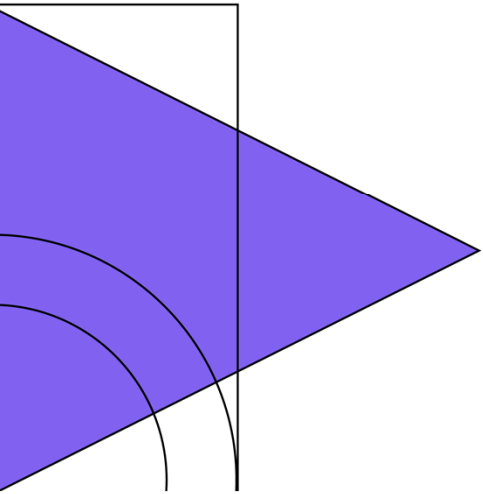
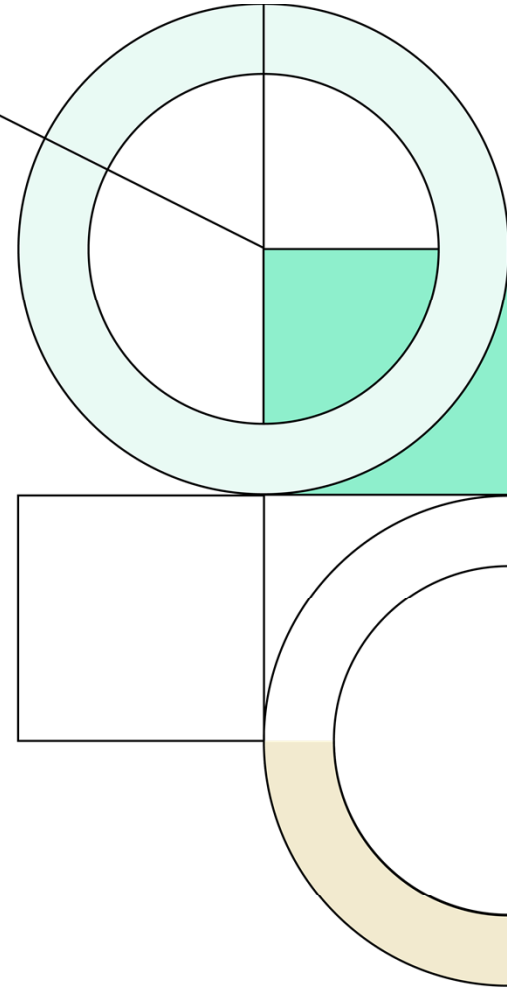




Bastrop
Independent
School
District

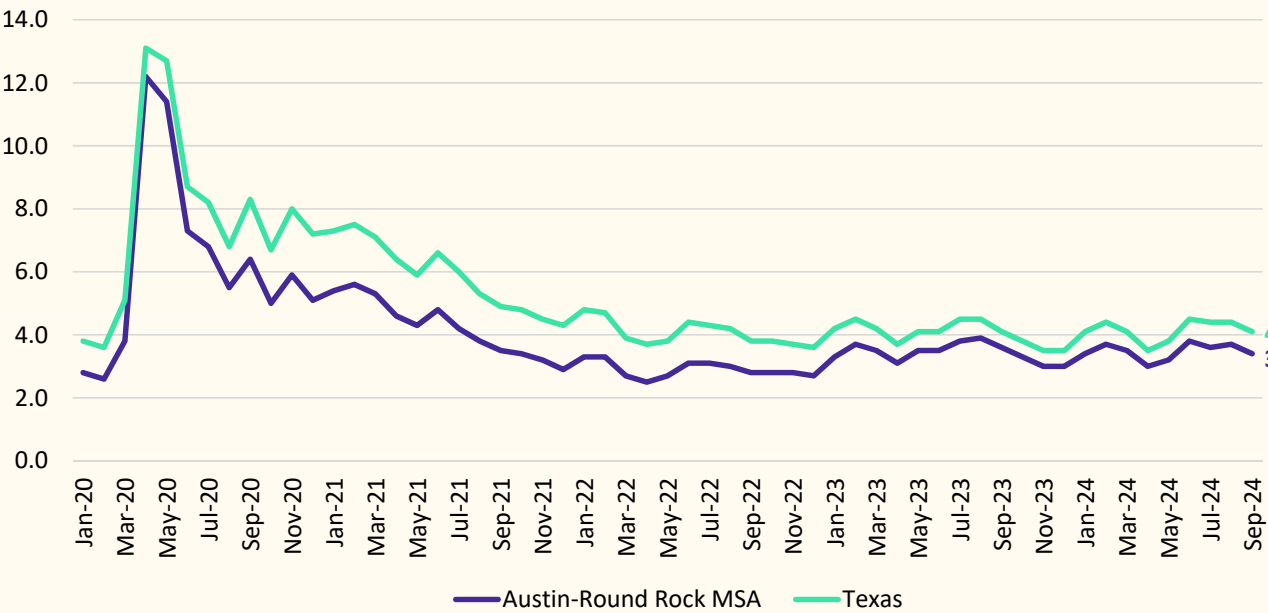
Fall 2024/25
Demographic Report



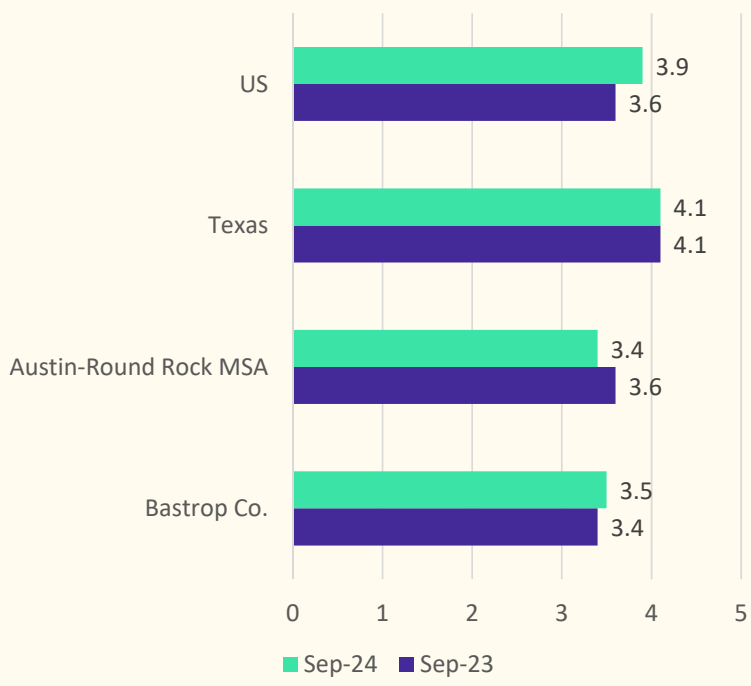


Local Economic Conditions

Unemployment Rates, Jan 2020 - Sep 2024



Unemployment Rates, Year-Over-Year

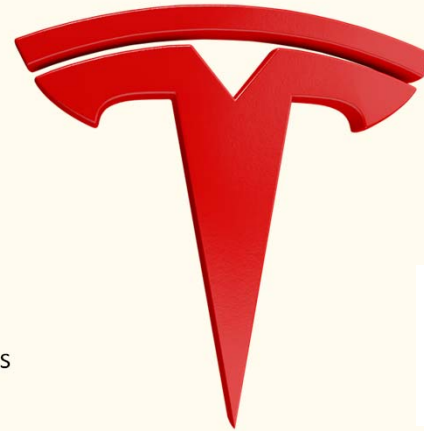




Local Economic Conditions

Tesla Gigafactory Expansion

- Tesla has submitted 10 filings for construction at the Gigafactory in Austin that would add more than 5 million sq. ft.
- Expansion start date was Oct 25 with projected completion in December 2025
- Tesla is expected to launch the unsupervised Full-Self Driving System in Texas & California in 2025 with the Tesla Model 3 and Model Y
- Additionally, X's headquarters are relocating to Bastrop, TX; "Hyperloop Plaza" in Bastrop already houses the Boring Company, a Space X Starlink manufacturing facility, and Boring's "Bodega"
- Tesla currently employs over 22,000 workers at the Austin Gigafactory making it the largest private employer in Austin
- The automaker disclosed that it expects to eventually employ more than 60,000 people in Austin with the continued growth of its headquarters and plans to add the production of its next-gen electric vehicles at Gigafactory Texas over the next 2 years which would require tens of thousands of additional workers
- Cybertruck and 4680 cell production are also planned to ramp up in the future yielding additional job opportunities at the company



**THE
BORING
COMPANY**

SPACEX





Housing Activity by MSA

Top 25 Housing Starts Markets (3Q2024)

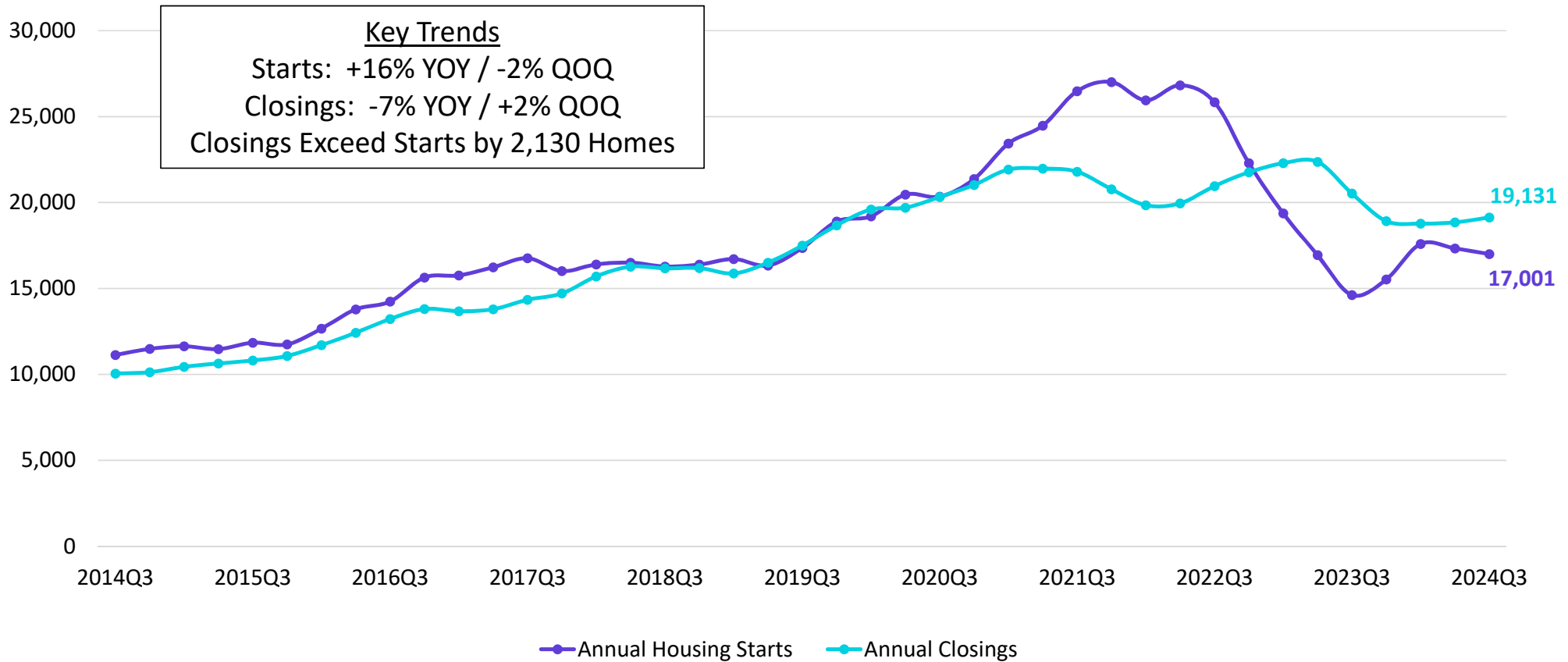
Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-2%	14,056	4%
8	Tampa	12,459	3%	12,144	3%
9	Charlotte	11,625	0%	11,837	-2%
10	Raleigh	11,045	12%	9,723	14%
11	Riverside/San Bernardino	10,871	-2%	9,377	16%
12	Las Vegas	10,870	22%	9,834	11%
13	Miami	10,603	44%	8,387	26%
14	Washington, DC	10,439	2%	12,980	-20%
15	Sarasota	10,387	10%	5,897	76%
16	Jacksonville	10,297	12%	8,506	21%
17	Nashville	9,887	17%	8,439	17%
18	Lakeland	8,556	29%	4,885	75%
19	Denver	8,291	22%	10,144	-18%
20	Portland	8,226	108%	5,143	60%
21	Seattle	7,814	37%	9,002	-13%
22	Minneapolis	7,121	13%	7,755	-8%
23	Sacramento	7,060	20%	5,856	21%
24	Chicago	6,947	19%	6,420	8%
25	Indianapolis	6,846	16%	5,874	17%

Source: Zonda



Austin New Home Closings

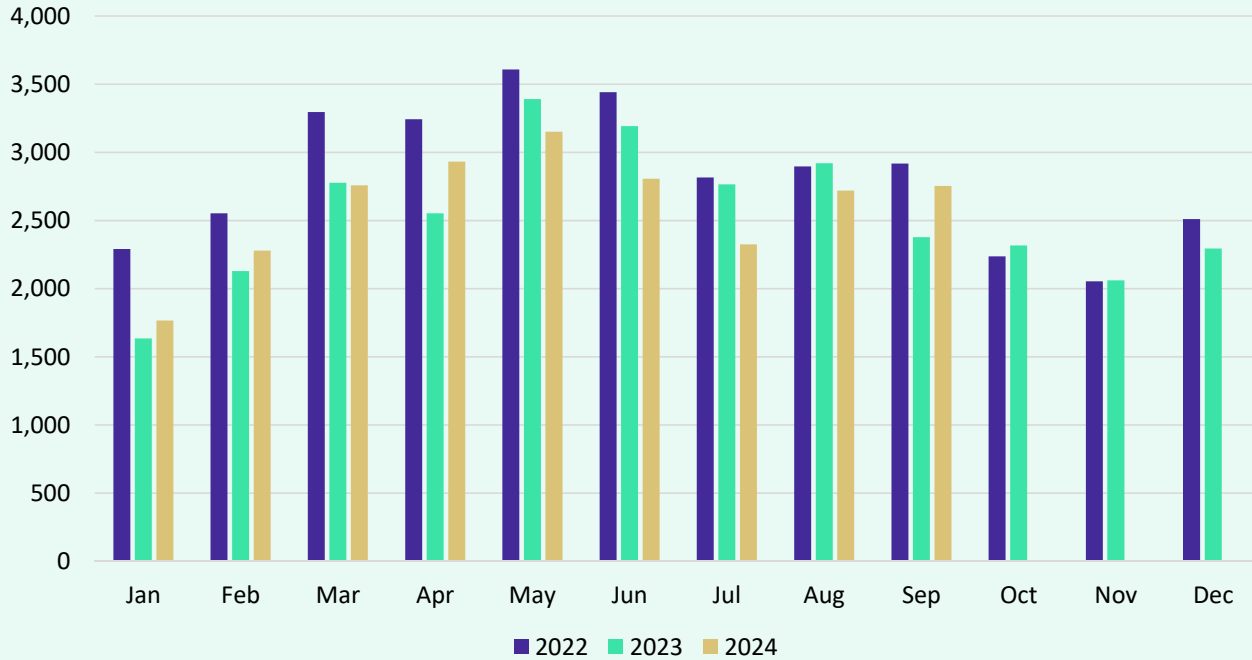
Annual Housing Starts vs. Annual Closings



