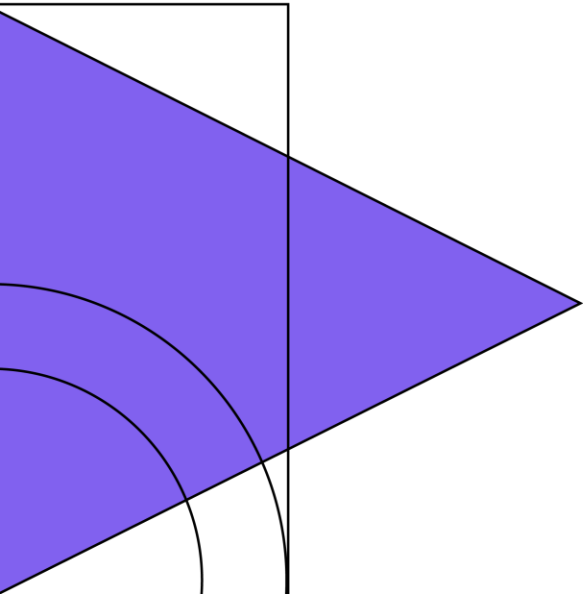
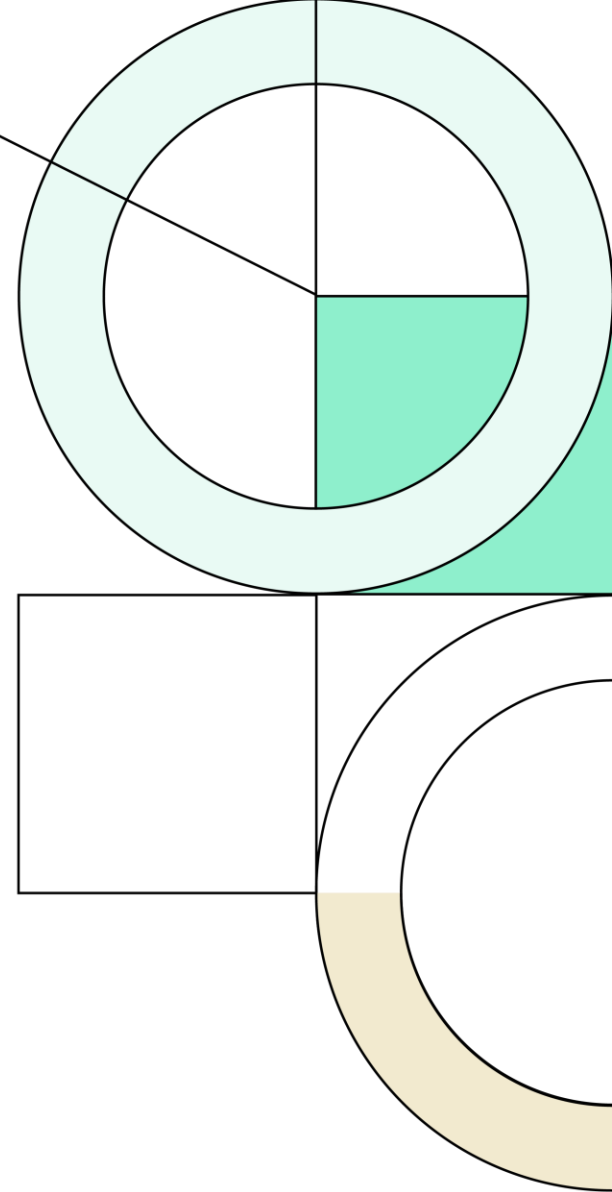
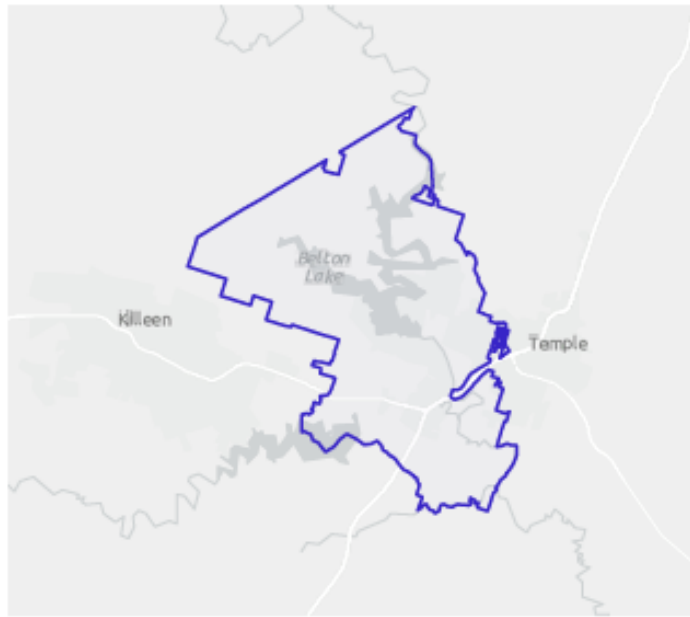




Spring 2024  
Demographic Report

April 15<sup>th</sup>, 2024





# POPULATION TRENDS AND KEY INDICATORS

**BELTON ISD**  
Area: 199.42 square miles

**67,850**

Population

**23,966**

Households

**2.71**

Avg Size  
Household

**36.2**

Median  
Age

**\$79,683**

Median  
Household Income

**\$253,423**

Median  
Home Value

**91**

Wealth  
Index

**111**

Housing  
Affordability

**71**

Diversity  
Index

## MORTGAGE INDICATORS



**\$12,883**

Avg Spent on Mortgage &  
Basics



**19.1%**

Percent of Income for  
Mortgage

## POPULATION BY AGE



■ Under 18 (23.8%) ■ Ages 18 to 64 (61.5%)  
■ Aged 65+ (14.7%)

