



Population &
Survey Analysts
www.pasatx.com

Aledo ISD Demographic Study

Fall 2023



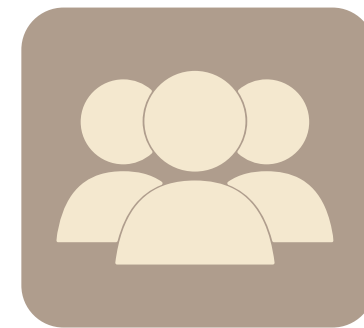
PASA'S APPROACH



Collect
Background
Data



Study Housing
and Economic
Data



Study Past and
Current
Student
Population



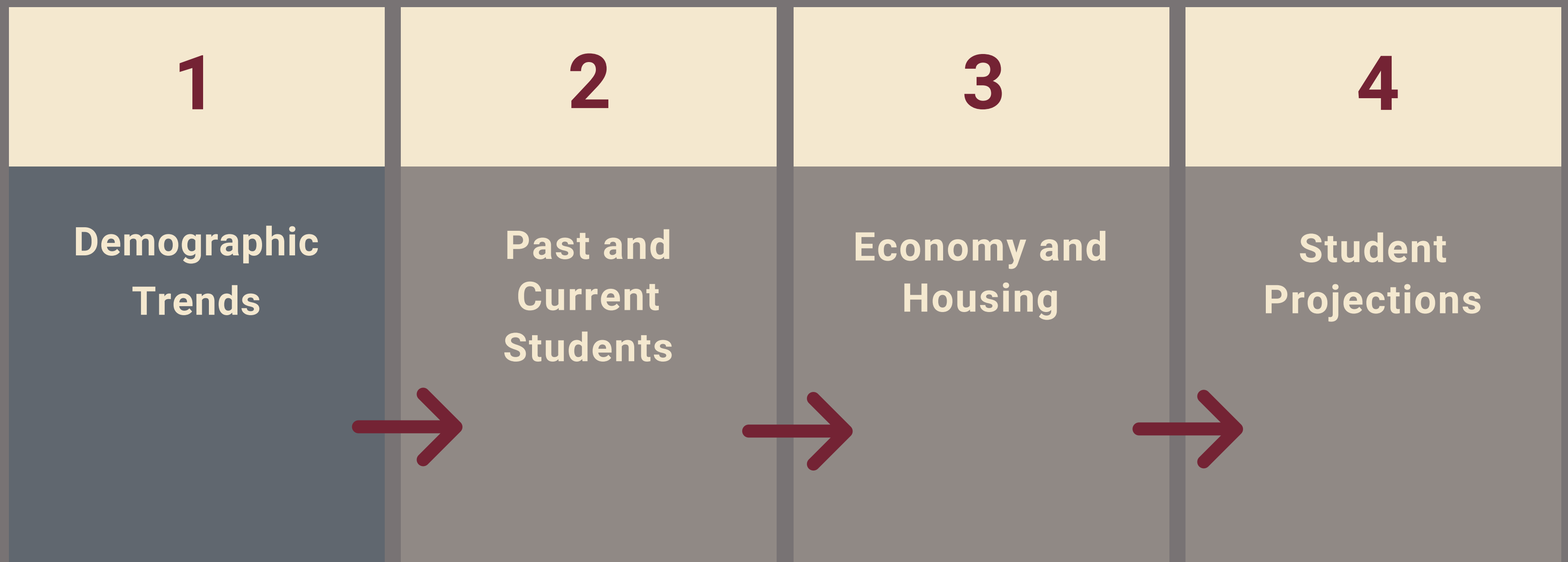
Generate
Projections



Analyze Long
Range
Implications for
Facilities

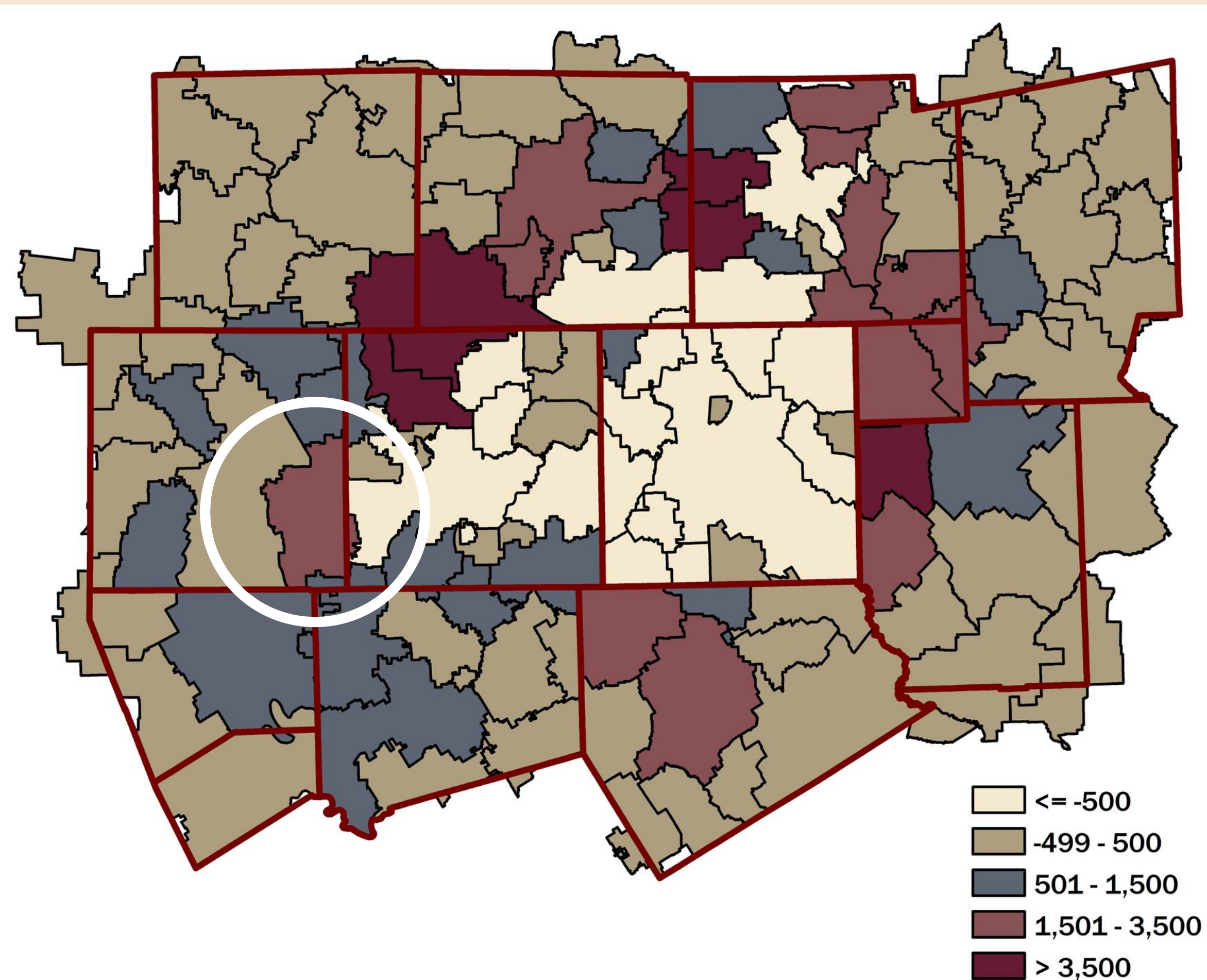


Demographic Study Components



5- Year Numerical Change in Enrollment

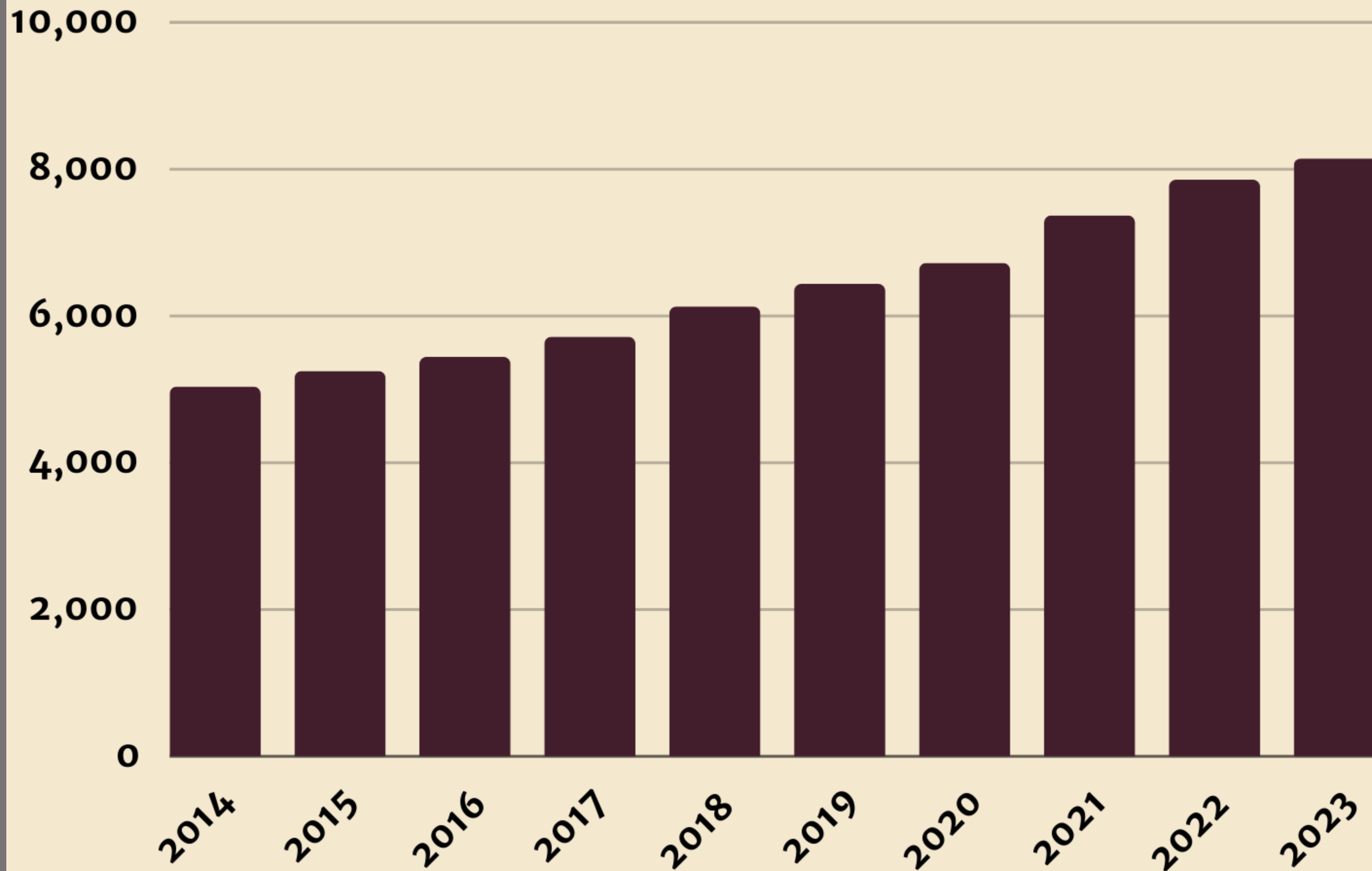
Fall 2017 - Fall 2022



	District	Change
1	Prosper ISD	12,850
2	Frisco ISD	8,466
3	Northwest ISD	6,107
4	Forney ISD	6,015
5	EM-Saginaw ISD	3,879
6	Princeton ISD	3,456
7	Denton ISD	3,101
8	Wylie ISD	3,081
9	Melissa ISD	2,862
10	Royse City ISD	2,782
11	Waxahachie ISD	2,320
12	Argyle ISD	2,250
13	Aledo ISD	2,139
14	Midlothian ISD	2,118
15	Rockwall ISD	2,089

