Zonda
Demographics



Demographic and Housing Report

Winter 2026

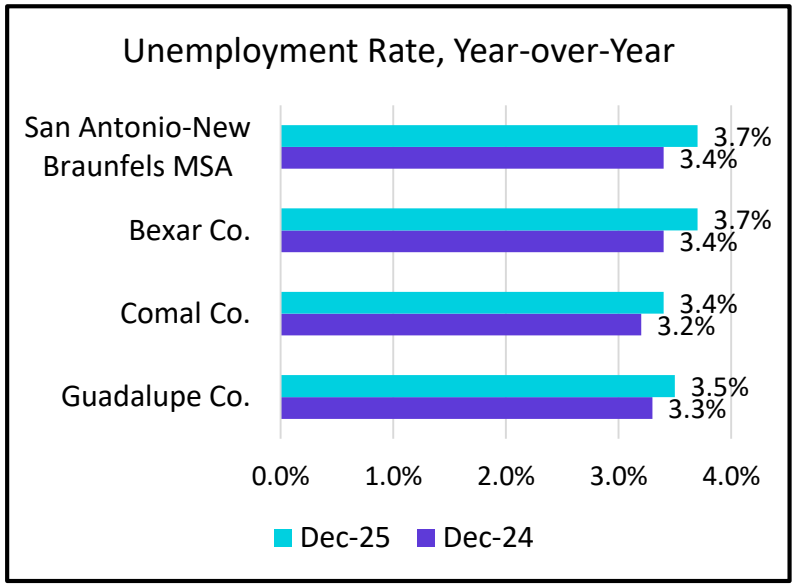
Committee Meeting Presentation

March 18, 2026

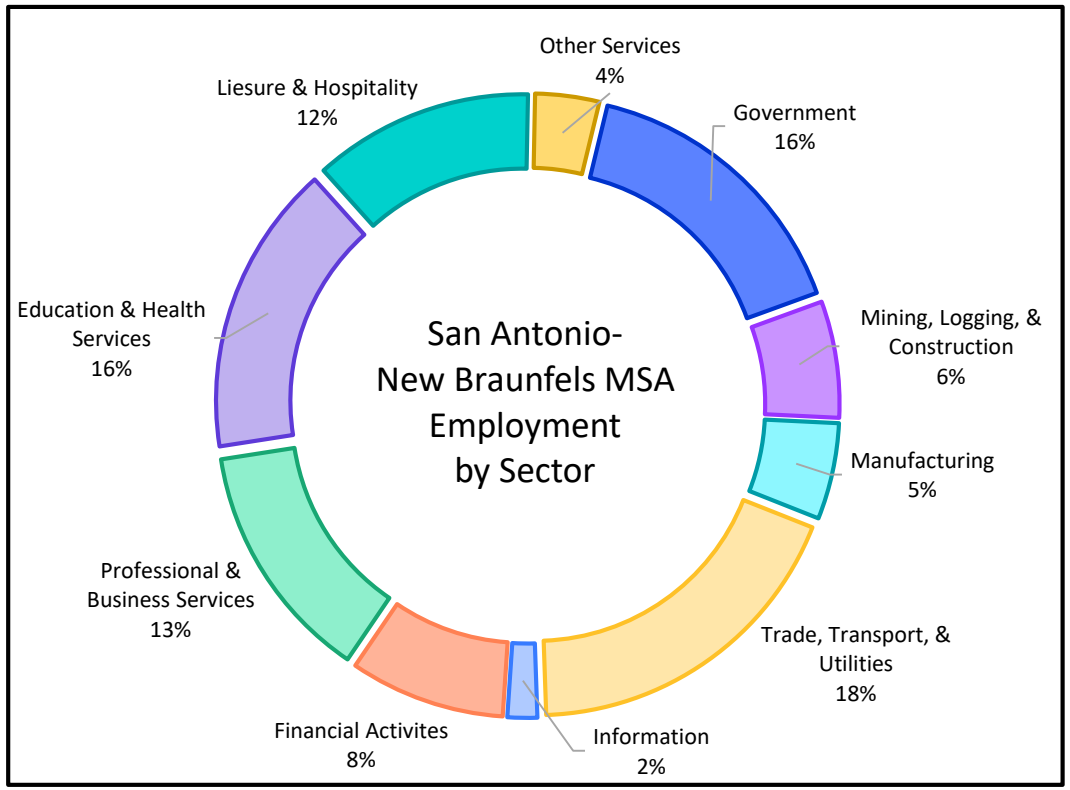
Local
Economic Conditions

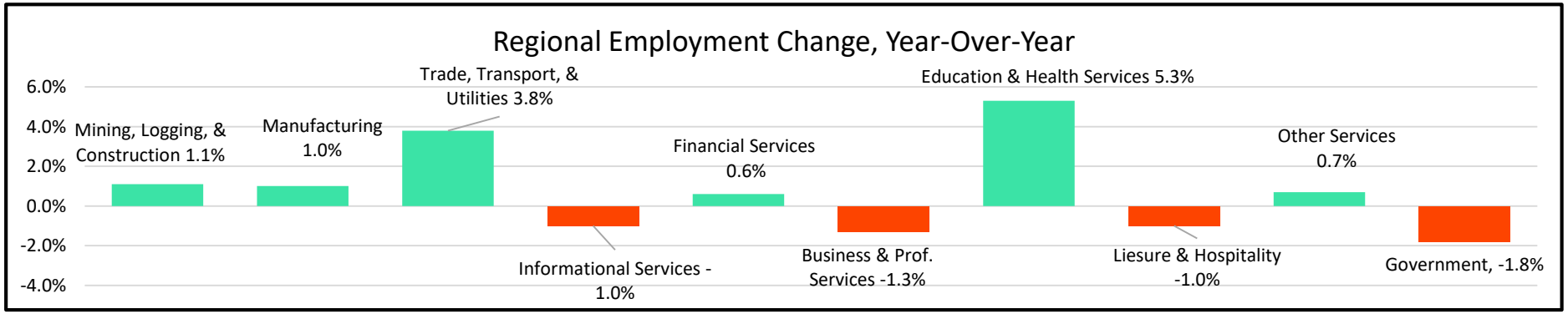
Zonda Demographics

- Unemployment levels in the region have increased approximately 0.2% to 0.3% from last year numbers
- 22,900 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Government and Education & Health Services sectors
- Sector with the greatest rate of increase in job numbers over the past year was in the Education & Health Services sector
- The largest rate of decline this past year was in the Government sector



All Industry Sectors	Dec-2024	Dec-2025	YOY Change
(San Antonio-New Braunfels MSA) Total Nonfarm Employment #s	1,192,100	1,215,000	1.9%



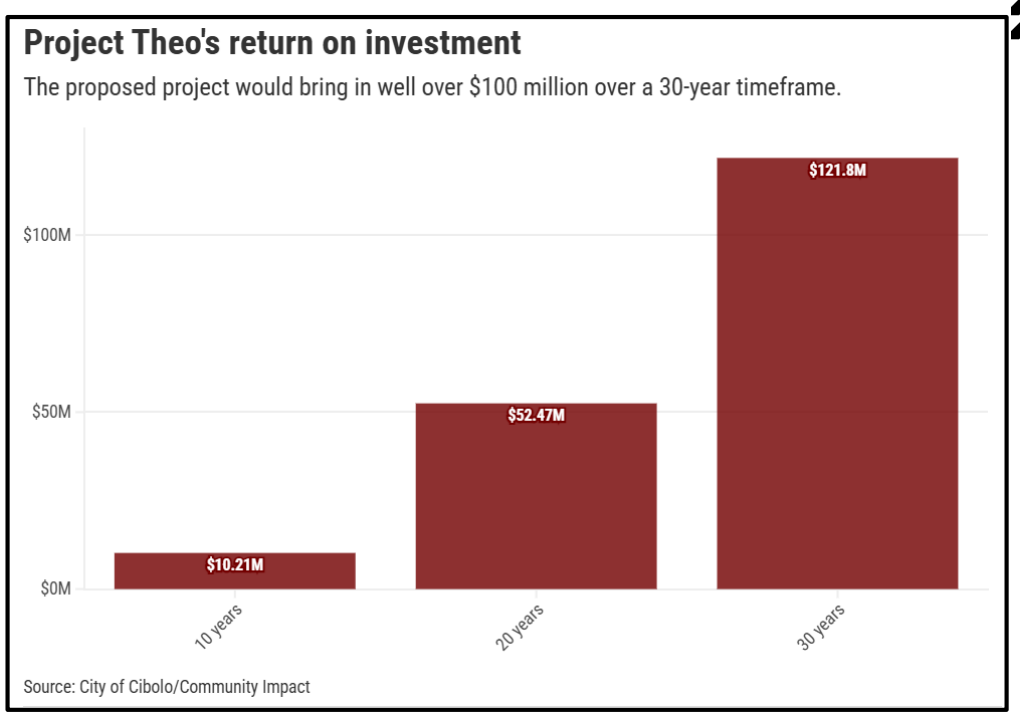


Source: US BLS; US BEA

Regional Developments

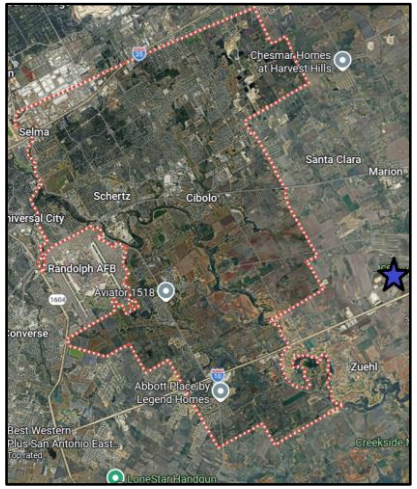
Economic Conditions





An unidentified Fortune 500 company plans to build a high-tech fulfillment facility in Cibolo, Texas. The center's total cost is estimated at $450 million to finance the future robotic distribution center. Cibolo City Council approved a $32 million 15-year incentive package for the project in October 2025.

The project, called "Project Theo", is planned to span 126.4 acres at the former San Antonio Raceway site at 3641 Santa Clara Road. Project Theo guarantees at least 425 full-time jobs paying above the San Antonio MSA median wage. City staff estimates a $10 million net gain in property tax revenue in the first decade of operation, increasing to $121 million in cumulative revenue after 30 years of operation.



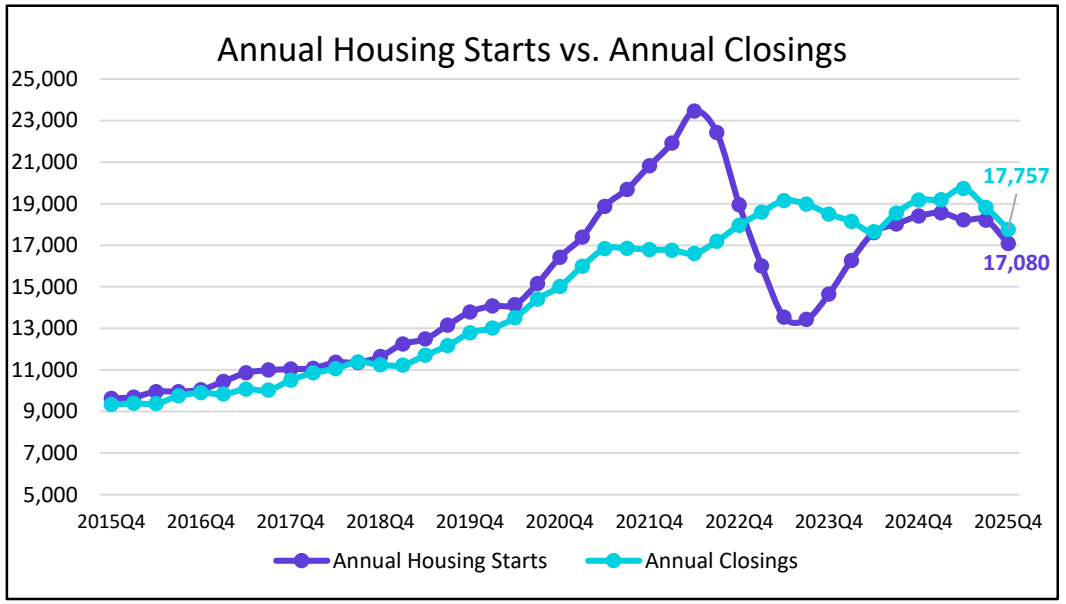
Source: San Antonio Business Journal & Community Impact

Regional Housing Market Conditions

Single-Family Housing

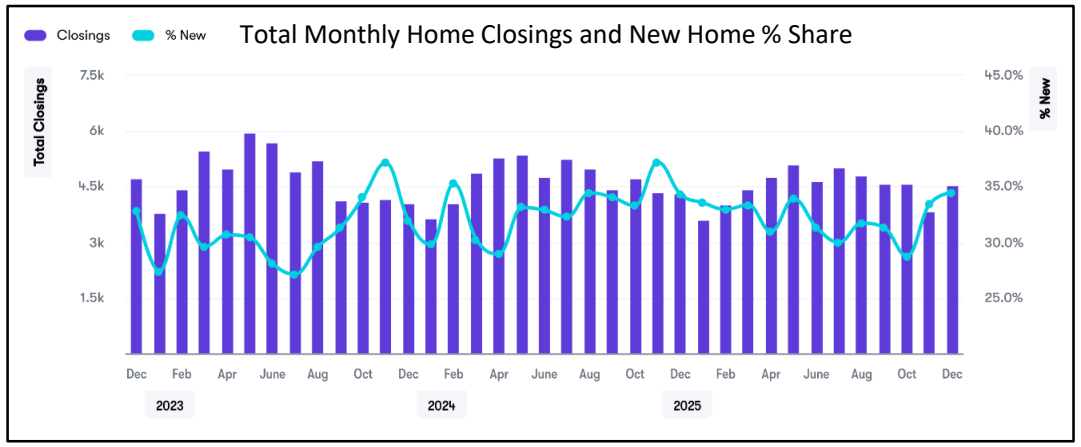
Zonda Demographics





San Antonio-New Braunfels MSA experienced 17,757 new home closings in the last 12 months, a decrease of -7%. The new home share trended upward in December, rebounding to near last year's rate.

Among Texas' four major markets, annual closings are trending higher than annual starts, a common trait since early 2025.

