

# *Belton Independent School District*



## Demographic Update Spring 2019

*Learn from Yesterday...  
Understand Today...  
Plan for the Future*



TEMPLETON  
DEMOGRAPHICS

hanleywood | metrostudy

# Economic Conditions – Killeen-Temple MSA (January 2019)

**1.4%**

2,397 new jobs  
National rate 1.4%



**Job Growth**

**0.8%**

U.S. 4.4%  
Texas 4.2%  
Killeen-Temple MSA 4.6%  
Temple 4.1%



**Unemployment  
Rate**

**6,622**

287 more  
sales than 2017

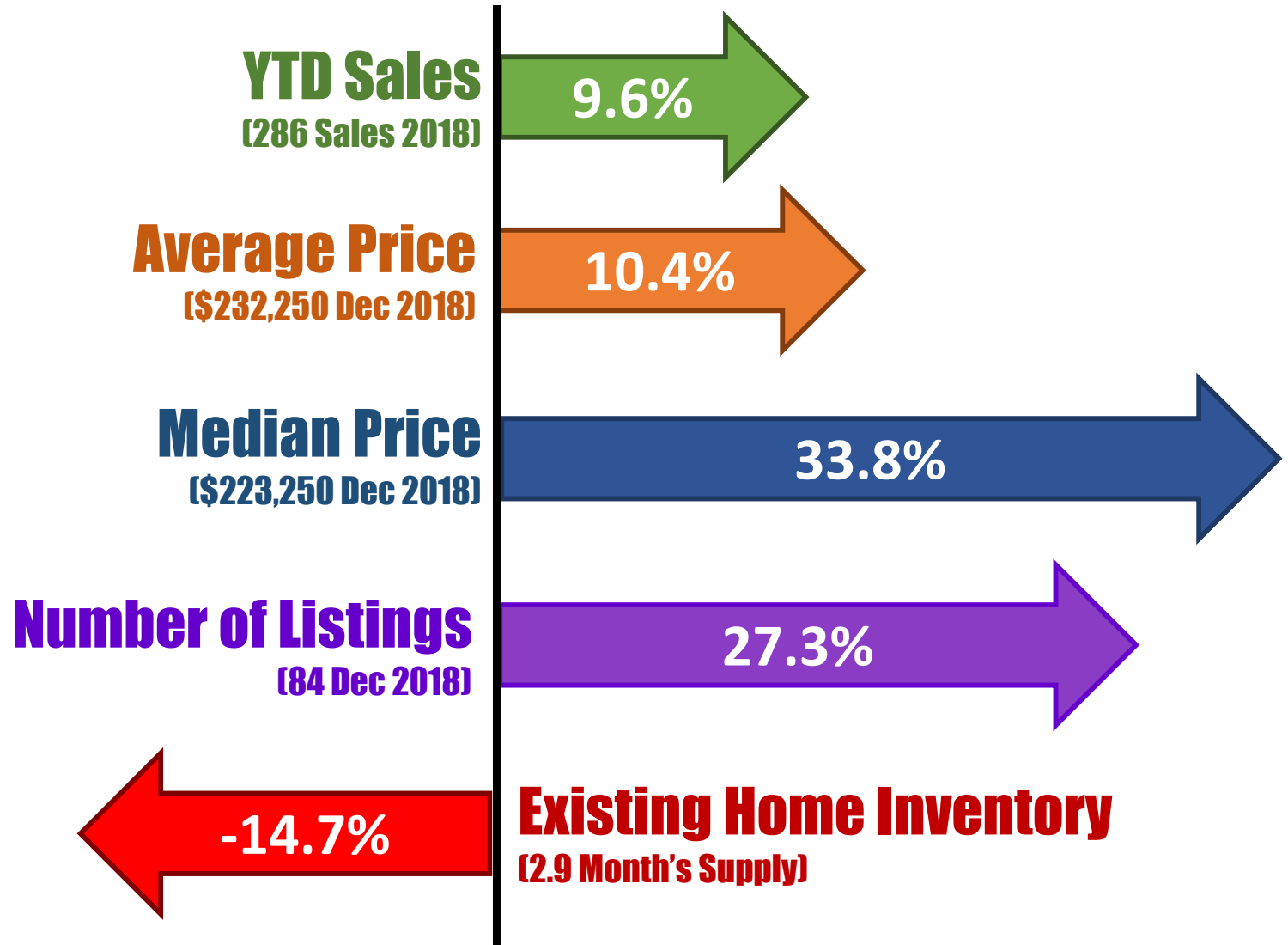


**2018 MSA  
Home Sales**



# Belton Housing Market

Multiple Listing Service – Year-Over-Year SFD Activity & Inventory

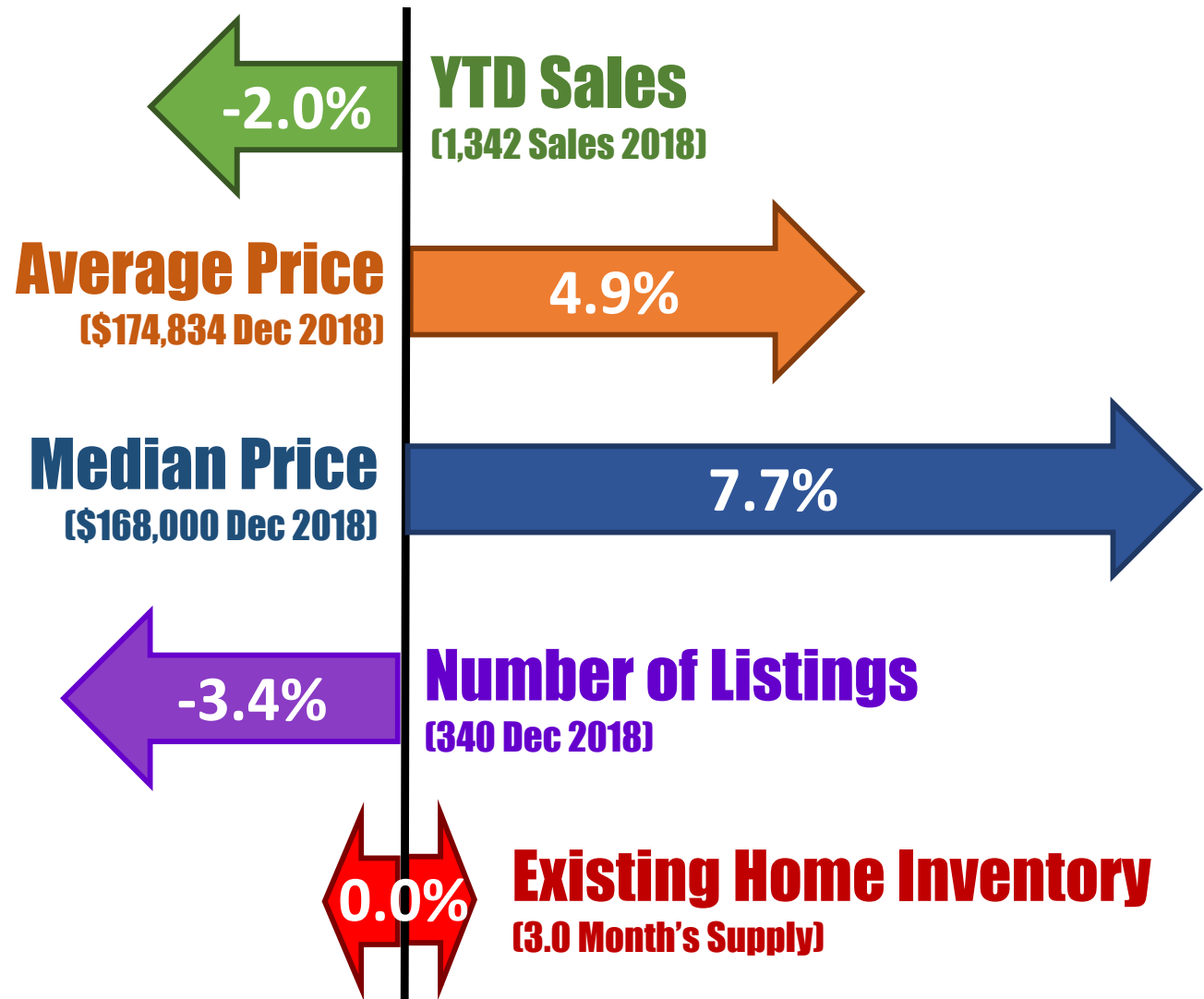


