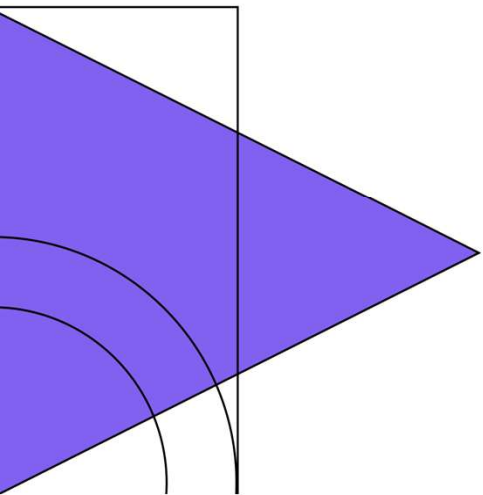
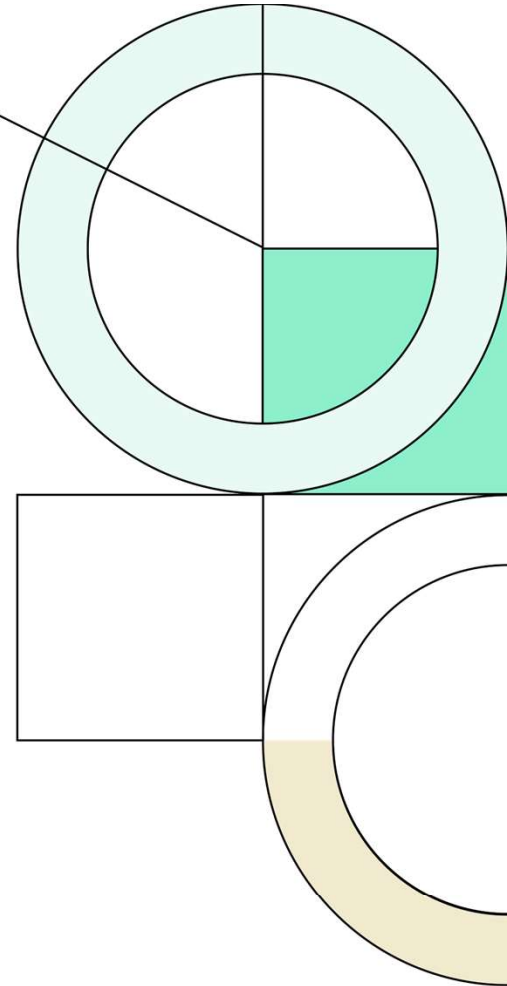


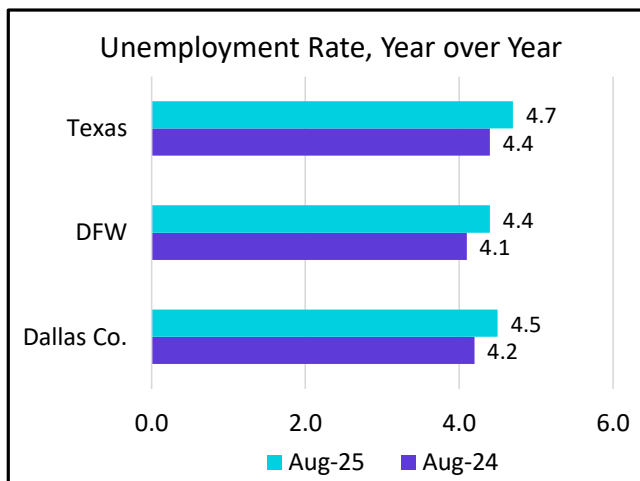


Coppell Independent School District

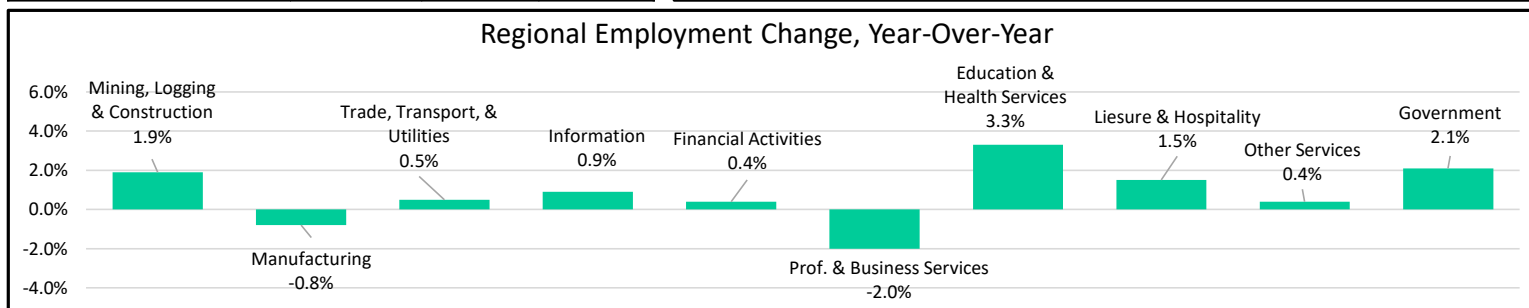
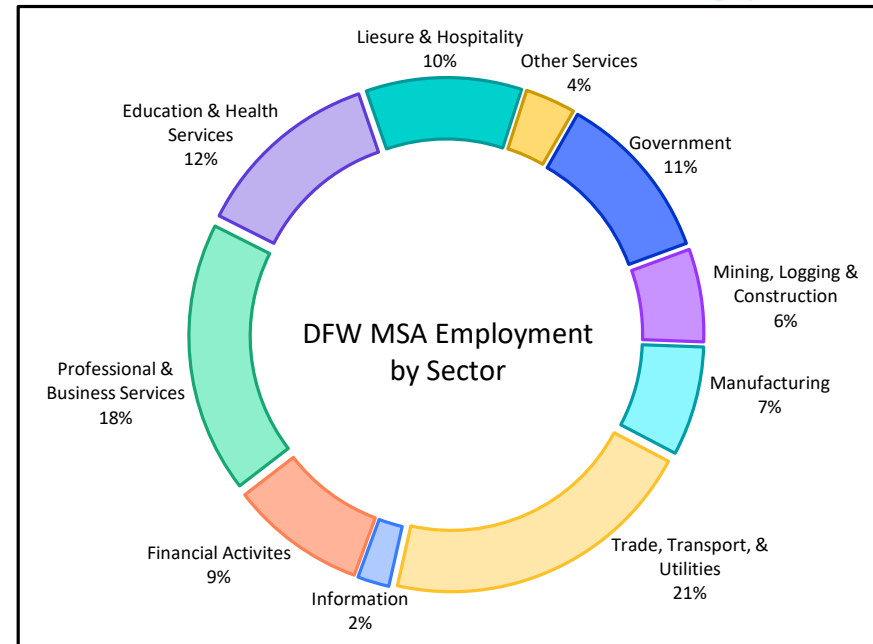
Fall 2025 Enrollment and Housing Report



