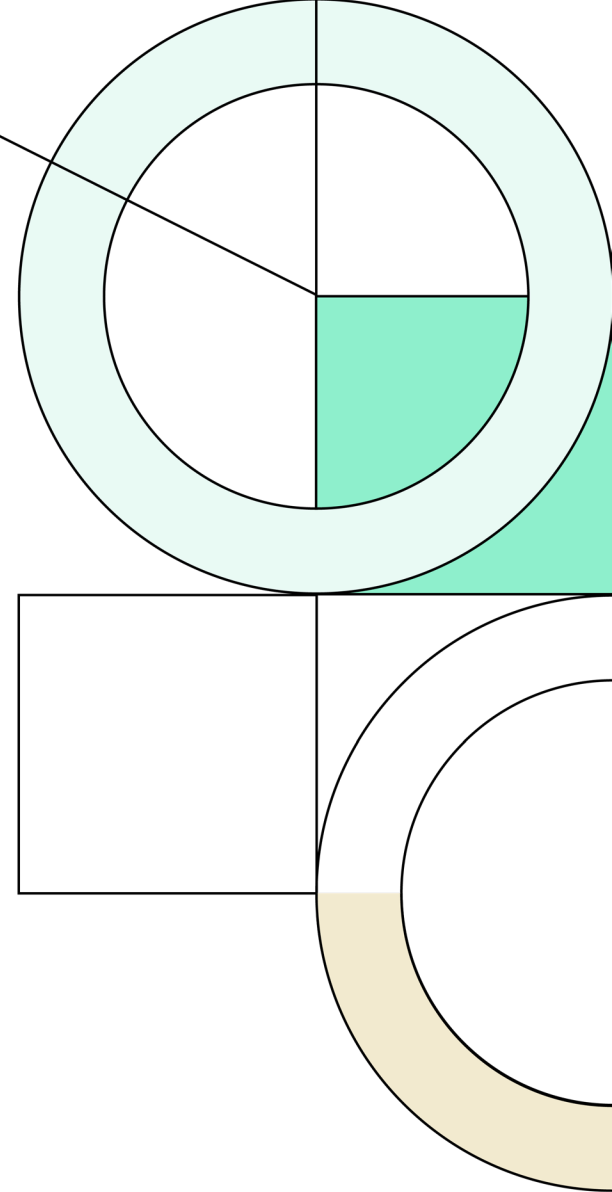




Denton Independent School District

3Q24

Demographic Report





Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,318	2,397	2,455	2,402	2,324	2,222	30,261		
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,439	2,599	2,512	2,423	2,252	31,955	1,694	5.6%
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,425	2,506	2,597	2,480	2,345	32,543	588	1.8%
2023/24	149	1,335	2,330	2,380	2,494	2,402	2,362	2,458	2,326	2,376	2,356	2,536	2,537	2,478	2,386	32,905	362	1.1%
2024/25	100	1,505	2,331	2,406	2,383	2,554	2,402	2,380	2,476	2,363	2,437	2,490	2,521	2,543	2,415	33,306	401	1.2%

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

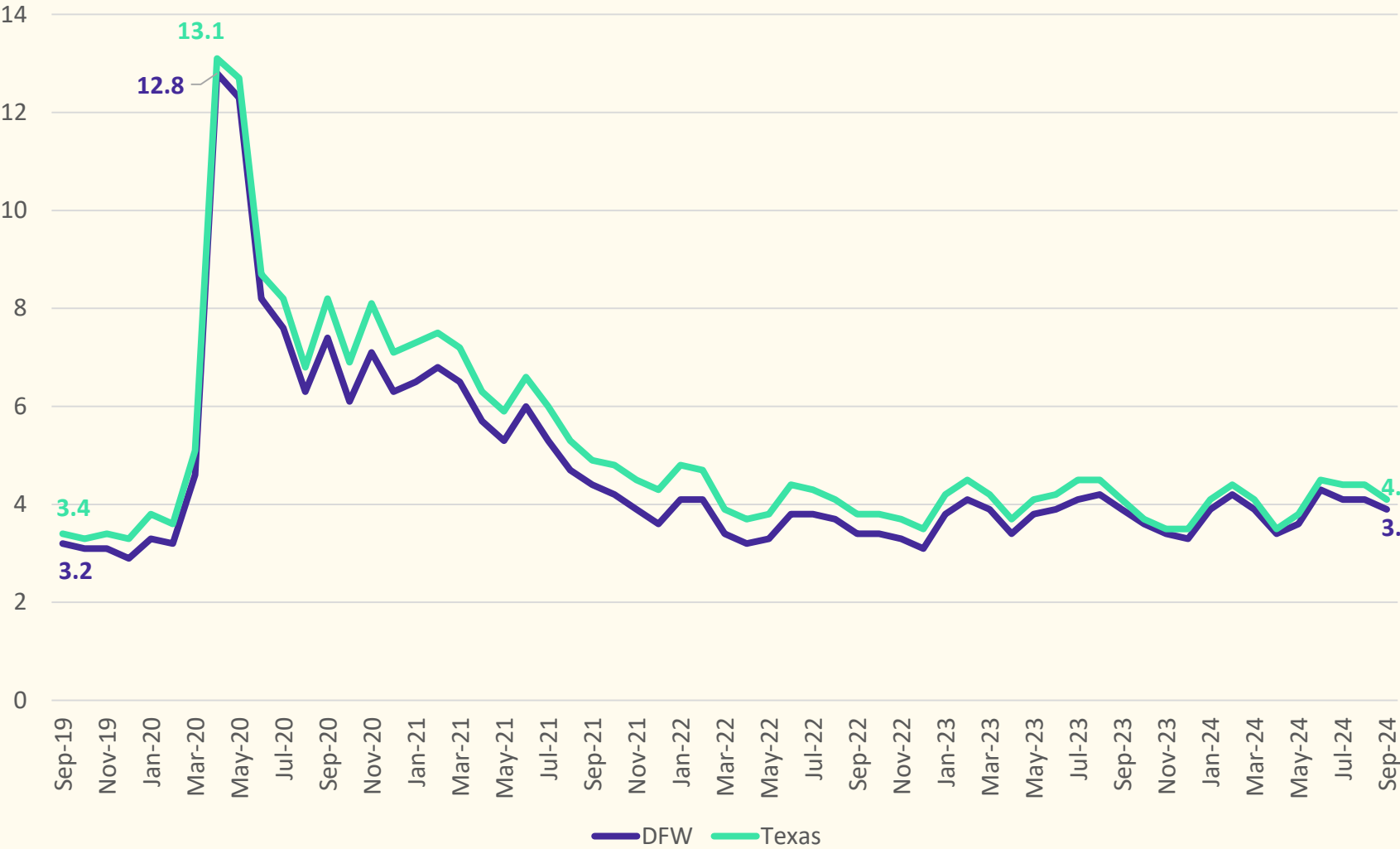
2024/25 Proj.	150	1,310	2,450	2,428	2,440	2,542	2,443	2,430	2,465	2,372	2,451	2,454	2,584	2,500	2,447	33,467		
	-50	195	-119	-22	-57	12	-41	-50	11	-9	-14	36	-63	43	-32	-161		
			-5.1%	-0.9%	-2.4%	0.5%	-1.7%	-2.1%	0.4%	-0.4%	-0.6%	1.4%	-2.5%	1.7%	-1.3%	-0.5%		

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	0.991	1.080	0.998	1.045	1.015	1.017	1.019	1.020	1.000	1.027	1.022	1.043	1.002	0.981	0.968	1.019	1.016	0.999
2021/22	1.228	1.224	1.136	1.110	1.068	1.074	1.066	1.056	1.049	1.046	1.052	1.084	1.023	1.009	0.969	1.085	1.049	1.021
2022/23	1.239	1.026	0.974	1.059	1.038	1.015	1.027	1.046	0.996	1.037	1.020	1.027	0.999	0.987	0.968	1.026	1.018	0.995
2023/24	1.064	1.087	1.021	1.043	1.005	1.011	1.030	1.008	0.997	1.027	1.022	1.046	1.012	0.954	0.962	1.020	1.015	0.994
2024/25	0.671	1.127	1.000	1.033	1.001	1.024	1.000	1.008	1.007	1.016	1.026	1.057	0.994	1.002	0.975	1.011	1.016	1.007