## POPULATION BY GENERATION



**3.8%**

Greatest Gen:  
Born 1945/Earlier



**17.9%**

Baby Boomer:  
Born 1946 to 1964



**18.8%**

Generation X:  
Born 1965 to 1980



**24.7%**

Millennial:  
Born 1981 to 1998



**25.7%**

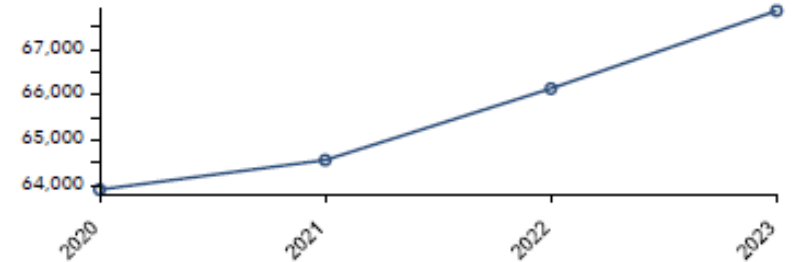
Generation Z:  
Born 1999 to 2016



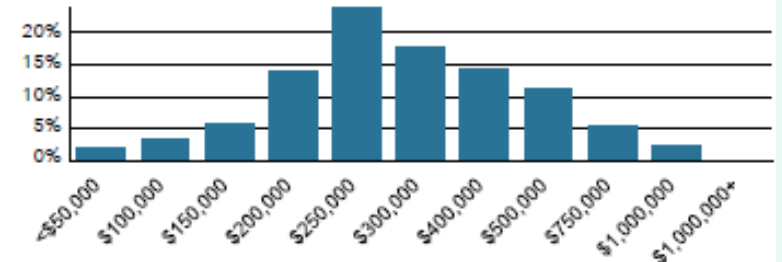
**9.1%**

Alpha: Born  
2017 to Present

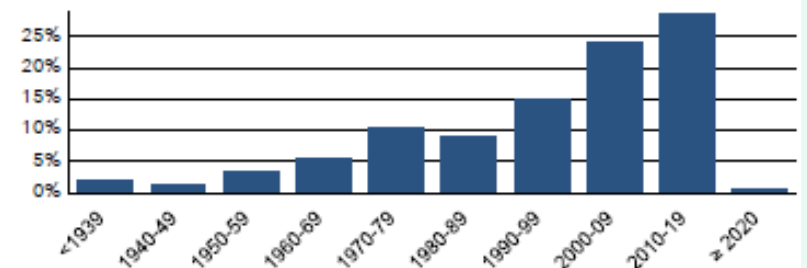
## Historical Trends: Population



## Home Value



## Housing: Year Built

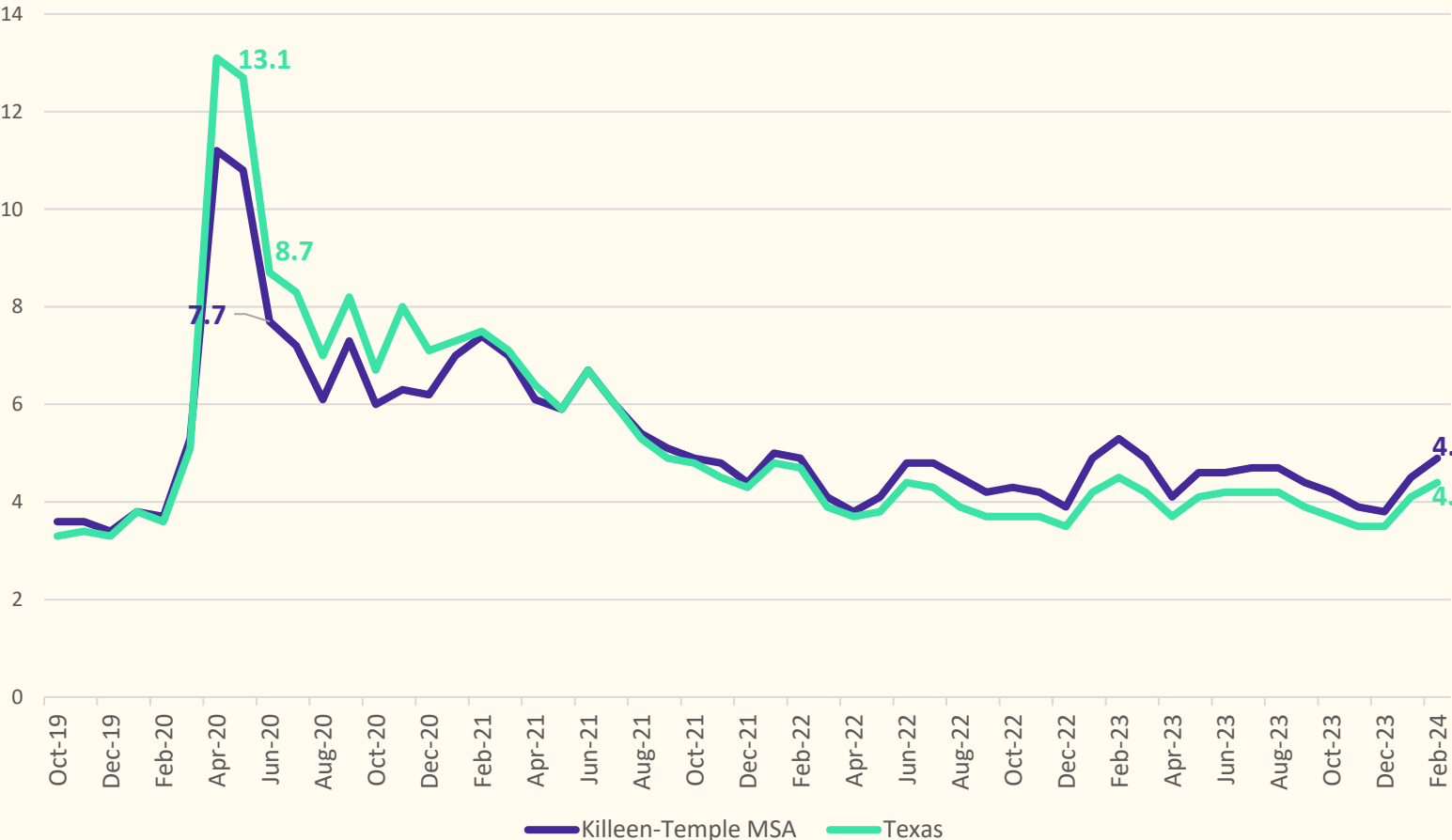


Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).  
© 2024 Esri

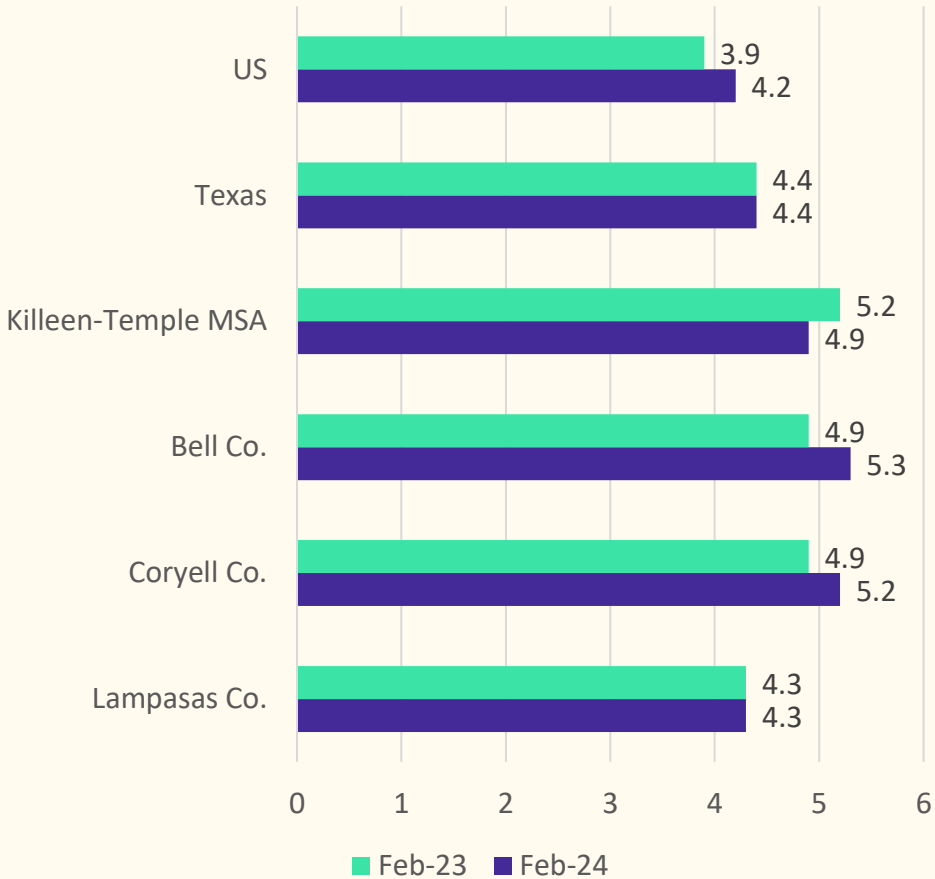


# Local Economic Conditions

Unemployment Rate, Oct 2019 – Feb 2024



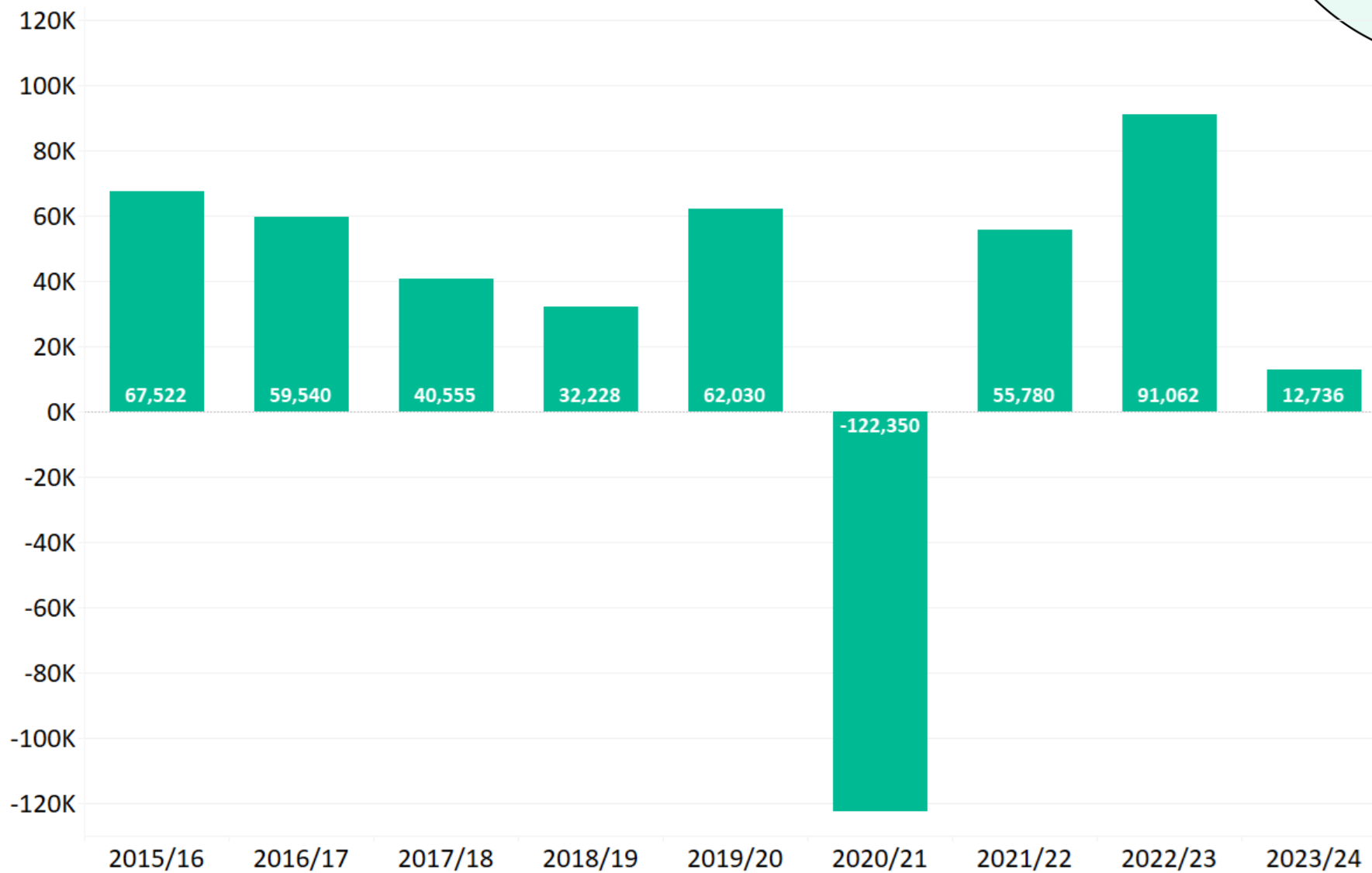
Unemployment Rate, Year Over Year





# State Enrollment Trends

Texas ISD Enrollment Change

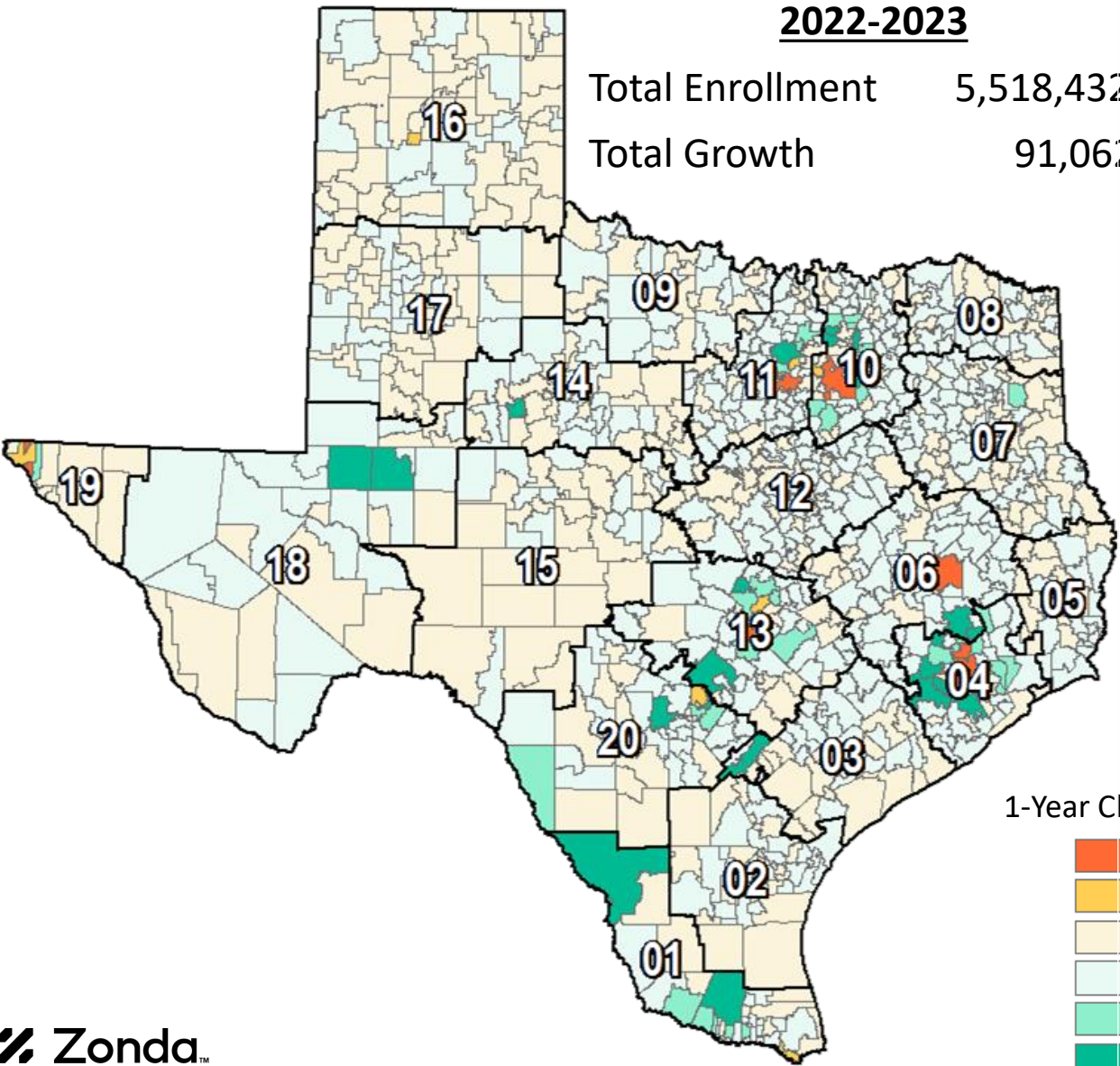




# State Enrollment Trends

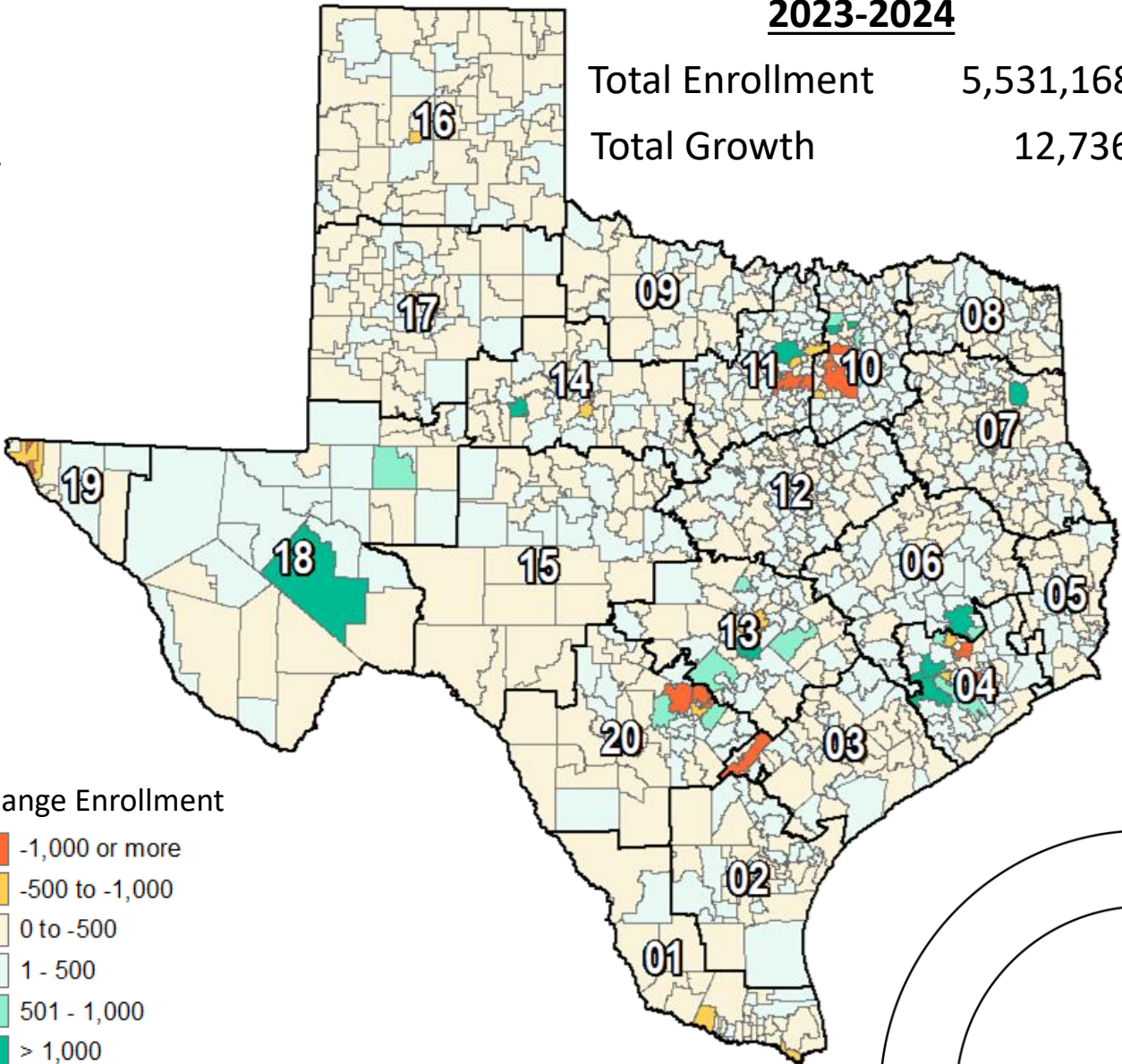
## 2022-2023

Total Enrollment 5,518,432  
Total Growth 91,062

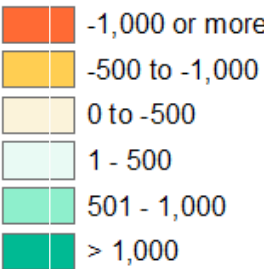


## 2023-2024

Total Enrollment 5,531,168  
