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ALVIN ISD

Demographic Study

Population and Survey Analysts

Spring 2026

Presenters:
Dr. Stacey Tepera, President
Susan Cates, Demographer

Population and Survey Analysts



Who We Are

PASA's team combines deep expertise in demographics, GIS, and school district administration, offering a rare blend of technical precision and practical leadership insight. Having partnered with districts of all sizes across Texas, we translate complex enrollment, housing, and spatial data into clear, defensible guidance. With planners, demographers, GIS specialists, and former district administrators on our team, PASA delivers analyses that are not only data-driven but operationally realistic and aligned with real-world decision-making.

Our Commitment

We are committed to partnering with our clients to understand the implications of enrollment growth/decline so that we, *together*, can plan effectively for the future.

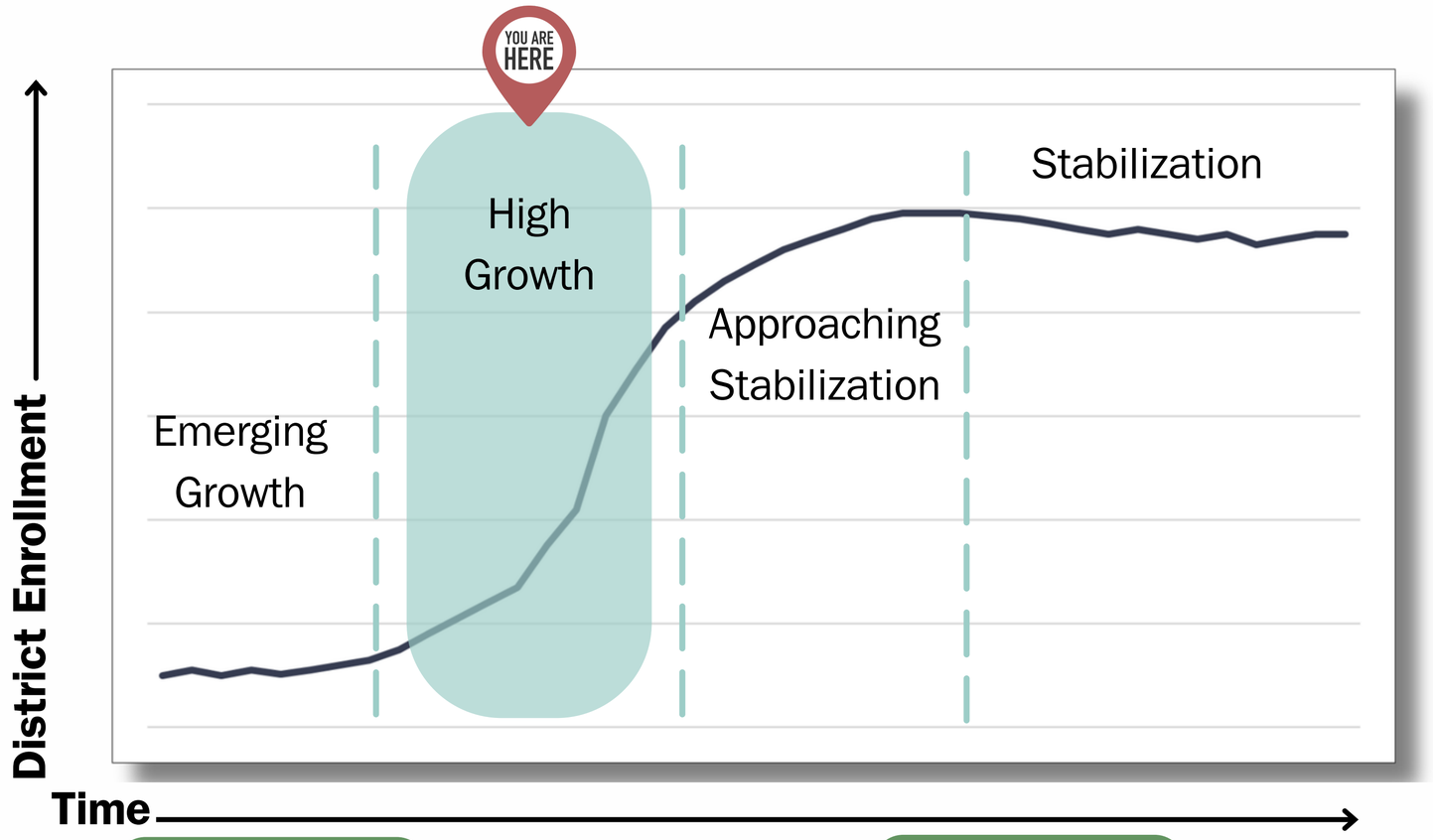




PASA's Demographic Study Process

- Collect Background Data
- Geocode Student Population
- Determine Ratios of Students per Home
- Analyze Alternative Educational Opportunities
- Analyze Housing and Economic Trends
- Generate Districtwide Enrollment Projections
- Analyze Long-Range Planning Implications

The Demographic Lifecycle*



Emerging Growth

- Overall, steady, but growing enrollment
- Potential for development
- Districts assess implications of anticipated enrollment growth

High Growth

- Overall, rapid enrollment growth
- Expansion of development
- Districts assess often-strained capacities and resources due to growth

Approaching Stabilization

- Growing, steady, and declining enrollment in various areas
- Less available land for development
- Districts assess varying needs due to uneven districtwide enrollment trends

Stabilization

- Enrollment plateaus and declines in various areas
- Almost completely built out
- Districts assess varying needs due to uneven districtwide enrollment trends

*The Demographic Lifecycle model illustrates typical stages of enrollment change; district experiences may differ due to unique demographic, economic, or geographic factors.

Demographic Study Components

Demographic Trends

↓

Past & Current Students

↓

Economy and Housing

↓

Student Projections

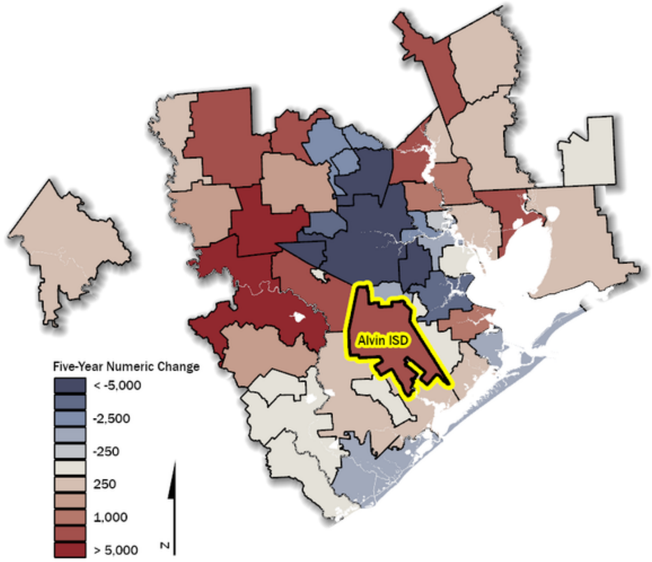




Historical Enrollment Trends

ESC Region 4

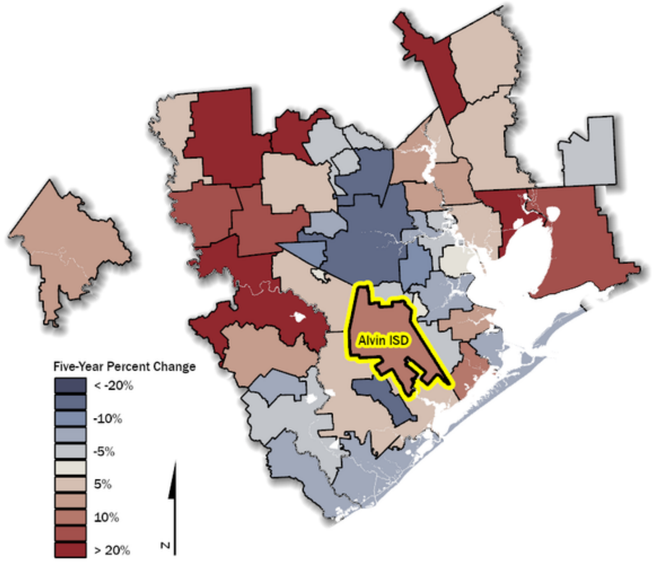
Five-Year Numeric Enrollment Change 2019 to 2024



RANKED BY FIVE-YEAR NUMERIC CHANGE			
ESC Region 4 Districts	Enrollment 2024-25	Five-Year Change	
		Numeric	Rank
Katy ISD	96,111	12,688	1
Lamar CISD	46,786	11,630	2
Cleveland ISD	12,513	4,924	3
Tomball ISD	22,913	4,619	4
Humble ISD	48,502	3,424	5
Alvin ISD	**30,038**	**3,016**	**6**
Waller ISD	9,905	2,176	7
Fort Bend ISD	79,663	1,907	8
Barbers Hill ISD	7,875	1,617	9
Dickinson ISD	12,554	899	10
Sheldon ISD	10,946	813	11
Crosby ISD	7,046	594	12
Cypress-Fairbanks ISD	117,927	481	13
Royal ISD	2,884	387	14
Needville ISD	3,650	319	15

Alvin ISD added **3,016** students over the past five years, ranking **6th** in numeric growth among ESC Region 4 districts.

Five-Year Percent Enrollment Change 2019 to 2024



RANKED BY FIVE-YEAR PERCENT CHANGE			
ESC Region 4 Districts	Enrollment 2024-25	Five-Year Change	
		Percent	Rank
Cleveland ISD	12,513	64.88%	1
Lamar CISD	46,786	33.08%	2
Waller ISD	9,905	28.15%	3
Barbers Hill ISD	7,875	25.84%	4
Tomball ISD	22,913	25.25%	5
Anahuac ISD	1,552	15.56%	6
Royal ISD	2,884	15.50%	7
Katy ISD	96,111	15.21%	8
Hitchcock ISD	2,012	13.54%	9
Alvin ISD	**30,038**	**11.16%**	**10**
Needville ISD	3,650	9.58%	11
Crosby ISD	7,046	9.21%	12
Sheldon ISD	10,946	8.02%	13
Dickinson ISD	12,554	7.71%	14
Humble ISD	48,502	7.60%	15

Alvin ISD grew by **11.16%** over the past five years, ranking **10th** in percent growth among ESC Region 4 districts.

Source: Texas Education Agency (TEA)

Socioeconomic Indicators

Alvin ISD	2019	2024
Population	119,474	143,917
Median Age	34.4	35.2
School Aged	20%	20%
Bachelor Degree+	33%	41%
Median Household Income	$81,559	$107,257

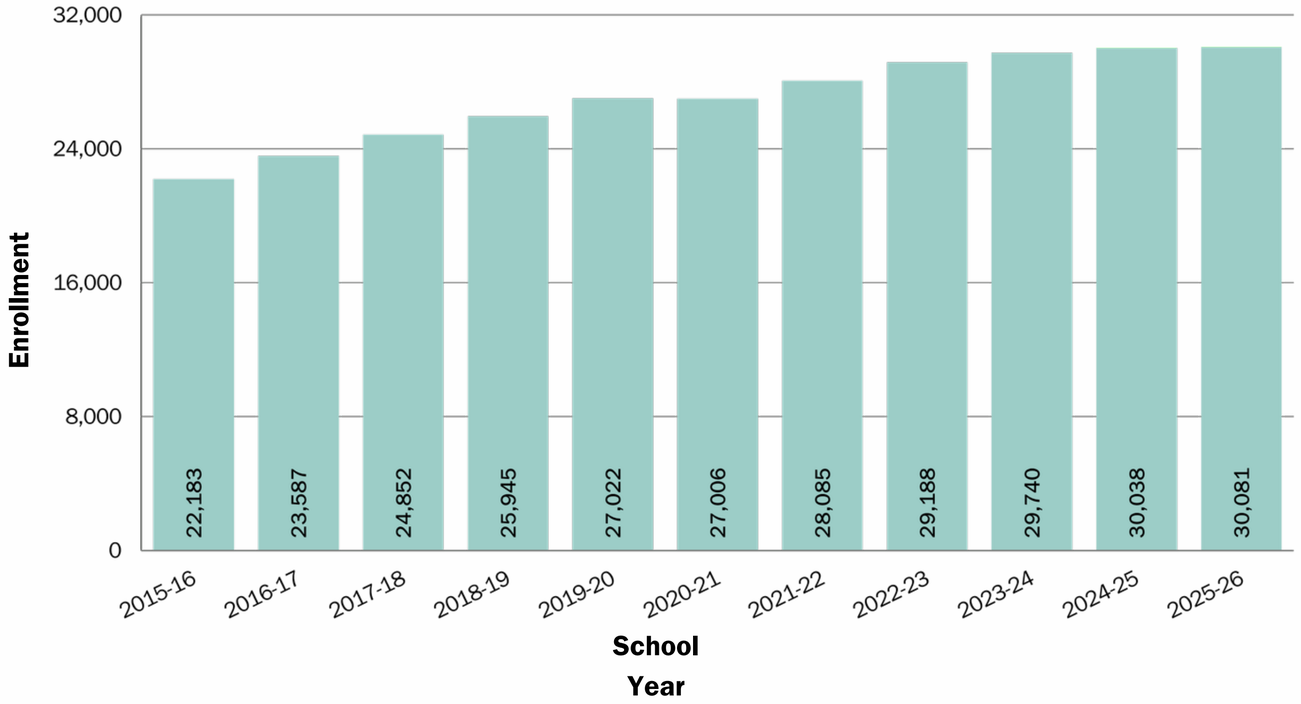
Additional Census Bureau and American Community Survey Data is available in Appendix 01.

Alvin ISD has experienced strong population growth in recent years, reflecting continued residential expansion and in-migration. While the share of school-aged residents has remained stable and the median age has increased slightly, the District continues to maintain a strong base of families. At the same time, rising household income and increasing educational attainment coincide with a pattern in which future enrollment growth is expected to be more moderate and increasingly tied to the pace of housing development, with slightly lower student yields per home over time.

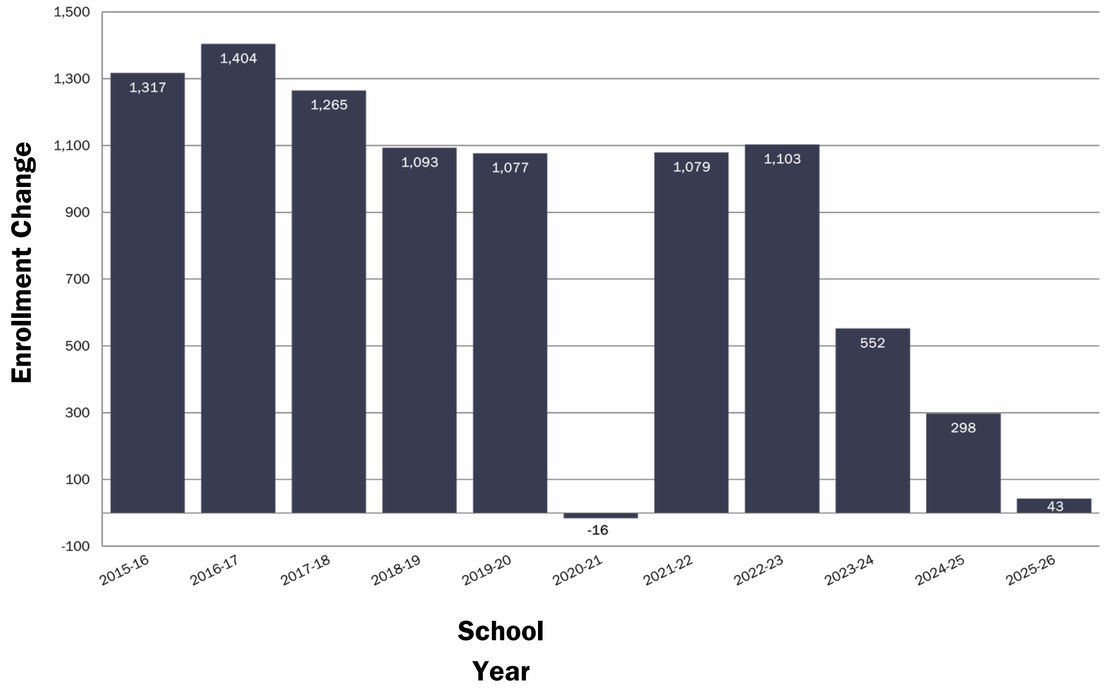
Source: US Census Bureau, 2024 American Community Survey