Source: Texas Education Agency (TEA)

Past Enrollment Change

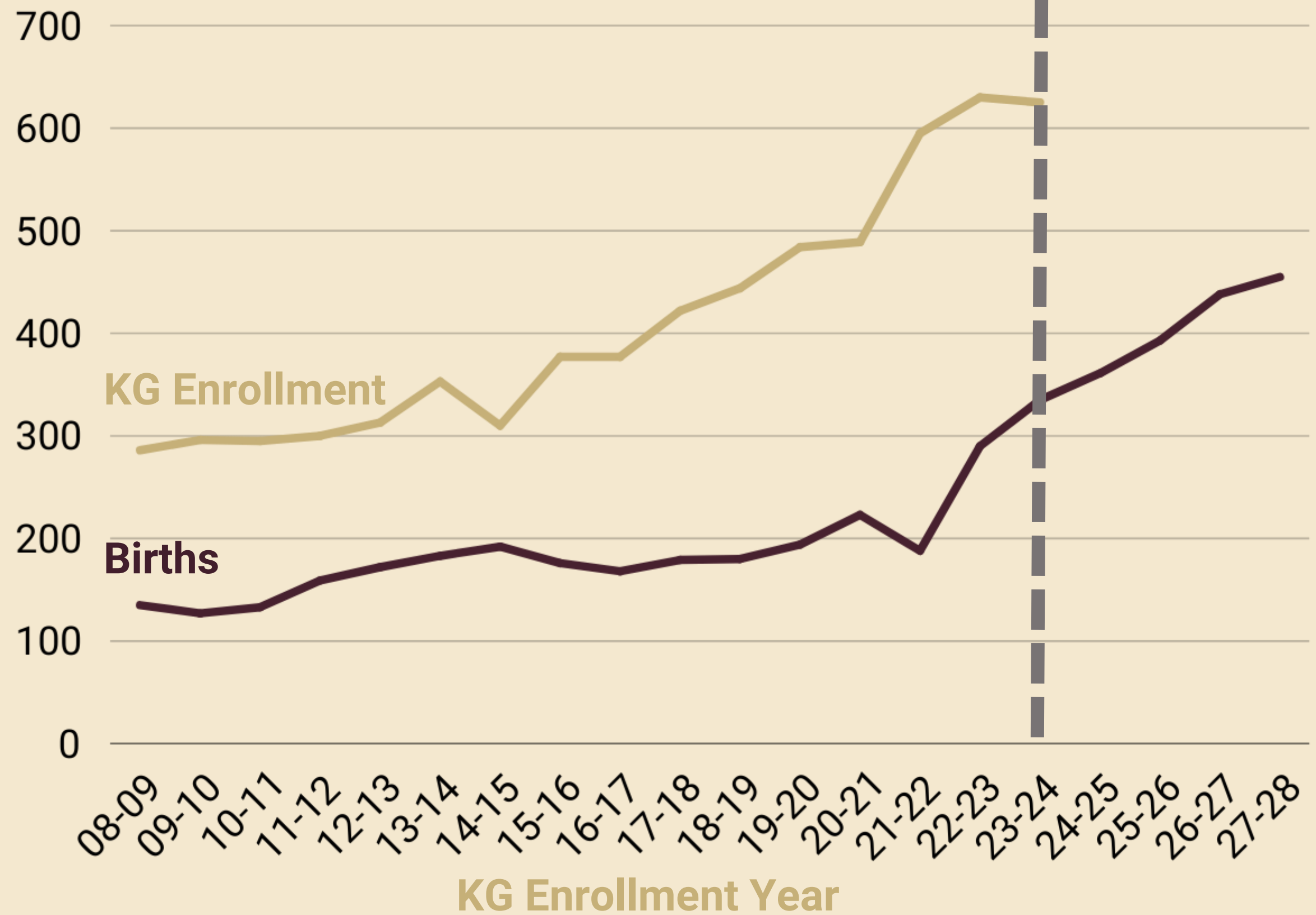


8,146

October 27, 2023
Enrollment
PEIMS Snapshot

Source: Texas Education Agency (TEA)

KG Enrollment vs. Births



Difference between two lines shows in-migration of young children after birth

Births adjusted 5 years to align with KG Enrollment

Births by Zip Code of Birth Mother

Source: Texas Education Agency (TEA)
Source: Texas Department of Health and Human Services, Vital Statistics



