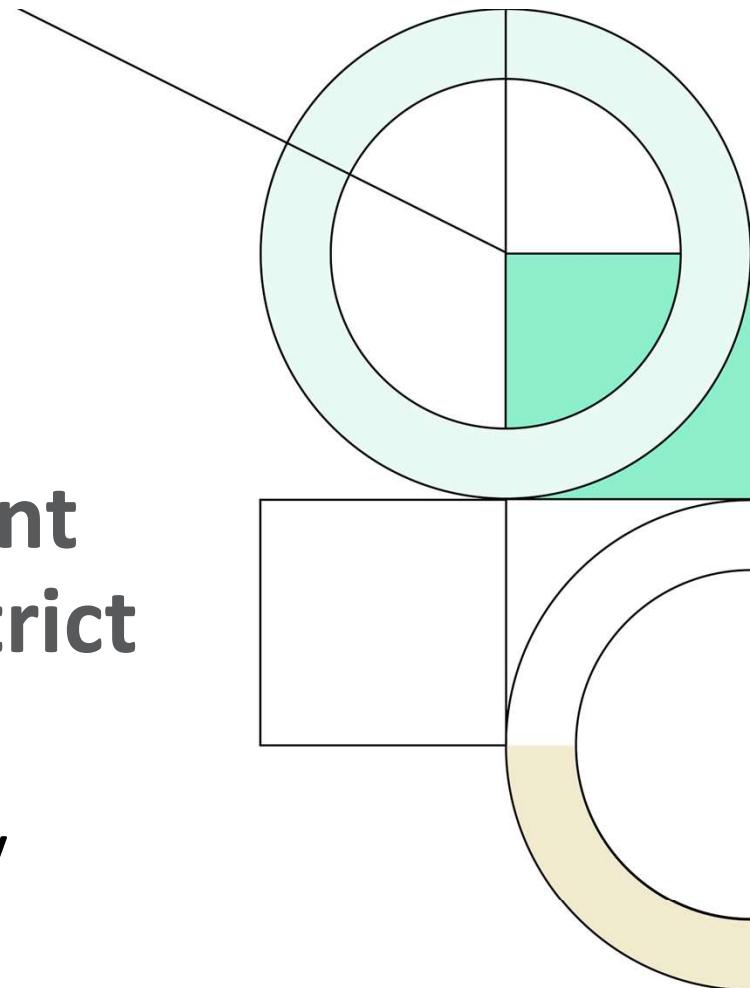




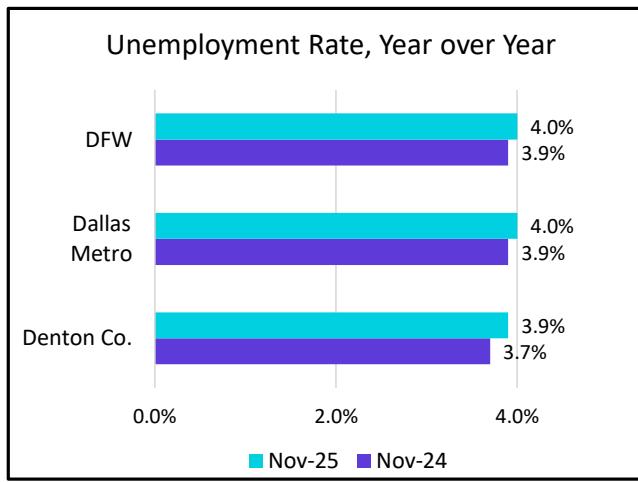
Denton Independent School District

Demographic Study Winter 2025

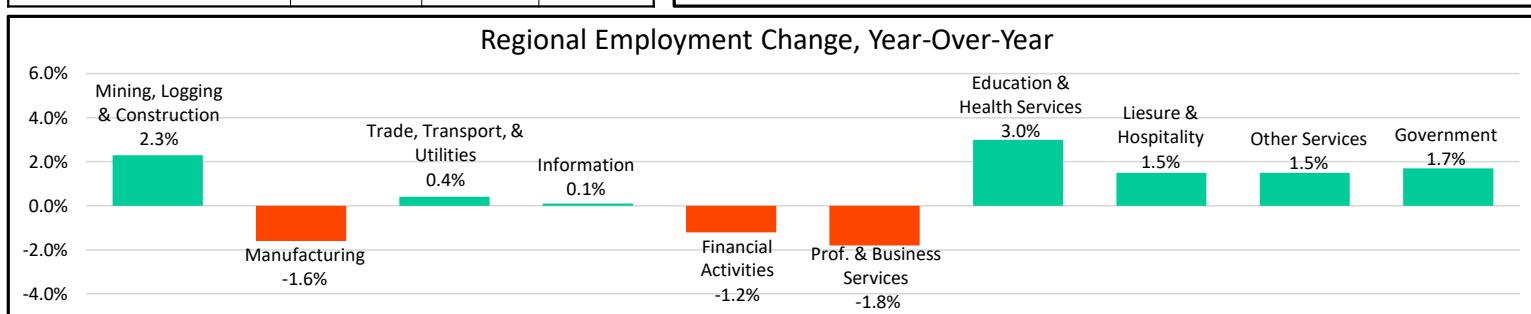
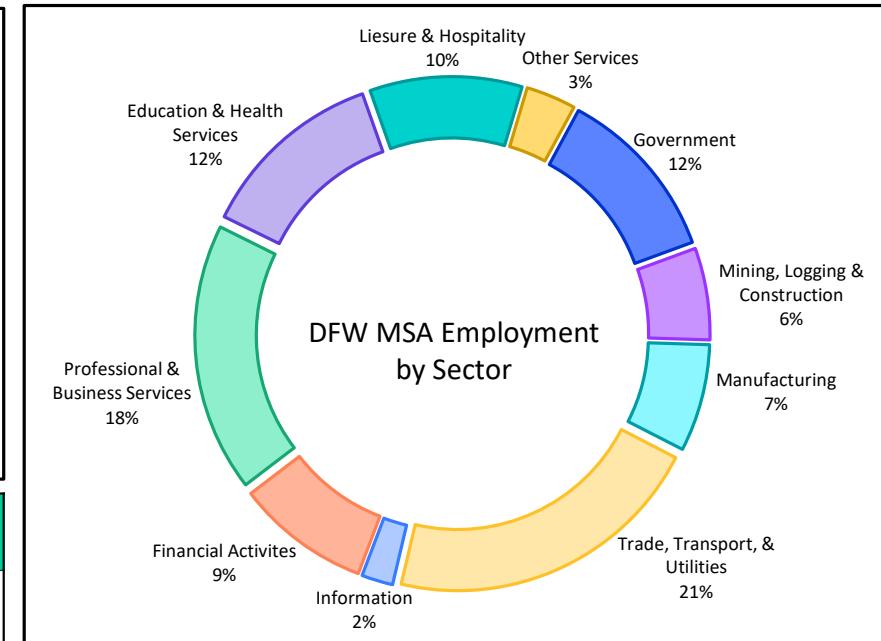
February 2026



- Unemployment levels in the region have increased approximately 0.1% to 0.2% from last year numbers
- 18,500 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest rate of increases in job numbers over the past year was in the Education and Health Services sector
- The largest rate of decline this past year was in Professional & Business Services the last 12 months



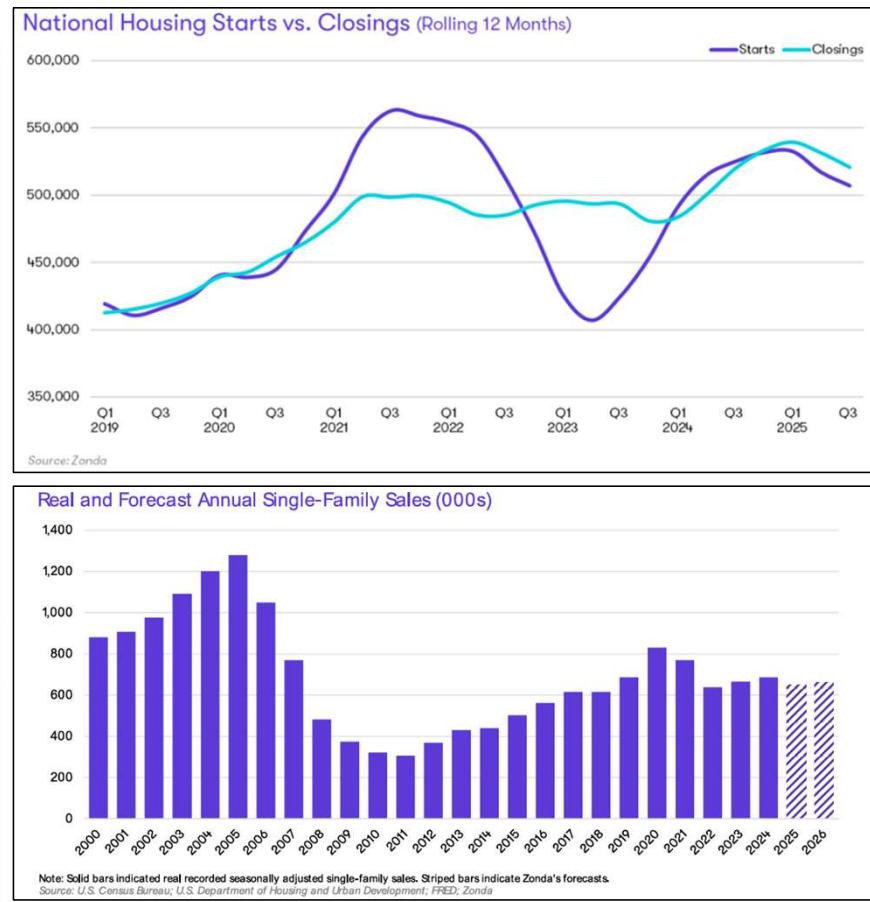
All Industry Sectors	Nov-2024	Nov-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,317,400	4,335,900	0.4%



Source: US BLS; US BEA

National Housing Market Conditions

Single-Family Housing



New home closings have declined in 2025 after increasing in 2024. Starts also declined after a significant upswing starting in 2023.

