

*Bastrop
Independent
School
District*



Demographic
Study
Spring 2018

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



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – Austin-Round Rock (February 2018)

4.5%

49,789 new jobs
National rate 1.8%



Job Growth

Unemployment Rate



U.S. 4.4%
Texas 4.1%
Austin MSA 3.0%
Bastrop County 3.4%

-0.5%

16,435

1,094 more starts than 1Q17



Annual Home Starts





Local Economic Update

New Republic Film Studios

- 200 acre film studio in Bastrop purchased in 2017 by John Robinson
- Investing \$170 million in making the studio a “creative campus” for promotion of Texas in film industry
- Includes 24,000 sq. ft. of sound stage, neighborhood sets, warehouse space, and three 30,000 sq. ft. stages
- Offer jobs to graduates with visual laboratory, radio, television, and film degrees



New Bastrop County Emergency Complex

- 18,000 sq. ft. building will serve as county’s Emergency Operations HQ
- Total cost- \$2 million
- Approved by Bastrop County Commissioners July 2017
- Construction anticipated to begin July 2018 with building completed by summer 2019

Bastrop Road Development

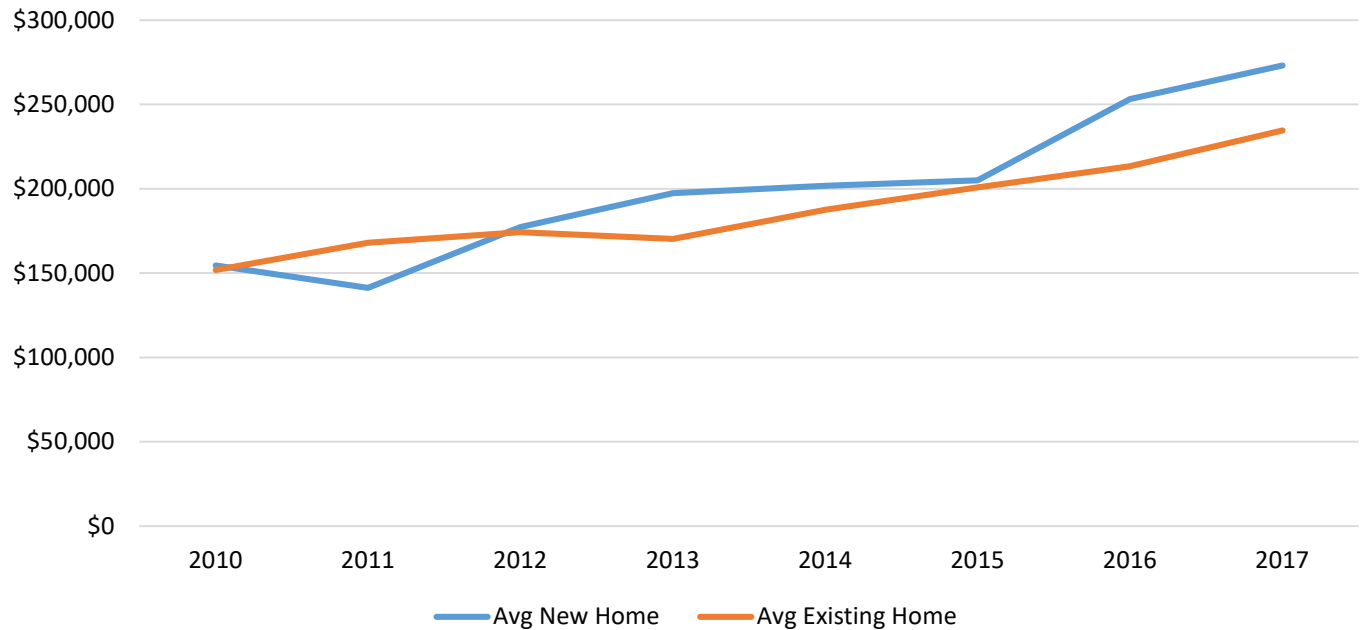
- Bastrop EDC considering \$3 million for extensions of Agnes St. and Technology Dr.
- \$1.2 million for Seton’s Short-Stay Hospital slated to open spring 2019
 - Est cost- \$26 million
 - Anticipated to employ ~20 people its 1st year and ~35 by end of 2nd year
- \$1.6 million for extension of Technology Dr. from Bastrop Business and Industrial Park



Bastrop ISD Home Sales

Average New vs. Existing Home Sale Price

Average Home Sale Price, 2010 - 2017



	Avg New Home	Avg Existing Home
2010	\$154,568	\$151,913
2011	\$141,188	\$167,969
2012	\$177,349	\$174,229
2013	\$197,413	\$170,224
2014	\$201,795	\$187,477
2015	\$204,969	\$200,786
2016	\$253,121	\$213,335
2017	\$273,082	\$234,691

- Within BISD, the average sale price for a new home rose 77%, or \$118,514 between 2010 and 2017
- The average price for an existing home rose more than \$82,775, or nearly 55% since 2010

