



The Changing Demographic Trends

March 3, 2021



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

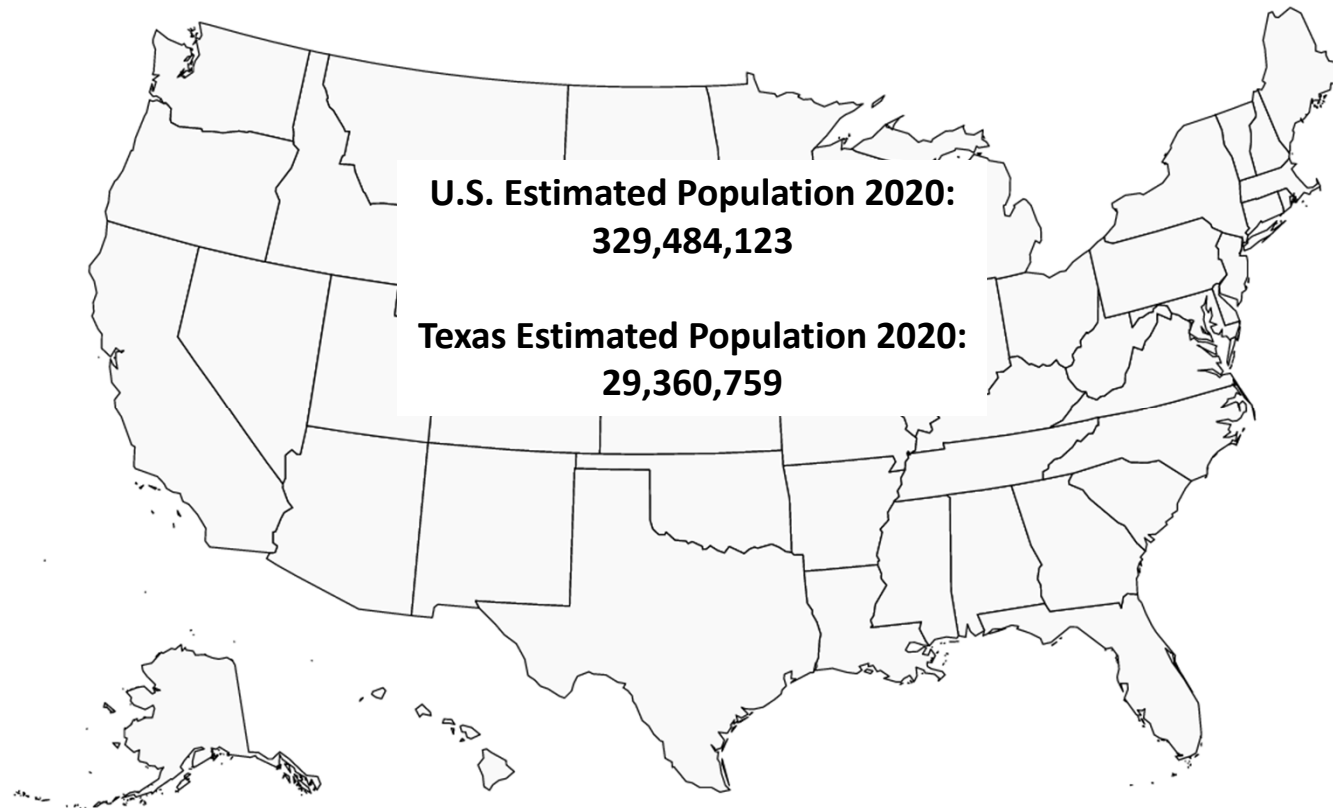
Texas is experiencing significant and substantial growth.



TEXAS 
DEMOGRAPHIC CENTER



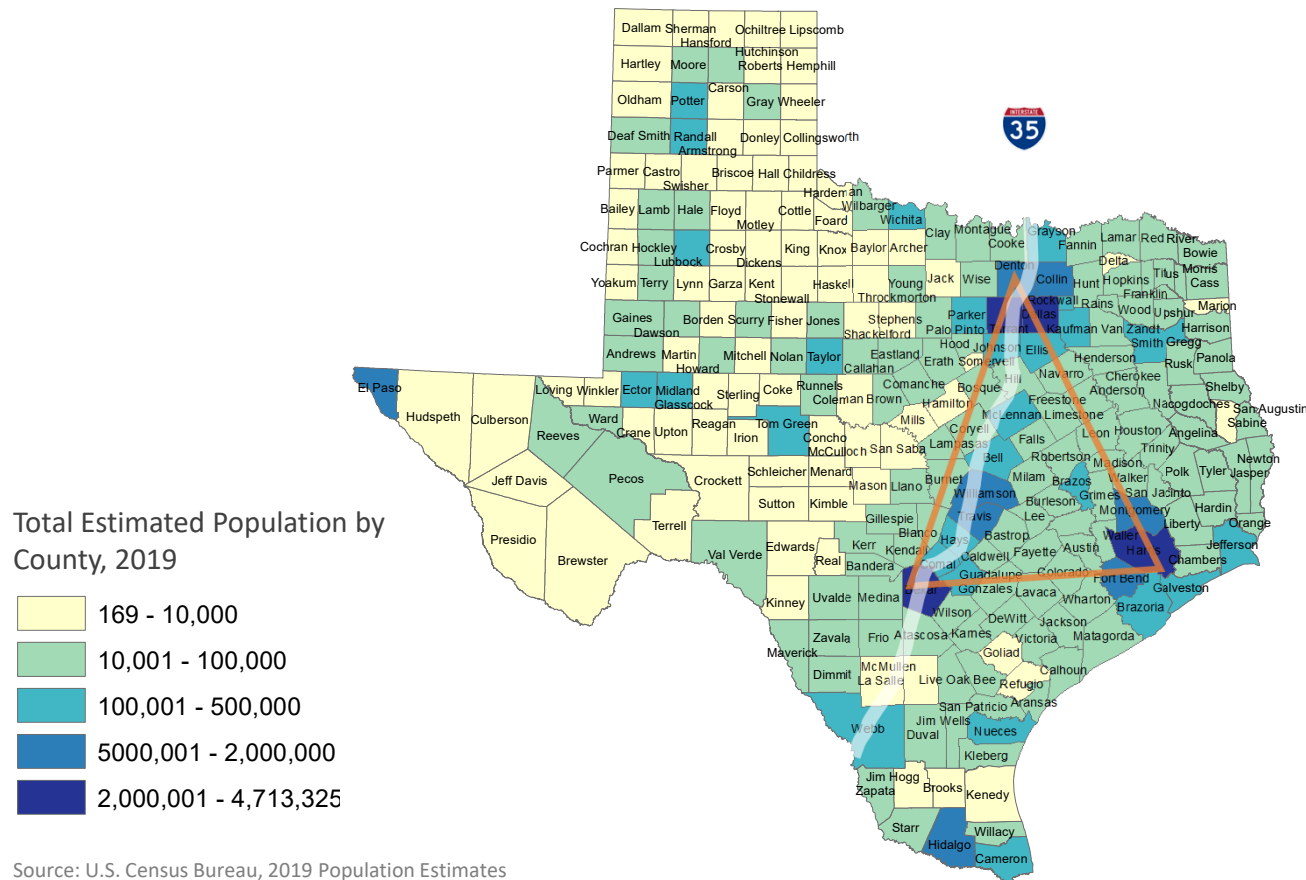
Texas makes up 8.9% of the total U.S. population but 32.4% of the total growth between 2019 and 2020.



Source: U.S. Census Bureau, 2020 Vintage population estimates
Note: These data are not from the 2020 Census, rather estimates based on the 2010 Census



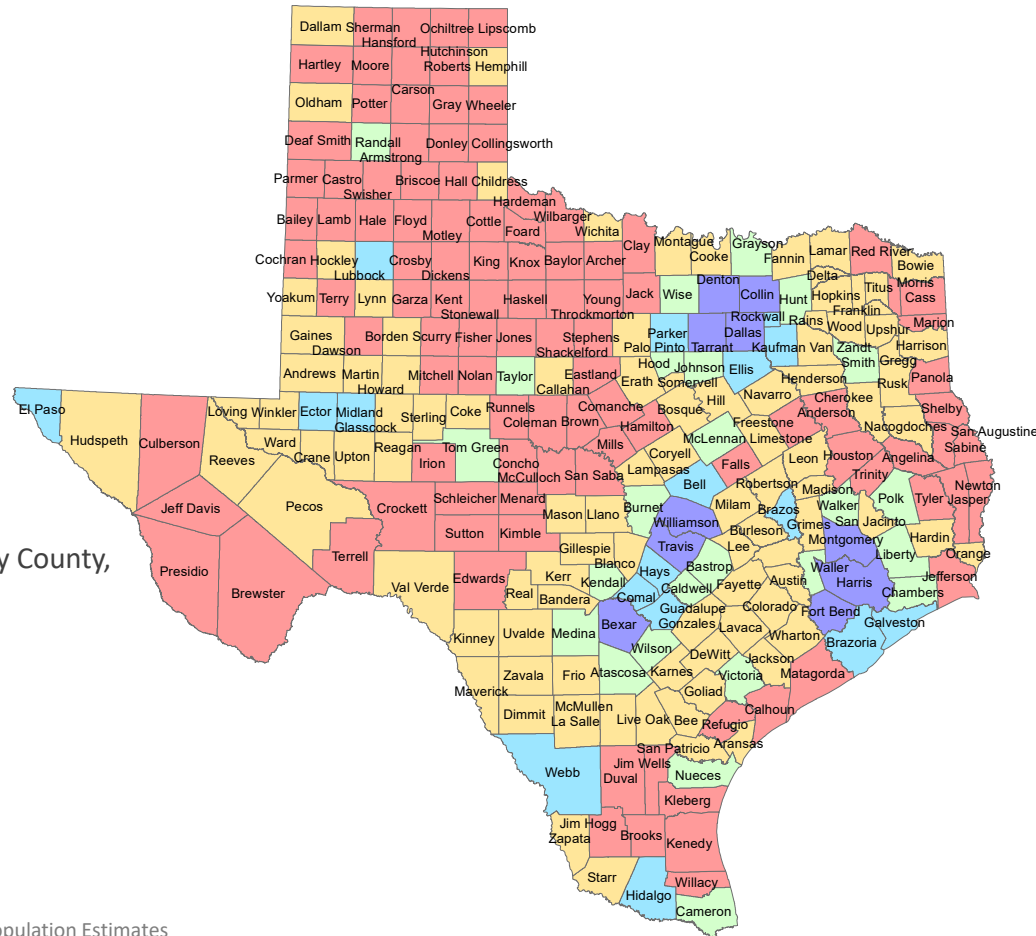
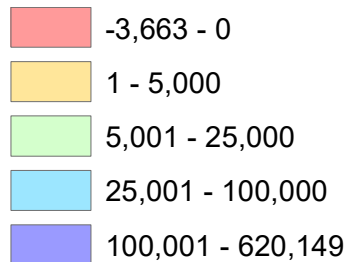
Approximately 86% of the total Texas population is located in counties along and to the east of I-35.





