

*Belton
Independent
School
District*



Demographic
Update
Fall 2017

*Learn from Yesterday...
Understand Today...
Plan for the Future*



TEMPLETON
DEMOGRAPHICS



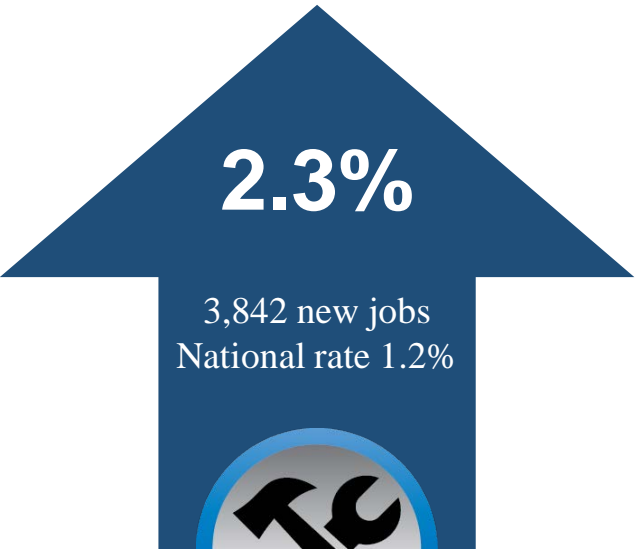
Economic Conditions – Killeen-Temple MSA (October 2017)

Unemployment Rate



U.S. 3.9%
 Texas 3.5%
 Killeen-Temple MSA 3.4%
Temple 2.9%

-1.0%



Job Growth

Year to Date Home Sales



161 fewer sales than 2016

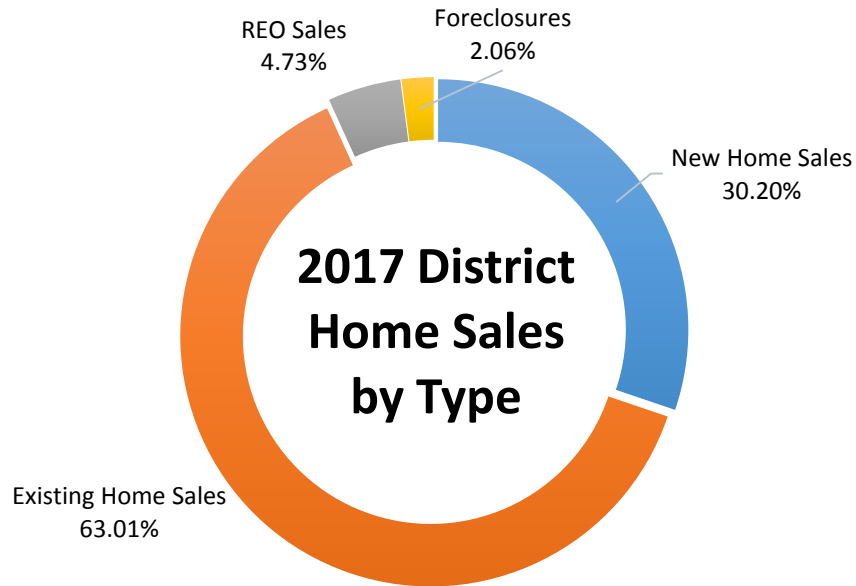
5,743





District Home Sales

Home Sales by Transaction Type, January – November 2017



- Within Belton ISD there have been roughly 1,650 home sales in 2017, and 30% were new homes
- Within the district, the average new home sale price is \$226,857
- The average existing home sale price within Belton ISD is \$200,513





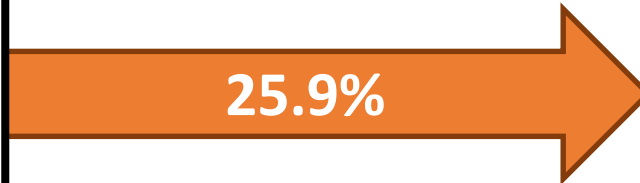
Belton Housing Market

Multiple Listing Service – Year-Over-Year SFD Activity & Inventory



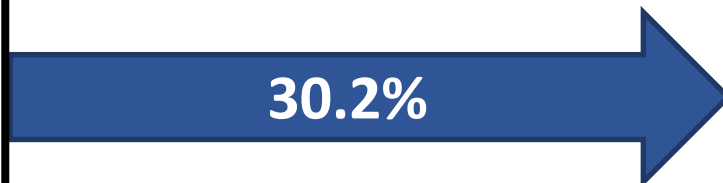
YTD Sales
(226 YTD Sales Oct 2017)

Average Price
(\$234,685 Oct 2017)

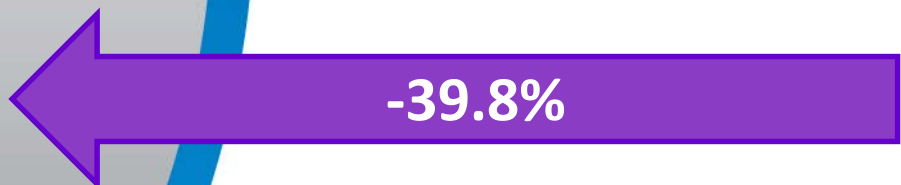


25.9%

Median Price
(\$219,900 Oct 2017)



30.2%



Number of Listings
(65 Oct 2017)

-39.8%



Existing Home Inventory
(2.8 Month's Supply)