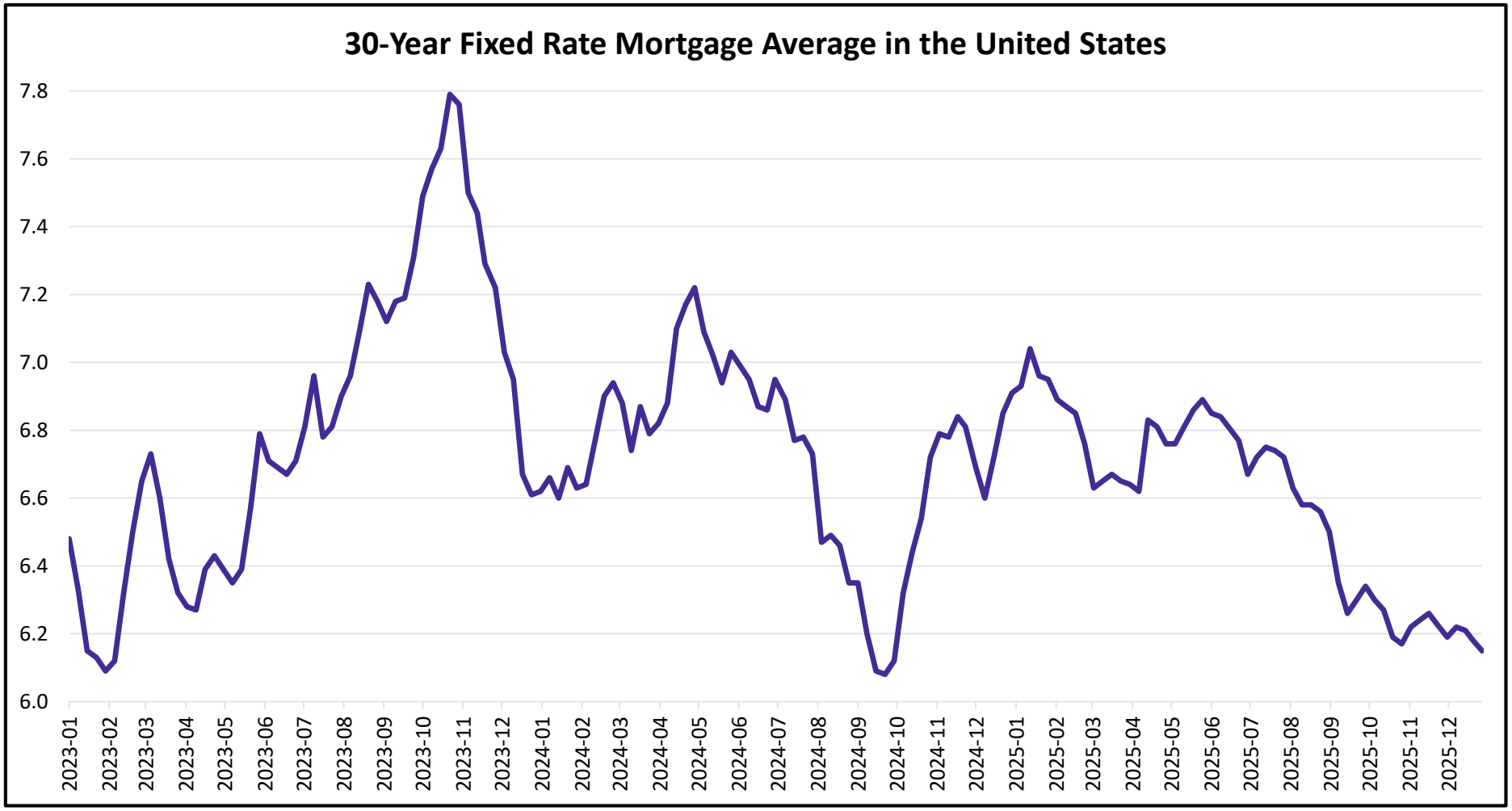


San Antonio-New Braunfels MSA maintains an average monthly sales rate of 2.1 net monthly sales per community among active projects.

Mortgage Rate Analysis

Single-Family Housing

Zonda Demographics



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17th, October 29th, and December 10th resulting in a reduction of the 30-year fixed rate mortgage to 6.15% at the end of December, the lowest since October 2024.

The move was driven by signs of a softening labor market and weakening job growth.

Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.

San Antonio New Home Ranking Report

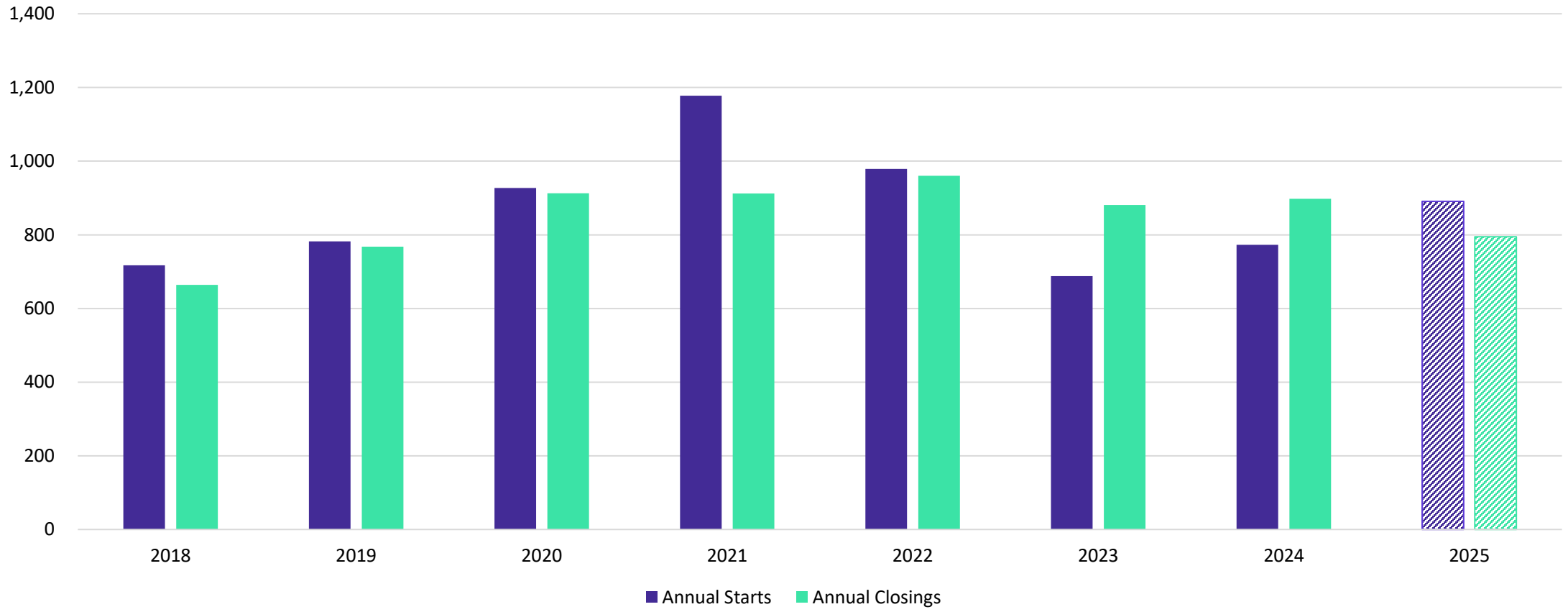
Single-Family Housing

Zonda Demographics

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	2,697	3,125	1,302	5,876	18,907
2	COMAL ISD	2,281	2,619	1,158	4,865	20,174
3	EAST CENTRAL ISD	2,684	2,503	1,371	5,845	21,965
4	MEDINA VALLEY ISD	2,438	2,251	1,308	5,849	29,316
5	SOUTHWEST ISD	1,333	1,256	697	2,032	8,311
6	NAVARRO ISD	836	834	456	1,038	5,545
7	**SCHERTZ-CIBOLO-U CITY ISD**	**891**	**795**	**494**	**1,987**	**5,689**
8	SOUTHSIDE ISD	872	791	404	1,568	15,802
9	BOERNE ISD	640	675	414	1,426	8,597
10	NEW BRAUNFELS ISD	559	516	320	933	6,245
11	NORTH EAST ISD	435	438	218	602	5,232
12	JUDSON ISD	441	445	201	485	442
13	SEGUIN ISD	299	341	160	754	5,240
14	MARION ISD	189	222	106	450	4,479
15	SOUTH SAN ANTONIO ISD	157	189	95	93	299
16	SAN ANTONIO ISD	117	89	129	388	594
17	FLORESVILLE ISD	75	80	37	150	0
18	LYTLE ISD	45	67	22	434	886
19	JOURDANTON ISD	54	58	17	20	0
20	PLEASANTON ISD	71	49	47	119	0

Schertz-Cibolo-Universal City ISD New Home Activity

Single-Family Housing



Starts	2018	2019	2020	2021	2022	2023	2024	2025
1Q	175	201	237	294	349	103	189	232
2Q	180	176	197	300	393	187	260	251
3Q	177	207	261	265	174	241	163	279
4Q	185	198	232	319	63	157	161	129
Total	**717**	**782**	**927**	**1,178**	**979**	**688**	**773**	**891**

Closings	2018	2019	2020	2021	2022	2023	2024	2025
1Q	133	138	165	190	181	280	235	153
2Q	185	211	249	258	227	247	249	198
3Q	185	240	286	268	218	199	200	243
4Q	161	179	213	196	334	155	214	201
Total	**664**	**768**	**913**	**912**	**960**	**881**	**898**	**795**

Source: Zonda

Schertz-Cibolo-Universal City ISD New Home Activity by Elementary Zone

Single-Family Housing

Zonda Demographics

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	28	2	46	8	3	15	90	36
GREEN VALLEY	0	0	0	0	0	0	0	20
PASCHAL	3	0	2	0	1	2	40	242
ROSE GARDEN	281	48	231	54	82	187	738	2,463
SCHERTZ	0	0	1	0	0	0	0	177
SIPPEL	482	72	414	115	111	227	658	1,616
WATTS	24	3	28	7	3	12	152	479
WIEDERSTEIN	73	4	73	17	3	51	309	656
Grand Total	**891**	**129**	**795**	**201**	**203**	**494**	**1,987**	**5,689**

Highest activity in the category

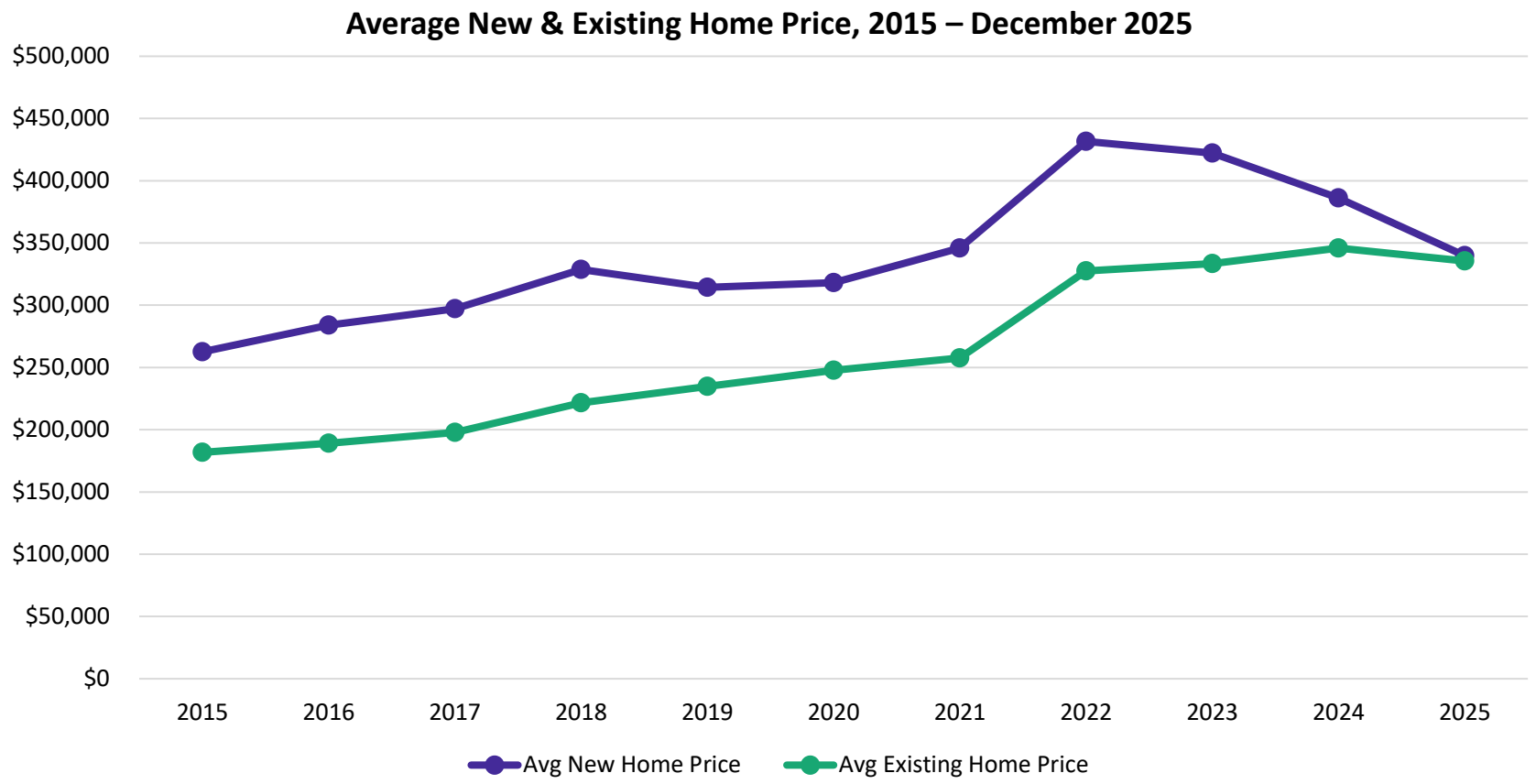
Second highest activity in the category

Third highest activity in the category

Schertz-Cibolo-Universal City ISD Home Price Analysis

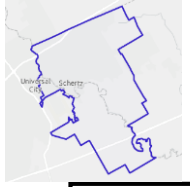
Single-Family Housing

Zonda Demographics



Year	Avg New Home Sale Price	Avg Existing Home Sale Price
2015	$262,532	$181,881
2016	$284,037	$189,189
2017	$297,182	$197,710
2018	$328,762	$221,637
2019	$314,299	$234,868
2020	$318,065	$247,691
2021	$345,858	$257,537
2022	$431,606	$327,526
2023	$422,149	$333,286
2024	$386,156	$345,921
2025	$339,840	$335,422

- The average existing home sale price in Schertz-Cibolo-Universal City has increased 84% over the past 10 years, an increase of more than $153,500
- The new home sales price average has risen 29% over the past ten years or more than $77,300

