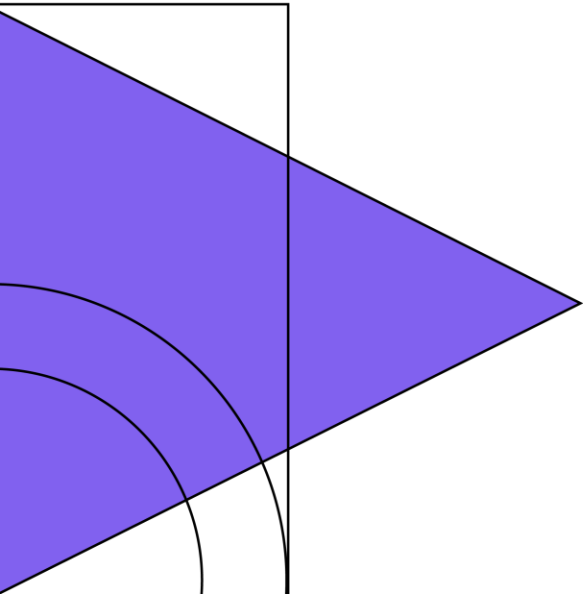
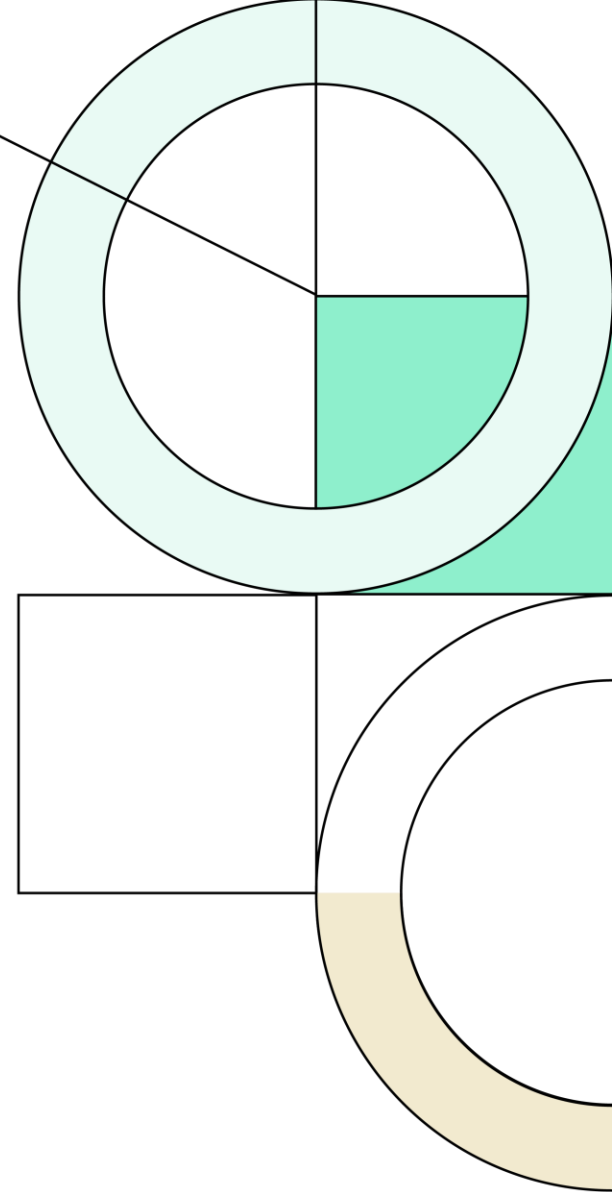




