

Jarrell  
Independent  
School  
District

# Demographic Update Fall 2019



TEMPLETON  
DEMOGRAPHICS

hanleywood | metrostudy

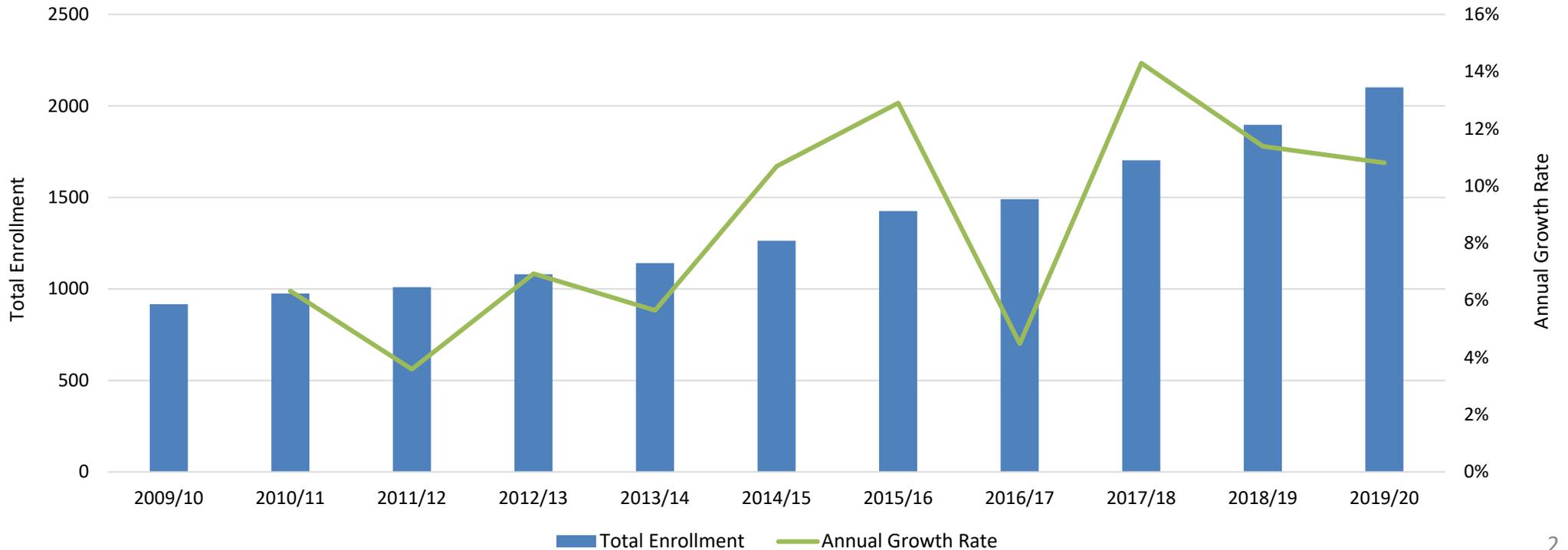


# Enrollment History

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	6	75	111	109	122	108	109	105	103	92	94	114	101	94	83	1,426		
2016/17	9	80	115	116	115	113	112	113	114	99	100	107	109	102	86	1,490	64	4.5%
2017/18	10	80	133	146	133	127	131	120	119	135	108	124	124	113	100	1,703	213	14.3%
2018/19	13	90	142	153	154	138	144	146	141	129	142	136	126	122	121	1,897	194	11.4%
2019/20	5	108	174	164	171	161	168	159	159	169	143	172	125	120	104	2,102	205	10.8%

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

Jarrell Historical Enrollment





# Annual Enrollment Change

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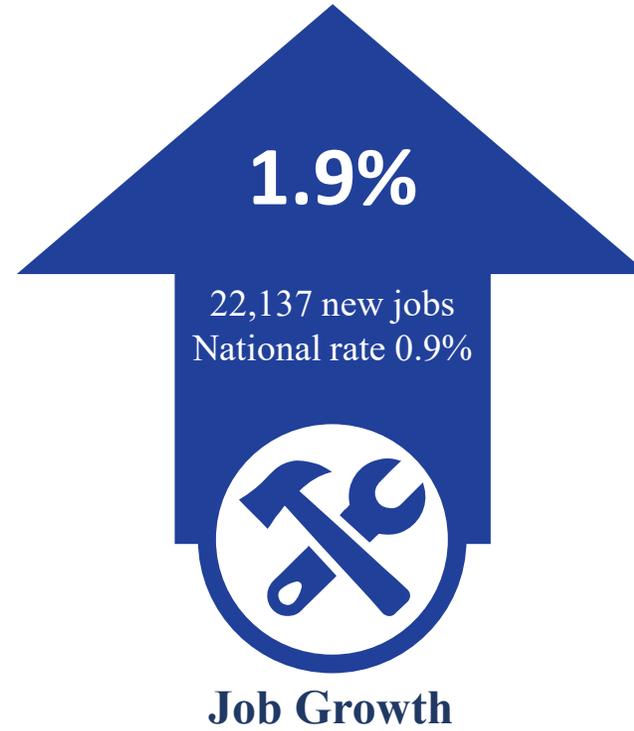
	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	%
2019/20 Proj.	15	90	161	163	166	171	152	162	168	155	142	178	144	127	120	2,114	Difference
	10	-18	-13	-1	-5	10	-16	3	9	-14	-1	6	19	7	16	12	0.6%

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	0.932	1.108	1.150	1.192	1.106	1.062	1.170	1.097	1.106	1.156	1.084	1.237	1.031	0.991	0.968	1.130	1.115	1.057
2016/17	1.500	1.067	1.036	1.045	1.055	0.926	1.037	1.037	1.086	0.961	1.087	1.138	0.956	1.010	0.915	1.023	1.045	1.005
2017/18	1.111	1.000	1.157	1.270	1.147	1.104	1.159	1.071	1.053	1.184	1.091	1.240	1.159	1.037	0.980	1.151	1.109	1.104
2018/19	1.300	1.125	1.068	1.150	1.055	1.038	1.134	1.115	1.175	1.084	1.052	1.259	1.016	0.984	1.071	1.093	1.104	1.083
2019/20	0.385	1.200	1.225	1.155	1.118	1.045	1.217	1.104	1.089	1.199	1.109	1.211	0.919	0.952	0.852	1.144	1.132	0.984

- Jarrell ISD enrollment is very close to the projected total and will likely surpass the projection by snapshot date
- High School cohorts were lower than usual compared to previous years
- Jarrell had historic high cohorts at KG, 4<sup>th</sup>, 7<sup>th</sup> & 8<sup>th</sup> grades

