



# Mansfield ISD

## Demographic Study

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*Population and Survey Analysts*

## Spring 2025

**Presenters:**

**Kris Pool, Planner**

**Caroline Couch, Demographer**





# Demographic Study Process

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- **Collect Background Data**
- **Study Economic and Housing Data**
- **Study Past and Current Student Population**
- **Generate Projections**
- **Analyze Long-Range Planning Implications**



# Demographic Study Components

**Demographic Trends**



**Past & Current Students**



**Economy and Housing**



**Student Projections**

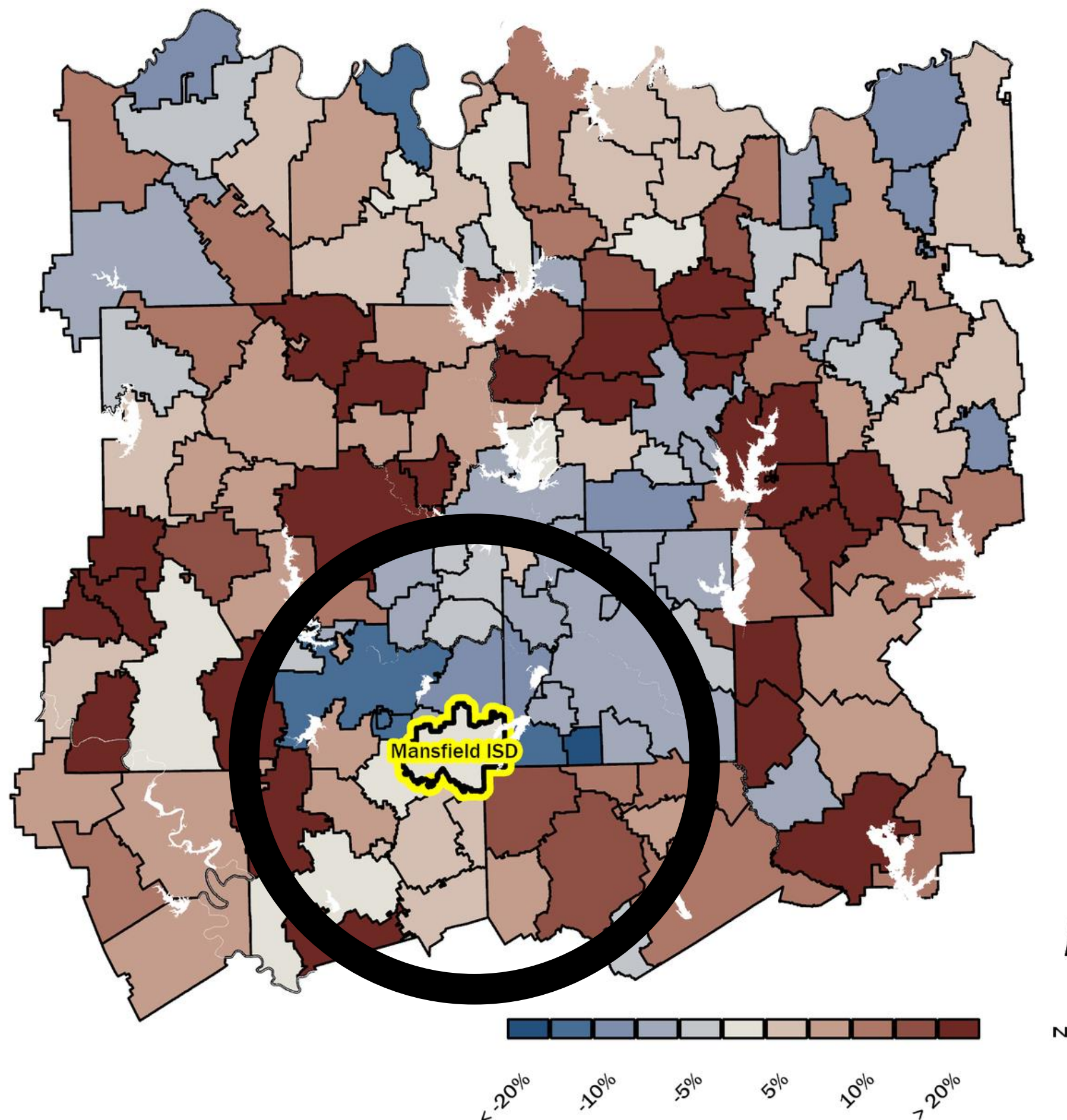




# Five-Year Numerical Change in Enrollment

Fall 2019 - Fall 2024

## Dallas-Fort Worth-Arlington MSA

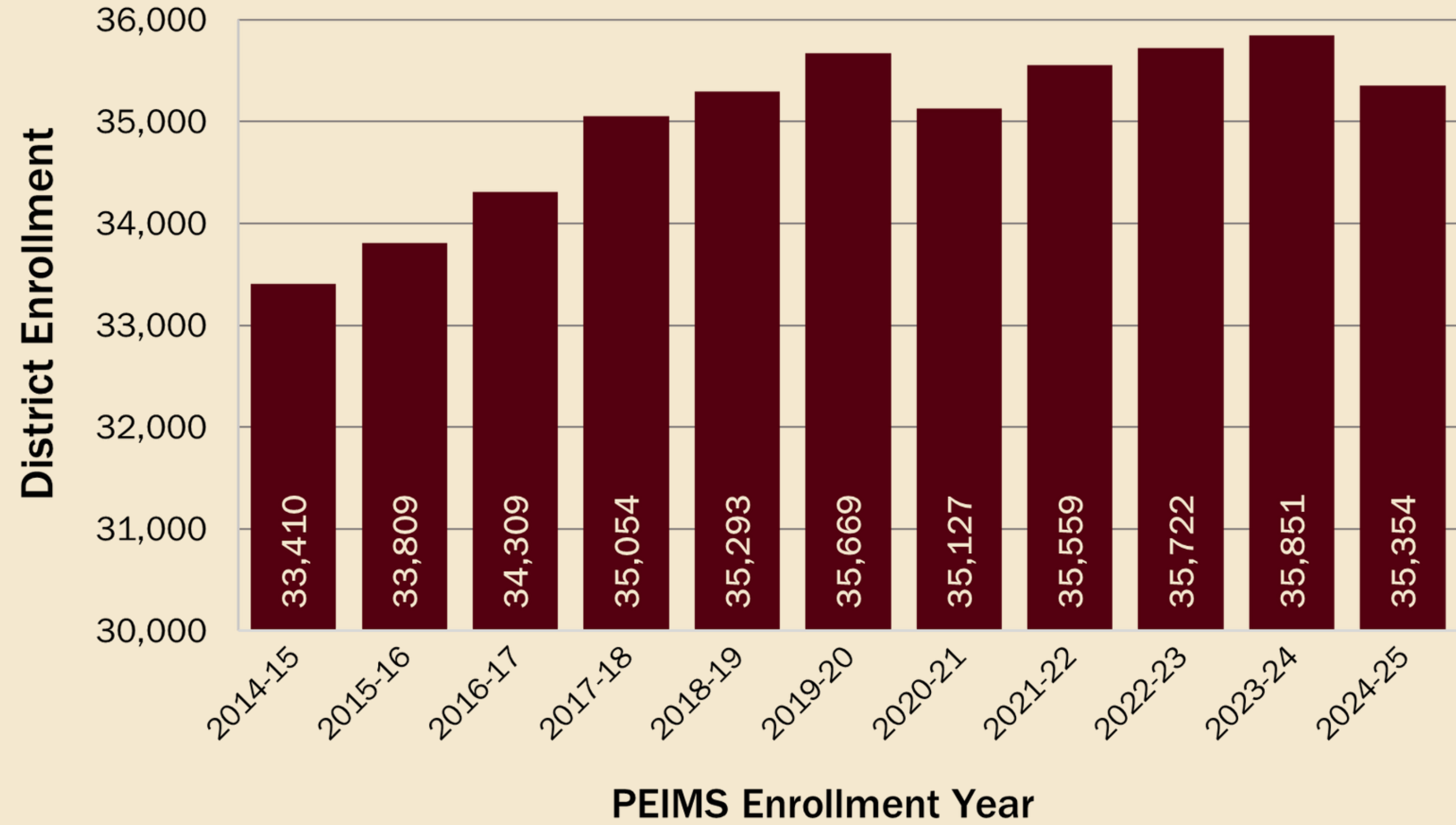


District	Enrollment 2024-25	Five-Year Change		
		Percent	Rank	Numeric
Rio Vista ISD	1,032	36.69%	1	277
Waxahachie ISD	11,196	18.09%	2	1,715
Midlothian ISD	11,356	16.08%	3	1,573
Ennis ISD	6,646	11.90%	4	707
Joshua ISD	6,026	7.26%	5	408
Crowley ISD	17,011	6.35%	6	1,015
Maypearl ISD	1,209	6.33%	7	72
Venus ISD	2,283	4.63%	8	101
Alvarado ISD	3,788	3.41%	9	125
Grandview ISD	1,373	1.40%	10	19
Cleburne ISD	6,877	-0.36%	11	-25
Burleson ISD	12,759	-0.40%	12	-51
<b>Mansfield ISD</b>	<b>35,354</b>	<b>-0.88%</b>	<b>13</b>	<b>-315</b>
Hurst-Euless-Bedford ISD	23,262	-2.33%	14	-554
Avalon ISD	347	-3.34%	15	-12
Grapevine-Colleyville ISD	13,541	-4.87%	16	-693
Birdville ISD	22,267	-5.55%	17	-1,309
Duncanville ISD	11,562	-6.95%	18	-864
Kennedale ISD	2,754	-7.43%	19	-221
Irving ISD	30,767	-8.28%	20	-2,777
Dallas ISD	139,802	-9.14%	21	-14,059
Arlington ISD	53,339	-10.40%	22	-6,193
Fort Worth ISD	70,405	-15.06%	23	-12,486
Everman ISD	5,018	-16.70%	24	-1,006
Cedar Hill ISD	6,253	-17.99%	25	-1,372

Ranked **13th** in this region for total student growth  
**0.88%** decrease over five years  
**315** student decrease over five years