-40.4%

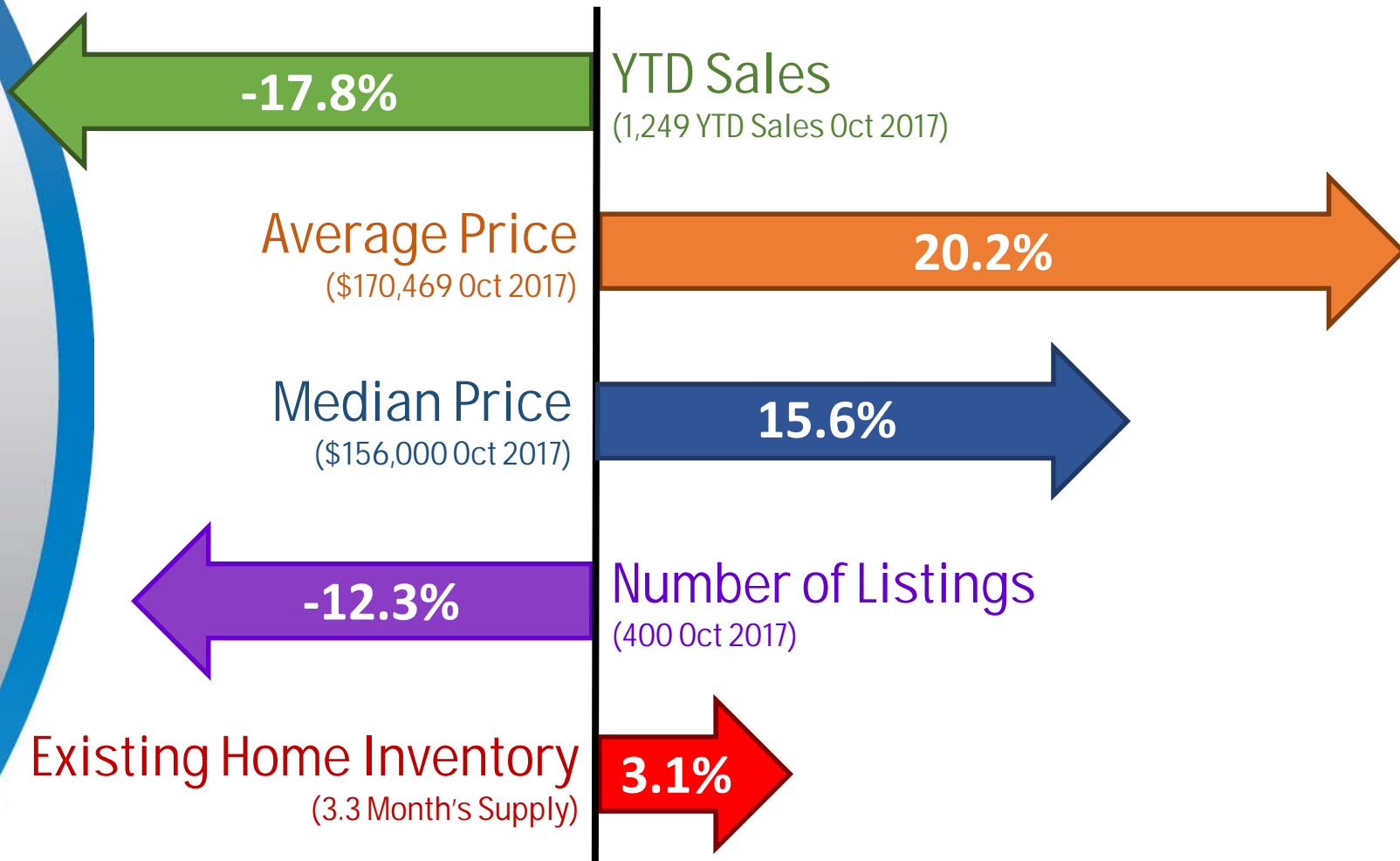


Source: Texas A&M Real Estate Center in partnership with the Temple-Belton BoR



Temple Housing Market

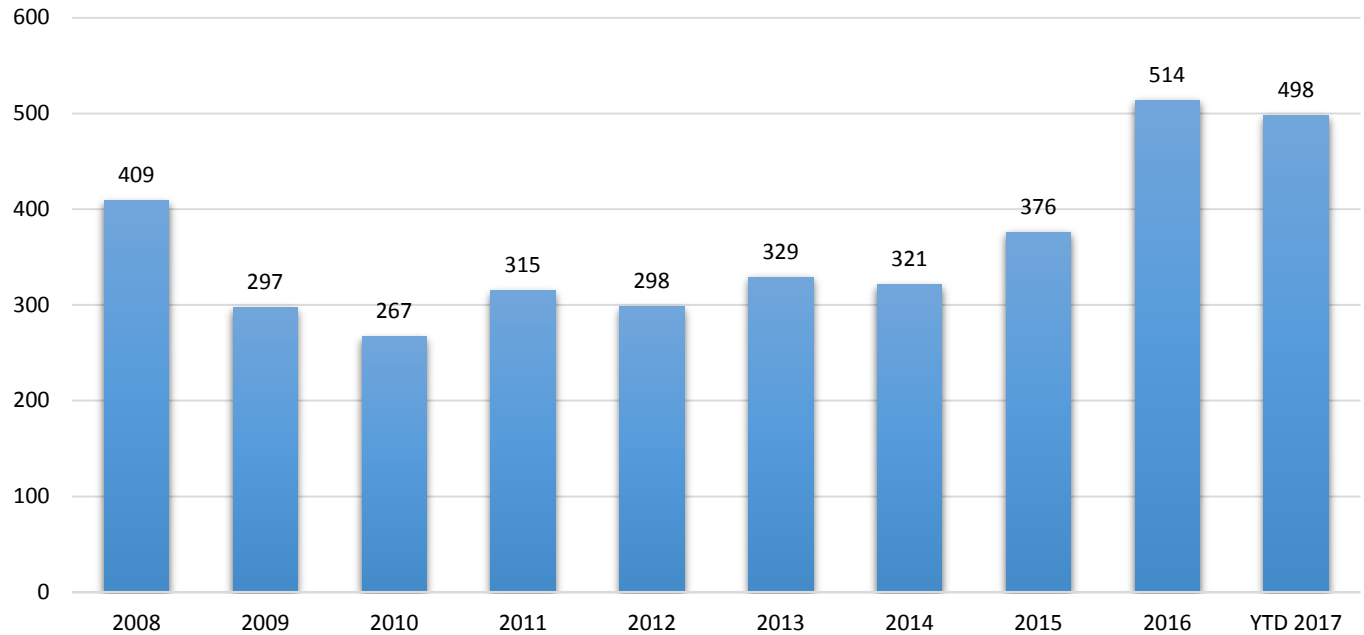
Multiple Listing Service – Year-Over-Year SFD Activity & Inventory





