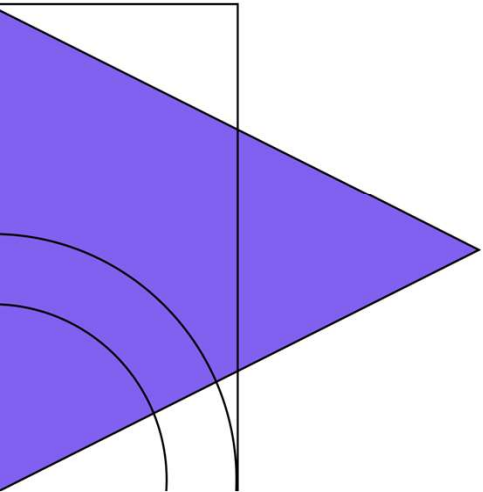
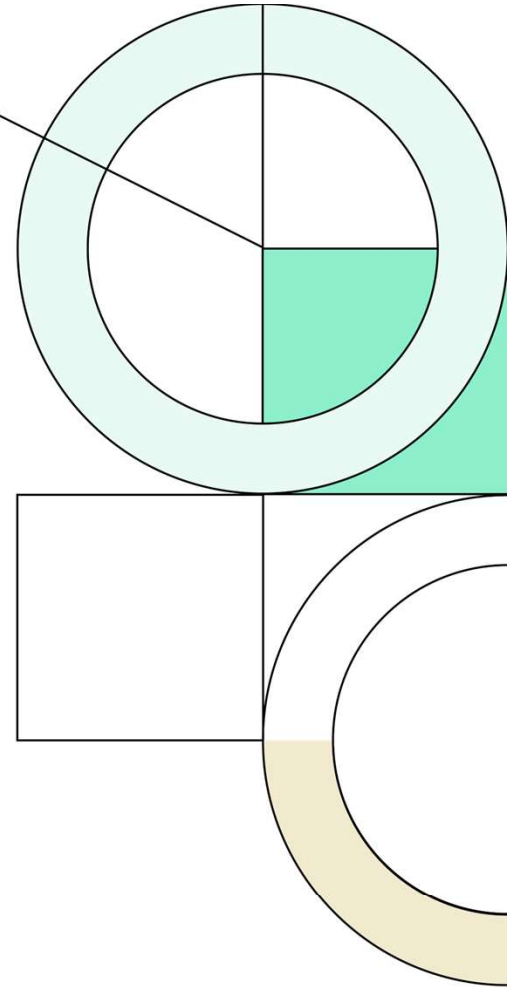


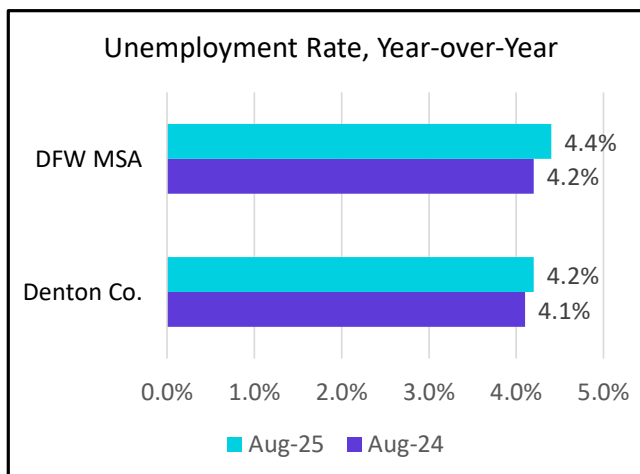


Denton Independent School District

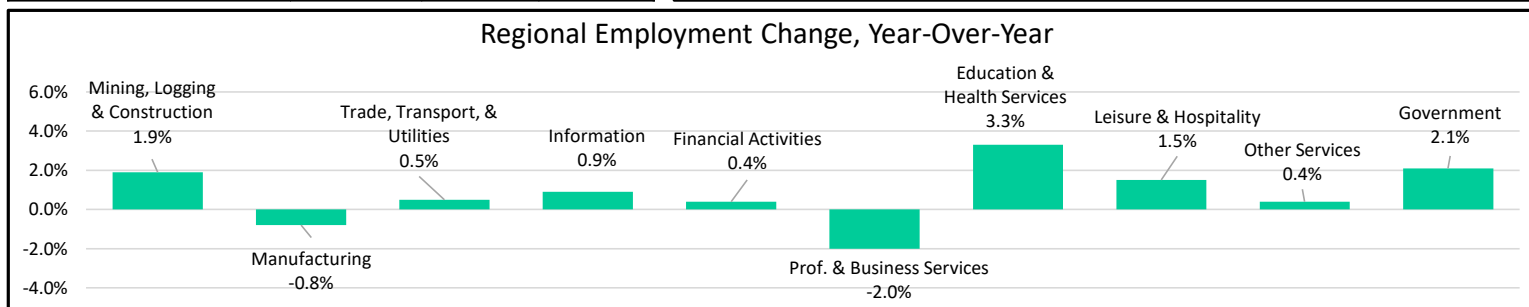
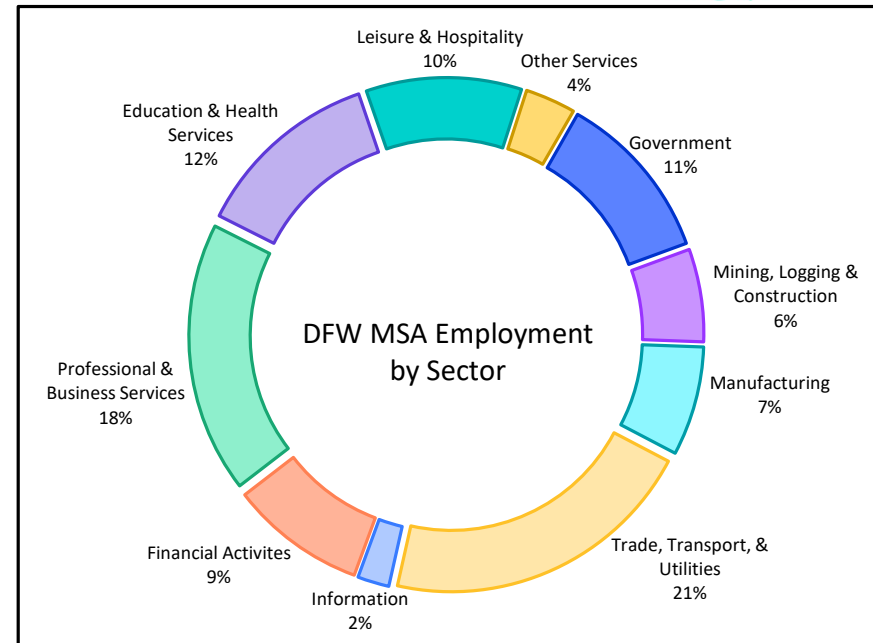
Fall 2025 Enrollment and Housing Report



- Unemployment levels in the region have decreased approximately 0.1% to 0.2% from last year numbers
- 33,882 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest increases in job numbers over the past year was in the Education and Health Services sector
- The largest decline this past year was in Professional & Business Services the last 12 months



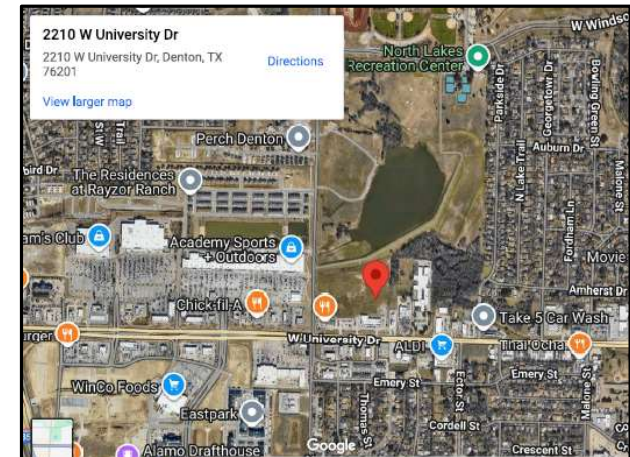
All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,271,300	4,298,600	0.6%



