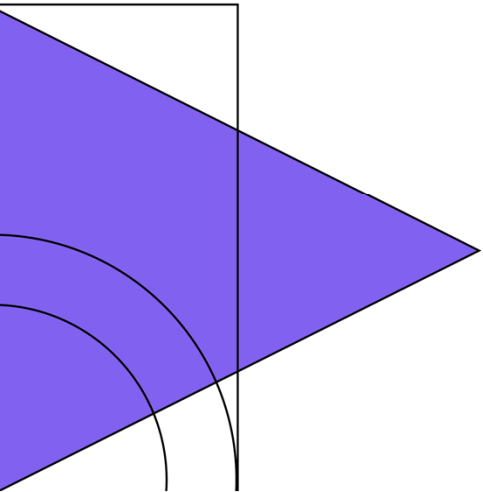
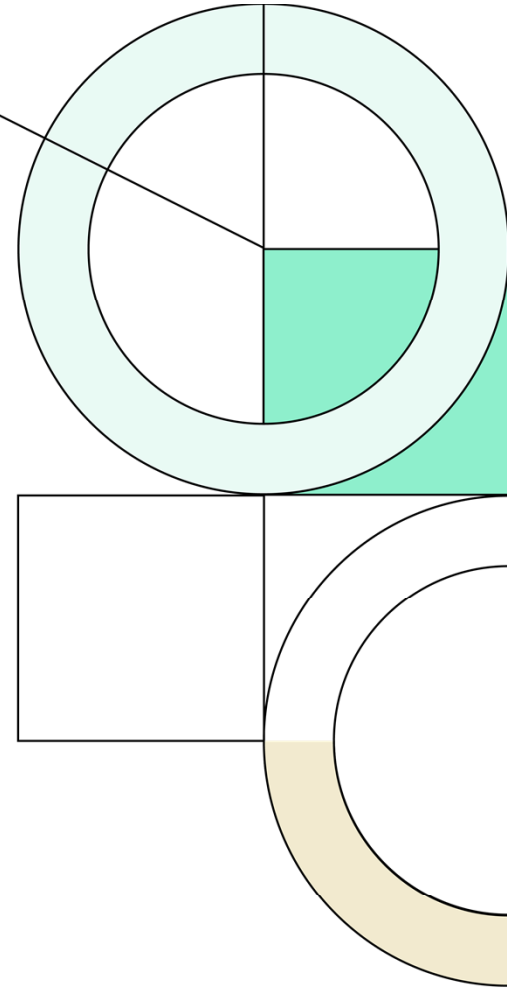