Austin New Home Ranking Report

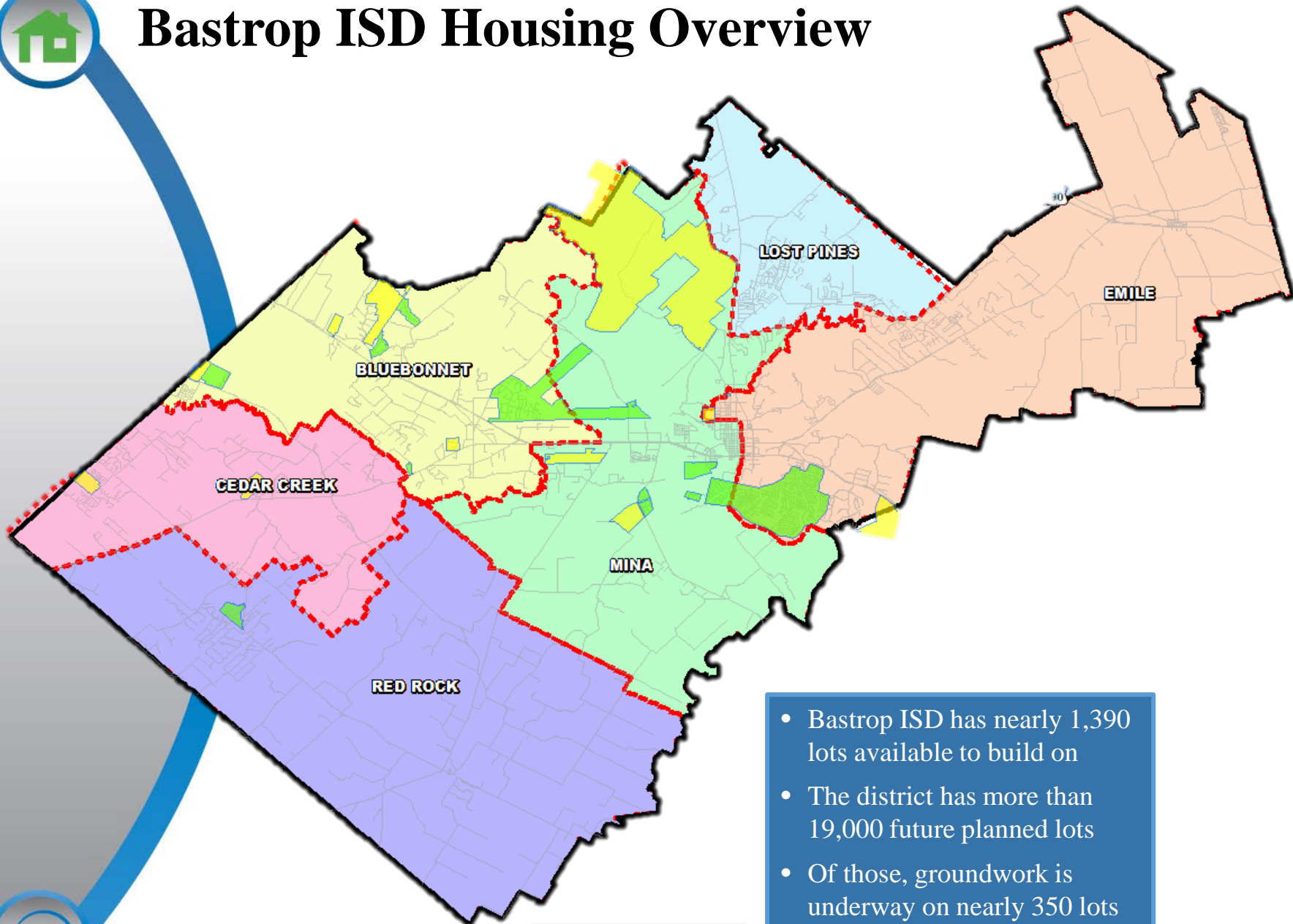
ISD Ranked by Annual Closings – 1Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,424	2,481	3,606	14,269
2	Austin ISD	1,806	1,789	1,731	10,979
3	Pflugerville ISD	1,611	1,532	2,110	10,869
4	Round Rock ISD	1,601	1,526	1,771	5,989
5	Hays CISD	1,438	1,390	2,172	20,581
6	Georgetown ISD	1,451	1,215	2,395	17,761
7	Manor ISD	1,210	987	1,226	15,912
8	Hutto ISD	928	911	1,049	5,006
9	Lake Travis ISD	808	888	1,758	5,343
10	Del Valle ISD	1,020	827	927	26,474
11	Liberty Hill ISD	676	704	1,924	11,589
12	Dripping Springs ISD	617	546	1,178	6,347
13	Jarrell ISD	306	332	278	7,034
14	San Marcos CISD	225	205	290	8,484
15	Bastrop ISD	142	131	1,387	19,087
16	Taylor ISD	60	62	76	674
17	Eanes ISD	31	45	124	154
18	Lago Vista ISD	43	43	533	3,861
19	Lockhart ISD	1	23	14	1,654
20	Wimberly ISD	1	13	39	0