Historical Enrollment Trends

Alvin ISD
Historical Enrollment



Alvin ISD
Historical Enrollment Change



+7,898

Ten Year Change

enrollment change
2015 to 2025

+3,075

Five Year Change

enrollment change
2020 to 2025

Largest Increase:
+1,404 students in 2016–17

Only Decrease:
–16 students in 2020–21

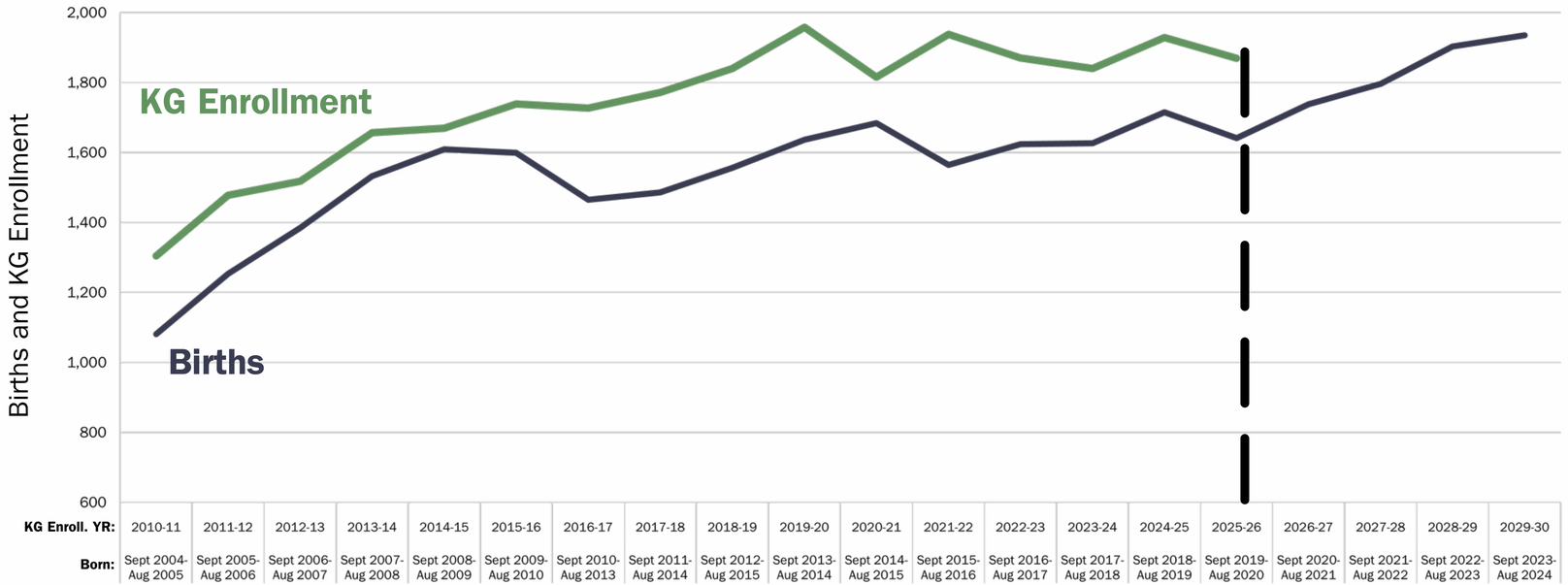
2025–26 District Enrollment data submitted on 10/31/2025

Source: Texas Education Agency (TEA)

KG Enrollment & Birth Trends

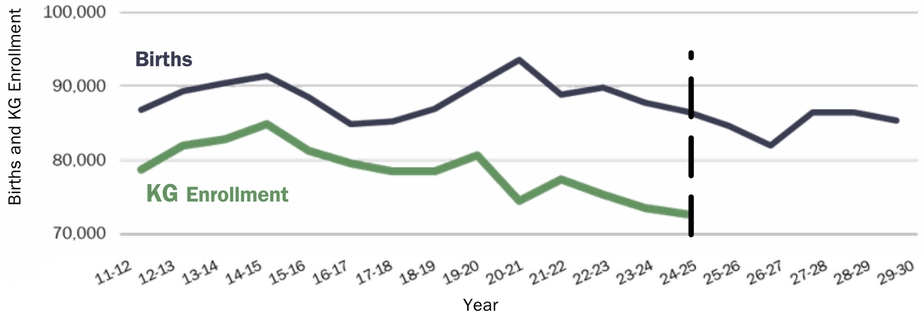
On the graphs below, births have been shifted five years to align with the year of kindergarten enrollment. Births are compiled based on the birth mother's Zip Code.

Alvin ISD KG Enrollment and Births

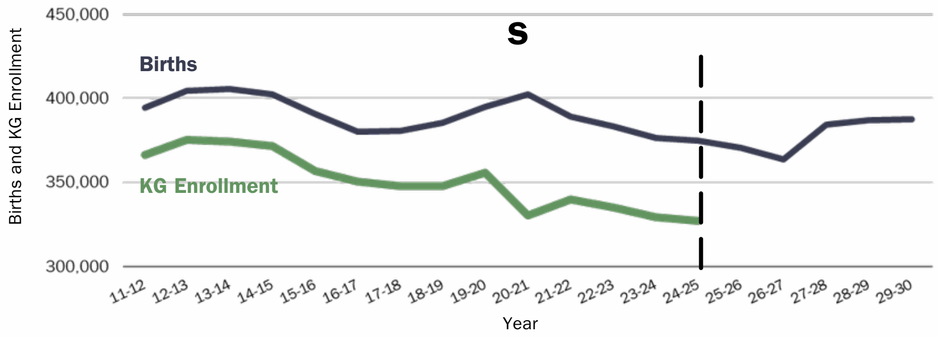


KG enrollment in AISD has consistently tracked above underlying birth cohorts, reflecting the influence of in-migration and housing-driven demand for early grades. While births show some fluctuations, KG enrollment remains comparatively strong, indicating that the District continues to attract and retain incoming families with school-aged children.

ESC Region 4



Texas



Across both Region 4 and Texas, KG enrollment has generally trended below underlying birth cohorts, reflecting weaker in-migration and lower capture of school-aged children. While births have fluctuated, KG enrollment has not kept pace, suggesting softer early-grade demand than in prior years.

KG enrollment data was not available for region and statewide graphs for the 2025–26 school year.

Sources: Texas Education Agency (TEA);
Texas Department of Health and Human Services, Vital Statistics

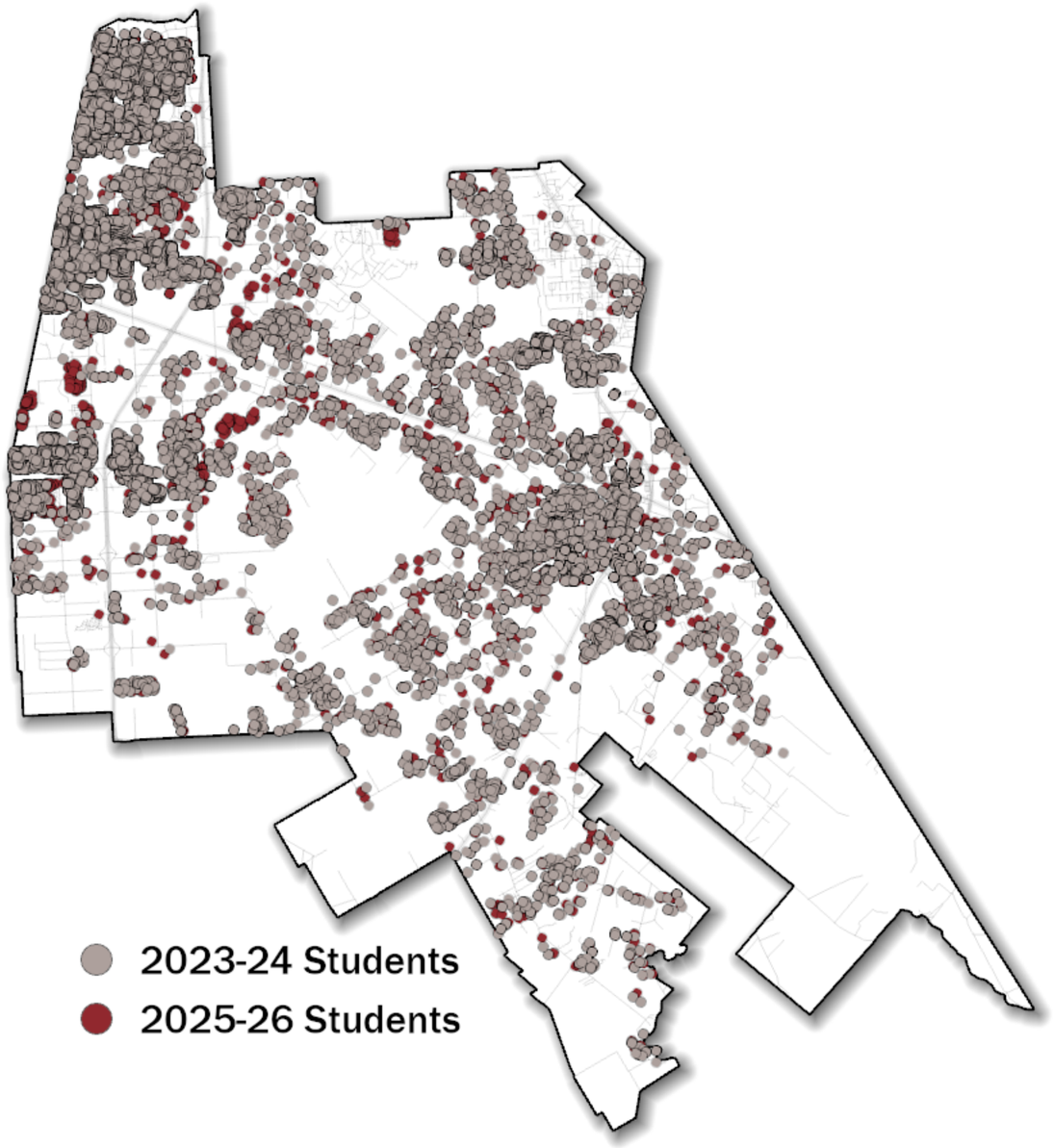
Demographic Study Components

- Demographic Trends
- **Past & Current Students**
- Economy and Housing
- Student Projections





Geocoding of Student Addresses



Geocoding is PASA's approach to precise student placement across the District and serves as the starting point for enrollment projections. It highlights existing 2023–24 students in gray and 2025–26 students in red, reflecting growth and distribution shifts. The data, organized by PASA using parcels, roadways, and attendance zones, provides a 99% accurate foundation for forecasting.

Sources: PASA Demographic Studies

Historical Enrollment by Grade Group

Historical Enrollment										
GRADE	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
EE	129	141	189	186	146	132	166	191	207	211
PK	716	690	681	703	640	666	790	829	766	785
KG	1,727	1,772	1,840	1,958	1,816	1,938	1,870	1,840	1,929	1,869
1	1,909	1,841	1,894	1,930	1,961	2,029	2,119	2,025	1,992	2,018
2	1,872	1,982	1,897	1,985	1,918	2,051	2,141	2,173	2,082	2,051
3	1,917	1,980	2,054	1,924	1,964	1,981	2,165	2,201	2,242	2,134
4	1,872	2,029	2,057	2,089	1,932	2,043	2,104	2,209	2,237	2,256
5	1,842	1,972	2,118	2,124	2,067	2,043	2,160	2,155	2,255	2,305
6	1,719	1,932	2,048	2,192	2,133	2,184	2,142	2,191	2,216	2,333
7	1,725	1,794	2,033	2,114	2,213	2,231	2,273	2,210	2,268	2,257
8	1,762	1,803	1,832	2,105	2,122	2,327	2,308	2,321	2,269	2,306
9	1,836	2,006	2,065	2,125	2,255	2,410	2,616	2,608	2,606	2,528
10	1,682	1,795	1,932	1,981	2,017	2,217	2,328	2,481	2,416	2,410
11	1,608	1,661	1,808	1,933	1,977	1,996	2,204	2,297	2,421	2,374
12	1,271	1,454	1,497	1,673	1,845	1,837	1,802	2,009	2,132	2,244
TOTAL	23,587	24,852	25,945	27,022	27,006	28,085	29,188	29,740	30,038	30,081

smallest class — largest class

Ninth grade is left unshaded as enrollment is typically elevated due to retention and students taking additional time to complete ninth-grade requirements.

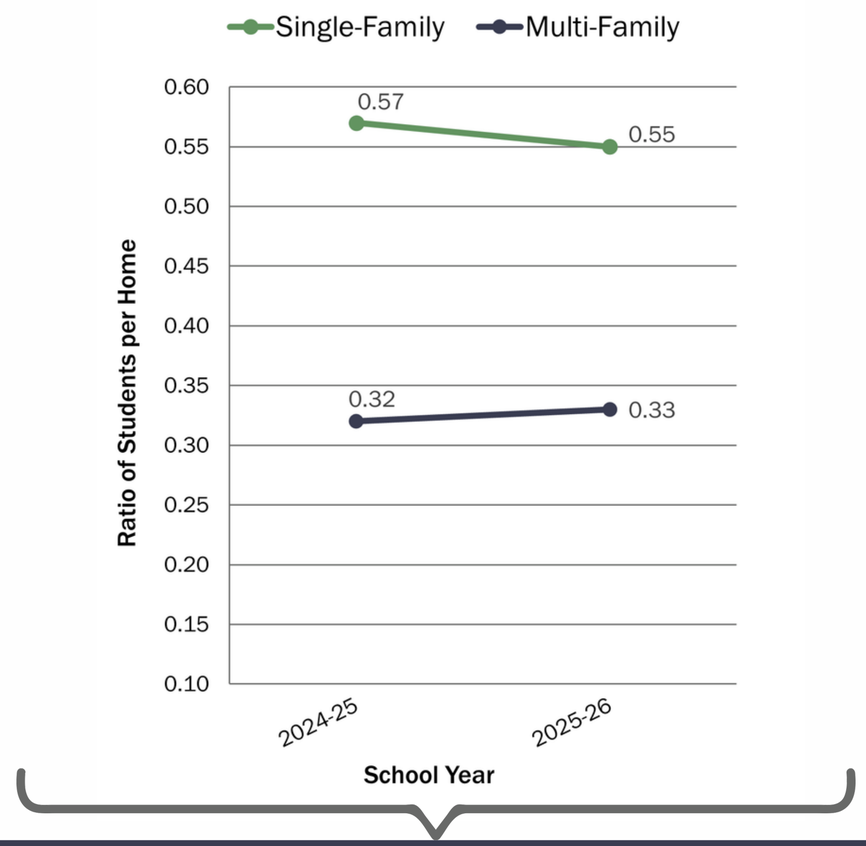
The largest cohorts (red) have been aging through the grade levels for the past decade. In the next four years, those large grades will graduate and be replaced by smaller (blue) KG classes.

Enrollment in Alvin ISD shows steady growth across grade groups, with early grades fluctuating alongside birth trends and in-migration. As cohorts progress, enrollment builds in the upper grades, reflecting strong cohort retention and the cumulative impact of sustained residential growth.

Sources: PASA Demographic Studies; Texas Education Agency (TEA)

Students Per Home

Alvin ISD Two-Year Comparison – Students Per Home



Alvin ISD Current Students Per Home

0.55
Students per Occupied Single-Family Home

In subdivisions with 20 or more occupied homes, the number of students per single-family residence ranged from 0.00 to 2.05. The weighted average across the District is 0.55 students per single-family home.

0.33
Students per Occupied Single-Family Home

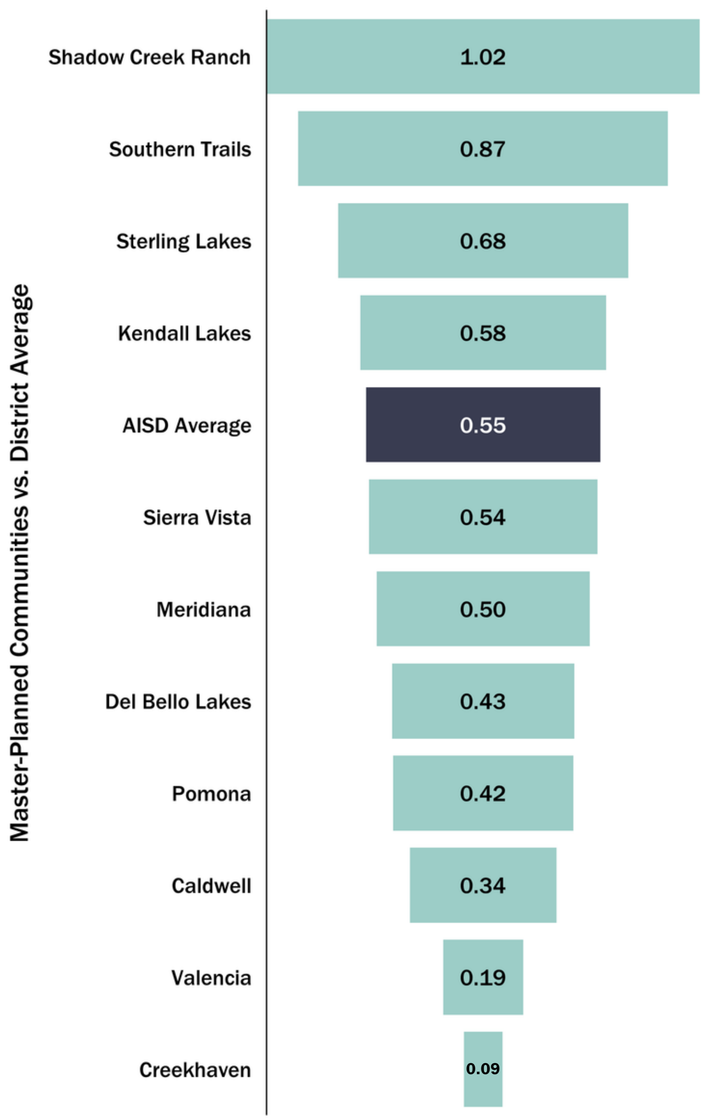
Among multi-family apartment complexes with occupancy rates above 85%, student yields ranged from 0.00 to 1.37 students per unit. The Districtwide weighted average is 0.33 students per apartment unit. An estimated 2,148 AISD students currently reside in approximately 10,195 multi-family units across the District.

Students per home in Alvin ISD remain higher in single-family housing than in multi-family units, with single-family yields showing a slight decline while multi-family yields have increased modestly. Current averages indicate approximately 0.55 students per single-family home and 0.33 students per multi-family unit, reflecting differing household compositions across housing types. Overall, the data suggest stable student generation patterns, with single-family development continuing to be the primary driver of enrollment.

