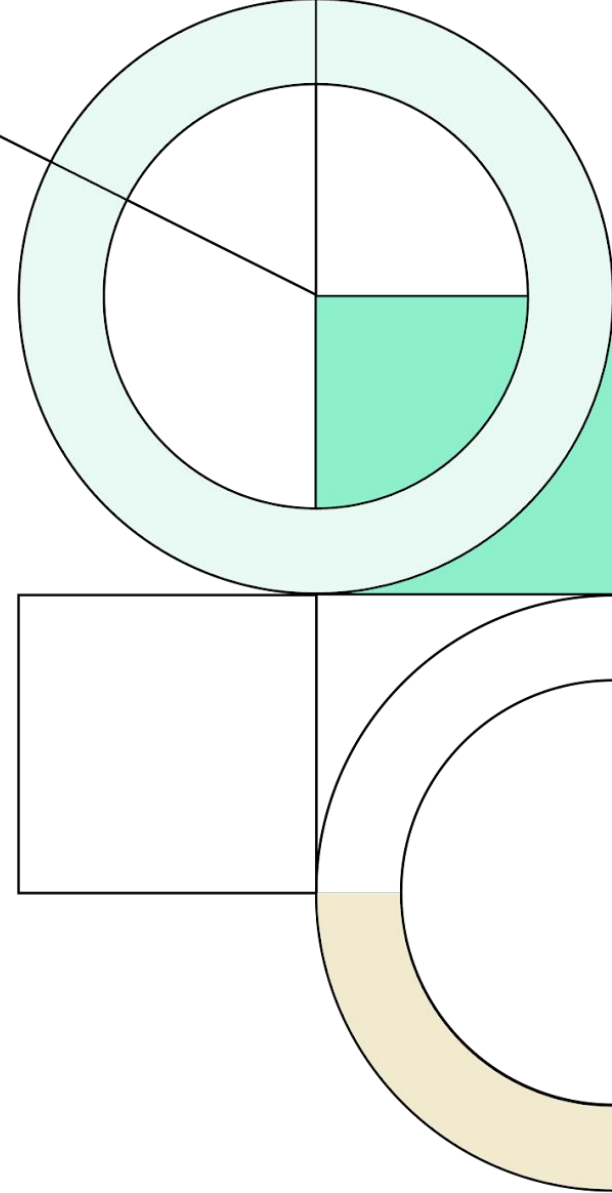




Bastrop Independent School District

Fall 2022

Demographic Report





Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	54	374	675	700	801	776	833	845	910	897	844	957	889	818	708	11,081		
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	42	455	817	824	837	780	791	872	852	956	947	1,207	967	874	773	11,994	589	5.16%
2022/23	42	490	773	906	848	861	814	793	904	931	1,019	1,187	1,111	959	763	12,401	407	3.39%

Yellow Box = Highest grade per year

Green Box = Second highest grade per year

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INTER	MID	HIGH
3 year avg	0.951	1.047	1.003	1.095	1.015	1.037	1.049	1.014	1.023	1.057	1.051	1.220	0.928	0.980	0.897	1.040	1.019	1.054	1.006
2019/20	0.907	1.176	1.145	1.099	1.034	1.022	1.064	1.079	1.037	1.026	1.020	1.172	0.891	0.960	0.907	1.073	1.058	1.023	0.982
2020/21	0.898	0.857	0.940	1.043	0.978	1.008	1.021	0.996	0.998	1.011	1.019	1.138	0.935	1.002	0.914	0.998	0.997	1.015	0.997
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	1.000	1.077	0.946	1.109	1.029	1.029	1.044	1.003	1.037	1.093	1.066	1.253	0.920	0.992	0.873	1.031	1.020	1.079	1.010

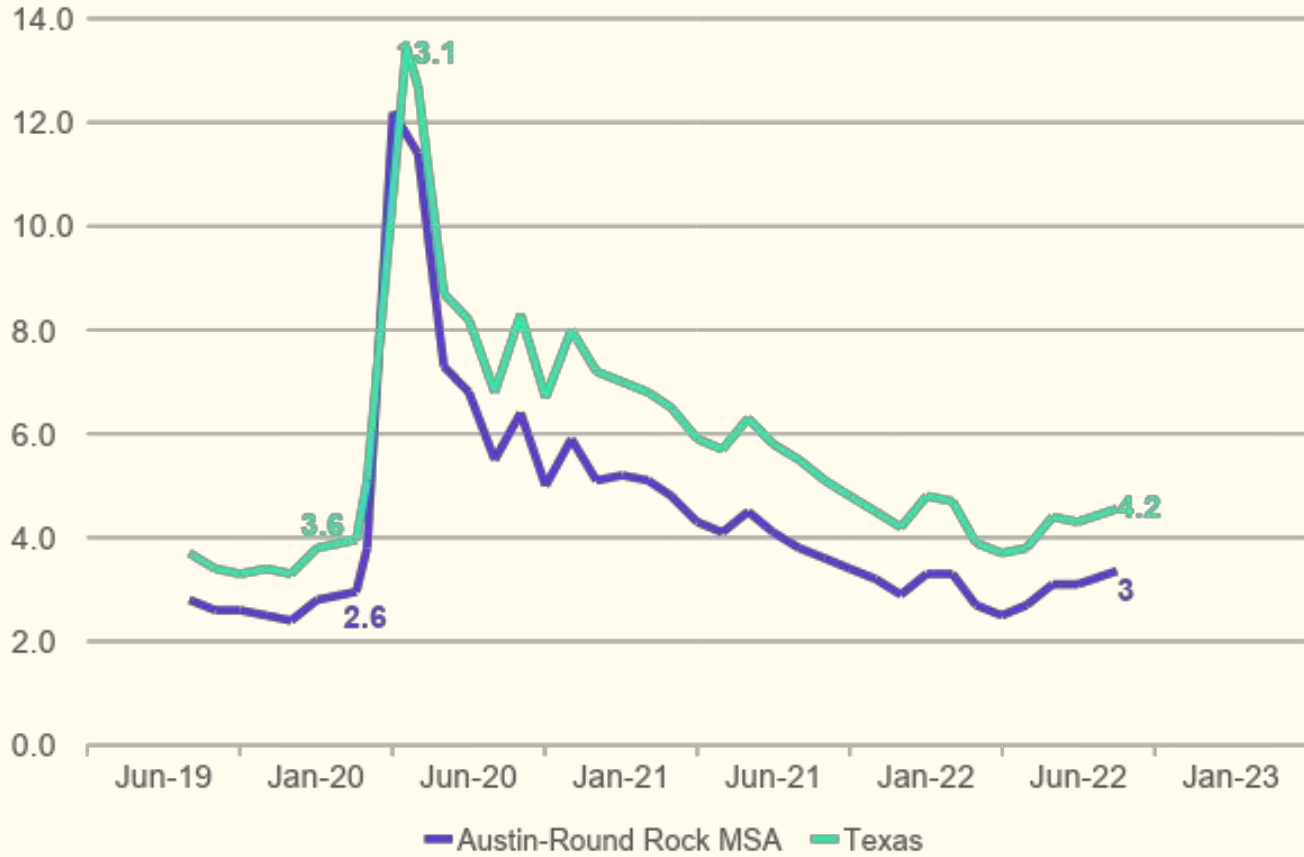
- Bastrop ISD enrollment grew 407 students this fall as housing growth continues to increase
- The district saw historically higher cohorts in EE & 7th grade
- The middle school level had the highest average cohort



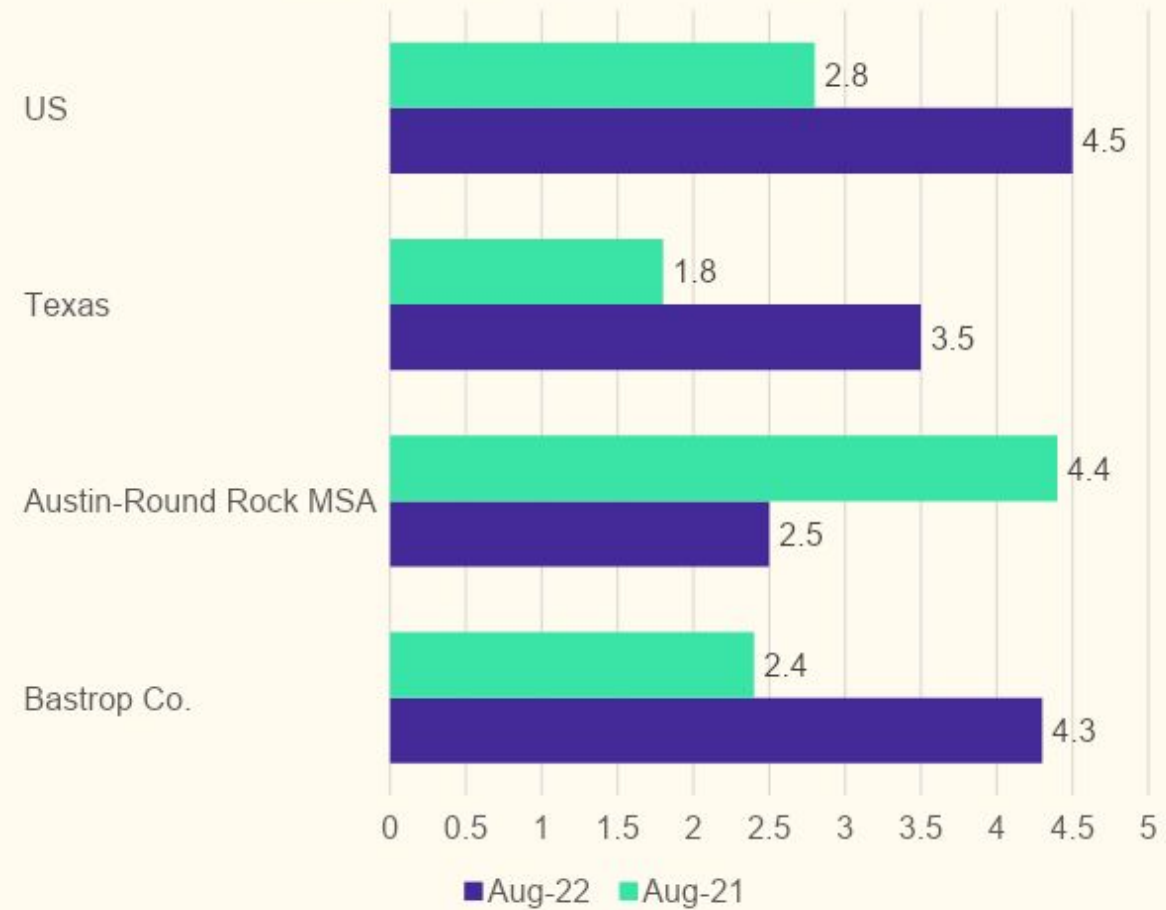


Local Economic Conditions

Unemployment Rate, Aug 2019 - Aug 2022



Unemployment Rate, Year Over Year





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
- Anticipate opening Phase 1 in August 2023

