



**Argyle
Independent
School
District**

**Spring Report
2020/21**



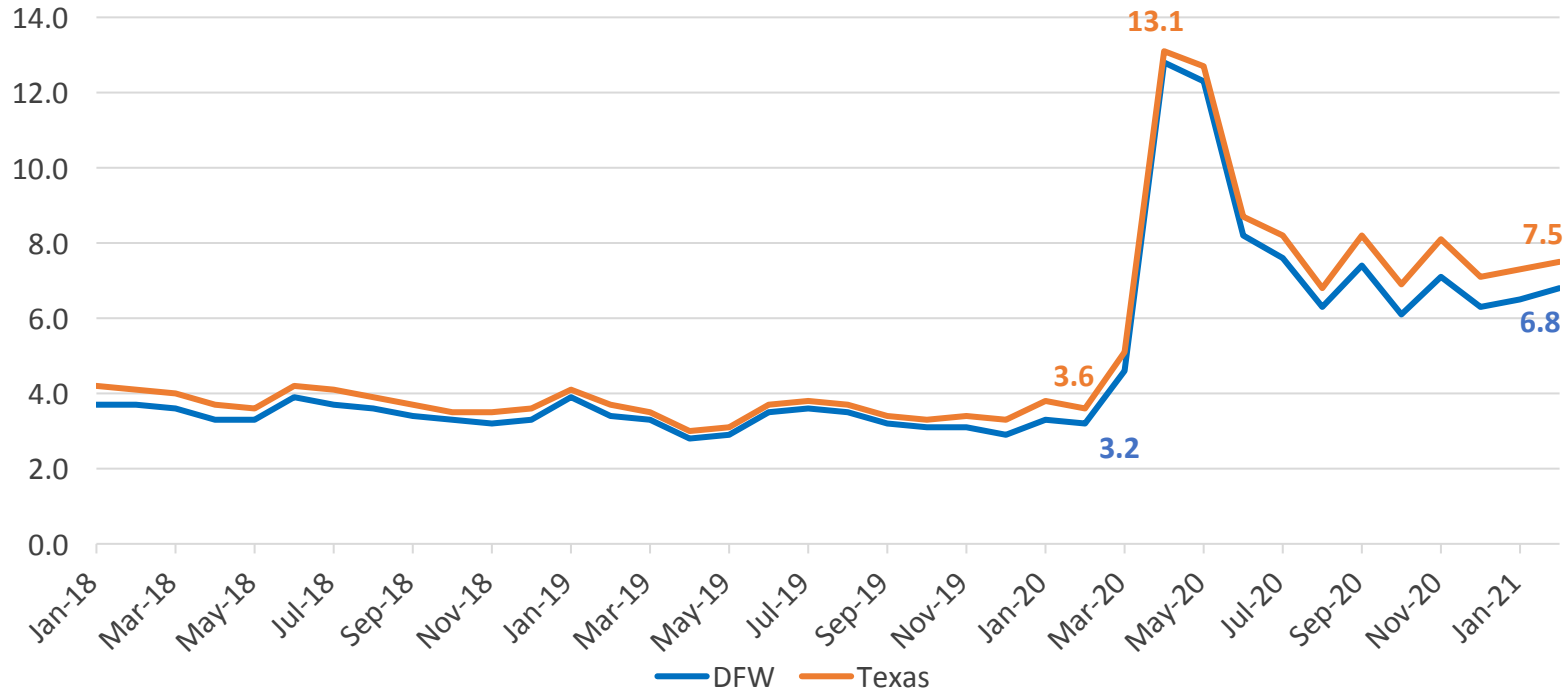
TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

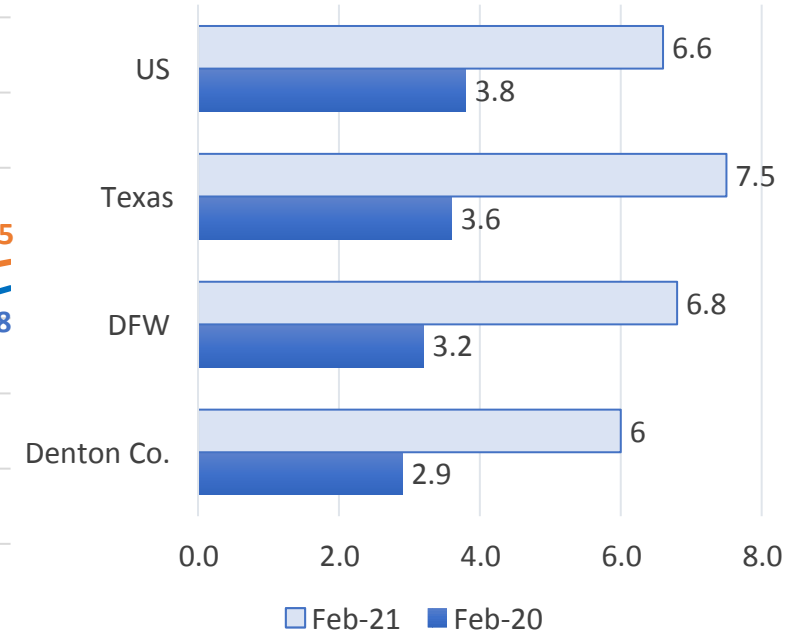


DFW MSA Economic Update

Unemployment Rate, Jan 2018 - Feb 2021



Unemployment Rate, Year Over Year





Local Economic Update- Fort Worth



Facebook Expansion

- Announced expansion of data center located at 5000 Like Way in December 2020
- Construction of 170,000 sq. ft. expansion underway with completion anticipated in 2022
- Total cost approx. \$200 million
- Created 50 new jobs

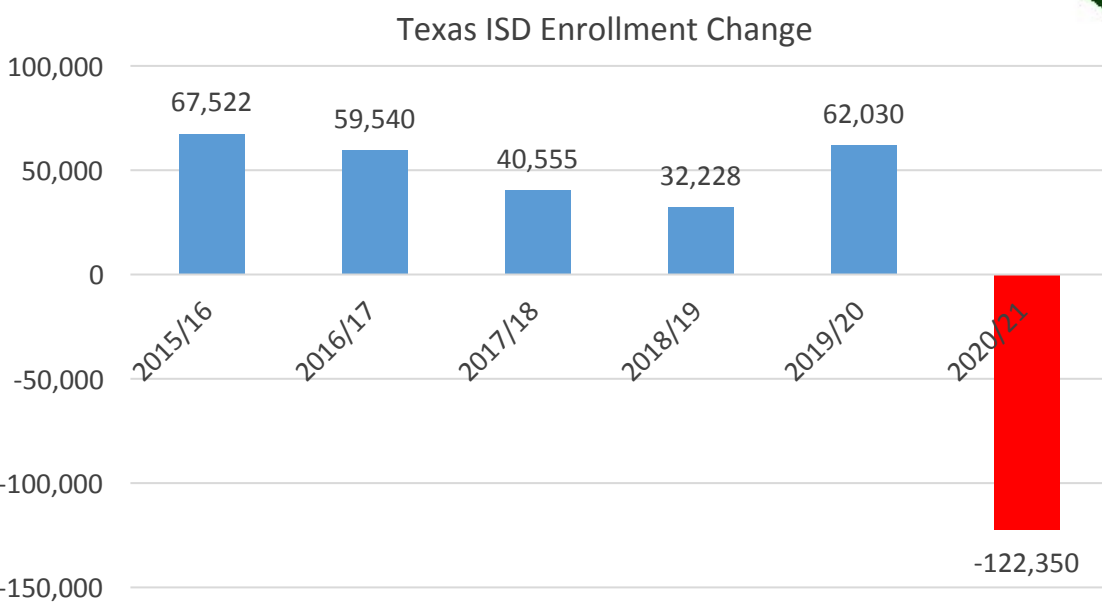
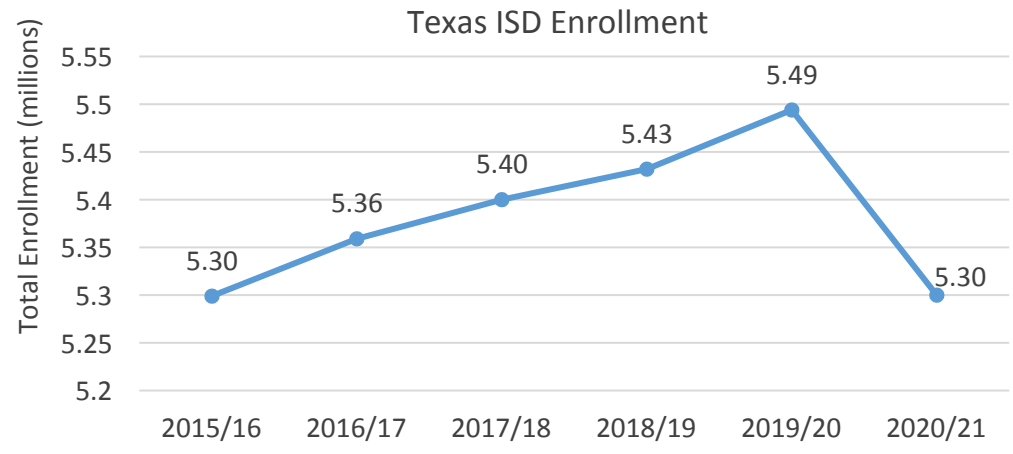
Charles Schwab