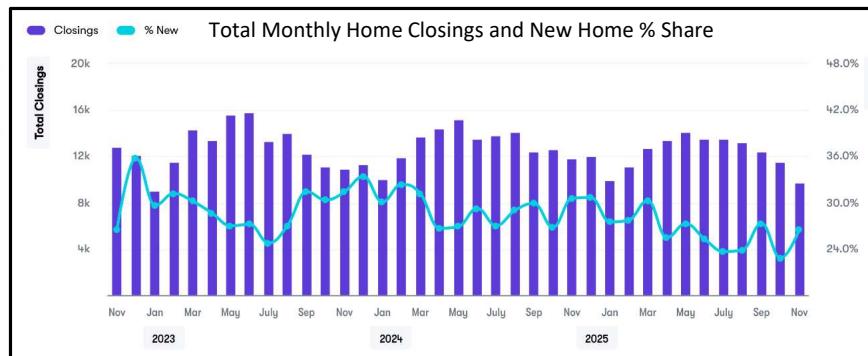
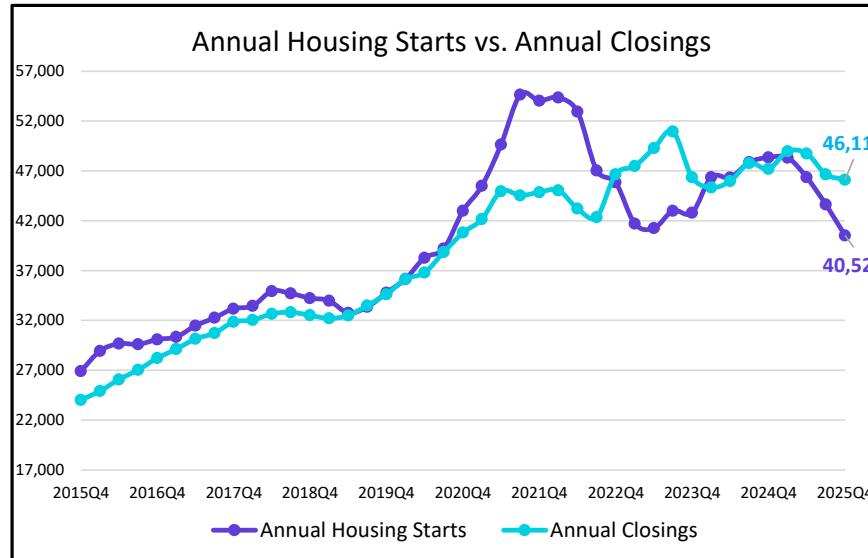
Among Zonda's top 50 major markets across the country, 36% were overperforming, 42% were average, and 22% were underperforming.

Single-family sales for new communities are averaging two homes per month. 60% of builders are offering mortgage rate buydowns, and yet 70% of builders report demand was slower than expected.

Monitoring Several Variables Impacting the Market Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.

Regional Housing Market Conditions

Single-Family Housing

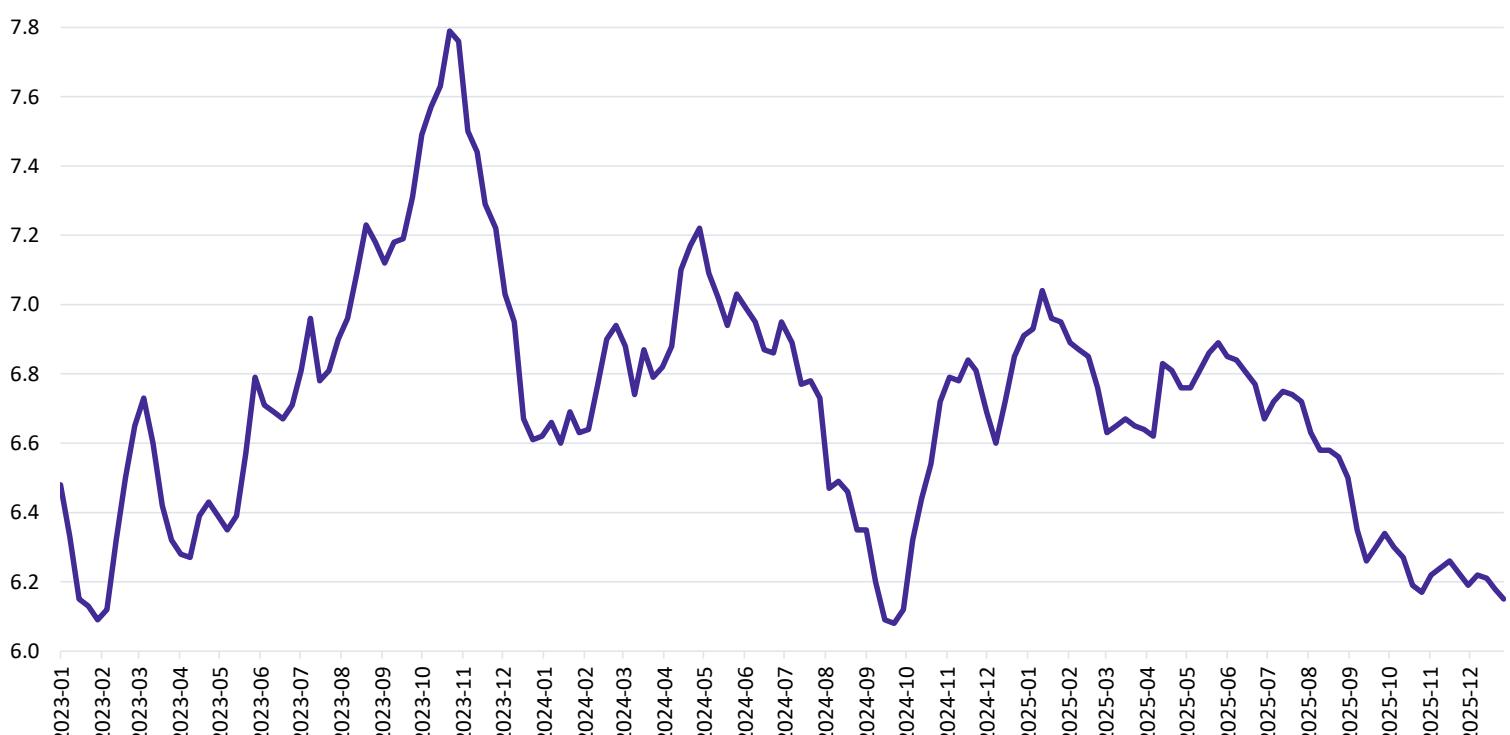


Dallas/Fort Worth maintains an average monthly sales rate of 1.7 net monthly sales per community among active projects.

Among Texas' four major markets, two markets (San Antonio and Houston) are average, and two markets (Austin and Dallas-Ft. Worth) are underperforming in terms of new home sales adjusted for supply and seasonality.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.

30-Year Fixed Rate Mortgage Average in the United States



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17th, October 29th, and December 10th resulting in a reduction of the 30-year fixed rate mortgage to 6.15% at the end of December, the lowest since October 2024.

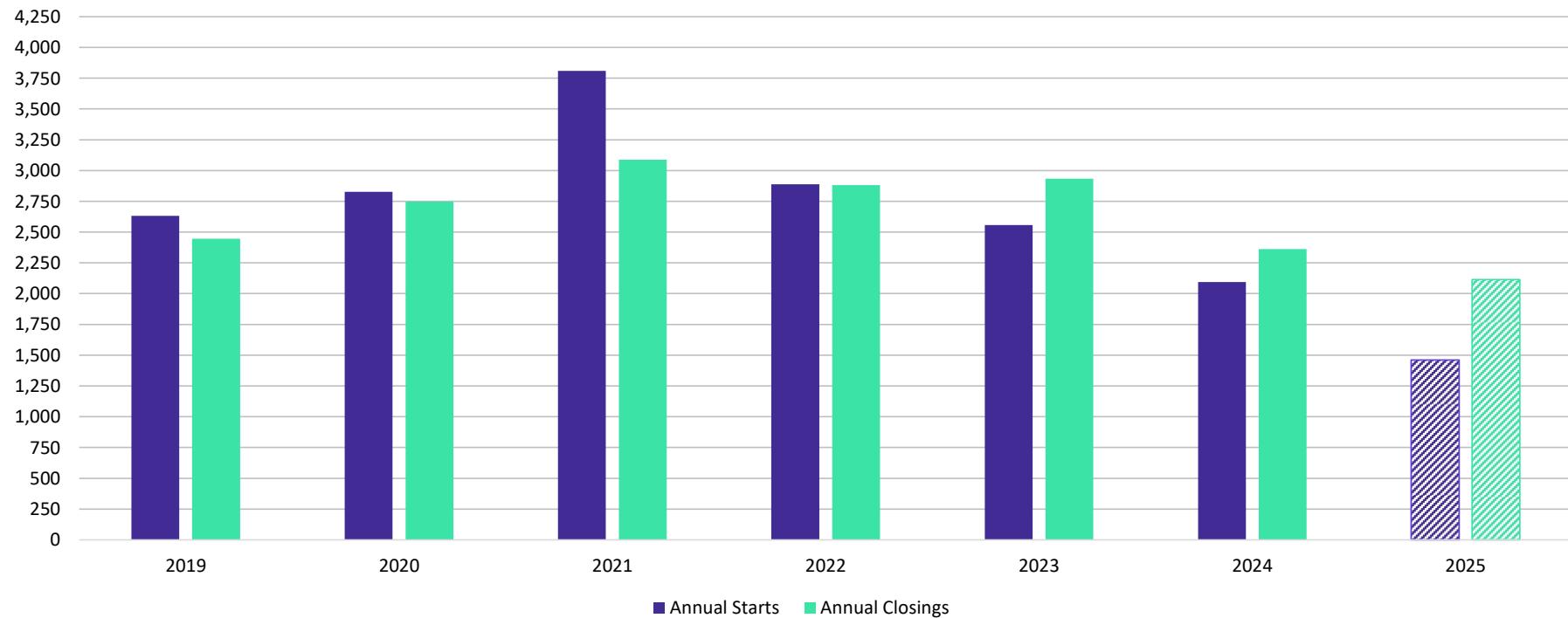
The move was driven by signs of a softening labor market and weakening job growth.

Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.

Denton ISD New Home Activity

Single-Family Housing

 **Zonda**
Demographics



Starts	2018	2019	2020	2021	2022	2023	2024	2025
1Q	555	572	516	960	845	461	532	417
2Q	801	617	748	1,084	714	822	577	545
3Q	563	686	684	1,005	512	654	594	264
4Q	571	757	880	761	817	619	391	257
Total	2,490	2,632	2,828	3,810	2,888	2,556	2,094	1,462

Closings	2018	2019	2020	2021	2022	2023	2024	2025
1Q	561	495	626	639	617	803	487	555
2Q	563	572	726	936	708	853	777	601
3Q	561	678	756	727	563	709	653	415
4Q	555	701	640	786	993	568	444	433
Total	2,240	2,446	2,748	3,088	2,881	2,933	2,361	2,116

Source: Zonda



Denton ISD New Home Activity by Elementary Zone



Single-Family Housing

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	10	0	10	0	13	14	65	273
ALEXANDER	5	3	0	0	3	5	286	344
BELL	0	0	1	0	0	0	0	0
BLANTON	0	0	0	0	0	0	0	0
BORMAN	113	9	109	23	44	65	212	345
CROSS OAKS	9	9	1	0	14	14	245	552
EP RAYZOR	115	21	170	36	39	51	986	14,023
EVERS	233	9	245	107	29	45	76	63
HAWK	24	0	19	0	10	13	87	97
HILL	388	90	636	82	144	207	902	1,361
HODGE	114	11	114	29	29	46	441	5,967
HOUSTON	24	1	48	4	1	2	15	19
MARTINEZ	0	0	3	0	0	0	0	0
MCNAIR	0	0	0	0	0	0	156	0
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	1	0	2	0	0	0	2	0
PALOMA CREEK	124	22	182	27	43	78	385	433
PECAN CREEK	0	0	0	0	0	0	0	0
PROVIDENCE	16	6	4	3	9	13	143	70
REEVES	0	0	4	1	0	2	0	21
RIVERA	12	6	34	4	10	14	50	0
RYAN	5	0	21	1	2	3	38	31
SANDBROCK RANCH	206	34	220	54	83	101	200	384
SAVANNAH	32	4	57	21	7	16	38	0
SHULTZ	3	0	0	0	3	3	5	0
STEPHENS	28	2	51	5	4	14	49	234
UNION PARK	0	0	6	2	0	5	8	0
GRAND TOTAL*	1,462	257	2,116	433	525	763	4,537	27,215

