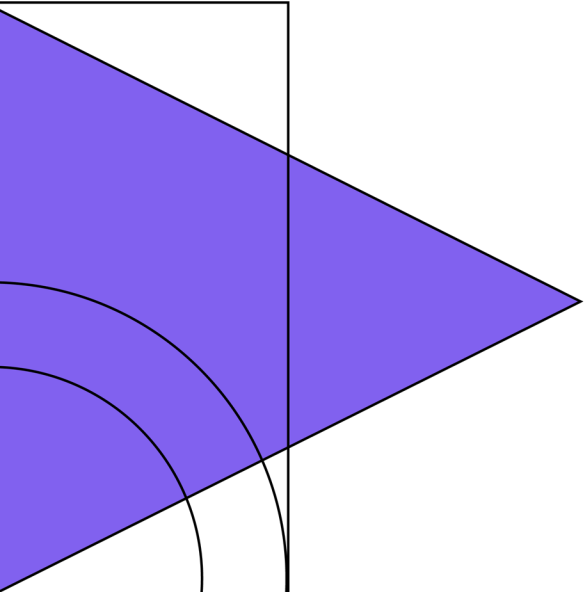
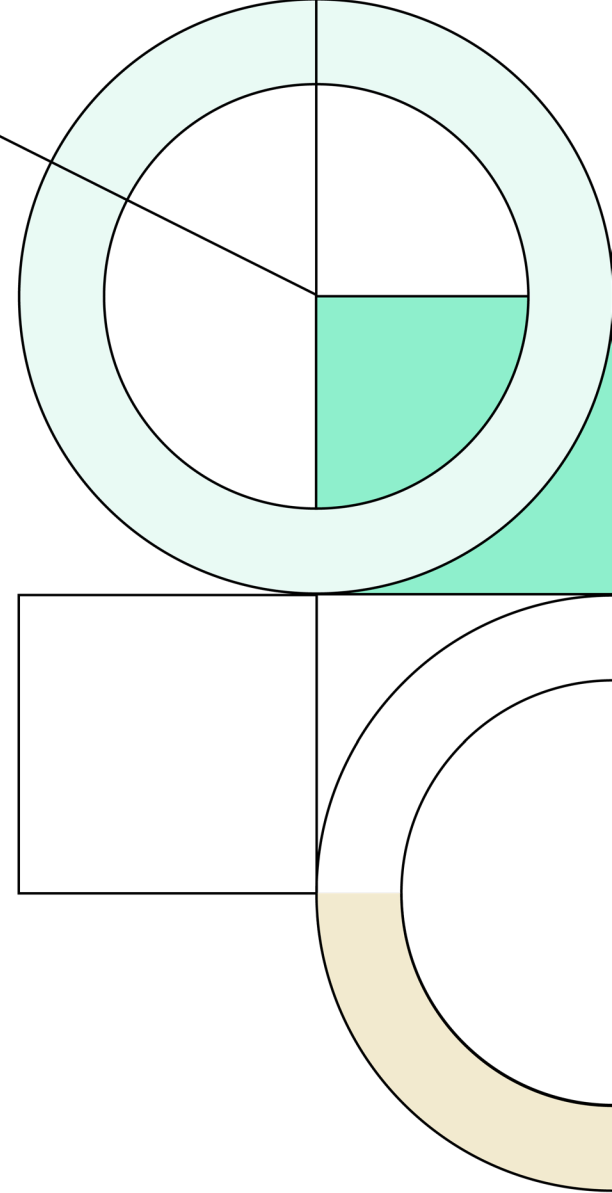