Denton Independent School District

2Q24

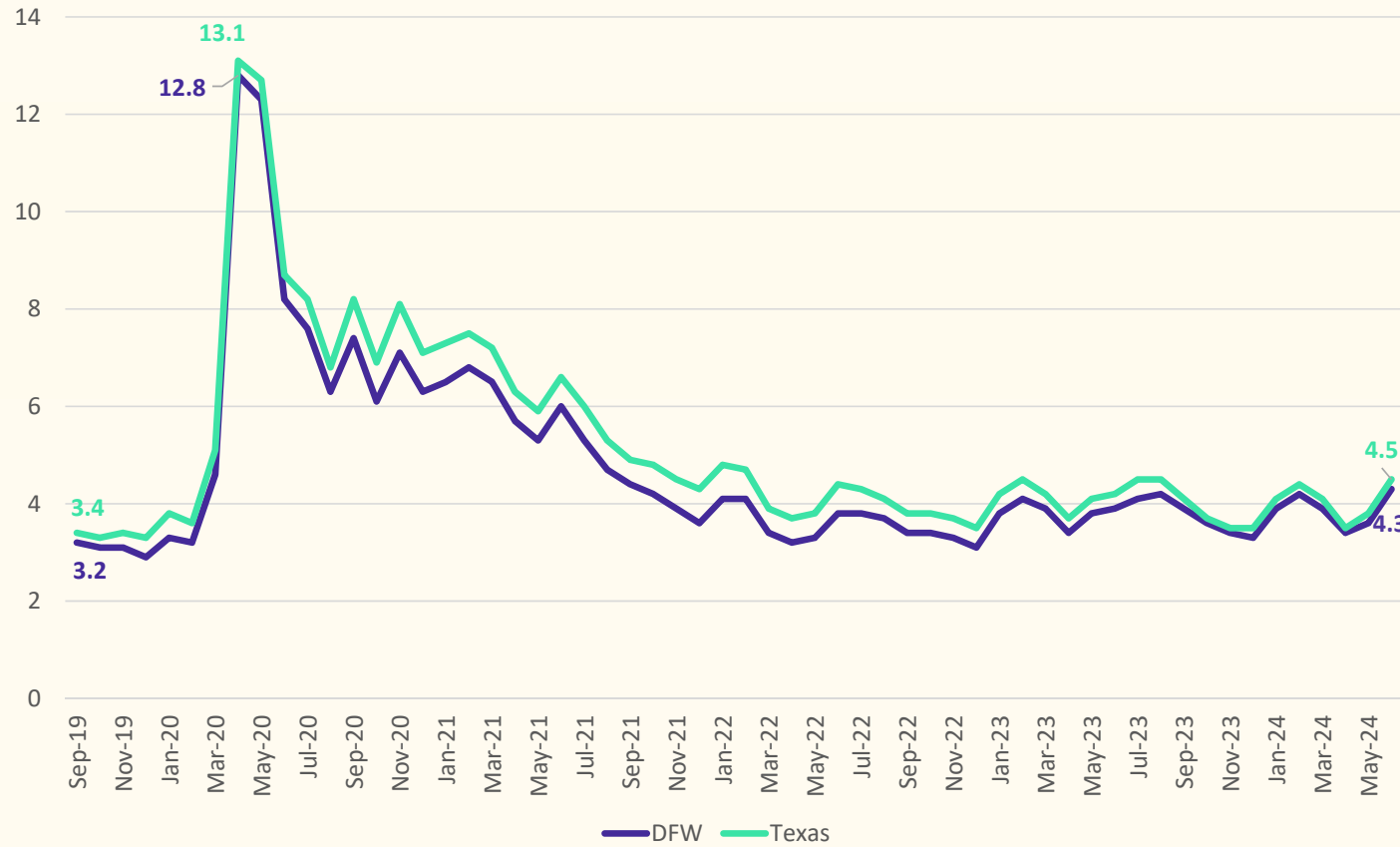
Demographic Report



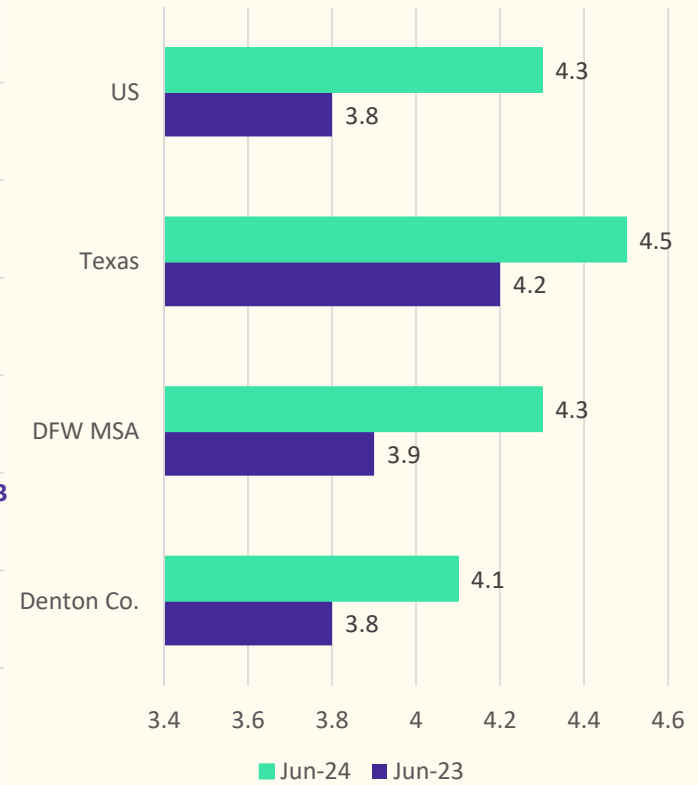


Local Economic Conditions

Unemployment Rate, Sept 2019 – June 2024



Unemployment Rate, Year Over Year





Local Economic Conditions

Costco

- Construction underway on store located northeast of FM 1385 & University Dr
- Groundwork started March 2024 with anticipated opening fall 2024
- Estimated total cost is \$17.5 million
- Will add up to 300 new jobs



HEB in Prosper

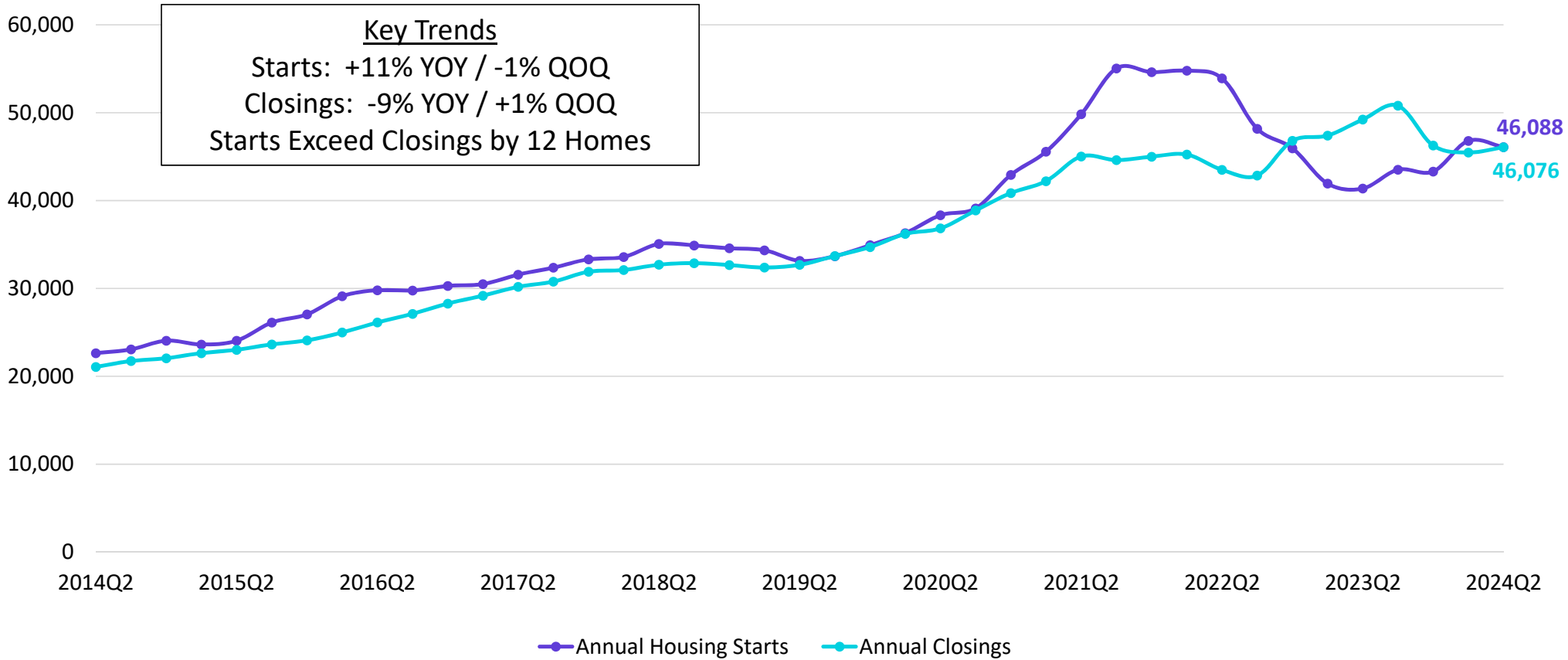
- Construction underway on store located on southeast corner of Frontier Pkwy & Dallas North Tollway
- Broke ground April 2024 with anticipated opening fall 2025
- Estimated total cost is \$40 million
- Will add 600 – 700 new jobs