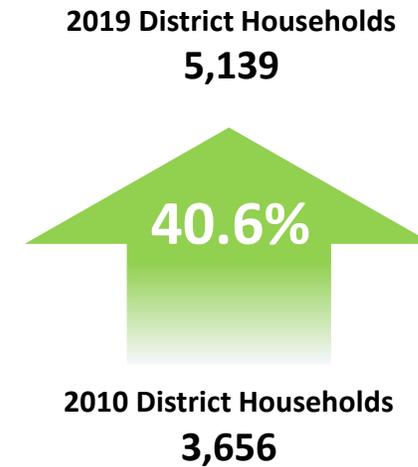
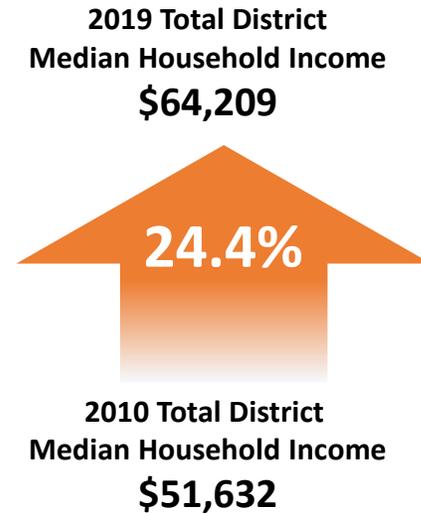
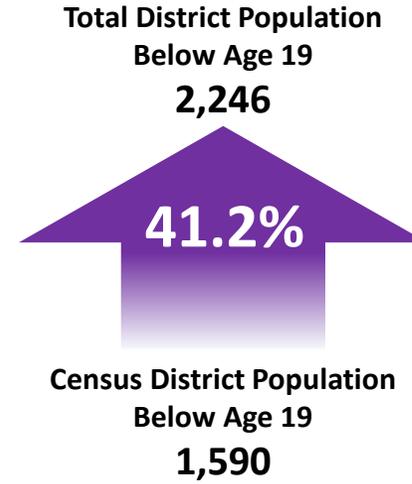
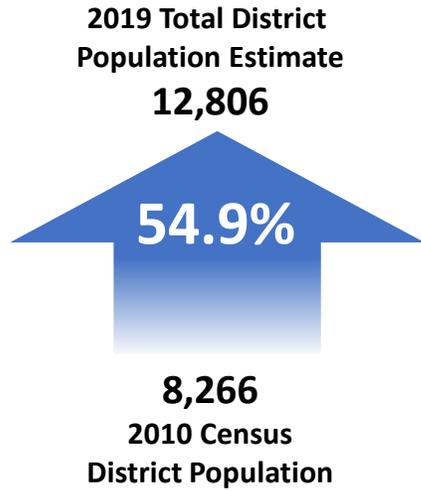


# Economic Conditions – Austin Area (June 2019)





# District Demographics Snap Shot





# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q19

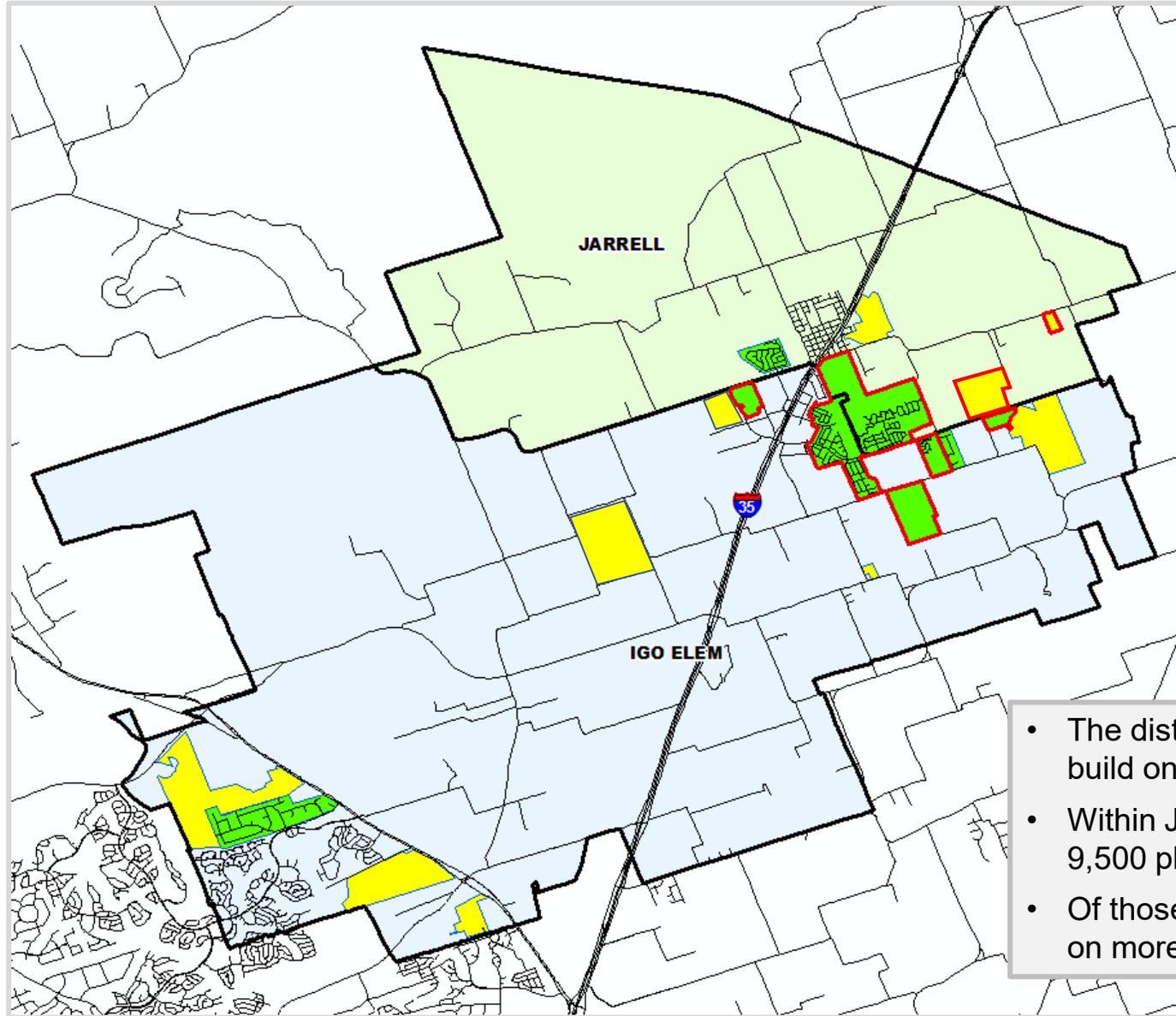
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,320	2,152	3,123	13,212
2	Pflugerville ISD	1,801	1,734	1,783	10,222
3	Austin ISD	1,454	1,651	1,583	10,301
4	Hays CISD	1,552	1,572	2,376	35,399
5	Georgetown ISD	1,531	1,519	2,856	15,941
6	Round Rock ISD	1,114	1,428	835	5,922
7	Manor ISD	1,181	1,183	1,789	15,058
8	Hutto ISD	1,012	1,007	1,090	7,812
9	Liberty Hill ISD	1,151	874	2,324	11,178
10	Del Valle ISD	745	807	1,273	33,193
11	Lake Travis ISD	599	701	1,741	5,302
12	Dripping Springs ISD	590	588	1,215	6,524
<b>13</b>	<b>Jarrell ISD</b>	<b>365</b>	<b>369</b>	<b>499</b>	<b>9,567*</b>
14	San Marcos CISD	422	340	240	8,962
15	Bastrop ISD	217	172	1,592	19,025
16	Eanes ISD	80	101	91	154
17	Elgin ISD	84	75	275	5,976
18	Lago Vista ISD	63	56	699	3,496
19	Taylor ISD	43	33	185	871
20	Lockhart ISD	52	18	43	1,660