## Mansfield ISD Ten-Year Historical Enrollment



**-315**

**Five Year Change**

enrollment change  
2019 to 2024

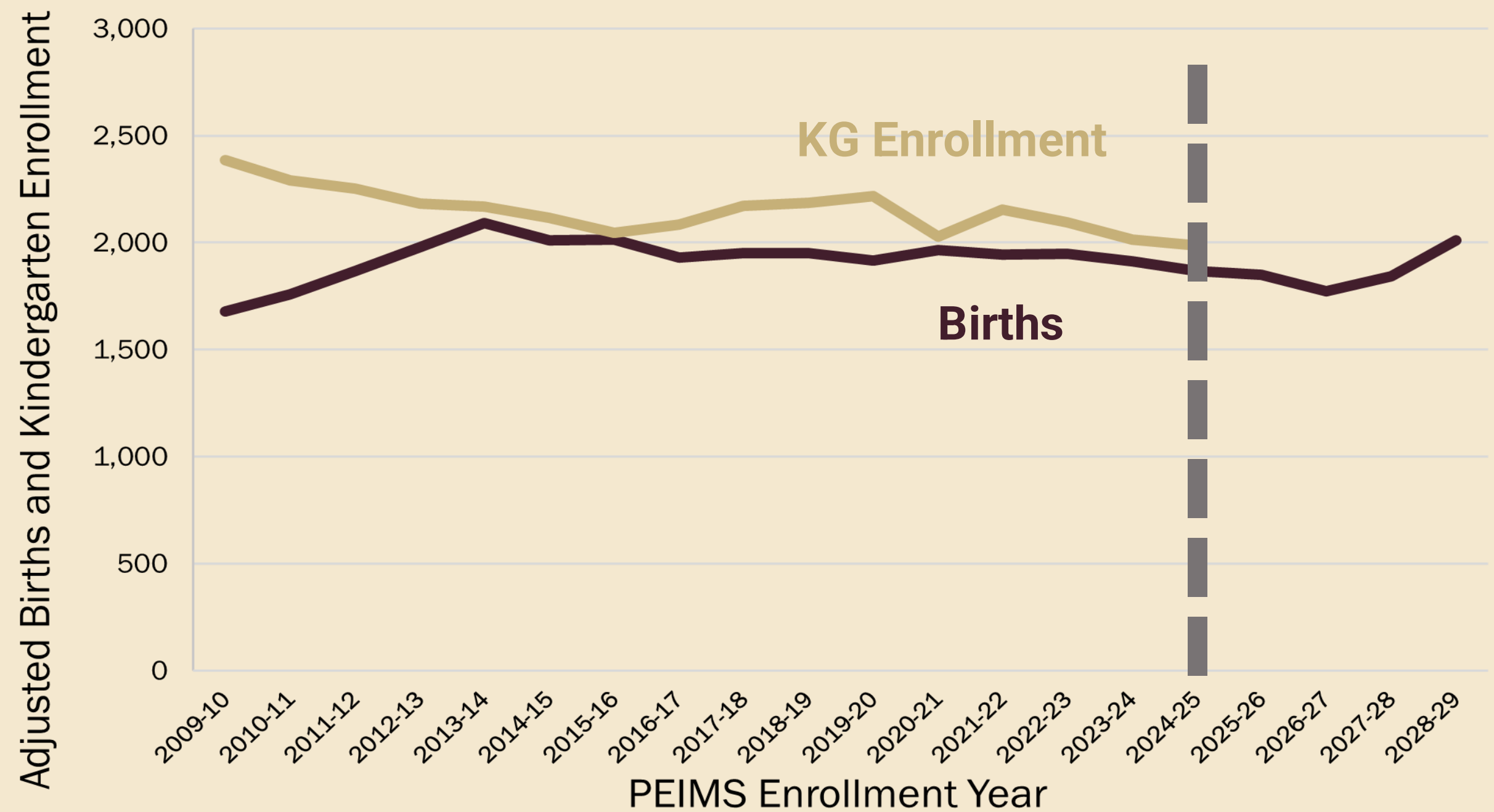
**+1,944**

**Ten Year Change**

enrollment change  
2014 to 2024

Source: Texas Education Agency (TEA)

# KG Enrollment vs. Births



**Difference Between Two Lines Shows Immigration of Young Children After Birth**

**Births Adjusted Five Years to Align with KG Enrollment**

**Births by Zip Code of Birth Mother**

Source: Texas Education Agency (TEA)  
Source: Texas Department of Health and Human Services, Vital Statistics

# Demographic Study Components

**Demographic Trends**



**Past & Current Students**



**Economy and Housing**

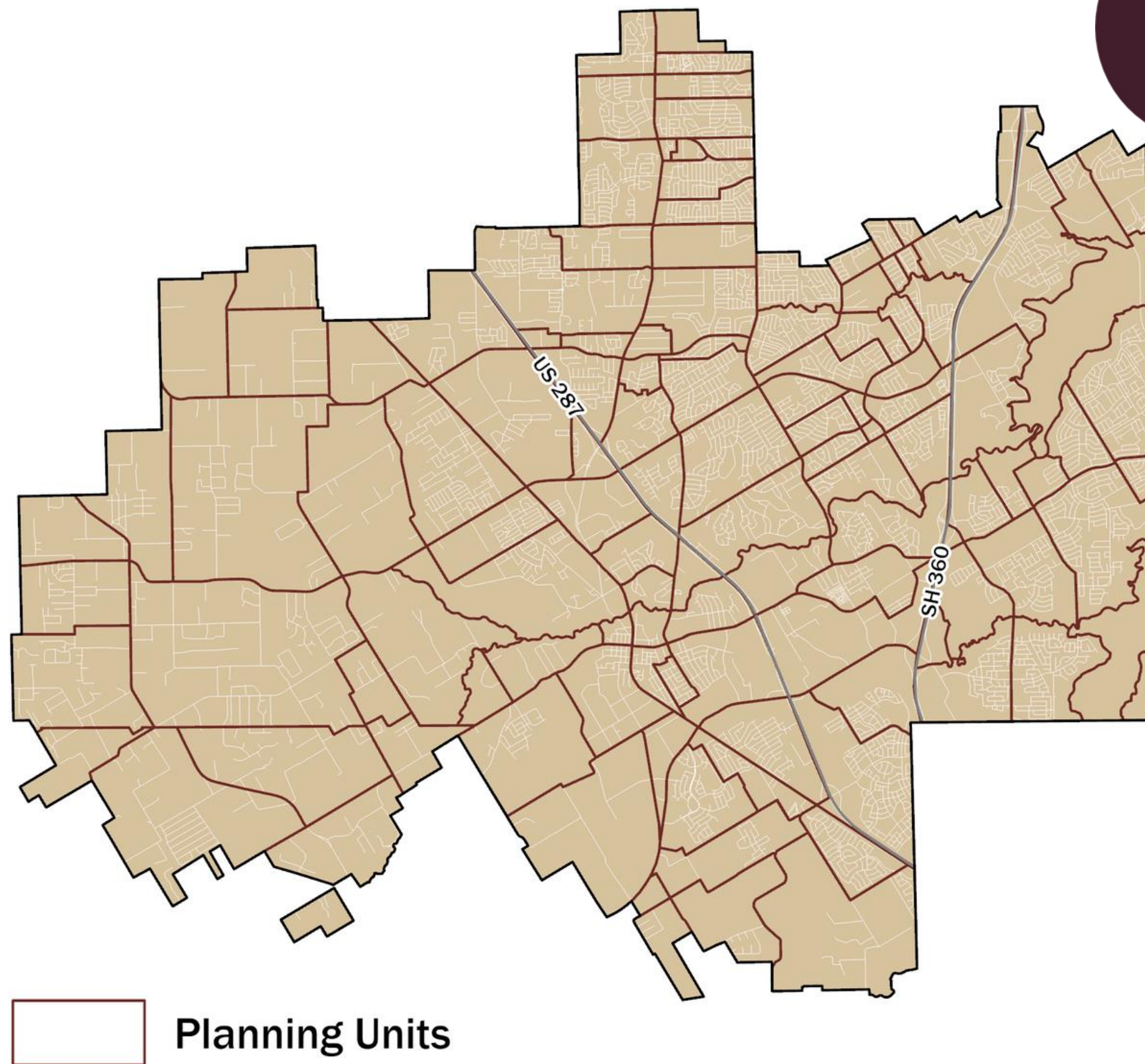


**Student Projections**





# Planning Units



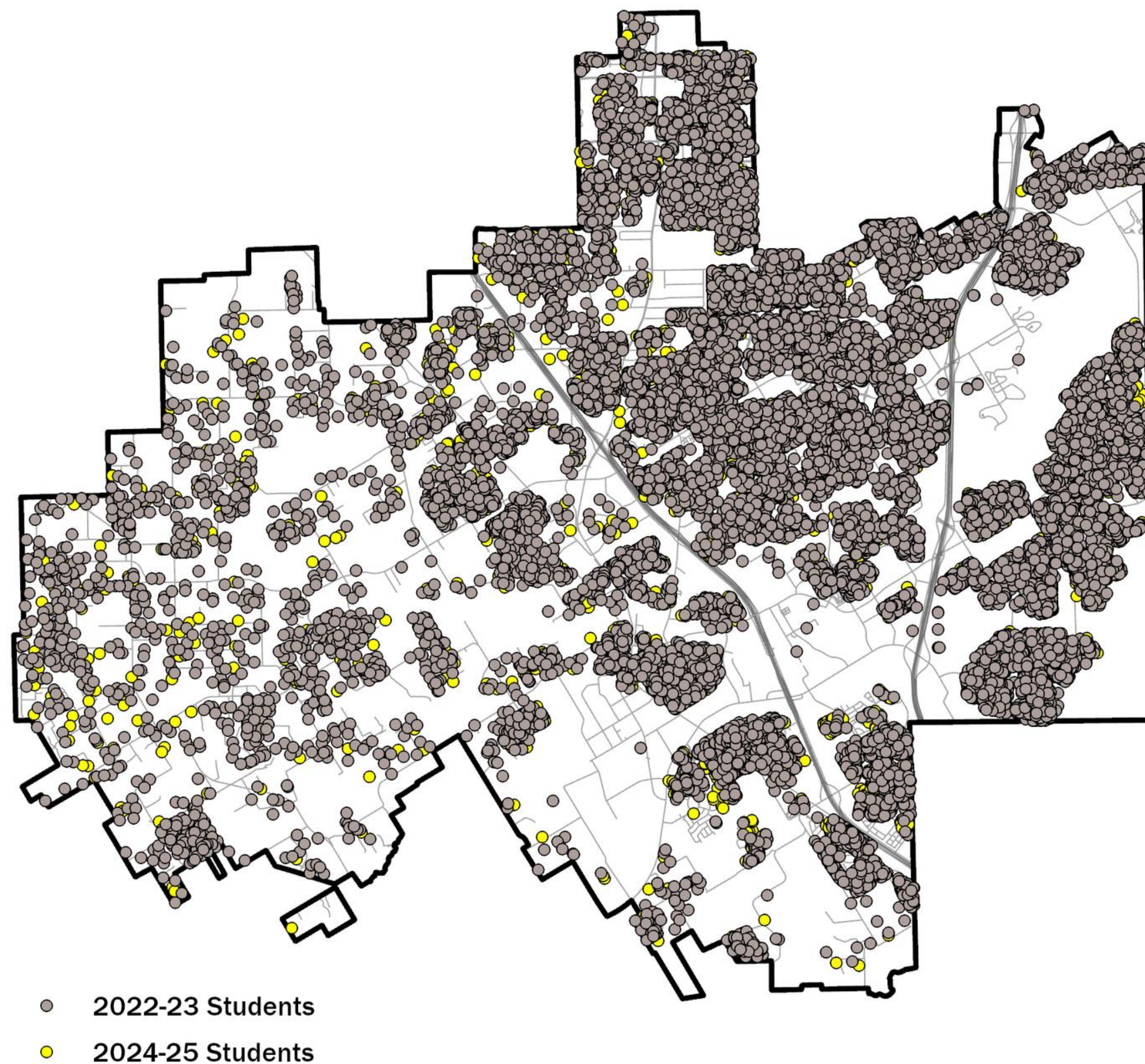
- PASA's organizational scheme
- Small divisions of the District containing one or more housing developments or parcels of land
- Created by PASA using major roadways, current attendance zones, parcel ownership, etc.



# Student Geocode

- Place each student on the map
- 99% accuracy
- Starting point for projections

Each yellow dot represents a student residing at an address in Fall 2024 that did not house a student in Fall 2022, illustrating areas of growth and shifting student distribution across the District.