Highest activity in the category

Second highest activity in the category

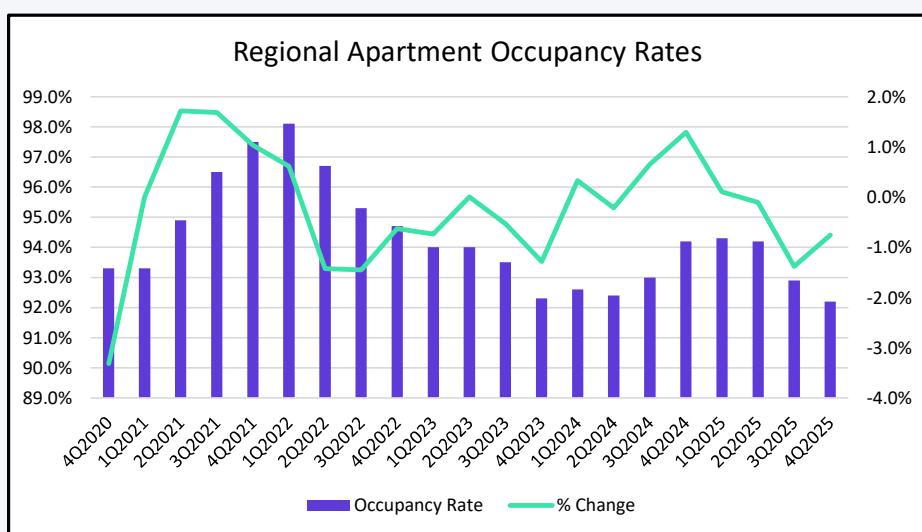
Third highest activity in the category

*Does NOT include age-restricted communities

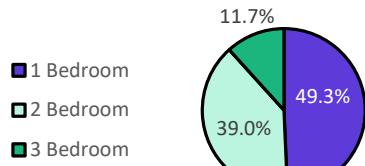
Apartment Profile

Multifamily Housing – Regional

Monthly rent rates decreased in both the District and within the greater Denton city area over the past year overall. Occupancy levels have also decreased since the beginning of 2025.



Multifamily Bedroom Mix



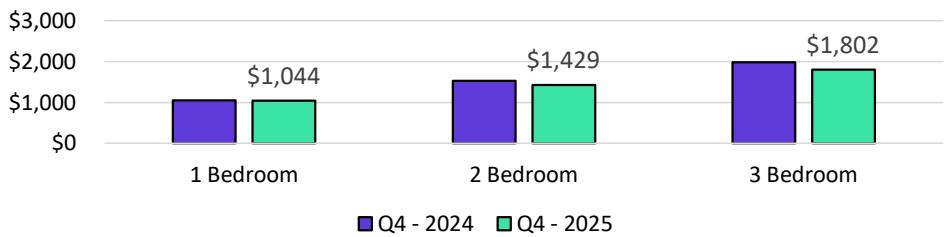
Average Age of Apartment Buildings in the District

21 years
(Avg. 2004)

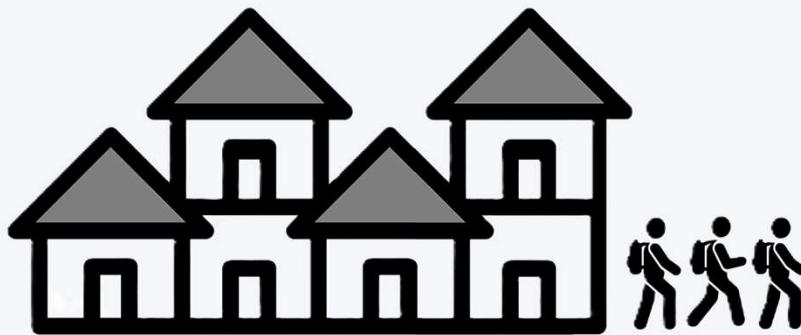


Effective Rent rates have remained static or slightly decreased in all bedroom types in comparison to the previous year.

Average Rent by Floorplan Type (Unit)



Source: ALN & Realpage Apartment Data



Student Yield – The number of students enrolled in school divided by the total number of housing units being evaluated in a specific area.

The average yield within the overall District is approximately .173. The type of units were evaluated related to age of unit, size of unit, and cost of unit as it relates student yield numbers.

Total Multifamily Student Yield Analysis –

Total Number of Apartment Units included in Market Study	Number of Students Enrolled in school in the Apartment Units	Yield
33,578 Units	5,825 Students	0.173

Age of Apartment Building & Yield –

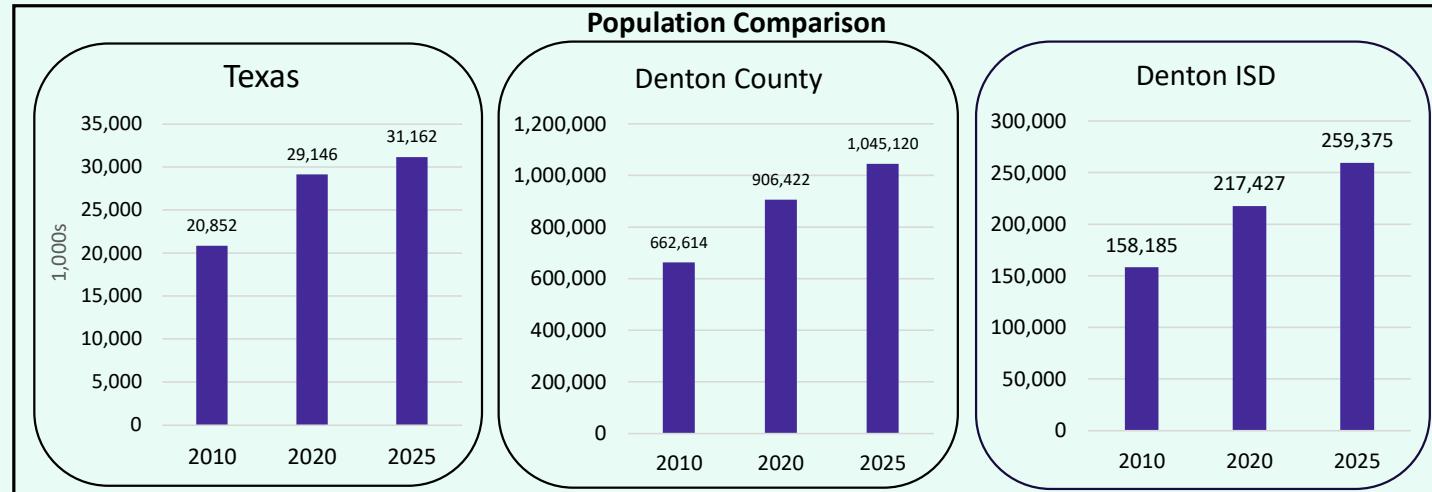
Prior to 1982	1983 - 1995	1996 - 2010	2010 - Current
0.229	0.028	0.023	0.101