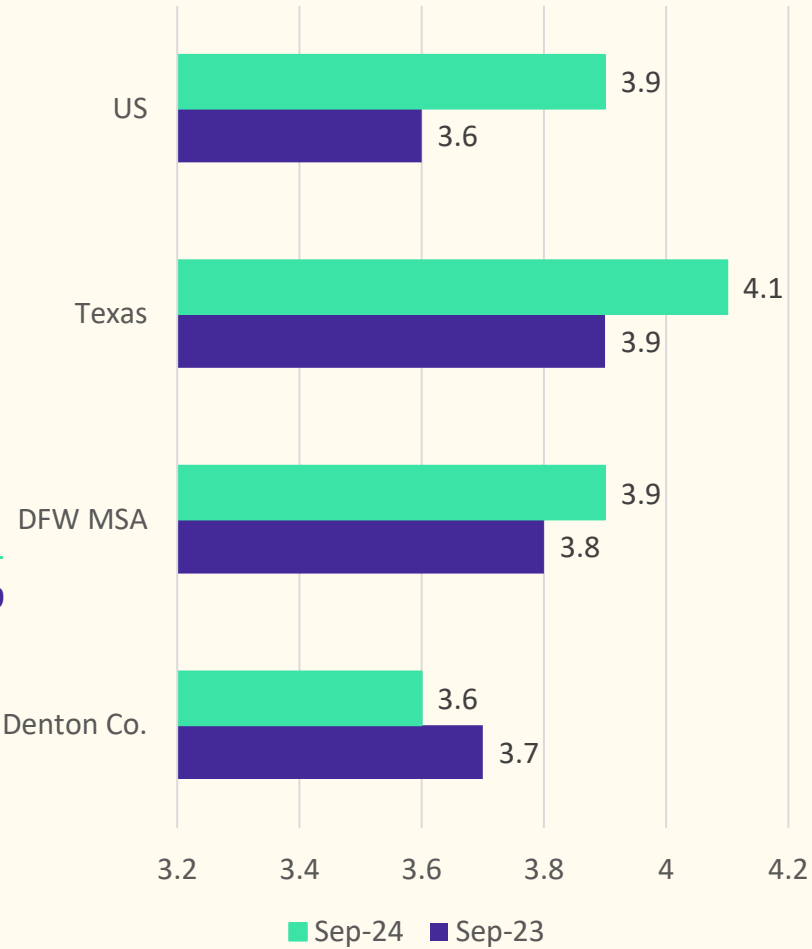


Local Economic Conditions

Unemployment Rate, Sept 2019 – Sept 2024



Unemployment Rate, Year Over Year





Housing Activity by MSA

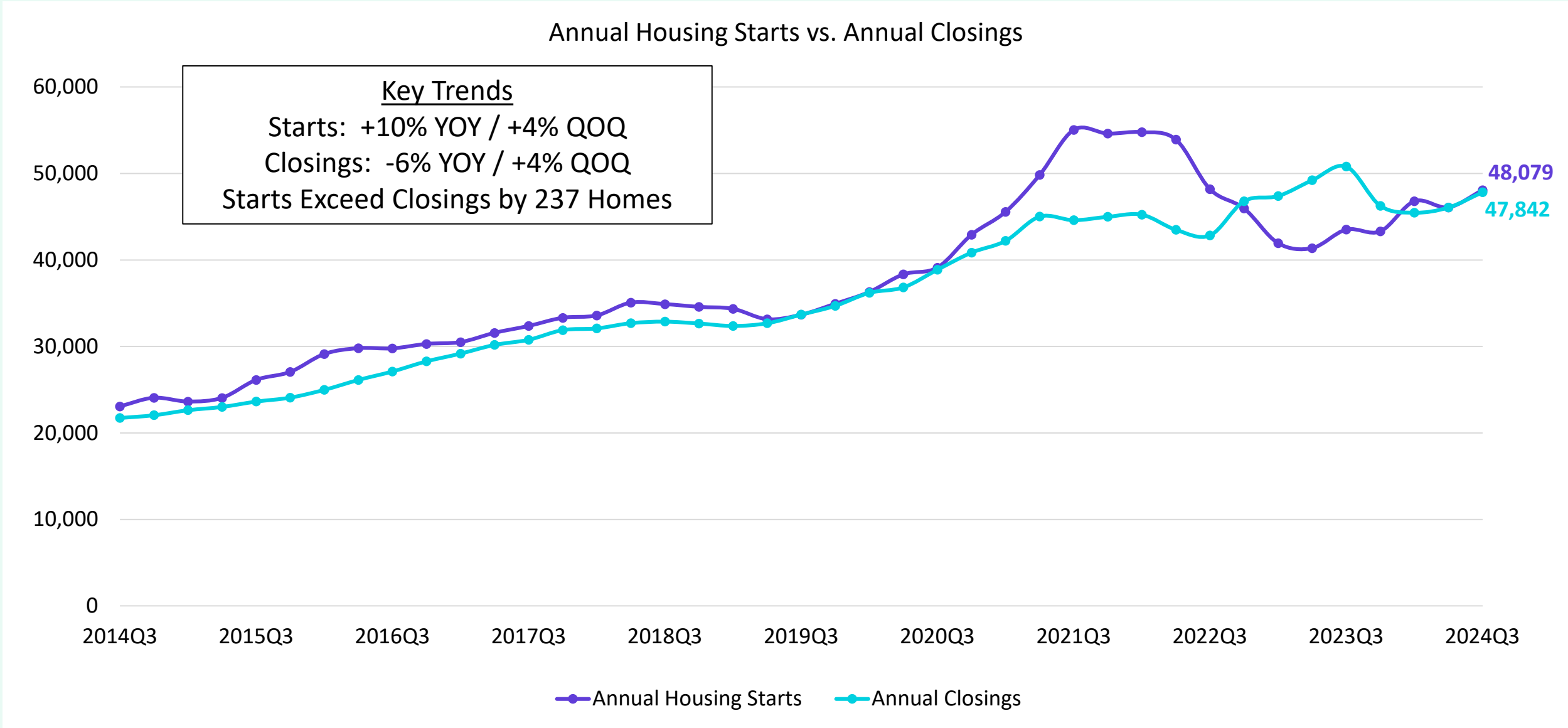
Top 25 Housing Starts Markets (3Q2024)

Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-2%	14,056	4%
8	Tampa	12,459	3%	12,144	3%
9	Charlotte	11,625	0%	11,837	-2%
10	Raleigh	11,045	12%	9,723	14%
11	Riverside/San Bernardino	10,871	-2%	9,377	16%
12	Las Vegas	10,870	22%	9,834	11%
13	Miami	10,603	44%	8,387	26%
14	Washington, DC	10,439	2%	12,980	-20%
15	Sarasota	10,387	10%	5,897	76%
16	Jacksonville	10,297	12%	8,506	21%
17	Nashville	9,887	17%	8,439	17%
18	Lakeland	8,556	29%	4,885	75%
19	Denver	8,291	22%	10,144	-18%
20	Portland	8,226	108%	5,143	60%
21	Seattle	7,814	37%	9,002	-13%
22	Minneapolis	7,121	13%	7,755	-8%
23	Sacramento	7,060	20%	5,856	21%
24	Chicago	6,947	19%	6,420	8%
25	Indianapolis	6,846	16%	5,874	17%

Source: Zonda



DFW New Home Starts & Closings





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

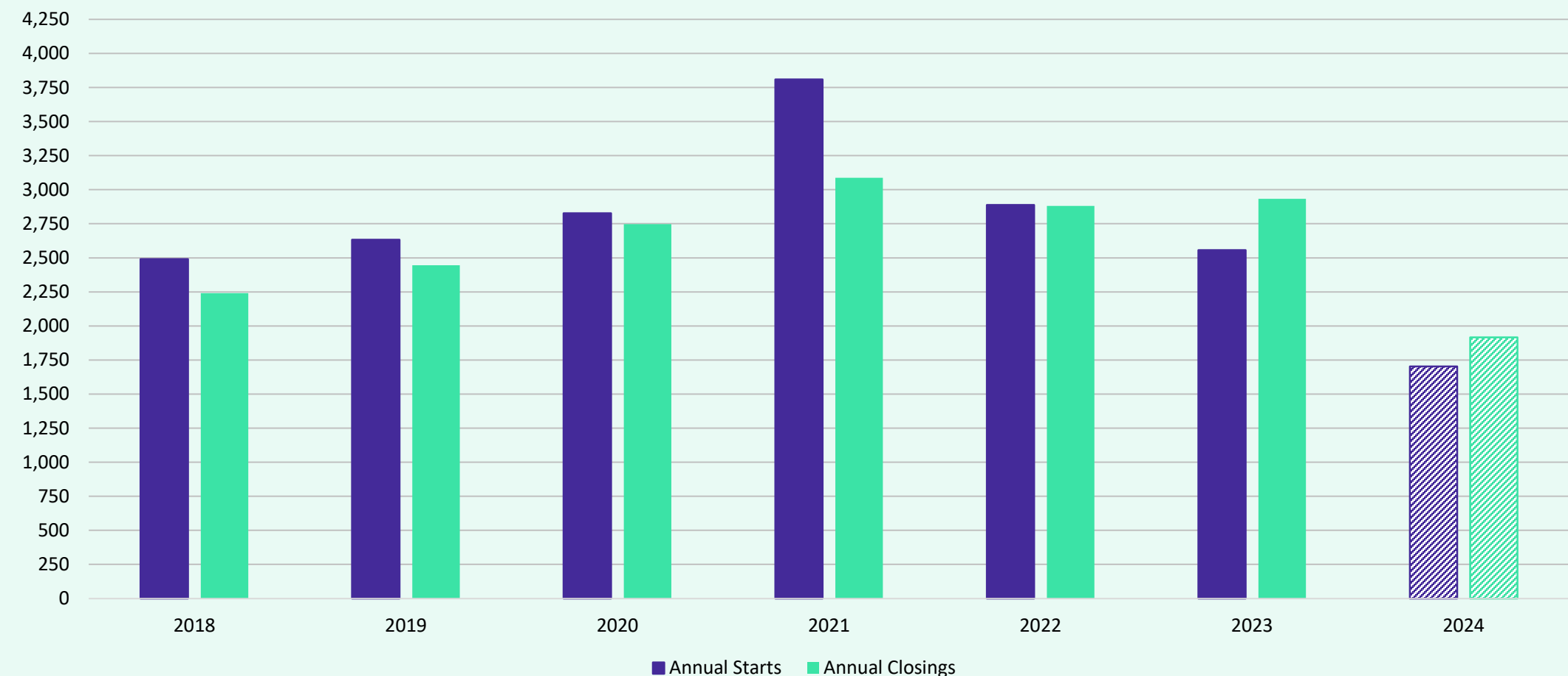
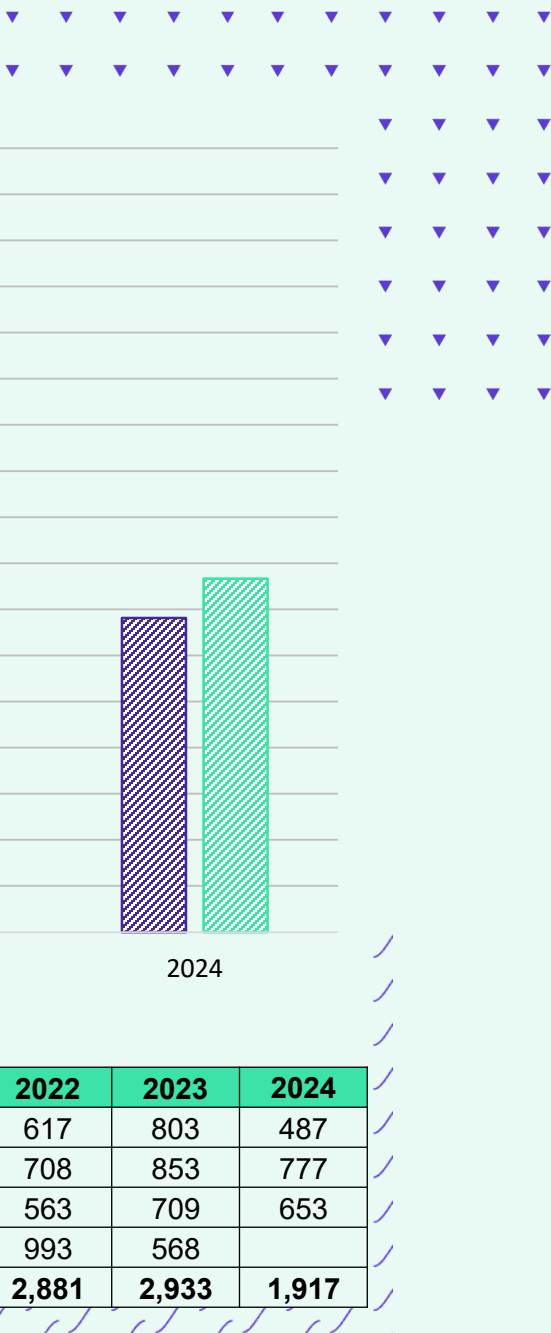
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,796	3,429	1,460	2,591	17,869
2	NORTHWEST ISD	2,763	3,071	1,650	3,904	40,835
3	PRINCETON ISD	3,291	2,850	1,572	3,833	10,740
4	DENTON ISD**	2,308	2,506	1,241	2,592	22,401*
5	AUBREY ISD	1,956	2,134	789	1,408	9,408
6	FORNEY ISD	2,036	2,061	1,056	4,094	32,502
7	MCKINNEY ISD	2,501	2,042	1,318	2,800	14,066
8	EMS ISD	1,575	1,921	722	1,864	10,491
9	COMMUNITY ISD	1,672	1,394	879	2,795	10,008
10	MELISSA ISD	1,021	1,369	479	993	2,422
11	CRANDALL ISD	1,622	1,288	764	2,398	15,692
12	ROYSE CITY ISD	1,040	1,283	527	2,470	15,323
13	DALLAS ISD	1,227	1,276	1,426	2,461	4,722
14	ANNA ISD	1,098	1,142	692	1,090	15,263
15	CROWLEY ISD	1,110	1,132	633	2,620	12,798
16	ROCKWALL ISD	1,295	1,118	857	2,843	12,433
17	CELINA ISD	1,474	1,114	1,038	4,073	45,672
18	FRISCO ISD	1,212	1,051	802	2,274	7,542
19	MANSFIELD ISD	826	905	555	2,039	7,081
20	MIDLOTHIAN ISD	1,017	892	742	2,206	11,950