# Historical Enrollment by Grade

Historical Enrollment										
GRADE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	172	192	187	212	208	176	155	149	192	180
PK	683	789	770	750	749	587	797	939	1,077	1,154
KG	2,045	2,085	2,171	2,184	2,218	2,029	2,153	2,093	2,015	1,984
1	2,299	2,203	2,259	2,270	2,318	2,285	2,236	2,356	2,277	2,130
2	2,434	2,389	2,320	2,314	2,361	2,282	2,335	2,321	2,452	2,317
3	2,468	2,496	2,463	2,399	2,407	2,423	2,379	2,463	2,407	2,474
4	2,497	2,522	2,638	2,566	2,516	2,419	2,569	2,446	2,563	2,433
5	2,548	2,596	2,578	2,698	2,629	2,543	2,489	2,627	2,515	2,543
6	2,671	2,608	2,728	2,682	2,817	2,710	2,642	2,590	2,711	2,579
7	2,696	2,777	2,729	2,805	2,833	2,860	2,831	2,750	2,689	2,739
8	2,610	2,758	2,890	2,797	2,882	2,865	2,976	2,909	2,801	2,733
9	3,019	3,060	3,164	3,250	3,163	3,165	3,397	3,477	3,264	3,069
10	2,725	2,795	2,907	3,005	3,045	2,960	2,939	3,089	3,203	3,081
11	2,565	2,666	2,737	2,825	2,926	3,023	2,839	2,867	2,972	3,020
12	2,377	2,373	2,513	2,536	2,597	2,800	2,822	2,646	2,713	2,918
TOTAL	33,809	34,309	35,054	35,293	35,669	35,127	35,559	35,722	35,851	35,354
Annual Growth/Decline										
EE-4th		78	132	-113	82	-576	423	143	216	-311
5th-6th		-15	102	74	66	-193	-122	86	9	-104
7th-8th		229	84	-17	113	10	82	-148	-169	-18
9th-12th		208	427	295	115	217	49	82	73	-64
TOTAL		500	745	239	376	-542	432	163	129	-497
<div> <div></div> <div>smallest class</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div>largest class</div> </div>										

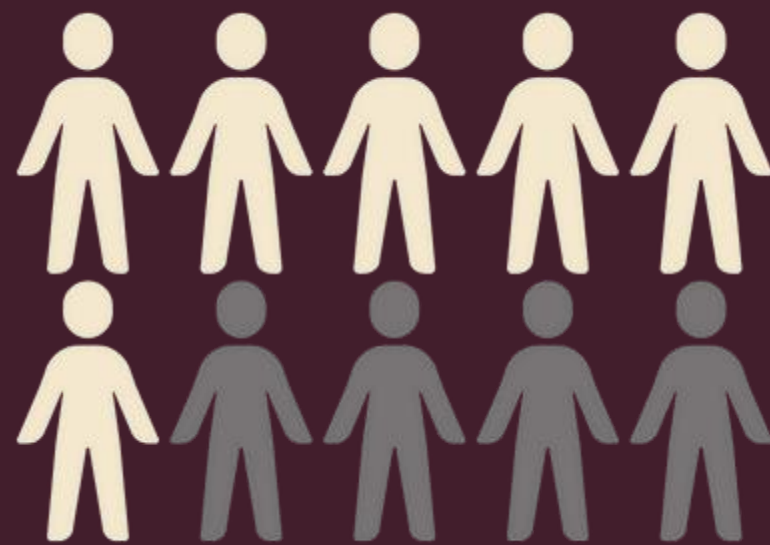
The largest cohorts (red) are in the secondary school grades. However, this does not appear to be a “bulge” in student population that will graduate and leave fewer students enrolled in MISD. Instead, this is a typical component of MISD enrollment.



# Students Per Home

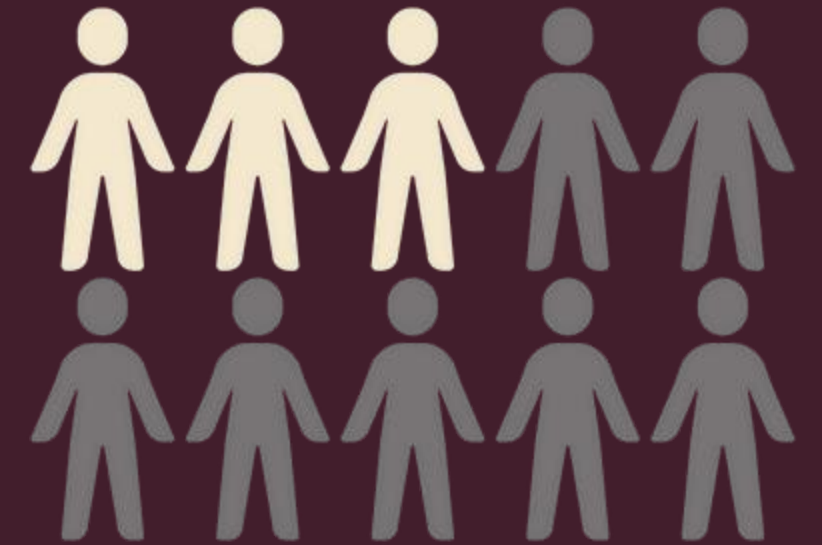
0.58

Single-Family



0.29

Multi-Family





# Alternative Educational Opportunities

## New or Impactful AEOs

### Future charter campuses include:

**Infinite Minds\*** - location is to be determined but reported to be within zip code 76010. Scheduled to open in August 2026. Preliminary published plans indicate the campus will initially serve KG through 2nd grade, adding one grade level each year until it offers a full KG through 8th grade program.

### Current Impactful Charters

- Great Hearts Arlington
- Mansfield Heritage EL
- Arlington Classics Academy - Middle

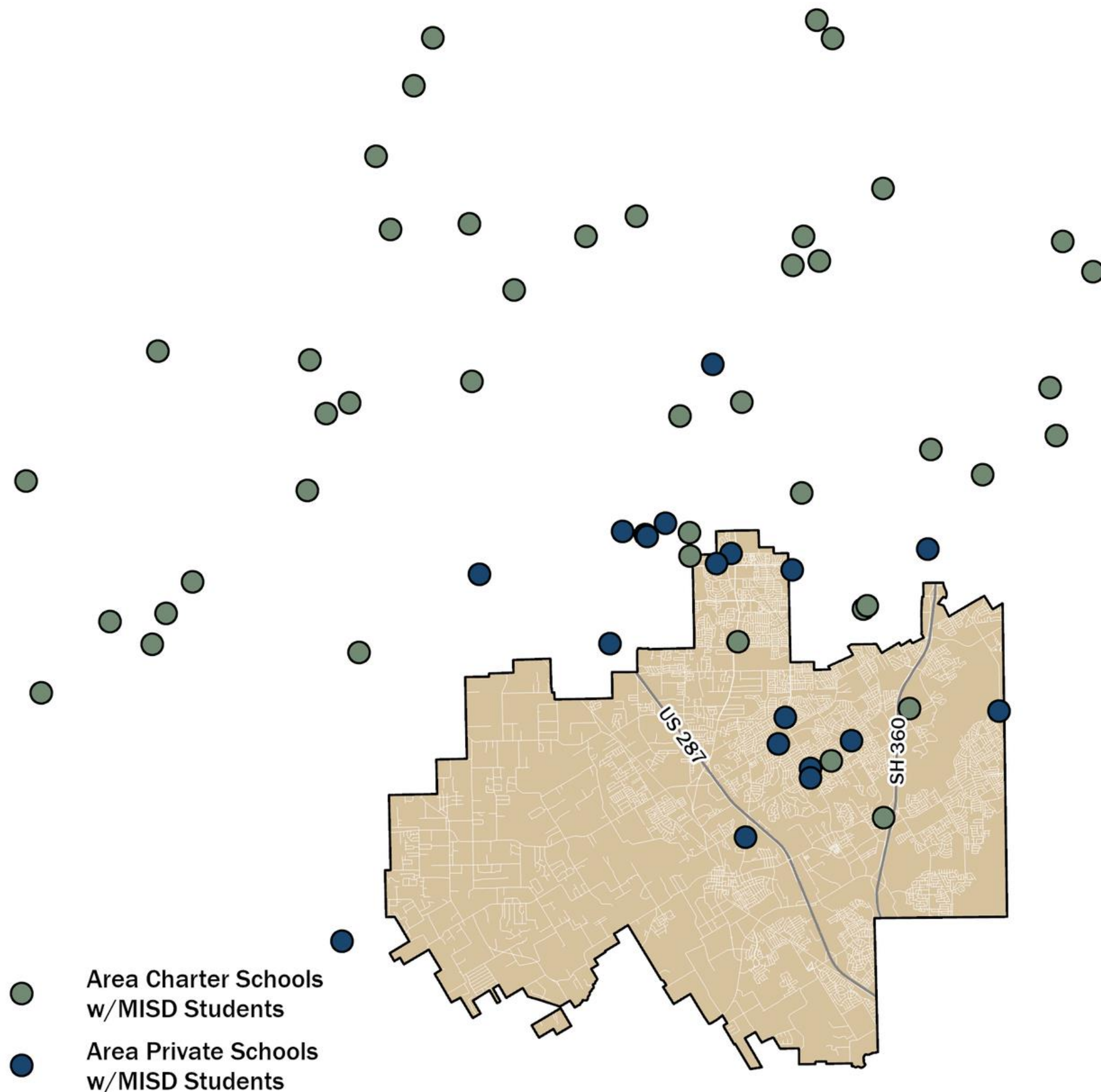
### Virtual Programs\*

- Texas Virtual Academy at Hallsville
- Lone Star Online Academy
- ESchool Prep Academy

### Other ISDs\*

- Arlington ISD
- Grand Prairie ISD

\*Not identified on map



~597

more students could  
leave for public AEOs  
over the next five years

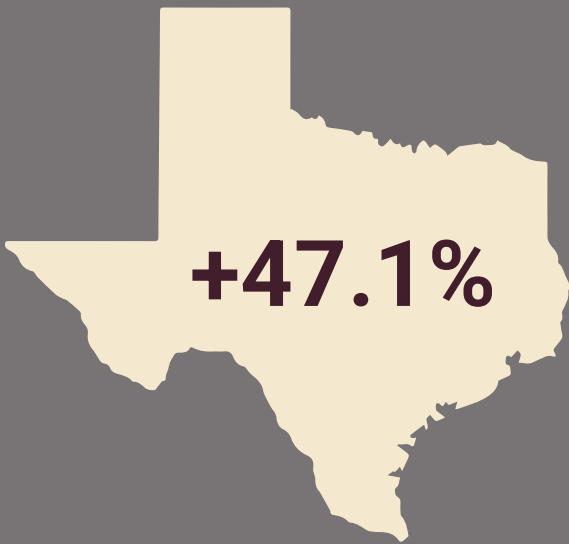


# Alternative Educational Opportunities

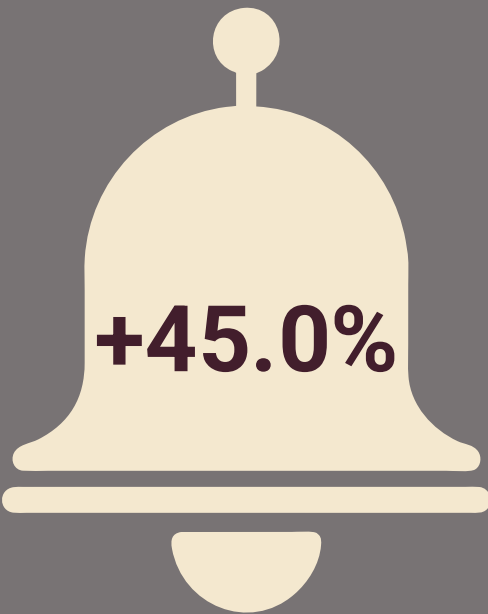
## Mansfield ISD 2024-25 Summary of Enrollment

Resident Students	39,886	
Attending Charter Schools	-2,273	(5.7%)
Attending Private Schools	-967	(2.4%)
Attending Other ISDs	-1,518	(3.8%)
Attending Virtual Academies	-344	(0.9%)
Attending and Residing in District	=34,784	(87.2%)
Transfers into District	+570	
PEIMS Enrollment (10/25/2024)	=35,354	