Jarrell Independent School District

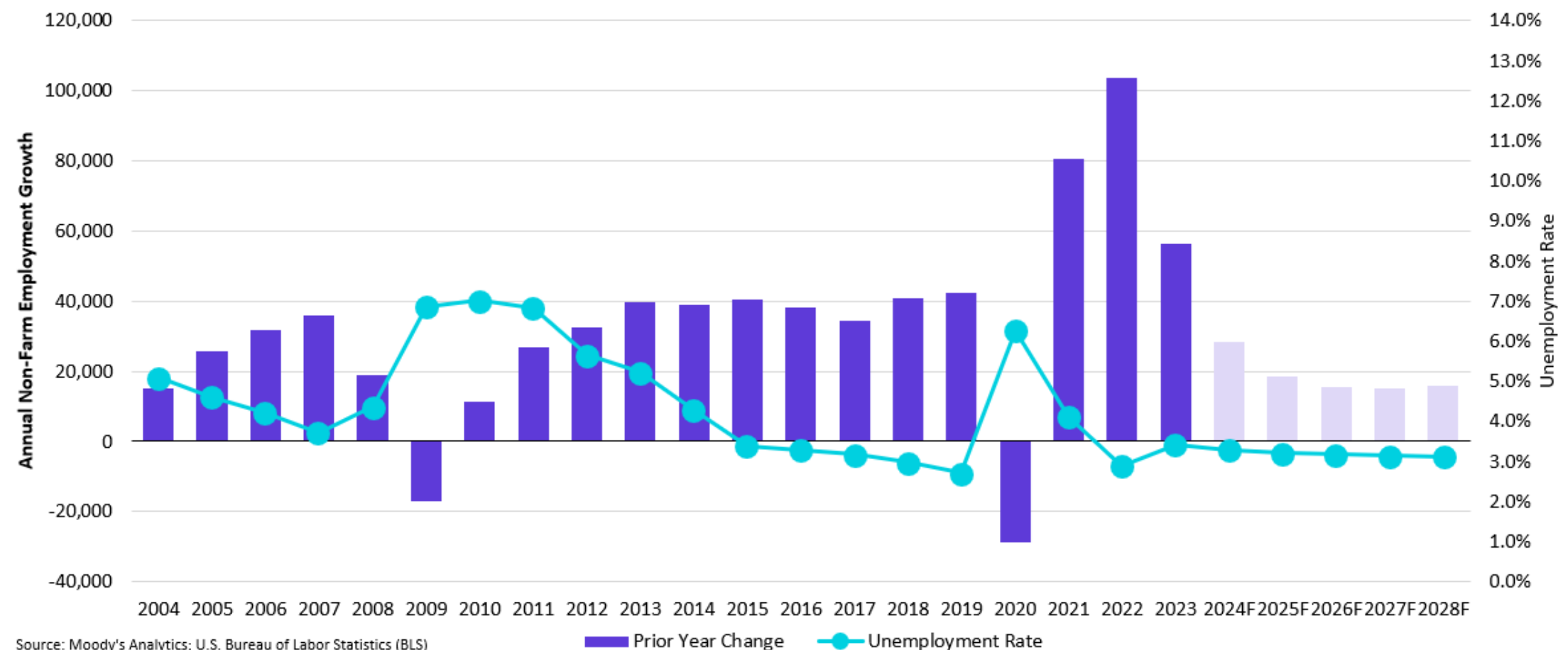
1Q24

Demographic Report





Austin MSA Employment Growth



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

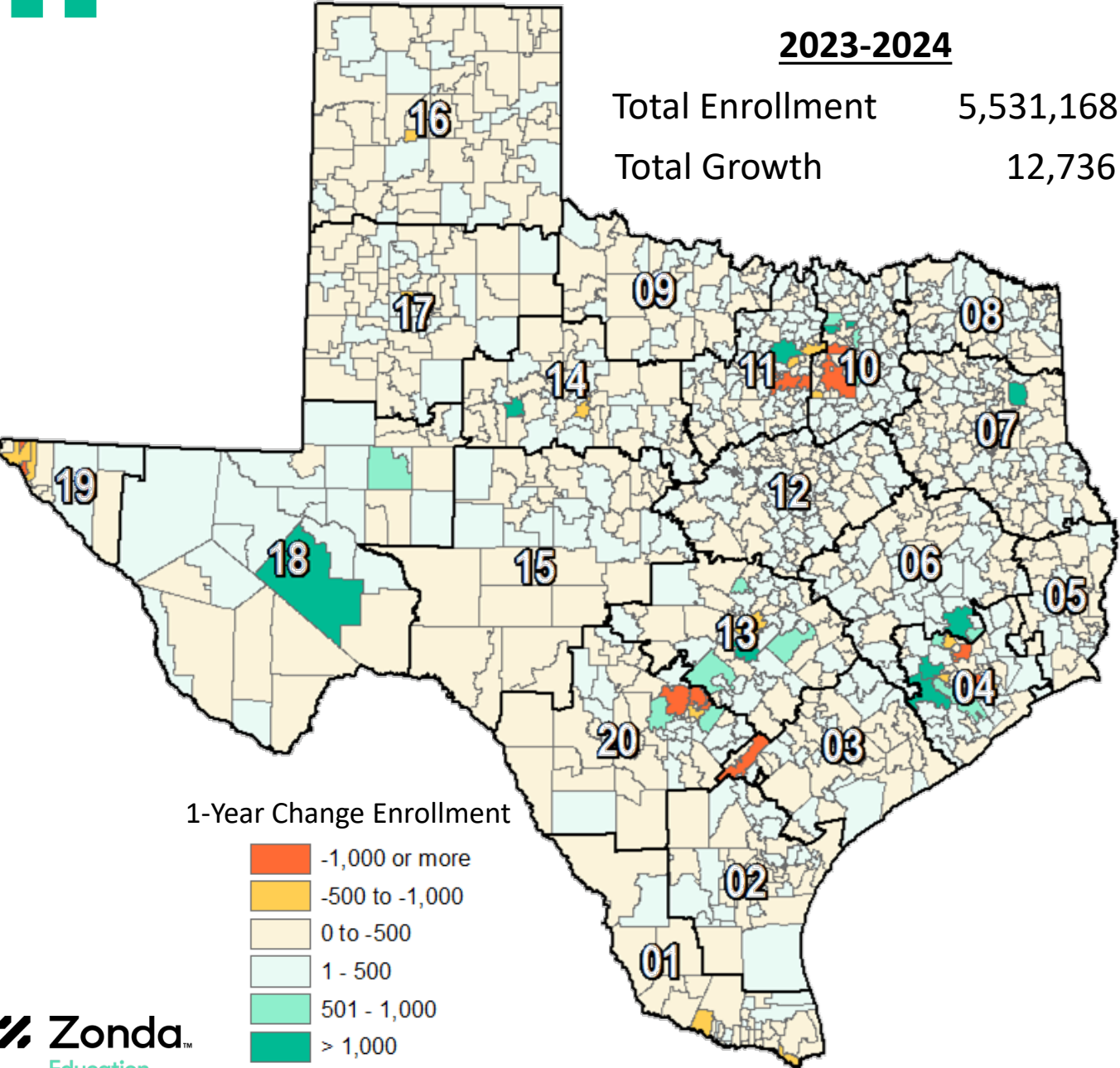
Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024F	2025F	2026F	2027F	2028F
Non-Farm Employment	924,258	964,608	1,002,608	1,037,025	1,077,833	1,120,300	1,091,450	1,172,125	1,275,833	1,332,000	1,360,286	1,378,727	1,394,209	1,409,177	1,424,884
Prior Year Change	39,058	40,350	38,000	34,417	40,808	42,467	(28,850)	80,675	103,708	56,167	28,286	18,441	15,482	14,969	15,707
Annual % Change	4.4%	4.4%	3.9%	3.4%	3.9%	3.9%	-2.6%	7.4%	8.8%	4.4%	2.1%	1.4%	1.1%	1.1%	1.1%
Unemployment Rate	4.3%	3.4%	3.3%	3.2%	3.0%	2.7%	6.3%	4.1%	2.9%	3.4%	3.3%	3.2%	3.2%	3.1%	3.1%



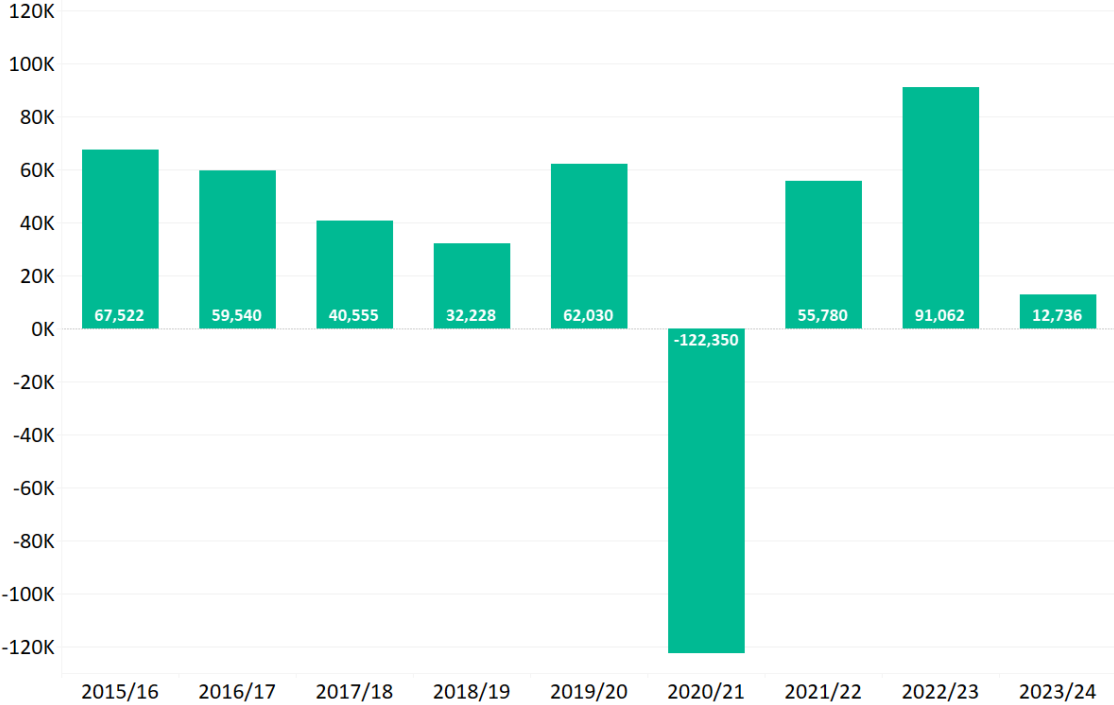
State Enrollment Trends

2023-2024

Total Enrollment 5,531,168
Total Growth 12,736



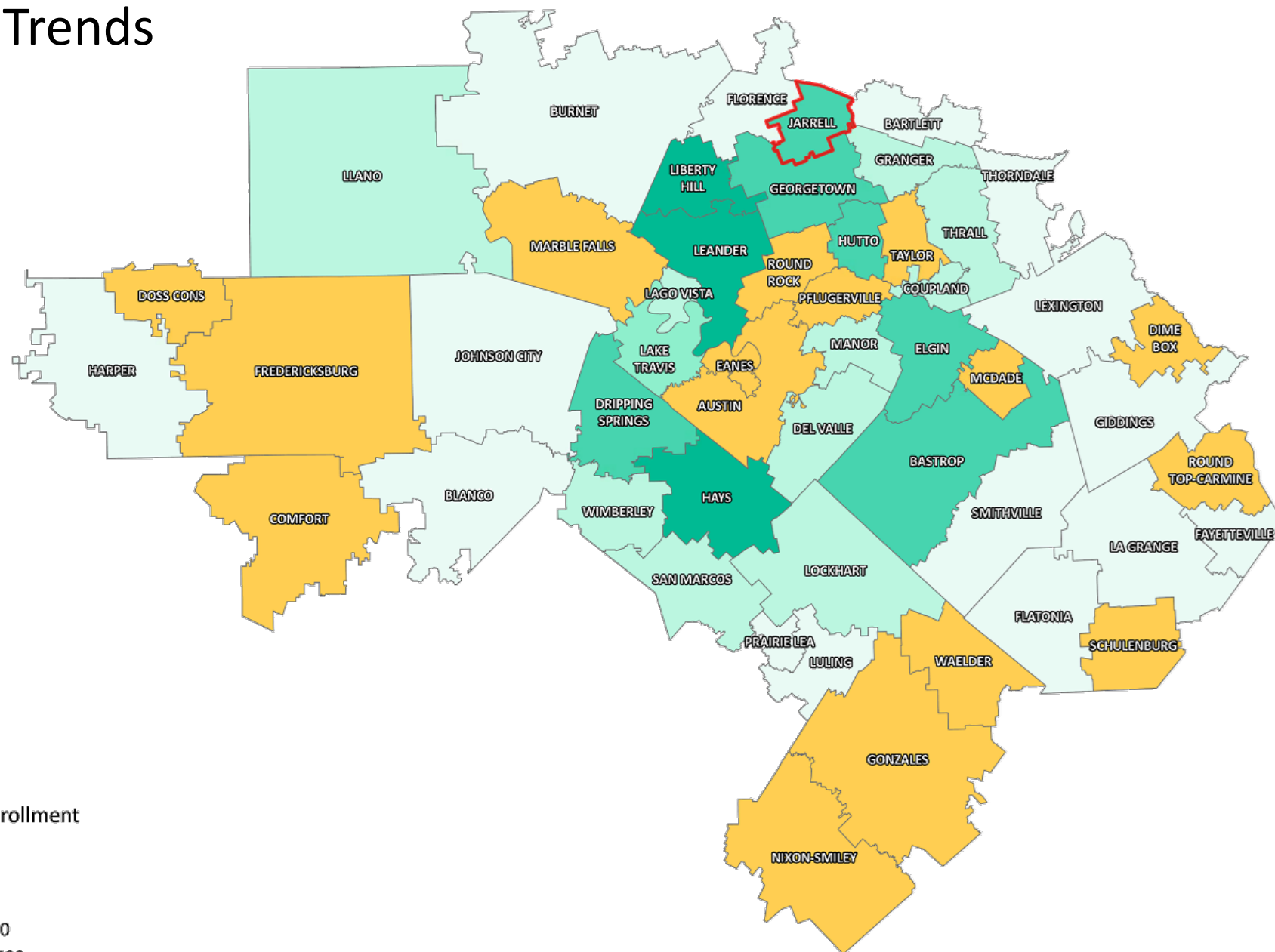
Texas ISD Enrollment Change





Region 13 Enrollment Trends

- Jarrell ISD enrollment increased by 1,817 students between 2018/19 and 2023/24 (+96%).
- JISD enrollment increased by 353 students, or +10.5%, since 2022/23
- Region 13 has seen a 5-year enrollment increase of 11,840 students (3.3% growth).