\*Adjusted based on additional research by Templeton Demographics staff





# District Housing Overview



### Subdivisions

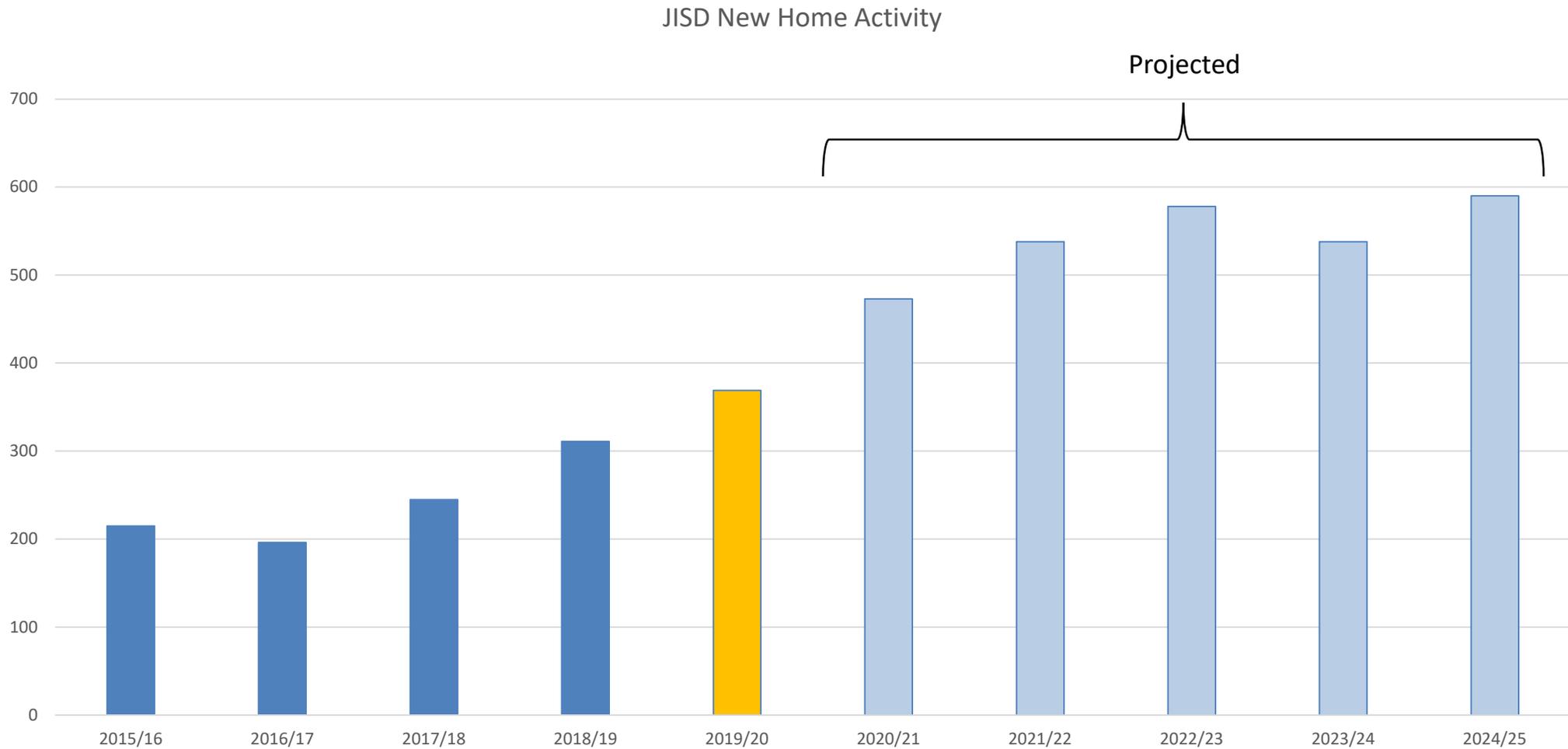
- ACTIVE
- FUTURE

Groundwork Underway

- The district has 500 lots available to build on
- Within JISD there are more than 9,500 planned future lots
- Of those, groundwork is underway on more than 570 lots within JISD



