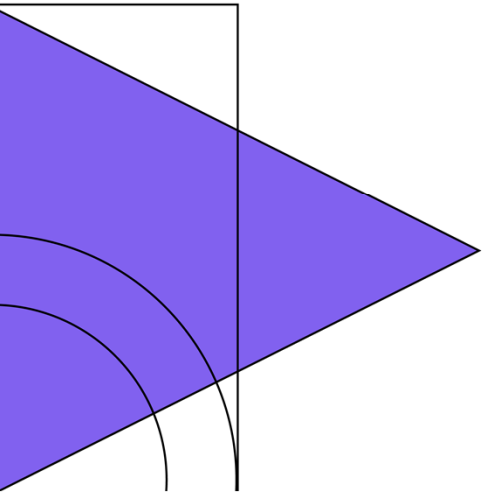
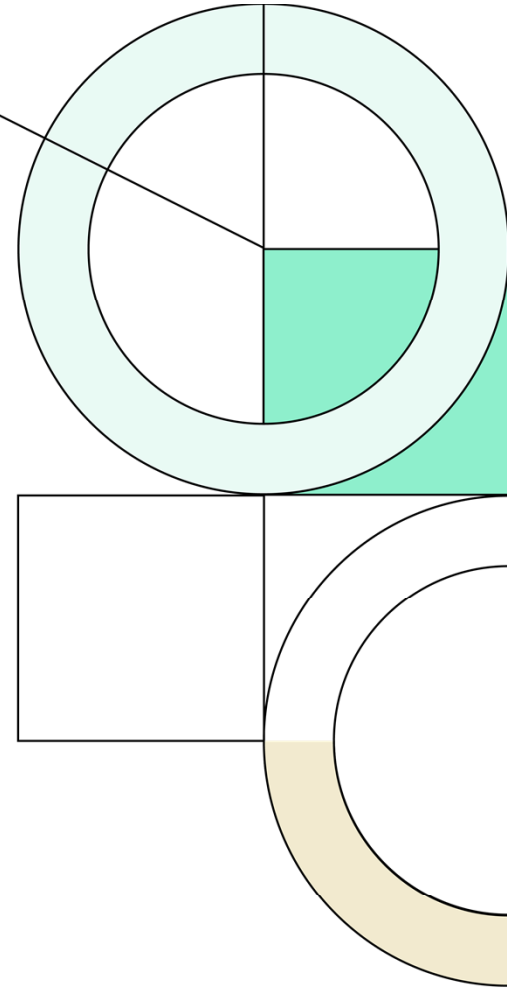




