

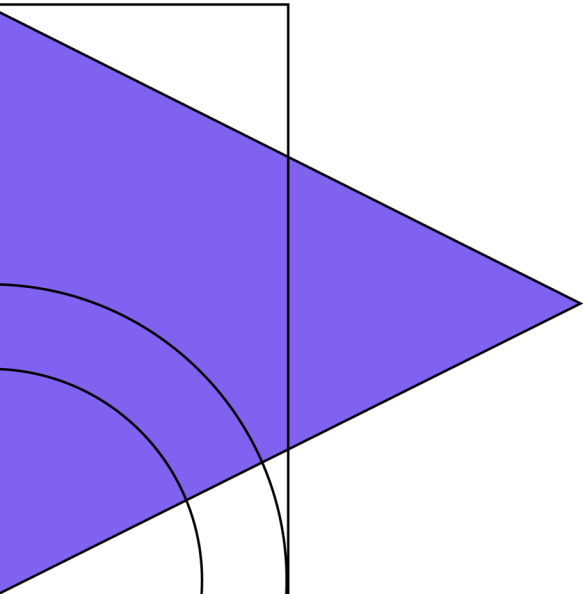
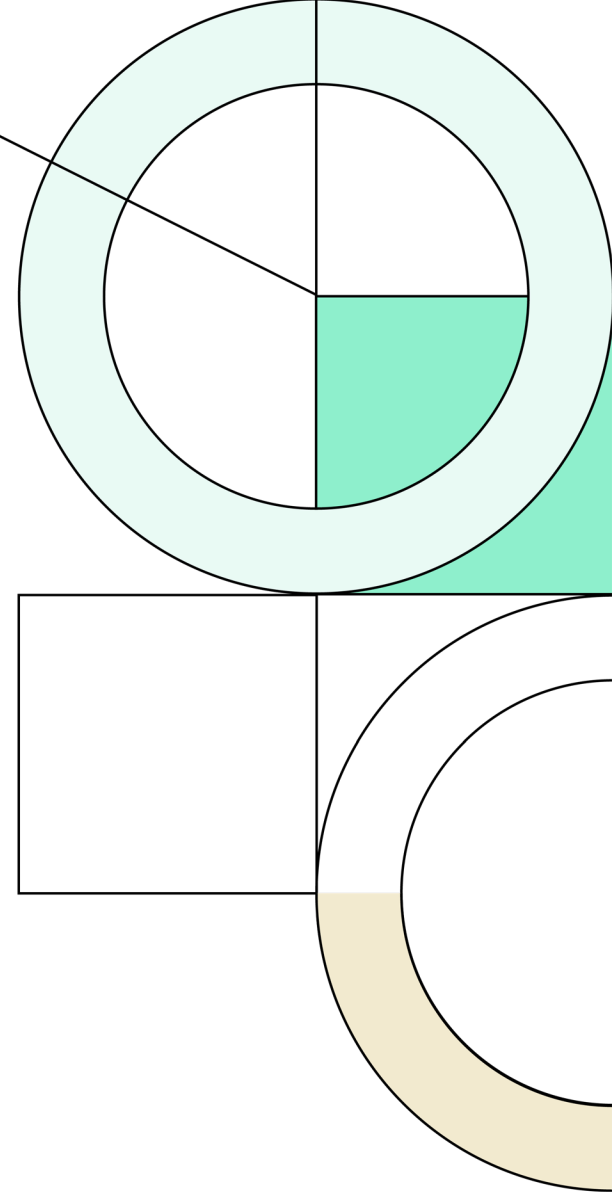


Bastrop

Independent School District

Spring 2021/22

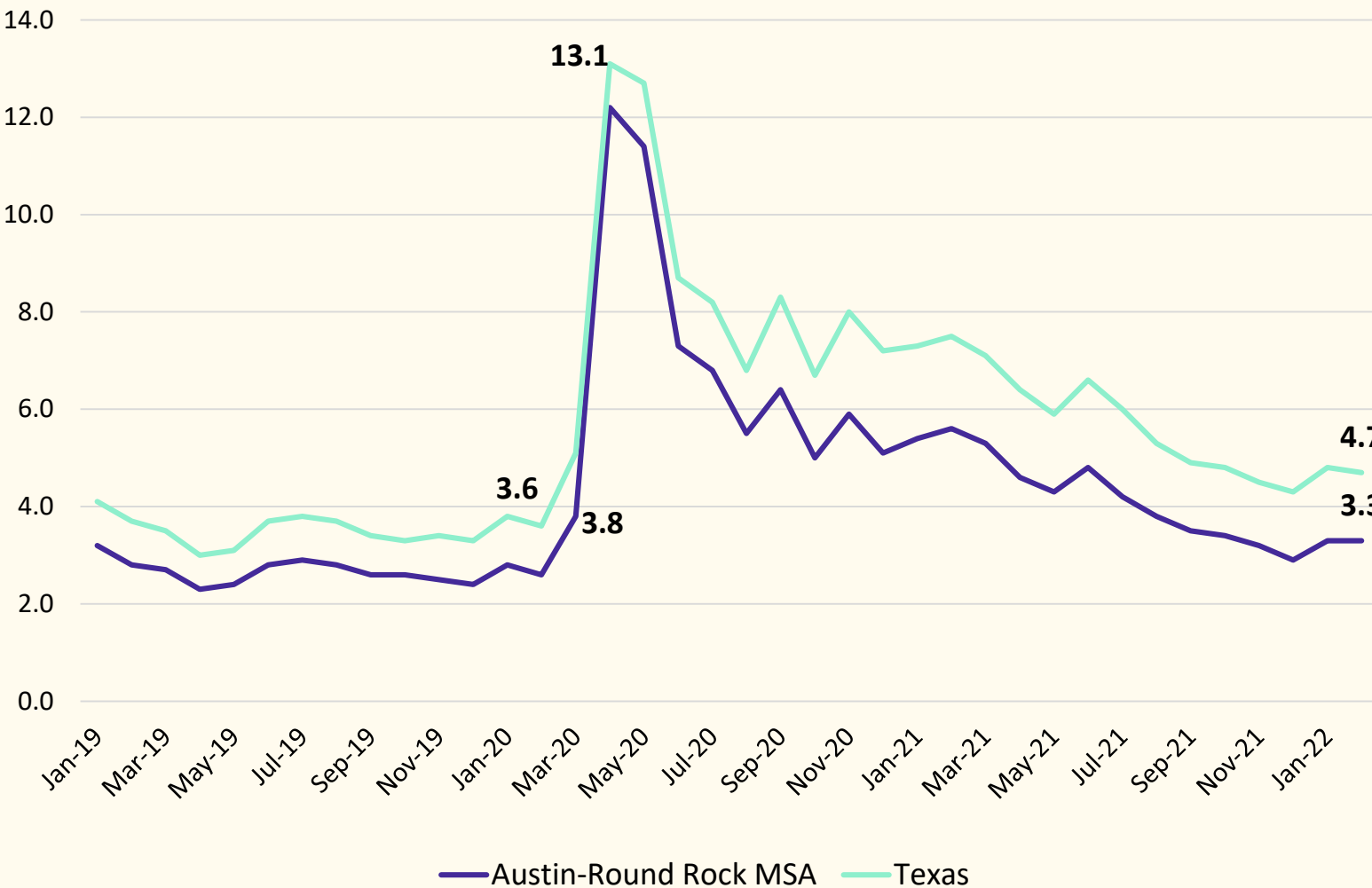
Demographic Report



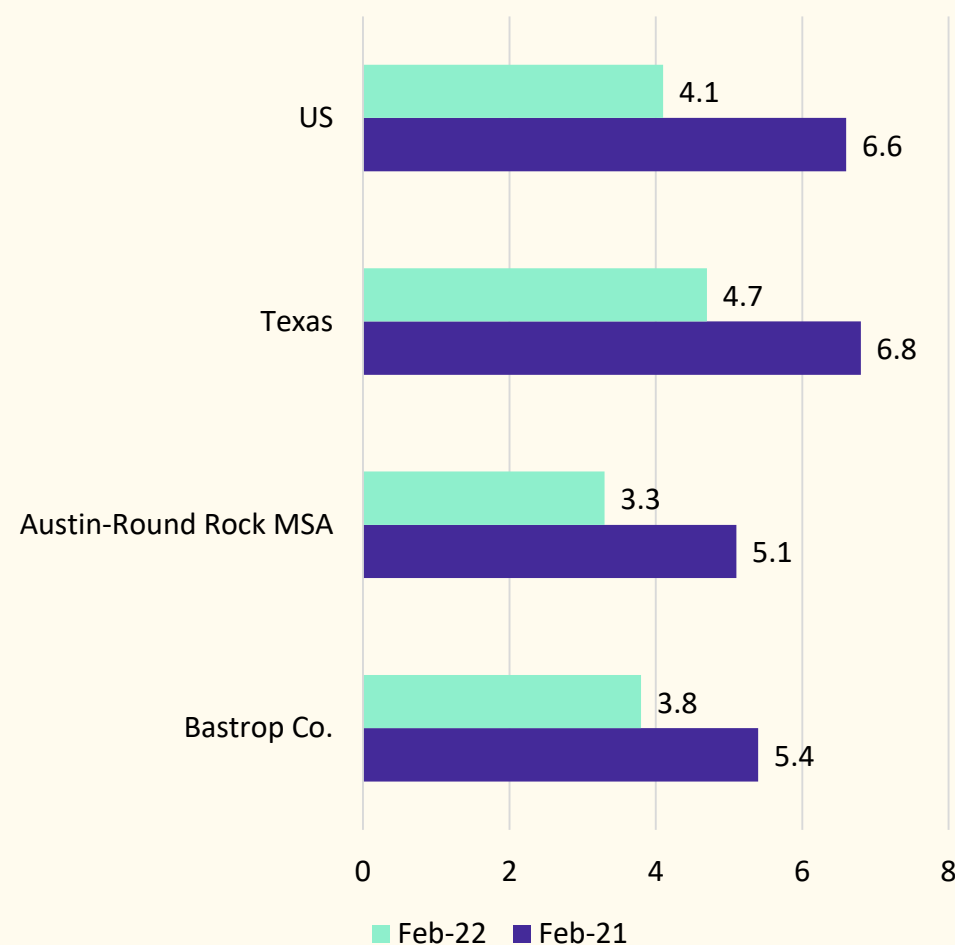


Local Economic Conditions

Unemployment Rates, Jan. 2019 - Feb. 2022



Unemployment Rate, Year Over Year





Local Economic Conditions

Tesla Gigafactory and HQ Austin

- Elon Musk's Tesla Corporation relocated headquarters to Austin
- The \$1.1 billion manufacturing facility spans more than 2,500 acres
- It is unclear how many corporate workers will relocate to Austin
- Tesla's 7.9 million sq. ft. Gigafactory hosted grand opening April 7th
- The Austin factory will be the primary factory for the production of the Model Y SUV, Tesla Cybertruck and Cyber Semi platforms
- The facility is expected to employ 10,000 workers





