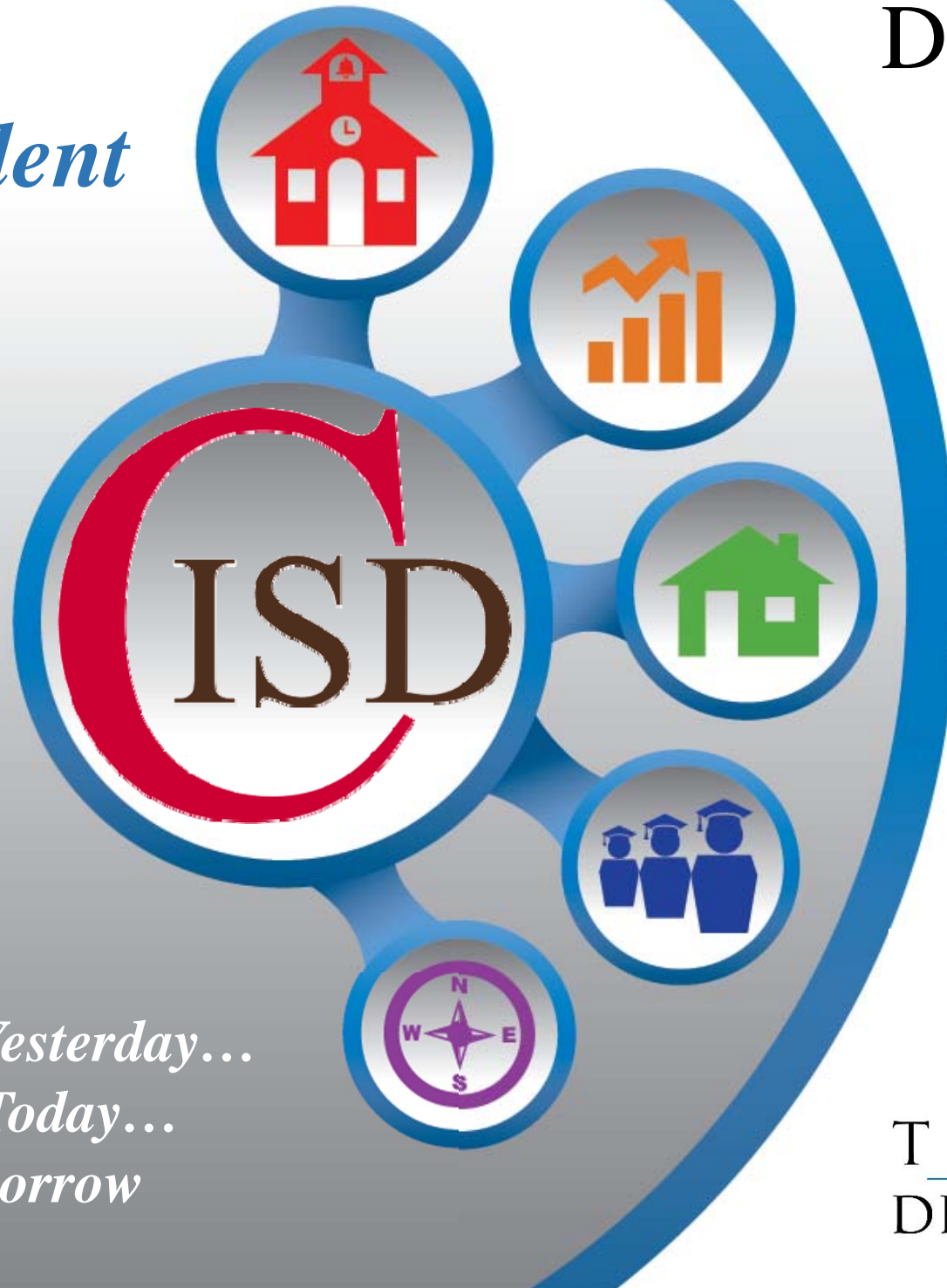


*Coppell  
Independent  
School  
District*



Demographic  
Update  
Fall 2016

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions- Dallas-Fort Worth MSA

## Unemployment Rate

Rate

OCTOBER 2016

7%

6%

5%

4%

3%

4.4%  
Texas

3.4%  
Coppell

USA  
4.7%

DFW  
3.6%

## Annual Job Growth Rate

OCTOBER 2016

0%

1%

2%

3%

4%

1.7%  
USA

Texas

3.3%  
DFW





# Local Economic Update

## Amazon Fulfillment Center

- Amazon will be opening its second fulfillment center in Coppell
- The 1 Million sq. ft. facility is the second Amazon facility in Coppell, and comes 3 years after the 2013 opening of its first facility
- The facility will be housed in an existing building on W. Bethel Road
- The facility will employ hundreds of workers



**SUBARU**®

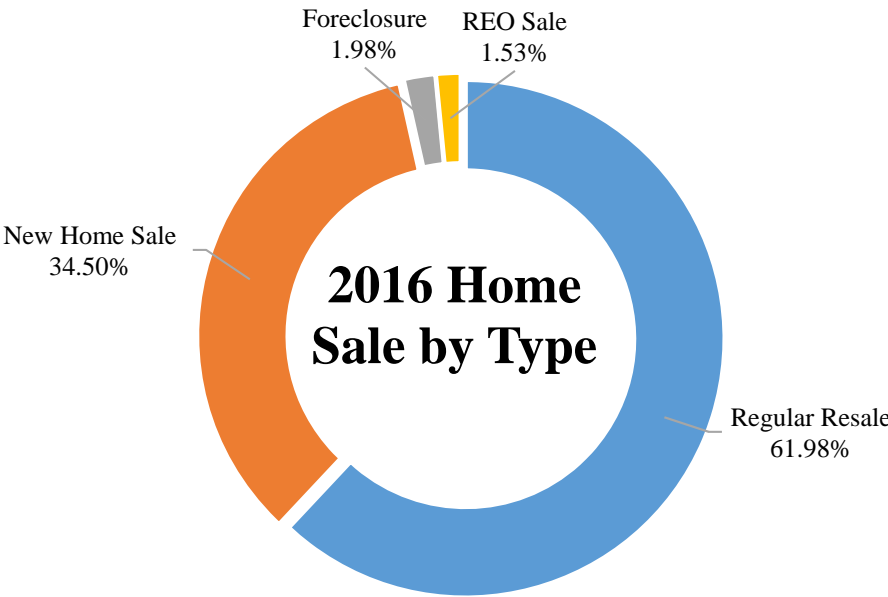
## Subaru of America

- Subaru of America opened a technical service training and service parts distribution center in Coppell in late July
- The 300,000 sq. ft. facility located on N. Freeport Parkway will service 44 DFW area Subaru retailers
- Over the next 10 years, investment in the Coppell location will total approximately \$10 Million