## Since Fall 2017:



Statewide  
increase in  
charter school  
enrollment



MISD increase  
in students  
transferring to  
charter schools

Sources: TEA Transfer Reports, PASA  
Interviews with Schools

87.2% of MISD Resident  
Students Attend MISD



# Demographic Study Components

**Demographic Trends**



**Past & Current Students**



**Economy and Housing**



**Student Projections**

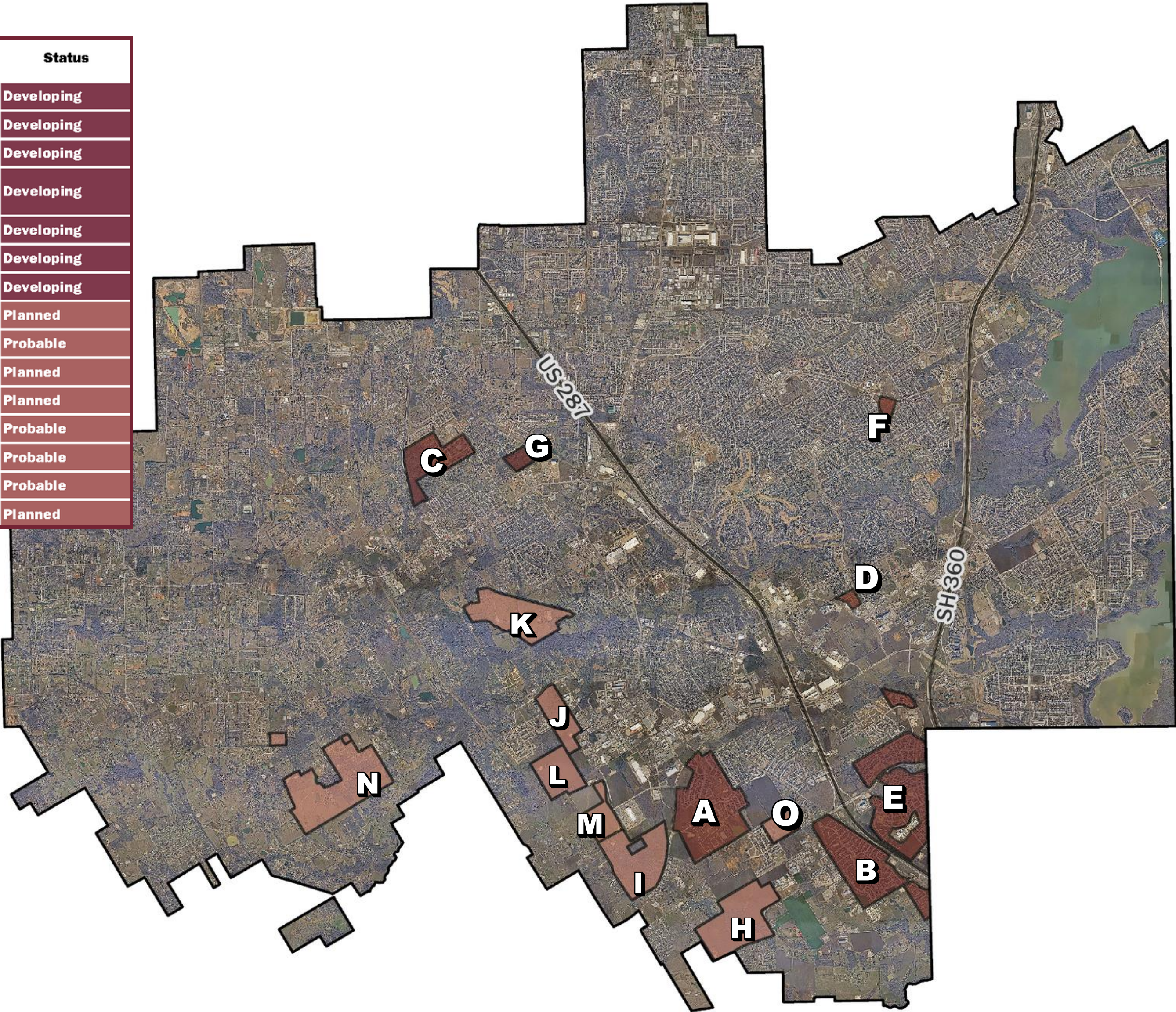




# Impactful Single-Family Developments

Ten-Year Projected New Occupancies

	Development	Units Projected	Currently Occupied	Status
A	M3 Ranch	503	547	Developing
B	Somerset	333	923	Developing
C	Rockwood	332	108	Developing
D	Reserve Townhomes at Mansfield	254	0	Developing
E	South Pointe	231	1,064	Developing
F	LyvWell at Harmony THs	217	0	Developing
G	Kinney Park	214	0	Developing
H	Cipriani	600	0	Planned
I	Potential Single-Family	470	0	Probable
J	Starlin Ranch	355	0	Planned
K	Westhill Parks	350	0	Planned
L	Potential Residential	325	0	Probable
M	Potential Single-Family	260	0	Probable
N	Potential Single-Family	220	0	Probable
O	Birdsong East	215	0	Planned





# Largest Single-Family Subdivisions

Ten-Year Projected New Occupancies

**600  
units**

## Cipriani

Approximately 310-acre master-planned community still finalizing development plans. Cipriani is expected to add 600 homes during the projection period, totaling around 1,300 at build-out in the long-term.

**503  
units**

## M3 Ranch

Approximately 460 acres east of FM 917 have been platted for 895 single-family lots and 155 townhome lots. M3 Ranch, which is already 61% occupied, is expected to complete its single-family buildout by Year 3, with townhome construction anticipated to begin in Year 4.

**355  
units**

## Starlin Ranch

This 120-acre master-planned community was planned for 427 lots south of West Broad Street. Recently, the original owners decided to rework the development plan, so development remains in limbo.

**350  
units**

## Westhill Parks

A 265-acre development near Westhill Parkland in Mansfield will include approximately 350 homes built across three phases, with extensive greenspace integrated throughout. Home occupancy is expected to begin between 2026 and 2027.

**333  
units**

## Somerset

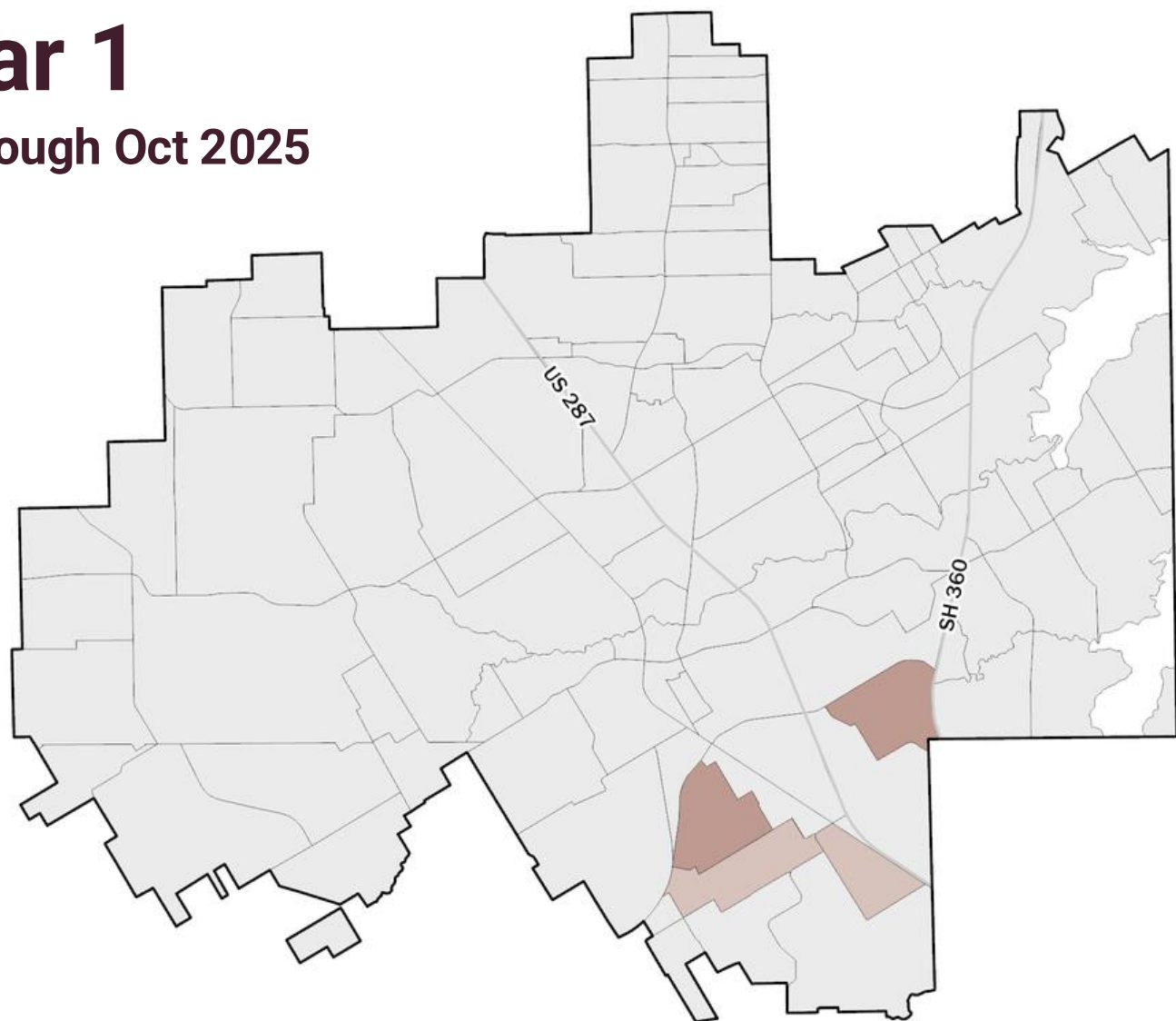
The ongoing development of the Somerset community will see the completion of 199 homes and 134 townhouses by 2030.



# Projected New Single-Family Occupancies by Planning Unit

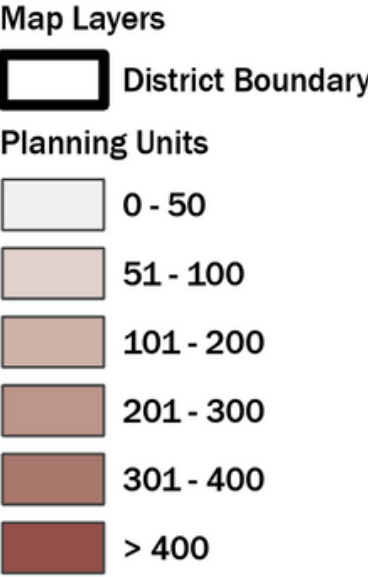
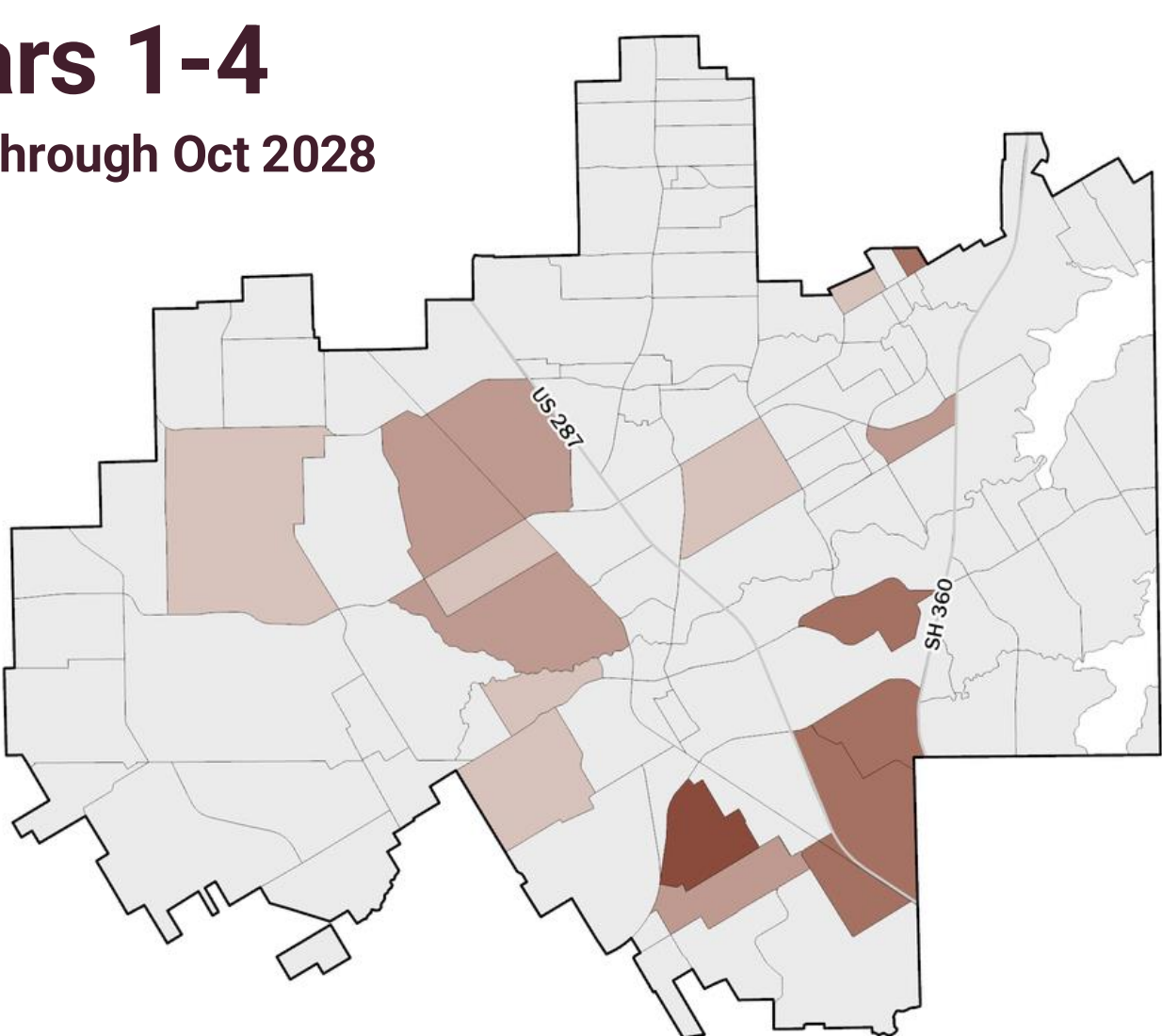
## Year 1

