

*Aledo  
Independent  
School  
District*

Fall 2015  
Demographic  
Update



*Learn from Yesterday...  
Understand Today...  
Plan for Tomorrow*



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – DFW Area



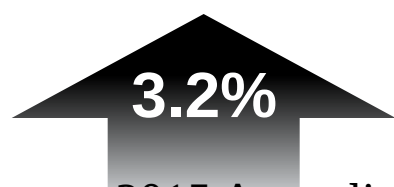
August 2015 Fort Worth  
Unemployment Rate



- U.S. 5.2%
- Texas 4.4%
- DFW MSA 3.9%
- Fort Worth 4.1%



3.2%  
August 2015 Annualized  
DFW Job Growth



- 106,100 new jobs created



45,386  
2Q15 YTD DFW  
Home Sales



- 4.5% more than the same period in 2014





# DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q15

| Rank      | District Name            | Annual Starts | Annual Closings | VDL          | Future         |
|-----------|--------------------------|---------------|-----------------|--------------|----------------|
| 1         | Frisco ISD               | 2,728         | 2,660           | 3,589        | 8,135          |
| 2         | Denton ISD               | 1,707         | 1,783           | 2,375        | 16,233         |
| 3         | Prosper ISD              | 1,405         | 1,298           | 2,796        | 27,990         |
| 4         | Northwest ISD            | 1,136         | 1,179           | 1,710        | 22,929         |
| 5         | Keller ISD               | 989           | 978             | 1,159        | 2,448          |
| 6         | Lewisville ISD           | 1,026         | 913             | 2,503        | 2,980          |
| 7         | Dallas ISD               | 1,024         | 902             | 2,311        | 5,828          |
| 8         | Eagle Mtn. - Saginaw ISD | 868           | 807             | 1,435        | 19,839         |
| 9         | Rockwall ISD             | 663           | 661             | 1,799        | 7,939          |
| 10        | Little Elm ISD           | 806           | 621             | 1,744        | 5,044          |
| 11        | Allen ISD                | 471           | 605             | 920          | 1,305          |
| 12        | McKinney ISD             | 481           | 559             | 1,343        | 6,229          |
| 13        | Crowley ISD              | 530           | 533             | 1,372        | 8,674          |
| 14        | Mansfield ISD            | 533           | 508             | 1,161        | 5,359          |
| 15        | Forney ISD               | 469           | 502             | 804          | 12,500         |
| 16        | Plano ISD                | 454           | 429             | 1,028        | 2,364          |
| 17        | Garland ISD              | 357           | 412             | 825          | 3,390          |
| 18        | Midlothian ISD           | 427           | 397             | 1,102        | 20,525         |
| 19        | HEB ISD                  | 430           | 391             | 555          | 5,003          |
| 20        | Burleson ISD             | 387           | 377             | 591          | 3,770          |
| 21        | Wylie ISD                | 501           | 374             | 997          | 4,279          |
| 22        | Waxahachie ISD           | 353           | 328             | 845          | 8,787          |
| 23        | Royse City ISD           | 314           | 305             | 619          | 9,196          |
| 24        | Anna ISD                 | 210           | 302             | 357          | 3,884          |
| 25        | Fort Worth ISD           | 354           | 301             | 958          | 4,221          |
| <b>26</b> | <b>Aledo ISD</b>         | <b>302</b>    | <b>287</b>      | <b>1,131</b> | <b>11,608*</b> |
| 27        | Melissa ISD              | 310           | 273             | 472          | 4,824          |
| 28        | Argyle ISD               | 308           | 253             | 535          | 5,271          |
| 29        | Weatherford ISD          | 239           | 227             | 485          | 721            |
| 30        | Princeton ISD            | 207           | 224             | 144          | 1,475          |

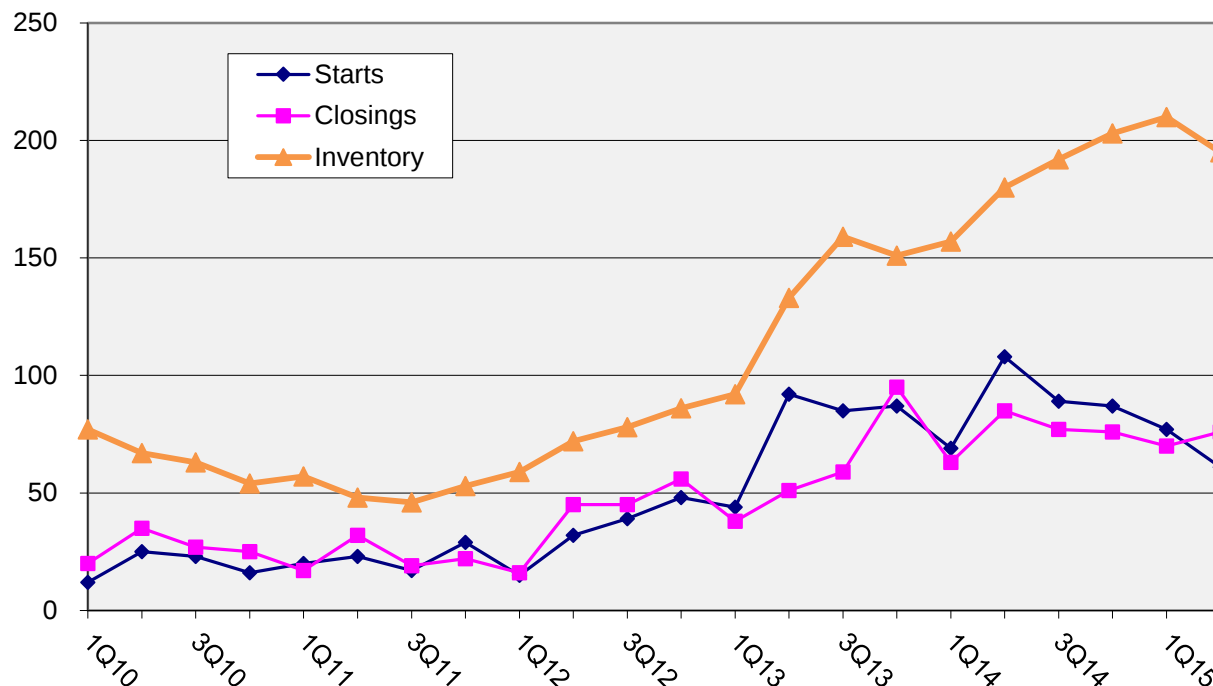
\*Adjusted total subtracting portions of developments not in AISD





