Midlothian ISD

District Demographics Update

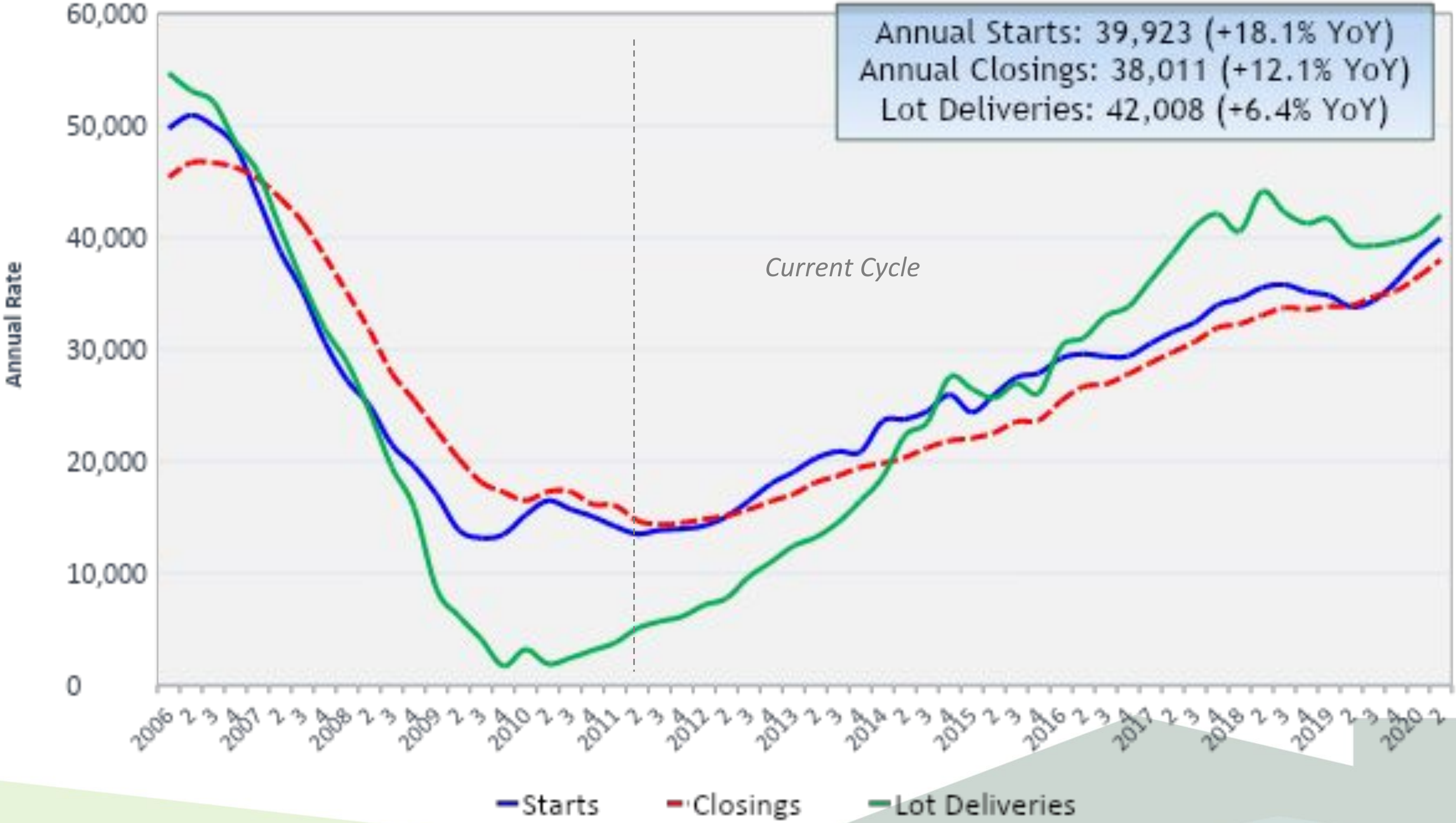
2Q 2020

SDS

School District Strategies

Solutions Through Demographics

DFW NEW HOME ANNUAL CONSTRUCTION



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DFW 2020 NEW HOME ACTIVITY

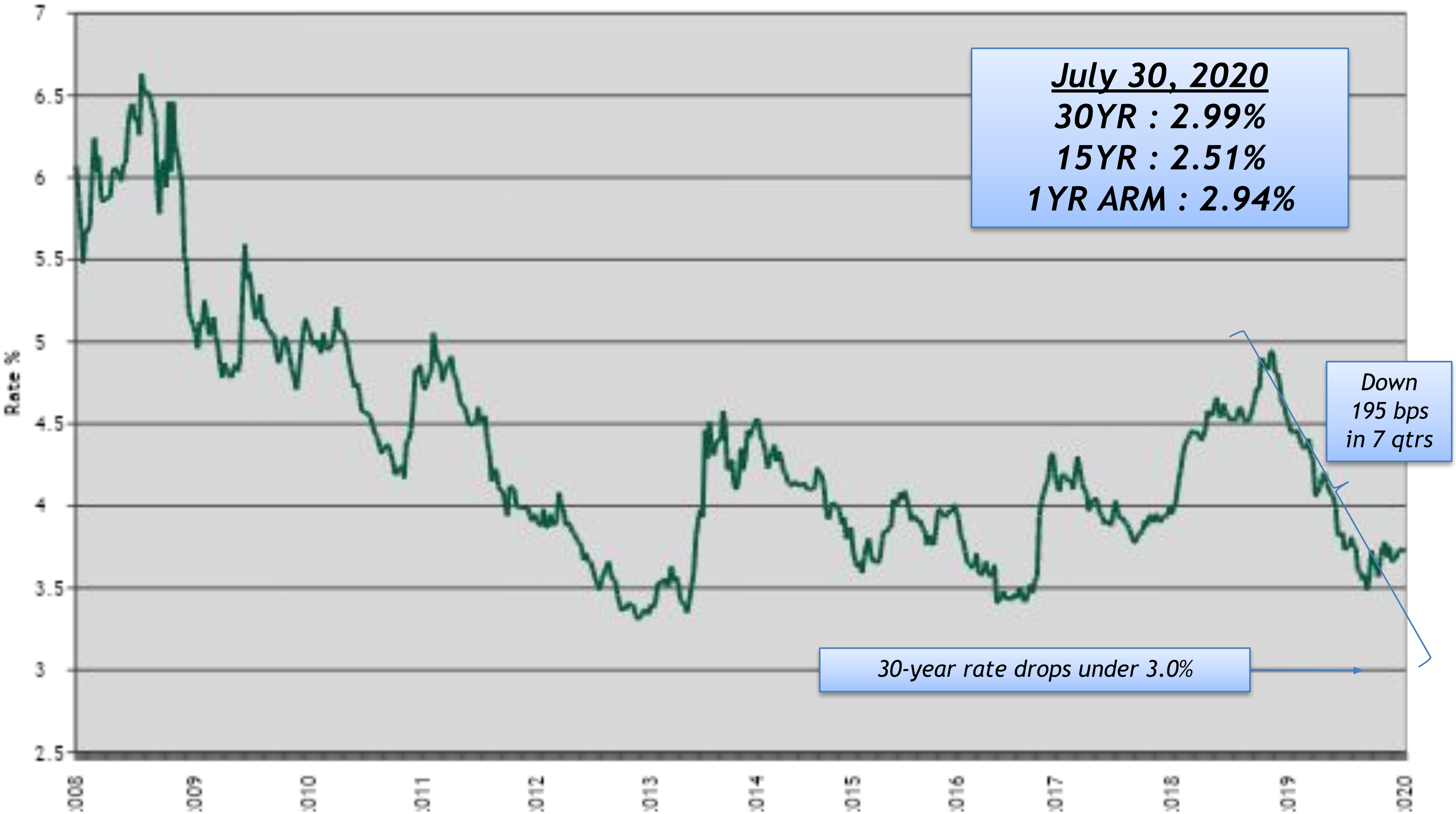
Three distinct periods define 2020 New Home Market

1. First 10 weeks of year
   - 2020 begins positively, carried by steady crescendo of demand beginning mid-2019
   - 30-yr mortgage rate drops 43 bps in this period
2. COVID-19 Shutdown
   - 3-15 to 4-30 sees huge uncertainty, gradual degradation of sales to well below monthly target
3. May to August
   - Sales rev up as businesses open back up
   - Historic drop in 30-yr mortgage rate to under 3% bring prospects off the sidelines
   - Many builders report record sales during this period

Market Characteristics Today

- FV Housing Inventory moving briskly
- Many builders focusing on improved margin—little need to discount/incentivize with heightened housing demand
- Despite improved conditions, many builders still taking measured approach to 2nd Half 2020 specs
- Builder appetite for land and lots picks up with increased sales activity
- While 2019 saw flattened prices on 'next-generation' lots, lot inflation returning
- DR Horton increases DFW market share to 18.7%

GROWTH DRIVERS: LOW MORTGAGE RATES

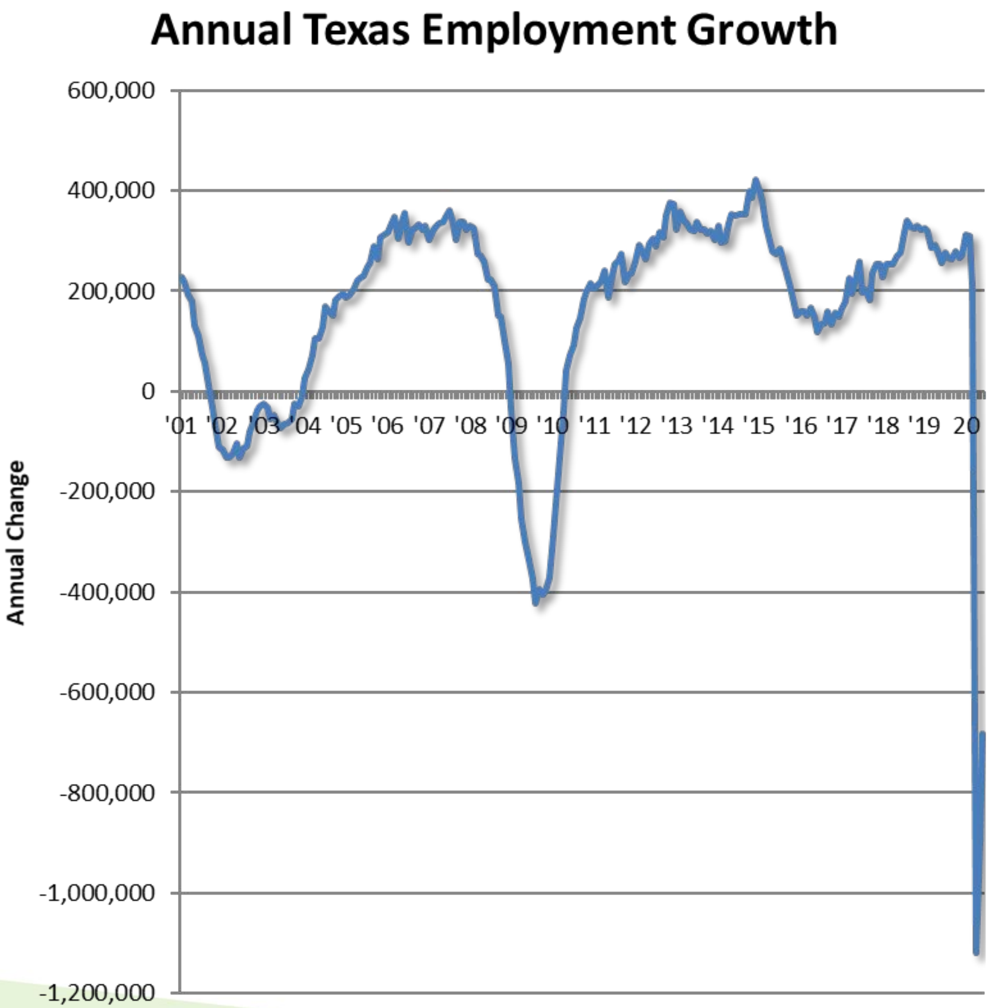


EXAMINING NEW HOME DEMAND

- Demand Creation
  - Mortgage Rate drop
    - Affordability improves
    - Buyers want to take advantage of the record low cost of money
    - Renters can become buyers
    - Refi & move-up activity up too
  - Resale logistics favor new homes; listings way down
  - Demographics: Here come the Millennials
    - First-time buyer pool increases
  - Shelter in Place: Buyers want to improve their home situation
    - More space, Home Offices, Bigger Kitchens, Hike & Bike trails
  - Texas in-migration still strong

