



Crowley ISD

District
Demographics
Update

2022 / 23



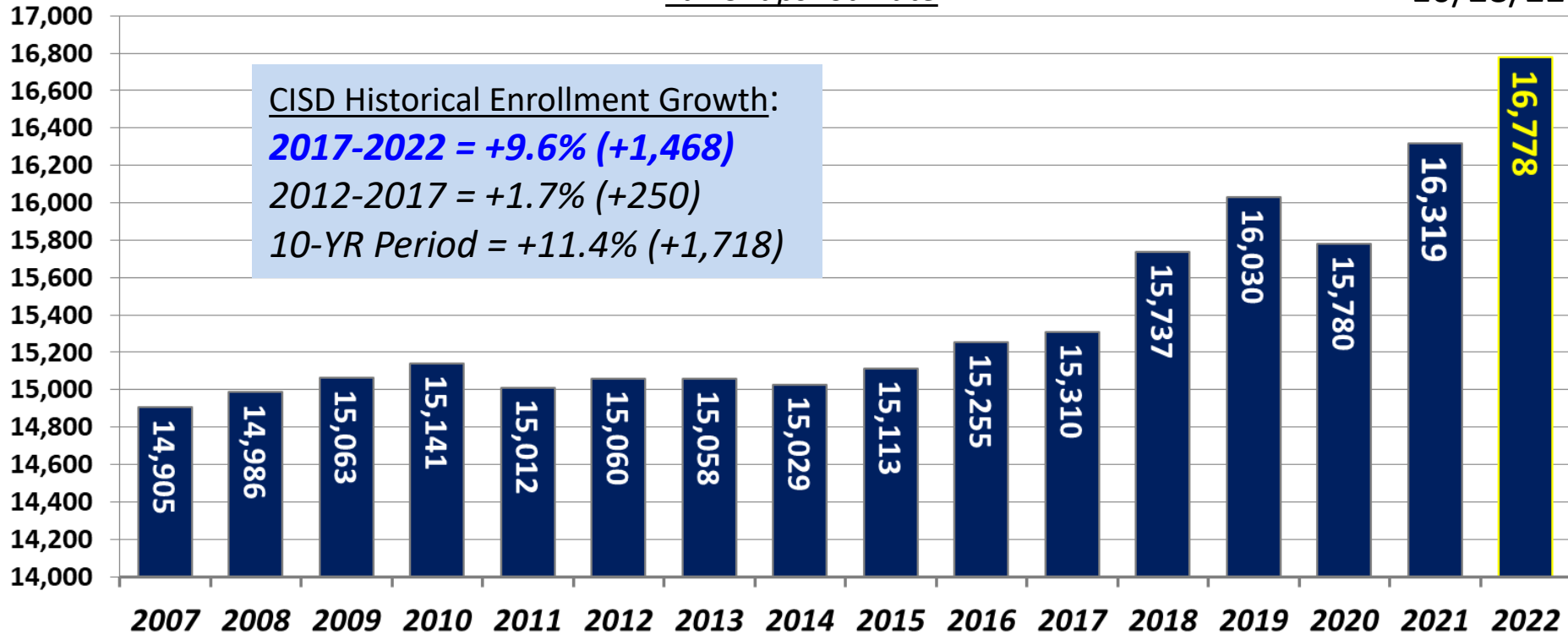
School District Strategies
Solutions Through Demographics



CROWLEY ISD ENROLLMENT HISTORY (PK-12): 15-YEAR HISTORY

Fall Snapshot Date

10/28/22

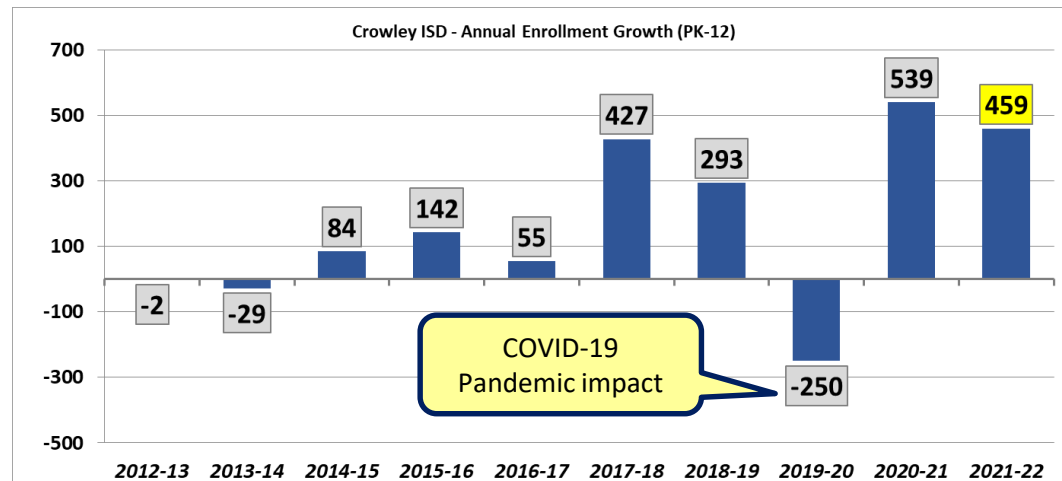
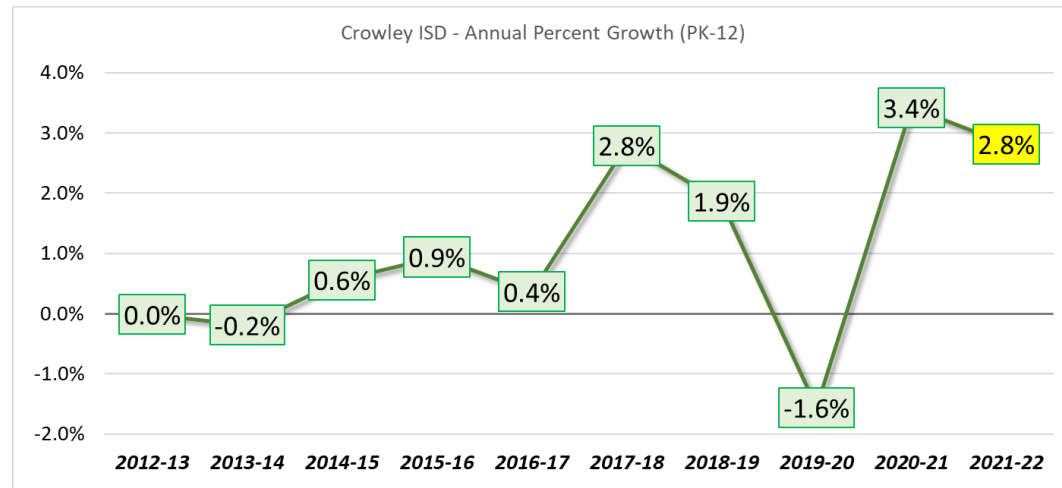


➤ District enrollment as of the Fall 2022 snapshot date was a record 16,778 students



CROWLEY ISD ENROLLMENT HISTORY: PK-12 ANNUAL GROWTH 2012/13 - 2022/23

- Fall 2022 enrollment is up 459 students or +2.8% compared to last fall
- District enrollment has increased 7 out-of-the past 8 years
- Since Fall 2017, CISD has averaged 1.9% annual enrollment growth
- If the pandemic year (2019-2020) is excluded, CISD's annual growth rate has been even faster, averaging 2.7% per year since 2016/17



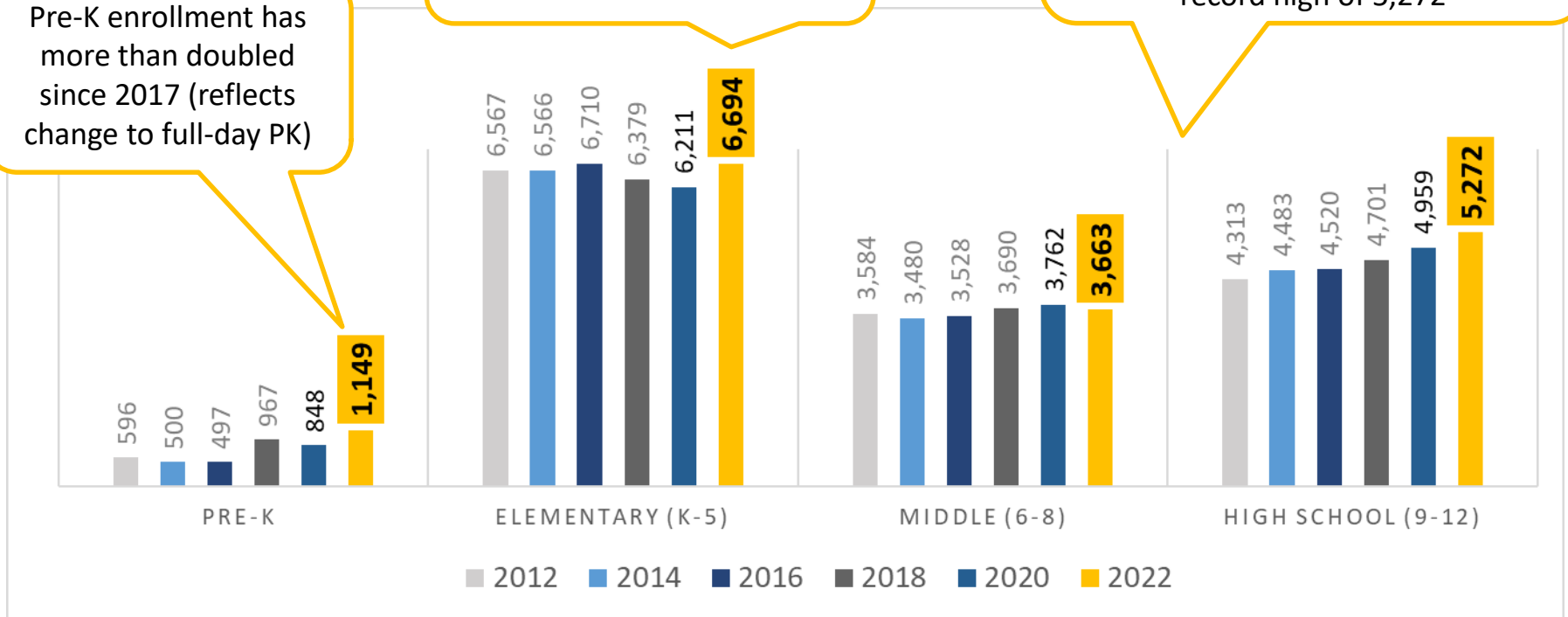


CROWLEY ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL

Pre-K enrollment has more than doubled since 2017 (reflects change to full-day PK)

Elementary enrollment has increased by 3.3% (+212 students) since Fall 2019

MS enrollment growth has been flat since 2019; HS enrollment has increased by 516 students over the past three years and now stands at a record high of 5,272





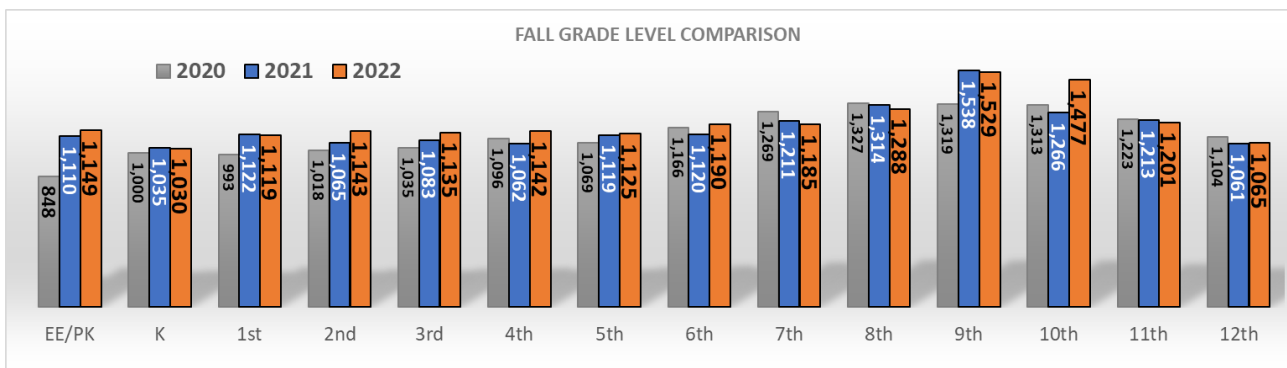
CROWLEY ISD ENROLLMENT HISTORY BY GRADE LEVEL

