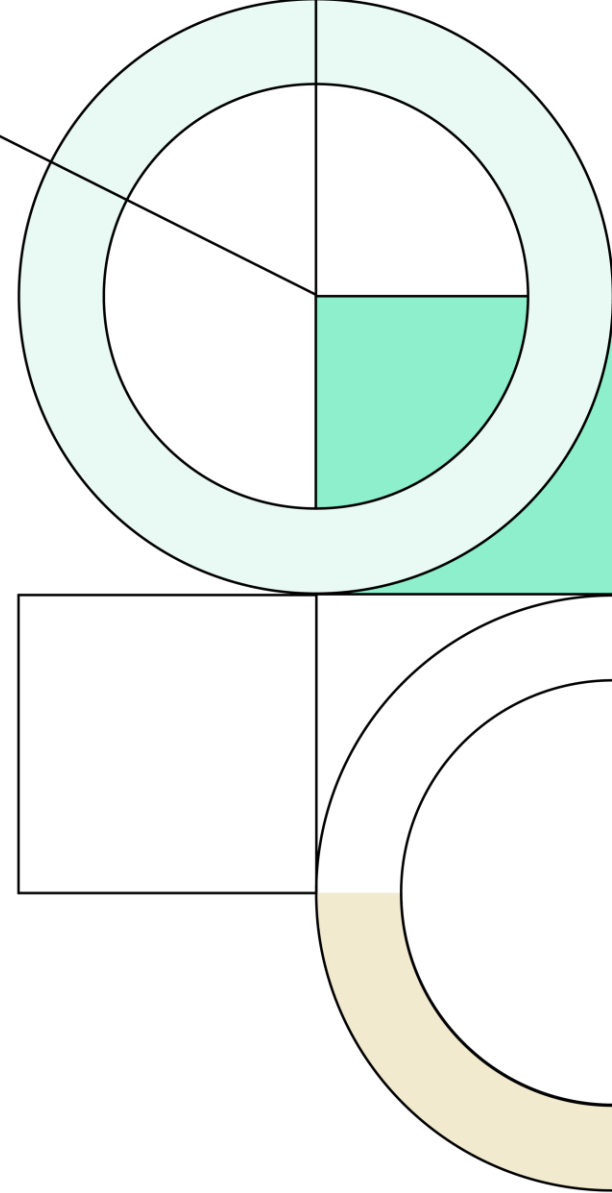




# Cedar Hill Independent School District

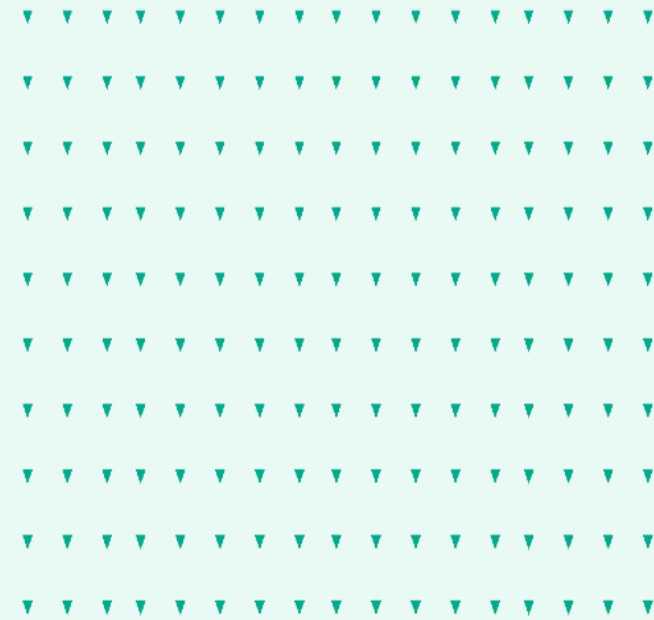
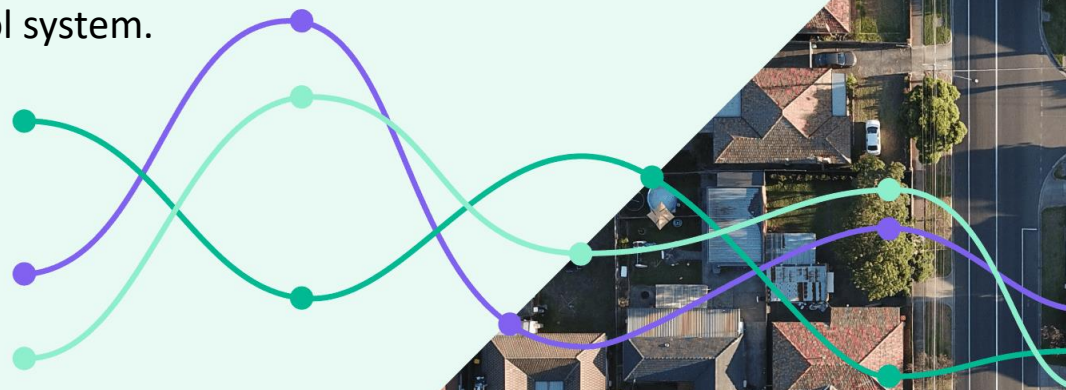
Demographic Study  
Spring 2025

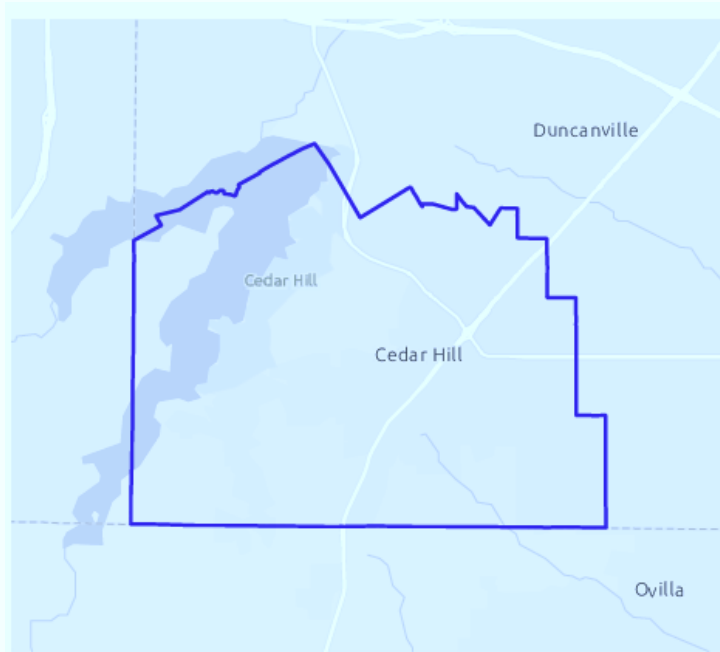




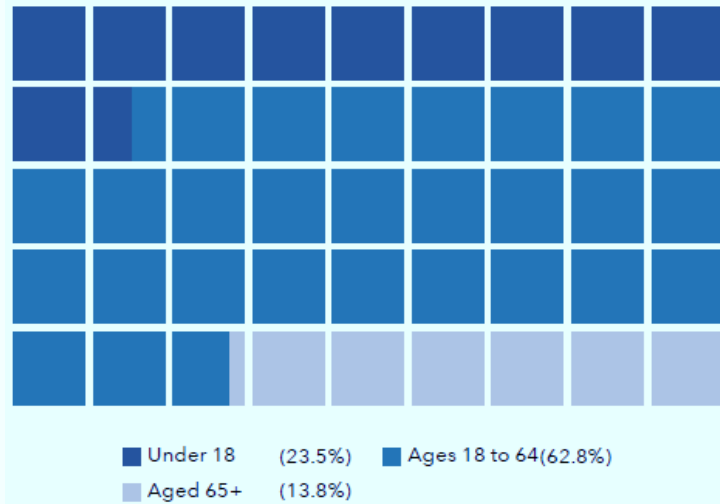
Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to help you make informed decisions for your school system.

We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.





POPULATION BY AGE



# Population Trends and Key Indicators

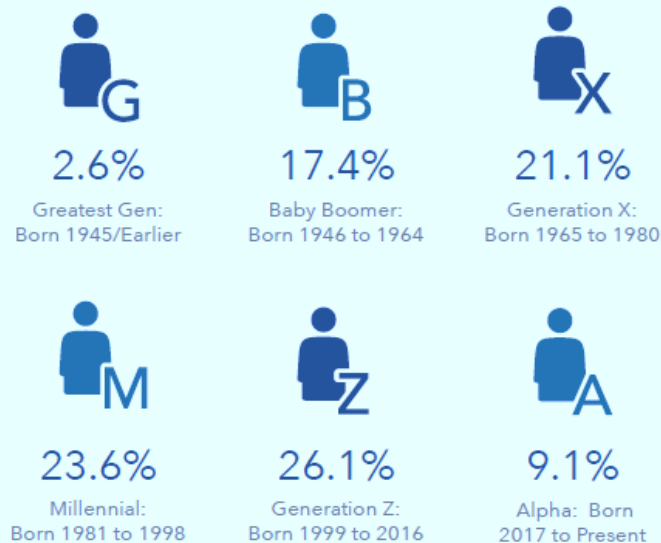
CEDAR HILL ISD  
Area: 42.15 square miles

53,379	17,988	2.96	37.3	\$85,878	\$300,751	98	102	79
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