Of Texas' 254 counties, 104 lost population between 2010 and 2019.

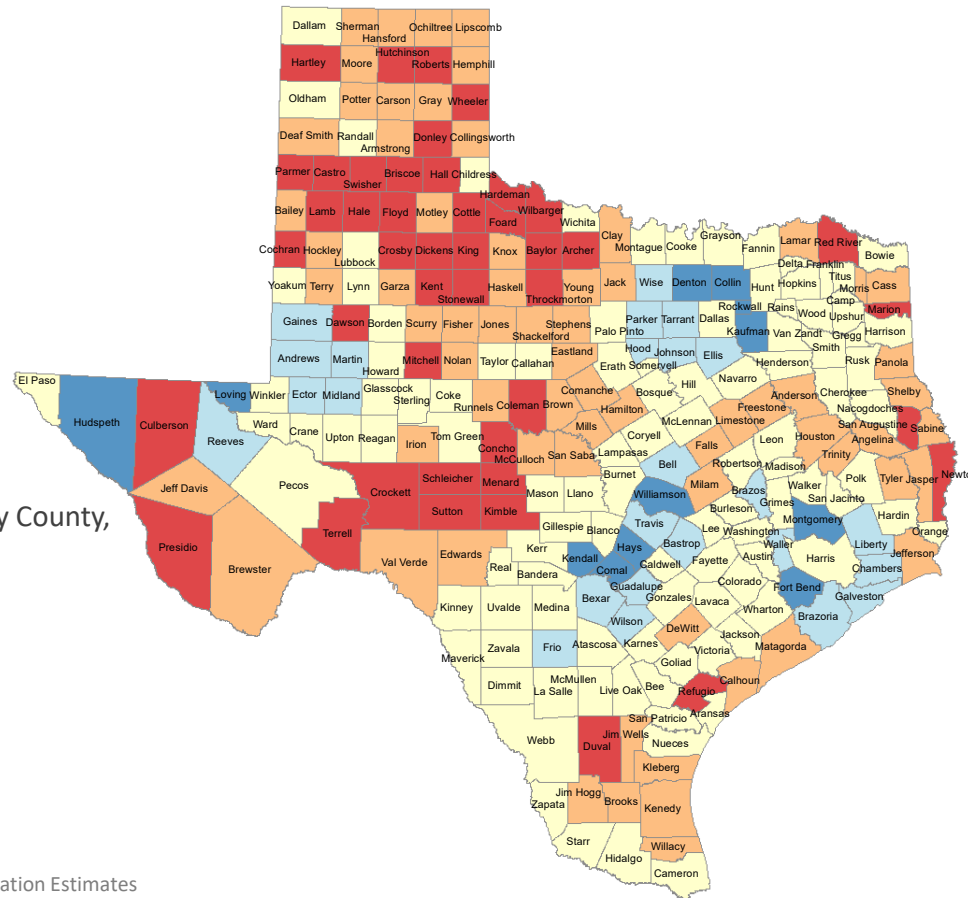
Estimated Numeric Change by County, 2010-2019



Source: U.S. Census Bureau, 2019 Population Estimates



The suburban ring counties are among the fastest growing, even faster than the Texas population as a whole.



Estimated Percent Change by County, 2010-2019

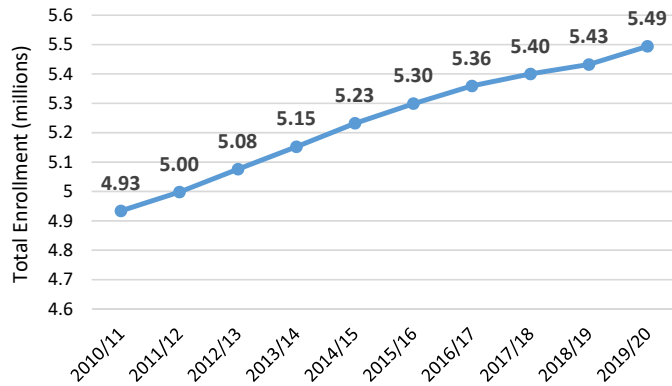
- 33% - -5%
- 4% - 0%
- 1% - 15%
- 16% - 31%
- 32% - 106%

Source: U.S. Census Bureau, 2019 Population Estimates

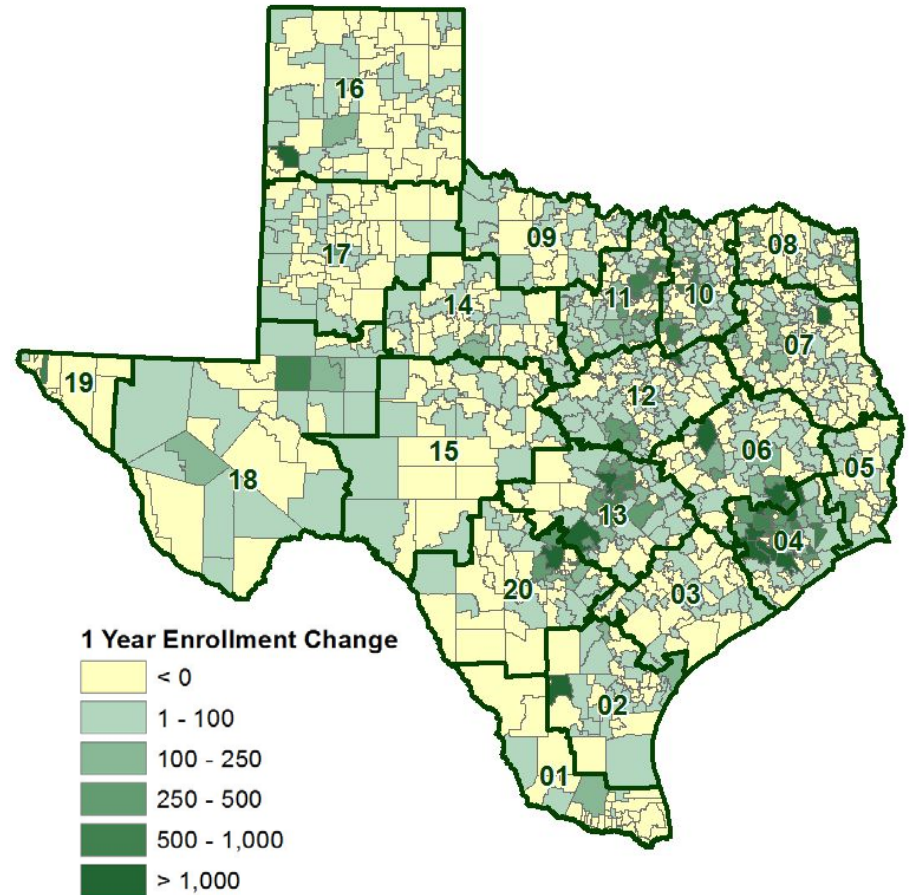
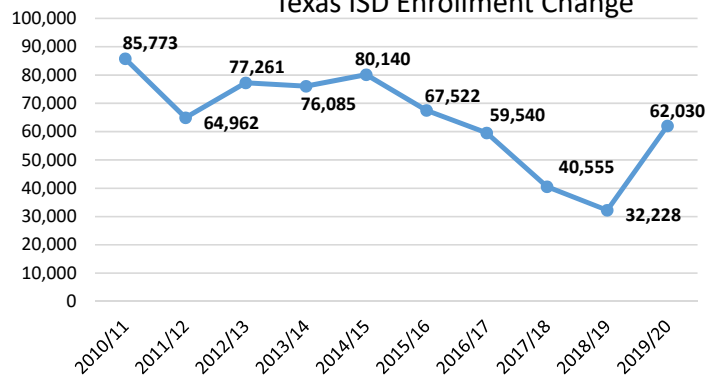


