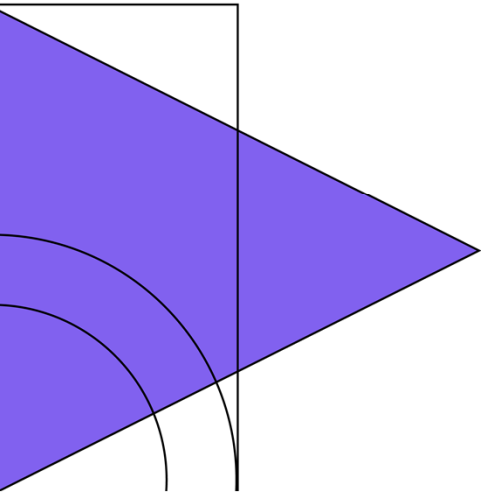
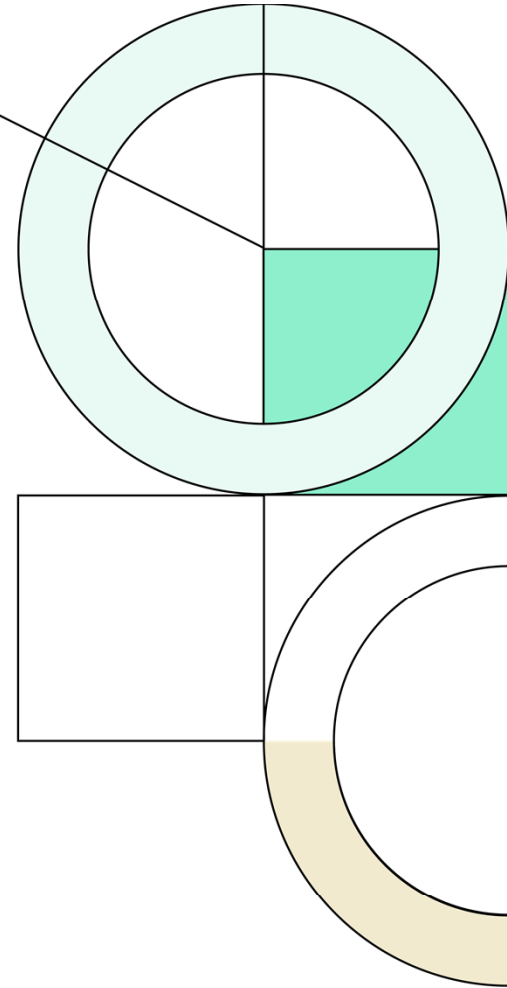




# McKinney Independent School District

3Q24

## Demographic Report





# Annual Enrollment Change

Year (OCT)	SPED/EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	152	282	1,430	1,602	1,490	1,591	1,618	1,703	1,815	1,835	1,919	2,057	2,049	1,965	1,890	23,398		
2021/22	356	380	1,455	1,503	1,620	1,472	1,562	1,625	1,748	1,885	1,877	2,091	1,974	1,987	1,868	23,403	5	0.0%
2022/23	442	361	1,474	1,548	1,554	1,649	1,515	1,592	1,682	1,800	1,918	2,080	2,010	1,891	1,890	23,406	3	0.0%
2023/24	478	383	1,483	1,522	1,620	1,630	1,660	1,551	1,663	1,741	1,877	2,090	1,988	1,922	1,775	23,383	-23	-0.1%
2024/25	515	360	1,497	1,494	1,576	1,666	1,632	1,700	1,673	1,735	1,756	2,088	1,974	1,896	1,765	23,327	-56	-0.2%

\*Yellow Box = largest grade per year  
Green Box = second largest grade per year

