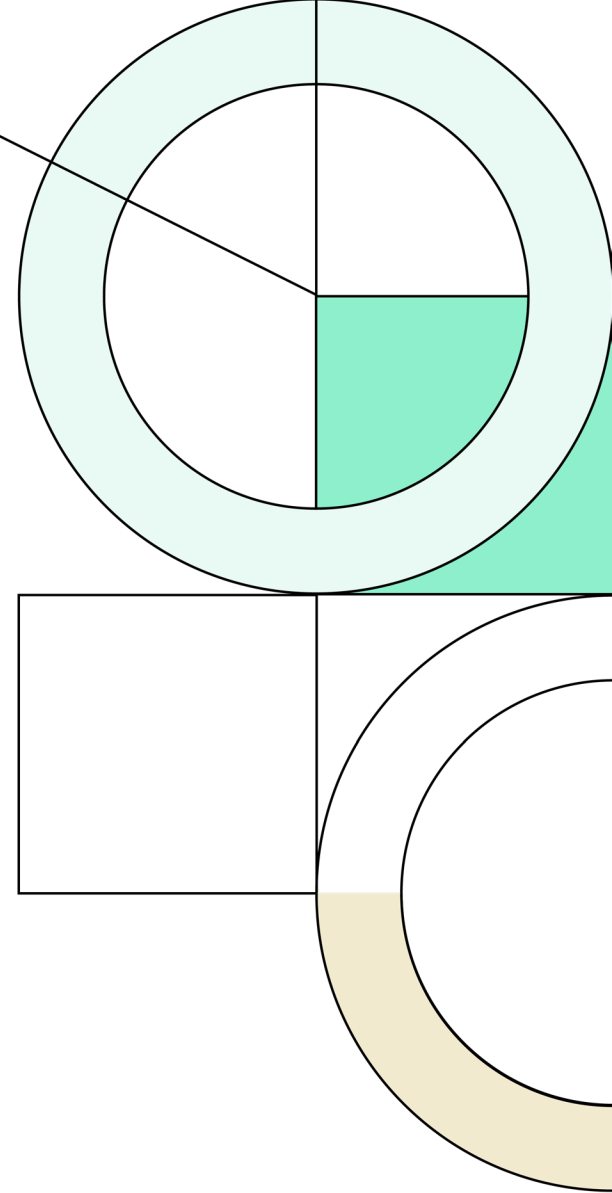




Bastrop
Independent
School
District

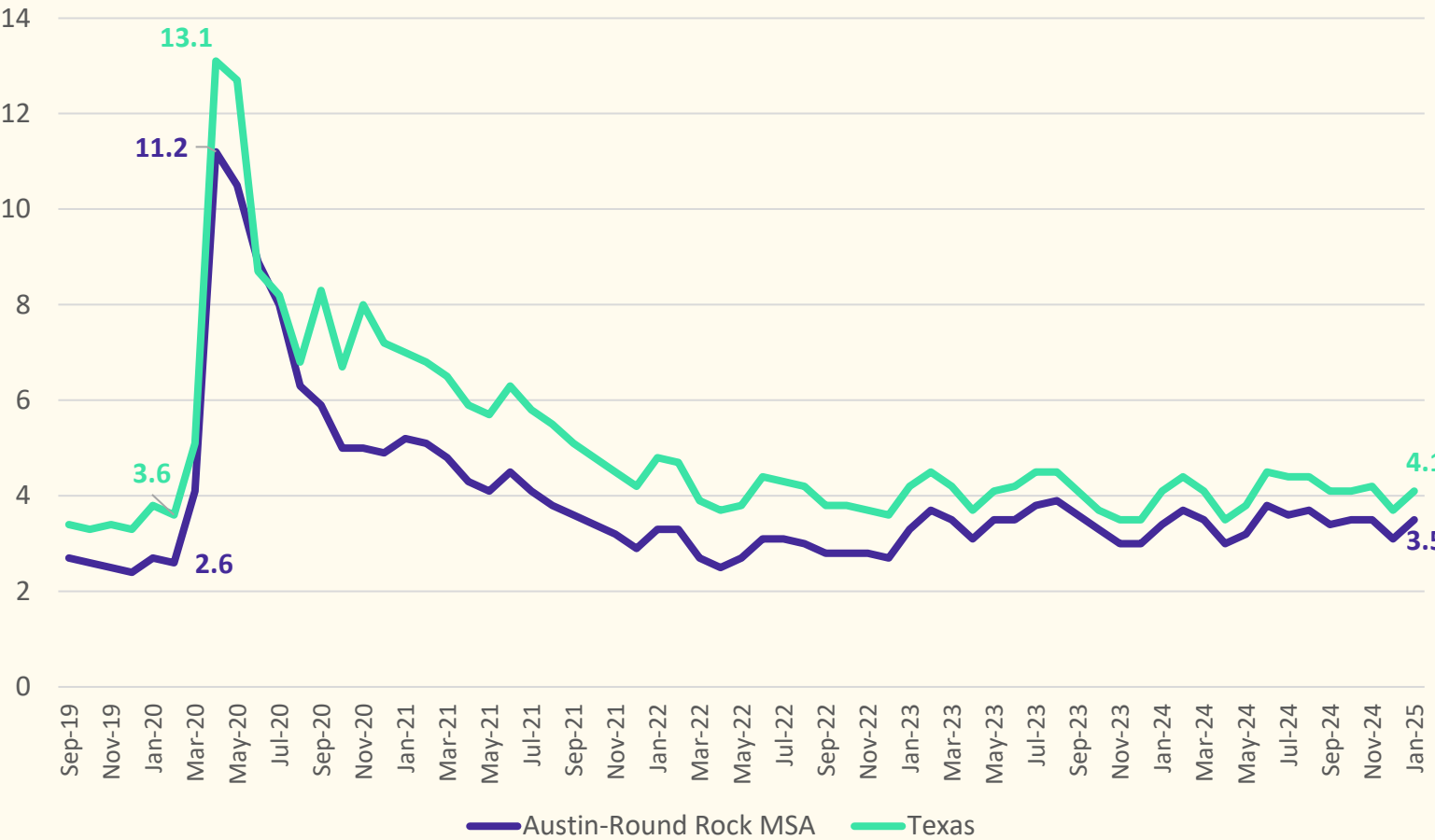
Spring 2024/25
Demographic Report



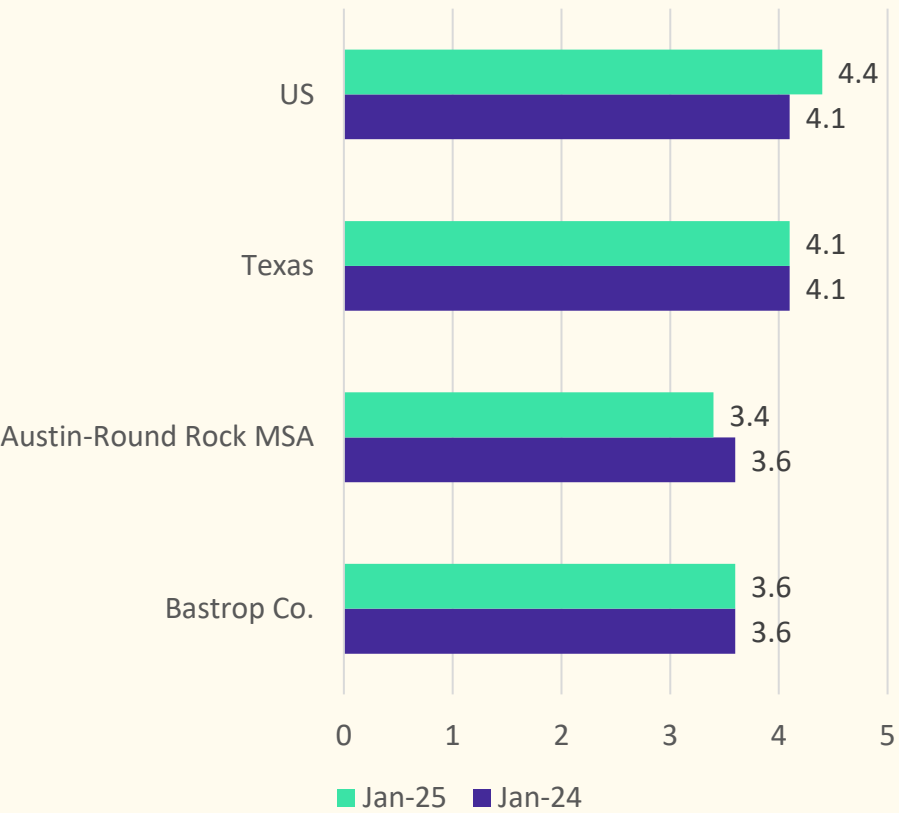


Local Economic Conditions

Unemployment Rate, Sept 2019 – Jan 2025



Unemployment Rates, Year-Over-Year





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Sources: Zonda



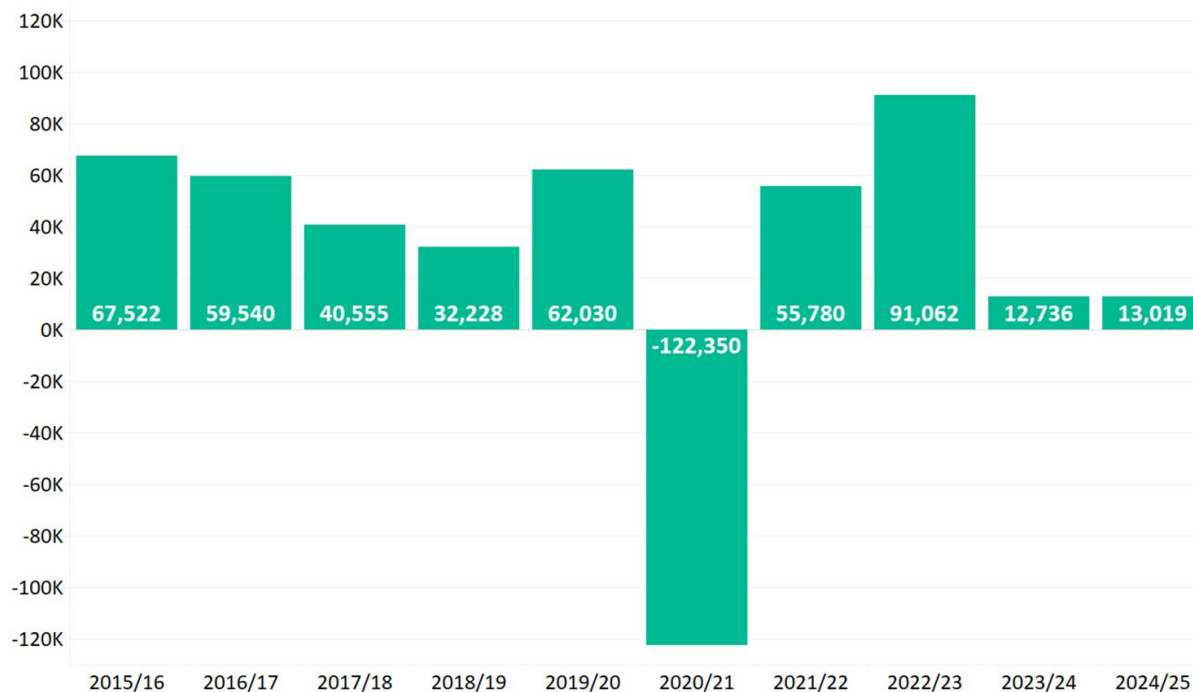
State Enrollment Trends

