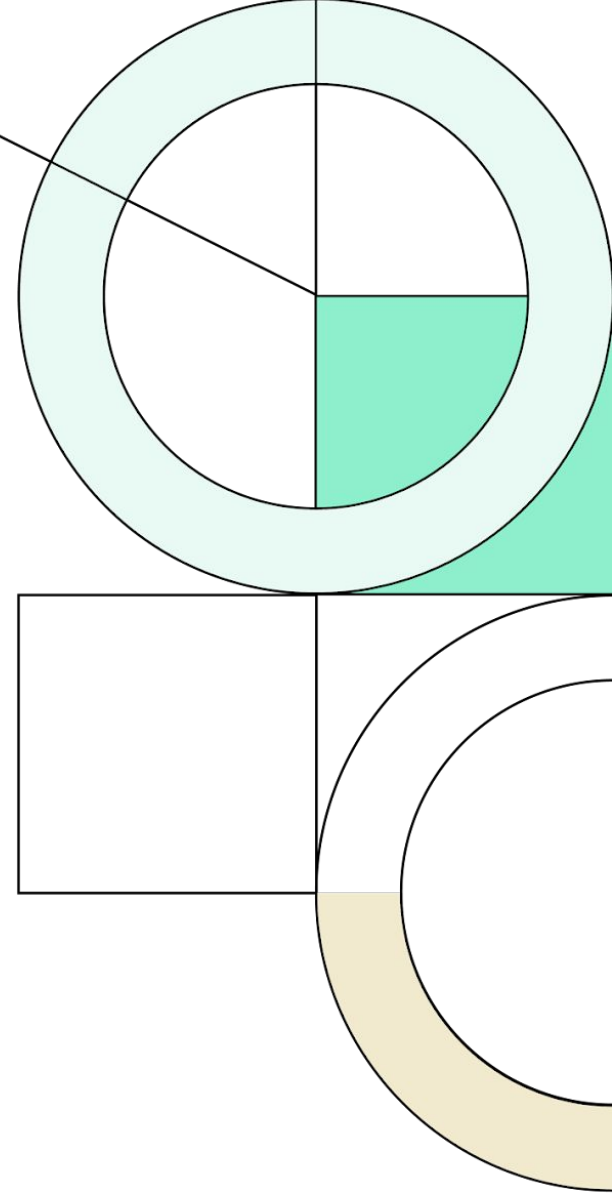




Godley Independent School District

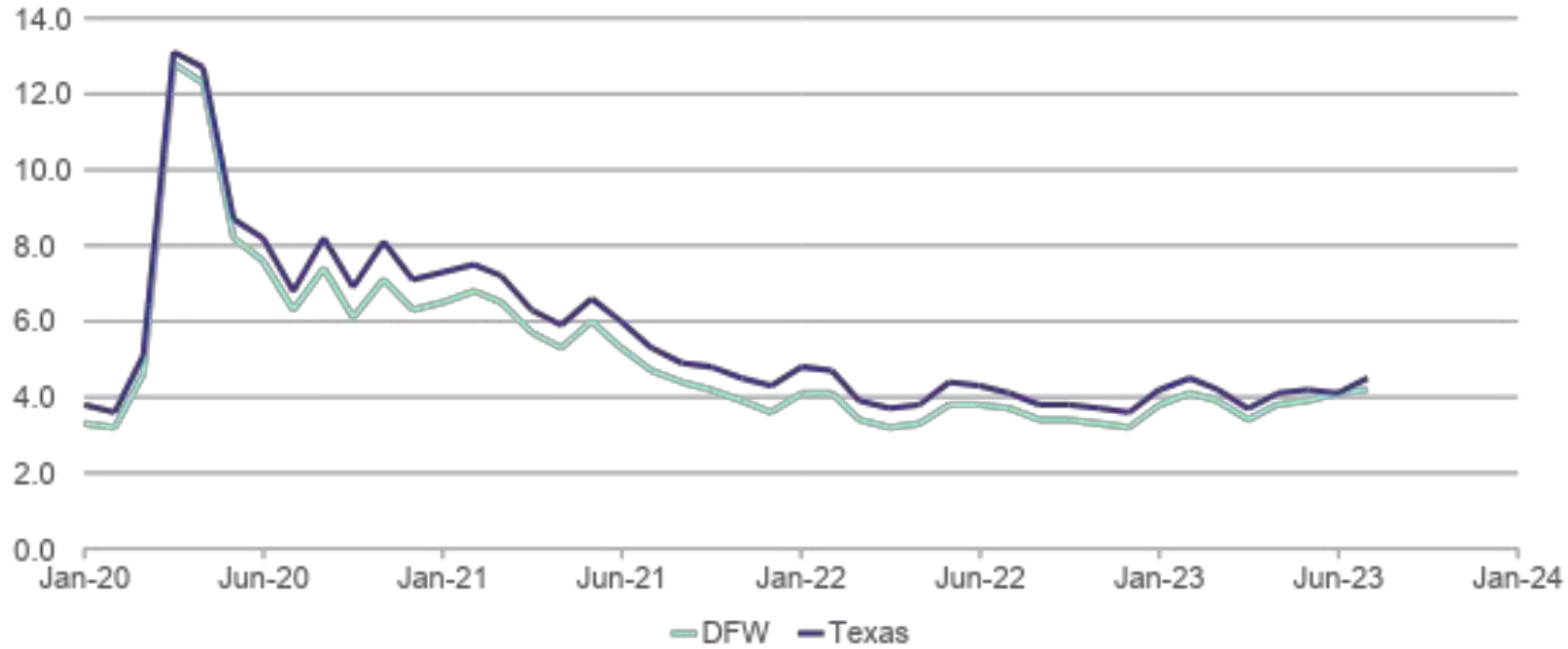
Demographic Report September 2023



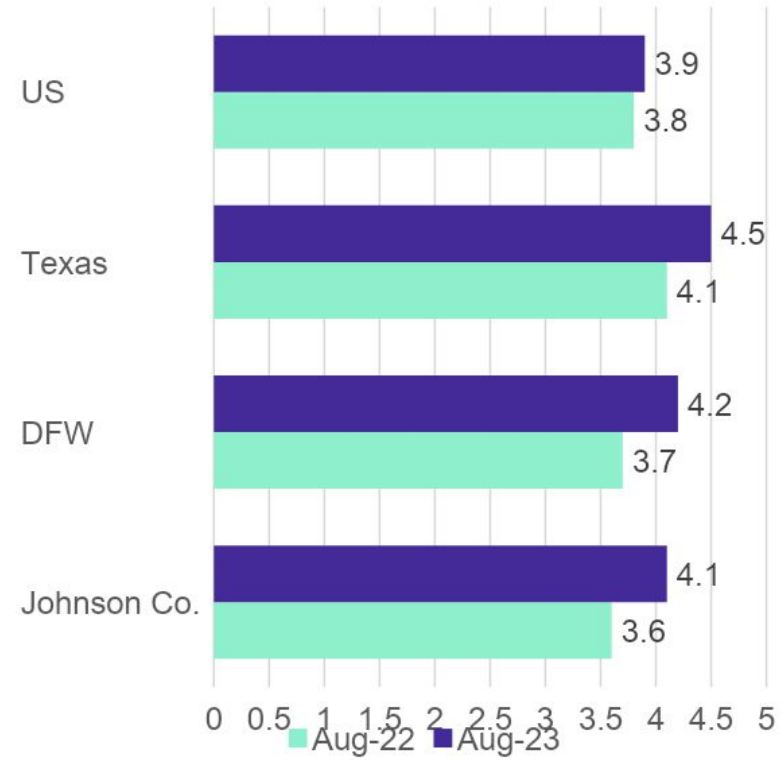


Local Economic Conditions

Unemployment Rate, Jan. 2020 - Aug 2023



Unemployment Rate, Year over Year





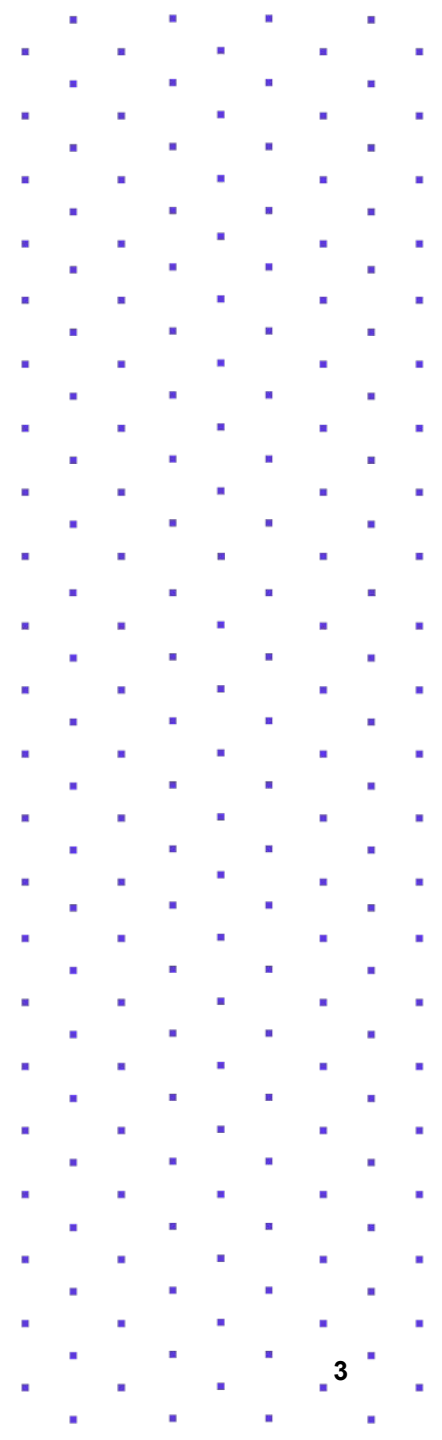
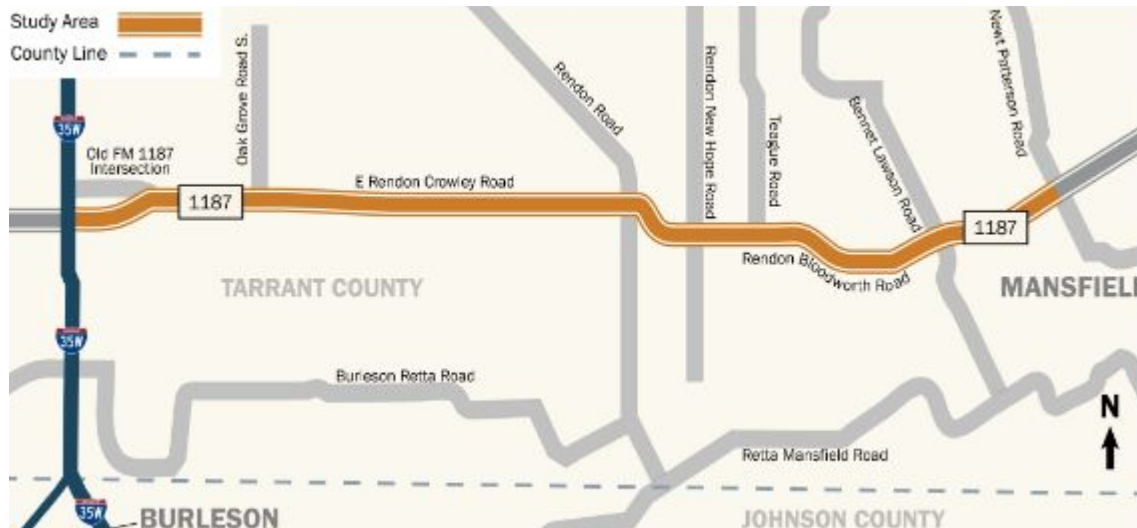
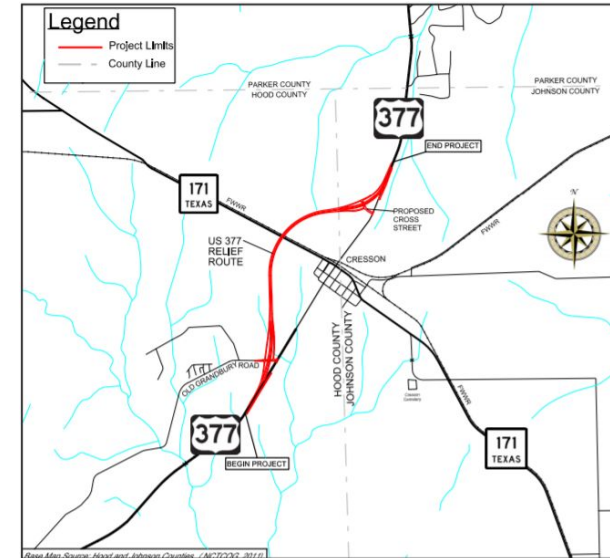