Source: Texas A&M Real Estate Center in partnership  
with the Temple-Belton BoR



# Temple Housing Market

Multiple Listing Service – Year-Over-Year SFD Activity & Inventory

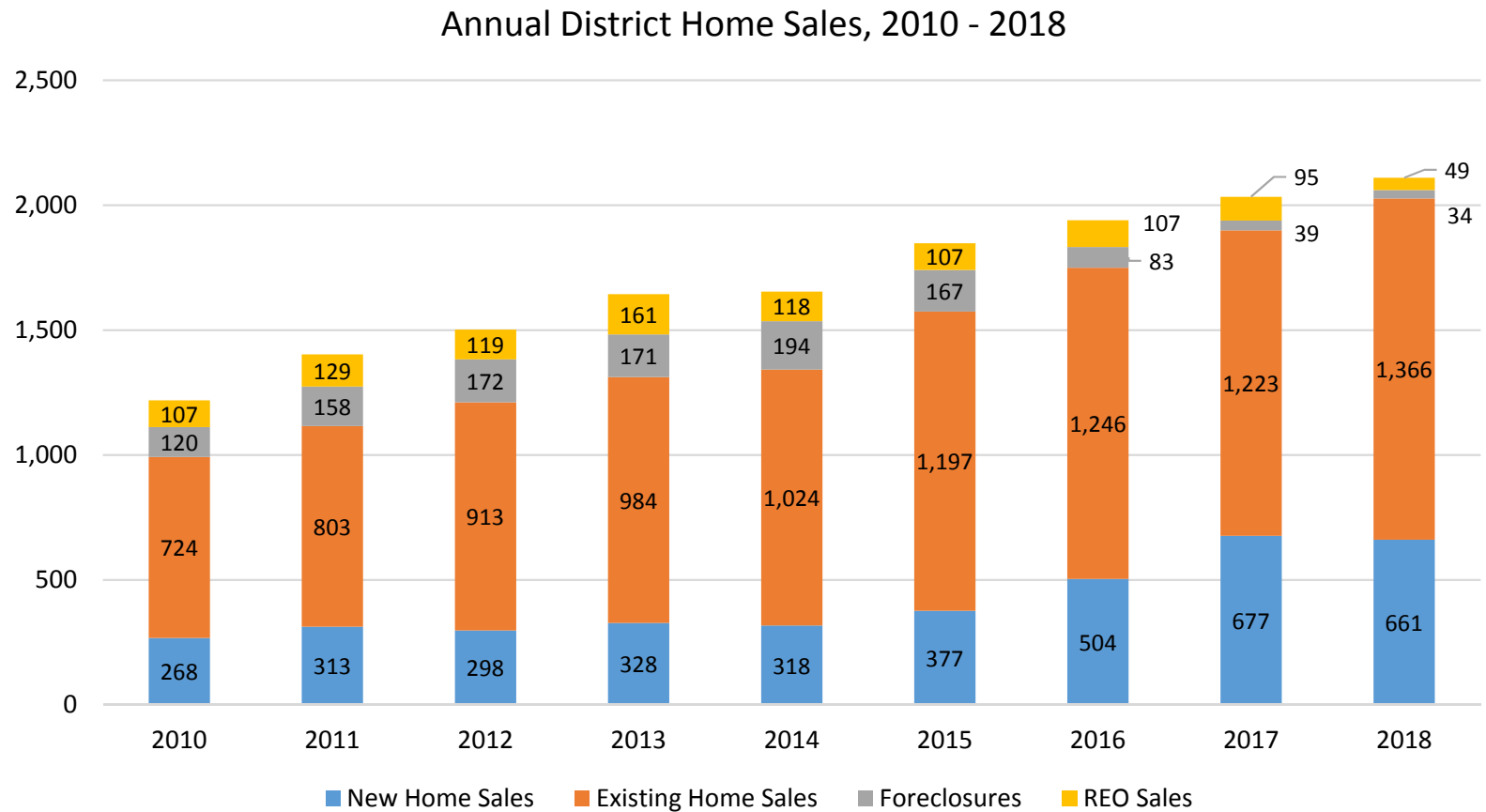


Source: Texas A&M Real Estate Center in partnership  
with the Temple-Belton BoR



# Belton ISD Housing Activity

Annual District Home Sales by Transaction Type, 2010 - 2018



- Belton ISD had more than 2,100 total home sales in 2018, including 1,366 existing home sales
- Existing home sales have nearly doubled between 2010 and 2018, and new home sales have more than doubled
- Distressed property sales have declined from 19% of the total housing market in 2010 to less than 5% in 2018