**Argyle  
Independent  
School  
District**

Spring 2023

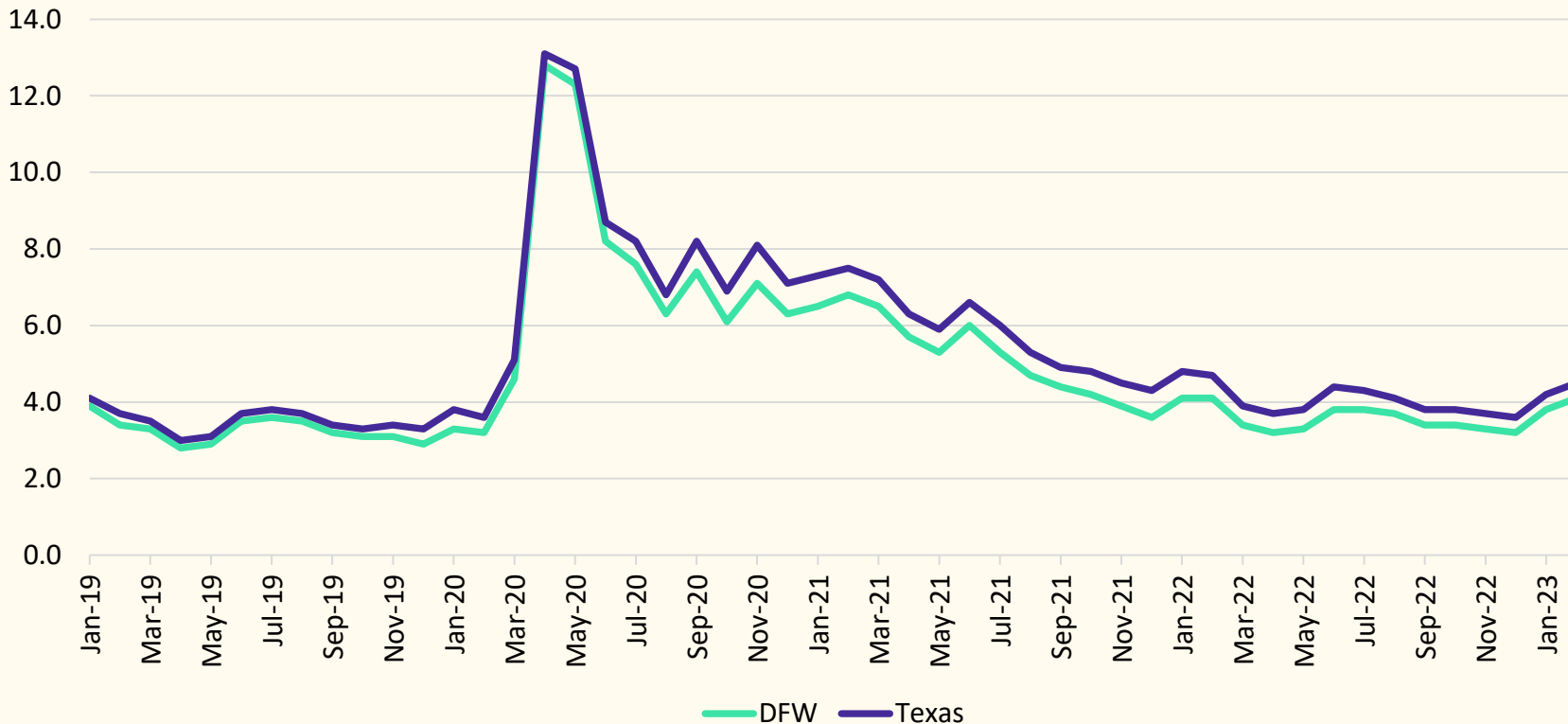
Demographic Report



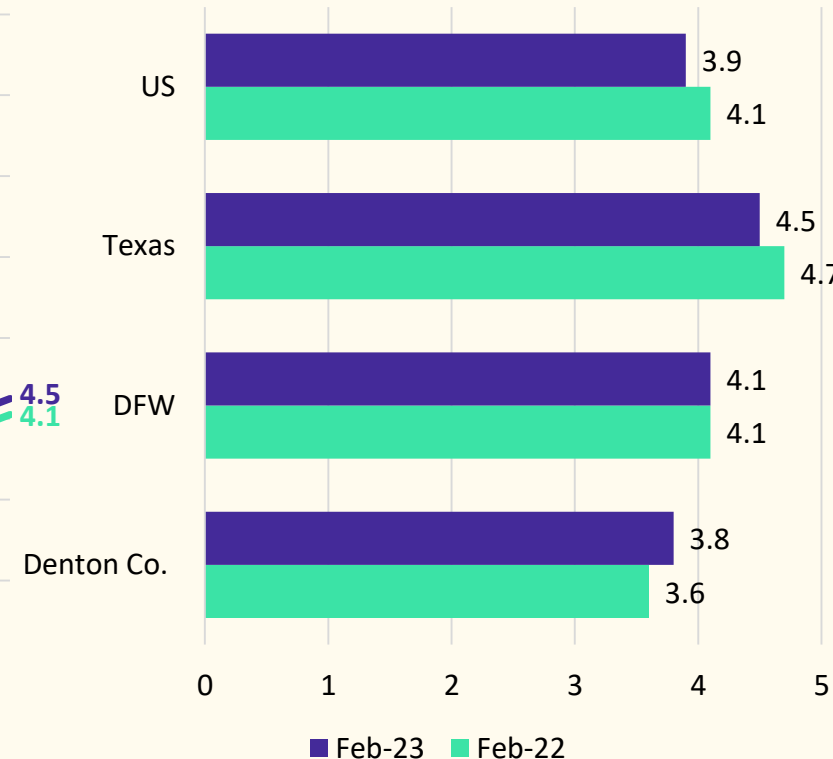


# Local Economic Conditions

### Unemployment Rate, Jan. 2019 - Feb. 2023



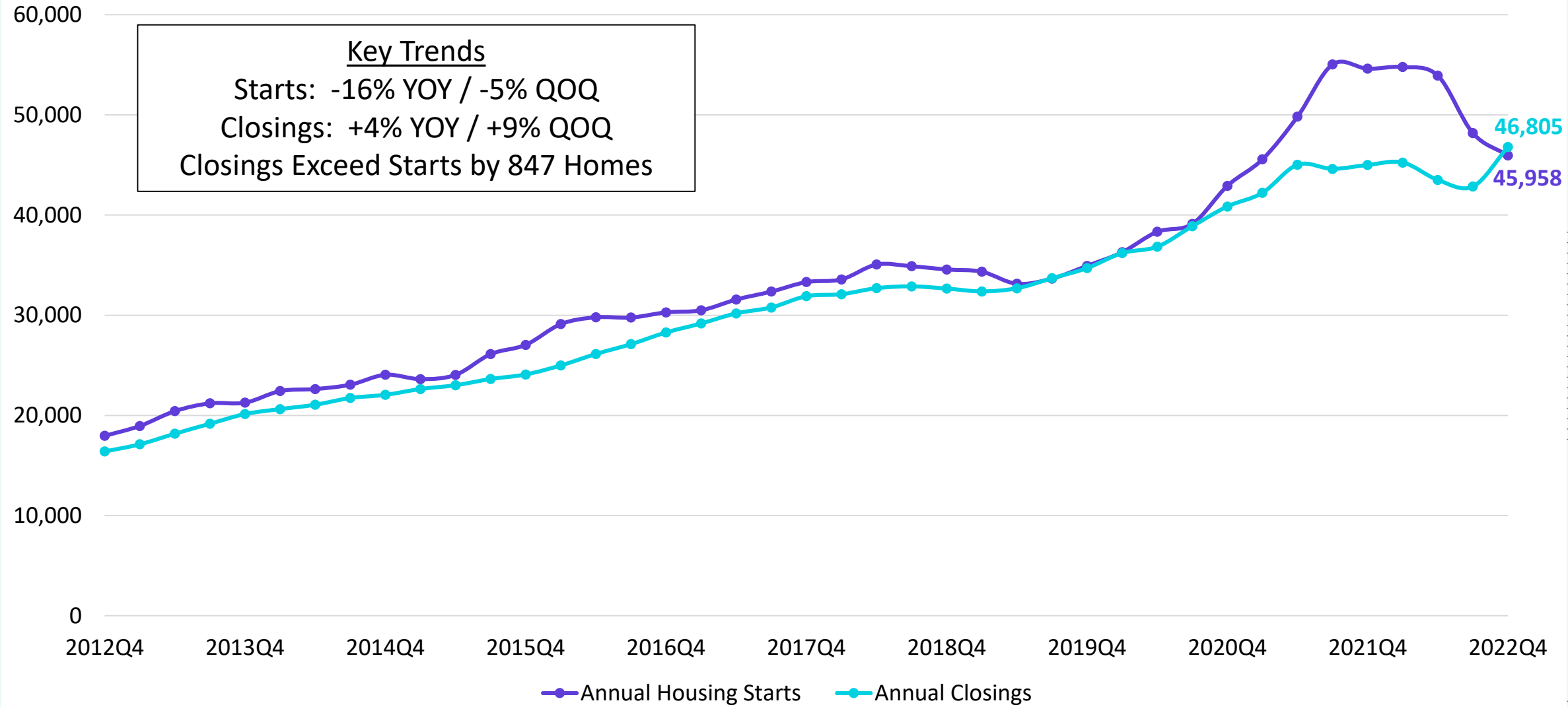
### Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