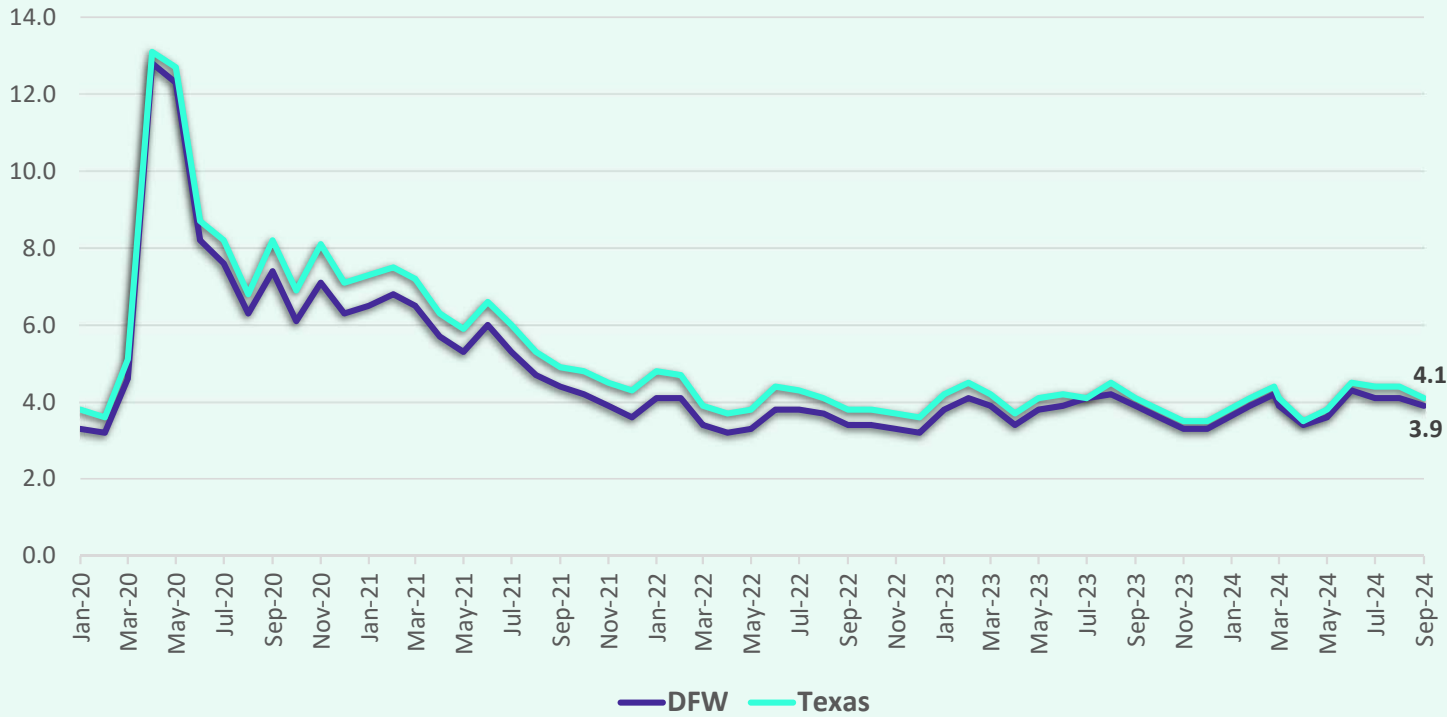
2023/24 proj.	SPED/EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
	464	378	1,465	1,578	1,593	1,713	1,710	1,742	1,615	1,737	1,804	2,035	1,998	1,899	1,828	23,559		
	51	-18	32	-84	-17	-47	-78	-42	58	-2	-48	53	-24	-3	-63	-232		
	9.8%	-4.9%	2.1%	-5.6%	-1.1%	-2.8%	-4.8%	-2.5%	3.5%	-0.1%	-2.7%	2.5%	-1.2%	-0.2%	-3.6%	-1.0%		

cohorts	SPED/EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3-Year Avg	1.133	0.984	1.010	1.035	1.039	1.032	1.012	1.022	1.053	1.036	1.023	1.103	0.954	0.956	0.936	1.025	1.037	0.987
2021/22	2.342	1.348	1.017	1.051	1.011	0.988	0.982	1.004	1.026	1.039	1.023	1.090	0.960	0.970	0.951	1.009	1.029	0.992
2022/23	1.242	0.950	1.013	1.064	1.034	1.018	1.029	1.019	1.035	1.030	1.018	1.108	0.961	0.958	0.951	1.030	1.027	0.995
2023/24	1.081	1.061	1.006	1.033	1.047	1.049	1.007	1.024	1.045	1.035	1.043	1.090	0.956	0.956	0.939	1.027	1.041	0.985
2024/25	1.077	0.940	1.009	1.007	1.035	1.028	1.001	1.024	1.079	1.043	1.009	1.112	0.944	0.954	0.918	1.018	1.044	0.982