*Metrostudy data does not include manufactured homes and MF units



Bastrop ISD Housing Overview

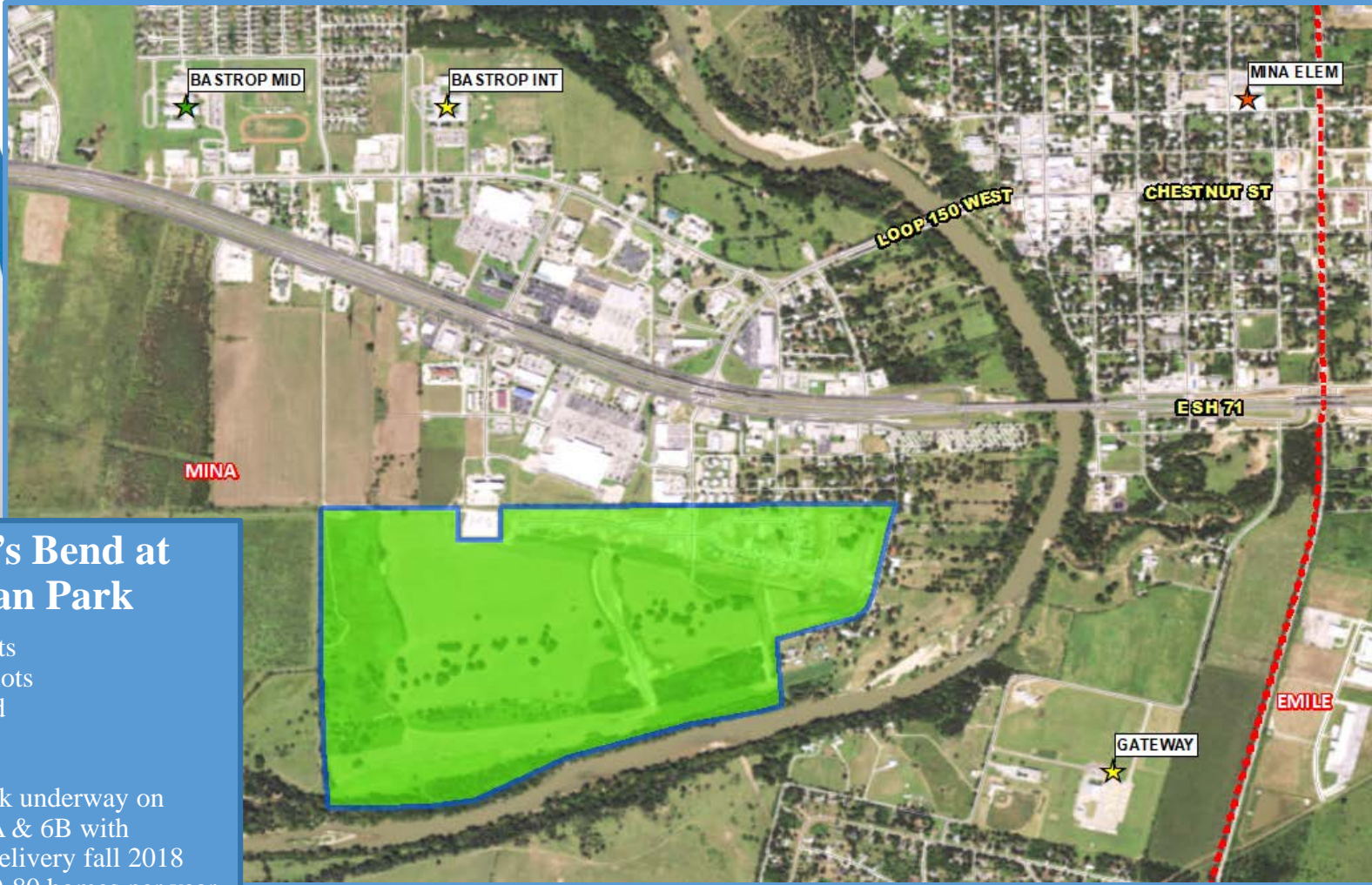


- Bastrop ISD has nearly 1,390 lots available to build on
- The district has more than 19,000 future planned lots
- Of those, groundwork is underway on nearly 350 lots



Active Development

River's Bend at Pecan Park



- ### River's Bend at Pecan Park
- 687 total lots
 - 408 future lots
 - 97 occupied
 - 32 U/C
 - 134 VDL
 - Groundwork underway on Sections 6A & 6B with estimated delivery fall 2018
 - Building 70-80 homes per year
 - \$220K - \$270K
 - Mina Elementary

