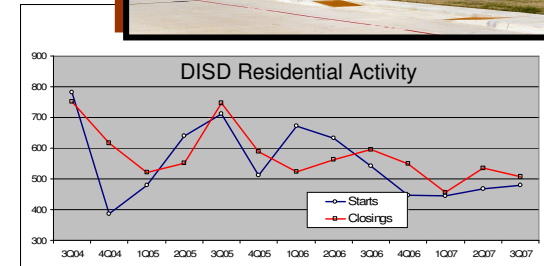


Welcome
 Welcome
 Welcome
 Welcome



*Today's Vision....
 Tomorrow's
 Reality
 Planning for Our
 Future Growth*



Denton Independent School District Growth Profile

& Planning Parameters

May 13, 2008





Denton ISD Planning Resources

Government

Federal Censuses Data

US Dept. of Education

Texas Censuses Data

Texas Education Agency

North Central Texas Council of Governments

Denton County Planning & Development

Denton County Planning & GIS Division

Denton Central Appraisal District

Local Jurisdictions –

City of Denton, Corinth, Bartonville,
Shady Shores, Double Oak, Oak Point,
Little Elm, Argyle, Lincoln Park,
Cross Roads

Local Resource –

Real Estate Organizations, Foundations,
Community & Civic Organizations

Educational Institutions/Services

University of North Texas

Texas Woman's University

North Central Texas College

Regional Educational Service Center - XI

Consultants

Residential & School Strategies – Provides Fortune 500 companies with growth & economic forecasting. Provides DISD with residential & student projection data.

Architectural

VLK Architects – Secondary Facilities

SHW Architects – Elementary Facilities

Charter Builders – Construction of Facilities

Technology & Software

Pentamation – Student Data Management Systems

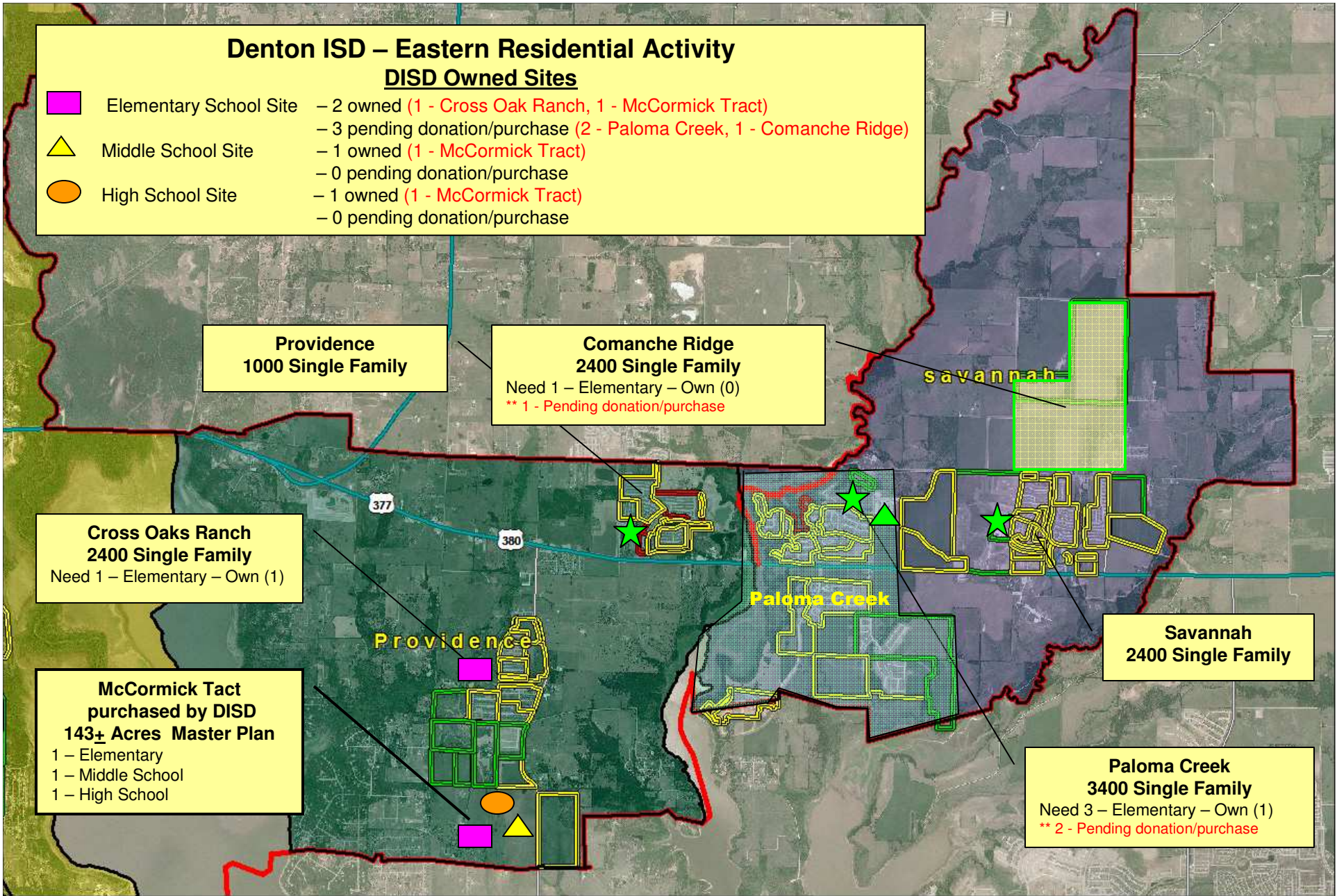
Educational Logistics – Demographic & Planning Systems

