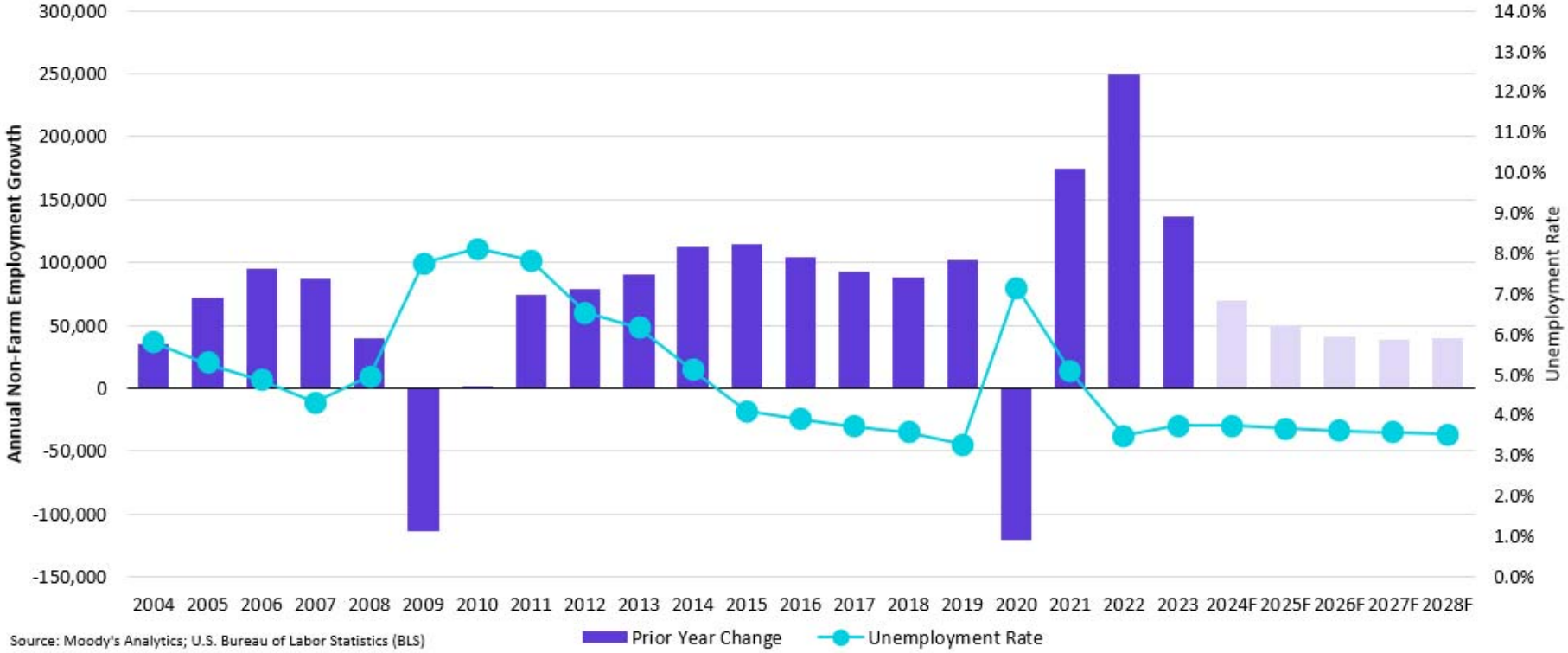
Zonda™
Education

Denton
Independent
School
District

1Q24

Demographic Report

DFW MSA Employment Growth

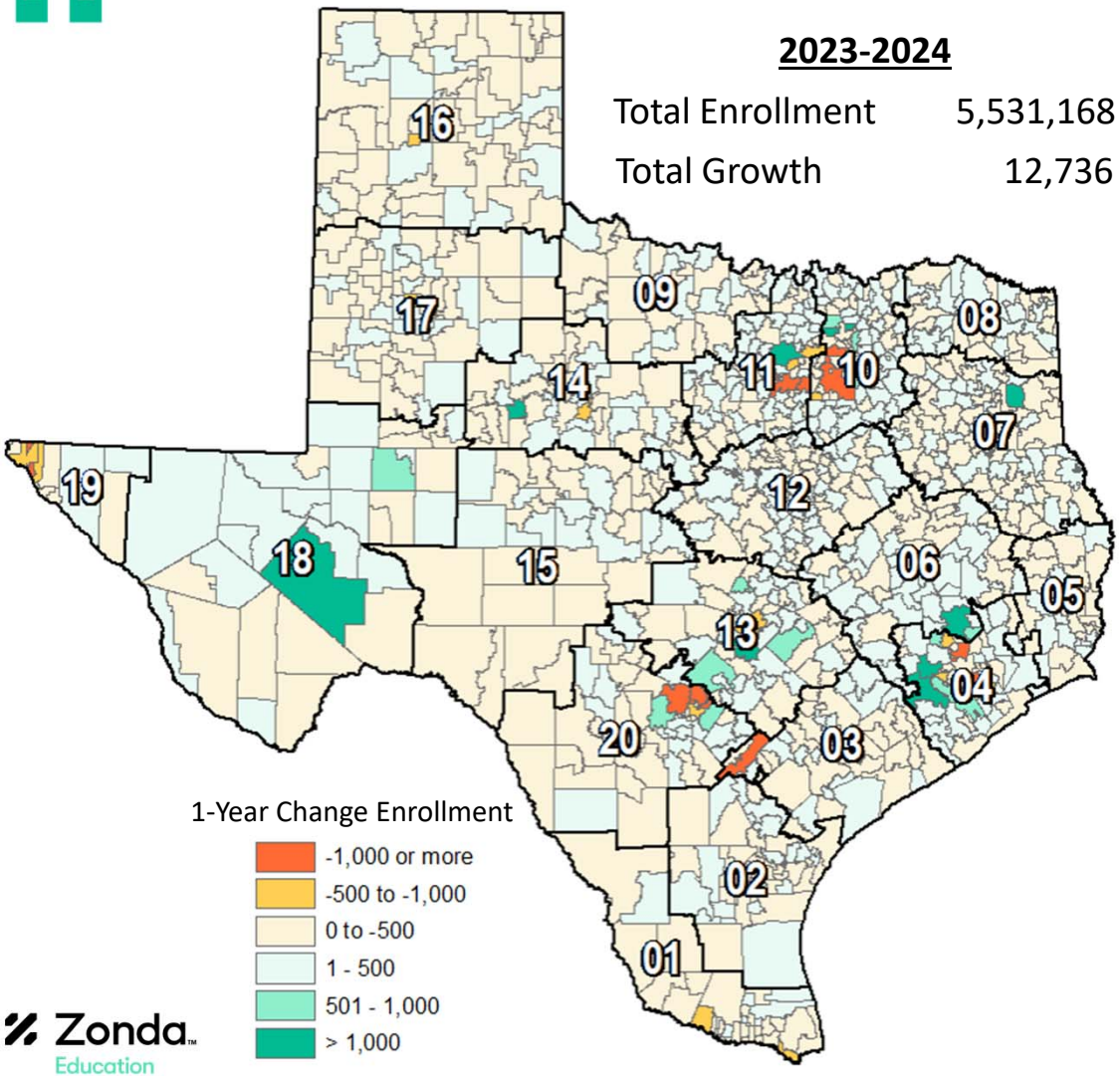


Source: Moody's Analytics; U.S. Bureau of Labor Statistics (BLS)

Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area - Moody's Analytics Five-Year Forecast

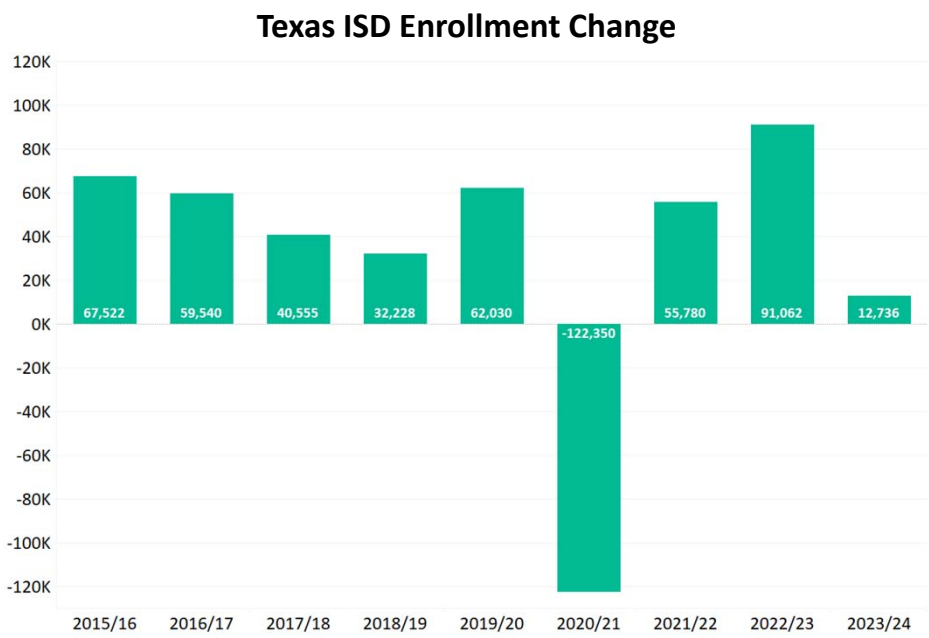
Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024F	2025F	2026F	2027F	2028F
Non-Farm Employment	3,286,642	3,401,558	3,505,750	3,598,550	3,686,275	3,788,017	3,667,750	3,841,775	4,091,775	4,228,642	4,298,115	4,348,171	4,388,968	4,427,350	4,467,563
Prior Year Change	111,883	114,917	104,192	92,800	87,725	101,742	(120,267)	174,025	250,000	136,867	69,473	50,057	40,796	38,382	40,213
Annual % Change	3.5%	3.5%	3.1%	2.6%	2.4%	2.8%	-3.2%	4.7%	6.5%	3.3%	1.6%	1.2%	0.9%	0.9%	0.9%
Unemployment Rate	**5.1%**	**4.1%**	**3.9%**	**3.7%**	**3.6%**	**3.3%**	**7.2%**	**5.1%**	**3.5%**	**3.8%**	**3.8%**	**3.7%**	**3.6%**	**3.6%**	**3.6%**