- Demand Destruction
  - Layoffs and furloughs
    - More to come?
  - Stimulus $ ending
    - Will it be renewed?
    - Washington gridlocked on further bailouts & stimulus
  - Record drop in GDP in 2Q20
  - Mortgage forbearance near 8%
  - Consumer Confidence shaky
    - Many renters facing eviction
    - Social Unrest
    - Political Outlook: Uncertainty
    - Equity Markets: A Wild Ride
    - National Debt Soaring
  - CRE: Does fallout in other real estate sectors hurt the new home industry?

TEXAS ECONOMY



Employment Growth

YoY Job growth
June 2019 - June 2020

United States

- -13.226 million -8.72%

Texas

- -682,000 -5.32%

Annual Job Growth in Major Texas Markets (June 2020)

- DFW -141,600
- Houston -175,900
- Austin -55,900
- San Antonio -48,100

Source: TWC - CES (Not Seasonally Adjusted)

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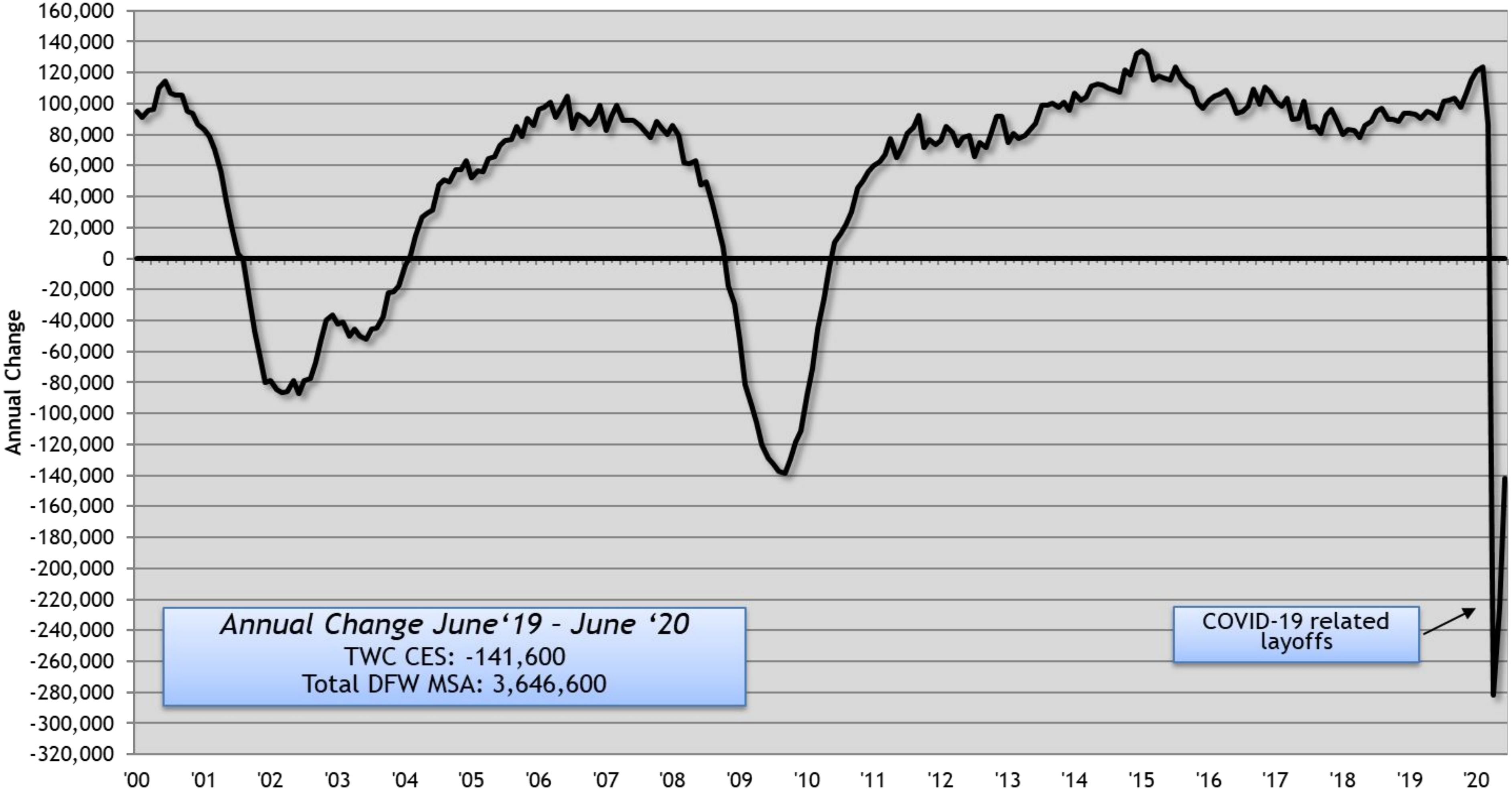
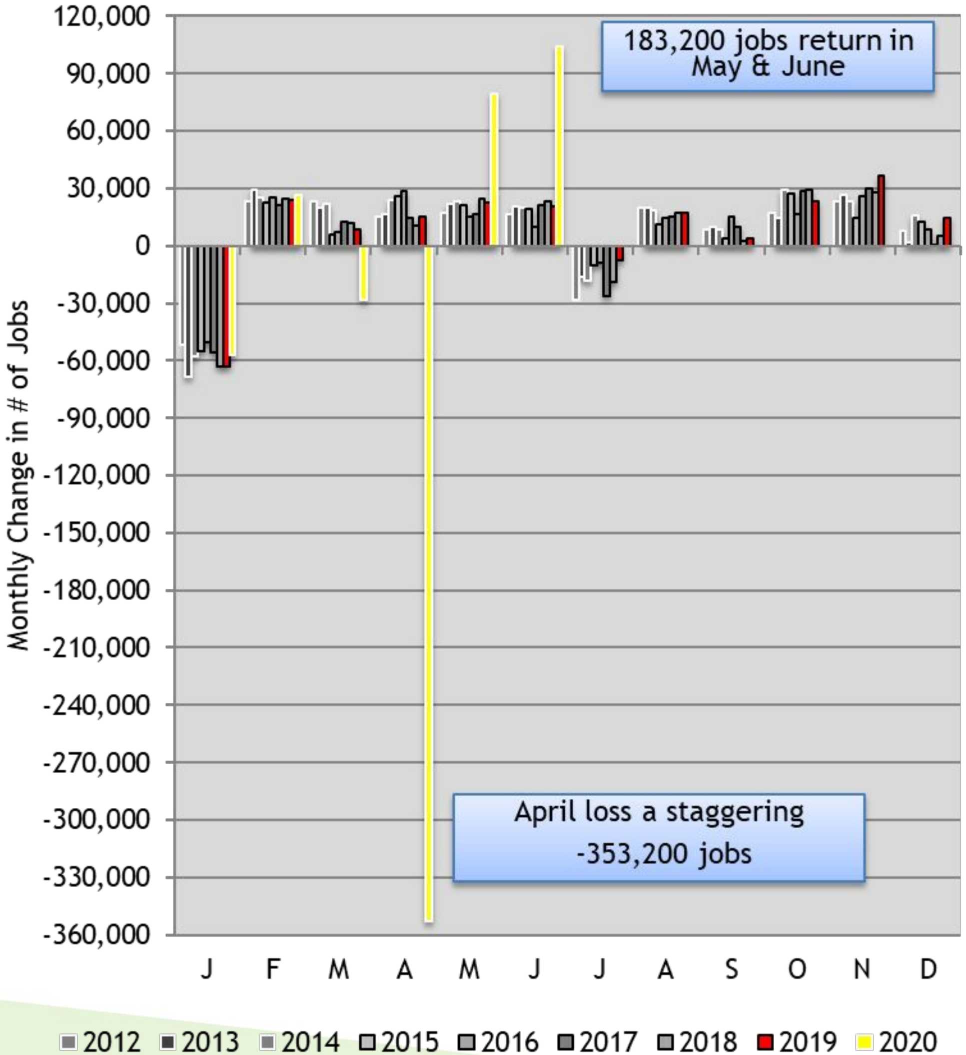
DFW ANNUAL EMPLOYMENT GROWTH