- Officially moved HQ to Westlake in January 2021
- New \$100 million campus spans 500,000 sq. ft. on more than 70 acres at Hwy 170 & Hwy 114
- Merged with Ameritrade in October 2020 for \$26 million; combined employee force of Charles Schwab (2,500 employees) and 2,000 Ameritrade employees
- Entire HQ at capacity could house more than 6,000 workers

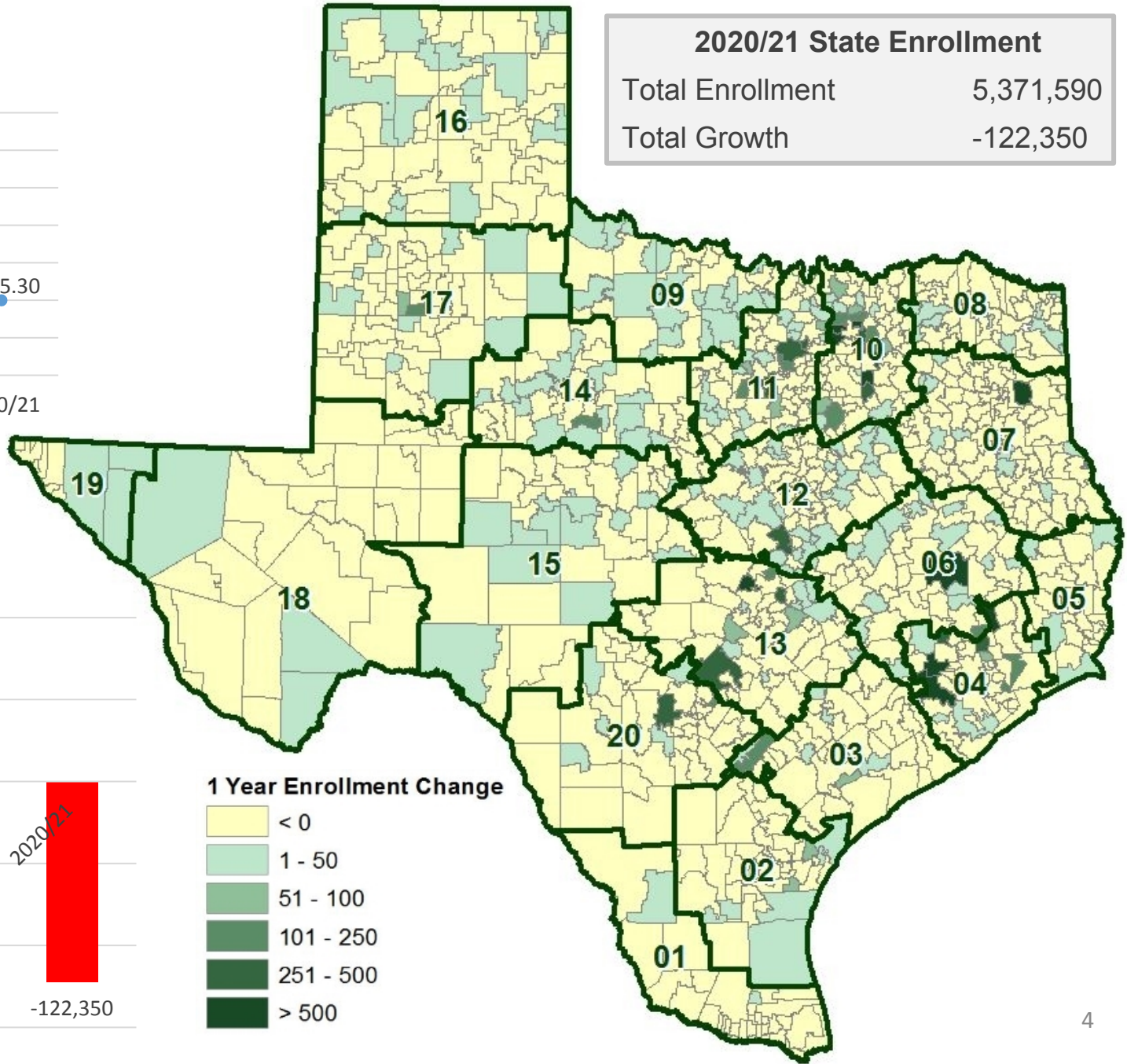




State Enrollment Trends



2020/21 State Enrollment	
Total Enrollment	5,371,590
Total Growth	-122,350

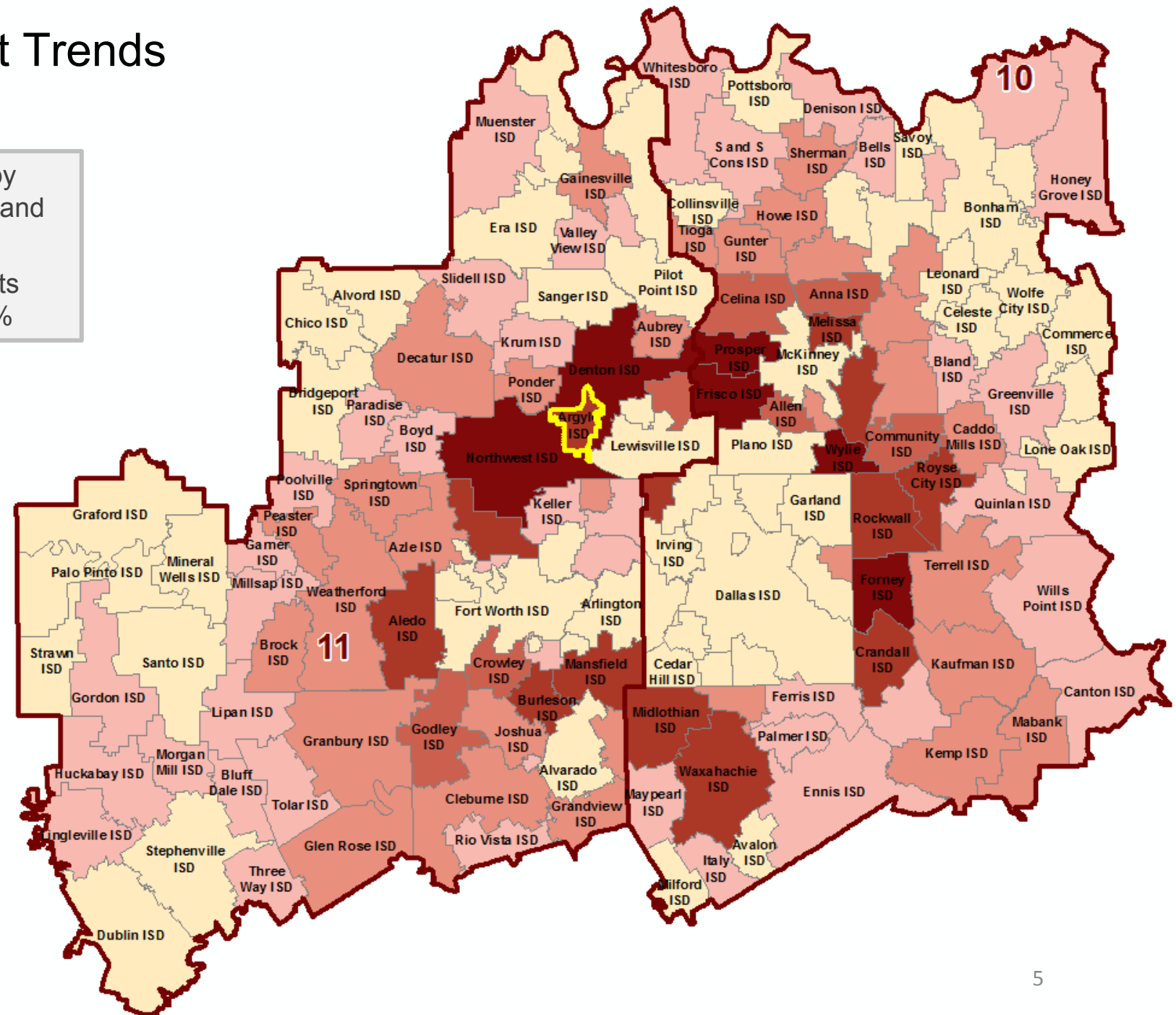
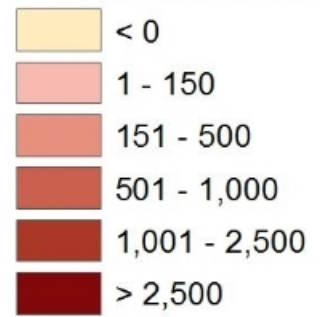




Region 10 & 11 Enrollment Trends

- Argyle ISD enrollment has risen by 1,552 students between 2015/16 and 2020/21, an increase of 69.2%
- AISD enrollment rose 312 students from 2019/20, an increase of 9.0%

