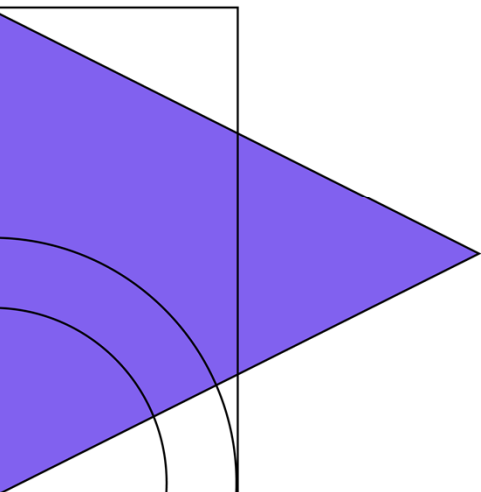
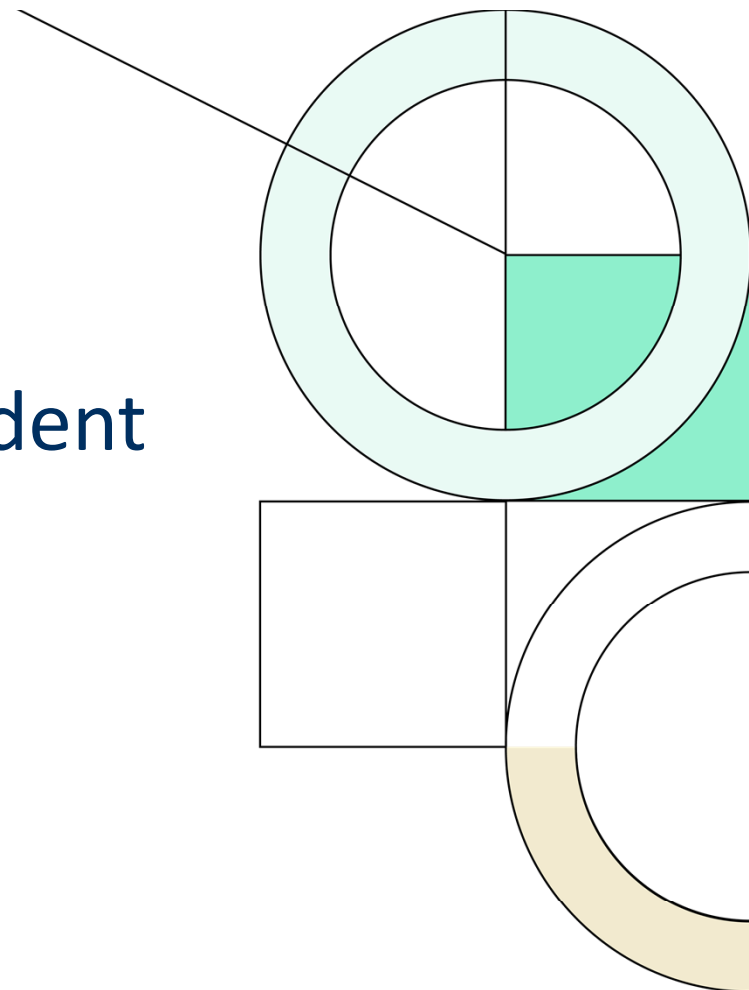




**Bastrop
Independent
School
District**

Fall 2023

Demographic Report



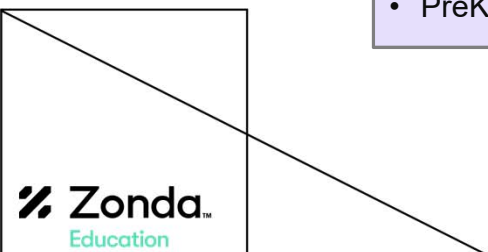


Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	49	440	773	742	724	819	826	899	876	934	915	989	853	853	742	11,423		
2020/21	44	377	727	806	726	730	836	823	897	886	952	1,041	925	855	780	11,405	-18	-0.16%
2021/22	42	455	817	824	837	780	791	872	852	956	947	1,207	967	874	773	11,994	589	5.16%
2022/23	48	505	795	916	863	862	831	796	917	935	1,034	1,188	1,076	952	788	12,506	512	4.27%
2023/24	49	610	829	861	985	893	912	846	876	957	952	1,316	1,122	951	847	13,006	500	4.00%

2023/24	67	520	838	870	942	926	894	863	826	976	993	1,280	1,089	1,074	889	13,047		
Difference	-18	90	-9	-9	43	-33	18	-17	50	-19	-41	36	33	-123	-42	-41	-0.31%	
% Difference	-36.7%	14.8%	-1.1%	-1.0%	4.4%	-3.7%	2.0%	-2.0%	5.7%	-1.9%	-4.3%	2.7%	2.9%	-12.9%	-5.0%	-0.3%	0.0%	

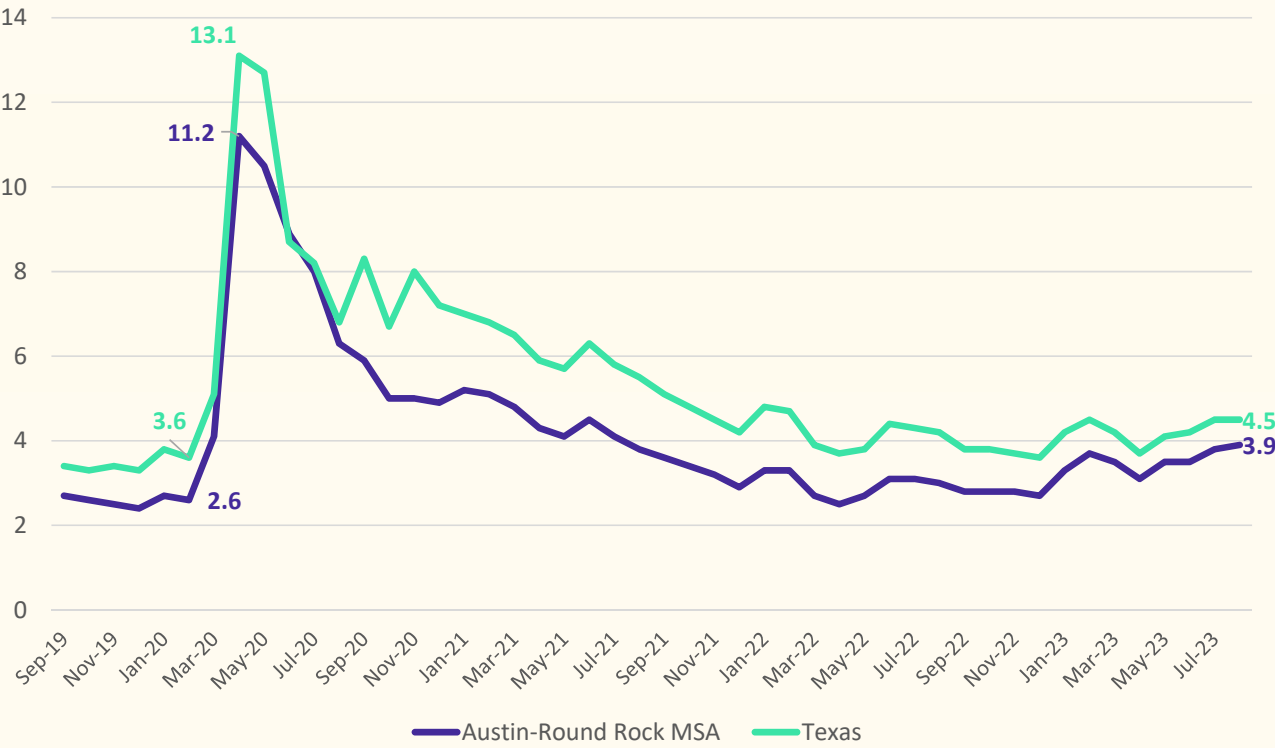
- Bastrop ISD enrollment growth exceeds 500 for the 3rd year in a row.
- Enrollment Projection result is slightly higher than current enrollment but likely to get closer by the snapshot date. (Target 1%)
- PreK enrollment had increased by almost 100 students