Local Economic Conditions

Moca Financial

- Received approval from City Council for new HQ in Bastrop in Fall 2021
- Located on 26.5 acre site in Bastrop Business & Industrial Park
- Construction started Oct 2021; anticipate opening Fall 2022
- Investing ~\$10 million in new headquarters
- Could house 700 employees in 5 years

Boring Company Warehouse

- Purchased 73 acres of land for new 80,000 sq. ft. warehouse located at 130 Walker Watson Rd
- Initial construction underway beginning 2022; Have onsite R&D looking at future tunnel projects throughout Texas
- Manufactures tunneling technology that digs tunnels 6 times faster than standard methods
- Plan includes employee housing in 10 prefabricated one-bedroom units
- Estimated to employ 50 – 100 people



Credit: David Keith

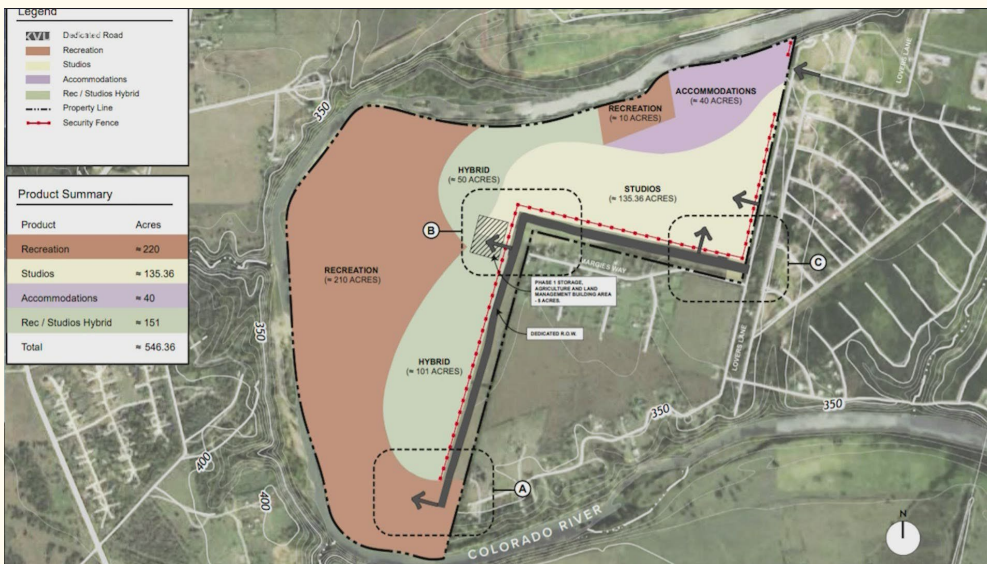


Local Economic Conditions

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

204





District Demographic Snapshot

2020 District
Census Population

63,778

36.7%

46,641

2010 Census
District Population

2020 Total District Population
Below Age 18

16,141

30.3%

12,384

2010 Census District
Population Below Age 18

2020 District Households

21,179

34%

15,805

2010 District Households

2020 District Household Size

3.01

0.06

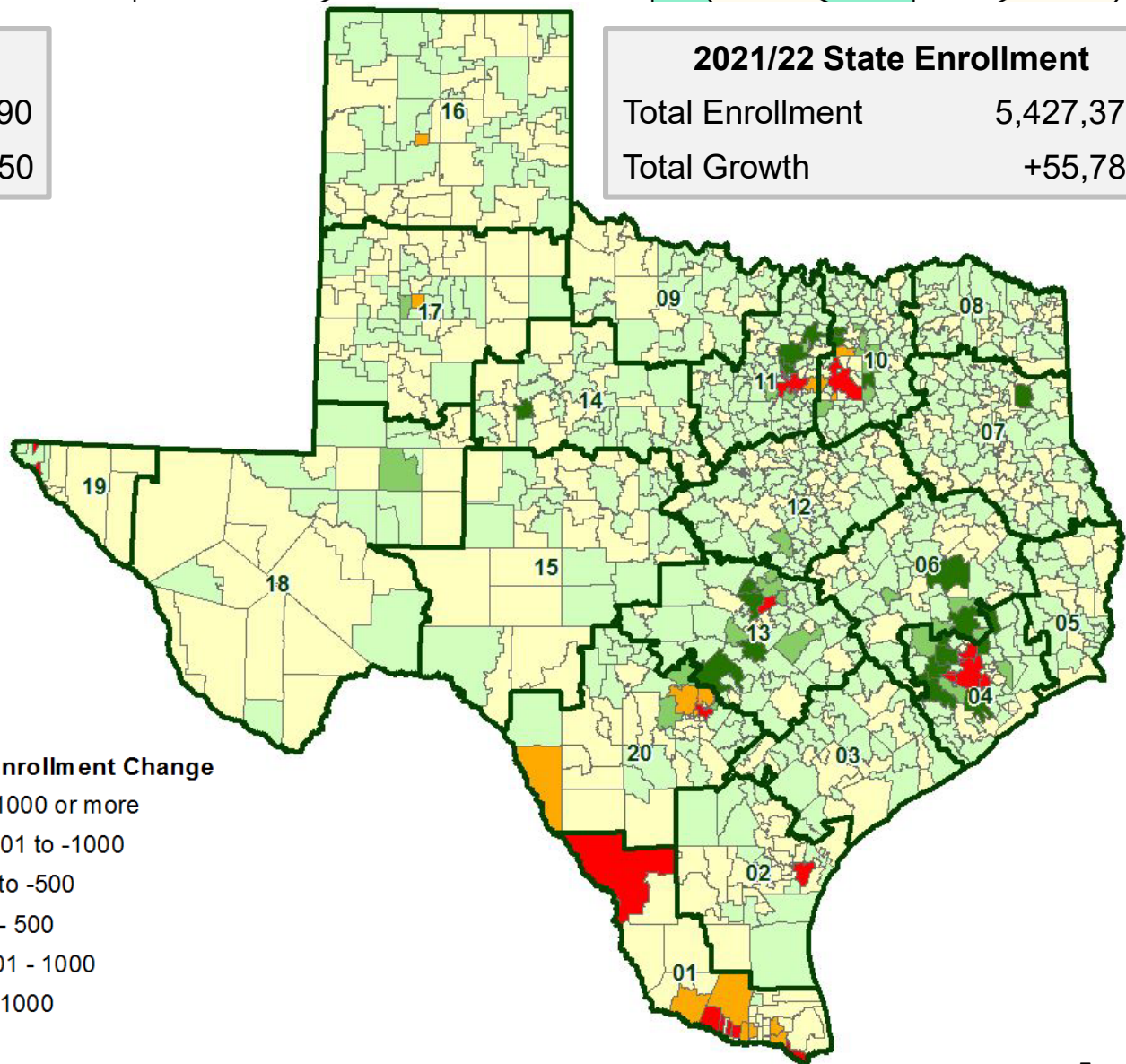
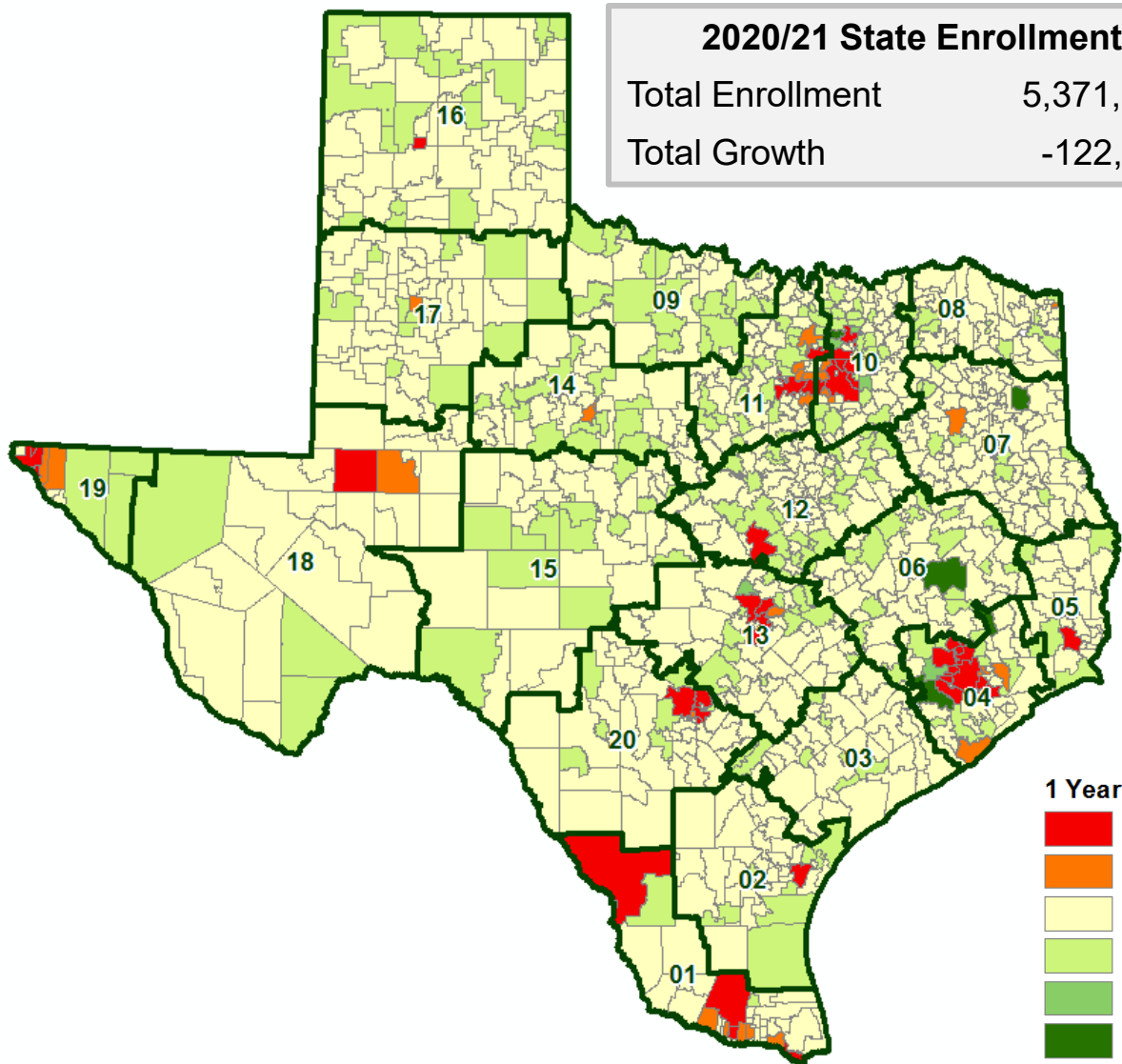
2.95

