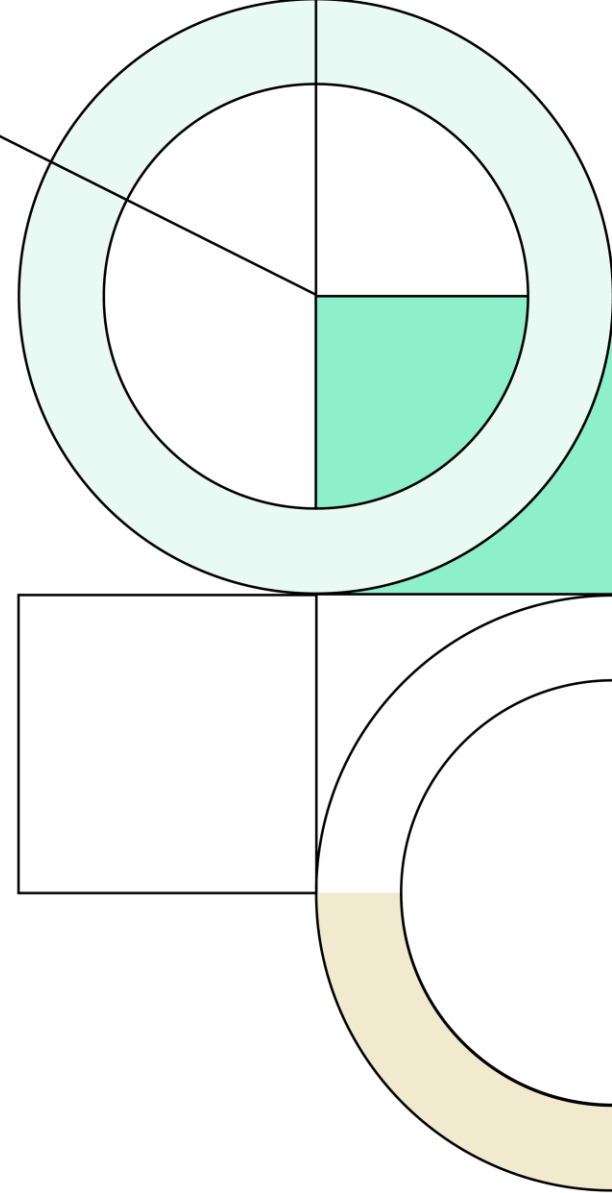




**Jarrell
Independent
School
District**

1Q25

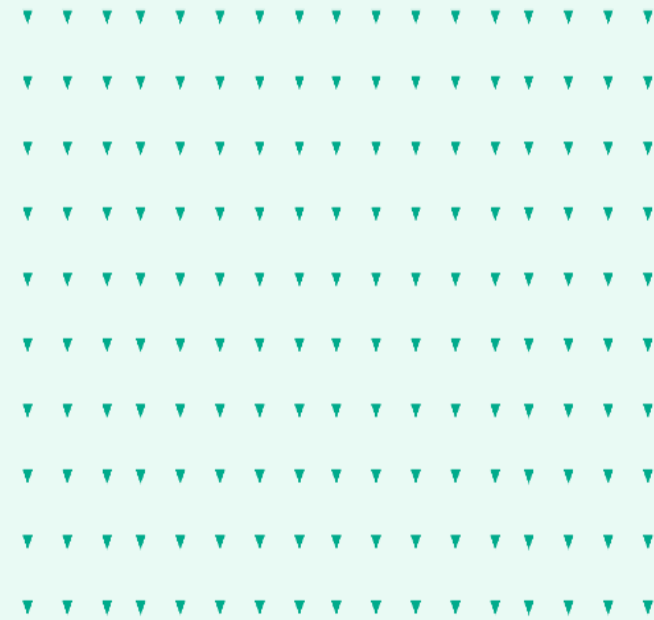
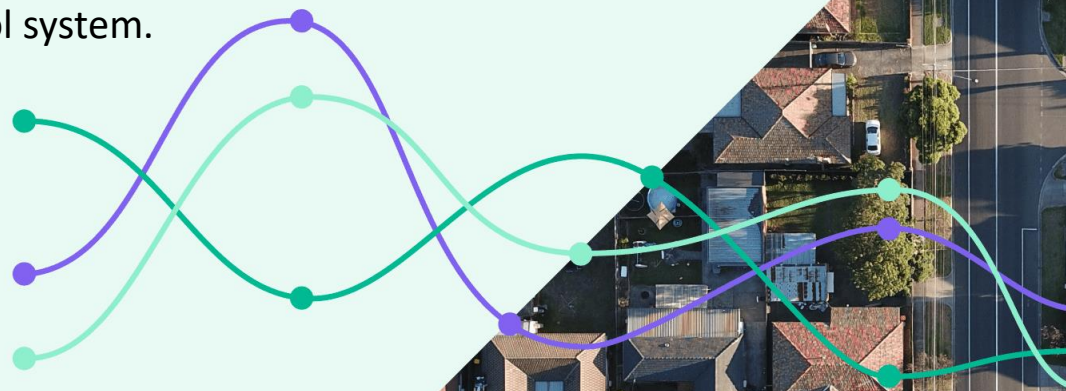
Demographic Report



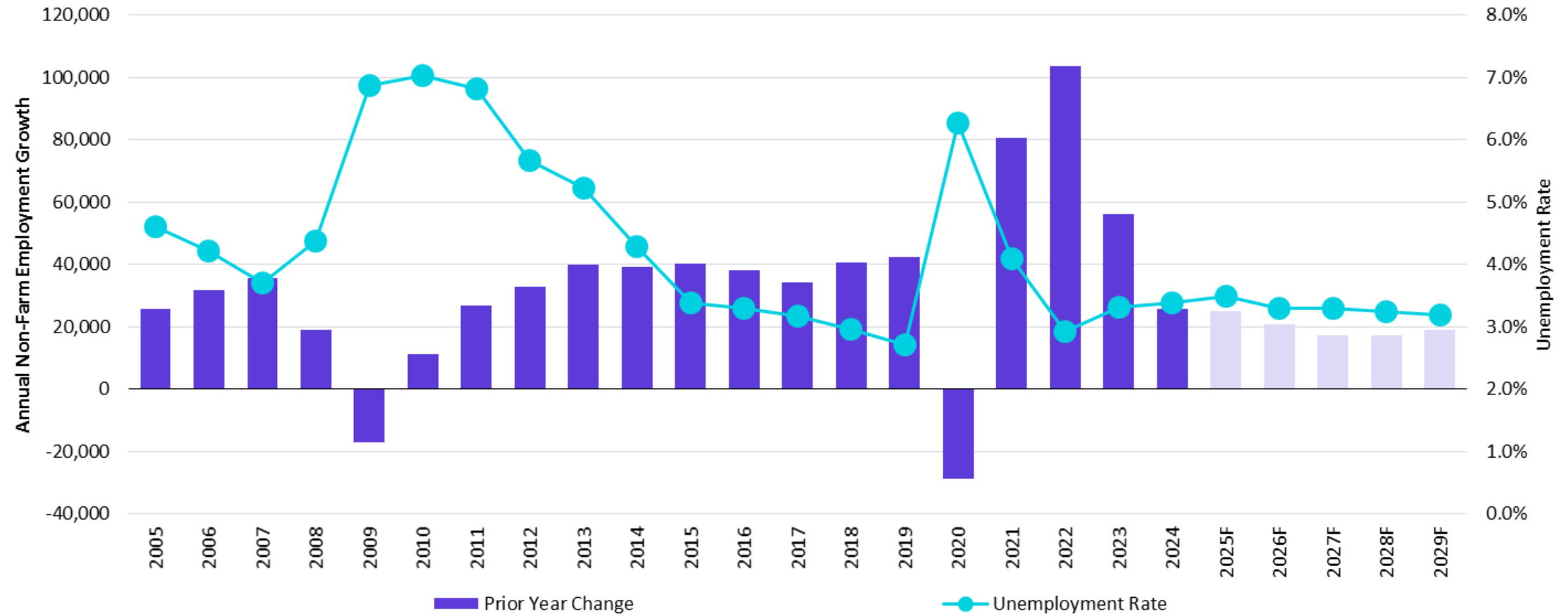


Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to help you make informed decisions for your school system.

We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.



Austin MSA Employment Growth

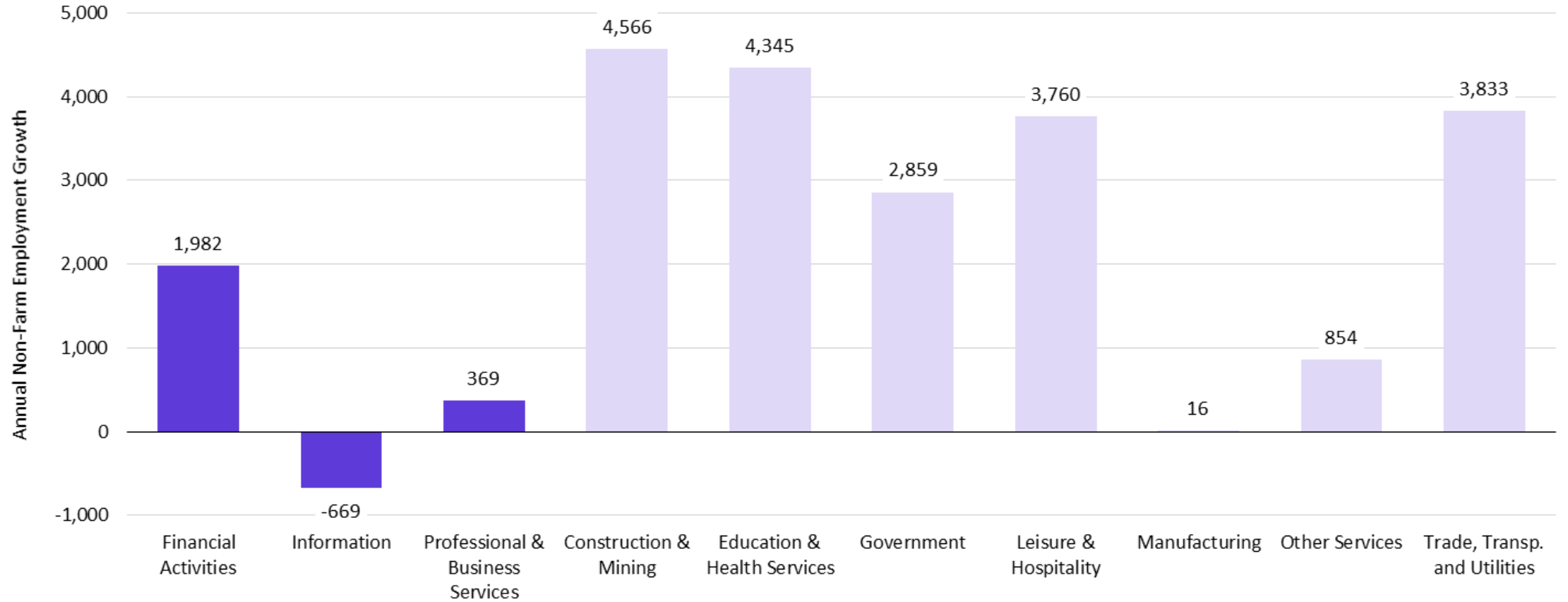


Source: Moody's Analytics; U.S. Bureau of Labor Statistics (BLS)

Austin-Round Rock, TX Metropolitan Statistical Area - Moody's Analytics Five-Year Forecast

Category	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025F	2026F	2027F	2028F	2029F
Non-Farm Employment	964,608	1,002,608	1,037,025	1,077,833	1,120,300	1,091,450	1,172,125	1,275,833	1,332,000	1,357,942	1,382,963	1,403,802	1,421,038	1,438,198	1,457,173
Prior Year Change	40,350	38,000	34,417	40,808	42,467	(28,850)	80,675	103,708	56,167	25,942	25,021	20,840	17,236	17,160	18,974
Annual % Change	4.4%	3.9%	3.4%	3.9%	3.9%	-2.6%	7.4%	8.8%	4.4%	1.9%	1.8%	1.5%	1.2%	1.2%	1.3%
Unemployment Rate	3.4%	3.3%	3.2%	3.0%	2.7%	6.3%	4.1%	2.9%	3.3%	3.4%	3.5%	3.3%	3.3%	3.2%	3.2%

