Aledo Independent School District

Fall 2014 Demographic Update

Learn from Yesterday…
Understand Today…
Plan for Tomorrow

TEMPLETON DEMOGRAPHICS

Economic Conditions

- **Texas remains a top state in job growth** from June 2013 to 2014, with a rate of 3.3%, **1.5 percentage points higher** than the national average.
- **Texas** has added far more "good jobs" than the rest of the nation. The **upper two quartiles** accounted for **55% of new job growth** since 2000. (Federal Reserve Bank of Dallas)
- The state's unemployment rate has been at or below the national rate for **7 consecutive years**. (State Comptrollers Office)
- Unemployment rates - Texas Labor Market Information (August 2014)
  - U.S. 6.3%
  - Texas 5.5%
  - Fort Worth- Arlington MD 5.4%
  - Parker County 4.9%
- In August 2014 Texas issued 8,138 single-family housing permits. This is a **3.6% increase from May of 2013**. **Multi-family permits are up 4.9%** from the previous year. (Real Estate Center at Texas A&M)
- While new home starts under $150,000 have dropped 6% since 2012, **starts of homes priced more than $300,000 increased 13.4%**. (Metrostudy)

Top 15 Job Growth MSAs

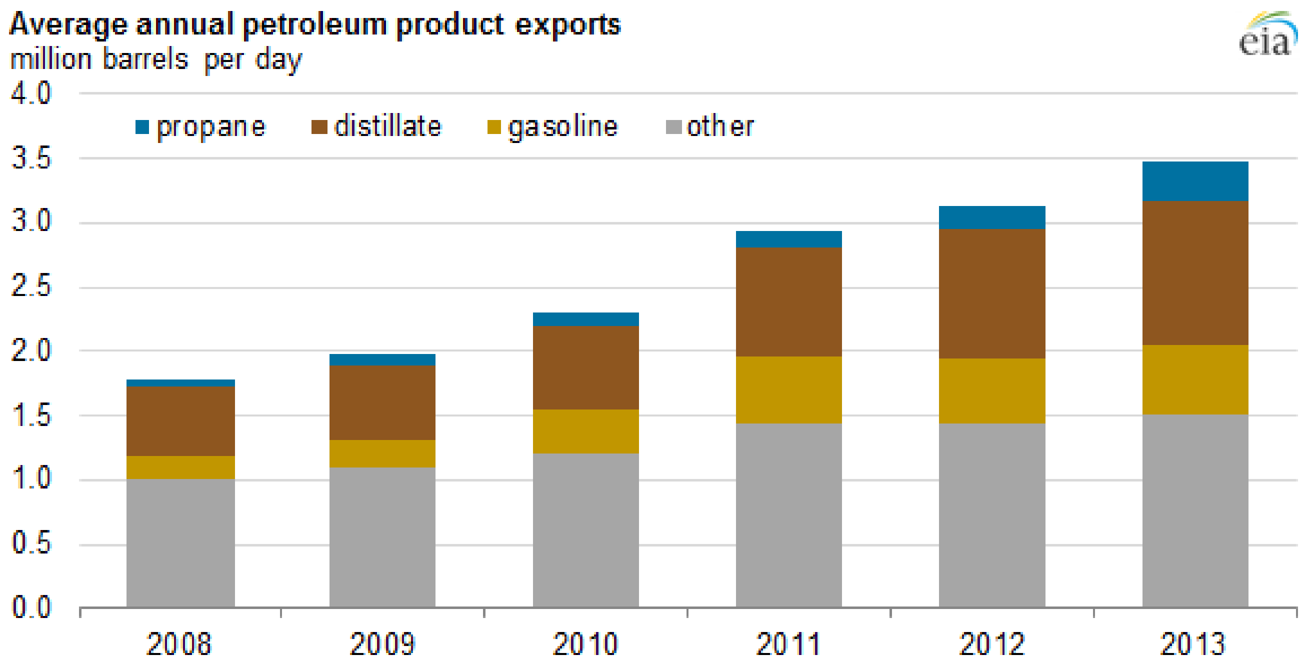
Ranked by Total Jobs Gained for the year ending in May 2014

Rank	MSA	Total Employment	Job Gains	% Change
1	Dallas-Fort Worth-Arlington TX	3,196,500	113,100	3.7%
2	Los Angeles-Long Beach-Santa Ana CA	5,671,600	111,900	2.0%
3	New York-Northern New Jersey-Long Isla	8,839,400	111,200	1.3%
4	Houston-Baytown-Sugar Land TX	2,883,000	93,300	3.3%
5	Miami-Fort Lauderdale-Miami Beach FL	2,417,900	67,900	2.9%
6	Atlanta-Sandy Springs-Marietta GA	2,465,200	59,400	2.5%
7	San Francisco-Oakland-Fremont CA	2,152,400	48,000	2.3%
8	Seattle-Tacoma-Bellevue WA	1,825,100	40,600	2.3%
9	Orlando-Kissimmee-Sanford, FL	1,099,800	36,100	3.4%
10	Denver-Aurora CO	1,329,000	34,800	2.7%
11	San Jose-Sunnyvale-Santa Clara CA	991,700	32,200	3.4%
12	Austin-Round Rock-San Marcos, TX	895,300	31,000	3.6%
13	Riverside-San Bernardino-Ontario CA	1,254,600	29,300	2.4%
14	San Diego-Carlsbad-San Marcos CA	1,342,700	29,300	2.2%
15	Portland-Vancouver-Hillsboro, OR-WA	1,066,600	29,100	2.8%
21	San Antonio-New Braunfels, TX	931,300	23,700	2.6%

Source: Metrostudy - MetroUSA

Texas Economic Overview

Texas Energy is Key to Growth



- Texas is home to the two largest producing oil reserves in the nation.
- The U.S. has become the world's largest oil producer, passing Saudi Arabia and Russia.
- U.S. output is more than 11 million barrels per day in the first quarter of 2014, according to the International Energy Agency. They predict the U.S. could produce 19 million per day by 2019.
- Texas is responsible for 36% of U.S. oil production, making it the number one oil producing state.
- The Barnett Shale has generated 107,650 jobs in North Texas, 84% of which are in Denton, Tarrant, Johnson and Wise counties.
- The Barnett Shale generates $480.6 million to local governments and $644.7 million to the state of Texas in tax receipts annually.