5 Yr Enrollment Change





Region 11 Enrollment Trends

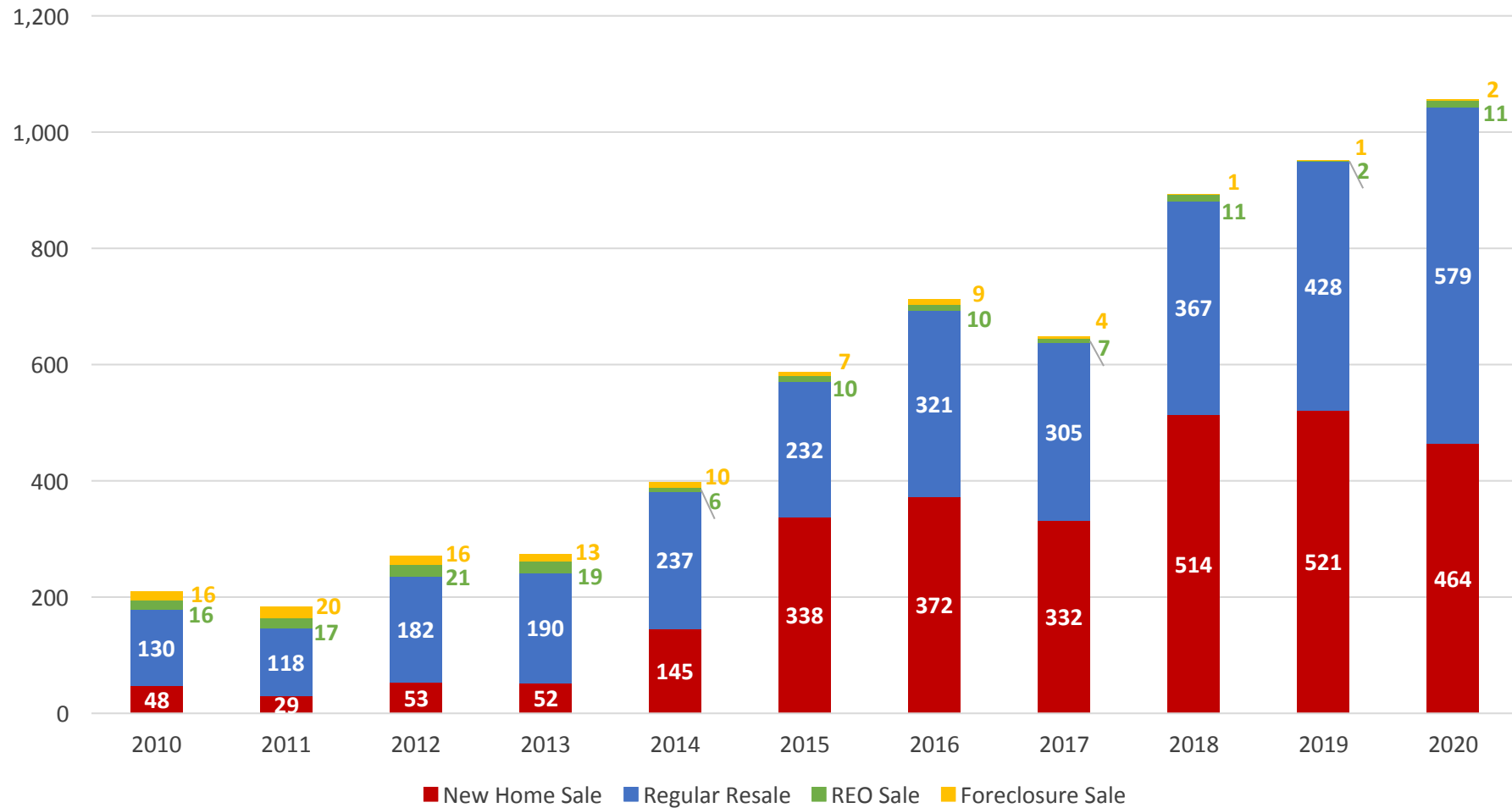
Rank	DISTRICT	2015/16 Enrollment	2019/20 Enrollment	2020/21 Enrollment	5-YEAR CHANGE (15/16-20/21)	ANNUAL CHANGE (19/20-20/21)	5-YEAR PCT Growth	1-YEAR PCT Growth
1	Northwest ISD	20,967	25,040	25,383	4,416	343	21.1%	1.4%
2	Denton ISD	27,566	30,919	30,267	2,701	-652	9.8%	-2.1%
3	Eagle Mt-Saginaw ISD	19,191	21,024	21,245	2,054	221	10.7%	1.1%
4	Argyle ISD	2,243	3,483	3,795	1,552	312	69.2%	9.0%
5	Aledo ISD	5,249	6,437	6,723	1,474	286	28.1%	4.4%
6	Mansfield ISD	33,814	35,669	35,127	1,313	-542	3.9%	-1.5%
7	Burleson ISD	11,384	12,810	12,547	1,163	-263	10.2%	-2.1%
8	Little Elm ISD	7,190	8,065	8,108	918	43	12.8%	0.5%
9	Godley ISD	1,778	2,348	2,443	665	95	37.4%	4.0%
10	Crowley ISD	15,100	15,996	15,731	631	-265	4.2%	-1.7%
11	Granbury ISD	6,989	7,474	7,469	480	-5	6.9%	-0.1%
12	Brock ISD	1,299	1,606	1,765	466	159	35.9%	9.9%
13	Azle ISD	6,242	6,815	6,685	443	-130	7.1%	-1.9%
14	Decatur ISD	2,997	3,464	3,429	432	-35	14.4%	-1.0%
15	Joshua ISD	5,144	5,618	5,490	346	-128	6.7%	-2.3%
16	Aubrey ISD	2,316	2,593	2,644	328	51	14.2%	2.0%
17	Peaster ISD	1,059	1,322	1,382	323	60	30.5%	4.5%
18	Ponder ISD	1,274	1,579	1,585	311	6	24.4%	0.4%
19	Carroll ISD	8,065	8,525	8,324	259	-201	3.2%	-2.4%
20	Springtown ISD	3,406	3,584	3,619	213	35	6.3%	1.0%





Argyle ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2020



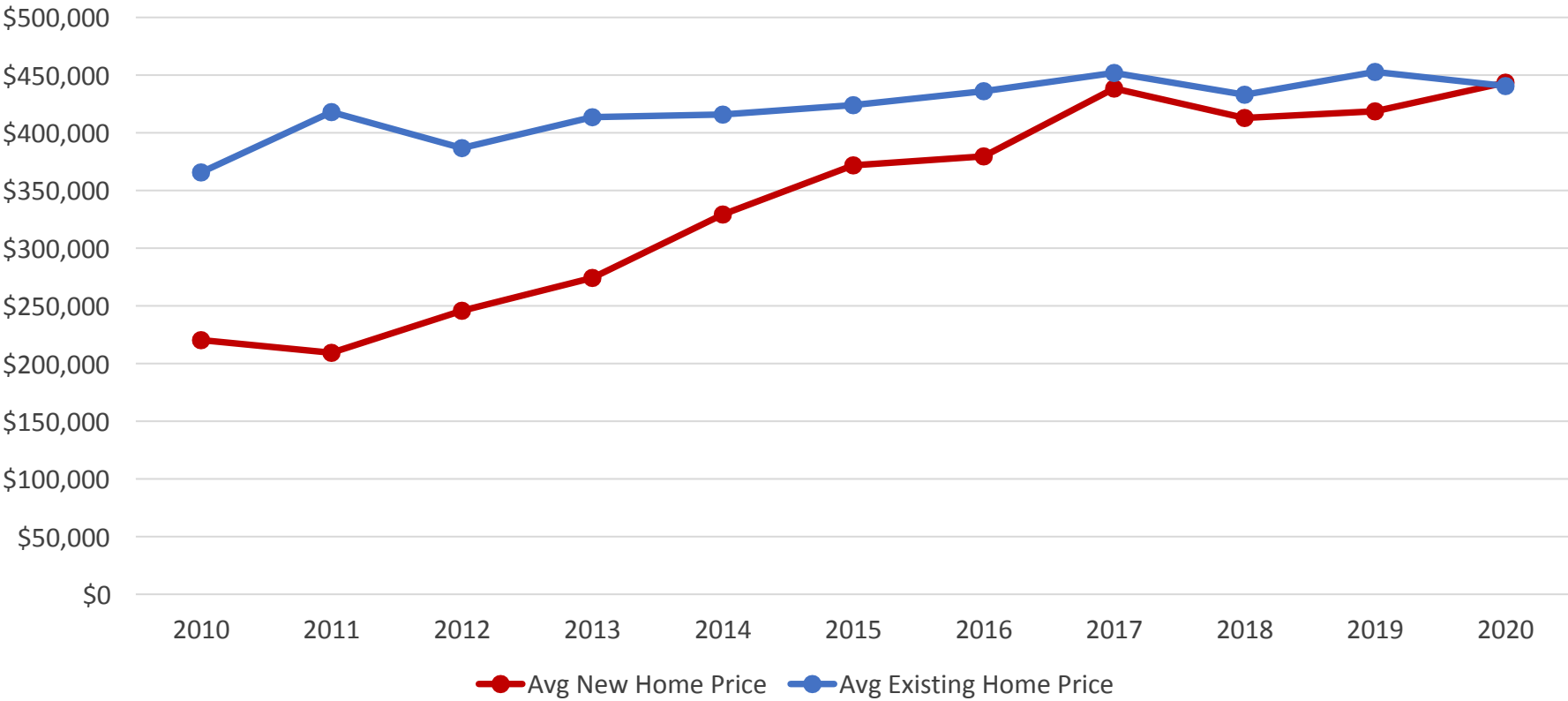
- In 2020 there were 1,056 home sales in Argyle ISD, an increase of 10% over 2019 totals
- Total foreclosures and REO sales throughout BISD have decreased by 59% since 2010
- New homes sales within the district have decreased 10% from 2019 totals and account for nearly 44% of the total district home sales in 2020