-141,600
-3.73% growth rate



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

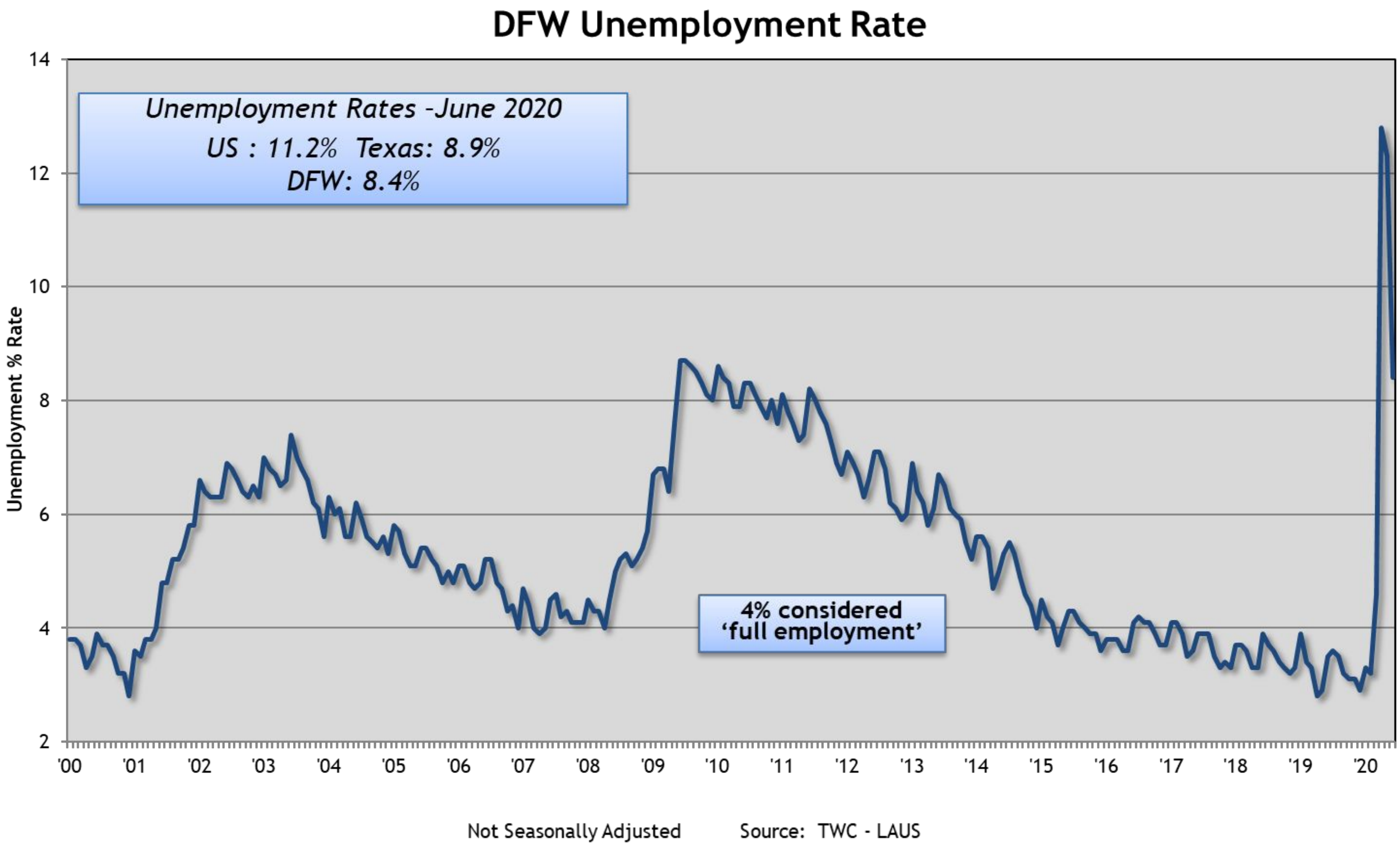
MONTHLY CHANGE IN DFW EMPLOYMENT



June 2020	Annual Change	% Change
Mining, Log, Construction	400	0.2
Manufacturing	-12,000	-4.1
Trade, Transp, Util	100	0.0
Information	-2,500	-3.0
Financial Activities	8,300	2.6
Prof & Bus Services	-9,900	-1.6
Edu. & Hlth Serv.	-31,900	-6.9
Leisure & Hospitality	-72,800	-18
Other Services	-9,300	-7.1
Government	-12,000	-2.7

Source: TWC—CES Survey (NSA)

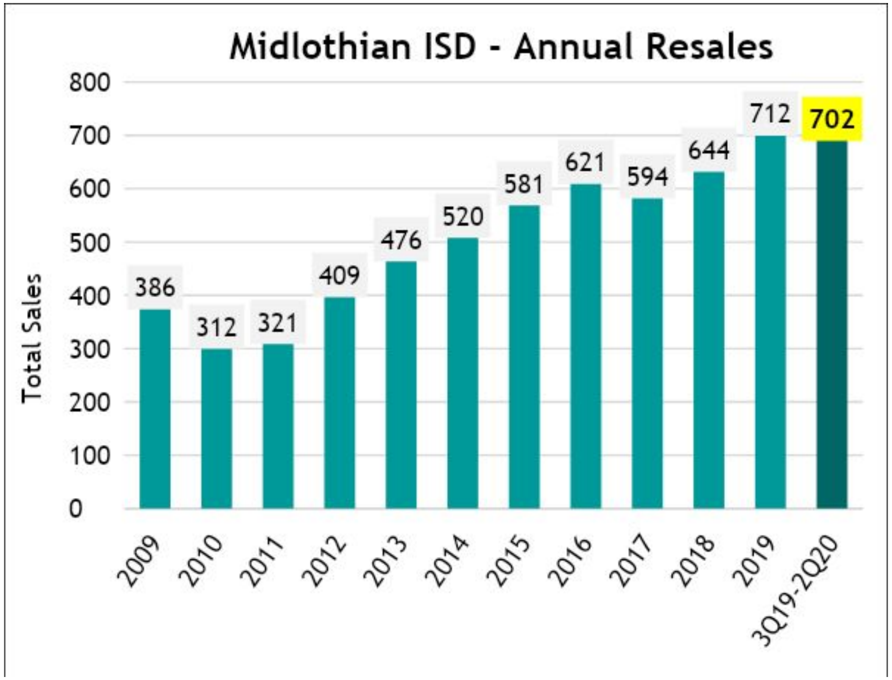
DFW UNEMPLOYMENT TREND

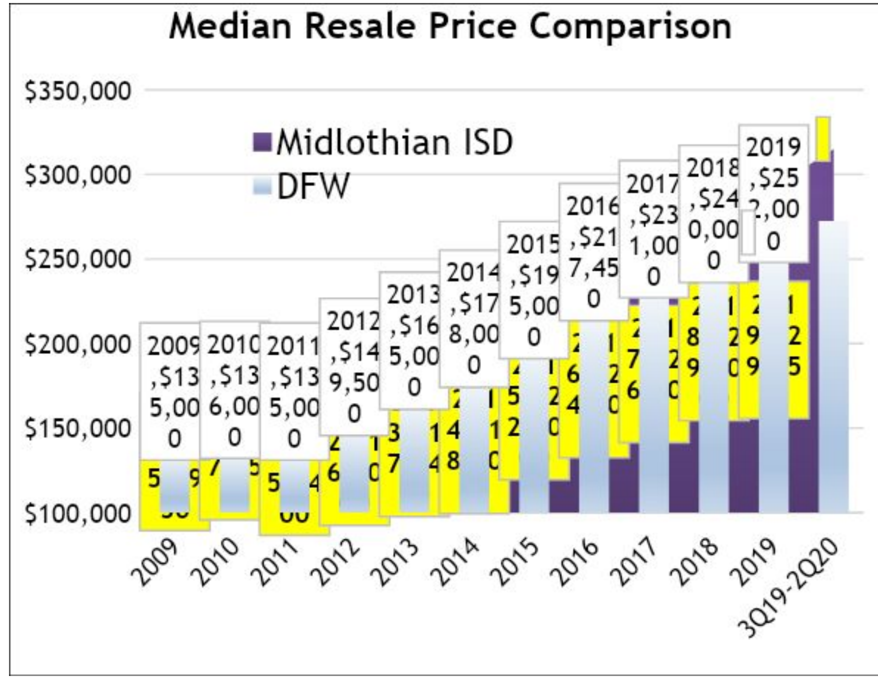


DFW NEW HOME MARKET OUTLOOK

- Market demand is sustainable; mortgage rates should remain low for foreseeable future, demographics bringing an increased number of prospective buyers to the market. Combined force outweighs demand destruction from job losses
- Builders remain guarded—negative impact from COVID-19 could still create points in time where 2nd Half 2020 purchase activity is curbed
- But 2020 will turn out to be a solid year for DFW builders
- Lot development revs up to meet post-COVID demand; deal flow has improved
- Housing prices will have to move higher with increased construction and lot costs

MIDLOTHIAN PREOWNED HOME SALES





Source: NTREIS – SF detached, non-builder sales only

- 702 total resales in the district from 3Q19-2Q20 *(+9.1% YoY)*
- Since 2016, MISD has seen an average of 655 pre-owned home sales per year
- MISD's median resale sold price over the past year was a record $<u>315,000</u> *(+7.3% vs. YoY)*
- DFW's annual median resale price currently $272,500 *(+6.5% YoY)*

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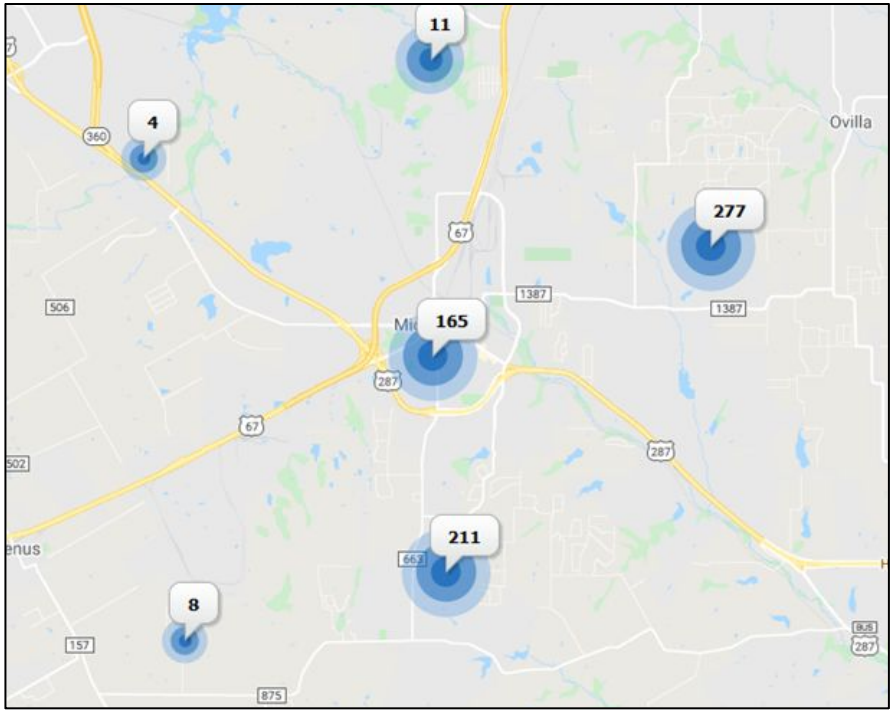
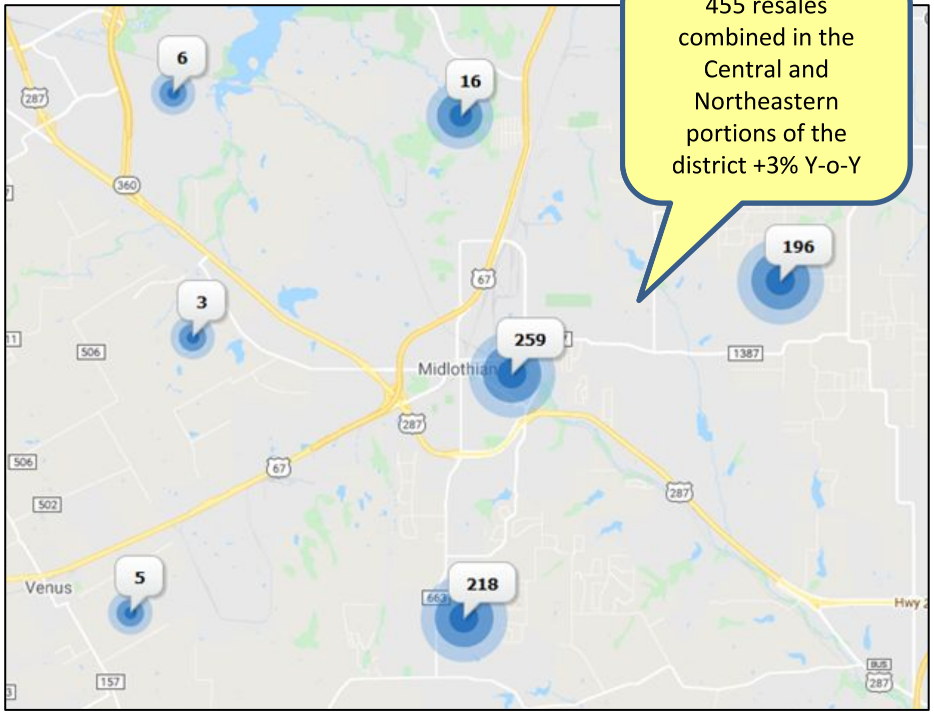
MIDLOTHIAN ISD PRE-OWNED HOME SALES