# Coppell ISD Home Sales

January – November 2016 Home Sales by Transaction Type



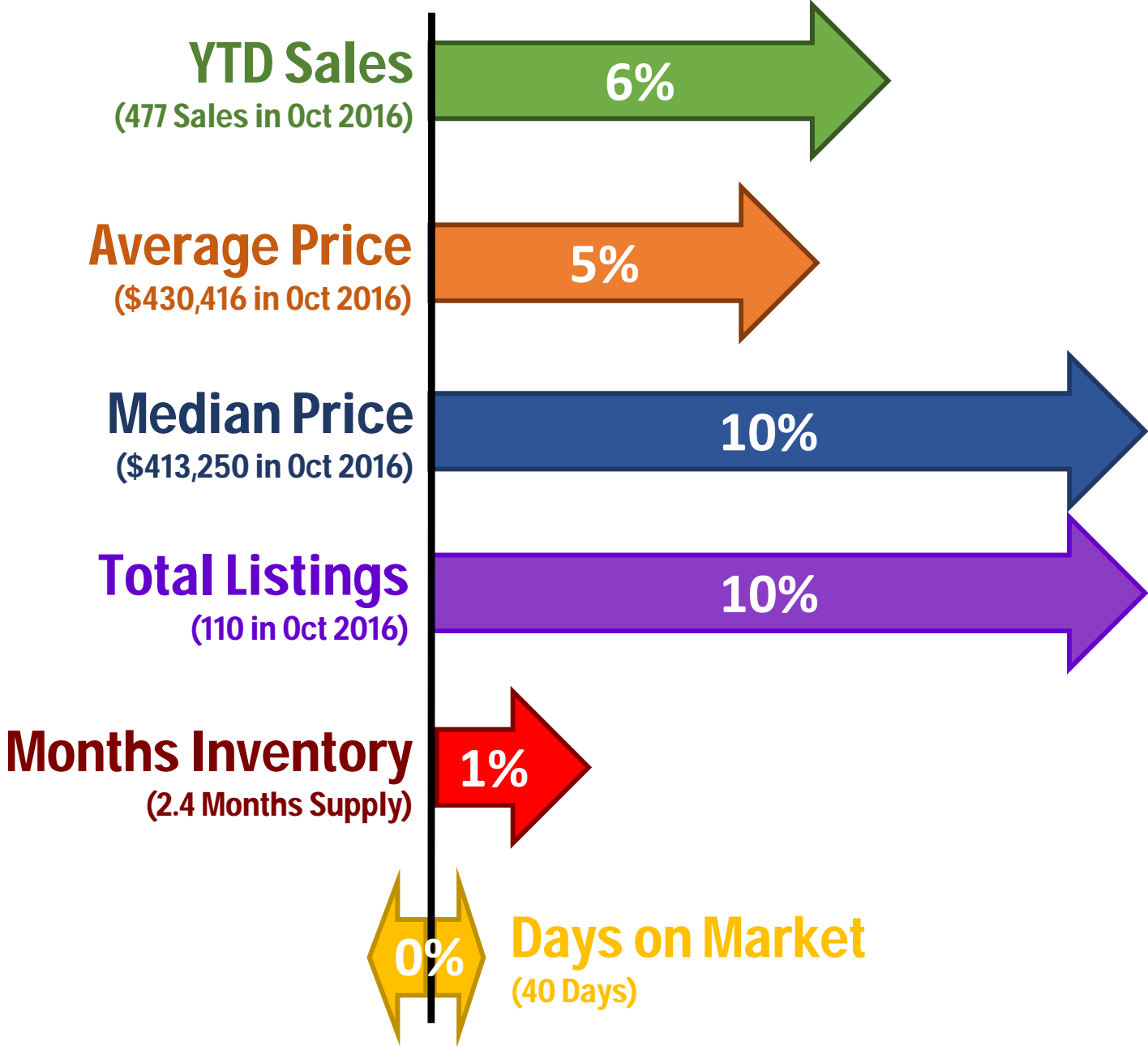
- Coppell ISD has had 1,110 home sales so far in 2016, and roughly 34% were of new homes
- The average district sale price in 2016 for a new home is \$526,204
- The average district sale price in 2016 for a resale home is \$377,479





# Coppell Housing Market

Year-Over-Year Comparisons



Source: Texas A&M Real Estate Center



# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 3Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,755	2,597	3,637	7,828
2	Denton ISD	2,055	1,977	2,400	17,000
3	Prosper ISD	2,417	1,814	4,227	28,278
4	Lewisville ISD	1,358	1,295	1,637	3,849
5	Northwest ISD	1,464	1,247	2,112	20,991
6	Little Elm ISD	1,044	1,204	1,381	4,817
7	Dallas ISD	1,361	1,154	2,484	6,010
8	Eagle Mt.-Saginaw ISD	850	906	783	20,462
9	Keller ISD	772	844	931	1,881
10	Rockwall ISD	965	721	1,949	8,143
11	Mansfield ISD	765	674	1,054	6,324
12	Crowley ISD	769	666	612	9,392
13	McKinney ISD	784	625	1,683	5,701
14	Wylie ISD	733	606	889	4,769
15	Forney ISD	611	578	818	14,601
16	Allen ISD	580	497	1,104	1,529
<b>17</b>	<b>Coppell ISD</b>	<b>482</b>	<b>469</b>	<b>705</b>	<b>787*</b>
18	Burleson ISD	426	466	564	3,188
19	Plano ISD	476	453	970	2,775
20	Waxahachie ISD	467	435	661	10,064

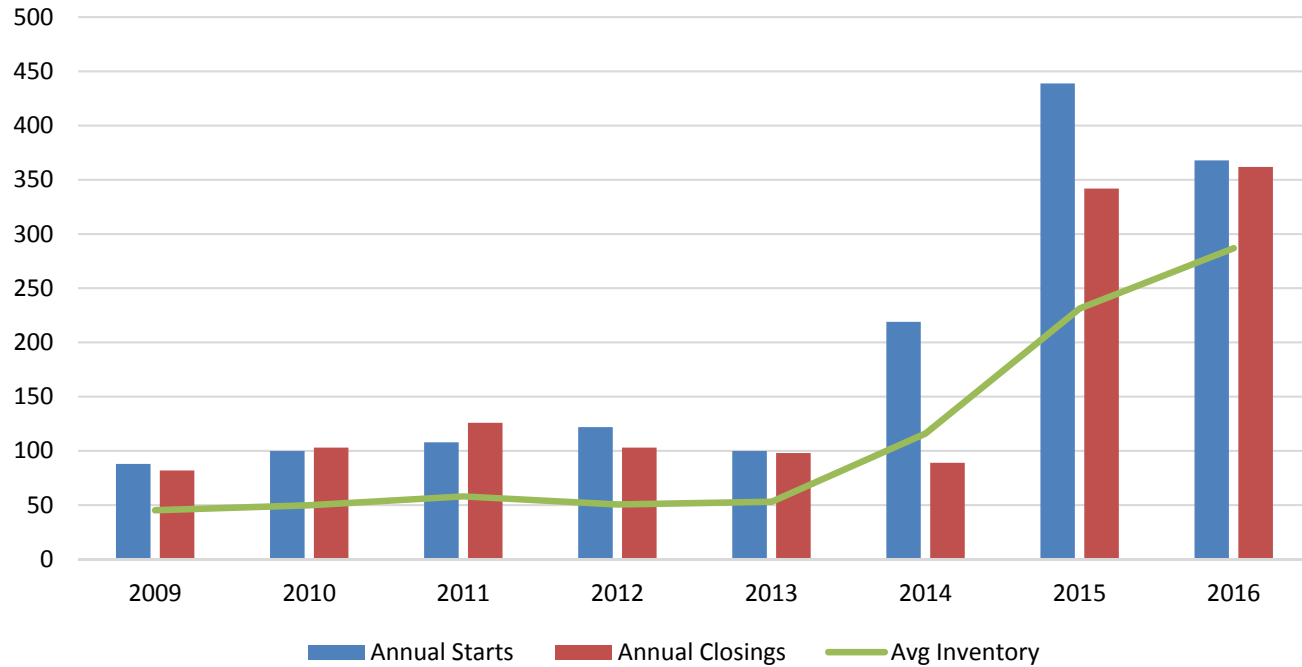
\*Based on additional research by Templeton Demographics Staff