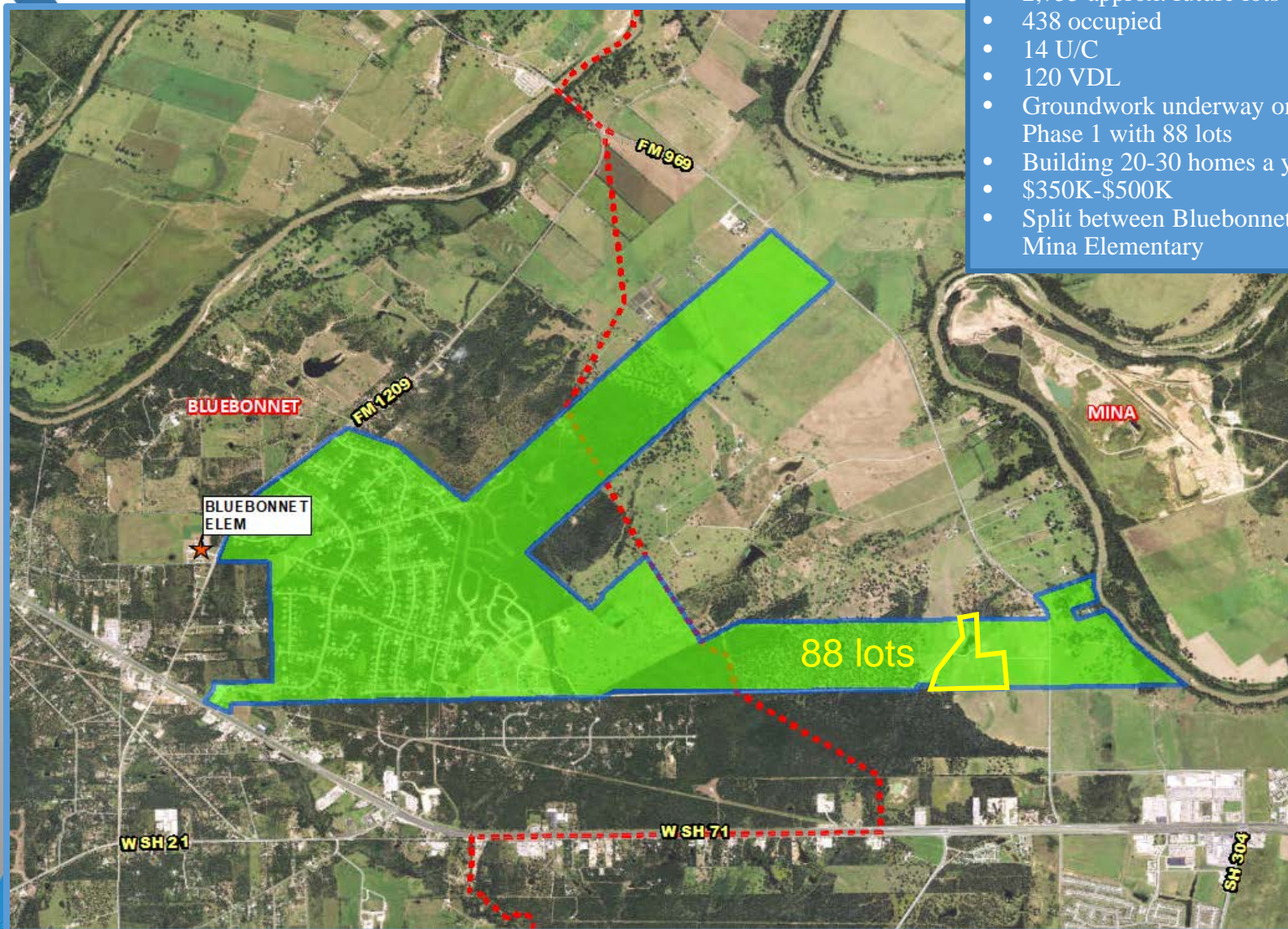


Active Subdivision

The Colony

The Colony

- 3,338 approx. total lots
- 2,755 approx. future lots
- 438 occupied
- 14 U/C
- 120 VDL
- Groundwork underway on Phase 1 with 88 lots
- Building 20-30 homes a year
- \$350K-\$500K
- Split between Bluebonnet and Mina Elementary

