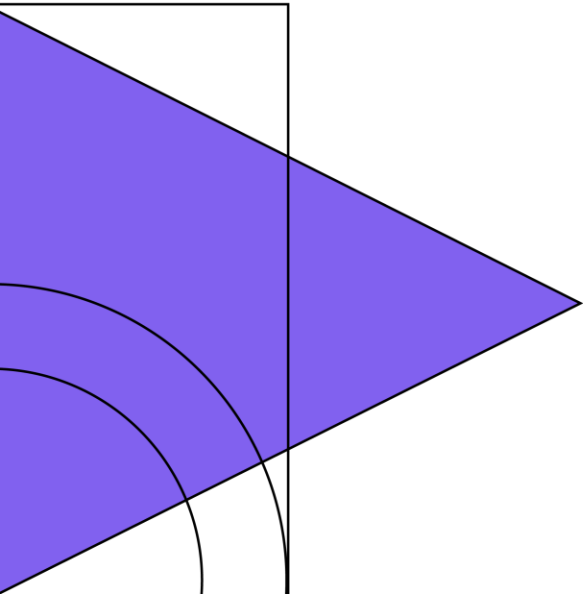
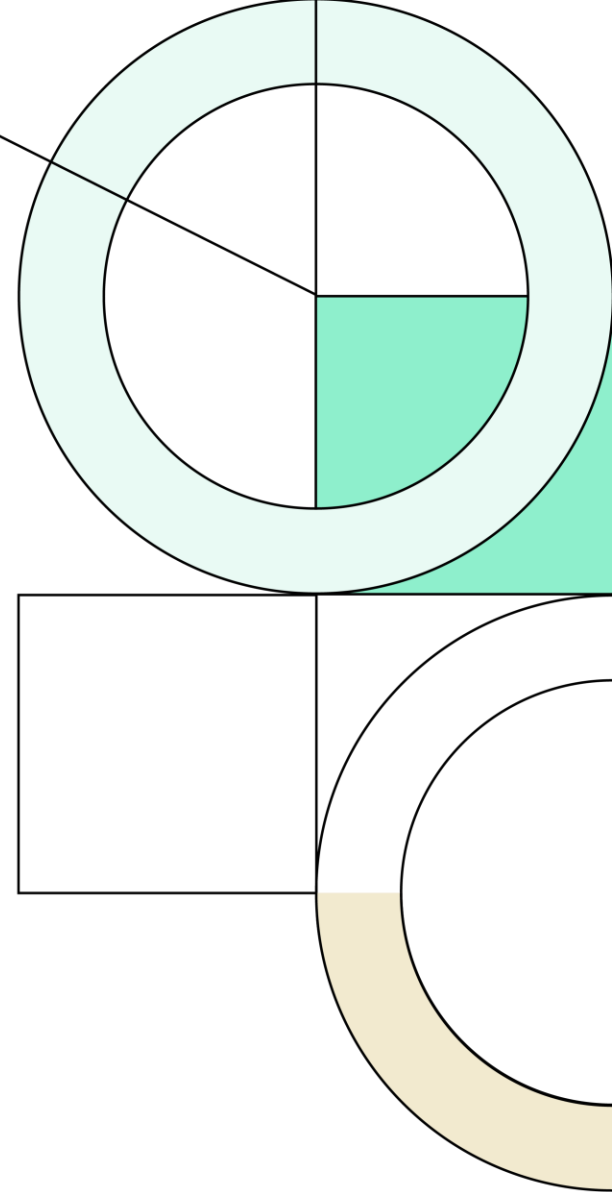