2010 District Household Size

Source: 2010 and 2020 US Census PL94-171 Data



State Enrollment Trends

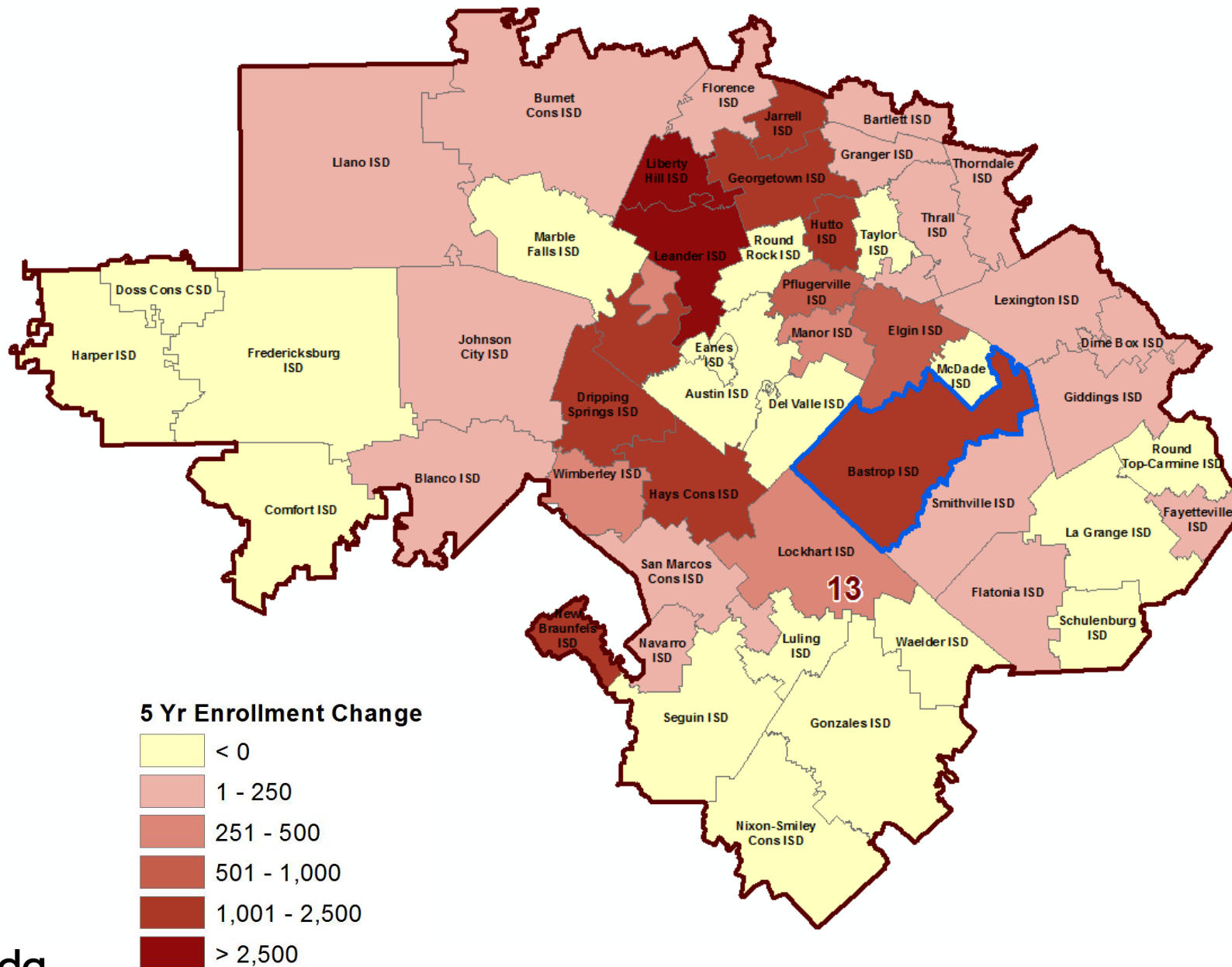


1 Year Enrollment Change

- -1000 or more
- -501 to -1000
- 0 to -500
- 1 - 500
- 501 - 1000
- > 1000



Region 13 Enrollment Trends



- Bastrop ISD enrollment has risen by 1,455 students between 2016/17 and 2021/22, an increase of 13.8%
- BISD enrollment has increased by 589 students, or 5.2%, since 2020/21
- Region 13 has seen a 5 year enrollment increase of 13,337 students, a 3.4% increase
- Region 13 has seen an enrollment increase of 8,406 students from 2020/21, an increase of 2.3%



Region 13 & Bastrop County Enrollment Trends

Region 13

Rank	District	2016/17 Enrollment	2021/22 Enrollment	5-YEAR CHANGE (15/16-20/21)	5-YEAR PCT Growth
1	Leander ISD	38,226	40,355	3,554	9.3%
2	Liberty Hill ISD	3,677	5,539	3,163	86.0%
3	Hays Cons ISD	19,215	20,322	2,190	11.4%
4	Hutto ISD	6,945	8,421	2,015	29.0%
5	Dripping Springs ISD	6,008	7,283	1,993	33.2%
6	Lake Travis ISD	9,825	11,001	1,520	15.5%
7	Bastrop ISD	10,539	11,405	1,455	13.8%
8	Jarrell ISD	1,491	2,305	1,394	93.5%
9	Georgetown ISD	11,425	11,866	1,193	10.4%
10	New Braunfels ISD	8,610	9,282	1,066	12.4%
11	Pflugerville ISD	24,591	25,436	895	3.6%
12	Elgin ISD	4,317	4,628	679	15.7%
13	Lockhart ISD	5,680	6,043	448	7.9%
14	Manor ISD	8,870	9,238	400	4.5%
15	Lago Vista ISD	1,449	1,625	359	24.8%
16	Wimberley ISD	2,303	2,562	310	13.5%
17	Burnet Cons ISD	3,108	3,113	169	5.4%
18	Thrall ISD	666	777	122	18.3%
19	Lexington ISD	986	1,059	107	10.9%
20	Coupland ISD	166	173	97	58.4%

