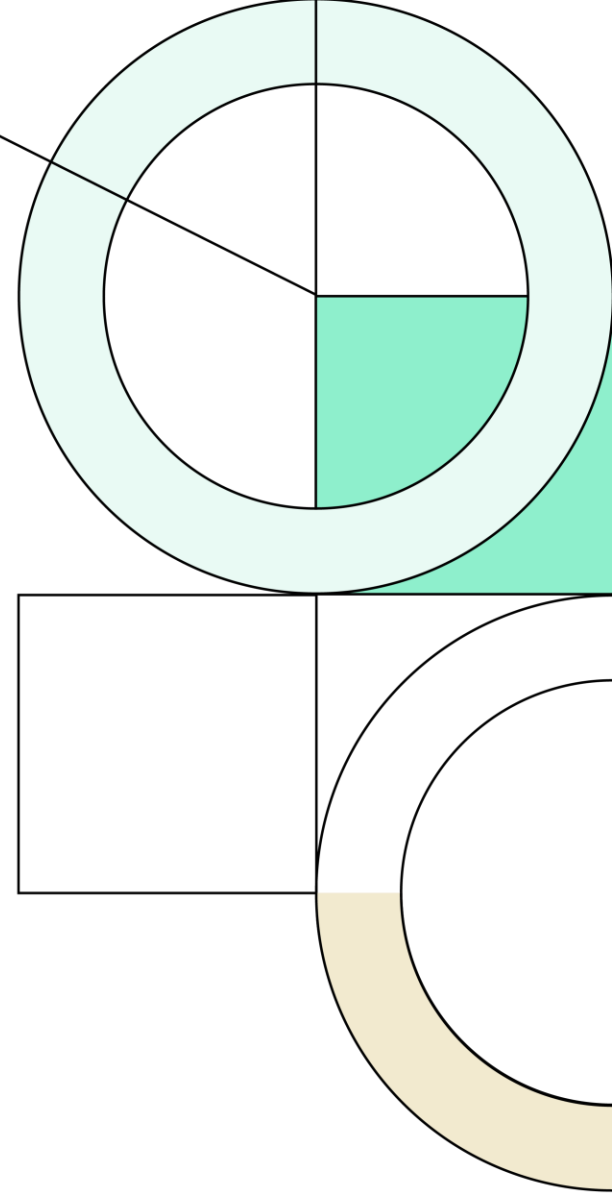




Fall 2023

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
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	63	378	876	954	974	913	958	969	994	1,045	1,056	1,226	1,048	1,027	846	13,327	706	5.6%
2022/23	65	451	888	946	968	1,018	970	984	1,005	1,002	1,046	1,126	1,196	1,010	922	13,597	270	2.0%
2023/24	84	418	900	930	956	988	1,042	1,002	1,006	1,055	1,038	1,153	1,087	1,131	1,000	13,790	193	1.4%

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

Cohort Patterns

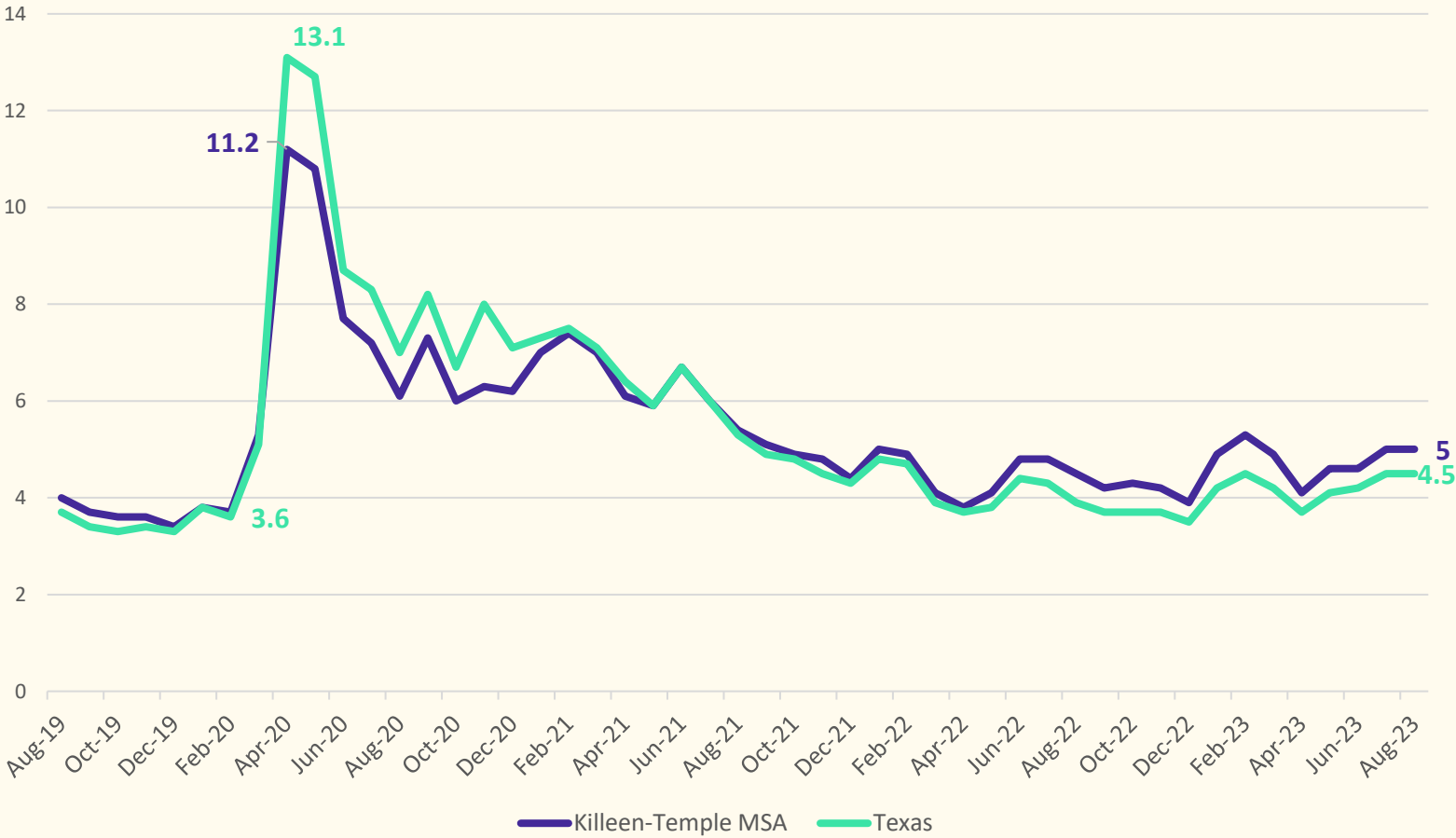
	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3-YR Avg.	1.113	1.121	1.000	1.062	1.037	1.033	1.055	1.045	1.045	1.045	1.038	1.101	0.985	0.969	0.937	1.039	1.043	0.998
2019/20	1.604	1.061	1.033	1.046	1.003	1.026	0.994	1.038	1.046	1.059	1.032	1.072	0.973	1.005	0.935	1.023	1.046	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	1.016	1.243	0.972	1.059	1.087	1.033	1.079	1.075	1.076	1.076	1.076	1.133	1.015	0.997	0.925	1.051	1.076	1.017
2022/23	1.032	1.193	1.014	1.080	1.015	1.045	1.062	1.027	1.037	1.008	1.001	1.066	0.976	0.964	0.898	1.041	1.015	0.976
2023/24	1.292	0.927	1.014	1.047	1.011	1.021	1.024	1.033	1.022	1.050	1.036	1.102	0.965	0.946	0.990	1.025	1.036	1.001

- Belton ISD increased by 193 students in the fall of 2023 for an annual change of 1.4%