Austin New Home Starts & Closings

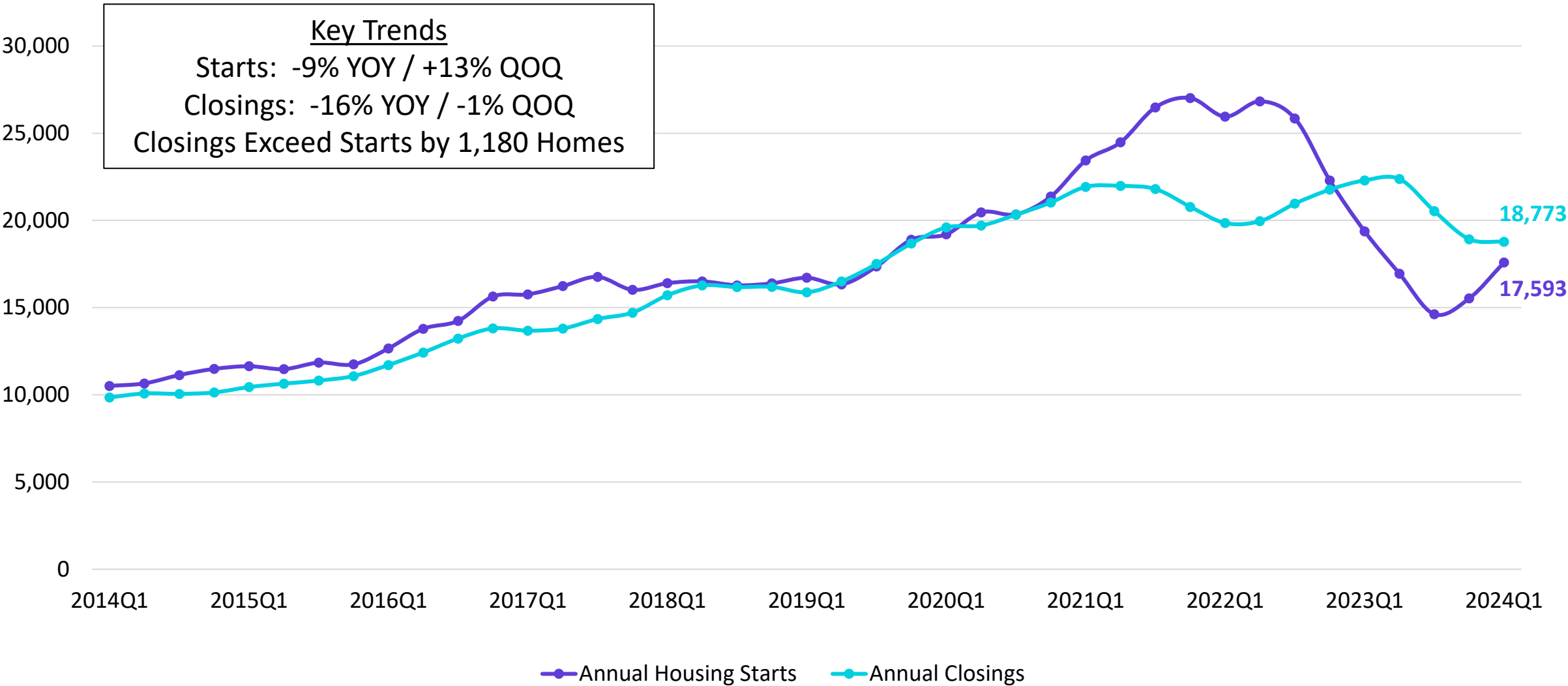
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: -9% YOY / +13% QOQ

Closings: -16% YOY / -1% QOQ

Closings Exceed Starts by 1,180 Homes





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 1Q24

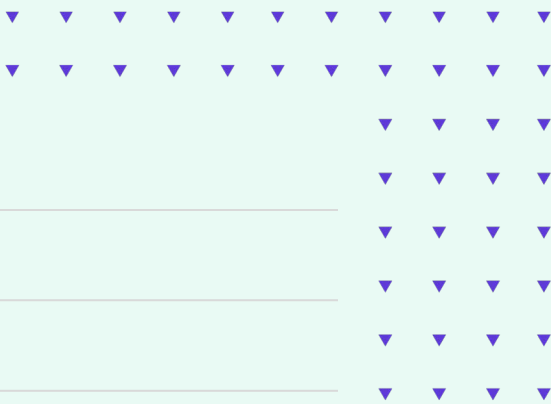
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,391	2,937	2,366	4,582	40,909
2	GEORGETOWN ISD	1,679	1,988	1,153	2,960	19,222
3	LEANDER ISD	1,680	1,879	1,064	2,287	5,206
4	LIBERTY HILL ISD	1,581	1,708	1,063	3,334	8,458
5	HUTTO ISD	1,225	1,433	562	1,030	11,662
6	MANOR ISD	729	1,204	547	1,218	14,582
7	JARRELL ISD	1,032	936	544	2,393	9,148
8	AUSTIN ISD	1,138	795	2,832	1,105	10,831
9	DEL VALLE ISD	705	778	646	2,042	27,878
10	BASTROP ISD	530	768	488	3,047	20,106
11	PFLUGERVILLE ISD	574	733	401	644	10,402
12	SAN MARCOS CISD	483	665	410	959	7,989
13	DRIPPING SPRINGS ISD	494	655	335	965	7,318
14	ELGIN ISD	694	648	347	892	11,979
15	KILLEEN ISD	832	623	543	2,397	5,461
16	ROUND ROCK ISD	555	532	470	1,167	2,499
17	LAKE TRAVIS ISD	321	529	310	1,206	3,723
18	BELTON ISD	530	422	382	2,076	2,046
19	LOCKHART ISD	622	399	362	380	7,039
20	MARBLE FALLS ISD	541	363	188	796	8,193

* Based on additional Zonda Education housing research

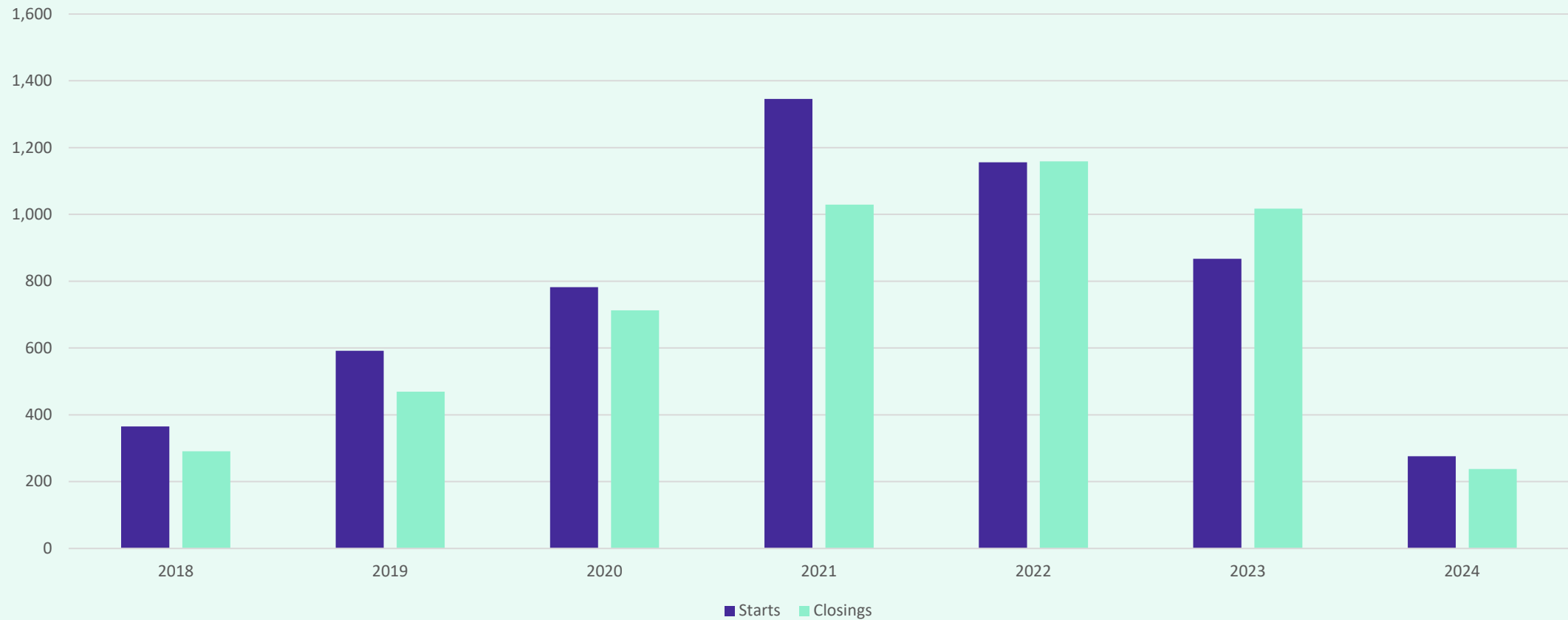
** Totals **DO NOT** include Age-restricted communities