 = RECORD CLASS SIZE

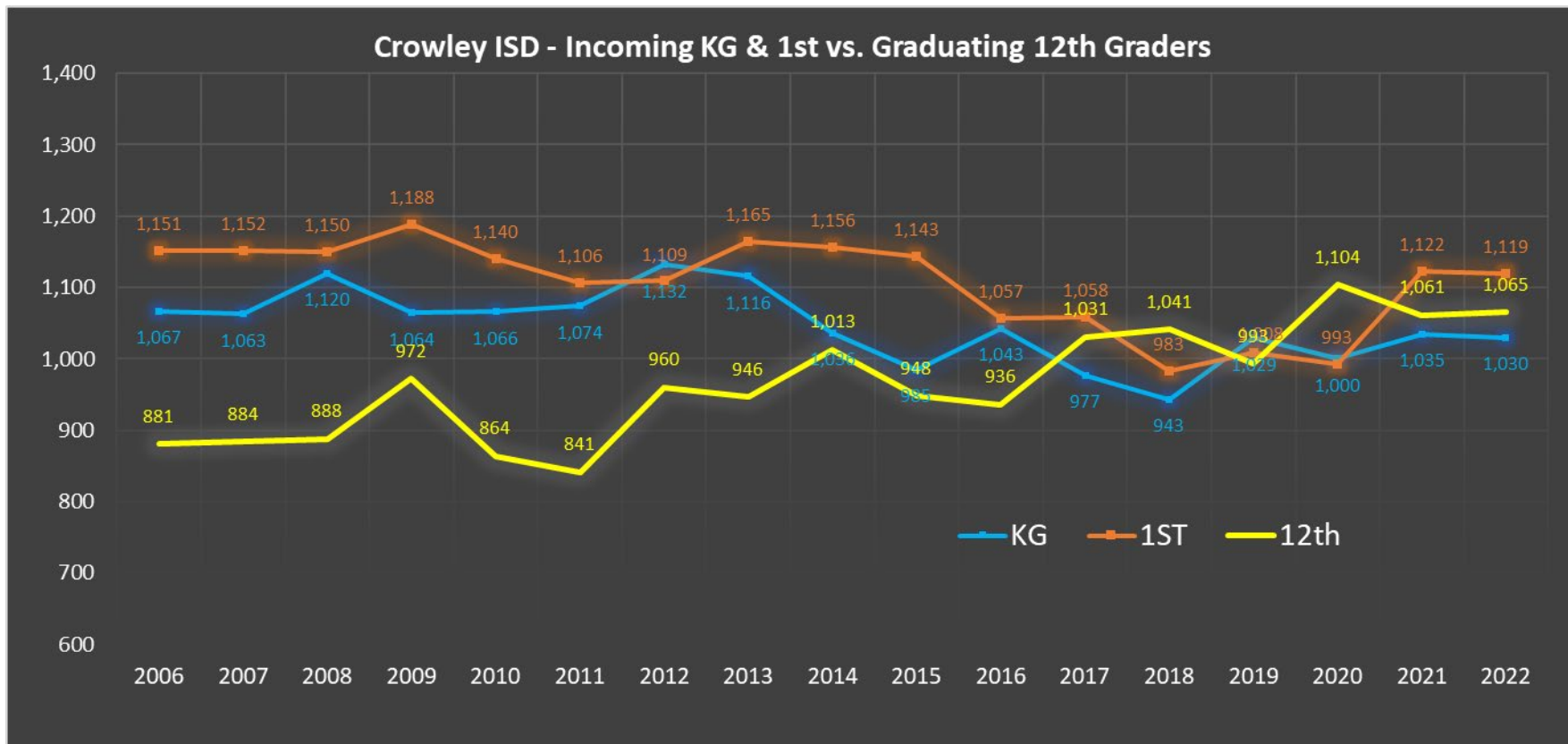
 = RECORD CISD ENROLLMENT



Year (Fall)	ELEMENTARY							MIDDLE			HIGH				District Total	Annual Growth	Percent Change
	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th			
2006	382	1,067	1,151	1,036	1,133	1,085	1,028	1,054	1,094	1,109	1,157	1,063	920	881	14,160		
2007	458	1,063	1,152	1,101	1,118	1,177	1,125	1,125	1,147	1,137	1,248	1,211	959	884	14,905	745	5.3%
2008	472	1,120	1,150	1,173	1,134	1,112	1,192	1,101	1,142	1,146	1,213	1,096	1,047	888	14,986	81	0.5%
2009	498	1,064	1,188	1,125	1,186	1,152	1,147	1,202	1,126	1,146	1,297	1,038	922	972	15,063	77	0.5%
2010	541	1,066	1,140	1,164	1,147	1,198	1,186	1,167	1,161	1,175	1,222	1,171	939	864	15,141	78	0.5%
2011	546	1,074	1,106	1,115	1,145	1,112	1,220	1,176	1,176	1,126	1,259	1,085	1,031	841	15,012	-129	-0.9%
2012	596	1,132	1,109	1,038	1,127	1,110	1,051	1,230	1,172	1,182	1,178	1,168	1,007	960	15,060	48	0.3%
2013	529	1,116	1,165	1,058	1,048	1,130	1,131	1,103	1,216	1,212	1,218	1,132	1,054	946	15,058	-2	0.0%
2014	500	1,036	1,156	1,138	1,050	1,073	1,113	1,165	1,097	1,218	1,270	1,090	1,110	1,013	15,029	-29	-0.2%
2015	555	985	1,143	1,161	1,136	1,075	1,073	1,161	1,187	1,107	1,313	1,156	1,113	948	15,113	84	0.6%
2016	497	1,043	1,057	1,144	1,175	1,184	1,107	1,151	1,163	1,214	1,234	1,211	1,139	936	15,255	142	0.9%
2017	525	977	1,058	1,047	1,157	1,185	1,203	1,157	1,191	1,178	1,267	1,168	1,166	1,031	15,310	55	0.4%
2018	967	943	983	1,059	1,028	1,170	1,196	1,230	1,252	1,208	1,259	1,261	1,140	1,041	15,737	427	2.8%
2019	1,041	1,029	1,008	1,034	1,112	1,082	1,217	1,215	1,285	1,251	1,299	1,267	1,197	993	16,030	293	1.9%
2020	848	1,000	993	1,018	1,035	1,096	1,069	1,166	1,269	1,327	1,319	1,313	1,223	1,104	15,780	-250	-1.6%
2021	1,110	1,035	1,122	1,065	1,083	1,062	1,119	1,120	1,211	1,314	1,538	1,266	1,213	1,061	16,319	539	3.4%
2022	1,149	1,030	1,119	1,143	1,135	1,142	1,125	1,190	1,185	1,288	1,529	1,477	1,201	1,065	16,778	459	2.8%



CISD INCOMING KG & 1ST GRADE OUTGOING 12TH GRADE STUDENTS

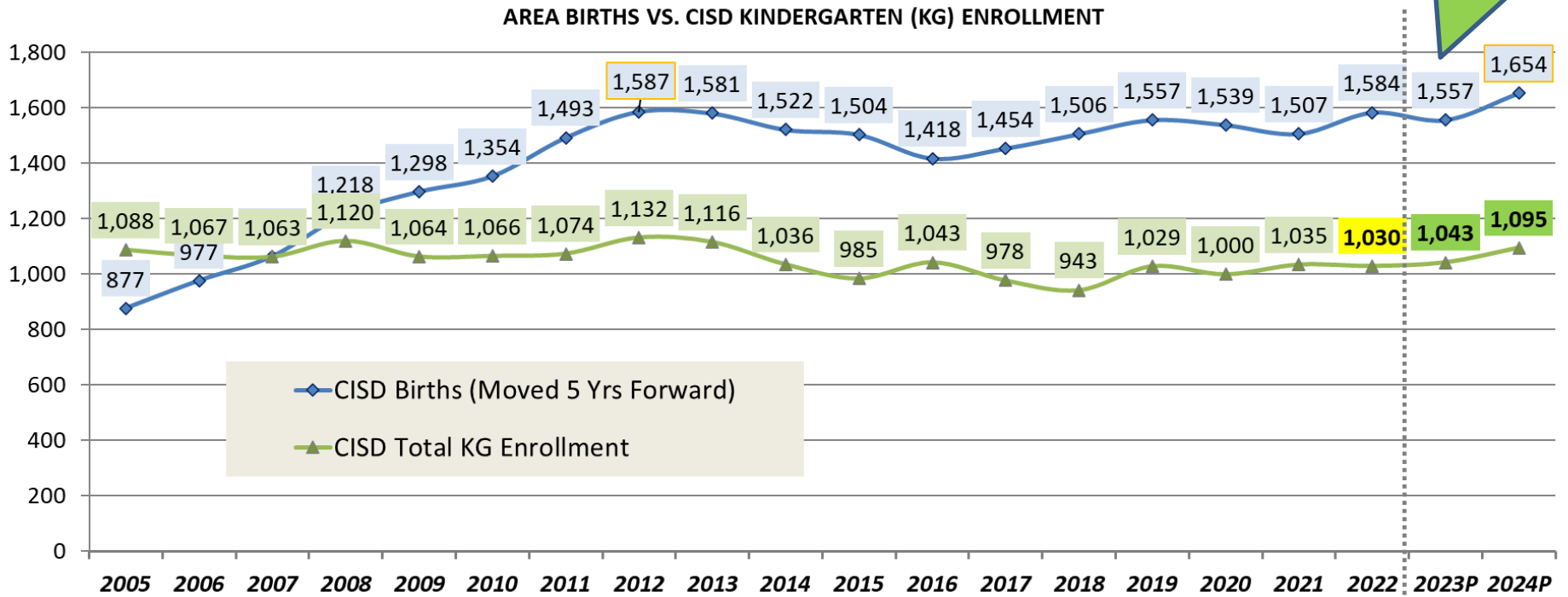


- Despite the record high school enrollment, CISD’s incoming and outgoing enrollment remains balanced; positioning the district for faster growth



CISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

KG enrollment poised to be near 1,043 students next fall (2023)



Source: Texas Dept. of State Health Services (Zip Codes: 76036, 76123, 76132, 76134), TEA, CISD

- From 2017-2019, the area birth rate has increased
- In 2019, the area saw the highest rate of births over the past 20 years
- CISD Kindergarten enrollment poised to grow towards 1,100 students by 2024

CROWLEY ISD STUDENT YIELDS MULTI-FAMILY ANALYSIS



Subdivision Name	Total Units	Total Students	Students PHH	Elem K-5 Students	MS 6-8 Students	HS 9-12 Students	ES K-5 Per HH	MS 6-8 Per HH	HS 9-12 Per HH
Arbors on Oakmont Apts	256	31	0.12	15	6	10	0.06	0.02	0.04
Cameron Creek Apts	446	85	0.19	43	21	21	0.17	0.08	0.08
Chesapeake Apts	272	19	0.07	8	7	4	0.03	0.03	0.01
Chisholm at Tavolo Park	387	39	0.10	18	15	6	0.05	0.04	0.02
Coffee Creek Apts	336	35	0.10	16	7	12	0.05	0.02	0.04
Copperfield Apts	323	31	0.10	15	5	11	0.05	0.02	0.03
Cumberland on Granbury Apts	282	33	0.12	11	7	15	0.04	0.02	0.05
Enclave at Cityview Apts	416	31	0.07	18	7	6	0.04	0.02	0.01
Heights of Cityview Apts	344	42	0.12	17	9	16	0.05	0.03	0.05
Hulen Oaks Apts	328	30	0.09	15	8	7	0.05	0.02	0.02
Hunters Green Apts	248	31	0.13	14	5	12	0.06	0.02	0.05
Landmark Crowley Apts	104	16	0.15	7	6	3	0.07	0.06	0.03
LIV Chisholm/The McCoy	339	41	0.12	22	7	12	0.06	0.02	0.04
Marina Club Apts	386	12	0.03	9	1	2	0.02	0.00	0.01
Montevista Apts	350	33	0.09	11	8	14	0.03	0.02	0.04
Overton Park TH Apts	216	94	0.44	35	21	38	0.16	0.10	0.18
Palladium Crowley	150	48	0.32	22	15	11	0.15	0.10	0.07
Park West Apts	400	46	0.12	29	6	11	0.07	0.02	0.03
Remington Hill Apts	440	47	0.11	26	5	16	0.06	0.01	0.04
Republic Deer Creek Apts	336	42	0.13	24	7	11	0.07	0.02	0.03
Ridgecrest at Hulen Bend Apts	300	40	0.13	24	8	8	0.08	0.03	0.03
River Ranch Apts	272	51	0.19	19	12	20	0.07	0.04	0.07
Siena & Coventry at City View	648	66	0.10	25	17	24	0.04	0.03	0.04
Southern Oak Apts	248	15	0.06	6	3	6	0.02	0.01	0.02
St. Charles Place	52	11	0.21	6	2	3	0.12	0.04	0.06
Sunset Pointe Apts	224	178	0.79	72	43	63	0.32	0.19	0.28
Sycamore Point and Center Villas	448	367	0.82	147	96	124	0.33	0.21	0.28
The Dylan/Summer Creek Station	227	20	0.09	11	7	2	0.05	0.03	0.01
Township on Hulen Bend	448	61	0.14	34	11	16	0.08	0.02	0.04
Trails at Summer Creek	240	30	0.13	10	8	12	0.04	0.03	0.05
Verandas at Cityview Apts	314	54	0.17	25	11	18	0.08	0.04	0.06
Villas at LeBlanc Park Apts	168	74	0.44	32	17	25	0.19	0.10	0.15
Willow Glen Apts	168	46	0.27	18	13	15	0.11	0.08	0.09
Worthington Point Apts	248	165	0.67	71	39	55	0.29	0.16	0.22
							Average		
Totals	10,364	1,964		875	460	629	0.09	0.05	0.07
		Average	0.20						

Year	Avg. Yield Per Apartment Unit
2022/23	0.20
2021/22	0.20
2019/20	0.22
2016/17	0.25
2014/15	0.25
2012/13	0.22

➤ In 2022/23, the district's average yield per apartment unit is 0.20 enrolled students per apartment unit

GROWTH DRIVERS: RECORD HOUSING DEMAND IN DFW FROM MID-2020 TO SUMMER 2022

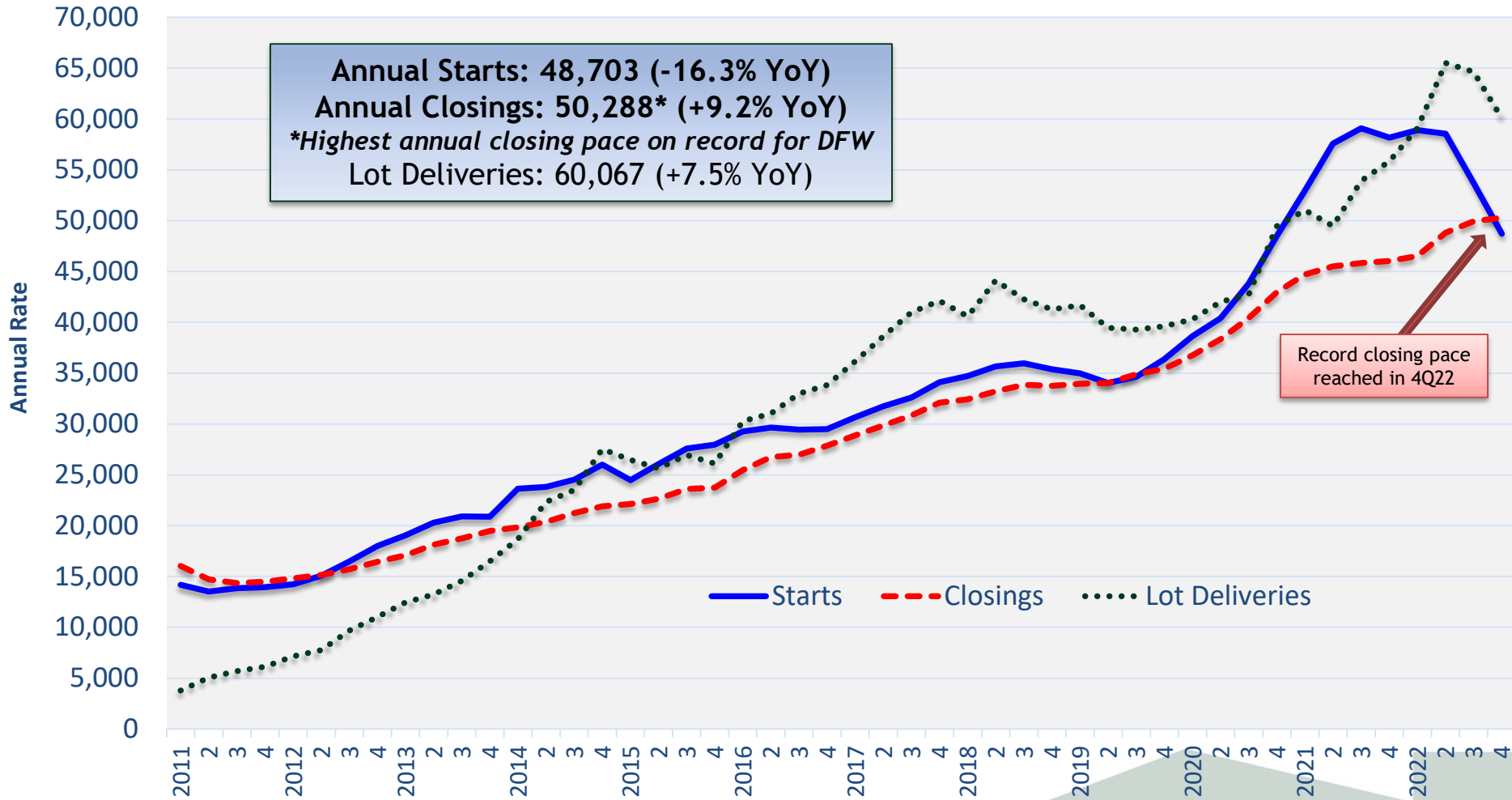
Combined Factors Produces Record Wave of New Home Development in 2020/21 and into the first two quarters of 2022