Demographic Study Components

1

**Demographic
Trends**

2

**Past and
Current
Students**

3

**Economy and
Housing**

4

**Student
Projections**



Students Per Home

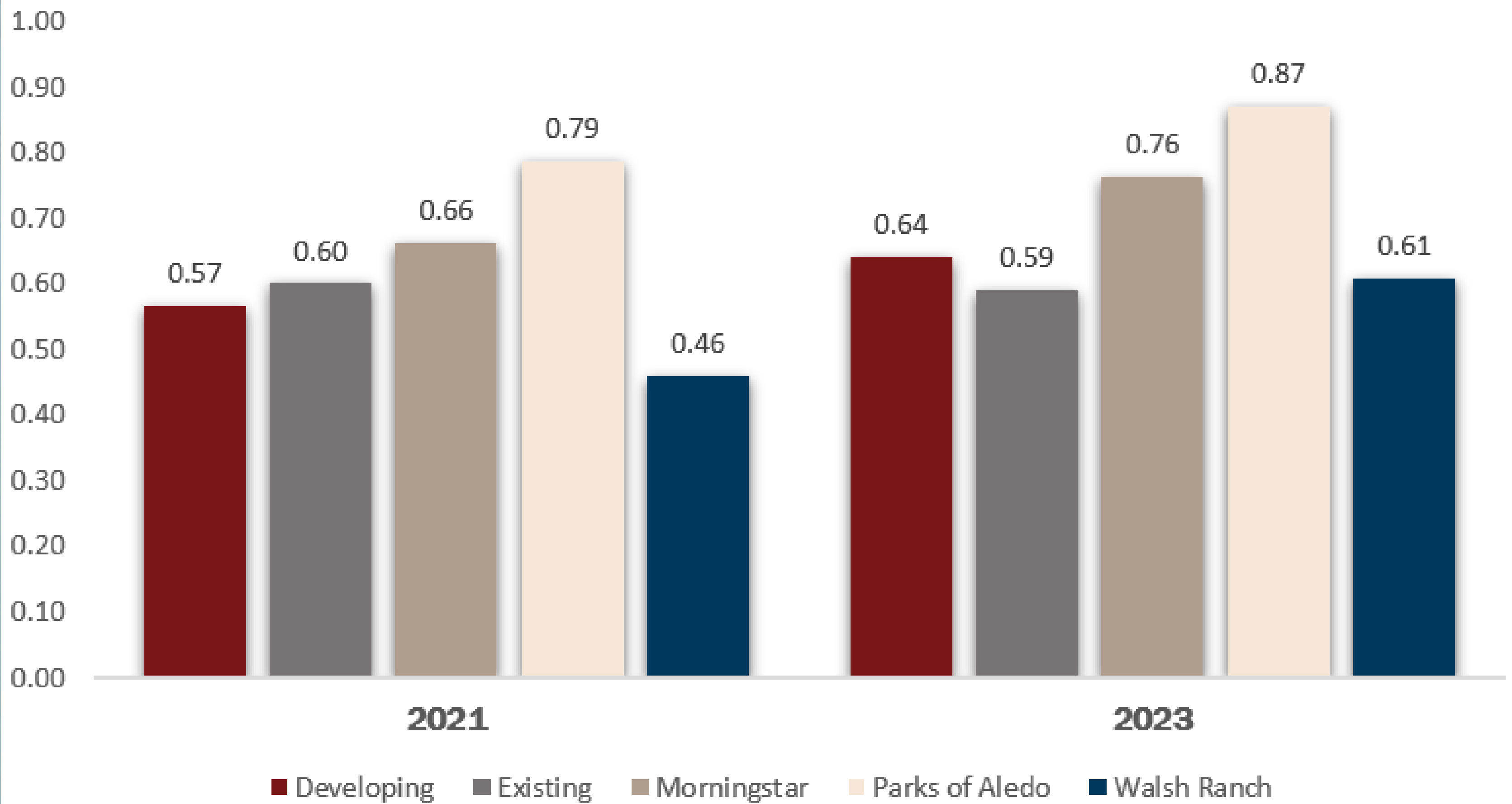
Single-Family

Multi-Family

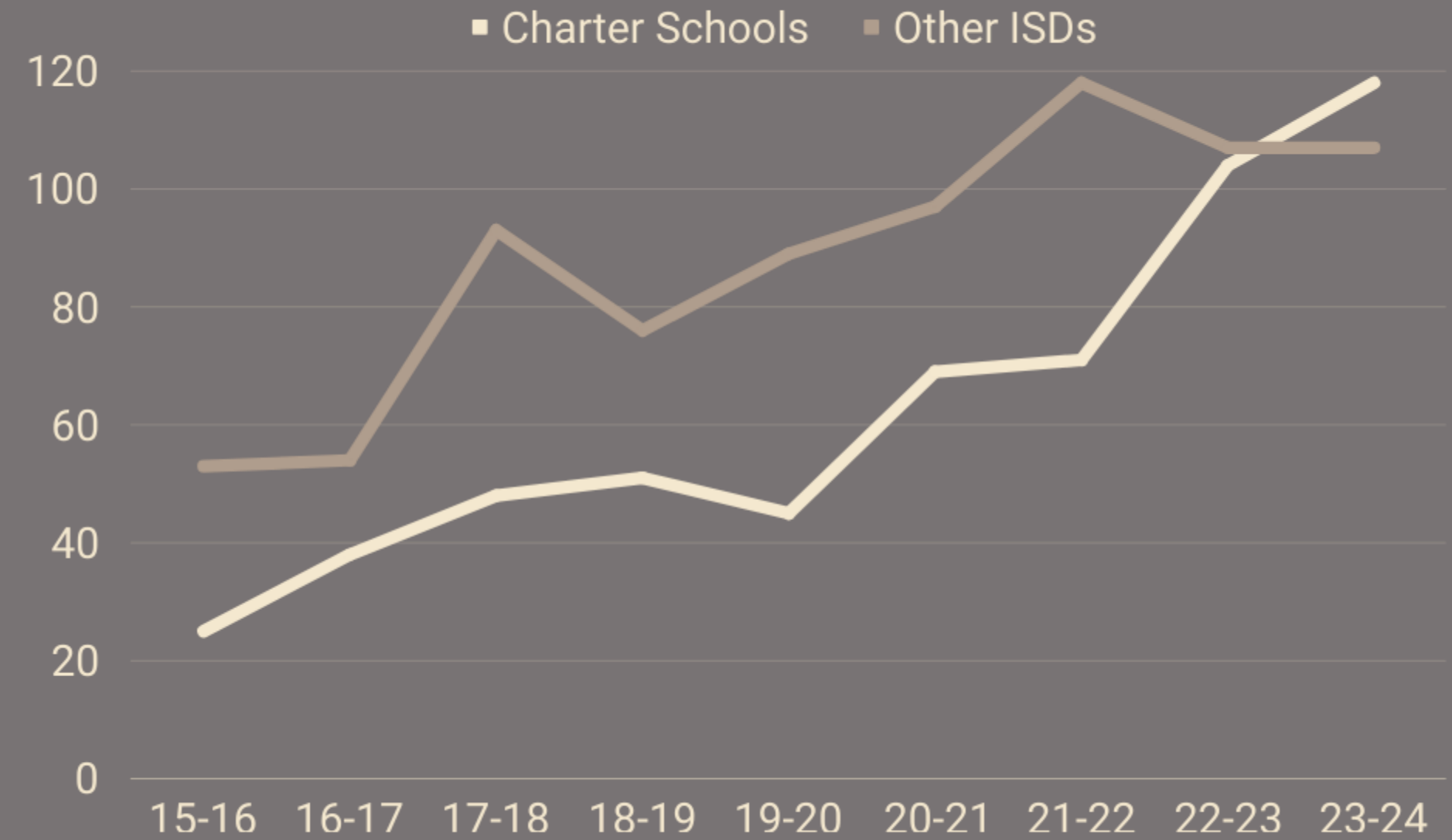
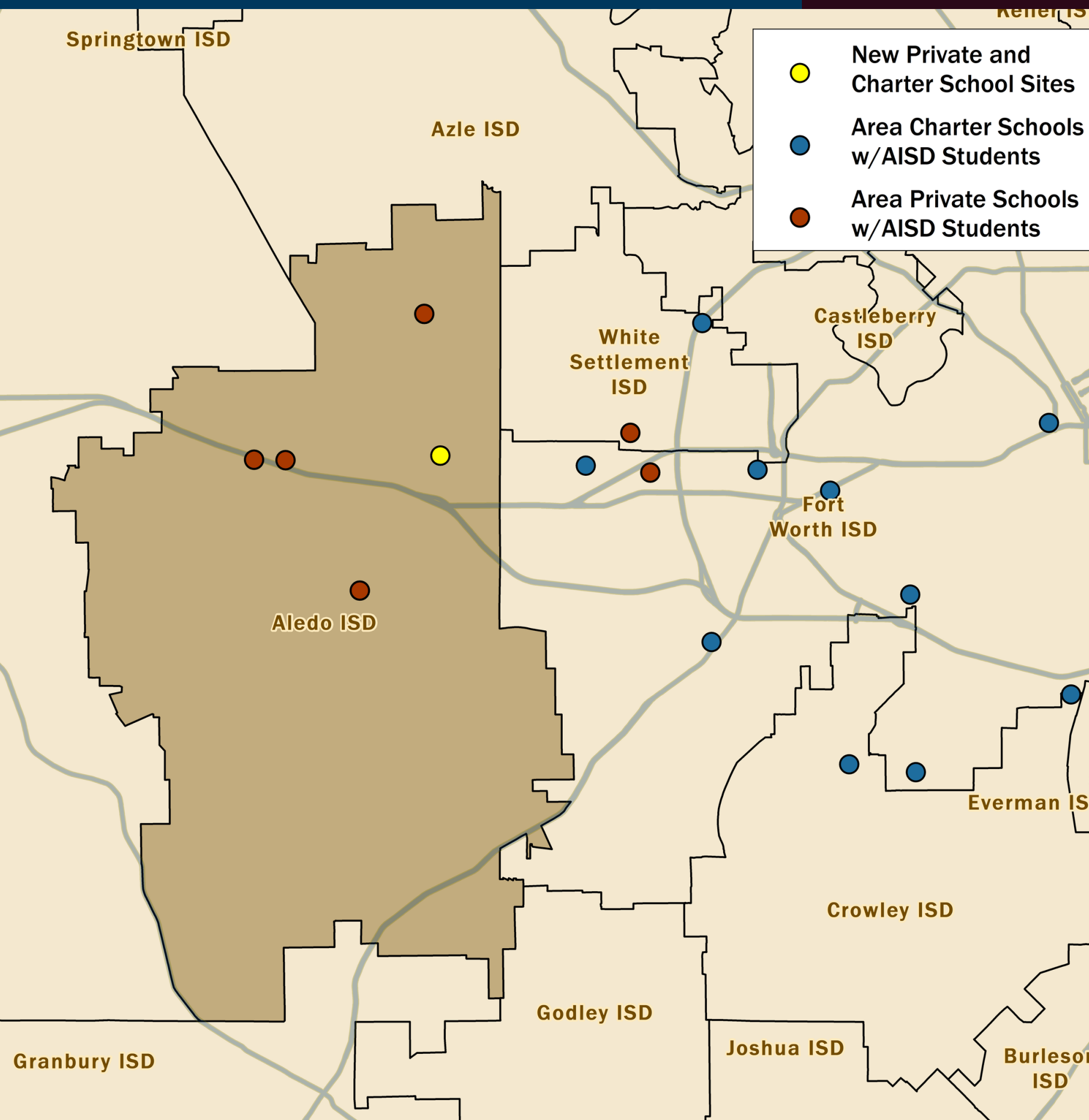


Historical Students Per Home

Student Ratio Comparison



Other Enrollment



Sources: TEA Transfer Reports and PASA Interviews

Basis Benbrook

- Opened in the 2022-23 school year and currently serves grade levels KG-6th
- They will add a grade level each year until they reach capacity at grade levels KG-12th.
- An additional building will be added to hold the upper-level grades starting in the 2025-26 school year.
- No capacity has been set for additional building or once all grades KG-12th are in place.

87.2%

Reside in and Attend AISD

1.3%

Attend Charter Schools

10.4%

Attend Private Schools

Currently, TEA does not provide data regarding Homeschooling.



