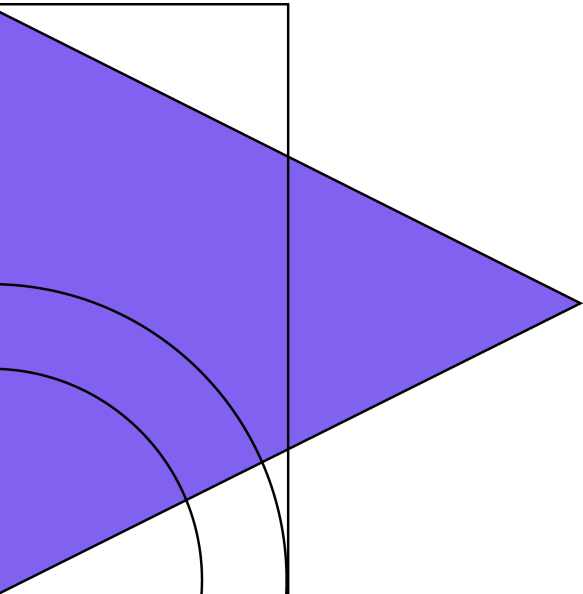
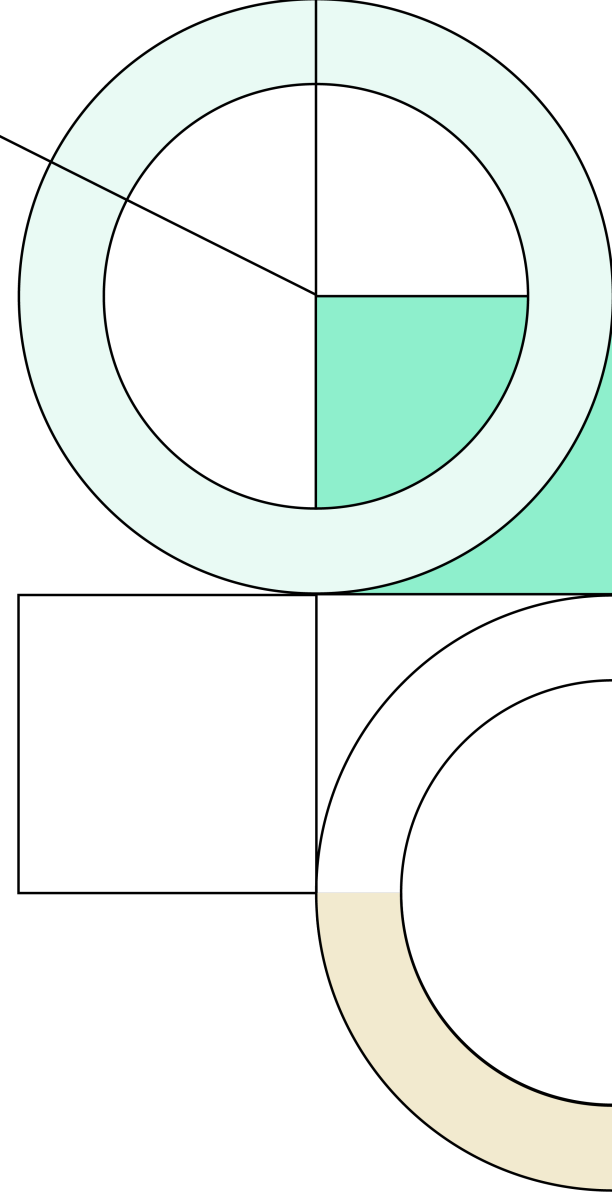




**Argyle  
Independent  
School  
District**

Fall 2021

Demographic Report





# Historical Enrollment Trends

| Year (OCT) | EE | PK | K   | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | Total % |
|------------|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|-------|--------------|---------|
| 2017/18    | 19 | 43 | 166 | 188 | 195 | 172 | 197 | 203 | 211 | 251 | 217 | 218 | 226  | 211  | 199  | 2,716 |              |         |
| 2018/19    | 26 | 36 | 219 | 187 | 223 | 239 | 210 | 232 | 247 | 250 | 273 | 256 | 230  | 226  | 207  | 3,061 | 345          | 12.7%   |
| 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    | 0  | 43 | 309 | 288 | 322 | 304 | 310 | 330 | 344 | 338 | 363 | 370 | 340  | 335  | 296  | 4,292 | 497          | 13.1%   |

Yellow Box = Highest grade per year

Green Box = Second highest grade per year

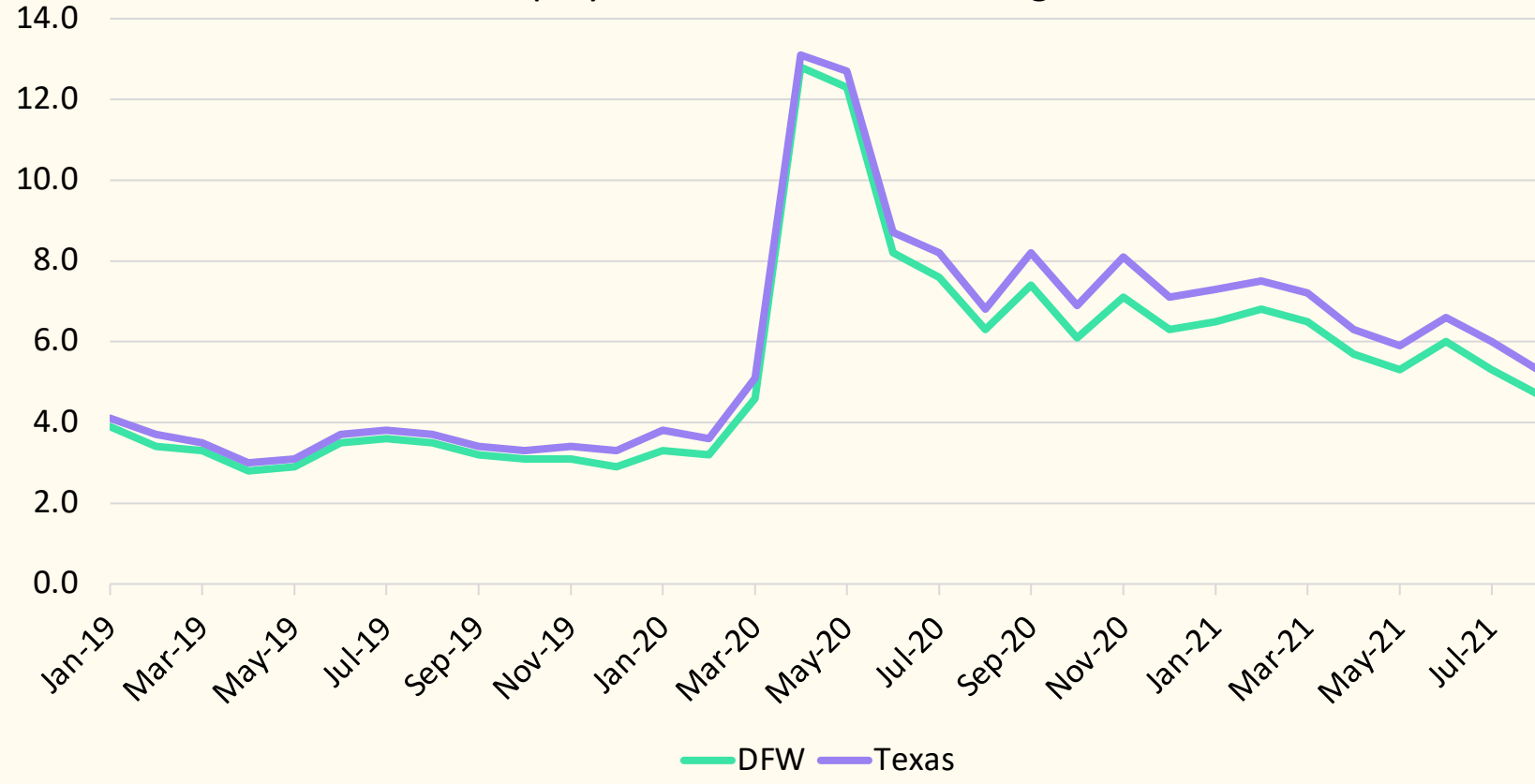
|               | EE    | PK    | K     | 1st   | 2nd   | 3rd   | 4th   | 5th   | 6th   | 7th   | 8th   | 9th   | 10th  | 11th  | 12th  | ELEM  | INTER | MID   | HIGH  |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Prev 3 yr avg | 0.476 | 1.063 | 1.126 | 1.092 | 1.177 | 1.105 | 1.164 | 1.125 | 1.165 | 1.171 | 1.130 | 1.123 | 1.070 | 1.061 | 1.005 | 1.125 | 1.144 | 1.155 | 1.065 |
| 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       | 0.808 | 1.111 | 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       | 0.619 | 0.975 | 1.000 | 1.056 | 1.084 | 1.045 | 1.113 | 1.079 | 1.167 | 1.164 | 1.160 | 1.142 | 1.023 | 1.018 | 0.992 | 1.046 | 1.096 | 1.163 | 1.044 |
| 2021/22       | 0.000 | 1.103 | 1.153 | 1.075 | 1.138 | 1.118 | 1.211 | 1.154 | 1.143 | 1.207 | 1.134 | 1.131 | 1.086 | 1.095 | 1.031 | 1.121 | 1.182 | 1.161 | 1.086 |

- Argyle ISD enrollment grew 497 students this fall, despite the effects of COVID-19
- The district saw historically higher cohorts in 7<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup> grades
- The intermediate and middle school levels saw the highest average cohort of the 4 grade levels

