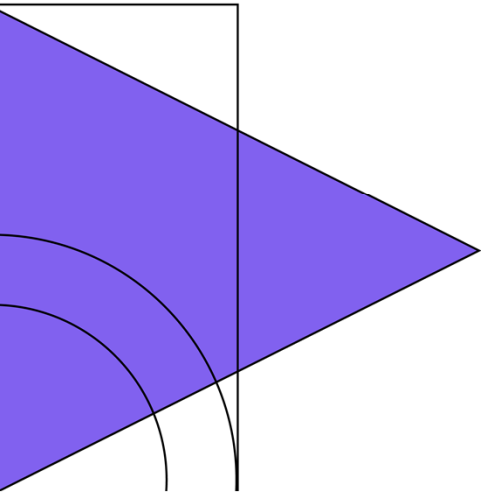
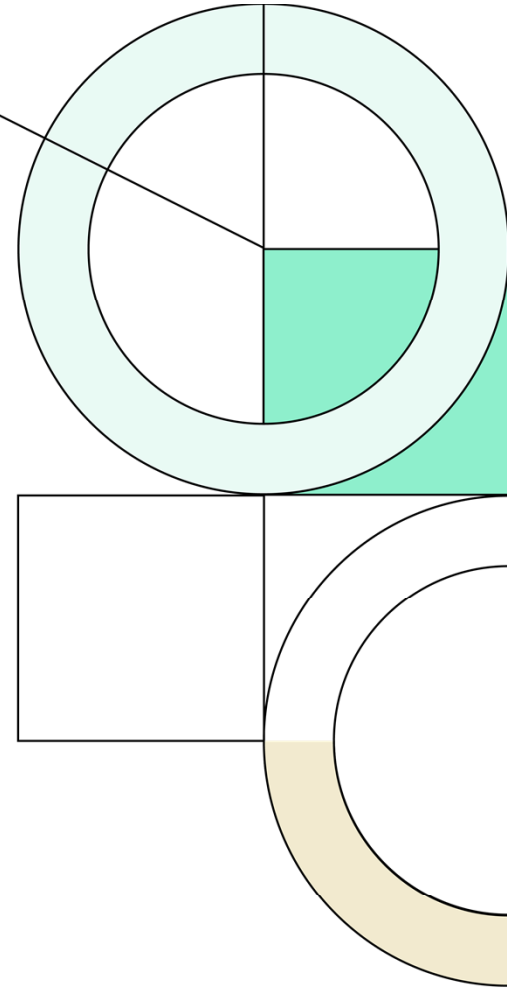




**Lewisville
Independent
School
District**

4Q21

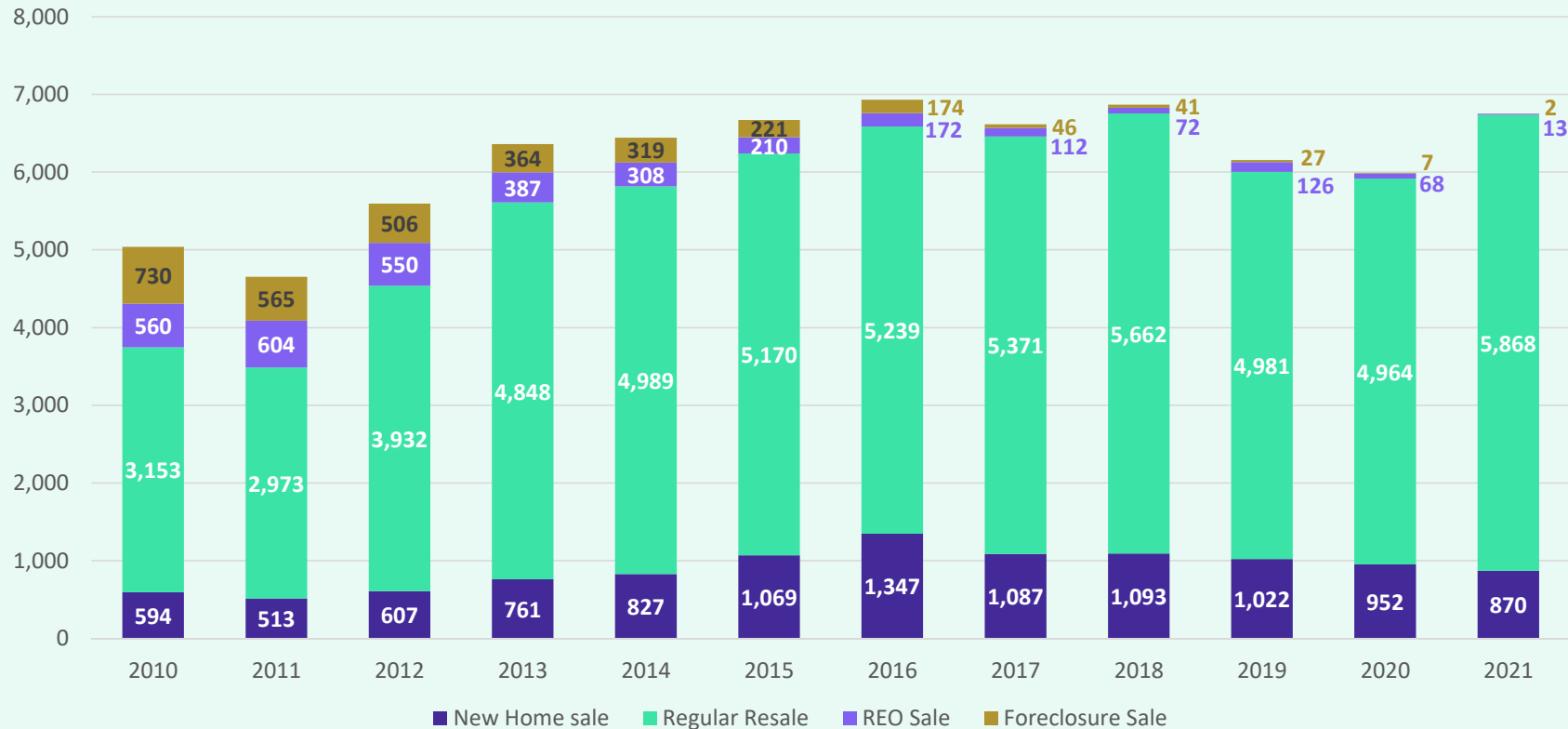
Demographic Report





Lewisville ISD Housing Market Analysis

Annual Home Sales by Type, 2010 – 2021



- Total home sales in LISD rose 12% over 2020 totals, while new home sales declined nearly 9% from 2020 totals primarily due to limited supply
- Existing homes were higher in 2021 than any other time in recent history, 5,868.