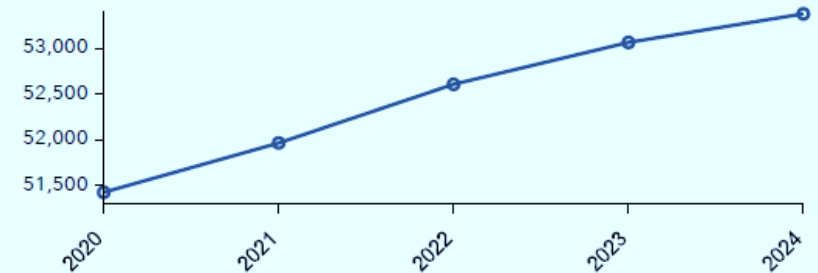
MORTGAGE INDICATORS



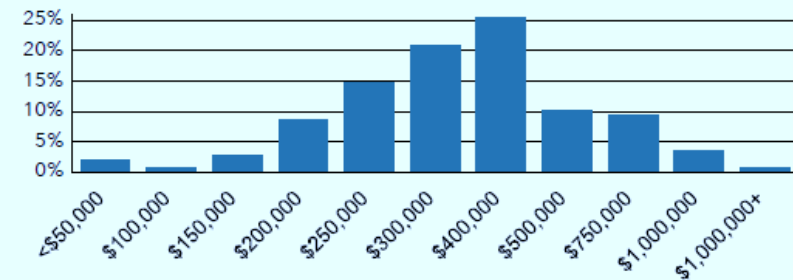
POPULATION BY GENERATION



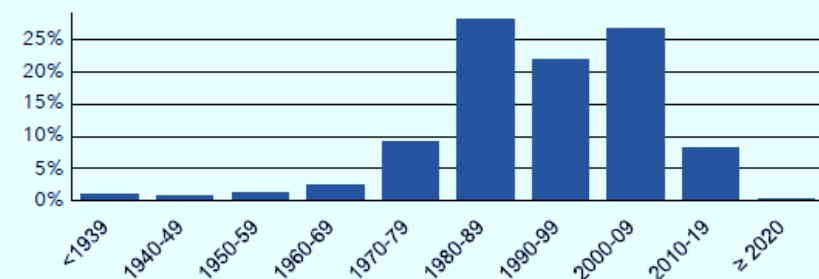
Historical Trends: Population



Home Value



Housing: Year Built

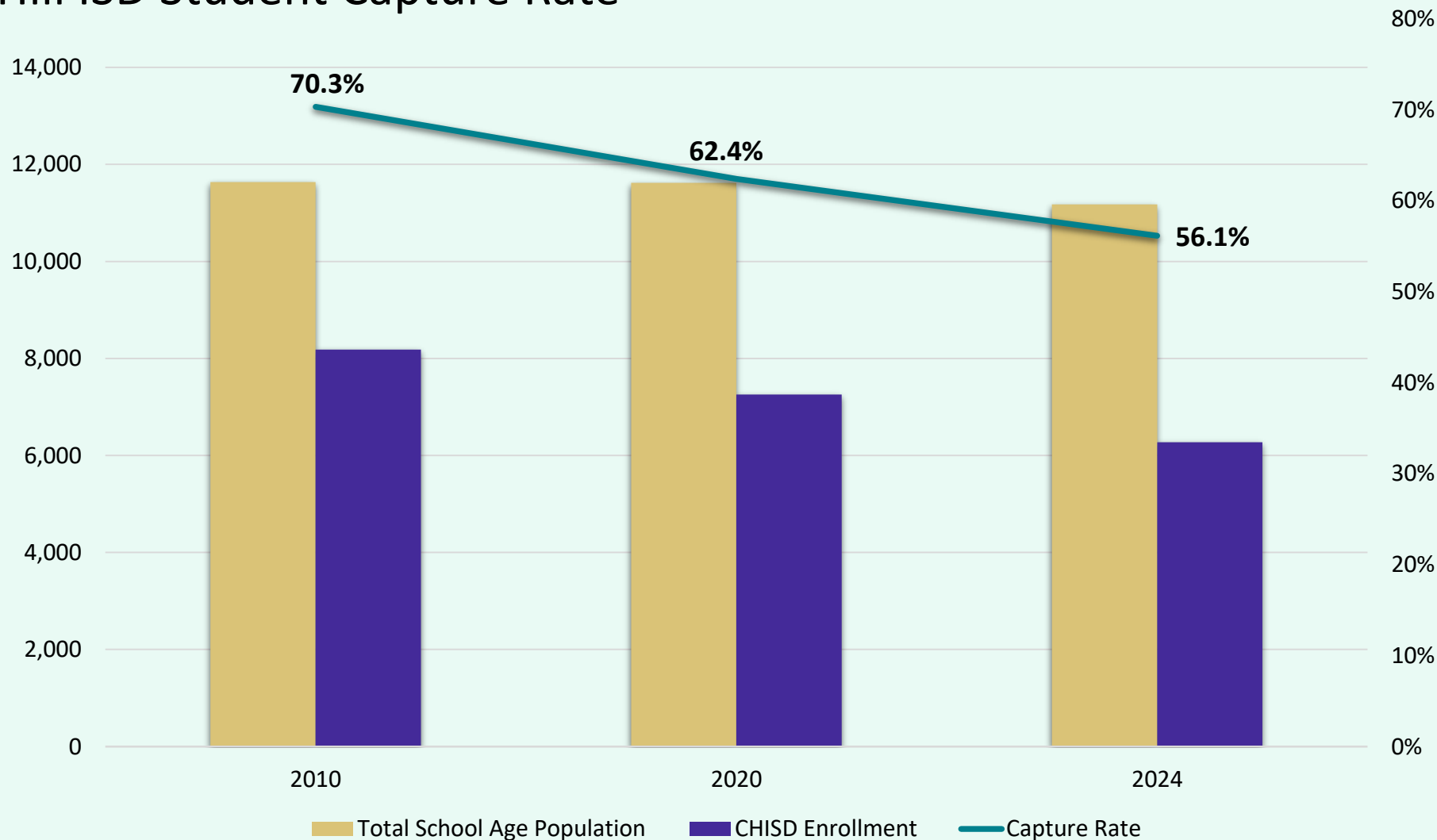


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri





# Cedar Hill ISD Student Capture Rate

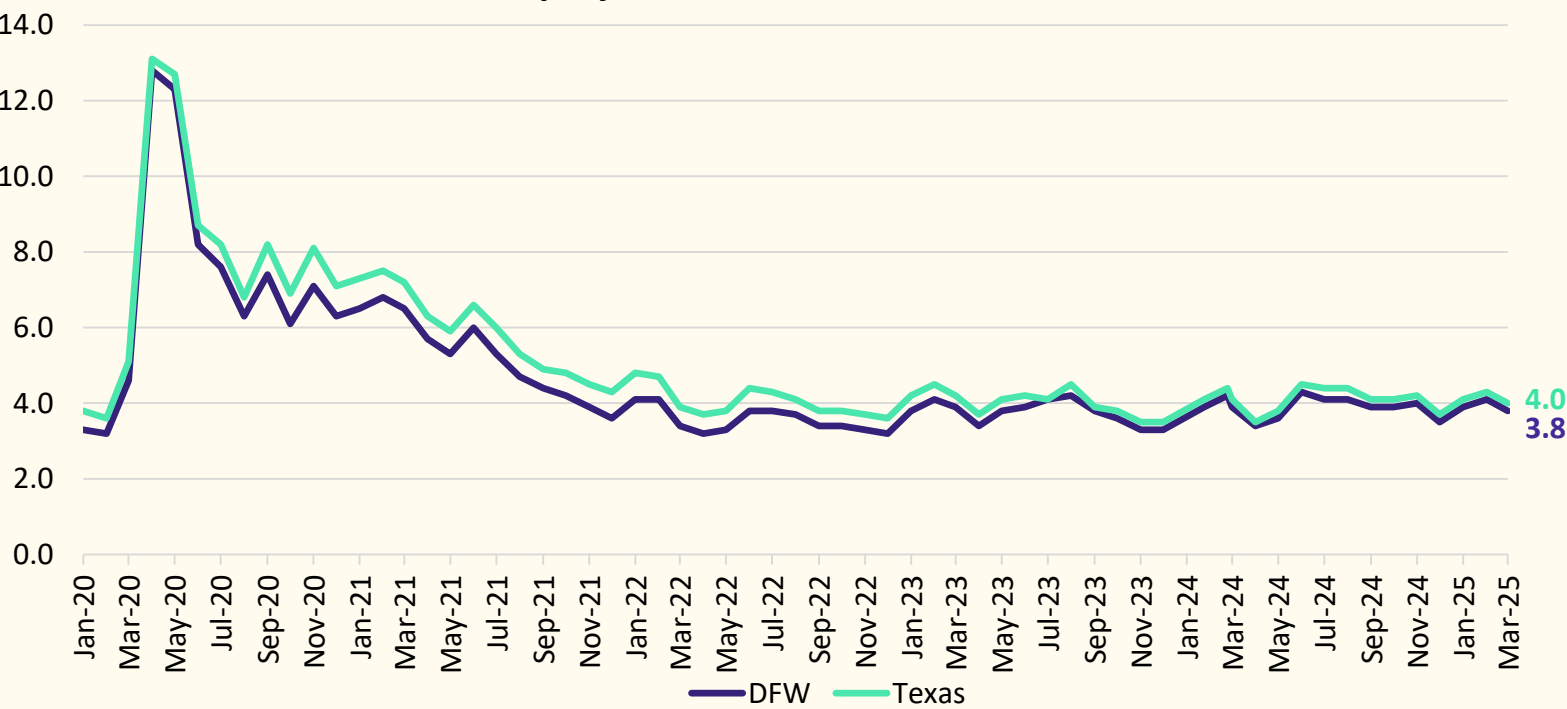


	Ages 5-9	Ages 10-14	Ages 15-19	Total School Age Population	CHISD Enrollment	Capture Rate
2010	3,799	4,020	3,816	11,635	8,182	70.3%
2020	3,353	4,154	4,114	11,621	7,253	62.4%
2024	3,243	3,775	4,156	11,174	6,274	56.1%

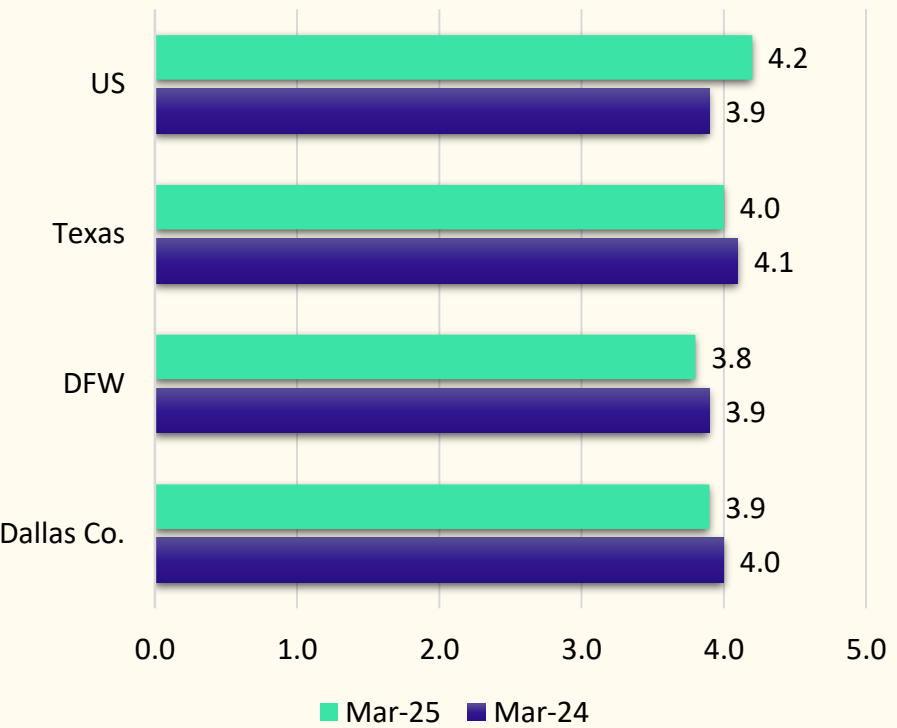


# Local Economic Conditions

Unemployment Rate, Jan 2020 - Mar 2025



Unemployment Rate, Year over Year

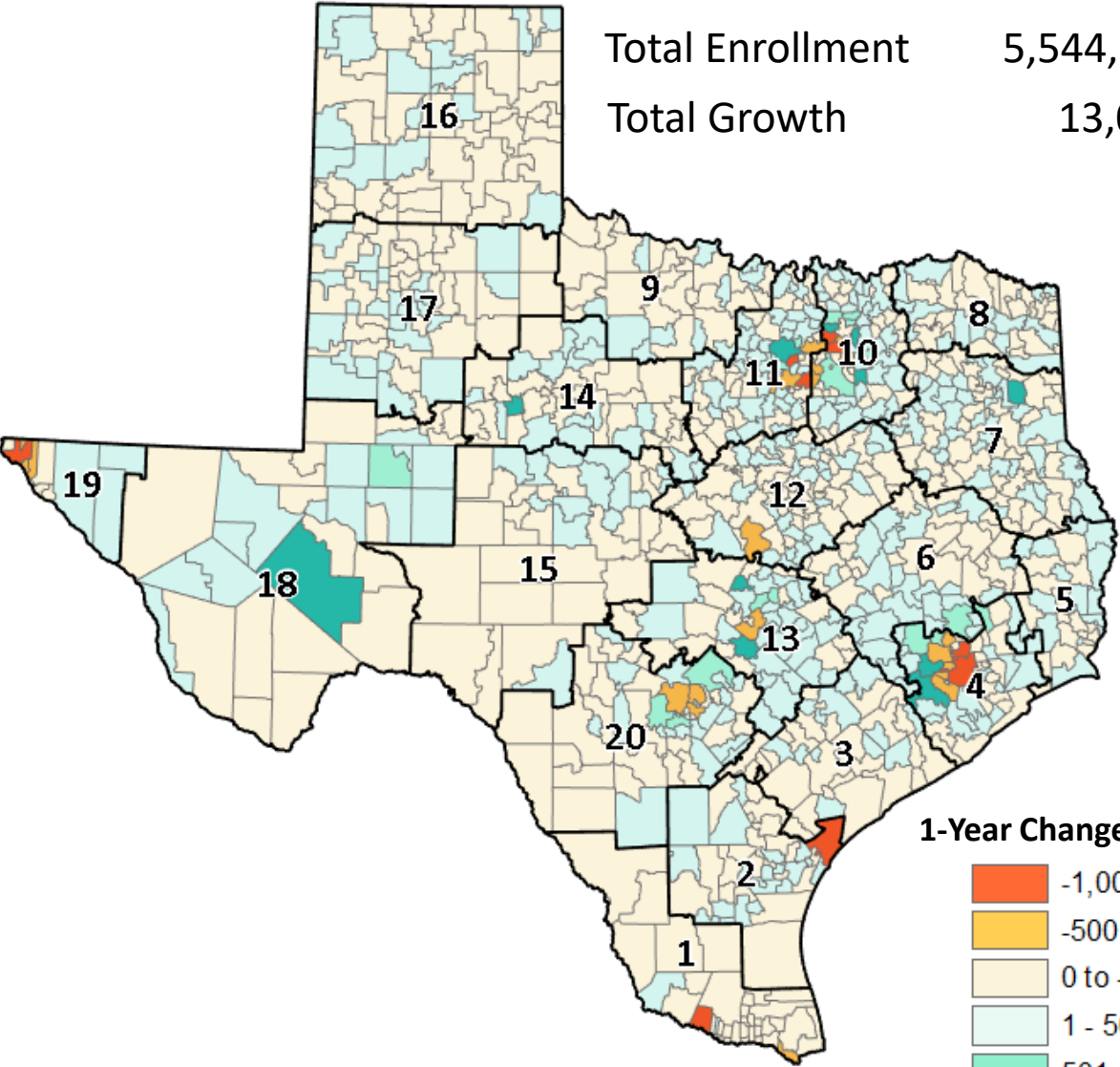




# State Enrollment Trends

## 2024-2025

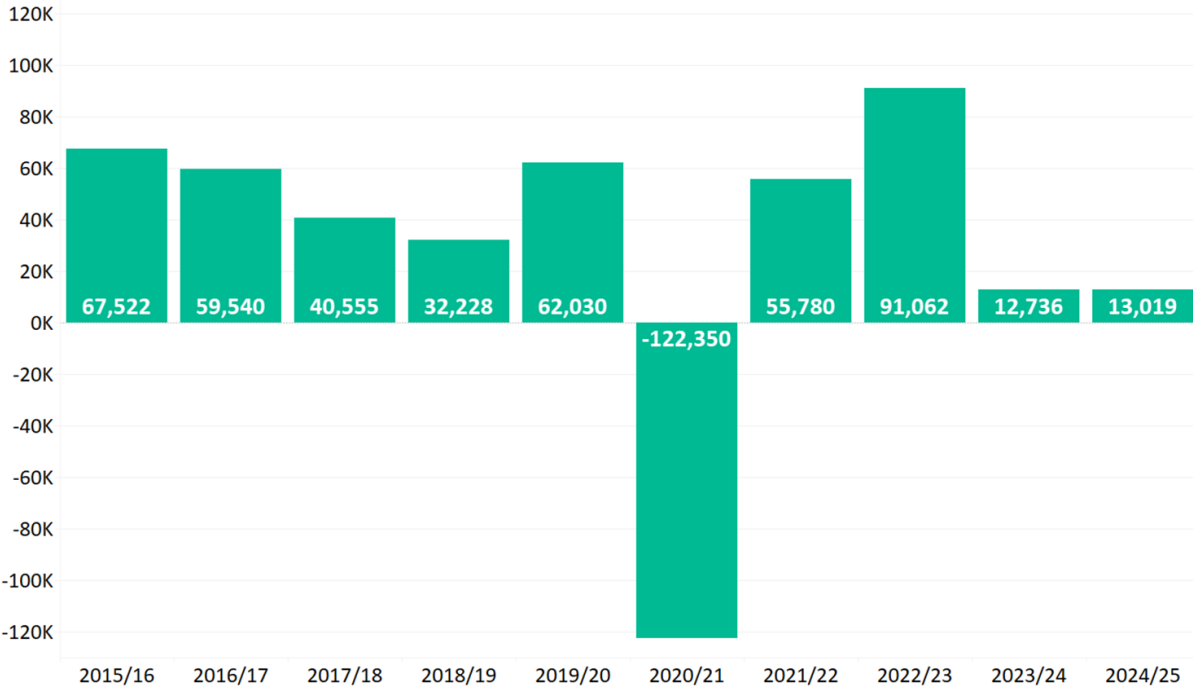
Total Enrollment 5,544,255  
Total Growth 13,019