May 2025 through Oct 2025



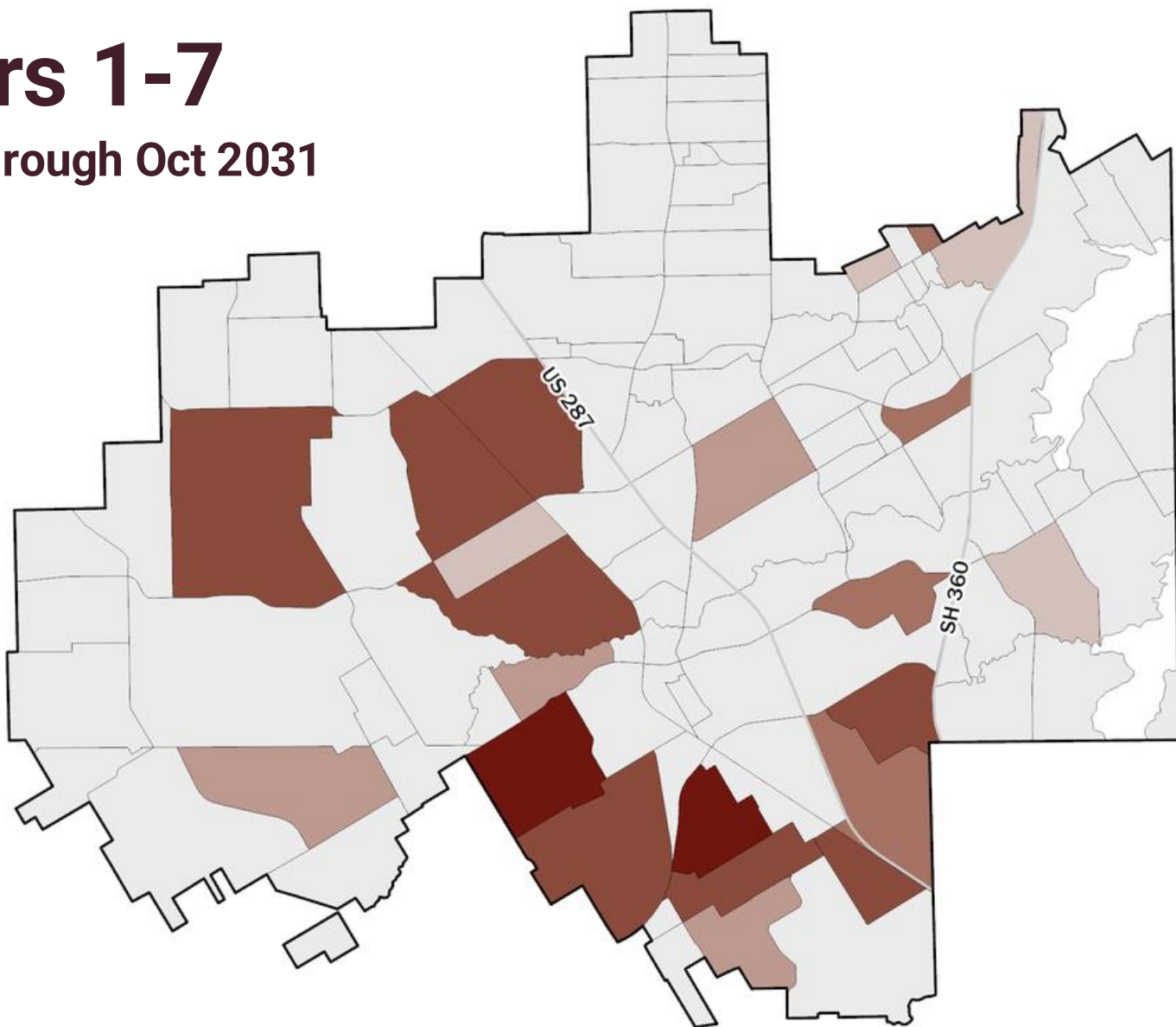
## Years 1-4

May 2025 through Oct 2028



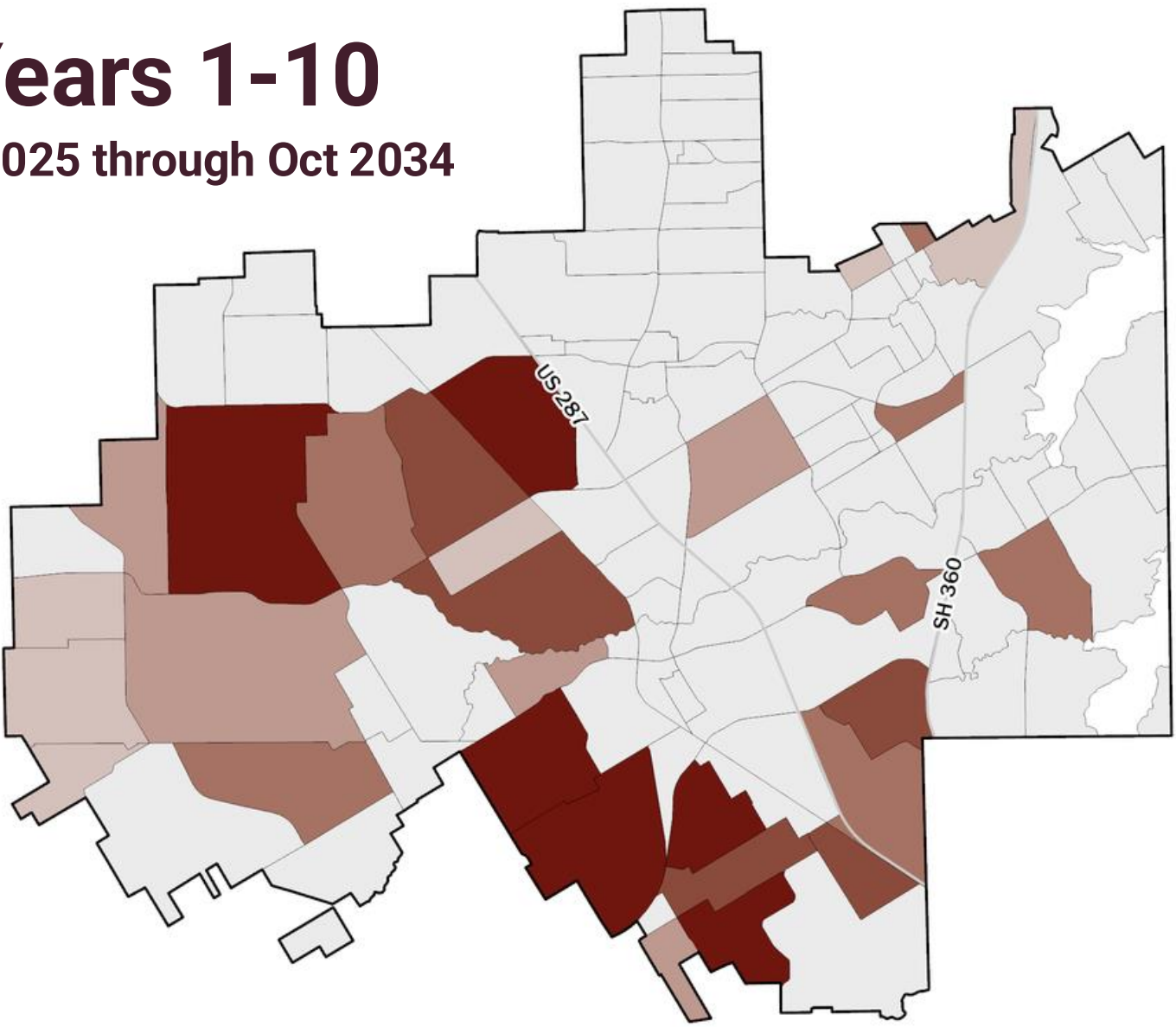
## Years 1-7

May 2025 through Oct 2031



## Years 1-10

May 2025 through Oct 2034





# Multi-Family & Rental Projections

## Multi-Family Projects in Planning

PU	COMPLEX
16A	VLK Dodson
19M	Mansfield Urban Living
23D	The Lofts at Grand Prairie

**5,275**  
rental  
occupancies  
projected

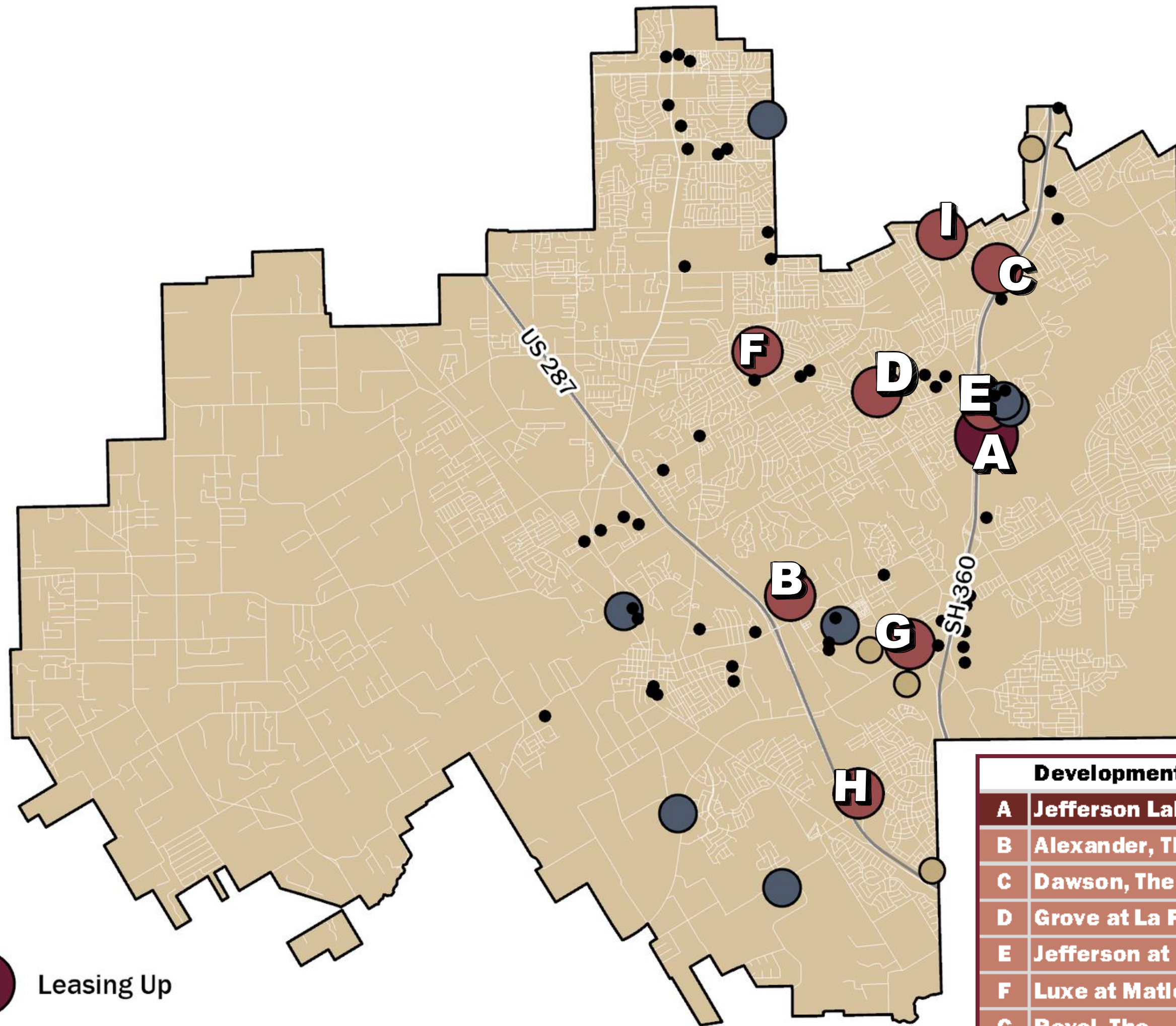
**7**  
developments  
in planning

**37.3%**  
of total  
projected new  
housing

**+226**  
Build-to-Rent  
single-family  
homes



# Projected New Multi-Family & Rental Development



- Leasing Up
- Under Construction
- Planned
- Probable Future
- Existing Multi-Family Complexes

