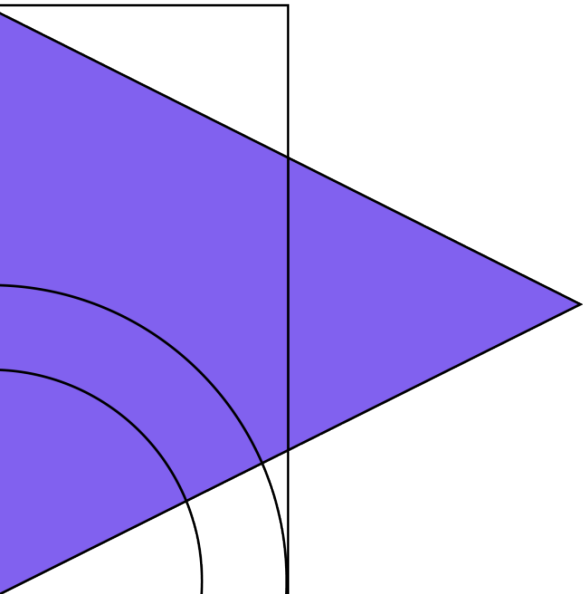
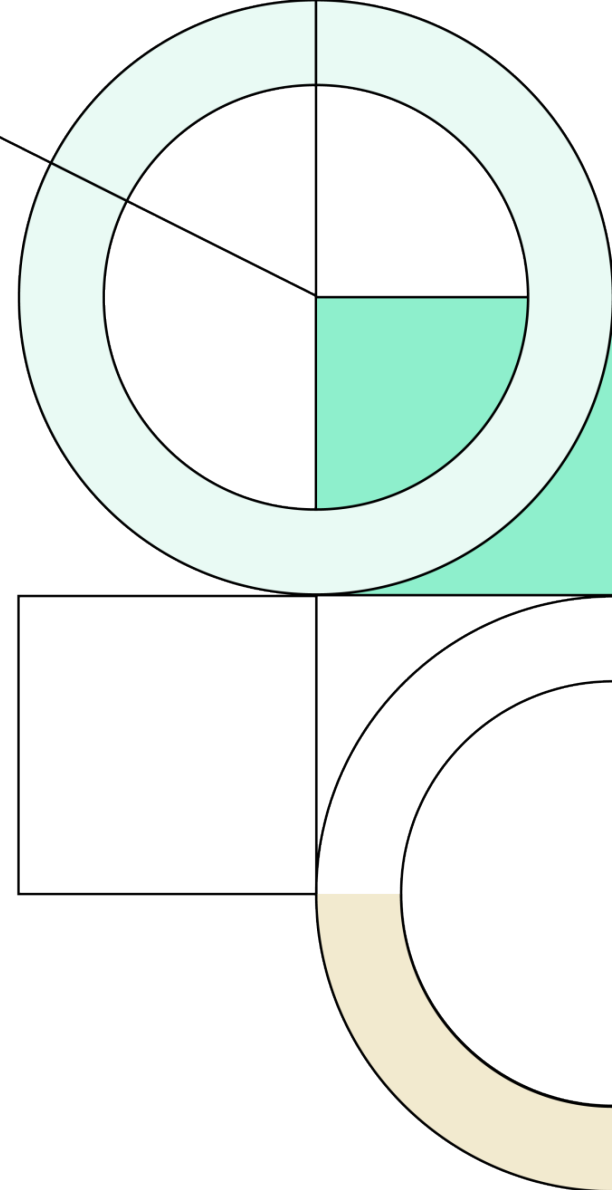




**Denton
Independent
School
District**

3Q23

**Demographic
Report**





Annual Enrollment Change

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2019/20	90	1,099	2,157	2,279	2,155	2,222	2,179	2,323	2,333	2,409	2,403	2,543	2,385	2,220	2,111	30,908		
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,318	2,397	2,455	2,402	2,324	2,222	30,261	-647	-2.1%
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,439	2,599	2,512	2,423	2,252	31,955	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	2,425	2,506	2,597	2,480	2,345	32,543	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	362	1.1%

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

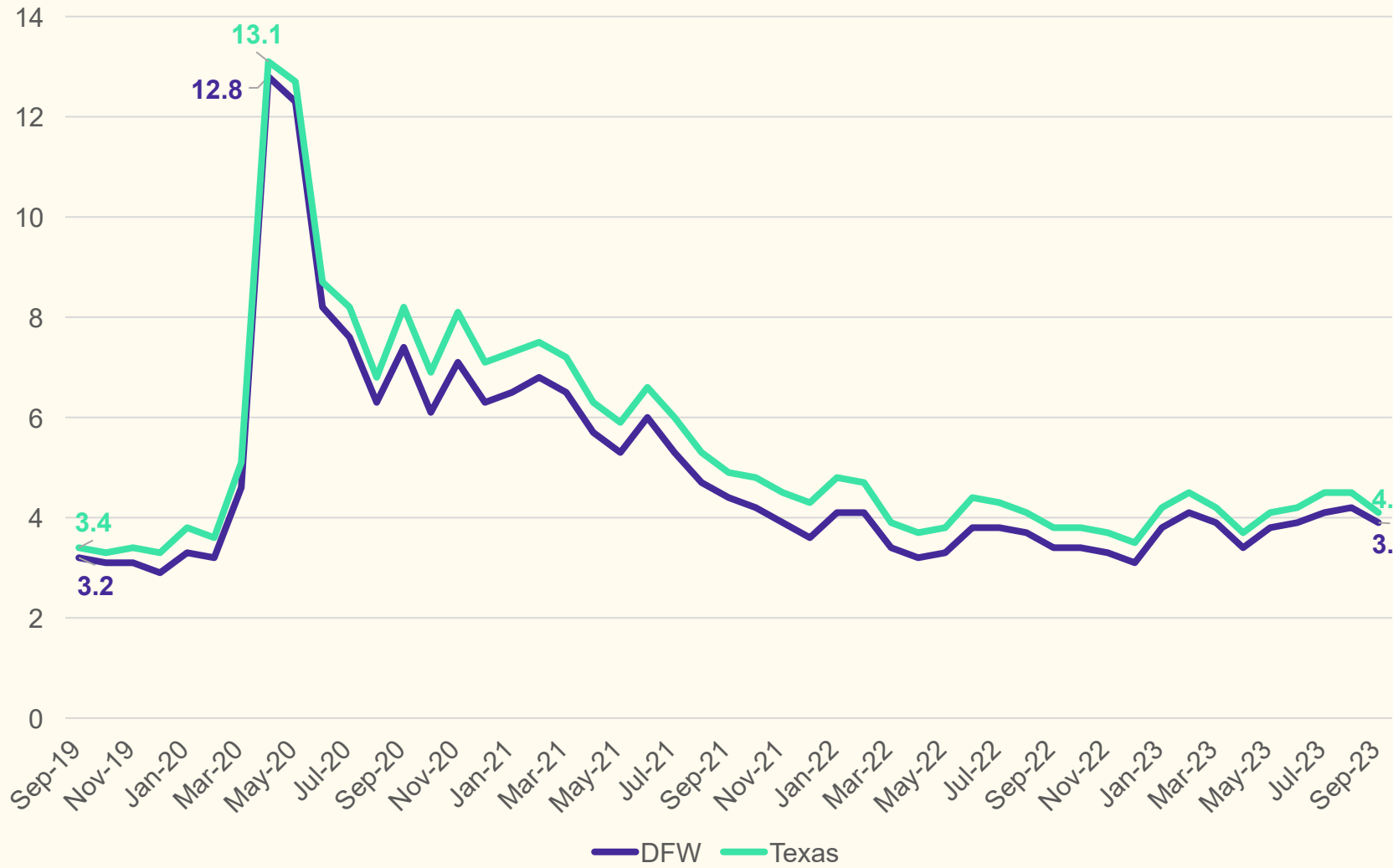
2023/24																		
Proj.	140	1,203	2,375	2,395	2,549	2,441	2,343	2,494	2,367	2,408	2,369	2,573	2,451	2,609	2,458	33,174		
	9	132	-45	-15	-55	-39	19	-36	-41	-32	-13	-37	86	-131	-72	-269		
			-2.1%	-0.7%	-2.6%	-1.8%	0.9%	-1.5%	-1.8%	-1.3%	-0.5%	-1.5%	3.6%	-5.9%	-3.4%	-0.9%		

			K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MS	HS
3 year avg	1.163	1.047	1.022	1.050	1.026	1.020	1.027	1.025	1.008	1.026	1.022	1.044	0.989	0.990	0.979	1.028	1.019	1.001
2019/20	1.154	1.016	0.991	1.047	1.018	1.018	1.020	1.022	1.013	1.032	1.032	1.100	1.006	0.960	0.971	1.019	1.026	1.009
2020/21	1.022	0.890	0.956	0.981	0.971	0.971	0.989	0.973	0.978	0.994	0.995	1.022	0.945	0.974	1.001	0.973	0.989	0.985
2021/22	1.228	1.224	1.136	1.110	1.068	1.074	1.066	1.056	1.049	1.046	1.052	1.084	1.023	1.009	0.969	1.085	1.049	1.021
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	1.046	1.012	0.954	0.962	1.020	1.015	0.994