Austin MSA Employment Growth by Industry



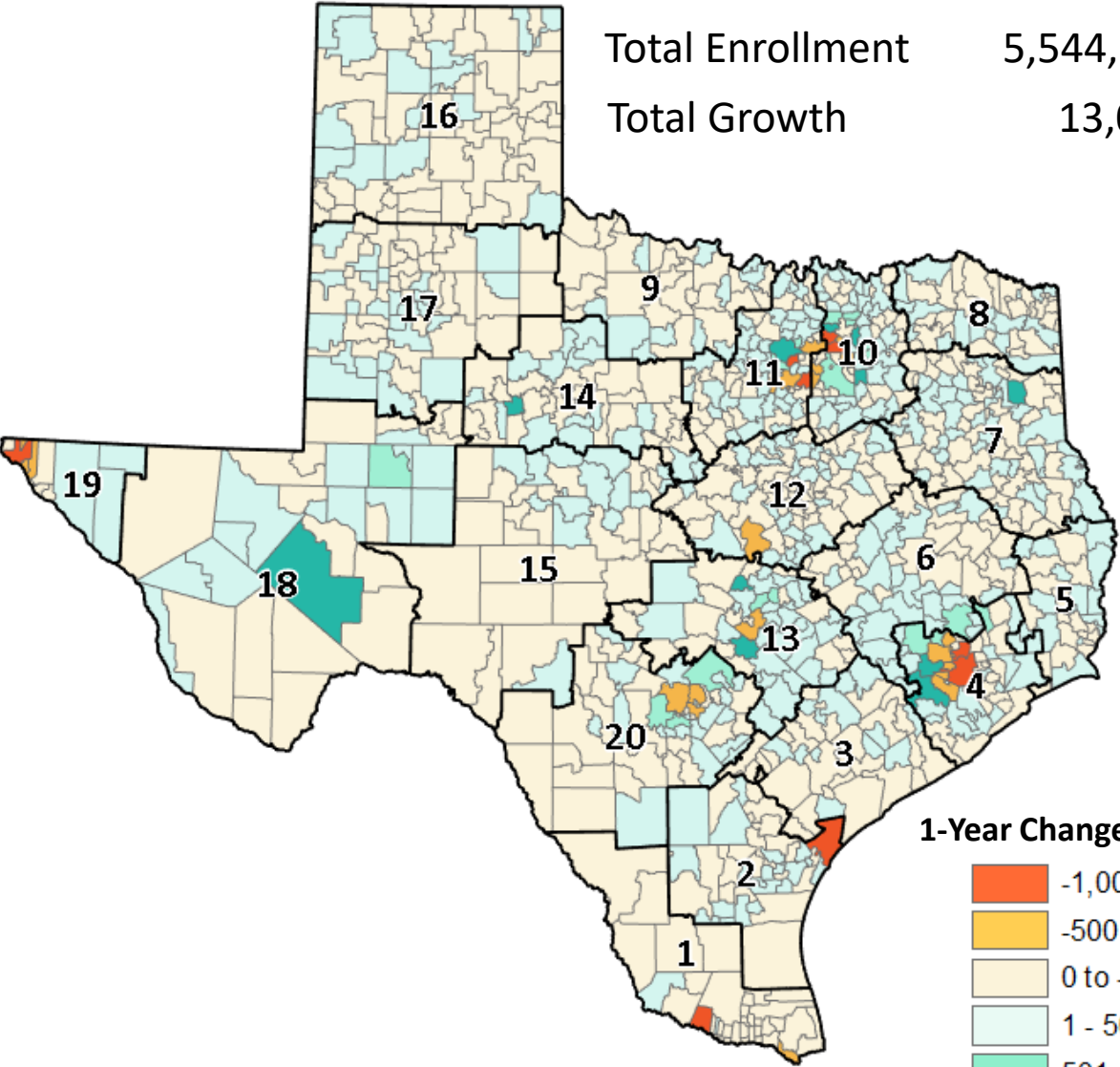
Source: Moody's Analytics; U.S. Bureau of Labor Statistics (BLS)

Category	Financial Activities	Information	Professional & Business Services	Construction & Mining	Education & Health Services	Government	Leisure & Hospitality	Manufacturing	Other Services	Trade, Transp. and Utilities
Current Month (Feb-2025)	85,920	50,491	285,272	87,271	163,828	200,524	154,069	73,611	54,390	214,363
Current Month (Feb-2024)	83,938	51,160	284,903	82,705	159,483	197,665	150,309	73,594	53,536	210,530
12-Month Change	1,982	-669	369	4,566	4,345	2,859	3,760	16	854	3,833
	2.4%	-1.3%	0.1%	5.5%	2.7%	1.4%	2.5%	0.0%	1.6%	1.8%

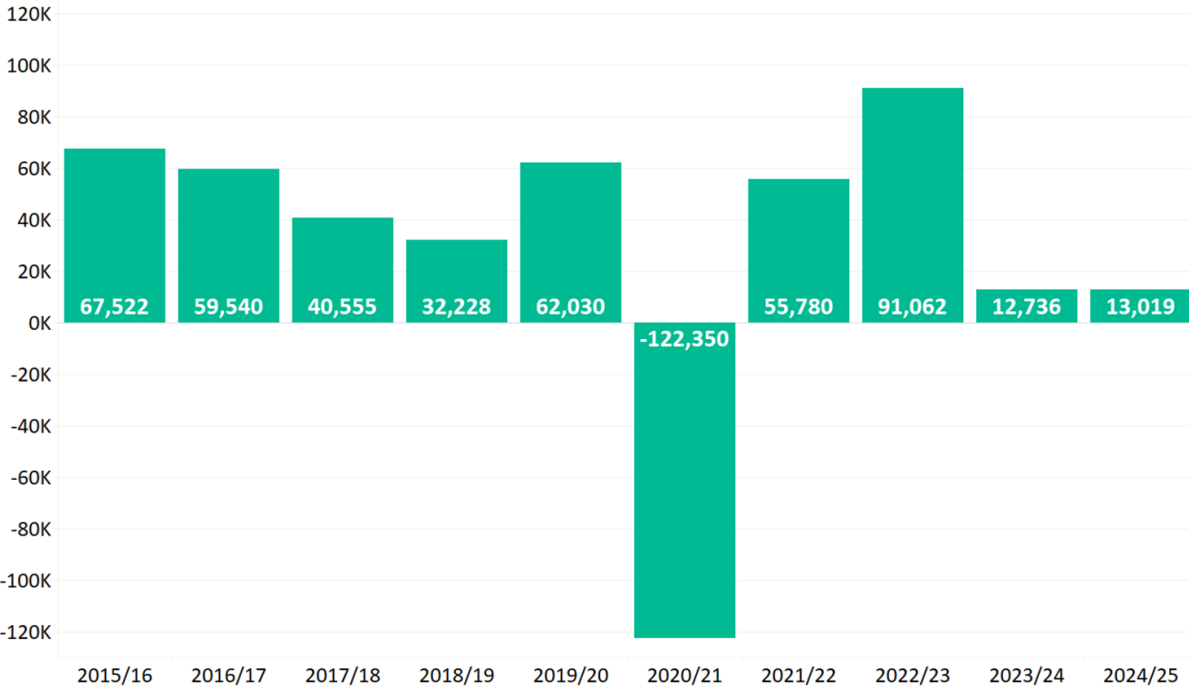
State Enrollment Trends

2024-2025

Total Enrollment 5,544,255
Total Growth 13,019

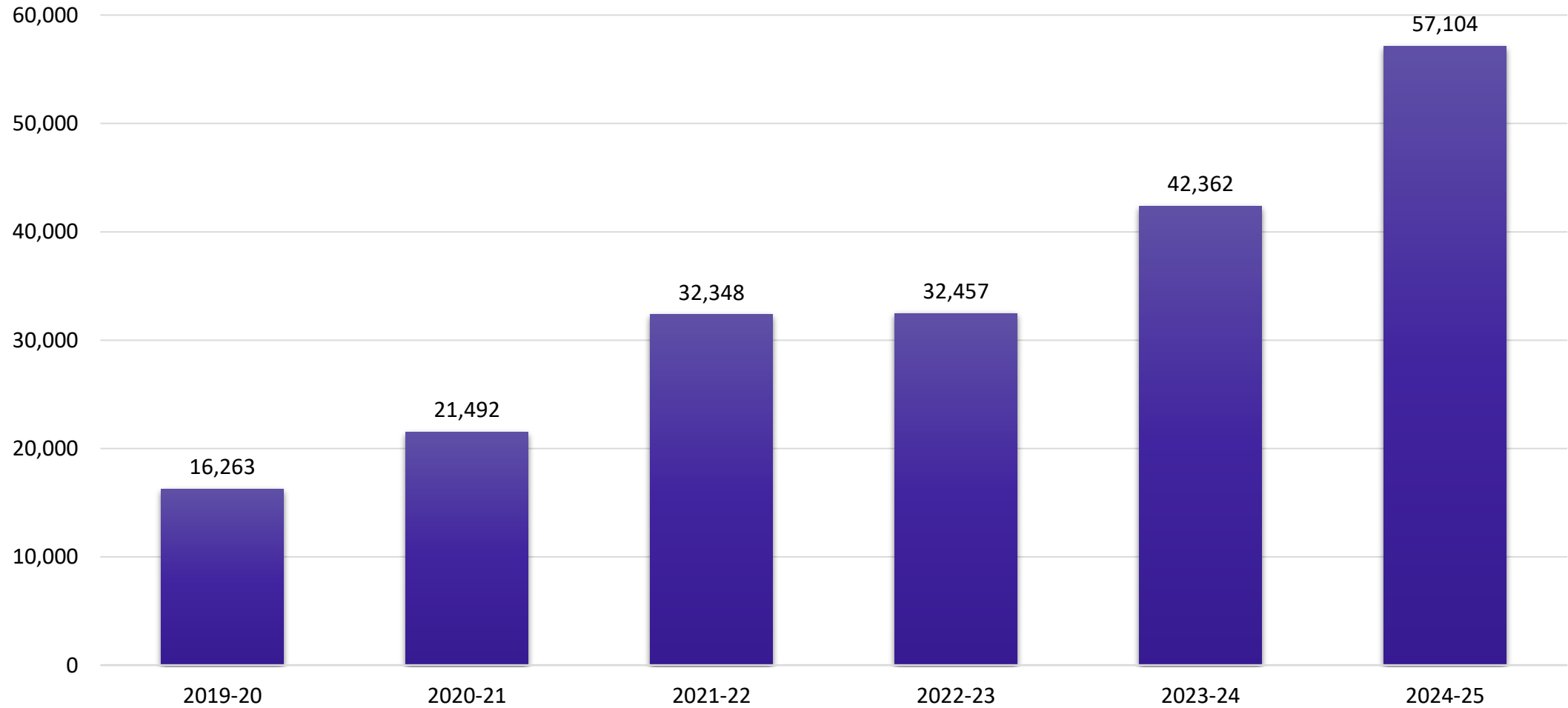


**Texas ISD Enrollment
Annual Change**



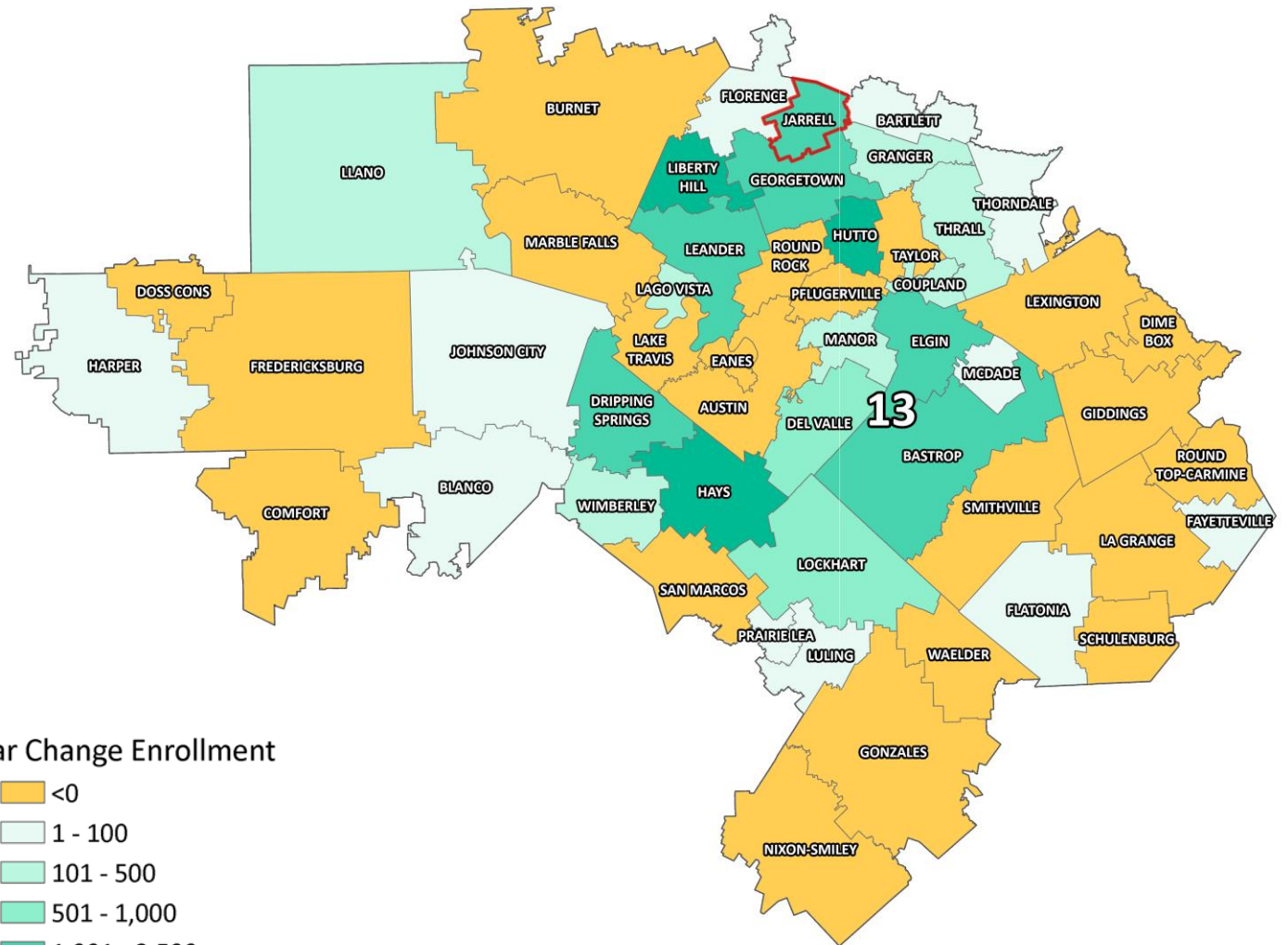
Texas Virtual School Enrollment

State of Texas - Virtual/Online School Enrollment

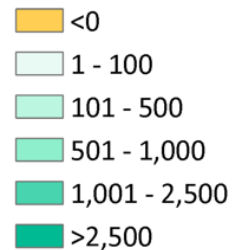


Region 13 Enrollment Trends

- Jarrell ISD enrollment increased by 2,050 students between 2019/20 and 2024/25 (97.3%).
- Region 13 has seen a 5-year enrollment increase of 8,561 students (2.3% growth).



