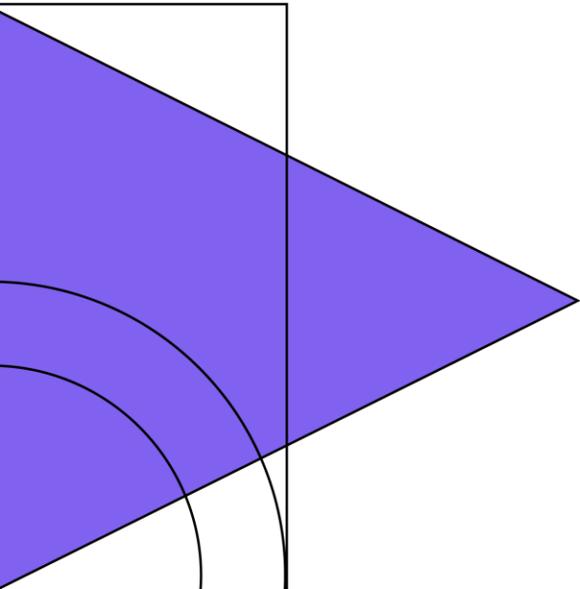
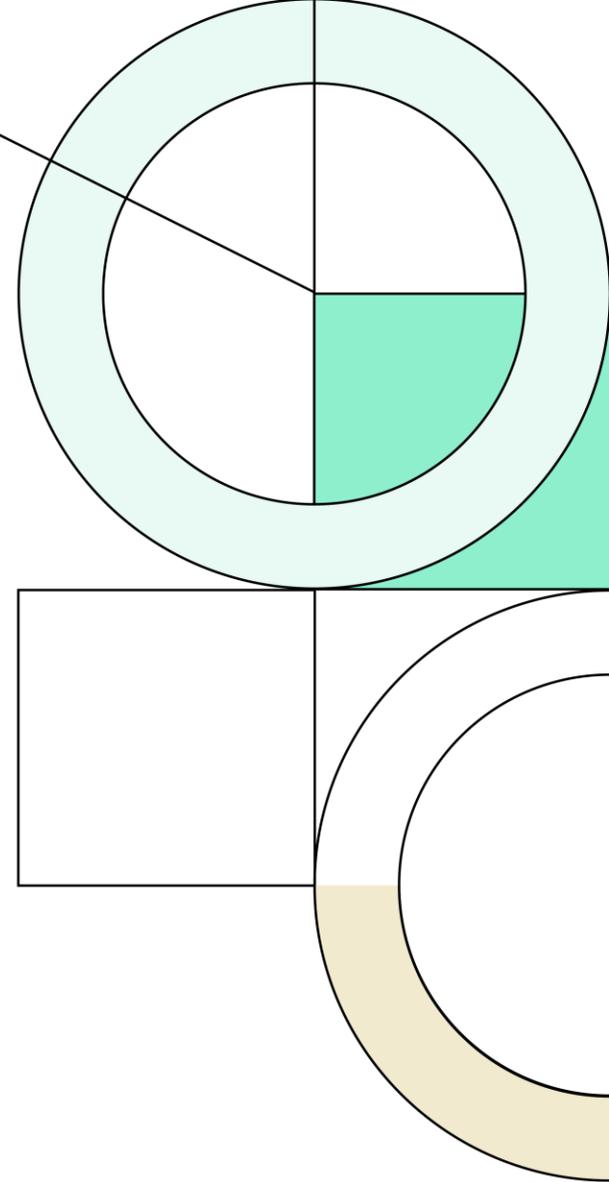