### Annual Housing Starts vs. Annual Closings

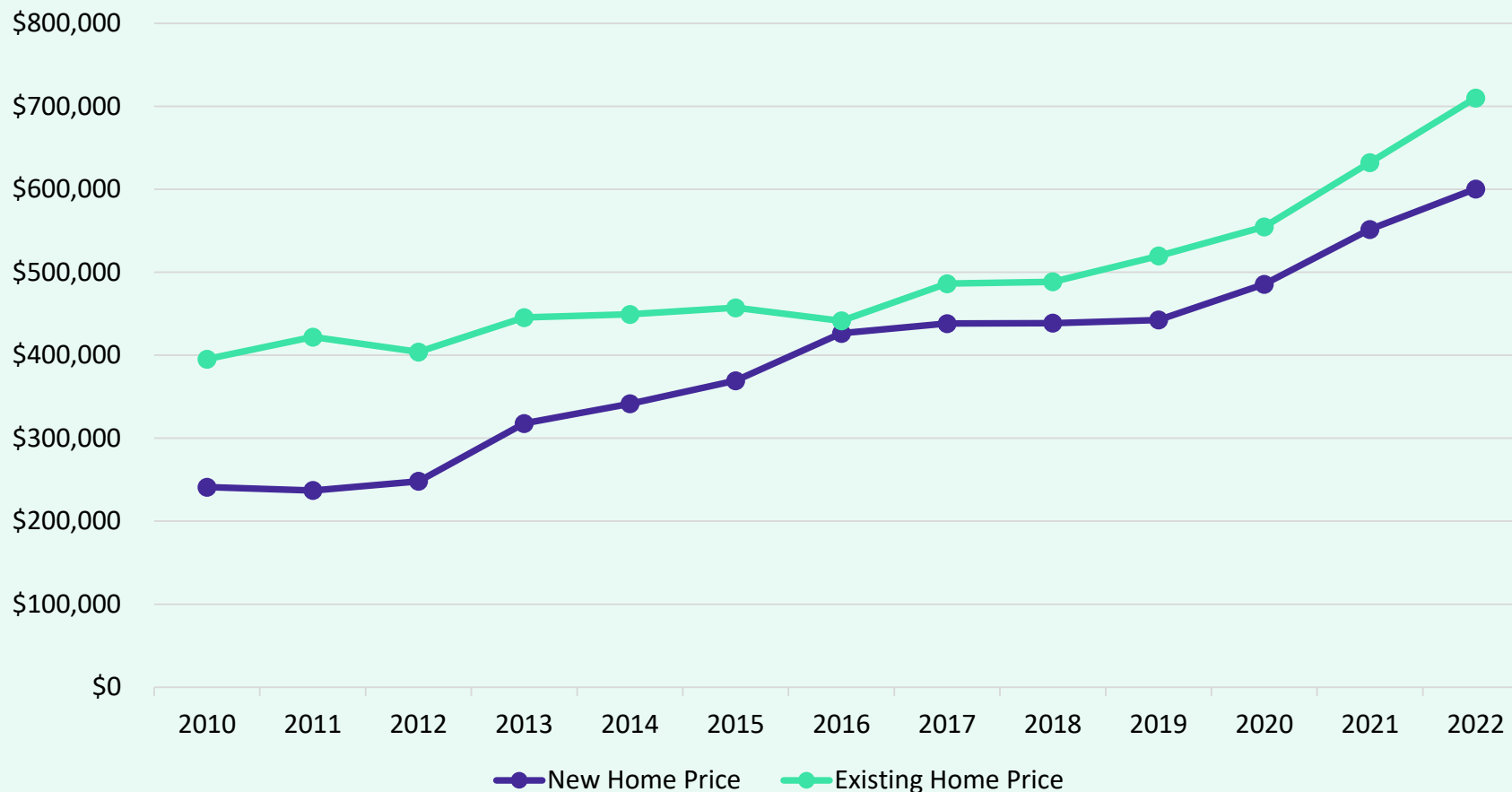


Source: Zonda



# Argyle ISD Housing Market Analysis

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

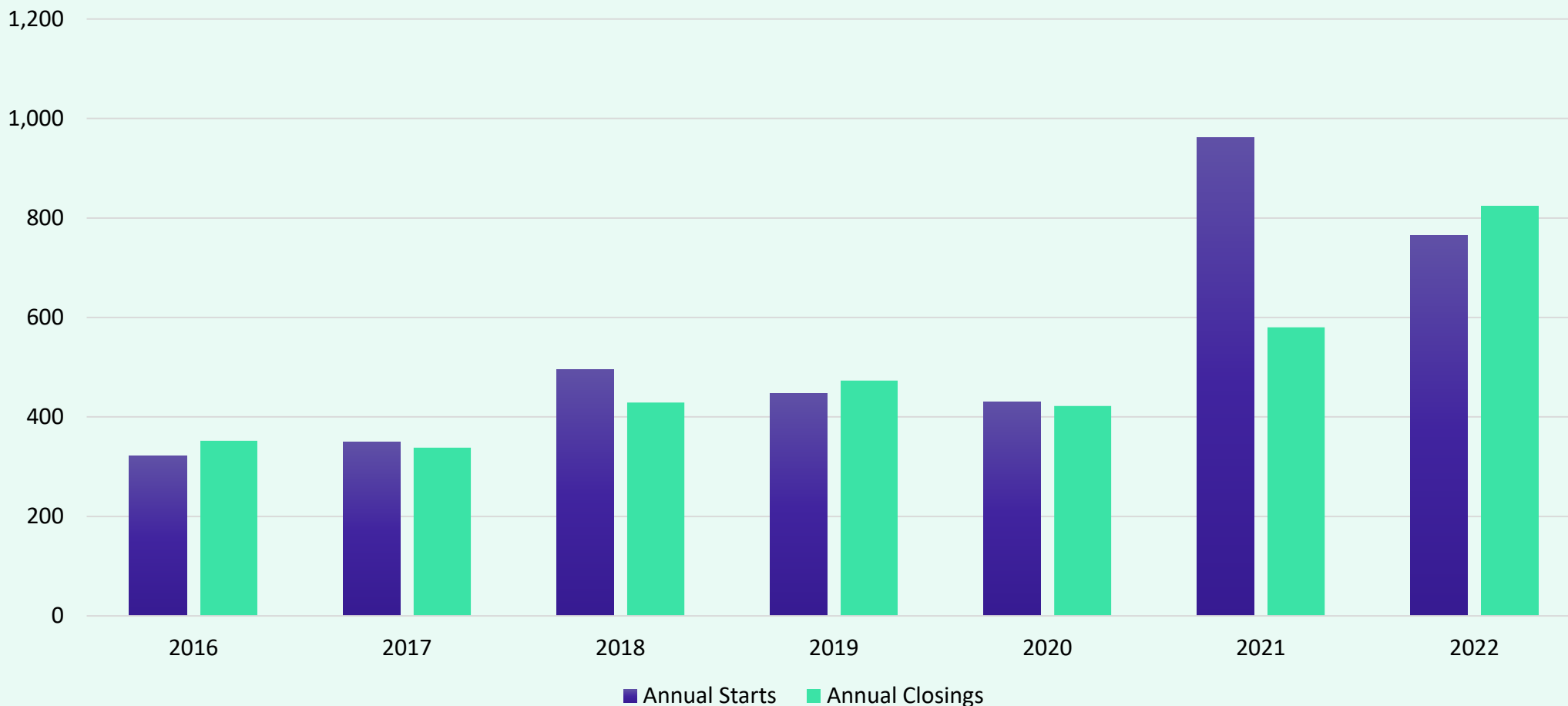


	New Home Price	Existing Home Price
2010	\$241,122	\$395,337
2011	\$237,109	\$422,000
2012	\$248,152	\$403,976
2013	\$317,871	\$445,514
2014	\$341,528	\$449,368
2015	\$369,455	\$457,269
2016	\$426,450	\$441,592
2017	\$438,178	\$486,293
2018	\$438,728	\$488,635
2019	\$442,616	\$519,730
2020	\$485,670	\$554,719
2021	\$551,672	\$632,272
2022	\$600,438	\$710,085

- The average new home price in AISD has more than doubled since 2010, and risen roughly 35%, or nearly \$158,000 from pre-pandemic levels
- The average existing home price within the district has increased by nearly 80%, or nearly \$314,750 since 2010, and nearly 37% or over \$190,000 from pre-pandemic levels



# District New Home Starts and Closings



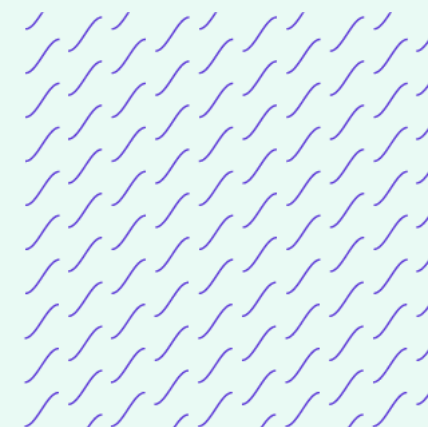
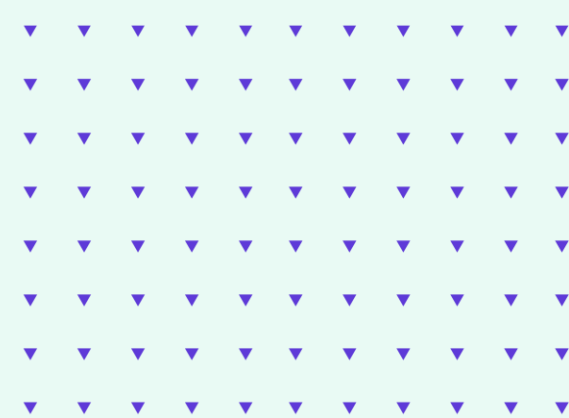
Starts	2016	2017	2018	2019	2020	2021	2022
1Q	71	95	116	124	86	139	200
2Q	79	81	157	111	112	225	224
3Q	96	109	133	123	105	332	195
4Q	76	65	90	90	127	266	146
Total	322	350	496	448	430	962	765

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	95	58	77	82	89	124	164
2Q	78	83	100	104	99	114	209
3Q	114	124	133	152	118	132	166
4Q	65	73	119	135	116	210	284
Total	352	338	429	473	422	581	823



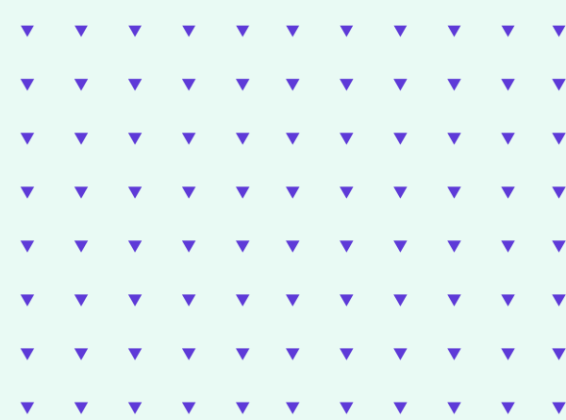
# 1 Year Change in District Housing

	4Q21	4Q22	Difference
Annual Starts	962	765	-197
Quarterly Starts	266	146	-120
Annual Closings	581	823	+242
Quarterly Closings	210	284	+74
Under Construction	558	506	-52
Inventory	627	564	-63
VDL	973	1,376	+403
Futures	6,894	6,508	-386




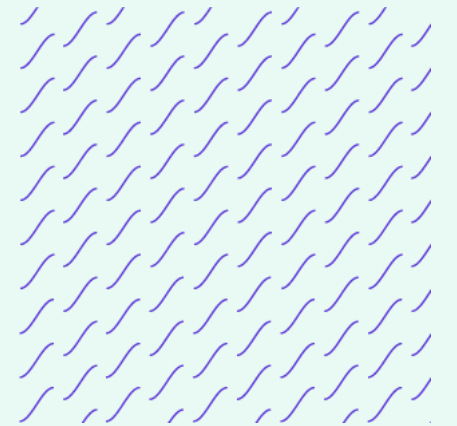


# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ARGYLE WEST	213	58	239	54	144	174	817	623
HILLTOP	118	23	91	42	89	94	136	669
SOUTH	434	65	493	188	273	296	423	5,216
<b>Grand Totals</b>	<b>765</b>	<b>146</b>	<b>823</b>	<b>284</b>	<b>506</b>	<b>564</b>	<b>1,376</b>	<b>6,508</b>

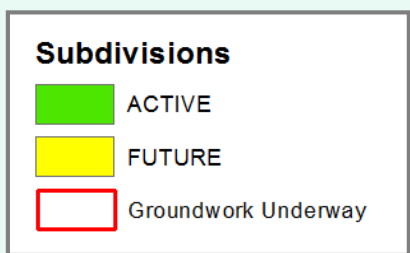
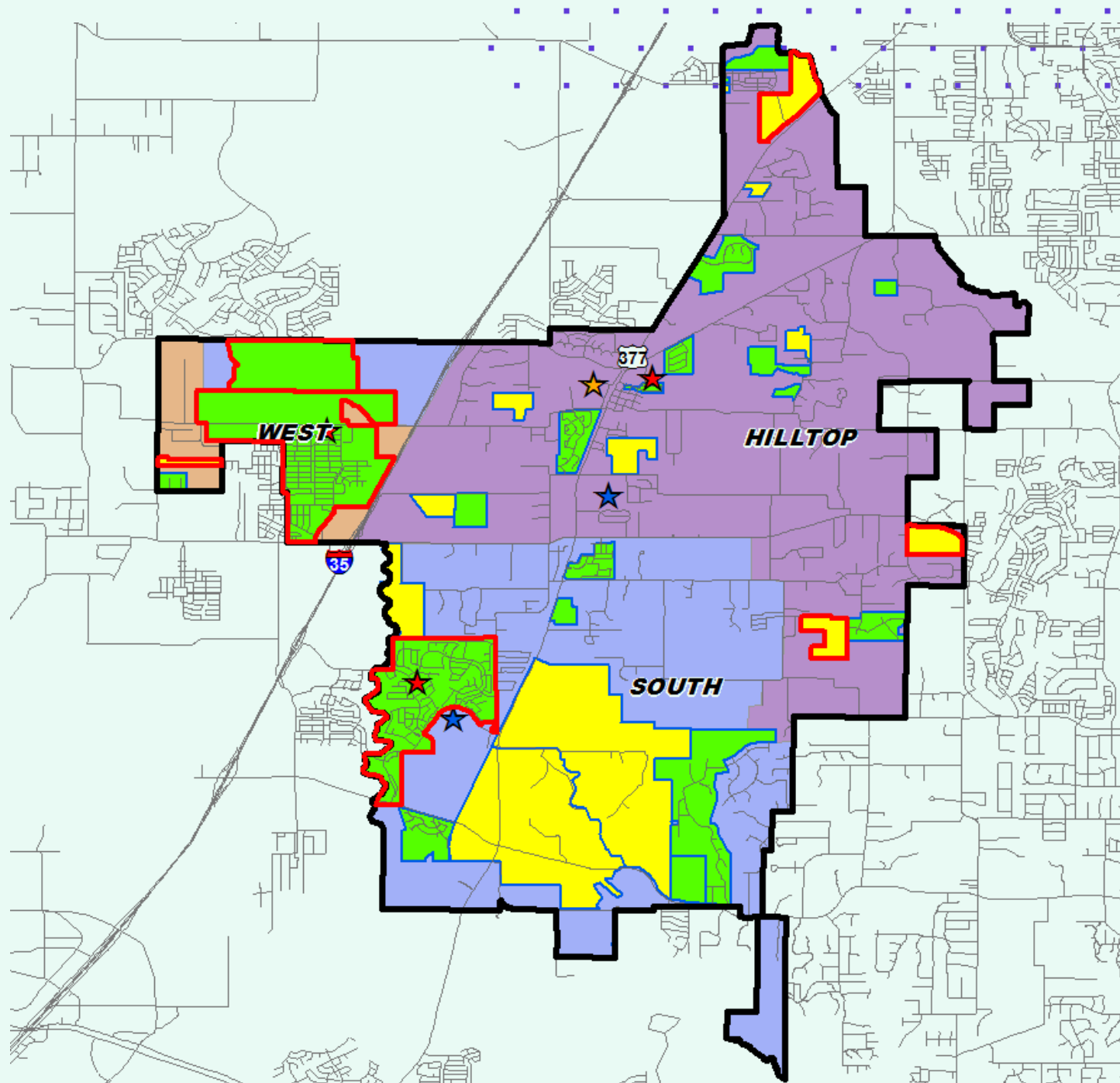
 Highest activity in the category