- Drop in mortgage rates in 2021 to historic lows unlocks pent up demand from renters and move-up buyers
- Millennials age-up into home buying years and become First-time buyers
- Existing home market still very short on available inventory—despite recent uptick in listings
- Local job growth continues to recover, climbing back to and surpassing pre-pandemic highs
- Relo buyers keep coming during pandemic
- Rental rates continue to climb—renting a challenge for many households
- Household income is climbing—but a challenge to keep up with record housing inflation

FALL 2022 DFW HOUSING MARKET SLOWDOWN

- New home market in 3Q22 becomes progressively more challenging as 30-year mortgage rate blows past 6%
- Annual starts decline by about 10K units in two quarters
- Builders grapple with unsold housing inventory
- Traffic and sales success vary by submarket, buyer and price point
- Prevailing market challenge:
 - How do you convince a household with a 3-4% mortgage to purchase a new home at 6-7%?
- Unlike 2010, price elasticity is apparent today. Ample supply of buyers that still need a house. Significant incentives and discounting can be compelling

DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES



DFW HOUSING MARKET—TRAFFIC & SALES YEAR-END 2022

Sluggish Activity in 4Q22

- Builders apply brakes on starts in 4Q22 as unsold inventory nears completion
- Traffic and sales wither when 30-year mortgage rate tops 7% in late-October and early-November

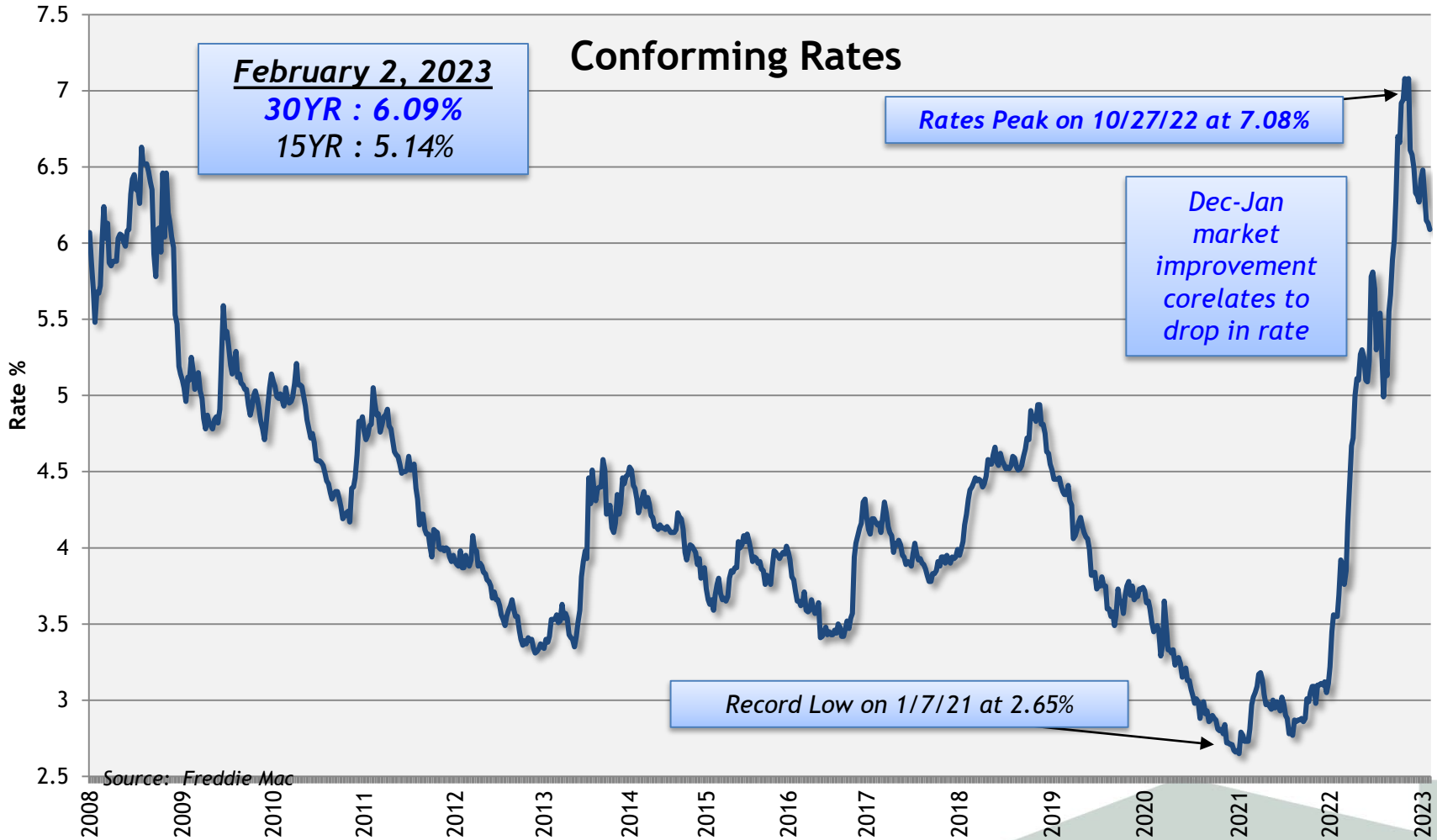
Very Positive Green Shoots Emerge in New Year

- Drop in 30-year rate toward year end refuels market demand
- Demand bolstered by strong job growth (TWC reports about 100K net jobs created in 4Q22)
- Consumer appears to be making peace with higher rates

- Anecdotal reports from builders for December and especially in first weeks of 2023 very promising
- Many share that sales levels have risen to levels not seen since Spring 2022 (or better)
- Builders able to buy-down mortgage rates, often producing 30-year fixed rate under 5%
- Market shifts have also produced decreases in home prices, especially on Quick Move-In homes
- Consumer attracted to 'deals'
- Cultural buyer active in submarkets with highly-rated school districts

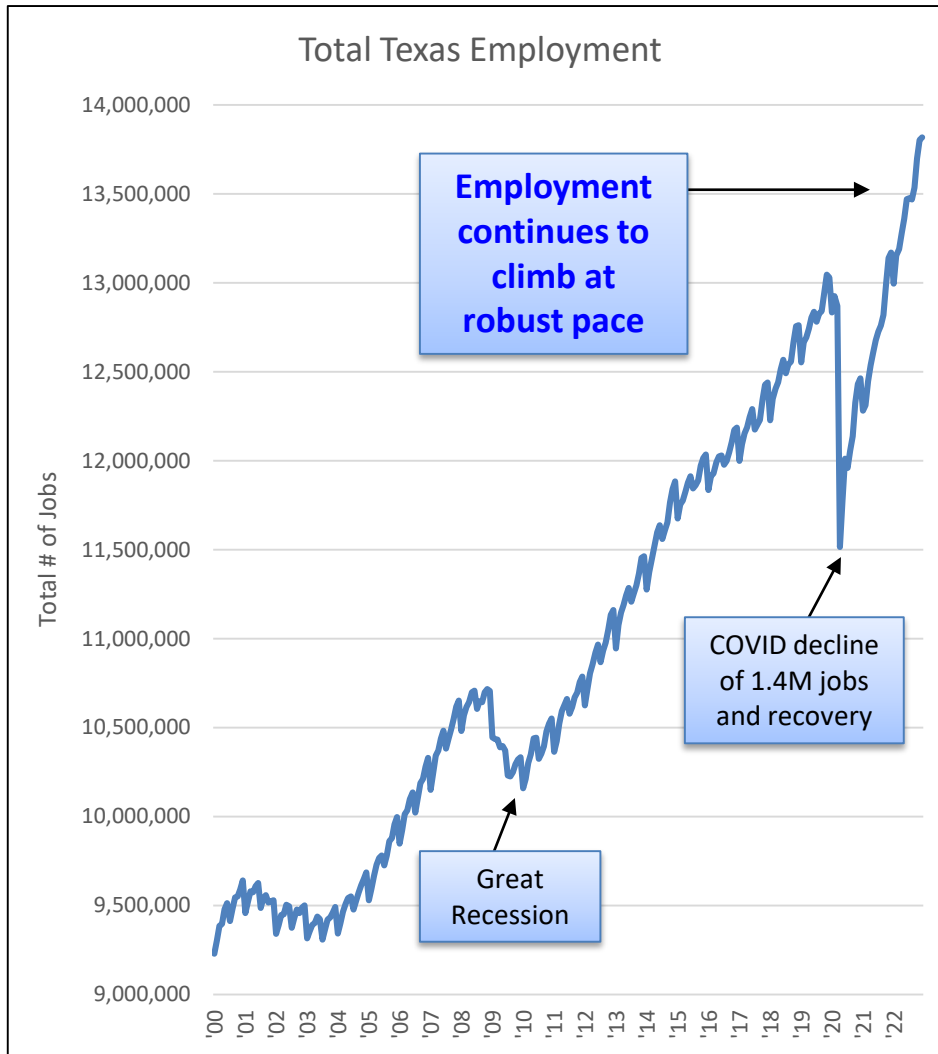
30-YEAR MORTGAGE RATE

Conforming Rates



Source: Freddie Mac

TEXAS ECONOMY



Employment Growth Remains Very Positive

Year-over-Year Growth Rate December 2022

United States

– +4,419,000 +2.94%

Texas

– +647,600 +4.92%

Major Texas Markets YoY Growth

– DFW +234,700 +5.87%

– Houston +179,000 +5.63%

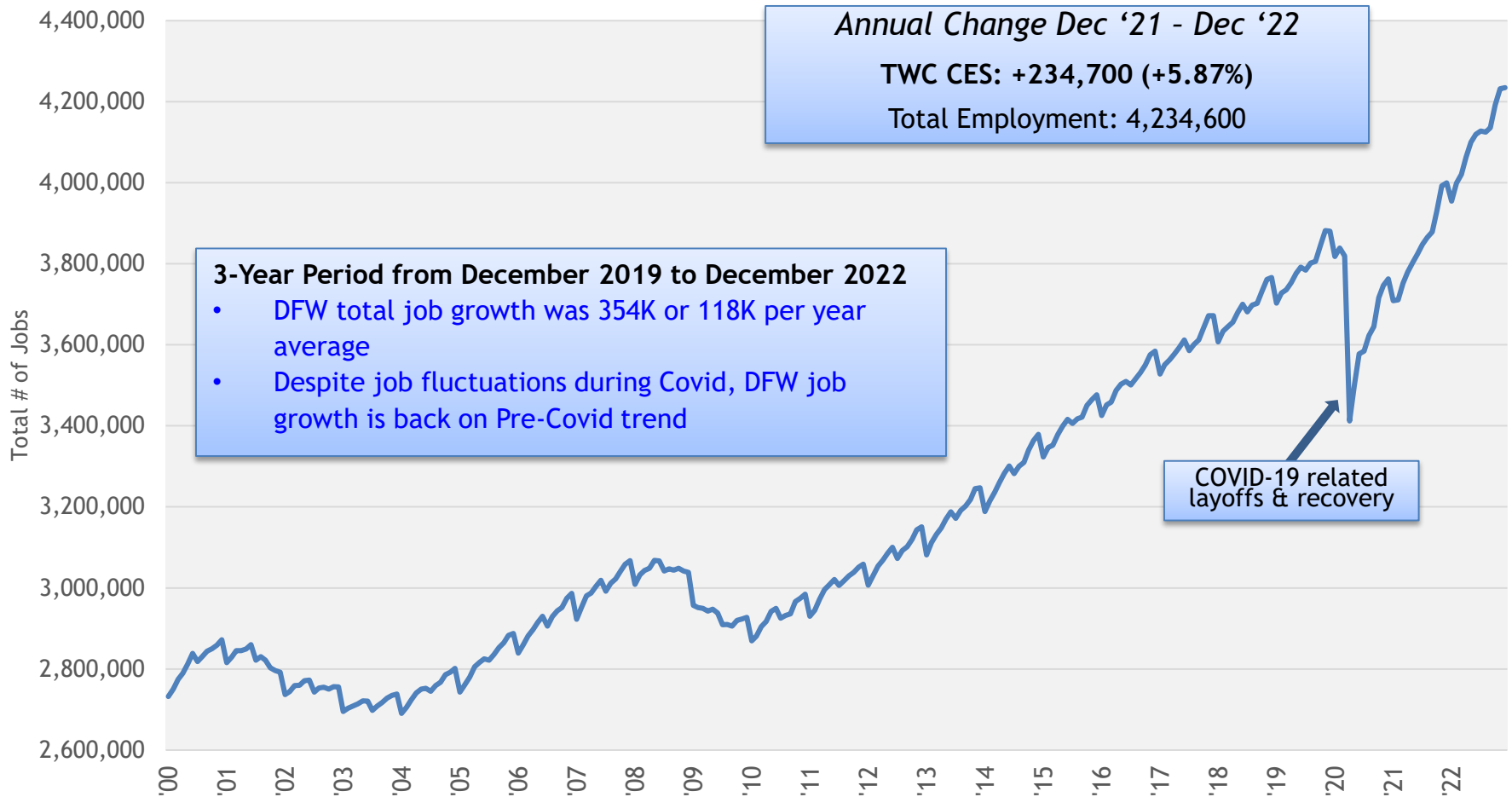
– Austin +50,900 +4.17%

– San Antonio +46,600 +4.27%

Source: TWC - CES (Not Seasonally Adjusted)