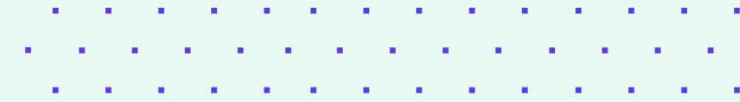


Austin Housing Market Trends

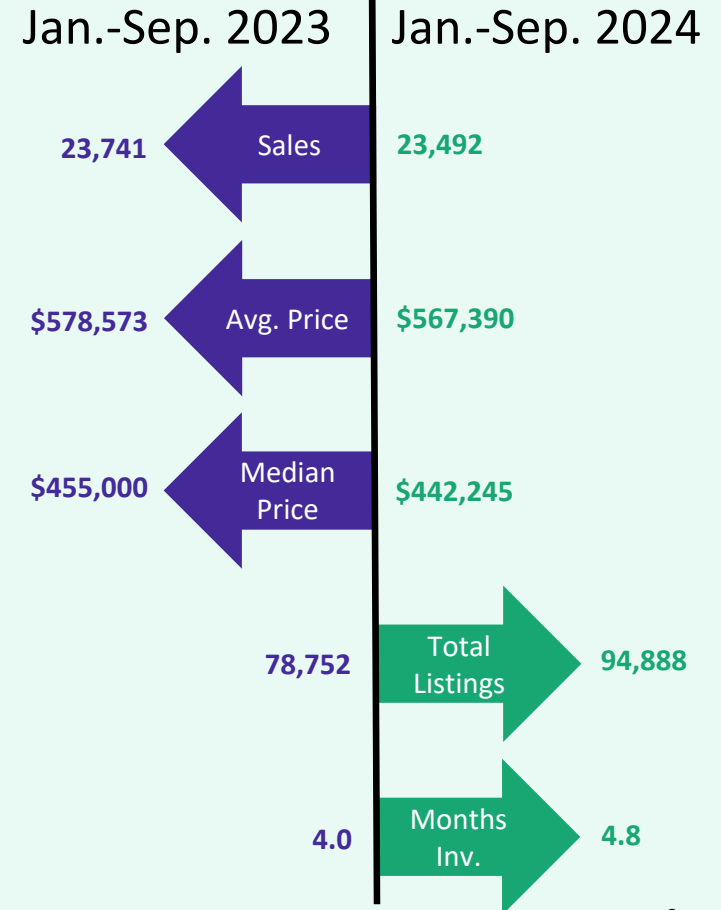
Austin MSA Monthly Sales, 2022-2024



- Median and average home prices have softened in the 3 quarters of 2024 as the number of listings increased over the same period in 2023
- Buyer confidence has tempered slightly, as sales have slowed
- Inventory is still rising as the average price of homes in the Austin area remains above \$575,000



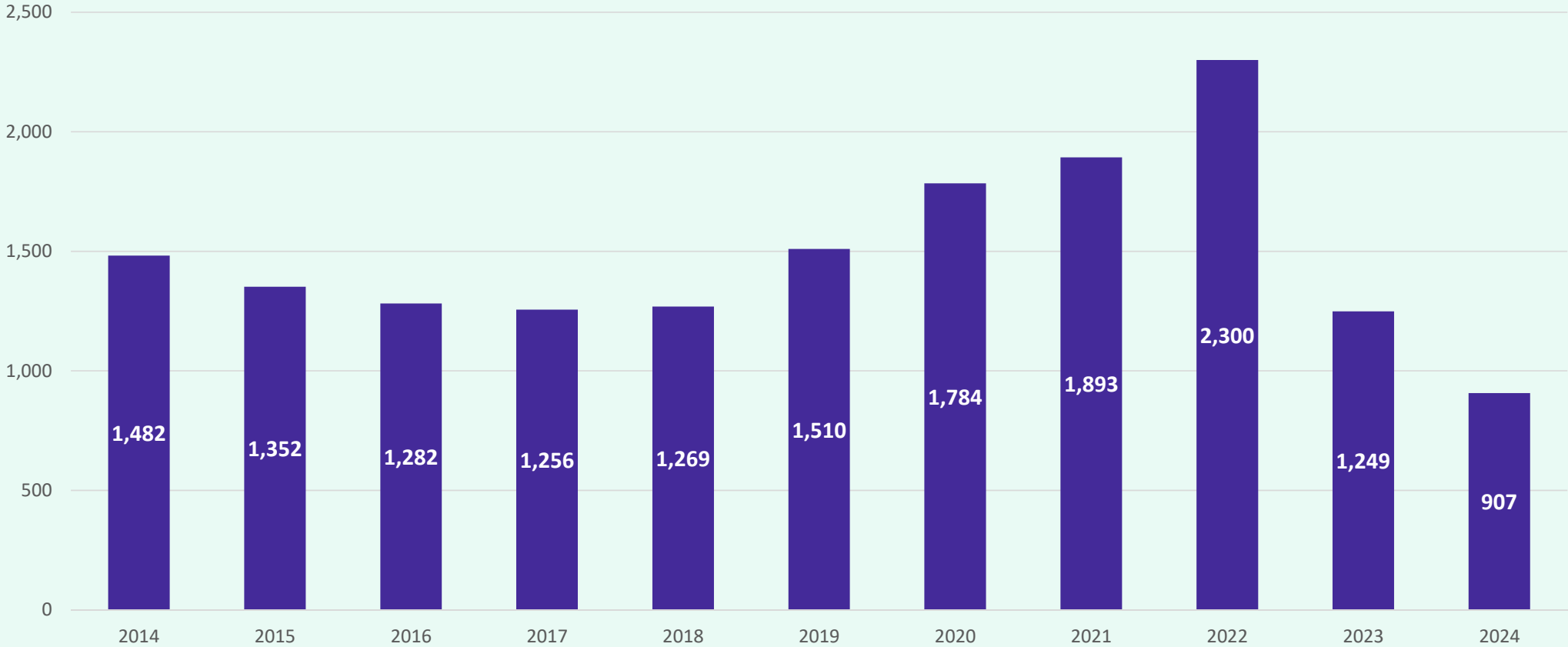
YOY Housing Trends



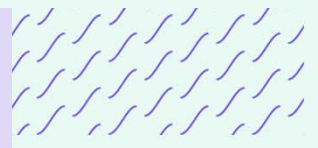


Bastrop ISD Housing Market Analysis

District Annual Home Sales by Type, 2014 – Oct 2024



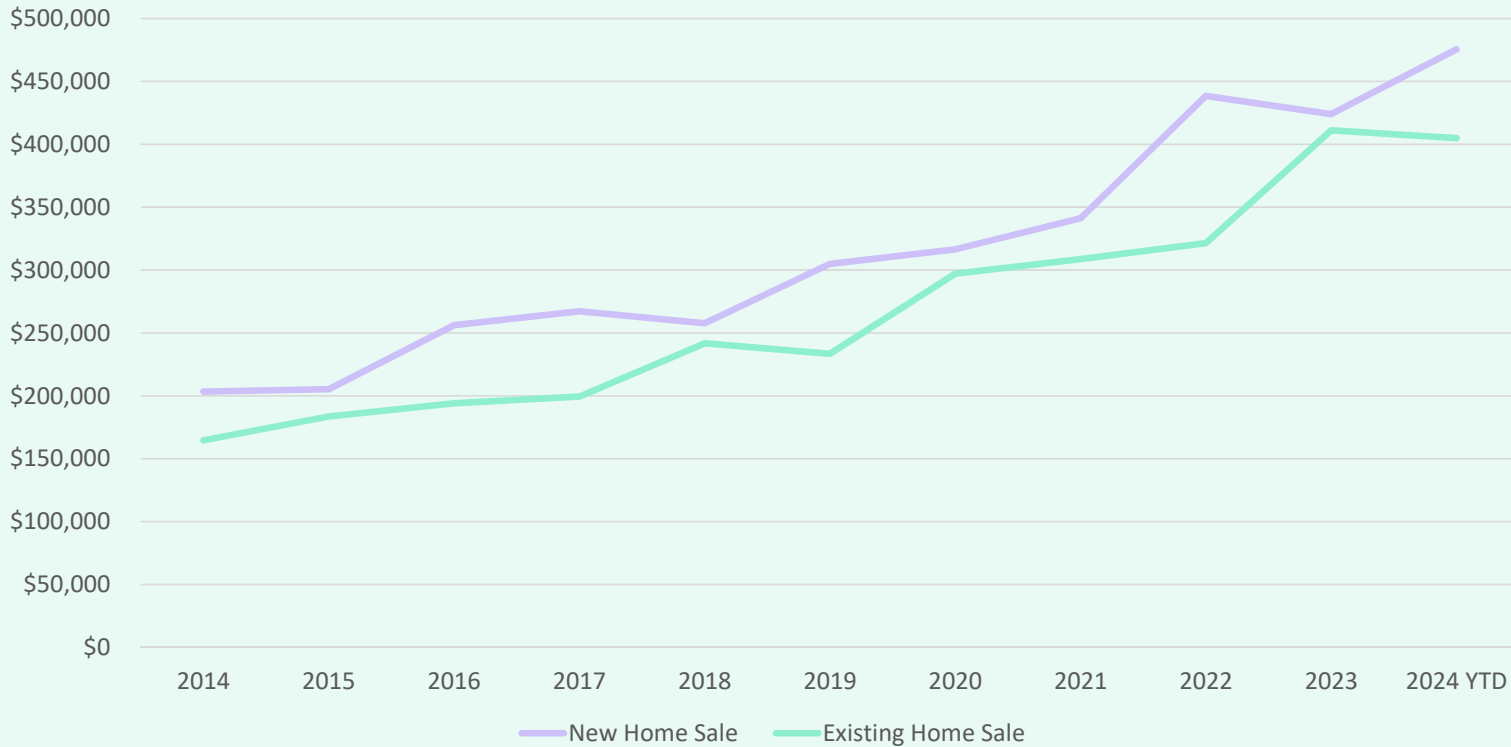
- Total home sales within Bastrop ISD have decreased in 2024 due to rising inflation costs and interest rate increases
- New home sales in BISD accounted for 28% of the total district home sales in 2024, a 10% decrease since 2023





Bastrop ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2014 – Oct 2024



	Avg New Home	Avg Existing Home
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	\$424,046	\$411,101
2024 YTD	\$475,438	\$404,965

- The average new home sale price in Bastrop ISD has more than doubled between 2014 and Oct 2024, an increase of more than \$272,000
- The average existing home sale price in BISD has more than doubled in the last 10 years, an increase of nearly \$240,300



Austin New Home Ranking Report

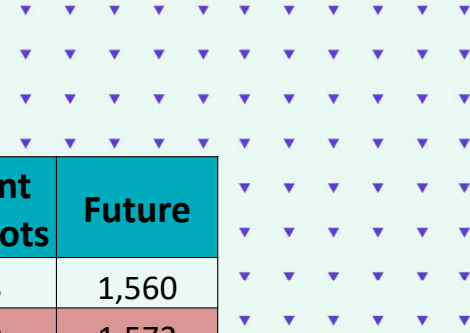
ISD Ranked by Annual Closings – 3Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,513	3,874	2,057	5,523	39,940
2	LIBERTY HILL ISD	1,759	1,920	966	2,607	8,359
3	GEORGETOWN ISD	1,974	1,851	1,380	2,747	20,375
4	LEANDER ISD	1,370	1,619	814	1,873	4,739
5	HUTTO ISD	941	1,302	434	1,685	12,364
6	JARRELL ISD	1,205	1,112	630	2,075	9,582
7	AUSTIN ISD	546	992	2,236	913	11,175
8	MANOR ISD	659	848	427	1,278	12,905
9	LOCKHART ISD	580	727	218	637	25,761
10	DEL VALLE ISD	819	695	644	2,060	25,211
11	BASTROP ISD	406	695	349	4,197	21,668
12	PFLUGERVILLE ISD	677	657	404	1,050	6,195
13	DRIPPING SPRINGS ISD	408	609	282	1,036	6,677
14	ROUND ROCK ISD	647	605	432	991	1,558
15	ELGIN ISD	525	584	334	725	12,300
16	SAN MARCOS CISD	417	512	367	785	8,019
17	LAKE TRAVIS ISD	318	465	283	1,021	3,689
18	LAGO VISTA ISD	88	89	86	553	3,221
19	EANES ISD	9	39	18	48	71
20	TAYLOR ISD	83	39	69	438	2,734

* Based on additional research by Zonda Education
 ** Totals **DO NOT** include age-restricted communities