3Q18-2Q19



3Q19-2Q20

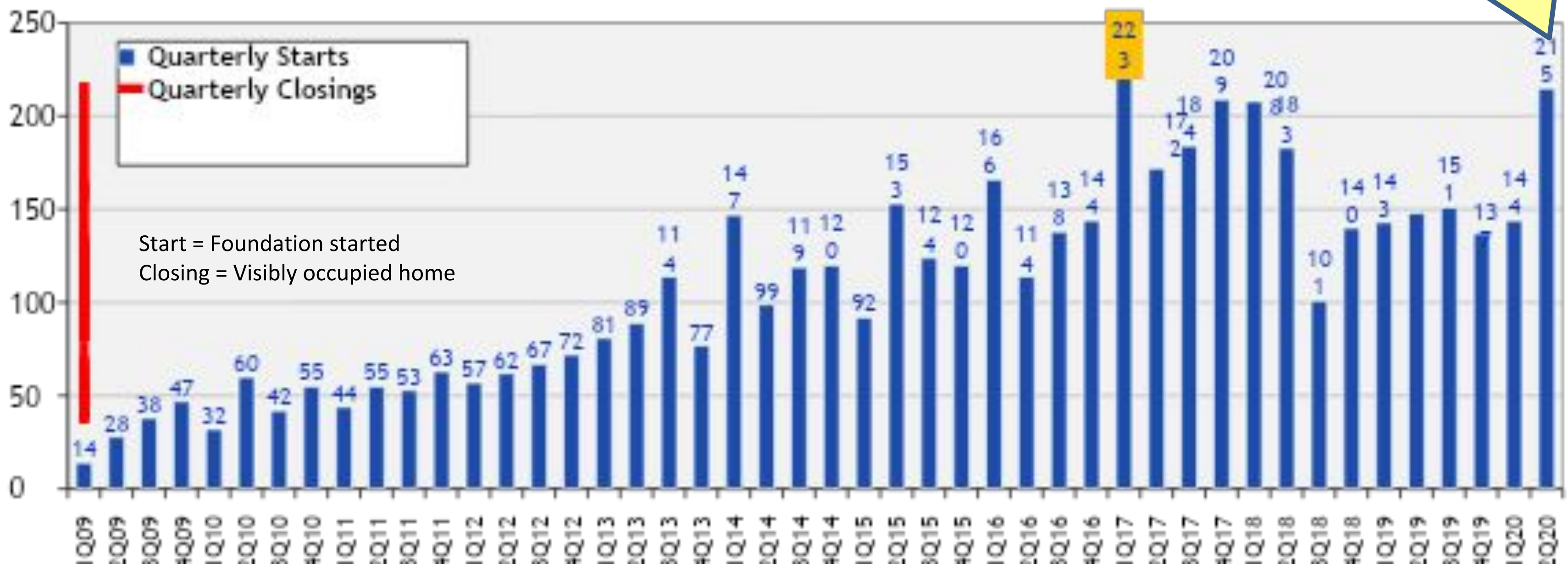


455 resales combined in the Central and Northeastern portions of the district +3% Y-o-Y

Source: NTREIS: SF Homes, Non-Builder Sales Only

MIDLOTHIAN ISD
QUARTERLY NEW HOME CONSTRUCTION

Most quarterly starts since 4Q16 and second highest total recorded



Starts	2013	2014	2015	2016	2017	2018	2019	2020
1Q	81	147	92	166	223	208	143	144
2Q	89	99	153	114	172	183	148	**215**
3Q	114	119	124	138	184	101	151	
4Q	77	120	120	144	209	140	137	
Total	**361**	**485**	**489**	**562**	**788**	**632**	**579**	**359**

Closings	2013	2014	2015	2016	2017	2018	2018	2020
1Q	59	80	79	95	150	179	103	129
2Q	79	108	132	101	165	218	166	**139**
3Q	99	117	136	132	154	216	193	
4Q	90	106	95	113	166	185	158	
Total	**327**	**411**	**442**	**441**	**635**	**798**	**620**	**268**

- Builders started 215 and closed 139 new homes in the district during the 2nd quarter of 2020

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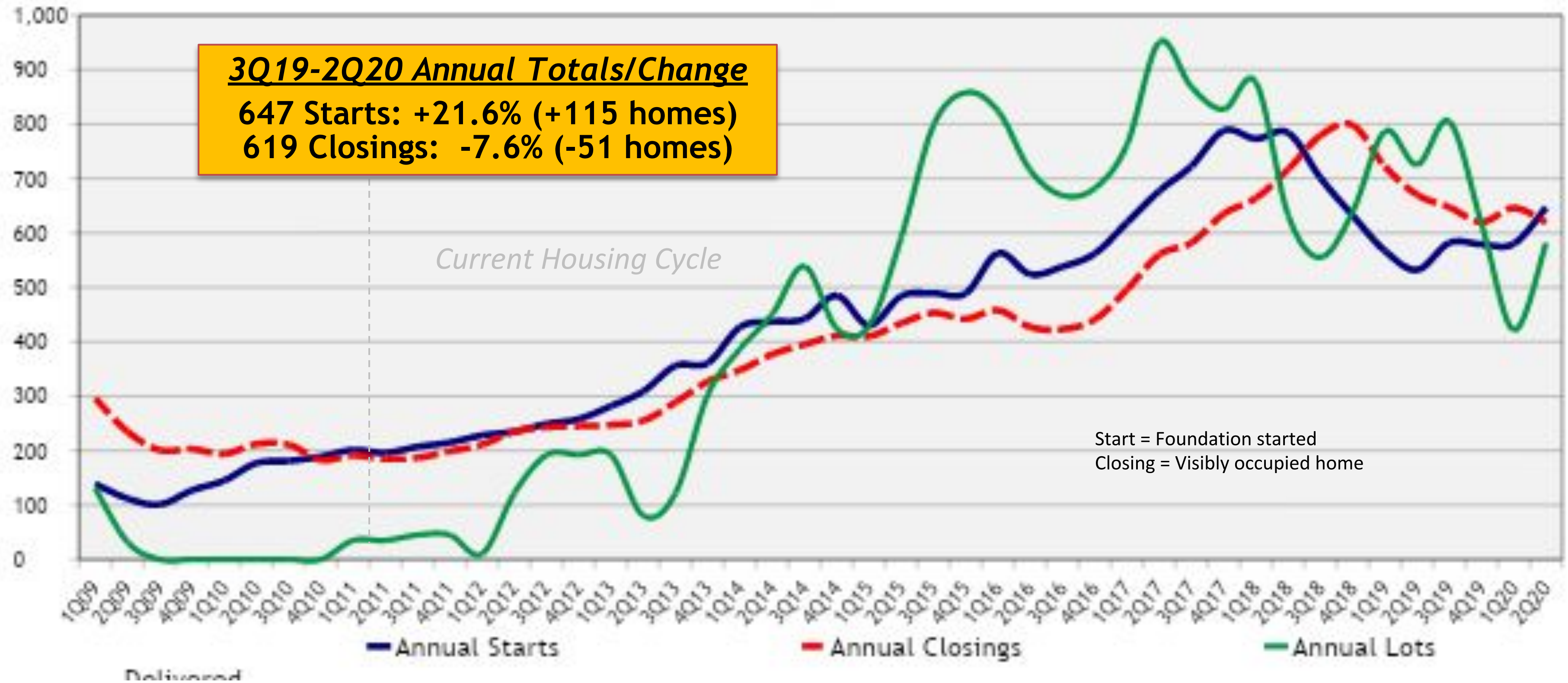
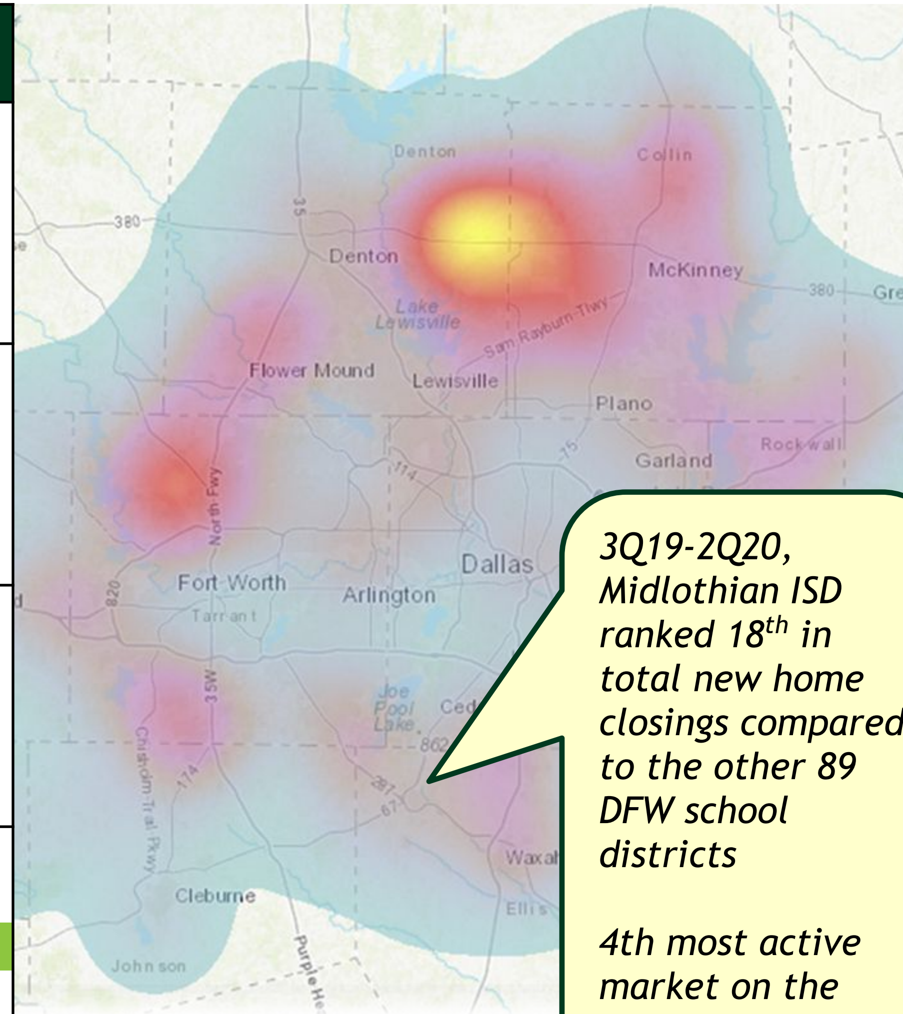
MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION AND LOT DELIVERIES



