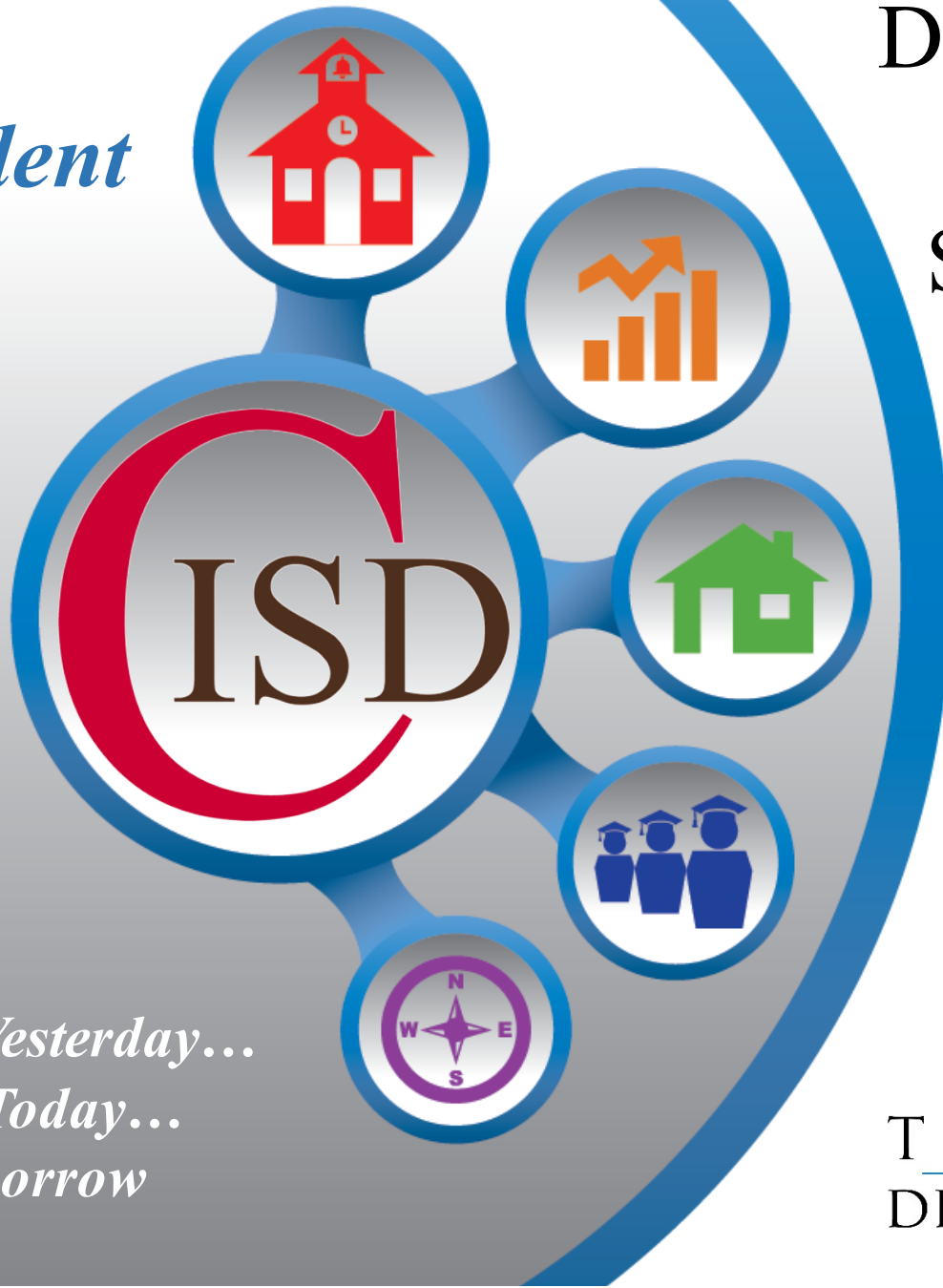


*Coppell
Independent
School
District*



Demographic
Update
Spring 2017

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (March 2017)

3.7%

129,700 new jobs
National rate 1.5%



Job Growth

30,218

1,418 more
starts than 2016



Annual Home Starts

0.5%

U.S. 4.6%
Texas 5.0%
DFW MSA 4.3%
Coppell 4.0%



Unemployment Rate





Local Economic Update

Amazon Fulfillment Center

- Amazon will be opening its third fulfillment center in Coppell
- The 1 Million sq. ft. facility is the third Amazon facility in Coppell
- The facility will be a part of the Amazon Robotics fulfillment network
- The facility will employ 1,000 full-time workers