**Temple
Independent
School
District**

**Spring 2023
Demographic Report**

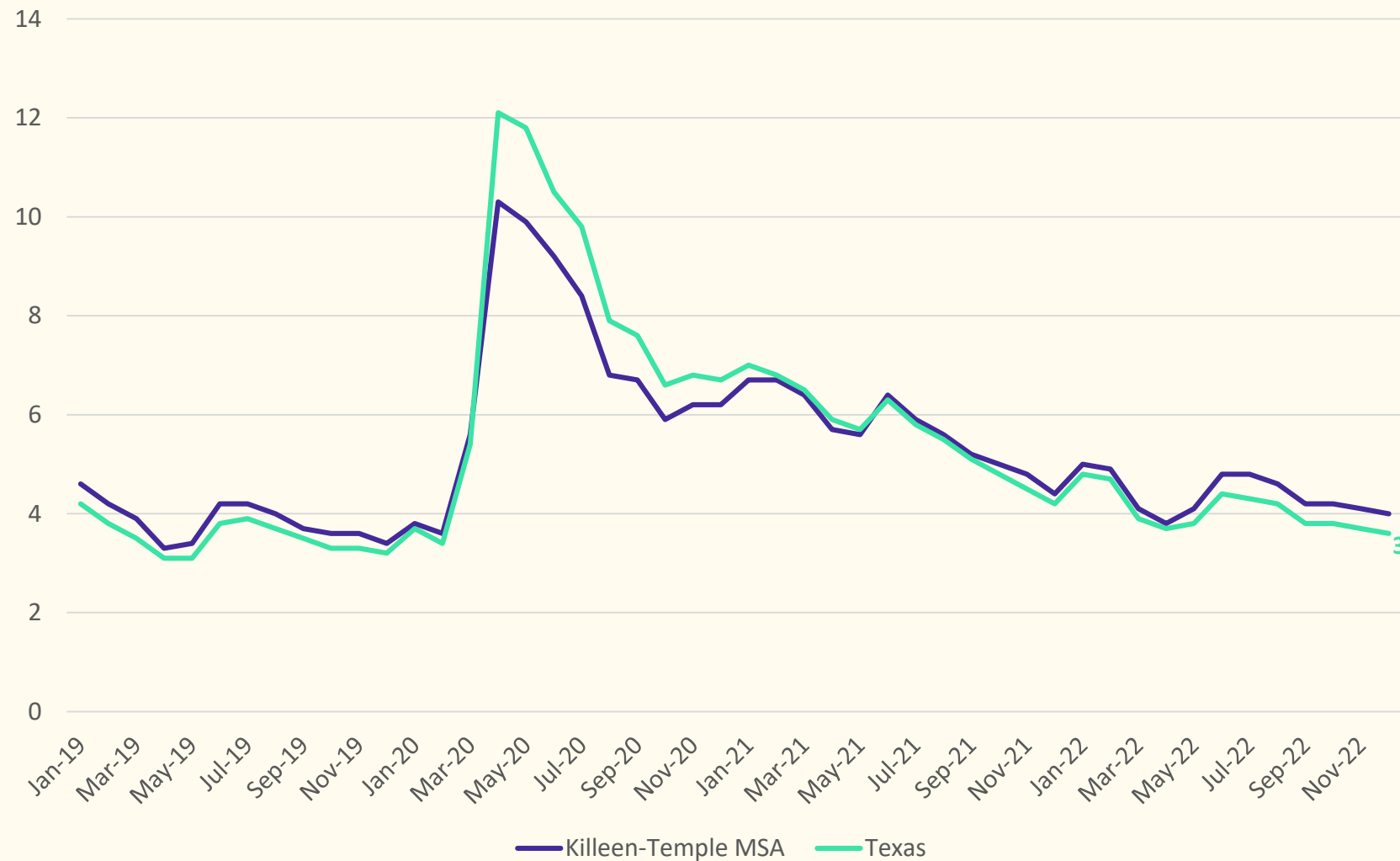
April 2023



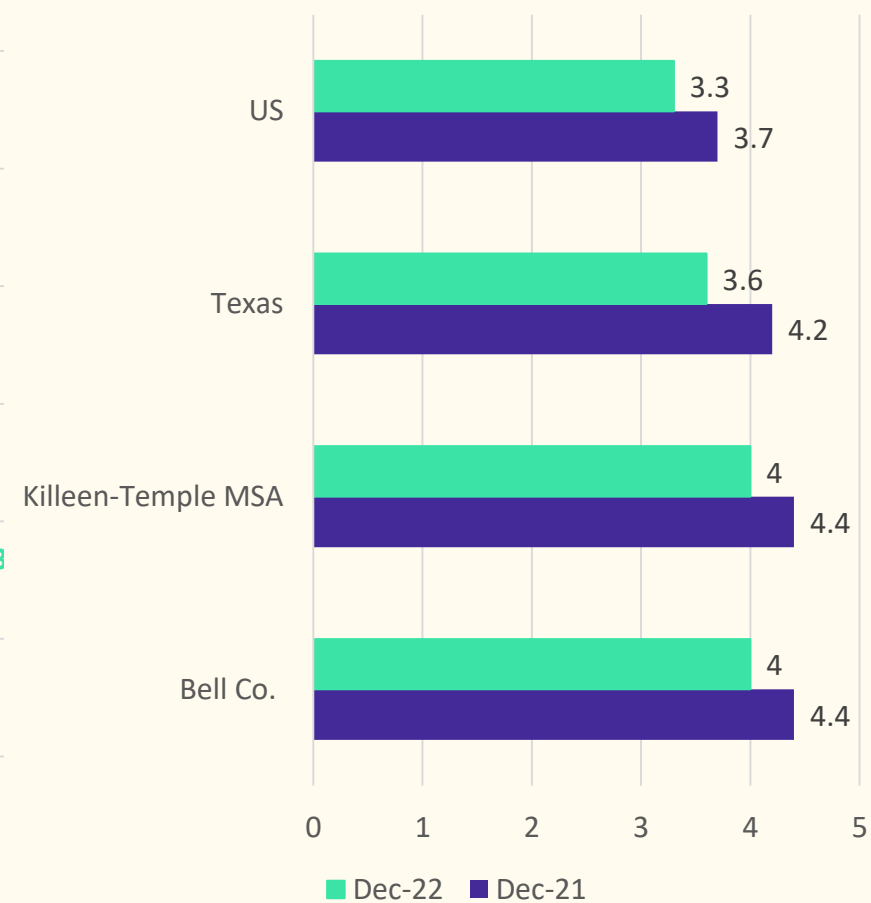


Local Economic Conditions

Unemployment Rate, Jan 2019 – Dec 2022



Unemployment Rate, Year Over Year

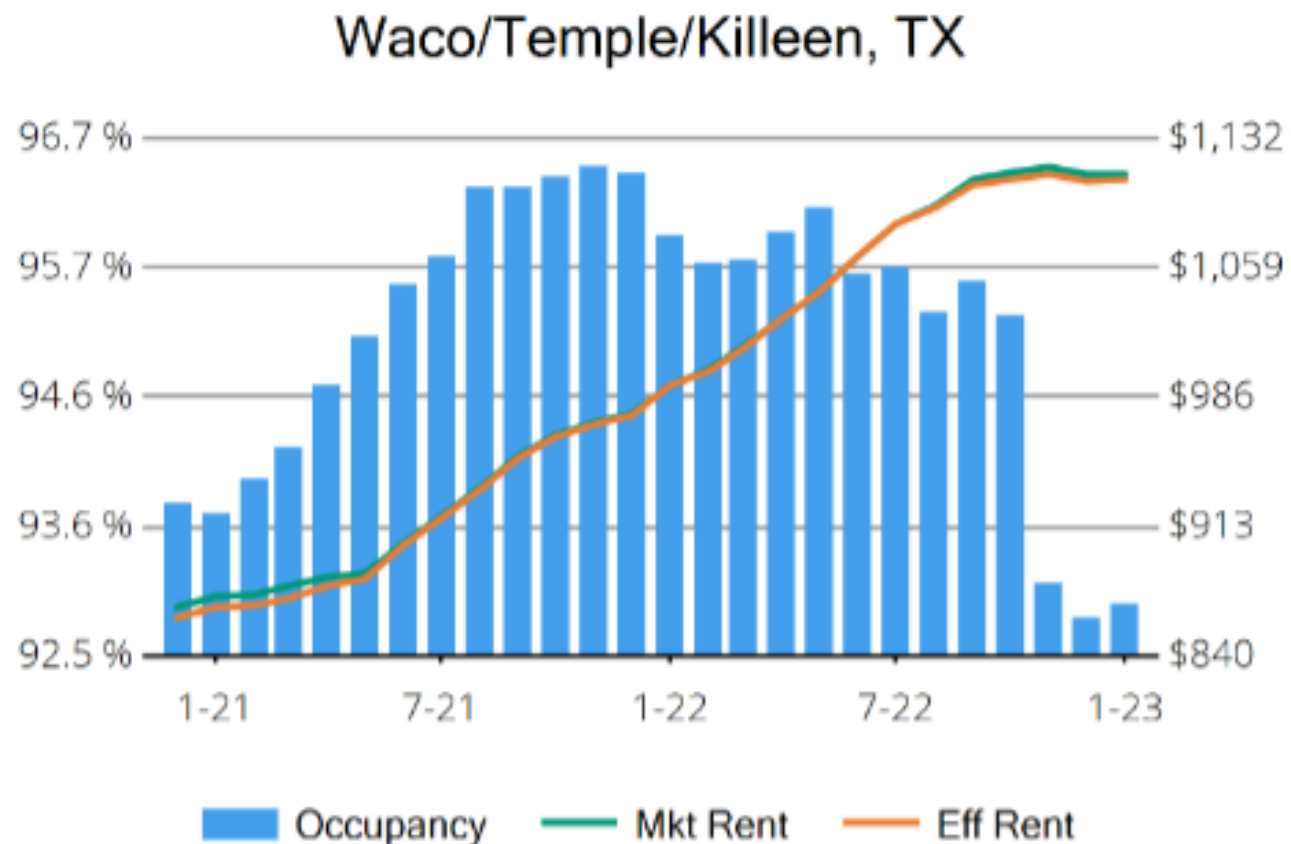




Housing Market Trends: Multi-family market- January 2023

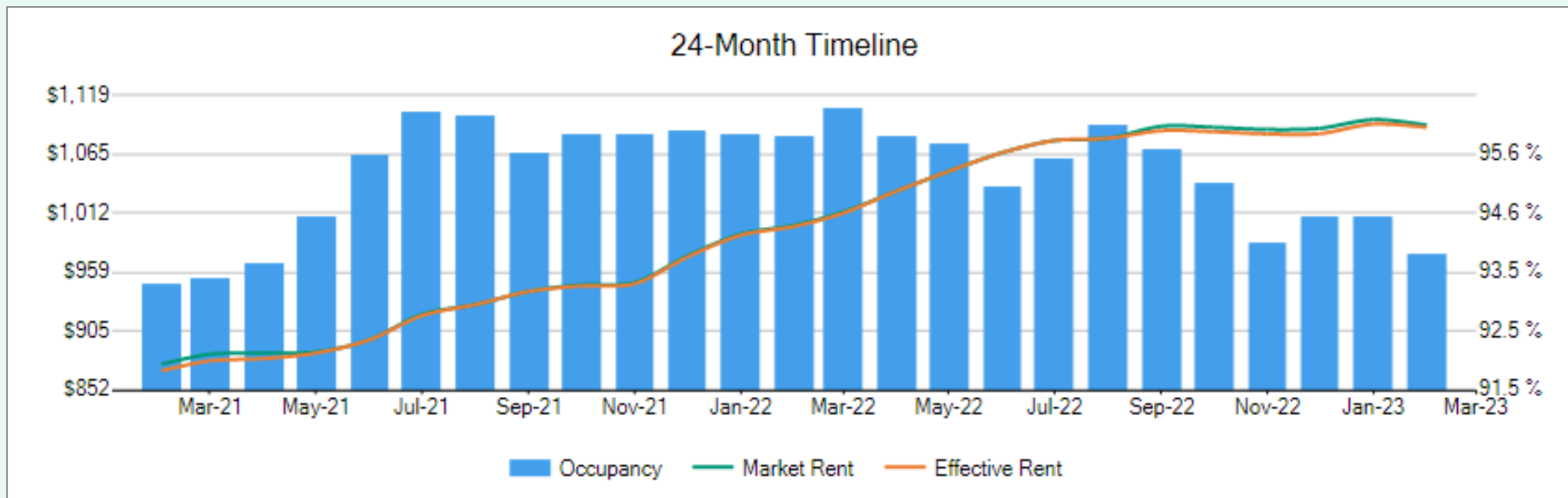
Stabilized and Lease-up Properties*

Conventional Properties	Jan 2023	Annual Change
Occupancy	92.9	-3.1%
Unit Change	266	
Units Absorbed (Annual)	-618	
Average Size (SF)	819	+0.5%
Asking Rent	\$1,111	+12.5%
Asking Rent per SF	\$1.36	+12.1%
Effective Rent	\$1,108	+12.3%
Effective Rent per SF	\$1.35	+11.8%
% Offering Concessions	7%	+198.2%
Avg. Concession Package	2.5%	-10.4%