* 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	532
2Q	801	617	748	1084	714	822	577
3Q	563	686	684	1,005	512	654	594
4Q	571	757	880	761	817	619	
Total	2,490	2,632	2,828	3,810	2,888	2,556	1,703

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	561	495	626	639	617	803	487
2Q	563	572	726	936	708	853	777
3Q	561	678	756	727	563	709	653
4Q	555	701	640	786	993	568	
Total	2,240	2,446	2,748	3,088	2,881	2,933	1,917

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	10	1	12	0	11	13	37	323
ALEXANDER	1	0	3	0	1	1	44	242
BELL	0	0	35	0	0	0	2	0
BLANTON	2	0	1	0	1	1	0	0
BORMAN	201	29	218	74	100	104	109	15,690
CROSS OAKS	0	0	1	0	0	0	0	648
EP RAYZOR	60	16	47	17	37	37	153	0
EVERS	297	25	280	70	118	148	330	63
GINNINGS	0	0	0	0	0	0	8	0
HAWK	8	8	0	0	8	8	44	98
HODGE	67	6	102	35	7	11	104	1,487
HOUSTON	52	18	54	16	25	26	42	35
MARTINEZ	87	1	200	20	10	17	0	72
MCNAIR	0	0	12	0	0	0	0	156
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	1	1	0	0	1	1	3	50
PALOMA CREEK	313	101	282	81	167	181	532	433
PECAN CREEK	16	0	18	6	3	4	6	25
PROVIDENCE	630	224	474	192	322	366	707	2,402
RIVERA	40	40	0	0	40	40	70	109
RYAN	35	13	40	11	24	27	38	31
SANDBROCK RANCH	362	76	534	99	147	173	214	371
SAVANNAH	58	13	70	13	36	40	36	0
SHULTZ	0	0	0	0	0	0	0	0
STEPHENS	60	19	56	16	26	32	98	129
UNION PARK	8	3	67	3	3	11	10	0
GRAND TOTAL *	2,308	594	2,506	653	1,087	1,241	2,592	22,401

*Does NOT include age-restricted communities

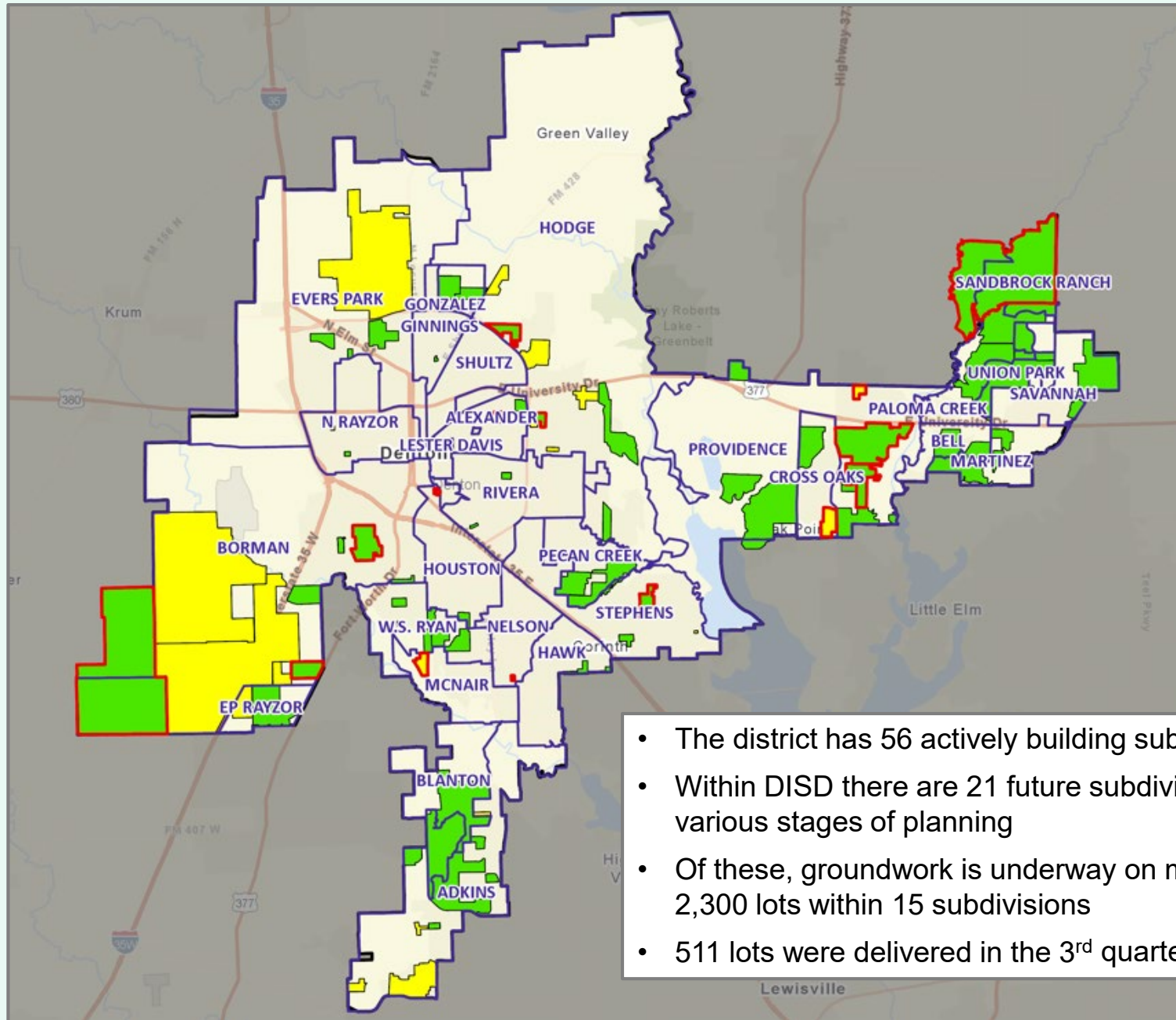
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



District Housing Overview



- The district has 56 actively building subdivisions
- Within DISD there are 21 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 2,300 lots within 15 subdivisions
- 511 lots were delivered in the 3rd quarter