State Enrollment Trends – Pre COVID

Texas ISD Enrollment

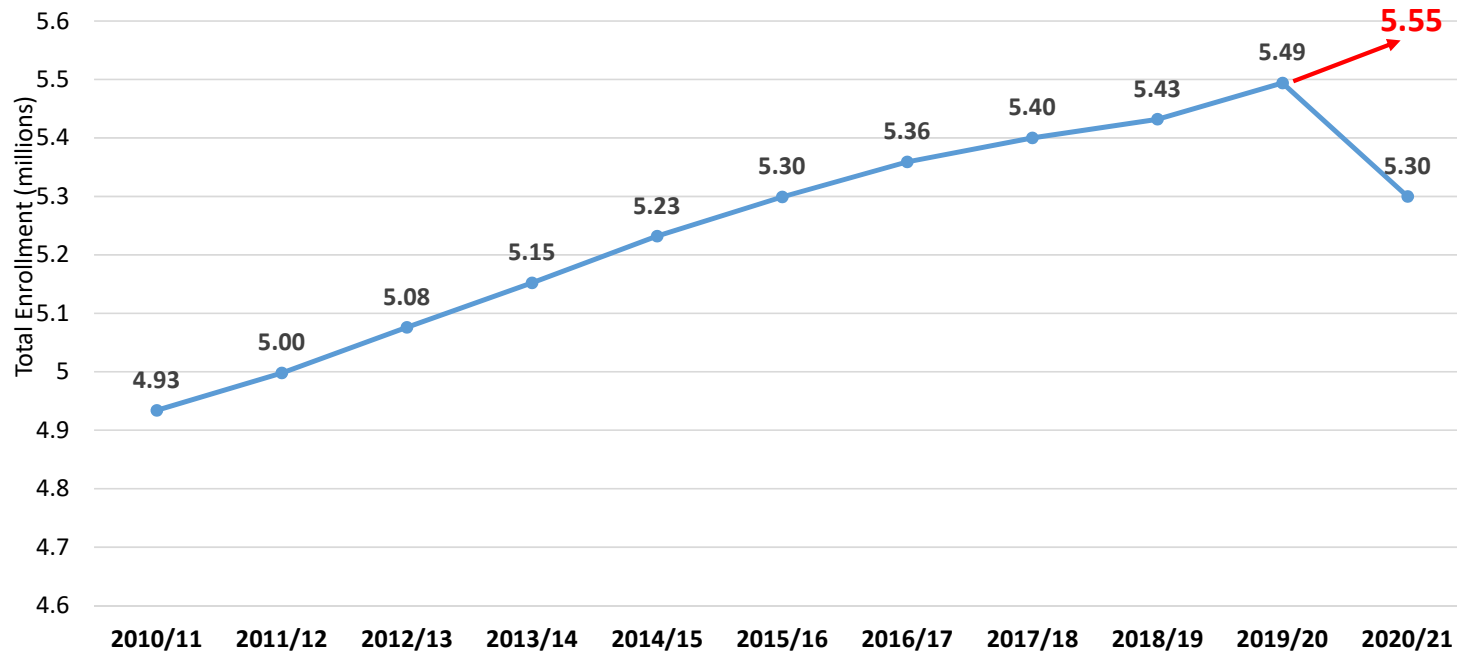


Texas ISD Enrollment Change





Texas ISD Enrollment



- State's Fall 2020 set a record – First time in history enrollment decline
- State's Fall 2020 total enrollment would have likely been 5.55 million



State Enrollment Trends

Summary of Texas Public Schools Student Enrollment Trends: October 2020

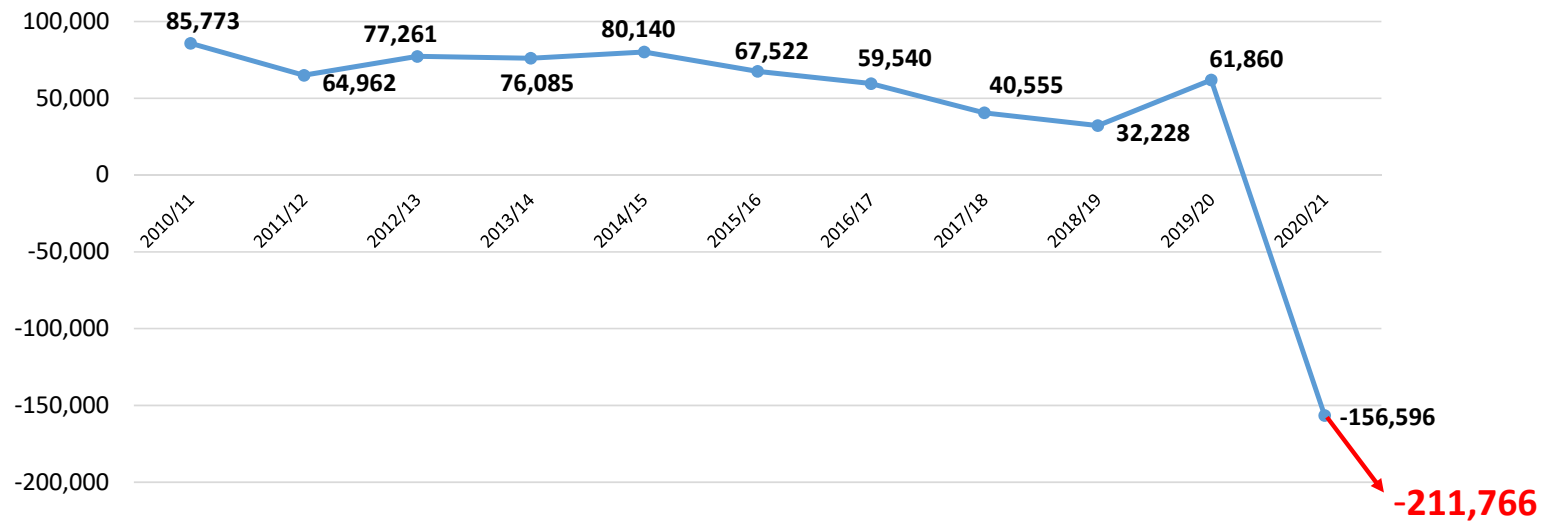
January 7, 2021

	2019	Total Oct 2020	# Change Oct 2020 from 2019	% Change from 2019 to Oct 2020
Early Education	25,883	20,100	(5,783)	-22%
Pre-k	249,226	194,137	(55,089)	-22%
Kindergarten	384,110	359,999	(24,111)	-6%
1st grade	391,443	379,875	(11,568)	-3%
2nd grade	388,670	378,797	(9,873)	-3%
3rd grade	391,789	378,999	(12,790)	-3%
4th grade	400,106	383,199	(16,907)	-4%
5th grade	417,433	393,457	(23,976)	-6%
6th grade	422,722	412,117	(10,605)	-3%
7th grade	423,528	418,725	(4,803)	-1%
8th grade	411,253	420,381	9,128	2%
9th grade	449,099	433,099	(16,000)	-4%
10th grade	407,018	417,106	10,088	2%
11th grade	377,192	385,173	7,981	2%
12th grade	354,298	362,010	7,712	2%
Total	5,493,770	5,337,174	-156,596	-3%





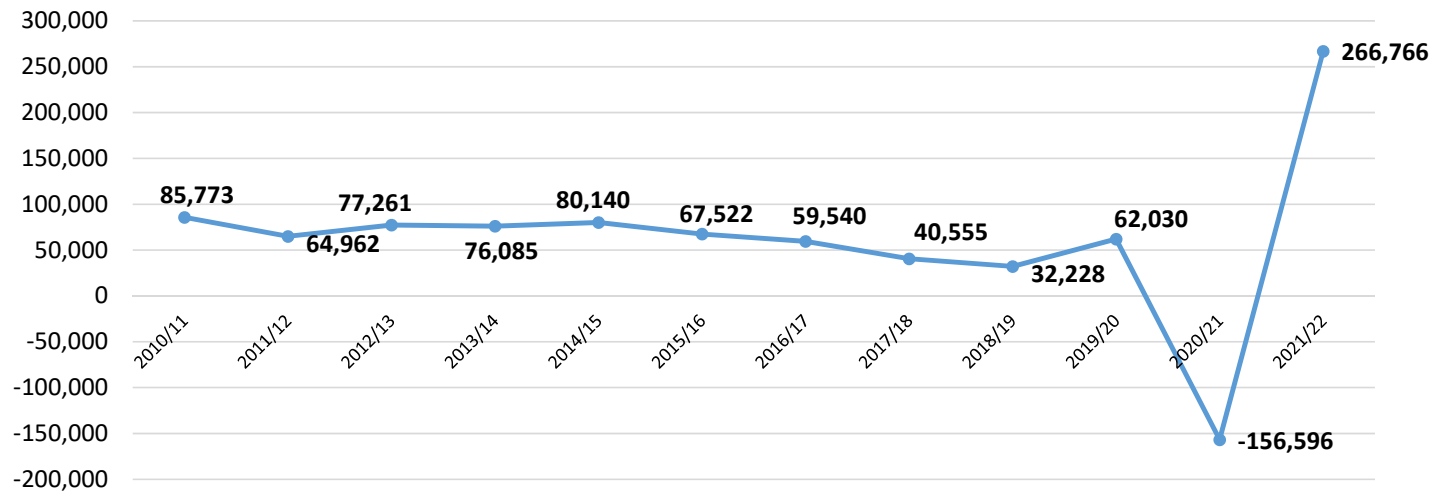
Texas ISD Enrollment change



- The reality is that we are closer to (-211,766) decline when you factor in where we should have been.