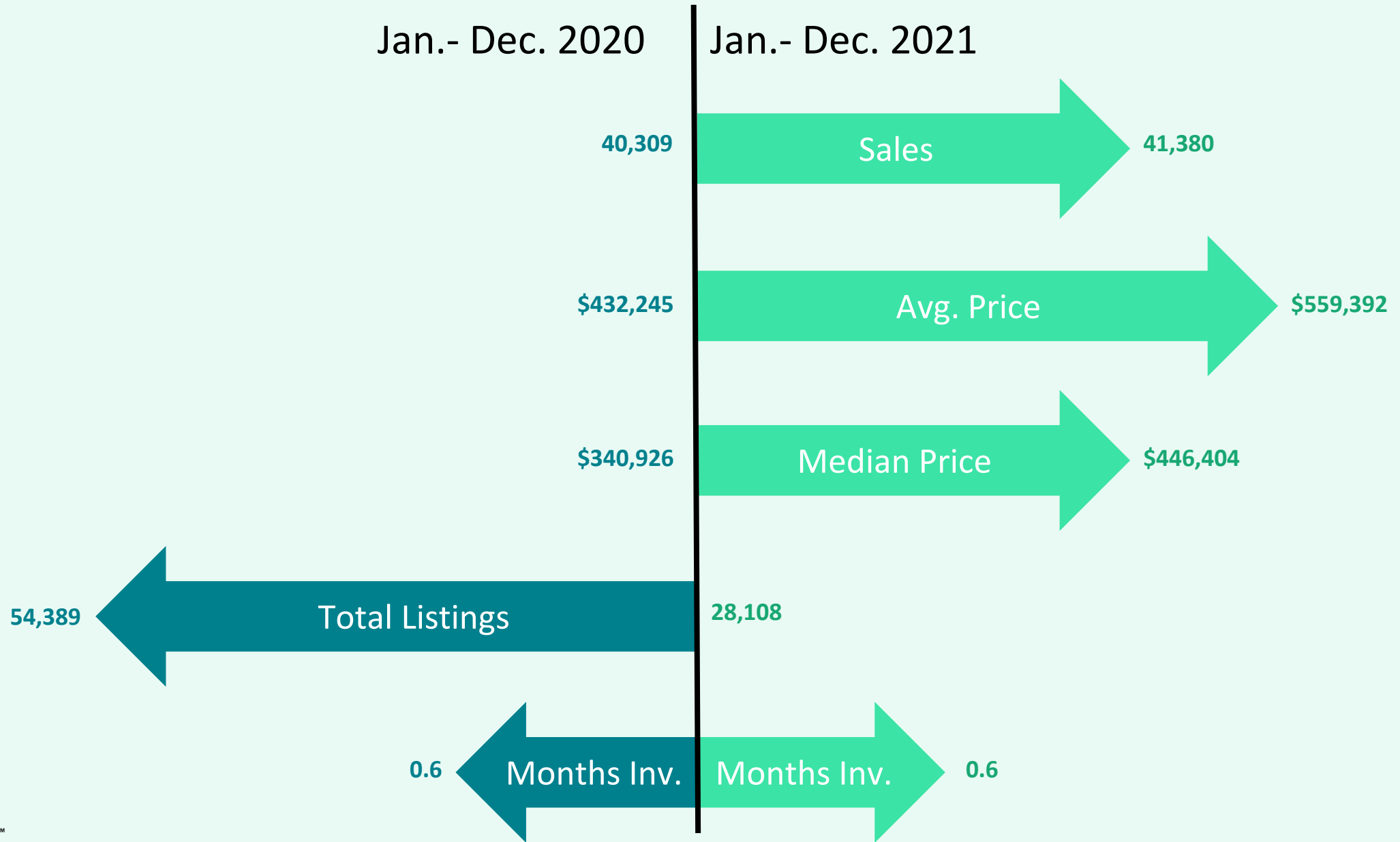
Bastrop County

Rank	District	2016/17 Enrollment	2021/22 Enrollment	5-YEAR CHANGE (15/16-20/21)	5-YEAR PCT Growth
1	Bastrop ISD	10,539	11,405	1,455	13.8%
2	Elgin ISD	4,317	4,628	679	15.7%
3	Smithville ISD	1,759	1,753	29	1.6%
4	McDade ISD	345	334	-26	-7.5%



Austin-Round Rock MSA Housing Market Trends

YOY Housing Trends





Bastrop ISD Historical Home Sales

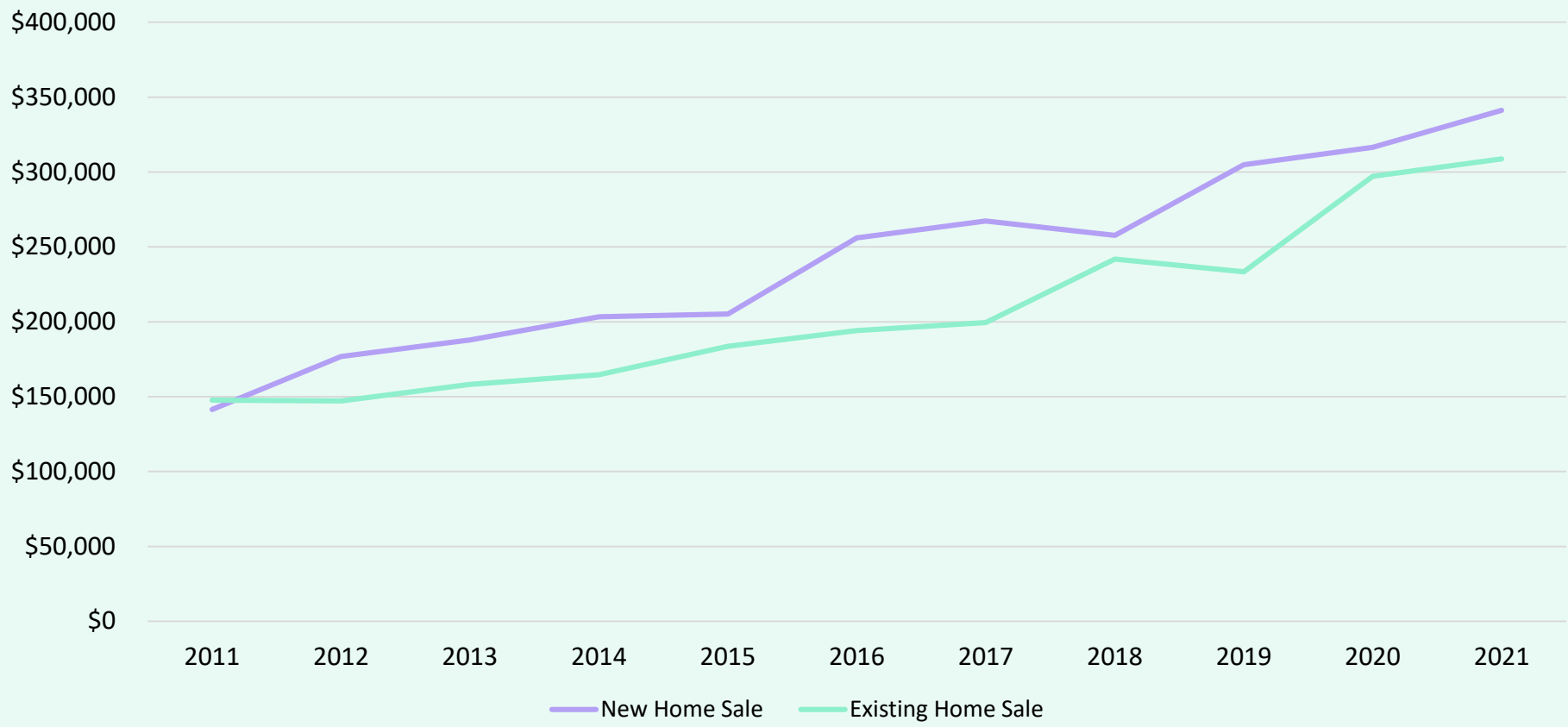
Total Home Transactions





Bastrop ISD Home Price Analysis

New v. Existing Home Price, 2011 - 2021



	Avg New Home	Avg Existing Home
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	\$257,668	\$241,820
2019	\$304,917	\$233,417
2020	\$316,434	\$297,105
2021	\$341,200	\$308,643




- The average new home sale price in Bastrop ISD has more than doubled since 2011, an increase of approx. \$199,840
- The average existing home sale price within BISSD has more than doubled in the last 10 years, rising \$161,045

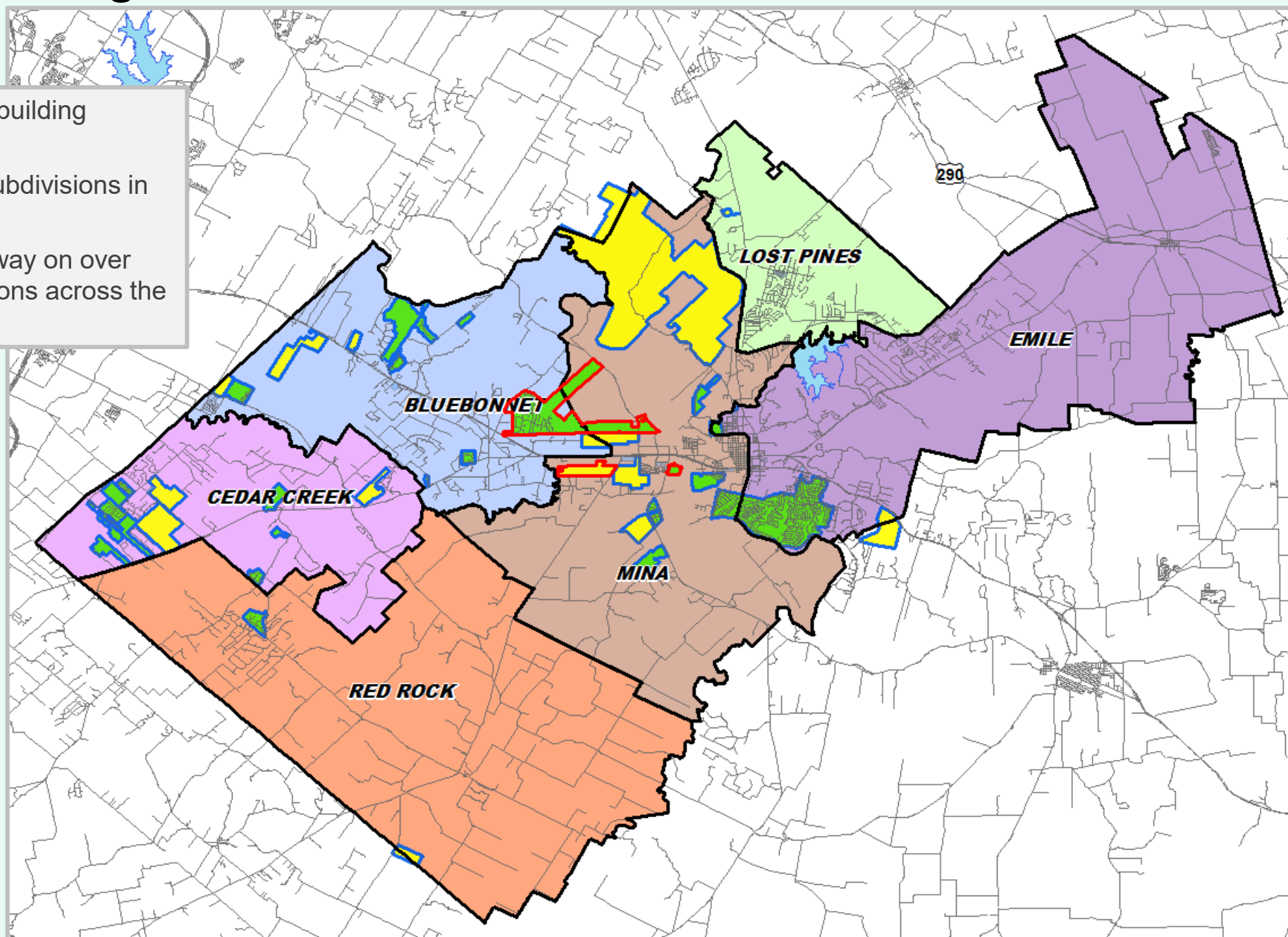


District Housing Overview

- BISD has 29 actively building subdivisions
- There are 14 future subdivisions in the planning stages
- Groundwork is underway on over 375 lots in 3 subdivisions across the district