Source: US BLS; US BEA

- H-E-B plans to construct a new grocery store at 2210 W University Dr
- Will span roughly 126,000 sq. ft. with construction estimated to begin mid 2026 with completion anticipated late 2027
- The estimated total cost is \$30.2 million
- A second H-E-B is also anticipated to develop on a 20-acre site at the northwest corner of I-35W and Robson Ranch road near the new Landmark subdivision
- The second location, off Robson Road, is expected to span 134,000 sq. ft., cost approximately \$60.5 million, and open mid 2026
- Both of these new grocery stores are expected to bring hundreds of new jobs to the area

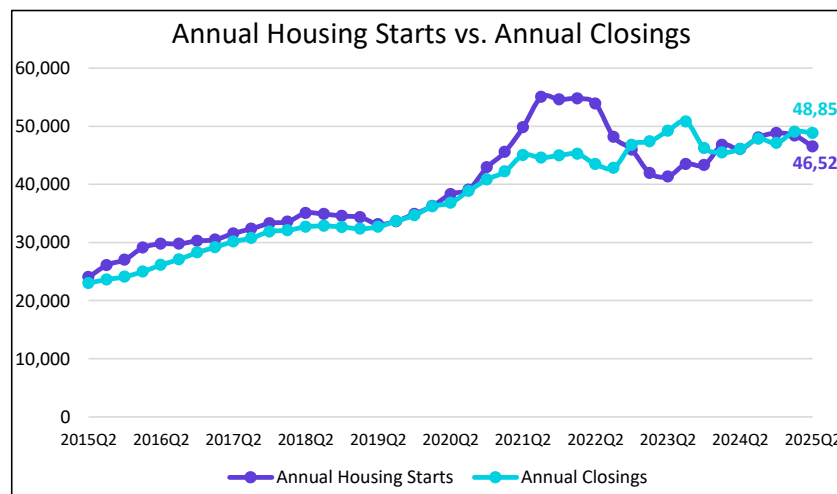
Oct 8, 2025



Source: Dallas Business Journal

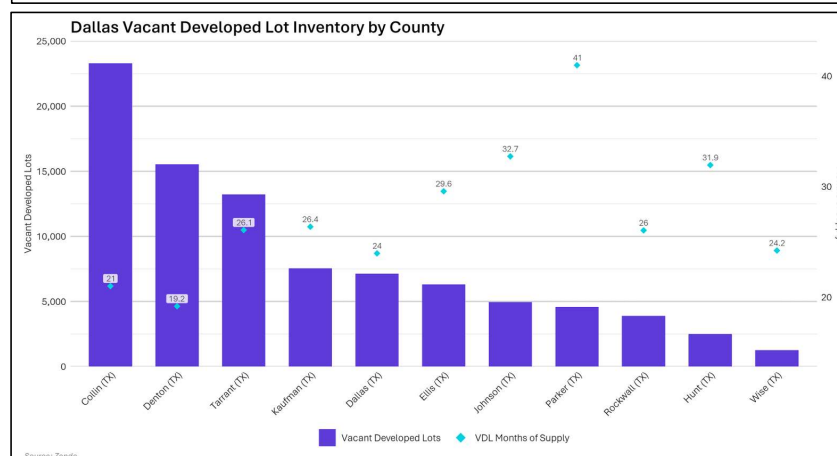
Regional Housing Market Conditions

Single-Family Housing



Dallas/Fort Worth maintains an average monthly sales rate of 2.1 net monthly sales per community among active projects.

Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

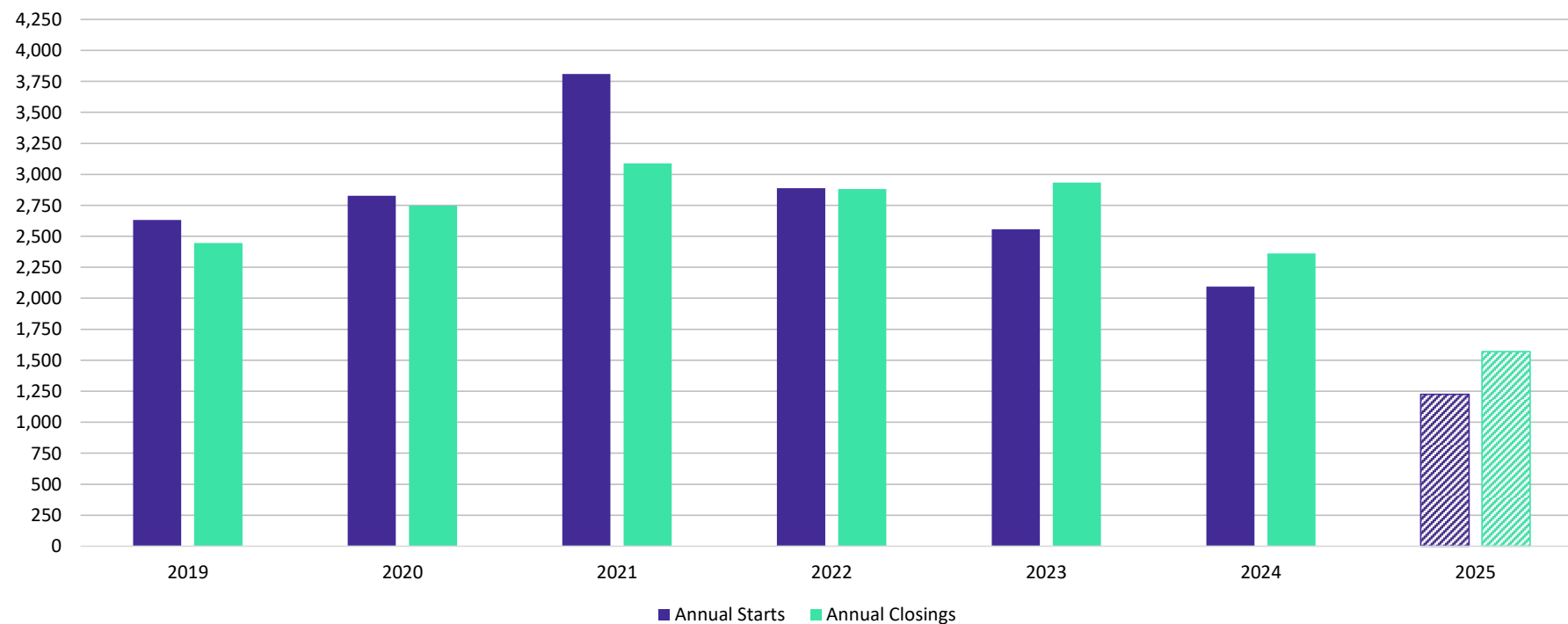


Denton County is 2nd in the region in vacant developed lots supply with over 15,000 lots currently available to build on.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.