Local Economic Conditions

US 377 Cresson Relief Route

- A bypass loop around Cresson, bolstering Godley's ability to house DFW commuters
- Construction is expected to be complete in Summer of 2024

1187 N Expansion

- Expanding 8.12 miles of 1187 N leading to and from I-35W
- Construction scheduled to begin Fall of 2028, and complete Fall 2030





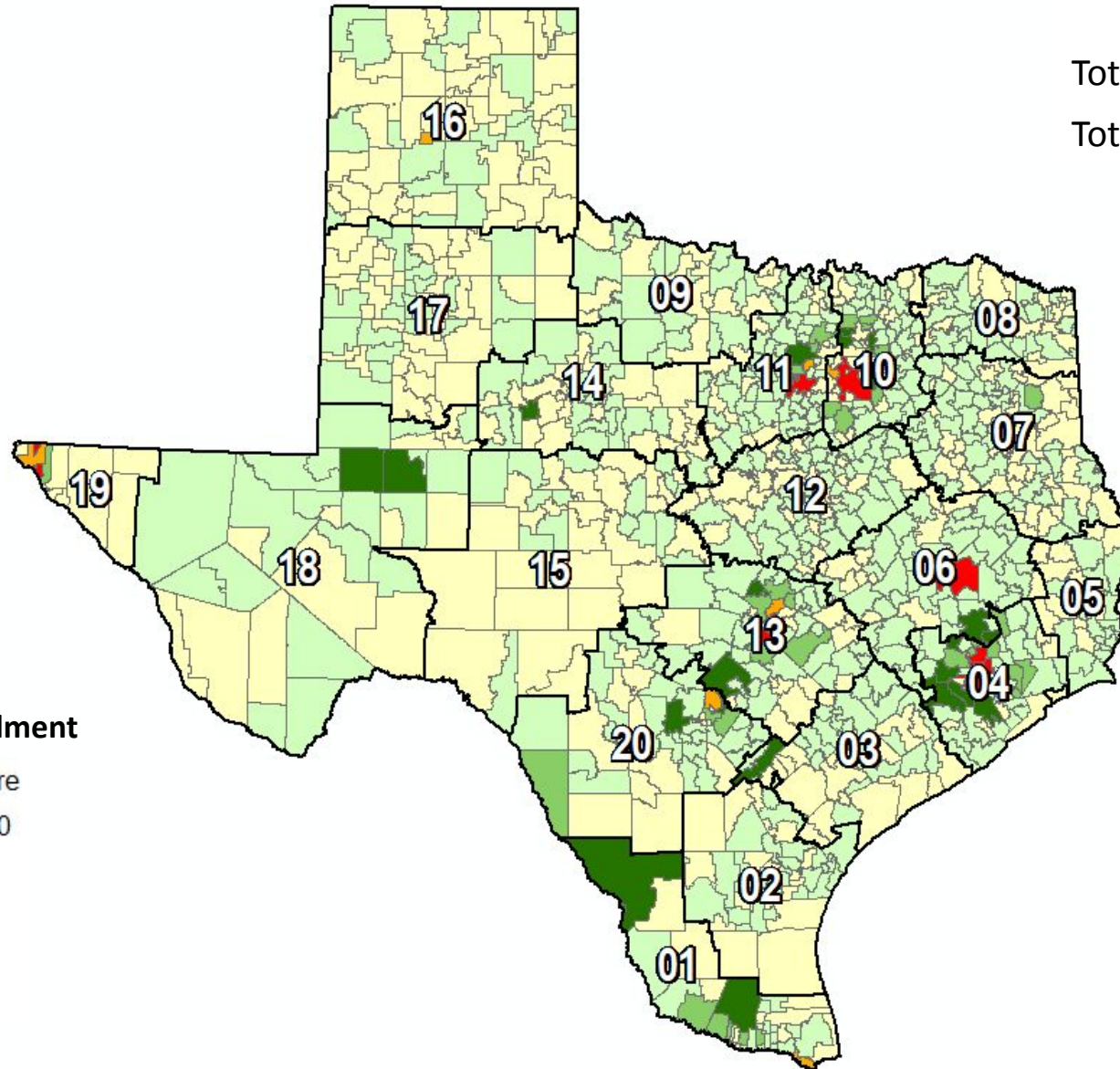
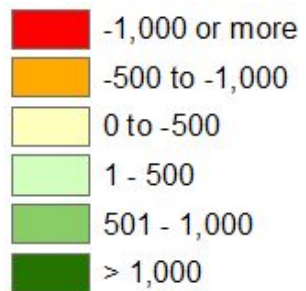
State Enrollment Trends