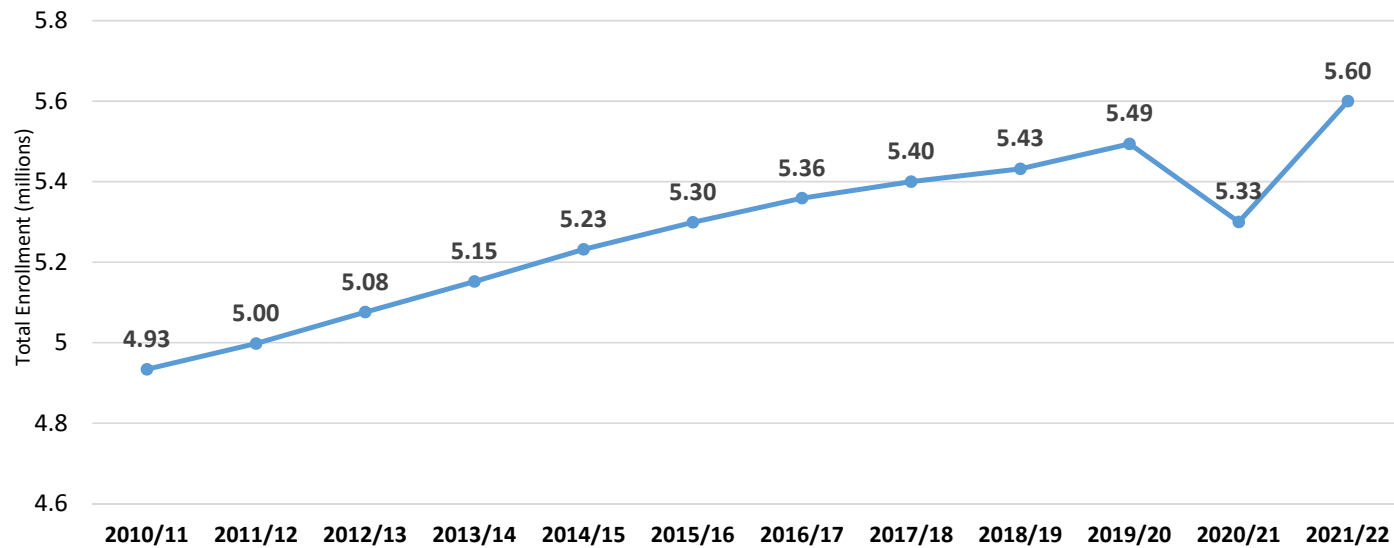
Texas ISD Enrollment change



- State enrollment likely headed for record breaking growth year fall 2021
- States enrollment growth likely to exceed 260,000 fall 2021



Texas Total Enrollment



- Fall 2021 will likely see the return of over 150,000 students plus the new growth putting the state enrollment in position to see 5,600,000 students in public schools



Why is everybody moving to Texas!





Local Economic Update- Dallas



Walmart Fulfillment Center

- Plans \$800 million project spanning 1.9 million sq. ft. at southwest corner E Belt Line Rd & Sunrise Rd
- Expected to create 1,300 jobs
- Expected to bring in approx. \$2.3 million in annual revenue to the city of Lancaster



Source: Dallas Business Journal
& Dallas Morning News

Amazon Warehouse

- Announced new fulfillment center in Forney in August 2020; estimated to open in 2021
- Located at 1475 Akron Way; spans approx. 1.2 million sq. ft. and will bring in 500 new jobs
- Forney home to new Amazon distribution center located at 1101 S Gateway Blvd; completed late 2020
- Spans 200,000 sq. ft., its expected to create 100 new jobs



Uber HQ

- Construction expected to be complete May 2022
- 2 year extension on economic incentives approved by Dallas City Council May 2020 due to pandemic impact
- Hired approx. 200 employees pre-pandemic; targets restarting hiring process Fall 2021
- Plans to employ at least 2,500 workers by end of 2023



Local Economic Update- Fort Worth



Facebook Expansion

- Announced expansion of data center located at 5000 Like Way in December 2020
- Construction of 170,000 sq. ft. expansion underway with completion anticipated in 2022
- Total cost approx. \$200 million
- Created 50 new jobs

Charles Schwab

- Officially moved HQ to Westlake in January 2021
- New \$100 million campus spans 500,000 sq. ft. on more than 70 acres at Hwy 170 & Hwy 114
- Merged with Ameritrade in October 2020 for \$26 million; combined employee force of Charles Schwab (2,500 employees) and 2,000 Ameritrade employees
- Entire HQ at capacity could house more than 6,000 workers



Source: Community Impact





Local Economic Update- Austin



Tesla Electric Vehicle Factory

- Tesla's \$1.1 billion electric vehicle factory in Austin is underway
- The 7.9 million sq. ft. plant will be producing 2 popular existing vehicle models as well as be the launching point for two new Telsa products, the Cybertruck pickup and commercial semi-truck
- The factory is currently expected to employ 5,000 people, with plenty of room for expansion
- Current aims are for the factory to be operational late 2021/early 2022





Local Economic Update- Austin



Samsung

- Samsung in talks to locate \$17 Billion dollar facility in Austin.
- Plans are preliminary and subject to change but for now the aim is to kick off construction this year, install major equipment from 2022, then begin operations as early as 2023, they said.
- Samsung is asking Austin for a 100% property tax reimbursement on the project from the City for more than 20 years.
- The project would bring up to 1,993 jobs, 1,800 of which carry average salaries of about \$100,000. The project would be among the largest single economic investments in Texas history and the largest single investment in the Austin area



Oracle Headquarters

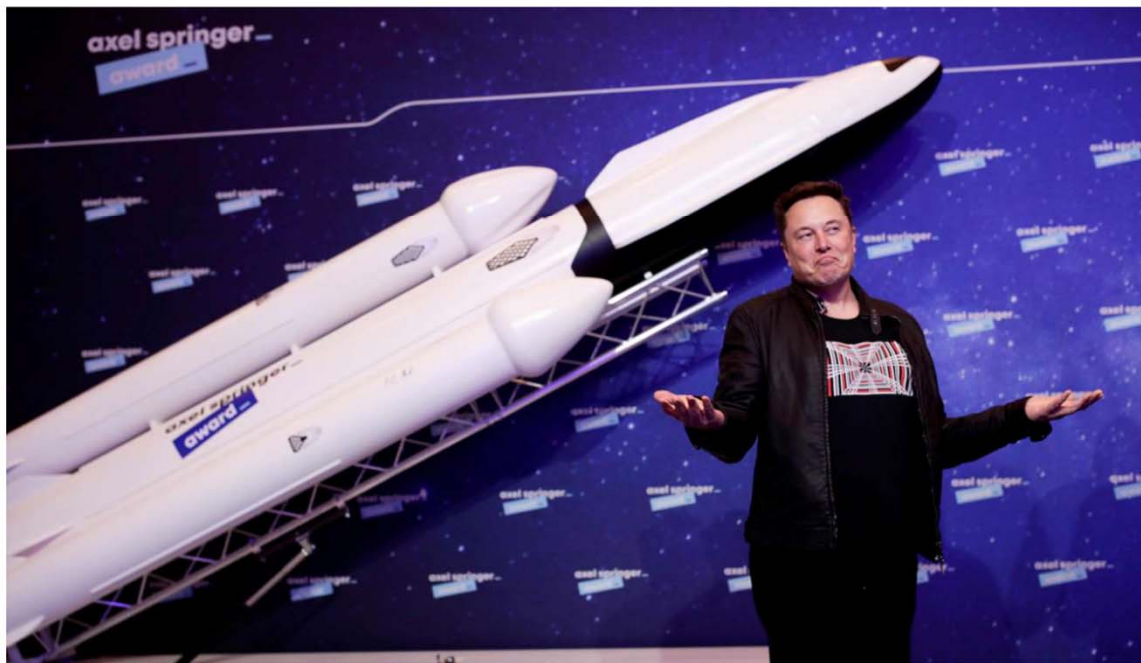
- Oracle is moving its headquarters from the Silicon Valley to Austin while implementing a more flexible employee work location policy
- Oracle built a campus in 2018 in downtown Austin which can hold up to 10,000 employees