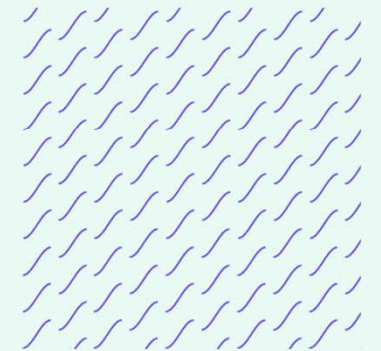


District Housing Overview by Elementary Zone



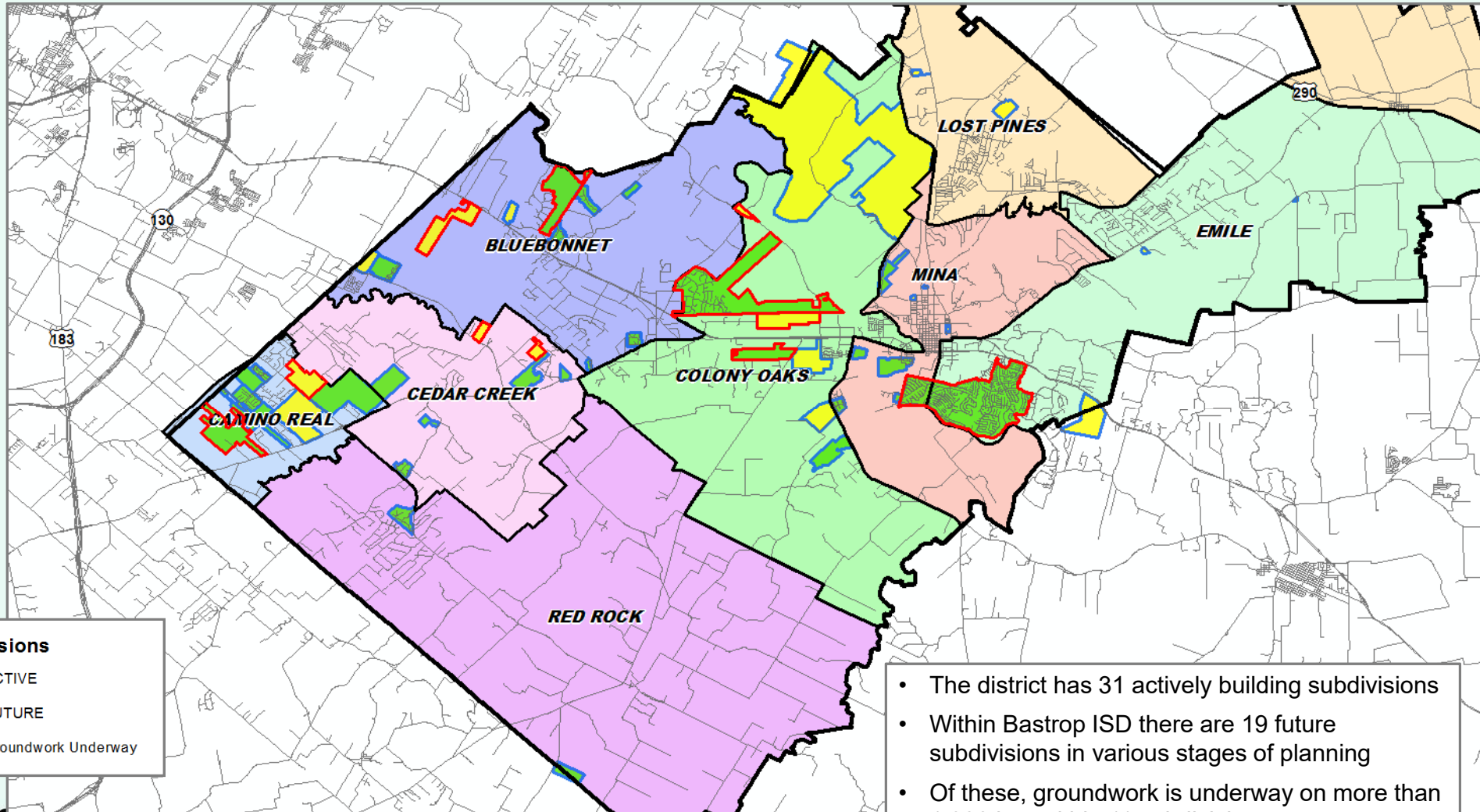
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BLUEBONNET	74	12	90	30	51	76	113	1,560
CAMINO REAL	12	4	52	16	16	16	439	1,572
CEDAR CREEK	38	8	97	7	11	26	159	650
COLONY OAKS	183	36	238	52	85	154	442	15,336
EMILE	0	0	0	0	54	66	2,864	2,194
LOST PINES	0	0	0	0	0	0	0	166
MINA	98	1	216	53	7	9	137	190
RED ROCK	1	0	2	0	2	2	43	0
Grand Total	406	61	695	158	226	349	4,197	21,668

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





District Housing Overview



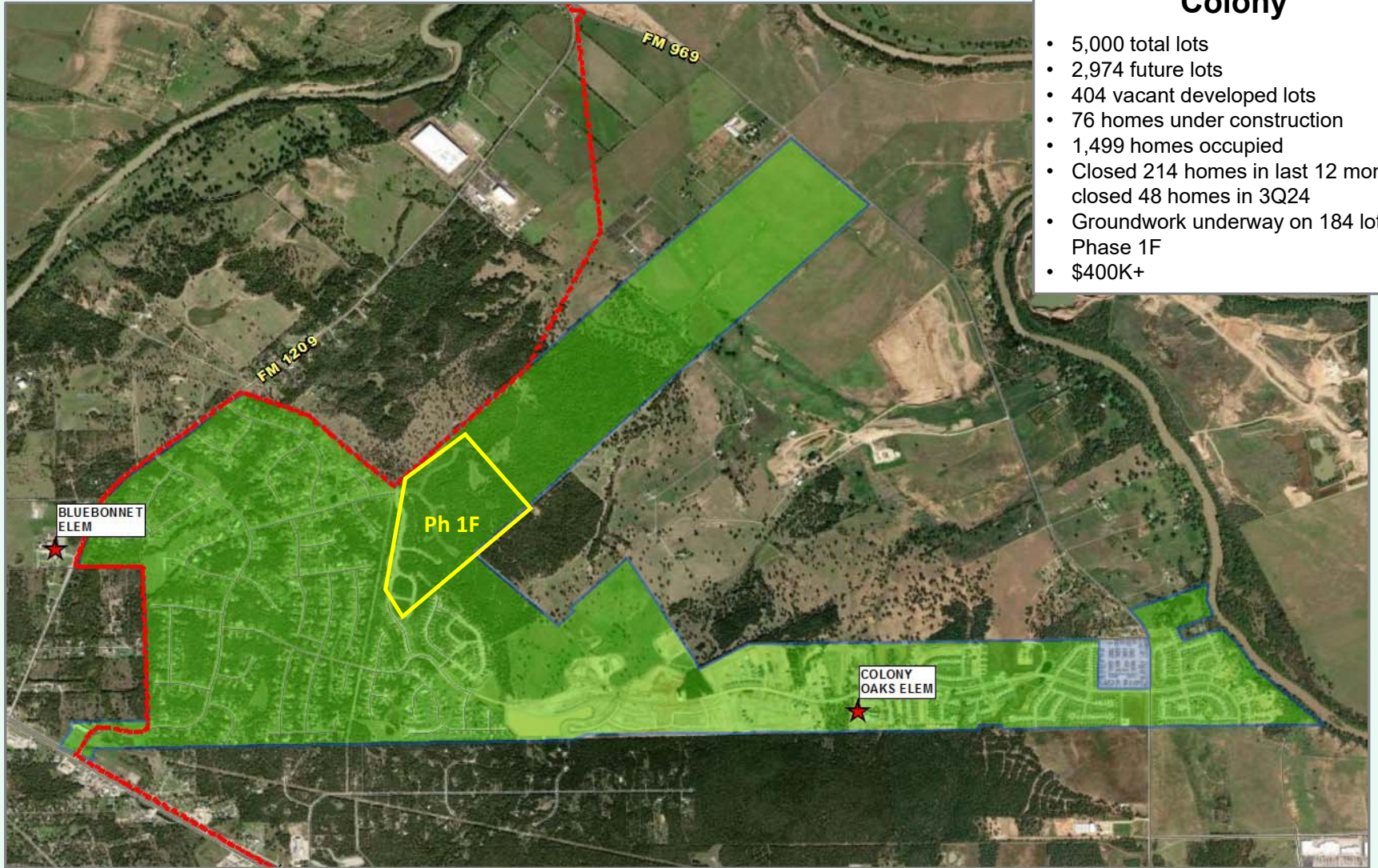
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 31 actively building subdivisions
- Within Bastrop ISD there are 19 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,900 lots within 11 subdivisions



Residential Activity



Colony

- 5,000 total lots
- 2,974 future lots
- 404 vacant developed lots
- 76 homes under construction
- 1,499 homes occupied
- Closed 214 homes in last 12 months; closed 48 homes in 3Q24
- Groundwork underway on 184 lots in Phase 1F
- \$400K+



Residential Activity

Valverde

- 1,400 total future lots
- Groundwork underway on 352 lots in Phase 1; roads being paved
- Anticipate Homebuilding late 2024
- DR Horton



