

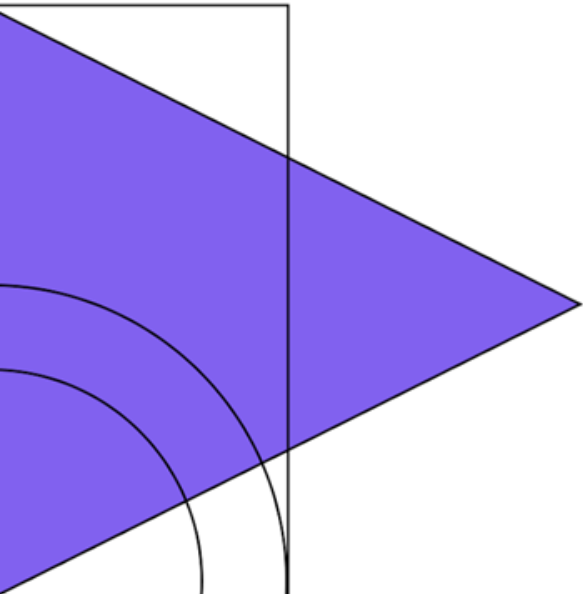
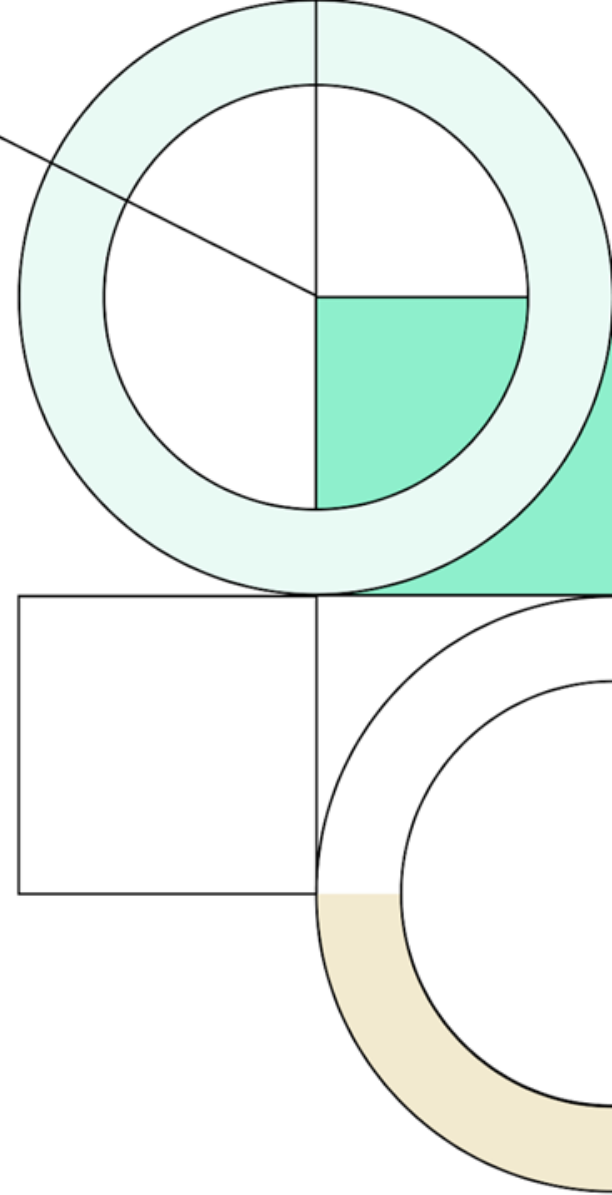


# Gainesville Independent School District

4Q22

## Demographic Report

April 2023





# Local Economic Drivers



## Business Developments



In July of this past year, Yanmar America Corporation announced, in cooperation with Yanmar’s Flagship Dealer “Tractor Bob’s”, the opening of a new regional distribution center in Gainesville, Texas.

The 54,000 sq. ft. facility will distribute tractors, UTVs and related products to dealers and customers in the Texas market.

## Career & Technical Education



North Central Texas College

- The oldest continuously operating two-year college in Texas
- Programs – Accounting, Automotive, Barber, Business Management, Child Development, Computer Information Systems & Technology, Cosmetology, Criminal Justice, Cyber Security, Database Management, Equine Science, HVAC, Horticulture, Industrial Mechatronics, Machining, Medical Office Technology, Plumbing, Web Development, and Welding
- 2021-22 Year - Student Enrollment 7,653 (1,646 Full Time & 6,007 Part Time)
- 352 Employees

## Top Industrial Employers



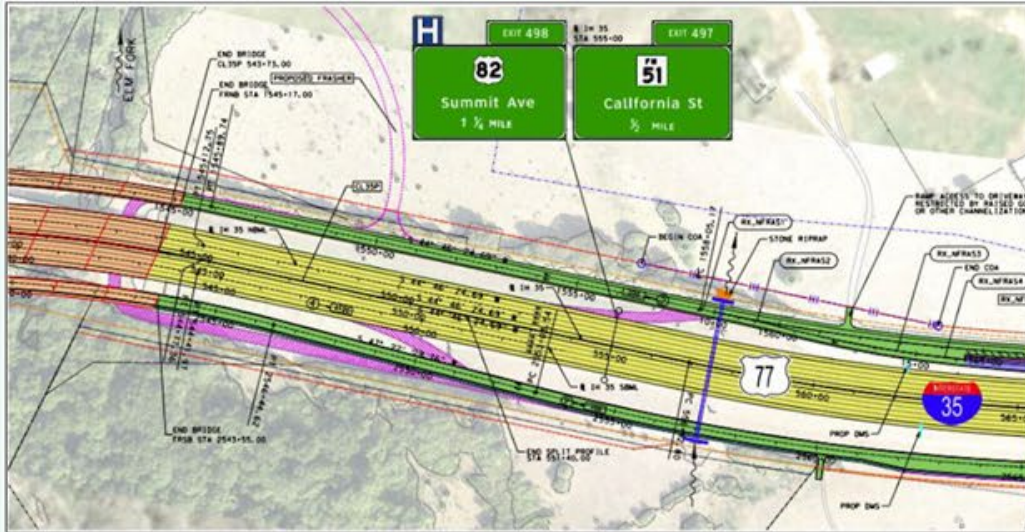
**Safran Seats** – 800 Employees

**IFS Coatings** – 266 Employees

**Select Energy Services** – 171 Employees

**PPG Industries** – 170 Employees

**Trident Process Systems** – 123 Employees



## Interstate 35 Expansion

- The original scope of the project included widening the interstate from four to six lanes, with room to expand to eight lanes in the future as traffic increases between the Dallas/Fort Worth Metroplex and the Red River. Acceleration and deceleration lanes are included, as are one-way, two-lane frontage roads extending from Denton County to the river.
- The overall project is broken up into three local phases: **Phase 1** – seven miles of I-35 (including Gainesville), from 1.4 miles south of Spring Creek Road to a quarter mile south of U.S. 82. Work started last summer by Austin Zachary JV and will finish in 2024; **Phase 2** – Picks up from Phase 1 and extends north to Exit 1 in Oklahoma. Its starts in the summer 2024 and should be complete by the end of 2029; **Phase 3** – runs 0.7 miles north of FM 3002 to 1.4 miles south of Spring Creek Road. The timeframe for that work will be from 2026 to 2031.

## Tax Increment Reinvestment Zone

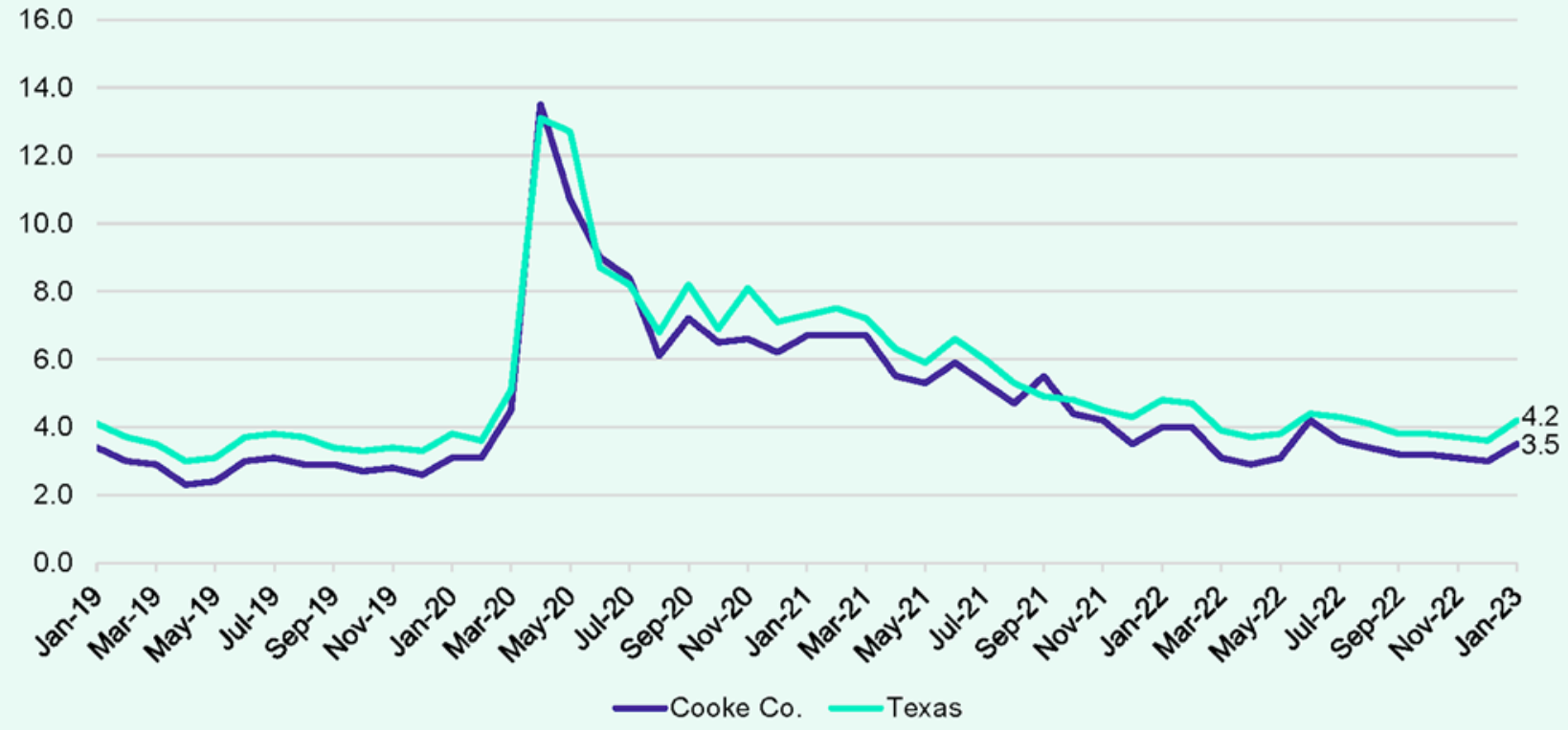
- Authorized by the City in December 2022
- Joint project with several parties, including Cooke County
- Over 400 Acres in size
- Provides incentives for companies to invest in the area to create additional employment opportunities and a long term tax base
- Includes planned development of rail park in Camp Howze Industrial Rail Park