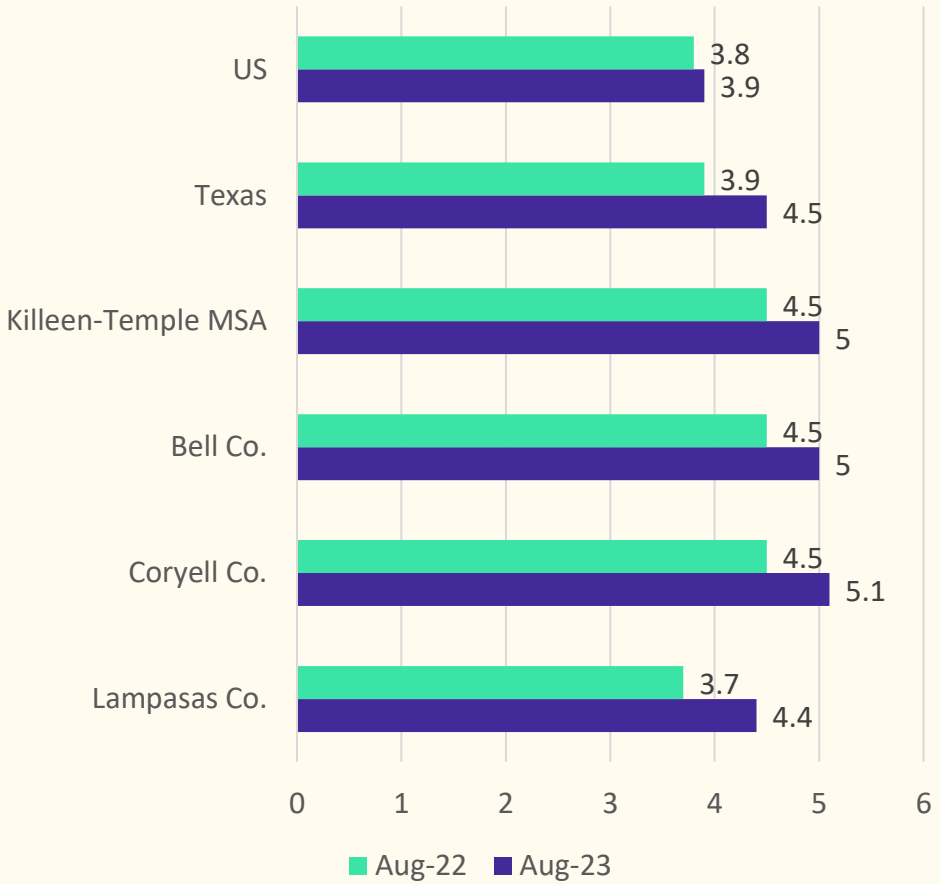


Local Economic Conditions

Unemployment Rate, Aug 2019 – Aug 2023



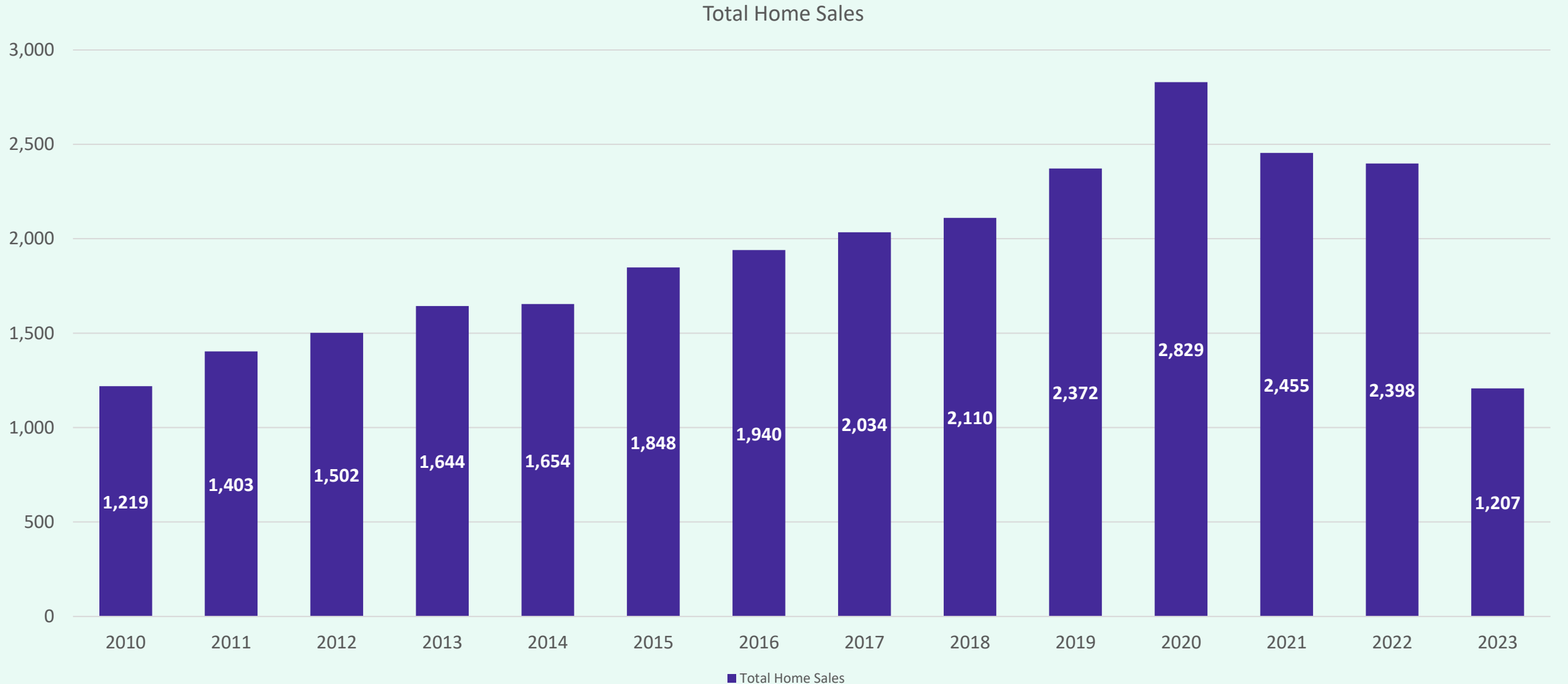
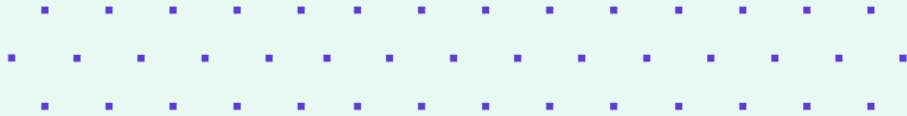
Unemployment Rate, Year Over Year