*Only 38% of Multifamily complexes in Denton ISD had Year Built identified

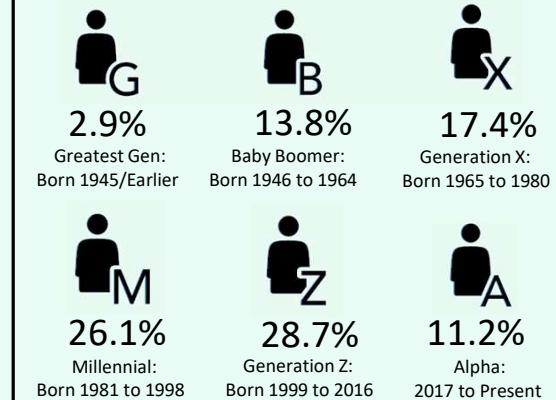


District Demographic Snapshot

Demographics



Population by Generation



Commuters



Approx. 23.1%
Spend 5+ hours
commuting to and
from work per week

*68% Drive Alone to Work

Age/Income



Median Age



Median Household
Income

33.5

\$94,255

106
Wealth Index

71
Housing
Affordability

Diversity Index

Education



5.7%
No High
School Diploma



18.2%
High School
Graduate



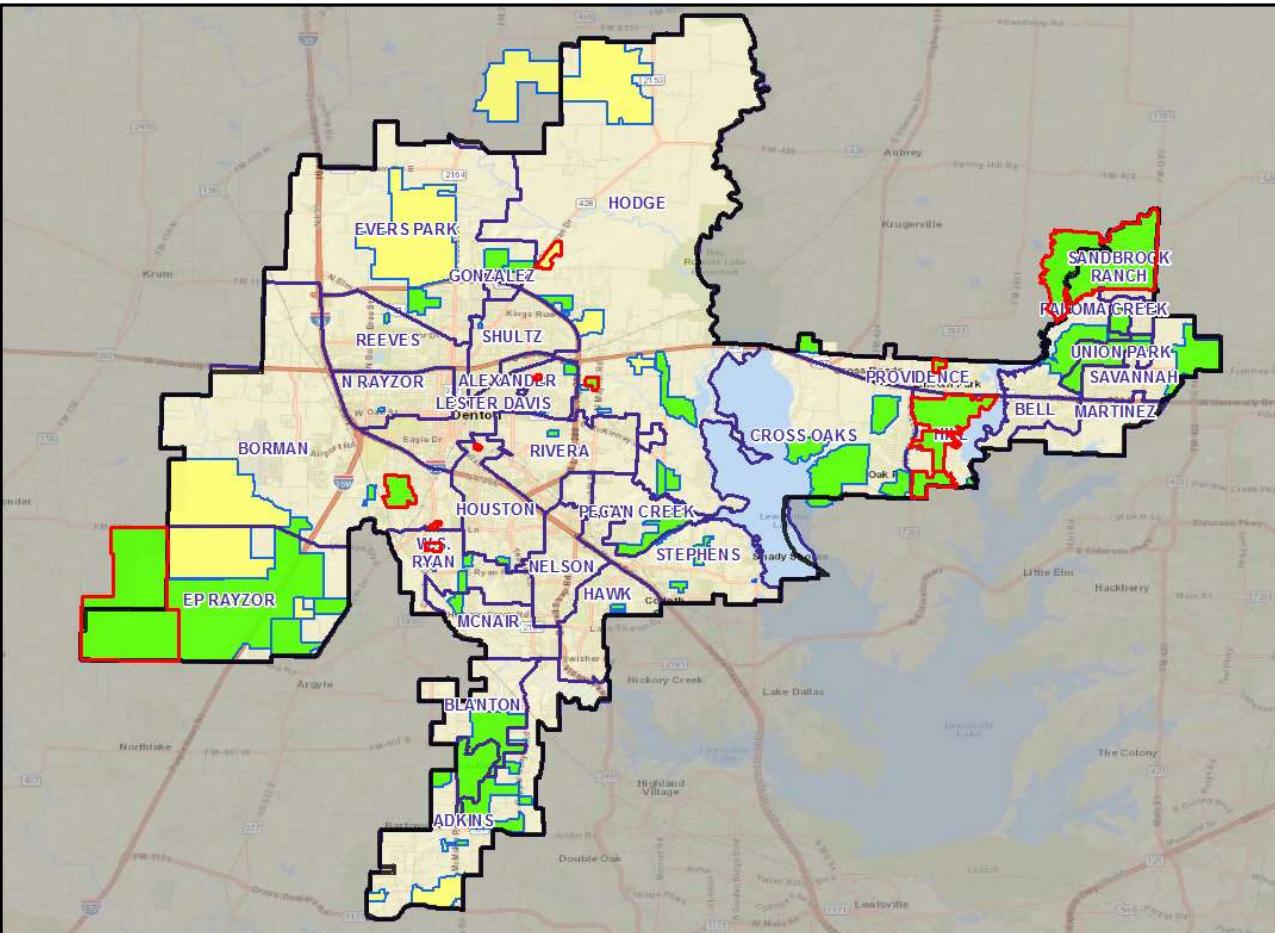
28.3%
Some College/
Associate's
Degree



47.7%
Bachelor's/Grad/
Prof Degree



Source: This infographic information contains data
provided by Esri (2024), Esri-U.S. BLS (2024), ACS (2018-2022).



District Future Housing Overview

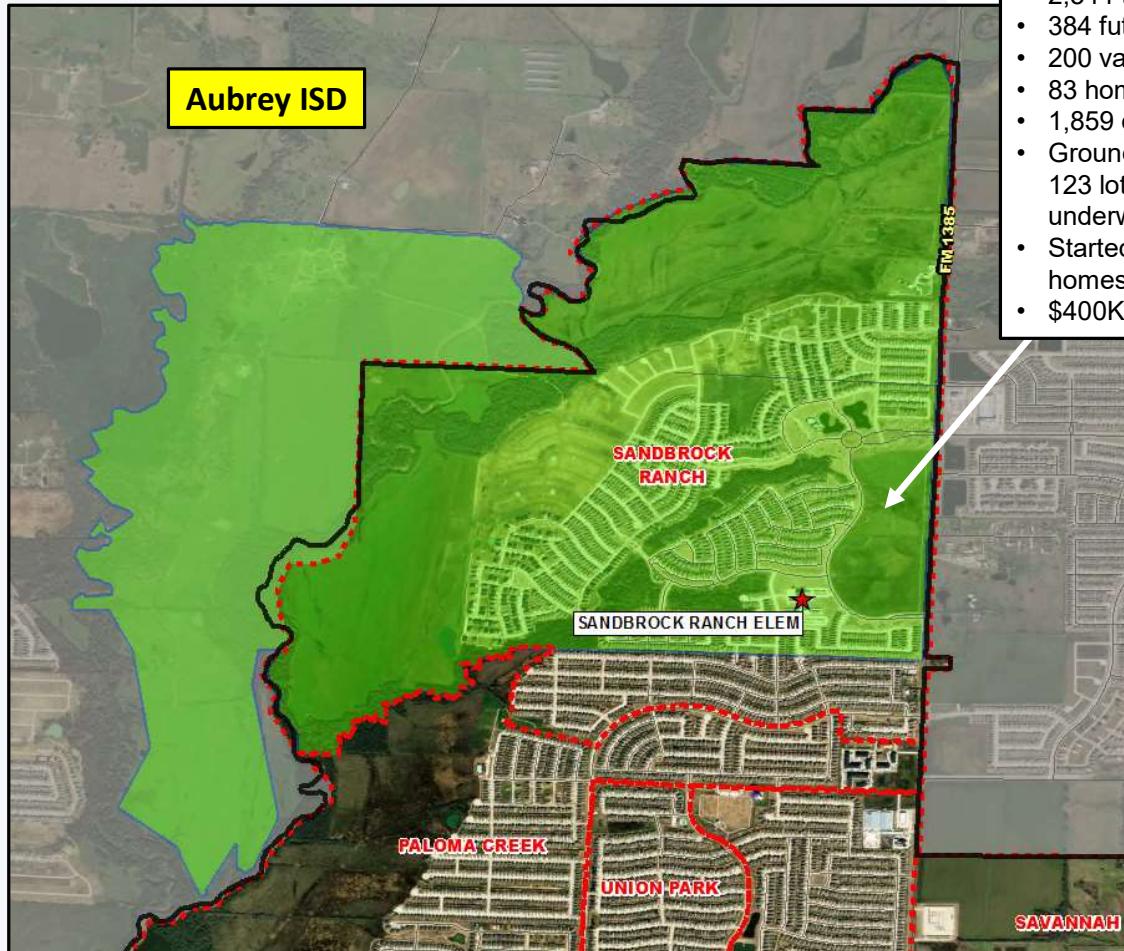
- The district has 51 active subdivisions with more than 520 homes under construction and more than 4,500 lots ready to be built on
- Within DISD there are currently 22 potential future subdivisions with nearly 27,400 single family lots
- Of these, groundwork is underway on more than 1,460 lots in 13 subdivisions

Subdivisions

- ACTIVE (Green)
- FUTURE (Yellow)
- Groundwork Underway (Red)

District Single-Family Activity

Single Family Housing Activity



Sandrock Ranch

- 2,544 total lots
- 384 future lots
- 200 vacant developed lots
- 83 homes under construction
- 1,859 occupied homes
- Groundwork underway on 123 lots & roadwork underway on 193 lots
- Started 206 and closed 210 homes in last 12 months
- \$400K+

Zonda
Demographics

December 12, 2025

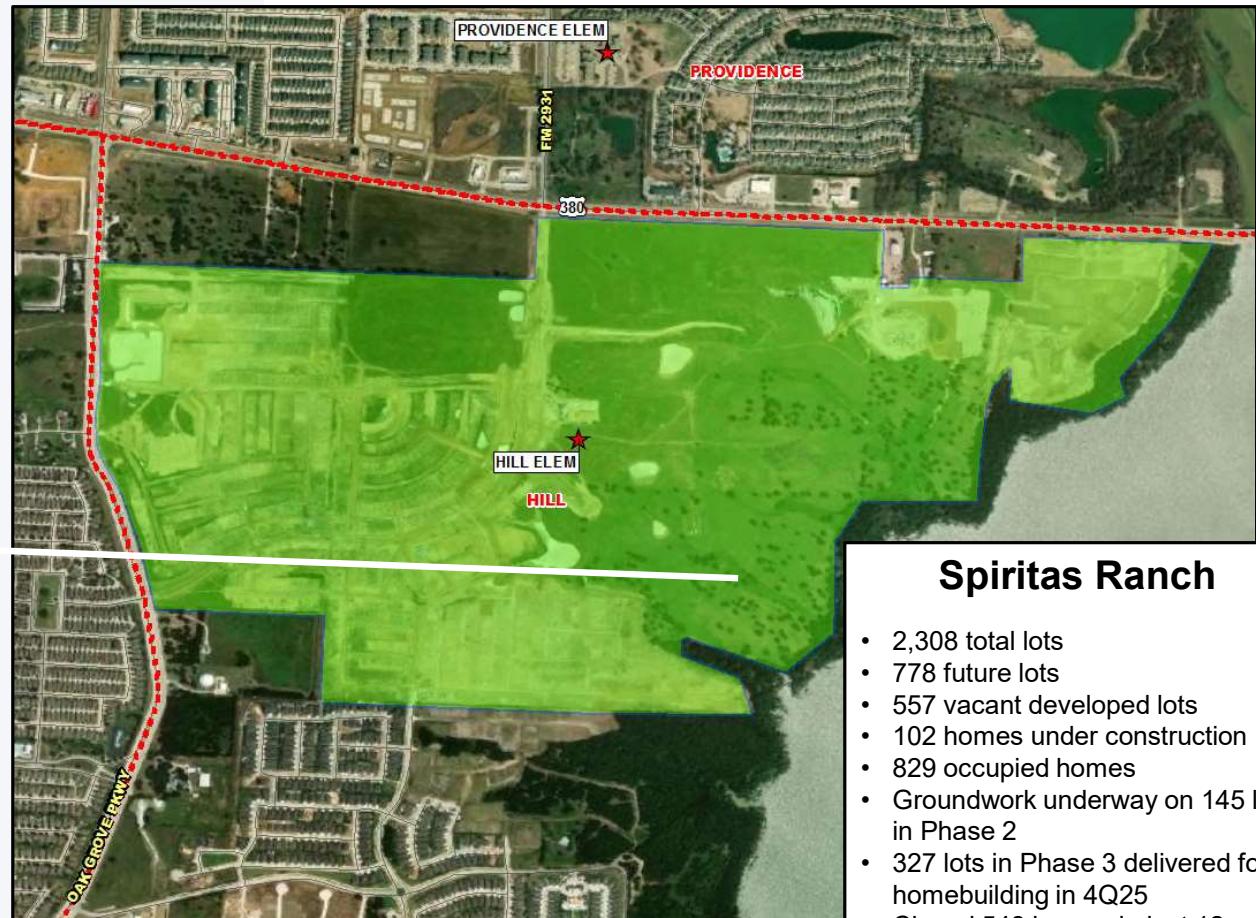


District Single-Family Activity

Single Family Housing Activity

Zonda
Demographics

January 30, 2026



Spiritas Ranch

- 2,308 total lots
- 778 future lots
- 557 vacant developed lots
- 102 homes under construction
- 829 occupied homes
- Groundwork underway on 145 lots in Phase 2
- 327 lots in Phase 3 delivered for homebuilding in 4Q25
- Closed 548 homes in last 12 months, closed 65 homes in 4Q25
- \$330K+

