

*Bastrop
Independent
School
District*



Demographic
Study
Fall 2018

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – Austin-Round Rock (August 2018)

2.6%

29,880 new jobs
National rate 1.2%



Job Growth

Unemployment Rate



U.S. 3.9%
Texas 3.9%
Austin MSA 3.0%
Bastrop County 3.4%

-0.6%

16,692

631 more starts than 2Q17



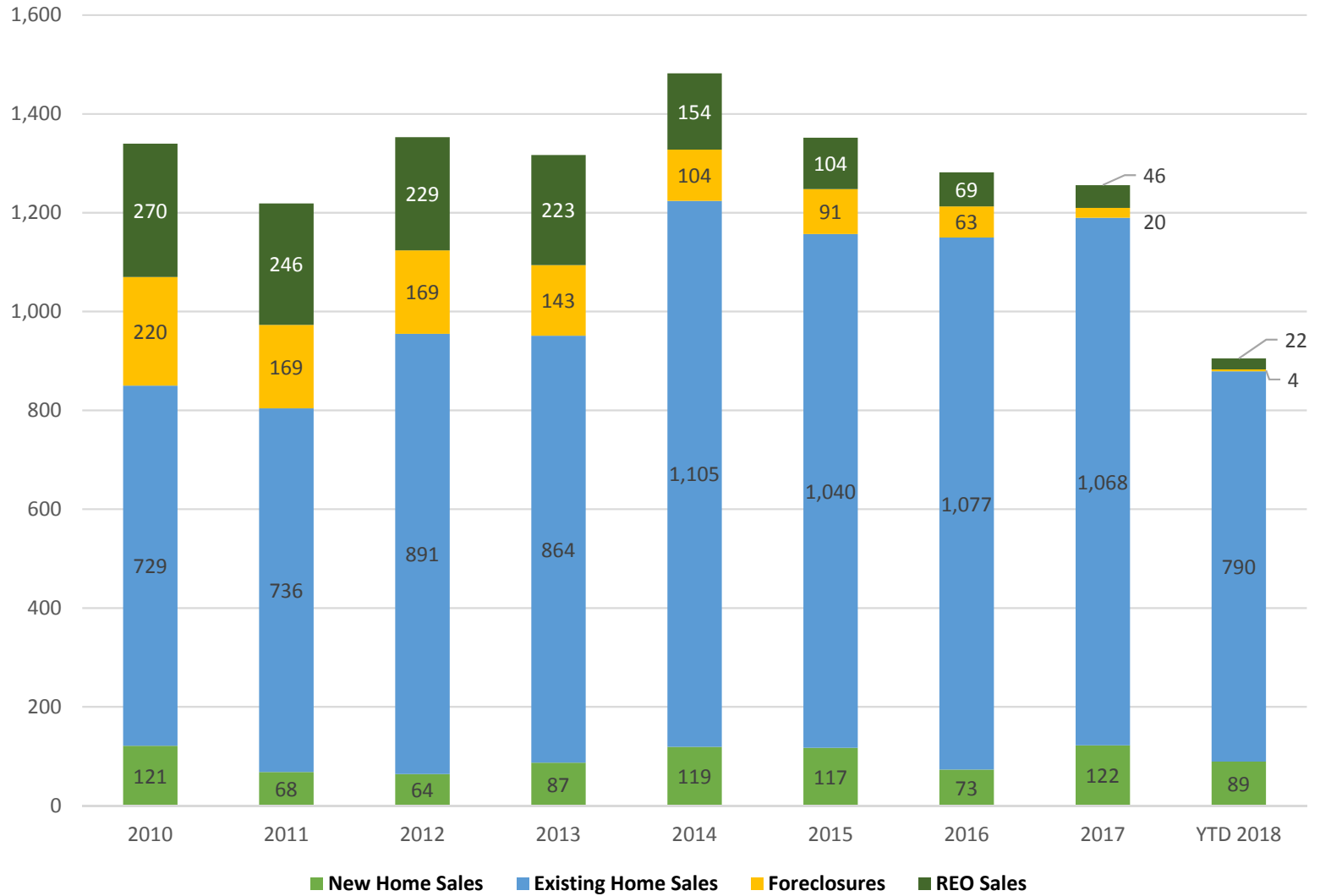
Annual Home Starts





District Housing Activity

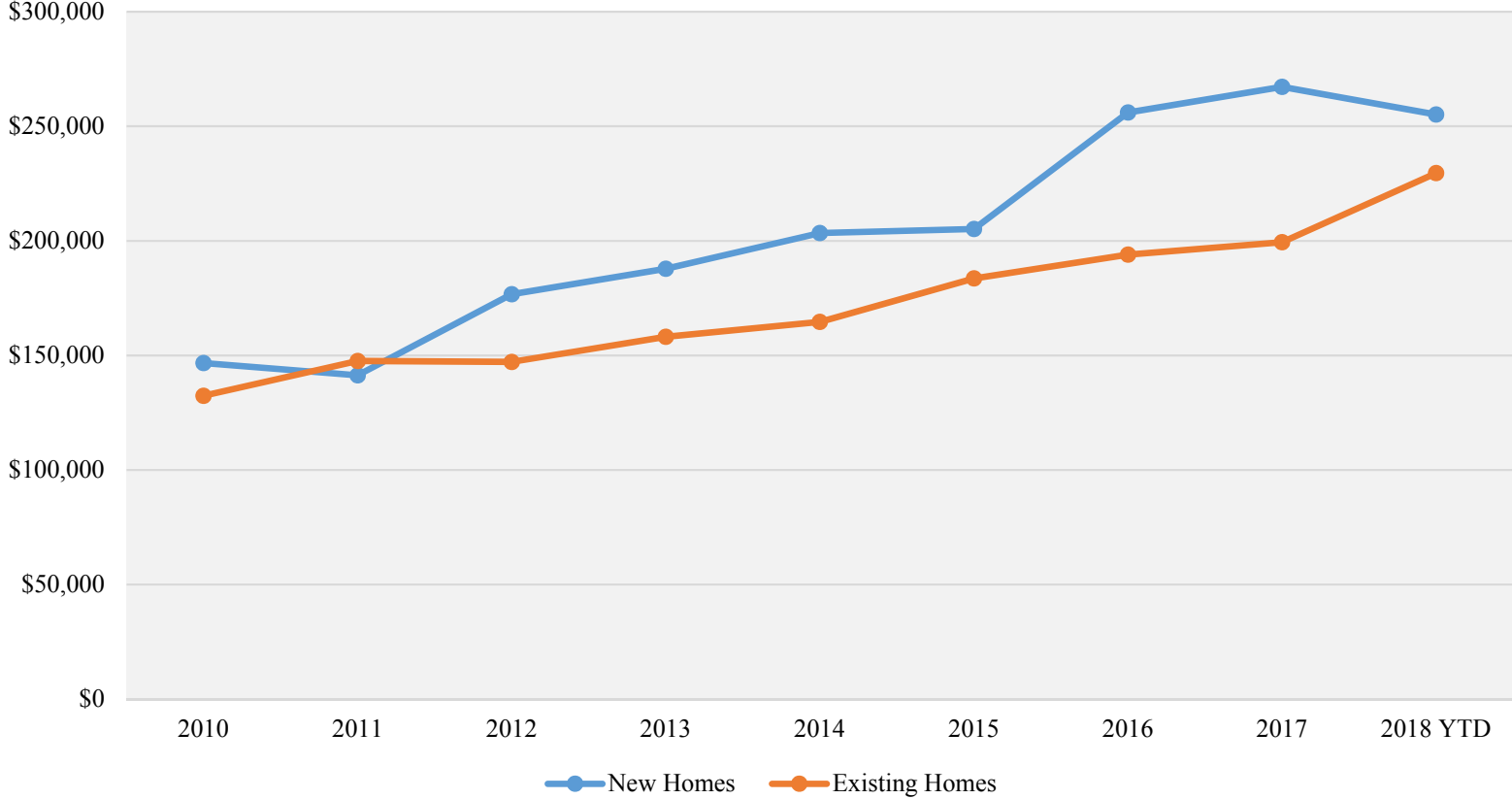
Home Sales by Transaction Type





Bastrop ISD Historical Home Price Analysis

New vs. Existing Sale Price, 2010 – 2018 YTD