- Unemployment levels in the region have increased approximately 0.3% from last year's numbers
- 33,882 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



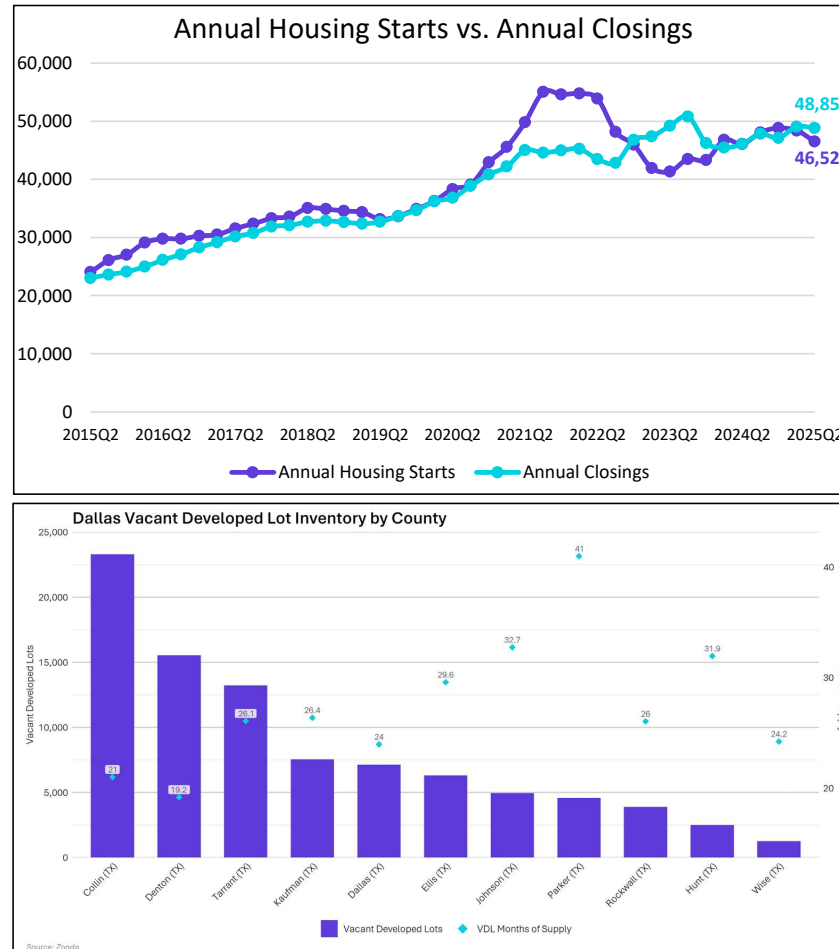
All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,326,553	4,298,600	0.6%



Source: US BLS; US BEA

Regional Housing Market Conditions

Single-Family Housing



Dallas/Fort Worth maintains an average monthly sales rate of 2.1 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.

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

District Future Housing Overview

- The district has 3 active subdivisions with approximately 5 homes under construction and 63 lots ready to be built on
- Within CISD there are currently 2 potential future subdivisions totaling 116 single family lots

