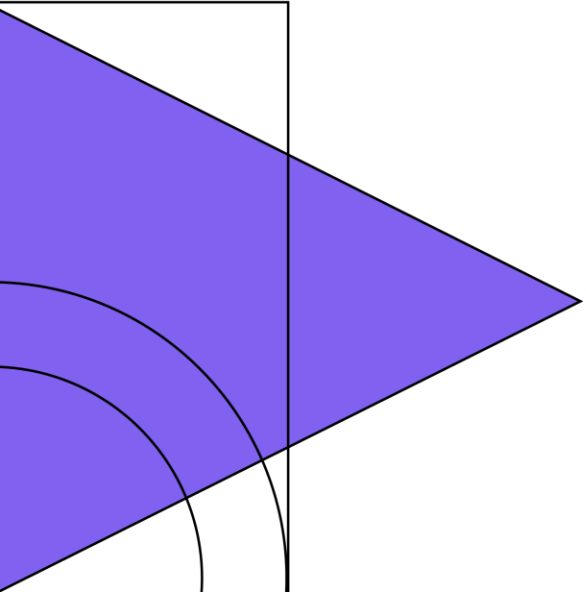
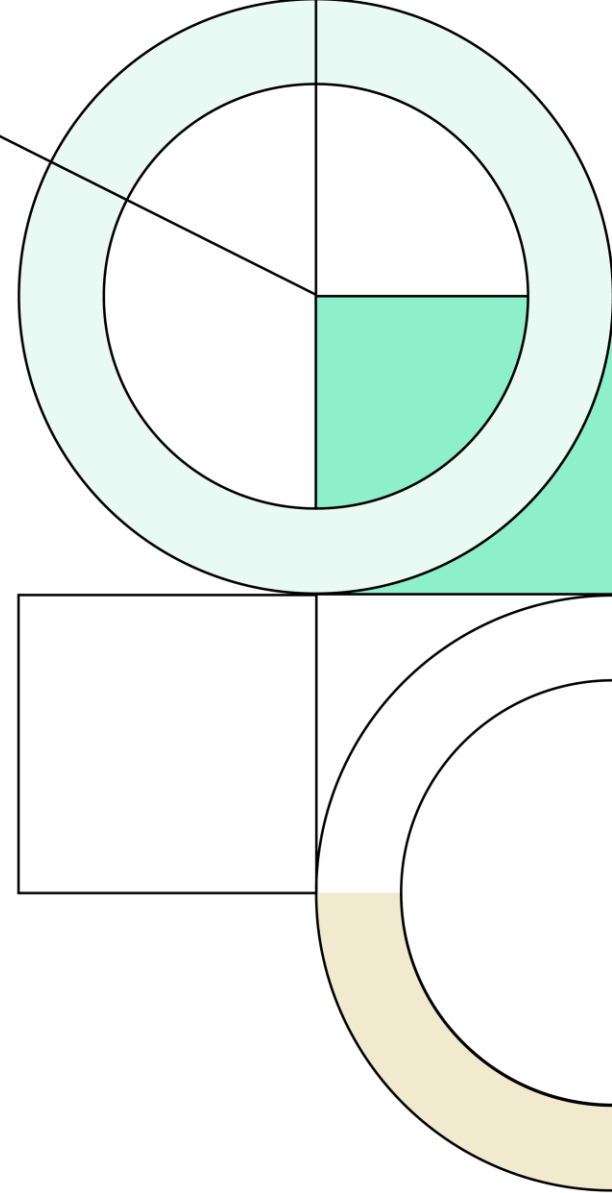




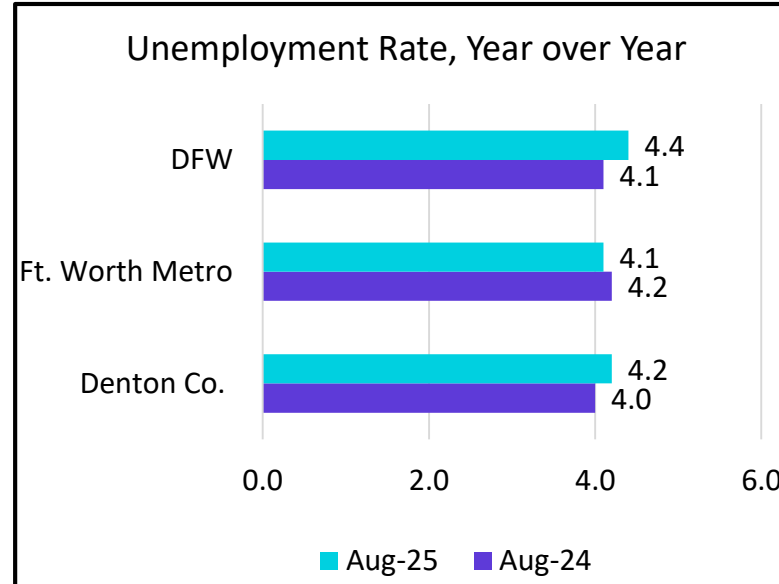
Argyle Independent School District

Fall 2025 Enrollment and Housing Report

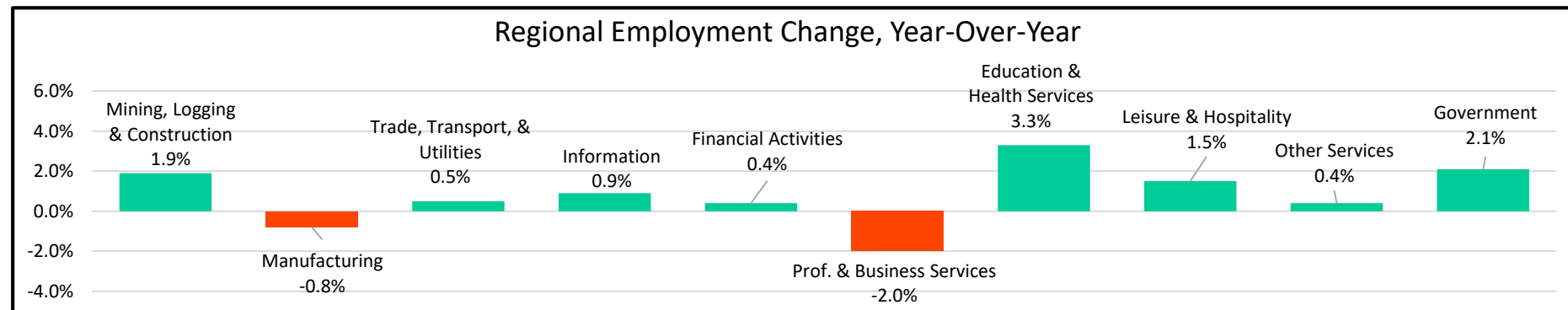
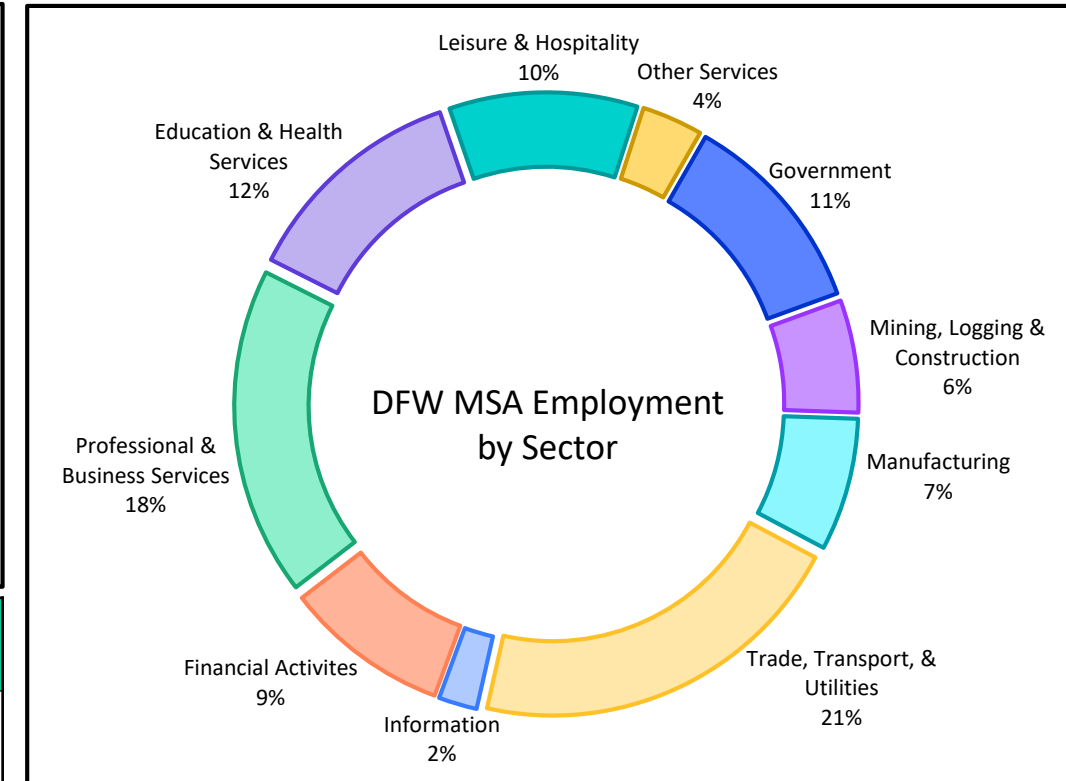
December 15, 2025