District New Home Starts and Closings



New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	51	55	155	313	327	102	276
2Q	121	129	135	339	413	239	
3Q	112	248	241	288	324	346	
4Q	81	160	251	406	92	180	
Total	365	592	782	1,346	1,156	867	276

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	72	85	129	244	230	319	238
2Q	32	97	195	263	409	246	
3Q	99	107	166	342	267	223	
4Q	88	180	223	180	253	229	
Total	291	469	713	1,029	1,159	1,017	238

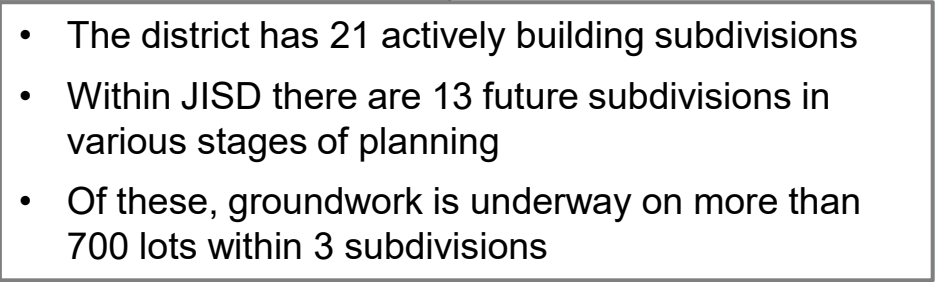
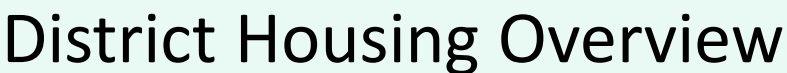




District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
DOUBLE CREEK	511	180	471	138	183	269	1,318	8,757
IGO	434	86	418	89	81	235	932	429
JARRELL	87	10	47	11	10	40	143	312
Grand Totals	1,032	276	936	238	274	544	2,393	9,498

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



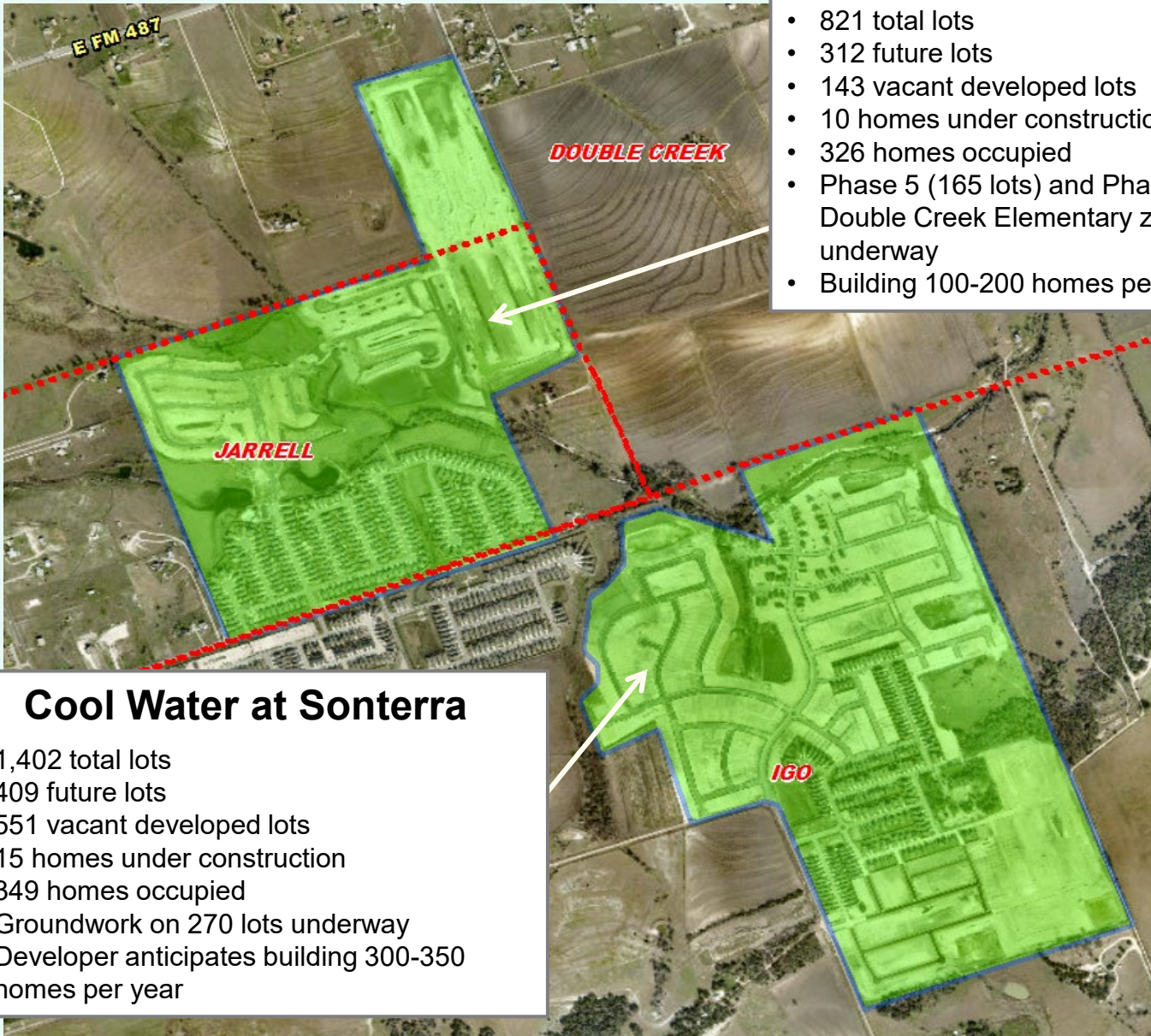


Residential Activity

Villages at Schwertner Ranch

- 821 total lots
- 312 future lots
- 143 vacant developed lots
- 10 homes under construction
- 326 homes occupied
- Phase 5 (165 lots) and Phase 6 (147 lots in Double Creek Elementary zone) groundwork underway
- Building 100-200 homes per year

October 2023



Cool Water at Sonterra

- 1,402 total lots
- 409 future lots
- 551 vacant developed lots
- 15 homes under construction
- 349 homes occupied
- Groundwork on 270 lots underway
- Developer anticipates building 300-350 homes per year





Residential Activity

Sonterra Single Family South

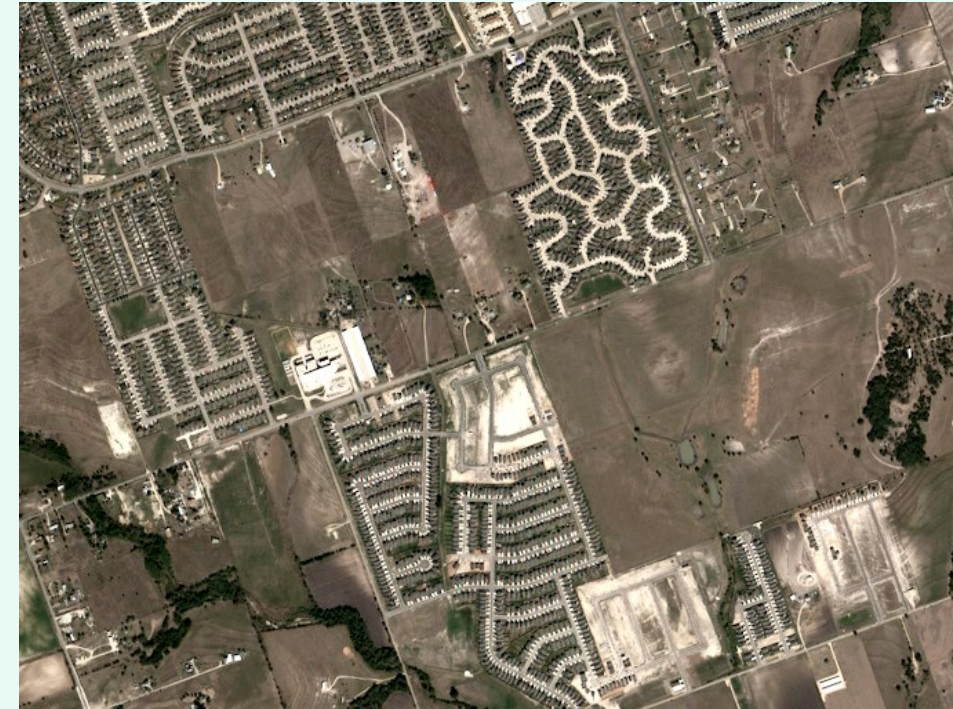
- 885 total lots
- 20 future lots
- 30 vacant developed lots
- 1 home under construction
- 830 homes occupied



Sonterra Eastwood

- 1,211 total lots
- 335 vacant developed lots
- 60 home under construction
- 749 homes occupied
- Over 230 homes closed in 2023

