



# Crowley ISD

District  
Demographics  
Report

Fall 2021

February 10, 2022

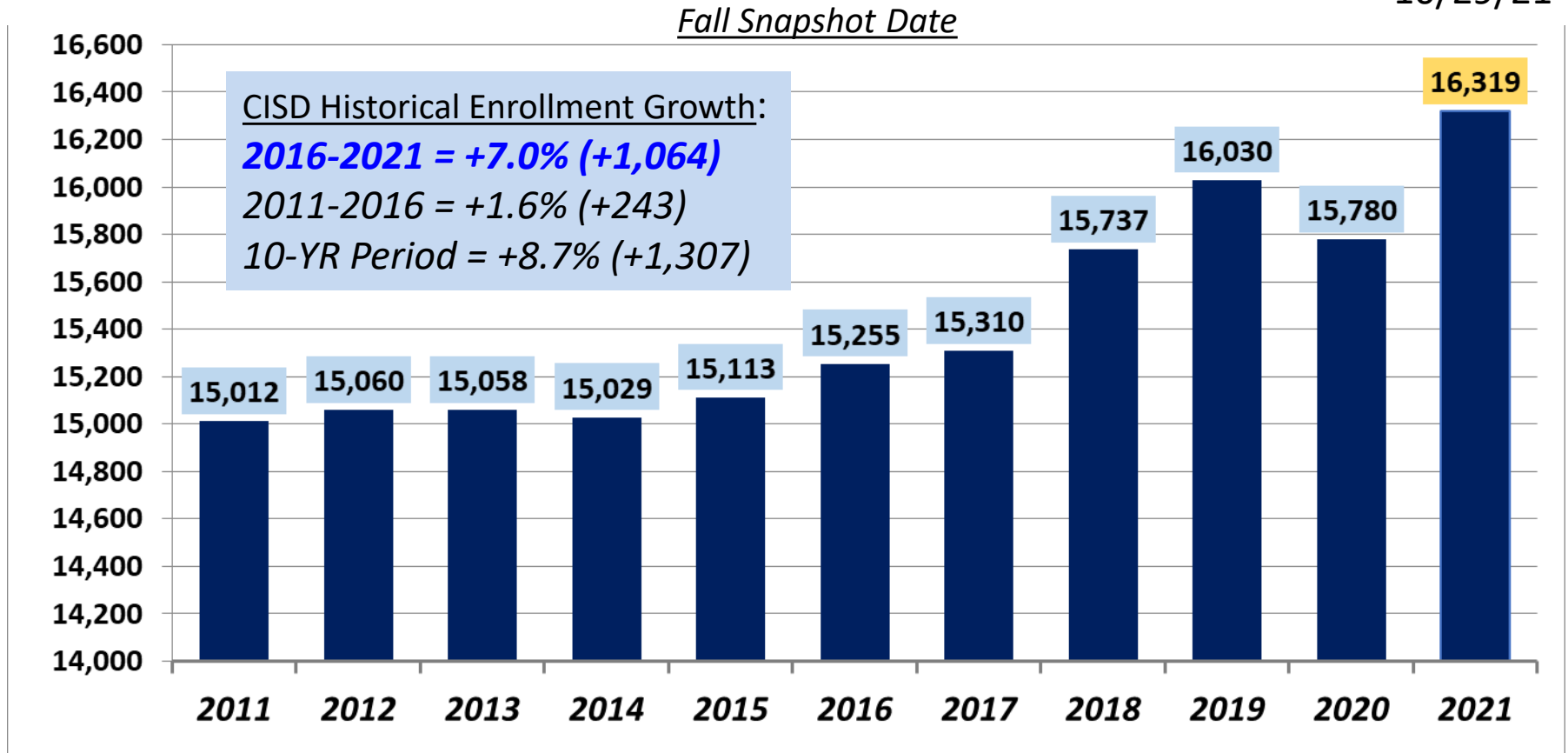


School District Strategies  
*Solutions Through Demographics*



# CROWLEY ISD ENROLLMENT HISTORY (PK-12): FALL 2011-FALL 2021

10/29/21



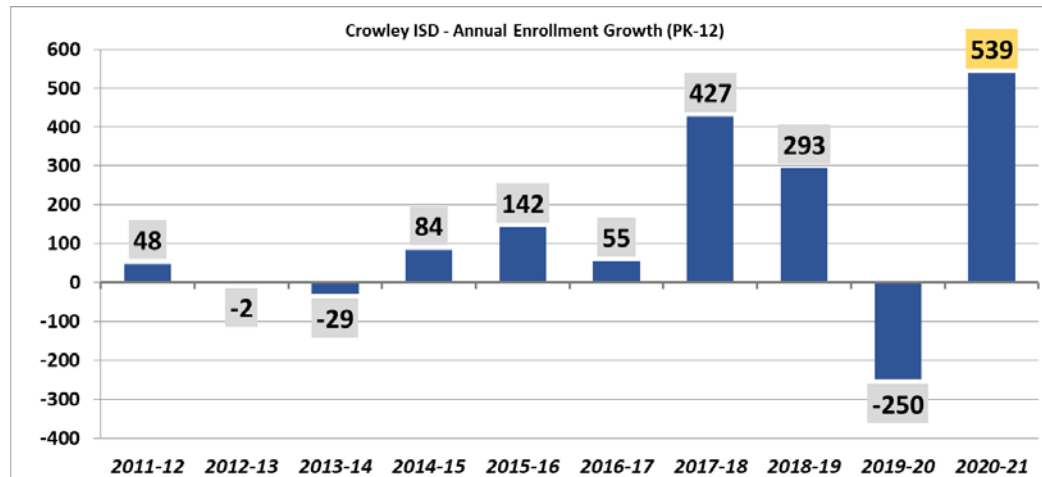
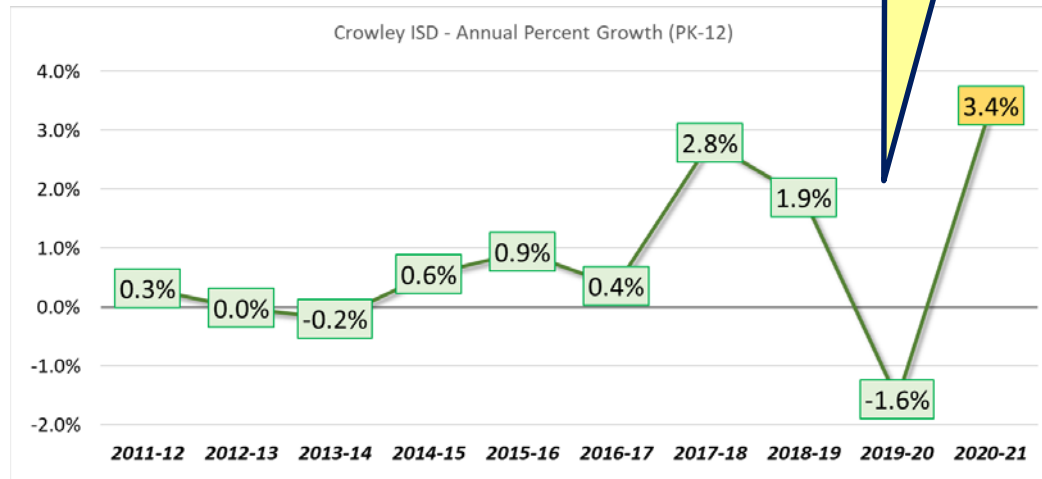
➤ District enrollment as of the Fall 2021 snapshot date was a record 16,319 students



# CROWLEY ISD ENROLLMENT HISTORY: PK-12 ANNUAL GROWTH 2011/12 - 2021/22

COVID-19  
Pandemic impact

- After the COVID-19 environment resulted in the district's slowest enrollment growth in more than ten years, CISD's enrollment growth surpassed pre-pandemic levels in Fall 2021
- Fall 2021 enrollment is up 539 students or +3.4% compared to last fall
- Over the past five years, CISD has averaged 1.4% annual enrollment growth



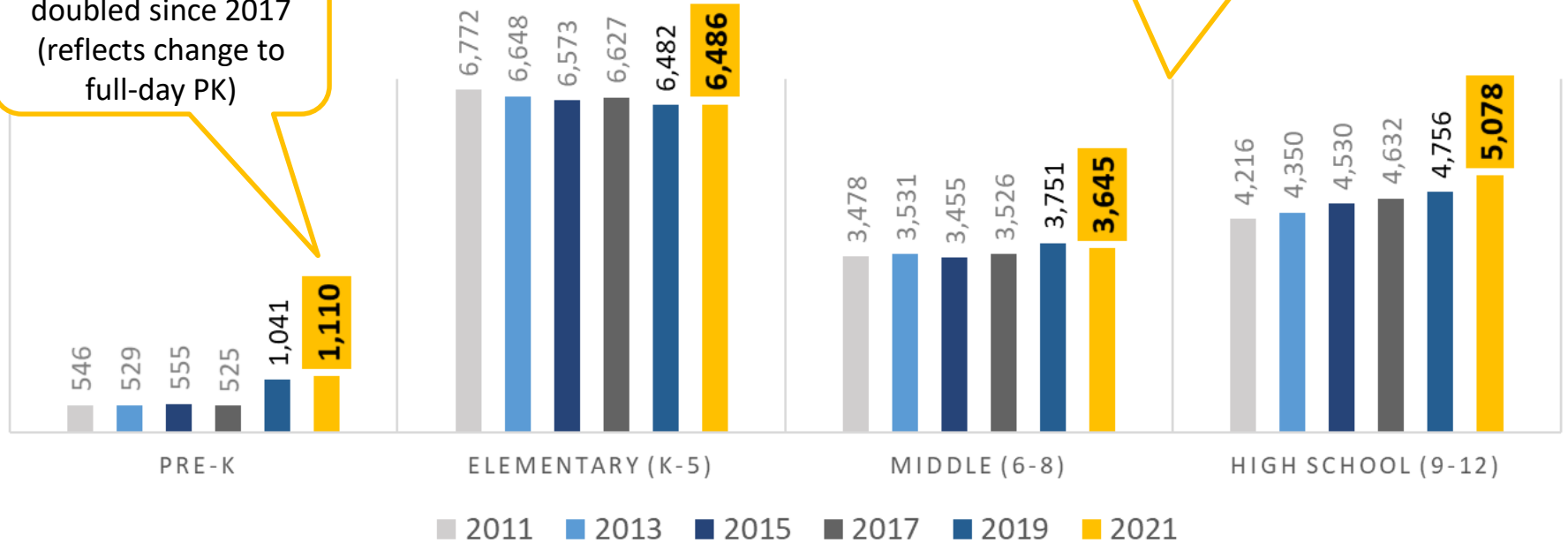


# CROWLEY ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL

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

Elementary enrollment dropped by 271 students from 2019 to 2020 but has bounced back this fall

MS enrollment growth moderates in 2021 (down 3.1% YoY); HS enrollment has increased by 322 students over the past two years and now stands at a record high





# CROWLEY ISD ENROLLMENT HISTORY BY GRADE LEVEL

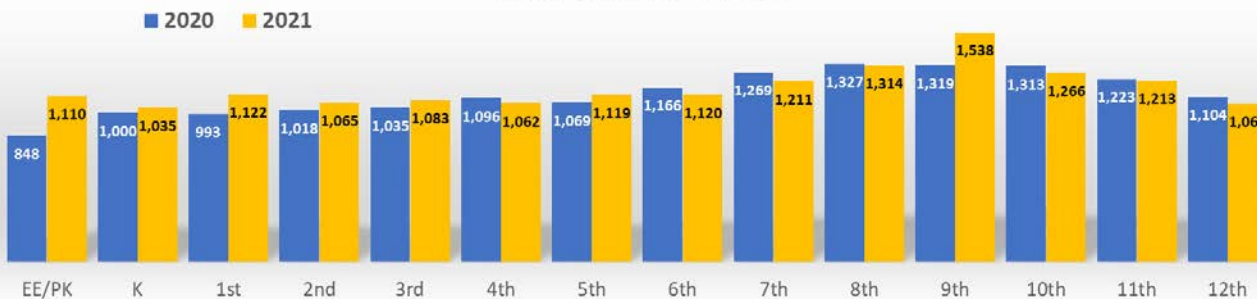
  = RECORD CLASS SIZE

  = RECORD CISD ENROLLMENT

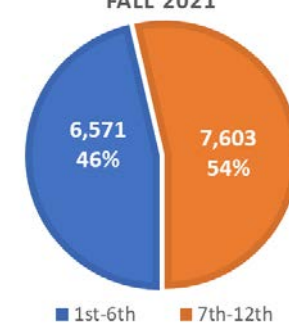


Year (Fall)	ELEMENTARY							MIDDLE			HIGH				District Total	Annual Growth	Percent Change
	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th			
2005	385	1,088	1,173	1,199	1,156	1,114	1,134	1,104	1,167	1,237	1,210	1,143	1,038	935	15,083		
2006	382	1,067	1,151	1,036	1,133	1,085	1,028	1,054	1,094	1,109	1,157	1,063	920	881	14,160	-923	-6.1%
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%