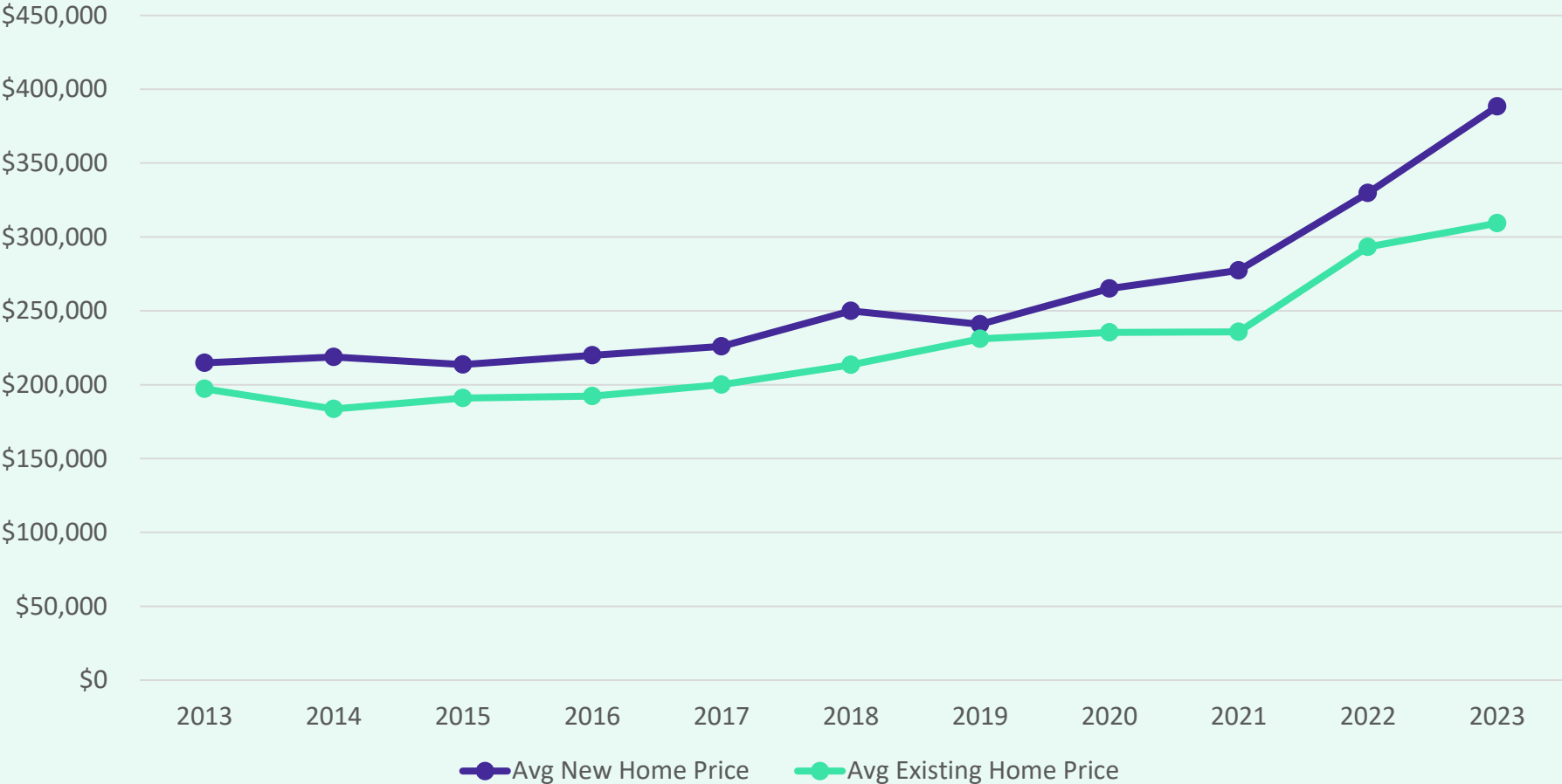
BISD Housing Market Analysis

Total Home Sales in Belton ISD, 2010 – Aug 2023





Belton ISD Home Price Analysis



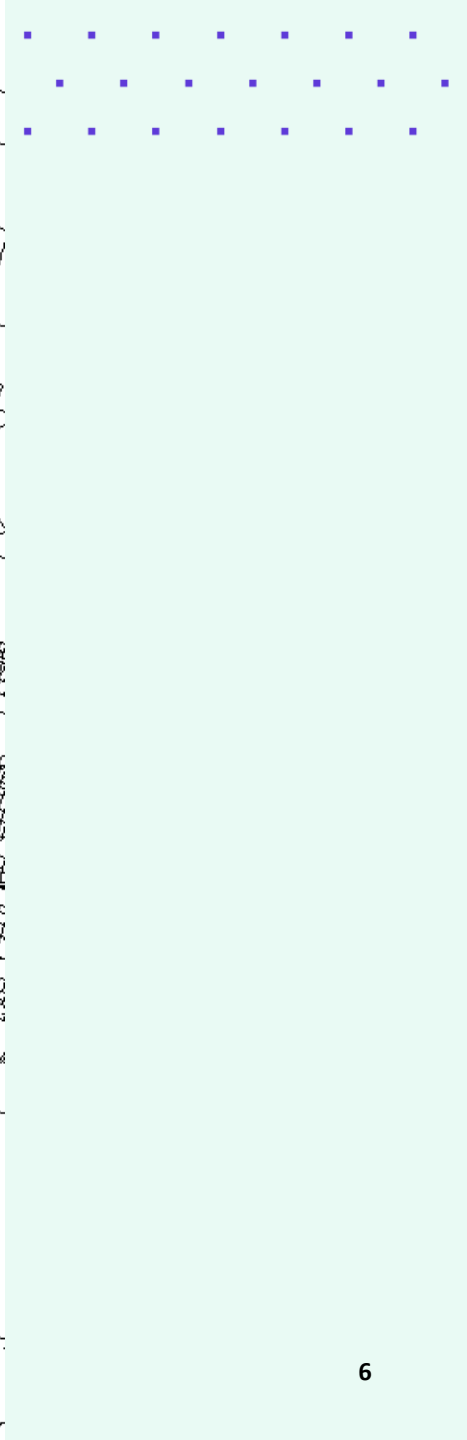
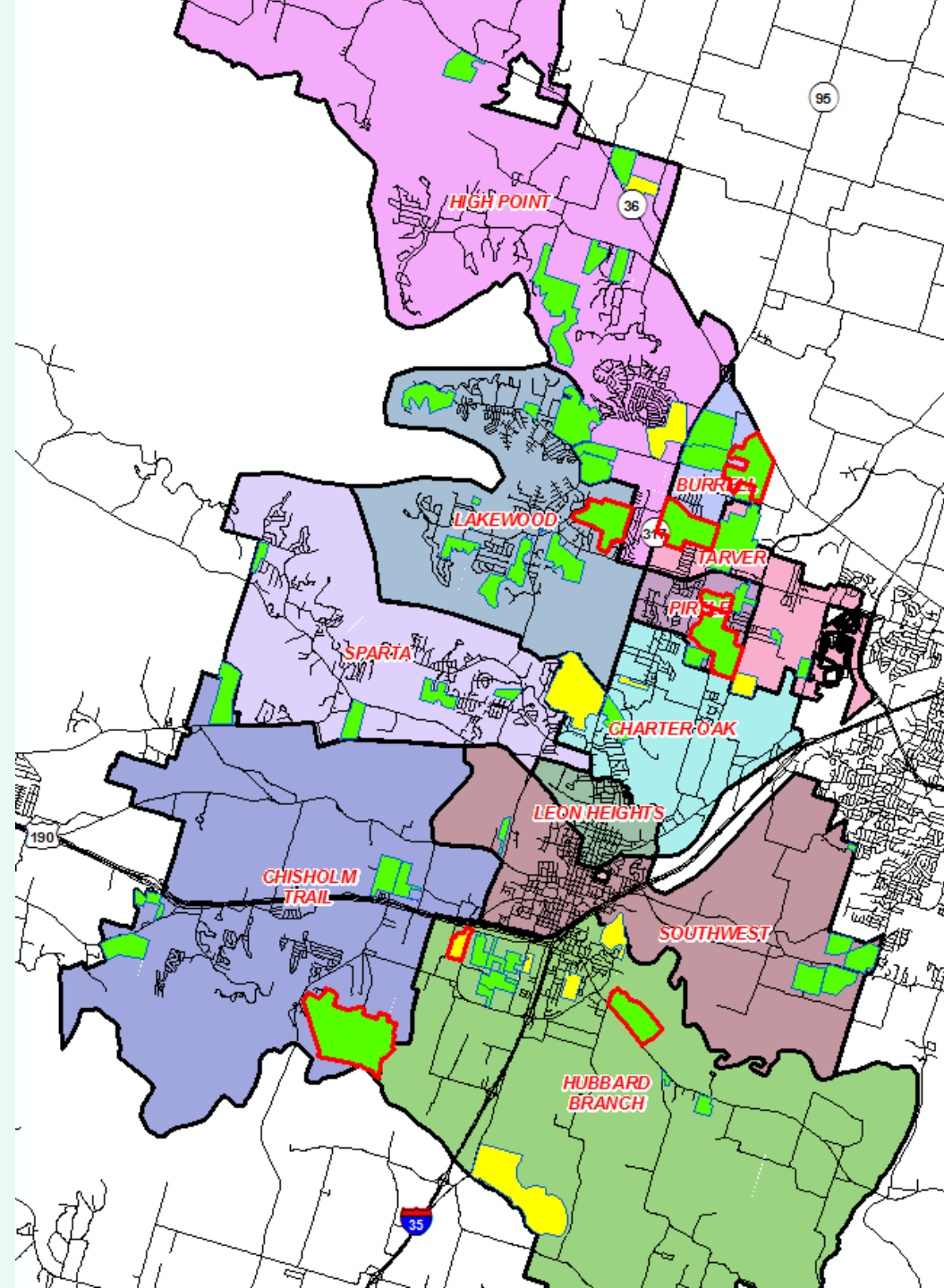
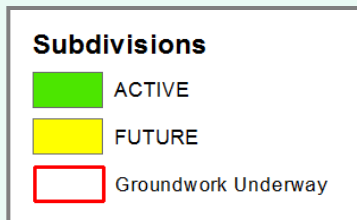
- The average new home sale price in Belton ISD has risen 81% in the last 10 years, an increase of more than \$173,750
- The average existing home sale price in BISSD has risen 57% since 2013, an increase of more than \$112,100

	Avg New Home	Avg Existing Home
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	\$277,424	\$235,719
2022	\$329,824	\$293,326
2023 YTD	\$388,443	\$309,401



District Housing Overview

- The district has 56 actively building subdivisions
- Within BISD there are 10 future subdivisions
- Of these, groundwork is underway on approx. 1,293 lots within 8 subdivisions