Subdivisions

- ACTIVE
- FUTURE

The following pages highlight major and new developments

District Single-Family Activity

Single-Family Housing Construction

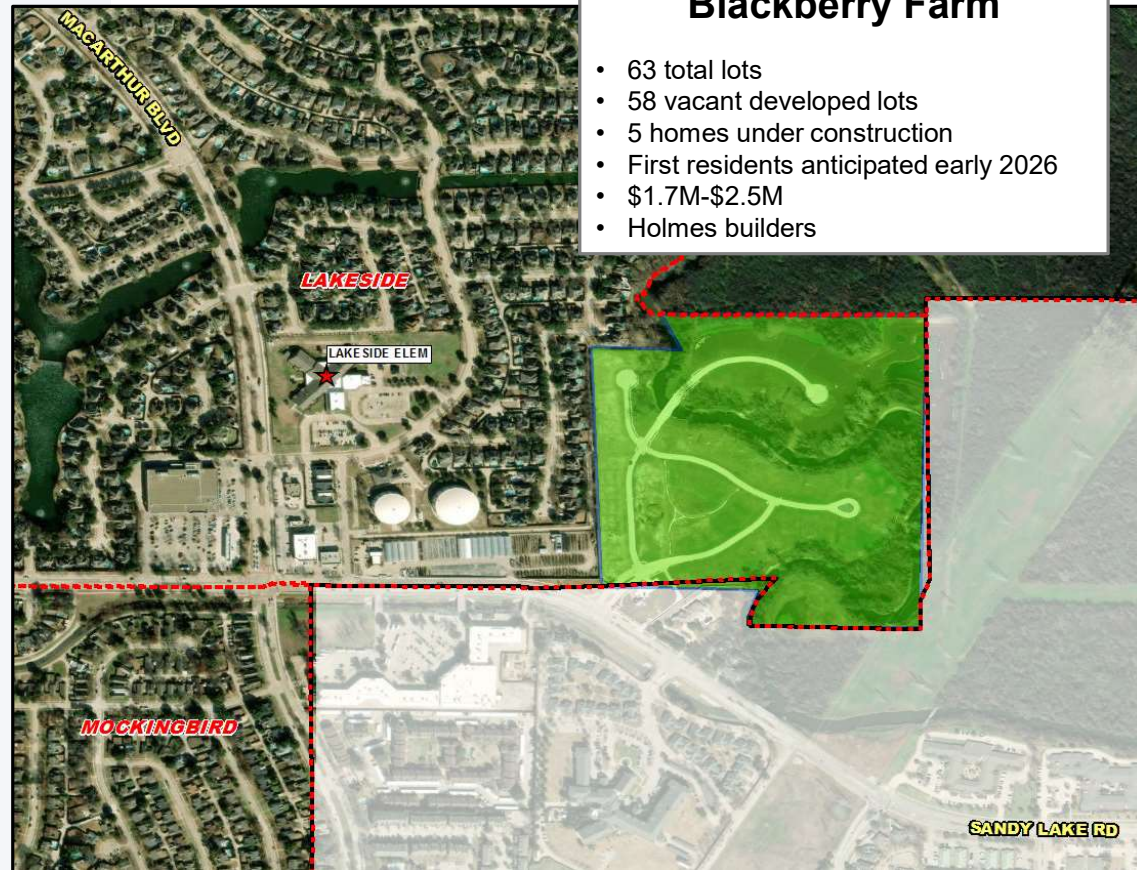
October 2025

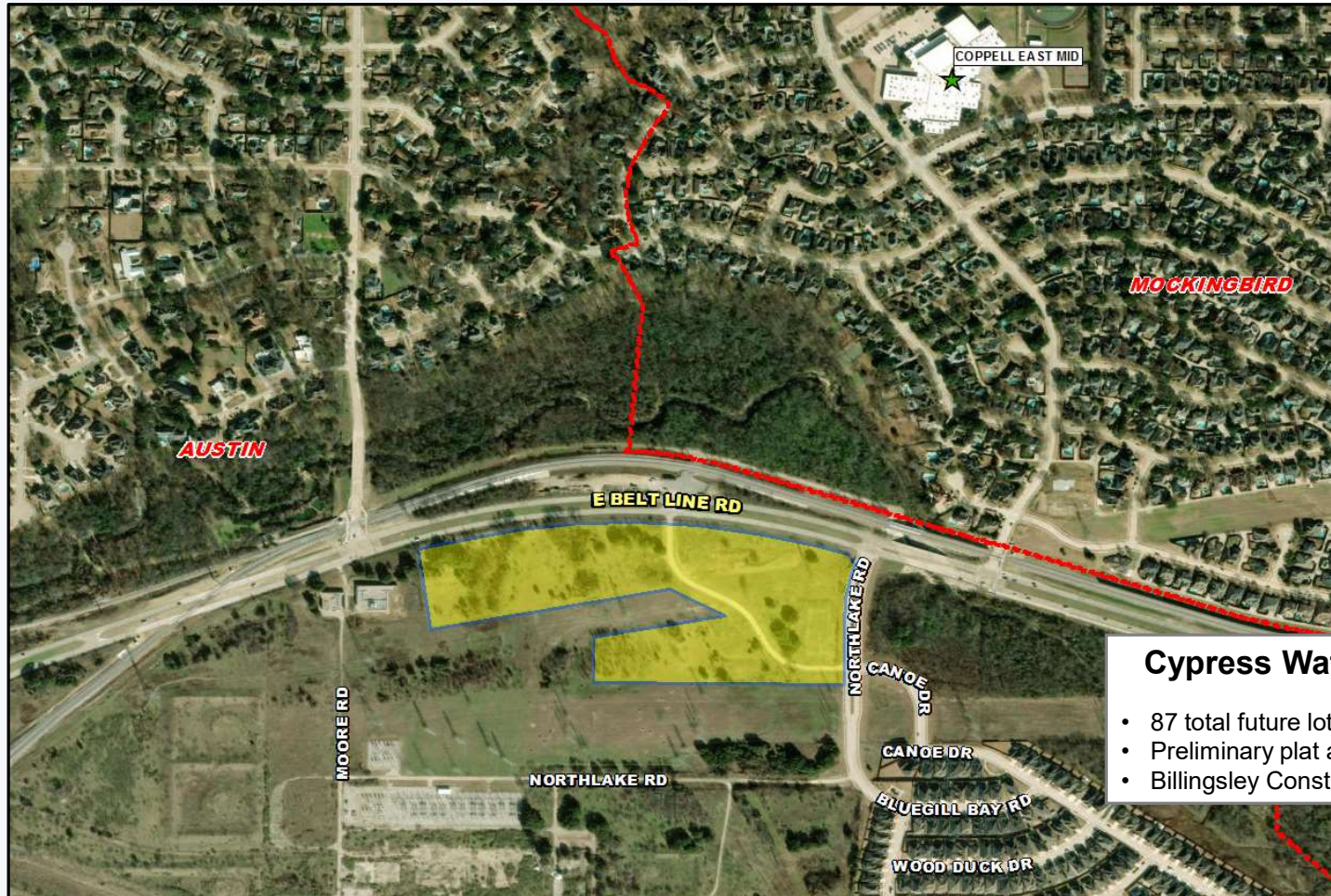


 **Zonda.**
Demographics

Blackberry Farm

- 63 total lots
- 58 vacant developed lots
- 5 homes under construction
- First residents anticipated early 2026
- \$1.7M-\$2.5M
- Holmes builders