Spring 2022  
Biannual Report





# Economic Conditions – DFW Area (December 2021)

**5.3%**

204,375 more jobs  
National rate 4.1%



**Job Growth**

**Unemployment  
Rate**



U.S. 3.7%  
Texas 4.3%  
DFW MSA 3.6%  
Denton Co. 3.2%

**-2.1%**

**55,038**

12,408 more starts  
than 4Q20

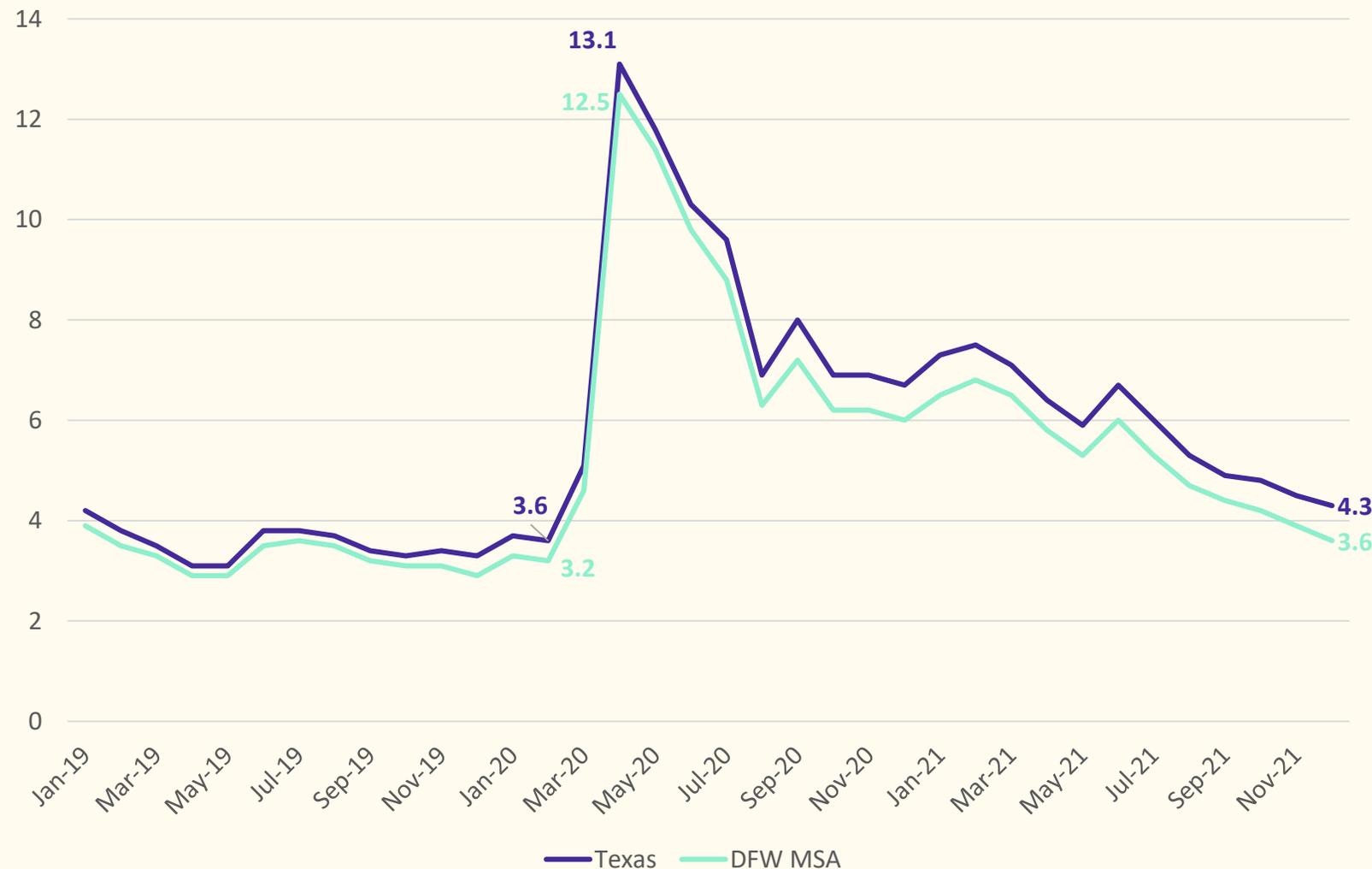


**Annual  
Home Starts**

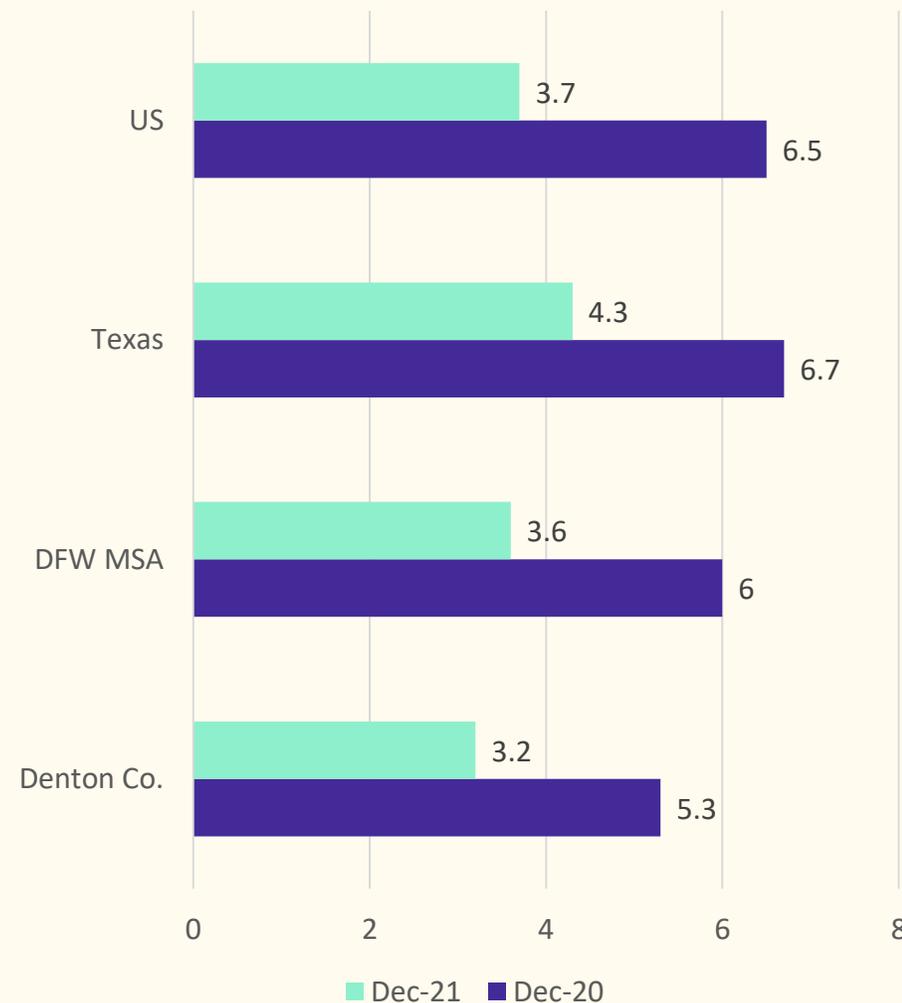


# Local Economic Conditions

### Unemployment Rate, Jan 2019 – Dec 2021



### Unemployment Rate, Year Over Year





## Top 10

### Corporate Relocations and Expansions

- More than 30 companies relocated to or had major expansions in DFW
- These moves created almost 12,000 new jobs

Rank	# Jobs, Estimated	Transaction Name	Description
1	3,000	Texas Instruments	Expansion
2	2,000	ThredUp	Expansion
3	1,200	AECOM	Relocation
4	750	Crayon	Expansion
5	650	Likewise	Relocation
6	590	Trax	Relocation
7	500	Raytheon Intelligence & Space	Expansion
8	400	Misfits Market	Expansion
9	250	Wallbox	Expansion
9	250	Schumacher Electric Corporation	Relocation

Source: Dallas Business Journal & Dallas Morning News



## Local Economic Update- Dallas

### AECOM

The multinational infrastructure consulting firm working on the high-speed rail between Dallas and Houston and Texas' hyperloop project is moving their headquarters to Dallas. This move will bring about 1,200 jobs to the area.



### MD7 LLC

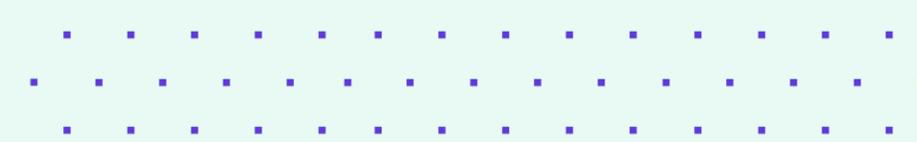


California mobile infrastructure consultancy **MD7 LLC** is one of the newest transplants from the West Coast to announce an HQ relocation to DFW. The global firm is moving its US headquarters from San Diego to Allen. The move creates nearly 220 jobs and more than \$6.8 million in capital investment. The company provides help around the wireless industry as 5G becomes an increasingly important part of the sector's future. Its services are around development and management along with consulting.