# District Housing Overview

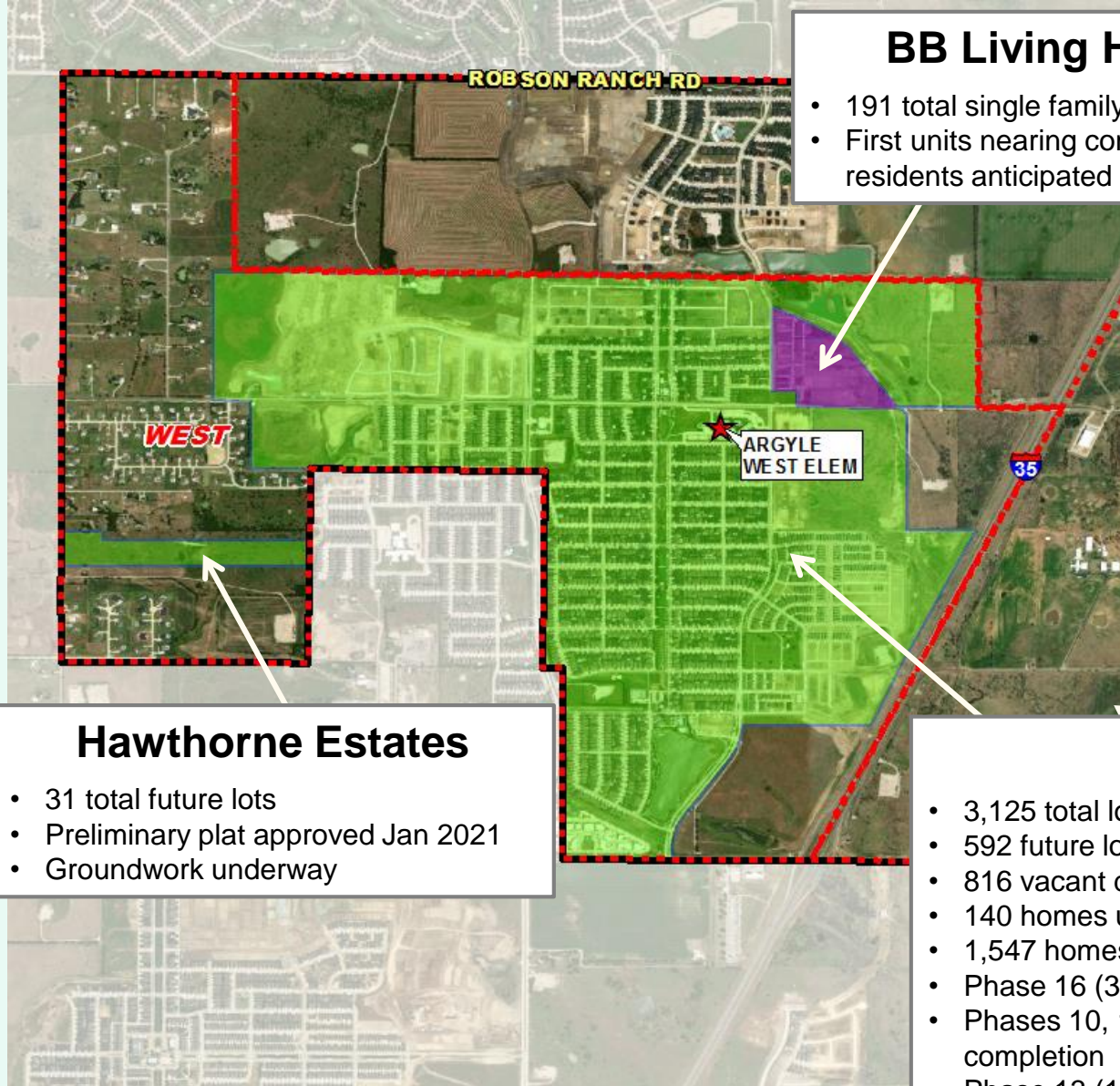
- The district has 20 actively building subdivisions
- Within AISD there are 13 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 7 subdivisions
- 409 lots have been delivered in the 4<sup>th</sup> quarter







# Residential Activity



**BB Living Harvest**

- 191 total single family rental units
- First units nearing completion, first residents anticipated mid 2023

*February 2023*



**Hawthorne Estates**

- 31 total future lots
- Preliminary plat approved Jan 2021
- Groundwork underway

**Harvest**

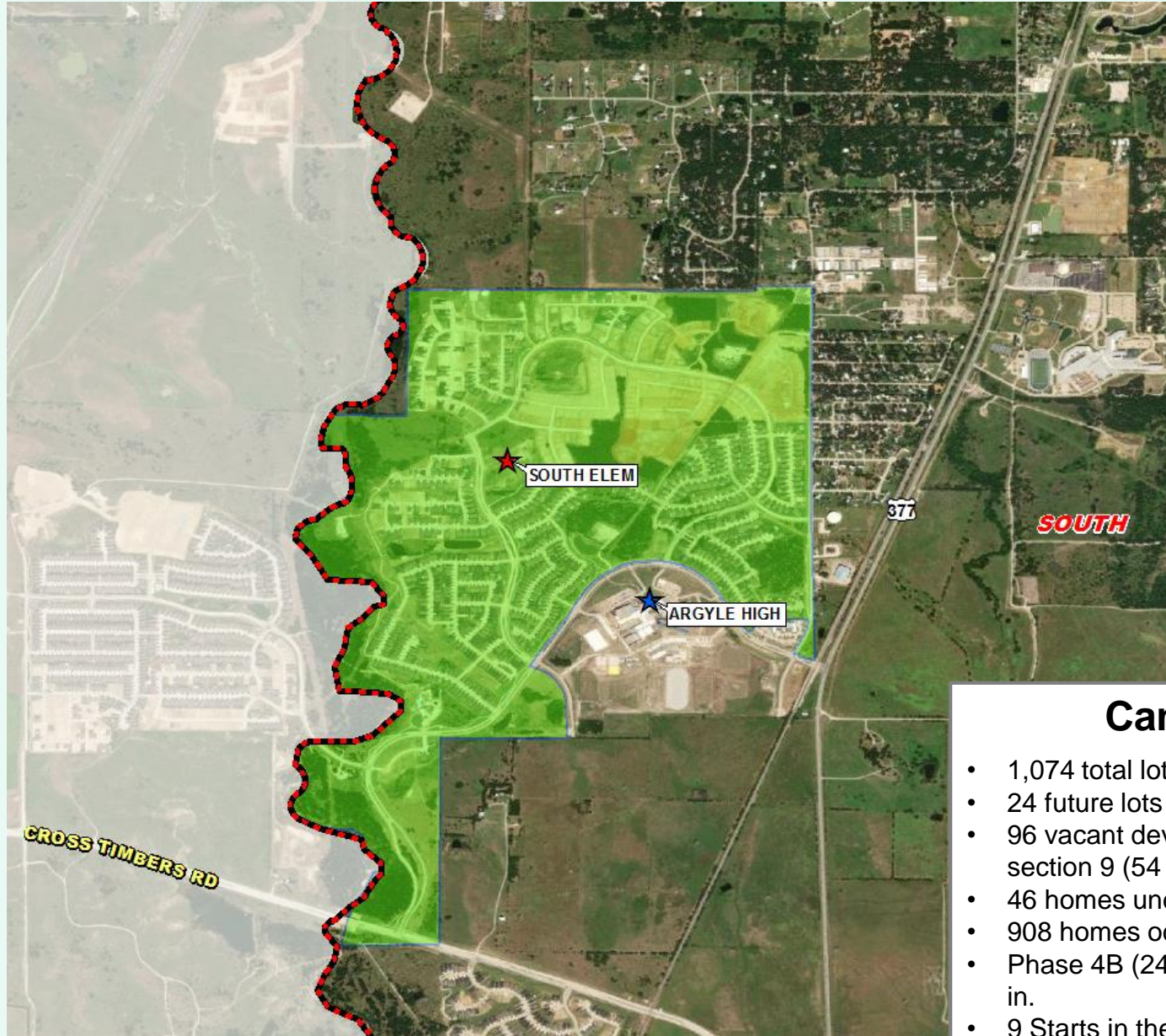
- 3,125 total lots in AISD
- 592 future lots
- 816 vacant developed lots
- 140 homes under construction
- 1,547 homes occupied
- Phase 16 (323 lots) delivered end 2022
- Phases 10, 14, 15 (124 lots) groundwork nearing completion
- Phase 13 (132 lots) final plat approved Oct 2022
- Building 200-250 homes per year