Parker County Economic Overview

DFW Annualized Job Creation
(100,200 September 2014 year over year)
3.2%

-1.0%
Unemployment
(4.5% September 2014 year over year)

Texas Oil & Gas Rig Count
(902 June 2014)
7.8%

Average Home Price
($213,508 September 2014)
4.8%

-7.3%
Existing Home Inventory
(5.4 Month's Supply)

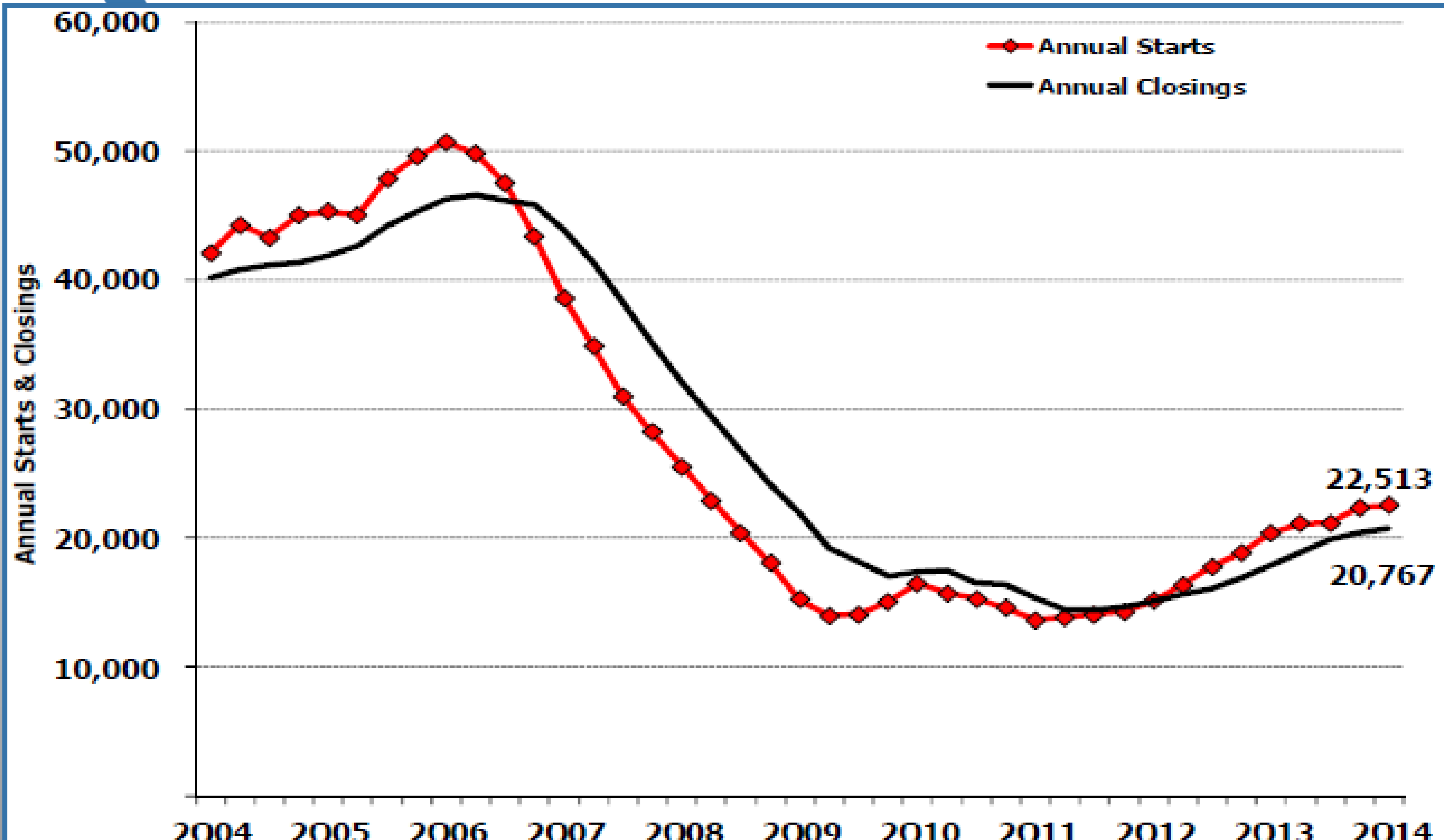
Fort Worth Housing Market

Multiple Listing Service – YTD SFD Activity & Inventory

	Sept-14	%Change
YTD Sales	1,445	-2.2%
Average Price	$213,508	4.8%
Median Price	$191,000	12.4%
Listings	2,289	-0.4%
DOM	73	6.1%
Months of Supply	5.4	-7.3%