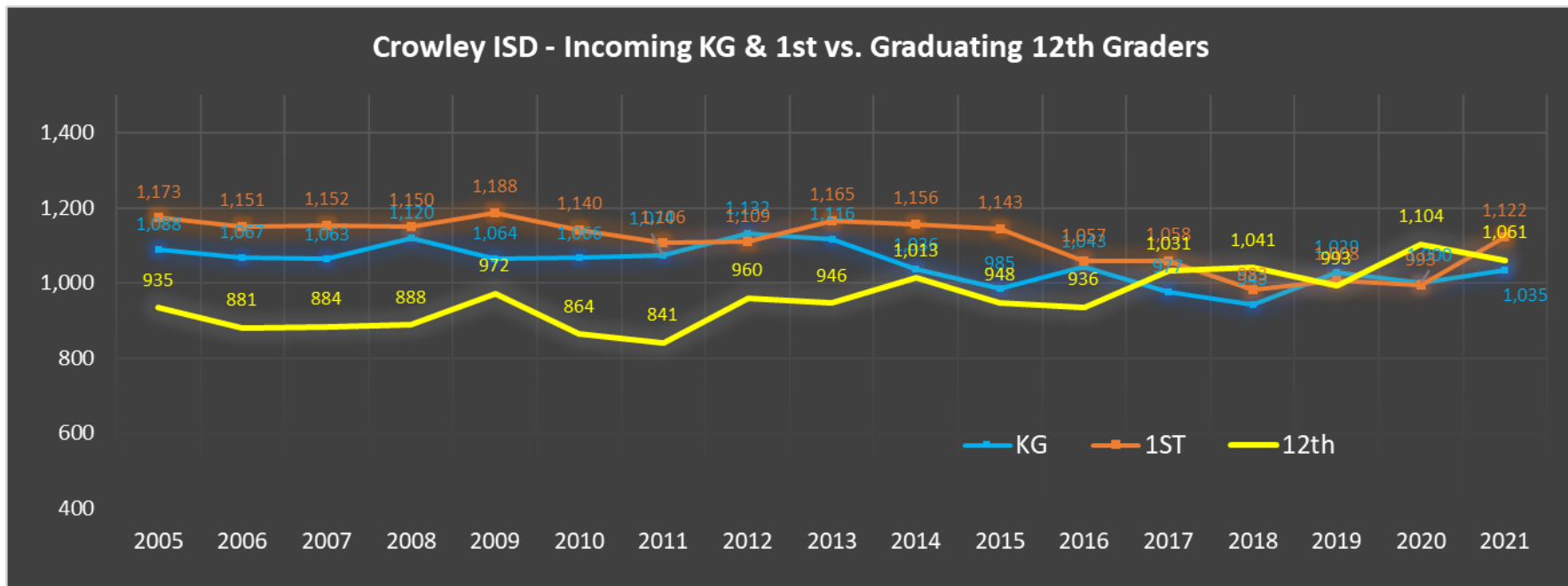
FALL GRADE LEVEL COMPARISON



FALL 2021



# CISD INCOMING KG & 1<sup>ST</sup> GRADE OUTGOING 12<sup>TH</sup> GRADE STUDENTS

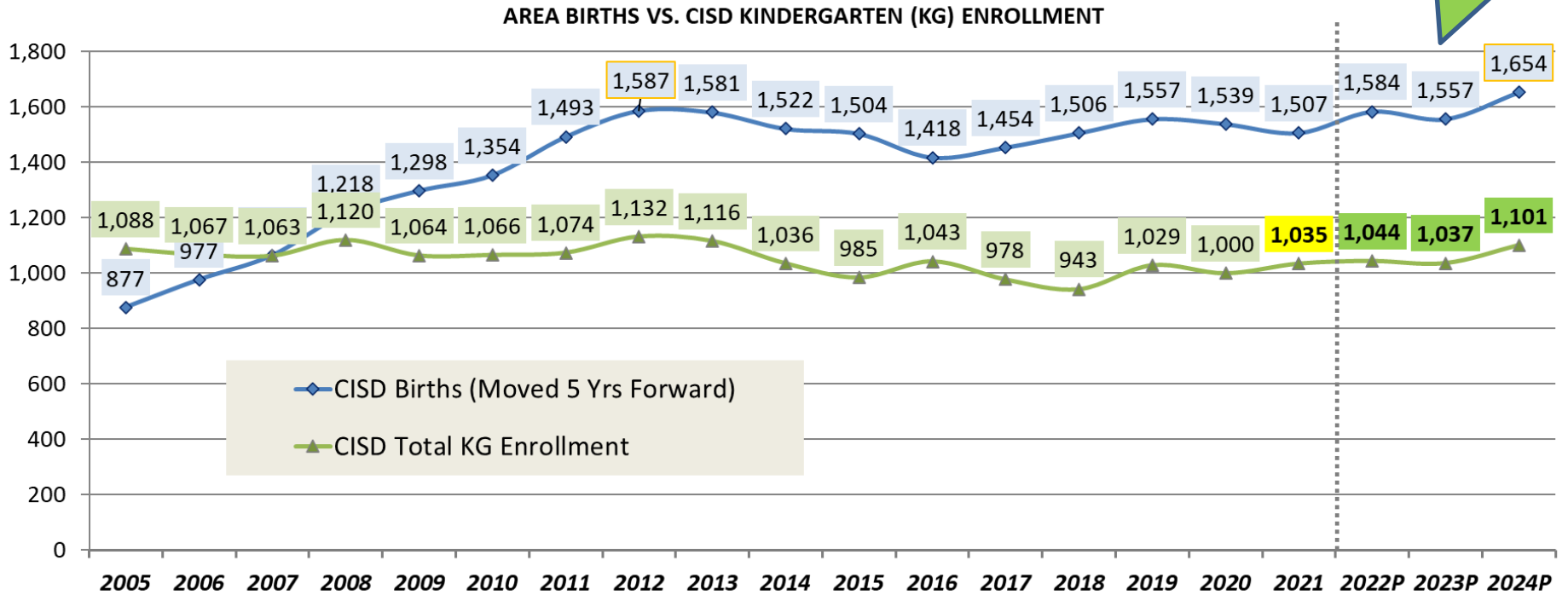


- Despite the record high school enrollment, CISD’s incoming and outgoing enrollment remains balanced; positioning the district for faster growth



# CISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

*KG enrollment poised to be near 1,044 students next fall (2022)*

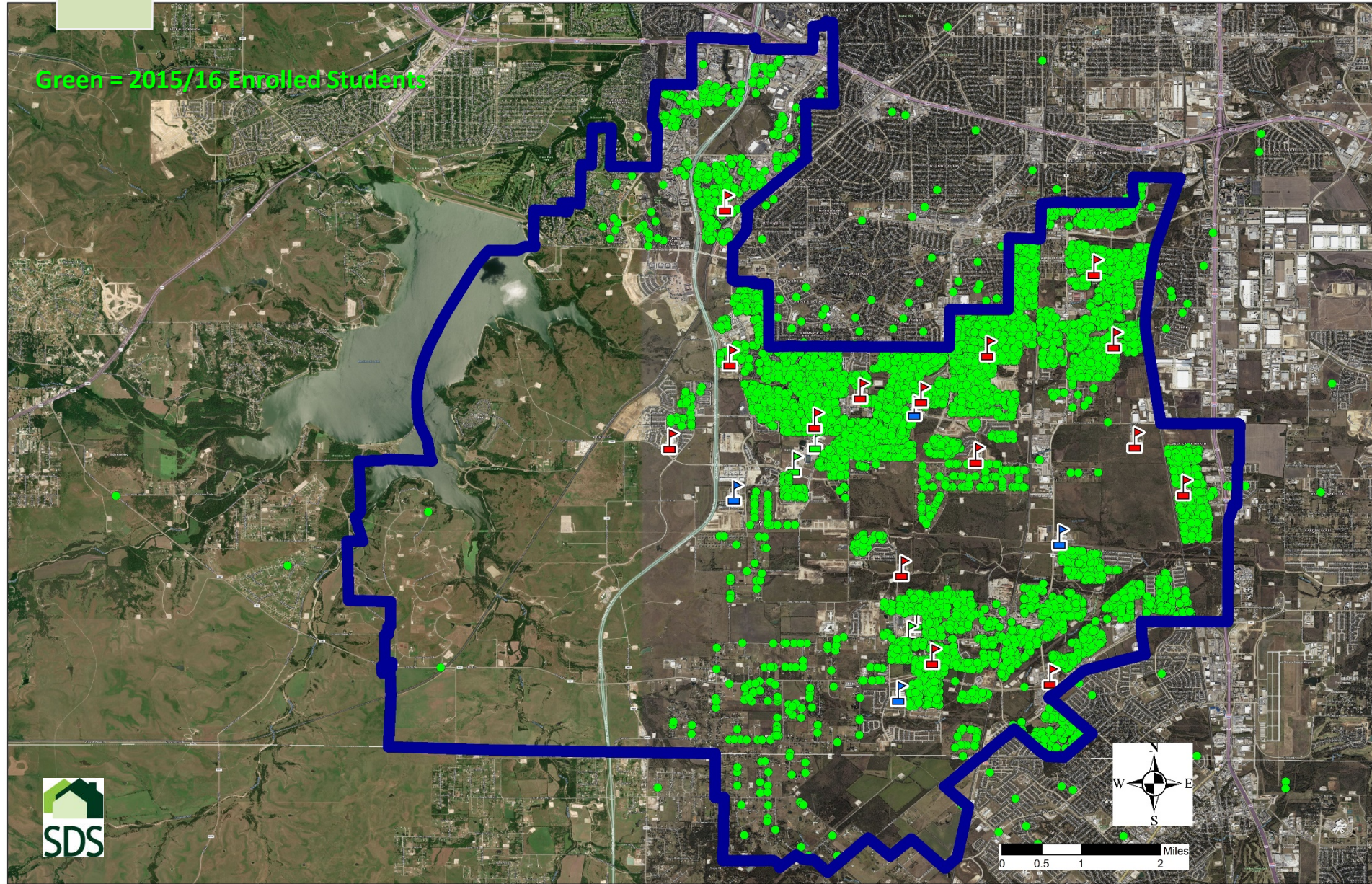


Source: Texas Dept. of State Health Services (Zip Codes: 76036, 76123, 76132, 76134), TEA, CISD

- 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 GEO-CODING 2015/16

Green = 2015/16 Enrolled Students

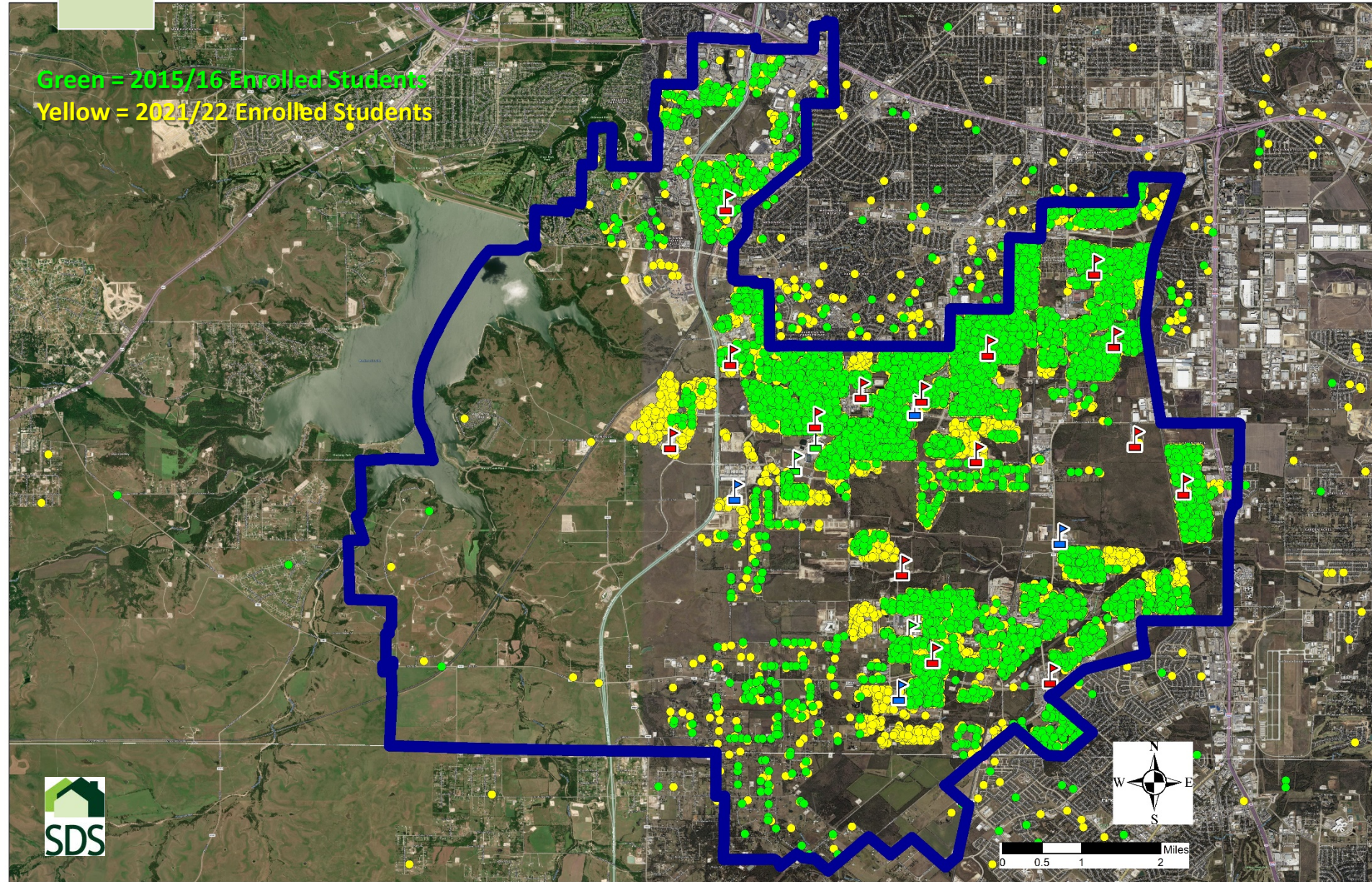




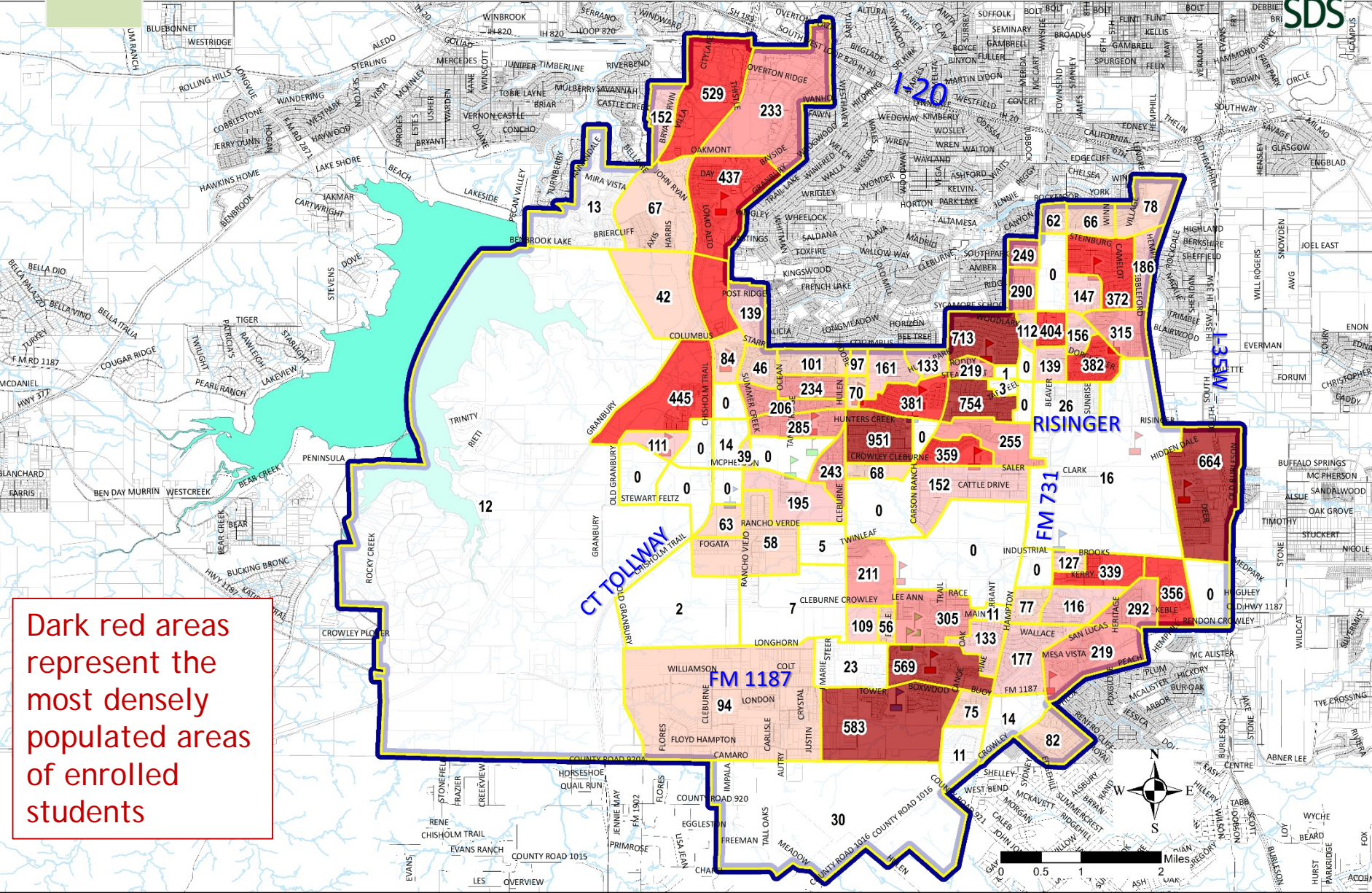
# CROWLEY ISD STUDENT GEO-CODING 2021/22