2024-2025

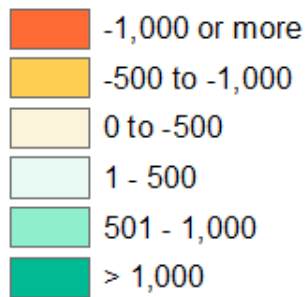
Total Enrollment 5,544,255

Total Growth 13,019

Texas ISD Enrollment Annual Change

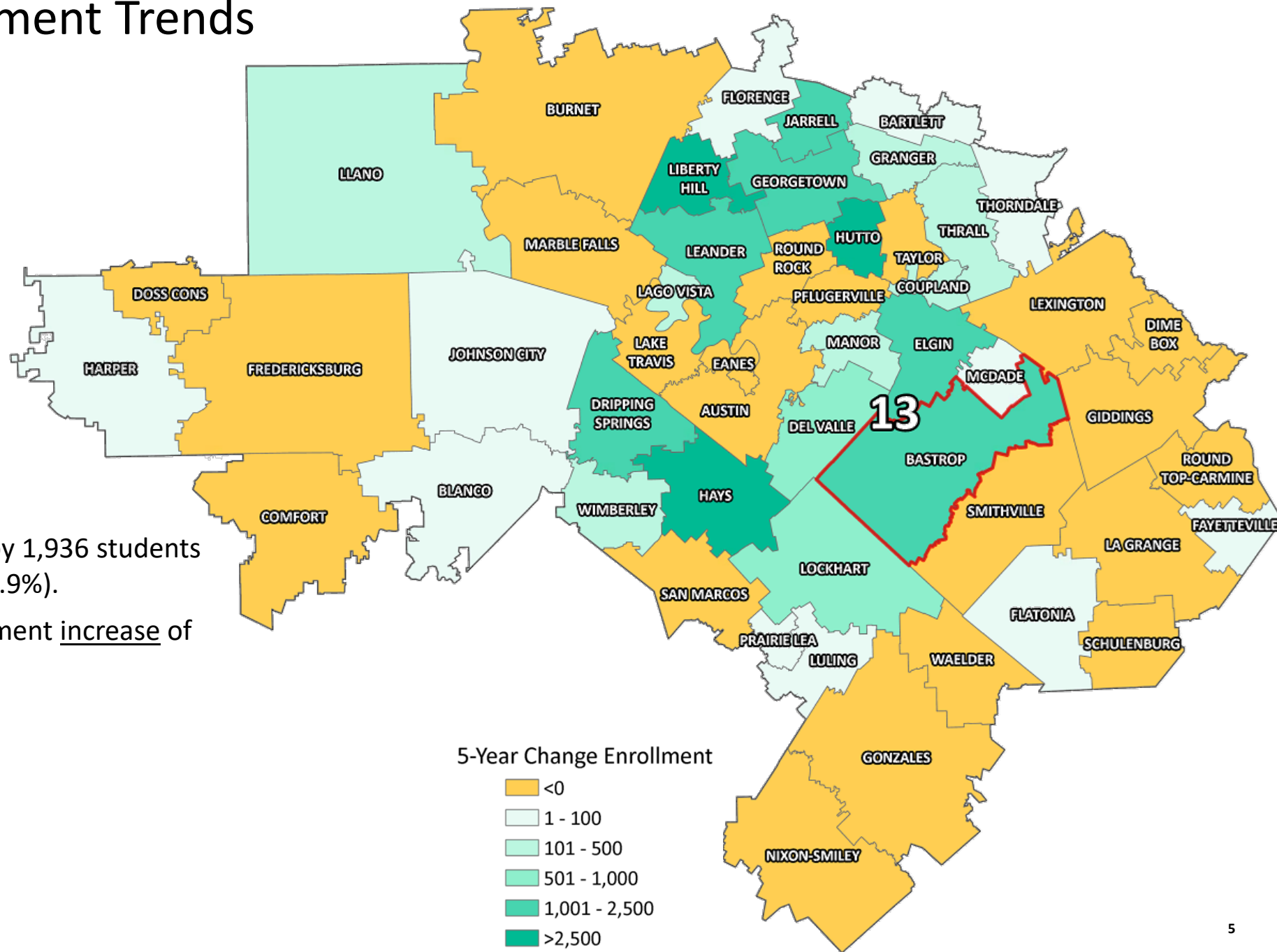


1-Year Change Enrollment





Region 13 Enrollment Trends



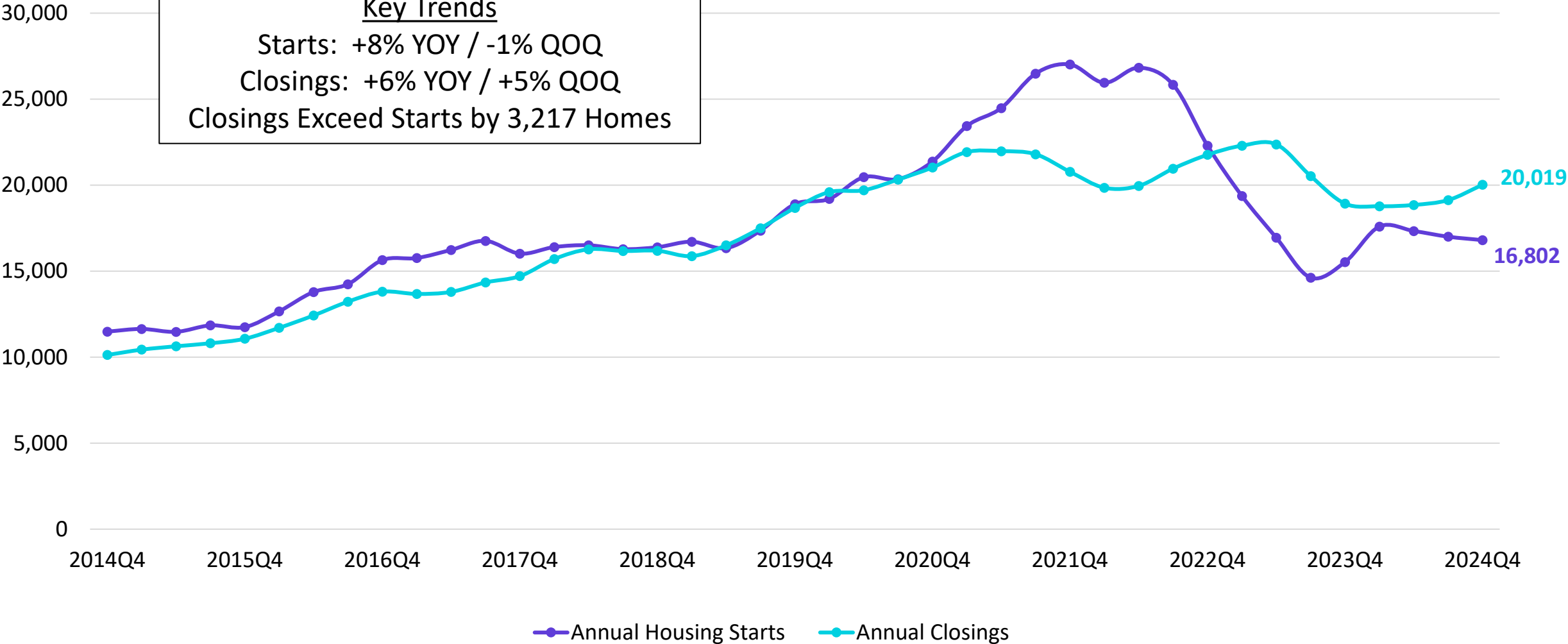
- Bastrop ISD enrollment increased by 1,936 students between 2019/20 and 2024/25 (16.9%).
- Region 13 has seen a 5-year enrollment increase of 8,561 students (2.3% growth).