2022-2023

Total Enrollment 5,519,599

Total Growth 92,229

1-Year Change Enrollment



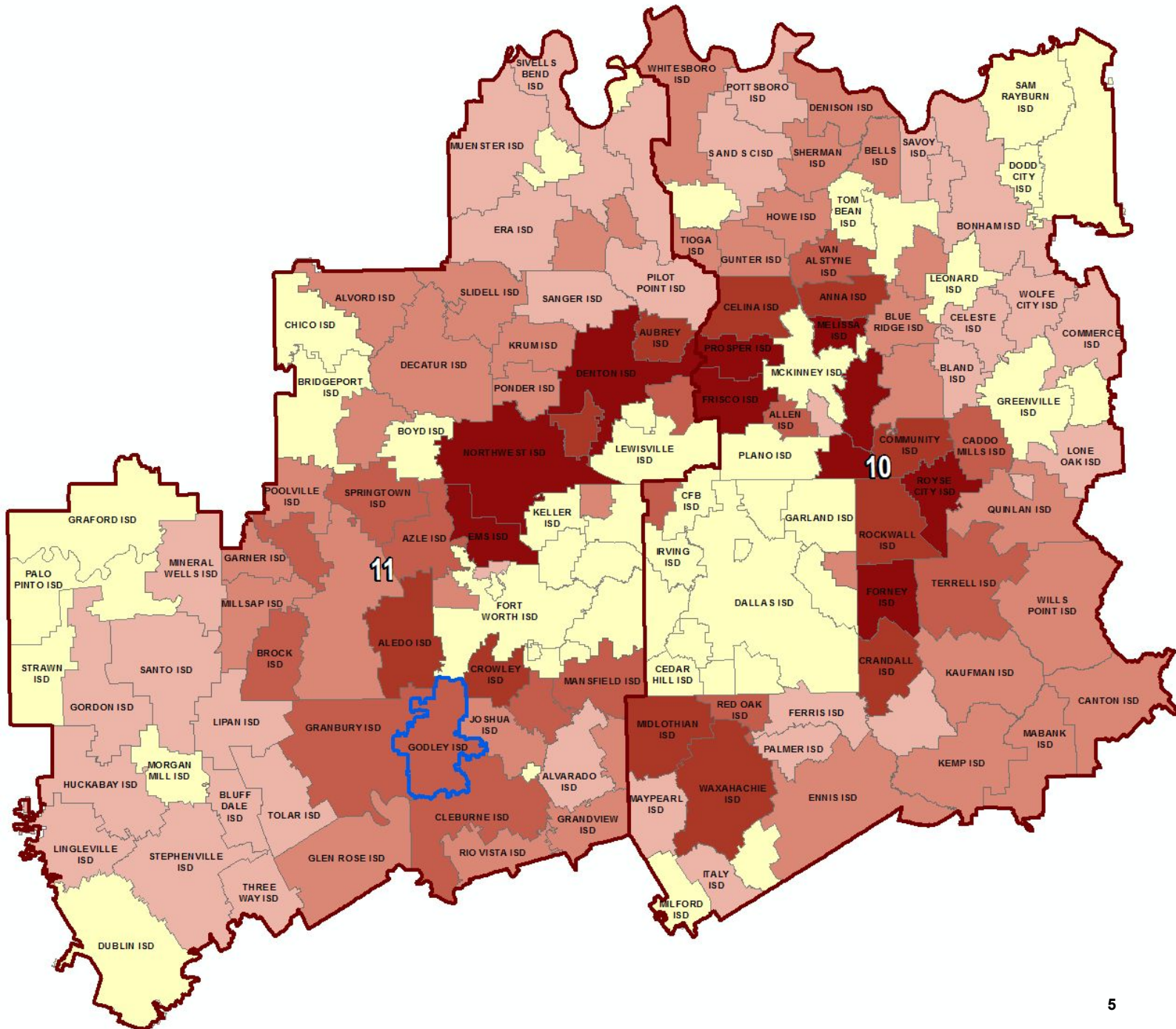
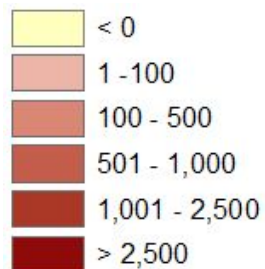


Region 11 Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)

- Godley ISD enrollment has risen by 784 students between 2017/18 and 2022/23, an increase of 38.7%
- GISD enrollment has increased by 207 students, or 7.95%, since 2021/22
- Region 11 enrollment has risen by 5,420 students between 2017/18 and 2022/23, an increase of 0.94%
- Region 11 enrollment has increased by 4,776 students, or 0.83%, since 2021/22