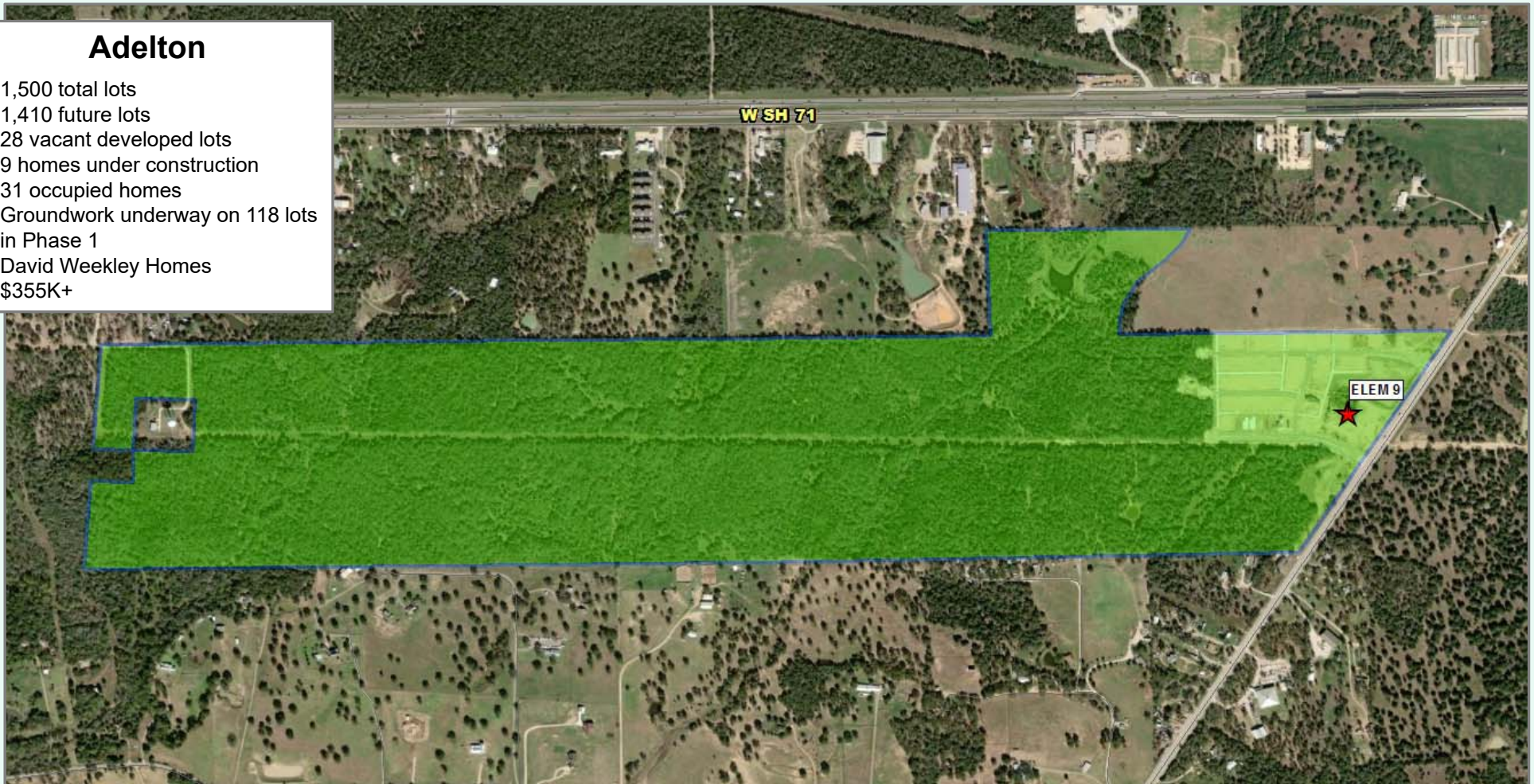


Residential Activity



Adelton

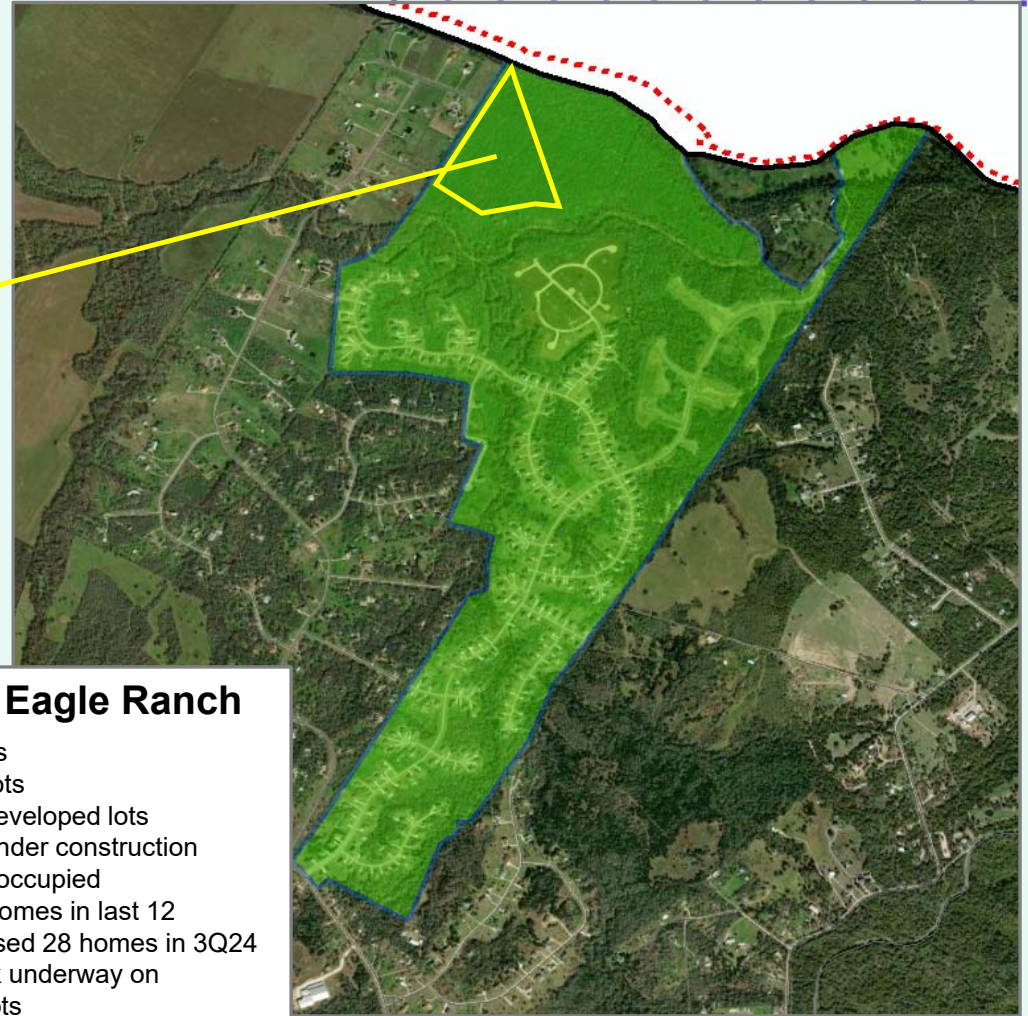
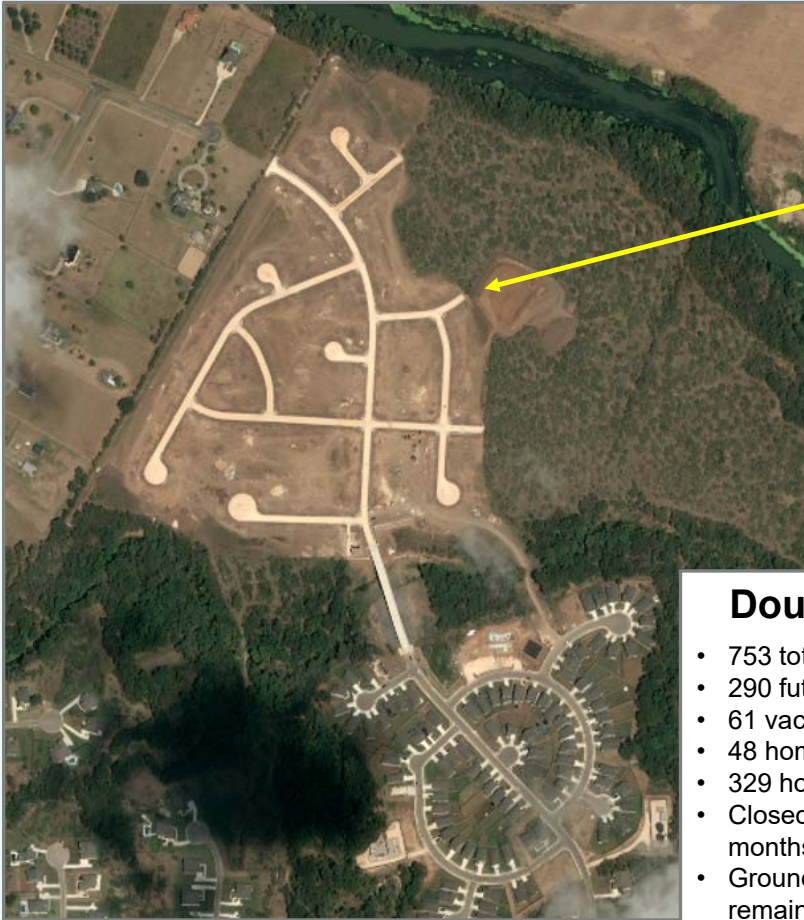
- 1,500 total lots
- 1,410 future lots
- 28 vacant developed lots
- 9 homes under construction
- 31 occupied homes
- Groundwork underway on 118 lots in Phase 1
- David Weekley Homes
- \$355K+





Residential Activity

Oct 2024



Double Eagle Ranch

- 753 total lots
- 290 future lots
- 61 vacant developed lots
- 48 homes under construction
- 329 homes occupied
- Closed 88 homes in last 12 months; closed 28 homes in 3Q24
- Groundwork underway on remaining lots
- Meritage Homes
- \$600K+

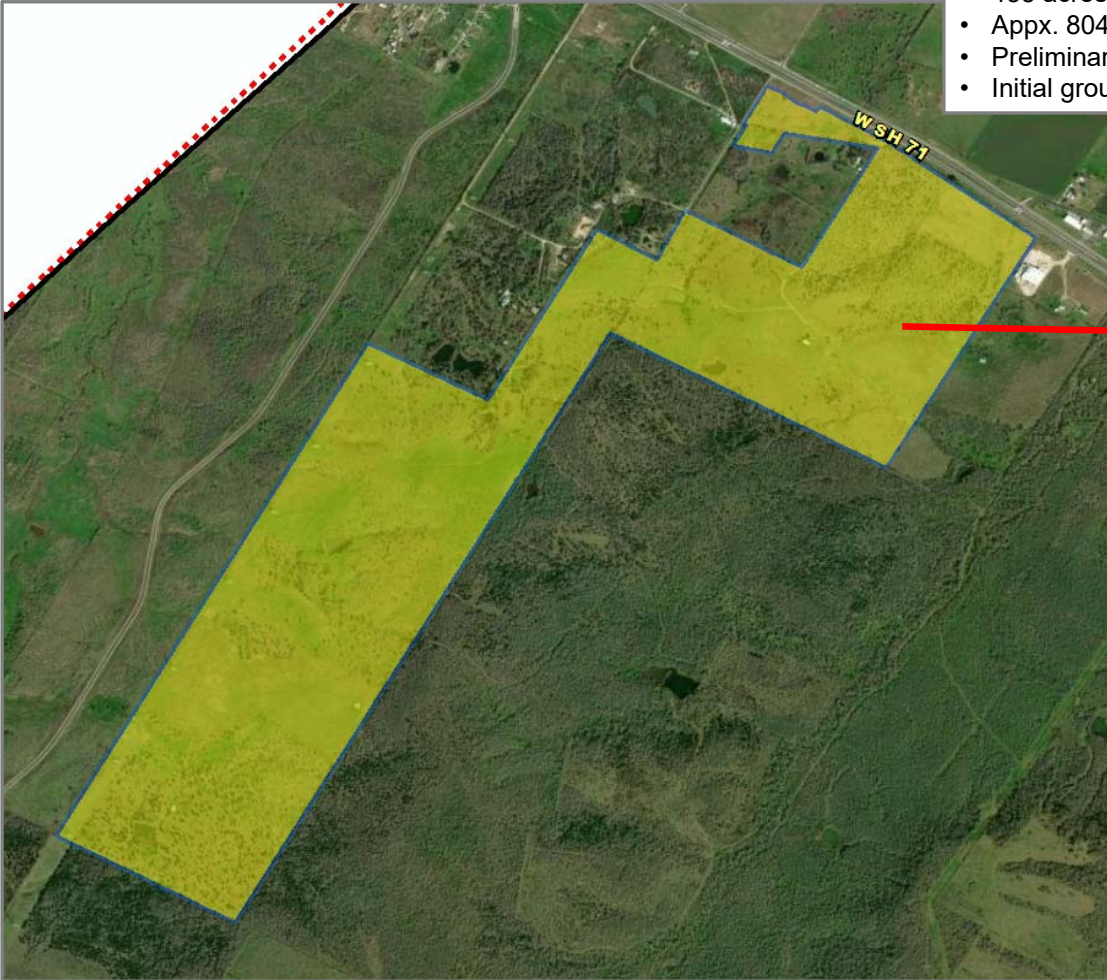


Future Residential Activity

Berdoll Tract

- 455 acres
- Appx. 804 total future lots planned
- Preliminary plat (301 lots) approved April 2022
- Initial groundwork underway Oct 2024

Oct 2024

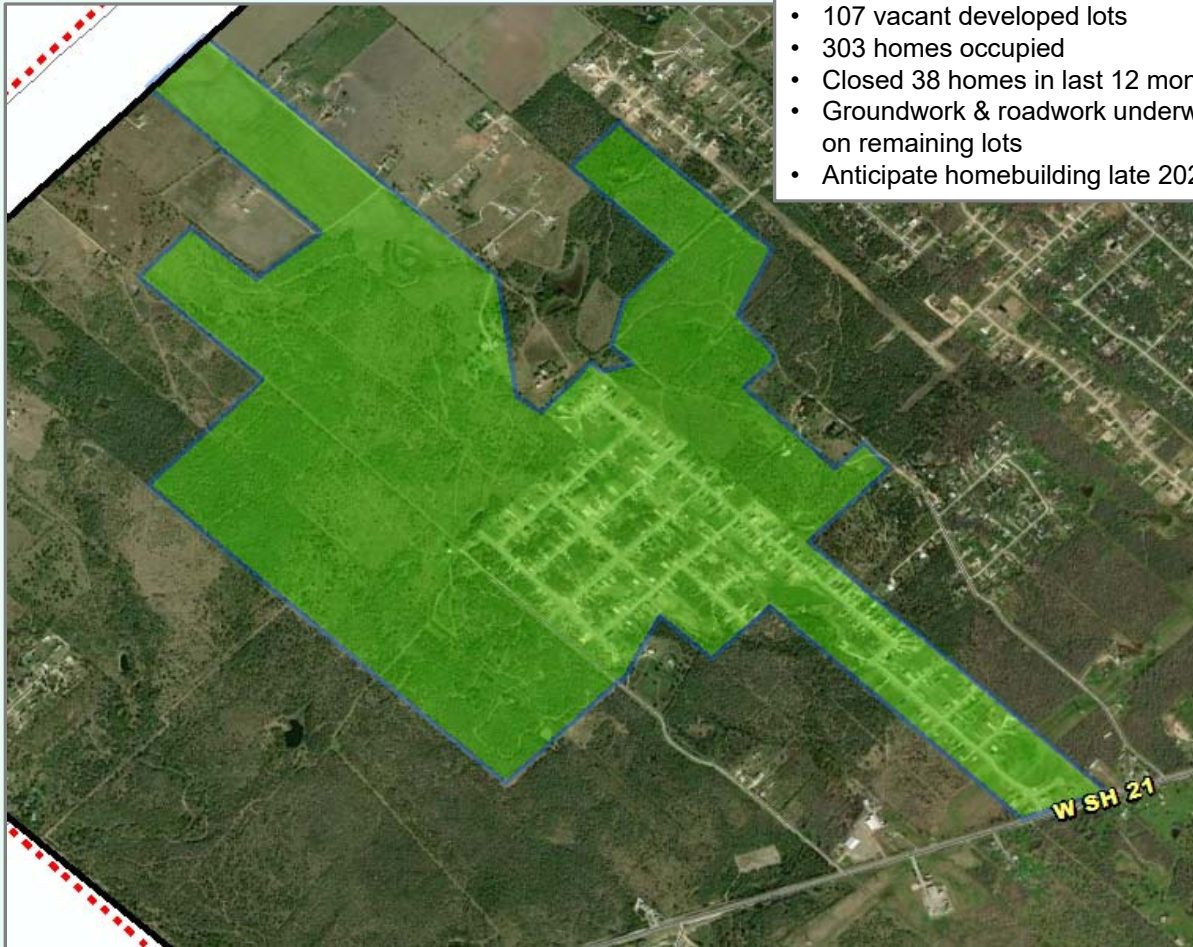




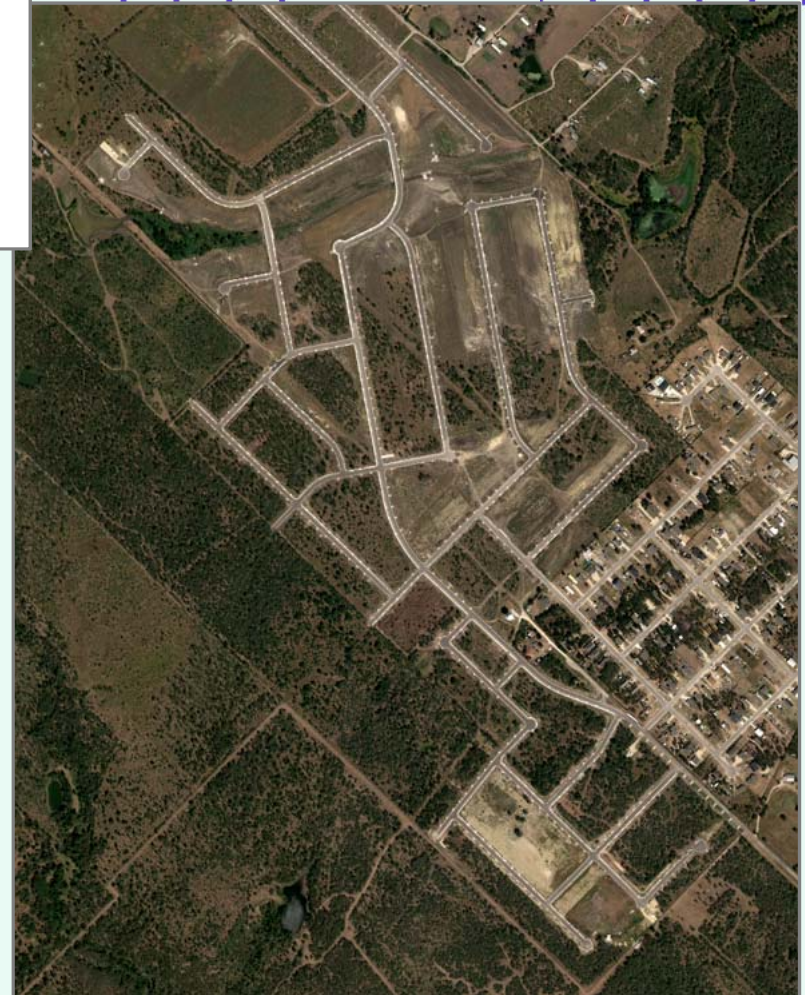
Residential Activity

Los Milagros

- 753 total lots
- 343 future lots
- 107 vacant developed lots
- 303 homes occupied
- Closed 38 homes in last 12 months
- Groundwork & roadwork underway on remaining lots
- Anticipate homebuilding late 2024