Green = 2015/16 Enrolled Students

Yellow = 2021/22 Enrolled Students



# CROWLEY ISD K-12 STUDENTS BY PLANNING AREA



# 2015/16 TO 2021/22 K-12 GEO-CODING COMPARISON



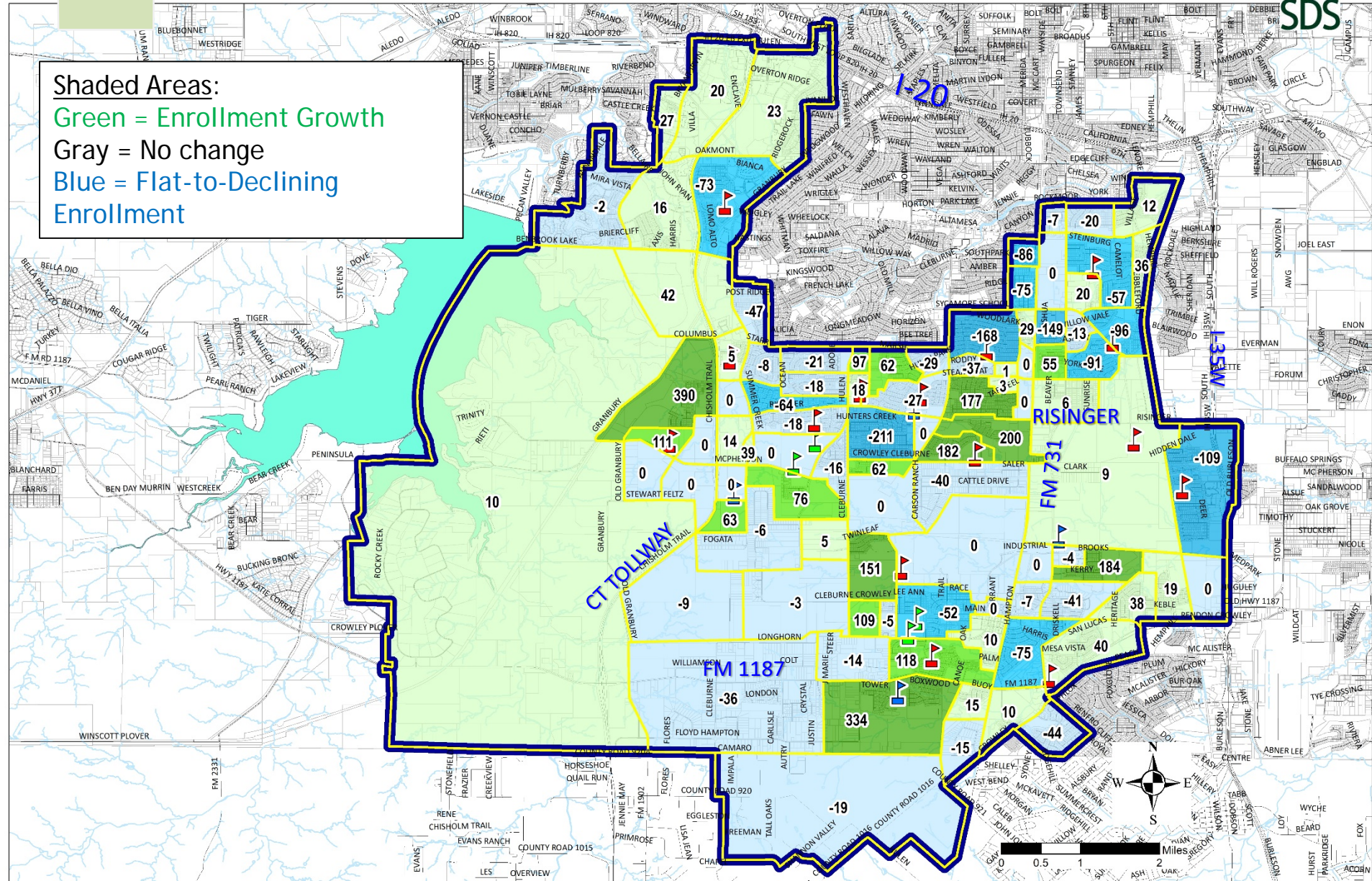
SDS

**Shaded Areas:**

**Green = Enrollment Growth**

**Gray = No change**

**Blue = Flat-to-Declining Enrollment**





# CROWLEY ISD STUDENT YIELDS ANALYSIS (SINGLE-FAMILY HOMES)



## Active New Construction Subdivisions

➤ In 2021/22, CISD is seeing an average of 0.40 enrolled students per SF home

School Year	SF Yield
2021/22	0.40
2019/20	0.42
2016/17	0.48
2014/15	0.53
2012/13	0.54

Subdivision Name	Occupied Homes	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
Chisholm Trail Ranch	395	123	0.31	77	23	23	0.19	0.06	0.06
Coventry East	245	72	0.29	35	17	20	0.14	0.07	0.08
Lasater Ranch	365	201	0.55	90	46	65	0.25	0.13	0.18
Llano Springs	974	417	0.43	213	89	115	0.22	0.09	0.12
Mayfair & Mayfair South	174	22	0.13	7	5	10	0.04	0.03	0.06
McPherson Village	132	58	0.44	18	24	16	0.14	0.18	0.12
Newberry Point	15	5	0.33	2	1	2	0.13	0.07	0.13
Panther Heights	214	53	0.25	20	12	21	0.09	0.06	0.10
Parks of Deer Creek	859	421	0.49	178	111	132	0.21	0.13	0.15
Parkview	423	222	0.52	106	56	60	0.25	0.13	0.14
Rainbow Ridge	477	335	0.70	159	81	95	0.33	0.17	0.20
Rosemary Ridge Addition	473	192	0.41	82	44	66	0.17	0.09	0.14
Southfork Estates	236	95	0.40	58	21	16	0.25	0.09	0.07
Summer Creek Ranch	1,497	598	0.40	245	147	206	0.16	0.10	0.14
Sunset Point	25	13	0.52	6	5	2	0.24	0.20	0.08
Sycamore Landing	9	4	0.44	2	1	1	0.22	0.11	0.11
Tavolo Park	217	6	0.03	1	2	3	0.00	0.01	0.01
The Bridges	640	326	0.51	144	77	105	0.23	0.12	0.16
							Average		
<b>Totals</b>	<b>7,370</b>	<b>3,163</b>		<b>1,443</b>	<b>762</b>	<b>958</b>	<b>0.18</b>	<b>0.10</b>	<b>0.11</b>

➤ *The average yield per new home in active new construction subdivisions is the same as the district average at 0.40 per home*

# 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	23	0.09	8	5	10	0.03	0.02	0.04
Cameron Creek Apts	446	75	0.17	35	21	19	0.14	0.08	0.07
Chesapeake Apts	272	28	0.10	17	6	5	0.06	0.02	0.02
Chisholm at Tavolo Park	364	34	0.09	15	10	9	0.04	0.03	0.02
Coffee Creek Apts	336	32	0.10	14	8	10	0.04	0.02	0.03
Copperfield Apts	323	24	0.07	16	3	5	0.05	0.01	0.02
Cumberland on Granbury Apts	282	34	0.12	15	7	12	0.05	0.02	0.04
Enclave at Cityview Apts	416	37	0.09	19	10	8	0.05	0.02	0.02
Heights of Cityview Apts	344	36	0.10	17	6	13	0.05	0.02	0.04
Hulen Oaks Apts	328	34	0.10	14	8	12	0.04	0.02	0.04
Hunters Green Apts	248	28	0.11	12	5	11	0.05	0.02	0.04
LIV Chisholm/The McCoy	207	13	0.06	8	2	3	0.04	0.01	0.01
Marina Club Apts	386	13	0.03	8	4	1	0.02	0.01	0.00
Montevista Apts	350	34	0.10	12	14	8	0.03	0.04	0.02
Overton Park TH Apts	216	103	0.48	47	30	26	0.22	0.14	0.12
Palladium Crowley	150	51	0.34	24	15	12	0.16	0.10	0.08
Park West Apts	400	70	0.18	44	15	11	0.11	0.04	0.03
Remington Hill Apts	440	59	0.13	28	12	19	0.06	0.03	0.04
Republic Deer Creek Apts	336	50	0.15	26	8	16	0.08	0.02	0.05
Ridgecrest at Hulen Bend Apts	300	42	0.14	22	10	10	0.07	0.03	0.03
River Ranch Apts	272	37	0.14	16	13	8	0.06	0.05	0.03
Siena & Coventry at City View	648	72	0.11	27	26	19	0.04	0.04	0.03
Southern Oak Apts	248	20	0.08	11	3	6	0.04	0.01	0.02
St. Charles Place	52	14	0.27	8	4	2	0.15	0.08	0.04
Sunset Pointe Apts	224	183	0.82	74	46	63	0.33	0.21	0.28
Sycamore Point and Center Villas	448	307	0.69	102	91	114	0.23	0.20	0.25
The Dylan	227	15	0.07	8	6	1	0.04	0.03	0.00
Township on Hulen Bend	448	54	0.12	31	10	13	0.07	0.02	0.03
Trails at Summer Creek	240	36	0.15	16	9	11	0.07	0.04	0.05
Verandas at Cityview Apts	314	50	0.16	15	14	21	0.05	0.04	0.07
Villas at LeBlanc Park Apts	168	62	0.37	31	16	15	0.18	0.10	0.09
Willow Glen Apts	168	47	0.28	16	10	21	0.10	0.06	0.13
Worthington Point Apts	248	142	0.57	61	31	50	0.25	0.13	0.20
							Average		
<b>Totals</b>	<b>10,105</b>	<b>1,859</b>		<b>817</b>	<b>478</b>	<b>564</b>	<b>0.09</b>	<b>0.05</b>	<b>0.06</b>

Year	AVG. MF Yield
2021/22	0.20
2019/20	0.22
2016/17	0.25
2014/15	0.25
2012/13	0.22

➤ In 2021/22, the district's average yield per apartment unit is 0.20 enrolled students per apartment unit

\*2020/21 results based on Fall 2021 geo-coding and 4Q21 total units

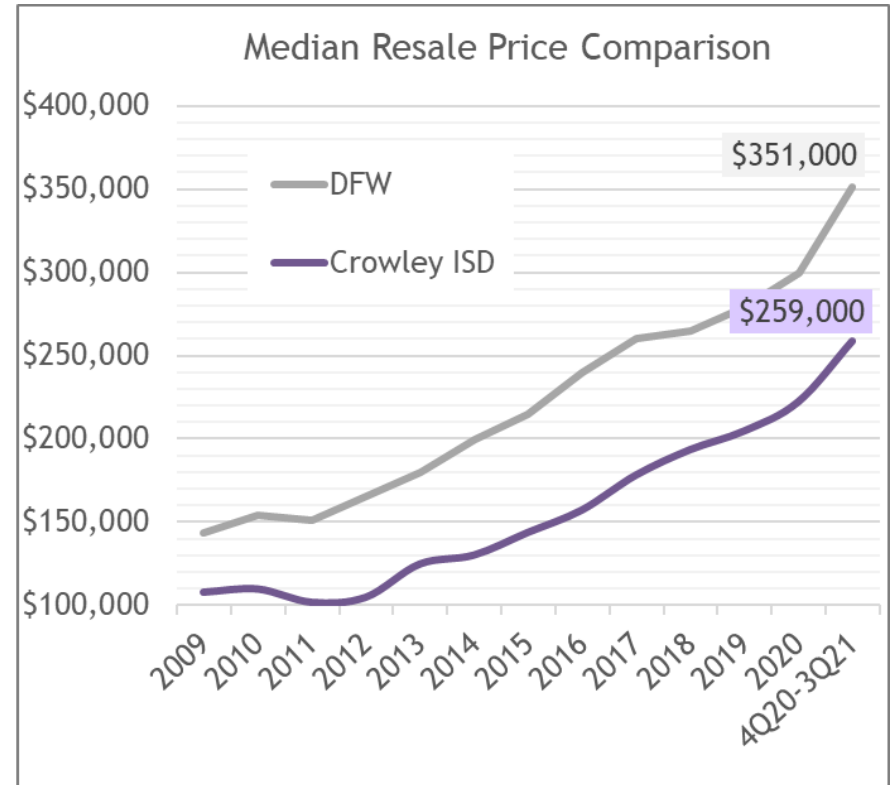
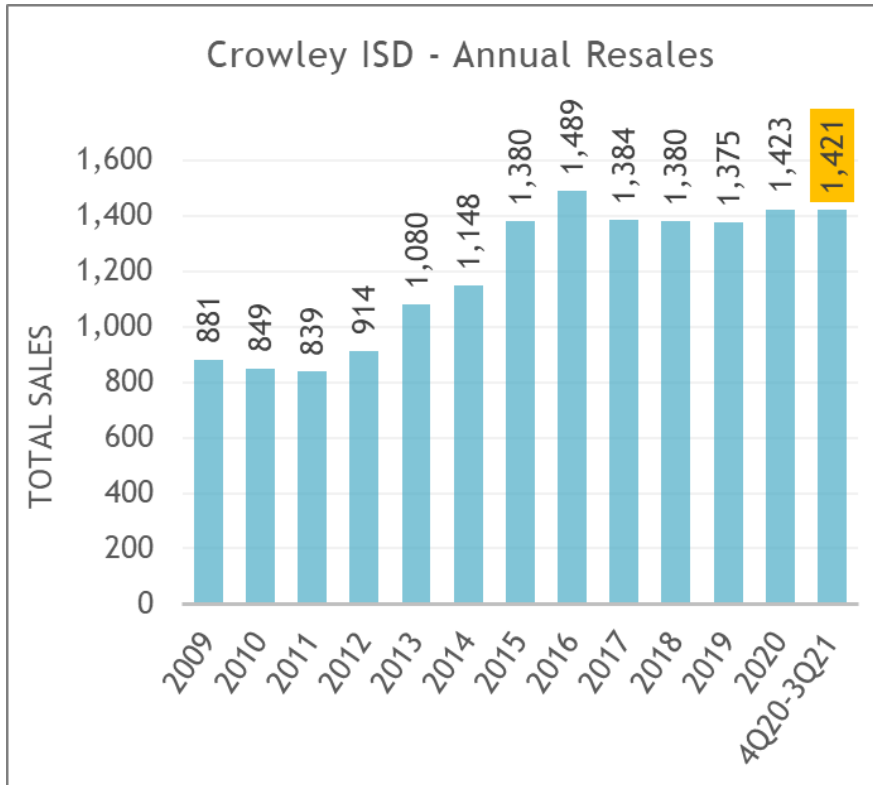
# GROWTH DRIVERS: RECORD HOUSING DEMAND IN DFW

## *Combined Factors Produces Record Wave of Buyer Demand in 2021*

- Drop in mortgage rates 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 stripped of listing inventory forcing buyers to new home market
- Local job growth continues to recover, climbing back to pre-pandemic highs
- Relo buyers keep coming during pandemic