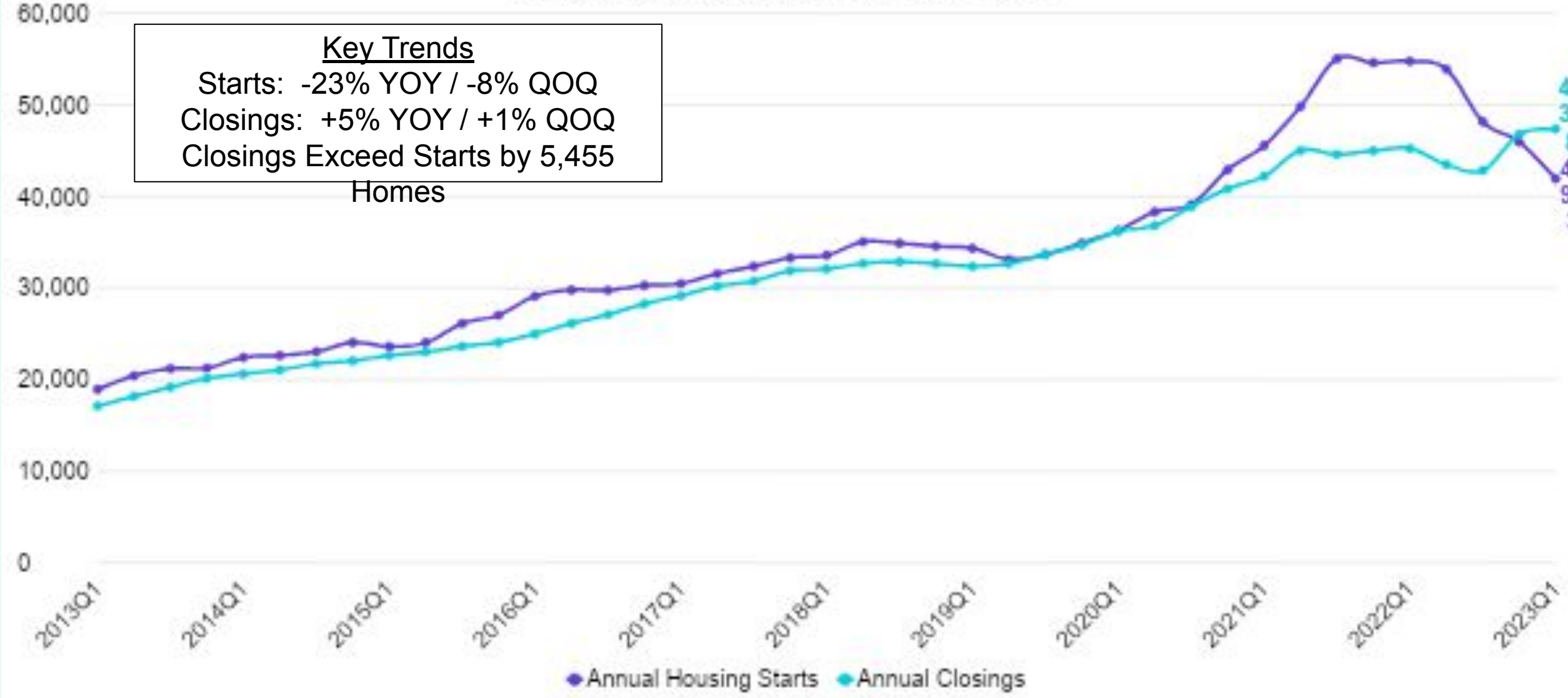
5-Year Change Enrollment





DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



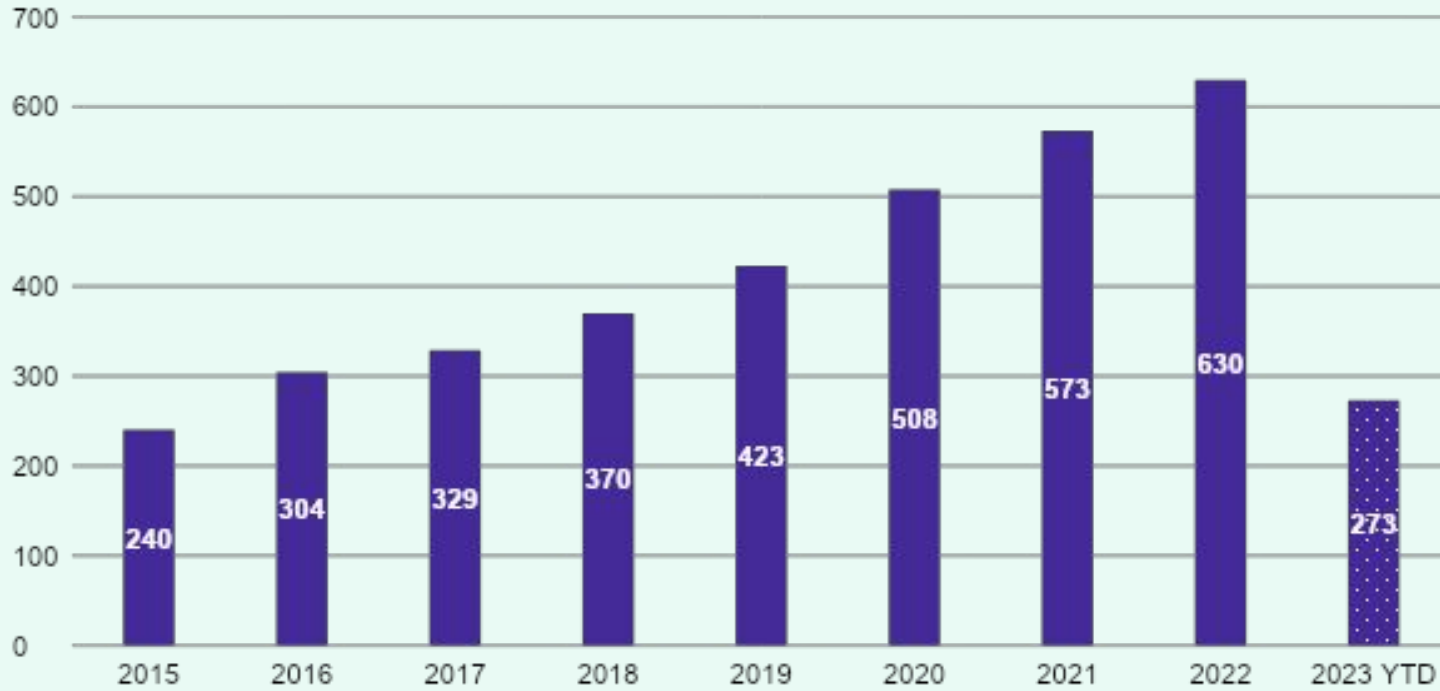
Key Trends
 Starts: -23% YOY / -8% QOQ
 Closings: +5% YOY / +1% QOQ
 Closings Exceed Starts by 5,455
 Homes





Godley ISD Historical Home Sales

Godley ISD Historical Home Sales

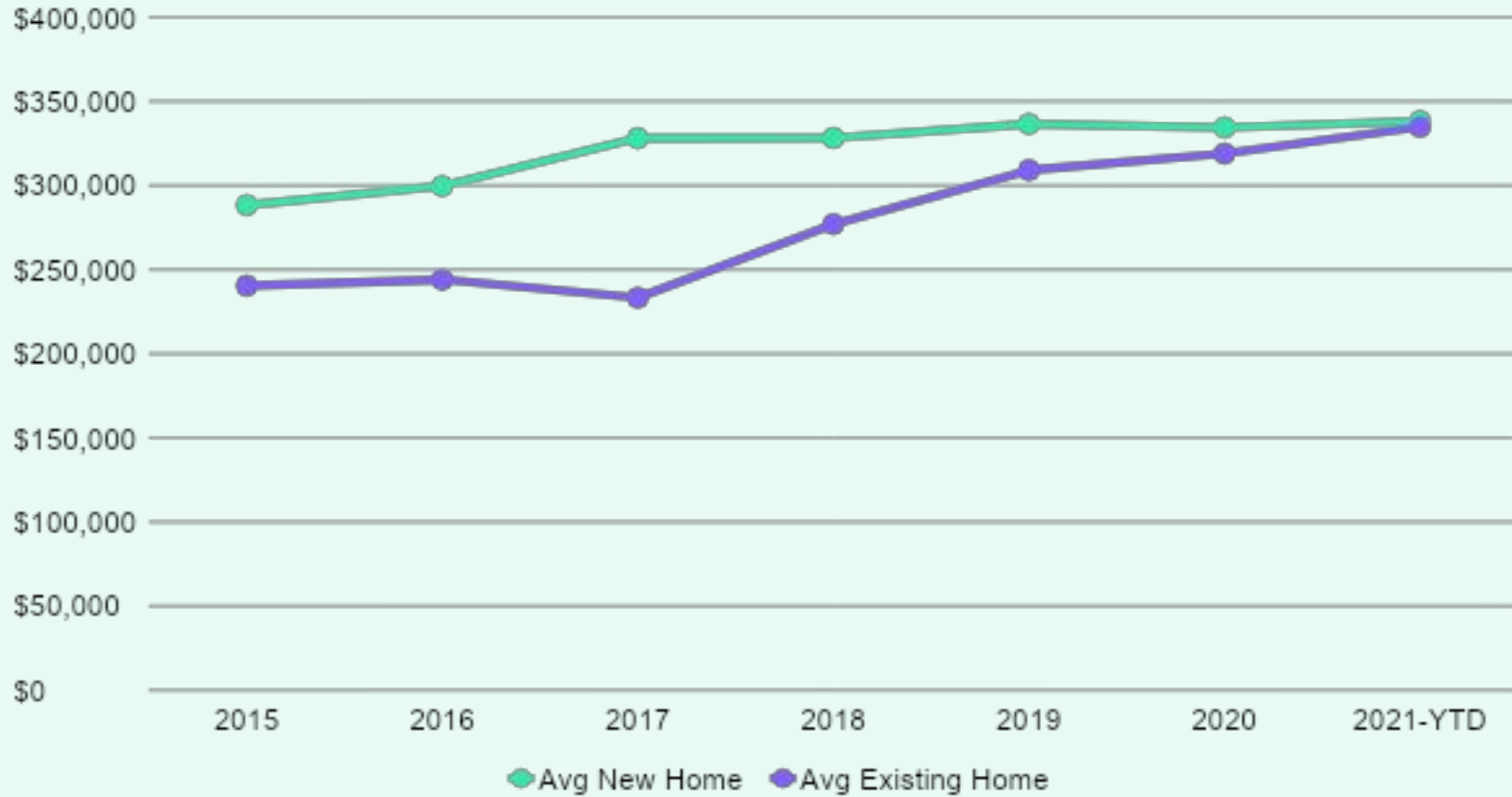


* 2023-YTD Sales span January-June 2023

- Godley ISD had 157 total home sales in 2022, an increase of 27.4% from 2020 totals
- New home sales in 2022 in GISD were the highest in over 5 years, accounting for roughly 50% of the total home sales within the district
- New home sales to date in 2023 account for 63% of the total home sales within GISD



Godley ISD Home Price Analysis



| | Avg New Home | Avg Existing Home |
|----------|--------------|-------------------|
| 2015 | \$288,336 | \$240,471 |
| 2016 | \$299,641 | \$244,015 |
| 2017 | \$328,061 | \$233,253 |
| 2018 | \$328,264 | \$277,036 |
| 2019 | \$336,583 | \$309,128 |
| 2020 | \$334,443 | \$318,962 |
| 2021 | \$371,896 | \$391,301 |
| 2022 | \$424,918 | \$433,141 |
| 2023 YTD | \$414,577 | \$433,396 |