For Earth, For Life

Kubota Tractor Corporation

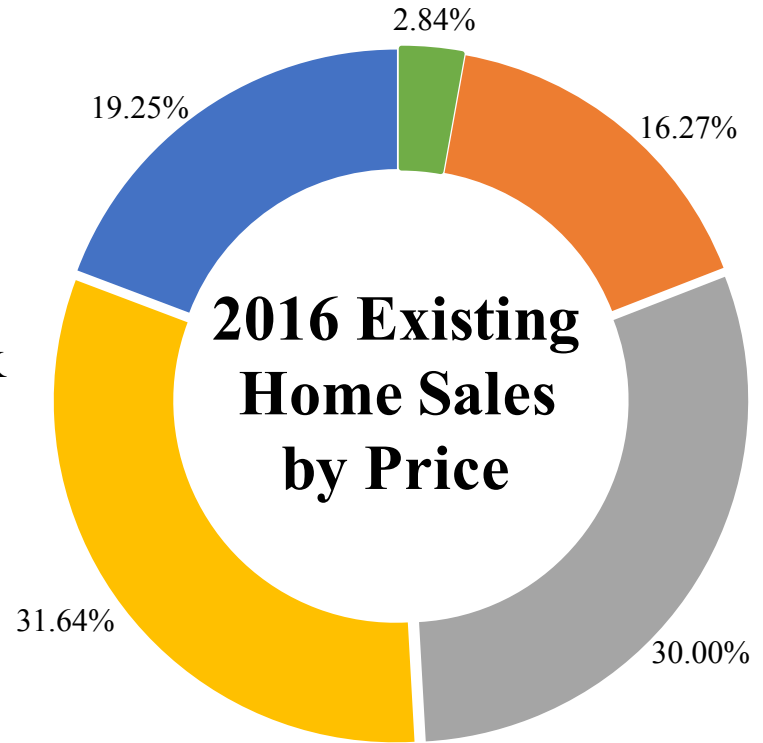
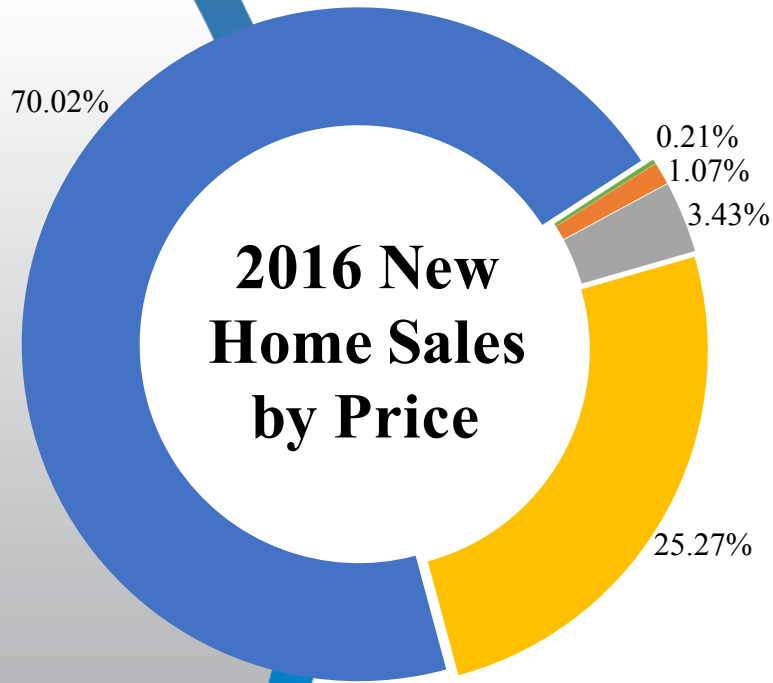
- Kubota Tractor Corporation relocated its North American headquarters from Torrance, California and opened its new facility in April 2017 in Grapevine
- This facility will also serve as the company's research and development facility
- The \$50 Million, 2-building campus is built to house appx. 600 workers, currently 300 workers are employed there





Coppell ISD Home Sales

2016 Home Sales by Price



- < \$150K
- \$150K - \$250K
- \$250K - \$350K
- \$350K - \$500K
- > \$500K

- Coppell ISD has had 1,342 home sales in 2016, and roughly 36% were of new homes
- The median sale price in 2016 for a new home in CUSD was \$521,250
- The median sale price in 2016 for an existing home in CUSD was \$352,126





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,651	2,592	3,714	7,467
2	Prosper ISD	2,676	2,215	4,610	27,888
3	Denton ISD	1,894	2,053	2,544	19,756
4	Northwest ISD	1,845	1,449	1,776	23,198
5	Lewisville ISD	1,263	1,347	1,852	4,243
6	Dallas ISD	1,713	1,337	2,252	5,917
7	Little Elm ISD	947	1,037	1,745	3,839
8	Rockwall ISD	968	914	1,893	7,901
9	Eagle Mt.-Saginaw ISD	769	821	1,658	19,552
10	Crowley ISD	622	782	811	9,056
11	Wylie ISD	754	780	1,391	4,017
12	McKinney ISD	857	769	1,552	6,818
13	Keller ISD	751	750	881	1,669
14	Mansfield ISD	739	716	874	6,528
15	Forney ISD	767	598	1,073	14,067
16	Allen ISD	597	563	1,064	1,622
17	Coppell ISD	434	486	539	710*
18	Midlothian ISD	559	472	1,339	19,758
19	Garland ISD	581	467	516	3,925
20	Waxahachie ISD	476	463	921	9,360

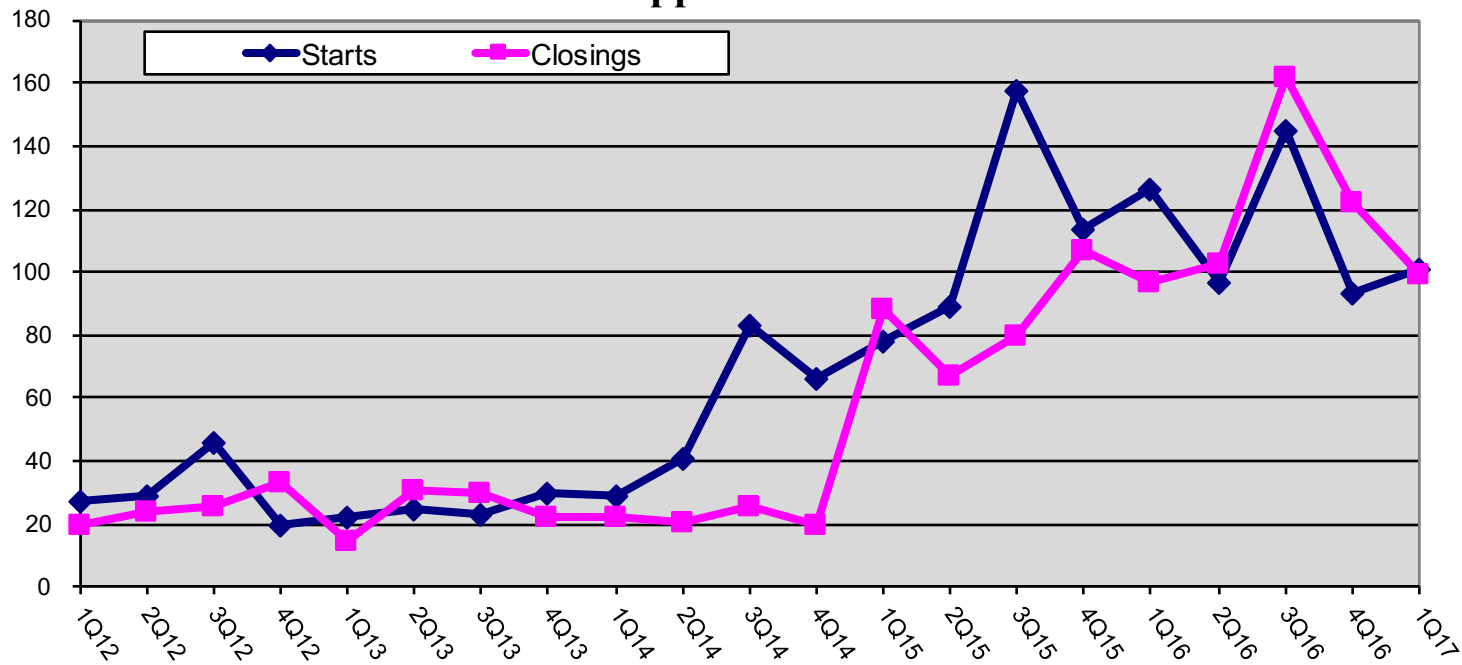
*Based on additional research by Templeton Demographics Staff