State Enrollment Trends



2023-2024

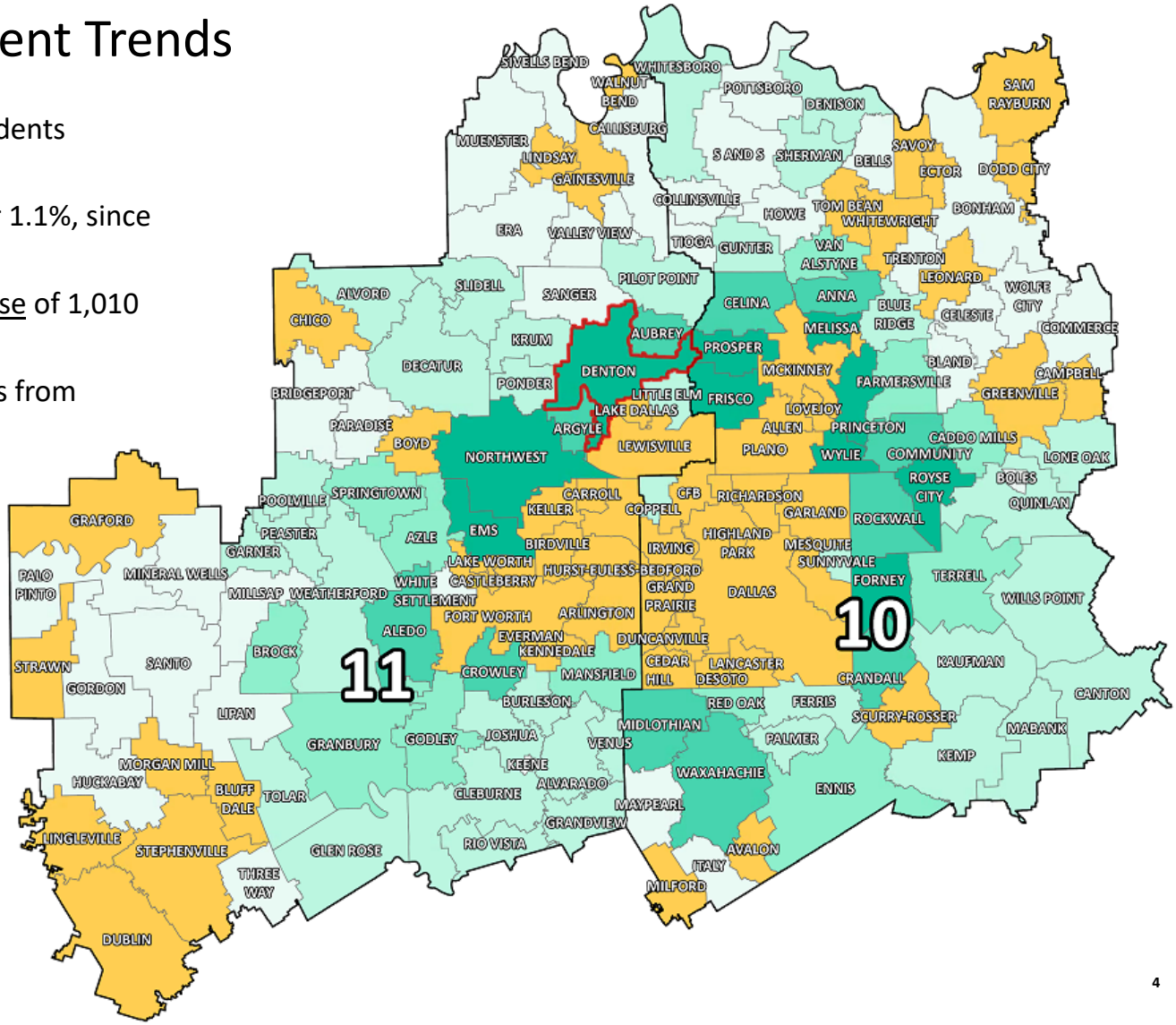
Total Enrollment	5,531,168
Total Growth	12,736



Zonda Education

Region 10 & 11 Enrollment Trends

- Denton ISD enrollment <u>increased</u> by 2,697 students between 2018/19 and 2023/24 (8.9%).
- DISD enrollment <u>increased</u> by 345 students, or 1.1%, since 2022/23
- <u>Region 11</u> has seen a 5-year enrollment <u>increase</u> of 1,010 students (0.2% growth).
- Student enrollment <u>declined</u> by 1,377 students from 2022/23, in <u>Region 11</u> (-0.2% growth).



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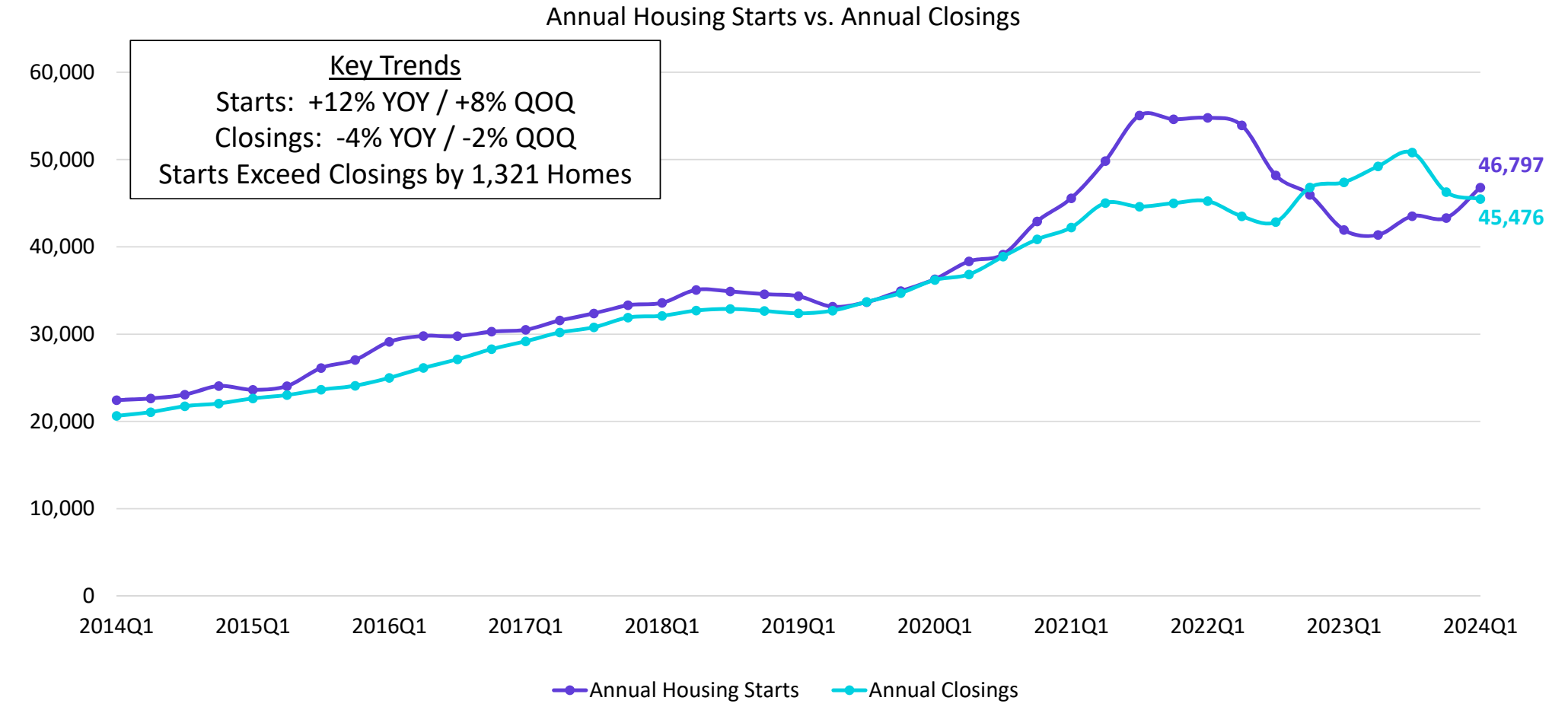
DFW New Home Starts & Closings