DFW New Home Ranking Report

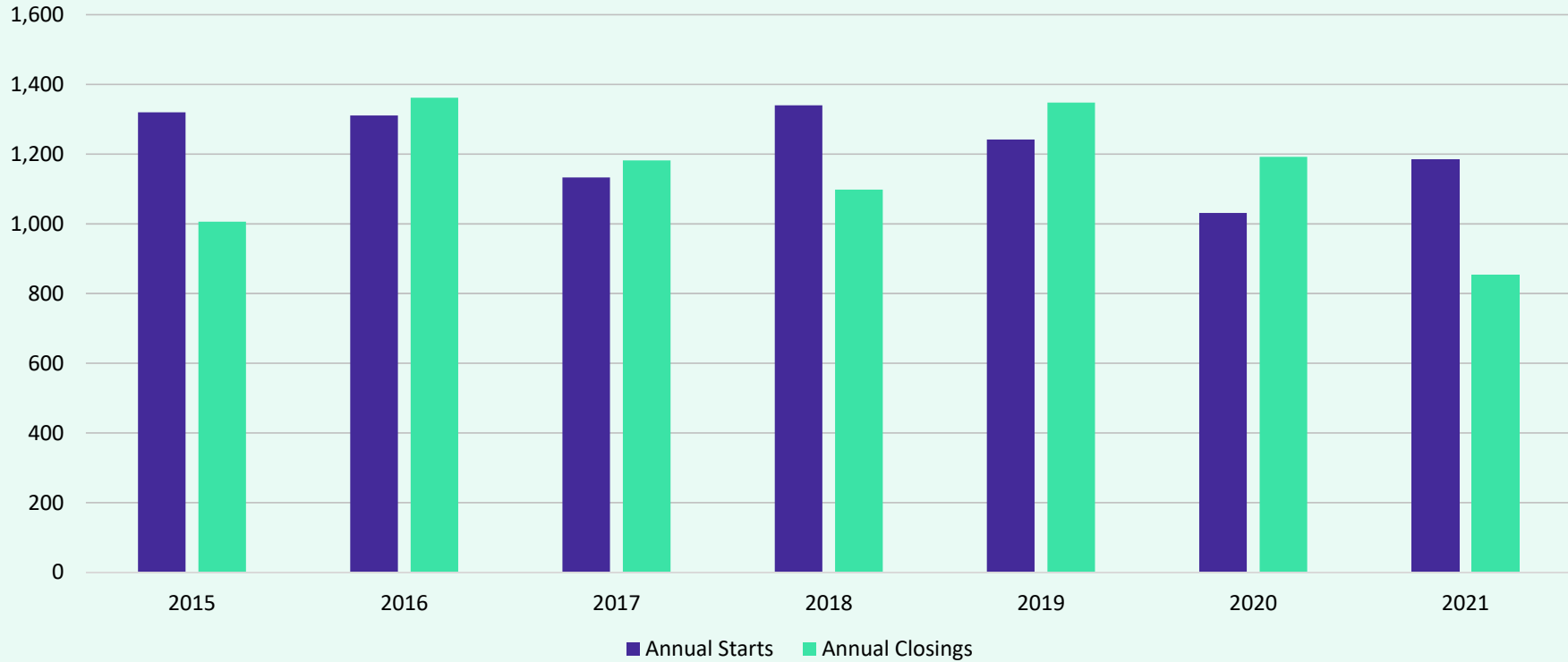
ISD Ranked by Annual Closings – 4Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD	4,590	3,669	2,451	3,144	41,157
2	Denton ISD	3,546	2,946	2,109	2,927	18,228
3	Forney ISD	3,401	2,645	1,765	1,929	28,204
4	Prosper ISD	3,459	2,589	2,269	2,694	22,114
5	Frisco ISD	2,064	2,037	1,327	1,598	8,154
6	Dallas ISD	1,952	1,636	1,798	2,359	6,354
7	Eagle Mt.-Saginaw ISD	1,194	1,462	535	1,372	20,504
8	Princeton ISD	2,054	1,423	1,167	1,872	6,356
9	Royse City ISD	1,753	1,416	1,014	1,824	8,411
10	Crandall ISD	1,281	1,216	507	1,483	7,420
11	Crowley ISD	1,389	1,172	582	1,702	17,416
12	Rockwall ISD	1,208	1,166	731	2,483	9,617
13	Anna ISD	1,270	1,046	661	981	5,690
14	Aubrey ISD	951	998	468	921	5,179
15	McKinney ISD	1,369	991	851	1,620	13,350
16	Midlothian ISD	1,337	989	908	1,632	16,658
17	Mansfield ISD	1,149	930	854	1,988	6,264
18	Community ISD	1,175	918	664	1,125	6,802
19	Fort Worth ISD	961	879	487	1,598	5,080
20	Lewisville ISD**	1,255	879	920	1,785	1,548*

Based on additional Zonda Education housing research
** Table **INCLUDES** age-restricted communities



District New Home Starts and Closings



**** Totals DO NOT include age-restricted communities**

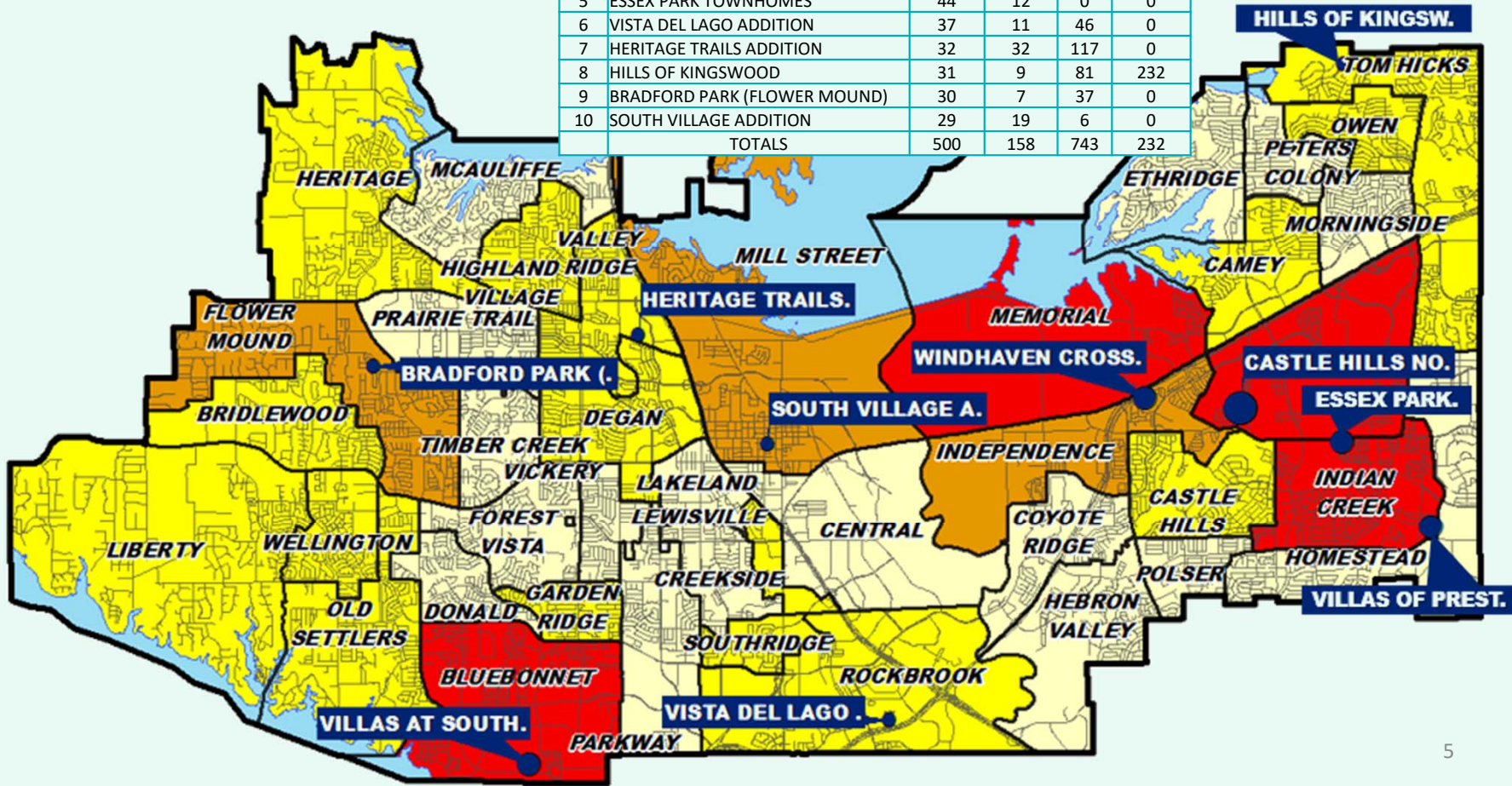
Starts	2015	2016	2017	2018	2019	2020	2021
1Q	284	338	286	252	317	267	254
2Q	281	313	284	366	273	280	319
3Q	428	400	301	483	372	245	359
4Q	327	260	262	239	280	239	252
Total	1,320	1,311	1,133	1,340	1,242	1,031	1,184