New Housing Activity

Coppell ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	27	22	29	78	126	101
2Q	29	25	41	89	97	
3Q	46	23	83	158	145	
4Q	20	30	66	114	93	
Total	122	100	219	439	461	101

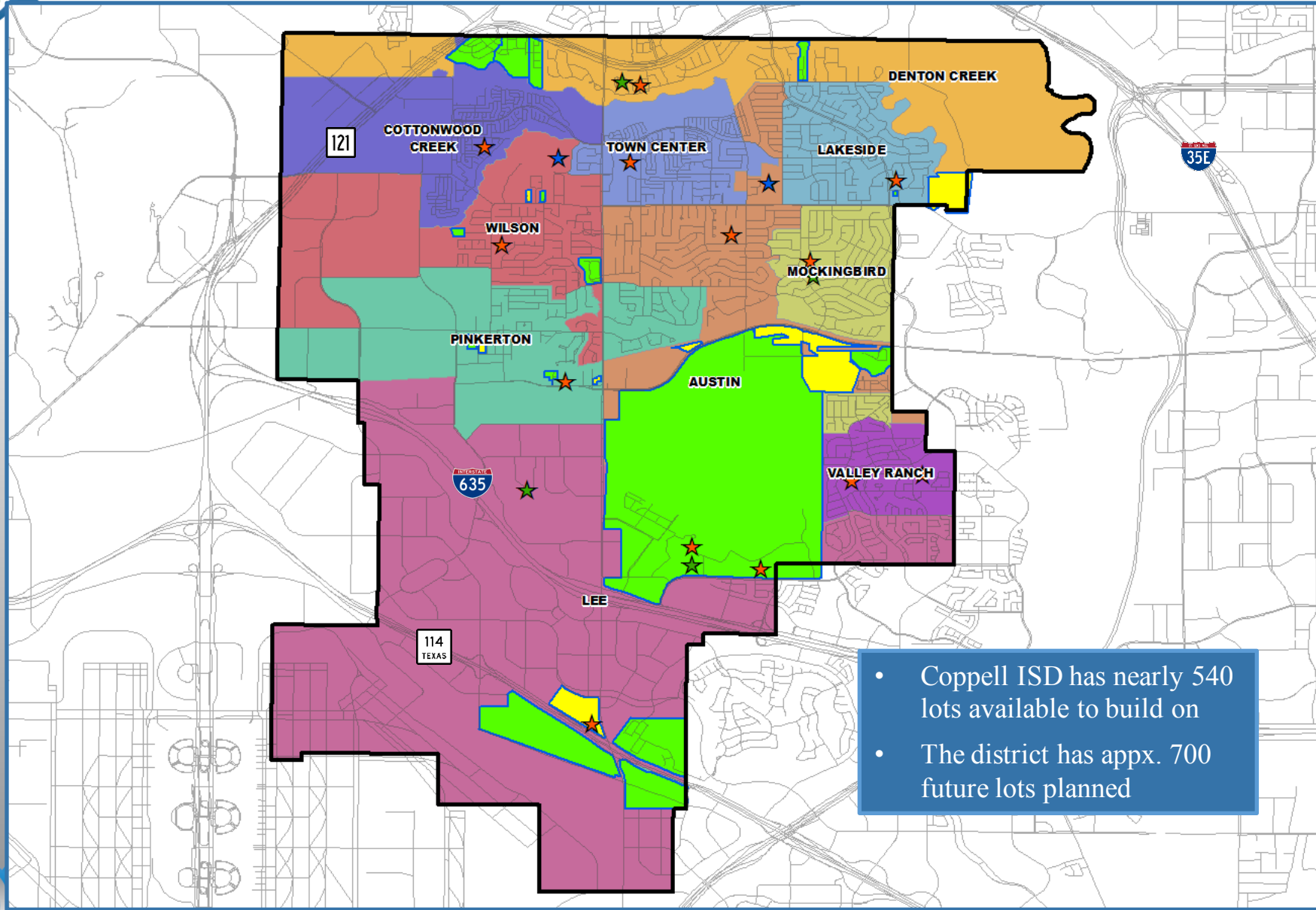
Closings	2012	2013	2014	2015	2016	2017
1Q	20	15	22	88	97	99
2Q	24	31	21	67	103	
3Q	26	30	26	80	162	
4Q	33	22	20	107	122	
Total	103	98	89	342	484	99

- Coppell started more than 460 new homes in 2016, a 5% increase over 2015
- Starts also increased slightly in 1Q17 over the previous quarter
- The district closed 484 home closings in 2016, an increase of 41.5% over 2015
- New home inventory is healthy at 6.4 month's supply





District Housing Overview



- Coppel ISD has nearly 540 lots available to build on
- The district has appx. 700 future lots planned