Source: Community Impact and Bloomberg



SpaceX says it's working on a 'state-of-the-art' manufacturing facility in Austin, Texas

tlevin@businessinsider.com (Tim Levin) · 3 hrs ago





Local Economic Update- Corpus Christie



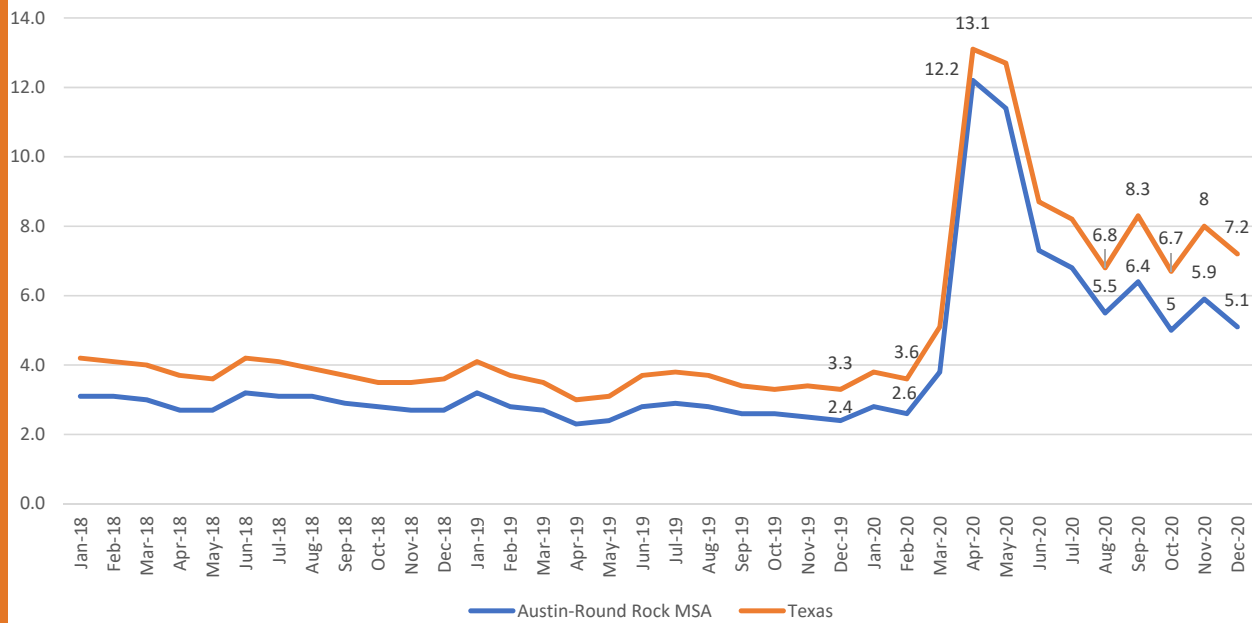
- A \$1.9 billion electric-arc-furnace flat roll steel mill being built just east of the intersection of U.S. Highway 77 and State Highway 89 that is designed to produce 3 million tons of steel each year
- Company officials indicate that the plant will be ready for commissioning by September 2021
- The plant is expected to create approx. 600 full-time jobs in San Patricio County
- Steel Dynamics is bringing about a dozen steel fabrication companies to work around the new plant, which has the potential to create an additional 1,000 full-time jobs.