DFW New Home Starts & Closings

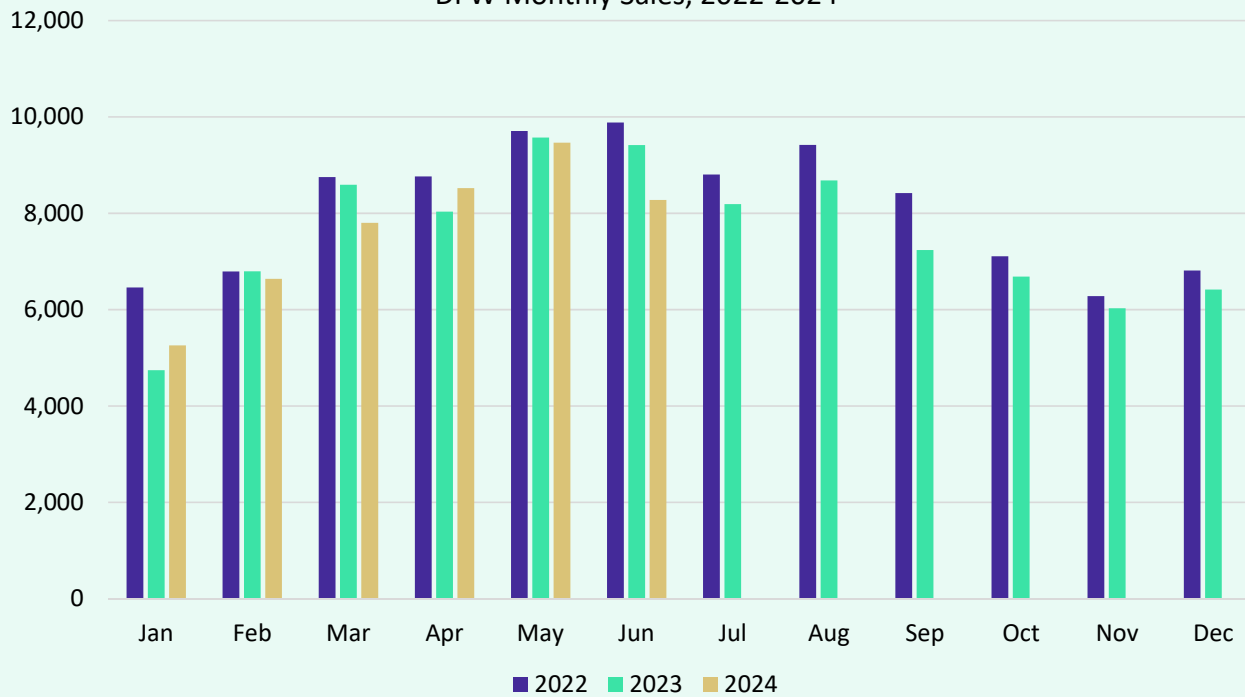
Annual Housing Starts vs. Annual Closings