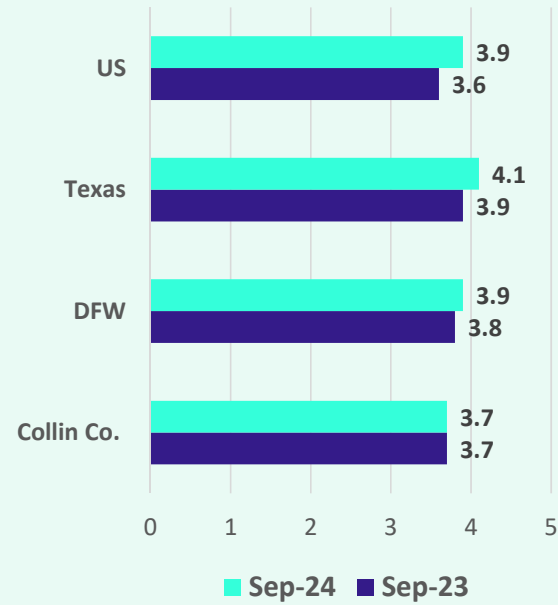


# Local Economic Conditions

### Unemployment Rate, Jan. 2020 - Sept. 2024



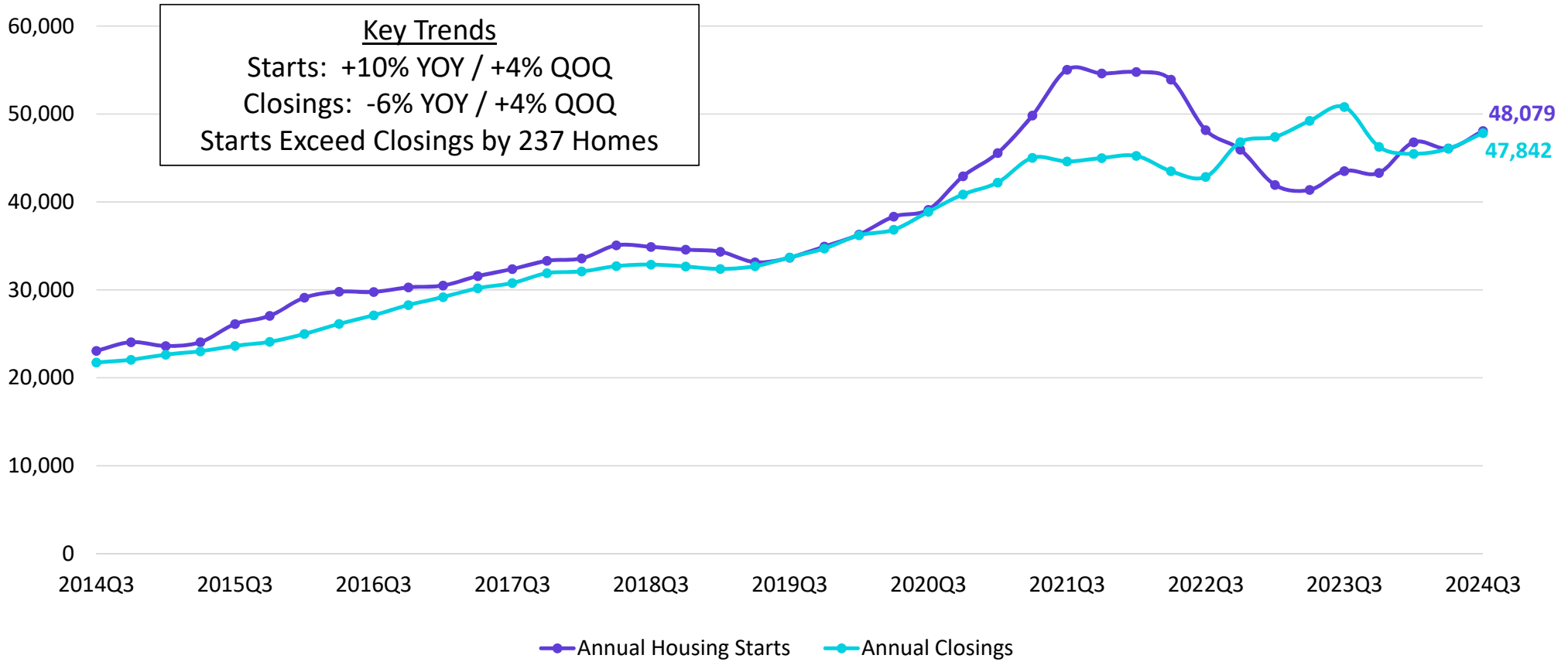
### Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