Austin New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
Starts: +8% YOY / -1% QOQ
Closings: +6% YOY / +5% QOQ
Closings Exceed Starts by 3,217 Homes

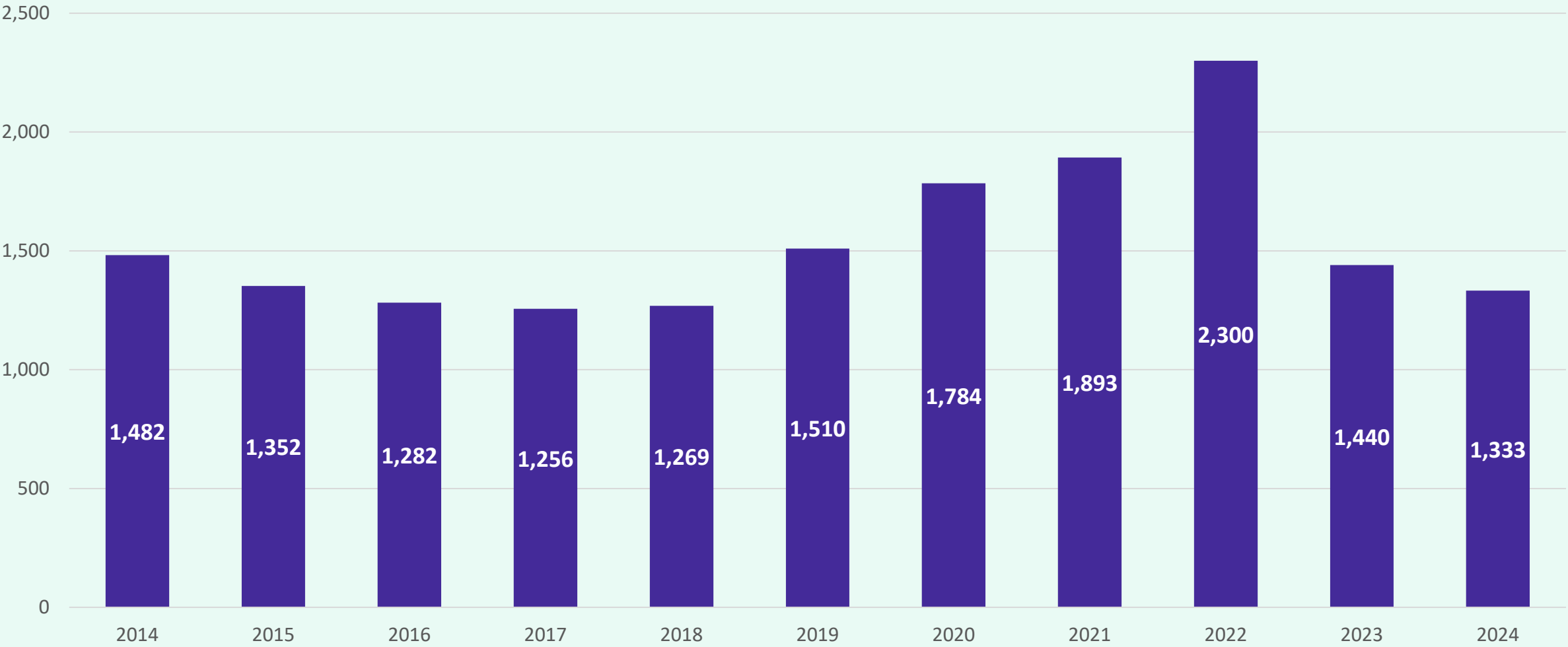


Source: Zonda

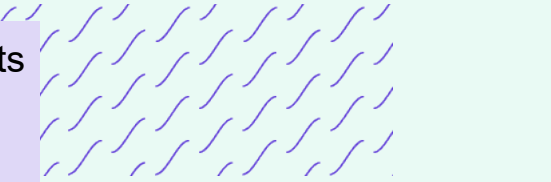


Bastrop ISD Housing Market Analysis

District Annual Home Sales by Type, 2014 – 2024



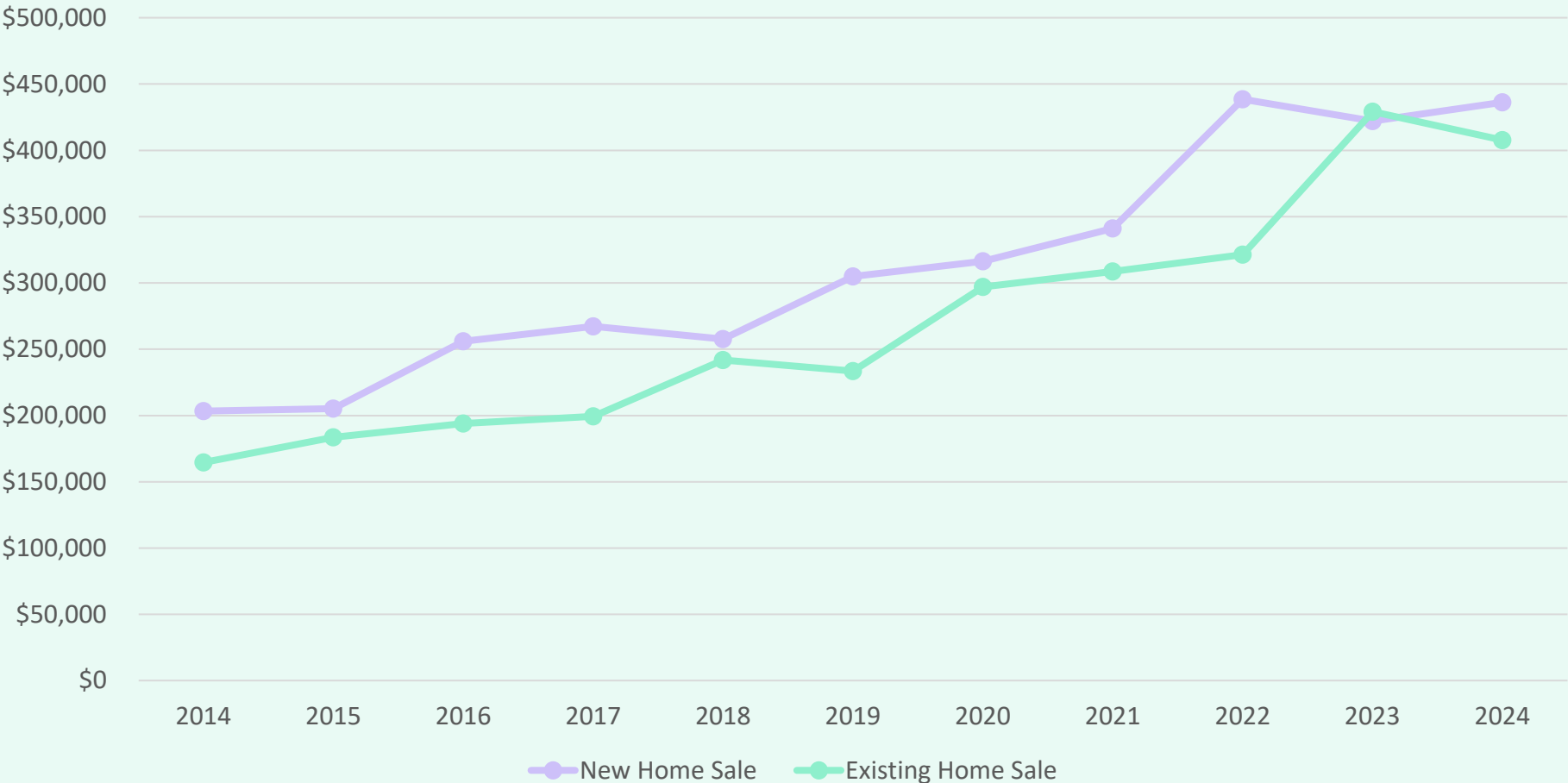
- Total home sales within Bastrop ISD have decreased in 2024 due to rising inflation costs and interest rate increases
- New home sales in BISD accounted for 33% of the total district home sales in 2024





Bastrop ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2014 - 2024



- The average new home sale price in Bastrop ISD has more than doubled between 2014 and 2024, an increase of more than \$232,700
- The average existing home sale price in BISR has more than doubled in the last 10 years, an increase of nearly \$234,000





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q24

Rank	District	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,196	4,100	1,576	6,382	38,509
2	GEORGETOWN ISD	1,965	2,085	1,216	3,243	23,931
3	LIBERTY HILL ISD	1,775	1,962	842	3,139	7,883
4	LEANDER ISD	1,373	1,654	779	1,908	4,828
5	HUTTO ISD	1,031	1,350	554	1,488	14,250
6	AUSTIN ISD	519	1,318	1,757	1,151	10,772
7	JARRELL ISD	1,243	1,278	477	2,692	10,261
8	MANOR ISD	717	963	480	1,428	15,917
9	DEL VALLE ISD	930	851	622	1,820	25,596
10	PFLUGERVILLE ISD	759	840	291	1,325	10,326
11	BASTROP ISD*	459	825	340	4,788	21,713
12	ROUND ROCK ISD	648	739	347	987	2,370
13	LOCKHART ISD	485	624	221	811	23,812
14	ELGIN ISD	658	599	390	726	14,332
15	DRIPPING SPRINGS ISD	414	534	296	1,022	7,227
16	SAN MARCOS CISD	407	525	312	1,316	8,685
17	LAKE TRAVIS ISD	342	481	254	937	3,757
18	MARBLE FALLS ISD	179	266	70	1,023	8,024
19	LAGO VISTA ISD	102	77	101	703	5,033
20	BURNET CISD	118	71	94	943	1,120