DFW Housing Market Trends

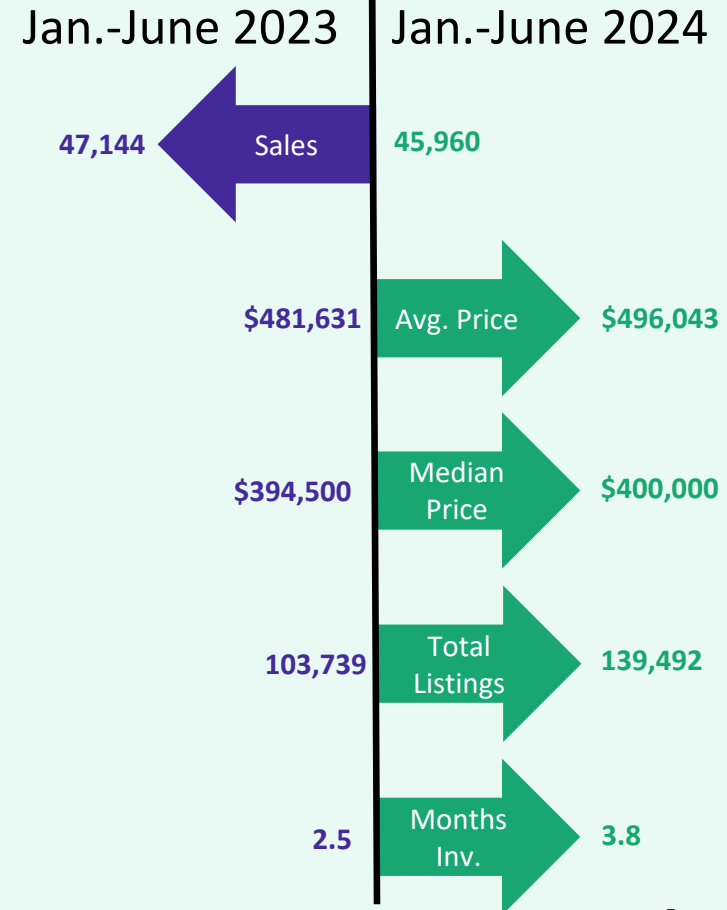
DFW Monthly Sales, 2022-2024



- Median and average home prices increased in the first half of 2024 as the number of listings increased over the same period in 2023
- After a solid start to the year, buyer confidence has tempered, and sales have followed
- Inventory is increasing across the DFW region as sales have slowed due to price increases



YOY Housing Trends

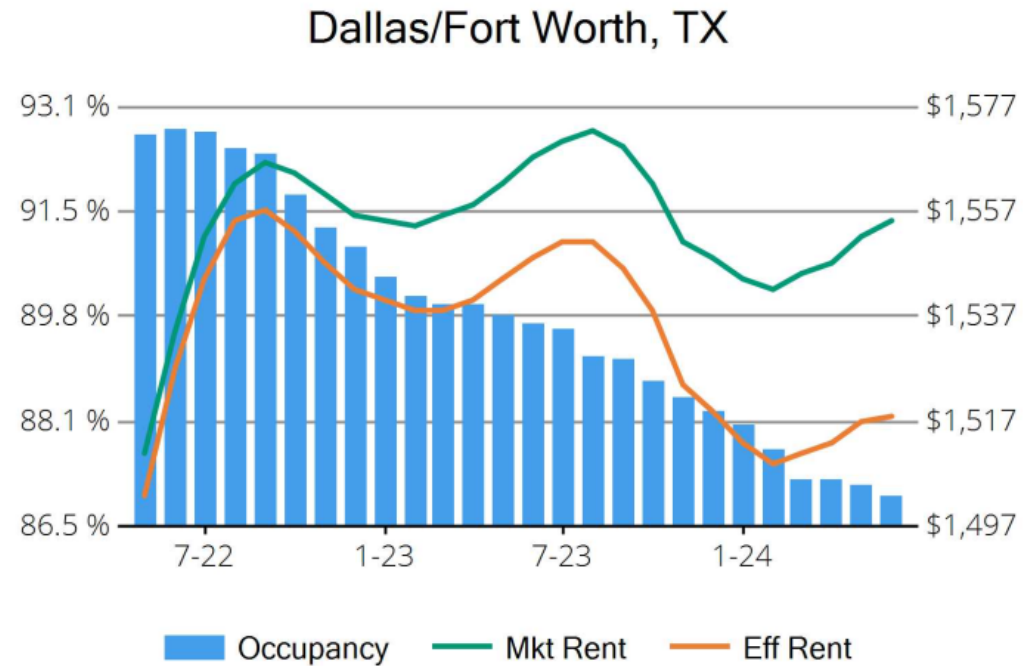




Housing Market Trends: Multi-family Market- June 2024

Stabilized and Lease-up Properties

Conventional Properties	Jun 2024	Annual Change
Occupancy	86.9	-3.1%
Unit Change	38,095	
Units Absorbed (Annual)	10,627	
Average Size (SF)	877	+0.3%
Asking Rent	\$1,555	-0.7%
Asking Rent per SF	\$1.77	-1.1%
Effective Rent	\$1,518	-1.9%
Effective Rent per SF	\$1.73	-2.3%
% Offering Concessions	34%	+67.4%
Avg. Concession Package	6.3%	+28.4%