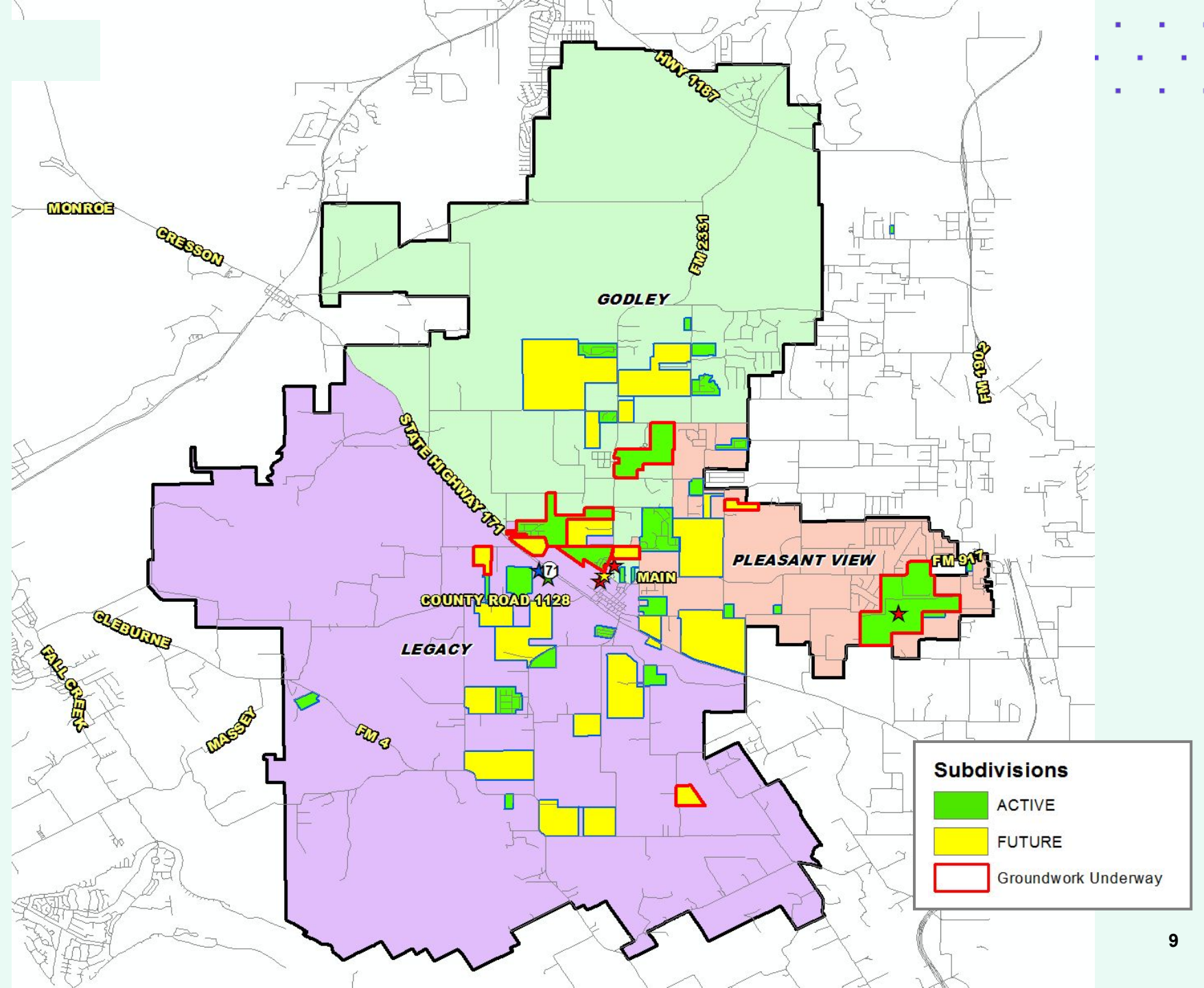
* 2023-YTD Sales span January-June 2023

- The average new home sale price in Godley ISD has risen 43.8% since 2015, an increase of roughly \$126,250
- The average existing home sale price in GISD has risen 80.2% since 2015, an increase of nearly \$192,950



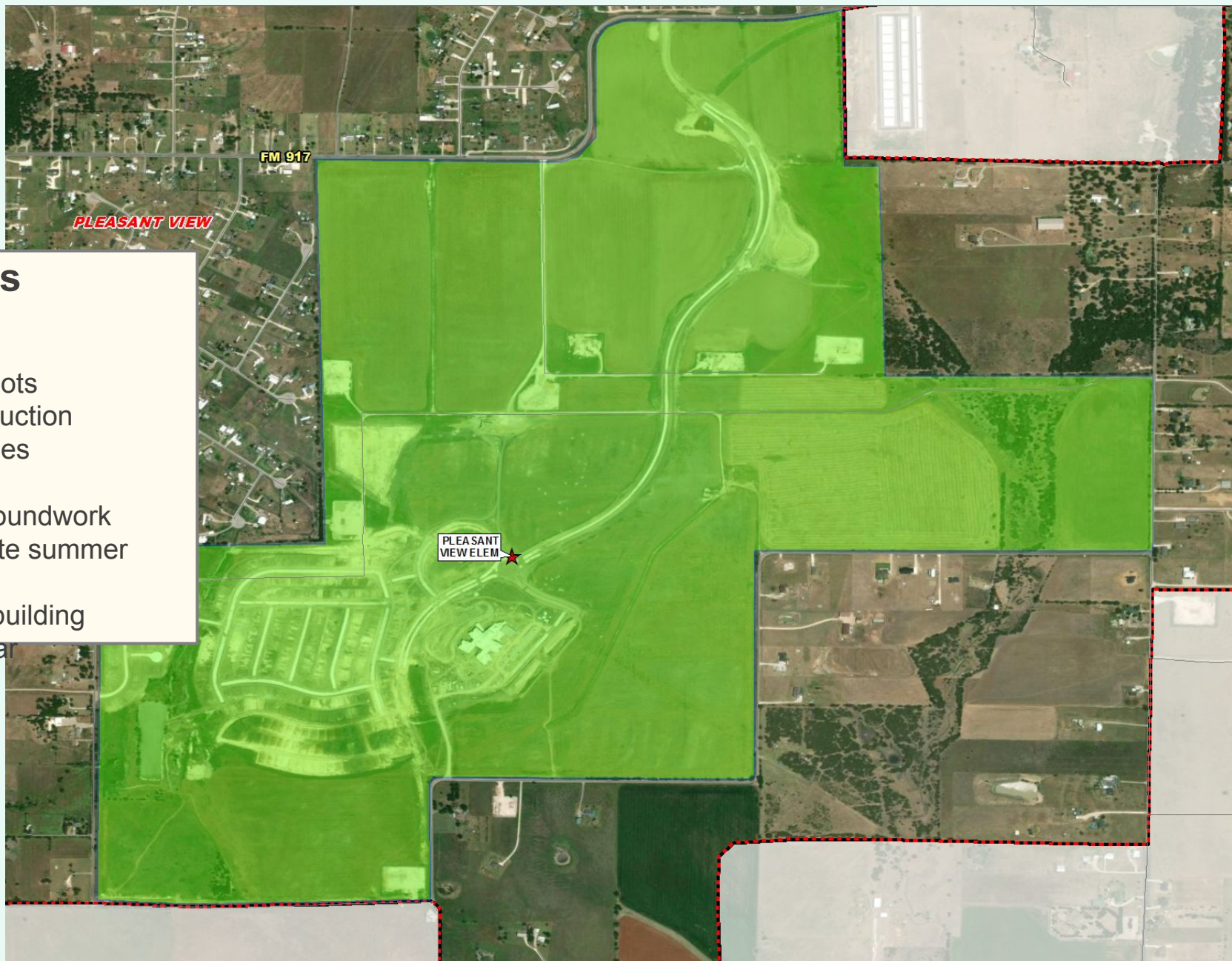
District Housing Overview

- There are over 800 lots available to build on across Godley ISD within the 28 active subdivisions
- GISD currently 22 future planned subdivisions totaling over 13,400 future lots in the planning stages
- Groundwork is currently underway on roughly 830 lots in 9 subdivisions





Future Residential Activity



Silo Mills

- 2,841 total lots
- 2,564 future lots
- 244 vacant developed lots
- 19 homes under construction
- 10 finished vacant homes
- 2 occupied homes
- Phase 1B (148 lots) groundwork underway, delivering late summer 2022
- Developer anticipates building 100-200 homes per year



Future Residential Activity



Cates Ranch

- 36 total lots
- 35 vacant developed lots
- 1 home under construction

LEGACY



Residential Activity

Wildcat Ridge

- 435 total lots
- 199 future lots
- 145 vacant developed lots
- 8 homes under construction
- 20 finished vacant homes
- 133 homes occupied
- Building 20-25 homes per year

Star Ranch

- 484 total lots
- 217 vacant developed lots
- 15 homes under construction
- 3 finished vacant homes
- 222 homes occupied
- Building in all sections
- Building 60-80 homes per year

Stillwater Lake Estates

- 273 total future single family lots
- 88 multifamily units
- Ground work on all lots
- Construction on apartments underway



