Demographers Spring 2025-2026 Report

Zonda
Demographics

Coppell Independent School District

Mobility and Housing Report

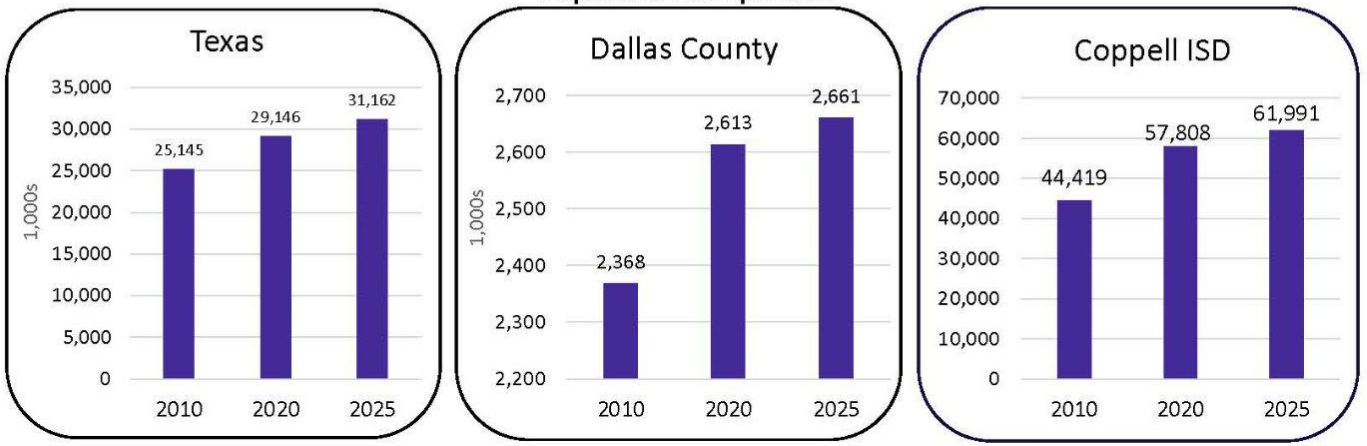
April 2026

District Demographic Snapshot

Demographics

Zonda Demographics

Population Comparison



Population by Generation

1.7% Greatest Gen: Born 1945/Earlier	13.3% Baby Boomer: Born 1946 to 1964	23.4% Generation X: Born 1965 to 1980
24.9% Millennial: Born 1981 to 1998	26.7% Generation Z: Born 1999 to 2016	10.1% Alpha: 2017 to Present

Commuters

Approx.
33.4%
Spend 5+ hours commuting to and from work per week

*62% Drive Alone to Work

Age/Income

Median Age: 37.8

Median Household Income: $150,163

Wealth Index

180 Wealth Index

93 Housing Affordability

73 Diversity Index

Education

2.9% No High School Diploma	8.2% High School Graduate	14.7% Some College/ Associate's Degree	74.3% Bachelor's/Grad/ Prof Degree

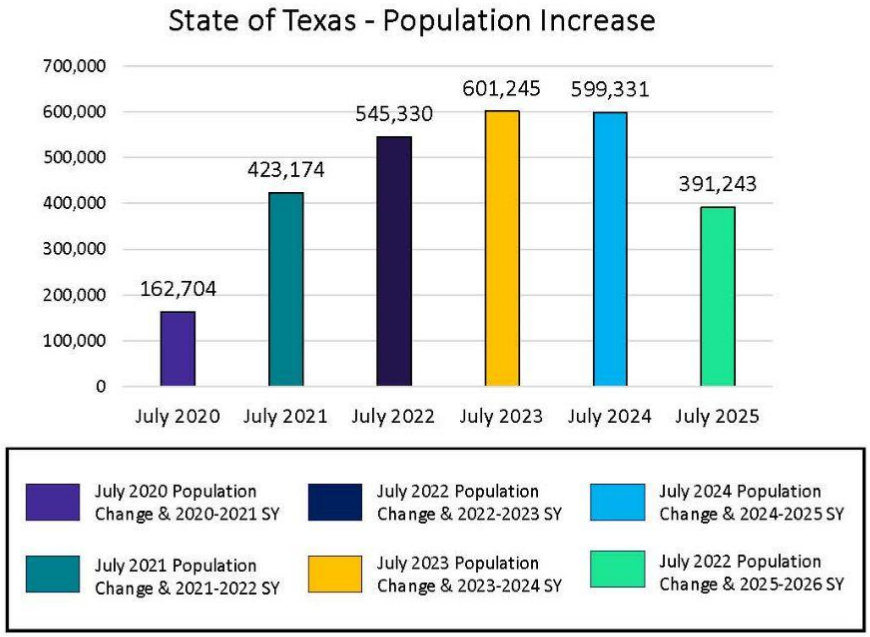
Source: This infographic information contains data provided by Esri (2024), Esri-U.S. BLS (2024), ACS (2018-2022).

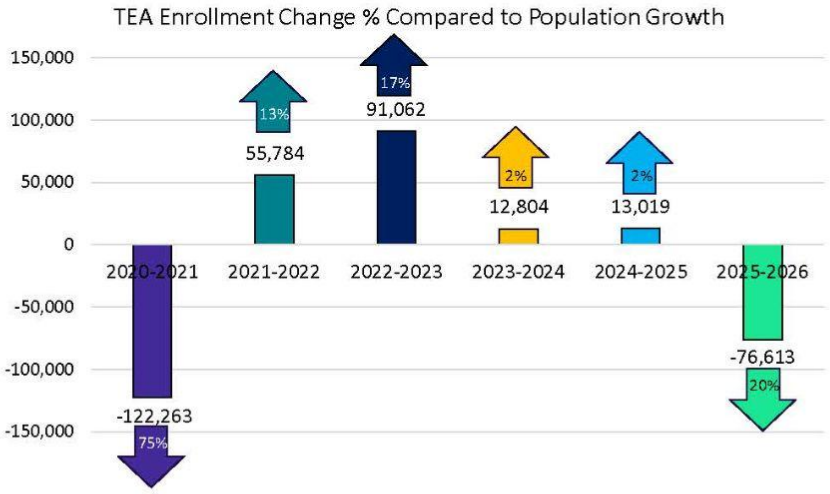
Regional Enrollment Changes
Student Mobility Report

Zonda Demographics

How did the population increase in the State of Texas impact the Public & Charter School Enrollment numbers the last 6 years?