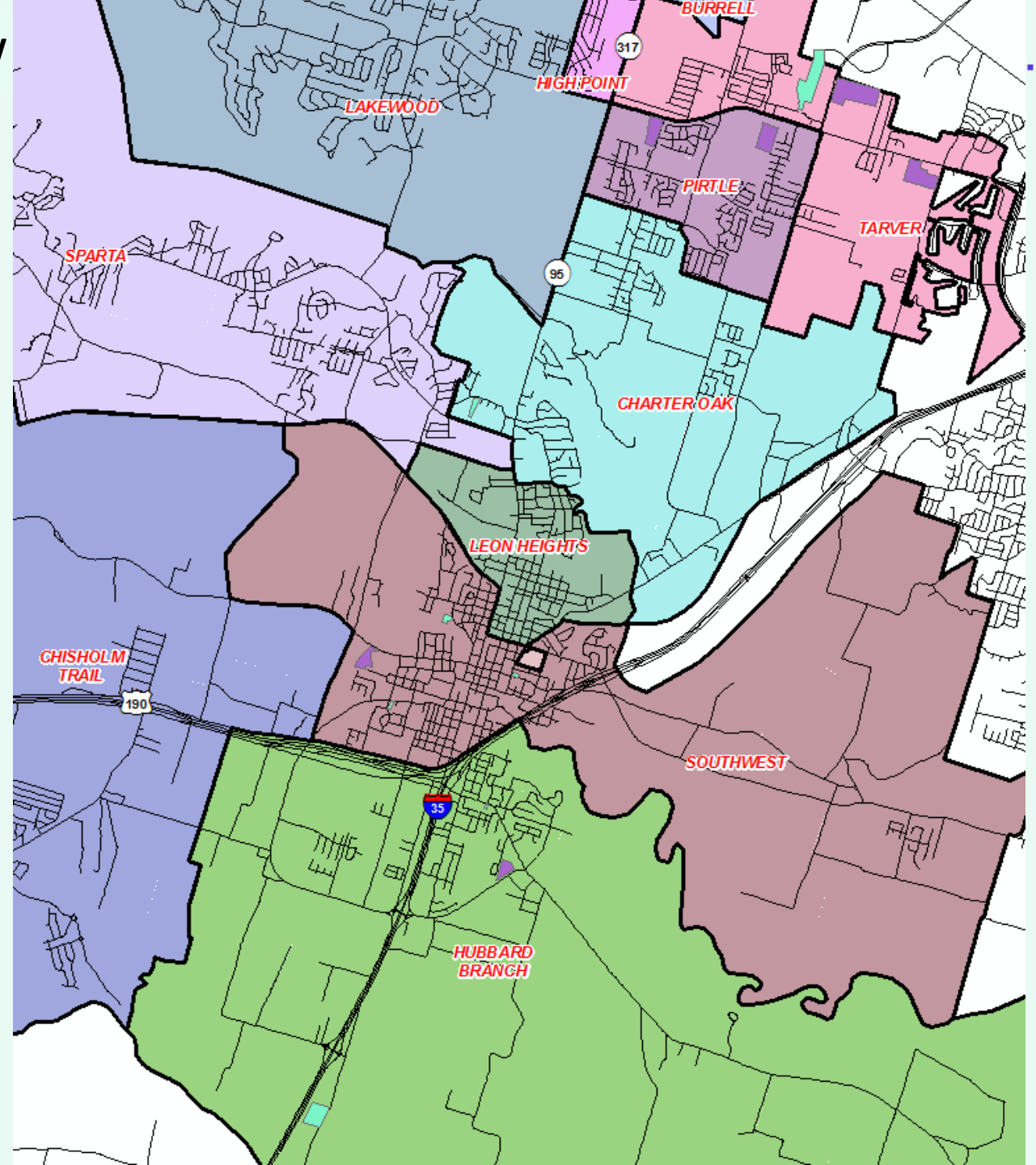


Multi-Family Housing Overview

- There are currently 940 units under construction in the district
- Within Belton ISD there are more than 470 future multi-family units in the planning stages
- Of these units, approx. 100 units are age-restricted and will not impact BISD's student yield

Multi-Family Developments

-  Future Development
-  Under Construction





Residential Activity



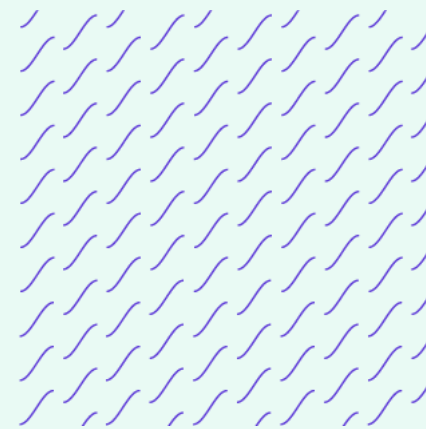
Northpointe

- 685 total lots
- Approx. 227 future lots
- Approx. 415 vacant developed lots
- Approx. 16 homes under construction
- Phase 1 (431 lots) delivered for homebuilding May 2023
- First resident anticipated end of 2023
- 285+



North Gate

- 514 total lots
- Approx. 225 future lots
- Approx. 56 vacant developed lots
- Approx. 6 homes under construction
- Approx. 227 occupied homes
- Built 50 homes in last 12 months
- Groundwork underway for 93 lots in Phase 6 Sec 1; estimated delivery Jan 2024
- \$280K+
- Current student yield = 0.855





Residential Activity



Westfield

- 1,123 total lots
- Approx. 172 future lots
- Approx. 106 vacant developed lots
- Approx. 11 homes under construction
- Approx. 834 occupied homes
- Phase 14 Sec 1 (90 lots) delivered for homebuilding June 2023; first residents anticipated late 2023 – early 2024
- \$274K+
- Current student yield = 0.543





Residential Activity

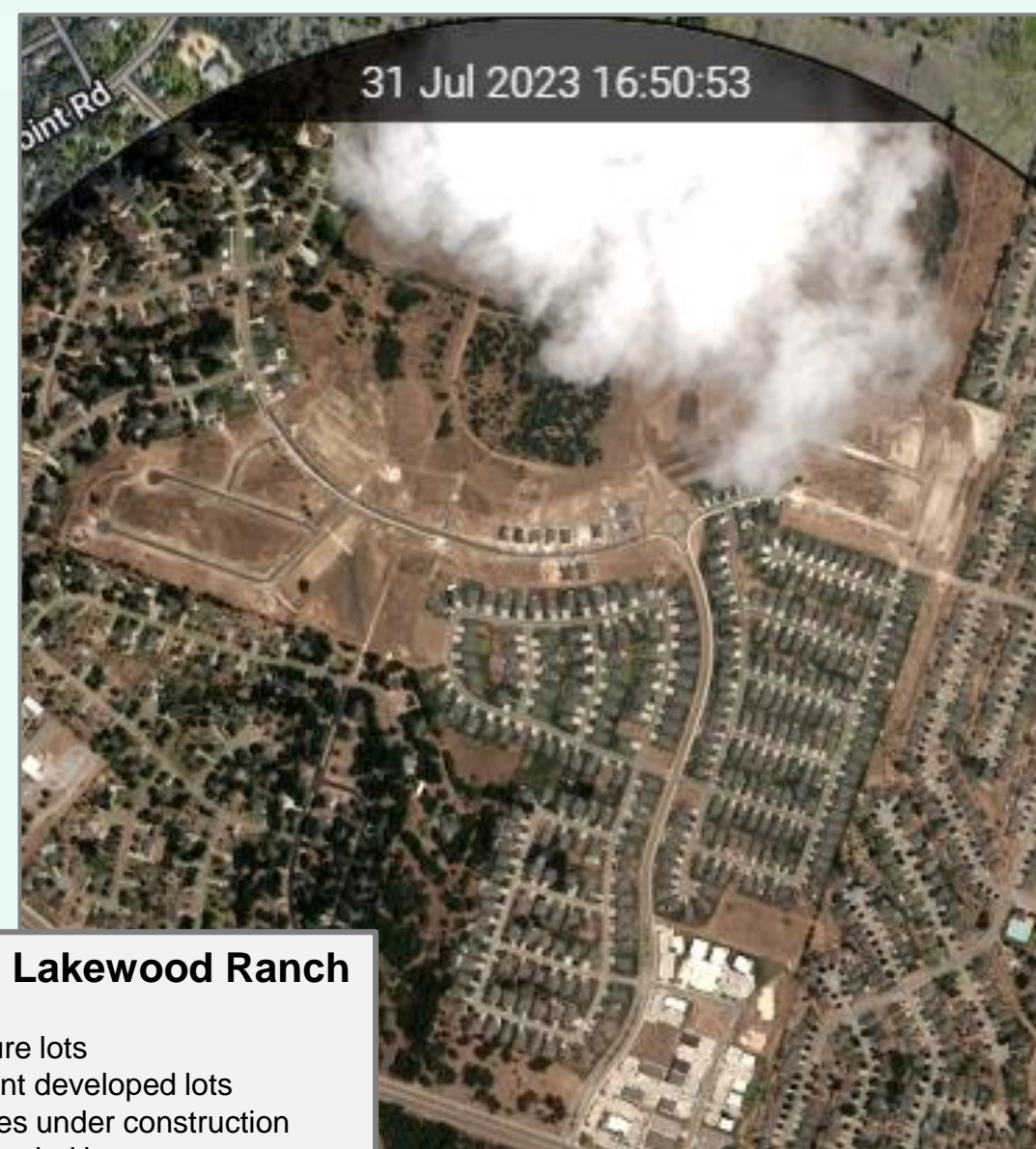
Lake Pointe Terrace

- 686 total lots
- Approx. 62 future lots
- Approx. 127 vacant developed lots
- Approx. 47 homes under construction
- Approx. 450 occupied homes
- Built 166 homes in last 12 months
- Groundwork underway for final 62 lots
- \$300K+
- Current student yield = 0.718