# New Housing Activity

Aledo ISD



| Starts       | 2010      | 2011      | 2012       | 2013       | 2014       | 2015       |
|--------------|-----------|-----------|------------|------------|------------|------------|
| 1Q           | 12        | 20        | 15         | 44         | 69         | 77         |
| 2Q           | 25        | 23        | 32         | 92         | 108        | 61         |
| 3Q           | 23        | 17        | 39         | 85         | 89         |            |
| 4Q           | 16        | 29        | 48         | 87         | 87         |            |
| <b>Total</b> | <b>76</b> | <b>89</b> | <b>134</b> | <b>308</b> | <b>353</b> | <b>138</b> |

| Closings     | 2010       | 2011      | 2012       | 2013       | 2014       | 2015       |
|--------------|------------|-----------|------------|------------|------------|------------|
| 1Q           | 20         | 17        | 16         | 38         | 63         | 70         |
| 2Q           | 35         | 32        | 45         | 51         | 85         | 76         |
| 3Q           | 27         | 19        | 45         | 59         | 77         |            |
| 4Q           | 25         | 22        | 56         | 95         | 76         |            |
| <b>Total</b> | <b>107</b> | <b>90</b> | <b>162</b> | <b>243</b> | <b>301</b> | <b>146</b> |

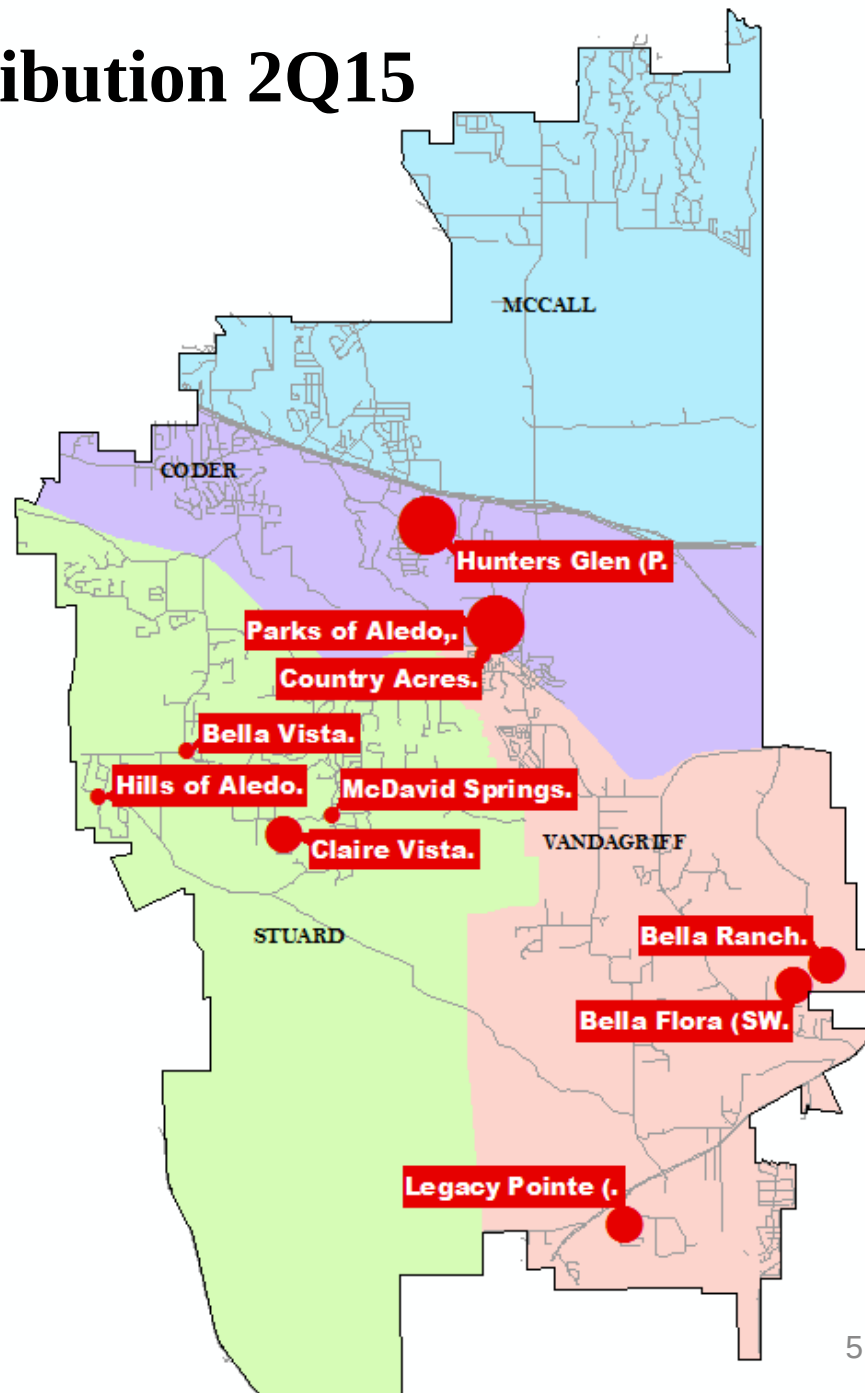
- AISD is on pace to have 275-300 starts in 2015
- AISD is likely to have another year of 300+ closings
- Inventory is slightly high, but should begin to lower as closings remain strong in 2015



# Annual Closing Distribution 2Q15

Top 10 Subdivisions - 2Q15 (Ranked by Annual Closings)