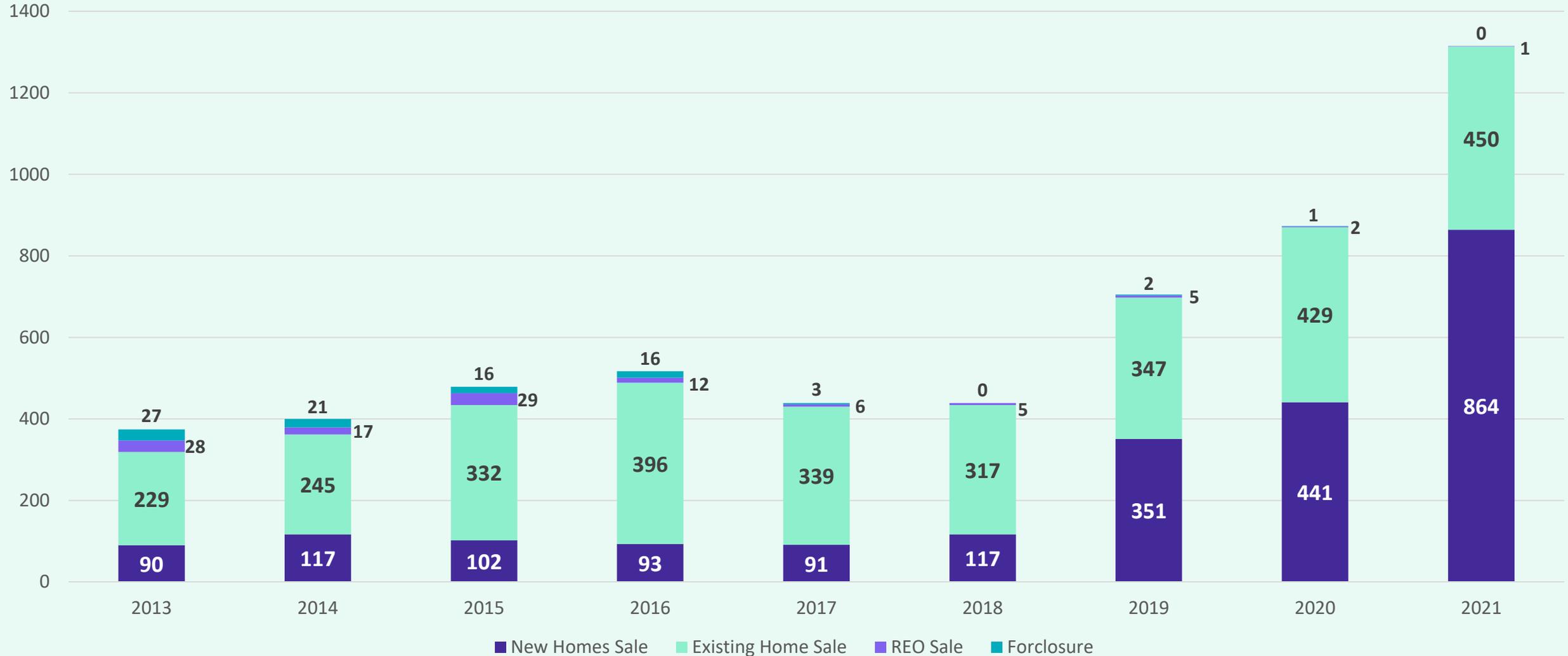


# AISD Housing Market Analysis

Home Sales by Transaction Type, 2013 – Dec 2021

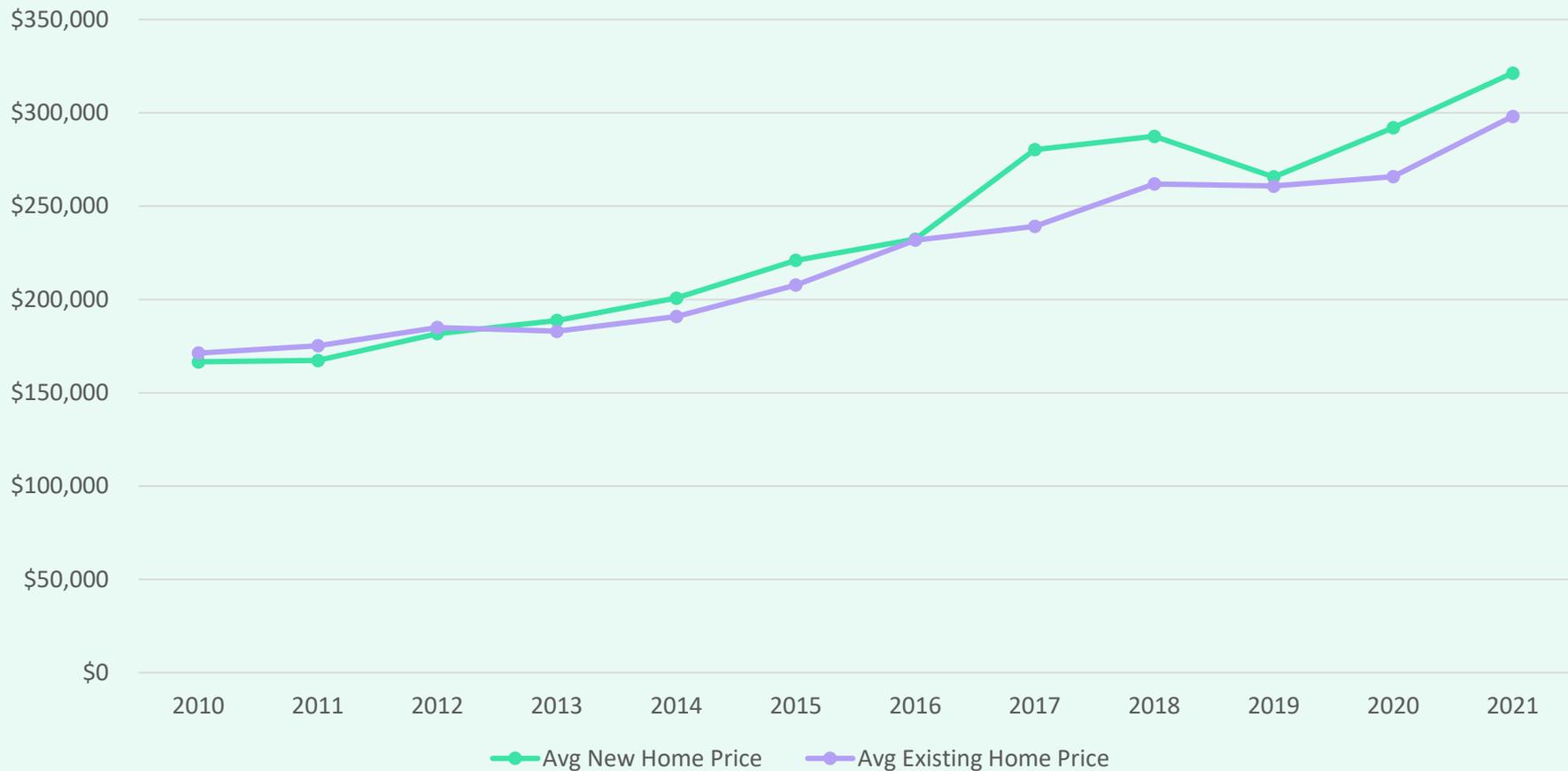


Annual Home Sales

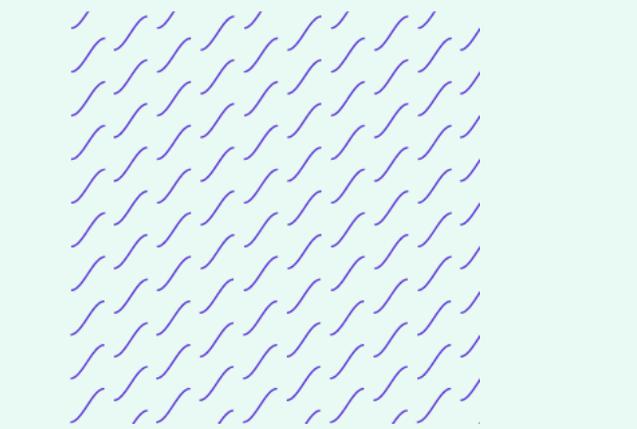




# Aubrey ISD Home Price Analysis



	Avg New Home	Avg Existing Home
2010	\$166,581	\$171,282
2011	\$167,344	\$175,184
2012	\$181,670	\$185,033
2013	\$188,788	\$182,966
2014	\$200,740	\$190,888
2015	\$221,002	\$207,714
2016	\$232,335	\$231,790
2017	\$280,260	\$239,215
2018	\$287,419	\$261,915
2019	\$265,700	\$260,809
2020	\$292,033	\$265,835
2021	\$321,250	\$298,071

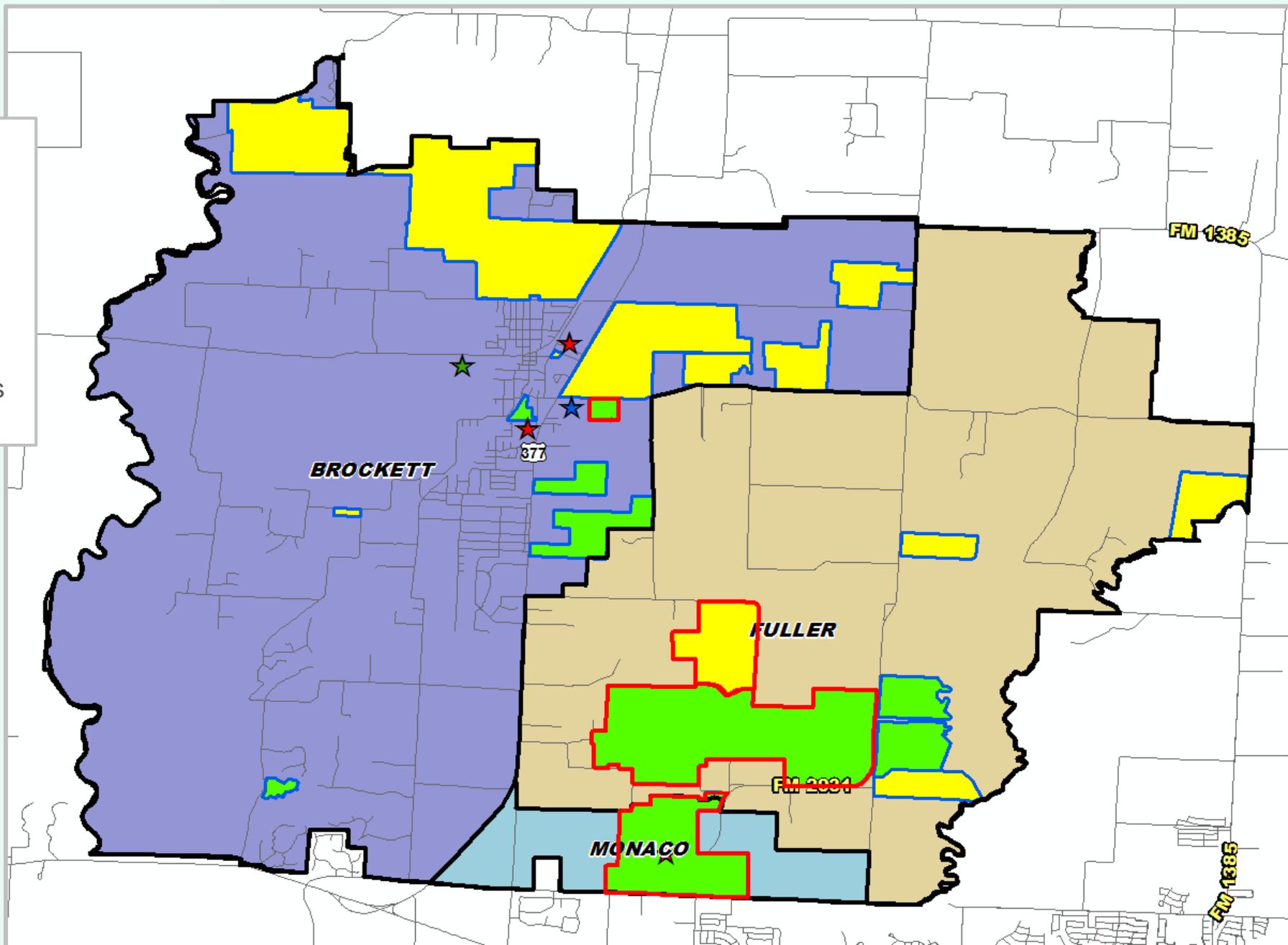
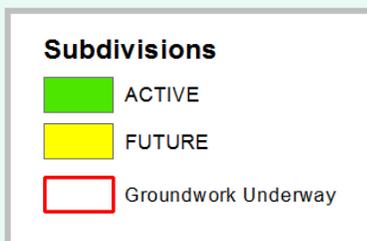


- The average new home sale price in Aubrey ISD has risen 93% in the last 10 years, an increase of nearly \$154,670
- The average existing home sale price in AISD has increase by 74% since 2010, an increase of nearly \$126,790



# District Housing Overview

- Aubrey ISD has more than 900 lots currently available to build on in 9 active subdivisions
- The district has approx. 9,100 planned future lots in 7 future subdivisions
- Groundwork is currently underway on roughly 2,880 lots in 4 subdivisions