DFW Housing Market

Single Family Homes: 2nd Quarter Starts & Closes



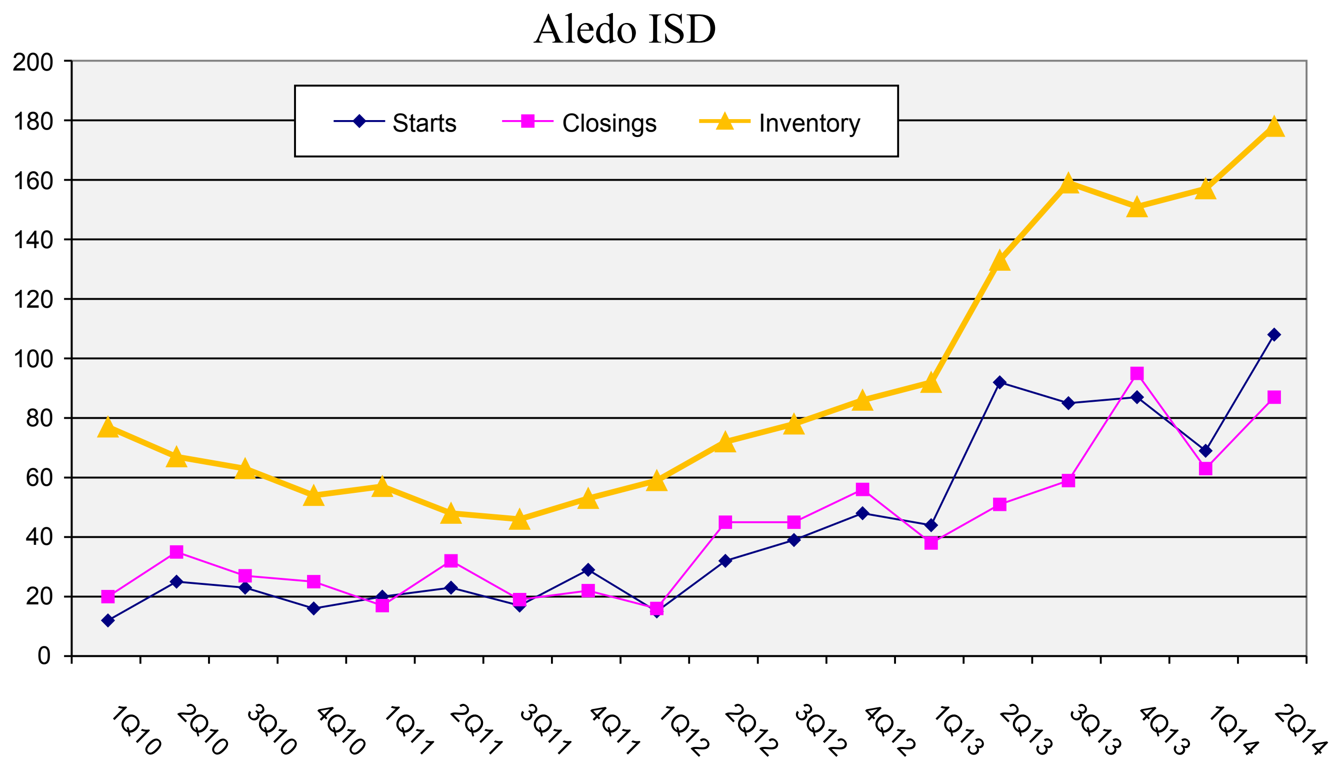
DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q14

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,830	2,876	4,294	7,765
2	Denton ISD	1,584	1,328	2,476	14,952
3	Northwest ISD	1,256	1,252	1,658	21,886
4	Dallas ISD	877	982	2,105	7,298
5	Prosper ISD	1,175	965	2,289	19,393
6	Keller ISD	944	852	1,467	2,938
7	Lewisville ISD	896	803	1,683	3,056
8	Eagle Mtn. - Saginaw ISD	782	774	1,512	19,758
9	McKinney ISD	628	638	1,151	6,917
10	Mansfield ISD	561	607	831	5,114
11	Rockwall ISD	629	586	1,888	7,653
12	Allen ISD	654	574	836	1,271
13	Little Elm ISD	512	535	891	6,143
14	Forney ISD	480	450	1,075	11,515
15	Burleson ISD	423	416	665	3,762
16	Wylie ISD	405	391	679	4,868
17	Crowley ISD	437	368	1,569	8,196
18	Plano ISD	399	358	864	1,588
19	Midlothian ISD	406	351	815	15,093
20	Fort Worth ISD	339	349	952	4,465
21	Garland ISD	426	321	455	4,539
22	HEB ISD	380	310	492	5,883
23	Anna ISD	360	310	276	3,576
24	**Aledo ISD**	**349**	**304**	**827**	***11,970**
25	Carrollton-Farmers Branch ISD	315	292	265	696

*Adjusted total subtracting portion of Walsh development not in AISD

New Housing Activity



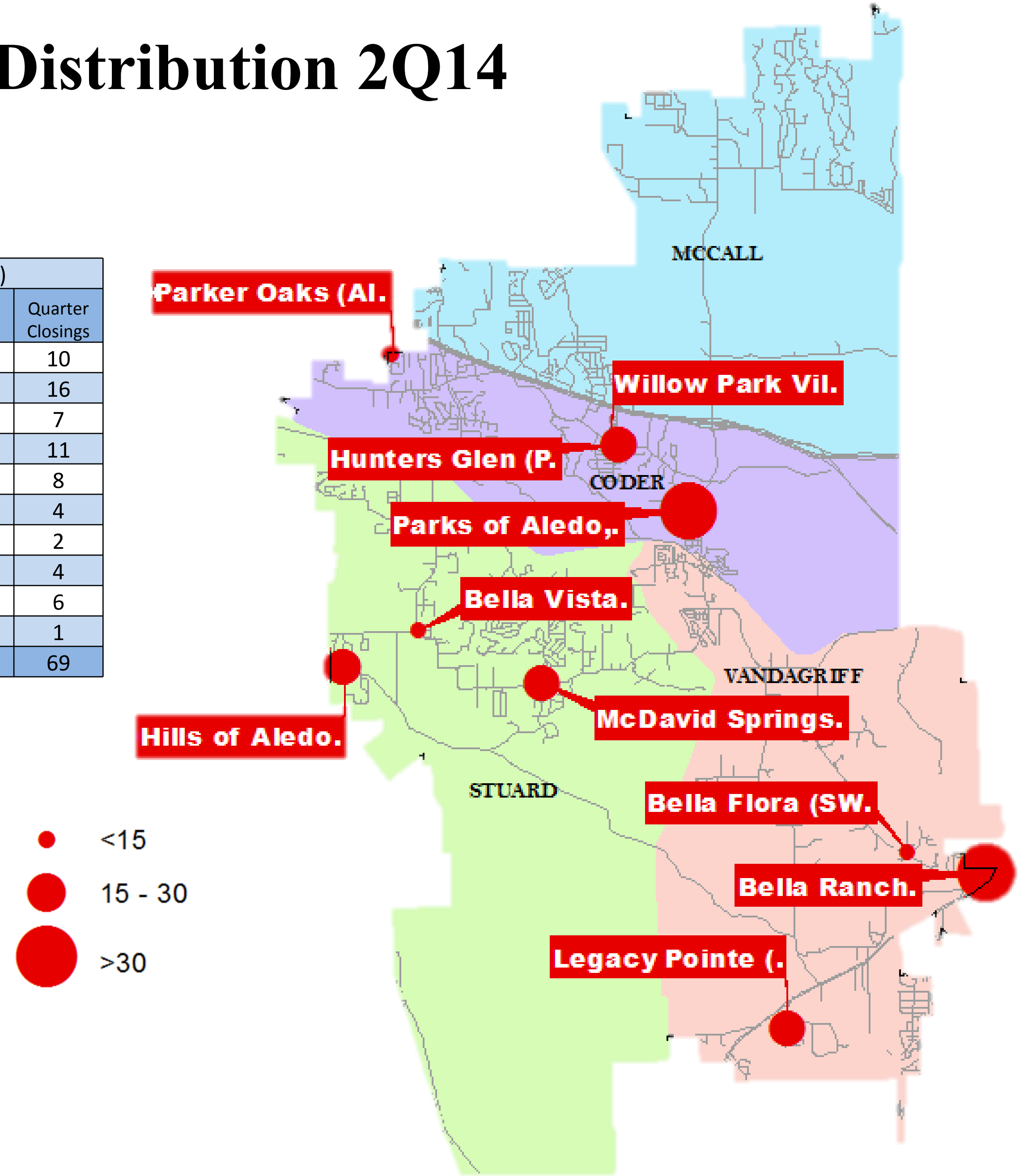
Starts	2010	2011	2012	2013	2014
1Q	12	20	15	44	69
2Q	25	23	32	92	108
3Q	23	17	39	85	
4Q	16	29	48	87	
Total	**76**	**89**	**134**	**308**	**177**