Belton ISD New Home Activity

New Home Construction Sales by Year, Jan 2008 – Oct 2017



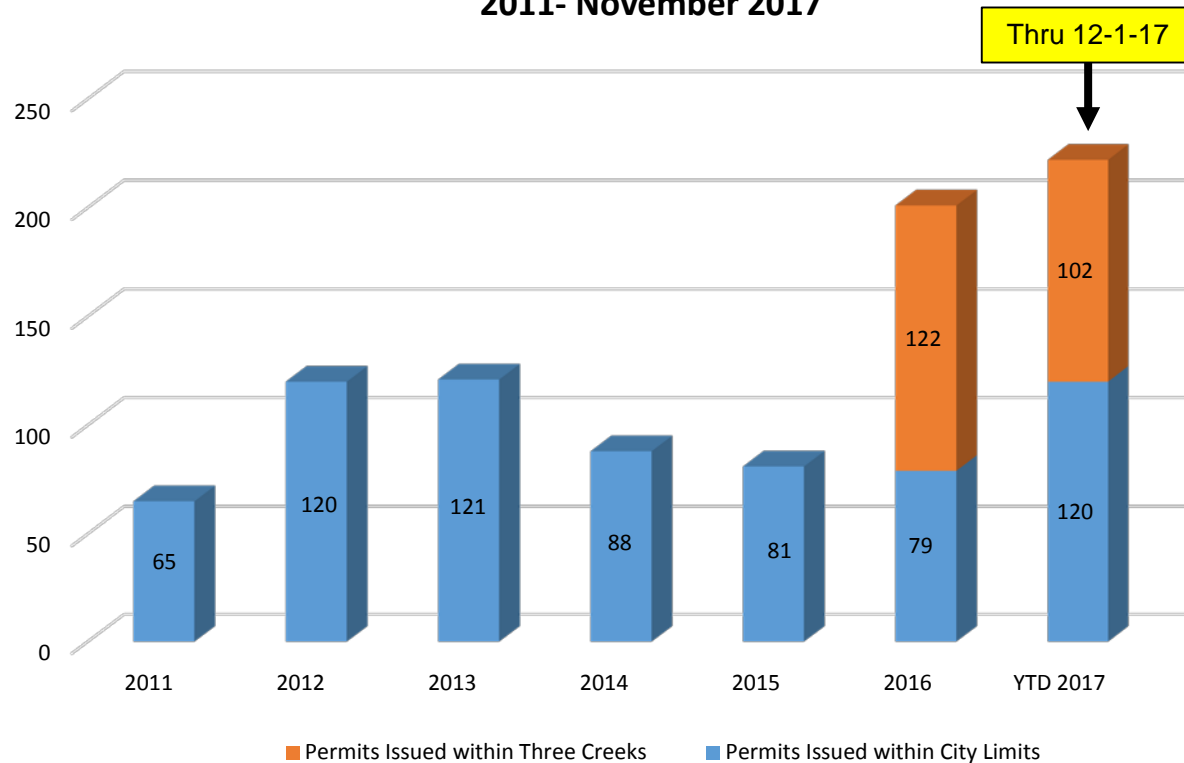
- New home sales rose more than 36% between 2015 and 2016
- Through October 2017, Belton ISD had 498 new home sales, a rise of more than 15% over the same period in 2016