Arc View Geographical Management Systems

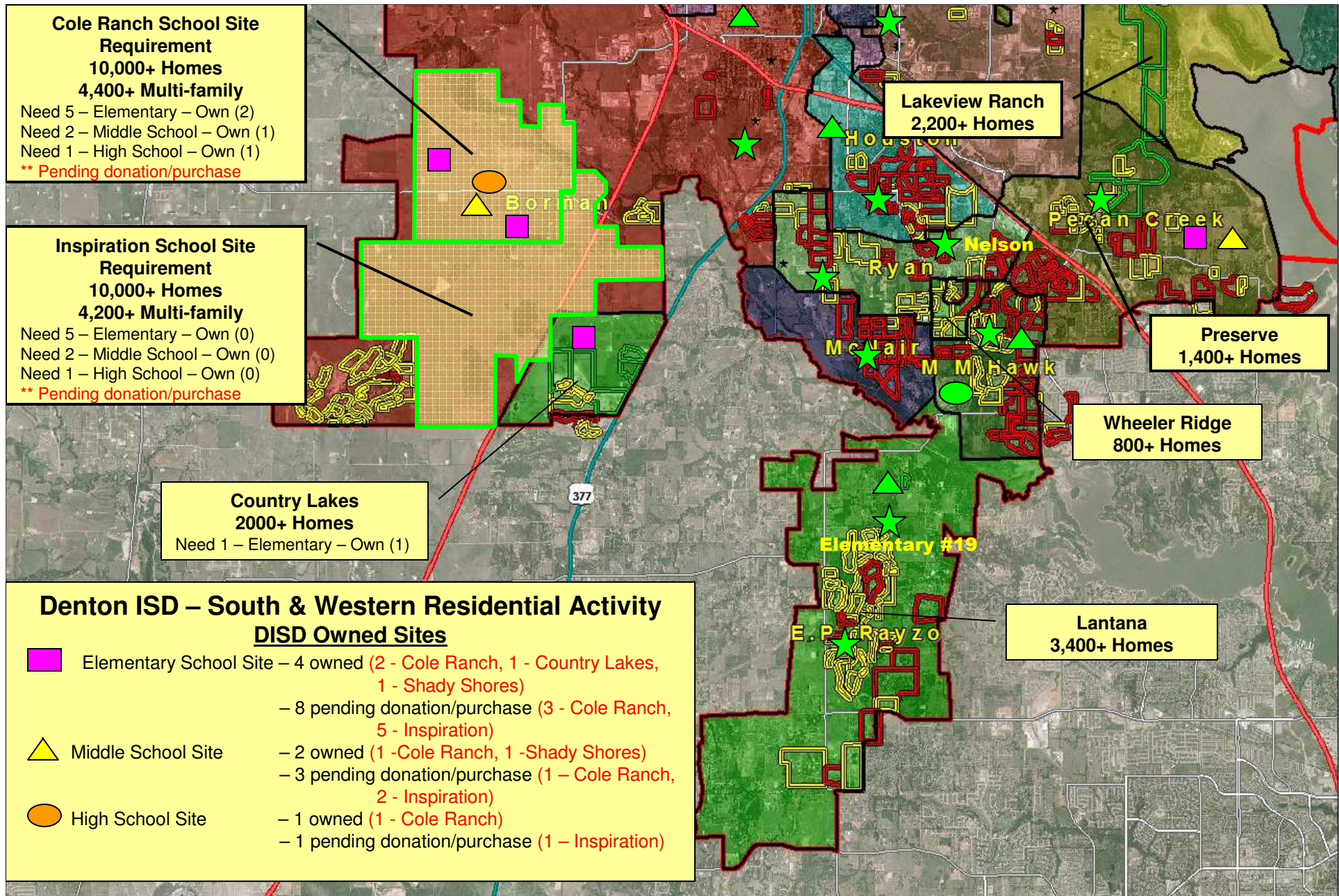
Denton ISD – Eastern Residential Activity

DISD Owned Sites

- Elementary School Site – 2 owned (1 - Cross Oak Ranch, 1 - McCormick Tract)
– 3 pending donation/purchase (2 - Paloma Creek, 1 - Comanche Ridge)
- Middle School Site – 1 owned (1 - McCormick Tract)
– 0 pending donation/purchase
- High School Site – 1 owned (1 - McCormick Tract)
– 0 pending donation/purchase