Closings	2015	2016	2017	2018	2019	2020	2021
1Q	182	356	340	185	265	303	214
2Q	244	304	304	307	341	272	203
3Q	305	362	295	327	372	300	211
4Q	275	340	243	279	370	317	225
Total	1,006	1,362	1,182	1,098	1,348	1,192	853



Annual Closing Distribution

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	CASTLE HILLS NORTHPOINTE	95	17	268	0
2	VILLAS AT SOUTHGATE	78	6	74	0
3	WINDHAVEN CROSSING TOWNHOMES	65	10	96	0
4	VILLAS OF PRESTONWOOD	59	35	18	0
5	ESSEX PARK TOWNHOMES	44	12	0	0
6	VISTA DEL LAGO ADDITION	37	11	46	0
7	HERITAGE TRAILS ADDITION	32	32	117	0
8	HILLS OF KINGSWOOD	31	9	81	232
9	BRADFORD PARK (FLOWER MOUND)	30	7	37	0
10	SOUTH VILLAGE ADDITION	29	19	6	0
TOTALS		500	158	743	232



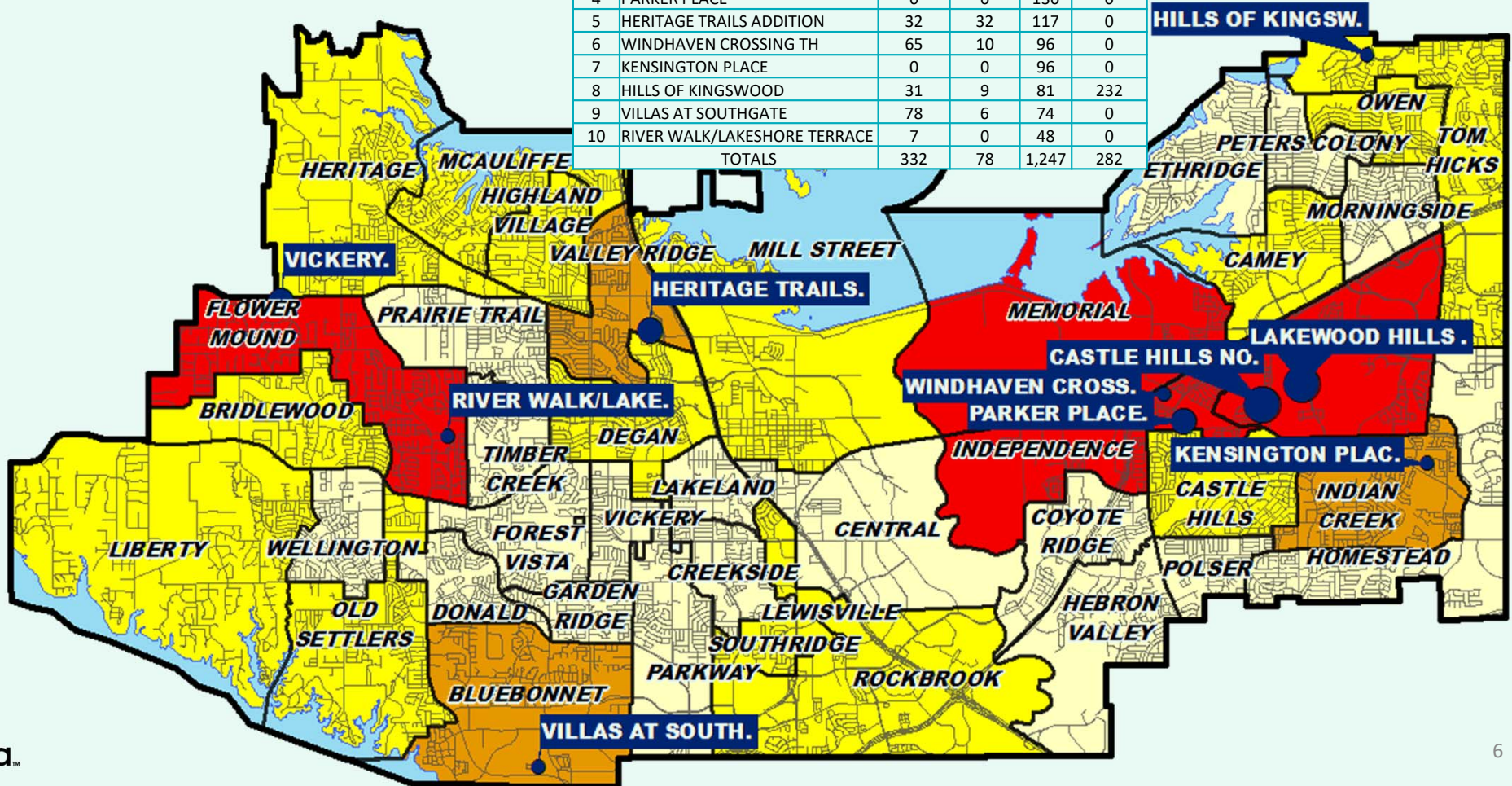
- Annual Closings by Sub
- < 40
 - 40 - 80
 - > 80
- Annual Closings by Elem
- 0
 - 1 - 50
 - 51 - 100
 - > 100