Housing Market Trends: Multi-family market- February 2023



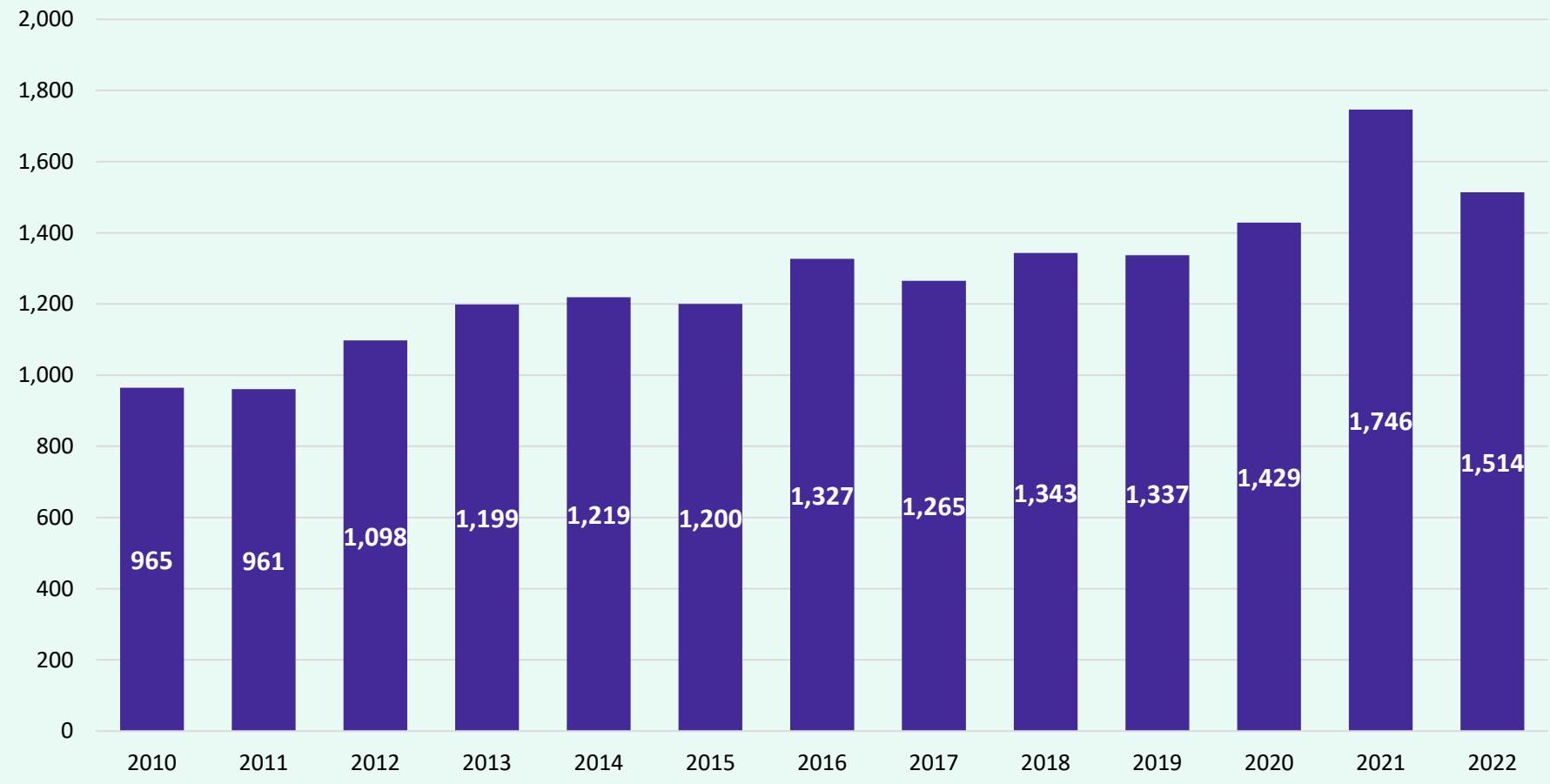
Statistics	
Selected Properties:	42
Average Occupancy:	93.8 %
# Units (Average/Total):	160 / 6,711
Average Unit Size:	860
Average Market Rent :	\$1,092
Average Market Rent/Sqft:	\$1.27
Average Effective Rent :	\$1,091
Average Effective Rent/sqft:	\$1.27