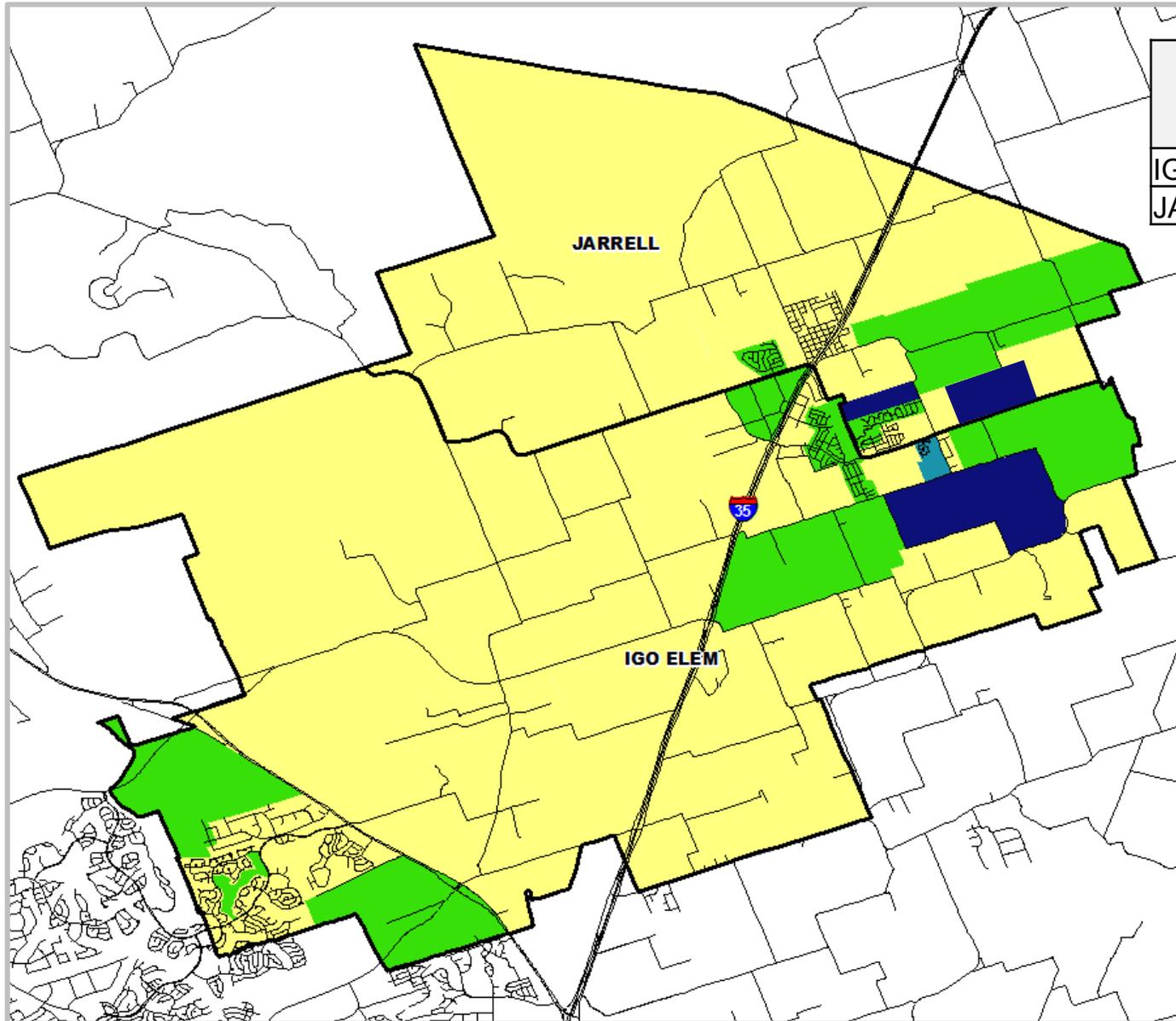
# Forecasted JISD New Home Activity



Jarrell ISD is forecasted to close roughly 450 to 550 new homes annually for the next 3-5 years



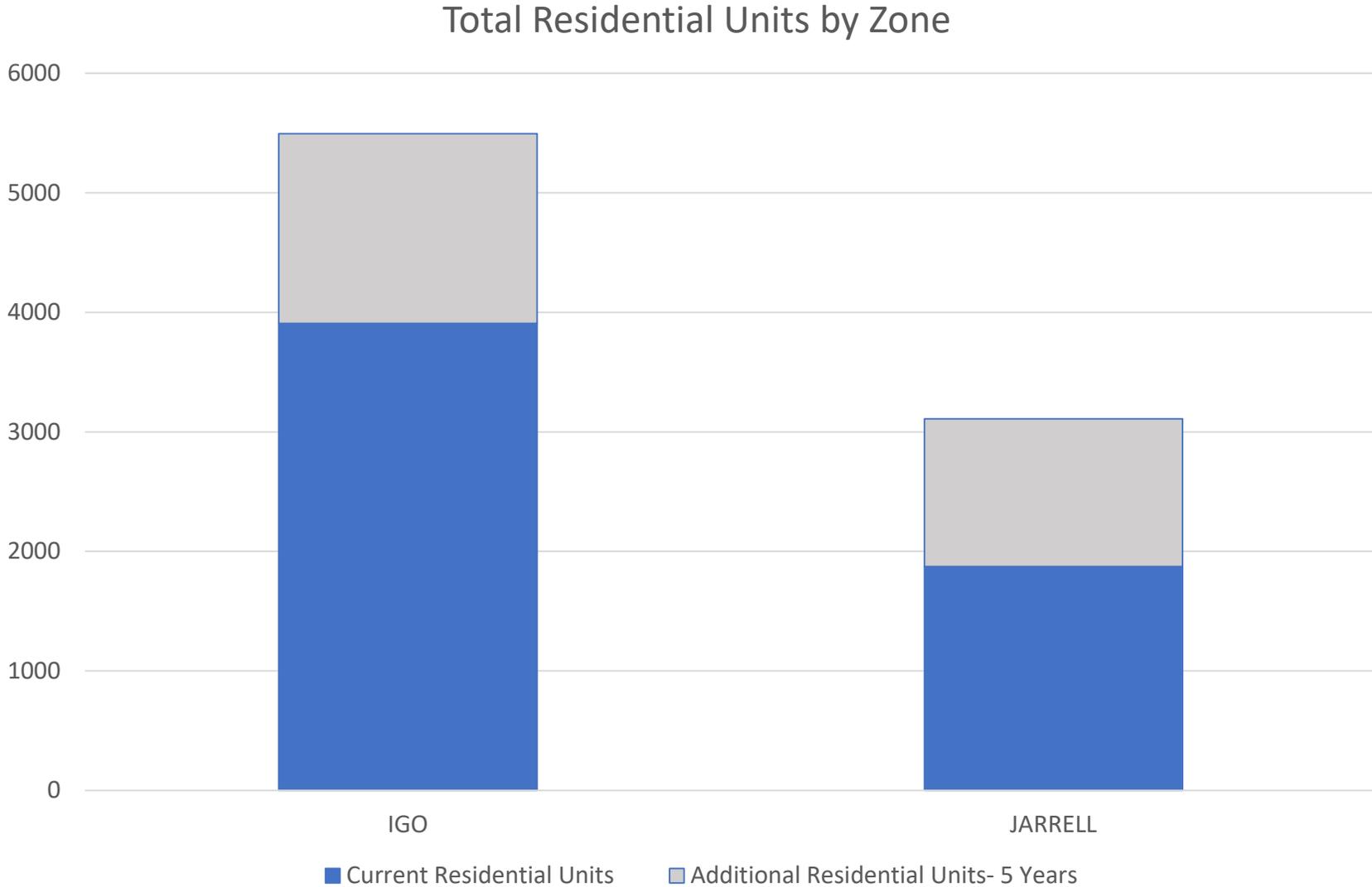
# 5 Year Change in Residential Units by Planning Area



Elementary Zone	Total Change in Residential Units 2019/20- 2024/25
IGO	1,587
JARRELL	1,235