Overall Housing Data

City of Belton Single-Family Residential Permit History

City of Belton
SFR Permits Issued
2011- November 2017

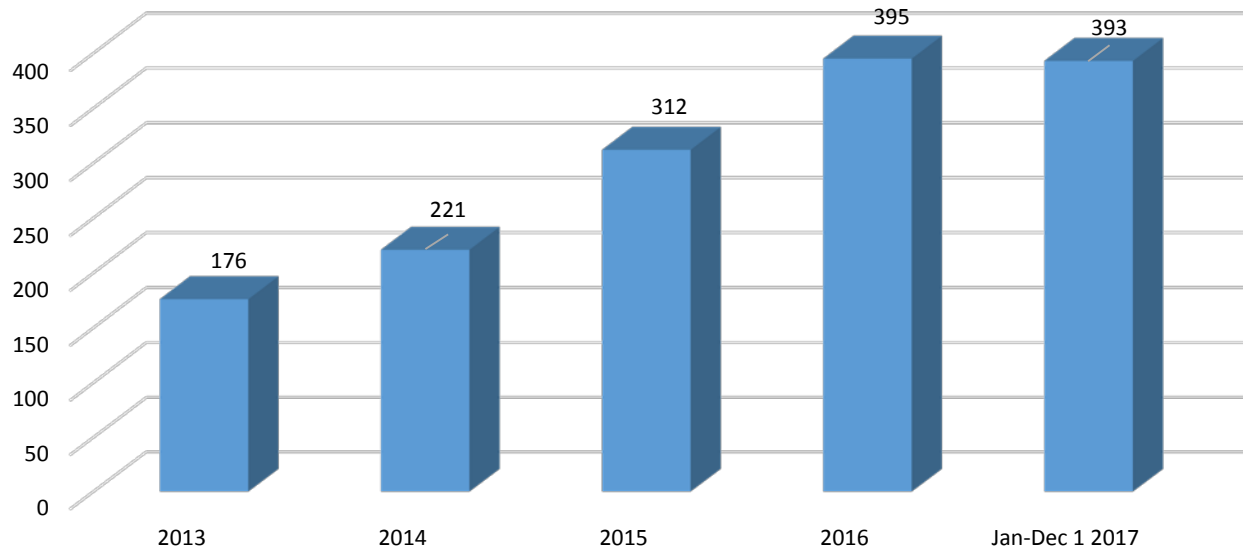


Overall Housing Data

City of Temple Single-Family Residential Permit History



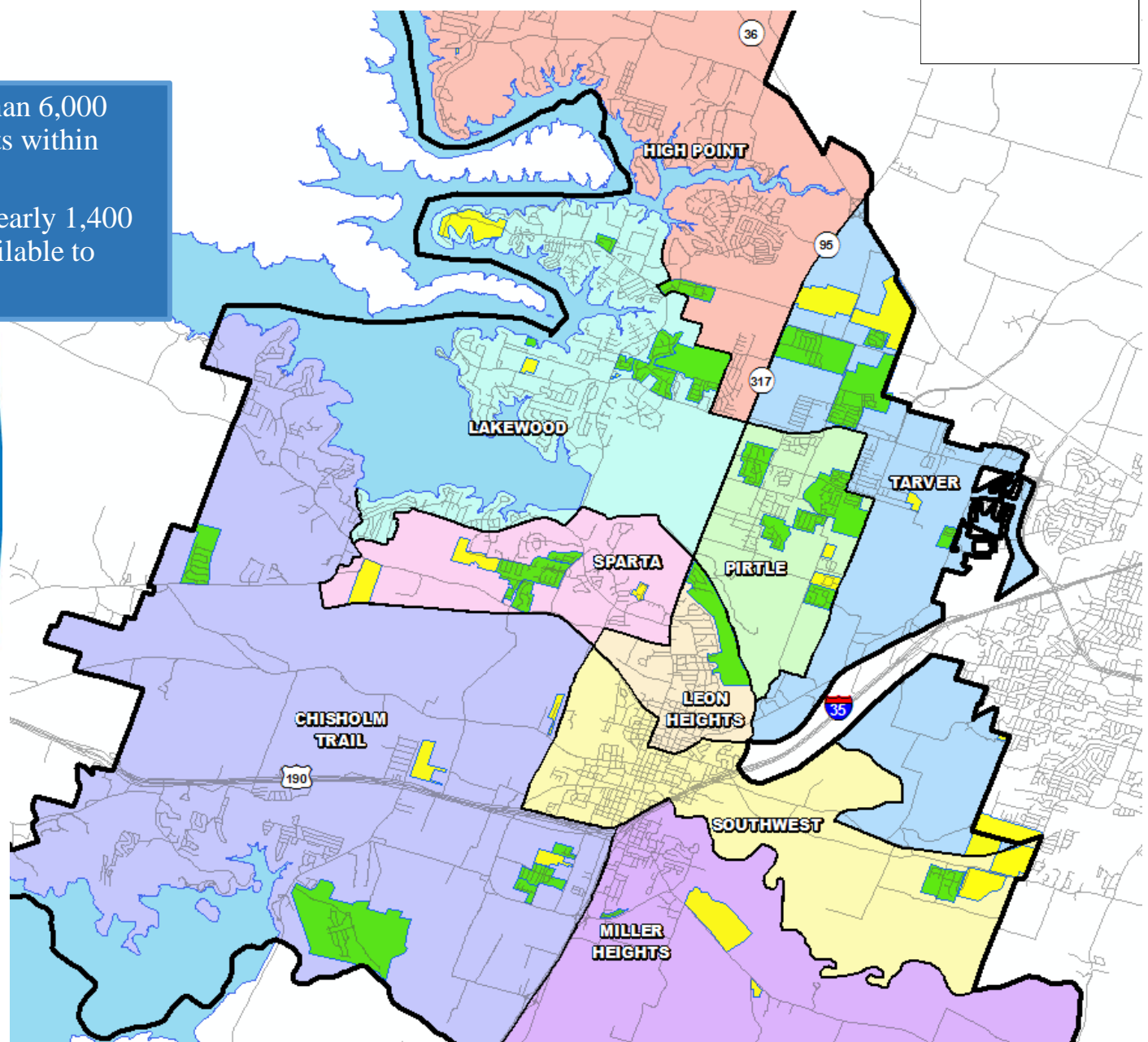
City of Temple
SFR Permits Issued within Belton ISD
2013- November 2017





Belton ISD District Overview

- There are more than 6,000 planned future lots within Belton ISD
- The district has nearly 1,400 lots currently available to build on





Residential Activity



Three Creeks

- 1,500 total homes
- 105 homes occupied
- Phase 3 with 89 lots delivered and homebuilding
- Final plats approved for Phases 4-7 with 459 future lots
- \$150K's-\$1M
- Building ~125 homes a year
- Current student yield = 0.56
- Chisholm Trail Elementary





Residential Activity



North Gate

- 647 total lots
- 514 future lots
- 133 lots delivered and homebuilding
- 65 homes occupied
- Building 30-40 homes a year
- Phase 2 with 35 lots and Phase 3 with 183 lots final plat approved August 2017
- \$150K - \$250K
- Current student yield = 0.85
- Tarver Elementary





Residential Activity



- ### Lake Point
- 710 total lots
 - 298 occupied
 - Phase 3 with 317 lots delivered summer 2017
 - Building 75 – 100 homes
 - \$145K - \$220K
 - Current student yield = 0.83
 - Tarver Elementary





Residential Activity

Westfield

- 1,096 total lots
- 656 futures
- 355 occupied
- Approx. 50 future lots fall within Temple ISD
- Villages of Westfield phase 1 with 94 lots, including 32 townhome lots, delivered
- Building approx. 75 homes a year
- \$130K - \$185K
- Current student yield = 0.59
- Tarver Elementary





Residential Activity

Hills of Westwood

- 913 total lots
- 455 futures
- 350 occupied
- Building 50 homes a year
- \$180K - \$240K
- Current student yield = 0.61
- Pirtle Elementary





Residential Activity

Carriage House Trails

- 195 total lots
- 73 future lots in Phase 2
- 100 occupied
- Building 30 homes a year
- \$180K - \$255K
- Current student yield = 0.42
- Pirtle Elementary