	Development	Status	Units
A	Jefferson Lakehaven	Leasing Up	450
B	Alexander, The	Developing	412
C	Dawson, The	Developing	216
D	Grove at La Frontera	Developing	396
E	Jefferson at Loyd Park 2	Developing	352
F	Luxe at Matlock - 55+	Developing	152
G	Revel, The	Developing	295
H	Village at South Pointe	Developing	324
I	Yardley Eden	Developing	226



# What to Watch



**Age of Multi-Family Properties**



**Additional Large Tracts of Land Sold**



**Build-To-Rent Communities**



# Ten-Year Total Projected New Occupancies

**8,035**

56.8% of Total  
SINGLE-FAMILY

**5,275**

37.3% of Total  
MULTI-FAMILY

**226**

1.6% of Total  
BUILD-TO-RENT

**14,152**

TOTAL PROJECTED NEW HOUSING OCCUPANCIES



# Demographic Study Components

**Demographic Trends**



**Past & Current Students**



**Economy and Housing**



**Student Projections**





# Student Projection Factors

## Birth Rates

Births have been declining in recent years and will be low for the next two years before turning around.

## Incoming KG Class Size

The Fall 2024 KG class is smaller than any class since 2005. The size of the KG class should grow with an increase in birth rates.

## New Housing Construction

New housing drives majority of growth, adding 400-500 students per year.

## Factors Impacting Future Enrollment

## Aging of Current Students

Normal grade level enrollments vary and are factored into projections.

## Existing Subdivisions

Existing subdivisions lost over 700 students in the last year. The previous year the loss was just under 400 students.

## Alternative Educational Opportunities

Several new charter schools are expected to open in or near the District, with others expected to add grades or increase enrollment.

## Cohort Size

Cohorts in the secondary grades are consistently the largest cohorts in MISD.

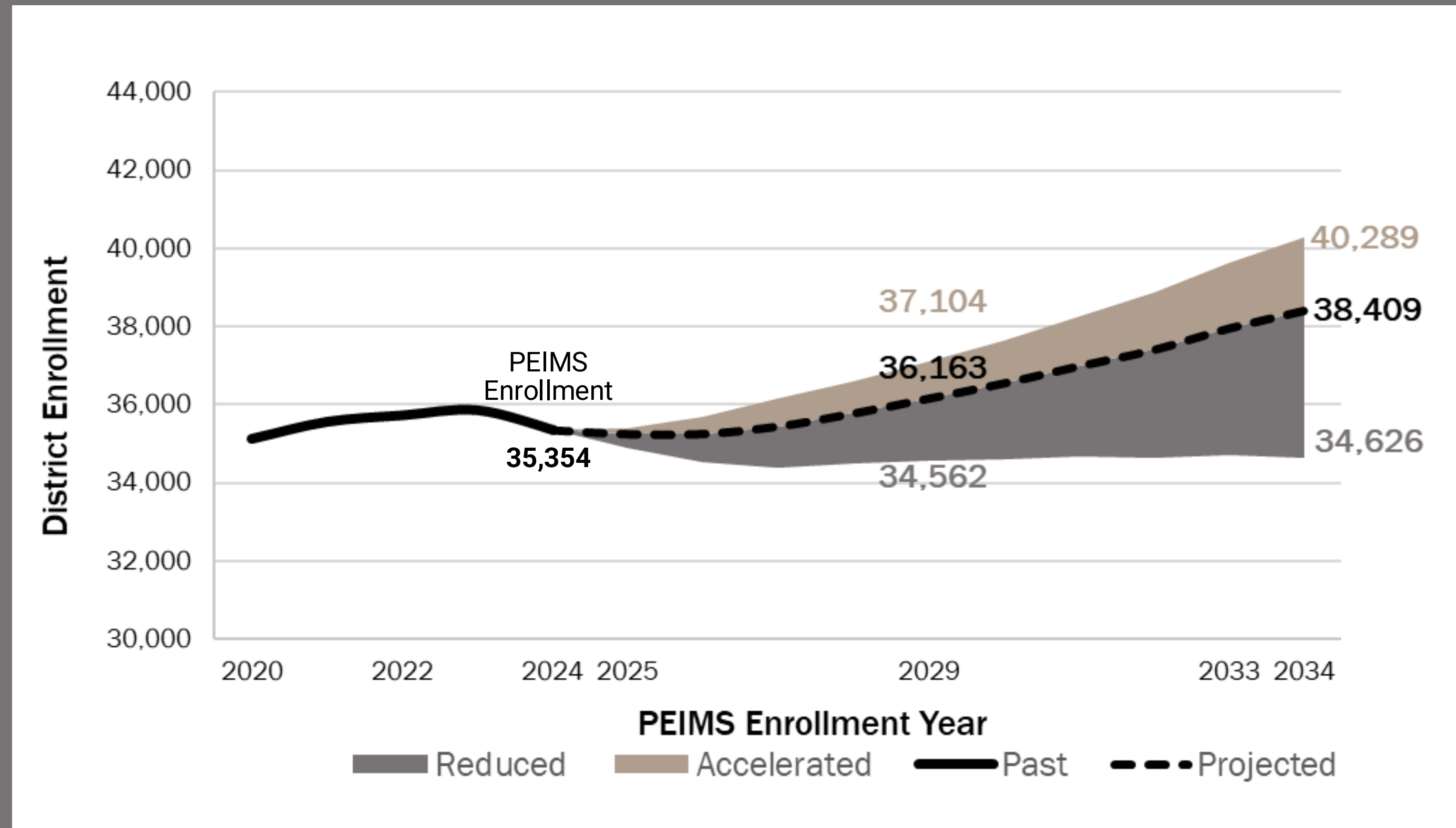


# Enrollment Forecast

Every year starts with a clean slate -- not impacted by the previous year's accuracy

The Enrollment Forecast represents the most likely scenario based on the best information available at the time

Reduced and Accelerated Scenarios are also feasible, assuming changing circumstances



The Accelerated and Reduced Enrollment Scenarios account for potential changes in factors affecting enrollment, such as fluctuations in mortgage rates, housing construction, new charter school plans, birth rates, and resulting kindergarten class sizes.



# Residents Compared to Enrolled Students

## Resident Students

PASA measures students where they live

- Geocoding by their address
- Projecting new homes



## Enrolled Students

Transfers +  
Geocoded students  
= Enrolled students

Students transfer  
due to programs  
and many other  
reasons - attending  
a school other than  
their zoned school