5-Year Change Enrollment



Housing Activity by MSA

Top 25 Housing Starts Markets (1Q2025)

Rank	Market	1Q25 Annualized Starts	YOY Change	1Q19 Annualized Starts	Change from 2019
1	Dallas	47,107	4%	33,915	39%
2	Houston	38,822	2%	30,580	27%
3	Phoenix	23,014	19%	19,959	15%
4	San Antonio	18,624	14%	12,276	52%
5	Atlanta	18,455	-2%	23,239	-21%
6	Austin	15,851	-10%	16,583	-4%
7	Orlando	13,774	-12%	15,081	-9%
8	Charlotte	12,587	4%	11,667	8%
9	Tampa	12,005	-5%	11,492	4%
10	Las Vegas	11,925	10%	10,127	18%
11	Raleigh	11,879	6%	9,640	23%
12	Washington, DC	11,388	8%	12,814	-11%
13	Riverside/San Bernardino	10,719	-17%	9,728	10%
14	Miami	10,308	4%	8,176	26%
15	Nashville	9,527	5%	8,436	13%
16	Jacksonville	9,154	-17%	8,380	9%
17	Sarasota	9,051	-9%	6,113	48%
18	Denver	7,775	-3%	10,453	-26%
19	Minneapolis	7,580	8%	7,180	6%
20	Indianapolis	7,563	6%	6,078	24%
21	Sacramento	7,516	7%	5,556	35%
22	Boise	7,237	17%	5,800	25%
23	Lakeland	7,152	-13%	4,512	59%
24	Chicago	6,863	-2%	6,483	6%
25	Seattle	6,641	6%	8,614	-23%

Note: Data is through Q1 2025 and is annualized, covering the total of the previous four quarters for each period.

Source: Zonda

Austin New Home Starts & Closings

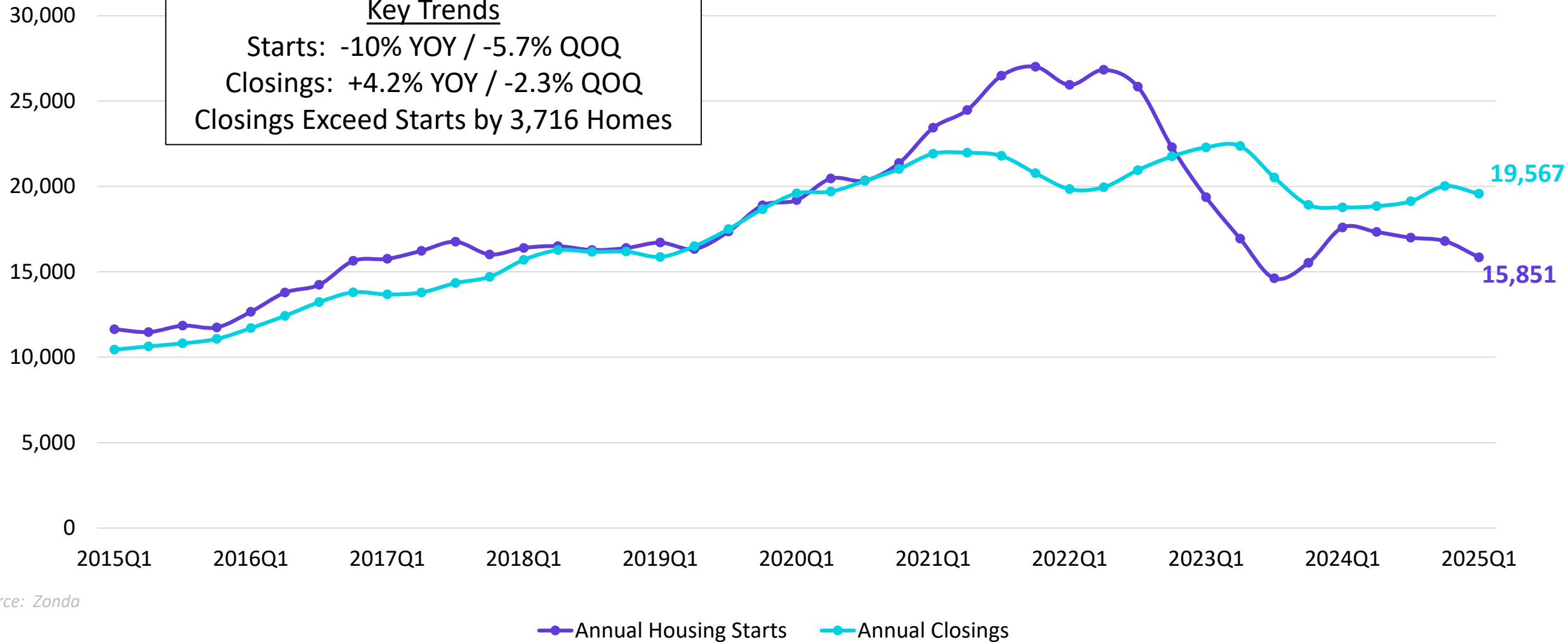
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: -10% YOY / -5.7% QOQ

Closings: +4.2% YOY / -2.3% QOQ

Closings Exceed Starts by 3,716 Homes



Source: Zonda

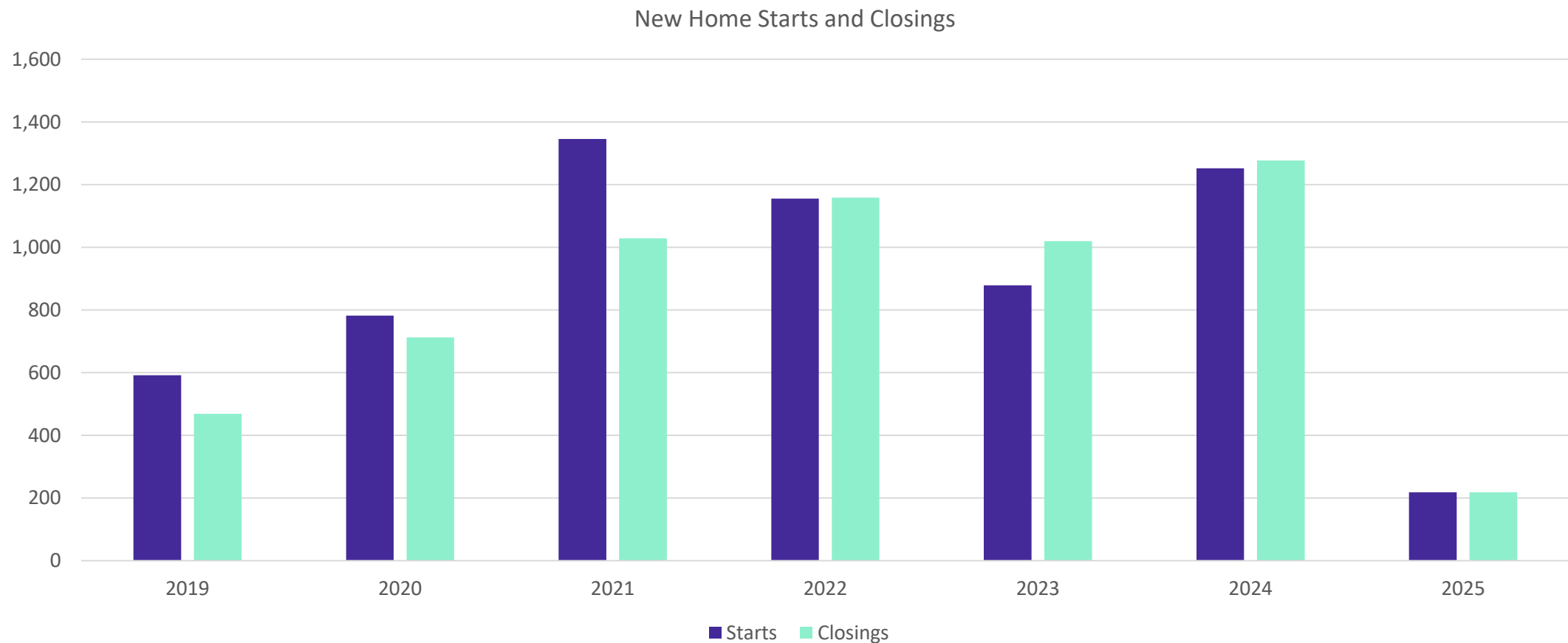
Austin New Home Ranking Report

ISD Ranked by Annual Closings – 1Q25

Rank	District	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	2,861	3,871	1,391	6,684	37,618
2	GEORGETOWN ISD	1,959	2,082	1,098	3,348	23,814
3	LIBERTY HILL ISD	1,584	1,858	834	2,950	7,757
4	LEANDER ISD	1,159	1,508	612	1,850	4,882
5	AUSTIN ISD	423	1,308	1,600	1,423	10,856
6	JARRELL ISD	1,181	1,257	478	2,635	10,273
7	MANOR ISD	687	970	352	1,477	14,578
8	DEL VALLE ISD	944	951	632	2,496	27,983
9	HUTTO ISD	986	947	612	1,422	16,158
10	PFLUGERVILLE ISD	746	795	363	1,383	10,088
11	ROUND ROCK ISD	613	767	317	995	2,322
12	BASTROP ISD	343	748	297	3,336	20,745
13	LOCKHART ISD	334	616	141	799	18,186
14	DRIPPING SPRINGS ISD	448	514	289	885	6,896
15	SAN MARCOS CISD	453	510	370	1,056	7,494
16	ELGIN ISD	473	478	264	1,260	13,310
17	LAKE TRAVIS ISD	348	432	226	934	3,671
18	TAYLOR ISD	160	89	98	489	2,932
19	FLORENCE ISD	141	80	112	599	2,029
20	LAGO VISTA ISD	103	75	103	748	4,961

* Based on additional Zonda Demographics housing research

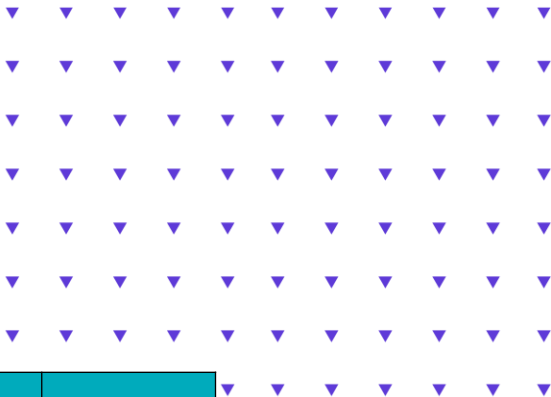
District New Home Starts and Closings



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	55	155	313	327	102	292	218
2Q	129	135	339	413	239	392	
3Q	248	241	288	324	350	370	
4Q	160	251	406	92	188	201	
Total	592	782	1,346	1,156	879	1,252	218

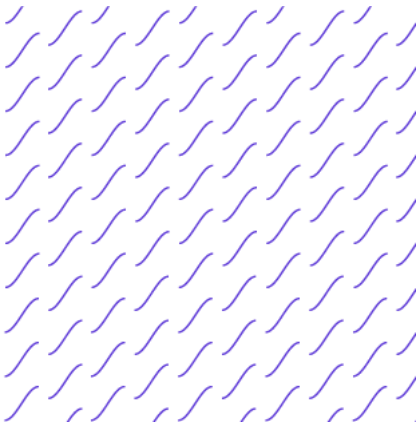
Closings	2019	2020	2021	2022	2023	2024	2025
1Q	85	129	244	230	319	240	218
2Q	97	195	263	409	246	326	
3Q	107	166	342	267	225	318	
4Q	180	223	180	253	230	395	
Total	469	713	1,029	1,159	1,020	1,277	218