Sources: PASA Demographic Studies

Students Per Home

2025–26 Student Ratios in Master-Planned Communities



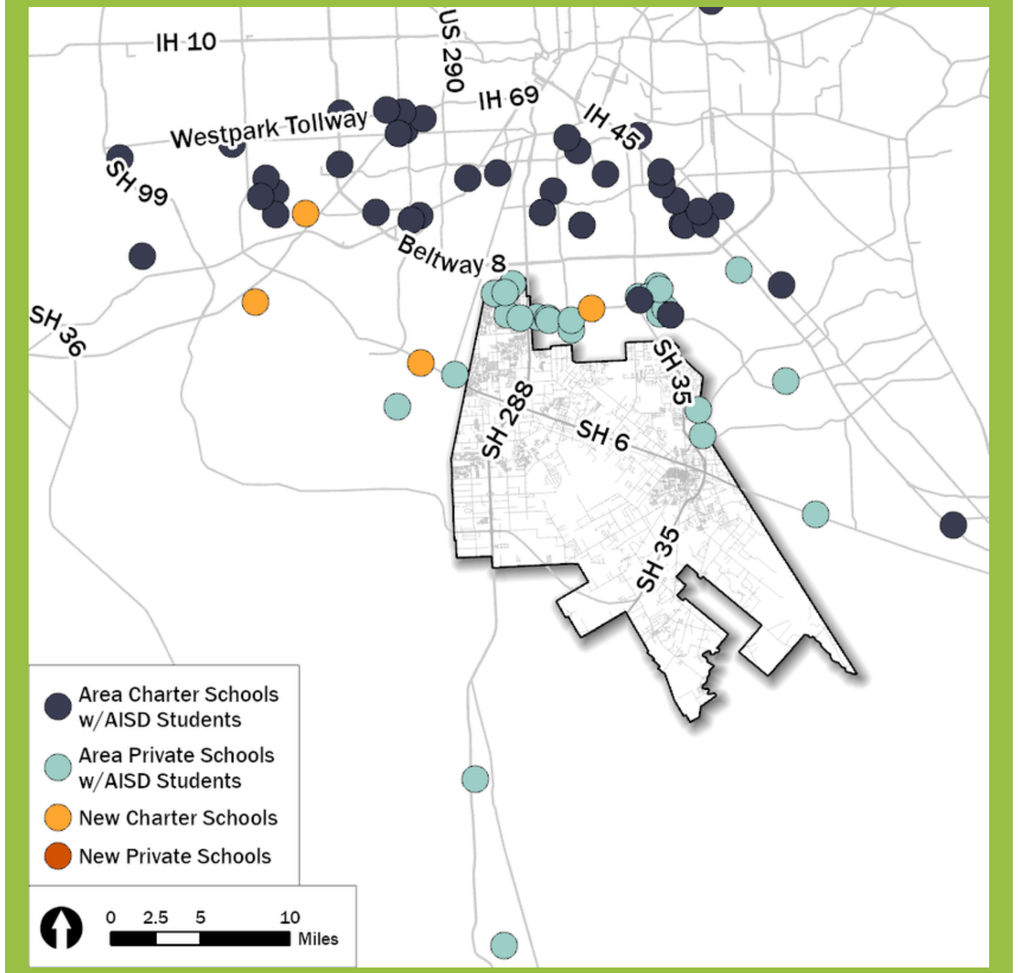
Single-Family MPC	Students per Home	Number of Students	# of Occupied Homes
Shadow Creek Ranch	1.02	3,125	3,076
Southern Trails	0.87	1,851	2,133
Sterling Lakes	0.68	1,258	1,844
Kendall Lakes	0.58	388	671
AISD Average	0.55	23,928	43,835
Sierra Vista	0.54	1,049	1,956
Meridiana	0.50	1,731	3,455
Del Bello Lakes	0.43	177	413
Pomona	0.42	835	1,972
Caldwell	0.34	80	232
Valencia	0.19	35	186
Creekhaven	0.09	1	11

The current year's student yield rates by master-planned community, compared to the District average, highlight varying ratios across Alvin ISD and underscore how specific community characteristics, such as housing size, price point, and age, can significantly impact student yield rates.

Sources: PASA Demographic Studies

Alternative Educational Opportunities

Current and Future Charter and Private Schools



Impactful Future Charter Schools

Aristoi Classical Academy Greater Houston has announced plans to open a new campus at 5015 Grove Boulevard West in Stafford (ZIP 77477), initially serving grades KG-4.

BASIS Texas - Barrett Engineering Science and Technology has preliminary plans to open both an elementary and upper school in Sugar Land (ZIP 77479), ultimately serving a full continuum of grade levels.

Harmony Science Academy - Missouri City is planned at 12200 Highway 6 in Fresno (ZIP 77545). Expected to open in 2027–28 and will ultimately serve grades PK–12.

Harmony Science Academy - Pearland is planned at 7001 Broadway Street in Pearland (ZIP 77581). Also expected to open in 2027–28 and will ultimately serve grades PK–12.

Private School Impacts

There are currently no widely reported or confirmed plans for new private schools opening within or immediately adjacent to Alvin ISD.

What is happening:

- Existing private school options in the region continue to operate, but no major expansions or new campuses have been publicly announced.
- Some existing private schools are hiring or preparing for future enrollment cycles, which suggests organic growth, not new campuses.
- Geographic proximity will continue to influence participation.
- Initial impacts of Senate Bill 2 are expected to be limited in the near term, constrained by regional private school capacity and accessibility.
- Application timelines and provider participation may overlap, allowing schools and service providers to enter the program on a rolling basis rather than through a single enrollment window.

Sources: PASA Interviews with Schools; Texas Education Agency (TEA)

Alternative Educational Opportunities

Homeschooling – What are the numbers?



Multiple entities estimate homeschooling in Texas, including TEA, national surveys, and the Texas Home School Coalition (THSC), but each offers only part of the picture. TEA data includes only grades 7–12 and captures students withdrawing from public schools and self-reporting their intention to homeschool, not those who begin homeschooling without ever enrolling.



The U.S. Census Household Pulse Survey suggests around 350,000 homeschooled students in Texas, while the THSC estimates 500,000–620,000, or roughly 8–10% of all Texas students, about the same as the total enrolled in charter and private schools combined.

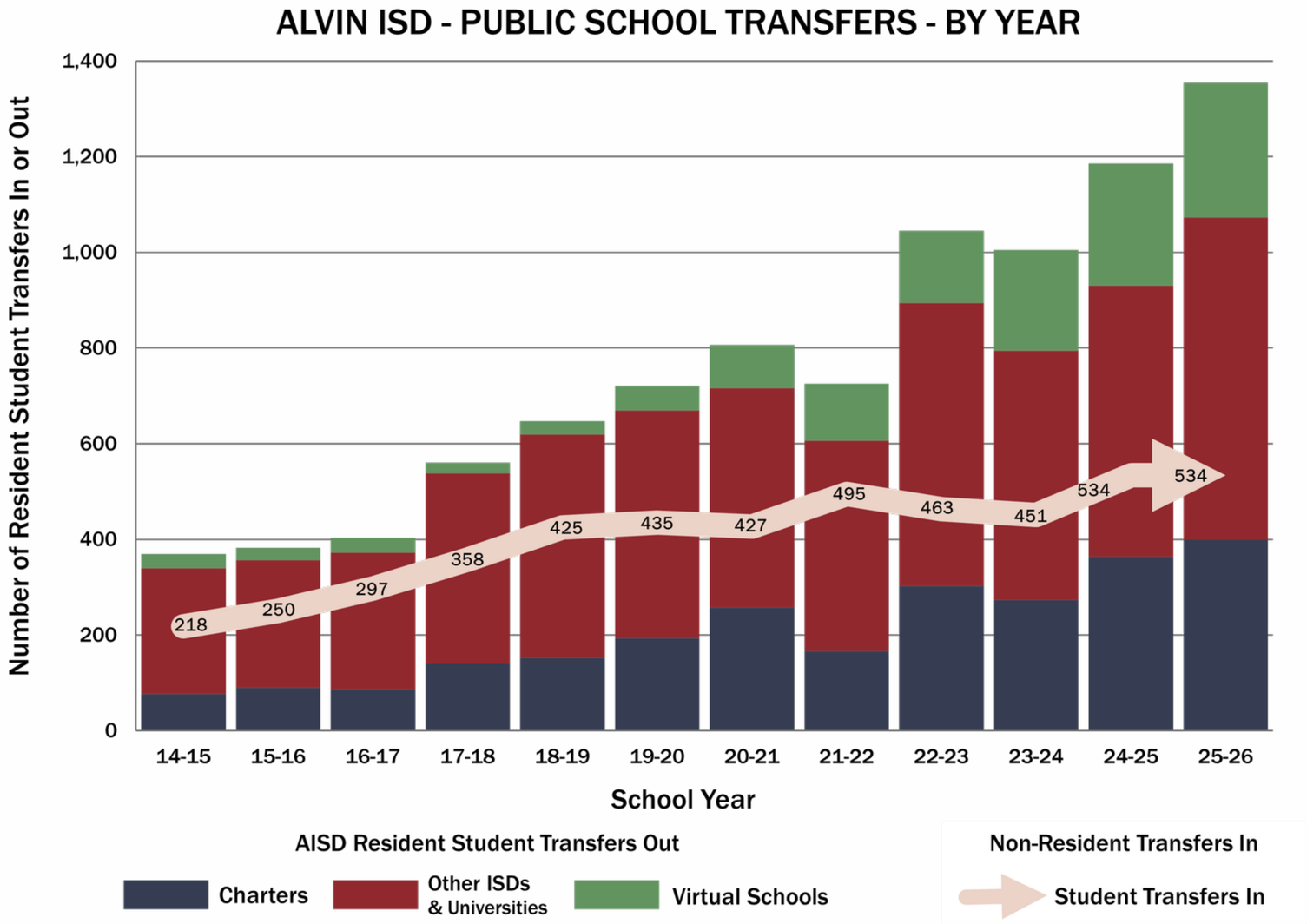


According to THSC, between 2014–15 and 2023–24, the number of students withdrawing from public and charter schools to homeschool has generally increased across Texas, with a sharp rise around 2020–21 likely reflecting pandemic-related shifts.

In Texas, understanding the impact of homeschooling remains a significant yet difficult-to-quantify factor in enrollment declines, as homeschooling is largely unregulated at the state level. Critically, Texas is among 20 states that do not collect or report homeschool participation data, making trends difficult to identify. Recent advances in Geofencing and increased smartphone usage may provide additional avenues for collecting data on homeschooling.

Alternative Educational Opportunities

Total Public School Impact

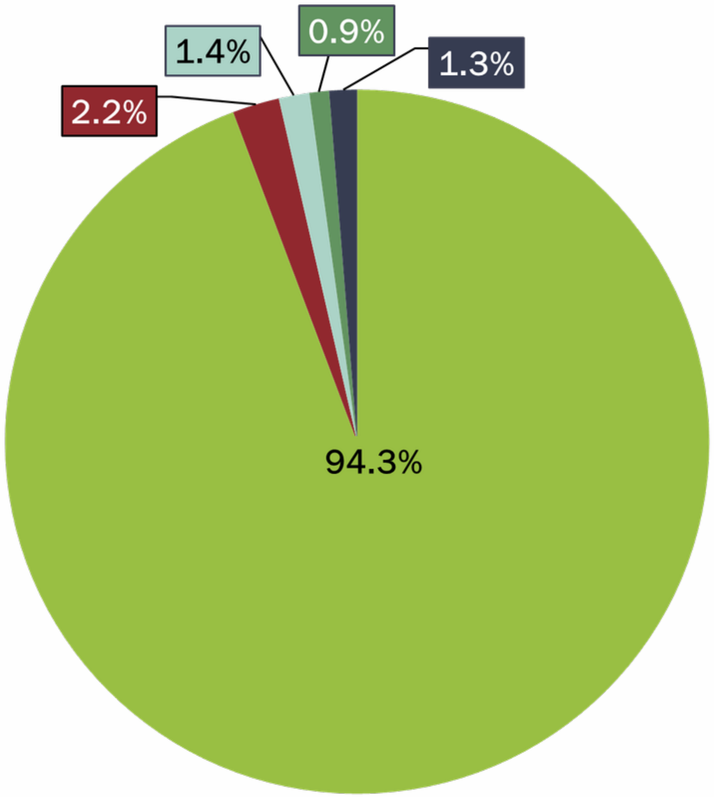


The chart shows a persistent net loss of students to alternative public schools, as nonresident inflows offset only a portion of resident out-transfers. In 2025–26, approximately 4.3% among Alvin ISD resident students were enrolled in public AEOs. While these patterns have remained relatively consistent over time, the continued expansion of school choice options may increase competitive pressure on enrollment in future years.

Source: Texas Education Agency (TEA)

Alternative Educational Opportunities

Alvin ISD 2025-26 Summary of Enrollment



Resident Students	31,342	
Attending Charter Schools	-399	1.3%
Attending Virtual Academies	-281	0.9%
Attending Private Schools	-441	1.4%
Attending Other ISDs	-674	2.2%
Attending and Resident in District	29,547	94.3%
Transfers into AISD	+534	
District Enrollment (10/31/2025)	30,081	

The chart shows that the vast majority of Alvin ISD resident students remain enrolled within the District, with only a small share participating in alternative educational options. Transfers to other public school districts represent the largest component of student movement, while private and charter school enrollment account for smaller, though gradually increasing, shares. Virtual school participation has also trended upward in recent years.

Sources: TEA Transfer Reports;
PASA Interviews with Schools

Demographic Study Components

- Demographic Trends
- Past & Current Students
- **Economy and Housing**
- Student Projections





Economic and Housing Highlights



Point 1

Sales
Year-over-Year
15.28%

Point 2

Median
Price
$336,405

Point 3

Months
Inventory
5.14

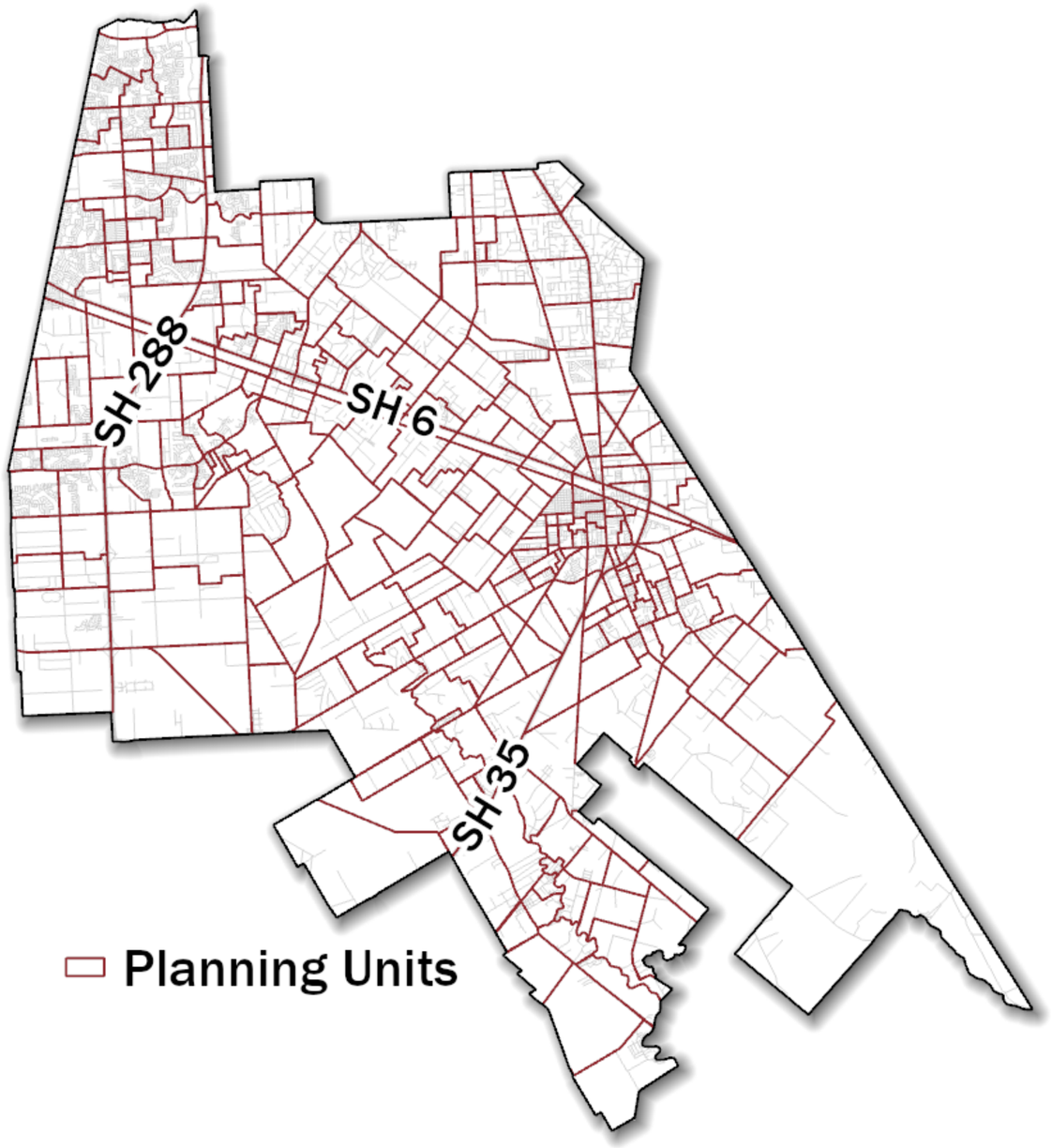
Estimated Mortgage Payments by Interest Rate

Home Price	Mortgage Interest Rate					
	3%	4%	5%	6%	7%	8%
$200,000	$675	$764	$859	$959	$1,064	$1,174
$300,000	$1,012	$1,145	$1,288	$1,439	$1,597	$1,761
$400,000	$1,349	$1,528	$1,718	$1,919	$2,129	$2,348
$500,000	$1,686	$1,910	$2,147	$2,398	$2,661	$2,935
$600,000	$2,024	$2,292	$2,577	$2,878	$3,193	$3,522
$700,000	$2,361	$2,674	$3,006	$3,357	$3,726	$4,109

Monthly payments rounded to the nearest dollar and reflect estimated principal and interest only, based on a 30-year fixed-rate mortgage with a 20% down payment. Taxes, insurance and other fees are not included.