Development Activity Built-out Active Future



Development Activity Built-out Active Future

Denton ISD – Northern Residential Activity

DISD Owned Sites

- Elementary School Site – 0 owned
 - 14 pending donation/purchase (10 - Craver Ranch, 4 - Hills of Denton)
- Middle School Site – 1 owned (1 - CH Collins)
 - 5 pending donation/purchase (4 - Craver Ranch, 1 - Hills of Denton)
- High School Site – 0 owned
 - 2 pending donation/purchase (2 - Craver Ranch)

Craver Ranch 20,000 Homes

Need 10+ – Elementary – Own (0)
 Need 4 – Middle School – Own (0)
 Need 2 – High School – Own (0)
**** Pending donation/purchase**

Hills of Denton 7000 Homes

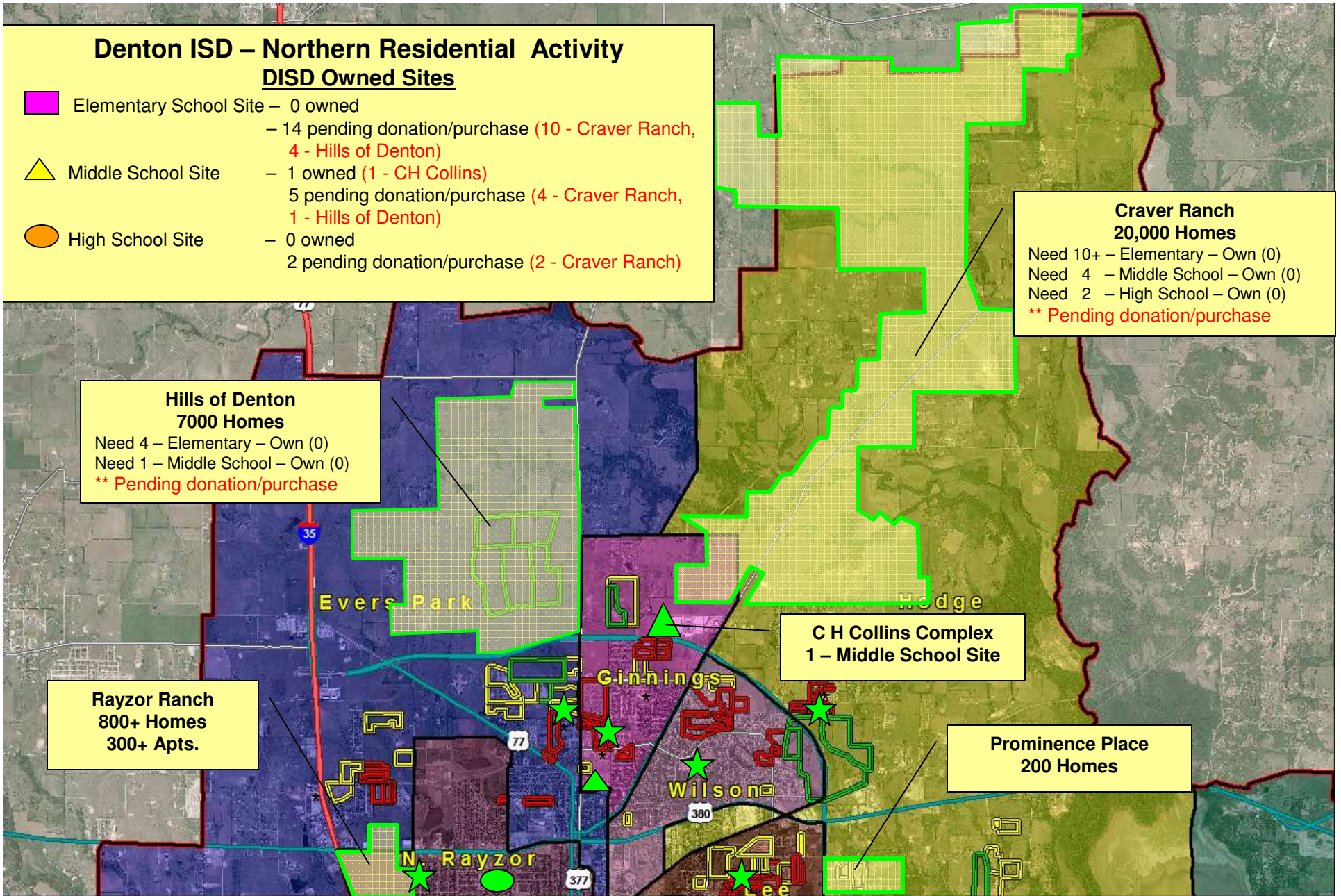
Need 4 – Elementary – Own (0)
 Need 1 – Middle School – Own (0)
**** Pending donation/purchase**

Rayzor Ranch
800+ Homes
300+ Apts.