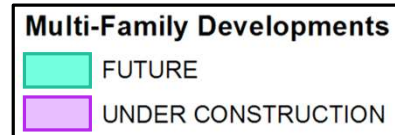


Cypress Waters Townhomes

- 87 total future lots
- Preliminary plat approved Sept. 2025
- Billingsley Construction

District Multifamily Overview

- There is 1 multifamily property with 375 units currently under construction within the district
- Within CISD there are currently 5 potential future multifamily projects totaling appx. 6,500 future units in the planning stages



The following pages highlight major and new developments

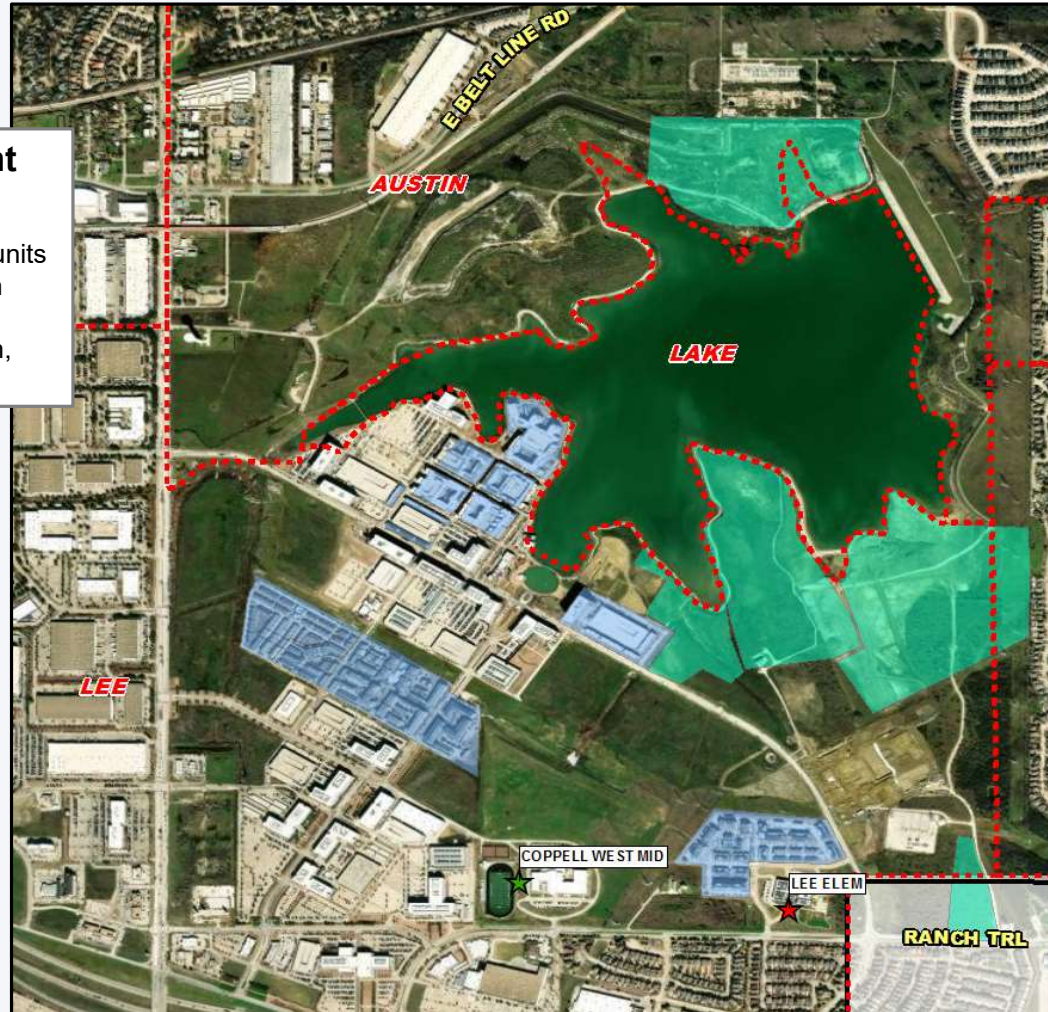
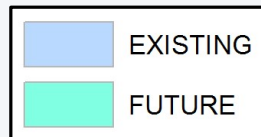


District Multifamily Activity

Multifamily Housing

Cypress Waters Multifamily Development

- Appx. 3,109 multifamily units are complete and leased.
- These units are currently yielding 19-20 students per 100 units
- Entire Cypress Waters development is expected to contain nearly 10,000 units at build out
- Additional phases of multifamily development are in design, and will be developed according to market demand