Source: Zonda



# DFW New Home Ranking Report

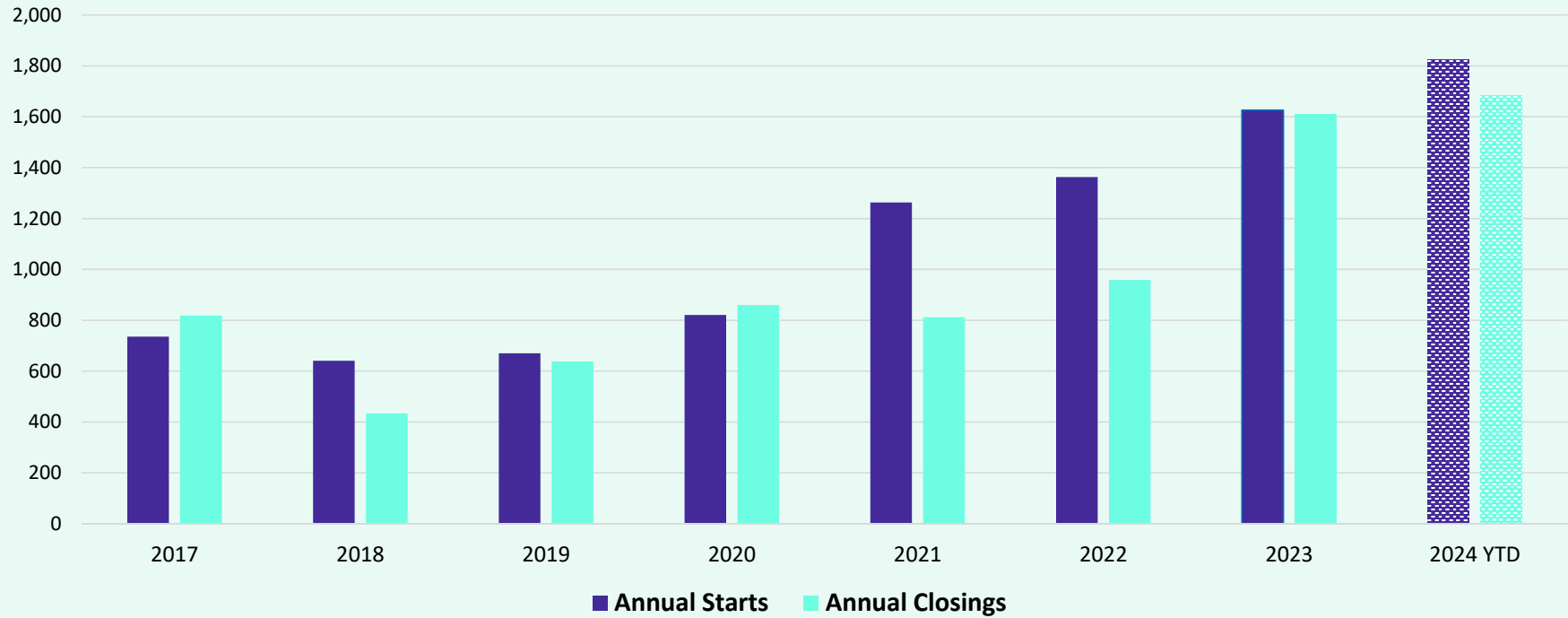
ISD Ranked by Annual Closings – 3Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,854	3,490	1,498	2,693	10,698
2	NORTHWEST ISD	2,763	3,071	1,650	3,904	40,110
3	PRINCETON ISD	3,123	2,725	1,529	3,572	8,099
4	DENTON ISD	2,434	2,546	1,323	2,716	25,427
<b>5</b>	<b>MCKINNEY ISD</b>	<b>2,501</b>	<b>2,127</b>	<b>1,317</b>	<b>2,663</b>	<b>13,348</b>
6	FORNEY ISD	2,016	2,086	1,029	4,078	22,792
7	EAGLE MT-SAGINAW ISD	1,413	1,848	661	1,753	12,629
8	COMMUNITY ISD	1,666	1,389	873	2,791	7,322
9	MELISSA ISD	1,021	1,369	479	990	2,422
10	CRANDALL ISD	1,622	1,291	764	2,398	15,692
11	ROYSE CITY ISD	1,040	1,283	527	2,452	9,461
12	AUBREY ISD	1,225	1,282	477	1,167	5,797
13	DALLAS ISD	1,227	1,276	1,426	2,461	4,722
14	ANNA ISD	1,098	1,142	692	1,090	12,263
15	CROWLEY ISD	1,110	1,132	633	2,620	12,798
16	ROCKWALL ISD	1,273	1,118	835	2,808	8,515
17	CELINA ISD	1,474	1,114	1,038	4,051	36,498
18	FRISCO ISD	1,212	1,051	802	2,274	7,542
19	MIDLOTHIAN ISD	1,017	892	742	2,206	11,950
20	MANSFIELD ISD	777	839	555	2,039	5,513