Census Year	Population Increase	School Year	Public & Charter State Enrollment Change
July 2020	162,704	2020-2021	-122,263
July 2021	423,174	2021-2022	55,784
July 2022	545,330	2022-2023	91,062
July 2023	601,245	2023-2024	12,804
July 2024	599,331	2024-2025	13,019
July 2025	391,243	2025-2026	-76,613



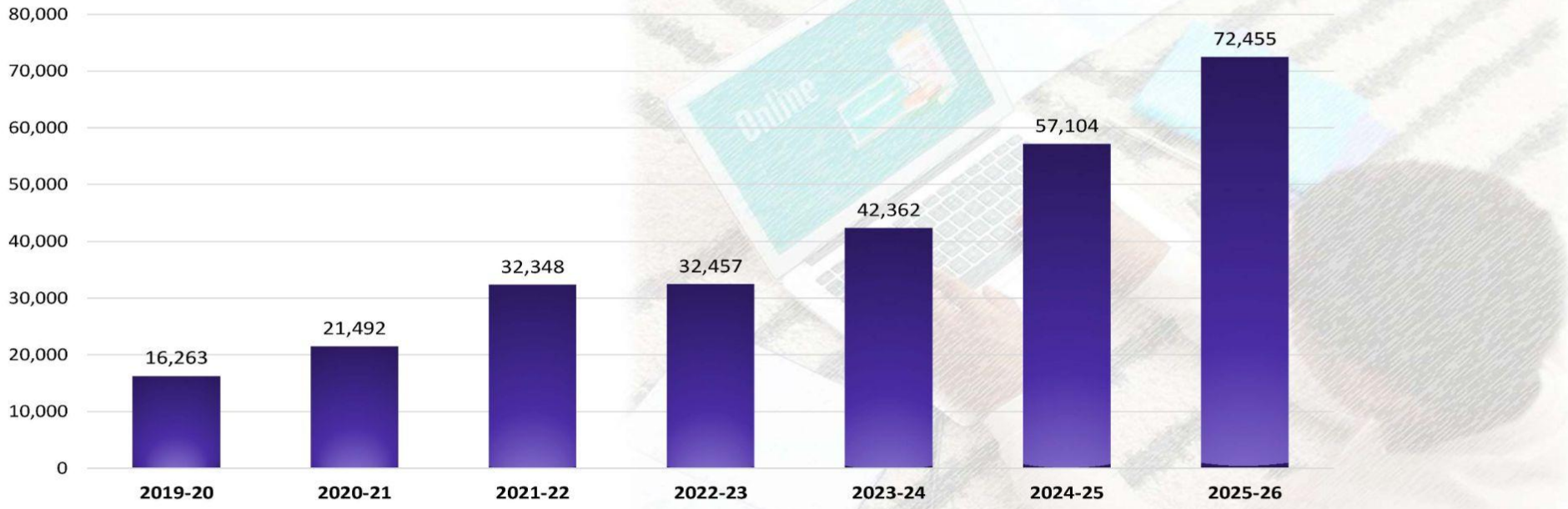


State Trends - Virtual/Online

Student Mobility Report

Zonda Demographics

State of Texas – Virtual/Online School Enrollment



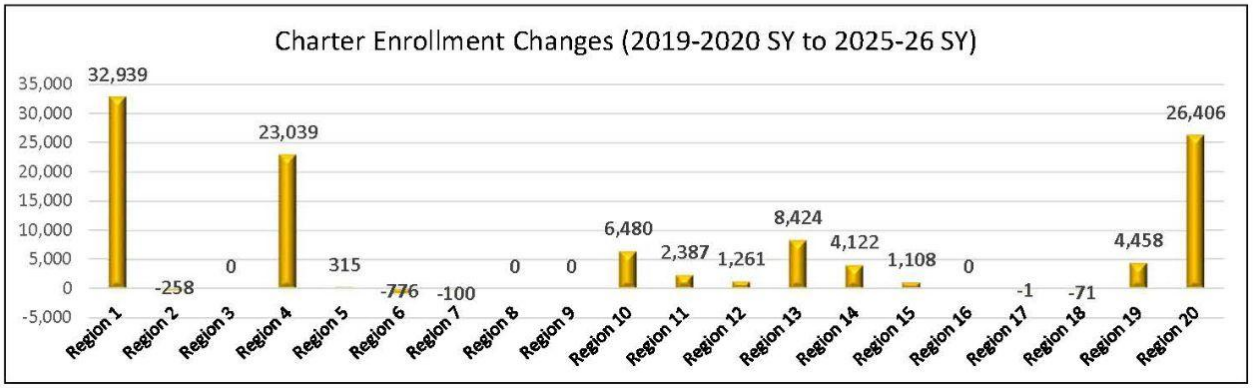
Enrollment has increased by over 56,000 students since the 2019-20 school year. An increase of over 345%.

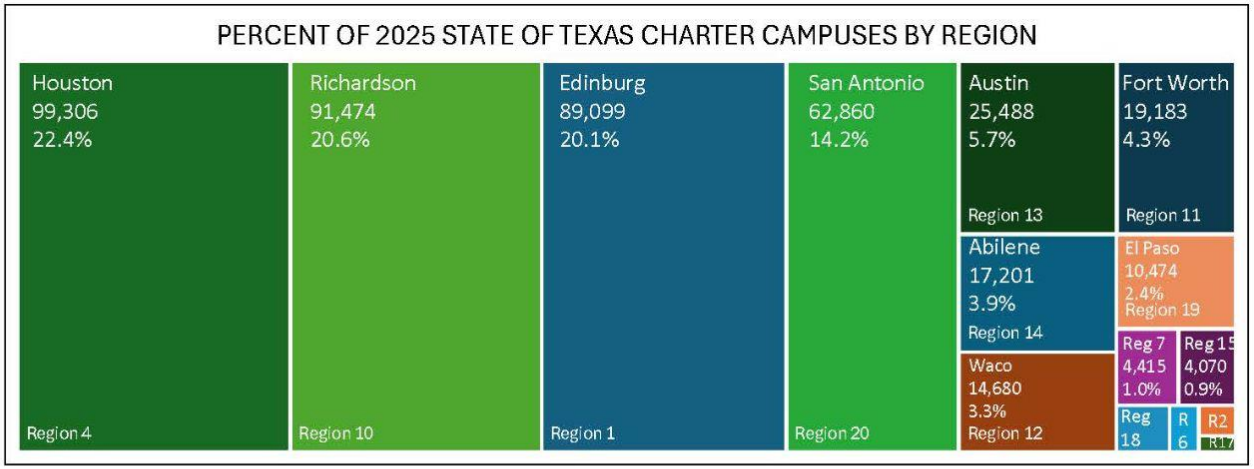
Regional Open Enrollment Charter Number Changes