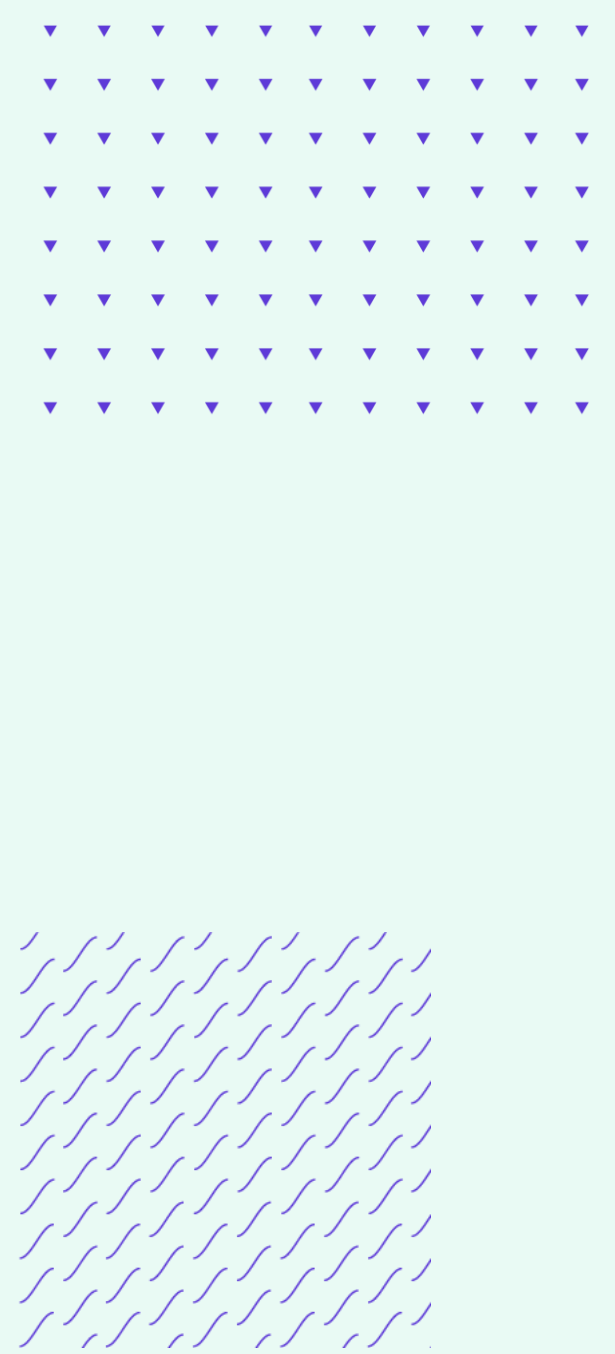
Temple ISD Housing Market Analysis

District Annual Home Sales by Type, 2010 – 2022

Annual Housing Sales



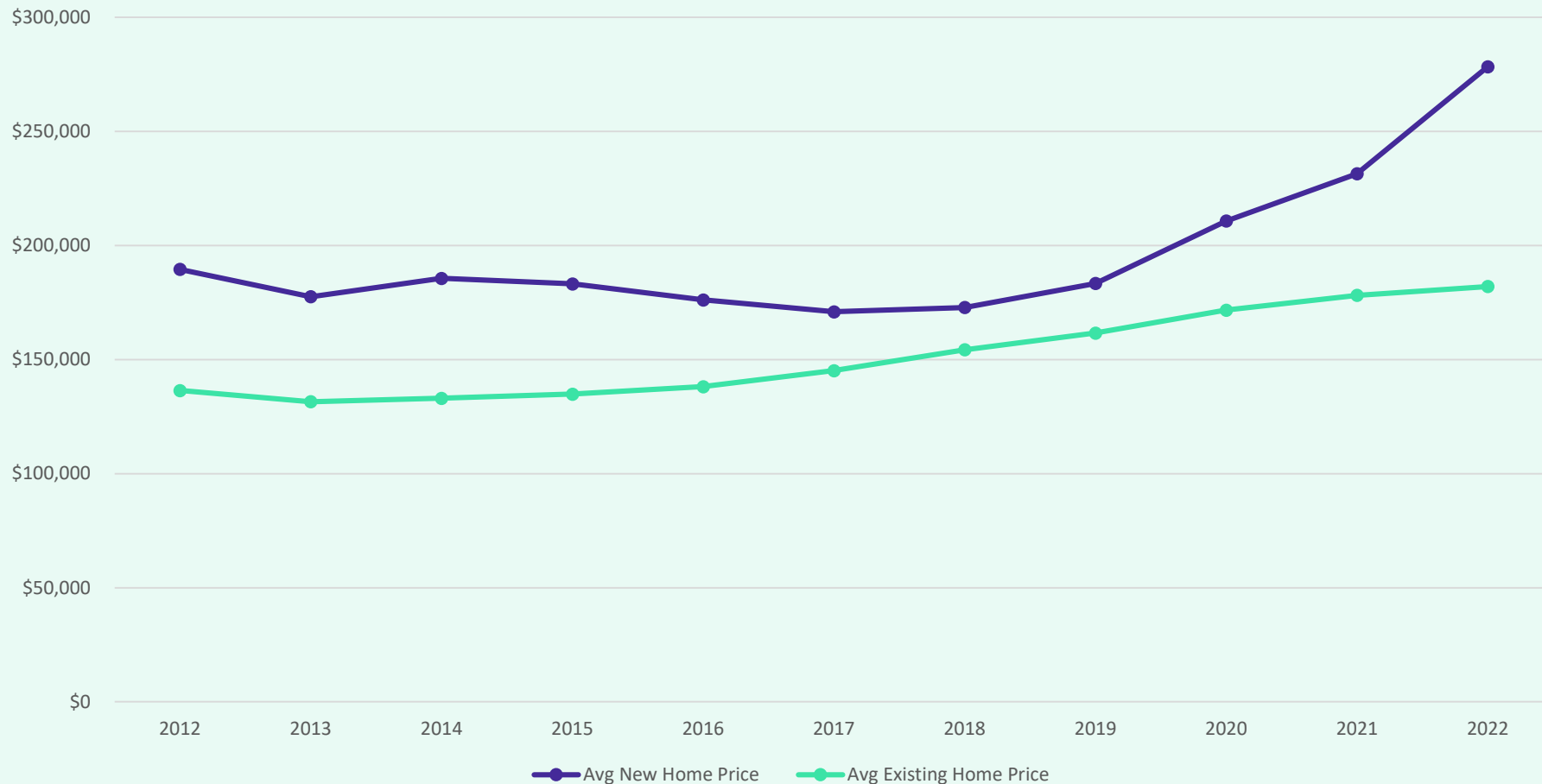
- Total home sales in TISD declined 13% from 2021 totals, with new home sales plateaued from 2021 totals
- Distressed property sales continue to decline, down nearly 97% since 2010
- New home sales within the district account for roughly 18% of all 2022 sales





Temple ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2012 - 2022



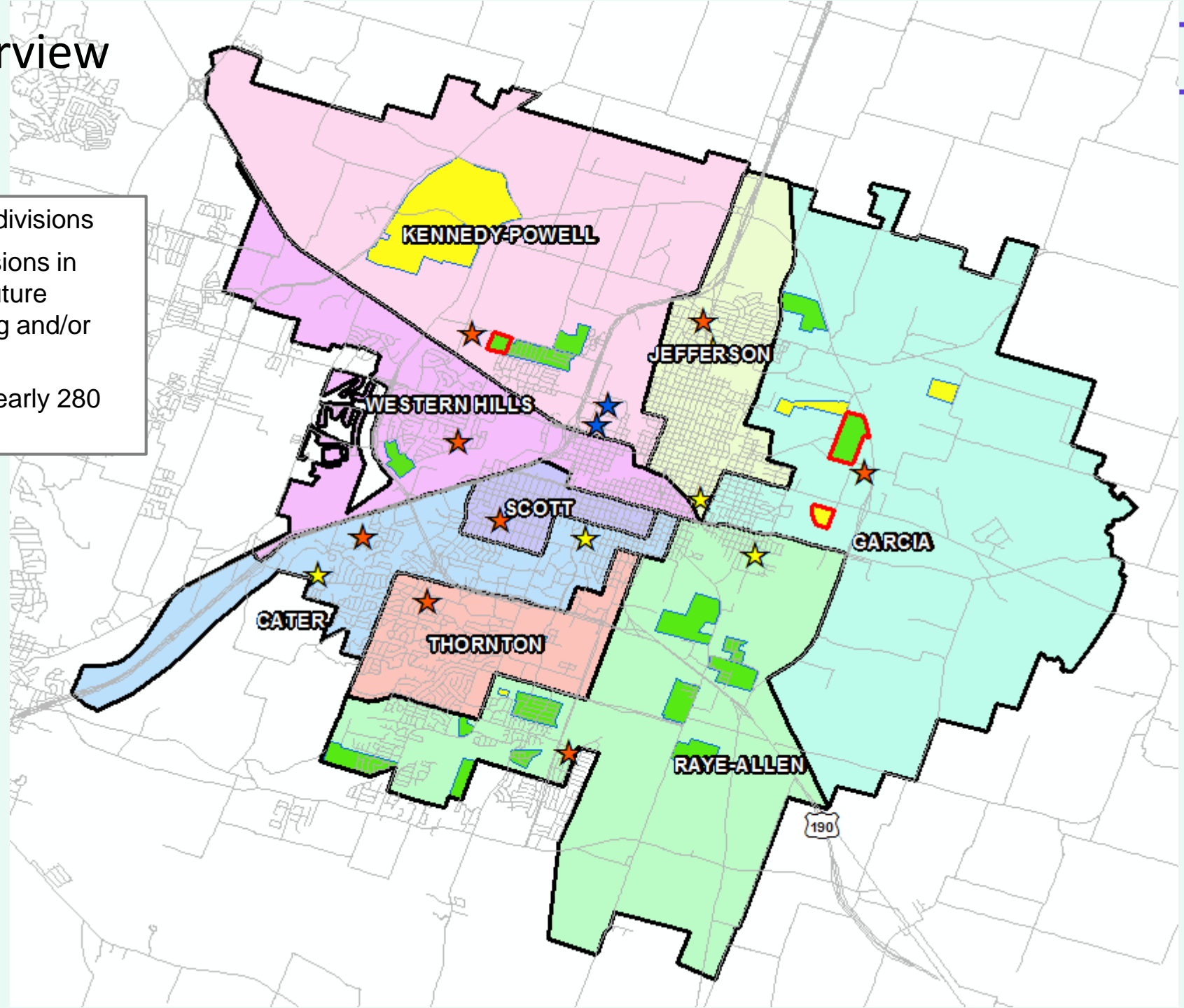
- Since 2012, the average new home price in TISD has increased roughly 47%, a rise of nearly \$88,850
- The average existing home price within the district has increased by 33%, or roughly \$45,580 since 2012

	Avg New Home	Avg Existing Home
2012	\$189,529	\$136,446
2013	\$177,557	\$131,516
2014	\$185,581	\$133,064
2015	\$183,186	\$134,853
2016	\$176,159	\$138,151
2017	\$170,947	\$145,139
2018	\$172,814	\$154,272
2019	\$183,372	\$161,642
2020	\$210,728	\$171,685
2021	\$231,430	\$178,151
2022	\$278,376	\$182,029



District Housing Overview

- The district has 17 actively building subdivisions
- Within TISD there are 10 future subdivisions in various stages of planning (5 of these future developments are currently in the zoning and/or platting process)
- Of these, groundwork is underway on nearly 280 lots within 3 subdivisions



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Oak Ridge

- 300 total lots
- 167 future lots
- 1 vacant developed lot
- 132 homes occupied
- Groundwork underway on remaining lots
- Anticipate homebuilding Fall 2023
- \$180K - \$400K
- Current Student Yield = 0.341
- 2022-23 Garcia Elementary Zone Yield = 0.490
- *Based on current attendance zone yield could be **147 total students** at buildout.*