### 1-Year Change Enrollment

- 1,000 or more
- 500 to -1,000
- 0 to -500
- 1 - 500
- 501 - 1,000
- > 1,000

## Texas ISD Enrollment Annual Change

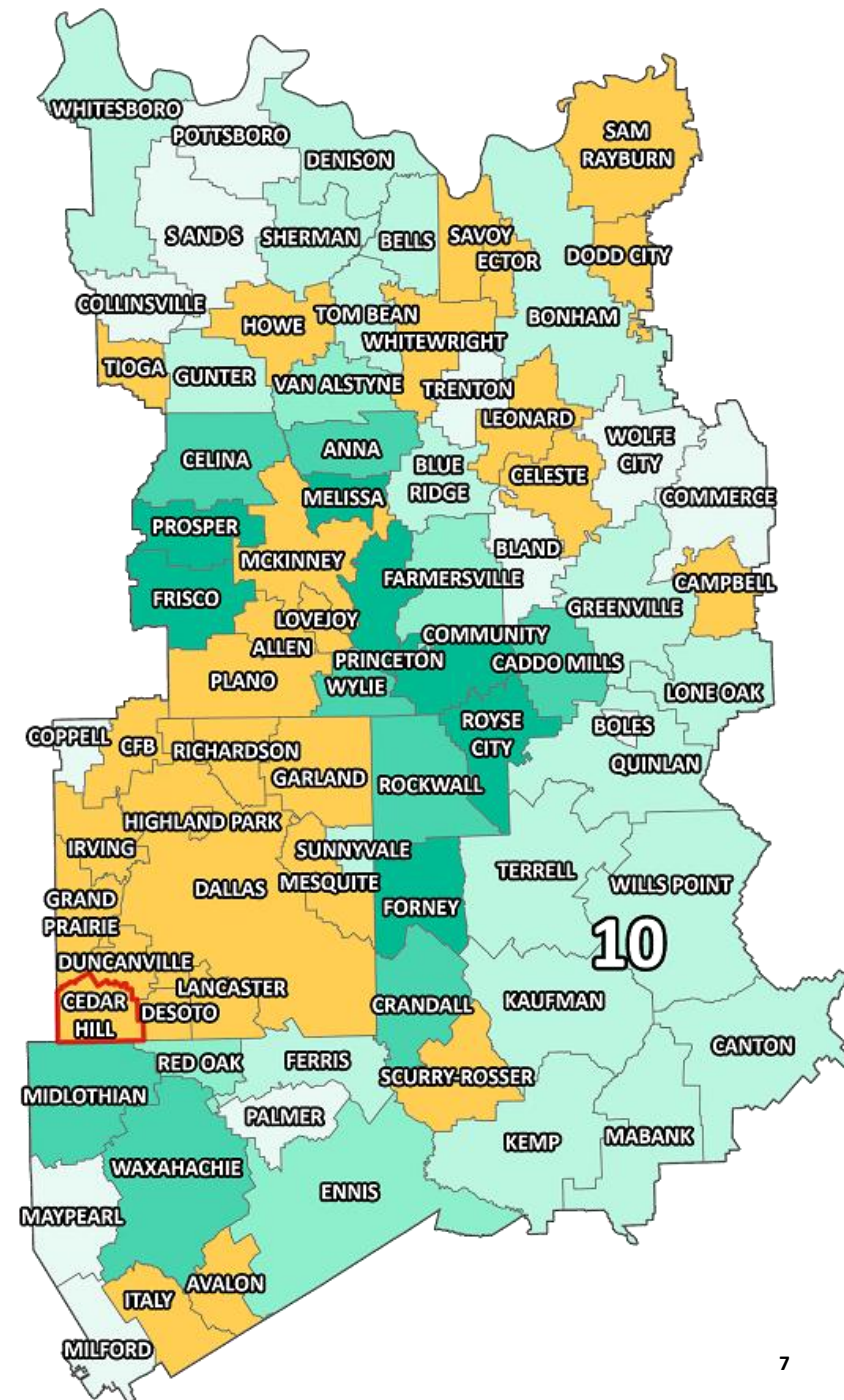
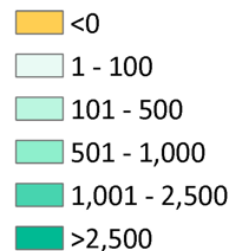




# Region 10 Enrollment Trends

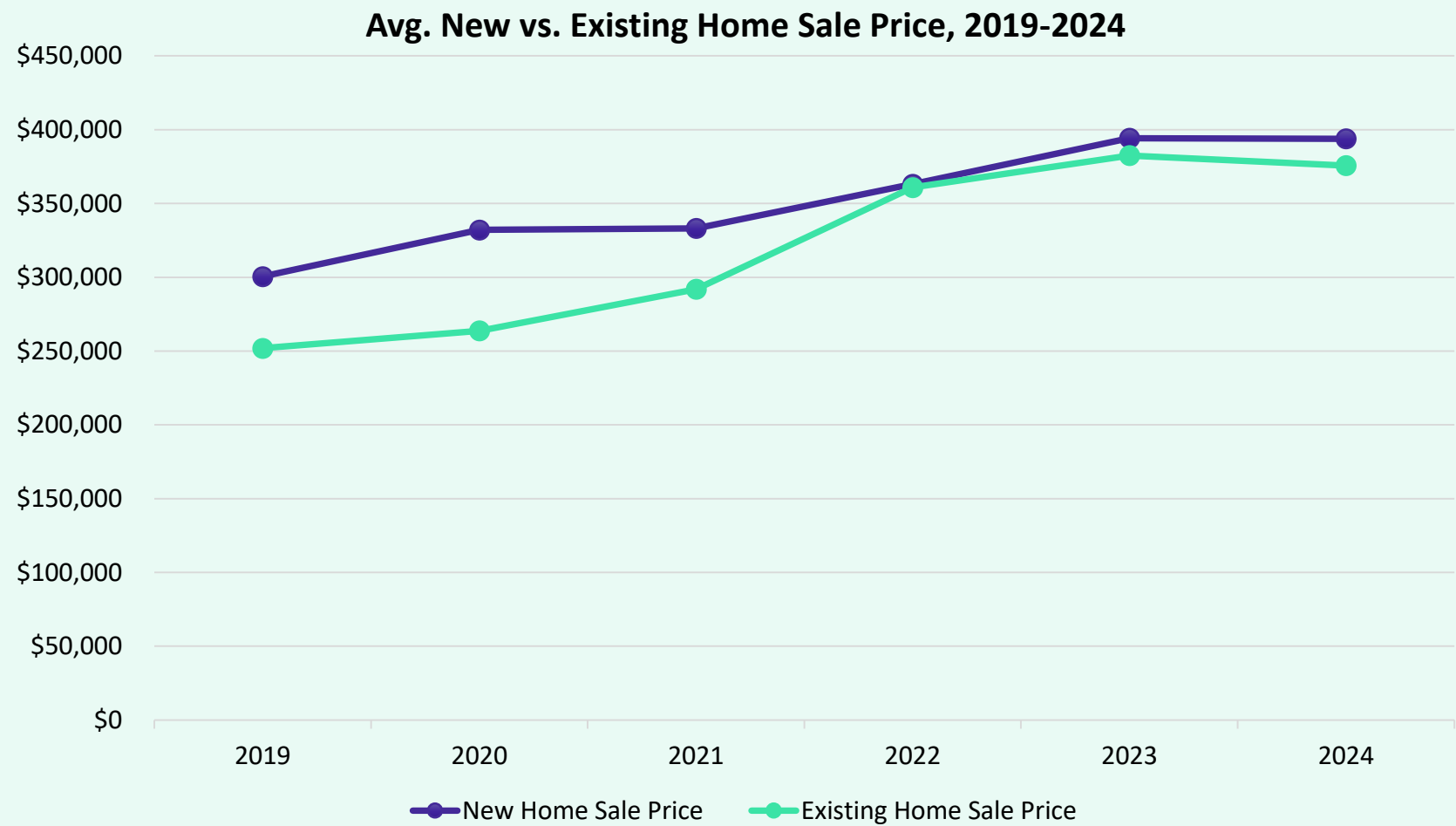
- Cedar Hill ISD enrollment decreased by 1,372 students between 2019/20 and 2024/25 (-18%).
- Region 10 has seen a 5-year enrollment increase of 16,372 students (2% growth).

5-Year Change Enrollment





# Cedar Hill ISD Home Price Analysis

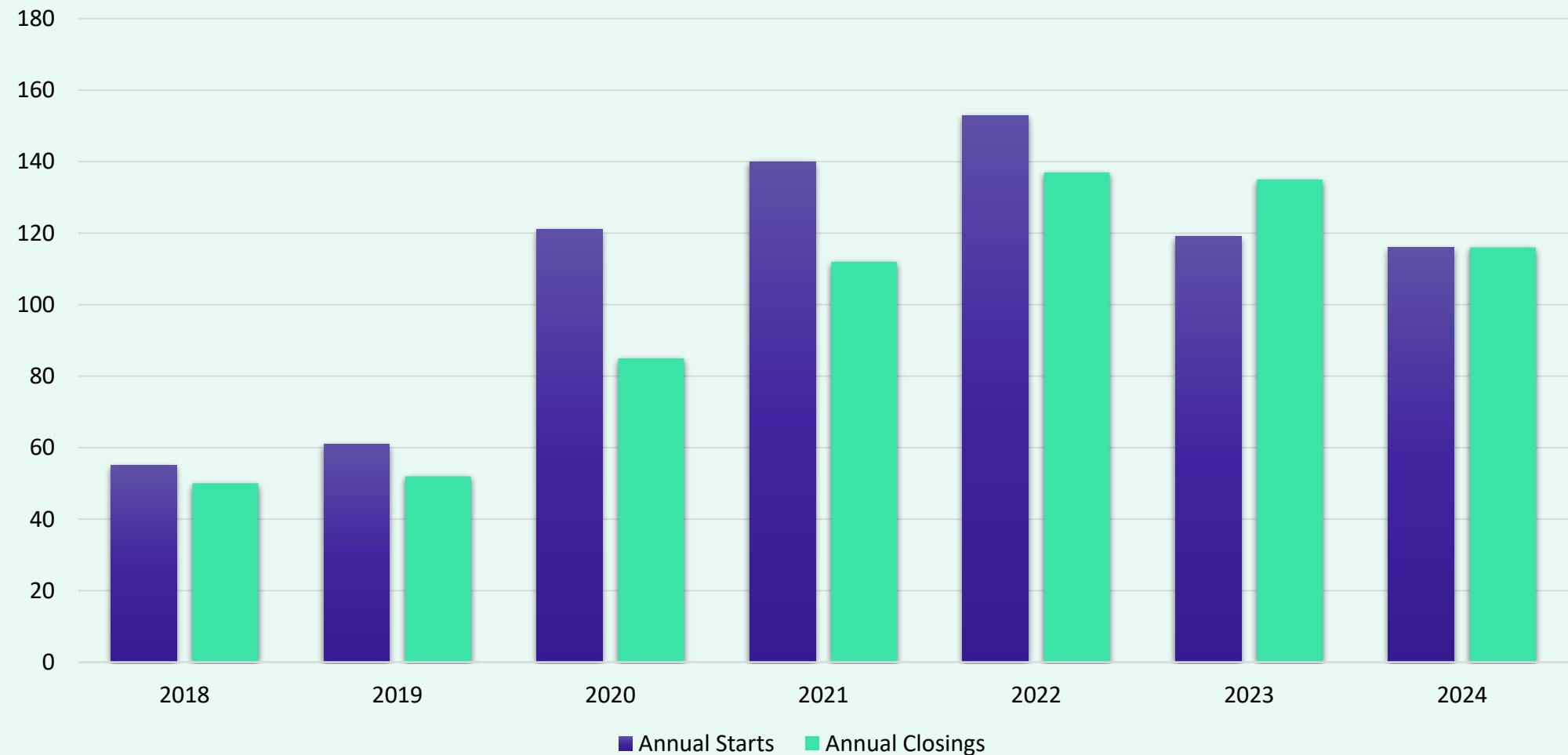


	Avg New Home Price	Avg Existing Home Price
2019	\$300,549	\$251,916
2020	\$332,130	\$263,725
2021	\$333,116	\$291,920
2022	\$363,149	\$360,868
2023	\$394,231	\$382,509
2024	\$393,852	\$375,716

- The average new home sale price in Cedar Hill ISD has risen 31% between 2019 and 2024, an increase of more than \$93,000
- The average existing home sale price in CHISD has risen 49% in the last 5 years, an increase of nearly \$124,000



# District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	13	0	28	39	21	20	25
2Q	14	26	13	18	41	22	36
3Q	14	28	18	51	31	40	24
4Q	14	7	62	32	60	37	31
Totals	55	61	121	140	153	119	116

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	6	10	23	30	46	10	58
2Q	5	26	7	19	29	32	32
3Q	24	10	20	48	12	51	10
4Q	15	6	35	15	50	42	16
Totals	50	52	85	112	137	135	116