# Total Residential Units by Elementary Zone, 2019/20 – 2024/25





# Residential Activity

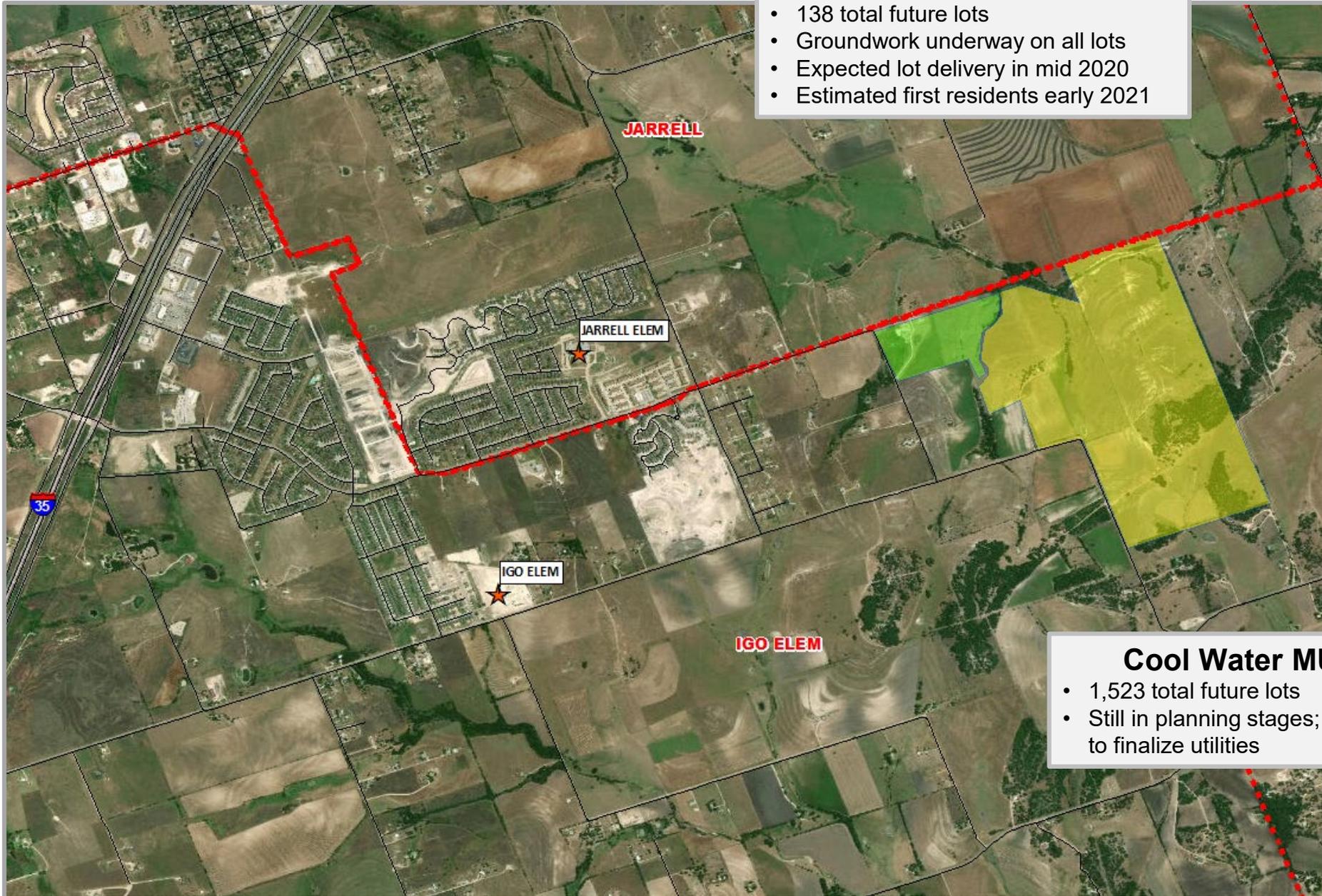


## Sonterra

- 5,225 total lots
- Igo Elementary
  - 2,884 total lots
  - 1,374 future lots
  - 1,085 occupied lots
  - 89 homes under construction
  - 321 vacant developed lots
  - Closed 176 homes in the last 12 months
  - Sec 12 (264 lots) delivered for homebuilding 2Q19
  - Current student yield= 0.634
- Jarrell Elementary
  - 2,341 total lots
  - 1,457 future lots
  - 843 occupied lots
  - 17 homes under construction
  - 12 vacant developed lots
  - Closed 158 homes in the last 12 months
  - Streets being paved for 118 lots in Phase 8
  - Current student yield= 0.657
- \$180K+
- DR Horton & Lennar



# Residential Activity



**Sonterra Phase 13**

- 138 total future lots
- Groundwork underway on all lots
- Expected lot delivery in mid 2020
- Estimated first residents early 2021

**Cool Water MUD**

- 1,523 total future lots
- Still in planning stages; working to finalize utilities



# Residential Activity



**Calumet**

- 304 total lots
- 244 future lots
- 10 duplexes complete and leasing
- Approx. 10-15 single family homes under construction
- First residents by November/December 2019
- Streets being paved for remaining lots
- Includes 82 duplexes
- \$180K-\$290K



# Residential Activity



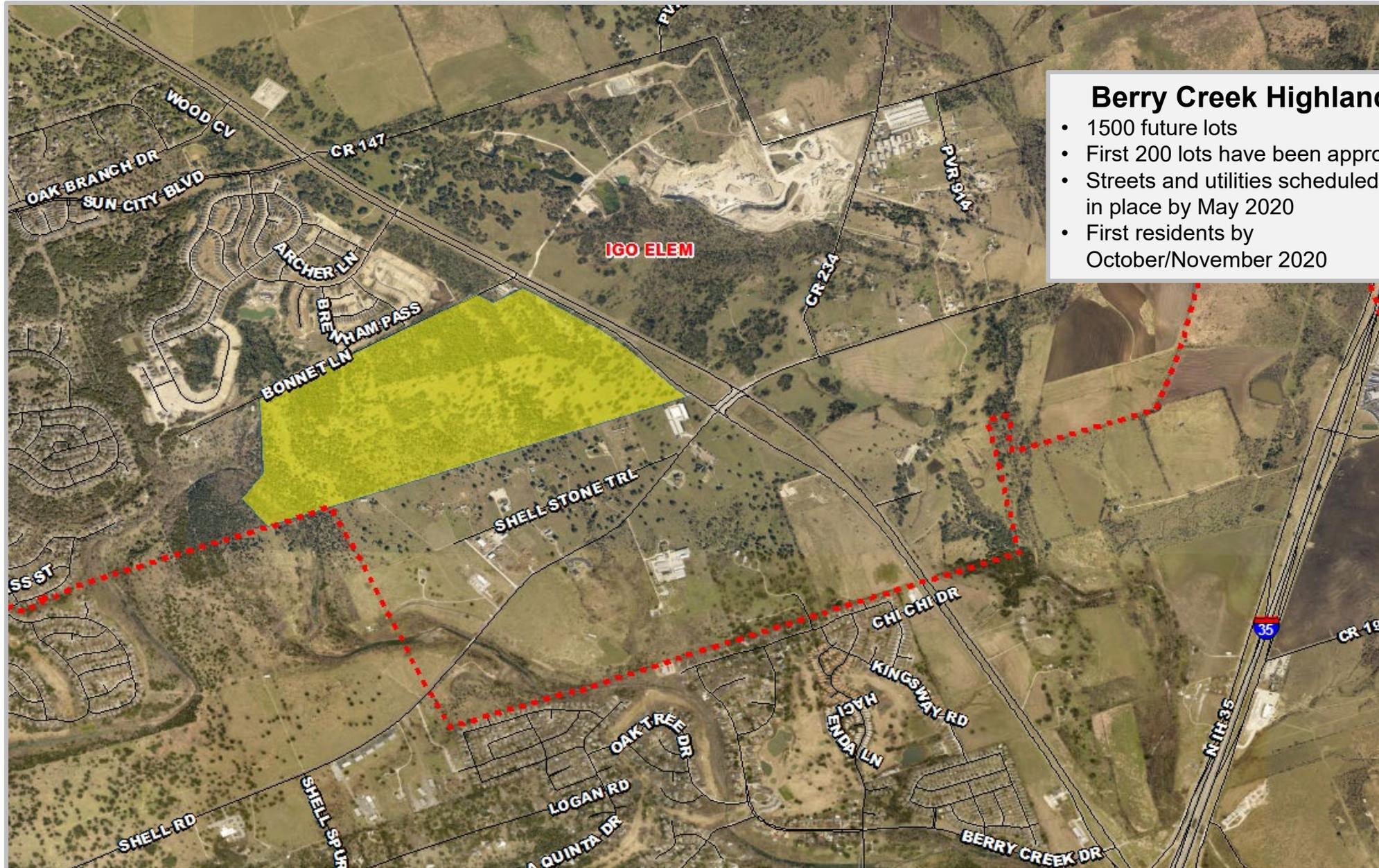
**Schwertner Ranch**

- 990 future lots
- First 200 lots are under construction
- First residents by 3<sup>rd</sup> quarter 2020
- Building 75 to 100 homes per year