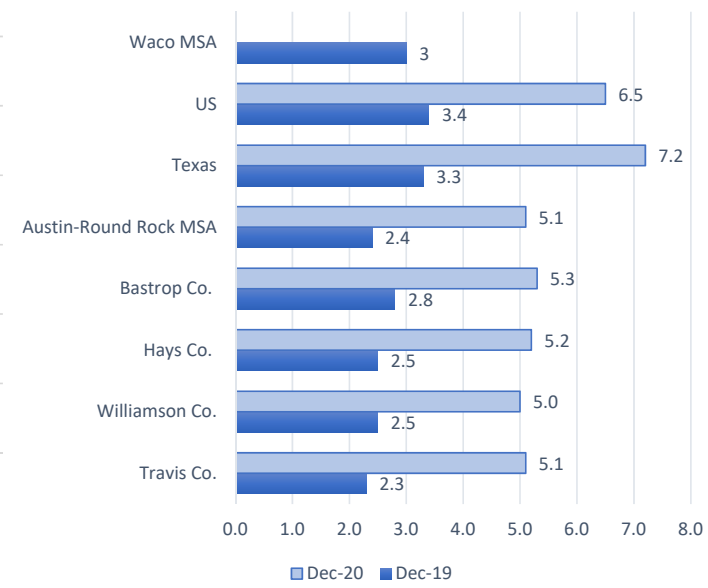


Austin MSA Economic Update

Unemployment Rates, Jan 2018 - Dec 2020



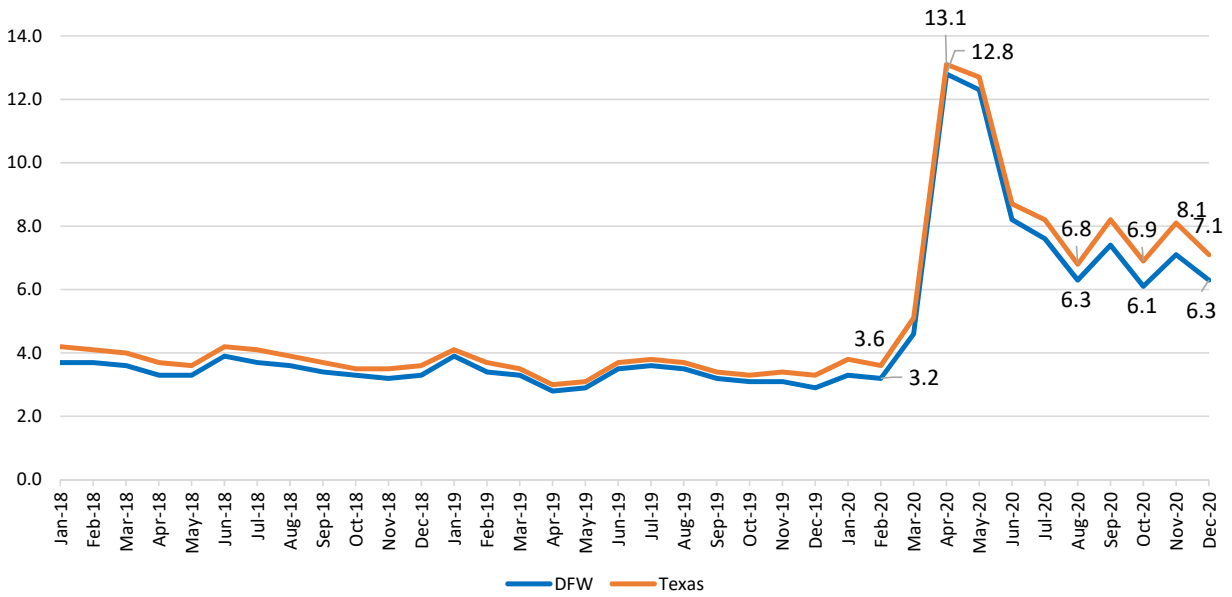
Unemployment Rates, Year Over Year



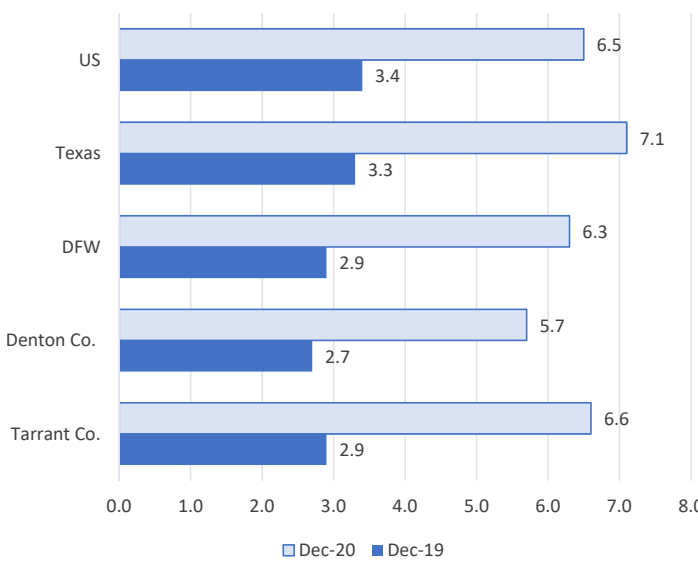


DFW MSA Economic Update

Unemployment Rate, Jan 2018 - Dec 2020



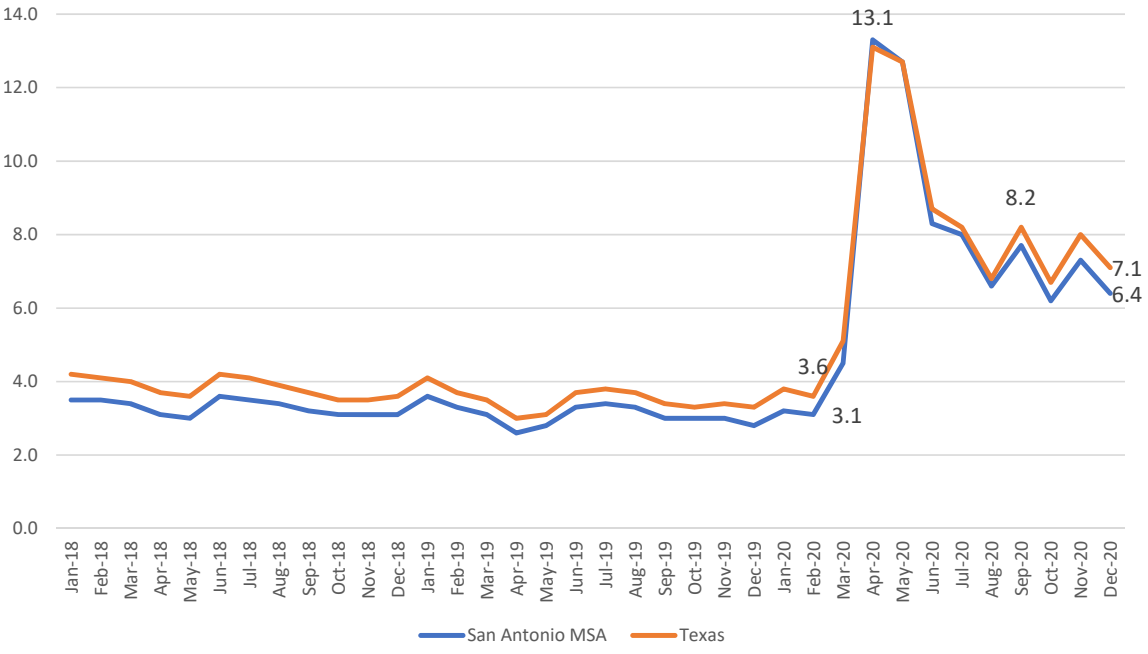
Unemployment Rate, Year Over Year



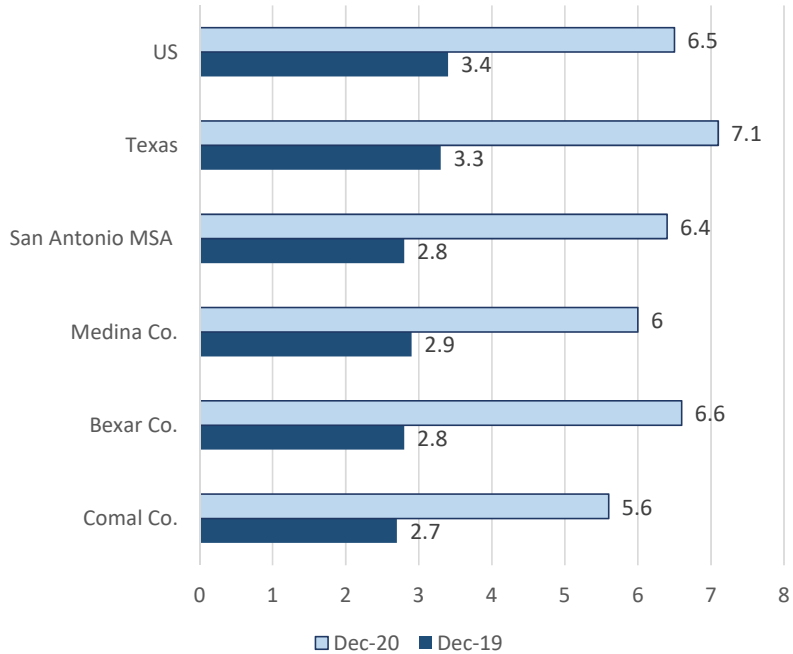


San Antonio MSA Economic Update

Unemployment Rate, Jan 2018 - Dec 2020

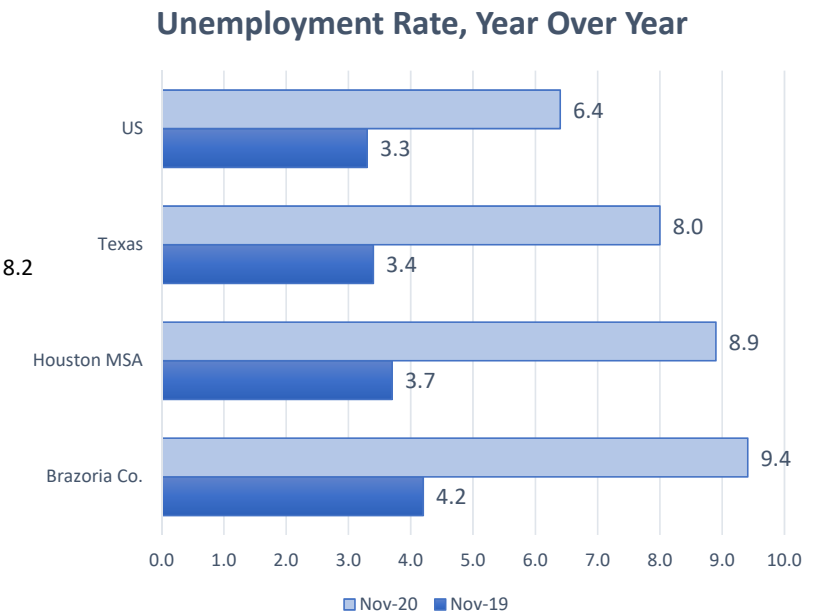
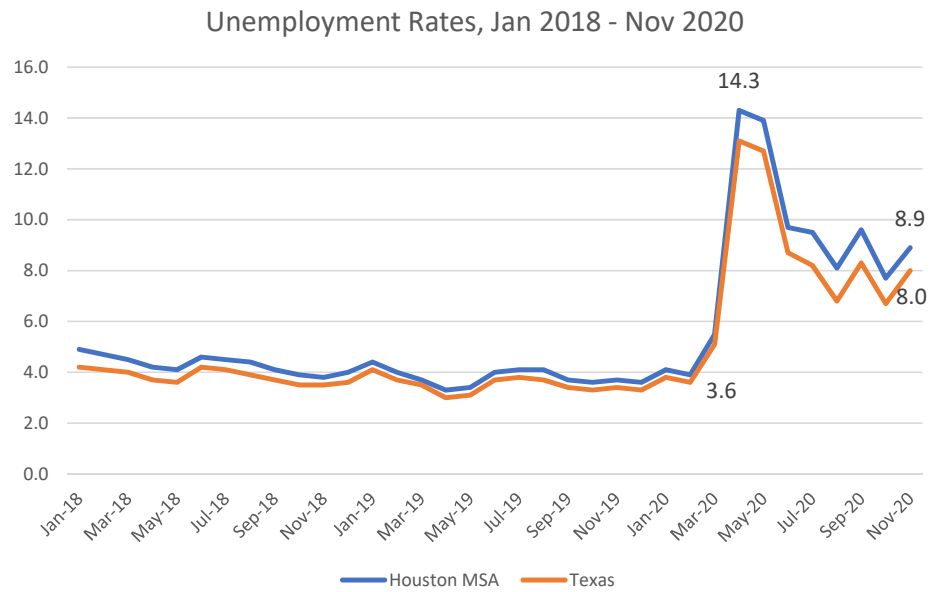