- 647 annual starts from 3Q19-2Q20, a 21.6% increase year-over-year
  - *Highest annual rate in two years*
- Annual closings remain flat at 619 homes, a 7.6% decrease vs. the same period last year
- Developers delivered 582 new single-family residential lots in MISD over the past 12 months

DFW SCHOOL DISTRICT NEW HOME ACTIVITY
RANKED BY ANNUAL NEW HOME CLOSINGS 3Q19-2Q20

Rank	District	Annual Starts	Annual Closings	Median New Home Price
1	Denton	2,840	2,845	$309,765
2	Prosper	2,507	2,792	$422,614
3	Frisco	2,256	2,456	$473,758
4	Northwest	2,600	2,271	$321,074
5	Eagle Mtn.-Saginaw	1,956	1,917	$273,136
6	Forney	1,556	1,449	$253,905
7	Lewisville	1,113	1,330	$439,893
8	Crowley	1,196	1,286	$242,296
9	Mansfield	973	1,013	$367,860
10	Dallas	978	981	$363,704
11	Little Elm	812	944	$363,174
12	Rockwall	962	824	$342,650
13	McKinney	799	814	$346,231
14	Waxahachie	876	779	$306,372
15	Melissa	795	760	$323,133
16	Royse City	902	726	$258,812
17	Wylie	697	621	$375,563
18	Midlothian	647	619	$340,227
19	Anna	634	613	$278,236
20	Allen	607	612	$468,245



3Q19-2Q20, Midlothian ISD ranked 18th in total new home closings compared to the other 89 DFW school districts

4th most active market on the southside of DFW

MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 3Q19-2Q20 *(ranked by annual closings)*

Rank	Subdivision	Annual Starts	Annual Closings	Projected Build-Out	Elementary	Middle	High
1	Hawkins Meadows	75	63	2023	Irvin	Frank Seale	Midlothian
2	Dove Creek	32	58	2025	Mt. Peak	Dieterich	Midlothian
3	Thomas Trail Estates	33	58	2021	Mt. Peak	Dieterich	Midlothian
4	Lawson Farms (all)	11	56	2020	Miller	Dieterich	Midlothian
5	Four Trees	40	46	2021	McClatchey	Walnut Grove	Heritage
6	Bryson Springs	13	44	2020	McClatchey	Walnut Grove	Heritage
7	The Grove	28	31	2025	Baxter	Walnut Grove	Heritage
8	Bryson Manor	20	29	2024	McClatchey	Walnut Grove	Heritage
9	Hillstone Estates	13	28	2020	Miller	Dieterich	Midlothian
10	La Paz Ranch	36	28	2025	Miller	Dieterich	Midlothian
11	Massey Meadows	91	26	2024	Longbranch	Walnut Grove	Heritage
12	Mill Valley	47	23	2024	Vitovsky	Frank Seale	Midlothian
13	Legacy Estates	35	18	2022	Longbranch	Walnut Grove	Heritage
14	Autumn Run	27	14	2024	Irvin	Frank Seale	Midlothian
15	Horizon Estates	18	14	2024	Longbranch	Walnut Grove	Heritage

Others to Watch

- DR Horton starts 35 homes in 2Q20 at Coventry Crossing Ph. 2
- Prairie Ridge: first 6 homes started in 2Q20

MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE

- Mt. Peak, McClatchey, and Miller zones all see more than 100 new homes occupied over the past 12 months
- Longbranch zone produces the most annual starts with 159
- Vitovsky zone activity increasing

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MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE

- Over the past 4 quarters, the Dieterich and Walnut Grove attendance zones each produced 40% of the district's annual new home closings

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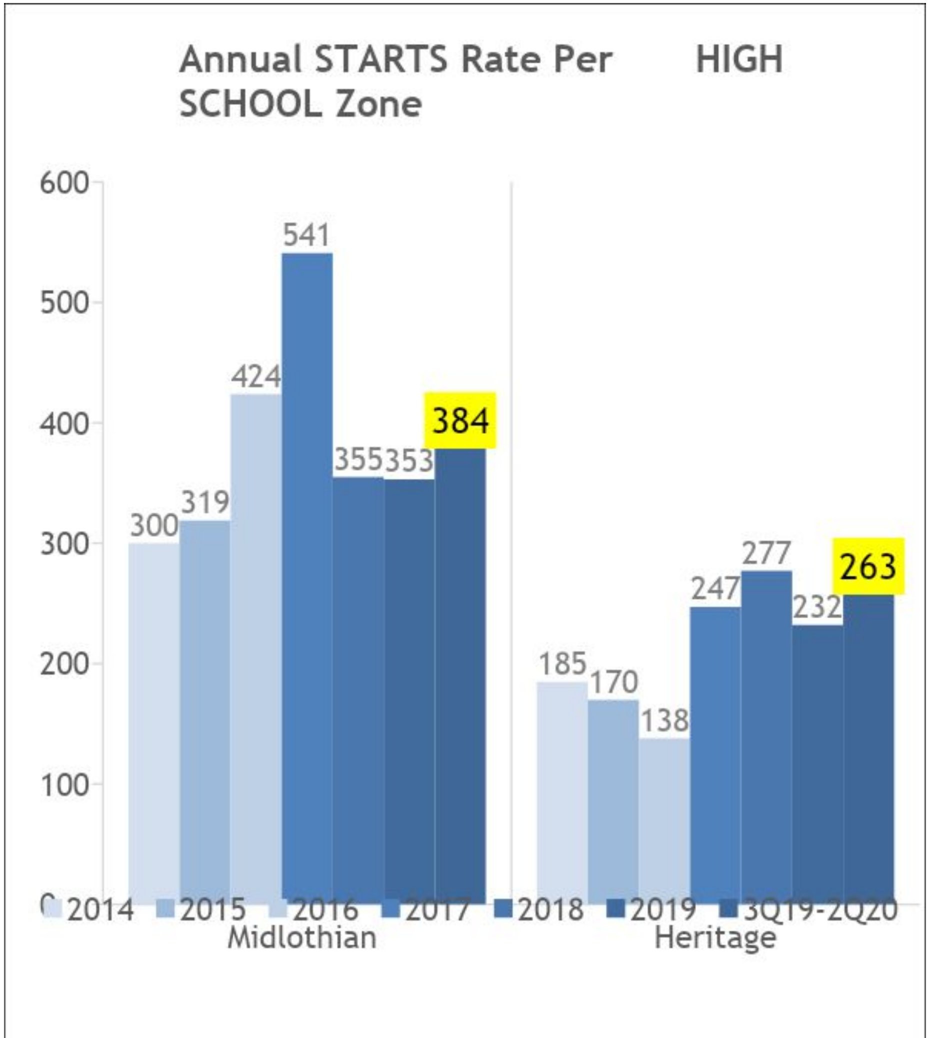
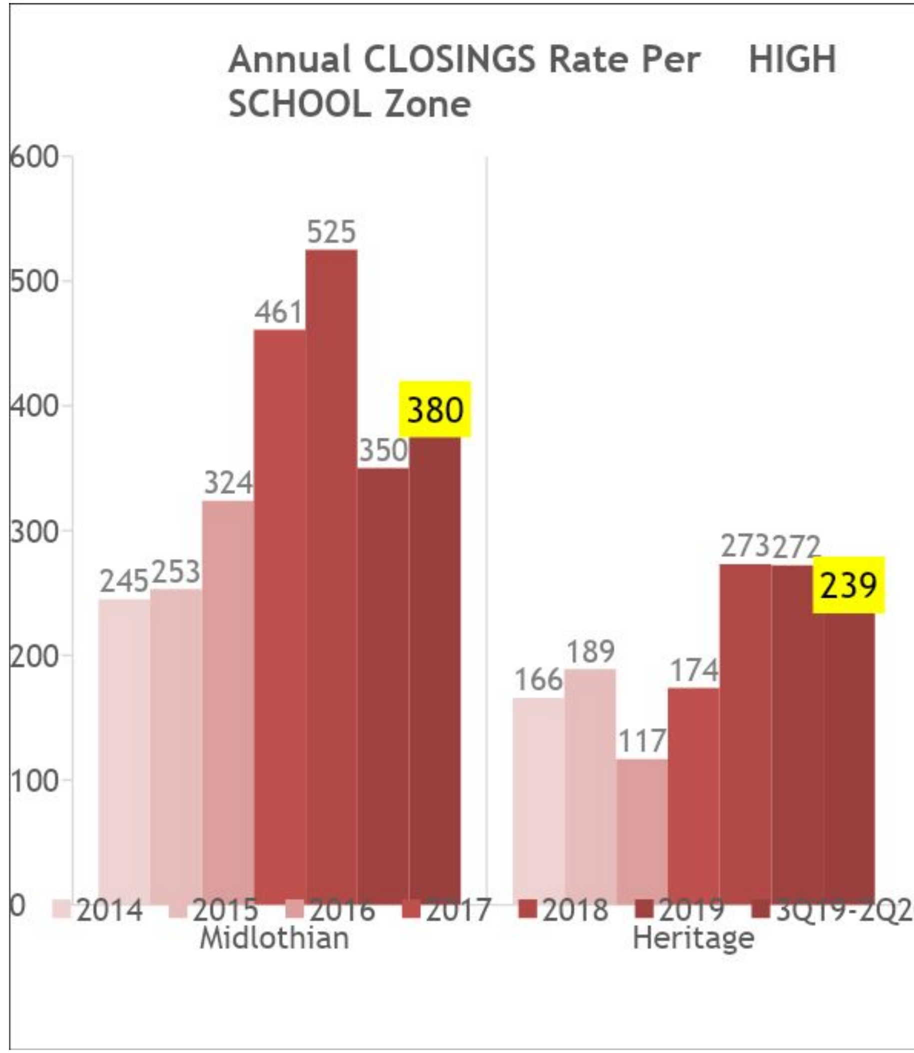
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE