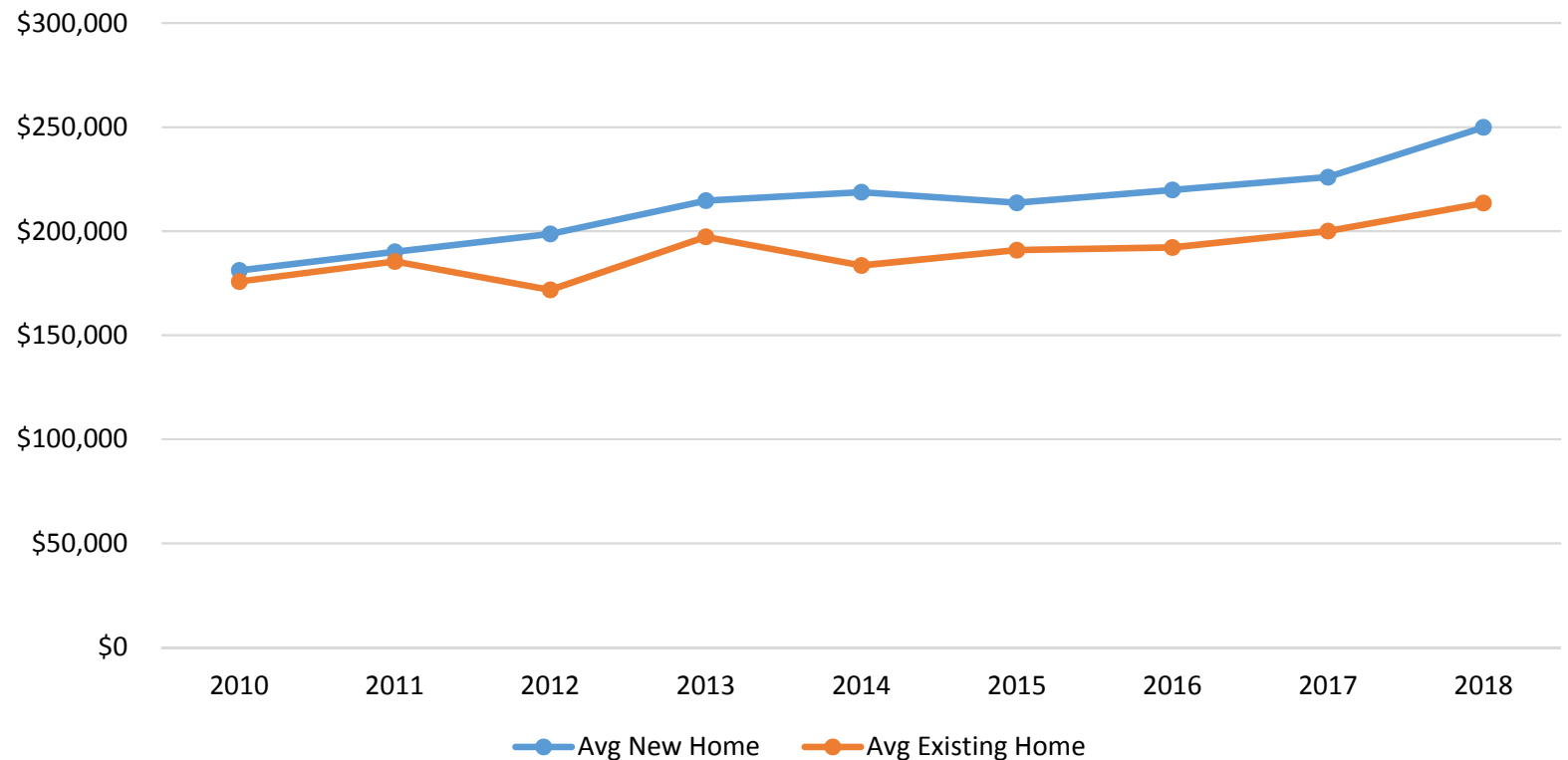




# Belton ISD Housing Activity

## Average New and Existing Home Sale Price

Average New vs Existing Home Sale Price, 2010 - 2018



	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

- The average new home sale price within Belton ISD has increased by 38% since 2010, a rise of \$68,780
- The average existing home sale price within the district is up more than \$37,700, or 21% since 2010