DFW EMPLOYMENT GROWTH

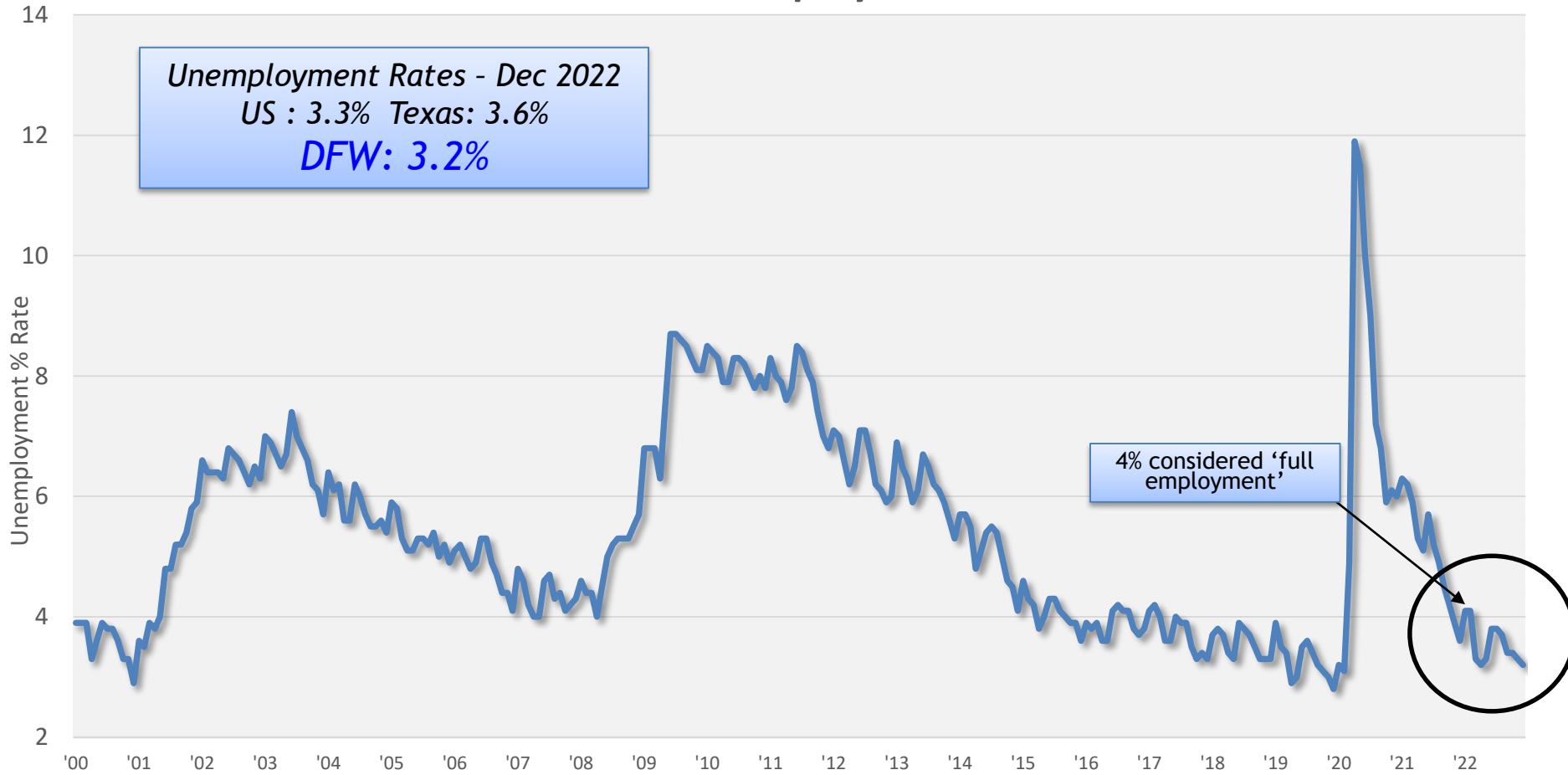
Total DFW Employment



Sources: TWC - CES, Dallas Federal Reserve (Not Seasonally Adjusted)

DFW UNEMPLOYMENT

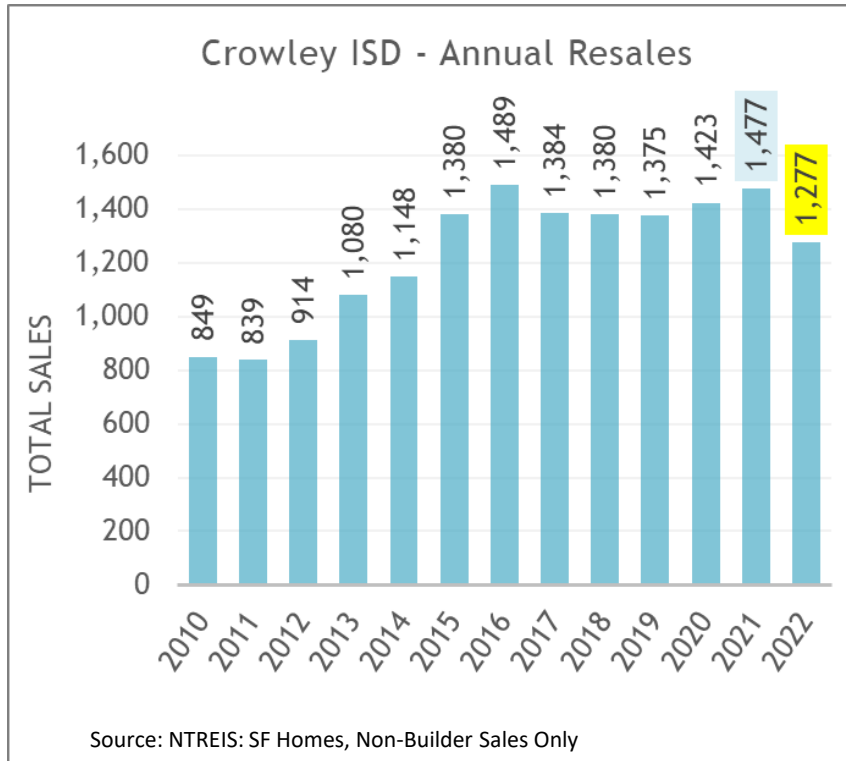
DFW % Unemployment Rate



Not Seasonally Adjusted

Source: TWC - LAUS

CROWLEY ISD PRE-OWNED HOME SALES



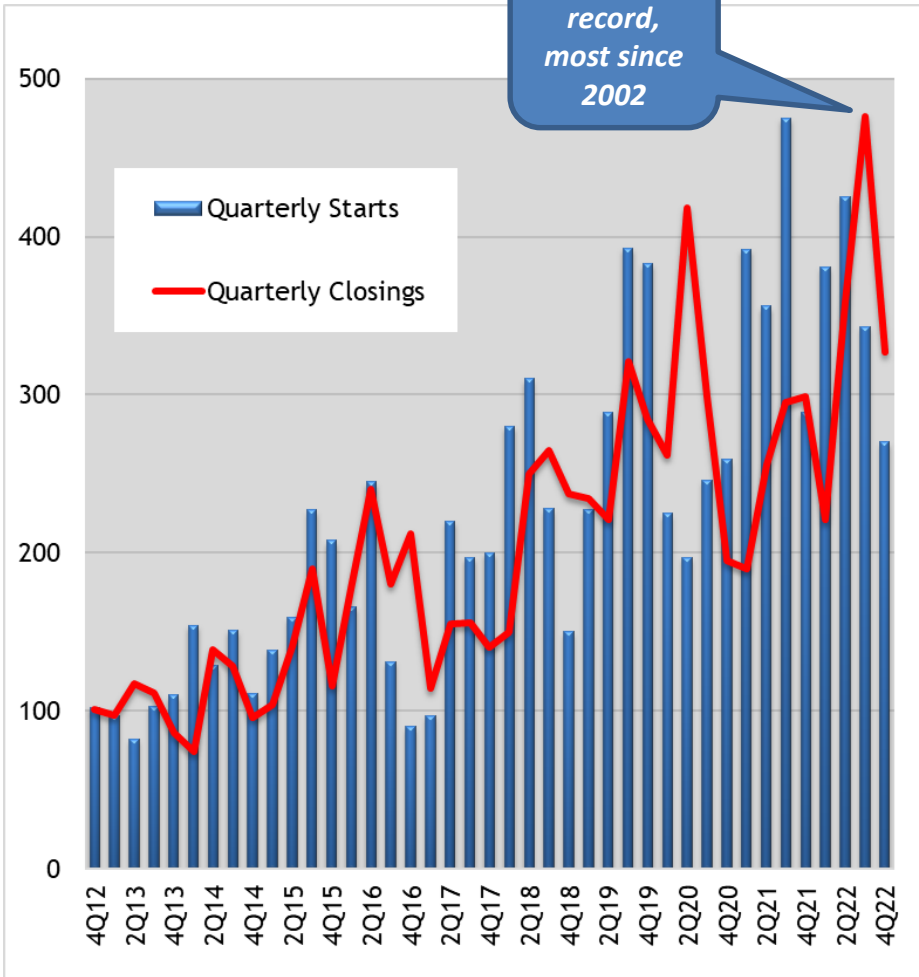
- Annual resales in Crowley ISD slow 13.5% in 2022 to 1,277 total sales
- Existing home prices in the district continue to increase
- District's median pre-owned sold price at Y/E 2022 was \$335,000 (+21.4% YoY)
- DFW's median resale price moderates to \$385,000 (+5.3% YoY)



CROWLEY ISD NEW HOME CONSTRUCTION (QUARTERLY TOTALS)

CISD Quarterly Records:
507 starts 2Q02
476 closings 3Q22

New record, most since 2002



Starts	2015	2016	2017	2018	2019	2020	2021	2022
1Q	138	166	97	280	227	225	392	381
2Q	159	245	220	310	289	197	356	425
3Q	227	131	197	228	393	246	475	343
4Q	208	90	200	150	383	259	289	270
Total	732	632	714	968	1,292	927	1,512	1,419

Closings	2015	2016	2017	2018	2019	2020	2021	2022
1Q	104	177	114	150	234	262	190	221
2Q	141	240	155	250	221	418	256	359
3Q	190	180	156	265	321	299	295	476
4Q	116	212	140	237	285	195	299	327
Total	551	809	565	902	1,061	1,174	1,040	1,383

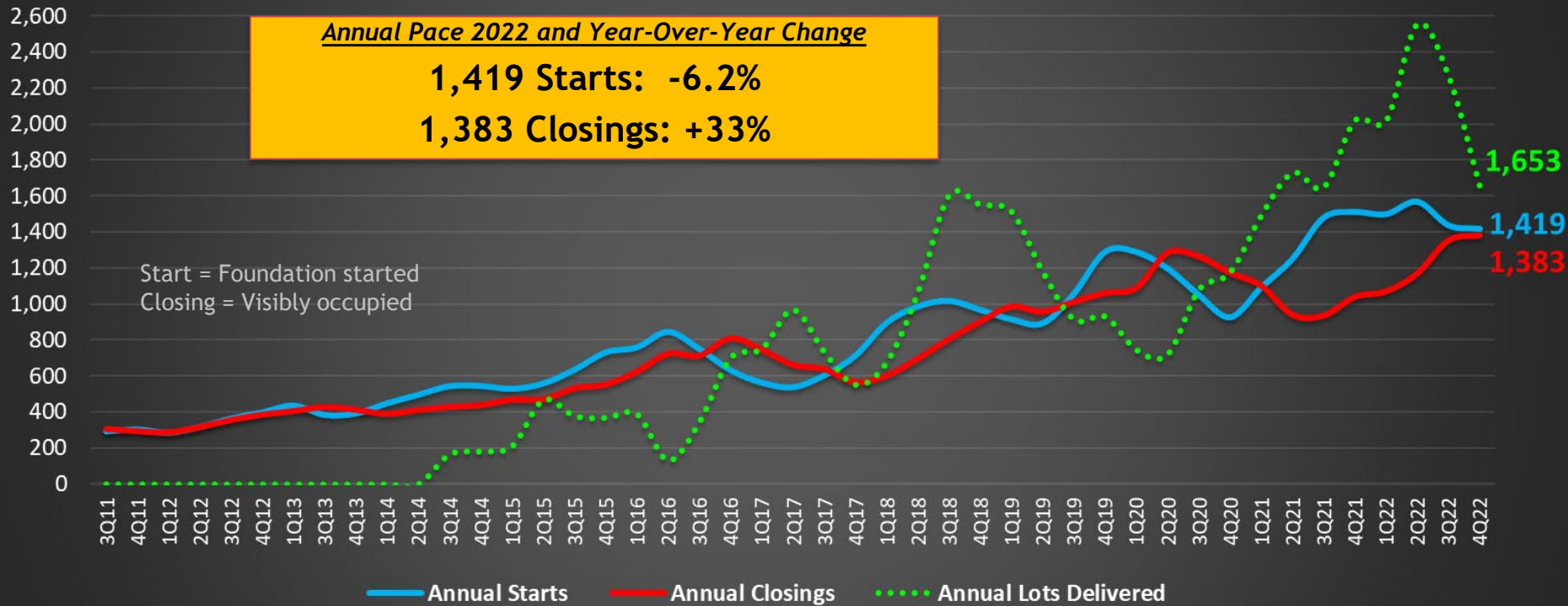
Start = Foundation started Closing = Visibly occupied

- In 4Q22, builders produced 270 starts and 327 closings
- Note that the 476 closings in 3Q22 was a new record, surpassing the previous high set 20 years ago