# New Housing Activity

## Coppell ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	16	16	27	22	29	78	126
2Q	30	43	29	25	41	89	97
3Q	24	44	46	23	83	158	145
4Q	30	5	20	30	66	114	
Total	100	108	122	100	219	439	368

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	18	11	20	15	22	88	97
2Q	30	25	24	31	21	67	103
3Q	32	49	26	30	26	80	162
4Q	23	41	33	22	20	107	
Total	103	126	103	98	89	342	362

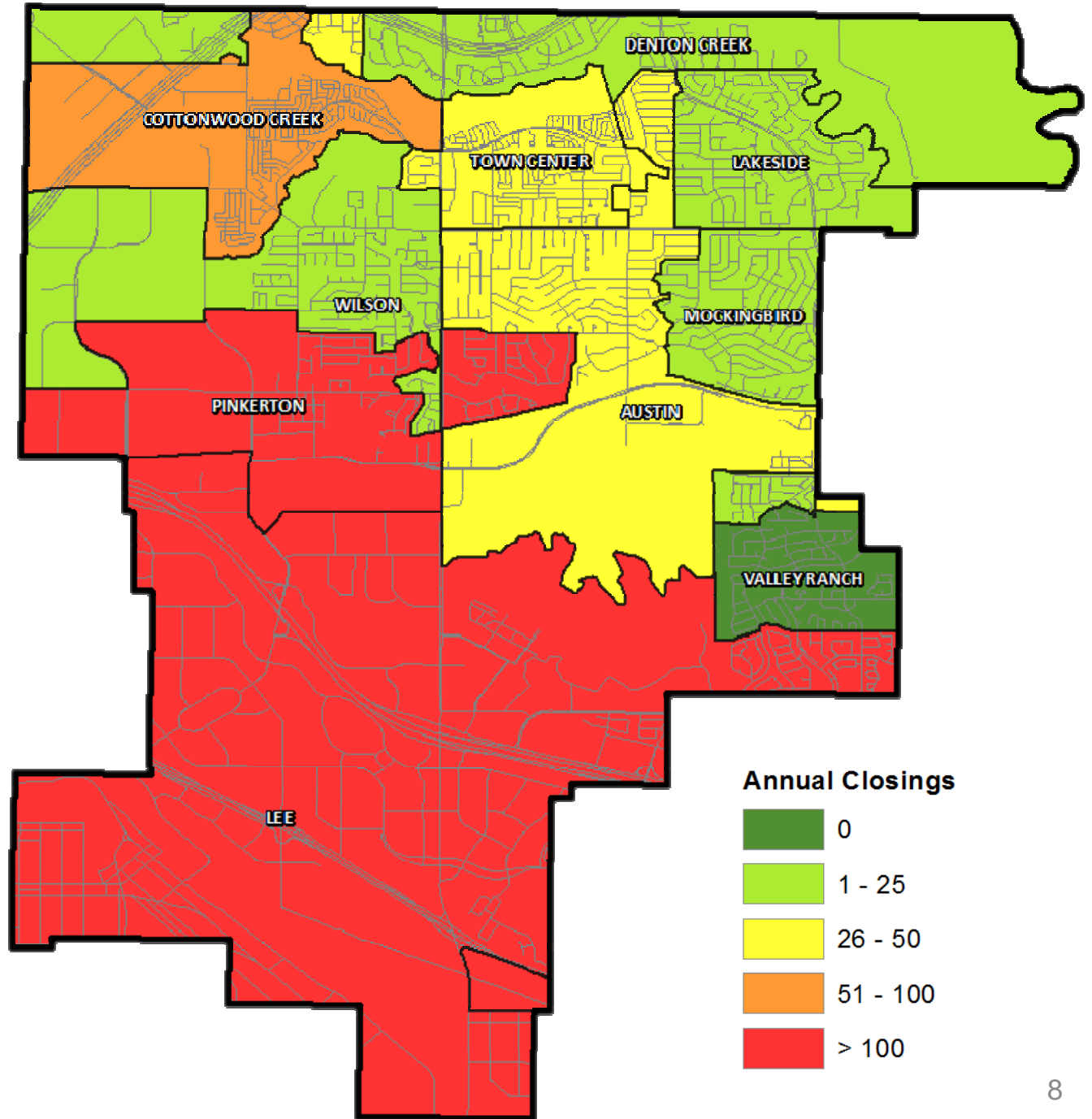
- Coppell ISD is on pace to start more than 450 new homes in 2016
- The district had 162 home closings in 3Q16, more than doubling the number of closings in the previous third quarter
- Coppell ISD has already surpassed 2015 annual closings
- New home inventory is at 7.3 month's supply





# Annual Closings Distribution 3Q16

Elementary	Annual Closings
AUSTIN	35
COTTONWOOD CREEK	53
DENTON CREEK	3
LAKESIDE	3
LEE	180
MOCKINGBIRD	4
PINKERTON	130
TOWN CENTER	49
VALLEY RANCH	0
WILSON	12
<b>Grand Total</b>	<b>469</b>