Denton ISD New Home Activity

Single-Family Housing



Starts	2018	2019	2020	2021	2022	2023	2024	2025
1Q	555	572	516	960	845	461	532	417
2Q	801	617	748	1084	714	822	577	545
3Q	563	686	684	1,005	512	654	594	264
4Q	571	757	880	761	817	619	391	
Total	2,490	2,632	2,828	3,810	2,888	2,556	2,094	1,226

Closings	2018	2019	2020	2021	2022	2023	2024	2025
1Q	561	495	626	639	617	803	487	555
2Q	563	572	726	936	708	853	777	601
3Q	561	678	756	727	563	709	653	415
4Q	555	701	640	786	993	568	444	
Total	2,240	2,446	2,748	3,088	2,881	2,933	2,361	1,571

Source: Zonda

Denton ISD New Home Activity by Elementary Zone

Single-Family Housing



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	12	5	11	4	13	14	65	273
ALEXANDER	2	0	1	0	2	2	289	344
BELL	1	0	1	0	0	0	0	0
BLANTON	0	0	1	0	0	0	0	0
BORMAN	134	28	118	29	58	79	221	227
CROSS OAKS	1	0	1	0	5	5	14	792
EP RAYZOR	144	24	155	32	51	65	230	14,801
EVERS	246	23	232	85	129	143	85	63
HAWK	24	10	19	15	10	13	20	164
HILL	435	57	598	92	129	195	488	1,869
HODGE	142	22	89	29	38	64	139	1,608
HOUSTON	39	0	63	9	0	5	35	0
MARTINEZ	0	0	17	0	0	0	0	0
MCNAIR	0	0	0	0	0	0	156	0
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	1	0	2	2	0	0	2	0
PALOMA CREEK	127	26	223	37	54	85	405	433
PECAN CREEK	1	0	5	1	0	0	2	0
PROVIDENCE	10	3	2	0	8	10	149	70
REEVES	0	0	14	0	0	3	0	21
RIVERA	14	0	42	6	6	12	56	64
RYAN	10	3	32	6	4	5	37	31
SANDBROCK RANCH	211	53	263	55	110	122	233	384
SAVANNAH	0	0	0	0	38	39	36	0
SHULTZ	3	3	0	0	3	3	5	0
STEPHENS	31	7	48	12	8	16	50	234
UNION PARK	2	0	6	1	0	7	8	0
GRAND TOTAL*	1,590	264	1,943	415	666	887	2,730	21,415

 Highest activity in the category

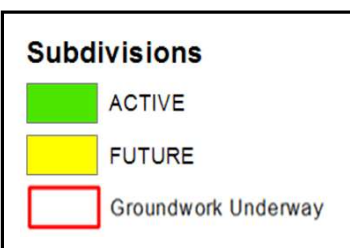
 Second highest activity in the category

 Third highest activity in the category

*Does NOT include age-restricted communities

District Future Housing Overview

- The district has 48 active subdivisions with more than 660 homes under construction and more than 2,700 lots ready to be built on
- Within DISD there are currently 24 future subdivisions totaling more than 21,400 single family lots
- Groundwork is underway on nearly 4,000 lots within 17 subdivisions



The following pages highlight major and new developments

October 8, 2025



Spiritas Ranch

- 2,308 total lots
- 1,105 future lots
- 306 vacant developed lots
- 82 homes under construction
- 764 occupied homes
- Closed 522 homes in last 12 months, closed 76 homes in 3Q25
- Groundwork underway on 145 lots in Phase 2; streets being paved for 327 lots in Phase 3
- \$330K+
- Student Yield: **.335**

October 8, 2025



Chaparral Park

- 530 total future lots
- Groundwork underway on all lots
- Estimate lot delivery late 2025
- Bloomfield Homes

Wildridge (DISD)

- 887 total lots
- 351 future lots
- 173 vacant developed lots
- 44 homes under construction
- 304 occupied homes
- Started 64 homes in last 12 months; started 20 homes in 3Q25
- Groundwork underway on remaining lots
- Student Yield: .178

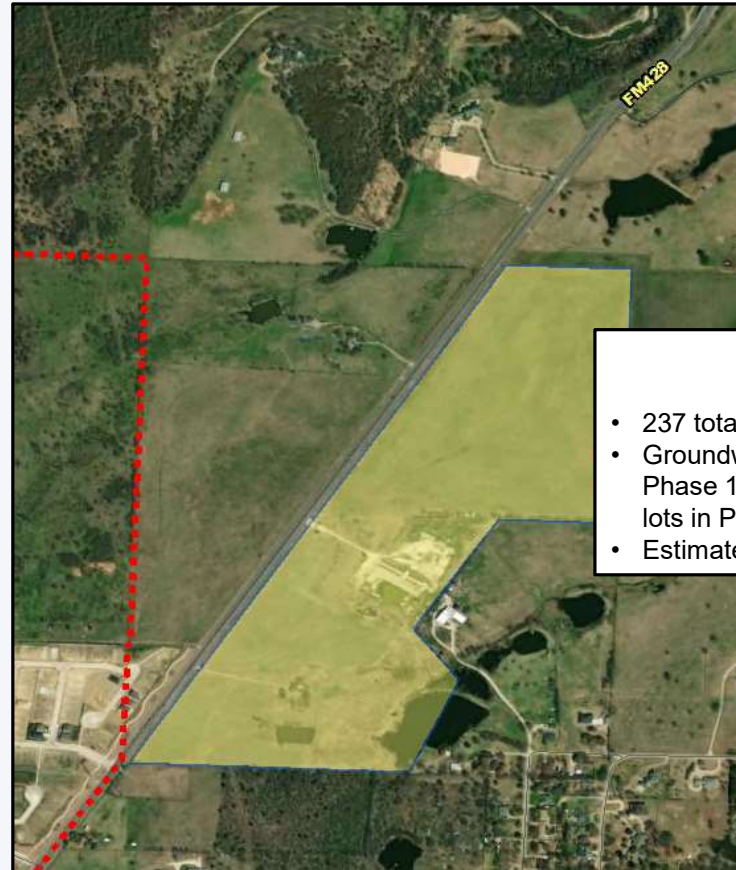
District Single-Family Activity

Single-Family Housing Construction

October 29, 2025



 Zonda[™]
Demographics



Agave Ranch

- 237 total future lots
- Groundwork underway on 91 lots in Phase 1; streets being paved for 146 lots in Phase 2
- Estimated lot delivery early 2026