Total Growth 12,736



1-Year Change Enrollment







- Belton ISD enrollment increased by 1,923 students between 2018/19 and 2023/24 (16.2%).
- BISD enrollment increased by 164 students, or 1.2%, since 2022/23
- Region 12 has seen a 5-year enrollment increase of 1,085 students (0.7% growth).
- Student enrollment increased by 250 students from 2022/23, in Region 12 (0.2% growth).



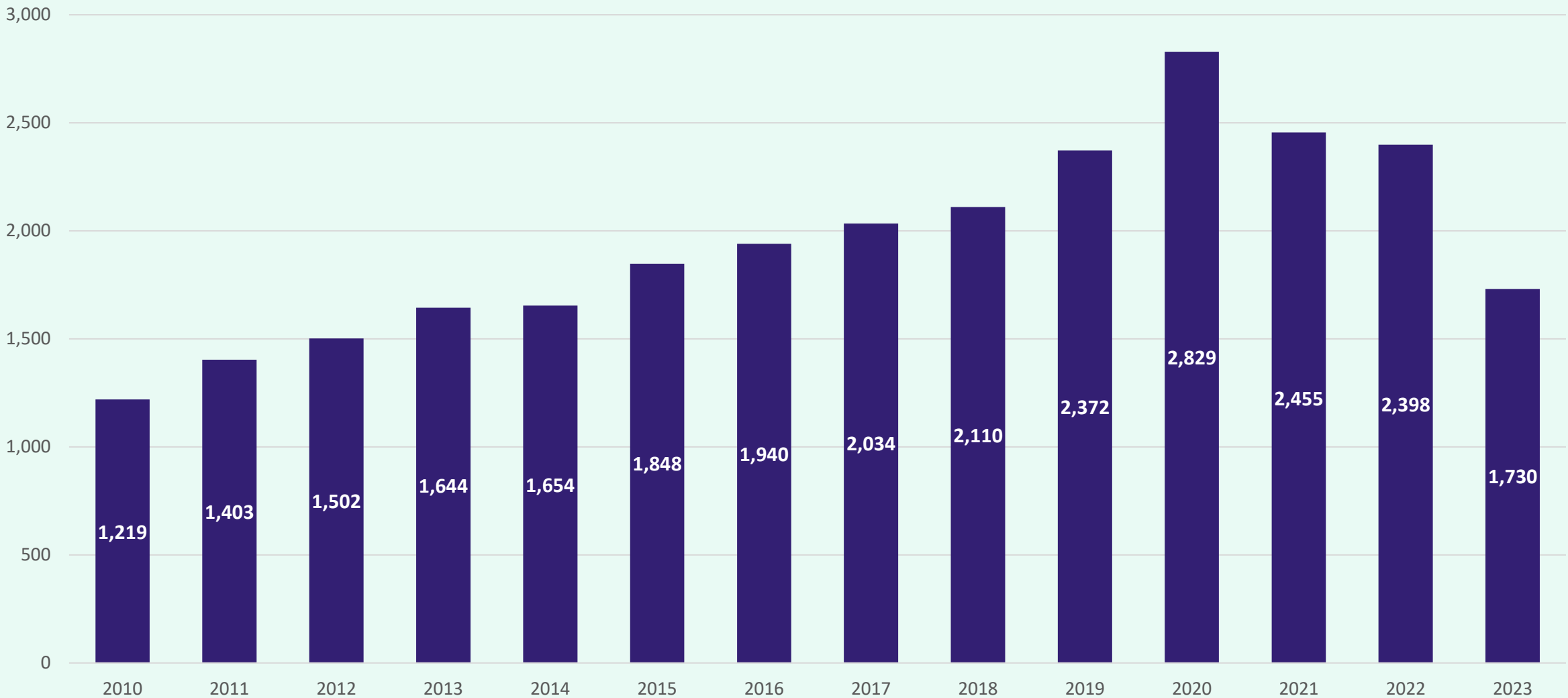


# BISD Housing Market Analysis

Total Home Sales in Belton ISD, 2010 – 2023

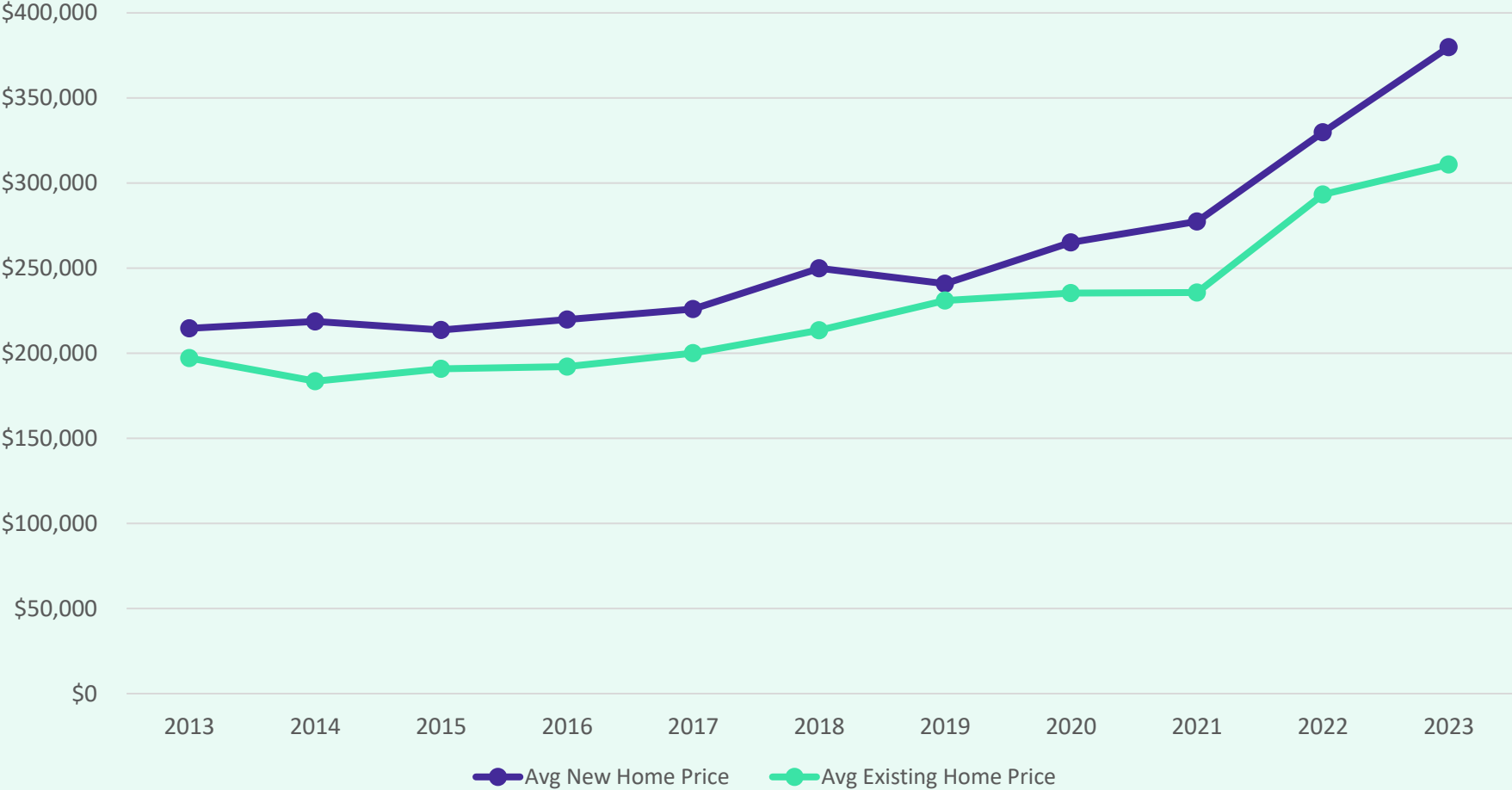


Total Home Sales





# Belton ISD Home Price Analysis



- The average new home sale price in Belton ISD has risen 77% in the last 10 years, an increase of more than \$165,200
- The average existing home sale price in BISD has risen 58% since 2013, an increase of more than \$113,700

	Avg New Home	Avg Existing Home
2013	\$214,687	\$197,256
2014	\$218,700	\$183,532
2015	\$213,627	\$190,880
2016	\$219,784	\$192,190
2017	\$225,969	\$200,046
2018	\$249,917	\$213,496
2019	\$240,928	\$231,016
2020	\$265,153	\$235,399
2021	\$277,424	\$235,719
2022	\$329,824	\$293,326
2023	\$379,918	\$310,990