Demographic Study Components

1

**Demographic
Trends**

2

**Past and
Current
Students**

3

**Economy and
Housing**

4

**Student
Projections**



Economy and Housing Market



Robust
2020 & 2021



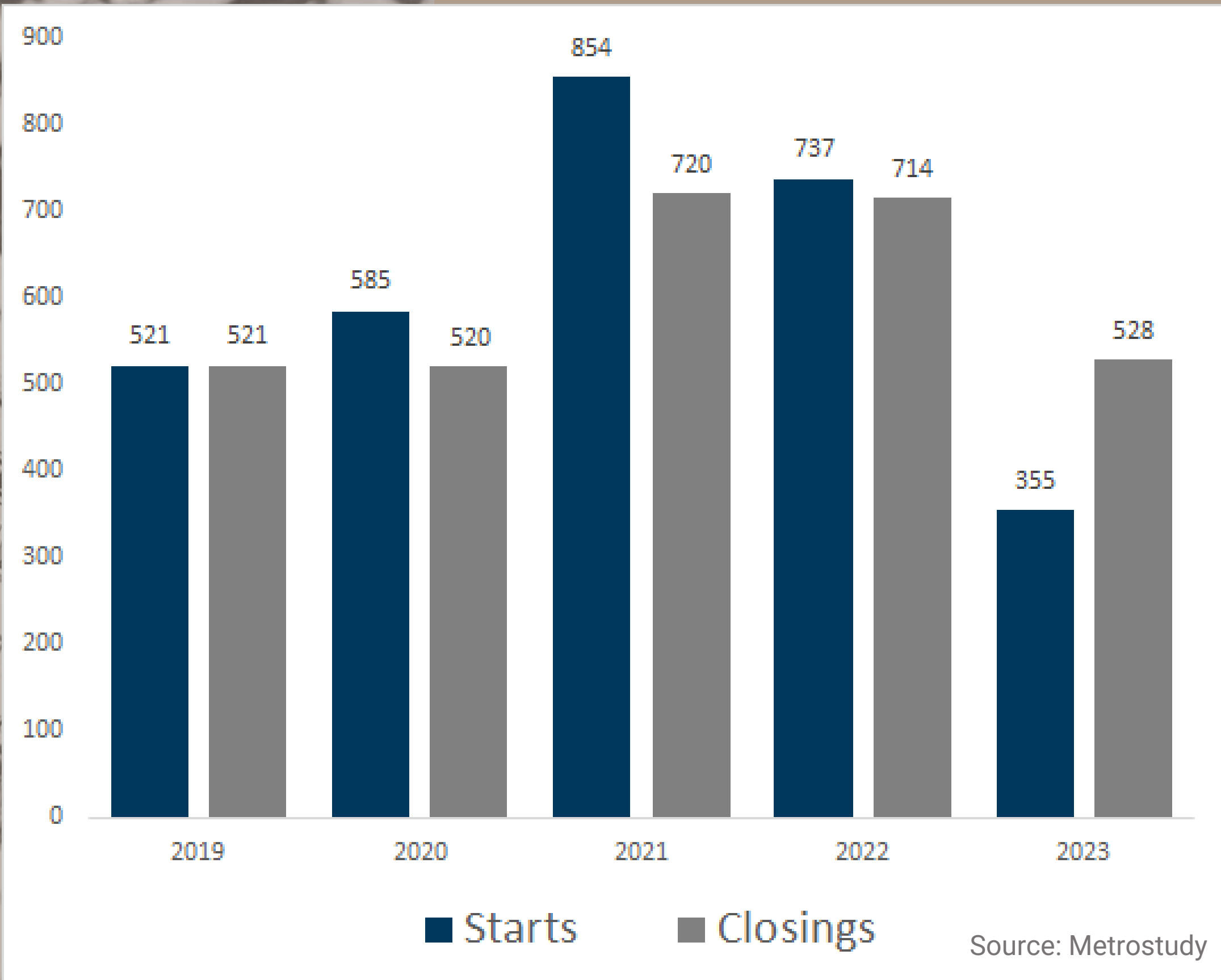
Cooling
2022 & 2023

30-Year Fixed Rate Mortgage Payments

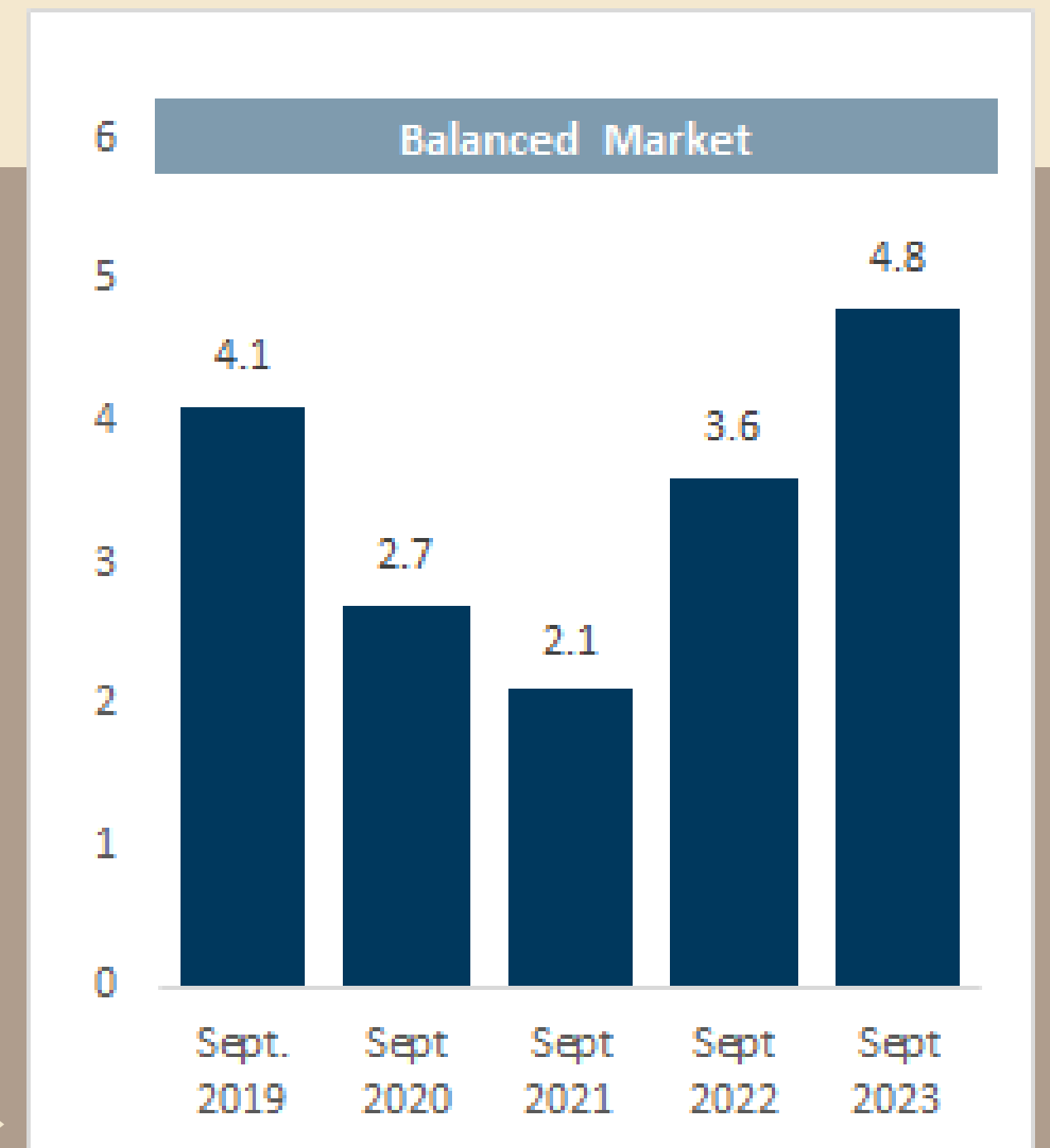
Principal & Interest Only **assumes 20% down payment*

Home Price	Mortgage Rate						
	3.00%	4.00%	5.00%	6.00%	7.00%	8.00%	
\$250,000	\$843	\$955	\$1,074	\$1,199	\$1,331	\$1,468	
\$300,000	\$1,012	\$1,146	\$1,288	\$1,439	\$1,597	\$1,761	
\$350,000	\$1,180	\$1,337	\$1,503	\$1,679	\$1,863	\$2,055	
\$400,000	\$1,349	\$1,528	\$1,718	\$1,919	\$2,129	\$2,348	
\$500,000	\$1,686	\$1,910	\$2,147	\$2,398	\$2,661	\$2,935	
\$600,000	\$2,024	\$2,292	\$2,577	\$2,878	\$3,193	\$3,522	

Aledo ISD Housing



Q3 Annual Housing Starts & Closings Aledo ISD



Months Inventory Parker County

Source: TRERC

Housing Projections v. Actual Occupancies



950 ACTUAL OCCUPANCIES

01

PASA estimates that actual occupancies for the time between the last study (spring 2022) and October 2023 were ~950, which is ~40% lower than the 1,620 projected.



OVER-PROJECTED ACROSS DISTRICT

02

There was no one particular development or area of the District that saw particularly notable actual occupancies vs. projections.



LARGEST OCCUPANCIES

03

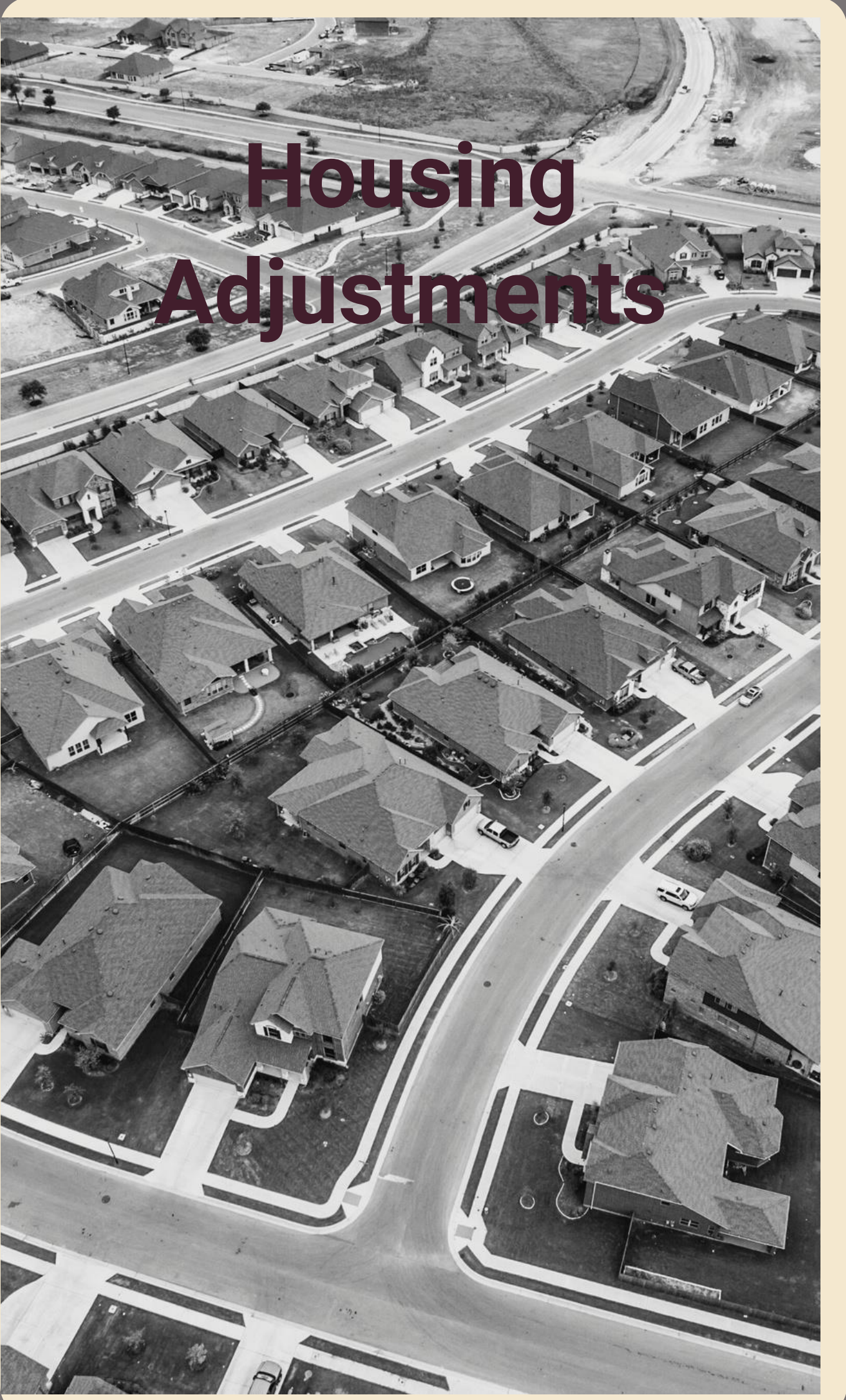
Morningstar added 282 occupancies, Walsh Ranch added 241, and Parks of Aledo added another 102.