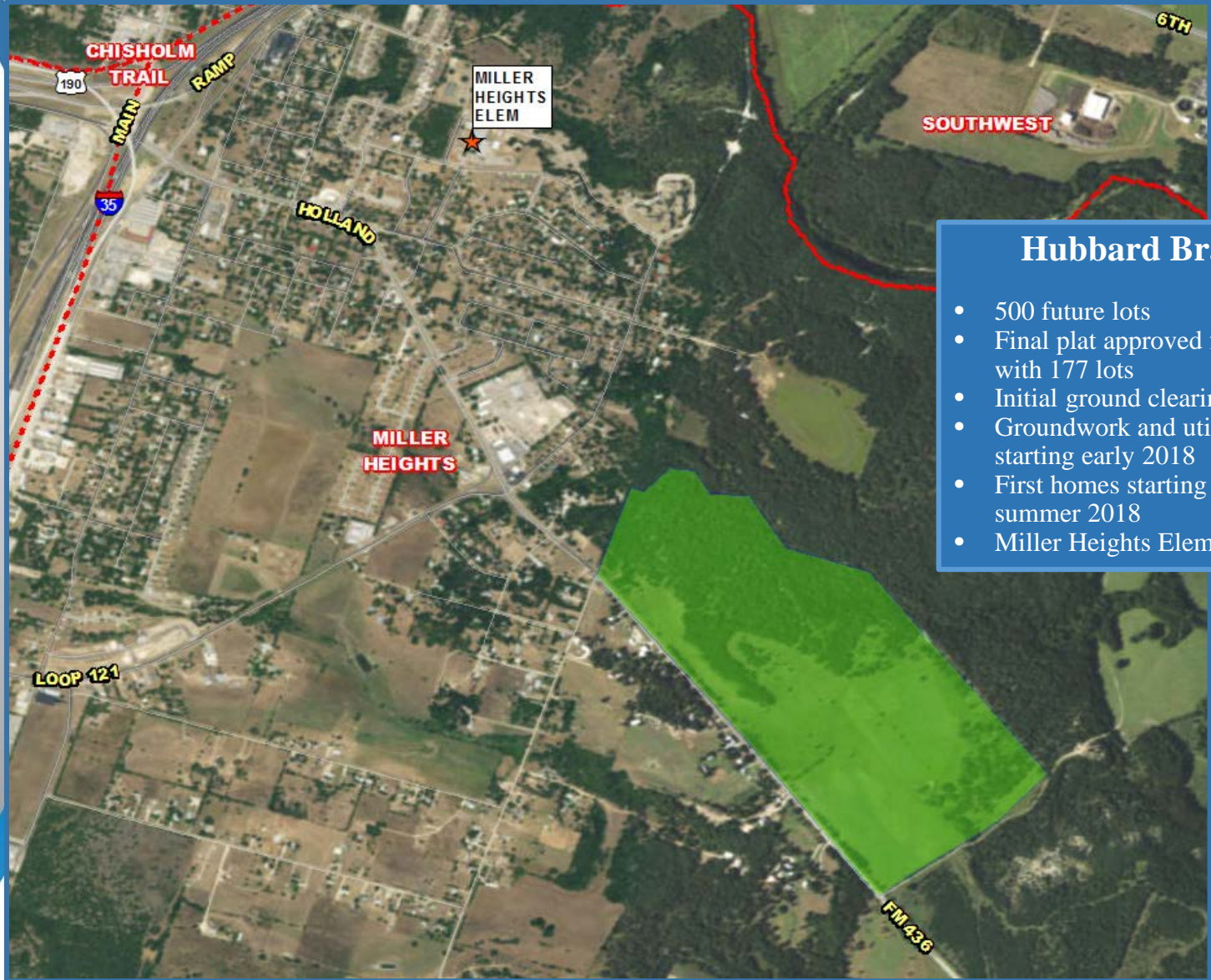
The Plains at Riverside

- 159 total lots
- 63 futures
- 40 occupied
- Building 25 homes a year
- \$215K - \$275K
- Current student yield = 0.53
- Pirtle Elementary





Residential Activity



Hubbard Branch

- 500 future lots
- Final plat approved for phase 1 with 177 lots
- Initial ground clearing underway
- Groundwork and utilities starting early 2018
- First homes starting by late summer 2018
- Miller Heights Elementary





Residential Activity

Sendero Estates

- Formerly Chisholm Trail West
- 177 future total lots
- Groundwork underway
- Final plat approved
- Homes starting by early 2018
- Chisholm Trail Elementary





Residential Activity



Circle C Ranch Estates

- 80 total future lots
- Preliminary plat approved by the City of Temple in June 2017
- Carothers Executive Homes
- Sparta Elementary