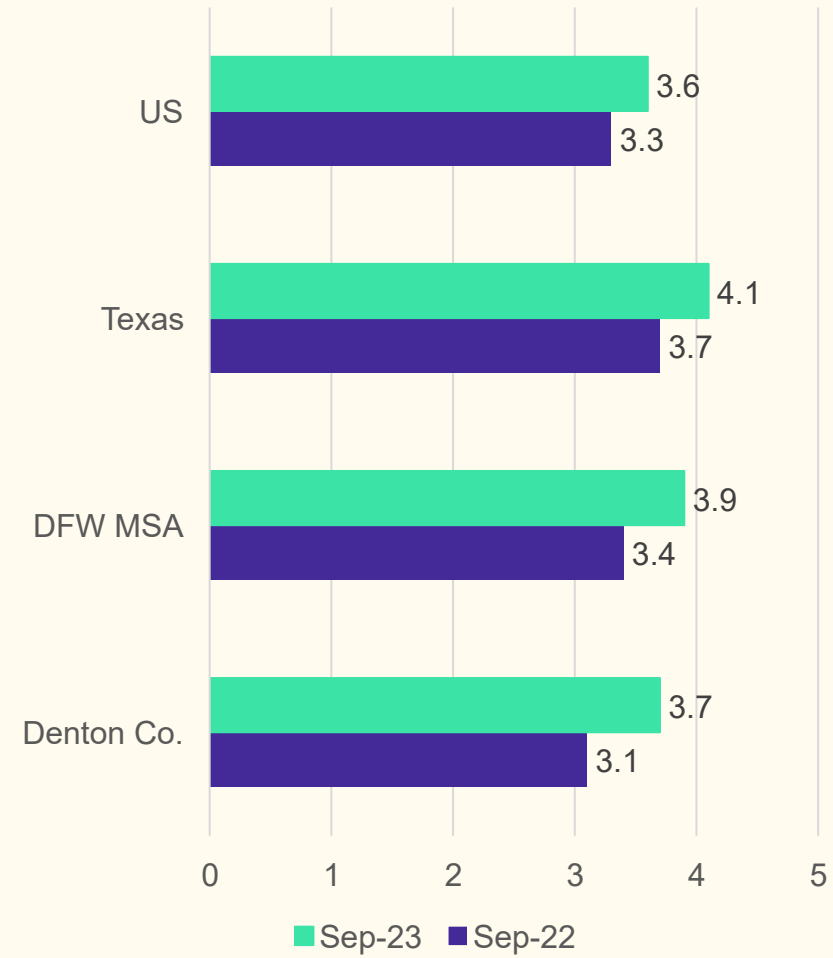


Local Economic Conditions

Unemployment Rate, Sept 2019 – Sept 2023



Unemployment Rate, Year Over Year

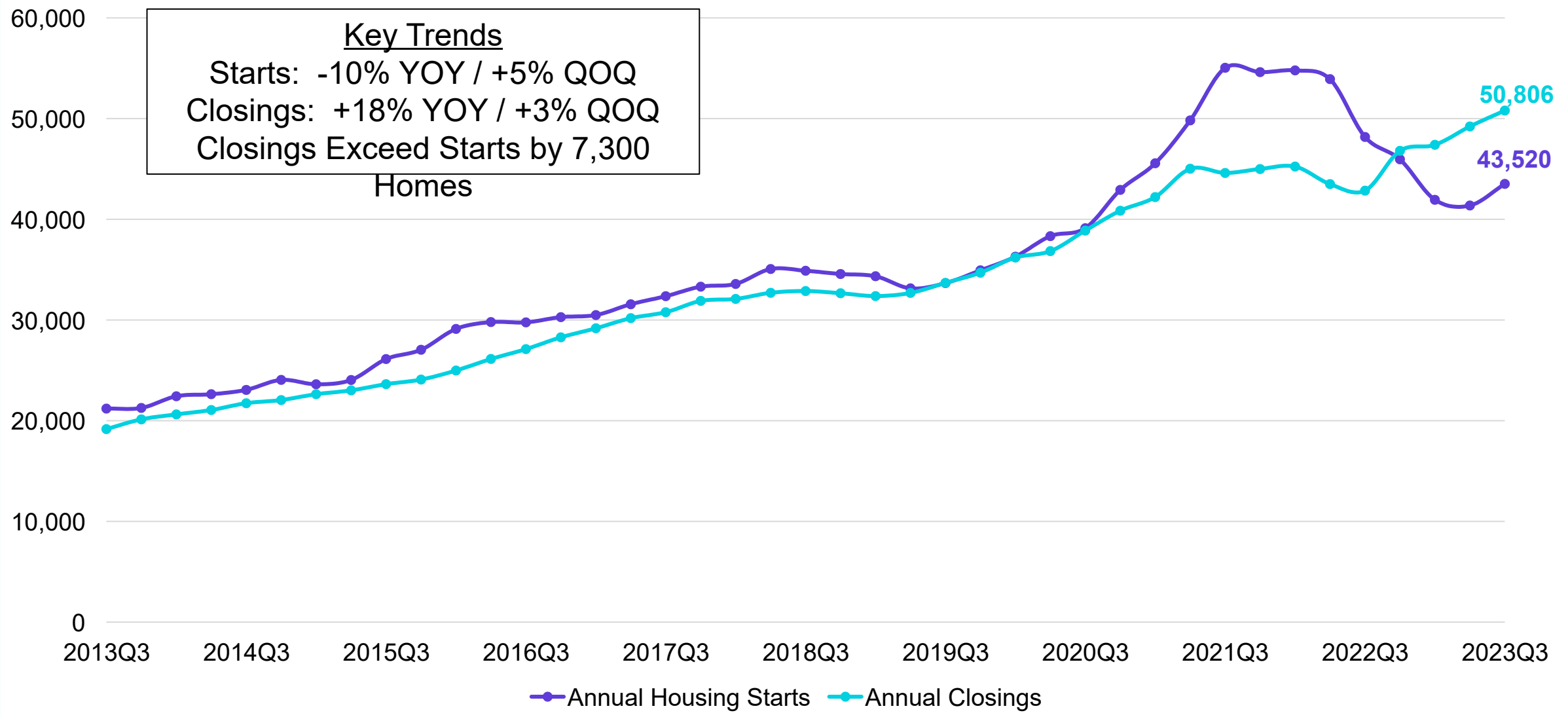




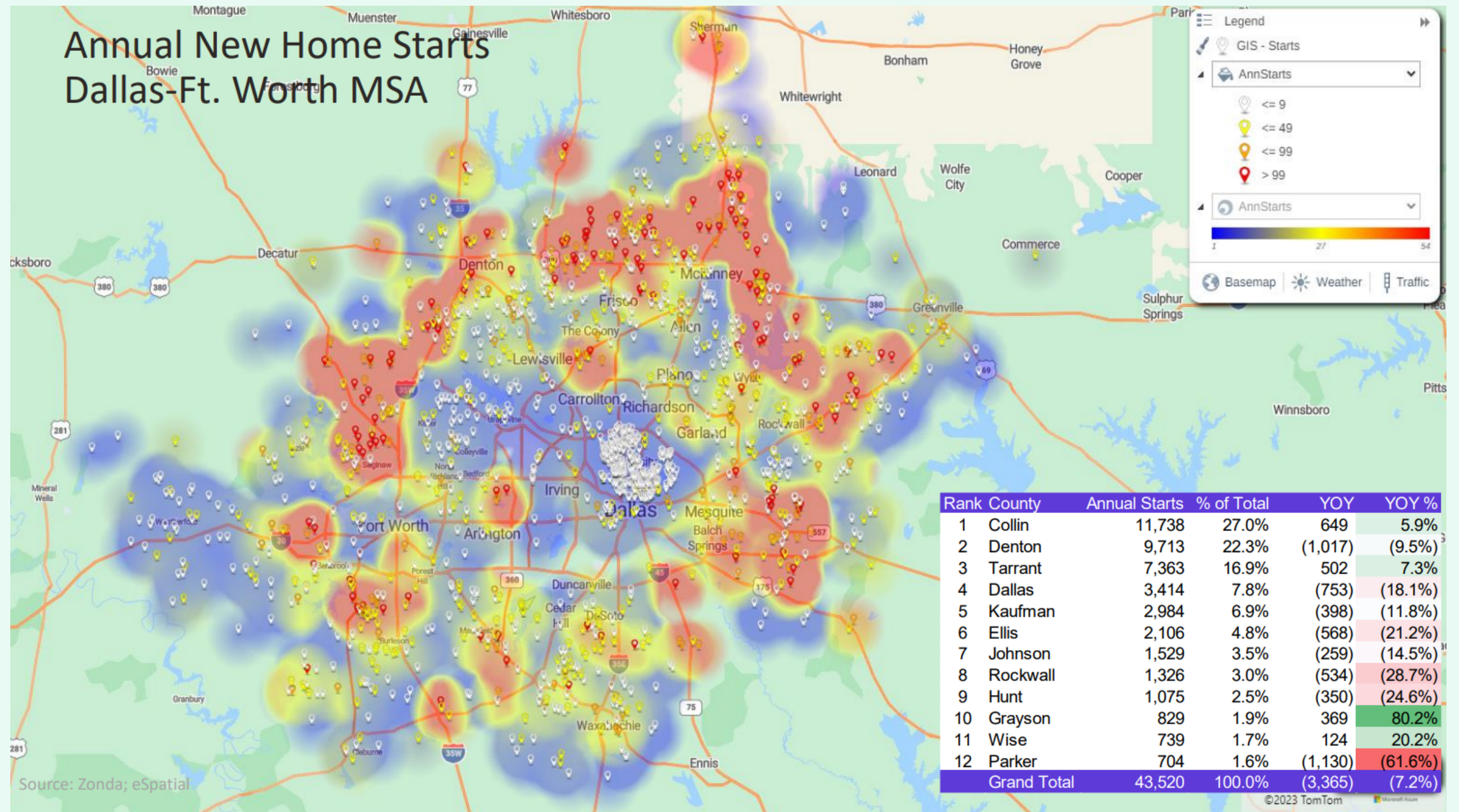
DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
 Starts: -10% YOY / +5% QOQ
 Closings: +18% YOY / +3% QOQ
 Closings Exceed Starts by 7,300
 Homes