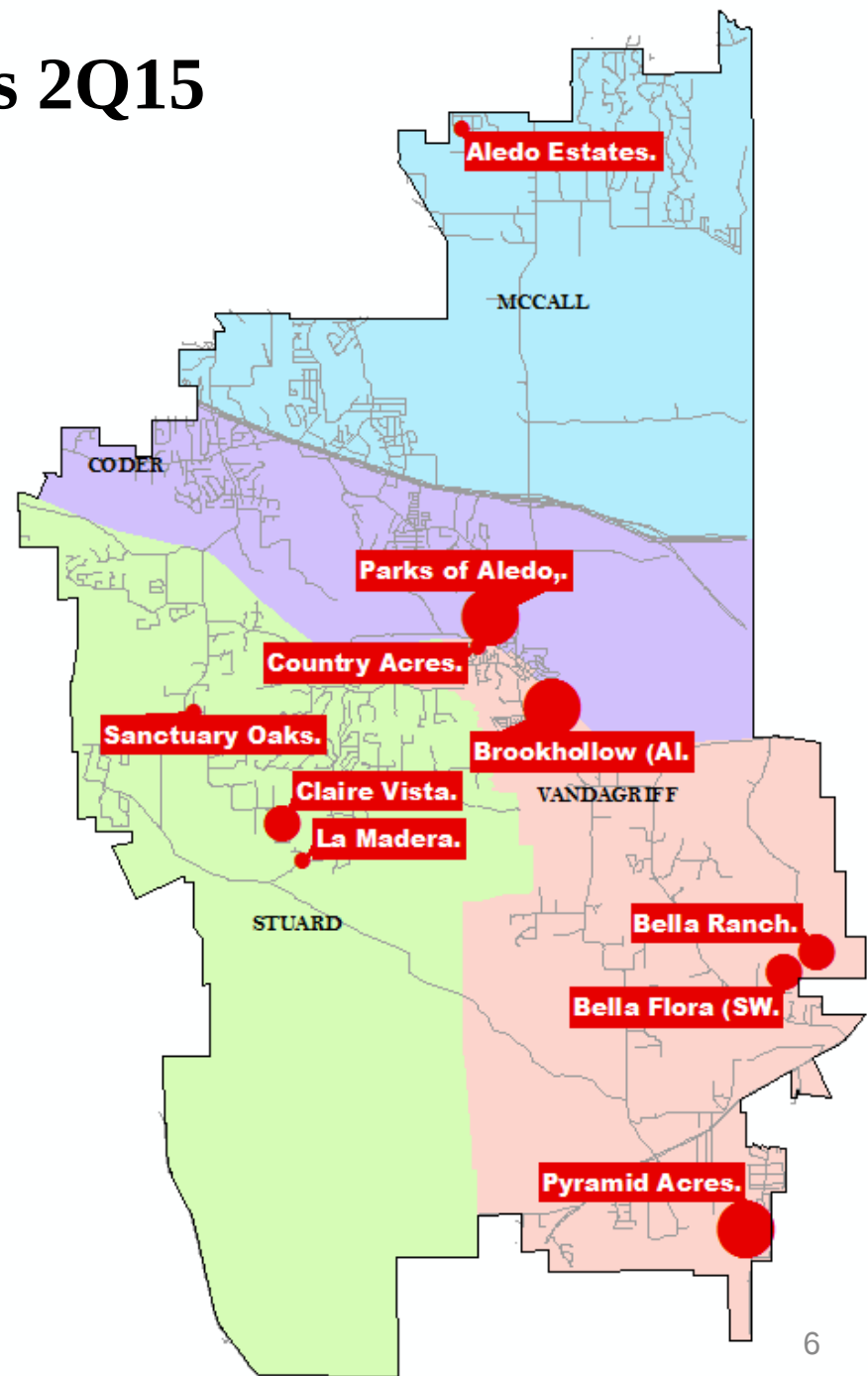
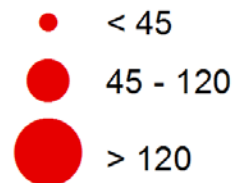
| Rank   | Subdivision                   | Annual Closings | Quarter Closings | VDL |
|--------|-------------------------------|-----------------|------------------|-----|
| 1      | Parks of Aledo, The           | 48              | 13               | 185 |
| 2      | Hunters Glen (Parker Co)      | 40              | 14               | 14  |
| 3      | Bella Ranch                   | 29              | 8                | 98  |
| 4      | Bella Flora (SW Tarrant)      | 23              | 6                | 60  |
| 5      | Legacy Pointe (Parker County) | 20              | 1                | 4   |
| 6      | Claire Vista                  | 19              | 6                | 50  |
| 7      | McDavid Springs               | 13              | 0                | 18  |
| 8      | Bella Vista                   | 11              | 4                | 5   |
| 9      | Hills of Aledo                | 10              | 3                | 13  |
| 10     | Country Acres                 | 8               | 1                | 24  |
| Totals |                               | 221             | 56               | 471 |





# Vacant Developed Lots 2Q15

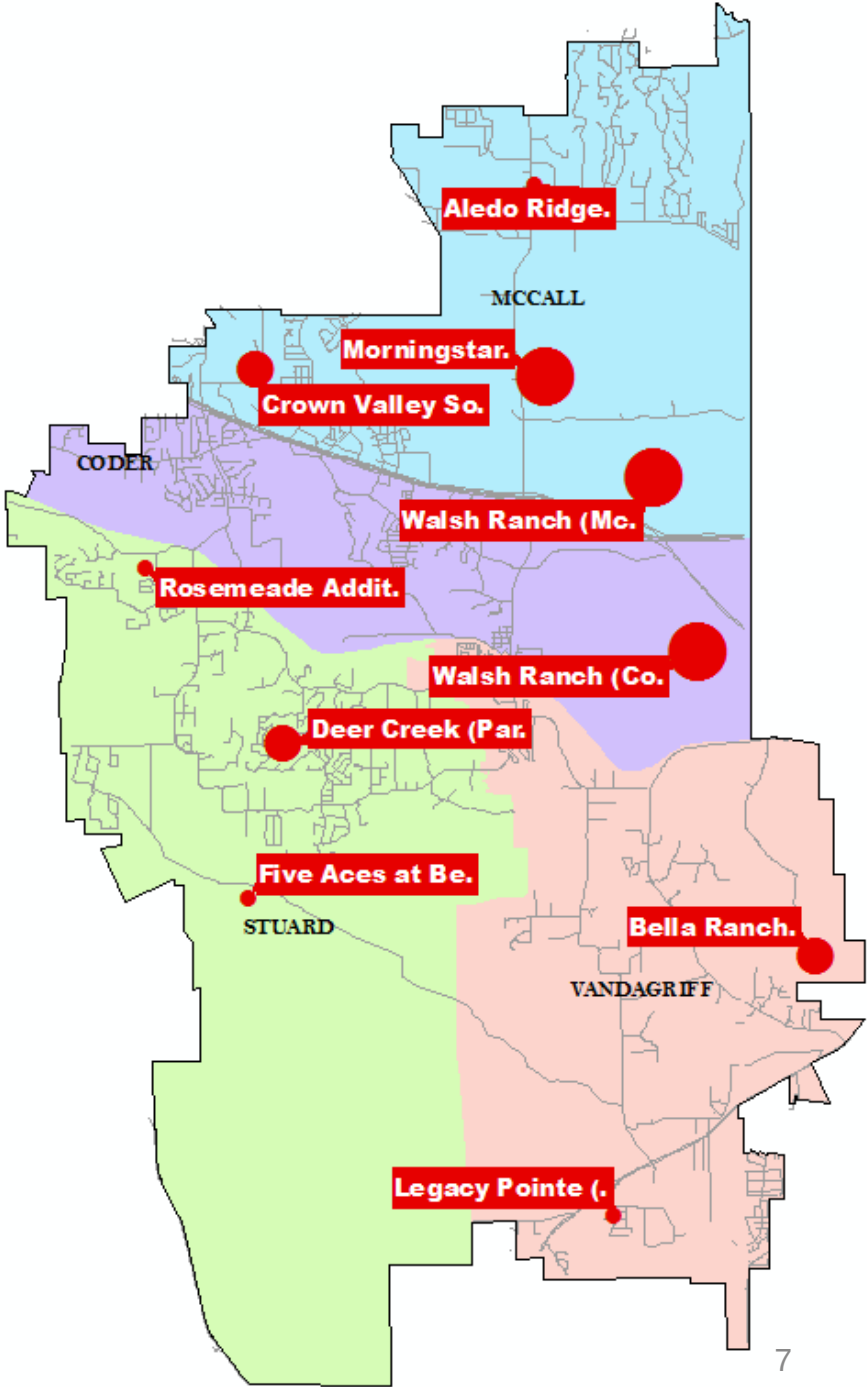
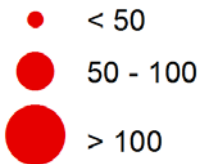
| Top 10 Subdivisions - 2Q15 (Ranked by remaining VDL) |                          |                 |     |        |
|------------------------------------------------------|--------------------------|-----------------|-----|--------|
| Rank                                                 | Subdivision              | Annual Closings | VDL | Future |
| 1                                                    | Pyramid Acres            | 0               | 270 | 0      |
| 2                                                    | The Parks of Aledo       | 48              | 185 | 0      |
| 3                                                    | Brookhollow (Aledo)      | 0               | 125 | 0      |
| 4                                                    | Bella Ranch              | 29              | 98  | 62     |
| 5                                                    | Bella Flora (SW Tarrant) | 23              | 60  | 0      |
| 6                                                    | Claire Vista             | 19              | 50  | 0      |
| 7                                                    | La Madera                | 4               | 39  | 14     |
| 8                                                    | Sanctuary Oaks           | 1               | 37  | 0      |
| 9                                                    | Country Acres            | 8               | 24  | 0      |
| 10                                                   | Aledo Estates            | 3               | 23  | 0      |
| Totals                                               |                          | 135             | 911 | 76     |