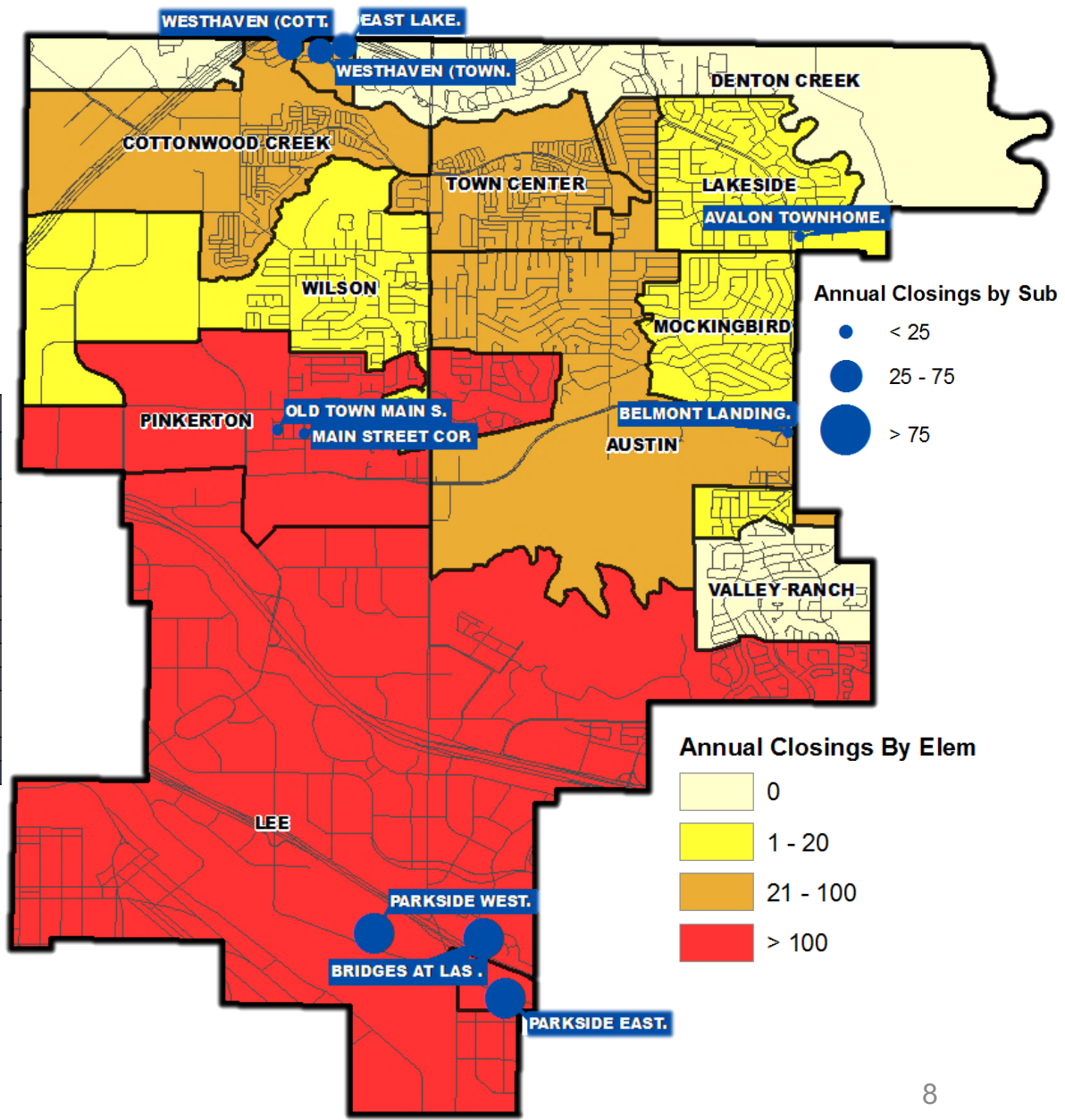
Active Subdivision

Future Subdivision





Annual Closings Distribution 1Q17



Top 10 Subdivisions - 1Q17 (Ranked by Annual Closings)

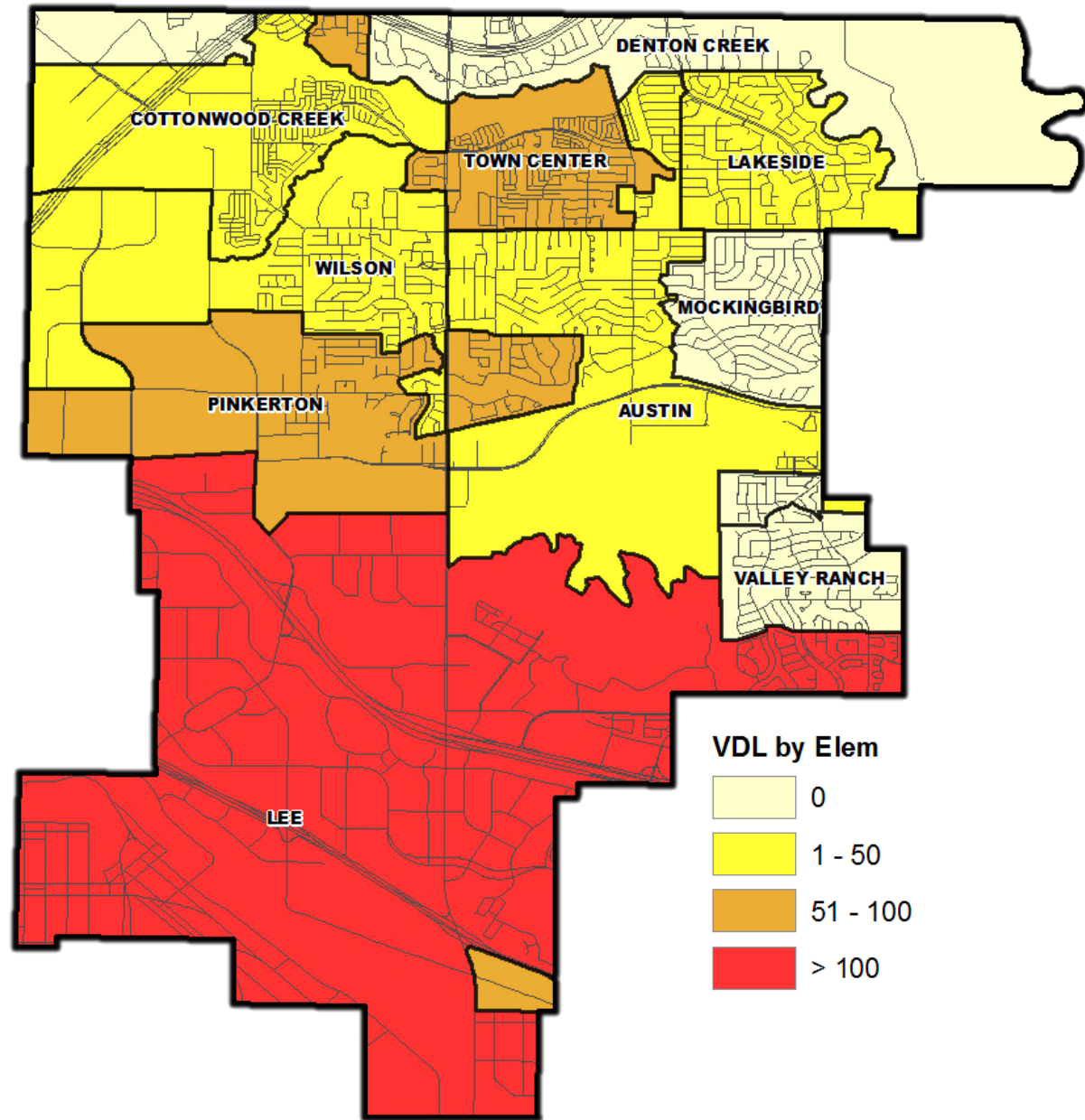
Rank	Subdivision	Elementary Zone	Ann. Closings	VDL	Future
1	BRIDGES AT LAS COLINAS	LEE	110	41	0
2	PARKSIDE WEST	LEE	105	264	170
3	PARKSIDE EAST	PINKERTON	99	62	0
4	WESTHAVEN (COTTONWOOD CREEK)	COTTONWOOD CREEK	37	20	0
5	WESTHAVEN (TOWN CENTER)	TOWN CENTER	36	91	0
6	EAST LAKE	TOWN CENTER	26	4	0
7	BELMONT LANDING	AUSTIN	19	0	0
8	MAIN STREET COPPELL	PINKERTON	17	0	0
9	OLD TOWN MAIN STREET PHASE 3	PINKERTON	11	0	12
10	AVALON TOWNHOMES	LAKESIDE	8	0	0
TOTALS			468	482	182