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

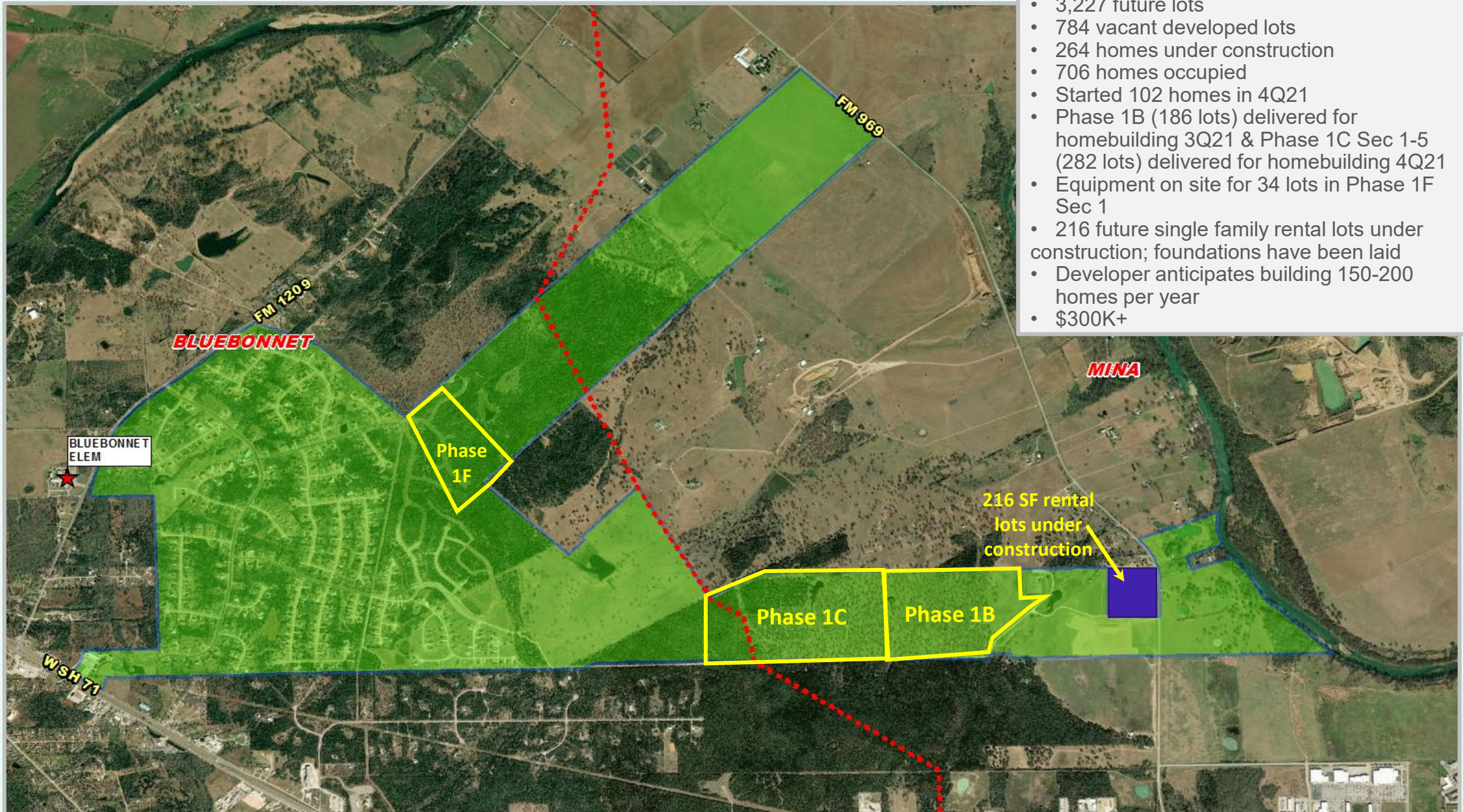




Residential Activity

Colony

- 5,000 total lots
- 3,227 future lots
- 784 vacant developed lots
- 264 homes under construction
- 706 homes occupied
- Started 102 homes in 4Q21
- Phase 1B (186 lots) delivered for homebuilding 3Q21 & Phase 1C Sec 1-5 (282 lots) delivered for homebuilding 4Q21
- Equipment on site for 34 lots in Phase 1F Sec 1
- 216 future single family rental lots under construction; foundations have been laid
- Developer anticipates building 150-200 homes per year
- \$300K+





Residential Activity



River's Bend at Pecan Park

- 750 total lots
- 72 vacant developed lots
- 183 homes under construction
- 479 homes occupied
- Started 60 homes in 4Q21
- Phase 7 (103 lots) delivered for homebuilding 1Q21
- Building 80-100 homes per year
- \$345K+



Residential Activity

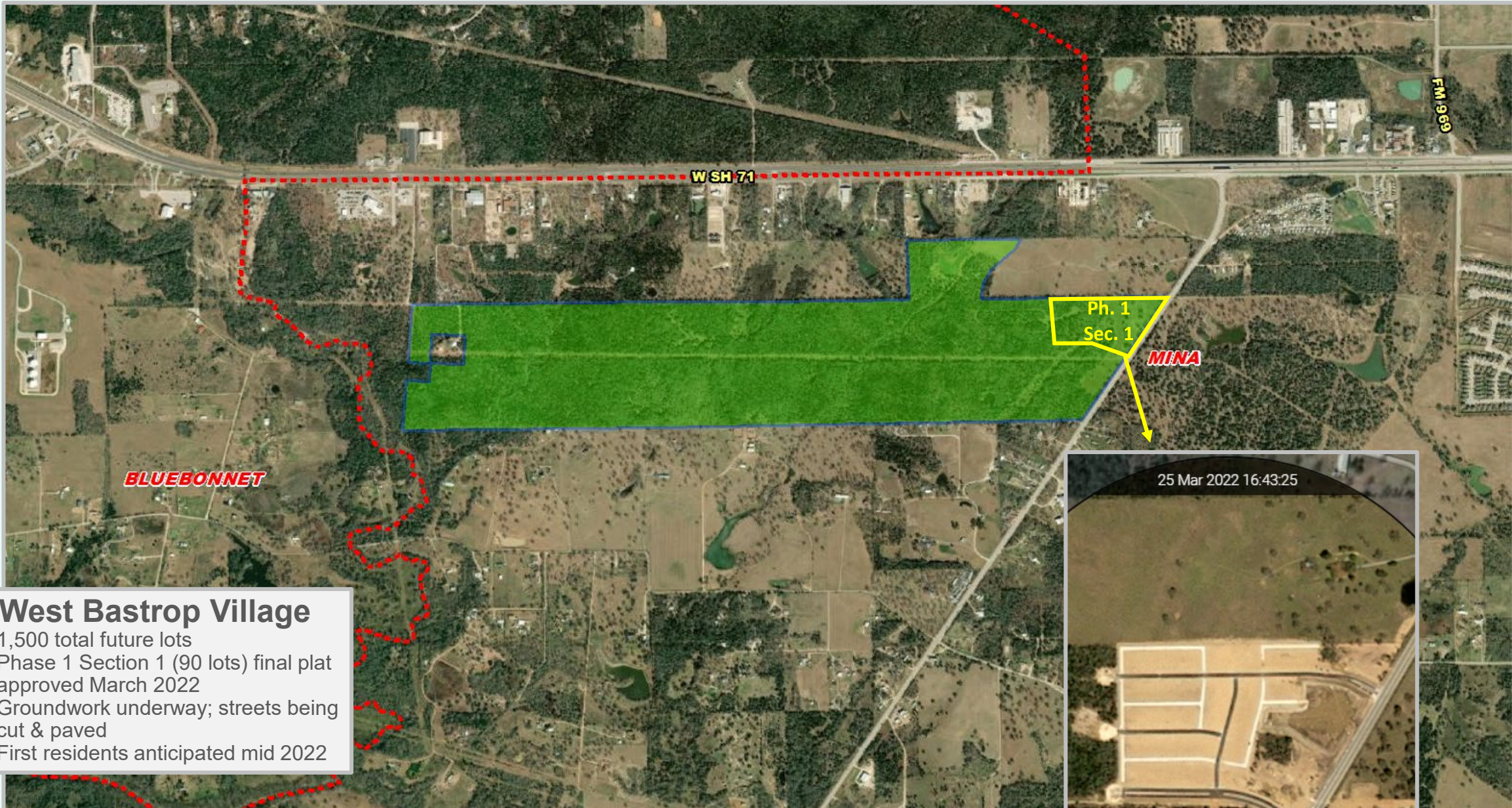


Viridian

- 410 total acres
- Maximum 1,400 total lots
- PID approved March 2021
- Plans in design phase
- Developer anticipates groundwork starting late summer/fall 2022
- First lots delivering end of 2022
- Developer anticipates building 250-300 homes per year
- DR Horton