C H Collins Complex
1 – Middle School Site

Prominence Place
200 Homes

Development Activity Built-out Active Future





DISD – 180 Sq. Miles
Fast Growth
School District

Campuses:

- *Elementary – 18 (1- Open 2008)
- *Middle School – 5 (1- Open 2008)
- *High School – 4
- *Advanced Tech. Ctr. – 1
- *Early Child Ed. Center – 1
- *Alternative Ed. Program – 1

Projected Student Growth

Year	Students
2006-07	19,800
2007-08	21,100
2008-09	22,600
2009-10	24,100
2010-11	25,600
2011-12	27,100
2012-13	28,600
2013-14	30,100
2014-15	31,600
2015-16	33,100
2016-17	34,600
2017-18	36,100
2018-19	37,600
2019-20	39,100

40,000+ Students by 2020

Residential Activity
Historical

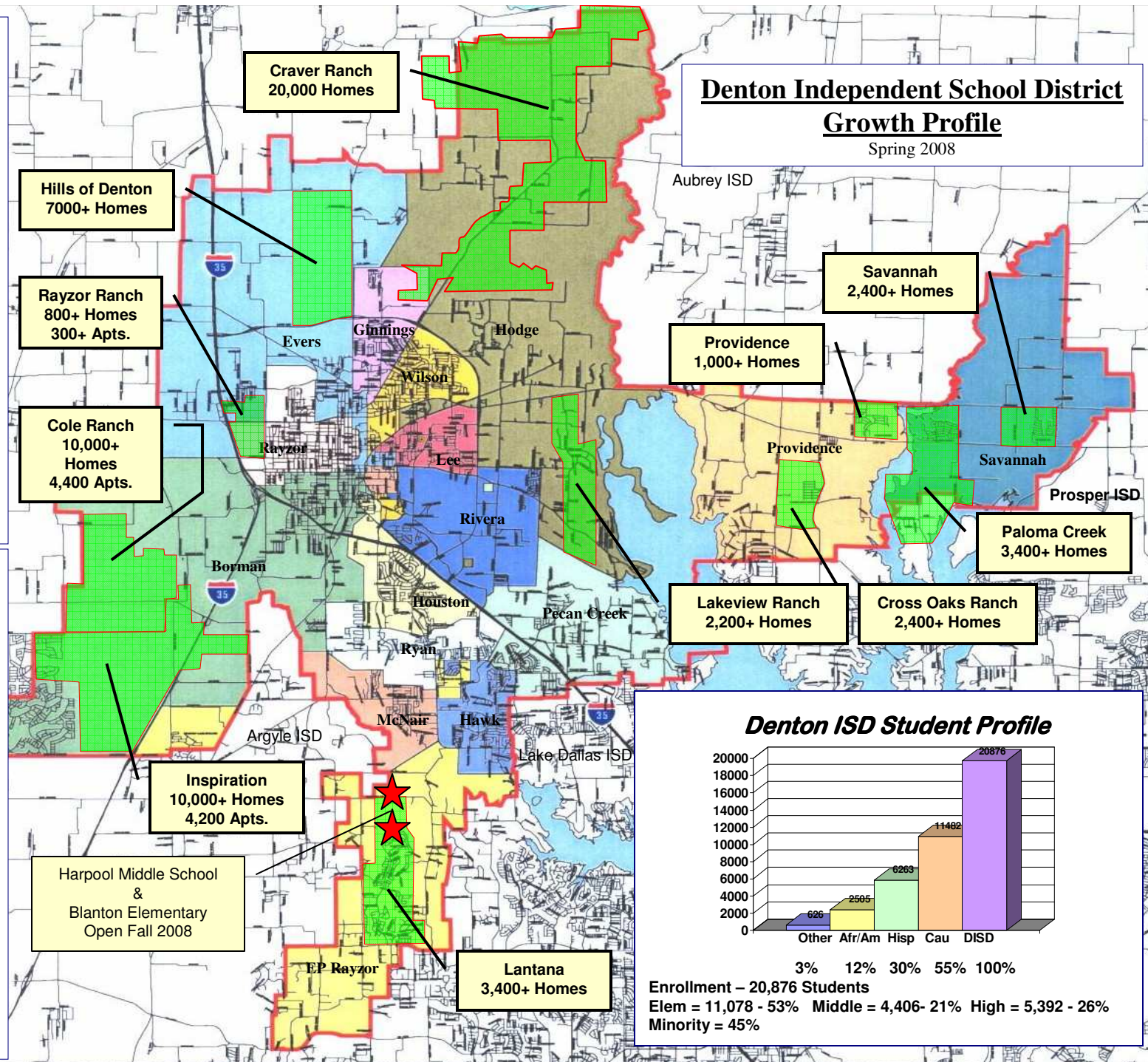
Year	Starts	Close
2000 -	1366	1324
2001 -	1565	1499
2002 -	1714	1740
2003 -	2304	2022
2004 -	2583	2516
2005 -	2342	2405
2006 -	2297	2232
2007 -	1695	1973

Projected New Home Starts

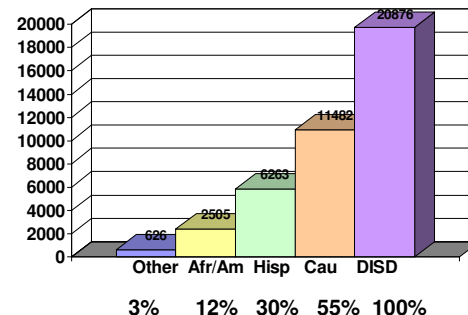
Year	Starts
2008 -	2000
2009 -	2500
2010 -	2500
2011 -	2500
2012 -	2500
2013 -	2500
2014 -	2500
2015 -	2500
2016 -	2500
2017 -	2500
2018 -	2500