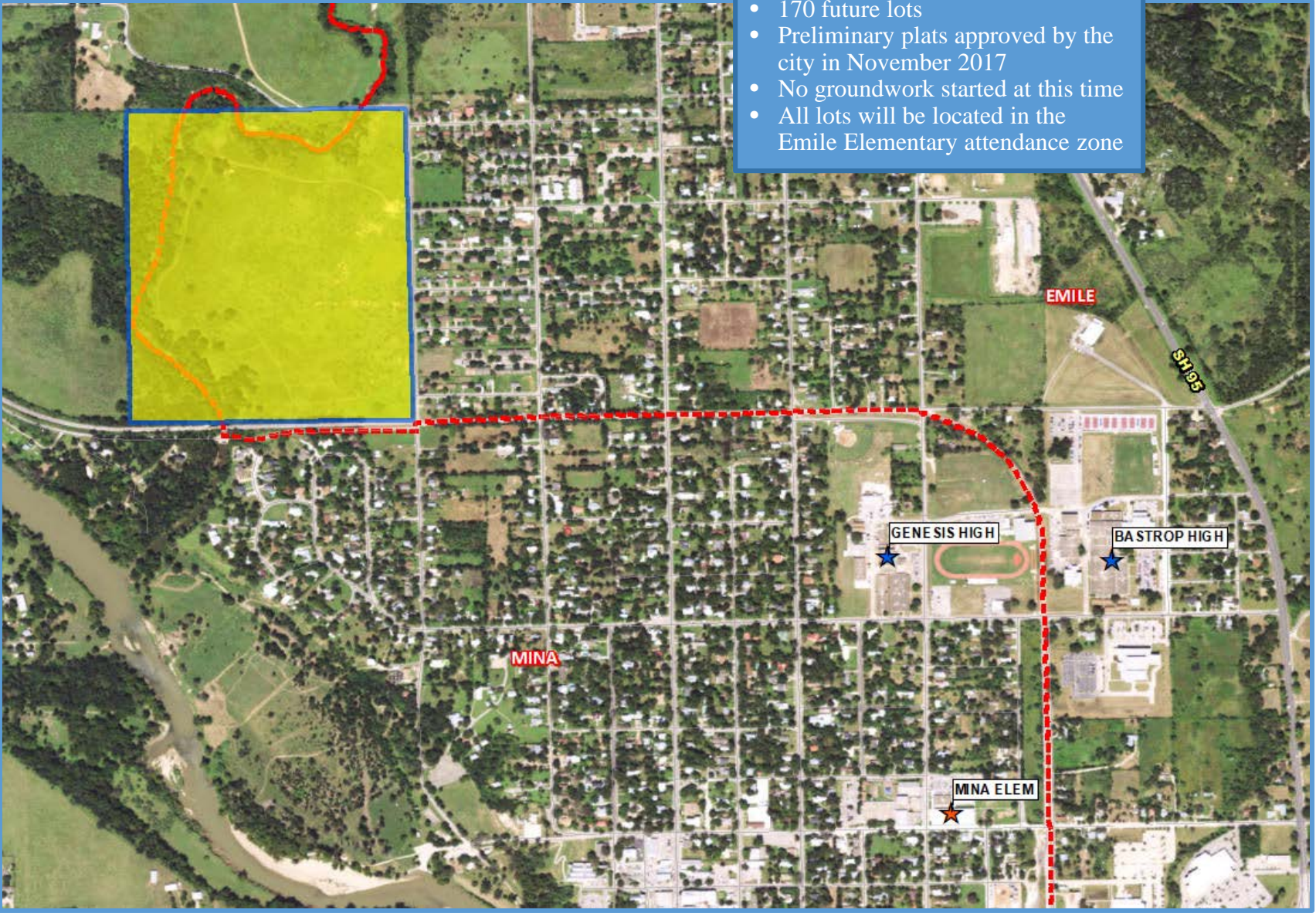


Future Subdivision

Piney Creek Bend



- 170 future lots
- Preliminary plats approved by the city in November 2017
- No groundwork started at this time
- All lots will be located in the Emile Elementary attendance zone