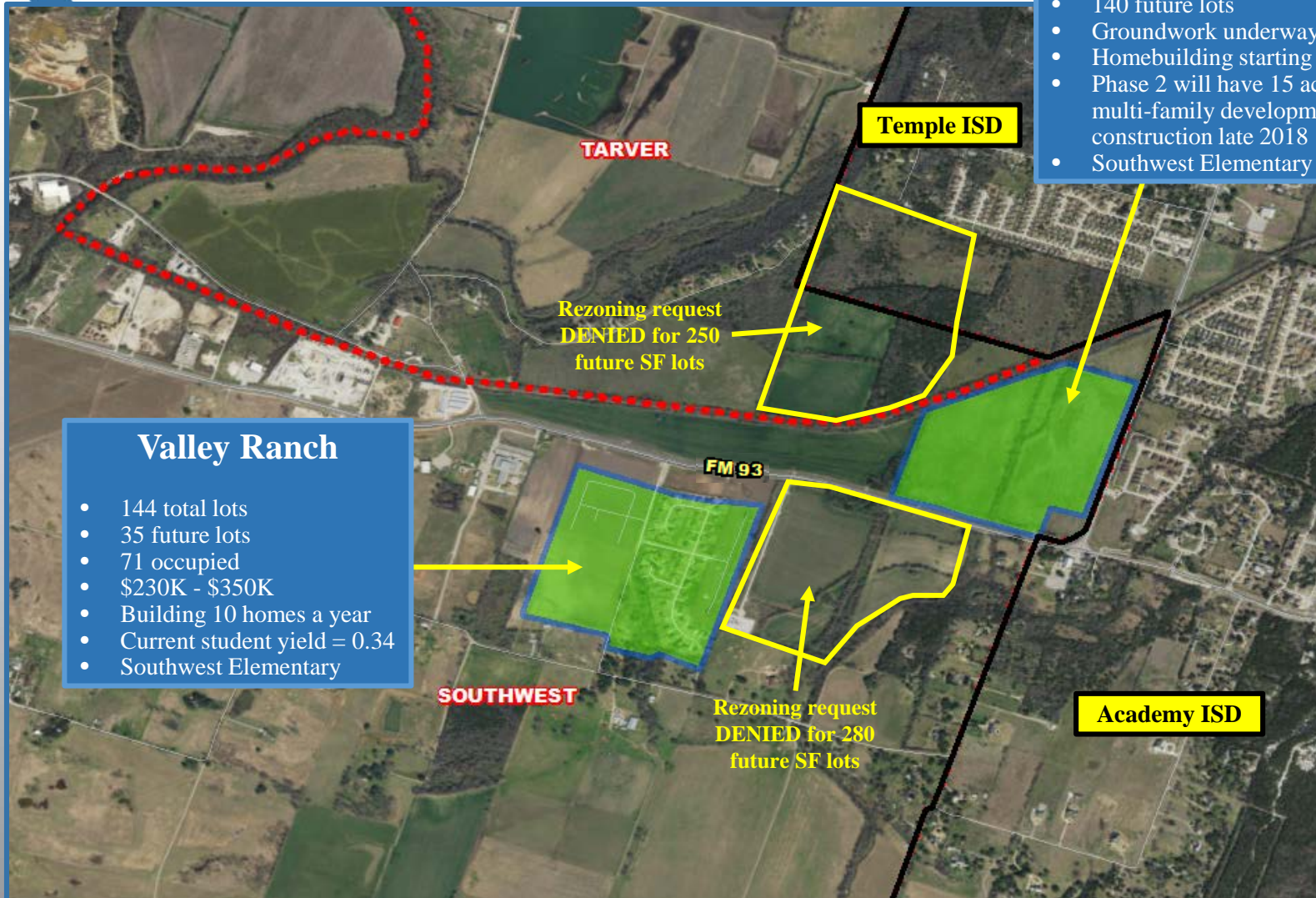


Residential Activity

Valley Ranch and Legacy Ranch

Legacy Ranch

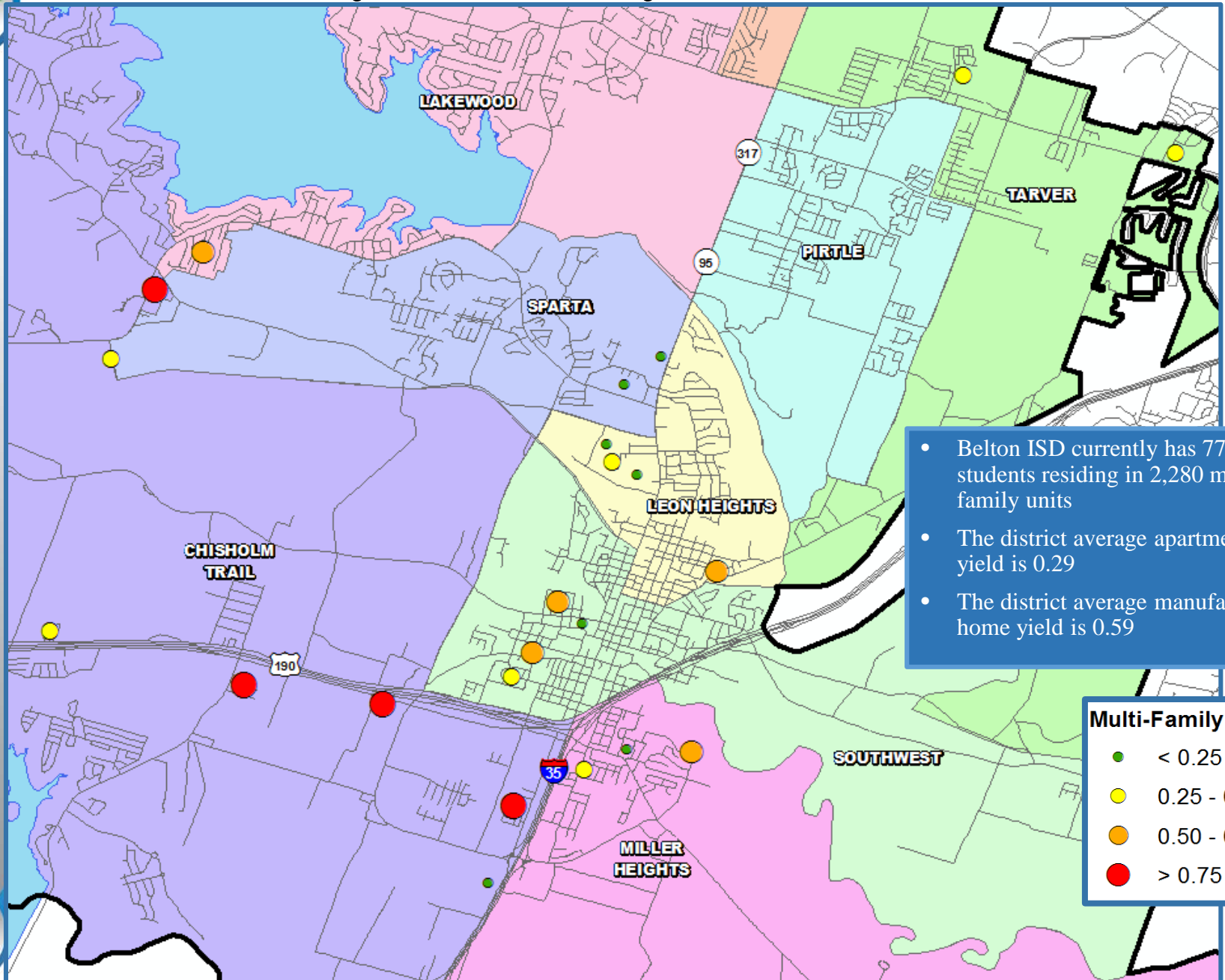
- 140 future lots
- Groundwork underway
- Homebuilding starting early 2018
- Phase 2 will have 15 acres for multi-family development, starting construction late 2018
- Southwest Elementary