Source: TRERC

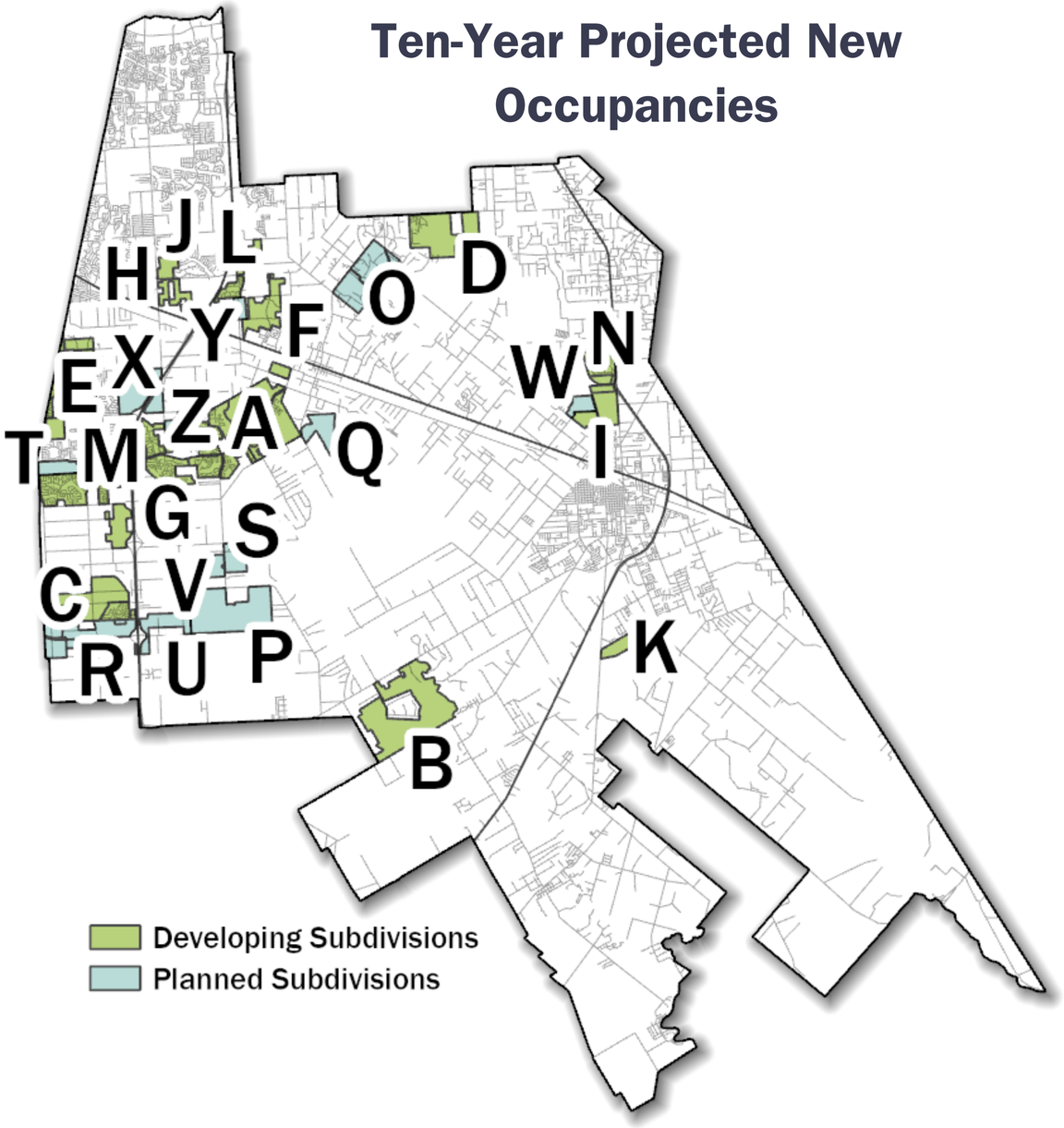
Planning Units



- PASA's planning framework for organizing and analyzing localized growth patterns.
- Small geographic divisions of the District that include one or more housing developments or land parcels.
- Defined using physical and administrative boundaries, including major roadways, existing attendance zones, and parcel ownership patterns.

Impactful Single-Family Developments

Ten-Year Projected New Occupancies



Developing and Planned Subdivisions

Map	Planning Unit	Development	Units Projected	Currently Occupied	Status
A	84, 83, 114, 118, 86, 93, 119, 85, 96, 95, 98, 120	Meridiana	3,087	3,455	Developing
B	263	Peachtree	2,425	0	Developing
C	128	Creekhaven	1,938	11	Developing
D	34	Massey Oaks	1,710	245	Developing
E	107, 103, 111, 106	Caldwell	1,381	232	Developing
F	52, 54	Valencia	789	186	Developing
G	123	Ellwood	528	0	Developing
H	73	Primrose	413	0	Developing
I	176	Berry Creek	391	0	Developing
J	72	Manvel Palms	362	0	Developing
K	245	Magnolia Trails	361	0	Developing
L	55, 58	Del Bello Lakes	353	413	Developing
M	115, 116	Sierra Vista	340	1,956	Developing
N	173, 175	Kendall Lakes	337	671	Developing
O	41, 43	Belcher Dev	1,350	0	Planned
P	129	Future Residential	850	0	Planned
Q	91	Blackwell Tracts	650	0	Planned
R	131, 128	Maple Farms	609	0	Planned
S	125	Evergreen	604	0	Planned
T	115	Avery Crossing	560	0	Planned
U	128, 131, 132, 129	Sharp Dev	525	0	Planned
V	129	Royal Vista	381	0	Planned
W	165	Verona	346	0	Planned
X	109, 110	Lacovia Lakes	325	0	Planned
Y	53	Presidio Residential	310	0	Planned
Z	114	Colony Retreat	300	0	Planned

89.9% of projected additional housing occupancies in AISD in the next decade are single-family.

Largest Single-Family Subdivisions

Ten-Year Projected New Occupancies

Meridiana

+3,087
units by end of projection period

6,472
units at buildout

- Rise Development is actively developing in this 3,000+ acre master-planned community with approximately 6,500 units at build-out.
- Multiple builders offer a full range of home styles and price points, including townhomes and garden homes.

Peachtree

+2,425
units by end of projection period

3,403
units at buildout

- Previously identified in the prior study as the Walton Investments Tract and classified as “Planned,” this mixed-use development has now advanced into active construction, with infrastructure work underway.
- At build-out, the project is expected to deliver more than 3,400 residential units across approximately 1,500 acres.

Creekhaven

+1,938
units by end of projection period

1,949
units at buildout

- The approved Planned Unit Development is entitled to up to 3,000 residential lots. While current plats reflect approximately 2,000 lots, additional adjacent land could be acquired and incorporated into future phases within the existing PUD.
- If expanded, the subdivision's full build-out could extend beyond the current projection period.

Massey Oaks

+1,710
units by end of projection period

2,078
units at buildout

- The Massey Oaks planned development now encompasses nearly 750 acres, including Massey Oaks—built by Meritage Homes and CastleRock Communities—as well as Arcadian Estates, developed by Beazer Homes.
- Collectively, these projects account for nearly 2,100 residential lots.

Caldwell Developments

+1,381
units by end of projection period

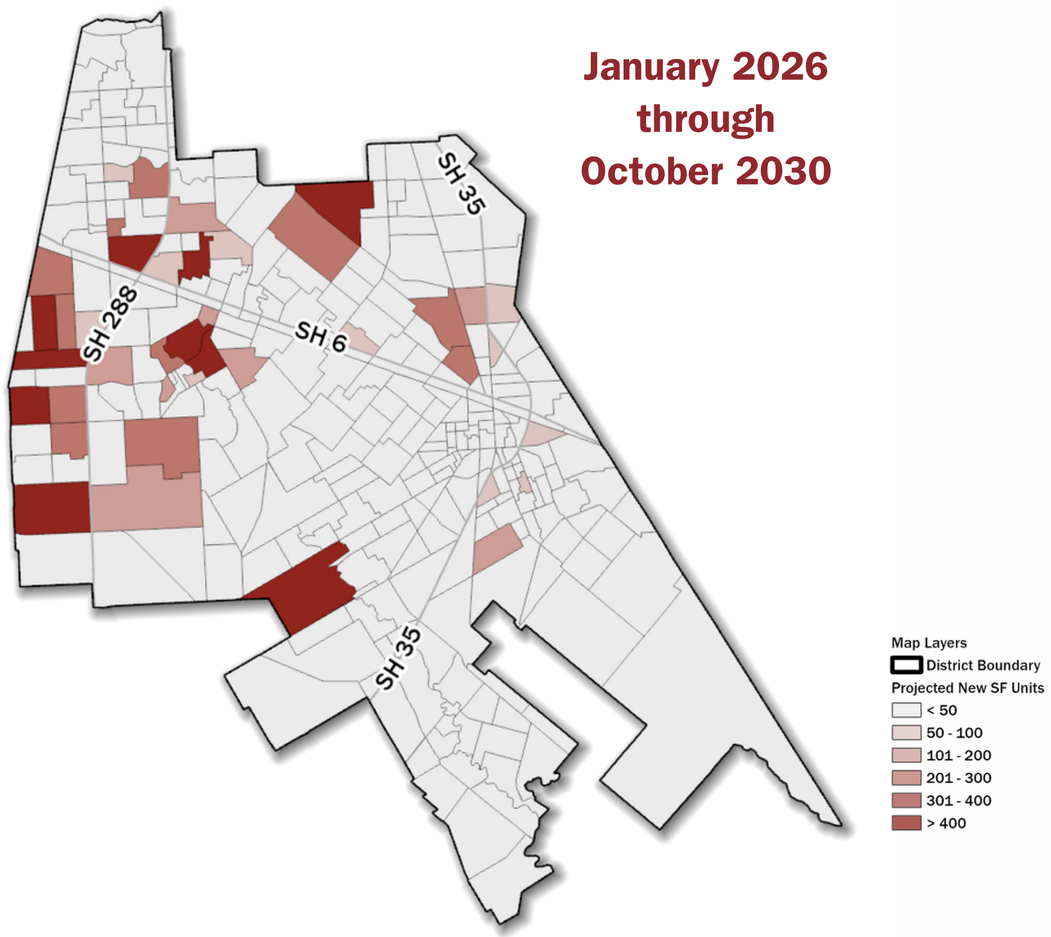
1,554
units at buildout

- Caldwell Lakes and Caldwell Crossing, developed by D.R. Horton, encompass nearly 700 acres and include more than 1,500 residential lots.
- While home construction in Caldwell Lakes has been delayed due to utility infrastructure issues, all units are currently projected to build out within the current projection period.

Single-Family Development Concentration

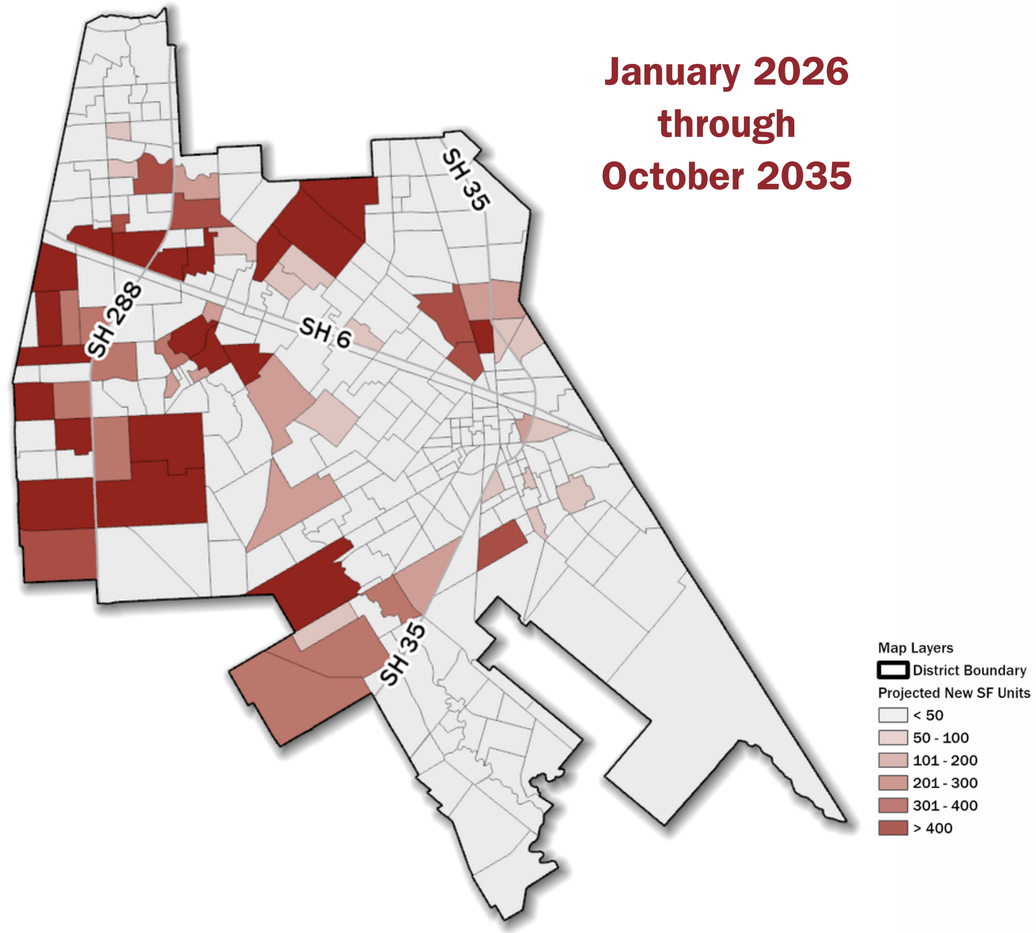
Ten-Year Projected New Occupancies

January 2026 through October 2030



- Single-family growth accelerates early, concentrated in western Alvin ISD.
- Iowa Colony, Manvel, Pearland, and the SH 288 corridor drive new occupancies.

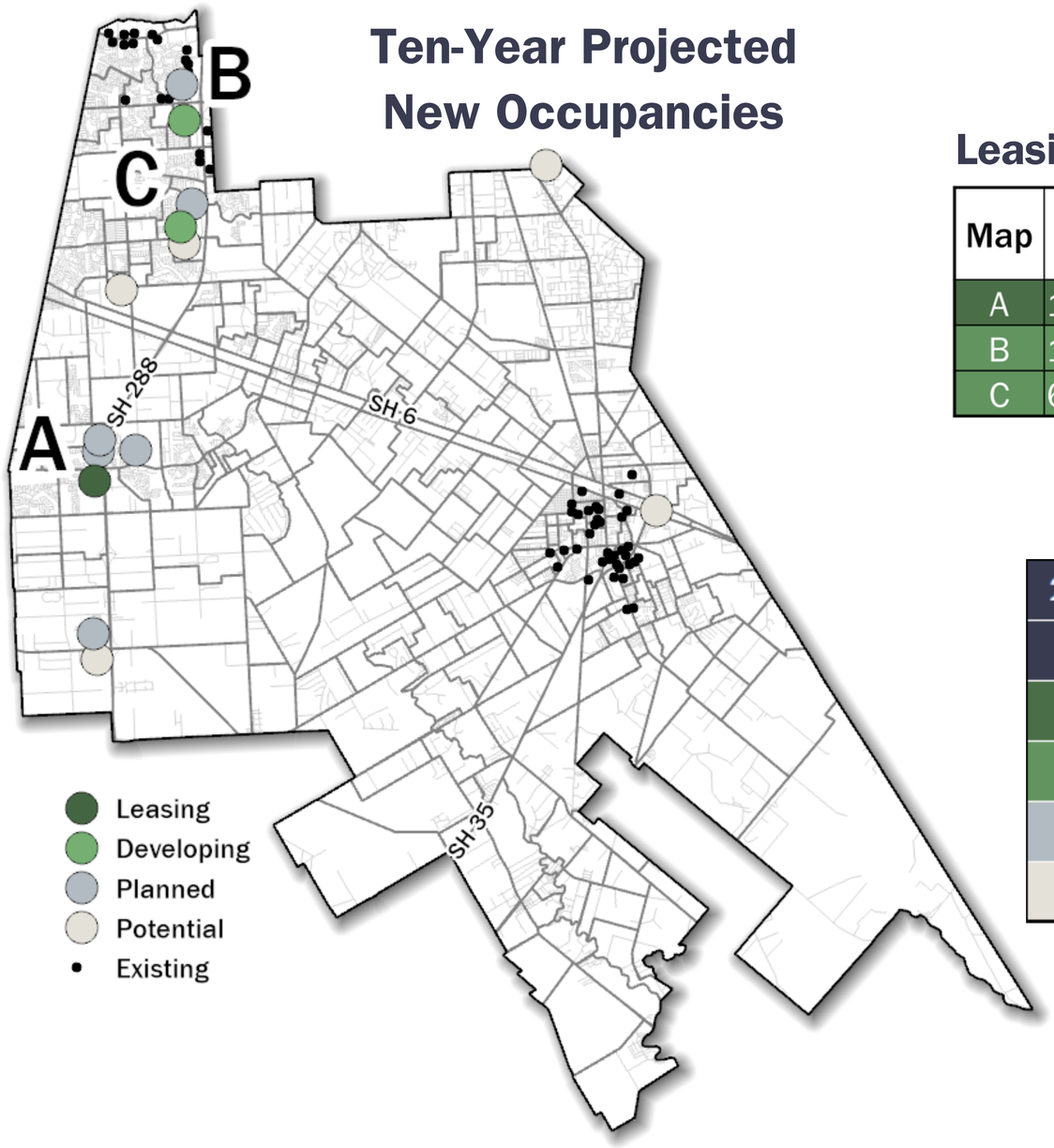
January 2026 through October 2035



- Western areas remain the primary focus of new home occupancies.
- Development expands into central and eastern areas, including Alvin and Liverpool.
- Growth aligns with the Grand Parkway (SH 99) extension.