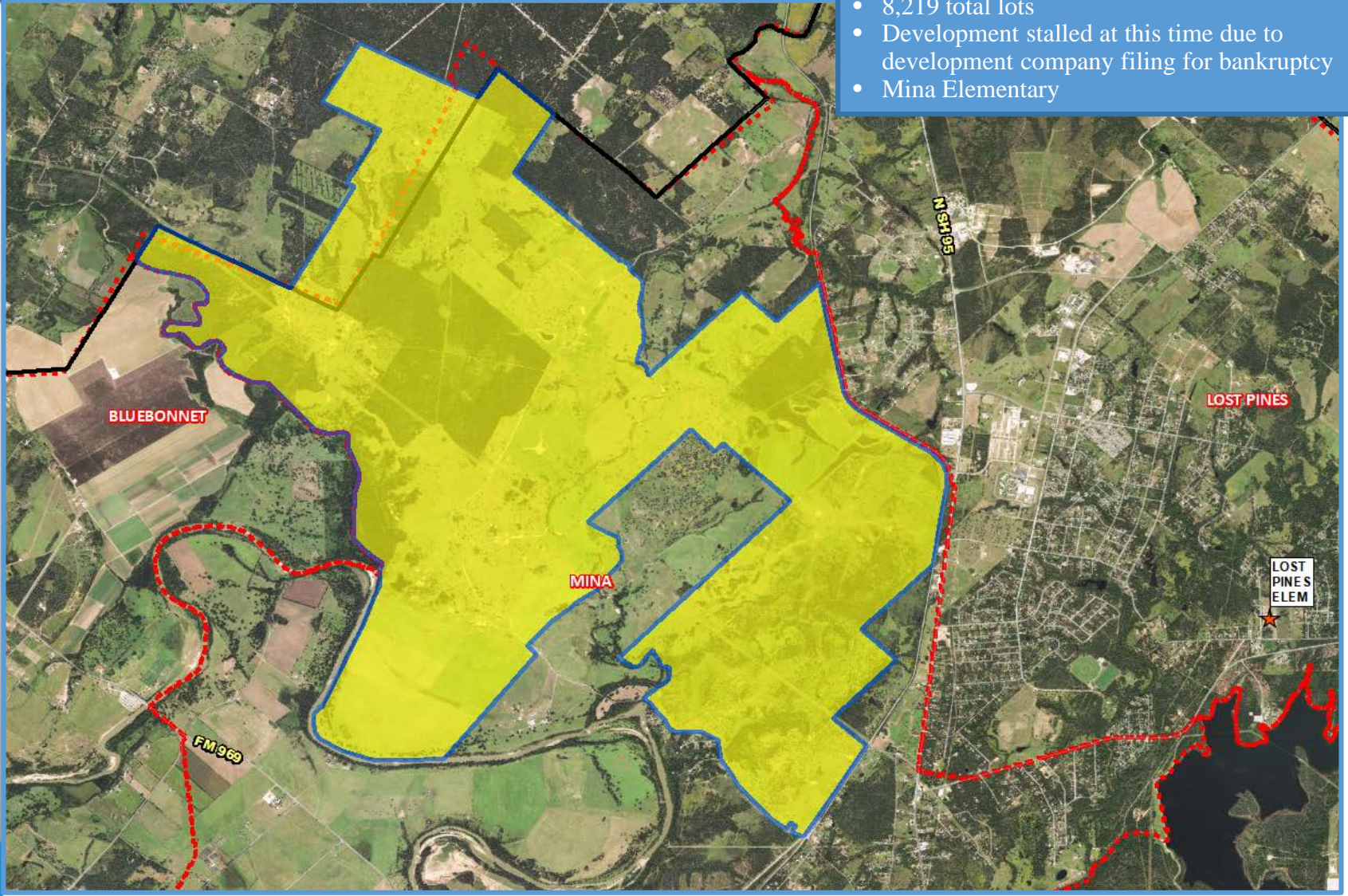
Future Subdivision

XS Ranch



XS Ranch

- 8,219 total lots
- Development stalled at this time due to development company filing for bankruptcy
- Mina Elementary



Active Development

MPH Capital Management, INC



Clear Springs

- 32 total lots
- 22 occupied
- 10 VDL
- No time restrictions on home construction, as well as no deed restrictions
- Bluebonnet Elementary

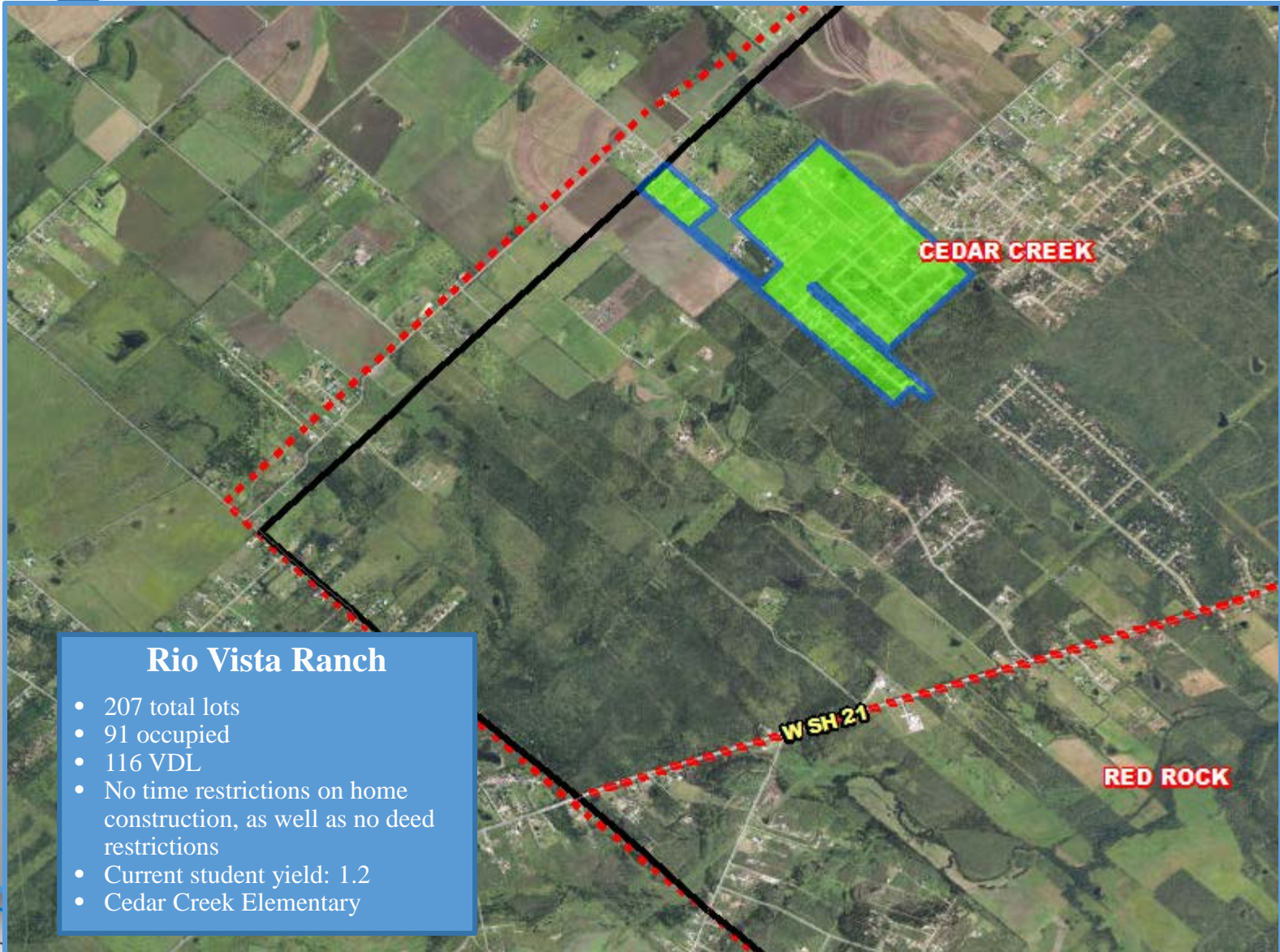
Cedar Creek Estates

- 107 total lots
- 5 U/C
- 102 VDL
- All streets paved, waiting on owners to build
- No time restrictions on home construction, as well as no deed restrictions
- Bluebonnet Elementary