Argyle ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – 2020



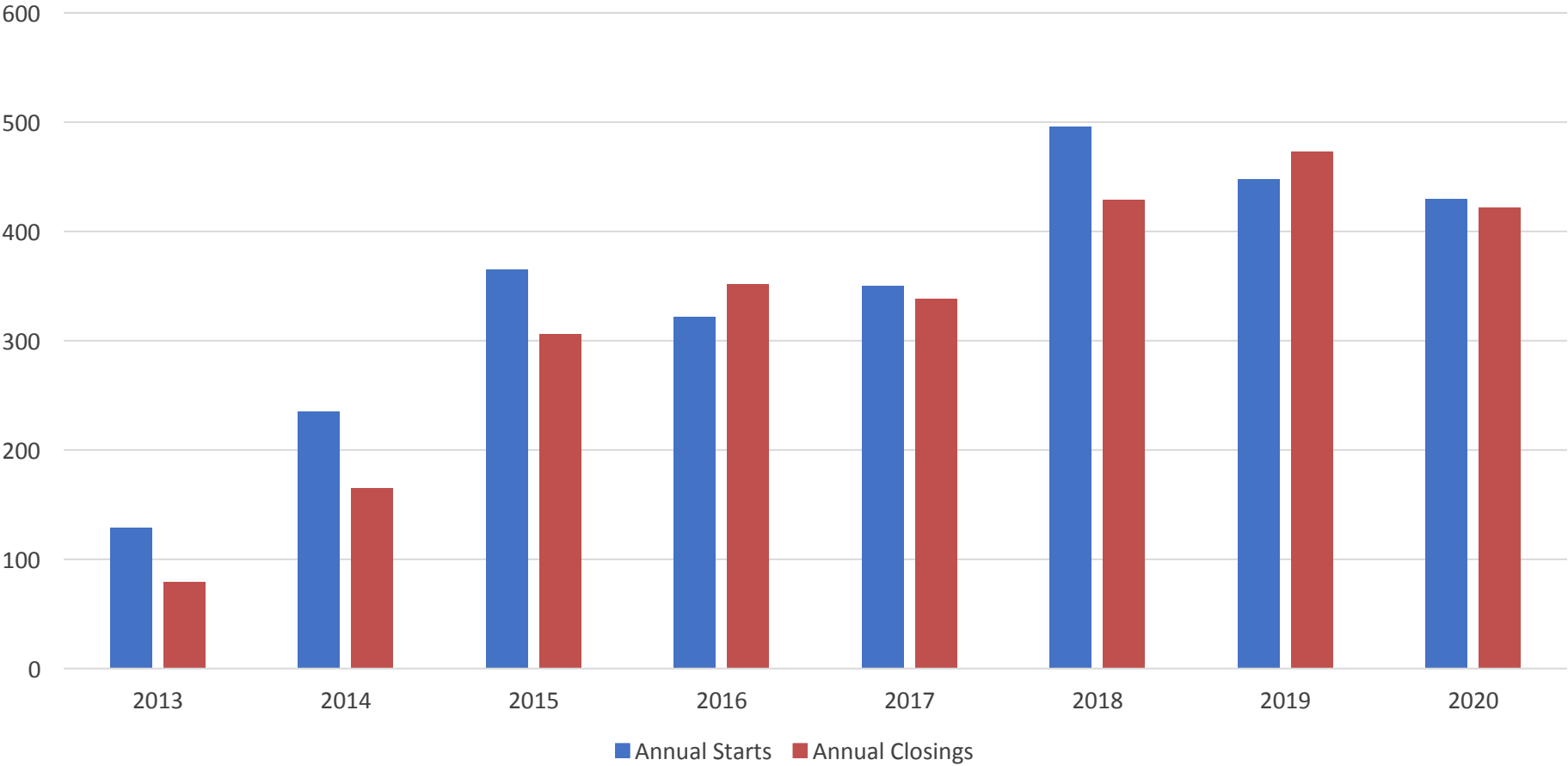
	Avg New Home Price	Avg Existing Home Price
2010	\$220,342	\$365,649
2011	\$209,342	\$417,983
2012	\$245,745	\$386,782
2013	\$274,222	\$413,568
2014	\$329,212	\$415,847
2015	\$371,785	\$424,000
2016	\$379,577	\$436,034
2017	\$438,424	\$451,933
2018	\$412,853	\$432,972
2019	\$418,659	\$452,769
2020	\$443,497	\$440,596

- Since 2010, the average new home price in Argyle ISD has increased 101%, a rise of over \$223,100
- The average existing home price within the district has increased by 20%, or nearly \$75,000 since 2010





Argyle ISD New Home Activity



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	90	127
Total	129	235	365	322	350	496	448	430

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	116
Total	79	165	306	352	338	429	473	422



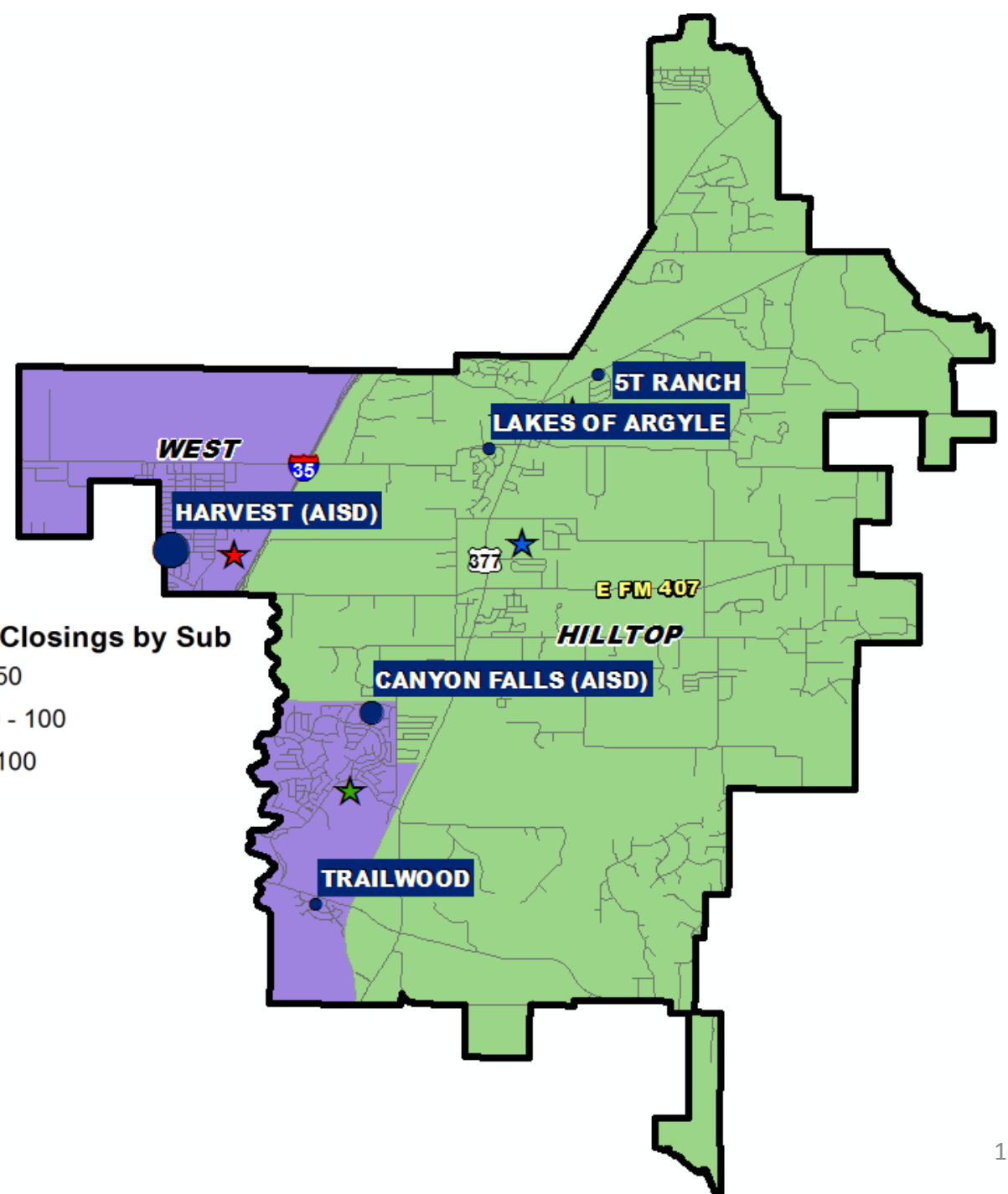


Annual Closing Distribution

Top 5 Subdivisions - 4Q20 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	HARVEST (AISD)	ARGYLE WEST	176	40	87	1,709
2	CANYON FALLS (AISD)	ARGYLE WEST	95	19	234	336
3	TRAILWOOD	ARGYLE WEST	37	9	8	152
4	LAKES OF ARGYLE	HILLTOP	25	5	94	0
5	5T RANCH	HILLTOP	17	3	24	0
Totals			350	76	447	2,197