\* Based on additional research by Zonda Education  
 \*\* Totals **DO NOT** include age-restricted communities



# District New Home Activity




Starts	2018	2019	2020	2021	2022	2023	2024
1Q	137	136	165	238	264	170	672
2Q	177	124	228	365	267	363	463
3Q	179	224	192	319	349	354	627
4Q	148	186	236	341	483	739	
<b>Total</b>	<b>641</b>	<b>670</b>	<b>821</b>	<b>1,263</b>	<b>1,363</b>	<b>1,626</b>	<b>1,762</b>

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	105	124	216	146	188	262	362
2Q	179	192	199	206	157	445	677
3Q	150	156	278	171	73	460	646
4Q	155	166	167	289	541	442	
<b>Total</b>	<b>589</b>	<b>638</b>	<b>860</b>	<b>812</b>	<b>959</b>	<b>1,609</b>	<b>1,685</b>




# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Futures
BENNETT	0	0	0	0	0	0	0	0
BURKS	0	0	0	0	0	0	0	6
CALDWELL	13	0	11	3	4	11	0	0
EDDINS	0	0	0	0	0	0	0	0
FINCH	1	0	0	0	1	1	0	61
FRAZIER	298	71	373	81	172	266	415	7,671
GLEN OAKS	1	0	0	0	1	1	4	12
JOHNSON	0	0	0	0	0	0	0	0
MALVERN	3	0	11	1	0	2	2	55
MCCLURE	713	184	559	194	225	345	941	665
MCGOWEN	36	6	63	15	13	20	33	179
MCNEIL	0	0	0	0	0	0	0	0
MINSHEW	66	25	45	14	26	41	131	232
PRESS	658	166	540	179	250	286	485	1,414
SLAUGHTER	2	2	3	0	3	5	2	0
VALLEY CREEK	0	0	0	0	0	0	3	201
VEGA	0	0	0	0	0	0	0	0
WALKER	0	0	0	0	0	0	0	0
WEBB	710	173	522	159	238	339	647	2,852
WILMETH	0	0	0	0	0	0	0	0
WOLFORD	0	0	0	0	0	0	0	0
<b>Grand Total</b>	<b>2,501</b>	<b>627</b>	<b>2,127</b>	<b>646</b>	<b>933</b>	<b>1,317</b>	<b>2,663</b>	<b>13,348</b>

