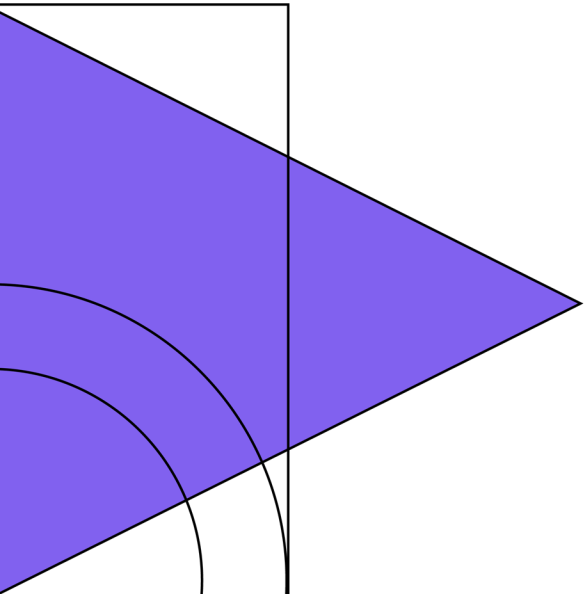
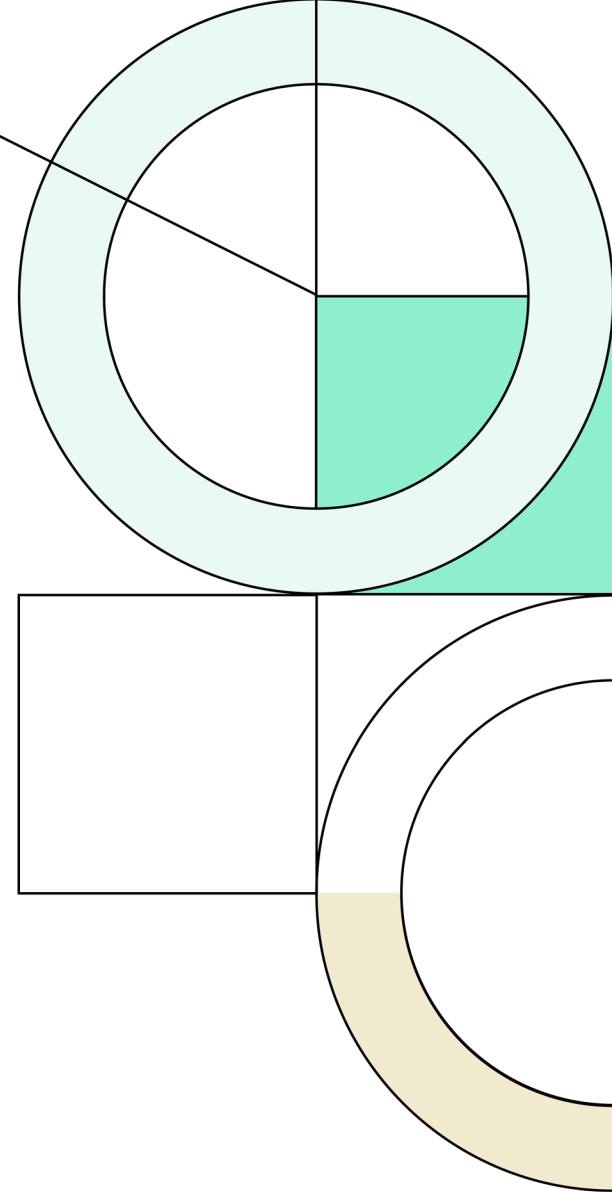




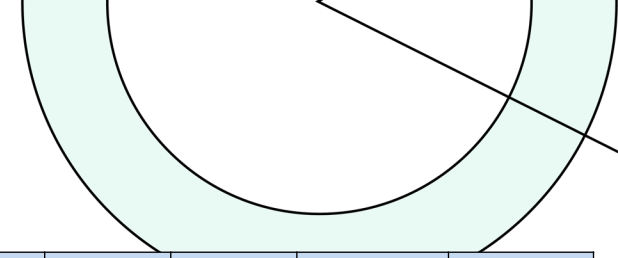
Fall 2021

# Demographic Report





# Annual Enrollment Change



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2017/18	58	369	804	824	821	834	873	940	846	897	894	908	849	828	785	11,530		
2018/19	48	392	809	871	855	865	889	885	993	907	929	942	858	852	795	11,890	360	3.1%
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	56	371	873	952	974	914	956	969	996	1,045	1,055	1,244	1,058	1,036	855	13,354	733	5.8%

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

Year	EE	PK	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem.	MS	HS
3 Year Avg.	1.104	1.004	1.027	1.058	1.045	1.025	1.033	1.063	1.059	1.065	1.045	1.108	1.011	1.003	0.952	1.042	1.056	1.018
2018/19	0.828	1.062	1.006	1.083	1.038	1.054	1.066	1.014	1.056	1.072	1.036	1.054	0.945	1.004	0.960	1.043	1.055	0.991
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	0.903	1.220	0.969	1.057	1.087	1.034	1.077	1.075	1.078	1.076	1.075	1.150	1.024	1.006	0.934	1.050	1.077	1.029

- Belton ISD increased by 733 students in the fall of 2021 for an annual change of 5.8%
- Largest grade level increase in enrollment occurred at 2<sup>nd</sup>, 9<sup>th</sup>, and 11<sup>th</sup> grades