204



Source: Austin Business Journal



Local Economic Conditions

TCS Mechanical

- Relocated headquarters and manufacturing space to 897 Hwy 71 in August 2022
- Spans 55,000 sq. ft. to provide plumbing, process piping, and mechanical services to businesses in the Austin area
- Clients include Samsung, NXP semiconductor, Micron Semiconductor, University of Texas, and more
- Will bring 150 jobs to the area with a projection to grow to 600 jobs by 2023



SpaceX/Starlink

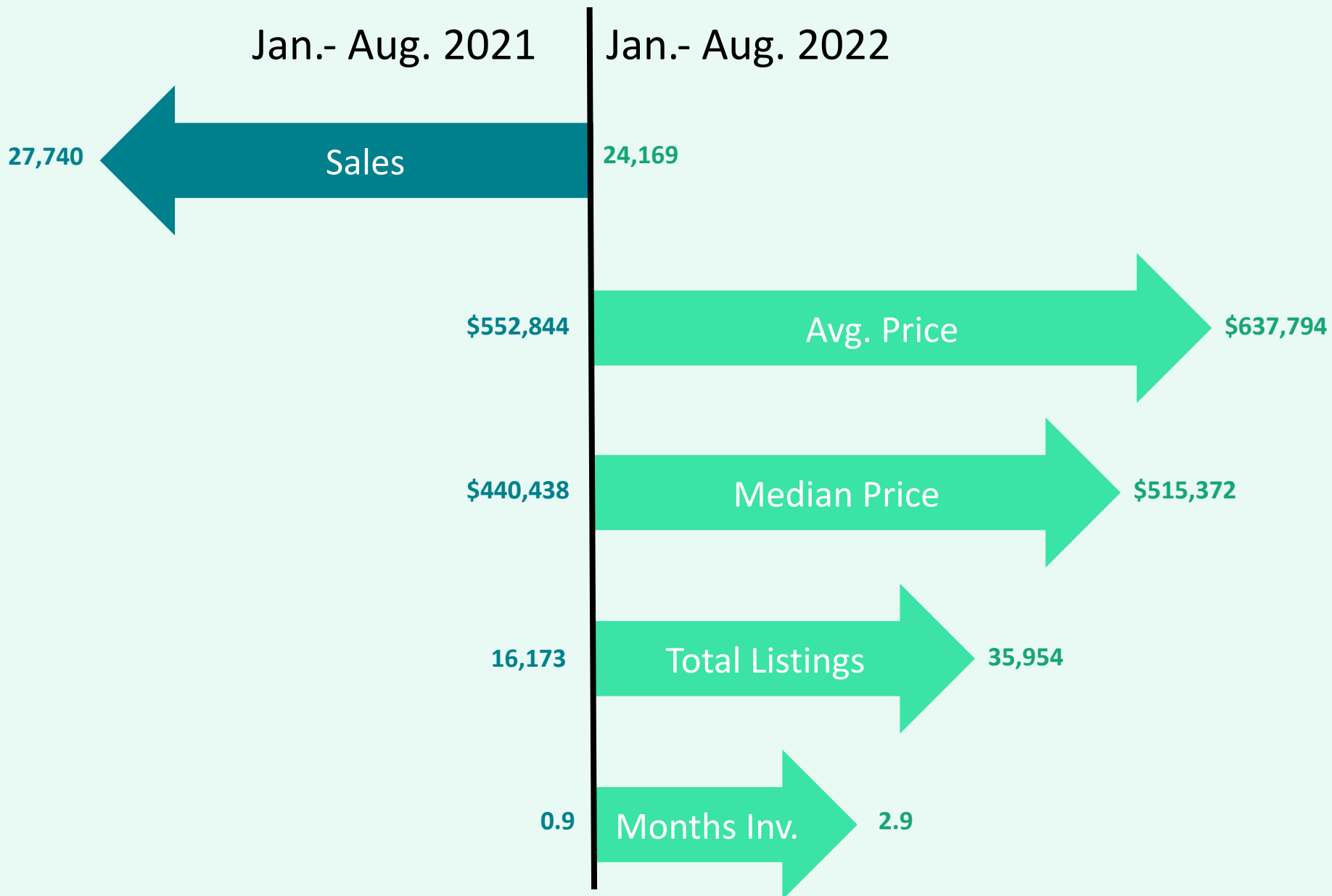
- SpaceX plans to construct manufacturing facility off FM 1209 in Bastrop County
- Listed under the name “Project Echo” as a 521,521 sq. ft. shell building, no other concrete details are currently available
- Construction on site anticipated to begin October 2022 with plans to complete June 2023
- Estimated total cost of \$43 million
- Positions include software development, product design & development, and Starlink development
- Anticipated to bring 575 new jobs to the area





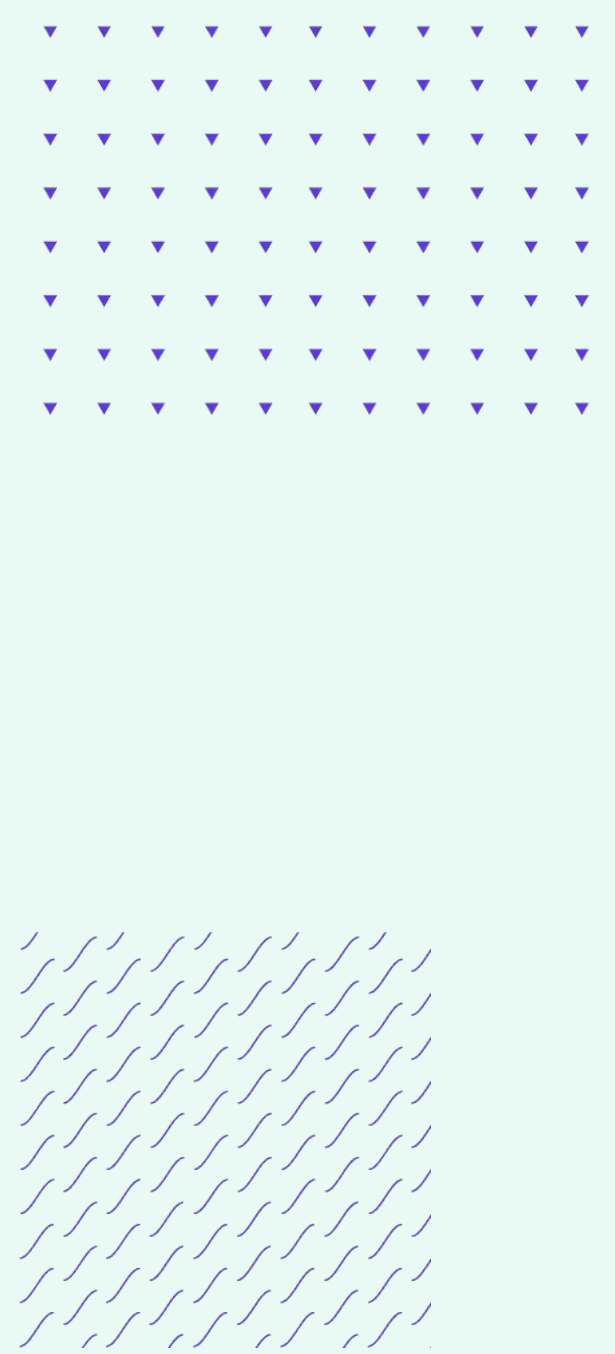
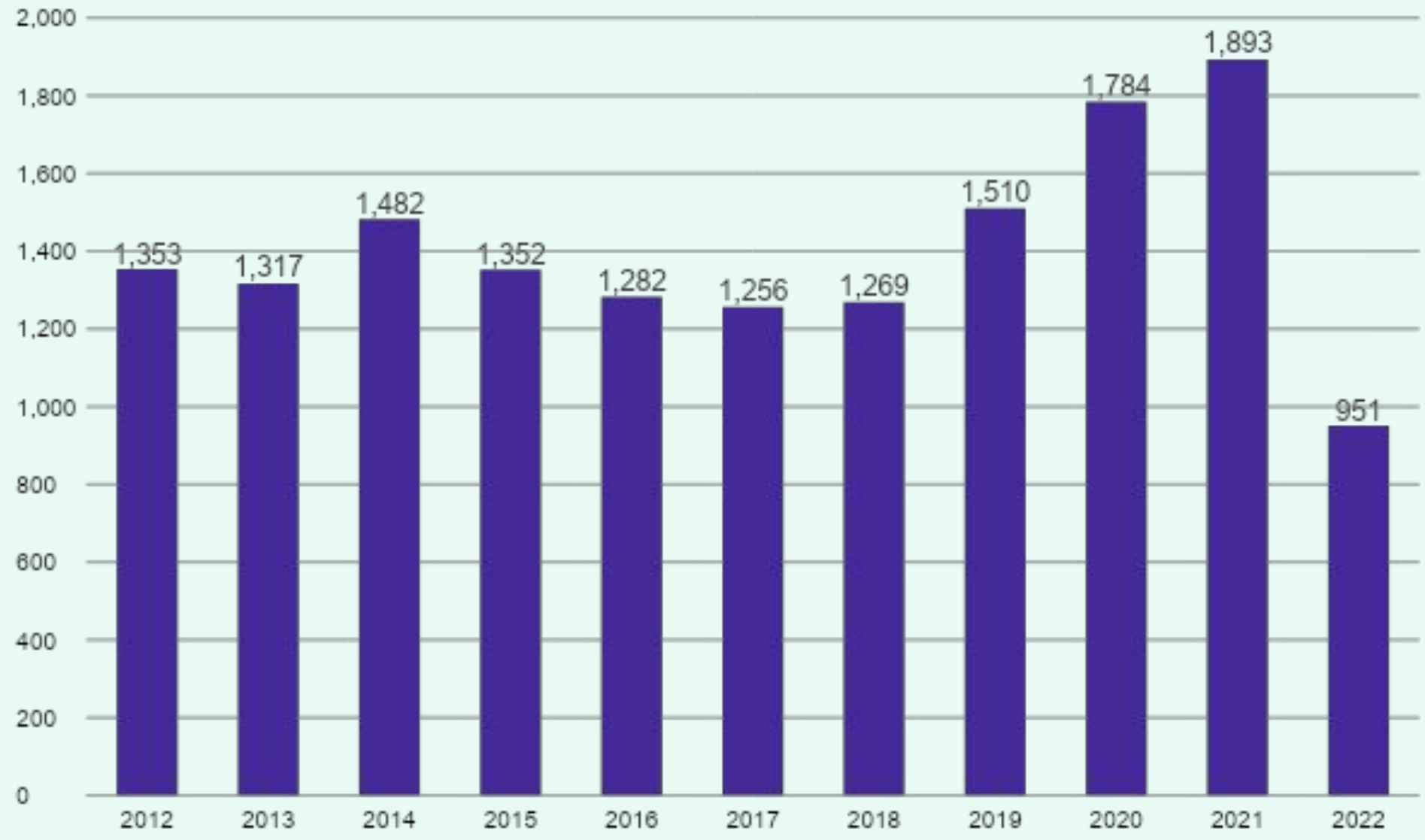
Austin-Round Rock MSA Housing Market Trends