Source: Zonda

Zonda Education

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DFW New Home Ranking Report

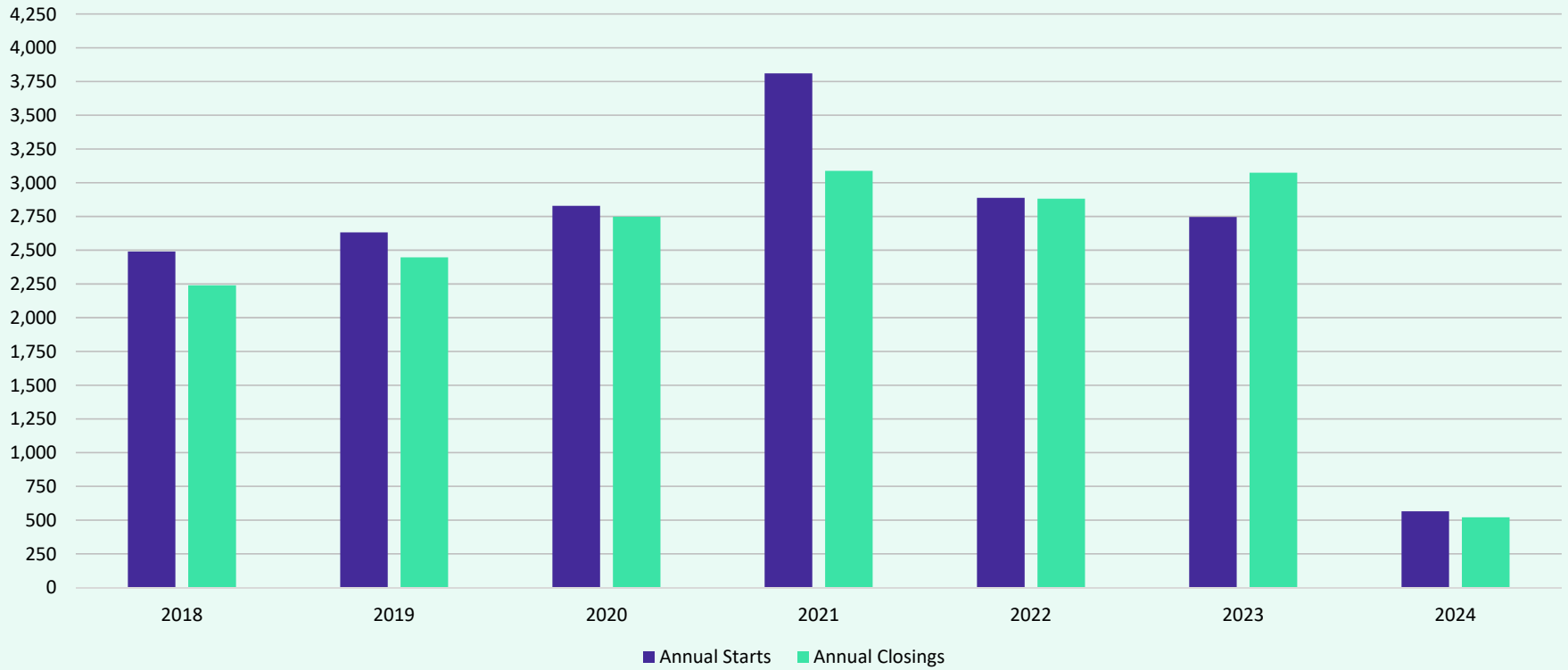
ISD Ranked by Annual Closings – 1Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,419	3,113	1,941	3,783	39,513
2	PROSPER ISD	2,820	2,960	1,705	2,857	17,661
3	**DENTON ISD**	**2,862**	**2,913**	**1,643**	**3,444**	**27,921***
4	PRINCETON ISD	2,696	2,196	1,513	3,923	11,204
5	EAGLE MOUNTAIN-SAGINAW ISD	2,162	2,006	1,247	1,752	11,840
6	MCKINNEY ISD	2,070	1,660	1,455	2,899	9,172
7	FORNEY ISD	1,818	1,543	1,181	4,364	22,815
8	MELISSA ISD	1,284	1,408	605	1,185	2,048
9	CROWLEY ISD	1,292	1,353	711	2,596	14,171
10	DALLAS ISD	825	1,349	1,229	1,886	5,261
11	ROYSE CITY ISD	1,229	1,291	635	2,113	12,704
12	AUBREY ISD	1,314	1,207	564	1,213	8,072
13	ROCKWALL ISD	873	1,124	708	3,562	12,129
14	MANSFIELD ISD	975	1,040	690	2,595	6,611
15	FRISCO ISD	997	1,016	665	2,292	8,353
16	ANNA ISD	1,194	997	679	1,584	9,836
17	CELINA ISD	959	924	648	2,122	39,245
18	COMMUNITY ISD	1,340	906	823	2,565	10,264
19	GARLAND ISD	780	854	492	1,097	1,999
20	MIDLOTHIAN ISD	968	839	616	2,556	11,107

** Based on additional Zonda Education housing research*
*** Totals **DO NOT** include Age-restricted communities*

Zonda Education

District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	555	572	516	960	845	461	565
2Q	801	617	748	1084	714	822	
3Q	563	686	684	1,005	512	784	
4Q	571	757	880	761	817	679	
Total	**2,490**	**2,632**	**2,828**	**3,810**	**2,888**	**2,746**	**565**

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	561	495	626	639	617	803	521
2Q	563	572	726	936	708	853	
3Q	561	678	756	727	563	787	
4Q	555	701	640	786	993	631	
Total	**2,240**	**2,446**	**2,748**	**3,088**	**2,881**	**3,074**	**521**

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	10	5	17	6	10	10	40	323
ALEXANDER	3	0	6	0	1	1	45	501
BELL	33	0	46	29	2	3	2	0
BLANTON	2	0	8	0	2	2	0	0
BORMAN	352	62	361	47	136	151	319	15,573
CROSS OAKS	1	0	3	0	0	0	0	648
EP RAYZOR	52	10	34	7	34	40	184	0
EVERS PARK	336	91	361	47	229	237	261	677
GINNINGS	0	0	0	0	0	0	8	0
HAWK	7	0	17	0	0	0	52	98
HODGE	128	31	112	24	51	54	26	1,660
HOUSTON	56	12	47	14	18	20	74	35
MARTINEZ	188	28	206	43	77	92	17	71
MCNAIR	27	0	48	0	0	0	0	156
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	54
PALOMA CREEK	245	50	316	48	123	132	368	621
PECAN CREEK	15	4	3	3	11	12	13	25
PROVIDENCE	481	153	302	81	271	285	951	3,071
RIVERA	0	0	0	0	0	0	55	173
RYAN	25	6	56	7	20	29	61	31
SANDBROCK RANCH	480	48	413	97	287	303	259	494
SAVANNAH	84	13	91	15	69	73	107	16
SHULTZ	0	0	0	0	0	0	0	0
STEPHENS	54	12	44	11	34	37	140	119
UNION PARK	86	7	159	8	34	43	169	0
GRAND TOTAL*	**2,862**	**565**	**2,913**	**521**	**1,508**	**1,643**	**3,444**	**27,921**