# District Housing Overview by Elementary Zone

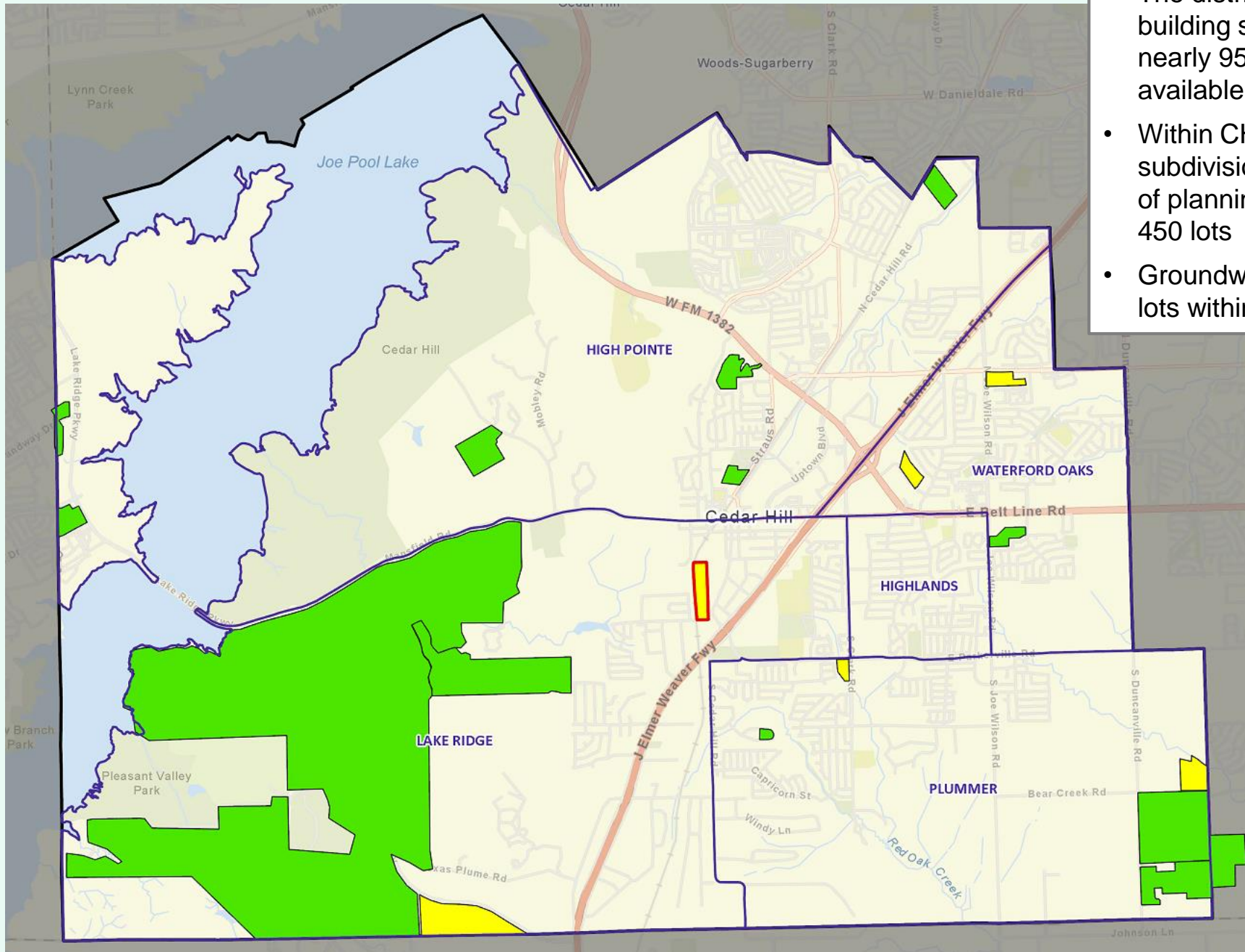
Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
HIGH POINTE	0	0	7	3	0	1	82	0
HIGHLANDS	0	0	0	0	0	0	0	0
LAKE RIDGE	76	6	106	13	69	100	523	254
PLUMMER	12	12	3	0	12	12	242	90
WATERFORD OAKS	28	13	0	0	18	28	98	192
Grand Total	116	31	116	16	99	141	945	536

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category



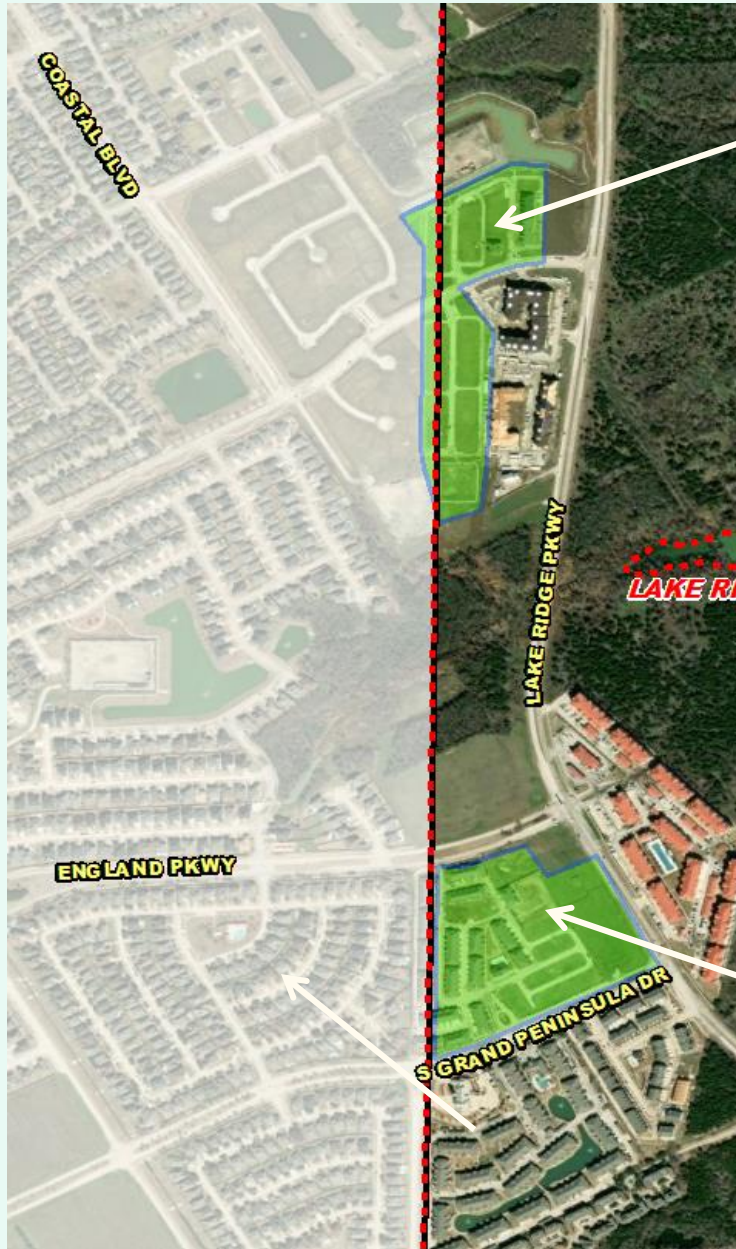
# District Housing Overview

- The district has 12 actively building subdivisions, with nearly 950 lots currently available to build on
- Within CHISD there are 6 future subdivisions in various stages of planning totaling more than 450 lots
- Groundwork is underway on 45 lots within 1 subdivision





# Residential Activity



## Lake Ridge Commons Townhomes

- 92 total lots
- 17 homes under construction
- 67 homes occupied
- Final homes nearing completion
- \$360K+
- Current student yield: 0.029

## Mira Lagos Villas

- 123 total lots
- 18 homes under construction
- 102 homes occupied
- Final homes nearing completion
- No current students

April 2025

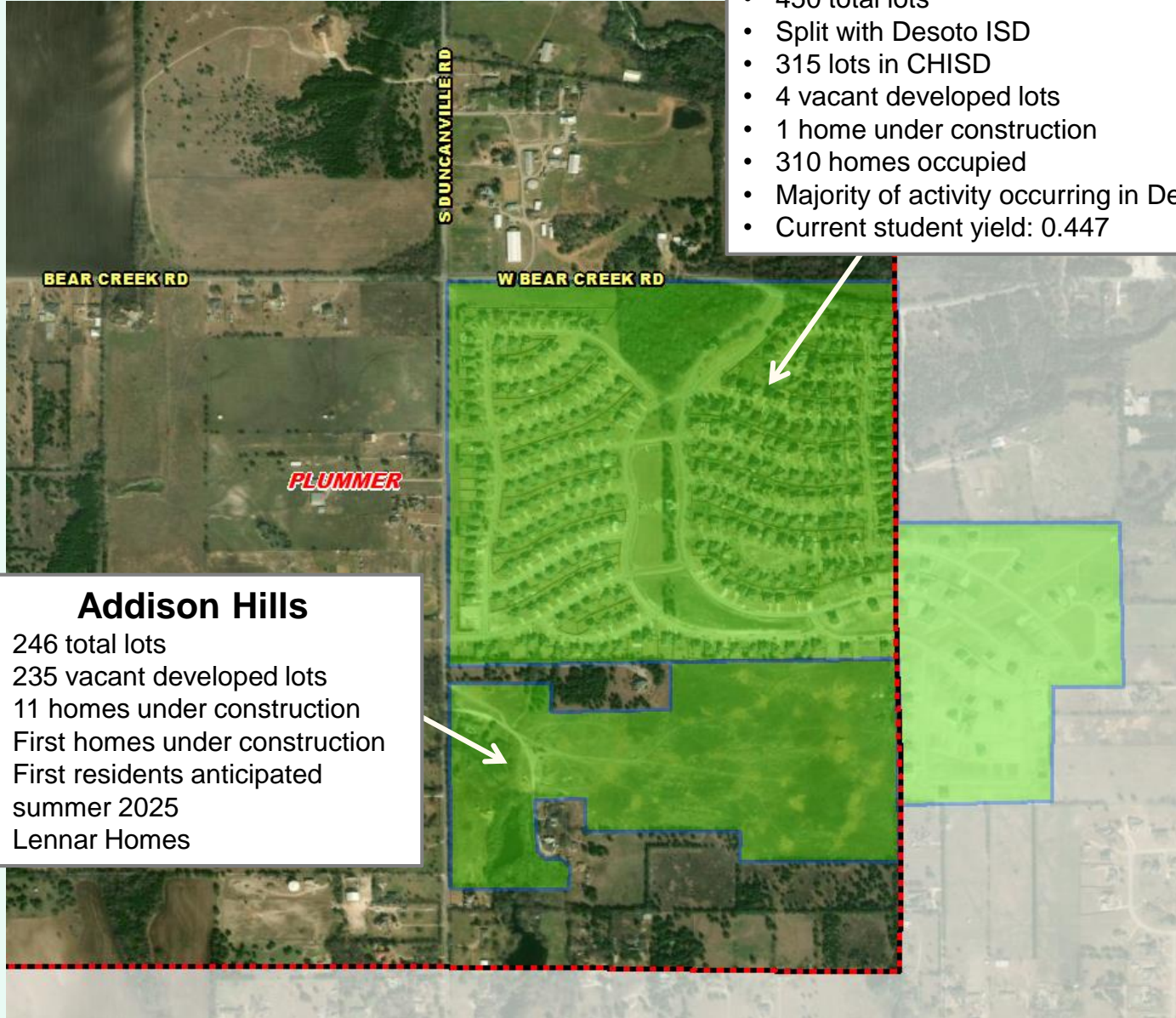




# Residential Activity

## Bear Creek Crossing

- 450 total lots
- Split with Desoto ISD
- 315 lots in CHISD
- 4 vacant developed lots
- 1 home under construction
- 310 homes occupied
- Majority of activity occurring in Desoto ISD
- Current student yield: 0.447



## Addison Hills

- 246 total lots
- 235 vacant developed lots
- 11 homes under construction
- First homes under construction
- First residents anticipated summer 2025
- Lennar Homes

*April 2025*





# Residential Activity



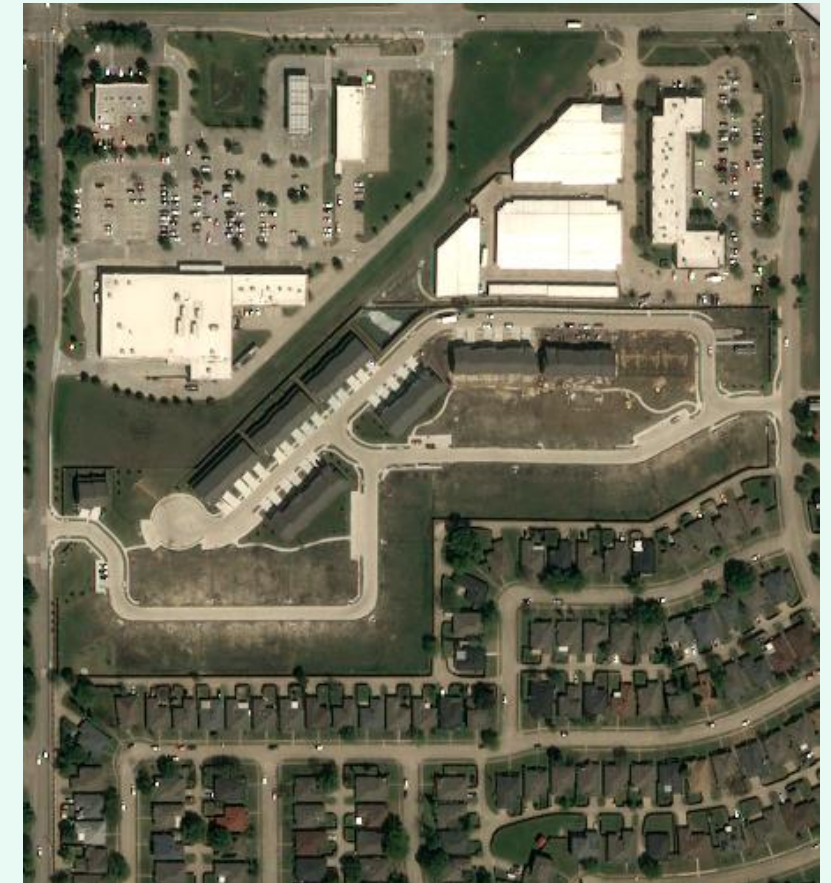
## Parks at Cedar Hill

- 66 total future lots
- Zoning approved March 2023
- Plans in design

## Broadmoor Village

- 126 total lots
- 98 vacant developed lots
- 18 homes under construction
- first closings underway
- Starlight Homes
- \$300K+

*April 2025*





# Future Residential Activity



## Old Town Estates

- 45 total future lots
- Preliminary plat approved 2022
- Groundwork underway
- Anticipate first lots delivering late 2025

*April 2025*





# Residential Activity

## Lake Ridge

- 2,506 total lots
- Split between Cedar Hill ISD and Midlothian ISD
- 1,867 total lots in CHISD
- 78 future lots
- 502 vacant developed lots
- 34 homes under construction
- 1,233 homes occupied
- Anderson Hills section (78 lots) final plat approved June 2022, no recent movement
- Building 30-50 homes per year
- Current student yield: 0.842