District Single-Family Activity

Single-Family Housing Construction

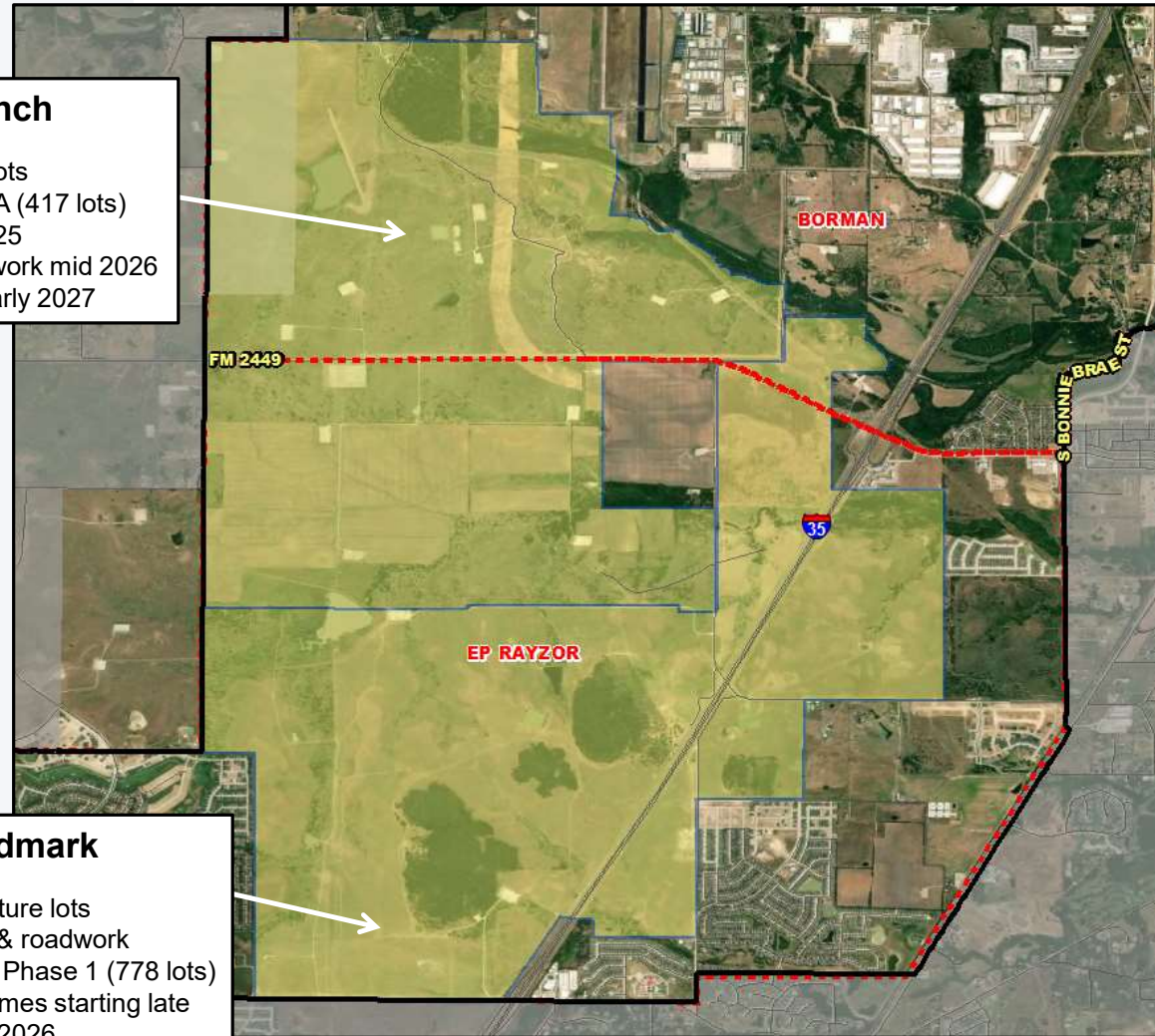
September 12, 2025

Cole Ranch

- 7,858 total future lots
- Final plat Phase 1A (417 lots) approved June 2025
- Anticipate groundwork mid 2026 with first homes early 2027

Landmark

- 6,778 total future lots
- Groundwork & roadwork underway on Phase 1 (778 lots)
- Anticipate homes starting late 2025 – early 2026