Residential Activity

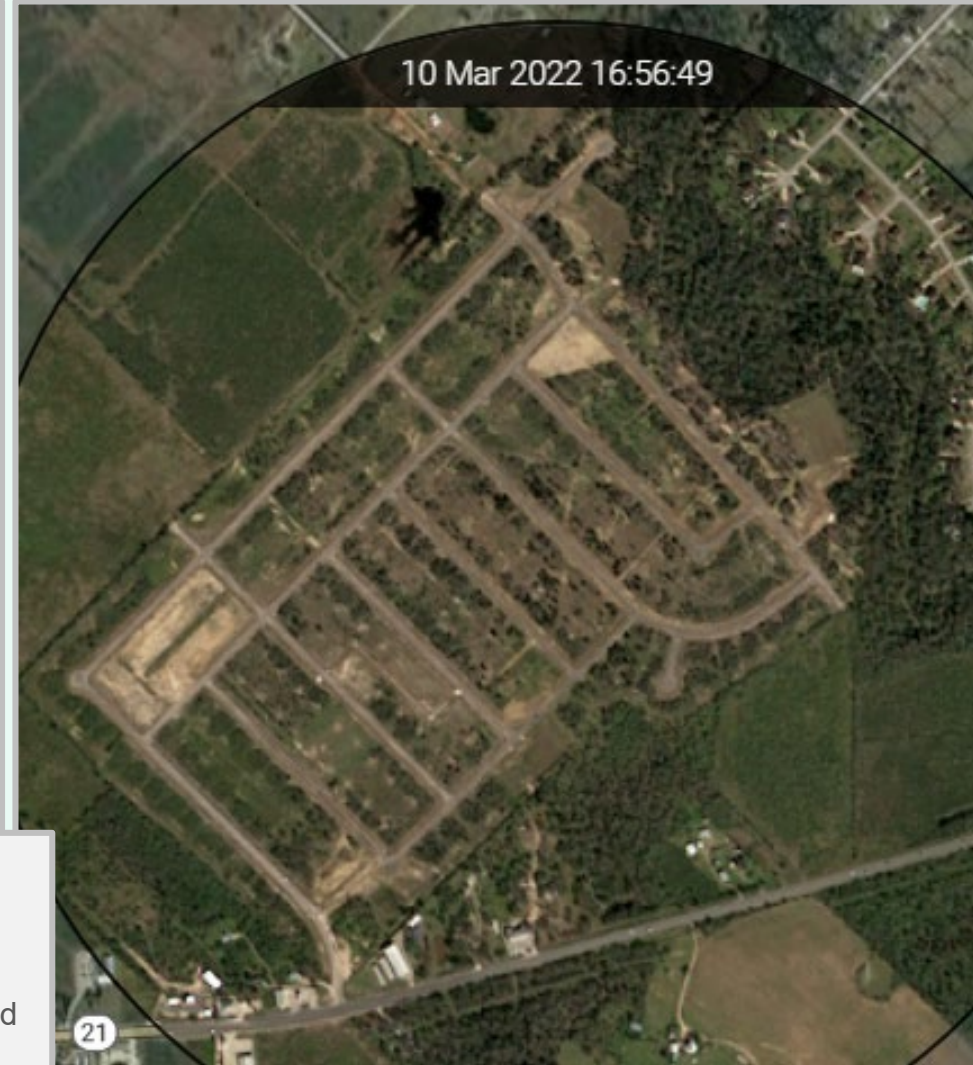
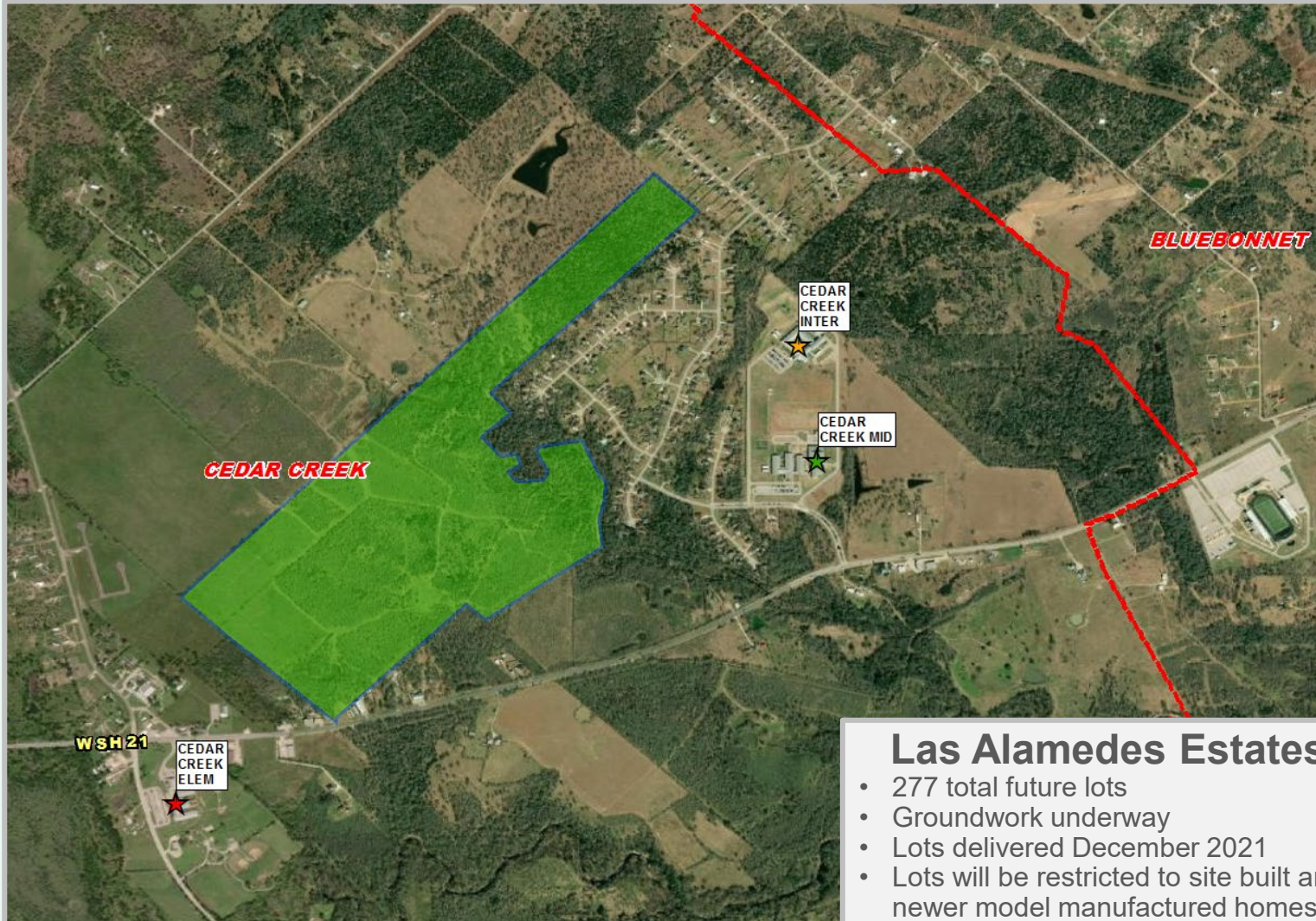


West Bastrop Village

- 1,500 total future lots
- Phase 1 Section 1 (90 lots) final plat approved March 2022
- Groundwork underway; streets being cut & paved
- First residents anticipated mid 2022



Residential Activity

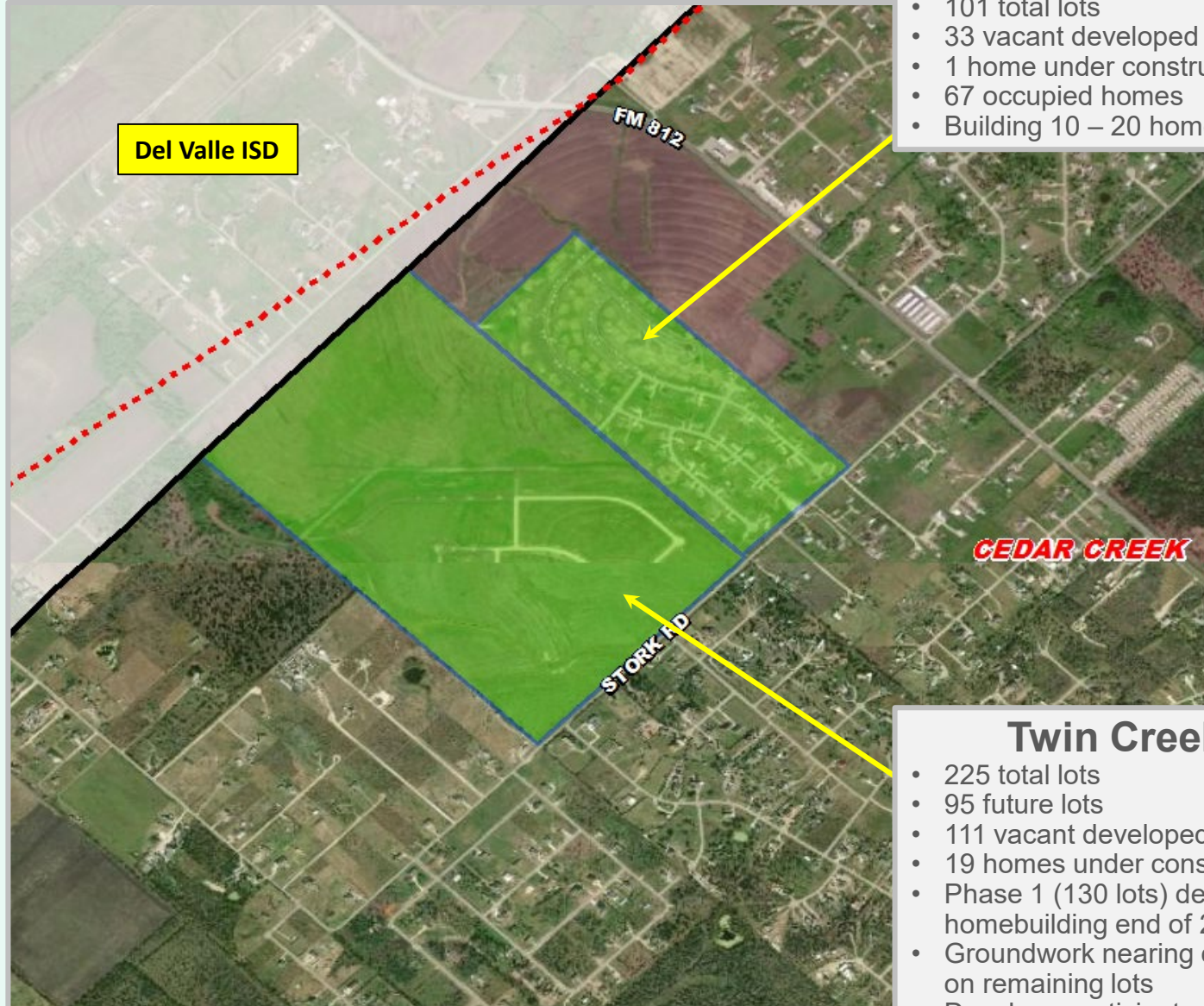


Las Alamedes Estates

- 277 total future lots
- Groundwork underway
- Lots delivered December 2021
- Lots will be restricted to site built and newer model manufactured homes
- Anticipate first residents fall 2022
- Developer anticipates building 80-120 homes per year



Residential Activity



Panorama Ranch

- 101 total lots
- 33 vacant developed lots
- 1 home under construction
- 67 occupied homes
- Building 10 – 20 homes per year