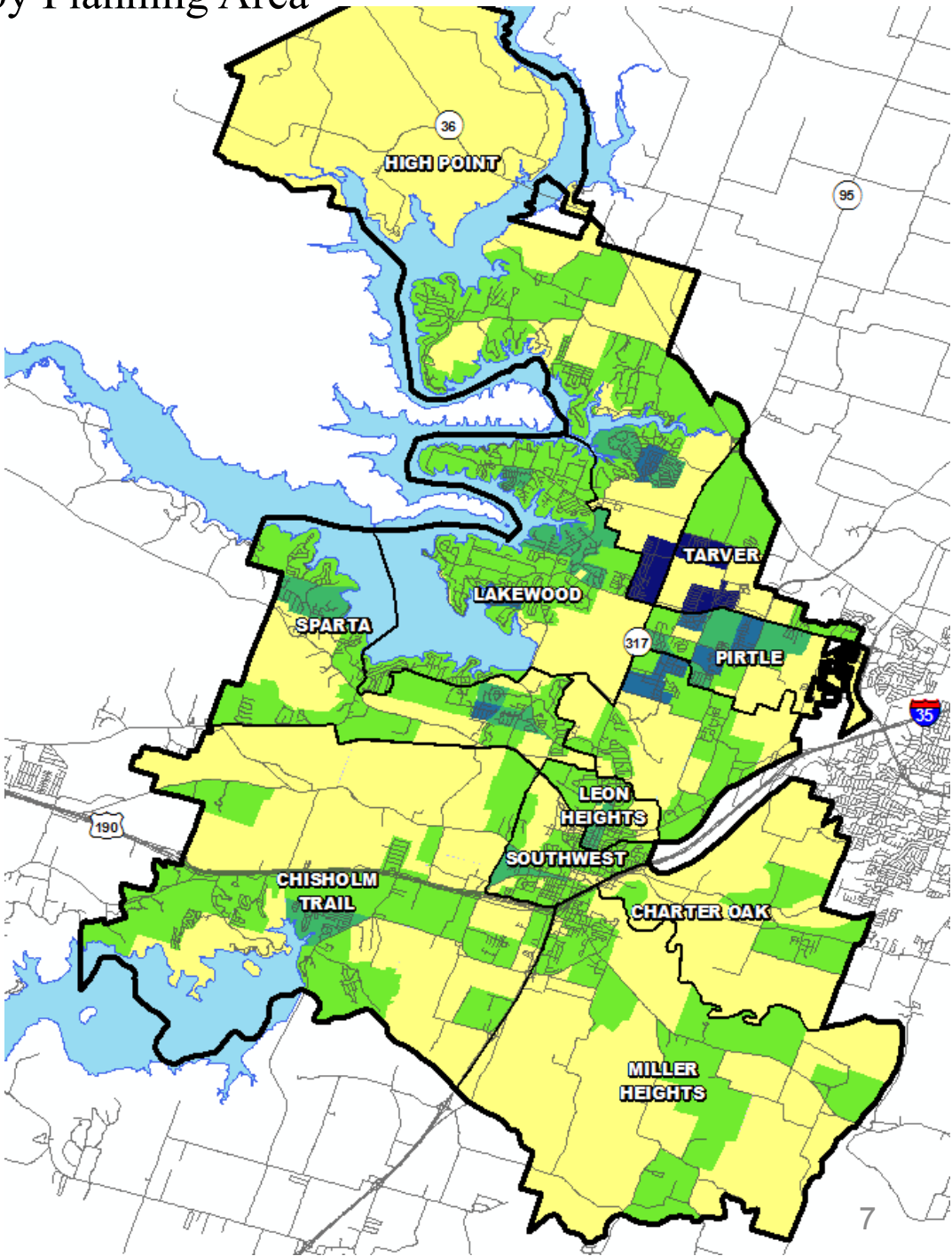




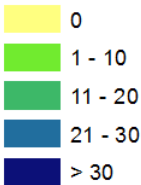
# Existing Home Sales

## 2018 District Existing Home Sales by Planning Area

Elementary Zone	Existing Home Sales
CHARTER OAK	117
CHISHOLM TRAIL	84
HIGH POINT	183
LAKEWOOD	194
LEON HEIGHTS	48
MILLER HEIGHTS	52
PIRTLE	161
SOUTHWEST	82
SPARTA	160
TARVER	80