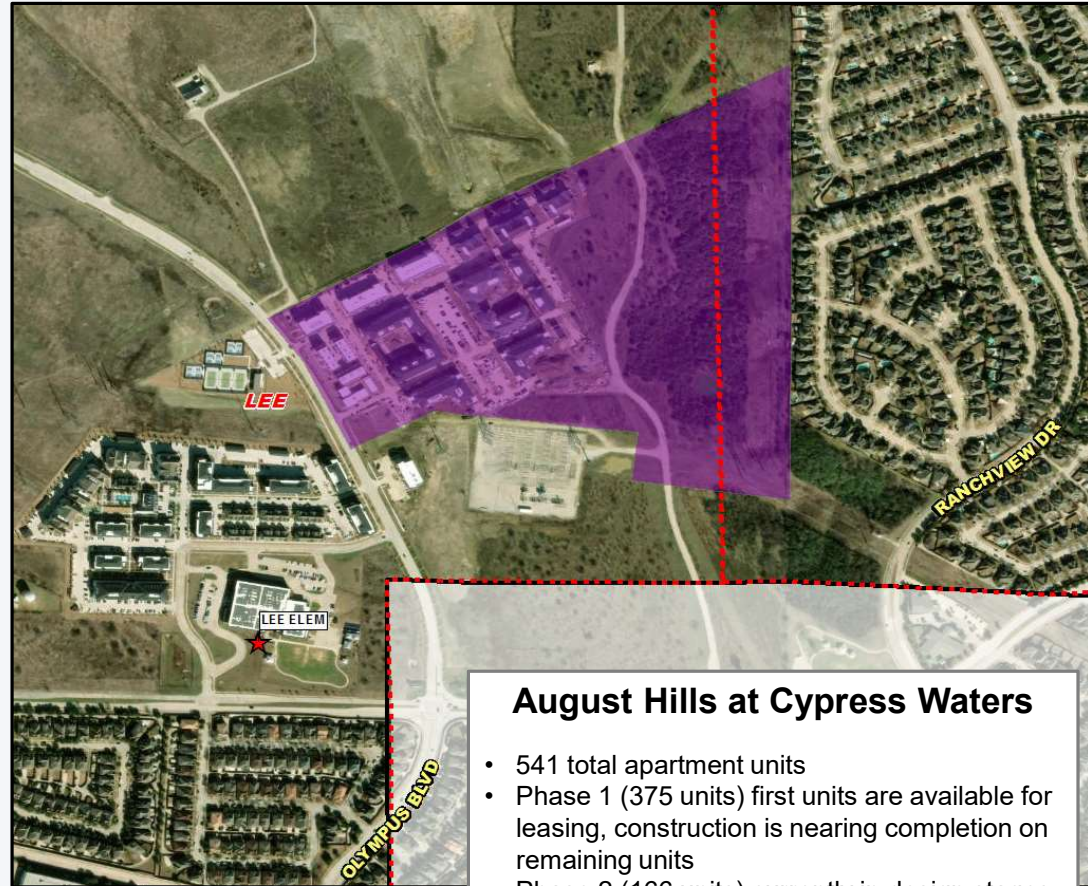
District Multifamily Activity

Multifamily Housing

October 2025



Zonda.
Demographics



August Hills at Cypress Waters

- 541 total apartment units
- Phase 1 (375 units) first units are available for leasing, construction is nearing completion on remaining units
- Phase 2 (166 units) currently in design stages

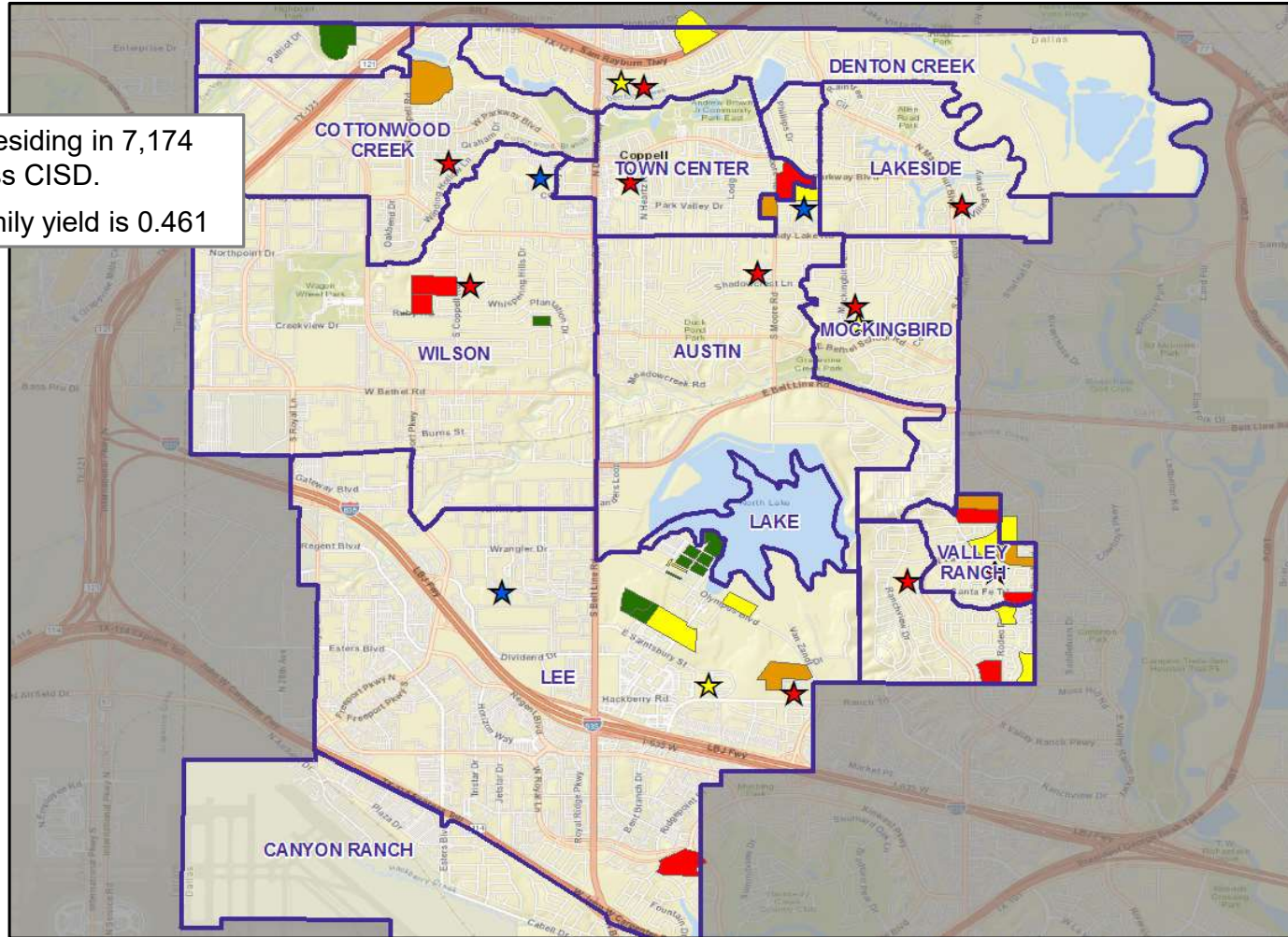
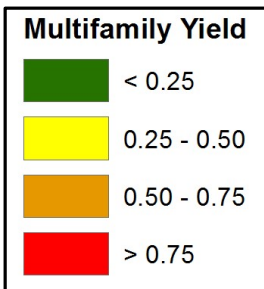