VDL Distribution

Top 10 Subdivisions - 4Q21 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	CASTLE HILLS NORTHPOINTE	95	17	268	0
2	LAKEWOOD HILLS ADDITION	24	4	203	0
3	VICKERY	0	0	134	50
4	PARKER PLACE	0	0	130	0
5	HERITAGE TRAILS ADDITION	32	32	117	0
6	WINDHAVEN CROSSING TH	65	10	96	0
7	KENSINGTON PLACE	0	0	96	0
8	HILLS OF KINGSWOOD	31	9	81	232
9	VILLAS AT SOUTHGATE	78	6	74	0
10	RIVER WALK/LAKESHORE TERRACE	7	0	48	0
TOTALS		332	78	1,247	282

- VDL by Sub
- < 100
 - 100 - 200
 - > 200
- VDL by Elem
- 0
 - 1 - 100
 - 101 - 200
 - > 200





Futures Distribution

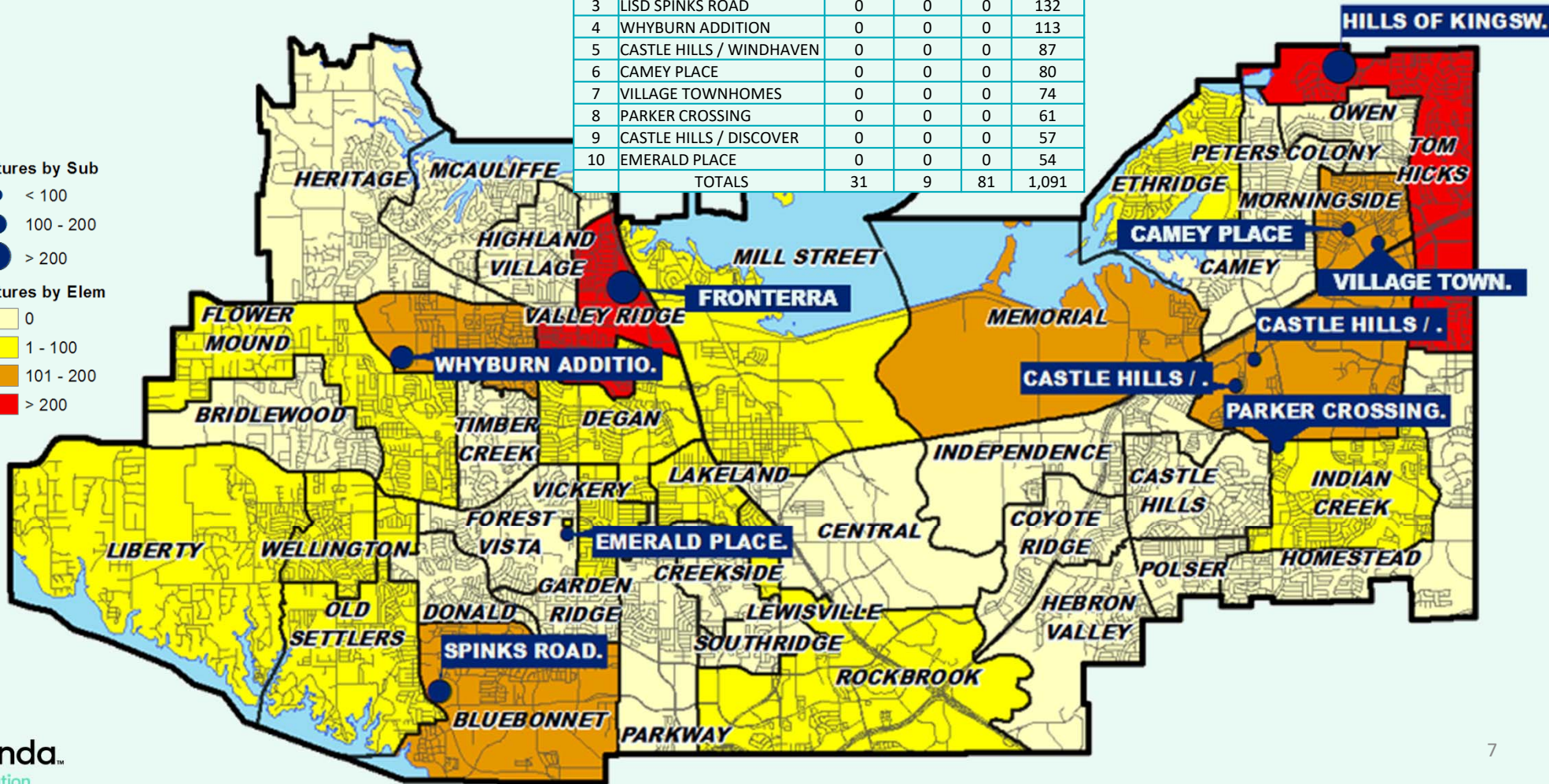
Top 10 Subdivisions - 4Q21 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	HILLS OF KINGSWOOD	31	9	81	232
2	FRONTERRA	0	0	0	201
3	LISD SPINKS ROAD	0	0	0	132
4	WHYBURN ADDITION	0	0	0	113
5	CASTLE HILLS / WINDHAVEN	0	0	0	87
6	CAMEY PLACE	0	0	0	80
7	VILLAGE TOWNHOMES	0	0	0	74
8	PARKER CROSSING	0	0	0	61
9	CASTLE HILLS / DISCOVER	0	0	0	57
10	EMERALD PLACE	0	0	0	54
TOTALS		31	9	81	1,091

Futures by Sub

- < 100
- 100 - 200
- > 200

Futures by Elem

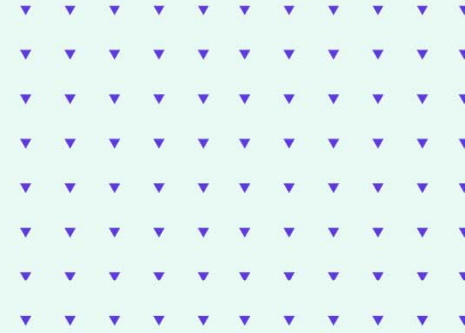
- 0
- 1 - 100
- 101 - 200
- > 200





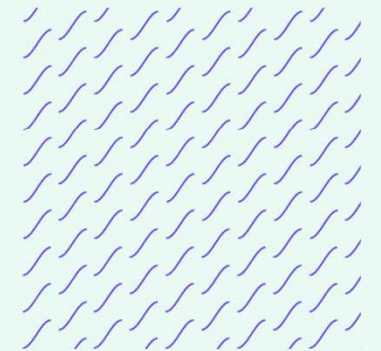
District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BLUEBONNET	188	17	168	45	82	84	148	139
BRIDLEWOOD	3	1	4	4	1	1	3	0
CAMEY	8	0	6	6	8	8	10	0
CASTLE HILLS	20	1	4	0	21	21	44	0
DEGAN	24	7	12	0	24	25	41	4
DONALD	1	1	0	0	1	1	0	0
ETHRIDGE	0	0	0	0	0	0	0	4
FLOWER MOUND	115	37	63	10	98	101	228	50
GARDEN RIDGE	1	0	20	0	0	0	0	0
HERITAGE	37	18	20	3	34	36	52	0
HIGHLAND VILLAGE	3	1	9	0	3	3	2	0
INDEPENDENCE	26	6	65	10	6	7	226	0
INDIAN CREEK	116	26	124	48	34	45	115	85
LAKELAND	0	0	0	0	0	0	0	52
LEWISVILLE	29	0	9	5	21	21	1	83
LIBERTY	39	11	29	4	34	36	62	46
MCAULIFFE	0	0	0	0	0	0	9	0
MEMORIAL	289	67	120	21	234	247	473	144
MILL STREET	79	4	62	25	63	63	6	12
MORNINGSIDE	0	0	0	0	0	0	0	154
OLD SETTLERS	0	0	1	1	0	0	20	4
OWEN	5	0	6	5	0	0	33	0
PRAIRIE TRAIL	0	0	0	0	0	0	0	164
ROCKBROOK	41	6	39	12	26	27	46	18
SOUTHRIDGE	42	8	29	15	31	35	60	0
TOM HICKS	49	16	36	9	50	59	89	275
VALLEY RIDGE	132	55	32	32	93	100	117	231
VICKERY	0	0	0	0	0	0	0	54
WELLINGTON	0	0	1	0	0	0	0	29
Grand Total	1,247	282	859	255	864	920	1,785	1,548



- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

** Table **DOES NOT** include age-restricted communities



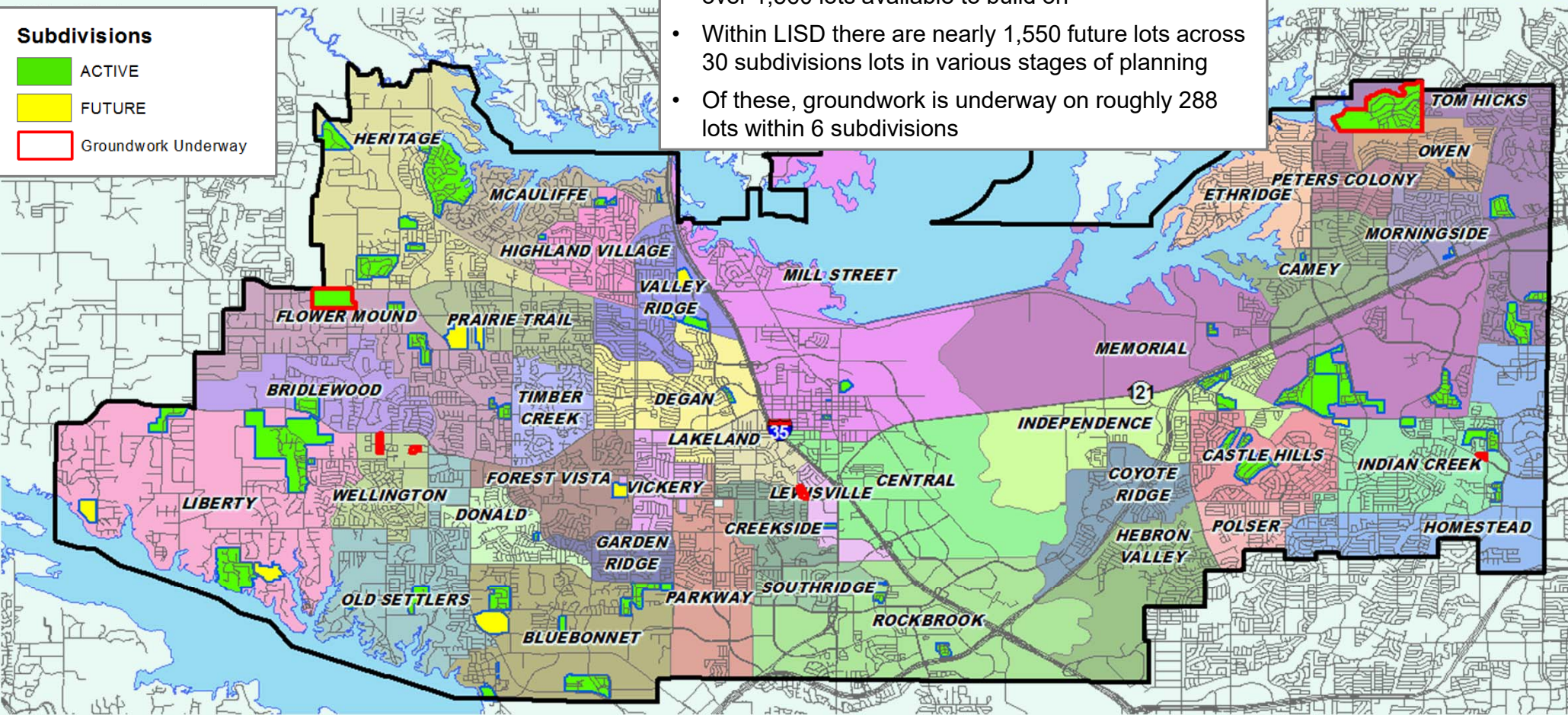


District Housing Overview

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 60 actively building subdivisions with over 1,560 lots available to build on
- Within LISD there are nearly 1,550 future lots across 30 subdivisions lots in various stages of planning
- Of these, groundwork is underway on roughly 288 lots within 6 subdivisions





Residential Activity

Spinks Road Tract

- 132 total future lots
- Rezoning approved Dec 2021
- Development plan under review
- Toll Brothers Homes