***Does NOT include age-restricted communities**

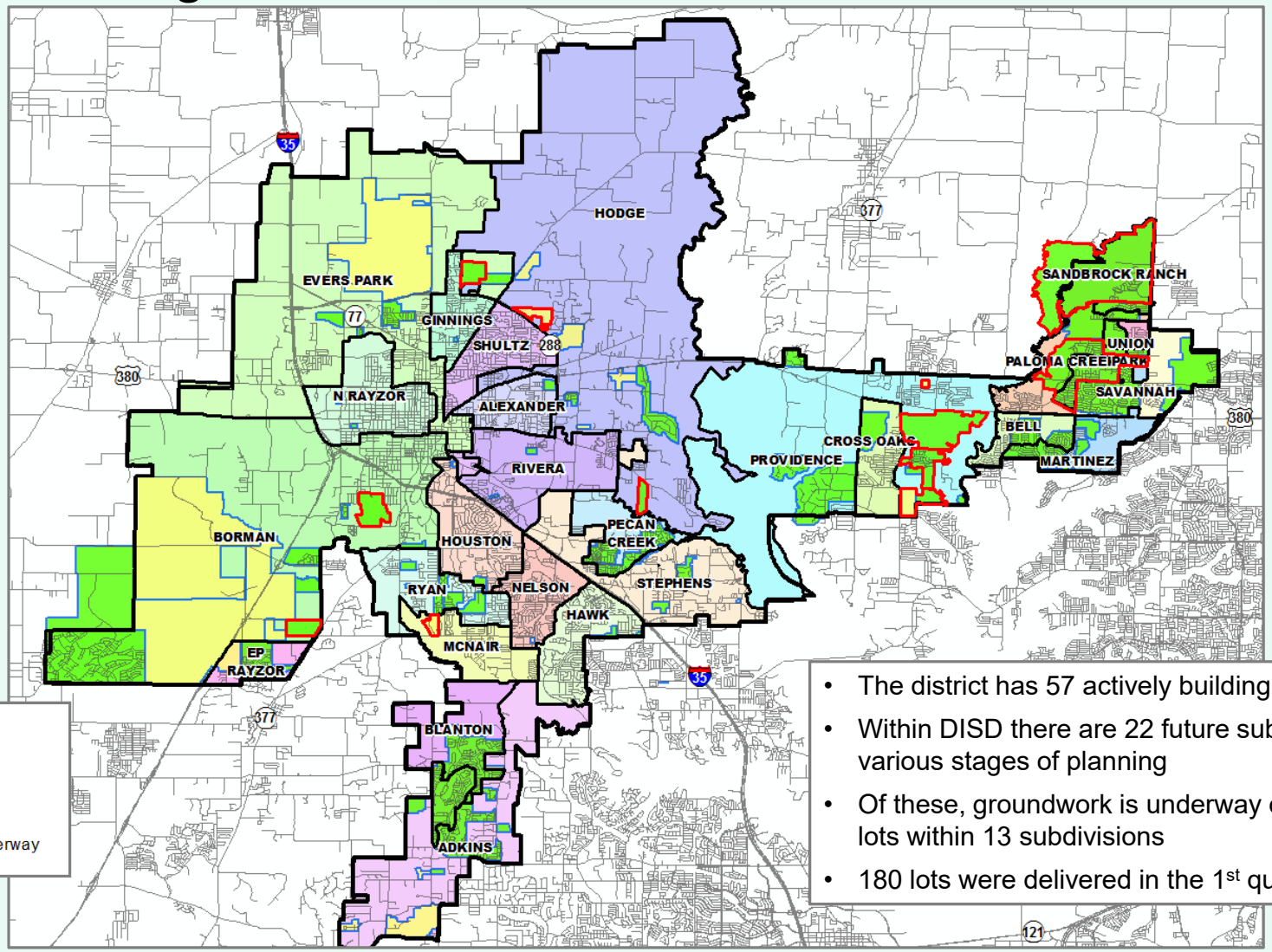
Highest activity in the category

Second highest activity in the category

Third highest activity in the category

Zonda Education

District Housing Overview



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

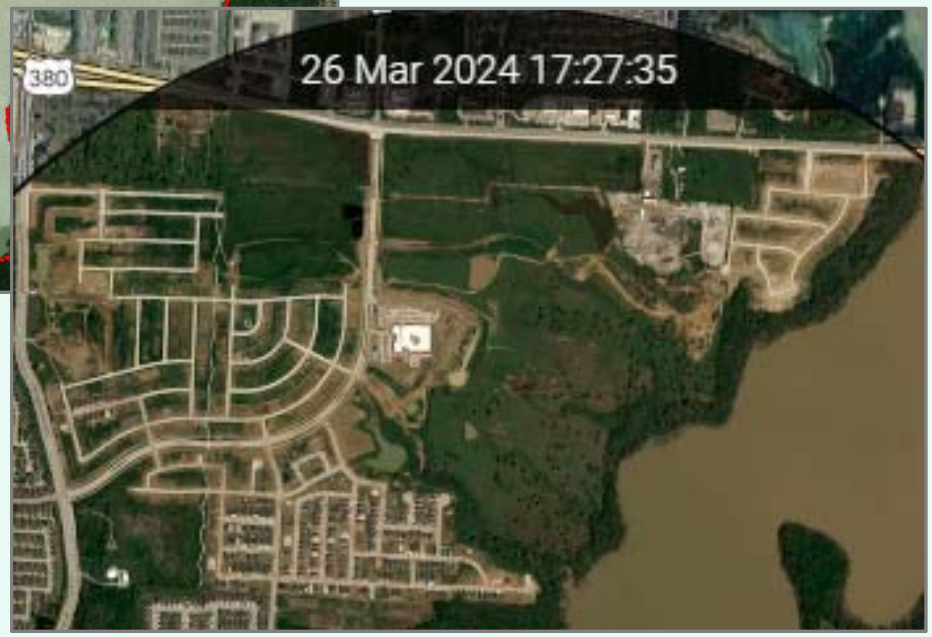
- The district has 57 actively building subdivisions
- Within DISD there are 22 future subdivisions in various stages of planning
- Of these, groundwork is underway on nearly 3,000 lots within 13 subdivisions
- 180 lots were delivered in the 1st quarter

Zonda Education

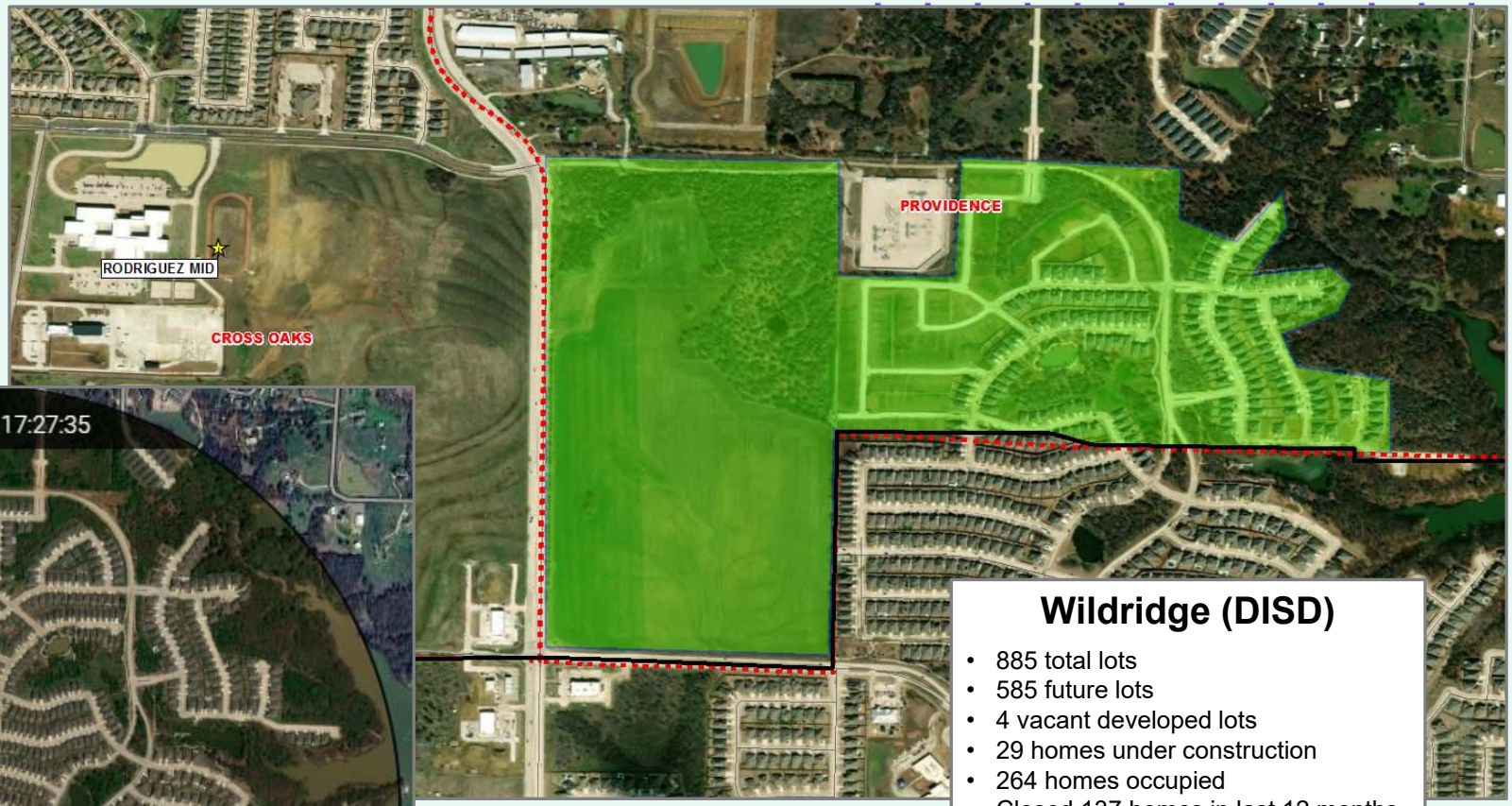
Residential Activity

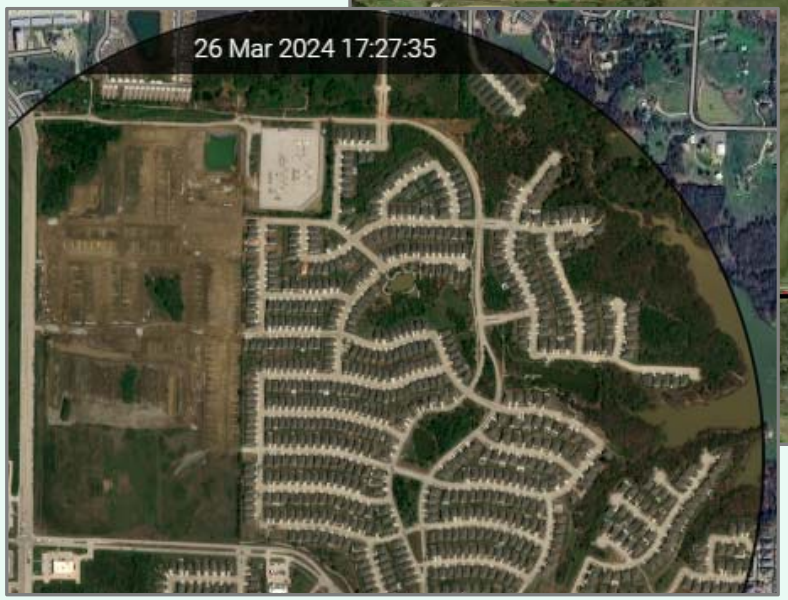
Spritias Ranch

- 2,310 total lots
- 1,251 future lots
- 833 vacant developed lots
- 190 homes under construction
- 31 homes occupied
- Started 226 homes in last 12 months, started 127 homes in 1Q24
- First homes closed 1Q24
- Groundwork underway on 217 lots in Phase 2
- Streets are being paved for 180 lots in Phase 3
- $391K+