Annual New Home Starts Dallas-Ft. Worth MSA



Legend

GIS - Starts

AnnStarts

- Light Blue Pin: <= 9
- Yellow Pin: <= 49
- Orange Pin: <= 99
- Red Pin: > 99

AnnStarts

Color Scale: 1 (Blue) to 54 (Red)

Basemap | Weather | Traffic

Rank	County	Annual Starts	% of Total	YOY	YOY %
1	Collin	11,738	27.0%	649	5.9%
2	Denton	9,713	22.3%	(1,017)	(9.5%)
3	Tarrant	7,363	16.9%	502	7.3%
4	Dallas	3,414	7.8%	(753)	(18.1%)
5	Kaufman	2,984	6.9%	(398)	(11.8%)
6	Ellis	2,106	4.8%	(568)	(21.2%)
7	Johnson	1,529	3.5%	(259)	(14.5%)
8	Rockwall	1,326	3.0%	(534)	(28.7%)
9	Hunt	1,075	2.5%	(350)	(24.6%)
10	Grayson	829	1.9%	369	80.2%
11	Wise	739	1.7%	124	20.2%
12	Parker	704	1.6%	(1,130)	(61.6%)
Grand Total		43,520	100.0%	(3,365)	(7.2%)

Source: Zonda; eSpatial



DFW New Home Ranking Report

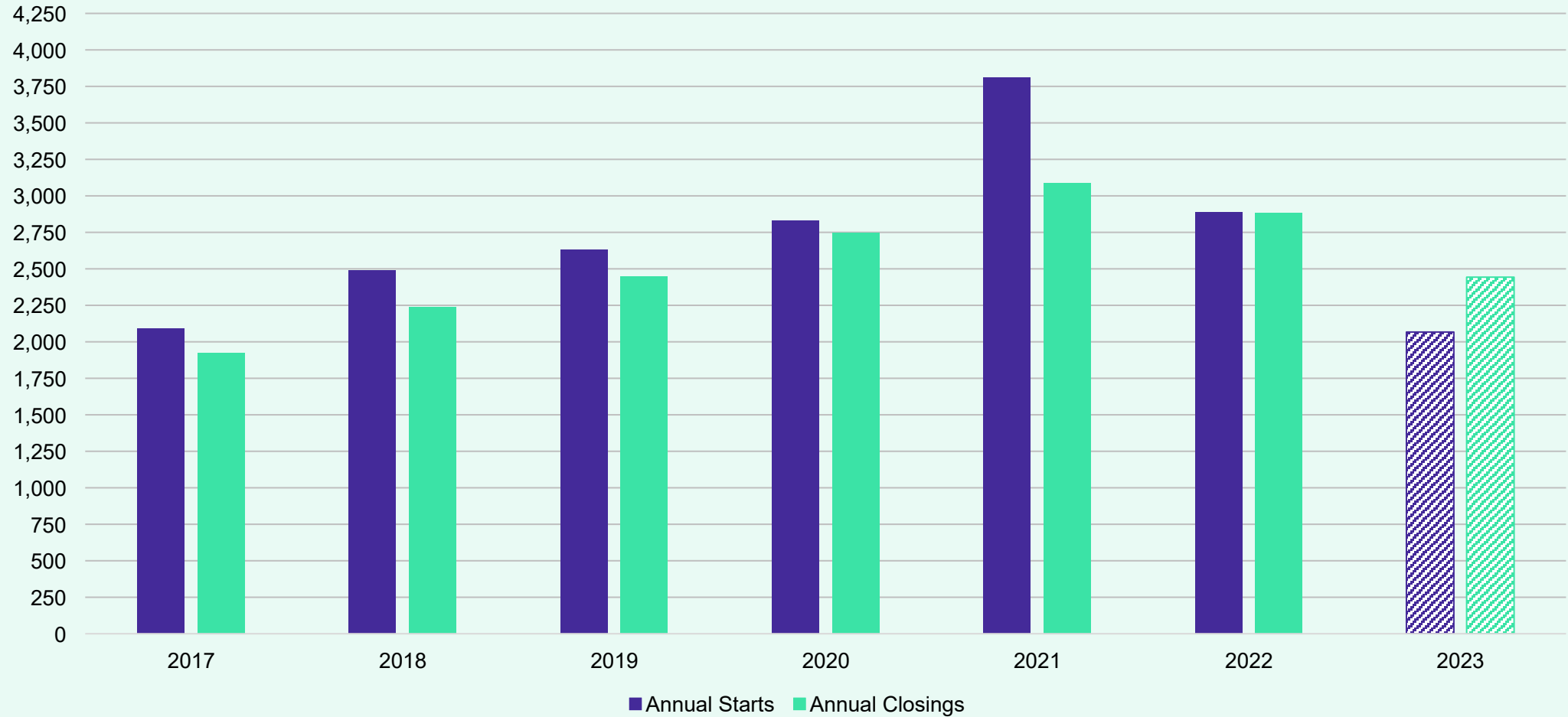
ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	DENTON ISD*	2,957	3,546	1,856	3,894	28,568
2	NORTHWEST ISD	3,365	3,396	2,005	3,293	40,872
3	PROSPER ISD	2,727	2,781	2,192	3,372	16,642
4	PRINCETON ISD	2,372	2,631	1,244	3,150	7,374
5	MCKINNEY ISD	1,573	1,873	895	3,154	11,995
6	EAGLE MT-SAGINAW ISD	2,120	1,823	1,099	1,725	14,577
7	AUBREY ISD	1,135	1,617	545	813	6,074
8	CROWLEY ISD	1,462	1,613	702	2,002	14,945
9	FORNEY ISD	1,713	1,491	1,100	3,728	18,942
10	CRANDALL ISD	796	1,479	441	2,409	16,485
11	FRISCO ISD	855	1,435	644	1,776	8,547
12	ROYSE CITY ISD	1,118	1,416	788	1,756	7,727
13	DALLAS ISD	1,207	1,363	1,553	1,704	5,593
14	ROCKWALL ISD	940	1,269	719	2,872	10,023
15	MANSFIELD ISD	865	1,254	669	2,258	5,273
16	MELISSA ISD	1,228	1,204	830	1,038	2,961
17	ANNA ISD	1,020	1,142	781	1,643	7,355
18	CELINA ISD	876	1,122	701	1,902	35,606
19	LEWISVILLE ISD	765	1,041	666	581	1,447
20	WYLIE ISD	612	964	435	939	2,100

* Based on additional housing research by Zonda Education



District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	447	555	572	516	960	845	461
2Q	536	801	617	748	1,084	714	822
3Q	608	563	686	684	1,005	512	784
4Q	502	571	757	880	761	817	
Total	2,093	2,490	2,632	2,828	3,810	2,888	2,067

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	436	561	495	626	639	617	803
2Q	450	563	572	726	936	708	853
3Q	559	561	678	756	727	563	787
4Q	479	555	701	640	786	993	
Total	1,924	2,240	2,446	2,748	3,088	2,881	2,443



District Housing Overview by Elementary

Zo

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	16	0	21	0	15	15	47	323
ALEXANDER	7	0	43	0	3	3	45	502
BELL	45	10	37	5	31	35	1	1
BLANTON	1	0	24	1	0	0	2	0
BORMAN	384	36	357	124	75	99	449	15,573
CROSS OAKS	3	0	20	0	1	1	0	648
EP RAYZOR	0	0	0	0	0	0	0	0
EVERS PARK	371	61	454	123	115	132	338	797
GINNINGS	0	0	0	0	0	0	8	0
HAWK	9	0	44	6	0	0	0	151
HODGE	119	38	74	39	44	47	75	1,660
HOUSTON	50	22	30	13	25	28	93	35
MCNAIR	33	10	141	6	10	12	0	156
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	4
PALOMA CREEK	0	0	13	0	0	0	0	0
PECAN CREEK	6	6	0	0	6	6	22	25
PROVIDENCE	344	171	280	65	233	258	761	3,438
RIVERA	0	0	0	0	0	0	55	173
RYAN	80	11	120	24	39	54	285	31
SANDBROCK RANCH	542	185	530	115	378	392	373	680
SAVANNAH	7	1	33	7	5	6	0	16
SHULTZ	0	0	1	0	0	0	0	0
STEPHENS	50	14	37	20	288	292	168	311
UNION PARK	630	167	844	167	332	350	789	471
GRAND TOTAL *	2,697	732	3,103	715	1,600	1,730	3,516	25,032