* Based on additional research by Zonda Education

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



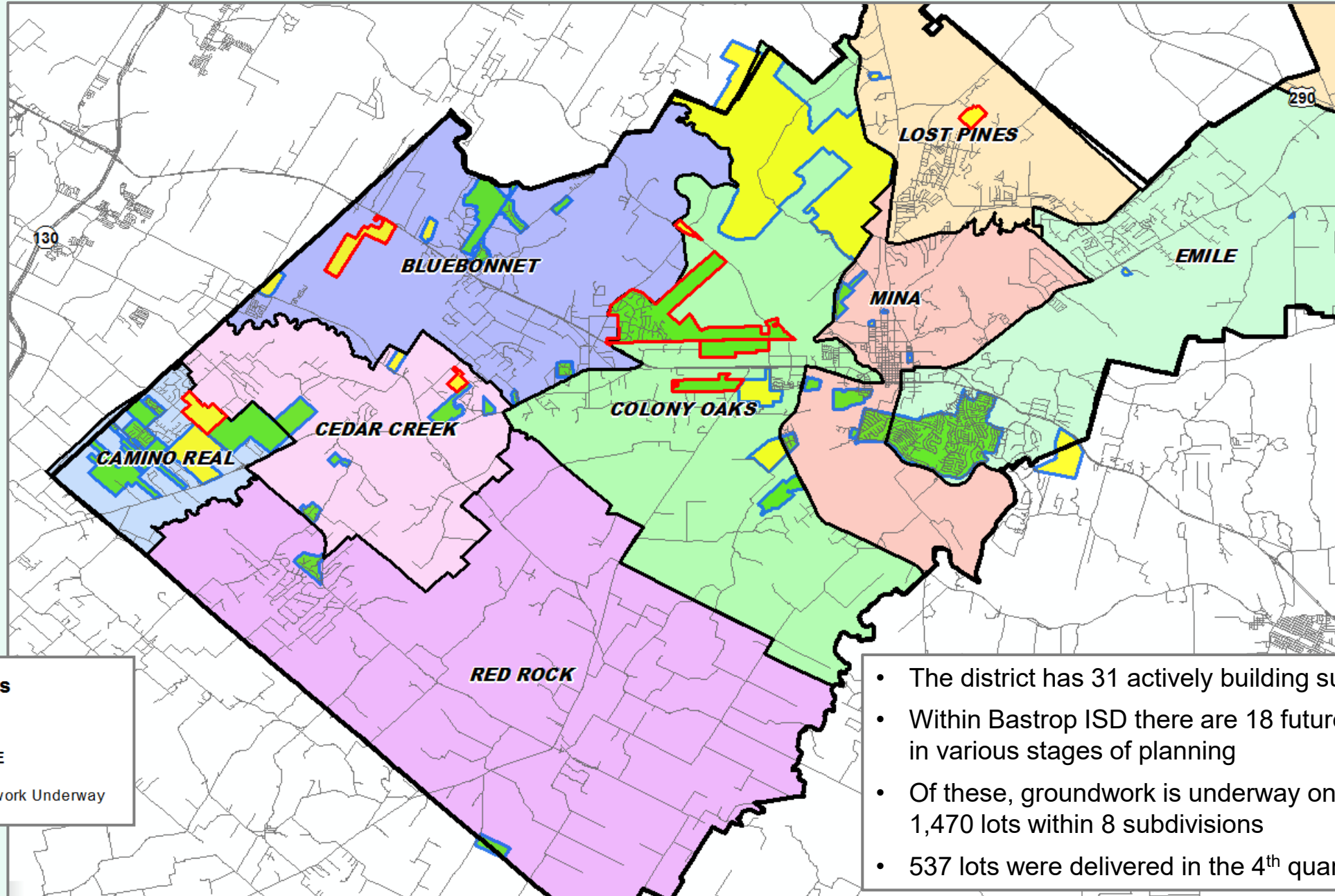
District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BLUEBONNET	78	11	100	24	24	67	284	1,265
CAMINO REAL	0	0	198	145	20	20	584	1,229
CEDAR CREEK	24	1	22	17	9	24	173	602
COLONY OAKS	219	61	260	67	91	153	729	14,985
EMILE	64	16	64	16	54	66	2,848	2,194
LOST PINES	0	0	0	0	0	0	0	1,248
MINA	72	5	176	9	6	7	130	190
RED ROCK	2	1	5	2	3	3	40	0
Grand Total	459	95	825	280	207	340	4,788	21,713

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



District Housing Overview



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 31 actively building subdivisions
- Within Bastrop ISD there are 18 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,470 lots within 8 subdivisions
- 537 lots were delivered in the 4th quarter

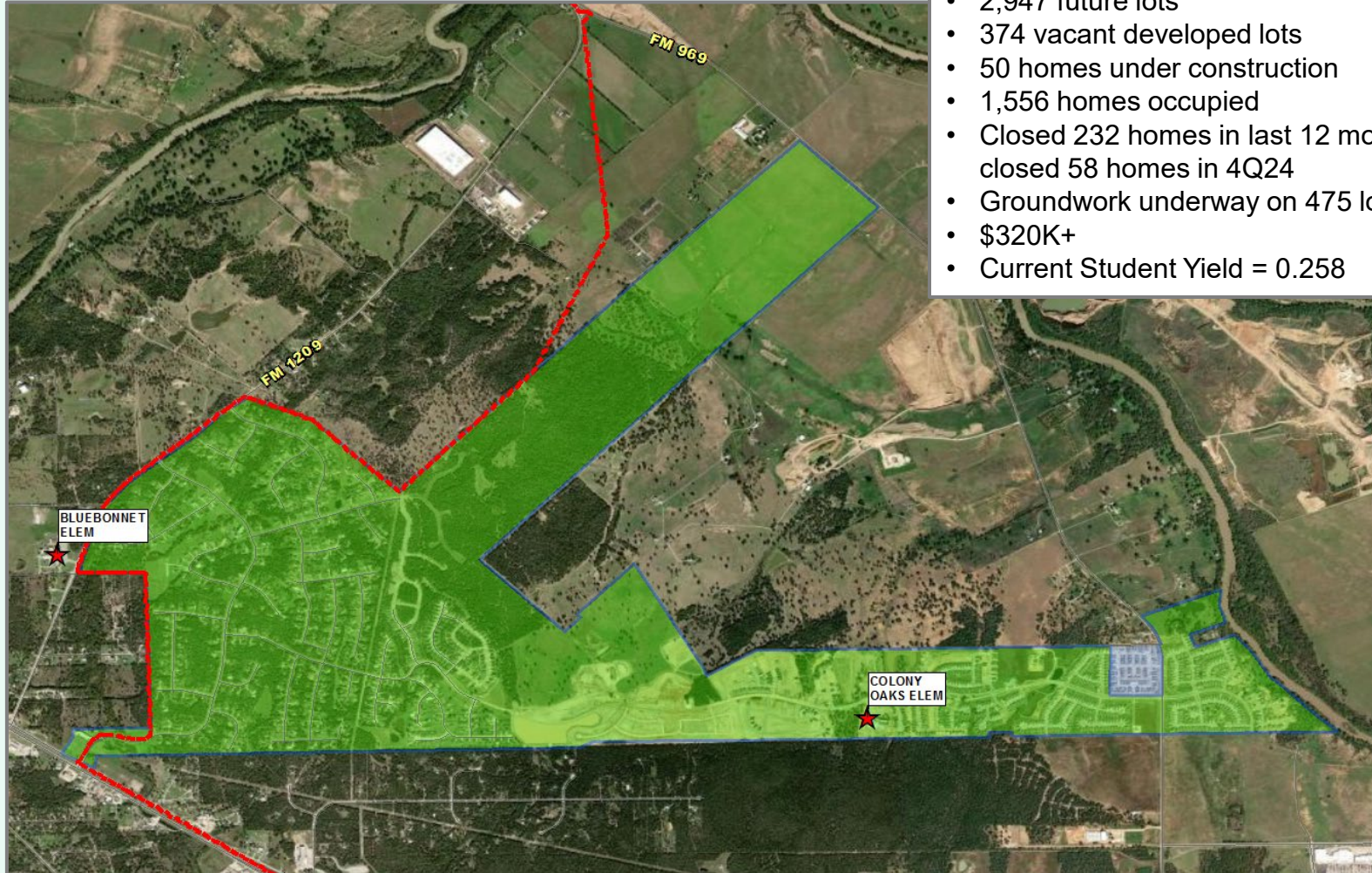


Residential Activity

The Colony

- 5,000 total lots
- 2,947 future lots
- 374 vacant developed lots
- 50 homes under construction
- 1,556 homes occupied
- Closed 232 homes in last 12 months, closed 58 homes in 4Q24
- Groundwork underway on 475 lots
- \$320K+
- Current Student Yield = 0.258

March 2025





Residential Activity



Valverde North

- 82 duplex rental units under construction
- Final plat approved April 2024

Valverde South

- 168 apartment units under construction
- Final plat approve Oct 2023

Valverde

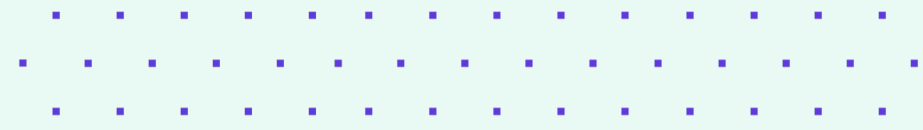
- 1,400 total lots
- 1,048 future lots
- 319 vacant developed lots
- 33 homes under construction
- First lots delivered for homebuilding 4Q24
- Groundwork underway on 182 lots in Phase 3 Sec 1
- Includes 168 apartment units and 82 rental duplex units under development
- DR Horton
- \$261,990+