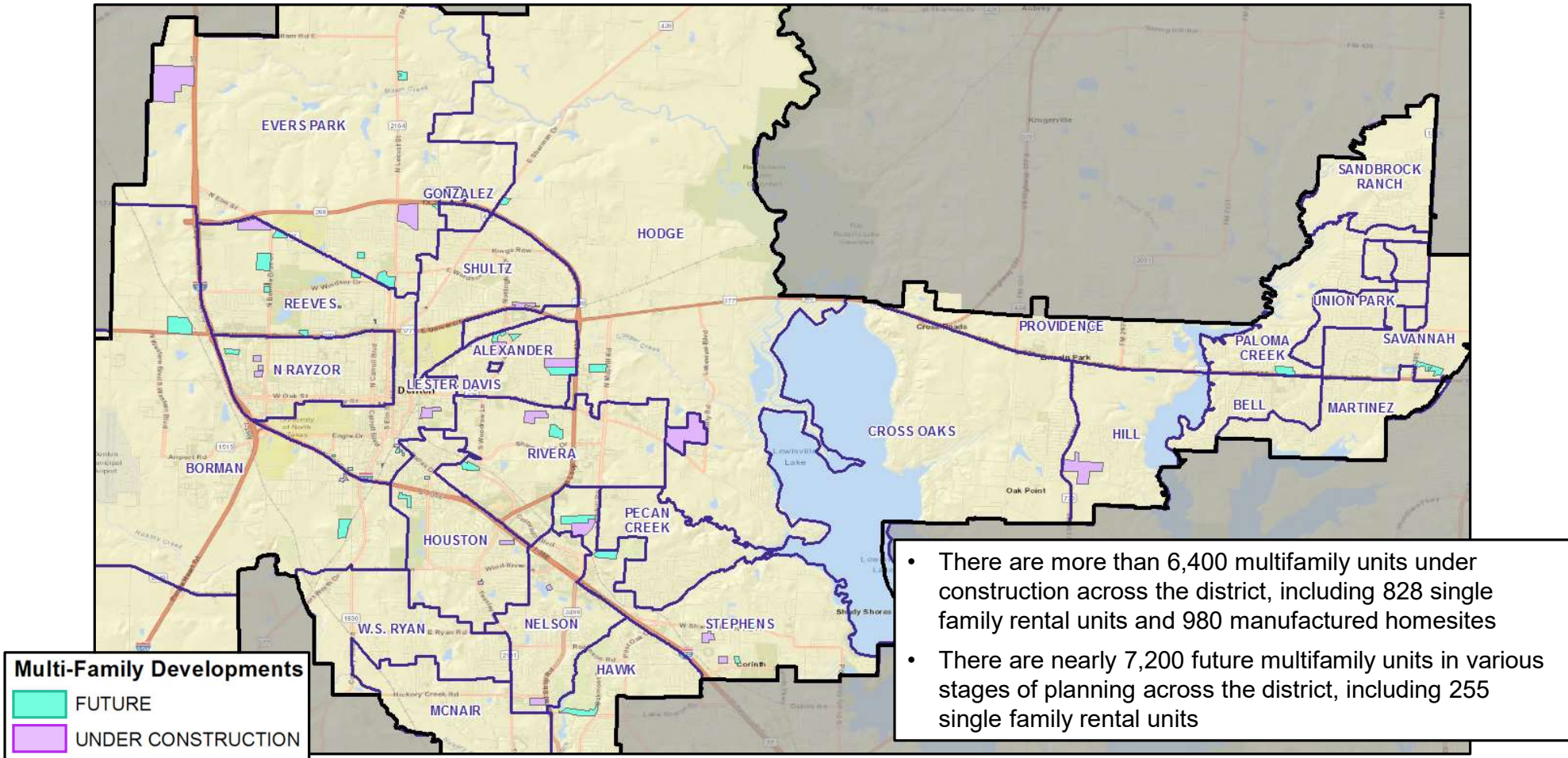




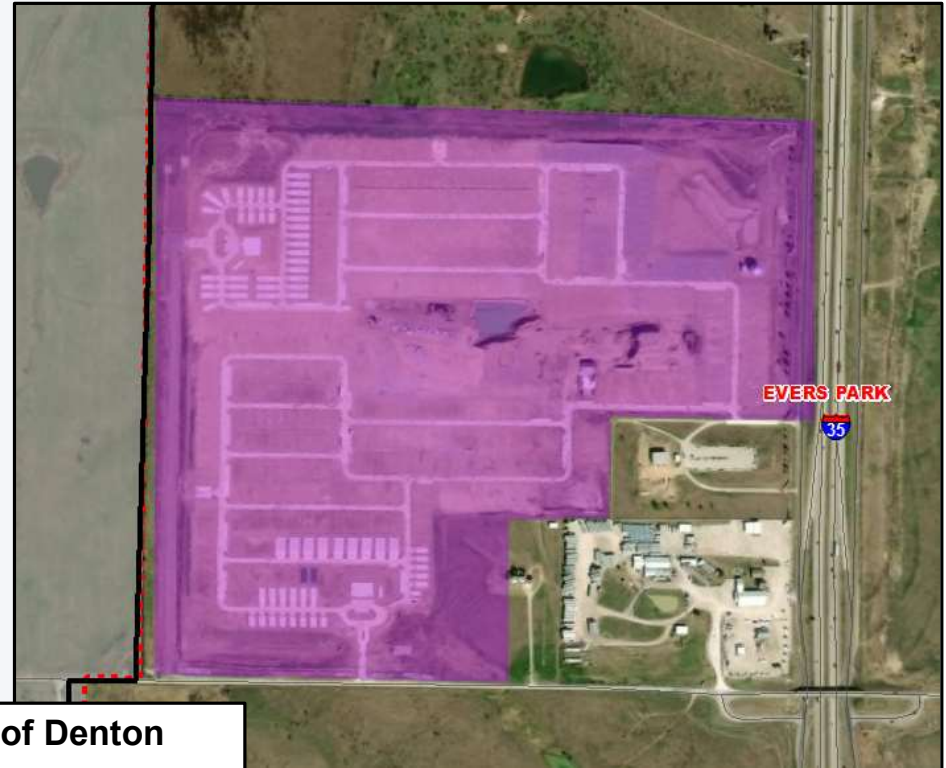
District Multifamily Overview

Multifamily Housing

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Demographics



October 29, 2025



Mansions of Denton

- 400 duplex units under construction
- First foundations laid August 2024
- First homes anticipated Spring 2026

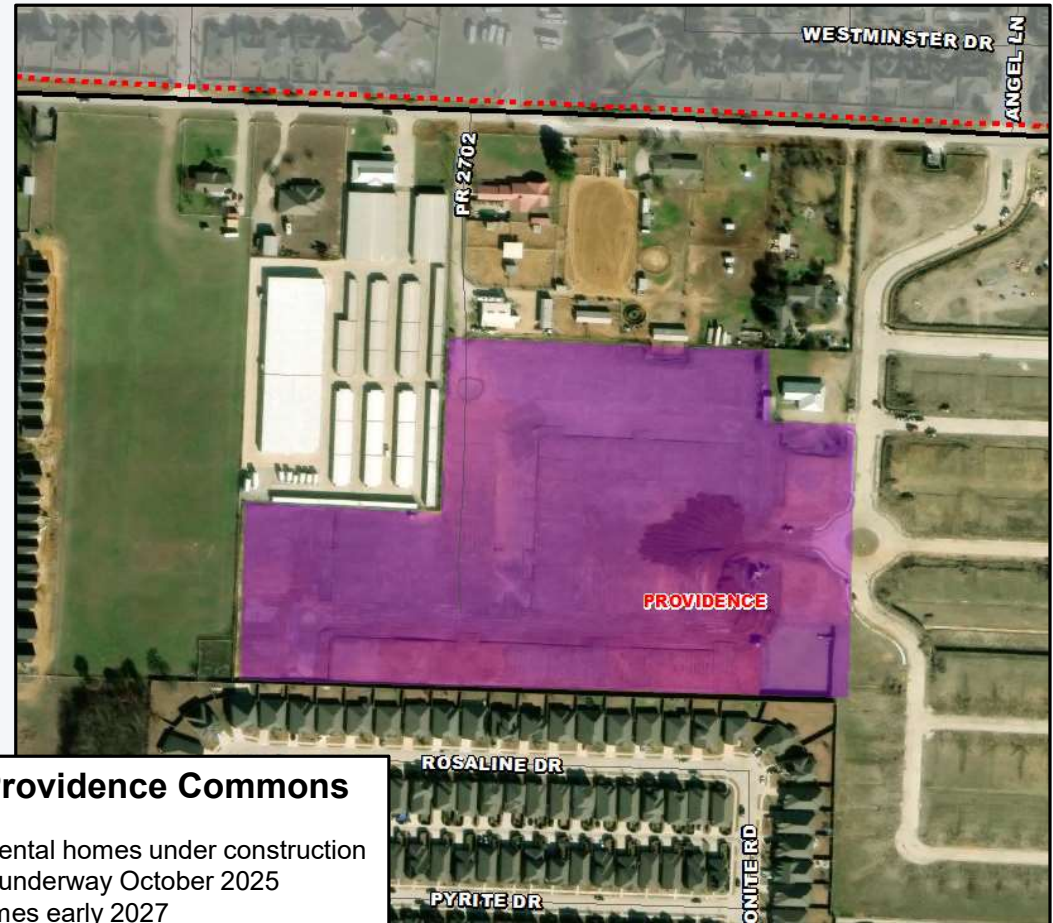
October 29, 2025



Oak Vista

- 126 duplex units under construction
- Groundwork & roadwork underway October 2025
- Estimated first homes Fall 2026

October 8, 2025



Cottages at Providence Commons

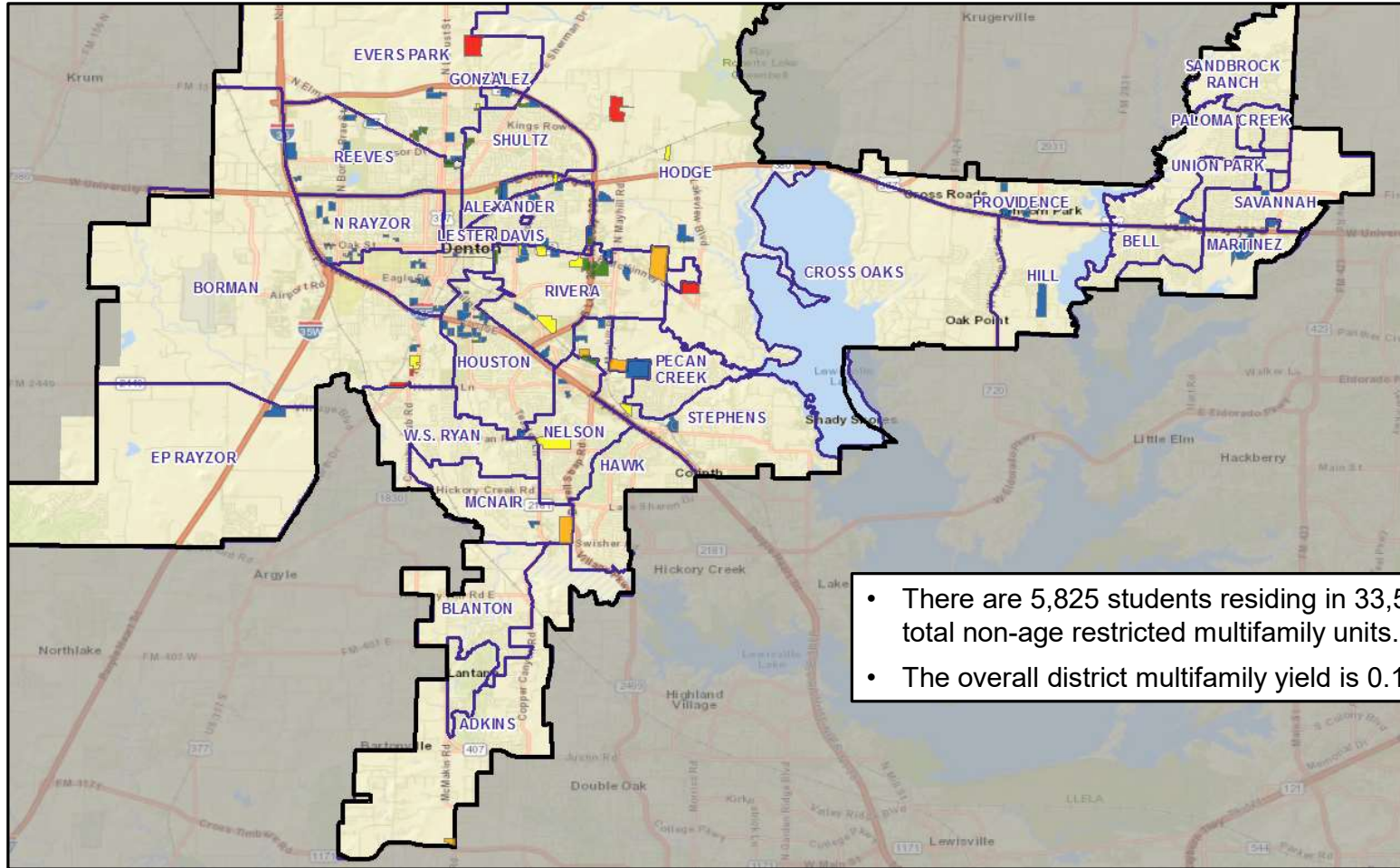
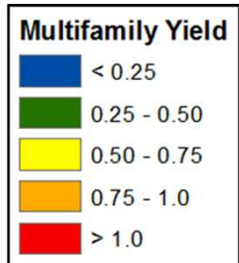
- 188 single-family rental homes under construction
- Initial groundwork underway October 2025
- Estimated first homes early 2027