DFW New Home Ranking Report

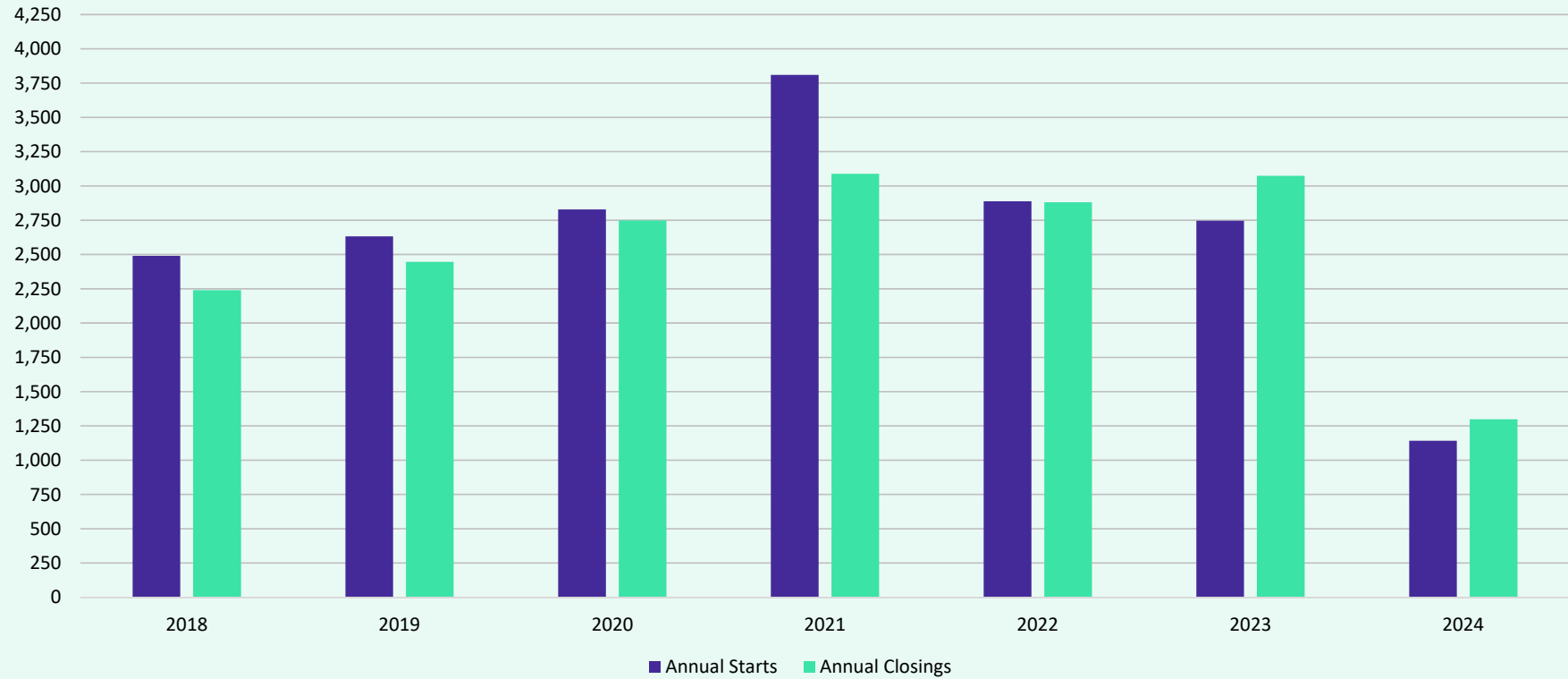
ISD Ranked by Annual Closings – 2Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,734	3,124	1,598	2,391	17,294
2	NORTHWEST ISD	3,109	3,108	1,592	4,286	39,238
3	PRINCETON ISD	2,784	2,668	1,345	3,406	11,487
4	DENTON ISD	2,382	2,541	1,265	2,900	23,317
5	EMS ISD	1,925	2,120	892	1,906	10,984
6	AUBREY ISD	2,160	2,081	1,022	1,359	9,420
7	MCKINNEY ISD	2,019	1,856	1,134	2,837	8,873
8	FORNEY ISD	2,031	1,608	1,295	4,024	22,798
9	DALLAS ISD	931	1,427	1,230	2,018	4,641
10	MELISSA ISD	1,016	1,366	522	1,007	1,596
11	CROWLEY ISD	941	1,222	703	2,838	14,583
12	ROYSE CITY ISD	1,054	1,180	597	2,406	15,647
13	ANNA ISD	1,220	1,134	671	1,299	9,829
14	COMMUNITY ISD	1,492	1,121	982	2,302	10,011
15	CELINA ISD	995	1,072	612	3,521	46,258
16	ROCKWALL ISD	976	1,012	753	3,214	12,275
17	GARLAND ISD	730	1,004	442	886	2,083
18	FRISCO ISD	1,003	996	699	2,042	8,192
19	MANSFIELD ISD	928	991	642	2,240	6,989
20	MIDLOTHIAN ISD	1,011	821	687	2,416	11,037

* Based on additional research by Zonda Education
 ** Totals **DO NOT** include age-restricted communities



District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	555	572	516	960	845	461	565
2Q	801	617	748	1084	714	822	577
3Q	563	686	684	1,005	512	784	
4Q	571	757	880	761	817	679	
Total	2,490	2,632	2,828	3,810	2,888	2,746	1,142

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	561	495	626	639	617	803	521
2Q	563	572	726	936	708	853	777
3Q	561	678	756	727	563	787	
4Q	555	701	640	786	993	631	
Total	2,240	2,446	2,748	3,088	2,881	3,074	1,298



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	9	2	13	1	11	11	38	323
ALEXANDER	1	1	3	1	1	1	44	242
BELL	10	0	40	3	0	0	2	0
BLANTON	2	0	2	1	1	1	0	0
BORMAN	231	64	268	66	143	149	255	15,573
CROSS OAKS	0	0	1	0	0	0	0	648
EP RAYZOR	52	15	36	18	37	38	169	0
EVERS PARK	333	82	334	123	186	193	182	236
GINNINGS	0	0	0	0	0	0	8	0
HAWK	0	0	6	0	0	0	52	98
HODGE	96	10	106	26	36	38	95	1,509
HOUSTON	55	14	50	11	22	24	60	35
MARTINEZ	172	15	227	71	26	36	1	72
MCNAIR	10	0	18	0	0	0	0	156
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	54
PALOMA CREEK	272	75	292	81	130	157	449	621
PECAN CREEK	22	7	12	9	9	10	6	25
PROVIDENCE	525	166	346	118	320	332	933	2,925
RIVERA	10	10	0	0	10	10	90	109
RYAN	28	9	48	14	20	24	52	31
SANDBROCK RANCH	454	92	530	200	151	195	167	494
SAVANNAH	21	2	55	11	5	7	162	0
SHULTZ	0	0	0	0	0	0	0	0
STEPHENS	55	13	60	21	26	29	117	129
UNION PARK	24	0	94	2	0	10	13	0
GRAND TOTAL *	2,382	577	2,541	777	1,134	1,265	2,900	23,317