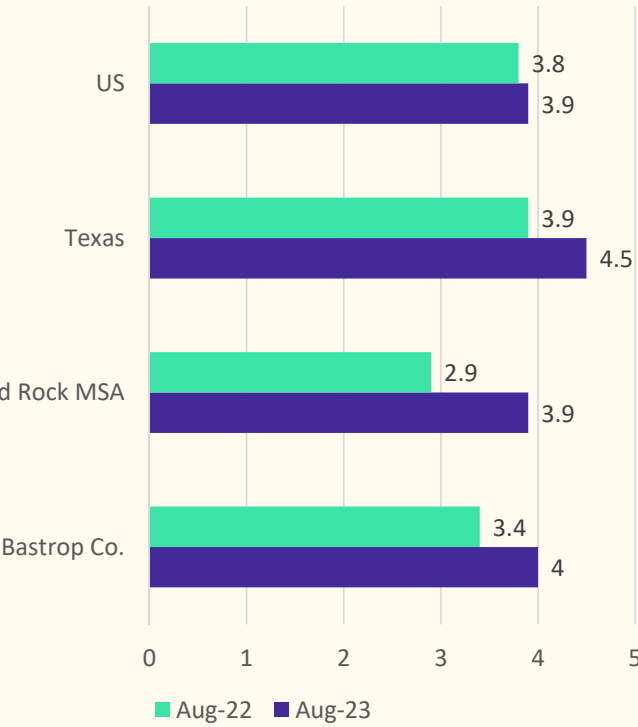


Local Economic Conditions

Unemployment Rate, Sept 2019 – June 2023



Unemployment Rate, Year Over Year





Local Economic News- Tesla

Tesla Gigafactory

- Tesla's Gigafactory in Austin is undergoing 1.4 million square foot expansion
- The scope of the project is 4 new buildings for the production of electric vehicles at the Tesla manufacturing facility
- Started in Jan 2023 with anticipated completion in February 2024
- Investing \$717 million in expansion
- With the completion of this expansion, Tesla would expand its footprint to approx. 5.6 million square feet in Austin
- Makes Tesla the largest manufacturer in Central Texas
- Currently employing approx. 10,000 people one year after it opened



Sources: Multiple News Sources, Gigafactory Official Website, Local EDC



Local Economic Conditions

Line 204 Studios

- Line 204 Studios has received preliminary approval to construct a film studio complex in Bastrop
- A development agreement for the 546-acre project site was approved by the City Council in June 2021
- The film studios will encompass roughly 135 acres of the site
- The site will also include roughly 220 acres for recreational uses including restaurants, a golf course, event spaces, parks and green belts
- The remaining 150 acres will be utilized as hybrid recreation and studio uses that will serve the studio and its customers
- The development is proposed to be completed in phases over six years and will create more than 1,400 jobs in addition to 700 construction jobs
- The project is expected to generate a \$2 billion economic impact over 10 years
- Anticipate opening Phase 1 in December 2024
- Total cost of Phase 1 will be approx. \$60 million



204

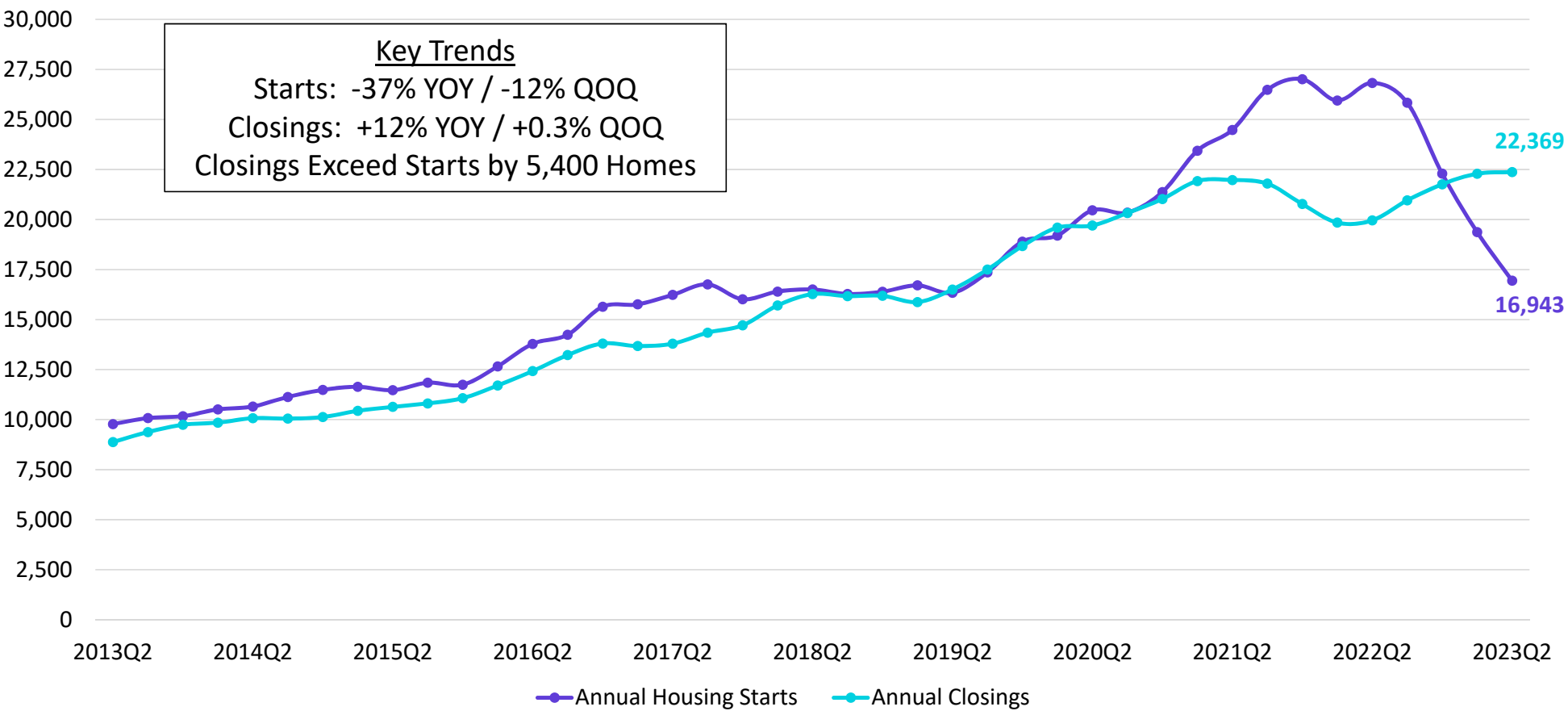


Source: Austin Business Journal & Bastrop EDC



Austin New Home Closings

Annual Housing Starts vs. Annual Closings



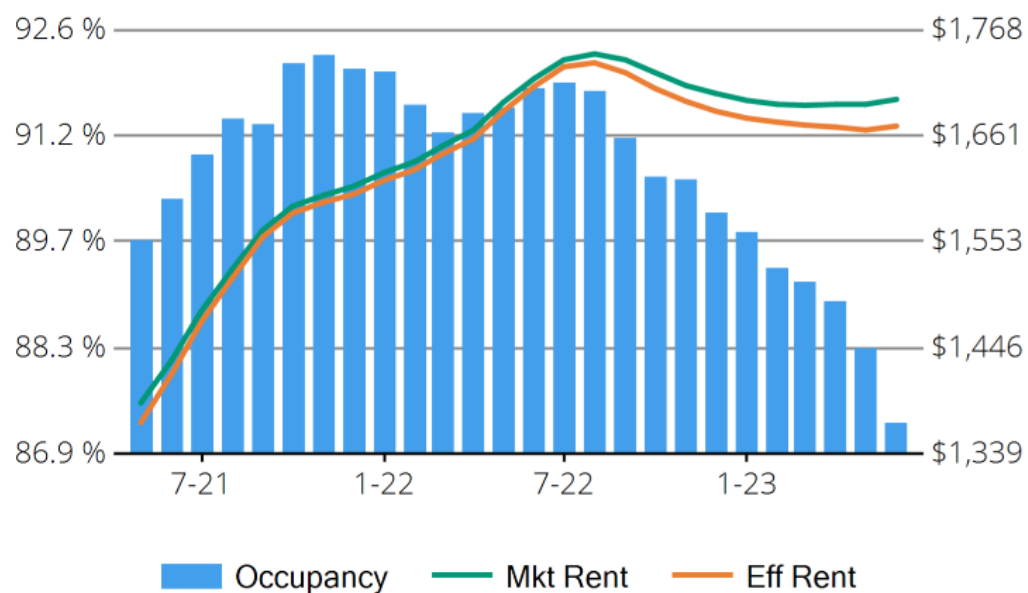


Housing Market Trends: Multi-family Market- June 2023

*Stabilized and Lease-up Properties**

Conventional Properties	Jun 2023	Annual Change
Occupancy	87.3	-5.0%
Unit Change	14,850	
Units Absorbed (Annual)	1,918	
Average Size (SF)	867	+0.5%
Asking Rent	\$1,697	-1.2%
Asking Rent per SF	\$1.96	-1.6%
Effective Rent	\$1,670	-2.3%
Effective Rent per SF	\$1.93	-2.7%
% Offering Concessions	24%	+252.3%
Avg. Concession Package	6.1%	+23.5%