October 2023

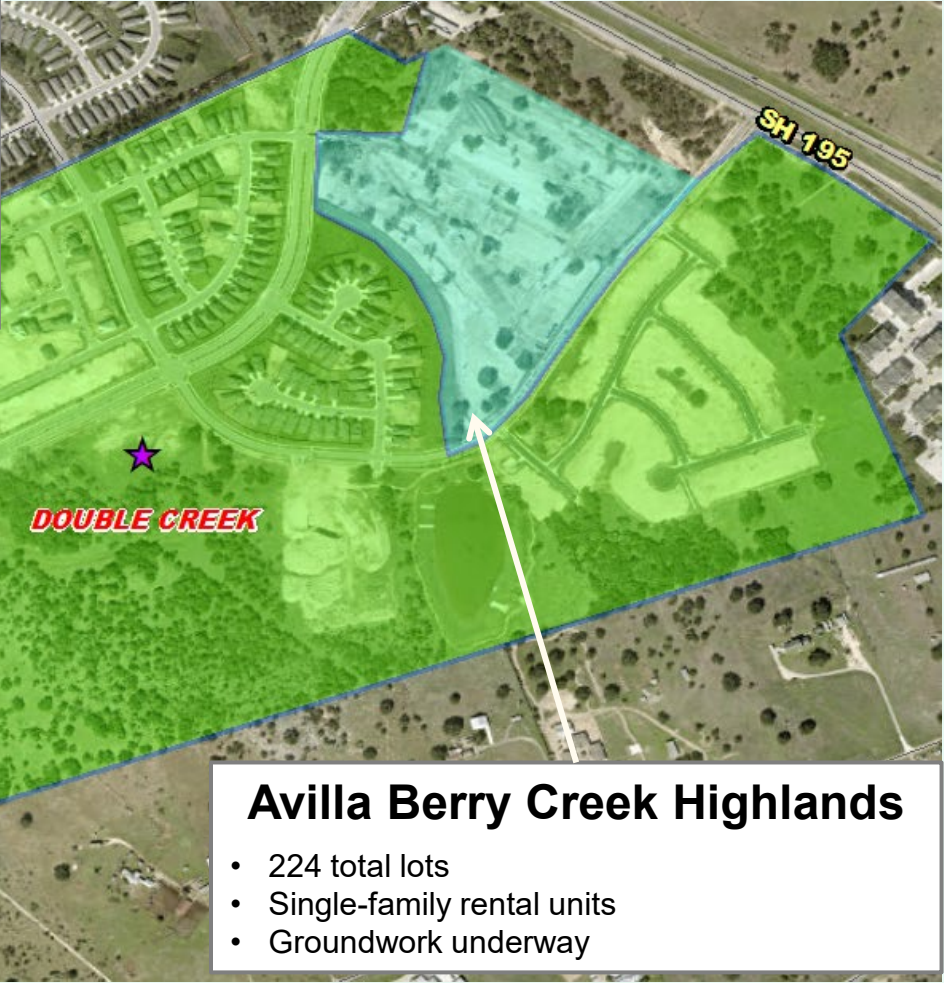




Residential Activity

Berry Creek Highlands

- 649 total lots
- 354 future lots
- 161 vacant developed lots
- 15 home under construction
- 108 homes occupied
- Building between 90 and 100 homes per year
- Builders: David Weekley and Ashton Woods



Avilla Berry Creek Highlands

- 224 total lots
- Single-family rental units
- Groundwork underway



February 2024



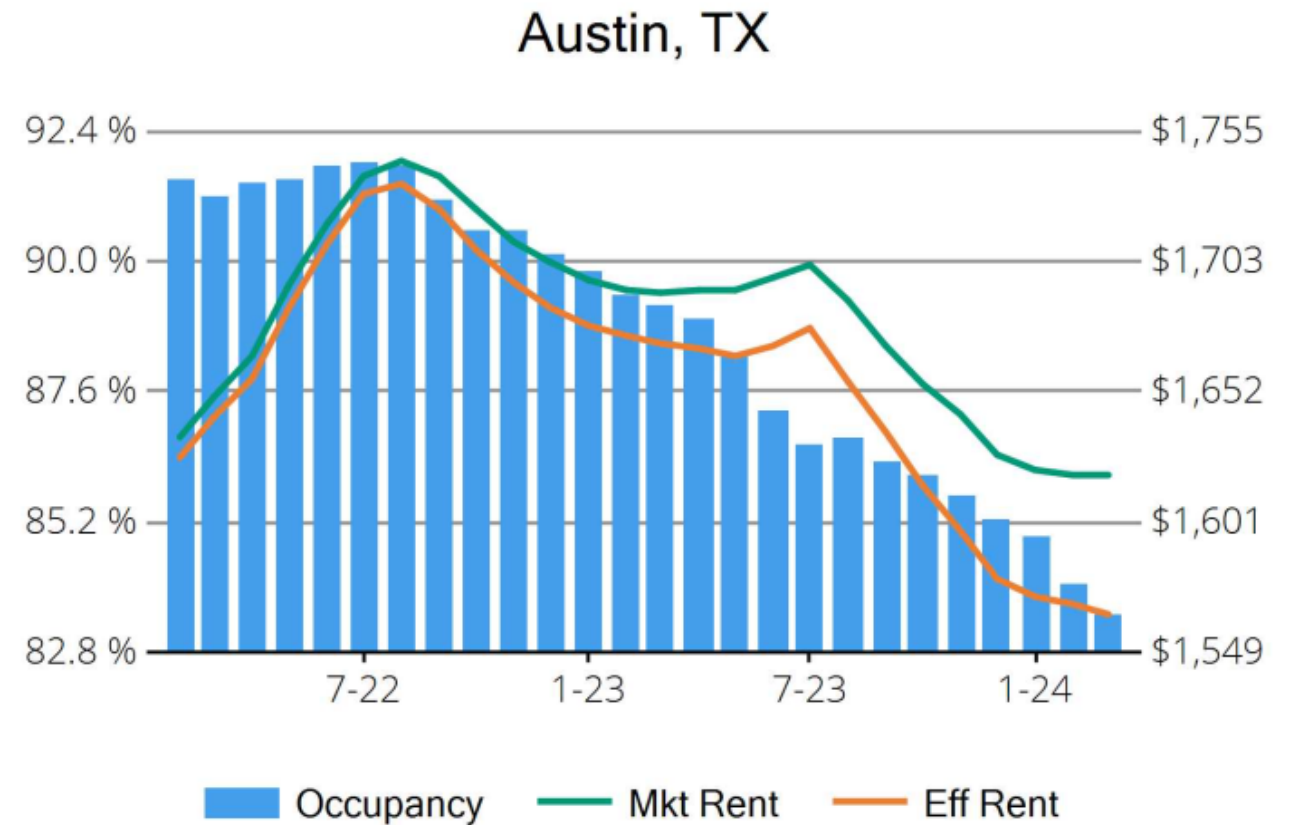


Housing Market Trends: Multi-family Market- March 2024



Stabilized and Lease-up Properties

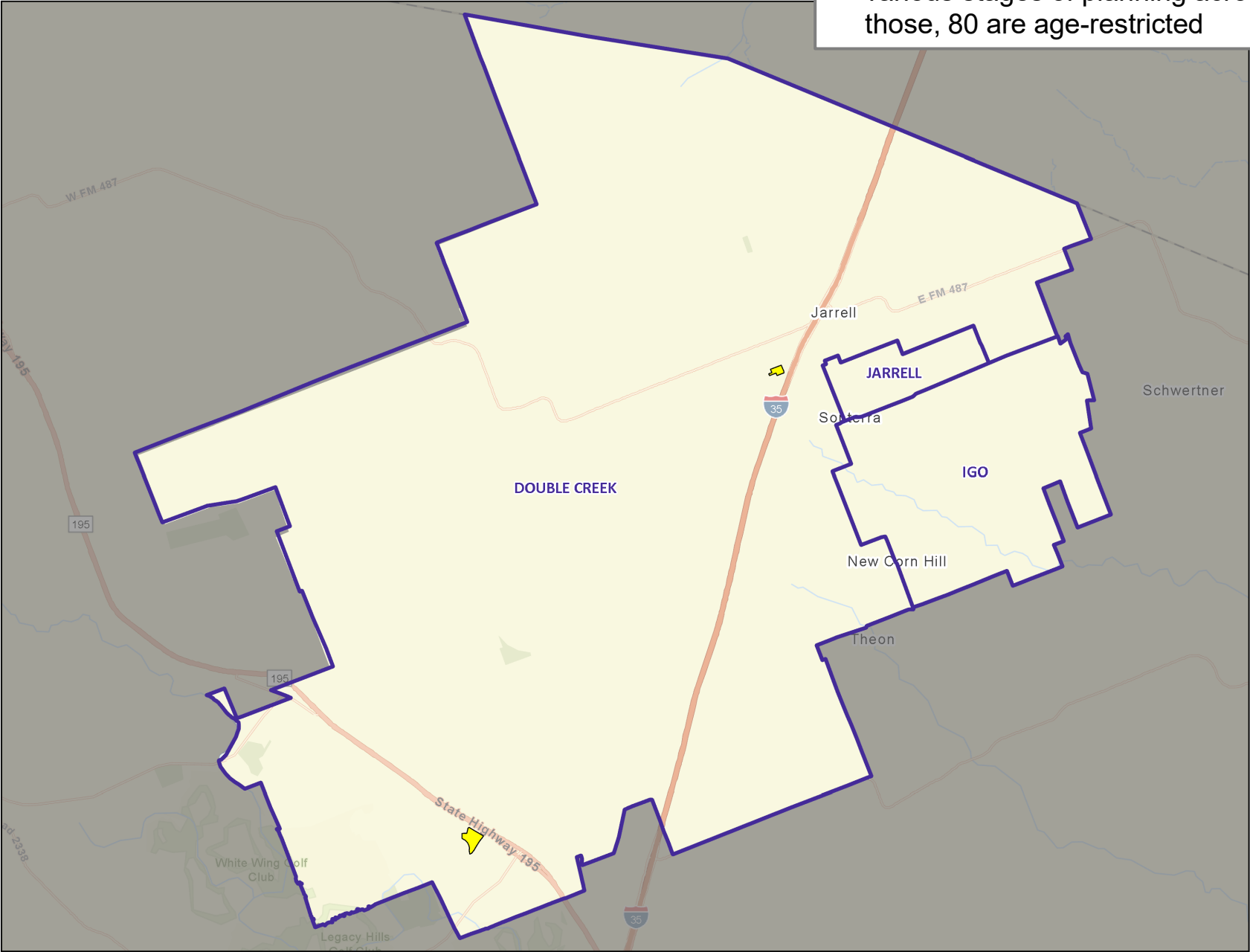
Conventional Properties	Mar 2024	Annual Change
Occupancy	83.5	-6.2%
Unit Change	21,688	
Units Absorbed (Annual)	4,508	
Average Size (SF)	873	+0.9%
Asking Rent	\$1,619	-4.2%
Asking Rent per SF	\$1.85	-5.1%
Effective Rent	\$1,564	-6.4%
Effective Rent per SF	\$1.79	-7.2%
% Offering Concessions	40%	+115.4%
Avg. Concession Package	7.7%	+36.1%