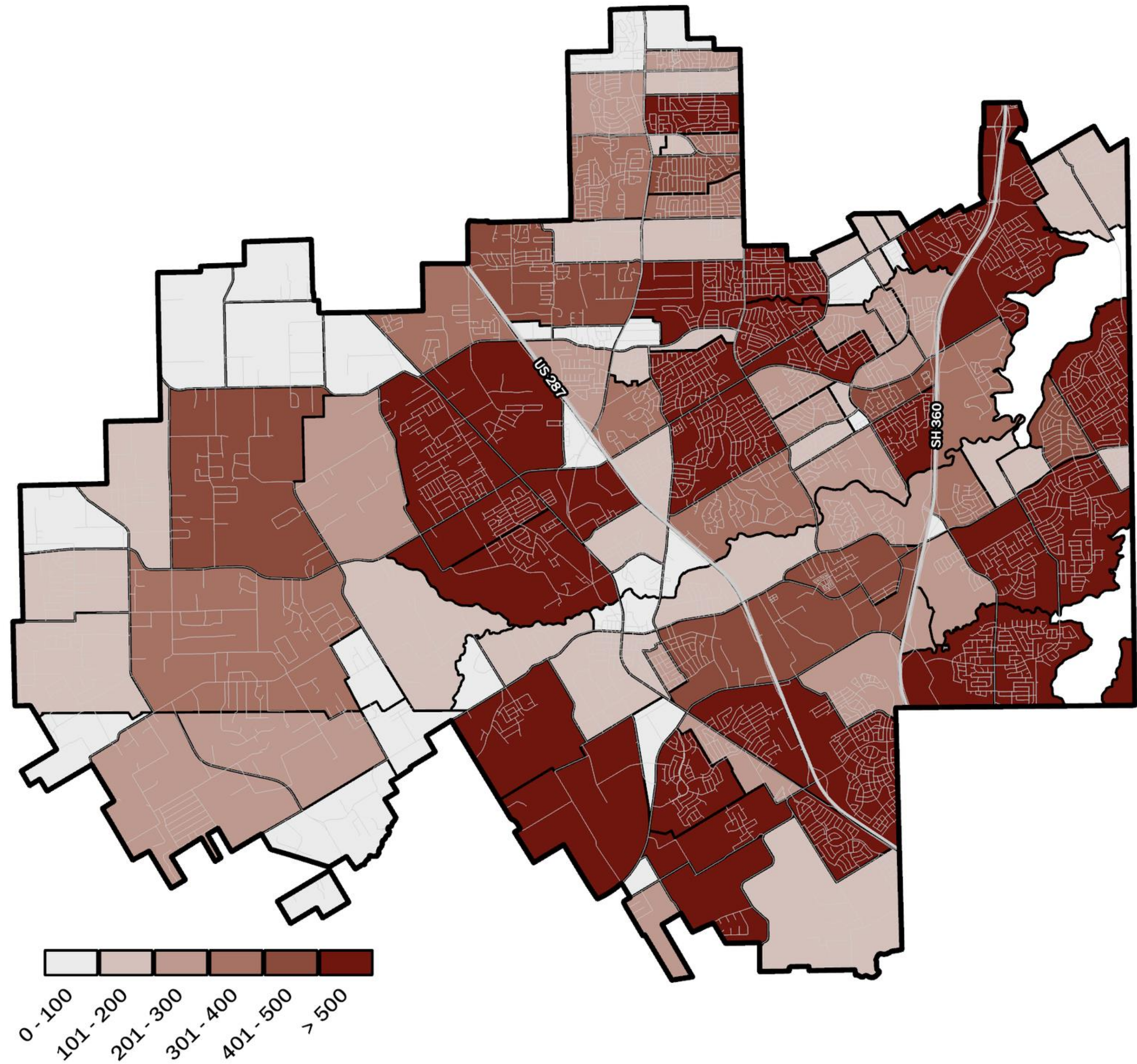




# Projected Change in EE-12th Grade Resident Students

Fall 2034

by Planning Unit

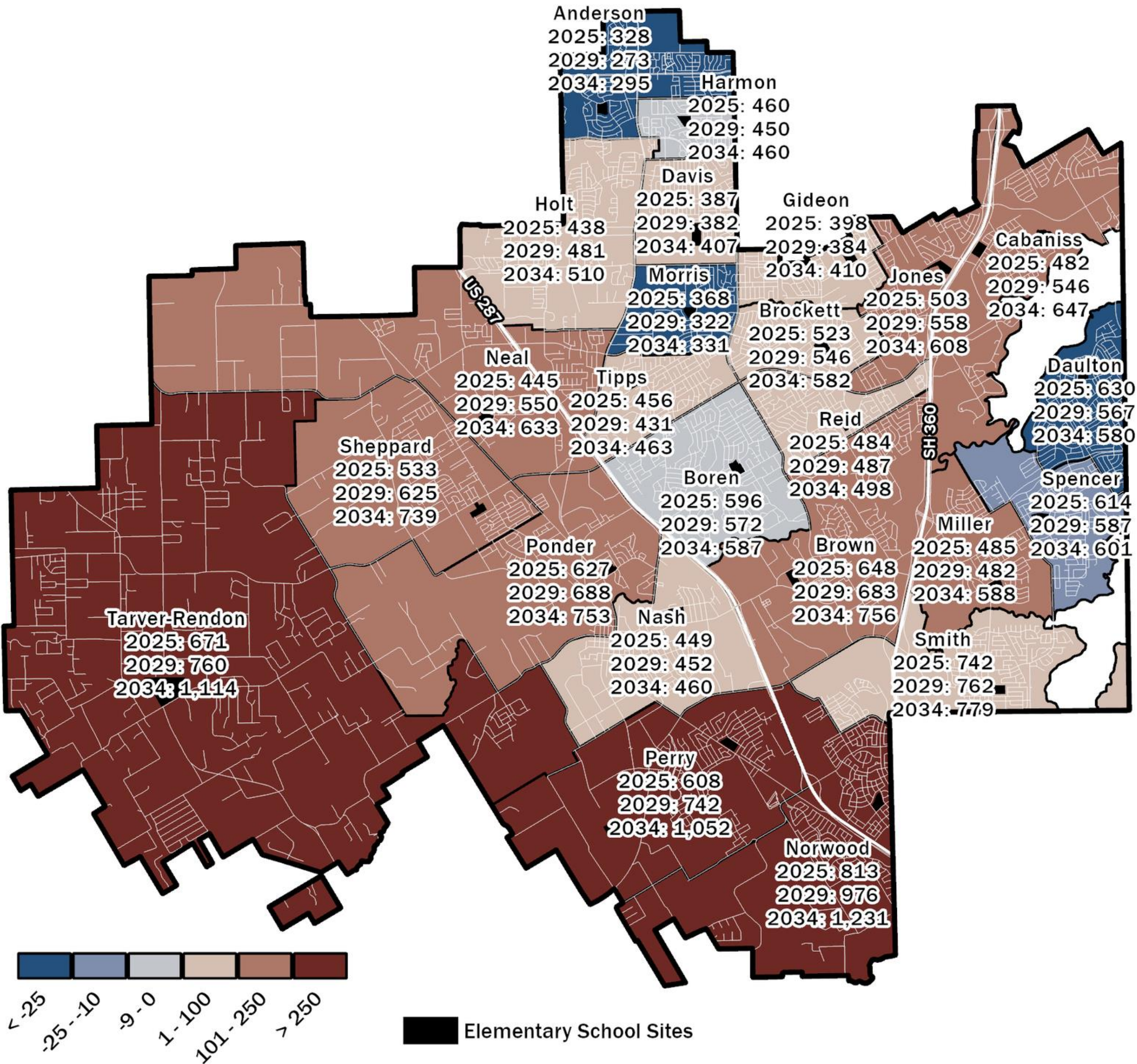




# Projected Resident Elementary School Students

Fall 2025 - Fall 2034

by Attendance Zone





# Projected Elementary School Students with Transfers and Grandfathering

Current  
elementary  
capacity is  
19,100

Projected  
elementary  
enrollment  
is ~15,000  
students in  
2034

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
<b>Anderson</b>	356	333	324	298	301	307	313	318	320	323
<b>Boren</b>	607	570	580	577	583	590	593	598	598	598
<b>Brockett</b>	397	389	395	409	420	430	439	448	453	456
<b>Brown</b>	620	597	610	630	655	669	693	714	721	728
<b>Cabaniss</b>	448	452	461	493	512	539	571	599	610	613
<b>Daulton</b>	637	602	582	572	574	577	582	587	587	587
<b>Davis</b>	320	322	307	311	315	321	328	334	338	340
<b>Gideon</b>	309	302	292	290	295	301	308	314	319	321
<b>Harmon</b>	379	369	360	369	369	372	376	379	379	379
<b>Holt</b>	396	405	408	430	439	445	454	461	466	468
<b>Jones</b>	419	417	428	452	474	486	496	503	511	524
<b>Miller</b>	478	473	471	467	475	483	514	542	563	581
<b>Morris</b>	527	506	491	481	481	483	487	489	489	490
<b>Nash</b>	643	640	644	649	650	651	656	657	658	658
<b>Neal</b>	437	433	460	517	542	568	595	607	617	625
<b>Norwood</b>	816	852	916	954	970	999	1,051	1,106	1,159	1,225
<b>Perry</b>	558	599	630	645	679	747	833	913	957	989
<b>Ponder</b>	715	710	722	741	779	822	838	843	844	844
<b>Reld</b>	485	475	468	479	488	490	494	497	498	499
<b>Sheppard</b>	441	462	488	512	533	556	587	615	632	647
<b>Smith</b>	643	658	647	665	666	670	676	681	682	683
<b>Spencer</b>	642	631	628	613	615	619	624	627	628	629
<b>Tarver-Rendon</b>	593	624	641	670	694	757	838	916	990	1,048
<b>Tipps</b>	462	445	442	430	437	445	454	462	466	469

Projected student population exceeds 100% of capacity

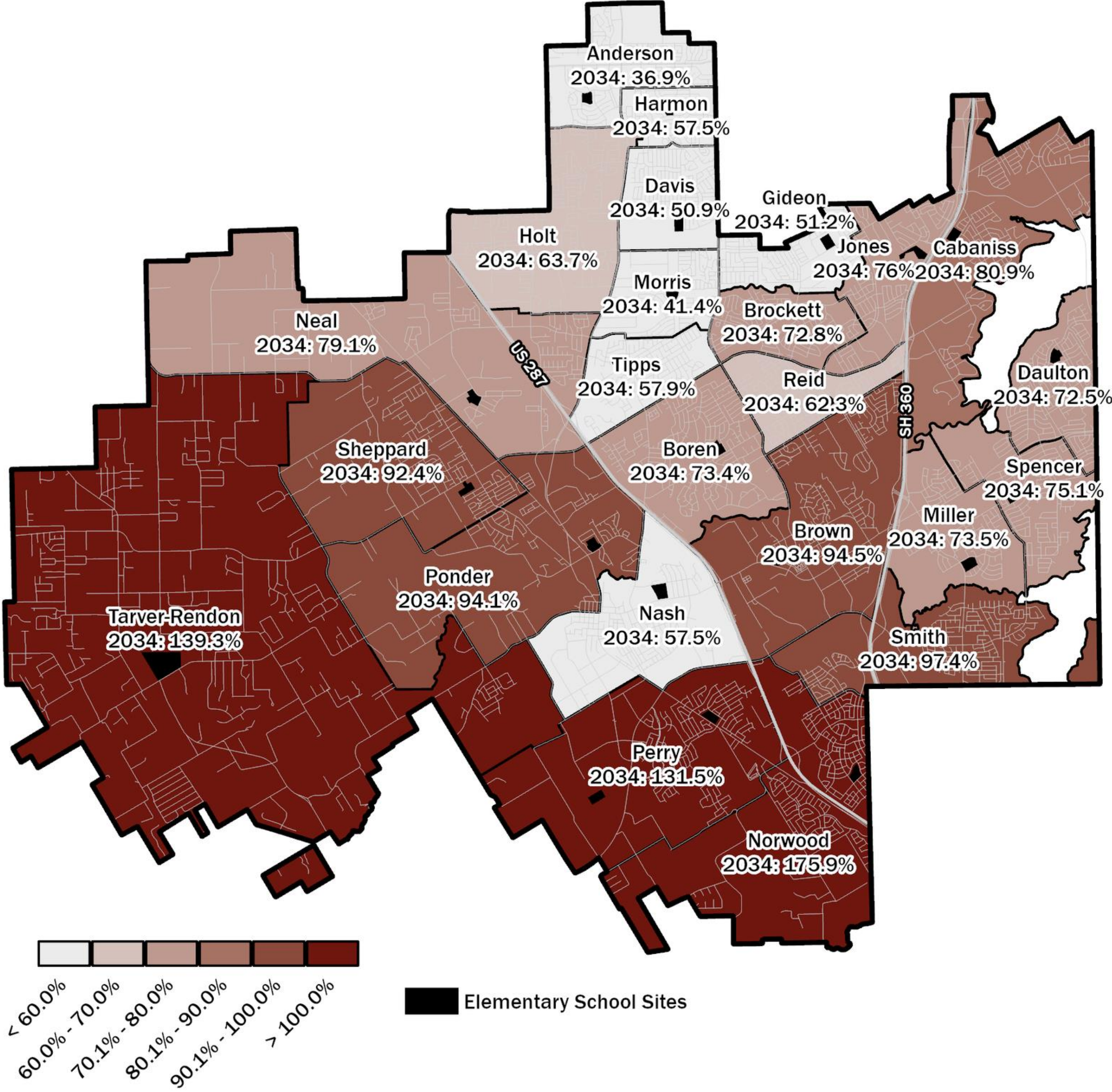
Projected student population exceeds 120% of capacity