Vacant Developed Lots 1Q17

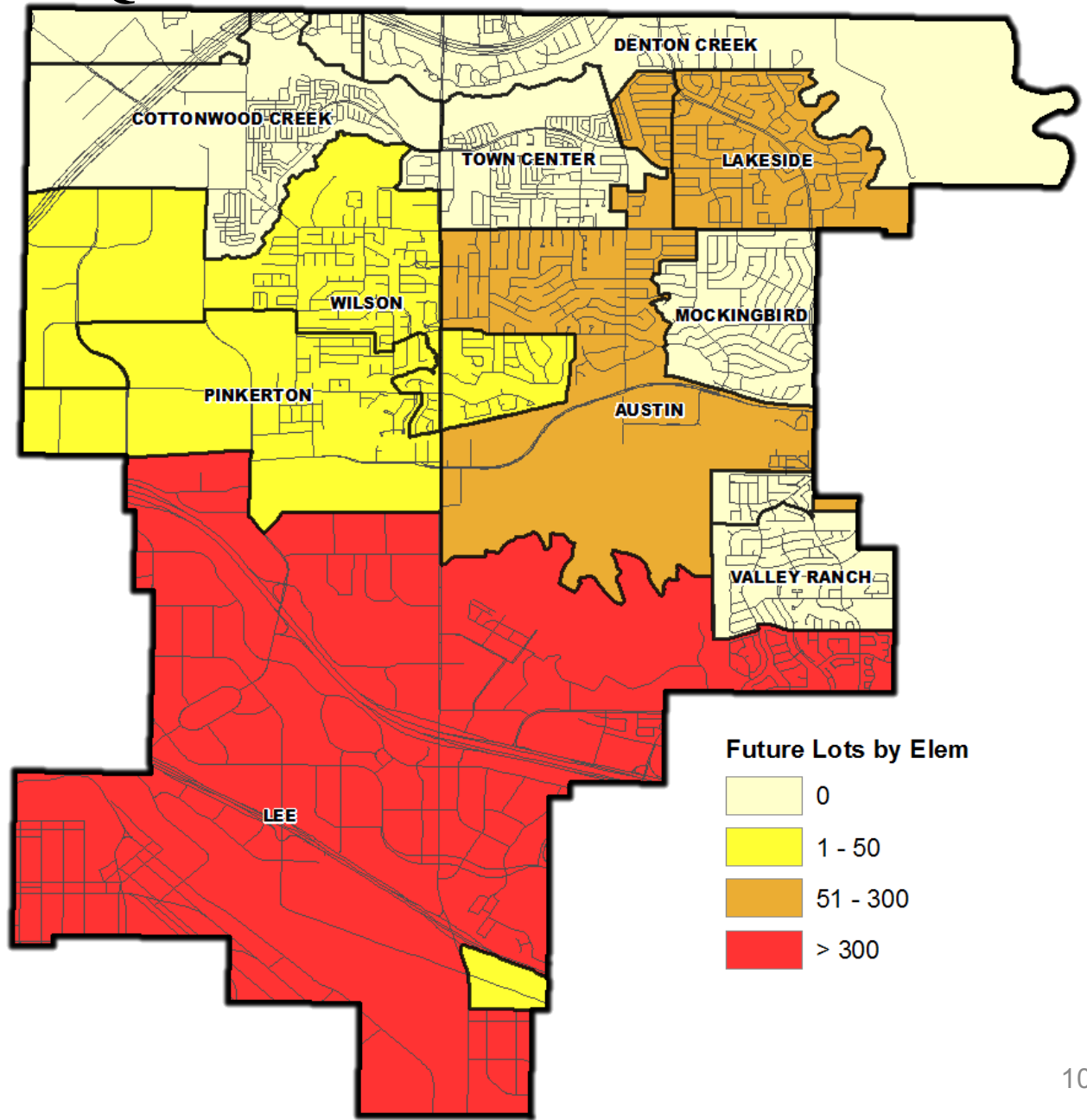
ELEMENTARY	VDL
AUSTIN	22
COTTONWOOD CREEK	20
DENTON CREEK	0
LAKESIDE	1
LEE	305
MOCKINGBIRD	0
PINKERTON	71
TOWN CENTER	95
WILSON	25
VALLEY RANCH	0
Grand Total	539





