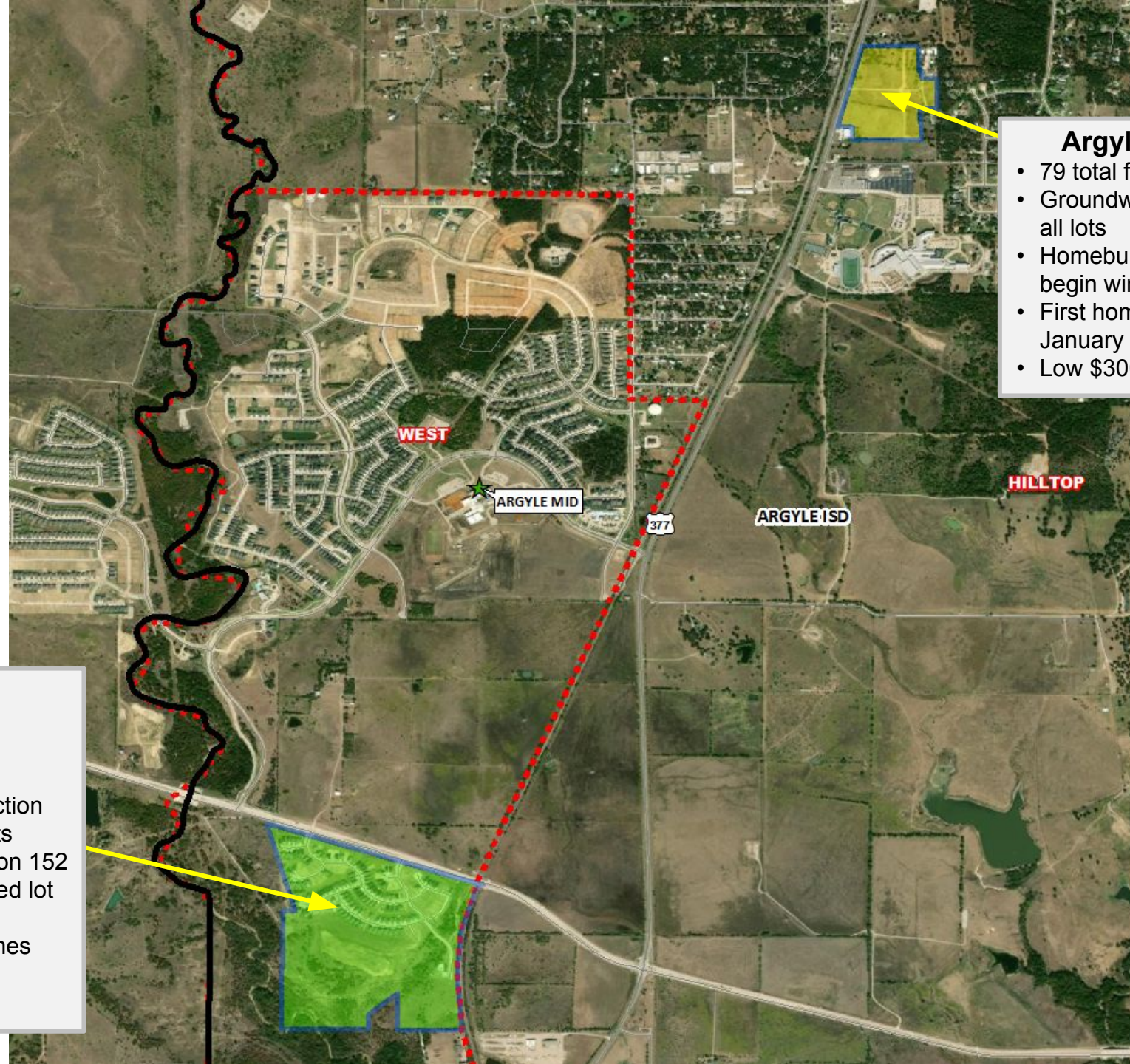
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WEST



Residential Activity

Argyle Crossing & Trailwood



Argyle Crossing

- 79 total future lots
- Groundwork underway on all lots
- Homebuilding estimated to begin winter 2020
- First homes anticipated January 2021
- Low \$300K+