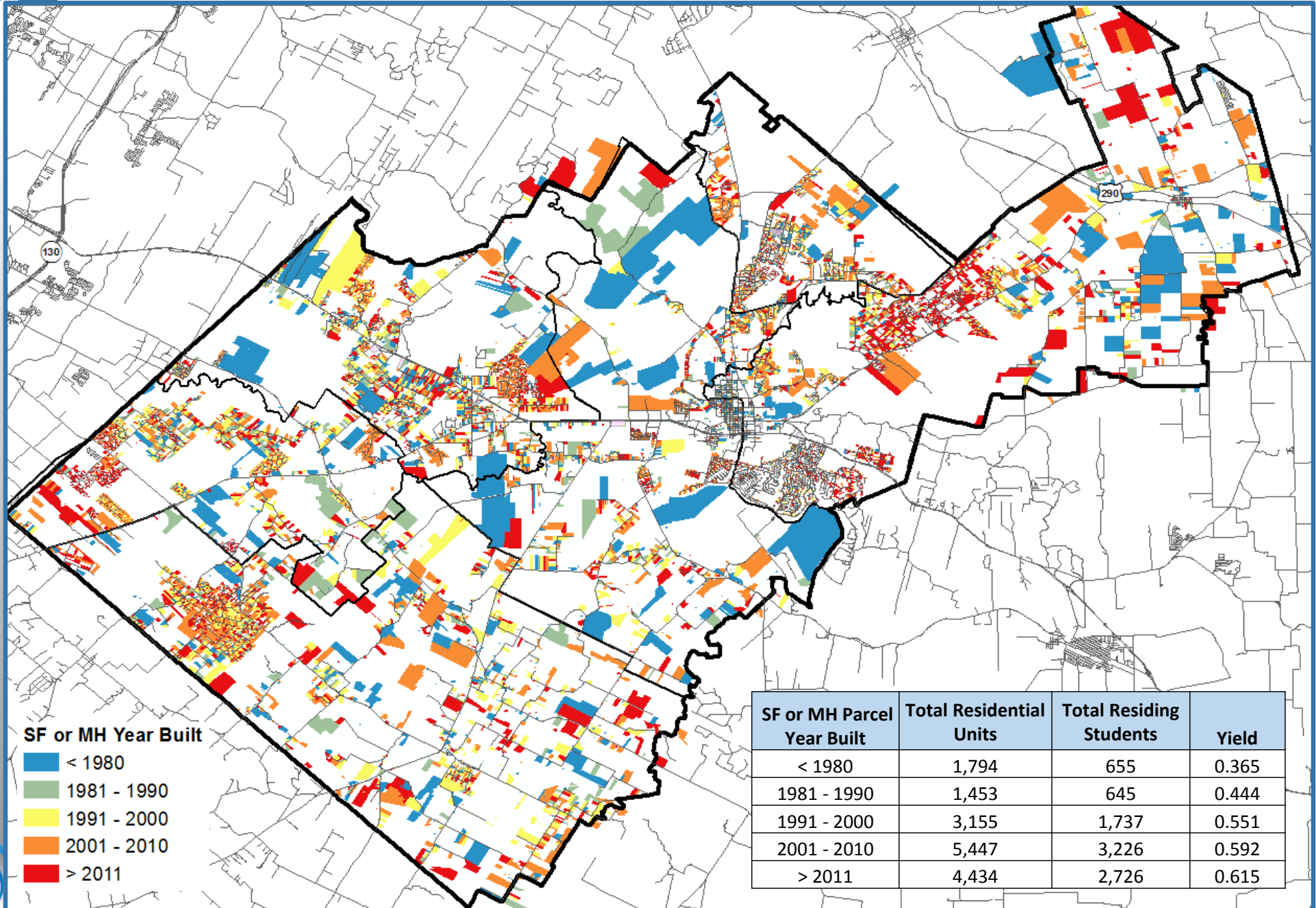
	New Homes	Existing Homes
2010	\$146,686	\$132,405
2011	\$141,362	\$147,598
2012	\$176,708	\$147,198
2013	\$187,827	\$158,140
2014	\$203,410	\$164,653
2015	\$205,203	\$183,616
2016	\$256,080	\$194,030
2017	\$267,244	\$199,429
2018 YTD	\$255,202	\$229,598

- The average new home price in BISSD has increased nearly 74% since 2010, a price difference of \$108,516
- The average existing home price within Bastrop ISD has risen 73% since 2010, a price change of \$97,193
- Bastrop ISD had 1,116 home sales from in the last 12 months, and roughly 10% were new homes