23 Jan 2023 16:54:08



Waters Crossing

- 75 total future lots
- Final plat approved April 2022
- Groundwork underway for all lots
- Anticipate homebuilding summer 2023
- 2022-23 Garcia Elementary Zone Yield = 0.490
- *Based on current attendance zone yield could be **36 students** at buildout.*

23 Jan 2023 16:54:08





Residential Activity

County View Addition

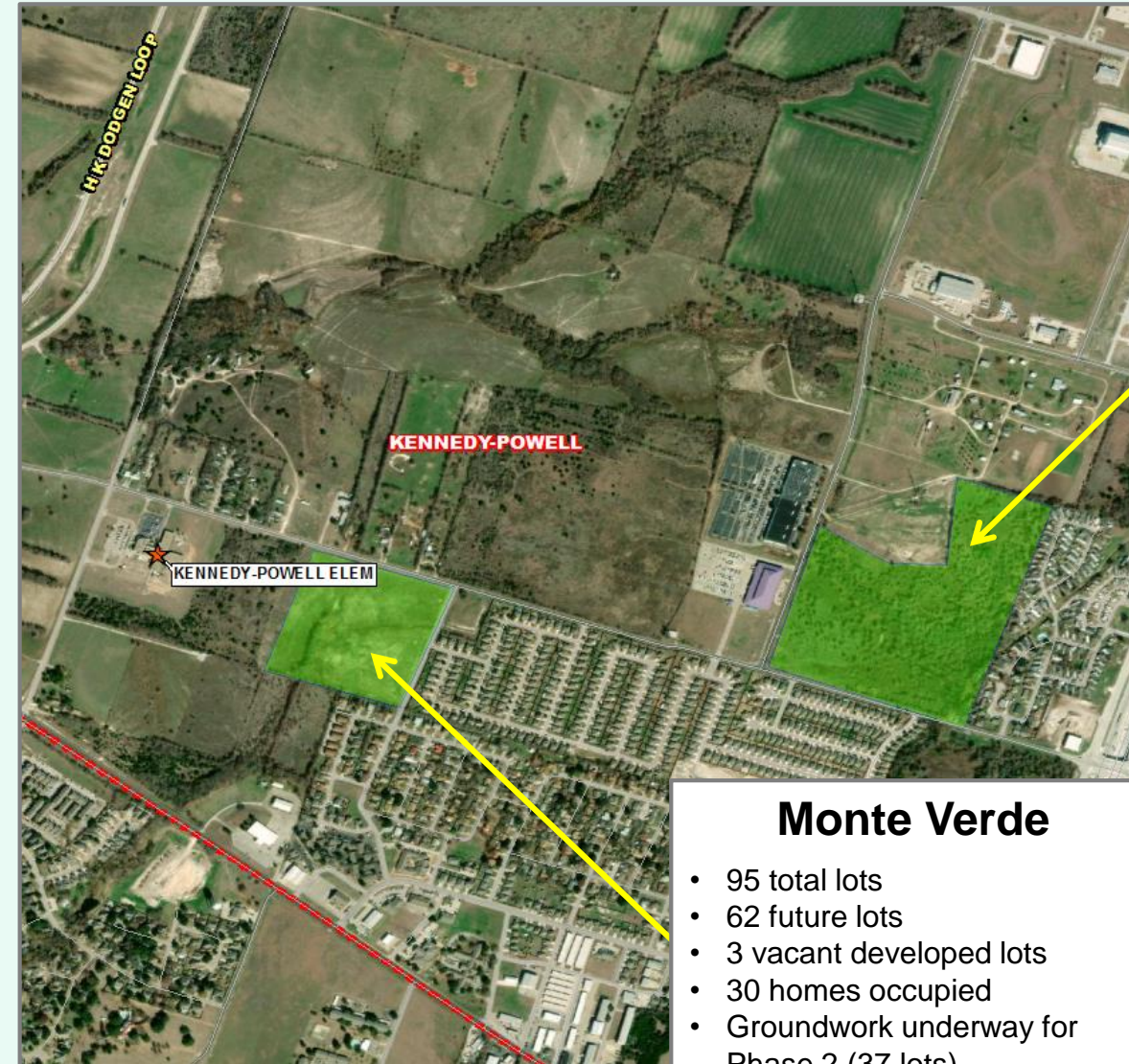
- 222 total lots
- 81 future lots
- 94 vacant developed lots
- 47 homes occupied
- Phase 2 (94 lots) delivered end of 2022; anticipate homebuilding Spring 2023
- \$350K - \$450K
- Current student Yield = 0.404
- 2022-23 Garcia Elementary Zone Yield = 0.490
- *Based on current attendance zone yield could be **108 total students** at buildout.*

15 Dec 2022 16:51:14





Residential Activity



Willow Glen

- 203 total lots
- 190 vacant developed lots
- 10 homes under construction
- 3 homes occupied
- All lots delivered for homebuilding end of 2022
- DR Horton Express
- \$224K+
- No current student yield
- 2022-23 Kennedy-Powell Elementary Zone Yield = 0.710
- *Based on current attendance zone yield could be **144 total students** at buildout.*



Monte Verde

- 95 total lots
- 62 future lots
- 3 vacant developed lots
- 30 homes occupied
- Groundwork underway for Phase 2 (37 lots)
- \$175K - \$260K
- Current Student Yield = 0.100
- *Based on current attendance zone yield could be **67 total students** at buildout.*

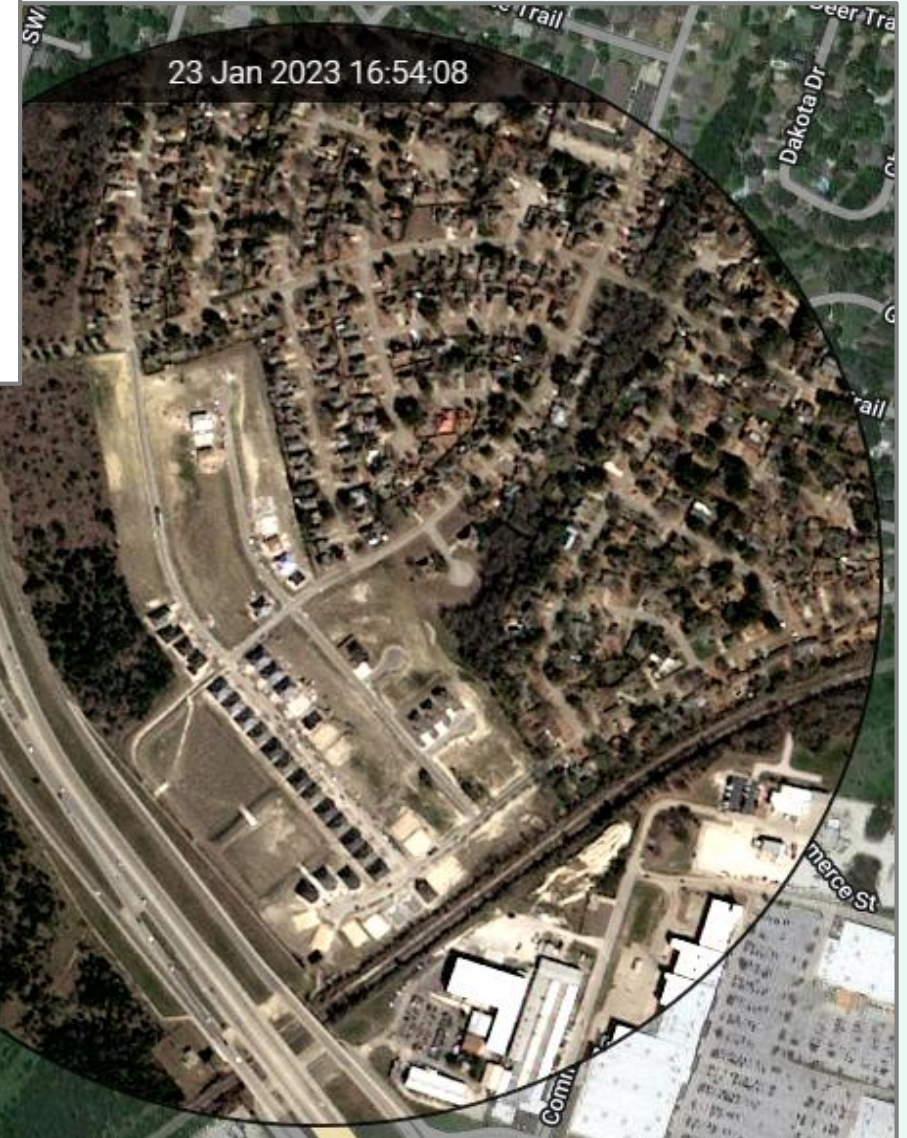




Residential Activity

Atacosa Estates

- 141 total lots
- 87 vacant developed lots
- 32 homes under construction
- 22 homes occupied
- All lots delivered for homebuilding Fall 2022
- First homes finished end of 2022
- \$160K - \$285K
- No current student yield
- 2022-23 Western Hills Elementary Zone Yield = 0.410
- *Based on current attendance zone yield could be **57 total students** at buildout.*