Closings	2010	2011	2012	2013	2014
1Q	20	17	16	38	63
2Q	35	32	45	51	87
3Q	27	19	45	59	
4Q	25	22	56	95	
Total	**107**	**90**	**162**	**243**	**150**

- New home starts surpassed 100 for the first time in 7 years.
- Closings jumped to 87 homes, 36 units higher than the same period last year.
- Inventory increased as builders prepared for summer home buyers, which may result in 3Q closings exceeding 100 homes for the first time.

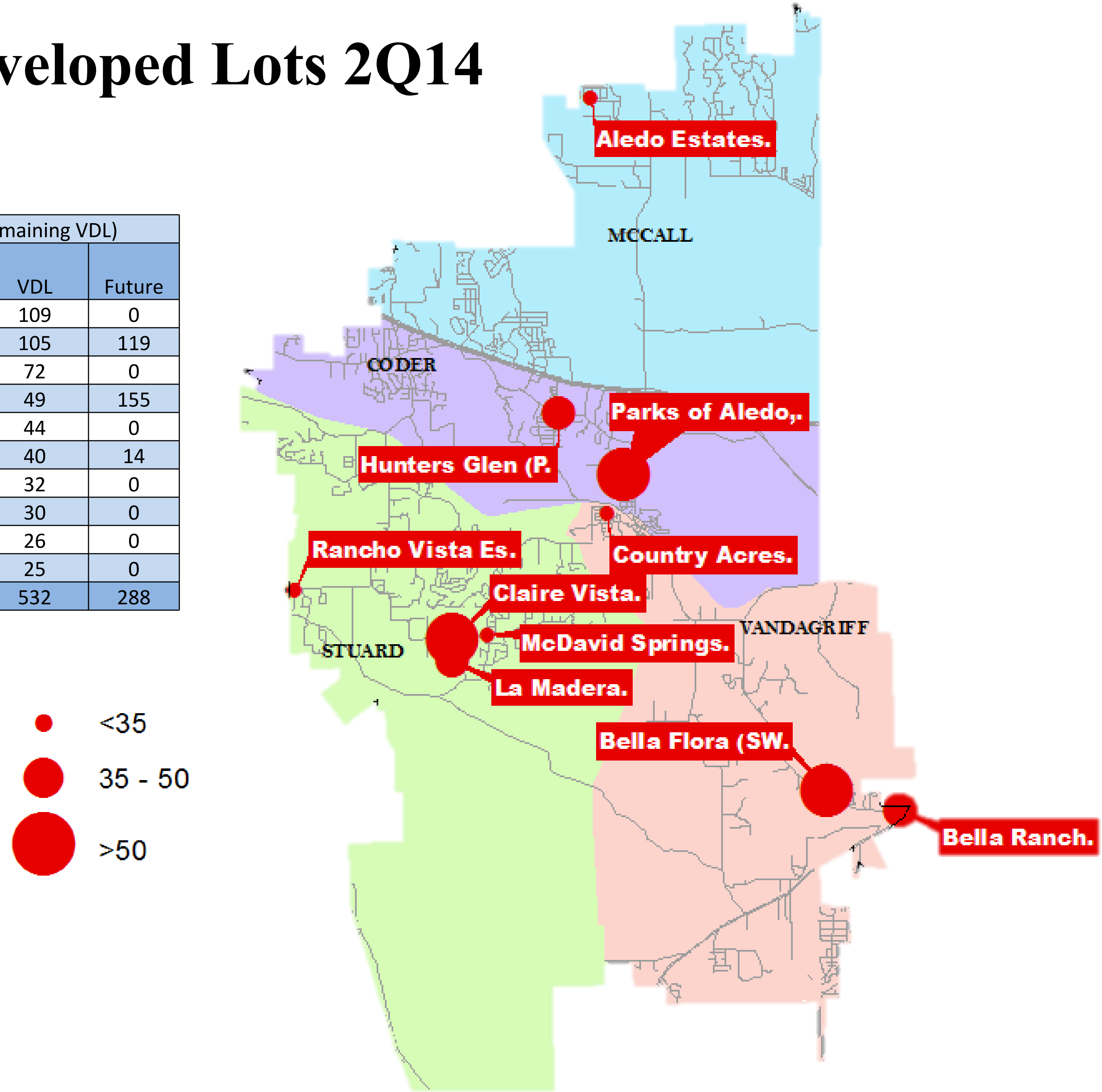
Annual Closing Distribution 2Q14

Top 10 Subdivisions - 2Q14 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings
1	Bella Ranch	32	6	45	10
2	Parks of Aledo, The	46	17	36	16
3	McDavid Springs	26	5	30	7
4	Hunters Glen (Parker Co)	38	11	29	11
5	Hills of Aledo	19	1	19	8
6	Legacy Pointe (Parker County)	25	8	19	4
7	Willow Park Village	10	3	15	2
8	Bella Flora (SW Tarrant)	21	8	15	4
9	Bella Vista	18	3	11	6
10	Parker Oaks (AISD)	12	4	11	1
	TOTALS	247	66	230	69