Future Lots 1Q17

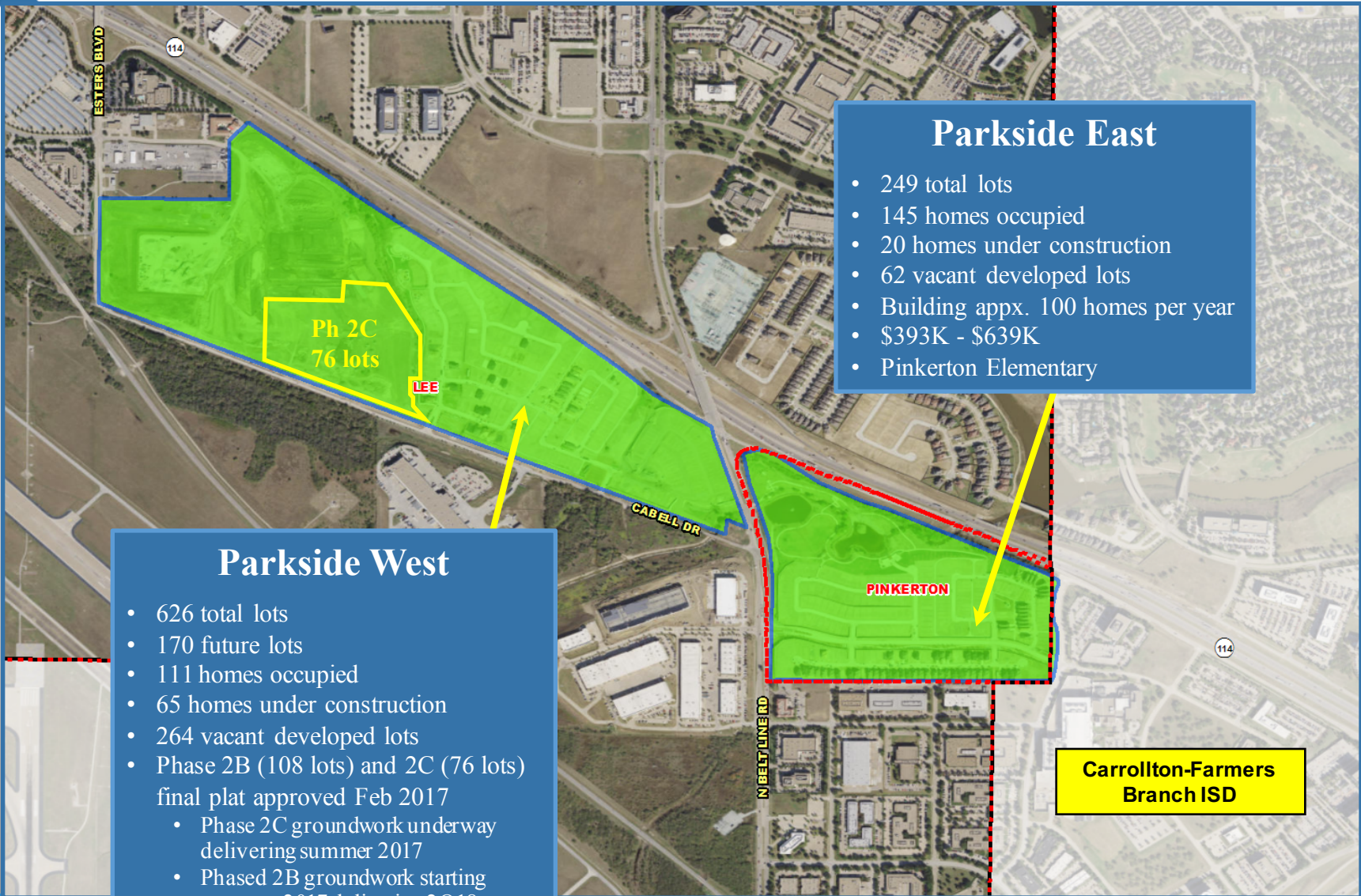
ELEMENTARY	FUTURE
AUSTIN	203
COTTONWOOD CREEK	0
DENTON CREEK	0
LAKESIDE	80
LEE	376
MOCKINGBIRD	0
PINKERTON	44
TOWN CENTER	0
WILSON	7
VALLEY RANCH	0
Grand Total	710





Residential Activity

Parkside East and Parkside West



Parkside East

- 249 total lots
- 145 homes occupied
- 20 homes under construction
- 62 vacant developed lots
- Building appx. 100 homes per year
- \$393K - \$639K
- Pinkerton Elementary

Parkside West

- 626 total lots
- 170 future lots
- 111 homes occupied
- 65 homes under construction
- 264 vacant developed lots
- Phase 2B (108 lots) and 2C (76 lots) final plat approved Feb 2017
 - Phase 2C groundwork underway delivering summer 2017
 - Phased 2B groundwork starting summer 2017 delivering 2Q18
- \$400K - \$630K
- Lee Elementary

**Carrollton-Farmers
Branch ISD**





Residential Activity

Cypress Waters

Cypress Waters

- Developer estimates 10,000 housing units at full build-out
- 761 apartment units have been constructed to date
- The Sound Apartments Phase 1 (700 units) under construction, first units available 1Q18
- Developer projects adding 500 additional units between spring 2018-spring 2019
- Single family phase still in planning stages
- Full build out is estimated to take 20-30 years
- Split between Austin and Lee Elementary