Residential Activity



Pecan Creek South

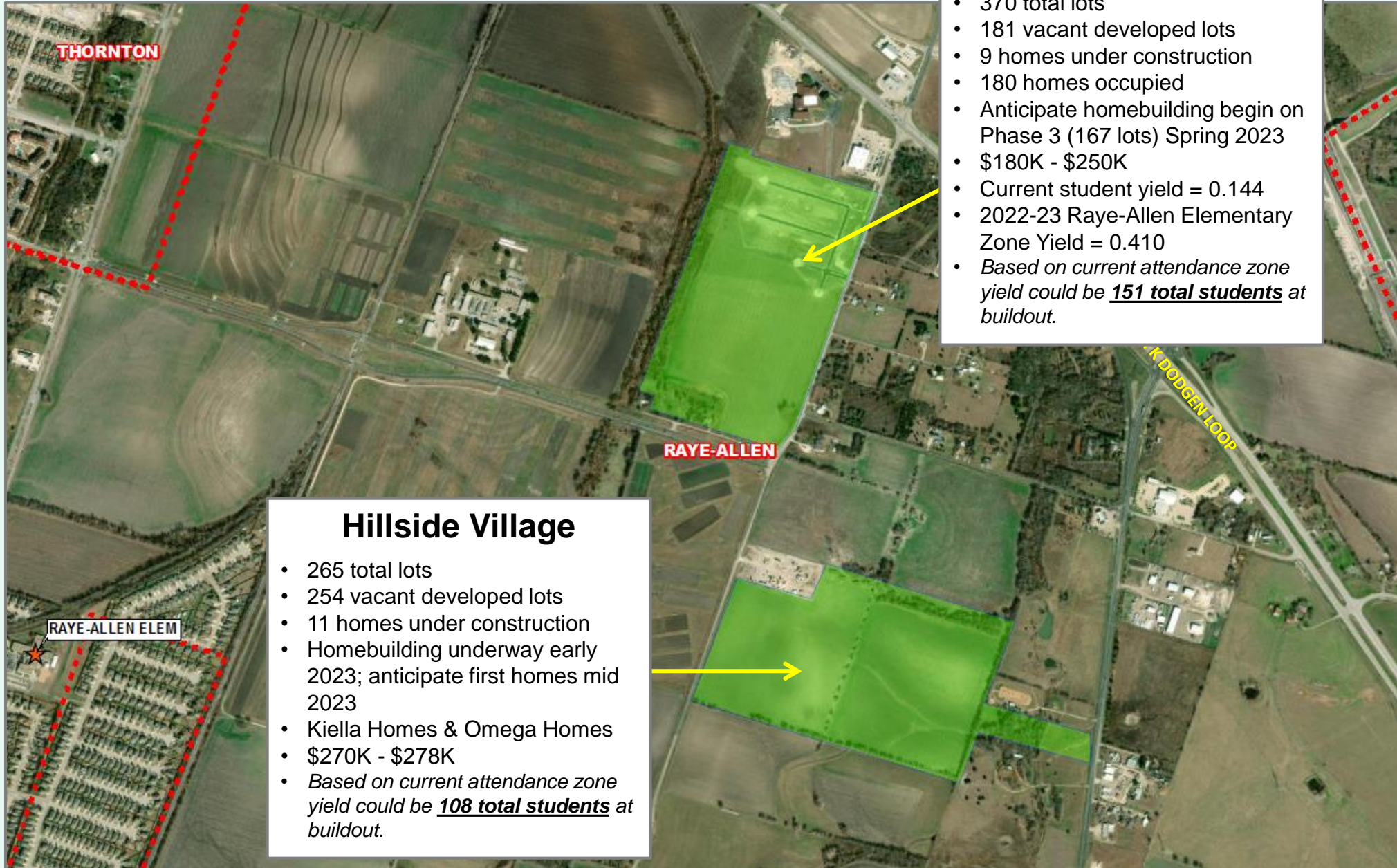
- 523 total lots
- 87 future lots
- 181 vacant developed lots
- 21 homes under construction
- 234 homes occupied
- Phase 3 (163 lots) delivered for homebuilding end of 2022
- Anticipate homebuilding begin Spring 2023
- \$220K+
- Current Student Yield = 0.333
- 2022-23 Raye-Allen Elementary Zone Yield = 0.410
- *Based on current attendance zone yield could be **214 total students** at buildout.*

South Pointe

- 329 total lots
- 57 future lots
- 79 vacant developed lots
- 17 homes under construction
- 179 homes occupied
- Phase 3 (85 lots) delivered for homebuilding Fall 2022
- Kiella Homes
- \$275K+
- Current Student Yield = 0.196
- *Based on current attendance zone yield could be **134 total students** at buildout.*



Residential Activity



Prairie Ridge

- 370 total lots
- 181 vacant developed lots
- 9 homes under construction
- 180 homes occupied
- Anticipate homebuilding begin on Phase 3 (167 lots) Spring 2023
- \$180K - \$250K
- Current student yield = 0.144
- 2022-23 Raye-Allen Elementary Zone Yield = 0.410
- *Based on current attendance zone yield could be **151 total students** at buildout.*

Hillside Village

- 265 total lots
- 254 vacant developed lots
- 11 homes under construction
- Homebuilding underway early 2023; anticipate first homes mid 2023
- Kiella Homes & Omega Homes
- \$270K - \$278K
- *Based on current attendance zone yield could be **108 total students** at buildout.*