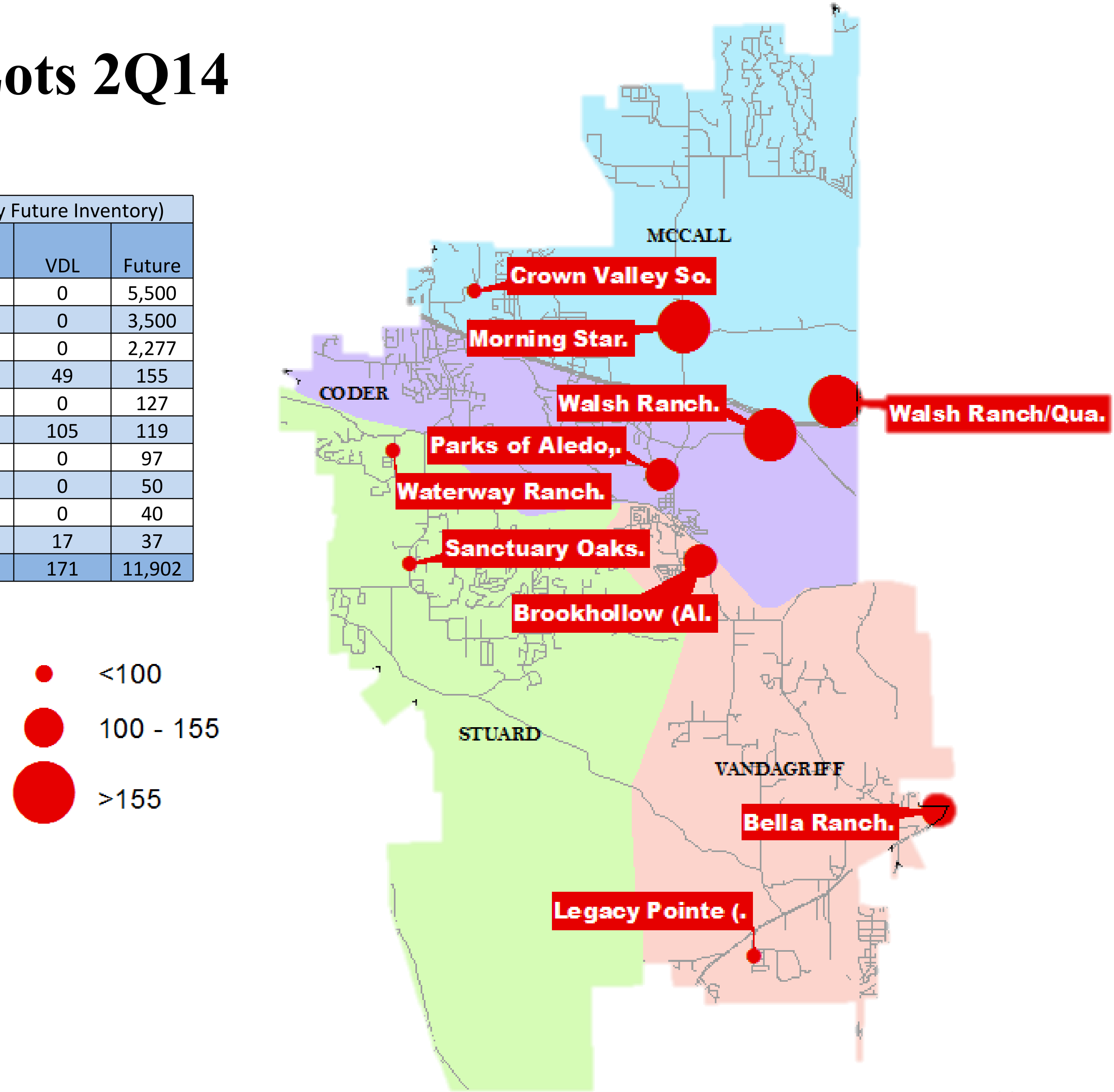
Vacant Developed Lots 2Q14

Top 10 Subdivisions - 2Q14 (Ranked by remaining VDL)			
Rank	Subdivision	VDL	Future
1	Bella Flora (SW Tarrant)	109	0
2	Parks of Aledo, The	105	119
3	Claire Vista	72	0
4	Bella Ranch	49	155
5	Hunters Glen (Parker Co)	44	0
6	La Madera	40	14
7	Country Acres	32	0
8	Aledo Estates	30	0
9	McDavid Springs	26	0
10	Rancho Vista Estates (Parker County)	25	0
	TOTALS	532	288



Future Lots 2Q14

Top 10 Subdivisions - 2Q14 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Walsh Ranch/Quail Valley	0	5,500
2	Walsh Ranch	0	3,500
3	Morning Star	0	2,277
4	Bella Ranch	49	155
5	Brookhollow (Aledo)	0	127
6	Parks of Aledo, The	105	119
7	Crown Valley South	0	97
8	Sanctuary Oaks	0	50
9	Waterway Ranch	0	40
10	Legacy Pointe (Parker County)	17	37
	TOTALS	171	11,902



Overall Housing Data

By Elementary Attendance Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
CODER	106	35	91	30	45	170	3,626
MCCALL	2	2	1	1	1	42	7,874
STUARD	111	24	90	31	61	254	130
VANDAGRIFF	113	40	107	23	63	306	340
Grand Total	**332**	**101**	**289**	**85**	**170**	**772**	***11,970**