Active Development

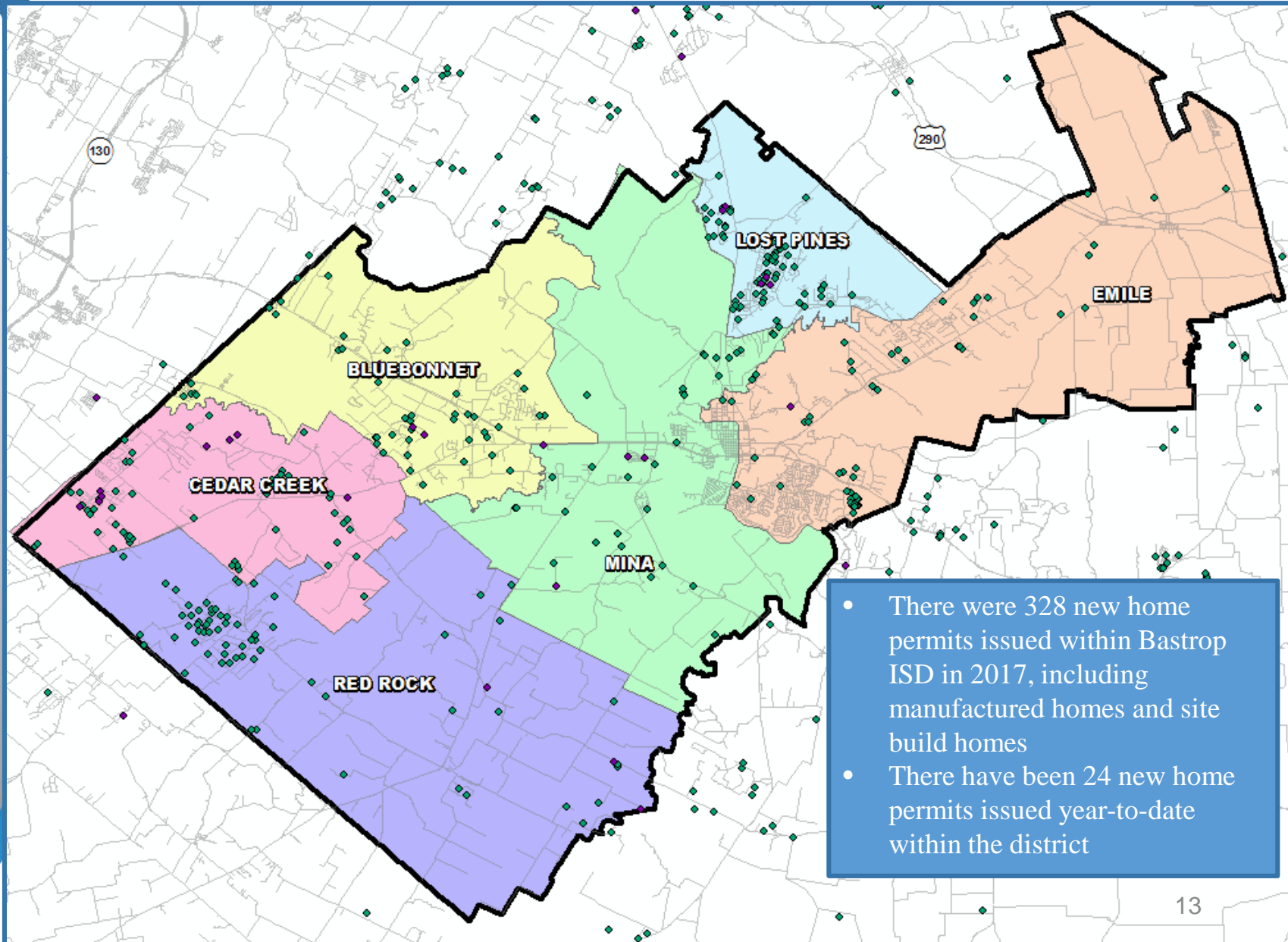
MPH Capital Management, INC cont.





County New Home Permit Update

January 2017 – February 2018



- There were 328 new home permits issued within Bastrop ISD in 2017, including manufactured homes and site build homes
- There have been 24 new home permits issued year-to-date within the district



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
2013/14	398	643	727	735	728	722	716	726	719	761	864	715	589	532	9,575		
2014/15	385	718	724	753	780	733	762	739	756	750	975	667	659	527	9,928	353	3.69%
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	406	668	766	758	818	823	880	865	814	802	960	861	763	719	10,903	364	3.45%
2018/19	406	754	729	798	783	852	862	916	894	856	925	864	815	733	11,186	283	2.60%
2019/20	406	853	823	751	815	798	895	905	952	924	1,007	855	809	778	11,570	384	3.43%
2020/21	406	820	931	852	777	835	837	934	936	978	1,085	927	810	770	11,898	328	2.83%
2021/22	406	826	899	965	879	798	874	874	978	981	1,142	989	873	773	12,256	358	3.01%
2022/23	406	828	905	931	999	902	837	914	912	1,016	1,146	1,046	929	833	12,604	348	2.84%
2023/24	406	827	890	938	950	1,019	945	875	954	948	1,186	1,052	984	885	12,859	255	2.02%
2024/25	406	828	906	931	977	977	1,050	963	914	993	1,105	1,086	989	937	13,062	203	1.58%
2025/26	406	836	910	948	966	1,007	1,015	1,084	987	942	1,160	1,015	1,021	944	13,241	179	1.37%
2026/27	406	854	919	953	978	993	1,052	1,054	1,101	1,027	1,099	1,064	956	973	13,429	188	1.42%
2027/28	406	867	925	963	988	1,005	1,031	1,094	1,084	1,143	1,197	1,009	1,000	912	13,624	195	1.45%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Bastrop ISD will reach 11,000 students by 2018
- 5 year growth = 1,701 students
- 2022/23 enrollment = 12,604
- 10 year growth = 2,721 students
- 2027/28 enrollment = 13,624