January 2025





Residential Activity



January 2025

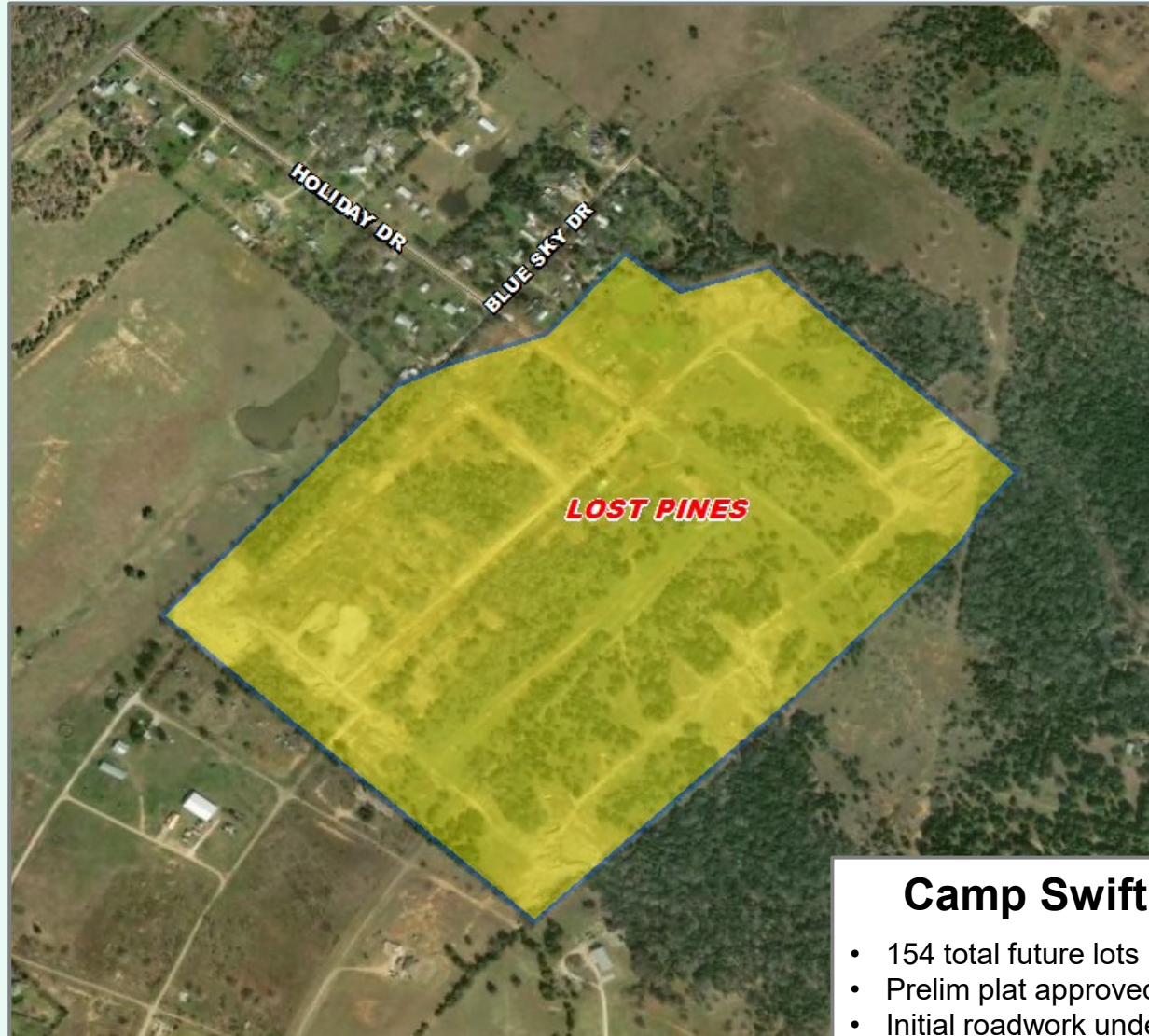
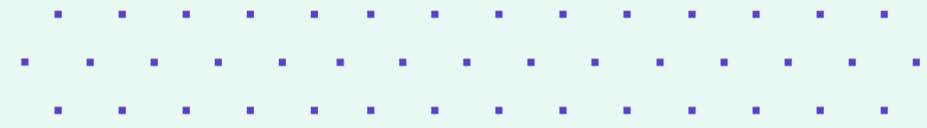


Adelton

- 1,500 total lots
- 1,410 future lots
- 26 vacant developed lots
- 8 homes under construction
- 40 homes occupied
- Closed 28 homes in last 12 months; closed 9 homes in 4Q24
- Groundwork underway on 118 lots in Phase 1 Sec 2
- David Weekley, Empire Homes
- \$314K+
- 8 current students



Residential Activity



March 2025



Camp Swift Estates

- 154 total future lots
- Prelim plat approved Aug 2023
- Initial roadwork underway on all lots
- \$360K



Residential Activity



Silverleaf

- 804 total future lots
- Prelim plat approved April 2022
- Groundwork underway on 284 lots in Phase 1
- Anticipate first homes starting Fall 2025
- Taylor Morrison Homes

March 2025



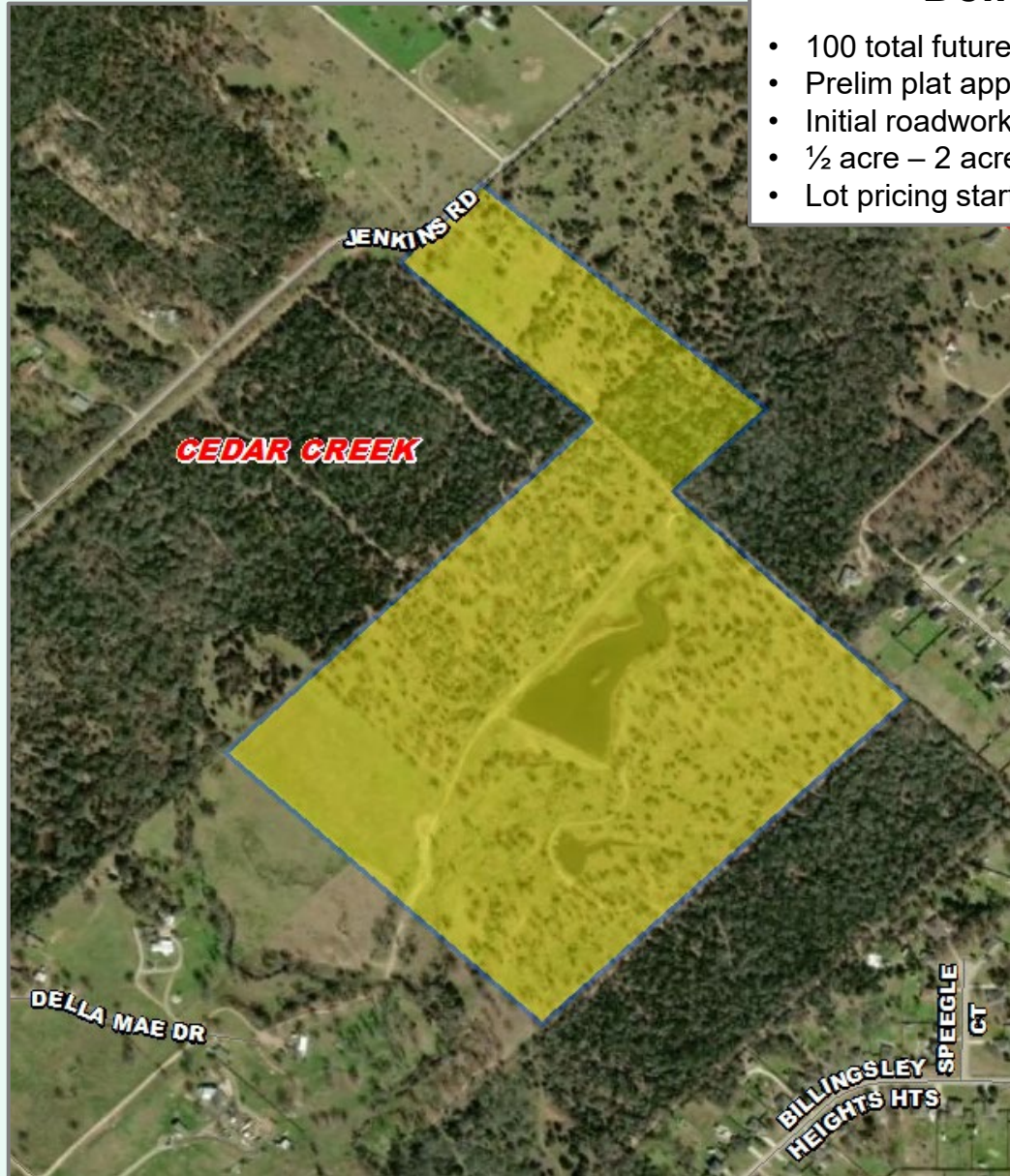


Residential Activity

Della Oasis

- 100 total future lots
- Prelim plat approved December 2023
- Initial roadwork underway on all lots
- ½ acre – 2 acre lots
- Lot pricing starts at \$148K

January 2025





Residential Activity

Stoic Falcon Subdivison

- 116 total future lots
- Prelim plat approved Sept 2020
- Initial groundwork and roadwork underway on all lots