Residential Activity

South Haven



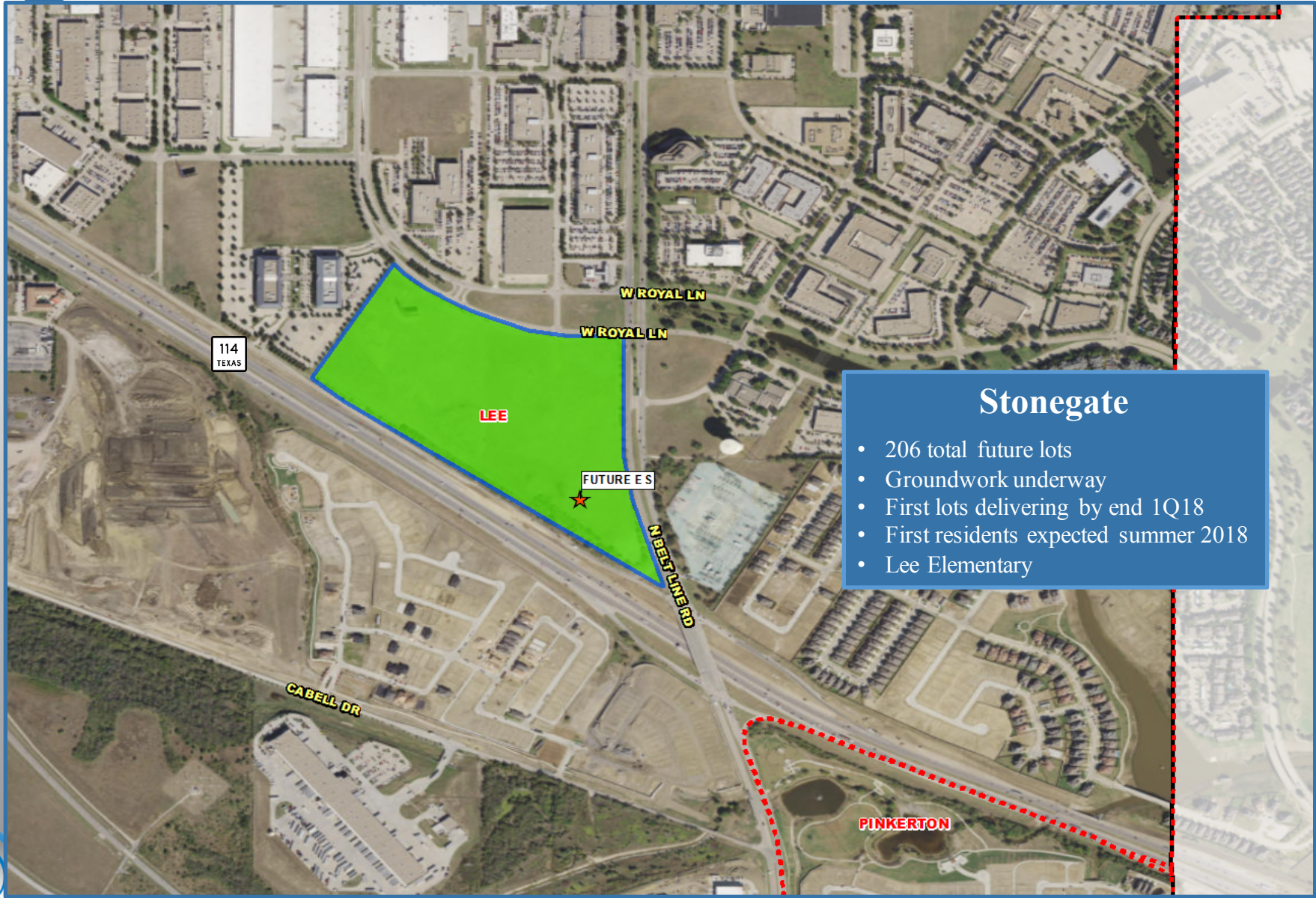
South Haven

- 203 total future lots
- Zoning was approved March 2017
- Groundwork has not started at this time
- Austin Elementary





Future Subdivision Stonegate



Stonegate

- 206 total future lots
- Groundwork underway
- First lots delivering by end 1Q18
- First residents expected summer 2018
- Lee Elementary





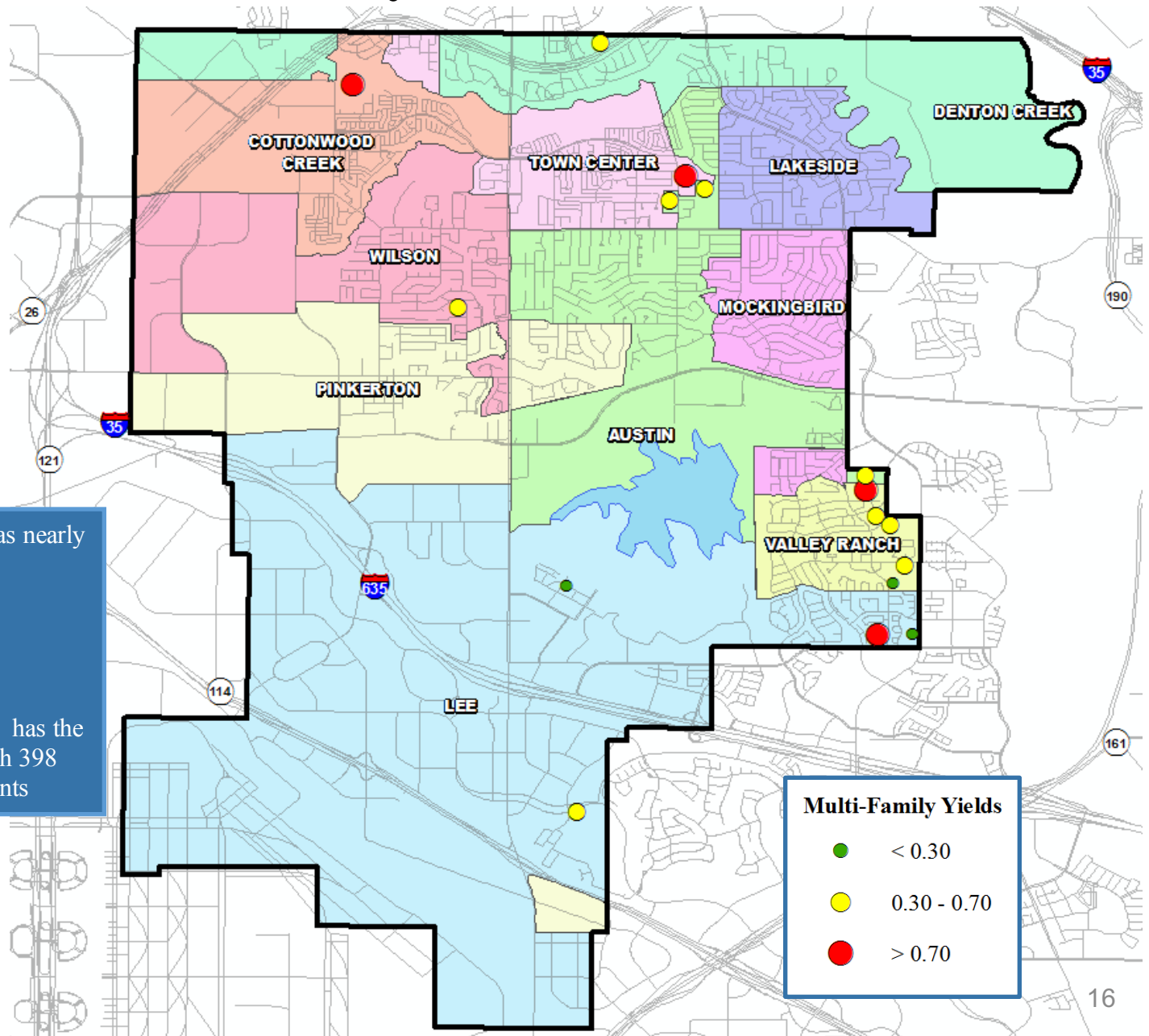
Additional New Housing Activity

Subdivision Name	Total Lots/Units	Total Lots/Units Remaining	Attendance Zone
Avalon Townhomes	9	0	Lakeside
Avenue @ Denton Tap	29	29	Pinkerton
Belmont Landing	55	0	Austin
Bellacere	8	0	Wilson
Kyra Court	22	22	Austin
Old Town (Main St) Phase III	11	0	Pinkerton
Old Town (Main St) Phase IV	12	12	Pinkerton
Petterson Addition	7	7	Wilson
Nine Oaks (Preserve at Oak Grove)	9	4	Wilson
RL Hammond Townhomes	19	5	Pinkerton
Red Hawk Villas	52	19	Wilson
Villas of Southwestern	7	3	Pinkerton
Totals	240	101	