*Does NOT include age-restricted communities

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

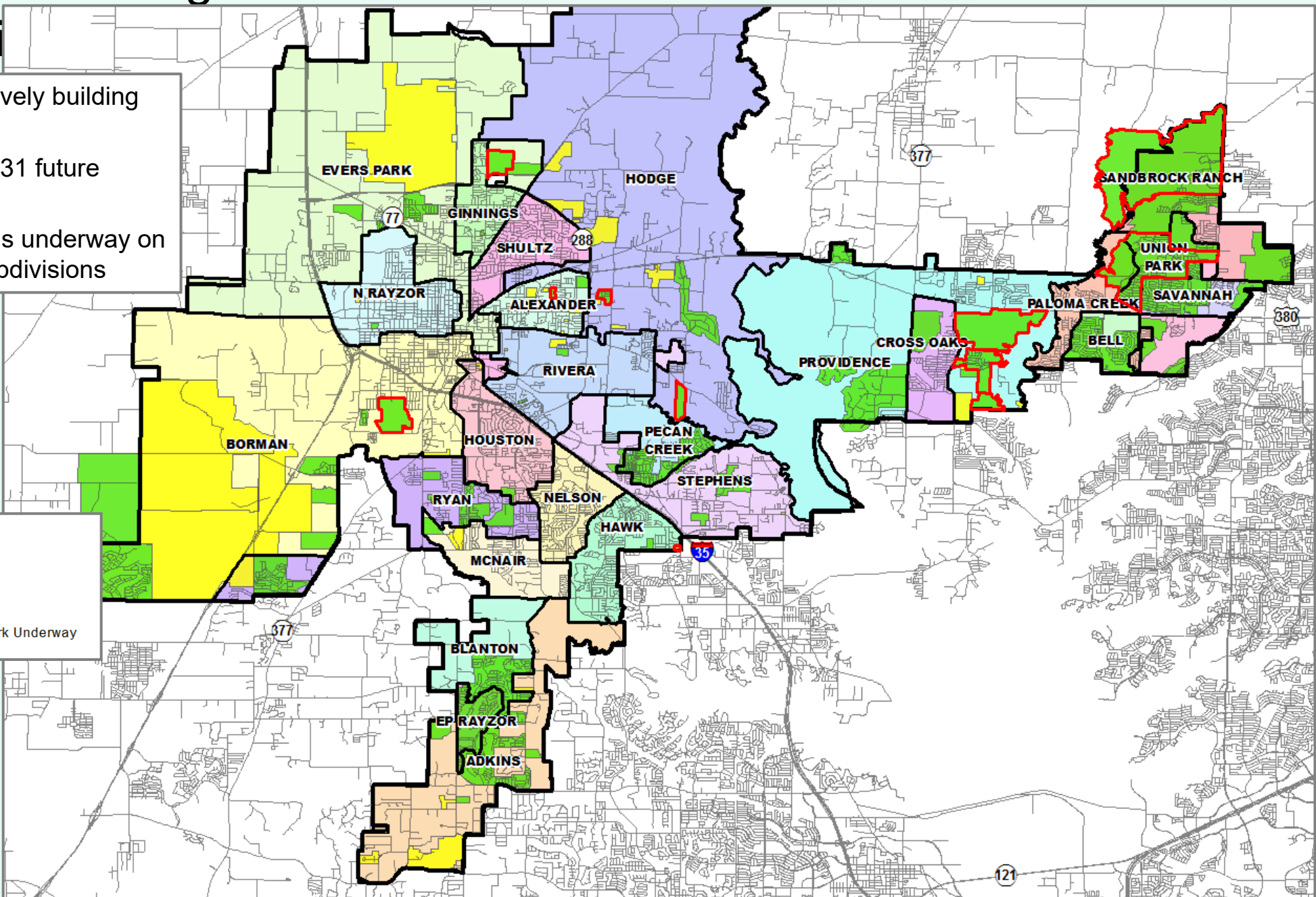


District Housing Overview

- The district has 58 actively building subdivisions
- Within DISD there are 31 future subdivisions
- Of these, groundwork is underway on 2,547 lots within 11 subdivisions

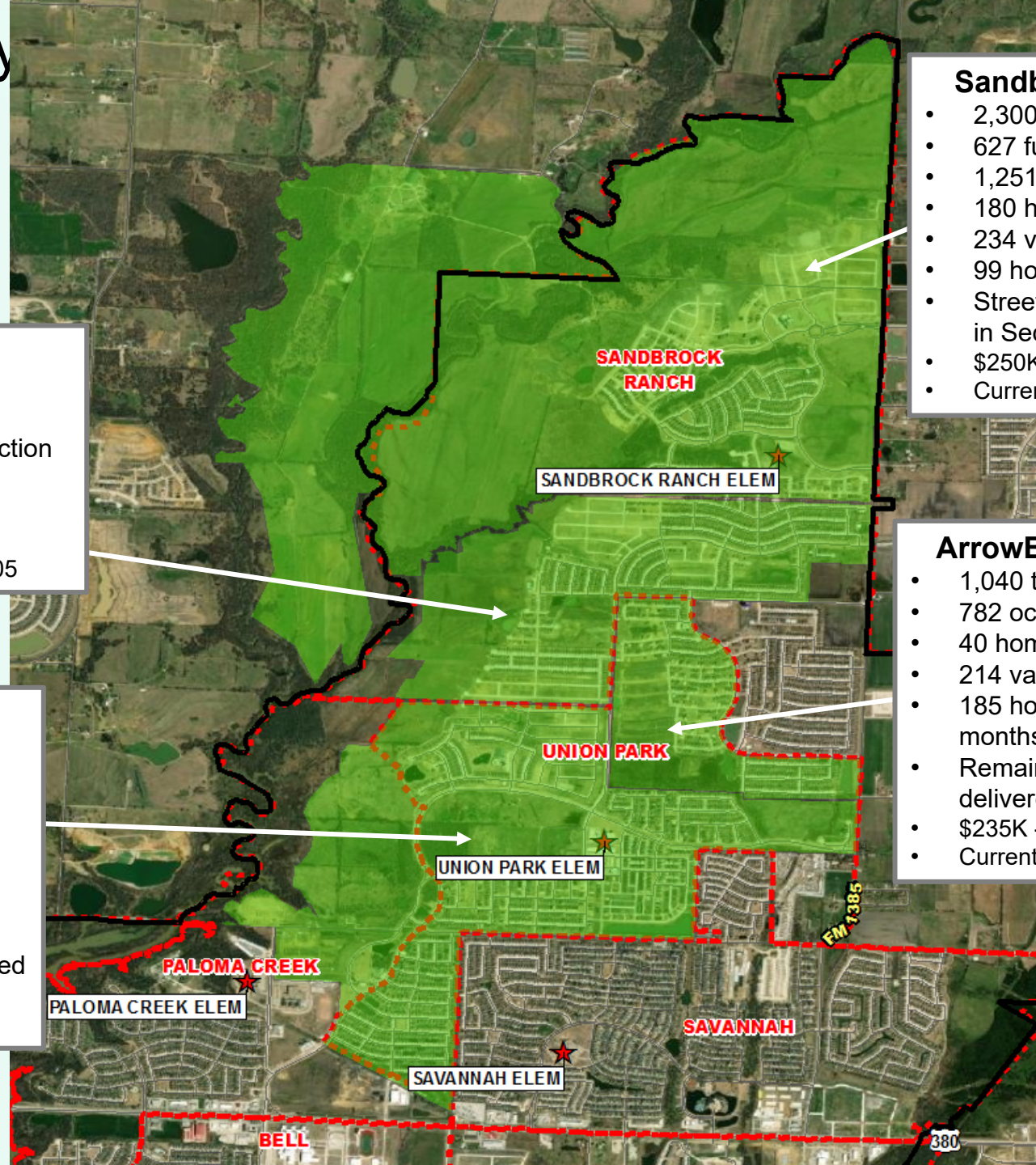
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway





Residential Activity



Winn Ridge

- 1,746 total lots
- 1,503 occupied homes
- 152 homes under construction
- 85 vacant developed lots
- 70 homes started 3Q23
- \$195K - \$330K
- Current Student Yield = 0.405

Sandbrock Ranch (DISD)

- 2,300 total lots
- 627 future lots
- 1,251 occupied homes
- 180 homes under construction
- 234 vacant developed lots
- 99 homes started 3Q23
- Streets being paved for 253 lots in Sec 12 & 13
- \$250K - \$4450K
- Current Student Yield = 0.279