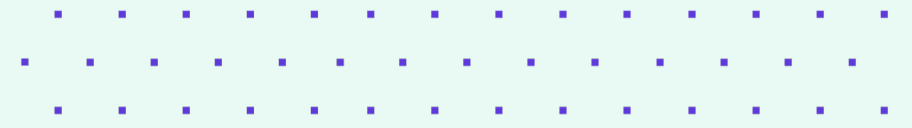


March 2025



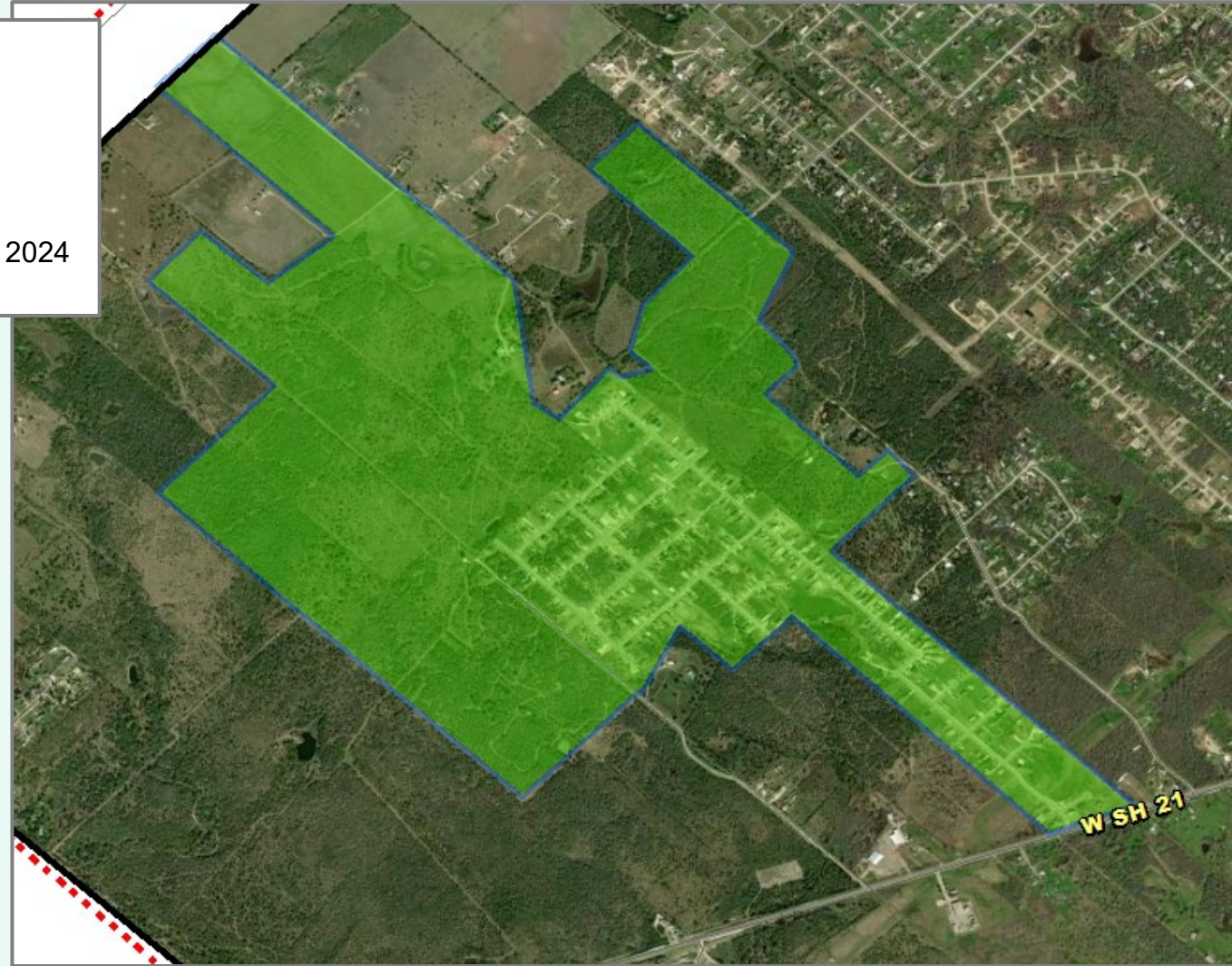


Residential Activity



Los Milagros

- 753 total manufactured homes lots
- 272 vacant developed lots
- 16 homes under construction
- 465 occupied homes
- Homebuilding in new phases started late 2024
- Current Student Yield = 0.553

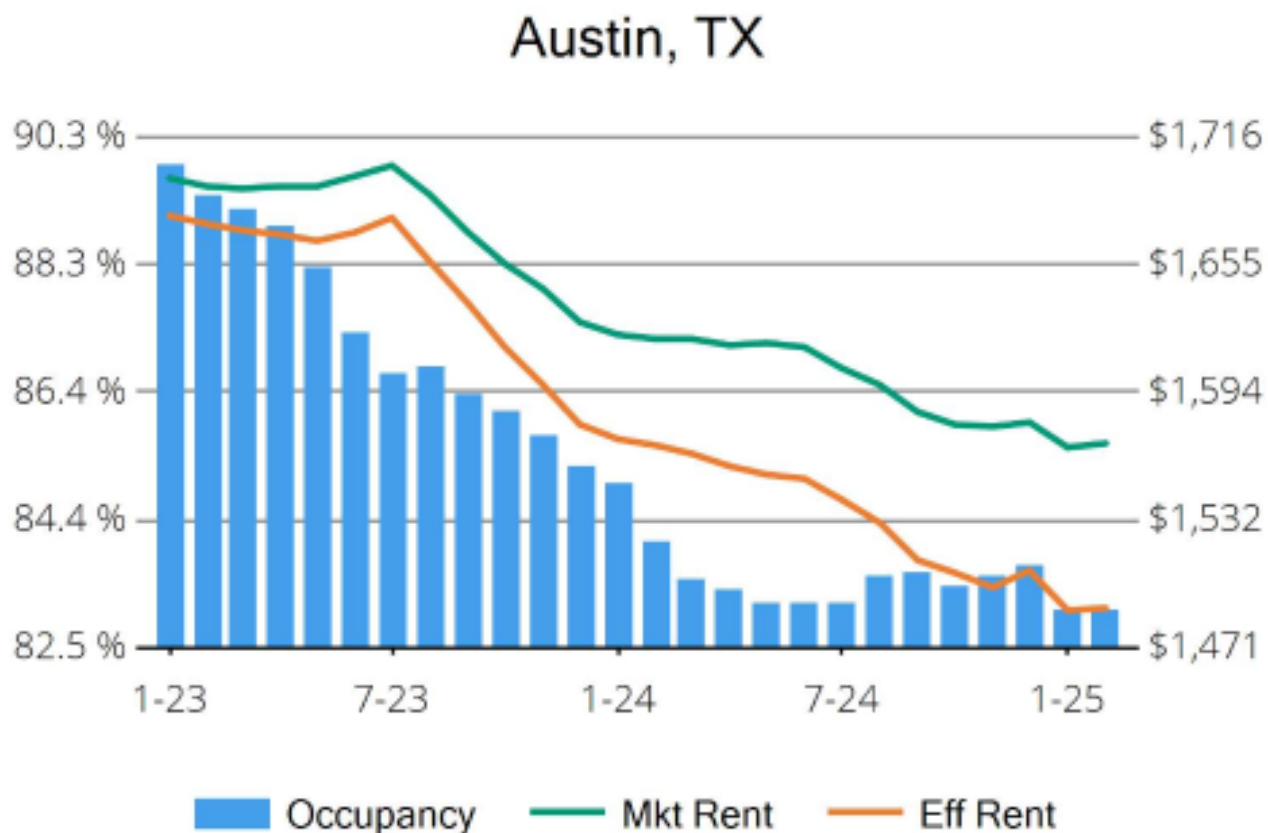


March 2025



Stabilized and Lease-up Properties

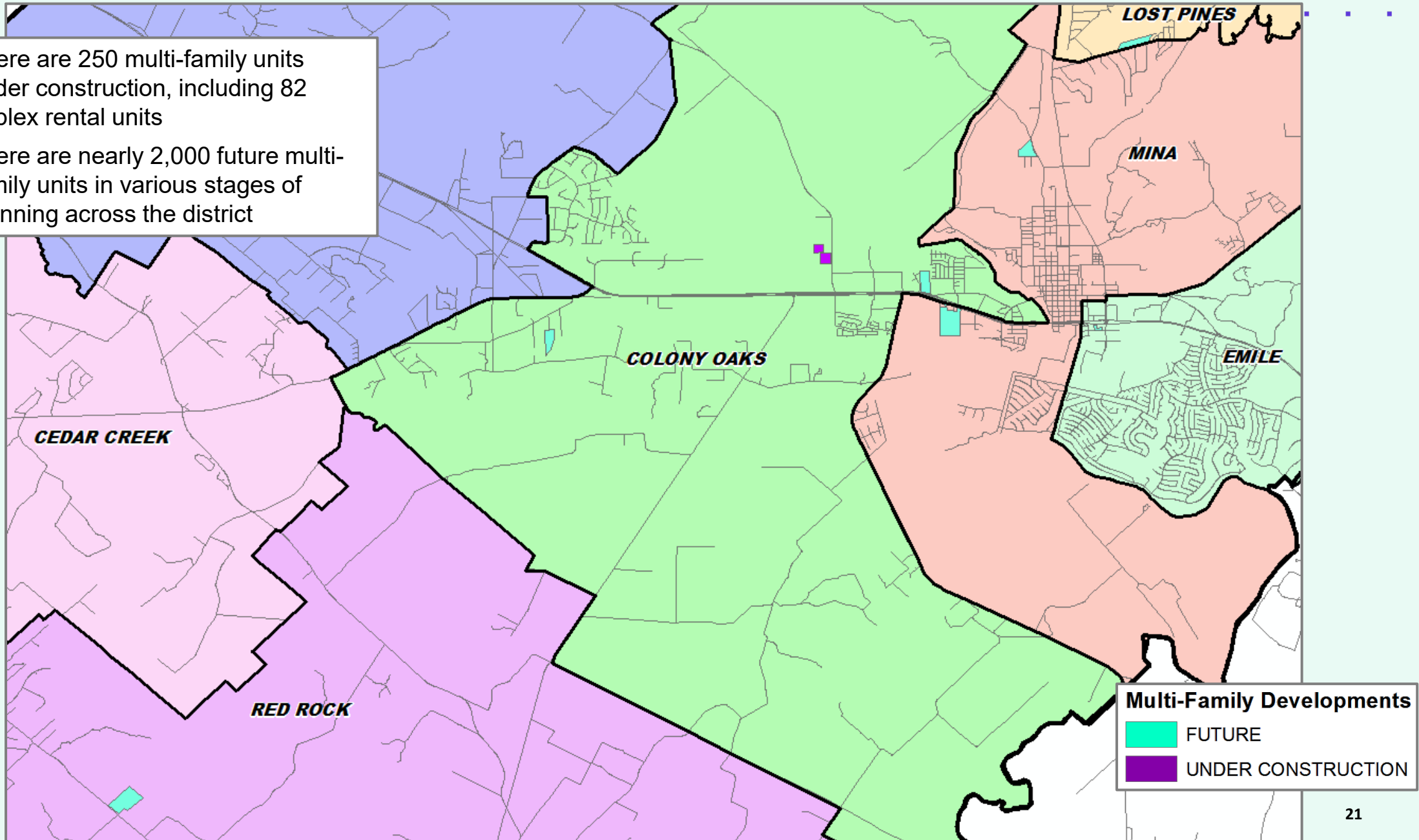
Conventional Properties	Feb 2025	Annual Change
Occupancy	83.0	-1.8%
Unit Change	17,862	
Units Absorbed (Annual)	10,897	
Average Size (SF)	876	+0.5%
Asking Rent	\$1,569	-3.0%
Asking Rent per SF	\$1.79	-3.4%
Effective Rent	\$1,490	-4.9%
Effective Rent per SF	\$1.70	-5.4%
% Offering Concessions	49%	+31.2%
Avg. Concession Package	9.5%	+28.2%