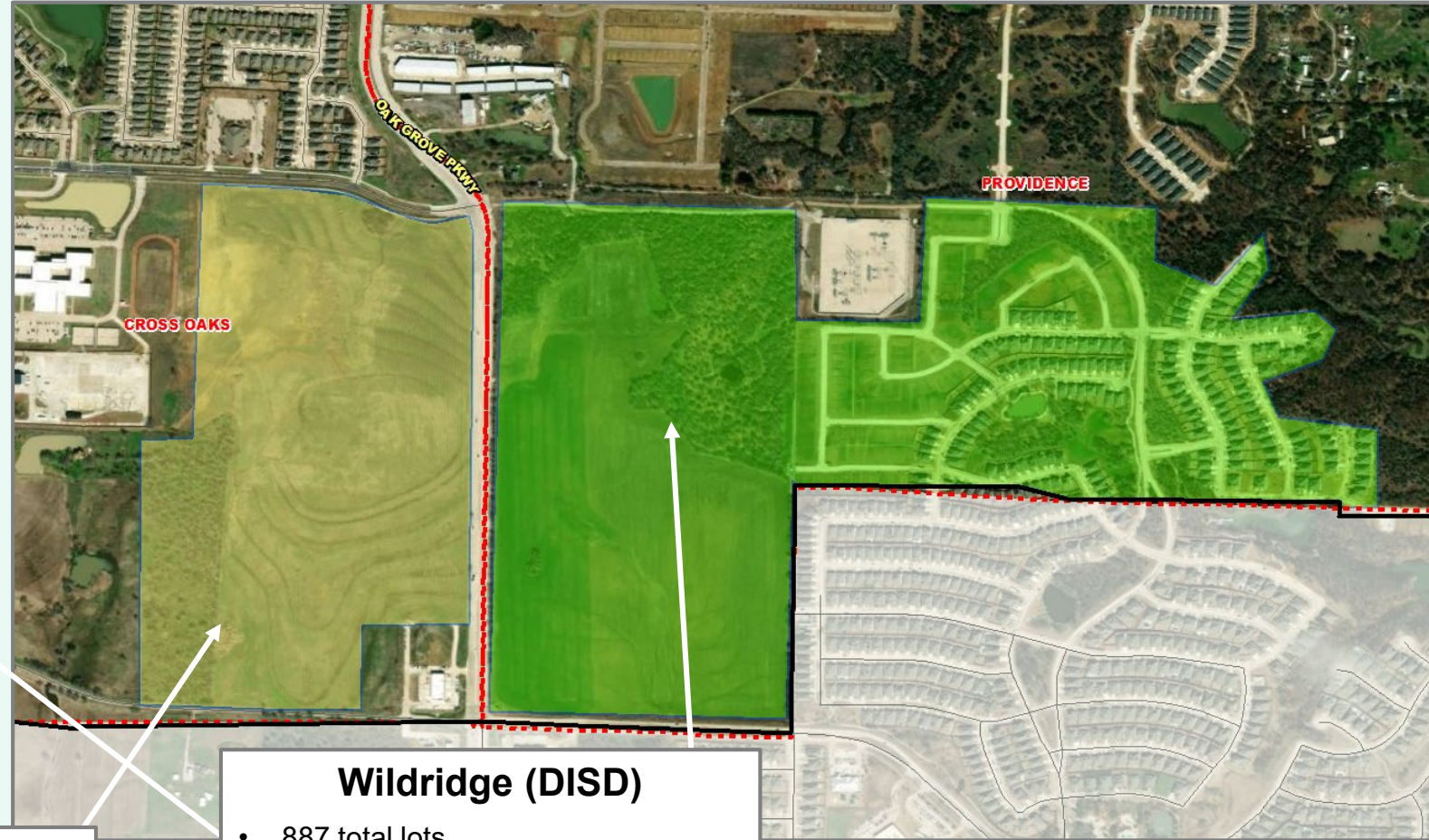
Residential Activity

July 2024



Chaparral Park

- 397 total future lots
- Groundwork underway on all lots
- Anticipate homebuilding Spring 2025
- Bloomfield Homes



Wildridge (DISD)

- 887 total lots
- 587 future lots
- 1 vacant developed lot
- 5 homes under construction
- 293 occupied homes
- Closed 98 homes in last 12 months
- Groundwork & roadwork underway on 135 lots In Phase 7
- \$400K - \$600K
- Current Student Yield =



Residential Activity

Oct 2024



King's Way

- 323 total lots
- 310 future lots
- 11 vacant developed lots
- 2 homes under construction
- First homes started 3Q24
- Groundwork underway on 177 lots in Phase 1B
- M/I Homes, Cambridge Homes
- \$350K+





Residential Activity

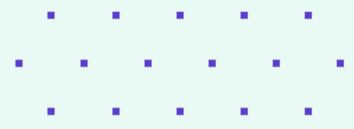
Oct 2024



Parkside

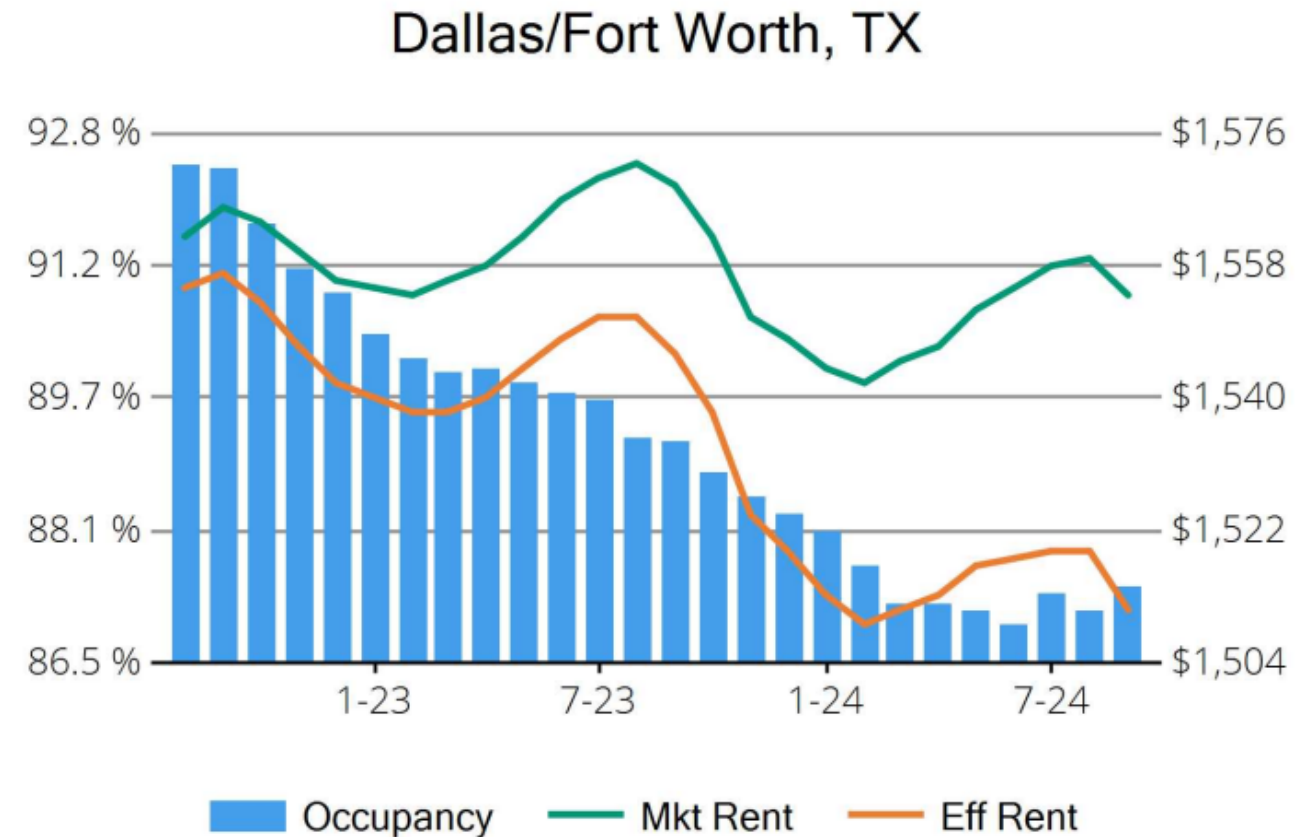
- 156 total future lots
- Final plat approved January 2024
- Groundwork underway on all lots
- Homebuilding anticipated to begin Spring 2025





Stabilized and Lease-up Properties

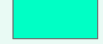
Conventional Properties	Sep 2024	Annual Change
Occupancy	87.4	-2.0%
Unit Change	37,217	
Units Absorbed (Annual)	18,083	
Average Size (SF)	879	+0.6%
Asking Rent	\$1,554	-0.9%
Asking Rent per SF	\$1.77	-1.4%
Effective Rent	\$1,511	-2.2%
Effective Rent per SF	\$1.72	-2.7%
% Offering Concessions	38%	+62.8%
Avg. Concession Package	6.7%	+25.3%

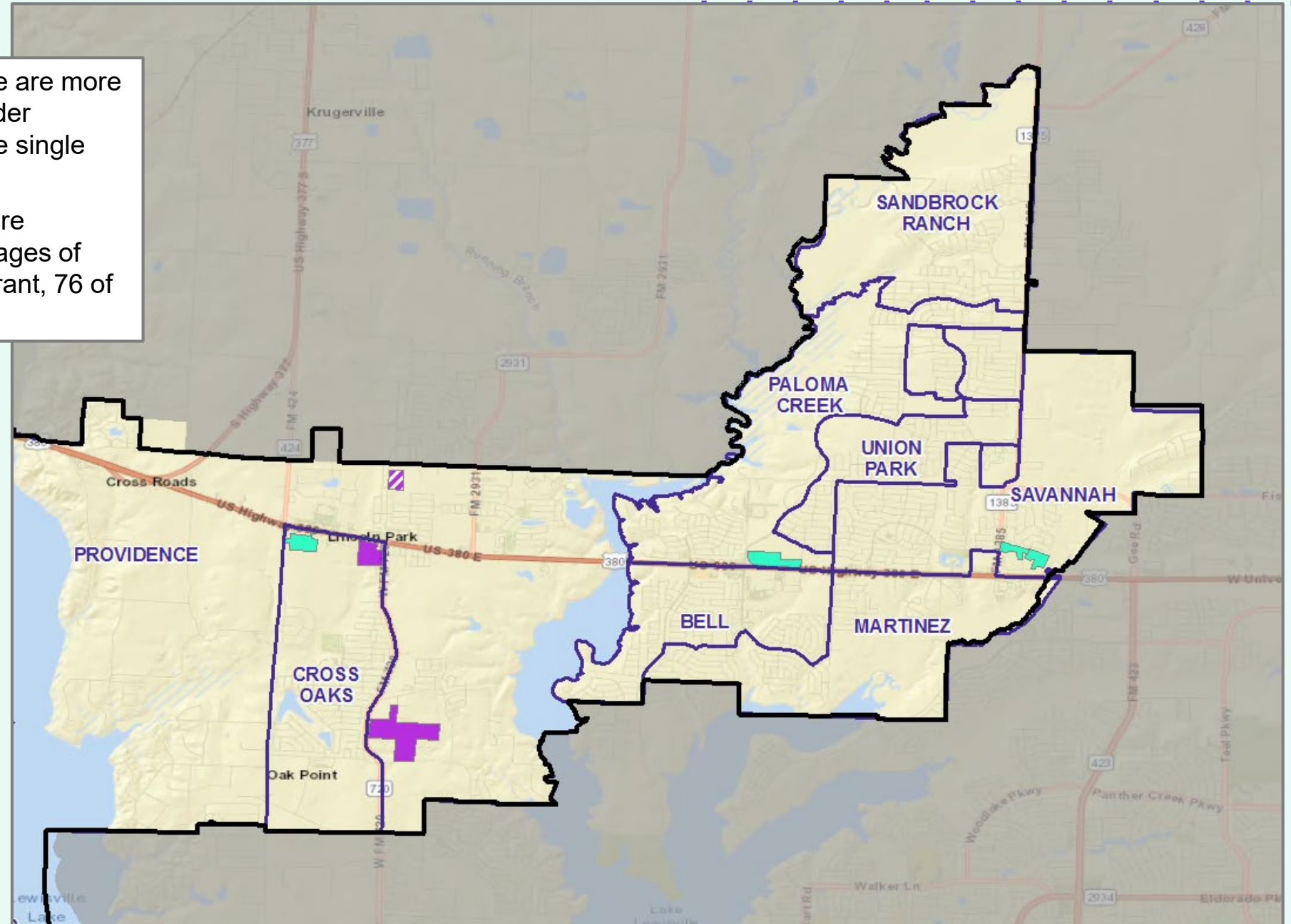


District Multifamily Overview – East Quadrant

- In the Eastern quadrant, there are more than 870 multifamily units under construction, 150 of which are single family rental homes
- There are more than 950 future multifamily units in various stages of planning in the Eastern quadrant, 76 of which are age-restricted