# Residential Activity



February 2023

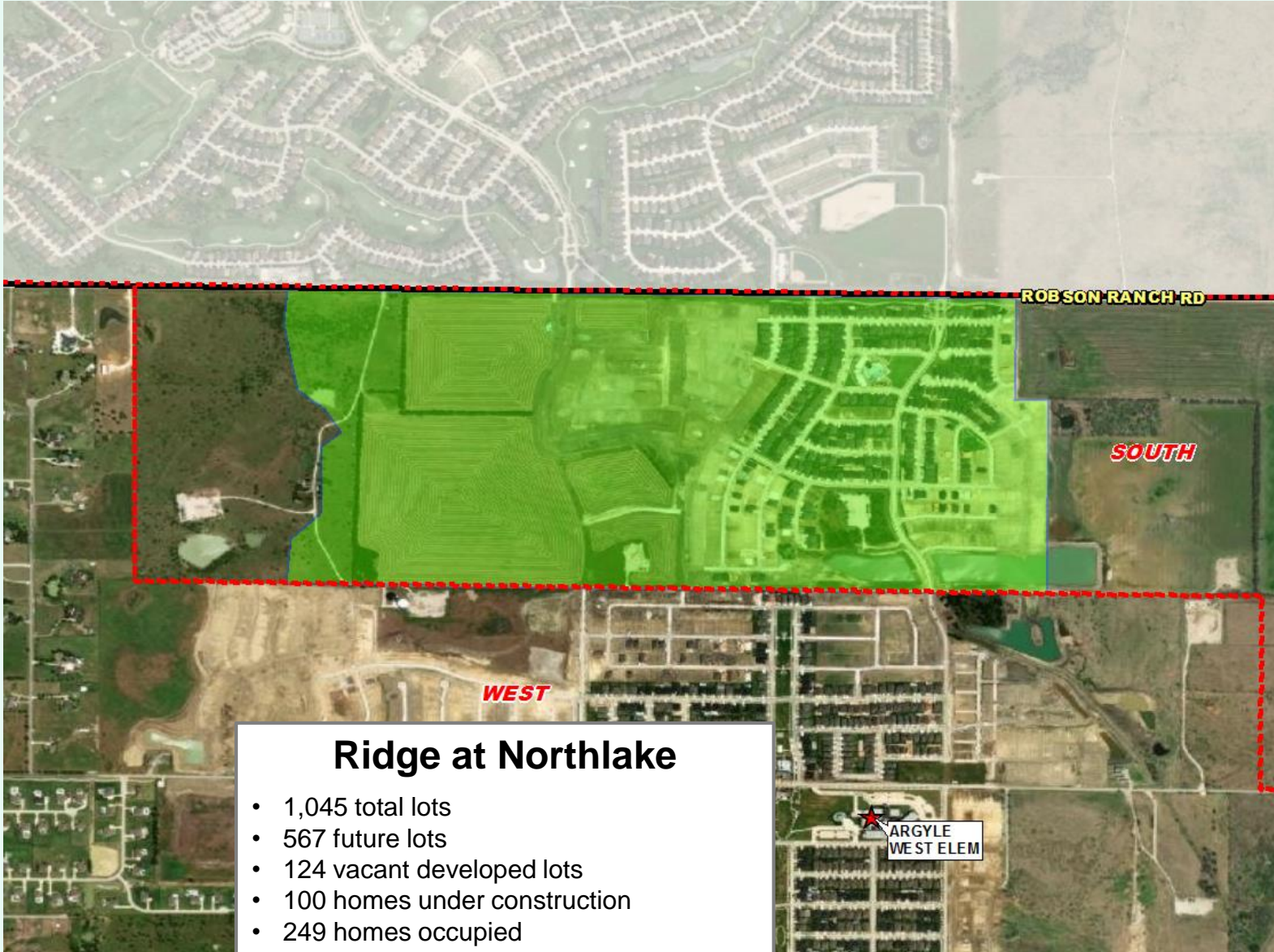
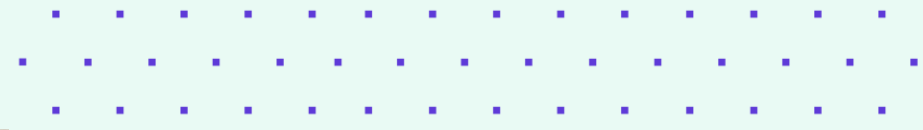


## Canyon Falls

- 1,074 total lots in AISD
- 24 future lots
- 96 vacant developed lots (Edgewood section 9 (54 lots included))
- 46 homes under construction
- 908 homes occupied
- Phase 4B (24 lots) street & utilities going in.
- 9 Starts in the 4<sup>th</sup> Quarter
- Current student yield: 0.942



# Residential Activity



## Ridge at Northlake

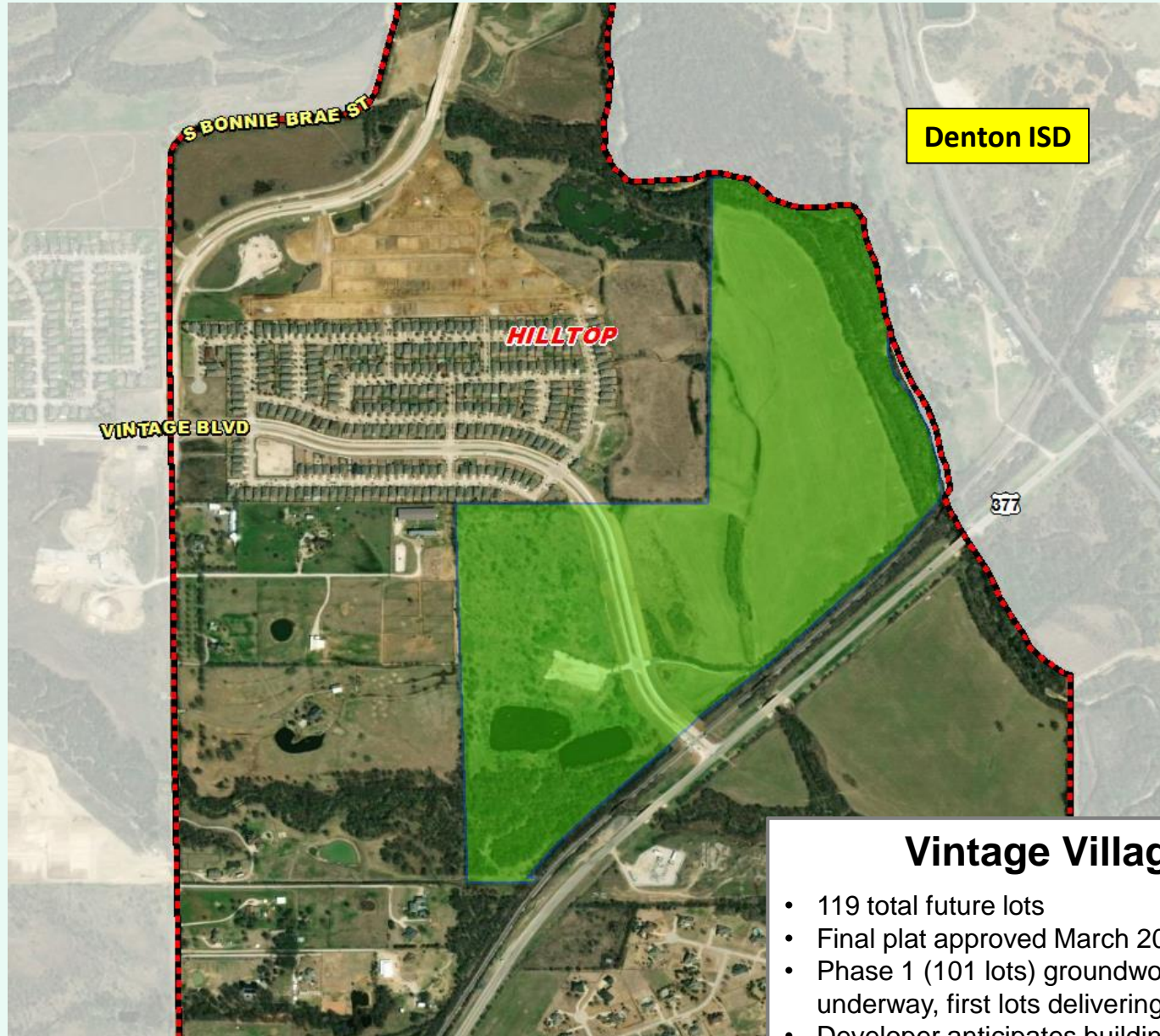
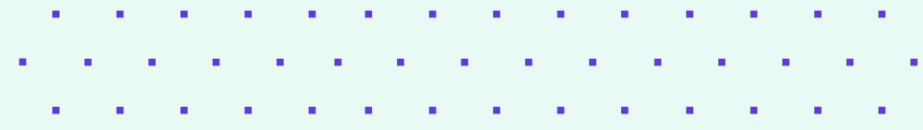
- 1,045 total lots
- 567 future lots
- 124 vacant developed lots
- 100 homes under construction
- 249 homes occupied
- Phase 3 (186 lots) groundwork underway
- Building 100-150 homes per year