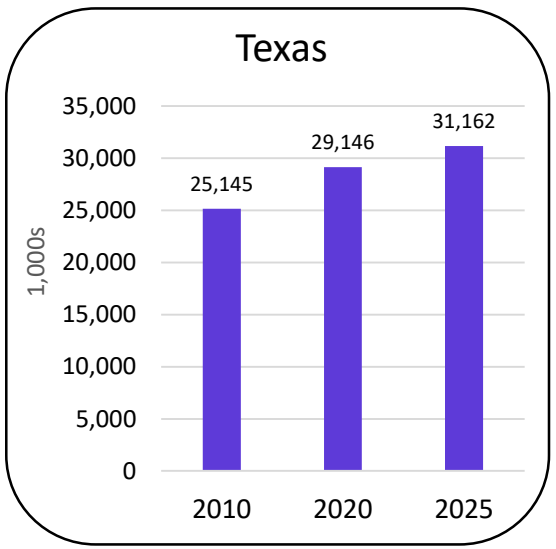


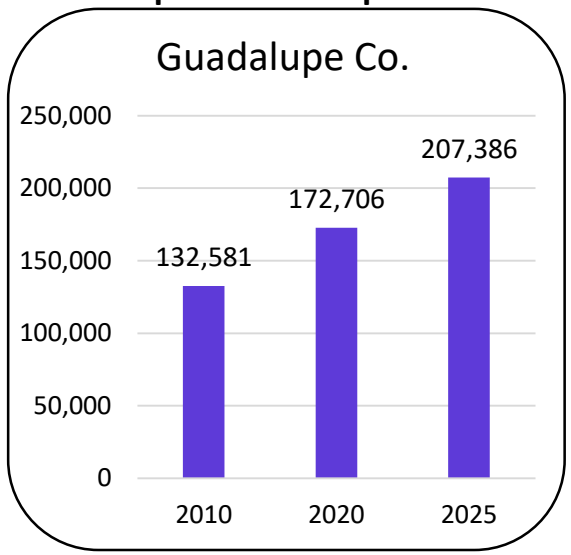
District Enrollment and Housing Snapshot

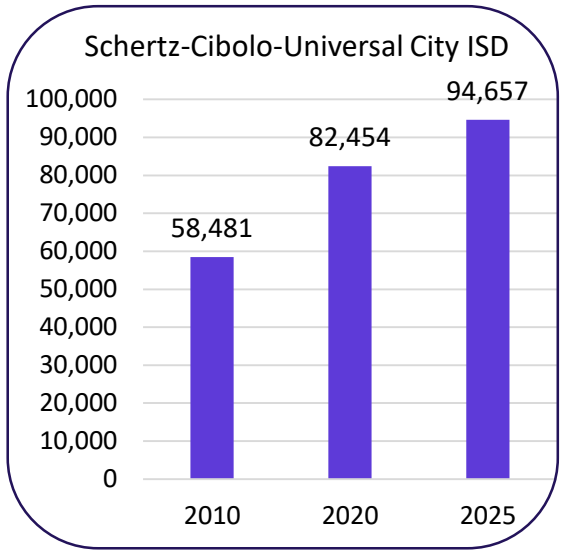
Enrollment and Housings

Zonda Demographics

Population Comparison







Population by Generation



2.8%
Greatest Gen:
Born 1945/Earlier



15.5%
Baby Boomer:
Born 1946 to 1964



21.3%
Generation X:
Born 1965 to 1980



23.8%
Millennial:
Born 1981 to 1998



25.6%
Generation Z:
Born 1999 to 2016



11.0%
Alpha:
2017 to Present

Commuters



Approx.
22.1%
Spend 5+ hours commuting to and from work per week

*77% Drive Alone to Work

Age/Income



Median Age

37.8



Median Household Income

$106,948

105 Wealth Index

108 Housing Affordability

81 Diversity Index

Education

5.6%
No High School Diploma



23.6%
High School Graduate



30.6%
Some College/ Associate's Degree



40.2%
Bachelor's/Grad/ Prof Degree

esri

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

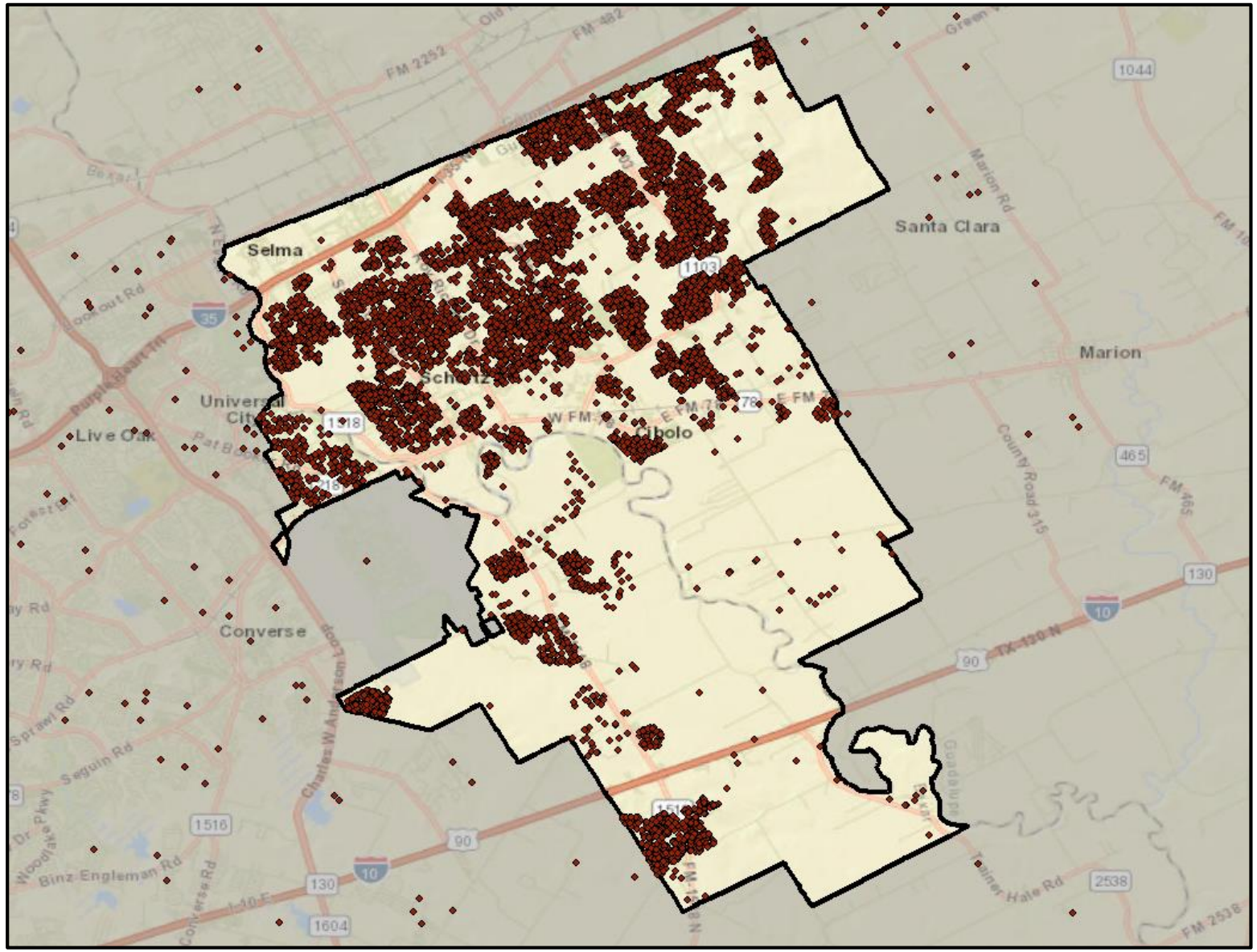
Schertz-Cibolo-Universal City ISD – Student Density

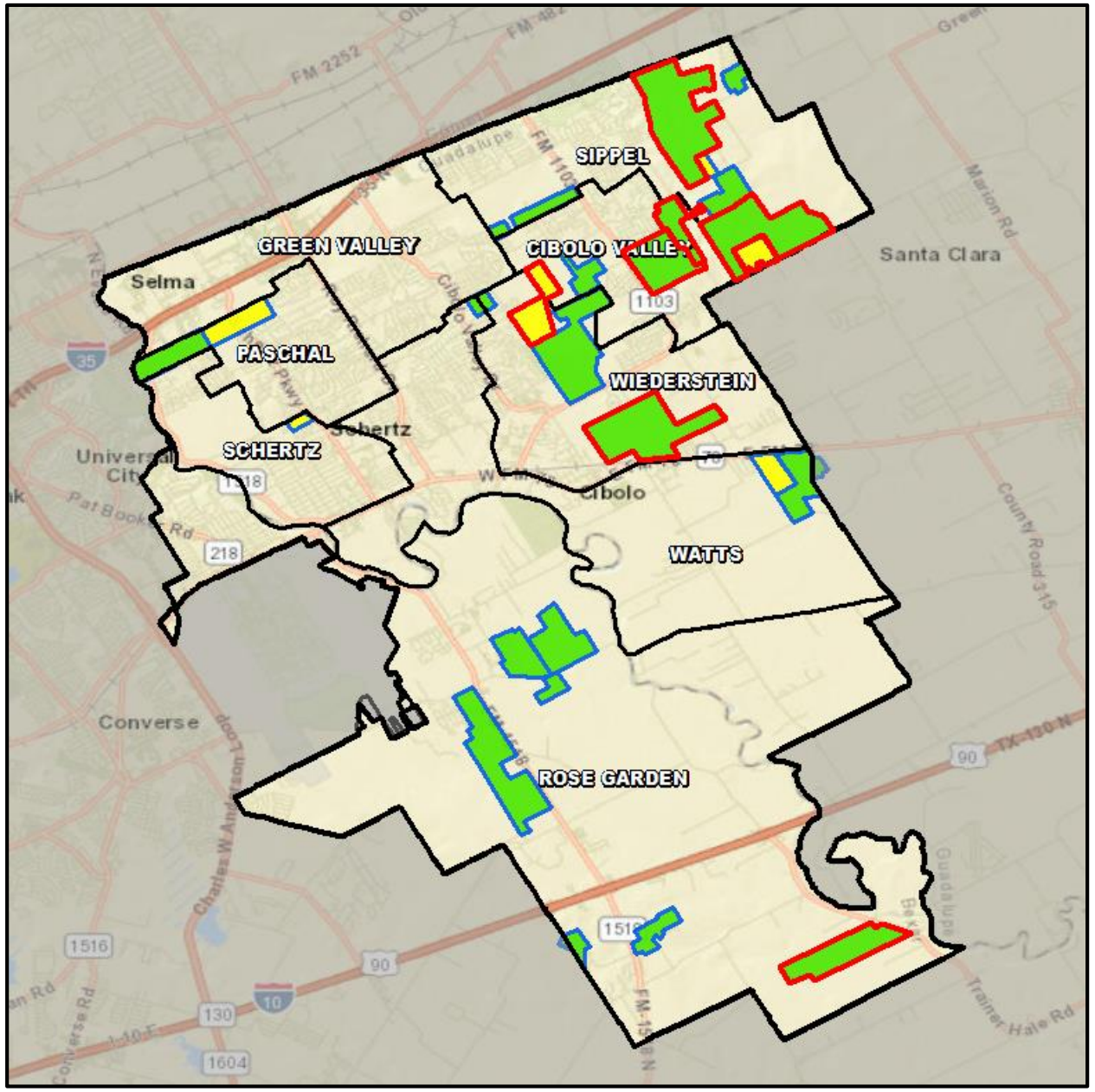
Enrollment – State & Area Trends & Data

Zonda Demographics

Student Density Numbers (2025-26 School Year) -

- There are 317 students that currently reside outside the district
- This represents roughly 2% of the total student population
- 5,761 students, or 39% of the total student population, resides within the Schertz city limits
- 6,187 students, or 42% of the total student population, resides within the Cibolo city limits
- 575 students, or 4% of the total student population, resides within the Universal City city limits





District Future Housing Overview

- The district has 21 active subdivisions with approximately 200 homes under construction and nearly 2,000 lots ready to be built on
- Within SCUCISD there are currently 6 potential future subdivisions totaling nearly 5,700 single family lots
- Of these, groundwork is underway on more than 800 lots in 8 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

District Single-Family Activity

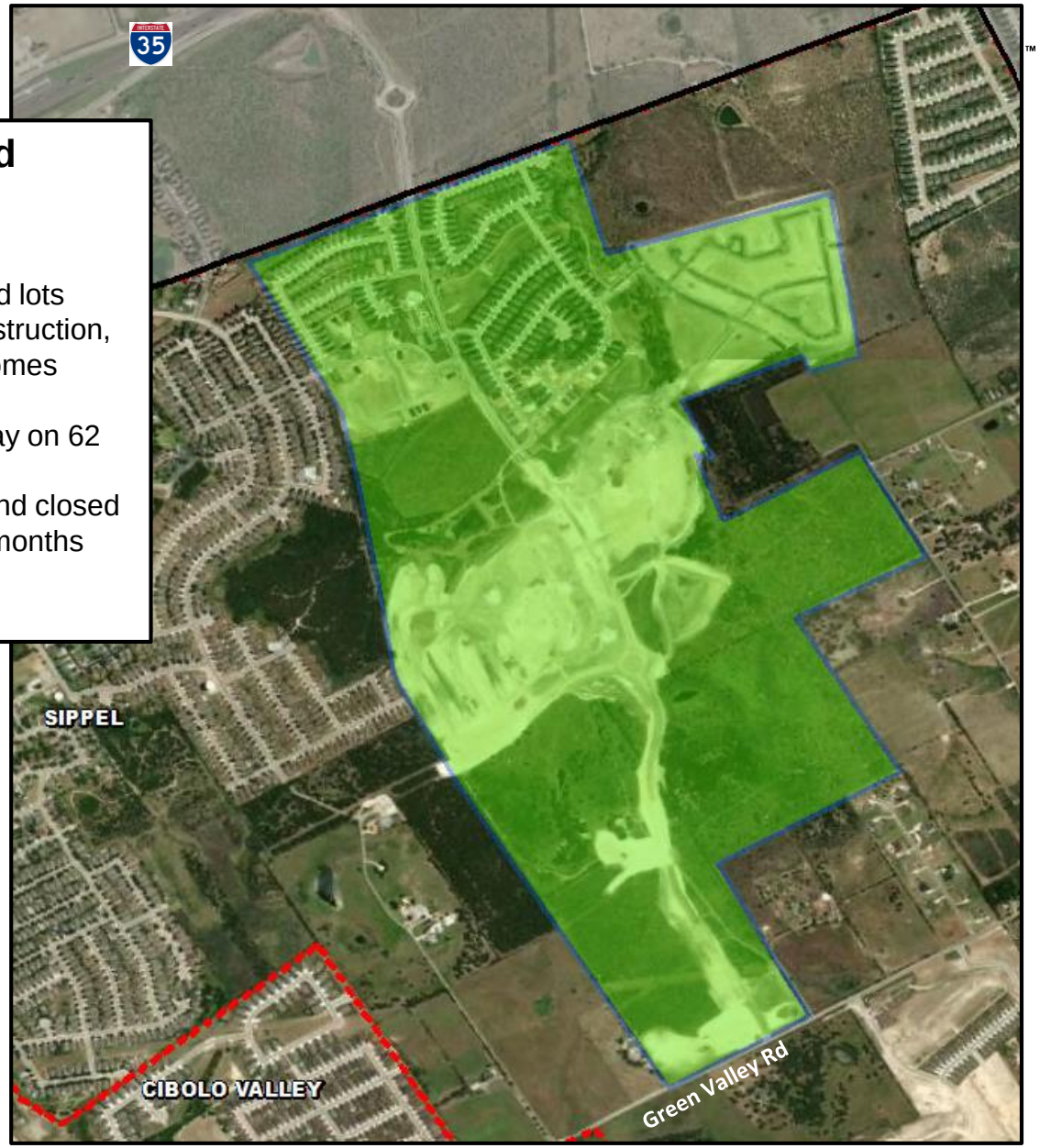
Single Family Housing Activity

February 26, 2026



Homestead

- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction, 28 finished vacant homes
- 339 occupied homes
- Groundwork underway on 62 lots in Phase 11
- Started 110 homes and closed 69 homes in last 12 months
- $360K+
- Student Yield: **.501**