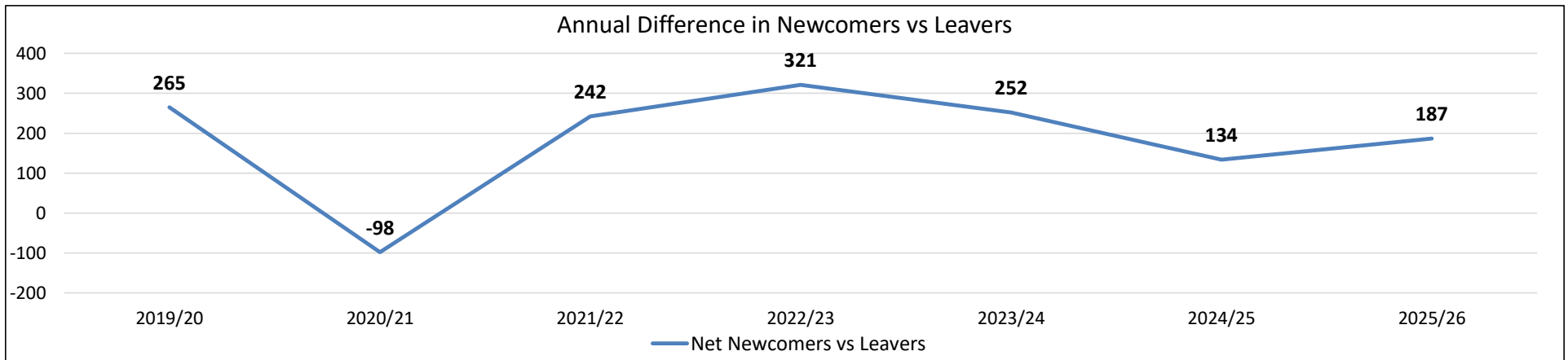
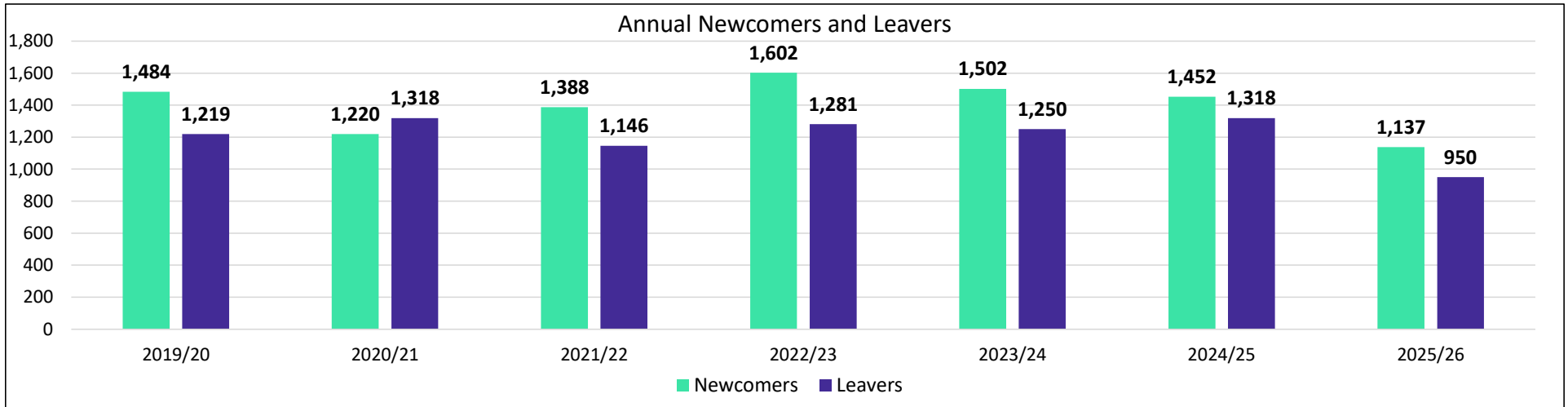
District Multifamily Yield Analysis