# Residential Activity

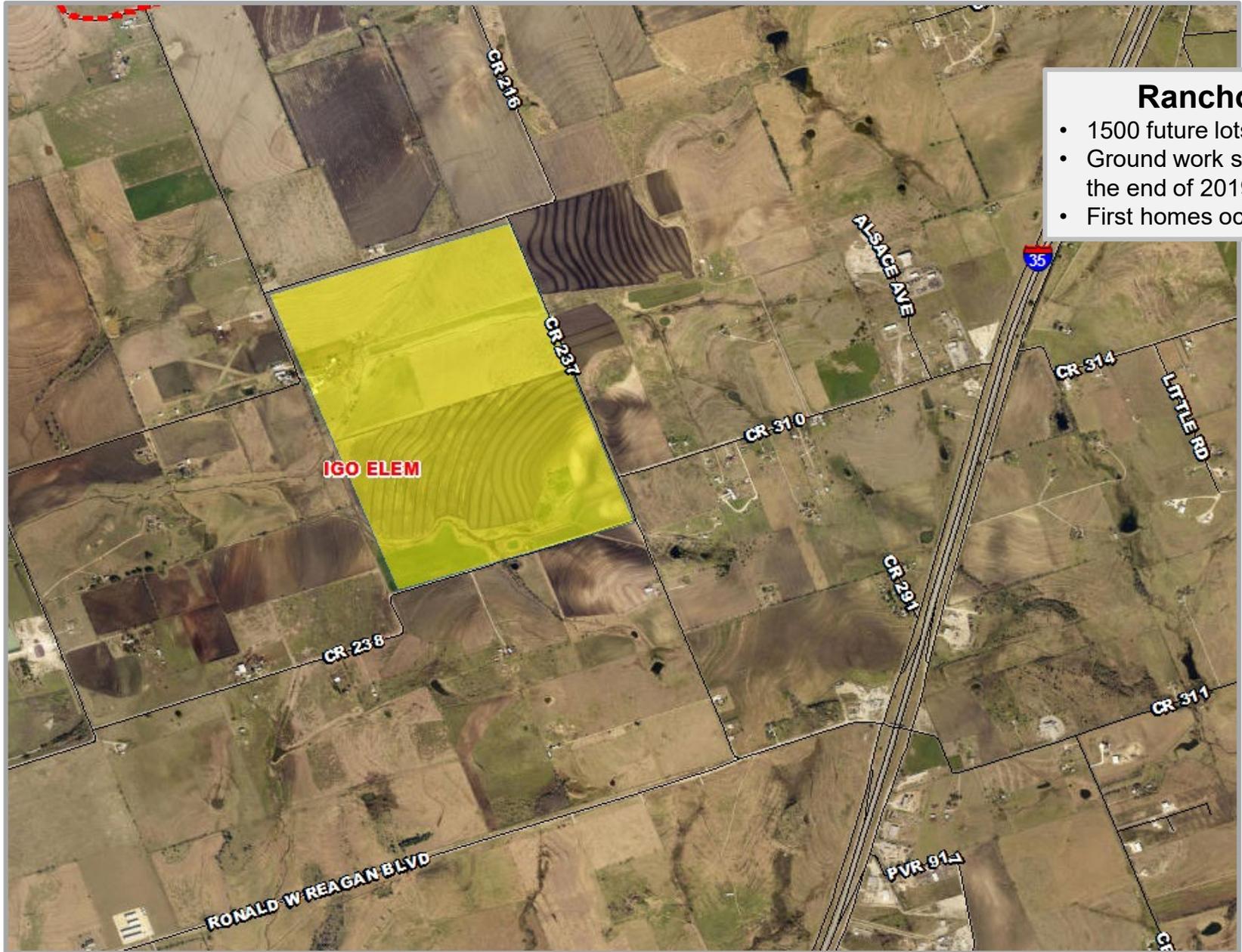


## Berry Creek Highlands

- 1500 future lots
- First 200 lots have been approved
- Streets and utilities scheduled to be in place by May 2020
- First residents by October/November 2020