New Multi-Family Development by Planning Unit

Ten-Year Projected New Occupancies



Leasing Up and Developing Multi-Family Properties

Map	Planning Unit	Development	Units	Status
A	116	Broadstone Sierra Vista	230	Leasing Up
B	14	Pelican	380	Developing
C	66	Pomona Multi-Family	650	Developing

Multi-Family Development Summary

2,385	Multi-Family Occupancies Projected
7.7%	of Projected New Housing
1	Leasing Up
2	Developing
6	Planned
5	Sites Identified as Potential for MF Development

Total Projected New Housing

Over the next decade, Alvin ISD is projected to add approximately 31,000 new housing occupancies, driven primarily by single-family development, which accounts for nearly 90 percent of total growth. Multi-family, manufactured, and age-restricted housing collectively represent a smaller share of new units but contribute to a more diverse housing mix. Annual housing deliveries remain elevated throughout the projection period, supporting sustained enrollment pressure in key growth areas of the District.

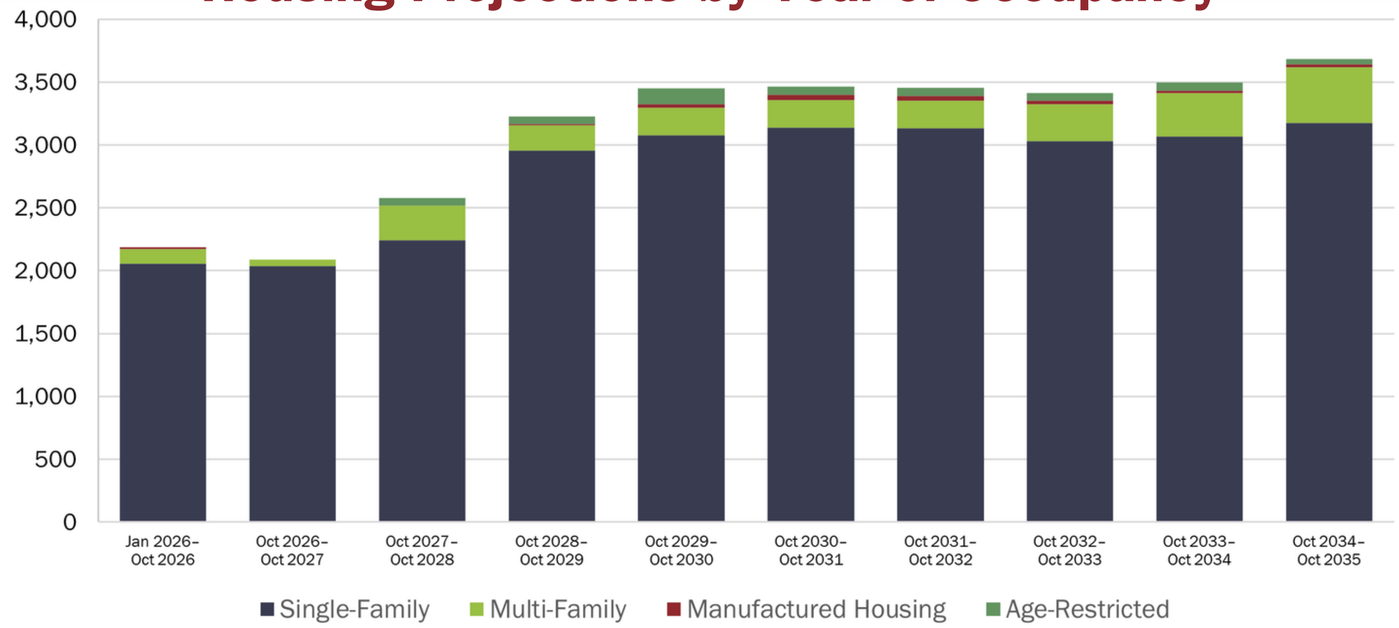
Housing Projections by Housing Type

31,043

Projected Additional Housing Occupancies in the Next Decade

27,908	0	2,385	199	551
Single-Family	Build-To-Rent	Multi-Family	Manufactured Housing	Age-Restricted
89.9% of Total	0% of Total	7.7% of Total	0.6% of Total	1.8% of Total

Housing Projections by Year of Occupancy



Housing Summary

Transportation & Infrastructure

- The Grand Parkway (SH 99) extension is the primary catalyst shaping the timing and direction of future development.
- Near-term growth remains focused along the SH 288 corridor, with expansion south and east as Grand Parkway access advances.

Land Availability

- Large, contiguous tracts of developable land remain, particularly in the central and southern portions of the District.
- Peachtree (formerly the Walton Investments tracts) has entered infrastructure construction and will add 3,400+ lots at build-out.

Sustained Growth & Housing Mix

- Alvin ISD remains in a high-growth phase, supported by strong market demand and family-oriented development.
- As the market matures, alternative residential products are expected to account for a larger share of total occupancies.

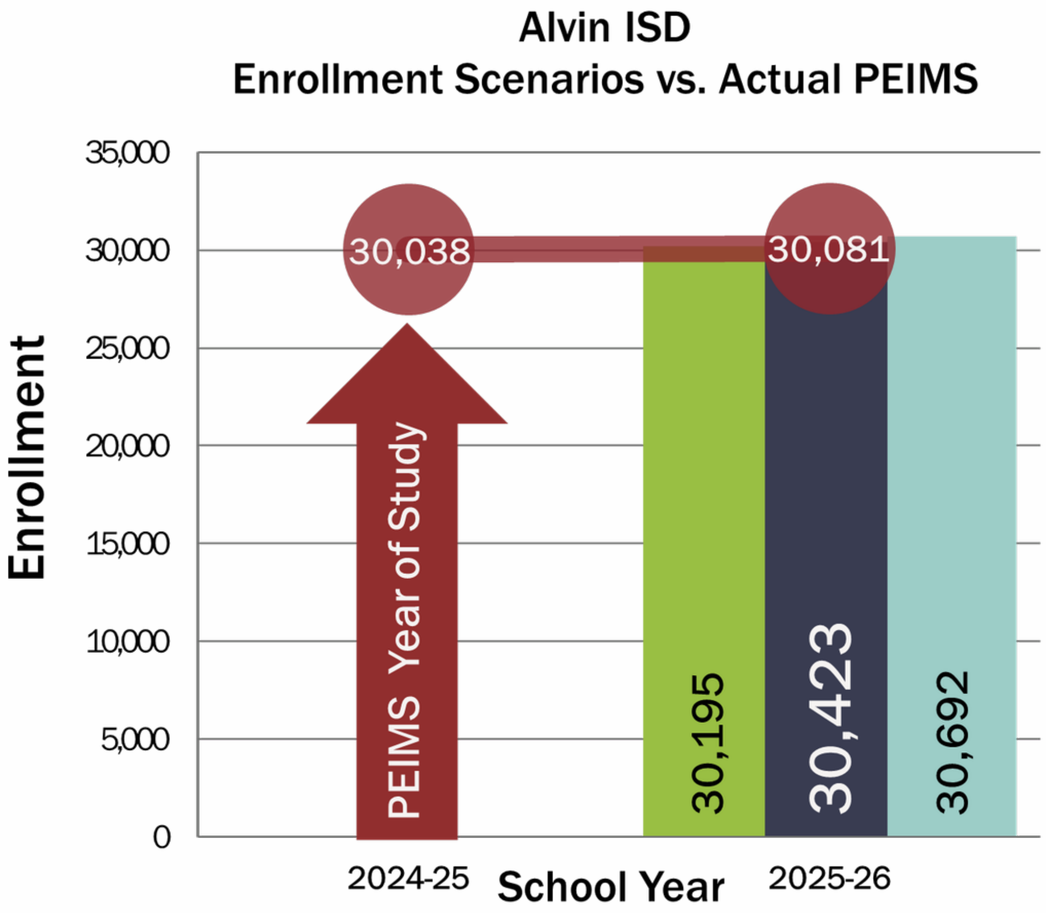
Demographic Study Components

- Demographic Trends
- Past & Current Students
- Economy and Housing
- **Student Projections**





Changes Since the Previous Study



New Housing

- Enrollment is slightly below prior projections this year, which modestly dampens future growth; however, accelerated housing activity and newly advancing developments have offset much of this impact.
- Planned residential growth remains concentrated in Iowa Colony and Manvel, though activity in the City of Alvin has increased, with projects such as Peachtree moving forward more definitively.

Established Neighborhoods

- Established neighborhoods continue to generate fewer students over time, with homes built before 2016 serving fewer AISD students than in recent years.

Students per Home

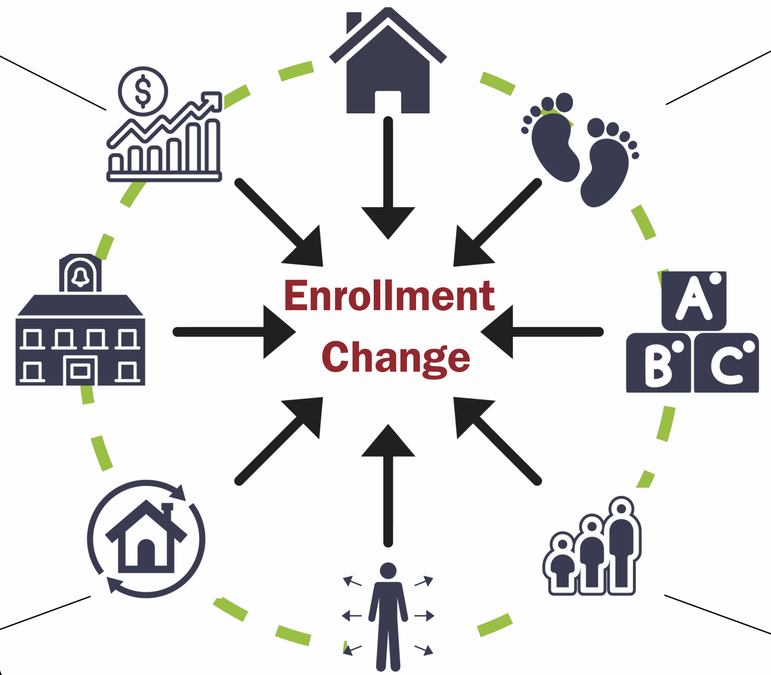
- While housing starts came in slightly below expectations, newly occupied homes are yielding more students than anticipated, partially mitigating the slower pace of construction.
- Overall, student density is gradually declining, though newer developments are trending toward younger families, as reflected in increasing elementary student ratios.

AEOs

- Additional school choice options are emerging, including a newly planned BASIS campus and two Harmony campuses, all of which could open within the next few years and modestly influence future enrollment patterns.

Sources: Texas Education Agency (TEA); PASA 2024–25 Demographic Study

Student Projection Factors



New Housing Construction

Primary driver of student enrollment growth, as new neighborhoods and housing expansion bring in the majority of new families and students to a district.

Economic Drivers

Local economic conditions, such as job growth, housing affordability, and major employer activity, drive the majority of enrollment change by influencing family migration patterns and overall student population growth.

Births

Local birth patterns are a key driver of future student enrollment, as the number of births directly influences the size of incoming kindergarten classes and shapes long-term growth in early grade levels.

Alternative Educational Opportunities (AEOs)

Availability and expansion of charter schools, private schools, virtual academies, and other non-traditional options drive the majority of enrollment change by influencing whether families choose district schools or pursue outside alternatives.

Kindergarten Class Size

Kindergarten enrollment serves as a leading indicator of future student population trends, with the size of each incoming class driving long-term growth patterns across grade levels.

Regeneration of Established Neighborhoods

Neighborhood turnover, as older households move out and younger families move in, can drive enrollment change by increasing student populations in previously stable or declining areas.

In & Out Migration

Local patterns of families moving into or out of a district drive enrollment change, as shifts in migration directly impact student population growth or decline across all grade levels.

Aging of the Student Population

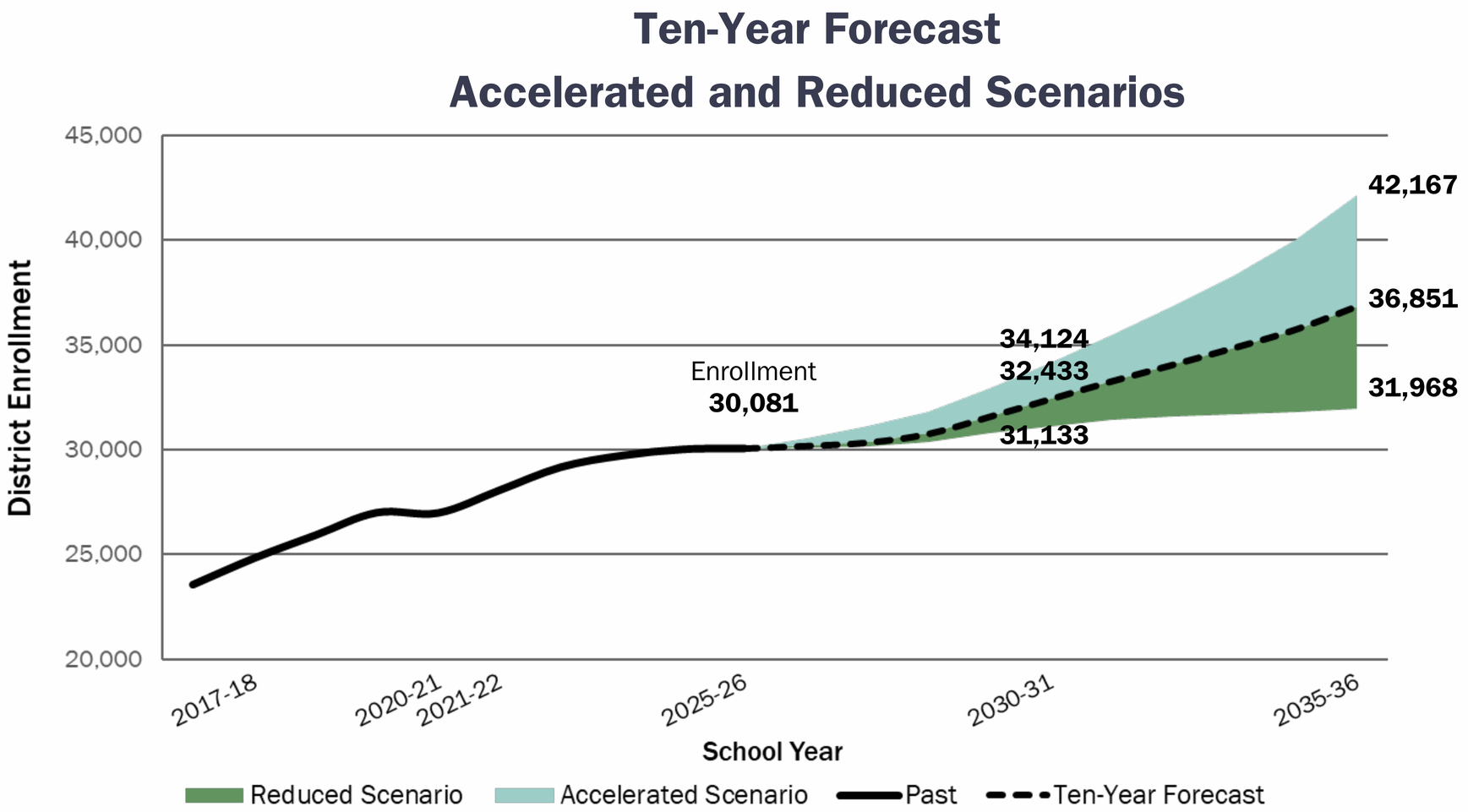
The local progression of larger or smaller student cohorts through grade levels drives enrollment change, as graduating classes are replaced by incoming cohorts of different sizes.

Alvin ISD Enrollment Forecast

Every year starts with a clean slate – not impacted by the previous year's accuracy.

The Ten-Year Forecast represents the most likely scenario based on the best information available at the time of the study.