Total 27,000+ Homes

70,000 Homes = 35+ Years



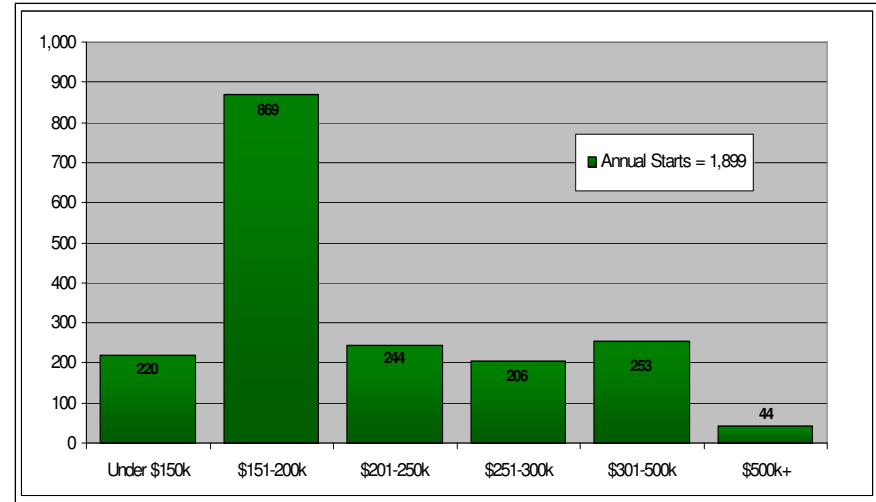
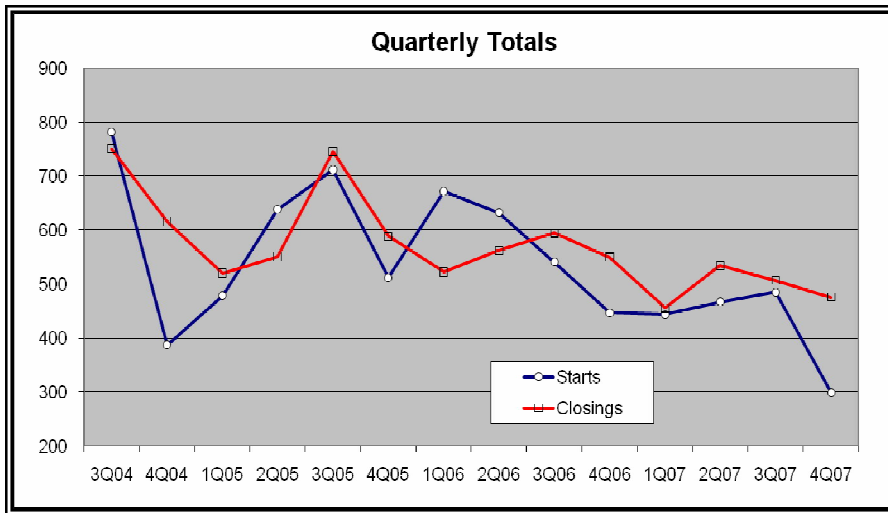
Denton ISD Student Profile



Enrollment – 20,876 Students
 Elem = 11,078 - 53% Middle = 4,406- 21% High = 5,392 - 26%
 Minority = 45%



Denton ISD New Housing Activity

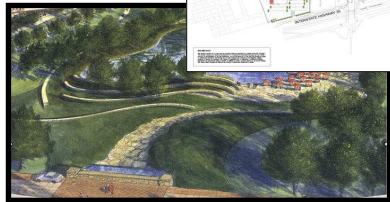


Starts	2003	2004	2005	2006	2007
1Qtr	404	609	479	672	444
2Qtr	648	805	639	633	467
3Qtr	572	782	712	541	485
4Qtr	680	387	512	447	299
Total	2,304	2,583	2,342	2,293	1,695

Closings	2003	2004	2005	2006	2007
1Qtr	356	510	520	523	456
2Qtr	497	639	551	562	534
3Qtr	589	751	746	595	507
4Qtr	580	616	589	550	476
Total	2,022	2,516	2,406	2,230	1,973

Price Range Analysis & Lot Supply

- Annual Average Start Price \$ 230,307
- Annual Median Start Price \$ 190,358
- 3Q07 Average Start Price \$ 239,092
- Vacant Lot Supply 4,918 lots (30.5 months)
- Future Lot Supply 4,674 lots (2.4 months)