**Lewisville**  
Independent  
School  
District

2023

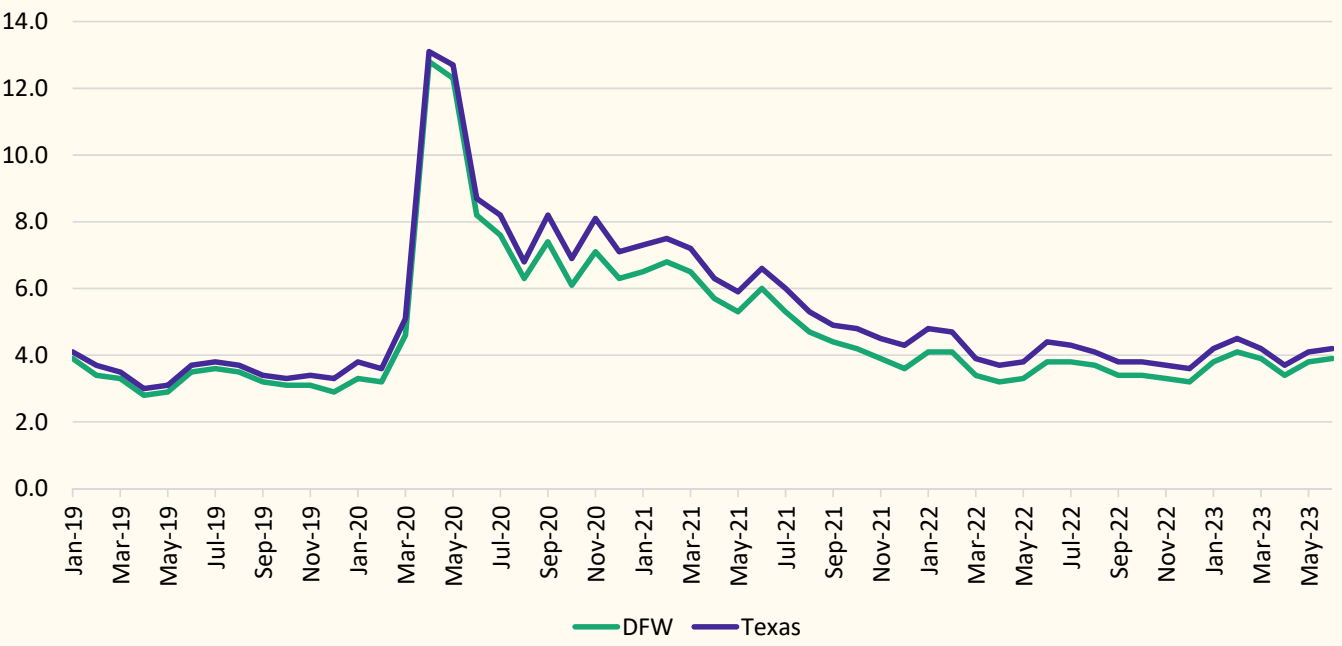
Demographic Report



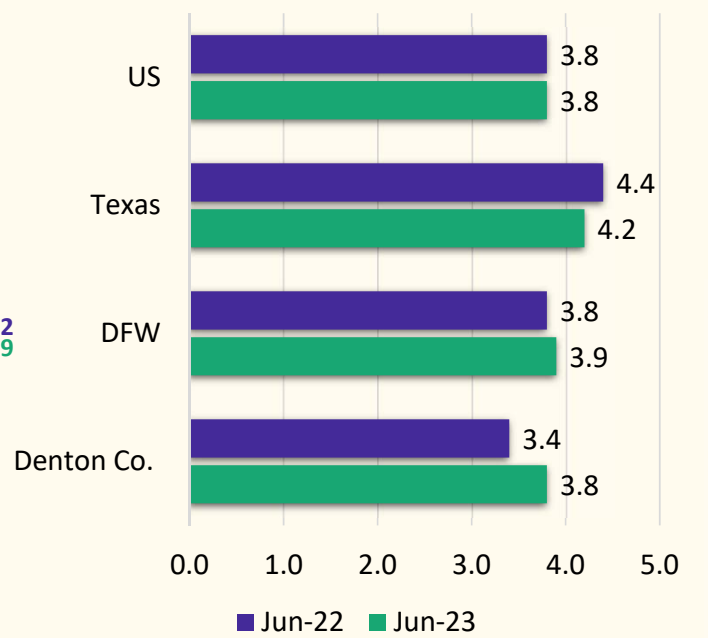


# Local Economic Conditions

### Unemployment Rate, Jan. 2019 - June 2023



### Unemployment Rate, Year over Year

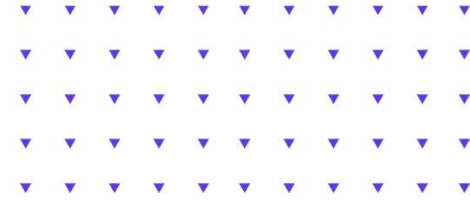




# DFW Remains the Most Active New Home Market Nationally

## Top Markets by Housing Starts (2Q 2023)

Rank	Market	Quarter Starts	YOY Difference	%
1	Dallas-Fort Worth-Arlington, TX	13,307	-210	-2%
2	Houston-The Woodlands-Sugar Land, TX	10,243	-1,476	-13%
3	Atlanta-Sandy Springs-Alpharetta, GA	5,119	-676	-12%
4	Austin-Round Rock-Georgetown, TX	4,904	-2,202	-31%
5	Phoenix-Mesa-Chandler, AZ	4,803	-2,137	-31%
6	San Antonio-New Braunfels, TX	4,287	-2,464	-36%
7	Orlando-Kissimmee-Sanford, FL	3,740	-632	-14%
8	Riverside-San Bernardino-Ontario, CA	3,730	28	1%
9	Charlotte-Concord-Gastonia, NC-SC	3,312	-468	-12%
10	Tampa-St. Petersburg-Clearwater, FL	3,284	360	12%
11	Raleigh-Cary, NC	3,233	-148	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	3,080	-767	-20%
13	Las Vegas-Henderson-Paradise, NV	2,953	-673	-19%
14	Jacksonville, FL	2,584	-833	-24%
15	North Port-Sarasota-Bradenton, FL	2,498	-136	-5%
16	Nashville-Davidson--Murfreesboro--Franklin, TN	2,453	-284	-10%
17	Seattle-Tacoma-Bellevue, WA	2,141	567	36%
18	Portland-Vancouver-Hillsboro, OR-WA	2,118	736	53%
19	Denver-Aurora-Lakewood, CO	1,994	-881	-31%
20	Chicago-Naperville-Elgin, IL-IN-WI	1,972	-72	-4%
21	Lakeland-Winter Haven, FL	1,900	-286	-13%
22	Minneapolis-St. Paul-Bloomington, MN-WI	1,890	-738	-28%
23	Miami-Fort Lauderdale-Pompano Beach, FL	1,873	-342	-15%
24	Los Angeles-Long Beach-Anaheim, CA	1,806	-133	-7%
25	Sacramento-Roseville-Folsom, CA	1,671	-634	-28%



4

Texas Markets in the national Top 10 rankings

1st

DFW's national rank in terms of starts volume

21

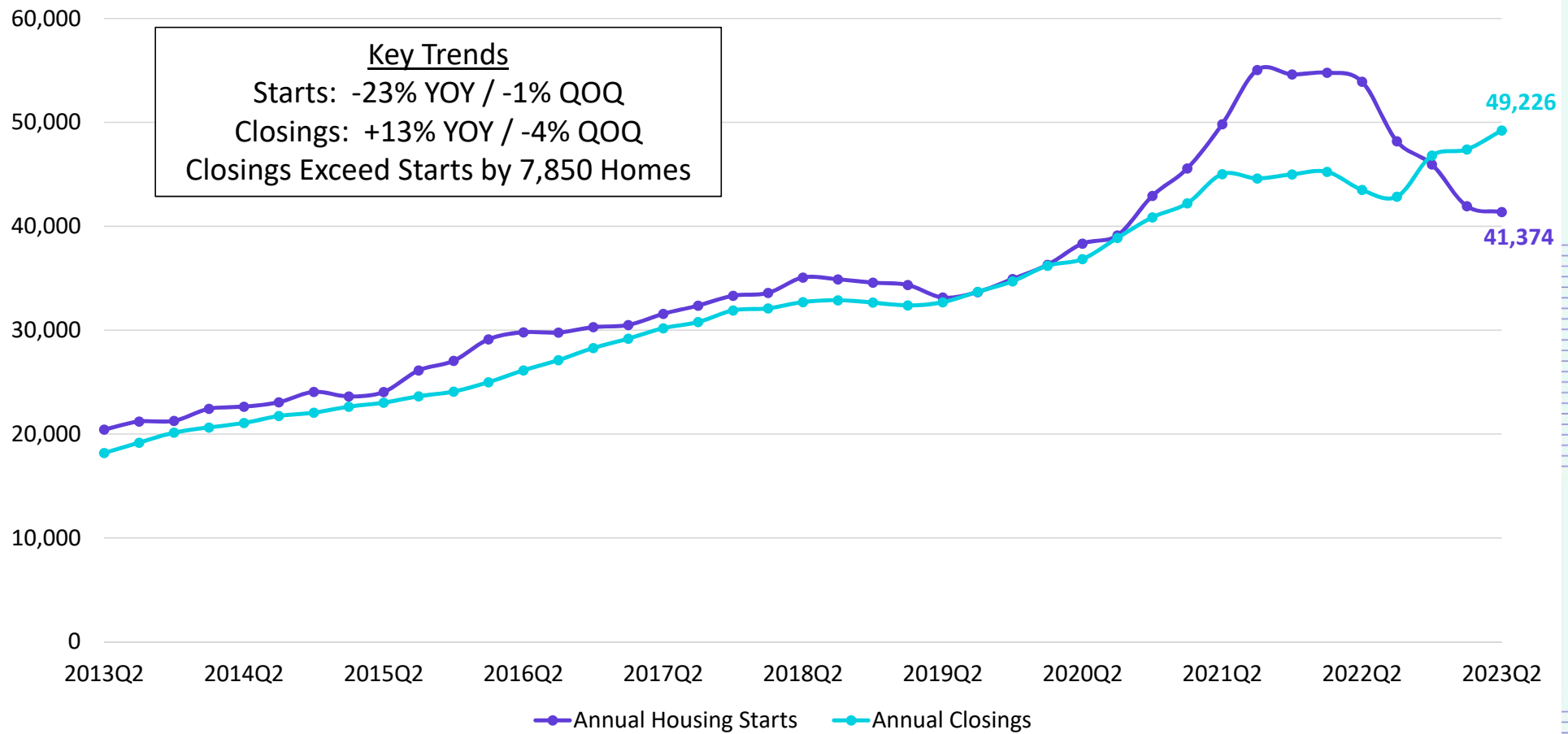
Starts declined YOY in 21 of the top 25 markets





# DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

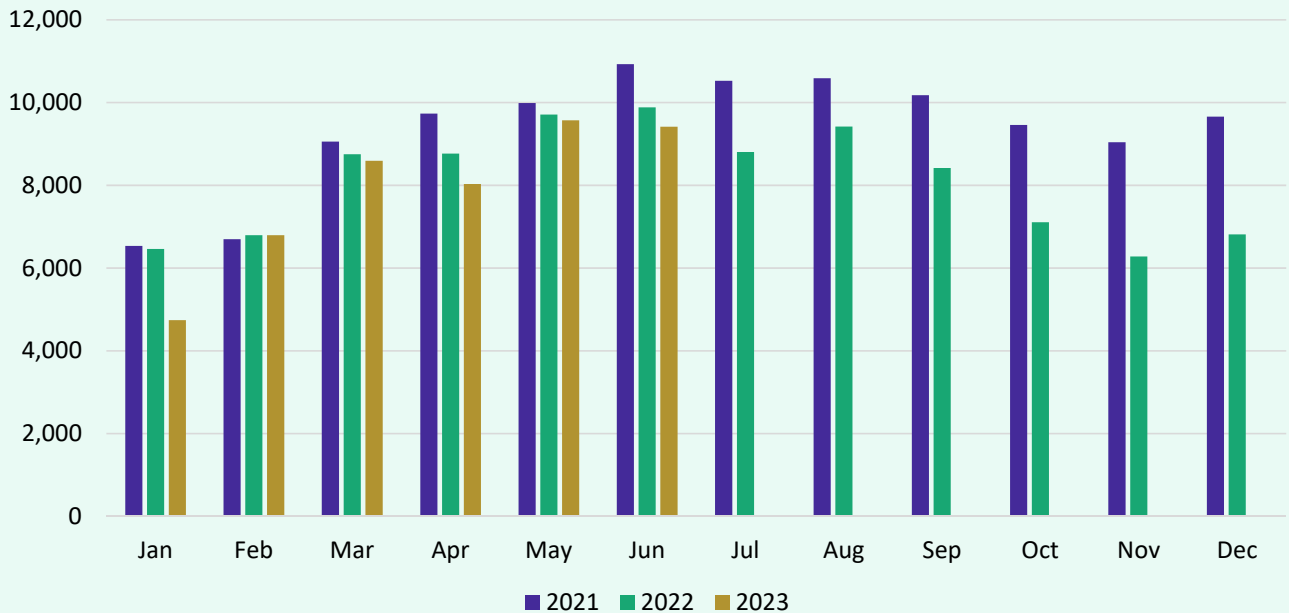


Source: Zonda



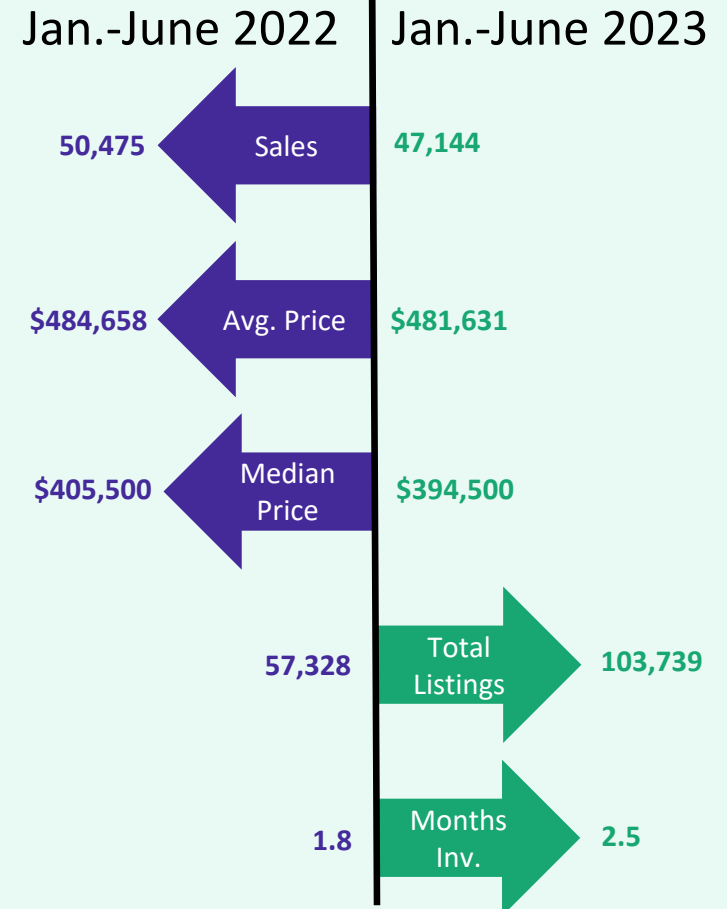
# DFW Housing Market Trends

DFW Monthly Sales, 2021-2023



- Median home prices declined in the first half of 2023 in response to reduced demand incurred by mortgage rate hikes and historically high home prices in 2022
- Home inventory is increasing as sales slowed in response to interest rate increases and inflation costs throughout the state
- Through the first six months of 2023, total monthly home sales are down from the same period in 2022 in Austin (-15.2%), DFW (-6.6%), Houston (-20.5%) and San Antonio (-13.5%)