Multifamily Developments

-  Future Apartment
-  Future Single Family Rental
-  Apartment Under Construction
-  Mobile Home Under Construction
-  Single Family Rental Under Construction



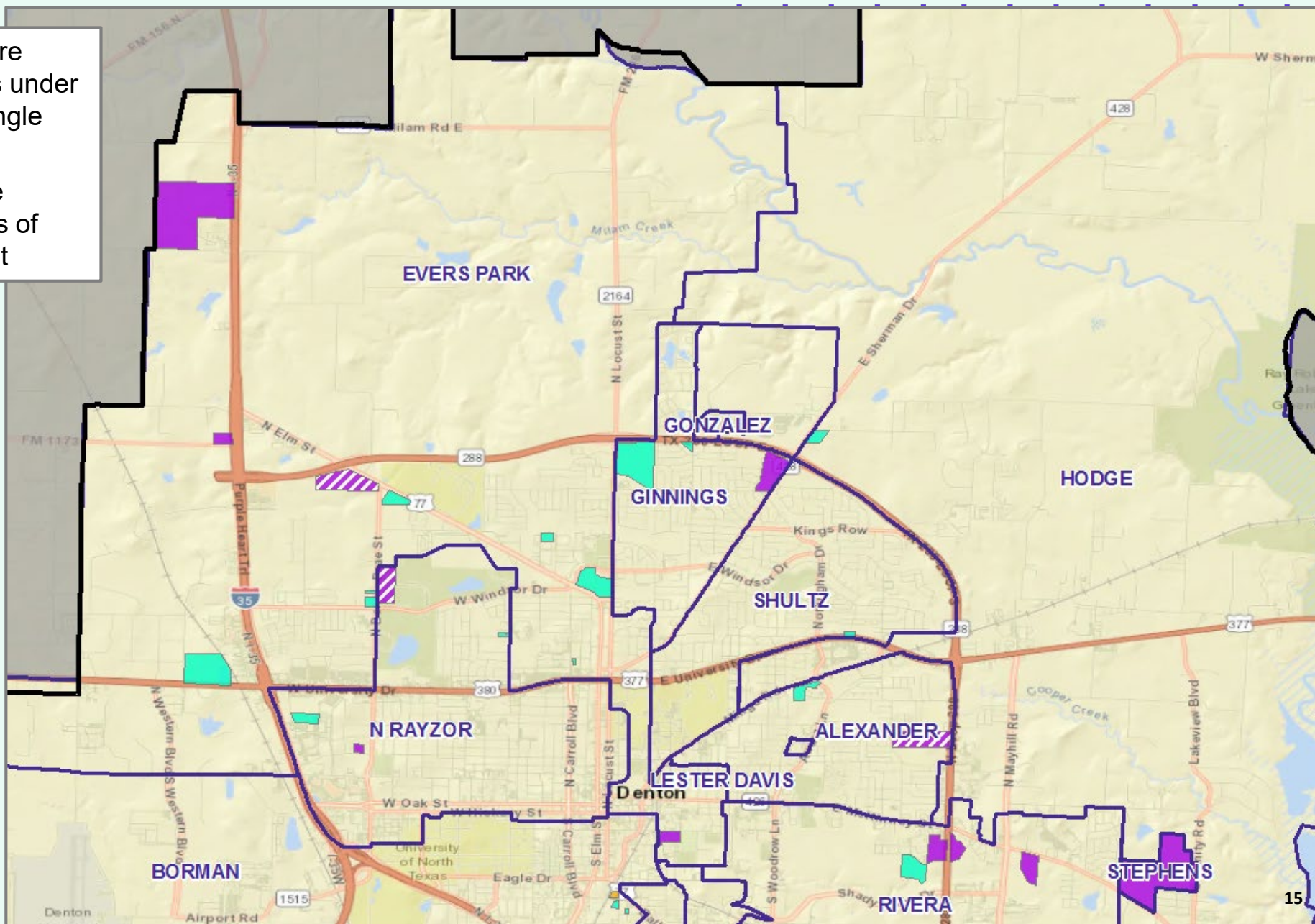


District Multifamily Overview – North Quadrant

- In the Northern quadrant, there are more than 3,400 multifamily units under construction, 770 of which are single family rental homes
- There are more than 3,300 future multifamily units in various stages of planning in the Northern quadrant

Multifamily Developments

-  Future Apartment
-  Future Single Family Rental
-  Apartment Under Construction
-  Mobile Home Under Construction
-  Single Family Rental Under Construction



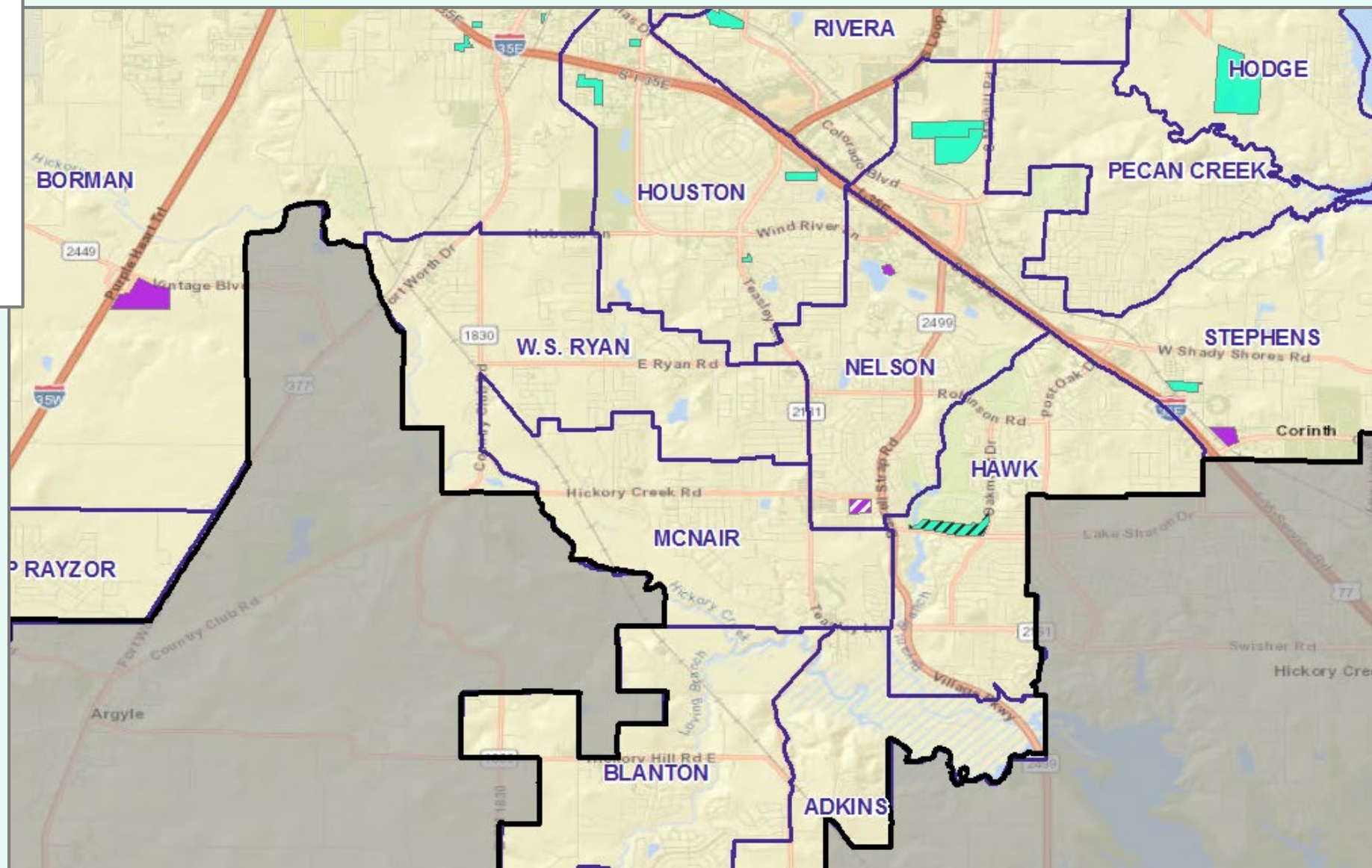


District Multifamily Overview – South Quadrant

- In the Southern quadrant, there are nearly 790 multifamily units under construction, 102 of which are single family rental homes
- There are more than 2,400 future multifamily units in various stages of planning across the Southern quadrant, including 215 single family rental units