Union Park

- 2,944 total lots
- 400 future lots
- 1,881 occupied homes
- 163 homes under construction
- 487 vacant developed lots
- 107 homes closed 3Q23
- Groundwork underway on 188 lots in Sec 8, streets being paved
- \$250K - \$4450K
- Current Student Yield = 0.437

ArrowBrooke (Union Park)

- 1,040 total lots
- 782 occupied homes
- 40 homes under construction
- 214 vacant developed lots
- 185 homes closed in last 12 months
- Remaining lots in Sec 7 delivered for homebuilding 3Q23
- \$235K - \$365K
- Current Student Yield = 0.518



Residential Activity

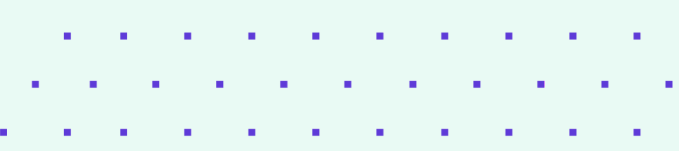
Spiritas Ranch

- 2,307 total lots
- 1,622 future lots
- 80 homes under construction
- 605 vacant developed lots
- First homes started 3Q23, anticipate first residents late 2023 – early 2024
- Delivered 159 lots in Phase 1 for homebuilding 3Q23
- Groundwork underway on 145 lots in Phase 2
- \$500K+





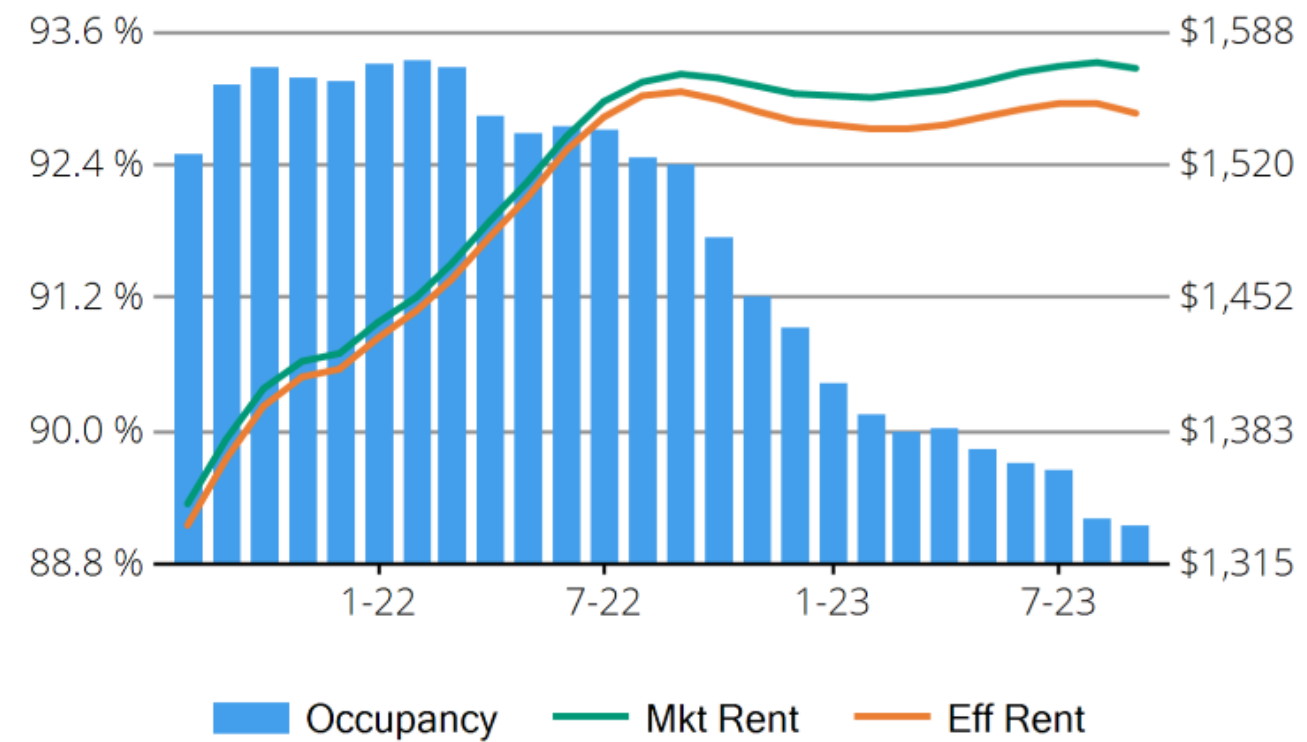
Housing Market Trends: Multi-family Market- Sept 2023



Stabilized and Lease-up Properties*

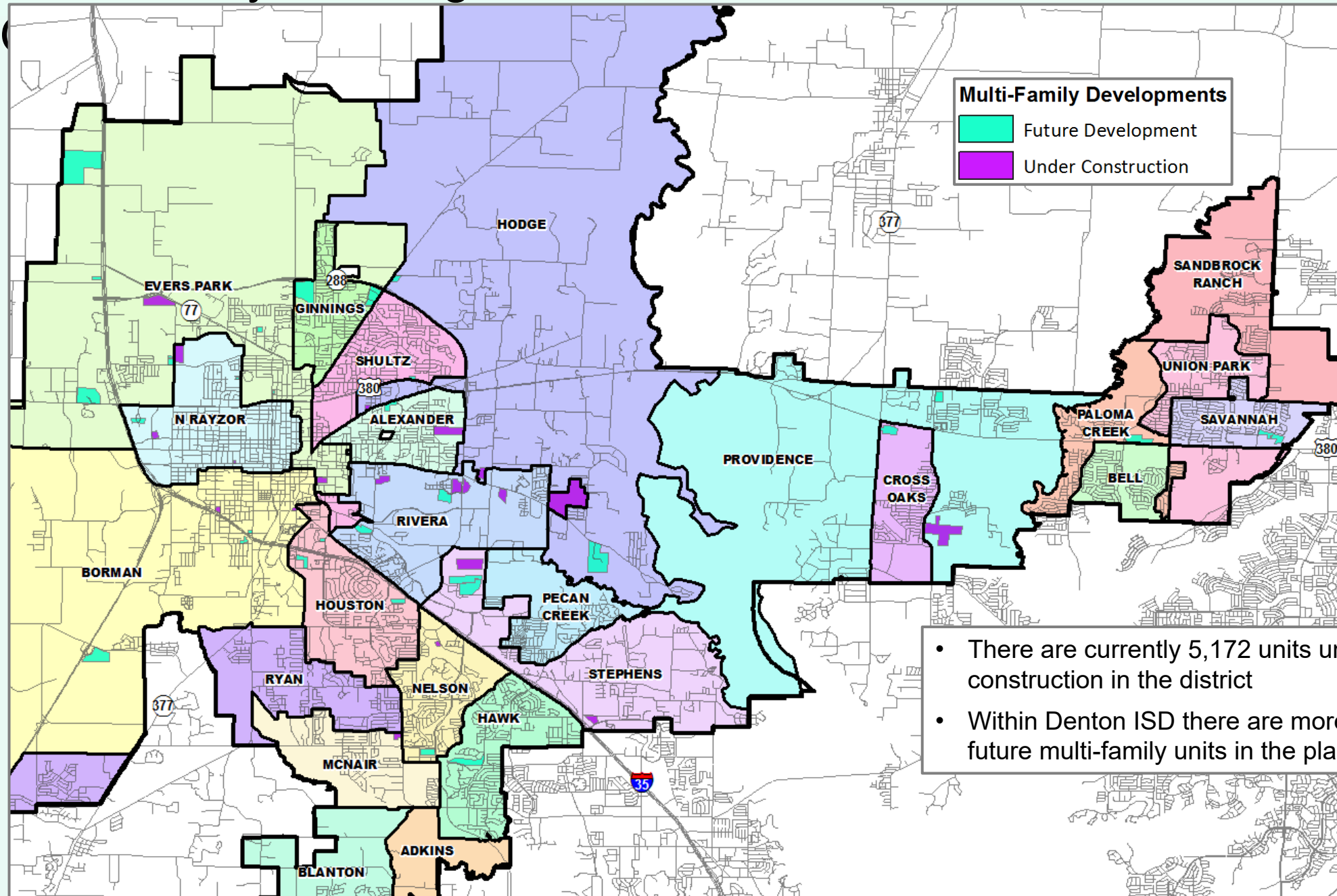
Conventional Properties	Sep 2023	Annual Change
Occupancy	89.1	-3.5%
Unit Change	32,805	
Units Absorbed (Annual)	3,705	
Average Size (SF)	874	+0.2%
Asking Rent	\$1,569	+0.3%
Asking Rent per SF	\$1.79	+0.0%
Effective Rent	\$1,546	-0.6%
Effective Rent per SF	\$1.77	-0.9%
% Offering Concessions	23%	+161.3%
Avg. Concession Package	5.4%	+14.7%