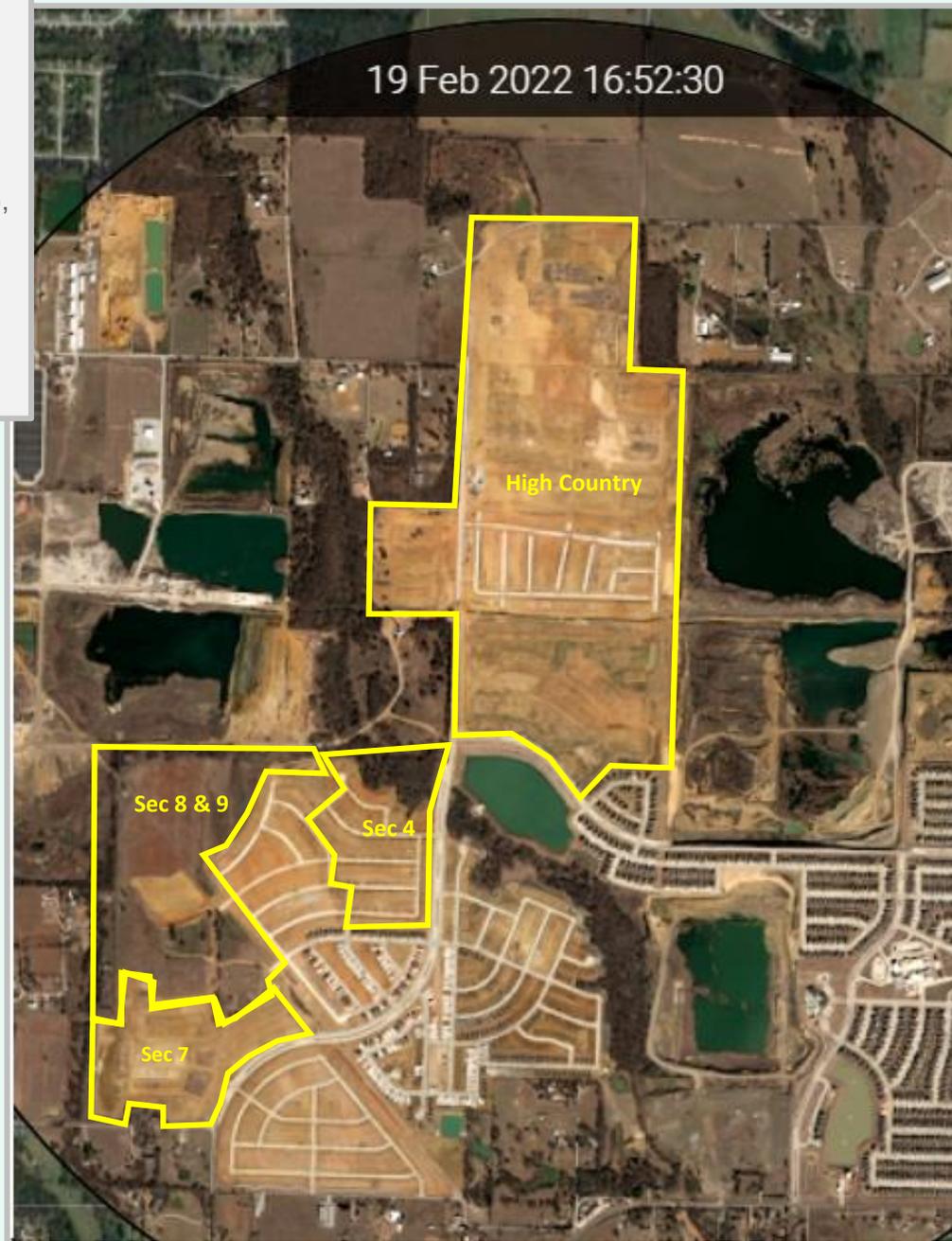
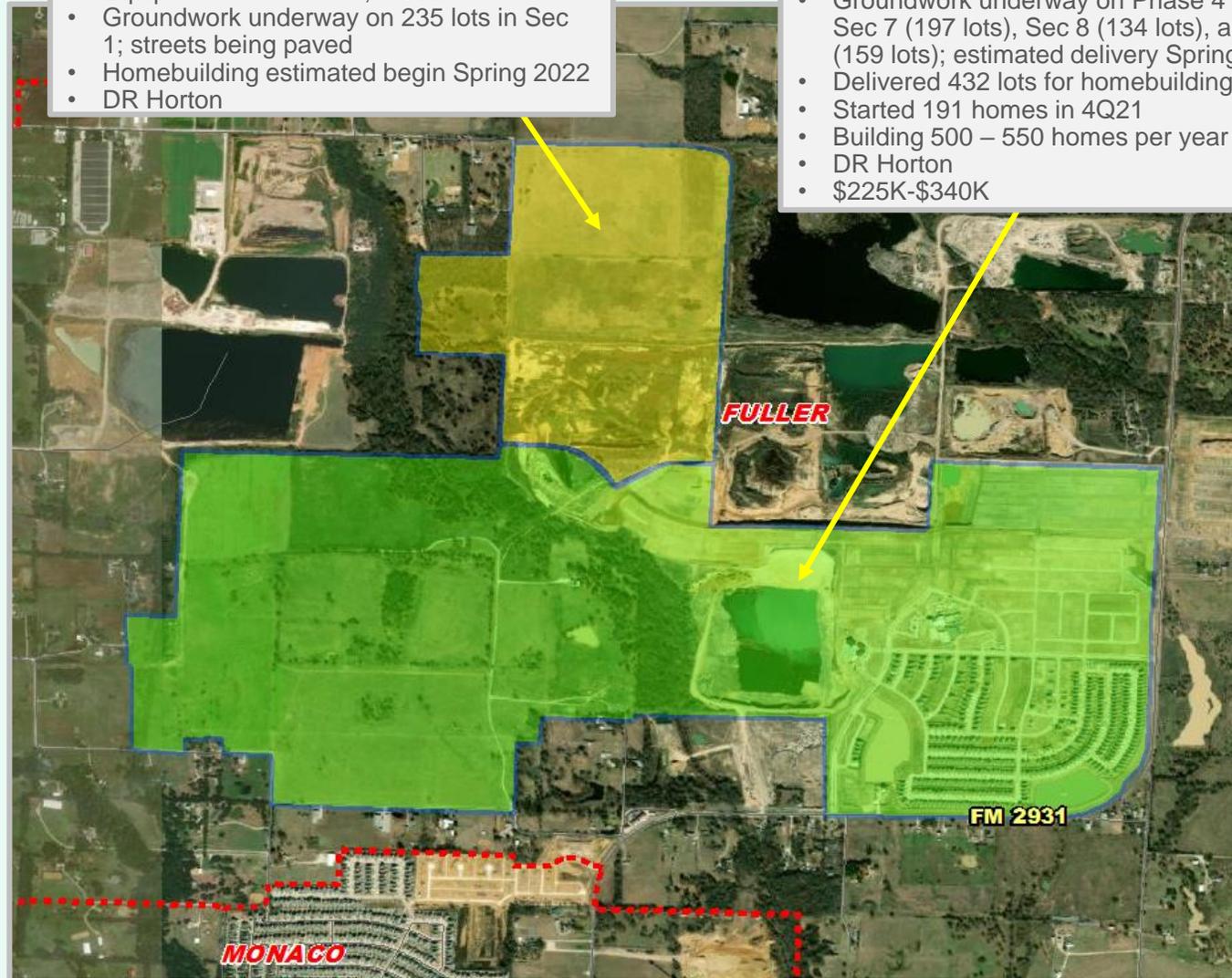
# Residential Activity

## High Country

- 1,421 total future lots
- Equipment on site for 1,186 lots
- Groundwork underway on 235 lots in Sec 1; streets being paved
- Homebuilding estimated begin Spring 2022
- DR Horton

## Silverado

- 3,529 total lots
- 1,768 future lots
- 413 vacant developed lots
- 266 homes under construction
- 1,074 homes occupied
- Roadwork underway on 830 lots
- Groundwork underway on Phase 4 (190 lots), Sec 7 (197 lots), Sec 8 (134 lots), and Sec 9 (159 lots); estimated delivery Spring 2022
- Delivered 432 lots for homebuilding in 4Q21
- Started 191 homes in 4Q21
- Building 500 – 550 homes per year
- DR Horton
- \$225K-\$340K