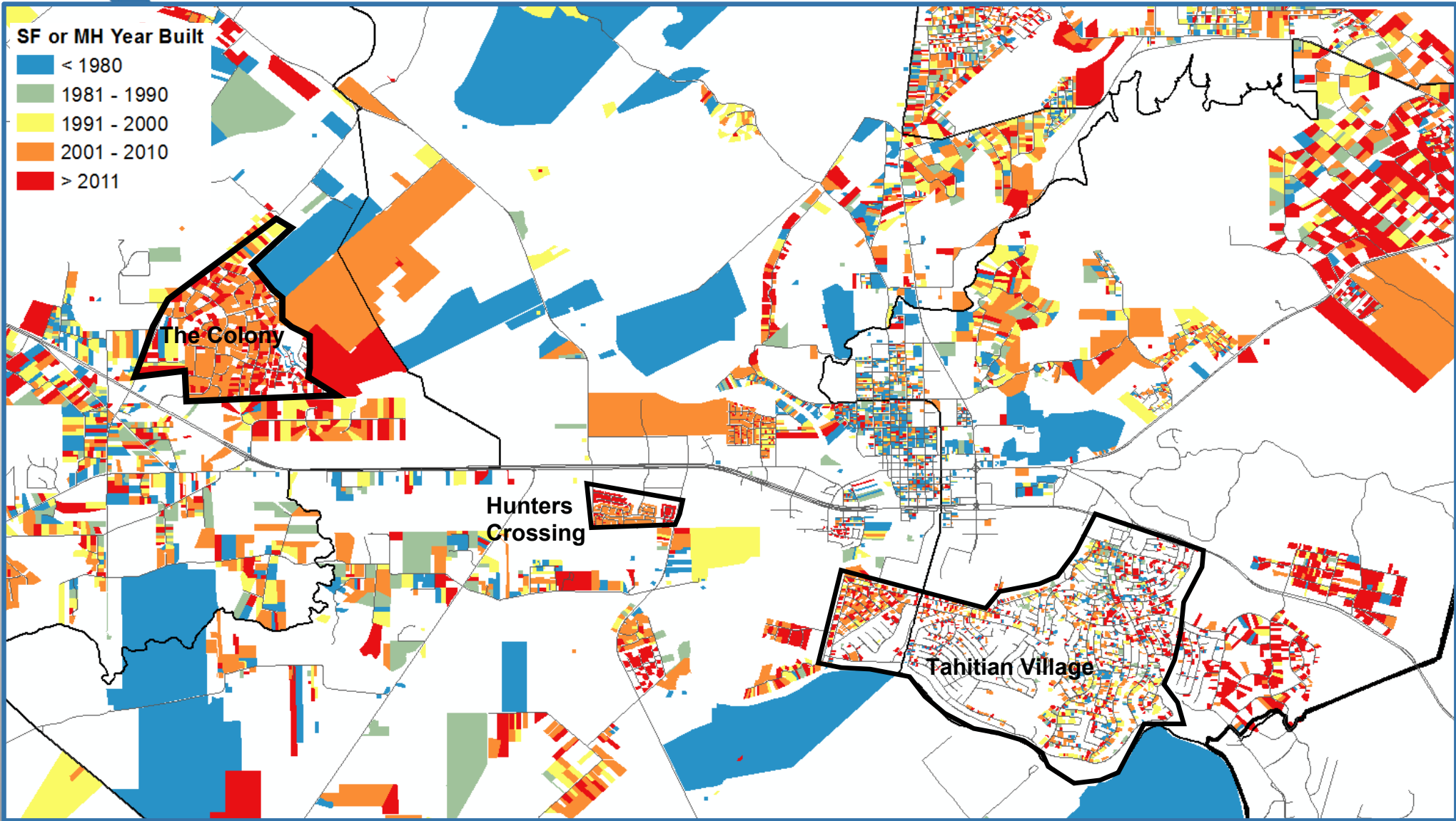


Residential Parcels by Year Built





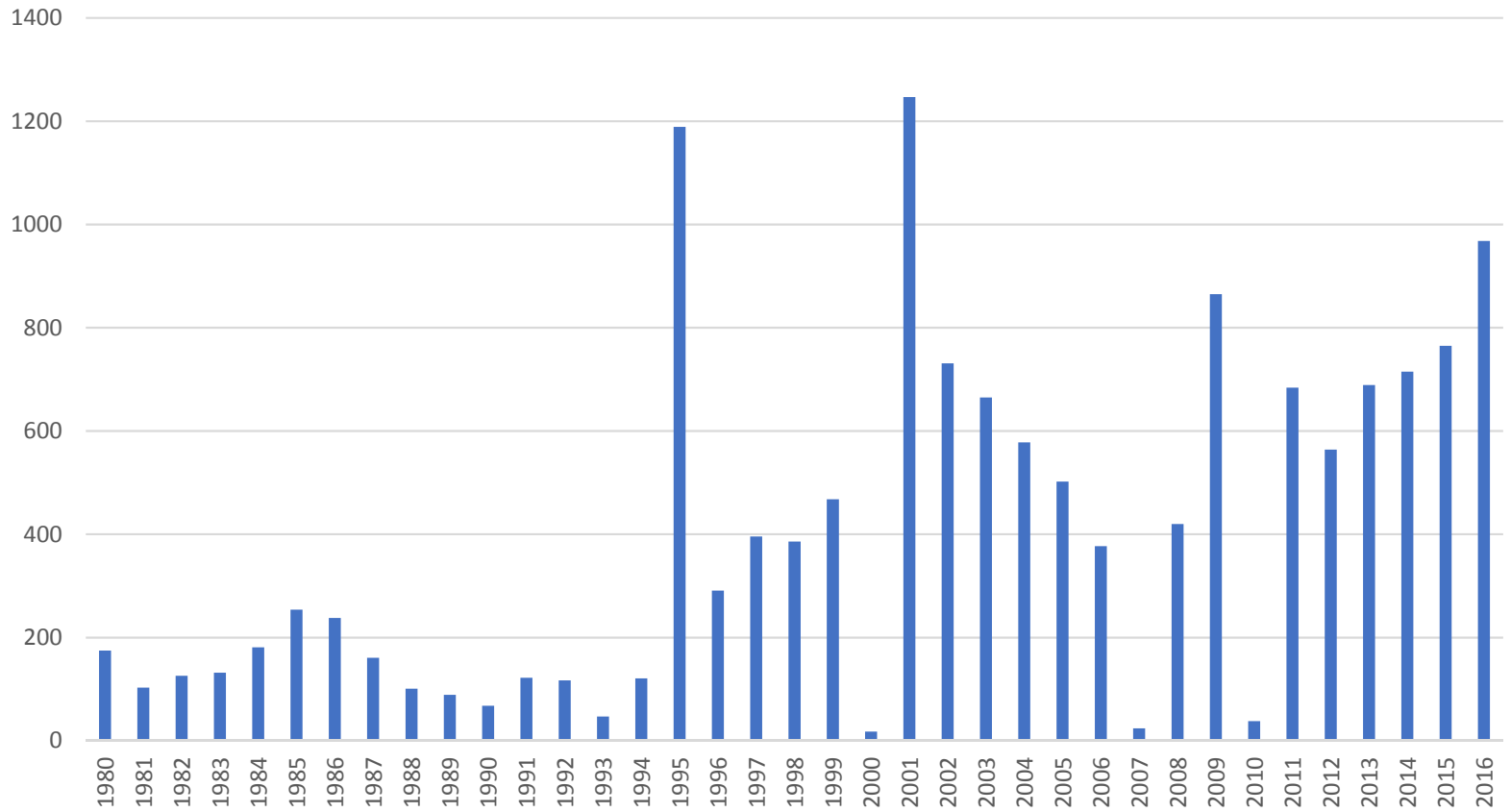
Residential Parcels by Year Built- Bastrop City