Austin, TX





Austin-Round Rock MSA Housing Market Trends

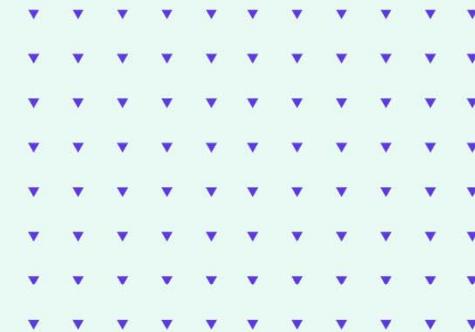
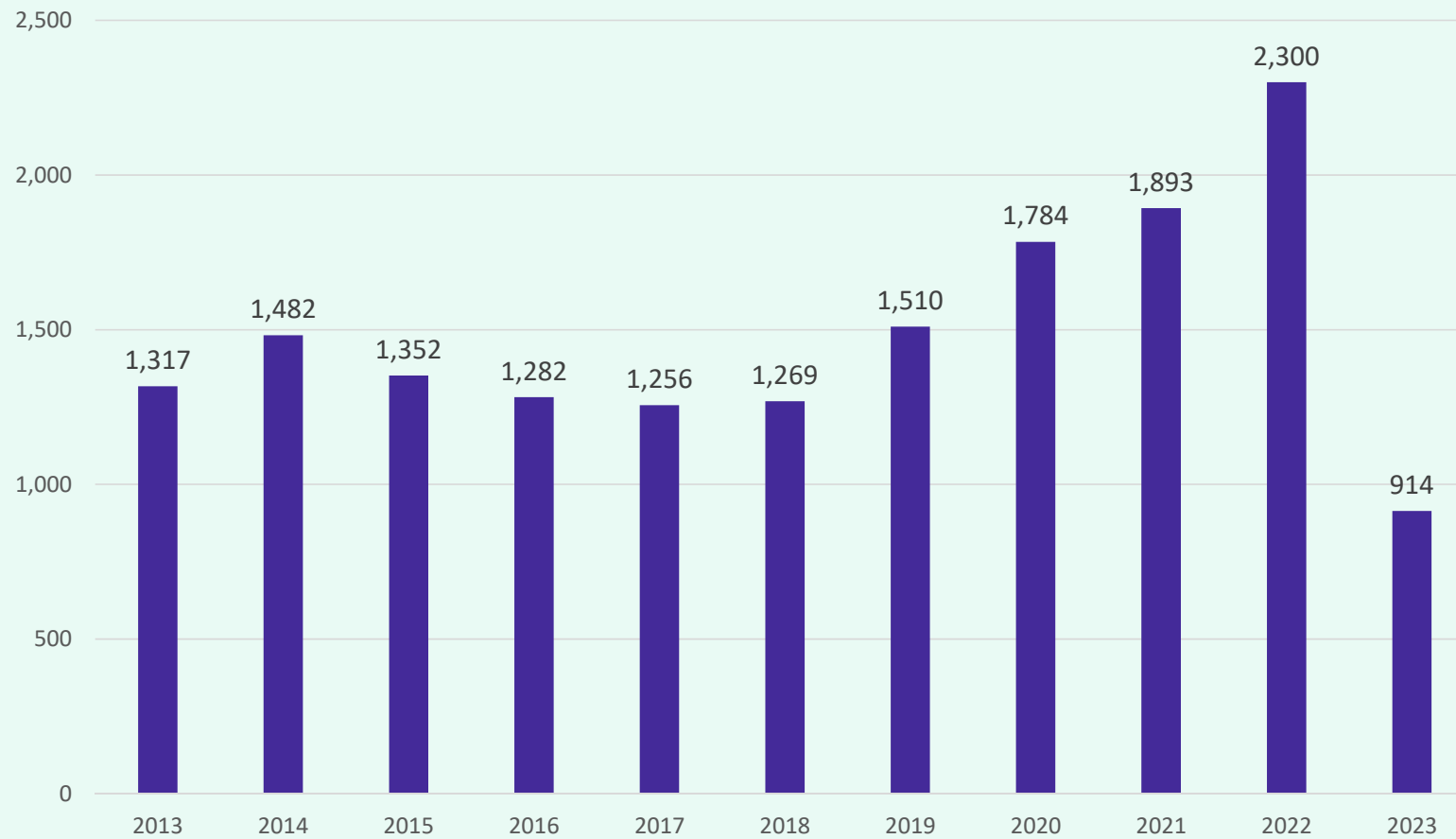
YOY Housing Trends