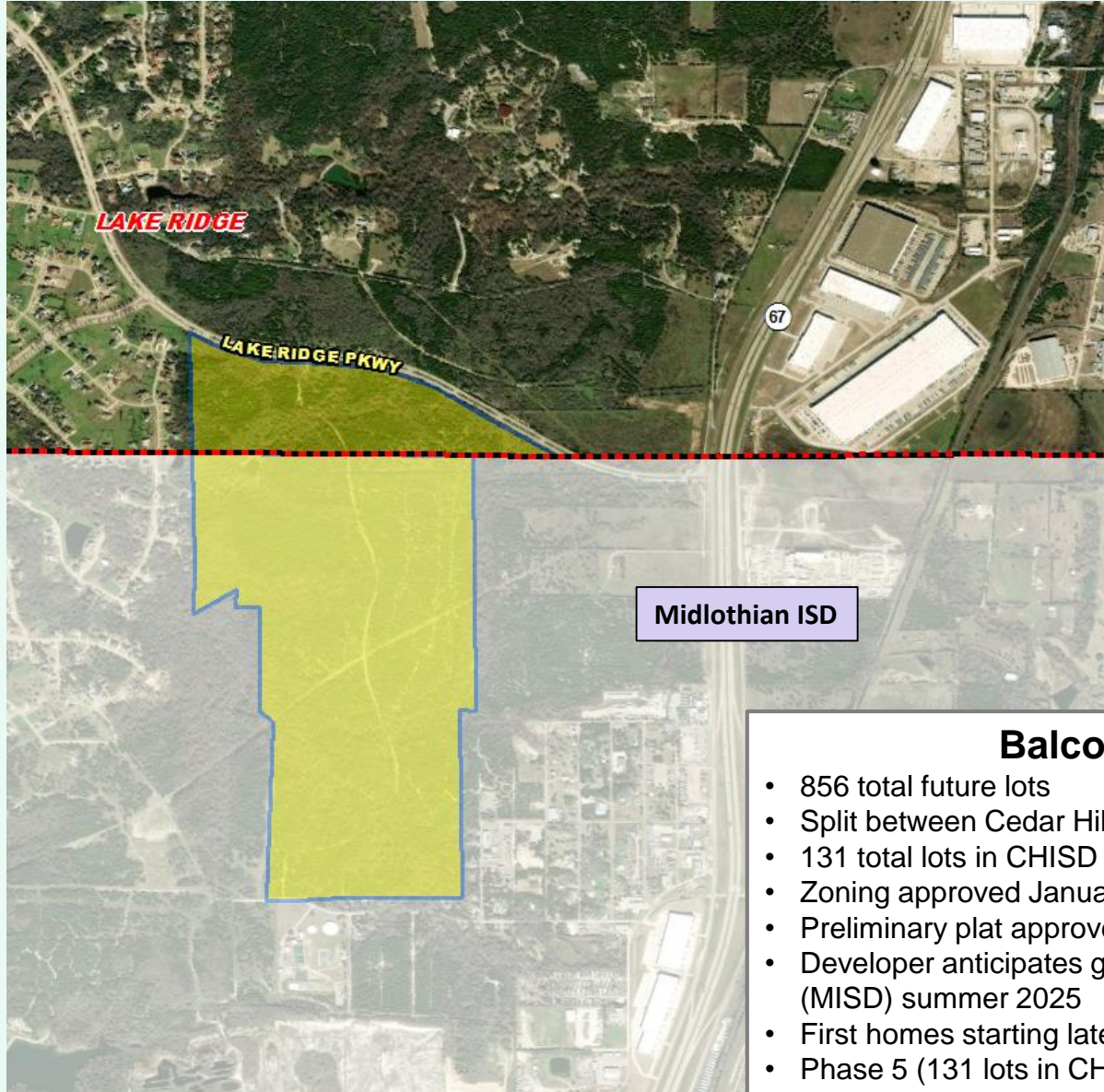


## Wildwood

- 268 total lots
- 21 vacant developed lots
- 247 homes occupied
- Building less than 5 homes per year
- Current student yield: 0.093

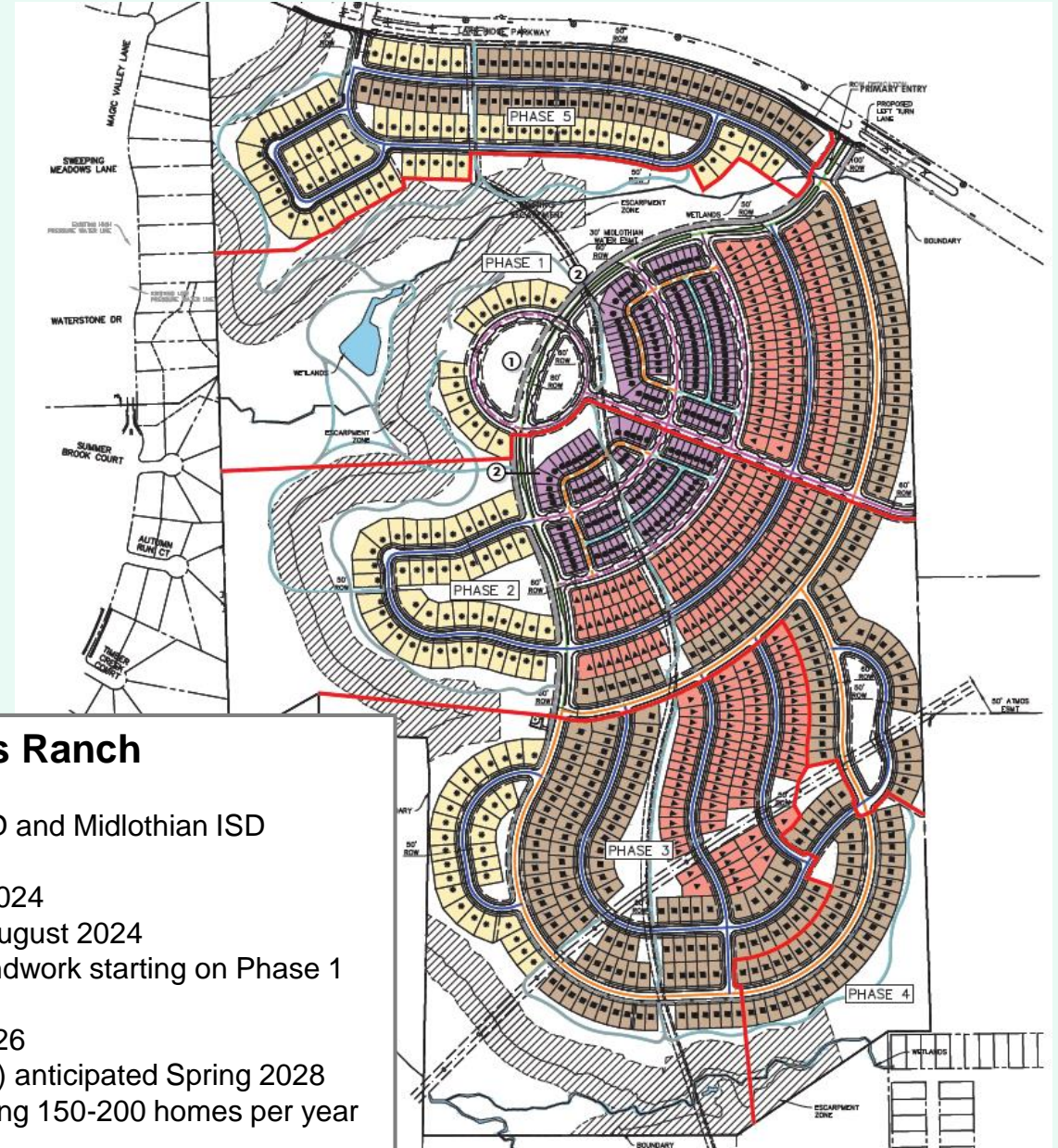


# Future Residential Activity



## Balcones Ranch

- 856 total future lots
- Split between Cedar Hill ISD and Midlothian ISD
- 131 total lots in CHISD
- Zoning approved January 2024
- Preliminary plat approved August 2024
- Developer anticipates groundwork starting on Phase 1 (MISD) summer 2025
- First homes starting late 2026
- Phase 5 (131 lots in CHISD) anticipated Spring 2028
- Developer anticipates building 150-200 homes per year
- Meritage Homes

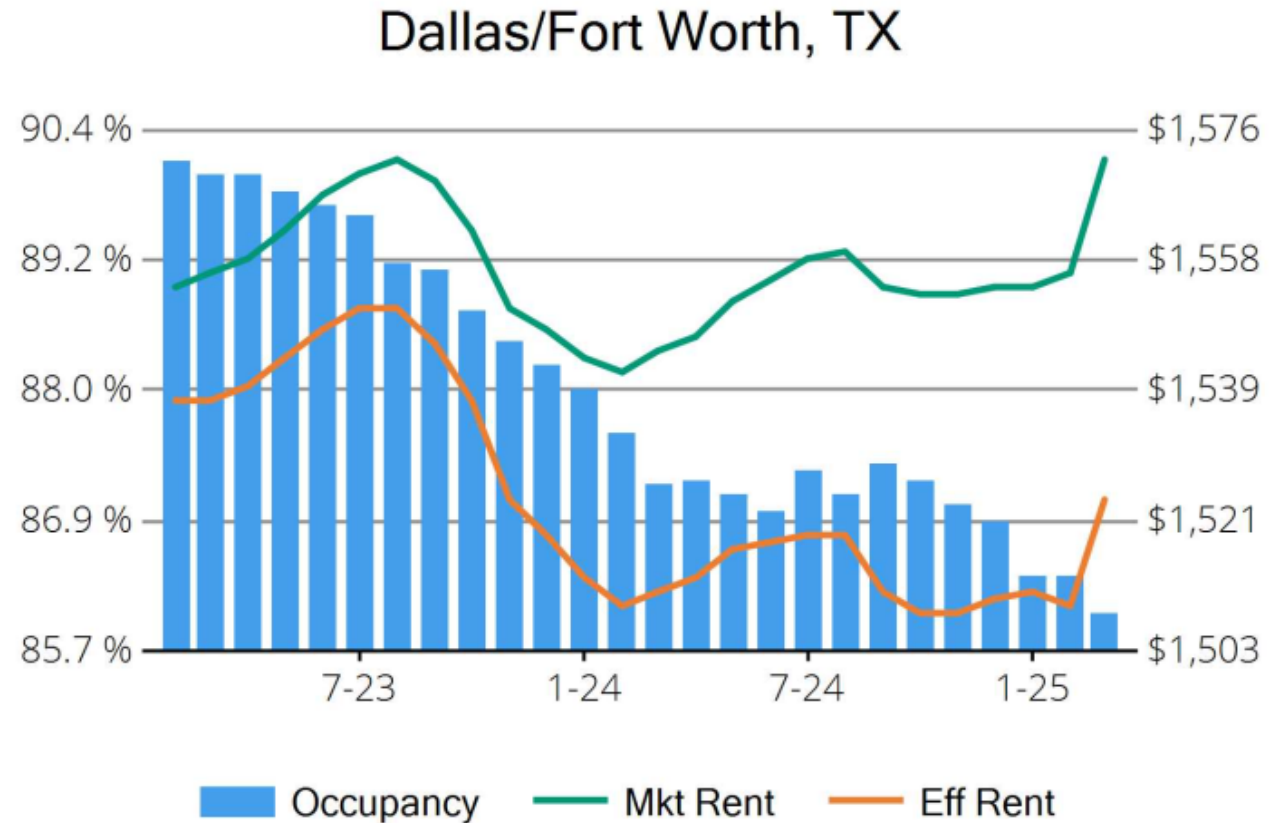




# Housing Market Trends: Multifamily Market- March 2025

## Stabilized and Lease-up Properties

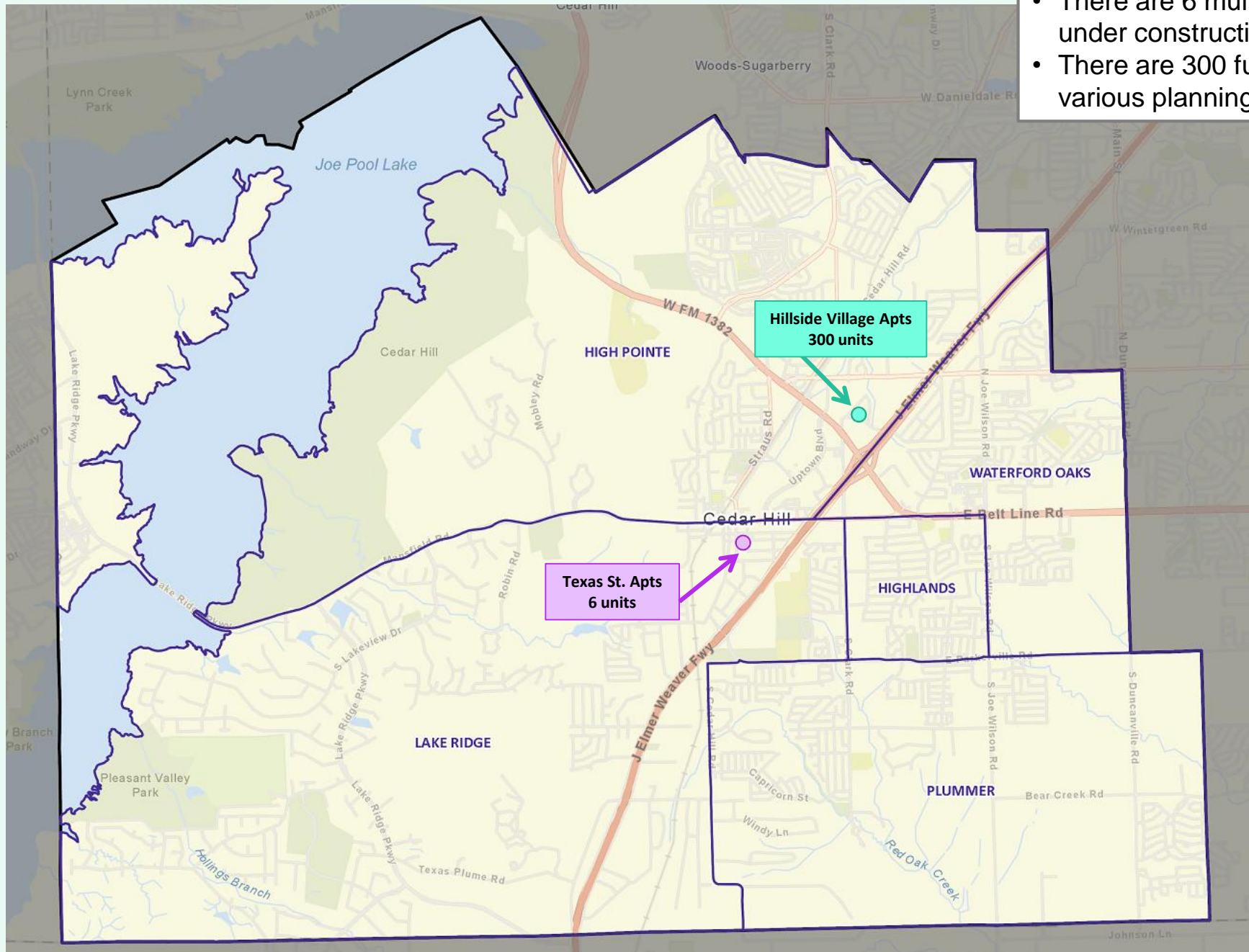
Conventional Properties	Mar 2025	Annual Change
Occupancy	86.0	-1.5%
Unit Change	35,329	
Units Absorbed (Annual)	19,588	
Average Size (SF)	882	+0.7%
Asking Rent	\$1,572	+1.8%
Asking Rent per SF	\$1.78	+1.1%
Effective Rent	\$1,524	+0.9%
Effective Rent per SF	\$1.73	+0.2%
% Offering Concessions	39%	+16.7%
Avg. Concession Package	7.4%	+24.4%