Dallas/Fort Worth, TX





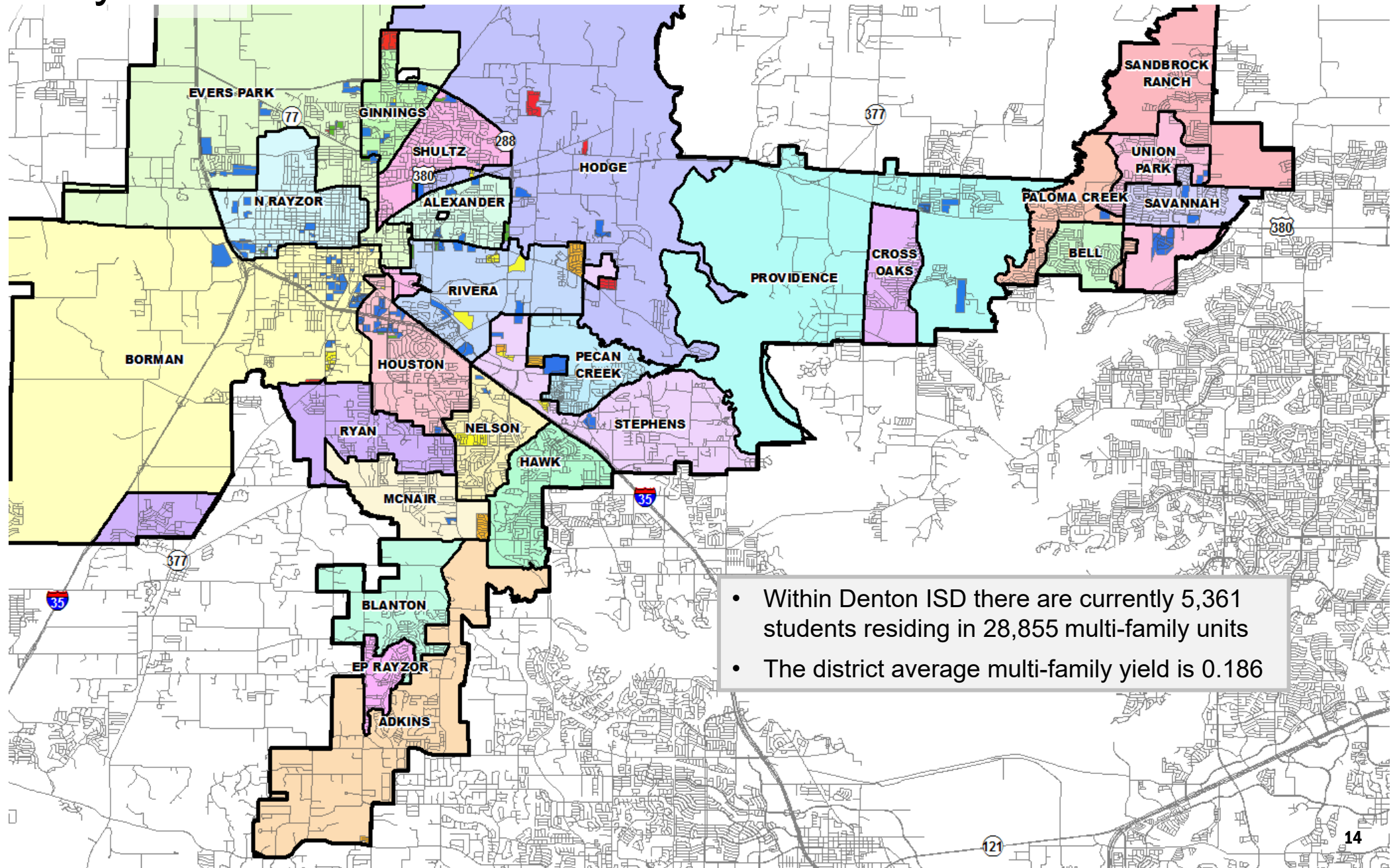
Multi-Family Housing



- There are currently 5,172 units under construction in the district
- Within Denton ISD there are more than 6,600 future multi-family units in the planning stages



Multi-Family Yields



MF Yields

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- 0.75 - 1.0
- > 1.0

• Within Denton ISD there are currently 5,361 students residing in 28,855 multi-family units