Residential Activity

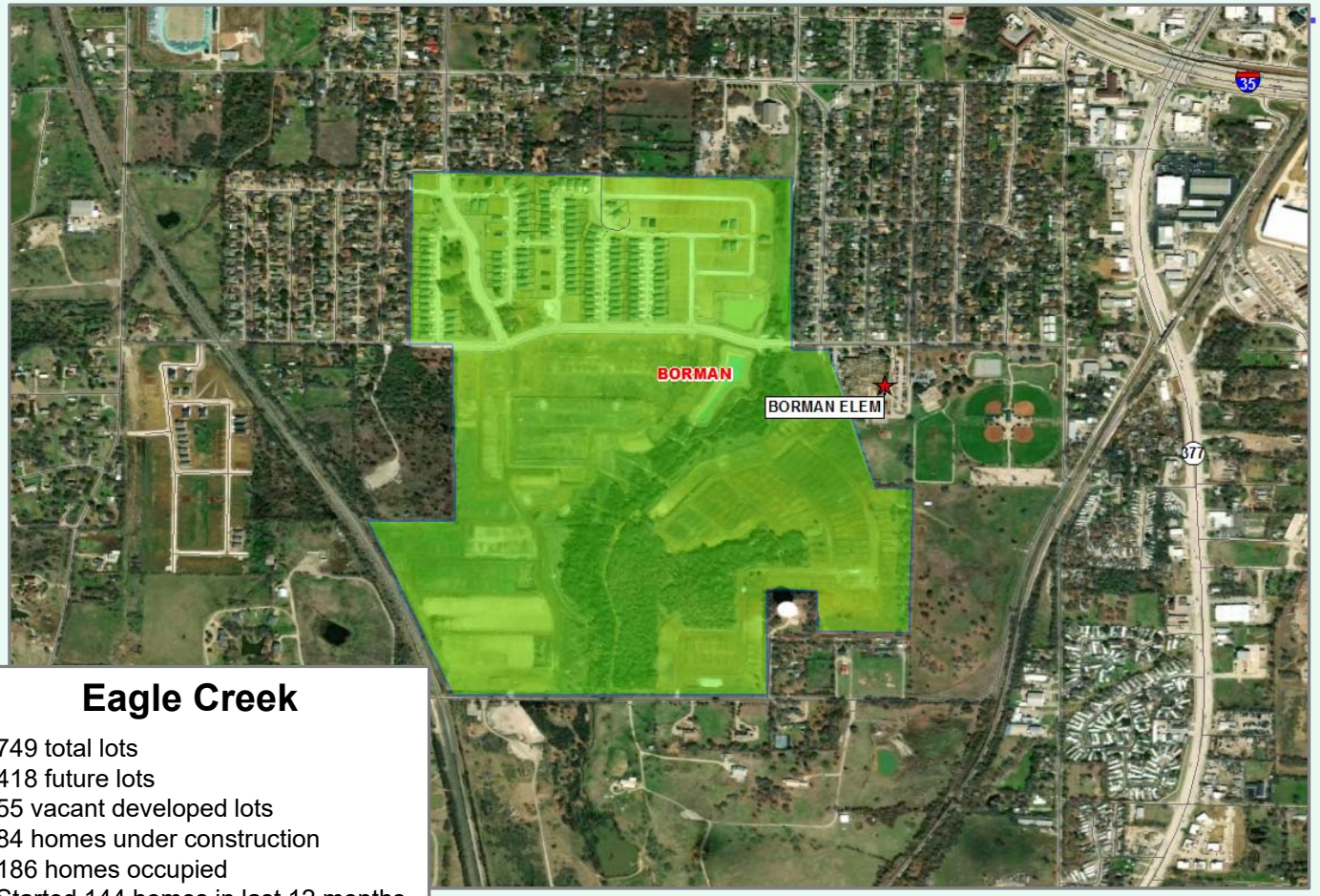




Wildridge (DISD)

- 885 total lots
- 585 future lots
- 4 vacant developed lots
- 29 homes under construction
- 264 homes occupied
- Closed 137 homes in last 12 months, closed 23 homes in 1Q24
- Groundwork underway on 375 lots in Phase 7 & 8; streets being paved
- $400K - $600K

Residential Activity



Eagle Creek

- 749 total lots
- 418 future lots
- 55 vacant developed lots
- 84 homes under construction
- 186 homes occupied
- Started 144 homes in last 12 months, started 36 homes in 1Q24
- Groundwork underway on remaining lots, streets being cut & paved
- DR Horton
- $398K+

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Residential Activity

Kings Way

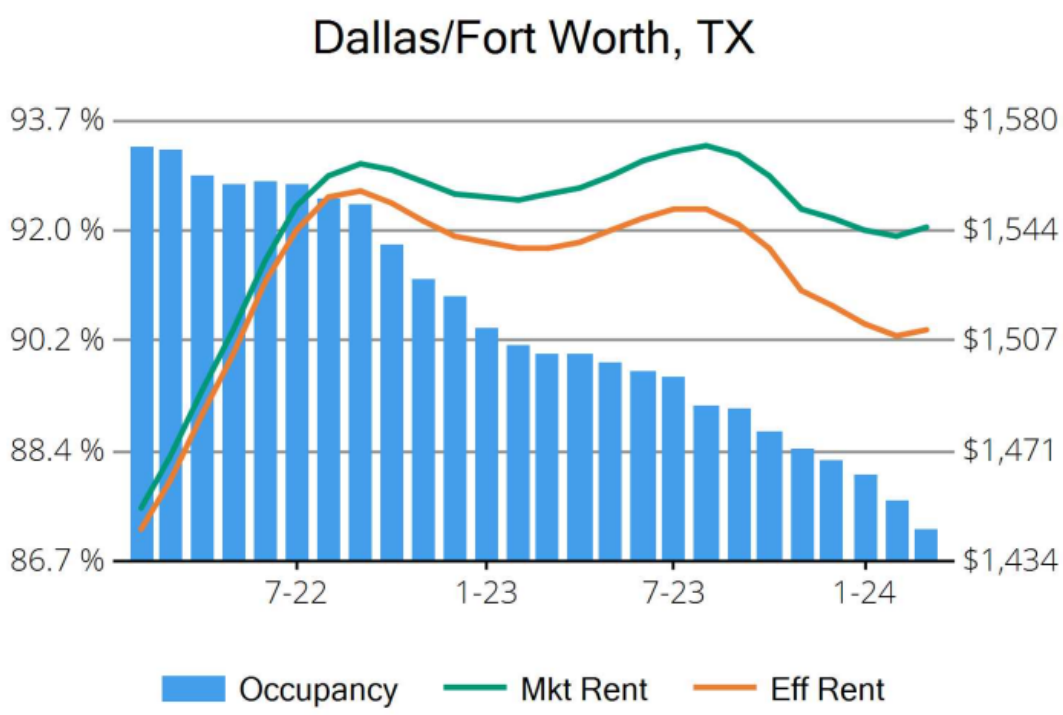
- 328 total future lots
- Groundwork underway on Phase 1 (190 lots)
- Anticipate delivery fall 2024

Zonda Education

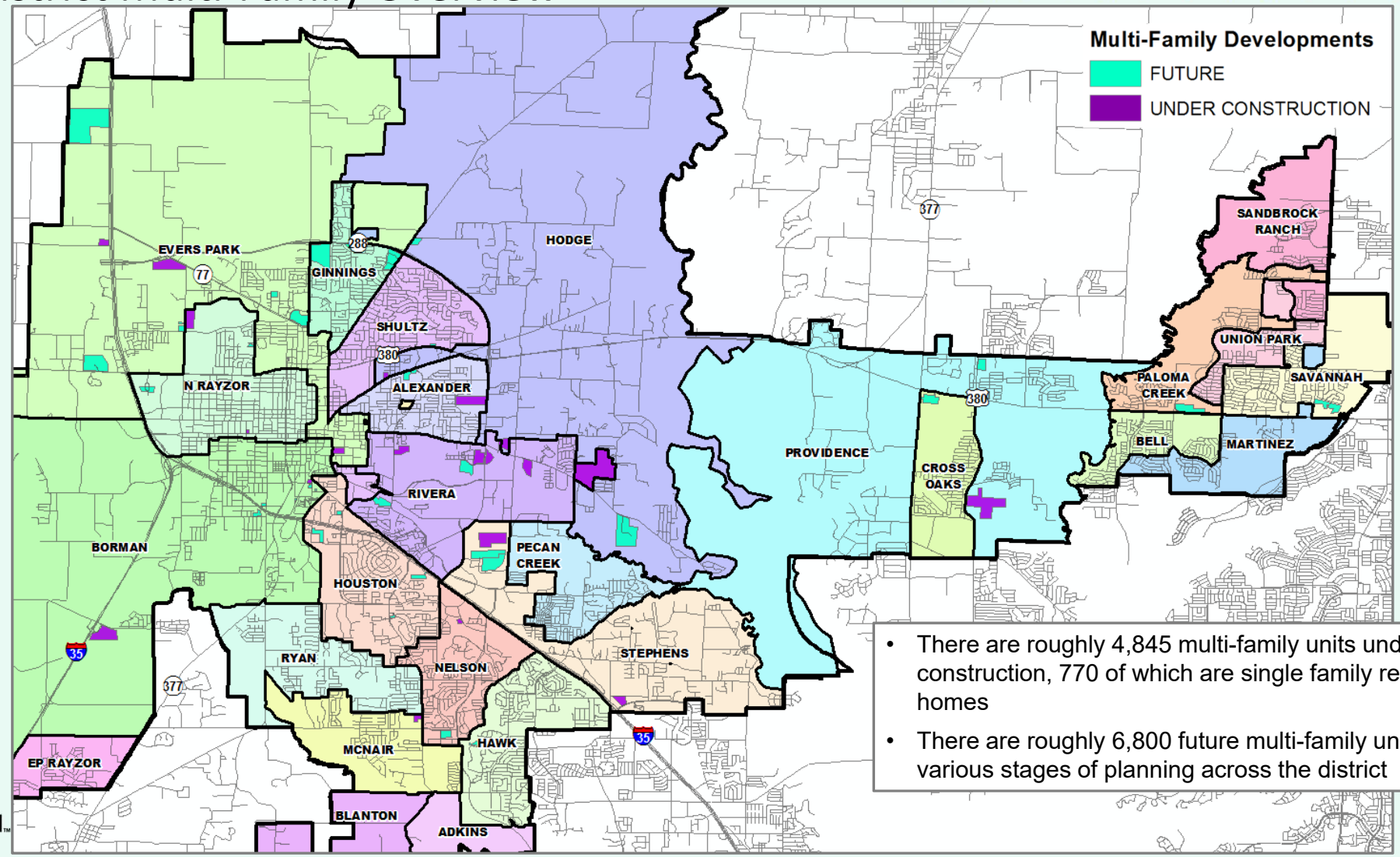
Housing Market Trends: Multi-family Market- March 2024

Stabilized and Lease-up Properties

Conventional Properties	Mar 2024	Annual Change
Occupancy	87.2	-3.1%
Unit Change	36,983	
Units Absorbed (Annual)	9,959	
Average Size (SF)	876	+0.3%
Asking Rent	$1,545	-0.7%
Asking Rent per SF	$1.76	-1.0%
Effective Rent	$1,511	-1.7%
Effective Rent per SF	$1.72	-2.1%
% Offering Concessions	33%	+87.2%
Avg. Concession Package	6.0%	+14.1%



District Multi-Family Overview



- There are roughly 4,845 multi-family units under construction, 770 of which are single family rental homes
- There are roughly 6,800 future multi-family units in various stages of planning across the district