Residential Activity



The Grove at Lakewood Ranch

- 600 total lots
- Approx. 226 future lots
- Approx. 40 vacant developed lots
- Approx. 12 homes under construction
- Approx. 322 occupied homes
- Groundwork underway on remaining 41 lots in Phase 7, estimated delivery end of 2023
- \$300K+
- Current student yield = 0.745



Residential Activity

Fresh Meadows

- 263 total lots
- Approx. 193 future lots
- Approx. 70 vacant developed lots
- Built 142 homes in last 12 months
- First lots delivered for homebuilding mid 2023
- Groundwork underway on remaining lots

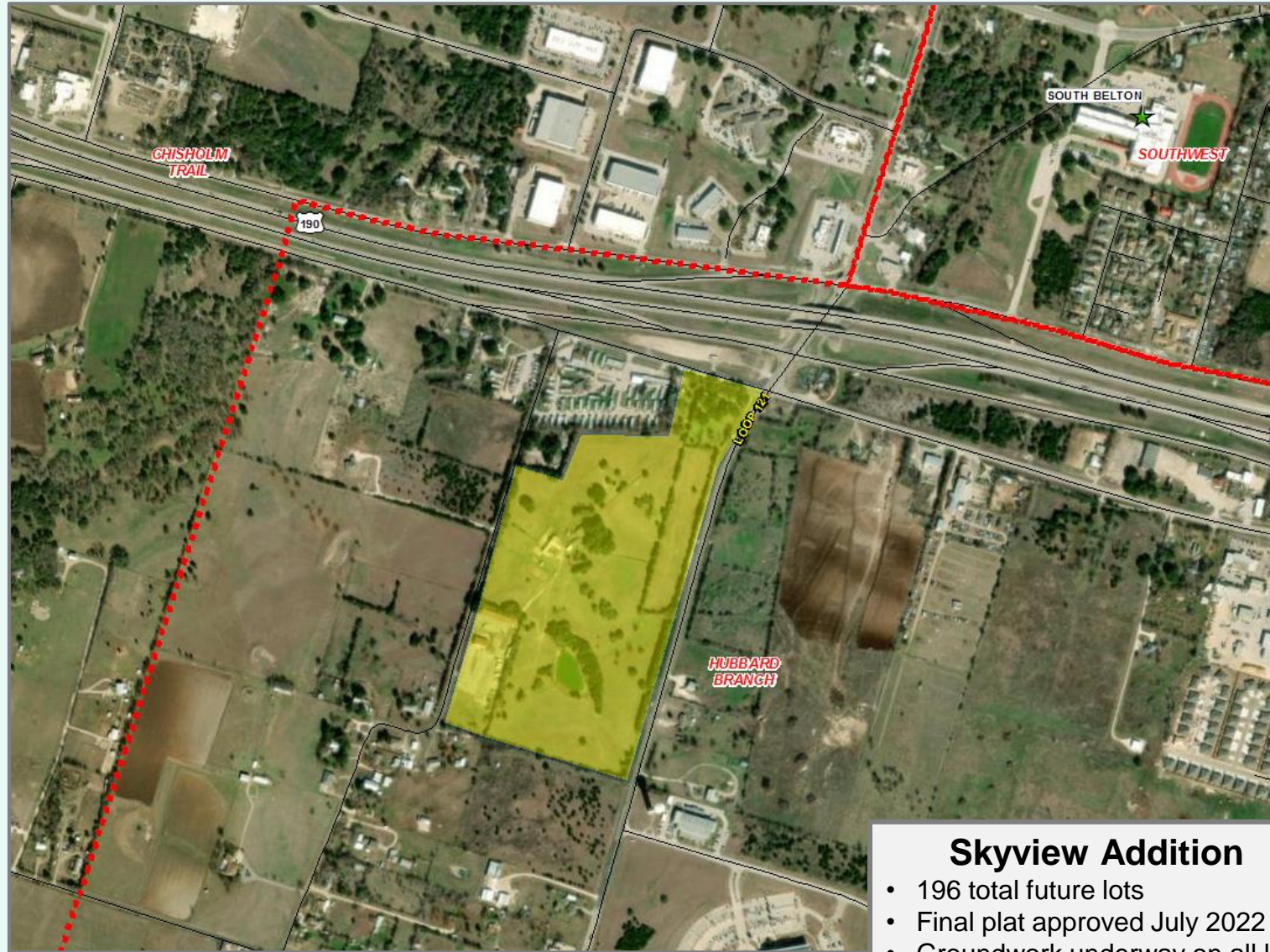
Hills of Westwood

- 1,128 total lots
- Approx. 499 future lots
- Approx. 10 vacant developed lots
- Approx. 619 occupied homes
- Groundwork underway on 42 lots in Phase 4 & roadwork underway on 114 lots in Phase 14
- Anticipate lot delivery early 2024
- \$300K+
- Current student yield = 0.511

31 Jul 2023 16:50:53



Residential Activity



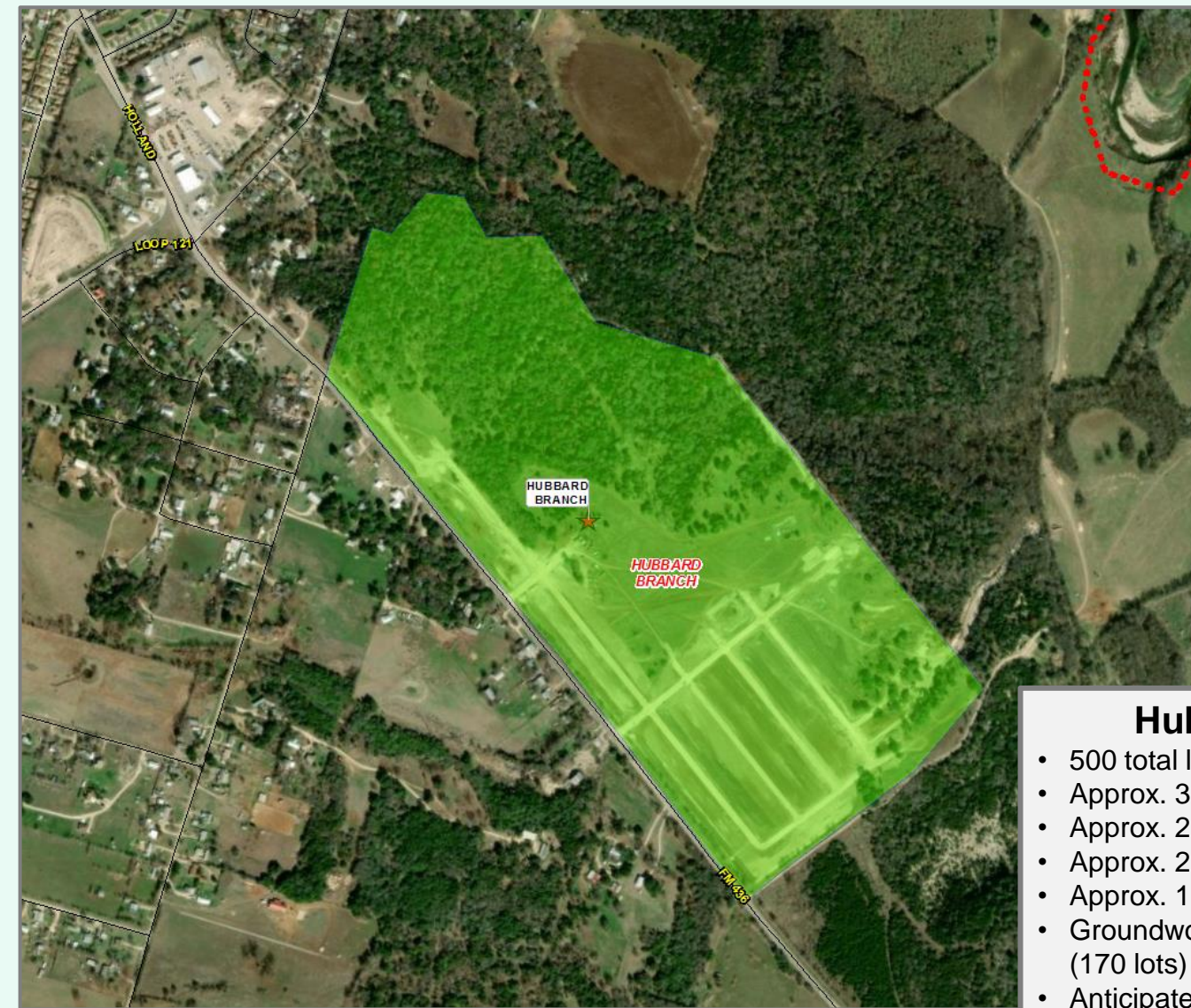
Skyview Addition

- 196 total future lots
- Final plat approved July 2022
- Groundwork underway on all lots
- Anticipate lot delivery late 2023