*Adjusted total subtracting portion of Walsh development not in AISD

Highest activity in the category

Second highest activity in the category

Active Subdivision

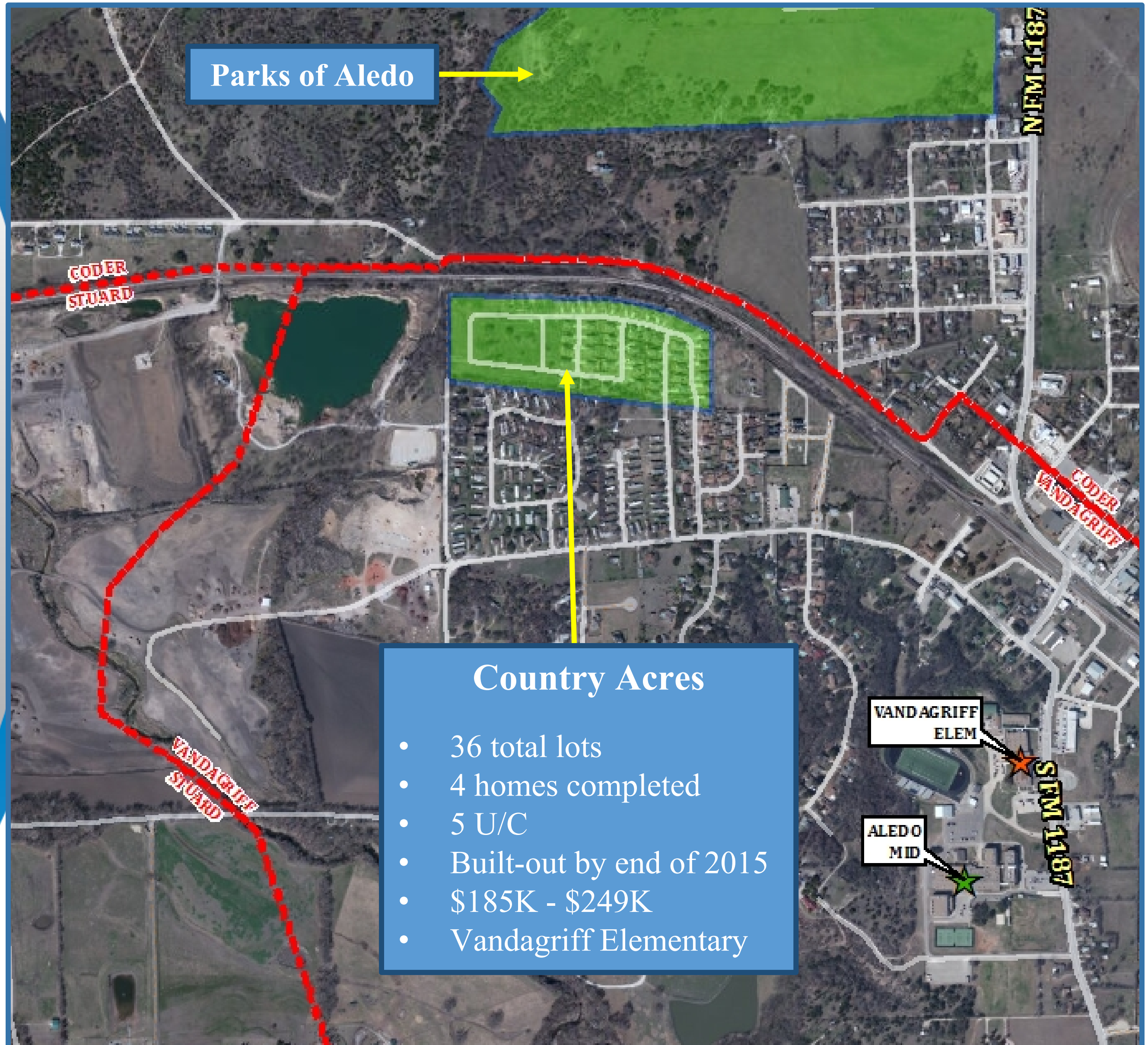
Parks of Aledo

Parks of Aledo

- 296 total lots
- 55 starts a year
- 65 currently built
- 171 VDL
- Phase 3 (122 lots) groundwork starting mid October, homes starting March 2015
- $290K - $525K
- Coder Elementary

Active Subdivision

County Acres



Country Acres

- 36 total lots
- 4 homes completed
- 5 U/C
- Built-out by end of 2015
- $185K - $249K
- Vandagriff Elementary

Active Subdivision

Brookhollow

Brookhollow

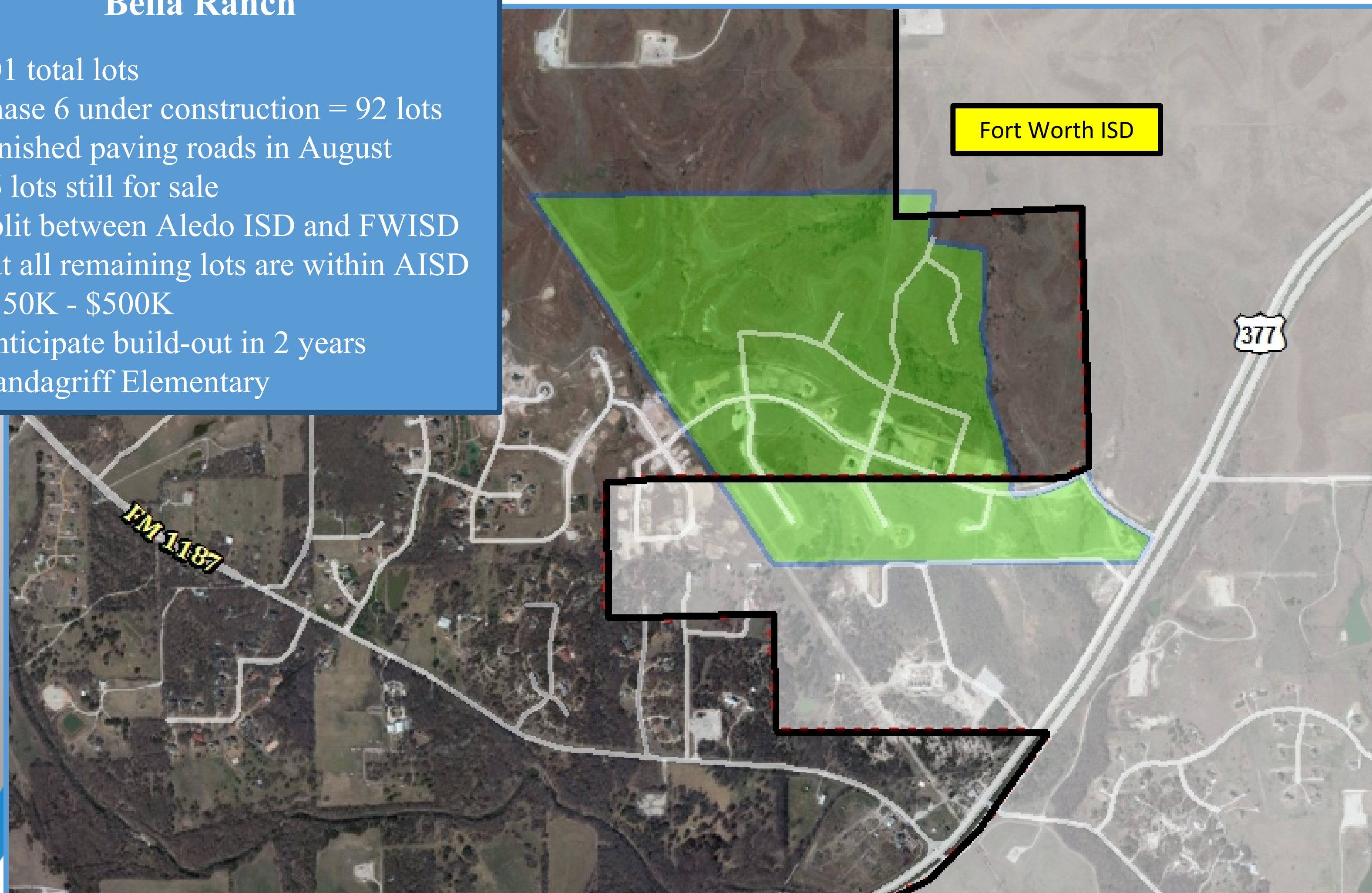
- 127 future lots
- Groundwork complete, homes starting in November
- Anticipates building 60 homes a year
- $225K - $250K
- Vandagriff Elementary