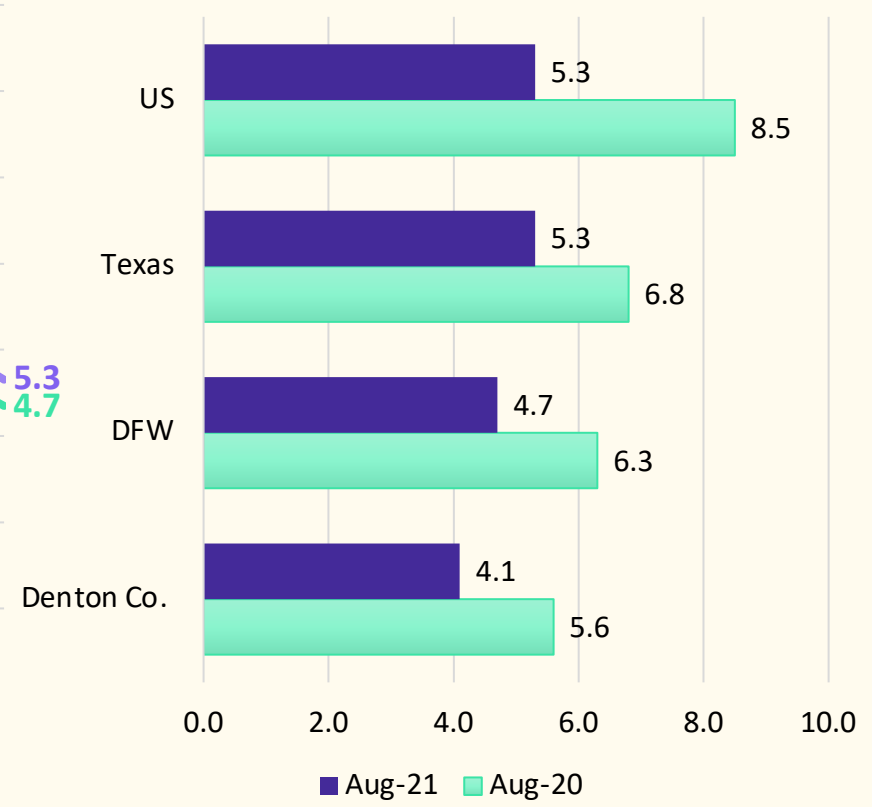


# Local Economic Conditions

### Unemployment Rate, Jan 2018 - August 2021



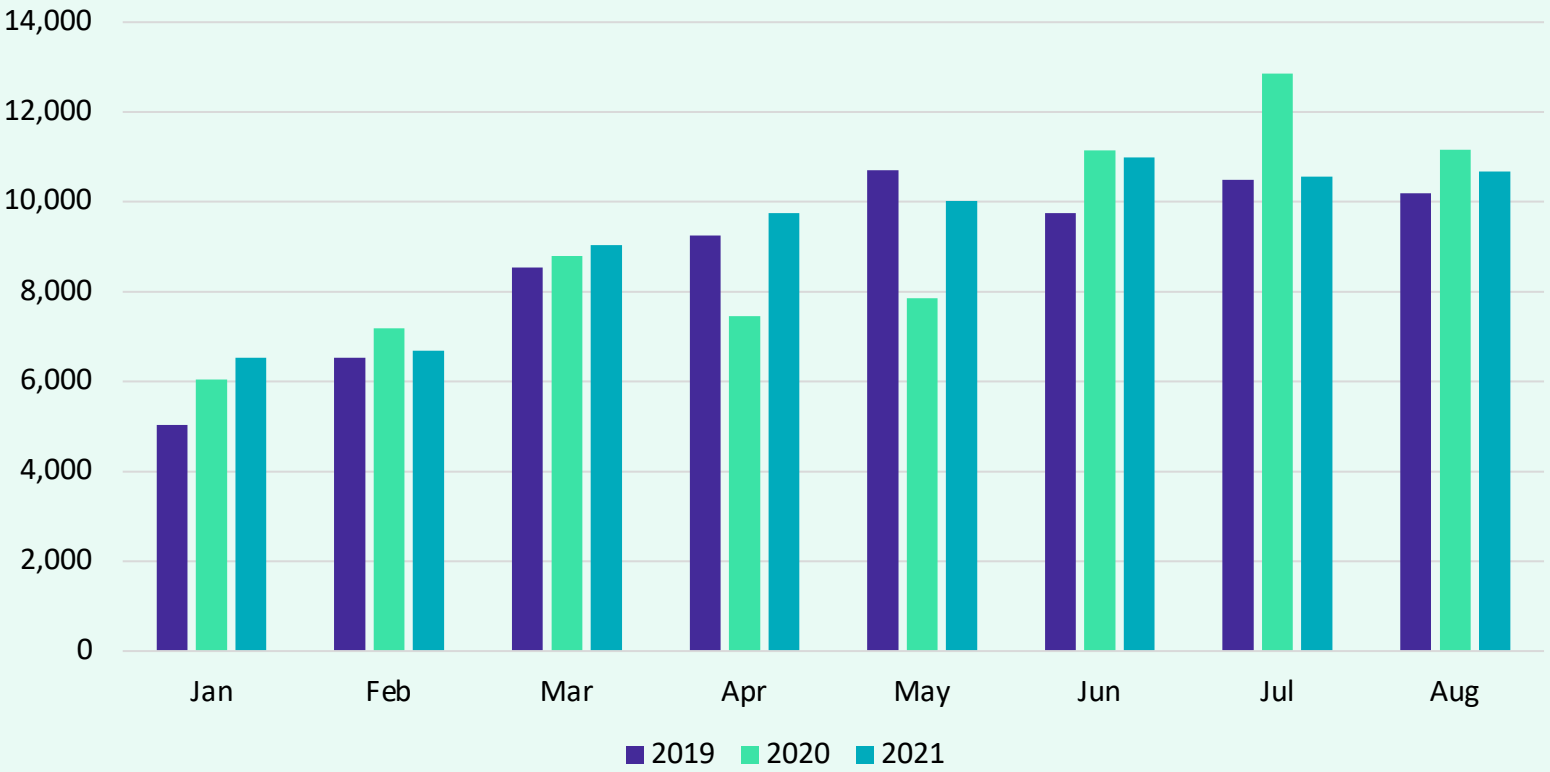
### Unemployment Rate, Year Over Year



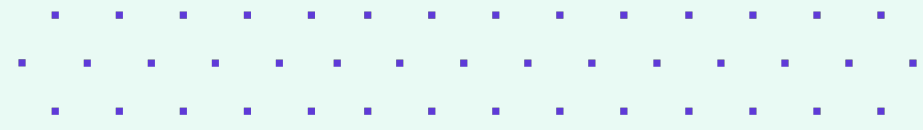


# Housing Market Trends

DFW Monthly Sales, 2019-2021

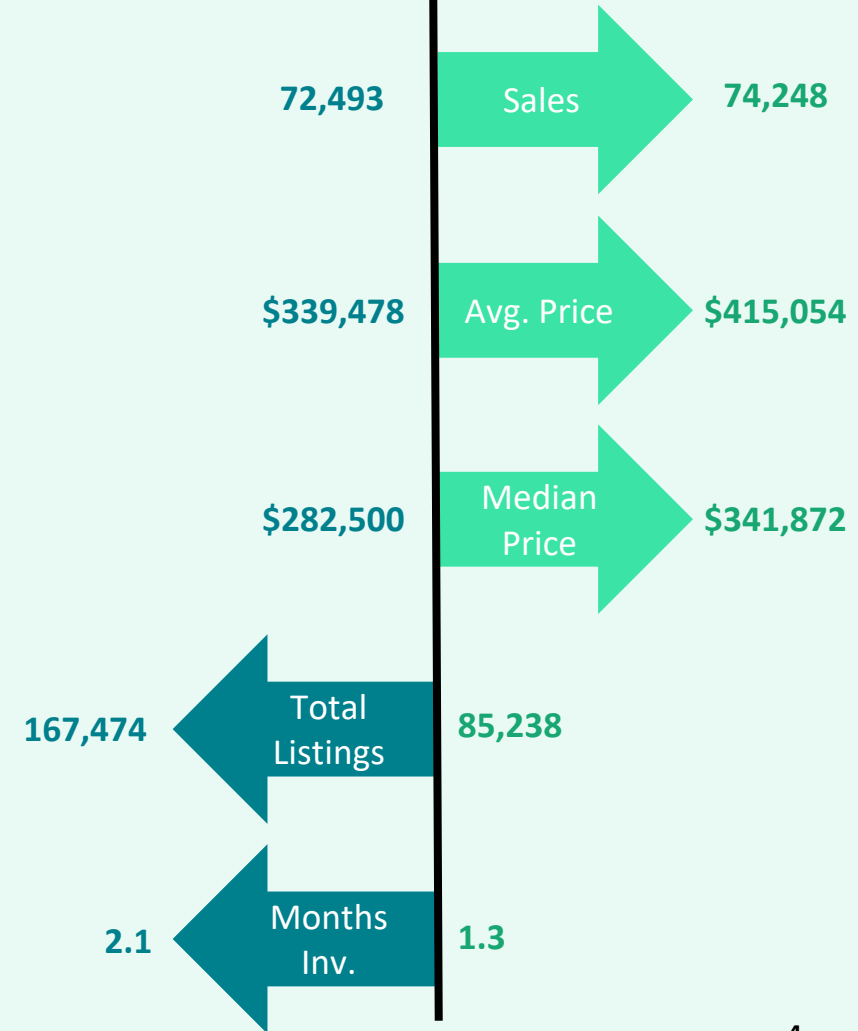


- Median home prices remains near record highs across the state
- Home inventory remains extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through August in DFW are up 2.4% from the same period in 2020
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market



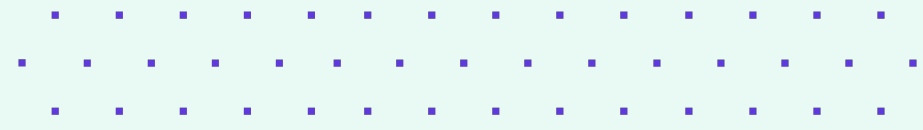
YOY Housing Trends

Jan.- Aug. 2020 | Jan.- Aug. 2021





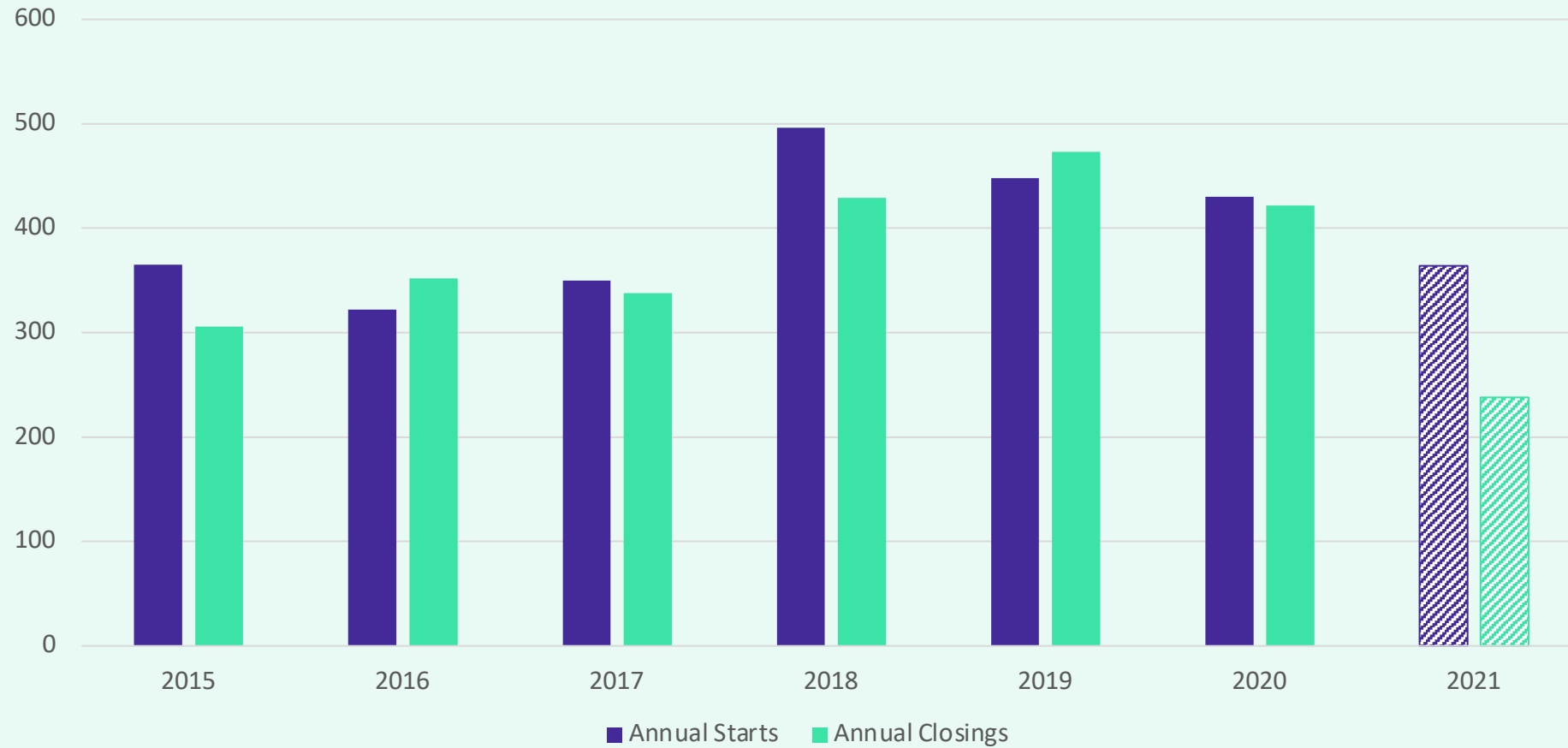
# DFW Housing Market Trends



|                   | 2Q21   | % YOY |
|-------------------|--------|-------|
| Annual Starts     | 49,733 | 30.0% |
| Quarter Starts    | 14,909 | 39.5% |
| Annual Closings   | 45,074 | 22.6% |
| Quarter Closings  | 12,555 | 30.7% |
| Housing Inventory | 27,455 | 20.2% |
| VDL Inventory     | 55,803 | -4.2% |