Residential Activity

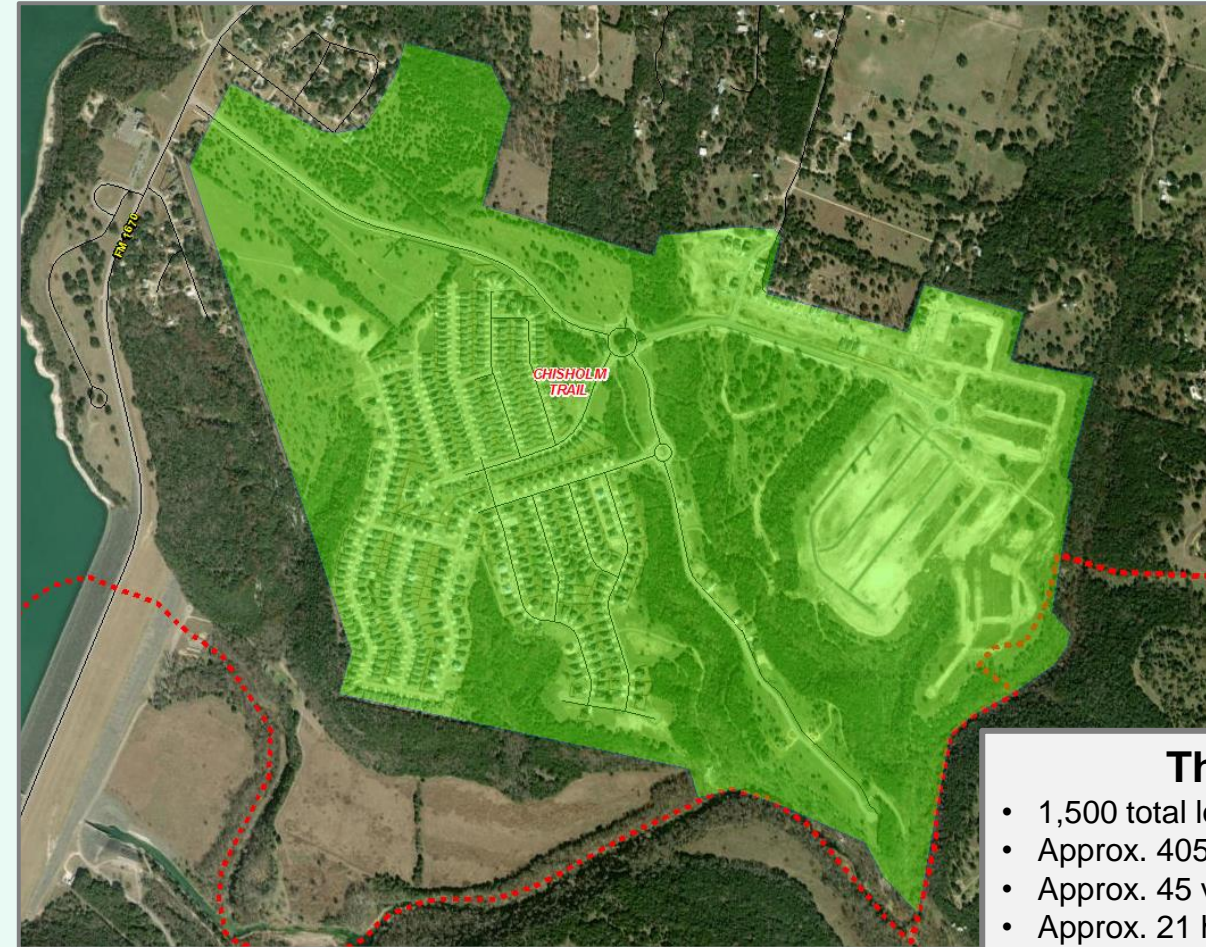


Hubbard Branch

- 500 total lots
- Approx. 323 future lots
- Approx. 22 vacant developed lots
- Approx. 2 homes under construction
- Approx. 153 occupied homes
- Groundwork underway on Phase 2 (170 lots) July 2023
- Anticipate building 50 – 60 homes per year
- \$340K+
- Current student yield = 0.444



Residential Activity



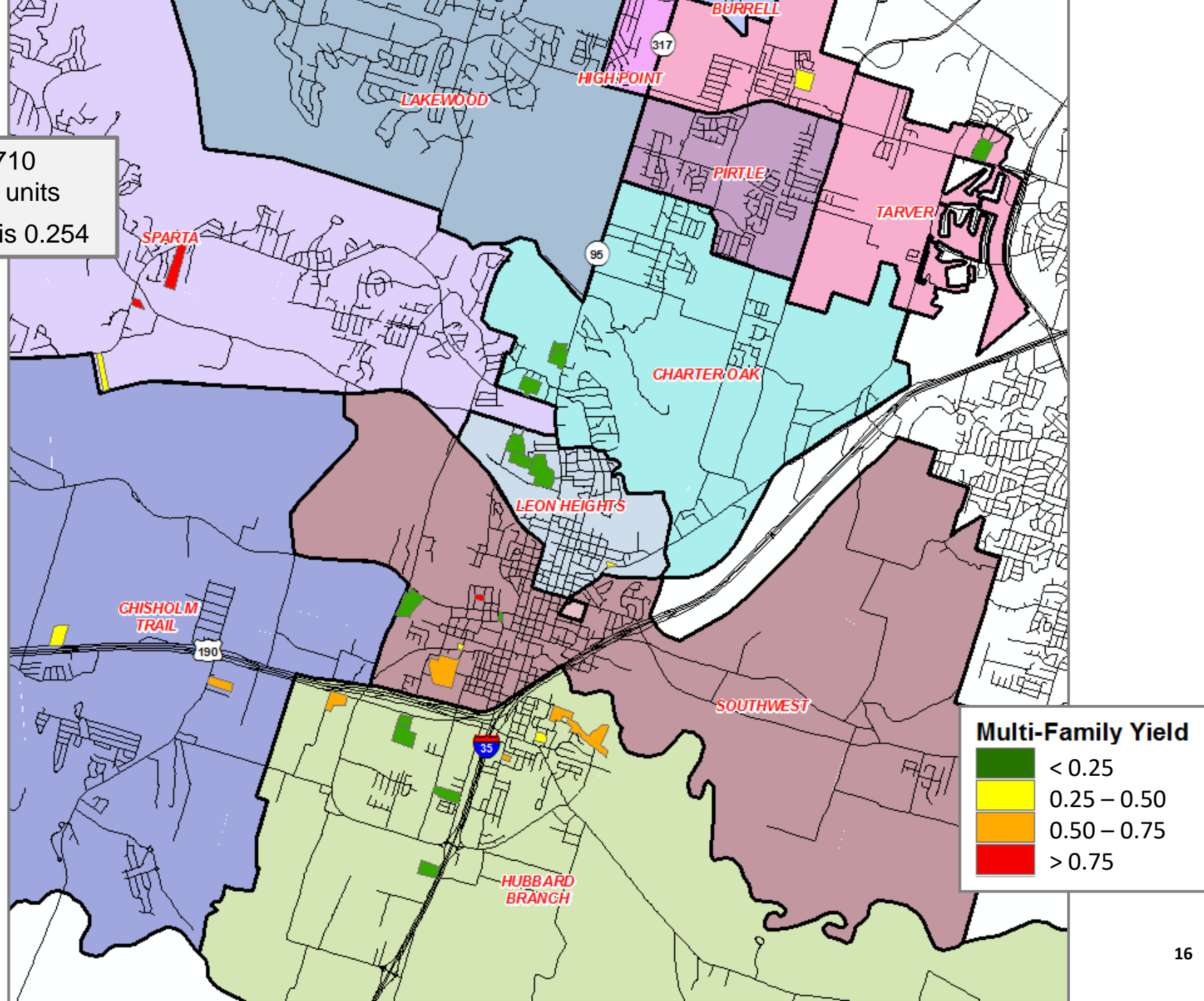
Three Creeks

- 1,500 total lots
- Approx. 405 future lots
- Approx. 45 vacant developed lots
- Approx. 21 homes under construction
- Approx. 1,029 occupied homes
- Groundwork underway for Phase 9 (118 lots) & Phase 10 (287 lots) with first homes anticipated late 2023
- Building 100 – 125 homes per year
- DR Horton
- \$340K - \$550K
- Current student yield = 0.569