Valley Ranch

- 144 total lots
- 35 future lots
- 71 occupied
- \$230K - \$350K
- Building 10 homes a year
- Current student yield = 0.34
- Southwest Elementary

Multi-Family Yield Analysis



- Belton ISD currently has 770 students residing in 2,280 multi-family units
- The district average apartment yield is 0.29
- The district average manufactured home yield is 0.59

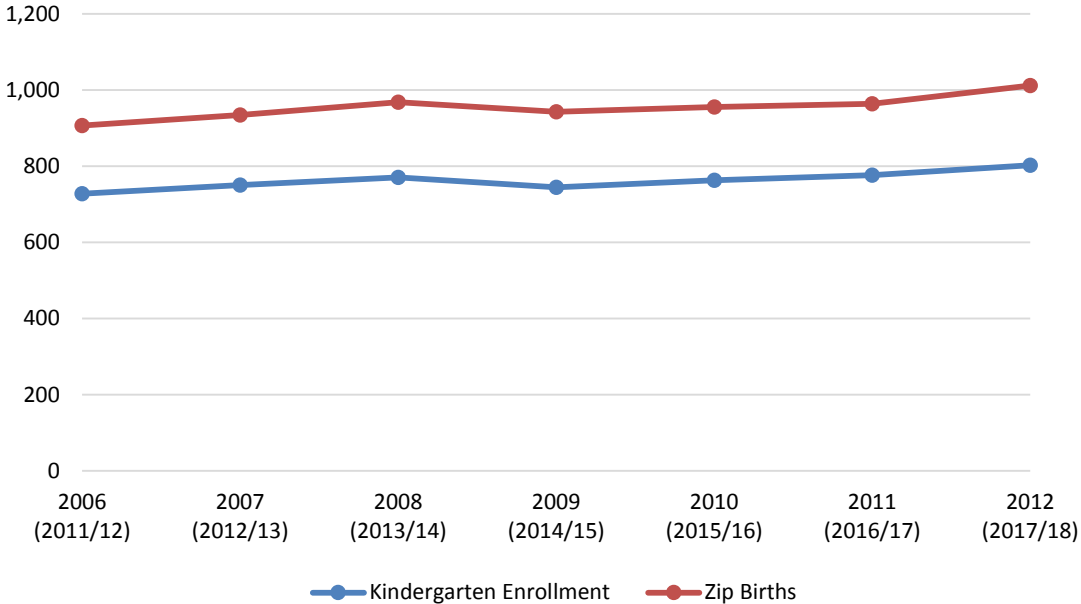
Multi-Family Yield	
●	< 0.25
●	0.25 - 0.50
●	0.50 - 0.75
●	> 0.75





Belton ISD Birth Rates

Belton KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	728	907	0.803
2007 (2012/13)	751	935	0.803
2008 (2013/14)	771	968	0.796
2009 (2014/15)	745	943	0.790
2010 (2015/16)	763	956	0.798
2011 (2016/17)	776	964	0.806
2012 (2017/18)	803	1,012	0.793





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
2013/14	44	364	771	815	745	767	763	742	786	825	802	805	762	732	620	10,343		
2014/15	50	318	745	800	819	764	772	771	764	804	845	878	745	762	705	10,542	199	1.9%
2015/16	48	364	763	771	827	835	792	813	826	793	837	880	826	755	732	10,862	320	3.0%
2016/17	43	378	776	808	801	844	874	809	862	866	833	875	823	825	702	11,119	257	2.4%
2017/18	58	369	804	824	821	834	873	940	846	897	894	908	849	828	785	11,530	411	3.7%
2018/19	58	369	818	855	850	860	889	925	1,021	885	940	995	863	842	793	11,963	433	3.8%
2019/20	58	369	838	886	876	891	916	938	998	1,061	924	1,048	926	862	807	12,397	433	3.6%
2020/21	58	369	870	907	924	916	929	973	1,011	1,042	1,107	1,050	994	925	824	12,899	503	4.1%
2021/22	58	369	892	942	940	961	959	982	1,051	1,056	1,090	1,212	989	977	885	13,363	464	3.6%
2022/23	58	369	905	963	974	981	1,008	1,014	1,058	1,097	1,101	1,201	1,140	984	935	13,787	424	3.2%
2023/24	58	369	910	973	991	1,016	1,028	1,065	1,089	1,105	1,144	1,214	1,134	1,133	940	14,168	381	2.8%
2024/25	58	369	938	987	1,005	1,032	1,067	1,088	1,143	1,137	1,152	1,252	1,144	1,123	1,082	14,577	409	2.9%
2025/26	58	369	945	1,016	1,018	1,048	1,083	1,130	1,166	1,193	1,186	1,262	1,180	1,136	1,074	14,863	286	2.0%
2026/27	58	369	958	1,027	1,058	1,061	1,099	1,144	1,212	1,218	1,243	1,295	1,190	1,172	1,085	15,188	325	2.2%
2027/28	58	369	963	1,031	1,065	1,108	1,114	1,167	1,225	1,266	1,270	1,349	1,220	1,181	1,119	15,504	316	2.1%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Belton ISD will enroll more than 12,000 students by 2019
- 5 year growth = 2,257 students
- 2022/23 enrollment = 13,787 students
- 10 year growth = 3,974 students
- 2027/28 enrollment = 15,504 students