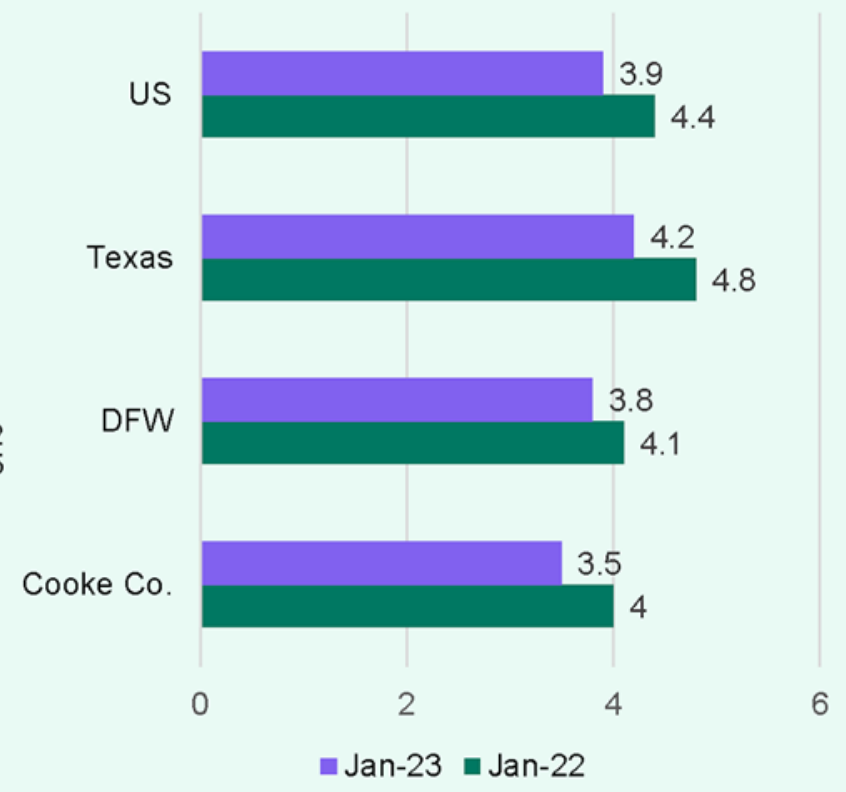


# Local Economic Conditions

### Unemployment Rate – January 2019 – January 2023



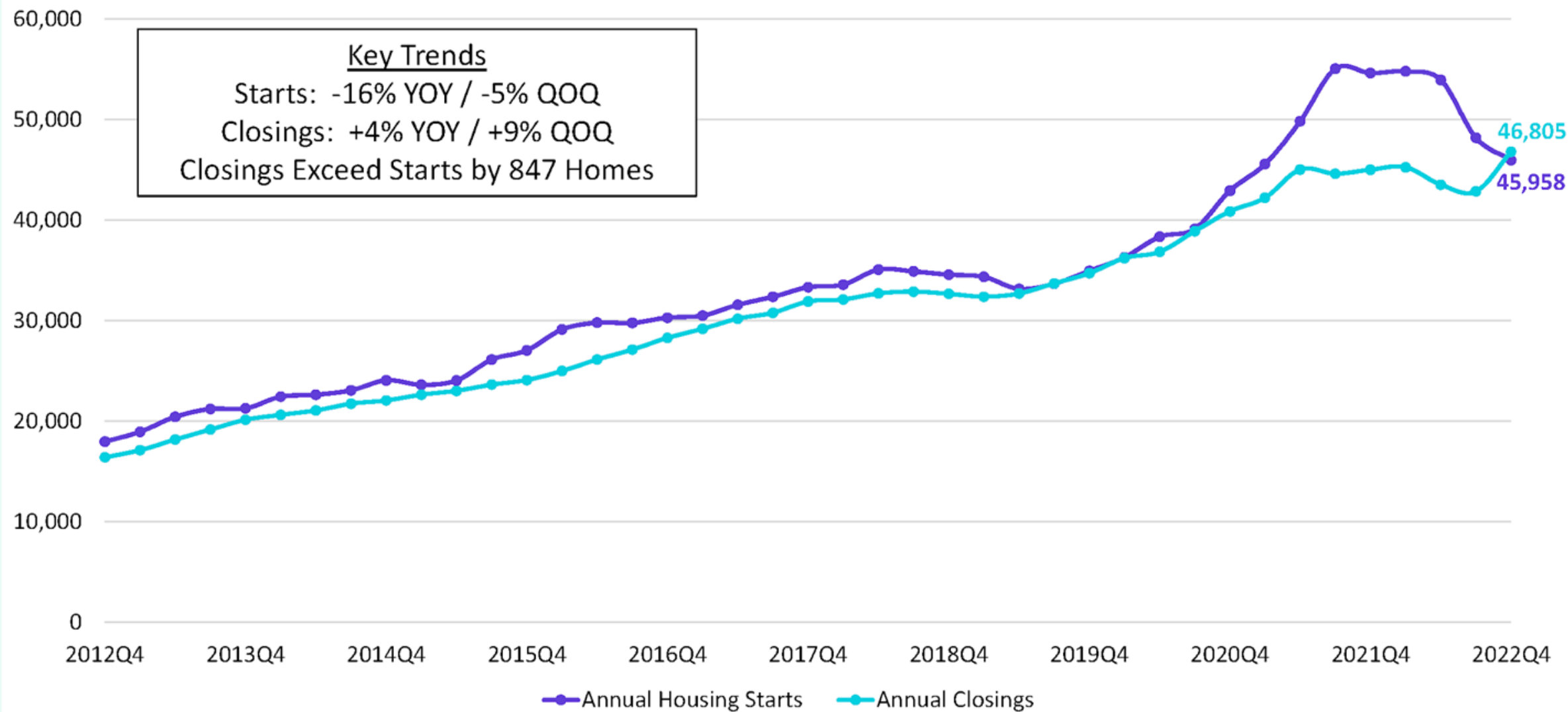
### Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