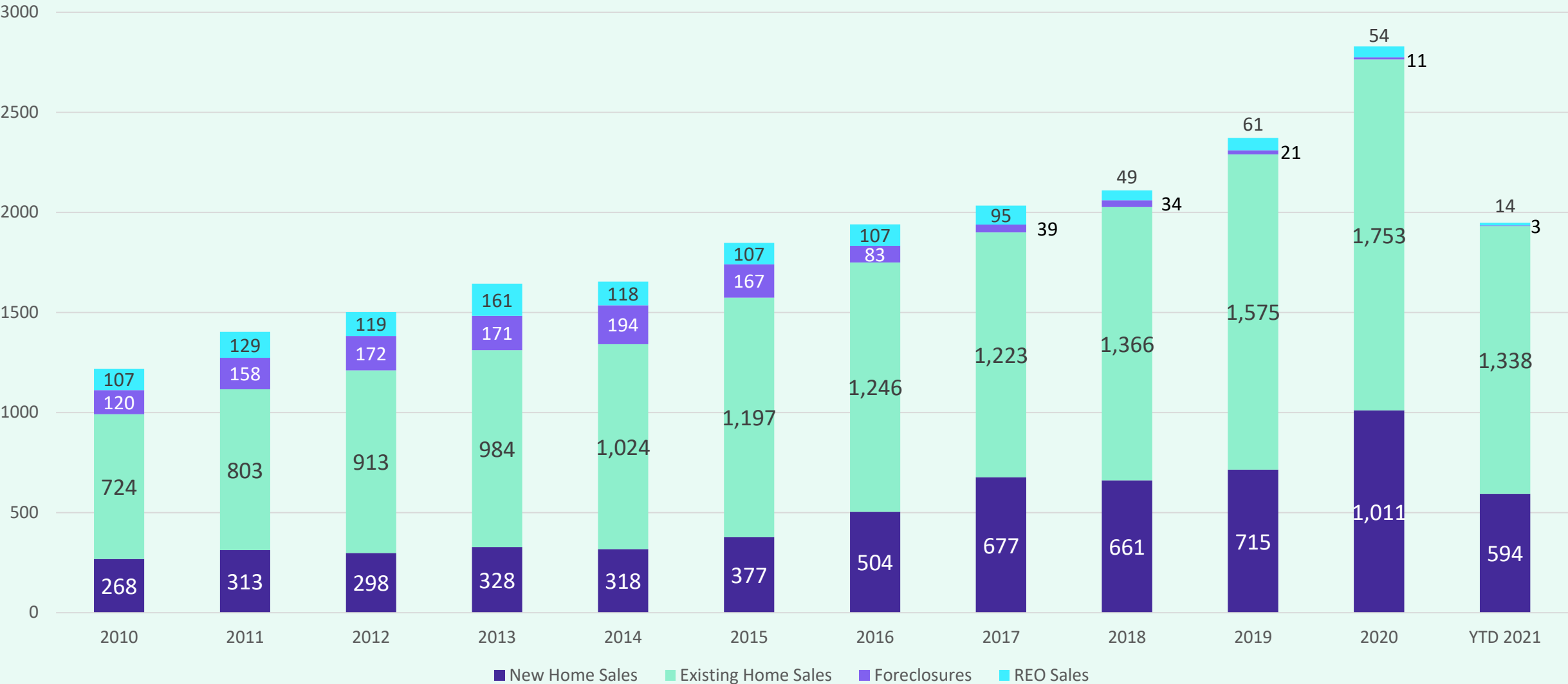


# BISD Housing Market Analysis

Total Home Sales in Belton ISD, 2010 – Aug 2021



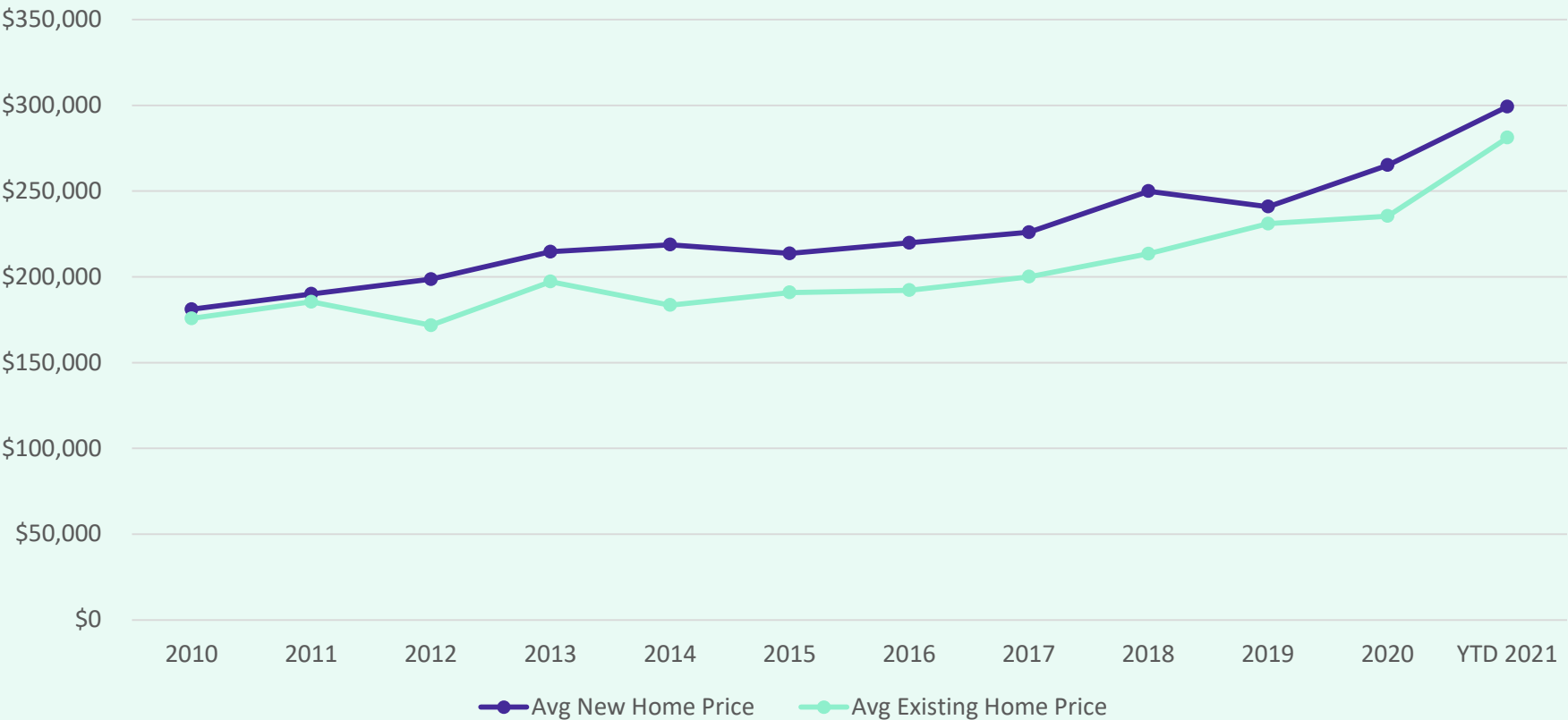
Annual Housing Sales





# Belton ISD Home Price Analysis

Avg. New v. Existing Sale Price, 2010 – Aug 2021



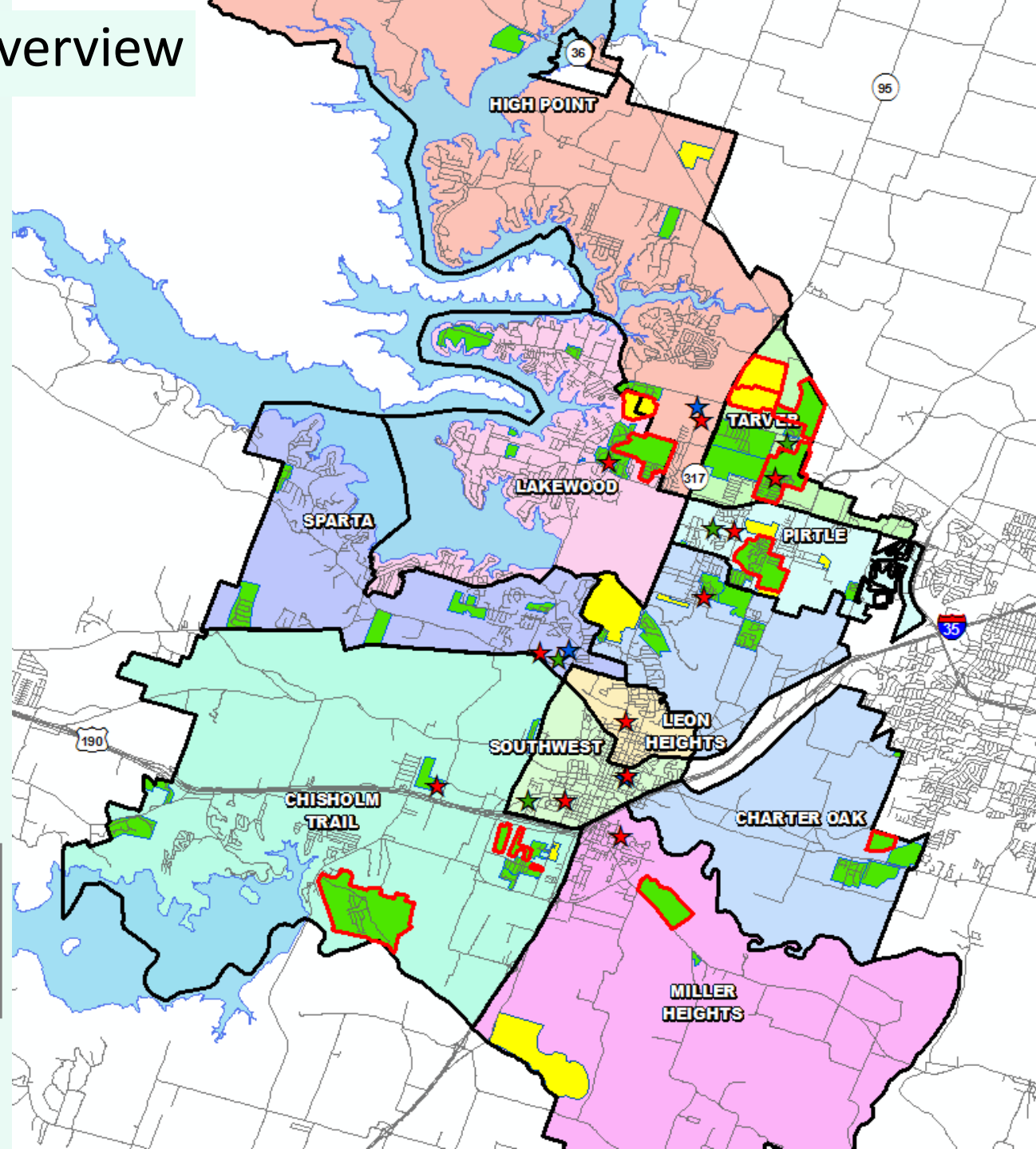
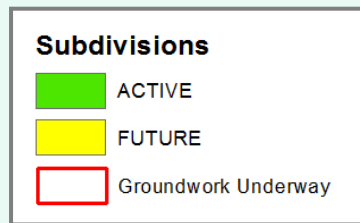
- The average new home sale price in Belton ISD has risen 65% in the last 10 years, an increase of more than \$118,150
- The average existing home sale price in BISSD has risen 60% since 2010, an increase of more than \$105,300