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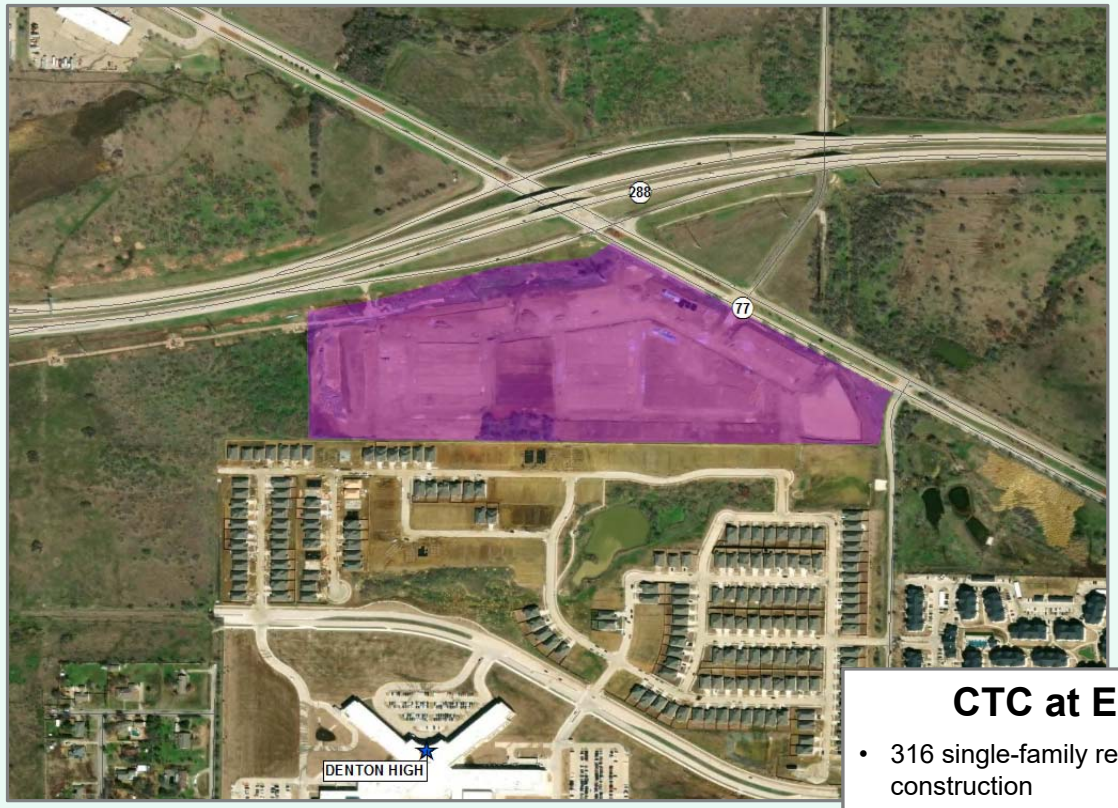
Multi-Family Activity



CTC at Elm

- 316 single-family rentals under construction
- Estimated lease date July 2024

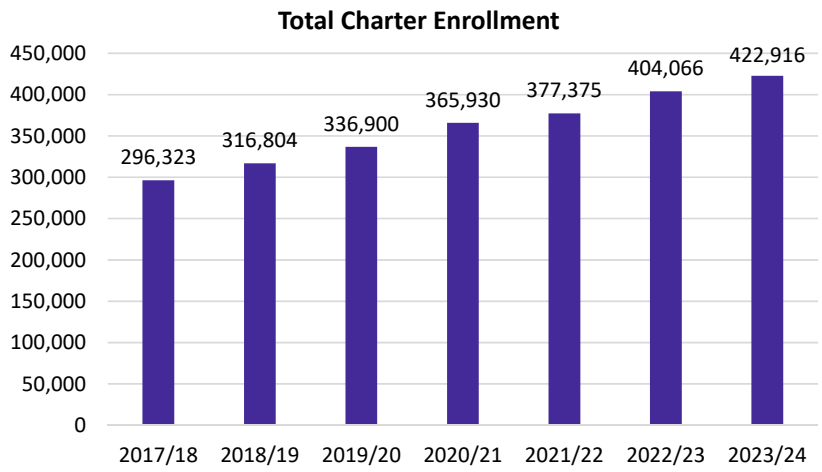
TEA Transfer Report

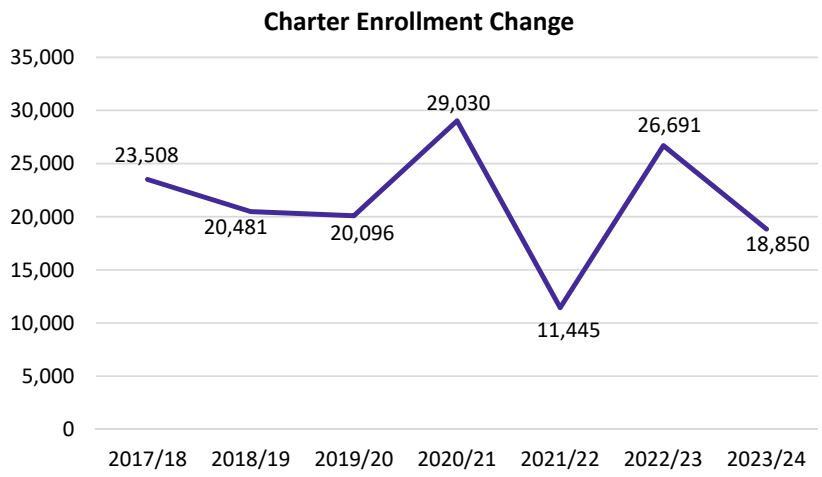
Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Argyle ISD	11	15	14	13	12	14	+3
Aubrey ISD	36	33	46	57	39	52	+16
Krum ISD	17	18	27	40	44	49	+32
Lake Dallas ISD	20	20	42	53	61	57	+37
Little Elm ISD	18	22	32	28	22	21	+3
Northwest ISD	3	12	17	19	24	23	+20
Ponder ISD	3	17	10	11	3	3	+0
Sanger ISD	13	17	33	43	49	57	+44
Total Transfers In*	**176**	**183**	**288**	**388**	**353**	**408**	**+232**

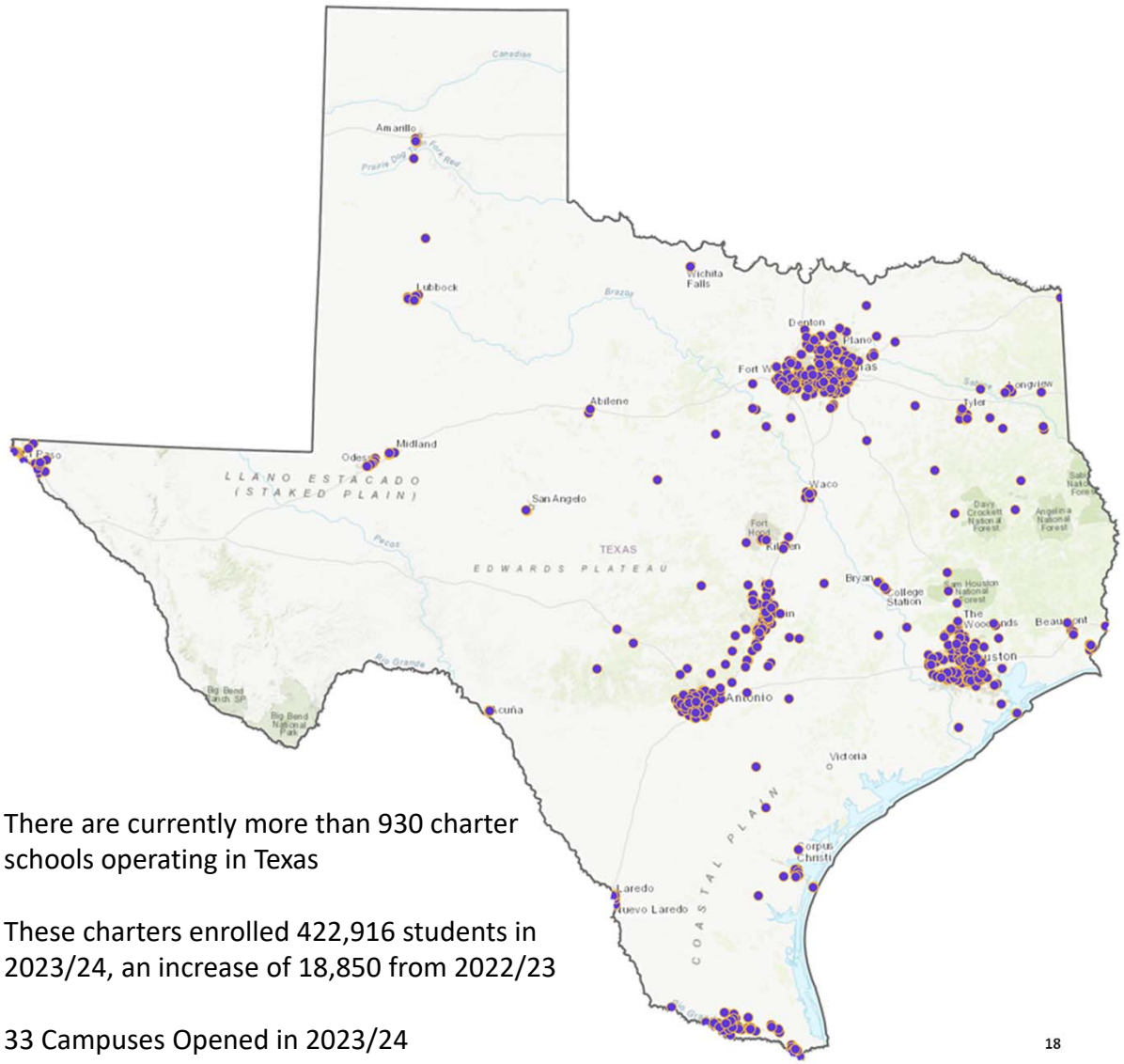
Transfers Out To:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Argyle ISD	83	81	82	98	99	89	+6
Aubrey ISD	102	125	146	125	120	98	-4
Brazos River Charter School	3	33	22	10	3	0	-3
Carrollton-Farmers Branch ISD	23	28	33	36	36	31	+8
Frisco ISD	110	123	144	154	175	182	+72
Hallsville ISD	24	55	81	105	122	123	+99
Krum ISD	23	29	19	20	37	50	+27
Lake Dallas ISD	301	322	339	383	367	349	+48
Leadership Prep School	57	93	116	130	138	197	+140
Lewisville ISD	195	252	308	354	375	416	+221
Little Elm ISD	59	70	72	97	98	108	+49
North Texas Collegiate Academy	225	263	212	256	309	306	+81
Prosper ISD	45	55	65	67	109	120	+75
Sanger ISD	26	17	26	24	18	24	-2
Texas College Prep Academy	783	914	1,044	1,166	1,304	1,377	+594
Total Transfers Out*	**2,293**	**2,718**	**2,998**	**3,325**	**3,733**	**3,930**	**+1,637**