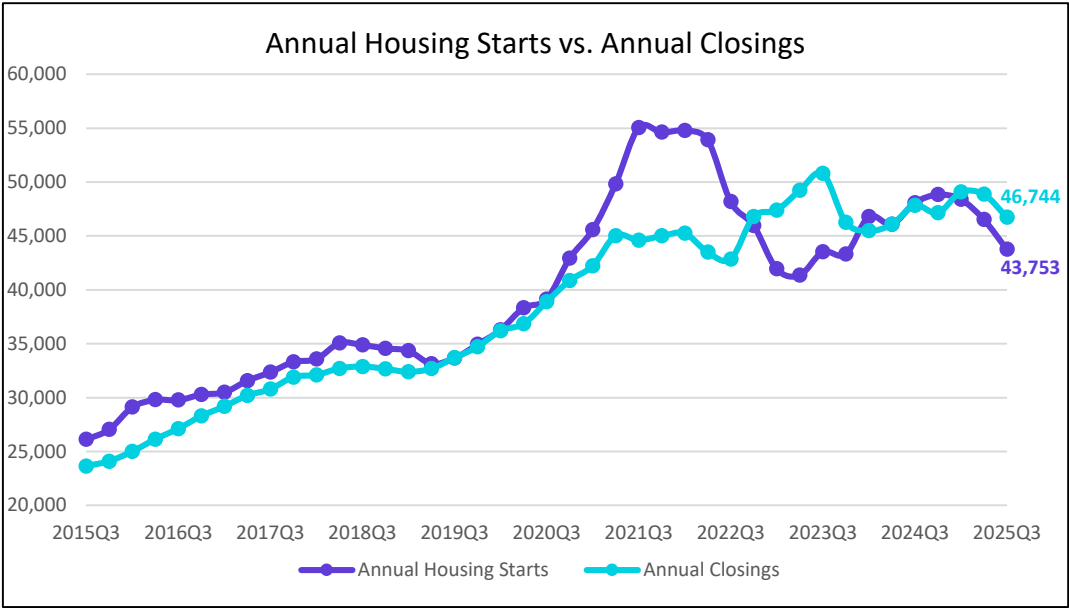
- Unemployment levels in the region have increased by approximately 0.1% to 0.2% from last year numbers
- 27,300 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest increases in job numbers over the past year was in the Education and Health Services sector
- The largest decline this past year was in Professional & Business Services the last 12 months



| All Industry Sectors | Aug-2024 | Aug-2025 | YOY Change |
|---------------------------------------|-----------|-----------|------------|
| (DFW MSA) Total Nonfarm Employment #s | 4,271,300 | 4,298,600 | 0.6% |

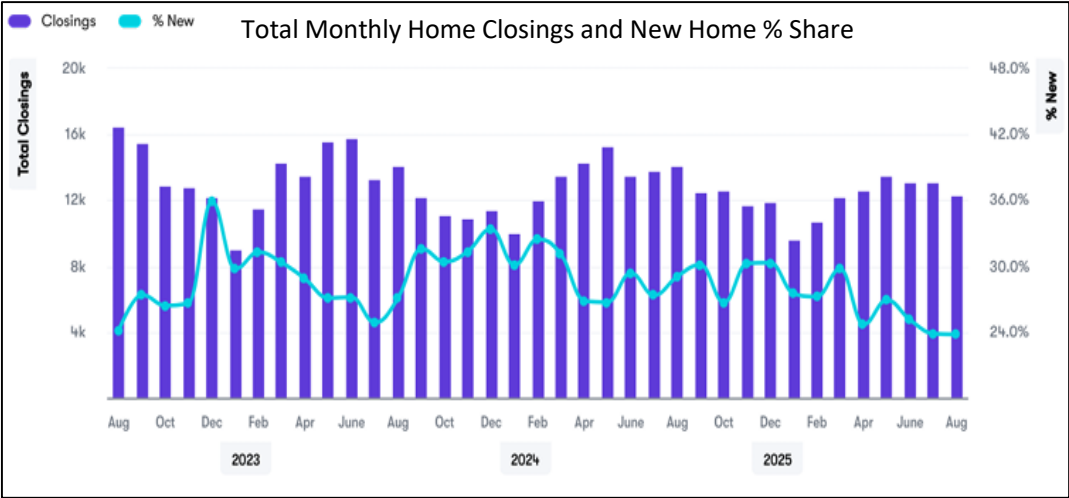


Source: US BLS; US BEA



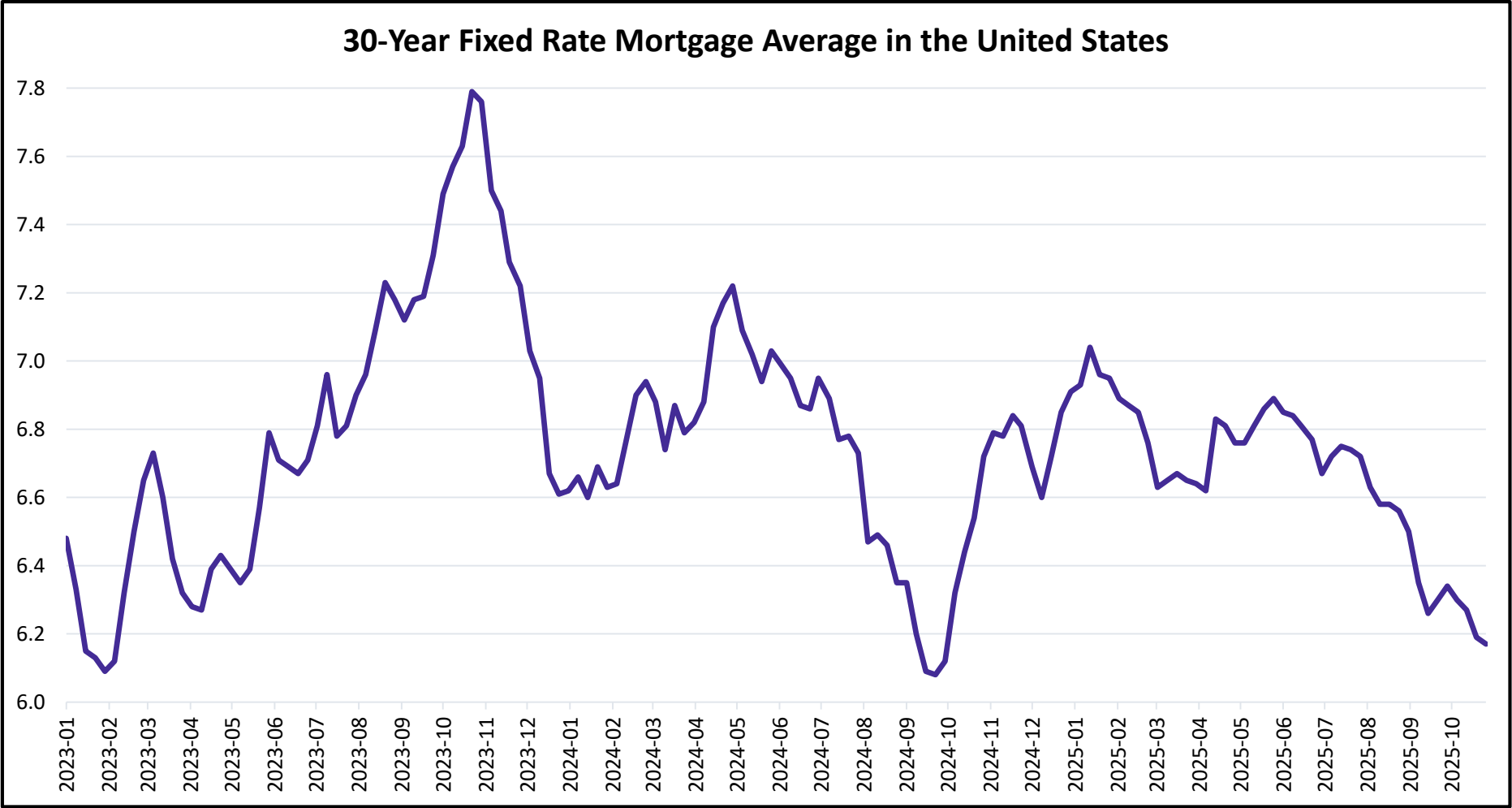
Dallas/Fort Worth maintains an average monthly sales rate of 2.0 net monthly sales per community among active projects.