# Residential Activity



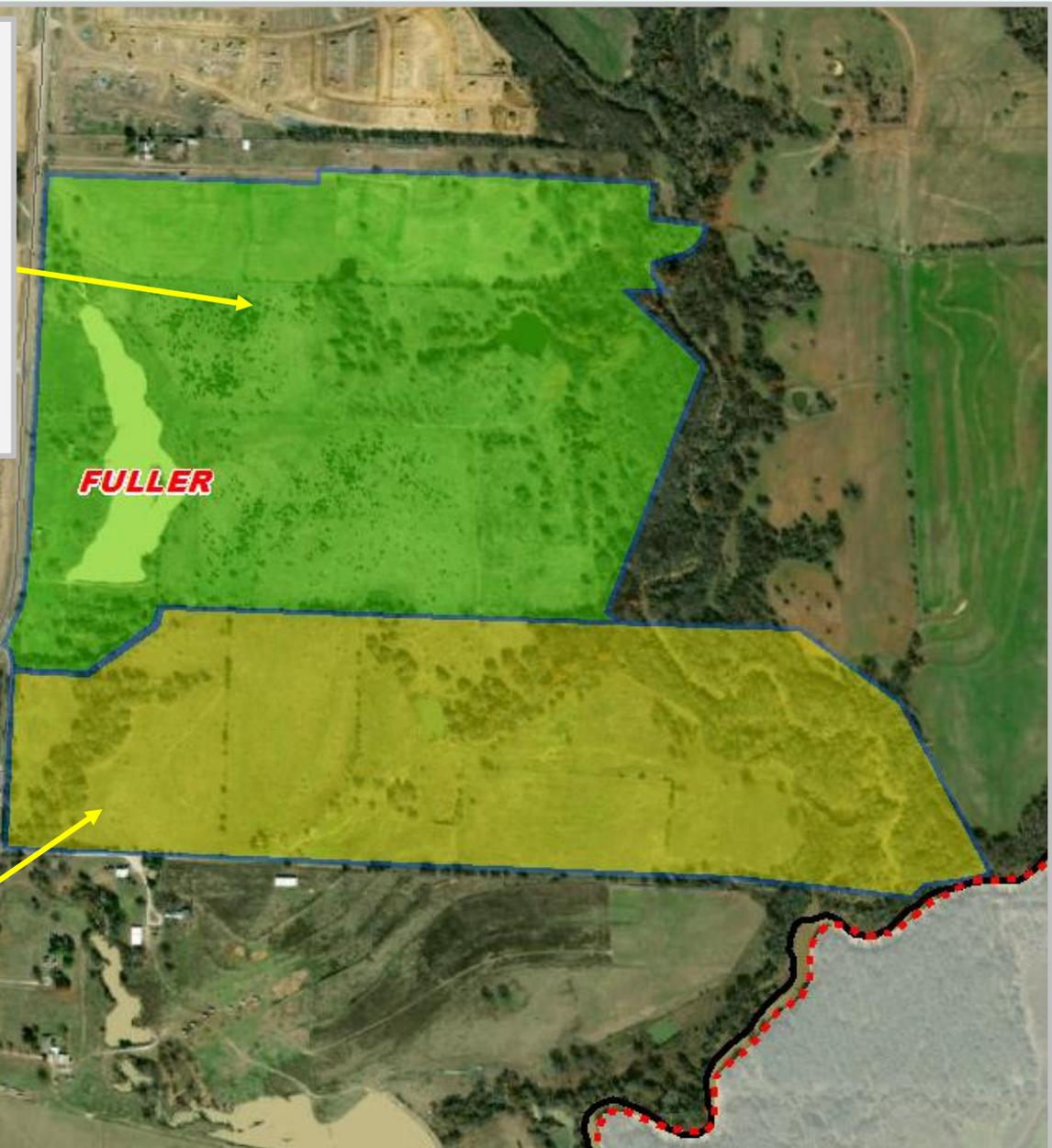
**The Enclave at Pecan Creek**

- 702 total lots
- 512 future lots
- 142 vacant developed lots
- 48 homes under construction
- First lots in Sec 1 (190 lots) delivered for homebuilding 4Q21
- Final plat for Phase 2 (248 lots) & Sec 3 (264 lots) approved summer 2021; Initial groundwork underway on Phase 2
- DR Horton
- \$308K+



**Woodstone**

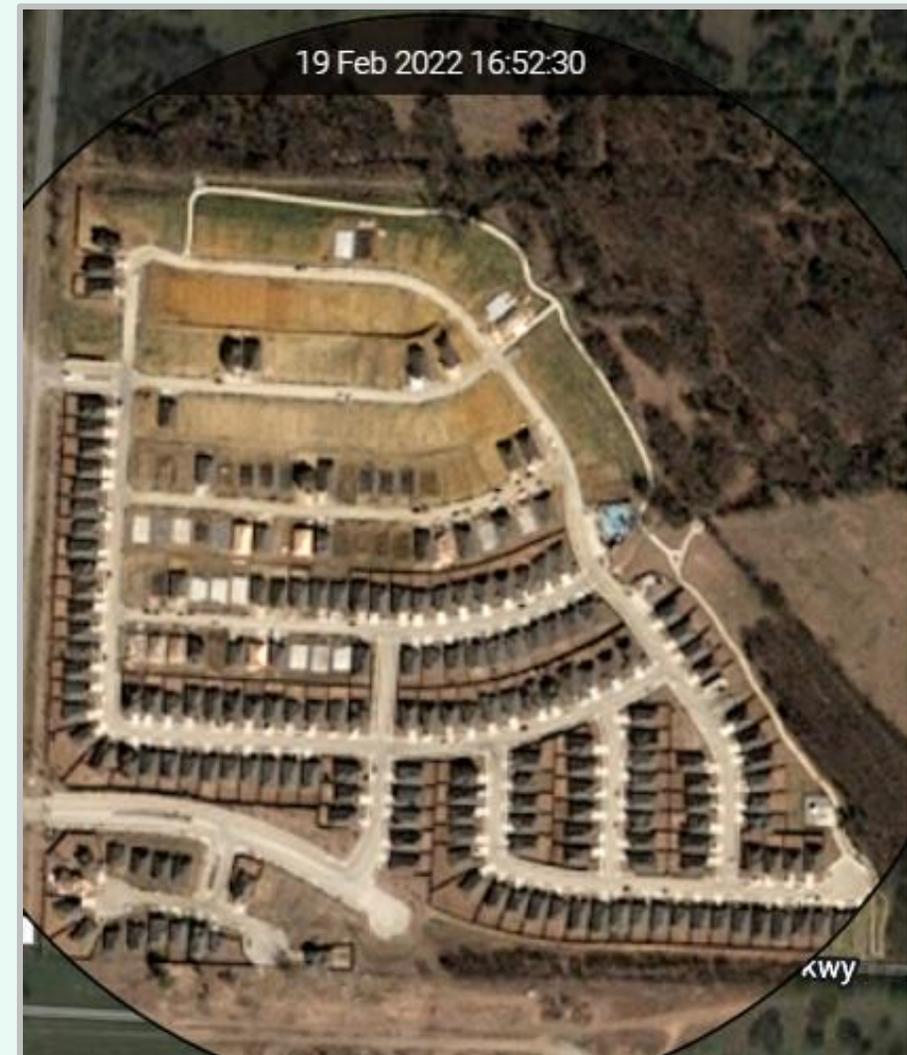
- 158 total future lots
- Final plat for Sec 1 approved July 2021
- Groundwork underway for all lots





# Residential Activity

19 Feb 2022 16:52:30

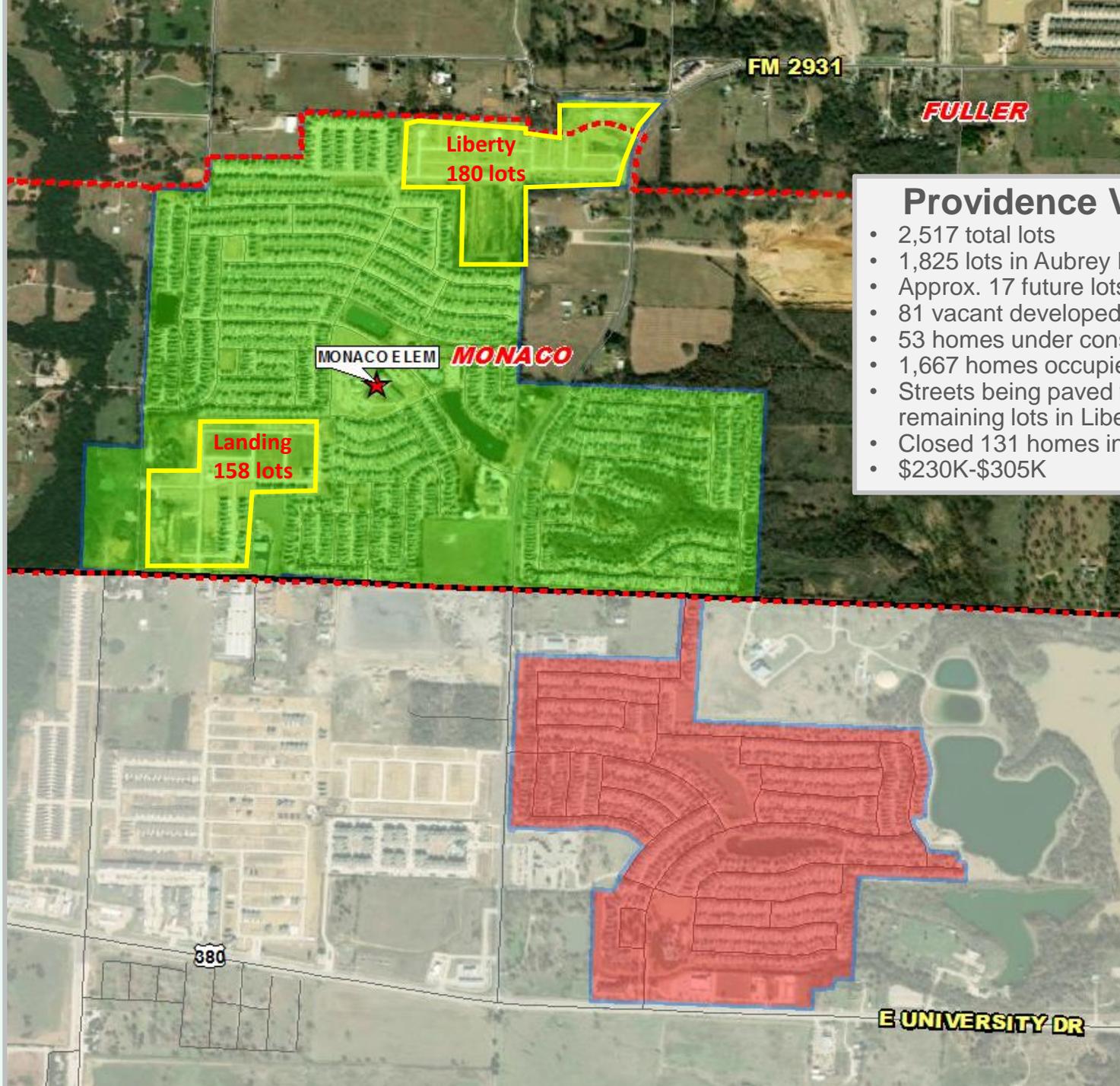


## Aspen Meadows

- 310 total lots
- 131 vacant developed lots
- 28 homes under construction
- 140 homes occupied
- Closed 33 homes in 4Q21
- \$260K+