Student Mobility Report

Zonda Demographics

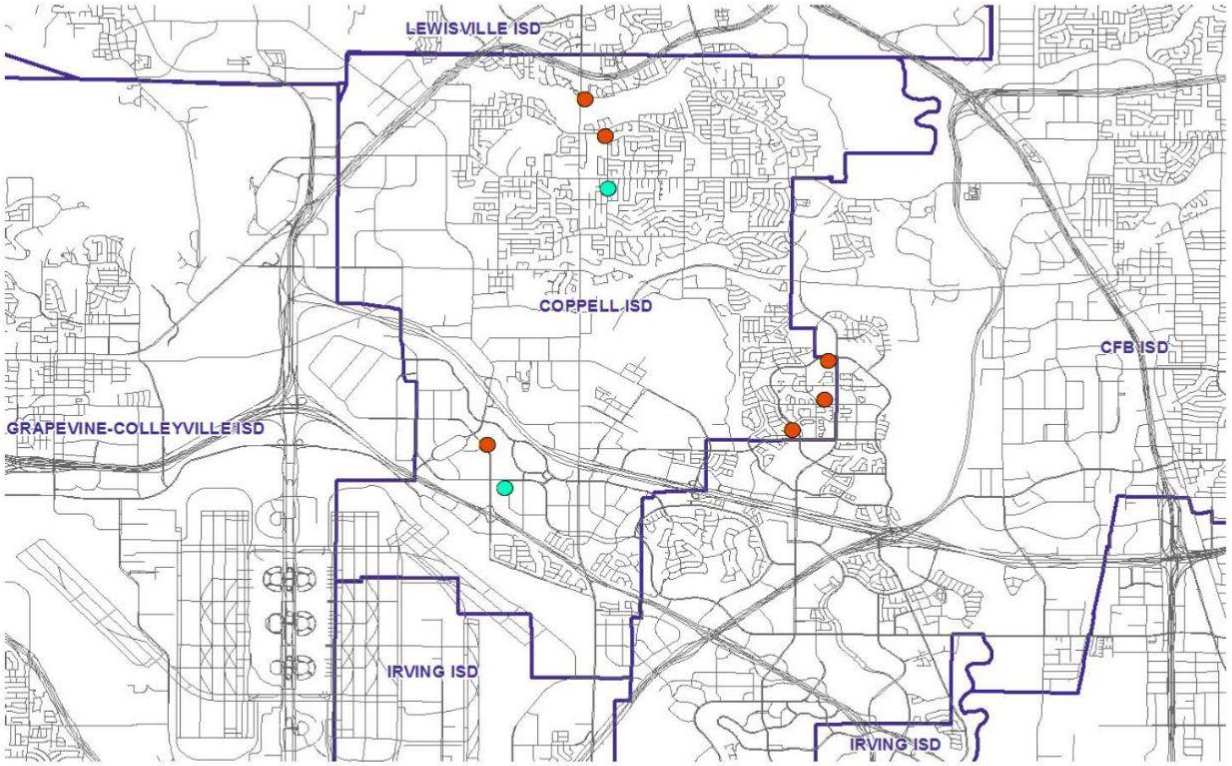
Region	2019-2020	2025-2026	Change
Region 1 (Edinburg)	56,160	89,099	32,939
Region 2 (Corpus Christi)	1,295	1,037	-258
Region 3 (Victoria)	0	0	0
Region 4 (Houston)	76,267	99,306	23,039
Region 5 (Beaumont)	2,865	3,180	315
Region 6 (Huntsville)	2,048	1,272	-776
Region 7 (Kilgore)	4,515	4,415	-100
Region 8 (Mt. Pleasant)	0	0	0
Region 9 (Wichita Falls)	0	0	0
Region 10 (Richardson)	84,994	91,474	6,480
Region 11 (Fort Worth)	16,796	19,183	2,387
Region 12 (Waco)	13,419	14,680	1,261
Region 13 (Austin)	17,064	25,488	8,424
Region 14 (Abilene)	13,079	17,201	4,122
Region 15 (San Angelo)	2,962	4,070	1,108
Region 16 (Amarillo)	0	0	0
Region 17 (Lubbock)	575	574	-1
Region 18 (Midland)	2,391	2,320	-71
Region 19 (El Paso)	6,016	10,474	4,458
Region 20 (San Antonio)	36,454	62,860	26,406
Totals	336,900	446,633	109,733





Private/Chart School Enrollment Analysis

Private School Locations



- Private School Locations
- Charter School Locations

** Private School Information provided by Datience'IQ & Private School Review*

List of Private Schools in District –

- Primrose School of Coppell (Enrollment of Approximately 125 students)
- Primrose School of Valley Ranch (Enrollment of Approximately 55 students)
- Guidepost Montessori at Coppell (serving EE-PreK)
- Guidepost Montessori at Valley Ranch (Serving EE-PreK)
- The Children's Courtyard Campuses (Serving ages 6 weeks-12 years)
  - Esters Blvd
  - West Valley Ranch

List of Charter Schools in District –

- Founders Classical Academy – Coppell (173 Students)
  (Also referred to as Texas College Preparatory Academies in TEA Reports)
- Manara Leadership Academy (37 Students)