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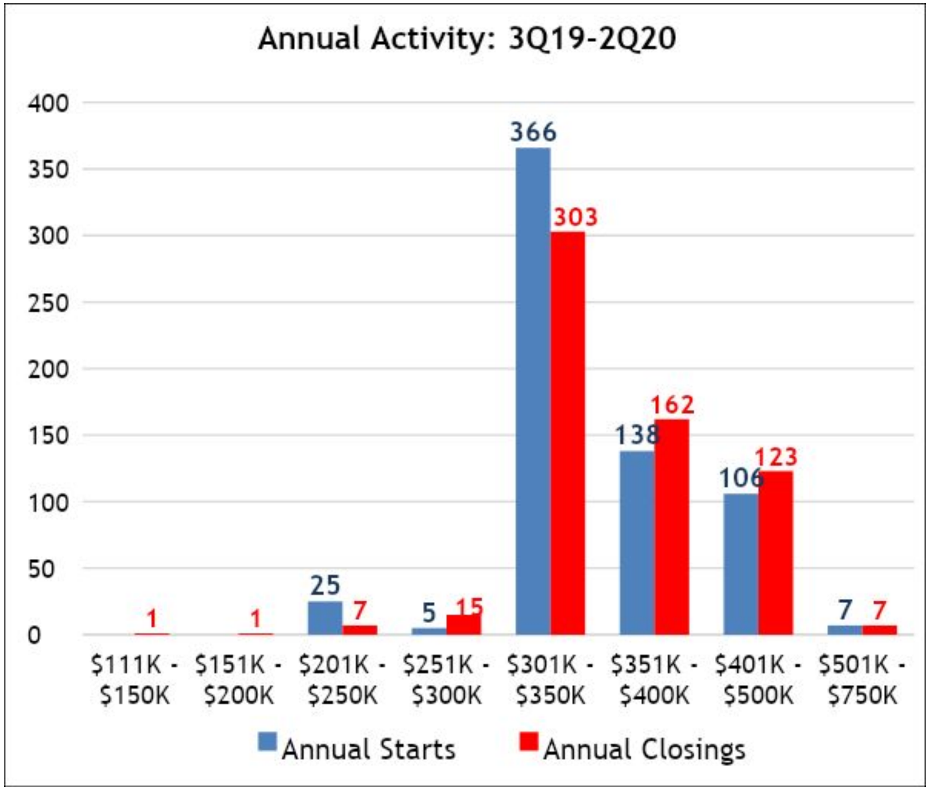
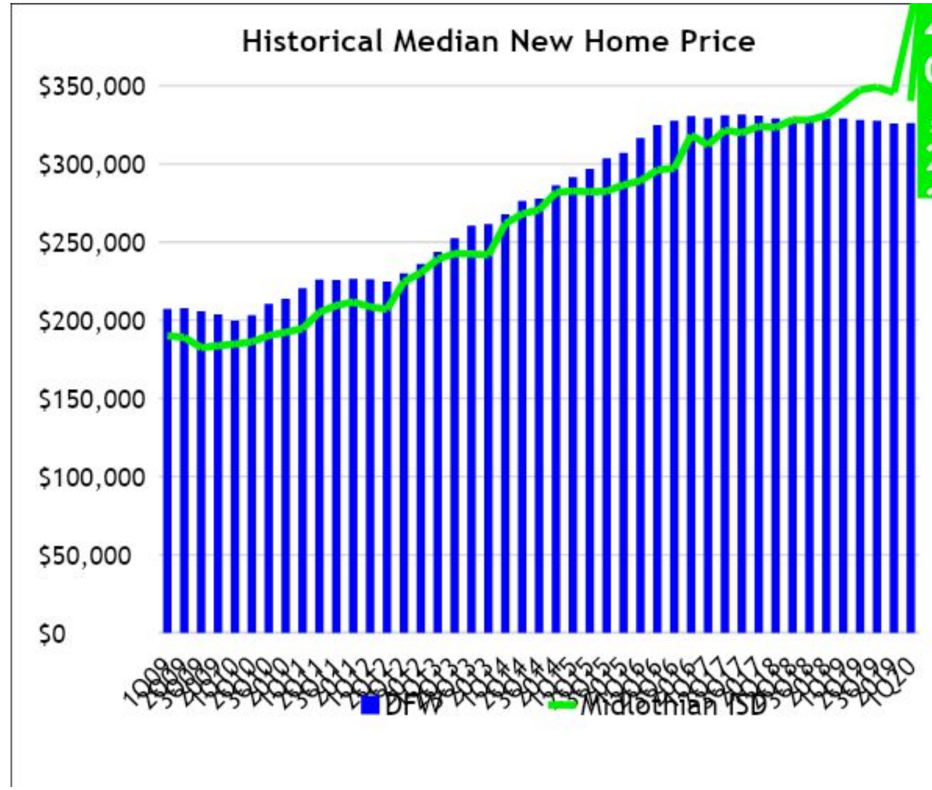
DISTRICT MEDIAN NEW HOME PRICE HISTORY





- 96% of the district's new home starts are located in subdivisions with average base pricing over $300K
- District's median new home price now stands at <u>$340,227</u> *(-2.0% Y-o-Y)*
- DFW Median New Home Price is currently $323K *(-1.5% Y-o-Y)*

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MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY

- **132 new lots delivered in 2Q20**
  - 17 lots in Autumn Run- Ph. 4 (70’ wide lots)
  - 111 lots for Azalea Hollow (150’ wide lots)
  - 4 lots in Palomino Estates-1 (160’ wide lots)

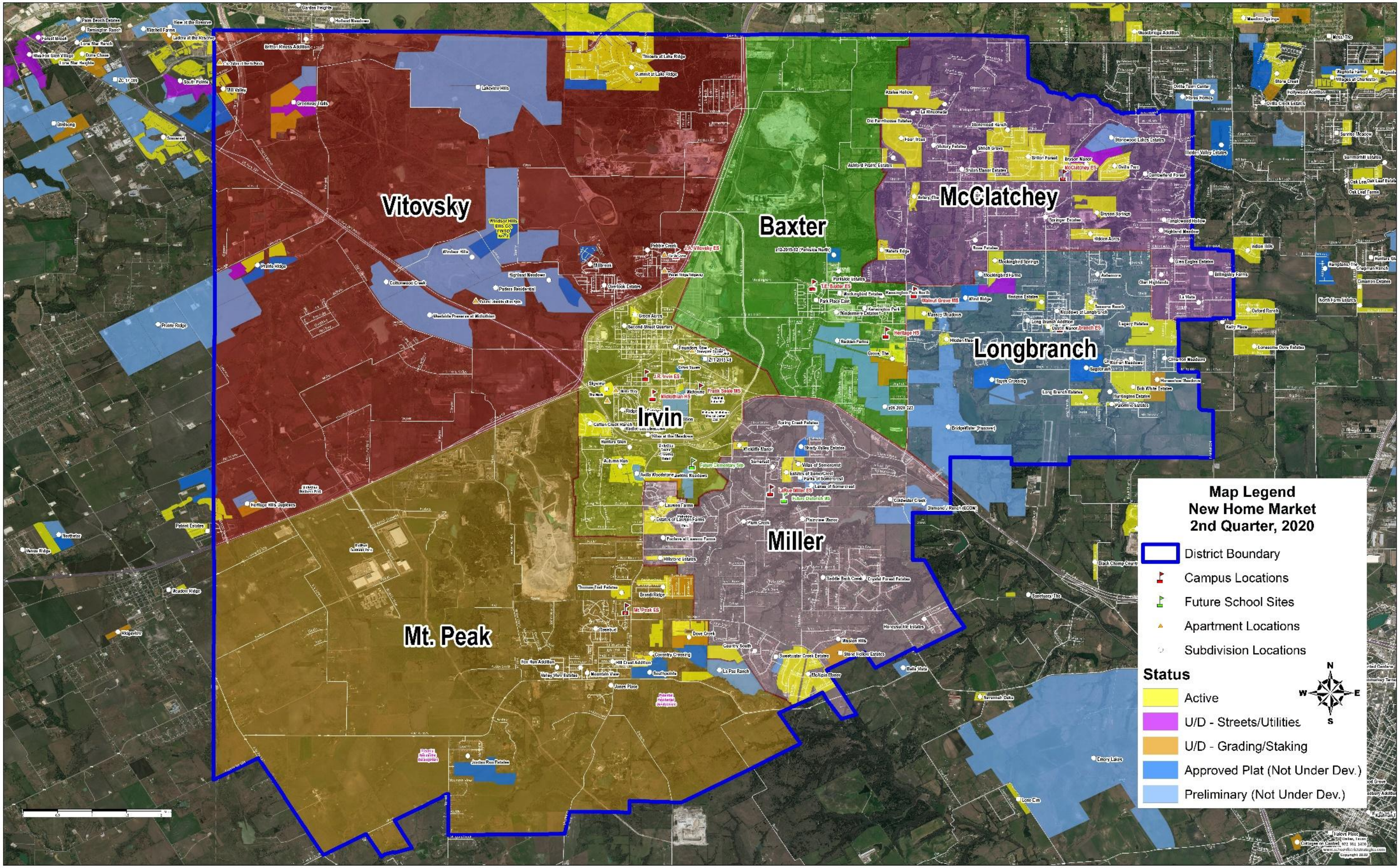
- **New or updated in 2Q20*

- **1,267 vacant developed lots remaining as of month-end June 2020**

- **1,395 lots under development at the end of 2Q20**

LOTS UNDER DEVELOPMENT 3Q19-2Q20					
Subdivision	**Phase / Section (s)**	**Lot Width (s)**	**Total Lots**	**Attendance Zones**	**City**
Summit at Lake Ridge	22-B	130'	33	Vitovsky/Frank Seale/Midlothian	Cedar Hill
Greenway Trails*	1, 1cp, 2cp	60', 65', 72'	483	Vitovsky/Frank Seale/Midlothian	Grand Prairie
Prairie Ridge*	2B	53	98	Vitovsky/Frank Seale/Midlothian	Grand Prairie
The Grove	3 & 4	70'	197	Baxter/Walnut Grove/Heritage	Midlothian
Hawkins Meadows	2	60'	71	Irvin/Frank Seale/Midlothian	Midlothian
Mockingbird Springs*	2	150	36	Longbranch/Walnut Grove/Heritage	Midlothian
Brandi Ridge*	3	120'	105	Mt. Peak/Dieterich/Midlothian	Midlothian
Dove Creek*	2	75', 100'	107	Mt. Peak/Dieterich/Midlothian	Midlothian
Stone Hollow Estates	1	1 ac	39	Miller/Dieterich/Midlothian	Midlothian
Bryson Manor	3	110'	111	McClatchey/Walnut Grove/Heritage	Ovilla
Heritage Hills Estates*	1	65', 70'	56	Vitovsky/Frank Seale/Midlothian	Venus
Horseshoe Meadows	1	100'	59	Longbranch/Walnut Grove/Heritage	Waxahachie

Midlothian Independent School District



MISD PROPOSED RESIDENTIAL PROJECTS (not currently active or under development)

Baxter ES Zone:
- Redden Farms (Hines/793 lots)
- Parkside North (73 lots)
- Z06-2020-023 (187 lots)
- ***Mockingbird Heights (98 lots)*

Irvin ES Zone:
- Avilla Woodstone (200 lots)
- Z11-2015-48 (67 lots)
- ***Villas on the Square (97 lots)*

Longbranch ES Zone:
- BridgeWater (aka Diamond J Ranch; 1,700 lots Hanover Development)
- Hayes Crossing (330 lots)
- Sagebrush (67 lots)
- Wind Ridge (182 lots)

McClatchey ES Zone:
- Stonewood Lake Estates (143 lots)
- ***The Arbours (45 lots)*

Mt. Peak ES Zone:
- Southpointe (35 lots)
- Jordan Run Ph. 4 (75 lots)

Miller ES Zone:
- Lakes of Somercrest (99 lots)
- Parks of Somercrest (54 lots)
- Shady Valley Estates (115 lots)
- Spring Creek Estates (104 lots)