 Highest activity in the category

 Second highest activity in the category

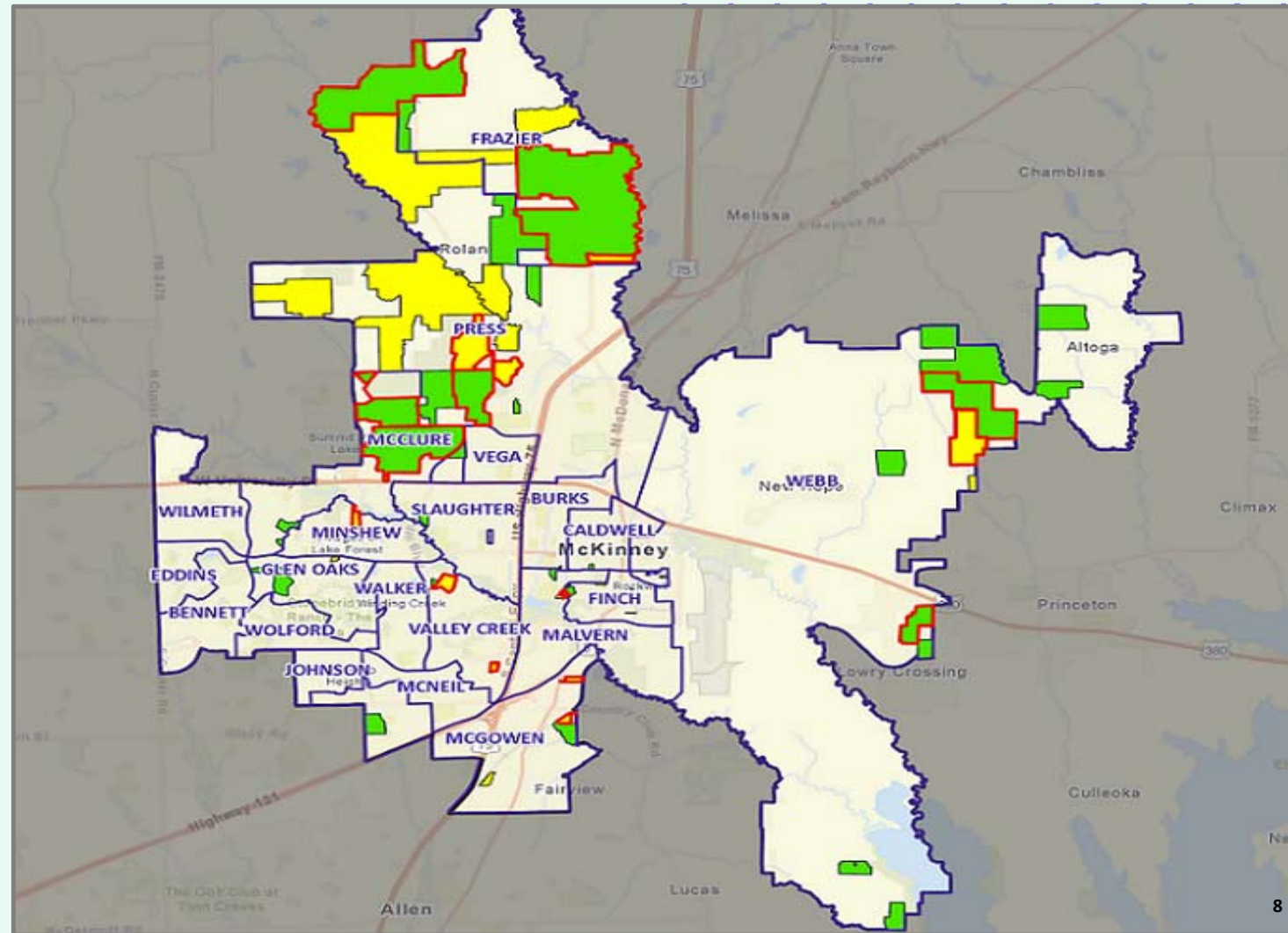
 Third highest activity in the category



## District Housing Overview

- The district has 34 actively building subdivisions
- Within MISD there are 24 future subdivisions in various stages of planning
- Of these, groundwork is underway on nearly 3,200 lots within 11 subdivisions
- 649 lots were delivered in the 3<sup>rd</sup> quarter