Among Texas’ four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.



Dallas - Ft Worth - Arlington MSA experienced 39,716 new home closings in the last 12 months, a decrease of -12.6%.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17 and October 29th, resulting in a reduction of the 30-year fixed rate mortgage average to 6.17% at the end of October, the lowest since October 2024.

The move was driven by signs of a softening labor market and weakening job growth.

Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.



Argyle ISD New Home Activity

Single-Family Housing

Annual Starts & Closings



| Starts | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------|------|------|------|------|------|------|------|
| 1Q | 124 | 86 | 139 | 211 | 119 | 219 | 106 |
| 2Q | 111 | 112 | 225 | 236 | 245 | 215 | 109 |
| 3Q | 123 | 105 | 332 | 168 | 176 | 265 | 102 |
| 4Q | 90 | 127 | 266 | 142 | 178 | 183 | |
| Total | 448 | 430 | 962 | 757 | 718 | 882 | 317 |

| Closings | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|----------|------|------|------|------|------|------|------|
| 1Q | 82 | 89 | 124 | 169 | 212 | 179 | 325 |
| 2Q | 104 | 99 | 114 | 199 | 254 | 168 | 189 |
| 3Q | 152 | 118 | 132 | 171 | 151 | 238 | 161 |
| 4Q | 135 | 116 | 210 | 278 | 132 | 149 | |
| Total | 473 | 422 | 580 | 817 | 749 | 734 | 675 |

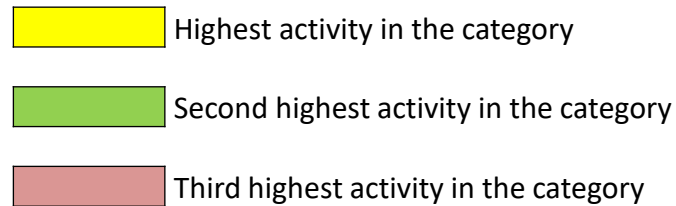
Source: Zonda

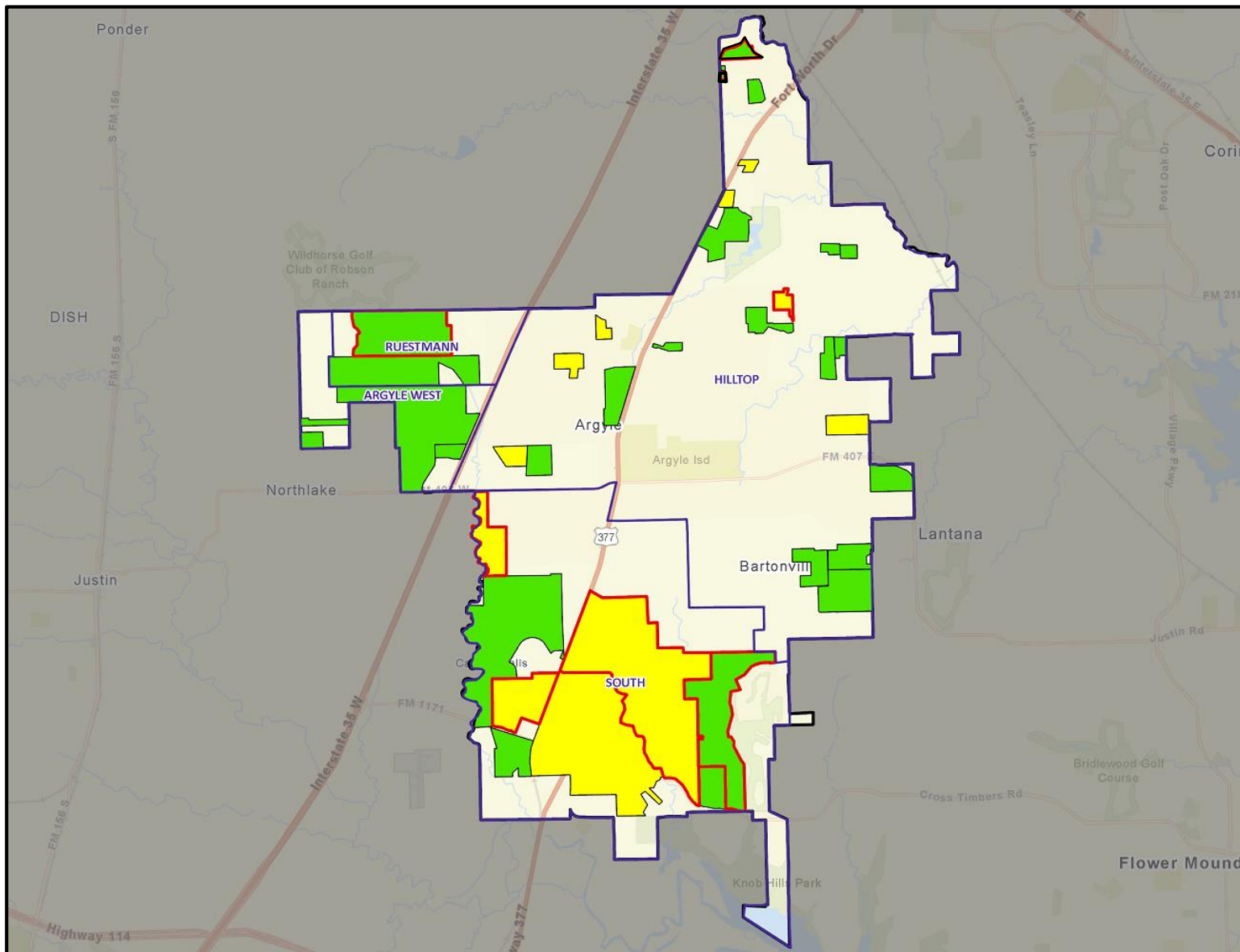


Argyle ISD New Home Activity by Elementary Zone

Single-Family Housing

| Elementary | Annual Starts | Quarterly Starts | Annual Closings | Quarterly Closings | Under Construction | Inventory | Vacant Dev. Lots | Futures |
|-------------|---------------|------------------|-----------------|--------------------|--------------------|-----------|------------------|---------|
| ARGYLE WEST | 198 | 21 | 280 | 96 | 50 | 98 | 86 | 0 |
| HILLTOP | 112 | 15 | 143 | 32 | 62 | 85 | 226 | 251 |
| RUESTMANN | 150 | 59 | 310 | 21 | 75 | 81 | 164 | 249 |
| SOUTH | 40 | 7 | 91 | 12 | 21 | 25 | 32 | 5,595 |
| Grand Total | 500 | 102 | 824 | 161 | 208 | 289 | 508 | 6,095 |





District Future Housing Overview

- The district has 27 active subdivisions with roughly 210 homes under construction and more than 500 lots ready to be built on
- Within AISD there are currently 11 potential future subdivisions totaling over 6,000 single family lots
- Groundwork is underway on roughly 1,160 lots within 6 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