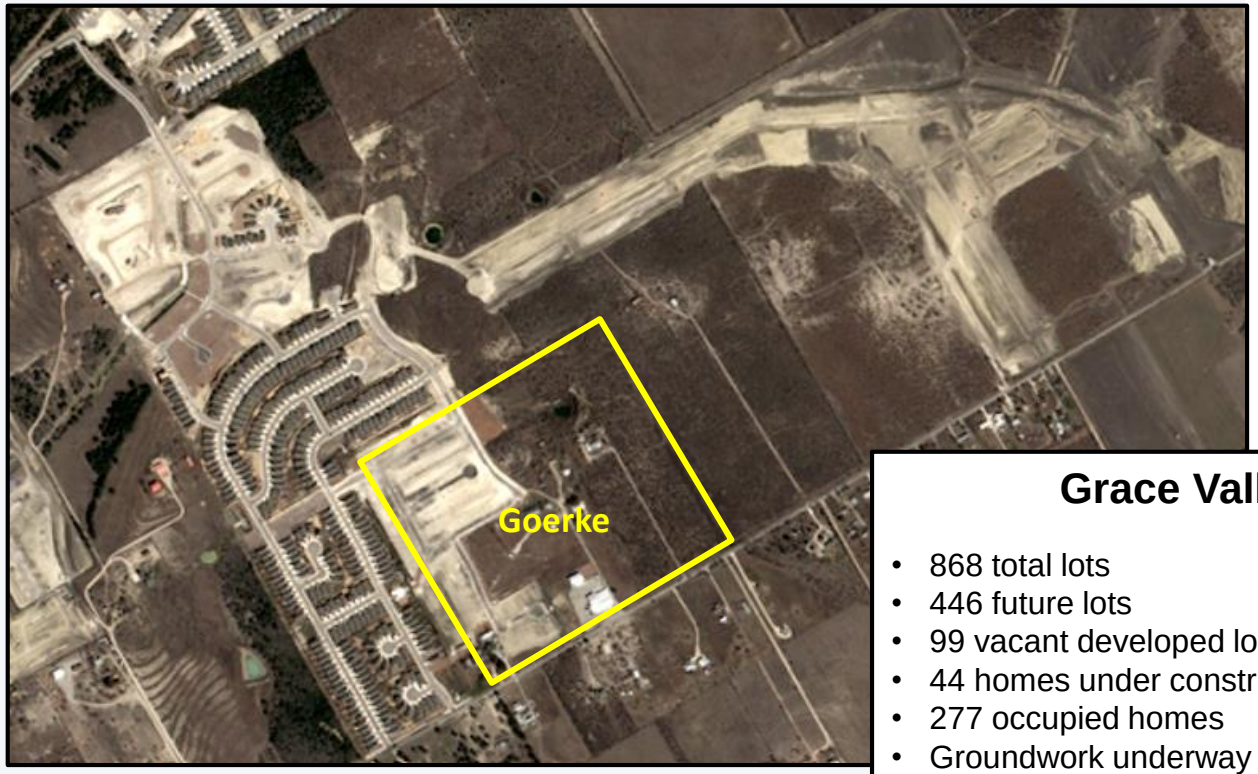


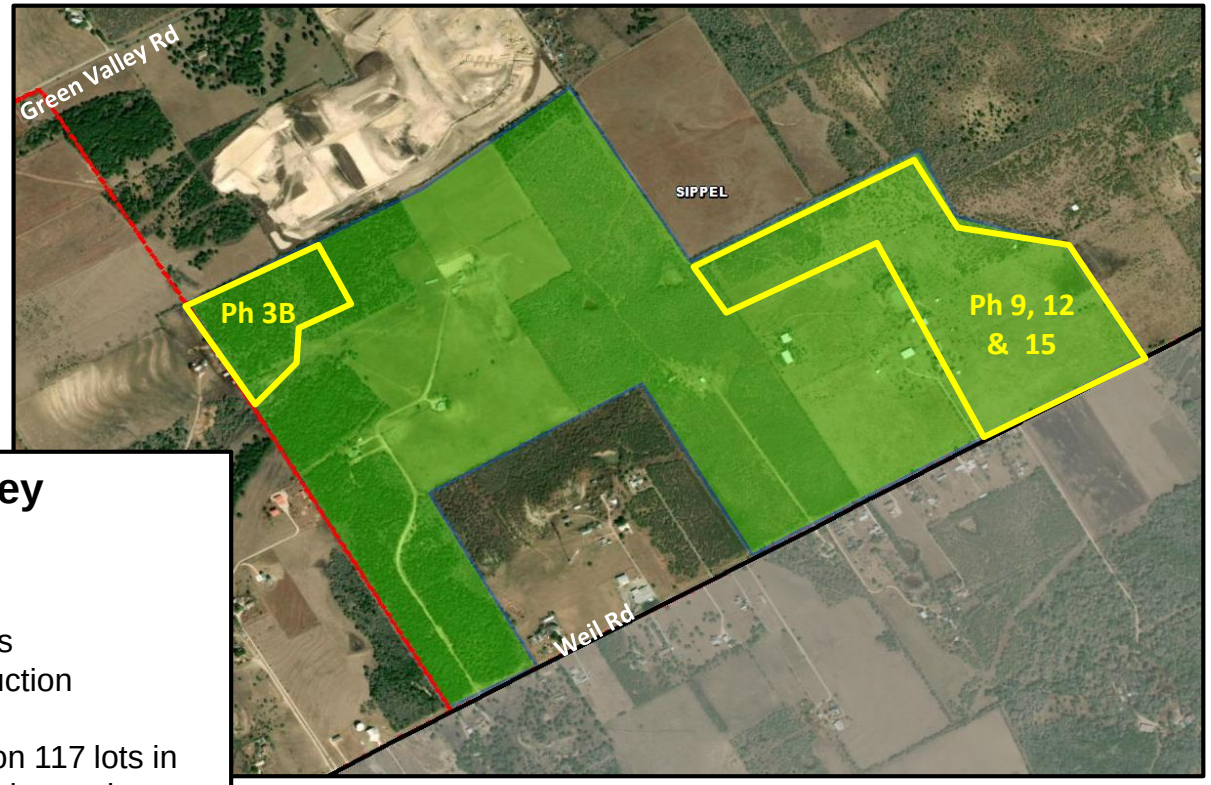
District Single-Family Activity

Single Family Housing Activity

Zonda Demographics

February 26, 2026





Grace Valley

- 868 total lots
- 446 future lots
- 99 vacant developed lots
- 44 homes under construction
- 277 occupied homes
- Groundwork underway on 117 lots in Phase 3B; initial lot clearing underway on 295 lots in Phase 9, 12 & 15
- Started 171 homes and closed 149 homes in last 12 months
- Lennar
- $260K+
- Student Yield: **.336**

District Single-Family Activity

Single Family Housing Activity

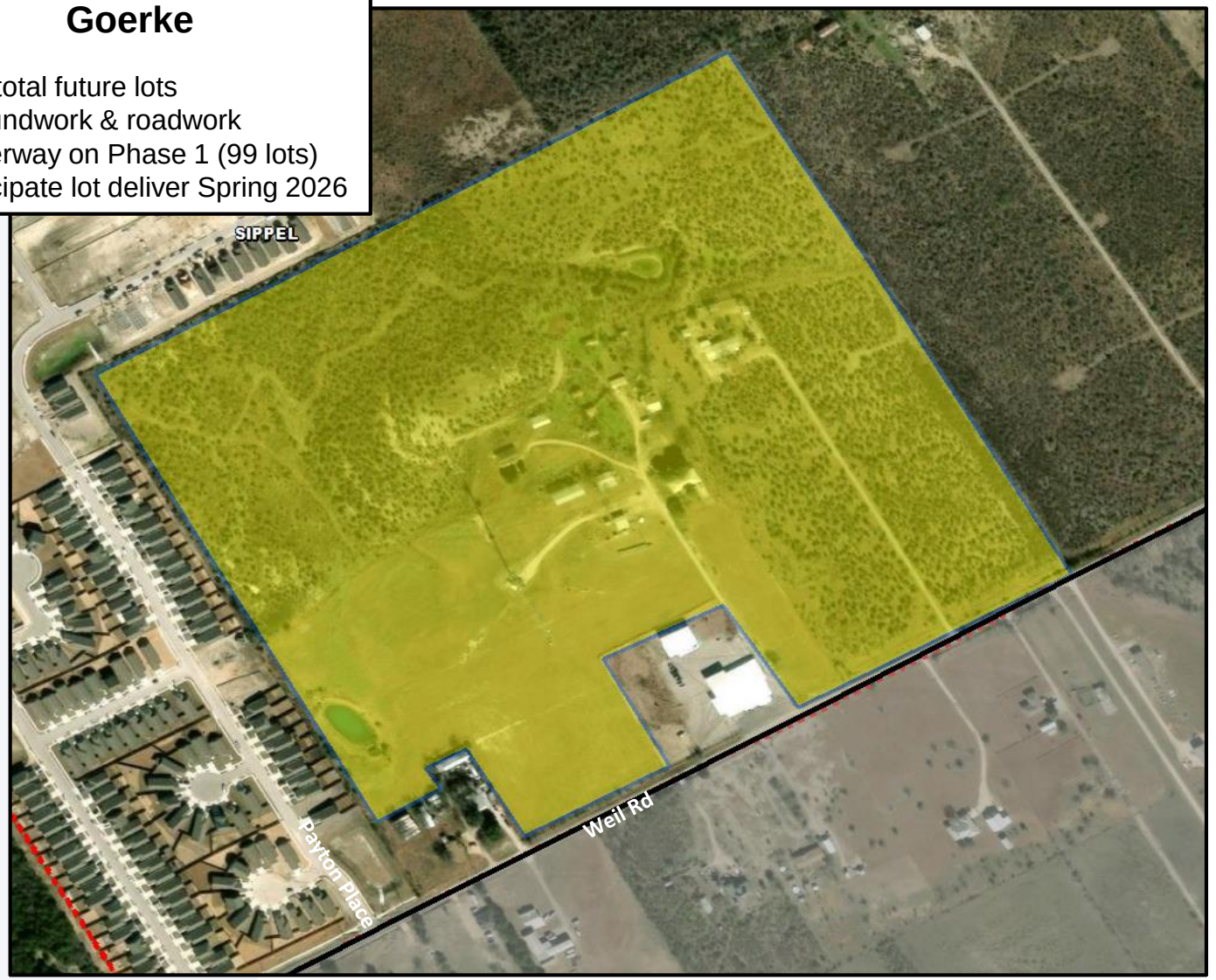
Zonda Demographics

Goerke

- 240 total future lots
- Groundwork & roadwork underway on Phase 1 (99 lots)
- Anticipate lot deliver Spring 2026

February 26, 2026





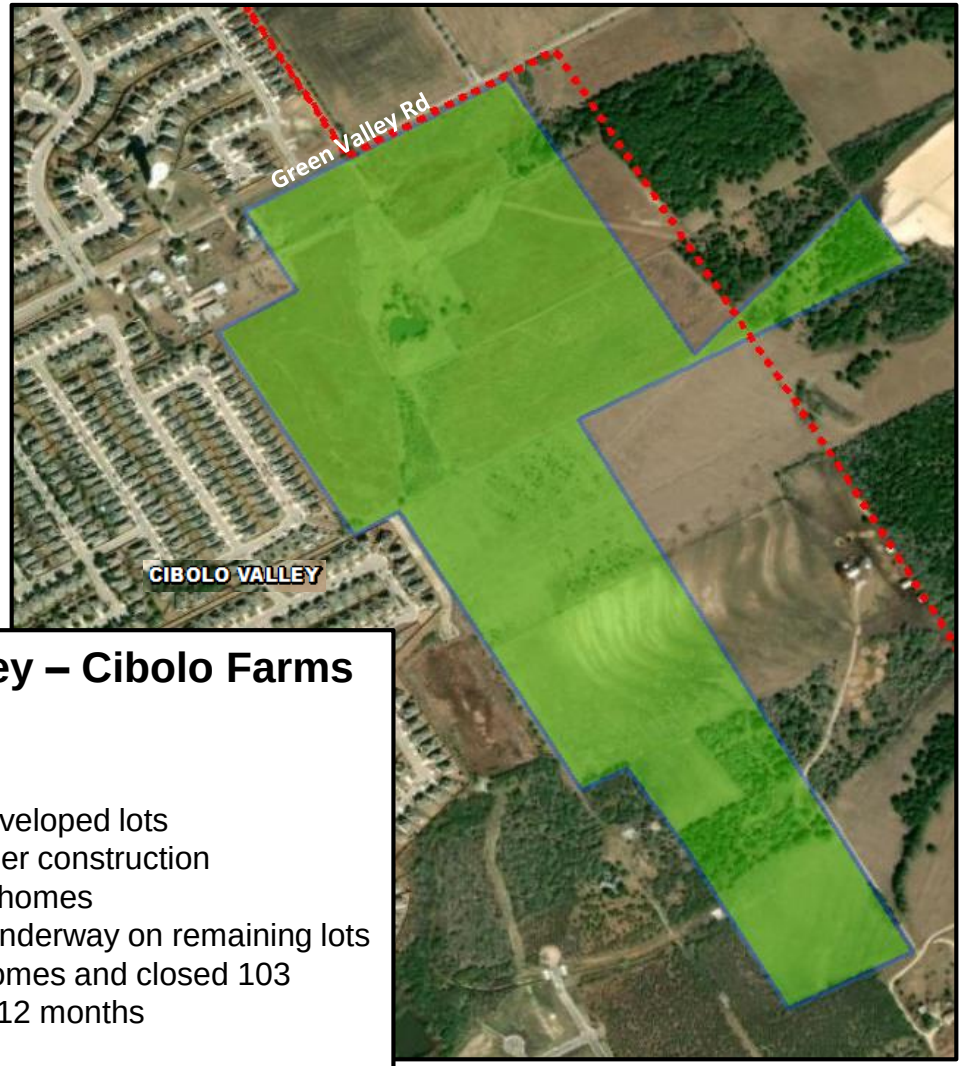
District Single-Family Activity

Single Family Housing Activity

Zonda Demographics

February 26, 2026





Grace Valley – Cibolo Farms

- 386 total lots
- 55 future lots
- 196 vacant developed lots
- 21 homes under construction
- 103 occupied homes
- Groundwork underway on remaining lots
- Started 117 homes and closed 103 homes in last 12 months
- Lennar
- $260K+
- Student Yield: **.262**