December 27, 2025

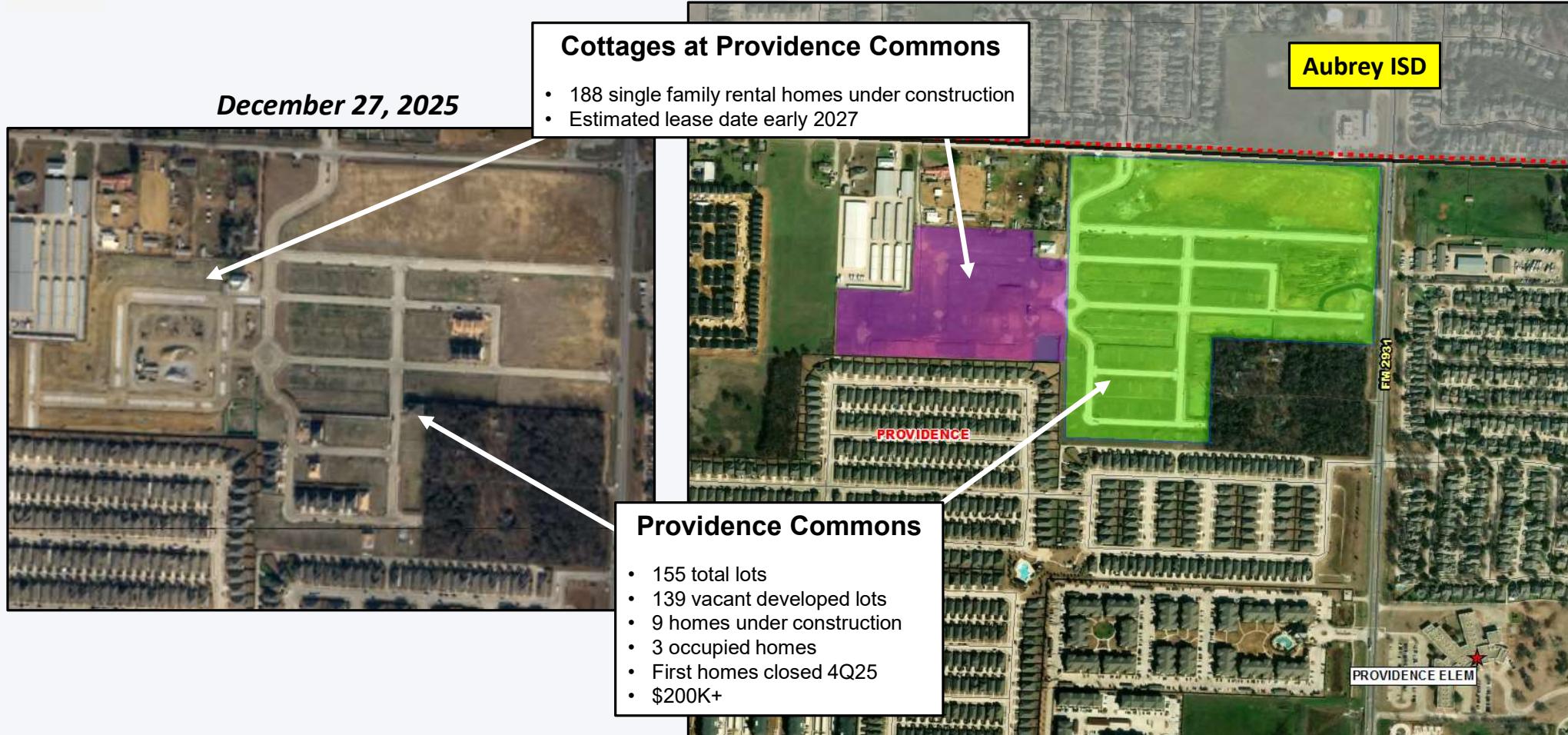
Cottages at Providence Commons

- 188 single family rental homes under construction
- Estimated lease date early 2027

Aubrey ISD

Providence Commons

- 155 total lots
- 139 vacant developed lots
- 9 homes under construction
- 3 occupied homes
- First homes closed 4Q25
- \$200K+



District Single-Family Activity

Single Family Housing Activity

Zonda
Demographics

November 27, 2025

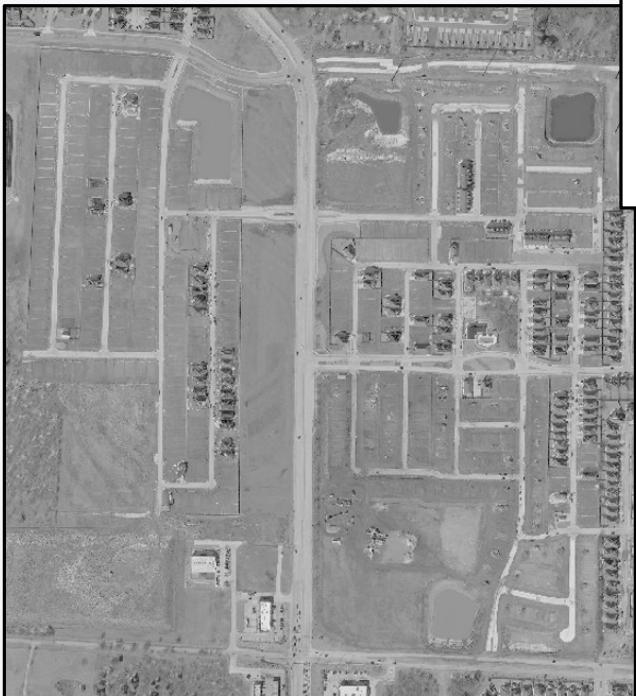




District Single-Family Activity

Single Family Housing Activity

January 30, 2026



Chaparral Park

- 530 total lots
- 290 future lots
- 231 vacant developed lots
- 9 homes under construction
- Phase 1 (240 lots) delivered for homebuilding 4Q25; first homes under construction
- Anticipate first residents mid 2026

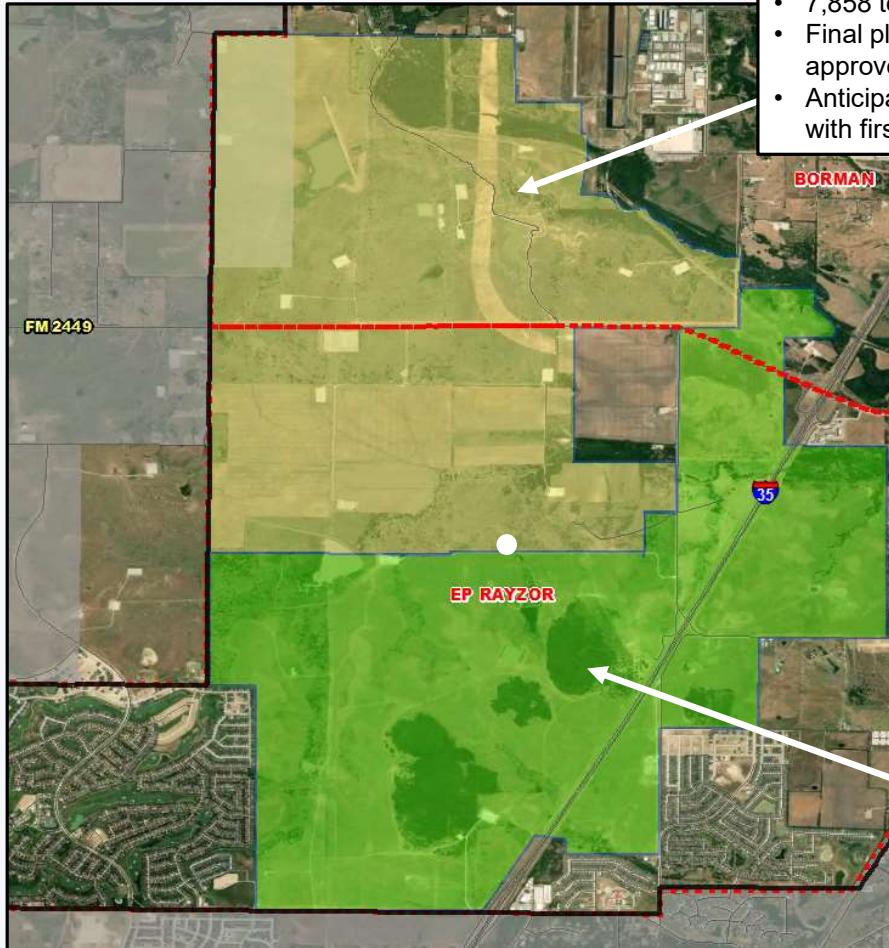


Wildridge (DISD)

- 887 total lots
- 351 future lots
- 153 vacant developed lots
- 41 homes under construction
- 321 occupied homes
- Groundwork underway on 141 townhome lots in Phase 8
- Started 84 homes and closed 26 homes in last 12 months
- Mid \$350K+

District Single-Family Activity

Single Family Housing Activity



Cole Ranch

- 7,858 total future lots
- Final plat Phase 1A (417 lots) approved June 2025
- Anticipate groundwork mid 2026 with first homes early 2027

Landmark

- 6,778 total lots
- 6,000 future lots
- 778 vacant developed lots
- First lots delivered for homebuilding 4Q25
- Anticipate first homes Fall 2026