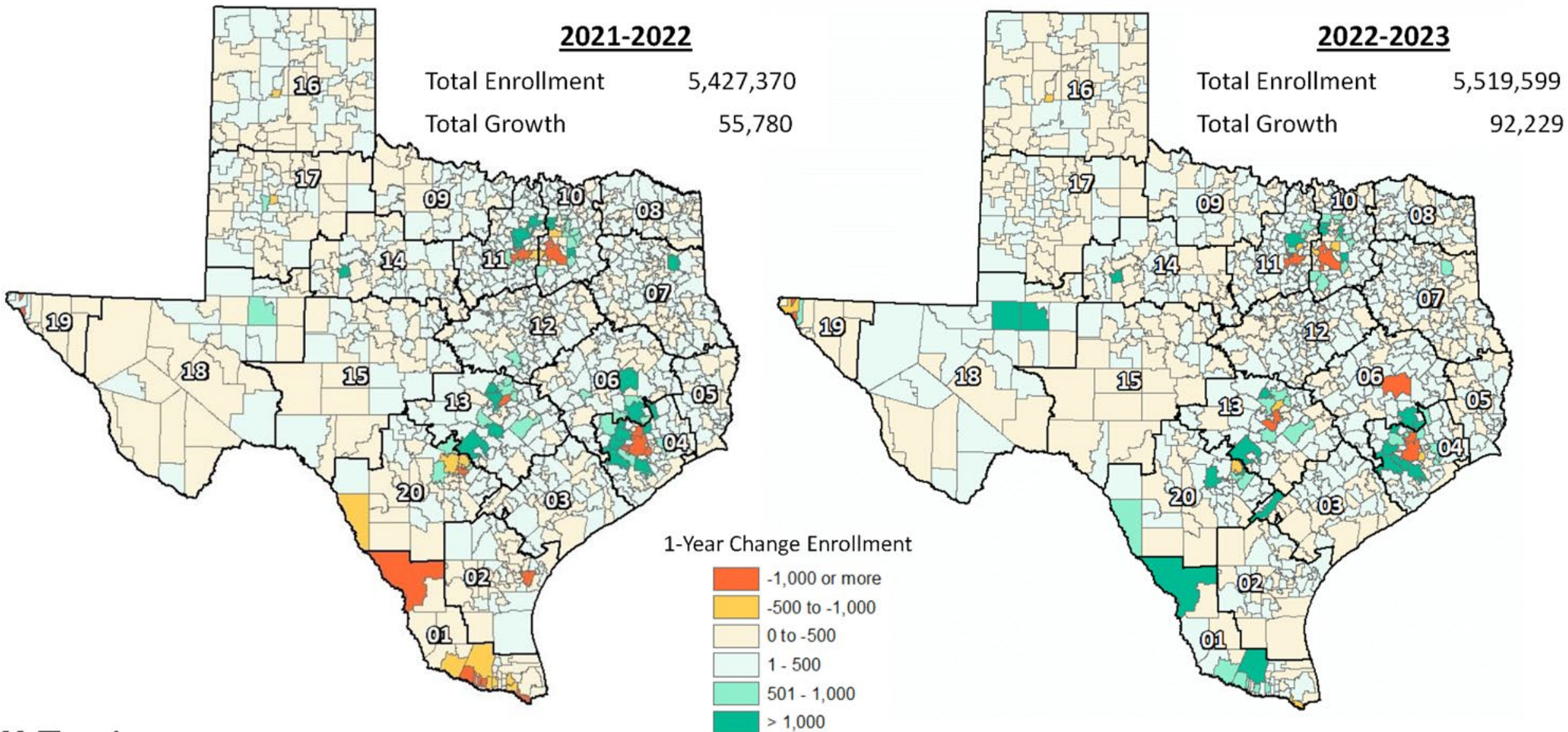


Source: Zonda



# State Enrollment Trends\*

(\*Preliminary Enrollment Data, TEA April 2023)





# District Demographic Snapshot

2023 District  
Census Population

**20,277**

**10.6%**

**18,333**

2010 Census  
District Population

2023 Total District Population  
Below Age 19

**5,779**

**3.83%**

**5,566**

2010 Census District  
Population Below Age 19

2023 District Households

**7,566**

**11.92%**

**6,760**

2010 District Households

2020 District Household Size

**2.68**

**0.03**

**2.71**

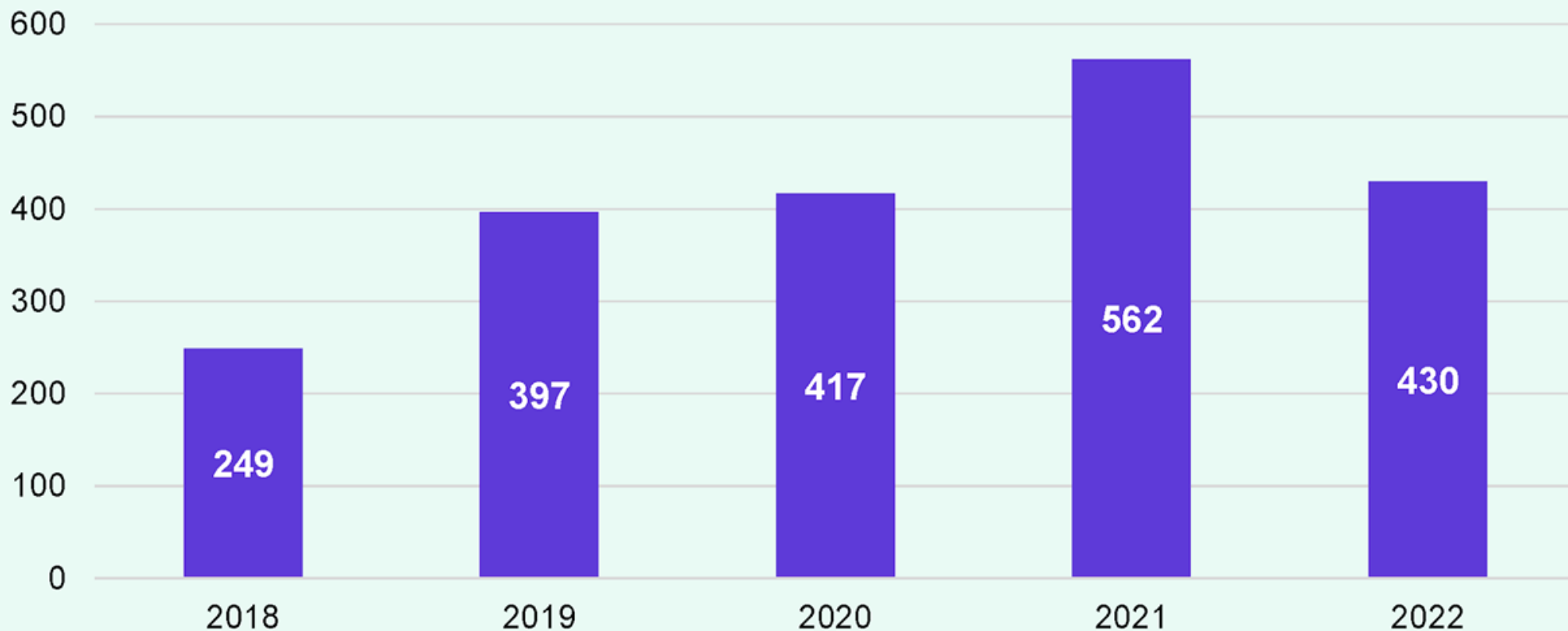
2010 District Household Size



# Gainesville ISD Housing Market Analysis

## District Annual Home Sales by Type, 2018 – 2022

### Annual Home Sales 2018 - 2022



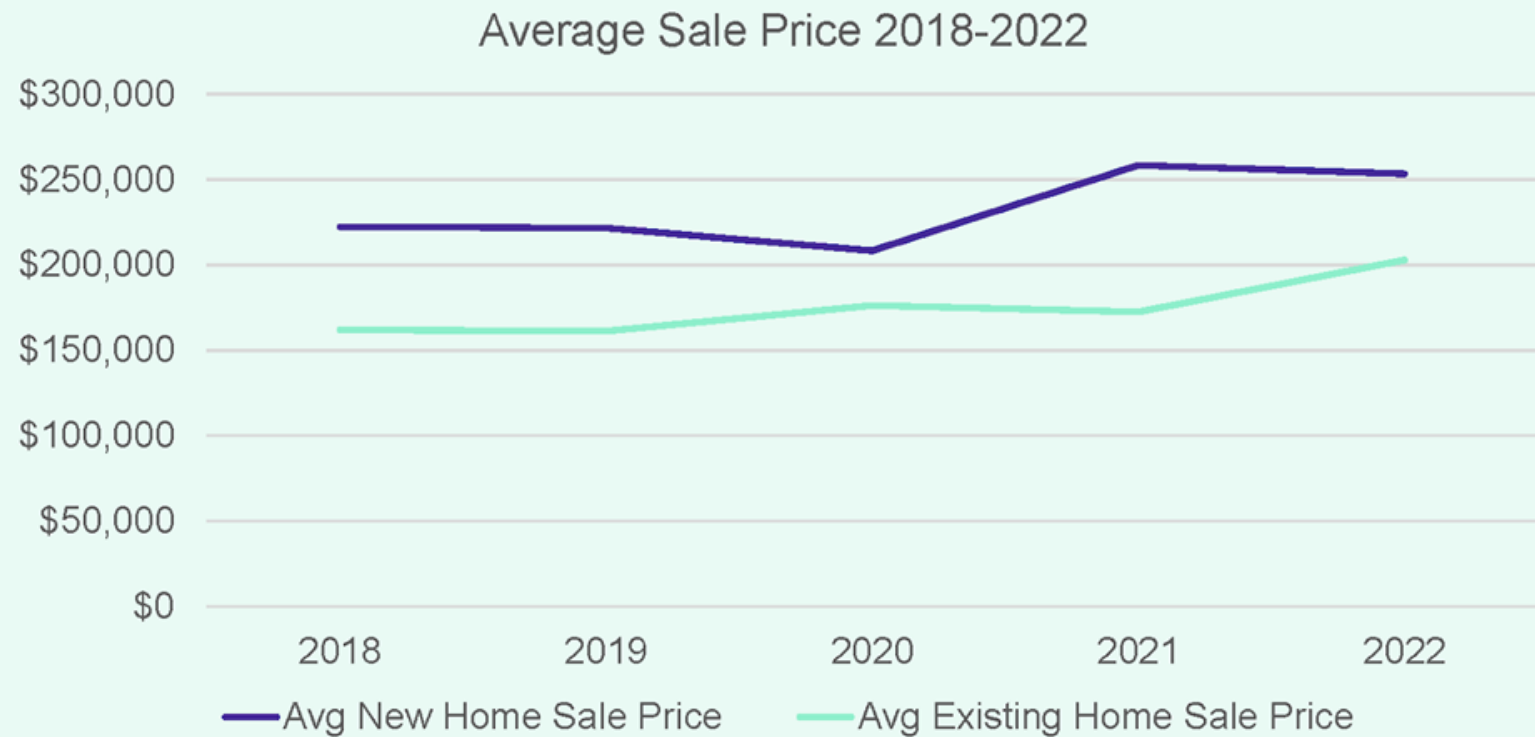
- Total home sales in GISD increased 72.7% from 2018 totals
- Total home sales decreased 23.5% from 2021