	Avg New Home	Avg Existing Home
2010	\$181,130	\$175,792
2011	\$190,059	\$185,450
2012	\$198,664	\$171,756
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 YTD	\$299,281	\$281,168



# District Housing Overview



- The district has 46 actively building subdivisions
- Within BISD there are 10 future subdivisions
- Of these, groundwork is underway on approx. 1,975 lots within 15 subdivisions





# Multi-Family Housing Overview

## Multi-Family Developments

-  Future Development
-  Under Construction

### Cypress Creek

- 180 proposed MF units
- 90 tax credit units

### Colonial Crossing Ph 2

- 132 future units
- Est construction to begin Oct 2021, est leasing Oct 2022

### The Ridge at Belle Meadows MF

- Approx 48 units
- 24 under construction

### Heart of Texas RV Resort

- 100 future units
- Preliminary plat approved mid 2020
- Timeline for development unknown

### Villages of Westfield

- Mixed use section of the Westfield development
- No movement in Aug 2021

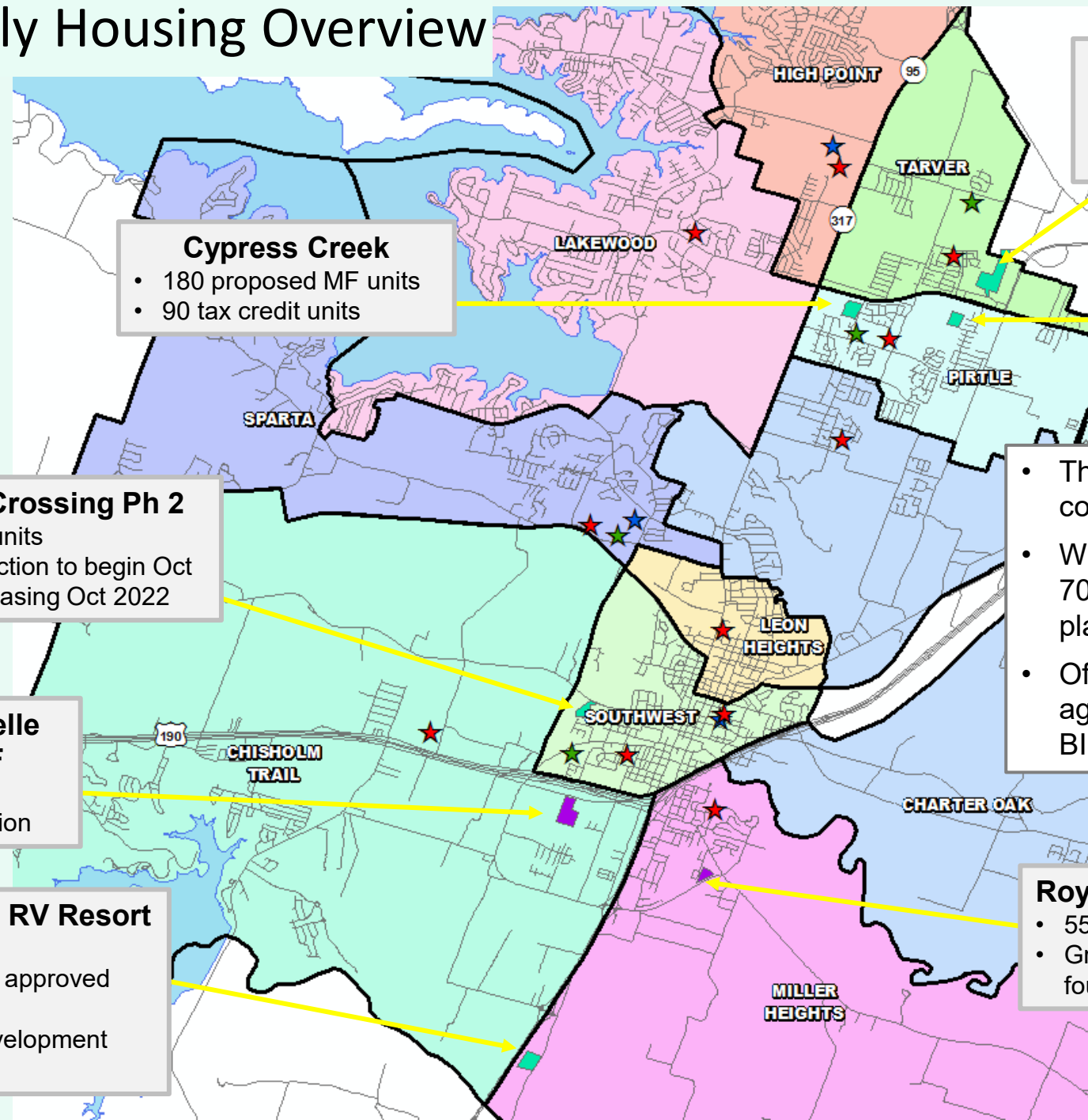
### Senior Living

- Approx. 10 acres of WB development for age-restricted community
- Will not affect student enrollment

- There are currently 79 units under construction in the district
- Within Belton ISD there are roughly 700 future multi-family units in the planning stages
- Of these units, approx. 80 units are age-restricted and will not impact BISD's student yield

### Royal Heights Townhomes

- 55 units under construction
- Groundwork underway and foundations set Sept 2021



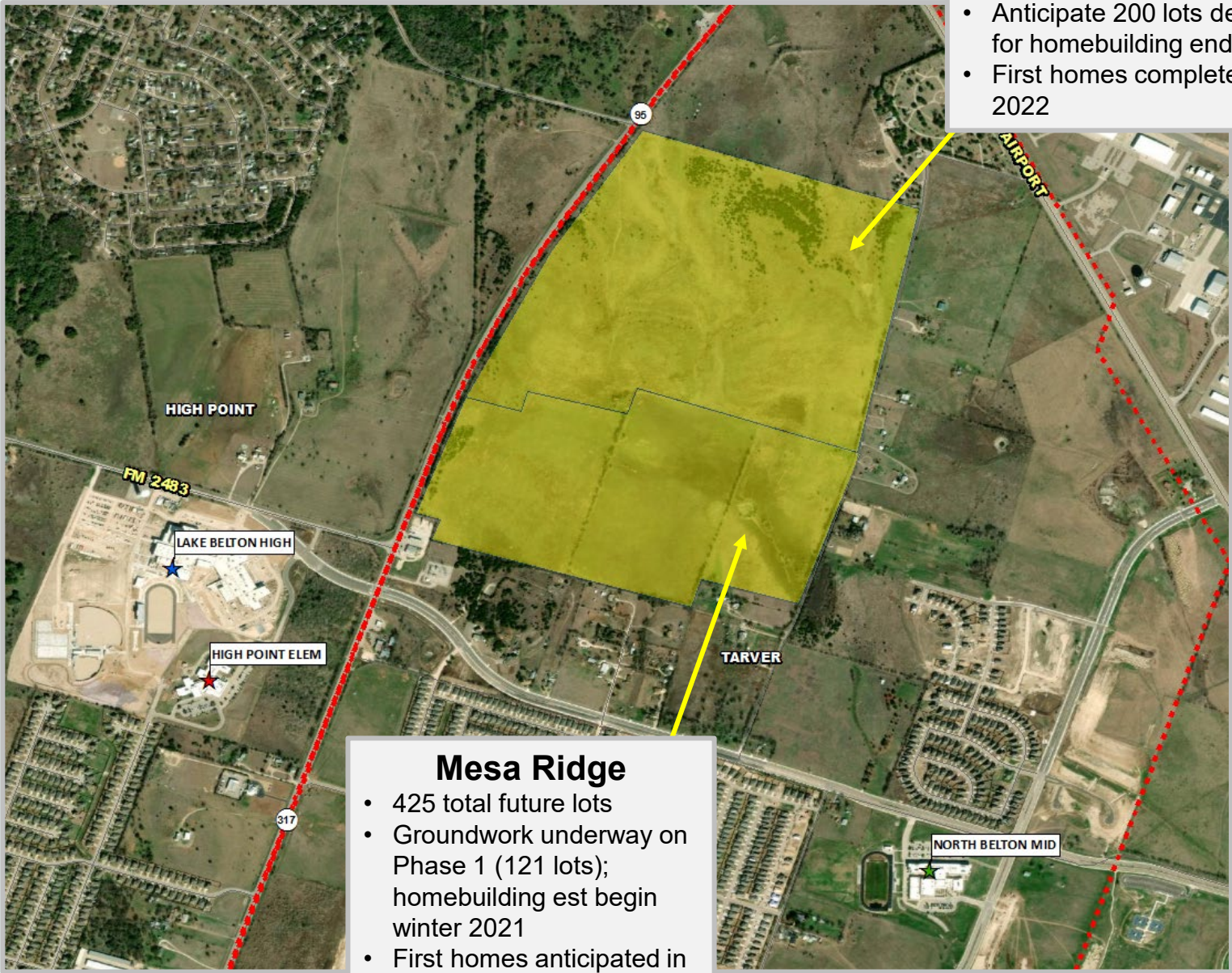
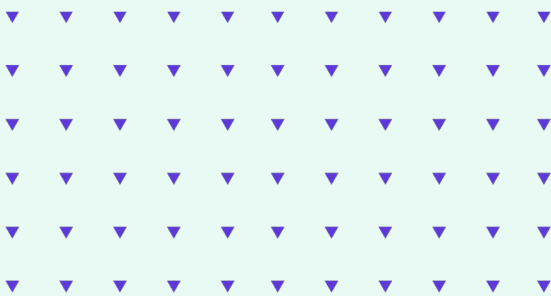