YOY Housing Trends





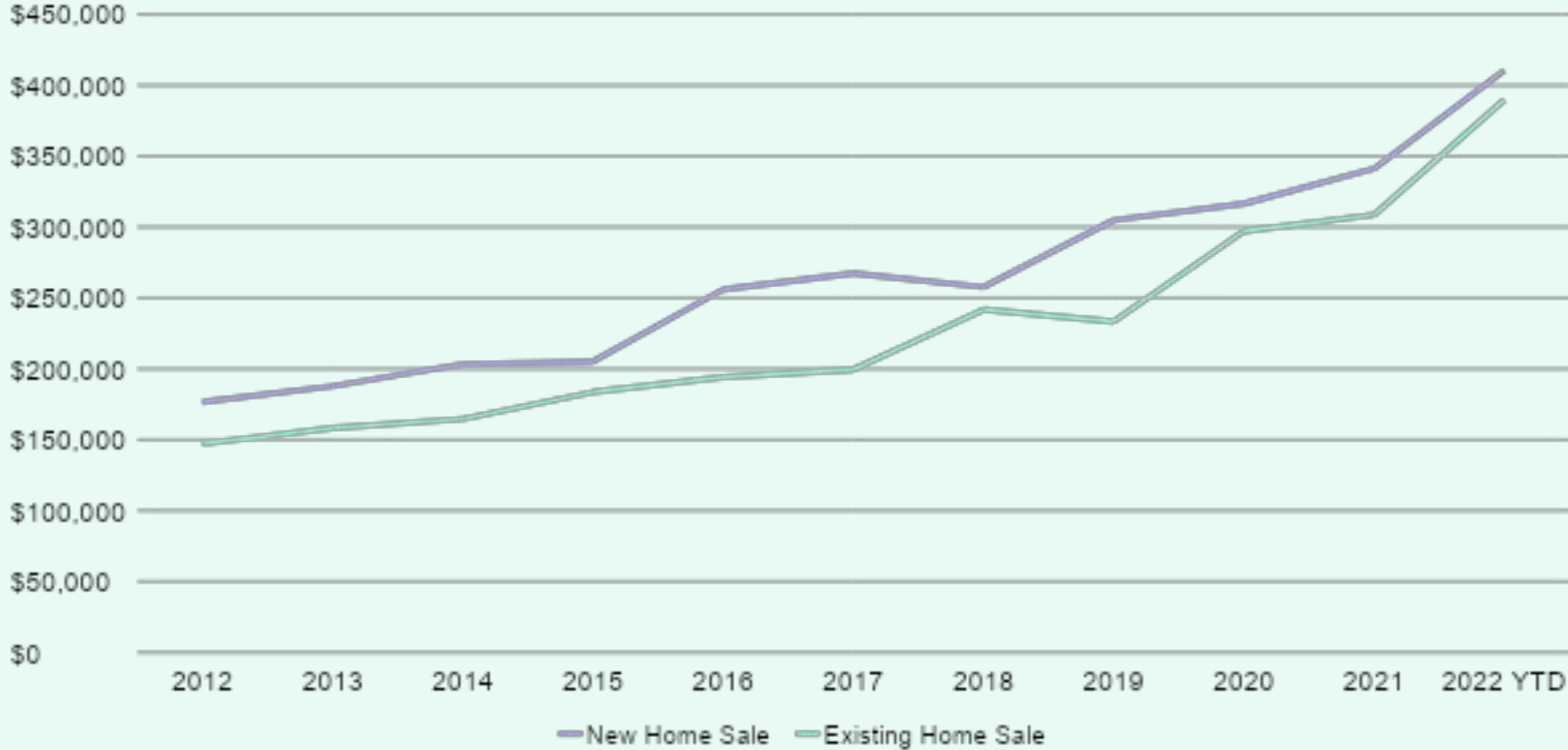
Bastrop ISD Historical Home Sales





Bastrop ISD Home Price Analysis

New v. Existing Home Price, 2011 - 2021



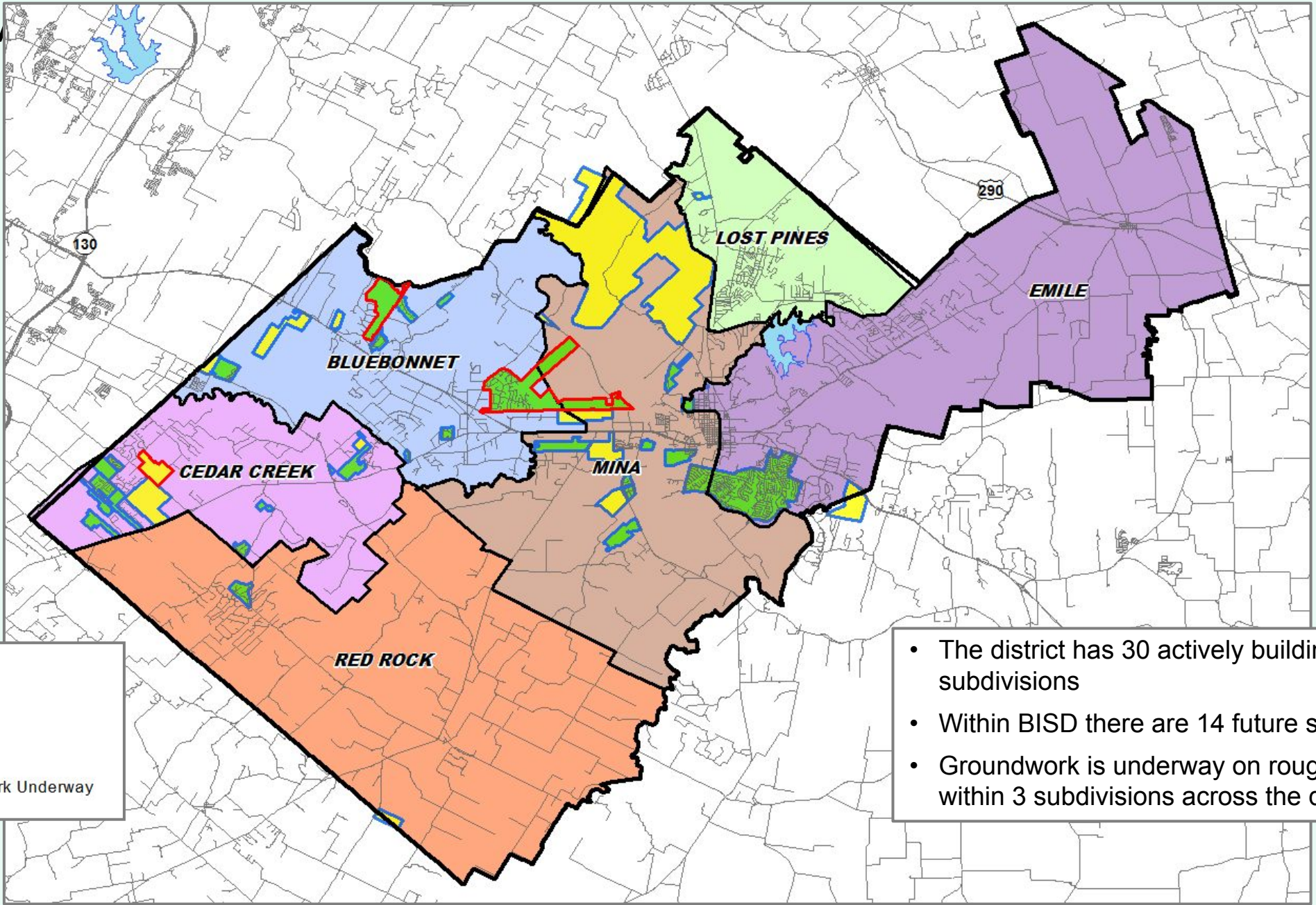
	Avg New Home	Avg Existing Home
2012	\$176,708	\$147,198
2013	\$187,827	\$158,140
2014	\$203,410	\$164,653
2015	\$205,203	\$183,616
2016	\$256,080	\$194,030
2017	\$267,244	\$199,429
2018	\$257,668	\$241,820
2019	\$304,917	\$233,417
2020	\$316,434	\$297,105
2021	\$341,200	\$308,643
2022 YTD	\$410,416	\$389,744