Residential Activity



Dixon Park

- 51 total future lots
- Development plan approved Nov 2021
- Plat in design

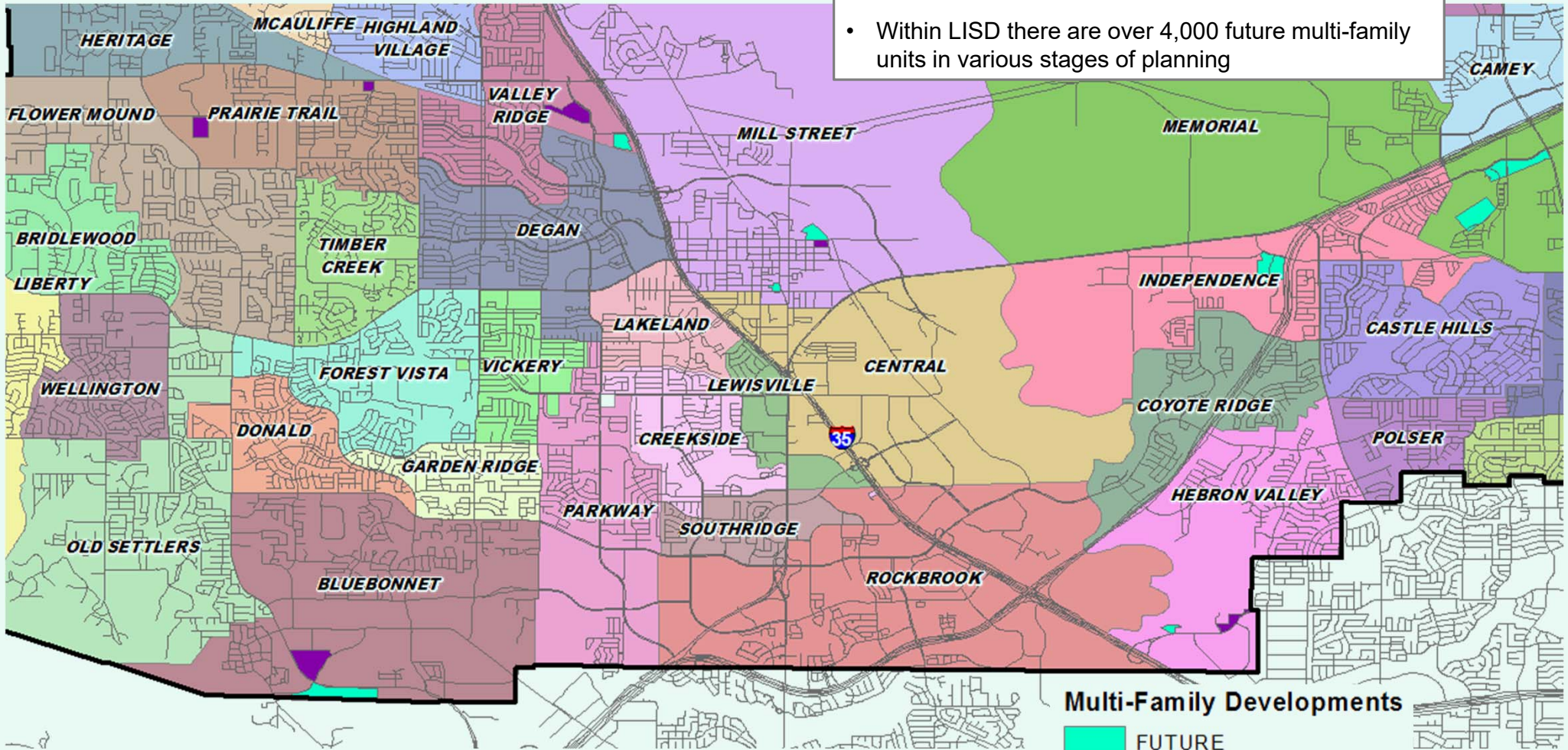
Whyburn Addition

- 113 total future lots
- Rezoning under review



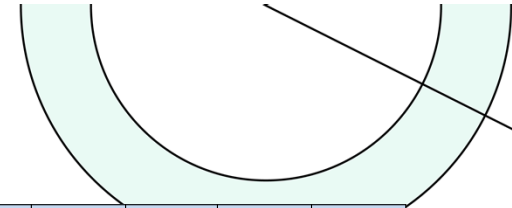
District Multi-Family Overview

- There are roughly 2,040 multi-family units under construction across the district
- Within LISD there are over 4,000 future multi-family units in various stages of planning





Ten Year Forecast by Grade Level



Year (OCT)	EE	PK	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Totals	Total Growth	% Growth
2017/18	181	1,618	1,799	3,304	3,400	3,462	3,695	3,626	3,824	3,906	4,064	4,168	4,374	4,342	4,306	4,202	52,472		
2018/19	240	1,652	1,892	3,311	3,416	3,406	3,524	3,763	3,746	3,892	3,957	4,147	4,369	4,315	4,223	4,257	52,218	-254	-0.5%
2019/20	238	1,650	1,888	3,538	3,412	3,497	3,495	3,576	3,806	3,875	3,933	3,982	4,456	4,317	4,258	4,156	52,189	-29	-0.1%
2020/21	233	926	1,159	2,939	3,345	3,227	3,332	3,422	3,474	3,732	3,850	3,943	4,252	4,353	4,178	4,204	49,410	-2,779	-5.3%
2021/22	207	1,091	1,298	3,159	3,222	3,362	3,320	3,344	3,427	3,585	3,749	3,901	4,319	4,193	4,162	4,128	49,169	-242	-0.5%
2022/23	207	1,209	1,416	3,258	3,270	3,293	3,423	3,377	3,424	3,499	3,611	3,779	4,173	4,246	4,107	4,095	48,971	-197	-0.4%
2023/24	207	1,218	1,425	3,347	3,342	3,305	3,351	3,472	3,444	3,475	3,519	3,649	4,057	4,112	4,119	4,054	48,671	-300	-0.6%
2024/25	207	1,193	1,400	3,349	3,463	3,343	3,330	3,358	3,497	3,521	3,494	3,555	3,932	4,005	3,997	4,069	48,312	-359	-0.7%
2025/26	207	1,199	1,406	3,377	3,452	3,504	3,395	3,378	3,425	3,556	3,544	3,530	3,811	3,869	3,907	3,961	48,115	-198	-0.4%
2026/27	207	1,215	1,422	3,393	3,476	3,481	3,551	3,433	3,431	3,494	3,577	3,583	3,793	3,753	3,769	3,864	48,020	-95	-0.2%
2027/28	207	1,210	1,417	3,396	3,497	3,499	3,526	3,585	3,484	3,500	3,516	3,614	3,851	3,736	3,659	3,730	48,010	-9	0.0%
2028/29	207	1,217	1,424	3,423	3,505	3,526	3,547	3,567	3,642	3,552	3,523	3,554	3,880	3,794	3,642	3,625	48,204	194	0.4%
2029/30	207	1,225	1,432	3,432	3,530	3,531	3,579	3,586	3,623	3,710	3,577	3,559	3,823	3,817	3,694	3,606	48,499	295	0.6%
2030/31	207	1,228	1,435	3,450	3,538	3,554	3,585	3,617	3,645	3,690	3,734	3,616	3,829	3,763	3,718	3,658	48,831	333	0.7%
2031/32	208	1,232	1,440	3,470	3,559	3,565	3,606	3,625	3,674	3,715	3,714	3,772	3,888	3,766	3,665	3,680	49,139	308	0.6%

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



Ten Year Forecast by Elementary Campus

CAMPUS	Functional Capacity	2020 Maximum Capacity	ENROLLMENT PROJECTIONS											
			2020/21	Fall 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
BLUEBONNET ELEMENTARY	574	638	515	556	580	606	658	684	716	759	785	812	828	851
BRIDLEWOOD ELEMENTARY	792	880	477	545	549	556	570	570	553	562	563	557	562	562
CAMEY ELEMENTARY	693	770	572	502	503	497	488	507	495	502	506	507	509	509
CASTLE HILLS ELEMENTARY	673	748	679	696	712	705	690	680	708	707	707	695	694	689
CENTRAL ELEMENTARY	752	836	539	526	546	542	530	517	517	513	521	522	530	540
COYOTE RIDGE ELEMENTARY	733	814	572	531	564	565	577	555	549	555	551	555	559	560
CREEKSIDE ELEMENTARY	594	660	422	440	446	430	437	415	430	441	452	454	454	449
DEGAN ELEMENTARY	653	726	502	493	485	501	499	524	527	550	551	556	562	563
DONALD ELEMENTARY	792	880	583	592	590	586	581	586	561	569	573	573	573	569
ETHRIDGE ELEMENTARY	455	506	410	375	372	364	364	377	394	416	441	457	465	473
FLOWER MOUND ELEMENTARY	653	726	460	504	528	532	564	578	600	602	597	595	601	610
FOREST VISTA ELEMENTARY	871	968	485	535	538	535	535	541	548	543	539	535	528	525
GARDEN RIDGE ELEMENTARY	535	594	371	375	387	392	403	412	416	415	420	413	415	410
HEBRON VALLEY ELEMENTARY	752	836	429	432	418	417	415	429	453	457	462	465	468	469
HERITAGE ELEMENTARY	911	1,012	496	508	486	497	499	508	516	529	530	528	526	518
HICKS ELEMENTARY	713	792	650	594	595	589	566	553	547	554	561	566	571	569
HIGHLAND VILLAGE ELEMENTARY	515	572	365	356	364	365	373	367	376	385	384	379	382	383
HOMESTEAD ELEMENTARY	653	726	503	483	492	508	523	543	561	562	561	560	557	552
INDEPENDENCE ELEMENTARY	891	990	840	816	778	741	705	706	690	687	688	694	693	695
INDIAN CREEK ELEMENTARY	673	748	538	536	529	538	525	537	534	540	557	561	566	577
JACKSON EARLY ED. CENTER	810	900	367	422	422	422	422	422	422	422	422	422	422	422
LAKELAND ELEMENTARY	931	1,034	713	664	658	653	618	598	601	603	595	593	585	579