District Housing Overview by Elementary Zone



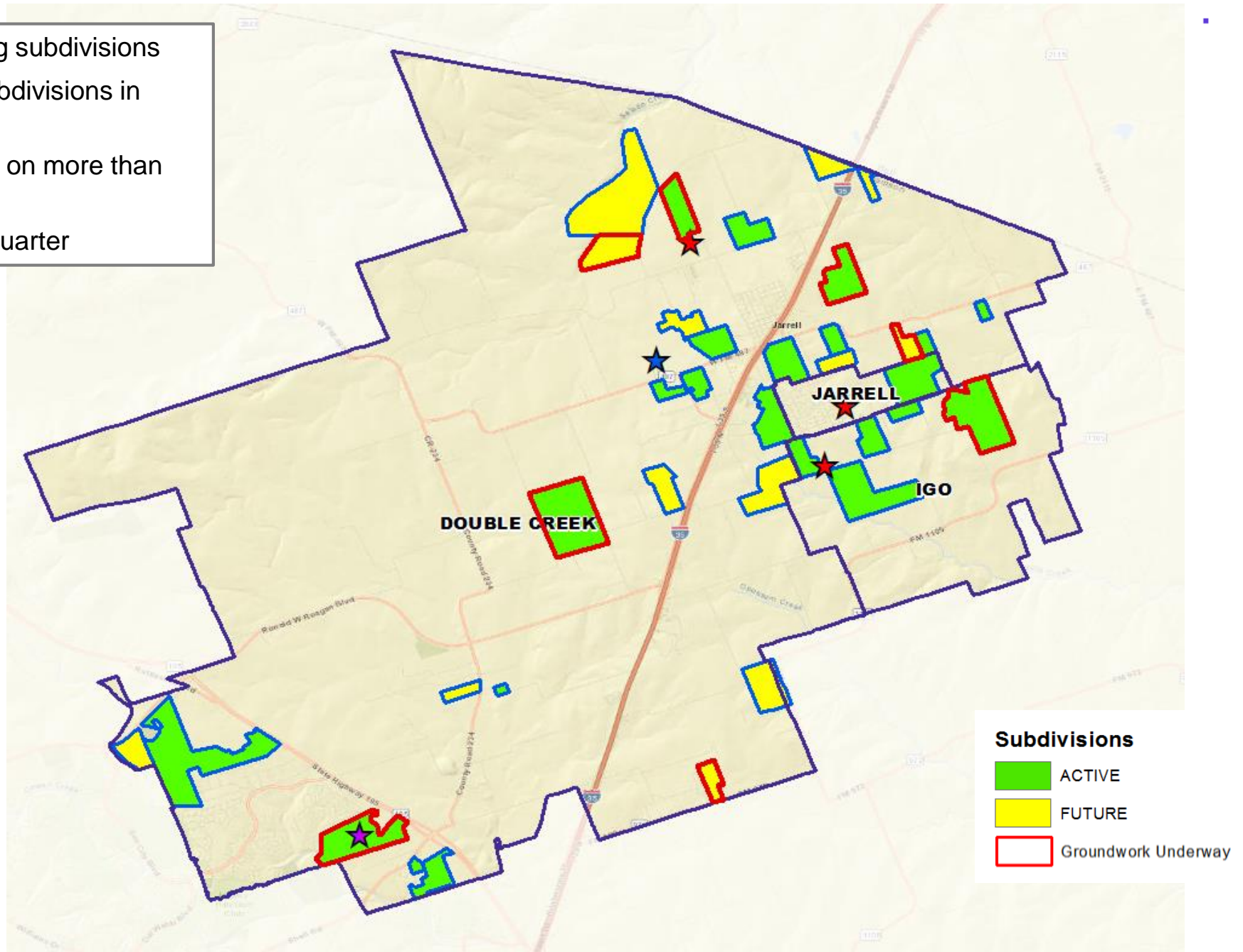
Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
DOUBLE CREEK	755	136	741	128	173	285	1,286	7,756
IGO	382	74	452	78	81	173	938	2,517
JARRELL	44	8	64	12	8	20	411	0
Grand Totals	1,181	218	1,257	218	262	478	2,635	10,273

- Highest activity in the category
- Second highest activity in the category



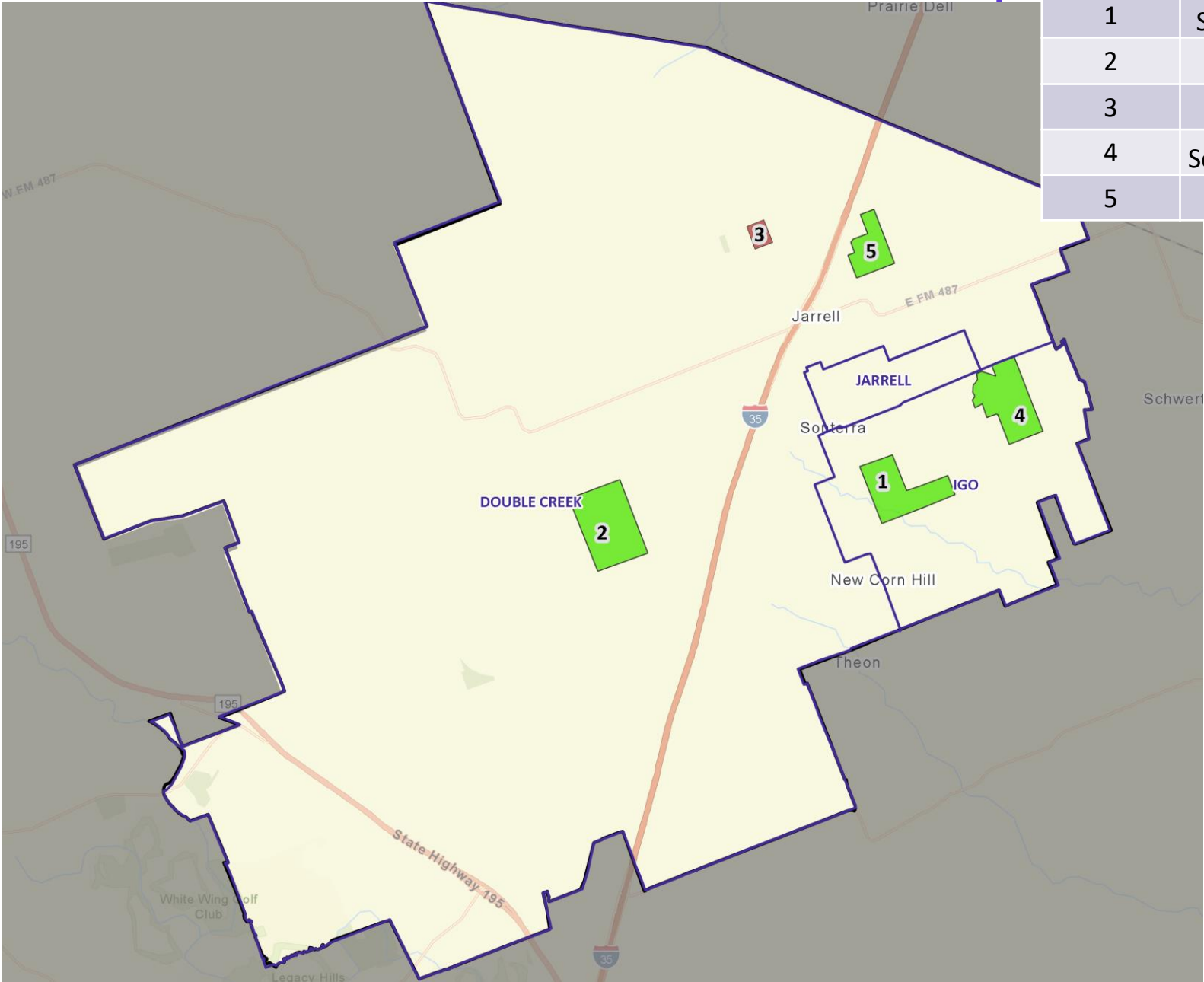
District Housing Overview

- The district has 20 actively building subdivisions
- Within JISD there are 12 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,850 lots within 8 subdivisions
- 147 lots were delivered in the 1st quarter



Top 5 Performing Subdivisions

Map No.	Subdivision	Annual Closings
1	Sonterra/Eastwood	277
2	Rancho Del Cielo	268
3	Cielo Gardens	169
4	Sonterra/Cool Water	153
5	Eastern Wells	135



Residential Activity

Donahoe Brook

- 208 total future lots
- Groundwork underway
- Plat filed in January

April 2025

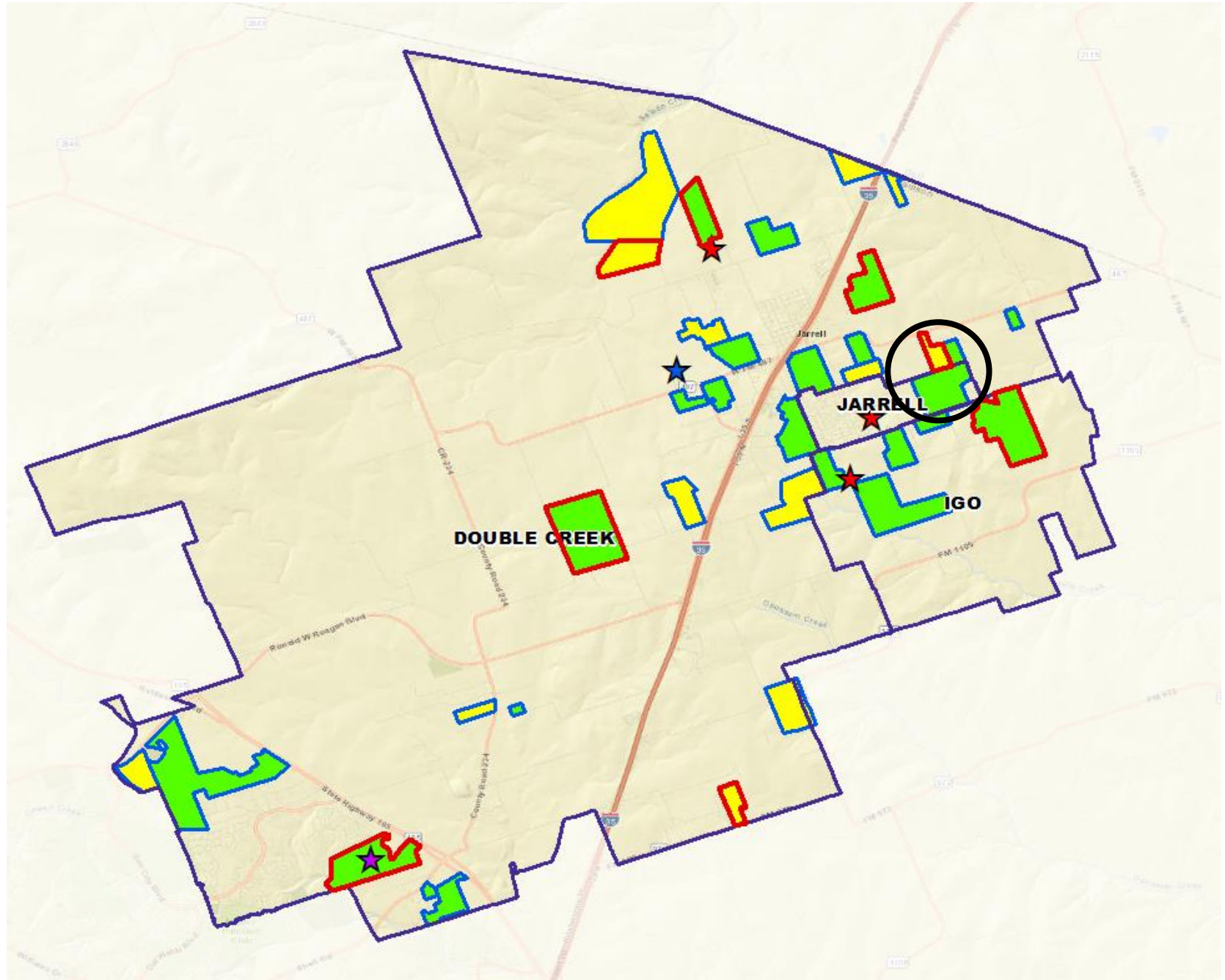


Villages at Schwertner Ranch

- 821 total lots
- 411 vacant developed lots (147 in Double Creek)
- 8 homes under construction
- 390 occupied homes
- Builder: DR Horton
- All lots delivered in last quarter
- Sale prices between \$275,000 and \$330,000