# CROWLEY ISD PRE-OWNED HOME SALES



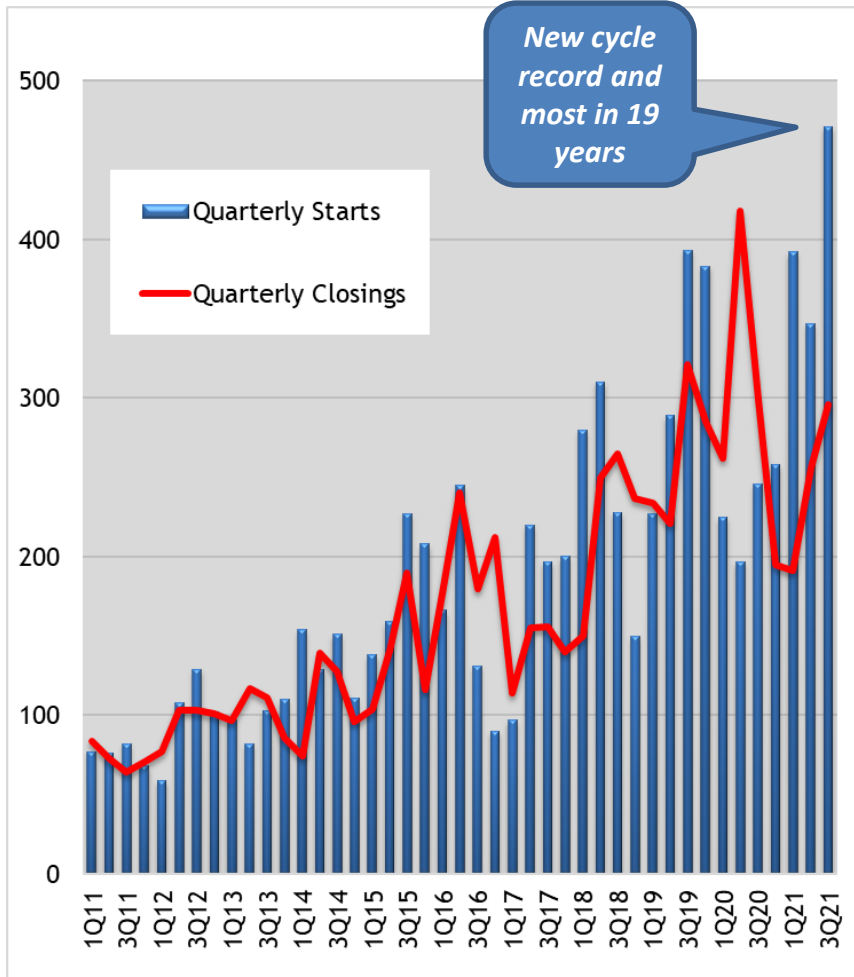
- 1,421 total resales from 4Q20-3Q21
- Annual pace of existing home sales has remained level since 2015 (avg. sales = 1,407 / yr.)
- CISD's median resale sold price climbs to a record high of \$259,000 as of September 2021 (+19.6% vs. 4Q19-3Q20)
- DFW's annual median resale price currently \$351,000 (+17% YoY)

Source: NTRIS, SF Detached, Non-builder sales only



# CROWLEY ISD NEW HOME CONSTRUCTION (QUARTERLY TOTALS)

**CISD Quarterly Records:**  
507 starts 2Q02  
454 closings 3Q02



Starts	2015	2016	2017	2018	2019	2020	2021
1Q	138	166	97	280	227	225	392
2Q	159	245	220	310	289	197	347
3Q	227	131	197	228	393	246	471
4Q	208	90	200	150	383	258	
Total	732	632	714	968	1,292	926	1,210
Closings	2015	2016	2017	2018	2019	2020	2021
1Q	104	177	114	150	234	262	191
2Q	141	240	155	250	221	418	256
3Q	190	180	156	265	321	299	296
4Q	116	212	140	237	285	195	
Total	551	809	565	902	1,061	1,174	743

Start = Foundation started Closing = Visibly occupied

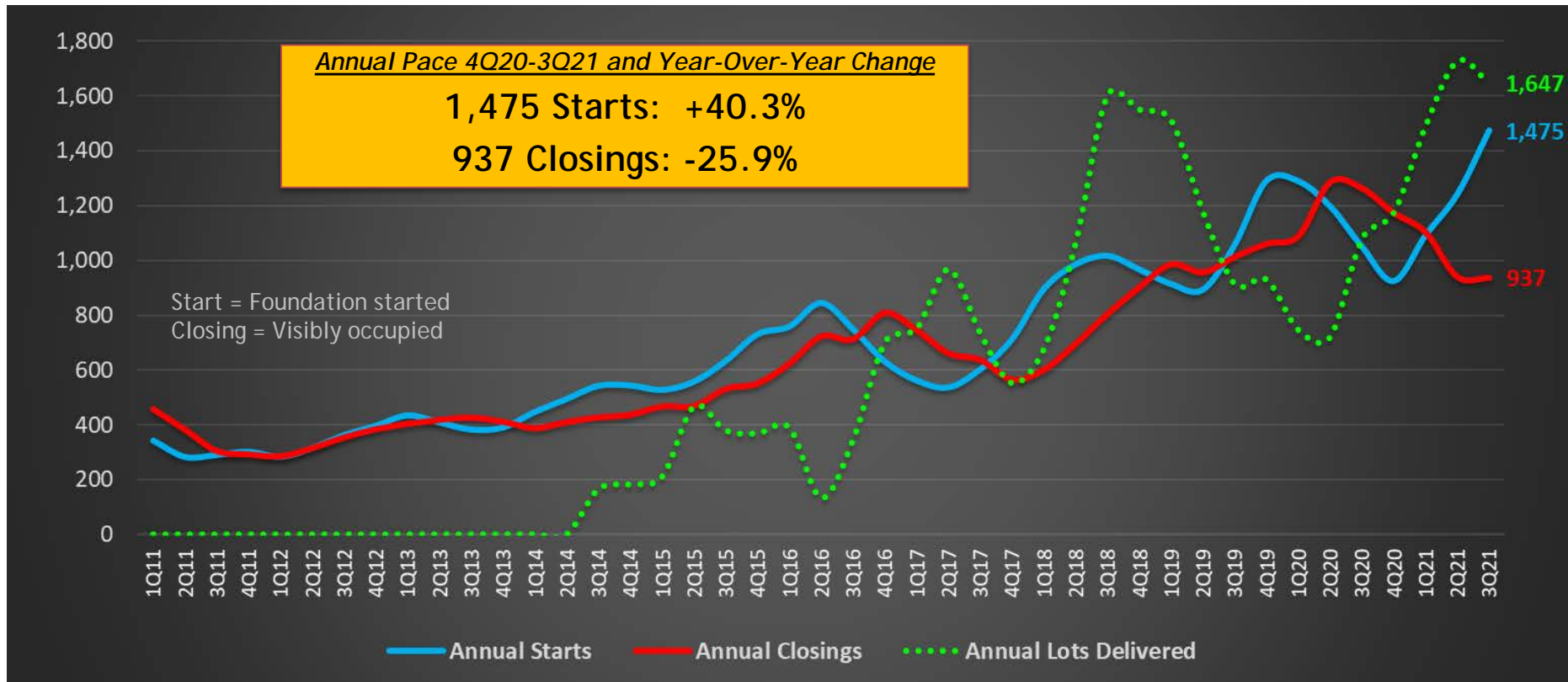
- Builders started 471 and closed 296 new homes in CISD during the 3rd quarter of 2021
- In 3Q21 builders produced the most new home starts in a single-quarter since the record was set in 2Q 2002





# CROWLEY ISD ANNUAL NEW HOME ACTIVITY

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



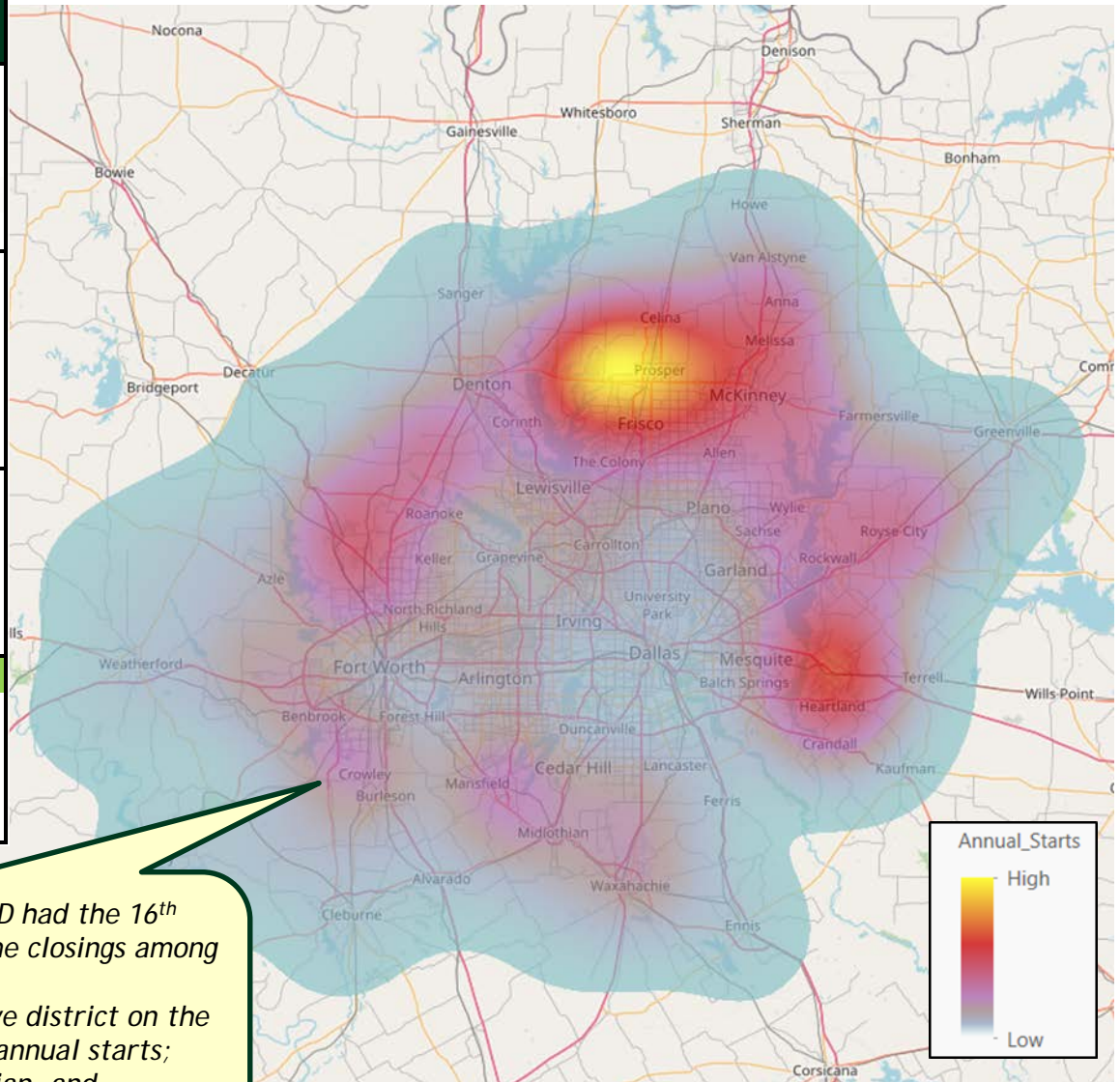
- Annual new home starts in CISD climb 40% over the past 12 months to 1,475 units (new cycle high and the most annual activity since late 2006)
- New homebuilders closed 937 homes in the district over the past year (down 26% YoY)
- Developers delivered 1,647 new residential lots in CISD from 4Q20-3Q21



# DFW SCHOOL DISTRICT RANKINGS BY 4Q20-3Q21 NEW HOME CLOSINGS



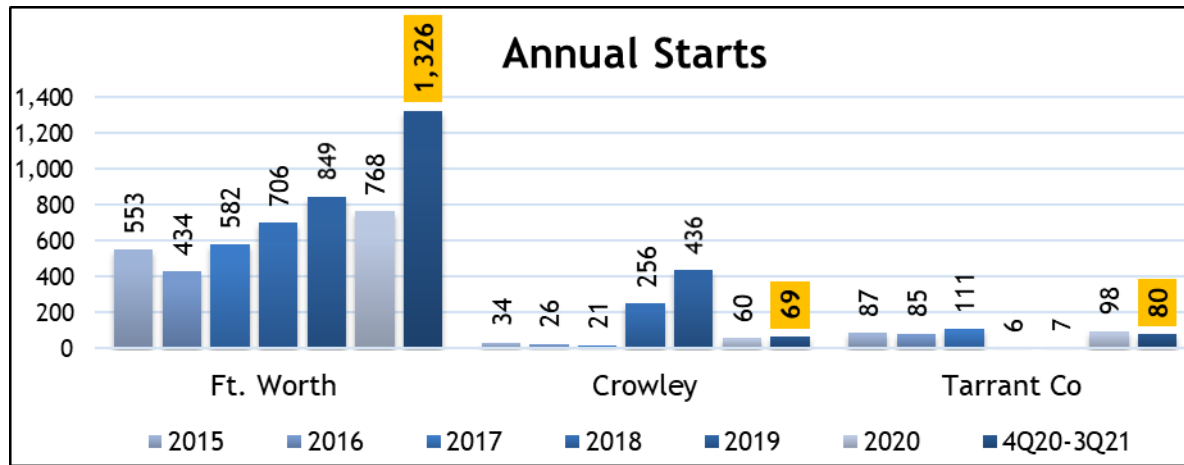
Rank	District	Annual Starts	Annual Closings
1	Northwest	4,063	3,404
2	Denton	3,845	2,865
3	Forney	3,940	2,679
4	Prosper	4,313	2,674
5	Frisco	2,159	2,062
6	Eagle Mountain-Saginaw	1,316	1,800
7	Princeton	1,985	1,518
8	Royse City	1,782	1,290
9	Rockwall	1,192	1,089
10	Dallas	1,164	1,073
11	Crandall	1,145	1,041
12	Anna	1,192	997
13	Lewisville	1,289	981
14	Mansfield	1,291	976
15	Midlothian	1,445	955
16	Crowley	1,475	937
17	Melissa	1,011	894
18	Aubrey	953	880
19	Ft. Worth	833	876
20	Waxahachie	1,213	850



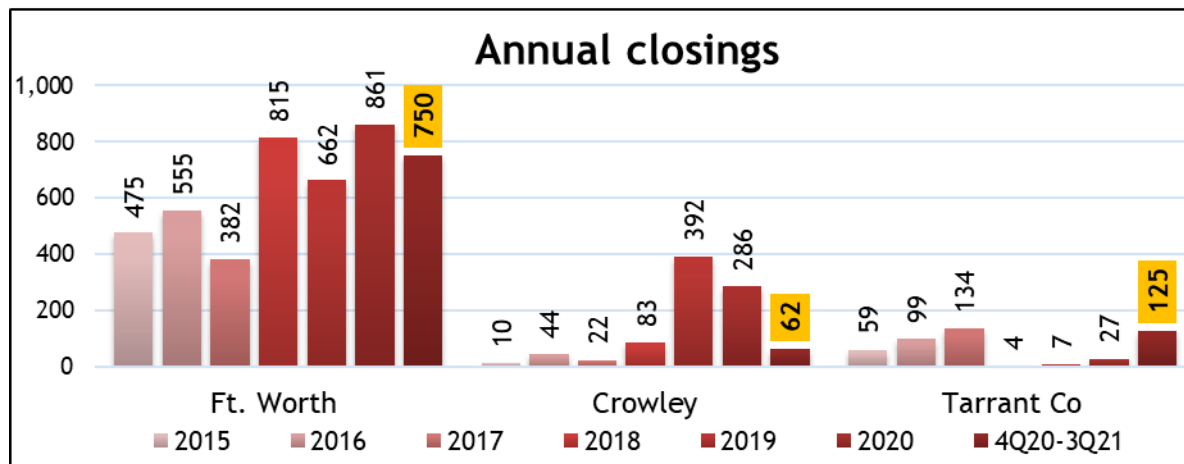
*From 4Q20-3Q21, Crowley ISD had the 16<sup>th</sup> most new home closings among all DFW school districts -CISD remains the most active district on the southside of DFW (based on annual starts; ahead of Mansfield, Midlothian, and Waxahachie)*