# District New Home Activity

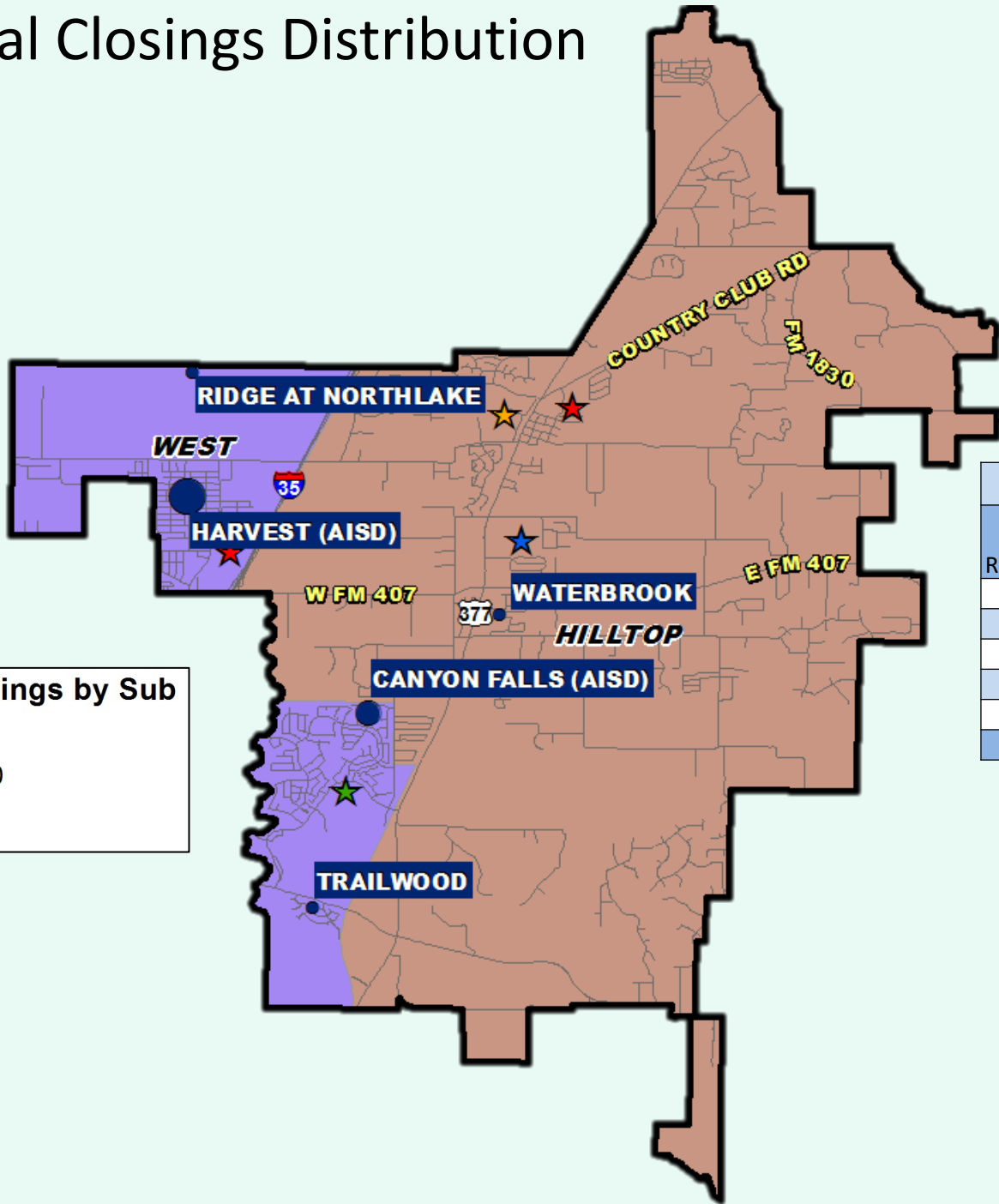
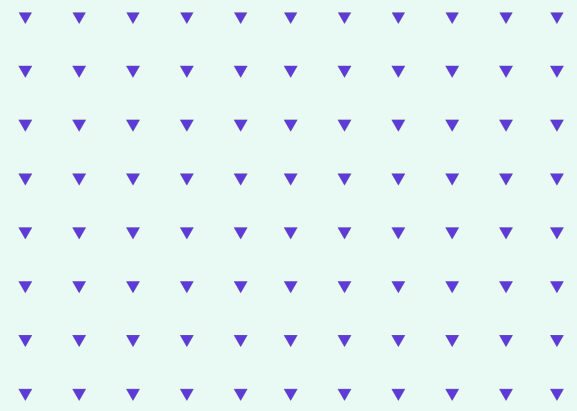


| Starts | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|--------|------|------|------|------|------|------|------|
| 1Q     | 67   | 71   | 95   | 116  | 124  | 86   | 139  |
| 2Q     | 97   | 79   | 81   | 157  | 111  | 112  | 225  |
| 3Q     | 115  | 96   | 109  | 133  | 123  | 105  |      |
| 4Q     | 86   | 76   | 65   | 90   | 90   | 127  |      |
| Total  | 365  | 322  | 350  | 496  | 448  | 430  | 364  |

| Closings | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|----------|------|------|------|------|------|------|------|
| 1Q       | 57   | 95   | 58   | 77   | 82   | 89   | 124  |
| 2Q       | 76   | 78   | 83   | 100  | 104  | 99   | 114  |
| 3Q       | 80   | 114  | 124  | 133  | 152  | 118  |      |
| 4Q       | 93   | 65   | 73   | 119  | 135  | 116  |      |
| Total    | 306  | 352  | 338  | 429  | 473  | 422  | 238  |



# Annual Closings Distribution

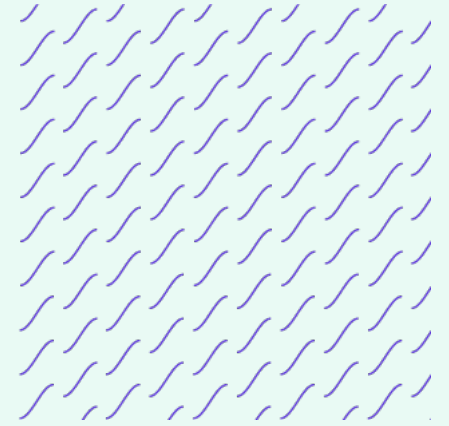


**Annual Closings by Sub**

- < 50
- 50 - 100
- > 100

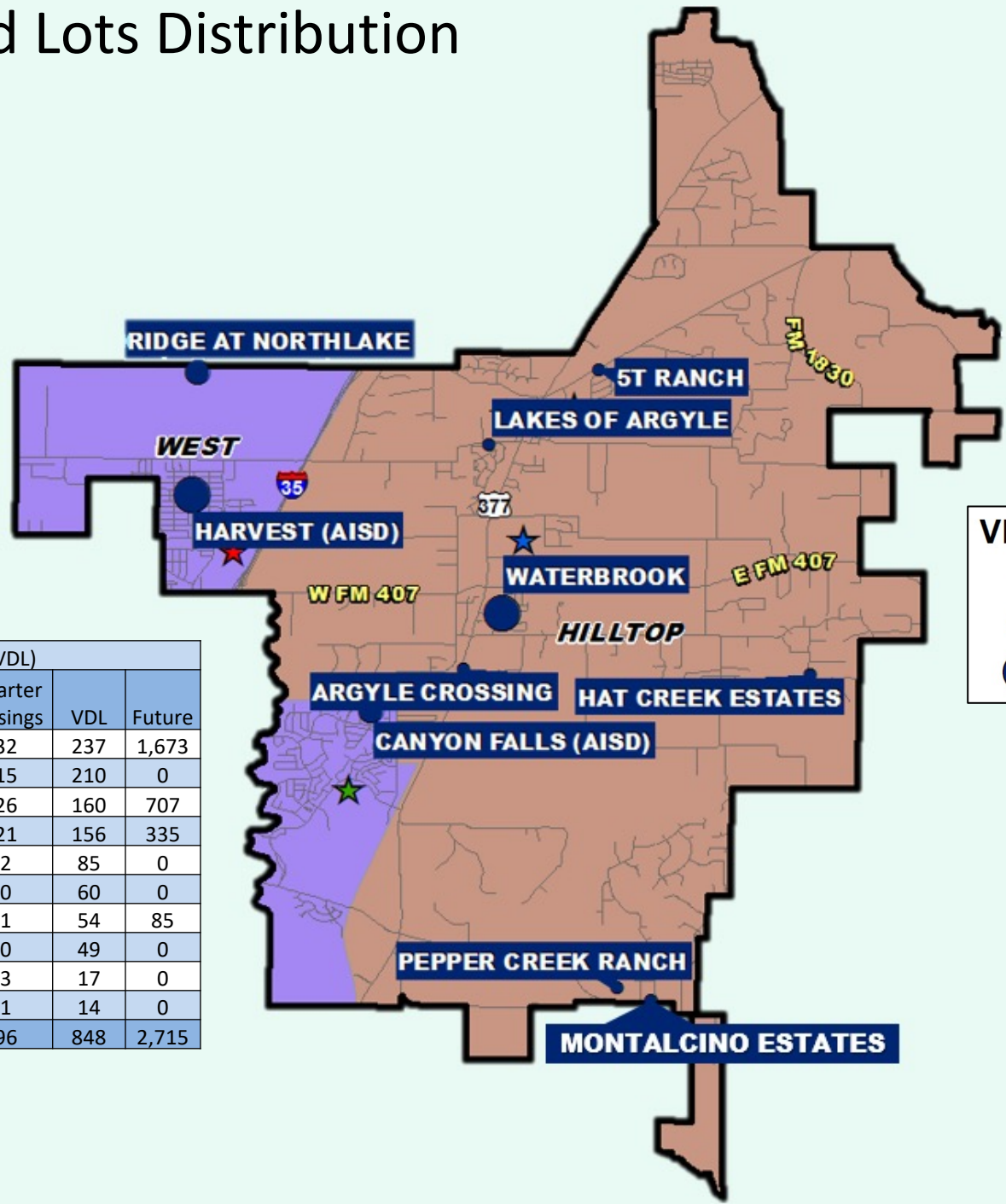
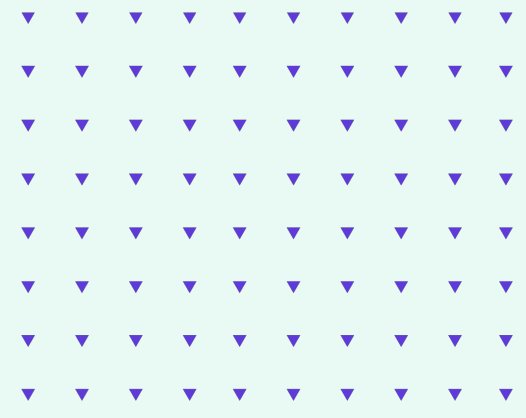
Top 5 Subdivisions - 2Q21 (Ranked by Annual Closings)

| Rank   | Subdivision         | Elementary Zone | Annual Closings | Quarter Closings | VDL | Future |
|--------|---------------------|-----------------|-----------------|------------------|-----|--------|
| 1      | HARVEST (AISD)      | ARGYLE WEST     | 182             | 32               | 237 | 1,673  |
| 2      | CANYON FALLS (AISD) | ARGYLE WEST     | 89              | 21               | 156 | 335    |
| 3      | RIDGE AT NORTHLAKE  | ARGYLE WEST     | 44              | 26               | 160 | 707    |
| 4      | WATERBROOK          | HILLTOP         | 38              | 15               | 210 | 0      |
| 5      | TRAILWOOD           | ARGYLE WEST     | 34              | 6                | 6   | 152    |
| Totals |                     |                 | 387             | 100              | 769 | 2,867  |