Yellow = over 105% of maximum capacity
Green = within 5% of maximum capacity



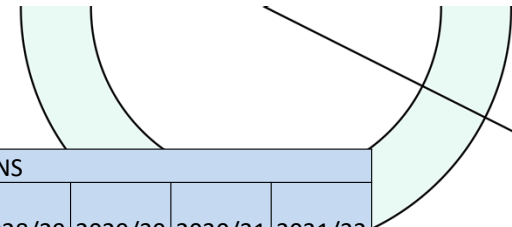
Ten Year Forecast by Elementary Campus (cont'd)

CAMPUS	Functional Capacity	2020 Maximum Capacity	ENROLLMENT PROJECTSONS											
			2020/21	Fall 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
LEWISVILLE ELEMENTARY	772	858	550	535	519	529	551	556	584	594	615	629	639	654
LIBERTY ELEMENTARY	891	990	484	533	495	499	518	526	507	516	531	536	542	554
LLC ELEMENTARY SCHOOL	0		15	11	11	11	11	11	11	11	11	11	11	11
MCAULIFFE ELEMENTARY	554	616	538	548	558	559	563	572	585	587	592	587	587	592
MEMORIAL ELEMENTARY	720		0	467	613	716	610	655	641	627	654	677	693	724
MILL ST. ELEMENTARY	792	880	570	596	661	680	705	700	693	690	699	707	720	739
MORNINGSIDE ELEMENTARY	495	550	343	361	374	390	408	419	459	474	480	486	496	501
OLD SETTLERS ELEMENTARY	891	990	524	510	486	478	474	476	491	498	511	518	525	534
OWEN ELEMENTARY	693	770	283	265	295	293	302	322	330	327	332	331	331	329
PARKWAY ELEMENTARY	673	748	557	590	598	635	665	686	703	702	703	706	712	727
PETERS COLONY ELEMENTARY	733	814	544	535	555	572	563	556	562	569	573	576	578	581
POLSER ELEMENTARY	713	792	449	462	474	470	460	457	443	430	433	434	430	430
PRAIRIE TRAIL ELEMENTARY	871	968	635	635	624	632	642	648	661	656	663	661	661	662
ROCKBROOK ELEMENTARY	891	990	640	650	671	687	708	726	732	744	750	752	750	747
SOUTHRIDGE ELEMENTARY	634	704	557	563	593	620	655	687	716	736	738	729	725	715
STEWARTS CREEK ELEMENTARY	495	550	256	0	0	0	0	0	0	0	0	0	0	0
TIMBER CREEK ELEMENTARY	515	572	453	457	470	490	480	479	499	505	513	515	519	522
VALLEY RIDGE ELEMENTARY	851	946	533	552	572	574	595	589	590	597	605	602	600	601
VICKERY ELEMENTARY	851	946	677	629	593	577	554	531	522	519	518	511	506	498
WELLINGTON ELEMENTARY	911	1,012	802	752	757	734	733	731	743	749	748	745	750	743
ELEMENTARY TOTALS	29,565	32,052	20,898	21,132	21,461	21,686	21,740	21,937	22,187	22,404	22,634	22,713	22,824	22,938
Elementary Total Change			-2314	234	329	225	54	197	250	218	230	79	111	115
Elementary Percent Change			-9.97%	1.12%	1.56%	1.05%	0.25%	0.91%	1.14%	0.98%	1.03%	0.35%	0.49%	0.50%

Yellow = over 105% of maximum capacity
 Green = within 5% of maximum capacity



Ten Year Forecast by Secondary Campus



CAMPUS	Functional Capacity	2020 Maximum Capacity	ENROLLMENT PROJECTIONS											
			2020/21	Fall 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
ARBOR CREEK MIDDLE SCHOOL	945	1,050	868	867	858	848	839	847	887	857	844	827	838	862
BRIARHILL MIDDLE SCHOOL	1,035	1,150	843	823	803	771	760	752	738	729	734	779	794	799
CREEK VALLEY MIDDLE SCHOOL	990	1,100	658	640	583	571	567	566	561	554	552	549	551	557
DELAY MIDDLE SCHOOL	1,170	1,300	1,002	941	894	862	829	879	885	888	863	872	885	894
DOWNING MIDDLE SCHOOL	990	1,100	500	481	472	460	484	504	533	548	567	570	574	568
DURHAM MIDDLE SCHOOL	990	1,100	739	746	719	728	729	736	732	756	778	830	865	883
FORESTWOOD MIDDLE SCHOOL	1,260	1,400	895	872	891	895	895	887	917	911	924	914	917	928
GRIFFIN MIDDLE SCHOOL	1,200	1,250	702	752	717	687	700	774	808	826	839	864	875	896
HEDRICK MIDDLE SCHOOL	1,103	1,225	638	651	657	610	587	562	574	576	575	590	592	593
HUFFINES MIDDLE SCHOOL	945	1,050	797	733	705	659	684	700	691	679	666	675	705	716
KILLIAN MIDDLE SCHOOL	1,283	1,425	1,102	1,033	998	975	998	988	936	900	875	884	878	879
LAKEVIEW MIDDLE SCHOOL	891	990	566	468	435	437	426	394	388	364	370	367	385	403
LAMAR MIDDLE SCHOOL	968	1,075	717	723	719	711	701	692	691	704	713	752	750	753
MCKAMY MIDDLE SCHOOL	1,035	1,150	807	833	782	804	767	748	725	733	723	726	735	745
SHADOW RIDGE MIDDLE SCHOOL	900	1,000	630	631	615	584	563	560	547	564	565	606	655	684
LLC MIDDLE SCHOOL			61	37	37	37	37	37	37	37	37	37	37	37
MIDDLE SCHOOL TOTALS	15,705	17,365	11,525	11,231	10,885	10,639	10,566	10,626	10,650	10,626	10,625	10,842	11,036	11,197
Middle School Total Change			-265	-294	-346	-246	-73	60	24	-24	-1	217	194	161
Middle School Percent Change			-2.25%	-2.55%	-3.08%	-2.26%	-0.69%	0.57%	0.23%	-0.23%	-0.01%	2.04%	1.79%	1.46%