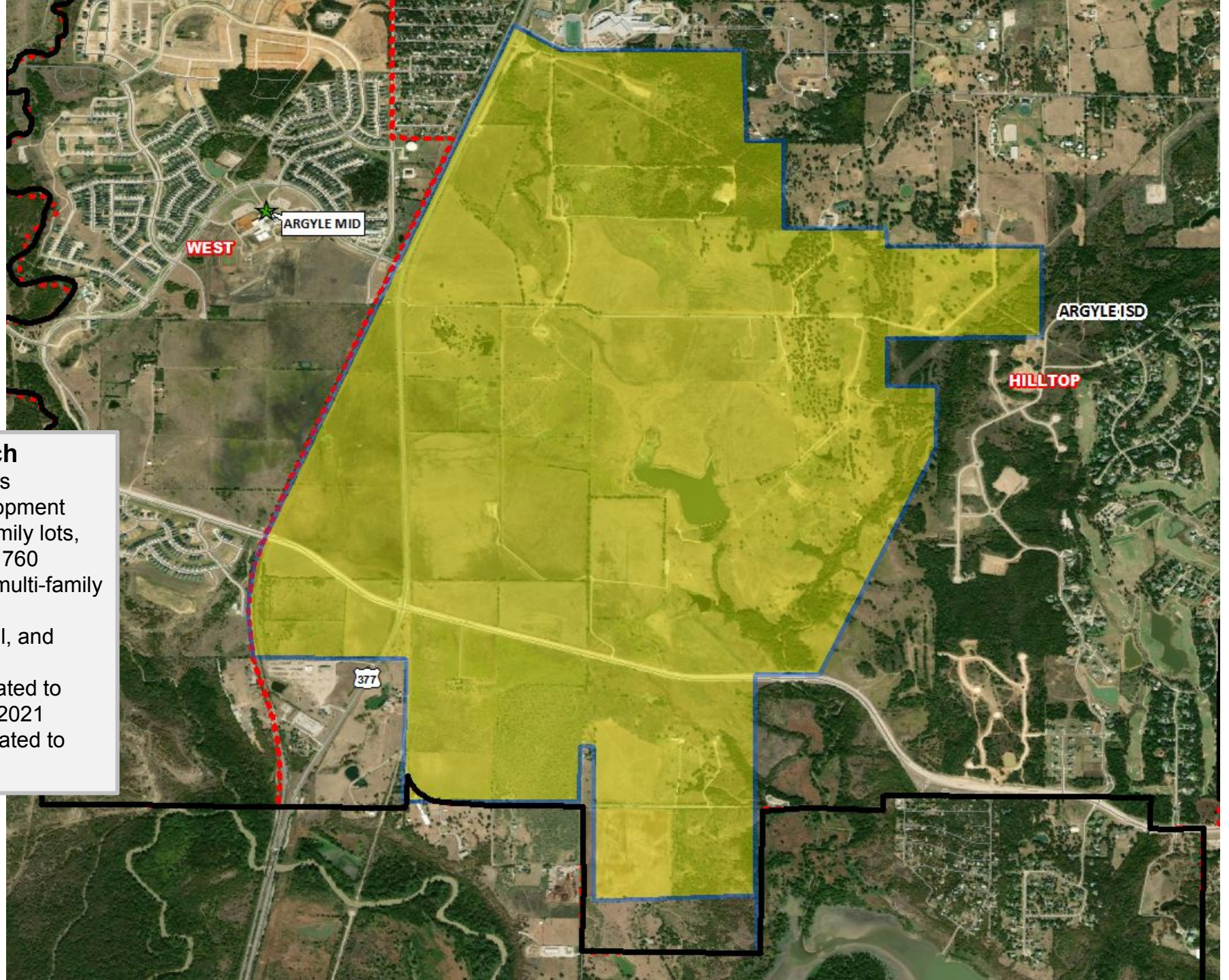
Trailwood

- 309 total lots
- 152 future lots
- 121 occupied lots
- 7 homes under construction
- 20 vacant developed lots
- Groundwork underway on 152 lots in Phase 2; estimated lot delivery mid 2021
- Building approx. 40 homes per year
- \$350K - \$450K



Residential Activity

Furst Ranch



Furst Ranch



- 4,115 total future lots
- Future Mixed development with 2,832 single-family lots, 520 townhome lots, 760 condos, and 4,000 multi-family units
- Includes office, retail, and hospitality space
- Groundwork anticipated to begin 4th quarter of 2021
- Homebuilding estimated to begin 2023