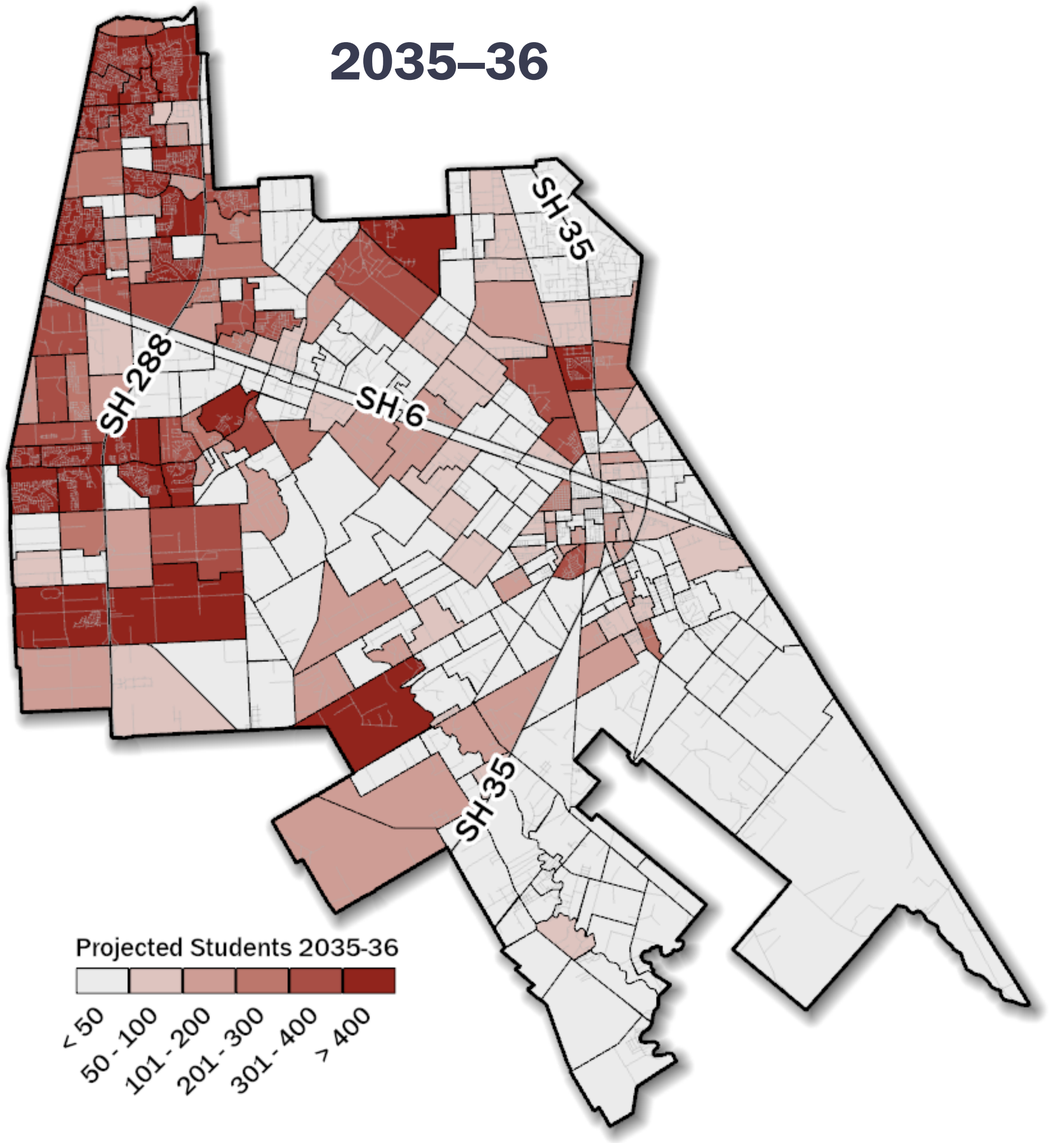
Accelerated and Reduced Scenarios are also feasible, assuming changing circumstances.



The Accelerated and Reduced Enrollment Scenarios account for potential changes in factors affecting enrollment, such as fluctuations in mortgage rates, housing construction, new charter school plans, the number of births, and resulting kindergarten class sizes.

Sources: Texas Education Agency (TEA);
PASA 2025–26 Demographic Study

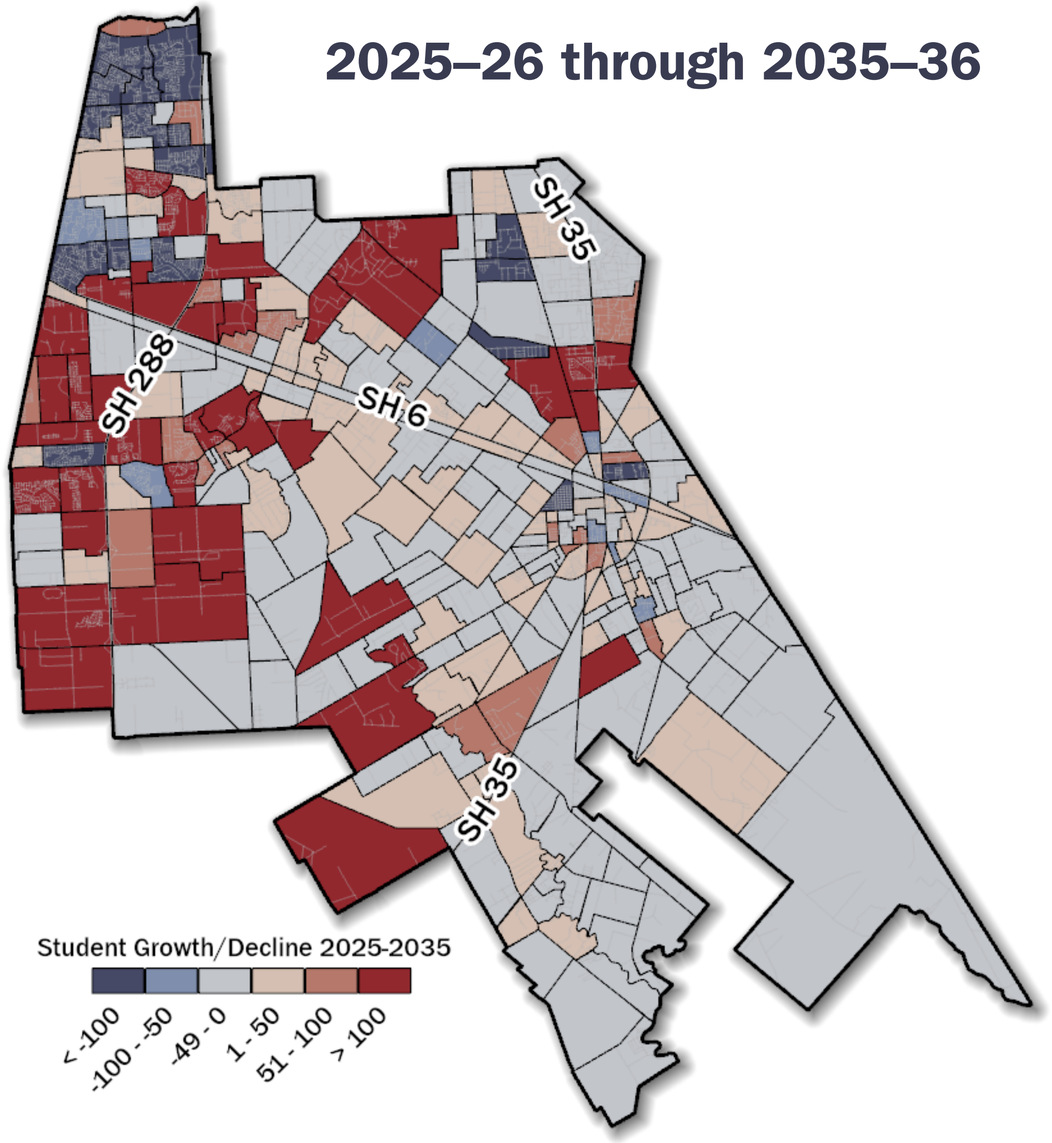
Projected EE-12th Grade Resident Students by Planning Unit



The adjacent map illustrates the projected number of resident students by Planning Unit for the 2035–36 school year. Each polygon represents a distinct Planning Unit, with the corresponding shading indicating the anticipated student population within that Planning Unit. The darker the shading, the more students who are projected to live there in 2035–36.

Projected Change EE-12th Grade Resident Students by Planning Unit

2025–26 through 2035–36



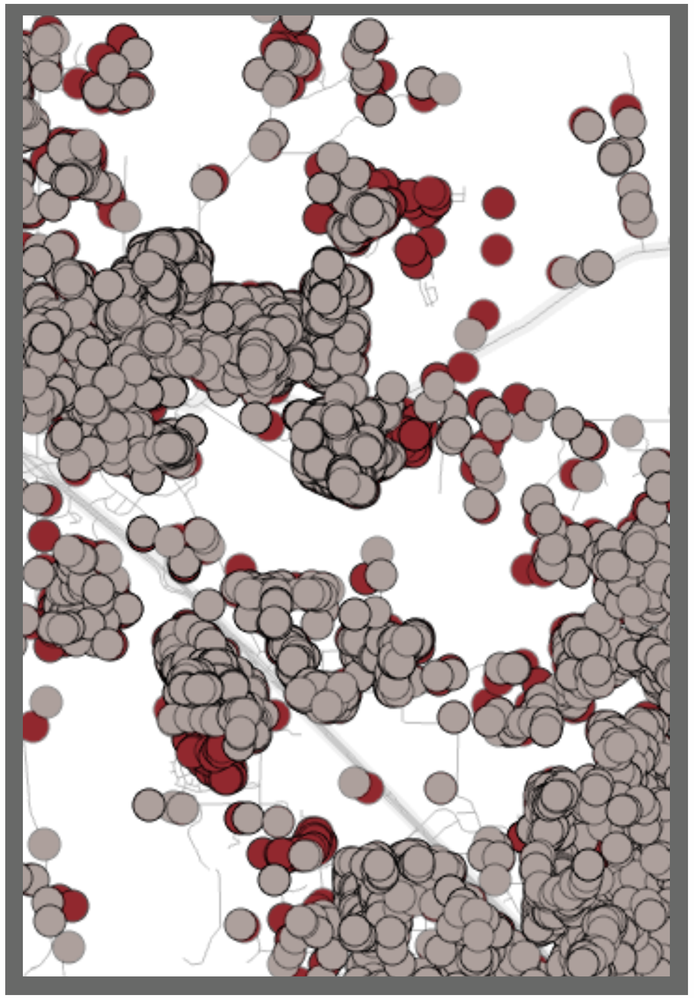
The adjacent map illustrates the projected change in the number of students by Planning Unit between the current school year and the 2035–36 school year. Each polygon represents a distinct Planning Unit, with the corresponding shading indicating the anticipated degree of change in student population within that Planning Unit. The darker the red, the greater the growth; the darker the blue, the greater the decline.

Resident Students vs. Enrolled Students

Resident Students

Where students live

(Geocoded Students)



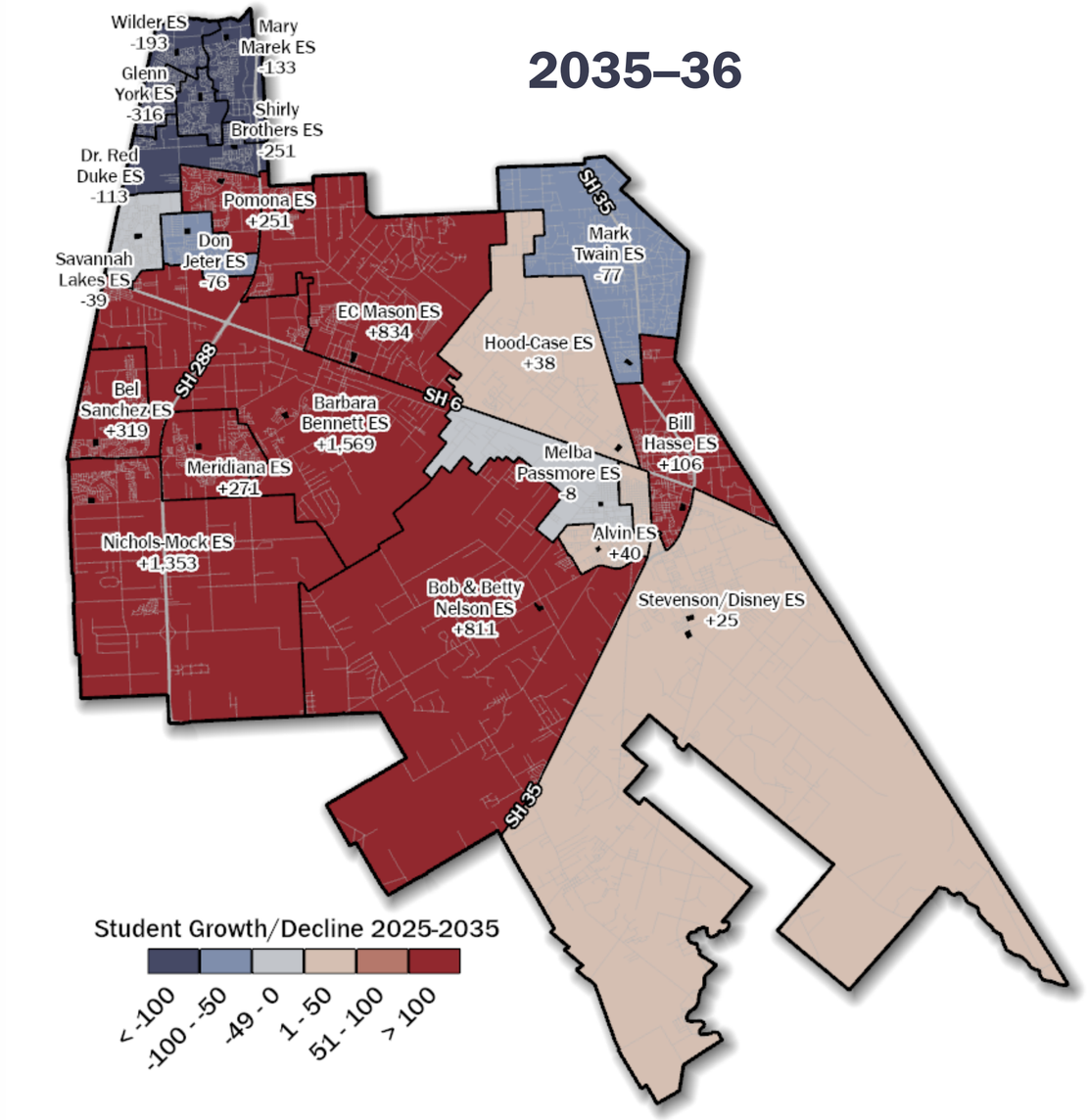
Enrolled Students

Where students attend school

(Geocoded Students +/– Transfers)

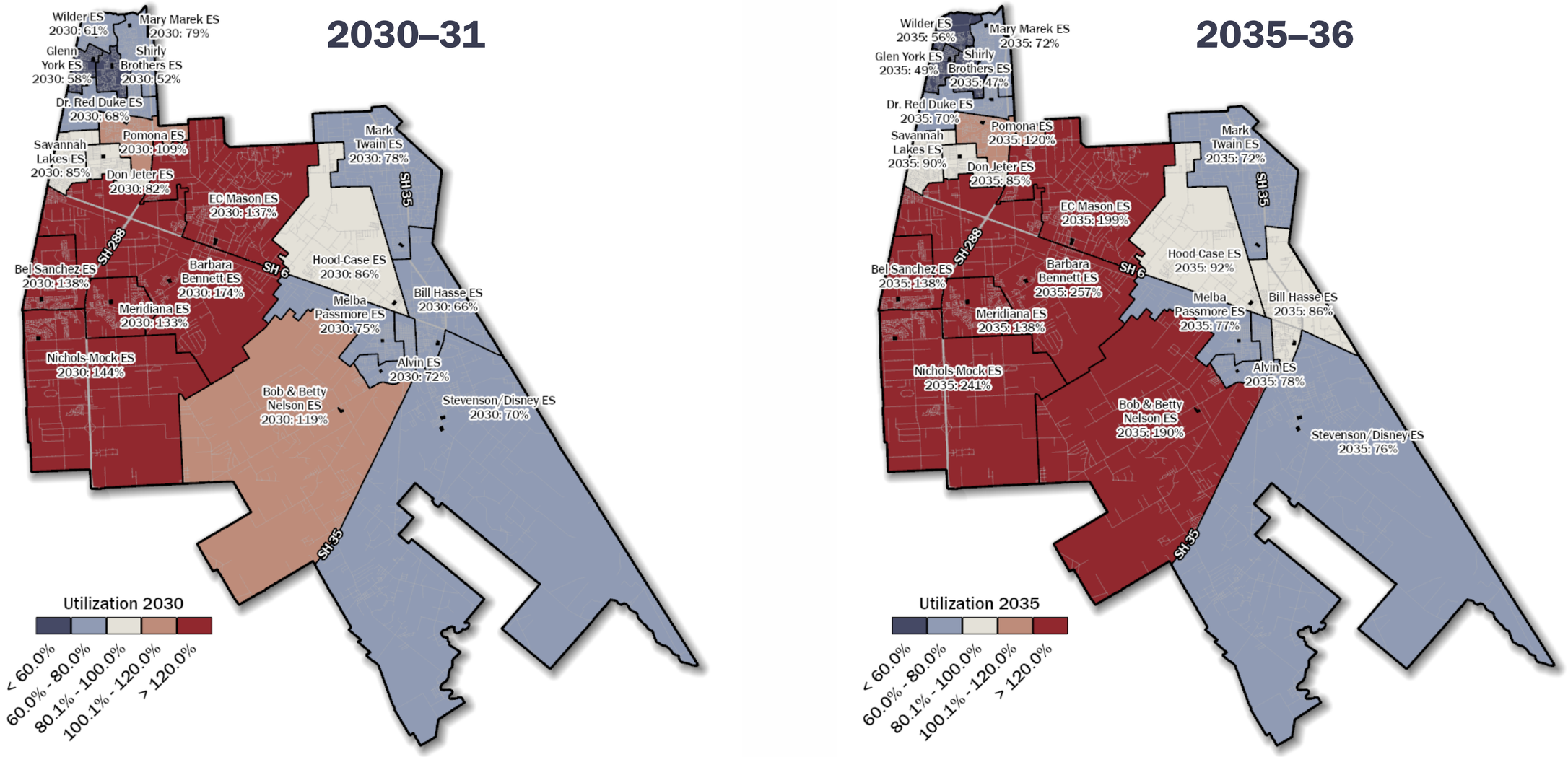


Projected Change in Resident Students by Elementary School Attendance Zone



The 2025–26 elementary attendance zones are labeled with the name of the school, followed by the projected gain or loss in resident students living in each zone over the next ten years. Zones are color-coded based on projected enrollment growth or decline between now and 2035–36, with shades of red indicating growth and shades of blue indicating decline.