Unemployment Rate, Year Over Year





Houston Economic Update

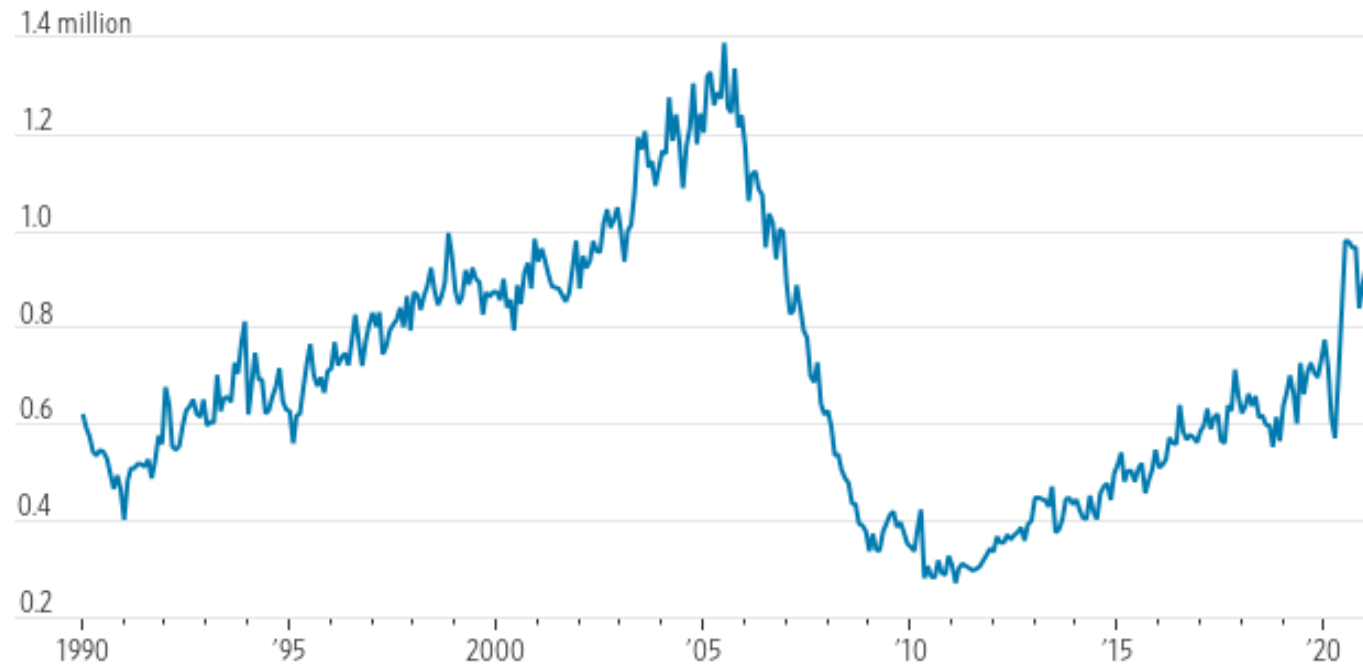


Houston's December unemployment rate = 8.2





New single-family homes sold in the U.S., monthly



Note: Seasonally adjusted annual rate

Source: Commerce Department

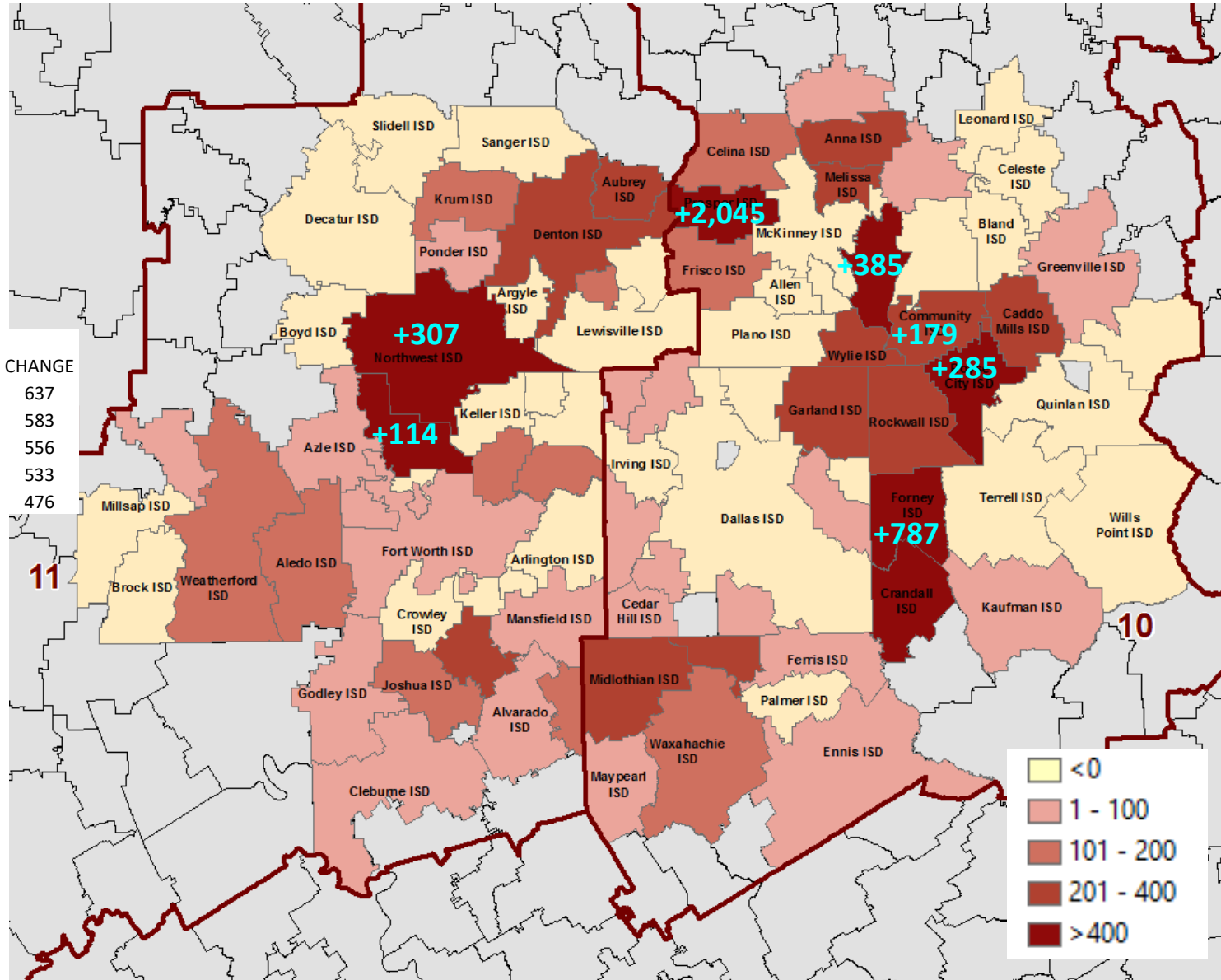
- Texas single family permits in 2020 = 153,600
- Austin posted all-time high of 21,400 permits
- DFW posted 43,500 permits



DFW New Home Starts Annual Change

2020 Annual Starts = 42,630

DISTRICT	2020 STARTS	2019 STARTS	CHANGE
Northwest ISD	2,833	2,196	637
Eagle Mt-Saginaw ISD	2,217	1,634	583
Princeton ISD	1,209	653	556
Royse City ISD	1,247	714	533
Forney ISD	1,936	1,460	476





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20 – Yellow shaded district seeing largest surge in housing

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Prosper ISD	2,711	2,874	1,404	3,708	19,968
2	Denton ISD	2,895	2,783	1,512	3,884	19,641
3	Frisco ISD	2,262	2,578	1,311	2,826	8,156
4	Northwest ISD*	2,833	2,421	1,535	3,423	45,872
5	Eagle Mt.-Saginaw ISD	2,217	2,162	803	1,454	19,419
6	Dallas ISD	1,445	1,810	1,513	2,283	6,762
7	Forney ISD	1,936	1,614	1,059	3,074	26,741
8	Lewisville ISD	1,010	1,214	566	1,551	2,863
9	Crowley ISD	943	1,161	366	1,625	16,488
10	Rockwall ISD	1,188	1,112	687	1,838	9,045
11	Little Elm ISD	880	1,008	442	731	1,665
12	Princeton ISD	1,209	978	507	1,188	7,617
13	Mansfield ISD	1,039	928	622	1,074	7,099
14	McKinney ISD	878	921	484	1,871	10,124
15	Royse City ISD	1,247	906	671	2,229	9,784
16	Waxahachie ISD	879	822	504	868	19,434
17	Melissa ISD	943	790	447	473	4,783
18	Wylie ISD	853	742	446	822	3,237
19	Allen ISD	582	687	374	1,003	596
20	Midlothian ISD	874	681	563	1,080	17,827

*Adjusted based on additional research by Templeton Demographics staff





Austin-SA New Home Starts Annual Change

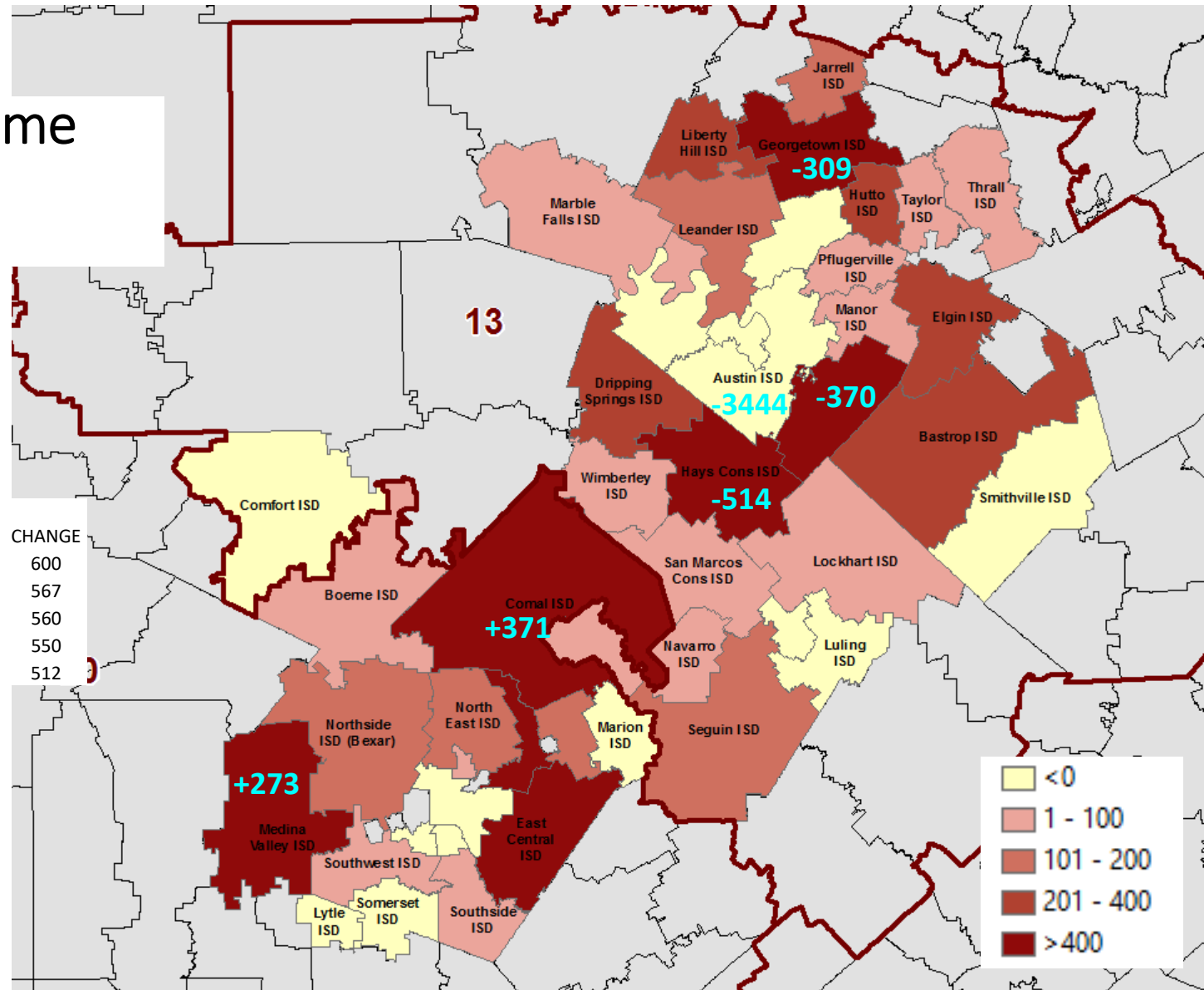
Austin

2020 Annual Starts = 21,428

San Antonio

2020 Annual Starts = 16,405

DISTRICT	2020 STARTS	2019 STARTS	CHANGE
Medina Valley ISD	1547	947	600
Hays Cons ISD	2,190	1,623	567
Georgetown ISD	2,359	1,799	560
Del Valle ISD	1,494	944	550
East Central ISD	1327	815	512