** Totals include additional districts due to TEA rounding rules*

Charter Schools







- There are currently more than 930 charter schools operating in Texas
- These charters enrolled 422,916 students in 2023/24, an increase of 18,850 from 2022/23
- 33 Campuses Opened in 2023/24

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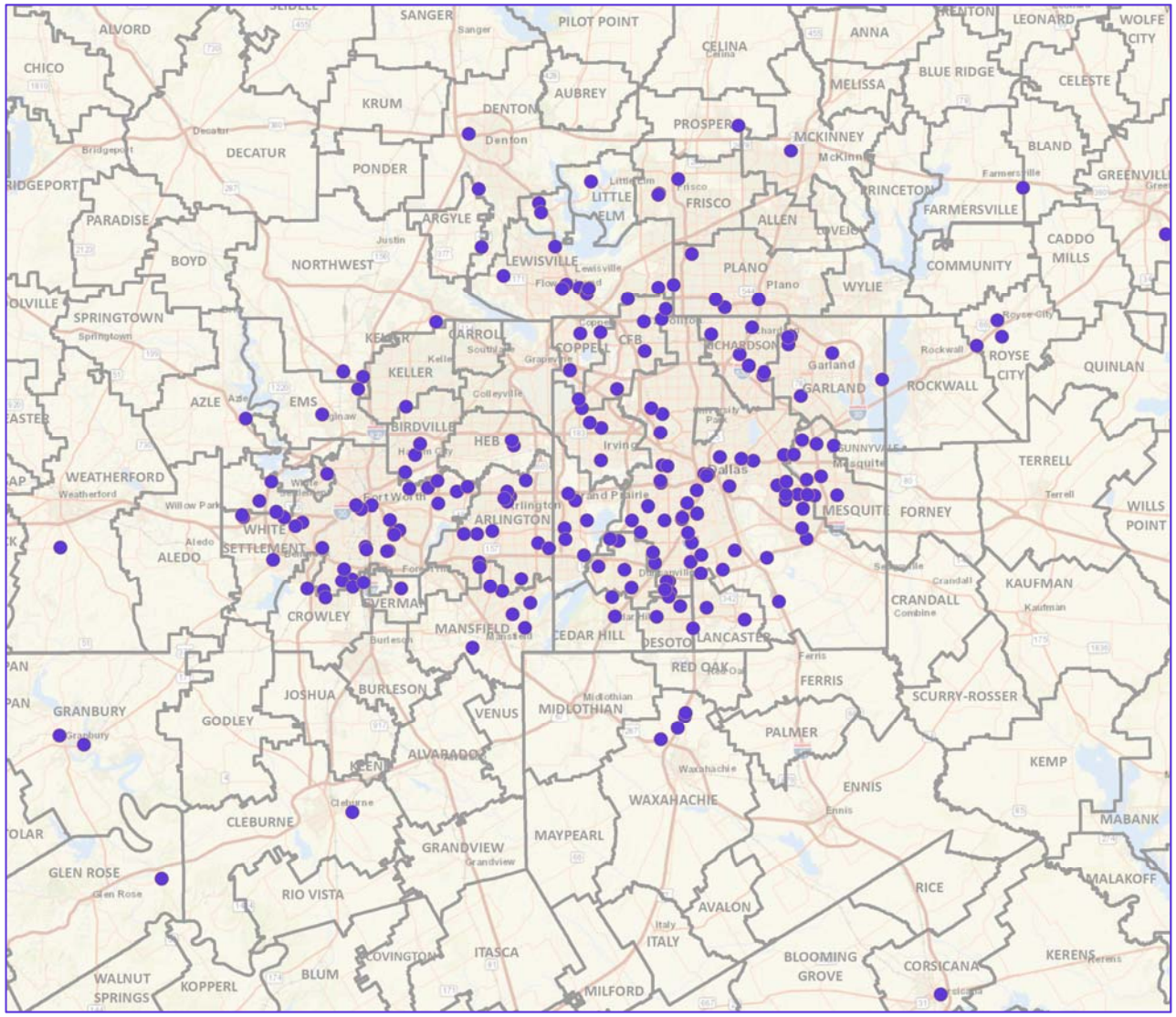
Charter Schools: Dallas-Fort Worth

There are currently over 260 charter school campuses open in the DFW Area

These campuses enrolled more than 123,000 students in 2023/24, an increase of nearly than 2,700 students over last year

12 separate campuses opened or began reporting enrollment in 2023/24



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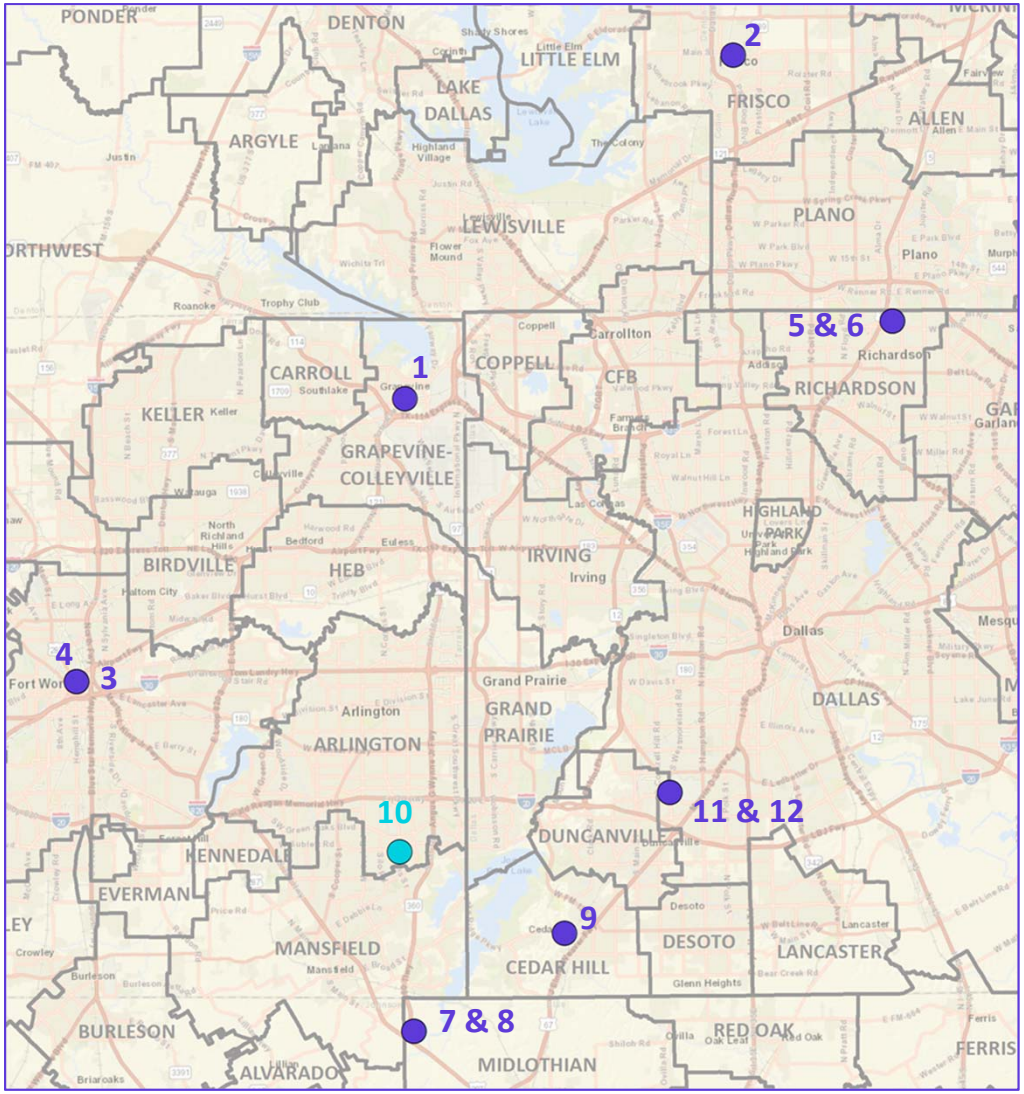
Charter Schools: Opening in Dallas-Fort Worth 2024/25

MAP ID	CAMPUS	GRADES	NOTES
1	Great Hearts Tarrant County #4*	K-12	
2	Leadership Prep School North*	K-5	Paired w/ High-Quality Campus
3	Ischool High- Fort Worth*	9-12	Virtual Academy
4	Texas College Preparatory Academy- Fort Worth*	K-12	
5	Basis Richardson Primary	K-5	
6	Basis Richardson	6-12	
7	International Leadership Of Texas Heritage	8-12	Opening Fall 2024
8	International Leadership Of Texas Heritage K-5	K-5	Opening Fall 2024
9	Village Tech Pk8	PK4-12	Will Serve 1,000 Students
10	Trinity Basin Preparatory	PK-8	Opening August 2024
11	Idea A.W. Brown Academy	K-5	Merger With A.W. Brown Charter School
12	Idea A.W. Brown College Prep	6-12	Merger With A.W. Brown Charter School