# Residential Activity

## Northpointe

- 658 total future lots
- Anticipate 200 lots delivered for homebuilding end of 2021
- First homes completed early 2022



## Mesa Ridge

- 425 total future lots
- Groundwork underway on Phase 1 (121 lots); homebuilding est begin winter 2021
- First homes anticipated in Spring 2022







# Residential Activity

## Lake Pointe

- 710 total lots
- Approx. 677 occupied lots
- Approx. 33 vacant developed lots
- Built 7 homes in last 12 months
- \$165K - \$200K
- Current student yield = 0.863



## Lake Pointe Terrace

- 636 total lots
- 241 future lots
- Approx. 177 occupied lots
- Approx. 39 homes under construction
- Approx. 179 vacant developed lots
- Homebuilding underway on Ph 3; First residents anticipated Fall 2021
- \$210K+
- Current student yield = 0.825







# Residential Activity



## West Canyon Trails

- 174 lots
- Approx. 48 homes under construction
- Approx. 65 VDL
- Anticipate first residents Nov 2021
- \$250K+

SOUTH BELTON MID

SOUTHWEST ELEM

SOUTHWEST

## Southwood Hills

148 existing duplexes  
188 future units  
Current student yield: 0.189

CHISHOLM TRAIL

## The Pioneer at Connell

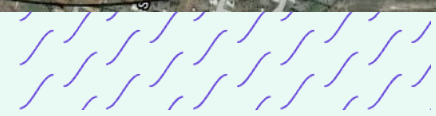
65 proposed TH lots

## The Ridge at Belle Meadows

- 143 total lots
- 87 VDL
- Model home complete
- Additional MF section underway
- \$250K - \$400K

## Connell Subdivision

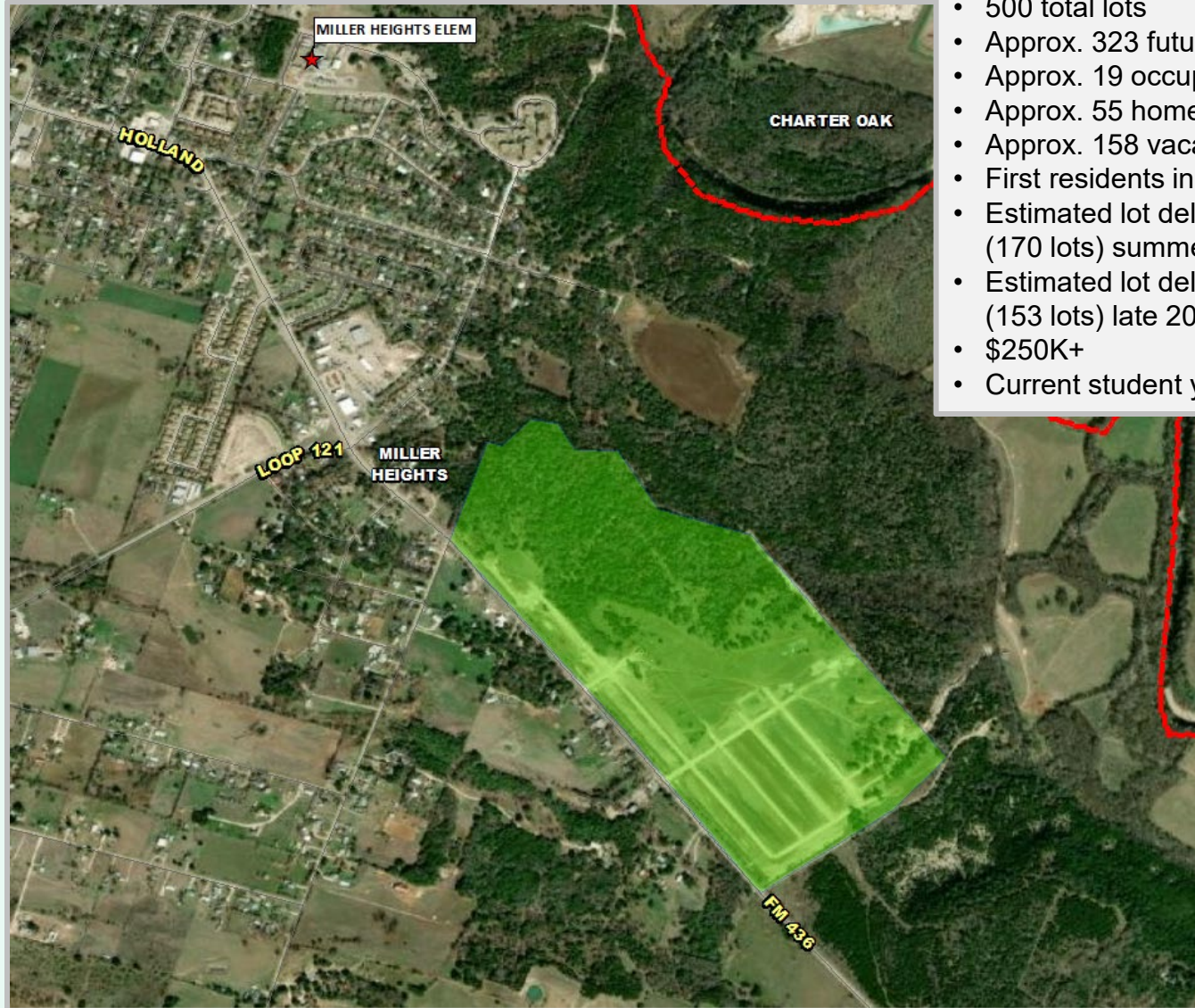
27 lots, groundwork underway  
Homes starting spring 2022