# District Multifamily Overview

- There are 6 multifamily units currently under construction within the district
- There are 300 future multifamily units in various planning stages across CHISD



## Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION



# Future Multifamily Activity



## Hillside Village Apartments

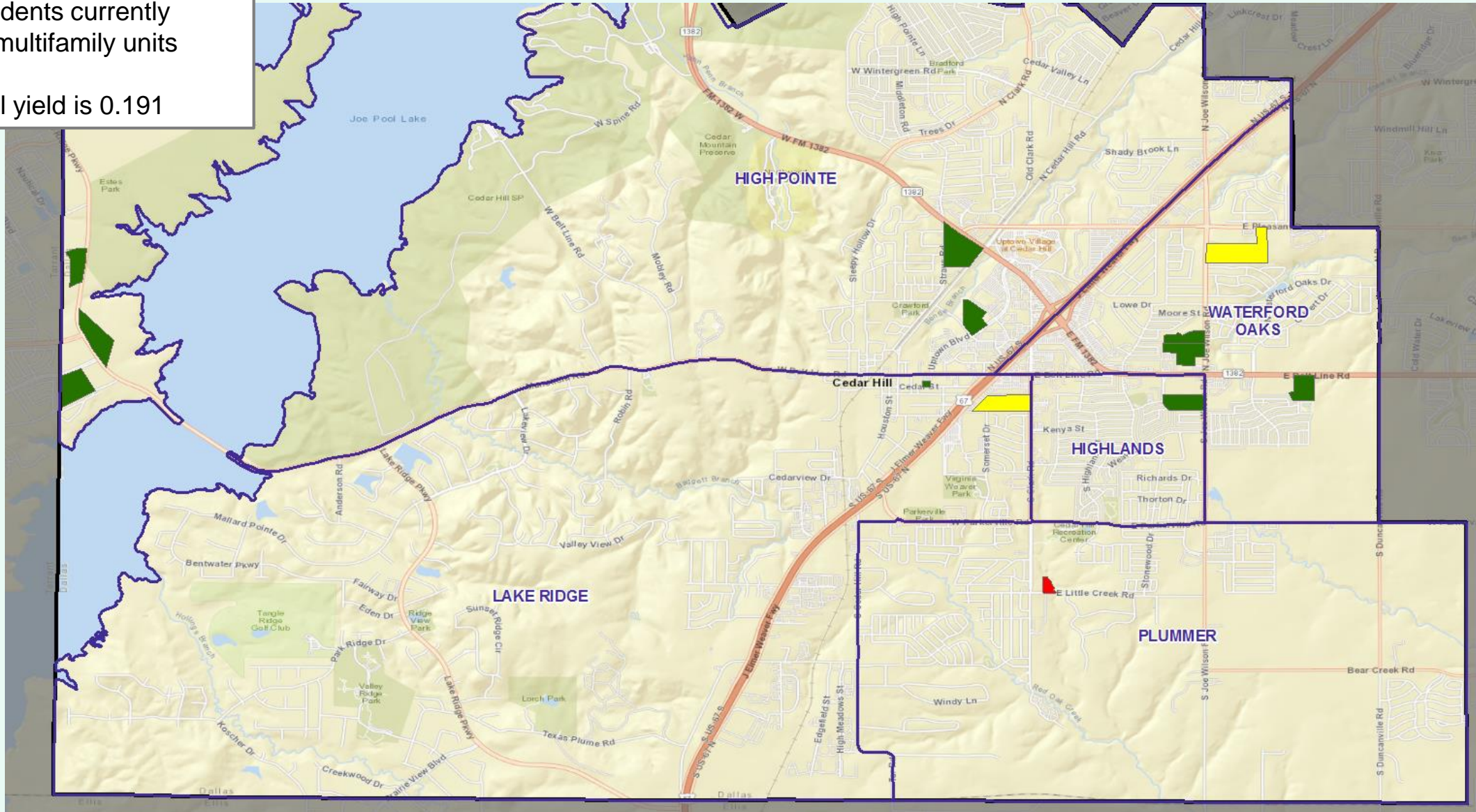
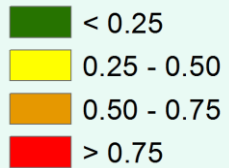
- 300 total units
- Zoning approved December 2024
- Developer closing on property 4<sup>th</sup> quarter 2025
- Construction anticipated to start early 2026
- First residents anticipated fall 2027
- Community will not have any 3-bedroom units
- Targeted to young professionals



# Multifamily Yield Analysis

- There are 655 students currently residing in 3,423 multifamily units across the district
- The district overall yield is 0.191

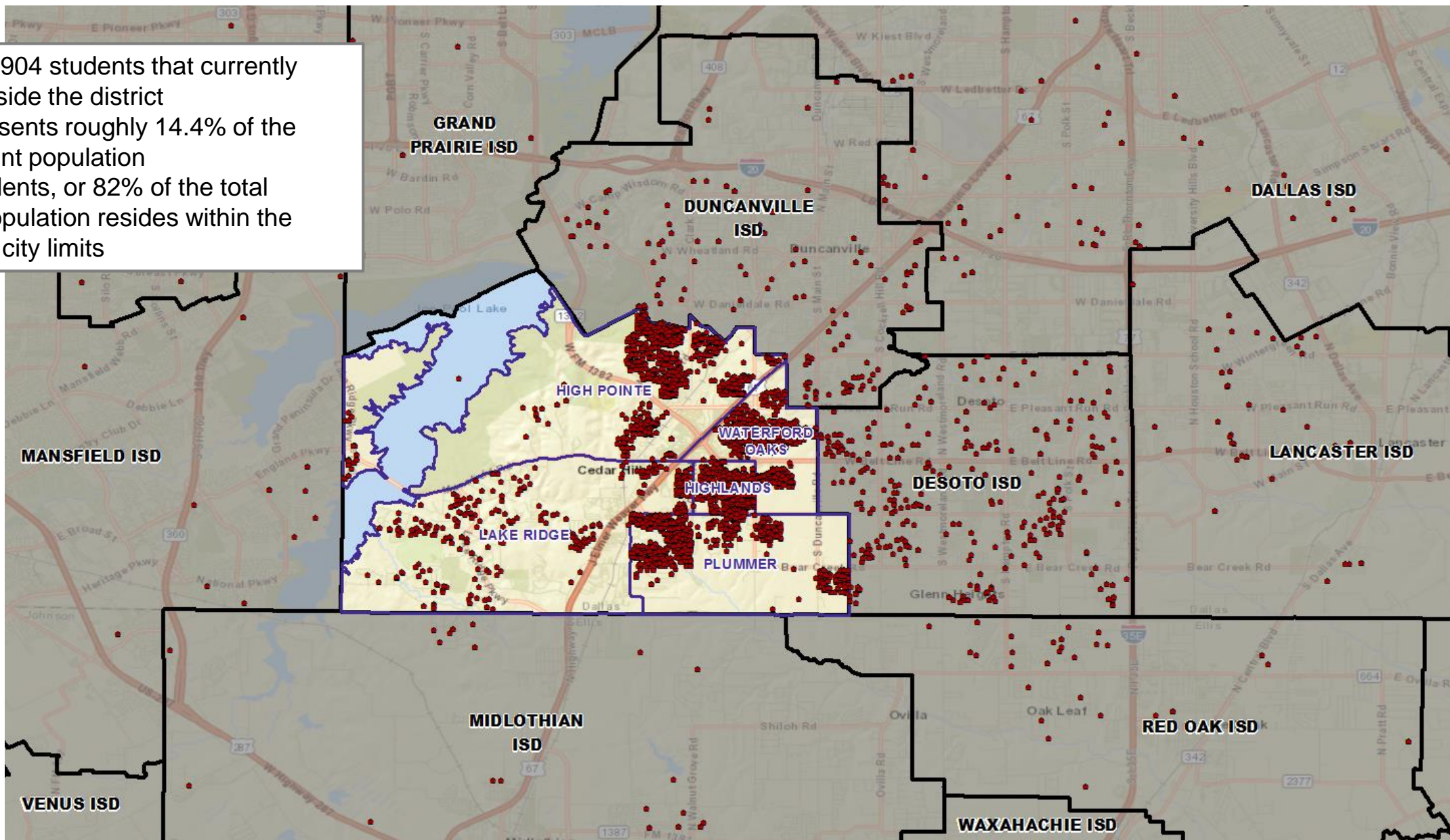
## Multifamily Yield





# Student Density

- There are 904 students that currently reside outside the district
- This represents roughly 14.4% of the total student population
- 5,129 students, or 82% of the total student population resides within the Cedar Hill city limits





# TEA Transfer Report

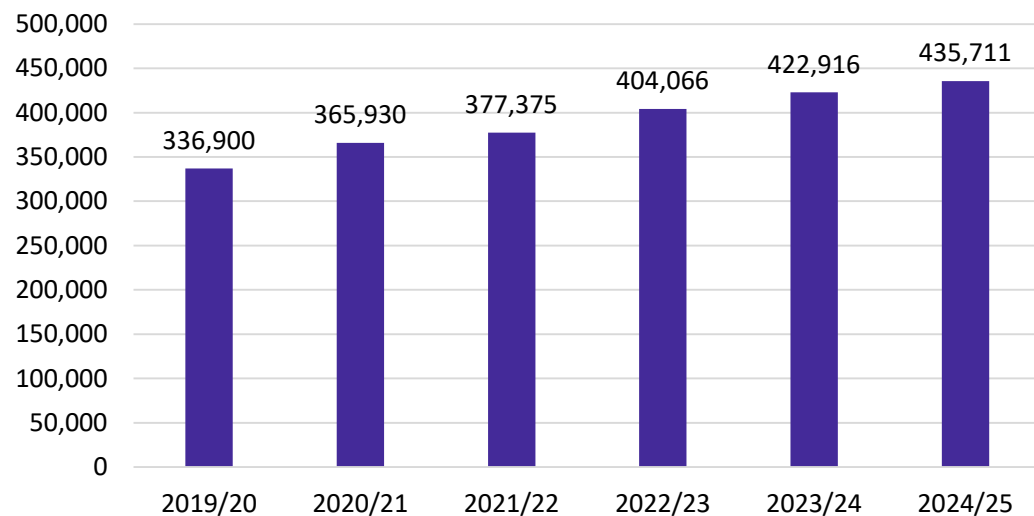
Transfers In From	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	5 Year Change
Arlington ISD	15	12	12	3	4	13	-2
Dallas ISD	94	112	98	91	98	114	20
Desoto ISD	279	269	322	340	340	379	100
Duncanville ISD	184	141	160	162	158	175	-9
Grand Prairie ISD	10	3	3	4	11	16	6
Lancaster ISD	49	53	49	62	47	52	3
Mansfield ISD	21	18	14	20	22	19	-2
Midlothian ISD	27	31	39	49	39	36	9
Red Oak ISD	18	20	20	25	27	33	15
<b>Total Transfers In*</b>	<b>726</b>	<b>686</b>	<b>742</b>	<b>781</b>	<b>773</b>	<b>878</b>	<b>152</b>

Transfers Out To	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	5 Year Change
AW Brown Leadership Academy	90	74	50	36	21	0	-90
Advantage Academy	14	16	17	20	19	24	10
Arlington ISD	3	4	18	30	31	29	26
Dallas ISD	135	156	200	210	191	240	105
Desoto ISD	42	27	18	12	17	12	-30
Duncanville ISD	98	109	157	157	173	190	92
Faith Family Academy	0	0	0	0	18	22	22
Fort Stockton ISD (Virtual)	0	0	0	0	16	34	34
Golden Rule Charter School	3	4	11	12	14	14	11
Grand Prairie ISD	245	236	253	274	300	300	55
Great Hearts Texas	3	4	12	11	11	12	9
Hallsville ISD (Virtual)	19	34	41	42	53	64	45
Harmony Public Schools	74	66	68	82	97	85	11
Idea Public Schools	3	3	3	3	0	18	15
International Leadership of Texas	62	58	65	67	72	87	25
Irving ISD	3	10	13	15	14	11	8
Lancaster ISD	26	30	25	10	10	11	-15
Life School	458	451	428	416	408	405	-53
Mansfield ISD	28	26	24	28	31	28	0
Midlothian ISD	4	11	11	12	15	22	18
Newman International Academy of Arlington	509	463	472	489	486	448	-61
Roscoe Collegiate ISD	0	0	4	19	0	28	28
Texas Leadership Public Schools	13	24	245	271	246	251	238
Ume Preparatory Academy	149	159	122	113	166	187	38
Uplift Education	160	160	154	156	170	178	18
Village Tech Schools	523	446	393	359	322	317	-206
<b>Total Transfers Out*</b>	<b>2,948</b>	<b>2,864</b>	<b>3,060</b>	<b>3,116</b>	<b>3,131</b>	<b>3,139</b>	<b>191</b>