CROWLEY ISD ANNUAL NEW HOME ACTIVITY

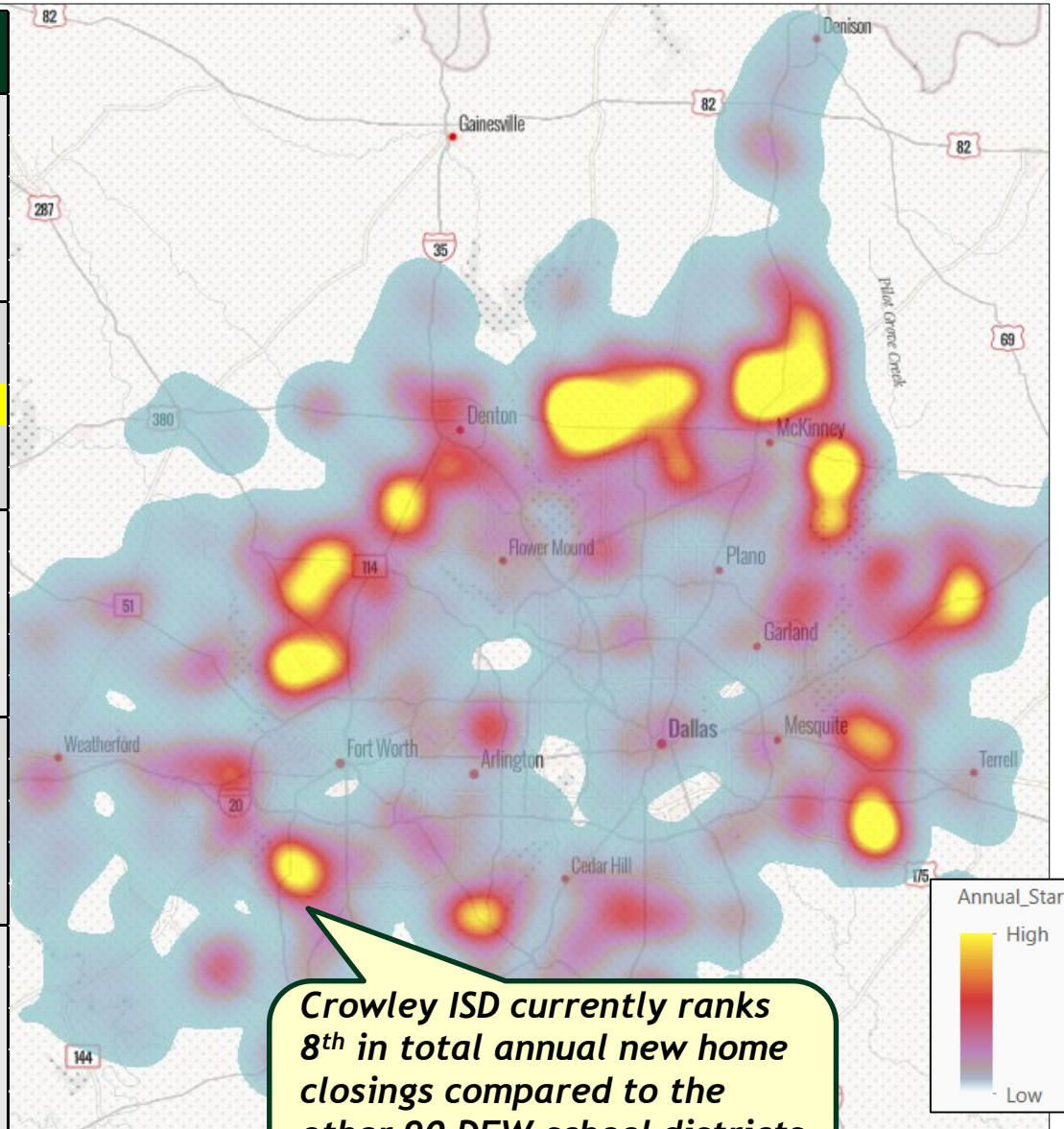
CISD Annual Records:
1,596 starts 1Q02-4Q02
1,652 closings 4Q01-3Q02



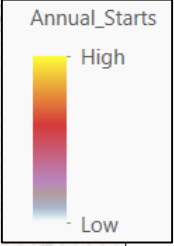
- Annual new home starts in CISD moderate in late 2022 to 1,419 units
- Homebuilders closed 1,383 new homes in the district during 2022
 - Highest annual total in more than 15 years
- Developers delivered 1,653 new residential lots in CISD over the past year

NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 2022

Rank	District	Annual Starts	Annual Closings
1	Northwest	3,481	3,704
2	Denton	2,864	3,347
3	Prosper	2,280	3,209
4	Forney	1,465	2,748
5	Princeton	2,110	2,018
6	Royse City	1,426	1,575
7	Frisco	1,036	1,563
8	Crowley	1,419	1,383
9	Mansfield	1,062	1,271
10	McKinney	2,354	1,263
11	Rockwall	1,101	1,224
12	Community	819	1,195
13	Aubrey	1,379	1,173
14	Midlothian	848	1,112
15	Celina	704	1,106
16	Lewisville	1,013	1,082
17	Eagle Mtn.-Saginaw	1,660	1,074
18	Crandall	1,172	979
19	Anna	921	977
20	Dallas	927	965
21	Waxahachie	556	861
22	Argyle	863	827
23	Ft. Worth	922	793
24	Little Elm	593	772
25	Melissa	1,483	760

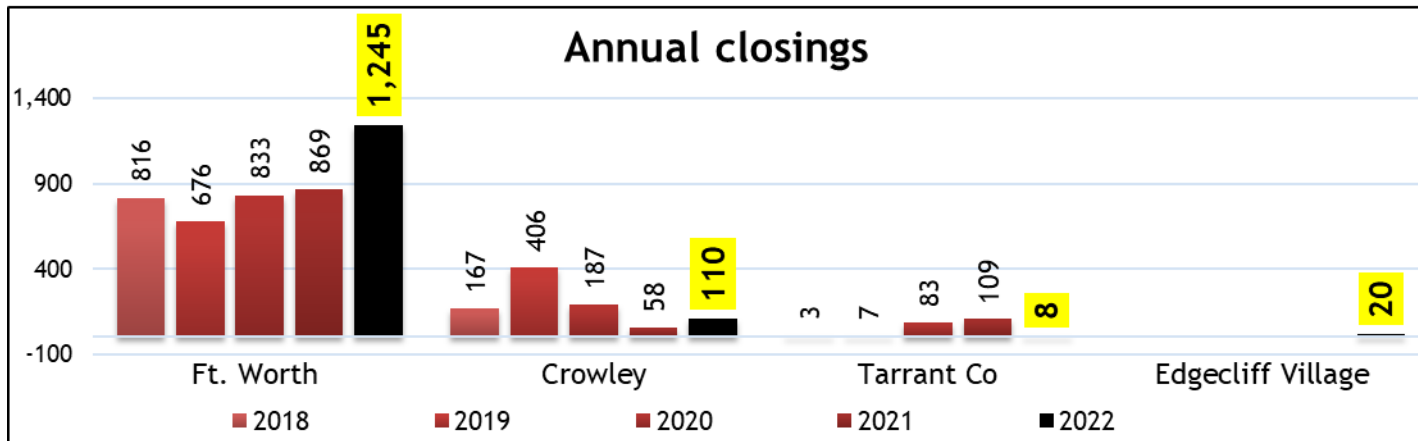
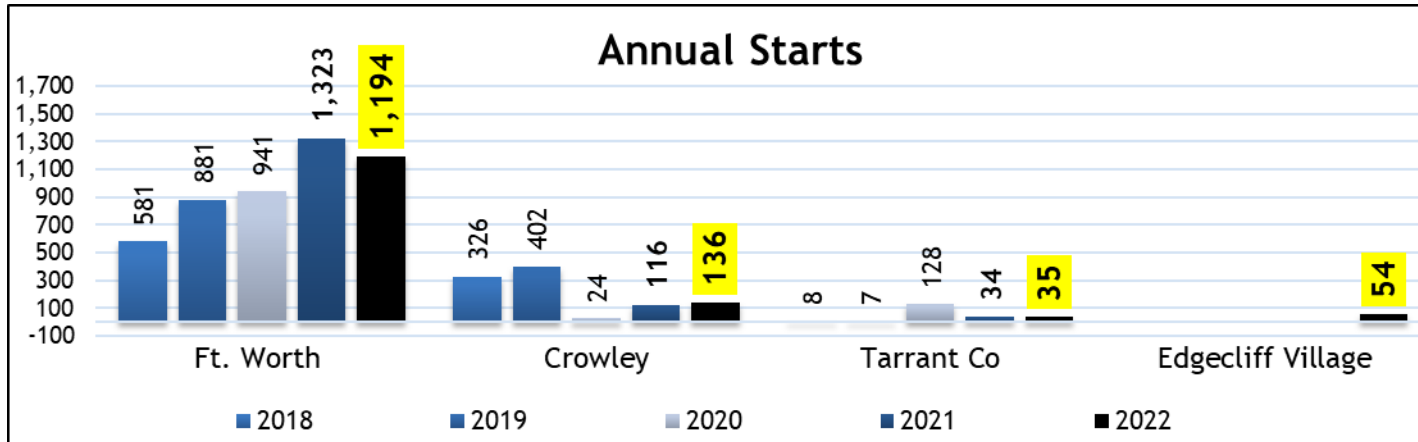


Crowley ISD currently ranks 8th in total annual new home closings compared to the other 90 DFW school districts (#1 on southside of DFW)





CISD NEW HOME CONSTRUCTION BY CITY SECTOR 2022



➤ 90% of CISD's new home closings from 1Q22-4Q22 occurred in the City of Ft. Worth portion of the district



CROWLEY ISD TOP PRODUCING NEW HOME SUBDIVISIONS

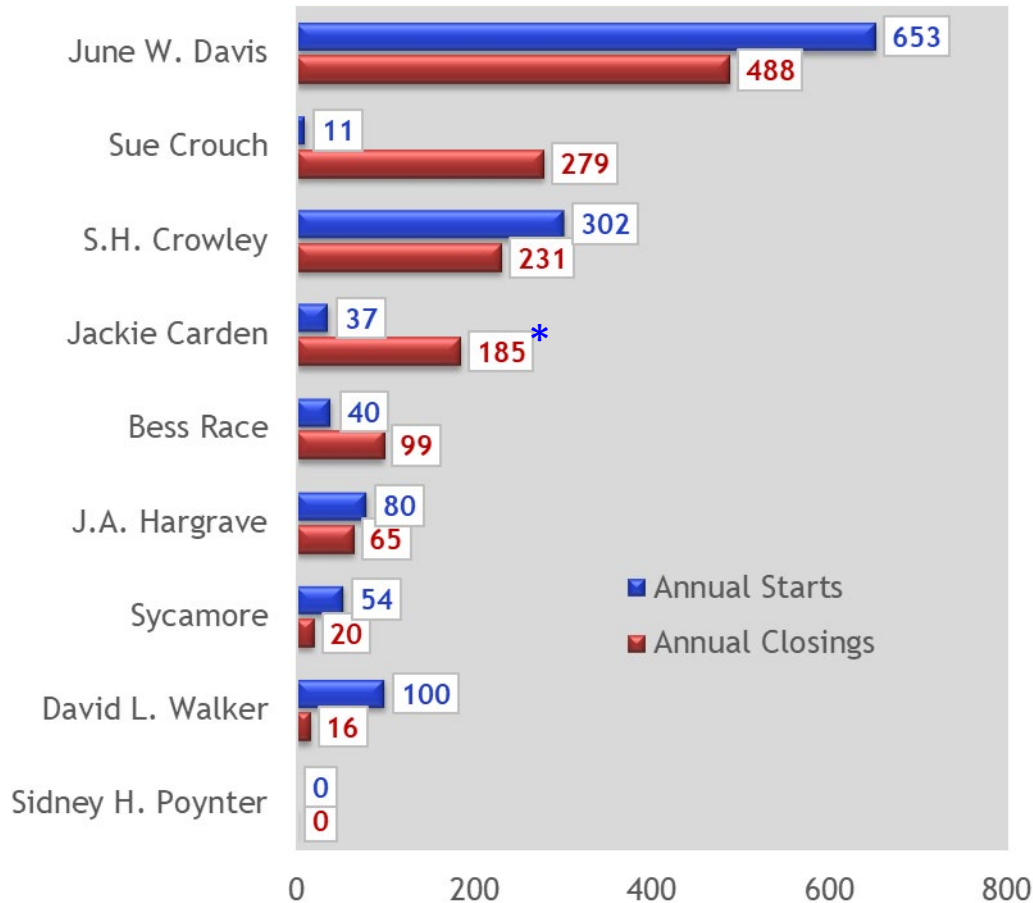
(Ranked by Annual Closings 1Q22-4Q22)

Rank	Subdivision	Annual Starts	Annual Closings	Inventory	VDL	Future Lots
1	Avilla Trails	0	230	0	0	0
2	Sycamore Landing	37	185	22	2	124
3	Newberry Point	103	115	73	90	0
4	Chisholm Trail Ranch	98	101	71	1	492
5	Lasater Ranch	28	94	0	0	0
6	Tavolo Park	78	92	66	302	162
7	McPherson Village	117	89	49	183	0
8	Llano Springs	216	84	168	119	0
9	Woodland Springs	111	79	80	36	0
10	Hulen Trails	113	59	78	337	532
11	Southfork Estates	55	51	41	6	0
12	Sunset Pointe	3	47	0	0	0
13	Parkview	41	44	3	87	337
	Up and Coming					
	Hunters Ridge	100	16	84	151	755
	Villages at Edgecliff	54	20	34	36	0
	Mayfair South	31	3	31	55	0
	Cottages at Summer Creek	142	0	142	56	0