*February 2023*

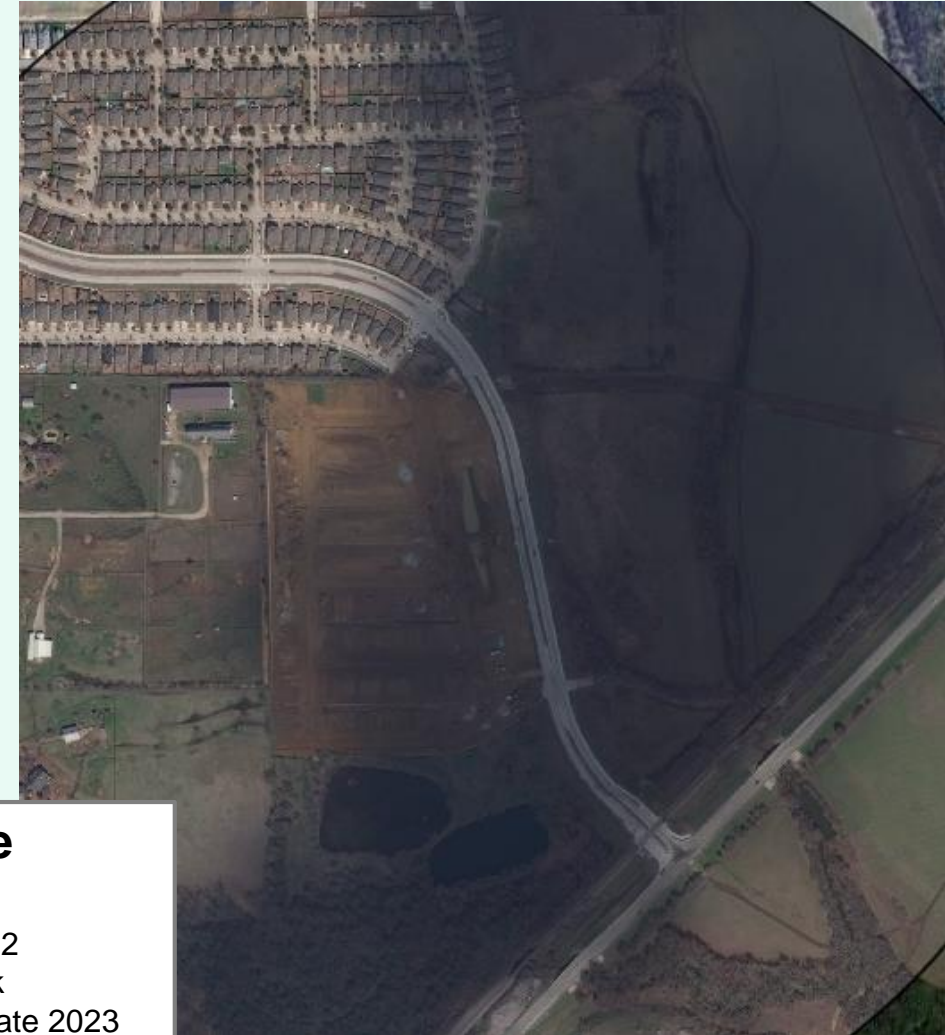




# Residential Activity



*February 2023*



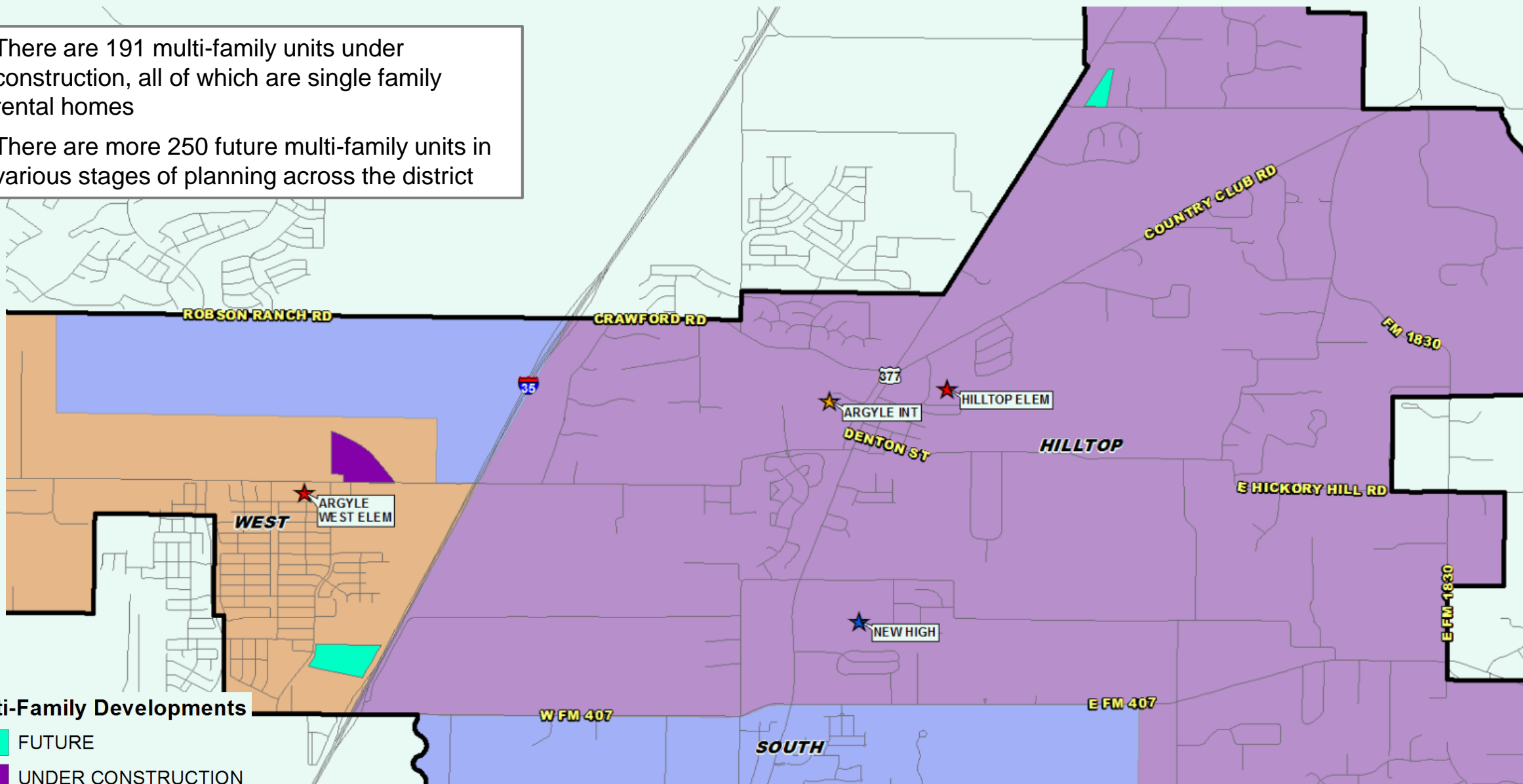
## Vintage Village

- 119 total future lots
- Final plat approved March 2022
- Phase 1 (101 lots) groundwork underway, first lots delivering late 2023
- Developer anticipates building 40-50 homes per year



# District Multi-Family Overview

- There are 191 multi-family units under construction, all of which are single family rental homes
- There are more 250 future multi-family units in various stages of planning across the district