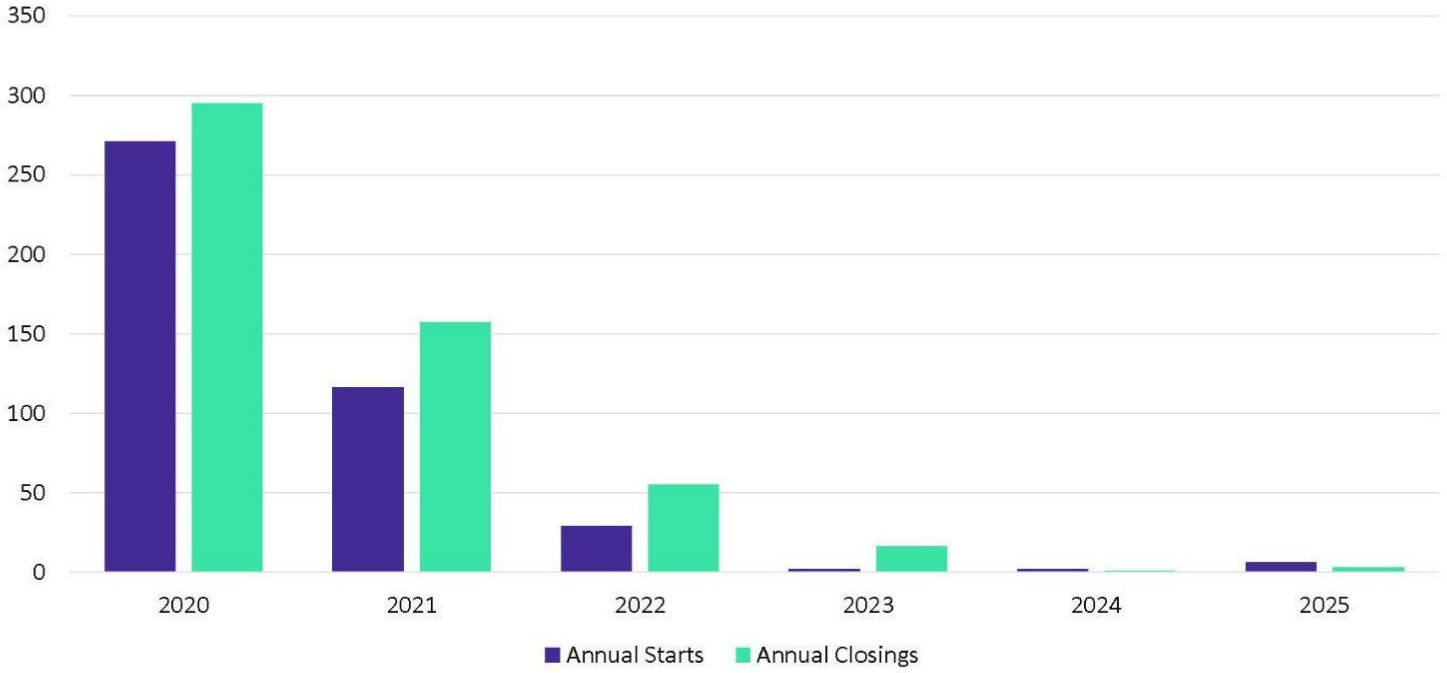
Single-Family Housing

National Market Information & Area Sales Data

Coppell ISD New Home Activity

Single-Family Housing

Zonda Demographics



Starts	2020	2021	2022	2023	2024	2025
1Q	65	31	8	0	2	0
2Q	114	36	13	0	0	2
3Q	43	32	6	2	0	3
4Q	49	17	2	0	0	1
Total	271	116	29	2	2	6

Closings	2020	2021	2022	2023	2024	2025
1Q	45	45	14	11	0	3
2Q	39	32	24	4	0	0
3Q	108	41	10	1	1	0
4Q	103	39	7	0	0	0
Total	295	157	55	16	1	3

Source: Zonda

Coppell ISD New Home Activity by Elementary Zone

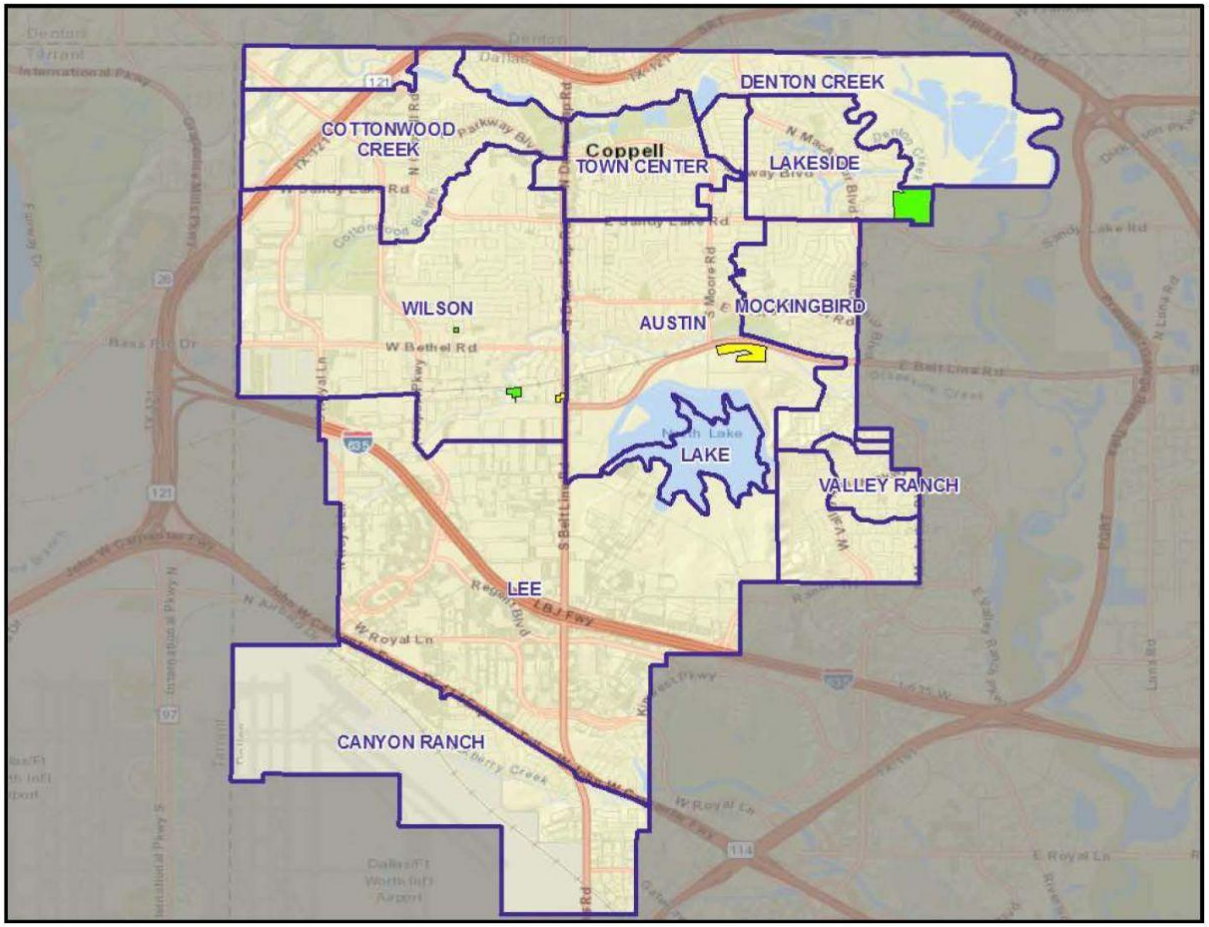
Single-Family Housing

Zonda Demographics

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
AUSTIN	0	0	0	0	0	0	0	87
CANYON RANCH	0	0	1	0	0	0	0	0
COTTONWOOD CREEK	0	0	0	0	0	0	0	0
DENTON CREEK	0	0	0	0	0	0	0	0
LAKESIDE	6	1	0	0	6	6	57	0
LEE	0	0	0	0	0	0	0	0
MOCKINGBIRD	0	0	0	0	0	0	0	0
TOWN CENTER	0	0	0	0	0	0	0	0
VALLEY RANCH	0	0	0	0	0	0	0	0
WILSON	0	0	2	0	0	0	5	29
Grand Totals	**6**	**1**	**3**	**0**	**6**	**6**	**62**	**116**