Zonda
Demographics

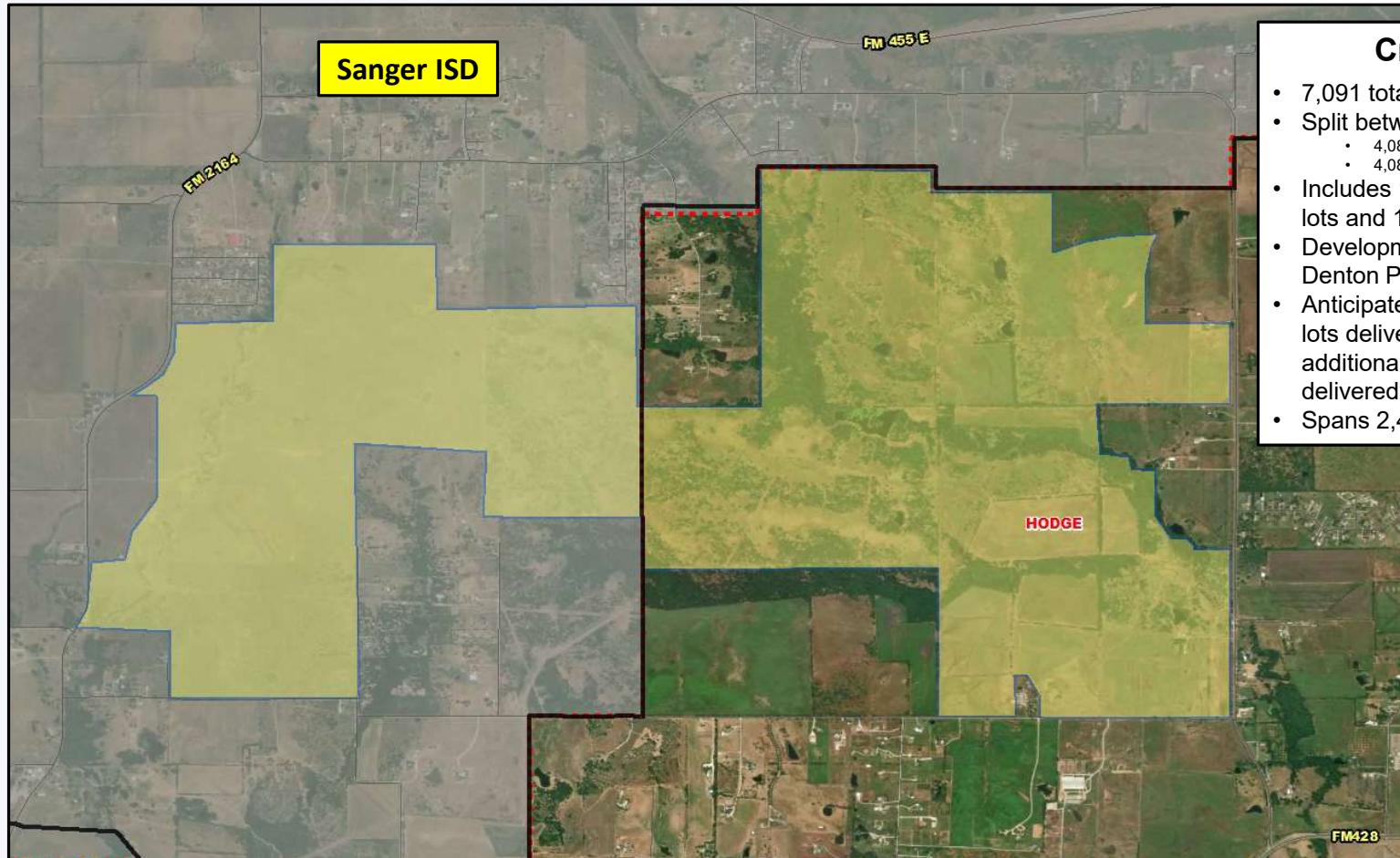
January 2025

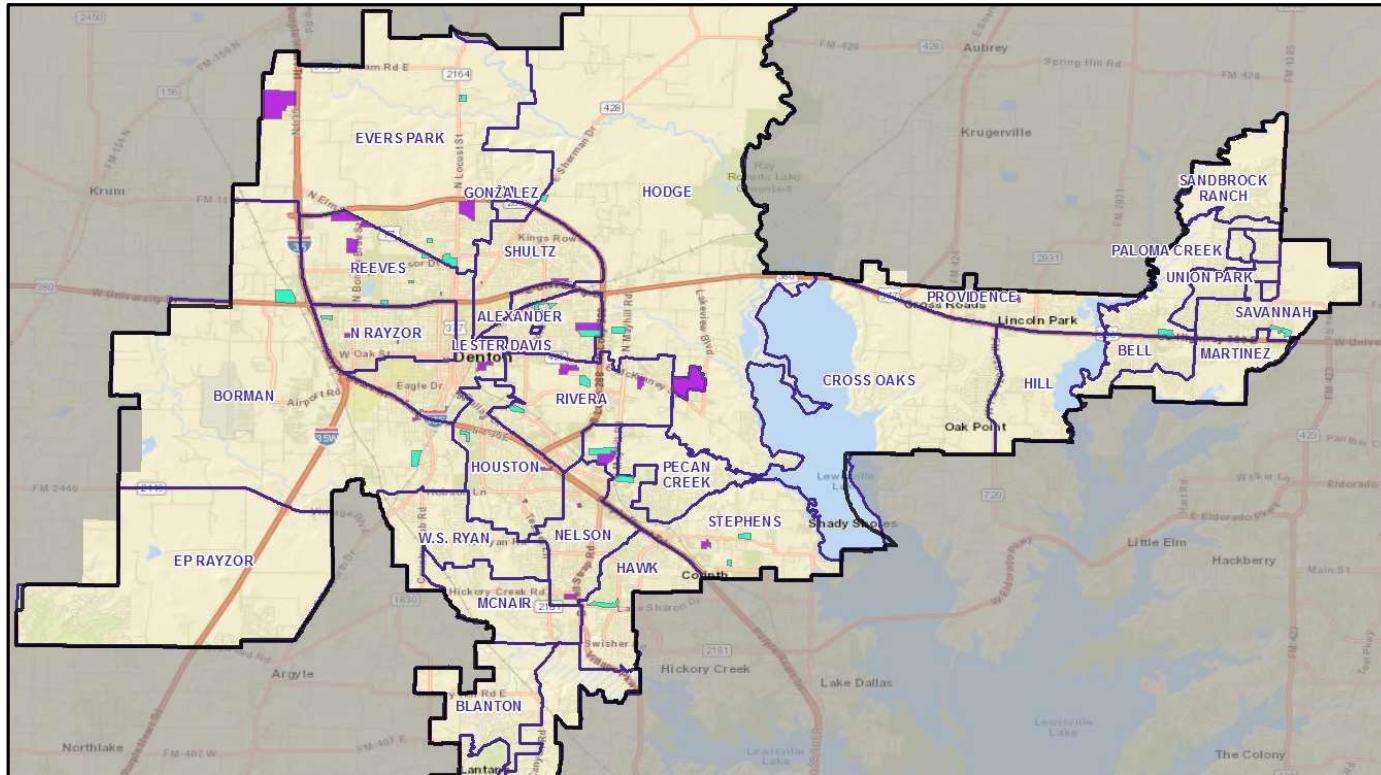


District Single-Family Activity

Single Family Housing Activity

Zonda
Demographics





District Multifamily Overview

- There are more than 6,000 multifamily units under construction across the district, including 828 single family rental units and 565 manufactured homesites
- There are more than 6,400 future multifamily units in various stages of planning across the district, including 255 single family rental units

Multi-Family Developments

	FUTURE
	UNDER CONSTRUCTION

January 10, 2026



Haisler Addition

- 660 apartment units under construction
- Groundwork underway; foundations poured October 2025
- Estimated lease date January 2027

District Multifamily Activity

Multifamily Housing Activity

January 10, 2026



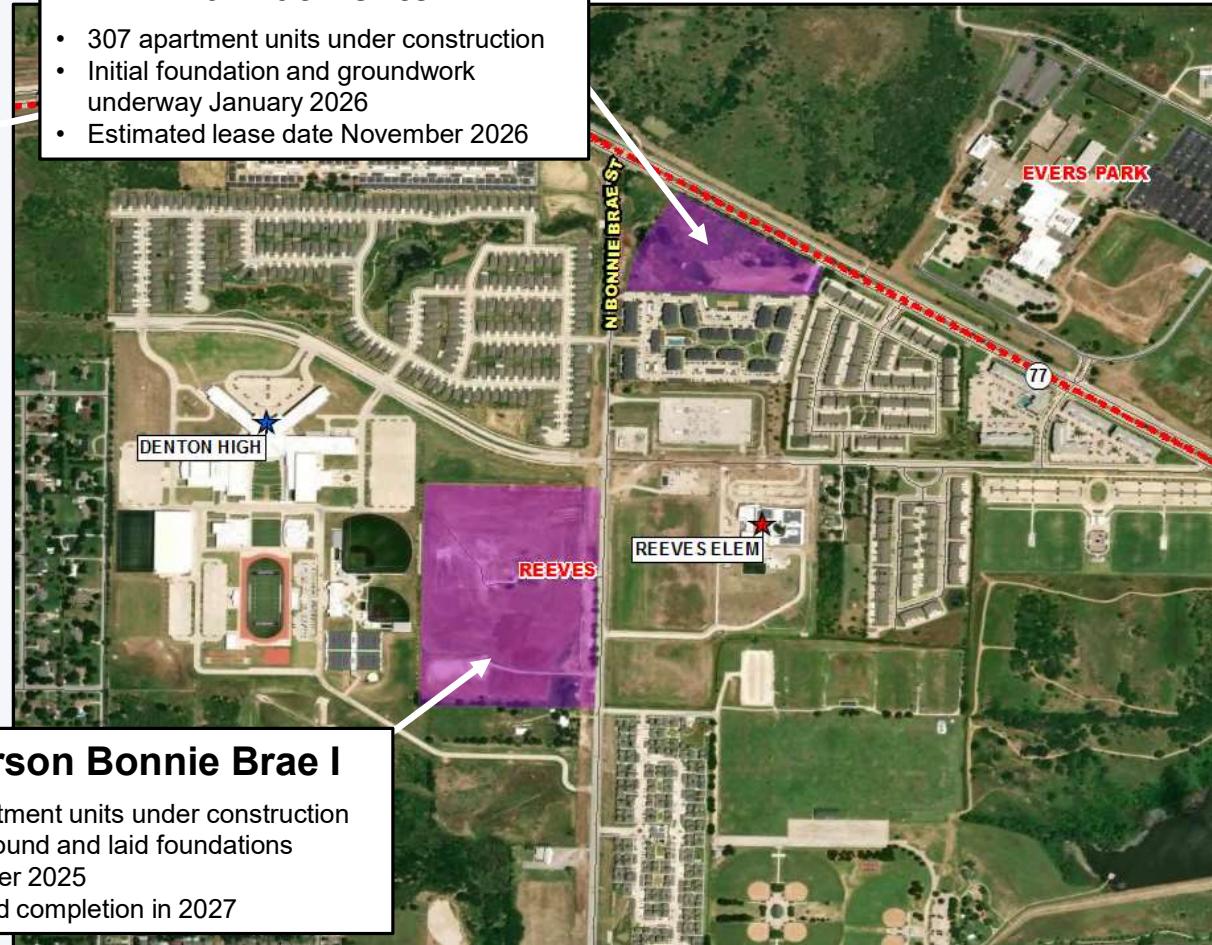
Mark at Denton

- 307 apartment units under construction
- Initial foundation and groundwork underway January 2026
- Estimated lease date November 2026

Jefferson Bonnie Brae I

- 461 apartment units under construction
- Broke ground and laid foundations September 2025
- Estimated completion in 2027

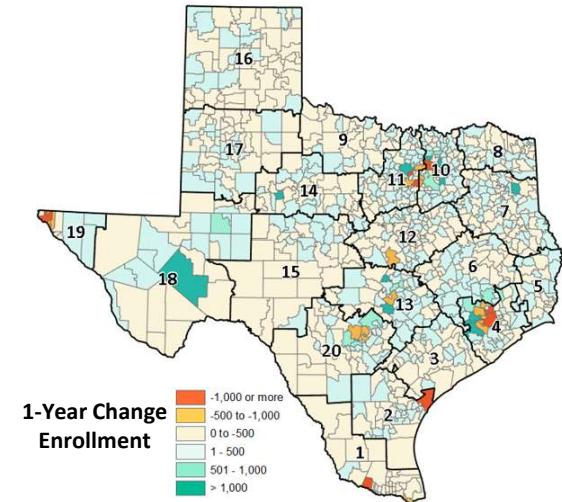
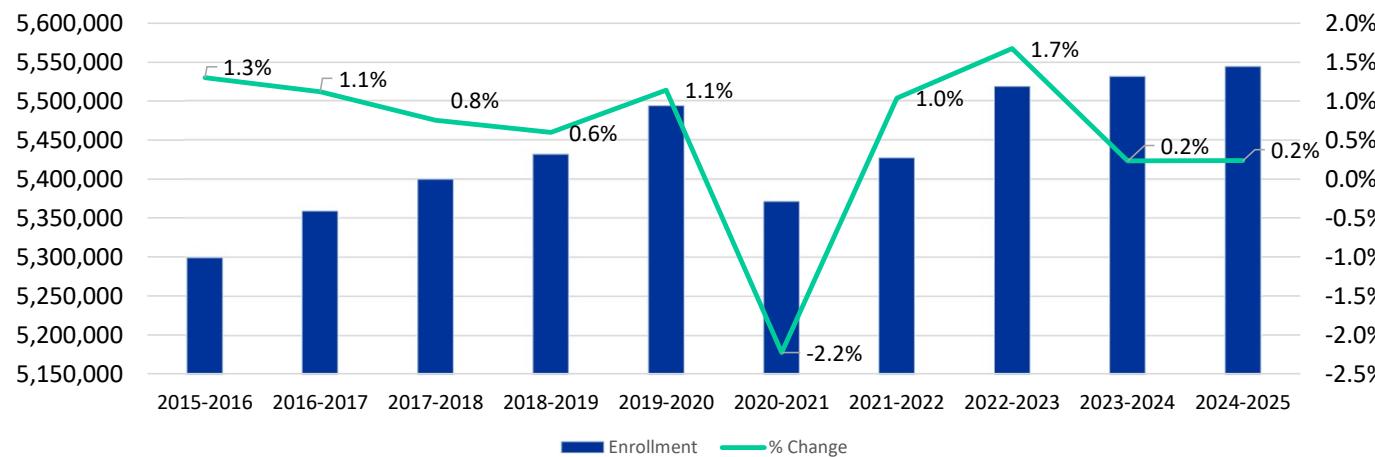
Zonda
Demographics