LARGEST DIFFERENCES

04

Walsh Ranch saw the largest difference between projected and actual occupancies (-209), followed by Morningstar (-119), and Parks of Aledo (-71)



Housing Adjustments



Walsh & Morningstar



Dean Ranch



Veale Ranch



Kelly Ranch

Projected New Housing Occupancies

Oct 2023-Oct 2033

11,446

81% of Total

SINGLE-FAMILY

2,153

15% of Total

MULTI-FAMILY

353

3% of Total

AGE-RESTRICTED

14,091

TOTAL PROJECTED
NEW OCCUPANCIES

139

1% of Total

MANUFACTURED

Developments with Largest 10-year Single-Family Projections

2,445 units

Walsh Ranch

(Republic Property Group)

~2,100 acres in Aledo ISD
~1,000 homes occupied 10/23
~2,400 additional homes projected to be occupied over the next ten years, nearing buildout

2,414 units

Morningstar

(Sable Development)

~1,100 acres in Aledo ISD
~1,250 homes occupied 10/23
~2,400 additional homes projected to be occupied over the next ten years, nearing buildout

1,080 units

Dean Ranch

~1,800 acres
0 occupancies as of 10/23
~3,000 occupancies at buildout with ~1,080 of those over the next 10 years

1,000 units

Veale Ranch

(PMB Capital)

~2,800 acres in Aledo ISD; ~1750 planned for non-industrial use
0 occupancies as of 10/23
~5,000 occupancies at buildout with ~1,000 of those over the next 10 years starting in 2027

743 units

Kelly Ranch

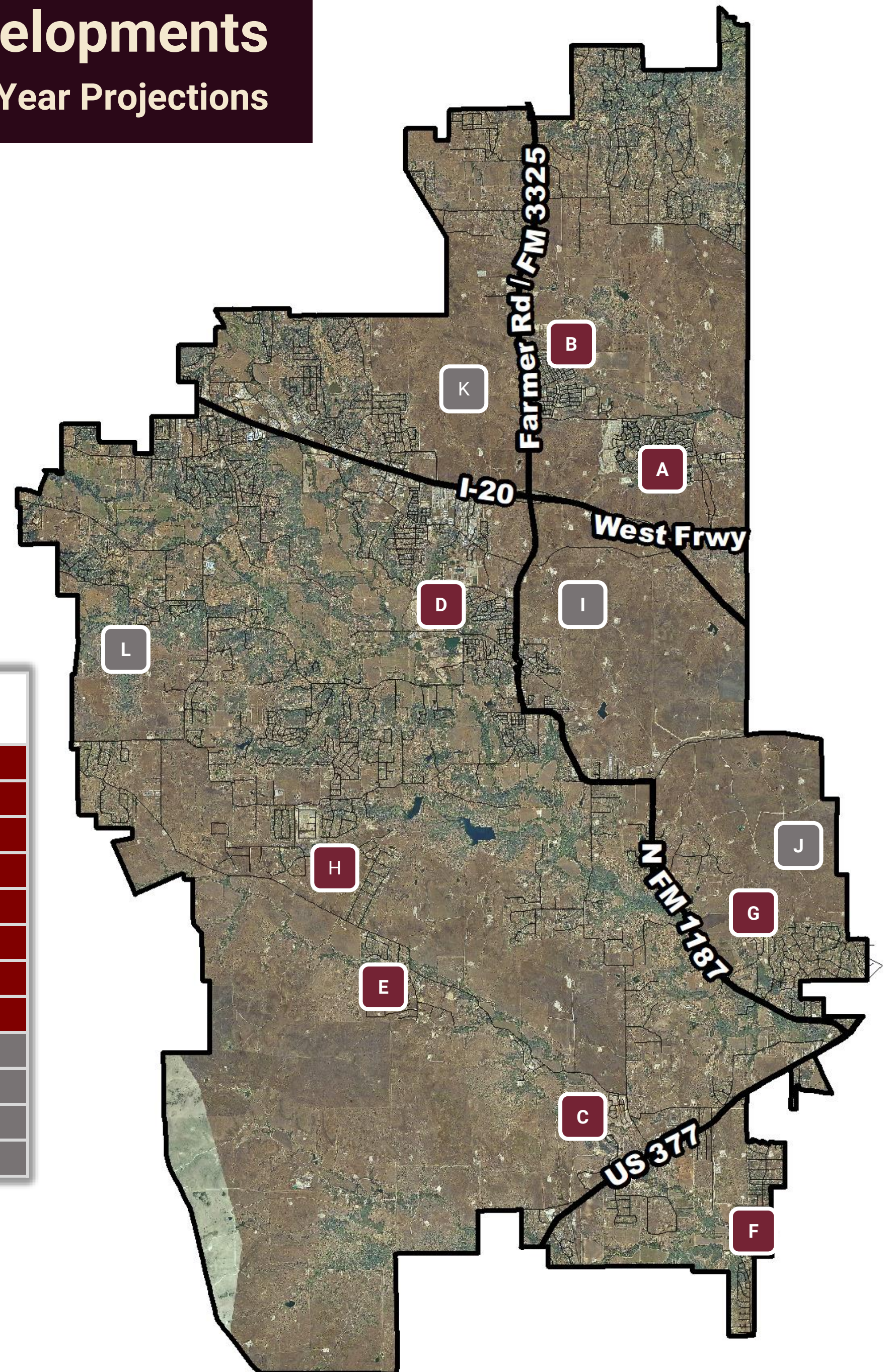
(Vorhees / Escalante Golf)

~2,300 acres
0 occupancies as of 10/23
~3,000 occupancies at buildout with 743 of those over the next 10 years; home construction expected in early 2024

Largest Single-Family Developments

10-Year Projections

	Development	Units Projected	Currently Occupied	Status
A	Walsh Ranch	2,445	993	Developing
B	Morningstar	2,414	1,255	Developing
C	Kelly Ranch	743	0	Developing
D	Parks of Aledo	392	637	Developing
E	Bear Creek	220	18	Developing
F	Pyramid Acres	196	251	Developing
G	Woodland Meadows	190	15	Developing
H	La Madera	178	77	Developing
I	Dean Ranch	1,080	0	Coming Soon
J	Veale Ranch	1,000	0	Coming Soon
K	Beggs & Boswell Tracts	250	0	Coming Soon
L	Muir Tracts	200	0	Coming Soon