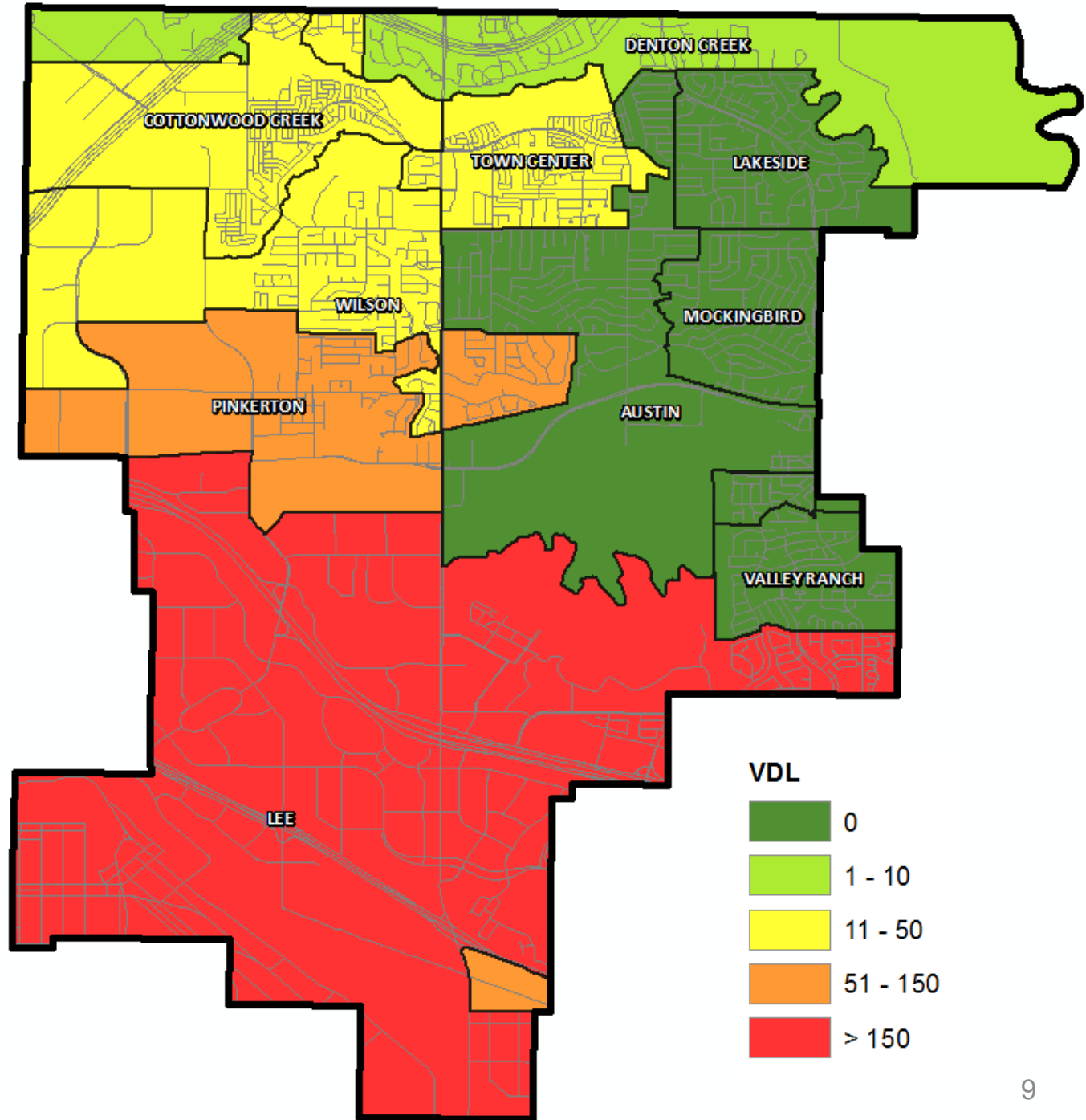






# Vacant Developed Lots 3Q16

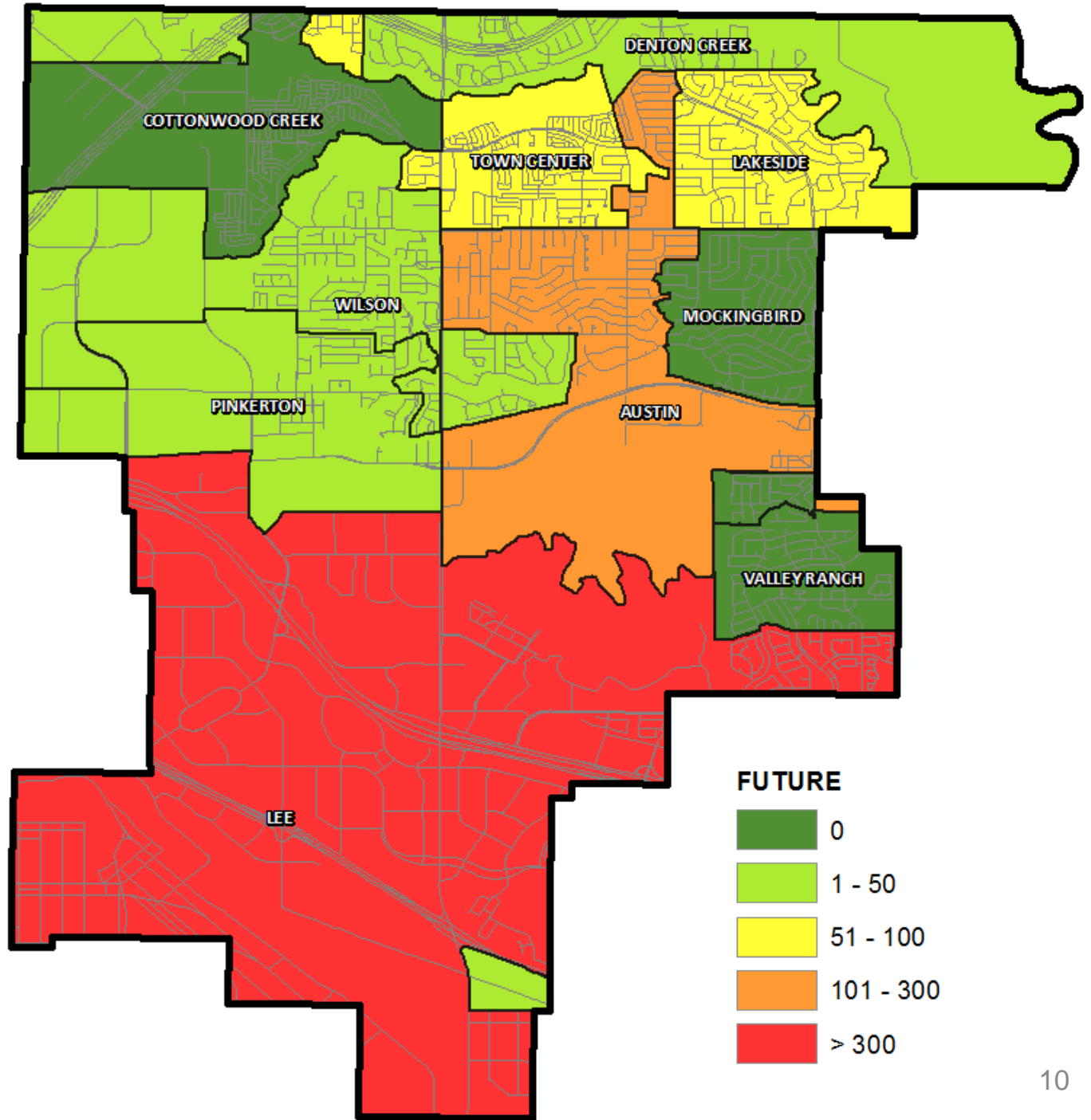
ELEM	VDL
AUSTIN	0
COTTONWOOD CREEK	35
DENTON CREEK	1
LAKESIDE	0
LEE	485
MOCKINGBIRD	0
PINKERTON	108
TOWN CENTER	49
VALLEY RANCH	0
WILSON	27
<b>Grand Total</b>	<b>705</b>