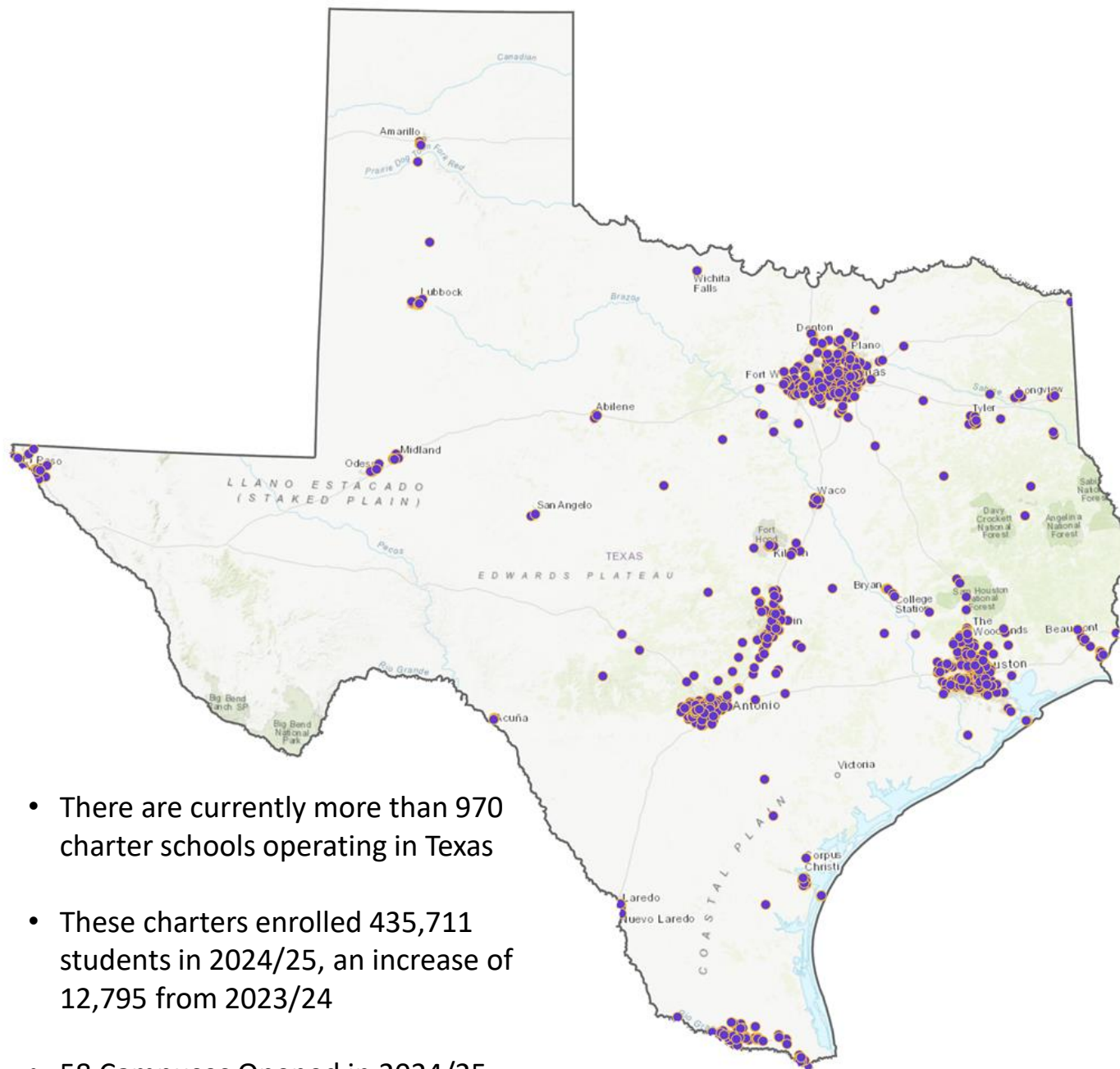
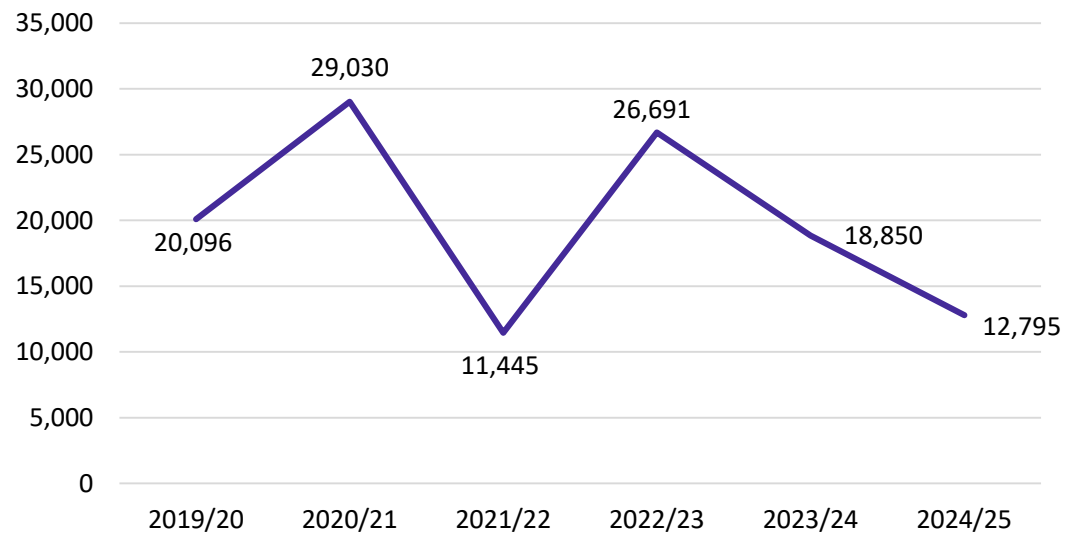
\* Totals include additional districts, to comply with FERPA laws, some numbers are not available

# Charter Schools

## Total Charter Enrollment



## Charter Enrollment Change



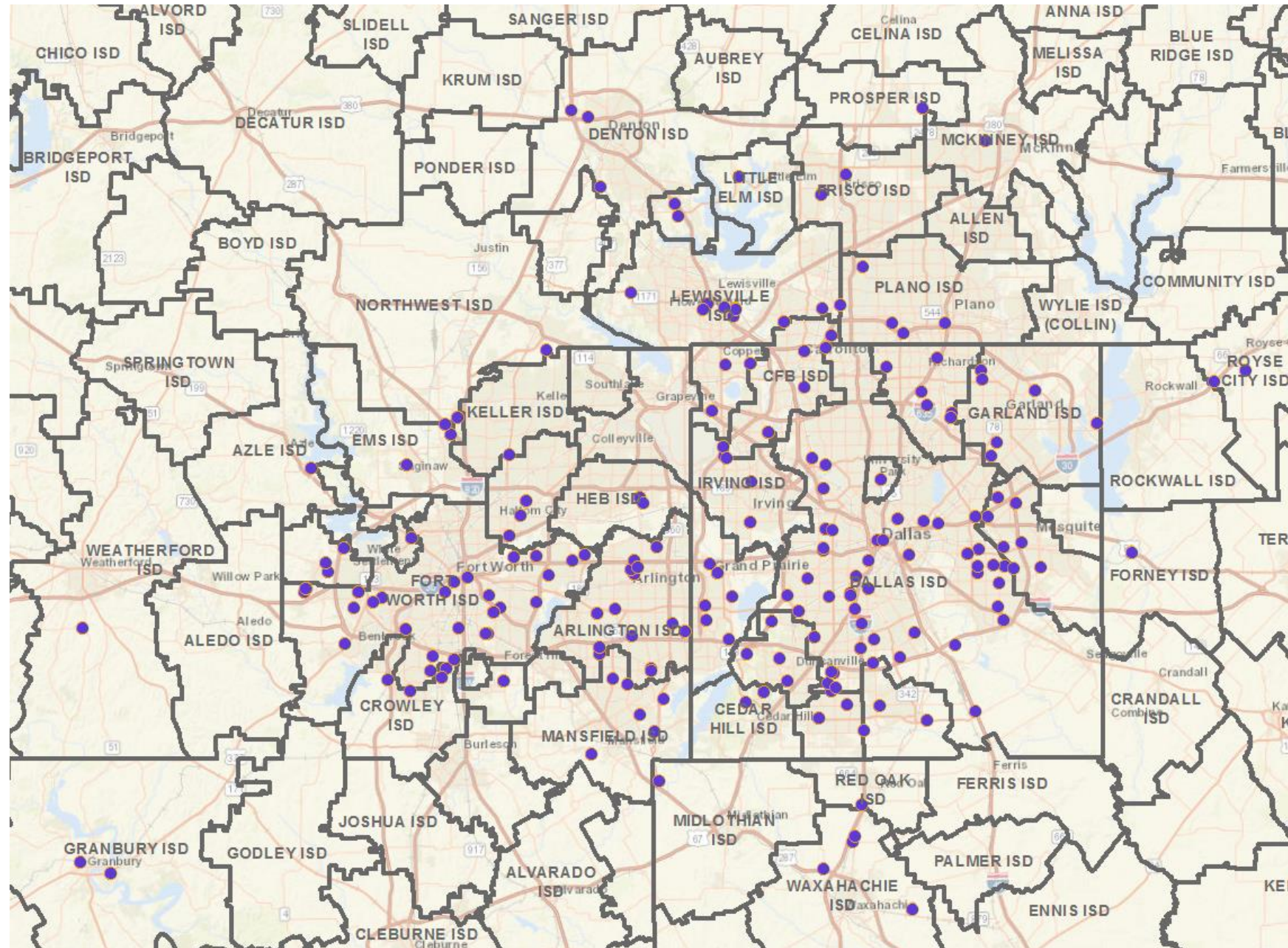
- There are currently more than 970 charter schools operating in Texas
- These charters enrolled 435,711 students in 2024/25, an increase of 12,795 from 2023/24
- 58 Campuses Opened in 2024/25

# Charter Schools: Dallas-Fort Worth

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

These campuses enrolled more than 124,000 students in 2024/25, an increase of about 1,000 students over last year

10 separate campuses opened or began reporting enrollment in 2024/25

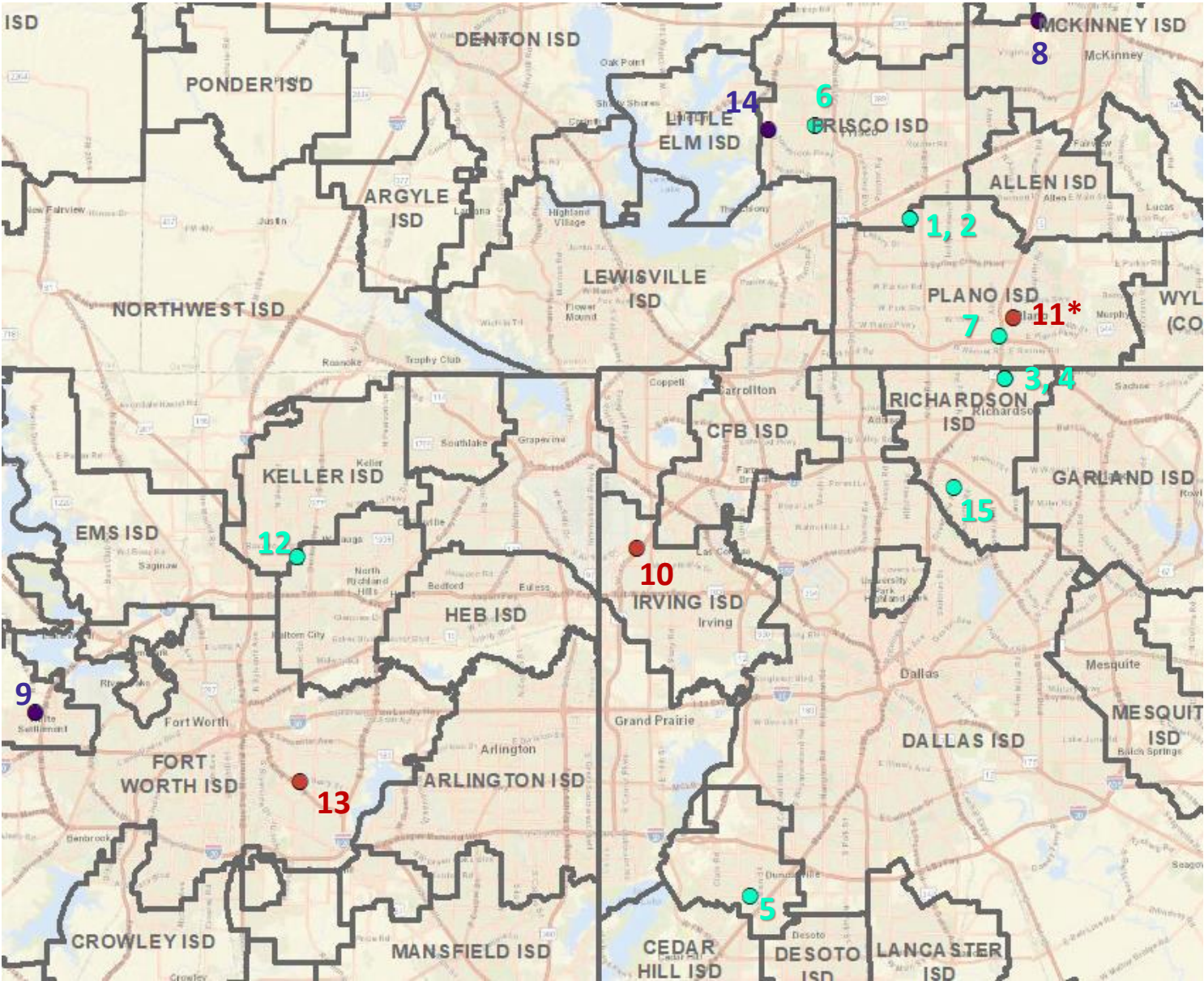


# Charter Schools: Opening in Dallas-Fort Worth 2025/26

Map ID	Campus	Grades	Notes
1	BASIS Plano	06-12	Under construction
2	BASIS Plano Primary	KG-06	Under construction; same location as BASIS Plano
3	BASIS Richardson	06-12	Under construction
4	BASIS Richardson Primary	KG-06	Under construction; same location as BASIS Plano
5	Village Tech - Alchemy Studios and Labs	08-12	Under construction
6	Leadership Prep School North	KG-05	Under construction
7	Trivium Academy - Plano Campus	KG-08	Under construction
8	Ki Charter - Collin Springs	01-12	Residential Treatment Facility
9	Harmony School of Excellence - Fort Worth	PK-12	
10	Newman International Academy Irving	EE-12	Application in process
11	Newman International Academy Plano*	EE-12	Application in process
12	Infinite Minds School	KG-08	Under construction
13	Ignite Community Schools - Fort Worth (Stop Six)	EE-12	Application in process
14	Basepoint Academy - Frisco	05-12	Residential Treatment Facility
15	Nexus - Dallas	KG-12	Residential Treatment Facility; under construction