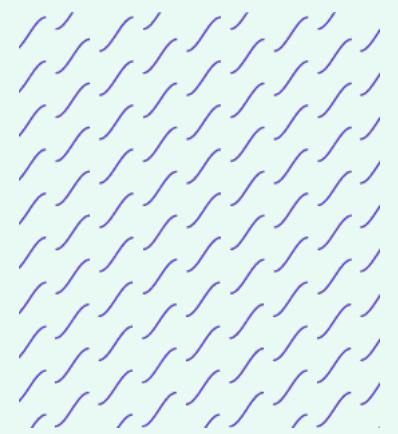


# Vacant Developed Lots Distribution



**VDL by Sub**

- < 100
- 100 - 200
- > 200

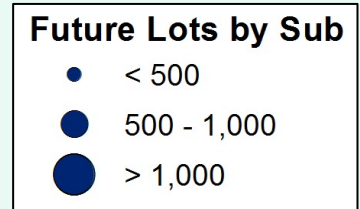
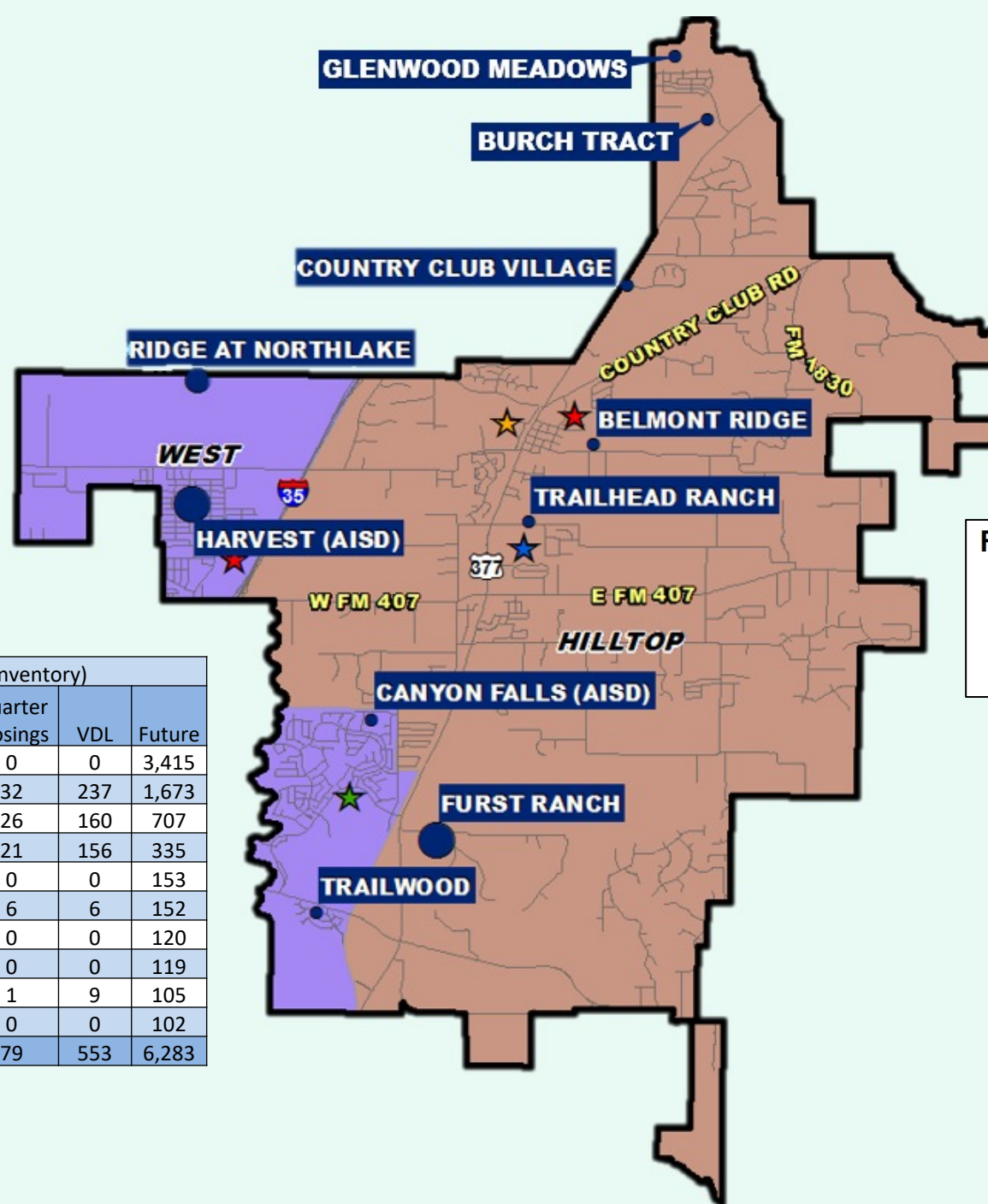


| Top 10 Subdivisions - 2Q21 (Ranked by remaining VDL) |                     |                 |                 |                  |     |        |
|--|---------------------|-----------------|-----------------|------------------|-----|--------|
| Rank   | Subdivision         | Elementary Zone | Annual Closings | Quarter Closings | VDL | Future |
| 1  | HARVEST (AISD)      | ARGYLE WEST     | 182             | 32               | 237 | 1,673  |
| 2  | WATERBROOK          | HILLTOP         | 38              | 15               | 210 | 0      |
| 3  | RIDGE AT NORTHLAKE  | ARGYLE WEST     | 44              | 26               | 160 | 707    |
| 4  | CANYON FALLS (AISD) | ARGYLE WEST     | 89              | 21               | 156 | 335    |
| 5  | LAKES OF ARGYLE     | HILLTOP         | 17              | 2                | 85  | 0      |
| 6  | ARGYLE CROSSING     | HILLTOP         | 0               | 0                | 60  | 0      |
| 7  | MONTALCINO ESTATES  | HILLTOP         | 8               | 1                | 54  | 85     |
| 8  | PEPPER CREEK RANCH  | HILLTOP         | 0               | 0                | 49  | 0      |
| 9  | 5T RANCH            | HILLTOP         | 16              | 3                | 17  | 0      |
| 10   | HAT CREEK ESTATES   | HILLTOP         | 5               | 1                | 14  | 0      |
| Totals   |                     |                 | 370             | 96               | 848 | 2,715  |

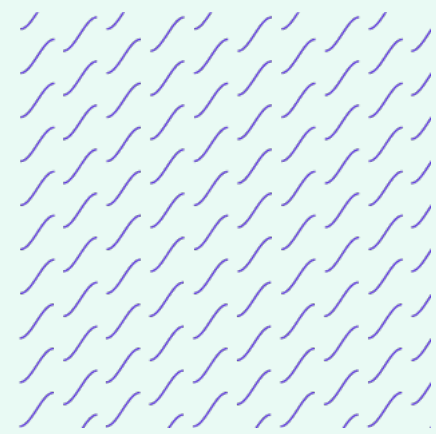




# Future Lots

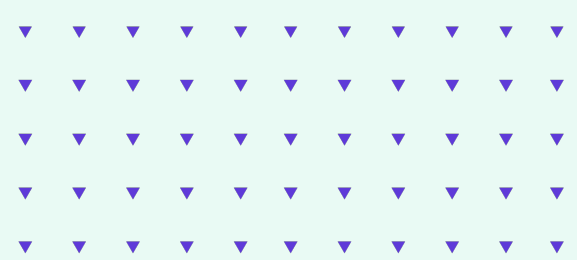


| Top 10 Subdivisions -2Q21 (Ranked by Future Inventory) |                      |                 |                 |                  |     |        |
|--|----------------------|-----------------|-----------------|------------------|-----|--------|
| Rank   | Subdivision          | Elementary Zone | Annual Closings | Quarter Closings | VDL | Future |
| 1  | FURST RANCH          | HILLTOP         | 0               | 0                | 0   | 3,415  |
| 2  | HARVEST (AISD)       | ARGYLE WEST     | 182             | 32               | 237 | 1,673  |
| 3  | RIDGE AT NORTHLAKE   | ARGYLE WEST     | 44              | 26               | 160 | 707    |
| 4  | CANYON FALLS (AISD)  | ARGYLE WEST     | 89              | 21               | 156 | 335    |
| 5  | TRAILHEAD RANCH      | HILLTOP         | 0               | 0                | 0   | 153    |
| 6  | TRAILWOOD            | ARGYLE WEST     | 34              | 6                | 6   | 152    |
| 7  | BELMONT RIDGE        | HILLTOP         | 0               | 0                | 0   | 120    |
| 8  | BURCH RESIDENTIAL    | HILLTOP         | 0               | 0                | 0   | 119    |
| 9  | COUNTRY CLUB VILLAGE | HILLTOP         | 4               | 1                | 9   | 105    |
| 10   | GLENWOOD MEADOWS     | HILLTOP         | 0               | 0                | 0   | 102    |
| Totals   |                      |                 | 315             | 79               | 553 | 6,283  |