*Does NOT include age-restricted communities

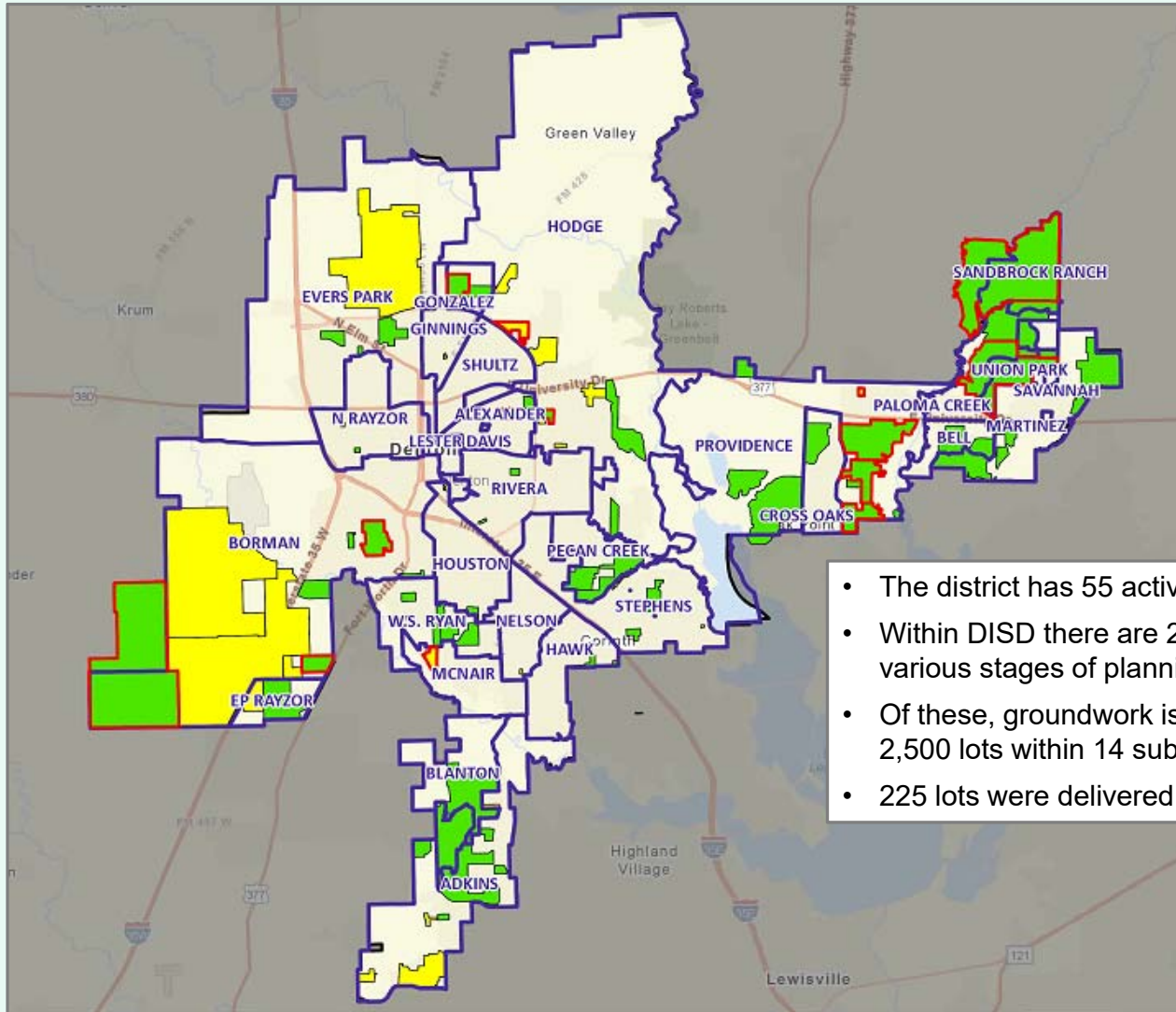
Highest activity in the category

Second highest activity in the category

Third highest activity in the category



District Housing Overview



- The district has 55 actively building subdivisions
- Within DISD there are 21 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 2,500 lots within 14 subdivisions
- 225 lots were delivered in the 2nd quarter

- Groundwork Underway
- Active
- Future
- Elementary Attendance Zones



Residential Activity

July 30, 2024



Eagle Creek

- 749 total lots
- 418 future lots
- 26 vacant developed lots
- 67 homes under construction
- 235 homes occupied
- Closed 118 homes in last 12 months, closed 49 homes in 2Q24
- Groundwork underway on remaining lots, streets being cut & paved
- DR Horton
- \$398K+