Highest Activity in the Category

Second Highest Activity in the Category



District Housing Overview

- The district has 3 active subdivisions with 6 homes under construction and 62 lots ready to be built on
- Within CISD there are currently 2 potential future subdivisions totaling appx. 116 single family lots in the planning stages

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

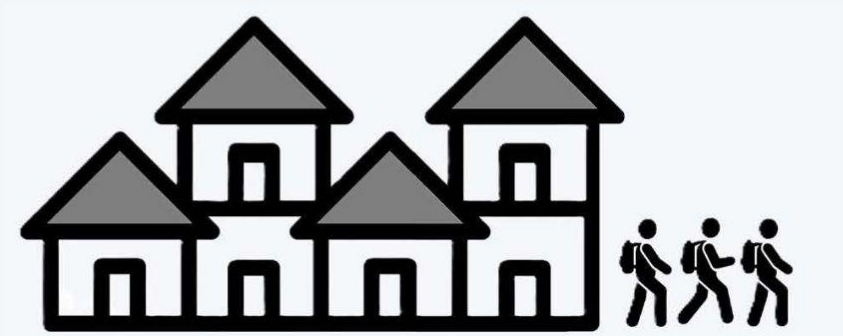
Multifamily Housing

Regional Market and District Data

District Apartments' Student Yield

Multifamily Housing

Zonda Demographics



Student Yield – The number of students enrolled in school divided by the total number of housing units being evaluated in a specific area.

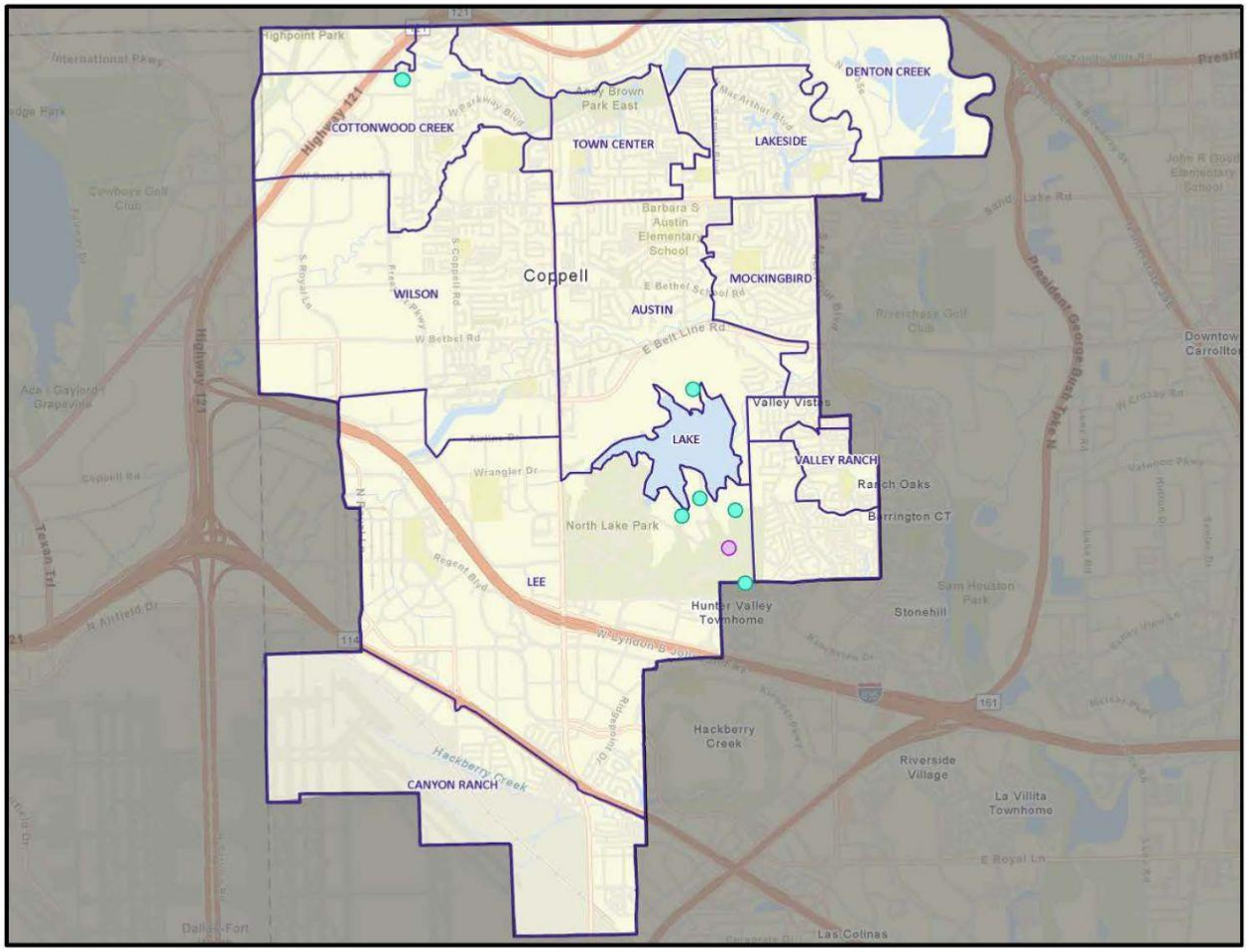
The average yield within the overall District is approximately .461. The type of units were evaluated related to age of unit, size of unit, and cost of unit as it relates student yield numbers.

Total Multifamily Student Yield Analysis –

Total Number of Apartment Units included in Market Study	Number of Students Enrolled in school in the Apartment Units	Yield
7,174 Units	3,311 Students	0.461

Age of Apartment Building & Yield –

Prior to 1990	1990 – 1999	2000 - 2015	2015 - Current
0.643	0.717	0.412	0.167



Zonda Demographics

District Multifamily Overview

- There is 1 multifamily property with 375 units currently under construction within the district
- Within CISD there are currently 6 potential future multifamily projects totaling appx. 6,700 future units in the planning stages, including 225 planned senior living units.

Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION

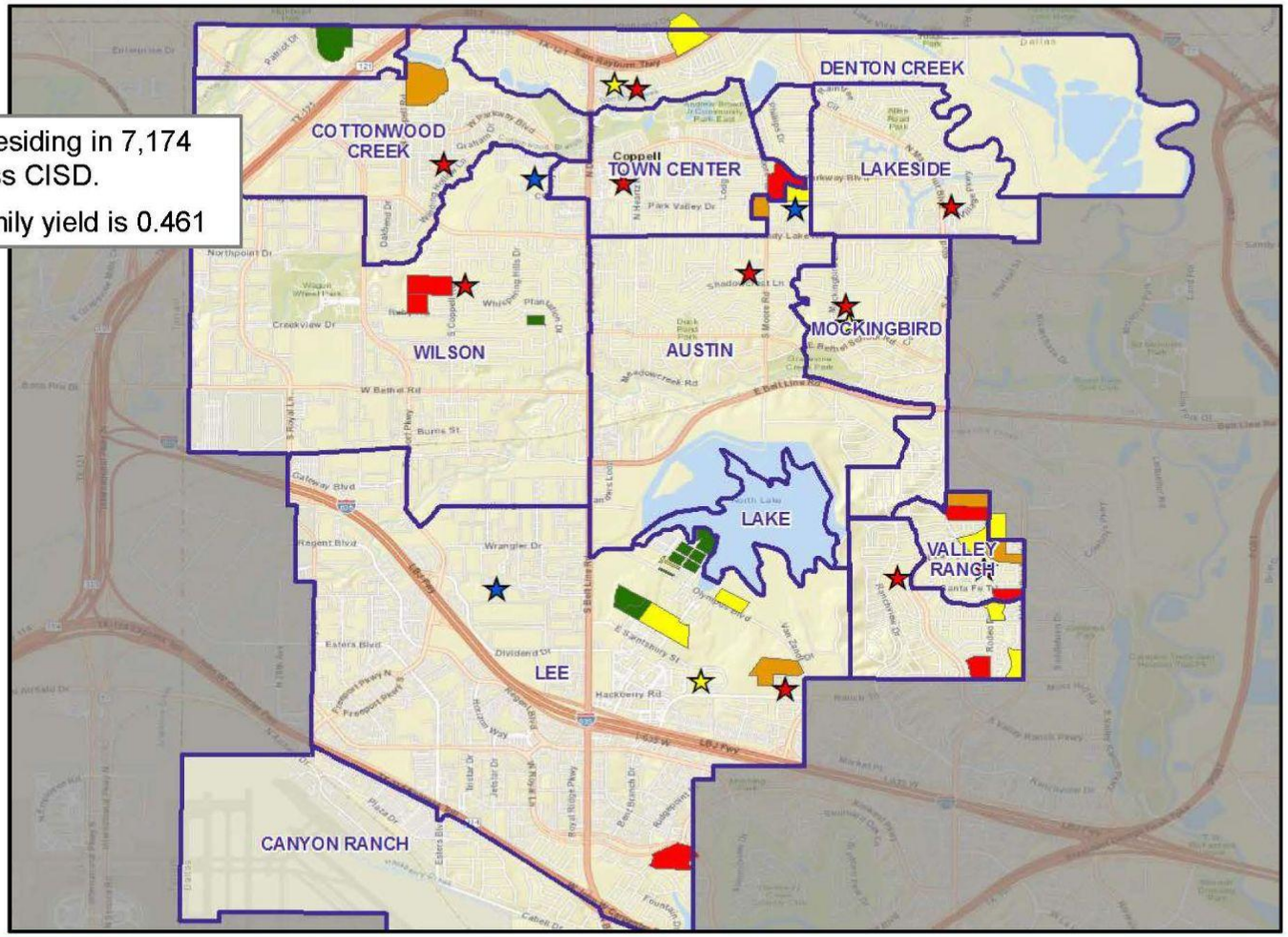
The following pages highlight major and new developments

District Multifamily Yield Analysis

Multifamily Housing

Zonda Demographics

- There are 3,311 students residing in 7,174 total multifamily units across CISD.
- The overall district multifamily yield is 0.461