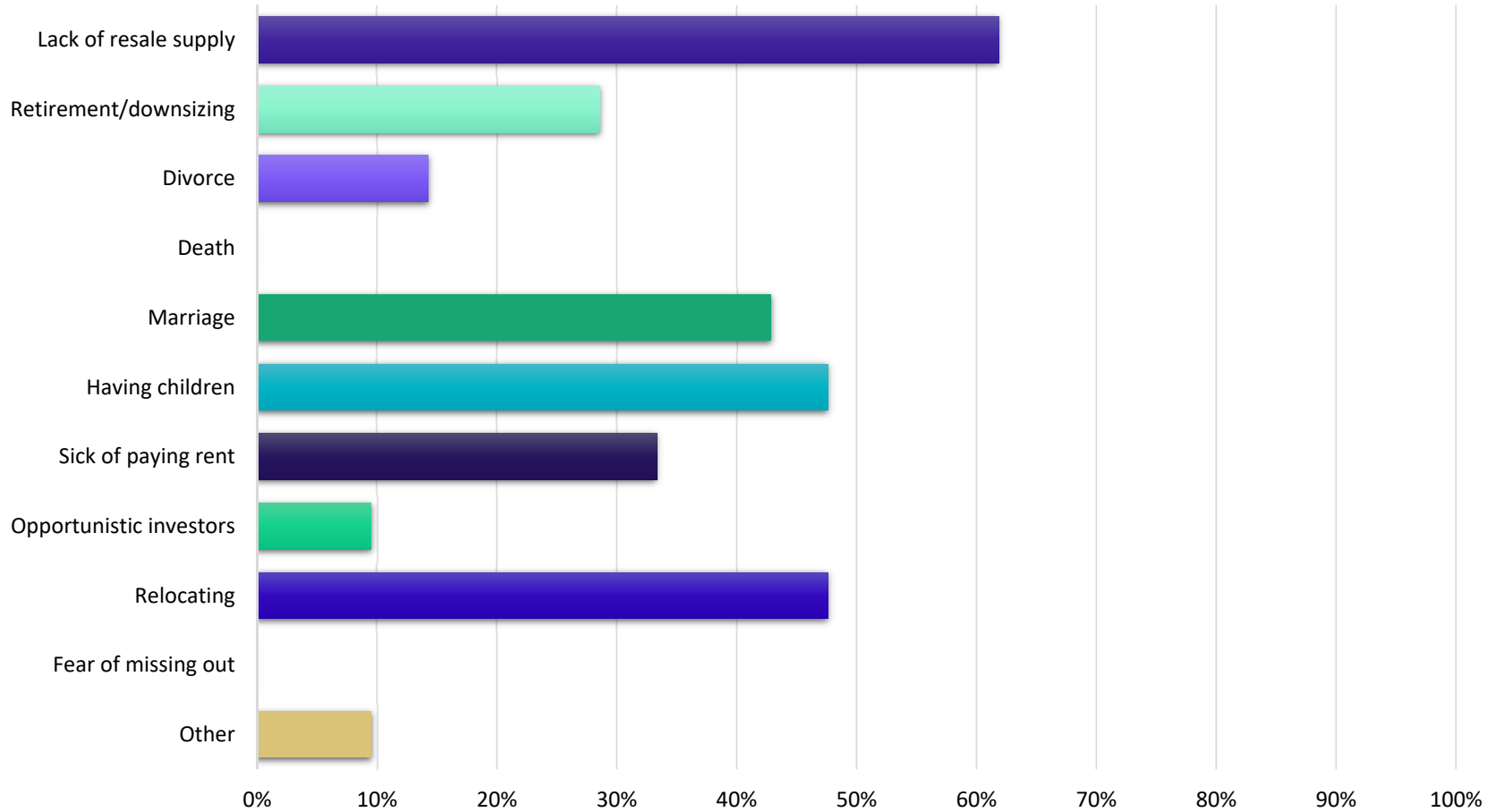
YOY Housing Trends





# Texas Builder President's Survey- July 2023

**Why are buyers purchasing your homes today? Select all that apply**





# DFW New Home Ranking Report

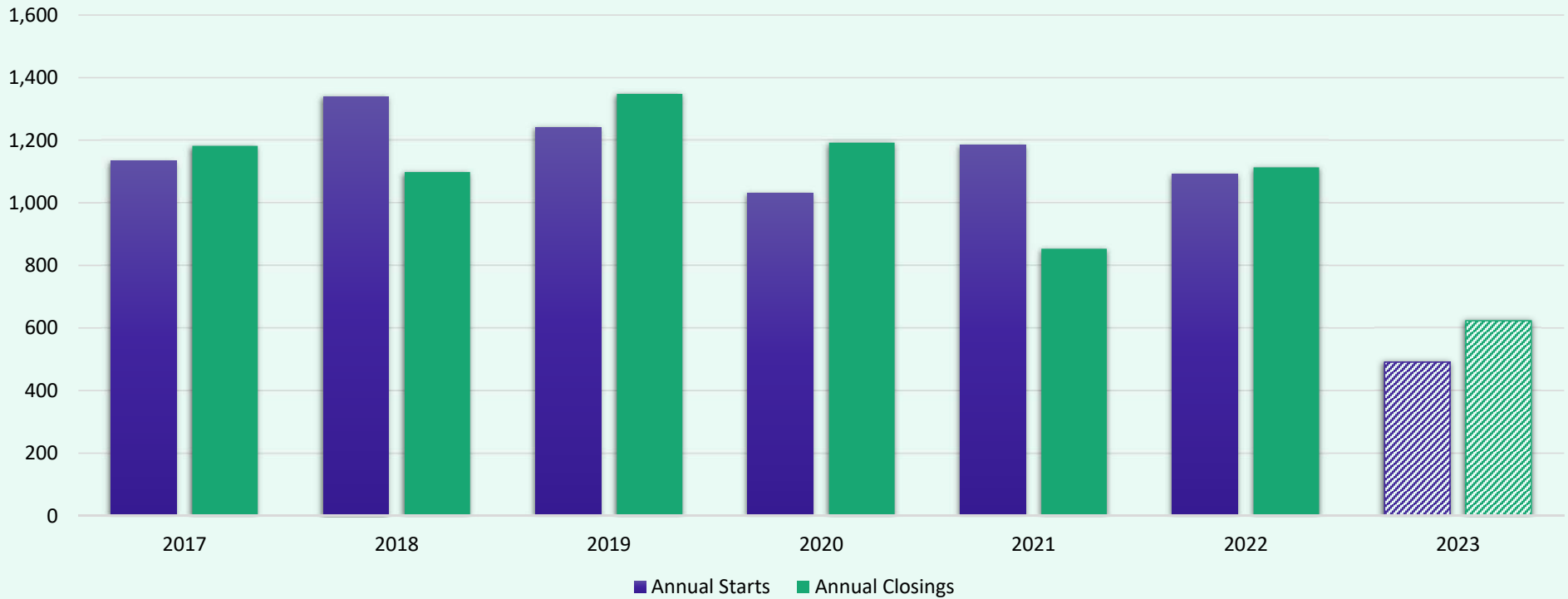
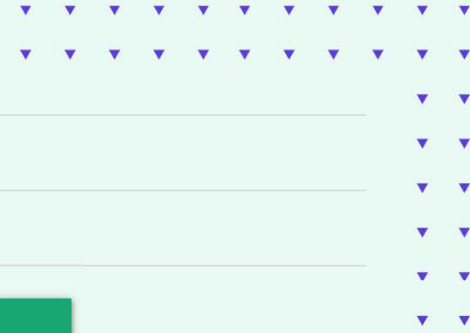
ISD Ranked by Annual Closings – 2Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,795	3,622	1,589	4,017	40,144
2	DENTON ISD	2,428	3,100	1,457	3,821	28,270
3	PROSPER ISD	2,443	2,701	2,043	2,919	18,633
4	PRINCETON ISD	1,738	2,180	1,177	3,350	7,827
5	ROYSE CITY ISD	1,229	1,851	750	1,894	7,771
6	EAGLE MT-SAGINAW ISD	1,822	1,527	1,104	2,346	15,570
7	FORNEY ISD	1,414	1,526	973	4,546	19,011
8	FRISCO ISD	888	1,490	692	2,038	8,761
9	MCKINNEY ISD	1,690	1,441	1,125	2,036	14,392
10	ROCKWALL ISD	1,059	1,434	811	2,865	9,923
11	CRANDALL ISD	916	1,375	419	1,349	17,860
12	AUBREY ISD	904	1,309	632	1,104	5,936
13	DALLAS ISD	1,477	1,308	1,852	1,494	6,309
14	MANSFIELD ISD	1,028	1,277	798	1,791	6,034
15	CROWLEY ISD	1,491	1,247	1,022	1,565	15,913
<b>16</b>	<b>LEWISVILLE ISD**</b>	<b>973</b>	<b>1,206</b>	<b>734</b>	<b>523</b>	<b>1,642*</b>
17	MELISSA ISD	1,391	1,098	889	1,025	3,173
18	CELINA ISD	730	1,091	660	1,736	36,298
19	COMMUNITY ISD	783	1,068	608	1,828	6,814
20	MIDLOTHIAN ISD	636	1,032	500	3,230	17,483

\* Based on additional research by Zonda Education  
 \*\* Totals **DO NOT** include age-restricted communities



# District New Home Activity



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	286	252	317	267	254	263	254
2Q	284	366	273	280	319	346	237
3Q	301	483	372	245	359	274	
4Q	262	239	280	239	252	208	
Total	1,133	1,340	1,242	1,031	1,184	1,091	491

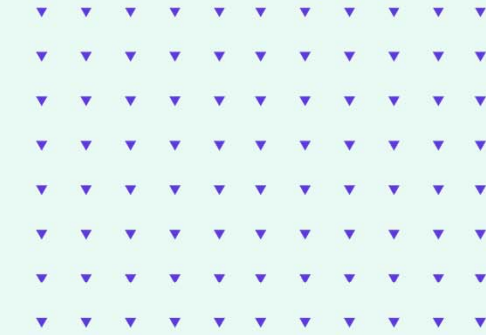
Closings	2017	2018	2019	2020	2021	2022	2023
1Q	340	185	265	303	214	205	382
2Q	304	307	341	272	203	325	241
3Q	295	327	372	300	211	284	
4Q	243	279	370	317	225	299	
Total	1,182	1,098	1,348	1,192	853	1,113	623





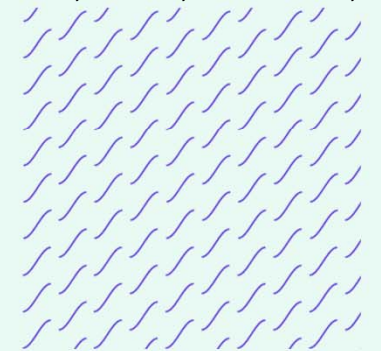
# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BLUEBONNET	30	7	138	15	13	14	33	127
BRIDLEWOOD	0	0	2	0	1	1	2	0
CAMEY	0	0	4	0	8	10	0	0
CASTLE HILLS	19	7	13	0	23	23	21	0
CREEKSIDE	0	0	0	0	0	0	0	16
DEGAN	41	0	17	5	42	43	4	0
DONALD	0	0	1	0	0	0	0	0
ETHRIDGE	0	0	0	0	0	0	1	4
FLOWER MOUND	123	59	154	29	92	101	91	0
FOREST VISTA	0	0	0	0	0	0	0	54
HERITAGE	17	2	54	8	8	12	6	69
HIGHLAND VILLAGE	1	0	4	0	0	0	0	0
INDEPENDENCE	109	41	60	18	91	120	53	0
INDIAN CREEK	79	11	79	31	24	36	31	61
LAKELAND	0	0	0	0	0	0	0	52
LEWISVILLE	0	0	14	0	0	0	0	83
LIBERTY	33	5	43	12	16	25	10	112
MCAULIFFE	0	0	0	0	0	0	9	0
MEMORIAL	303	66	306	61	173	191	53	153
MILL STREET	1	0	40	5	0	0	0	12
MORNINGSIDE	64	31	10	5	47	54	49	74
OLD SETTLERS	10	1	8	5	3	4	8	4
PRAIRIE TRAIL	0	0	0	0	0	0	0	141
ROCKBROOK	9	0	57	7	0	7	0	80
SOUTHRIDGE	22	6	25	1	26	36	25	0
TIMBER CREEK	0	0	0	0	0	0	0	15
TOM HICKS	24	1	39	11	36	56	107	344
VALLEY RIDGE	88	0	138	28	0	1	0	232
WELLINGTON	0	0	0	0	0	0	20	9
<b>Grand Total</b>	<b>973</b>	<b>237</b>	<b>1,206</b>	<b>241</b>	<b>603</b>	<b>734</b>	<b>523</b>	<b>1,642</b>