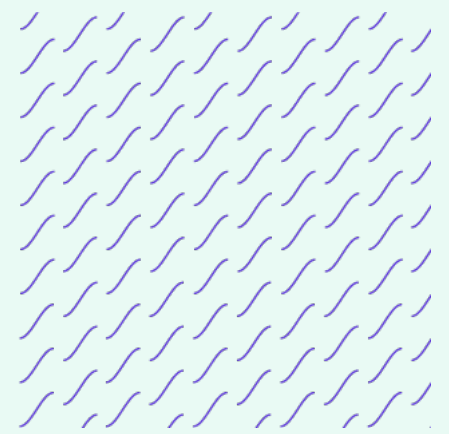


# District Housing Overview by Elementary Zone



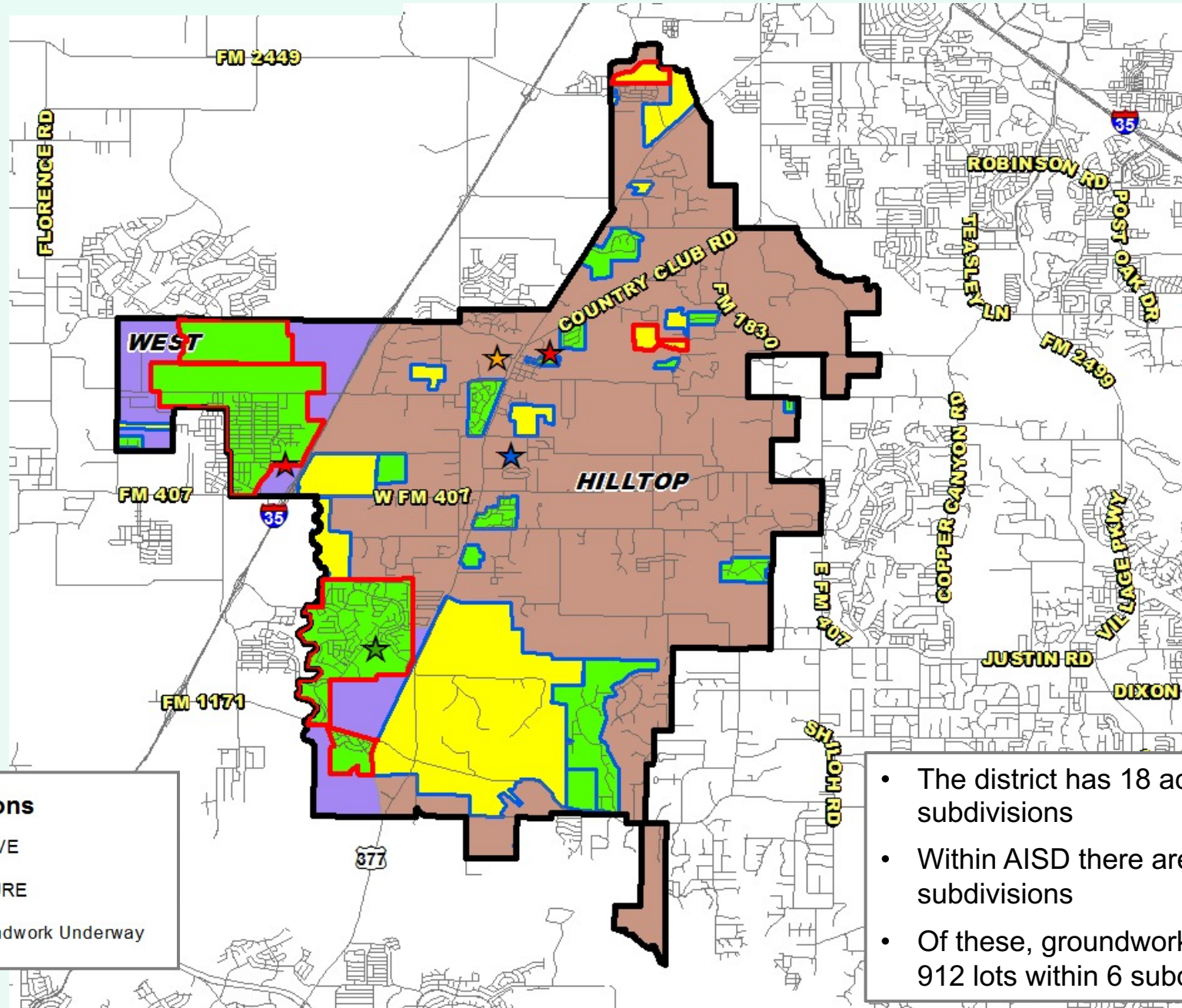
| Elementary          | Annual Starts | Quarterly Starts | Annual Closings | Quarterly Closings | Under Construction | Inventory  | Vacant Dev. Lots | Futures      |
|---------------------|---------------|------------------|-----------------|--------------------|--------------------|------------|------------------|--------------|
| ARGYLE WEST         | 466           | 159              | 359             | 87                 | 238                | 268        | 565              | 2,898        |
| HILLTOP             | 128           | 66               | 113             | 27                 | 91                 | 103        | 526              | 4,359        |
| <b>Grand Totals</b> | <b>594</b>    | <b>225</b>       | <b>472</b>      | <b>114</b>         | <b>329</b>         | <b>371</b> | <b>1,091</b>     | <b>7,257</b> |

 Highest Activity in Category





# District Housing Overview



- The district has 18 actively building subdivisions
- Within AISD there are 13 future subdivisions
- Of these, groundwork is underway on 912 lots within 6 subdivisions



# Residential Activity

Denton ISD

## Ridge at Northlake

- 990 total lots
- 707 future lots
- 160 vacant developed lots
- 71 homes under construction
- 44 homes occupied
- Phase 2 (195 lots) final plat approved March 2021, groundwork underway
- Building 100-150 homes per year
- Current student yield: 1.045

WEST

HILLTOP

Northwest ISD

ARGYLE WEST ELEM

## Harvest

- Split with Northwest ISD
- 3,220 total lots in Argyle ISD
- 1,673 future lots
- 237 vacant developed lots
- 98 homes under construction
- 1,201 homes occupied
- Groundwork underway on Phases 12 (191 lots) and 8A (91 lots)
- Phase 11A (100 lots) under review
- Building 200-250 homes per year
- Current student yield: 0.919



# Residential Activity

## Canyon Falls

- 1,240 total lots in AISD
- 335 future lots
- 156 vacant developed lots
- 68 homes under construction
- 674 homes occupied
- Groundwork underway on Phases 4B (24 lots) and 9 (54 lots)
- Building 100-150 homes per year
- Current student yield: 0.891

Northwest ISD

ARGYLE MID

WEST

377

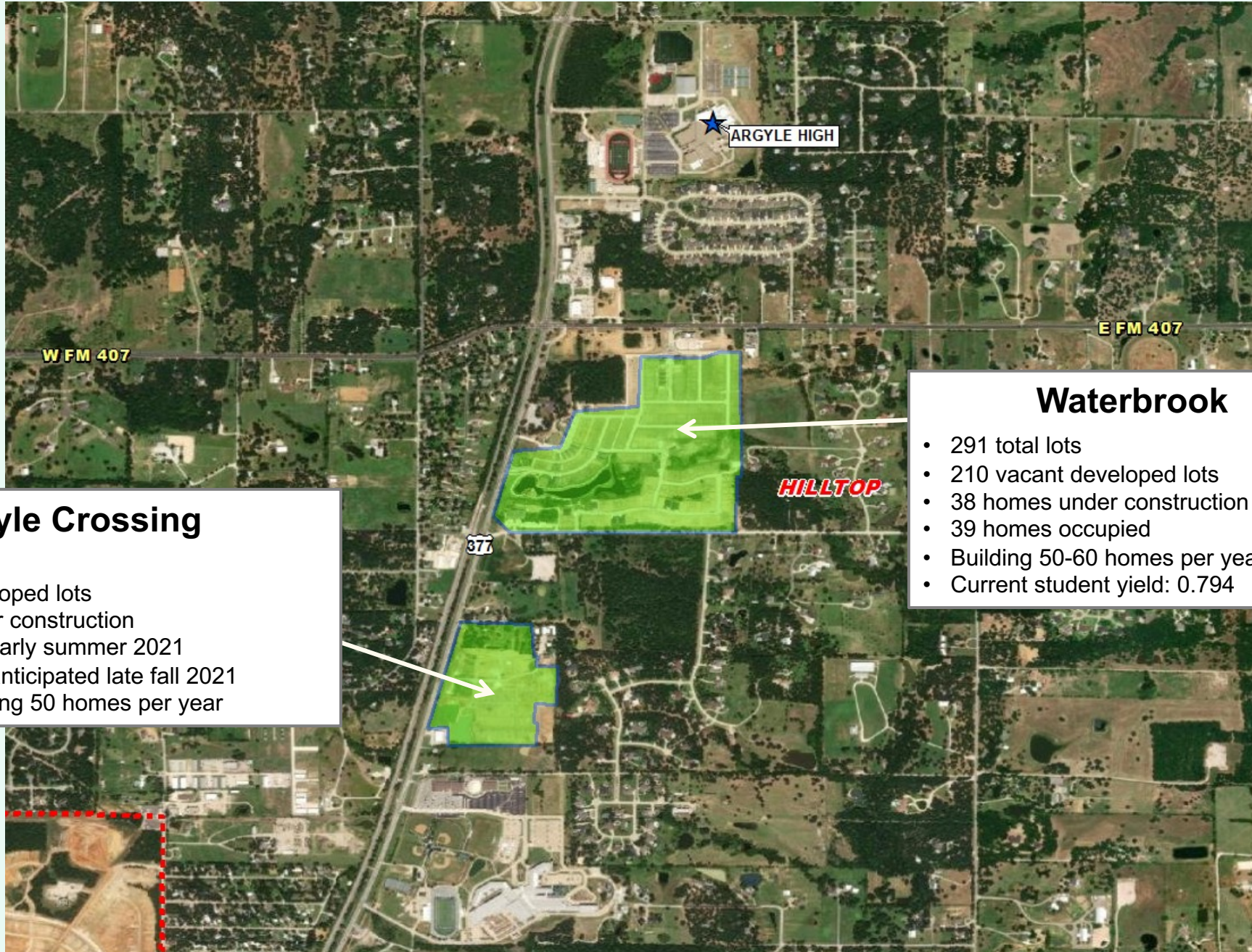
HILLTOP

## Trailwood

- 309 total lots
- 152 future lots
- 6 vacant developed lots
- 1 home under construction
- 146 homes occupied
- Phase 2 (152 lots) groundwork nearing completion, homes starting fall 2021
- Building 35-40 homes per year
- Current student yield: 0.575



# Residential Activity



### Argyle Crossing

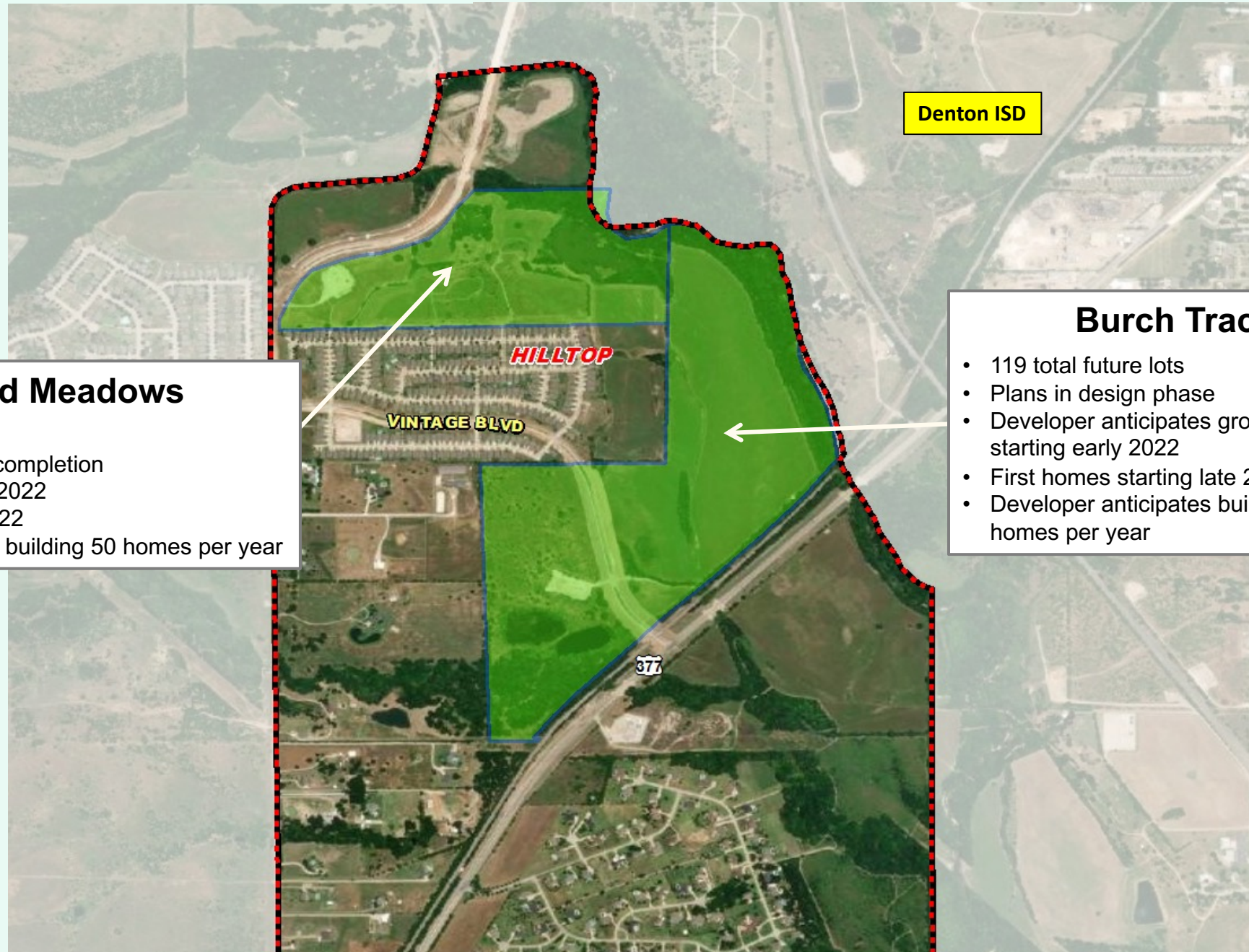
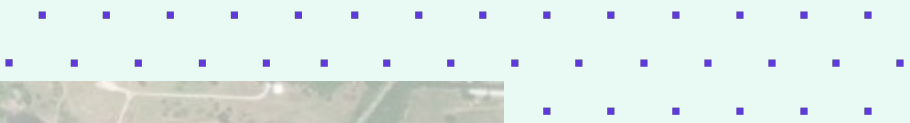
- 79 total lots
- 60 vacant developed lots
- 19 homes under construction
- Lots delivered early summer 2021
- First residents anticipated late fall 2021
- Anticipate building 50 homes per year