CROWLEY ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE 2022

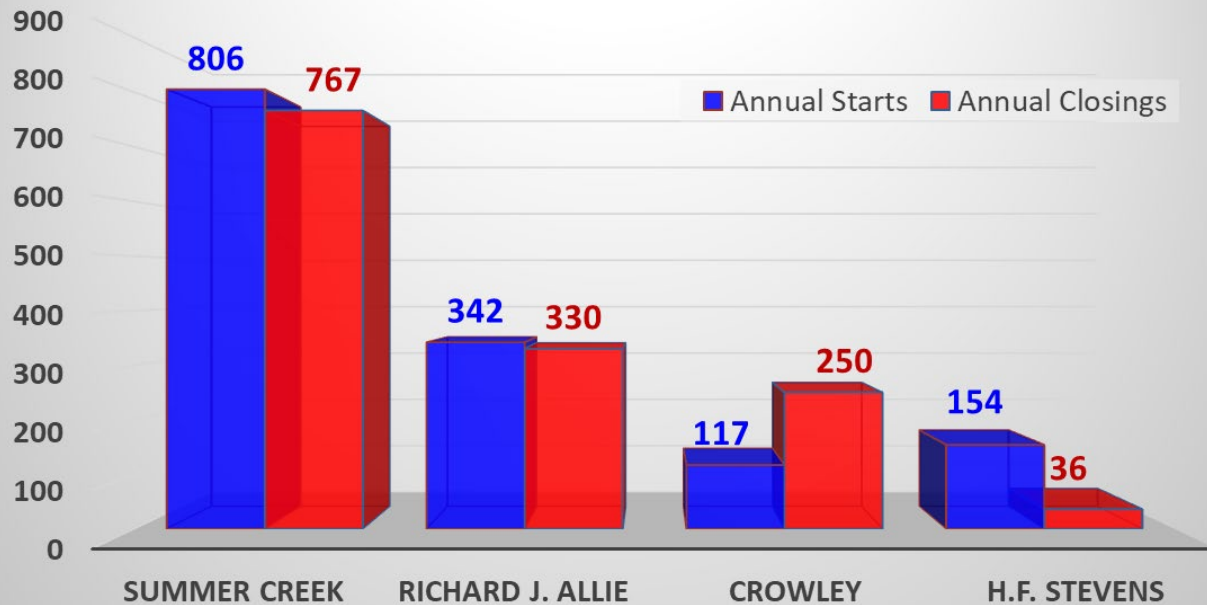
Annual Starts & Closings



- The June W. Davis and S.H. Crowley Elementary attendance zones remain the most active
- Starts in the Davis zone soar to near 700 units
- Closings in the Sue Crouch and Jackie Carden/Meadowcreek zone emerge over the past 12 months
- Walker zone starts have climbed to 100 units



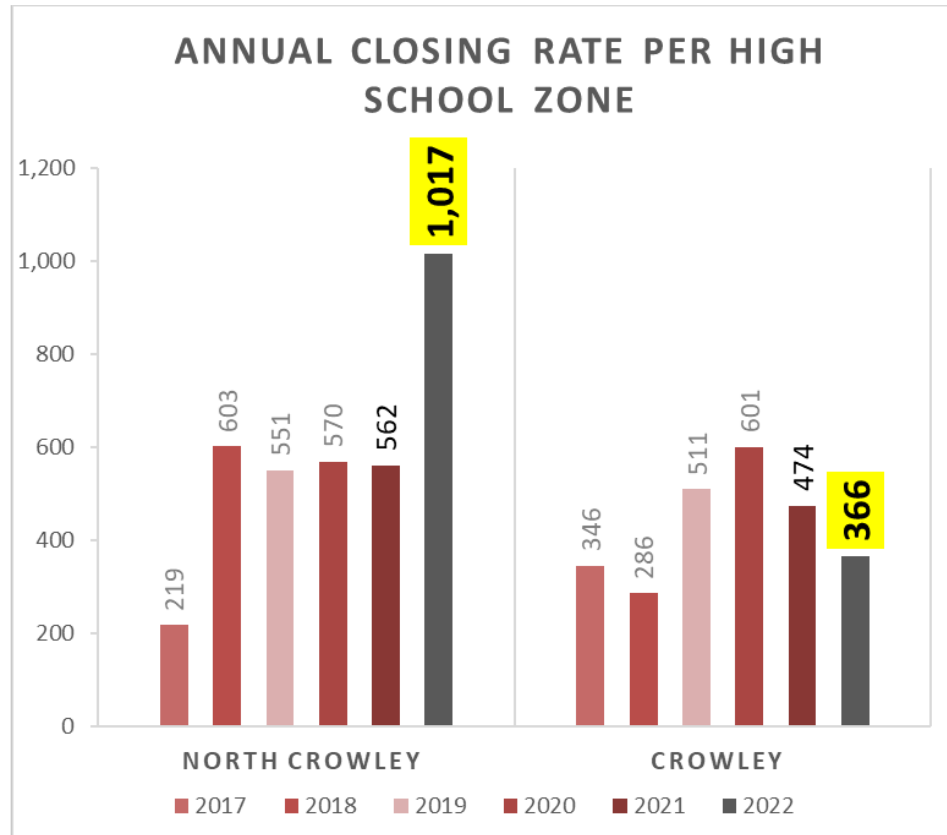
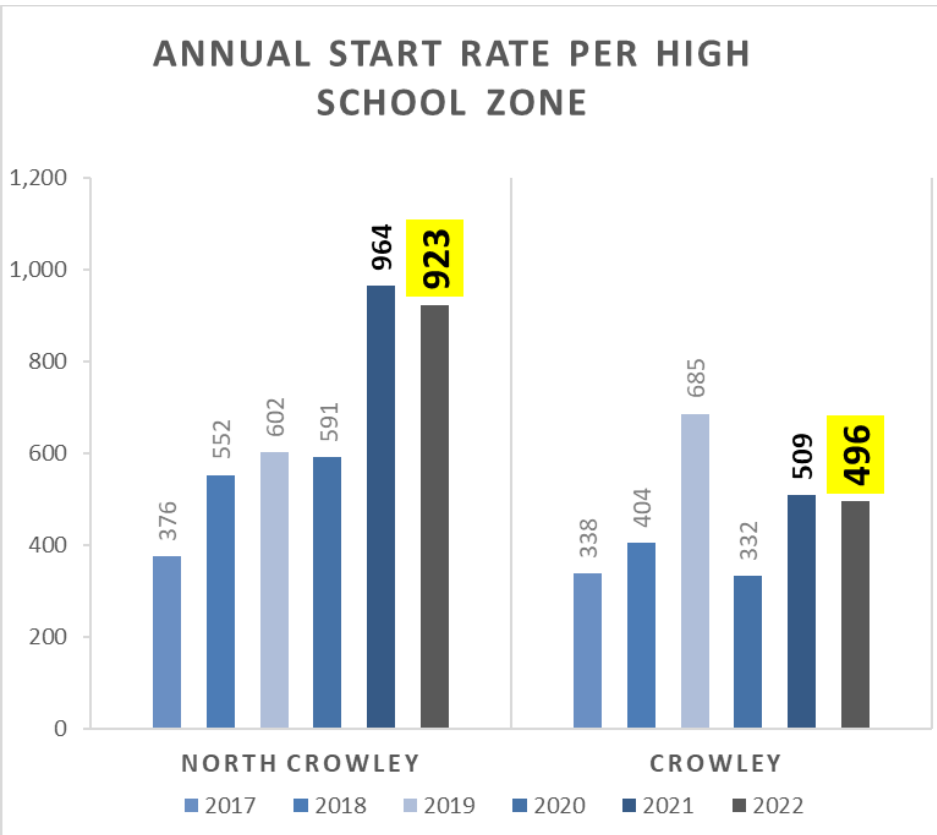
CROWLEY ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE 2022



- The Summer Creek Middle School attendance zone produced the most new home occupancies over the past year (767 total closings)
- Allie MS zone produces another 413 closings from 4Q21-3Q22



CROWLEY ISD HISTORICAL NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE



- The North Crowley HS zone was the most active during 2022 with 923 starts and 1,017 closings

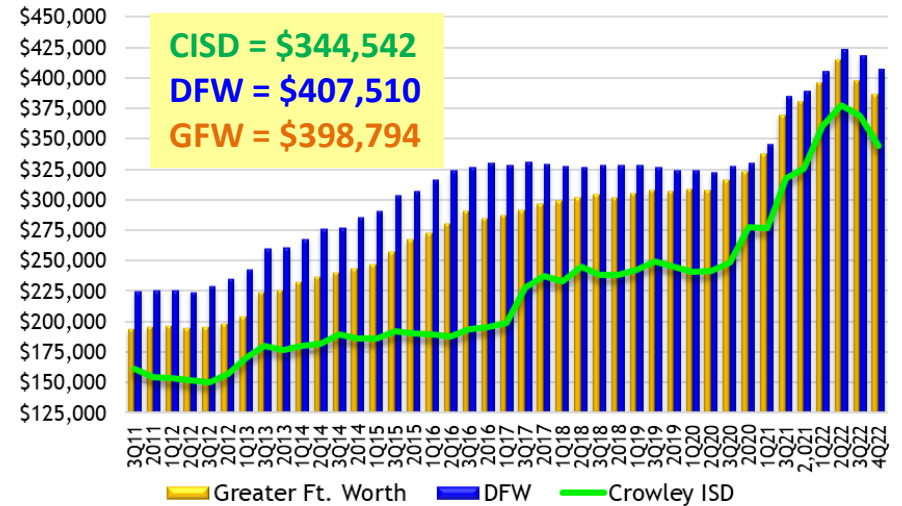


CROWLEY ISD NEW HOME ACTIVITY BY PRICE RANGE

Annual Activity: 2022



Historical Median New Home Price

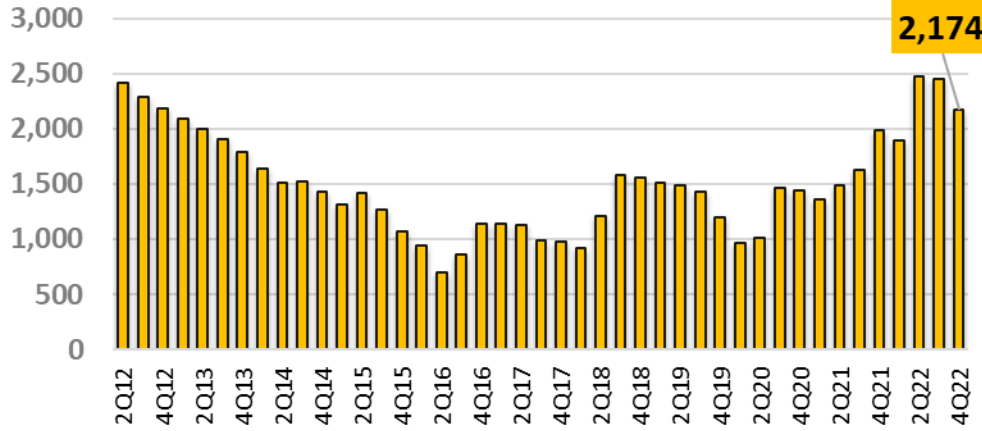


- Value driven entry-level & move-up remain the dominant new home product types in CISD
- CISD’s median new home price is down slightly from the record high set earlier in 2022 and now stands at \$344,542 (+5.4% YoY)
- Greater Ft. Worth’s median new home price = \$398,794 (+1.6% YoY)
- DFW’s Median New Home Price = \$407,510 (+4.5% YoY)

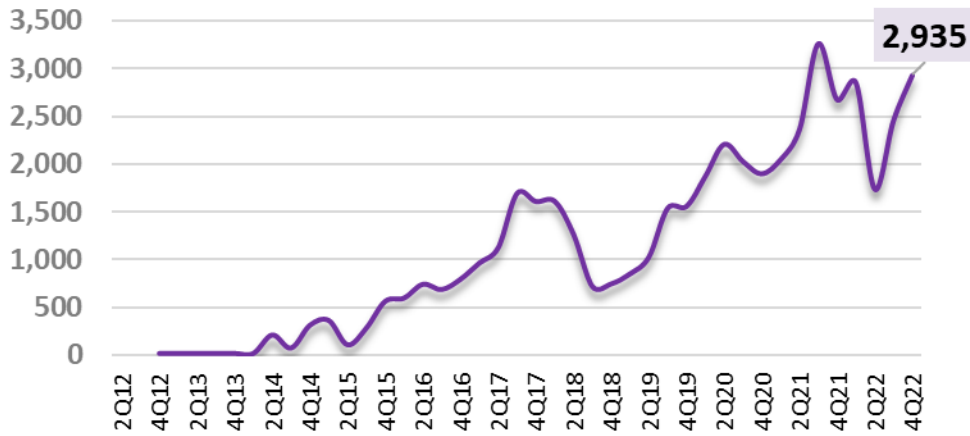


CROWLEY ISD NEW HOME LOT INVENTORY 4Q22

CISD Vacant Developed Lots



CISD Lots Under Development

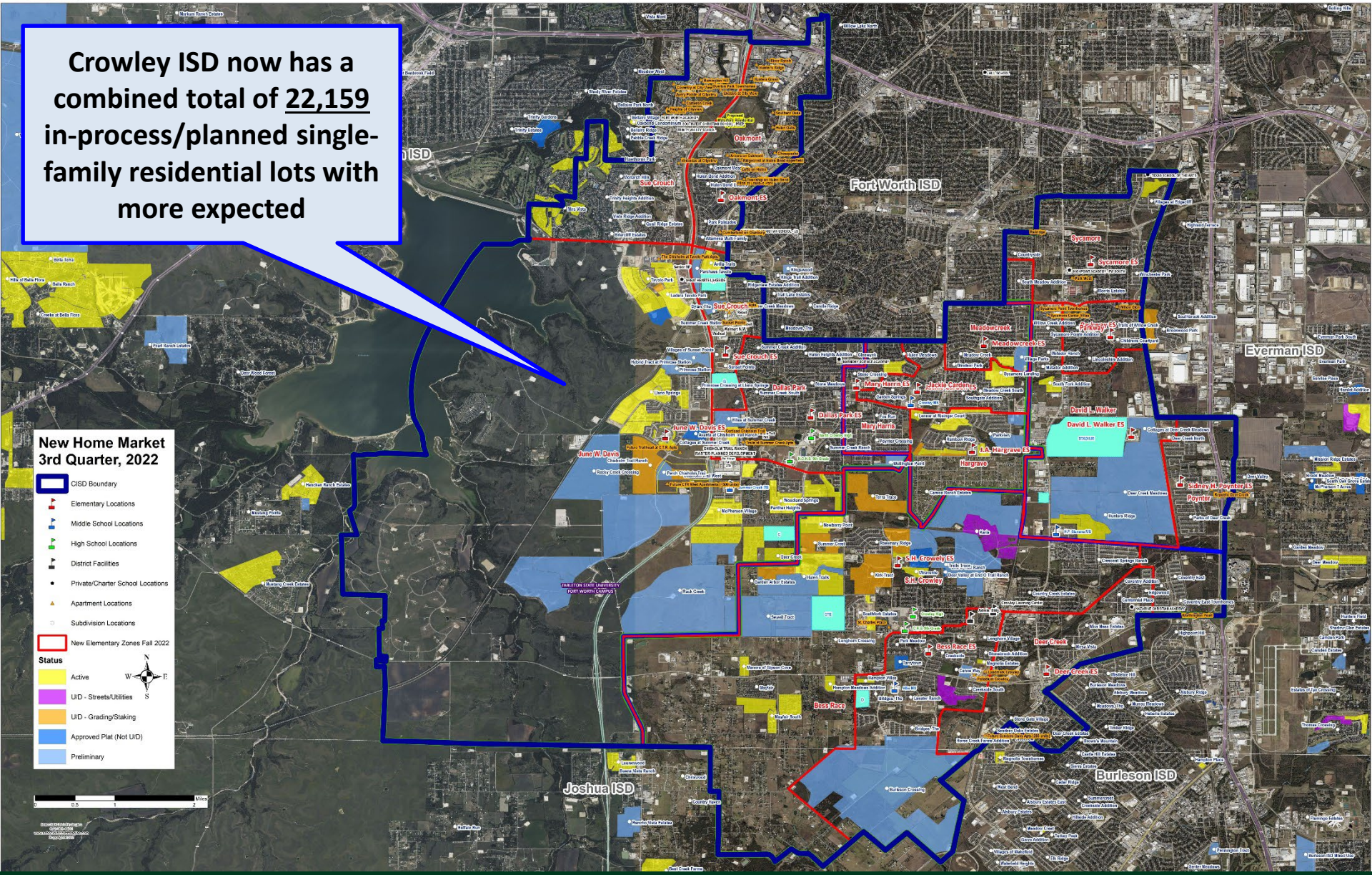
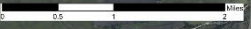