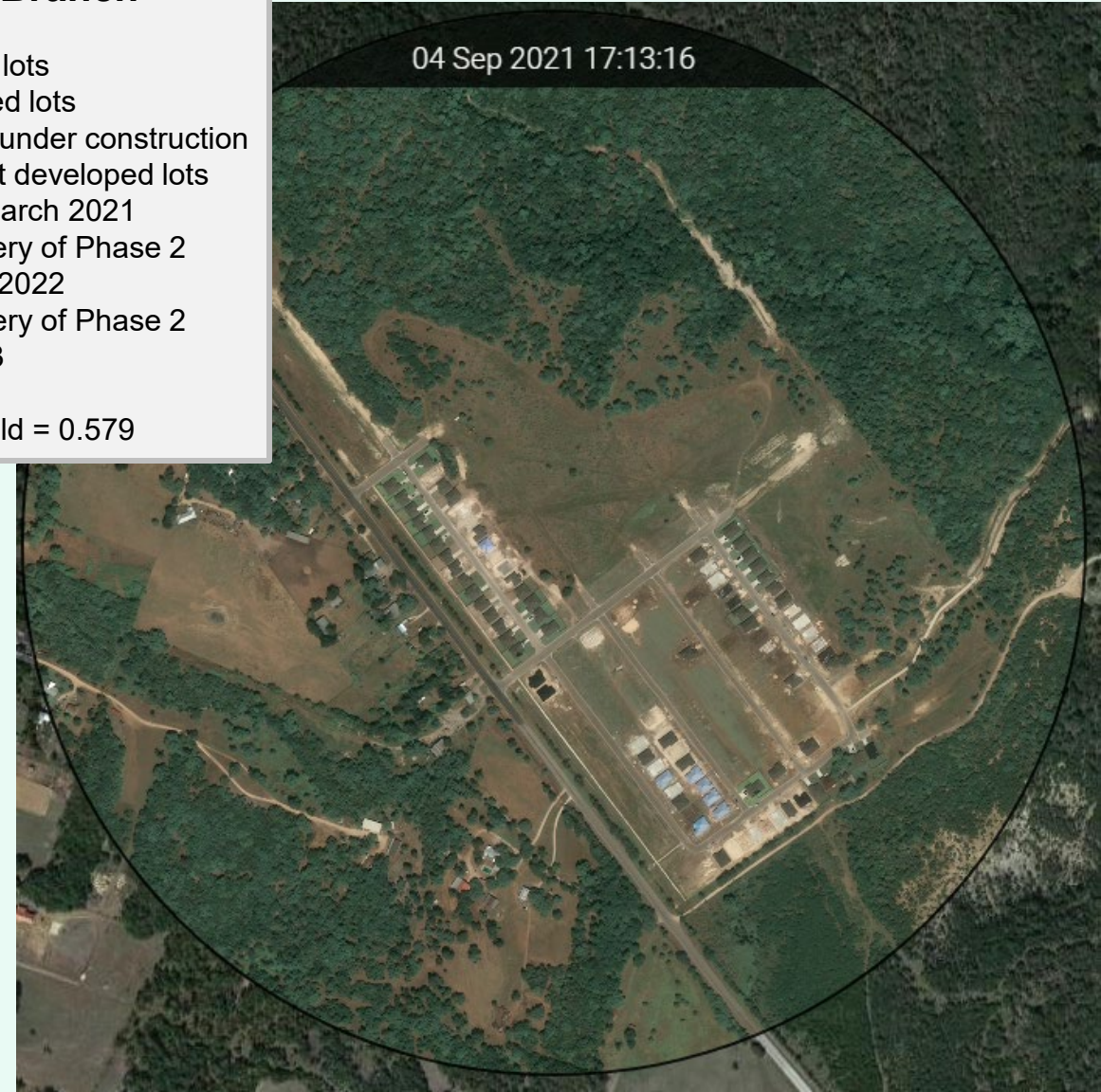


# Residential Activity



## Hubbard Branch

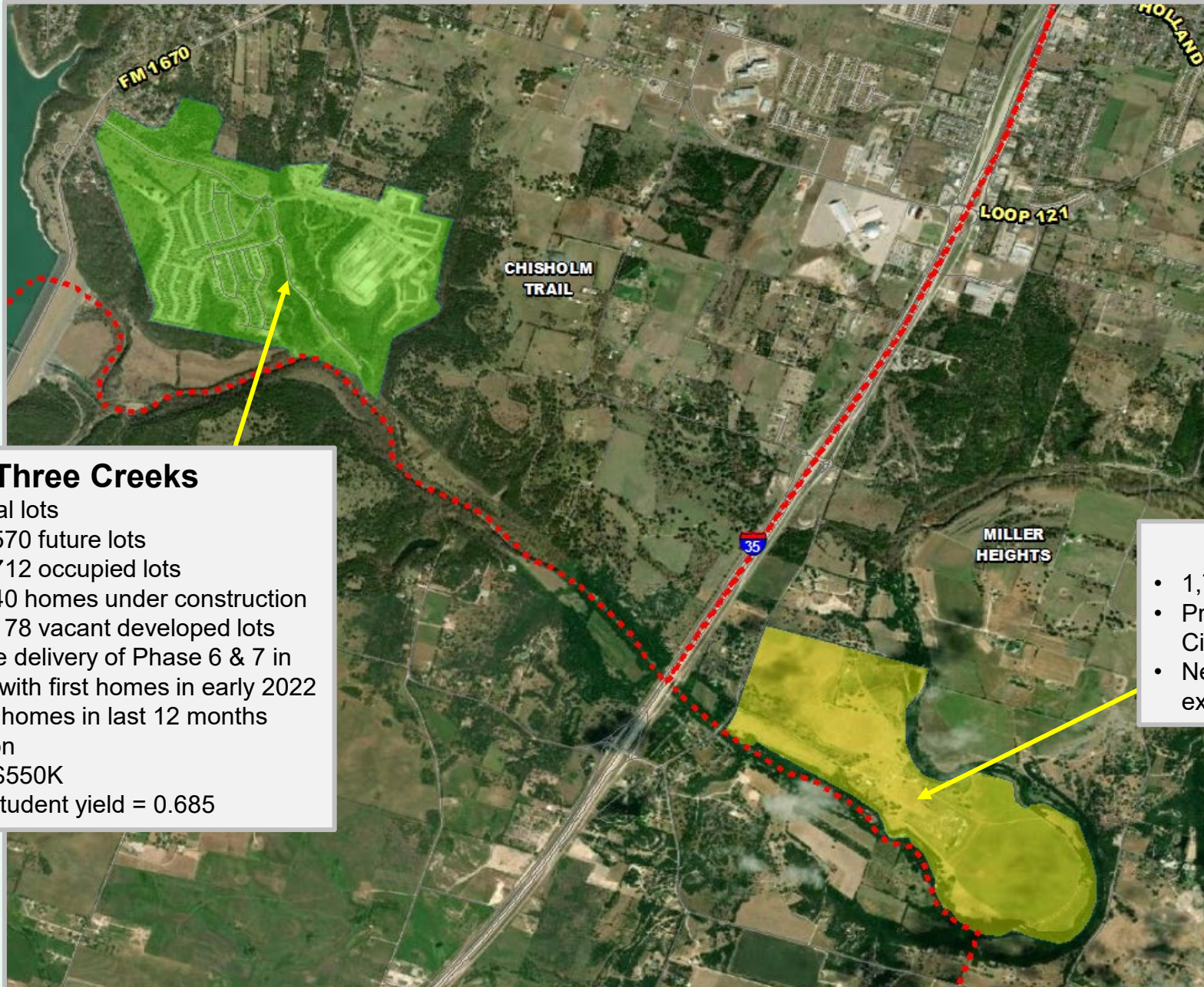
- 500 total lots
- Approx. 323 future lots
- Approx. 19 occupied lots
- Approx. 55 homes under construction
- Approx. 158 vacant developed lots
- First residents in March 2021
- Estimated lot delivery of Phase 2 (170 lots) summer 2022
- Estimated lot delivery of Phase 2 (153 lots) late 2023
- \$250K+
- Current student yield = 0.579







# Residential Activity



## Three Creeks

- 1,500 total lots
- Approx. 570 future lots
- Approx. 712 occupied lots
- Approx. 40 homes under construction
- Approx. 178 vacant developed lots
- Anticipate delivery of Phase 6 & 7 in fall 2021 with first homes in early 2022
- Built 161 homes in last 12 months
- DR Horton
- \$190K - \$550K
- Current student yield = 0.685