Multifamily Developments

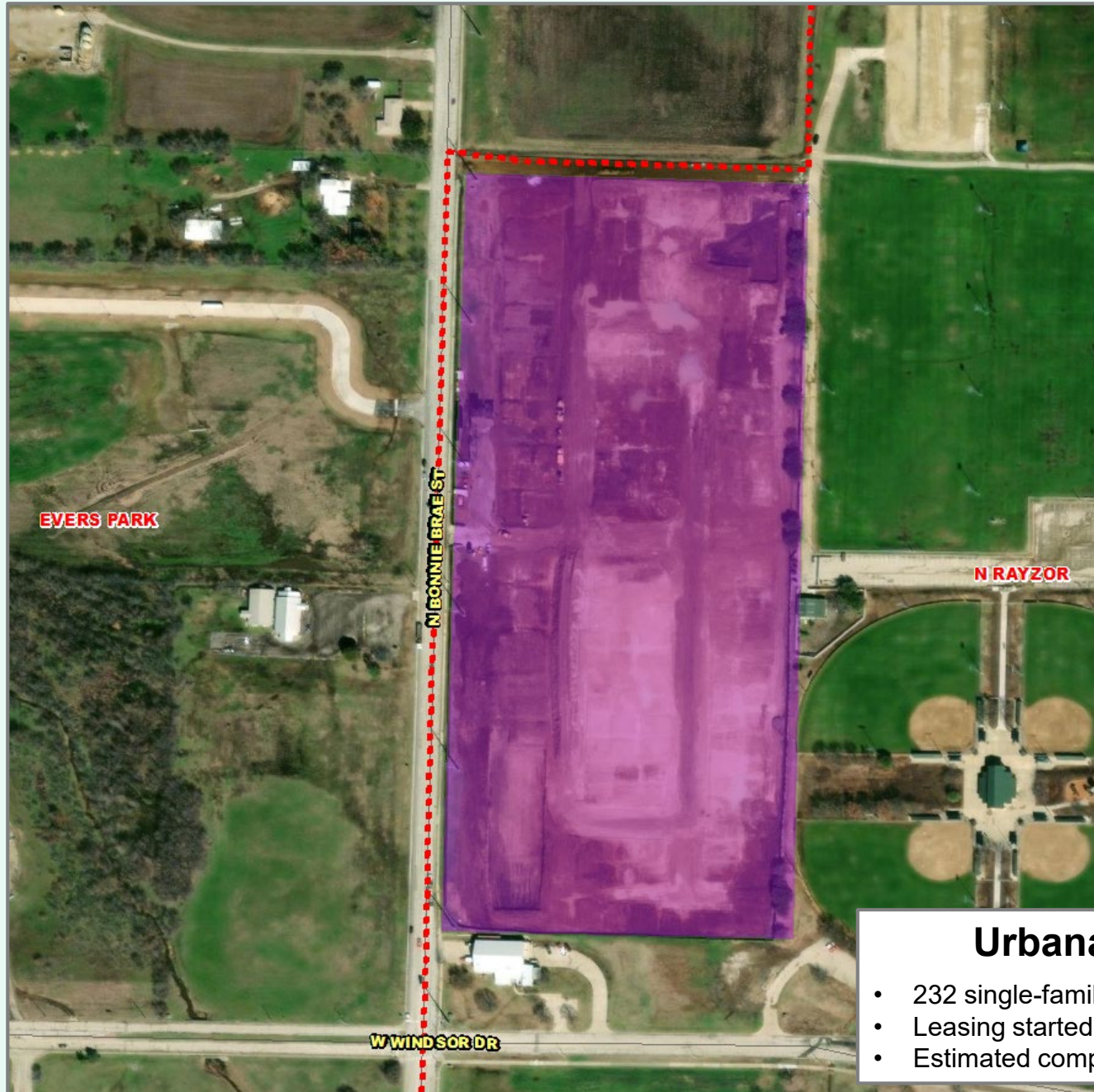
-  Future Apartment
-  Future Single Family Rental
-  Apartment Under Construction
-  Mobile Home Under Construction
-  Single Family Rental Under Construction





Multi-Family Activity

Oct 2024



Urbana at Bonnie Brae

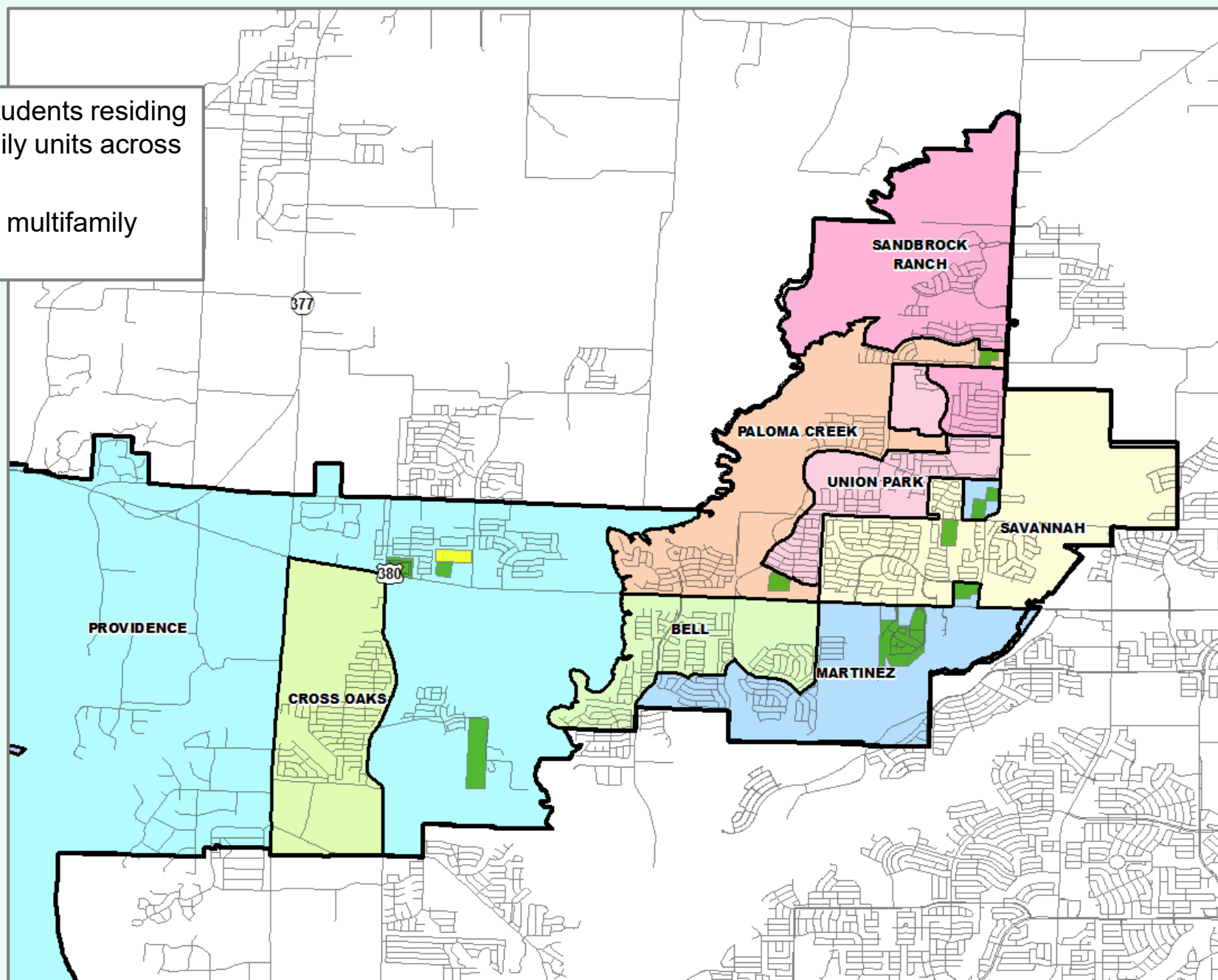
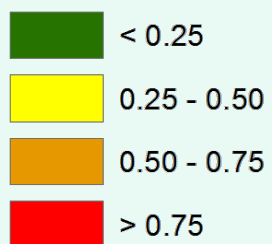
- 232 single-family rental homes under construction
- Leasing started mid 2024
- Estimated completion February 2025



District Multifamily Yield – East Quadrant

- There are 5,999 students residing in 31,205 multifamily units across the district
- The overall district multifamily yield is 0.192

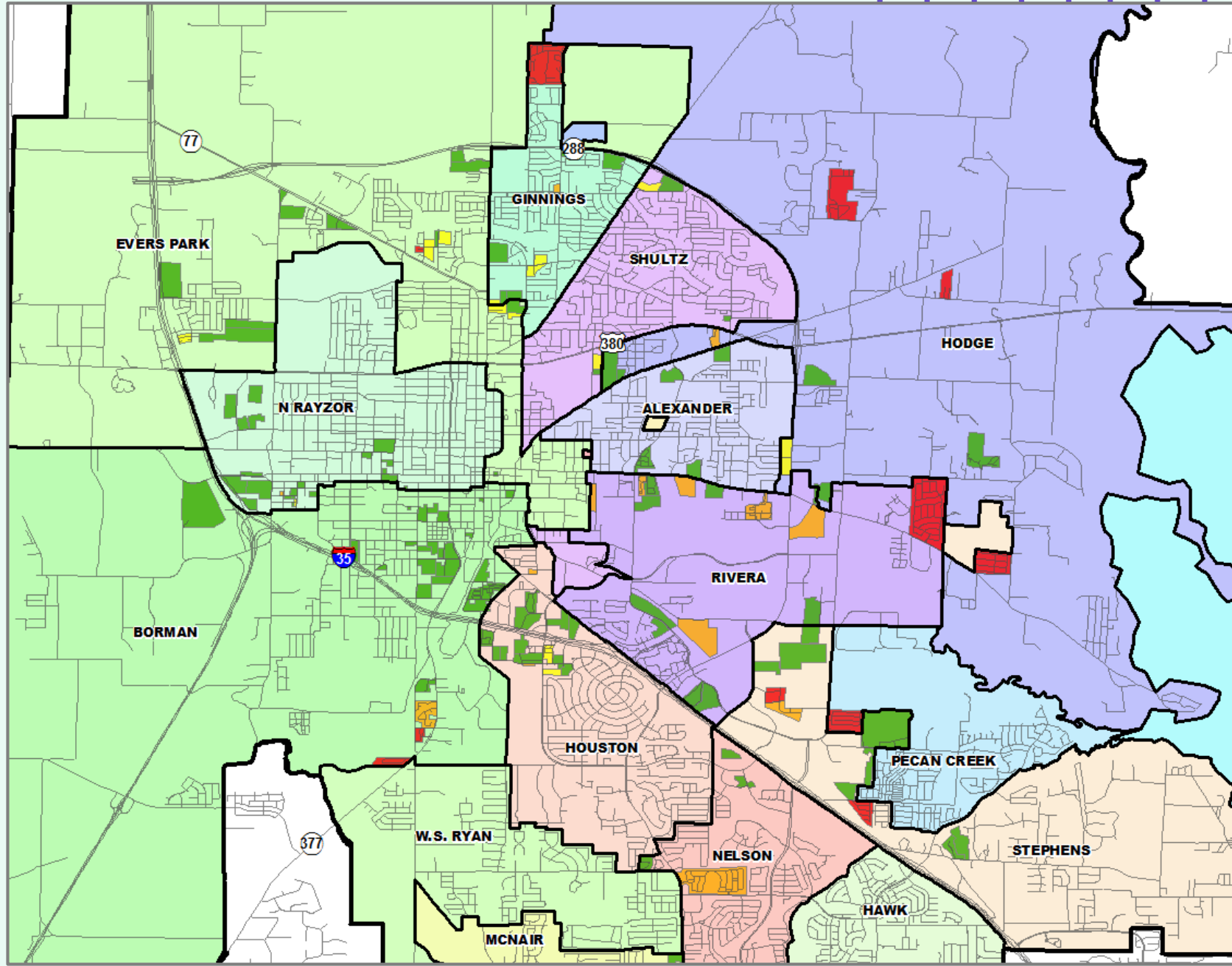
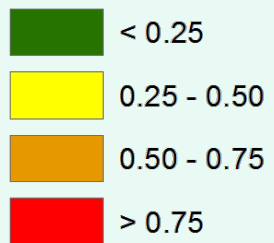
Multifamily Yield