Multi-Family Yield

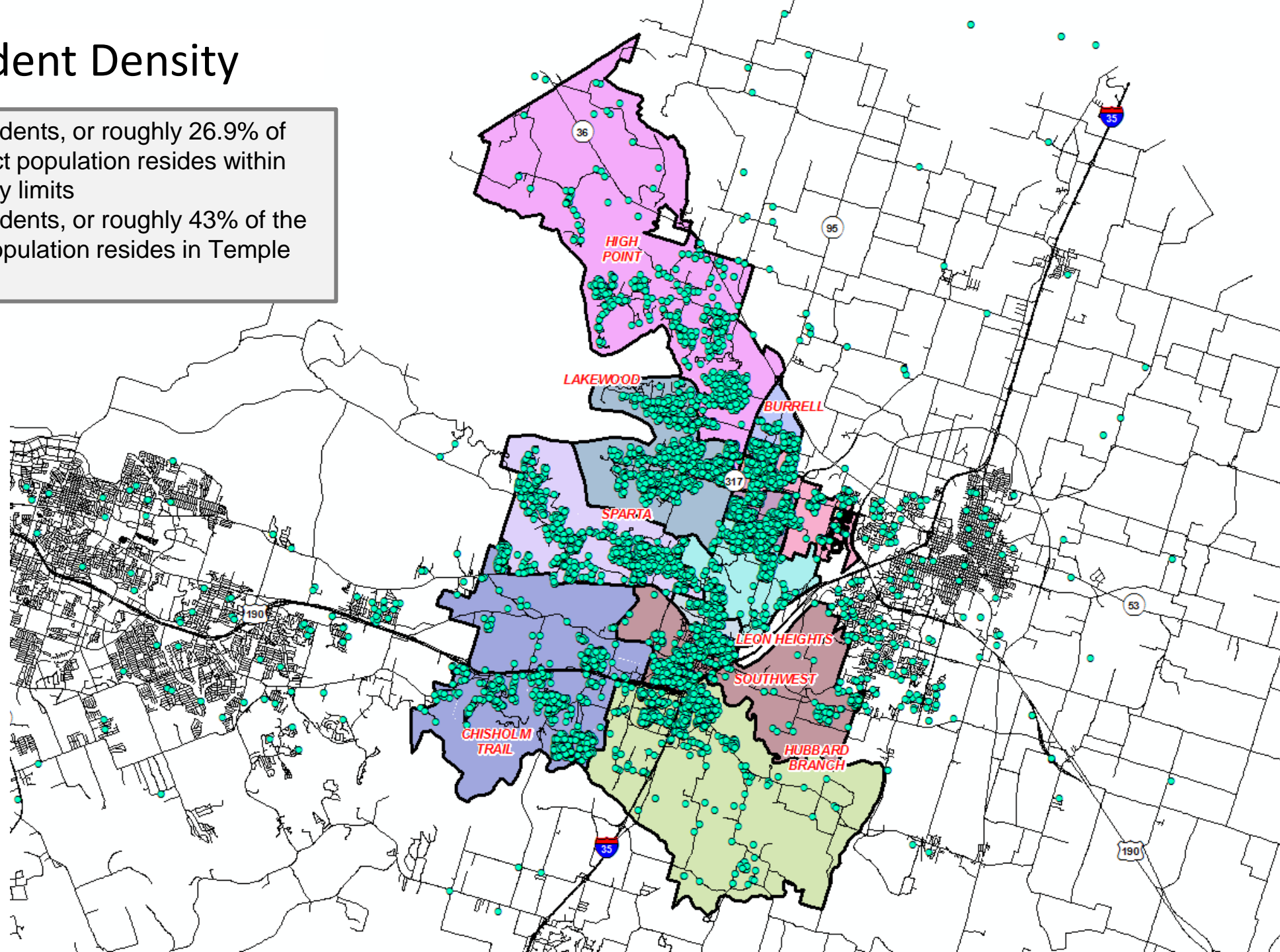
- Within Belton ISD there are currently 710 students residing in 2,800 multi-family units
- The district average multi-family yield is 0.254





Student Density

- 3,717 students, or roughly 26.9% of the district population resides within Belton city limits
- 5,931 students, or roughly 43% of the district population resides in Temple city limits





Student Yield by Housing Type

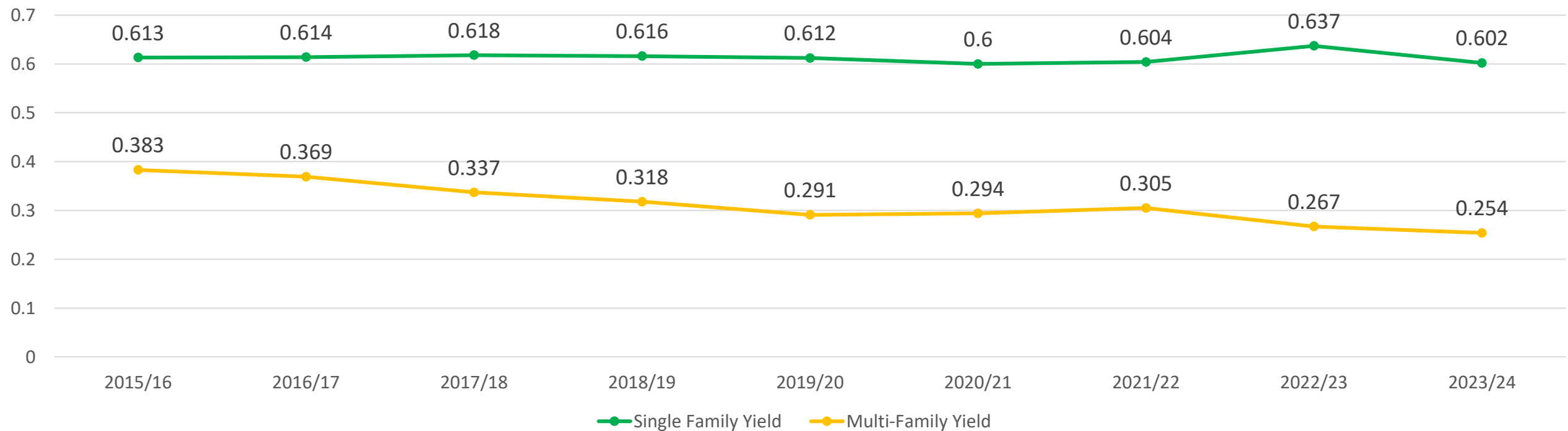


Single Family Yield
0.602



Multi-Family Yield
0.254

BISD Student Yield by Housing Type





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
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	63	378	876	954	974	913	958	969	994	1,045	1,056	1,226	1,048	1,027	846	13,327	706	5.6%
2022/23	65	451	888	946	968	1,018	970	984	1,005	1,002	1,046	1,126	1,196	1,010	922	13,597	270	2.0%
2023/24	84	418	900	930	956	988	1,042	1,002	1,006	1,055	1,038	1,153	1,087	1,131	1,000	13,790	193	1.4%
2024/25	84	425	914	942	960	988	1,020	1,086	1,011	1,037	1,103	1,160	1,110	1,030	1,116	13,984	194	1.4%
2025/26	84	430	929	977	978	999	1,027	1,058	1,110	1,040	1,080	1,254	1,114	1,055	997	14,131	148	1.1%
2026/27	84	435	931	988	1,007	1,009	1,036	1,070	1,084	1,143	1,086	1,234	1,220	1,049	1,021	14,397	265	1.9%
2027/28	84	440	974	994	1,024	1,049	1,047	1,074	1,098	1,115	1,198	1,240	1,191	1,156	1,015	14,699	303	2.1%
2028/29	84	438	1,012	1,034	1,033	1,064	1,090	1,081	1,100	1,127	1,161	1,369	1,198	1,127	1,119	15,037	338	2.3%
2029/30	84	455	1,028	1,075	1,073	1,068	1,102	1,129	1,106	1,131	1,173	1,327	1,323	1,132	1,091	15,296	259	1.7%
2030/31	84	463	1,040	1,094	1,112	1,104	1,098	1,137	1,146	1,135	1,177	1,340	1,282	1,250	1,096	15,557	261	1.7%
2031/32	84	468	1,050	1,100	1,131	1,144	1,136	1,133	1,155	1,178	1,182	1,344	1,296	1,212	1,208	15,821	264	1.7%
2032/33	84	473	1,062	1,112	1,139	1,164	1,178	1,166	1,151	1,187	1,226	1,350	1,299	1,225	1,187	16,003	181	1.1%
2033/34	84	478	1,081	1,123	1,154	1,177	1,204	1,222	1,188	1,183	1,235	1,401	1,304	1,227	1,201	16,262	260	1.6%