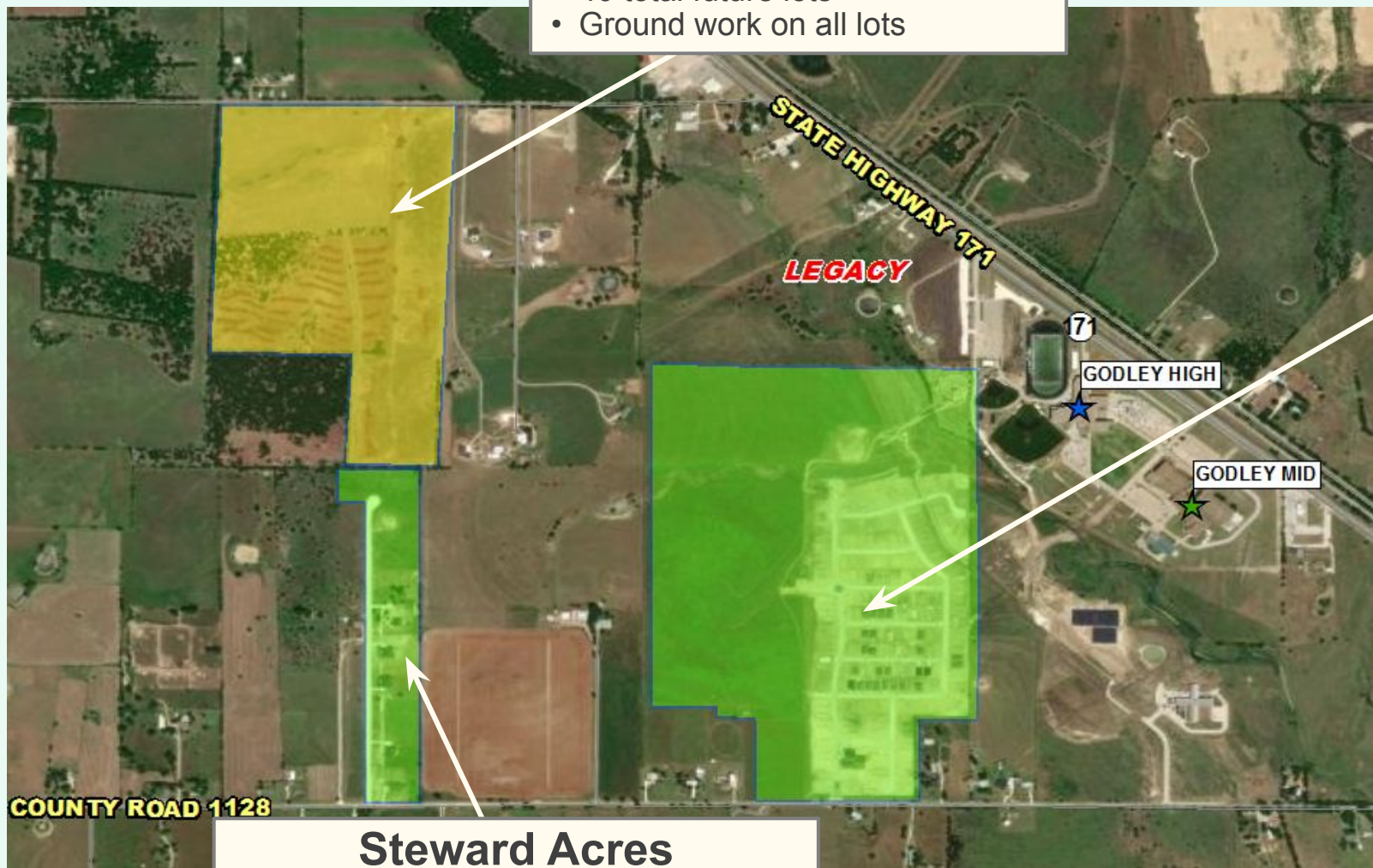
July 17th, 2023



Future Residential Activity

GG Land Investments

- 40 total future lots
- Ground work on all lots



Steward Acres

- 10 total lots
- 4 vacant developed lots
- 1 finished vacant homes
- 5 occupied homes

Godley Ranch

- 600 total lots
- 361 future lots
- 150 vacant developed lots
- 24 homes under construction
- 28 finished vacant homes
- 35 occupied homes
- Developer anticipates building 80-100 homes per year, increasing with subsequent phases



July 17th, 2023



Future Residential Activity

Rosemary Fields

- 298 total future lots
- Groundwork underway
- Anticipate homes starting fall 2022
- Developer anticipates building 80-100 homes per year

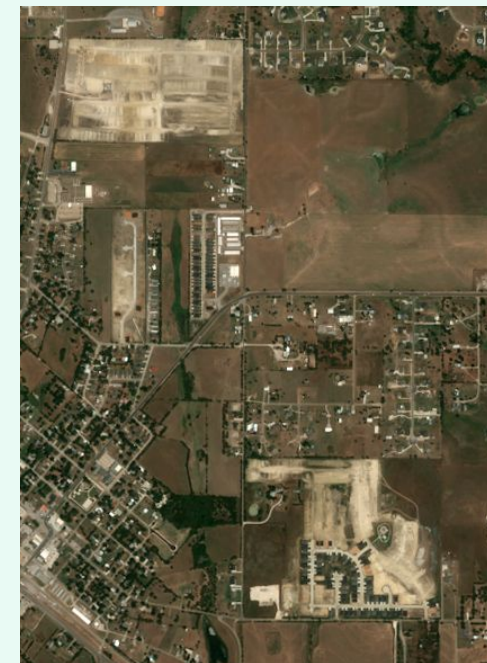


Higher Links Addition

- 49 total lots
- 45 vacant developed lots
- 4 homes under construction

Hadley Farms

- 372 total lots
- 258 future lots
- 37 vacant developed lots
- 8 homes under construction
- 8 finished vacant homes
- 58 occupied homes
- Developer anticipates building 100-120 homes per year



July 17th, 2023





District Multi-Family Overview

- There are 88 multi-family units under construction (Stillwater Lake Estates MF)
- There are 80 future multi-family units in stages of planning (Craig Stamps RV Park)



Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION

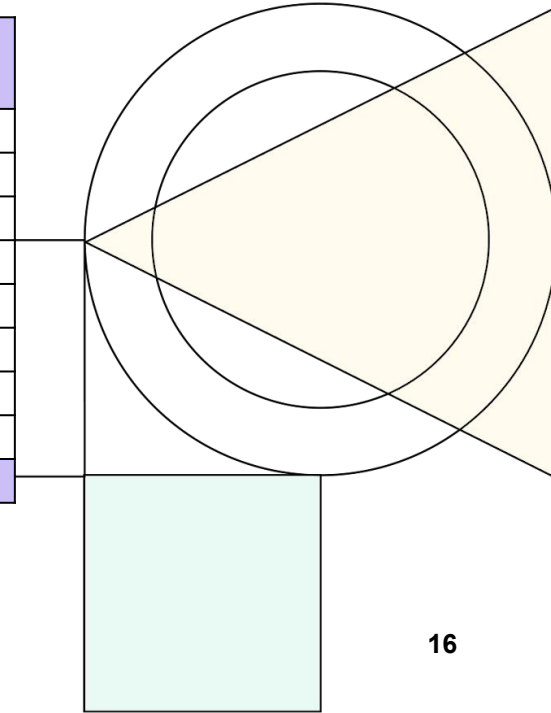


TEA Transfer Report

| Transfers In From: | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 5 Year Change |
|----------------------------|------------|------------|------------|------------|------------|------------|---------------|
| Aledo ISD | 3 | 3 | 3 | 3 | 3 | 3 | 0 |
| Alvarado ISD | 3 | 3 | 3 | 0 | 0 | 0 | -3 |
| Burleson ISD | 10 | 10 | 11 | 16 | 14 | 10 | 0 |
| Cleburne ISD | 51 | 53 | 64 | 68 | 64 | 59 | 8 |
| Crowley ISD | 12 | 15 | 22 | 21 | 20 | 17 | 5 |
| Fort Worth ISD | 3 | 3 | 3 | 18 | 3 | 3 | 0 |
| Granbury ISD | 65 | 70 | 76 | 89 | 96 | 88 | 23 |
| Joshua ISD | 37 | 37 | 45 | 56 | 44 | 48 | 11 |
| Weatherford ISD | 3 | 3 | 3 | 3 | 3 | 4 | 1 |
| Total Transfers In* | 198 | 215 | 256 | 297 | 267 | 240 | 42 |

| Transfers Out To: | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 5 Year Change |
|-------------------------------------|-----------|-----------|-----------|-----------|------------|------------|---------------|
| Brazos River Charter School | 3 | 3 | 3 | 3 | 3 | 3 | 0 |
| Burleson ISD | 4 | 12 | 3 | 3 | 3 | 3 | -1 |
| Cleburne ISD | 11 | 12 | 10 | 16 | 14 | 13 | 2 |
| Crowley ISD | 3 | 3 | 3 | 3 | 3 | 3 | 0 |
| Granbury ISD | 4 | 3 | 3 | 3 | 3 | 3 | -1 |
| Joshua ISD | 24 | 49 | 14 | 30 | 60 | 55 | 31 |
| Premier High Schools | 4 | 4 | 3 | 3 | 3 | 3 | -1 |
| Texas College Preparatory Academies | 3 | 3 | 3 | 0 | 0 | 0 | -3 |
| Total Transfers Out* | 72 | 99 | 64 | 98 | 123 | 127 | 55 |

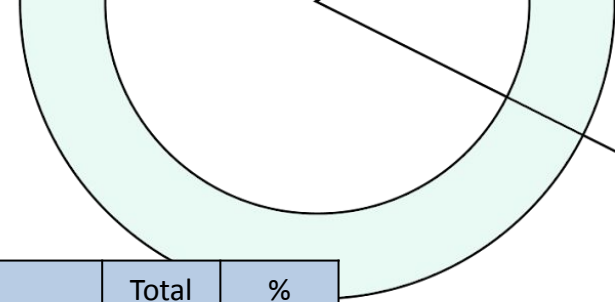
*Totals include additional districts due to TEA rounding rules