District Multi-Family Overview

- There are roughly 304 future multi-family units in various stages of planning across the district; of those, 80 are age-restricted



Multifamily Development

- Future
- Under Construction
- Elementary Attendance Zones



TEA Transfer Report

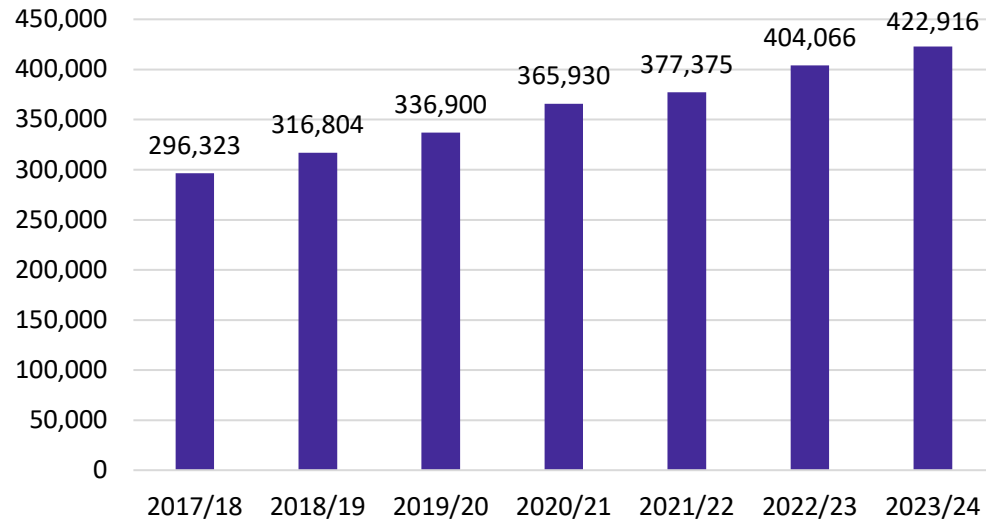
Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Bartlett ISD	23	19	12	10	3	3	-20
Florence ISD	10	3	3	11	3	3	-7
Georgetown ISD	21	24	16	22	13	3	-18
Salado ISD	3	11	14	10	3	3	0
Total Transfers In*	90	94	84	80	46	57	-33

Transfers Out To:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Georgetown ISD	19	16	29	38	37	49	+30
Goodwater Montessori School	11	16	20	22	38	54	+43
Hallsville ISD	3	3	11	16	23	21	+18
Idea Public Schools	3	0	3	11	16	32	+29
Meridian World School LLC	10	12	11	14	15	22	+12
Orenda Charter School	27	29	22	18	21	23	-4
Priority Charter Schools	3	16	40	32	26	0	-3
Salado ISD	17	18	20	16	19	20	+3
University of Texas Charter School	3	3	3	3	3	3	0
Total Transfers Out*	134	162	210	231	286	356	+222

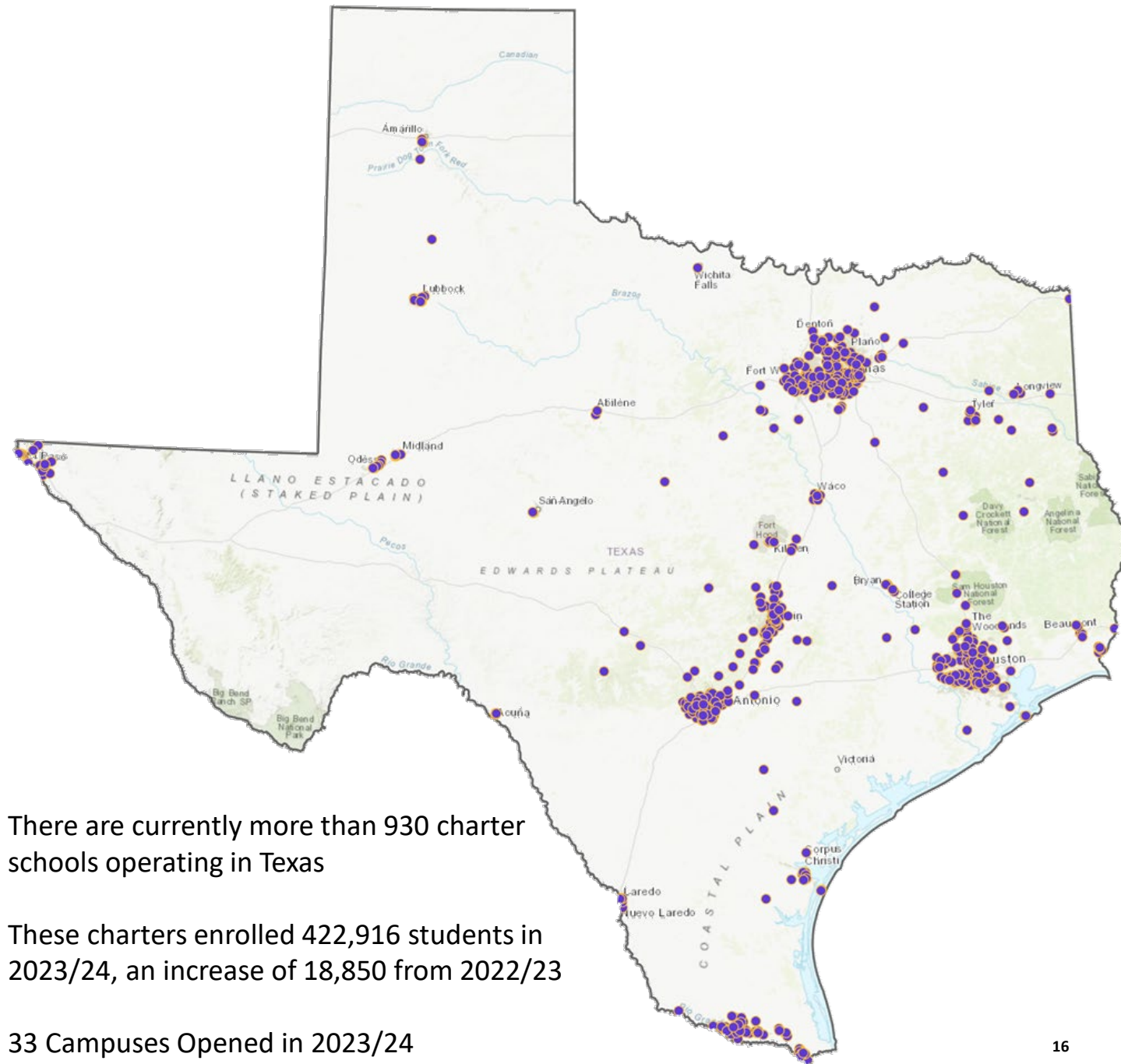
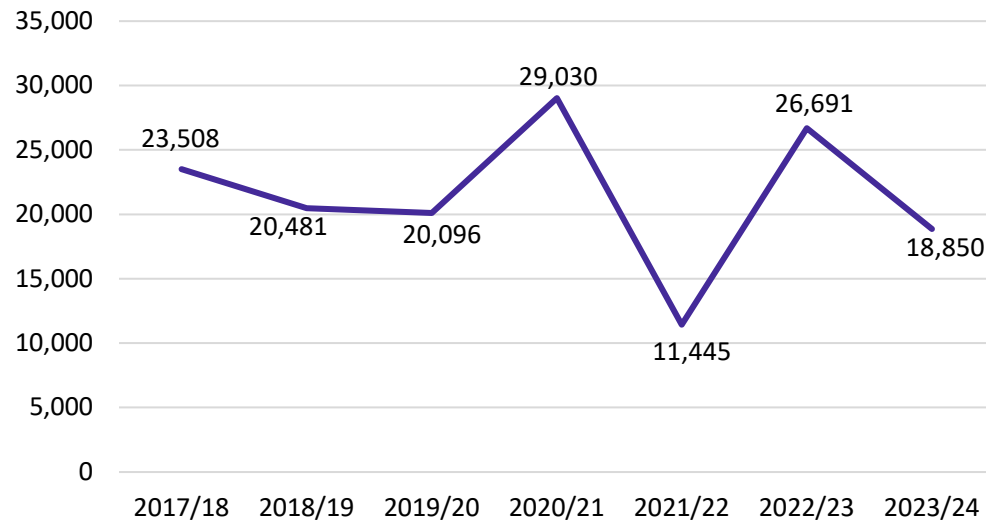
* Totals include additional districts due to TEA rounding rules