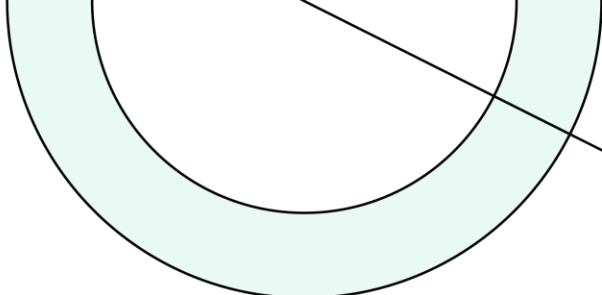
\*Undisclosed Address – Approximate Location on Map

- Application Pending Approval
- Application Approved
- Under Construction

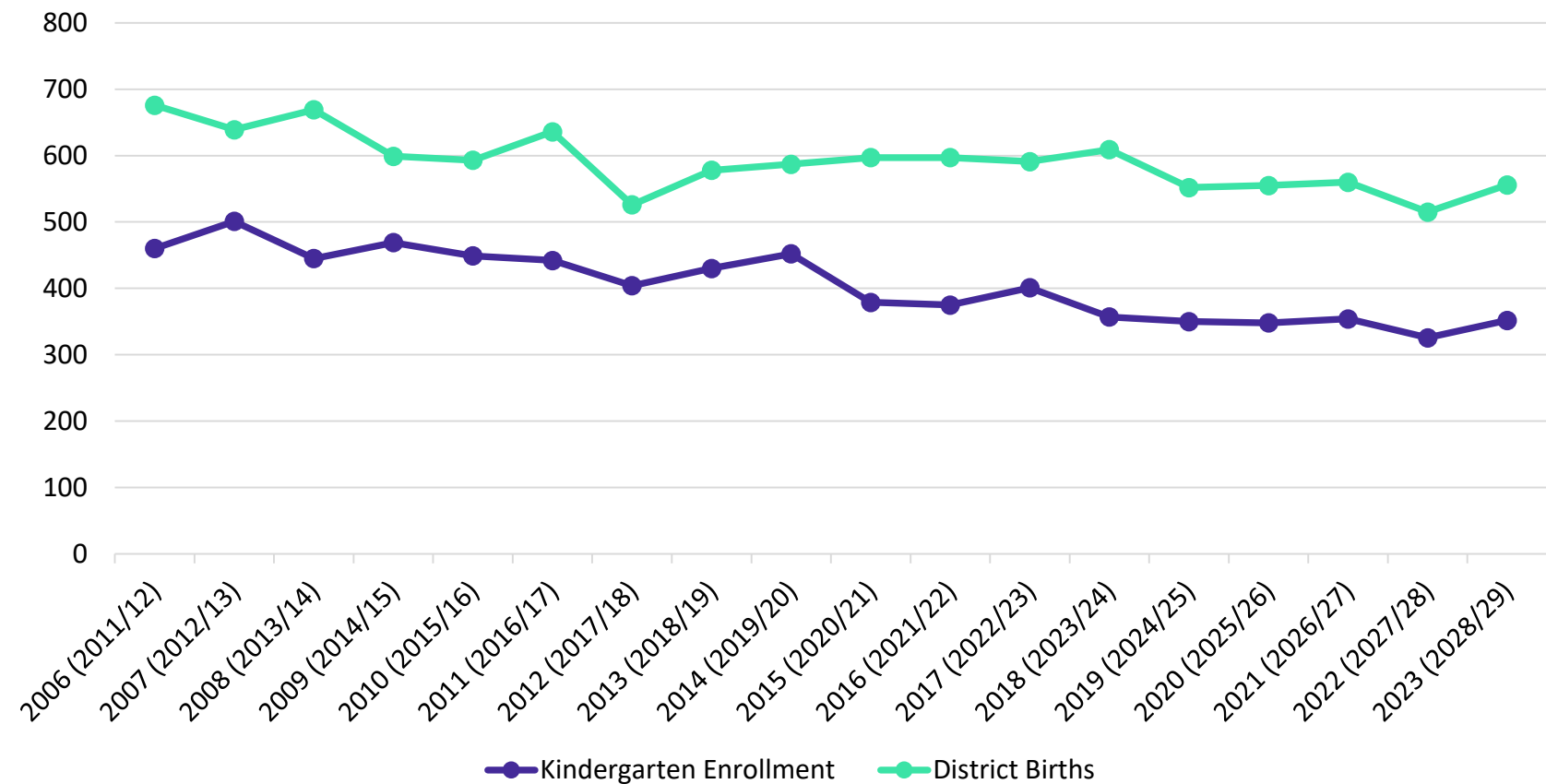




# Birth Rate Analysis



Cedar Hill ISD KG Enrollments v. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	460	676	0.680
2007 (2012/13)	501	639	0.784
2008 (2013/14)	445	669	0.665
2009 (2014/15)	469	599	0.783
2010 (2015/16)	449	593	0.757
2011 (2016/17)	442	636	0.695
2012 (2017/18)	404	526	0.768
2013 (2018/19)	430	578	0.744
2014 (2019/20)	452	587	0.770
2015 (2020/21)	379	597	0.635
2016 (2021/22)	375	597	0.628
2017 (2022/23)	401	591	0.679
2018 (2023/24)	357	609	0.586
2019 (2024/25)	350	552	0.634
2020 (2025/26)	348	555	0.627
2021 (2026/27)	354	560	0.632
2022 (2027/28)	326	515	0.632
2023 (2028/29)	352	556	0.633



# Ten Year Forecast by Grade Level

Year (Oct.)	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	13	188	379	428	428	421	508	491	537	601	615	716	687	649	592	7,253		
2021/22	25	265	375	399	425	433	440	495	474	566	598	776	638	619	592	7,120	-133	-1.8%
2022/23	30	263	401	399	424	453	453	441	504	484	575	707	663	580	567	6,944	-176	-2.5%
2023/24	20	247	357	385	371	397	438	423	412	460	453	608	587	603	573	6,334	-610	-8.8%
2024/25	37	299	350	383	382	408	391	434	408	433	455	556	571	549	618	6,274	-60	-0.9%
2025/26	37	296	348	369	386	392	418	399	416	425	422	562	524	539	543	6,076	-198	-3.2%
2026/27	37	302	354	367	369	391	397	426	407	432	419	519	526	497	539	5,982	-94	-1.5%
2027/28	37	277	326	372	371	375	399	408	433	425	424	521	489	498	494	5,849	-133	-2.2%
2028/29	37	299	352	343	377	377	383	407	407	450	417	526	491	464	493	5,823	-26	-0.4%
2029/30	37	301	354	371	346	384	383	393	413	424	440	517	494	465	460	5,782	-40	-0.7%
2030/31	37	303	356	373	376	352	391	393	397	430	416	541	487	468	460	5,780	-2	0.0%
2031/32	37	304	357	375	378	383	360	400	397	414	422	518	509	462	464	5,780	-1	0.0%
2032/33	37	306	359	376	379	385	391	369	405	413	406	523	486	482	457	5,774	-5	-0.1%
2033/34	37	309	362	378	381	386	393	400	373	422	406	508	493	461	477	5,786	11	0.2%
2034/35	37	312	365	381	383	388	394	402	404	388	414	508	478	467	457	5,778	-8	-0.1%

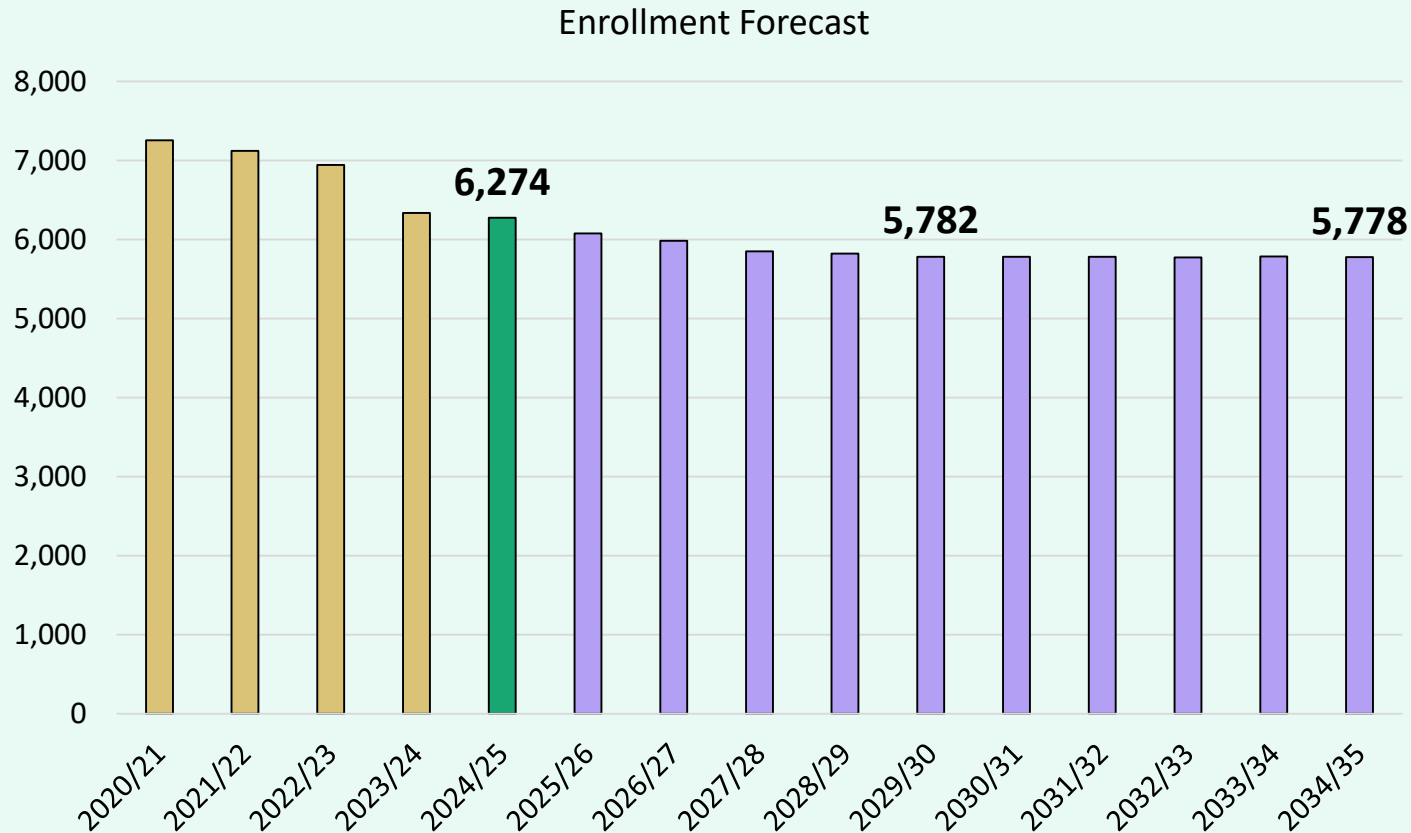
**Yellow box** = largest grade per year  
**Green box** = second largest grade per year



# Ten Year Forecast by Campus Level

		Fall		Sept.	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2024/25	Variance	2025	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Cedar Hill Collegiate Prep	500	516	-2	518	520	513	507	506	505	510	512	515	522	522
Highlands Elem	750	440	-31	390	421	419	406	391	380	384	394	400	411	417
High Pointe Elementary	750	399	-27	358	385	385	361	358	358	358	357	357	364	367
Lakeridge Elementary	500	466	-61	413	474	490	483	505	521	524	526	527	535	540
Plummer Elementary	750	346	30	353	323	317	292	286	279	277	277	277	280	281
Waterford Oaks Elem	750	517	-5	517	522	519	516	529	526	528	528	526	534	535
<b>ELEMENTARY TOTALS</b>	4,300	2,684	-96	2,549	2,645	2,643	2,565	2,575	2,569	2,581	2,594	2,602	2,646	2,662
Elementary Absolute Change		46			-39	-2	-78	10	-6	12	13	8	44	16
Elementary Percent Change		1.74%			-1.45%	-0.08%	-2.97%	0.40%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
W S Permenter Middle	1,200	463	3	449	446	455	475	474	482	463	456	450	438	443
Bessie Coleman Middle	1,000	492	-22	441	463	436	439	428	426	417	419	421	411	409
Cedar Hill Collegiate Academy	400	341	-14	340	354	367	368	372	369	363	358	353	352	354
<b>MIDDLE SCHOOL TOTALS</b>	2,600	1,296	-33	1,230	1,263	1,258	1,282	1,274	1,277	1,243	1,233	1,224	1,201	1,206
Middle School Absolute Change		-29			-33	-5	24	-8	3	-34	-10	-9	-23	5
Middle School Percent Change		-2.19%			-2.55%	-0.40%	1.91%	-0.62%	0.24%	-2.66%	-0.80%	-0.73%	-1.88%	0.42%
Cedar Hill High School	2,200	1,995	5	1,835	1,830	1,711	1,603	1,574	1,536	1,557	1,552	1,549	1,539	1,509
Cedar Hill Collegiate High School	600	297	-11	325	336	368	397	398	398	397	399	397	398	399
<b>HIGH SCHOOL TOTALS</b>	2,800	2,292	-6	2,160	2,166	2,079	2,000	1,972	1,934	1,954	1,951	1,946	1,937	1,908
High School Absolute Change		-74			-126	-87	-79	-29	-37	20	-4	-4	-10	-29
High School Percent Change		-3.13%			-5.50%	-4.02%	-3.78%	-1.43%	-1.90%	1.04%	-0.20%	-0.21%	-0.51%	-1.50%
JJ AEP		2			2	2	2	2	2	2	2	2	2	2
<b>DISTRICT TOTALS</b>	9,700	6,274	-137	5,939	6,076	5,982	5,849	5,823	5,782	5,780	5,780	5,774	5,786	5,778
District Absolute Change		-60			-198	-94	-133	-26	-40	-2	-1	-5	11	-8
District Percent Change		-0.95%			-3.16%	-1.55%	-2.23%	-0.45%	-0.69%	-0.03%	-0.02%	-0.09%	0.19%	-0.14%

# Key Takeaways



- Cedar Hill ISD Enrollment has declined by 60 students from the Fall of the 2023-24 school year, and has seen a 5 year enrollment decline of 1,372 students
- New home starts and closings have remained flat over the last 2 years after peaking in 2022
- The district has nearly 950 lots currently available to build on with over 500 additional future lots in various stages of planning
- There are 300 multi-family units that are in planning across the district
- CHISD is forecasted to enroll nearly 5,800 students by the 2029-30 school year and remain relatively flat thru 2034-35