# Future Lots 3Q16

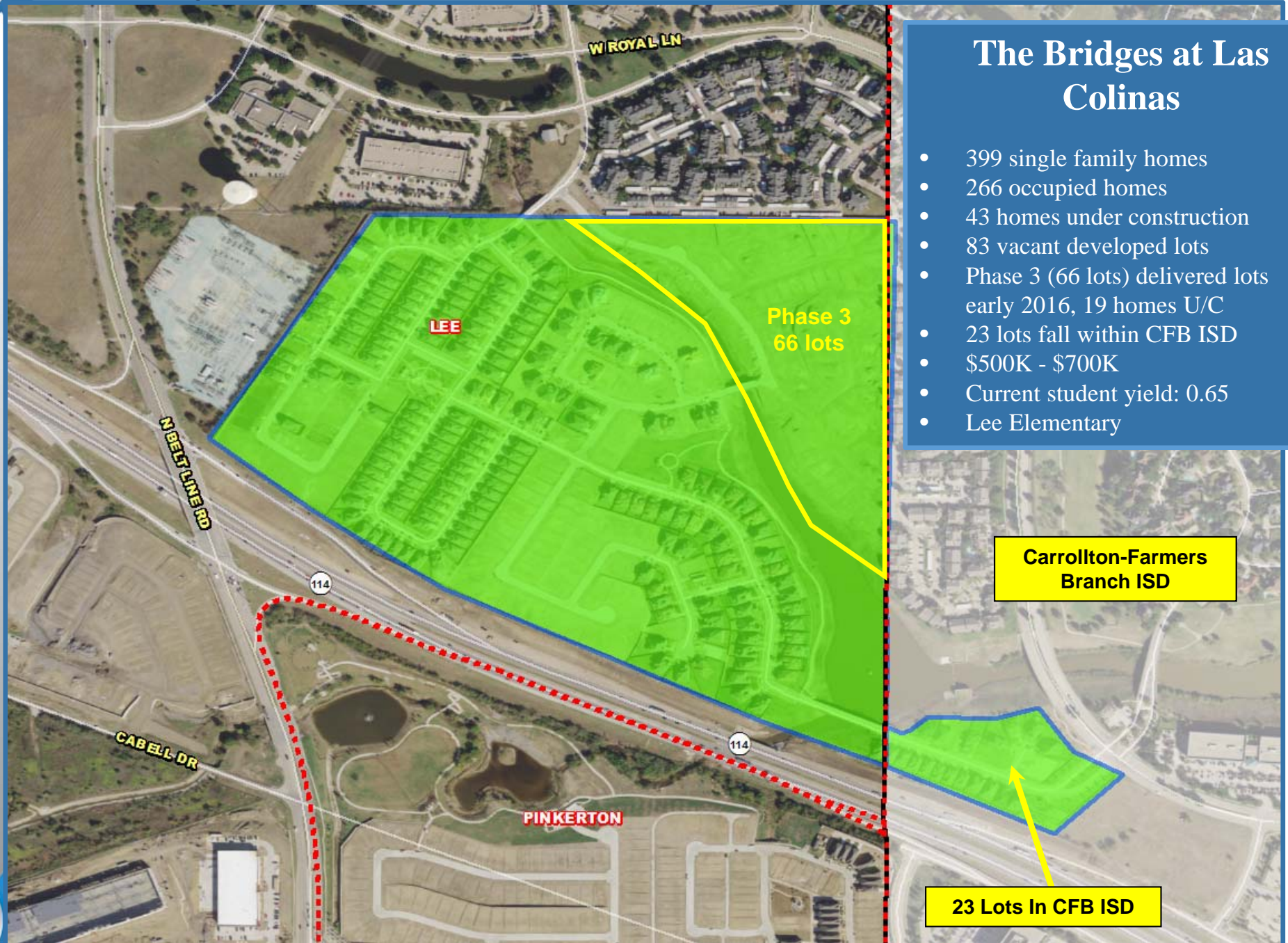
Elementary	Future
AUSTIN	237
COTTONWOOD CREEK	0
DENTON CREEK	29
LAKESIDE	82
LEE	322
MOCKINGBIRD	0
PINKERTON	43
TOWN CENTER	67
VALLEY RANCH	0
WILSON	7
<b>Grand Total</b>	<b>787</b>





# Residential Activity

## The Bridges at Las Colinas



### The Bridges at Las Colinas

- 399 single family homes
- 266 occupied homes
- 43 homes under construction
- 83 vacant developed lots
- Phase 3 (66 lots) delivered lots early 2016, 19 homes U/C
- 23 lots fall within CFB ISD
- \$500K - \$700K
- Current student yield: 0.65
- Lee Elementary





# Residential Activity

## Parkside East and Parkside West



### Parkside West

- City of Irving
- 640 total single-family homes
- 114 future lots
- 55 homes occupied
- 39 homes under construction
- 405 vacant developed lots
- Building 80-100 homes per year
- \$400K - \$630K
- Current student yield: 0.62
- Lee Elementary

**Carrollton-Farmers  
Branch ISD**

### Parkside East

- City of Irving
- 249 total single-family homes
- 99 homes occupied
- 36 homes under construction
- 92 vacant developed lots
- Building appx. 100 homes per year
- Current student yield: 0.60
- Pinkerton Elementary





# Residential Activity

## Westhaven and East Lake

### Westhaven

- 297 total lots
- Cottonwood Creek Elementary
  - 127 total lots
  - 66 homes occupied
  - 12 homes under construction
  - 35 vacant developed lots
  - Building appx. 45 homes per year
  - Current student yield: 1.12
- Town Center Elementary
  - 141 total lots
  - 67 future lots
  - 24 homes occupied
  - 16 homes under construction
  - 34 vacant developed lots
  - Building appx. 30 homes per year
  - Current student yield: 0.75
- Approximately 29 lots fall within Lewisville ISD

Lewisville ISD

SHWY 121 BUS  
SHWY 121 BUS

29 lots in LISD

Phase 1  
127 Lots

Phase 2  
141 Lots

TOWN CENTER

COTTONWOOD CREEK

DENTON CREEK

### East Lake

- 58 Single Family Homes
- 25 homes occupied
- 15 homes under construction
- 15 vacant developed lots
- Building appx. 20 homes per year
- Current student yield: 0.72
- Town Center Elementary





# Residential Activity

## Cypress Waters

## Cypress Waters

- Developer estimates 10,000 housing units at full build-out
- 761 apartment units have been constructed to date
- 735 apartment units occupied
- Developer projects adding 500 additional units between spring 2018-spring 2019
- Single family phase is still in initial planning stages
- Full build out is estimated to take 20-30 years
- Current student yield: 0.25
- Split between Austin and Lee Elementary





# Residential Activity

## Old Town



### Hammond Street

- 18 total future lots
- 7 homes under construction
- 11 vacant developed lots
- Built out by Dec. 2017
- No current students
- Pinkerton Elementary

### Old Town Main Street Phase 3

- 11 total future lots
- Groundwork and infrastructure installation currently underway
- Pinkerton Elementary

### Old Town Main Street

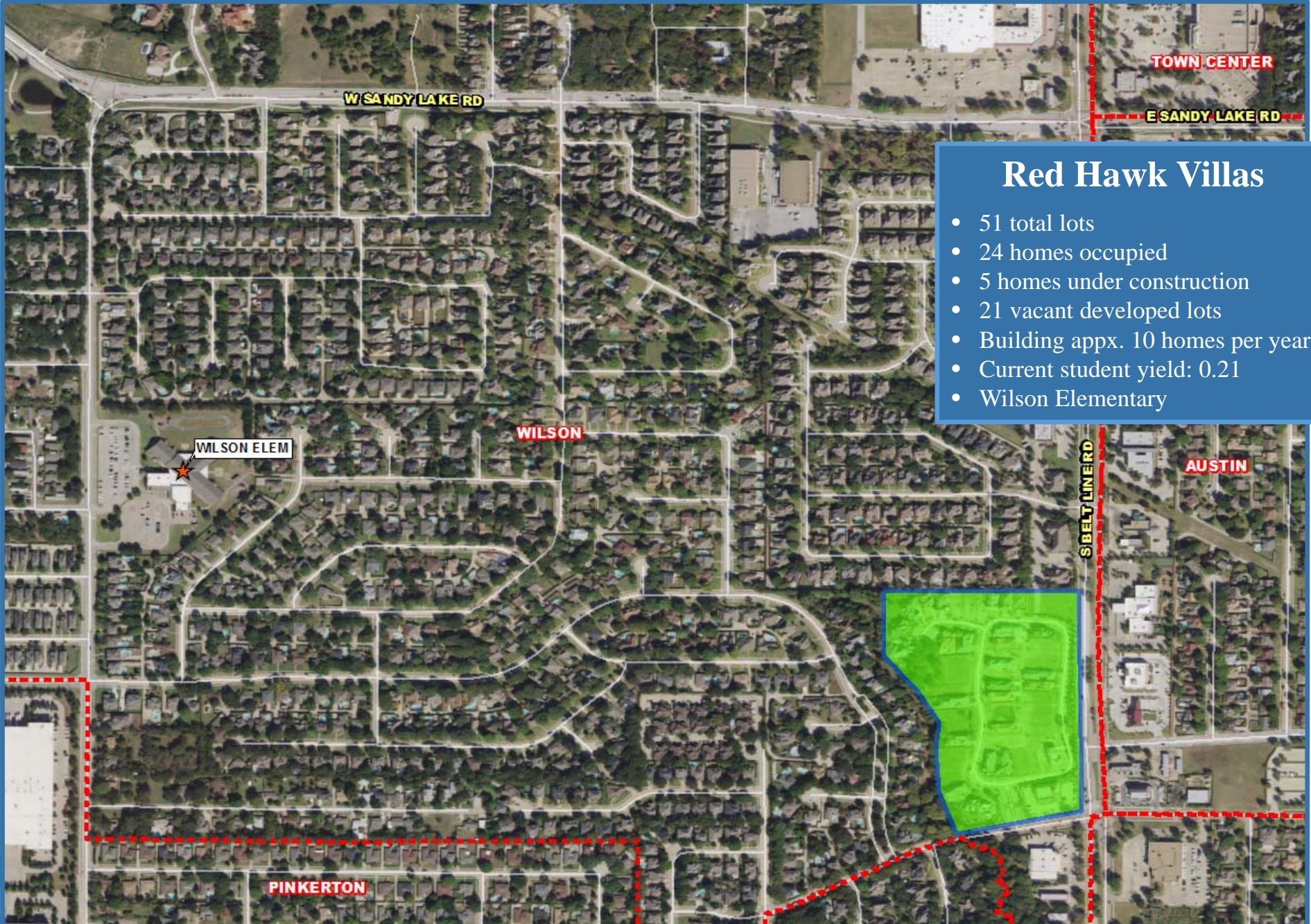
- 108 total lots
- 96 homes occupied
- 6 homes under construction
- 0 vacant developed lots
- Built out by mid 2017
- Current student yield: 0.59
- Pinkerton Elementary