Active Subdivisions

Bella Ranch

Bella Ranch

- 301 total lots
- Phase 6 under construction = 92 lots
- Finished paving roads in August
- 56 lots still for sale
- Split between Aledo ISD and FWISD but all remaining lots are within AISD
- $350K - $500K
- Anticipate build-out in 2 years
- Vandagriff Elementary



Future Subdivisions

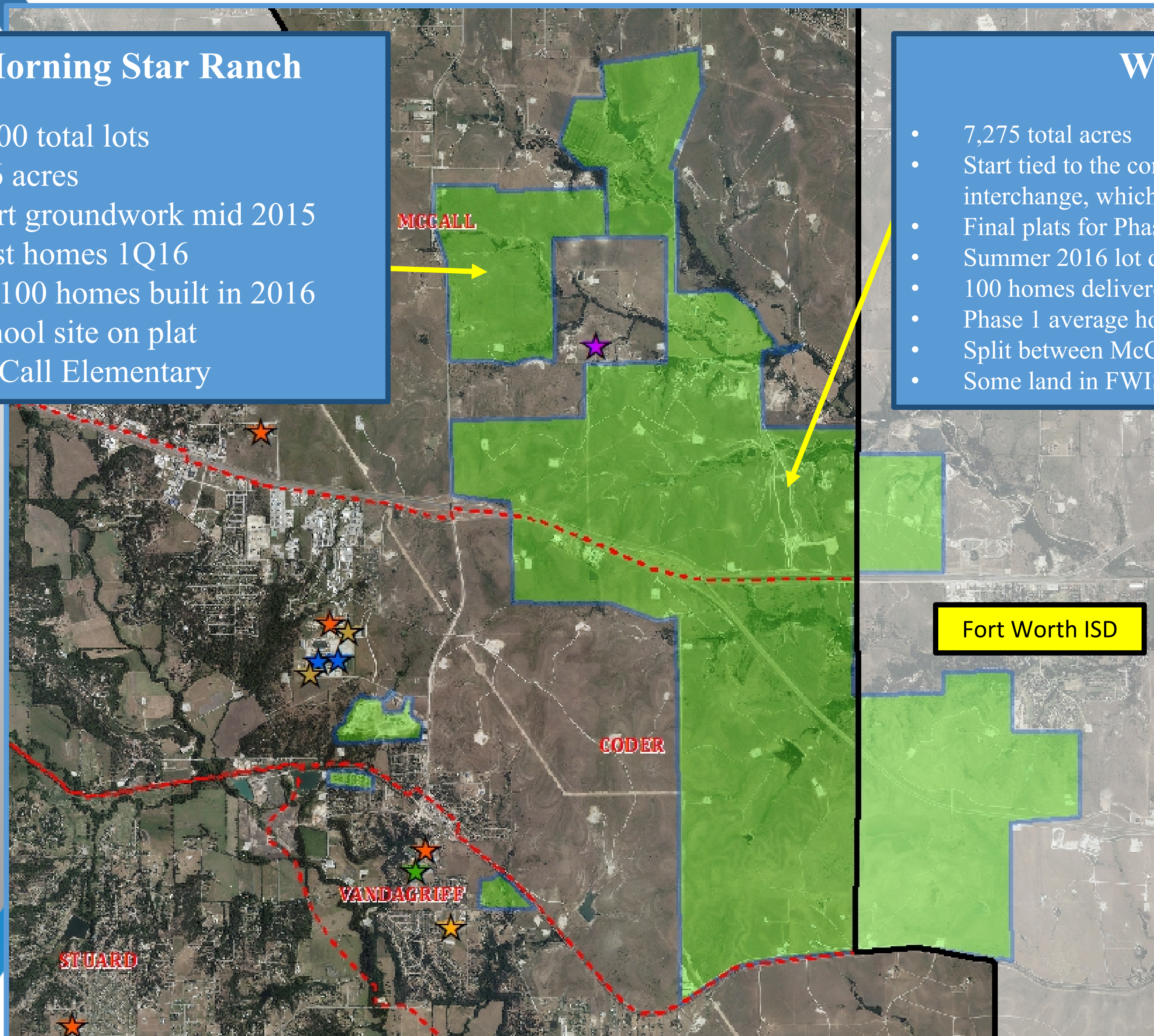
Walsh/Morning Star Ranch

Morning Star Ranch

- 2,000 total lots
- 736 acres
- Start groundwork mid 2015
- First homes 1Q16
- 80-100 homes built in 2016
- School site on plat
- McCall Elementary

Walsh

- 7,275 total acres
- Start tied to the completion of the interchange, which will be Feb. 2015
- Final plats for Phase 1 have been submitted
- Summer 2016 lot delivery
- 100 homes delivered by mid 2017 homes
- Phase 1 average home price of $400k
- Split between McCall and Coder Elementary
- Some land in FWISD



Enrollment History

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2010/11	67	294	312	313	336	338	329	384	369	424	375	353	391	366	4,651		
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685	34	0.73%
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%