# Residential Activity



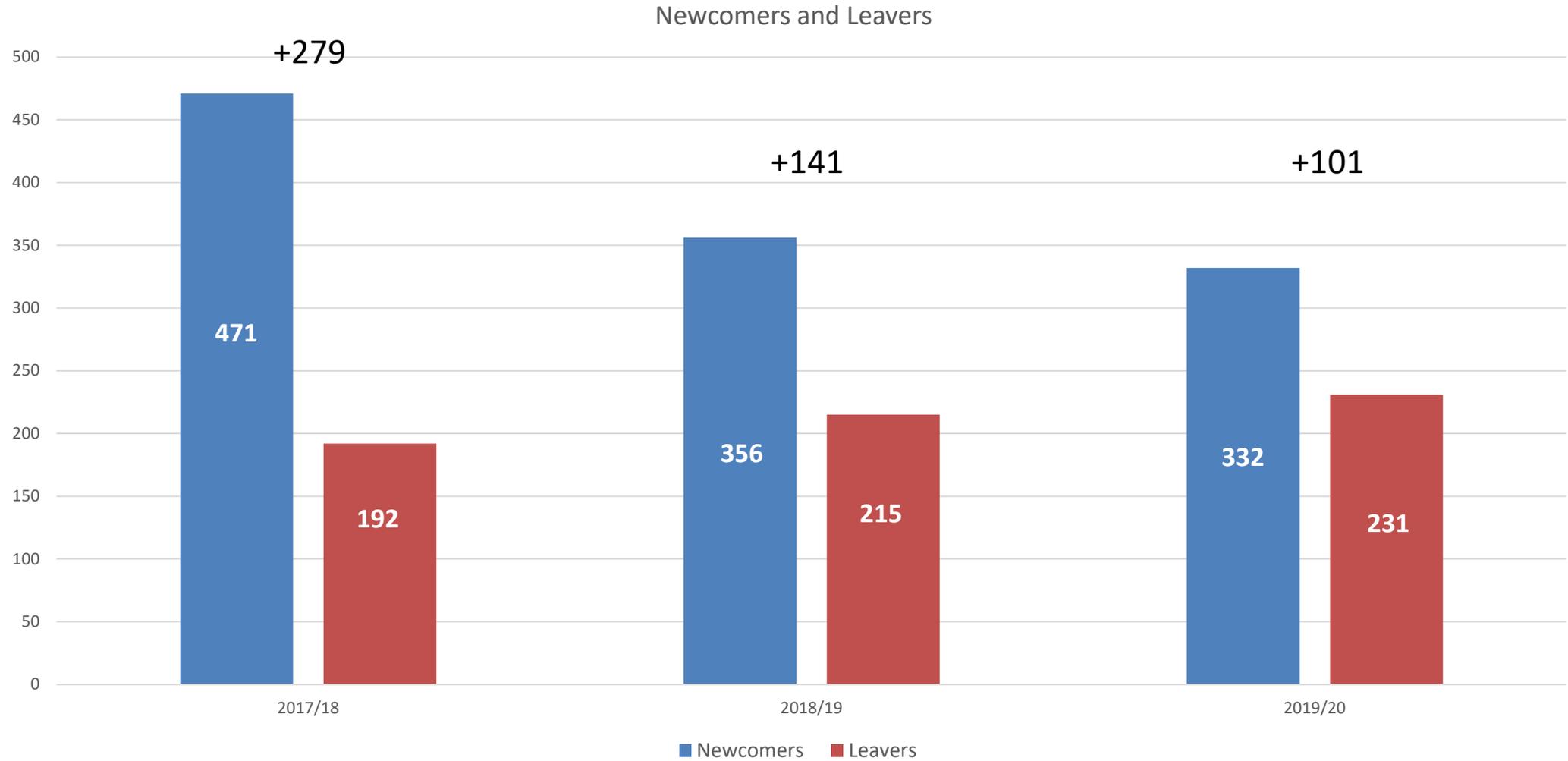
**Rancho De Cielo**

- 1500 future lots
- Ground work scheduled to begin by the end of 2019
- First homes occupied by 1Q21





# Newcomer and Leaver Analysis

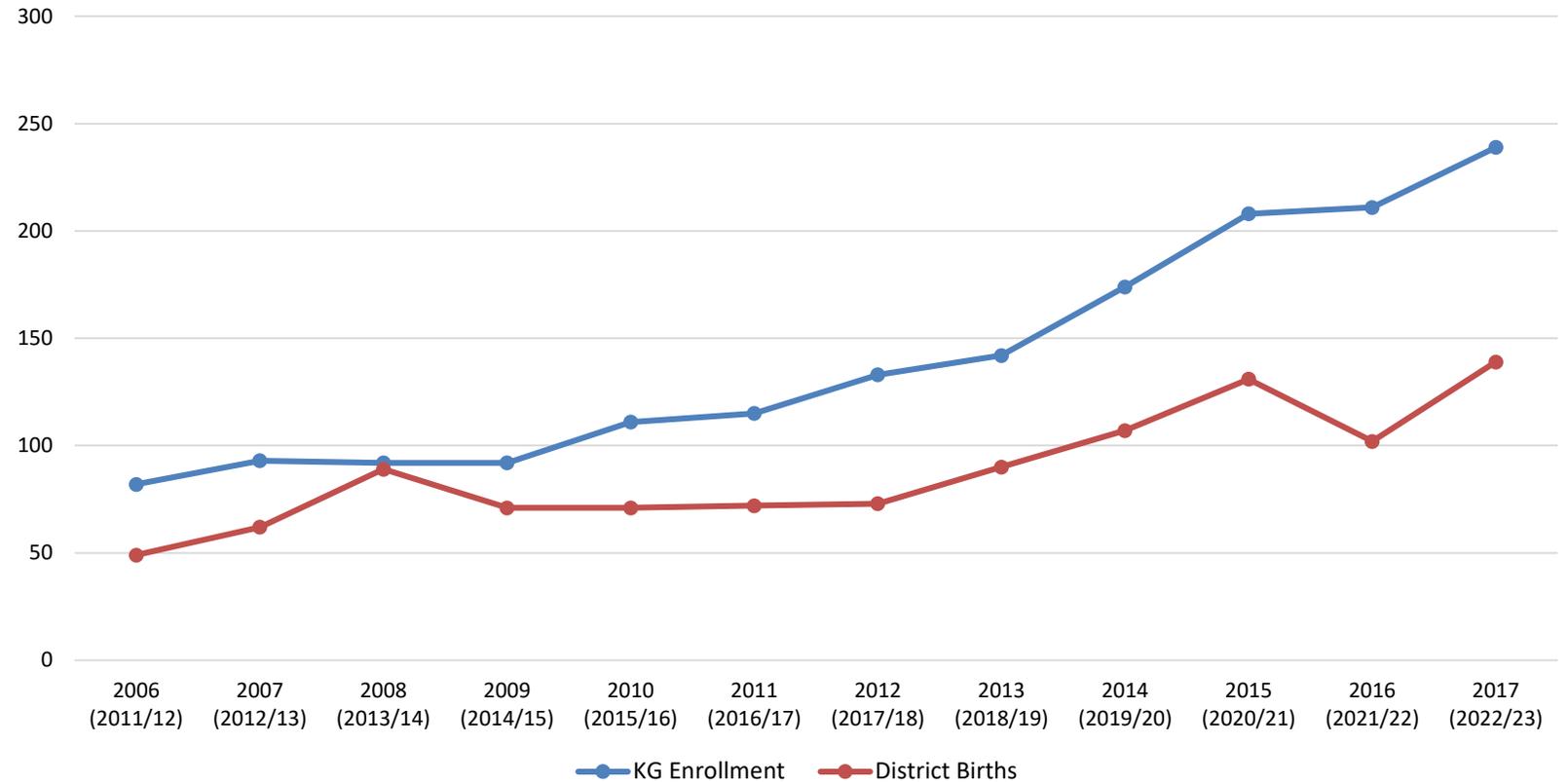




# KG Enrollment vs. District Births

	KG Enrollment	District Births	Ratio
2006 (2011/12)	82	49	1.67
2007 (2012/13)	93	62	1.50
2008 (2013/14)	92	89	1.03
2009 (2014/15)	92	71	1.30
2010 (2015/16)	111	71	1.56
2011 (2016/17)	115	72	1.60
2012 (2017/18)	133	73	1.82
2013 (2018/19)	142	90	1.58
2014 (2019/20)	174	107	1.63
2015 (2020/21)	208	131	1.59
2016 (2021/22)	211	102	2.07
2017 (2022/23)	239	139	1.72

Jarrell ISD KG Enrollment v. District Births





# 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
2015/16	6	75	111	109	122	108	109	105	103	92	94	114	101	94	83	1,426		
2016/17	9	80	115	116	115	113	112	113	114	99	100	107	109	102	86	1,490	64	4.5%
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2018/19	13	90	142	153	154	138	144	146	141	129	142	136	126	122	121	1,897	194	11.4%
2019/20	5	108	174	164	171	161	168	159	159	169	143	172	125	120	104	2,102	205	10.8%
2020/21	5	108	208	195	176	181	173	181	183	178	186	177	169	124	118	2,362	260	12.4%
2021/22	5	108	211	239	208	191	195	185	213	208	191	230	173	167	122	2,646	284	12.0%
2022/23	5	108	239	245	258	229	216	212	211	245	229	229	225	171	164	2,986	340	12.8%
2023/24	5	108	271	281	269	286	254	245	245	239	267	280	224	223	168	3,365	379	12.7%
2024/25	5	108	294	309	303	292	313	274	283	279	260	326	274	222	219	3,761	396	11.8%
2025/26	5	108	322	330	328	326	315	332	315	323	300	316	319	271	218	4,128	367	9.8%
2026/27	5	108	335	353	339	338	336	324	383	359	351	366	310	316	266	4,489	361	8.7%
2027/28	5	108	361	377	371	355	350	348	373	437	389	428	359	307	310	4,878	389	8.7%
2028/29	5	108	376	396	386	385	368	364	401	425	472	474	419	355	301	5,235	357	7.3%
2029/30	5	108	396	416	410	401	398	381	420	457	460	575	465	415	348	5,655	420	8.0%