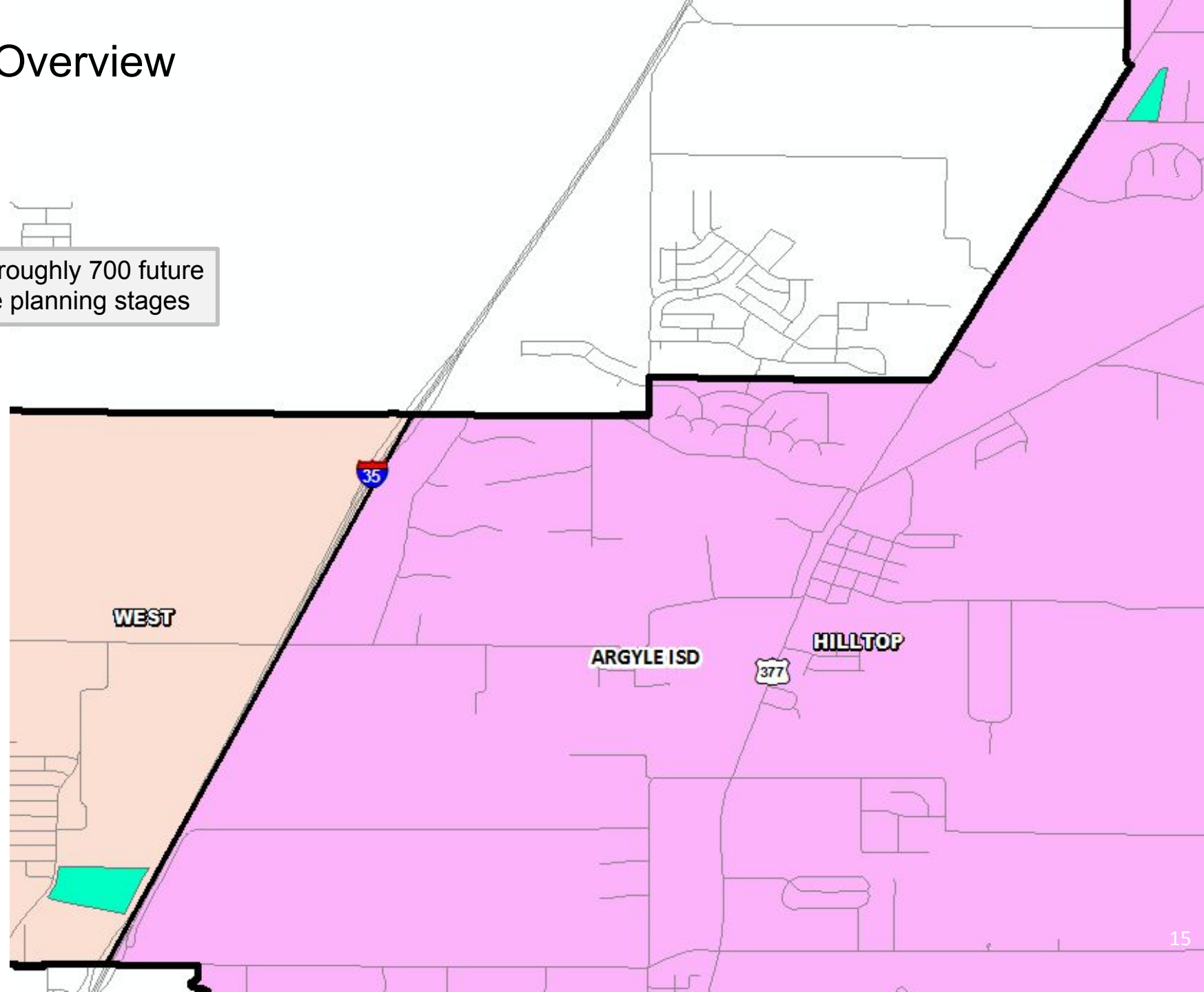


Multi-Family Housing Overview

- Within AISD there are roughly 700 future multi-family units in the planning stages