District Housing Activity

Total Residential Parcels by Year Built





Active Development

River's Bend at Pecan Park

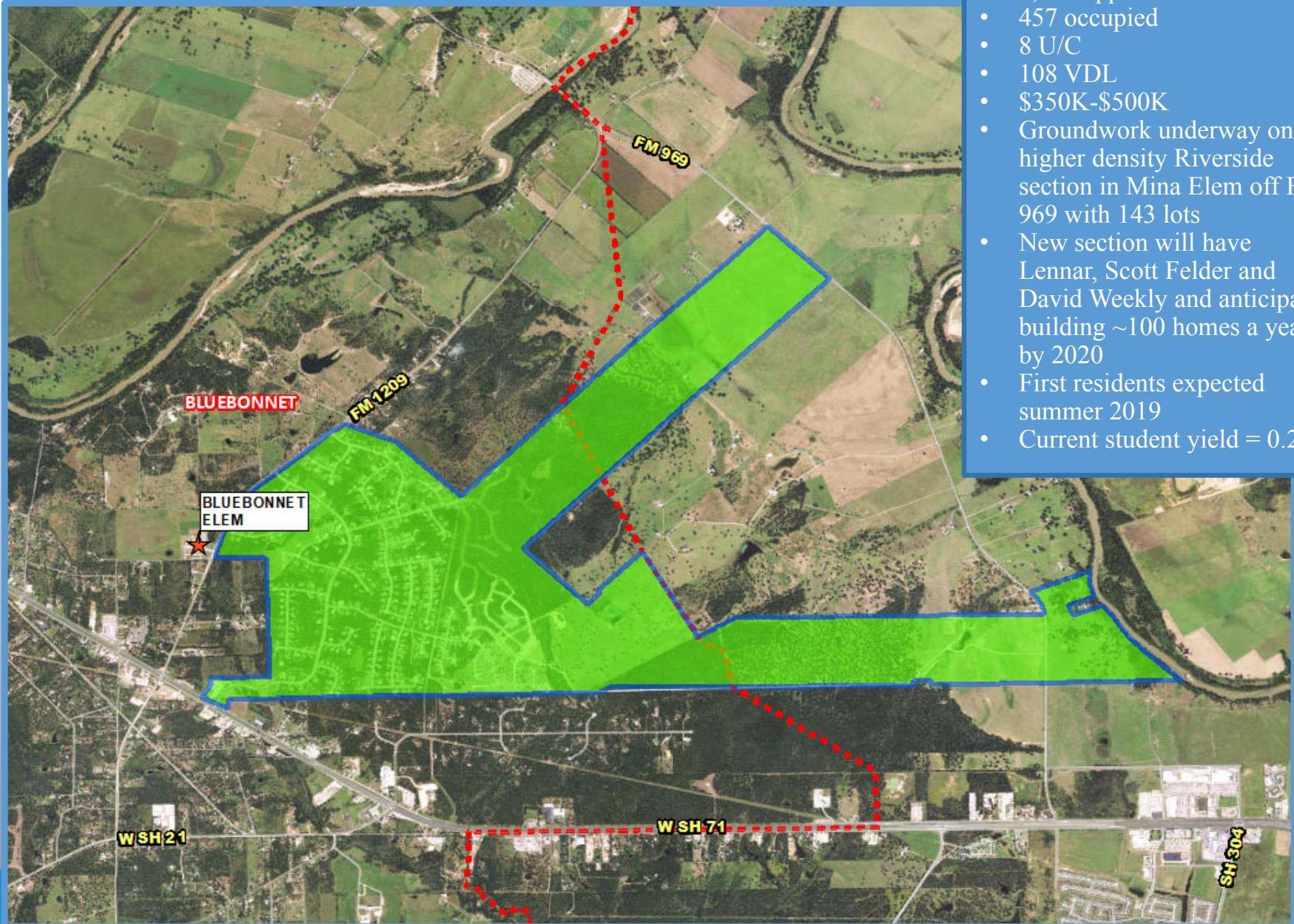
River's Bend at Pecan Park

- 690 total lots
- 364 future lots
- 155 occupied
- 17 U/C
- 127 VDL
- Sections 6A (45 lots) & 6B (46 lots) delivered; homebuilding underway
- Building 70-80 homes per year
- \$220K - \$270K
- Current student yield = 0.48





Residential Activity



The Colony

- 3,335 approx. total lots
- 2,755 approx. future lots
- 457 occupied
- 8 U/C
- 108 VDL
- \$350K-\$500K
- Groundwork underway on higher density Riverside section in Mina Elem off FM 969 with 143 lots
- New section will have Lennar, Scott Felder and David Weekly and anticipates building ~100 homes a year by 2020
- First residents expected summer 2019
- Current student yield = 0.21





Residential Activity

Piney Creek Bend

- 170 future lots
- Phase 1 with 78 lots delivering by the end of 2018
- First residents expected by summer 2019
- Anticipate building ~30 homes in 2019
- KB Homes
- All lots will be located in the Emile Elementary attendance zone





Residential Activity

Lanzola

- Phase 1 with 53 MH lots approved and delivered
- Future land for additional phase and approx. 45 future lots

Twin Creeks

- 224 total future lots
- Groundwork underway with first homes starting fall 2019
- First residents late 2019 or early 2020

Future Development

- 410 acres owned by developer of Twin Creeks
- Anticipates 3-4 years before groundwork starting
- 400+ possible future lots

El Dorado

- 167 total future lots
- Preliminary plat approved January 2018

CEDAR CREEK

W SH 21

RED ROCK

CAMINO REAL





Residential Activity

Double Eagle Ranch

- 512 total lots
- Phase 1 with 67 lots delivered with first homes under construction
- First residents expected February 2019
- \$310K- \$475K





Residential Activity

The Preserve at Hunters Crossing

- 140 total multi-family units under construction
- Tax-credit approved for residents making below 60% AMI
- First units leasing late 2019 or early 2020