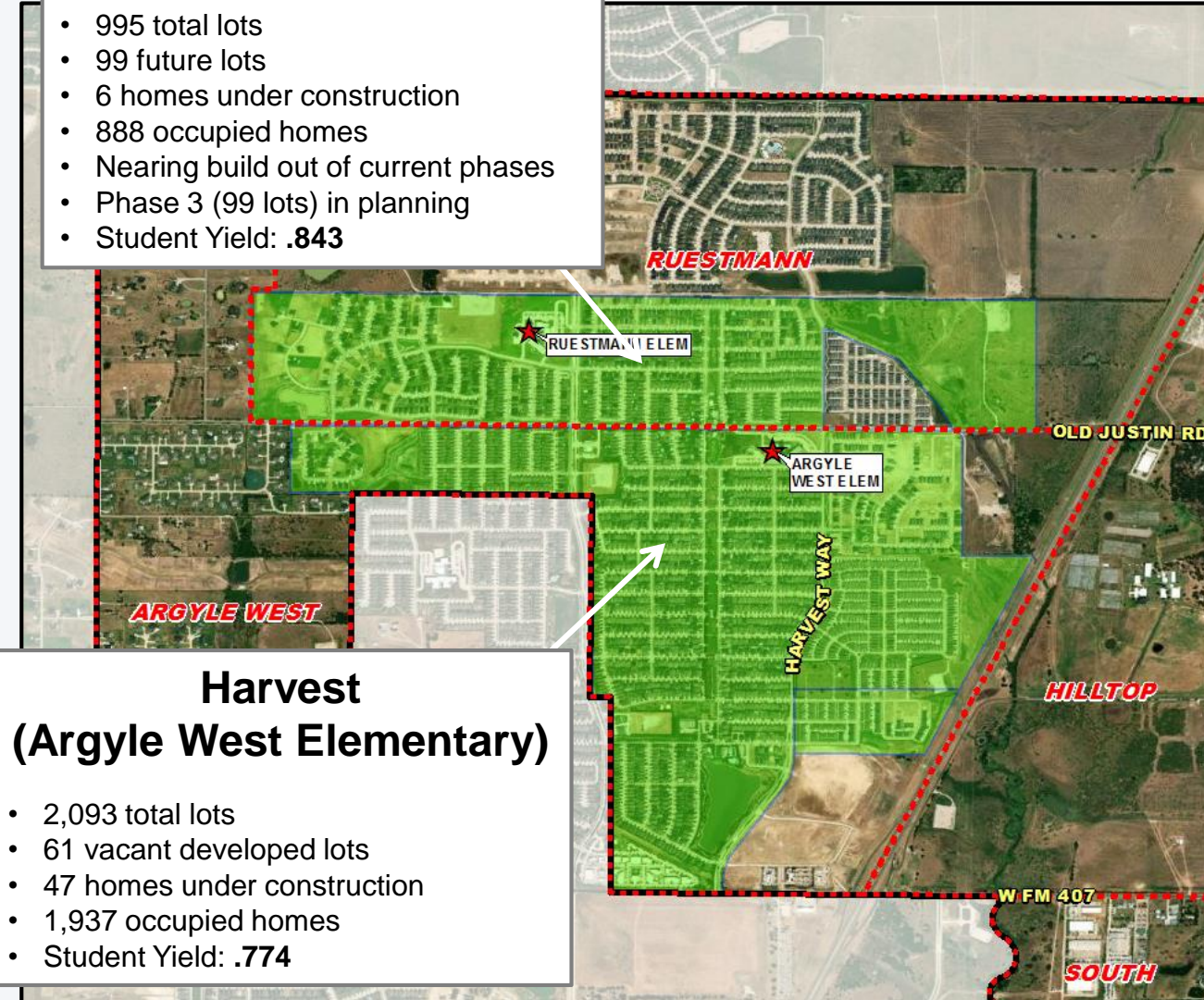
The following pages highlight major and new developments

November 2025



Harvest (Ruestmann Elementary)

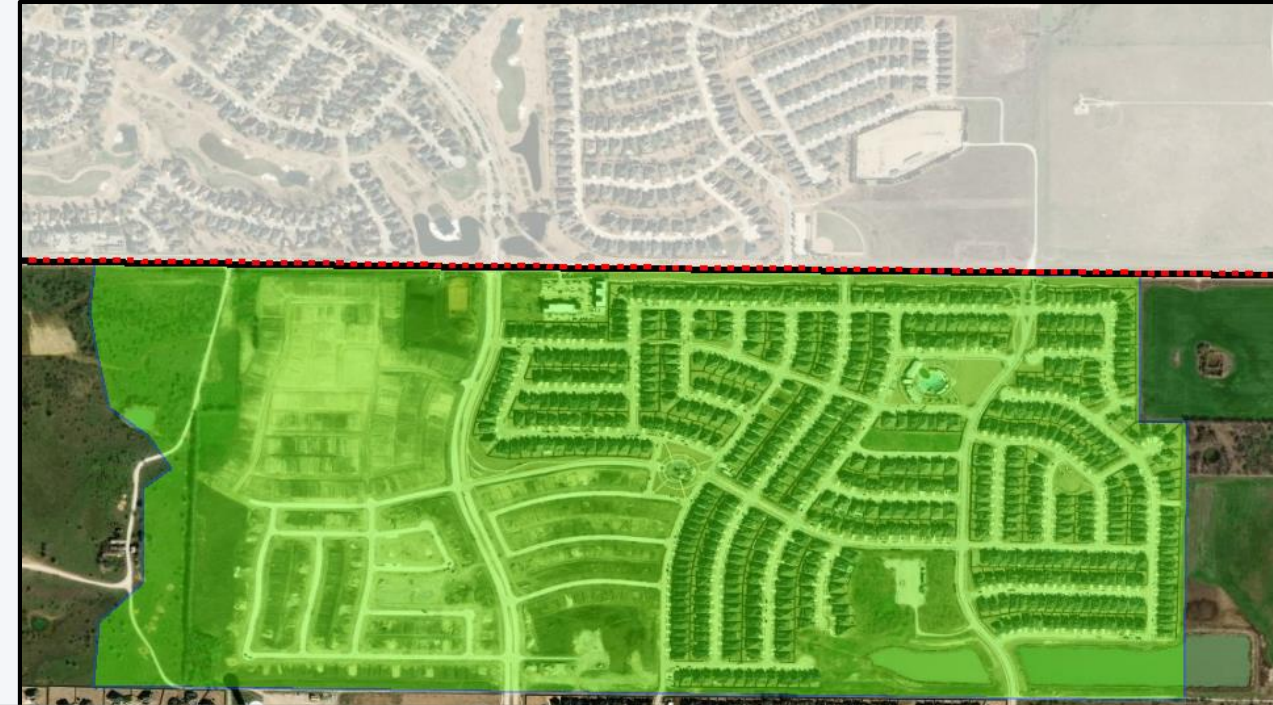
- 995 total lots
- 99 future lots
- 6 homes under construction
- 888 occupied homes
- Nearing build out of current phases
- Phase 3 (99 lots) in planning
- Student Yield: .843



Harvest (Argyle West Elementary)

- 2,093 total lots
- 61 vacant developed lots
- 47 homes under construction
- 1,937 occupied homes
- Student Yield: .774

November 2025



Ridge at Northlake

- 1,038 total lots
- 150 future lots
- 164 vacant developed lots
- 69 homes under construction
- 651 occupied homes
- Ph 5 (123 lots) and 6 (27 lots) groundwork underway
- Building 100-150 homes per year
- Student Yield: .952