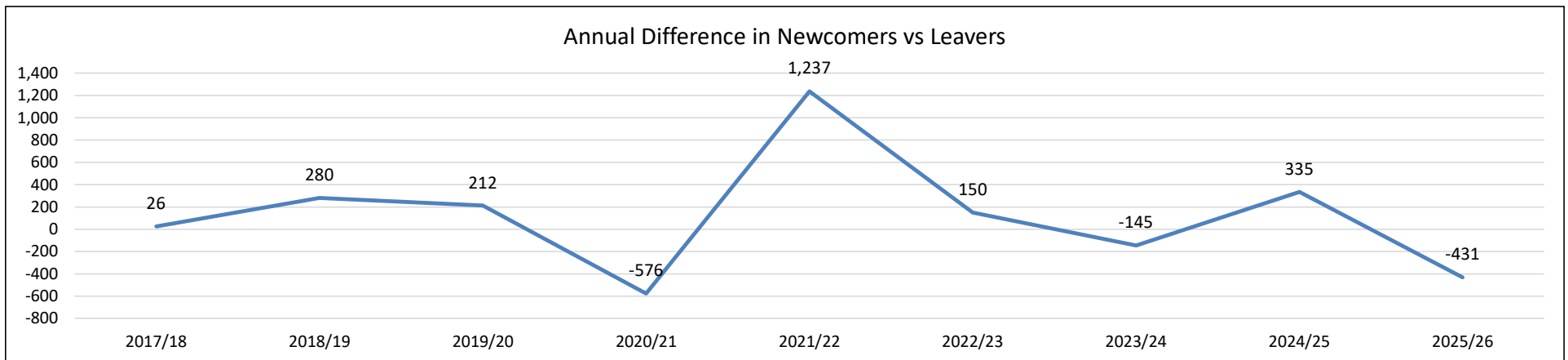
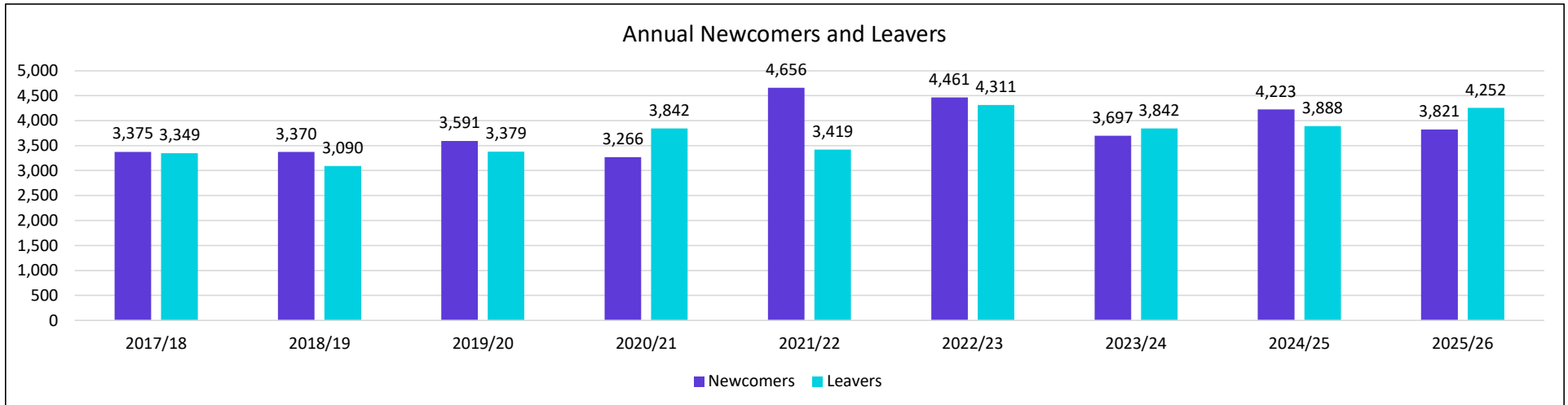
District Multifamily Yield Analysis

Multifamily Housing

Zonda.
Demographics



- There are 5,825 students residing in 33,578 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.173

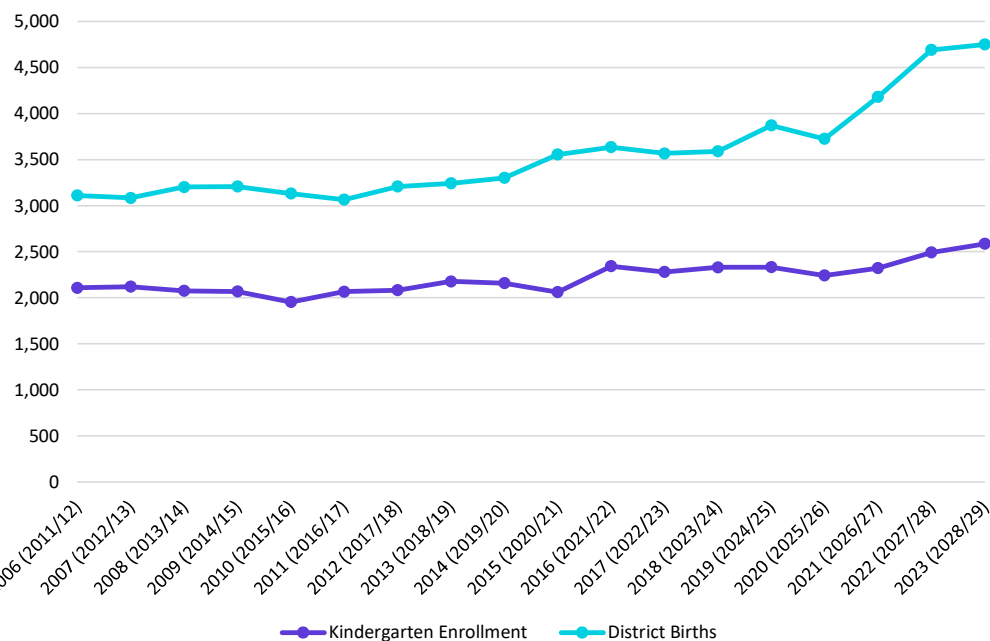


Denton ISD – Birth Rate Analysis

Enrollment- Data & Trends

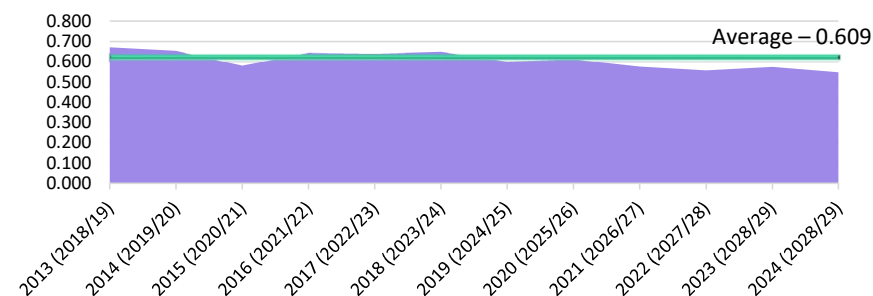


Denton ISD KG Enrollment vs. District Births



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	3,242	2,177	0.671
2014 (2019/20)	3,301	2,157	0.653
2015 (2020/21)	3,554	2,062	0.580
2016 (2021/22)	3,635	2,343	0.645
2017 (2022/23)	3,567	2,281	0.639
2018 (2023/24)	3,589	2,330	0.649
2019 (2024/25)	3,872	2,331	0.602
2020 (2025/26)	3,725	2,241	0.602
2021 (2026/27)	4,180	2,321	0.555
2022 (2027/28)	4,691	2,491	0.531
2023 (2028/29)	4,750	2,587	0.545