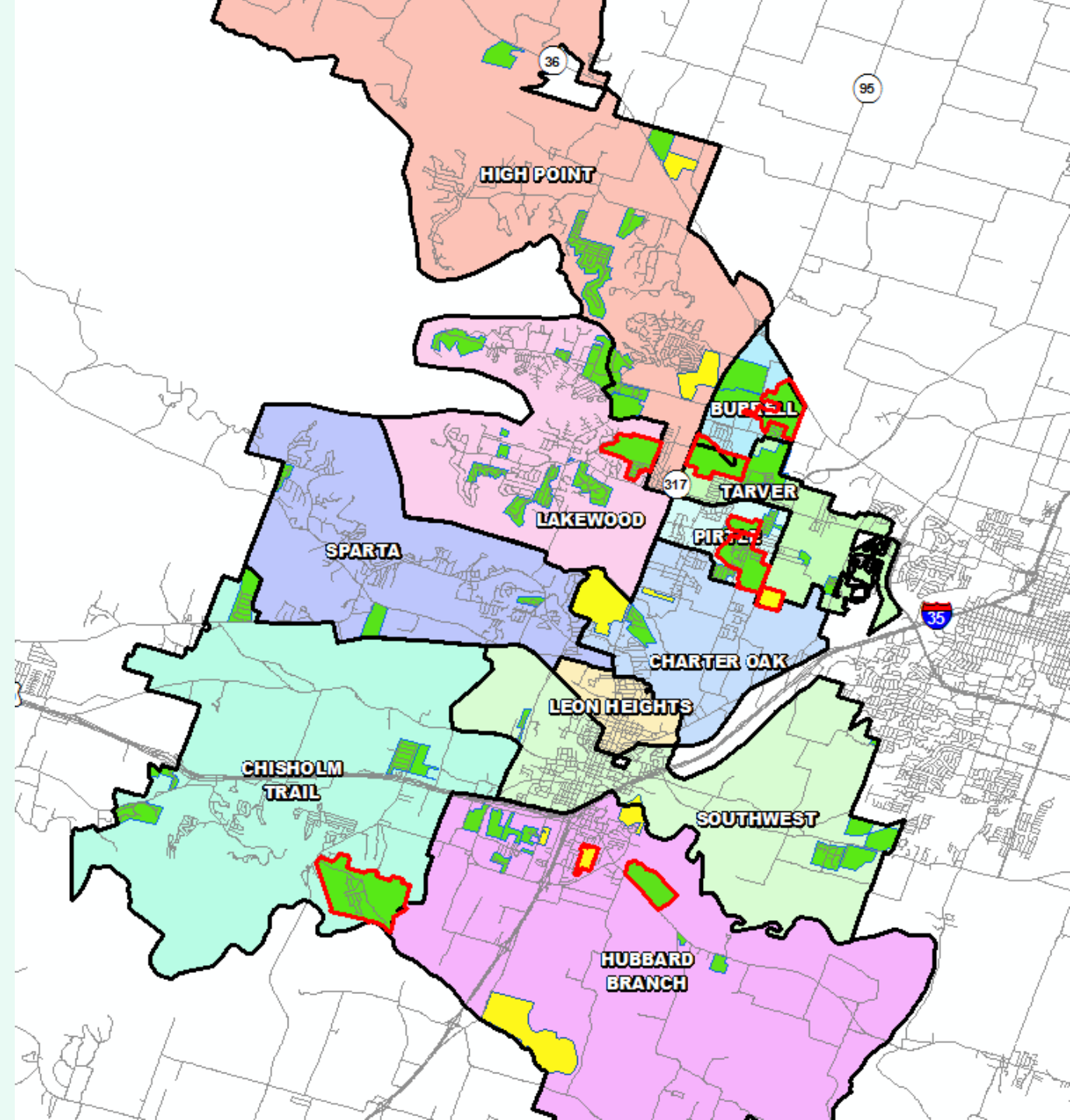


# District Housing Overview

- The district has 54 actively building subdivisions
- Within BISD there are 10 future subdivisions
- Of these, groundwork is underway on nearly 1,400 lots within 10 subdivisions

## Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway



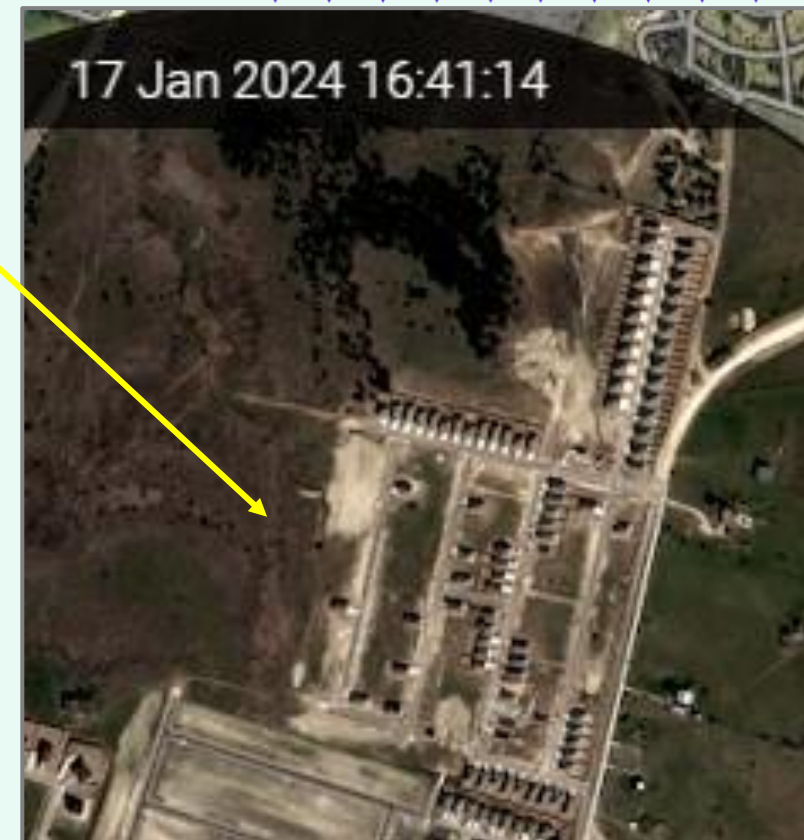


# Residential Activity



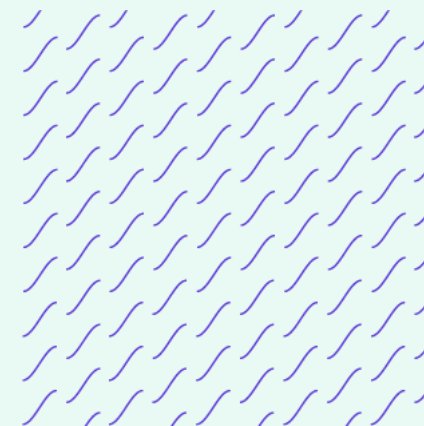
## Northpointe

- 685 total lots
- Approx. 227 future lots
- Approx. 325 vacant developed lots
- Approx. 32 homes under construction
- Approx. 74 occupied homes
- First residents Fall 2023
- \$260K+



## North Gate

- 563 total lots
- Approx. 225 future lots
- Approx. 86 vacant developed lots
- Approx. 12 homes under construction
- Approx. 240 occupied homes
- Groundwork underway for 93 lots in Phase 6 Sec 1; estimated delivery mid 2024
- \$280K+
- Current student yield = 0.855



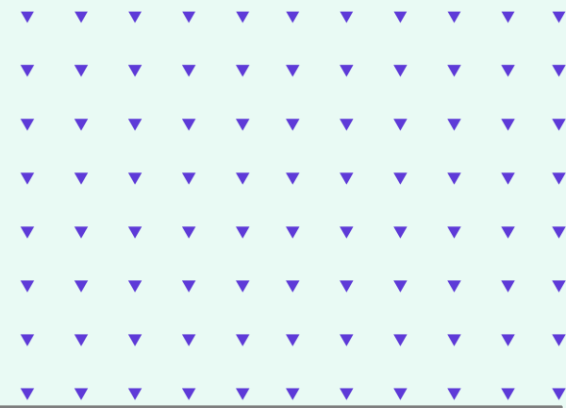




# Residential Activity

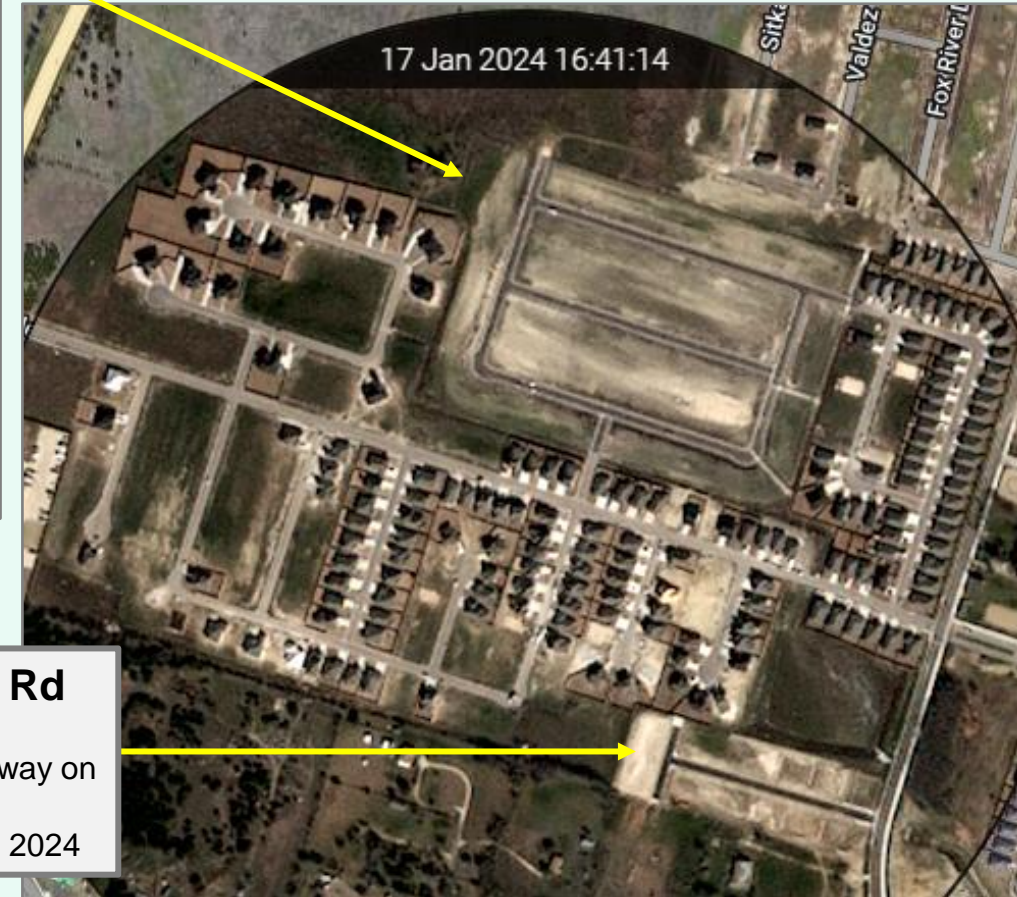
## Mesa Ridge

- 425 total lots
- Approx. 247 vacant developed lots
- Approx. 15 homes under construction
- Approx. 163 occupied homes
- Closed 69 homes in last 12 months
- Permitted 46 homes in last 6 months
- \$217K+
- Current student yield = 0.374



## 1930 North Pea Ridge Rd

- 15 total future townhome lots
- Groundwork & roadwork underway on all lots
- Anticipate homebuilding Spring 2024