District Multifamily Yield – Central Quadrant

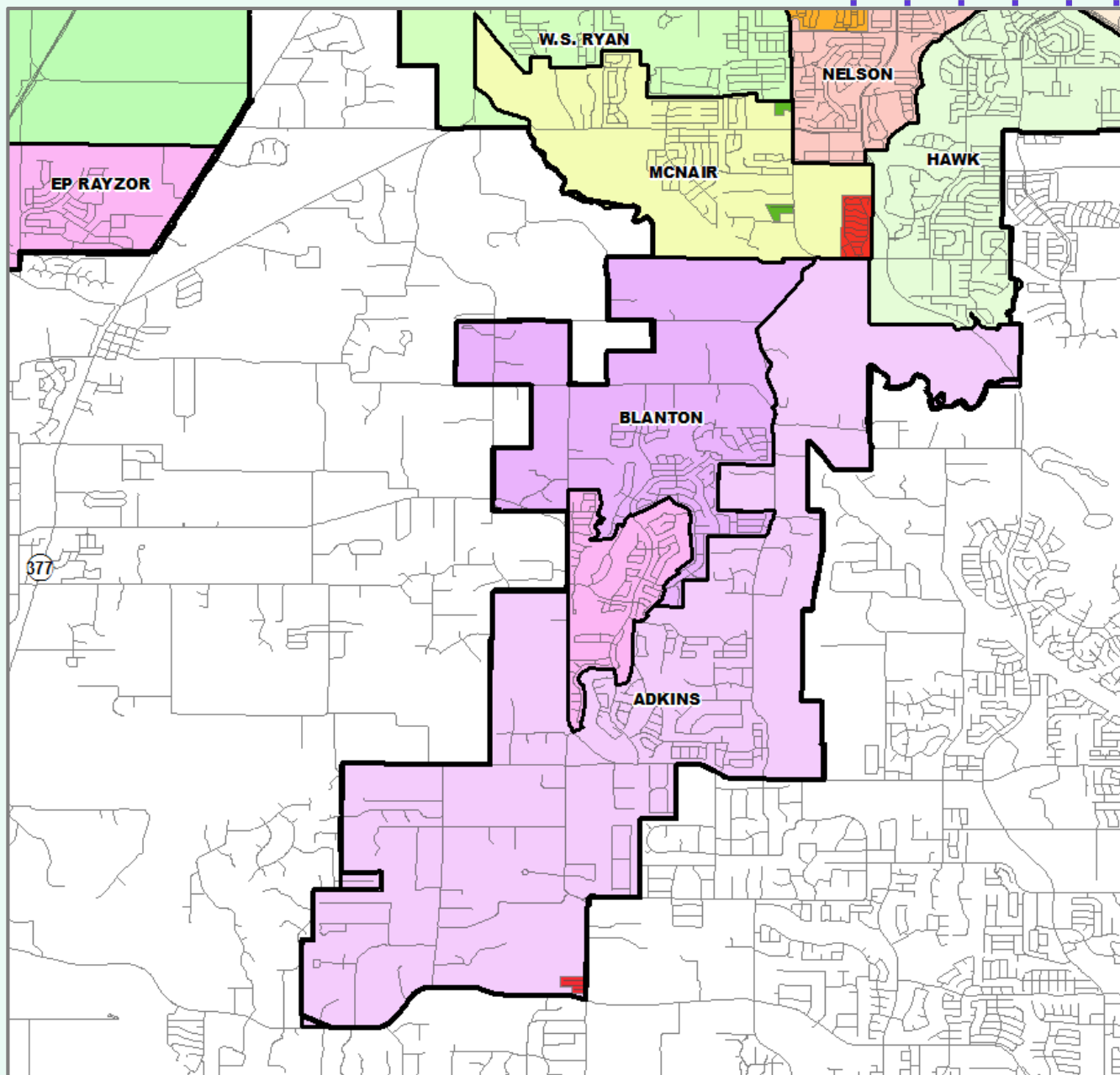
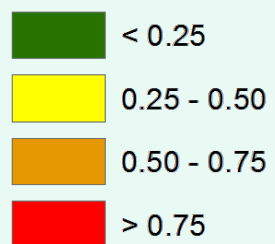
Multifamily Yield





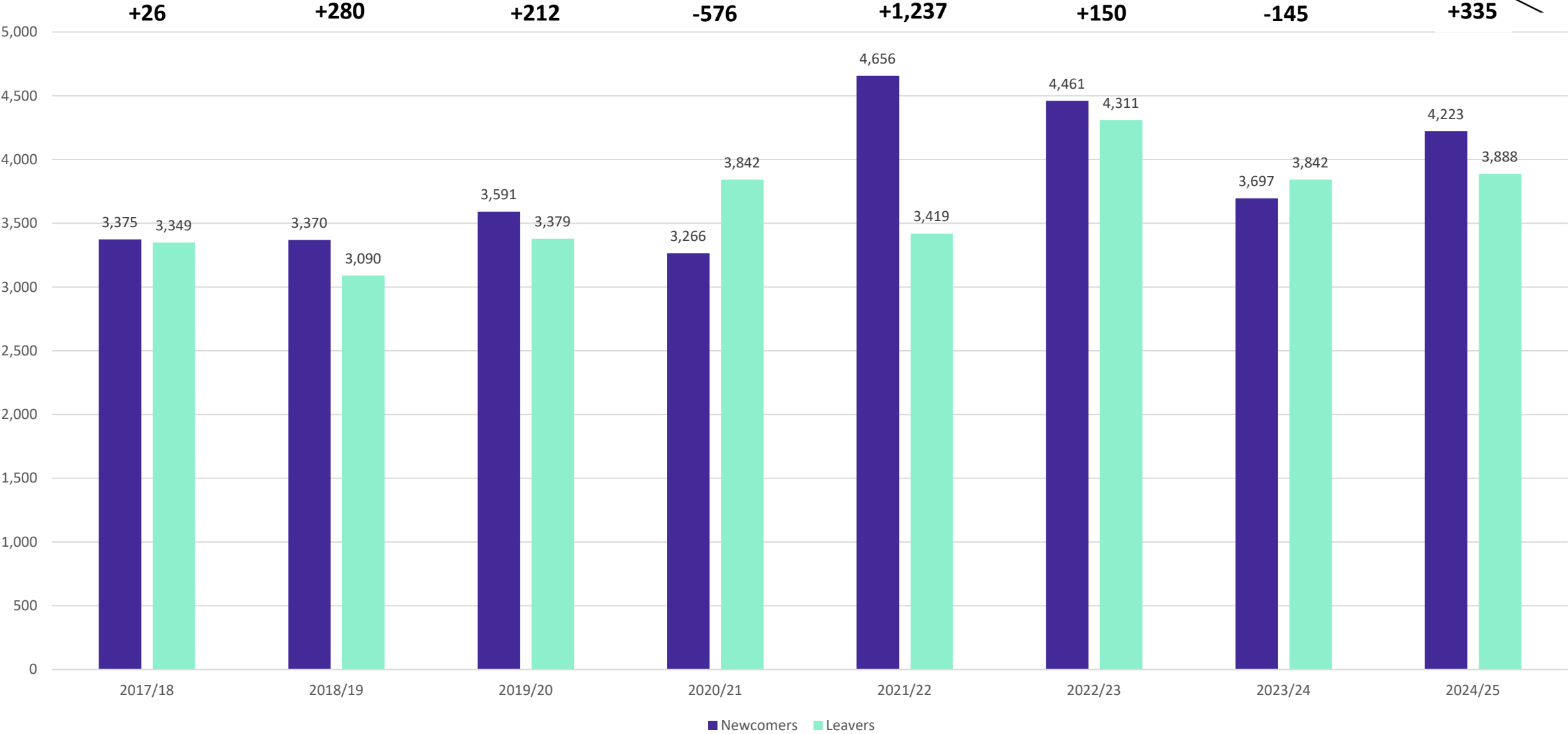
District Multifamily Yield – South Quadrant

Multifamily Yield





Newcomers and Leavers





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	Percent
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,318	2,397	2,455	2,402	2,324	2,222	30,261		
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,439	2,599	2,512	2,423	2,252	31,955	1,694	5.6%
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,425	2,506	2,597	2,480	2,345	32,543	588	1.8%
2023/24	149	1,335	2,330	2,380	2,494	2,402	2,362	2,458	2,326	2,376	2,356	2,536	2,537	2,478	2,386	32,905	362	1.1%
2024/25	100	1,505	2,331	2,406	2,383	2,554	2,402	2,380	2,476	2,363	2,437	2,490	2,521	2,543	2,415	33,306	401	1.2%
2025/26	100	1,525	2,364	2,418	2,414	2,438	2,615	2,425	2,394	2,536	2,414	2,545	2,491	2,473	2,436	33,587	281	0.8%
2026/27	100	1,551	2,378	2,466	2,462	2,454	2,501	2,651	2,442	2,455	2,596	2,532	2,545	2,443	2,386	33,962	375	1.1%
2027/28	100	1,614	2,442	2,485	2,519	2,521	2,507	2,537	2,675	2,509	2,506	2,727	2,528	2,516	2,360	34,545	583	1.7%
2028/29	100	1,662	2,491	2,562	2,524	2,570	2,589	2,546	2,548	2,745	2,567	2,626	2,727	2,484	2,424	35,165	620	1.8%
2029/30	100	1,693	2,521	2,571	2,616	2,570	2,631	2,633	2,558	2,618	2,809	2,699	2,624	2,685	2,396	35,723	559	1.6%
2030/31	100	1,723	2,551	2,612	2,625	2,663	2,625	2,683	2,647	2,625	2,685	2,947	2,695	2,598	2,591	36,370	647	1.8%
2031/32	100	1,747	2,592	2,654	2,677	2,676	2,717	2,666	2,698	2,714	2,683	2,819	2,941	2,660	2,508	36,853	482	1.3%
2032/33	100	1,775	2,623	2,692	2,713	2,708	2,732	2,749	2,693	2,766	2,774	2,817	2,813	2,891	2,570	37,417	564	1.5%
2033/34	100	1,805	2,665	2,737	2,735	2,753	2,769	2,775	2,770	2,759	2,826	2,917	2,811	2,781	2,791	37,995	578	1.5%
2034/35	100	1,838	2,720	2,791	2,791	2,790	2,828	2,831	2,795	2,838	2,816	2,971	2,913	2,771	2,688	38,482	486	1.3%