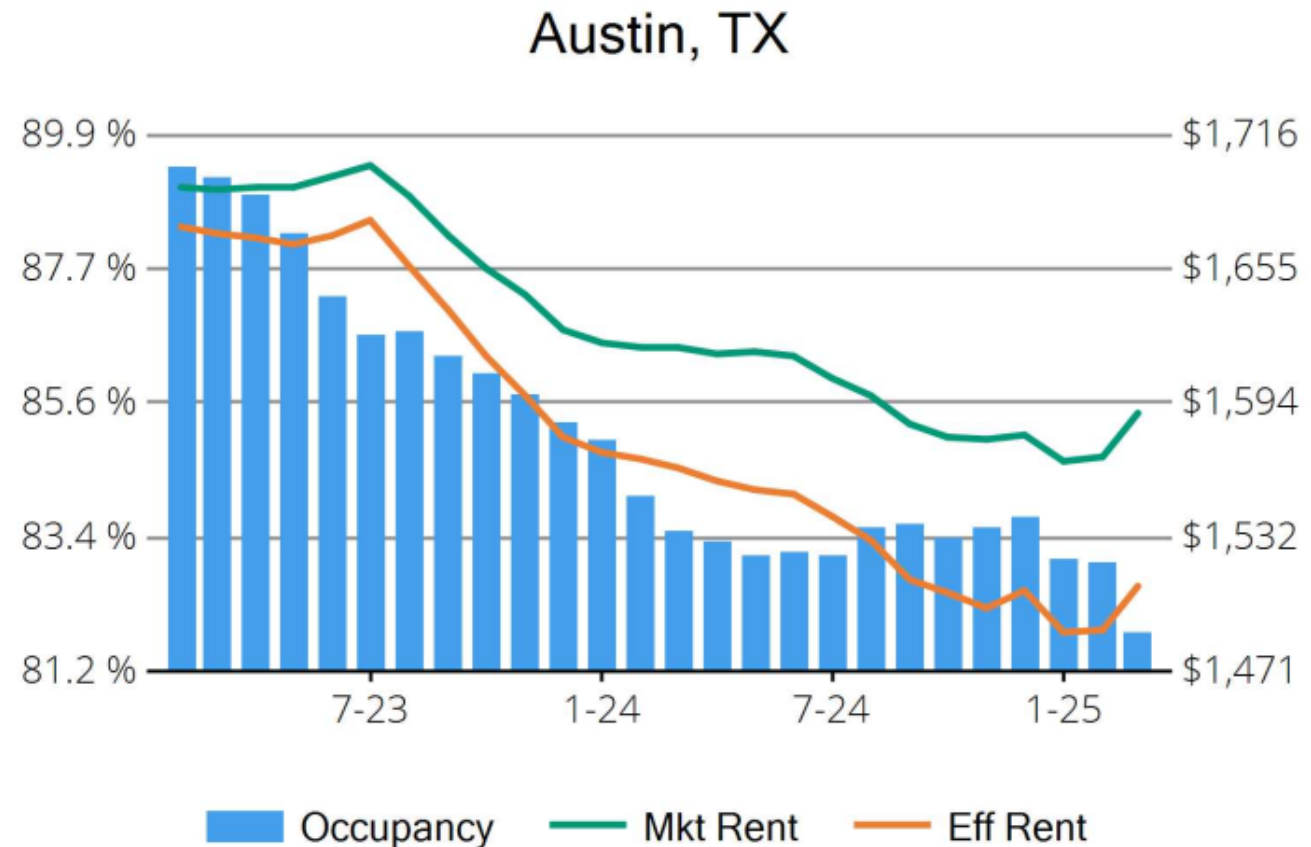
District Housing Overview



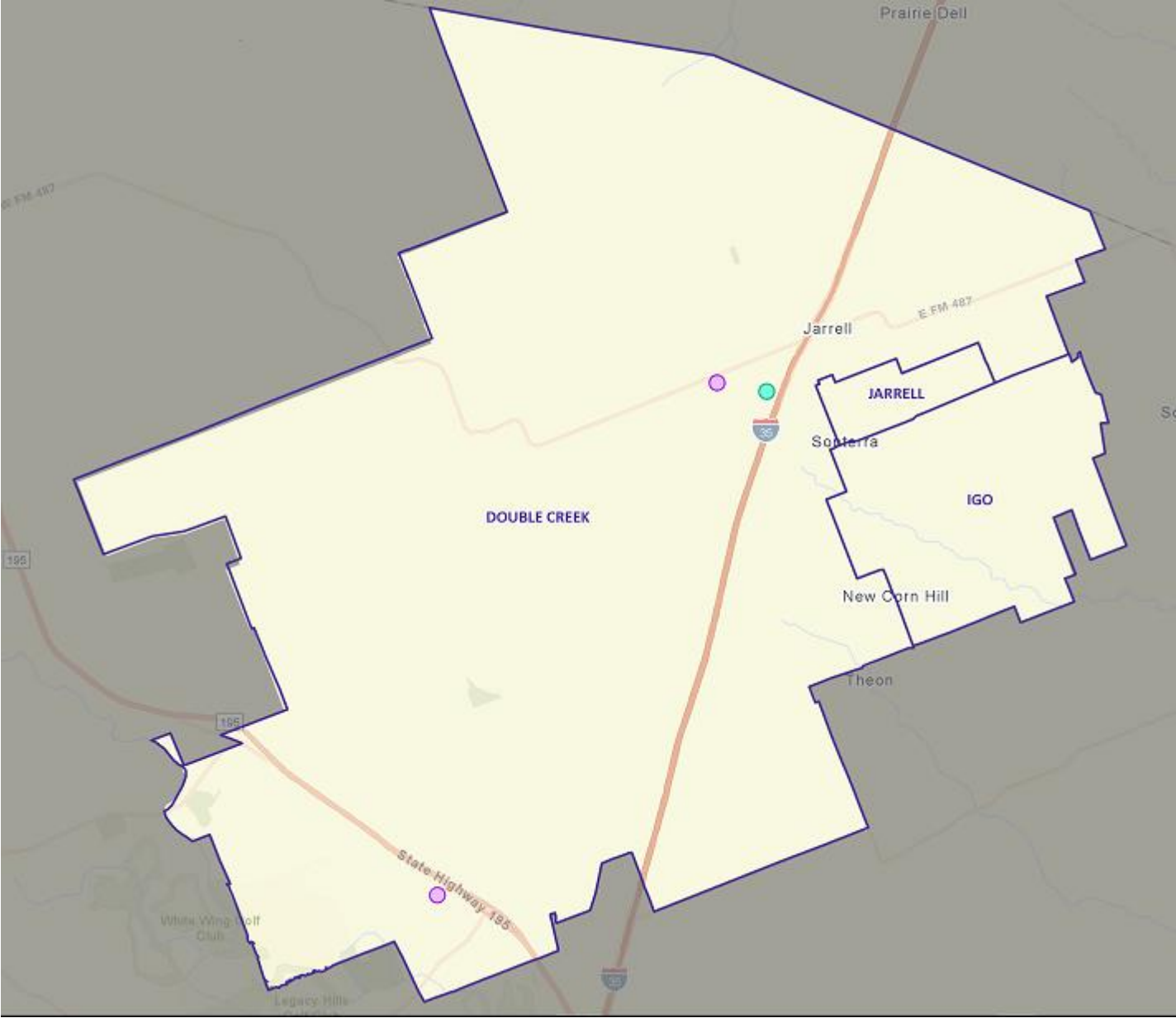
Housing Market Trends: Multifamily Market- March 2025

Stabilized and Lease-up Properties


Conventional Properties	Mar 2025	Annual Change
Occupancy	81.9	-2.7%
Unit Change	21,208	
Units Absorbed (Annual)	11,383	
Average Size (SF)	878	+0.6%
Asking Rent	\$1,589	-1.7%
Asking Rent per SF	\$1.81	-2.3%
Effective Rent	\$1,510	-3.3%
Effective Rent per SF	\$1.72	-3.8%
% Offering Concessions	50%	+27.7%
Avg. Concession Package	9.4%	+21.8%





- There are 524 multifamily units under construction across the district, of which 224 are single-family rentals
- There are roughly 80 future multifamily units in planning across the district, all of which are for senior-living




Multi-Family Developments

 FUTURE

 UNDER CONSTRUCTION

 UNDER CONSTRUCTION

 UNDER CONSTRUCTION

TEA Transfer Report

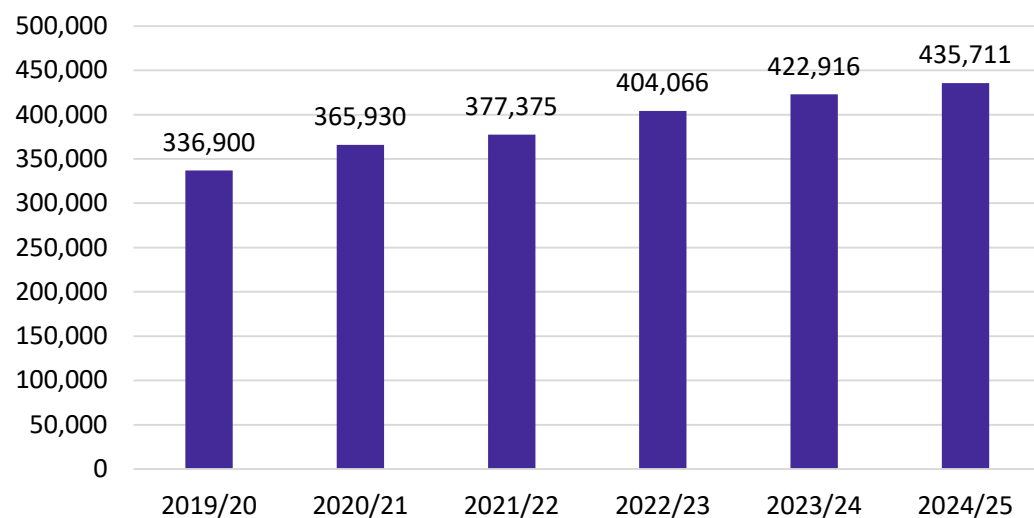
Transfers In From:	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	5 Year Change
Bartlett ISD	19	12	10	3	3	3	-16
Florence ISD	3	3	11	3	3	3	0
Georgetown ISD	24	16	22	13	3	3	-21
Salado ISD	11	14	10	3	3	3	-8
Total Transfers In*	94	84	80	46	57	41	-53

Transfers Out To:	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	5 Year Change
Georgetown ISD	16	29	38	37	49	48	32
Goodwater Montessori School	16	20	22	38	54	45	29
Hallsville ISD	3	11	16	23	21	26	23
Idea Public Schools	0	3	11	16	32	30	30
Meridian World School LLC	12	11	14	15	22	22	10
Orenda Charter School	29	22	18	21	23	29	0
Salado ISD	18	20	16	19	20	29	11
University of Texas Charter School	3	3	3	3	3	3	0
Total Transfers Out*	162	210	231	286	356	415	253

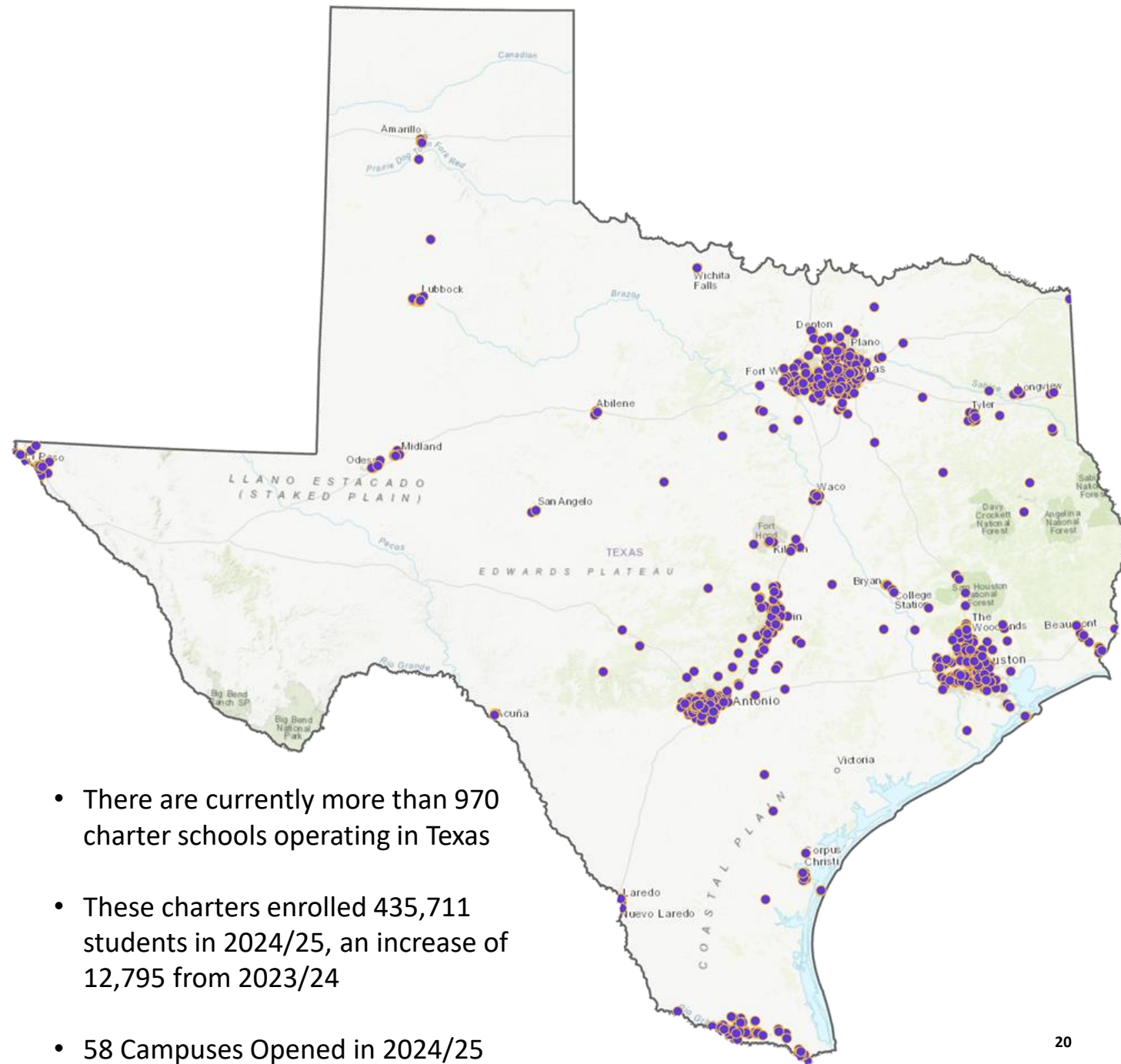
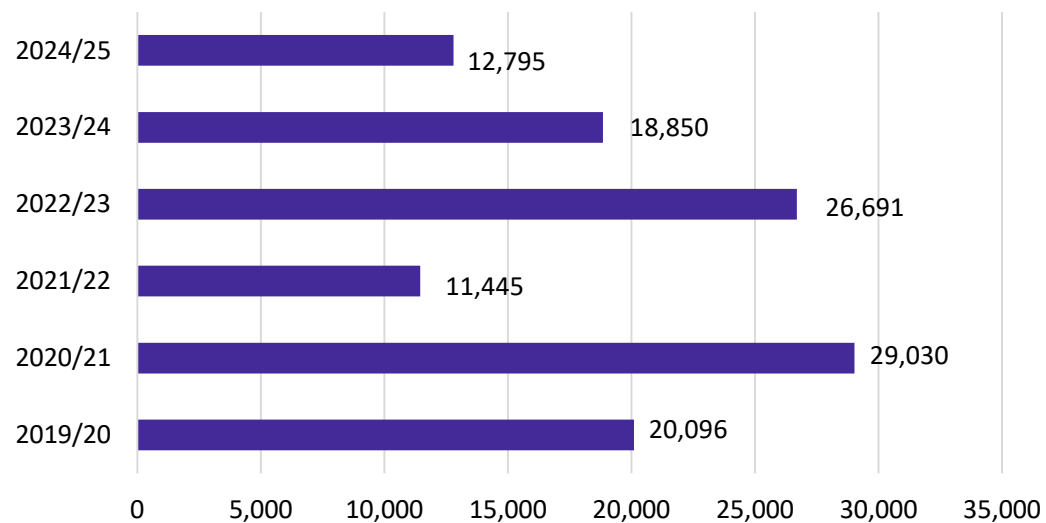
* Totals include additional districts, to comply with FERPA laws, some numbers are not available