# Residential Activity

## Westfield

- 1,123 total lots
- Approx. 172 future lots
- Approx. 85 vacant developed lots
- Approx. 14 homes under construction
- Approx. 852 occupied homes
- First residents in Phase 14 Sec 1 (90 lots) fall 2023
- \$274K+
- Current student yield = 0.543



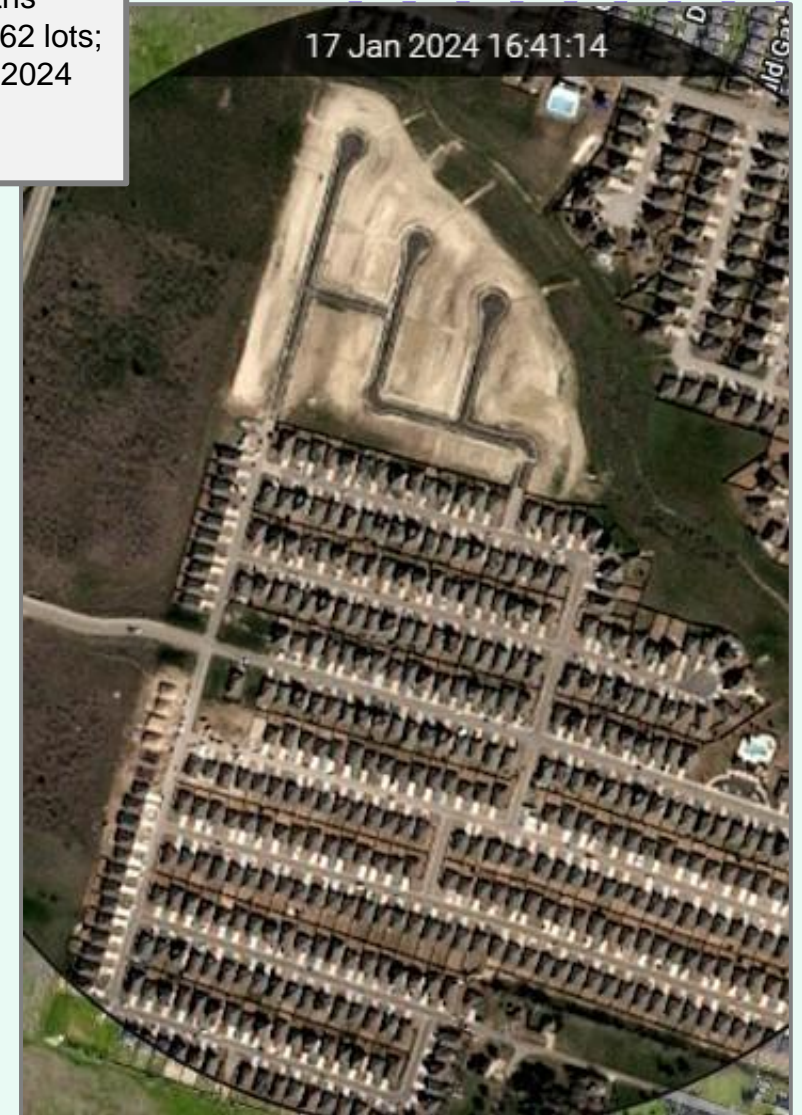




# Residential Activity

## Lake Pointe Terrace

- 686 total lots
- Approx. 62 future lots
- Approx. 10 vacant developed lots
- Approx. 26 homes under construction
- Approx. 588 occupied homes
- Built 148 homes in last 12 months
- Groundwork underway for final 62 lots; anticipate homebuilding Spring 2024
- \$300K+
- Current student yield = 0.718





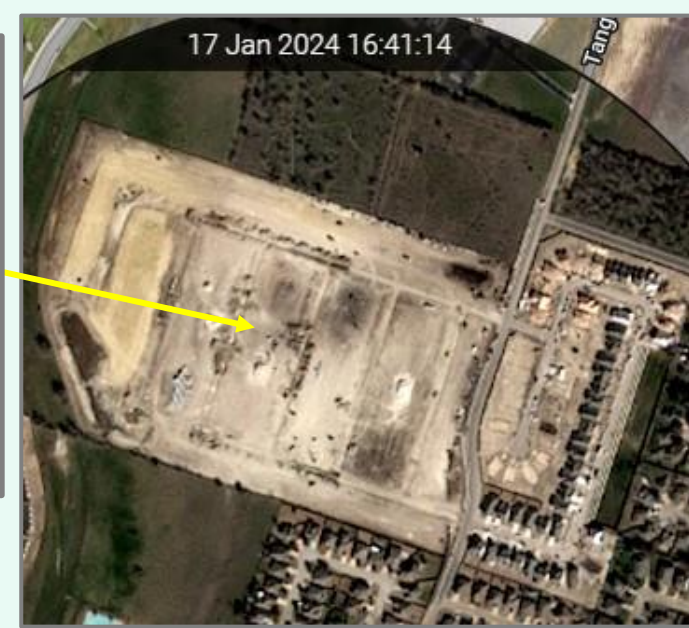


# Residential Activity



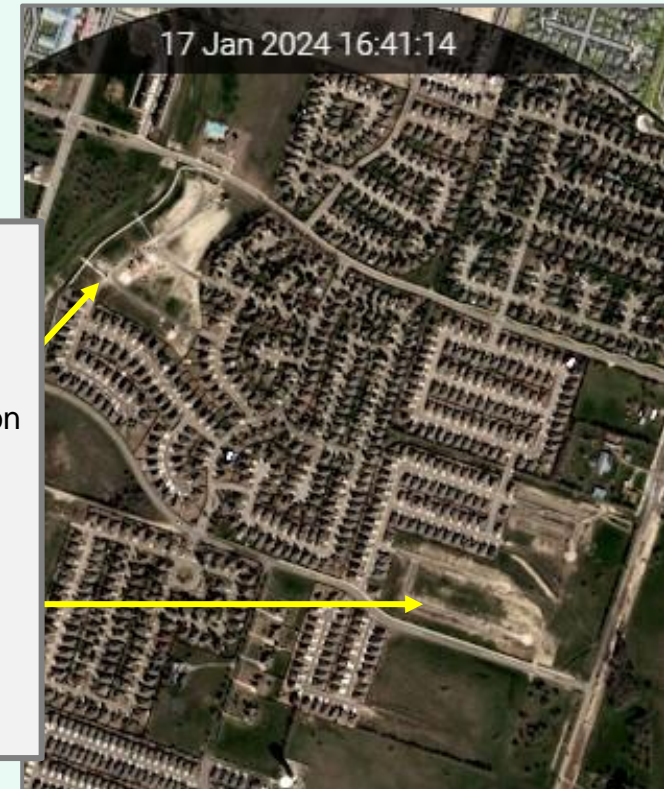
## Fresh Meadows

- 263 total lots
- Approx. 193 future lots
- Approx. 21 vacant developed lots
- 49 homes under construction
- 45 permits issued in last 6 months
- Groundwork underway on remaining lots; anticipate homebuilding mid 2024
- Rental homes
- \$2,045 - \$2,395 per month



## Hills of Westwood

- 1,128 total lots
- Approx. 464 future lots
- Approx. 38 vacant developed lots
- Approx. 7 homes under construction
- Approx. 619 occupied homes
- 42 lots in Phase 4 delivered for homebuilding early 2024
- Groundwork & roadwork underway on 114 lots in Phase 14
- Issued 30 permits in last 6 months
- \$300K+
- Current student yield = 0.511







# Residential Activity



## Skyview Addition

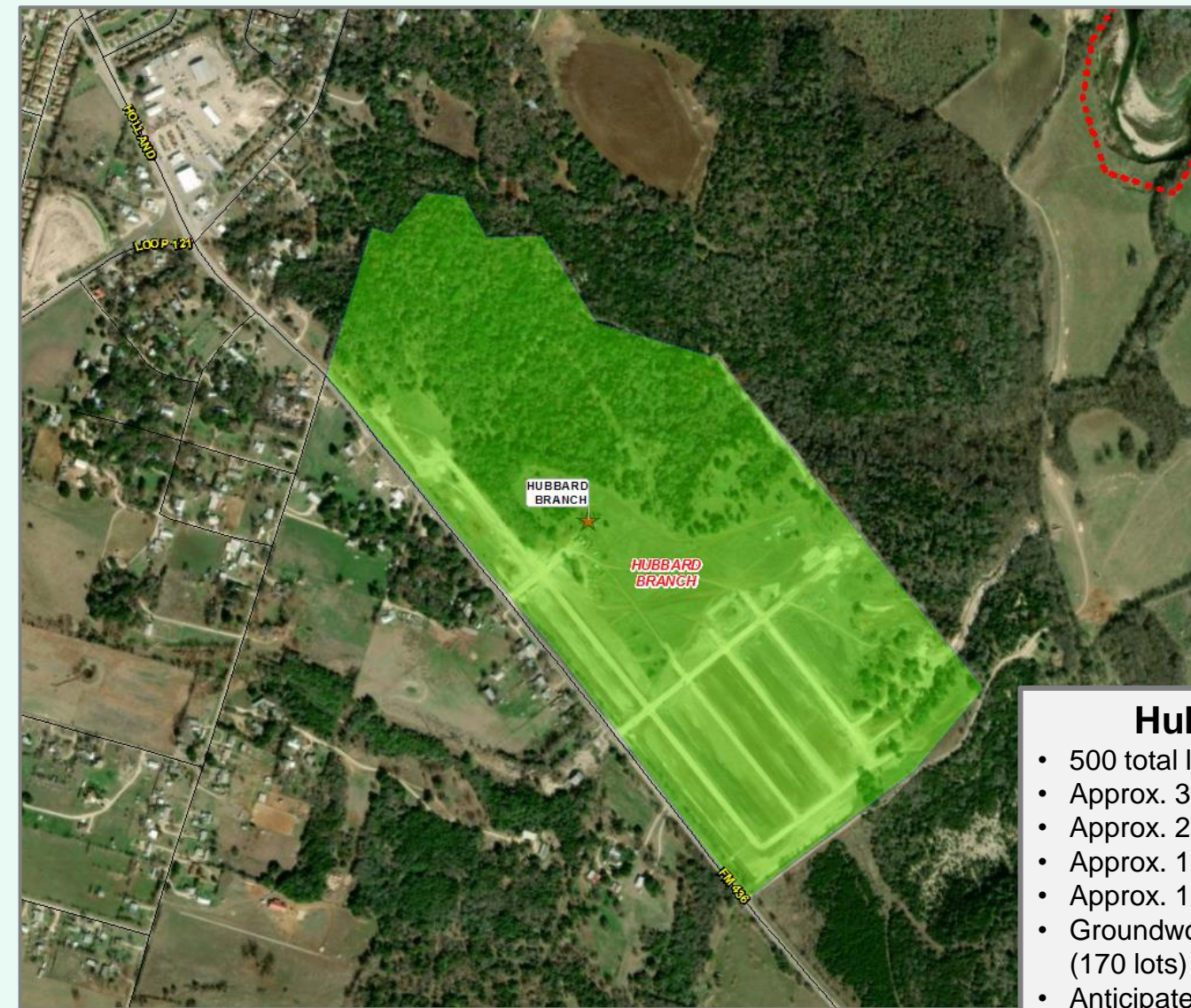
- 196 total vacant developed lots
- All lots delivered for homebuilding early 2024
- Anticipate homebuilding Spring 2024