Bastrop ISD Historical Home Sales

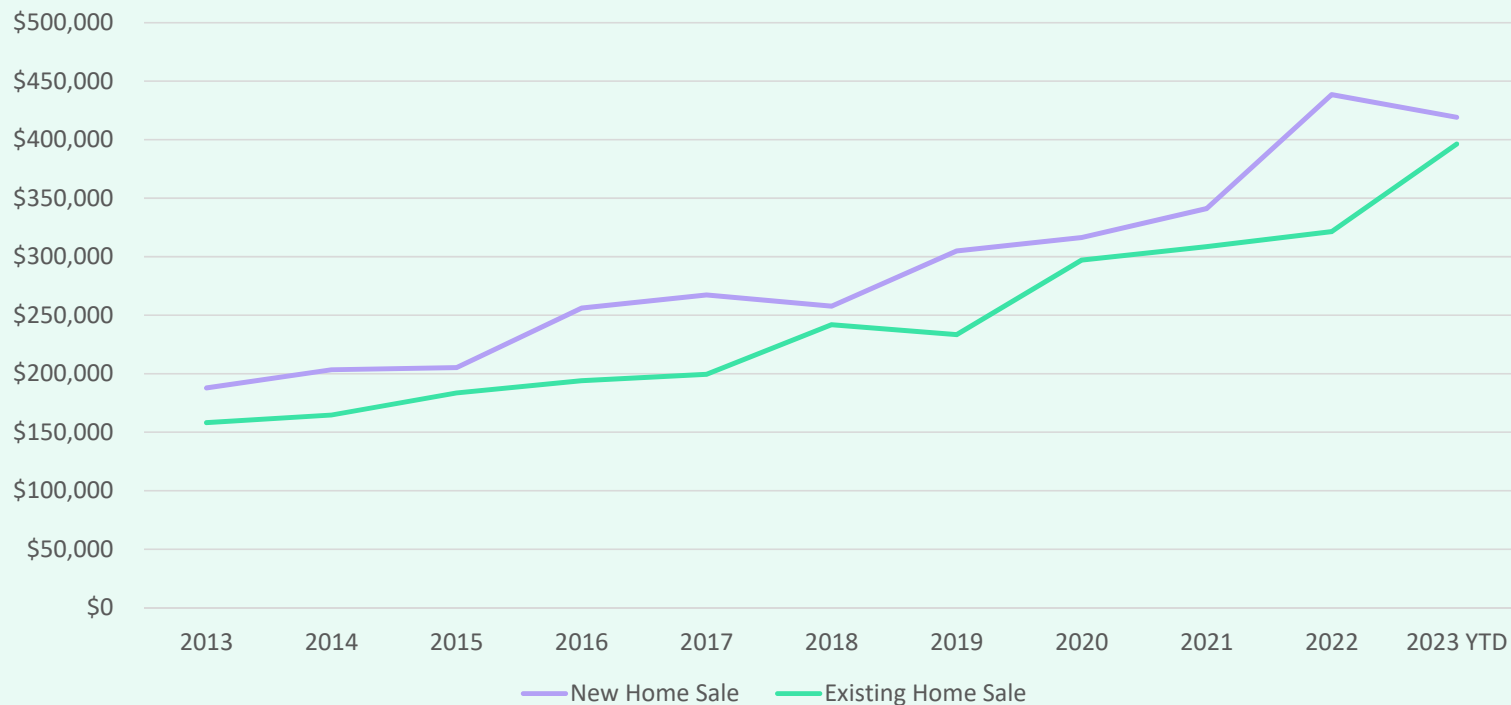
Total Home Transactions





Bastrop ISD Home Price Analysis

New v. Existing Home Price, 2013 - 2023

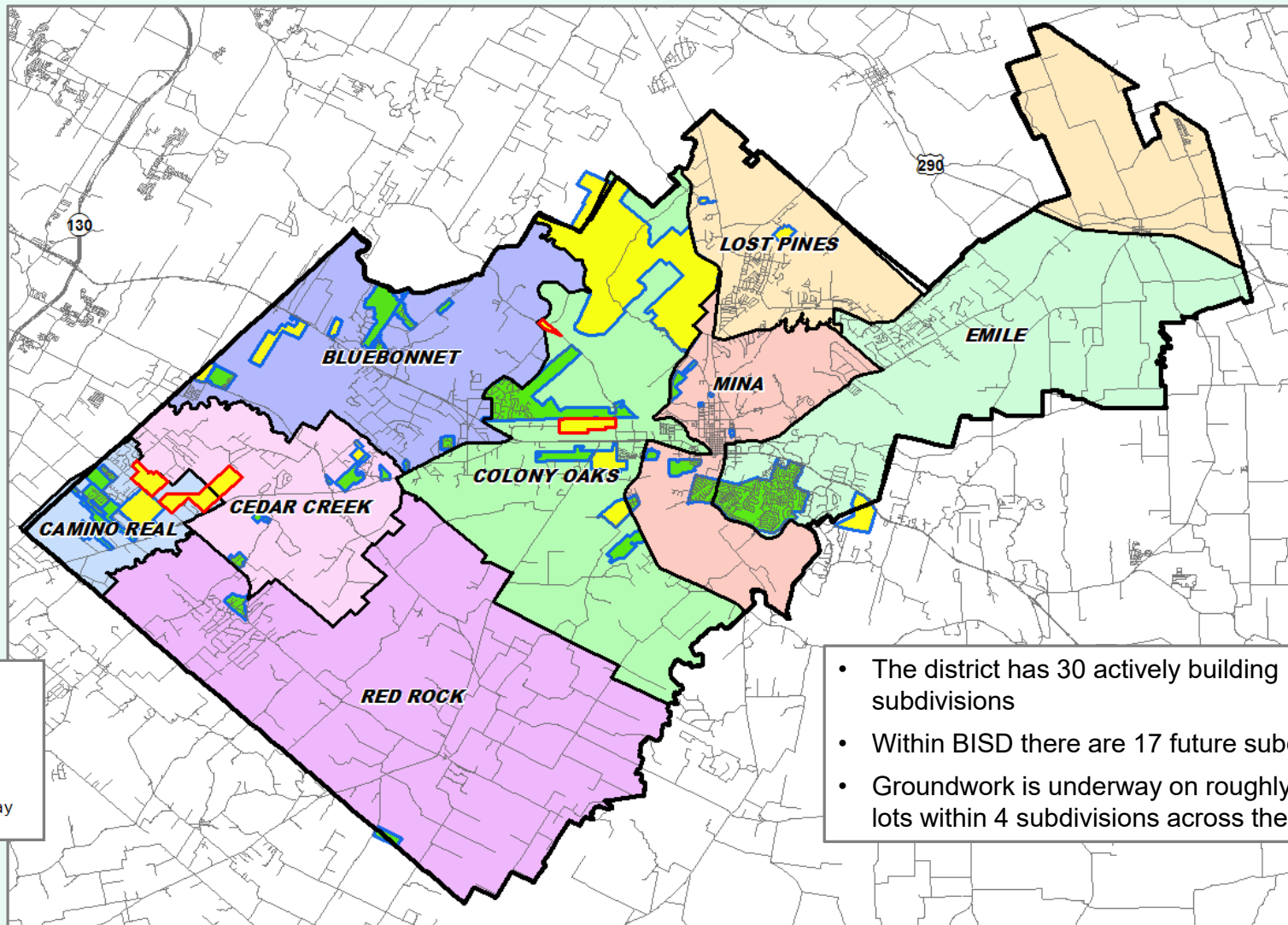


- The average new home sale price in Bastrop ISD has more than doubled since 2013, an increase of approx. \$231,300
- The average existing home sale price within BISSD has more than doubled in the last 10 years, increasing more than \$238,100

	Avg New Home	Avg Existing Home
2013	\$187,827	\$158,140
2014	\$203,410	\$164,653
2015	\$205,203	\$183,616
2016	\$256,080	\$194,030
2017	\$267,244	\$199,429
2018	\$257,668	\$241,820
2019	\$304,917	\$233,417
2020	\$316,434	\$297,105
2021	\$341,200	\$308,643
2022	\$438,508	\$321,442
2023 YTD	\$419,126	\$396,275



District Housing Overview



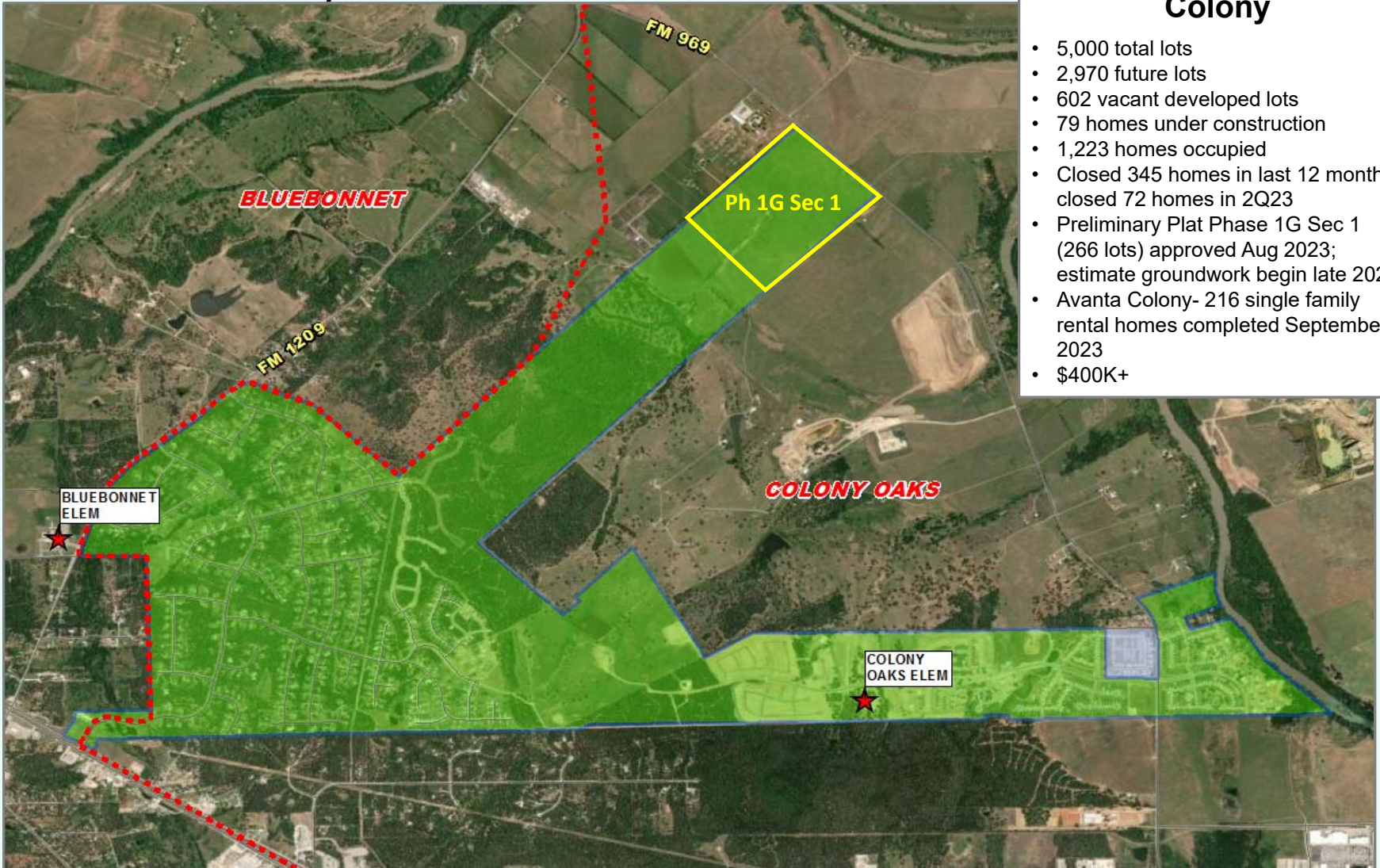
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 30 actively building subdivisions
- Within BISD there are 17 future subdivisions
- Groundwork is underway on roughly 1,020 lots within 4 subdivisions across the district