- The average new home sale price in Bastrop ISD has more than doubled since 2012, an increase of approx. \$233,700
- The average existing home sale price within BISSD has more than doubled in the last 10 years, rising \$242,540



District Housing

Overview



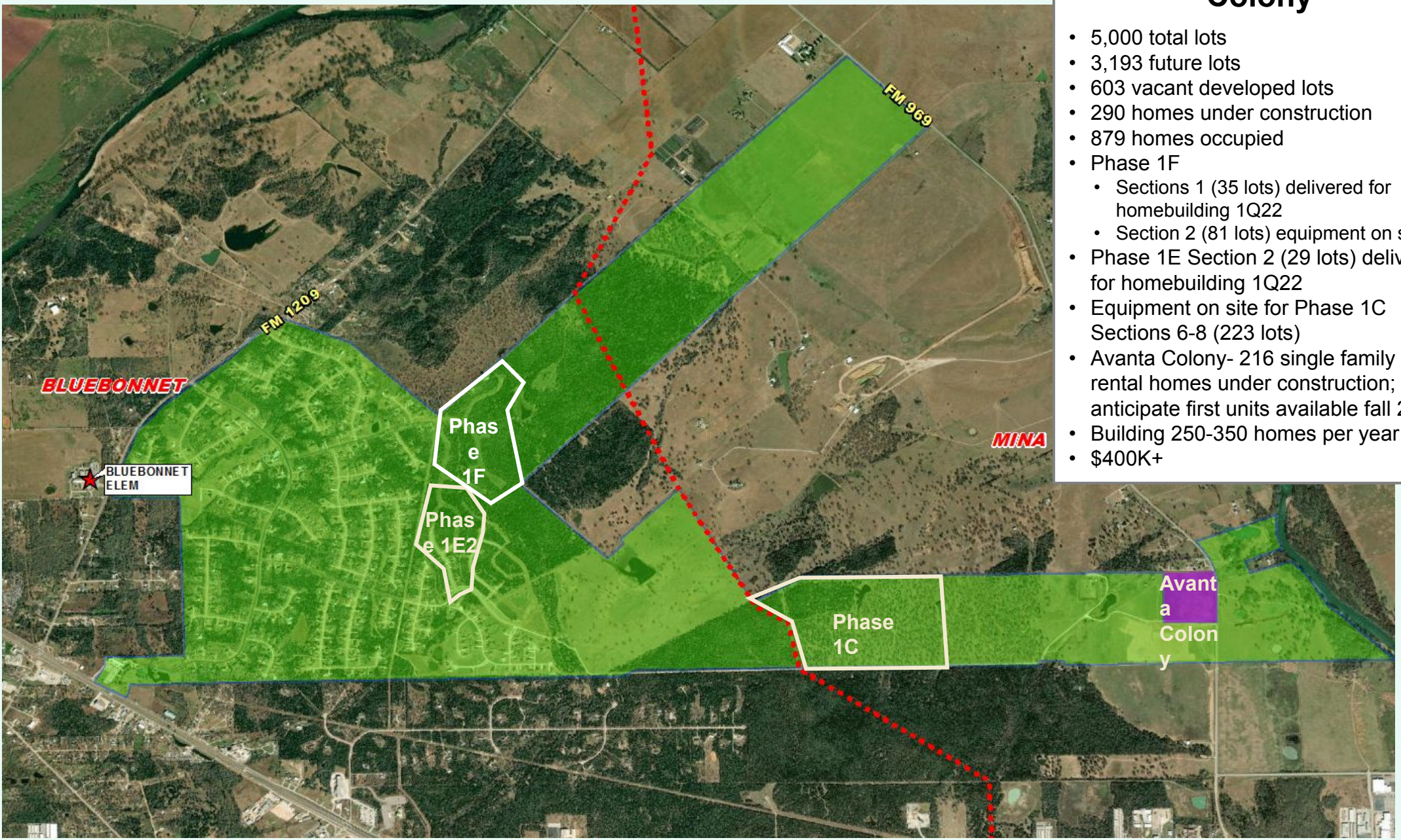
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 30 actively building subdivisions
- Within BISD there are 14 future subdivisions
- Groundwork is underway on roughly 985 lots within 3 subdivisions across the district



Residential Activity



Colony

- 5,000 total lots
- 3,193 future lots
- 603 vacant developed lots
- 290 homes under construction
- 879 homes occupied
- Phase 1F
 - Sections 1 (35 lots) delivered for homebuilding 1Q22
 - Section 2 (81 lots) equipment on site
- Phase 1E Section 2 (29 lots) delivered for homebuilding 1Q22
- Equipment on site for Phase 1C Sections 6-8 (223 lots)
- Avanta Colony- 216 single family rental homes under construction; anticipate first units available fall 2022
- Building 250-350 homes per year
- \$400K+

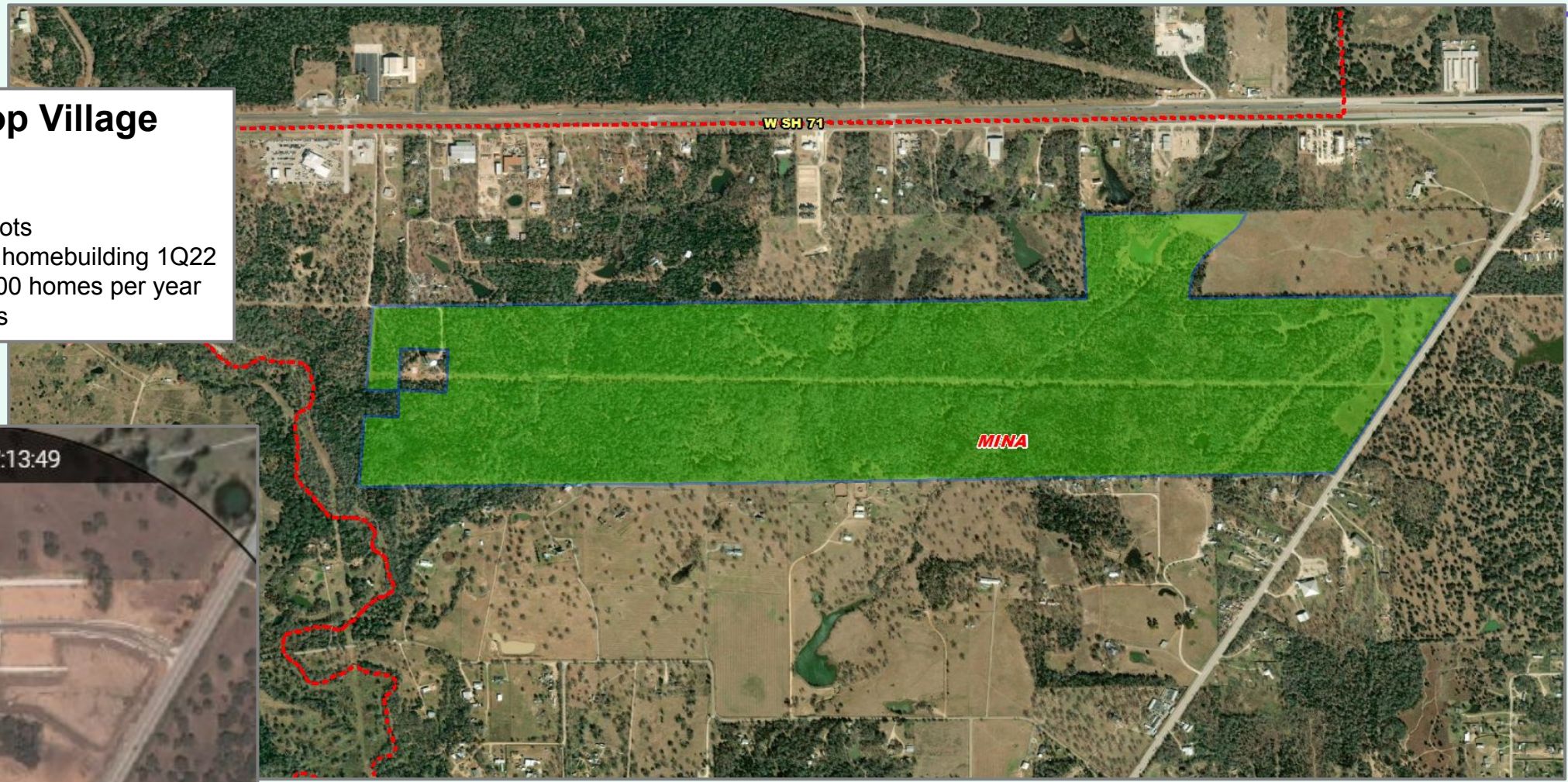


Residential Activity



West Bastrop Village

- 1,500 total lots
- 1,409 future lots
- 91 vacant developed lots
- First lots delivered for homebuilding 1Q22
- Anticipate building ~100 homes per year
- David Weekley Homes