Commercial, Retail, Medical, Hospitality, Distribution & Industrial



Tetra Point Fuels



Port 35 North



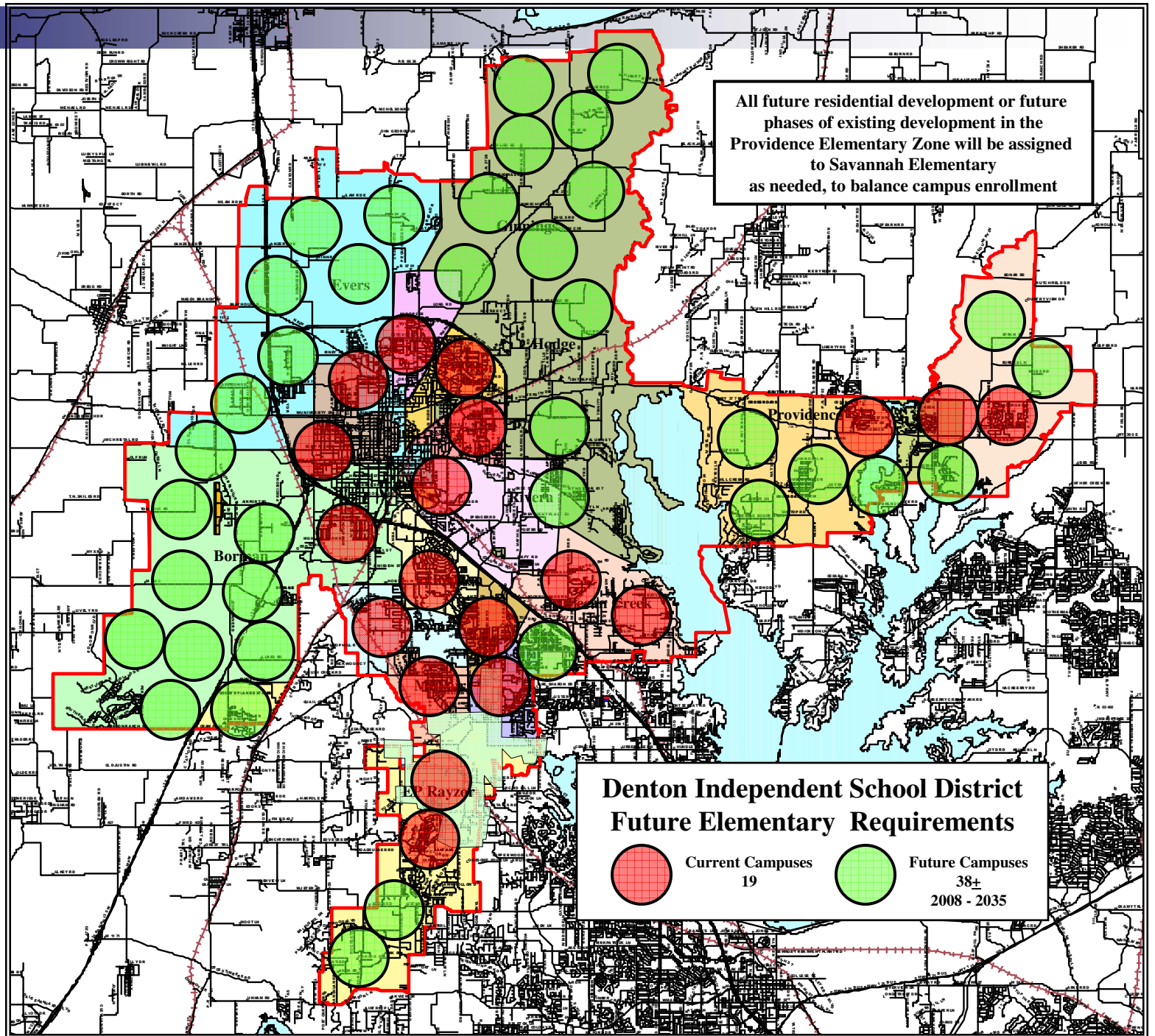
DISD

Future Elementary School Requirements 2008-2035

Projected Residential Activity

40,000 Homes 2008 - 2020

30,000 Homes 2020 - 2035





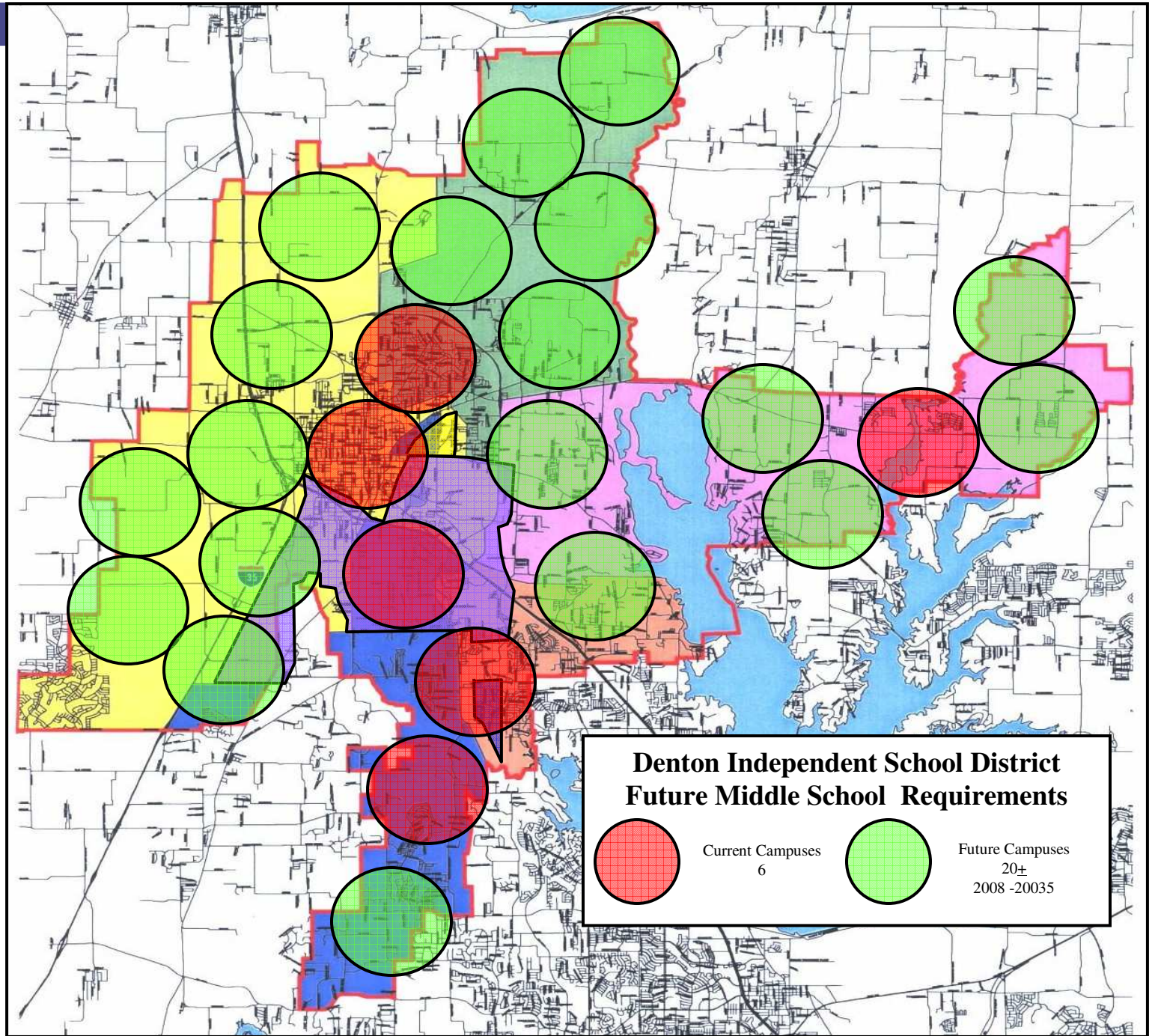
DISD

Future Middle School Requirements 2008-2035

Projected Residential Activity

40,000 Homes 2008 - 2020

30,000 Homes 2020 - 2035





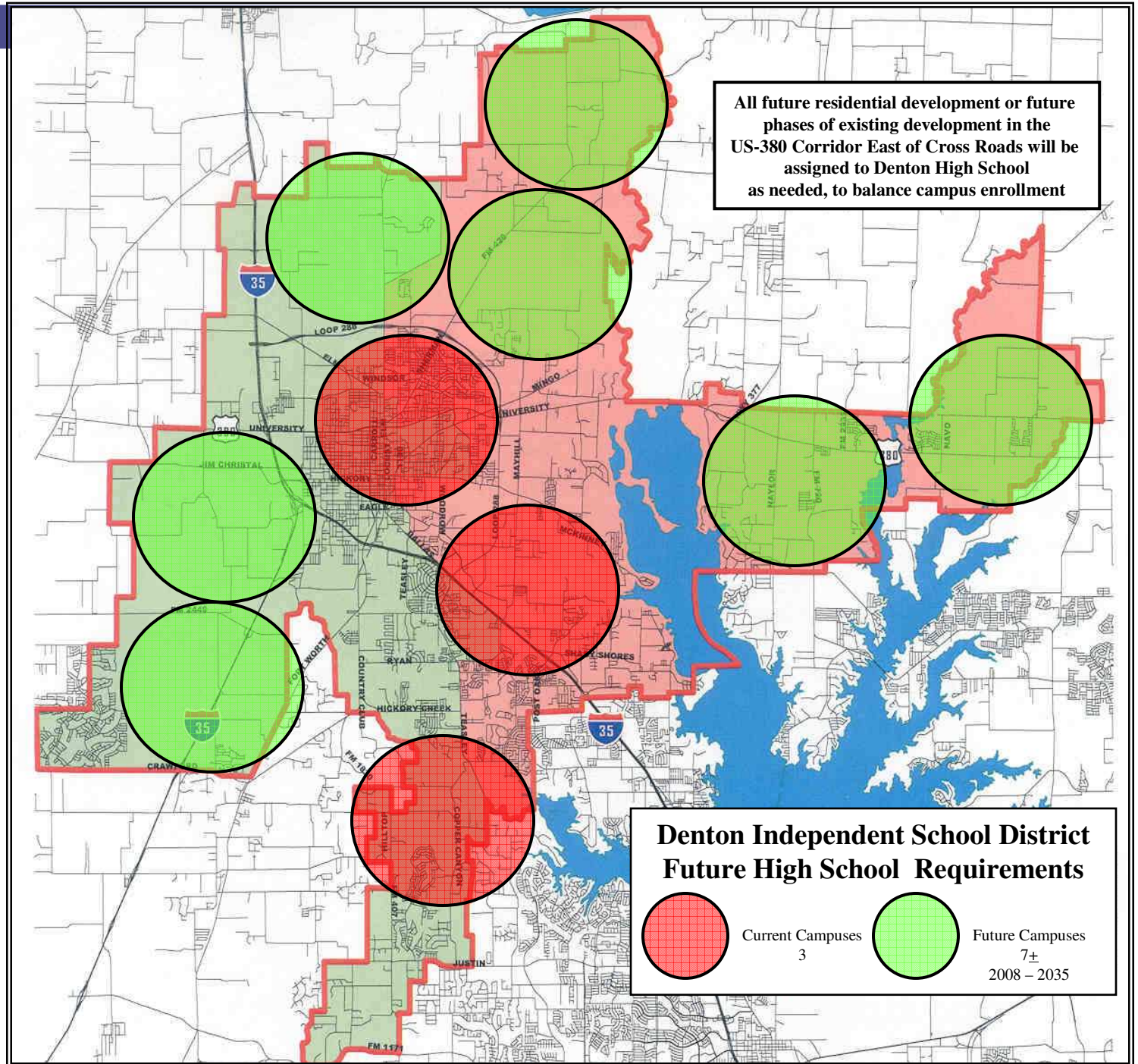
DISD

Future High School Requirements 2008-2035

Projected Residential Activity

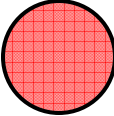
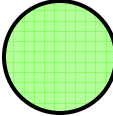
40,000 Homes 2008 - 2020

30,000 Homes 2020 - 2035



All future residential development or future phases of existing development in the US-380 Corridor East of Cross Roads will be assigned to Denton High School as needed, to balance campus enrollment

**Denton Independent School District
Future High School Requirements**