Ten Year Forecast by Grade Level

Moderate Growth 400-500 homes per year



| Year | EE | PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | % Growth |
|---------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|-------|--------------|----------|
| 2019/20 | 5 | 115 | 176 | 178 | 171 | 180 | 169 | 172 | 203 | 161 | 178 | 176 | 179 | 146 | 138 | 2,347 | 166 | 7.6% |
| 2020/21 | 5 | 75 | 197 | 179 | 180 | 173 | 186 | 183 | 183 | 214 | 176 | 192 | 190 | 180 | 128 | 2,441 | 94 | 4.0% |
| 2021/22 | 11 | 122 | 191 | 211 | 180 | 184 | 195 | 192 | 192 | 195 | 221 | 195 | 185 | 167 | 148 | 2,589 | 148 | 6.1% |
| 2022/23 | 16 | 116 | 233 | 206 | 211 | 211 | 206 | 200 | 217 | 213 | 204 | 248 | 174 | 197 | 159 | 2,811 | 222 | 8.6% |
| 2023/24 | 18 | 137 | 213 | 246 | 223 | 228 | 219 | 217 | 208 | 237 | 218 | 238 | 243 | 167 | 187 | 2,999 | 188 | 6.7% |
| 2024/25 | 18 | 140 | 227 | 230 | 261 | 237 | 242 | 234 | 239 | 229 | 255 | 255 | 214 | 236 | 162 | 3,179 | 180 | 6.0% |
| 2025/26 | 18 | 142 | 239 | 244 | 243 | 278 | 252 | 257 | 257 | 263 | 246 | 298 | 232 | 208 | 229 | 3,406 | 227 | 7.2% |
| 2026/27 | 18 | 146 | 255 | 258 | 260 | 259 | 295 | 268 | 283 | 283 | 283 | 286 | 270 | 225 | 202 | 3,591 | 184 | 5.4% |
| 2027/28 | 18 | 148 | 267 | 274 | 275 | 276 | 275 | 314 | 295 | 311 | 304 | 325 | 259 | 262 | 218 | 3,821 | 231 | 6.4% |
| 2028/29 | 18 | 149 | 286 | 291 | 293 | 293 | 294 | 292 | 339 | 325 | 334 | 347 | 294 | 251 | 254 | 4,060 | 238 | 6.2% |
| 2029/30 | 18 | 152 | 304 | 309 | 311 | 312 | 312 | 313 | 315 | 366 | 349 | 379 | 314 | 285 | 243 | 4,282 | 222 | 5.5% |
| 2030/31 | 18 | 143 | 319 | 328 | 328 | 330 | 332 | 331 | 338 | 340 | 393 | 400 | 344 | 305 | 276 | 4,525 | 243 | 5.7% |
| 2031/32 | 18 | 146 | 332 | 345 | 349 | 349 | 351 | 352 | 357 | 365 | 366 | 450 | 363 | 334 | 296 | 4,773 | 248 | 5.5% |
| 2032/33 | 18 | 150 | 345 | 356 | 368 | 372 | 372 | 374 | 380 | 386 | 392 | 419 | 408 | 352 | 324 | 5,016 | 243 | 5.1% |
| 2033/34 | 18 | 152 | 360 | 372 | 379 | 392 | 396 | 396 | 404 | 410 | 415 | 449 | 380 | 396 | 341 | 5,260 | 244 | 4.9% |

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

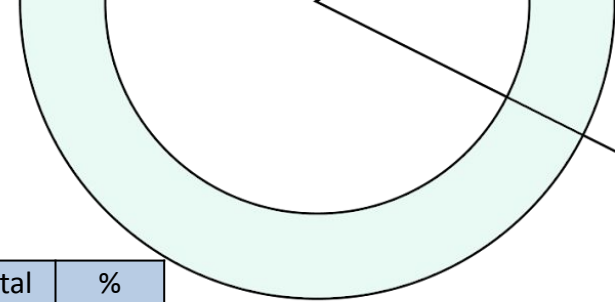


Ten Year Forecast by Grade Level - Moderate

| Campus | Functional Capacity | Fall | ENROLLMENT PROJECTIONS | | | | | | | | | |
|---------------------------------|---------------------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
| Godley Elementary School | 673 | 535 | 555 | 589 | 611 | 645 | 656 | 684 | 697 | 723 | 748 | 767 |
| Legacy Elementary School | 555 | 464 | 507 | 536 | 585 | 616 | 662 | 697 | 732 | 768 | 808 | 847 |
| Pleasant View Elementary School | 680 | 502 | 527 | 548 | 563 | 586 | 598 | 650 | 700 | 751 | 799 | 851 |
| ELEMENTARY TOTALS | 1,908 | 1,501 | 1,589 | 1,673 | 1,759 | 1,847 | 1,916 | 2,031 | 2,129 | 2,242 | 2,355 | 2,465 |
| Elementary Percent Change | | 7.29% | 5.86% | 5.32% | 5.09% | 5.06% | 3.69% | 6.01% | 4.83% | 5.32% | 5.06% | 4.66% |
| Elementary Absolute Change | | 102 | 88 | 84 | 85 | 89 | 68 | 115 | 98 | 113 | 113 | 110 |
| Godley 6th campus | 302 | 208 | 239 | 257 | 283 | 295 | 339 | 315 | 338 | 357 | 380 | 404 |
| Godley Middle School | 550 | 455 | 484 | 509 | 566 | 615 | 659 | 715 | 733 | 731 | 778 | 825 |
| MIDDLE SCHOOL TOTALS | 550 | 663 | 723 | 766 | 849 | 910 | 998 | 1,030 | 1,071 | 1,088 | 1,158 | 1,229 |
| Middle School Percent Change | | 4.57% | 9.05% | 5.95% | 10.84% | 7.18% | 9.67% | 3.21% | 3.98% | 1.59% | 6.43% | 6.13% |
| Middle School Absolute Change | | 29 | 60 | 43 | 83 | 61 | 88 | 32 | 41 | 17 | 70 | 71 |
| Godley High School | 1200 | 833 | 865 | 965 | 981 | 1,062 | 1,144 | 1,219 | 1,323 | 1,441 | 1,501 | 1,564 |
| HIGH SCHOOL TOTALS | 1200 | 833 | 865 | 965 | 981 | 1,062 | 1,144 | 1,219 | 1,323 | 1,441 | 1,501 | 1,564 |
| High School Percent Change | | 7.48% | 3.84% | 11.56% | 1.66% | 8.26% | 7.72% | 6.56% | 8.53% | 8.92% | 4.16% | 4.20% |
| High School Absolute Change | | 58 | 32 | 100 | 16 | 81 | 82 | 75 | 104 | 118 | 60 | 63 |
| Godley JJAEP | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| DISTRICT TOTALS | | 2,999 | 3,179 | 3,406 | 3,591 | 3,821 | 4,060 | 4,282 | 4,525 | 4,773 | 5,016 | 5,260 |
| District Percent Change | | 6.69% | 6.00% | 7.16% | 5.41% | 6.43% | 6.23% | 5.47% | 5.67% | 5.49% | 5.10% | 4.86% |
| District Absolute Change | | 188 | 180 | 227 | 184 | 231 | 238 | 222 | 243 | 248 | 243 | 244 |