Annual Closings by Sub

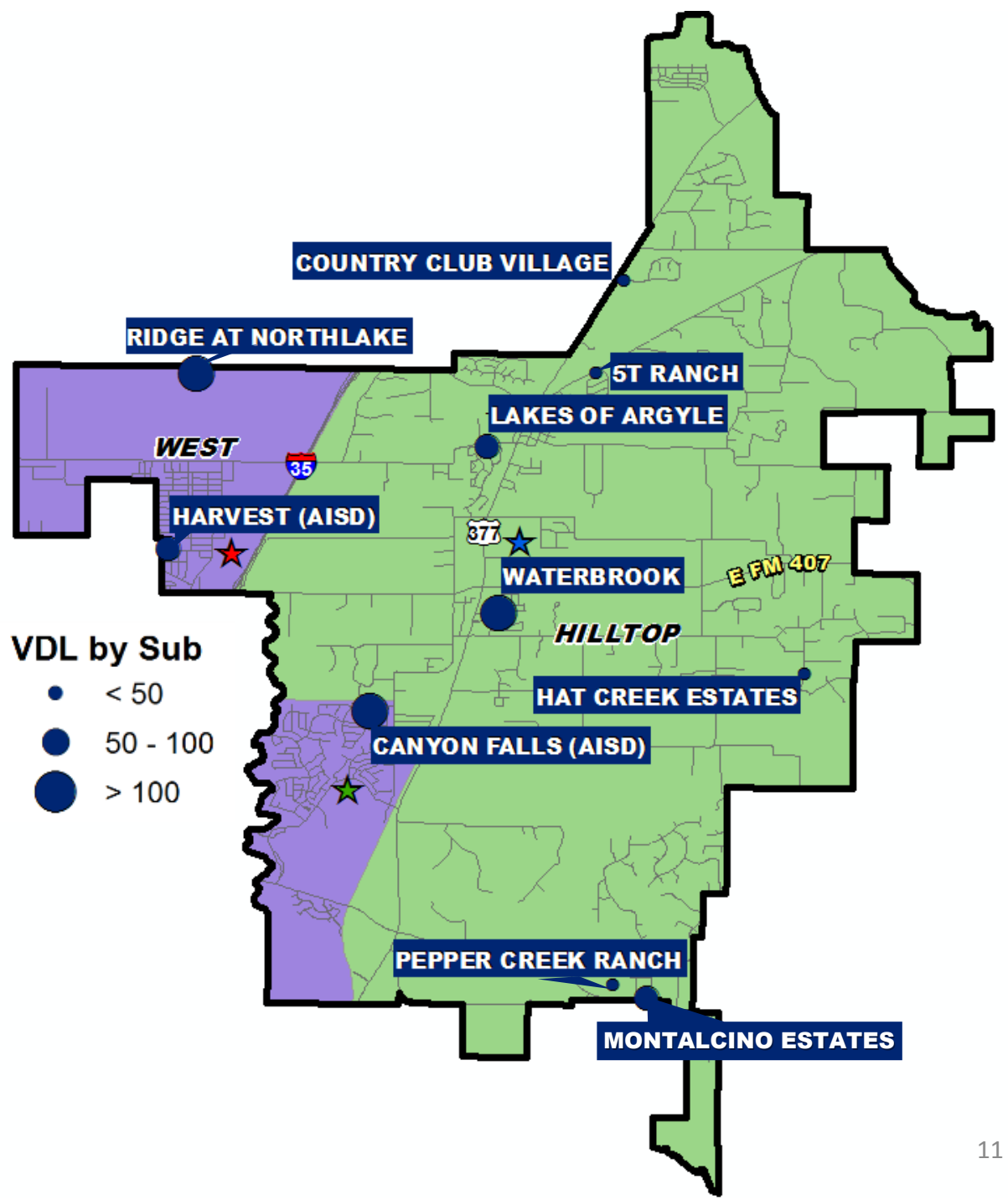
- < 50
- 50 - 100
- > 100





VDL Distribution

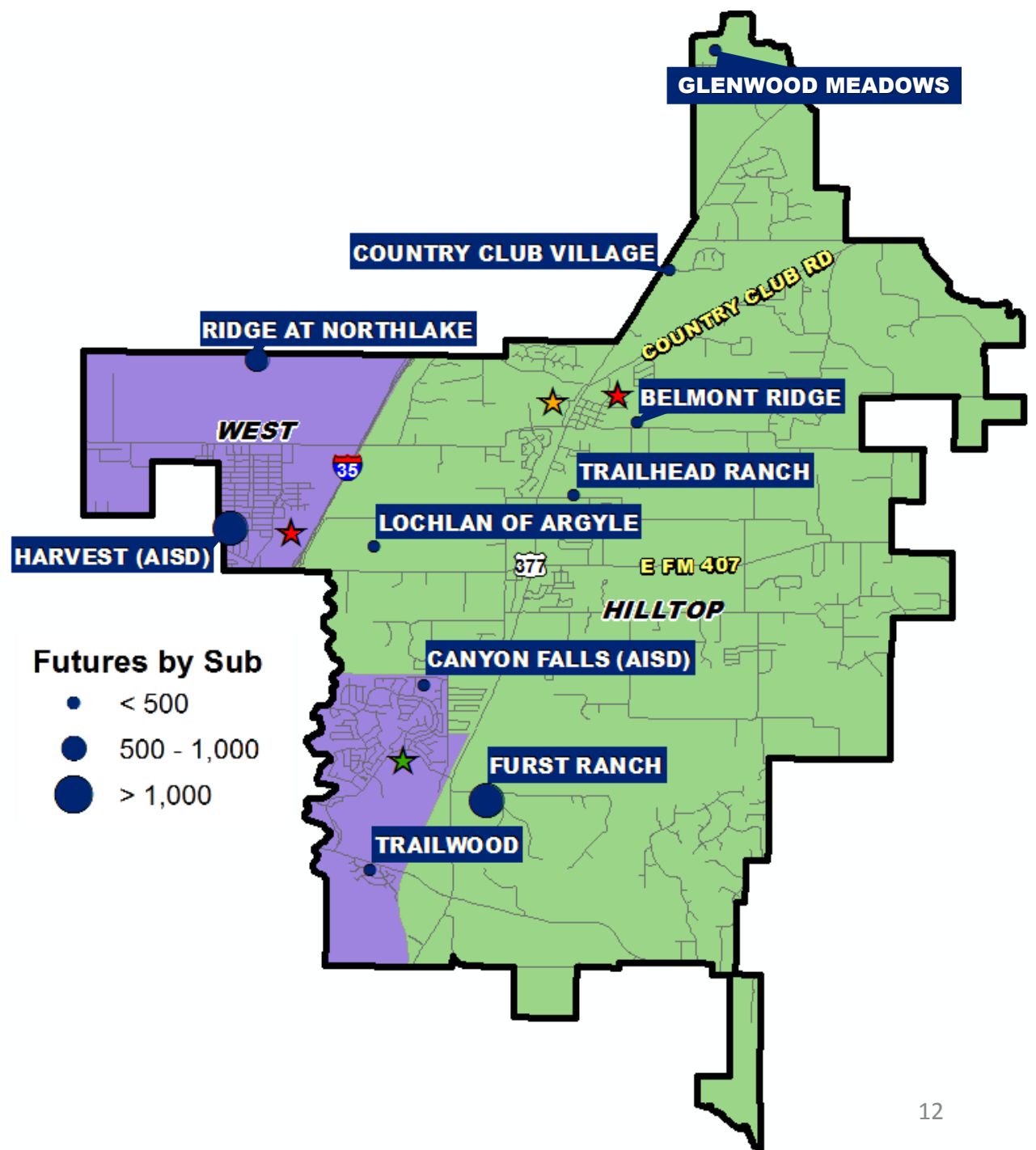
Top 10 Subdivisions - 4Q20 (Ranked by remaining VDL)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	WATERBROOK	HILLTOP	16	11	251	0
2	RIDGE AT NORTHLAKE	ARGYLE WEST	2	2	247	699
3	CANYON FALLS (AISD)	ARGYLE WEST	95	19	234	336
4	LAKES OF ARGYLE	HILLTOP	25	5	94	0
5	HARVEST (AISD)	ARGYLE WEST	176	40	87	1,709
6	MONTALCINO ESTATES	HILLTOP	7	4	59	85
7	PEPPER CREEK RANCH	HILLTOP	0	0	50	0
8	5T RANCH	HILLTOP	17	3	24	0
9	COUNTRY CLUB VILLAGE	HILLTOP	6	3	15	105
10	HAT CREEK ESTATES	HILLTOP	5	2	15	0
Totals			314	77	913	2,744