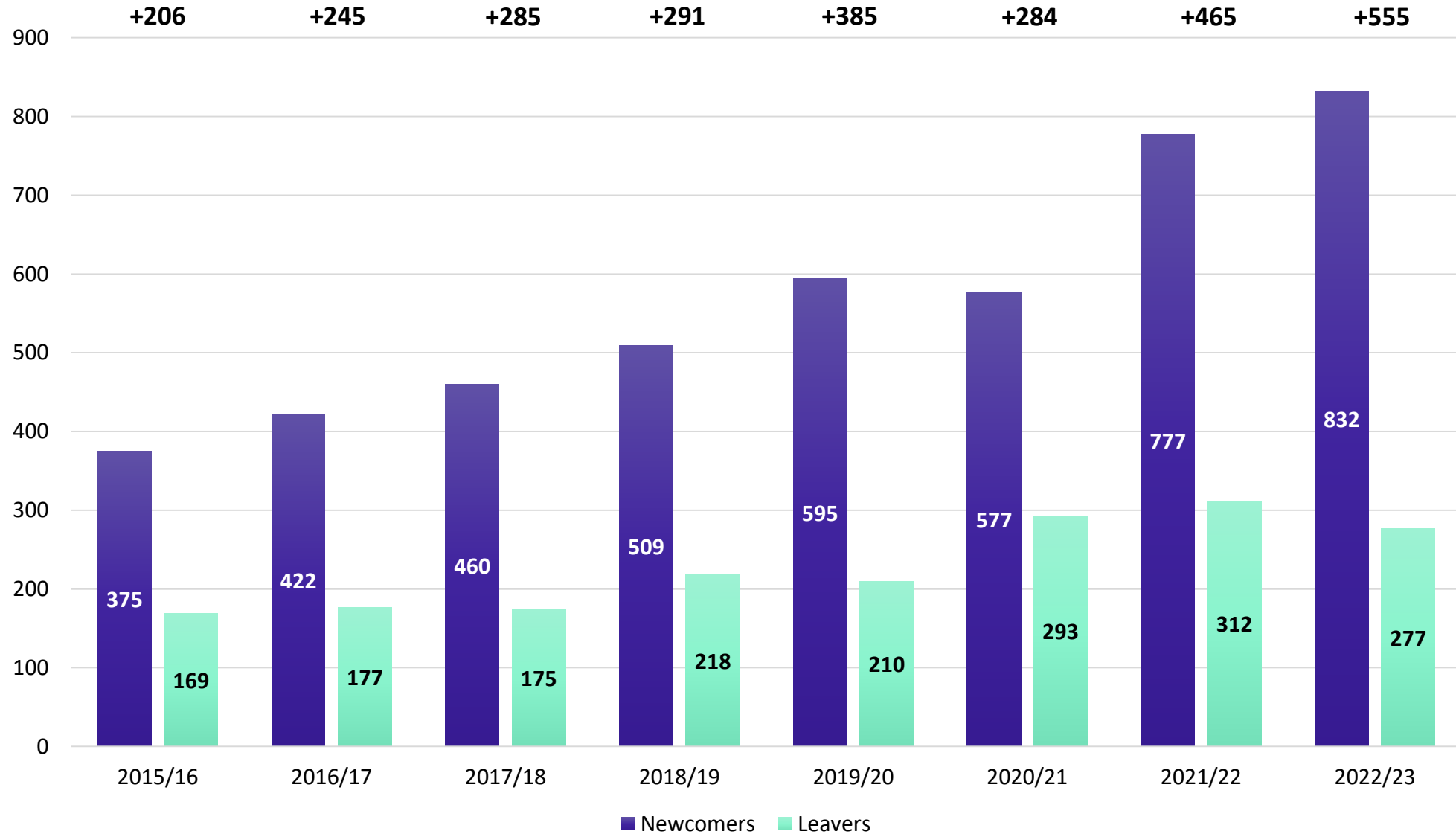


## Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION



# Newcomers and Leavers





# TEA Transfer Report

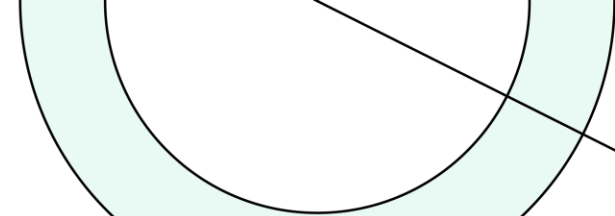
Transfers In From:	2016/17	2017/18	2018/19	2019/20	2020/21	2022/23	5-Year Change
Denton ISD	78	87	83	81	82	99	21
Eagle Mt.-Saginaw ISD	0	0	0	0	3	3	3
Keller ISD	6	4	3	10	16	3	-3
Lake Dallas ISD	3	3	3	0	3	3	0
Lewisville ISD	15	21	25	15	17	15	0
Northwest ISD	22	27	34	51	60	78	56
Ponder ISD	3	3	3	3	3	10	7
<b>Total Transfers In*</b>	<b>143</b>	<b>170</b>	<b>181</b>	<b>186</b>	<b>215</b>	<b>228</b>	<b>85</b>

Transfers Out To:	2016/17	2017/18	2018/19	2019/20	2020/21	2022/23	5-Year Change
Denton ISD	8	11	11	15	14	12	4
Harmony Science Academy	3	3	3	3	3	0	-3
Lake Dallas ISD	3	0	3	3	3	3	0
Lewisville ISD	7	3	10	10	19	26	19
North Texas Collegiate Academy	0	0	3	3	3	3	3
Northwest ISD	20	14	17	21	19	32	12
Ponder ISD	0	3	3	3	3	3	3
Texas College Preparatory Academies	18	34	34	53	64	113	95
Westlake Academy Charter School	7	4	3	10	4	3	-4
<b>Total Transfers Out*</b>	<b>74</b>	<b>96</b>	<b>115</b>	<b>148</b>	<b>172</b>	<b>237</b>	<b>163</b>

\* Totals include additional districts due 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 %
2018/19	26	36	219	187	223	239	210	232	247	250	273	256	230	226	207	3,061		
2019/20	21	40	268	251	245	257	279	240	275	282	274	299	282	246	224	3,483	422	13.8%
2020/21	13	39	268	283	272	256	286	301	280	320	327	313	306	287	244	3,795	312	9.0%
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	9	101	325	347	346	398	374	373	396	401	371	416	379	355	331	4,922	584	13.5%
2023/24	9	101	384	389	401	400	458	438	440	456	452	435	435	382	341	5,520	598	12.2%
2024/25	9	101	420	446	434	452	444	506	518	508	503	500	442	426	367	6,076	555	10.1%
2025/26	9	101	453	470	481	465	484	476	592	591	581	571	507	440	419	6,640	564	9.3%
2026/27	9	101	487	498	510	522	519	539	578	684	647	636	579	504	425	7,238	598	9.0%
2027/28	9	101	540	544	553	562	583	579	647	647	739	699	649	579	494	7,924	687	9.5%
2028/29	9	101	563	587	591	605	605	626	694	724	699	798	699	623	567	8,490	566	7.1%
2029/30	9	101	587	626	627	632	643	642	701	777	782	755	798	685	611	8,975	485	5.7%
2030/31	9	101	623	650	670	671	679	688	718	785	839	845	755	782	671	9,486	511	5.7%
2031/32	9	101	647	685	700	730	716	723	770	804	848	906	845	740	766	9,991	505	5.3%
2032/33	9	101	672	704	740	757	779	764	810	862	868	916	906	828	725	10,442	451	4.5%

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



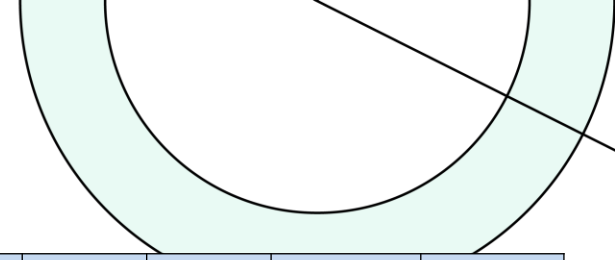


# Ten Year Forecast by Campus

CAMPUS	Capacity	Fall		ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
HILLTOP ELEMENTARY SCHOOL	700	703	621	635	633	594	610	630	668	695	725	737	756
ARGYLE SOUTH ELEMENTARY SCHOOL	850	0	813	997	1,133	1,219	1,304	1,409	1,495	1,627	1,808	2,008	2,193
ARGYLE WEST ELEMENTARY SCHOOL	850	910	839	947	1,046	1,126	1,271	1,431	1,523	1,544	1,558	1,567	1,578
<b>ELEMENTARY TOTALS</b>	2,400	1,613	2,273	2,579	2,812	2,939	3,185	3,470	3,686	3,866	4,091	4,312	4,527
Elementary Absolute Change		215	660	306	232	127	246	286	216	180	225	221	215
Elementary Percent Change		15.38%	40.92%	13.48%	9.01%	4.51%	8.38%	8.97%	6.21%	4.88%	5.82%	5.41%	4.98%
ARGYLE INTERMEDIATE/6th GRD CNT	600	331	0	440	518	592	578	647	694	701	718	770	810
<b>INTERMEDIATE TOTALS</b>		331	0	440	518	592	578	647	694	701	718	770	810
Intermediate Absolute Change		11	-331	440	78	74	-14	69	47	7	17	52	40
Intermediate Percent Change		3.44%			17.73%	14.29%	-2.36%	11.94%	7.26%	1.01%	2.43%	7.24%	5.19%
ARGYLE MIDDLE SCHOOL	1,150	1,052	1,168	908	1,011	1,172	1,331	1,386	1,423	1,559	1,624	1,652	1,730
<b>MIDDLE SCHOOL TOTALS</b>		1,052	1,168	908	1,011	1,172	1,331	1,386	1,423	1,559	1,624	1,652	1,730
Middle School Absolute Change		125	116	-260	103	161	159	55	37	136	65	28	78
Middle School Percent Change		13.48%	11.03%	-22.26%	11.34%	15.92%	13.57%	4.13%	2.67%	9.56%	4.17%	1.72%	4.72%
ARGYLE HIGH SCHOOL	1,750	1,342	1,481	1,593	1,735	1,937	2,144	2,421	2,687	2,849	3,053	3,257	3,375
<b>HIGH SCHOOL TOTALS</b>		1,342	1,481	1,593	1,735	1,937	2,144	2,421	2,687	2,849	3,053	3,257	3,375
High School Absolute Change		192	139	112	142	202	207	277	266	162	204	204	118
High School Percent Change		16.70%	10.36%	7.56%	8.91%	11.64%	10.69%	12.92%	10.99%	6.03%	7.16%	6.68%	3.62%
<b>DISTRICT TOTALS</b>		4,338	4,922	5,520	6,076	6,640	7,238	7,924	8,490	8,975	9,486	9,991	10,442
District Absolute Change		543	584	598	555	564	598	687	566	485	511	505	451
District Percent Change		14.31%	13.46%	12.16%	10.06%	9.28%	9.01%	9.49%	7.14%	5.71%	5.69%	5.33%	4.51%