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



Ten Year Forecast by Elementary Campus

Campus Name	Capacity	PEIMS	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2033/35
Adkins Elementary School	740	447	469	453	448	457	454	454	454	451	449	448
Alexander Elementary School	740	569	542	522	499	486	492	487	484	482	478	477
Bell Elementary School	740	545	509	510	488	494	506	501	498	490	477	464
Blanton Elementary School	740	474	431	413	392	384	380	381	386	395	401	405
Borman Elementary School	740	517	585	682	783	883	1,070	1,217	1,401	1,636	1,925	2,276
Cross Oaks Elementary School	740	583	530	531	541	555	579	605	623	636	642	639
E P Rayzor Elementary School	740	509	488	498	486	492	494	515	533	557	575	593
Evers Park Elementary School	740	718	717	741	743	762	766	785	804	830	846	857
Ginnings Elementary School	740	614	557	561	563	575	574	576	571	565	555	546
Gonzalez School For Young Child	740	251	253	258	258	265	270	273	277	281	284	289
Hawk Elementary School	740	609	574	574	553	543	552	546	545	549	546	543
Hodge Elementary School	740	676	657	677	685	709	730	754	780	804	829	854
Houston Elementary School	740	528	487	477	462	463	464	470	473	477	476	474
Martinez Elementary School	740	520	505	505	500	497	489	495	494	489	480	471
McNair Elementary School	740	602	582	575	576	556	565	557	549	543	538	531
Nelson Elementary School	740	525	505	492	482	475	478	476	472	471	465	460
Newton Rayzor Elementary School	740	665	652	639	643	632	624	613	604	590	573	557
Paloma Creek Elementary School	740	509	539	592	655	700	719	709	706	709	705	697
Pecan Creek Elementary School	740	659	619	605	590	588	591	587	583	581	576	573
Providence Elementary School	740	689	727	840	950	1,093	1,181	1,225	1,243	1,229	1,212	1,212
Rivera Elementary School	740	616	701	680	661	653	648	644	643	639	636	634
Ryan Elementary School	740	545	717	700	702	716	704	706	700	700	697	696
Sandbrock Ranch Elementary School	740	806	851	847	849	810	793	769	787	783	775	778
Savannah Elementary School	740	720	727	715	691	680	681	690	682	676	677	674
Shultz Elementary School	740	736	688	700	680	675	682	682	685	680	674	677
Stephens Elementary School	740	443	520	605	676	730	678	683	676	671	669	685
Union Park Elementary School	740	719	879	883	884	874	869	878	868	865	862	858
Windle School For Young Child	740	264	285	285	282	294	298	301	305	310	313	318
ELEMENTARY TOTALS	22,200	16,058	16,296	16,560	16,722	17,041	17,332	17,579	17,826	18,089	18,336	18,686
Elementary Absolute Change		155	238	264	162	319	291	248	247	263	247	351
Elementary Percent Change		0.97%	1.48%	1.62%	0.98%	1.91%	1.71%	1.43%	1.40%	1.47%	1.36%	1.91%

Yellow box = exceeds capacity



Ten Year Forecast by Secondary Campus

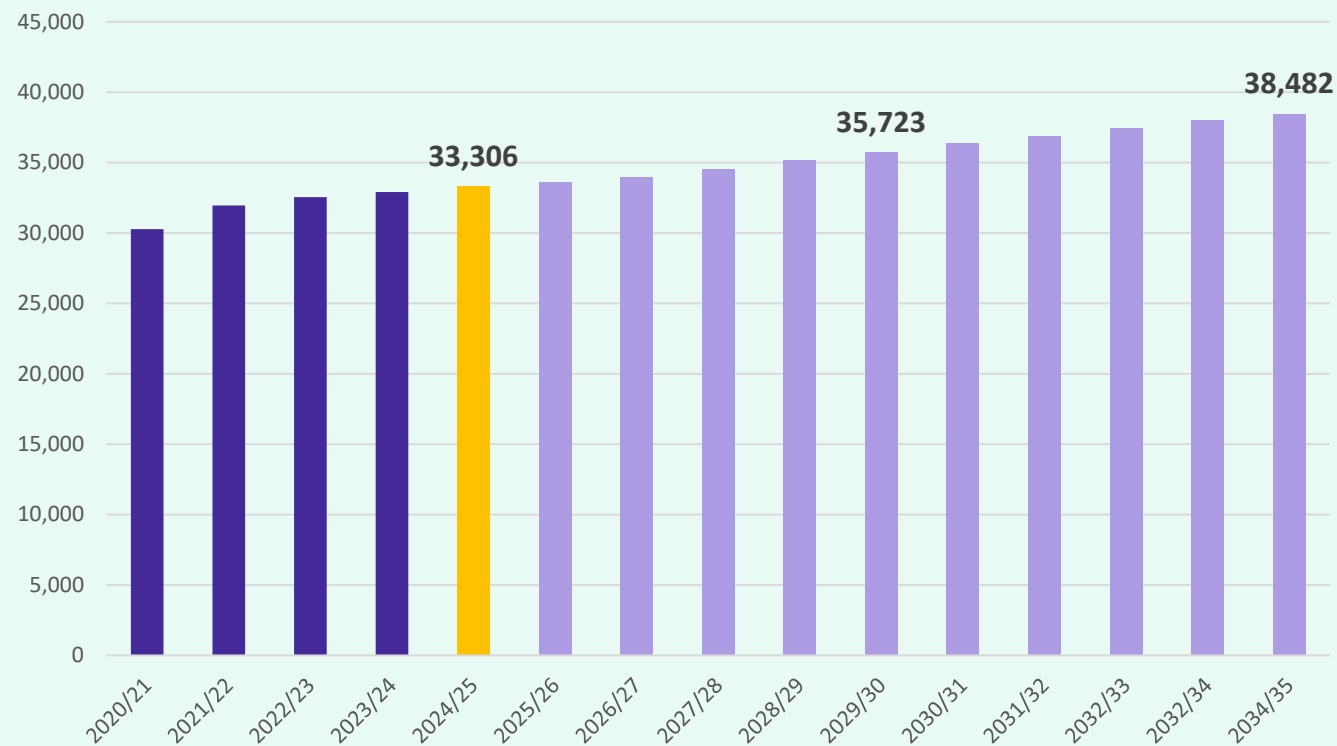
		PEIMS	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2033/35
Calhoun Middle School	1,000	851	840	901	910	940	932	943	989	1,018	1,039	1,071
Cheek Middle School	1,000	884	989	1,111	1,207	1,299	1,300	1,273	1,249	1,250	1,240	1,228
Crownover Middle School	1,000	883	914	962	964	955	935	923	916	936	929	923
Harpool Middle School	1,000	860	901	898	854	810	815	792	789	782	792	802
McMath Middle School	1,000	649	623	601	620	667	689	747	815	902	961	1,032
Bette Myers Middle School	1,000	839	783	703	703	755	815	778	758	728	731	712
Navo Middle School	1,000	706	665	725	802	828	824	833	843	848	855	856
Rodriguez Middle School	1,000	616	609	585	598	621	679	700	737	754	774	783
Strickland Middle School	1,000	954	987	975	998	953	965	937	968	984	1,002	1,009
MIDDLE SCHOOL TOTALS	9,000	7,242	7,311	7,461	7,657	7,828	7,953	7,926	8,064	8,201	8,324	8,418
Middle School Absolute Change		224	69	149	197	171	125	-28	138	138	123	94
Middle School Percent Change		3.19%	0.95%	2.04%	2.63%	2.23%	1.60%	-0.35%	1.74%	1.71%	1.50%	1.13%
Braswell High School	2,800	2,818	2,836	2,843	2,938	3,063	3,241	3,469	3,650	3,787	3,846	3,864
Denton High School	2,400	2,090	2,124	2,082	2,106	2,040	2,062	2,139	2,138	2,223	2,324	2,413
John Guyer High School	2,800	2,587	2,602	2,576	2,694	2,806	2,822	2,917	2,844	2,766	2,772	2,740
The LaGrone Academy		216	195	191	193	192	194	201	206	204	216	221
Fred Moore High School		66	66	66	66	66	66	66	66	66	66	66
Ryan High School	2,400	2,078	2,008	2,035	2,019	1,979	1,905	1,924	1,910	1,932	1,963	1,924
HIGH SCHOOL TOTALS	10,400	9,855	9,831	9,792	10,017	10,147	10,290	10,716	10,814	10,978	11,187	11,229
High School Absolute Change		61	-24	-39	225	130	143	427	98	164	209	42
High School Percent Change		0.62%	-0.24%	-0.39%	2.29%	1.30%	1.41%	4.15%	0.91%	1.52%	1.90%	0.38%
Virtual Academy		0	0	0	0	0	0	0	0	0	0	0
Denton J J A E P		9	9	9	9	9	9	9	9	9	9	9
Joe Sparks JDCTR		66	66	66	66	66	66	66	66	66	66	66
Lester Davis School		76	76	76	76	76	76	76	76	76	76	76
ALTERNATIVE SCHOOL TOTALS		151	151	151	151	151	151	151	151	151	151	151
DISTRICT TOTALS	41,600	33,306	33,589	33,964	34,547	35,167	35,725	36,372	36,855	37,419	37,997	38,484
District Absolute Change		401	283	375	583	620	559	647	482	564	578	486
District Percent Change		1.2%	0.8%	1.1%	1.7%	1.8%	1.6%	1.8%	1.3%	1.5%	1.5%	1.3%

Yellow box = exceeds capacity



Key Takeaways

Denton ISD Enrollment Projections



- Based on the current trend, Denton ISD could have more than 2,200 new home starts and more than 2,500 new home closings at the end of 2024
- The district has roughly 1,200 homes currently in inventory with nearly 2,600 additional lots available to build on
- Groundwork is underway on more than 2,300 lots within 15 subdivisions
- Denton ISD is forecasted to enroll roughly 35,700 students by 2029/30 and nearly 38,500 students by 2034/35