District Single-Family Activity

Single-Family Housing Construction

November 2025



Glenwood Meadows

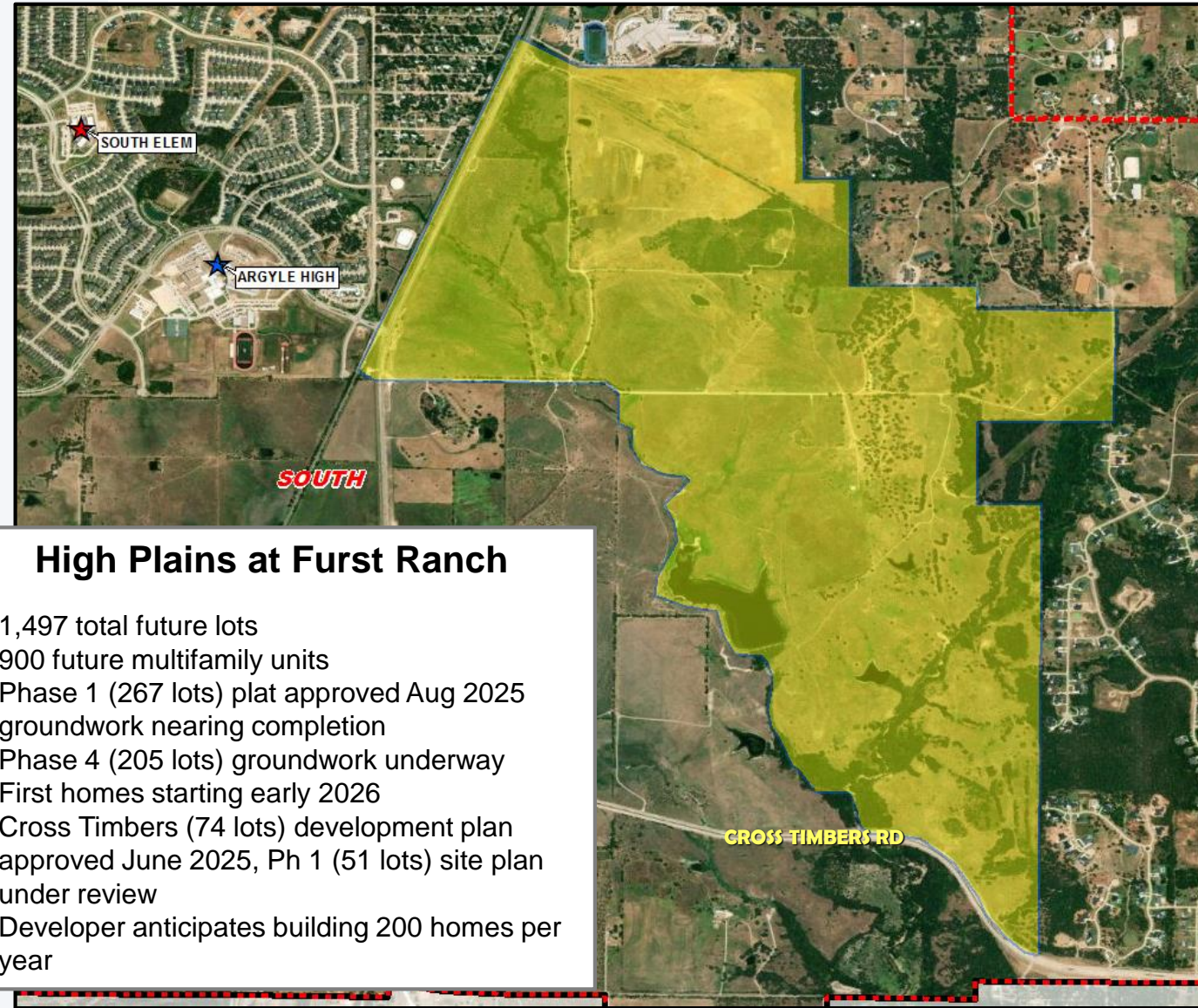
- 145 total lots
- 44 vacant developed lots
- 1 home under construction
- 93 occupied homes
- Building 20-30 homes per year
- Student Yield: .774



Vintage Village

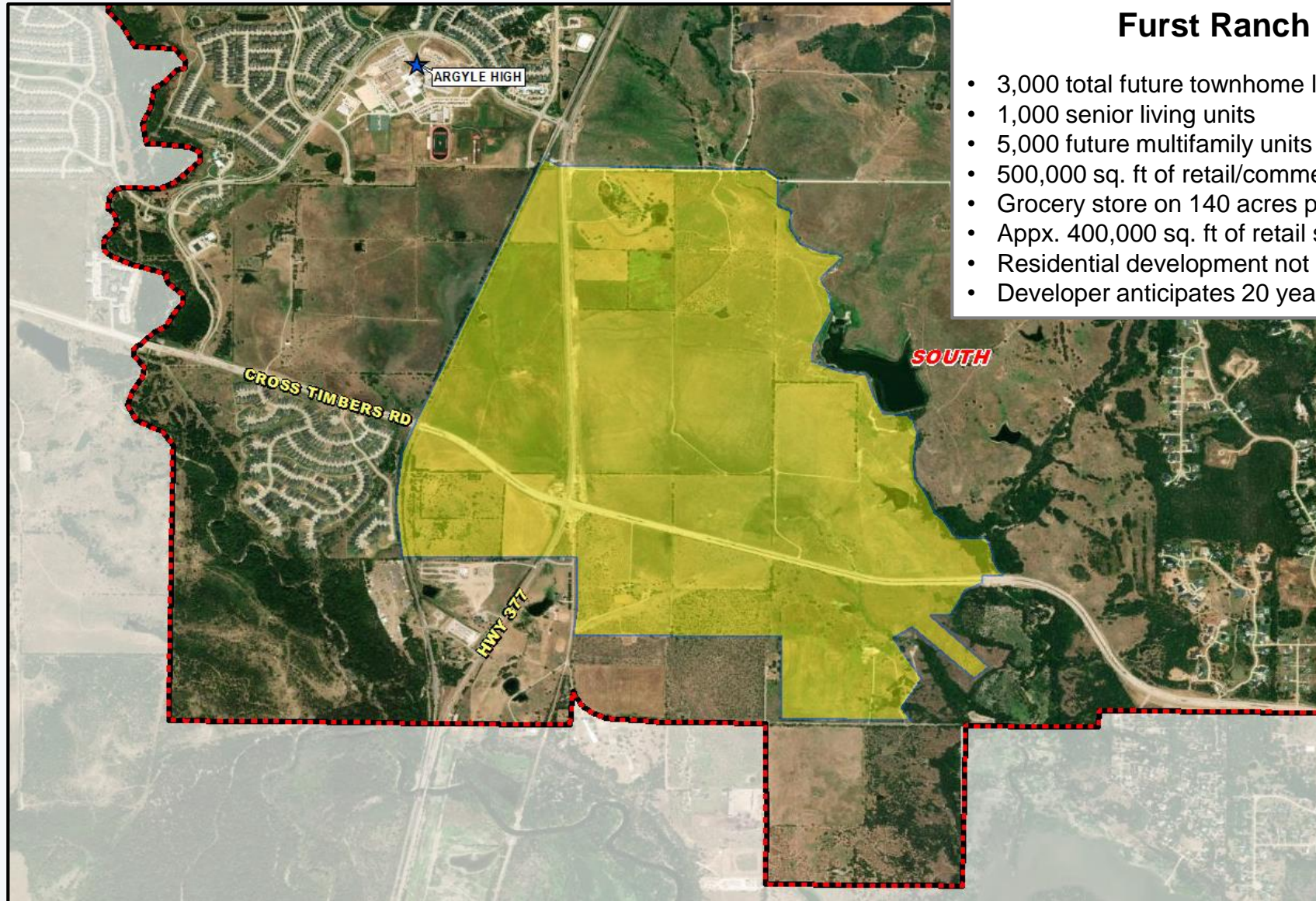
- 118 total lots
- 55 vacant developed lots
- 8 homes under construction
- 48 homes occupied
- Building 30-40 homes per year
- Student Yield: .791

November 2025



High Plains at Furst Ranch

- 1,497 total future lots
- 900 future multifamily units
- Phase 1 (267 lots) plat approved Aug 2025 groundwork nearing completion
- Phase 4 (205 lots) groundwork underway
- First homes starting early 2026
- Cross Timbers (74 lots) development plan approved June 2025, Ph 1 (51 lots) site plan under review
- Developer anticipates building 200 homes per year