# Residential Activity



## Hubbard Branch

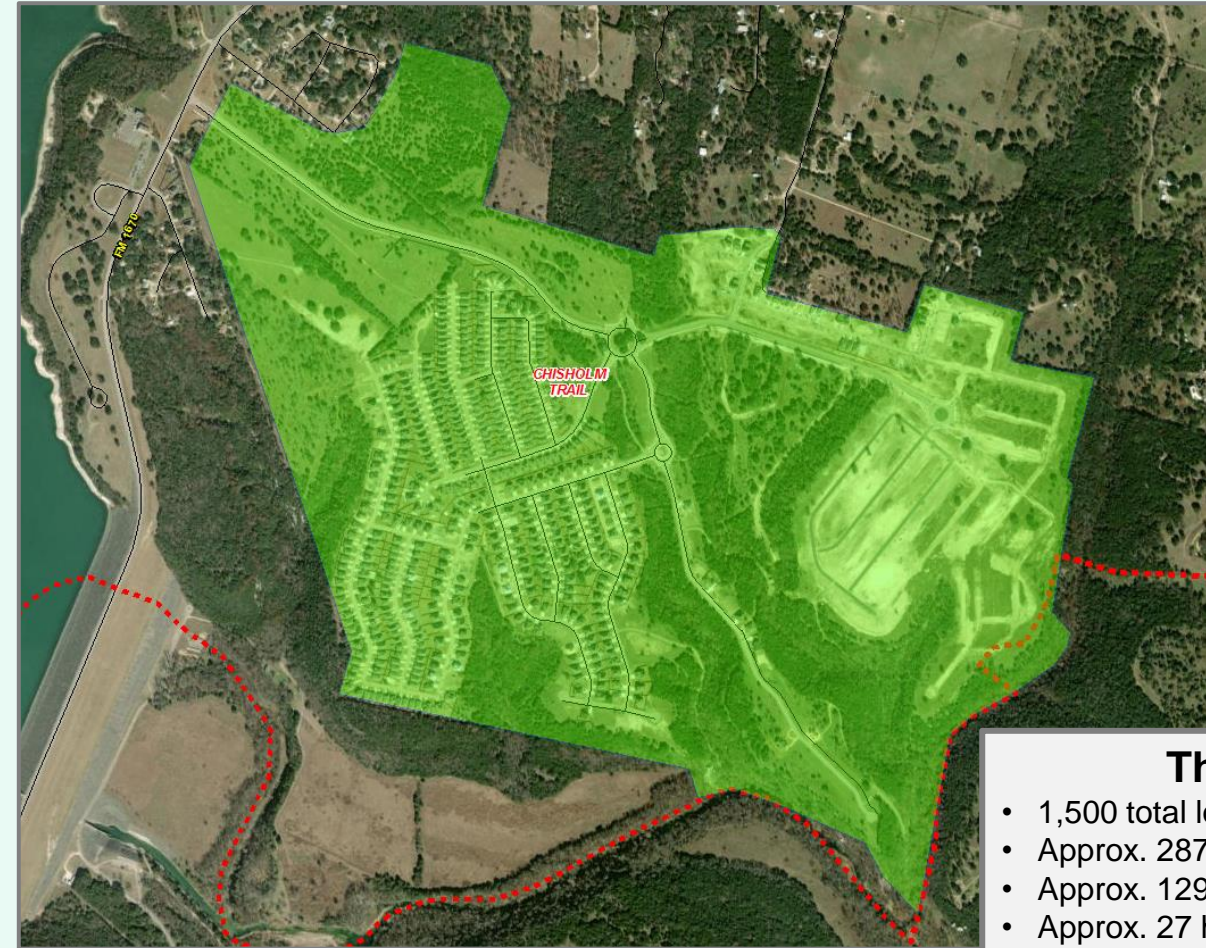
- 500 total lots
- Approx. 323 future lots
- Approx. 22 vacant developed lots
- Approx. 1 home under construction
- Approx. 154 occupied homes
- Groundwork underway on Phase 2 (170 lots) July 2023
- Anticipate building 50 – 60 homes per year
- \$340K+
- Current student yield = 0.444







# Residential Activity



## Three Creeks

- 1,500 total lots
- Approx. 287 future lots
- Approx. 129 vacant developed lots
- Approx. 27 homes under construction
- Approx. 1,057 occupied homes
- Groundwork & roadwork underway on Phase 10 (287 lots) with first homes anticipated late spring 2024
- Building 100 – 125 homes per year
- DR Horton
- \$340K - \$550K
- Current student yield = 0.569





# Residential Activity



## 1867 Old Waco Rd

- 80 total future lots
- Initial groundwork & roadwork underway





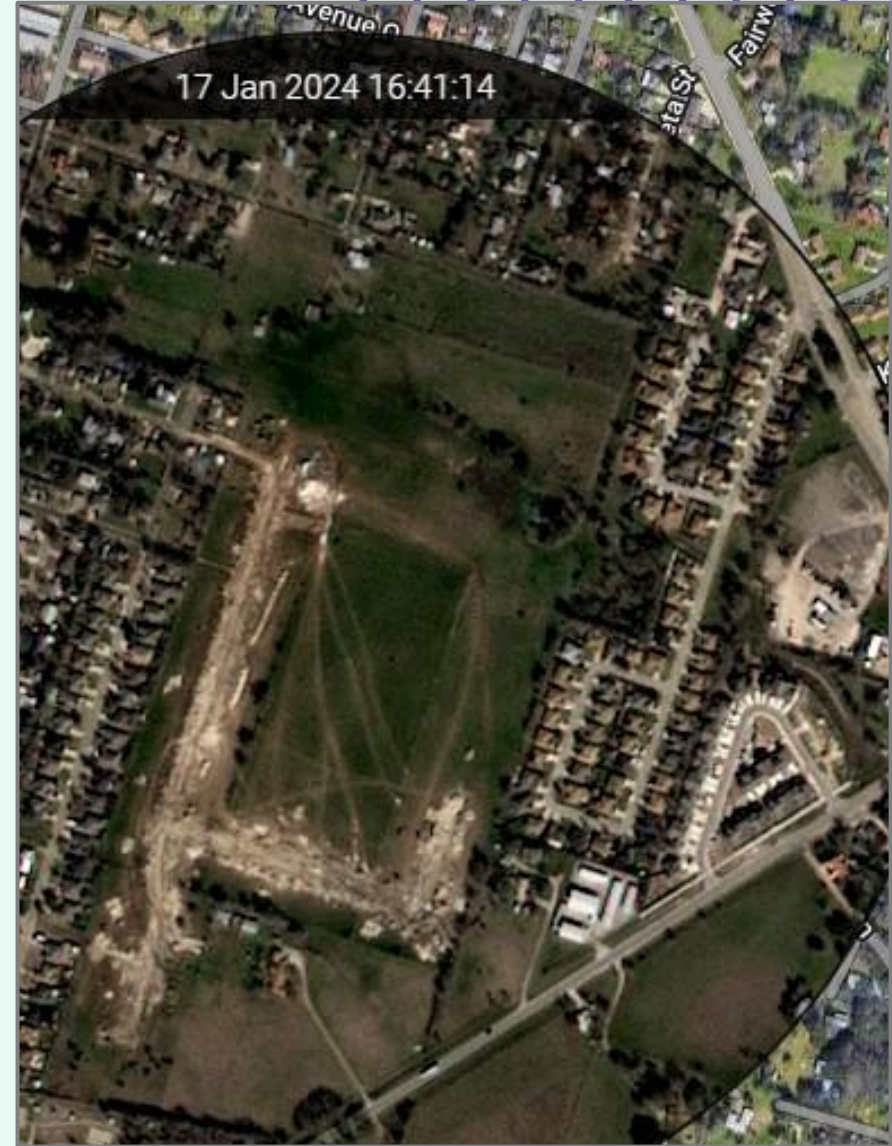


# Residential Activity



## Hidden Trails

- 256 total future lots
- Final plat Phase 1 (99 lots) approved Nov 2022
- Initial groundwork underway early 2024







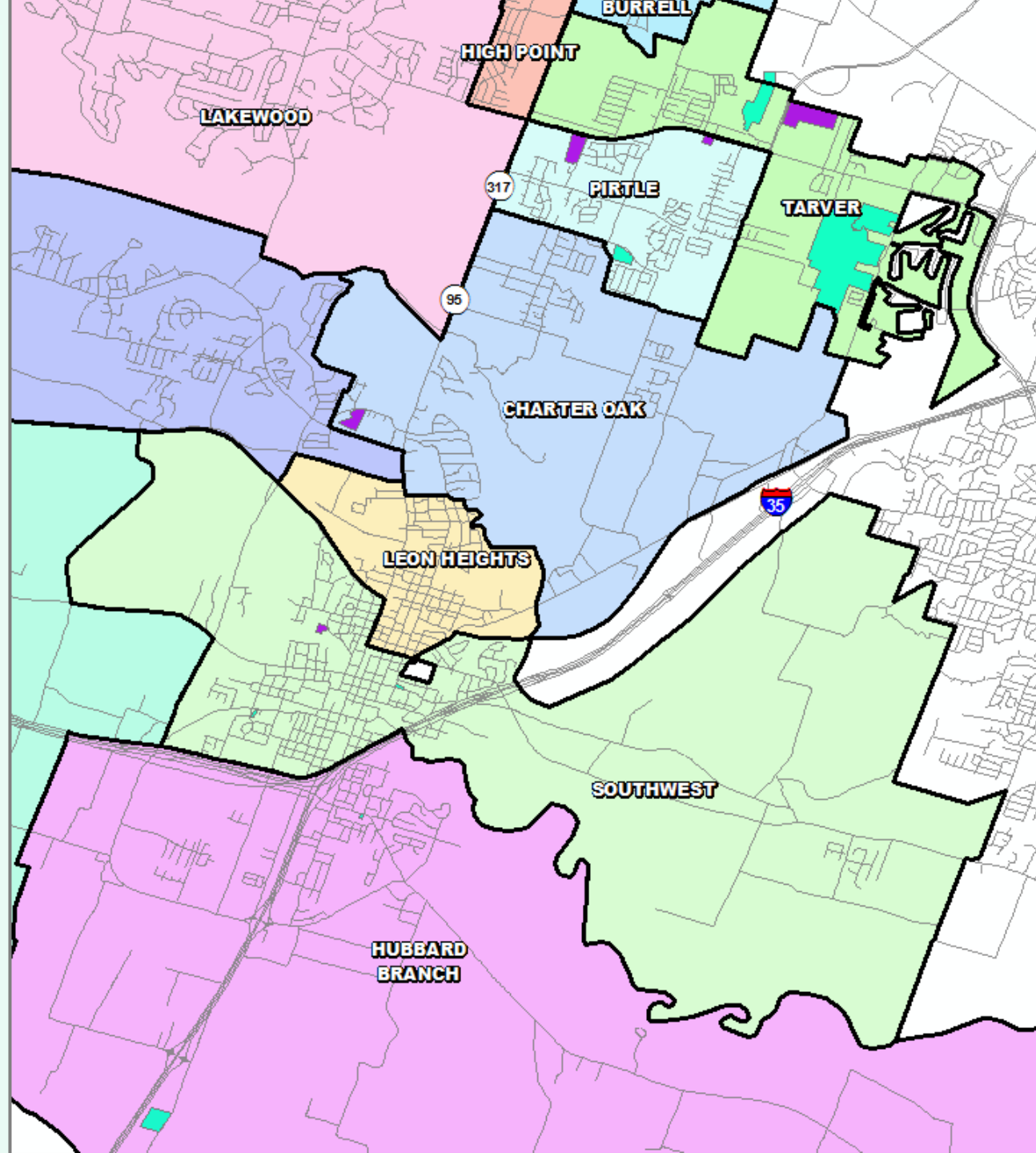


# Multi-Family Housing Overview

- There are currently 659 units under construction in the district
- Within Belton ISD there are more than 700 future multi-family units in the planning stages
- Of these units, approx. 100 units are age-restricted and will not impact BISD's student yield