District Multifamily Overview

- There are 250 multi-family units under construction, including 82 duplex rental units
- There are nearly 2,000 future multi-family units in various stages of planning across the district

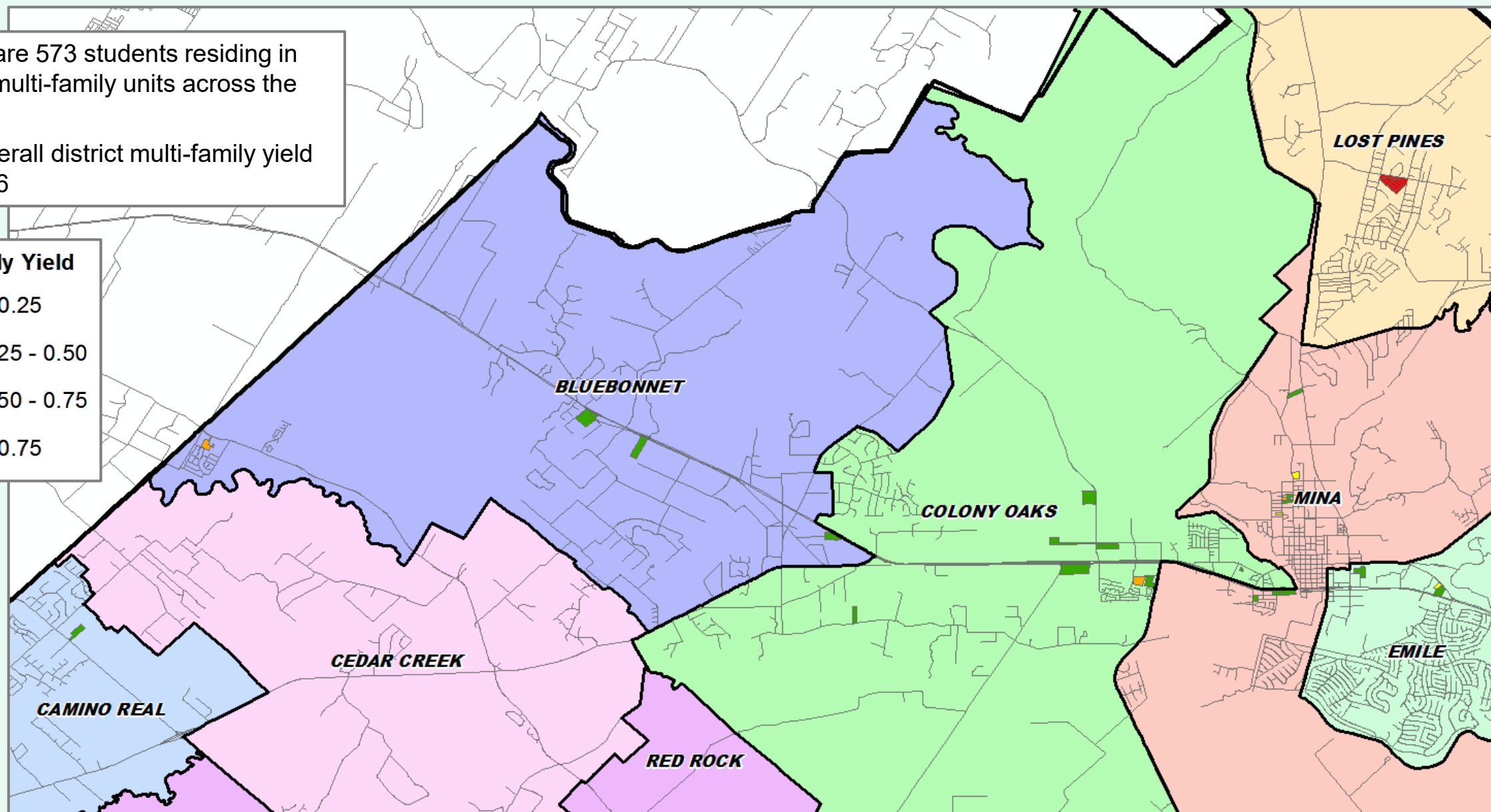
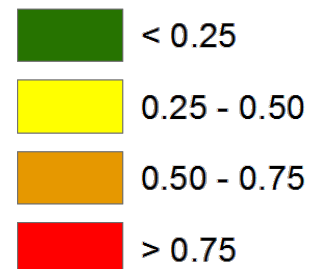




District Multifamily Overview

- There are 573 students residing in 2,782 multi-family units across the district
- The overall district multi-family yield is 0.206

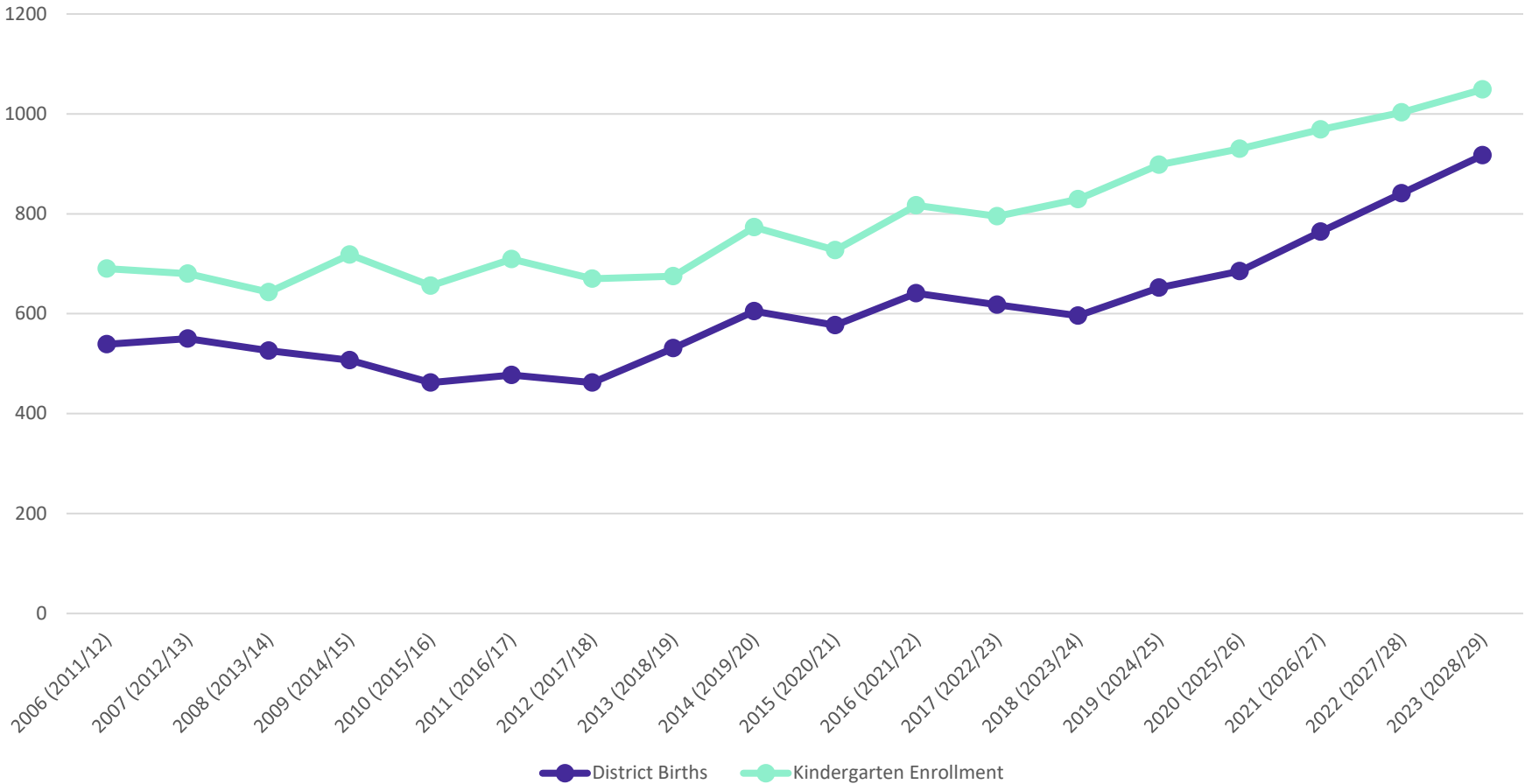
Multifamily Yield





Birth Rates

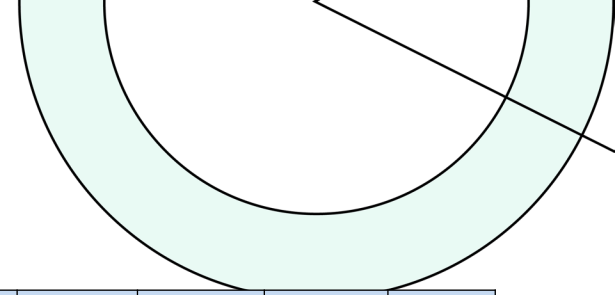
Bastrop ISD KG Enrollment vs. District Births



	District Births	Kindergarten Enrollment	Ratio
2006 (2011/12)	539	690	1.280
2007 (2012/13)	550	680	1.236
2008 (2013/14)	526	643	1.222
2009 (2014/15)	507	718	1.416
2010 (2015/16)	462	656	1.420
2011 (2016/17)	477	709	1.486
2012 (2017/18)	462	670	1.450
2013 (2018/19)	531	675	1.271
2014 (2019/20)	605	773	1.278
2015 (2020/21)	577	727	1.260
2016 (2021/22)	641	817	1.275
2017 (2022/23)	618	795	1.286
2018 (2023/24)	596	829	1.391
2019 (2024/25)	652	898	1.377
2020 (2025/26)	685	930	1.358
2021 (2026/27)	764	969	1.268
2022 (2027/28)	841	1,003	1.193
2023 (2028/29)	917	1,049	1.144