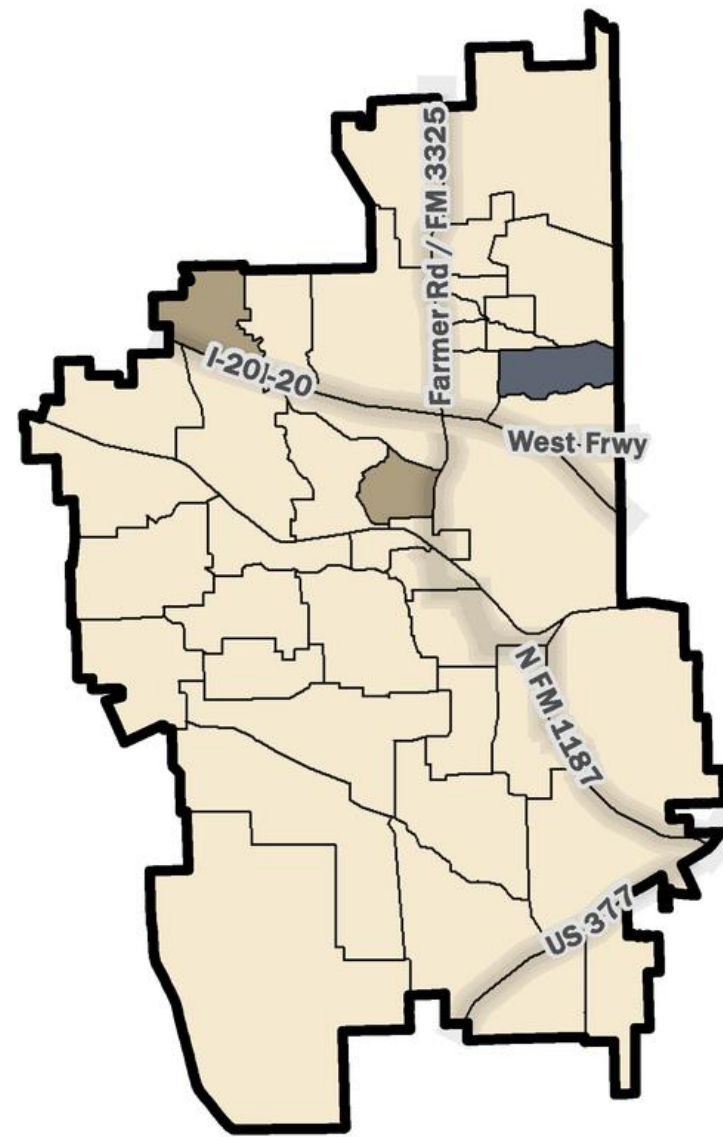


Projected New Housing Occupancies - Single-Family

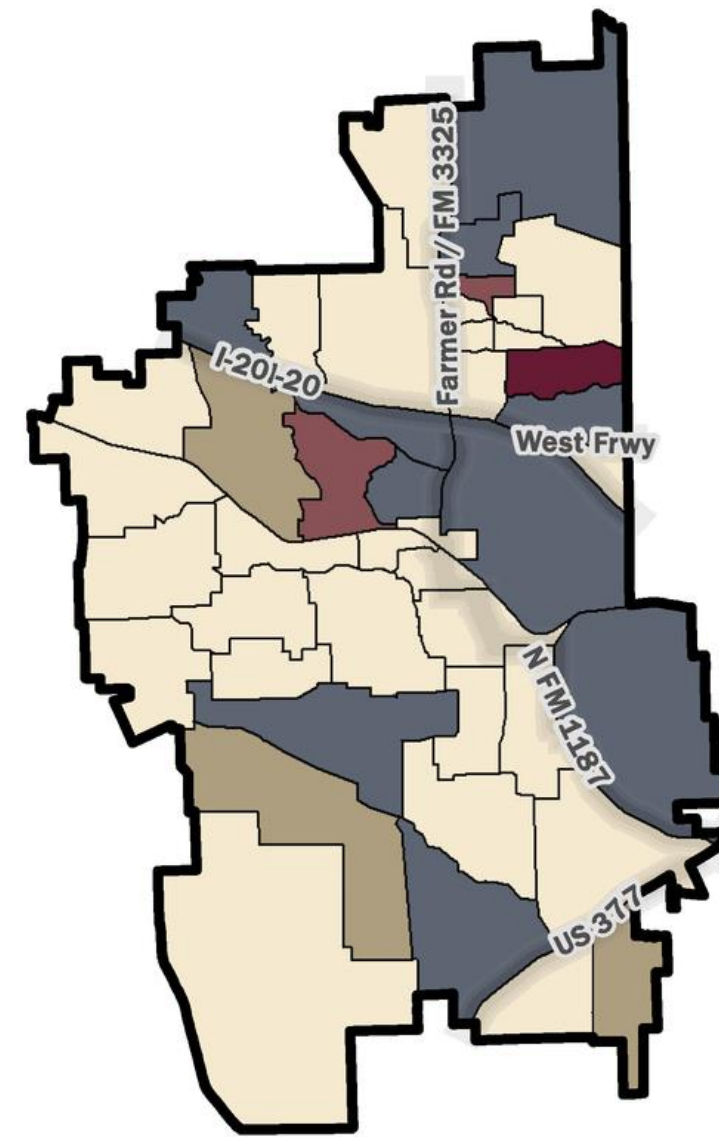
October 2023 to October 2033
Aledo ISD



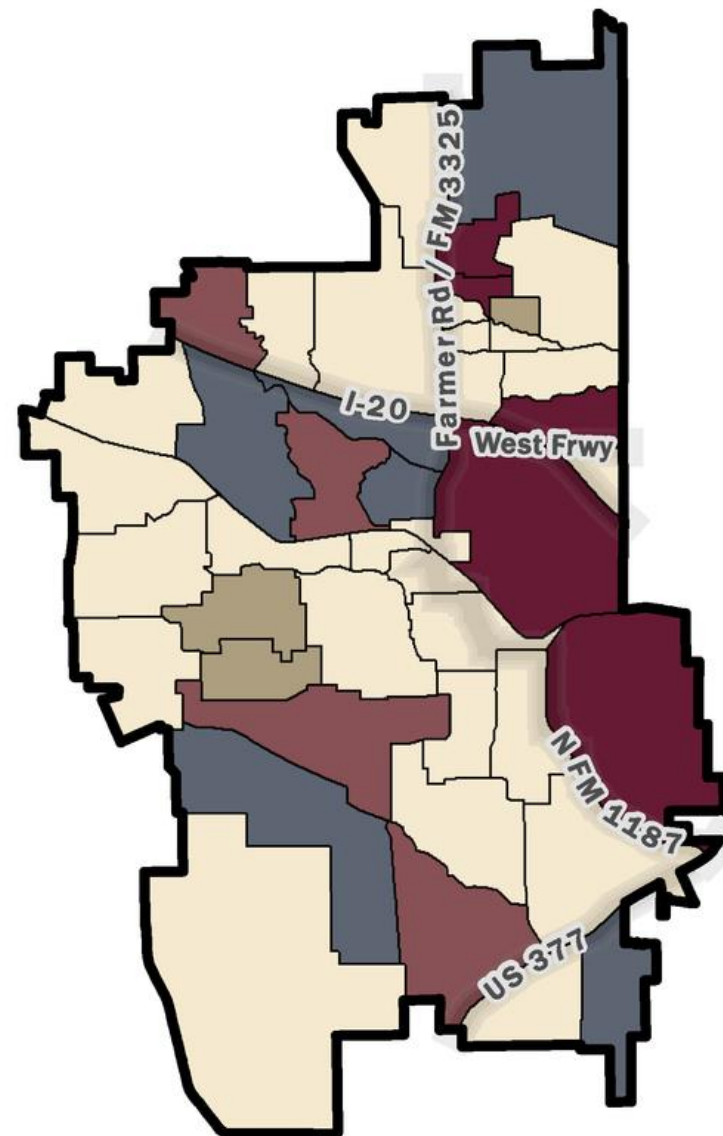
0 1 2 4 Miles



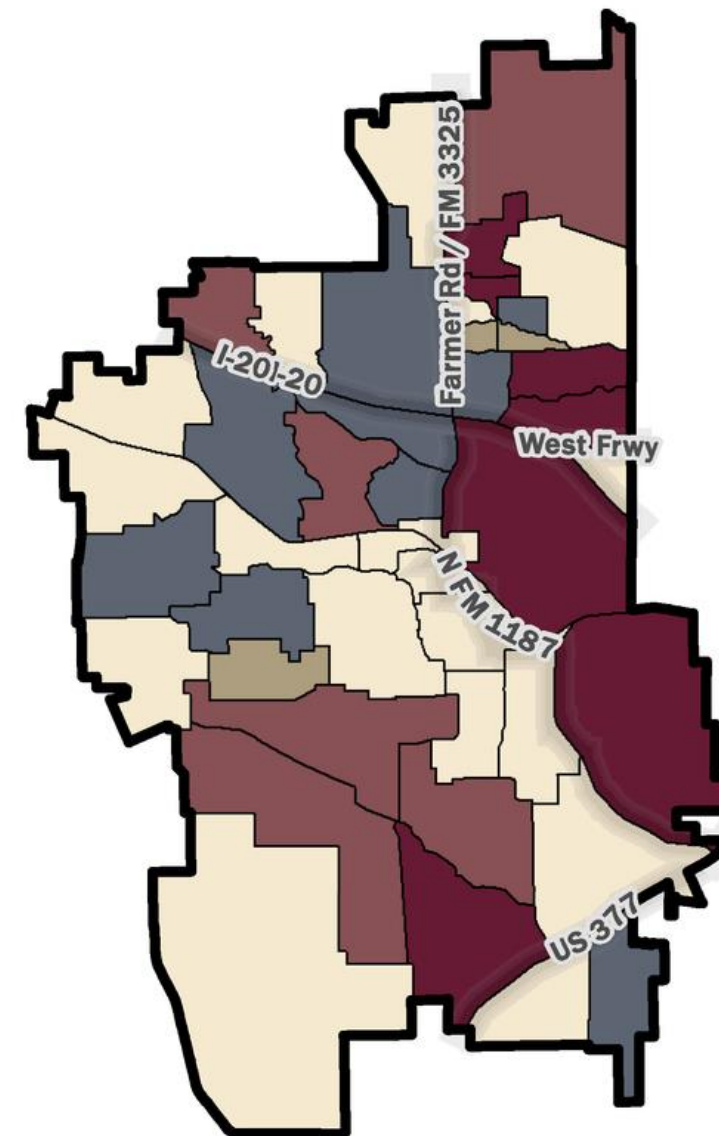
Oct. 2023 to
Oct. 2024



Oct. 2023 to
Oct. 2027



Oct. 2023 to
Oct. 2030



Oct. 2023 to
Oct. 2033

Map Layers

- District Boundary

Planning Units

- 0 - 50
- 51 - 100
- 101 - 250
- 251 - 500
- > 500

Multi-Family & Rental Projections

including age-restricted

Leasing-Up or Under Construction

PU	COMPLEX
8	Canvas at Willow Park - BTR
15A	Modera Walsh I
11	Willow Crossing THs - BTR
8	Crown Point - 55+
13	Harvest - 55+