Texas - State Enrollment Overview

Enrollment – State & Area Trends & Data

Zonda
Demographics



STATE OF TEXAS ENROLLMENT																
School Year	EE	PK	KG	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	TOTAL
2015-2016	22,116	221,331	376,813	409,977	411,286	409,391	397,056	394,120	390,522	389,519	386,562	428,704	386,534	352,319	323,478	5,299,728
2016-2017	23,248	224,810	372,011	395,805	408,817	412,759	411,095	400,165	398,155	396,117	392,366	431,745	395,334	363,933	332,767	5,359,127
2017-2018	23,998	232,177	371,618	388,637	394,362	409,974	413,819	414,386	402,596	402,472	398,598	432,951	397,209	371,871	345,014	5,399,682
2018-2019	24,764	239,646	374,020	386,900	387,763	395,889	412,016	417,537	417,719	406,834	405,048	436,686	400,836	373,213	353,039	5,431,910
2019-2020	25,883	249,226	384,114	391,449	388,675	391,795	400,111	417,444	422,740	423,545	411,272	449,122	407,044	377,208	354,312	5,493,940
2020-2021	20,991	197,093	361,349	381,403	380,122	381,135	385,364	395,649	414,357	421,347	422,505	436,523	420,705	388,443	364,600	5,371,586
2021-2022	21,375	223,733	371,502	386,232	383,838	384,872	386,011	389,971	400,447	418,788	424,544	475,746	408,700	389,454	362,157	5,427,370
2022-2023	25,110	244,284	367,633	399,419	395,969	393,871	394,020	395,384	399,557	409,566	425,758	478,101	437,002	386,246	366,512	5,518,432
2023-2024	26,847	248,576	361,799	385,471	402,576	400,181	399,422	399,419	400,511	405,298	414,195	472,783	439,298	406,966	367,894	5,531,236
2024-2025	26,099	249,875	359,871	378,335	390,170	406,747	405,715	405,128	404,988	407,512	410,871	460,045	439,519	410,503	388,877	5,544,255

State of Texas - Virtual/Online School Enrollment



Enrollment has increased by over 40,800 students since the 2019-20 school year. An increase of over 250%.

Annual Enrollment Changes

Enrollment Forecast

Zonda
Demographics

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,440	2,599	2,512	2,423	2,252	31,956	1,694	5.6%
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,426	2,506	2,597	2,480	2,345	32,544	588	1.8%
2023/24	149	1,335	2,330	2,380	2,494	2,402	2,362	2,458	2,326	2,376	2,356	2,536	2,537	2,478	2,386	32,905	361	1.1%
2024/25	101	1,505	2,331	2,406	2,383	2,554	2,402	2,380	2,476	2,363	2,437	2,490	2,521	2,543	2,415	33,307	402	0
2025/26	158	1,490	2,241	2,327	2,425	2,416	2,548	2,426	2,394	2,482	2,385	2,504	2,484	2,479	2,471	33,230	-77	-0.2%

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

2025/26 Proj.	100	1,515	2,364	2,418	2,415	2,439	2,616	2,426	2,397	2,536	2,414	2,545	2,491	2,473	2,436	33,584		
	58	-25	-123	-91	10	-23	-68	0	-3	-54	-29	-41	-7	6	35	-354		
			-5.3%	-3.8%	0.4%	-0.9%	-2.8%	0.0%	-0.1%	-2.3%	-1.2%	-1.6%	-0.3%	0.2%	1.4%	-1.1%		

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MS	HS
3 year avg	1.102	1.068	0.994	1.025	1.005	1.016	1.009	1.008	1.004	1.015	1.019	1.043	1.001	0.980	0.969	1.010	1.013	0.998
2022/23	1.239	1.026	0.974	1.059	1.038	1.015	1.027	1.046	0.996	1.037	1.020	1.027	0.999	0.987	0.968	1.026	1.018	0.995
2023/24	1.064	1.087	1.021	1.043	1.005	1.011	1.030	1.008	0.997	1.027	1.022	1.045	1.012	0.954	0.962	1.020	1.015	0.993
2024/25	0.678	1.127	1.000	1.033	1.001	1.024	1.000	1.008	1.007	1.016	1.026	1.057	0.994	1.002	0.975	1.011	1.016	1.007
2025/26	1.564	0.990	0.961	0.998	1.008	1.014	0.998	1.010	1.006	1.002	1.009	1.027	0.998	0.983	0.972	0.998	1.006	0.995

- KG – 5th enrollment declined for the first time in 10 years (not including 20/21)
- KG declined by almost 100 students

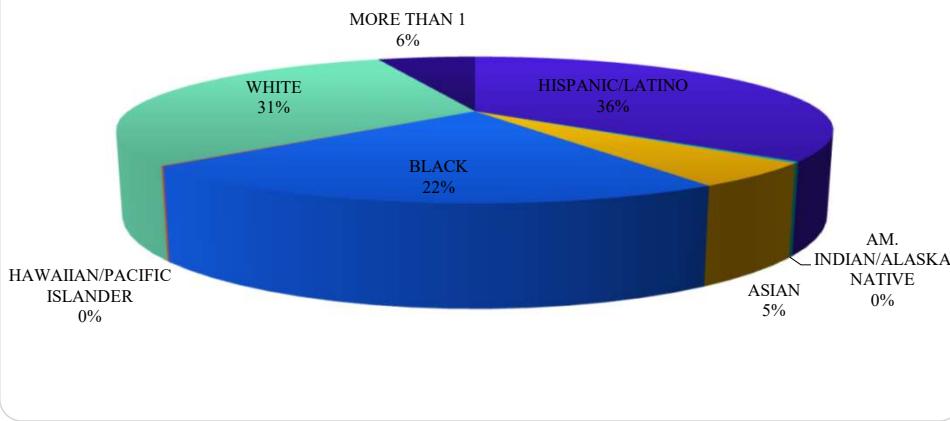
District – Student Demographics

Demographics

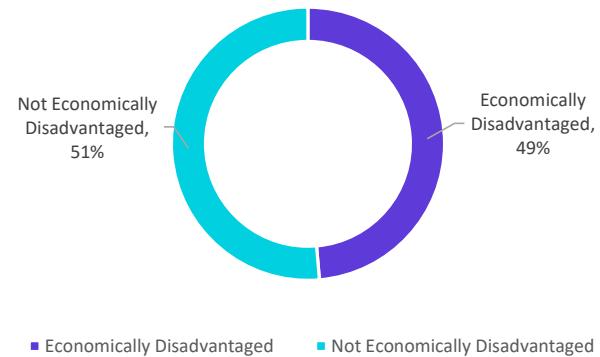


Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/Other Pacific Islander	%	Economically Disadvantaged	% ED
2019/20	30,919	5,440	17.6%	9,953	32.2%	178	0.6%	1,099	3.6%	13,769	44.5%	414	1.3%	66	0.2%	14,216	46.0%
2020/21	30,267	5,590	18.5%	10,188	33.7%	145	0.5%	1,005	3.3%	12,475	41.2%	811	2.7%	53	0.2%	14,475	47.8%
2021/22	31,951	6,471	20.3%	10,806	33.8%	129	0.4%	1,072	3.4%	12,238	38.3%	1,183	3.7%	52	0.2%	15,712	49.2%
2022/23	32,521	6,791	20.9%	11,162	34.3%	116	0.4%	1,248	3.8%	11,713	36.0%	1,434	4.4%	57	0.2%	15,831	48.7%
2023/24	32,866	7,014	21.3%	11,517	35.0%	97	0.3%	1,447	4.4%	11,080	33.7%	1,654	5.0%	57	0.2%	16,611	50.5%
2024/25	33,329	7,267	21.8%	11,851	35.6%	117	0.4%	1,598	4.8%	10,670	32.0%	1,780	5.3%	46	0.1%	16,043	48.1%
2025/26	33,201	7,374	22.2%	11,833	35.6%	93	0.3%	1,739	5.2%	10,243	30.9%	1,872	5.6%	47	0.1%	16,156	48.7%

2025/26 STUDENT RACE/ETHNICITY TOTALS



2025/26 Economically Disadvantaged Totals



Ten Year Forecast by Grade Level

Enrollment Forecast

Zonda
Demographics

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,440	2,599	2,512	2,423	2,252	31,956	1,694	5.6%
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,426	2,506	2,597	2,480	2,345	32,544	588	1.8%
2023/24	149	1,335	2,330	2,380	2,494	2,402	2,362	2,458	2,326	2,376	2,356	2,536	2,537	2,478	2,386	32,905	361	1.1%
2024/25	101	1,505	2,331	2,406	2,383	2,554	2,402	2,380	2,476	2,363	2,437	2,490	2,521	2,543	2,415	33,307	402	0
2025/26	158	1,490	2,241	2,327	2,425	2,416	2,548	2,426	2,394	2,482	2,385	2,504	2,484	2,479	2,471	33,230	-77	-0.2%
2026/27	146	1,383	2,321	2,283	2,346	2,458	2,415	2,573	2,437	2,397	2,523	2,483	2,501	2,465	2,384	33,115	-115	-0.3%
2027/28	148	1,470	2,491	2,364	2,303	2,378	2,469	2,419	2,584	2,444	2,438	2,614	2,477	2,495	2,379	33,473	357	1.1%
2028/29	150	1,498	2,587	2,535	2,381	2,339	2,380	2,470	2,421	2,594	2,485	2,532	2,610	2,455	2,409	33,846	374	1.1%
2029/30	152	1,525	2,626	2,630	2,557	2,431	2,359	2,416	2,476	2,434	2,647	2,582	2,528	2,597	2,365	34,326	480	1.4%
2030/31	154	1,527	2,668	2,666	2,652	2,608	2,447	2,399	2,426	2,492	2,485	2,749	2,577	2,517	2,508	34,874	548	1.6%
2031/32	156	1,543	2,721	2,707	2,705	2,703	2,645	2,477	2,405	2,442	2,540	2,582	2,744	2,560	2,430	35,360	487	1.4%
2032/33	158	1,562	2,752	2,765	2,735	2,743	2,782	2,678	2,482	2,423	2,489	2,638	2,576	2,726	2,469	35,979	618	1.7%
2033/34	160	1,581	2,779	2,784	2,785	2,780	2,804	2,809	2,688	2,503	2,465	2,588	2,632	2,561	2,629	36,547	568	1.6%
2034/35	162	1,620	2,852	2,818	2,817	2,855	2,821	2,873	2,818	2,714	2,548	2,563	2,581	2,615	2,469	37,125	578	1.6%
2035/36	164	1,679	2,956	2,901	2,853	2,889	2,898	2,861	2,881	2,847	2,766	2,649	2,557	2,565	2,520	37,985	860	2.3%