Yellow = over 105% of maximum capacity
 Green = within 5% of maximum capacity



Ten Year Forecast by Secondary Campus (cont'd)

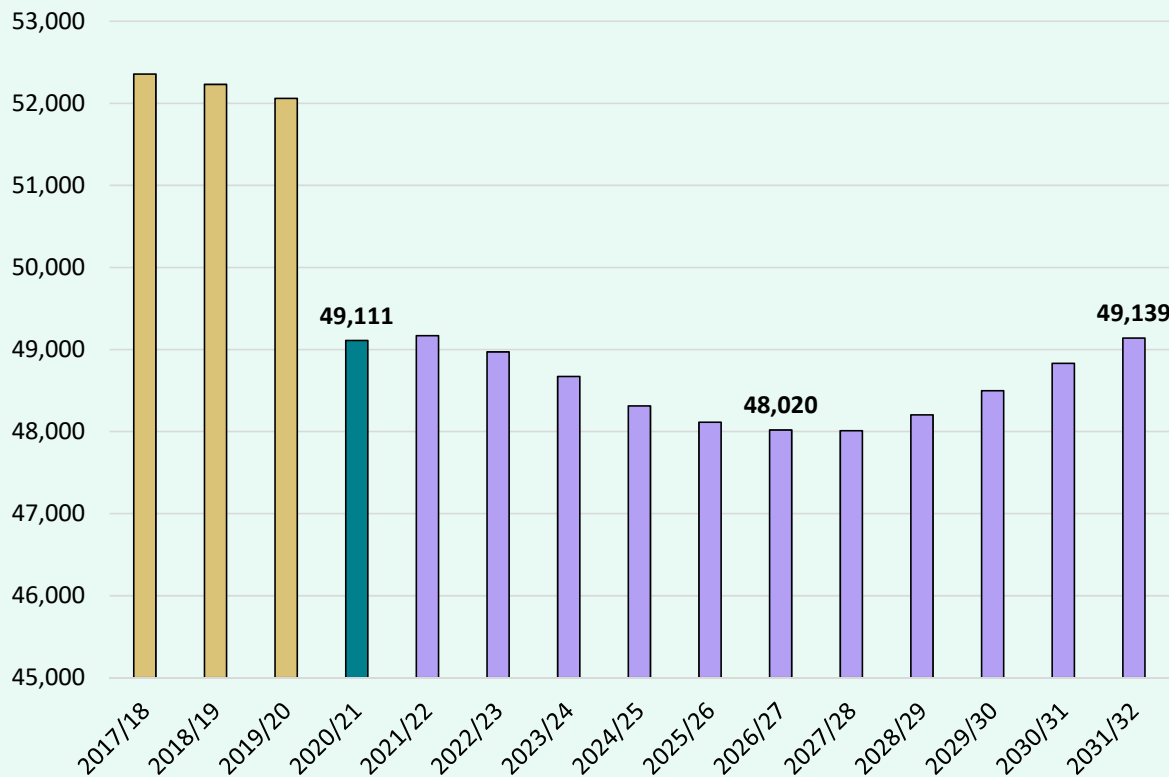
CAMPUS	Functional Capacity	2020 Maximum Capacity	ENROLLMENT PROJECTSONS											
			2020/21	Fall 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
FLOWER MOUND 9th GRADE CAMPUS	705	783	909	839	853	806	817	811	800	750	783	793	769	787
HEBRON 9th GRADE CAMPUS	1,361	1,512	858	936	947	860	840	809	814	855	801	799	780	760
MARCUS 9th GRADE CAMPUS	753	837	774	734	736	725	696	705	667	704	708	681	725	743
FLOWER MOUND HIGH SCHOOL	3,402	3,780	2,773	2,764	2,649	2,583	2,472	2,459	2,414	2,405	2,340	2,313	2,307	2,324
HEBRON HIGH SCHOOL	3,208	3,564	2,788	2,717	2,751	2,812	2,815	2,725	2,588	2,540	2,558	2,548	2,533	2,458
LEWISVILLE HIGH SCHOOL	2,576	2,862	2,098	2,027	2,072	2,114	2,062	2,036	1,970	1,860	1,843	1,821	1,874	1,894
LEWISVILLE BEN HARMON HS	1,312	1,458	1,251	1,241	1,210	1,187	1,171	1,141	1,111	1,087	1,124	1,133	1,123	1,162
LEWISVILLE KILLOUGH	1,010	1,122	1,008	1,019	1,004	986	935	849	859	860	883	892	848	846
MARCUS HIGH SCHOOL	3,281	3,645	2,288	2,296	2,259	2,235	2,220	2,185	2,157	2,095	2,104	2,108	2,121	2,142
THE COLONY HIGH SCHOOL	2,989	3,321	2,038	2,023	1,929	1,825	1,764	1,618	1,589	1,610	1,587	1,642	1,678	1,673
LLC HIGH SCHOOL			199	187	193	190	191	190	191	191	191	191	191	191
HIGH SCHOOL TOTALS	20,597	22,884	16,984	16,783	16,603	16,323	15,983	15,528	15,160	14,957	14,922	14,921	14,949	14,980
High School Total Change			-203	-202	-180	-280	-339	-455	-369	-203	-35	-1	28	31
High School Percent Change			-1.18%	-1.19%	-1.07%	-1.69%	-2.08%	-2.85%	-2.37%	-1.34%	-0.23%	-0.01%	0.19%	0.21%
DENTON COUNTY JJ AEP	0	0	3	23	23	23	23	23	23	23	23	23	23	23
OTHER ALTERNATIVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ALTERNATIVE CAMPUS TOTALS	0	0	3	23	23	23	23	23	23	23	23	23	23	23
DISTRICT TOTALS	65,867	72,301	49,410	49,169	48,972	48,671	48,312	48,115	48,020	48,010	48,204	48,499	48,831	49,138
District Total Change			-2,779	-242	-196	-301	-359	-198	-95	-9	194	295	333	307
District Percent Change			-5.32%	-0.49%	-0.40%	-0.61%	-0.74%	-0.41%	-0.20%	-0.02%	0.40%	0.61%	0.69%	0.63%

Yellow = over 105% of maximum capacity
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Key Takeaways

Enrollment Forecast



- 2021 home sales within Lewisville ISD rose 12% from 2020, with new homes accounting for nearly 13% of all district sales
- New home starts in 2021 rose by nearly 15% home closings have lagged behind due to supply issues lengthening build times
- The district has 60 actively building subdivisions with roughly 1,800 lots available to build on
- There are roughly 1,550 future lots in various planning stages across the district
- Groundwork is underway on roughly 290 lots within 6 subdivisions
- Lewisville ISD is forecasted to enroll over 48,000 students by 2026/27 and nearly 49,150 students by 2031/32