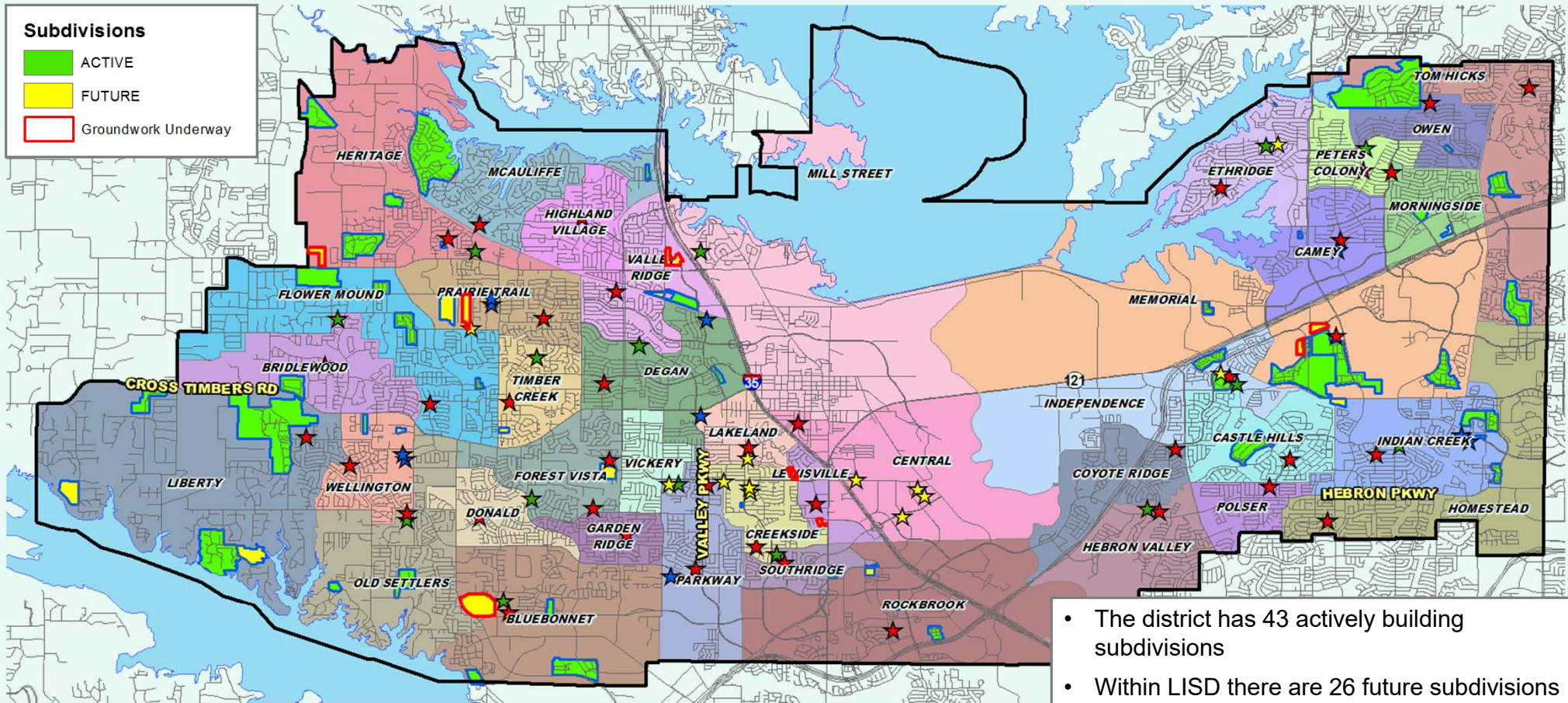
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

*\*Does NOT include age-restricted communities  
\*\* Only elementary zones with activity are shown*





# District Housing Overview



- The district has 43 actively building subdivisions
- Within LISD there are 26 future subdivisions
- Of these, groundwork is underway on nearly 600 lots within 9 subdivisions



# Residential Activity



**Lakeside Crossing**

- Future mixed use development
- 201 single family lots and 759 multi-family units planned
- Zoning approved Oct 2022
- Groundwork on single family lots underway
- Anticipate homes starting mid 2024



August 2023





# Residential Activity



**Oakbridge Crossing**

- 127 total future lots
- Plats approved Dec 2022
- Groundwork underway
- Homes starting May 2024
- Toll Brothers homes



August 2023





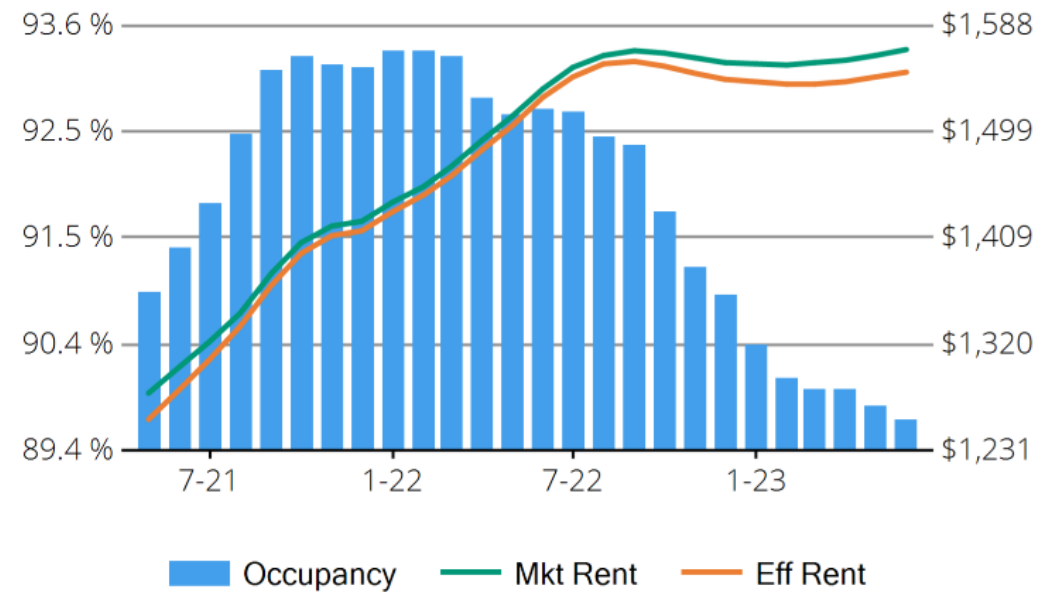
# Housing Market Trends: Multi-family Market- June 2023