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



Ten Year Forecast by Campus

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
BELTON EARLY CHILDHOOD	628	502	509	514	519	524	522	539	547	552	557	562
BURRELL ELEMENTARY	800	390	412	436	456	476	522	554	571	588	608	644
CHARTER OAK ELEMENTARY	800	621	641	643	648	649	652	670	685	699	721	742
CHISHOLM TRAIL ELEMENTARY	792	899	716	712	718	738	760	766	762	766	775	781
HIGH POINT ELEMENTARY	792	646	643	658	653	660	706	717	729	738	747	754
JOE PIRTLE ELEMENTARY	792	623	598	614	645	641	659	677	695	714	737	752
LAKEWOOD ELEMENTARY	792	677	648	638	622	617	610	629	638	654	666	671
LEON HEIGHTS ELEMENTARY	265	224	220	217	218	215	211	212	209	209	211	214
HUBBARD BRANCH ELEMENTARY	800	279	548	578	598	635	667	700	734	758	789	809
SOUTHWEST ELEMENTARY	540	396	386	380	387	399	403	412	415	420	426	431
SPARTA ELEMENTARY	685	578	600	585	588	606	609	612	611	611	609	619
TARVER ELEMENTARY	792	485	496	507	508	526	515	526	536	537	532	544
ELEMENTARY TOTALS	9,278	6,320	6,417	6,482	6,560	6,686	6,836	7,014	7,132	7,246	7,378	7,523
Elementary Absolute Change		30	97	65	78	126	150	178	117	114	132	145
Elementary Percent Change		0.48%	1.53%	1.02%	1.20%	1.92%	2.25%	2.61%	1.67%	1.60%	1.81%	1.97%

Green box = 95% capacity
Yellow box = over capacity



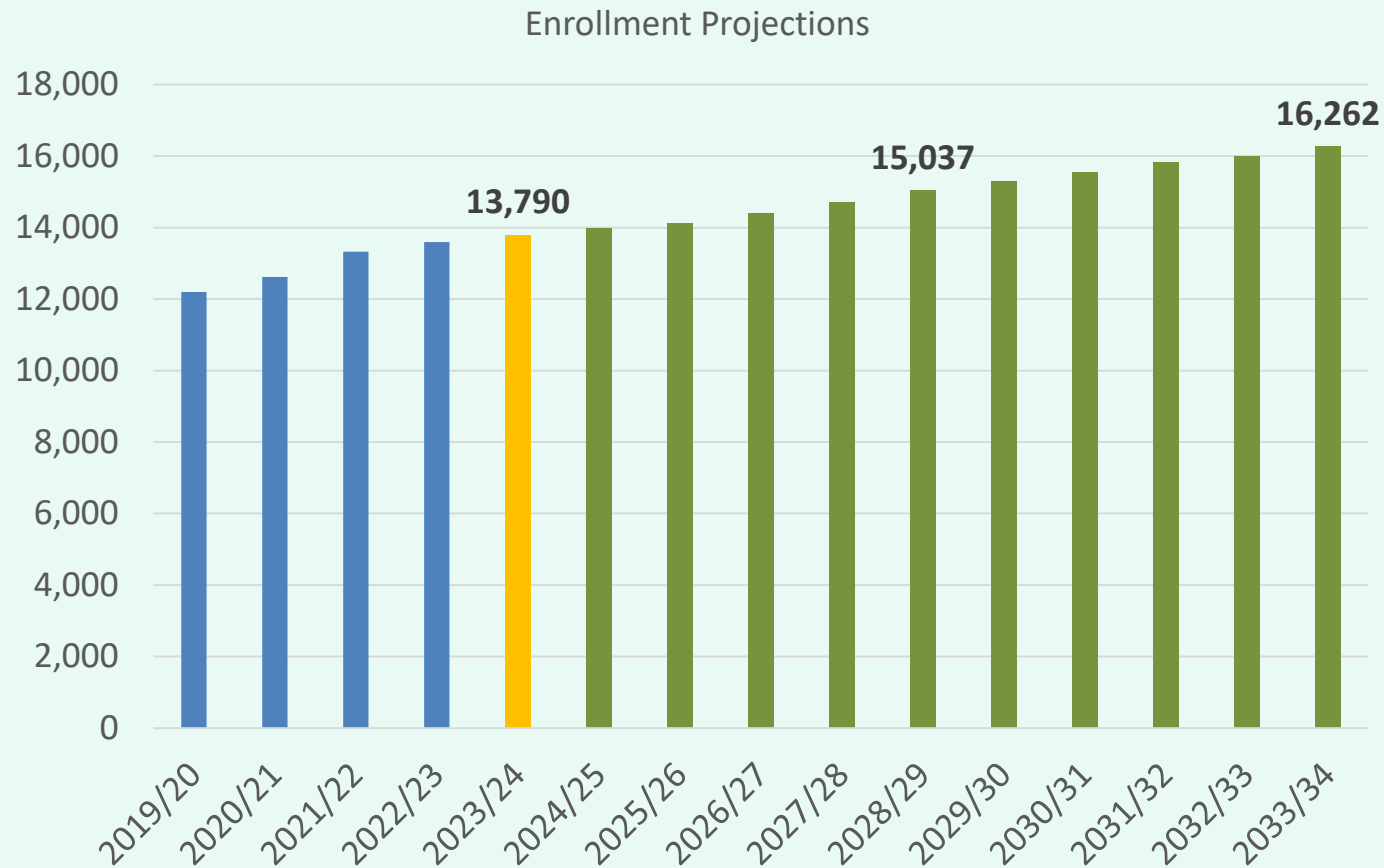
Ten Year Forecast by Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
LAKE BELTON MIDDLE SCHOOL	916	813	827	828	833	879	893	882	859	854	869	886
NORTH BELTON MIDDLE SCHOOL	1,000	921	956	955	991	1,010	1,015	1,020	1,029	1,071	1,085	1,098
SOUTH BELTON MIDDLE SCHOOL	1,000	652	695	690	680	624	582	596	637	655	651	646
BELTON MIDDLE SCHOOL	971	713	672	758	809	898	897	912	933	935	959	976
MIDDLE SCHOOL TOTALS	3,887	3,099	3,150	3,230	3,313	3,410	3,387	3,409	3,458	3,515	3,564	3,606
Middle School Absolute Change		46	51	80	82	98	-23	22	49	57	50	42
Middle School Percent Change		1.51%	1.65%	2.54%	2.55%	2.95%	-0.69%	0.66%	1.43%	1.64%	1.41%	1.16%
BELTON HIGH SCHOOL	2,607	1,762	1,783	1,787	1,820	1,852	1,974	2,004	2,020	2,078	2,060	2,112
BELTON NEW TECH HIGH SCHOOL	500	321	328	353	357	383	407	406	414	424	421	427
LAKE BELTON HIGH SCHOOL	2,500	2,288	2,306	2,279	2,347	2,368	2,433	2,463	2,533	2,559	2,580	2,594
HIGH SCHOOL TOTALS	5,607	4,371	4,417	4,419	4,524	4,603	4,814	4,873	4,967	5,061	5,061	5,133
High School Absolute Change		117	46	2	105	79	211	59	95	93	0	73
High School Percent Change		2.75%	1.04%	0.06%	2.38%	1.74%	4.59%	1.22%	1.94%	1.87%	0.01%	1.43%
ALTERNATIVE CAMPUS TOTALS		0	0	0	0	0	0	0	0	0	0	0
DISTRICT TOTALS	18,772	13,790	13,984	14,131	14,397	14,699	15,037	15,296	15,557	15,821	16,003	16,262
District Absolute Change		193	194	148	265	303	338	259	261	264	181	260
District Percent Change		1.42%	1.40%	1.06%	1.88%	2.10%	2.30%	1.72%	1.70%	1.70%	1.15%	1.62%

Green box = 95% capacity
Yellow box = over capacity



Key Takeaways



- Belton ISD enrollment increased by 193 students between 2022/23 and 2023/24
- Based on the current sales, BISD is forecasted to close more than 1,800 homes by the end of 2023
- The district has 10 future subdivisions with over 6,350 lots in the planning stages
- Groundwork is underway on approx. 1,293 lots within 8 subdivisions
- Five year enrollment headed toward 15,000 students
- 2033/34 enrollment could top 16,200 students