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
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	935	1,034	1,207	967	874	773	12,060	655	5.74%
2022/23	48	505	795	916	863	862	831	796	917	957	952	1,188	1,076	952	788	12,446	386	3.20%
2023/24	49	610	829	861	985	893	912	846	876	957	952	1,316	1,122	951	847	13,006	560	4.50%
2024/25	54	587	898	880	908	1,004	985	945	891	953	981	1,242	1,141	999	905	13,373	367	2.82%
2025/26	54	581	927	968	924	955	1,077	1,020	1,012	969	1,018	1,215	1,188	1,011	936	13,855	482	3.60%
2026/27	54	622	970	1,001	995	961	1,116	1,075	1,106	1,060	1,014	1,251	1,152	1,045	948	14,371	516	3.72%
2027/28	54	633	1,006	1,054	1,049	1,028	1,020	1,157	1,193	1,174	1,128	1,261	1,173	1,010	981	14,921	550	3.83%
2028/29	54	671	1,068	1,111	1,136	1,106	1,123	1,083	1,253	1,273	1,235	1,381	1,194	1,033	944	15,665	744	4.99%
2029/30	54	712	1,131	1,176	1,185	1,193	1,199	1,189	1,170	1,294	1,310	1,509	1,300	1,048	967	16,437	772	4.93%
2030/31	54	713	1,132	1,200	1,213	1,201	1,243	1,221	1,305	1,220	1,334	1,602	1,415	1,143	980	16,977	539	3.28%
2031/32	54	727	1,157	1,222	1,261	1,247	1,272	1,287	1,364	1,354	1,250	1,622	1,502	1,241	1,068	17,628	652	3.84%
2032/33	54	745	1,189	1,247	1,283	1,298	1,324	1,320	1,462	1,469	1,444	1,535	1,520	1,315	1,156	18,361	733	4.16%
2033/34	54	757	1,208	1,271	1,297	1,309	1,367	1,362	1,481	1,514	1,520	1,750	1,440	1,333	1,222	18,885	524	2.85%
2034/35	54	772	1,235	1,299	1,326	1,330	1,382	1,414	1,546	1,549	1,585	1,841	1,638	1,259	1,241	19,471	587	3.11%



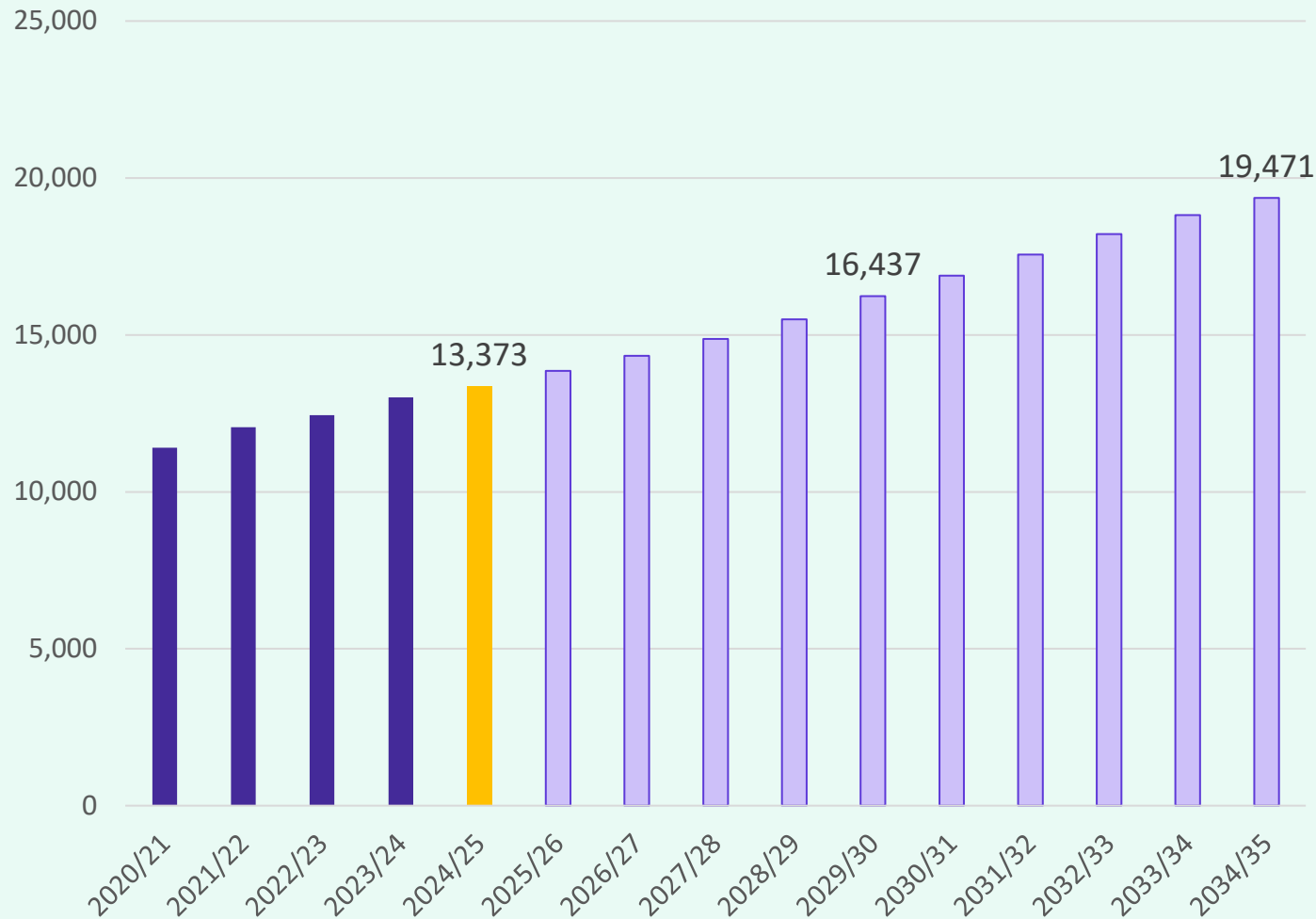
Ten Year Forecast by Campus

Campus	Capacity w/ portables	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Adelton Elementary	900		500	557	590	640	703	745	804	843	867	901
Bluebonnet Elementary	926	765	797	827	832	855	876	915	961	1,004	1,042	1,087
Camino Real Elementary	750	815	729	731	760	776	803	816	826	838	845	851
Cedar Creek Elementary	965	775	932	974	988	1,031	1,078	1,108	1,131	1,154	1,176	1,203
Colony Oak Elementary	750	824	645	739	879	1,023	1,269	1,265	1,376	1,463	1,509	1,560
Emile Elementary	750	606	676	711	713	743	784	801	822	845	873	902
Lost Pines Elementary	882	896	800	798	780	784	799	792	785	782	784	782
Mina Elementary	750	802	641	672	689	727	750	748	738	745	742	743
Red Rock Elementary	838	778	786	785	770	773	777	787	784	786	787	783
ELEMENTARY SCHOOL TOTALS	7,511	6,261	6,506	6,794	7,001	7,352	7,839	7,977	8,227	8,460	8,625	8,812
Elementary Absolute Growth		276	245	288	207	351	487	138	250	233	165	187
Elementary Percent Growth		4.61%	3.91%	4.43%	3.05%	5.01%	6.62%	1.76%	3.13%	2.83%	1.95%	2.17%
Riverside Middle School	900	413	747	785	859	893	901	925	945	1,024	1,064	1,093
Creekside Middle School	900	478	797	854	952	1,010	1,091	1,077	1,086	1,205	1,254	1,344
Bastrop Middle School	850	875	645	710	811	892	869	941	984	1,128	1,156	1,191
Cedar Creek Middle School	900	1,059	809	832	873	967	914	916	953	1,019	1,041	1,052
MIDDLE SCHOOL TOTALS	1,750	2,825	2,999	3,181	3,495	3,761	3,774	3,860	3,968	4,375	4,515	4,680
Middle School Absolute Growth		40	174	182	314	267	13	85	109	407	140	166
Middle School Percent Growth		1.44%	6.16%	6.06%	9.87%	7.63%	0.35%	2.26%	2.81%	10.25%	3.20%	3.67%
Bastrop High School	1,850	1,767	1,740	1,717	1,721	1,793	1,938	2,077	2,248	2,261	2,388	2,514
Cedar Creek High School	2,150	2,145	2,235	2,304	2,329	2,384	2,511	2,688	2,810	2,890	2,982	3,090
Genesis High School	175	185	185	185	185	185	185	185	185	185	185	185
Colorado River Collegiate Acad	575	190	190	190	190	190	190	190	190	190	190	190
HIGH SCHOOL TOTALS	4,750	4,287	4,350	4,396	4,425	4,552	4,824	5,140	5,433	5,526	5,745	5,979
High School Absolute Growth		51	63	46	29	127	272	316	293	93	219	234
High School Percent Growth		1.20%	1.47%	1.06%	0.66%	2.87%	5.98%	6.55%	5.70%	1.71%	3.96%	4.07%
DISTRICT TOTALS	14,011	13,373	13,855	14,371	14,921	15,665	16,437	16,977	17,628	18,361	18,885	19,471
District Absolute Growth		367	482	516	550	745	772	539	652	733	524	587
District Percent Growth		2.8%	3.6%	3.7%	3.8%	5.0%	4.9%	3.3%	3.8%	4.2%	2.9%	3.1%



Key Takeaways

Enrollment Projections



- Increased business in the MSA bringing growth to the district
- New home sales in Bastrop ISD accounted for 33% of total home sales in 2024
- The district has 31 actively building subdivisions with over nearly 4,800 lots available to build on
- BISD has 18 future subdivisions with over 21,700 lots in the planning stages
- Groundwork is underway on more than 1,470 lots within 8 subdivisions
- Bastrop ISD is forecasted to enroll more than 16,400 students by 2029/30 and almost 19,500 by 2034/35