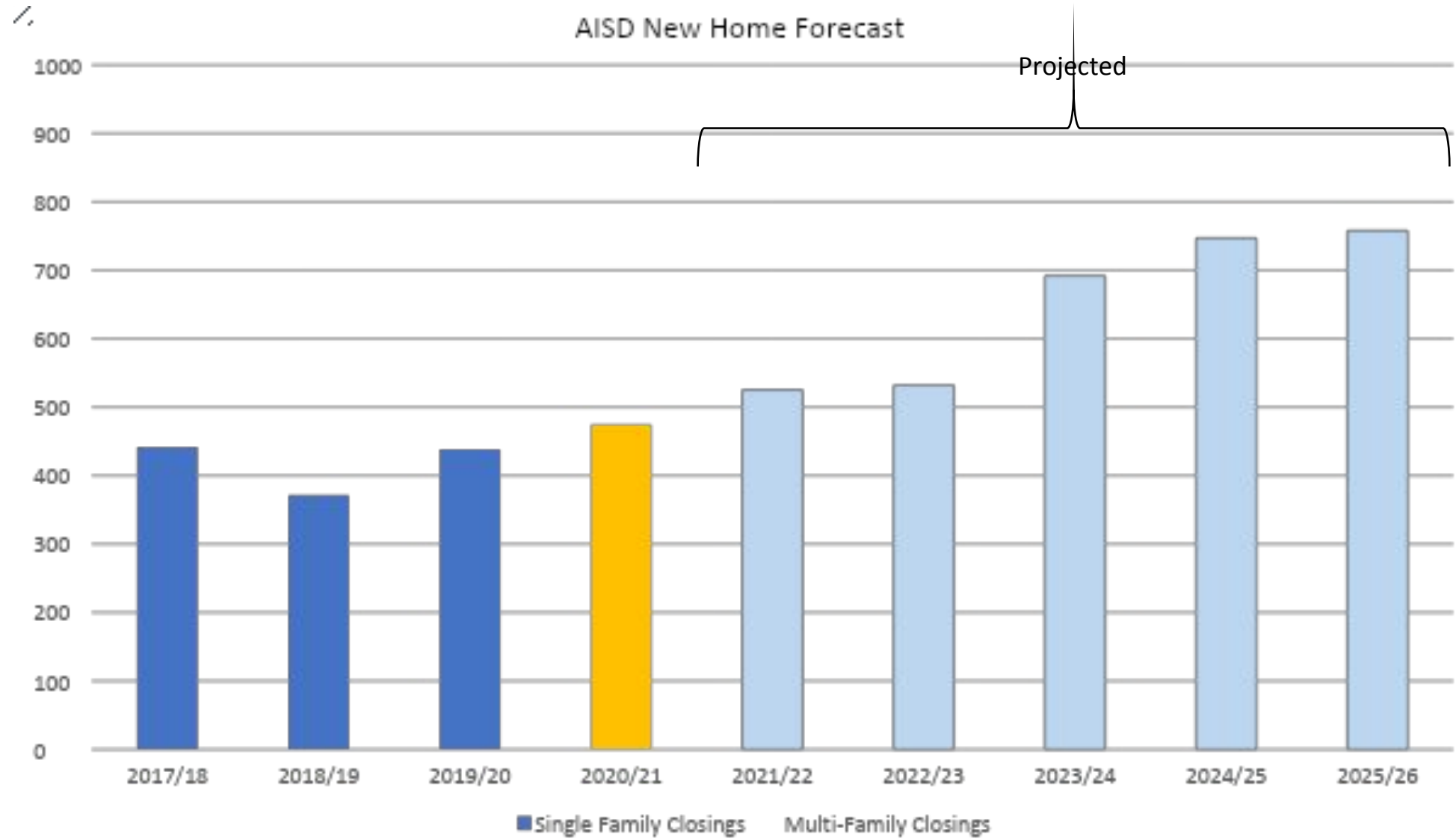
Multi-Family Developments

-  Future Development
-  Under Construction





Forecasted AISD New Home Activity

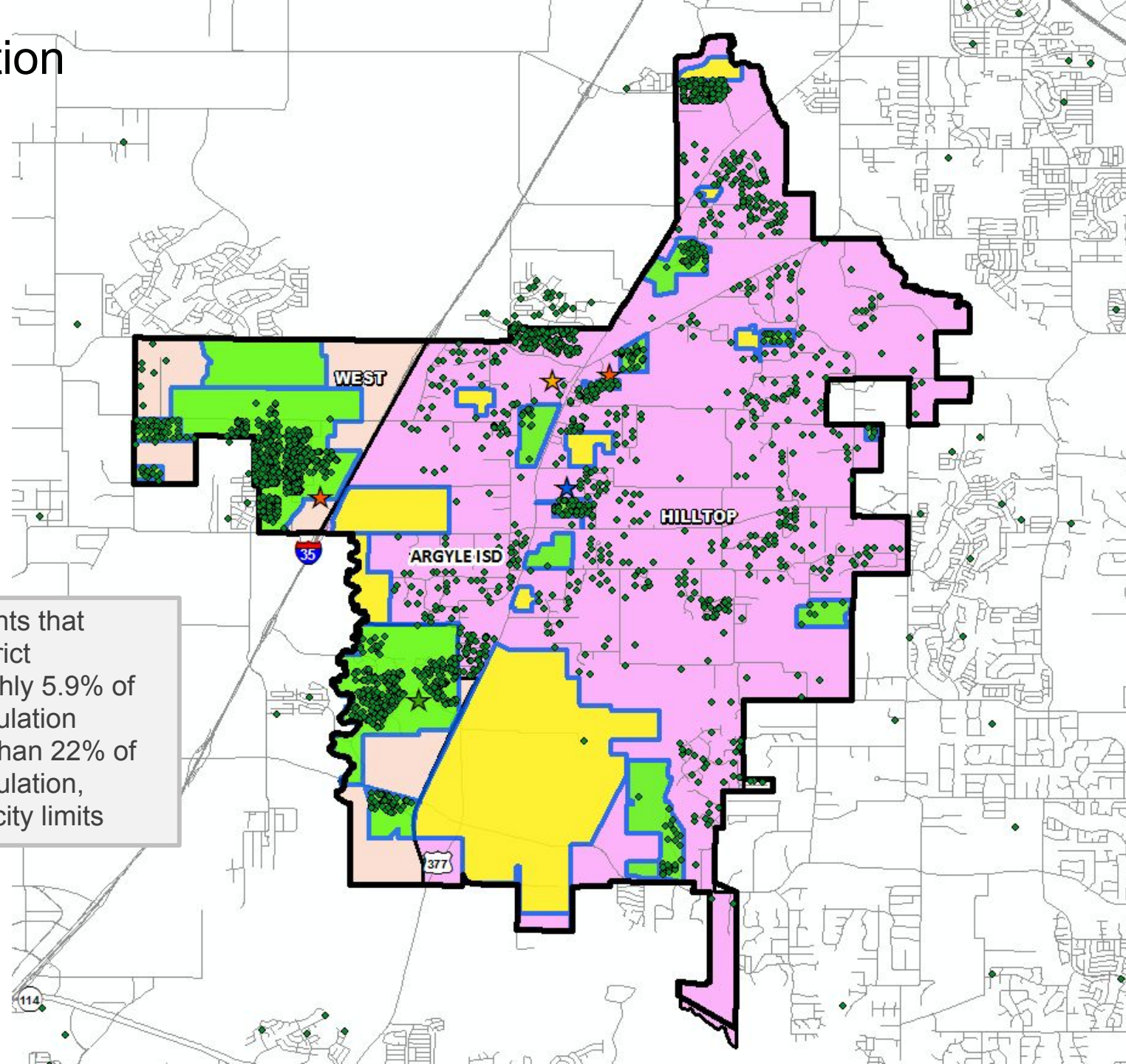


Argyle ISD is forecasted to close roughly 500-800 new homes annually for the next 2 years





Student Distribution



- There are 255 students that reside out of the district
- This represents roughly 5.9% of the total student population
- 851 students, more than 22% of the total student population, reside within Argyle city limits



TEA Transfer Report

Transfers In From	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	5 Year Change
Denton ISD	110	99	78	87	83	81	-29
Keller ISD	5	14	6	3	3	10	+5
Lewisville ISD	15	26	15	21	25	15	0
Northwest ISD	10	27	22	27	34	51	+41
Total Transfers In *	157	192	143	170	181	186	+29

Transfers Out To	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	5 Year Change
Denton ISD	8	11	8	11	11	15	+7
Lewisville ISD	3	5	7	3	10	10	+7
Northwest ISD	12	14	20	14	17	21	+9
Texas College Prep Academy	9	19	18	34	34	53	+44
Westlake Academy Charter	12	9	7	3	3	10	-2
Total Transfers Out*	58	79	74	96	115	148	+90