## Stabilized and Lease-up Properties\*

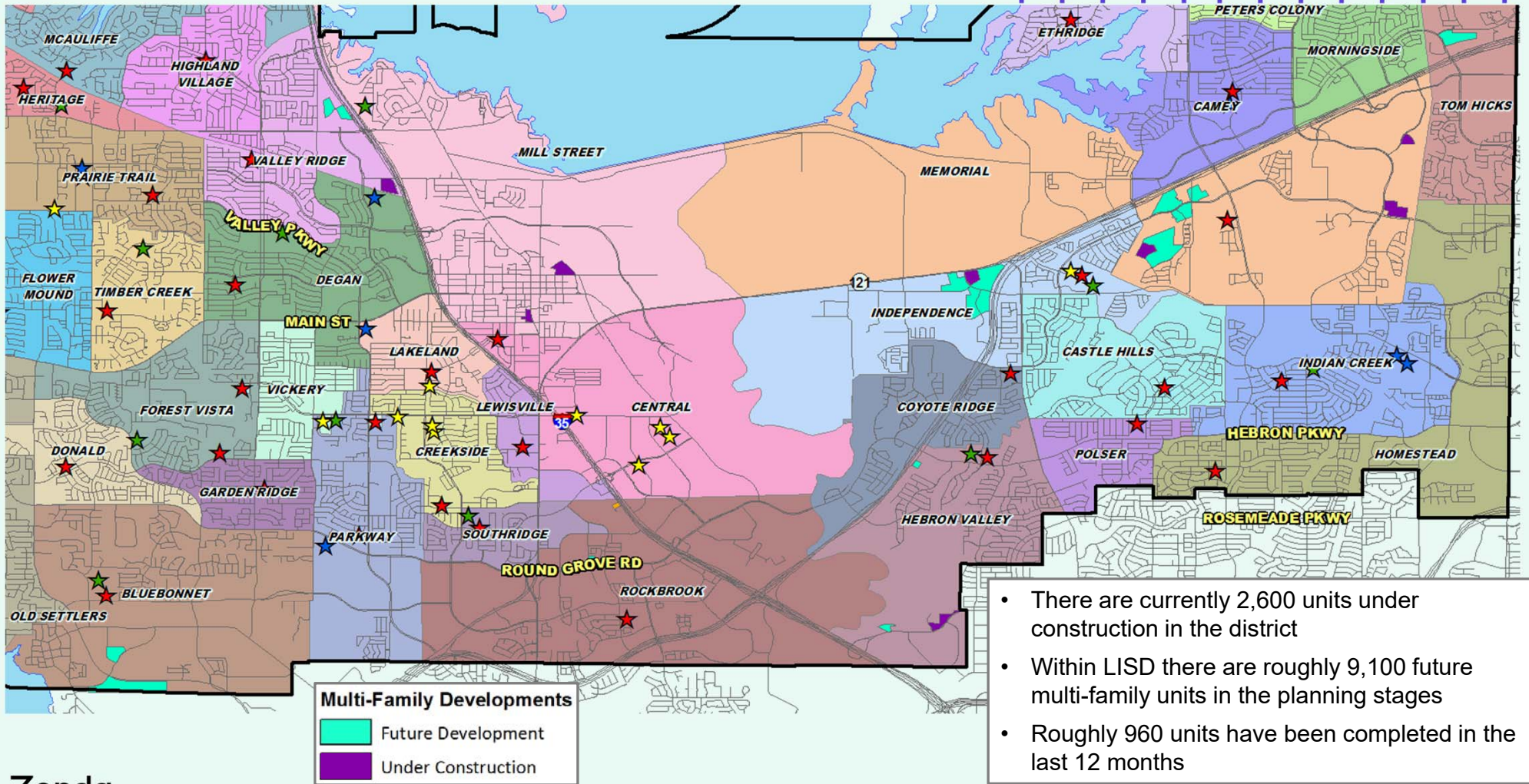
Conventional Properties	Jun 2023	Annual Change
Occupancy	89.7	-3.3%
Unit Change	27,183	
Units Absorbed (Annual)	264	
Average Size (SF)	874	+0.3%
Asking Rent	\$1,567	+2.4%
Asking Rent per SF	\$1.79	+2.1%
Effective Rent	\$1,548	+1.6%
Effective Rent per SF	\$1.77	+1.3%
% Offering Concessions	20%	+168.3%
Avg. Concession Package	4.9%	+7.1%

### Dallas/Fort Worth, TX



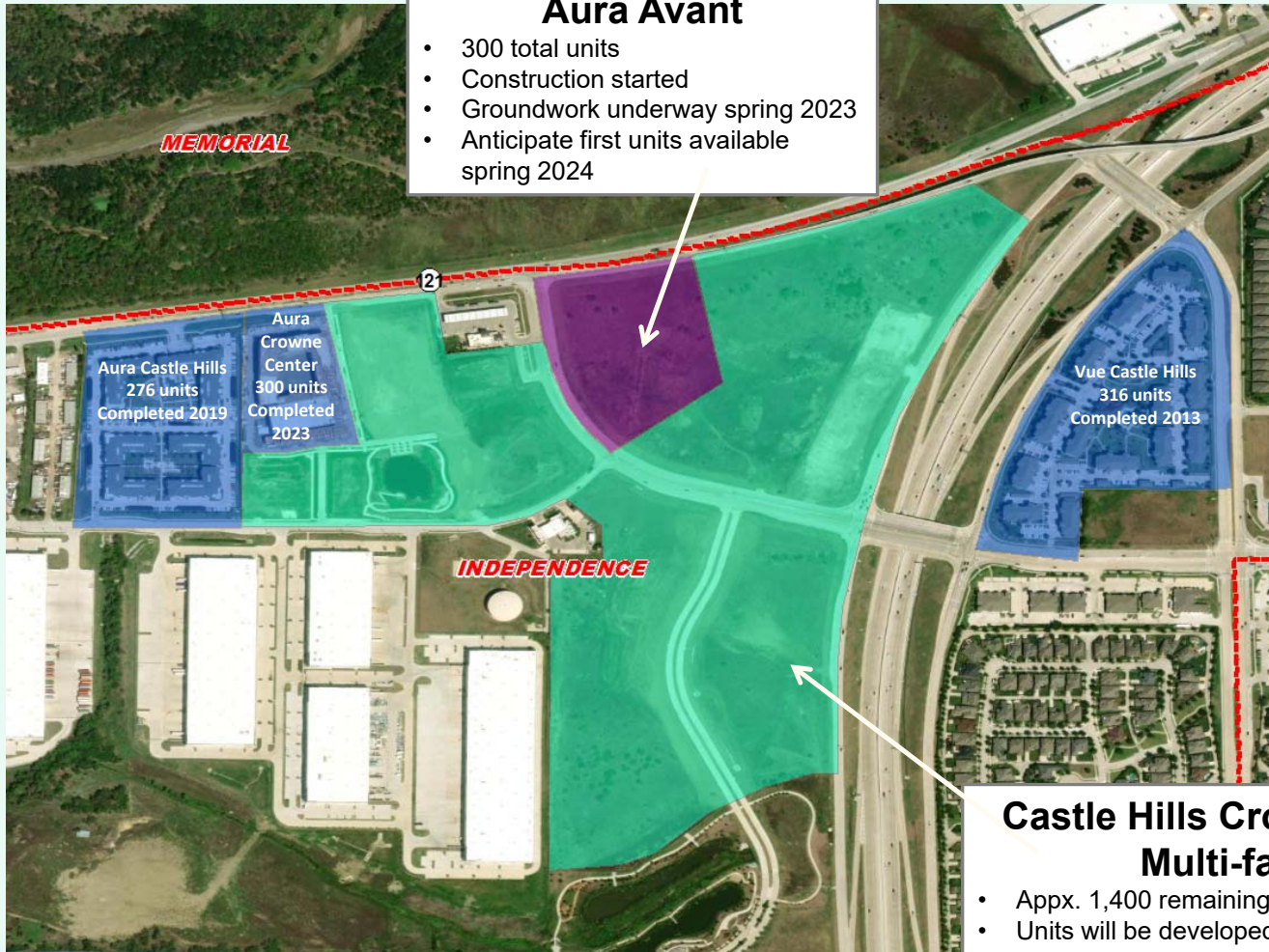


# Multi-Family Housing Overview





# Multi-Family Activity



**Aura Avant**

- 300 total units
- Construction started
- Groundwork underway spring 2023
- Anticipate first units available spring 2024