2018 Existing Home Sales by PA

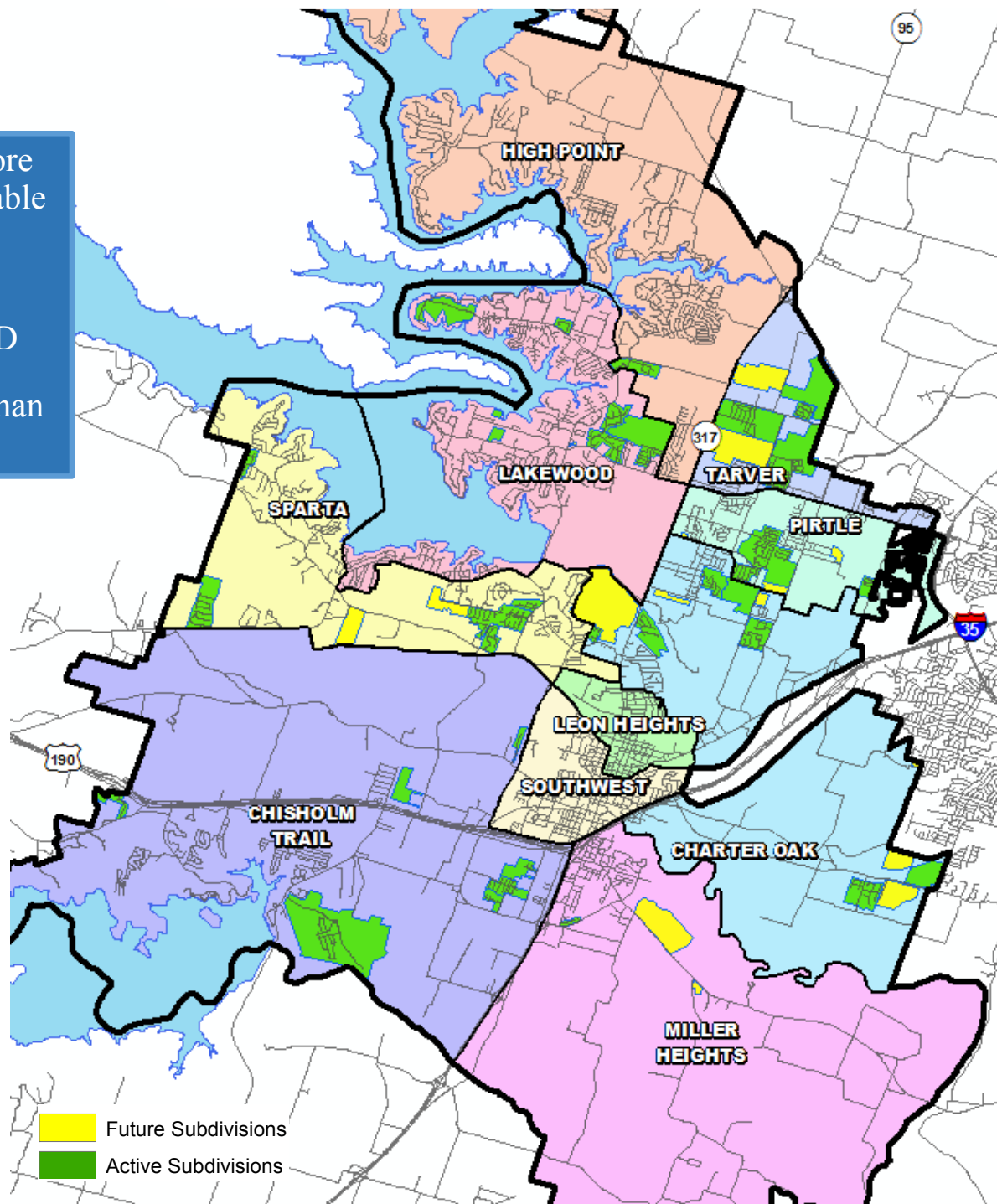






# Belton ISD District Housing Overview

- Within the district there are more than 2,000 lots currently available to build on
- There are more than 6,100 planned future lots within BISD
- Belton ISD could build more than 800 homes in 2019 and 2020



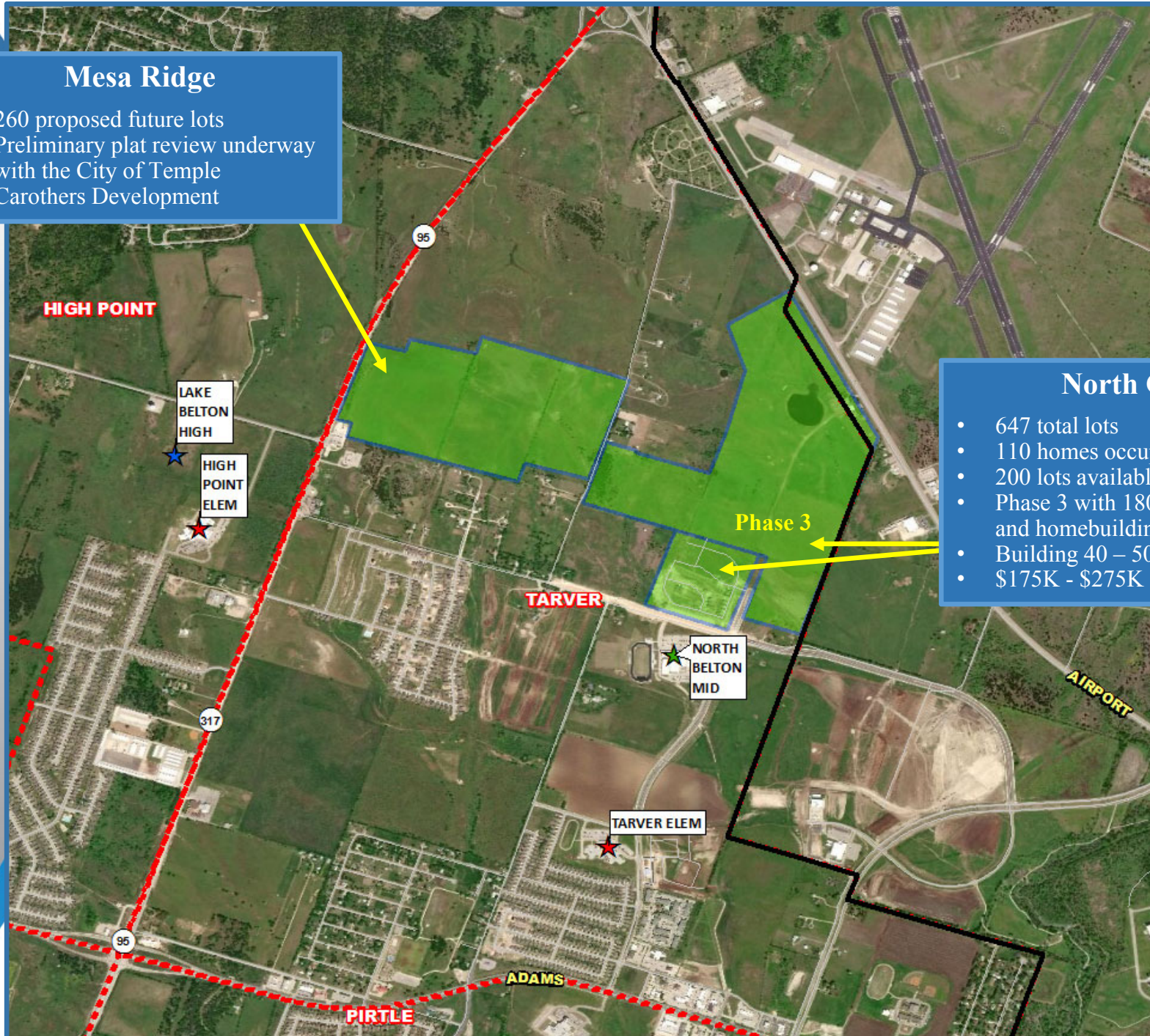




# Residential Activity

## Mesa Ridge

- 260 proposed future lots
- Preliminary plat review underway with the City of Temple
- Carothers Development



## North Gate

- 647 total lots
- 110 homes occupied
- 200 lots available to build on
- Phase 3 with 180 lots delivered and homebuilding
- Building 40 – 50 homes a year
- \$175K - \$275K