District Single-Family Activity

Single Family Housing Activity

Zonda Demographics



Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 55 vacant developed lots
- 1 home under construction
- 712 occupied homes
- Groundwork underway on remaining lots
- $290K+
- Student Yield: **.704**

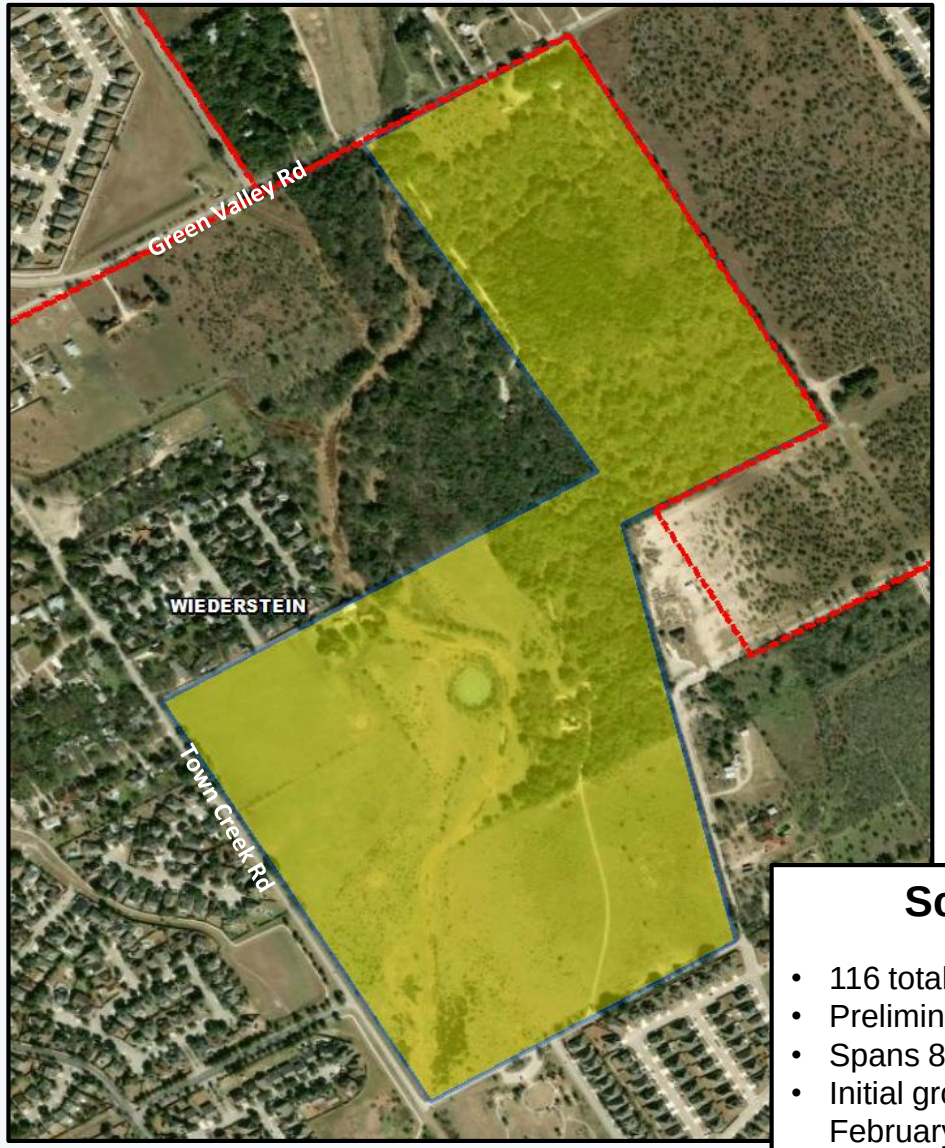
February 26, 2026



District Single-Family Activity

Single Family Housing Activity

Zonda Demographics



February 26, 2026



Schlather Ranch

- 116 total future lots
- Preliminary plat approved June 2025
- Spans 82 acres
- Initial groundwork underway February 2026

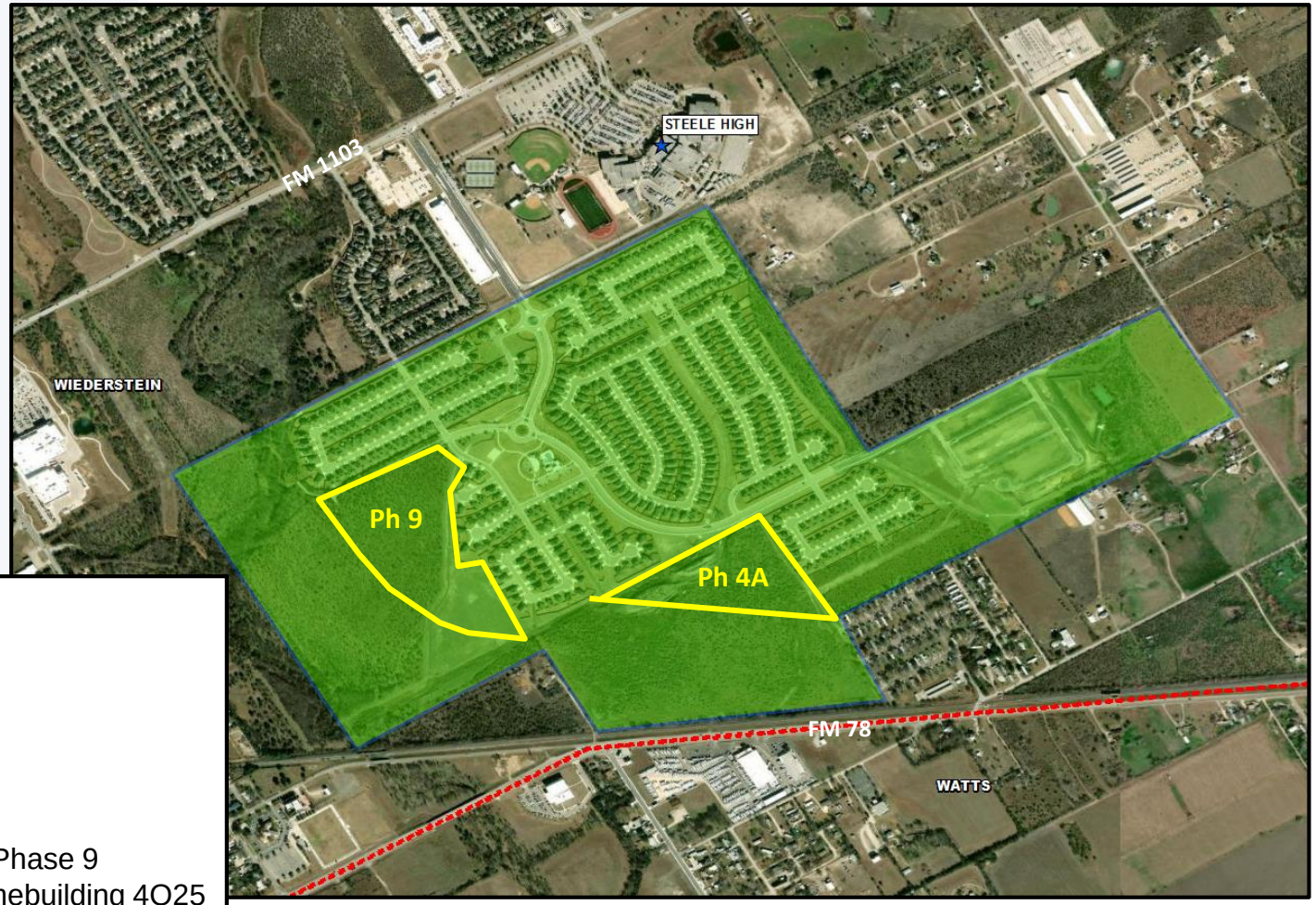
District Single-Family Activity

Single Family Housing Activity

Zonda Demographics

February 26, 2026





Steele Creek

- 877 total lots
- 213 future lots
- 136 vacant developed lots
- 1 home under construction
- 500 occupied homes
- Groundwork underway on 42 lots in Phase 9
- 59 lots in Phase 4A delivered for homebuilding 4Q25
- DR Horton
- $362K+
- Student Yield: **.832**

District Single-Family Activity

Single Family Housing Activity

Zonda Demographics

February 26, 2026



Crossvine

- 1,020 total lots
- 168 future lots
- 196 vacant developed lots
- 35 homes under construction; 30 finished vacant homes
- 585 occupied homes
- Started 98 homes and closed 69 homes in last 12 months
- $360K+
- Student Yield: **.275**



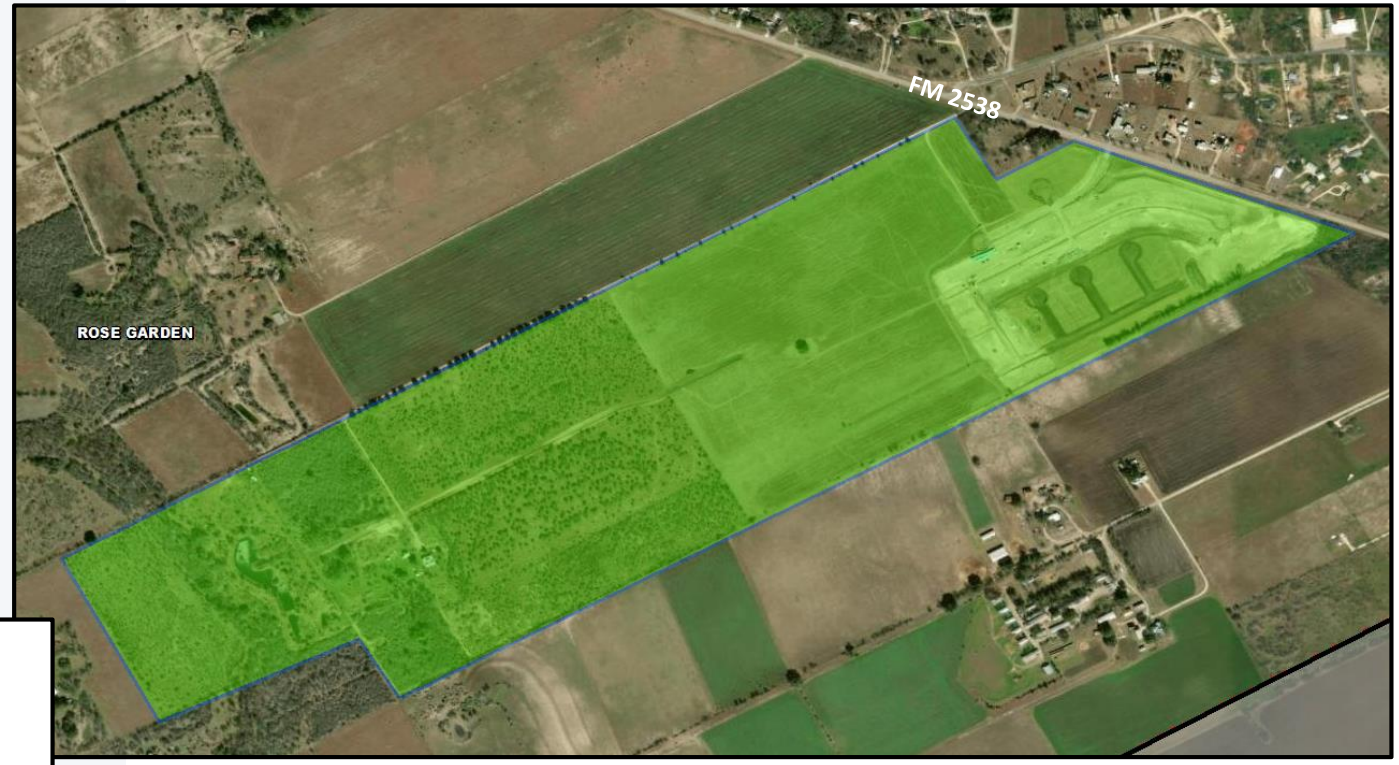
District Single-Family Activity

Single Family Housing Activity

Zonda Demographics

February 26, 2026





Clearwater Creek

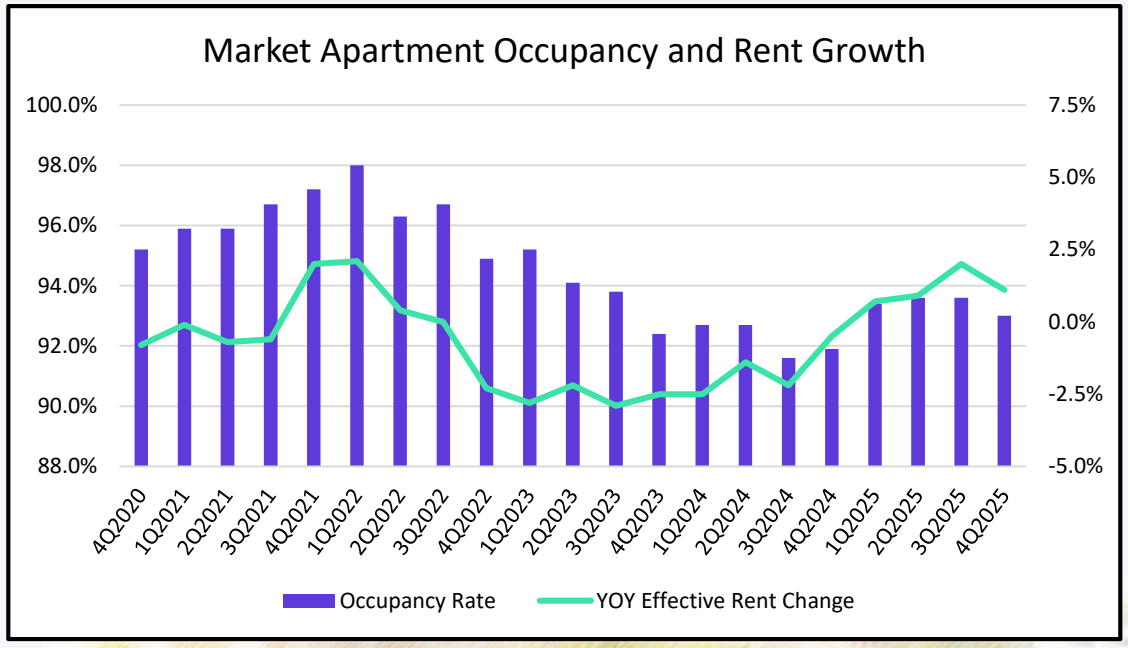
- 1,156 total lots
- 967 future lots
- 189 vacant developed lots
- First lots delivered for homebuilding 4Q25
- Groundwork underway on 237 lots in Ph 3 & 5
- Lennar