Residential Activity

July 30, 2024

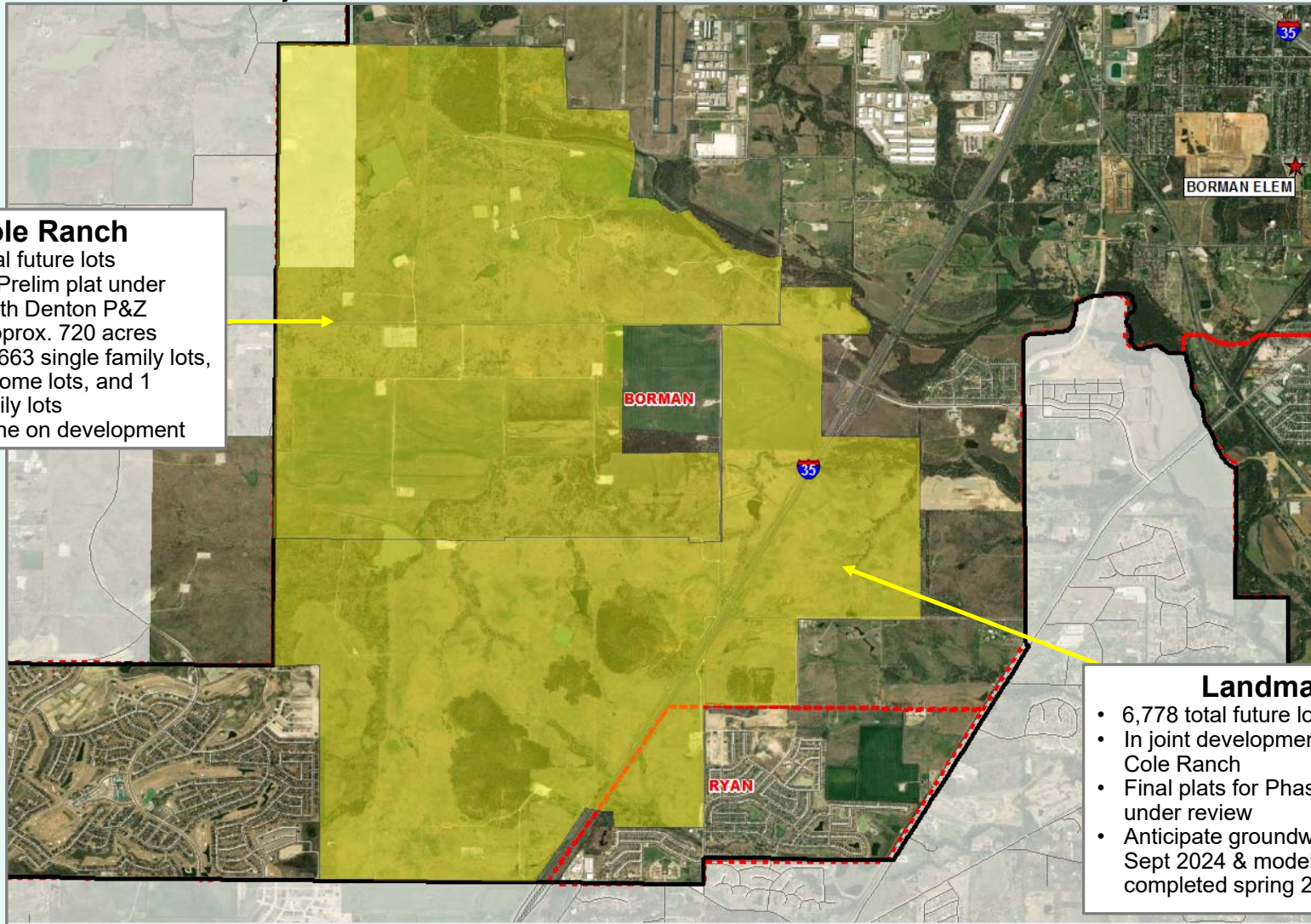


Kings Way

- 328 total future lots
- Groundwork underway on all lots
- Streets being paved for 13 lots in Phase 1
- Anticipate delivery fall 2024



Residential Activity



Cole Ranch

- 7,858 total future lots
- Phase 1 Prelim plat under review with Denton P&Z
- Spans approx. 720 acres
- Includes 663 single family lots, 48 townhome lots, and 1 multi-family lots
- No timeline on development