# Residential Activity



## Lake Pointe

- 710 total lots
- 500 homes occupied
- 210 lots available to build on
- Building 150 – 175 homes in 2019

## Lake Pointe Terrace

- Approx. 600 future lots
- Groundwork started on Phase 1 in March 2019
- First homes starting by early 2020
- WB Development





# Residential Activity



## The Reserve at Pea Ridge

- 351 total lots
- 235 lots in Phase 1 delivered with first homes and models underway
- First residents late summer 2019
- 24 future duplex units
- Phase 2 with 56 lots under review
- \$150K- \$175K

## The Plains at Riverside

- 246 total lots
- 42 future lots
- 120 homes occupied
- 13 homes under construction
- Building 35 – 45 homes a year
- \$200K - \$245K





# Residential Activity



## Circle C Estates

- 80 total lots
- Groundwork nearing competition and lot pre-sales underway
- First homes starting by May 2019
- First residents late 2019
- \$365K - \$445K

## Sendero Estates

- 177 total lots
- 11 homes under construction
- First closings underway
- \$195K - \$270K







# Residential Activity



## Three Creeks

- 1,500 total lots
- 230 occupied homes
- 926 future lots
- Streets paving in Phase 5 and homebuilding starting by April 2019
- Building 125 – 150 homes a year

## Hubbard Branch

- 500 future lots
- Groundwork underway on Phase 1 with 177 lots
- First section of Phase 1 with 90 lots delivering by the end of 2019
- First residents spring 2020





# Ten Year Forecast

## By Grade Level

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2014/15	50	318	745	800	819	764	772	771	764	804	845	878	745	762	705	10,542		
2015/16	48	364	763	771	827	835	792	813	826	793	837	880	826	755	732	10,862	320	3.0%
2016/17	43	378	776	808	801	844	874	809	862	866	833	875	823	825	702	11,119	257	2.4%
2017/18	58	369	804	824	821	834	873	940	846	897	894	908	849	828	785	11,530	411	3.7%
2018/19	48	392	809	871	855	865	889	885	993	907	929	942	858	852	795	11,890	360	3.1%
2019/20	48	392	827	864	904	889	914	920	938	1,047	943	1,003	895	853	823	12,261	371	3.1%
2020/21	48	392	891	887	897	954	930	960	954	985	1,087	1,021	961	903	816	12,686	425	3.5%
2021/22	48	392	916	958	920	946	993	968	1,016	996	1,024	1,158	969	960	864	13,130	444	3.5%
2022/23	48	392	940	974	999	968	999	1,033	1,024	1,056	1,035	1,106	1,098	968	925	13,565	435	3.3%
2023/24	48	392	950	1,005	1,010	1,049	1,015	1,041	1,092	1,071	1,094	1,118	1,051	1,095	933	13,963	398	2.9%
2024/25	48	392	981	1,018	1,044	1,055	1,092	1,059	1,093	1,136	1,108	1,172	1,062	1,048	1,054	14,362	398	2.9%
2025/26	48	392	1,000	1,047	1,055	1,092	1,104	1,139	1,114	1,144	1,181	1,176	1,112	1,059	1,010	14,674	312	2.2%
2026/27	48	392	1,017	1,077	1,092	1,105	1,150	1,161	1,199	1,170	1,188	1,260	1,117	1,112	1,020	15,107	434	3.0%
2027/28	48	392	1,031	1,082	1,118	1,145	1,158	1,198	1,219	1,258	1,216	1,267	1,197	1,116	1,071	15,516	408	2.7%
2028/29	48	392	1,050	1,097	1,123	1,169	1,202	1,211	1,269	1,281	1,302	1,296	1,202	1,196	1,074	15,912	397	2.6%

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

- Belton ISD will enroll more than 12,600 students by 2020
- 5 year growth = 2,073 students
- 2023/24 enrollment = 13,963 students
- 10 year growth = 4,022 students
- 2028/29 enrollment = 15,912 students







# Ten Year Forecast

## By Elementary Campus

		HISTORY	PEIMS	ENROLLMENT PROJECTIONS									
Campus	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
BELTON EARLY CHILDHOOD	628	427	440	440	440	440	440	440	440	440	440	440	440
CHARTER OAK ELEMENTARY	800	0	0	388	433	492	552	592	629	656	691	720	751
CHISHOLM TRAIL ELEMENTARY	792	765	791	691	728	766	806	833	878	920	963	997	1,030
HIGH POINT ELEMENTARY	792	716	668	659	664	663	666	667	690	708	717	728	735
JOE PIRTLE ELEMENTARY	792	762	787	719	740	748	763	773	783	798	806	819	826
LAKEWOOD ELEMENTARY	792	678	707	724	734	762	769	776	765	767	761	755	752
LEON HEIGHTS ELEMENTARY	265	280	260	237	239	242	243	243	251	252	253	254	254
MILLER HEIGHTS ELEMENTARY	450	327	323	319	342	352	367	390	401	418	435	448	465
SOUTHWEST ELEMENTARY	440	381	402	416	432	440	440	442	440	446	455	454	448
SPARTA ELEMENTARY	685	600	568	634	647	645	657	652	661	681	688	687	686
TARVER ELEMENTARY	792	587	668	532	560	591	650	702	751	791	833	870	905
<b>ELEMENTARY TOTALS</b>	<b>7,228</b>	<b>5,523</b>	<b>5,614</b>	<b>5,759</b>	<b>5,959</b>	<b>6,141</b>	<b>6,353</b>	<b>6,510</b>	<b>6,689</b>	<b>6,877</b>	<b>7,042</b>	<b>7,172</b>	<b>7,292</b>
Elementary Absolute Change		190	91	145	200	182	212	157	179	188	165	130	120
Elementary Percent Change		3.56%	1.65%	2.57%	3.48%	3.05%	3.45%	2.47%	2.75%	2.81%	2.40%	1.85%	1.67%