# Gainesville ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2010 - 2022



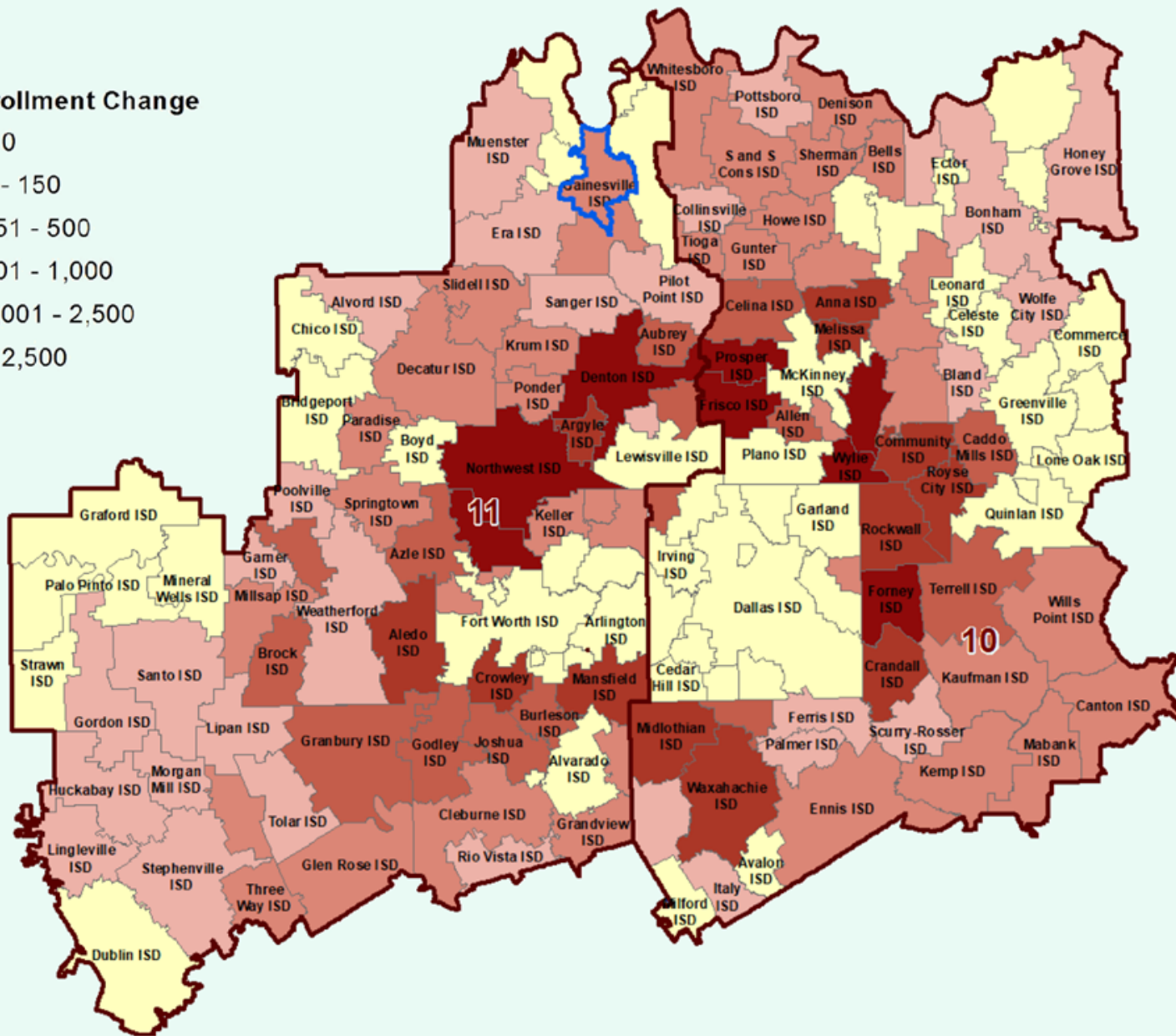
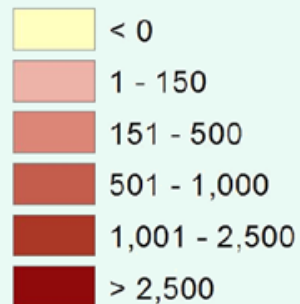
- Since 2018, the average new home price in GISD has increased roughly 13.9%, a rise of roughly \$30,900
- Since 2018, the average existing home price within the district has increased by \$40,878, up roughly 25.2%

	Avg New Home Price	Avg Existing Home Price
2018	\$222,331	\$161,920
2019	\$221,662	\$161,288
2020	\$208,240	\$176,333
2021	\$258,250	\$172,529
2022	\$253,212	\$202,798



# Region 10 & 11 Enrollment Trends

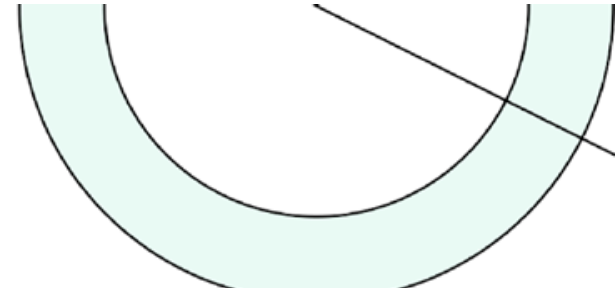
## 5 Yr Enrollment Change



- Gainesville ISD enrollment grew by 200 students between 2016/17 and 2021/22, an increase of 6.8%
- 2021/22 GISD enrollment is up 88 students from 2020/21, an increase of 2.9%
- Region 10 has seen an overall enrollment increase of 12,307 students from 2020/21, an increase of 1.6%
- Region 11 enrollment has increased 1.8% from 2020/21, an increase of 10,005 students



# Annual Enrollment Change



Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	34	112	212	276	222	210	238	213	230	214	214	270	236	189	191	3,061	-134	-4.2%
2020/21	30	161	234	212	270	214	210	221	222	227	216	201	228	226	185	3,057	-4	-0.1%
2021/22	26	166	274	246	212	276	197	212	229	222	222	266	187	210	200	3,145	88	2.9%
2022/23	20	174	231	257	248	210	257	206	202	214	212	256	237	182	188	3,094	-51	-1.6%

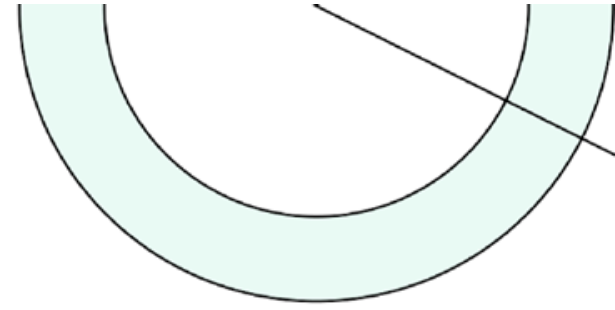
Yellow box = largest grade per year  
Green box = second largest grade per year

	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	INT	MS	HS
3 Year Avg.	1.172	1.039	0.996	0.995	0.992	0.951	0.995	1.010	0.974	0.981	1.108	0.889	0.951	0.920	0.995	1.003	0.977	0.967
2019/20	0.767	0.809	1.053	0.921	0.972	0.915	0.973	0.958	0.951	1.024	1.149	0.877	0.794	0.864	0.934	0.965	0.988	0.921
2020/21	1.438	1.104	1.000	0.978	0.964	1.000	0.929	1.042	0.987	1.009	0.939	0.844	0.958	0.979	1.009	0.985	0.998	0.930
2021/22	1.031	1.171	1.051	1.000	1.022	0.921	1.010	1.036	1.000	0.978	1.231	0.930	0.921	0.885	1.033	1.023	0.989	0.992
2022/23	1.048	0.843	0.938	1.008	0.991	0.931	1.046	0.953	0.934	0.955	1.153	0.891	0.973	0.895	0.942	0.999	0.945	0.978