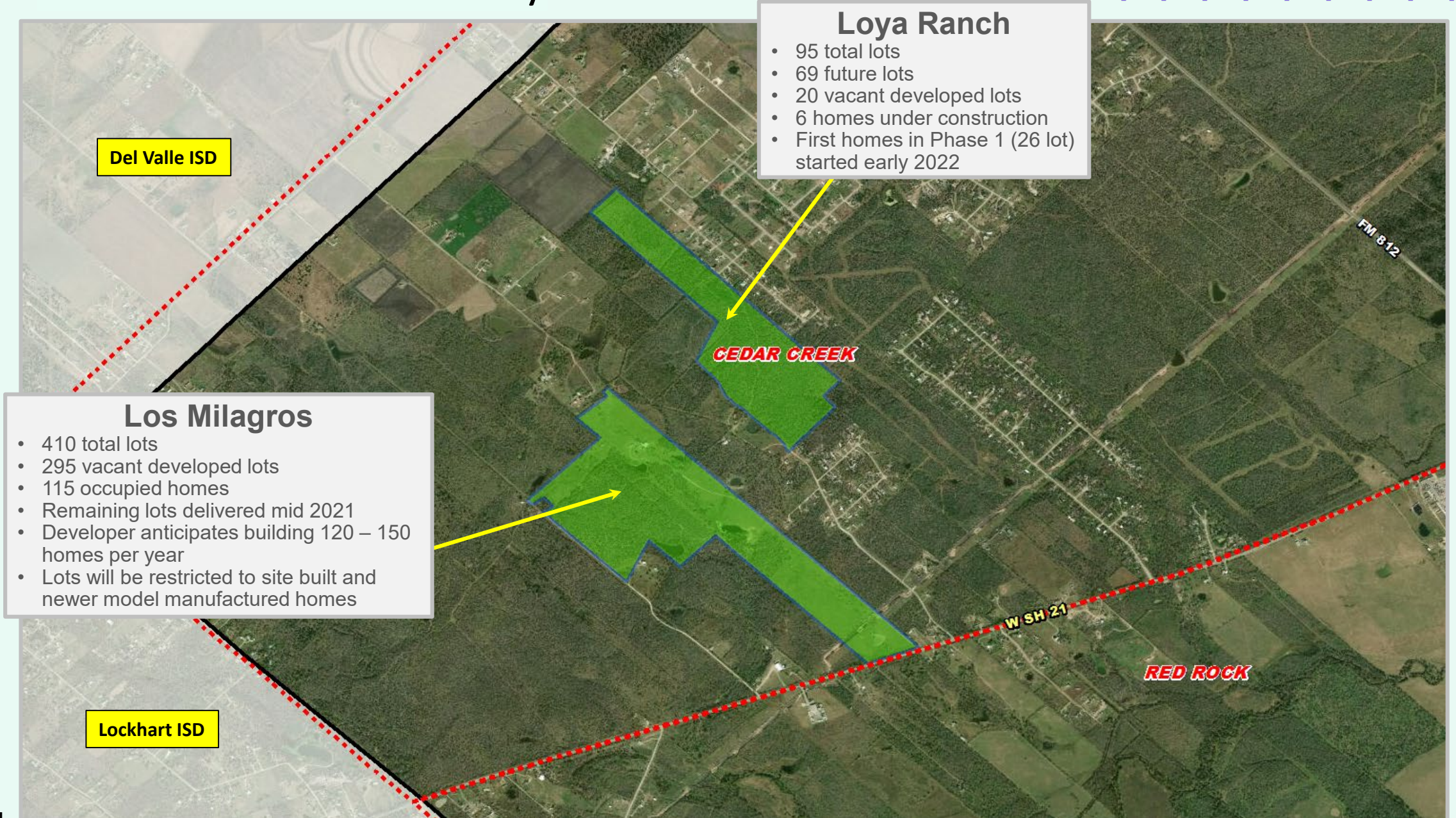
Twin Creeks

- 225 total lots
- 95 future lots
- 111 vacant developed lots
- 19 homes under construction
- Phase 1 (130 lots) delivered for homebuilding end of 2021
- Groundwork nearing completion on remaining lots
- Developer anticipates building 80-100 homes per year





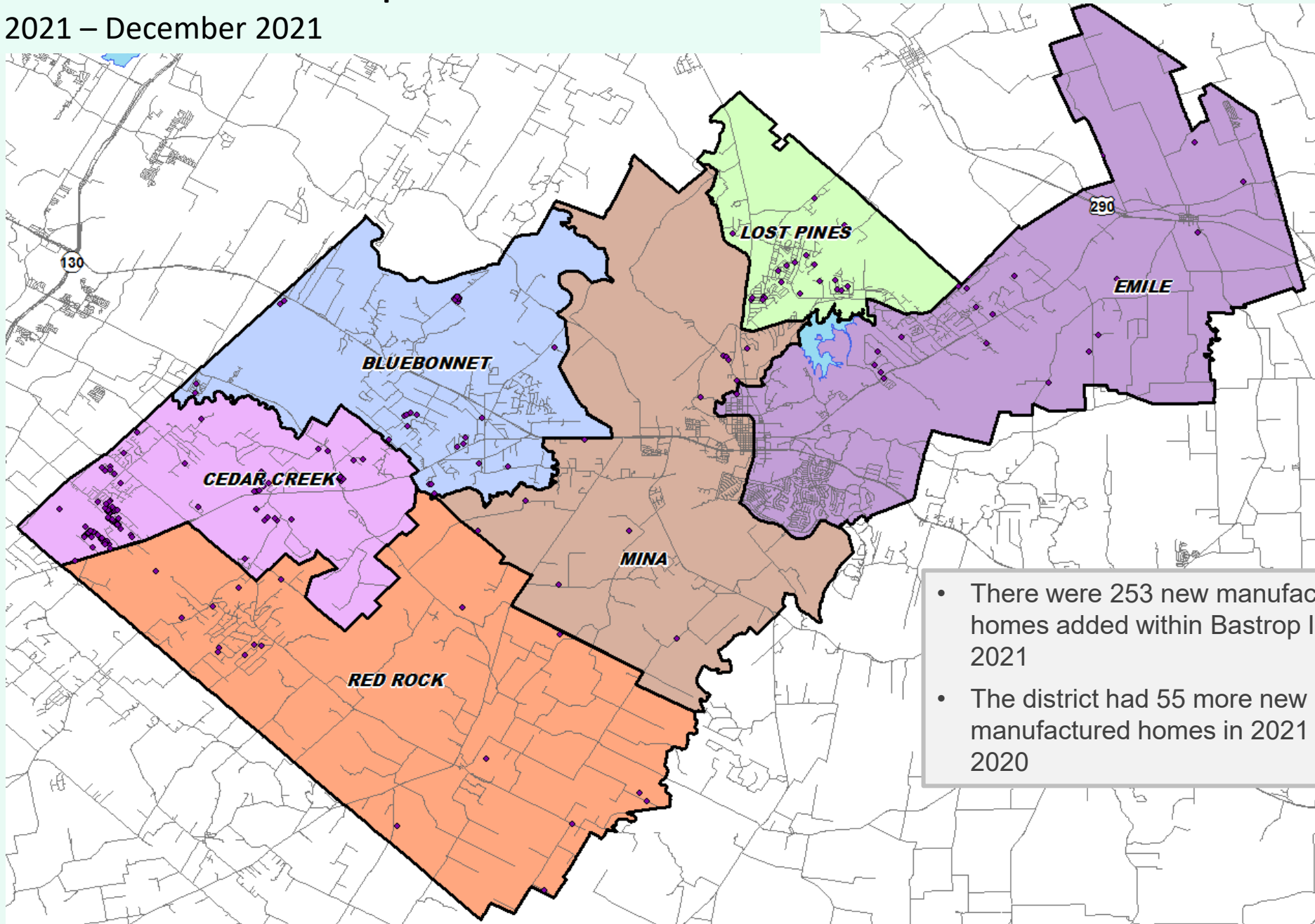
Future Residential Activity





Manufactured Home Update

January 2021 – December 2021



- There were 253 new manufactured homes added within Bastrop ISD in 2021
- The district had 55 more new manufactured homes in 2021 than in 2020



TEA Transfer Report

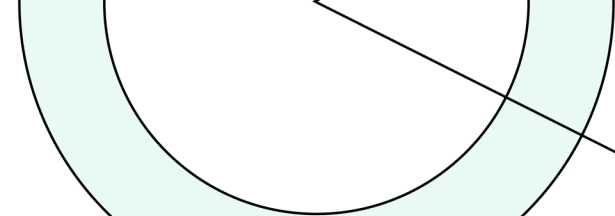
Transfers In From:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5-Year Change
Elgin ISD	8	13	14	3	3	3	-5
Lockhart ISD	11	16	22	24	26	16	+5
Smithville ISD	38	31	28	21	26	24	-14
Total Transfers In*	100	91	88	76	88	83	-17

Transfers Out To:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5-Year Change
Austin Achieve Public Schools	0	3	21	24	25	20	+20
Austin Discovery School	26	31	35	31	23	21	-5
Austin ISD	41	61	63	58	68	68	+27
Del Valle ISD	18	10	21	16	19	22	+4
Elgin ISD	16	14	12	14	17	14	-2
Hallsville ISD	0	0	15	14	30	39	+39
Harmony Public Schools	24	31	26	23	23	23	-1
IDEA Public School	25	41	65	84	127	198	+173
KIPP Texas Public Schools	55	56	53	73	106	114	+59
Lockhart ISD	8	3	15	13	3	10	+2
Manor ISD	3	3	3	13	12	16	+13
Smithville ISD	40	40	40	47	43	61	+21
Texas College Preparatory Academy	21	3	0	0	3	105	+84
The Excel Center	3	6	6	10	17	16	+13
University of Texas Charter School	3	3	6	10	3	11	+8
Valor Public Schools	0	0	3	3	12	13	+13
Wayside Schools	50	45	41	42	39	31	-19
Total Transfers Out*	404	431	489	561	658	862	+458