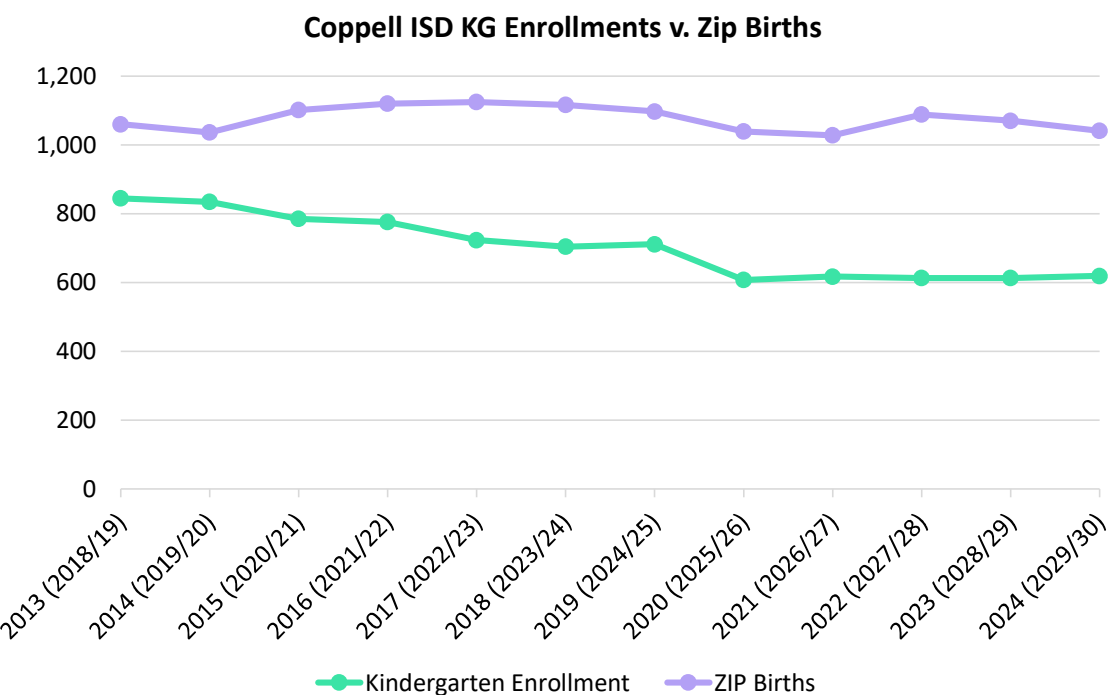
Multifamily Housing

Zonda.
Demographics

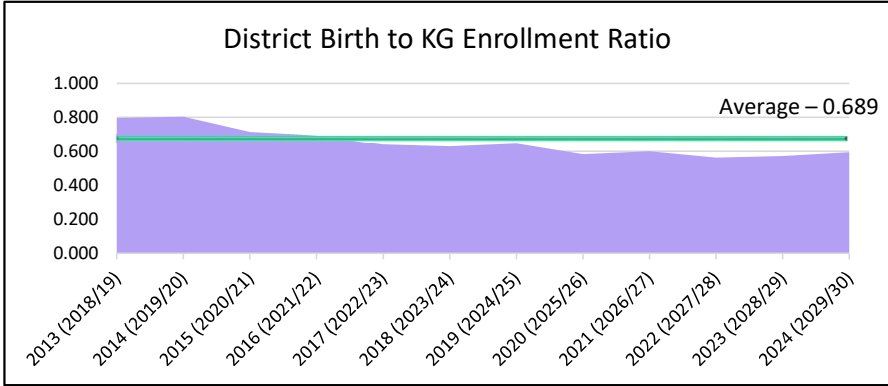
- There are 3,311 students residing in 7,174 total multifamily units across CISD.
- The overall district multifamily yield is 0.461







Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	1,060	845	0.797
2014 (2019/20)	1,036	834	0.805
2015 (2020/21)	1,101	785	0.713
2016 (2021/22)	1,120	776	0.693
2017 (2022/23)	1,125	723	0.643
2018 (2023/24)	1,116	704	0.631
2019 (2024/25)	1,097	711	0.648
2020 (2025/26)	1,039	607	0.584
2021 (2026/27)	1,028	617	0.600
2022 (2027/28)	1,088	613	0.563
2023 (2028/29)	1,070	613	0.573
2024 (2029/30)	1,041	619	0.595



Source: Texas Dept. of Health and Human Services

Annual Enrollment Changes

Enrollment Forecast



Year	EC	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	AD	Total	Total Growth	% Growth
2021/22	50	252	776	849	907	905	979	1,043	1,015	1,085	1,071	1,116	1,109	1,054	923	20	13,154	102	0.8%
2022/23	61	256	723	850	895	983	959	998	1,145	1,069	1,090	1,110	1,097	1,071	1,041	19	13,367	213	1.6%
2023/24	64	280	704	790	886	936	1,007	1,000	1,045	1,165	1,099	1,145	1,123	1,053	1,055	19	13,371	4	0.0%
2024/25	36	269	711	712	839	933	955	993	1,079	1,112	1,163	1,103	1,137	1,111	1,036	19	13,208	-163	-1.2%
2025/26	34	249	607	753	774	863	944	957	1,090	1,096	1,136	1,187	1,107	1,116	1,078	19	13,010	-198	-1.5%

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

2025/26	0	310	672	752	732	868	947	942	1,069	1,143	1,125	1,181	1,113	1,106	1,095	19	13,074		
Projected	34	-61	-65	1	42	-5	-3	15	21	-47	11	6	-6	10	-17	0	-64		
Enrollment			-9.0%	0.1%	4.7%	-0.5%	-0.3%	1.5%	1.8%	-4.4%	1.0%	0.5%	-0.5%	0.9%	-1.6%		-0.5%		

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th		Elem	MS	HS
3 year avg	0.944	1.023	0.972	1.066	1.053	1.061	1.035	1.016	1.075	1.045	1.010	1.030	0.996	0.972	0.986		1.034	1.043	0.996
2022/23	1.220	1.016	0.932	1.095	1.054	1.084	1.060	1.019	1.098	1.053	1.005	1.036	0.983	0.966	0.988		1.041	1.052	0.993
2023/24	1.049	1.094	0.974	1.093	1.042	1.046	1.024	1.043	1.047	1.017	1.028	1.050	1.012	0.960	0.985		1.037	1.031	1.002
2024/25	0.563	0.961	1.010	1.011	1.062	1.053	1.020	0.986	1.079	1.064	0.998	1.004	0.993	0.989	0.984		1.024	1.047	0.992
2025/26	0.944	0.926	0.854	1.059	1.087	1.029	1.012	1.002	1.098	1.016	1.022	1.021	1.004	0.982	0.970		1.007	1.045	0.994

- 2025/26 Enrollment declined by almost 200 students, approximately 60 students lower (.5%) than projected.
- Significant drop in Pre-K and Kindergarten grades