Yellow box = largest grade per year

Green box = second largest grade per year



Ten Year Forecast by Campus Level

Enrollment Forecast

Zonda
graphics

Campus Name	Capacity	Fall	ENROLLMENT PROJECTIONS										2035/36
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	
Adkins Elementary School	740	415	404	389	388	384	401	404	406	404	399	398	
Alexander Elementary School	740	576	546	544	550	561	560	563	551	549	541	537	
Bell Elementary School	740	545	527	512	502	502	498	507	512	509	507	506	
Blanton Elementary School	740	444	414	390	378	374	372	375	380	380	378	381	
Borman Elementary School	740	408	432	481	532	585	644	731	845	990	1,164	1,353	
Cross Oaks Elementary School	740	550	541	543	538	526	531	533	544	559	570	587	
E P Rayzor Elementary School	740	538	535	524	519	645	809	1,084	1,355	1,488	1,667	1,840	
Evers Park Elementary School	740	794	826	826	826	810	811	833	866	890	921	972	
Hawk Elementary School	740	609	597	565	555	554	546	546	557	558	552	554	
Hill Elementary School	740	380	560	770	1,036	1,182	1,331	1,426	1,475	1,498	1,500	1,505	
Hodge Elementary School	740	726	743	756	803	859	927	976	1,036	1,090	1,134	1,154	
Houston Elementary School	740	536	547	566	584	603	635	624	614	602	593	585	
Martinez Elementary School	740	559	552	556	567	573	588	580	573	570	562	558	
McNair Elementary School	740	623	600	582	563	552	546	550	557	555	548	542	
Nelson Elementary School	740	587	551	526	508	503	502	497	495	485	477	470	
Newton Rayzor Elementary School	740	674	660	652	631	620	613	613	618	612	602	587	
Paloma Creek Elementary School	740	476	491	518	539	564	552	545	541	540	536	530	
Pecan Creek Elementary School	740	660	626	580	551	529	519	516	526	532	538	539	
Providence Elementary School	740	508	472	467	468	476	483	493	484	475	477	475	
Reeves Elementary School	740	498	470	482	499	508	502	500	504	501	501	502	
Rivera Elementary School	740	729	724	720	734	733	746	728	713	711	706	704	
Ryan Elementary School	740	554	525	518	502	465	454	453	442	441	431	426	
Sandbrock Ranch Elementary School	740	823	832	865	889	910	886	902	903	885	873	857	
Savannah Elementary School	740	641	598	550	500	464	434	435	433	431	422	416	
Shultz Elementary School	740	764	753	724	714	720	714	718	718	707	701	699	
Stephens Elementary School	740	397	407	428	455	481	506	513	513	508	506	505	
Union Park Elementary School	740	704	695	691	681	672	670	665	662	656	648	642	
Windle School For Young Child	740	309	293	313	324	337	337	343	348	352	360	373	
ELEMENTARY TOTALS	22,200	16,027	15,921	16,038	16,336	16,692	17,117	17,653	18,171	18,478	18,814	19,197	
Elementary Absolute Change		-32	-106	117	298	356	424	537	517	307	336	383	
Elementary Percent Change		-0.20%	-0.66%	0.74%	1.86%	2.18%	2.54%	3.14%	2.93%	1.69%	1.82%	2.04%	

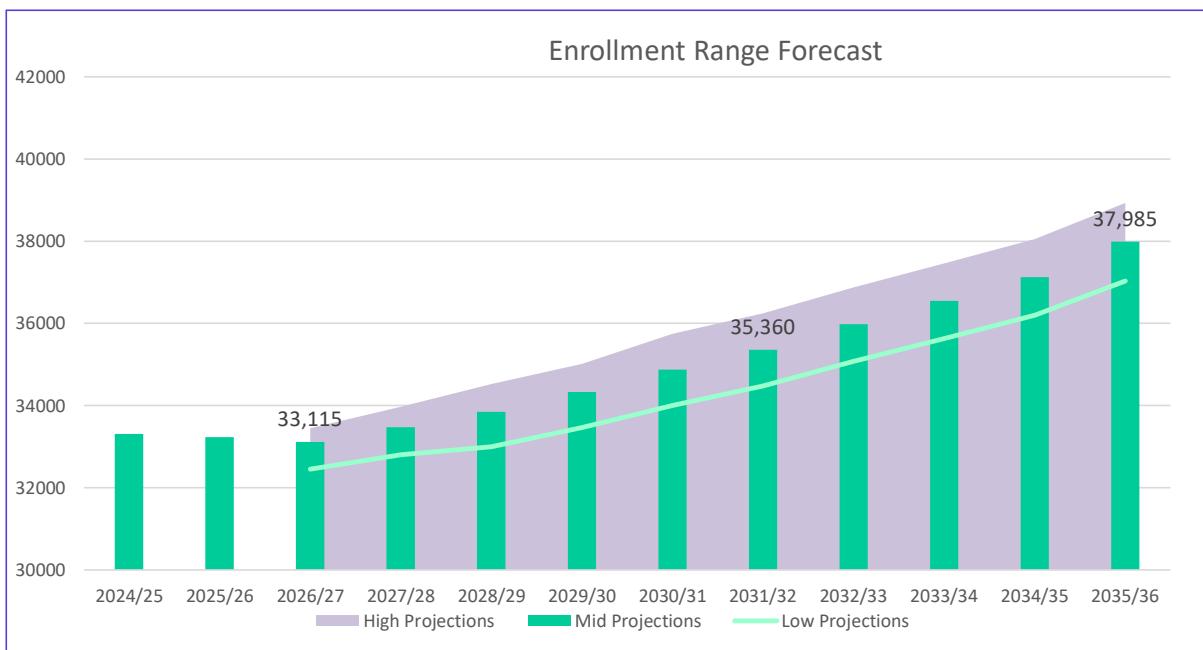
Ten Year Forecast by Campus Level

Enrollment Forecast

 **Zonda**
Demographics

Campus Name	Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Calhoun Middle School	1,000	791	835	875	893	895	896	882	852	838	861	886
Cheek Middle School	1,000	880	916	959	1,001	996	1,003	945	921	865	887	897
Crownover Middle School	1,000	868	895	891	859	846	775	721	672	651	668	680
Harpool Middle School	1,000	939	970	952	914	905	868	865	919	1,087	1,323	1,535
McMath Middle School	1,000	625	614	603	601	600	622	666	726	775	806	863
Bette Myers Middle School	1,000	830	797	819	828	811	742	741	734	756	748	752
Navo Middle School	1,000	656	651	668	674	656	644	638	637	631	637	639
Rodriguez Middle School	1,000	635	638	641	683	797	844	935	964	1,070	1,123	1,178
Strickland Middle School	1,000	993	997	1,016	1,003	1,008	964	950	925	939	982	1,020
MIDDLE SCHOOL TOTALS	9,000	7,217	7,313	7,422	7,456	7,513	7,359	7,343	7,350	7,612	8,035	8,450
Middle School Absolute Change		-25	96	109	34	57	-154	-16	7	262	424	415
Middle School Percent Change		-0.35%	1.33%	1.49%	0.46%	0.76%	-2.05%	-0.22%	0.10%	3.56%	5.56%	5.16%
Braswell High School	2,800	2,745	2,745	2,781	2,789	2,848	2,930	3,015	3,141	3,228	3,256	3,296
Denton High School	2,400	2,067	2,021	2,015	1,960	1,964	1,996	1,995	2,030	2,052	2,068	2,107
John Guyer High School	2,800	2,568	2,497	2,606	2,692	2,704	2,824	2,729	2,663	2,598	2,460	2,466
The LaGrone Academy		251	226	229	234	234	238	237	246	247	241	241
Fred Moore High School		79	79	79	79	79	79	79	79	79	79	79
Ryan High School	2,400	2,099	2,137	2,127	2,123	2,115	2,154	2,132	2,122	2,076	1,994	1,972
HIGH SCHOOL TOTALS	10,400	9,809	9,705	9,836	9,877	9,944	10,221	10,187	10,281	10,280	10,099	10,161
High School Absolute Change		-46	-104	131	41	67	277	-34	94	-1	-181	62
High School Percent Change		-0.47%	-1.06%	1.35%	0.42%	0.68%	2.79%	-0.33%	0.92%	-0.01%	-1.76%	0.62%
Denton J J A E P		14	14	14	14	14	14	14	14	14	14	14
Joe Sparks JDCTR		72	72	72	72	72	72	72	72	72	72	72
Lester Davis School		91	91	91	91	91	91	91	91	91	91	91
ALTERNATIVE SCHOOL TOTALS		177										
DISTRICT TOTALS	41,600	33,230	33,115	33,473	33,846	34,326	34,874	35,360	35,979	36,547	37,125	37,985
District Absolute Change		-77	-115	357	374	480	548	487	618	568	578	860
District Percent Change		-0.2%	-0.3%	1.1%	1.1%	1.4%	1.6%	1.4%	1.7%	1.6%	1.6%	2.3%

Green = w/in 5% of Capacity; Yellow = Over Capacity



School Year	Low Projections	Mid Projections	High Projections
2024/25			33,307
2025/26			33,230
2026/27	32,453	33,115	33,447
2027/28	32,803	33,473	33,975
2028/29	33,000	33,846	34,523
2029/30	33,468	34,326	35,013
2030/31	34,002	34,874	35,746
2031/32	34,476	35,360	36,244
2032/33	35,079	35,979	36,878
2033/34	35,633	36,547	37,461
2034/35	36,197	37,125	38,053
2035/36	37,036	37,985	38,935

Low Range Projections

- Lower Kindergarten & Early Elementary Grade Enrollment
- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- School of Choice options lower overall housing yields

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields
- Current Transfer patterns remain

High Range Projections

- Kindergarten vs birth ratios remain steady
- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- Impacts of vouchers is limited



Key Takeaways

District Information -



Denton ISD Enrollment increased by 2,969 over the last five years. The District has seen enrollment drop this new 2025-26 school year by approximate 77 students.

Housing Market Conditions -



2025 new home starts and closings in DISD are currently trending below the previous 3 year average due to the current economic uncertainty and higher mortgage interest rates

Housing Activity & Future Developments -



The district currently has approximately 525 homes under construction, more than 4,500 lots available to build on, and more than 27,200 planned in the future.

Enrollment Forecast -



Enrollment is forecasted to remain within a range of 34,000 to 35,700 students over the next 3 to 5 years and with additional housing activity and population growth could reach a range of 37,000 to 38,930 by the 2035-36 school year.