Charter Schools

Total Charter Enrollment



Charter Enrollment Change



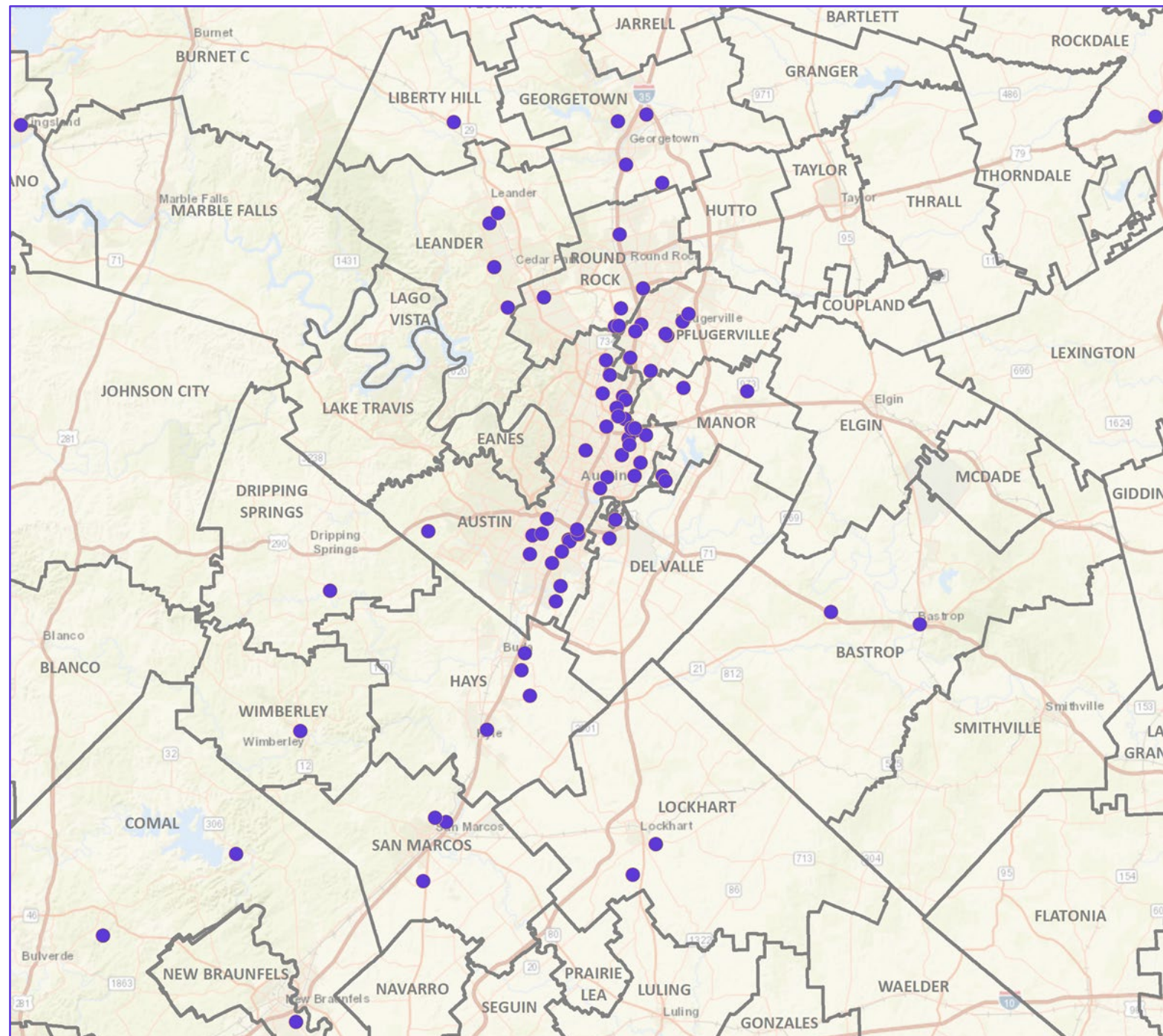
- There are currently more than 930 charter schools operating in Texas
- These charters enrolled 422,916 students in 2023/24, an increase of 18,850 from 2022/23
- 33 Campuses Opened in 2023/24

Charter Schools: Austin

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

These campuses enrolled more than 42,000 students in 2023/24, an increase of nearly 2,700 students over last year

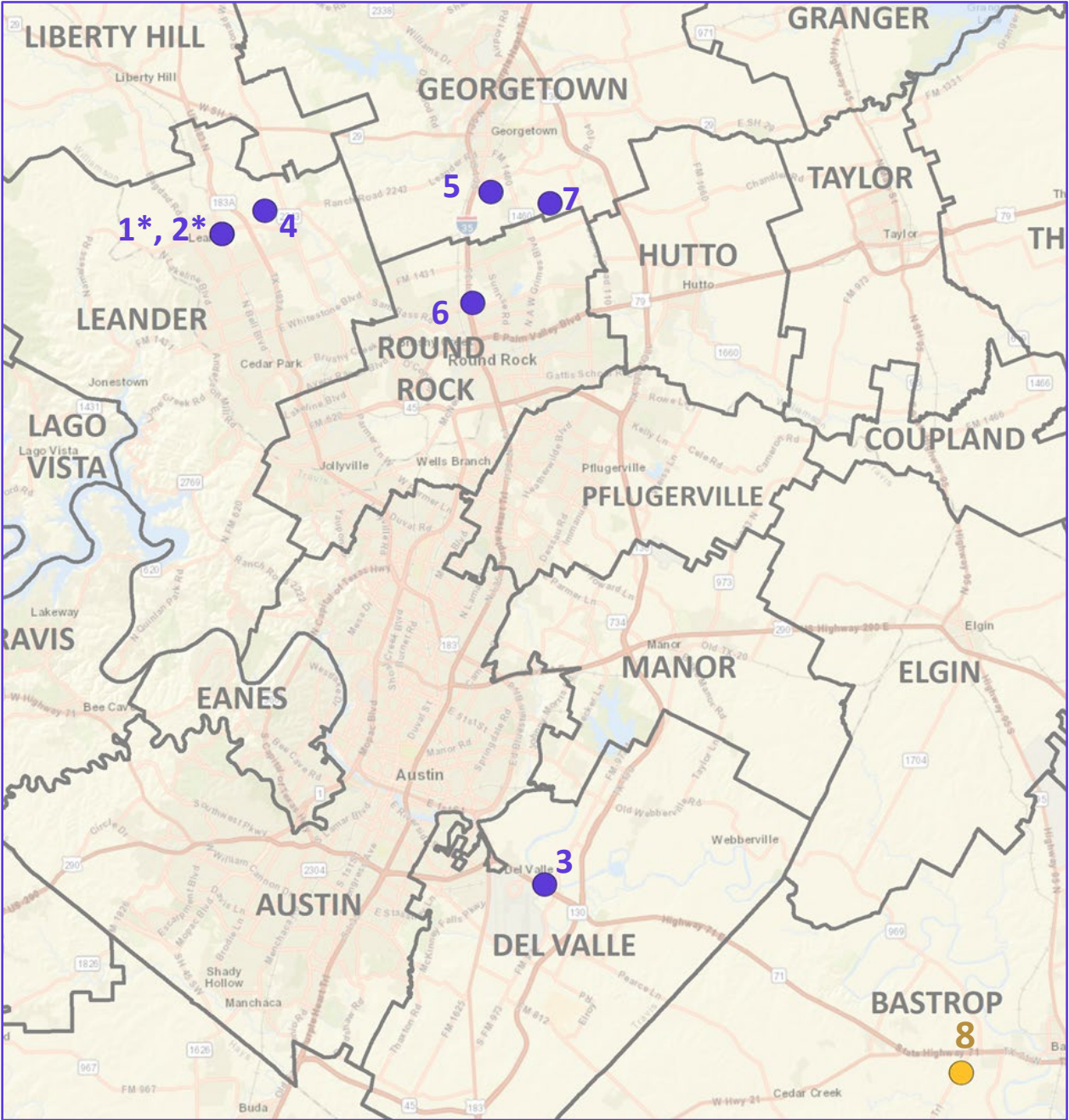
4 separate campuses opened or began reporting enrollment in 2023/24