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



# Ten Year Forecast by Campus

Campus	Capacity	2018/19	Fall	ENROLLMENT PROJECTIONS									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Igo Elementary	800	0	659	722	800	918	1,063	1,199	1,328	1,363	1,448	1,509	1,582
Jarrell Elementary	700	552	451	505	542	594	656	699	738	775	827	879	933
<b>ELEMENTARY SCHOOL TOTAL</b>		552	1,110	1,227	1,342	1,512	1,719	1,898	2,066	2,138	2,275	2,388	2,515
Elementary Absolute Change		50	558	117	115	170	207	179	168	72	137	113	127
Elementary Percent Change		9.96%	101.09%	10.54%	9.37%	12.67%	13.69%	10.41%	8.85%	3.48%	6.41%	4.97%	5.32%
Jarrell Middle School	764	412	471	547	612	685	751	822	938	1,093	1,199	1,298	1,337
<b>MIDDLE SCHOOL TOTAL</b>		412	471	547	612	685	751	822	938	1,093	1,199	1,298	1,337
Middle School Absolute Change		51	59	76	65	73	66	71	116	155	106	99	39
Middle School Percent Change		14.13%	14.32%	16.14%	11.88%	11.93%	9.64%	9.45%	14.11%	16.52%	9.70%	8.26%	3.00%
Jarrell High School	995	505	521	588	692	789	895	1,041	1,124	1,258	1,404	1,549	1,803
<b>HIGH SCHOOL TOTAL</b>		505	521	588	692	789	895	1,041	1,124	1,258	1,404	1,549	1,803
High School Absolute Change		44	16	67	104	97	106	146	83	134	146	145	254
High School Percent Change		9.54%	3.17%	12.86%	17.69%	14.02%	13.43%	16.31%	7.97%	11.92%	11.61%	10.33%	16.40%
<b>DISTRICT TOTALS</b>		<b>1,897</b>	<b>2,102</b>	<b>2,362</b>	<b>2,646</b>	<b>2,986</b>	<b>3,365</b>	<b>3,761</b>	<b>4,128</b>	<b>4,489</b>	<b>4,878</b>	<b>5,235</b>	<b>5,655</b>
District Absolute Change		194	205	260	284	340	379	396	367	361	389	357	420
District Percent Change		11.39%	10.81%	12.37%	12.02%	12.85%	12.69%	11.77%	9.76%	8.75%	8.67%	7.32%	8.02%

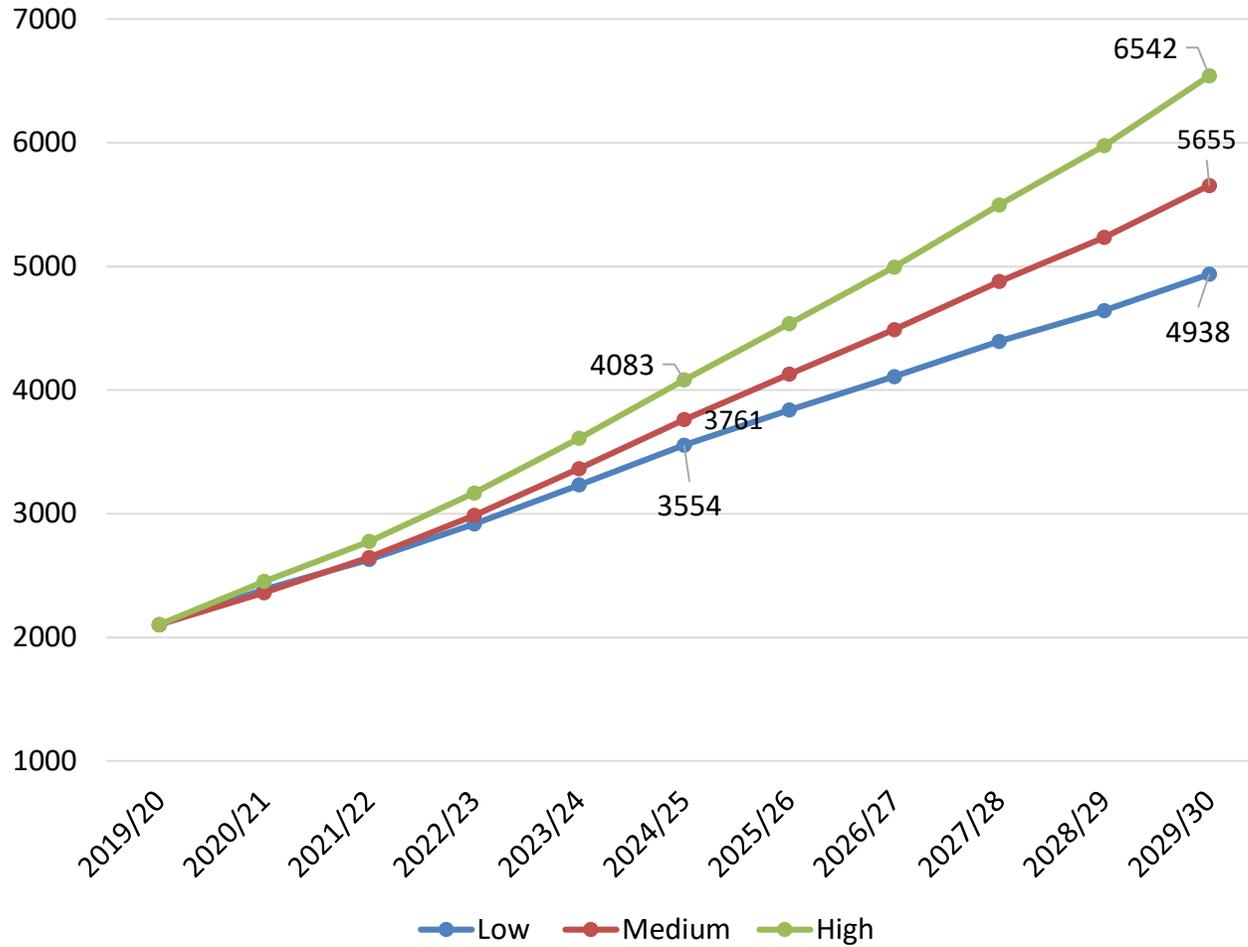
Yellow box = enrollment exceeds stated campus capacity



# Key Takeaways



### Jarrell ISD Enrollment Projection Forecast



- Jarrell ISD will continue to experience enrollment growth due to a strong local economy and housing market
- JISD is forecasted to add roughly 450 to 550 homes a year for the next 3 to 5 years
- Jarrell ISD added more than 205 students this fall
- The district is forecasted to enroll 3,761 students by 2024 and more than 5,600 students by 2029.