Residential Activity



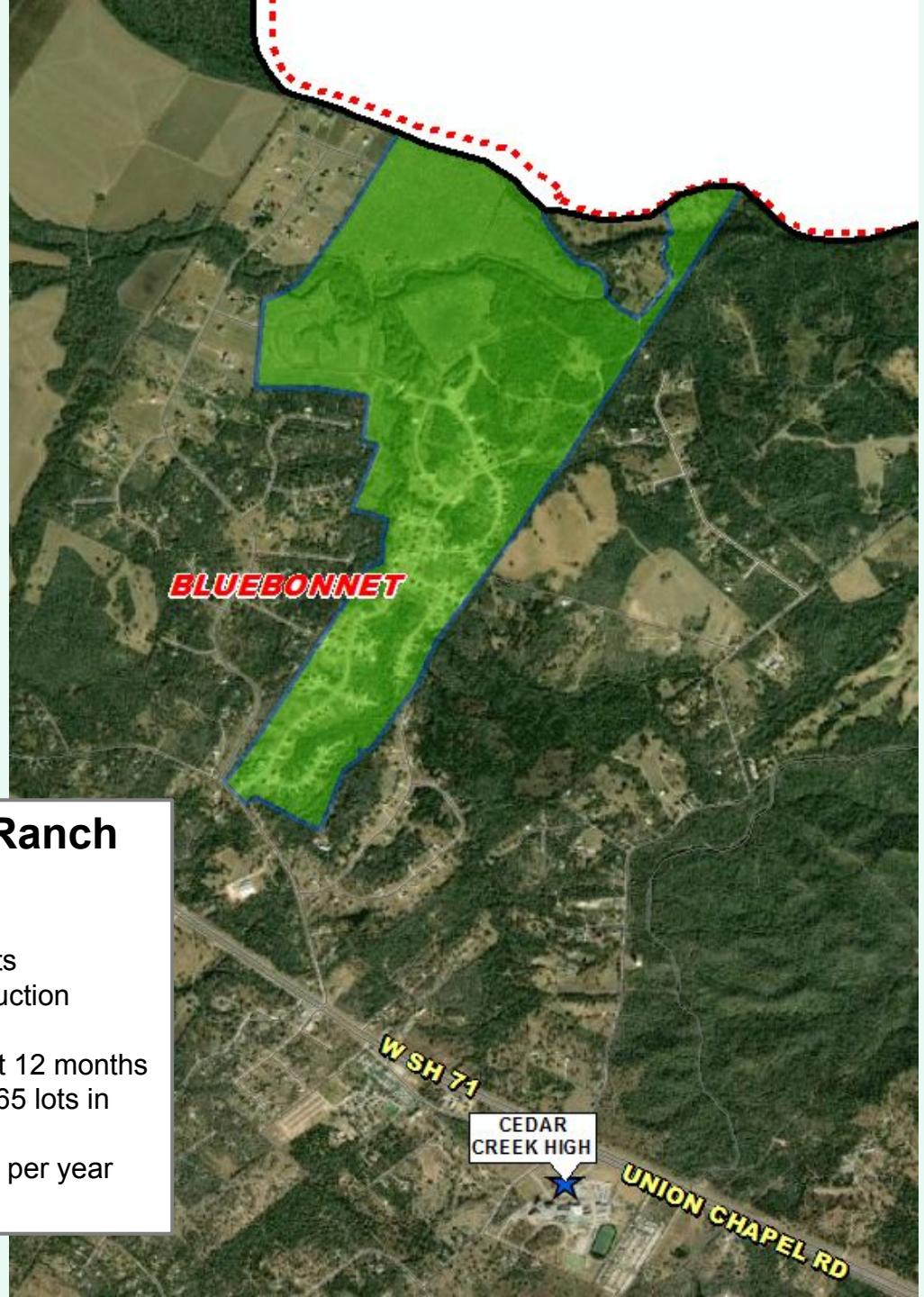
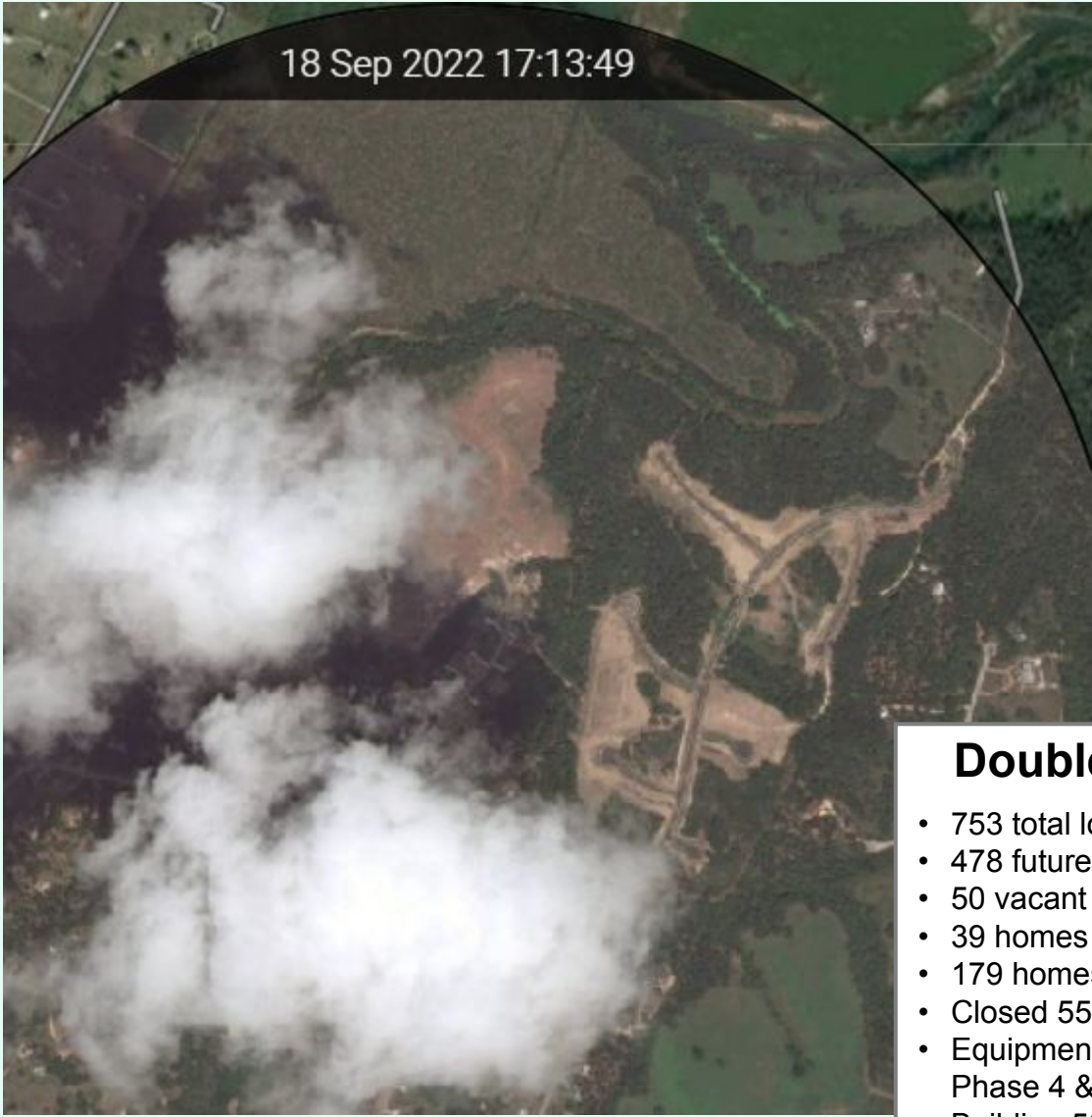
Bastrop Grove

- 337 total lots
- 18 future lots
- 291 vacant developed lots
- 28 homes under construction
- Started 28 homes in 2Q22
- Phase 4, Section 2 (24 lots) delivered for homebuilding 2Q22
- Developer anticipates building 100-120 homes per year
- Lennar Homes
- \$345K+



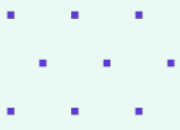
Residential Activity

18 Sep 2022 17:13:49



Double Eagle Ranch

- 753 total lots
- 478 future lots
- 50 vacant developed lots
- 39 homes under construction
- 179 homes occupied
- Closed 55 homes in last 12 months
- Equipment on site for 565 lots in Phase 4 & 5
- Building 50 – 60 homes per year
- \$600K+