Sept 2024



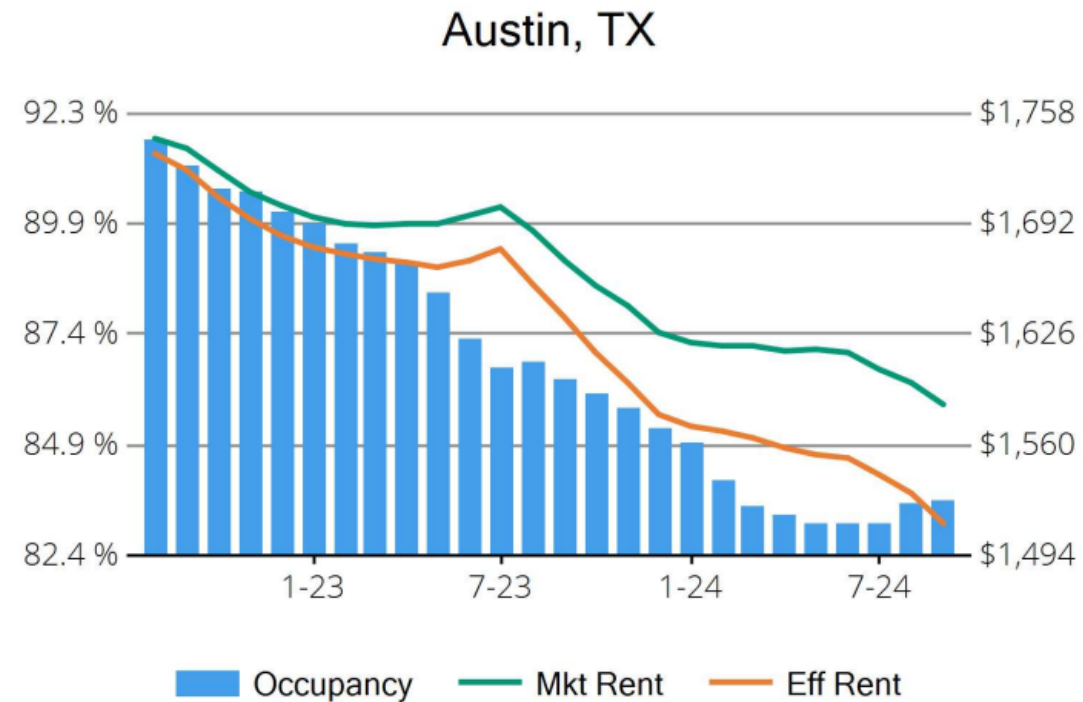


Housing Market Trends: Multi-family Market- September 2024



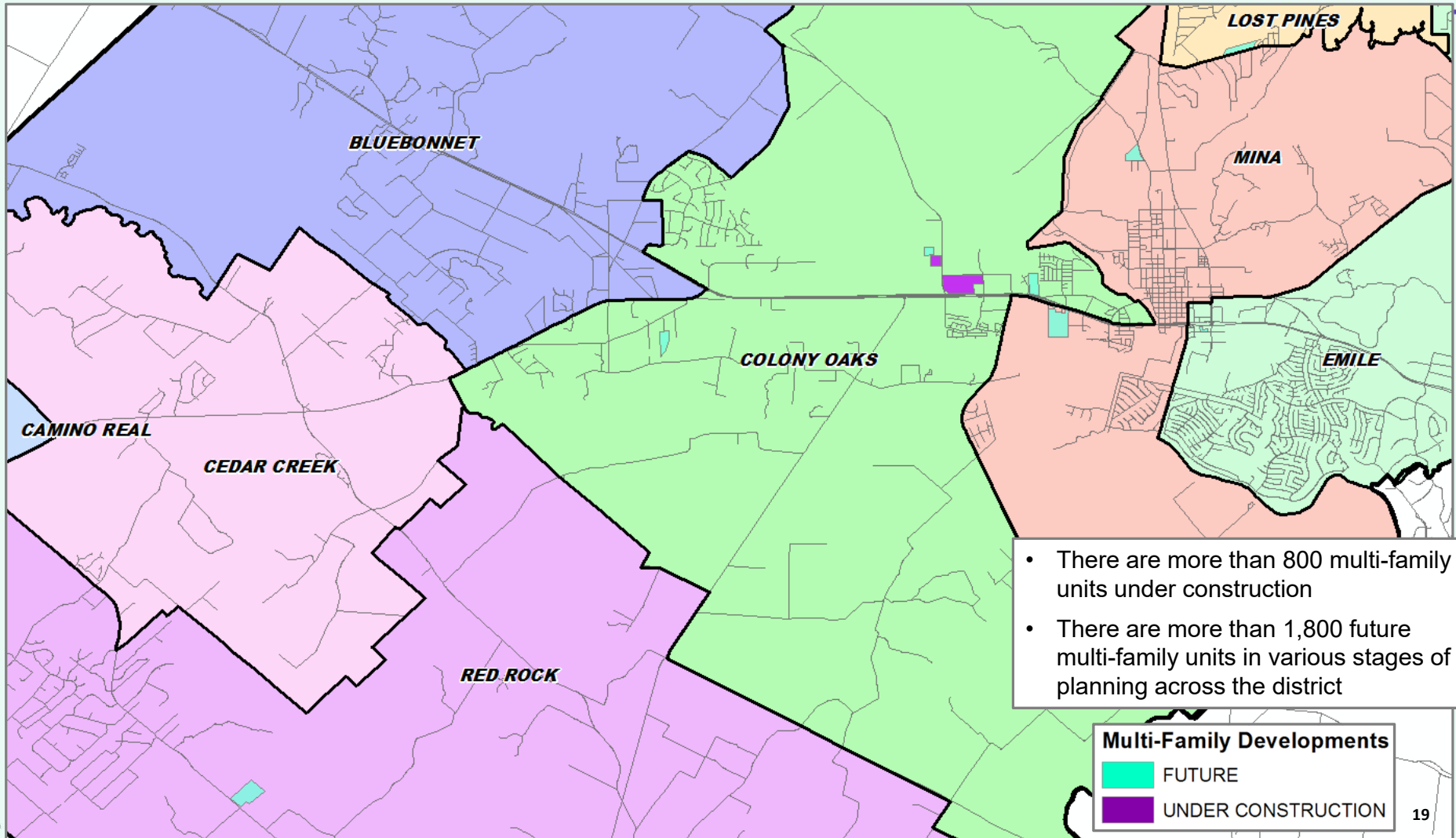
Stabilized and Lease-up Properties

Conventional Properties	Sep 2024	Annual Change
Occupancy	83.6	-3.3%
Unit Change	19,792	
Units Absorbed (Annual)	9,306	
Average Size (SF)	874	+0.7%
Asking Rent	\$1,584	-5.0%
Asking Rent per SF	\$1.81	-5.6%
Effective Rent	\$1,513	-7.4%
Effective Rent per SF	\$1.73	-8.0%
% Offering Concessions	46%	+52.3%
Avg. Concession Package	8.9%	+42.7%



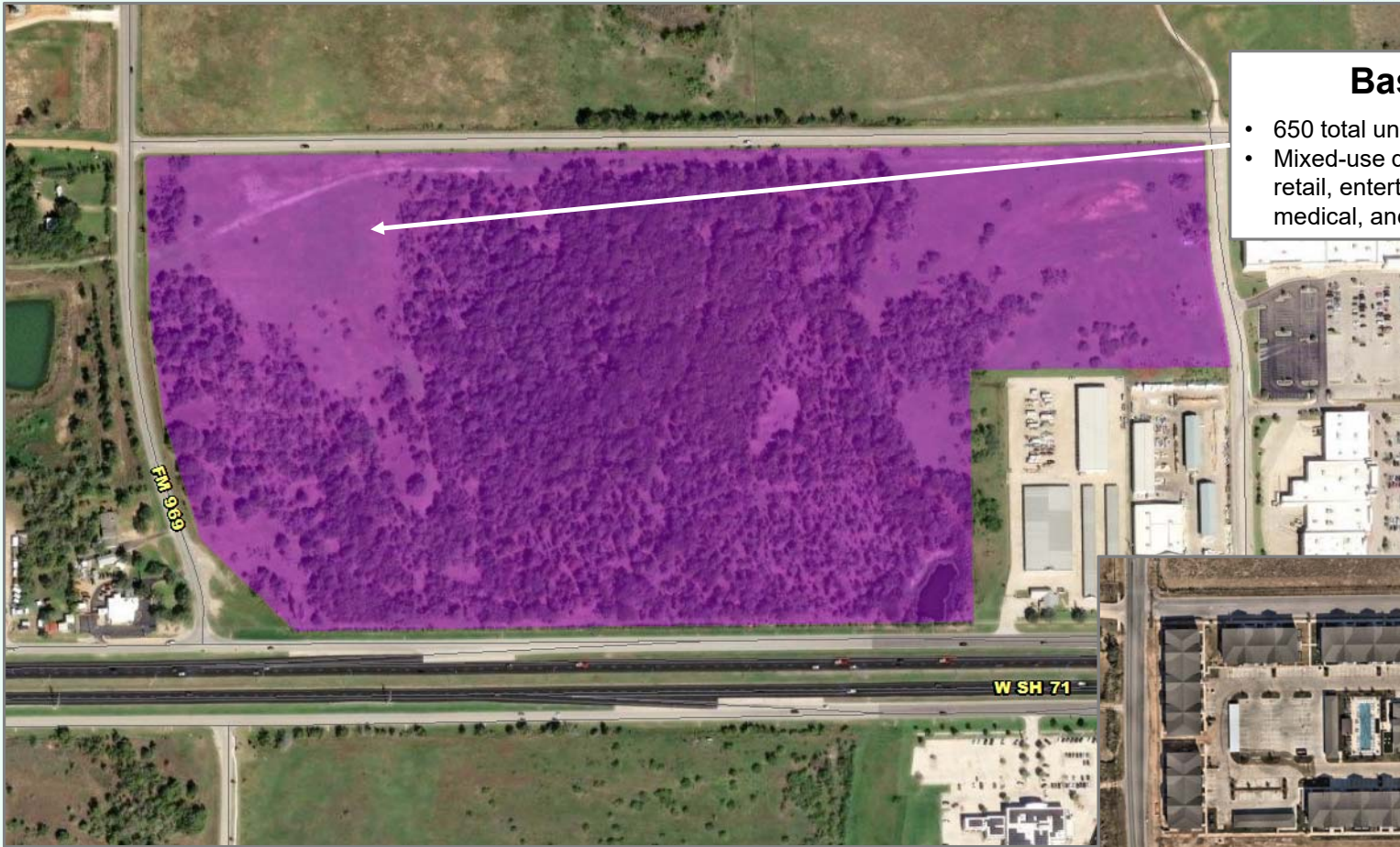


District Multifamily Overview





Residential Activity



Bastrop 75

- 650 total units under construction
- Mixed-use development including retail, entertainment, dining, medical, and 150-room hotel

Oct 2024





Annual Enrollment Change

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%

2024/25 Proj.	49	583	869	909	913	1,044	949	934	915	937	1,011	1,217	1,235	1,071	861	13,497		
Difference	5	4	29	-29	-5	-40	36	11	-24	16	-30	25	-94	-72	44	-124		
% Difference	10.2%	0.7%	3.5%	-3.4%	-0.5%	-4.5%	3.9%	1.3%	-2.7%	1.7%	-3.2%	1.9%	-8.4%	-7.6%	5.2%	-1.0%		

grade	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MS	HS
3 year avg	1.089	1.093	1.033	1.089	1.059	1.028	1.075	1.020	1.068	1.085	1.013	1.279	0.901	0.920	0.914	1.053	1.061	1.049	1.003
2021/22	0.955	1.207	1.124	1.133	1.038	1.074	1.084	1.043	1.035	1.066	1.069	1.268	0.929	0.945	0.904	1.091	1.039	1.067	1.011
2022/23	1.143	1.110	0.973	1.121	1.047	1.030	1.065	1.006	1.052	1.123	1.018	1.149	0.891	0.984	0.902	1.047	1.029	1.071	0.982
2023/24	1.021	1.208	1.043	1.083	1.075	1.035	1.058	1.018	1.101	1.044	0.995	1.382	0.944	0.884	0.890	1.052	1.101	1.019	1.025
2024/25	1.102	0.962	1.083	1.062	1.055	1.019	1.103	1.036	1.053	1.088	1.025	1.305	0.867	0.890	0.952	1.060	1.053	1.056	1.003



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	592	930	983	924	943	1,076	1,018	1,020	993	975	1,215	1,188	1,011	936	13,858	485	3.63%
2026/27	54	629	969	1,023	1,033	953	1,014	1,117	1,095	1,082	1,017	1,201	1,152	1,045	948	14,333	475	3.43%
2027/28	54	643	1,003	1,061	1,087	1,076	1,021	1,061	1,190	1,179	1,115	1,263	1,128	1,010	981	14,872	539	3.76%
2028/29	54	668	1,049	1,105	1,124	1,131	1,161	1,066	1,147	1,283	1,204	1,372	1,196	995	944	15,499	627	4.22%
2029/30	54	692	1,081	1,160	1,178	1,176	1,223	1,227	1,144	1,235	1,320	1,470	1,291	1,051	934	16,236	737	4.76%
2030/31	54	704	1,102	1,172	1,220	1,212	1,249	1,267	1,308	1,232	1,265	1,608	1,380	1,132	983	16,888	653	4.02%
2031/32	54	719	1,129	1,201	1,239	1,264	1,297	1,304	1,367	1,409	1,263	1,539	1,509	1,212	1,055	17,561	672	3.98%
2032/33	54	739	1,159	1,231	1,267	1,283	1,356	1,357	1,410	1,472	1,443	1,541	1,444	1,323	1,131	18,210	649	3.70%
2033/34	54	751	1,184	1,258	1,291	1,304	1,365	1,409	1,480	1,518	1,508	1,749	1,446	1,270	1,230	18,818	608	3.34%
2034/35	54	775	1,220	1,285	1,324	1,331	1,388	1,417	1,502	1,595	1,555	1,825	1,636	1,269	1,185	19,361	543	2.89%