Projected  
Elementary  
School Utilization  
based on  
Resident Students

Fall 2034

by Attendance  
Zone

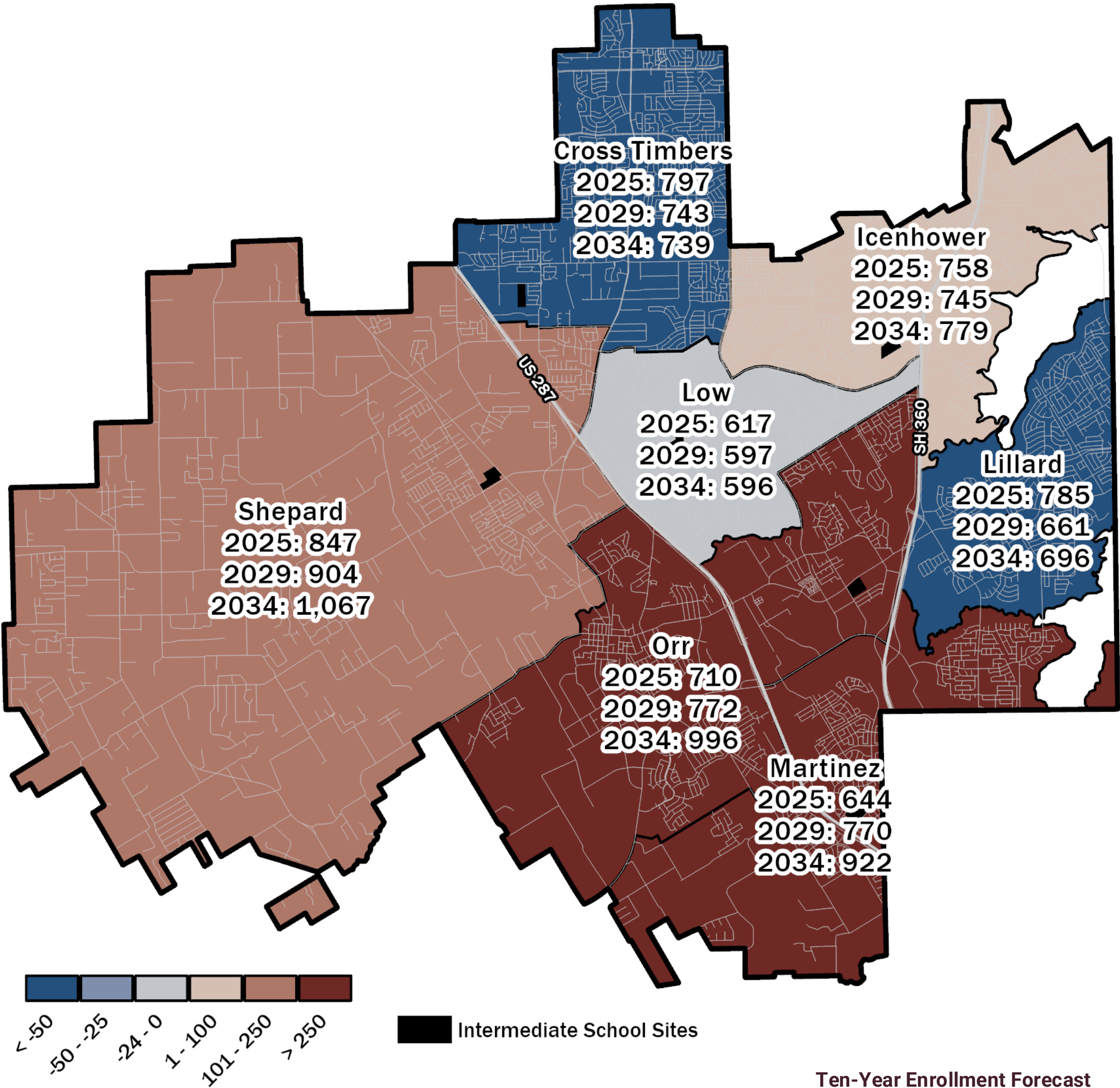




# Projected Resident Intermediate School Students

Fall 2025 - Fall 2034

by Attendance Zone





# Projected Intermediate School Students with Transfers and Grandfathering

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
<b>Cross Timbers</b>	748	775	756	722	706	700	673	666	683	702
<b>Icenhower</b>	627	648	658	620	614	614	595	595	622	648
<b>Lillard</b>	709	646	622	602	585	578	559	559	590	620
<b>Low</b>	706	736	732	695	686	680	661	655	669	685
<b>Martinez</b>	842	871	941	941	937	946	944	955	1,019	1,089
<b>Orr</b>	575	638	694	659	656	676	686	717	806	880
<b>Shepard</b>	857	860	895	908	914	937	934	947	1,014	1,077
<b>Total</b>	5,064	5,174	5,298	5,147	5,098	5,131	5,052	5,094	5,403	5,701

Current intermediate  
capacity is 7,000

Rezoning

Projected student population exceeds 100% of capacity

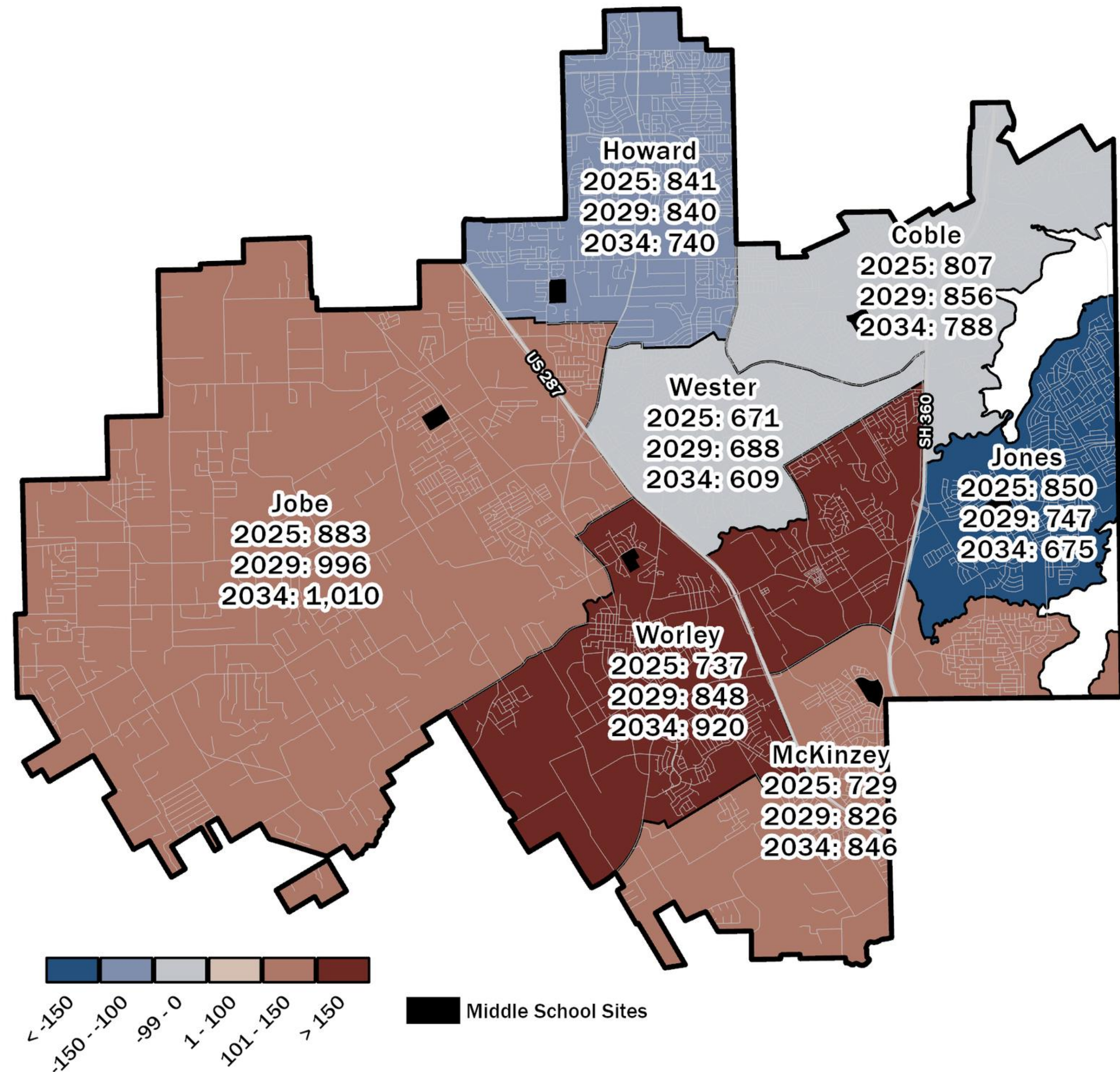
Projected student population exceeds 120% of capacity



# Projected Resident Middle School Students

Fall 2025 - Fall 2034

by Attendance Zone





# Projected Middle School Students with Transfers and Grandfathering

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
<b>Coble</b>	725	714	732	759	774	744	731	728	708	706
<b>Howard</b>	718	748	751	760	765	725	706	695	669	665
<b>Jobe</b>	834	846	897	913	951	941	944	956	950	965
<b>Jones</b>	775	777	738	669	672	634	620	618	597	600
<b>McKinzey</b>	967	926	968	1,008	1,024	1,011	1,013	1,026	1,022	1,044
<b>Wester</b>	709	684	652	687	693	663	646	641	618	614
<b>Worley</b>	620	695	697	731	752	750	762	794	802	824
<b>Total</b>	5,348	5,390	5,435	5,527	5,631	5,468	5,422	5,458	5,366	5,418

Current middle school  
capacity is 7,000

Rezoning

Projected student population exceeds 100% of capacity

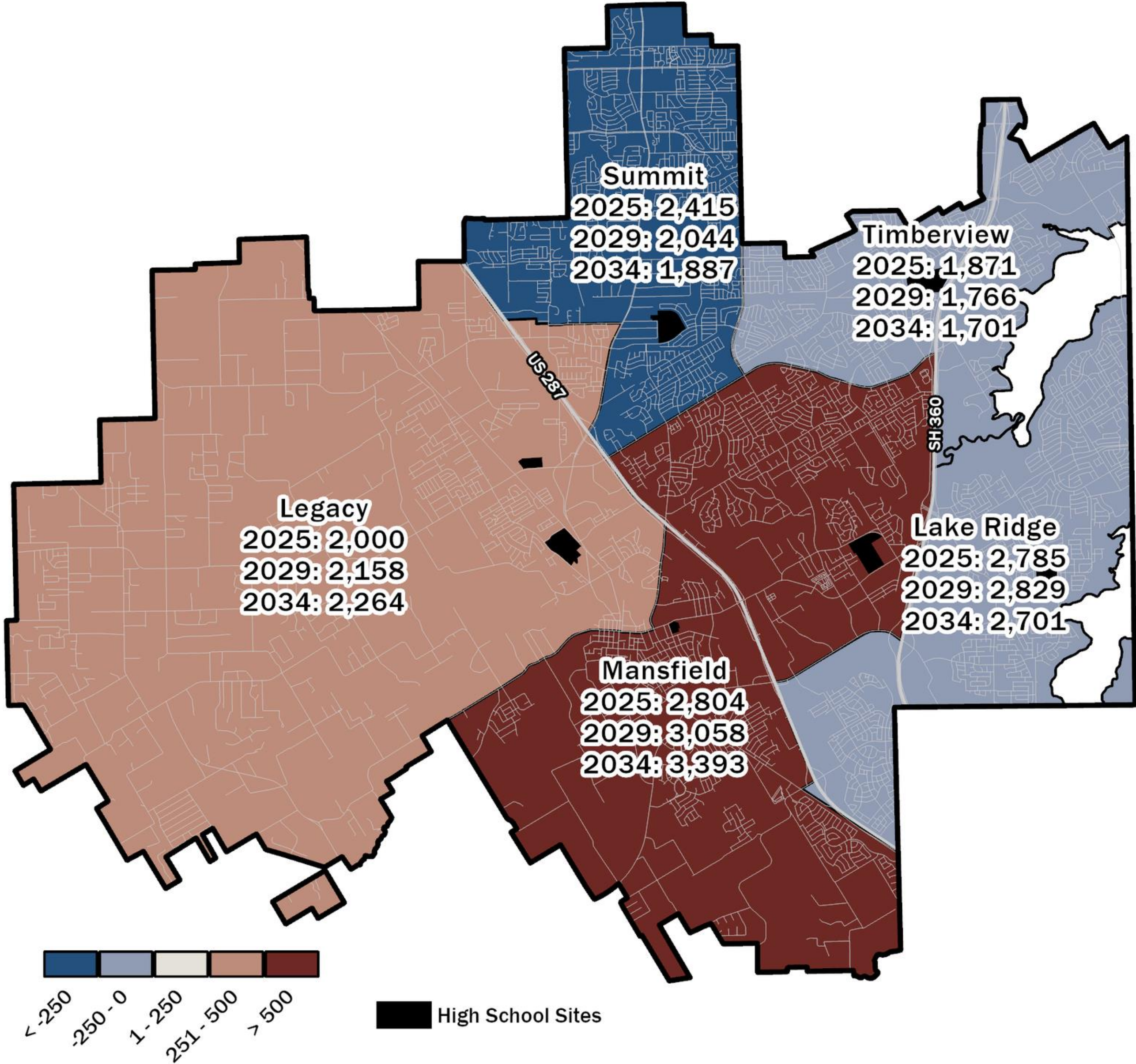
Projected student population exceeds 120% of capacity



# Projected Resident High School Students

Fall 2025 - Fall 2034

by Attendance Zone





# Projected High School Students with Transfers and Grandfathering

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
<b>Lake Ridge</b>	2,605	2,669	2,602	2,614	2,591	2,589	2,586	2,538	2,519	2,463
<b>Legacy</b>	1,967	1,893	1,798	1,909	1,943	2,002	2,035	2,036	2,062	2,049
<b>Mansfield</b>	2,834	2,848	2,923	3,017	3,033	3,109	3,204	3,259	3,334	3,368
<b>Summit</b>	2,046	2,004	2,040	1,965	1,970	1,960	1,948	1,898	1,872	1,813
<b>Timberview</b>	1,697	1,648	1,597	1,586	1,592	1,605	1,605	1,577	1,564	1,527
<b>Total</b>	11,149	11,062	10,960	11,091	11,129	11,265	11,378	11,308	11,351	11,220

Current high school capacity  
is 12,500

Rezoning

More than 700 students  
transfer out to another MISD  
high school program

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity



# QUESTIONS?



**Population and Survey Analysts**

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