Futures Distribution

Top 10 Subdivisions -4Q20 (Ranked by Future Inventory)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	FURST RANCH	HILLTOP	0	0	0	3,415
2	HARVEST (AISD)	ARGYLE WEST	176	40	87	1,709
3	RIDGE AT NORTHLAKE	ARGYLE WEST	2	2	247	699
4	LOCHLAN OF ARGYLE	HILLTOP	0	0	0	479
5	CANYON FALLS (AISD)	ARGYLE WEST	95	19	234	336
6	TRAILHEAD RANCH	HILLTOP	0	0	0	153
7	TRAILWOOD	ARGYLE WEST	37	9	8	152
8	BELMONT RIDGE	HILLTOP	0	0	0	120
9	COUNTRY CLUB VILLAGE	HILLTOP	6	3	15	105
10	GLENWOOD MEADOWS	HILLTOP	0	0	0	102
Totals			273	61	568	6,638



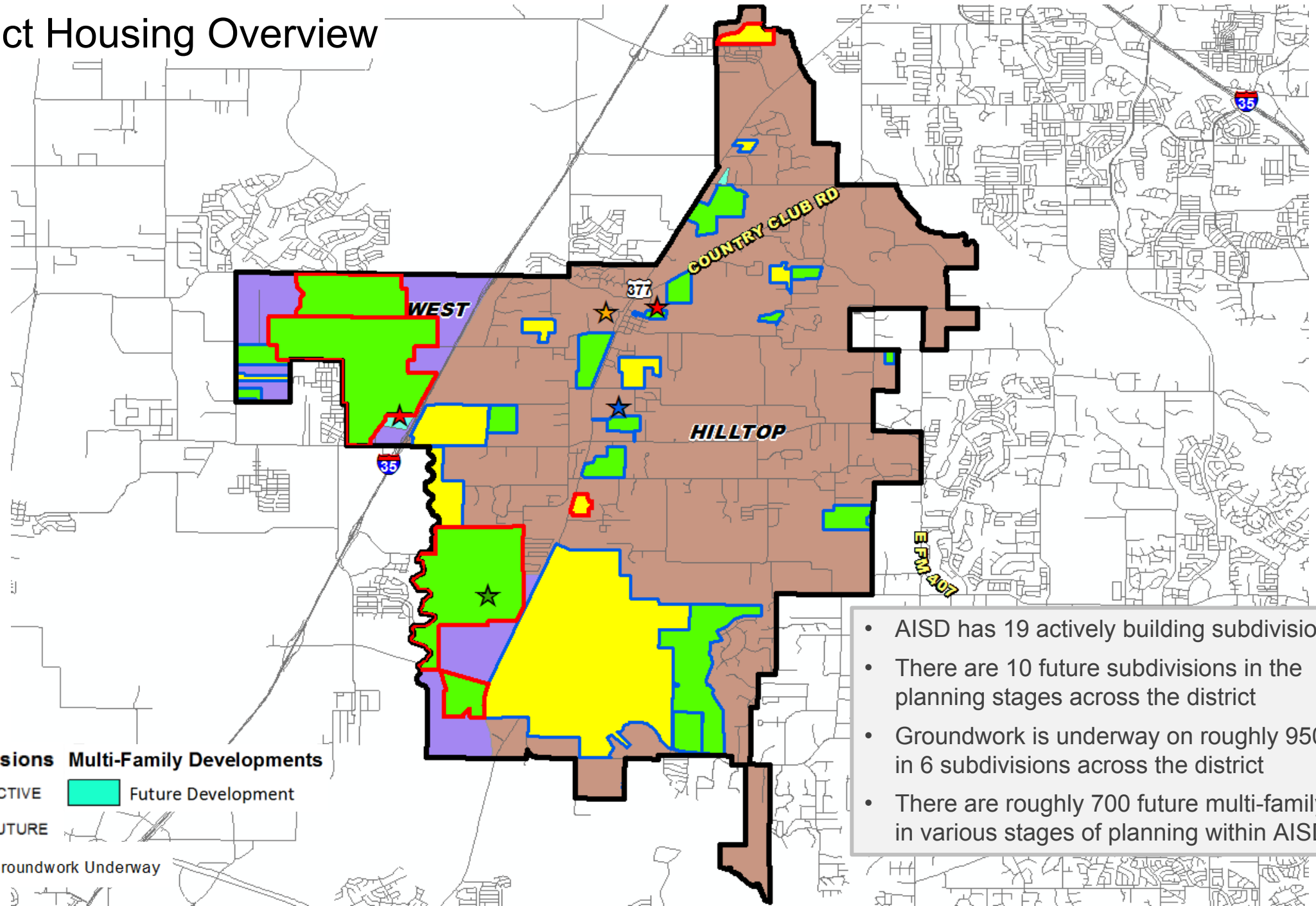


New Housing Activity by Elementary Zone

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ARGYLE WEST	334	104	320	78	127	178	579	2,927
HILLTOP	99	23	104	38	43	69	537	4,696
Grand Totals	433	127	424	116	170	247	1,116	7,623



District Housing Overview



Subdivisions	Multi-Family Developments
ACTIVE	Future Development
FUTURE	
Groundwork Underway	

- AISD has 19 actively building subdivisions
- There are 10 future subdivisions in the planning stages across the district
- Groundwork is underway on roughly 950 lots in 6 subdivisions across the district
- There are roughly 700 future multi-family units in various stages of planning within AISD

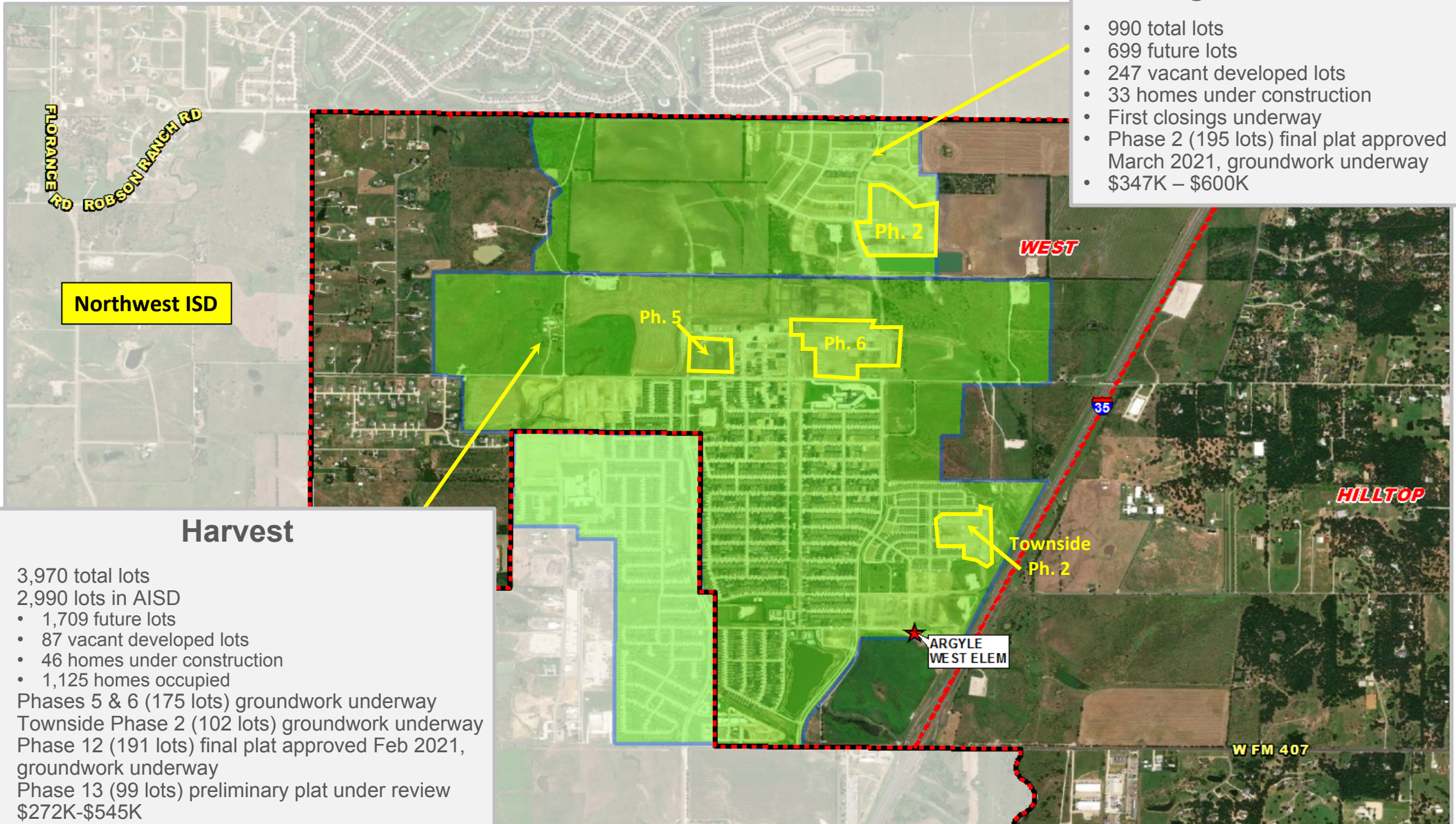




Residential Activity

Ridge at Northlake

- 990 total lots
- 699 future lots
- 247 vacant developed lots
- 33 homes under construction
- First closings underway
- Phase 2 (195 lots) final plat approved March 2021, groundwork underway
- \$347K – \$600K