*Totals include additional transfers per TEA reporting rules



Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2016/17	10	38	143	173	149	175	164	189	223	185	196	216	205	192	187	2,445		
2017/18	19	43	166	188	195	172	197	203	211	251	217	218	226	211	199	2,716	271	11.1%
2018/19	26	36	219	187	223	239	210	232	247	250	273	256	230	226	207	3,061	345	12.7%
2019/20	9	47	268	251	245	257	279	240	275	282	274	299	282	246	224	3,478	417	13.6%
2020/21	0	47	262	272	261	249	278	300	279	318	325	313	307	287	244	3,742	264	7.6%
2021/22	0	47	307	329	319	307	286	316	354	313	356	371	344	313	287	4,248	506	13.5%
2022/23	0	47	332	347	378	375	352	329	364	397	351	401	386	349	307	4,716	468	11.0%
2023/24	0	47	373	387	408	445	423	399	379	400	429	399	419	390	342	5,241	525	11.1%
2024/25	0	47	410	429	444	470	497	474	439	417	440	489	417	427	375	5,776	535	10.2%
2025/26	0	47	441	472	483	512	529	561	521	486	459	502	499	421	414	6,346	570	9.9%
2026/27	0	47	481	501	522	551	576	597	597	555	518	523	520	509	408	6,905	559	8.8%
2027/28	0	47	509	553	563	599	620	649	645	645	599	591	544	525	499	7,588	684	9.9%
2028/29	0	47	533	568	609	646	675	698	701	697	697	683	615	549	520	8,237	648	8.5%
2029/30	0	47	567	604	647	697	727	761	768	771	767	795	710	620	544	9,024	787	9.6%
2030/31	0	47	587	635	668	721	784	818	821	829	833	850	827	716	614	9,751	727	8.1%