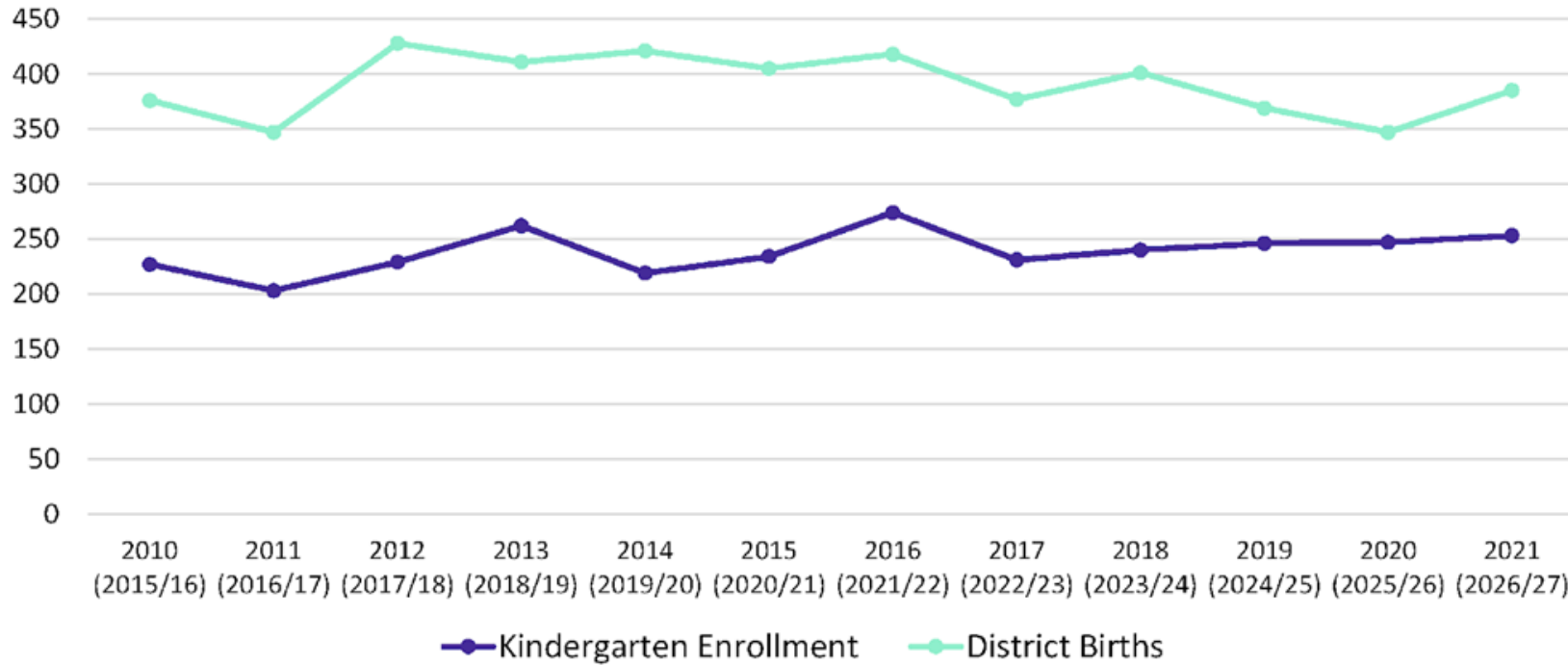
- The overall enrollment in Gainesville ISD declined by 51 Students from the 2021/22 School Year. The drop in Kindergarten enrollment was a major contributor to the overall decline.
- The district had growth cohorts in 2<sup>nd</sup> , 5<sup>th</sup> , and 9<sup>th</sup> Grades



# Birth Rate Analysis



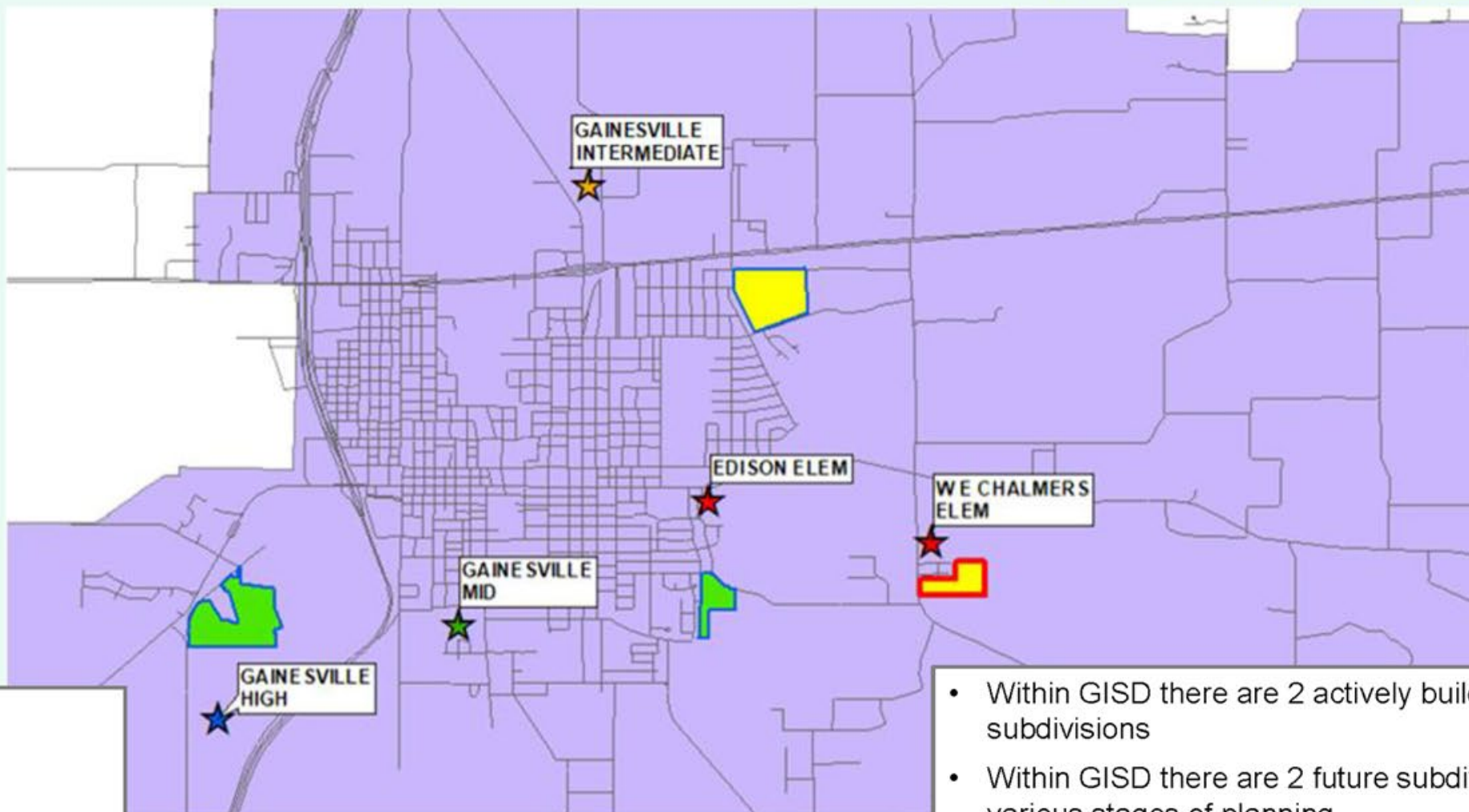
### Birth Rate/KG Enrollment Comparison



	Kindergarten Enrollment	District Births	Ratio
2010 (2015/16)	227	376	0.604
2011 (2016/17)	203	347	0.585
2012 (2017/18)	229	428	0.535
2013 (2018/19)	262	411	0.637
2014 (2019/20)	219	421	0.520
2015 (2020/21)	234	405	0.578
2016 (2021/22)	274	418	0.656
<b>2017 (2022/23)</b>	<b>231</b>	<b>377</b>	<b>0.613</b>
2018 (2023/24)	240	401	0.599
2019 (2024/25)	246	369	0.667
2020 (2025/26)	247	347	0.712
2021 (2026/27)	253	385	0.657



# District Housing Overview



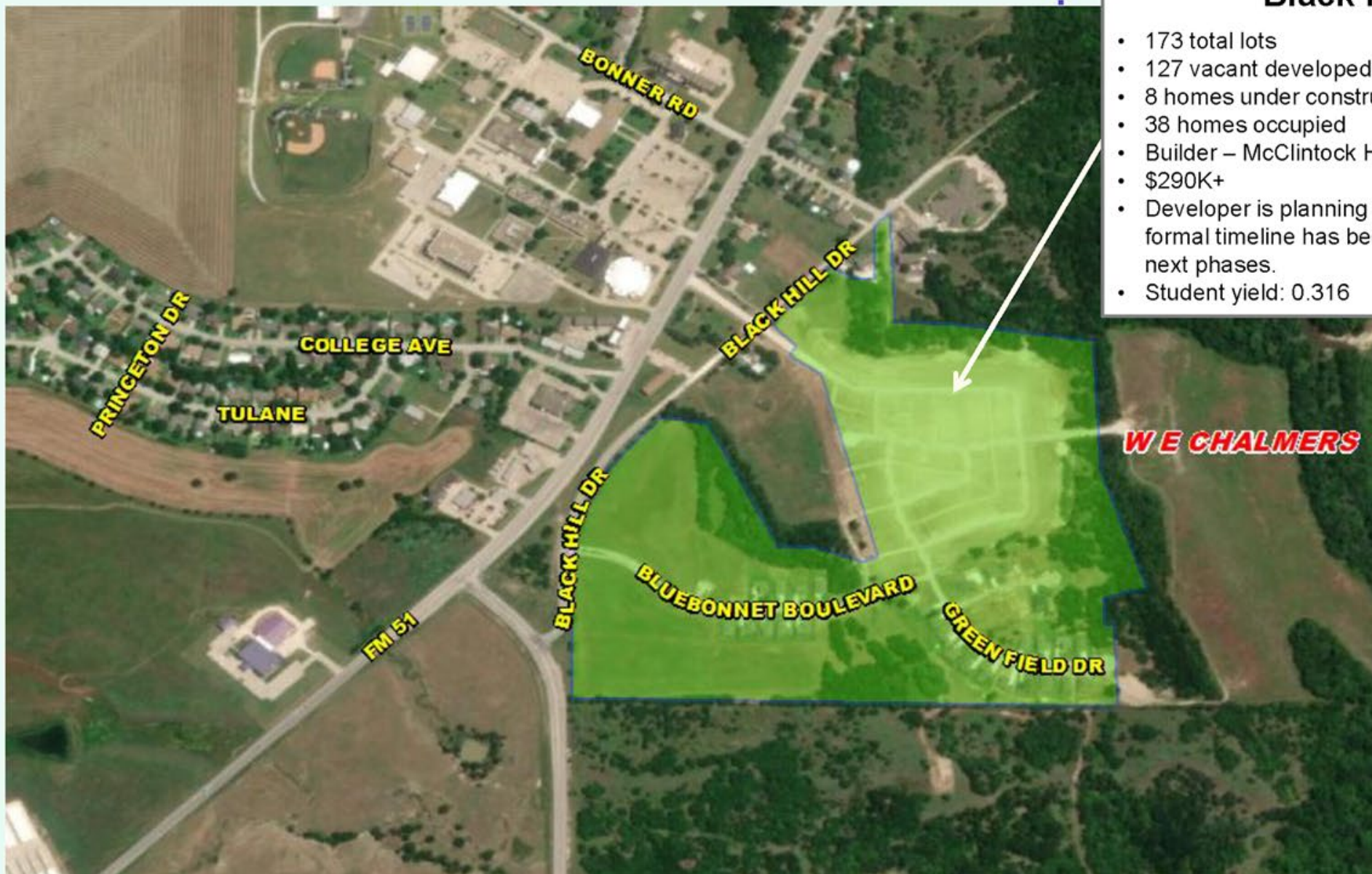
**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway

- Within GISD there are 2 actively building subdivisions
- Within GISD there are 2 future subdivisions in various stages of planning
- Of these, groundwork is underway 102 lots in one subdivision



# Residential Activity



## Black Hill Farm

- 173 total lots
- 127 vacant developed lots
- 8 homes under construction
- 38 homes occupied
- Builder – McClintock Homes
- \$290K+
- Developer is planning three additional phases. No formal timeline has been established for these next phases.
- Student yield: 0.316



# Residential Activity



## Vintage Square

- 102 total lots
- 6 homes under construction
- 96 homes occupied
- Builder – Riverside Homebuilders
- \$365K+
- Student yield: 0.44



# Residential Activity



## Liberty Pointe

- Potential of 850 total lots
- Groundwork underway on phase one – 102 lots
- Developer – Lackland Liberty Pointe Development, LLC.
- Anticipate home building to begin 1Q24

March 2023







# Residential Activity

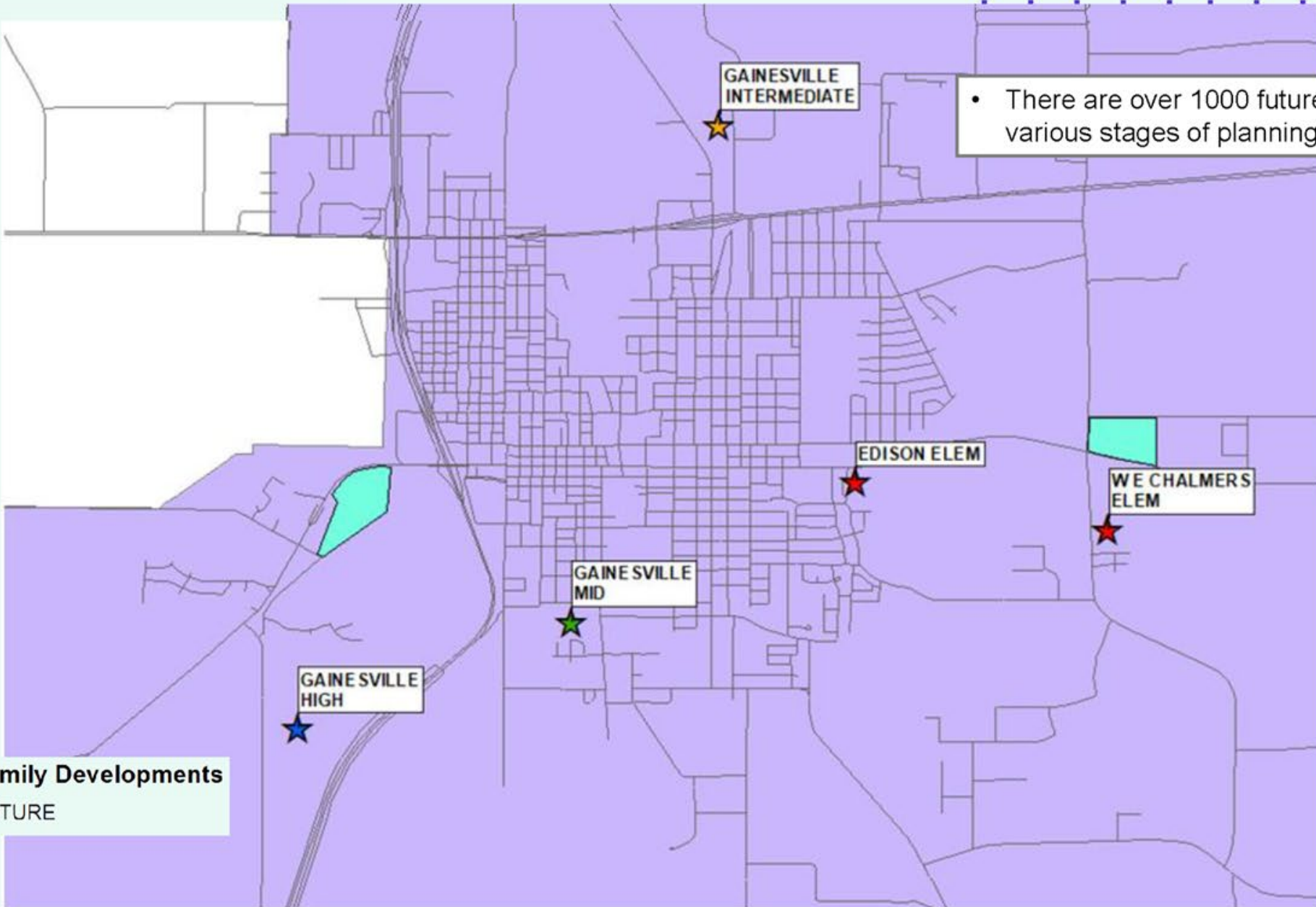


## Creek Joint Development

- 200 total future lots
- Currently no indication of any progress on this project



# District Multi-Family Overview

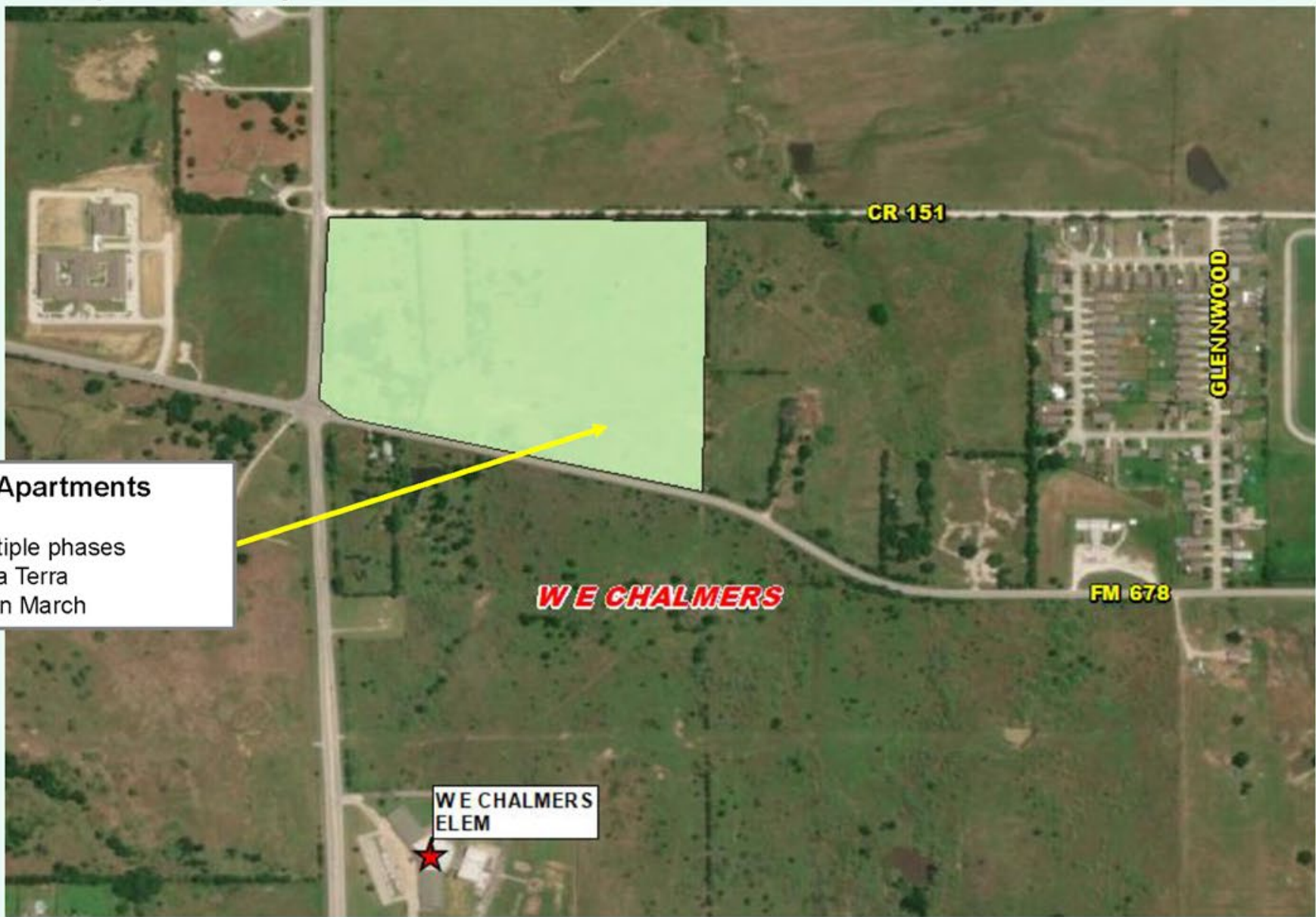


• There are over 1000 future multi-family units in various stages of planning across the district