Apartment Profile

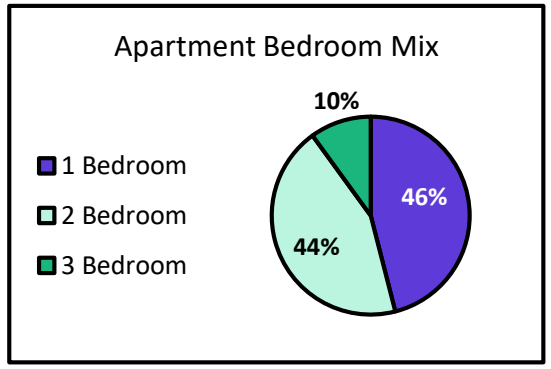
Multifamily Housing – Regional

Zonda Demographics

Occupancy has decreased to approximately 93% after experiencing record occupancy highs in 2022.

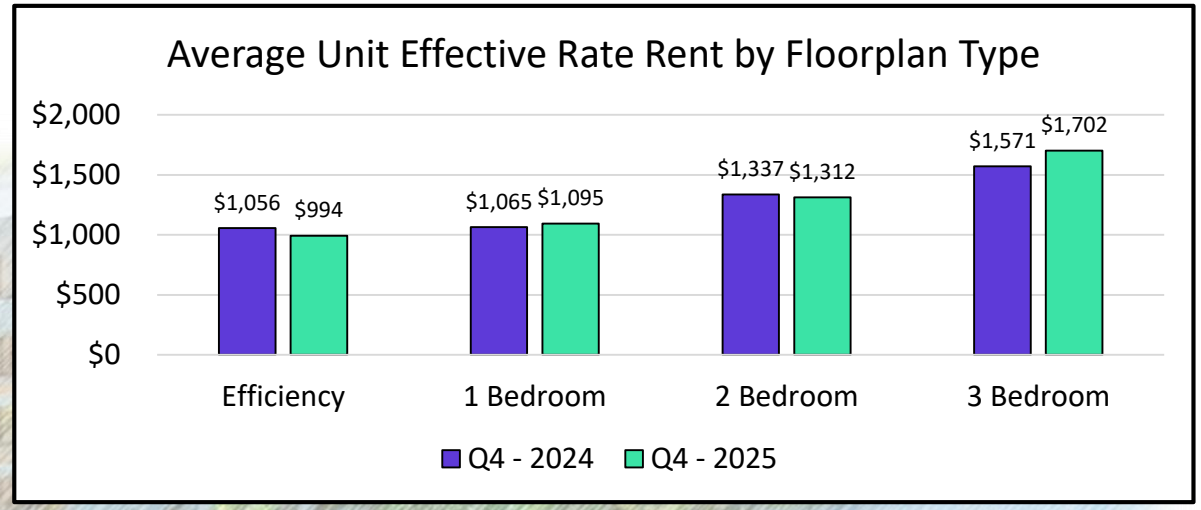


Market represents 78108 & 78154 ZIP Code. Senior product is excluded.





Effective Rent rates plateaued or slightly decreased in smaller bedroom types in comparison to the previous year whereas three bedroom rents have increased from the previous year.



Effective Rent = Market rent less concessions

Source: ALN & Realpage Apartment Data

District Apartments' Student Yield

Multifamily Housing



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 .138. The type of units were evaluated related to age of unit, size of unit, and cost of unit as it relates student yield numbers.

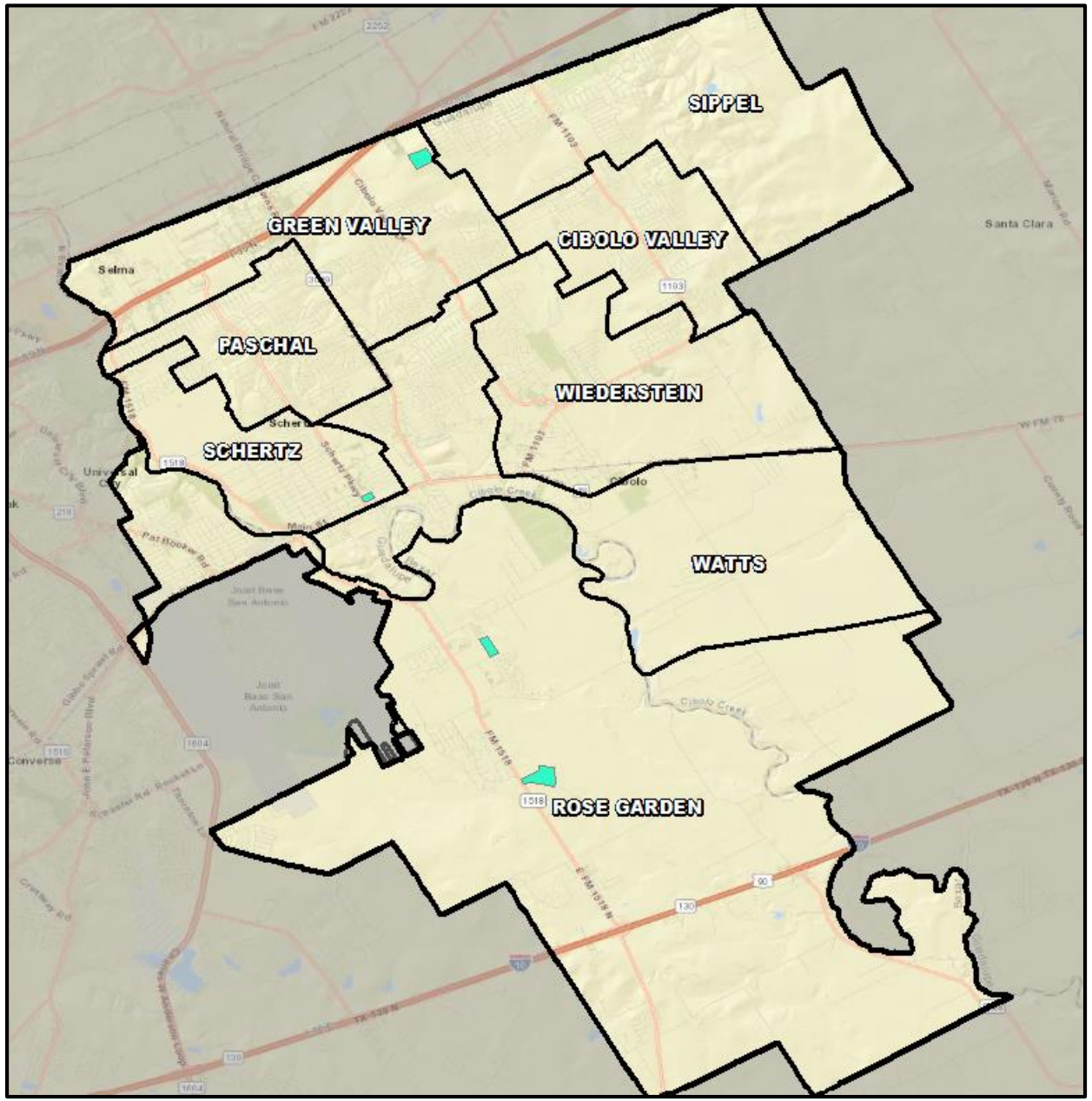
Total Multifamily Student Yield Analysis –

Total Number of Apartment Units included in Market Study	Number of Students Enrolled in school in the Apartment Units	Yield
3,296 Units	456 Students	0.138

Age of Apartment Building & Yield –

Prior to 1982	1983 - 1995	1996 - 2010	2010 - Current
0.224	0.316	0.148	0.089

*94% of Multifamily complexes in Schertz-Cibolo-Universal City ISD had Year Built identified



District Multifamily Overview

- There are currently four multi-family projects in the planning stages within the District comprising more than 1,000 future rental units

Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION

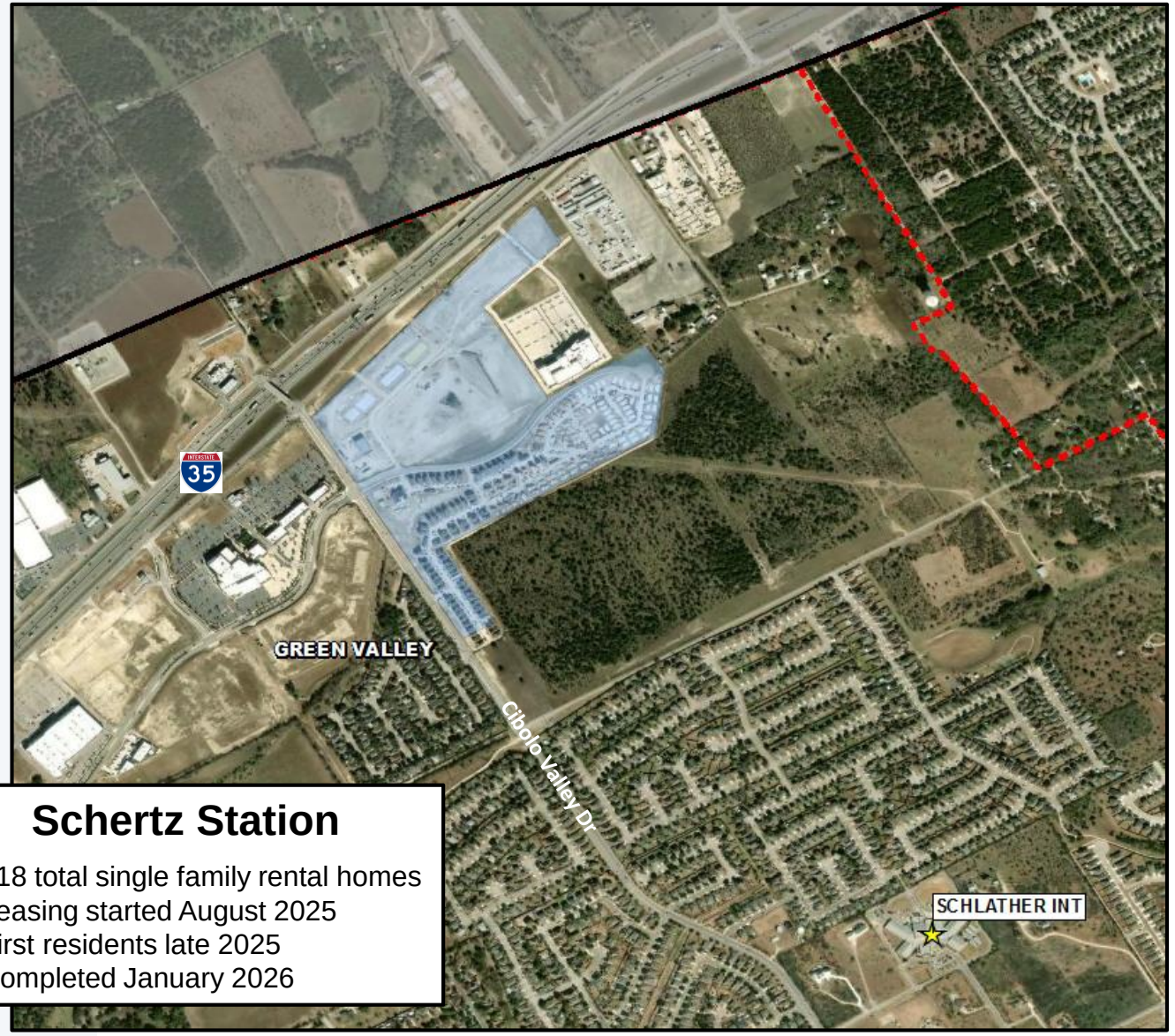
District Multifamily Activity

Multifamily Housing Activity

Zonda Demographics

February 26, 2026





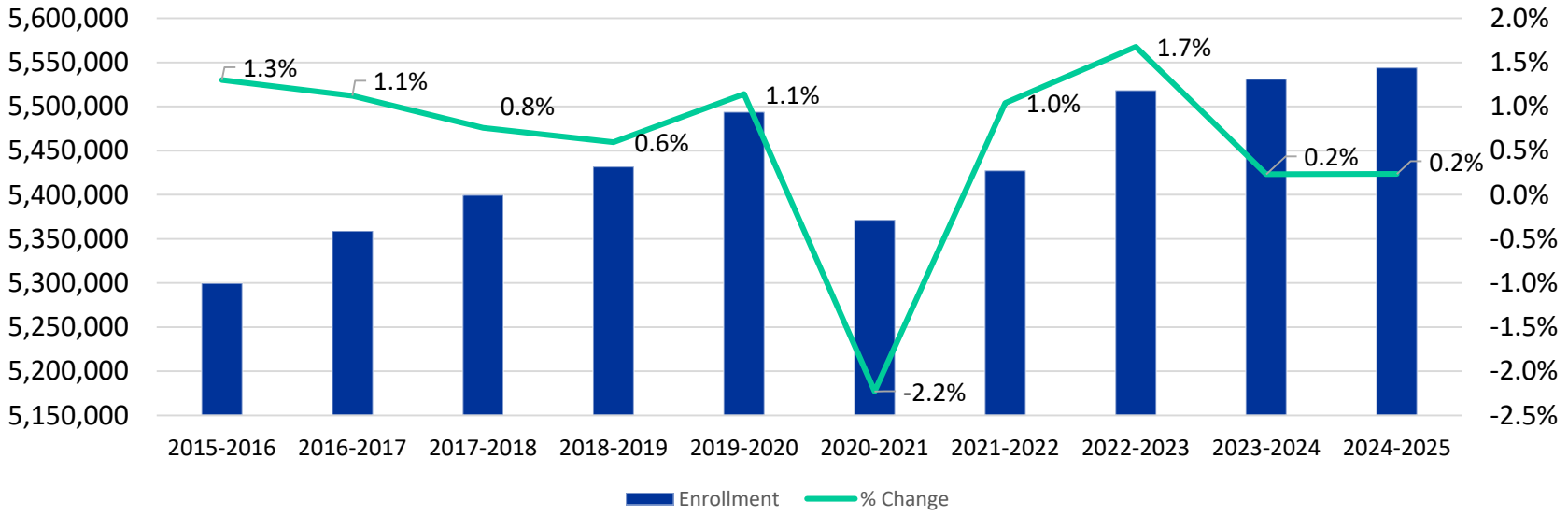
Schertz Station

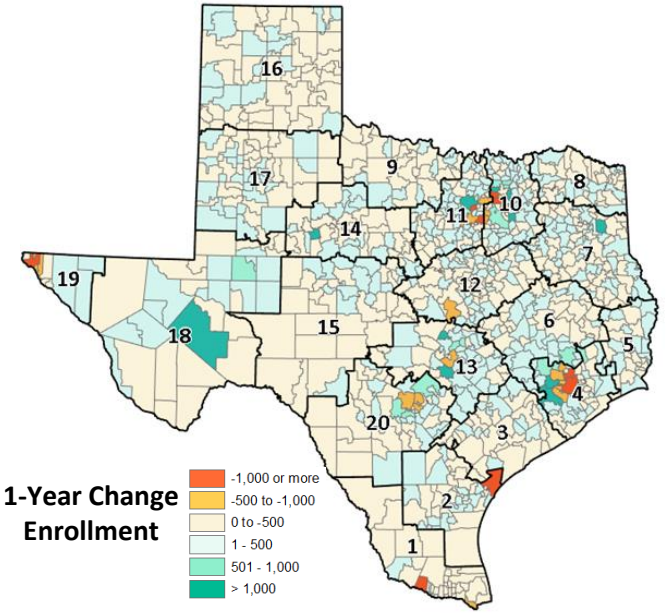
- 318 total single family rental homes
- Leasing started August 2025
- First residents late 2025
- Completed January 2026

Texas - State Enrollment Overview

Enrollment – State & Area Trends & Data

Zonda Demographics

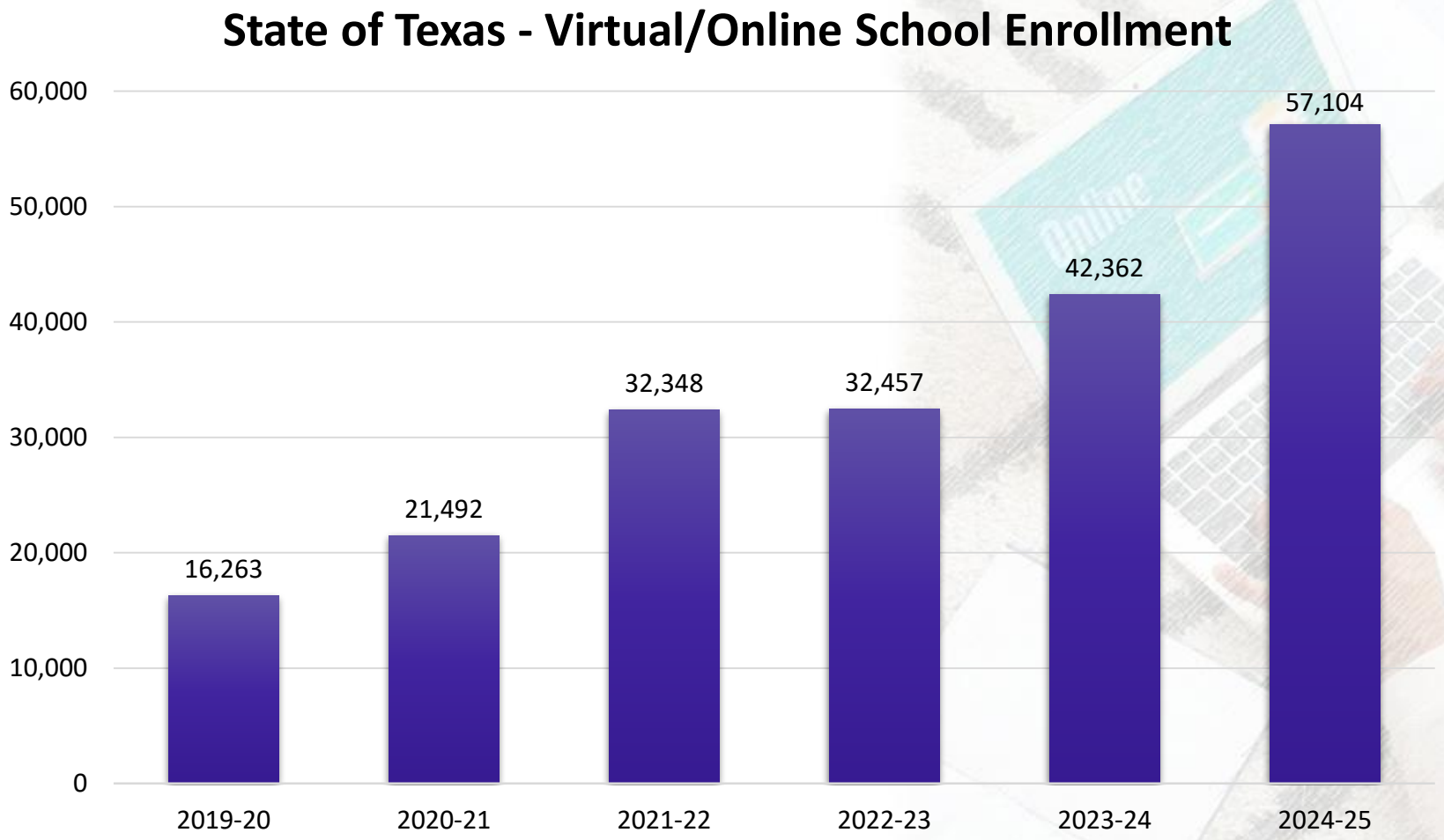




STATE OF TEXAS ENROLLMENT																
School Year	EE	PK	KG	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	TOTAL
2015-2016	22,116	221,331	376,813	409,977	411,286	409,391	397,056	394,120	390,522	389,519	386,562	428,704	386,534	352,319	323,478	5,299,728
2016-2017	23,248	224,810	372,011	395,805	408,817	412,759	411,095	400,165	398,155	396,117	392,366	431,745	395,334	363,933	332,767	5,359,127
2017-2018	23,998	232,177	371,618	388,637	394,362	409,974	413,819	414,386	402,596	402,472	398,598	432,951	397,209	371,871	345,014	5,399,682
2018-2019	24,764	239,646	374,020	386,900	387,763	395,889	412,016	417,537	417,719	406,834	405,048	436,686	400,836	373,213	353,039	5,431,910
2019-2020	25,883	249,226	384,114	391,449	388,675	391,795	400,111	417,444	422,740	423,545	411,272	449,122	407,044	377,208	354,312	5,493,940
2020-2021	20,991	197,093	361,349	381,403	380,122	381,135	385,364	395,649	414,357	421,347	422,505	436,523	420,705	388,443	364,600	5,371,586
2021-2022	21,375	223,733	371,502	386,232	383,838	384,872	386,011	389,971	400,447	418,788	424,544	475,746	408,700	389,454	362,157	5,427,370
2022-2023	25,110	244,284	367,633	399,419	395,969	393,871	394,020	395,384	399,557	409,566	425,758	478,101	437,002	386,246	366,512	5,518,432
2023-2024	26,847	248,576	361,799	385,471	402,576	400,181	399,422	399,419	400,511	405,298	414,195	472,783	439,298	406,966	367,894	5,531,236
2024-2025	26,099	249,875	359,871	378,335	390,170	406,747	405,715	405,128	404,988	407,512	410,871	460,045	439,519	410,503	388,877	5,544,255

Texas – Virtual/Online School Enrollment

Enrollment – State & Area Trends & Data

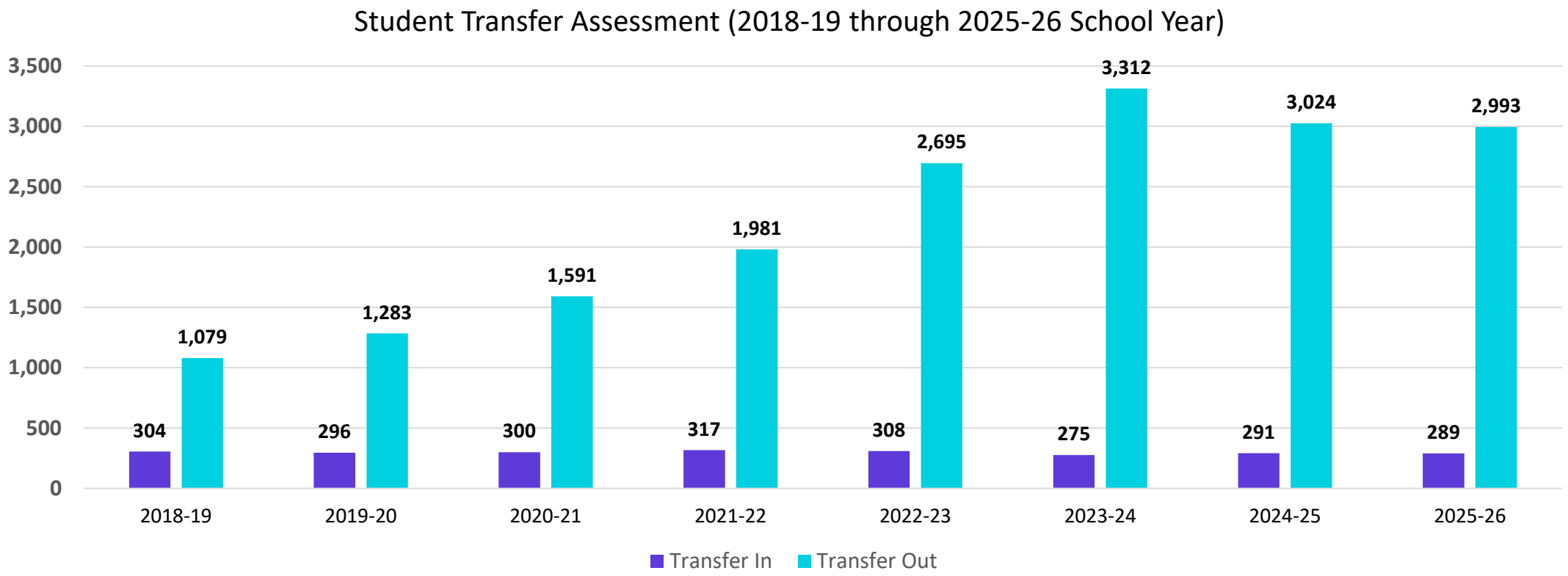


Enrollment has increased by over 40,800 students since the 2019-20 school year. An increase of over 250%.

District – Student Transfer Data

Enrollment – TEA Data

Zonda Demographics

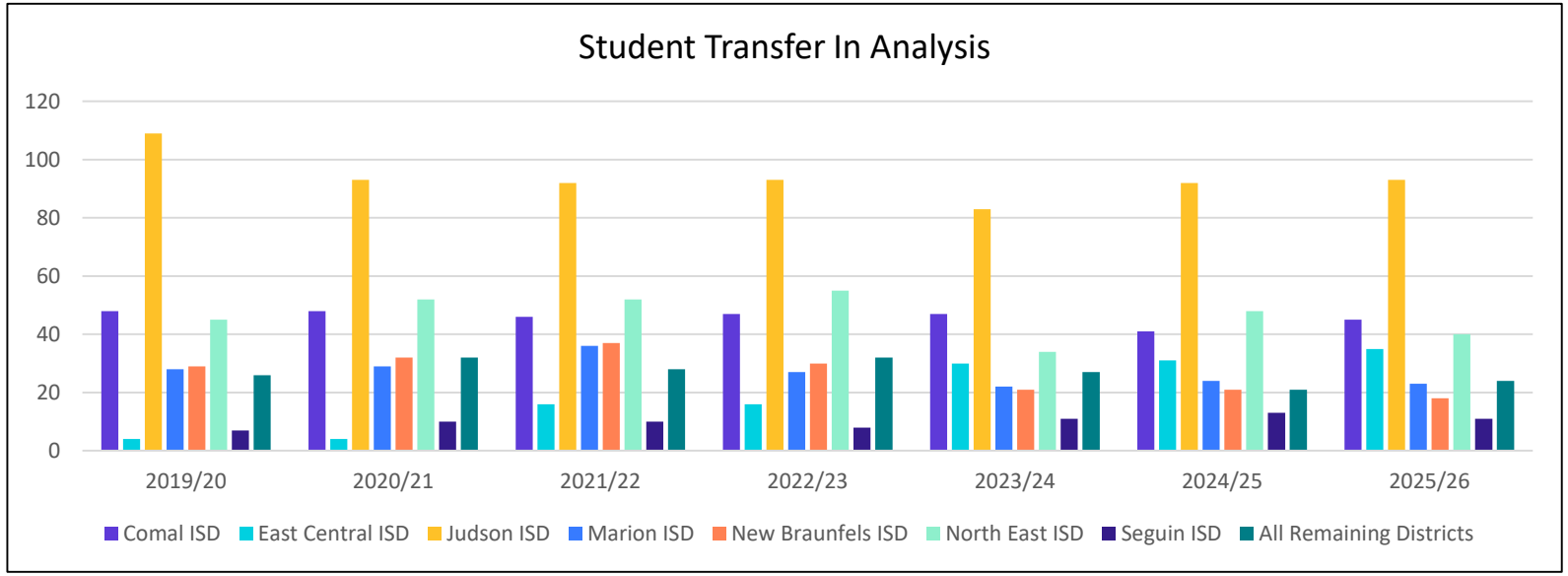


The numbers above that reference Transferring In represent the number of students that are enrolled in Schertz-Cibolo-Universal City ISD, but reside outside of the District boundaries.

The numbers associated with Transferring Out refer to the number of students that reside within the District, but attend another neighboring School District or Educational Entity.