### Waterbrook

- 291 total lots
- 210 vacant developed lots
- 38 homes under construction
- 39 homes occupied
- Building 50-60 homes per year
- Current student yield: 0.794



# Future Residential Activity



### Glenwood Meadows

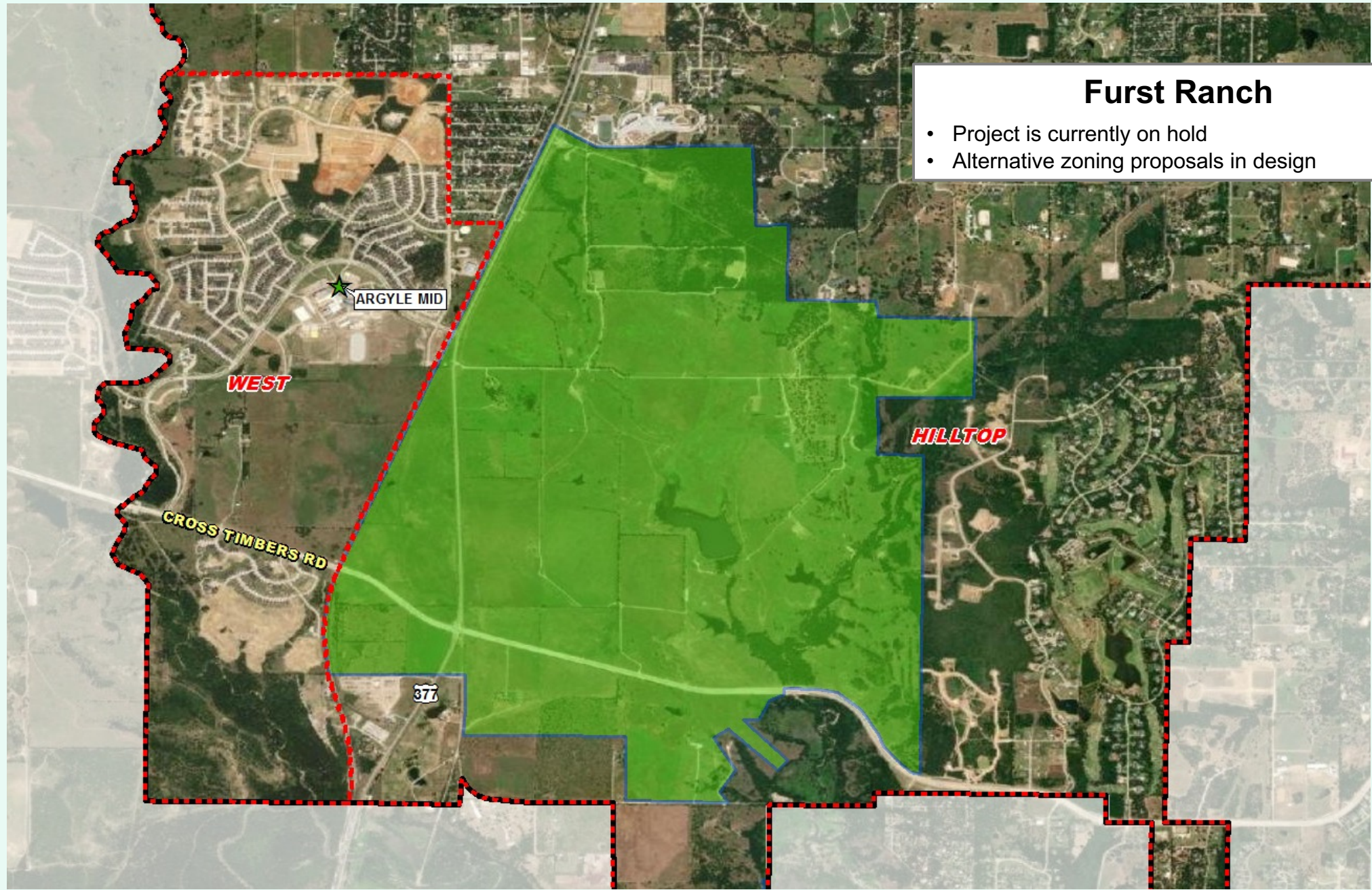
- 102 total future lots
- Groundwork nearing completion
- Homes starting early 2022
- First residents mid 2022
- Developer anticipates building 50 homes per year

### Burch Tract

- 119 total future lots
- Plans in design phase
- Developer anticipates groundwork starting early 2022
- First homes starting late 2022
- Developer anticipates building 35-40 homes per year



# Future Residential Activity



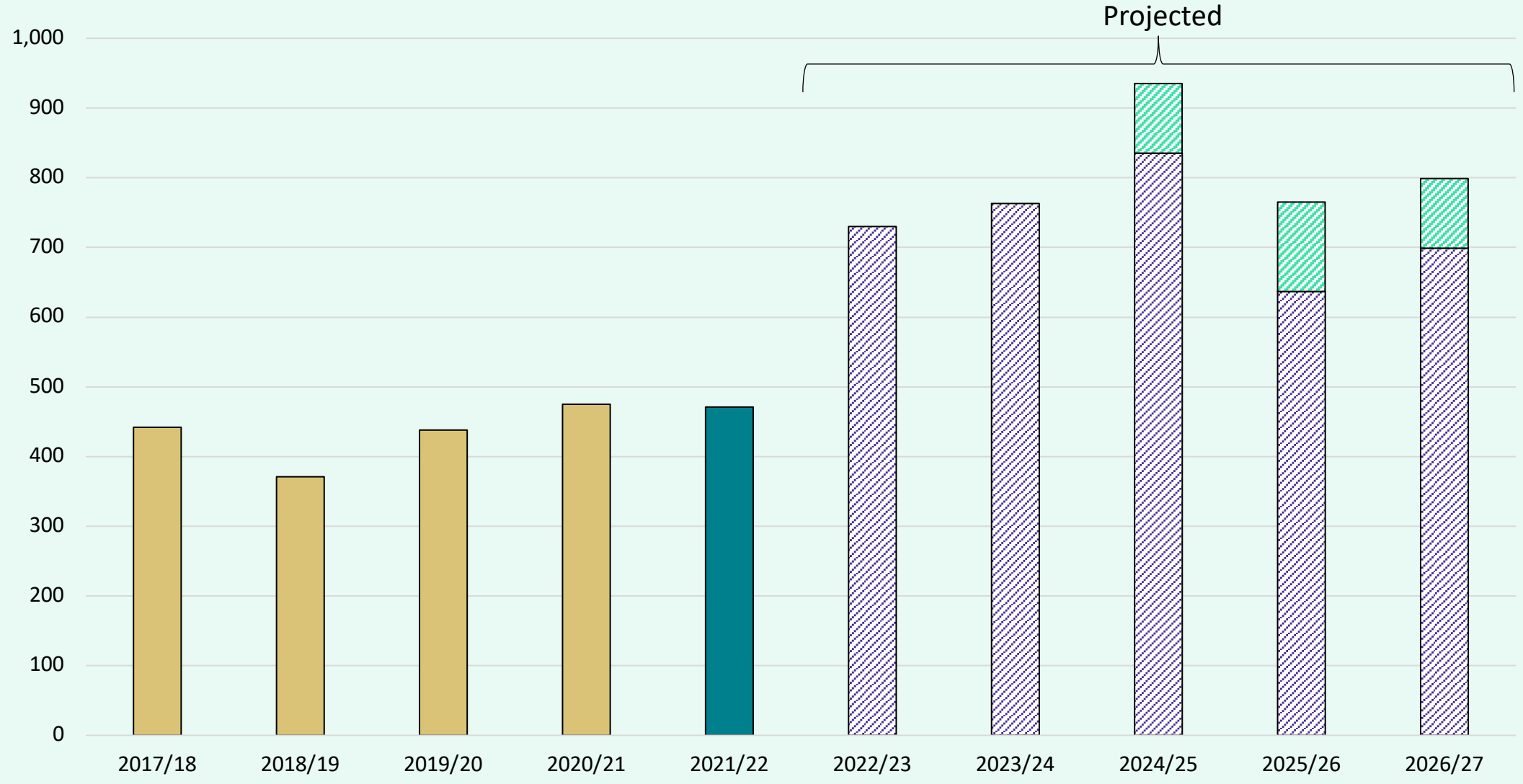
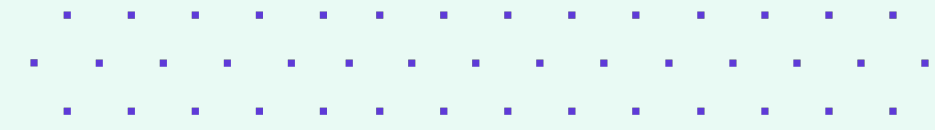
**Furst Ranch**