Furst Ranch Mixed Use

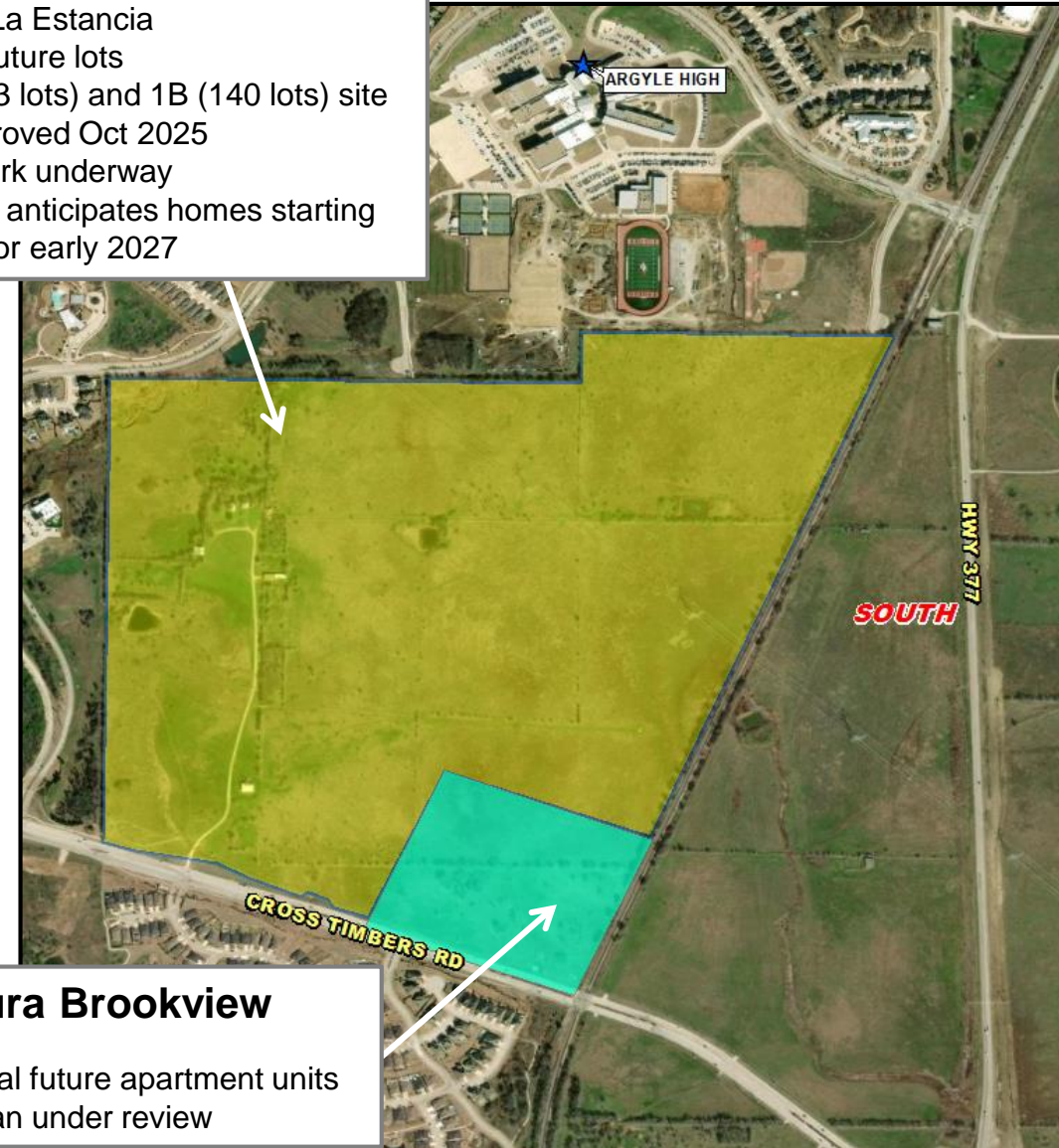
- 3,000 total future townhome lots
- 1,000 senior living units
- 5,000 future multifamily units
- 500,000 sq. ft of retail/commercial space
- Grocery store on 140 acres planned to open 2028
- Appx. 400,000 sq. ft of retail space planned to open 2028
- Residential development not expected to begin until 2029
- Developer anticipates 20 year build out of all units

November 2025



Brookview

- Formerly La Estancia
- 993 total future lots
- Ph 1A (313 lots) and 1B (140 lots) site plans approved Oct 2025
- Groundwork underway
- Developer anticipates homes starting late 2026 or early 2027



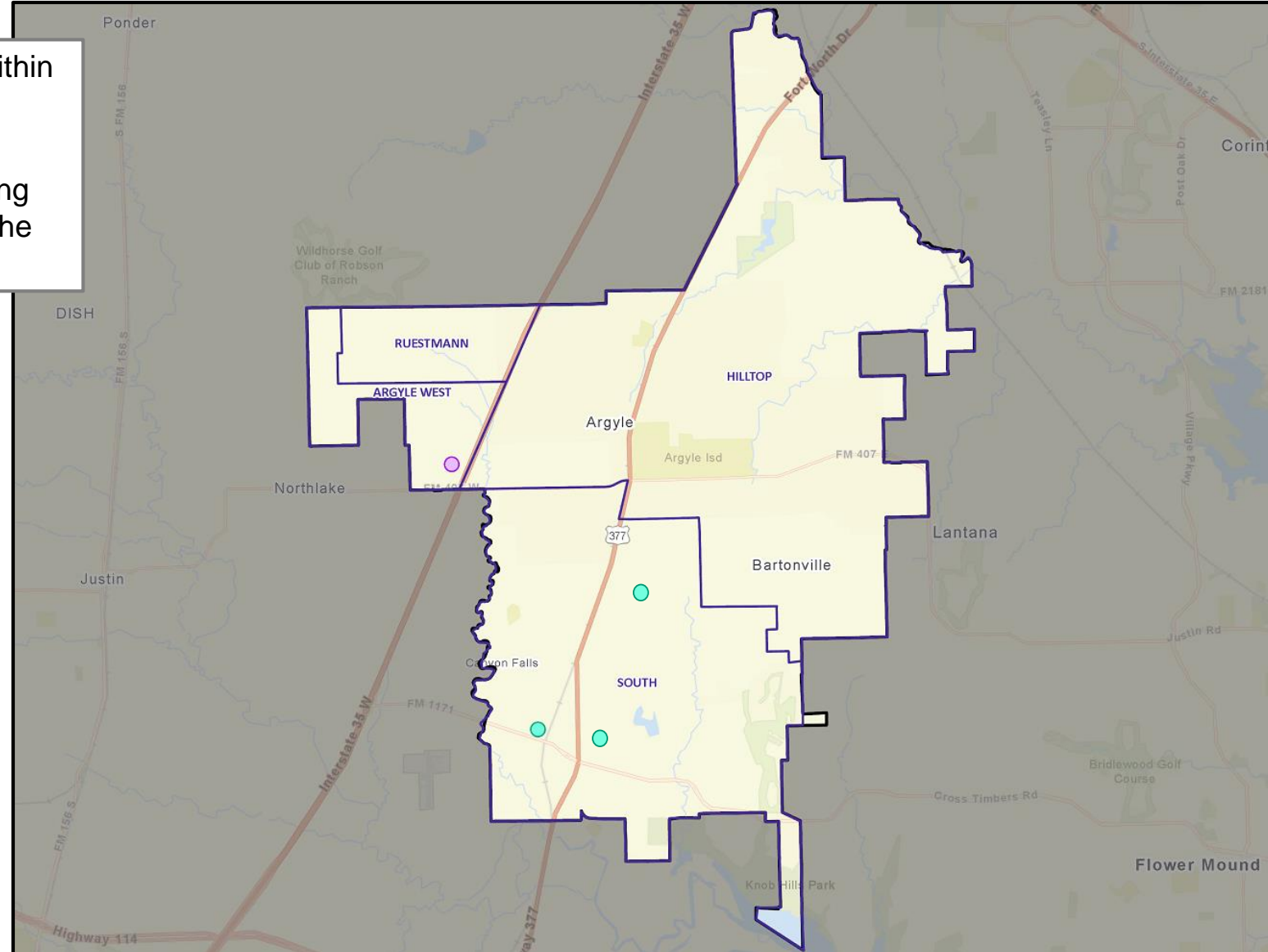
Aura Brookview

- 300 total future apartment units
- Site plan under review

- There are 349 multifamily units under construction within AISD, 90 of which are rental townhomes
- There are roughly 6,200 future multifamily units in various stages of planning across the district, including nearly 6,000 units being planned in various parts of the Furst Ranch master planned community

Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION



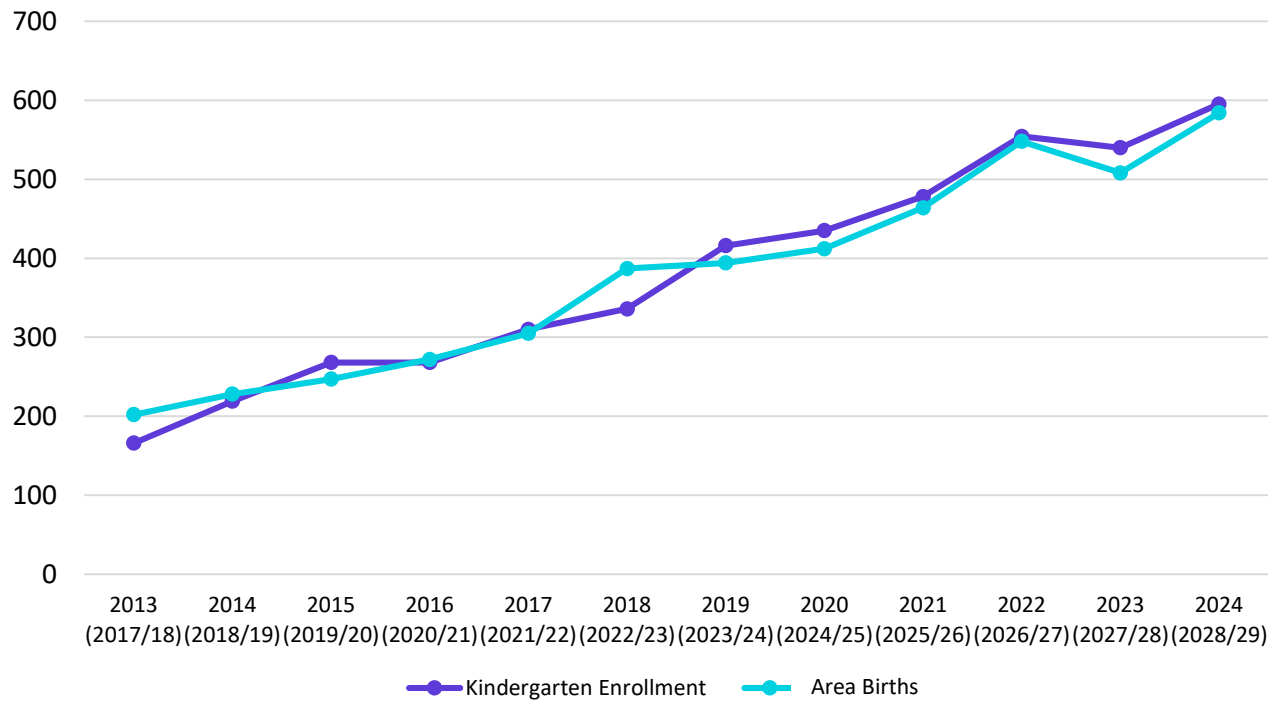
November 2025

Harvest House

- 349 total multifamily units
- 259 apartment units
- 90 rental townhomes
- Construction underway
- First units available Spring 2026

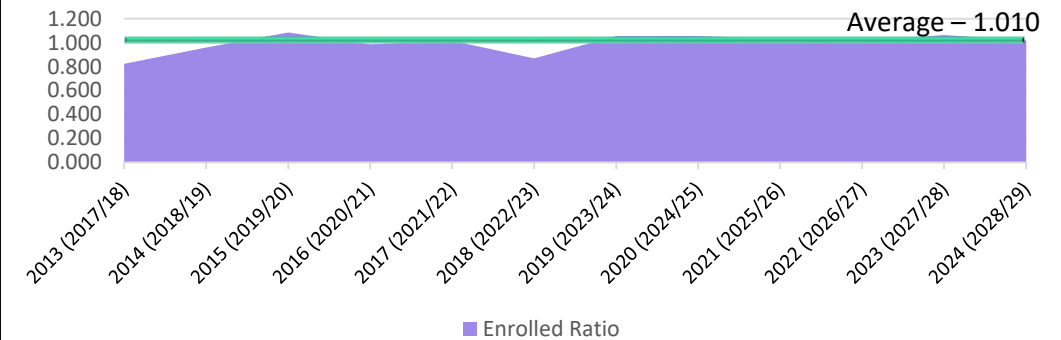


Argyle KG Enrollment v. District Births



| Birth Year (School Year) | Area Births | Kindergarten Enrollment | Enrolled Ratio |
|--------------------------|-------------|-------------------------|----------------|
| 2013 (2017/18) | 202 | 166 | 0.822 |
| 2014 (2018/19) | 228 | 219 | 0.961 |
| 2015 (2019/20) | 247 | 268 | 1.085 |
| 2016 (2020/21) | 272 | 268 | 0.985 |
| 2017 (2021/22) | 305 | 310 | 1.016 |
| 2018 (2022/23) | 387 | 336 | 0.868 |
| 2019 (2023/24) | 394 | 416 | 1.056 |
| 2020 (2024/25) | 412 | 435 | 1.056 |
| 2021 (2025/26) | 464 | 478 | 1.030 |
| 2022 (2026/27) | 548 | 554 | 1.011 |
| 2023 (2027/28) | 508 | 540 | 1.063 |
| 2024 (2028/29) | 584 | 595 | 1.019 |

Area Births to KG Enrolled Ratio



Source: Texas Dept. of Health and Human Services

GRADE LEVEL ENROLLMENT HISTORY

| Year | EE | PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | Total % |
|---------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|-------|--------------|---------|
| 2021/22 | 20 | 36 | 310 | 294 | 330 | 308 | 315 | 331 | 348 | 337 | 367 | 369 | 341 | 334 | 298 | 4,338 | 543 | 14.3% |
| 2022/23 | 21 | 96 | 336 | 357 | 348 | 404 | 384 | 375 | 392 | 404 | 372 | 412 | 380 | 353 | 332 | 4,966 | 628 | 14.5% |
| 2023/24 | 21 | 92 | 416 | 377 | 420 | 406 | 445 | 436 | 433 | 425 | 415 | 395 | 412 | 378 | 343 | 5,414 | 448 | 9.0% |
| 2024/25 | 36 | 186 | 435 | 498 | 446 | 495 | 456 | 508 | 492 | 492 | 477 | 459 | 408 | 410 | 368 | 6,166 | 752 | 13.9% |
| 2025/26 | 27 | 140 | 478 | 476 | 548 | 521 | 546 | 504 | 567 | 531 | 513 | 483 | 461 | 394 | 395 | 6,584 | 418 | 6.8% |

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

GRADE LEVEL COHORT HISTORY

| Year | EE | PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | ELEM | INTER | MID | HIGH |
|-----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Prev. 3 Yr. Avg | 1.155 | 1.245 | 1.128 | 1.138 | 1.153 | 1.171 | 1.109 | 1.128 | 1.133 | 1.100 | 1.064 | 1.060 | 1.012 | 0.985 | 0.970 | 1.138 | 1.133 | 1.082 | 1.007 |
| 2022/23 | 0.000 | 2.667 | 1.084 | 1.152 | 1.184 | 1.224 | 1.247 | 1.190 | 1.184 | 1.161 | 1.104 | 1.123 | 1.030 | 1.035 | 0.994 | 1.180 | 1.184 | 1.132 | 1.045 |
| 2023/24 | 1.000 | 0.958 | 1.238 | 1.122 | 1.176 | 1.167 | 1.101 | 1.135 | 1.155 | 1.084 | 1.027 | 1.062 | 1.000 | 0.995 | 0.972 | 1.157 | 1.155 | 1.056 | 1.007 |
| 2024/25 | 1.714 | 2.022 | 1.046 | 1.197 | 1.183 | 1.179 | 1.123 | 1.142 | 1.128 | 1.136 | 1.122 | 1.106 | 1.033 | 0.995 | 0.974 | 1.145 | 1.128 | 1.129 | 1.027 |
| 2025/26 | 0.750 | 0.754 | 1.099 | 1.094 | 1.100 | 1.168 | 1.103 | 1.106 | 1.116 | 1.079 | 1.043 | 1.013 | 1.004 | 0.966 | 0.963 | 1.112 | 1.116 | 1.061 | 0.987 |

- Overall District enrollment grew by 418 students from the previous the school year
- Elementary cohort growth continues to be strong
- Highest Grade groups are in 2nd & 6th Grade this school year
- High school grade cohorts decreased for the first time in several years