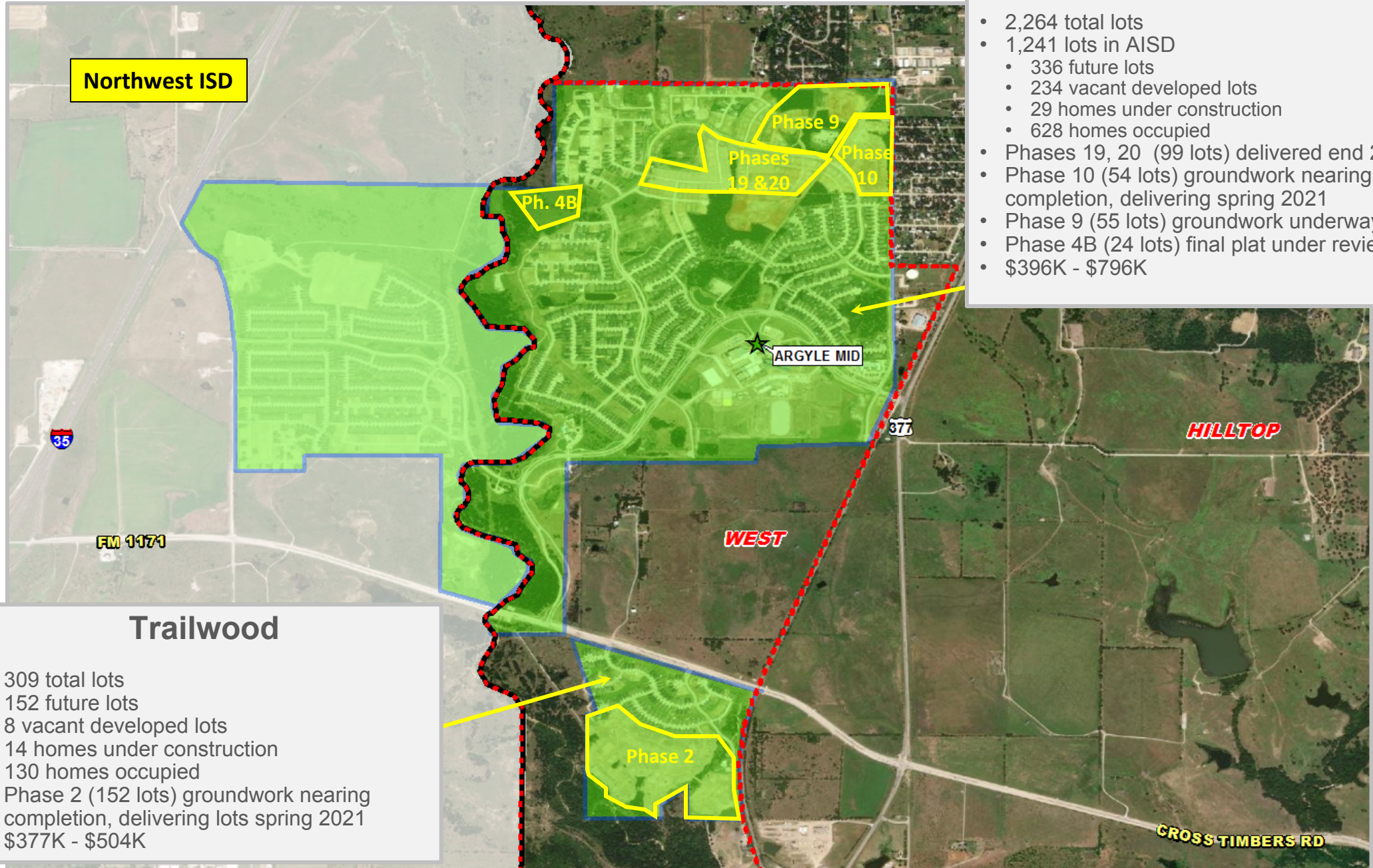


Harvest

- 3,970 total lots
- 2,990 lots in AISD
 - 1,709 future lots
 - 87 vacant developed lots
 - 46 homes under construction
 - 1,125 homes occupied
- Phases 5 & 6 (175 lots) groundwork underway
- Townside Phase 2 (102 lots) groundwork underway
- Phase 12 (191 lots) final plat approved Feb 2021, groundwork underway
- Phase 13 (99 lots) preliminary plat under review
- \$272K-\$545K



Residential Activity



Northwest ISD

Canyon Falls

- 2,264 total lots
- 1,241 lots in AISD
 - 336 future lots
 - 234 vacant developed lots
 - 29 homes under construction
 - 628 homes occupied
- Phases 19, 20 (99 lots) delivered end 2020
- Phase 10 (54 lots) groundwork nearing completion, delivering spring 2021
- Phase 9 (55 lots) groundwork underway
- Phase 4B (24 lots) final plat under review
- \$396K - \$796K

- ### Trailwood
- 309 total lots
 - 152 future lots
 - 8 vacant developed lots
 - 14 homes under construction
 - 130 homes occupied
 - Phase 2 (152 lots) groundwork nearing completion, delivering lots spring 2021
 - \$377K - \$504K



Future Residential Activity

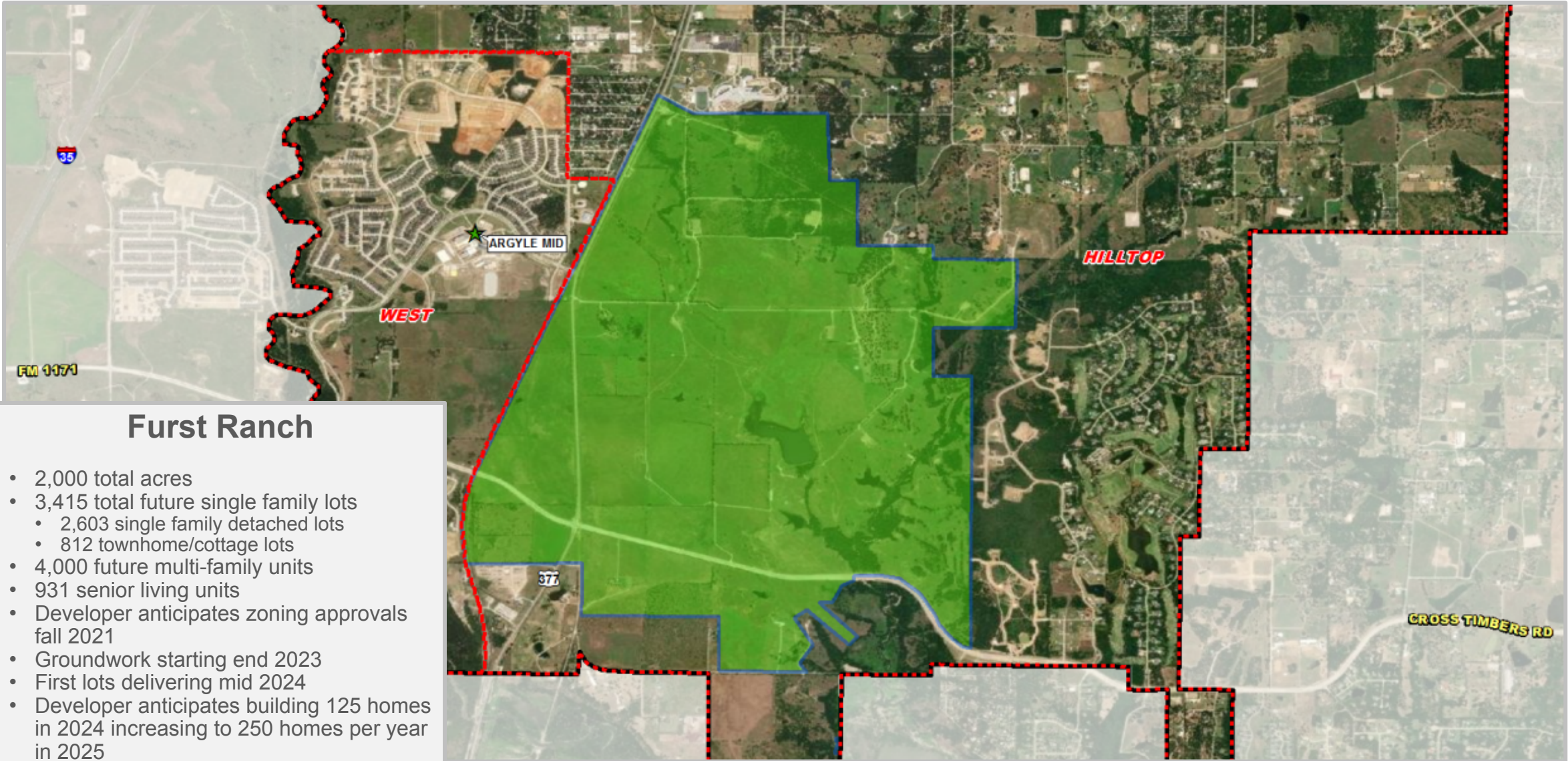
Glenwood Meadows

- 102 total future lots
- Preliminary plat approved January 2020
- Groundwork underway
- Lot delivery anticipated early 2022
- First residents anticipated mid 2022