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



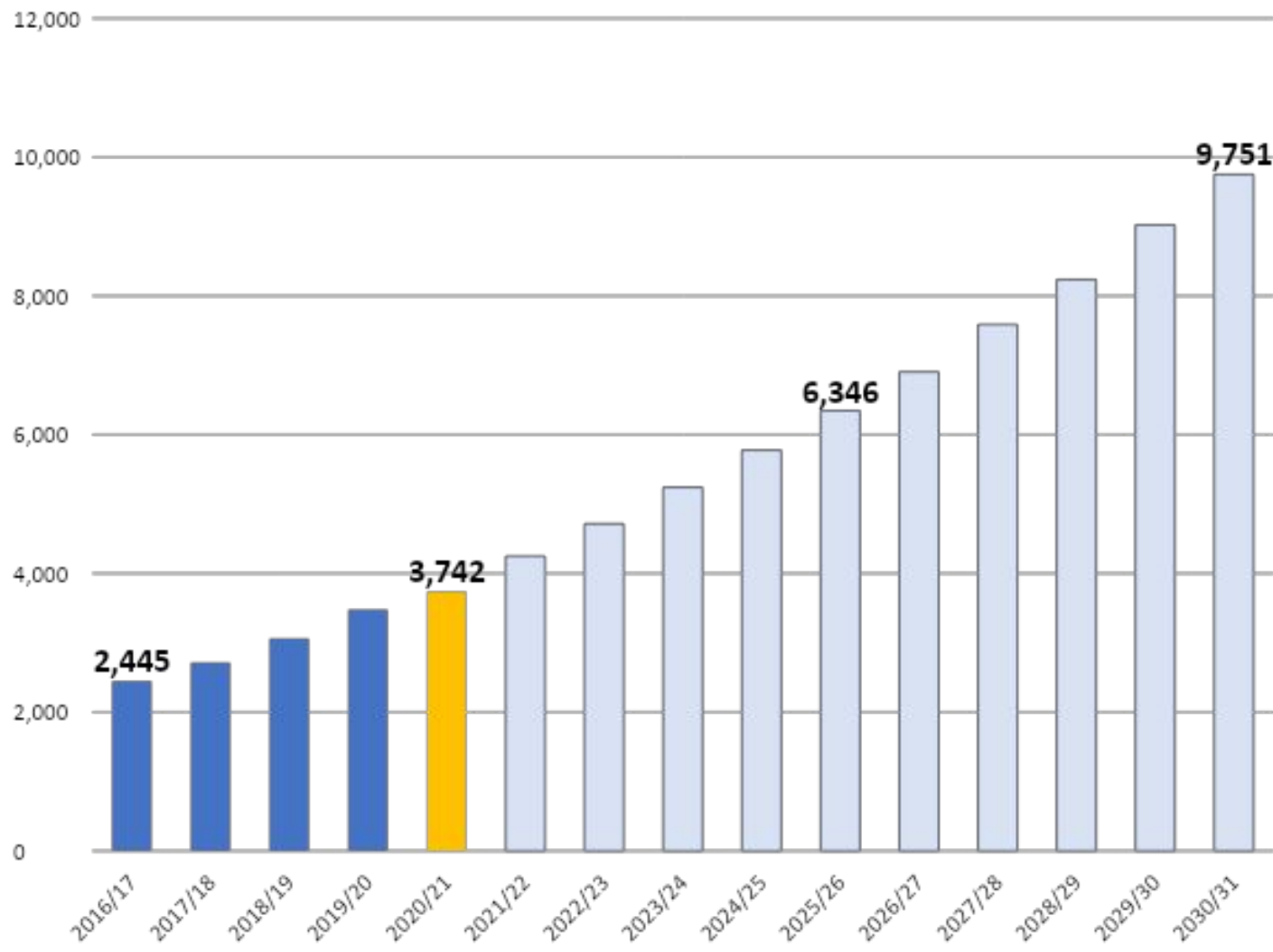
Ten Year Forecast by Campus

		Fall	ENROLLMENT PROJECTIONS									
CAMPUS	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
HILLTOP ELEMENTARY SCHOOL	571	491	620	697	772	846	940	1,014	1,113	1,216	1,318	1,371
WEST ELEMENTARY SCHOOL	740	867	1,016	1,189	1,359	1,499	1,627	1,736	1,840	1,920	2,033	2,130
ELEMENTARY TOTALS	1,311	1,358	1,636	1,886	2,131	2,345	2,567	2,750	2,953	3,136	3,351	3,501
Elementary Absolute Change	381	47	278	250	245	214	222	183	204	182	215	150
Elementary Percent Change	40.97%	3.59%	20.48%	15.26%	12.98%	10.05%	9.48%	7.11%	7.41%	6.17%	6.85%	4.48%
ARGYLE INTERMEDIATE SCHOOL	297	311	274	275	352	427	477	525	587	639	698	760
INTERMEDIATE TOTALS	297	311	274	275	352	427	477	525	587	639	698	760
Intermediate Absolute Change	-145	14	-37	1	77	75	50	48	62	52	59	62
Intermediate Percent Change	-32.81%	4.71%	-11.90%	0.36%	28.00%	21.31%	11.71%	10.06%	11.81%	8.86%	9.23%	8.88%
ARGYLE MIDDLE SCHOOL	831	922	1,023	1,112	1,208	1,296	1,466	1,670	1,889	2,095	2,306	2,483
MIDDLE SCHOOL TOTALS	831	922	1,023	1,112	1,208	1,296	1,466	1,670	1,889	2,095	2,306	2,483
Middle School Absolute Change	61	91	101	89	96	88	170	204	219	206	211	177
Middle School Percent Change	7.92%	10.95%	10.95%	8.70%	8.63%	7.28%	13.12%	13.92%	13.11%	10.91%	10.07%	7.68%
ARGYLE HIGH SCHOOL	1,051	1,151	1,315	1,443	1,550	1,708	1,836	1,960	2,159	2,367	2,669	3,007
HIGH SCHOOL TOTALS	1,051	1,151	1,315	1,443	1,550	1,708	1,836	1,960	2,159	2,367	2,669	3,007
High School Absolute Change	132	100	164	128	107	158	128	124	199	208	302	338
High School Percent Change	14.36%	9.51%	14.25%	9.73%	7.42%	10.19%	7.49%	6.75%	10.15%	9.63%	12.76%	12.66%
DISTRICT TOTALS	3,490	3,742	4,248	4,716	5,241	5,776	6,346	6,905	7,588	8,237	9,024	9,751
District Absolute Change	429	252	506	468	525	535	570	559	684	648	787	727
District Percent Change	14.02%	7.22%	13.53%	11.01%	11.13%	10.21%	9.87%	8.80%	9.90%	8.54%	9.55%	8.06%



Key Takeaways

Enrollment Forecast



- Argyle ISD experienced historically low cohorts in the Elementary level due to the Covid-19 impact
- AISD could close approximately 400 homes for the third consecutive year
- There are currently more than 1,100 lots available for development and nearly 5,000 lots for future development within the district
- The district is forecasted to close 500 – 800 homes annually for the next 3 to 5 years
- Argyle ISD was one of the few school districts that experienced enrollment growth in the past year
- Within the next 5 years, Argyle ISD could enroll an additional 2,600 students with a 10 year enrollment growth of 6,000 students for a fall 2030 enrollment of 9,751