Hunters Crossing
 509 homes
 Built out
 Current student
 yield: 0.685

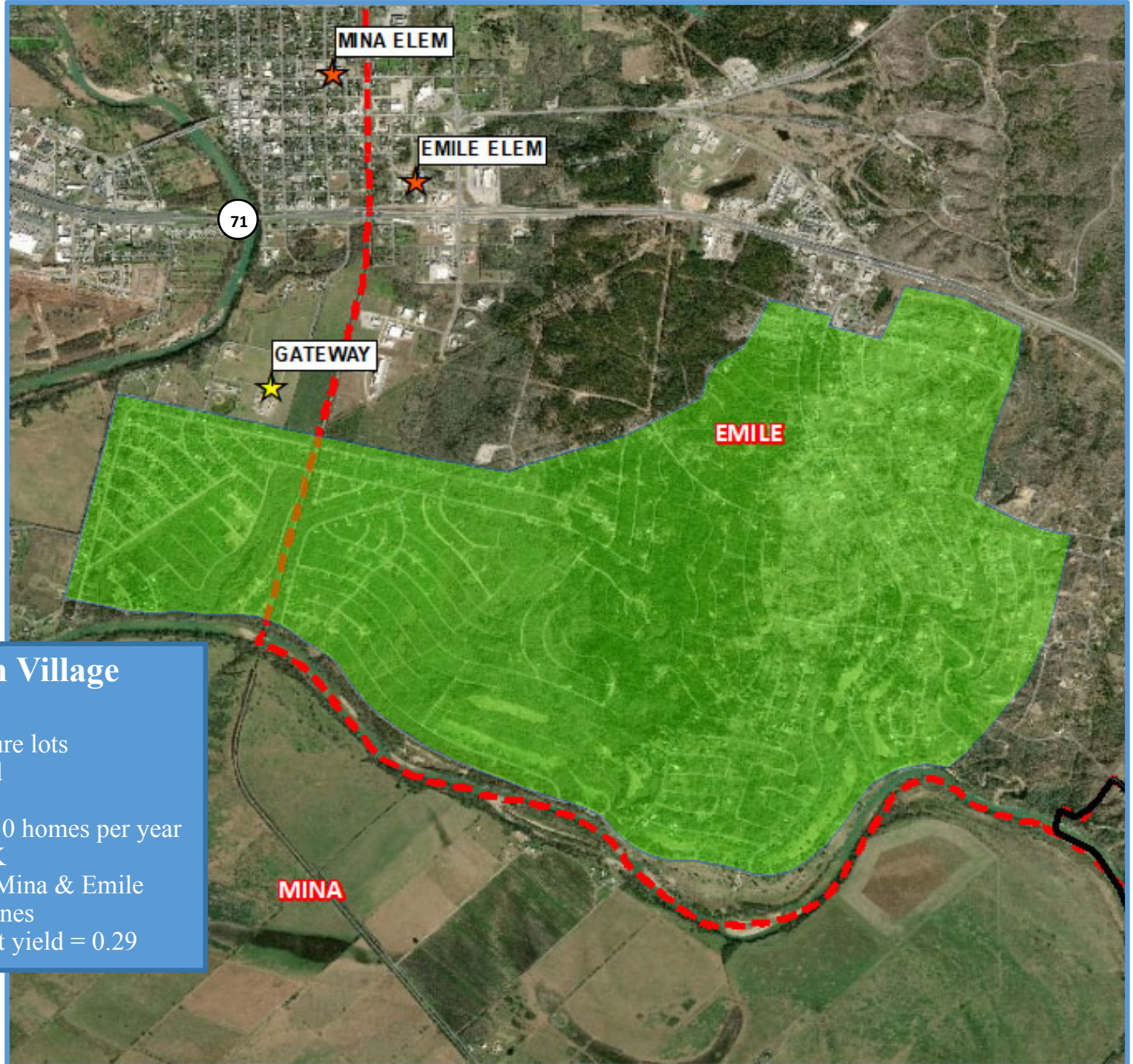
Hunters Crossing Apartments

- 182 total multi-family units under construction
- All units will be market rate and majority one bedroom units
- First units leasing by summer 2019





Residential Activity



Tahitian Village

- 6,326 total lots
- 3,803 total future lots
- 1,749 occupied
- 773 VDL
- Building 75-150 homes per year
- \$220K - \$250K
- Split between Mina & Emile Elementary Zones
- Current student yield = 0.29