Charter Schools

Total Charter Enrollment



Charter Enrollment Change

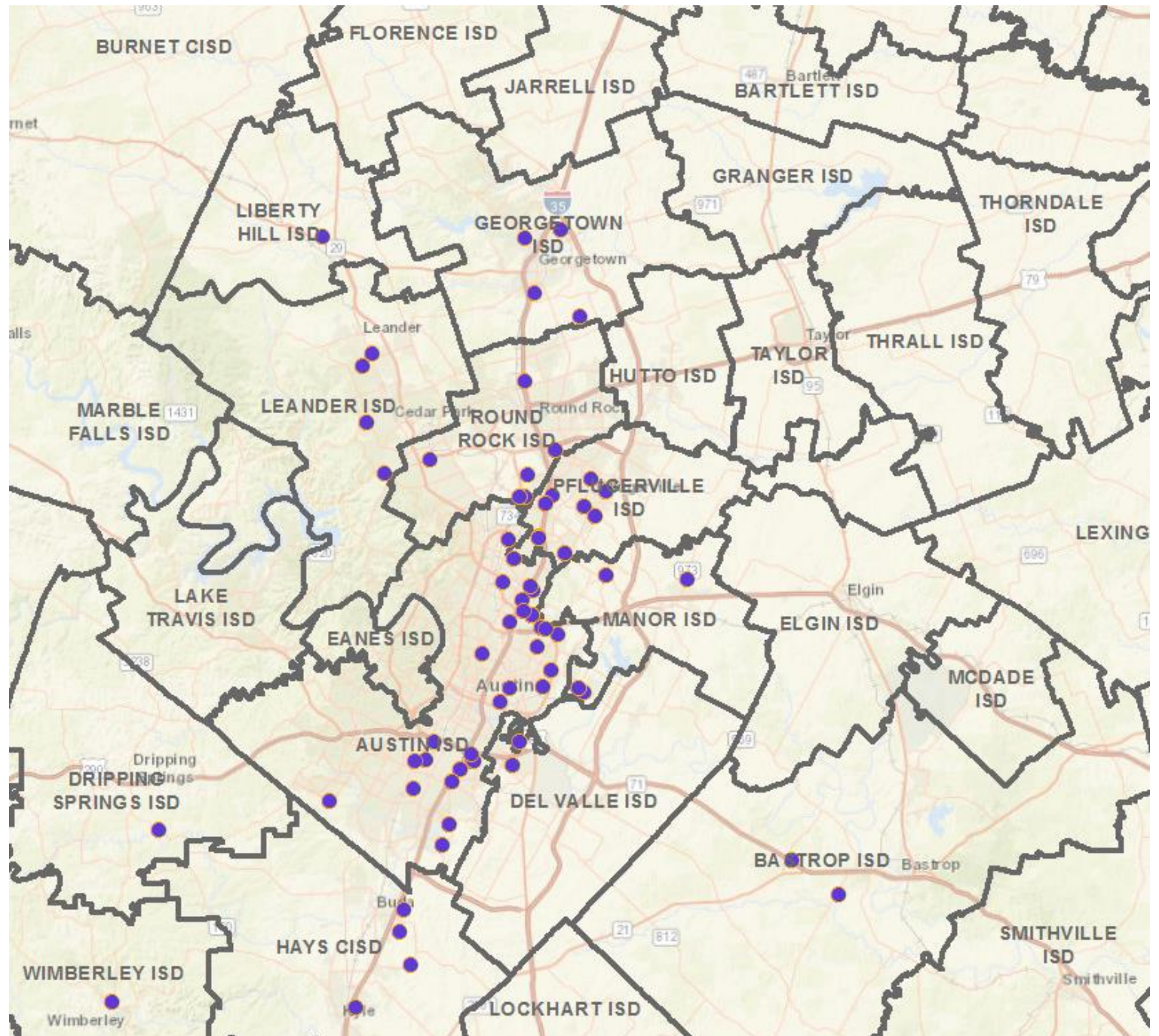


Charter Schools: Austin

There are currently more than 100 charter school campuses open in the Austin Area

These campuses enrolled more than 44,000 students in 2023/24, an increase of nearly 1,500 students over last year



2 separate campuses opened or began reporting enrollment in 2024/25

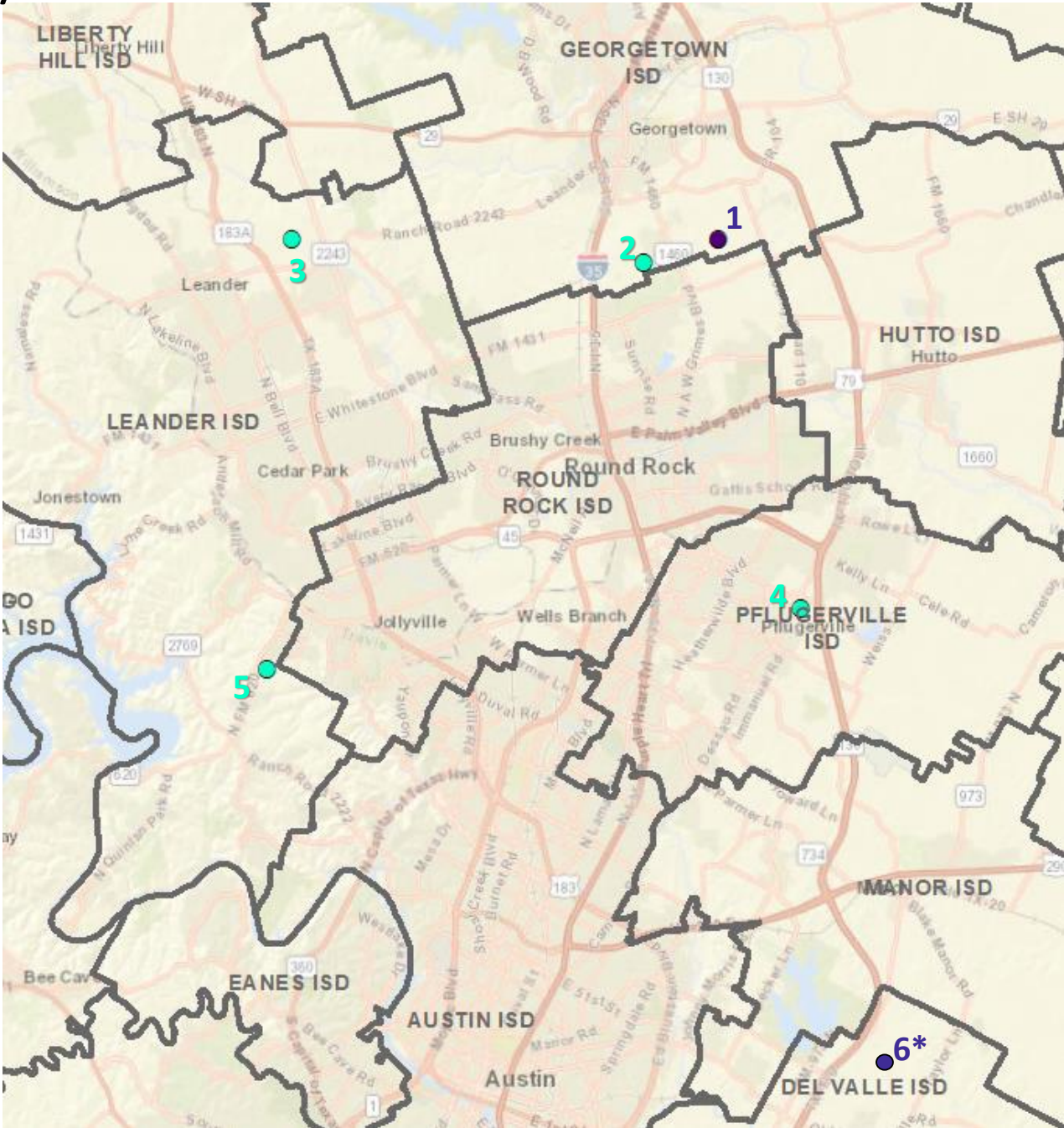


Charter Schools: Opening in Austin 2025/26

Map ID	Campus	Grades	Notes
1	Gateway School of Arts and Sciences		
2	Harmony Science Academy - Georgetown	PK-06	Under Construction
3	Harmony Science Academy - Leander	PK-06	Under Construction
4	Unparalleled Preparatory Academy	06-12	Under Construction
5	The Texas Girls School	06-12	Under Construction
6	Compass Rose Venture*		Opening in Del Valle/Montopolis area

*Undisclosed Address – Approximate Location on Map

-  Application Approved
-  Under Construction



📈 Zonda

Texas Legislature & Public Education

- Voucher programs for schools are rapidly expanding nationwide
- Under these programs, public school budgets provide funding to parents to either send their children to private or homeschool
- Texas House approved Senate Bill 2 on April 17th that creates a \$1 billion universal school choice program
- Governor Abbott signed the bill into law May 3, 2025; both Chambers will work together to reconcile the differences in their voucher proposals
- The biggest differences center on how much money participating students receive, which applicants take priority, and how to accommodate students with disabilities
- The program is set to begin August of the 2026/27 school year