Vitovsky ES Zone:
- Cottonwood Creek (325 lots)
- Highland Meadows (881 lots)
- Lakeview Hills (4,077 lots)
- Padera Residential – 214 lots 50’s & 70’s
- South Pointe (Ph. 8A) – 67 lots
- Westside Preserve (772 lots)
- Windsor Hills (Ellis Co. FWSD No. 2) – 527 lots

**Blue = New or updated in 2Q20*

Early 3Q20 P&Z cases

AERIAL PHOTOS JULY 1, 2020

BRYSON MANOR

MOCKINGBIRD SPRINGS

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MASSEY MEADOWS

THE GROVE

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ESTATES/VILLAS/LAKES/PARKS OF SOMERCREST

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HAWKINS MEADOWS

AUTUMN RUN

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BRANDI RIDGE PHASE 3

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COVENTRY CROSSING / DOVE CREEK

LA PAZ NORTH

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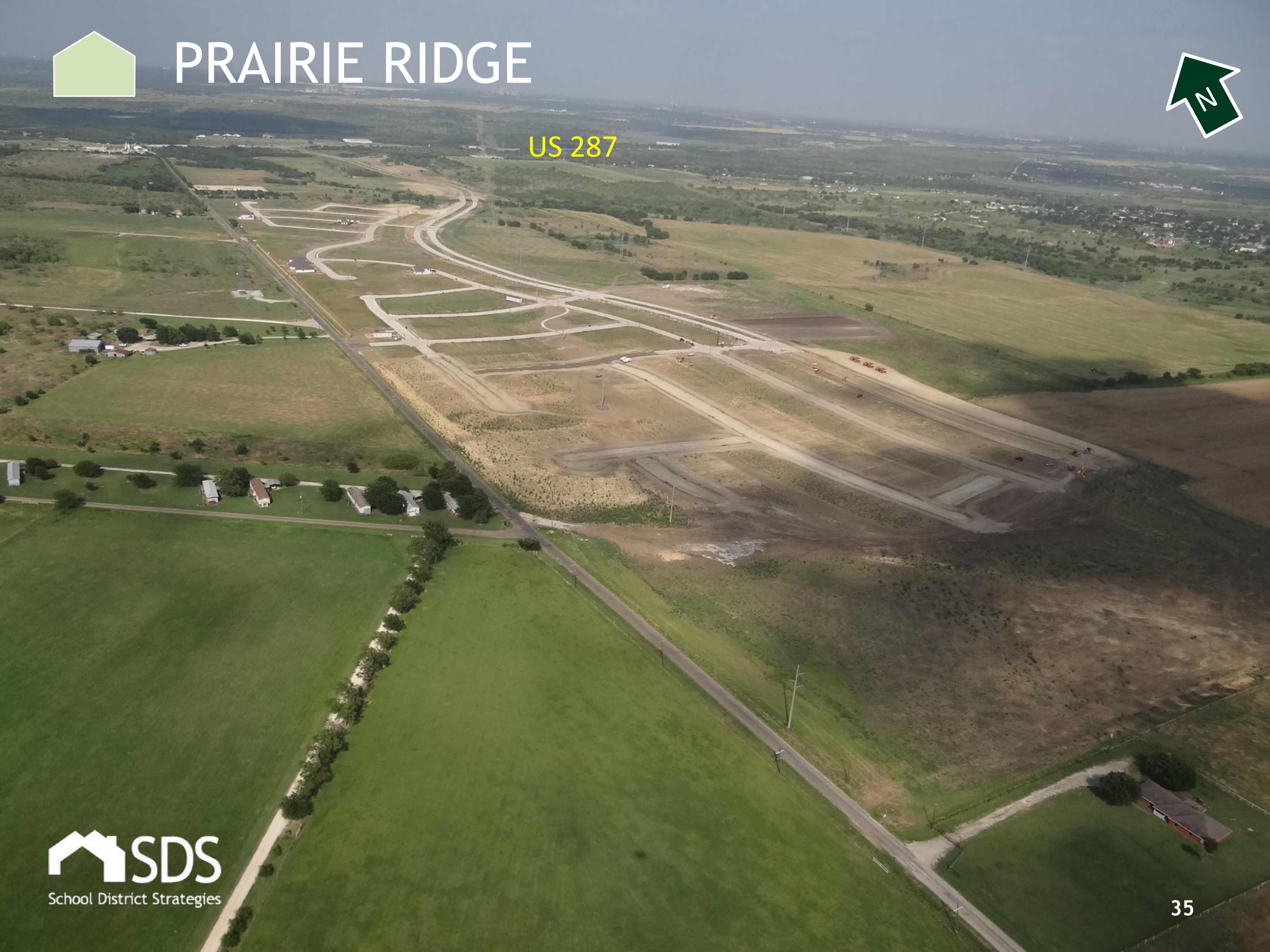
PRAIRIE RIDGE



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GREENWAY TRAILS

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MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY BY ELEMENTARY ZONE 2Q20

Elementary School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	In-Process/Planned Future Apartment Units
Baxter	28	13	1,366	
Irvin	108	139	798	236
Longbranch	159	198	2,429	
McClatchey	76	162	254	
Miller	84	140	379	
Mt. Peak	110	100	513	
Vitovsky	82	515	9,050	152
Total	**647**	**1,267**	**14,789**	**388**

VDL = Vacant developed lot (i.e. a fully developed lot w/ a paved street in front of it)

Future = Lots from subdivisions with approved final plats; could be raw land or currently under development

Prelim = Lots from projects currently at the preliminary platting stage or conceptual design stage

MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY BY MIDDLE AND HIGH SCHOOL ZONES 2Q20

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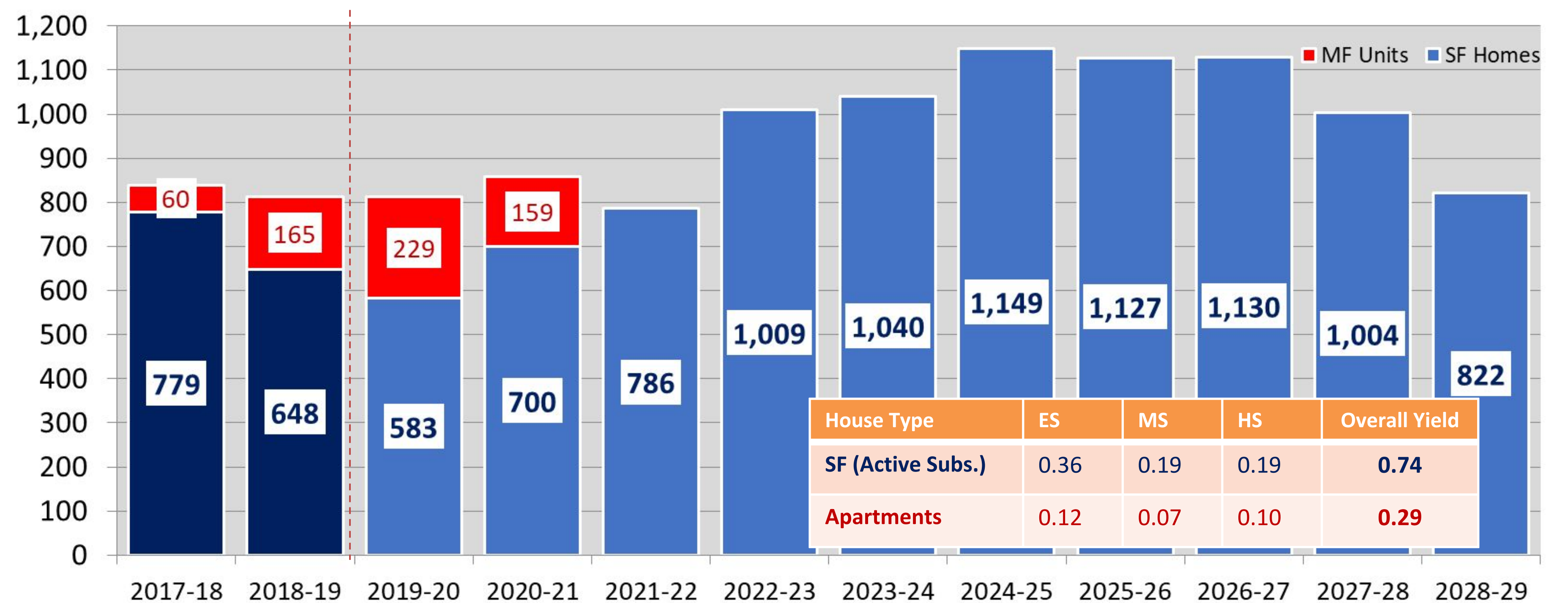
Middle School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	In-Process/Planned Future Apartment Units
Dieterich	194	240	892	
Frank Seale	190	654	6,534	388
Walnut Grove	263	373	7,363	
Total	**647**	**1,267**	**14,789**	**388**

High School Attendance Zone

Attendance Zone	Annual Starts	Developed Lots Remaining (VDL)	Future & Prelim Planned Single Family Lots	In-Process/Planned Future Apartment Units
Heritage	263	373	3,183	
Midlothian	384	894	11,606	388
Total	**647**	**1,267**	**14,789**	**388**

MIDLOTHIAN ISD NEW HOME CONSTRUCTION CLOSINGS FORECAST FALL 2020-2029 *(REVISED COVID-19 SCENARIO)*



House Type	ES	MS	HS	Overall Yield
SF (Active Subs.)	0.36	0.19	0.19	**0.74**
Apartments	0.12	0.07	0.10	**0.29**

Annual periods represent 4Q-3Q

- COVID-19 pandemic does not result in a prolonged slowdown; district is poised to see an average of an average of 745 closings over the next two years, increasing upwards to near 1,000-1,100 by 2024
- Under the revised Moderate Scenario, MISD builders could produce approximately 4,700 total new homes by Fall 2024
- Over the next 10 years, MISD is poised to see over 9,300 new homes new homes built
- Planned apartment developments are expected to be constructed and leased out by 2022