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year	EC	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	AD	Total	Total Growth	% Growth
2021/22	50	252	776	849	907	905	979	1,043	1,015	1,085	1,071	1,116	1,109	1,054	923	20	13,154	102	0.8%
2022/23	61	256	723	850	895	983	959	998	1,145	1,069	1,090	1,110	1,097	1,071	1,041	19	13,367	213	1.6%
2023/24	64	280	704	790	886	936	1,007	1,000	1,045	1,165	1,099	1,145	1,123	1,053	1,055	19	13,371	4	0.0%
2024/25	36	269	711	712	839	933	955	993	1,079	1,112	1,163	1,103	1,137	1,111	1,036	19	13,208	-163	-1.2%
2025/26	34	249	607	753	774	863	944	957	1,090	1,096	1,136	1,187	1,107	1,116	1,078	19	13,010	-198	-1.5%
2026/27	34	264	617	641	799	811	874	955	1,040	1,107	1,120	1,175	1,194	1,083	1,094	19	12,827	-183	-1.4%
2027/28	34	263	613	647	673	825	819	868	1,034	1,058	1,112	1,154	1,175	1,178	1,059	19	12,531	-296	-2.3%
2028/29	34	256	613	656	701	722	847	831	940	1,060	1,069	1,149	1,155	1,154	1,152	19	12,358	-172	-1.4%
2029/30	34	262	619	651	699	737	732	862	895	957	1,074	1,097	1,149	1,134	1,129	19	12,050	-308	-2.5%
2030/31	34	264	625	656	693	735	752	741	929	914	968	1,101	1,096	1,129	1,109	19	11,765	-285	-2.4%
2031/32	34	266	634	664	702	734	754	769	799	949	926	1,001	1,100	1,076	1,104	19	11,531	-234	-2.0%
2032/33	34	271	645	673	708	740	748	768	827	816	961	962	1,001	1,080	1,052	19	11,305	-226	-2.0%
2033/34	34	274	654	684	718	748	755	763	828	846	827	995	960	982	1,056	19	11,143	-162	-1.4%
2034/35	34	278	665	694	729	759	765	771	823	847	858	860	993	942	960	19	10,997	-146	-1.3%
2035/36	34	282	676	705	739	769	774	779	832	841	859	890	856	974	921	19	10,950	-47	-0.4%

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

Ten Year Forecast by Elementary Campus

Enrollment Forecast



CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus Name	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Austin Elementary	600	508	500	497	485	492	481	485	488	496	505	516
Canyon Ranch Elementary	800	670	621	565	549	555	537	547	563	579	593	605
Cottonwood Creek Elementary	600	350	341	332	298	288	292	291	295	299	305	312
Denton Creek Elementary	600	609	615	595	644	627	608	619	609	608	609	607
Lakeside Elementary	600	359	344	330	317	318	329	335	342	348	356	363
Lee Elementary	740	709	682	625	608	586	569	579	590	597	611	623
Mockingbird Elementary	600	428	377	338	313	307	298	306	312	320	328	336
Town Center Elementary	600	450	448	432	418	424	417	417	417	418	422	428
Valley Ranch Elementary	690	587	584	578	572	554	542	541	540	536	535	534
Wilson Elementary	600	511	483	450	455	444	427	436	431	429	431	434
ELEMENTARY TOTALS	6,430	5,181	4,995	4,742	4,660	4,596	4,500	4,557	4,587	4,630	4,695	4,758
Elementary Absolute Change		102	-186	-253	-81	-64	-96	57	30	43	65	63
Elementary Percent Change		2.01%	-3.60%	-5.07%	-1.72%	-1.38%	-2.09%	1.27%	0.67%	0.94%	1.40%	1.35%

Green = w/in 5% of Capacity; Yellow = Over Capacity

Ten Year Forecast by Secondary Campus

Enrollment Forecast

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus Name	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Coppell Middle School East	1,200	1,069	1,093	1,027	966	860	812	747	747	726	734	736
Coppell Middle School North	1,200	982	963	949	966	977	967	940	923	895	908	896
Coppell Middle School West	1,500	1,271	1,211	1,228	1,137	1,089	1,032	987	934	880	886	900
MIDDLE SCHOOL TOTALS	3,900	3,322	3,267	3,204	3,069	2,926	2,811	2,674	2,604	2,501	2,528	2,532
Middle School Absolute Change		-32	-55	-63	-135	-143	-115	-137	-70	-103	27	4
Middle School Percent Change		-0.95%	-1.66%	-1.93%	-4.21%	-4.66%	-3.93%	-4.87%	-2.62%	-3.96%	1.08%	0.16%
New Tech High School	500	256	247	237	236	250	250	249	252	253	254	254
Coppell High School	3,600	3,127	3,227	3,278	3,328	3,265	3,187	3,134	2,984	2,848	2,744	2,601
Coppell High School 9th Grade	1,200	1,124	1,091	1,070	1,065	1,013	1,017	917	878	911	776	805
HIGH SCHOOL TOTALS	5,300	4,507	4,565	4,585	4,629	4,528	4,454	4,300	4,114	4,012	3,774	3,660
High School Absolute Change		101	58	20	44	-101	-74	-154	-186	-102	-238	-114
High School Percent Change		2.29%	1.29%	0.44%	0.96%	-2.18%	-1.63%	-3.46%	-4.33%	-2.48%	-5.93%	-3.02%
DISTRICT TOTALS		13,010	12,827	12,531	12,358	12,050	11,765	11,531	11,305	11,143	10,997	10,950
District Absolute Change		171	-183	-296	-172	-308	-285	-234	-226	-162	-146	-47
District Percent Change		1.33%	-1.41%	-2.31%	-1.38%	-2.50%	-2.36%	-1.99%	-1.96%	-1.43%	-1.31%	-0.43%

Green = w/in 5% of Capacity; Yellow = Over Capacity



Key Takeaways

District Information -



Enrollment continued to decline in CISD this year. In the last two years the district has dropped almost 200 students. Kindergarten declined by over 100 students this year

Housing Market Conditions -



New single family residential growth within CISD is minimal due to the lack of available land for new developments. However, multifamily growth continues around the Cypress Waters master planned development, as the market drives the need for new units.

Housing Activity & Future Developments -



The district currently has approximately **5 homes in active inventory**, roughly 65 lots available to build on, and roughly 116 planned in the future.

Multifamily growth is expected to continue with appx. 375 units expected to come to market by year end.

Enrollment Forecast -



CISD Enrollment continues to be impacted by classes exiting being larger than those incoming. Enrollment is forecasted to continue to slide and will drop below 12,000 in 5 years.