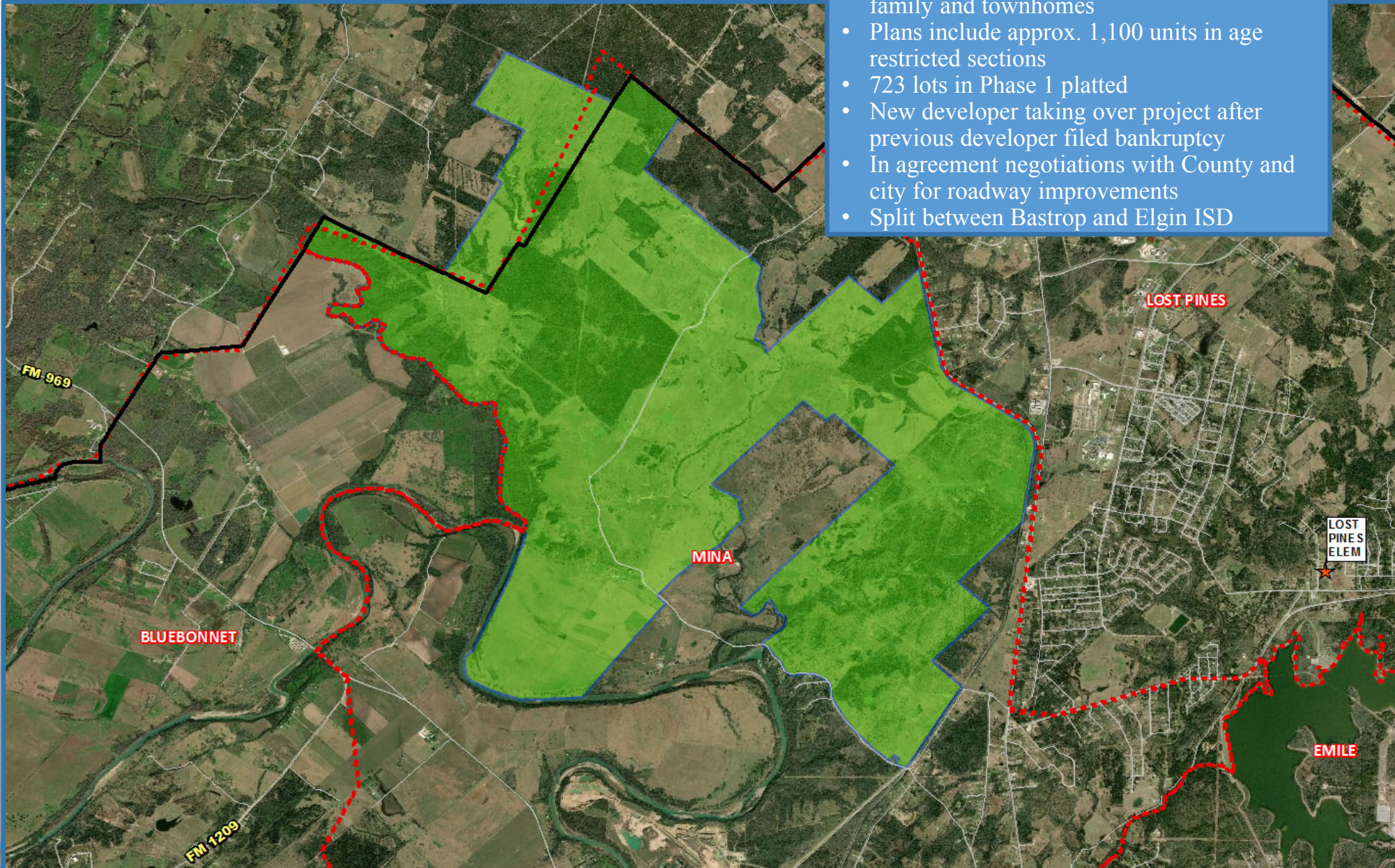




Residential Activity

XS Ranch

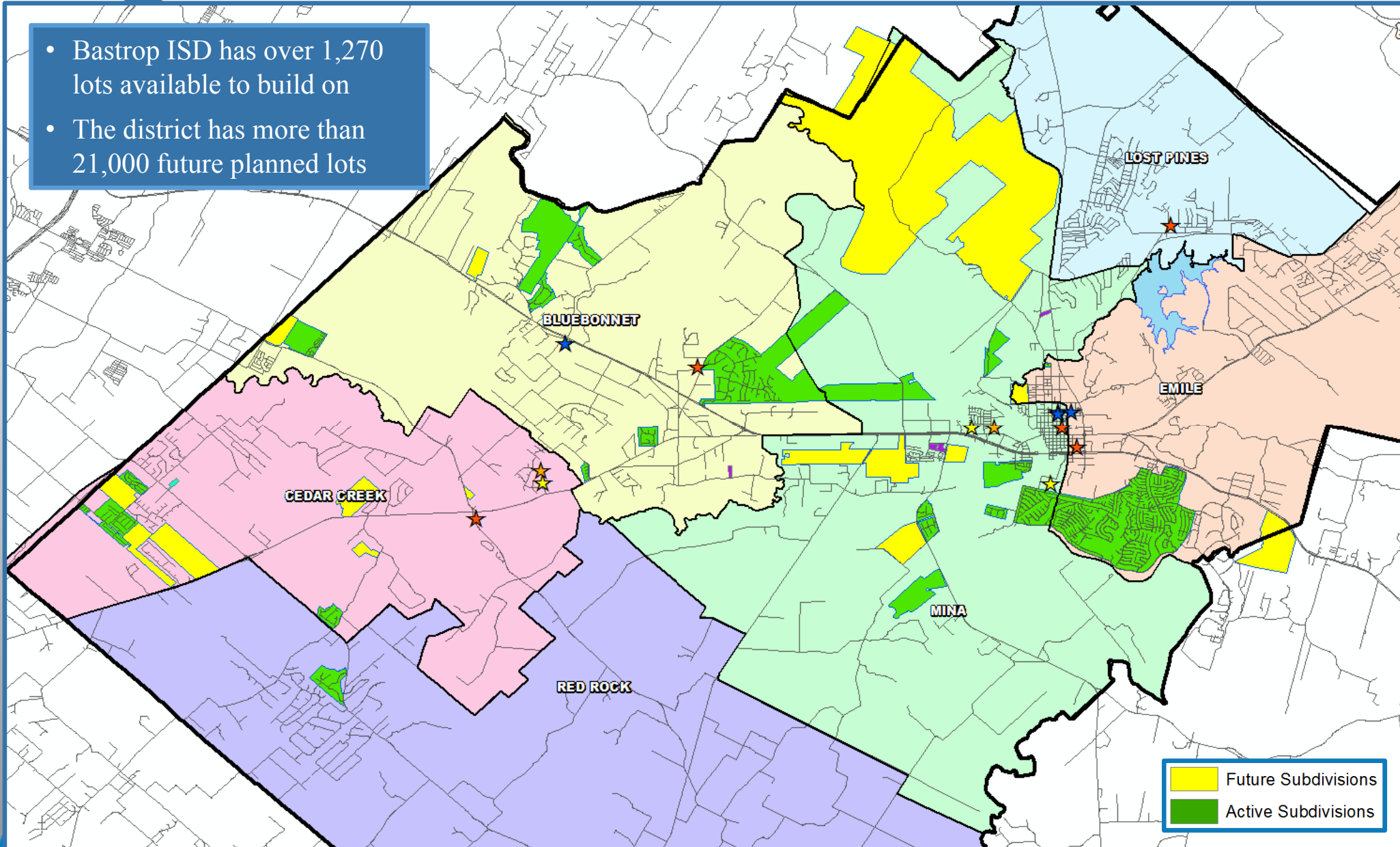
- 10,000 total lots planned, including estate homes, cluster homes, traditional single family and townhomes
- Plans include approx. 1,100 units in age restricted sections
- 723 lots in Phase 1 platted
- New developer taking over project after previous developer filed bankruptcy
- In agreement negotiations with County and city for roadway improvements
- Split between Bastrop and Elgin ISD





Bastrop ISD Housing Overview

- Bastrop ISD has over 1,270 lots available to build on
- The district has more than 21,000 future planned lots