MIDLOTHIAN ISD
10-YEAR ENROLLMENT PROJECTIONS

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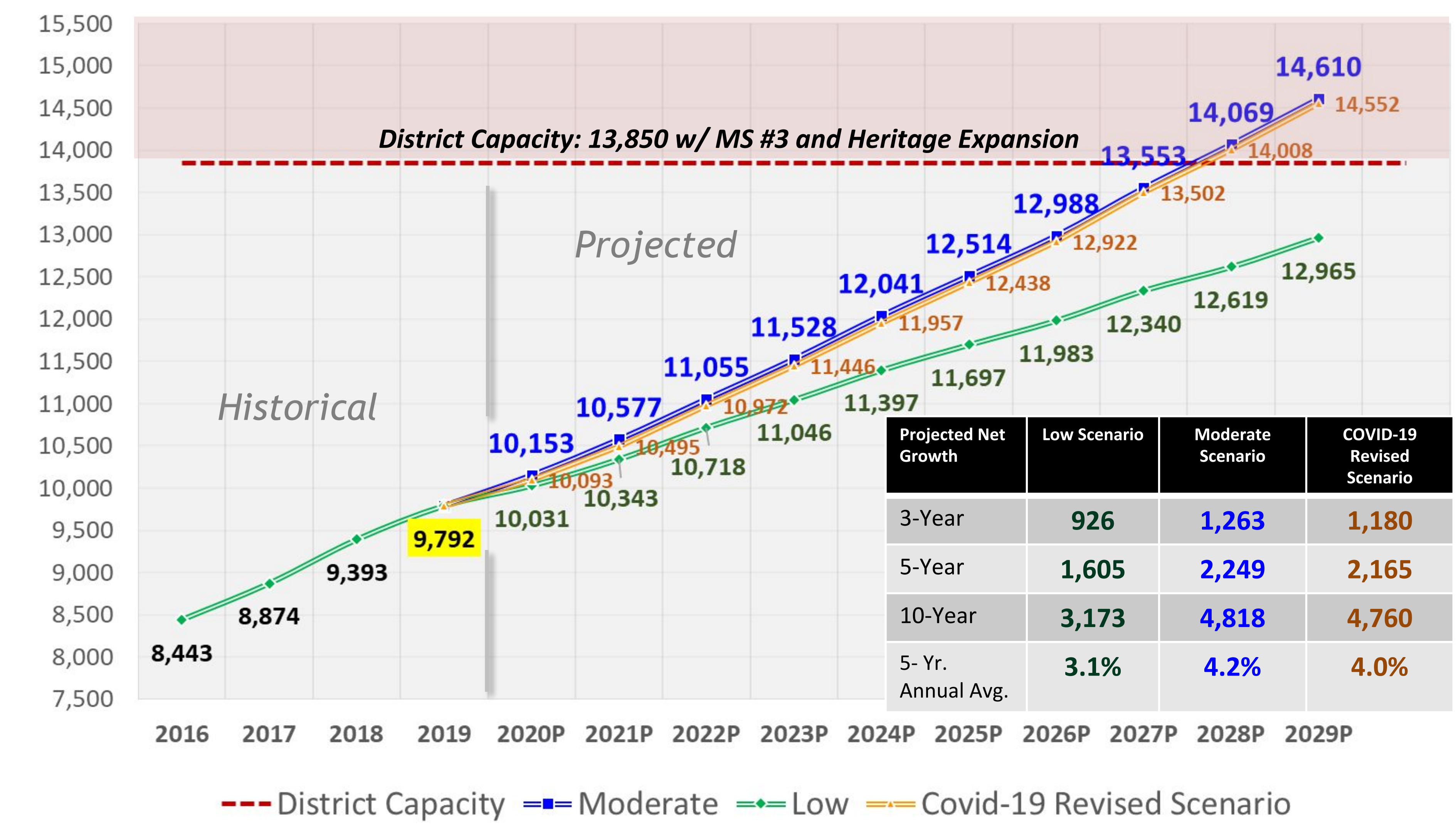

Projected Net Growth	Low Scenario	Moderate Scenario	COVID-19 Revised Scenario
3-Year	926	1,263	1,180
5-Year	1,605	2,249	2,165
10-Year	3,173	4,818	4,760
5- Yr. Annual Avg.	3.1%	4.2%	4.0%

ELEMENTARY CAMPUS PROJECTIONS VS. CAPACITY

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Midlothian ISD - Campus Projections (COVID-19 Revised Scenario)	Historical	Projected Fall Snapshot Enrollment DRAFT									
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2028/29
Baxter Elementary		Campus Capacity = 750									
Total Enrollment	565	589	612	641	701	752	795	824	848	864	878
Capacity Utilization	75%	79%	82%	85%	93%	100%	106%	110%	113%	115%	117%
Space Remaining	185	161	138	109	49	-2	-45	-74	-98	-114	-128
Irvin Elementary		Campus Capacity = 750									
Total Enrollment	591	620	656	670	678	674	675	683	695	711	727
Capacity Utilization	79%	83%	87%	89%	90%	90%	90%	91%	93%	95%	97%
Space Remaining	159	130	94	80	72	76	75	67	55	39	23
Longbranch Elementary		Campus Capacity = 750									
Total Enrollment	623	564	582	621	676	739	795	849	914	979	1,039
Capacity Utilization	83%	75%	78%	83%	90%	99%	106%	113%	122%	131%	139%
Space Remaining	127	186	168	129	74	11	-45	-99	-164	-229	-289
Miller Elementary		Campus Capacity = 750									
Total Enrollment	659	743	739	748	741	743	754	772	783	787	790
Capacity Utilization	88%	99%	99%	100%	99%	99%	101%	103%	104%	105%	105%
Space Remaining	91	7	11	2	9	7	-4	-22	-33	-37	-40
Mt. Peak Elementary		Campus Capacity = 750									
Total Enrollment	658	669	688	713	759	779	810	842	876	911	943
Capacity Utilization	88%	89%	92%	95%	101%	104%	108%	112%	117%	121%	126%
Space Remaining	92	81	62	37	-9	-29	-60	-92	-126	-161	-193
Vitovsky Elementary		Campus Capacity = 750									
Total Enrollment	620	631	663	737	833	932	1,071	1,221	1,378	1,516	1,652
Capacity Utilization	83%	84%	88%	98%	111%	124%	143%	163%	184%	202%	220%
Space Remaining	130	119	87	13	-83	-182	-321	-471	-628	-766	-902
McClatchey Elementary		Campus Capacity = 750									
Total Enrollment	655	664	638	649	640	618	627	645	669	693	713
Capacity Utilization	87%	89%	85%	87%	85%	82%	84%	86%	89%	92%	95%
Space Remaining	95	86	112	101	110	132	123	105	81	57	37
Elementary Totals			Total Elementary Capacity = 5,250								
Total Enrollment	4,371	4,480	4,577	4,779	5,029	5,238	5,527	5,837	6,164	6,461	6,742
Capacity Utilization	83%	85%	87%	91%	96%	100%	105%	111%	117%	123%	128%
Space Remaining	879	770	673	471	221	12	-277	-587	-914	-1,211	-1,492

Proposed additional capacity between 2022 and 2024

MIDDLE AND HIGH SCHOOL CAMPUS PROJECTIONS VS. CAPACITY

SDS

Midlothian ISD - Campus Projections (COVID-19 Revised Scenario)	Historical	Projected Fall Snapshot Enrollment DRAFT									
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2028/29
Frank Seale Middle		Campus Capacity = 1,200									
Total Enrollment	1,214	710	743	742	788	861	922	967	997	1,063	1,129
Capacity Utilization	101%	59%	62%	62%	66%	72%	77%	81%	83%	89%	94%
Space Remaining	-14	490	457	458	412	339	278	233	203	137	71
Walnut Grove Middle		Campus Capacity = 1,200									
Total Enrollment	1,180	970	996	1,021	1,074	1,114	1,153	1,202	1,217	1,257	1,299
Capacity Utilization	98%	81%	83%	85%	90%	93%	96%	100%	101%	105%	108%
Space Remaining	20	230	204	179	126	86	47	-2	-17	-57	-99
Dieterich Middle		Campus Capacity = 1,200									
Total Enrollment		785	806	799	799	797	800	795	782	789	805
Capacity Utilization	0%	65%	67%	67%	67%	66%	67%	66%	65%	66%	67%
Space Remaining	1,200	415	394	401	401	403	400	405	418	411	395
Middle School Totals	Total Middle School Capacity = 3,600 (w/ Addition of Dieterich MS in 2020)										
Total Enrollment	2,394	2,465	2,545	2,561	2,661	2,772	2,875	2,964	2,997	3,109	3,233
Capacity Utilization	100%	68%	71%	71%	74%	77%	80%	82%	83%	86%	90%
Space Remaining	6	1,135	1,055	1,039	939	828	725	636	603	491	367
Heritage High		Campus Capacity = 1,100			Campus Capacity w/ Expansion = 2,500						
Total Enrollment	1,040	1,095	1,166	1,216	1,219	1,242	1,272	1,305	1,394	1,428	1,472
Capacity Utilization	95%	100%	106%	49%	49%	50%	51%	52%	56%	57%	59%
Space Remaining	60	5	-66	1,284	1,281	1,258	1,228	1,195	1,106	1,072	1,028
Midlothian High		Campus Capacity = 2,500									
Total Enrollment	1,987	2,053	2,207	2,416	2,538	2,705	2,765	2,817	2,947	3,010	3,105
Capacity Utilization	79%	82%	88%	97%	102%	108%	111%	113%	118%	120%	124%
Space Remaining	513	447	293	84	-38	-205	-265	-317	-447	-510	-605
High School Totals	Total High School Capacity = 3,600				Total High School Capacity w/ Heritage Expansion = 5,000						
Total Enrollment	3,027	3,148	3,373	3,632	3,757	3,947	4,037	4,122	4,341	4,438	4,577
Capacity Utilization	84%	87%	94%	73%	75%	79%	81%	82%	87%	89%	92%
Space Remaining	573	452	227	1,368	1,243	1,053	963	878	659	562	423
District Totals (PK-12)	Total District Capacity = 12,450 (w/ MS#3)				Total District Capacity w/Heritage Expansion = 13,850						
Total Enrollment	9,792	10,093	10,495	10,972	11,446	11,957	12,438	12,922	13,502	14,008	14,552
Capacity Utilization	79%	81%	84%	79%	83%	86%	90%	93%	97%	101%	105%
Space Remaining	1,458	2,357	1,955	2,878	2,404	1,893	1,412	928	348	-158	-702

Additional capacity coming in 2020 at the MS level and 2022 at the HS level

Midlothian ISD
2Q 2020 Demographics Summary

- Despite COVID-19 shutdown in April, demand for new homes in the district strengthened in 2Q20
- New home builders started 647 and closed 619 new homes from 3Q19-2Q20
- 90% of new construction over the past year occurred in the City of Midlothian portion of the district; led by Lawson Farms, Dove Creek, Four Trees, and Thomas Trail Estates
- Mt. Peak, McClatchey, and Miller Elementary zones were the most active over the past 4 quarters.
- 61% of the district's new home closings occurred in the MHS zone (39% Heritage)
- District's median new home price stands at $340,227 3Q19-2Q20 (DFW's median new = $323K);
- Developers delivered 582 new single-family (SF) lots in MISD over the past 12 months
- 1,267 vacant SF lots were remaining as of June 2020
- 1,395 future SF lots are currently under development in the district including new developments in the Grand Prairie portion of the district at Prairie Ridge and Greenway Trails
- The Mark apartments (236 units) now 94% occupied with 152 more apartment units under construction at Lakeside Villas (Opening Sept. 2020)
- Developers are planning an additional 15,000+ future SF lots including two major master planned developments BridgeWater (aka Diamond J Ranch) and Redden Farms
- MISD could see about 4,100 new homes occupied over the next 5 years
- The district could see the annual construction rate climb 1,000-1,100 homes per year by 2023
- Residential construction and development projected to drive MISD enrollment growth up by an average of 4.0% annually over the next 5 years
- MISD enrollment could surpass 12,000 students by 2025 and 14,000 students by 2028

School District Strategies

SDS

Solutions Through Demographics

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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.