	Current Campuses 3		Future Campuses 7± 2008 - 2035
---	-----------------------	---	--------------------------------------



Denton Independent School District

2007 Bond Residential Activity, Enrollment & Facility Profile

*Today's Vision....
Tomorrow's Reality*

December 14, 2007

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Year	Bond Prog.	Home Activity	Elem. Pk-5	Elem Cap. 650	Middle 6-8	Middle Cap. 1000	High 9-12	High Cap. 2000	Early Educ.	Support Facilities	Total Pop.	Total Growth	Total % Growth
2000-01	1996	1324	6574	0	3138	0	3465	0	269	0	13446	421	3%
2001-02	1999	1499	6979	#11 WS Ryan	3258	0	3645	0	274	AWSYC	14156	710	5%
2002-03	1999	1740	7380	#12 EP Rayzor	3465	#4 COMS	4004	0	300	0	15149	993	7%
2003-04	1999	2083	8003	#13 Pecan Crkj	3594	0	4054	0	300	Natatorium	15951	802	5%
2004-05	2002	2516	8619	#14 Providence	3693	0	4320	0	300	CH Collins	16932	981	6%
2005-06	2002	2405	9468	#15 Hawk	3863	0	4725	#3 GHS	300	0	18356	1424	8%
2006-07	2002	2232	10162	#16 Savannah	4146	#5 Navo	5132	GHS Phase 2	300	ATC & PDC	19740	1384	8%
2007-08	2004	2000	10883	#17LAN #18Pal	4431	0	5486	0	300	0	21100	1360	7%
2008-09	2004	2200	11625	#19 Lantana	4725	#6 Lantana	5850	0	300	ECD Ctr	22500	1400	7%
2009-10	2004	2400	12420	#20 ShadyShore	5040	0	6240	#4 Design	300	0	24000	1500	7%
2010-11	2007	2500	13268	#21	5376	0	6656	0	300	0	25600	1600	7%
2011-12	2007	2500	14116	#22	5712	0	7072	0	300	0	27200	1600	6%
2012-13	TBD	2500	14964	#23	6048	#7	7488	#4	300	0	28800	1600	6%
2013-14	TBD	2500	15812	#24	6384	0	7904	0	300	0	30400	1600	6%
2014-15	TBD	2500	16660	#25 - #26	6720	0	8320	0	300	0	32000	1600	5%
2015-16	TBD	2500	17508	#27	7056	#8	8736	0	300	0	33600	1600	5%
2016-17	TBD	2500	18356	#28	7392	0	9152	#5	300	0	35200	1600	5%
2017-18	TBD	2500	19204	#29 - #30	7728	#9	9568	0	300	0	36800	1600	5%

Data Sources:
DISD Peims 2000 –2006
DISD Projections 2007-2018
Residential & School Strategies (Residential Activity Data - December 2007, Graduated Factor - .64)