• The district average multi-family yield is 0.186



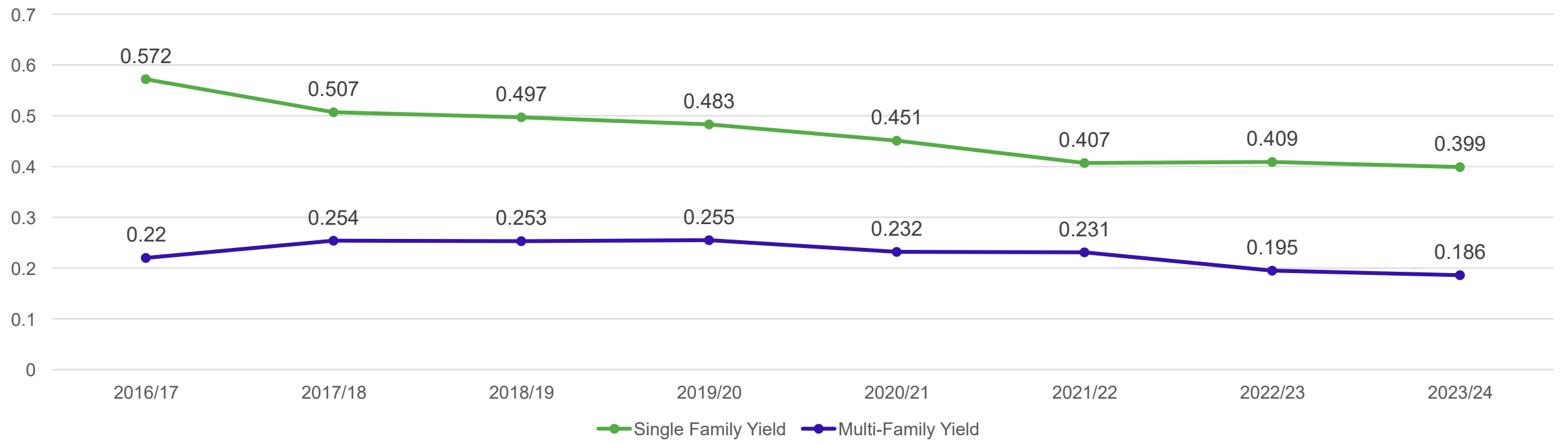
District Yields



Single Family Yield
0.399

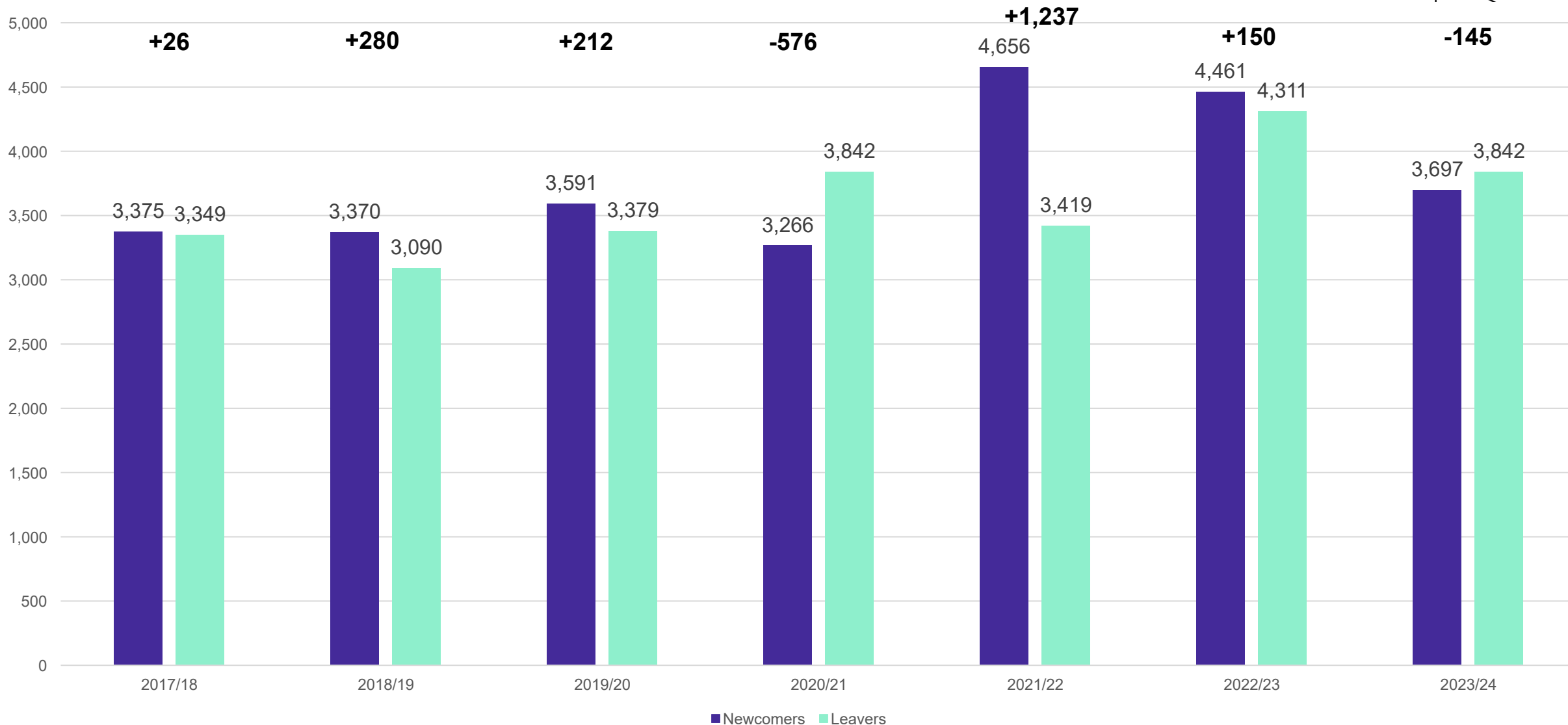


Multi-Family Yield
0.186





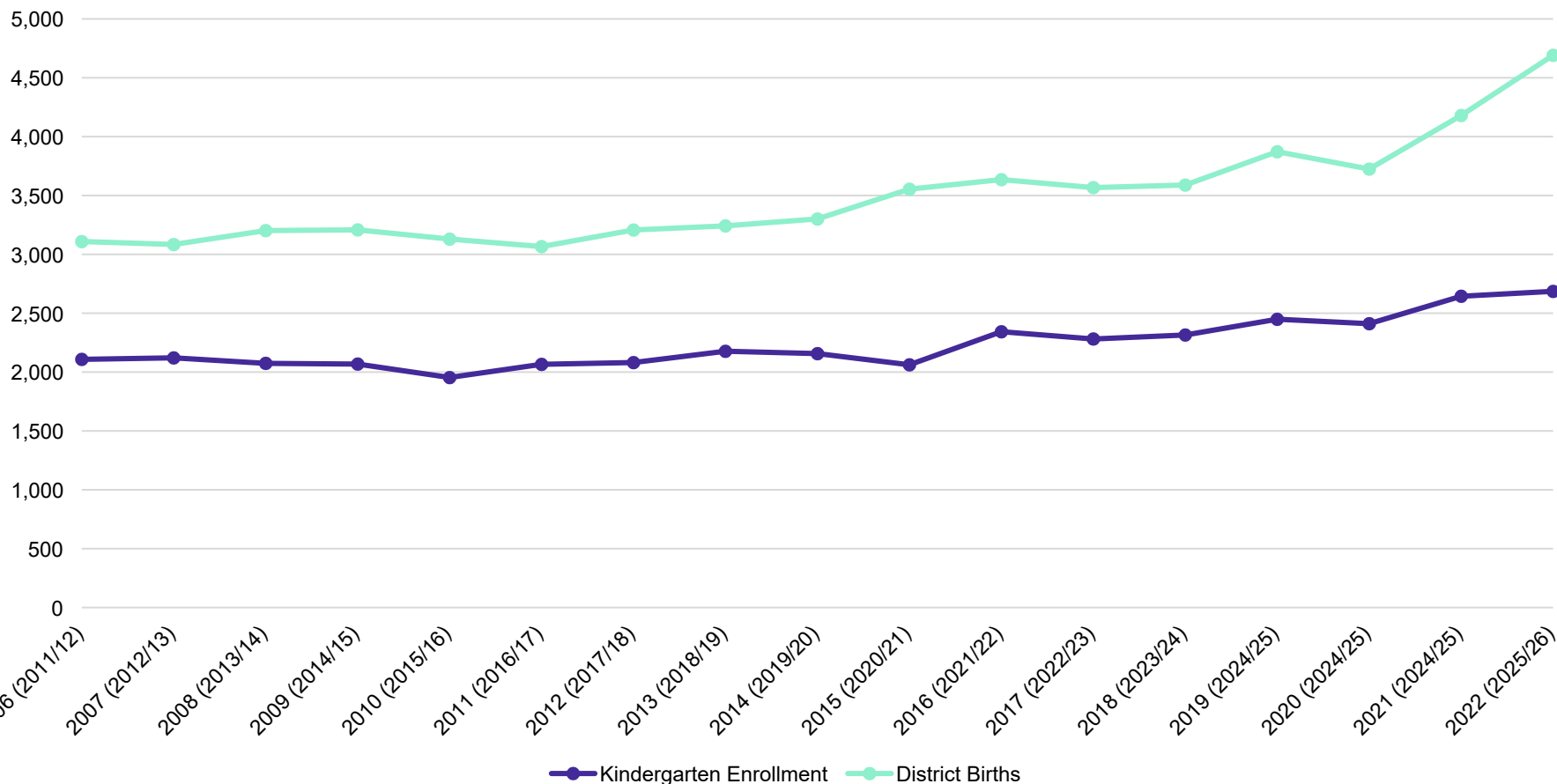
Newcomers and Leavers





Birth Rate Analysis

Denton ISD KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	2,108	3,109	0.678
2007 (2012/13)	2,121	3,084	0.688
2008 (2013/14)	2,074	3,202	0.648
2009 (2014/15)	2,068	3,208	0.645
2010 (2015/16)	1,954	3,130	0.624
2011 (2016/17)	2,066	3,066	0.674
2012 (2017/18)	2,081	3,207	0.649
2013 (2018/19)	2,177	3,242	0.671
2014 (2019/20)	2,157	3,301	0.653
2015 (2020/21)	2,062	3,554	0.580
2016 (2021/22)	2,343	3,635	0.645
2017 (2022/23)	2,281	3,567	0.639
2018 (2023/24)	2,315	3,589	0.645
2019 (2024/25)	2,449	3,872	0.632
2020 (2024/25)	2,411	3,725	0.647
2021 (2024/25)	2,644	4,180	0.633
2022 (2025/26)	2,686	4,691	0.573



Ten Year Forecast by Grade Level

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2019/20	90	1,099	2,157	2,279	2,155	2,222	2,179	2,323	2,333	2,409	2,403	2,543	2,385	2,220	2,111	30,908		
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,318	2,397	2,455	2,402	2,324	2,222	30,261	-647	-2.1%
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,439	2,599	2,512	2,423	2,252	31,955	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	2,425	2,506	2,597	2,480	2,345	32,543	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	362	1.1%
2024/25	149	1,317	2,464	2,438	2,459	2,549	2,464	2,432	2,476	2,378	2,453	2,450	2,579	2,495	2,436	33,539	634	1.9%
2025/26	149	1,353	2,425	2,597	2,512	2,530	2,618	2,539	2,440	2,529	2,437	2,543	2,464	2,520	2,445	34,102	563	1.7%
2026/27	149	1,365	2,662	2,558	2,684	2,579	2,604	2,675	2,542	2,502	2,603	2,531	2,568	2,408	2,462	34,893	791	2.3%
2027/28	149	1,500	2,705	2,784	2,635	2,745	2,655	2,673	2,697	2,616	2,574	2,703	2,560	2,516	2,362	35,874	981	2.8%
2028/29	149	1,521	2,719	2,842	2,850	2,676	2,820	2,735	2,686	2,767	2,687	2,671	2,726	2,502	2,464	36,815	940	2.6%
2029/30	149	1,547	2,770	2,878	2,933	2,925	2,758	2,884	2,748	2,758	2,846	2,793	2,696	2,670	2,448	37,803	988	2.7%
2030/31	149	1,591	2,821	2,909	2,958	2,991	3,002	2,829	2,898	2,822	2,834	2,957	2,820	2,641	2,615	38,837	1,034	2.7%
2031/32	149	1,633	2,857	2,969	3,000	3,019	3,074	3,082	2,841	2,975	2,900	2,946	2,984	2,763	2,587	39,779	942	2.4%
2032/33	149	1,666	2,879	2,989	3,039	3,056	3,104	3,143	3,097	2,917	3,055	3,016	2,975	2,922	2,706	40,713	934	2.3%
2032/34	149	1,686	2,894	3,000	3,076	3,116	3,125	3,191	3,161	3,179	2,996	3,177	3,045	2,917	2,861	41,573	860	2.1%