# Residential Activity

## Red Hawk Villas



### Red Hawk Villas

- 51 total lots
- 24 homes occupied
- 5 homes under construction
- 21 vacant developed lots
- Building appx. 10 homes per year
- Current student yield: 0.21
- Wilson Elementary







# Residential Activity

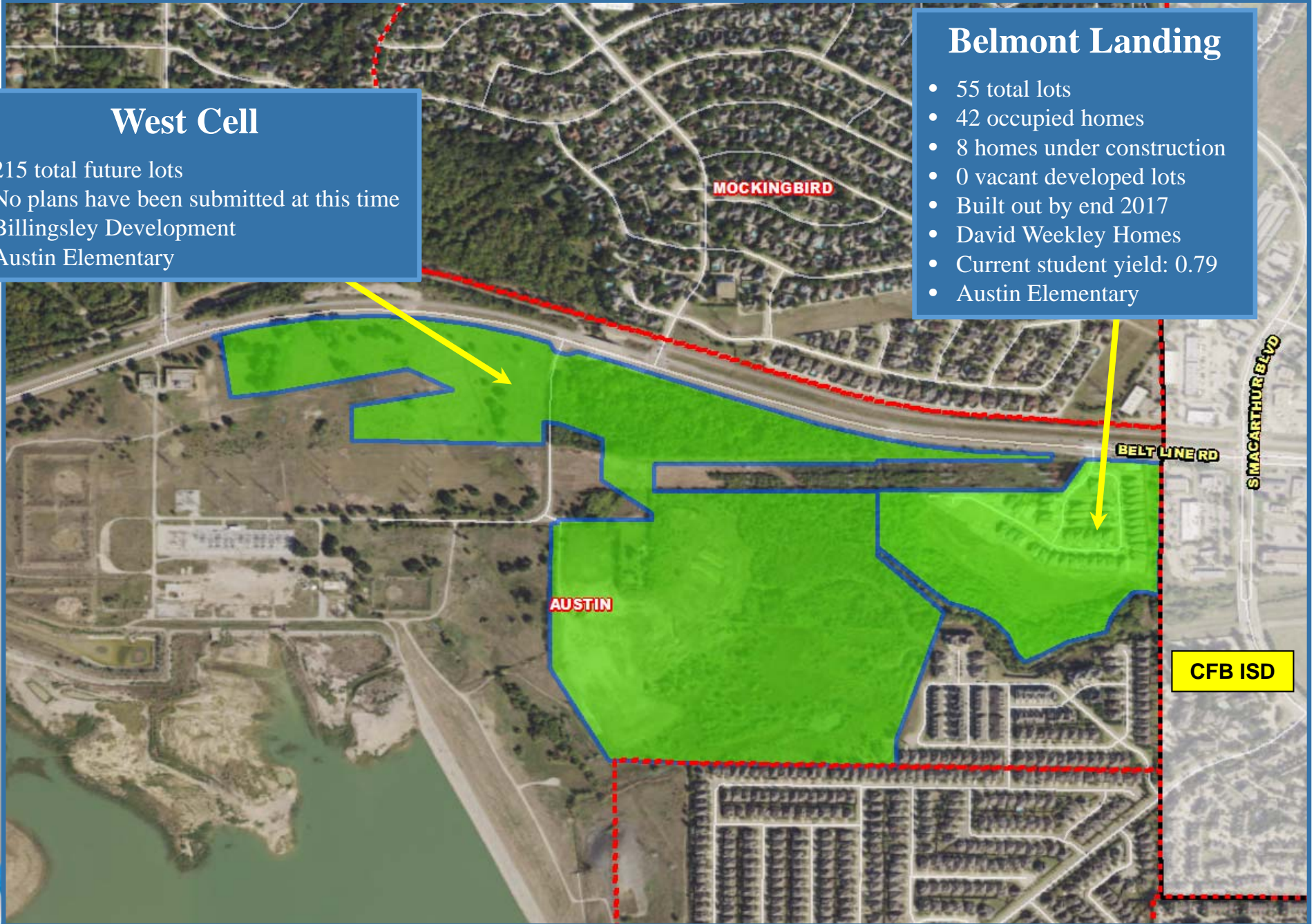
## Belmont Landing and West Cell

### West Cell

- 215 total future lots
- No plans have been submitted at this time
- Billingsley Development
- Austin Elementary