2,252

rental
occupancies
projected

5

developments
leasing-up or
under
construction

15%

of total projected
new housing

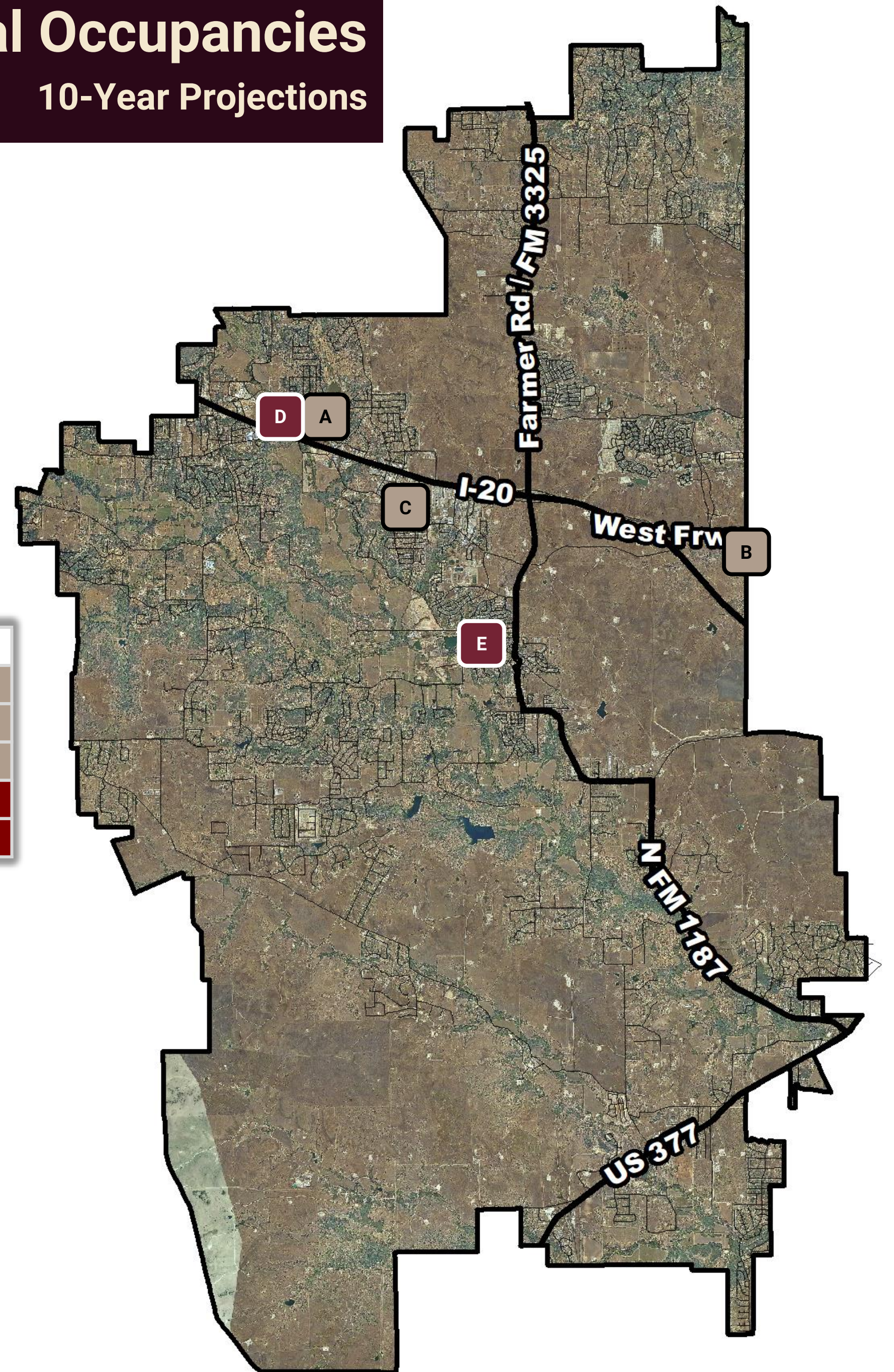
862

units to be added
from these
complexes in
next five years

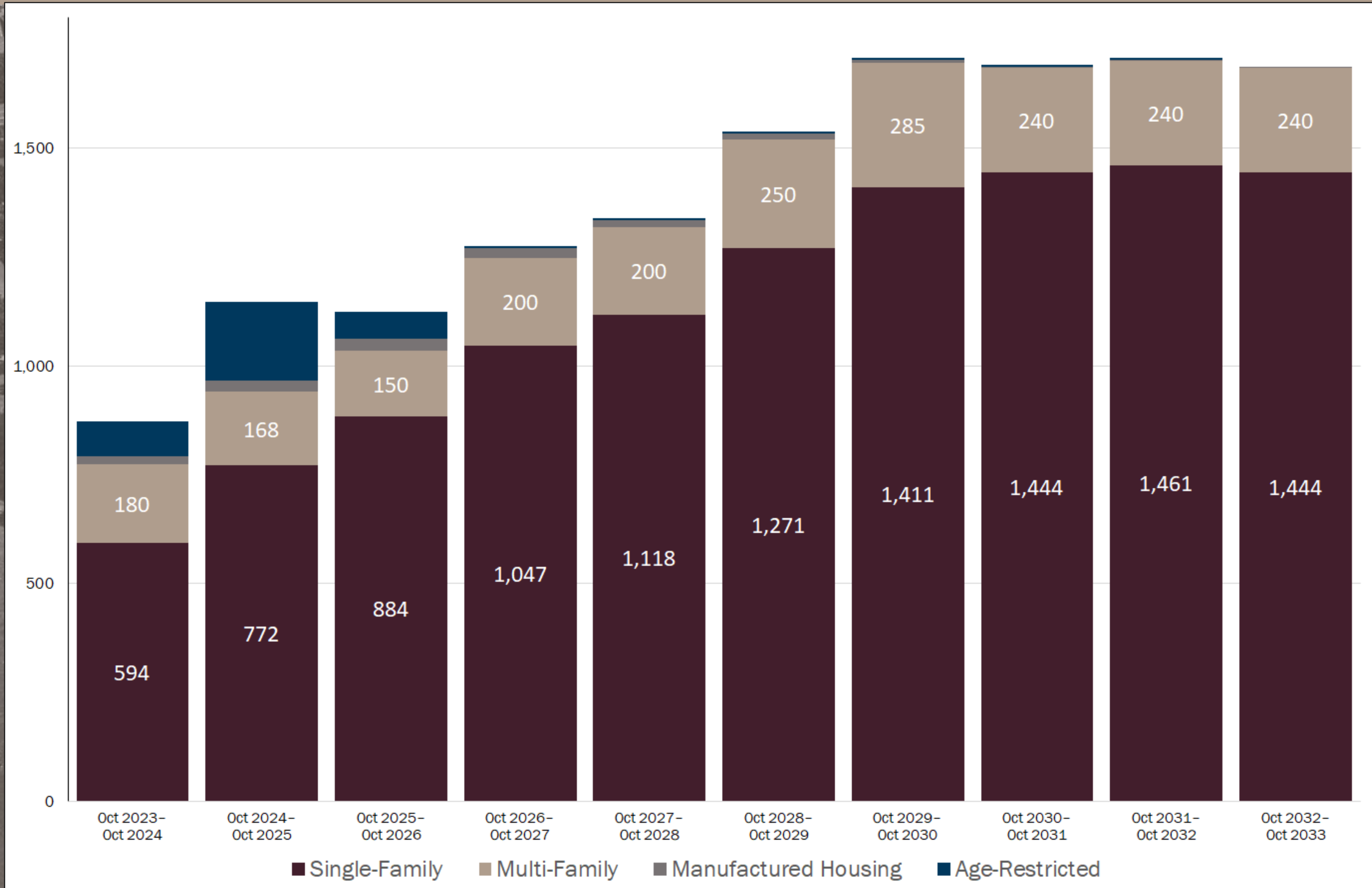
Projected New Rental Occupancies

10-Year Projections

	Development	Status	Units
A	Canvas at Willow Park - BTR	Leasing Up	110
B	Modera Walsh (Mill Creek)	Leasing Up	376
C	Willow Crossing THs - BTR	Leasing Up	58
D	Crown Point - 55+	Under Construction	208
E	Harvest - 55+	Under Construction	110



Housing Projections by Year of Occupancy





Demographic Study Components

1

**Demographic
Trends**

2

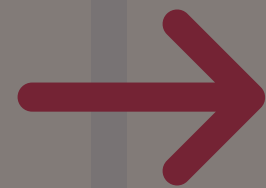
**Past and
Current
Students**

3

**Economy and
Housing**

4

**Student
Projections**



Student Projection Factors

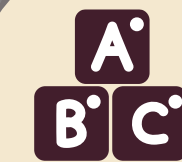
Birth Rates

Births have increased rapidly over time, and should foretell additional KG growth for the next four years



Incoming KG Class Size

The 2023 KG class declined from 2022, despite hundreds of homes being occupied



New Housing Construction

Drives majority of growth, adding 400+ students per year, and 900+ students per year in 10 years



Factors Impacting Future Enrollment

Aging of Existing Students

In 2020, there was a bulge of students in the MS grades. In 2021, the largest grades became the earliest grades, and the student enrollment must account for these bulges that matriculate through the District



Charter Schools

PASA knows of no new Charter Schools expected to impact the District in the short term, but they can move into the District very quickly



Comparison to Projections

What Changed?



KG Enrollment

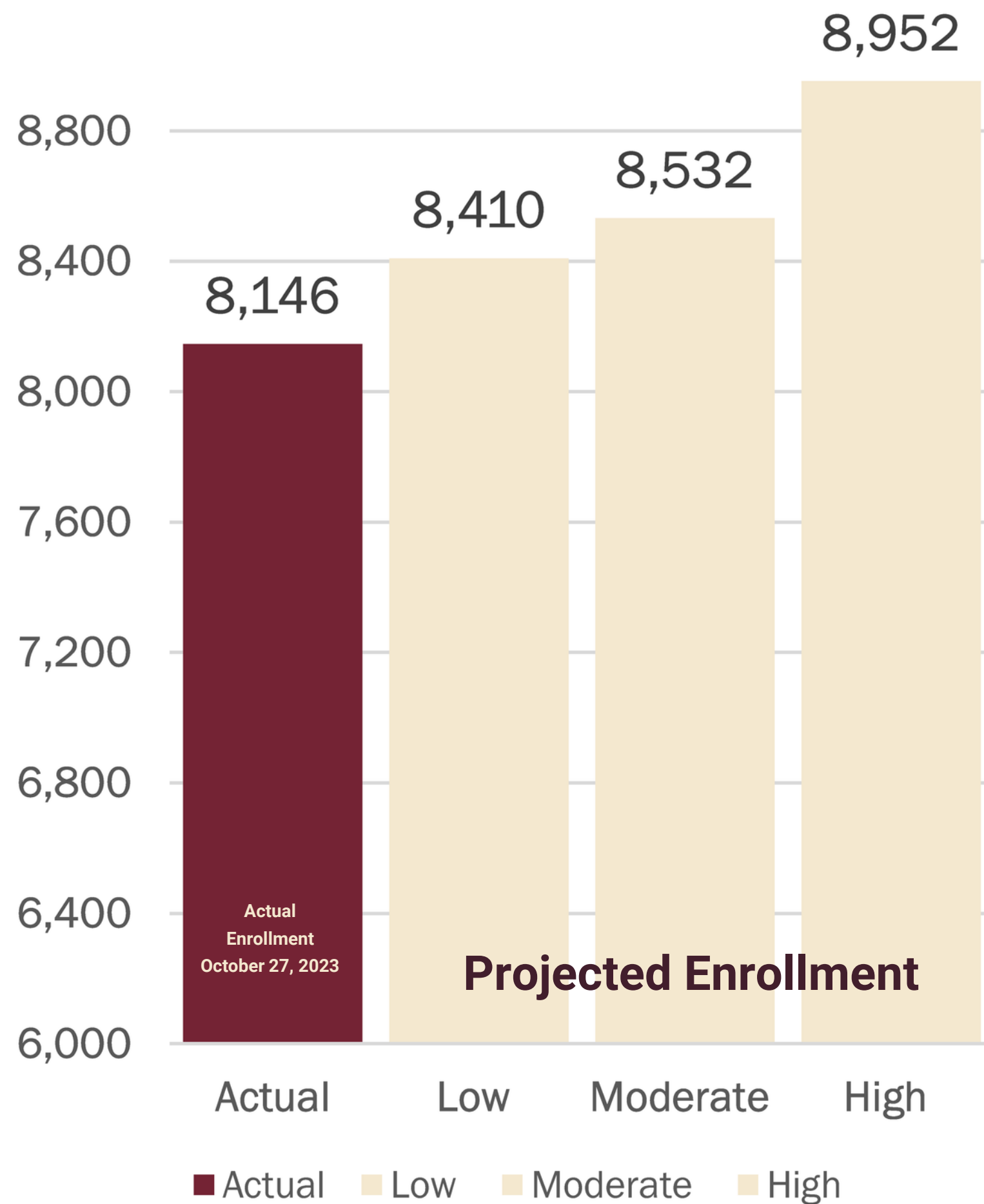
- KG Enrollment declined by five students between 2022 and 2023, despite the occupying of hundreds of new homes.
- PASA had projected an increase of 73 students in KG, for a net difference of 78 students
- Birth rates have continued on their upward trajectory, which should have meant continued KG growth



Housing

- New housing projections -- number of new occupancies and number of new students from those occupancies was significantly less than projected due to the changing mortgage market and development timelines related thereto