GRADE LEVEL ENROLLMENT HISTORY

| Year | EE | PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | Total % |
|---------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|------|------|------|--------|--------------|---------|
| 2021/22 | 20 | 36 | 310 | 294 | 330 | 308 | 315 | 331 | 348 | 337 | 367 | 369 | 341 | 334 | 298 | 4,338 | 543 | 14.3% |
| 2022/23 | 21 | 96 | 336 | 357 | 348 | 404 | 384 | 375 | 392 | 404 | 372 | 412 | 380 | 353 | 332 | 4,966 | 628 | 14.5% |
| 2023/24 | 21 | 92 | 416 | 377 | 420 | 406 | 445 | 436 | 433 | 425 | 415 | 395 | 412 | 378 | 343 | 5,414 | 448 | 9.0% |
| 2024/25 | 36 | 186 | 435 | 498 | 446 | 495 | 456 | 508 | 492 | 492 | 477 | 459 | 408 | 410 | 368 | 6,166 | 752 | 13.9% |
| 2025/26 | 27 | 140 | 478 | 476 | 548 | 521 | 546 | 504 | 567 | 531 | 513 | 483 | 461 | 394 | 395 | 6,584 | 418 | 6.8% |
| 2026/27 | 27 | 150 | 554 | 504 | 500 | 575 | 545 | 573 | 566 | 621 | 561 | 552 | 485 | 449 | 380 | 7,043 | 459 | 7.0% |
| 2027/28 | 27 | 166 | 540 | 600 | 548 | 542 | 616 | 583 | 648 | 626 | 661 | 599 | 561 | 475 | 435 | 7,627 | 584 | 8.3% |
| 2028/29 | 27 | 189 | 595 | 592 | 638 | 583 | 577 | 654 | 660 | 709 | 679 | 697 | 605 | 547 | 456 | 8,209 | 582 | 7.6% |
| 2029/30 | 27 | 196 | 631 | 631 | 620 | 666 | 603 | 599 | 738 | 726 | 760 | 725 | 705 | 591 | 533 | 8,750 | 541 | 6.6% |
| 2030/31 | 27 | 205 | 668 | 665 | 655 | 649 | 699 | 631 | 672 | 812 | 780 | 821 | 734 | 689 | 576 | 9,283 | 533 | 6.1% |
| 2031/32 | 27 | 218 | 706 | 701 | 689 | 691 | 671 | 719 | 712 | 738 | 866 | 849 | 833 | 717 | 672 | 9,809 | 526 | 5.7% |
| 2032/33 | 27 | 215 | 723 | 730 | 720 | 702 | 705 | 683 | 810 | 790 | 784 | 941 | 861 | 814 | 699 | 10,204 | 395 | 4.0% |
| 2033/34 | 27 | 217 | 720 | 722 | 739 | 739 | 718 | 719 | 776 | 899 | 837 | 852 | 955 | 841 | 794 | 10,555 | 351 | 3.4% |
| 2034/35 | 27 | 208 | 702 | 725 | 729 | 743 | 749 | 718 | 819 | 859 | 953 | 909 | 865 | 947 | 820 | 10,772 | 217 | 2.1% |
| 2035/36 | 27 | 202 | 684 | 701 | 722 | 741 | 747 | 751 | 822 | 908 | 906 | 1,035 | 923 | 858 | 923 | 10,949 | 177 | 1.6% |

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

| CAMPUS | Capacity | 2024/25 | Fall | ENROLLMENT PROJECTIONS | | | | | | | | | |
|---------------------------------|--------------|--------------|--------------|---|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|
| | | | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 20 35/36 |
| HILLTOP ELEMENTARY SCHOOL | 750 | 787 | 771 | 812 | 825 | 863 | 872 | 870 | 873 | 854 | 847 | 826 | 797 |
| ARGYLE SOUTH ELEMENTARY SCHOOL | 850 | 783 | 789 | 829 | 885 | 986 | 1,100 | 1,296 | 1,539 | 1,722 | 1,860 | 1,923 | 1,961 |
| ARGYLE WEST ELEMENTARY SCHOOL | 850 | 642 | 835 | 894 | 939 | 984 | 962 | 946 | 916 | 874 | 860 | 840 | 825 |
| RUESTMANN ELEMENTARY SCHOOL | 850 | 848 | 845 | 895 | 973 | 1,023 | 1,038 | 1,086 | 1,095 | 1,056 | 1,034 | 1,011 | 992 |
| ELEMENTARY NO. 5 | | | | TO PROVIDE ENROLLMENT RELIEF TO THE EXISTING ELEMENTARY SCHOOL CAMPUSES | | | | | | | | | |
| ELEMENTARY TOTALS | 3,300 | 3,060 | 3,240 | 3,429 | 3,622 | 3,856 | 3,972 | 4,199 | 4,422 | 4,505 | 4,601 | 4,600 | 4,574 |
| Elementary Absolute Change | | 447 | 180 | 189 | 193 | 234 | 116 | 227 | 223 | 83 | 96 | -1 | -26 |
| Elementary Percent Change | | 17.11% | 5.90% | 5.82% | 5.63% | 6.46% | 3.01% | 5.71% | 5.32% | 1.87% | 2.13% | -0.01% | -0.56% |
| ARGYLE 6TH GRD CTR. (407 MS) | 730 | 492 | 567 | 410 | 474 | 468 | 495 | 388 | 406 | 456 | 382 | 387 | 384 |
| INTERMEDIATE TOTALS | | 492 | 567 | 410 | 474 | 468 | 495 | 388 | 406 | 456 | 382 | 387 | 384 |
| Intermediate Absolute Change | | 59 | 75 | -157 | 64 | -6 | 27 | -107 | 18 | 50 | -74 | 5 | -3 |
| Intermediate Percent Change | | 13.63% | 15.24% | -27.69% | 15.61% | -1.27% | 5.77% | -21.62% | 4.64% | 12.32% | -16.23% | 1.31% | -0.78% |
| ARGYLE 377 MIDDLE SCHOOL | 1,300 | 969 | 1,044 | 491 | 550 | 605 | 736 | 834 | 904 | 1,023 | 1,129 | 1,225 | 1,274 |
| ARGYLE 407 MIDDLE SCHOOL | 1,250 | | | 847 | 911 | 975 | 993 | 1,042 | 1,006 | 905 | 1,001 | 1,019 | 978 |
| MIDDLE SCHOOL TOTALS | | 969 | 1,044 | 1,338 | 1,461 | 1,580 | 1,729 | 1,876 | 1,910 | 1,928 | 2,130 | 2,244 | 2,252 |
| Middle School Absolute Change | | 129 | 75 | 294 | 123 | 119 | 149 | 147 | 34 | 18 | 202 | 114 | 8 |
| Middle School Percent Change | | 15.36% | 7.74% | 28.16% | 9.19% | 8.15% | 9.43% | 8.50% | 1.81% | 0.94% | 10.48% | 5.35% | 0.36% |
| ARGYLE CANYON FALLS HIGH SCHOOL | 2,100 | 1,645 | 1,733 | 1,866 | 1,618 | 1,569 | 1,456 | 1,585 | 1,658 | 1,744 | 1,790 | 1,824 | 1,955 |
| ARGYLE HWY 377 HIGH SCHOOL | 1,300 | | | | 452 | 736 | 1,098 | 1,235 | 1,413 | 1,571 | 1,652 | 1,717 | 1,784 |
| HIGH SCHOOL TOTALS | | 1,645 | 1,733 | 1,866 | 2,070 | 2,305 | 2,554 | 2,820 | 3,071 | 3,315 | 3,442 | 3,541 | 3,739 |
| High School Absolute Change | | 117 | 88 | 133 | 204 | 235 | 249 | 266 | 251 | 244 | 127 | 99 | 198 |
| High School Percent Change | | 7.66% | 5.35% | 7.67% | 10.93% | 11.35% | 10.80% | 10.42% | 8.90% | 7.95% | 3.83% | 2.88% | 5.59% |
| DISTRICT TOTALS | | 6,166 | 6,584 | 7,043 | 7,627 | 8,209 | 8,750 | 9,283 | 9,809 | 10,204 | 10,555 | 10,772 | 10,949 |
| District Absolute Change | | 752 | 418 | 459 | 584 | 582 | 541 | 533 | 526 | 395 | 351 | 217 | 177 |
| District Percent Change | | 13.9% | 6.8% | 7.0% | 8.3% | 7.6% | 6.6% | 6.1% | 5.7% | 4.0% | 3.4% | 2.1% | 1.6% |

Yellow box = Exceeding Bldg. Capacity



District Information -



Argyle ISD enrollment increased by **2,789 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **418 students**.

Housing Market Conditions -



AISD has seen a surge in new home closings in 2025 following the surge in starts in 2024, however, headwinds in the market and lack of available lots have slowed the new home starts rate. Reduction in interest rates and the addition of new lots brought to market will continue to fuel growth within the district.

Housing Activity & Future Developments -



The district currently has nearly **300 homes in active inventory**, over 200 homes under construction, roughly 510 lots available to build on, with nearly 6,100 planned in the future.

Enrollment Forecast -



AISD Enrollment is forecasted to reach nearly 9,300 students by the 2030/31 school year, and with additional housing developments and population growth enrollment is anticipated to surpass 10,900 students by the 2035/36 school year.