- 1,016 homes in-process (under construction, finished vacant, or models)
- 2,174 vacant developed lots (VDL) remaining as of year-end 2022
- 2,935 future lots under development
- An additional 16,034 future lots are planned

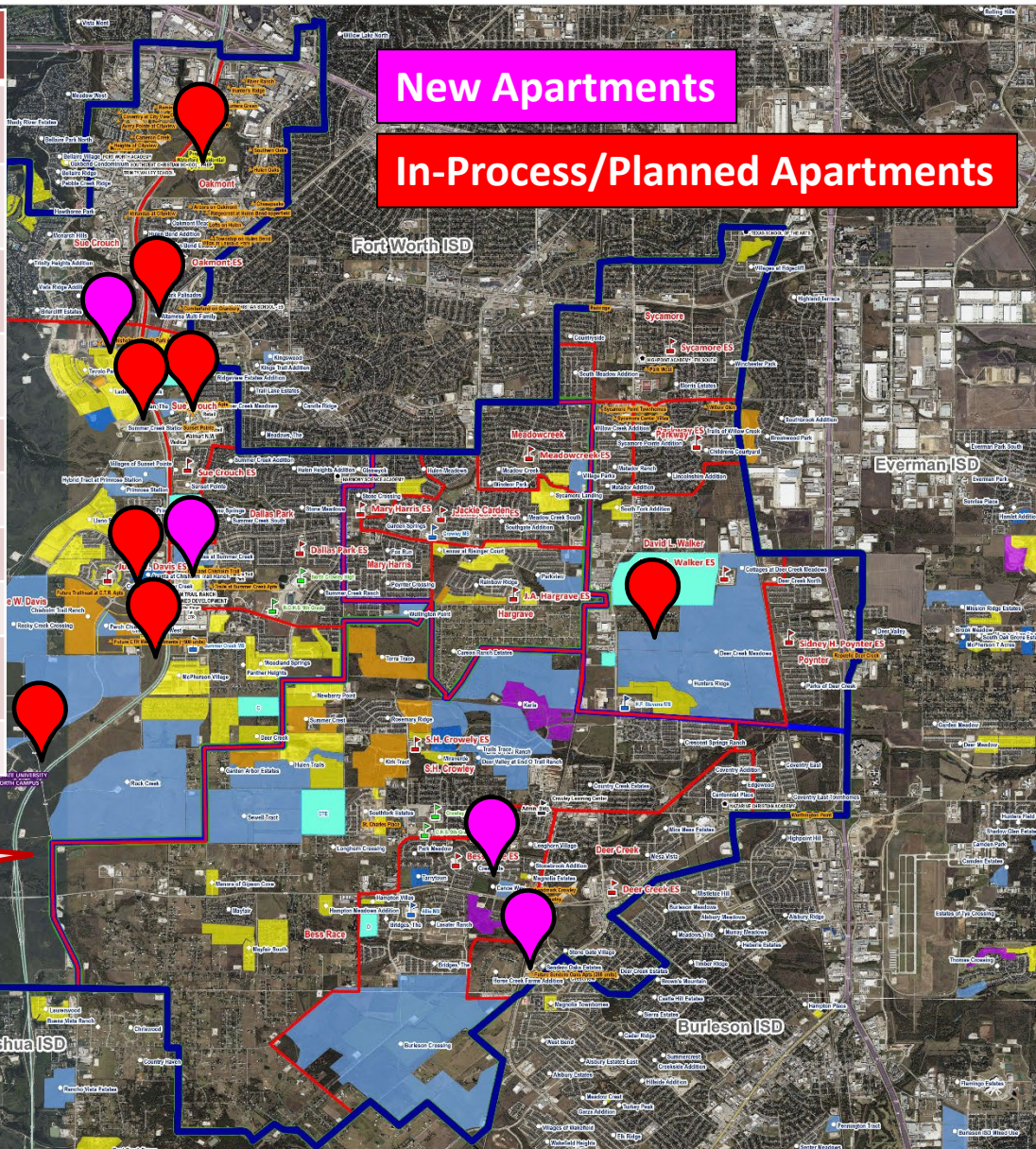
Crowley ISD now has a combined total of 22,159 in-process/planned single-family residential lots with more expected

New Home Market 3rd Quarter, 2022

- CISD Boundary
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Development	Total Units	Elem. Zone	Status/Percent Occupied
Landmark Crowley	267	Bess Race	Active (39% occupied)
Legacy at Crowley (aka Sendero Oaks)	288	Deer Park	Active (30% occupied)
Trailhead at Chisholm Trail Ranch	284	Davis	U/C
The Dylan/Summer Creek Phase 2	227	Crouch	Planned
CTR-West	500	Davis	Planned
5554 Altamesa	280	Oakmont	Planned
Waterford/Stoneleigh	336	Oakmont	Planned
Deer Creek Meadows	TBD	Walker	Planned
Rock Creek (Ph. 1 = 264 units)	TBD	Davis	Planned
Tavolo Park	TBD	Davis	Planned



New Apartments

In-Process/Planned Apartments

Over 2,500 apartment units are currently in-process/planned in CISD as of 4Q22



Aerial Photos taken
December 2022



New Landmark Crowley Apartments & Magnolia TH's



CT Tollway



Tavolo Park



Chisholm Trail Pkwy

Davis ES

Llano Springs



CT Tollway

McPherson Blvd

Old Granbury Rd

Rocky Creek Crossing



Davis ES

McPherson Blvd

CT Tollway



Chisholm Trail Ranch-West/South



CT Tollway

Summer Creek MS

McPherson Village



North
Crowley 9th

McPherson Blvd



S.H. Crowley ES

Kirk Tract



Stewart Feltz Rd / W. Crowley Rd

Hulen Trails/Deer Creek



S. Hulén St.

Mayfair South



Allie MS

FM 1187

Hampton Villas



**Future Burleson Crossing
Vacant Land**



FM 1187



Crowley MS

Crowley Cleburne Rd



Hargrave ES

 **Rainbow Ridge / Parkview**



Meadowcreek ES

Ph. 1

Sycamore Landing



RR

Karis



Karis



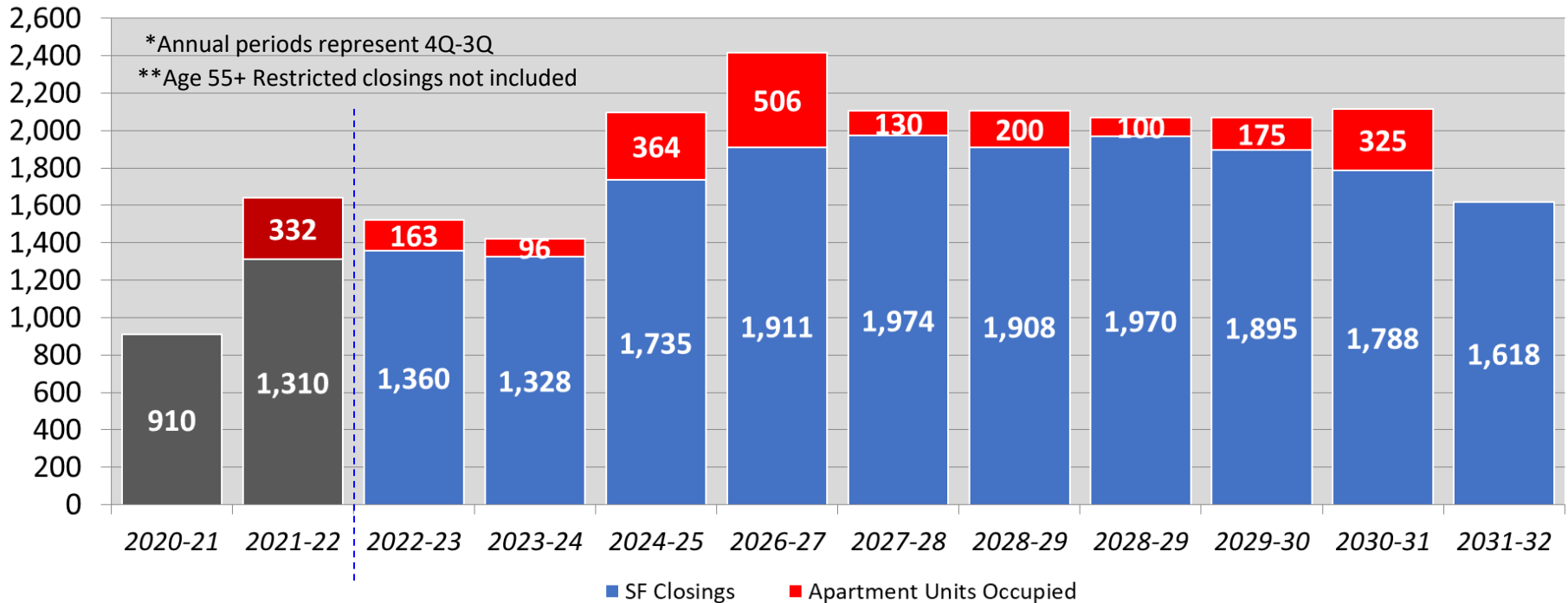
HF Stevens MS

FM 731

Hunter's Ridge



CISD NEW HOME CLOSINGS FORECAST (4Q22 UPDATE)



- Builders now on track to produce about 8,300 new single-family homes in CISD over the next 5 years (Moderate Forecast); District would see an average of approximately 1,660 closings per year
- Annual closings could climb to 1,900+ units per year by 2027 with addition of B2R communities
- 17,000+ new homes could be built and occupied over the next 10 years
- More than 2,500 new apartments are in-process/planned as of 4Q22

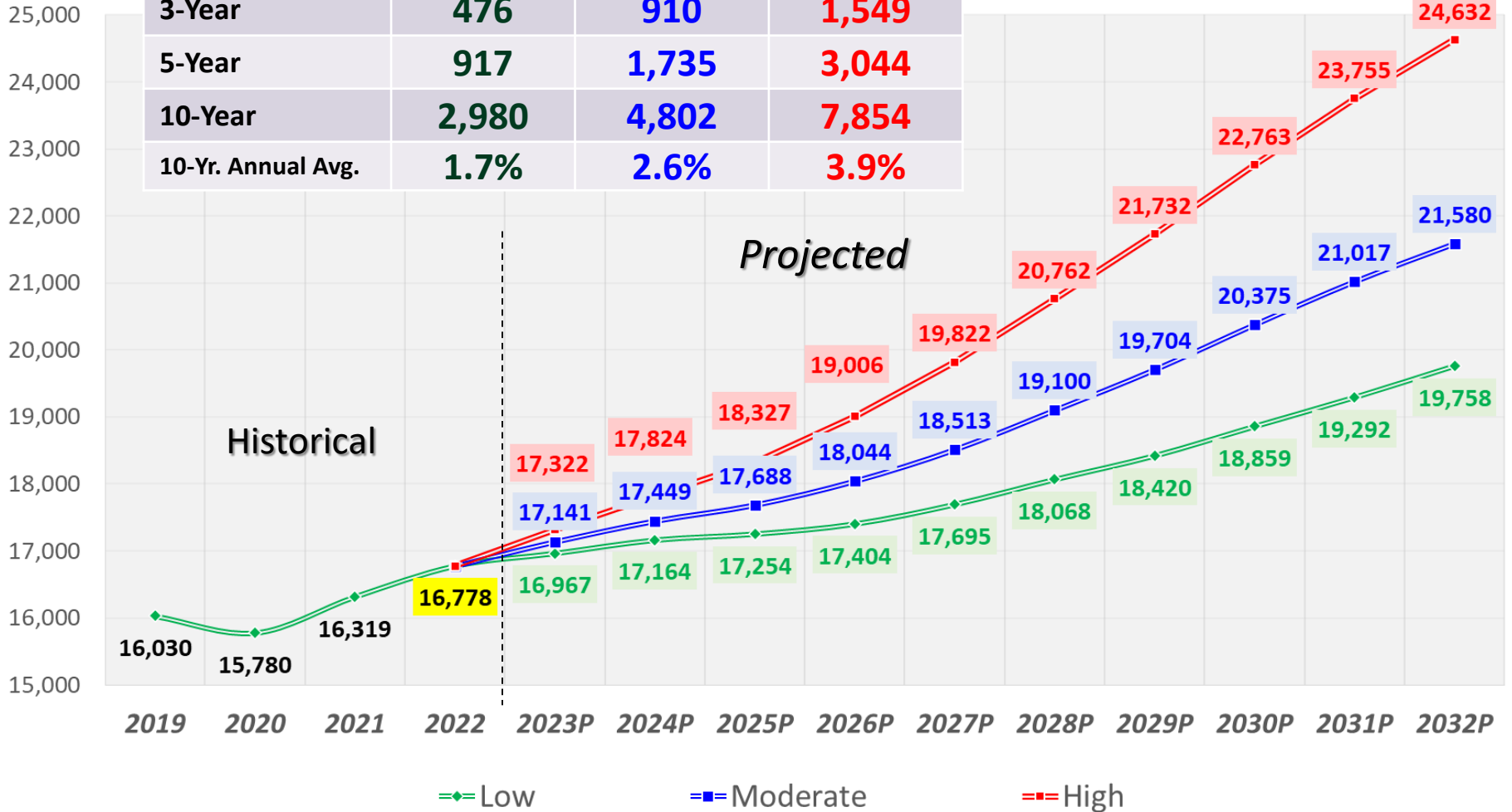


DISTRICT ENROLLMENT PROJECTIONS

FALL 2023-FALL 2032 [4Q22 FORECAST]



Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
3-Year	476	910	1,549
5-Year	917	1,735	3,044
10-Year	2,980	4,802	7,854
10-Yr. Annual Avg.	1.7%	2.6%	3.9%





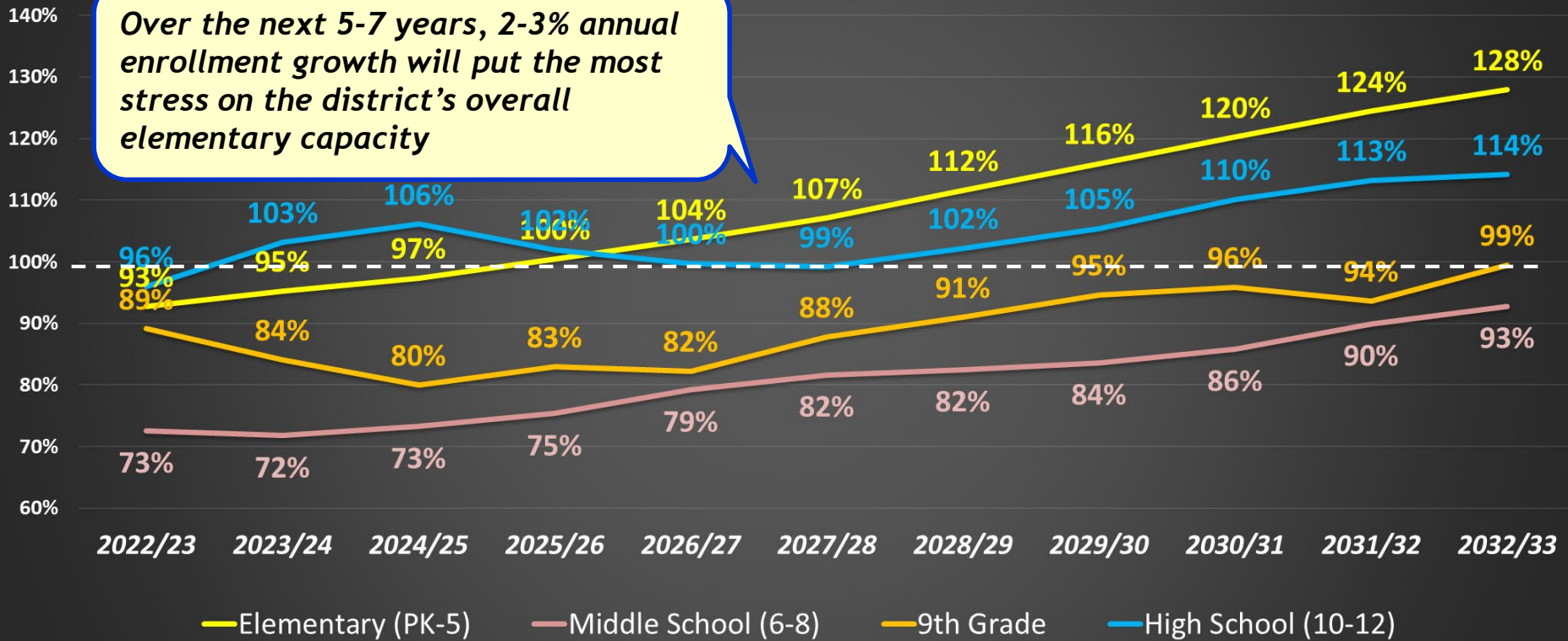
CAPACITY UTILIZATION

(MODERATE GROWTH vs. ATTENDANCE LEVEL FUNCTIONAL CAPACITY)



Attendance Level Enrollment Projections vs. Functional Capacity Utilization (Moderate Growth Scenario)

Over the next 5-7 years, 2-3% annual enrollment growth will put the most stress on the district's overall elementary capacity





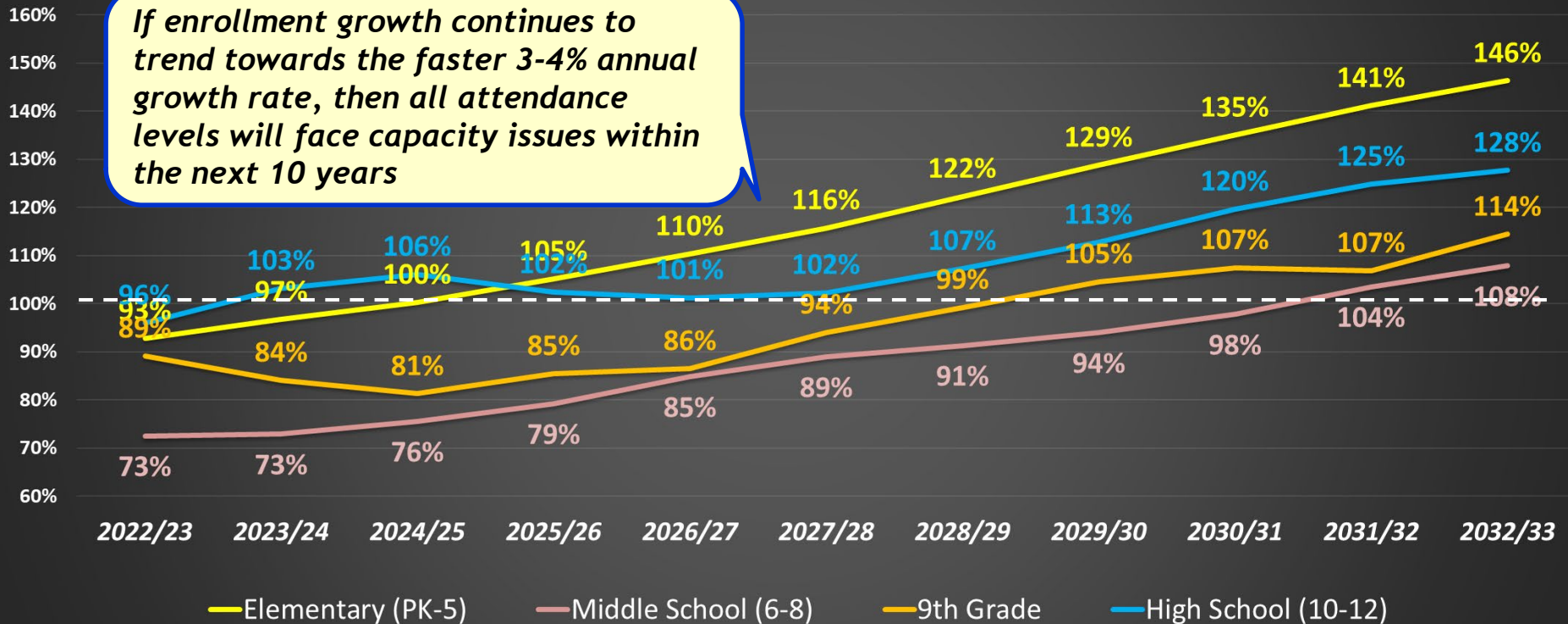
CAPACITY UTILIZATION

(HIGH GROWTH RATE vs. ATTENDANCE LEVEL FUNCTIONAL CAPACITY)



Attendance Level Enrollment Projections vs. Functional Capacity Utilization (High Growth Scenario)

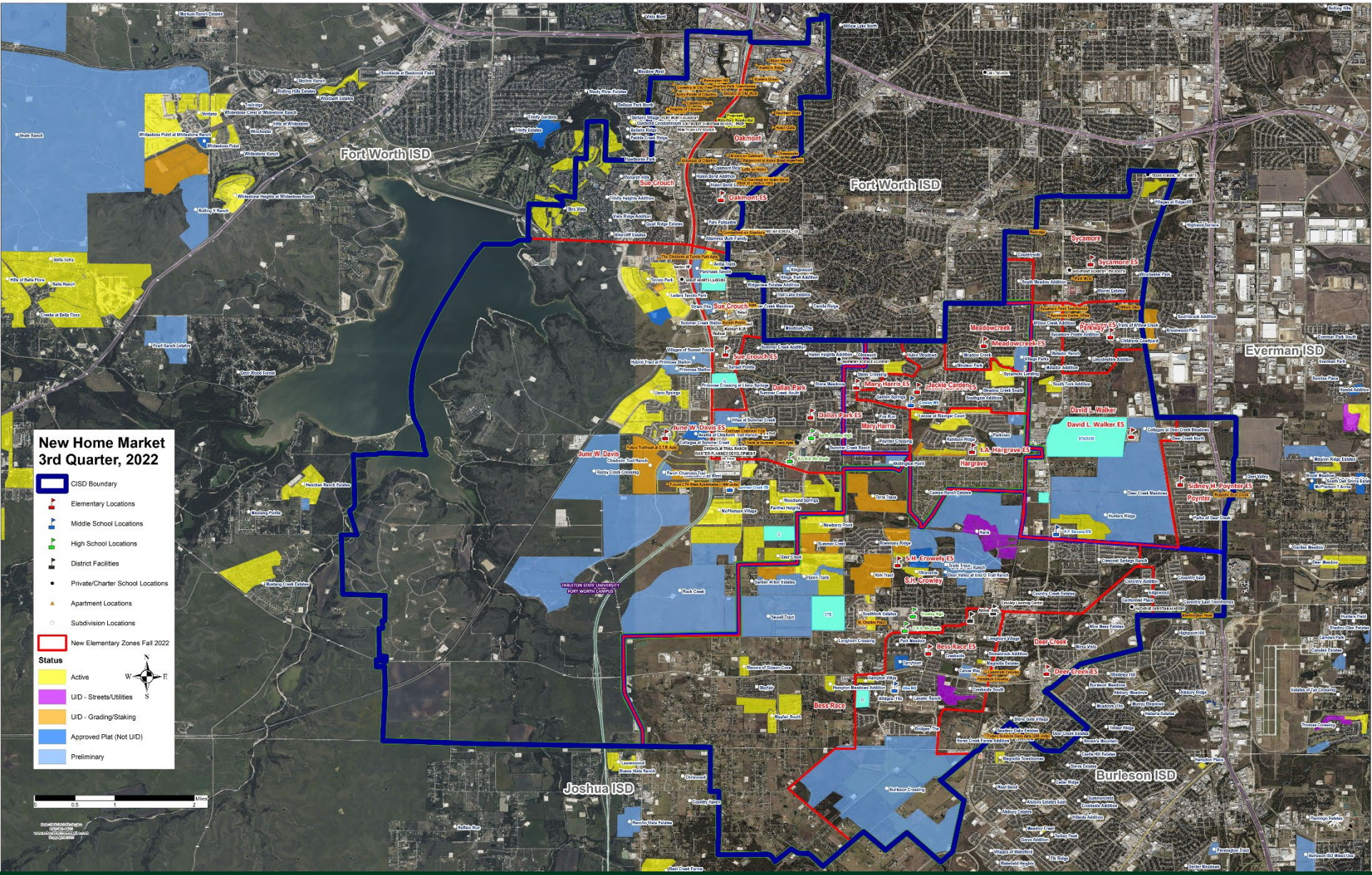
If enrollment growth continues to trend towards the faster 3-4% annual growth rate, then all attendance levels will face capacity issues within the next 10 years



Crowley ISD

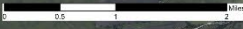
2022/23 Demographics Summary

- As of the Fall 2022 October Snapshot, CISD enrollment was a record 16,778 (+2.8% YoY or +459 students)
- District enrollment has increased by 1,468 students since the Fall of 2017 (+9.6%)
- Enrollment growth being driven by new residential development and new home construction
- In 2022, new homebuilders in CISD started 1,410 and closed 1,383 new homes in the district
- 3Q22 closings (476 total) were the most counted in a 3-month period in 20 years
- CISD's new home activity currently ranks 8th most active among all DFW school districts and continues to be the most active market on the southside of DFW
- 90% of new home closings over the past year occurred in the Ft. Worth portion of the district
- The most active subdivisions are located in the Davis, Sue Crouch, and S.H. Crowley zones
- Value driven entry-level & move-up homes priced from \$300-400K remain the dominant product types
- CISD's median new home price at Y/E 2022 was \$344,542 (+5% YoY) [DFW = \$408K]
- New homes are yielding an average of 0.40 students per home; Apartment Yield = 0.20 per unit
- Developers delivered another 1,653 new SF residential lots in CISD over the past 12 months
- 2,174 vacant, fully developed SF residential lots were left at Y/E 2022
- 2,935 SF lots are currently under development in the district
- An additional 16,000+ future SF lots are planned for development as of 4Q22
- In total, CISD has approximately 22,159 SF residential lots in-process/planned plus 2,500 apartment units
- Builders are now on track to construct about 8,300 new single-family homes in CISD over the next 5 years (Moderate Forecast); District would see an average of 1,600+ closings per year
- Annual closings could climb to near 2,000 units per year by 2026/27 with the addition of Build-to-Rent subdivisions
- If enrollment growth averages 2-3% (Moderate Scenario), CISD enrollment would grow by more than 1,700 students over the next 5 years and increase by about 4,800 students by 2032
- Under the moderate growth rate, district enrollment would reach 18,500 within the next 5 years and top 21,500 total students by 2032/33, resulting in major capacity issues at the elementary level
- If growth continues to trend towards the high scenario of 3-4% annually, then all attendance levels will face capacity issues within the next 10 years



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Source: Data provided by the City of Crowley, Texas, and other public sources.



16980 Dallas Parkway
Suite 101
Dallas, Texas 75248

www.schooldistrictstrategies.com

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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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