RAYE-ALLEN ELEM

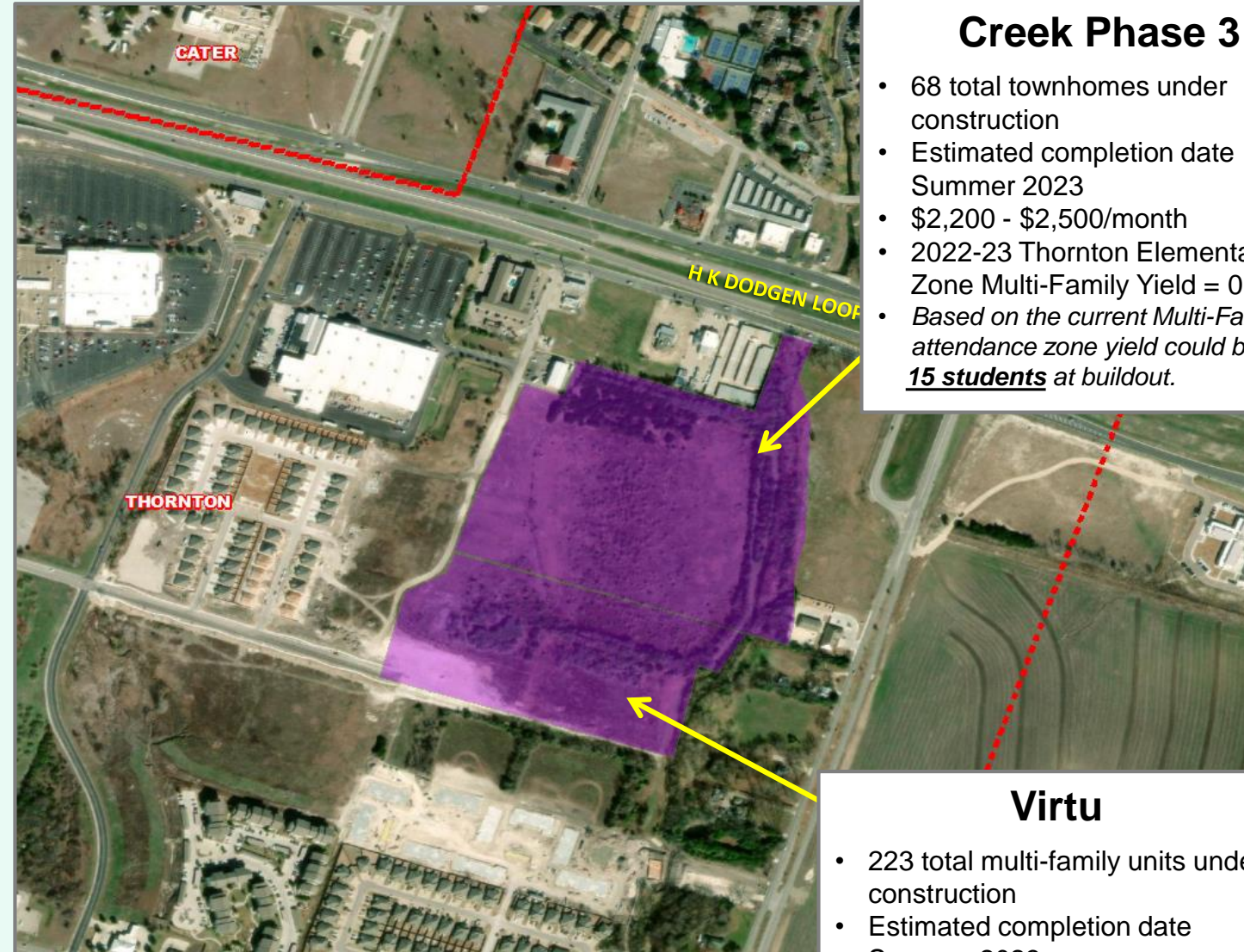
THORNTON

RAYE-ALLEN

K. DODGEN LOOP



Residential Activity

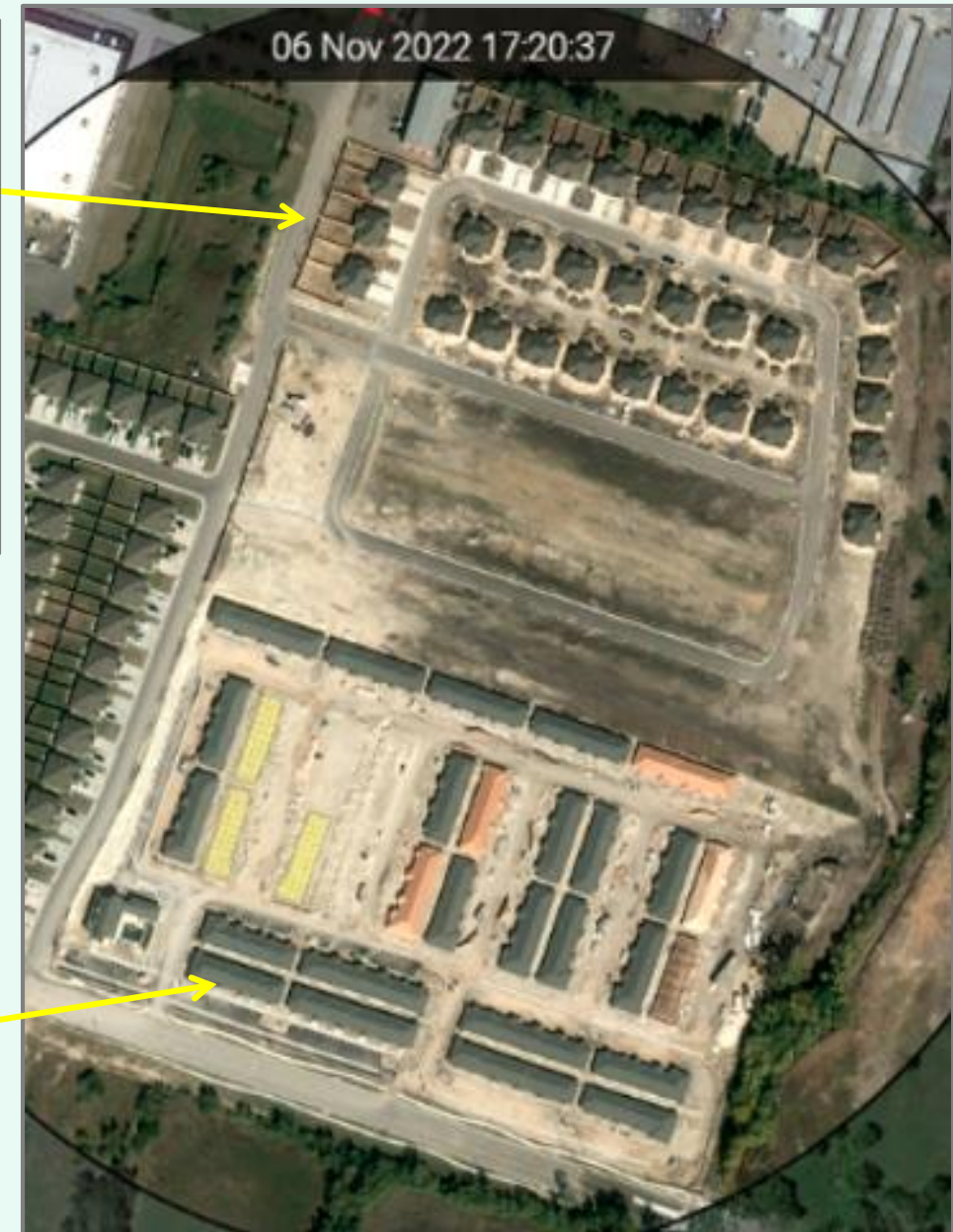


Reserve at Friars Creek Phase 3

- 68 total townhomes under construction
- Estimated completion date Summer 2023
- \$2,200 - \$2,500/month
- 2022-23 Thornton Elementary Zone Multi-Family Yield = 0.230
- *Based on the current Multi-Family attendance zone yield could be **15 students** at buildout.*

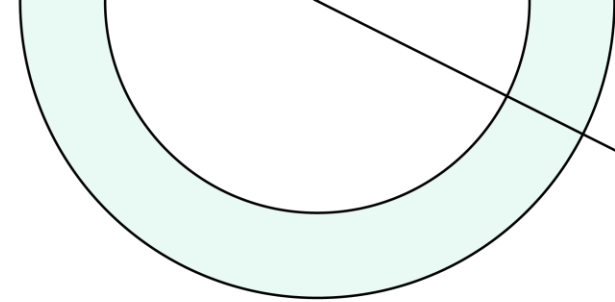
Virtu

- 223 total multi-family units under construction
- Estimated completion date Summer 2023
- \$1,045 - \$1,475/month
- *Based on the current Multi-Family attendance zone yield could be **51 students** at buildout.*





Ten Year Forecast by Grade Level

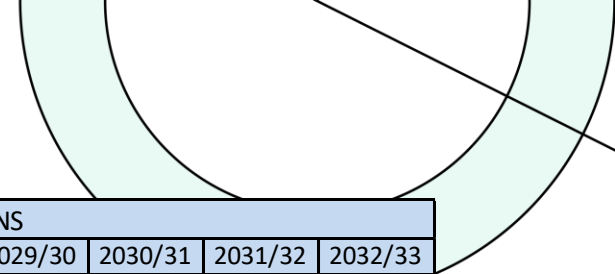


Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2022/23	41	396	624	663	671	653	666	635	604	601	614	740	623	599	535	8,665	204	2.4%
2023/24	43	418	643	676	695	697	669	685	641	600	616	717	630	584	569	8,883	218	2.5%
2024/25	48	433	666	696	707	724	715	697	662	643	608	719	620	590	555	9,083	200	2.3%
2025/26	53	443	685	718	725	735	740	730	676	664	653	710	622	581	560	9,295	212	2.3%
2026/27	58	453	701	734	751	755	770	765	703	678	671	760	614	583	552	9,548	253	2.7%
2027/28	63	455	716	752	770	784	782	787	740	709	687	780	657	576	554	9,812	264	2.8%
2028/29	68	463	739	764	788	803	824	802	752	739	718	799	676	615	547	10,097	285	2.9%
2029/30	73	473	774	789	797	817	832	846	756	751	747	833	692	633	584	10,397	300	3.0%
2030/31	78	483	807	826	821	827	848	855	786	762	763	866	722	648	601	10,693	296	2.8%
2031/32	83	493	831	862	861	853	859	872	804	797	775	884	750	675	615	11,014	321	3.0%
2032/33	88	498	855	888	898	894	885	883	823	811	807	897	765	701	640	11,333	319	2.9%