Future Residential Activity



Furst Ranch

- 2,000 total acres
- 3,415 total future single family lots
 - 2,603 single family detached lots
 - 812 townhome/cottage lots
- 4,000 future multi-family units
- 931 senior living units
- Developer anticipates zoning approvals fall 2021
- Groundwork starting end 2023
- First lots delivering mid 2024
- Developer anticipates building 125 homes in 2024 increasing to 250 homes per year in 2025
- Multi-family development beginning 2025, adding 200 units per year
- Will also include commercial development





TEA Transfer Report

Transfers In From:	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5-Year Change
Denton ISD	110	99	78	87	83	81	82	-17
Eagle Mt.-Saginaw ISD	3	0	0	0	0	0	3	3
Keller ISD	5	14	6	4	3	10	16	2
Lake Dallas ISD	6	3	3	3	3	0	3	0
Lewisville ISD	15	26	15	21	25	15	17	-9
Northwest ISD	10	27	22	27	34	51	60	33
Ponder ISD	3	5	3	3	3	3	3	-2
Total Transfers In*	157	192	143	170	181	186	215	23

Transfers Out To:	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5-Year Change
Denton ISD	8	11	8	11	11	15	14	3
Harmony Science Academy	3	3	3	3	3	3	3	0
Lake Dallas ISD	3	3	3	0	3	3	3	0
Lewisville ISD	3	5	7	3	10	10	19	14
North Texas Collegiate Academy	3	0	0	0	3	3	3	3
Northwest ISD	12	14	20	14	17	21	19	5
Ponder ISD	3	3	0	3	3	3	3	0
Texas College Preparatory Academies	9	19	18	34	34	53	64	45
Westlake Academy Charter School	12	9	7	4	3	10	4	-5
Total Transfers Out*	58	75	74	96	115	148	172	97

*Totals include additional districts dues to TEA rounding 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	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	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	359	375	400	436	419	397	379	400	429	399	419	390	342	5,192	476	10.1%
2024/25	0	47	394	413	426	455	478	461	437	417	440	489	417	427	375	5,677	485	9.3%
2025/26	0	47	423	454	464	491	513	540	507	484	459	502	499	421	414	6,217	540	9.5%
2026/27	0	47	462	481	501	530	553	579	575	540	515	523	520	509	408	6,743	526	8.5%
2027/28	0	47	488	531	540	575	597	623	625	621	583	587	544	525	499	7,385	643	9.5%
2028/29	0	47	510	544	585	619	648	673	673	675	671	665	610	549	520	7,988	602	8.2%
2029/30	0	47	542	578	620	670	697	731	740	740	743	765	692	615	544	8,723	735	9.2%
2030/31	0	47	561	617	656	713	754	785	789	799	799	823	796	698	609	9,447	724	8.3%

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



Ten Year Forecast by Campus

CAMPUS	2019/20	Fall	ENROLLMENT PROJECTIONS									
		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	733	850	916	982	1,083	1,176	1,294	1,407	1,533	1,652
ARGYLE WEST ELEMENTARY SCHOOL	740	867	861	981	1,120	1,232	1,308	1,398	1,484	1,545	1,620	1,697
ELEMENTARY TOTALS	1,311	1,358	1,594	1,831	2,036	2,214	2,391	2,574	2,778	2,952	3,153	3,349
Elementary Absolute Change	381	47	236	237	205	178	177	183	204	174	201	196
Elementary Percent Change	40.97%	3.59%	17.40%	14.87%	11.18%	8.74%	7.99%	7.63%	7.95%	6.25%	6.82%	6.20%
ARGYLE INTERMEDIATE SCHOOL	297	311	316	329	397	461	540	579	623	673	731	785
INTERMEDIATE TOTALS	297	311	316	329	397	461	540	579	623	673	731	785
Intermediate Absolute Change	-145	14	5	14	68	63	79	39	44	50	58	55
Intermediate Percent Change	-32.81%	4.71%	1.54%	4.29%	20.68%	15.89%	17.24%	7.25%	7.65%	7.96%	8.54%	7.48%
ARGYLE MIDDLE SCHOOL	831	922	1,023	1,112	1,208	1,294	1,450	1,630	1,829	2,019	2,223	2,387
MIDDLE SCHOOL TOTALS	831	922	1,023	1,112	1,208	1,294	1,450	1,630	1,829	2,019	2,223	2,387
Middle School Absolute Change	61	91	101	89	96	86	156	180	199	190	204	164
Middle School Percent Change	7.92%	10.95%	10.95%	8.70%	8.63%	7.12%	12.06%	12.41%	12.21%	10.39%	10.10%	7.38%
ARGYLE HIGH SCHOOL	1,051	1,151	1,315	1,443	1,550	1,708	1,836	1,960	2,155	2,344	2,616	2,926
HIGH SCHOOL TOTALS	1,051	1,151	1,315	1,443	1,550	1,708	1,836	1,960	2,155	2,344	2,616	2,926
High School Absolute Change	132	100	164	128	107	158	128	124	195	189	272	310
High School Percent Change	14.36%	9.51%	14.25%	9.73%	7.42%	10.19%	7.49%	6.75%	9.95%	8.77%	11.60%	11.85%
DISTRICT TOTALS	3,490	3,742	4,248	4,716	5,192	5,677	6,217	6,743	7,385	7,988	8,723	9,447
District Absolute Change	429	252	506	468	476	485	540	526	643	602	735	724
District Percent Change	14.02%	7.22%	13.53%	11.01%	10.09%	9.34%	9.52%	8.45%	9.53%	8.16%	9.20%	8.30%

This table moves all 5th grade to Argyle Intermediate with Hilltop and Argyle West becoming PK-4 starting in 2021/22

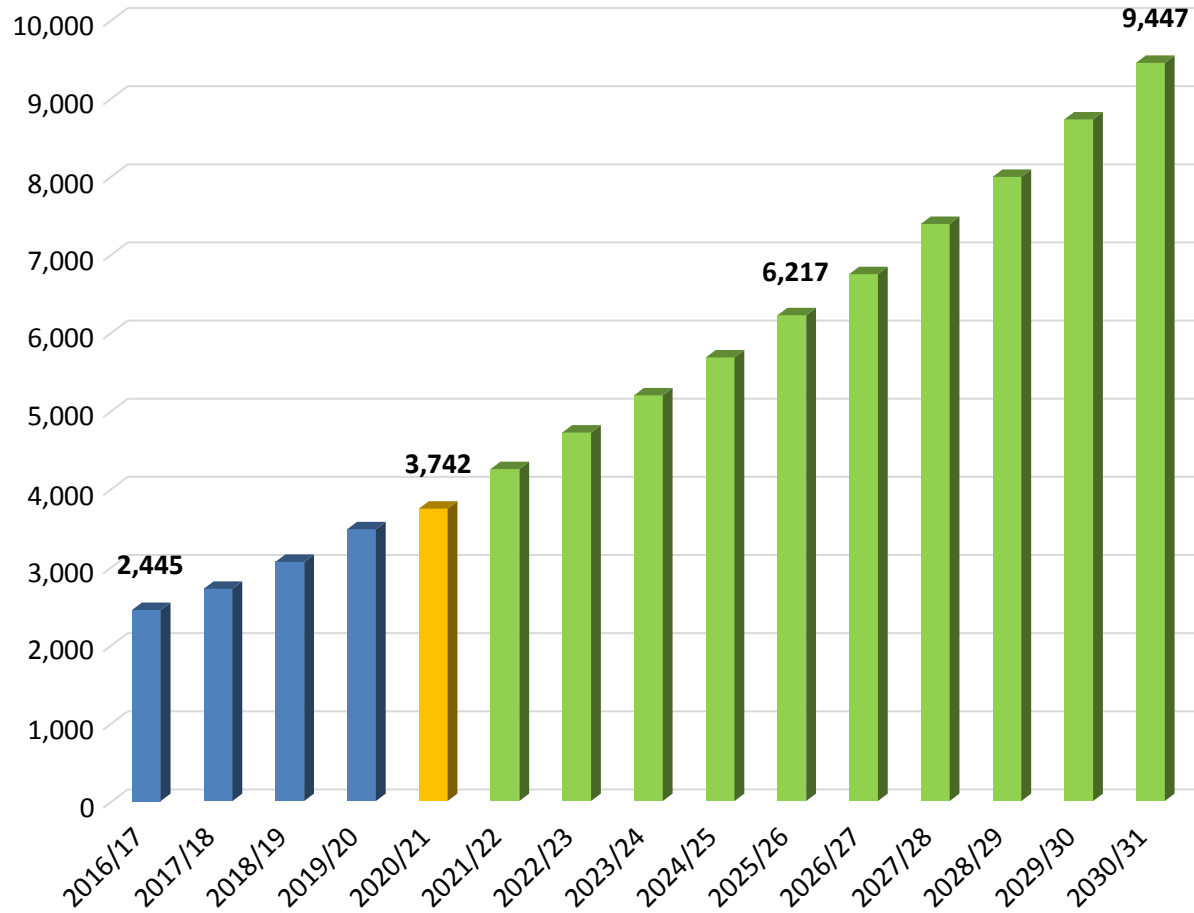




Key Takeaways



Enrollment Projections



- Texas public school enrollment dropped more than 120,000 students this year due to COVID
- AISD saw a less of a COVID impact than most in DFW
- Agyle ISD is expected to add 500 homes annually for the next 3-5 years
- AISD will enroll more than 6,200 students for the 2025/26 school year, and more than 9,400 by 2030/31