\*Yellow box = within 5% or over stated campus capacity

- Charter Oak Elementary School is opening this fall with an estimated 380 students
- Belton ISD may enroll nearly 6,000 elementary students by 2020





# Ten Year Forecast

## By Secondary Campus

		HISTORY	PEIMS	ENROLLMENT PROJECTIONS									
Campus	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
LAKE BELTON MIDDLE SCHOOL	916	840	918	953	800	775	778	802	856	888	936	955	985
NORTH BELTON MIDDLE SCHOOL	1,000	959	1,032	1,086	903	899	918	934	936	954	989	1,045	1,101
SOUTH BELTON MIDDLE SCHOOL	1,000	838	879	889	611	601	633	679	697	709	739	774	822
BELTON MIDDLE SCHOOL	971	0	0	0	713	762	785	841	848	887	892	919	943
<b>MIDDLE SCHOOL TOTALS</b>	<b>3,887</b>	<b>2,637</b>	<b>2,829</b>	<b>2,929</b>	<b>3,026</b>	<b>3,037</b>	<b>3,115</b>	<b>3,256</b>	<b>3,337</b>	<b>3,439</b>	<b>3,557</b>	<b>3,694</b>	<b>3,852</b>
Middle School Absolute Change		76	192	100	97	10	78	142	80	102	118	137	158
Middle School Percent Change		2.97%	7.28%	3.52%	3.33%	0.35%	2.57%	4.55%	2.47%	3.07%	3.42%	3.85%	4.27%
BELTON HIGH SCHOOL	2,607	2,843	2,926	3,060	2,280	1,995	1,655	1,673	1,759	1,787	1,894	1,979	2,013
BELTON NEW TECH HIGH SCHOOL	500	527	521	514	525	521	523	527	527	525	525	523	527
LAKE BELTON HIGH SCHOOL	2,500	0	0	0	896	1,436	1,919	1,997	2,050	2,046	2,090	2,148	2,229
<b>HIGH SCHOOL TOTALS</b>	<b>5,607</b>	<b>3,370</b>	<b>3,447</b>	<b>3,574</b>	<b>3,701</b>	<b>3,952</b>	<b>4,097</b>	<b>4,197</b>	<b>4,336</b>	<b>4,358</b>	<b>4,509</b>	<b>4,650</b>	<b>4,769</b>
High School Absolute Change		145	77	127	127	251	145	99	139	22	151	141	119
High School Percent Change		4.50%	2.28%	3.69%	3.55%	6.79%	3.67%	2.43%	3.31%	0.51%	3.46%	3.14%	2.55%
<b>DISTRICT TOTALS</b>	<b>16,722</b>	<b>11,530</b>	<b>11,890</b>	<b>12,261</b>	<b>12,686</b>	<b>13,130</b>	<b>13,565</b>	<b>13,963</b>	<b>14,362</b>	<b>14,674</b>	<b>15,107</b>	<b>15,516</b>	<b>15,912</b>
District Absolute Change		411	360	371	425	444	435	398	398	312	434	408	397
District Percent Change		3.70%	3.12%	3.12%	3.47%	3.50%	3.32%	2.93%	2.85%	2.18%	2.95%	2.70%	2.56%

\*Yellow box = within 5% or over stated campus capacity

- Belton Middle School will open in the fall of 2020 with approx. 715 students
- Lake Belton High School will open in 2020 with nearly 900 9<sup>th</sup> and 10<sup>th</sup> graders





# Summary

- The Killeen-Temple MSA annual job growth rate matches the national average at 1.4%.
- Total district home sales continued to rise through 2018.
- The Lakewood Elementary zone had the most existing home sales in 2018.
- New home activity in the northern part of the district has started outpacing new home activity in the south.
- Groundwork has started on Lake Pointe Terrace and Hubbard Branch.
- Belton ISD will open Charter Oak Elementary in 2019 and Belton Middle School and Lake Belton High School in 2020.
- Belton ISD will add 2,070 students in the next five years, for a fall 2023 enrollment of 13,963.
- The district will enroll nearly 16,000 students by 2028.