District Birth to KG Enrollment Ratio



Source: Texas Dept. of Health and Human Services

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,440	2,599	2,512	2,423	2,252	31,956	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	2,426	2,506	2,597	2,480	2,345	32,544	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	361	1.1%
2024/25	101	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	33,307	402	0
2025/26	158	1,490	2,241	2,327	2,425	2,416	2,548	2,426	2,394	2,482	2,385	2,504	2,484	2,479	2,471	33,230	-77	-0.2%

2025/26																		
Proj.	100	1,515	2,364	2,418	2,415	2,439	2,616	2,426	2,397	2,536	2,414	2,545	2,491	2,473	2,436	33,584		
	1	-10	-33	-12	-32	115	-214	-46	79	-173	23	-55	30	70	-21	-277		
			-1.4%	-0.5%	-1.3%	4.5%	-8.9%	-1.9%	3.2%	-7.3%	0.9%	-2.2%	1.2%	2.7%	-0.9%	-0.8%		

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MS	HS
3 year avg	1.102	1.068	0.994	1.025	1.005	1.016	1.009	1.008	1.004	1.015	1.019	1.043	1.001	0.980	0.969	1.010	1.013	0.998
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	1.045	1.012	0.954	0.962	1.020	1.015	0.993
2024/25	0.678	1.127	1.000	1.032	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
2025/26	1.564	0.990	0.961	0.998	1.008	1.014	0.998	1.010	1.006	1.002	1.009	1.027	0.998	0.983	0.972	0.998	1.006	0.995

- KG – 5th enrollment declined for the first time in 10 years (not including 20/21)
- In secondary, 7th grade declined by 170 students from last year's 6th grade. Also, this is the first drop in 10 years (not including 20/21)

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

Ten Year Forecast by Grade Level

Enrollment Forecast



YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,440	2,599	2,512	2,423	2,252	31,956	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	2,426	2,506	2,597	2,480	2,345	32,544	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	361	1.1%
2024/25	101	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	33,307	402	0
2025/26	158	1,490	2,241	2,327	2,425	2,416	2,548	2,426	2,394	2,482	2,385	2,504	2,484	2,479	2,471	33,230	-77	-0.2%
2026/27	146	1,383	2,321	2,283	2,346	2,458	2,415	2,573	2,437	2,397	2,523	2,483	2,501	2,465	2,384	33,115	-115	-0.3%
2027/28	148	1,470	2,491	2,364	2,303	2,378	2,469	2,419	2,584	2,444	2,438	2,614	2,477	2,495	2,379	33,473	357	1.1%
2028/29	150	1,498	2,587	2,535	2,381	2,339	2,380	2,470	2,421	2,594	2,485	2,532	2,610	2,455	2,409	33,846	374	1.1%
2029/30	152	1,525	2,626	2,630	2,557	2,431	2,359	2,416	2,476	2,434	2,647	2,582	2,528	2,597	2,365	34,326	480	1.4%
2030/31	154	1,527	2,668	2,666	2,652	2,608	2,447	2,399	2,426	2,492	2,485	2,749	2,577	2,517	2,508	34,874	548	1.6%
2031/32	156	1,543	2,721	2,707	2,705	2,703	2,645	2,477	2,405	2,442	2,540	2,582	2,744	2,560	2,430	35,360	487	1.4%
2032/33	158	1,562	2,752	2,765	2,735	2,743	2,782	2,678	2,482	2,423	2,489	2,638	2,576	2,726	2,469	35,979	618	1.7%
2033/34	160	1,581	2,779	2,784	2,785	2,780	2,804	2,809	2,688	2,503	2,465	2,588	2,632	2,561	2,629	36,547	568	1.6%
2034/35	162	1,620	2,852	2,818	2,817	2,855	2,821	2,873	2,818	2,714	2,548	2,563	2,581	2,615	2,469	37,125	578	1.6%
2035/36	164	1,679	2,956	2,901	2,853	2,889	2,898	2,861	2,881	2,847	2,766	2,649	2,557	2,565	2,520	37,985	860	2.3%

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

Ten Year Forecast by Campus Level

Enrollment Forecast

Campus Name	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Adkins Elementary School	740	415	404	389	388	384	401	404	406	404	399	398
Alexander Elementary School	740	576	546	544	550	561	560	563	551	549	541	537
Bell Elementary School	740	545	527	512	502	502	498	507	512	509	507	506
Blanton Elementary School	740	444	414	390	378	374	372	375	380	380	378	381
Borman Elementary School	740	408	432	481	532	585	644	731	845	990	1,164	1,353
Cross Oaks Elementary School	740	550	541	543	538	526	531	533	544	559	570	587
E P Rayzor Elementary School	740	538	535	524	519	645	809	1,084	1,355	1,488	1,667	1,840
Evers Park Elementary School	740	794	826	826	826	810	811	833	866	890	921	972
Hawk Elementary School	740	609	597	565	555	554	546	546	557	558	552	554
Hill Elementary School	740	380	560	770	1,036	1,182	1,331	1,426	1,475	1,498	1,500	1,505
Hodge Elementary School	740	726	743	756	803	859	927	976	1,036	1,090	1,134	1,154
Houston Elementary School	740	536	547	566	584	603	635	624	614	602	593	585
Martinez Elementary School	740	559	552	556	567	573	588	580	573	570	562	558
McNair Elementary School	740	623	600	582	563	552	546	550	557	555	548	542
Nelson Elementary School	740	587	551	526	508	503	502	497	495	485	477	470
Newton Rayzor Elementary School	740	674	660	652	631	620	613	613	618	612	602	587
Paloma Creek Elementary School	740	476	491	518	539	564	552	545	541	540	536	530
Pecan Creek Elementary School	740	660	626	580	551	529	519	516	526	532	538	539
Providence Elementary School	740	508	472	467	468	476	483	493	484	475	477	475
Reeves Elementary School	740	498	470	482	499	508	502	500	504	501	501	502
Rivera Elementary School	740	729	724	720	734	733	746	728	713	711	706	704
Ryan Elementary School	740	554	525	518	502	465	454	453	442	441	431	426
Sandbrock Ranch Elementary School	740	823	832	865	889	910	886	902	903	885	873	857
Savannah Elementary School	740	641	598	550	500	464	434	435	433	431	422	416
Shultz Elementary School	740	764	753	724	714	720	714	718	718	707	701	699
Stephens Elementary School	740	397	407	428	455	481	506	513	513	508	506	505
Union Park Elementary School	740	704	695	691	681	672	670	665	662	656	648	642
Windle School For Young Child	740	309	293	313	324	337	337	343	348	352	360	373
ELEMENTARY TOTALS	22,200	16,027	15,921	16,038	16,336	16,692	17,117	17,653	18,171	18,478	18,814	19,197
Elementary Absolute Change		-32	-106	117	298	356	424	537	517	307	336	383
Elementary Percent Change		-0.20%	-0.66%	0.74%	1.86%	2.18%	2.54%	3.14%	2.93%	1.69%	1.82%	2.04%