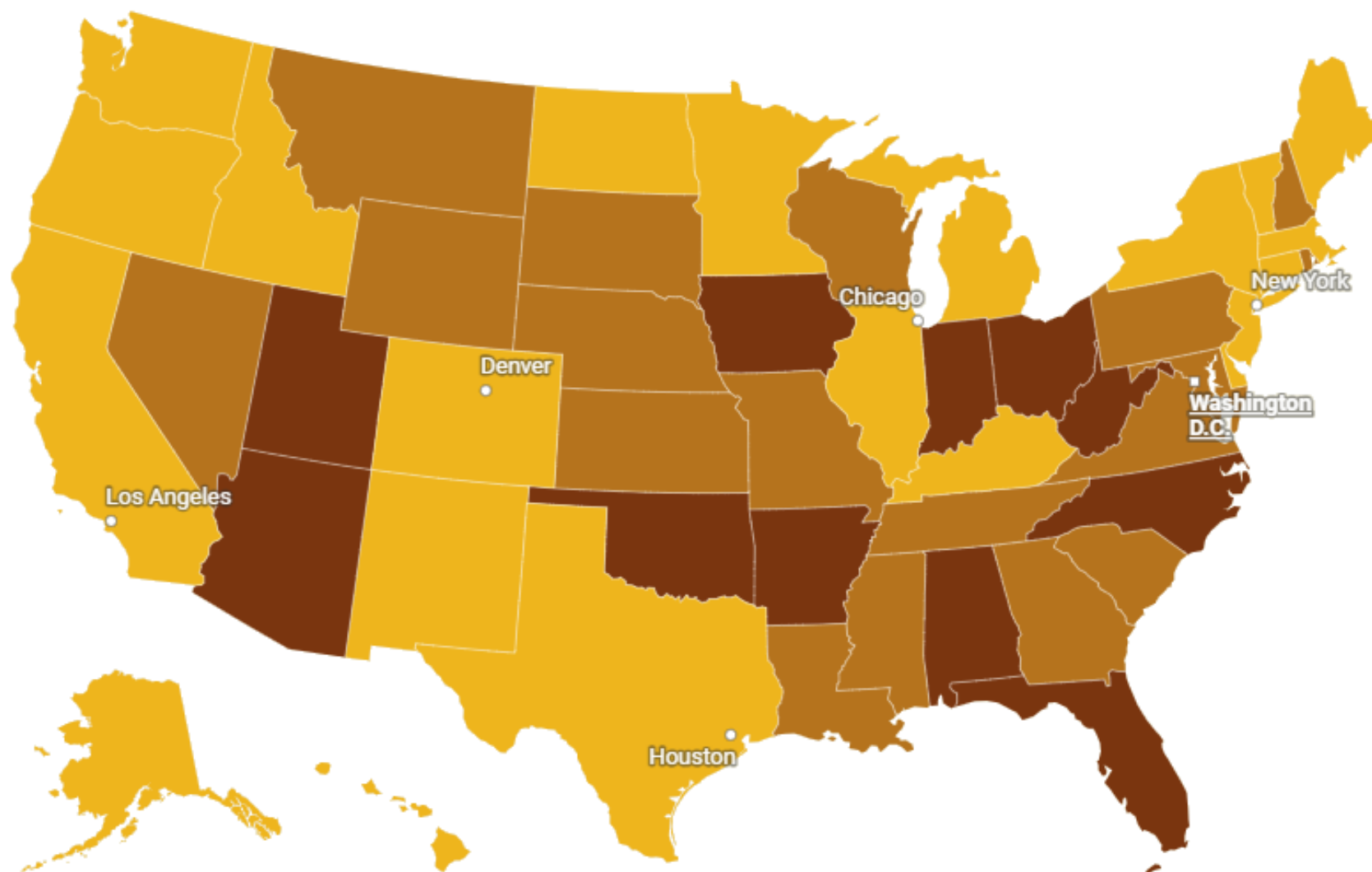


School Choice

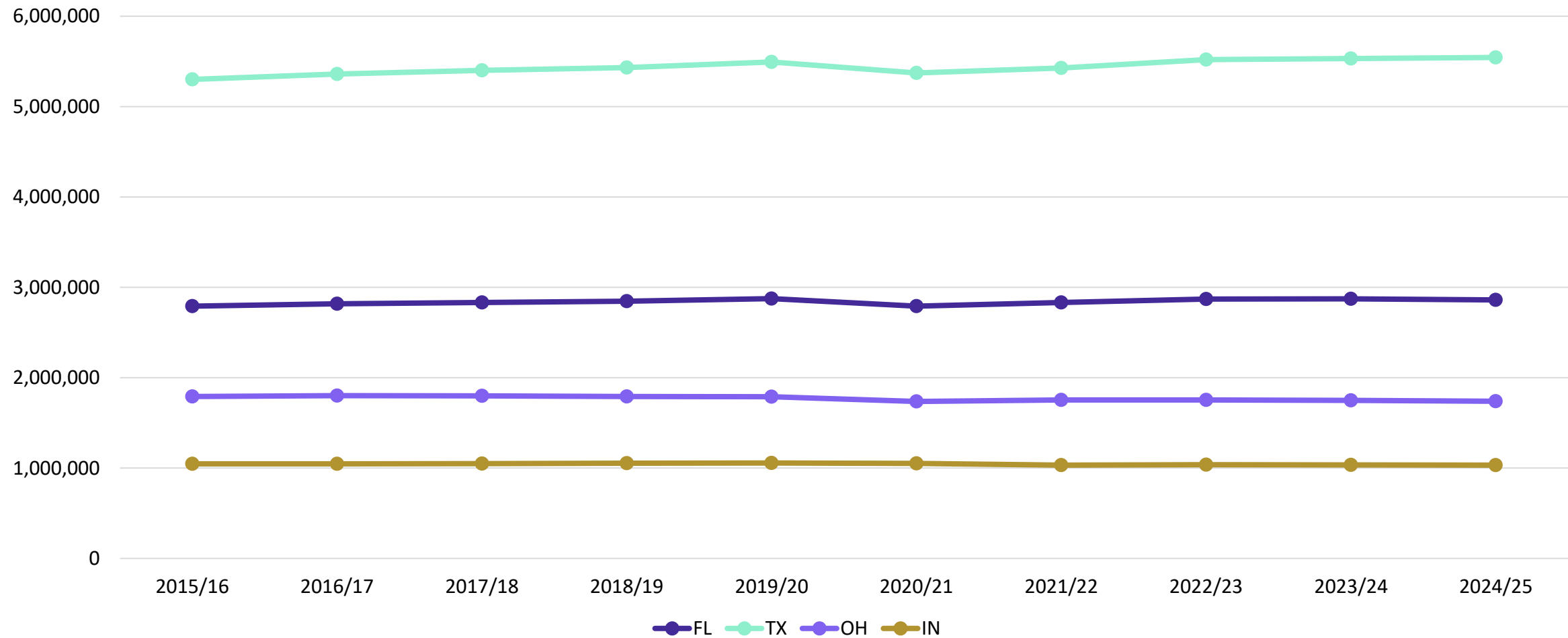
States with School Voucher Programs

11 states have voucher programs where all or almost all students are eligible for subsidies. An additional 18 states plus D.C. have smaller programs.

Universal/Near Universal Voucher Program
 Smaller Program
 No Program

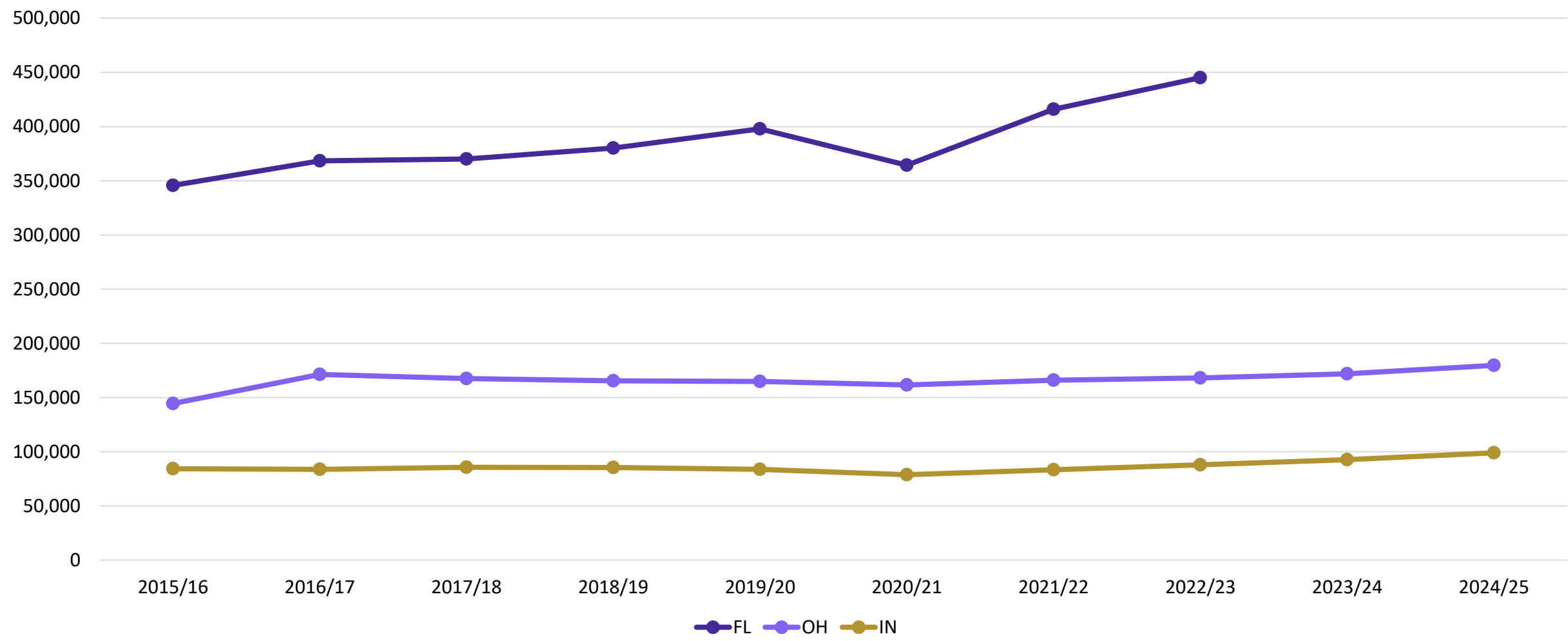


Public School Enrollment Trends, 2015/16 – 2024/25



State	2015/16	2024/25	10 Year % Change
Florida	2,792,234	2,859,655	2.4%
Texas	5,299,587	5,544,255	4.6%
Ohio	1,792,382	1,738,440	-3.0%
Indiana	1,046,269	1,032,724	-1.3%

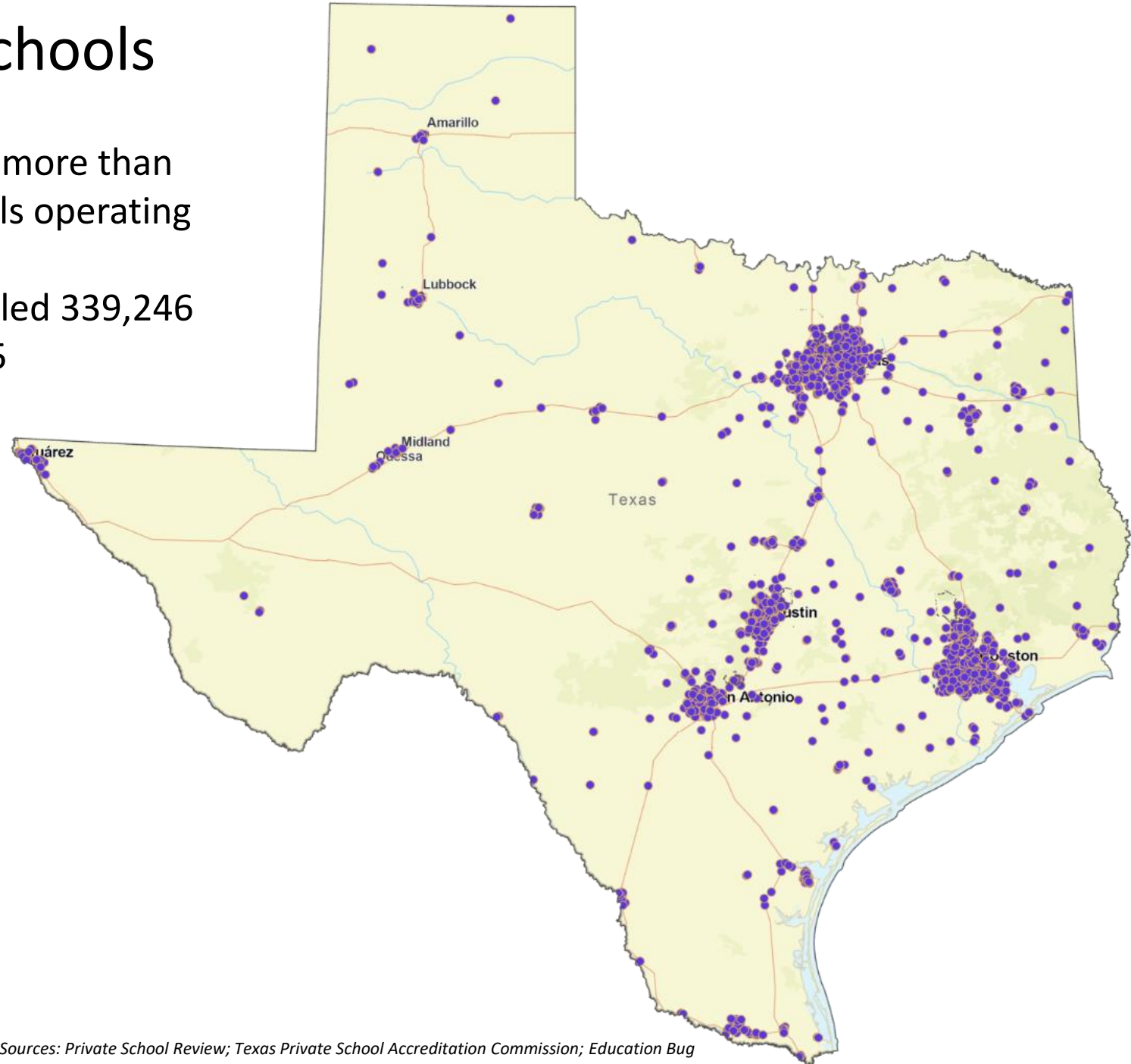
Private School Enrollment Trends, 2015/16 – 2024/25



State	2015/16	2024/25 (FL-2022/23)	% Change
Florida	345,796	445,067	29%
Ohio	144,512	179,693	24%
Indiana	84,241	99,069	18%

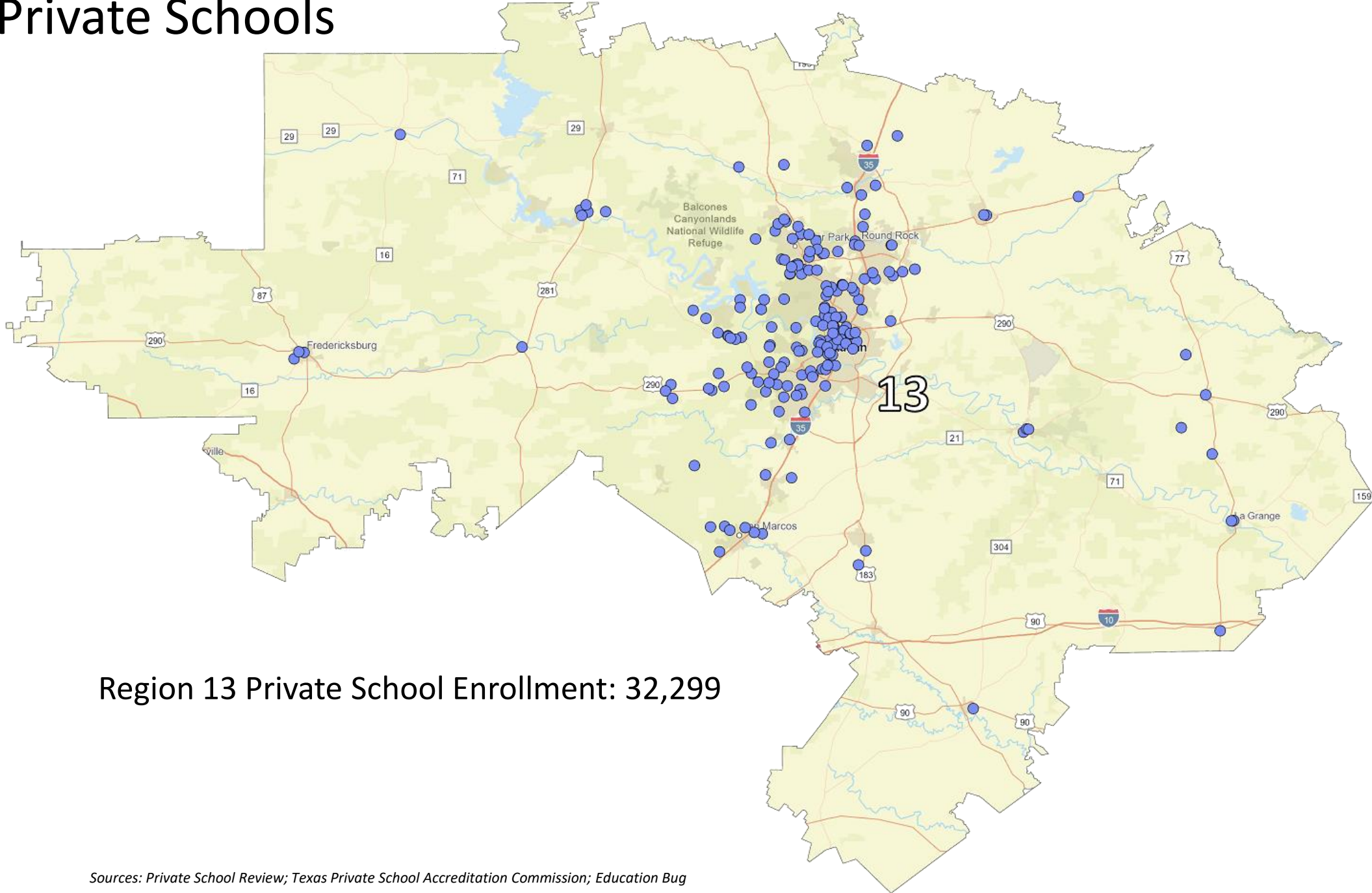
Texas Private Schools

- There are currently more than 1,900 private schools operating in Texas
- These schools enrolled 339,246 students in 2024/25