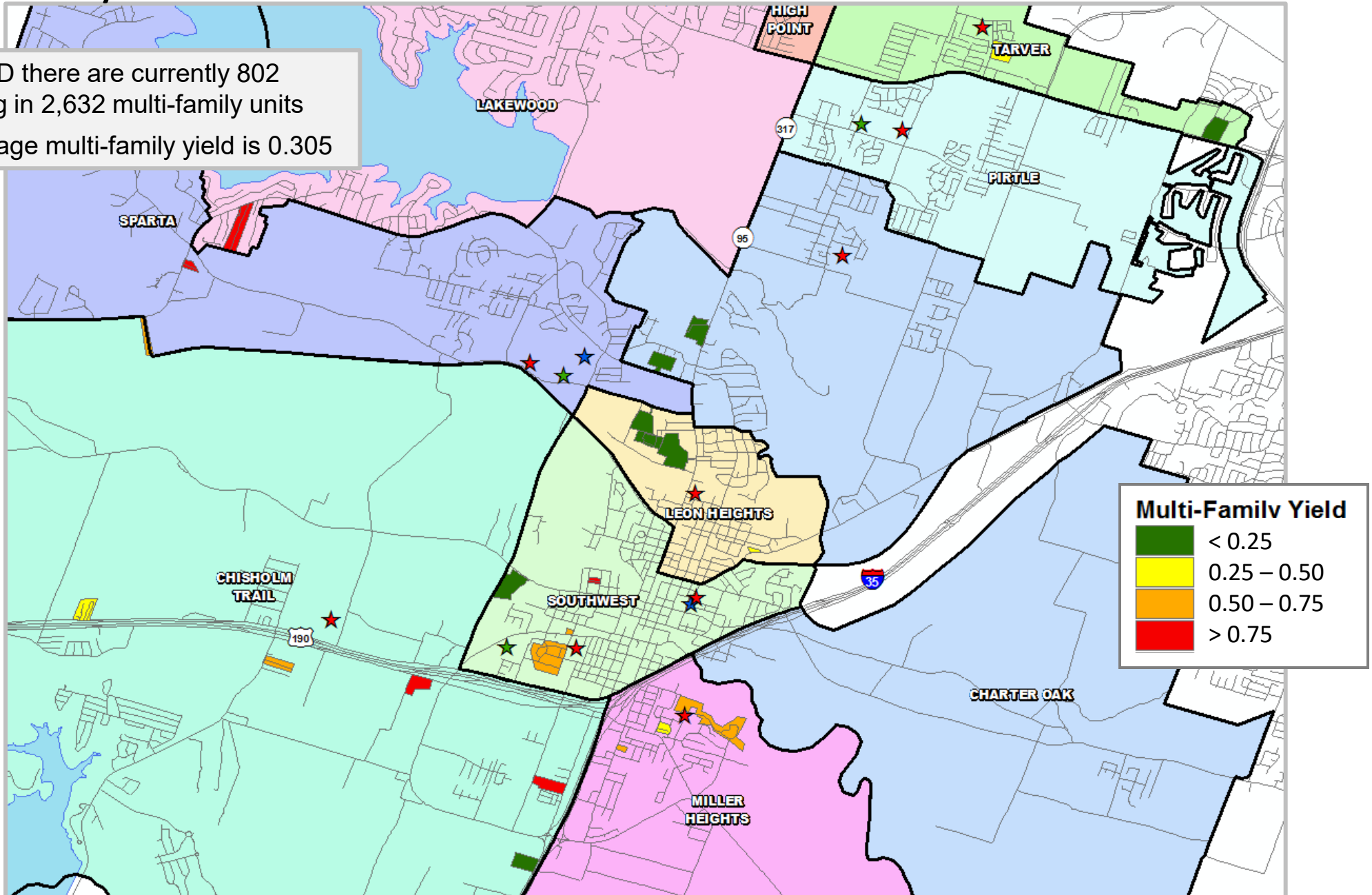
## River Farms

- 1,775 total future lots
- Proposed MUD approved by City Council summer 2021
- Needs sewer and water extensions for development



# Multi-Family Yield

- Within Belton ISD there are currently 802 students residing in 2,632 multi-family units
- The district average multi-family yield is 0.305

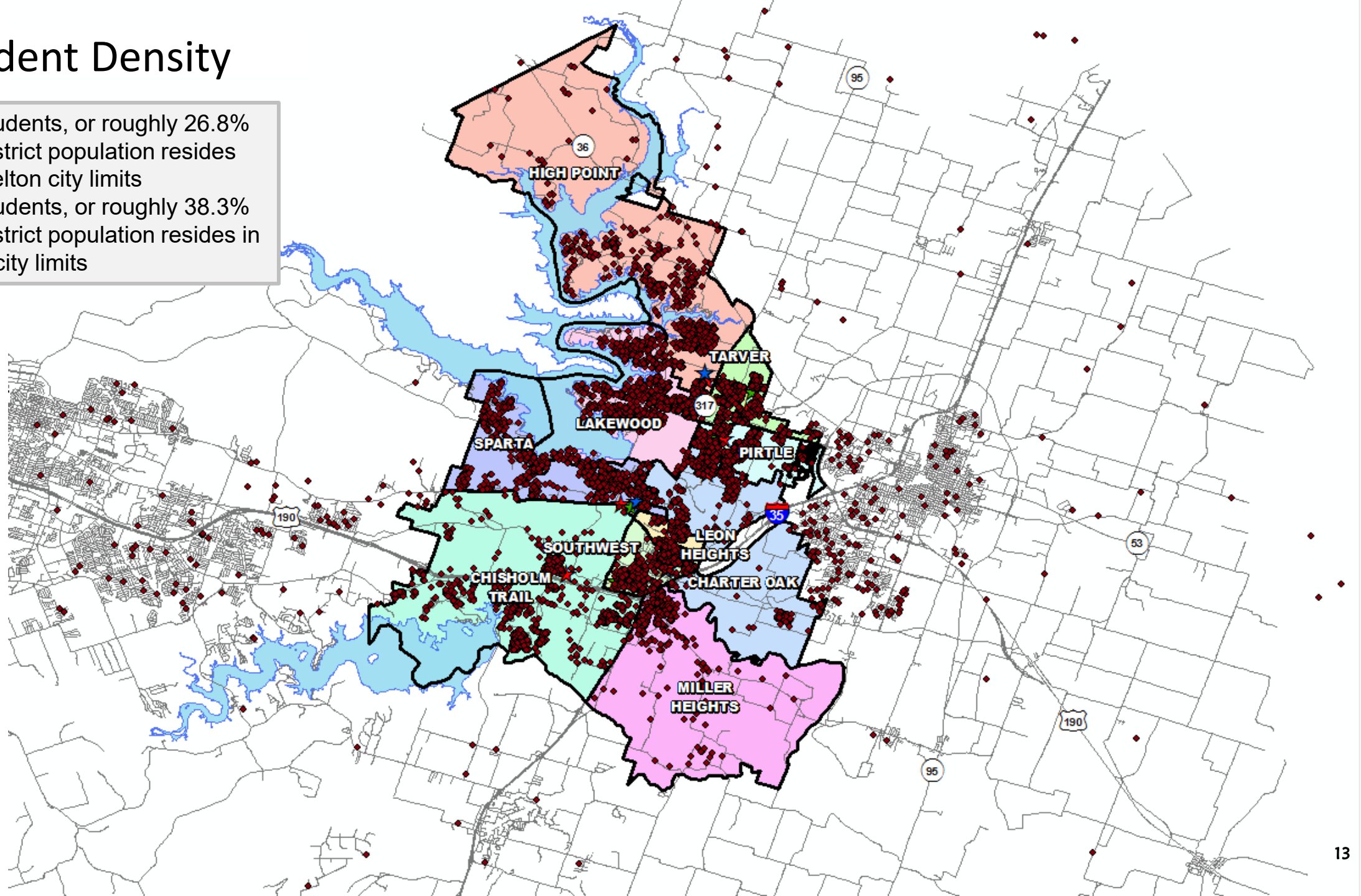






# Student Density

- 3,578 students, or roughly 26.8% of the district population resides within Belton city limits
- 5,117 students, or roughly 38.3% of the district population resides in Temple city limits