Ten Year Forecast

By Elementary Campus

Campus	Capacity	HISTORY	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	2027/28
BELTON EARLY CHILDHOOD	628	421	427	427	427	427	427	427	427	427	427	427	427
CHISHOLM TRAIL ELEMENTARY	792	735	765	810	854	905	959	1,002	1,041	1,077	1,110	1,139	1,164
HIGH POINT ELEMENTARY	792	690	716	725	728	732	727	731	733	736	738	737	733
JOE PIRTLE ELEMENTARY	792	743	762	782	820	874	917	947	975	993	1,016	1,040	1,081
LAKEWOOD ELEMENTARY	792	645	678	683	667	636	645	626	627	636	647	654	659
LEON HEIGHTS ELEMENTARY	265	273	280	284	291	286	287	285	290	295	300	307	312
MILLER HEIGHTS ELEMENTARY	450	328	327	337	375	393	413	432	448	458	470	481	488
SOUTHWEST ELEMENTARY	440	350	381	400	414	441	460	481	495	506	518	527	531
SPARTA ELEMENTARY	685	596	600	569	578	603	590	619	617	622	620	624	626
TARVER ELEMENTARY	792	552	587	607	618	649	678	722	757	794	821	838	854
FUTURE ELEMENTARY	792												
ELEMENTARY TOTALS	7,220	5,333	5,523	5,624	5,772	5,946	6,103	6,272	6,410	6,544	6,667	6,774	6,875
Elementary Absolute Change		120	190	101	148	174	157	169	138	134	123	107	101
Elementary Percent Change		2.30%	3.56%	1.83%	2.63%	3.01%	2.64%	2.77%	2.20%	2.09%	1.88%	1.60%	1.49%

*Yellow box = within 5% or over stated campus capacity

- The Future Elementary School is opening in the fall of 2019
- Chisholm Trail Elementary may reach 800 students by the fall of 2018
- Belton ISD may enroll more than 6,000 elementary students by 2021





Ten Year Forecast

By Secondary Campus

Campus	Capacity	HISTORY	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	2027/28
LAKE BELTON MIDDLE SCHOOL	916	821	840	893	914	982	1,029	1,094	1,128	1,177	1,220	1,300	1,332
NORTH BELTON MIDDLE SCHOOL	1,000	953	959	1,047	1,140	1,216	1,214	1,191	1,168	1,179	1,171	1,193	1,208
SOUTH BELTON MIDDLE SCHOOL	1,000	787	838	906	929	962	954	971	1,042	1,076	1,154	1,180	1,221
BELTON MIDDLE SCHOOL	971												
MIDDLE SCHOOL TOTALS	3,887	2,561	2,637	2,846	2,983	3,160	3,197	3,256	3,338	3,432	3,545	3,673	3,761
Middle School Absolute Change		105	76	209	137	177	37	59	82	94	113	128	88
Middle School Percent Change		4.28%	2.97%	7.93%	4.81%	5.93%	1.17%	1.85%	2.52%	2.82%	3.29%	3.61%	2.40%
BELTON HIGH SCHOOL	2,607	2,700	2,843	2,957	3,112	3,262	3,531	3,728	3,889	4,070	4,120	4,210	4,337
BELTON NEW TECH HIGH SCHOOL	500	525	527	535	529	530	531	530	531	531	531	531	531
LAKE BELTON HIGH SCHOOL	2,500												
HIGH SCHOOL TOTALS	5,607	3,225	3,370	3,492	3,641	3,792	4,062	4,258	4,420	4,601	4,651	4,741	4,868
High School Absolute Change		33	145	122	149	151	270	196	161	181	50	90	127
High School Percent Change		1.03%	4.50%	3.62%	4.27%	4.16%	7.12%	4.82%	3.79%	4.10%	1.08%	1.94%	2.68%
BELL COUNTY JJAEP	0	0	0	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE CAMPUS TOTALS		0	0	1	1	1	1	1	1	1	1	1	1
DISTRICT TOTALS	16,714	11,119	11,530	11,963	12,397	12,899	13,363	13,787	14,168	14,577	14,863	15,188	15,504
District Absolute Change		257	411	433	434	503	464	424	381	409	286	325	316
District Percent Change		2.37%	3.70%	3.76%	3.62%	4.05%	3.60%	3.17%	2.77%	2.89%	1.96%	2.19%	2.08%

*Yellow box = within 5% or over stated campus capacity

- Belton Middle School will open in the fall of 2020
- Lake Belton High School will open in the fall of 2020





Summary

- Unemployment rate in the Killeen-Temple MSA is below 3%.
- Belton ISD has had roughly 1,650 home sales in 2017 including nearly 500 new homes.
- North Gate had plans approved for 514 additional future lots.
- Hubbard Branch will have homes starting by late next summer.
- Belton ISD will have a new elementary fall 2019 and Belton middle school and a new high school opening in 2020.
- Belton ISD will add 2,257 students in the next five years, for a fall 2022 enrollment of 13,787.
- The district will enroll more than 15,500 students by 2027.



Resources

ISD Development Research

- City and Town Planning and/or Economic Development Staff
 - Erin Smith-Planning Director-City of Belton
 - Deb-Swift-Alejandro-Permit Supervisor- City of Temple
 - Local developers, engineers & real estate agents including but not limited to the following:
 - Ashford Homes
 - Barnes Homebuilders
 - Carothers Executive Homes
 - Centex Homes
 - Charter Builders
 - Kiella Real Estate Group
 - Mitchell & Associates, Inc. (Engineering Firm-Killeen)
 - Omega Builders
 - Riley Scott Homes
 - Stillwater Custom Homes
 - DR Horton
 - W & B Development

National/State/Regional Economic Research

- Texas A&M Real Estate Center
- Texas Education Agency historical enrollment data
- Texas Comptroller's Office