# Ten Year Forecast by Grade Level - HIGH



Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2018/19	26	36	219	187	223	239	210	232	247	250	273	256	230	226	207	3,061		
2019/20	21	40	268	251	245	257	279	240	275	282	274	299	282	246	224	3,483	422	13.8%
2020/21	13	39	268	283	272	256	286	301	280	320	327	313	306	287	244	3,795	312	9.0%
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	9	101	325	347	346	398	374	373	396	401	371	416	379	355	331	4,922	584	13.5%
2023/24	9	101	401	405	417	417	476	455	459	475	471	453	453	398	355	5,746	824	16.7%
2024/25	9	101	456	484	471	490	482	548	561	552	546	543	479	462	398	6,583	837	14.6%
2025/26	9	101	517	537	550	531	552	543	676	674	635	623	554	479	457	7,438	856	13.0%
2026/27	9	101	558	570	586	601	595	619	663	785	741	699	635	554	465	8,180	742	10.0%
2027/28	9	101	618	623	633	646	671	664	743	743	848	800	713	635	543	8,990	810	9.9%
2028/29	9	101	645	672	677	693	696	720	796	832	802	916	800	684	622	9,664	674	7.5%
2029/30	9	101	673	716	718	724	736	738	806	891	899	866	916	784	670	10,247	582	6.0%
2030/31	9	101	714	745	767	769	778	789	826	902	962	971	866	898	768	10,863	617	6.0%
2031/32	9	101	742	784	803	835	819	830	883	925	974	1,039	971	849	880	11,444	580	5.3%
2032/33	9	101	771	806	846	868	891	874	929	989	999	1,052	1,039	952	832	11,959	515	4.5%

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



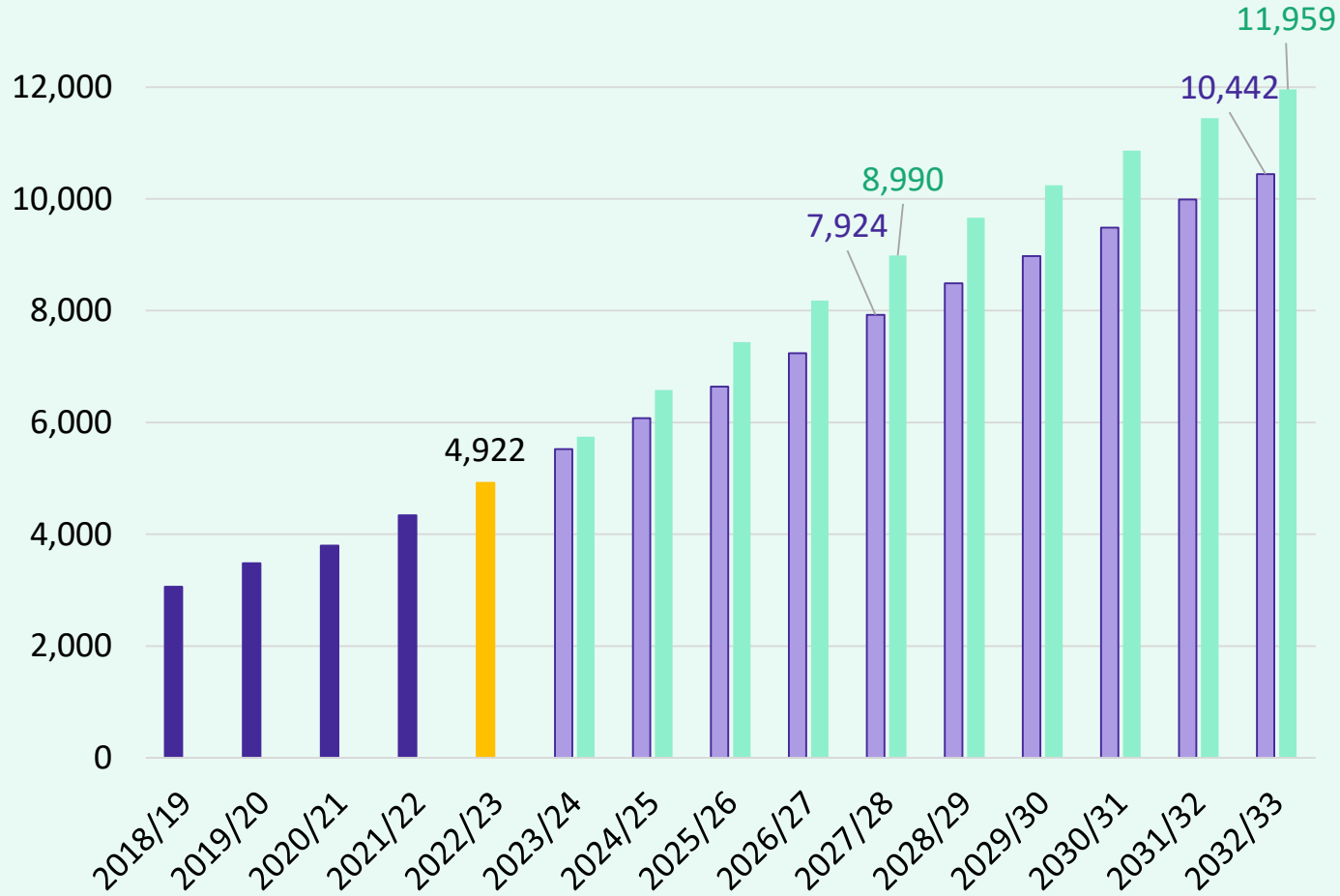
# Ten Year Forecast by Campus – HIGH

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
HILLTOP ELEMENTARY SCHOOL	700	703	621	660	685	675	696	718	761	788	820	832	851
ARGYLE SOUTH ELEMENTARY SCHOOL	850	0	813	1,036	1,224	1,384	1,488	1,609	1,708	1,859	2,067	2,297	2,509
ARGYLE WEST ELEMENTARY SCHOOL	850	910	839	985	1,132	1,281	1,454	1,638	1,743	1,768	1,784	1,794	1,806
<b>ELEMENTARY TOTALS</b>		1,613	2,273	2,682	3,042	3,340	3,638	3,965	4,212	4,415	4,670	4,923	5,167
Elementary Absolute Change		215	660	409	360	299	298	327	247	202	256	252	244
Elementary Percent Change		15.38%	40.92%	17.98%	13.42%	9.82%	8.93%	8.99%	6.23%	4.80%	5.79%	5.40%	4.96%
ARGYLE INTERMEDIATE/6th GRD CNT	600	331	0	459	561	676	663	743	796	806	826	883	929
<b>INTERMEDIATE TOTALS</b>		331	0	459	561	676	663	743	796	806	826	883	929
Intermediate Absolute Change		11	-331	459	102	115	-13	80	53	10	20	57	46
Intermediate Percent Change		3.44%	-100.00%	#DIV/0!	22.22%	20.50%	-1.92%	12.07%	7.13%	1.26%	2.48%	6.90%	5.21%
ARGYLE MIDDLE SCHOOL	1,150	1,052	1,168	946	1,098	1,309	1,526	1,591	1,634	1,790	1,864	1,899	1,988
<b>MIDDLE SCHOOL TOTALS</b>		1,052	1,168	946	1,098	1,309	1,526	1,591	1,634	1,790	1,864	1,899	1,988
Middle School Absolute Change		125	116	-222	152	211	217	65	43	156	74	35	89
Middle School Percent Change		13.48%	11.03%	-19.01%	16.07%	19.22%	16.58%	4.26%	2.70%	9.55%	4.13%	1.88%	4.69%
ARGYLE HIGH SCHOOL	1,750	1,342	1,481	1,659	1,882	2,113	2,353	2,691	3,022	3,236	3,503	3,739	3,875
<b>HIGH SCHOOL TOTALS</b>		1,342	1,481	1,659	1,882	2,113	2,353	2,691	3,022	3,236	3,503	3,739	3,875
High School Absolute Change		192	139	178	223	231	240	338	331	214	267	236	136
High School Percent Change		16.70%	10.36%	12.02%	13.44%	12.27%	11.36%	14.36%	12.30%	7.08%	8.25%	6.74%	3.64%
<b>DISTRICT TOTALS</b>		4,338	4,922	5,746	6,583	7,438	8,180	8,990	9,664	10,247	10,863	11,444	11,959
District Absolute Change		543	584	824	837	856	742	810	674	582	617	580	515
District Percent Change		14.31%	13.46%	16.74%	14.57%	13.00%	9.98%	9.90%	7.50%	6.03%	6.02%	5.34%	4.50%



# Key Takeaways

### Enrollment Forecast



- AISD Annual Starts slowed through 4Q22 due to high inventory levels
- Argyle ISD new home closes set a new record for the district with 284 in the 4<sup>th</sup> quarter alone
- The district has over 1,300 lots currently available to build on, with more than 500 more under development
- AISD is forecasted to enroll between 8,000 and 9,000 students by 2027/28 and more than 10,400 to 12,000 by 2032/33