**Multi-Family Developments**  
FUTURE



# Multi-family Activity



**Rock Creek Apartments**

- 756 future units
- Will be built in multiple phases
- Developer: Summa Terra
- Plat filed with city in March



# Multi-family Activity



**Winston Luxury Apartments**

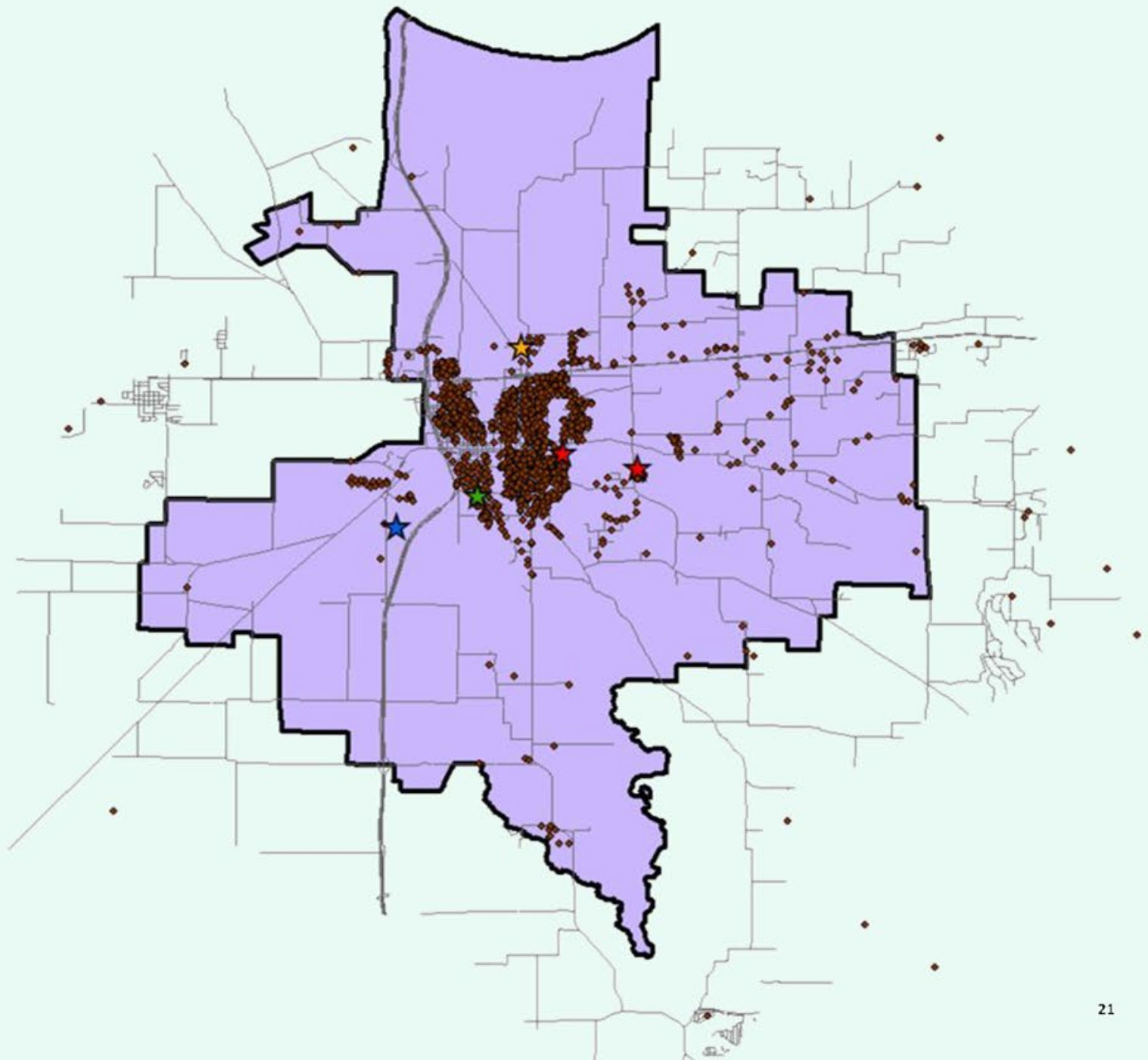
- 300 Total Units
- Request to rezone area for multifamily use approved by city council in October 2022





# Student Density

- GISD currently has 76 students residing outside of district
- This represents roughly 2.5% of total Gainesville ISD students
- Approximately 2,820 students live within the city of Gainesville, about 91% of the students

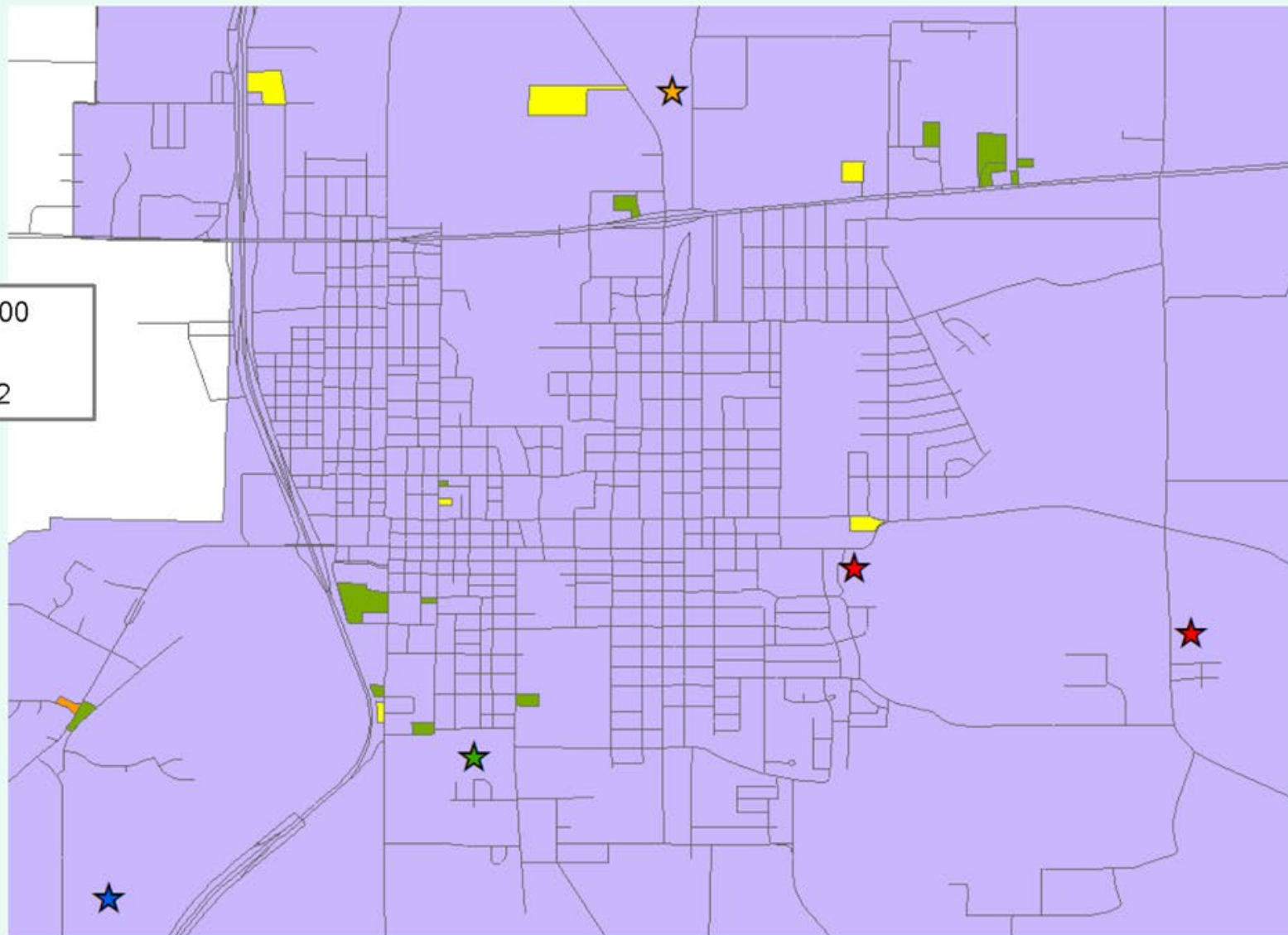
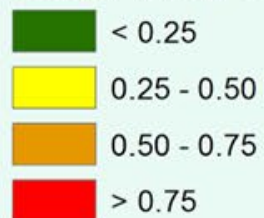