# Ten Year Forecast by Grade Level – Mid Level

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	58	369	804	824	821	834	873	940	846	897	894	908	849	828	785	11,530		
2018/19	48	392	809	871	855	865	889	885	993	907	929	942	858	852	795	11,890	360	3.1%
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	56	371	873	952	974	914	956	969	996	1,045	1,055	1,244	1,058	1,036	855	13,354	733	5.8%
2022/23	56	417	927	935	1,016	1,015	974	1,033	1,042	1,073	1,123	1,187	1,278	1,060	1,002	14,139	785	5.9%
2023/24	56	438	973	993	980	1,059	1,077	1,044	1,114	1,121	1,147	1,255	1,214	1,282	1,019	14,771	632	4.5%
2024/25	56	464	1,030	1,036	1,046	1,030	1,118	1,148	1,116	1,193	1,193	1,269	1,280	1,213	1,229	15,420	649	4.4%
2025/26	56	477	1,060	1,101	1,082	1,108	1,083	1,181	1,216	1,190	1,261	1,336	1,297	1,282	1,168	15,899	478	3.1%
2026/27	56	500	1,111	1,139	1,152	1,127	1,166	1,138	1,247	1,291	1,254	1,404	1,357	1,291	1,233	16,465	567	3.6%
2027/28	56	522	1,160	1,176	1,184	1,198	1,179	1,222	1,207	1,325	1,371	1,395	1,413	1,356	1,241	17,005	540	3.3%
2028/29	56	531	1,179	1,232	1,220	1,227	1,255	1,226	1,291	1,282	1,405	1,526	1,401	1,411	1,306	17,547	542	3.2%
2029/30	56	548	1,218	1,239	1,270	1,257	1,261	1,308	1,290	1,372	1,357	1,563	1,539	1,396	1,359	18,034	487	2.8%
2030/31	56	562	1,248	1,281	1,281	1,307	1,291	1,319	1,377	1,368	1,449	1,512	1,575	1,537	1,343	18,507	473	2.6%
2031/32	56	568	1,262	1,319	1,329	1,319	1,348	1,343	1,388	1,462	1,445	1,614	1,522	1,573	1,478	19,026	519	2.8%

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





# Ten Year Forecast by Elementary Campus - Mid Level

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
BELTON EARLY CHILDHOOD	628	366	427	473	494	520	533	556	578	587	604	618	624
CHARTER OAK ELEMENTARY	800	475	568	665	726	812	869	923	950	971	992	1,006	1,020
CHISHOLM TRAIL ELEMENTARY	792	818	875	933	998	1,050	1,070	1,060	1,095	1,098	1,106	1,128	1,169
HIGH POINT ELEMENTARY	792	597	623	619	598	598	592	581	592	597	611	624	638
JOE PIRTLE ELEMENTARY	792	606	624	625	647	675	725	782	828	864	904	939	968
LAKEWOOD ELEMENTARY	792	658	694	692	683	679	681	694	722	757	793	813	836
LEON HEIGHTS ELEMENTARY	265	245	221	222	230	233	236	240	248	254	257	256	257
MILLER HEIGHTS ELEMENTARY	450	306	283	295	308	320	337	381	414	458	504	553	599
SOUTHWEST ELEMENTARY	440	385	399	389	382	387	383	389	386	386	393	397	403
SPARTA ELEMENTARY	685	638	628	635	636	648	645	647	676	696	710	711	715
TARVER ELEMENTARY	792	666	723	825	918	1,006	1,077	1,136	1,208	1,258	1,283	1,300	1,315
<b>ELEMENTARY TOTALS</b>	<b>7,228</b>	<b>5,760</b>	<b>6,065</b>	<b>6,373</b>	<b>6,620</b>	<b>6,928</b>	<b>7,148</b>	<b>7,389</b>	<b>7,697</b>	<b>7,926</b>	<b>8,157</b>	<b>8,345</b>	<b>8,544</b>
Elementary Absolute Change		51	305	308	247	308	221	241	308	229	232	188	199
Elementary Percent Change		0.89%	5.30%	5.08%	3.87%	4.65%	3.18%	3.37%	4.17%	2.97%	2.92%	2.30%	2.39%

Yellow box = over capacity



# Ten Year Forecast by Secondary Campus – Mid Level

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
LAKE BELTON MIDDLE SCHOOL	916	746	808	853	861	878	881	867	900	941	988	1,036	1,075
NORTH BELTON MIDDLE SCHOOL	1,000	922	898	920	975	1,025	1,092	1,148	1,173	1,219	1,220	1,281	1,321
SOUTH BELTON MIDDLE SCHOOL	1,000	625	667	727	768	801	829	894	930	935	895	914	886
BELTON MIDDLE SCHOOL	971	741	723	738	778	798	865	882	899	884	916	963	1,013
<b>MIDDLE SCHOOL TOTALS</b>	<b>3,887</b>	<b>3,034</b>	<b>3,096</b>	<b>3,238</b>	<b>3,382</b>	<b>3,501</b>	<b>3,667</b>	<b>3,791</b>	<b>3,902</b>	<b>3,978</b>	<b>4,019</b>	<b>4,195</b>	<b>4,295</b>
Middle School Absolute Change		120	62	142	144	119	166	124	111	76	41	176	100
Middle School Percent Change		4.12%	2.04%	4.60%	4.45%	3.51%	4.74%	3.39%	2.93%	1.94%	1.02%	4.38%	2.39%
BELTON HIGH SCHOOL	2,607	2,392	2,142	1,874	1,935	2,031	2,082	2,164	2,221	2,349	2,447	2,503	2,582
BELTON NEW TECH HIGH SCHOOL	500	493	449	438	415	437	453	472	487	510	526	535	553
LAKE BELTON HIGH SCHOOL	2,500	942	1,602	2,215	2,418	2,523	2,548	2,649	2,698	2,785	2,885	2,929	3,052
<b>HIGH SCHOOL TOTALS</b>	<b>5,607</b>	<b>3,827</b>	<b>4,193</b>	<b>4,527</b>	<b>4,768</b>	<b>4,991</b>	<b>5,083</b>	<b>5,285</b>	<b>5,406</b>	<b>5,644</b>	<b>5,858</b>	<b>5,967</b>	<b>6,187</b>
High School Absolute Change		264	366	334	241	223	92	202	121	238	214	109	220
High School Percent Change		7.41%	9.56%	7.97%	5.33%	4.67%	1.84%	3.97%	2.28%	4.40%	3.80%	1.87%	3.69%
<b>DISTRICT TOTALS</b>	<b>16,722</b>	<b>12,621</b>	<b>13,354</b>	<b>14,139</b>	<b>14,771</b>	<b>15,420</b>	<b>15,899</b>	<b>16,465</b>	<b>17,005</b>	<b>17,547</b>	<b>18,034</b>	<b>18,507</b>	<b>19,026</b>
District Absolute Change		426	733	785	632	649	478	567	540	542	487	473	519
District Percent Change		3.49%	5.81%	5.88%	4.47%	4.40%	3.10%	3.57%	3.28%	3.19%	2.77%	2.62%	2.81%

Yellow box = over capacity



# Ten Year Forecast by Elementary Campus - High Level

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
BELTON EARLY CHILDHOOD	628	366	427	473	502	538	556	586	615	627	651	672	692
CHARTER OAK ELEMENTARY	800	475	568	665	744	847	923	995	1,038	1,070	1,107	1,129	1,154
CHISHOLM TRAIL ELEMENTARY	792	818	875	933	1,022	1,098	1,140	1,143	1,198	1,214	1,236	1,264	1,317
HIGH POINT ELEMENTARY	792	597	623	619	612	624	631	628	648	657	677	693	715
JOE PIRTLE ELEMENTARY	792	606	624	625	662	705	770	841	906	954	1,009	1,054	1,099
LAKEWOOD ELEMENTARY	792	658	694	692	699	707	725	750	793	839	889	920	953
LEON HEIGHTS ELEMENTARY	265	245	221	222	237	245	252	259	272	284	291	295	302
MILLER HEIGHTS ELEMENTARY	450	306	283	295	316	334	358	410	453	506	562	620	676
SOUTHWEST ELEMENTARY	440	385	399	389	392	405	405	414	414	416	427	433	441
SPARTA ELEMENTARY	685	638	628	635	652	677	685	696	739	767	788	795	802
TARVER ELEMENTARY	792	666	723	825	939	1,048	1,142	1,217	1,313	1,379	1,420	1,445	1,474
<b>ELEMENTARY TOTALS</b>	<b>7,228</b>	<b>5,760</b>	<b>6,065</b>	<b>6,373</b>	<b>6,777</b>	<b>7,228</b>	<b>7,587</b>	<b>7,939</b>	<b>8,389</b>	<b>8,713</b>	<b>9,057</b>	<b>9,320</b>	<b>9,625</b>
Elementary Absolute Change		51	305	308	404	450	360	352	450	324	344	263	305
Elementary Percent Change		0.89%	5.30%	5.08%	6.34%	6.64%	4.98%	4.64%	5.67%	3.86%	3.95%	2.90%	3.27%