June 2023



**Castle Hills Crowne Center Multi-family**

- Appx. 1,400 remaining units planned
- Units will be developed as market demands
- Anticipate remaining units to be built over 10 year period



# Ten Year Forecast by Grade Level

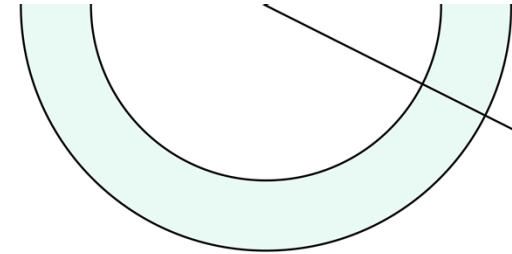
Year (OCT)	EE	PK	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Totals	Total Growth	% Growth
2018/19	240	1,652	1,892	3,311	3,416	3,406	3,524	3,763	3,746	3,892	3,957	4,147	4,369	4,315	4,223	4,257	52,218		
2019/20	238	1,650	1,888	3,538	3,412	3,497	3,495	3,576	3,806	3,875	3,933	3,982	4,456	4,317	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	0	1,239	1,239	3,148	3,219	3,357	3,321	3,343	3,422	3,591	3,764	3,905	4,311	4,183	4,156	4,122	49,081	-329	-0.7%
2022/23	196	1,187	1,383	3,106	3,295	3,306	3,419	3,414	3,386	3,569	3,650	3,804	4,224	4,117	4,002	4,013	48,688	-393	-0.8%
2023/24	196	1,158	1,354	3,132	3,202	3,357	3,382	3,466	3,451	3,455	3,601	3,689	4,037	4,114	3,985	3,926	48,151	-537	-1.1%
2024/25	196	1,154	1,350	3,125	3,254	3,256	3,422	3,428	3,510	3,527	3,473	3,649	3,924	3,940	3,981	3,896	47,735	-416	-0.9%
2025/26	196	1,139	1,335	3,044	3,236	3,311	3,309	3,475	3,472	3,580	3,555	3,509	3,867	3,821	3,824	3,906	47,244	-491	-1.0%
2026/27	196	1,142	1,338	3,096	3,145	3,292	3,368	3,348	3,529	3,545	3,611	3,593	3,724	3,774	3,707	3,748	46,818	-426	-0.9%
2027/28	196	1,137	1,333	3,090	3,202	3,192	3,347	3,407	3,395	3,595	3,571	3,649	3,811	3,632	3,659	3,630	46,513	-305	-0.7%
2028/29	196	1,134	1,330	3,117	3,192	3,260	3,244	3,392	3,454	3,467	3,624	3,609	3,870	3,718	3,524	3,585	46,386	-127	-0.3%
2029/30	196	1,137	1,333	3,120	3,225	3,252	3,326	3,288	3,451	3,523	3,494	3,660	3,831	3,775	3,604	3,453	46,335	-50	-0.1%
2030/31	196	1,139	1,335	3,134	3,230	3,285	3,318	3,370	3,341	3,519	3,551	3,531	3,888	3,732	3,660	3,531	46,425	89	0.2%
2031/32	196	1,138	1,334	3,133	3,243	3,293	3,348	3,366	3,423	3,409	3,546	3,587	3,751	3,785	3,618	3,587	46,423	-2	0.0%
2032/33	196	1,137	1,333	3,141	3,243	3,304	3,355	3,394	3,429	3,490	3,436	3,582	3,810	3,653	3,672	3,545	46,387	-35	-0.1%

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





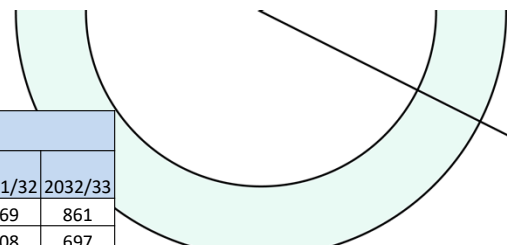
# Ten Year Forecast by Elementary Campus



CAMPUS	2020 Maximum Capacity	ENROLLMENT PROJECTIONS											
		2021/22	Fall 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
BLUEBONNET ELEMENTARY	770	555	636	657	694	695	691	689	683	702	723	747	767
BRIDLEWOOD ELEMENTARY	880	543	570	581	595	587	566	576	558	555	550	550	555
CAMEY ELEMENTARY	770	502	489	456	463	479	490	522	548	579	605	635	659
CASTLE HILLS ELEMENTARY	748	693	705	687	657	630	639	615	613	607	608	613	611
CENTRAL ELEMENTARY	836	526	520	508	496	486	479	459	469	476	485	498	509
COYOTE RIDGE ELEMENTARY	814	532	532	527	538	509	497	499	491	498	496	498	504
CREEKSIDE ELEMENTARY	660	438	422	389	391	364	371	363	377	386	393	398	403
DEGAN ELEMENTARY	726	488	443	453	446	446	443	460	448	444	447	447	449
DONALD ELEMENTARY	880	591	567	558	558	549	529	534	532	535	537	541	547
ETHRIDGE ELEMENTARY	506	375	359	359	358	366	362	375	379	382	377	376	372
FLOWER MOUND ELEMENTARY	726	498	578	601	640	643	648	625	630	637	639	641	643
FOREST VISTA ELEMENTARY	968	532	573	570	590	584	590	589	581	574	570	566	558
GARDEN RIDGE ELEMENTARY	594	374	378	363	361	357	356	346	358	364	363	367	364
HEBRON VALLEY ELEMENTARY	836	425	411	392	361	363	360	345	354	356	361	364	364
HERITAGE ELEMENTARY	1,012	505	509	495	490	485	479	473	479	480	479	484	482
HICKS ELEMENTARY	792	594	618	612	596	572	561	559	559	561	566	577	584
HIGHLAND VILLAGE ELEMENTARY	572	353	360	356	346	329	334	327	329	326	331	338	343
HOMESTEAD ELEMENTARY	726	473	455	463	454	445	444	427	430	434	436	442	449
INDEPENDENCE ELEMENTARY	990	814	798	816	817	829	842	854	840	844	840	840	841
INDIAN CREEK ELEMENTARY	748	535	534	568	567	583	600	609	612	606	597	595	595
JACKSON EARLY ED. CENTER	900	422	469	469	469	469	469	469	469	469	469	469	469
LAKELAND ELEMENTARY	1,034	662	614	600	565	542	519	505	515	515	515	517	514
LEWISVILLE ELEMENTARY	858	534	508	506	514	508	514	501	507	512	509	510	508
LIBERTY ELEMENTARY	990	525	587	592	593	577	564	569	553	545	536	531	527
LLC ELEMENTARY SCHOOL		15	16	16	16	16	16	16	16	16	16	16	16
MCAULIFFE ELEMENTARY	616	547	539	534	522	521	518	515	515	511	513	519	520
MEMORIAL ELEMENTARY	720	467	630	745	822	880	910	936	924	880	859	841	835
MILL ST. ELEMENTARY	880	593	610	640	657	659	646	639	628	621	613	607	598
MORNINGSIDE ELEMENTARY	550	361	363	361	357	360	362	354	360	358	363	372	381
OLD SETTLERS ELEMENTARY	990	507	477	453	434	420	422	412	421	427	425	431	436
OWEN ELEMENTARY	770	265	263	247	252	243	245	244	246	247	251	255	257
PARKWAY ELEMENTARY	748	588	552	570	568	559	552	534	528	527	533	541	549
PETERS COLONY ELEMENTARY	814	531	533	521	499	478	474	466	477	485	488	493	495
POLSER ELEMENTARY	792	459	476	489	497	510	507	508	513	516	511	510	508
PRAIRIE TRAIL ELEMENTARY	968	633	643	629	624	633	635	608	612	612	611	609	606
ROCKBROOK ELEMENTARY	990	649	646	657	675	688	689	680	652	637	621	612	600
SOUTHBRIDGE ELEMENTARY	704	563	623	622	614	617	599	591	596	589	589	594	590
TIMBER CREEK ELEMENTARY	572	457	430	435	416	403	399	389	397	400	405	413	414
VALLEY RIDGE ELEMENTARY	946	549	523	531	542	527	534	540	554	555	556	561	563
VICKERY ELEMENTARY	946	628	621	616	605	600	601	595	596	595	593	593	598
WELLINGTON ELEMENTARY	1,012	748	729	700	685	672	660	648	640	634	633	628	621
<b>ELEMENTARY TOTALS</b>	<b>32,904</b>	<b>21,049</b>	<b>21,309</b>	<b>21,344</b>	<b>21,345</b>	<b>21,182</b>	<b>21,116</b>	<b>20,966</b>	<b>20,989</b>	<b>20,995</b>	<b>21,013</b>	<b>21,140</b>	<b>21,202</b>
Elementary Total Change		151	260	35	1	-163	-66	-150	23	7	17	127	63
Elementary Percent Change		0.72%	1.24%	0.17%	0.00%	-0.76%	-0.31%	-0.71%	0.11%	0.03%	0.08%	0.60%	0.30%