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	871	909	864	919	958	934	1,065	1,079	1,027	1,071	1,035	921	874	12,792	422	3.4%
2018/19	98	167	918	946	949	907	955	1,000	999	1,106	1,118	1,124	1,046	994	896	13,223	431	3.4%
2019/20	98	167	949	977	982	1,002	938	991	1,072	1,031	1,142	1,198	1,120	1,002	966	13,635	412	3.1%
2020/21	98	167	992	1,020	1,023	1,032	1,036	967	1,057	1,114	1,059	1,247	1,186	1,074	977	14,049	414	3.0%
2021/22	98	167	1,011	1,060	1,051	1,065	1,063	1,063	1,033	1,086	1,152	1,153	1,231	1,137	1,046	14,416	367	2.6%
2022/23	98	167	1,042	1,067	1,087	1,090	1,083	1,090	1,128	1,070	1,119	1,244	1,116	1,180	1,091	14,672	256	1.8%
2023/24	98	167	1,073	1,104	1,092	1,124	1,111	1,104	1,154	1,158	1,102	1,216	1,222	1,070	1,154	14,949	277	1.9%
2024/25	98	167	1,096	1,136	1,134	1,133	1,147	1,136	1,164	1,185	1,195	1,196	1,191	1,172	1,038	15,188	239	1.6%
2025/26	98	167	1,128	1,154	1,165	1,178	1,159	1,173	1,197	1,195	1,221	1,254	1,147	1,142	1,114	15,492	303	2.0%
2026/27	98	167	1,156	1,190	1,184	1,209	1,205	1,184	1,226	1,230	1,231	1,302	1,213	1,100	1,103	15,798	307	2.0%

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

- Coppell ISD will likely exceed 13,000 students by 2018
- 5 year growth = 2,046 students
- 2021/22 enrollment = 14,416 students
- 10 year growth = 3,428 students
- 2026/27 enrollment = 15,798 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	533	539	548	558	578	584	600	617	634	648
Lakeside Elementary	600	473	466	471	478	494	517	529	538	543	553	564
Lee Elementary	740	734	810	908	1,001	1,071	1,142	1,201	1,258	1,333	1,406	1,471
Mockingbird Elementary	600	538	513	517	527	541	550	578	607	624	633	639
Pinkerton Elementary	400	393	427	453	496	526	550	569	591	611	638	665
Town Center Elementary	600	550	574	579	579	616	645	642	646	655	667	680
Valley Ranch Elementary	600	632	643	667	666	668	683	685	683	693	710	728
Wilson Elementary	600	483	480	485	479	500	517	538	548	567	577	587
ELEMENTARY TOTALS		5,583	5,720	5,940	6,104	6,335	6,578	6,724	6,873	7,047	7,222	7,393
Elementary Absolute Change		218	137	220	164	231	243	146	149	174	175	171
Elementary Percent Change		4.06%	2.45%	3.85%	2.76%	3.78%	3.84%	2.22%	2.22%	2.53%	2.48%	2.37%

*Yellow box = enrollment exceeds stated campus capacity

- Austin and Valley Ranch Elementary are currently over stated capacity
- Lee Elementary is expected to enroll more than 900 students by 2018, and more than 1,000 students by 2019
- Total elementary enrollment is expected to rise by 137 students this 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	967	989	1,003	1,027	1,052
Coppell Middle School North	1,050	940	955	960	970	959	924	924	951	1,013	1,010	1,016
Coppell Middle School West	1,100	1,109	1,235	1,327	1,333	1,343	1,378	1,426	1,474	1,528	1,576	1,619
MIDDLE SCHOOL TOTALS		3,031	3,171	3,223	3,245	3,230	3,271	3,317	3,414	3,544	3,613	3,687
Middle School Absolute Change		142	140	52	22	-15	41	46	97	130	69	74
Middle School Percent Change		4.92%	4.62%	1.64%	0.68%	-0.46%	1.27%	1.41%	2.92%	3.81%	1.95%	2.05%
Coppell High School	3,600	3,431	3,583	3,694	3,916	4,073	4,129	4,202	4,214	4,159	4,218	4,277
New Tech High School	500	325	318	366	370	411	438	429	448	438	439	441
HIGH SCHOOL TOTALS		3,756	3,901	4,060	4,286	4,484	4,567	4,631	4,662	4,597	4,657	4,718
High School Absolute Change		131	145	159	226	198	83	64	31	-65	59	62
High School Percent Change		3.61%	3.85%	4.08%	5.56%	4.63%	1.86%	1.40%	0.68%	-1.39%	1.29%	1.33%
DISTRICT TOTALS		12,370	12,792	13,223	13,635	14,049	14,416	14,672	14,949	15,188	15,492	15,798
District Absolute Change		489	422	431	412	414	367	256	277	239	303	307
District Percent Change		4.12%	3.41%	3.37%	3.11%	3.04%	2.61%	1.77%	1.89%	1.60%	2.00%	1.98%

*Yellow box = enrollment exceeds stated campus capacity

- Coppell Middle School West is currently over stated capacity
- Total middle school enrollment is expected to reach 3,200 students by 2018
- Coppell High School may enroll nearly 3,700 students by 2018





Summary

- Coppell's unemployment rate is currently 4%.
- In 2016, the median sale price for a new home in Coppell ISD was more than \$520,000.
- The district has more than 500 lots available to build on, and nearly 700 future lots in various planning stages.
- Coppell ISD started and closed more than 450 new homes in 2016, the highest annual rate in more than 5 years.
- CISD can expect an increase of approximately 2,000 students during the next 5 years.
- CISD is projected to enroll nearly 15,800 students by 2026/27.