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

Cohort Analysis

Survival Cohorts	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
3 year avg	1.016	1.089	1.084	1.049	1.076	1.048	1.082	1.031	1.027	1.057	0.983	0.987	0.947
2011/12	1.020	1.058	1.026	1.032	1.063	1.030	1.082	0.990	0.995	1.047	1.029	0.955	0.964
2012/13	1.043	1.087	1.058	1.034	1.077	1.056	1.057	1.039	1.039	1.063	0.930	0.977	0.994
2013/14	1.128	1.109	1.092	1.106	1.079	1.063	1.056	1.005	0.995	1.018	0.990	1.017	0.905
2014/15	0.878	1.071	1.101	1.006	1.071	1.025	1.132	1.048	1.046	1.090	1.030	0.966	0.943

Initial Analysis

	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth
Roll-up	310	310	378	382	358	390	366	419	417	387	401	414	373	4,951	-86
Prev Cohort	272	332	416	384	384	400	414	439	436	422	413	400	352	5,110	73
3-YR Avg	315	337	410	401	385	409	396	432	428	409	394	408	353	5,124	87

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
2010/11	67	294	312	313	336	338	329	384	369	424	375	353	391	366	4,651		
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685	34	0.73%
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	46	336	342	405	404	389	421	403	432	423	417	393	411	358	5,180	143	2.84%
2016/17	46	377	376	381	452	449	416	455	410	443	455	407	392	399	5,457	277	5.35%
2017/18	46	414	426	418	428	508	485	458	464	426	476	443	403	384	5,779	322	5.89%
2018/19	46	460	468	473	466	478	549	530	481	494	467	466	440	395	6,213	434	7.51%
2019/20	46	513	514	514	522	516	516	598	572	507	535	455	463	430	6,701	488	7.85%
2020/21	46	573	570	567	571	589	552	565	643	609	551	529	452	453	7,270	569	8.49%
2021/22	46	642	640	619	629	643	615	603	607	683	657	540	534	442	7,899	630	8.66%
2022/23	46	698	704	704	661	712	675	672	642	644	742	663	537	521	8,621	722	9.14%
2023/24	46	744	783	784	771	726	743	738	716	681	694	756	659	524	9,364	743	8.62%
2024/25	46	819	830	831	859	831	770	812	786	760	733	676	752	646	10,151	786	8.40%

*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 = 1,664 students
- 2019/20 enrollment = 6,701
- 10 year growth = 5,114 students
- 2024/25 enrollment = 10,151

Ten Year Forecast

By Campus

	Maximum	Functional	HISTORY	CURRENT	ENROLLMENT PROJECTIONS									
Campus Name	Capcity	Capacity	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Coder Elementary	650	585	505	425	461	483	528	544	588	649	695	752	825	892
McCall Elementary	744	669	511	436	422	482	553	670	824	1,017	1,227	1,439	1,641	1,888
Stuard Elementary	675	607	633	531	562	594	597	575	586	605	629	646	680	713
Vandagriff Elementary	584	525	540	472	477	522	562	602	627	645	668	688	708	723
ELEMENTARY TOTALS			2,189	1,864	1,922	2,081	2,240	2,391	2,625	2,916	3,219	3,525	3,854	4,216
Elementary Absolute Change			104	-325	58	159	159	151	234	291	303	307	328	362
Elementary Percent Change			4.99%	-14.85%	3.11%	8.26%	7.66%	6.74%	9.78%	11.08%	10.38%	9.53%	9.31%	9.40%
McAnally Intermediate	893	765	398	785	824	871	943	1,079	1,114	1,117	1,218	1,347	1,481	1,582
Aledo Middle School	1,119	958	738	804	855	853	890	975	1,079	1,252	1,290	1,286	1,397	1,546
Intermediate/Middle Total			1,136	1,589	1,679	1,724	1,833	2,054	2,193	2,369	2,508	2,633	2,878	3,128
Intermed/Mid Absolute Change			3	453	90	45	109	221	139	176	139	125	245	250
Intermed/Mid Percent Change			0.26%	39.88%	5.66%	2.68%	6.32%	12.06%	6.77%	8.03%	5.87%	4.98%	9.30%	8.69%
Daniel 9th Grade Campus	1,054	899	390	391	406	444	465	456	524	540	646	731	683	722
Aledo High School	2,081	1,775	1,159	1,193	1,173	1,209	1,241	1,312	1,359	1,445	1,527	1,732	1,950	2,085
HIGH SCHOOL TOTALS			1,549	1,584	1,579	1,653	1,706	1,768	1,883	1,985	2,173	2,463	2,633	2,807
High School Absolute Change			34	35	-5	74	53	62	115	102	188	290	170	174
High School Percent Change			2.24%	2.26%	-0.32%	4.65%	3.22%	3.63%	6.51%	5.42%	9.47%	13.35%	6.90%	6.61%
DISTRICT TOTALS			**4,874**	**5,037**	**5,180**	**5,457**	**5,779**	**6,213**	**6,701**	**7,270**	**7,899**	**8,621**	**9,364**	**10,151**
District Absolute Change			141	163	143	277	322	434	488	569	630	722	743	786
District Percent Change			3.0%	3.3%	2.8%	5.4%	5.9%	7.5%	7.9%	8.5%	8.7%	9.1%	8.6%	8.4%

*Yellow box = Exceeding stated maximum capacity

- Decrease in elementary enrollment 2014/15 is a result of 5th grade moving to intermediate
- McCall Elementary School will exceed 800 students by 2019
- Anticipate elementary enrollment to rise steadily beginning in 2019
- Aledo Middle School will have over 1,000 students in 2019
- Aledo High School will reach 1,300 students in 2018

Summary

- Starts continue to climb as 2Q14 saw a 56% jump from first quarter, and the highest number of new home starts in 7 years.
- Inventory dropped slightly as starts and closings rose quickly in the second quarter, but it still remains strong enough to sustain growth.
- Coder and Vandagriff Elementary zones accounted for 68.5% of all new home closings for the district.
- Aledo ISD can expect an increase of approximately 1,600 students during the next 5 years.
- 2019/20 enrollment projection = 6,701.
- Aledo ISD is projected to have just over 10,000 students for the 2024/25 school year.

Templeton Demographics × Google ×

www.tdemographics.com/new/index.php

TEMPLETON DEMOGRAPHICS

Demographics and Planning for School Districts

Come visit our completely redesigned website

@

www.tdemographics.co

School Zone Finder

CONTACT US:
info@tdemographics.com
817.251.1607

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

Home About Us Samples Links Services Testimonials