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



Ten Year Forecast by Campus

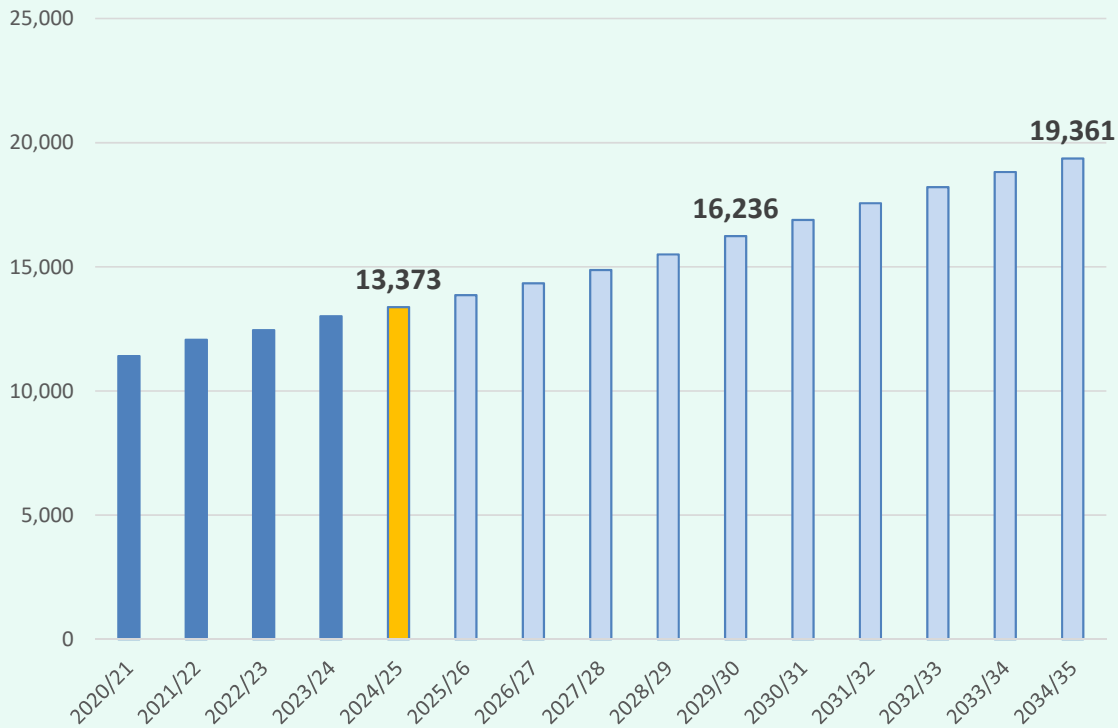
Campus	Capacity w/ portables	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Bluebonnet Elementary	926	765	754	754	737	740	734	763	797	827	859	893
Camino Real Elementary	750	815	848	876	940	981	1,031	1,064	1,091	1,121	1,143	1,167
Cedar Creek Elementary	965	775	812	829	819	828	854	868	874	877	882	890
Colony Oak Elementary	750	824	965	1,139	1,322	1,540	1,817	1,884	2,029	2,180	2,265	2,372
Emile Elementary	750	606	613	643	649	670	709	731	755	782	810	839
Lost Pines Elementary	882	896	890	894	877	884	905	897	890	887	889	888
Mina Elementary	750	802	852	872	892	942	964	986	987	986	981	962
Red Rock Elementary	838	778	786	785	770	773	777	787	784	786	787	783
ELEMENTARY SCHOOL TOTALS	7,361	6,261	6,520	6,792	7,006	7,358	7,791	7,980	8,207	8,446	8,616	8,794
Elementary Absolute Growth		276	259	272	214	352	433	189	227	239	170	178
Elementary Percent Growth		4.61%	4.14%	4.17%	3.15%	5.02%	5.88%	2.43%	2.84%	2.91%	2.01%	2.07%
Bastrop Middle / Middle #3	1,600	875	1,377	1,497	1,656	1,775	1,809	1,871	1,981	2,135	2,225	2,295
Cedar Creek Middle / Middle #4	1,850	1,059	1,611	1,698	1,828	1,859	1,890	1,934	2,058	2,189	2,282	2,357
MIDDLE SCHOOL TOTALS	5,200	2,825	2,988	3,195	3,484	3,634	3,699	3,805	4,039	4,325	4,507	4,652
Middle School Absolute Growth		40	163	207	289	150	65	107	233	286	182	145
Middle School Percent Growth		1.44%	5.77%	6.92%	9.05%	4.30%	1.79%	2.88%	6.13%	7.08%	4.21%	3.22%
Bastrop High School	1,850	1,767	1,740	1,696	1,706	1,747	1,885	2,066	2,211	2,290	2,420	2,527
Cedar Creek High School	2,150	2,145	2,235	2,275	2,301	2,385	2,486	2,662	2,729	2,774	2,900	3,013
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	4,346	4,382	4,507	4,746	5,103	5,315	5,439	5,695	5,915
High School Absolute Growth		51	63	-4	36	125	239	357	212	124	256	220
High School Percent Growth		1.20%	1.47%	-0.09%	0.83%	2.85%	5.30%	7.52%	4.15%	2.33%	4.71%	3.86%
DISTRICT TOTALS	17,311	13,373	13,858	14,333	14,872	15,499	16,236	16,888	17,561	18,210	18,818	19,361
District Absolute Growth		367	485	475	539	627	737	653	672	649	608	543
District Percent Growth		2.8%	3.6%	3.4%	3.8%	4.2%	4.8%	4.0%	4.0%	3.7%	3.3%	2.9%

Yellow box = exceeds capacity with portables



Key Takeaways

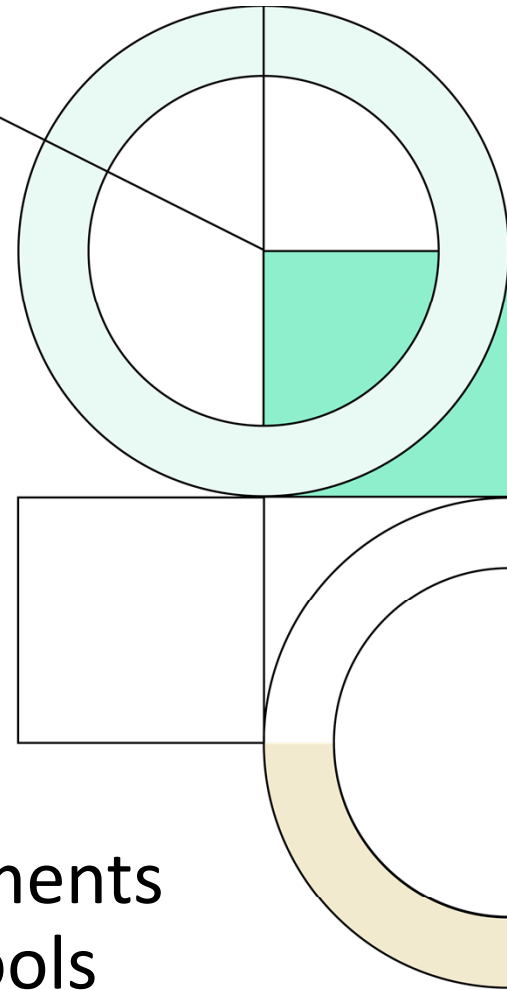
Enrollment Projections



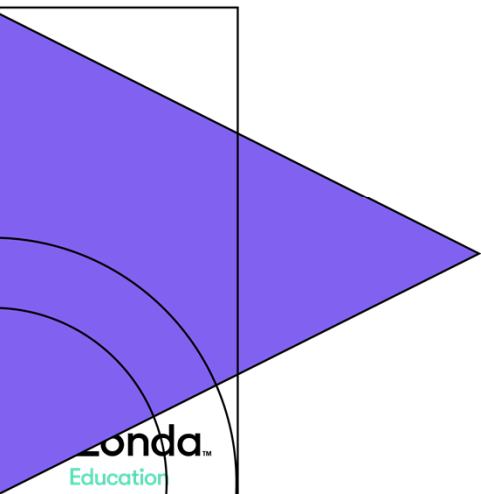
- Economic growth is increasing throughout the Bastrop/Del Valle area
- So far in 2024, new home sales in Bastrop ISD account for 28% of total home sales
- The district has 31 actively building subdivisions with nearly 4,200 lots available to build on
- BISD has 19 future subdivisions with over 21,600 lots in the planning stages
- Groundwork is underway on more than 1,900 lots within 11 subdivisions
- Bastrop ISD is forecasted to enroll more than 16,200 students by 2029/30 and more than 19,300 by 2034/35



Bastrop Independent School District



Proposed 25/26 Boundary Adjustments For Elementary and Middle Schools

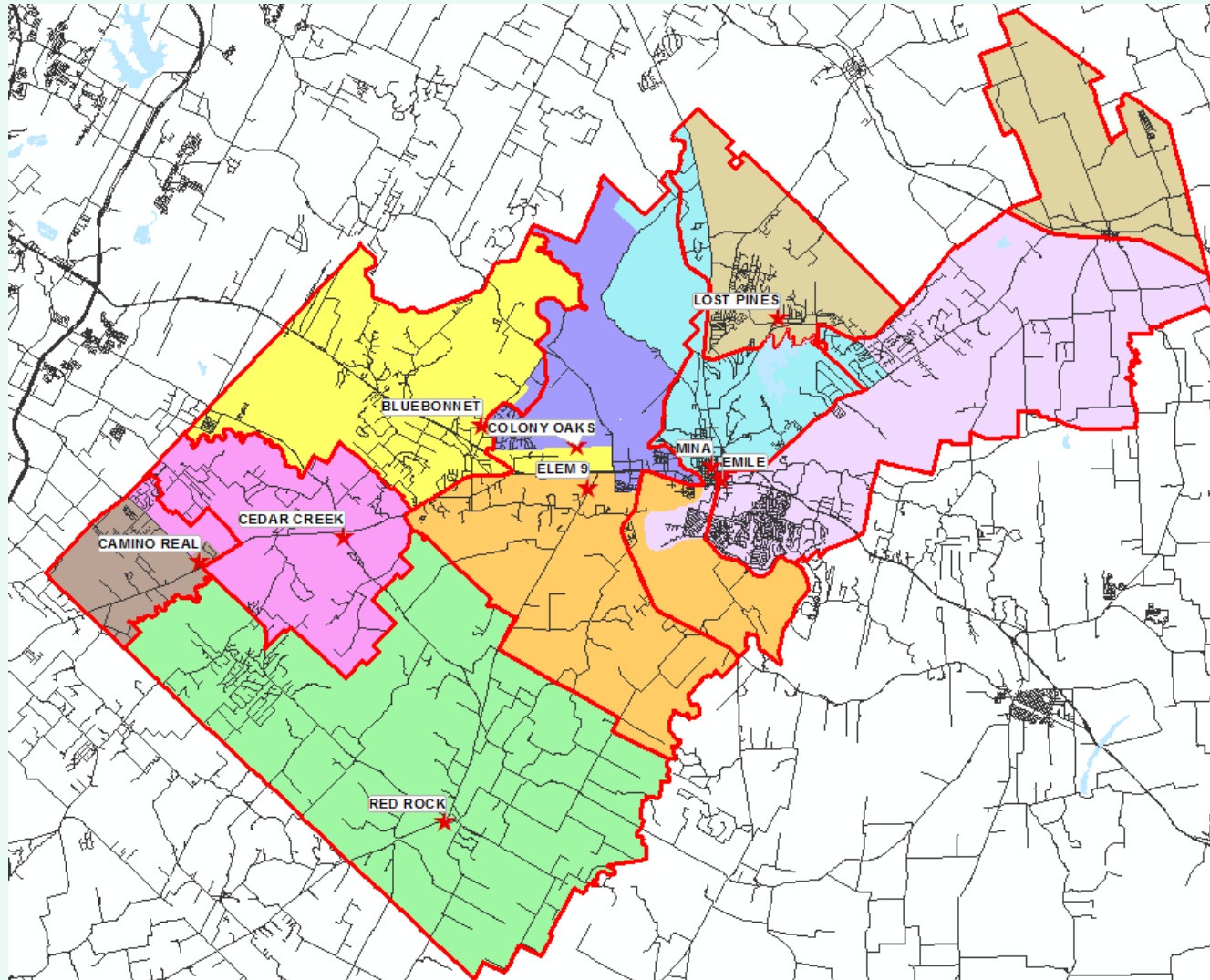




Elementary 9 – 25/26 Attendance Boundary Proposal

- BLUEBONNET
- CAMINO REAL
- CEDAR CREEK
- COLONY OAKS
- ELEM 9
- EMILE
- LOST PINES
- MINA
- RED ROCK

2024-25 Elementary Boundaries





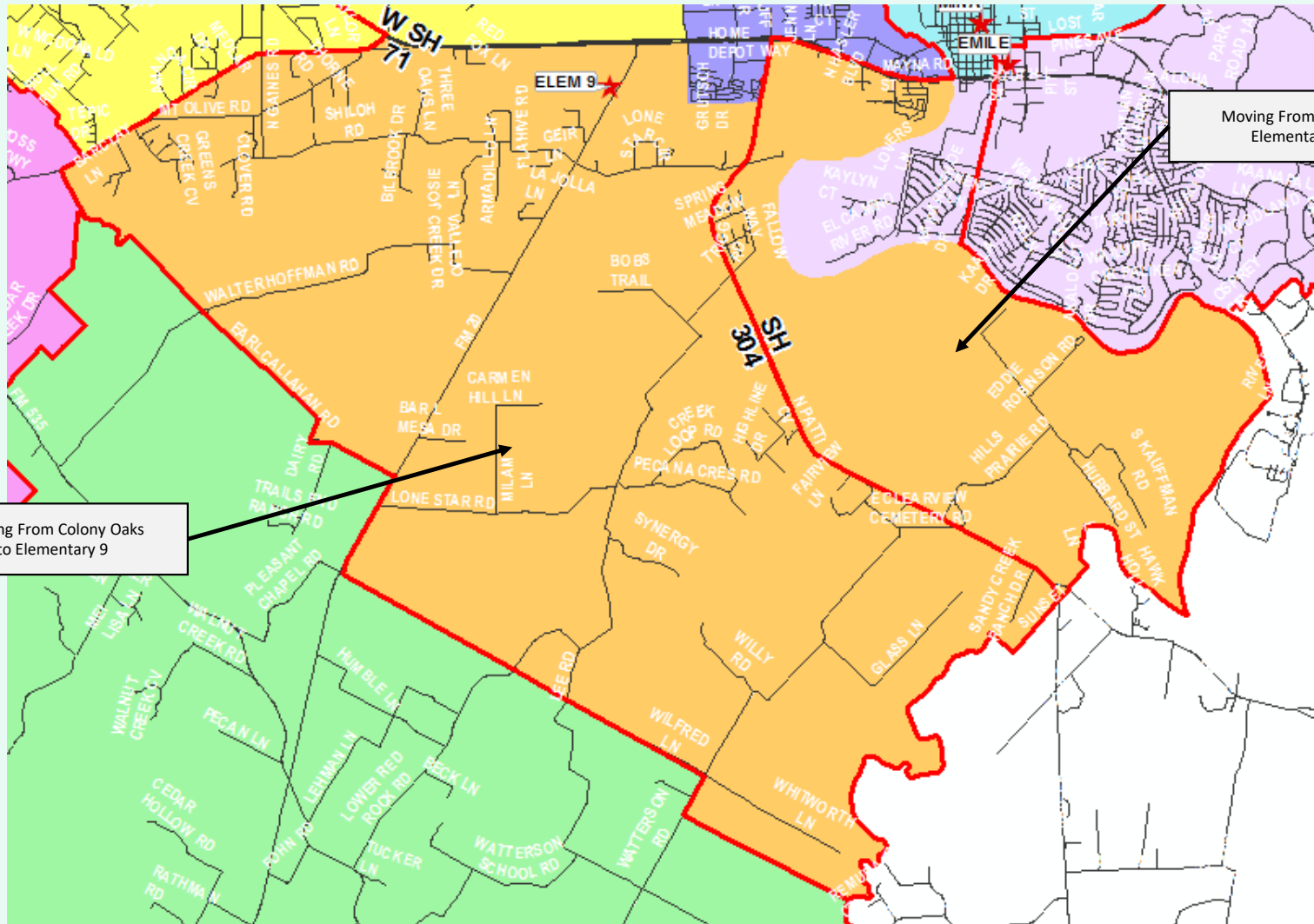
Elementary 9 – 25/26 Attendance Boundary Proposal