Undisclosed Address – Approximate Location on Map



Application Approved

Campus Under Construction

Zonda Education

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	2,470	2,449	2,465	2,561	2,463	2,448	2,465	2,372	2,451	2,454	2,584	2,500	2,447	33,597	692	2.1%
2025/26	149	1,355	2,446	2,612	2,530	2,545	2,638	2,547	2,459	2,531	2,449	2,539	2,461	2,519	2,444	34,226	629	1.9%
2026/27	149	1,372	2,684	2,588	2,706	2,603	2,624	2,700	2,547	2,531	2,608	2,539	2,560	2,407	2,460	35,080	854	2.5%
2027/28	149	1,507	2,727	2,815	2,669	2,772	2,682	2,696	2,734	2,625	2,619	2,702	2,566	2,506	2,358	36,126	1,047	3.0%
2028/29	149	1,528	2,751	2,864	2,881	2,711	2,847	2,763	2,711	2,813	2,704	2,704	2,720	2,507	2,454	37,106	980	2.7%
2029/30	149	1,556	2,803	2,912	2,953	2,955	2,792	2,911	2,770	2,787	2,895	2,814	2,737	2,676	2,466	38,176	1,069	2.9%
2030/31	149	1,600	2,860	2,947	2,994	3,014	3,035	2,866	2,917	2,856	2,884	3,010	2,843	2,682	2,622	39,278	1,102	2.9%
2031/32	149	1,644	2,898	3,011	3,041	3,058	3,099	3,118	2,866	3,002	2,954	2,998	3,038	2,790	2,628	40,293	1,015	2.6%
2032/33	149	1,678	2,922	3,034	3,088	3,109	3,152	3,182	3,117	2,961	3,113	3,067	3,023	2,976	2,731	41,302	1,009	2.5%
2032/34	149	1,699	2,947	3,052	3,132	3,178	3,194	3,250	3,189	3,213	3,064	3,224	3,095	2,962	2,914	42,261	960	2.3%

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

Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	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	550	527	520	525	531	530	531	533	526	521
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	678	695	730	756	762	763	772	764	753
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	283	308	313	316	322	328	332	335
Hawk Elementary School	740	660	632	605	615	612	606	608	610	611	605	599
Hill Elementary School	740			323	492	640	737	825	894	928	946	959
Hodge Elementary School	740	647	661	692	713	776	832	886	940	992	1,027	1,050
Houston Elementary School	740	529	516	521	546	546	550	558	567	580	585	594
Martinez Elementary School	740		552	568	581	586	601	600	607	606	604	614
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	582	652	710	791	803	790	781	787	787	786
Pecan Creek Elementary School	740	648	643	628	620	609	613	607	589	586	581	579
Providence Elementary School	740	700	770	527	521	518	521	528	533	534	534	537
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	679	735	777	833	858	864	863	870	868	869
Savannah Elementary School	740	743	749	761	765	757	761	758	759	762	763	765
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	826	854	872	876	873	865	851	839	835	834
Windle School For Young Child	740	302	302	318	315	345	350	353	359	366	371	374
ELEMENTARY TOTALS	21,460	15,903	16,316	16,816	17,420	18,009	18,487	19,024	19,458	20,011	20,306	20,594
Elementary Absolute Change		413	413	500	604	589	477	537	434	553	296	288
Elementary Percent Change		2.67%	2.60%	3.06%	3.59%	3.38%	2.65%	2.91%	2.28%	2.84%	1.48%	1.42%

Yellow box = exceeds capacity

Zonda Education

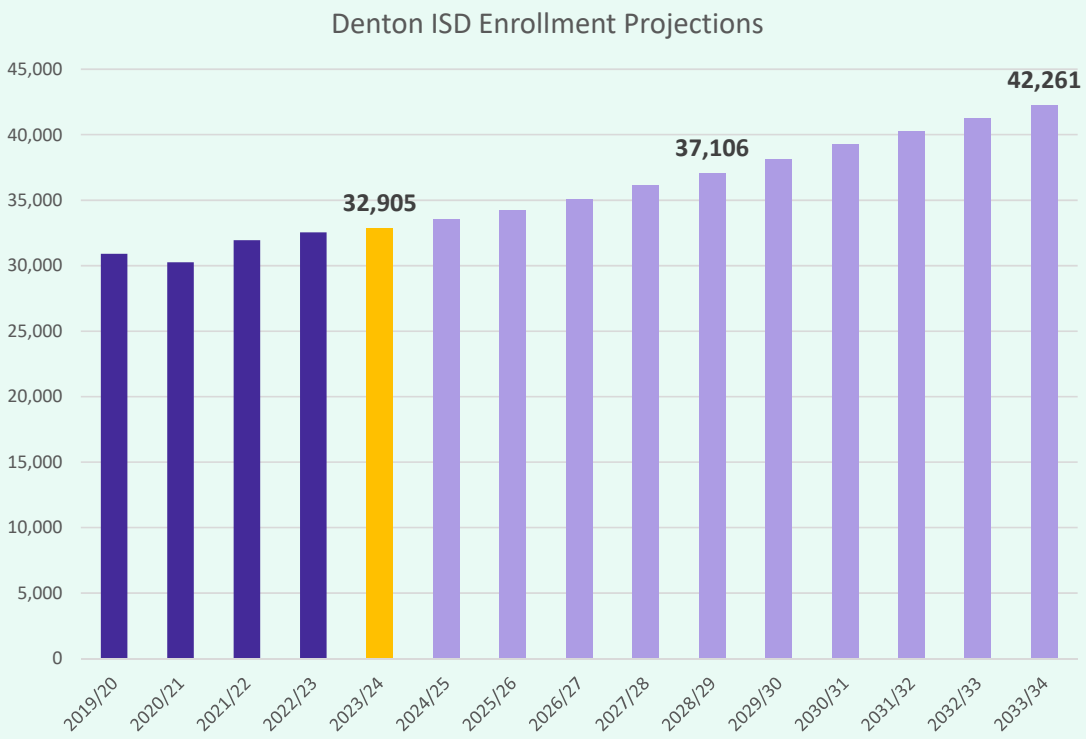
Ten Year Forecast by Secondary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	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	772	825	848	914	942	980	1,014	1,084	1,132
Cheek Middle School	1,000	738	813	897	1,015	1,143	1,199	1,224	1,226	1,215	1,237	1,251
Crownover Middle School	1,000	809	849	850	851	878	944	978	1,054	1,117	1,245	1,368
Harpool Middle School	1,000	778	828	858	892	920	920	924	954	953	954	953
McMath Middle School	1,000	782	682	685	676	647	650	662	652	644	663	687
Bette Myers Middle School	1,000	835	974	1,000	1,021	1,059	1,058	1,069	1,073	1,088	1,137	1,165
Navo Middle School	1,000	737	771	789	761	729	673	683	695	706	703	698
Rodriguez Middle School	1,000	637	640	659	703	758	824	903	957	1,009	1,047	1,071
Strickland Middle School	1,000	964	873	888	903	956	1,006	1,028	1,026	1,036	1,081	1,099
MIDDLE SCHOOL TOTALS	9,000	7,018	7,248	7,399	7,646	7,938	8,188	8,412	8,616	8,782	9,151	9,425
Middle School Absolute Change		57	230	151	247	292	250	224	204	165	369	274
Middle School Percent Change		0.82%	3.28%	2.09%	3.34%	3.82%	3.15%	2.74%	2.42%	1.92%	4.20%	3.00%
Braswell High School	2,800	2,765	2,840	2,903	2,937	3,032	3,266	3,481	3,752	4,002	4,175	4,315
Denton High School	2,400	2,054	1,933	1,978	1,994	2,038	2,025	2,097	2,203	2,276	2,414	2,559
John Guyer High School	2,800	2,576	2,636	2,568	2,481	2,469	2,463	2,417	2,405	2,330	2,301	2,338
The LaGrone Academy		181	193	192	185	187	190	196	204	207	218	226
Fred Moore High School		62	62	62	62	62	62	62	62	62	62	62
Ryan High School	2,400	2,156	2,178	2,117	2,165	2,201	2,235	2,296	2,388	2,434	2,484	2,552
HIGH SCHOOL TOTALS	10,400	9,794	9,842	9,820	9,824	9,989	10,242	10,550	11,014	11,311	11,654	12,052
High School Absolute Change		-23	48	-22	4	165	253	308	465	297	344	397
High School Percent Change		-0.23%	0.49%	-0.23%	0.04%	1.68%	2.53%	3.01%	4.40%	2.69%	3.04%	3.41%
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	**40,860**	**32,905**	**33,597**	**34,226**	**35,080**	**36,126**	**37,106**	**38,176**	**39,278**	**40,293**	**41,302**	**42,261**
District Absolute Change		361	692	629	854	1,047	980	1,069	1,102	1,015	1,009	960
District Percent Change		1.1%	2.1%	1.9%	2.5%	3.0%	2.7%	2.9%	2.9%	2.6%	2.5%	2.3%

Yellow box = exceeds capacity

Zonda Education

Key Takeaways



- Denton ISD continues to see strong enrollment growth, adding nearly 2,700 students in the last 5 years, and more than 340 students from last fall.
- Annual new home starts in Denton ISD continue to slide as builders pull back on building activity as they work through backlog
- DISD has roughly 1,640 homes currently in inventory with more than 3,400 additional lots available to build on
- Groundwork is underway on nearly 3,000 lots within 16 subdivisions
- Denton ISD is forecasted to enroll over 37,000 students by 2028/29 and more than 42,000 students by 2033/34