District – Student Transfer Data

Enrollment – TEA Data



School District	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Comal ISD	48	48	46	47	47	41	45
East Central ISD	4	4	16	16	30	31	35
Judson ISD	109	93	92	93	83	92	93
Marion ISD	28	29	36	27	22	24	23
New Braunfels ISD	29	32	37	30	21	21	18
North East ISD	45	52	52	55	34	48	40
Seguin ISD	7	10	10	8	11	13	11
All Remaining Districts	26	32	28	32	27	21	24
Total Transfers In*	296	300	317	308	275	291	289

District – Student Transfer Data

Enrollment – TEA Data

Zonda Demographics

Student Transfer Out Analysis -

Year	Neighborhood District/Parental Employment Related Enrollment	%	Charter School Enrollment	%	Virtual School Enrollment	%	Total
2019/20	722	56.3%	498	38.8%	63	4.9%	1,283
2020/21	840	52.8%	676	42.5%	75	4.7%	1,591
2021/22	906	45.7%	971	49.0%	104	5.2%	1,981
2022/23	1,012	37.6%	1,575	58.4%	108	4.0%	2,695
2023/24	987	29.8%	2,203	66.5%	122	3.7%	3,312
2024/25	1,007	33.3%	1,855	61.3%	162	5.4%	3,024
2025/26	962	32.8%	1,786	60.9%	185	6.3%	2,933
7 Year Average	919.4	38.3%	1111.1	46.2%	90.6	3.8%	2,403

Largest Neighboring District Transfer Out Totals 25/26	
Comal ISD	109 Students
Judson ISD	150 Students
Randolph Field ISD	478 Students
North East ISD	58 Students
San Antonio ISD	39 Students

Largest Charter Schools - Transfer Out Totals 2025/26	
Great Hearts Texas	243 Students
Legacy Traditional School	568 Students
School of Science & Technology	641 Students
Texas College Preparatory Academies	208 Students
Idea Public Schools	45 Students

Largest Virtual Schools - Transfer Out Totals 2025/26	
Hallsville ISD	89 Students
Fort Stockton ISD	17 Students
Roscoe Collegiate ISD	37 Students
Premier High Schools	22 Students
University of Texas at Austin High School	4 Students

Annual Enrollment Changes

Enrollment Forecast

Zonda Demographics

GRADE LEVEL ENROLLMENT HISTORY

Year	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%
2025/26	427	756	786	829	902	1,000	1,021	1,171	1,164	1,208	1,428	1,395	1,315	1,396	14,798	-148	-1.0%

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

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

GRADE LEVEL COHORT HISTORY

Cohorts	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	Mid	High
3-year avg.	0.994	0.974	1.041	1.031	1.010	1.015	1.000	1.036	1.032	1.053	1.140	0.971	0.932	1.001	1.014	1.018	1.043	1.011
2022/23	0.958	0.876	1.029	1.001	1.057	1.037	0.956	1.008	1.007	1.015	1.121	0.960	0.926	0.983	1.000	0.982	1.011	0.998
2023/24	0.986	0.962	1.023	1.005	0.999	1.012	0.969	1.028	1.040	1.028	1.099	0.987	0.903	1.031	1.000	0.998	1.034	1.005
2024/25	1.033	0.935	1.033	1.068	1.023	1.021	1.028	1.034	1.014	1.046	1.162	0.978	0.955	0.971	1.016	1.031	1.030	1.017
2025/26	0.962	1.026	1.066	1.018	1.008	1.011	1.003	1.045	1.043	1.086	1.159	0.950	0.937	1.001	1.026	1.024	1.065	1.012

- The highest cohort occurred in 9th grade
- Additional grades with higher cohorts include 1st and 8th grades

Ten Year Forecast by Grade Level

Enrollment Forecast

Zonda Demographics

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%
2025/26	427	756	786	829	902	1,000	1,021	1,171	1,164	1,208	1,428	1,395	1,315	1,396	14,798	-148	-1.0%
2026/27	458	790	813	811	858	932	1,004	1,064	1,208	1,245	1,391	1,360	1,316	1,278	14,528	-270	-1.8%
2027/28	461	788	843	842	835	876	932	1,048	1,095	1,283	1,441	1,323	1,288	1,281	14,336	-192	-1.3%
2028/29	463	808	835	861	870	854	884	973	1,086	1,169	1,483	1,371	1,250	1,259	14,166	-170	-1.2%
2029/30	463	796	854	859	887	893	860	923	1,002	1,152	1,351	1,410	1,295	1,216	13,961	-205	-1.4%
2030/31	463	814	839	877	883	910	899	898	960	1,066	1,331	1,286	1,331	1,262	13,819	-142	-1.0%
2031/32	463	817	856	859	909	905	919	940	934	1,021	1,233	1,268	1,216	1,299	13,639	-180	-1.3%
2032/33	463	835	856	876	878	925	913	960	955	992	1,178	1,175	1,200	1,183	13,389	-250	-1.8%
2033/34	463	850	873	877	907	902	935	954	977	1,015	1,144	1,124	1,114	1,168	13,303	-86	-0.6%
2034/35	463	861	890	890	896	923	910	977	979	1,039	1,171	1,092	1,069	1,082	13,242	-61	-0.5%
2035/36	471	866	892	906	905	907	931	951	996	1,041	1,198	1,118	1,039	1,038	13,259	17	0.1%

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

Ten Year Forecast by Campus Level

Enrollment Forecast

Zonda Demographics

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

			History	Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max 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
Cibolo Valley El	1,038	1,200	591	557	572	581	592	610	605	601	601	598	594	591
Green Valley El	732	899	503	471	455	460	456	450	455	462	474	466	463	462
Norma Paschal El	704	871	574	521	479	440	425	413	405	409	419	428	440	449
Rose Garden El	1,031	1,200	861	811	807	827	844	879	897	919	950	978	1,013	1,049
Schertz El	683	1,017	663	619	607	577	577	573	566	553	541	543	545	548
Sippel El	704	997	641	681	712	748	784	806	832	843	825	828	823	801
Watts El	739	906	500	463	439	407	402	398	394	388	390	395	402	408
Wiederstein El	704	997	564	577	591	605	611	623	632	634	633	636	643	639
ELEMENTARY TOTALS			**4,897**	**4,700**	**4,662**	**4,645**	**4,691**	**4,752**	**4,786**	**4,809**	**4,833**	**4,872**	**4,923**	**4,947**
Elementary Percent Change			-4.17%	-4.02%	-0.81%	-0.36%	0.99%	1.30%	0.72%	0.48%	0.50%	0.81%	1.05%	0.49%
Elementary Absolute Change			-213	-197	-38	-17	46	61	34	23	24	39	51	24
Jordan Int	888	1,126	811	768	750	753	702	651	653	689	695	698	701	712
Schlather Int	832	1,116	724	745	698	647	637	666	675	703	715	725	712	689
Wilder Int	855	1,188	702	679	620	580	518	466	469	467	463	466	474	481
INTERMEDIATE TOTALS			**2,237**	**2,192**	**2,068**	**1,980**	**1,857**	**1,783**	**1,797**	**1,859**	**1,873**	**1,889**	**1,887**	**1,882**
Intermediate Percent Change			2.80%	-2.01%	-5.66%	-4.26%	-6.21%	-3.98%	0.79%	3.45%	0.75%	0.85%	-0.11%	-0.26%
Intermediate Absolute Change			61	-45	-124	-88	-123	-74	14	62	14	16	-2	-5

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

Ten Year Forecast by Campus Level

Enrollment Forecast

Zonda Demographics

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

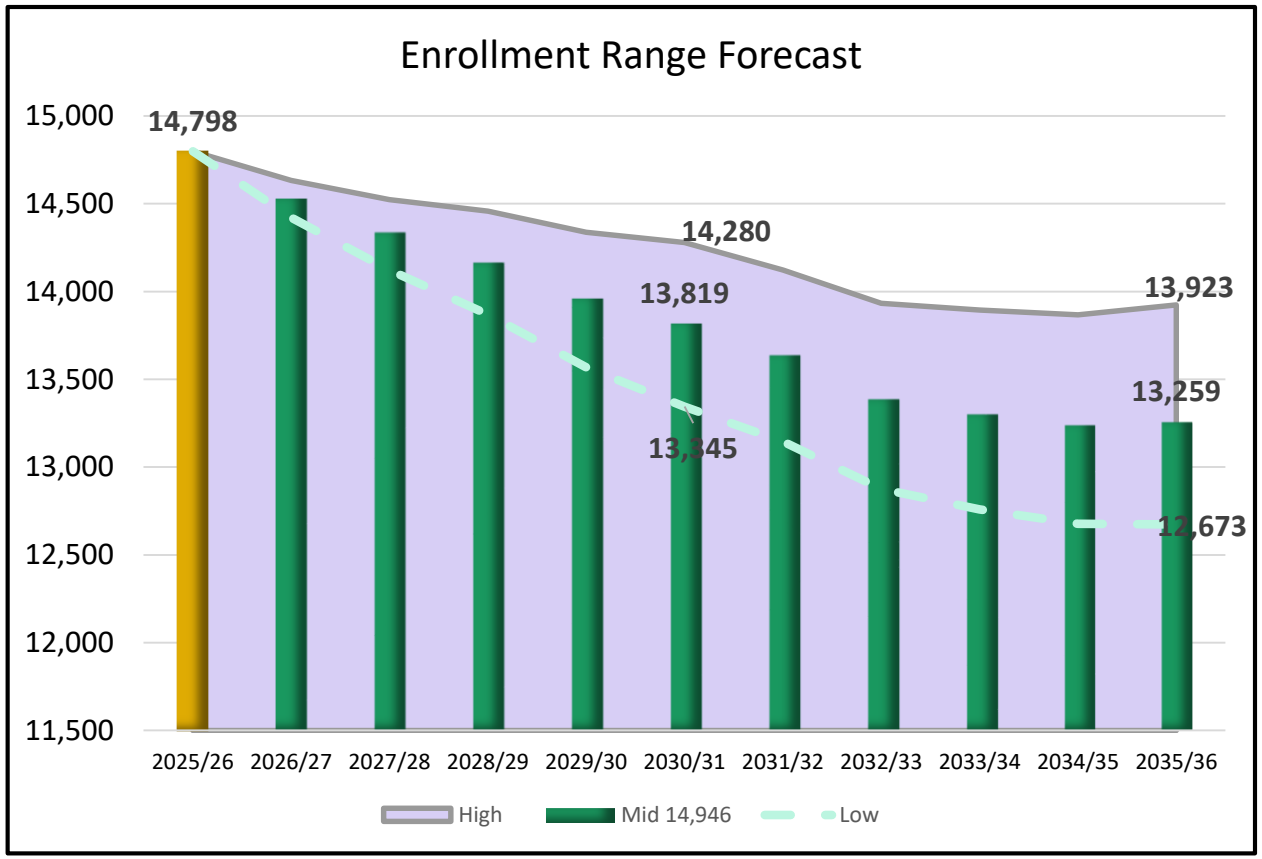
			History	Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Dobie JH	1,285	1,540	1,231	1,245	1,288	1,241	1,188	1,128	1,088	1,096	1,083	1,107	1,132	1,147
Corbett JH	1,285	1,500	1,113	1,127	1,165	1,137	1,067	1,026	938	859	864	885	886	890
JUNIOR HIGH SCHOOL TOTALS			**2,344**	**2,372**	**2,453**	**2,378**	**2,255**	**2,154**	**2,026**	**1,955**	**1,947**	**1,992**	**2,018**	**2,037**
Junior High School Percent Change			-4.01%	1.19%	3.41%	-3.06%	-5.17%	-4.48%	-5.94%	-3.50%	-0.41%	2.31%	1.31%	0.94%
Junior High School Absolute Change			-98	28	81	-75	-123	-101	-128	-71	-8	45	26	19
Clemens HS	2,733	3,300	2,589	2,602	2,494	2,506	2,533	2,500	2,460	2,381	2,199	2,070	1,985	1,931
Steele HS	2,733	3,200	2,790	2,857	2,776	2,752	2,755	2,697	2,675	2,560	2,462	2,405	2,354	2,387
Steele ELC			89	75	75	75	75	75	75	75	75	75	75	75
HIGH SCHOOL TOTALS			**5,468**	**5,534**	**5,345**	**5,333**	**5,363**	**5,272**	**5,210**	**5,016**	**4,736**	**4,550**	**4,414**	**4,393**
High School Percent Change			0.92%	1.21%	-3.42%	-0.22%	0.56%	-1.70%	-1.18%	-3.72%	-5.58%	-3.93%	-2.99%	-0.48%
High School Absolute Change			50	66	-189	-12	30	-91	-62	-194	-280	-186	-136	-21
DISTRICT TOTALS			**14,946**	**14,798**	**14,528**	**14,336**	**14,166**	**13,961**	**13,819**	**13,639**	**13,389**	**13,303**	**13,242**	**13,259**
District Percent Change			-1.32%	-0.99%	-1.82%	-1.32%	-1.19%	-1.45%	-1.02%	-1.30%	-1.83%	-0.64%	-0.46%	0.13%
District Absolute Change			-200	-148	-270	-192	-170	-205	-142	-180	-250	-86	-61	17

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

Ten Year Forecast Range

Enrollment Forecast

Zonda Demographics



School Year	Low Projections	Mid-Range Projections	High Projections
2024/25		14,946	
2025/26		14,798	
2026/27	14,422	14,528	14,632
2027/28	14,122	14,336	14,524
2028/29	13,869	14,166	14,457
2029/30	13,569	13,961	14,337
2030/31	13,345	13,819	14,280
2031/32	13,145	13,639	14,123
2032/33	12,876	13,389	13,933
2033/34	12,760	13,303	13,894
2034/35	12,677	13,242	13,867
2035/36	12,673	13,259	13,923

Low Range Projections

- Uncertainty in Economic Conditions & Downturn in Job Market
- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining Transfer In numbers from the last few years

High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students

Key Takeaways

District Information -



Schertz-Cibolo-Universal City ISD enrollment has been on the decline for the past four years. This 2025-26 school year enrollment declined only 148 students.

Housing Market Conditions -



2025 new home closings in SCUCISD are slightly below the previous 3 year average while new home starts are on the rise. This could be positive movement in the market and something to monitor alongside current economic uncertainty and higher mortgage interest rates.

Housing Activity & Future Developments -



The district currently has approximately 200 homes under construction, nearly 2,000 lots available to build on, and nearly 5,700 lots planned in the future.

Enrollment Forecast -



Enrollment is forecasted to remain within a range of 13,500 to 14,000 students over the next 3 to 5 years and is anticipated to be in a range of 12,700 to 13,300 students by the 2035-36 school year.