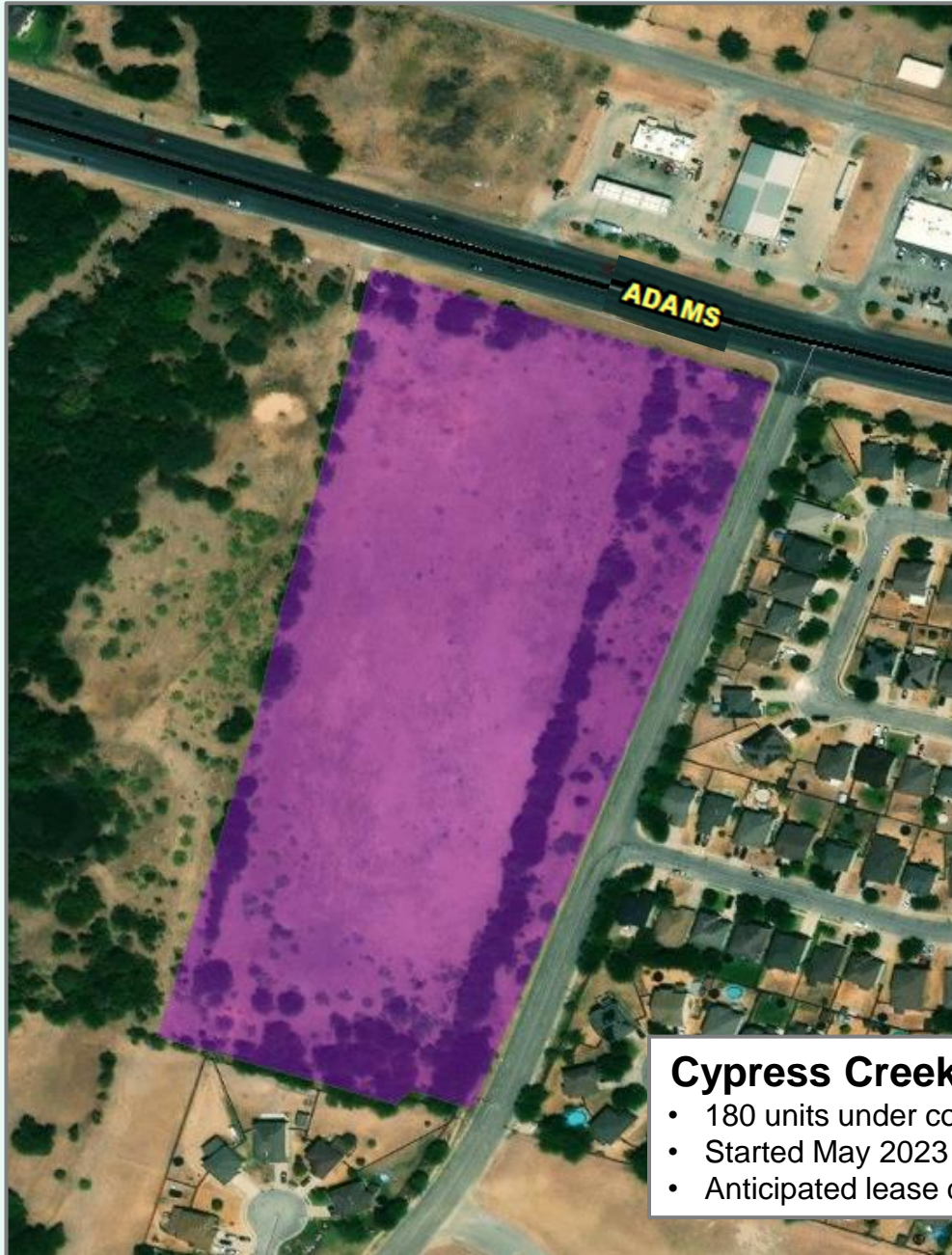
## Multi-Family Developments

-  Future Development
-  Under Construction





# Multi-Family Activity



## Cypress Creek Apartments

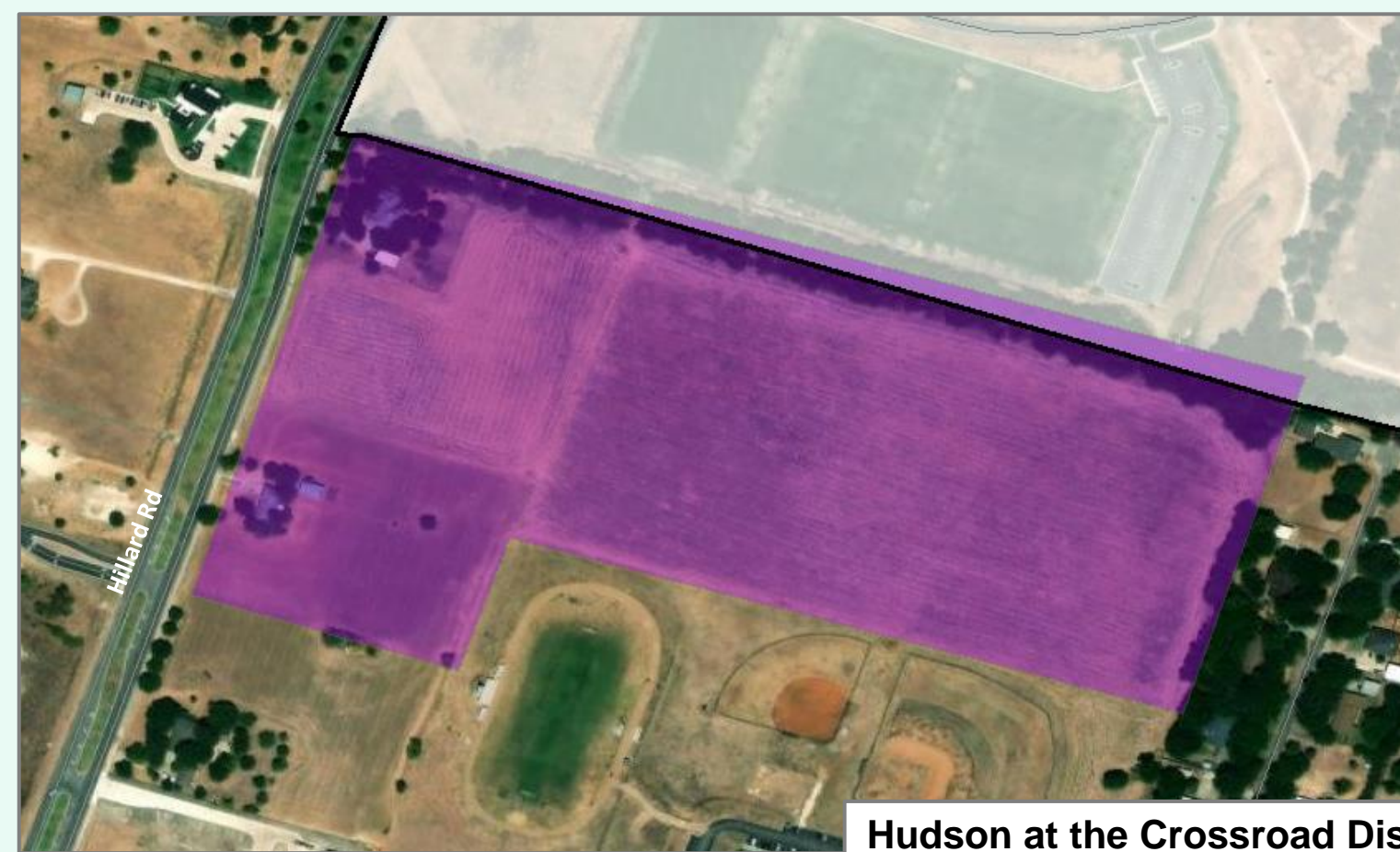
- 180 units under construction
- Started May 2023
- Anticipated lease date Nov 2024







# Multi-Family Activity



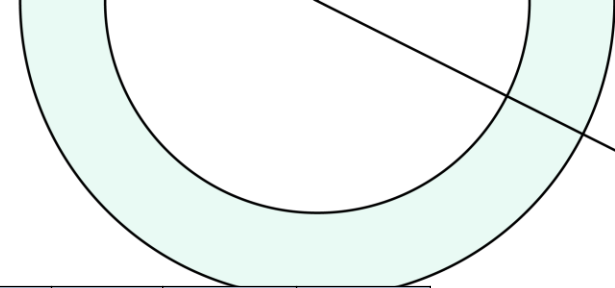
## Hudson at the Crossroad District

- 265 units under construction
- Estimated lease date Spring 2024
- Estimated completion June 2024





# Annual Enrollment Change



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	77	416	836	846	874	877	860	923	926	1,052	936	996	917	862	797	12,195	305	2.6%
2020/21	62	304	901	896	884	888	901	924	971	981	1,082	1,033	1,030	915	849	12,621	426	3.5%
2021/22	63	378	876	954	974	913	958	969	994	1,045	1,056	1,226	1,048	1,027	846	13,327	706	5.6%
2022/23	72	453	895	935	974	1,015	976	985	1,011	999	1,041	1,148	1,152	1,029	959	13,644	317	2.4%
2023/24	93	426	898	928	955	994	1,047	1,013	1,008	1,055	1,043	1,157	1,073	1,120	998	13,808	164	1.2%

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

## Cohort Patterns

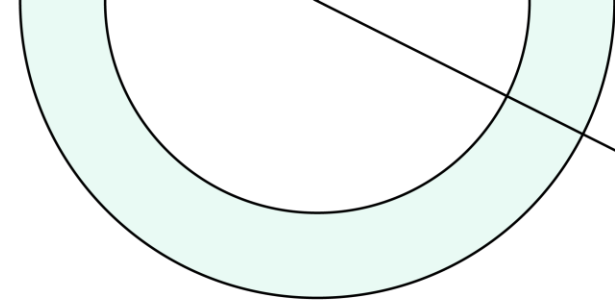
Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3-YR Avg.	1.150	1.127	0.999	1.054	1.043	1.032	1.060	1.047	1.047	1.042	1.039	1.111	0.963	0.984	0.943	1.039	1.043	1.000
2019/20	1.604	1.061	1.033	1.046	1.003	1.026	0.994	1.038	1.046	1.059	1.032	1.072	0.973	1.005	0.935	1.023	1.046	0.996
2020/21	0.805	0.731	1.078	1.072	1.045	1.016	1.027	1.074	1.052	1.059	1.029	1.104	1.034	0.998	0.985	1.052	1.047	1.030
2021/22	1.016	1.243	0.972	1.059	1.087	1.033	1.079	1.075	1.076	1.076	1.076	1.133	1.015	0.997	0.925	1.051	1.076	1.017
2022/23	1.143	1.198	1.022	1.067	1.021	1.042	1.069	1.028	1.043	1.005	0.996	1.087	0.940	0.982	0.934	1.042	1.015	0.986
2023/24	1.292	0.940	1.003	1.037	1.021	1.021	1.032	1.038	1.023	1.044	1.044	1.111	0.935	0.972	0.970	1.025	1.037	0.997

- Belton ISD increased by 164 students in the fall of 2023 for an annual change of 1.2%
- District continues to see cohort growth in Kindergarten through 9<sup>th</sup> Grade levels