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



Ten Year Forecast by Campus (Current Configuration)



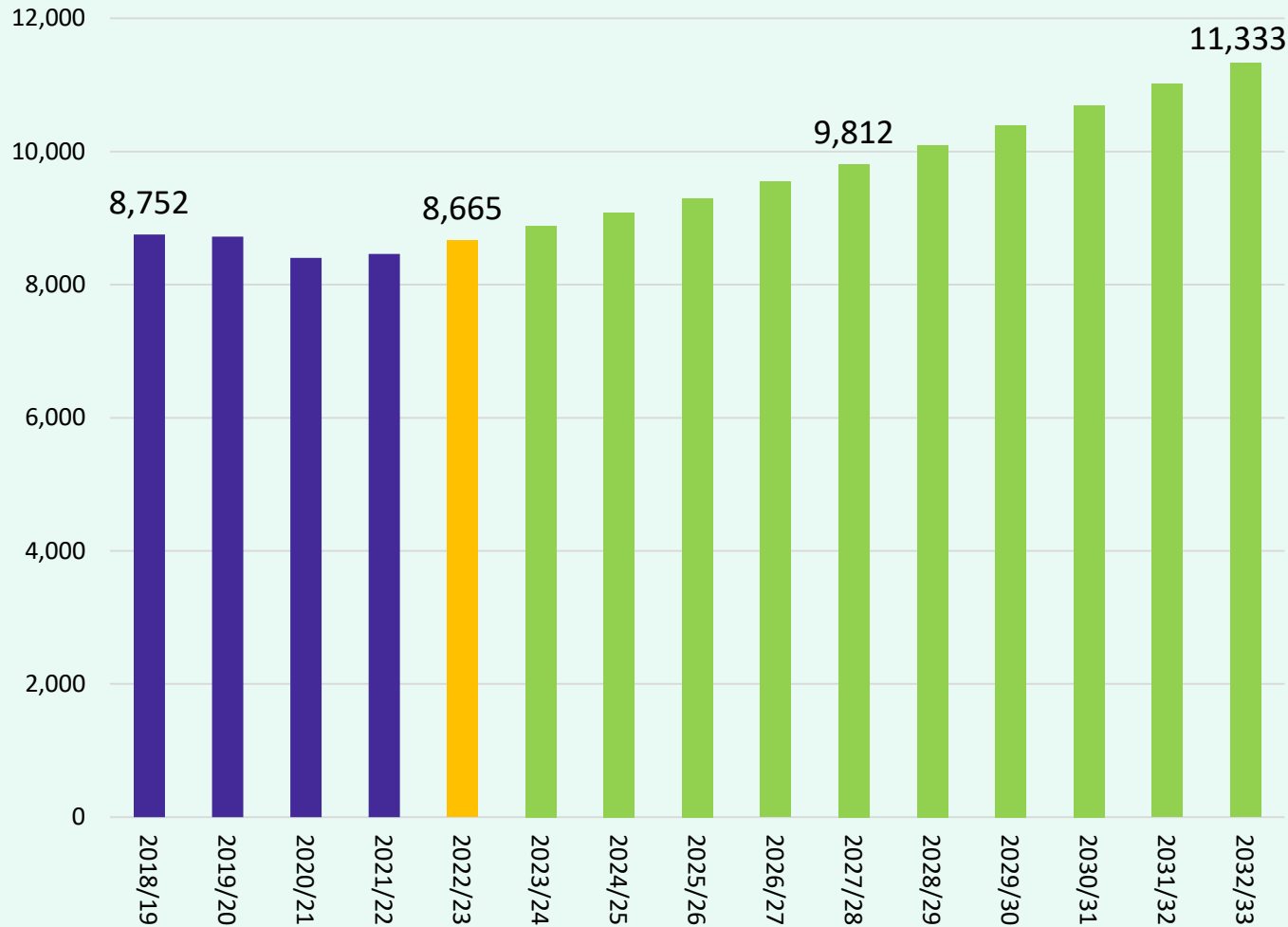
Campus	Building Capacity	Portable Bldg. Capacity	ENROLLMENT PROJECTIONS											
			2021/22	FALL 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Meridith-Dunbar Early Childhood	550	0	393	421	445	465	480	495	502	515	530	545	560	570
Cater Elementary School	396	110	325	320	329	339	358	355	351	352	352	353	360	366
Garcia Elementary School	528	110	394	439	457	476	487	508	537	565	590	616	646	675
Jefferson Elementary School	726	0	513	490	486	492	481	475	461	457	457	458	458	462
Kennedy-Powell Elementary School	518	32	406	441	461	482	502	538	582	619	668	721	778	837
Raye-Allen Elementary School	518	32	511	567	631	696	758	828	894	950	991	1,022	1,063	1,109
Scott Elementary School	528	0	460	467	461	453	442	436	420	421	426	431	435	439
Thornton Elementary School	792	0	754	745	763	772	775	775	775	782	795	804	817	831
Western Hills Elementary School	528	52	427	452	486	504	539	570	580	583	585	588	590	593
ELEMENTARY TOTALS (K-5)	5,084	336	4,183	4,342	4,519	4,679	4,822	4,980	5,102	5,244	5,394	5,538	5,707	5,882
Elementary Percent Change			1.65%	3.80%	4.08%	3.54%	3.06%	3.28%	2.45%	2.78%	2.86%	2.67%	3.05%	3.07%
Elementary Absolute Change			68	159	177	160	143	158	122	142	150	144	169	175
Bonham Middle School	750	0	644	624	619	644	653	670	685	707	709	711	714	718
Lamar Middle School	700	0	535	527	557	580	628	648	693	719	736	763	796	827
Travis Science Academy	775	0	640	649	662	670	693	715	739	764	790	818	847	877
JUNIOR HIGH SCHOOL TOTALS	2,225	0	1,819	1,800	1,838	1,894	1,974	2,033	2,117	2,190	2,235	2,292	2,357	2,422
Junior High School Percent Change			-2.68%	-1.04%	2.11%	3.05%	4.22%	2.99%	4.13%	3.45%	2.05%	2.55%	2.84%	2.76%
Junior High School Absolute Change			-50	-19	38	56	80	59	84	73	45	57	65	65
Temple High School	2,500	0	2,271	2,333	2,336	2,320	2,309	2,345	2,403	2,473	2,578	2,673	2,760	2,839
Edwards Academy	150	0	110	107	107	107	107	107	107	107	107	107	107	107
HIGH SCHOOL TOTALS	2,650	0	2,381	2,440	2,443	2,427	2,416	2,452	2,510	2,580	2,685	2,780	2,867	2,946
High School Percent Change			-0.25%	2.48%	0.12%	-0.65%	-0.45%	1.49%	2.37%	2.79%	4.07%	3.54%	3.13%	2.76%
High School Absolute Change			-6	59	3	-16	-11	36	58	70	105	95	87	79
Wheatley Alternative			78	82	82	82	82	82	82	82	82	82	82	82
DISTRICT TOTALS	9,959	336	8,461	8,665	8,883	9,083	9,295	9,548	9,812	10,097	10,397	10,693	11,014	11,333
District Percent Change			0.69%	2.41%	2.52%	2.25%	2.33%	2.72%	2.76%	2.90%	2.97%	2.85%	3.00%	2.90%
District Absolute Change			58	204	218	200	212	253	264	285	300	296	321	319

Yellow box = Max Building Capacity (Does not include Portable Bldg. Capacities)



Key Takeaways

Enrollment Trends



- Unemployment rate in Killeen-Temple MSA has returned to pre-pandemic trends
- The district has 17 actively building subdivisions with over 1,340 lots available to build on
- TISD has 5 future subdivisions with over 4,800 lots in the planning stages
- Groundwork is underway on nearly 280 lots within 3 subdivisions
- Temple ISD is forecasted to enroll more than 9,800 students by 2027/28 and more than 11,300 by 2032/33