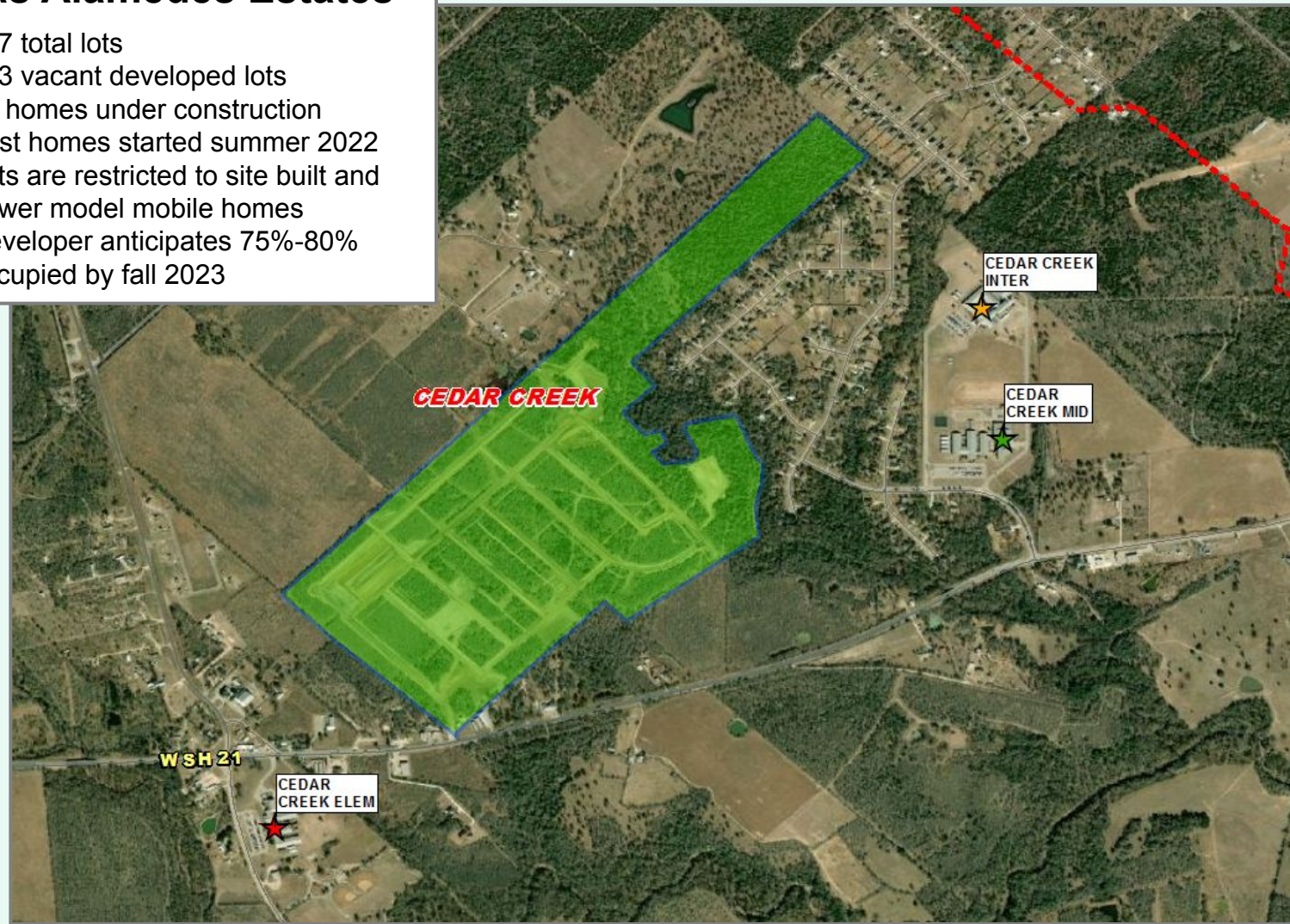


Residential Activity



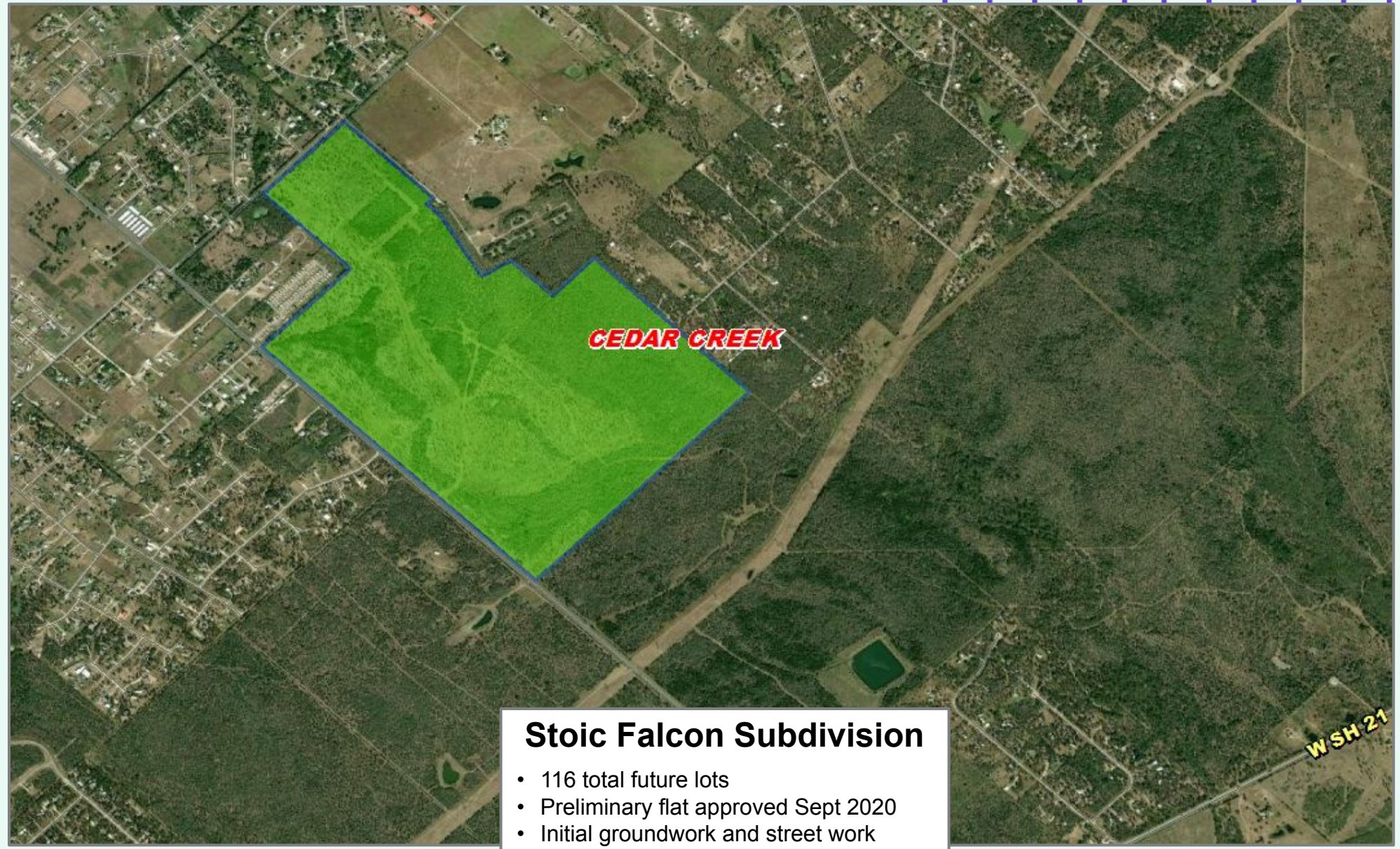
Las Alamedes Estates

- 277 total lots
- 253 vacant developed lots
- 24 homes under construction
- First homes started summer 2022
- Lots are restricted to site built and newer model mobile homes
- Developer anticipates 75%-80% occupied by fall 2023





Residential Activity



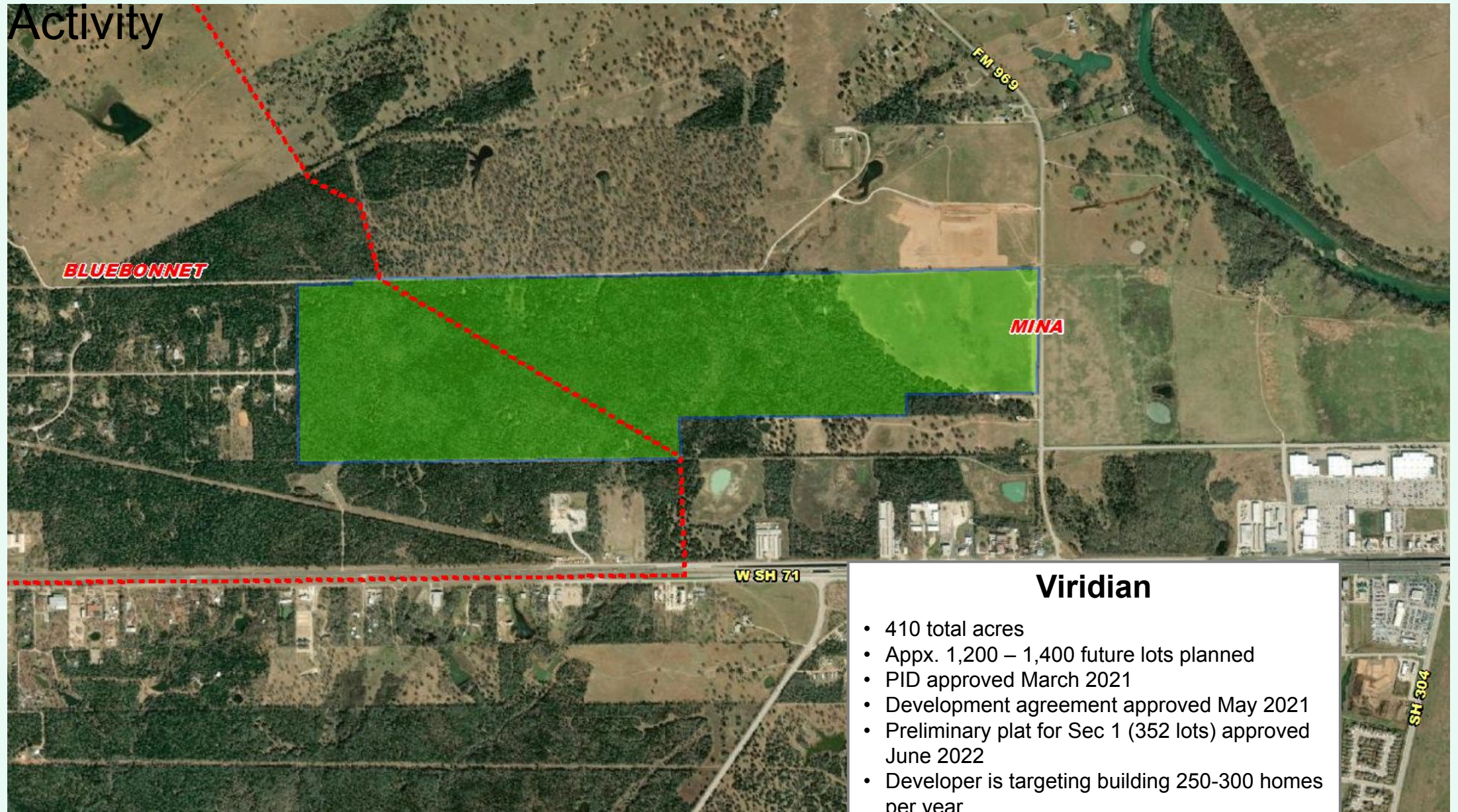
Stoic Falcon Subdivision

- 116 total future lots
- Preliminary plat approved Sept 2020
- Initial groundwork and street work underway July 2022