Ten Year Forecast

By Campus

Campus	Capacity w/ portables	HISTORY	Nov 1	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Bluebonnet Elementary	926	833	768	796	815	862	899	941	962	973	979	983	978
Cedar Creek Elementary	965	790	807	817	822	837	845	861	860	860	862	859	863
Emile Elementary	750	576	777	781	823	866	883	912	898	883	893	890	910
Lost Pines Elementary	882	750	631	657	682	687	703	731	732	709	693	686	672
Mina Elementary	750	616	613	627	663	718	785	845	895	926	968	999	1,036
Red Rock Elementary	838	694	643	644	641	651	658	681	683	674	678	686	695
ELEMENTARY SCHOOL TOTALS		4,259	4,239	4,322	4,446	4,621	4,773	4,971	5,030	5,025	5,073	5,103	5,154
Elementary Absolute Growth		45	-20	83	124	175	152	198	59	-5	48	30	51
Elementary Percent Growth		1.07%	-0.47%	1.96%	2.87%	3.94%	3.29%	4.15%	1.19%	-0.10%	0.96%	0.59%	1.00%
Bastrop Intermediate	850	729	784	841	887	874	865	872	913	1,027	1,090	1,083	1,096
Cedar Creek Intermediate	894	866	955	930	907	891	876	873	901	980	1,003	1,016	1,023
INTERMEDIATE SCHOOL TOTALS		1,595	1,739	1,771	1,794	1,765	1,742	1,745	1,814	2,007	2,093	2,100	2,119
Intermediate Absolute Growth		88	144	32	22	-29	-23	3	69	193	86	7	19
intermediate Percent Growth		5.84%	9.03%	1.86%	1.25%	-1.62%	-1.30%	0.20%	3.95%	10.65%	4.28%	0.32%	0.89%
Bastrop Middle School	750	754	773	815	848	921	982	967	959	967	975	1,096	1,164
Cedar Creek Middle School	800	852	841	933	1,026	991	975	959	941	938	951	1,030	1,061
Gateway School (5th-8th)		9	8	8	8	8	8	8	8	8	8	8	8
MIDDLE SCHOOL TOTALS		1,615	1,622	1,756	1,881	1,920	1,965	1,934	1,908	1,913	1,934	2,134	2,233
Middle School Absolute Growth		46	7	134	125	39	44	-31	-26	5	22	199	99
Middle School Percent Growth		2.93%	0.43%	8.26%	7.14%	2.08%	2.31%	-1.56%	-1.35%	0.27%	1.12%	10.30%	4.66%
Bastrop High School	1,950	1,329	1,404	1,431	1,453	1,506	1,582	1,706	1,797	1,860	1,909	1,889	1,905
Cedar Creek High School	1,550	1,479	1,568	1,569	1,655	1,742	1,851	1,904	1,966	1,913	1,887	1,859	1,869
Gateway School (9th-12th)	60	19	21	21	21	21	21	21	21	21	21	21	21
Genesis High School	175	82	96	96	96	96	96	96	96	96	96	96	96
Colorado River Collegiate Acad	575	161	214	220	224	227	227	227	227	227	227	227	227
HIGH SCHOOL TOTALS		3,070	3,303	3,337	3,449	3,592	3,777	3,954	4,107	4,117	4,140	4,092	4,118
High School Absolute Growth		82	233	34	112	143	185	177	153	10	23	-48	26
High School Percent Growth		2.74%	7.59%	1.03%	3.36%	4.15%	5.15%	4.69%	3.87%	0.24%	0.56%	-1.16%	0.64%
DISTRICT TOTALS		10,539	10,903	11,186	11,570	11,898	12,256	12,604	12,859	13,062	13,241	13,429	13,624
District Absolute Growth		261	364	283	384	328	358	348	255	203	179	188	195
District Percent Growth		2.5%	3.5%	2.6%	3.4%	2.8%	3.0%	2.8%	2.0%	1.6%	1.4%	1.4%	1.5%

*Yellow box = Campus enrollment exceeds stated campus capacity



Summary

- Bastrop County's unemployment rate is below 3.5%.
- Bastrop ISD has nearly 1,390 lots currently available to build on.
- Rivers Bend at Pecan Park anticipates building 70-80 new homes a year.
- The developer behind XS Ranch has filed for bankruptcy, and at this time the development is on hold.
- BISD can expect an increase of roughly 1,700 students during the next 5 years.
- 2022/23 enrollment projection = 12,604.
- Bastrop ISD is projected to have 13,624 students for the 2027/28 school year.