# Multifamily Yield

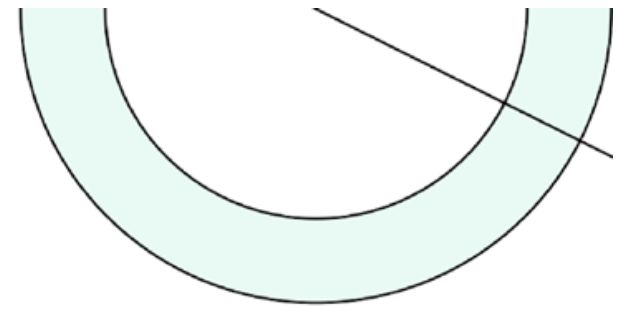
- There are 192 students residing in over 1,000 multi-family units across the district
- The overall district multi-family yield is 0.192

## Multi-Family Yield





# Ten Year Forecast by Grade Level

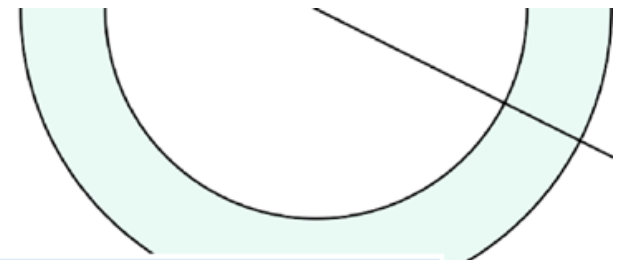


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2022/23	20	174	231	257	248	210	257	206	202	214	212	256	237	182	188	3,094	-51	-1.6%
2023/24	22	164	240	243	253	256	209	260	202	194	221	248	231	219	167	3,129	35	1.1%
2024/25	26	167	246	253	253	259	256	213	256	197	200	257	223	211	197	3,214	86	2.7%
2025/26	24	174	247	259	263	257	262	261	213	248	204	233	240	208	190	3,283	69	2.1%
2026/27	28	174	253	260	265	270	257	267	261	211	256	238	212	224	189	3,365	82	2.5%
2027/28	30	181	261	266	267	271	271	257	270	255	218	298	218	198	202	3,463	97	2.9%
2028/29	27	178	256	275	274	273	267	274	258	262	263	254	274	203	179	3,517	55	1.6%
2029/30	27	179	259	269	270	280	272	270	275	254	270	307	233	255	183	3,603	86	2.5%
2030/31	31	181	261	273	272	276	279	277	273	269	262	315	281	217	230	3,697	94	2.6%
2031/32	33	181	261	275	276	278	274	285	279	267	278	306	289	262	196	3,740	43	1.2%
2032/33	30	182	263	275	278	282	277	279	291	274	276	324	281	267	237	3,816	76	2.0%

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



# Ten Year Forecast by Campus



CAMPUS	Capacity	History	CURRENT	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Edison Elementary School	660	712	682	669	692	704	715	738	736	734	746	750	750
Chalmers Elementary School	880	685	715	718	768	782	792	809	814	822	827	828	837
<b>ELEMENTARY TOTALS</b>		1,397	1,397	1,387	1,460	1,486	1,507	1,547	1,550	1,556	1,573	1,578	1,587
Elementary Absolute Change		66	0	-10	74	26	21	39	4	6	17	5	9
Elementary Percent Change		4.96%	0.00%	-0.73%	5.31%	1.77%	1.43%	2.60%	0.23%	0.40%	1.07%	0.33%	0.58%
Gainesville Intermediate School	700	441	408	462	469	474	528	527	532	545	550	564	570
<b>INTERMEDIATE SCHOOL TOTAL</b>		441	408	462	469	474	528	527	532	545	550	564	570
Middle School Absolute Change		-2	-33	54	7	5	54	-1	5	13	5	14	6
Middle School Percent Change		-0.45%	-7.48%	13.24%	1.52%	1.07%	11.39%	-0.19%	0.95%	2.44%	0.92%	2.55%	1.06%
Gainesville Junior High	969	444	426	415	397	452	467	473	525	524	531	545	550
<b>MIDDLE SCHOOL TOTAL</b>		444	426	415	397	452	467	473	525	524	531	545	550
Middle School Absolute Change		1	-18	-11	-18	55	15	6	52	-1	7	14	5
Middle School Percent Change		0.23%	-4.05%	-2.58%	-4.34%	13.85%	3.32%	1.28%	10.99%	-0.19%	1.34%	2.64%	0.92%
Gainesville High School	1,208	863	863	865	888	871	863	916	910	978	1,043	1,053	1,109
<b>HIGH SCHOOL TOTAL</b>		863	863	865	888	871	863	916	910	978	1,043	1,053	1,109
High School Absolute Change		23	0	2	23	-17	-8	53	-6	68	65	10	56
High School Percent Change		2.74%	0.00%	0.23%	2.66%	-1.91%	-0.92%	6.14%	-0.66%	7.47%	6.65%	0.96%	5.32%
<b>DISTRICT TOTALS</b>		3,145	3,094	3,129	3,214	3,283	3,365	3,463	3,517	3,603	3,697	3,740	3,816
District Absolute Change		88	-51	35	86	69	82	97	55	86	94	43	76
District Percent Change		2.88%	-1.62%	1.12%	2.74%	2.14%	2.50%	2.89%	1.57%	2.45%	2.60%	1.17%	2.04%

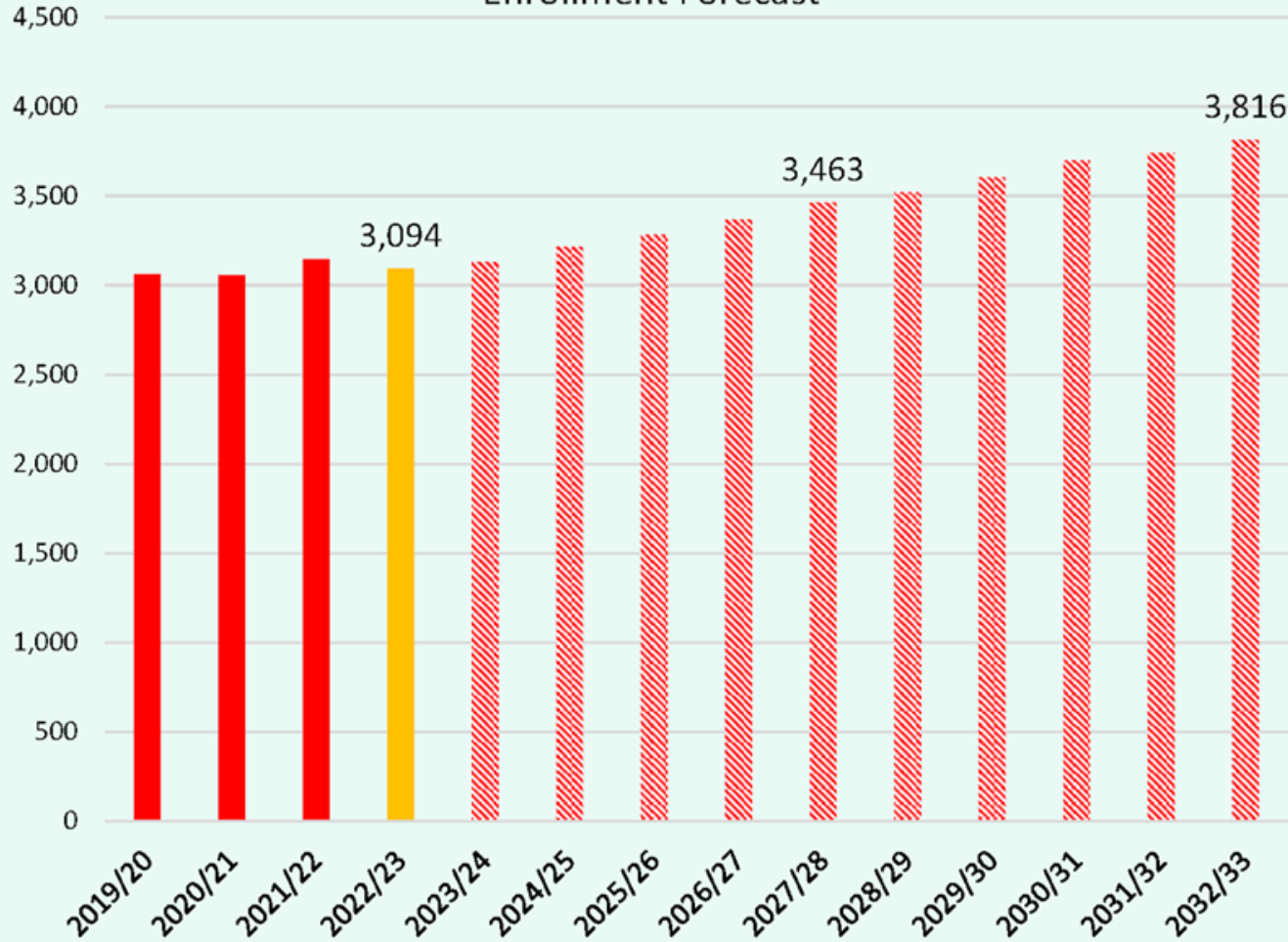
\* Yellow – Exceeding the Building Capacity





# Key Takeaways

### Enrollment Forecast



Gainesville ISD enrollment declined by 51 students since the Fall of 2021



Total Home sales in GISD has decreased in 2022 from the previous year in large part due to the higher interest rates



There are currently 2 Active Building Subdivisions within the district with 2 Future Subdivisions in the planning stages.



Groundwork is currently underway on roughly 102 lots within 1 Subdivisions that will impact the district over the next 1-2 years



Enrollment is expected to increase by approximately 370 students by 2027/28 and enrollment could exceed 3,800 students by 2032/33