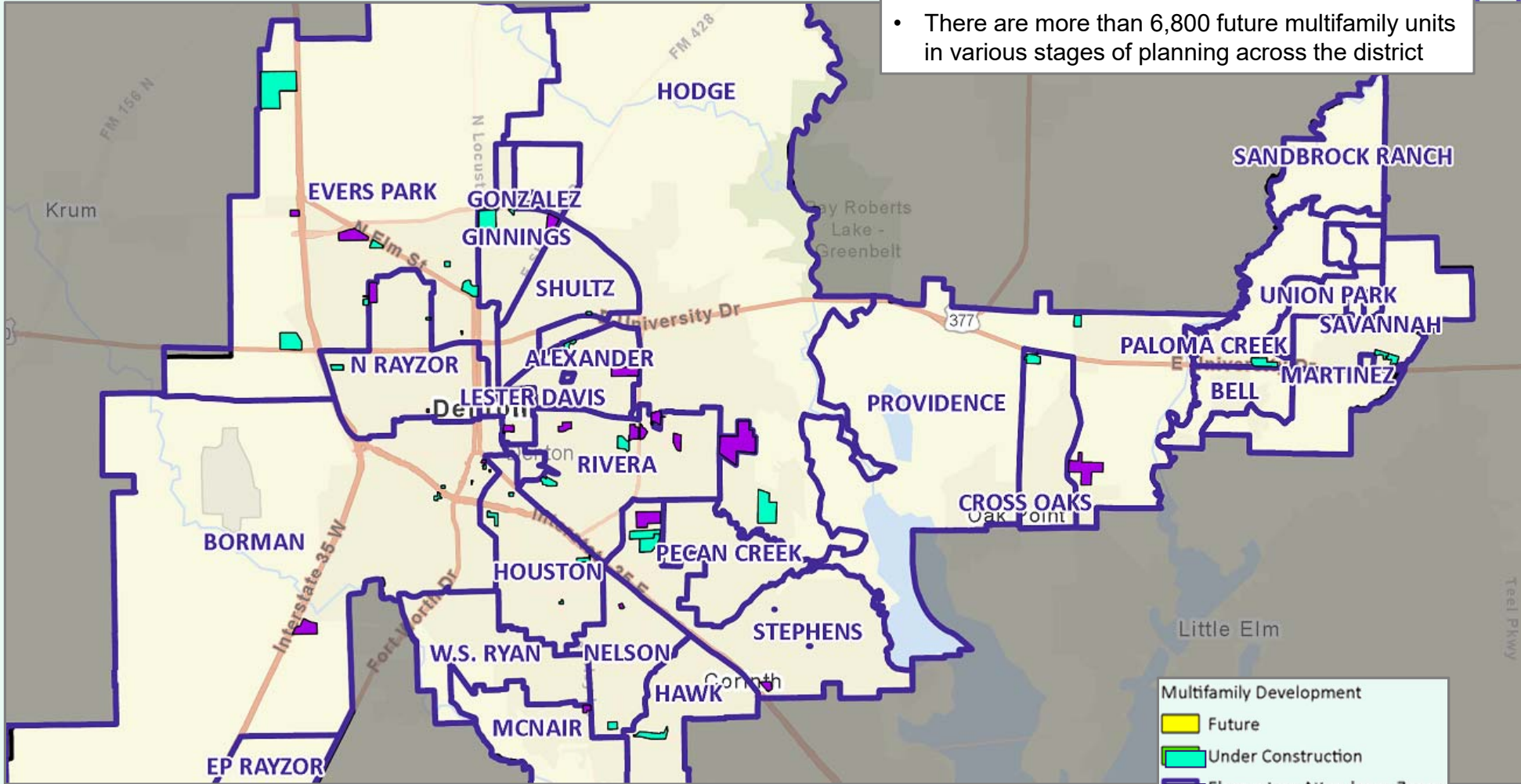
Landmark

- 6,778 total future lots
- In joint development plan with Cole Ranch
- Final plats for Phase 1 (747 lots) under review
- Anticipate groundwork begin Sept 2024 & model homes completed spring 2026



District Multifamily Overview

- There are more than 5,000 multifamily units under construction across the district
- There are more than 6,800 future multifamily units in various stages of planning across the district



Multi-Family Activity

July 30, 2024



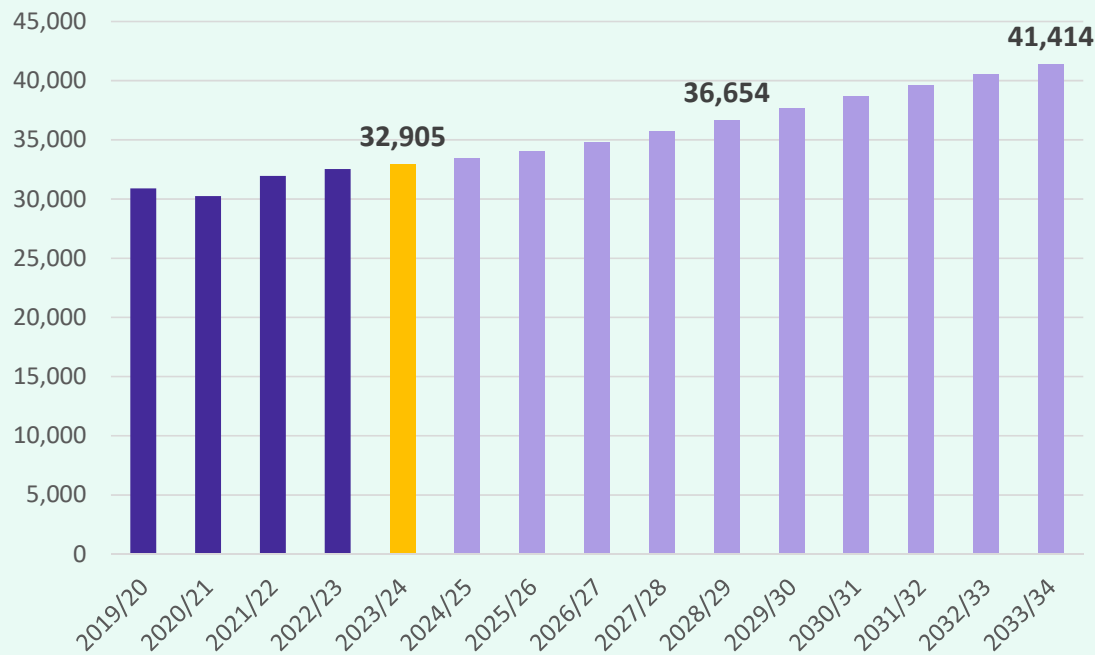
Sherman Crossing

- 300 total units under construction
- Foundations poured July 2024
- Anticipate construction going vertical fall 2024
- Estimated lease date mid 2026



Key Takeaways

Denton ISD Enrollment Projections



- Housing inventory is increasing across the DFW region as sales have slowed due to price increases
- Based on current trends, Denton ISD is anticipated to close approx. 2,700 homes in 2024
- The district has roughly 1,265 homes currently in inventory with approx. 2,900 additional lots available to build on
- Groundwork is underway on more than 2,500 lots within 14 subdivisions
- Denton ISD is forecasted to enroll more than 36,600 students by 2028/29 and more than 41,400 students by 2033/34



The Year Ahead