# CISD NEW HOME CONSTRUCTION BY CITY SECTOR 4Q20-3Q21



➤ 80% of CISD's new home occupancies from 4Q20-3Q21 and 90% of district starts occurred in the Ft. Worth portion of the district





# CROWLEY ISD TOP PRODUCING NEW HOME SUBDIVISIONS

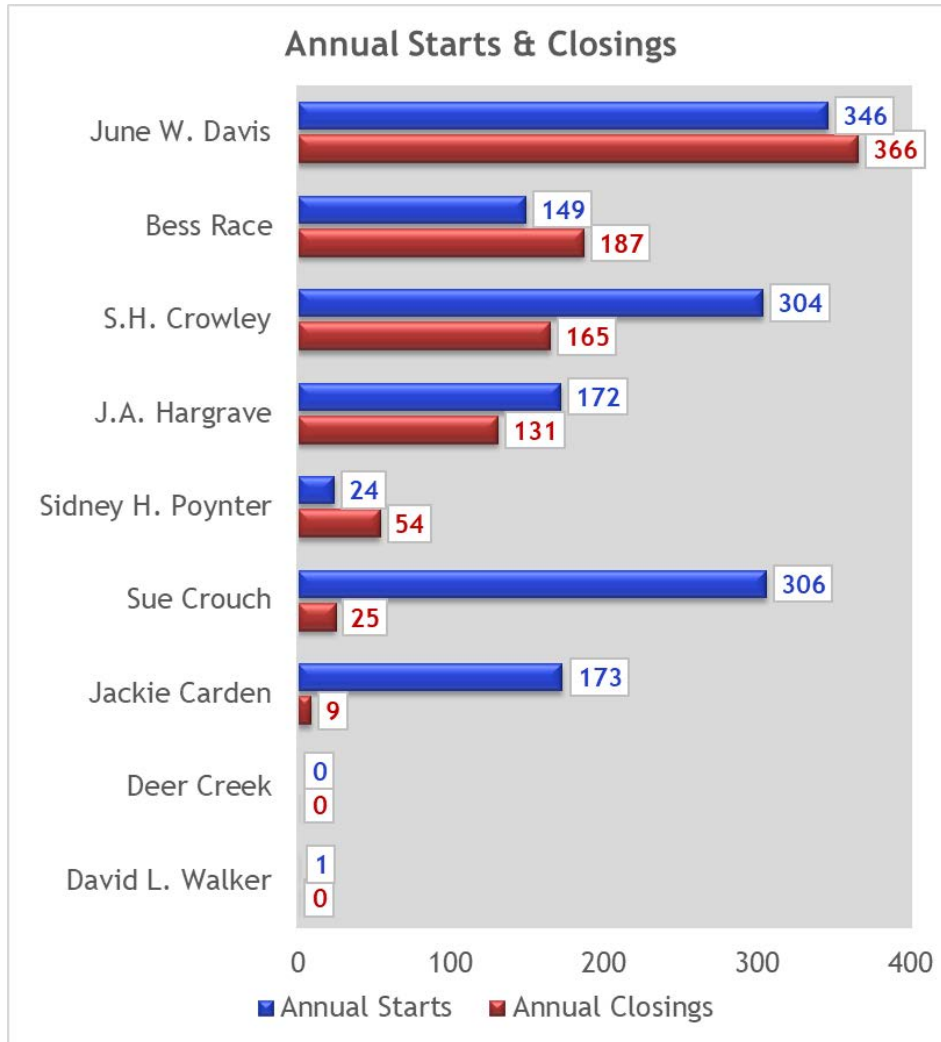
(Ranked by Annual Closings 4Q20-3Q21)

Rank	Subdivision	Annual Starts	Annual Closings	Builder (s)	Occupied Homes	Inventory (UC, FV, Models)	Vacant Developed Lots	Future Planned Lots	Elementary Zone
1	The Bridges	0	146	LGI	636	1	4	0	Bess Race
2	Llano Springs / Primrose Crossing at Llano Springs	54	123	First Texas, Gray Point, Lennar	974	23	246	109	Davis
3	Southfork Estates	196	96	Express	236	102	84	0	S.H. Crowley
4	Parkview	122	96	Express	423	26	46	419	Hargrave
5	Chisholm Trail Ranch	115	86	History Maker, Sandlin, Tri Pointe	395	77	120	492	Davis
6	McPherson Village	23	66	Starlight, Apex Homes of Texas	132	1	168	152	Davis
7	Tavolo Park	115	65	Highland, David Weekley, Shaddock	217	101	89	382	Davis
8	Rosemary Ridge	12	54	Bloomfield	473	3	0	271	S.H. Crowley
9	Coventry East / TH's	24	53	Impression	280	9	1	0	Poynter

➤ *Subdivisions to watch: Avilla Trails 230 starts, Sycamore Landing 173 starts, Lasater Ranch 69 starts*



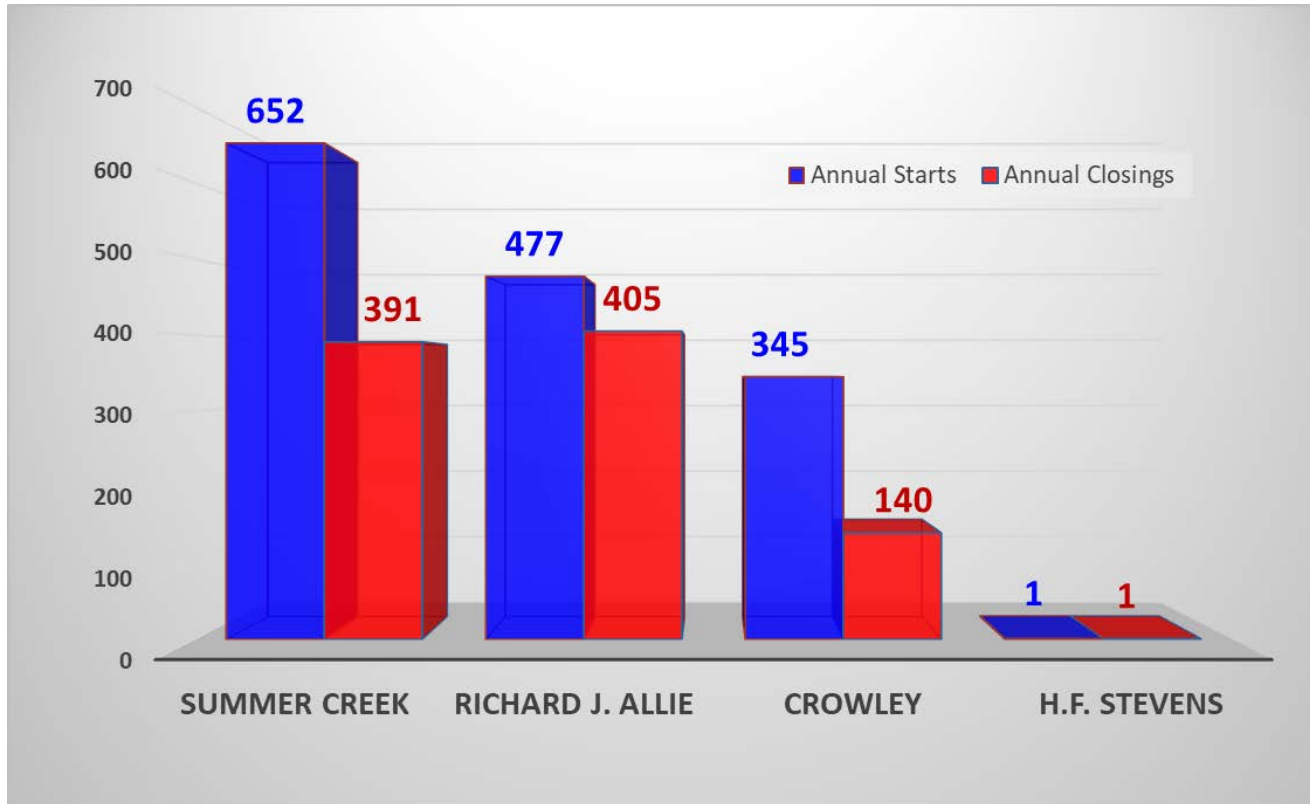
# CROWLEY ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE 4Q20-3Q21



- The June W. Davis Elementary attendance zone remains the most active area with 346 starts and 366 closings over the past 12 months
- The Bess Race ES zone produced the second most closings over the past year with 187
- S.H. Crowley and Sue Crouch zones see annual starts climb over 300 units



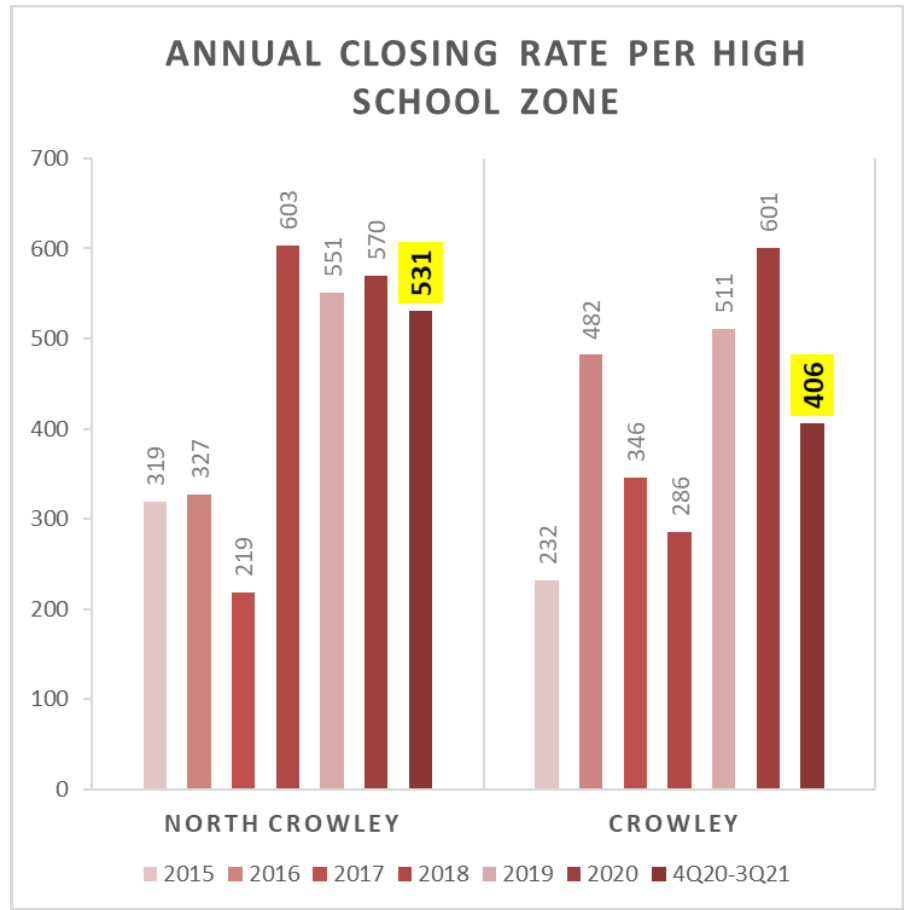
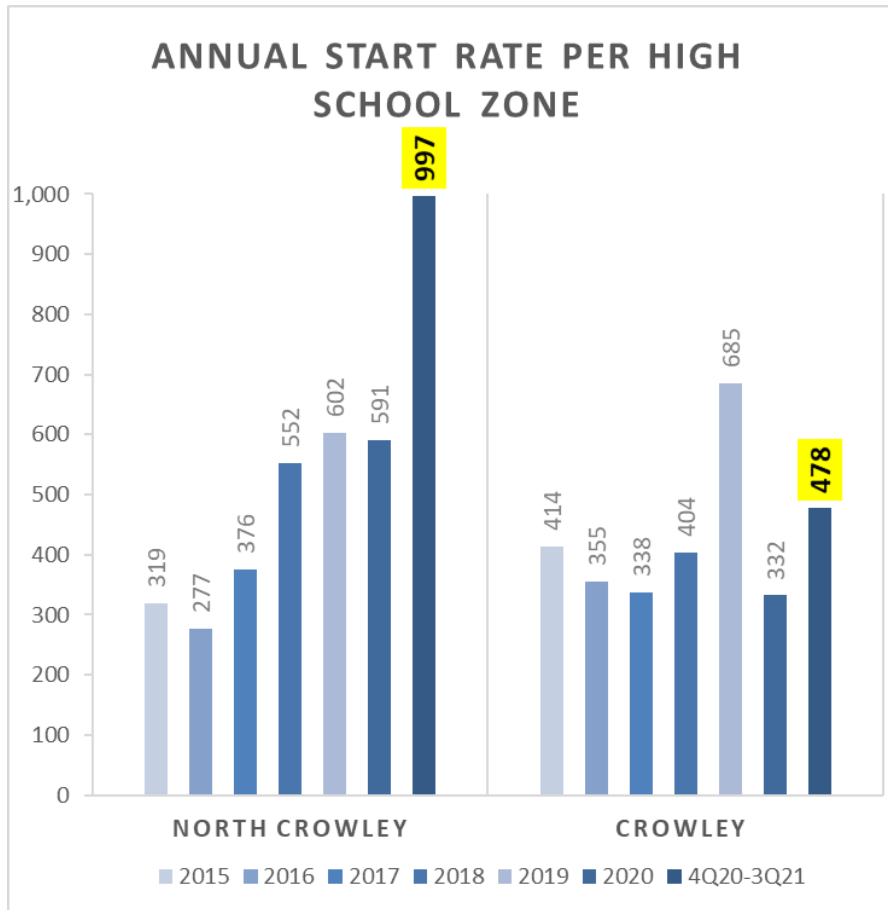
# CROWLEY ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE 4Q20-3Q21



- The Summer Creek Middle School attendance zone was the most active from 4Q20-3Q21 with 652 starts and 391 closings
- Richard J. Allie MS zone sees annual activity climb to 477 starts and 405 closings