Projected Utilization by Elementary School Campus



The 2025–26 elementary attendance zones display projected school utilization* for 2030–31 and 2035–36, with zones color-coded by utilization level (from dark red indicating >120% to dark blue indicating <60%).

*Utilization is projected student enrollment in 2030-31 and 2035-36 (projected residents +/- current transfers) divided by current capacity of the school.

Projected Enrollment and Utilization by Elementary School Campuses

PASA Demographic Study - 2025–26 - Alvin ISD
Projected Enrollment - EE–5th Grade Students*

Elementary Schools	Capacity	Enrollment / Utilization	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Alvin ES	800	Enrollment	583	570	550	562	563	574	592	603	614	620	623
		Utilization	73%	71%	69%	70%	70%	72%	74%	75%	77%	78%	78%
Barbara Bennett ES	800	Enrollment	485	605	756	938	1,163	1,391	1,579	1,750	1,871	1,975	2,054
		Utilization	61%	76%	95%	117%	145%	174%	197%	219%	234%	247%	257%
Shirly Brothers ES	800	Enrollment	627	571	495	457	434	418	408	402	395	385	376
		Utilization	78%	71%	62%	57%	54%	52%	51%	50%	49%	48%	47%
Dr. Red Duke ES	800	Enrollment	674	641	596	581	563	547	550	556	564	565	561
		Utilization	84%	80%	75%	73%	70%	68%	69%	70%	71%	71%	70%
Bill Hasse ES	800	Enrollment	582	534	528	514	504	527	559	608	646	665	688
		Utilization	73%	67%	66%	64%	63%	66%	70%	76%	81%	83%	86%
Hood-Case ES	750	Enrollment	652	618	577	588	622	646	690	704	702	696	690
		Utilization	87%	82%	77%	78%	83%	86%	92%	94%	94%	93%	92%
Don Jeter ES	800	Enrollment	752	718	678	655	648	656	667	682	687	685	676
		Utilization	94%	90%	85%	82%	81%	82%	83%	85%	86%	86%	85%
Mary Marek ES	800	Enrollment	711	694	672	651	641	635	618	608	599	588	578
		Utilization	89%	87%	84%	81%	80%	79%	77%	76%	75%	74%	72%
EC Mason ES	800	Enrollment	754	792	836	897	998	1,098	1,193	1,293	1,382	1,477	1,588
		Utilization	94%	99%	105%	112%	125%	137%	149%	162%	173%	185%	199%
Meridiana ES	800	Enrollment	835	860	898	953	1,003	1,063	1,109	1,128	1,136	1,120	1,106
		Utilization	104%	108%	112%	119%	125%	133%	139%	141%	142%	140%	138%

Below 60%	60% to 79%	80% to 100%	101% to 120%	Above 120%
Underutilized	Moderately Utilized	Optimal Utilization	Elevated Utilization	Critically Overutilized

*Projected Enrollment = resident students +/- transfers.

Projected Enrollment and Utilization by Elementary School Campuses

PASA POPULATION & SURVEY ANALYSTS

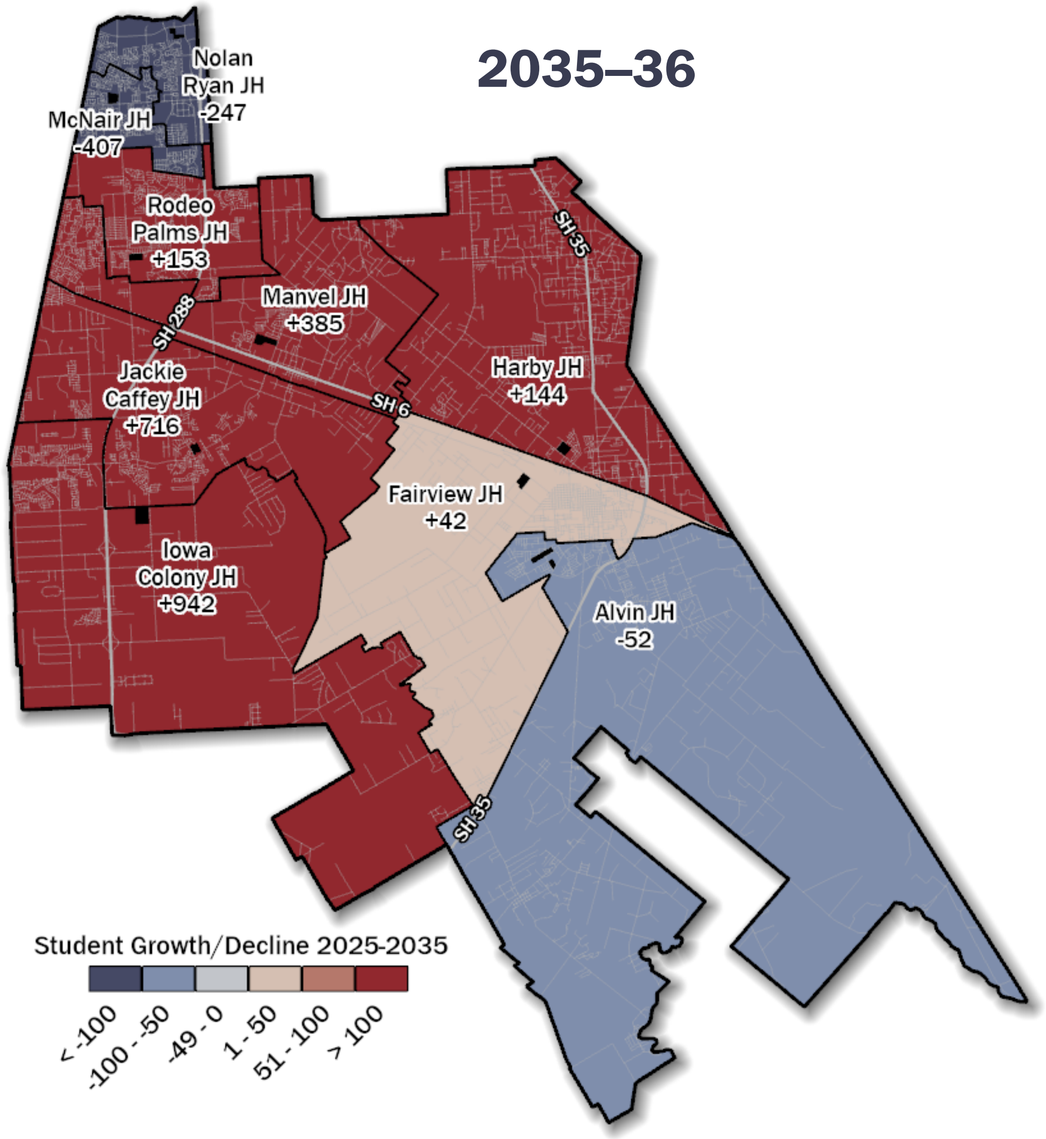
PASA Demographic Study - 2025–26 - Alvin ISD
Projected Enrollment - EE–5th Grade Students*

Elementary Schools	Capacity	Enrollment / Utilization	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Bob & Betty Nelson ES	800	Enrollment	710	689	721	788	860	948	1,030	1,117	1,219	1,349	1,521
		Utilization	89%	86%	90%	99%	108%	119%	129%	140%	152%	169%	190%
Nichols-Mock ES	800	Enrollment	574	672	771	874	998	1,149	1,322	1,493	1,671	1,804	1,927
		Utilization	72%	84%	96%	109%	125%	144%	165%	187%	209%	226%	241%
Melba Passmore ES	750	Enrollment	582	576	565	563	562	563	570	575	579	578	574
		Utilization	78%	77%	75%	75%	75%	75%	76%	77%	77%	77%	77%
Pomona ES	800	Enrollment	711	760	788	809	840	870	907	943	957	966	962
		Utilization	89%	95%	99%	101%	105%	109%	113%	118%	120%	121%	120%
Bel Sanchez ES	800	Enrollment	780	841	916	1,008	1,078	1,106	1,122	1,135	1,134	1,115	1,099
		Utilization	98%	105%	115%	126%	135%	138%	140%	142%	142%	139%	137%
Savannah Lakes ES	800	Enrollment	759	744	690	690	696	676	704	727	743	730	720
		Utilization	95%	93%	86%	86%	87%	85%	88%	91%	93%	91%	90%
Stevenson/Disney ES	1,185	Enrollment	878	842	816	796	815	834	861	889	895	900	903
		Utilization	74%	71%	69%	67%	69%	70%	73%	75%	76%	76%	76%
Mark Twain ES	800	Enrollment	651	632	629	611	616	622	609	598	591	584	574
		Utilization	81%	79%	79%	76%	77%	78%	76%	75%	74%	73%	72%
Wilder ES	800	Enrollment	638	608	566	515	503	484	474	469	464	456	445
		Utilization	80%	76%	71%	64%	63%	61%	59%	59%	58%	57%	56%
Glenn York ES	800	Enrollment	711	676	605	529	488	465	447	439	432	411	395
		Utilization	89%	85%	76%	66%	61%	58%	56%	55%	54%	51%	49%
Projected Elementary School Total			13,649	13,643	13,653	13,979	14,595	15,272	16,011	16,719	17,281	17,669	18,060

Below 60%	60% to 79%	80% to 100%	101% to 120%	Above 120%
Underutilized	Moderately Utilized	Optimal Utilization	Elevated Utilization	Critically Overutilized

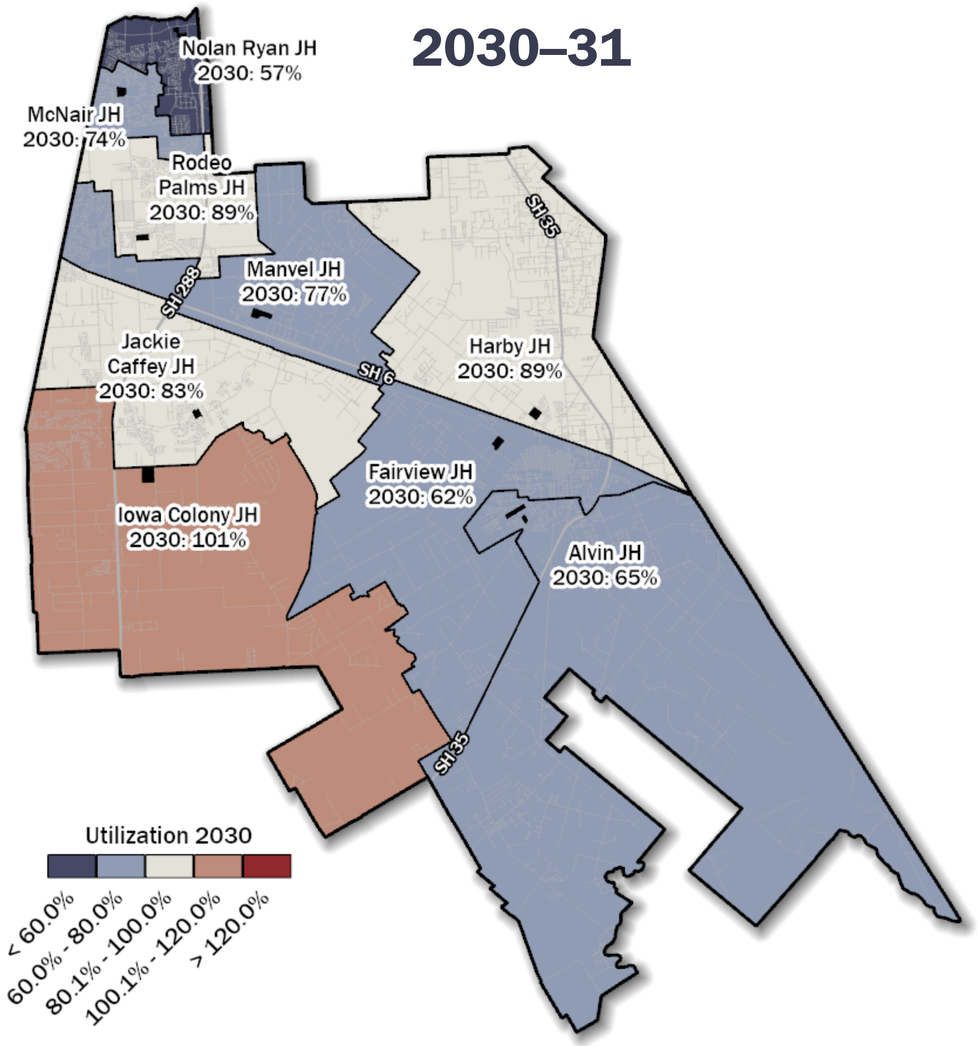
*Projected Enrollment = resident students +/- transfers.

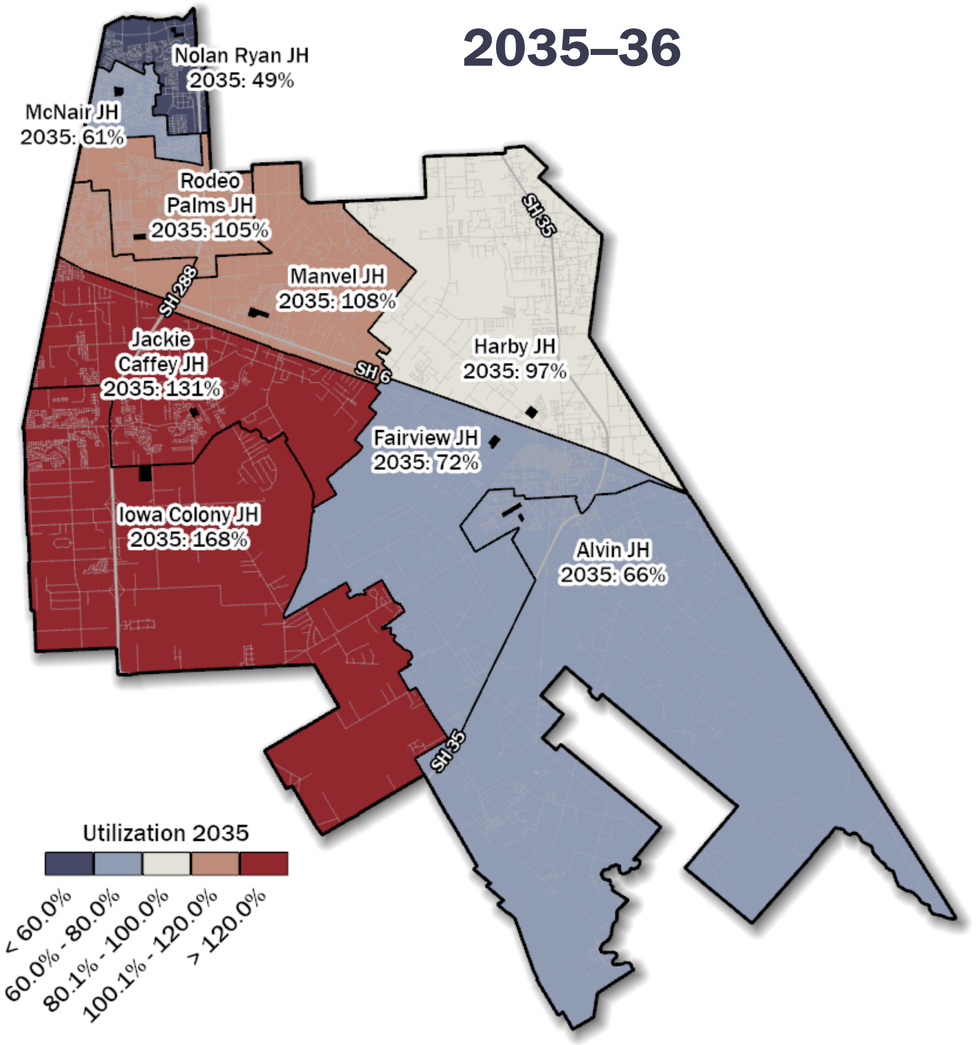
Projected Change in Resident Students by Junior High School Attendance Zone



The 2025–26 junior high attendance zones are labeled with the name of the school, followed by the projected gain or loss in resident students living in each zone over the next ten years. Zones are color-coded based on projected enrollment growth or decline between now and 2035–36, with shades of red indicating growth and shades of blue indicating decline.

Projected Utilization by Junior High School Campus





The 2025–26 junior high attendance zones display projected school utilization* for 2030–31 and 2035–36, with zones color-coded by utilization level (from dark red indicating >120% to dark blue indicating <60%).

*Utilization is projected student enrollment in 2030-31 and 2035-36 (projected residents +/- current transfers) divided by current capacity of the school.