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



Ten Year Forecast by Elementary

Campus Name	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Adkins Elementary School	740	441	445	424	444	443	450	451	444	439	428	418
Alexander Elementary School	740	580	569	575	565	563	567	581	593	610	613	619
Bell Elementary School	740	616	609	582	579	580	598	602	605	607	598	590
Blanton Elementary School	740	519	498	484	470	466	468	464	468	479	487	490
Borman Elementary School	740	469	466	492	587	660	792	1,101	1,363	1,707	1,994	2,253
Cross Oaks Elementary School	740	642	648	646	663	695	719	723	729	736	729	716
E P Rayzor Elementary School	740	335	330	330	334	332	345	346	345	352	352	353
Evers Park Elementary School	740	694	714	776	847	910	936	966	993	1,010	1,026	1,048
Ginnings Elementary School	740	621	650	652	675	672	673	661	652	651	645	638
Gonzalez School For Young Child	740	265	270	282	281	306	310	313	318	324	328	330
Hawk Elementary School	740	660	632	605	615	612	606	608	610	611	605	599
Hodge Elementary School	740	647	641	632	645	703	755	810	860	912	942	932
Houston Elementary School	740	529	516	521	546	546	550	558	567	580	585	594
McNair Elementary School	740	567	564	554	552	578	576	574	572	572	569	565
Nelson Elementary School	740	524	492	497	487	476	486	489	480	496	495	490
Newton Rayzor Elementary School	740	606	594	625	619	616	620	612	612	607	605	605
Paloma Creek Elementary School	740	687	722	737	787	863	868	849	836	840	840	843
Pecan Creek Elementary School	740	648	643	628	620	609	613	607	589	586	581	579
Providence Elementary School	740	700	770	871	1,009	1,144	1,254	1,361	1,422	1,456	1,438	1,435
Rivera Elementary School	740	654	669	711	745	737	731	751	759	769	770	780
Ryan Elementary School	740	680	725	742	759	778	798	816	831	853	845	828
Sandbrock Ranch Elementary School	740	785	848	917	965	1,035	1,070	1,073	1,073	1,079	1,078	1,077
Savannah Elementary School	740	743	737	748	746	739	730	722	712	706	695	685
Shultz Elementary School	740	704	719	727	722	715	712	712	704	699	684	677
Stephens Elementary School	740	462	501	556	589	611	628	649	675	674	665	662
Union Park Elementary School	740	823	991	1,087	1,106	1,108	1,101	1,090	1,077	1,061	1,054	1,055
Windle School For Young Child	740	302	302	318	312	342	347	349	355	361	366	368
ELEMENTARY TOTALS	19,980	15,903	16,265	16,716	17,269	17,839	18,305	18,837	19,243	19,776	20,018	20,230

Yellow box = exceeds capacity



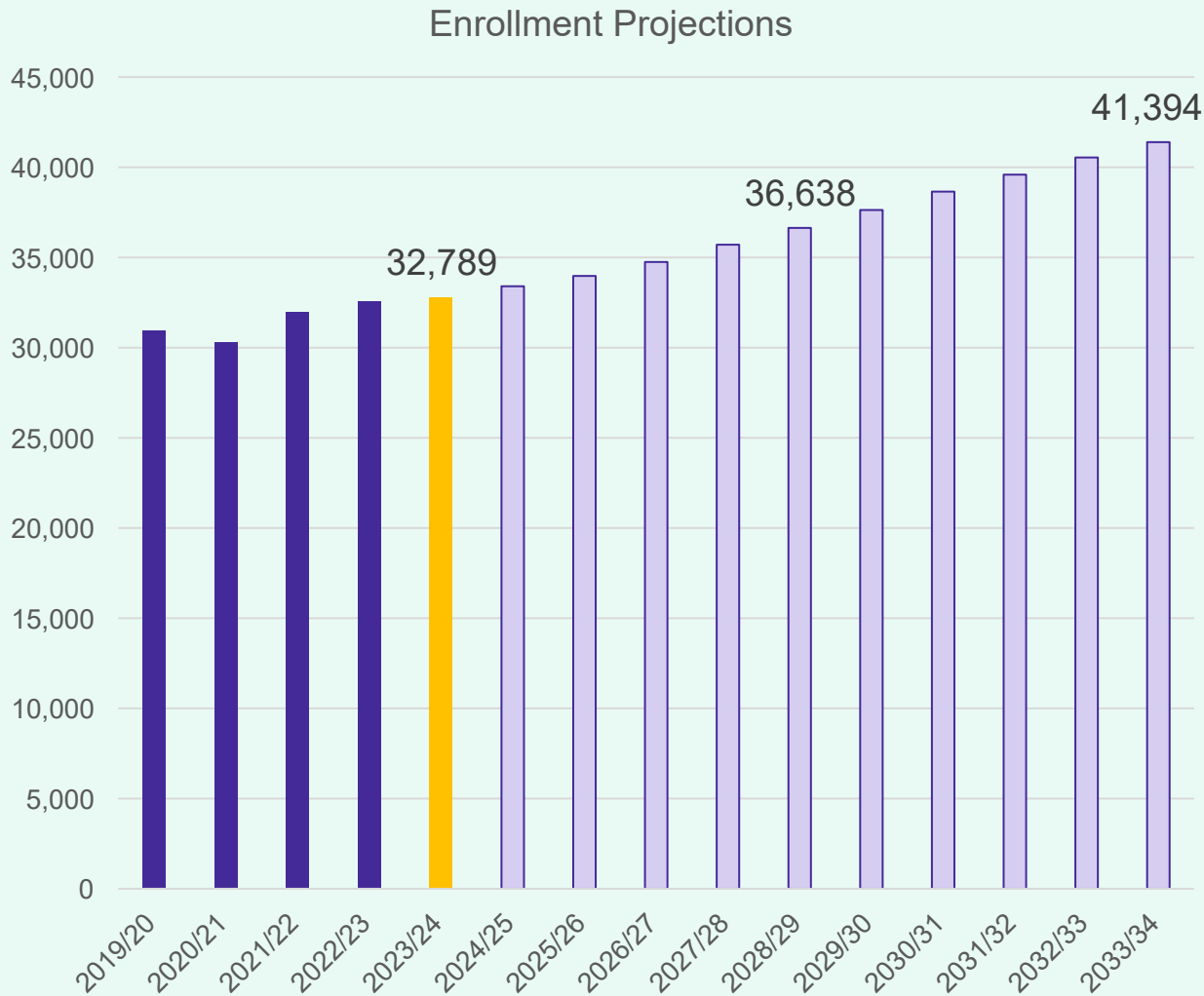
Ten Year Forecast by Secondary

Ca

Campus Name	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Calhoun Middle School	1,000	738	818	771	824	840	906	930	961	994	1,060	1,108
Cheek Middle School	1,000	738	813	886	997	1,105	1,180	1,194	1,208	1,198	1,212	1,229
Crownover Middle School	1,000	809	841	826	803	762	756	764	755	740	757	778
Harpool Middle School	1,000	778	766	779	750	715	663	671	682	692	689	686
McMath Middle School	1,000	782	774	778	786	810	888	937	1,015	1,083	1,217	1,334
Bette Myers Middle School	1,000	835	861	868	873	922	957	977	970	971	1,011	1,030
Navo Middle School	1,000	737	757	781	838	883	882	897	936	951	952	947
Rodriguez Middle School	1,000	637	646	665	712	757	810	877	926	973	1,009	1,022
Strickland Middle School	1,000	964	991	1,012	1,024	1,053	1,058	1,065	1,061	1,074	1,122	1,162
MIDDLE SCHOOL TOTALS	9,000	7,018	7,267	7,366	7,607	7,847	8,100	8,312	8,514	8,676	9,029	9,296
Middle School Absolute Change		57	249	99	241	240	253	212	202	162	353	267
Middle School Percent Change		0.82%	3.55%	1.36%	3.27%	3.15%	3.22%	2.62%	2.43%	1.90%	4.07%	2.96%
Braswell High School	2,800	2,765	2,843	2,911	2,955	3,046	3,252	3,478	3,725	3,955	4,145	4,271
Denton High School	2,400	2,054	2,082	2,146	2,145	2,197	2,187	2,232	2,331	2,400	2,546	2,700
John Guyer High School	2,800	2,576	2,493	2,420	2,344	2,338	2,326	2,256	2,245	2,158	2,123	2,162
The LaGrone Academy		181	193	192	185	188	191	195	202	205	215	222
Fred Moore High School		62	62	62	62	62	62	62	62	62	62	62
Ryan High School	2,400	2,156	2,144	2,098	2,136	2,168	2,202	2,241	2,325	2,357	2,385	2,440
HIGH SCHOOL TOTALS	10,400	9,794	9,817	9,829	9,827	9,999	10,220	10,464	10,890	11,137	11,476	11,857
High School Absolute Change		-23	23	12	-2	172	221	244	426	247	339	381
High School Percent Change		-0.23%	0.23%	0.13%	-0.02%	1.75%	2.21%	2.39%	4.07%	2.26%	3.05%	3.32%
Virtual Academy		0	0	0	0	0	0	0	0	0	0	0
Denton J J A E P		6	6	6	6	6	6	6	6	6	6	6
Joe Sparks JDCTR		67	67	67	67	67	67	67	67	67	67	67
Lester Davis School		117	117	117	117	117	117	117	117	117	117	117
ALTERNATIVE SCHOOL TOTALS		190	190	190	190	190	190	190	190	190	190	190
DISTRICT TOTALS	39,380	32,905	33,539	34,102	34,893	35,874	36,815	37,803	38,837	39,779	40,713	41,573
District Absolute Change		361	634	563	791	981	940	988	1,034	942	934	860
District Percent Change		1.1%	1.9%	1.7%	2.3%	2.8%	2.6%	2.7%	2.7%	2.4%	2.3%	2.1%

Yellow box = exceeds capacity

Key Takeaways



- Denton ISD added nearly 362 students this fall as the housing market continues to have record high closings in the region
- Based on current trends, Denton ISD could close more than 3,200 homes by the end of 2023, the most annual closings the district has ever experienced
- The district have 58 active subdivisions with lots available to build on and 31 future subdivisions with lots in various stages of development
- Groundwork is underway on roughly 2,540 lots across the district
- The district is forecasted to enroll more than 36,800 students in 2028/29, and almost 41,600 students in 2033/34