Residential Activity

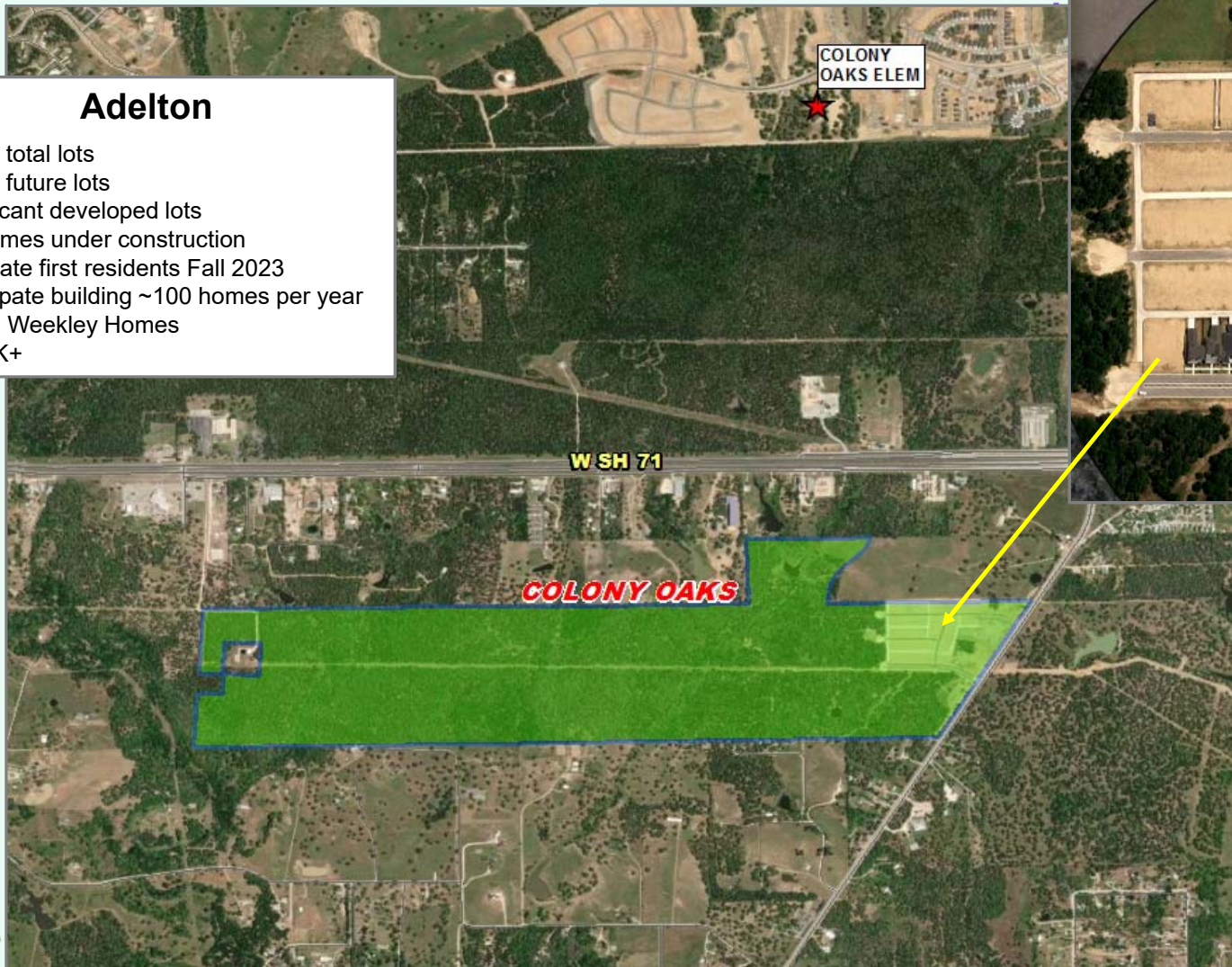




Residential Activity

Adelton

- 1,500 total lots
- 1,410 future lots
- 70 vacant developed lots
- 10 homes under construction
- Estimate first residents Fall 2023
- Anticipate building ~100 homes per year
- David Weekley Homes
- \$355K+