# Residential Activity

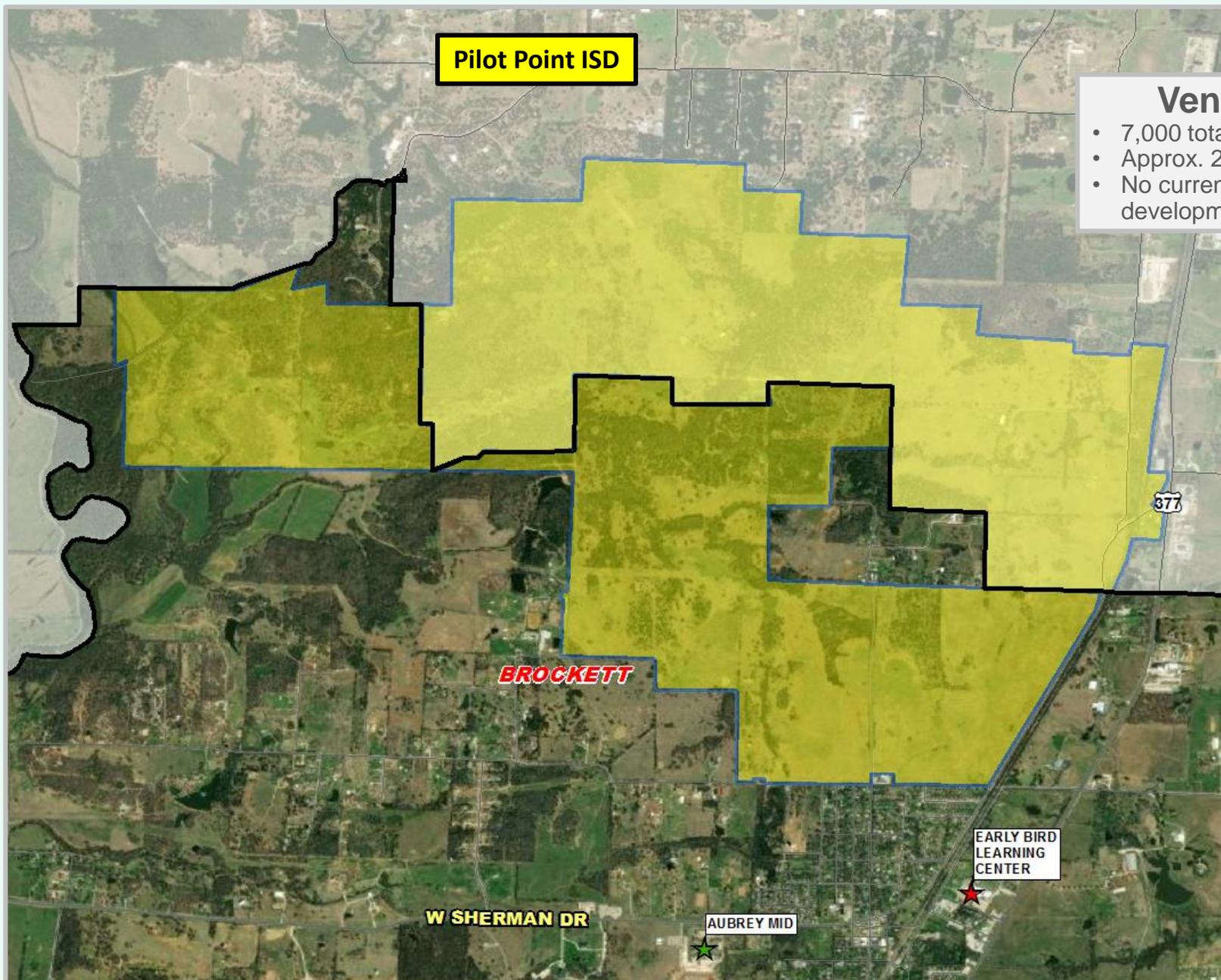


## Providence Village

- 2,517 total lots
- 1,825 lots in Aubrey ISD
- Approx. 17 future lots
- 81 vacant developed lots
- 53 homes under construction
- 1,667 homes occupied
- Streets being paved for remaining lots in Liberty Section
- Closed 131 homes in last 12 mo.
- \$230K-\$305K



# Residential Activity



**Venable Ranch**

- 7,000 total lots
- Approx. 2,000 lots in Aubrey ISD
- No current platting; could see development in 4 – 10 years



# Residential Activity

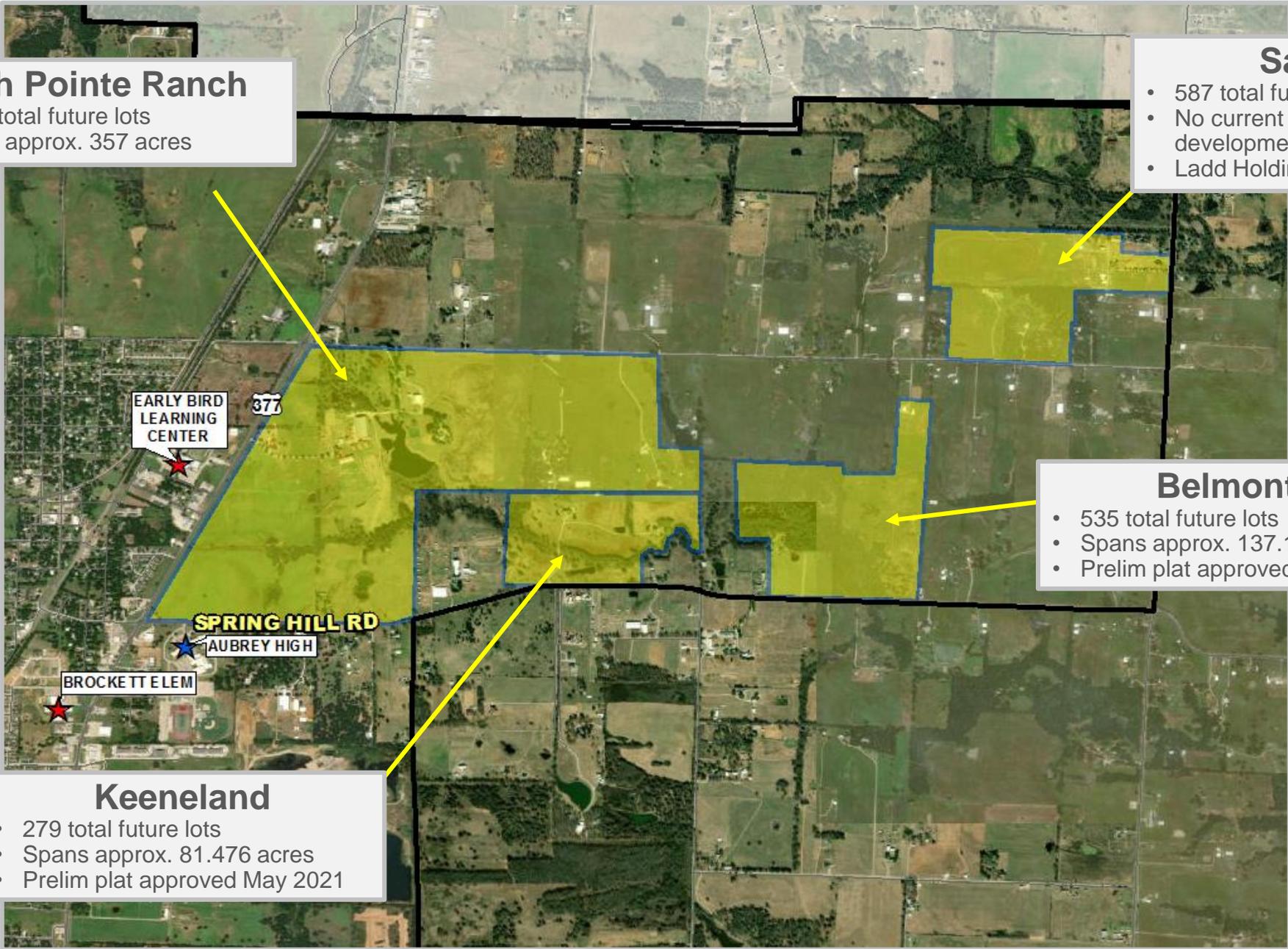


**High Pointe Ranch**

- 1,032 total future lots
- Spans approx. 357 acres

**Saratoga**

- 587 total future lots
- No current platting; could see development in 4 – 5 years
- Ladd Holdings Development



**Belmont**

- 535 total future lots
- Spans approx. 137.184 acres
- Prelim plat approved mid 2021