Projected Enrollment and Utilization by Junior High School Campuses

PASA POPULATION & SURVEY ANALYSTS

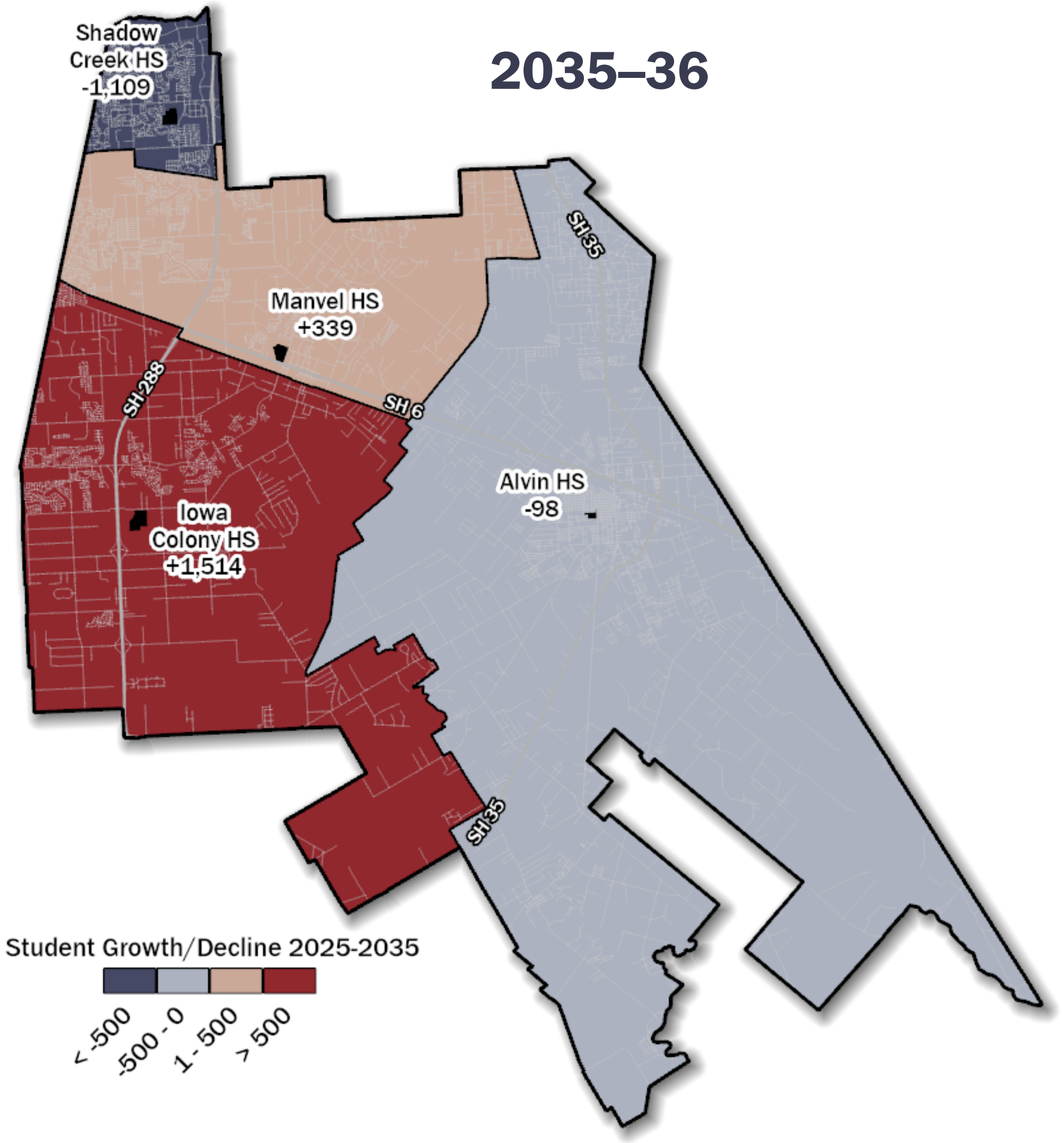
PASA Demographic Study - 2025–26 - Alvin ISD
Projected Enrollment - 6th– 8th Grade Students*

Junior High Schools	Capacity	Enrollment / Utilization	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Alvin JH	1,000	Enrollment	710	721	723	715	678	649	618	622	626	643	658
		Utilization	71%	72%	72%	72%	68%	65%	62%	62%	63%	64%	66%
Jackie Caffey JH	1,000	Enrollment	593	680	756	774	805	828	921	999	1,112	1,226	1,309
		Utilization	59%	68%	76%	77%	81%	83%	92%	100%	111%	123%	131%
Fairview JH	1,000	Enrollment	675	707	714	704	650	626	624	638	650	682	717
		Utilization	68%	71%	71%	70%	65%	63%	62%	64%	65%	68%	72%
Harby JH	1,000	Enrollment	824	847	871	885	875	886	873	885	899	937	968
		Utilization	82%	85%	87%	89%	88%	89%	87%	89%	90%	94%	97%
Iowa Colony JH	1,000	Enrollment	739	807	856	873	931	1,012	1,096	1,186	1,320	1,505	1,681
		Utilization	74%	81%	86%	87%	93%	101%	110%	119%	132%	151%	168%
Manvel JH	1,000	Enrollment	692	680	728	736	753	769	788	834	862	967	1,077
		Utilization	69%	68%	73%	74%	75%	77%	79%	83%	86%	97%	108%
McNair JH	1,000	Enrollment	1,015	983	978	908	848	740	661	588	563	581	608
		Utilization	102%	98%	98%	91%	85%	74%	66%	59%	56%	58%	61%
Rodeo Palms JH	1,000	Enrollment	896	932	927	889	886	884	885	869	899	961	1,049
		Utilization	90%	93%	93%	89%	89%	88%	89%	87%	90%	96%	105%
Nolan Ryan JH	1,000	Enrollment	737	691	664	661	613	569	507	493	490	488	490
		Utilization	74%	69%	66%	66%	61%	57%	51%	49%	49%	49%	49%
Adapt		Enrollment	22	22	22	22	22	22	22	22	22	22	22
Projected Junior High School Total			6,903	7,070	7,239	7,167	7,061	6,985	6,995	7,136	7,443	8,012	8,579

Below 60%	60% to 79%	80% to 100%	101% to 120%	Above 120%
Underutilized	Moderately Utilized	Optimal Utilization	Elevated Utilization	Critically Overutilized

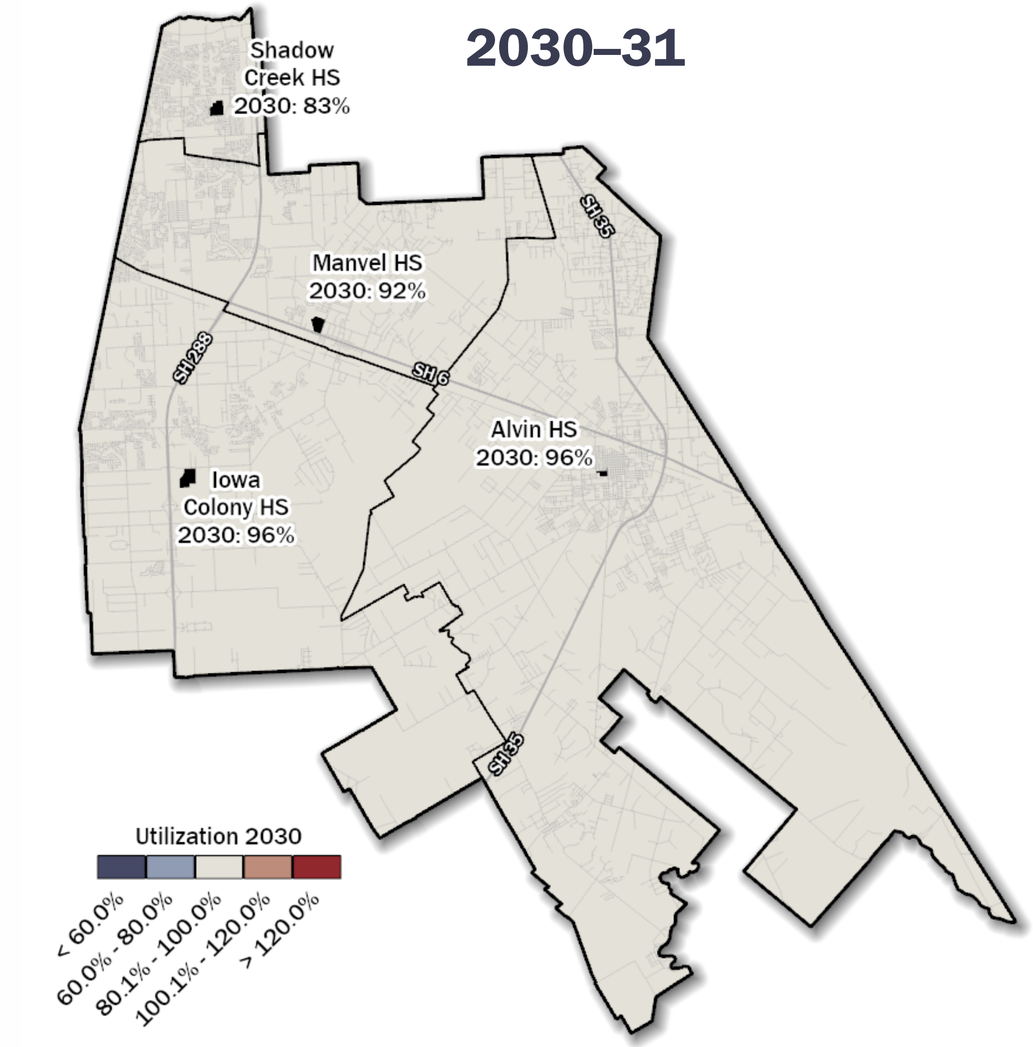
*Projected Enrollment = resident students +/- transfers.

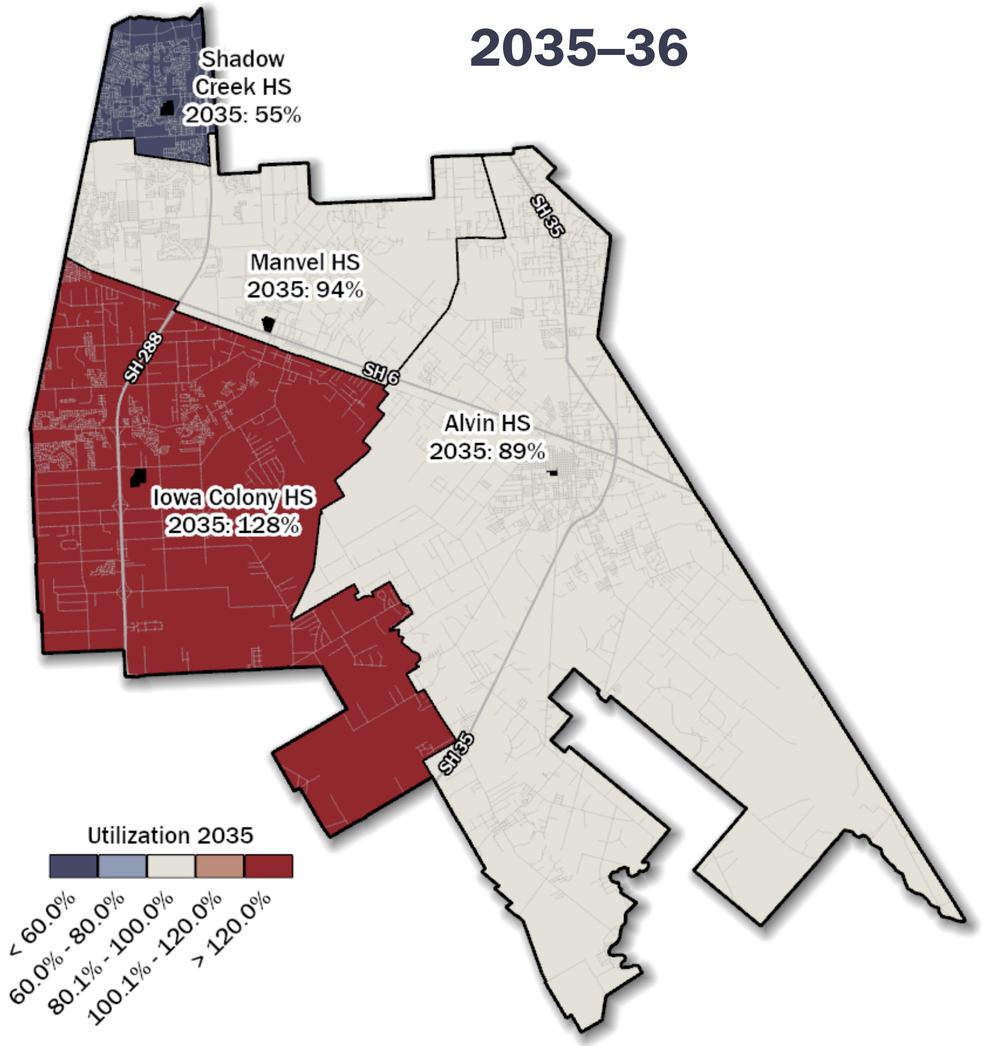
Projected Change in Resident Students by High School Attendance Zone



The 2025–26 high school attendance zones are labeled with the name of the school, followed by the projected gain or loss in resident students living in each zone over the next ten years. Zones are color-coded based on projected enrollment growth or decline between now and 2035–36, with shades of red indicating growth and shades of blue indicating decline.

Projected Utilization by High School Campus





The 2025–26 high school attendance zones display projected school utilization* for 2030–31 and 2035–36, with zones color-coded by utilization level (from dark red indicating >120% to dark blue indicating <60%).

*Utilization is projected student enrollment in 2030-31 and 2035-36 (projected residents +/- current transfers) divided by current capacity of the school.

Projected Enrollment and Utilization by High School Campuses

PASA POPULATION & SURVEY ANALYSTS

PASA Demographic Study - 2025–26 - Alvin ISD
Projected Enrollment - 9th– 12th Grade Students*

High Schools	Capacity	Enrollment / Utilization	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Alvin HS	2,840	Enrollment	2,665	2,603	2,567	2,550	2,681	2,700	2,703	2,647	2,548	2,485	2,473
		Utilization	96%	93%	91%	90%	95%	95%	95%	93%	88%	86%	85%
Iowa Colony HS	2,500	Enrollment	1,860	1,948	2,010	2,155	2,359	2,535	2,674	2,820	2,926	3,103	3,363
		Utilization	70%	74%	76%	82%	89%	96%	102%	107%	111%	118%	128%
Manvel HS	2,500	Enrollment	2,237	2,206	2,246	2,319	2,397	2,487	2,502	2,505	2,560	2,527	2,564
		Utilization	84%	83%	84%	86%	89%	93%	93%	93%	94%	93%	94%
Shadow Creek HS	2,500	Enrollment	2,611	2,540	2,434	2,371	2,234	2,167	2,083	1,927	1,804	1,633	1,494
		Utilization	101%	98%	94%	91%	85%	83%	79%	73%	67%	60%	55%
Rise Academy	300	Enrollment	126	126	145	167	192	220	250	250	250	250	250
		Utilization	40%	40%	46%	53%	61%	70%	80%	80%	80%	80%	80%
JB Hensler (in 3 shifts)	1,000	Enrollment	1,415	1,486	1,560	1,638	1,720	1,806	1,896	1,991	2,091	2,195	2,305
		Utilization	47%	50%	52%	55%	57%	60%	63%	66%	70%	73%	77%
Adapt/JJAEP		Enrollment	67	67	67	67	67	67	67	67	67	67	67
Projected High School Total			9,566	9,490	9,469	9,628	9,929	10,176	10,280	10,217	10,156	10,066	10,212

Footnotes:

Participation in JB Hensler is projected to grow 5% annually, and Rise Academy is projected to grow to 250 students, based on District initiatives. These additional students are projected to be pulled from the traditional high schools in the same proportions as current JBH and Rise students.

All other transfer patterns in 2025-26 (other than JBH and Rise) are assumed to remain equivalent in future years.

The number of students spending part of the day at JB Hensler is shown for each high school. These students are fully counted in the projected enrollment for each traditional high school. However, because they spend 2/3 of the day at the traditional high school, 2/3 of these students are counted toward Percent Utilization of the traditional high school.

Below 60%	60% to 79%	80% to 100%	101% to 120%	Above 120%
Underutilized	Moderately Utilized	Optimal Utilization	Elevated Utilization	Critically Overutilized

*Projected Enrollment = resident students +/- transfers.

Demographic Study Key Findings

Aging Student Population	About a decade ago, Alvin ISD experienced larger elementary cohorts, which have since progressed into the high school grades. As these cohorts graduate in the coming years and are replaced by comparatively smaller kindergarten classes, overall enrollment growth is expected to moderate.
Students from New Housing	New housing construction continues to drive the vast majority of enrollment growth, with recently emerging development plans in the City of Alvin adding to this momentum. By the end of the projection period, new housing could contribute up to approximately 1,400 students annually to Alvin ISD.
Birth Trends	Births began trending upward four years ago and are expected to result in larger PK and kindergarten cohorts in the coming years.
Kindergarten Enrollment	In recent years, kindergarten class sizes have generally tracked birth cohorts from five years prior, supplemented by a notable level of in-migration among pre-school-aged children.
Alternative Educational Opportunities (AEOs)	Alvin ISD currently retains the majority of its student population, with relatively limited loss to charter and private schools; however, three new charter campuses, planned to open near Alvin ISD in the coming years, could temper enrollment growth.



QUESTIONS?

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