Region	# of Students
1	9,733
2	4,233
3	3,774
4	91,503
5	3,056
6	14,272
7	8,418
8	592
9	667
10	75,114
11	39,716
12	6,166
13	32,299
14	1,030
15	1,648
16	1,886
17	3,584
18	4,778
19	6,852
20	29,925

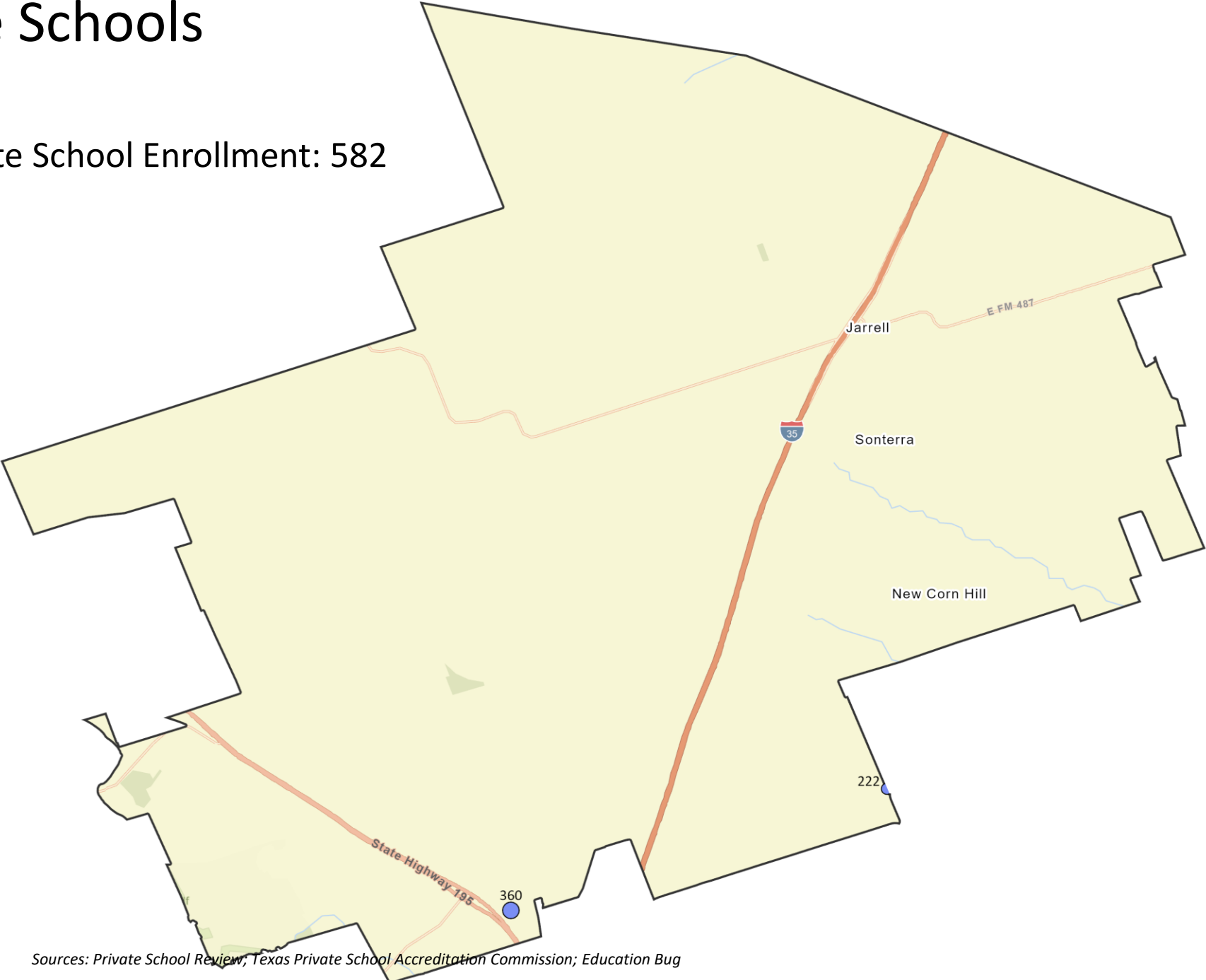
Region 13 Private Schools



Region 13 Private School Enrollment: 32,299

Jarrell Private Schools

Jarrell ISD Private School Enrollment: 582



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
2020/21	4	87	182	198	181	171	170	184	167	170	176	183	177	137	118	2,305		
2021/22	6	151	224	241	244	222	219	209	208	209	193	221	192	205	141	2,885	580	25.2%
2022/23	18	173	263	271	267	264	255	248	263	240	238	229	236	202	197	3,364	479	16.6%
2023/24	25	159	301	282	297	280	292	279	287	271	281	276	235	244	204	3,713	349	10.4%
2024/25	37	189	301	330	328	319	320	315	313	306	282	317	294	269	223	4,143	430	11.6%
2025/26	37	219	340	349	375	370	361	363	359	341	329	320	334	315	259	4,671	528	12.7%
2026/27	37	236	374	383	387	413	406	398	413	374	366	375	335	340	303	5,140	469	10.0%
2027/28	37	254	405	413	417	421	448	441	449	437	396	415	396	341	322	5,592	452	8.8%
2028/29	37	270	432	435	441	446	450	477	498	477	469	450	437	395	327	6,041	449	8.0%
2029/30	37	277	458	462	461	467	471	475	540	528	514	533	450	414	378	6,465	424	7.0%
2030/31	37	310	485	488	490	488	495	498	534	570	563	584	533	422	395	6,892	427	6.6%
2031/32	37	324	514	517	517	517	515	521	559	567	611	639	584	512	404	7,338	446	6.5%
2032/33	37	345	536	540	543	542	542	540	587	595	610	694	639	554	489	7,793	455	6.2%
2033/34	37	351	546	563	572	560	559	559	610	625	640	693	694	607	529	8,145	352	4.5%
2034/35	37	355	562	573	591	600	578	577	632	648	671	727	693	662	580	8,486	341	4.2%

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

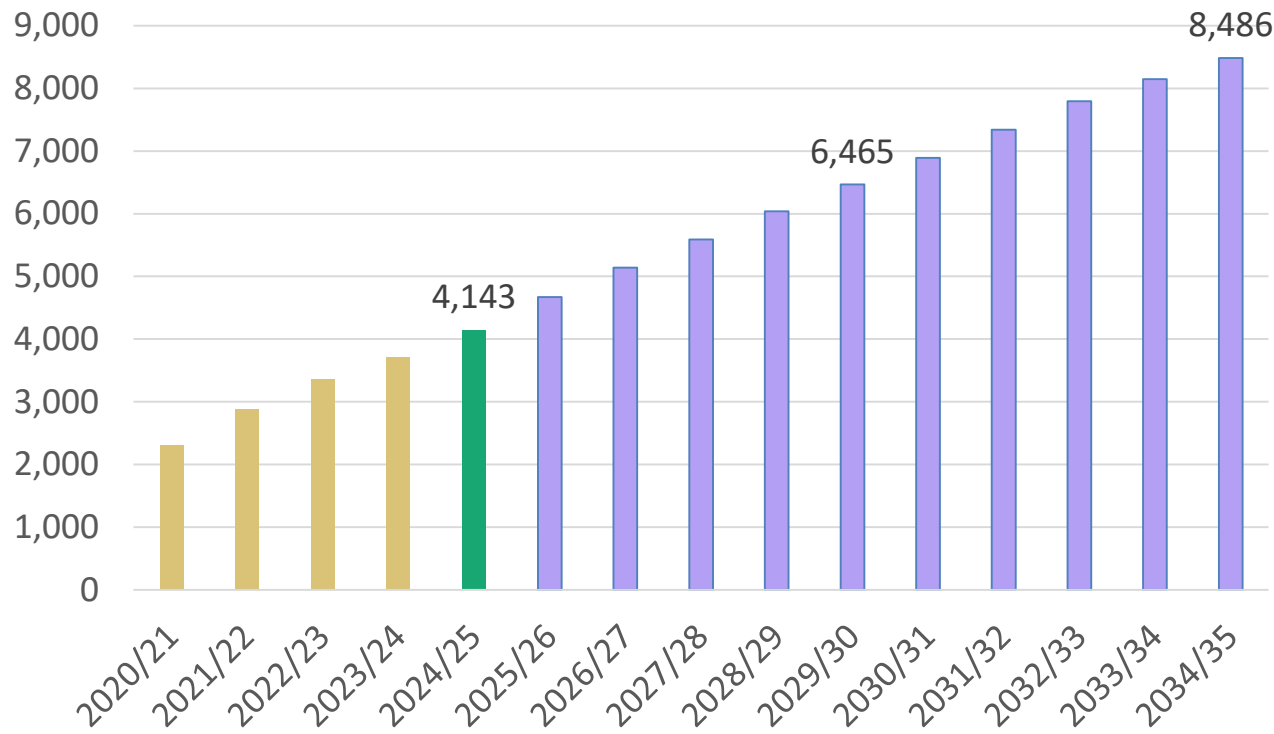
Ten Year Forecast by Elementary Campus

		Fall	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Igo Elementary	800	552	643	726	757	769	785	783	802	826	851	862	872
Jarrell Elementary	608	657	715	762	805	827	837	824	833	828	826	827	828
Double Creek Elementary	900	706	781	926	1,072	1,240	1,366	1,501	1,656	1,808	1,948	2,058	2,173
ELEMENTARY SCHOOL TOTAL	2,308	1,915	2,139	2,414	2,634	2,836	2,988	3,108	3,291	3,462	3,625	3,747	3,873
Elementary Absolute Change		156	224	275	220	202	152	120	183	171	163	122	126
Elementary Percent Change		8.87%	11.70%	12.86%	9.11%	7.67%	5.36%	4.02%	5.89%	5.20%	4.71%	3.37%	3.36%
Jarrell Middle School	764/1,004	837	901	538	589	631	699	764	805	845	876	923	966
Jarrell Ranch Middle School	700			491	564	651	745	818	862	892	916	952	985
MIDDLE SCHOOL TOTAL		837	901	1,029	1,153	1,282	1,444	1,582	1,667	1,737	1,792	1,875	1,951
Middle School Absolute Change		96	64	-363	51	42	68	65	41	40	31	47	43
Middle School Percent Change		12.96%	7.65%	-40.29%	4.96%	3.64%	5.30%	4.50%	2.59%	2.40%	1.78%	2.62%	2.29%
Jarrell High School	995/1,258	957	1,101	1,226	1,351	1,472	1,607	1,773	1,932	2,137	2,374	2,521	2,660
HIGH SCHOOL TOTAL		957	1,101	1,226	1,351	1,472	1,607	1,773	1,932	2,137	2,374	2,521	2,660
High School Absolute Change		93	144	125	125	121	135	166	159	205	237	147	139
High School Percent Change		10.76%	15.05%	11.35%	10.20%	8.96%	9.17%	10.33%	8.97%	10.61%	11.09%	6.19%	5.51%
Lott Detention Center		4	2	2	2	2	2	2	2	2	2	2	2
ALTERNATIVE SCHOOL TOTAL		4	2	2	2	2	2	2	2	2	2	2	2
DISTRICT TOTALS		3,713	4,143	4,671	5,140	5,592	6,041	6,465	6,892	7,338	7,793	8,145	8,486
District Absolute Change		349	430	528	469	452	449	424	427	446	455	352	341
NEW HOME CLOSINGS													
STUDENT YIELD													
District Percent Change		10.37%	11.58%	12.74%	10.04%	8.79%	8.03%	7.02%	6.60%	6.47%	6.20%	4.52%	4.19%



Key Takeaways

Enrollment Forecast



- New homes starts and closes are both down slightly for this quarter compared to the first quarter of 2024
- The district has 20 actively building subdivisions with over 2,600 lots available to build on
- JISD has 12 future subdivisions with overall total of 10,000 lots in the planning stages
- Groundwork is underway on more than 1,800 lots within 8 subdivisions
- Jarrell ISD is forecasted to enroll nearly 6465 students by 2029/30 and more than 8,486 by 2034/35