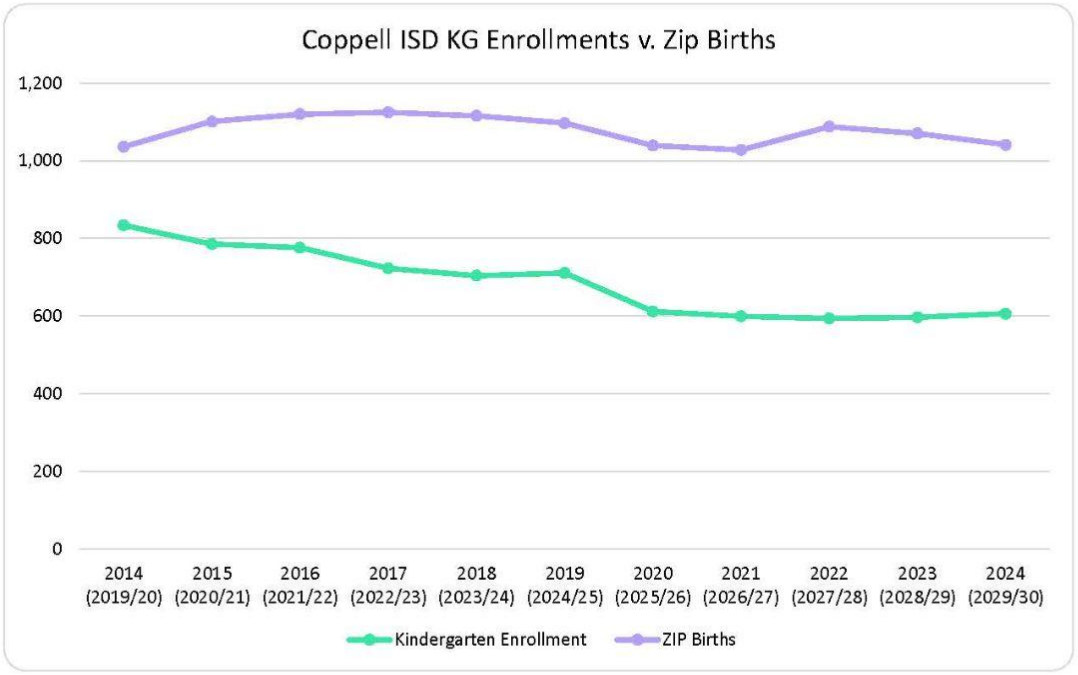
Enrollment – State & Area Trends & Data

Charter, Private School, & Transfer Data

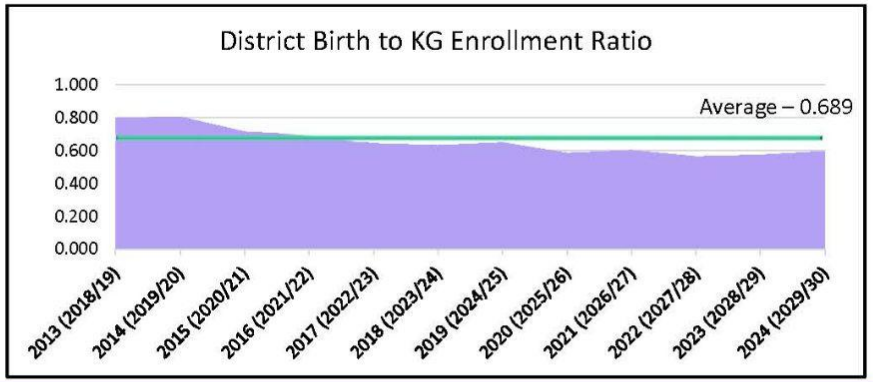
Coppell ISD – Birth Rate Analysis

Enrollment- Data & Trends

Zonda Demographics



Birth Yr (School Yr)	ZIP Births	Kindergarten Enrollment	Enrolled Ratio
2014 (2019/20)	1,036	834	0.805
2015 (2020/21)	1,101	785	0.713
2016 (2021/22)	1,120	776	0.693
2017 (2022/23)	1,125	723	0.643
2018 (2023/24)	1,116	704	0.631
2019 (2024/25)	1,097	711	0.648
2020 (2025/26)	1,039	612	0.589
2021 (2026/27)	1,028	599	0.583
2022 (2027/28)	1,088	594	0.546
2023 (2028/29)	1,070	597	0.558
2024 (2029/30)	1,041	606	0.582



Source: Texas Dept. of Health and Human Services

Annual Enrollment Changes

Enrollment Forecast

Zonda Demographics

Year	EC	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	50	252	776	849	907	905	979	1,043	1,015	1,085	1,071	1,116	1,109	1,054	923	13,154	102	0.8%
2022/23	61	256	723	850	895	983	959	998	1,145	1,069	1,090	1,110	1,097	1,071	1,041	13,367	213	1.6%
2023/24	64	280	704	790	886	936	1,007	1,000	1,045	1,165	1,099	1,145	1,123	1,053	1,055	13,371	4	0.0%
2024/25	36	269	711	712	839	933	955	993	1,079	1,112	1,163	1,103	1,137	1,111	1,036	13,208	-163	-1.2%
2025/26	41	265	612	751	773	870	947	965	1,093	1,101	1,140	1,186	1,107	1,112	1,093	13,056	-152	-1.2%

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

2025/26	0	310	672	752	732	868	947	942	1,069	1,143	1,125	1,181	1,113	1,106	1,095	13,074
	41	-45	-60	-1	41	2	0	23	24	-42	15	5	-6	6	-2	-18
			-8.3%	-0.1%	4.6%	0.2%	0.0%	2.3%	2.1%	-3.9%	1.4%	0.5%	-0.5%	0.6%	-0.2%	-0.1%

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	0.944	1.023	0.972	1.066	1.053	1.061	1.035	1.016	1.075	1.045	1.010	1.030	0.996	0.972	0.986	1.034	1.043	0.996
2022/23	1.220	1.016	0.932	1.095	1.054	1.084	1.060	1.019	1.098	1.053	1.005	1.036	0.983	0.966	0.988	1.041	1.052	0.993
2023/24	1.049	1.094	0.974	1.093	1.042	1.046	1.024	1.043	1.047	1.017	1.028	1.050	1.012	0.960	0.985	1.037	1.031	1.002
2024/25	0.563	0.961	1.010	1.011	1.062	1.053	1.020	0.986	1.079	1.064	0.998	1.004	0.993	0.989	0.984	1.024	1.047	0.992
2025/26	1.139	0.985	0.861	1.056	1.086	1.037	1.015	1.010	1.101	1.020	1.025	1.020	1.004	0.978	0.984	1.011	1.049	0.996

- 2025/26 Enrollment declined by just over 150 students, 18 students lower (.5%) than projected.
- Significant drop in Pre-K and Kindergarten grades

Note: 2025/26 Enrollment numbers TEA PEIMS 10/31/25

Enrollment Forecast

10 Year Forecast & Campus Projections

Ten Year Forecast by Grade Level

Enrollment Forecast

Zonda Demographics

Year	EC	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	50	252	776	849	907	905	979	1,043	1,015	1,085	1,071	1,116	1,109	1,054	923	13,154	102	0.8%
2022/23	61	256	723	850	895	983	959	998	1,145	1,069	1,090	1,110	1,097	1,071	1,041	13,367	213	1.6%
2023/24	64	280	704	790	886	936	1,007	1,000	1,045	1,165	1,099	1,145	1,123	1,053	1,055	13,371	4	0.0%
2024/25	36	269	711	712	839	933	955	993	1,079	1,112	1,163	1,103	1,137	1,111	1,036	13,208	-163	-1.2%
2025/26	41	265	612	751	773	870	947	965	1,093	1,101	1,140	1,186	1,107	1,112	1,093	13,056	-152	-1.2%
2026/27	41	262	599	645	793	804	883	949	1,050	1,112	1,126	1,179	1,194	1,082	1,093	12,812	-244	-1.9%
2027/28	41	259	594	627	678	827	813	880	1,031	1,071	1,119	1,160	1,180	1,176	1,063	12,519	-293	-2.3%
2028/29	41	259	597	634	676	727	849	828	954	1,061	1,085	1,155	1,161	1,156	1,157	12,340	-179	-1.4%
2029/30	41	264	606	634	674	711	738	865	894	974	1,077	1,113	1,155	1,138	1,136	12,020	-321	-2.6%
2030/31	41	266	613	642	672	711	725	753	935	915	988	1,104	1,113	1,133	1,119	11,730	-290	-2.4%
2031/32	41	270	623	652	685	710	729	744	814	958	928	1,020	1,104	1,091	1,114	11,483	-247	-2.1%
2032/33	41	275	634	661	693	721	723	744	803	833	972	963	1,021	1,082	1,072	11,238	-245	-2.1%
2033/34	41	278	642	672	704	731	737	739	804	823	845	1,005	961	1,001	1,063	11,046	-192	-1.7%
2034/35	41	282	654	683	716	743	747	755	799	824	835	876	1,004	941	983	10,883	-163	-1.5%
2035/36	41	286	666	695	727	756	758	765	817	818	836	868	873	984	924	10,814	-69	-0.6%