- Project is currently on hold
- Alternative zoning proposals in design





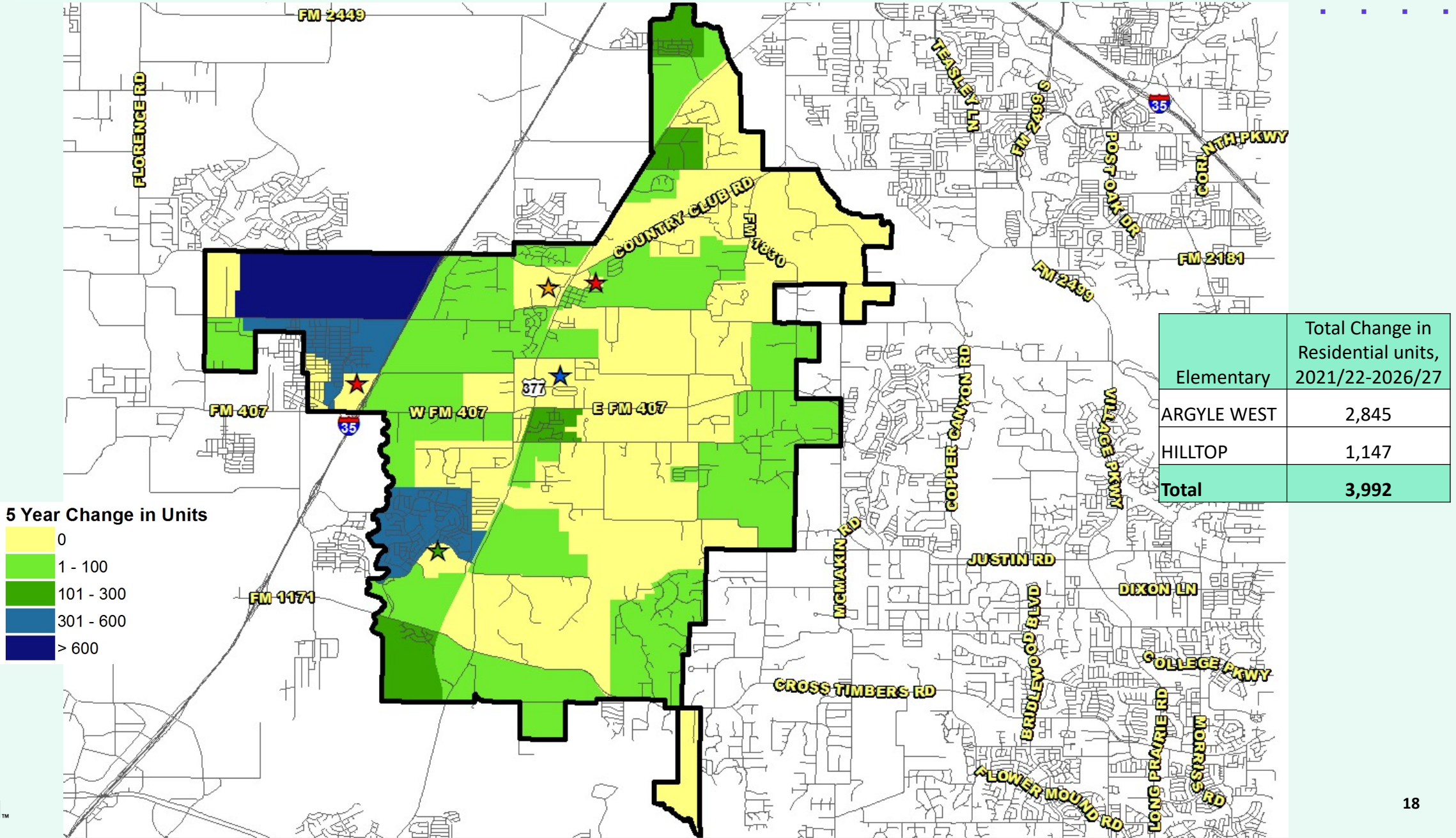
# Forecasted AISD New Home Activity



 Forecasted Single Family  Forecasted Multi-Family

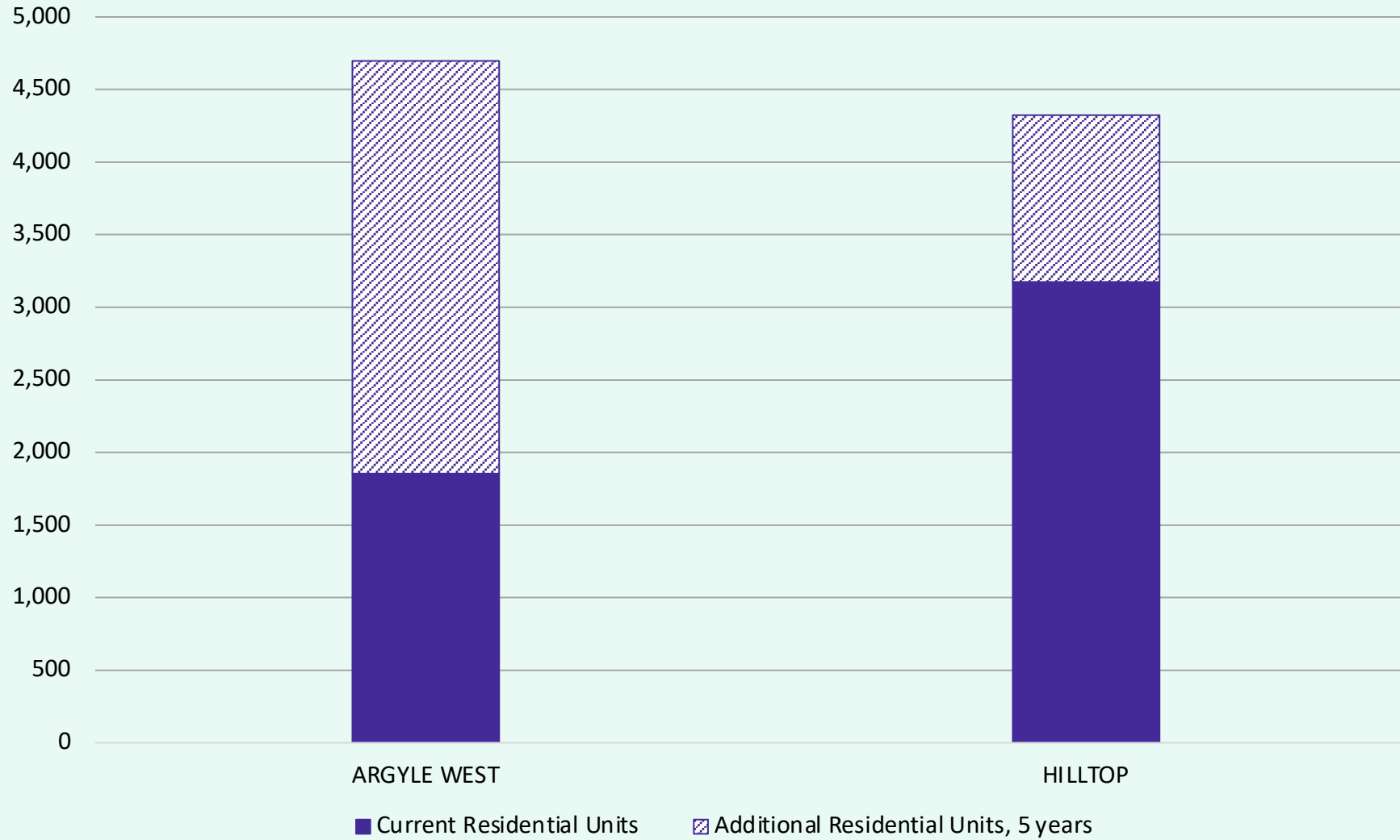
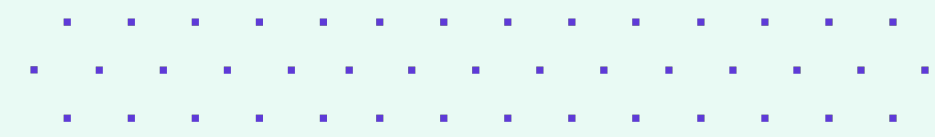


# 5 Year Change in Residential Units by Planning Area



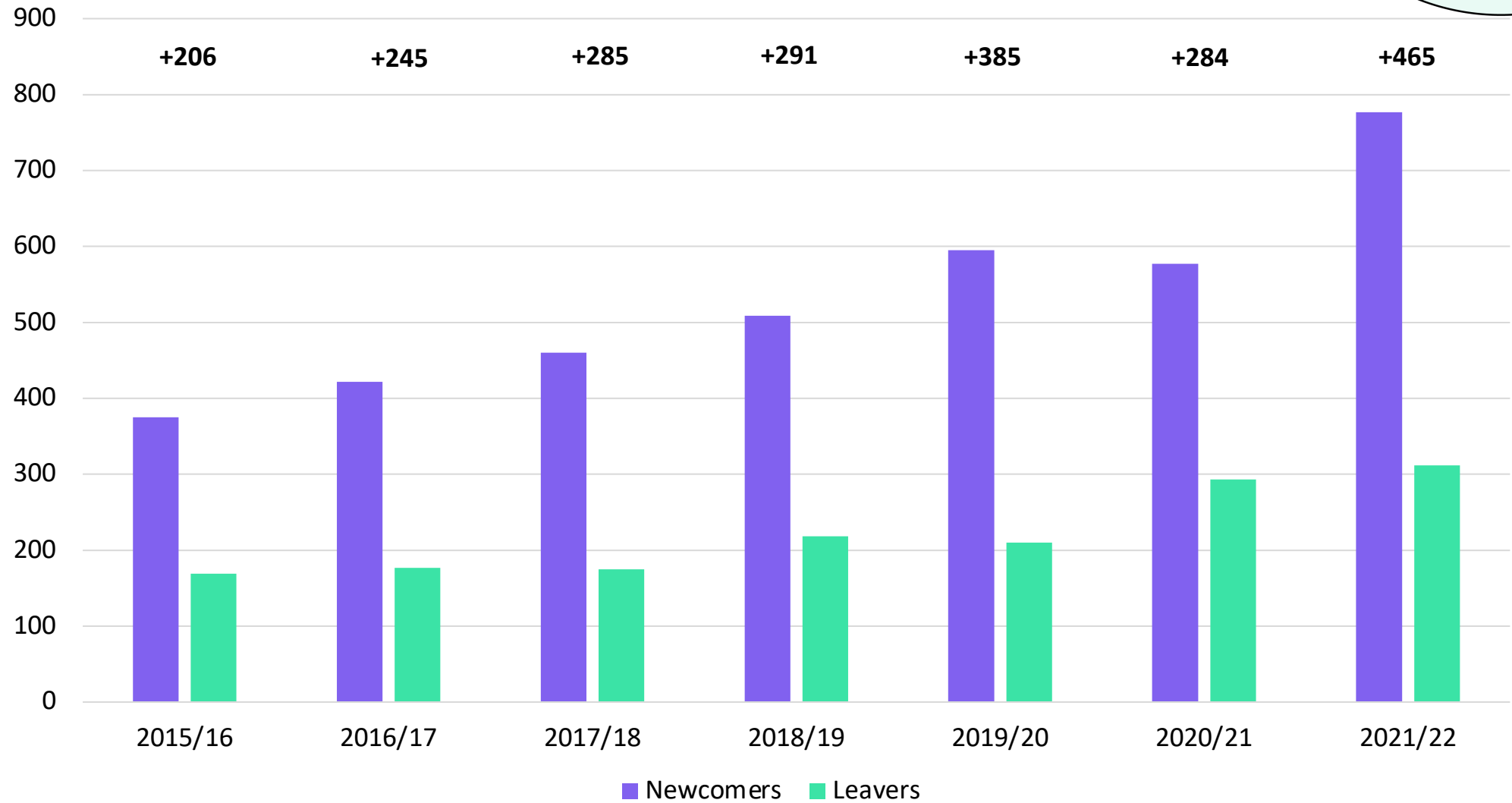
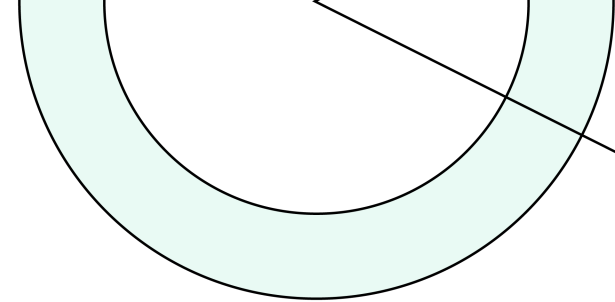