### Belmont Landing

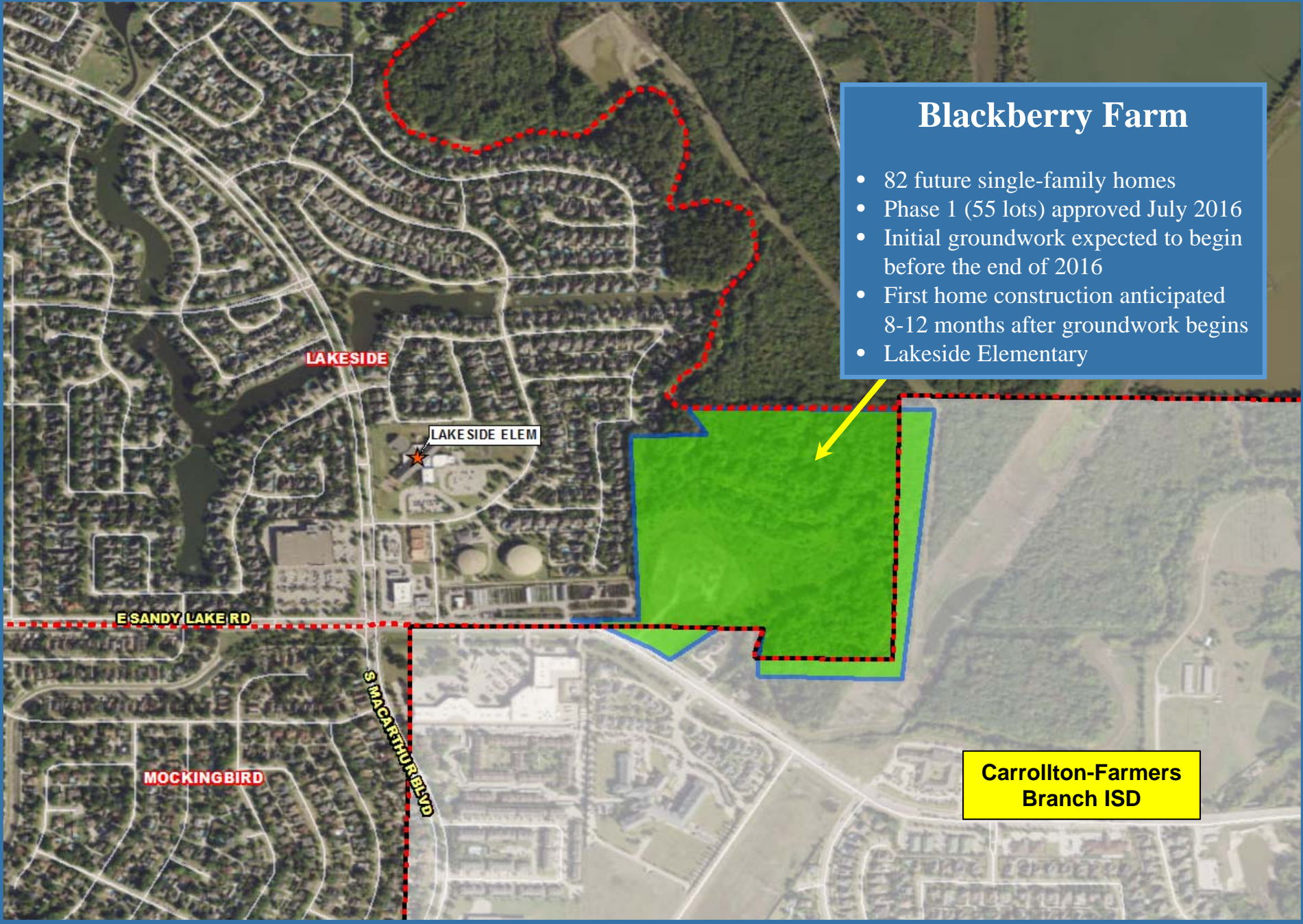
- 55 total lots
- 42 occupied homes
- 8 homes under construction
- 0 vacant developed lots
- Built out by end 2017
- David Weekley Homes
- Current student yield: 0.79
- Austin Elementary





# Future Subdivision

## Blackberry Farm



- ### Blackberry Farm
- 82 future single-family homes
  - Phase 1 (55 lots) approved July 2016
  - Initial groundwork expected to begin before the end of 2016
  - First home construction anticipated 8-12 months after groundwork begins
  - Lakeside Elementary

**Carrollton-Farmers  
Branch ISD**





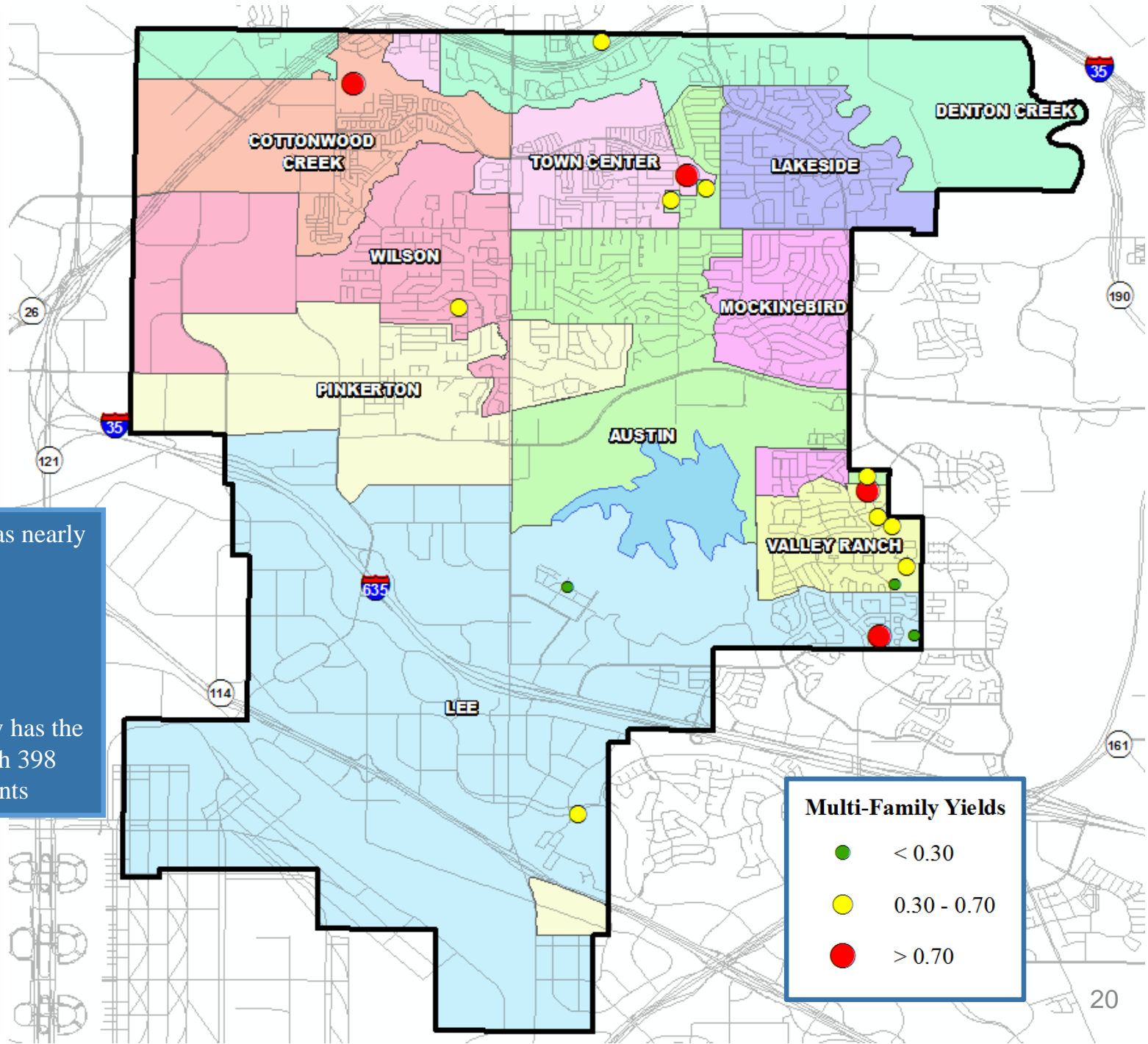
# Additional New Housing Activity

Subdivision Name	Total Lots/Units	Total Lots/Units Remaining	Attendance Zone
Avalon Townhomes	9	0	Lakeside
Avenue @ Denton Tap	29	29	Pinkerton
Bellacere	8	0	Wilson
Carter Estates III	22	0	Austin
Kyra Court	22	22	Austin
Old Town (Main St) Phase II	65	2	Pinkerton
Old Town (Main St) Phase III	11	11	Pinkerton
Petterson Addition	7	7	Wilson
Nine Oaks (Preserve at Oak Grove)	10	8	Wilson
RL Hammond Townhomes	18	11	Pinkerton
Red Hawk Villas	51	21	Wilson
Villas of Southwestern	7	5	Pinkerton
Totals	259	116	