# Future Lots 2Q15

| Top 10 Subdivisions - 2Q15 (Ranked by Future Inventory) |                               |     |        |
|---------------------------------------------------------|-------------------------------|-----|--------|
| Rank                                                    | Subdivision                   | VDL | Future |
| 1                                                       | Walsh Ranch (Mccall)          | 0   | 5,294  |
| 2                                                       | Walsh Ranch (Coder)           | 0   | 3,886  |
| 3                                                       | Morningstar                   | 0   | 2,048  |
| 4                                                       | Crown Valley South            | 0   | 97     |
| 5                                                       | Deer Creek (Parker Cnty)      | 6   | 70     |
| 6                                                       | Bella Ranch                   | 98  | 62     |
| 7                                                       | Rosemeade Addition            | 0   | 40     |
| 8                                                       | Legacy Pointe (Parker County) | 4   | 37     |
| 9                                                       | Five Aces at Bear Creek       | 0   | 26     |
| 10                                                      | Aledo Ridge                   | 0   | 24     |
| Totals                                                  |                               | 108 | 11,584 |





# Active Subdivision

## Parks of Aledo



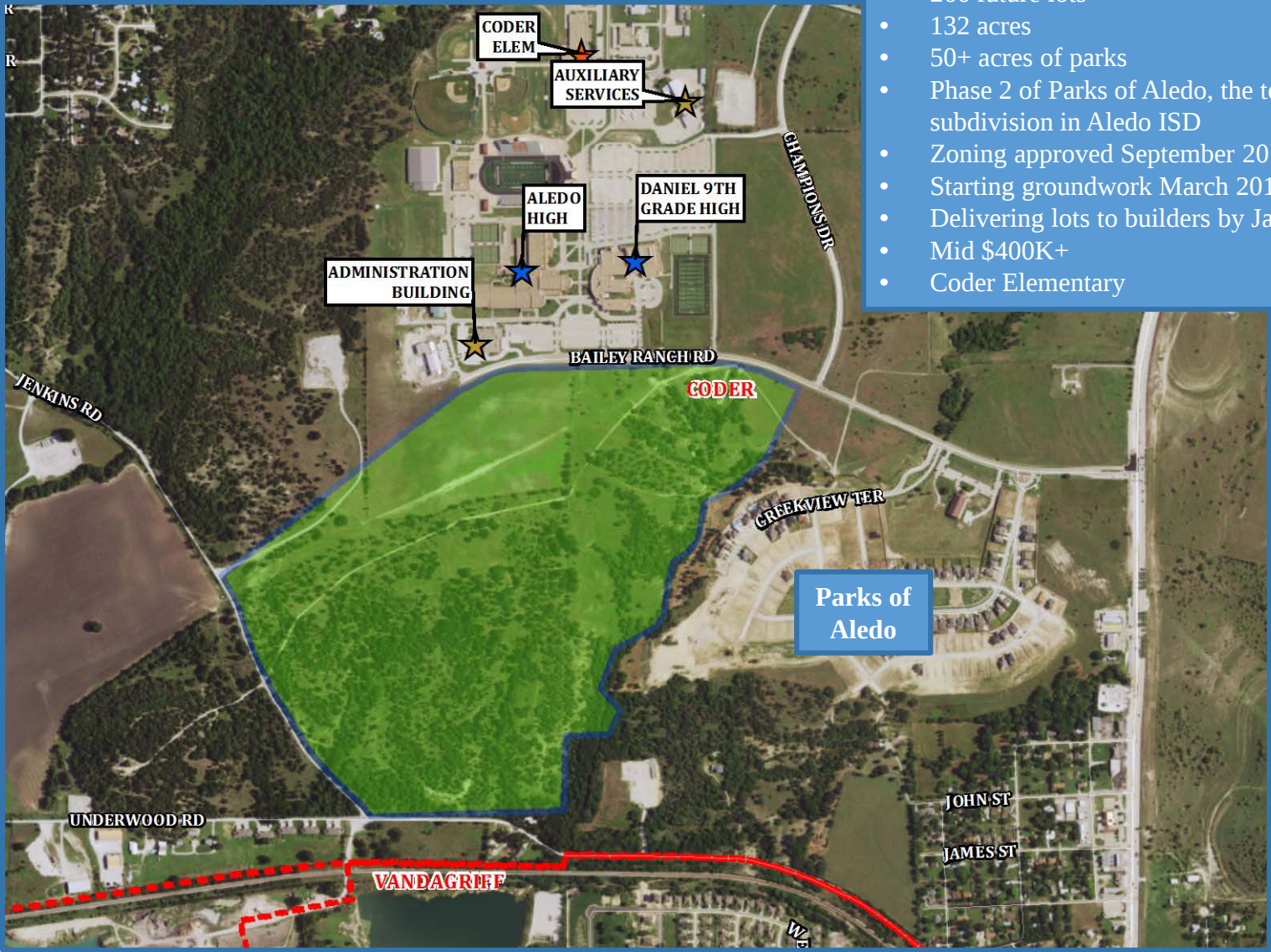
### Parks of Aledo

- 294 total lots
- 0 futures
- 185 VDL
- 83 occupied
- 18 U/C
- 55 starts a year
- \$290K-\$525K
- Codex Elementary



# Future Development

## Parks of Aledo- Vista Point



### Vista Point

- 266 future lots
- 132 acres
- 50+ acres of parks
- Phase 2 of Parks of Aledo, the top closing subdivision in Aledo ISD
- Zoning approved September 2015
- Starting groundwork March 2016
- Delivering lots to builders by January 2017
- Mid \$400K+
- Codor Elementary