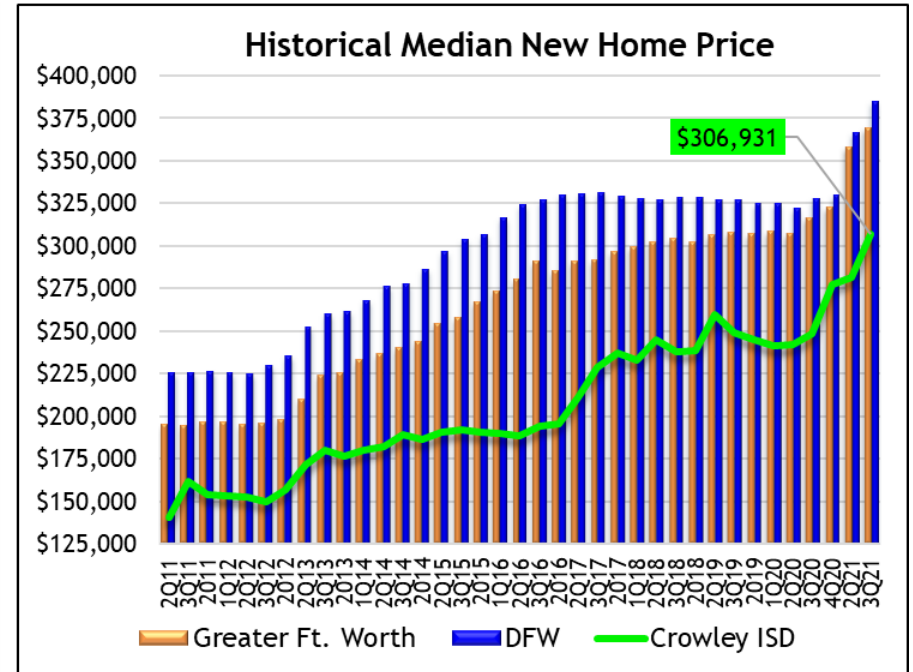
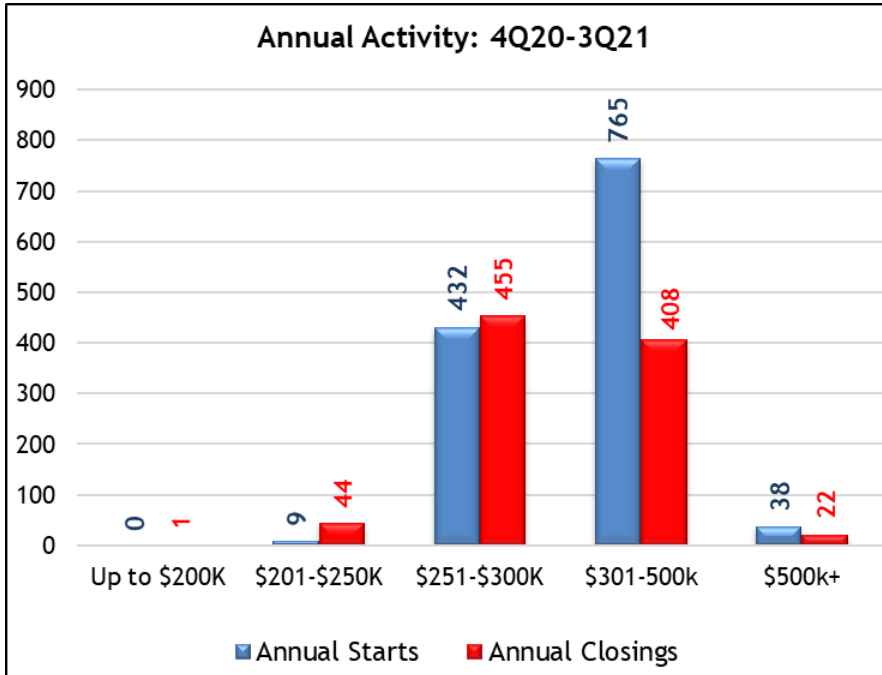
# CROWLEY ISD HISTORICAL NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE



- North Crowley HS zone has been the most active over the past four quarters with 977 starts and 531 closings



# CROWLEY ISD NEW HOME ACTIVITY BY PRICE RANGE



- Affordable/Value driven entry-level and move-up homes priced from \$201-400K remain the dominant new home product types in CIRD (led by Express Homes by D.R. Horton)
- CIRD's median new home price increases to a record \$306,931 in 3Q21 (+23.6% YoY)
- Greater Ft. Worth's median new home price = \$369,994 (+16.8% YoY)
- DFW Median New Home Price = \$385,076 (+17.4% YoY)





# CROWLEY ISD RESIDENTIAL LOT INVENTORY

- 1,629 vacant developed lots (VDL) in the district as of month-end Sept. 2021
- 3,264 lots under development as of the end of 3Q21

*New or updated in 3Q21*

## LOTS UNDER DEVELOPMENT 3Q21

Subdivision	Phase(s)	Lot Width (s)	Total Lots	Elementary Zone	Middle School Zone	High School Zone	City
Mayfair South	2	85'	84	Bess Race	Allie	CHS	SW Tarrant Co. Uninc.
Hampton Villas	2	60'	36	Bess Race	Allie	CHS	SW Tarrant Co. Uninc.
Deer Creek	1	50'	135	Davis	Summer Creek	North Crowley	Ft. Worth
Miraverde/Deer Vall.	1, So2	60', 70'	99	S.H. Crowley	Allie	CHS	Crowley
McPherson Village	3	50'	152	Davis	Summer Creek	North Crowley	Ft. Worth
Llano Springs	6	50', 60'	349	Davis	Summer Creek	North Crowley	Ft. Worth
Cohix	1	50'	166	S.H. Crowley	Allie	CHS	Ft. Worth
Rainbow Ridge	2A	50'	88	Hargrave	CMS	CHS	Ft. Worth
Summer Crest	1	50'	309	S.H. Crowley	Allie	CHS	Ft. Worth
Hulen Trails	2	50'	253	S.H. Crowley	Allie	CHS	Ft. Worth
Karis	1A, 1B, 1C	TH, 40, 50, 60, 70	325	S.H. Crowley	Allie	CHS	Crowley
Magnolia Estates	1	60'	23	Bess Race	Allie	CHS	Crowley
Hunters Ridge	1	60'	251	Walker	Stevens	CHS	Crowley
Lennar Risinger Ct.	1	40'	88	Hargrave	CMS	CHS	Ft. Worth
Newberry Point	2	50'	148	S.H. Crowley	Allie	CHS	Ft. Worth
Standard at C.T.	1	40'	236	Davis	Summer Creek	North Crowley	Ft. Worth
Summer Creek Ranch	12D	50'	133	Davis	Summer Creek	North Crowley	Ft. Worth
Tavolo Park	4, TH	50, 60, 22'	298	Davis	Summer Creek	North Crowley	Ft. Worth
Creekside	5	50'	133	Bess Race	Allie	CHS	Crowley
Cottages at Sum. Ck.	1	40'	198	Davis	Summer Creek	North Crowley	Ft. Worth

Total 3,264

# Crowley Independent School District

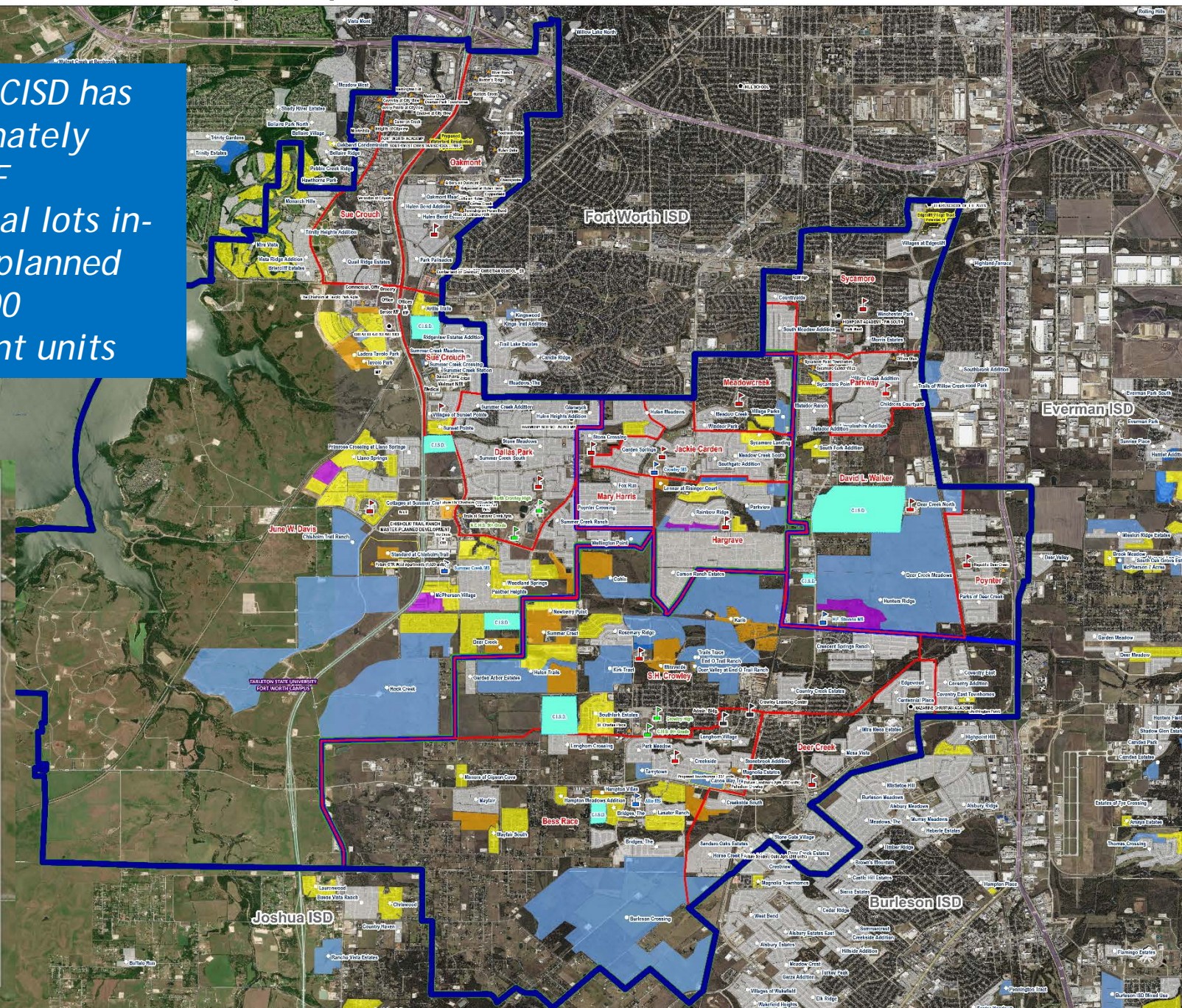


➤ In total, CISD has approximately 20,500 SF residential lots in-process/planned plus 3,100 apartment units

## New Home Market 3rd Quarter, 2021

- CISD Boundary
- Elementary Locations
- Middle School Locations
- High School Locations
- District Facilities
- Private/Charter School Locations
- Apartment Locations
- Subdivision Locations

- ### Section Status
- Built Out
  - Active
  - U/D - Streets/Utilities
  - U/D - Grading/Staking
  - Approved Plat (Not Developed)
  - Preliminary Plat (Not Developed)





CROWLEY ISD

# AERIAL DEVELOPMENT PHOTOS OCTOBER 2021



# TAVOLO PARK/THE CHISHOLM APTS





# AVILLA TRAILS



Alta Mesa Rd.

Chisholm Trail Parkway



School District Strategies



# SUNSET POINTE



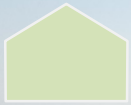


# TRAILS AT SUMMER CREEK AND LIV CHISHOLM APARTMENTS COTTAGES AT SUMMER



NCHS

Chisholm Trail Parkway



# LLANO SPRINGS/CHISHOLM TRAIL RANCH (W)



Davis ES







# CHISHOLM TRAIL RANCH (EAST)



NCHS & 9th Grade Campus

McPherson Blvd.



# MCPHERSON VILLAGE



Chisholm Trail Parkway

Summer Creek MS



School District Strategies



# WOODLAND SPRINGS



S. Hulen St.



# SUMMER CREEK RANCH



NCHS



# COHIX TRACT





# NEWBERRY POINT (PULTE)



S. Hulen St.



# SUMMERCREST / HULEN TRAILS



Hulen Trails

Summercrest

Newberry Point



# HULEN TRAILS / DEER CREEK



Hulen Trails

Deer Creek





# ROSEMARY RIDGE / MIRAVERDE



Future Kirk Tract

S.H. Crowley ES

Miraverde



KARIS





# RAINBOW RIDGE / PARKVIEW



Hargrave ES



# RISINGER COURT (LENNAR)



Carden ES

Crowley MS



# SYCAMORE LANDING



Meadowcreek ES Zone

Meadowcreek ES

Jackie Carden ES zone



School District Strategies



# CISD SPORTS COMPLEX CONSTRUCTION



David Walker ES

Risinger Rd.



# HUNTERS RIDGE



H.F. Stevens MS

FM 731



# CREEKSIDE PH. 5 / LASATER RANCH PH. 3



Lasater Ranch Ph. 3

Creekside Ph. 5

FM 1187







# HAMPTON VILLAS



Allie MS

FM 1187



# FUTURE LANDMARK CROWLEY APARTMENTS

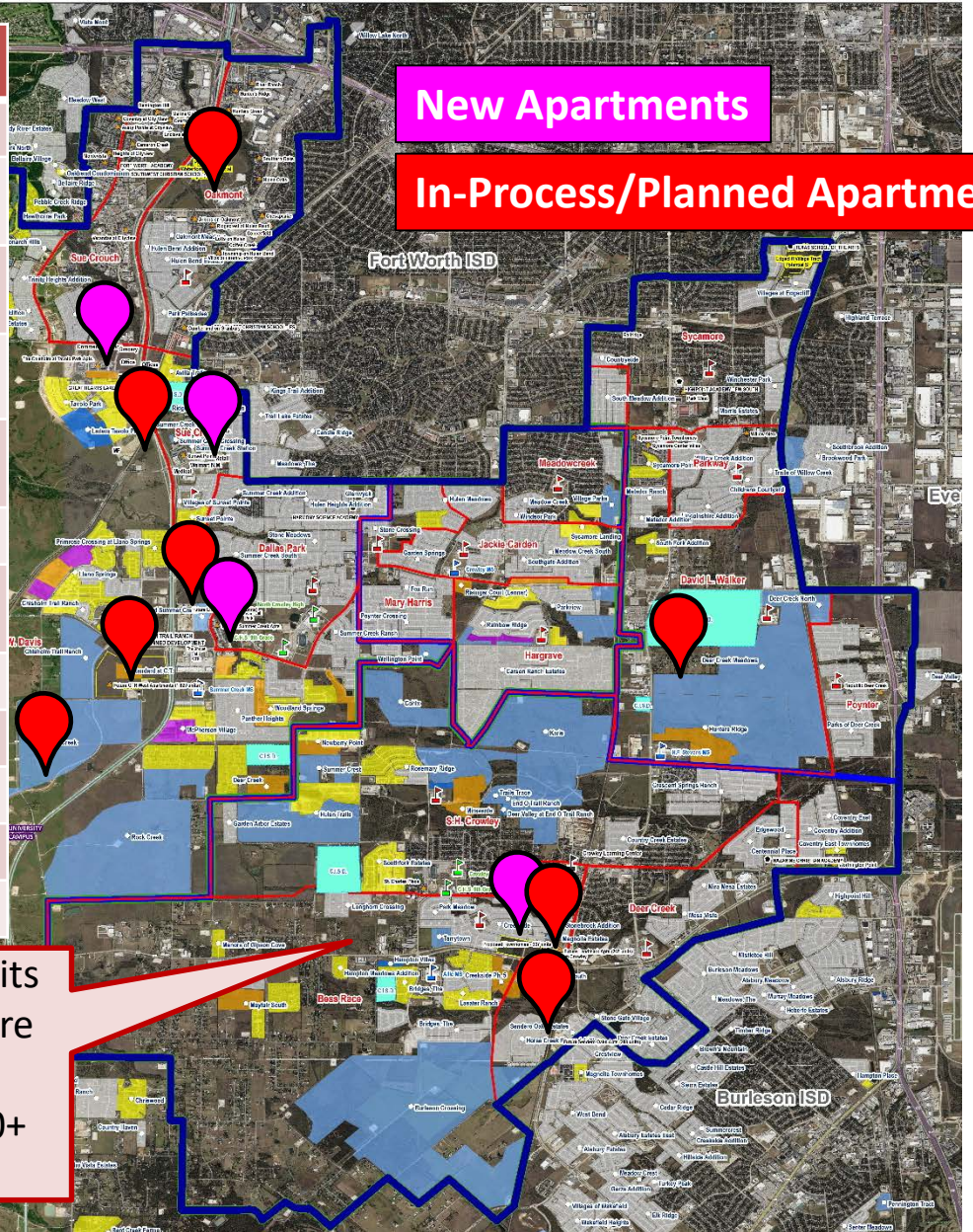


Proposed Conoe Way  
Townhomes – 337 Units

FM 1187

# Crowley Independent School District

Development	Total Units	Elem. Zone	Status/Percent Occupied
The Dylan	227	Crouch	Dylan = 97%
The Chisholm - Tavolo Park	387	Davis	90%
The Trails at Summer Creek	240	Dallas Park	99%
Sendero Oaks	288	Deer Park	Ph. 1: 96 units U/C
LIV Chisholm/McCoy (CTR-East)	339	Davis	U/C - Sept 2021 Opening
Landmark Crowley	267	Bess Race	U/C
The Dylan/Summer Creek Phase 2	340	Crouch	Planned
CTR-West	1,620	Davis	Planned
Waterford/Stoneleigh	336	Oakmont	Planned
Deer Creek Meadows	TBD	Walker	Planned
Rock Creek	TBD	Davis	Planned
Tavolo Park	TBD	Davis	Planned