Charter Schools: Opening in Austin 2024/25

MAP ID	CAMPUS	GRADES	NOTES
1	Basis Leander Primary*	K-5	Opening 2025
2	Basis Leander*	6-12	Opening 2025
3	Compass Rose Venture*	K-12	
4	Harmony Science Academy-Leander	PK3-12	
5	Harmony Science Academy-Georgetown	PK4-12	Under Construction, Opening Fall 2025
6	Meridian World School West	PK4-5	Paired w/ High-Quality Campus Designation
7	Gateway School Of Fine Arts And Sciences	K-8	
8	Founders Classical Academy- Bastrop	K-4	Pending Under Existing Campus

**Undisclosed Address – Approximate Location on Map*





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
2019/20	5	113	174	164	171	161	168	159	159	169	143	172	125	120	104	2,107		
2020/21	4	87	182	198	181	171	170	184	167	170	176	183	177	137	118	2,305	198	9.4%
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	19	160	301	286	297	279	292	279	288	270	281	273	235	243	200	3,703	339	10.1%
2024/25	19	164	321	330	305	316	301	312	321	332	310	331	279	234	237	4,112	409	11.0%
2025/26	19	168	342	352	353	327	337	323	374	386	398	366	338	277	228	4,588	476	11.6%
2026/27	19	174	364	378	377	378	350	360	371	431	444	469	374	336	270	5,095	507	11.1%
2027/28	19	180	391	400	403	402	403	371	414	428	496	524	459	371	328	5,589	494	9.7%
2028/29	19	184	415	430	426	430	429	427	427	477	492	570	518	455	363	6,062	473	8.5%
2029/30	19	184	447	456	460	455	459	455	470	479	548	566	568	514	445	6,525	463	7.6%
2030/31	19	200	479	492	488	492	487	487	523	527	551	630	559	563	503	7,000	475	7.3%
2031/32	19	200	517	527	526	522	526	517	536	587	590	650	624	554	551	7,446	446	6.4%
2032/33	19	200	558	570	564	563	559	558	569	591	646	696	645	619	542	7,899	453	6.1%
2033/34	19	201	602	615	611	605	602	593	614	626	649	761	689	639	606	8,432	533	6.7%

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



Ten Year Forecast by Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Igo Elementary	800	975	553	615	666	744	801	873	944	1,021	1,105	1,197	1,298
Jarrell Elementary	608	784	658	690	727	762	780	810	821	847	857	871	885
Double Creek Elementary	900		702	763	828	894	988	1,077	1,170	1,276	1,392	1,523	1,665
ELEMENTARY SCHOOL TOTAL	2,308	1,759	1,913	2,068	2,221	2,400	2,569	2,760	2,935	3,144	3,354	3,591	3,848
Elementary Absolute Change		243	154	155	153	179	169	191	175	209	210	237	257
Elementary Percent Change		16.03%	8.75%	8.10%	7.40%	8.06%	7.04%	7.43%	6.34%	7.12%	6.68%	7.07%	7.16%
Jarrell Middle School	764/1,004	741	837	961	1,156	1,244	1,336	1,394	1,495	1,599	1,711	1,804	1,889
MIDDLE SCHOOL TOTAL		741	837	961	1,156	1,244	1,336	1,394	1,495	1,599	1,711	1,804	1,889
Middle School Absolute Change		131	96	124	195	88	92	58	101	104	112	93	85
Middle School Percent Change		21.48%	12.96%	14.81%	20.25%	7.81%	7.40%	4.34%	7.25%	6.96%	7.00%	5.44%	4.71%
Jarrell High School	995/1,258	864	949	1,079	1,207	1,447	1,680	1,904	2,091	2,253	2,377	2,500	2,695
HIGH SCHOOL TOTAL		864	949	1,079	1,207	1,447	1,680	1,904	2,091	2,253	2,377	2,500	2,695
High School Absolute Change		105	85	130	128	240	233	224	187	162	124	123	195
High School Percent Change		13.83%	9.84%	13.70%	11.86%	19.88%	16.10%	13.33%	9.82%	7.75%	5.50%	5.17%	7.80%
DISTRICT TOTALS		3,364	3,703	4,112	4,588	5,095	5,589	6,062	6,525	7,000	7,446	7,899	8,436
District Absolute Change		479	339	409	476	507	494	473	463	475	446	453	537
District Percent Change		16.60%	10.08%	11.05%	11.58%	11.05%	9.70%	8.46%	7.64%	7.28%	6.37%	6.08%	6.80%



Five Year Forecast by Campus – New Campuses

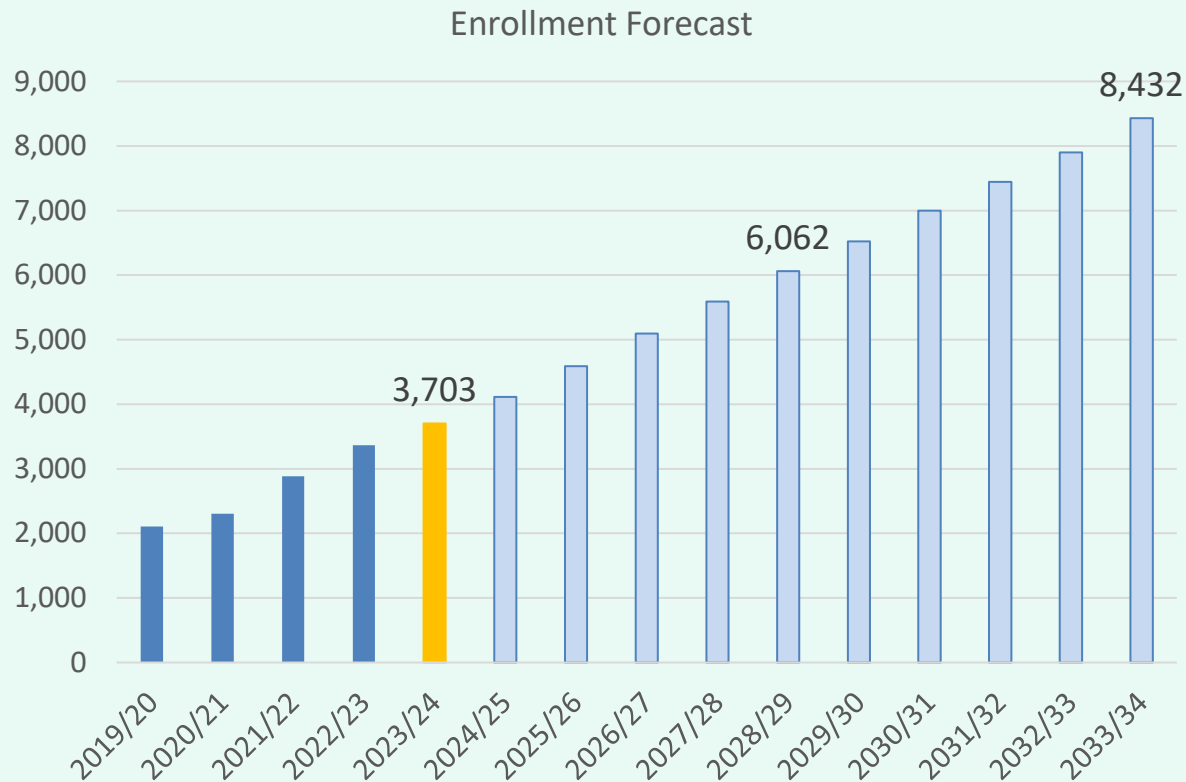
Concept to illustrate impact of Elementary #4 and Middle School #2
ESTIMATES USED TO ILLUSTRATE CHANGES TO ENROLLMENT

		Fall					
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Igo Elementary	800	553	615	566	634	650	715
Jarrell Elementary	608	658	690	600	600	600	600
Double Creek Elementary	900	702	763	555	591	669	720
Elementary #4 Opens Fall 2025	900			500	575	650	725
Elementary #5	900						
ELEMENTARY SCHOOL TOTAL	4,108	1,913	2,068	2,221	2,400	2,569	2,760
Elementary Absolute Change		154	155	153	179	169	191
Elementary Percent Change		8.75%	8.10%	7.40%	8.06%	7.04%	7.43%
Jarrell Middle School	764/1,004	837	961	656	719	786	819
Middle School #2 Opens Fall 2025	700			500	525	550	575
MIDDLE SCHOOL TOTAL		837	961	1,156	1,244	1,336	1,394
Middle School Absolute Change		96	124	195	63	67	33
Middle School Percent Change		12.96%	14.81%	20.29%	5.45%	5.39%	2.47%
Jarrell High School	995/1,258	949	1,079	1,207	1,447	1,680	1,904
HIGH SCHOOL TOTAL		949	1,079	1,207	1,447	1,680	1,904
High School Absolute Change		85	130	128	240	233	224
High School Percent Change		9.84%	13.70%	11.86%	19.88%	16.10%	13.33%
DISTRICT TOTALS		3,703	4,112	4,588	5,095	5,589	6,062
District Absolute Change		339	409	476	507	494	473
District Percent Change		10.08%	11.05%	11.58%	11.05%	9.70%	8.46%

*Yellow exceeds Capacity



Key Takeaways



- 1st Quarter starts bounced back to over 270
- Annual new home start rate maintaining 1,000+ thru the remainder of 2024
- Groundwork is underway on more than 700 lots within 12 subdivisions
- Jarrell ISD is forecasted to enroll more than 6,000 students by 2028/29 and more than 8,400 students by 2033/34