# Active Subdivision

Hunter's Glen



## Hunter's Glen

- 89 total lots
- 0 futures
- 1 VDL
- 76 occupied
- 12 U/C
- Built out by 2016
- Coder Elementary



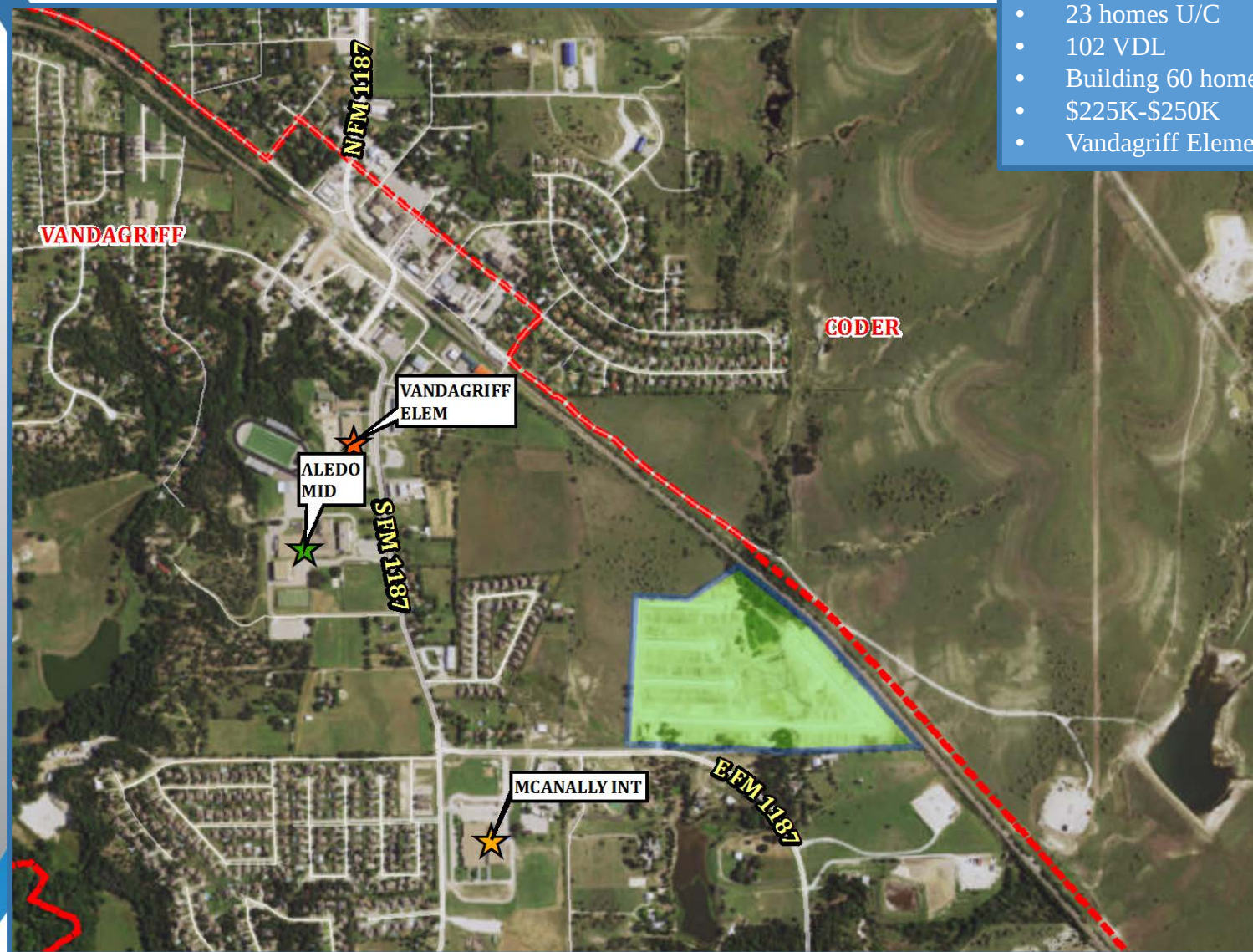


# Active Development

Brookhollow

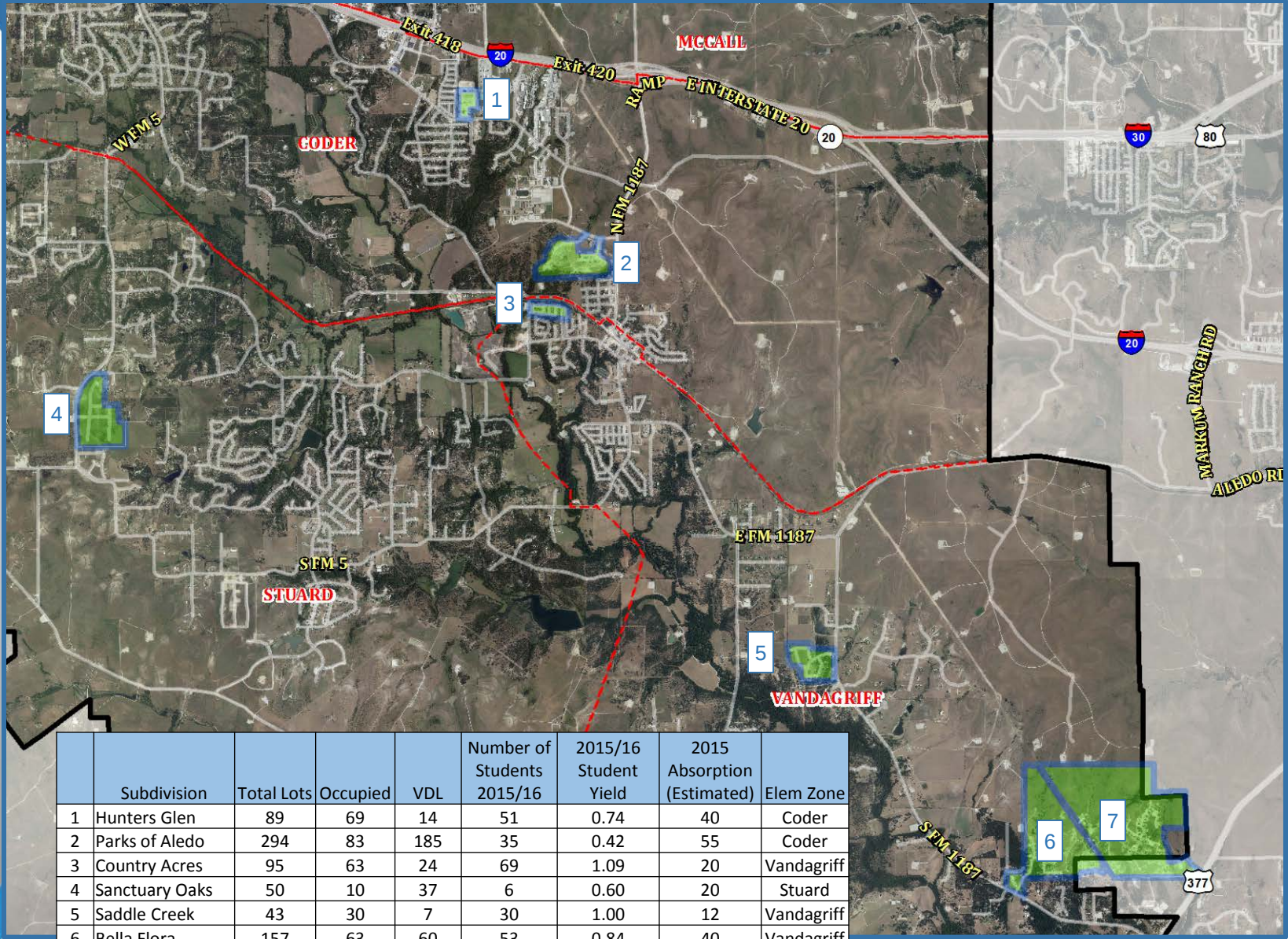
## Brookhollow

- 125 total lots
- 23 homes U/C
- 102 VDL
- Building 60 homes a year
- \$225K-\$250K
- Vandagriff Elementary





# Active Developments



|   | Subdivision    | Total Lots | Occupied | VDL | Number of Students 2015/16 | 2015/16 Student Yield | 2015 Absorption (Estimated) | Elem Zone  |
|---|----------------|------------|----------|-----|----------------------------|-----------------------|-----------------------------|------------|
| 1 | Hunters Glen   | 89         | 69       | 14  | 51                         | 0.74                  | 40                          | Coder      |
| 2 | Parks of Aledo | 294        | 83       | 185 | 35                         | 0.42                  | 55                          | Coder      |
| 3 | Country Acres  | 95         | 63       | 24  | 69                         | 1.09                  | 20                          | Vandagriff |
| 4 | Sanctuary Oaks | 50         | 10       | 37  | 6                          | 0.60                  | 20                          | Stuard     |
| 5 | Saddle Creek   | 43         | 30       | 7   | 30                         | 1.00                  | 12                          | Vandagriff |
| 6 | Bella Flora    | 157        | 63       | 60  | 53                         | 0.84                  | 40                          | Vandagriff |
| 7 | Bella Ranch    | 350        | 99       | 132 | 68                         | 0.69                  | 35                          | Vandagriff |