FALL 2025 Report

Total	Total Growth	% Growth
13,154	102	0.8%
13,367	213	1.6%
13,371	4	0.0%
13,208	-163	-1.2%
13,010	-198	-1.5%
12,827	-183	-1.4%
12,531	-296	-2.3%
12,358	-172	-1.4%
12,050	-308	-2.5%
11,765	-285	-2.4%
11,531	-234	-2.0%
11,305	-226	-2.0%
11,143	-162	-1.4%
10,997	-146	-1.3%
10,950	-47	-0.4%

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

What Changed...

- 2025/26 Enrollment Updated with reported TEA PEIMS Enrollment
- Kindergarten forecast adjusted based on recent trends and school of choice options
- Campus adjustments made to reflect the approved boundary shift moving two apartments from Valley Ranch ES to Lakeside ES and Mockingbird ES

Ten Year Forecast by Campus Level

Enrollment Forecast

Zonda Demographics

		History	Fall	ENROLLMENT PROJECTIONS									
Campus Name	**Capacity**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**
Austin Elementary	600	546	518	501	496	480	485	473	475	477	483	493	503
Canyon Ranch Elementary	800	701	673	623	565	552	559	541	546	561	576	590	603
Cottonwood Creek Elementary	600	403	353	343	339	306	299	304	303	308	313	319	326
Denton Creek Elementary	600	498	604	598	575	617	595	569	574	567	569	574	571
Lakeside Elementary	600	405	365	446	428	419	418	419	418	427	434	442	451
Lee Elementary	740	656	711	674	617	592	570	549	553	563	569	580	592
Mockingbird Elementary	600	437	436	460	419	389	376	358	366	373	382	393	405
Town Center Elementary	600	402	453	440	422	403	401	388	385	381	378	384	391
Valley Ranch Elementary	690	557	598	411	410	405	394	408	413	416	419	421	421
Wilson Elementary	600	474	513	480	448	449	436	415	422	419	420	425	431
ELEMENTARY TOTALS	6,430	5,079	5,224	4,976	4,719	4,611	4,533	4,423	4,454	4,492	4,544	4,621	4,694
Elementary Absolute Change		-231	145	-248	-257	-108	-79	-110	31	38	52	77	73
Elementary Percent Change		-4.35%	2.85%	-4.75%	-5.16%	-2.28%	-1.71%	-2.42%	0.70%	0.85%	1.16%	1.70%	1.58%
Coppell Middle School East	1,200	1,214	1,070	1,097	1,068	1,045	973	940	874	856	804	795	800
Coppell Middle School North	1,200	907	983	966	947	963	967	965	937	912	866	862	853
Coppell Middle School West	1,500	1,233	1,281	1,225	1,206	1,092	1,005	933	889	840	802	801	818
MIDDLE SCHOOL TOTALS	3,900	3,354	3,334	3,288	3,221	3,100	2,945	2,838	2,700	2,608	2,472	2,458	2,471
Middle School Absolute Change		45	-20	-46	-67	-121	-155	-107	-138	-92	-136	-14	13
Middle School Percent Change		1.36%	-0.60%	-1.38%	-2.04%	-3.76%	-5.00%	-3.63%	-4.86%	-3.41%	-5.21%	-0.57%	0.53%
New Tech High School	500	321	256	247	237	236	250	250	249	252	253	254	254
Coppell High School	3,600	3,060	3,116	3,203	3,263	3,319	3,260	3,196	3,141	3,004	2,853	2,755	2,609
Coppell High School 9th Grade	1,200	1,025	1,123	1,095	1,076	1,071	1,029	1,020	936	879	921	792	783
HIGH SCHOOL TOTALS	5,300	4,406	4,495	4,545	4,576	4,626	4,539	4,466	4,326	4,135	4,027	3,801	3,646
High School Absolute Change		11	89	50	31	50	-87	-73	-140	-191	-108	-226	-155
High School Percent Change		0.25%	2.02%	1.11%	0.68%	1.09%	-1.88%	-1.61%	-3.13%	-4.42%	-2.61%	-5.61%	-4.08%
Dallas County JJ AEP		0	3	3	3	3	3	3	3	3	3	3	3
DISTRICT TOTALS		12,839	13,056	12,812	12,519	12,340	12,020	11,730	11,483	11,238	11,046	10,883	10,814
District Absolute Change		-175	217	-244	-293	-179	-321	-290	-247	-245	-192	-163	-69
District Percent Change		-1.34%	1.69%	-1.87%	-2.28%	-1.43%	-2.60%	-2.41%	-2.11%	-2.13%	-1.71%	-1.47%	-0.63%

Green = w/in 5% of Capacity; Yellow = Over Capacity

Key Takeaways

Zonda Demographics

District Information -



CISD Enrollment continues to be impacted largely by outgoing student transfers, Approximately 59% of students that did not re-enroll this school year in Coppell ISD were due to the students moving outside the District's boundaries. Of the Students that left the school district this school year 66% stayed in Traditional ISD schools. Evaluating School Choice conditions; 25% of students that left the District selected attending a Charter School versus a much smaller % that enrolled in Private School or Homeschool.

Housing Market Conditions -



Lack of available land for single family development has resulted in very low single-family activity. However, multifamily activity continues with the addition of new units in the Cypress Waters development. Development of future units will be driven by market conditions.

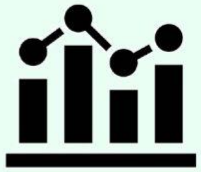
Housing Activity & Future Developments -



The district currently has 6 homes in active inventory, 62 lots available to build on, and more than 115 planned in the future.

Construction is nearing completion on roughly 375 units within Cypress Waters, with anticipated completion by the end of Spring 2026

Enrollment Forecast -



Larger exiting classes than incoming Kindergarten classes will continue to impact district enrollment. CISD is projected to enroll 11,700 students for the 2030/31 school year, and roughly 10,800 students by 2035/36.