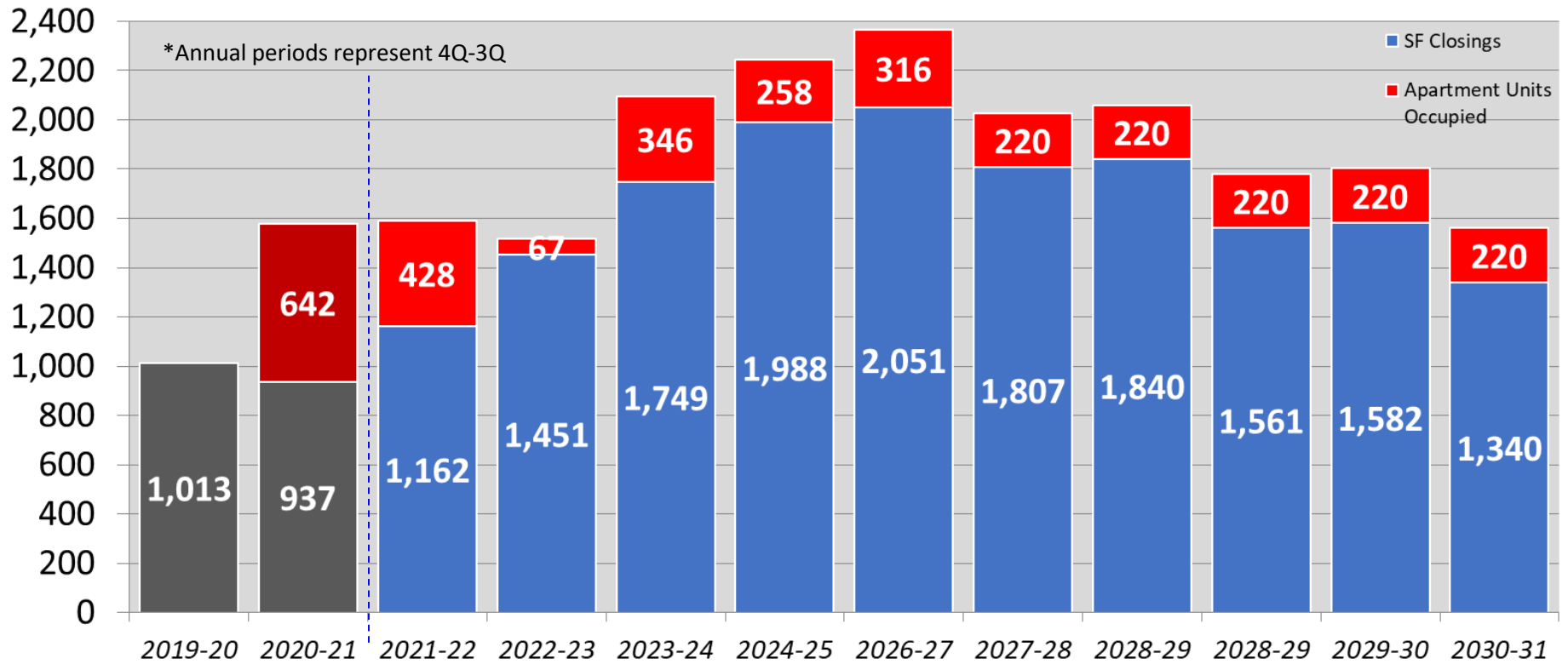
**New Apartments**

**In-Process/Planned Apartments**

CISD sees about 854 new units leased since 2019; 894 future units are currently under construction; another 2,200+ future units are planned



# CISD NEW HOME CLOSINGS FORECAST (3Q21)



- Builders now on track to produce about 8,400 new single-family homes in CISD over the next 5 years (Moderate Forecast); District would see an average of approximately 1,680 closings per year
- Annual closings could climb to 2,000+ units per year by 2026/27 with addition of B2R communities
- 16,500+ new homes could be built and occupied over the next 10 years
- 1,415 new apartments expected to be occupied by 2026/27

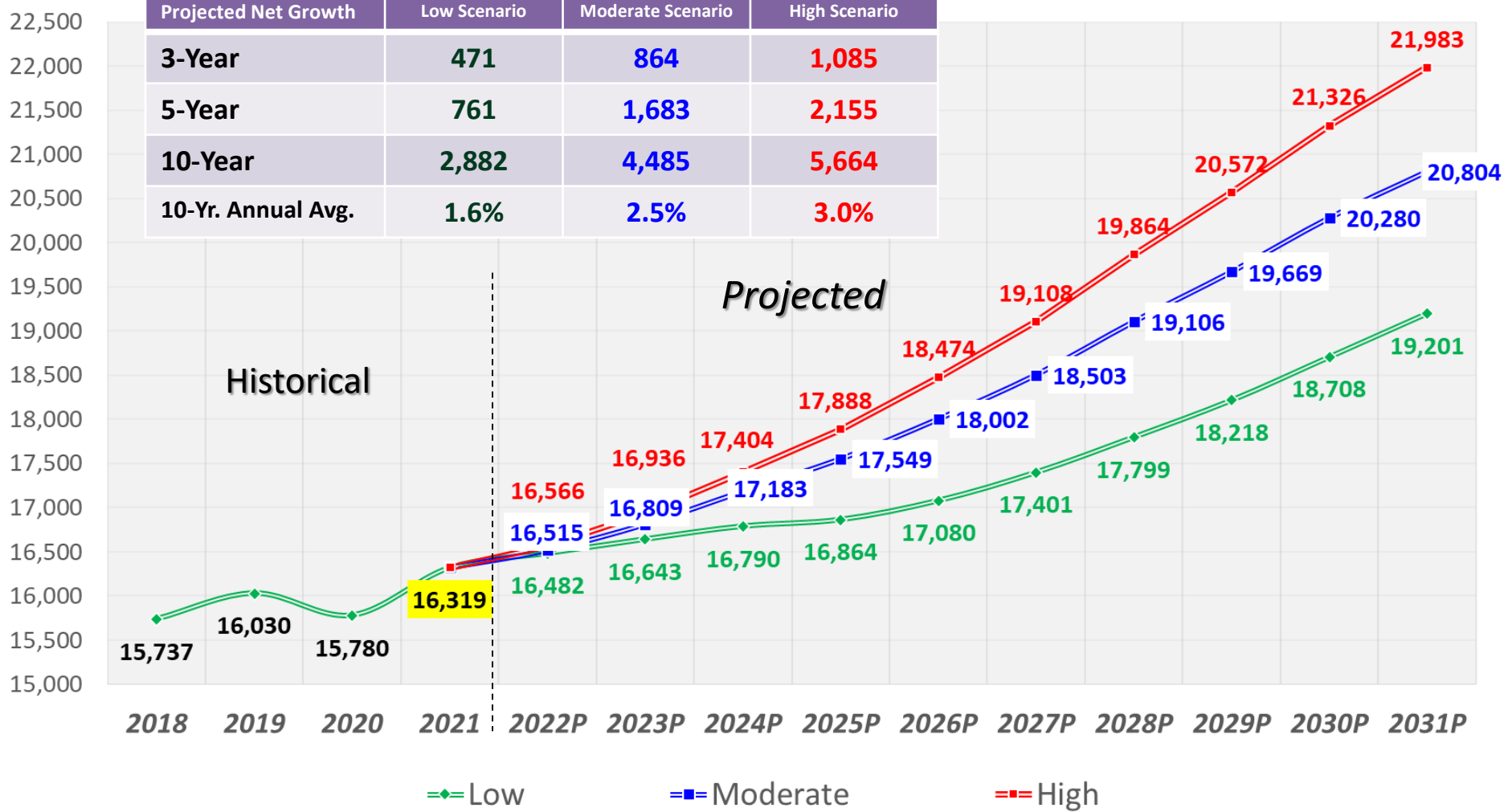


# DISTRICT ENROLLMENT PROJECTIONS

## FALL 2022-FALL 2031 [3Q21 FORECAST]



Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
<b>3-Year</b>	<b>471</b>	<b>864</b>	<b>1,085</b>
<b>5-Year</b>	<b>761</b>	<b>1,683</b>	<b>2,155</b>
<b>10-Year</b>	<b>2,882</b>	<b>4,485</b>	<b>5,664</b>
<b>10-Yr. Annual Avg.</b>	<b>1.6%</b>	<b>2.5%</b>	<b>3.0%</b>



# ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY

(MODERATE GROWTH)



Crowley ISD - Moderate Scenario (3Q21)	Current	Projected Fall Snapshot Enrollment										
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	
<b>Bess Race Elementary</b>				<i>Functional Capacity = 792</i>			<i>Max Capacity = 880</i>					
Total Enrollment	673	706	724	735	757	771	791	822	853	898	943	
Functional Capacity Utilization	85%	89%	91%	93%	96%	97%	100%	104%	108%	113%	119%	
Functional Space Remaining	119	86	68	57	35	21	1	-30	-61	-106	-151	
Max Capacity Utilization	76%	80%	82%	84%	86%	88%	90%	93%	97%	102%	107%	
Max Space Remaining	207	174	156	145	123	109	89	58	27	-18	-63	
<b>Dallas Park Elementary</b>				<i>Functional Capacity = 772</i>			<i>Max Capacity = 858</i>					
Total Enrollment	499	483	455	456	447	429	428	428	428	428	428	
Functional Capacity Utilization	65%	63%	59%	59%	58%	56%	55%	55%	55%	55%	55%	
Functional Space Remaining	273	289	317	316	325	343	344	344	344	344	344	
Max Capacity Utilization	58%	56%	53%	53%	52%	50%	50%	50%	50%	50%	50%	
Max Space Remaining	359	375	403	402	411	429	430	430	430	430	430	
<b>Deer Creek Elementary</b>				<i>Functional Capacity = 752</i>			<i>Max Capacity = 836</i>					
Total Enrollment	727	748	760	783	783	768	781	781	781	781	781	
Functional Capacity Utilization	97%	100%	101%	104%	104%	102%	104%	104%	104%	104%	104%	
Functional Space Remaining	25	4	-8	-31	-31	-16	-29	-29	-29	-29	-29	
Max Capacity Utilization	87%	90%	91%	94%	94%	92%	93%	93%	93%	93%	93%	
Max Space Remaining	109	88	76	53	53	68	55	55	55	55	55	
<b>Hargrave Elementary</b>				<i>Functional Capacity = 528</i>			<i>Max Capacity = 660</i>					
Total Enrollment	417	428	463	492	522	538	536	536	536	536	536	
Functional Capacity Utilization	79%	81%	88%	93%	99%	102%	101%	101%	101%	101%	101%	
Functional Space Remaining	111	100	65	36	6	-10	-8	-8	-8	-8	-8	
Max Capacity Utilization	63%	65%	70%	75%	79%	82%	81%	81%	81%	81%	81%	
Max Space Remaining	243	232	197	168	138	122	124	124	124	124	124	

# ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY CONT.

(MODERATE GROWTH)



Crowley ISD - Moderate Scenario (3Q21)	Current	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Jackie Carden Elementary				<i>Functional Capacity = 546</i>				<i>Max Capacity = 682</i>			
Total Enrollment	581	581	578	570	567	554	553	553	553	553	553
Functional Capacity Utilization	106%	106%	106%	104%	104%	101%	101%	101%	101%	101%	101%
Functional Space Remaining	-35	-35	-32	-24	-21	-8	-7	-7	-7	-7	-7
Max Capacity Utilization	85%	85%	85%	84%	83%	81%	81%	81%	81%	81%	81%
Max Space Remaining	101	101	104	112	115	128	129	129	129	129	129
June W. Davis Elementary				<i>Functional Capacity = 752</i>				<i>Max Capacity = 836</i>			
Total Enrollment	689	749	867	989	1,104	1,239	1,343	1,464	1,566	1,666	1,766
Functional Capacity Utilization	92%	100%	115%	132%	147%	165%	179%	195%	208%	222%	235%
Functional Space Remaining	63	3	-115	-237	-352	-487	-591	-712	-814	-914	-1,014
Max Capacity Utilization	82%	90%	104%	118%	132%	148%	161%	175%	187%	199%	211%
Max Space Remaining	147	87	-31	-153	-268	-403	-507	-628	-730	-830	-930
Mary Harris Elementary				<i>Functional Capacity = 792</i>				<i>Max Capacity = 880</i>			
Total Enrollment	366	325	298	286	289	290	307	320	330	337	342
Functional Capacity Utilization	46%	41%	38%	36%	36%	37%	39%	40%	42%	43%	43%
Functional Space Remaining	426	467	494	506	503	502	485	472	462	455	450
Max Capacity Utilization	42%	37%	34%	33%	33%	33%	35%	36%	38%	38%	39%
Max Space Remaining	514	555	582	594	591	590	573	560	550	543	538
Meadowcreek Elementary				<i>Functional Capacity = 832</i>				<i>Max Capacity = 924</i>			
Total Enrollment	558	554	557	528	545	535	525	525	533	540	549
Functional Capacity Utilization	67%	67%	67%	63%	66%	64%	63%	63%	64%	65%	66%
Functional Space Remaining	274	278	275	304	287	297	307	307	299	292	283
Max Capacity Utilization	60%	60%	60%	57%	59%	58%	57%	57%	58%	58%	59%
Max Space Remaining	366	370	367	396	379	389	399	399	391	384	375

# ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY CONT.

(MODERATE GROWTH)