Ten Year Forecast by Campus Level

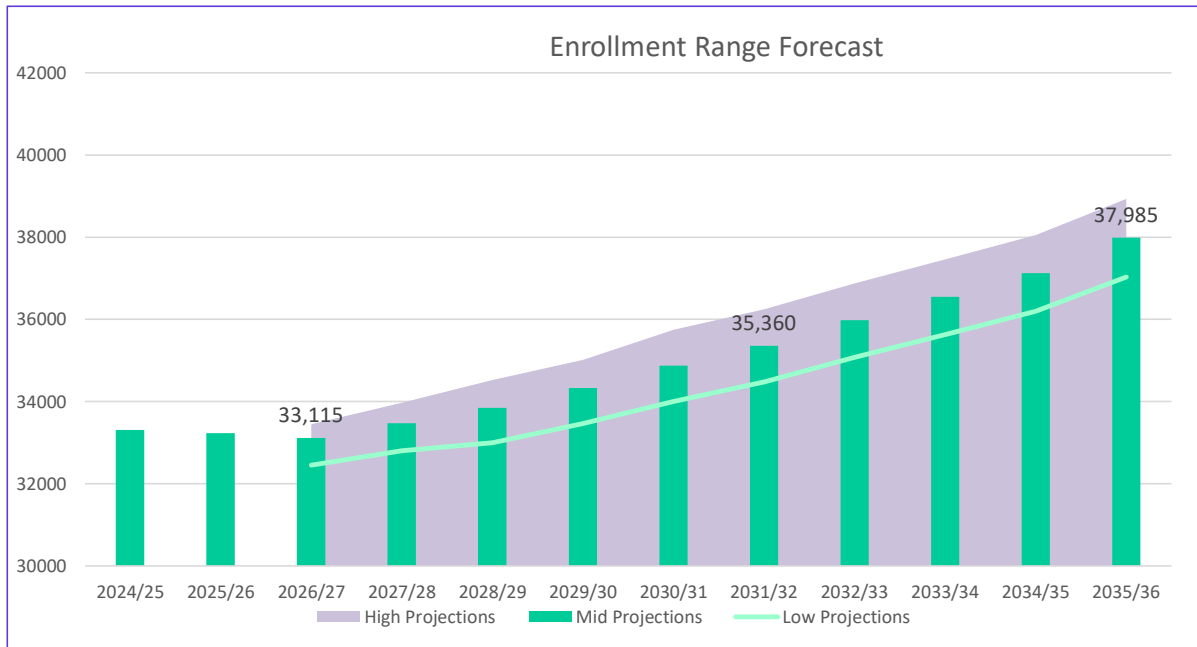
Enrollment Forecast

Campus Name	Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Calhoun Middle School	1,000	791	835	875	893	895	896	882	852	838	861	886
Cheek Middle School	1,000	880	916	959	1,001	996	1,003	945	921	865	887	897
Crownover Middle School	1,000	868	895	891	859	846	775	721	672	651	668	680
Harpool Middle School	1,000	939	970	952	914	905	868	865	919	1,087	1,323	1,535
McMath Middle School	1,000	625	614	603	601	600	622	666	726	775	806	863
Bette Myers Middle School	1,000	830	797	819	828	811	742	741	734	756	748	752
Navo Middle School	1,000	656	651	668	674	656	644	638	637	631	637	639
Rodriguez Middle School	1,000	635	638	641	683	797	844	935	964	1,070	1,123	1,178
Strickland Middle School	1,000	993	997	1,016	1,003	1,008	964	950	925	939	982	1,020
MIDDLE SCHOOL TOTALS	9,000	7,217	7,313	7,422	7,456	7,513	7,359	7,343	7,350	7,612	8,035	8,450
Middle School Absolute Change		-25	96	109	34	57	-154	-16	7	262	424	415
Middle School Percent Change		-0.35%	1.33%	1.49%	0.46%	0.76%	-2.05%	-0.22%	0.10%	3.56%	5.56%	5.16%
Braswell High School	2,800	2,745	2,745	2,781	2,789	2,848	2,930	3,015	3,141	3,228	3,256	3,296
Denton High School	2,400	2,067	2,021	2,015	1,960	1,964	1,996	1,995	2,030	2,052	2,068	2,107
John Guyer High School	2,800	2,568	2,497	2,606	2,692	2,704	2,824	2,729	2,663	2,598	2,460	2,466
The LaGrone Academy		251	226	229	234	234	238	237	246	247	241	241
Fred Moore High School		79	79	79	79	79	79	79	79	79	79	79
Ryan High School	2,400	2,099	2,137	2,127	2,123	2,115	2,154	2,132	2,122	2,076	1,994	1,972
HIGH SCHOOL TOTALS	10,400	9,809	9,705	9,836	9,877	9,944	10,221	10,187	10,281	10,280	10,099	10,161
High School Absolute Change		-46	-104	131	41	67	277	-34	94	-1	-181	62
High School Percent Change		-0.47%	-1.06%	1.35%	0.42%	0.68%	2.79%	-0.33%	0.92%	-0.01%	-1.76%	0.62%
Denton J J A E P		14	14	14	14	14	14	14	14	14	14	14
Joe Sparks JDCTR		72	72	72	72	72	72	72	72	72	72	72
Lester Davis School		91	91	91	91	91	91	91	91	91	91	91
ALTERNATIVE SCHOOL TOTALS		177	177	177	177	177	177	177	177	177	177	177
DISTRICT TOTALS	41,600	33,230	33,115	33,473	33,846	34,326	34,874	35,360	35,979	36,547	37,125	37,985
District Absolute Change		-77	-115	357	374	480	548	487	618	568	578	860
District Percent Change		-0.2%	-0.3%	1.1%	1.1%	1.4%	1.6%	1.4%	1.7%	1.6%	1.6%	2.3%

Green = w/in 5% of Capacity; Yellow = Over Capacity

Ten Year Forecast Range

Enrollment Forecast



School Year	Low Projections	Mid Projections	High Projections
2024/25		33,307	
2025/26		33,230	
2026/27	32,453	33,115	33,447
2027/28	32,803	33,473	33,975
2028/29	33,000	33,846	34,523
2029/30	33,468	34,326	35,013
2030/31	34,002	34,874	35,746
2031/32	34,476	35,360	36,244
2032/33	35,079	35,979	36,878
2033/34	35,633	36,547	37,461
2034/35	36,197	37,125	38,053
2035/36	37,036	37,985	38,935

Low Range Projections

- Lower Kindergarten & Early Elementary Grade Enrollment
- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- School of Choice options lower overall housing yields

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields
- Current Transfer patterns remain

High Range Projections

- Kindergarten vs birth ratios remain steady
- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- Impacts of vouchers is limited



Key Takeaways

District Information -



Denton ISD enrollment increased by **3,160 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **120 students**.

Housing Market Conditions -



DISD is currently on pace to see a slight decrease in both annual new home starts and closings by the end of 2025, due to the market tempering so far this year. Reduction in interest rates and new job growth could fuel future growth within the district.

Housing Activity & Future Developments -



The district currently has approximately **880 homes in active inventory**, more than 2,700 lots available to build on, and more than 21,400 planned in the future.

Enrollment Forecast -



DISD Enrollment is forecasted to exceed 35,000 in the next 4-5 years and may approach 40,000 students within 10 years.