* Totals include additional districts due to TEA rounding rules



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	Total %
2017/18	47	361	670	767	758	817	824	881	857	812	803	962	867	770	703	10,899		
2018/19	54	374	675	700	801	776	833	845	910	897	844	957	889	818	708	11,081	182	1.67%
2019/20	49	440	773	742	724	819	826	899	876	934	915	989	853	853	742	11,434	353	3.19%
2020/21	44	377	727	806	726	730	836	823	897	886	952	1,041	925	855	780	11,405	-29	-0.25%
2021/22	39	447	816	809	831	770	779	861	862	967	947	1,199	989	879	761	11,956	551	4.83%
2022/23	39	501	889	914	866	883	834	825	896	928	1,033	1,122	1,109	969	794	12,602	646	5.40%
2023/24	39	527	938	984	970	930	940	868	860	963	991	1,220	1,031	1,094	874	13,229	627	4.98%
2024/25	39	564	1,007	1,045	1,049	1,041	990	995	915	925	1,018	1,185	1,130	1,019	991	13,913	684	5.17%
2025/26	39	599	1,074	1,105	1,081	1,110	1,088	1,054	1,050	980	977	1,206	1,097	1,116	922	14,498	585	4.20%
2026/27	39	635	1,150	1,183	1,142	1,120	1,160	1,133	1,098	1,158	1,042	1,162	1,117	1,083	1,011	15,233	735	5.07%
2027/28	39	668	1,218	1,244	1,249	1,200	1,170	1,220	1,186	1,178	1,220	1,240	1,077	1,103	980	15,992	759	4.98%
2028/29	39	697	1,280	1,313	1,311	1,298	1,279	1,245	1,282	1,278	1,238	1,449	1,148	1,065	999	16,921	929	5.81%
2029/30	39	721	1,329	1,369	1,400	1,400	1,368	1,348	1,300	1,383	1,347	1,470	1,337	1,131	964	17,906	985	5.82%
2030/31	39	733	1,359	1,488	1,433	1,431	1,431	1,420	1,385	1,383	1,450	1,599	1,358	1,314	1,026	18,849	943	5.27%
2031/32	39	749	1,391	1,530	1,478	1,480	1,490	1,497	1,470	1,486	1,458	1,720	1,474	1,318	1,194	19,774	925	4.91%

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



Ten Year Forecast (Pk-5, 6-8)

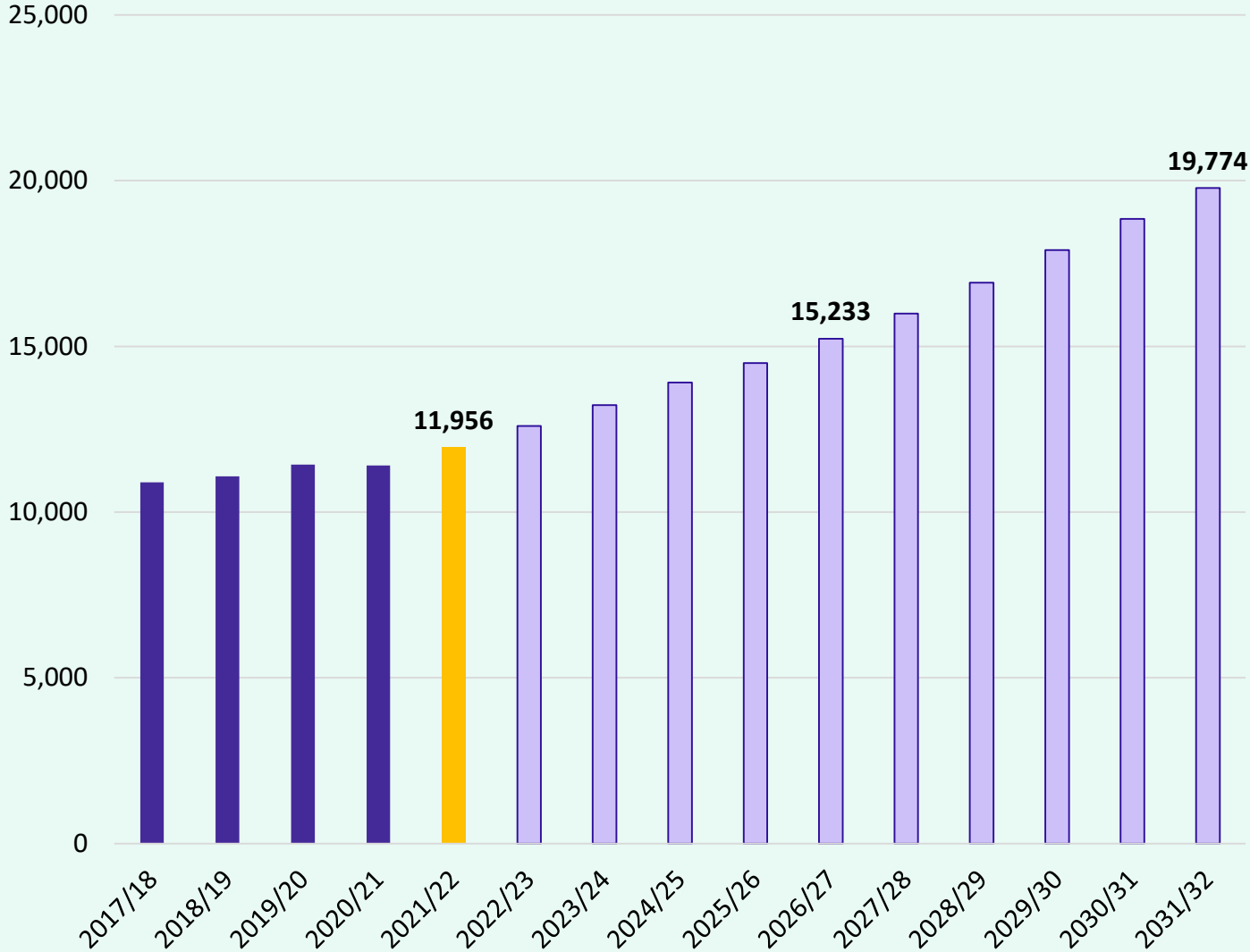
Campus	Functional Capacity w/o Portables	Capacity w/ portables	Fall	ENROLLMENT PROJECTIONS									
			2021/22	2022/23	Grade change	PK-5	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Bluebonnet Elementary	750	926	753	816	769	821	876	930	984	1,041	1,107	1,150	1,193
Cedar Creek Elementary	833	965	937	1,091	769	821	876	930	984	1,041	1,107	1,150	1,193
Emile Elementary	750	750	775	811	769	821	876	930	984	1,041	1,107	1,150	1,193
Lost Pines Elementary	750	882	628	672	769	821	876	930	984	1,041	1,107	1,150	1,193
Mina Elementary	750	750	737	840	769	821	876	930	984	1,041	1,107	1,150	1,193
Red Rock Elementary	750	838	661	696	769	821	876	930	984	1,041	1,107	1,150	1,193
#7 Elementary	750	750			769	821	876	930	984	1,041	1,107	1,150	1,193
#8 Elementary	750	750			769	821	876	930	984	1,041	1,107	1,150	1,193
ELEMENTARY SCHOOL TOTALS PK-5th	6,083	6,611	4,491	4,926	6,150	6,568	7,008	7,440	7,872	8,328	8,856	9,200	9,544
Elementary Absolute Growth			-14	435	1,224	418	440	432	432	456	528	344	344
Elementary Percent Growth			-0.31%	9.69%	24.85%	6.80%	6.70%	6.16%	5.81%	5.79%	6.34%	3.88%	3.74%
Bastrop Intermediate	850	850	780	768	715	755	787	855	930	983	1,037	1,088	1,131
Cedar Creek Intermediate	850	1000	943	953	715	755	787	855	930	983	1,037	1,088	1,131
Bastrop Middle School	750	750	864	874	715	755	787	855	930	983	1,037	1,088	1,131
Cedar Creek Middle School	750	950	1,050	1,088	715	755	787	855	930	983	1,037	1,088	1,131
6th - 8th MIDDLE SCHOOL TOTALS	3,200	3,550	3,637	3,683	2,860	3,020	3,148	3,420	3,720	3,932	4,148	4,352	4,524
Middle School Absolute Growth			901	46	-823	160	128	272	300	212	216	204	172
Middle School Percent Growth			32.93%	1.26%	-22.35%	5.59%	4.24%	8.64%	8.77%	5.70%	5.49%	4.92%	3.95%
Bastrop High School	1,600	1,950	1,575	1,631	1,702	1,763	1,710	1,716	1,721	1,821	2,017	2,218	2,448
Cedar Creek High School	1,500	1,550	1,883	1,993	2,147	2,192	2,262	2,287	2,309	2,470	2,515	2,709	2,888
Genesis High School	175	175	129	129	129	129	129	129	129	129	129	129	129
Colorado River Collegiate Acad	575	575	241	241	241	241	241	241	241	241	241	241	241
HIGH SCHOOL TOTALS	3,924	4,324	3,828	3,994	4,219	4,325	4,342	4,373	4,400	4,661	4,902	5,297	5,706
High School Absolute Growth			227	166	225	106	17	31	27	261	241	395	409
High School Percent Growth			6.30%	4.34%	5.63%	2.51%	0.39%	0.71%	0.62%	5.93%	5.17%	8.06%	7.72%
DISTRICT TOTALS	13,207	14,485	11,956	12,603	13,229	13,913	14,498	15,233	15,992	16,921	17,906	18,849	19,774
District Absolute Growth			1,114	647	626	684	585	735	759	929	985	943	925
District Percent Growth			10.3%	5.4%	5.0%	5.2%	4.2%	5.1%	5.0%	5.8%	5.8%	5.3%	4.9%

- Target enrollments for the 2023 year based on general locations for future campuses
- Future zones will be determined in preparation for the 2023/2024 openings



Key Takeaways

Enrollment Projections



- Austin area continues strong economic and new housing development
- In the last year, new home sales have increased by more than 70% in BISD
- Bastrop ISD has more than 4,600 lots available to build on and more than 20,700 future lots in various planning stages
- Enrollment for fall 2022 estimated to be more than 12,600 students
- Bastrop ISD is forecasted to enroll more than 15,200 students in 2026/27 and more than 19,700 students in 2031/32