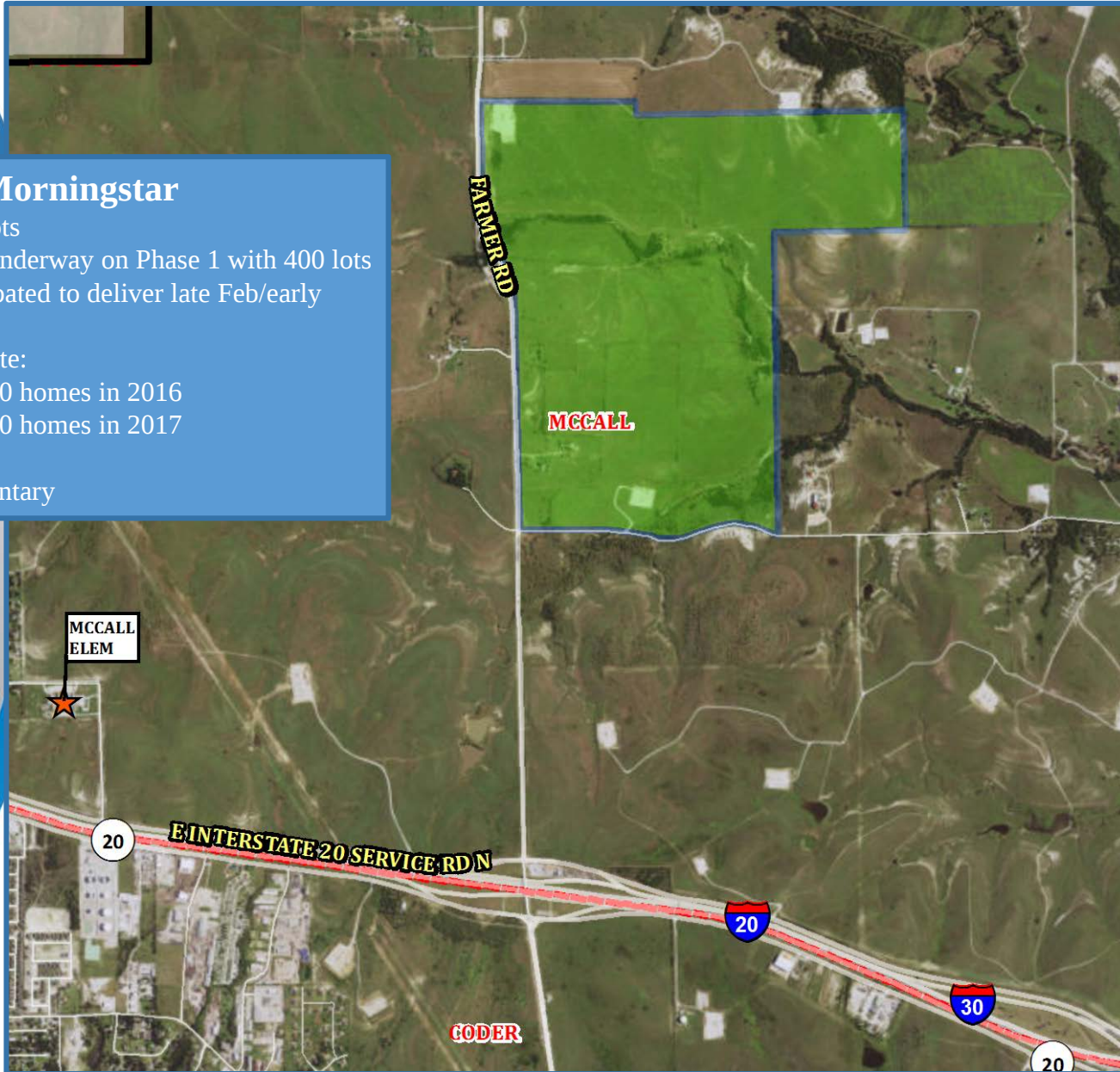


# Active Development

## Morningstar

### Morningstar

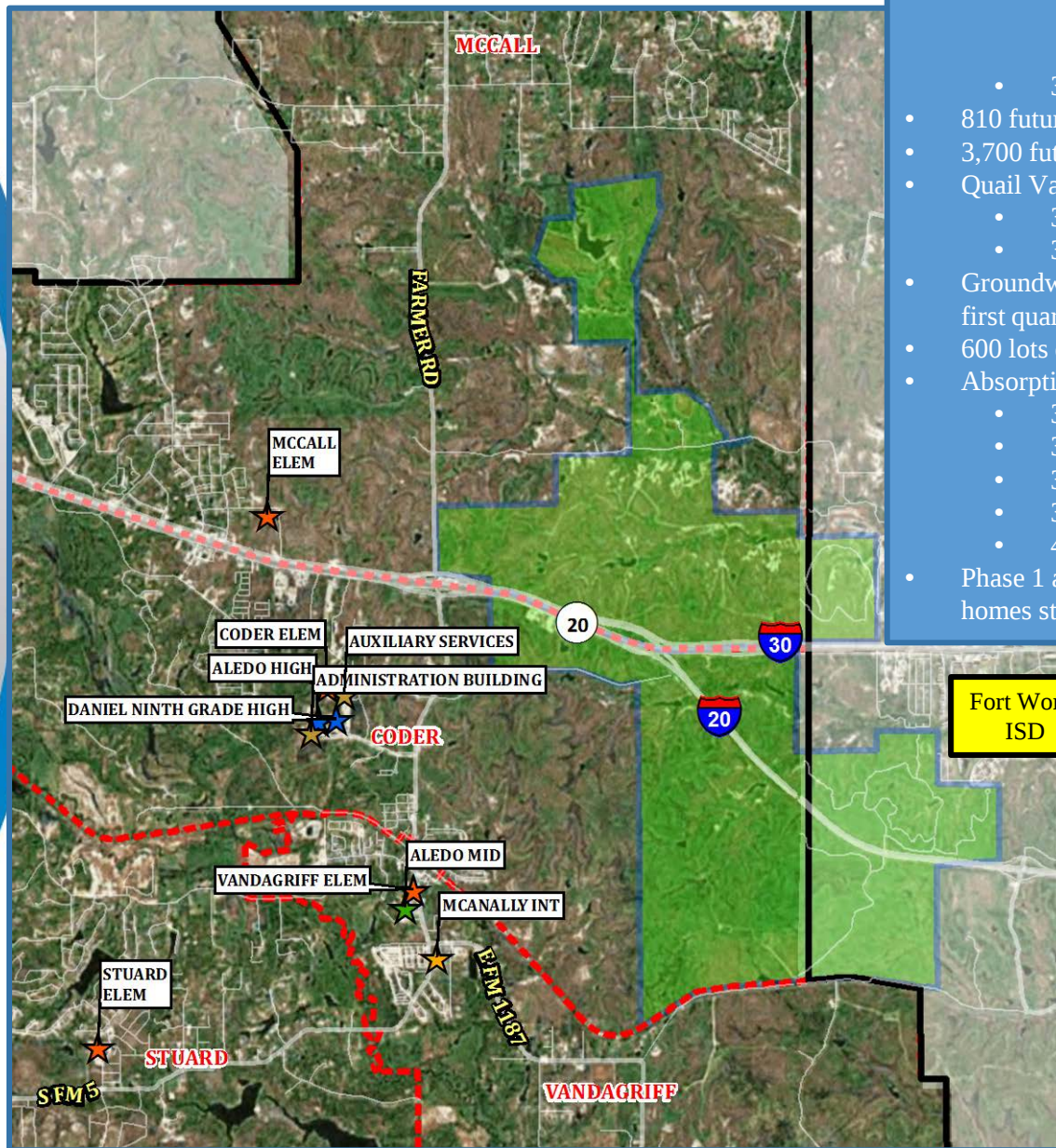
- 2,054 future lots
- Groundwork underway on Phase 1 with 400 lots
- Phase 1 anticipated to deliver late Feb/early March 2016
- Absorption Rate:
  - 150-200 homes in 2016
  - 150-200 homes in 2017
- \$250K-\$400K
- McCall Elementary





# Future Development

## Walsh Development



## Walsh

- 12,860 future single family homes
  - 9,180 in Aledo ISD
    - 5,294 in McCall Elementary
    - 3,886 in Coder Elementary
  - 3,680 in Fort Worth ISD
- 810 future condo and townhome units
- 3,700 future multi-family units
- Quail Valley (Phase 1):
  - 3,201 total lots
  - 3,000 lots within Aledo ISD
- Groundwork starting in Quail Valley early first quarter 2016
- 600 lots delivering early first quarter 2017
- Absorption rates:
  - 300 in 2017
  - 300 in 2018
  - 350 in 2019
  - 350 in 2020
  - 400 in 2021
- Phase 1 average home price of \$400K with homes starting in the high \$200s



# Ten Year Forecast

## By Grade Level

| Year (Oct.) | EE/PK | K   | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total  | Total Growth | % Growth |
|-------------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|--------|--------------|----------|
| 2011/12     | 79    | 300 | 311 | 320 | 323 | 357 | 348 | 356 | 380 | 367 | 444 | 386  | 337  | 377  | 4,685  |              |          |
| 2012/13     | 61    | 313 | 326 | 329 | 331 | 348 | 377 | 368 | 370 | 395 | 390 | 413  | 377  | 335  | 4,733  | 48           | 1.02%    |
| 2013/14     | 42    | 353 | 347 | 356 | 364 | 357 | 370 | 398 | 370 | 368 | 402 | 386  | 420  | 341  | 4,874  | 141          | 2.98%    |