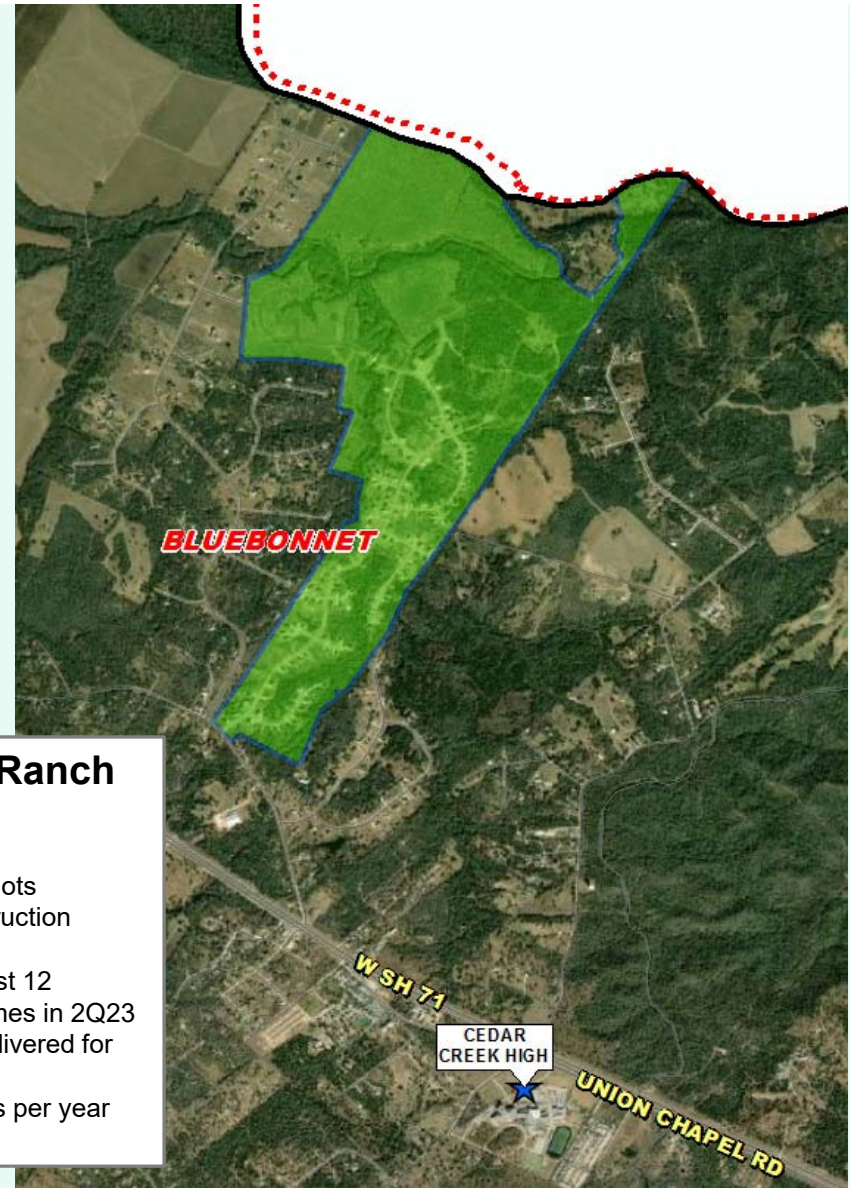


Residential Activity



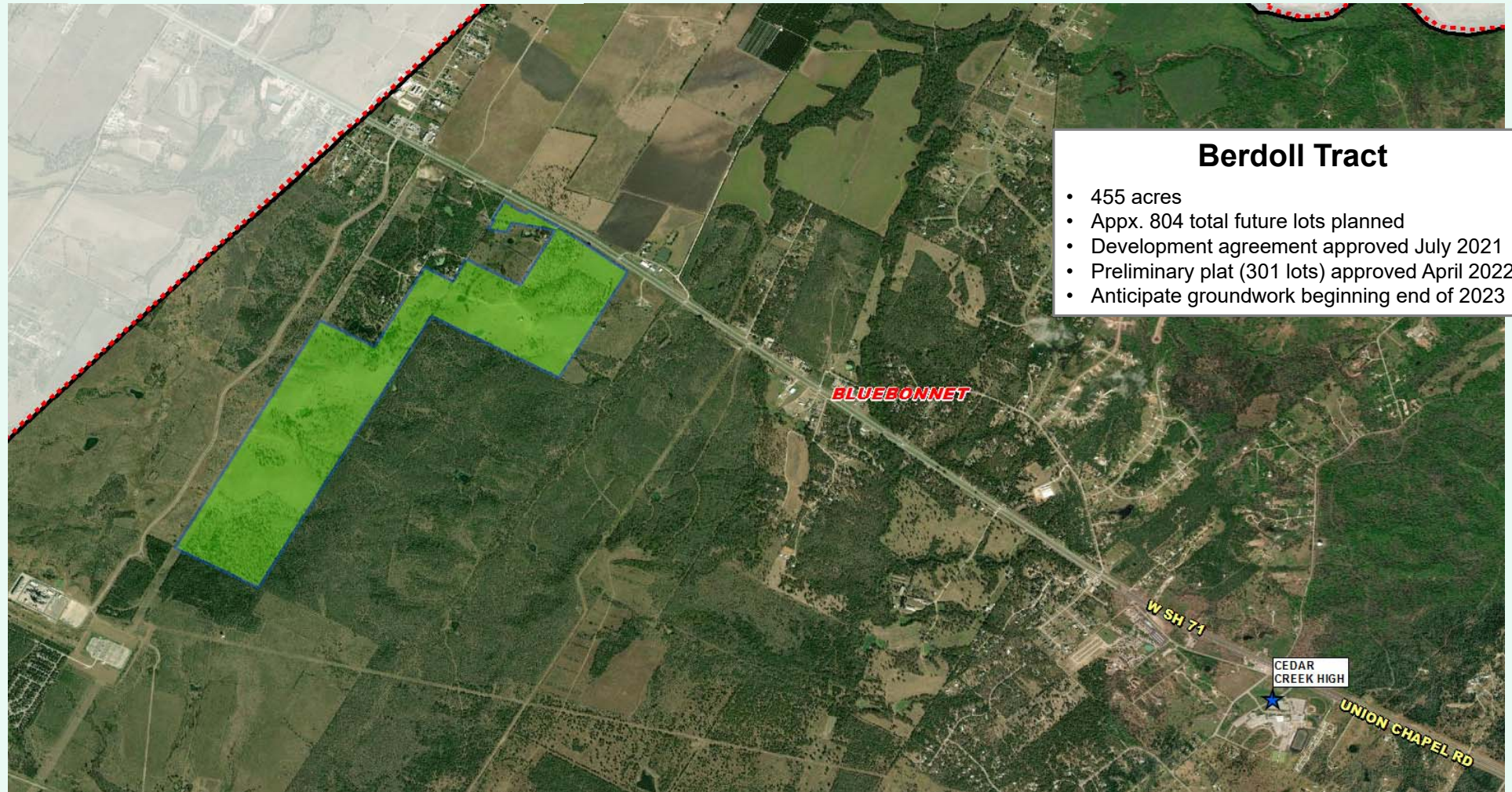
Double Eagle Ranch

- 753 total lots
- 247 future lots
- 203 vacant developed lots
- 51 homes under construction
- 225 homes occupied
- Started 79 homes in last 12 months; started 39 homes in 2Q23
- Phase 5A (124 lots) delivered for homebuilding 2Q23
- Building 50 – 60 homes per year
- \$600K+





Future Residential Activity



Berdoll Tract

- 455 acres
- Appx. 804 total future lots planned
- Development agreement approved July 2021
- Preliminary plat (301 lots) approved April 2022
- Anticipate groundwork beginning end of 2023



Future Residential Activity



Viridian

- 410 total acres
- Appx. 1,200 – 1,400 future lots planned
- Preliminary plat for Sec 1 (352 lots) approved June 2022
- Groundwork started June 2023
- Anticipate homebuilding begin early 2024
- Developer is targeting building 250-300 homes per year
- DR Horton