Projections vs. 23-24 Actual Enrollment



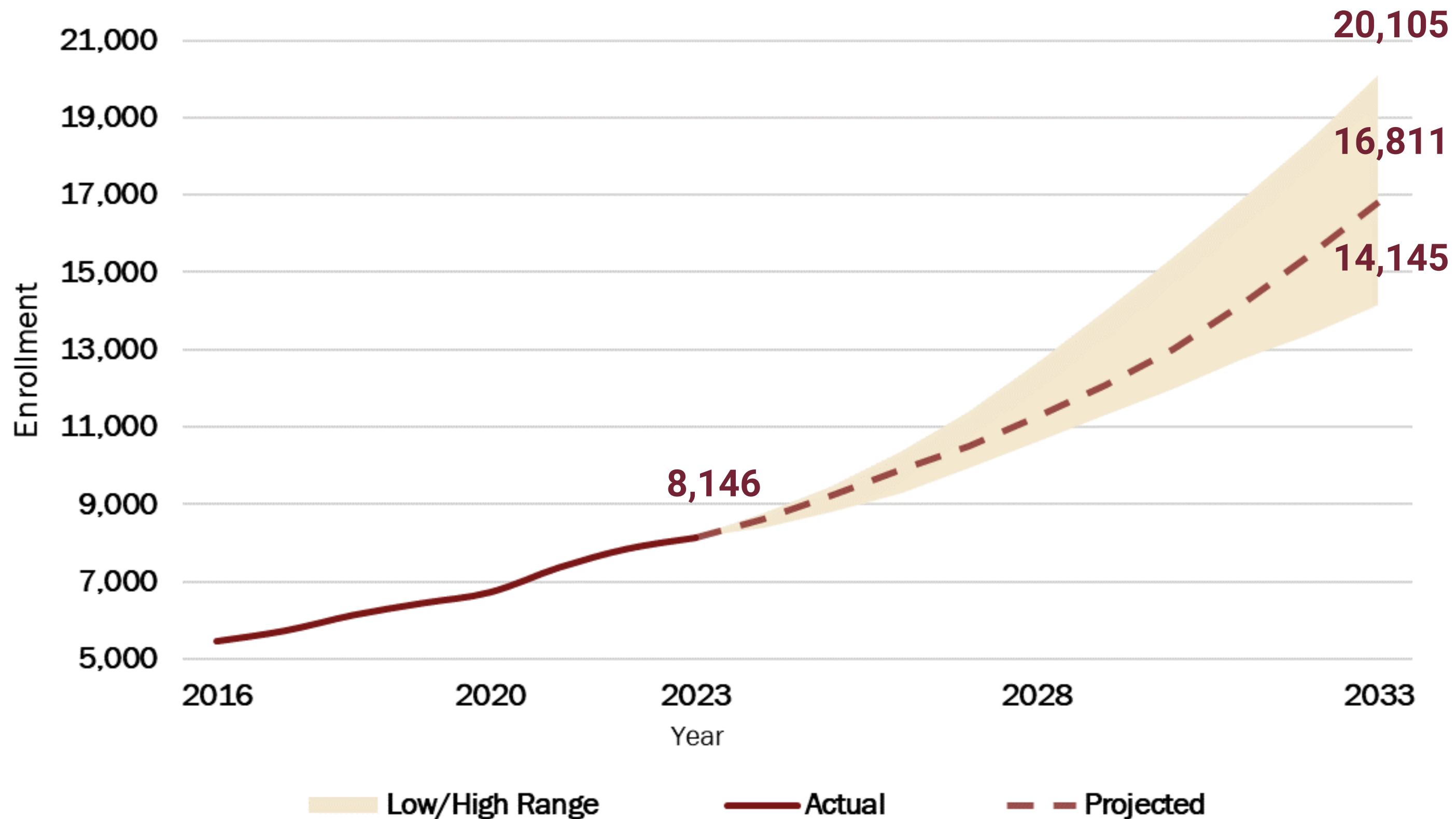
Source: PASA 2022-23 Demographic Study

Three Scenarios of Growth

Every year starts with a clean slate -- not impacted by previous year's accuracy

Moderate Growth Scenario is "most likely" based on all the best information available at the time

Low and High Growth Scenarios are feasible, assuming changing circumstances



Three Scenarios of Growth

14,145

2033 Enrollment

Low Growth Assumptions

- Walsh and Morningstar slow; Dean/Veale/Kelly Ranch delay and/or start very slowly
- Births stabilize and do not increase
- Charter schools move in
- Small KG class is the beginning of a trend, with smaller KG classes being the norm for the foreseeable future

16,811

2033 Enrollment

Moderate Growth Assumptions

- The new housing is delayed from the previous full study due mainly to the rapid rise in interest rates
- Smaller KG class is an anomaly and not the beginning of a larger trend
- Mortgage rates do not continue to rise
- One new charter school expansion

20,105

2033 Enrollment

High Growth Assumptions

- Mortgage rates decline prior to the election
- Birth rates continue to increase
- Very little charter growth occurs in the region
- Small KG is an anomaly, and Kindergarten classes grow, with new housing focused even more on selling to young families

Residents Compared to Enrolled Students

Resident Students

PASA measures students where they live

- Geocoding by their address

2. Projecting new homes



Enrolled Students

Transfers +
Geocoded students
= Enrolled students

Students transfer
due to programs and
employee transfers



Projected Resident Elementary School Students

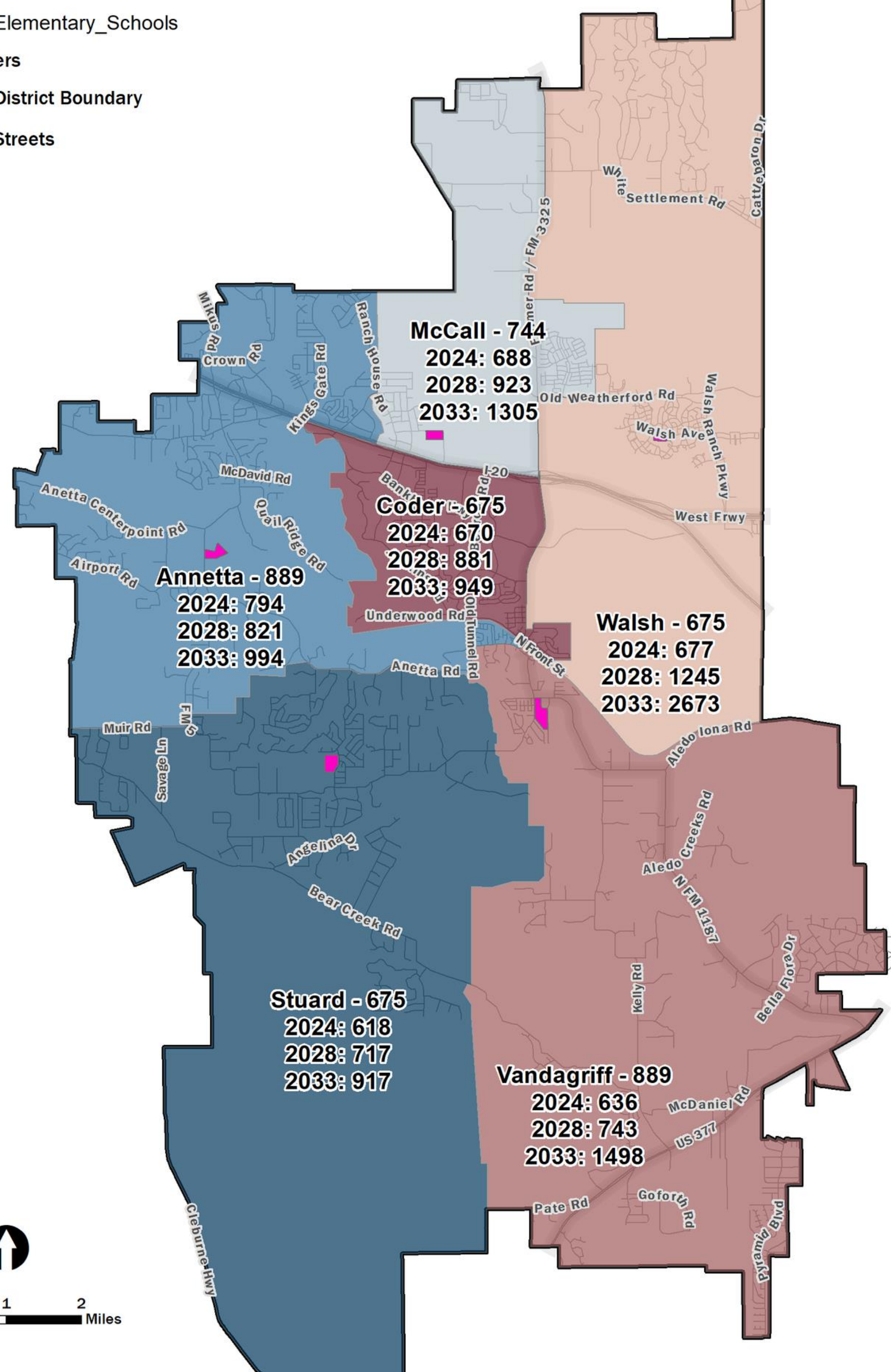
Fall 2024 - Fall 2033

Elementary_Schools

Map Layers

District Boundary

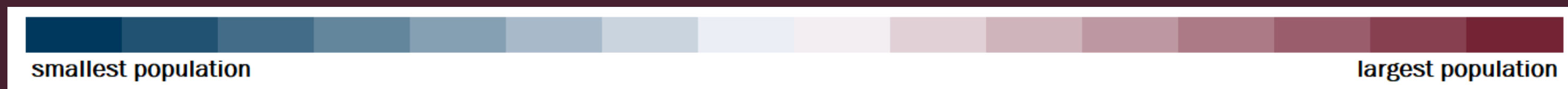
Streets



Resident KG-5th Students

2023-24 Attendance Zones

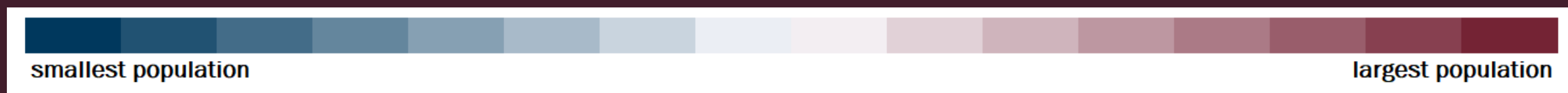
	Capacity	2019-20	2021-22	2022-23	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Annetta	889	728	762	796	751	794	809	829	811	821	832	857	895	942	994
Coder	675	456	500	514	564	670	758	822	872	881	882	890	905	925	949
McCall	744	322	483	572	635	688	758	832	875	923	998	1,081	1,184	1,273	1,305
Stuard	675	564	526	568	602	618	658	663	681	717	762	800	843	883	917
Vandagriff	889	625	616	653	630	636	655	688	706	743	810	909	1,061	1,260	1,498
Walsh	675	278	395	502	565	677	793	949	1,079	1,245	1,441	1,668	1,945	2,275	2,673
Students Projected	4,547	2,973	3,282	3,605	3,747	4,083	4,431	4,783	5,024	5,330	5,725	6,205	6,833	7,558	8,336



Resident Secondary Students

2023-24 Attendance Zones

	Capacity	2019-20	2021-22	2022-23	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Aledo	1,449	929	896	923	937	967	984	984	979	1,036	1,101	1,146	1,201	1,279	1,368
McAnally	1,449	642	740	851	900	995	1,107	1,265	1,538	1,698	1,853	1,952	2,062	2,190	2,327
AHS + DNG	3,135	1859	2099	2227	2269	2,406	2,548	2,664	2,781	2,977	3,174	3,492	3,850	4,174	4,503
Students Projected:	6,033	3,430	3,735	4,001	4,106	4,368	4,639	4,913	5,298	5,711	6,128	6,590	7,113	7,643	8,198





Questions?



Phone Number
979-693-8962



Email Address
info@pasatx.com



Website
www.pasatx.com



Address
303 Anderson
College Station, TX 77840