| 2014/15     | 46    | 310 | 378 | 382 | 358 | 390 | 366 | 419 | 417 | 387 | 401 | 414  | 373  | 396  | 5,037  | 163          | 3.34%    |
| 2015/16     | 67    | 373 | 348 | 432 | 416 | 372 | 395 | 402 | 426 | 431 | 444 | 398  | 414  | 354  | 5,272  | 235          | 4.67%    |
| 2016/17     | 67    | 400 | 414 | 383 | 473 | 436 | 385 | 427 | 415 | 438 | 476 | 444  | 396  | 393  | 5,546  | 274          | 5.20%    |
| 2017/18     | 67    | 435 | 450 | 454 | 425 | 525 | 453 | 424 | 436 | 432 | 488 | 468  | 438  | 375  | 5,870  | 324          | 5.84%    |
| 2018/19     | 67    | 470 | 485 | 484 | 498 | 473 | 551 | 495 | 445 | 464 | 478 | 484  | 465  | 416  | 6,274  | 404          | 6.89%    |
| 2019/20     | 67    | 509 | 521 | 524 | 528 | 548 | 493 | 601 | 503 | 465 | 514 | 474  | 480  | 441  | 6,667  | 393          | 6.26%    |
| 2020/21     | 67    | 554 | 561 | 563 | 577 | 592 | 581 | 539 | 630 | 528 | 515 | 509  | 470  | 455  | 7,140  | 473          | 7.09%    |
| 2021/22     | 67    | 614 | 620 | 619 | 620 | 643 | 622 | 635 | 560 | 663 | 583 | 510  | 514  | 446  | 7,716  | 575          | 8.06%    |
| 2022/23     | 67    | 666 | 688 | 661 | 690 | 685 | 659 | 679 | 657 | 587 | 729 | 578  | 507  | 488  | 8,341  | 625          | 8.10%    |
| 2023/24     | 67    | 720 | 735 | 759 | 707 | 769 | 716 | 720 | 691 | 690 | 647 | 722  | 574  | 481  | 8,997  | 657          | 7.87%    |
| 2024/25     | 67    | 771 | 796 | 782 | 811 | 759 | 800 | 782 | 748 | 726 | 758 | 641  | 718  | 544  | 9,702  | 705          | 7.83%    |
| 2025/26     | 67    | 842 | 859 | 834 | 853 | 872 | 787 | 874 | 806 | 786 | 798 | 751  | 634  | 681  | 10,444 | 741          | 7.64%    |