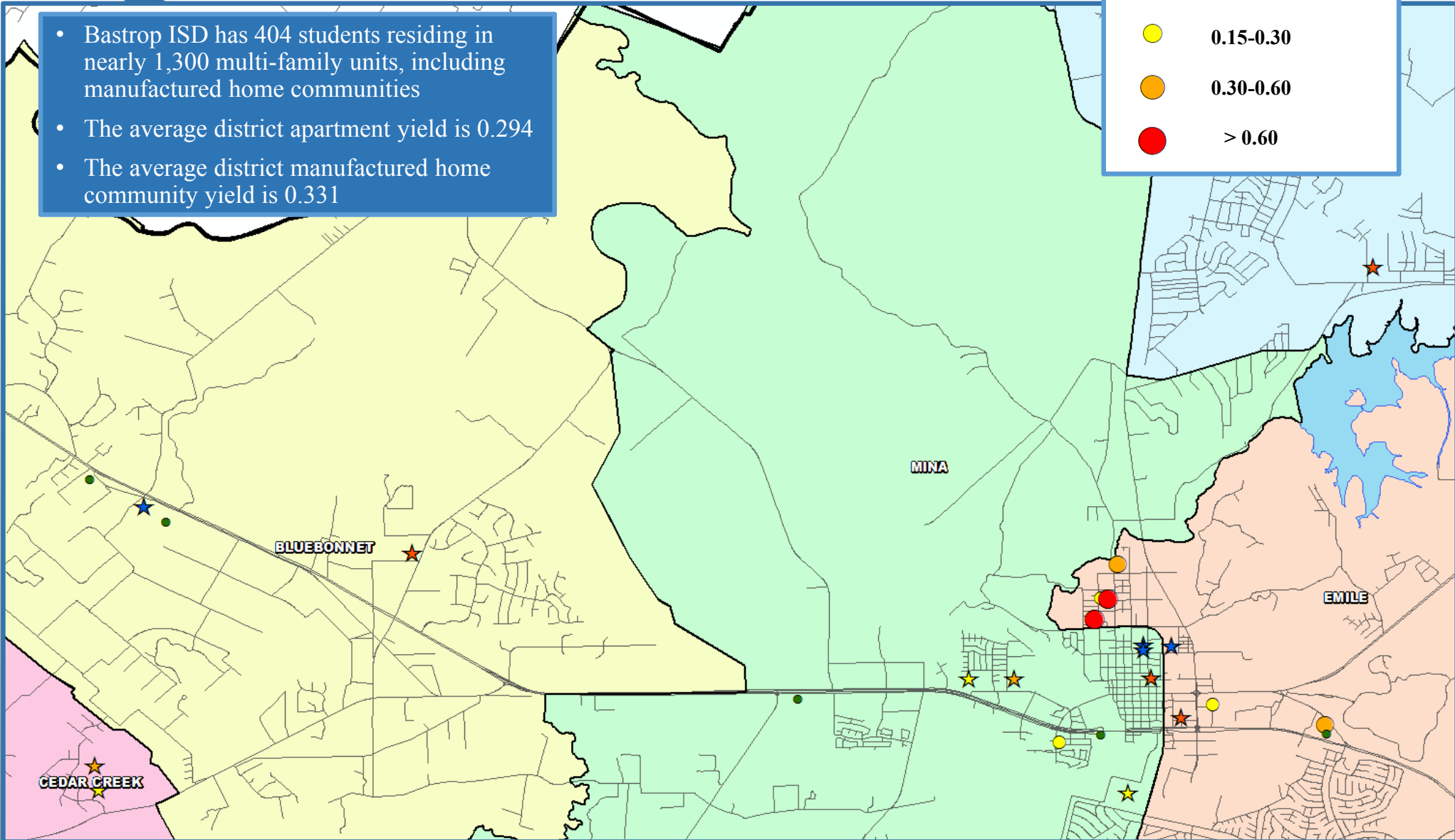


Multi-Family Yield Analysis

Multi-Family Yields

- < 0.15
- 0.15-0.30
- 0.30-0.60
- > 0.60

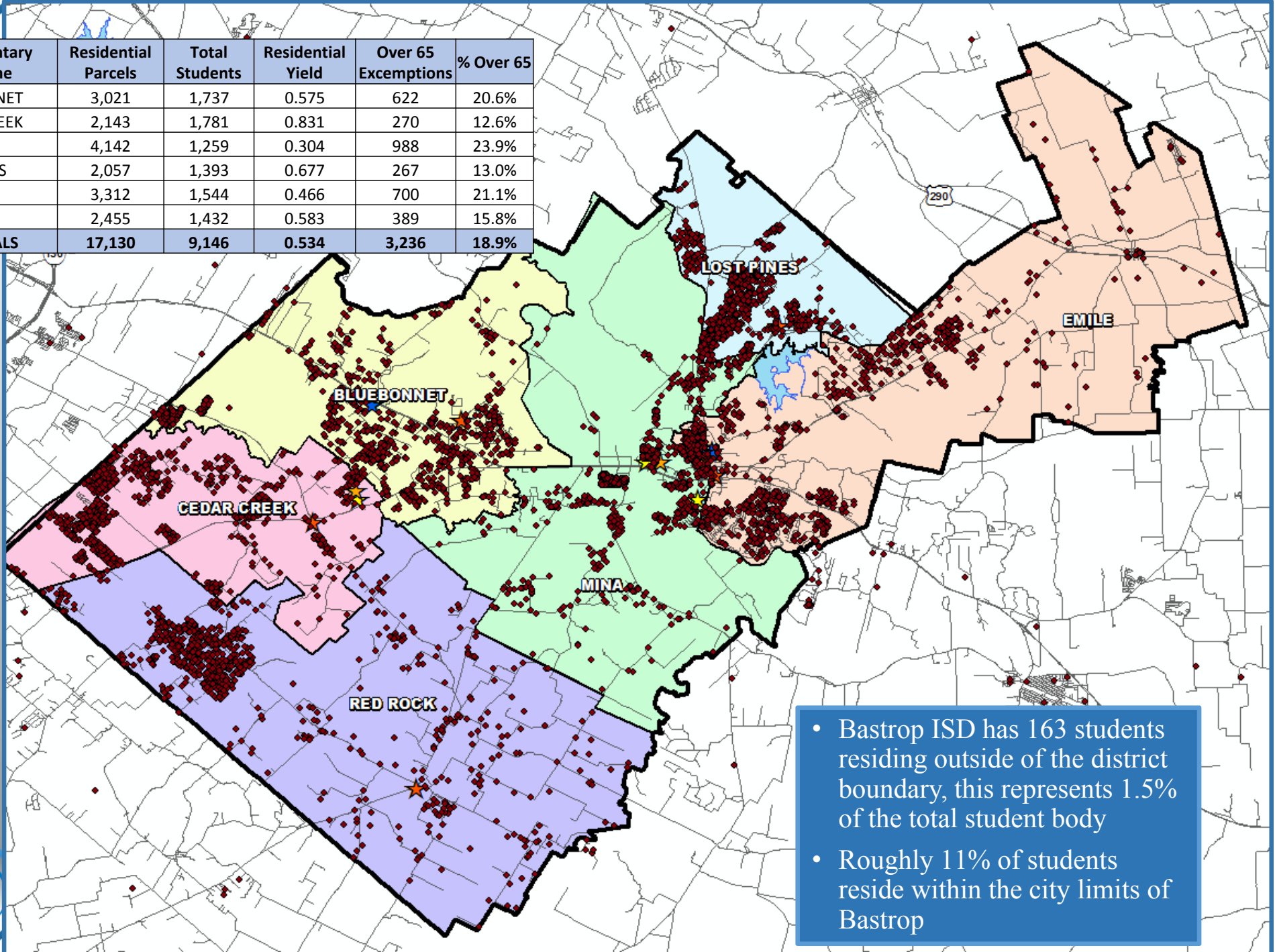
- Bastrop ISD has 404 students residing in nearly 1,300 multi-family units, including manufactured home communities
- The average district apartment yield is 0.294
- The average district manufactured home community yield is 0.331





Student Density Map

Elementary Name	Residential Parcels	Total Students	Residential Yield	Over 65 Exemptions	% Over 65
BLUEBONNET	3,021	1,737	0.575	622	20.6%
CEDAR CREEK	2,143	1,781	0.831	270	12.6%
EMILE	4,142	1,259	0.304	988	23.9%
LOST PINES	2,057	1,393	0.677	267	13.0%
MINA	3,312	1,544	0.466	700	21.1%
RED ROCK	2,455	1,432	0.583	389	15.8%
TOTALS	17,130	9,146	0.534	3,236	18.9%