Yellow box = over capacity





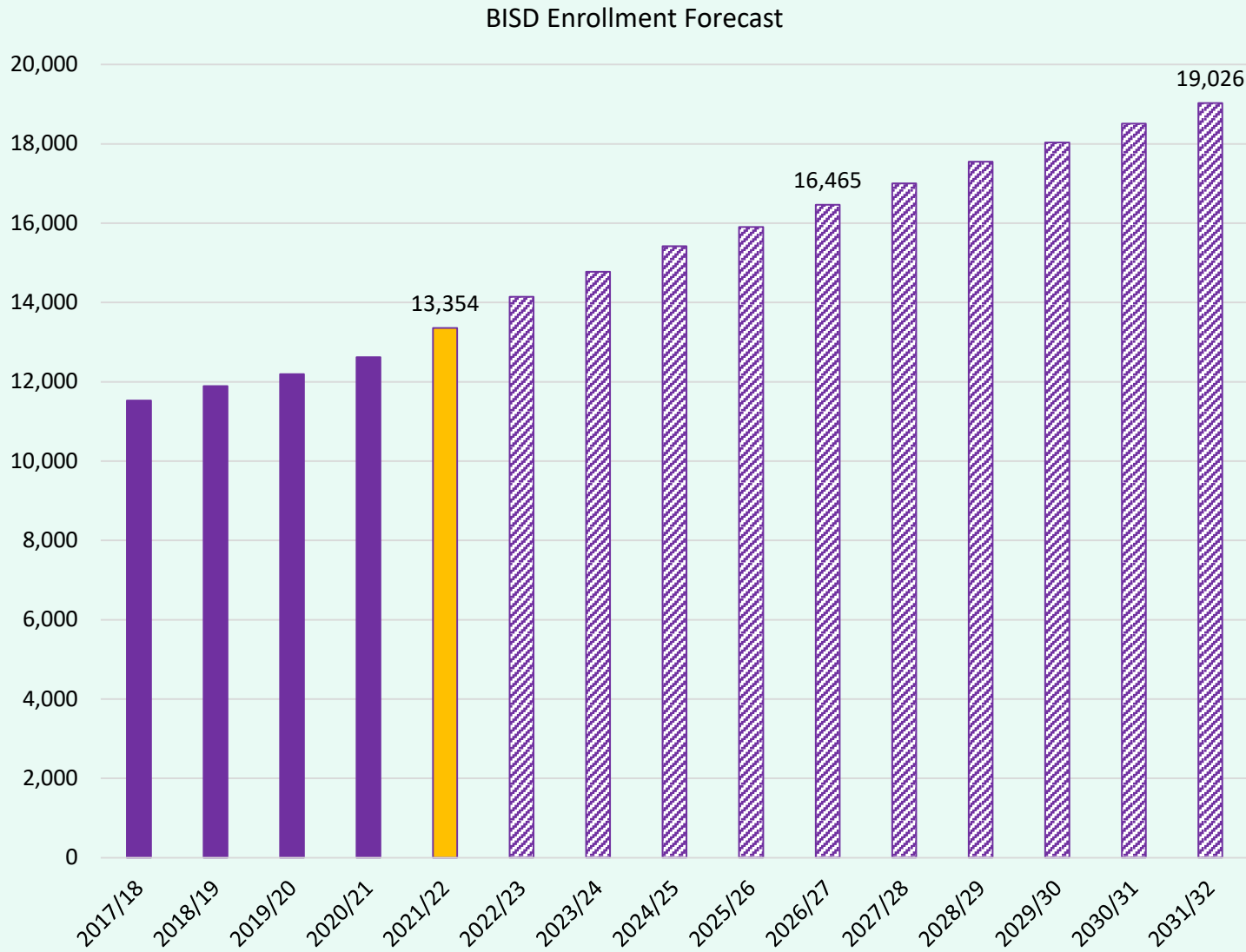
# Ten Year Forecast by Secondary Campus – High Level

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
LAKE BELTON MIDDLE SCHOOL	916	746	808	853	861	884	900	908	962	1,027	1,091	1,164	1,222
NORTH BELTON MIDDLE SCHOOL	1,000	922	898	920	975	1,031	1,112	1,201	1,250	1,327	1,342	1,434	1,493
SOUTH BELTON MIDDLE SCHOOL	1,000	625	667	727	768	806	847	941	994	1,017	983	1,021	1,001
BELTON MIDDLE SCHOOL	971	741	723	738	778	810	907	963	999	1,002	1,053	1,120	1,193
<b>MIDDLE SCHOOL TOTALS</b>	<b>3,887</b>	<b>3,034</b>	<b>3,096</b>	<b>3,238</b>	<b>3,382</b>	<b>3,532</b>	<b>3,766</b>	<b>4,013</b>	<b>4,205</b>	<b>4,372</b>	<b>4,469</b>	<b>4,738</b>	<b>4,909</b>
Middle School Absolute Change		120	62	142	144	149	235	247	192	167	97	269	171
Middle School Percent Change		4.12%	2.04%	4.60%	4.45%	4.41%	6.64%	6.56%	4.78%	3.98%	2.21%	6.03%	3.60%
BELTON HIGH SCHOOL	2,607	2,392	2,142	1,883	1,944	2,040	2,091	2,173	2,261	2,437	2,609	2,729	2,862
BELTON NEW TECH HIGH SCHOOL	500	493	449	438	415	437	453	473	492	523	553	574	604
LAKE BELTON HIGH SCHOOL	2,500	942	1,602	2,227	2,431	2,536	2,561	2,655	2,719	2,834	2,995	3,101	3,297
<b>HIGH SCHOOL TOTALS</b>	<b>5,607</b>	<b>3,827</b>	<b>4,193</b>	<b>4,548</b>	<b>4,790</b>	<b>5,013</b>	<b>5,105</b>	<b>5,301</b>	<b>5,472</b>	<b>5,794</b>	<b>6,157</b>	<b>6,404</b>	<b>6,763</b>
High School Absolute Change		264	366	355	242	223	92	195	172	321	363	247	359
High School Percent Change		7.41%	9.56%	8.47%	5.32%	4.65%	1.84%	3.82%	3.24%	5.87%	6.27%	4.02%	5.61%
<b>DISTRICT TOTALS</b>	<b>16,722</b>	<b>12,621</b>	<b>13,354</b>	<b>14,160</b>	<b>14,950</b>	<b>15,772</b>	<b>16,459</b>	<b>17,253</b>	<b>18,066</b>	<b>18,879</b>	<b>19,683</b>	<b>20,463</b>	<b>21,297</b>
District Absolute Change		426	733	806	791	822	686	794	814	813	804	779	835
District Percent Change		3.49%	5.81%	6.03%	5.58%	5.50%	4.35%	4.82%	4.72%	4.50%	4.26%	3.96%	4.08%

Yellow box = over capacity



# Key Takeaways



- BISD added more than 700 students this fall for an annual enrollment growth of nearly 6%
- Belton ISD is forecasted to close roughly 800-1,000 homes annually for the next 5 years
- The district added nearly 1,900 new students in 2021/22
- In five years enrollment in Belton ISD could increase by more than 3,100 students
- BISD is projected to enroll more than 19,000 students by fall 2031





# Build Out Analysis

Primary Municipality	Build-Out Elementary Students	Build-Out Middle Students	Build-Out HS Students	Total Build-Out Students
City of Belton	3,041	1,362	1,489	5,891
City of Temple	3,857	1,684	1,813	7,355
Vacant Unincorporated	7,387	3,366	4,816	15,570
<b>Total</b>	<b>14,286</b>	<b>6,412</b>	<b>8,118</b>	<b>28,816</b>

## Build Out Assumptions

- Yields will remain high
- Grade Configuration remains the same
- School capacities for future schools:
  - Elementary 750
  - MS 1,000
  - HS 2,500

District Build Out Totals	
INV/VDL/ FUT	8,660
Remaining Vacant Acres	46,620
Developable Vacant Cohort	55%
Projected Residential Acres	25,275
Projected Units per Acre	1.75
Projected New Residential Units	31,680
Projected Elem Students	~9,500
Projected Middle Students	~4,200
Projected HS Students	~5,400
Total Projected Students	~19,100
Build-Out Elem Students	14,200 – 14,300
Build-Out Middle Students	6,400 – 6,500
Build-Out HS Students	8,100 – 8,200
Total Build-Out Students	28,800 – 28,900
Build-Out Elementary Schools	19 – 21
Build-Out Middle Schools	6 – 7
Build-Out High Schools	3 – 4