# Ten Year Forecast by Grade Level

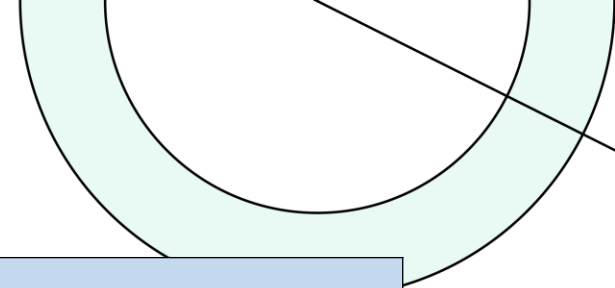


Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	77	416	836	846	874	877	860	923	926	1,052	936	996	917	862	797	12,195	305	2.6%
2020/21	62	304	901	896	884	888	901	924	971	981	1,082	1,033	1,030	915	849	12,621	426	3.5%
2021/22	63	378	876	954	974	913	958	969	994	1,045	1,056	1,226	1,048	1,027	846	13,327	706	5.6%
2022/23	72	453	895	935	974	1,015	976	985	1,011	999	1,041	1,148	1,152	1,029	959	13,644	317	2.4%
2023/24	93	426	898	928	955	994	1,047	1,013	1,008	1,055	1,043	1,157	1,073	1,120	998	13,808	164	1.2%
2024/25	93	425	909	938	956	982	1,023	1,084	1,022	1,039	1,103	1,165	1,113	1,019	1,105	13,975	167	1.2%
2025/26	93	430	924	972	974	995	1,021	1,061	1,107	1,052	1,083	1,255	1,119	1,061	987	14,134	159	1.1%
2026/27	93	435	926	983	1,002	1,005	1,032	1,063	1,087	1,141	1,098	1,237	1,207	1,066	1,027	14,402	268	1.9%
2027/28	93	440	969	989	1,019	1,044	1,043	1,069	1,091	1,118	1,196	1,255	1,190	1,148	1,031	14,695	293	2.0%
2028/29	93	436	1,007	1,029	1,028	1,059	1,085	1,076	1,094	1,119	1,164	1,367	1,206	1,132	1,111	15,007	312	2.1%
2029/30	93	453	1,023	1,070	1,068	1,063	1,097	1,124	1,101	1,126	1,165	1,330	1,313	1,147	1,096	15,269	262	1.7%
2030/31	93	460	1,035	1,089	1,107	1,099	1,093	1,132	1,141	1,130	1,172	1,331	1,280	1,250	1,110	15,522	253	1.7%
2031/32	93	466	1,045	1,095	1,126	1,138	1,130	1,128	1,150	1,173	1,176	1,339	1,281	1,217	1,208	15,764	243	1.6%
2032/33	93	470	1,057	1,107	1,134	1,158	1,171	1,160	1,146	1,182	1,220	1,344	1,287	1,224	1,191	15,944	180	1.1%
2033/34	93	476	1,075	1,118	1,149	1,171	1,197	1,215	1,182	1,177	1,229	1,395	1,292	1,228	1,200	16,196	252	1.6%

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



# Ten Year Forecast by Campus

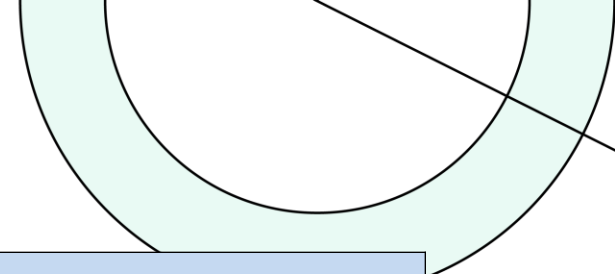


		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
BELTON EARLY CHILDHOOD	628	519	518	523	528	533	529	546	553	559	563	569
<b>EARLY CHILDHOOD TOTALS</b>	628	519	518	523	528	533	529	546	553	559	563	569
BURRELL ELEMENTARY	800	389	410	436	456	476	522	554	571	588	608	644
CHARTER OAK ELEMENTARY	800	626	646	646	650	650	653	670	685	699	721	742
CHISHOLM TRAIL ELEMENTARY	792	914	716	712	718	738	760	766	762	766	775	781
HIGH POINT ELEMENTARY	792	645	640	655	649	656	699	711	723	732	741	748
JOE PIRTLE ELEMENTARY	792	629	598	614	645	641	659	677	695	714	737	752
LAKEWOOD ELEMENTARY	792	674	646	636	620	617	610	629	638	654	666	671
LEON HEIGHTS ELEMENTARY	265	219	212	212	214	214	211	212	209	209	211	214
HUBBARD BRANCH ELEMENTARY	800	283	548	578	598	635	667	700	734	758	789	809
SOUTHWEST ELEMENTARY	540	397	384	374	379	389	391	400	403	408	414	419
SPARTA ELEMENTARY	685	573	595	577	577	595	597	600	599	597	593	601
TARVER ELEMENTARY	792	486	495	507	505	522	515	526	536	537	532	544
<b>ELEMENTARY TOTALS</b>	7,850	5,835	5,890	5,947	6,011	6,133	6,284	6,445	6,555	6,662	6,787	6,925
Elementary Absolute Change		55	55	57	64	122	151	161	110	107	125	138
Elementary Percent Change		0.95%	0.94%	0.97%	1.08%	2.03%	2.46%	2.56%	1.71%	1.63%	1.88%	2.03%

Green box = 95% capacity  
Yellow box = over capacity



# Ten Year Forecast by Campus

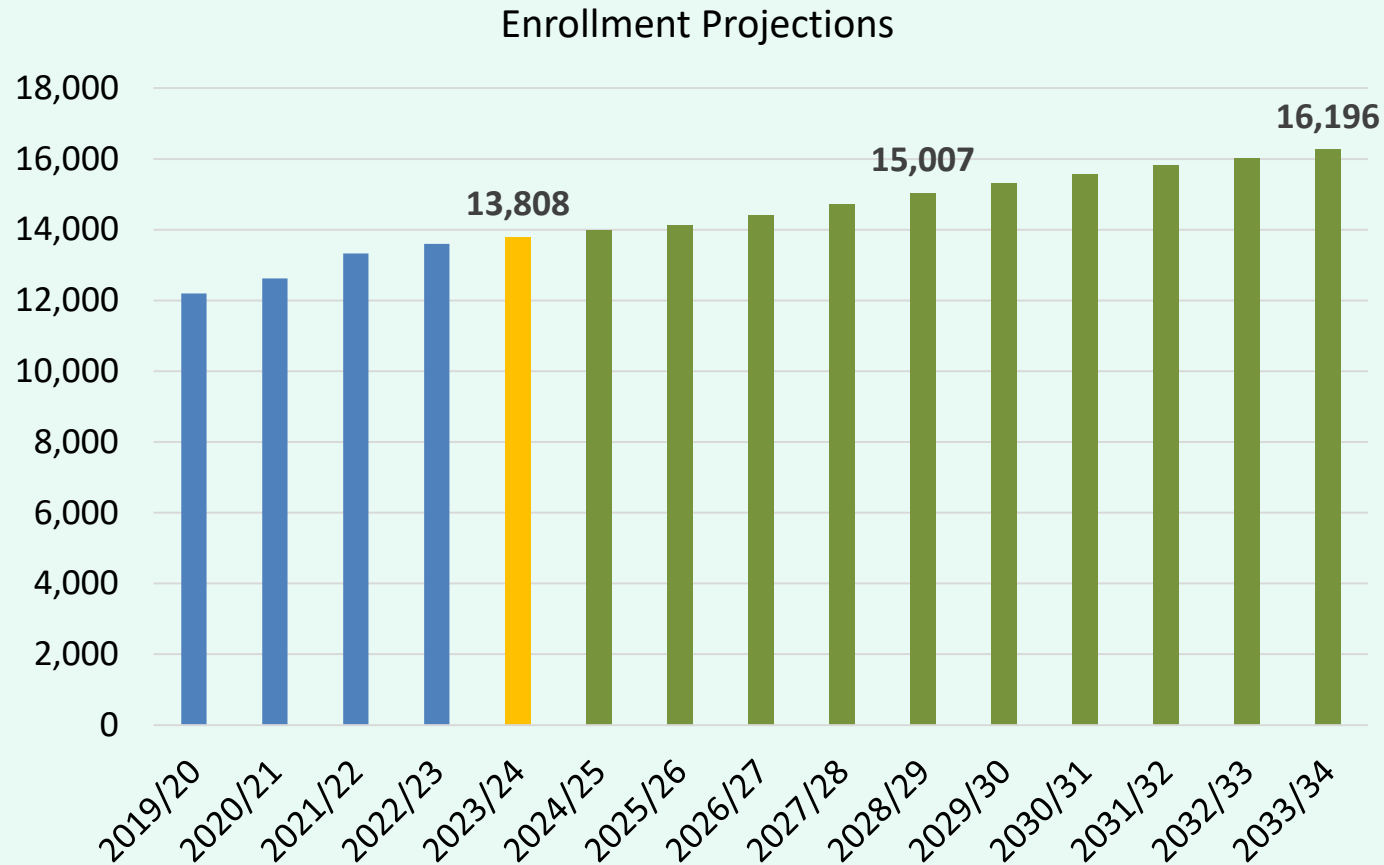


		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
LAKE BELTON MIDDLE SCHOOL	916	812	826	832	836	880	892	880	859	854	869	886
NORTH BELTON MIDDLE SCHOOL	1,000	919	954	954	994	1,008	1,014	1,013	1,022	1,067	1,082	1,095
SOUTH BELTON MIDDLE SCHOOL	1,000	660	709	701	687	626	582	594	633	649	644	640
BELTON MIDDLE SCHOOL	971	715	675	756	809	891	890	904	928	930	952	969
<b>MIDDLE SCHOOL TOTALS</b>	<b>3,887</b>	<b>3,106</b>	<b>3,164</b>	<b>3,242</b>	<b>3,326</b>	<b>3,405</b>	<b>3,378</b>	<b>3,392</b>	<b>3,443</b>	<b>3,499</b>	<b>3,548</b>	<b>3,589</b>
Middle School Absolute Change		55	58	78	83	79	-27	14	51	56	49	41
Middle School Percent Change		1.80%	1.87%	2.48%	2.57%	2.37%	-0.79%	0.42%	1.50%	1.64%	1.39%	1.17%
BELTON HIGH SCHOOL	2,607	1,758	1,777	1,796	1,842	1,869	1,989	2,012	2,023	2,074	2,056	2,108
BELTON NEW TECH HIGH SCHOOL	500	321	328	353	357	385	398	404	411	417	415	421
LAKE BELTON HIGH SCHOOL	2,500	2,269	2,298	2,272	2,338	2,370	2,429	2,470	2,537	2,554	2,575	2,585
<b>HIGH SCHOOL TOTALS</b>	<b>5,607</b>	<b>4,348</b>	<b>4,403</b>	<b>4,421</b>	<b>4,537</b>	<b>4,624</b>	<b>4,816</b>	<b>4,886</b>	<b>4,971</b>	<b>5,045</b>	<b>5,046</b>	<b>5,114</b>
High School Absolute Change		60	55	18	116	87	192	70	85	74	2	67
High School Percent Change		1.40%	1.27%	0.42%	2.62%	1.92%	4.15%	1.44%	1.74%	1.49%	0.03%	1.33%
<b>ALTERNATIVE CAMPUS TOTALS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>DISTRICT TOTALS</b>	<b>17,972</b>	<b>13,808</b>	<b>13,975</b>	<b>14,134</b>	<b>14,402</b>	<b>14,695</b>	<b>15,007</b>	<b>15,269</b>	<b>15,522</b>	<b>15,764</b>	<b>15,944</b>	<b>16,196</b>
District Absolute Change		164	167	159	268	293	312	262	253	243	180	252
District Percent Change		1.20%	1.21%	1.14%	1.90%	2.03%	2.12%	1.74%	1.66%	1.56%	1.14%	1.58%

Green box = 95% capacity  
Yellow box = over capacity



## Key Takeaways



- Belton ISD enrollment increased by 1,923 students between 2018/19 and 2023/24
- BISD had over 1,700 home sales by the end of 2023
- The district has 9 future subdivisions with nearly 5,800 lots in the planning stages
- Groundwork is underway on nearly 1,400 lots within 9 subdivisions
- Five year enrollment headed toward 15,000 students
- 2033/2034 enrollment could reach 16,200 students