Crowley ISD - Moderate Scenario (3Q21)	Current	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
<b>Oakmont Elementary</b>				<i>Functional Capacity = 772</i>			<i>Max Capacity = 858</i>				
Total Enrollment	508	503	505	499	484	475	468	469	470	470	470
Functional Capacity Utilization	66%	65%	65%	65%	63%	62%	61%	61%	61%	61%	61%
Functional Space Remaining	264	269	267	273	288	297	304	303	302	302	302
Max Capacity Utilization	59%	59%	59%	58%	56%	55%	55%	55%	55%	55%	55%
Max Space Remaining	350	355	353	359	374	383	390	389	388	388	388
<b>Parkway Elementary</b>				<i>Functional Capacity = 772</i>			<i>Max Capacity = 858</i>				
Total Enrollment	411	416	423	429	439	441	442	442	442	442	442
Functional Capacity Utilization	53%	54%	55%	56%	57%	57%	57%	57%	57%	57%	57%
Functional Space Remaining	361	356	349	343	333	331	330	330	330	330	330
Max Capacity Utilization	48%	48%	49%	50%	51%	51%	52%	52%	52%	52%	52%
Max Space Remaining	447	442	435	429	419	417	416	416	416	416	416
<b>Poynter Elementary</b>				<i>Functional Capacity = 792</i>			<i>Max Capacity = 880</i>				
Total Enrollment	449	449	441	448	456	463	466	466	466	466	466
Functional Capacity Utilization	57%	57%	56%	57%	58%	59%	59%	59%	59%	59%	59%
Functional Space Remaining	343	343	351	344	336	329	326	326	326	326	326
Max Capacity Utilization	51%	51%	50%	51%	52%	53%	53%	53%	53%	53%	53%
Max Space Remaining	431	431	439	432	424	417	414	414	414	414	414
<b>S.H. Crowley Elementary</b>				<i>Functional Capacity = 792</i>			<i>Max Capacity = 880</i>				
Total Enrollment	403	430	479	517	588	680	789	892	987	1,073	1,134
Functional Capacity Utilization	51%	54%	60%	65%	74%	86%	100%	113%	125%	135%	143%
Functional Space Remaining	389	362	313	275	204	112	3	-100	-195	-281	-342
Max Capacity Utilization	46%	49%	54%	59%	67%	77%	90%	101%	112%	122%	129%
Max Space Remaining	477	450	401	363	292	200	91	-12	-107	-193	-254



# ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY CONT.

(MODERATE GROWTH)



Crowley ISD - Moderate Scenario (3Q21)	Current	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
<b>Sue Crouch Elementary</b>				<i>Functional Capacity = 792</i>				<i>Max Capacity = 880</i>			
Total Enrollment	371	390	405	423	405	388	373	373	373	373	373
Functional Capacity Utilization	47%	49%	51%	53%	51%	49%	47%	47%	47%	47%	47%
Functional Space Remaining	421	402	387	369	387	404	419	419	419	419	419
Max Capacity Utilization	42%	44%	46%	48%	46%	44%	42%	42%	42%	42%	42%
Max Space Remaining	509	490	475	457	475	492	507	507	507	507	507
<b>Sycamore Elementary</b>				<i>Functional Capacity = 752</i>				<i>Max Capacity = 836</i>			
Total Enrollment	595	580	575	571	579	581	572	575	575	575	575
Functional Capacity Utilization	79%	77%	76%	76%	77%	77%	76%	76%	76%	76%	76%
Functional Space Remaining	157	172	177	181	173	171	180	177	177	177	177
Max Capacity Utilization	71%	69%	69%	68%	69%	69%	68%	69%	69%	69%	69%
Max Space Remaining	241	256	261	265	257	255	264	261	261	261	261
<b>Walker Elementary</b>				<i>Functional Capacity = 580</i>				<i>Max Capacity = 726</i>			
Total Enrollment	325	350	382	421	479	540	605	662	707	753	798
Functional Capacity Utilization	56%	60%	66%	73%	83%	93%	104%	114%	122%	130%	138%
Functional Space Remaining	255	230	198	159	101	40	-25	-82	-127	-173	-218
Max Capacity Utilization	45%	48%	53%	58%	66%	74%	83%	91%	97%	104%	110%
Max Space Remaining	401	376	344	305	247	186	121	64	19	-27	-72
<b>Elementary Totals</b>				<i>Elementary Functional Capacity = 11,018</i>				<i>Max Capacity = 12,474</i>			
Total Enrollment	7,572	7,692	7,913	8,148	8,443	8,693	8,979	9,307	9,599	9,890	10,156
Functional Capacity Utilization	69%	70%	72%	74%	77%	79%	81%	84%	87%	90%	92%
Functional Space Remaining	3,446	3,326	3,105	2,870	2,575	2,325	2,039	1,711	1,419	1,128	862
Max Capacity Utilization	61%	62%	63%	65%	68%	70%	72%	75%	77%	79%	81%
Max Space Remaining	4,902	4,782	4,561	4,326	4,031	3,781	3,495	3,167	2,875	2,584	2,318

# MIDDLE SCHOOL CAMPUS PROJECTIONS VS. CAPACITY (MODERATE GROWTH)



Crowley ISD - Moderate Scenario (3Q21)	Current	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
<b>Crowley Middle</b>				<i>Functional Capacity = 1,466</i>				<i>Max Capacity = 1,675</i>			
Total Enrollment	1,004	968	913	940	896	906	857	859	832	836	848
Functional Capacity Utilization	68%	66%	62%	64%	61%	62%	58%	59%	57%	57%	58%
Functional Space Remaining	462	498	553	526	570	560	609	607	634	630	618
Max Capacity Utilization	60%	58%	55%	56%	54%	54%	51%	51%	50%	50%	51%
Max Space Remaining	671	707	762	735	779	769	818	816	843	839	827
<b>HF Stevens Middle</b>				<i>Functional Capacity = 1,466</i>				<i>Max Capacity = 1,675</i>			
Total Enrollment	786	730	713	722	707	729	774	843	884	908	929
Functional Capacity Utilization	54%	50%	49%	49%	48%	50%	53%	58%	60%	62%	63%
Functional Space Remaining	680	736	753	744	759	737	692	623	582	558	537
Max Capacity Utilization	47%	44%	43%	43%	42%	44%	46%	50%	53%	54%	55%
Max Space Remaining	889	945	962	953	968	946	901	832	791	767	746
<b>Summer Creek Middle</b>				<i>Functional Capacity = 1,444</i>				<i>Max Capacity = 1,650</i>			
Total Enrollment	944	965	1,017	1,059	1,172	1,277	1,338	1,313	1,303	1,322	1,372
Functional Capacity Utilization	65%	67%	70%	73%	81%	88%	93%	91%	90%	92%	95%
Functional Space Remaining	500	479	427	385	272	167	106	131	141	122	72
Max Capacity Utilization	57%	58%	62%	64%	71%	77%	81%	80%	79%	80%	83%
Max Space Remaining	706	685	633	591	478	373	312	337	347	328	278
<b>Allie Middle</b>				<i>Functional Capacity = 1,444</i>				<i>Max Capacity = 1,675</i>			
Total Enrollment	912	909	908	962	1,038	1,155	1,204	1,242	1,255	1,326	1,379
Functional Capacity Utilization	63%	63%	63%	67%	72%	80%	83%	86%	87%	92%	95%
Functional Space Remaining	532	535	536	482	406	289	240	202	189	118	65
Max Capacity Utilization	54%	54%	54%	57%	62%	69%	72%	74%	75%	79%	82%
Max Space Remaining	763	766	767	713	637	520	471	433	420	349	296
<b>Middle School Totals</b>				<i>Middle School Functional Capacity = 5,820</i>				<i>Max Capacity = 6,675</i>			
Total Enrollment	3,646	3,572	3,551	3,683	3,813	4,067	4,173	4,257	4,274	4,393	4,528
Functional Capacity Utilization	63%	61%	61%	63%	66%	70%	72%	73%	73%	75%	78%
Functional Space Remaining	2,174	2,248	2,269	2,137	2,007	1,753	1,647	1,563	1,546	1,427	1,292
Max Capacity Utilization	55%	54%	53%	55%	57%	61%	63%	64%	64%	66%	68%
Max Space Remaining	3,029	3,103	3,124	2,992	2,862	2,608	2,502	2,418	2,401	2,282	2,147

# 9<sup>TH</sup> GRADE CAMPUS PROJECTIONS VS. CAPACITY (MODERATE GROWTH)



Crowley ISD - Moderate Scenario (3Q21)	Current	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Crowley 9th Grade		<i>Functional Capacity = 882</i>					<i>Max Capacity = 997</i>				
Total Enrollment	601	671	628	578	611	627	668	692	776	764	801
Functional Capacity Utilization	68%	76%	71%	66%	69%	71%	76%	78%	88%	87%	91%
Functional Space Remaining	281	211	254	304	271	255	214	190	106	118	81
Max Capacity Utilization	60%	67%	63%	58%	61%	63%	67%	69%	78%	77%	80%
Max Space Remaining	396	326	369	419	386	370	329	305	221	233	196
North Crowley 9th Grade		<i>Functional Capacity = 964</i>					<i>Max Capacity = 1,086</i>				
Total Enrollment	762	706	681	680	702	692	745	759	794	759	740
Functional Capacity Utilization	79%	73%	71%	71%	73%	72%	77%	79%	82%	79%	77%
Functional Space Remaining	202	258	283	284	262	272	219	205	170	205	224
Max Capacity Utilization	70%	65%	63%	63%	65%	64%	69%	70%	73%	70%	68%
Max Space Remaining	324	380	405	406	384	394	341	327	292	327	346
9th Grade Totals		<i>High School Functional Capacity = 1,846</i>					<i>Max Capacity = 2,083</i>				
Total Enrollment	1,363	1,377	1,309	1,258	1,313	1,319	1,413	1,451	1,570	1,523	1,541
Functional Capacity Utilization	74%	75%	71%	68%	71%	71%	77%	79%	85%	83%	83%
Functional Space Remaining	483	469	537	588	533	527	433	395	276	323	305
Max Capacity Utilization	65%	66%	63%	60%	63%	63%	68%	70%	75%	73%	74%
Max Space Remaining	720	706	774	825	770	764	670	632	513	560	542

# HIGH SCHOOL CAMPUS PROJECTIONS VS. CAPACITY (MODERATE GROWTH)



Crowley ISD - Moderate Scenario (3Q21)	Current	Projected Fall Snapshot Enrollment									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
<b>Crowley High School</b>				<i>Functional Capacity = 2,184</i>				<i>Max Capacity = 2,436</i>			
Total Enrollment	1,658	1,677	1,798	1,860	1,829	1,774	1,779	1,864	1,942	2,086	2,178
Functional Capacity Utilization	76%	77%	82%	85%	84%	81%	81%	85%	89%	96%	100%
Functional Space Remaining	526	507	386	324	355	410	405	320	242	98	6
Max Capacity Utilization	68%	69%	74%	76%	75%	73%	73%	77%	80%	86%	89%
Max Space Remaining	778	759	638	576	607	662	657	572	494	350	258
<b>North Crowley High School</b>				<i>Functional Capacity = 2,838</i>				<i>Max Capacity = 3,170</i>			
Total Enrollment	2,056	2,167	2,202	2,199	2,117	2,114	2,125	2,191	2,249	2,352	2,365
Functional Capacity Utilization	72%	76%	78%	77%	75%	74%	75%	77%	79%	83%	83%
Functional Space Remaining	782	671	636	639	721	724	713	647	589	486	473
Max Capacity Utilization	65%	68%	69%	69%	67%	67%	67%	69%	71%	74%	75%
Max Space Remaining	1,114	1,003	968	971	1,053	1,056	1,045	979	921	818	805
<b>High School Totals</b>				<i>High School Functional Capacity = 5,022</i>				<i>Max Capacity = 5,606</i>			
Total Enrollment	3,714	3,845	4,001	4,058	3,945	3,888	3,903	4,056	4,191	4,438	4,543
Functional Capacity Utilization	74%	77%	80%	81%	79%	77%	78%	81%	83%	88%	90%
Functional Space Remaining	1,308	1,177	1,021	964	1,077	1,134	1,119	966	831	584	479
Max Capacity Utilization	66%	69%	71%	72%	70%	69%	70%	72%	75%	79%	81%
Max Space Remaining	1,892	1,761	1,605	1,548	1,661	1,718	1,703	1,550	1,415	1,168	1,063
Employee CDC	24	30	35	35	35	35	35	35	35	35	35
<b>District Totals</b>				<i>District Functional Capacity = 23,706</i>				<i>Max Capacity = 26,838</i>			
Total Enrollment	16,319	16,515	16,809	17,183	17,549	18,002	18,503	19,106	19,669	20,280	20,804
Annual Change	539	196	294	374	367	452	502	602	564	610	524
Functional Capacity Utilization	69%	70%	71%	72%	74%	76%	78%	81%	83%	86%	88%
Functional Space Remaining	7,387	7,191	6,897	6,523	6,157	5,704	5,203	4,600	4,037	3,426	2,902
Max Capacity Utilization	61%	62%	63%	64%	65%	67%	69%	71%	73%	76%	78%
Max Space Remaining	10,519	10,323	10,029	9,655	9,289	8,836	8,335	7,732	7,169	6,558	6,034
FALL 2020											
15,780	539	196	294	374	367	452	502	602	564	610	524
	3.4%	1.2%	1.8%	2.2%	2.1%	2.6%	2.8%	3.3%	3.0%	3.1%	2.6%
				3-Yr Total/Avg.		5-Yr Total/Avg.			10-Yr Total/Avg.		
				864		1,683			4,485		
				1.7%		2.0%			2.5%		

# Crowley ISD

## Fall 2021 Demographics Summary

- District enrollment climbs to a record high of 16,319 in the Fall of 2021
- Fall 2021 enrollment is up 3.4% or +539 students since last fall
- Over the past 5 years, district enrollment is up 7% (+1,064 students)
- CISD's new home market continued to surge during the 3rd quarter of 2021 with another 471 starts and 296 closings; the most quarterly activity in nearly 20 years
- From 4Q20-3Q21, builders started 1,475 and closed 937 new homes in the district (most activity since '06)
- CISD's new home activity currently ranks 16<sup>th</sup> among all DFW school districts and most active on the southside of DFW based on annual starts
- 80% of new homes occupied over the past year occurred in the Ft. Worth portion of the district
- The most active subdivisions are located in the Davis, S.H. Crowley, Bess Race, and Hargrave ES zones
- Value driven entry-level and move-up homes priced from \$250-500K remain the dominant new home product types in CISD (led by Express Homes by D.R. Horton and LGI Homes)
- CISD's median new home price is now a record \$306,931 (+24% YoY) [DFW = \$385K]
- Developers delivered 1,647 new residential lots in CISD over the past 12 months
- 1,629 vacant, fully developed SF residential lots were left as of month-end September 2021
- 3,264 lots are currently under development in the district
- An additional 15,000+ future SF lots are planned for development as of 3Q21
- In total, CISD has approximately 20,500 SF residential lots in-process/planned plus 3,100 apartment units
- Builders are now on track to construct about 8,400 new single-family homes in CISD over the next 5 years (Moderate Forecast); District would see an average of 1,680 closings per year
- Annual closings could climb to 2,100 units per year by 2026/27 with the addition of Build-to-rent subdivisions
- 1,415 new apartments expected to be occupied by 2026/27
- If enrollment growth averages 2% over the next five years (Moderate Scenario), CISD would surpass 18,000 students in 2026/27
- Over the next 10 years, the district could add nearly 5,700 students if the annual growth rate averages 3% (Fall 2031 High Scenario = 21,983)



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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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