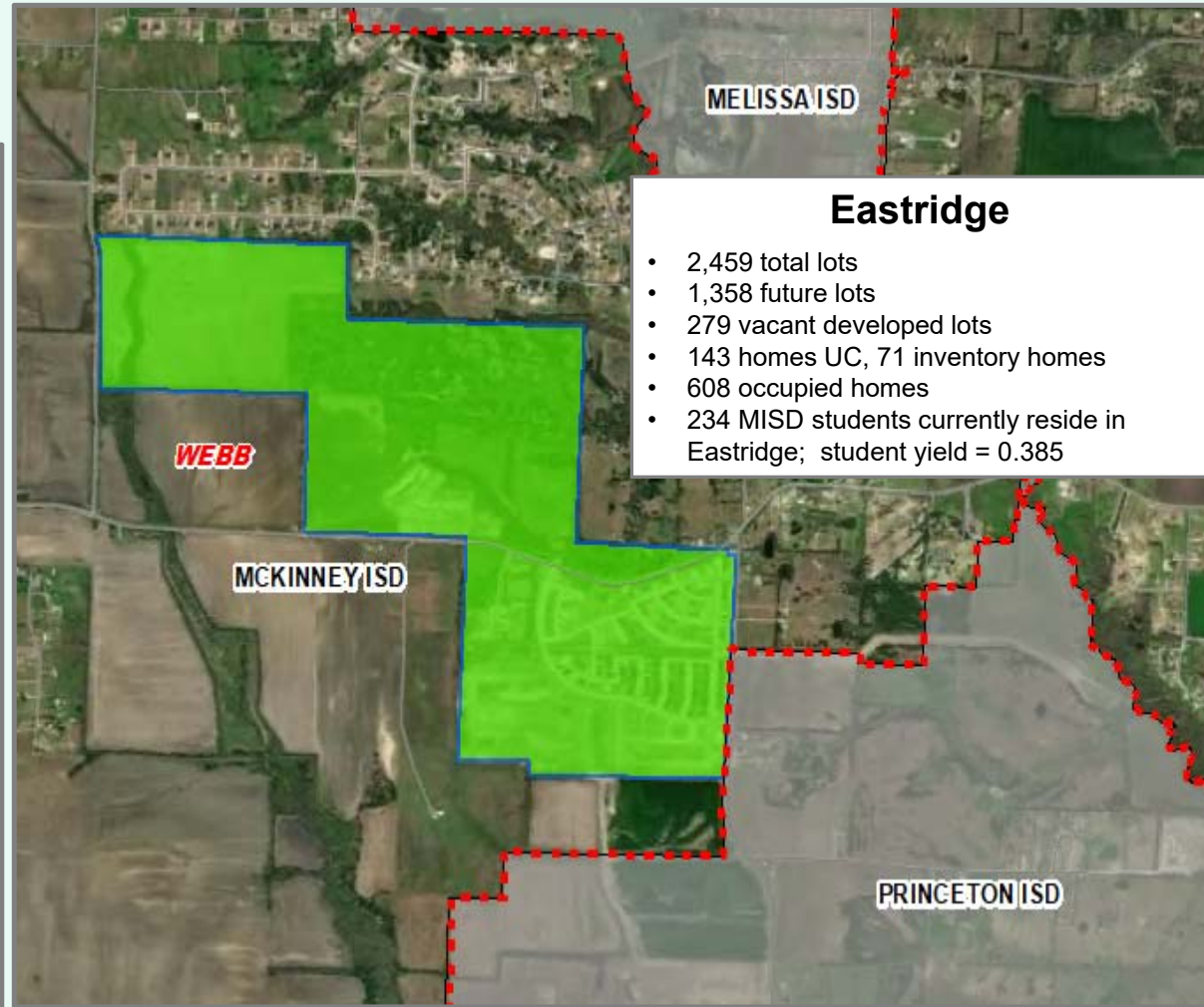
- Groundwork Underway
- Active
- Future
- Elementary Attendance Zones