- BLUEBONNET
- CAMINO REAL
- CEDAR CREEK
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- EMILE
- LOST PINES
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- RED ROCK

2024-25 Elementary Boundaries

Moving From Colony Oaks to Elementary 9

Moving From Mina to Elementary 9

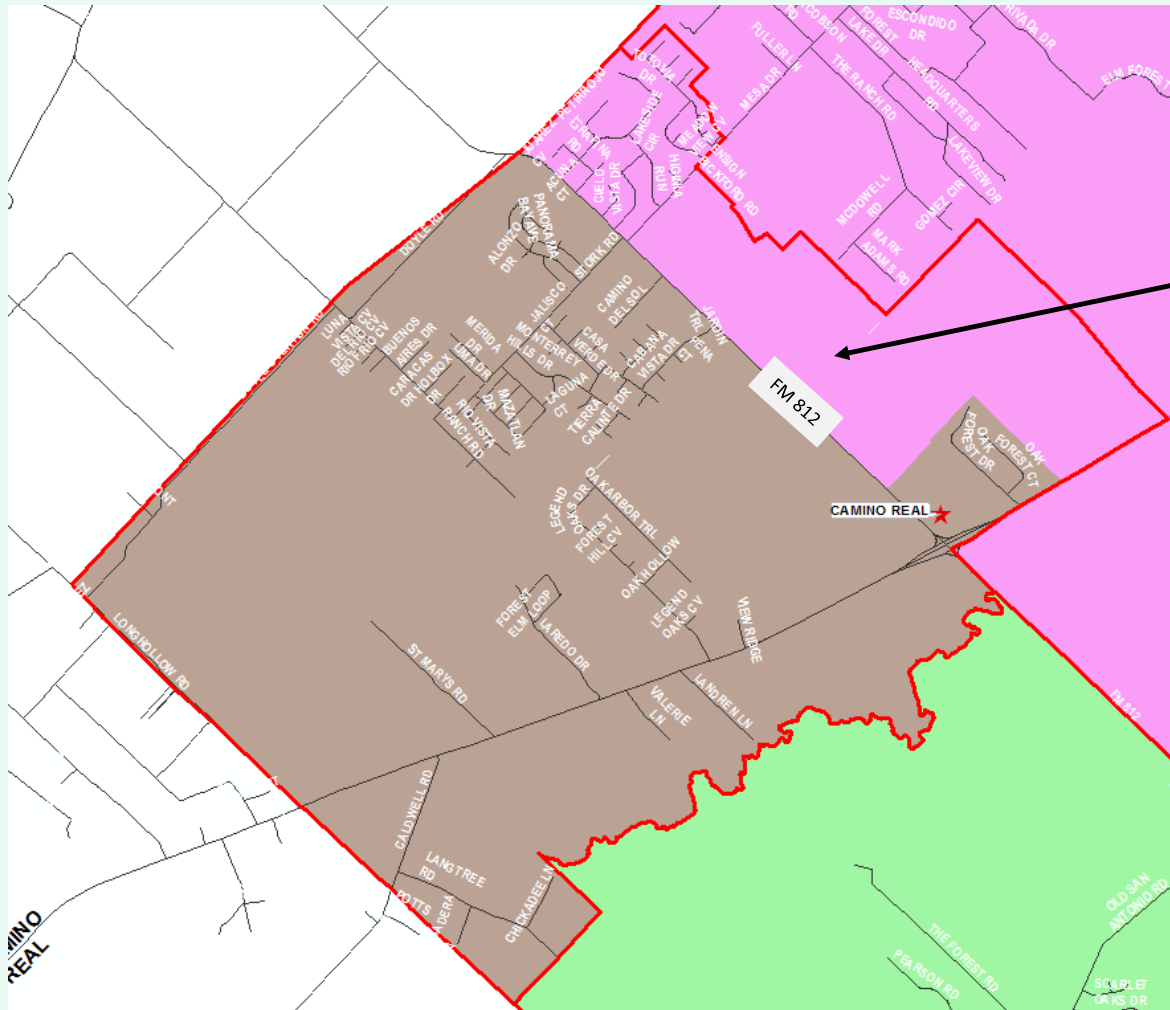




Camino Real – 25/26 Attendance Boundary Proposal

- BLUEBONNET
- CAMINO REAL
- CEDAR CREEK
- COLONY OAKS
- ELEM 9
- EMILE
- LOST PINES
- MINA
- RED ROCK

2024-25 Elementary Boundaries



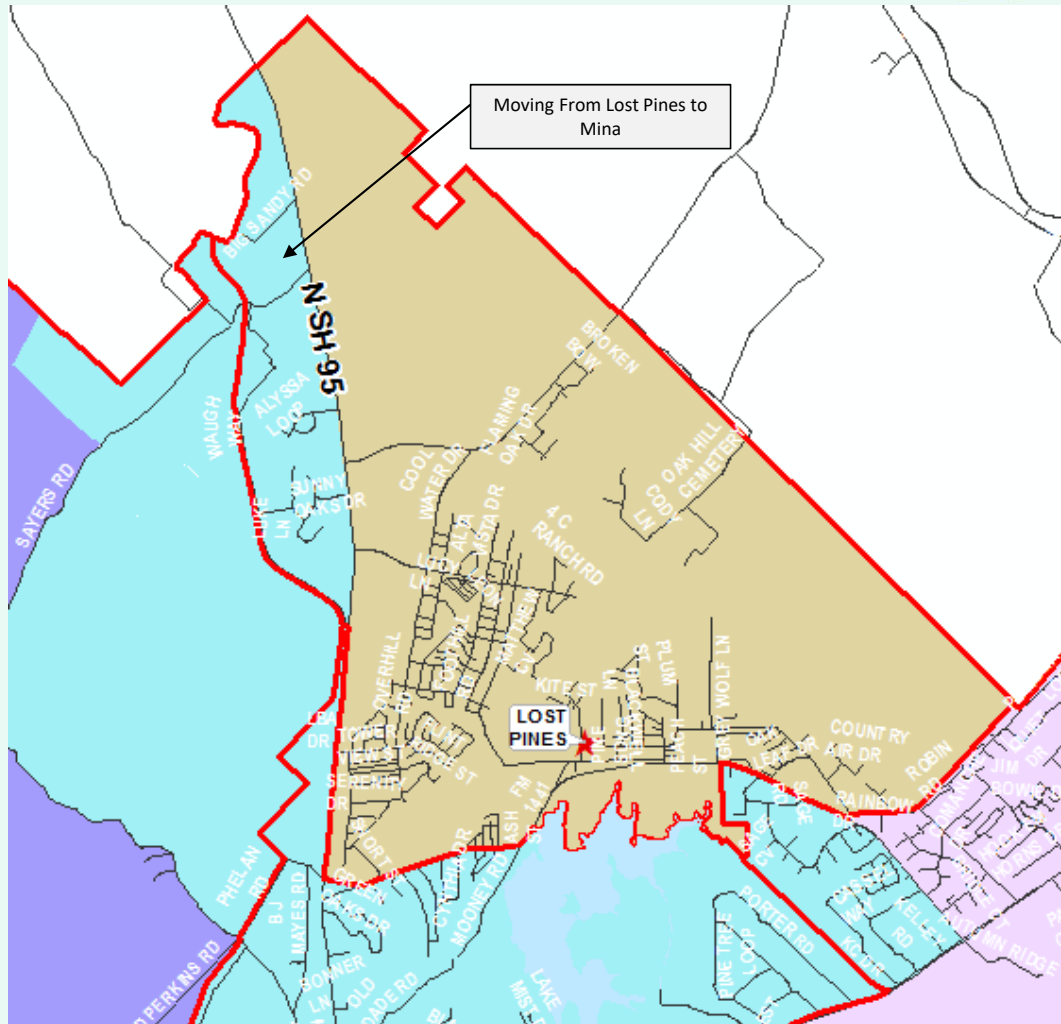
Moving From Camino Real to Cedar Creek



Lost Pines – 25/26 Attendance Boundary Proposal

- BLUEBONNET
- CAMINO REAL
- CEDAR CREEK
- COLONY OAKS
- ELEM 9
- EMILE
- LOST PINES
- MINA
- RED ROCK

2024-25 Elementary Boundaries

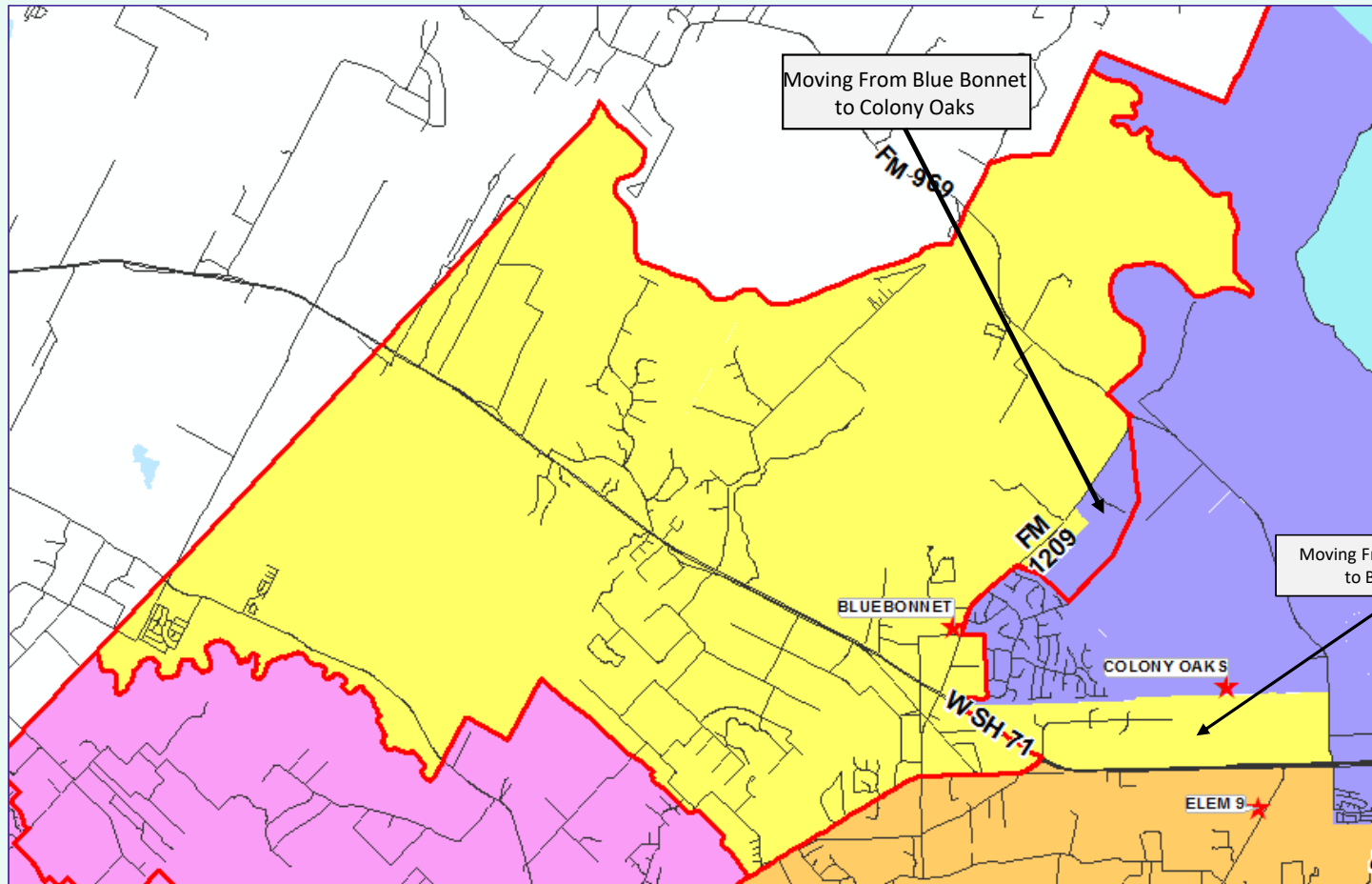




Bluebonnet – 25/26 Attendance Boundary Proposal

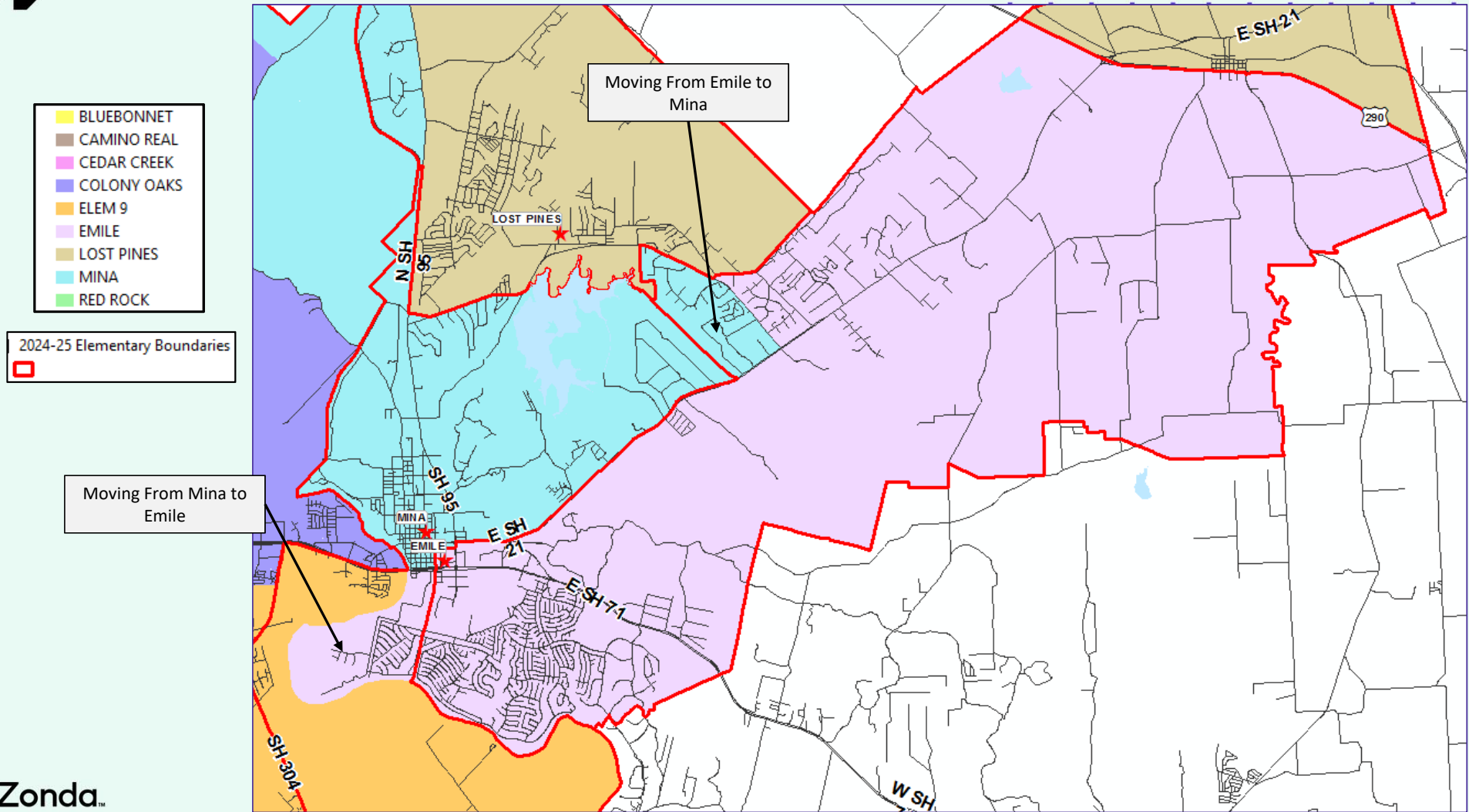
- BLUEBONNET
- CAMINO REAL
- CEDAR CREEK
- COLONY OAKS
- ELEM 9
- EMILE
- LOST PINES
- MINA
- RED ROCK