# Total Residential Units by Elementary Zone



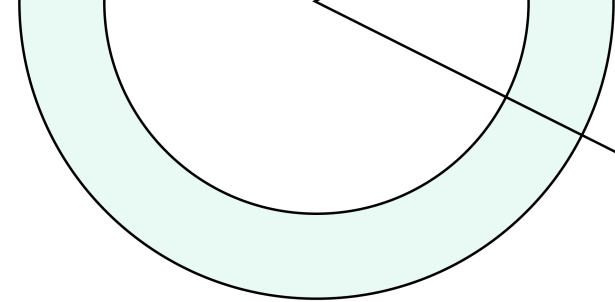


# Newcomers and Leavers





# Ten Year Forecast by Grade Level

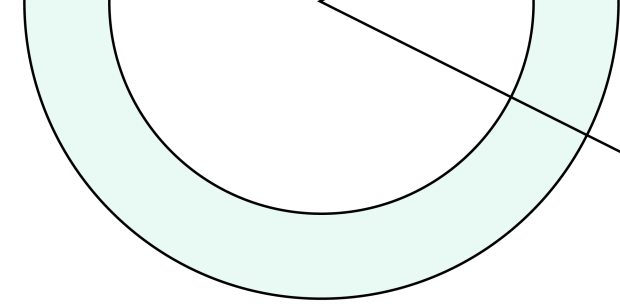


| Year (OCT) | EE | PK | K   | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total  | Total Growth | Total % |
|------------|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|--------|--------------|---------|
| 2017/18    | 19 | 43 | 166 | 188 | 195 | 172 | 197 | 203 | 211 | 251 | 217 | 218 | 226  | 211  | 199  | 2,716  |              |         |
| 2018/19    | 26 | 36 | 219 | 187 | 223 | 239 | 210 | 232 | 247 | 250 | 273 | 256 | 230  | 226  | 207  | 3,061  | 345          | 12.7%   |
| 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    | 0  | 43 | 309 | 288 | 322 | 304 | 310 | 330 | 344 | 338 | 363 | 370 | 340  | 335  | 296  | 4,292  | 497          | 13.1%   |
| 2022/23    | 0  | 43 | 343 | 360 | 323 | 368 | 350 | 366 | 380 | 399 | 389 | 409 | 385  | 345  | 329  | 4,789  | 497          | 11.6%   |
| 2023/24    | 0  | 43 | 371 | 391 | 419 | 375 | 421 | 413 | 432 | 448 | 447 | 443 | 427  | 389  | 342  | 5,361  | 572          | 11.9%   |
| 2024/25    | 0  | 43 | 417 | 436 | 443 | 475 | 434 | 505 | 496 | 514 | 506 | 510 | 463  | 431  | 385  | 6,059  | 698          | 13.0%   |
| 2025/26    | 0  | 43 | 448 | 475 | 475 | 497 | 533 | 516 | 581 | 570 | 565 | 577 | 521  | 467  | 427  | 6,695  | 637          | 10.5%   |
| 2026/27    | 0  | 43 | 506 | 511 | 520 | 536 | 559 | 613 | 599 | 674 | 607 | 644 | 598  | 531  | 453  | 7,393  | 698          | 10.4%   |
| 2027/28    | 0  | 43 | 518 | 575 | 557 | 584 | 605 | 626 | 687 | 671 | 714 | 692 | 670  | 604  | 520  | 8,066  | 673          | 9.1%    |
| 2028/29    | 0  | 43 | 547 | 571 | 627 | 628 | 662 | 677 | 701 | 769 | 711 | 814 | 720  | 676  | 598  | 8,745  | 679          | 8.4%    |
| 2029/30    | 0  | 43 | 576 | 621 | 652 | 711 | 714 | 742 | 758 | 785 | 815 | 811 | 847  | 726  | 669  | 9,470  | 725          | 8.3%    |
| 2030/31    | 0  | 43 | 607 | 651 | 706 | 736 | 807 | 799 | 831 | 849 | 832 | 903 | 843  | 854  | 719  | 10,179 | 709          | 7.5%    |
| 2031/32    | 0  | 43 | 629 | 688 | 742 | 797 | 834 | 904 | 895 | 931 | 900 | 922 | 939  | 850  | 845  | 10,919 | 740          | 7.3%    |

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



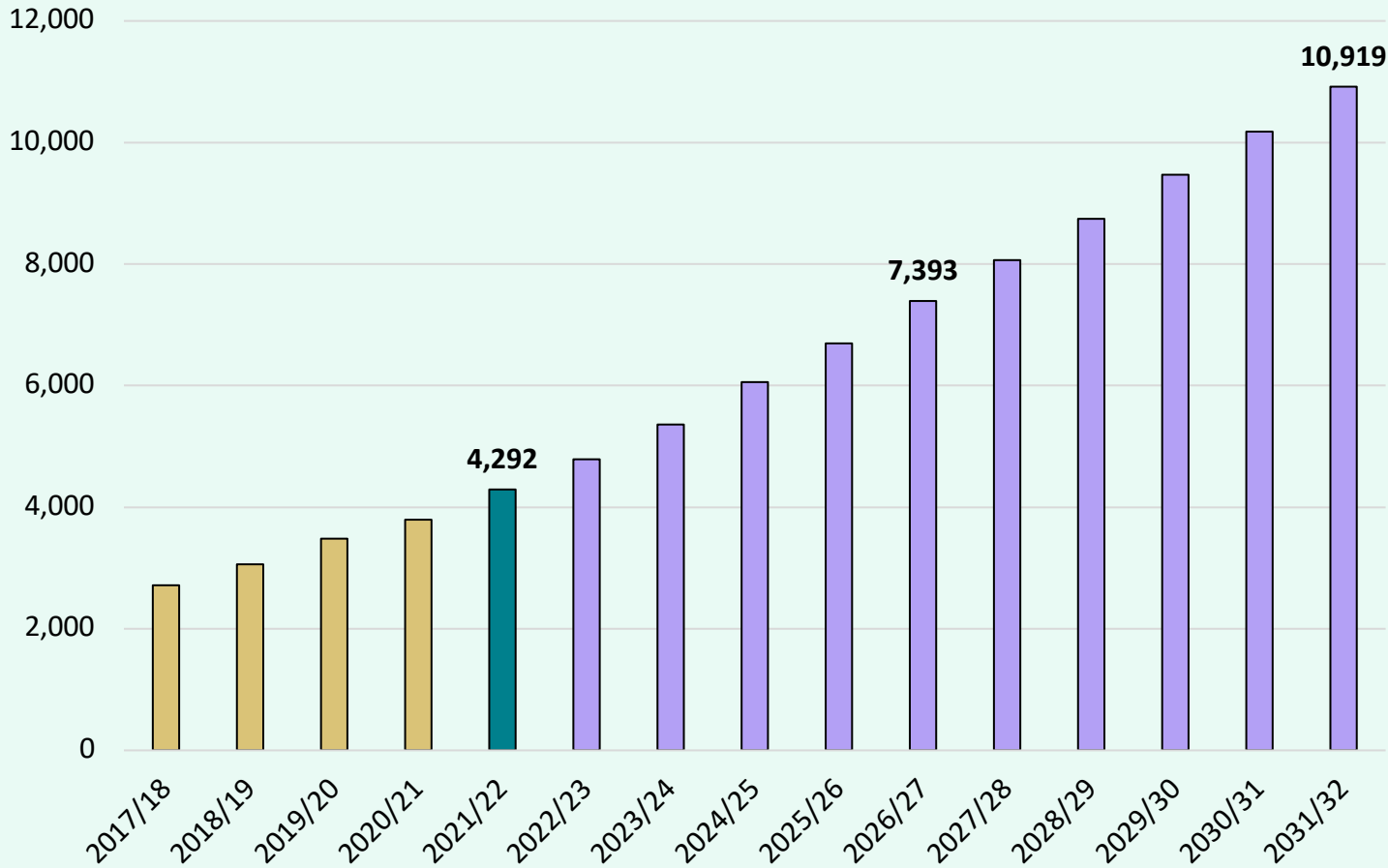
# Ten Year Forecast by Campus Level



| CAMPUS                        | 2020/21      | 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       |
| HILLTOP ELEMENTARY SCHOOL     | 519          | 682          | 724                    | 766          | 789          | 815          | 855          | 897          | 976          | 1,067        | 1,168         | 1,168         |
| ARGYLE WEST ELEMENTARY SCHOOL | 879          | 894          | 1,063                  | 1,254        | 1,460        | 1,656        | 1,819        | 1,985        | 2,103        | 2,250        | 2,381         | 2,468         |
| <b>ELEMENTARY TOTALS</b>      | <b>1,398</b> | <b>1,576</b> | <b>1,787</b>           | <b>2,020</b> | <b>2,249</b> | <b>2,471</b> | <b>2,674</b> | <b>2,882</b> | <b>3,079</b> | <b>3,317</b> | <b>3,549</b>  | <b>3,636</b>  |
| Elementary Absolute Change    | 94           | 178          | 211                    | 233          | 229          | 223          | 203          | 208          | 197          | 238          | 232           | 87            |
| Elementary Percent Change     | 7.21%        | 12.73%       | 13.36%                 | 13.05%       | 11.34%       | 9.90%        | 8.20%        | 7.76%        | 6.84%        | 7.75%        | 7.00%         | 2.44%         |
| ARGYLE INTERMEDIATE SCHOOL    | 320          | 330          | 366                    | 413          | 505          | 516          | 613          | 626          | 677          | 742          | 799           | 799           |
| <b>INTERMEDIATE TOTALS</b>    | <b>320</b>   | <b>330</b>   | <b>366</b>             | <b>413</b>   | <b>505</b>   | <b>516</b>   | <b>613</b>   | <b>626</b>   | <b>677</b>   | <b>742</b>   | <b>799</b>    | <b>799</b>    |
| Intermediate Absolute Change  | 23           | 10           | 36                     | 47           | 92           | 11           | 97           | 13           | 51           | 65           | 57            | 0             |
| Intermediate Percent Change   | 7.74%        | 3.13%        | 10.91%                 | 12.84%       | 22.28%       | 2.18%        | 18.80%       | 2.12%        | 8.15%        | 9.60%        | 7.68%         | 0.00%         |
| ARGYLE MIDDLE SCHOOL          | 927          | 1,045        | 1,168                  | 1,327        | 1,516        | 1,716        | 1,880        | 2,072        | 2,181        | 2,358        | 2,512         | 2,726         |
| <b>MIDDLE SCHOOL TOTALS</b>   | <b>927</b>   | <b>1,045</b> | <b>1,168</b>           | <b>1,327</b> | <b>1,516</b> | <b>1,716</b> | <b>1,880</b> | <b>2,072</b> | <b>2,181</b> | <b>2,358</b> | <b>2,512</b>  | <b>2,726</b>  |
| Middle School Absolute Change | 96           | 118          | 123                    | 159          | 189          | 200          | 164          | 192          | 109          | 177          | 154           | 214           |
| Middle School Percent Change  | 11.55%       | 12.73%       | 11.77%                 | 13.61%       | 14.24%       | 13.19%       | 9.56%        | 10.21%       | 5.26%        | 8.12%        | 6.53%         | 8.52%         |
| ARGYLE HIGH SCHOOL            | 1,150        | 1,341        | 1,468                  | 1,601        | 1,789        | 1,992        | 2,226        | 2,486        | 2,808        | 3,053        | 3,319         | 3,556         |
| <b>HIGH SCHOOL TOTALS</b>     | <b>1,150</b> | <b>1,341</b> | <b>1,468</b>           | <b>1,601</b> | <b>1,789</b> | <b>1,992</b> | <b>2,226</b> | <b>2,486</b> | <b>2,808</b> | <b>3,053</b> | <b>3,319</b>  | <b>3,556</b>  |
| High School Absolute Change   | 99           | 191          | 127                    | 133          | 188          | 203          | 234          | 260          | 322          | 245          | 266           | 237           |
| High School Percent Change    | 9.42%        | 16.61%       | 9.47%                  | 9.06%        | 11.74%       | 11.35%       | 11.75%       | 11.68%       | 12.95%       | 8.73%        | 8.71%         | 7.14%         |
| <b>DISTRICT TOTALS</b>        | <b>3,795</b> | <b>4,292</b> | <b>4,789</b>           | <b>5,361</b> | <b>6,059</b> | <b>6,695</b> | <b>7,393</b> | <b>8,066</b> | <b>8,745</b> | <b>9,470</b> | <b>10,179</b> | <b>10,717</b> |
| District Absolute Change      | 312          | 497          | 497                    | 572          | 698          | 637          | 698          | 673          | 679          | 725          | 709           | 538           |
| District Percent Change       | 8.96%        | 13.10%       | 11.57%                 | 11.95%       | 13.02%       | 10.51%       | 10.42%       | 9.10%        | 8.42%        | 8.30%        | 7.49%         | 5.28%         |

# Key Takeaways

### Enrollment Forecast



- Argyle ISD enrollment grew by nearly 500 students this fall
- New home starts and closings within the district continue at a record pace, and are on pace to set new district records for activity in 2021
- The district has over 1,000 lots currently available to build on, with over 7,250 additional lots in the planning stages
- Groundwork is currently underway on more than 900 lots that will impact the district in the next 1-2 years
- The district is forecasted to add 700-900 new residential units annually for the next 5 years
- AISD is forecasted to enroll nearly 7,400 students by 2026/27 and nearly 11,000 by 2031/32