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

- Aledo ISD will reach 6,000 students by the fall of 2018
- 5 year growth = 1,868 students
- 2020/21 enrollment = 7,140
- 10 year growth = 5,172 students
- 2025/26 enrollment = 10,444



# Ten Year Forecast

## By Campus

| CAMPUS                           | Maximum Capacity | Functional Capacity | HISTORY | Current | ENROLLMENT PROJECTIONS |         |         |         |         |         |         |         |         |         |
|----------------------------------|------------------|---------------------|---------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                  |                  |                     | 2014/15 | 2015/16 | 2016/17                | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| Coder Elementary                 | 650              | 585                 | 425     | 503     | 534                    | 582     | 568     | 577     | 605     | 626     | 669     | 714     | 758     | 816     |
| McCall Elementary                | 744              | 669                 | 436     | 423     | 456                    | 518     | 619     | 760     | 942     | 1,160   | 1,380   | 1,608   | 1,769   | 2,029   |
| Stuard Elementary                | 675              | 607                 | 531     | 572     | 618                    | 647     | 649     | 688     | 684     | 689     | 681     | 687     | 693     | 702     |
| Vandagriff Elementary            | 584              | 525                 | 472     | 510     | 565                    | 609     | 641     | 672     | 683     | 708     | 727     | 748     | 766     | 780     |
| <b>ELEMENTARY TOTALS</b>         |                  |                     | 1,864   | 2,008   | 2,173                  | 2,356   | 2,477   | 2,697   | 2,914   | 3,183   | 3,457   | 3,757   | 3,986   | 4,327   |
| Elementary Absolute Change       |                  |                     | -325    | 144     | 165                    | 184     | 121     | 220     | 217     | 269     | 274     | 300     | 229     | 341     |
| Elementary Percent Change        |                  |                     | -14.85% | 7.73%   | 8.20%                  | 8.46%   | 5.11%   | 8.88%   | 8.05%   | 9.24%   | 8.61%   | 8.66%   | 6.09%   | 8.57%   |
| McAnally Intermediate            | 893              | 765                 | 785     | 797     | 812                    | 877     | 1,046   | 1,094   | 1,120   | 1,257   | 1,338   | 1,436   | 1,582   | 1,661   |
| Aledo Middle School              | 1,119            | 958                 | 804     | 857     | 853                    | 868     | 909     | 968     | 1,158   | 1,223   | 1,244   | 1,381   | 1,474   | 1,592   |
| <b>Intermediate/Middle Total</b> |                  |                     | 1,589   | 1,654   | 1,665                  | 1,745   | 1,955   | 2,062   | 2,278   | 2,480   | 2,582   | 2,817   | 3,056   | 3,253   |
| Intermed/Mid Absolute Change     |                  |                     | 453     | 65      | 11                     | 80      | 210     | 107     | 216     | 202     | 102     | 235     | 239     | 197     |
| Intermed/Mid Percent Change      |                  |                     | 39.88%  | 4.09%   | 0.67%                  | 4.80%   | 12.03%  | 5.47%   | 10.48%  | 8.87%   | 4.11%   | 9.10%   | 8.48%   | 6.45%   |
| Daniel 9th Grade Campus          | 1,054            | 899                 | 391     | 433     | 465                    | 477     | 467     | 503     | 504     | 572     | 718     | 636     | 747     | 787     |
| Aledo High School                | 2,081            | 1,775               | 1,193   | 1,177   | 1,244                  | 1,292   | 1,376   | 1,406   | 1,445   | 1,481   | 1,584   | 1,788   | 1,914   | 2,077   |
| <b>HIGH SCHOOL TOTALS</b>        |                  |                     | 1,584   | 1,610   | 1,709                  | 1,769   | 1,843   | 1,909   | 1,949   | 2,053   | 2,302   | 2,424   | 2,661   | 2,864   |
| High School Absolute Change      |                  |                     | 35      | 26      | 99                     | 60      | 74      | 66      | 40      | 104     | 249     | 122     | 237     | 203     |
| High School Percent Change       |                  |                     | 2.26%   | 1.64%   | 6.12%                  | 3.53%   | 4.18%   | 3.59%   | 2.09%   | 5.34%   | 12.13%  | 5.30%   | 9.78%   | 7.63%   |
| <b>DISTRICT TOTALS</b>           |                  |                     | 5,037   | 5,272   | 5,546                  | 5,870   | 6,274   | 6,667   | 7,140   | 7,716   | 8,341   | 8,997   | 9,702   | 10,444  |
| District Absolute Change         |                  |                     | 163     | 235     | 274                    | 324     | 404     | 393     | 473     | 575     | 625     | 657     | 705     | 741     |
| District Percent Change          |                  |                     | 3.3%    | 4.7%    | 5.2%                   | 5.8%    | 6.9%    | 6.3%    | 7.1%    | 8.1%    | 8.1%    | 7.9%    | 7.8%    | 7.6%    |

\*Yellow box = Exceeds 93% of stated maximum capacity

- By next fall, Vandagriff Elementary may be over 93% of stated maximum enrollment capacity
- By 2019, three elementary campuses may be over 93% of stated maximum enrollment capacity
- Aledo ISD may reach 3,000 elementary students by 2021
- Aledo ISD may reach 2,000 middle school students by 2019, and 2,000 high school students by 2021



# Summary

- Aledo ISD is on pace for 2015 to be the second straight year with 300+ new home starts and closings.
- Homebuilding has begun in Brookhollow, which anticipates building 60 homes a year in Vandagriff Elementary zone.
- Coder and Vandagriff Elementary zones accounted for 72% of all new home starts for the district due to developments like The Parks of Aledo, Hunters Glen, Bella Flora and Bella Ranch.
- Fall 2015 enrollment = 5,272.
- Aledo ISD can expect an increase of approximately 1,800 students during the next 5 years.
- 2020/21 enrollment projection = 7,140.
- Aledo ISD is projected to have more than 10,400 students for the 2025/26 school year.