2024-25 Elementary Boundaries



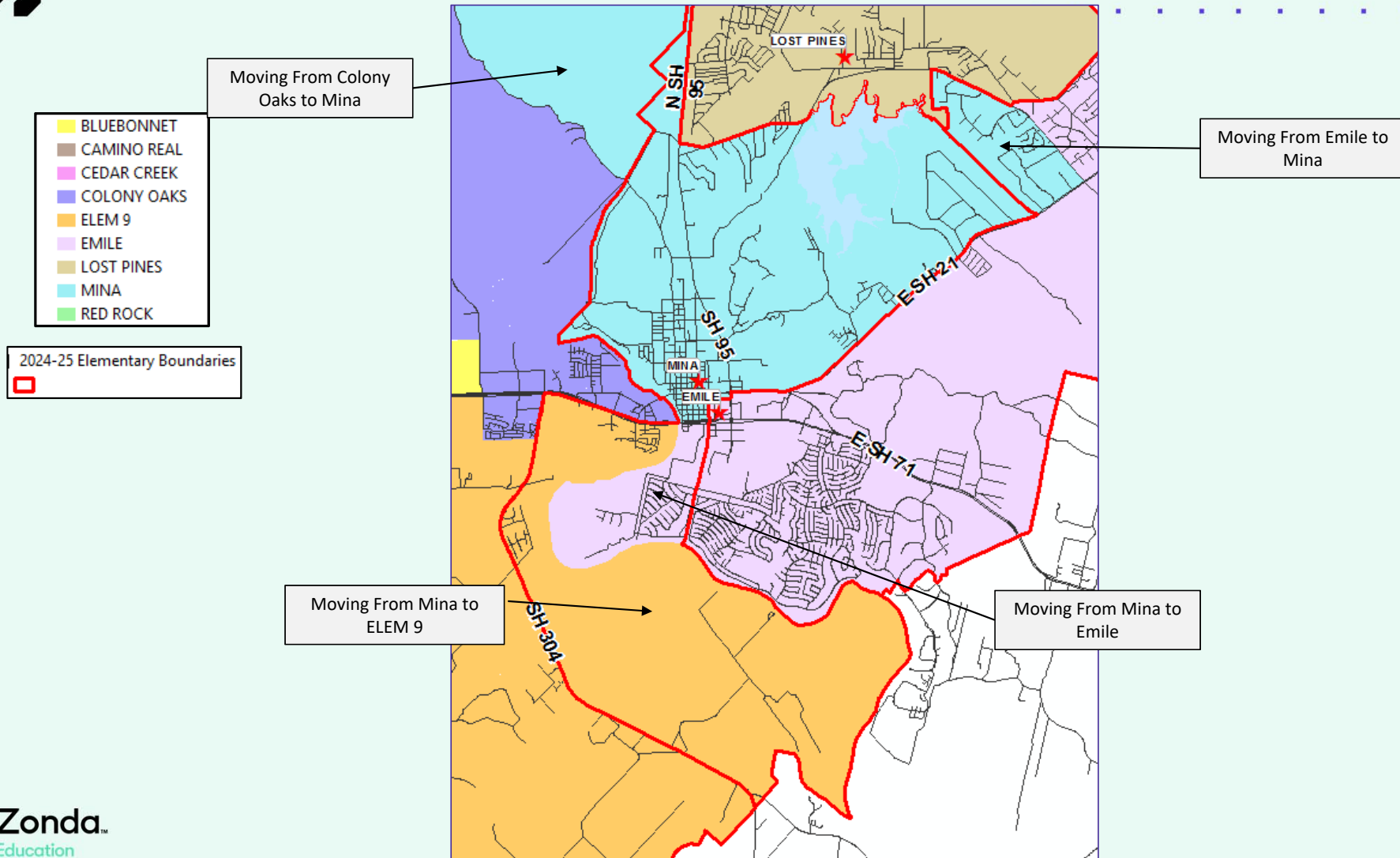


Emile – 25/26 Attendance Boundary Proposal





Mina – 25/26 Attendance Boundary Proposal



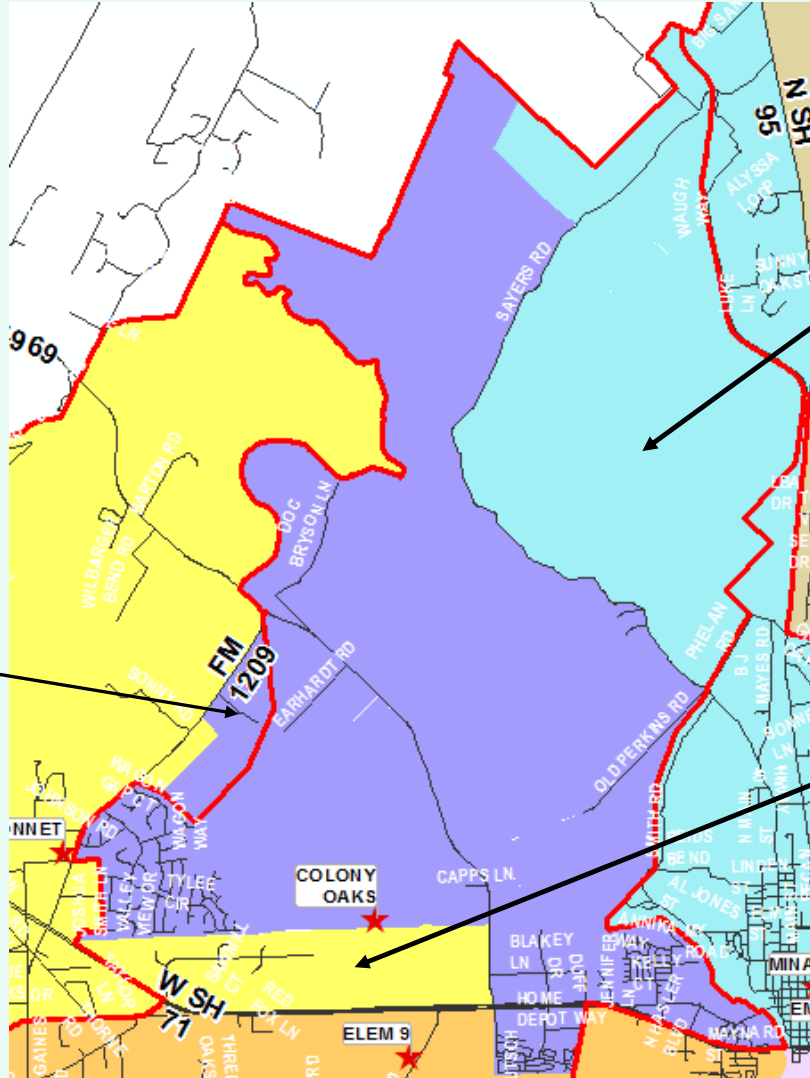


Colony Oaks – 25/26 Attendance Boundary Proposal

- BLUEBONNET
- CAMINO REAL
- CEDAR CREEK
- COLONY OAKS
- ELEM 9
- EMILE
- LOST PINES
- MINA
- RED ROCK

2024-25 Elementary Boundaries

Moving From Bluebonnet to Colony Oaks



Moving From Colony Oaks to Mina

Moving From Colony Oaks to Bluebonnet

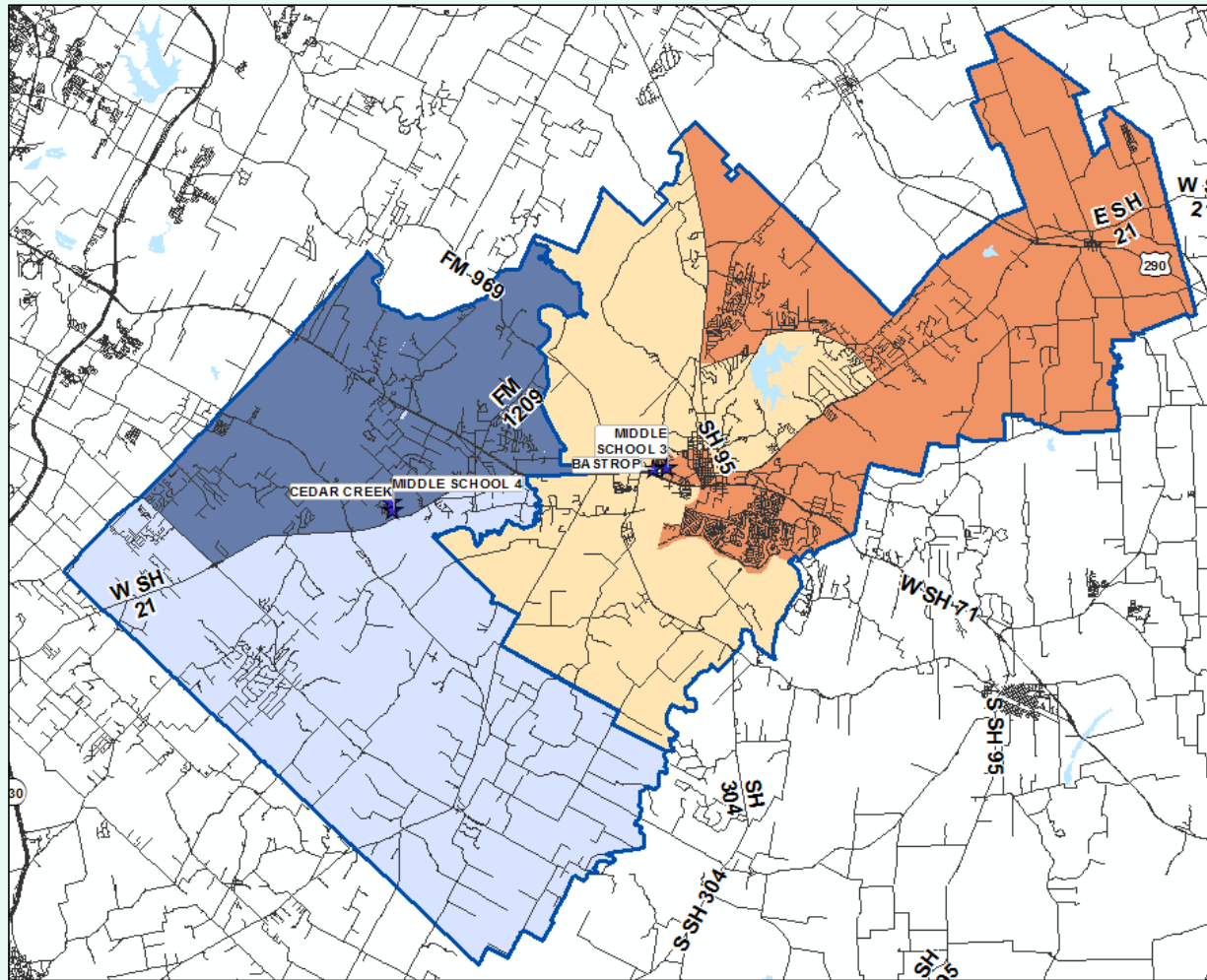
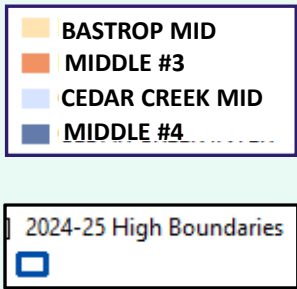


Elementary Forecast Report

SCHOOL	CAPACITY	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
BLUEBONNET	926	772	801	832	830	855	877	915	964	1,008	1,047	1,093
CAMINO REAL	750	715	734	730	761	777	802	815	826	836	841	849
CEDAR CREEK	965	875	930	973	996	1,034	1,085	1,115	1,138	1,162	1,184	1,211
COLONY OAKS	750	558	637	742	873	1,026	1,212	1,257	1,347	1,441	1,491	1,547
ELEM 9	900	473	515	556	589	641	703	745	806	848	873	909
EMILE	750	659	674	704	717	745	785	805	826	850	877	908
LOST PINES	882	802	799	802	784	795	816	811	804	801	803	801
MINA	750	629	647	665	680	714	732	729	713	714	707	700
RED ROCK	838	778	781	787	773	776	777	791	788	789	791	786
TOTAL	7,511	6,261	6,518	6,791	7,003	7,363	7,789	7,983	8,212	8,449	8,614	8,804



Proposed 25/26 Boundary - New 6th-8th Middle School





Proposed 25/26 Boundary – Middle School #3 & #4 Forecast Report

SCHOOL	CAPACITY	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
BASTROP	850	587	644	719	815	885	923	963	1,026	1,122	1,188	1,225
CEDAR CREEK	900	777	804	831	879	878	895	904	955	1,001	1,027	1,046
MIDDLE SCHOOL 3	900	701	722	768	839	882	886	907	943	1,005	1,052	1,073
MIDDLE SCHOOL 4	900	760	817	880	959	982	1,002	1,032	1,110	1,195	1,261	1,314
TOTAL	3,550	2,825	2,987	3,198	3,492	3,627	3,706	3,806	4,034	4,323	4,528	4,658