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20 – Yellow shaded district seeing largest surge in housing

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,708	2,781	1,429	3,180	10,946
2	Georgetown ISD	2,359	2,092	1,226	3,058	17,360
3	Hays CISD*	2,190	1,831	1,163	2,792	67,822
4	Pflugerville ISD	1,924	1,803	1,007	1,589	8,384
5	Liberty Hill ISD	1,740	1,792	833	2,592	11,505
6	Austin ISD	1,154	1,745	1,330	1,283	11,630
7	Manor ISD	1,502	1,559	651	1,210	15,016
8	Hutto ISD	1,344	1,396	507	1,612	8,009
9	Del Valle ISD	1,494	1,211	759	1,530	32,461
10	Round Rock ISD	879	1,191	435	678	5,883
11	Dripping Springs ISD	982	907	514	1,277	6,444
12	Lake Travis ISD	622	715	478	1,801	4,206
13	Jarrell ISD	781	707	355	884	12,475
14	San Marcos CISD	496	437	267	1,019	6,604
15	Bastrop ISD	551	365	329	2,466	17,732
16	Elgin ISD	263	165	134	382	9,131
17	Lago Vista ISD	167	136	108	563	4,116
18	Taylor ISD	156	126	105	282	765
19	Lockhart ISD	58	38	34	71	15,980
20	Eanes ISD	15	34	8	58	114

*Adjusted based on additional research by Templeton Demographics staff





San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20 – Yellow shaded district seeing largest surge in housing

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northside ISD	4,155	3,983	2,329	4,680	29,513
2	Comal ISD	2,697	2,530	1,518	3,766	27,047
3	Judson ISD	1,833	1,674	876	1,768	3,924
4	Medina Valley ISD*	1,491	1,119	823	2,195	22,696
5	East Central ISD	1,327	1,038	734	1,627	14,374
6	Schertz-Cibolo U City ISD	929	913	472	1,497	8,054
7	Boerne ISD	902	888	566	1,573	10,087
8	New Braunfels ISD	883	756	552	979	7,741
9	Southwest ISD	510	563	220	823	8,443
10	North East ISD	644	539	393	991	6,274
11	San Antonio ISD	162	223	173	479	1,495
12	South San Antonio ISD	152	195	61	375	601
13	Southside ISD	194	145	97	154	6,278
14	Edgewood ISD	38	96	2	0	32
15	Seguin ISD	178	93	114	645	3,744
16	Navarro ISD	150	77	87	330	3,861
17	Marion ISD	47	36	28	41	228
18	Alamo Heights ISD	46	29	64	80	61
19	Harlandale ISD	11	25	5	25	115
20	Somerset ISD	0	0	0	0	394

* Based on additional Templeton Demographics housing research

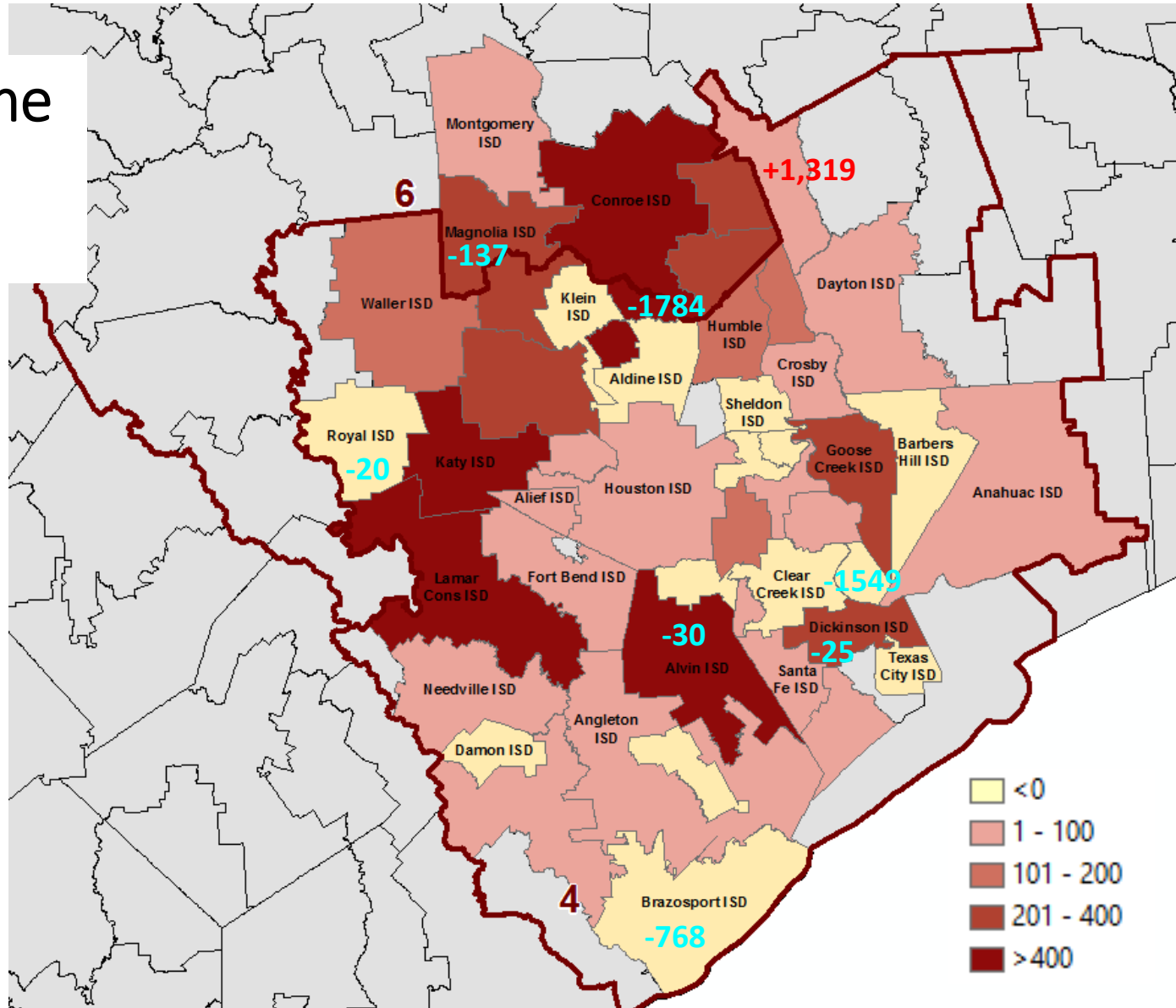




Houston New Home Starts Annual Change

2020 Annual Starts = 36,739

DISTRICT	2020 STARTS	2019 STARTS	CHANGE
Lamar Cons ISD	4553	2966	1587
Katy ISD	3388	2715	673
Conroe ISD	3235	2747	488
Alvin ISD	1823	1369	454
Spring ISD	754	348	406





Houston MSA New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20 – Yellow shaded district seeing largest surge in housing

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Lamar CISD	4,553	3,839	2,297	4,589	20,230
2	Fort Bend ISD	3,504	3,591	1,858	2,260	10,924
3	Conroe ISD	3,235	3,204	1,664	4,225	20,135
4	Katy ISD	3,388	3,027	1,850	2,909	16,140
5	Cypress-Fairbanks ISD	2,995	2,843	1,475	2,057	13,805
6	Houston ISD	2,492	2,568	2,250	2,836	11,826
7	Humble ISD	1,989	1,855	1,177	1,583	4,564
8	Alvin ISD	1,823	1,588	1,003	2,988	17,297
9	Tomball ISD	1,602	1,556	737	1,416	5,050
10	New Caney ISD	966	942	599	1,205	3,287
11	Magnolia ISD	952	849	486	1,557	10,045
12	Clear Creek ISD	528	690	217	461	2,613
13	Klien ISD	588	667	279	636	1,404
14	Waller CISD	717	607	344	701	32,062
15	Willis ISD	777	602	420	1,557	10,469
16	Dickinson ISD	781	591	538	1,191	5,409
17	Spring Branch ISD	621	591	495	1,113	1,127
18	Spring ISD	754	554	351	782	7,881
19	Goose Creek CISD	561	455	273	633	2,264
20	Barbers Hill ISD	445	409	212	521	349

*Adjusted based on additional research by Templeton Demographics staff





Key Take A Ways

- Despite pandemic and recent winter storm damage Texas is still the place to be!
- Vaccine roll out and reopening will help the economic recovery
- Suburban rings continuing to see largest share of growth
- Growth is pushing farther out as developers aim for lower price points and more space



Education Take A Ways

- We are in the most historic time of change that our society has ever seen
- Remote learning is here to stay!
- With remote learning comes the increase in school choice
- Fall 2021 Texas will see the largest increase in school age population in history.
- The question is, how many will choose the local school district?



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Time spent fixing the past takes
time away from building the
future.

-Simon



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