**Keeneland**

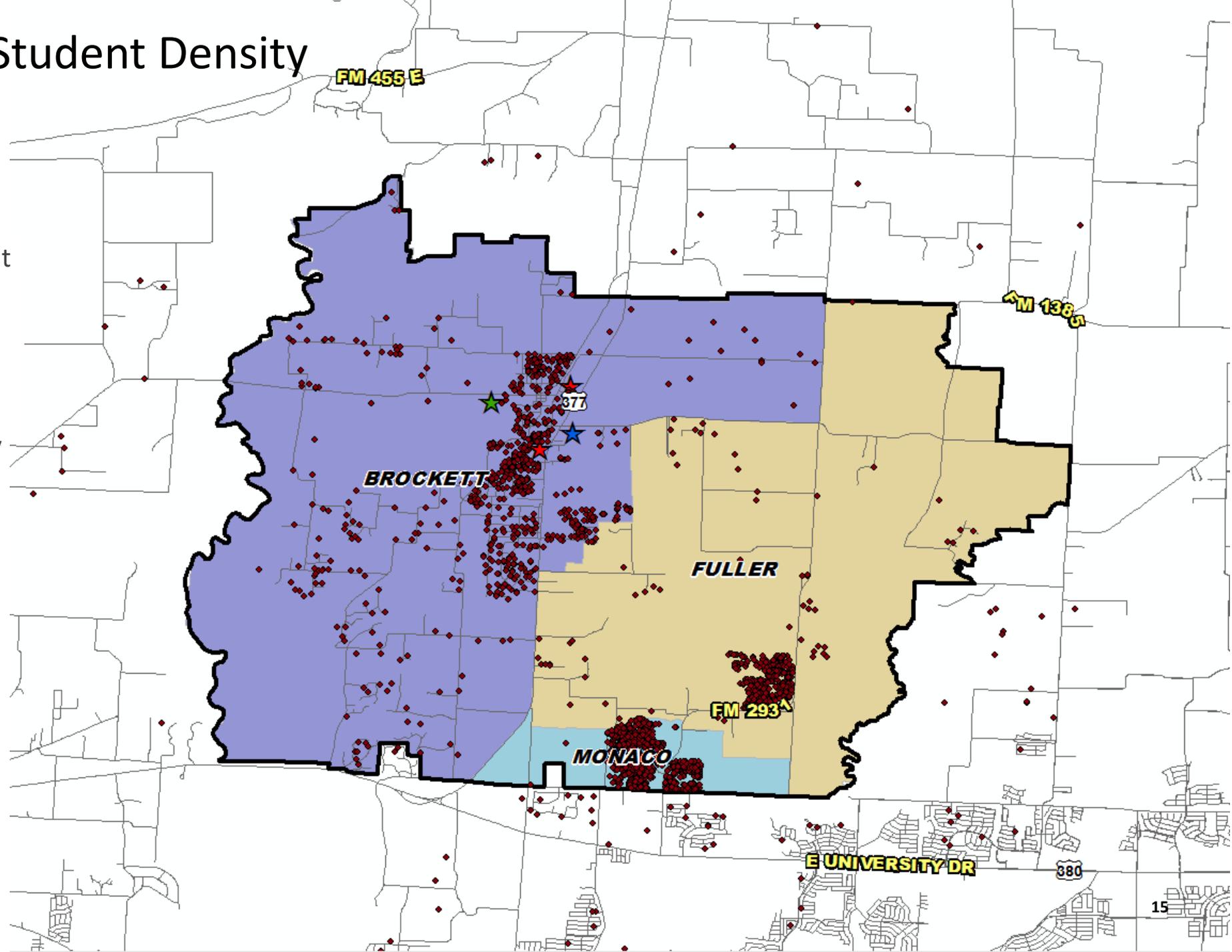
- 279 total future lots
- Spans approx. 81.476 acres
- Prelim plat approved May 2021





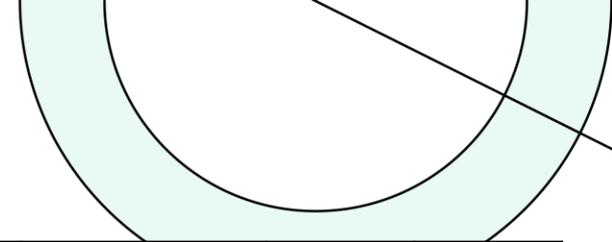
# District Yields & Student Density

- There are 223 AISD students that reside outside of the district
- This represents roughly 7.1% of the total student population
- Approx. 65% of the district's student body reside east of Hwy 377





# 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
2017/18	11	86	149	200	192	193	208	188	203	197	184	181	177	160	166	2,495		
2018/19	16	60	172	159	193	199	189	207	179	205	186	177	186	170	144	2,442	-53	-2.1%
2019/20	13	66	200	190	173	203	203	198	201	193	218	195	180	188	172	2,593	151	6.2%
2020/21	9	40	190	208	193	201	206	214	210	204	196	239	199	163	172	2,644	51	2.0%
2021/22	0	84	238	237	241	233	248	258	248	241	233	237	241	189	173	3,101	457	17.3%
2022/23	0	85	305	310	289	295	284	301	303	291	283	280	238	231	189	3,682	581	18.7%
2023/24	0	95	342	360	356	327	331	320	346	348	334	331	281	228	231	4,230	548	14.9%
2024/25	0	110	383	390	396	393	359	365	368	398	400	374	334	270	228	4,768	538	12.7%
2025/26	0	120	414	435	430	437	435	391	412	416	450	448	377	321	270	5,356	588	12.3%
2026/27	0	130	444	459	471	465	473	474	438	461	466	504	451	362	321	5,919	563	10.5%
2027/28	0	140	480	503	504	515	511	517	521	482	507	522	509	433	362	6,506	587	9.9%
2028/29	0	150	522	546	550	551	564	560	569	573	530	568	526	489	433	7,131	625	9.6%
2029/30	0	160	562	592	592	597	597	612	605	615	619	594	571	505	489	7,710	579	8.1%
2030/31	0	170	606	624	642	642	643	643	661	653	664	693	597	548	505	8,291	581	7.5%
2031/32	0	180	642	665	672	691	692	693	694	714	705	744	697	573	548	8,910	619	7.5%