Alta Blakey

- 342 apartment units under construction
- Estimated lease date September 2024

W SH 71

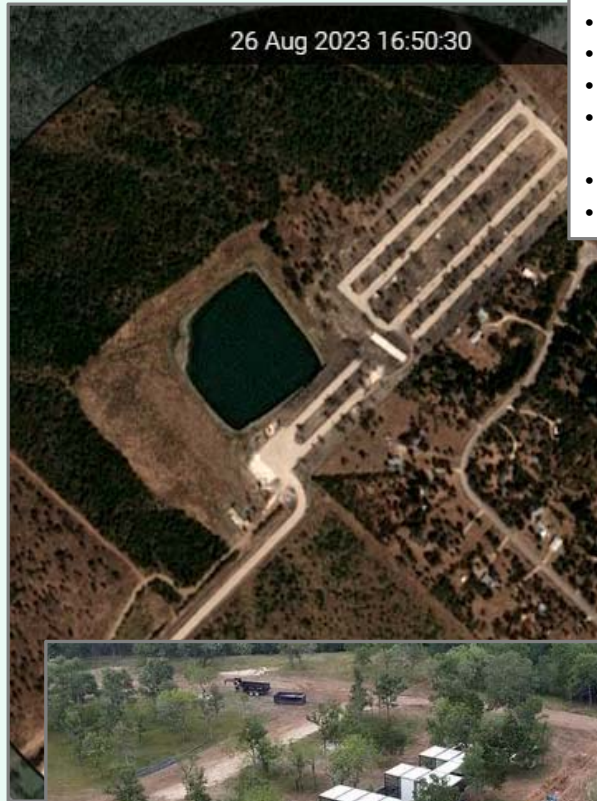
COLONY OAKS

Sec 1

COLONY OAKS ELEM

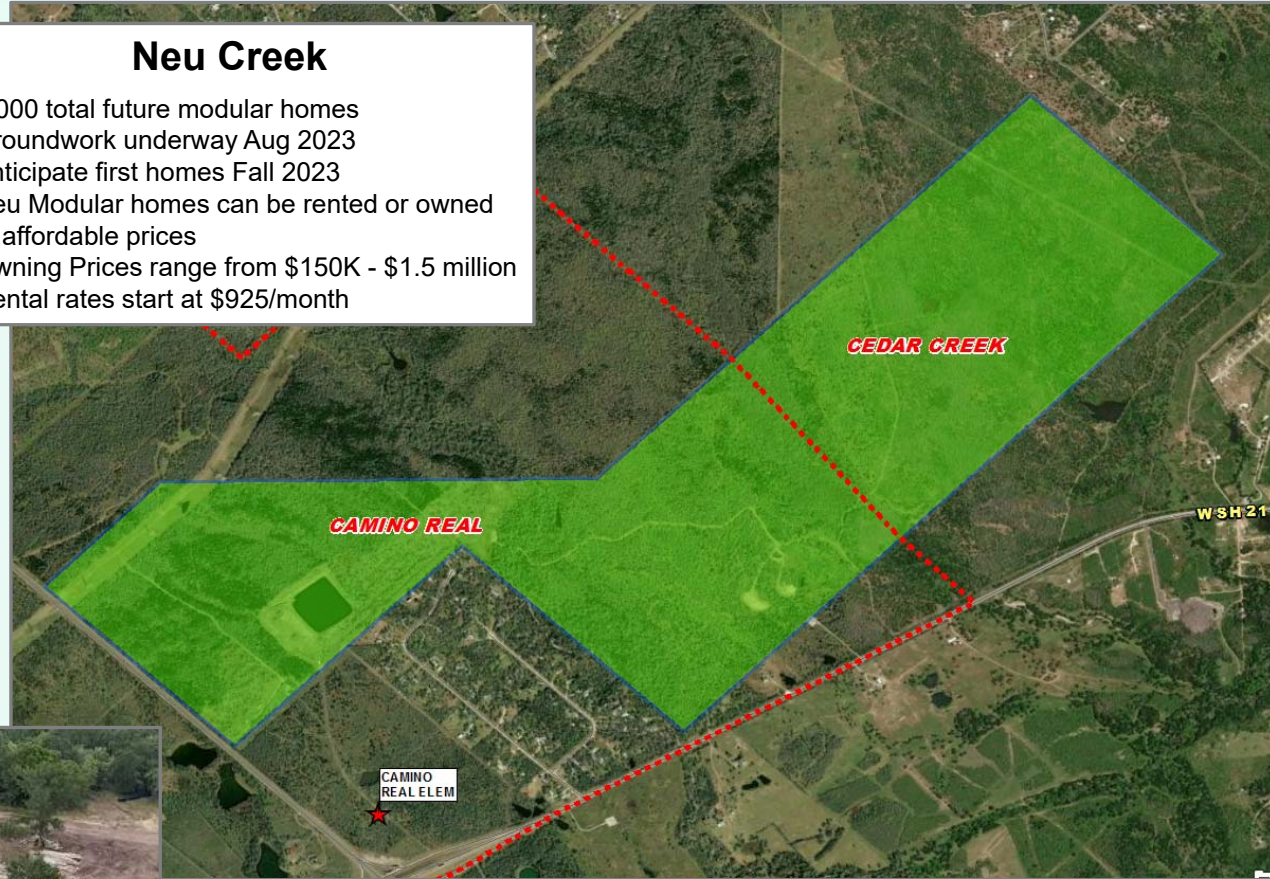


Residential Activity



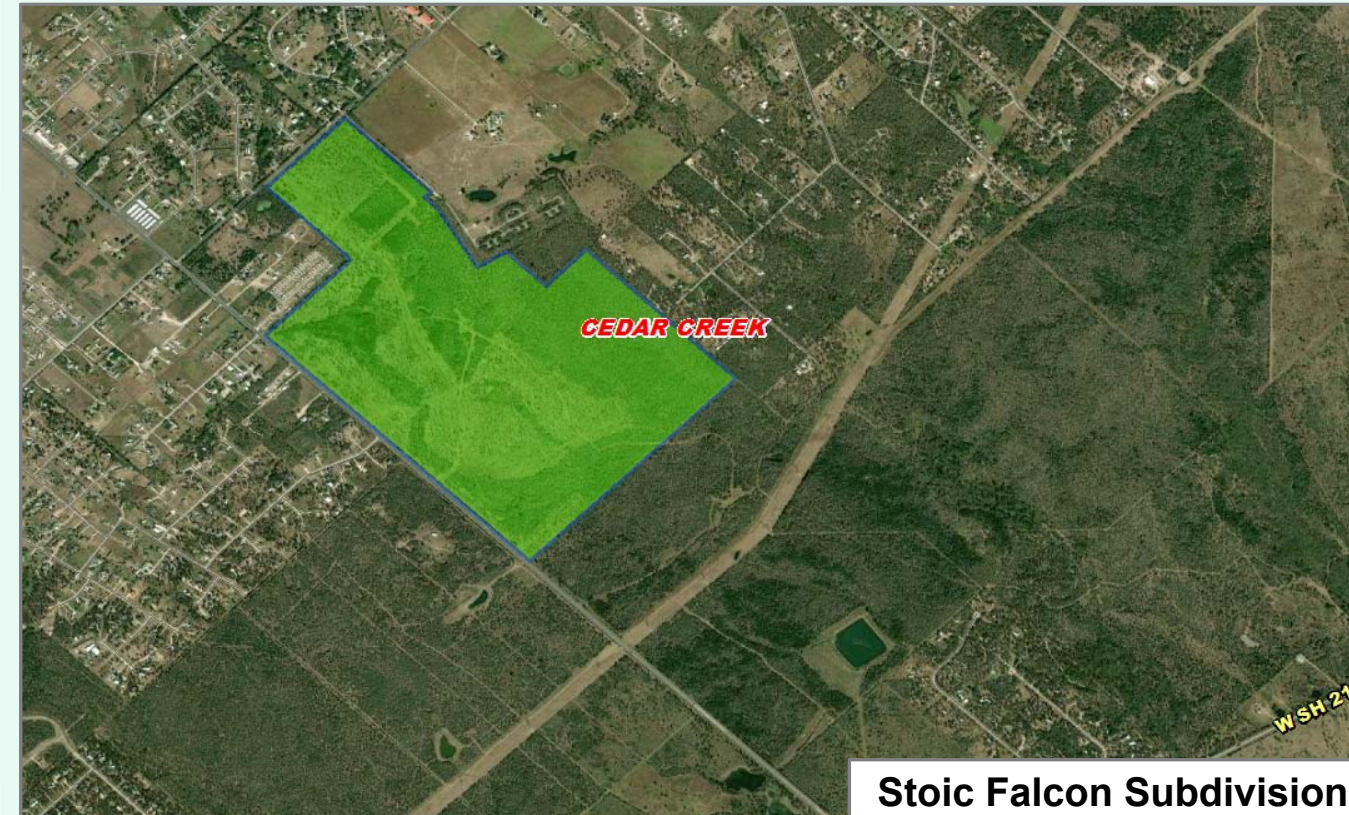
Neu Creek

- 1,000 total future modular homes
- Groundwork underway Aug 2023
- Anticipate first homes Fall 2023
- Neu Modular homes can be rented or owned at affordable prices
- Owning Prices range from \$150K - \$1.5 million
- Rental rates start at \$925/month





Residential Activity



Stoic Falcon Subdivision

- 116 total future lots
- Preliminary flat approved Sept 2020
- Initial groundwork and street work underway August 2023





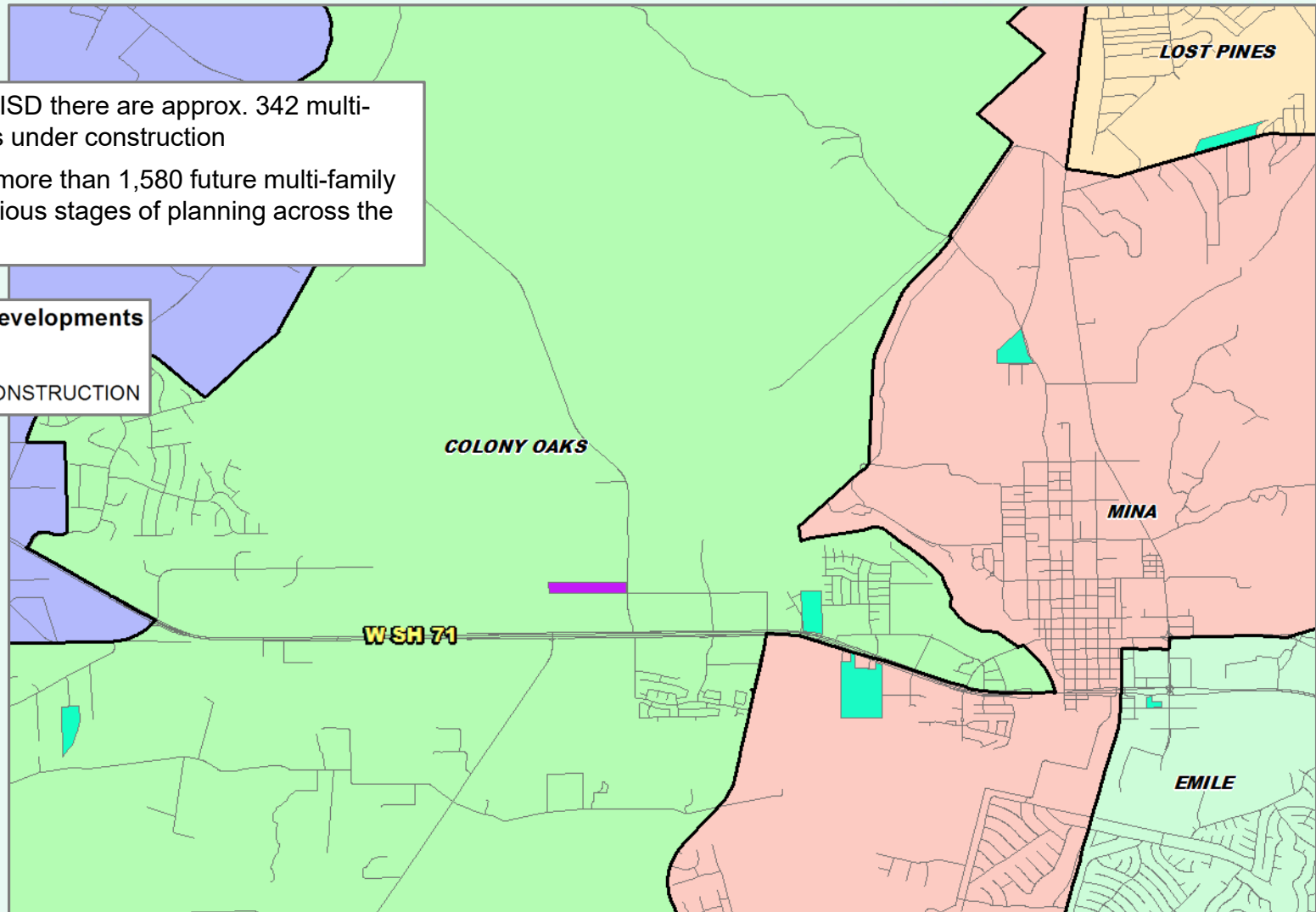


District Multi-Family Overview

- In Bastrop ISD there are approx. 342 multi-family units under construction
- There are more than 1,580 future multi-family units in various stages of planning across the district

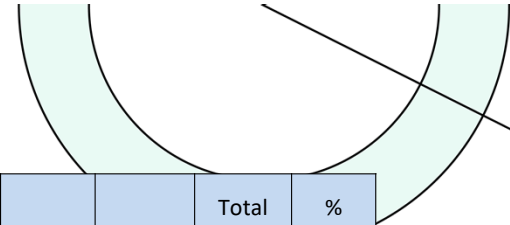
Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION





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
2019/20	49	440	773	742	724	819	826	899	876	934	915	989	853	853	742	11,423		
2020/21	44	377	727	806	726	730	836	823	897	886	952	1,041	925	855	780	11,405	-18	-0.16%
2021/22	42	455	817	824	837	780	791	872	852	956	947	1,207	967	874	773	11,994	589	5.16%
2022/23	48	505	795	916	863	862	831	796	917	935	1,034	1,188	1,076	952	788	12,506	512	4.27%
2023/24	49	610	829	861	985	893	912	846	876	957	952	1,316	1,122	951	847	13,006	500	4.00%
2024/25	49	583	869	909	913	1,044	949	934	915	937	1,011	1,217	1,235	1,071	861	13,497	491	3.78%
2025/26	49	613	899	956	940	948	1,103	986	1,006	935	972	1,263	1,144	1,172	974	13,960	463	3.43%
2026/27	49	659	949	986	1,004	989	1,001	1,134	1,042	1,053	970	1,227	1,185	1,070	1,050	14,368	408	2.92%
2027/28	49	679	996	1,046	1,043	1,065	1,051	1,040	1,194	1,097	1,098	1,237	1,154	1,127	968	14,844	476	3.31%
2028/29	49	711	1,039	1,095	1,112	1,106	1,135	1,093	1,098	1,259	1,145	1,383	1,161	1,095	1,017	15,498	654	4.41%
2029/30	49	735	1,073	1,139	1,168	1,181	1,181	1,181	1,155	1,156	1,312	1,436	1,302	1,097	989	16,154	656	4.23%
2030/31	49	757	1,111	1,160	1,198	1,226	1,243	1,219	1,248	1,218	1,206	1,632	1,353	1,231	990	16,840	686	4.25%
2031/32	49	789	1,154	1,209	1,205	1,246	1,279	1,275	1,289	1,316	1,271	1,510	1,539	1,277	1,111	17,518	678	4.02%
2032/33	49	823	1,204	1,256	1,263	1,260	1,302	1,305	1,348	1,360	1,373	1,588	1,422	1,447	1,153	18,153	635	3.62%
2033/34	49	858	1,260	1,312	1,319	1,324	1,322	1,333	1,380	1,423	1,420	1,709	1,496	1,340	1,305	18,850	697	3.84%

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

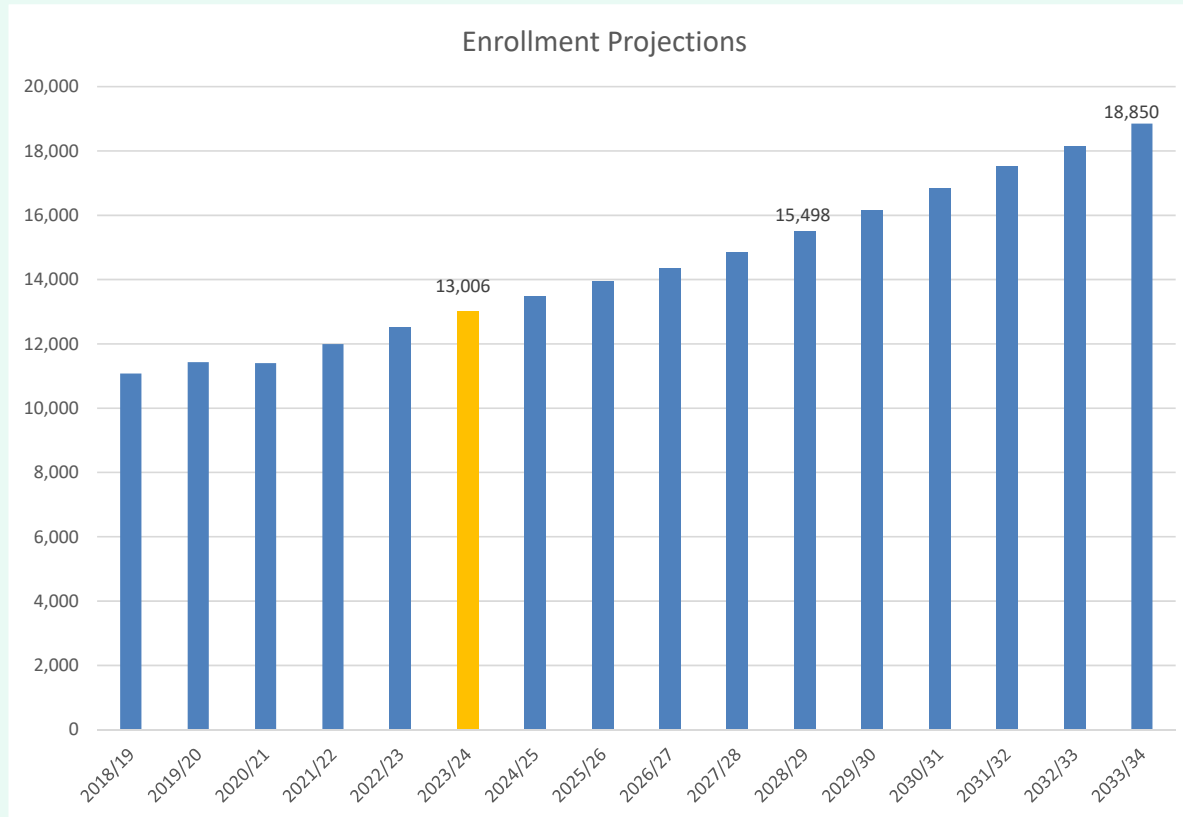


Ten Year Forecast by Campus

Campus	Functional Capacity w/o Portables	Capacity w/ portables	Fall	ENROLLMENT PROJECTIONS									
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Bluebonnet Elementary	750	926	751	797	818	872	912	982	1,063	1,083	1,094	1,126	1,162
Camino Real Elementary	750	750	746	793	858	890	968	1,033	1,063	1,084	1,108	1,127	1,145
Cedar Creek Elementary	833	965	746	806	830	851	856	866	894	921	950	978	1,007
Colony Oak Elementary	750	750	723	810	911	1,010	1,114	1,254	1,408	1,530	1,662	1,816	2,009
Emile Elementary	750	750	582	594	576	598	602	622	655	679	705	730	756
Lost Pines Elementary	750	882	868	888	863	861	840	834	831	827	831	831	831
Mina Elementary	750	750	747	760	816	843	830	884	906	935	949	937	959
Red Rock Elementary	750	838	822	802	822	846	847	865	887	904	907	917	908
ELEMENTARY SCHOOL TOTALS	6,083	6,611	5,985	6,250	6,494	6,771	6,969	7,340	7,707	7,963	8,206	8,462	8,777
Elementary Absolute Growth			1,165	265	244	277	198	371	367	256	243	256	315
Elementary Percent Growth			24.17%	4.43%	3.90%	4.27%	2.92%	5.32%	5.00%	3.32%	3.05%	3.12%	3.72%
Bastrop Intermediate	850	850	416	428	711	723	775	752	743	717	713	731	741
Cedar Creek Intermediate	850	1000	460	487	808	798	855	869	919	920	943	991	1,014
INTERMEDIATE SCHOOL TOTALS	1,700	1,850	876	915	1,519	1,521	1,630	1,622	1,661	1,637	1,656	1,722	1,755
Intermediate Absolute Growth			-837	39	604	2	110	-8	39	-24	19	65	33
Intermediate Percent Growth			-48.86%	4.45%	66.00%	0.11%	7.21%	-0.52%	2.43%	-1.43%	1.15%	3.94%	1.94%
Bastrop Middle School	750	750	885	899	685	790	978	1,074	1,133	1,152	1,260	1,362	1,429
Cedar Creek Middle School	750	950	1,024	1,049	709	754	781	806	829	882	959	997	1,039
MIDDLE SCHOOL TOTALS	1,500	1,700	1,909	1,948	1,394	1,544	1,759	1,880	1,962	2,034	2,219	2,359	2,468
Middle School Absolute Growth			-60	39	-554	151	214	122	82	72	185	141	108
Middle School Percent Growth			-3.05%	2.04%	-28.45%	10.81%	13.88%	6.92%	4.35%	3.66%	9.09%	6.33%	4.59%
Bastrop High School	1,600	1,950	1,726	1,819	1,856	1,867	1,857	1,963	2,116	2,373	2,536	2,625	2,732
Cedar Creek High School	1,850	2,000	2,140	2,195	2,327	2,295	2,259	2,323	2,338	2,463	2,531	2,615	2,748
Genesis High School	175	175	146	146	146	146	146	146	146	146	146	146	146
Colorado River Collegiate Acad	575	575	224	224	224	224	224	224	224	224	224	224	224
HIGH SCHOOL TOTALS	4,200	4,700	4,236	4,384	4,553	4,532	4,486	4,656	4,824	5,206	5,437	5,610	5,850
High School Absolute Growth			232	148	169	-21	-46	170	168	382	231	173	240
High School Percent Growth			5.79%	3.49%	3.85%	-0.46%	-1.02%	3.79%	3.61%	7.92%	4.44%	3.18%	4.28%
DISTRICT TOTALS	13,483	14,861	13,006	13,497	13,960	14,368	14,844	15,498	16,154	16,840	17,518	18,153	18,850
District Absolute Growth			500	491	463	408	476	654	656	686	678	635	697
District Percent Growth			4.0%	3.8%	3.4%	2.9%	3.3%	4.4%	4.2%	4.2%	4.0%	3.6%	3.8%



Key Takeaways



- Bastrop ISD enrollment grew by more than 500 students this fall
- If current home sales trends in Bastrop ISD continue, approx. 1,200 homes could be sold by the end of 2023
- Groundwork is currently underway on roughly 1,020 lots that will impact the district in the next 1-2 years
- Neu Creek home building could begin very soon
- BISD is forecasted to enroll almost 15,500 students by 2027/28 and close to 19,000 within 10 years.