# 2016-17 Multi-Family Yield



- Coppel ISD currently has nearly 4,400 multi-family units
- CISD has 2,228 students residing in MF units
- CISD MF yield = 0.51
- Town Center Elementary has the highest student yield with 398 units yielding 0.85 students

**Multi-Family Yields**

- < 0.30
- 0.30 - 0.70
- > 0.70





# Ten Year Forecast

## By Grade Level

Year (Oct.)	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2012/13	55	120	695	801	809	807	861	823	863	898	897	918	841	838	773	10,999		
2013/14	49	139	742	784	861	843	873	901	896	874	901	924	894	869	814	11,364	365	3.3%
2014/15	40	122	739	791	830	899	910	930	963	930	900	927	889	871	829	11,570	206	1.8%
2015/16	50	153	740	803	841	889	949	940	957	973	960	945	928	880	873	11,881	311	2.7%
2016/17	98	167	826	821	862	928	896	985	1,031	997	1,003	1,039	962	892	863	12,370	489	4.1%
2017/18	98	167	868	892	858	912	954	930	1,061	1,071	1,027	1,041	1,021	921	874	12,695	325	2.6%
2018/19	98	167	906	934	931	900	947	996	995	1,102	1,109	1,114	1,017	980	896	13,092	397	3.1%
2019/20	98	167	934	960	968	980	929	982	1,067	1,026	1,138	1,174	1,105	975	952	13,455	363	2.8%
2020/21	98	167	979	998	1,004	1,016	1,013	957	1,048	1,109	1,054	1,223	1,155	1,060	951	13,832	377	2.8%
2021/22	98	167	1,005	1,041	1,028	1,047	1,049	1,042	1,023	1,077	1,147	1,134	1,203	1,108	1,032	14,201	369	2.7%
2022/23	98	167	1,059	1,064	1,066	1,065	1,071	1,076	1,107	1,059	1,110	1,222	1,098	1,153	1,063	14,478	277	1.9%
2023/24	98	167	1,093	1,125	1,089	1,105	1,085	1,092	1,139	1,137	1,091	1,190	1,196	1,053	1,127	14,787	309	2.1%
2024/25	98	167	1,122	1,157	1,154	1,137	1,129	1,113	1,153	1,170	1,172	1,170	1,163	1,147	1,021	15,073	286	1.9%
2025/26	98	167	1,158	1,185	1,184	1,203	1,163	1,157	1,175	1,184	1,206	1,232	1,122	1,115	1,090	15,439	365	2.4%
2026/27	98	167	1,190	1,224	1,215	1,232	1,231	1,191	1,210	1,206	1,221	1,276	1,192	1,076	1,077	15,806	368	2.4%

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

- Coppel ISD will likely exceed 13,000 students by 2018
- 5 year growth = 1,831 students
- 2021/22 enrollment = 14,201 students
- 10 year growth = 3,436 students
- 2026/27 enrollment = 15,806 students





# Ten Year Forecast

## By Elementary Campus

Campus Name	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Austin Elementary	600	712	726	768	781	806	821	827	834	840	846	854
Cottonwood Creek Elementary	600	537	548	553	549	555	575	571	568	564	558	557
Denton Creek Elementary	600	531	532	535	542	548	565	570	584	600	617	634
Lakeside Elementary	600	473	465	468	468	483	513	526	539	553	576	602
Lee Elementary	740	734	793	884	969	1,032	1,099	1,163	1,222	1,302	1,377	1,446
Mockingbird Elementary	600	538	512	514	522	533	539	567	595	614	627	636
Pinkerton Elementary	400	393	411	433	469	495	515	538	563	587	616	646
Town Center Elementary	600	550	572	581	586	630	669	688	710	733	768	799
Valley Ranch Elementary	600	632	641	662	659	659	672	675	674	686	706	726
Wilson Elementary	600	483	479	481	473	491	509	541	565	598	624	648
<b>ELEMENTARY TOTALS</b>		<b>5,583</b>	<b>5,679</b>	<b>5,879</b>	<b>6,018</b>	<b>6,232</b>	<b>6,477</b>	<b>6,666</b>	<b>6,854</b>	<b>7,077</b>	<b>7,315</b>	<b>7,548</b>
Elementary Absolute Change		218	96	200	139	214	245	189	188	223	238	233
Elementary Percent Change		4.06%	1.72%	3.52%	2.36%	3.56%	3.93%	2.92%	2.82%	3.25%	3.36%	3.19%

- Austin and Valley Ranch Elementary are currently over stated capacity
- Lee Elementary is expected to enroll more than 880 students by 2018, and more than 1,000 students by 2020
- Total elementary enrollment is expected to rise by 96 students next fall
- Total elementary enrollment could reach 6,000 students by 2019





# Ten Year Forecast

By Middle School & High School Campus

Campus Name	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Coppell Middle School East	1,000	982	981	936	942	928	969	965	985	995	1,016	1,036
Coppell Middle School North	1,050	940	955	960	970	959	924	923	951	1,025	1,024	1,033
Coppell Middle School West	1,100	1,109	1,223	1,310	1,319	1,324	1,354	1,388	1,431	1,475	1,525	1,568
<b>MIDDLE SCHOOL TOTALS</b>		3,031	3,159	3,206	3,231	3,211	3,247	3,276	3,367	3,495	3,565	3,637
Middle School Absolute Change		142	128	47	25	-20	36	29	91	128	70	72
Middle School Percent Change		4.92%	4.22%	1.49%	0.78%	-0.62%	1.12%	0.89%	2.78%	3.80%	2.00%	2.02%
Coppell High School	3,600	3,431	3,539	3,641	3,836	3,978	4,039	4,107	4,118	4,063	4,120	4,180
New Tech High School	500	325	318	366	370	411	438	429	448	438	439	441
<b>HIGH SCHOOL TOTALS</b>		3,756	3,857	4,007	4,206	4,389	4,477	4,536	4,566	4,501	4,559	4,621
High School Absolute Change		131	101	150	199	183	88	59	30	-65	57	63
High School Percent Change		3.61%	2.68%	3.90%	4.96%	4.36%	2.01%	1.31%	0.67%	-1.42%	1.27%	1.38%
<b>DISTRICT TOTALS</b>		12,370	12,695	13,092	13,455	13,832	14,201	14,478	14,787	15,073	15,439	15,806
District Absolute Change		489	325	397	363	377	369	277	309	286	365	368
District Percent Change		4.12%	2.62%	3.13%	2.77%	2.81%	2.67%	1.95%	2.14%	1.93%	2.42%	2.38%

- Coppell Middle School North is currently over stated capacity
- Total middle school enrollment is expected to reach almost 3,200 students by 2018
- Coppell High School may have more than 3,600 student by the fall of 2018
- Total high school enrollment is expected to grow by more than 300 students each year for the next five years





# Summary

- Coppel's unemployment rate is currently below 4%.
- Both the median and average home sale price in Coppel are over \$400K.
- The district has more than 700 lots available to build on, and nearly 800 future lots in various planning stages.
- Coppel ISD is on pace to start and close more than 450 new homes in 2016, the highest annual rate in more than 5 years.
- CISD can expect an increase of approximately 1,800 students during the next 5 years.
- CISD is projected to have over 15,800 students by 2026/27.