Future Residential

Activity

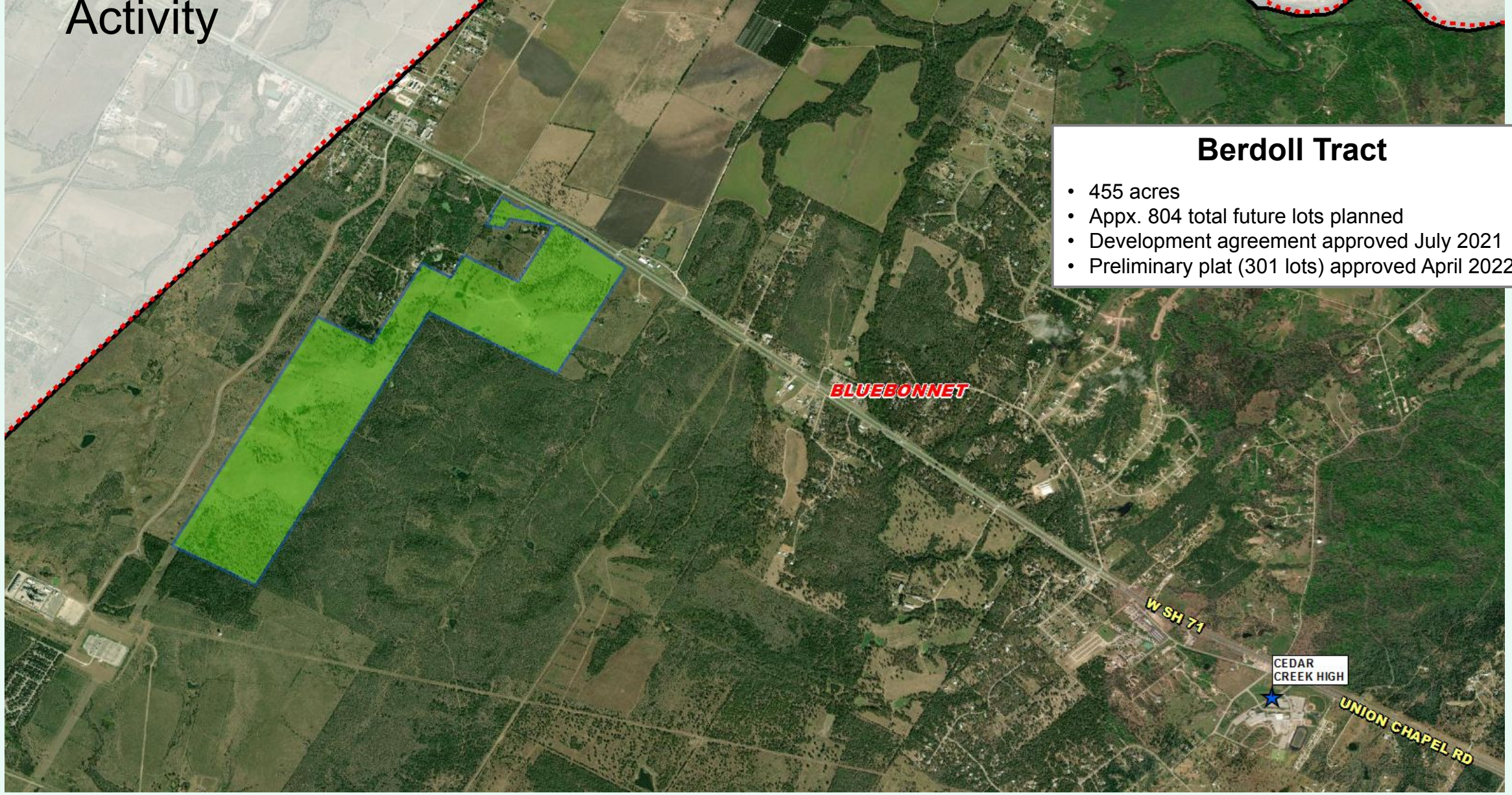


Viridian

- 410 total acres
- Appx. 1,200 – 1,400 future lots planned
- PID approved March 2021
- Development agreement approved May 2021
- Preliminary plat for Sec 1 (352 lots) approved June 2022
- Developer is targeting building 250-300 homes per year
- DR Horton



Future Residential Activity

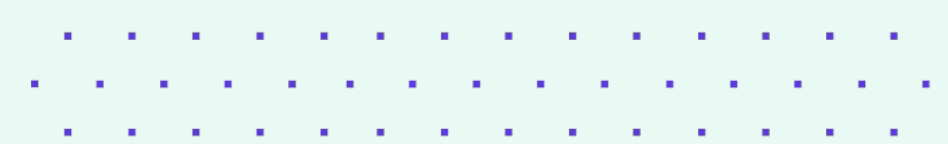


Berdoll Tract

- 455 acres
- Appx. 804 total future lots planned
- Development agreement approved July 2021
- Preliminary plat (301 lots) approved April 2022