# Ten Year Forecast by Secondary Campus



CAMPUS	2020 Maximum Capacity	ENROLLMENT PROJECTIONS											
		2021/22	Fall 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
ARBOR CREEK MIDDLE SCHOOL	1,050	867	890	861	866	858	891	870	858	872	877	869	861
BRIARHILL MIDDLE SCHOOL	1,150	823	798	786	773	771	756	751	723	734	711	708	697
CREEK VALLEY MIDDLE SCHOOL	1,100	638	593	574	577	562	572	563	553	533	529	539	544
DELAY MIDDLE SCHOOL	1,300	942	694	714	741	838	861	900	871	841	808	812	820
DOWNING MIDDLE SCHOOL	1,100	481	511	498	515	535	579	608	616	593	597	574	574
DURHAM MIDDLE SCHOOL	1,100	747	716	727	712	737	743	780	798	807	780	763	754
FORESTWOOD MIDDLE SCHOOL	1,400	873	890	901	885	881	903	909	906	880	880	868	875
GRIFFIN MIDDLE SCHOOL	1,250	753	756	742	736	770	795	820	835	883	903	906	869
HEDRICK MIDDLE SCHOOL	1,225	653	852	759	704	581	589	590	590	592	579	570	559
HUFFINES MIDDLE SCHOOL	1,050	733	675	603	636	655	652	625	602	601	613	624	618
KILLIAN MIDDLE SCHOOL	1,425	1,033	1,009	970	988	974	935	915	915	935	932	906	899
LAKEVIEW MIDDLE SCHOOL	990	468	425	411	383	364	371	352	374	374	410	423	447
LAMAR MIDDLE SCHOOL	1,075	724	756	747	721	716	732	775	761	748	694	694	700
MCKAMY MIDDLE SCHOOL	1,150	833	802	831	801	783	764	746	727	705	702	692	689
SHADOW RIDGE MIDDLE SCHOOL	1,000	631	647	612	602	610	597	602	562	570	577	585	593
LLC MIDDLE SCHOOL		61	9	9	9	9	9	9	9	9	9	9	9
<b>MIDDLE SCHOOL TOTALS</b>	<b>17,365</b>	<b>11,260</b>	<b>11,023</b>	<b>10,745</b>	<b>10,649</b>	<b>10,644</b>	<b>10,749</b>	<b>10,815</b>	<b>10,700</b>	<b>10,677</b>	<b>10,601</b>	<b>10,542</b>	<b>10,508</b>
Middle School Total Change		-265	-237	-278	-96	-5	105	66	-115	-23	-76	-59	-34
Middle School Percent Change		-2.30%	-2.10%	-2.52%	-0.89%	-0.05%	0.99%	0.61%	-1.06%	-0.21%	-0.71%	-0.56%	-0.32%
FLOWER MOUND 9th GRADE CAMPUS	783	839	853	800	832	830	806	769	821	792	759	757	750
HEBRON 9th GRADE CAMPUS	1,512	937	934	886	856	887	795	879	846	799	829	821	814
MARCUS 9th GRADE CAMPUS	837	734	740	724	729	727	688	705	743	737	775	708	709
FLOWER MOUND HIGH SCHOOL	3,780	2,764	2,681	2,603	2,479	2,461	2,433	2,440	2,377	2,369	2,356	2,344	2,281
HEBRON HIGH SCHOOL	3,564	2,721	2,739	2,734	2,725	2,671	2,630	2,534	2,562	2,523	2,521	2,475	2,452
LEWISVILLE HIGH SCHOOL	2,862	2,025	1,988	2,063	2,104	2,082	1,938	1,798	1,775	1,784	1,804	1,825	1,866
LEWISVILLE BEN HARMON HS	1,458	1,242	1,200	1,219	1,193	1,154	1,110	1,089	1,101	1,124	1,176	1,162	1,121
LEWISVILLE KILLOUGH	1,122	1,018	1,061	1,002	876	767	785	818	828	828	821	782	777
MARCUS HIGH SCHOOL	3,645	2,296	2,256	2,222	2,208	2,197	2,190	2,152	2,128	2,146	2,193	2,261	2,226
THE COLONY HIGH SCHOOL	3,321	2,023	1,892	1,798	1,727	1,630	1,566	1,536	1,504	1,549	1,565	1,594	1,672
LLC HIGH SCHOOL		173	12	12	12	12	12	12	12	12	12	12	12
<b>HIGH SCHOOL TOTALS</b>	<b>22,884</b>	<b>16,772</b>	<b>16,356</b>	<b>16,063</b>	<b>15,741</b>	<b>15,418</b>	<b>14,953</b>	<b>14,732</b>	<b>14,697</b>	<b>14,663</b>	<b>14,811</b>	<b>14,741</b>	<b>14,680</b>
High School Total Change		-212	-416	-293	-322	-323	-465	-221	-35	-34	148	-70	-61
High School Percent Change		-1.25%	-2.48%	-1.79%	-2.00%	-2.05%	-3.02%	-1.48%	-0.24%	-0.23%	1.01%	-0.47%	-0.41%
<b>DISTRICT TOTALS</b>	<b>73,153</b>	<b>49,081</b>	<b>48,688</b>	<b>48,152</b>	<b>47,735</b>	<b>47,244</b>	<b>46,818</b>	<b>46,513</b>	<b>46,386</b>	<b>46,335</b>	<b>46,425</b>	<b>46,423</b>	<b>46,390</b>
District Total Change		-329	-393	-536	-417	-491	-426	-305	-127	-50	89	-2	-32
District Percent Change		-0.67%	-0.80%	-1.10%	-0.87%	-1.03%	-0.90%	-0.65%	-0.27%	-0.11%	0.19%	-0.01%	-0.07%



# The Year Ahead