- Bastrop ISD has 163 students residing outside of the district boundary, this represents 1.5% of the total student body
- Roughly 11% of students reside within the city limits of Bastrop





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
2014/15	385	718	724	753	780	733	762	739	756	750	975	667	659	527	9,928		
2015/16	453	656	776	761	794	774	745	763	778	790	847	818	675	648	10,278	350	3.53%
2016/17	392	709	732	811	771	844	813	786	799	812	912	790	740	628	10,539	261	2.54%
2017/18	408	670	767	758	817	824	881	859	812	801	962	867	770	703	10,899	360	3.42%
2018/19	431	678	701	803	777	831	846	912	892	848	955	881	814	704	11,073	174	1.60%
2019/20	431	712	731	723	815	797	869	891	950	922	988	887	859	752	11,327	254	2.29%
2020/21	431	696	783	757	743	832	828	910	920	988	1,090	915	856	804	11,553	226	2.00%
2021/22	431	704	763	810	776	764	871	865	951	964	1,170	1,008	888	790	11,754	201	1.74%
2022/23	431	715	771	791	833	802	798	912	900	992	1,130	1,080	974	826	11,955	201	1.71%
2023/24	431	737	785	794	811	853	837	835	948	939	1,168	1,048	1,042	905	12,134	179	1.49%
2024/25	431	751	810	818	815	830	885	867	870	990	1,106	1,082	1,013	966	12,234	100	0.82%
2025/26	431	781	827	842	839	837	861	921	899	900	1,166	1,024	1,044	942	12,314	80	0.66%
2026/27	431	787	862	861	854	860	875	899	951	939	1,058	1,080	990	970	12,417	103	0.84%
2027/28	431	808	866	898	873	876	894	920	932	991	1,105	981	1,042	919	12,536	119	0.96%
2028/29	431	828	890	901	914	897	911	935	952	970	1,163	1,024	950	968	12,734	199	1.59%

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

- Bastrop ISD will reach 11,900 students by fall of 2022
- 5 year growth = 1,061 students
- 2023/24 enrollment = 12,134 students
- 10 year growth = 1,661 students
- 2028/29 enrollment = 12,734 students



Ten Year Forecast

By Campus

Campus	Capacity w/ portables	HISTORY	Current	ENROLLMENT PROJECTIONS									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2027/29
Bluebonnet Elementary	926	771	775	763	781	798	826	854	879	918	953	986	1,023
Cedar Creek Elementary	965	810	774	776	775	780	793	804	826	853	867	884	898
Emile Elementary	750	777	719	724	734	716	726	731	720	714	715	715	715
Lost Pines Elementary	882	632	668	666	647	631	639	646	640	648	667	682	695
Mina Elementary	750	613	657	671	718	767	799	824	843	873	892	915	949
Red Rock Elementary	838	641	628	609	587	556	560	552	547	551	561	570	581
ELEMENTARY SCHOOL TOTALS		4,244	4,221	4,209	4,242	4,248	4,343	4,411	4,455	4,557	4,655	4,752	4,861
Elementary Absolute Growth		-15	-23	-12	33	6	95	68	44	102	98	97	109
Elementary Percent Growth		-0.35%	-0.54%	-0.28%	0.78%	0.14%	2.24%	1.57%	1.00%	2.29%	2.15%	2.08%	2.29%
Bastrop Intermediate	850	778	827	864	835	827	833	826	872	907	890	899	909
Cedar Creek Intermediate	894	958	931	895	903	909	878	846	880	876	884	914	937
INTERMEDIATE SCHOOL TOTALS		1,736	1,758	1,760	1,738	1,736	1,710	1,672	1,752	1,782	1,774	1,814	1,846
Intermediate Absolute Growth		141	22	2	-22	-2	-25	-38	80	30	-8	40	33
Intermediate Percent Growth		8.84%	1.27%	0.09%	-1.24%	-0.13%	-1.45%	-2.25%	4.77%	1.74%	-0.46%	2.24%	1.79%
Bastrop Middle School	750	771	821	864	912	948	913	908	912	884	950	984	972
Cedar Creek Middle School	800	841	919	1,008	997	967	979	980	948	914	940	939	950
MIDDLE SCHOOL TOTALS		1,617	1,740	1,872	1,908	1,915	1,892	1,888	1,860	1,799	1,890	1,923	1,922
Middle School Absolute Growth		2	123	132	36	6	-23	-4	-28	-61	91	33	-1
Middle School Percent Growth		0.12%	7.61%	7.60%	1.93%	0.34%	-1.20%	-0.21%	-1.47%	-3.29%	5.08%	1.74%	-0.04%
Bastrop High School	1,950	1,404	1,462	1,503	1,587	1,651	1,764	1,851	1,863	1,893	1,849	1,827	1,891
Cedar Creek High School	1,550	1,569	1,579	1,663	1,754	1,881	1,922	1,988	1,980	1,959	1,925	1,896	1,890
Genesis High School	175	98	108	108	108	108	108	108	108	108	108	108	108
Colorado River Collegiate Acad	575	215	205	212	216	216	216	216	216	216	216	216	216
HIGH SCHOOL TOTALS		3,302	3,354	3,486	3,665	3,856	4,010	4,163	4,167	4,176	4,098	4,047	4,105
High School Absolute Growth		232	52	132	179	191	154	153	4	9	-78	-51	58
High School Percent Growth		7.56%	1.57%	3.94%	5.13%	5.21%	3.99%	3.82%	0.10%	0.22%	-1.87%	-1.24%	1.43%
DISTRICT TOTALS		10,899	11,073	11,327	11,553	11,754	11,955	12,134	12,234	12,314	12,417	12,536	12,734
District Absolute Growth		360	174	254	226	201	201	179	100	80	103	119	199
District Percent Growth		3.4%	1.6%	2.3%	2.0%	1.7%	1.7%	1.5%	0.8%	0.7%	0.8%	1.0%	1.6%

*Yellow box = Campus enrollment exceeds stated campus capacity





Summary

- Bastrop County's unemployment rate is below 3.5%.
- Bastrop ISD has over 1,140 lots available to build on.
- The average new home price in BISD has increased nearly 74% since 2010, a price difference of \$108,516.
- New home activity is driven by activity in Emile and Mina Elementary Zones.
- Homebuilding underway in Section 6 of Rivers Bend at Pecan Park.
- BISD can expect an increase of roughly 1,050 students during the next 5 years.
- 2023/24 enrollment projection = 12,134 students.
- Bastrop ISD is projected to have 12,734 students for the 2028/29 school year.