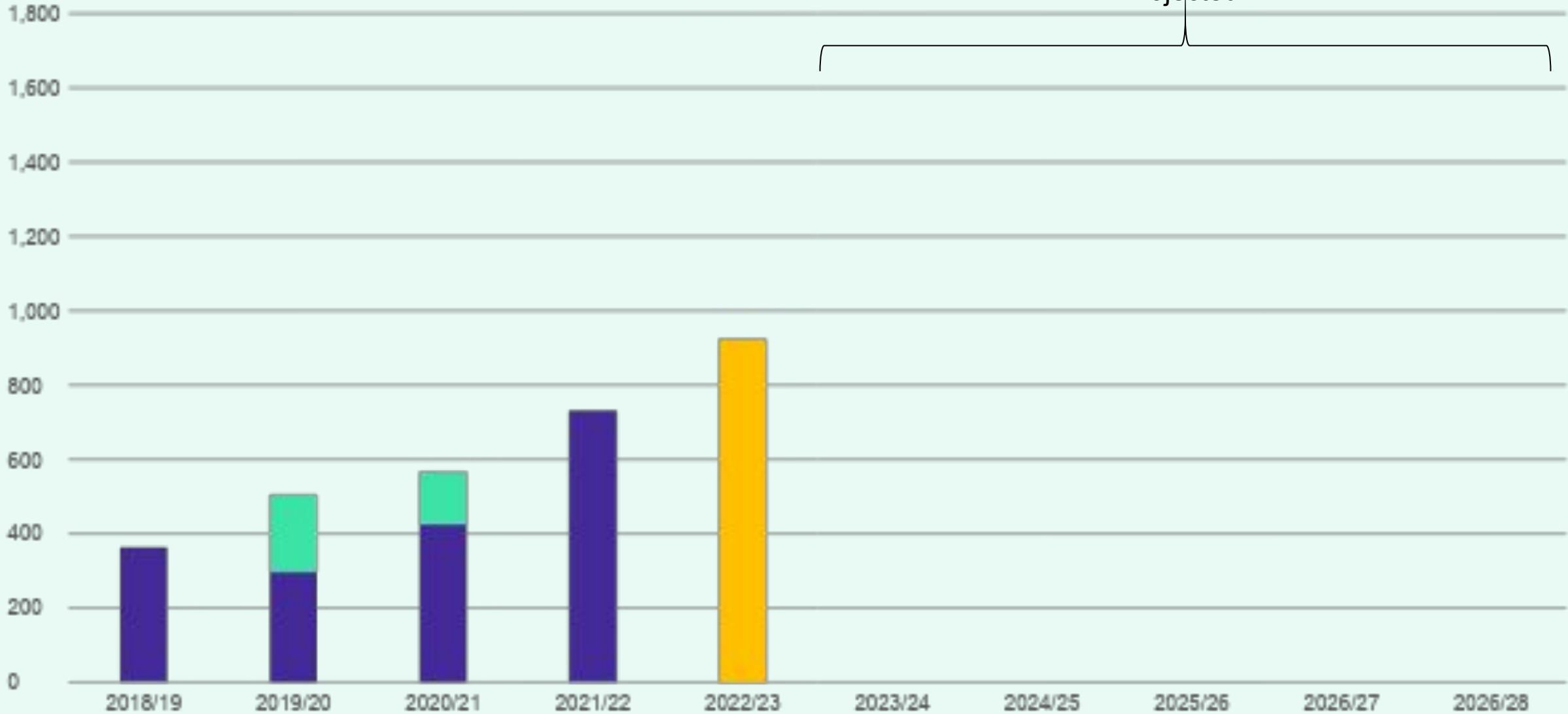


Forecasted BISD New Home Activity



BISD New Home Activity

Projected





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
2018/19	54	374	675	700	801	776	833	845	910	897	844	957	889	818	708	11,081		
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	42	455	817	824	837	780	791	872	852	956	947	1,207	967	874	773	11,994	589	5.16%
2022/23	42	490	773	906	848	861	814	793	904	931	1,019	1,187	1,111	959	763	12,401	407	3.39%
2023/24	42	502	814	851	968	901	907	847	826	976	993	1,265	1,106	1,083	872	12,953	552	4.45%
2024/25	42	541	867	903	916	1,036	966	950	887	902	1,032	1,250	1,187	1,078	989	13,546	593	4.58%
2025/26	42	582	940	969	953	974	1,100	1,022	1,010	962	963	1,288	1,173	1,158	984	14,119	573	4.23%
2026/27	42	629	1,017	1,047	1,024	1,012	1,039	1,160	1,087	1,069	1,017	1,207	1,207	1,144	1,057	14,758	639	4.53%
2027/28	42	663	1,081	1,134	1,107	1,088	1,076	1,094	1,233	1,156	1,129	1,272	1,134	1,178	1,045	15,433	675	4.57%
2028/29	42	701	1,143	1,190	1,201	1,174	1,151	1,127	1,167	1,313	1,226	1,404	1,193	1,109	1,076	16,216	783	5.07%
2029/30	42	721	1,182	1,259	1,256	1,280	1,247	1,205	1,202	1,243	1,390	1,518	1,312	1,163	1,012	17,031	815	5.03%
2030/31	42	747	1,228	1,300	1,323	1,329	1,350	1,306	1,283	1,280	1,318	1,712	1,417	1,279	1,064	17,977	946	5.55%
2031/32	42	771	1,277	1,346	1,358	1,396	1,397	1,413	1,393	1,366	1,357	1,628	1,593	1,361	1,170	18,867	890	4.95%
2032/33	42	801	1,327	1,405	1,415	1,440	1,476	1,464	1,506	1,483	1,449	1,673	1,517	1,528	1,246	19,772	905	4.80%

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

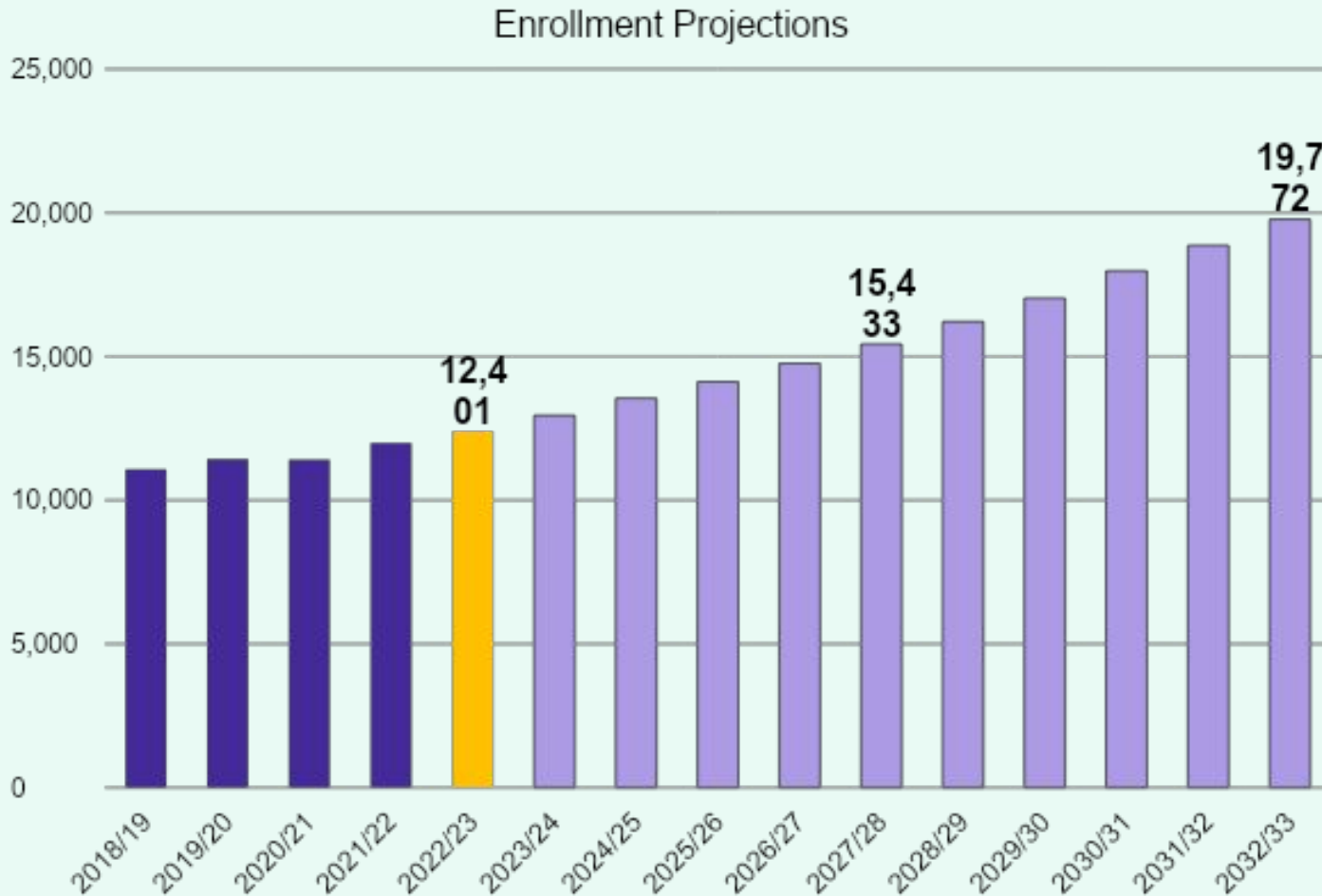
- Enrollment growth accelerating due to increasing new home constructions
- Five year enrollment growth = 3,032 putting total enrollment at 15,433



Ten Year Forecast by Campus

Campus	Functional Capacity w/o Portables	Capacity w/ portables	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Bluebonnet Elementary	750	926	742	931	1,033	1,117	1,235	1,320	1,451	1,595	1,725	1,823	1,960
Cedar Creek Elementary	833	965	1,053	1,355	1,479	1,593	1,709	1,835	1,951	2,081	2,187	2,284	2,359
Emile Elementary	750	750	786	949	976	970	973	957	997	1,036	1,069	1,101	1,132
Lost Pines Elementary	750	882	697	805	835	839	854	851	857	865	876	884	886
Mina Elementary	750	750	776	984	1,080	1,219	1,330	1,438	1,570	1,697	1,840	1,971	2,091
Red Rock Elementary	750	838	680	808	818	844	869	884	903	918	928	937	942
ELEMENTARY SCHOOL TOTALS	4,583	5,111	4,734	5,832	6,221	6,582	6,970	7,285	7,729	8,192	8,625	9,000	9,370
Elementary Absolute Growth			188	1,098	389	361	388	315	444	463	433	375	370
Elementary Percent Growth			4.14%	23.19%	6.67%	5.80%	5.89%	4.52%	6.09%	5.99%	5.29%	4.35%	4.11%
Bastrop Intermediate	850	850	780	388	415	695	723	789	745	723	683	704	732
Cedar Creek Intermediate	850	1000	917	438	472	790	837	948	1,015	1,108	1,156	1,264	1,385
INTERMEDIATE SCHOOL TOTALS	1,700	1,850	1,697	826	887	1,485	1,559	1,737	1,759	1,831	1,839	1,968	2,116
Intermediate Absolute Growth			-27	-871	61	598	75	178	22	72	8	129	148
Intermediate Percent Growth			-1.57%	-51.33%	7.38%	67.38%	5.02%	11.40%	1.29%	4.09%	0.43%	7.01%	7.53%
Bastrop Middle School	750	750	917	915	901	704	808	924	1,031	1,056	1,064	1,124	1,230
Cedar Creek Middle School	750	950	1,033	1,054	1,033	745	806	858	915	947	977	1,024	1,092
Gateway School (5th-8th)	30	30	0	0	0	0	0	0	0	0	0	0	0
MIDDLE SCHOOL TOTALS	1,530	1,730	1,950	1,969	1,934	1,449	1,614	1,782	1,946	2,003	2,041	2,147	2,322
Middle School Absolute Growth			47	19	-35	-485	165	168	164	58	38	106	175
Middle School Percent Growth			2.47%	0.97%	-1.77%	-25.06%	11.37%	10.40%	9.18%	2.96%	1.90%	5.20%	8.14%
Bastrop High School	1,600	1,950	1,628	1,766	1,901	1,943	2,000	2,005	2,081	2,238	2,461	2,574	2,627
Cedar Creek High School	1,500	1,550	2,021	2,189	2,232	2,289	2,244	2,253	2,330	2,396	2,640	2,807	2,966
Genesis High School	175	175	135	135	135	135	135	135	135	135	135	135	135
Colorado River Collegiate Acad	575	575	236	236	236	236	236	236	236	236	236	236	236
HIGH SCHOOL TOTALS	3,924	4,324	4,020	4,326	4,504	4,603	4,615	4,629	4,782	5,005	5,472	5,752	5,964
High School Absolute Growth			199	306	178	99	12	14	153	223	467	280	212
High School Percent Growth			5.21%	7.61%	4.11%	2.20%	0.26%	0.30%	3.31%	4.66%	9.33%	5.12%	3.69%
DISTRICT TOTALS	11,737	13,015	12,401	12,953	13,546	14,119	14,758	15,433	16,216	17,031	17,977	18,867	19,772
District Absolute Growth			407	552	593	573	639	675	783	815	946	890	905
District Percent Growth			3.4%	4.5%	4.6%	4.2%	4.5%	4.6%	5.1%	5.0%	5.6%	5.0%	4.8%

Key Takeaways



- Bastrop ISD enrollment grew by more than 400 students this fall
- If current home sales trends in Bastrop ISD continue, approx. 1,800 homes could be closed by the end of 2022
- Groundwork is currently underway on roughly 985 lots that will impact the district in the next 1-2 years
- The district is forecasted to add roughly 1,200-1,600 new residential units annually for the next 2-5 years
- BISD is forecasted to enroll over 15,400 students by 2027/28 and more than 19,770 by 2032/33