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



# Ten Year Forecast by Campus

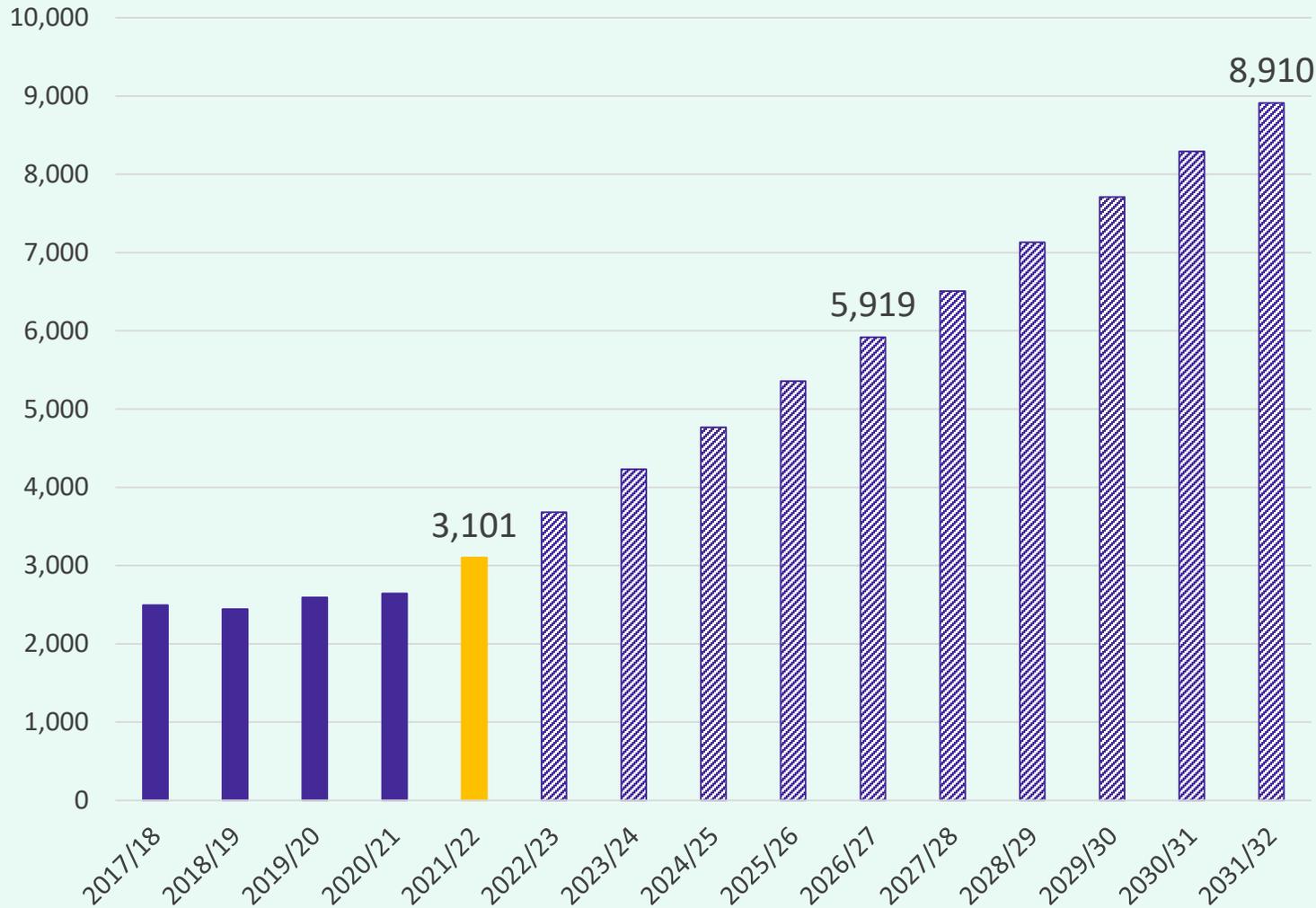
Campus	Functional		Current	ENROLLMENT PROJECTIONS									
	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
BROCKETT ELEMENTARY	550	502	543	621	681	762	860	950	1,034	1,115	1,204	1,280	1,352
MONACO ELEMENTARY	636	461	515	562	581	599	601	604	617	629	639	645	653
FULLER ELEMENTARY	735	298	481	684	869	1,035	1,201	1,362	1,519	1,699	1,869	2,045	2,230
<b>ELEMENTARY TOTAL</b>	<b>1,921</b>	<b>1,261</b>	<b>1,539</b>	<b>1,867</b>	<b>2,131</b>	<b>2,396</b>	<b>2,662</b>	<b>2,916</b>	<b>3,170</b>	<b>3,443</b>	<b>3,712</b>	<b>3,970</b>	<b>4,235</b>
Elementary Absolute Change		15	278	328	264	265	266	254	254	273	269	258	265
Elementary Percent Change		1.20%	22.05%	21.34%	14.11%	12.44%	11.10%	9.54%	8.71%	8.61%	7.81%	6.95%	6.68%
AUBREY MIDDLE SCHOOL	847	610	722	876	1028	1,166	1,278	1,365	1,510	1,672	1,839	1,978	2,113
<b>MIDDLE SCHOOL TOTAL</b>		<b>610</b>	<b>722</b>	<b>876</b>	<b>1028</b>	<b>1,166</b>	<b>1,278</b>	<b>1,365</b>	<b>1,510</b>	<b>1,672</b>	<b>1,839</b>	<b>1,978</b>	<b>2,113</b>
Middle School Absolute Change		-2	112	154	152	138	112	87	145	162	167	139	135
Middle School Percent Change		-0.33%	18.36%	21.35%	17.33%	13.42%	9.61%	6.81%	10.62%	10.73%	9.99%	7.56%	6.83%
AUBREY HIGH SCHOOL	1,012	773	840	938	1,071	1,206	1,416	1,638	1,826	2,016	2,159	2,343	2,562
<b>HIGH SCHOOL TOTAL</b>		<b>773</b>	<b>840</b>	<b>938</b>	<b>1,071</b>	<b>1,206</b>	<b>1,416</b>	<b>1,638</b>	<b>1,826</b>	<b>2,016</b>	<b>2,159</b>	<b>2,343</b>	<b>2,562</b>
High School Absolute Change		39	67	98	133	135	210	222	188	190	143	184	219
High School Percent Change		5.31%	8.67%	11.67%	14.18%	12.61%	17.41%	15.68%	11.48%	10.41%	7.09%	8.52%	9.35%
<b>DISTRICT TOTALS</b>		<b>2,644</b>	<b>3,101</b>	<b>3,682</b>	<b>4,230</b>	<b>4,768</b>	<b>5,356</b>	<b>5,919</b>	<b>6,506</b>	<b>7,131</b>	<b>7,710</b>	<b>8,291</b>	<b>8,910</b>
District Absolute Change		51	457	581	548	538	588	563	587	625	579	581	619
District Percent Change		1.97%	17.28%	18.72%	14.89%	12.72%	12.33%	10.51%	9.92%	9.61%	8.12%	7.54%	7.47%

Yellow box = exceeds functional capacity



# Key Takeaways

Enrollment Projections

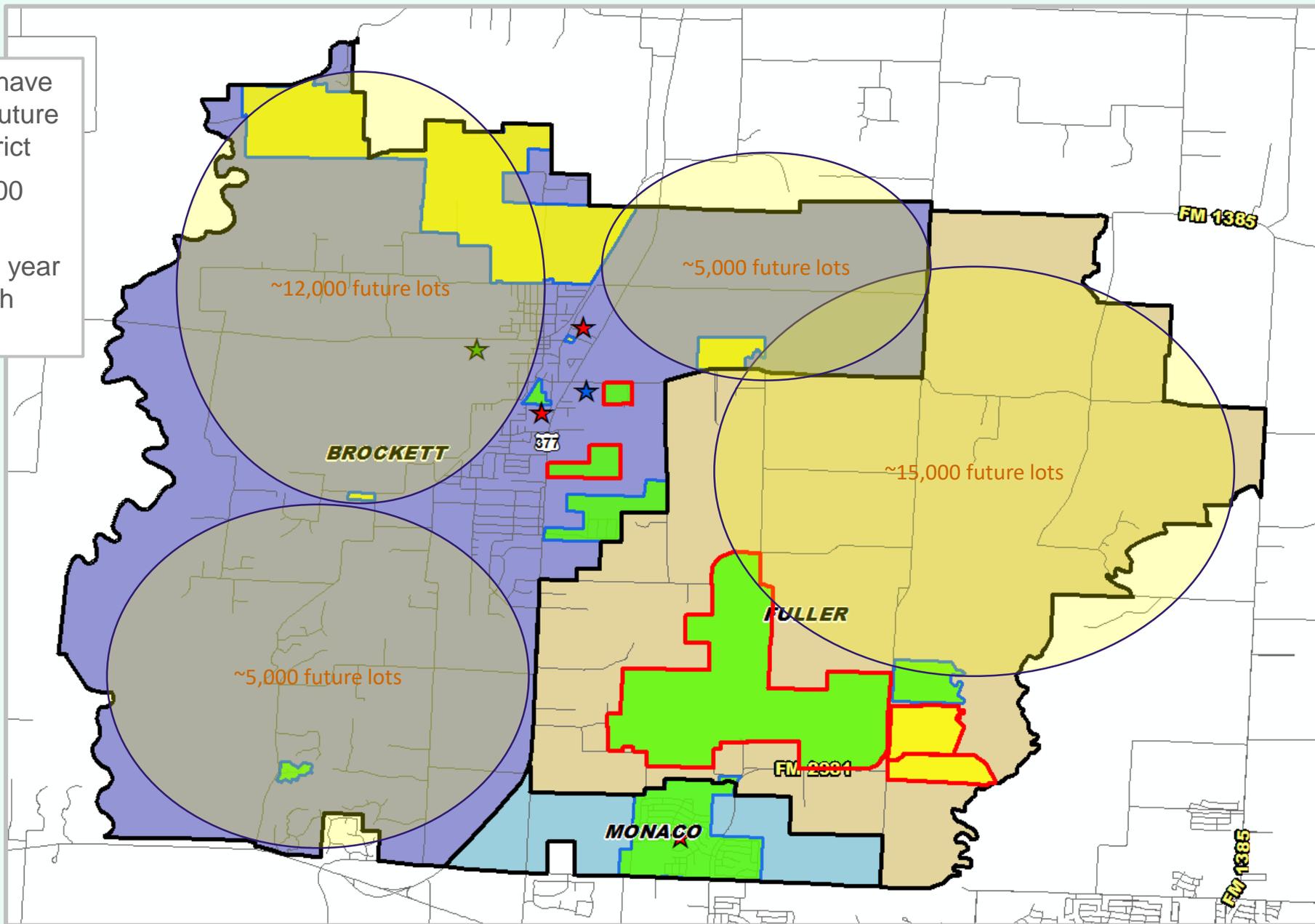


- Aubrey ISD is one of the few school districts to experience enrollment growth during the pandemic.
- Aubrey ISD in position to see 1,000-1,200 new homes per year for the foreseeable future
- The Silverado subdivision is forecasted to close 500 – 550 homes annually for the next 5 - 7 years.
- District enrollment likely to exceed 5,900 in five years and 8,900 students in ten years



# District Housing Potential Overview

- Aubrey ISD has the potential to have an additional 35 – 40 thousand future lots to reach build-out in the district
- AISD could reach between 20,000 and 25,000 students at build-out
- Building 1,500 to 2,000 homes a year it will take 25 to 30 years to reach total potential build-out



**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway

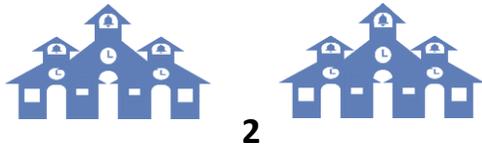


# Possible Build-out Facilities Scenarios

## 20,000 to 25,000 students

- 20,000 to 25,000 total students
- 7,000 to 8,000 HS students
- 4,500 to 5,500 MS students
- 8,500 to 10,500 Elementary students

### 2 High School Scenario



2

3,500 to 4,000 student HS campuses



4

1,200 to 1,500 student MS campuses



**12-15**

700 to 800 student MS campuses  
3+ elementaries per MS

### 3 High School Scenario



3

2,200 to 2,500 student HS campuses



6

800 to 1,000 student MS campuses



**12-15**

700 to 800 student MS campuses  
2+ elementaries per MS