Ten Year Forecast by Grade Level – High Growth 1,000 to 1,400 homes per year



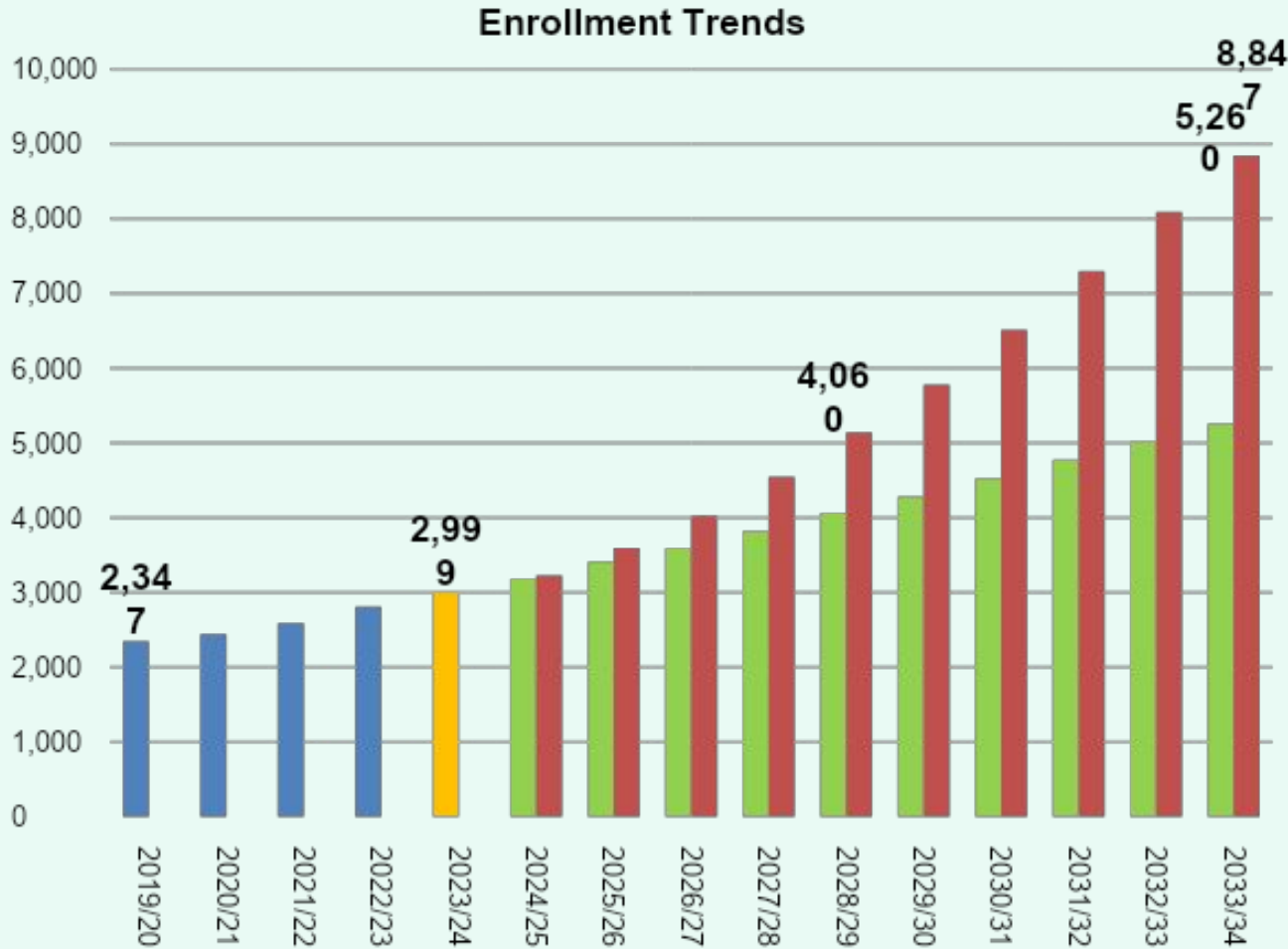
| Year | EE | PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | % Growth |
|---------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|-------|--------------|----------|
| 2019/20 | 5 | 115 | 176 | 178 | 171 | 180 | 169 | 172 | 203 | 161 | 178 | 176 | 179 | 146 | 138 | 2,347 | 166 | 7.6% |
| 2020/21 | 5 | 75 | 197 | 179 | 180 | 173 | 186 | 183 | 183 | 214 | 176 | 192 | 190 | 180 | 128 | 2,441 | 94 | 4.0% |
| 2021/22 | 11 | 122 | 191 | 211 | 180 | 184 | 195 | 192 | 192 | 195 | 221 | 195 | 185 | 167 | 148 | 2,589 | 148 | 6.1% |
| 2022/23 | 16 | 116 | 233 | 206 | 211 | 211 | 206 | 200 | 217 | 213 | 204 | 248 | 174 | 197 | 159 | 2,811 | 222 | 8.6% |
| 2023/24 | 18 | 137 | 213 | 246 | 223 | 228 | 219 | 217 | 208 | 237 | 218 | 238 | 243 | 167 | 187 | 2,999 | 188 | 6.7% |
| 2024/25 | 18 | 141 | 230 | 234 | 265 | 240 | 246 | 237 | 243 | 233 | 255 | 260 | 219 | 240 | 162 | 3,223 | 224 | 7.5% |
| 2025/26 | 18 | 145 | 255 | 265 | 262 | 291 | 264 | 271 | 274 | 281 | 263 | 310 | 241 | 217 | 233 | 3,590 | 367 | 11.4% |
| 2026/27 | 18 | 153 | 291 | 299 | 302 | 298 | 330 | 299 | 328 | 326 | 326 | 318 | 287 | 238 | 210 | 4,023 | 433 | 12.1% |
| 2027/28 | 18 | 165 | 324 | 337 | 336 | 339 | 335 | 369 | 355 | 390 | 378 | 389 | 294 | 284 | 231 | 4,544 | 521 | 12.9% |
| 2028/29 | 18 | 172 | 368 | 381 | 382 | 379 | 383 | 377 | 430 | 422 | 453 | 448 | 359 | 291 | 275 | 5,138 | 594 | 13.1% |
| 2029/30 | 18 | 185 | 410 | 427 | 430 | 430 | 427 | 432 | 440 | 502 | 490 | 534 | 414 | 355 | 282 | 5,776 | 638 | 12.4% |
| 2030/31 | 18 | 203 | 458 | 477 | 480 | 483 | 483 | 481 | 504 | 513 | 583 | 583 | 495 | 410 | 344 | 6,515 | 739 | 12.8% |
| 2031/32 | 18 | 215 | 499 | 534 | 538 | 541 | 544 | 543 | 561 | 588 | 596 | 693 | 540 | 490 | 398 | 7,298 | 783 | 12.0% |
| 2032/33 | 18 | 229 | 532 | 556 | 593 | 606 | 610 | 613 | 633 | 654 | 683 | 709 | 642 | 534 | 475 | 8,087 | 789 | 10.8% |
| 2033/34 | 18 | 240 | 575 | 594 | 617 | 669 | 668 | 672 | 695 | 718 | 759 | 812 | 657 | 635 | 518 | 8,847 | 760 | 9.4% |



Ten Year Forecast by Grade Level - High

| Campus | Functional Capacity | Fall | ENROLLMENT PROJECTIONS | | | | | | | | | |
|---------------------------------|---------------------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
| Godley Elementary School | 673 | 535 | 568 | 639 | 723 | 824 | 904 | 1,019 | 1,151 | 1,290 | 1,414 | 1,515 |
| Legacy Elementary School | 555 | 464 | 519 | 588 | 709 | 815 | 955 | 1,090 | 1,238 | 1,404 | 1,563 | 1,716 |
| Pleasant View Elementary School | 680 | 502 | 524 | 544 | 558 | 584 | 601 | 650 | 694 | 738 | 780 | 822 |
| ELEMENTARY TOTALS | 1,908 | 1,501 | 1,611 | 1,771 | 1,990 | 2,223 | 2,460 | 2,759 | 3,083 | 3,432 | 3,757 | 4,053 |
| Elementary Percent Change | | 7.29% | 7.32% | 9.92% | 12.37% | 11.70% | 10.67% | 12.17% | 11.73% | 11.32% | 9.47% | 7.89% |
| Elementary Absolute Change | | 102 | 110 | 160 | 219 | 233 | 237 | 299 | 324 | 349 | 325 | 296 |
| Godley ISD 6th | 302 | 208 | 243 | 274 | 328 | 355 | 430 | 440 | 504 | 561 | 633 | 695 |
| Godley Middle School | 550 | 455 | 488 | 544 | 652 | 768 | 875 | 992 | 1,096 | 1,184 | 1,337 | 1,477 |
| MIDDLE SCHOOL TOTALS | 550 | 663 | 731 | 818 | 980 | 1,123 | 1,305 | 1,432 | 1,600 | 1,745 | 1,970 | 2,172 |
| Middle School Percent Change | | 4.57% | 10.26% | 11.90% | 19.80% | 14.59% | 16.21% | 9.73% | 11.73% | 9.06% | 12.89% | 10.25% |
| Middle School Absolute Change | | 29 | 68 | 87 | 162 | 143 | 182 | 127 | 168 | 145 | 225 | 202 |
| Godley High School | 1200 | 833 | 879 | 999 | 1,051 | 1,196 | 1,371 | 1,583 | 1,830 | 2,119 | 2,358 | 2,620 |
| HIGH SCHOOL TOTALS | 1200 | 833 | 879 | 999 | 1,051 | 1,196 | 1,371 | 1,583 | 1,830 | 2,119 | 2,358 | 2,620 |
| High School Percent Change | | 7.48% | 5.52% | 13.65% | 5.21% | 13.80% | 14.63% | 15.46% | 15.60% | 15.79% | 11.28% | 11.11% |
| High School Absolute Change | | 58 | 46 | 120 | 52 | 145 | 175 | 212 | 247 | 289 | 239 | 262 |
| Godley JJAEP | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| DISTRICT TOTALS | | 2,999 | 3,223 | 3,590 | 4,023 | 4,544 | 5,138 | 5,776 | 6,515 | 7,298 | 8,087 | 8,847 |
| District Percent Change | | 6.69% | 7.47% | 11.38% | 12.06% | 12.95% | 13.07% | 12.43% | 12.79% | 12.02% | 10.81% | 9.40% |
| District Absolute Change | | 188 | 224 | 367 | 433 | 521 | 594 | 638 | 739 | 783 | 789 | 760 |

Key Takeaways



- Godley ISD enrollment grew by more than 650 students between 2017 and 2022
- The district has over 780 lots currently available to build on, with over 16,200 additional lots in the planning stages
- Groundwork is currently underway on roughly 830 lots that will impact the district in the next 1-2 years
- Under the Moderate growth scenario campuses could begin to experience crowding in the 2026/27 school year
- GISD is forecasted to enroll nearly 4,000 students by 2028/29 and nearly 4,900 by 2032/33
- High growth scenario could result in 5,138 students by the 2028/29 year