# Residential Activity

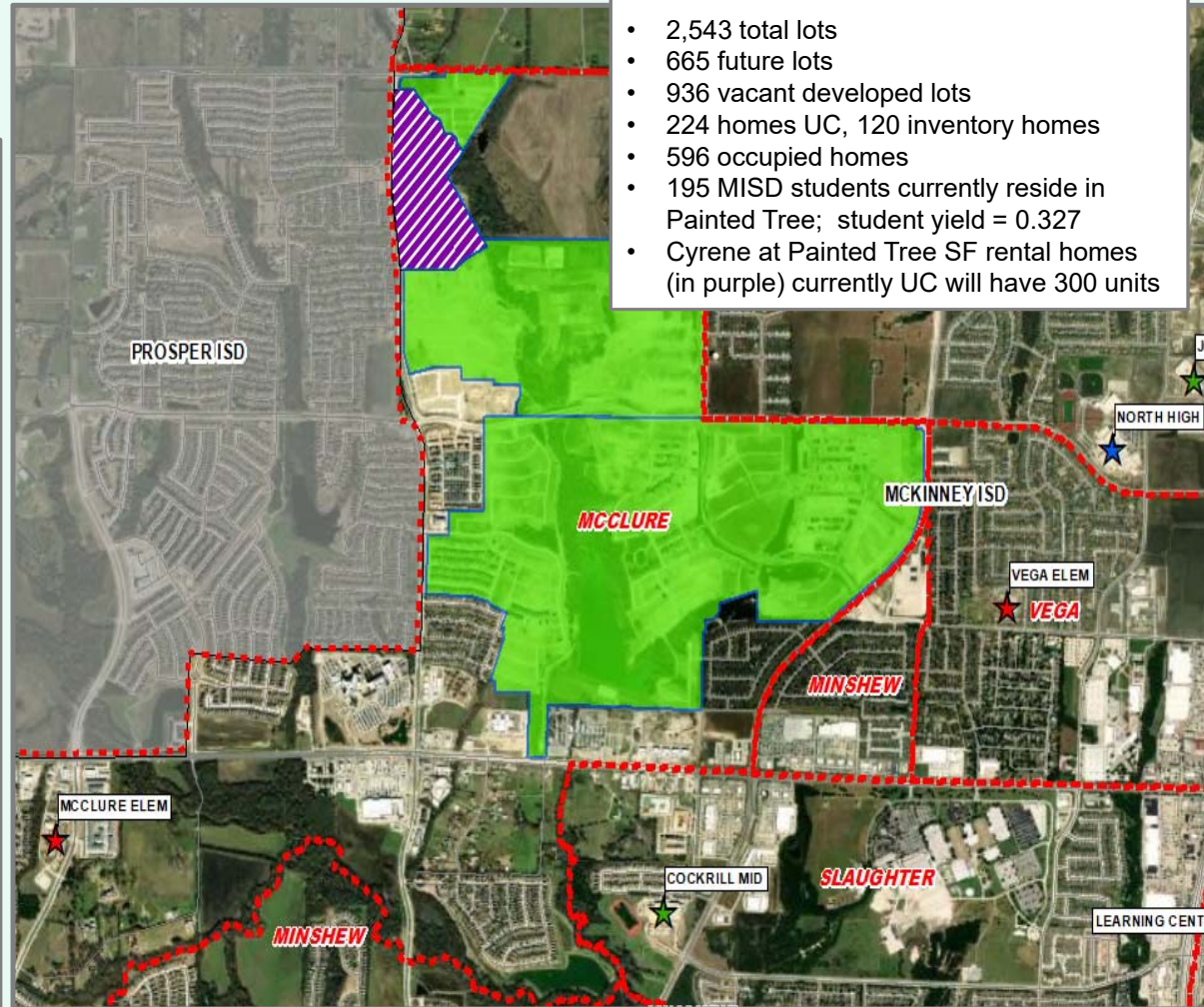
January 2024





# Residential Activity

October 2024

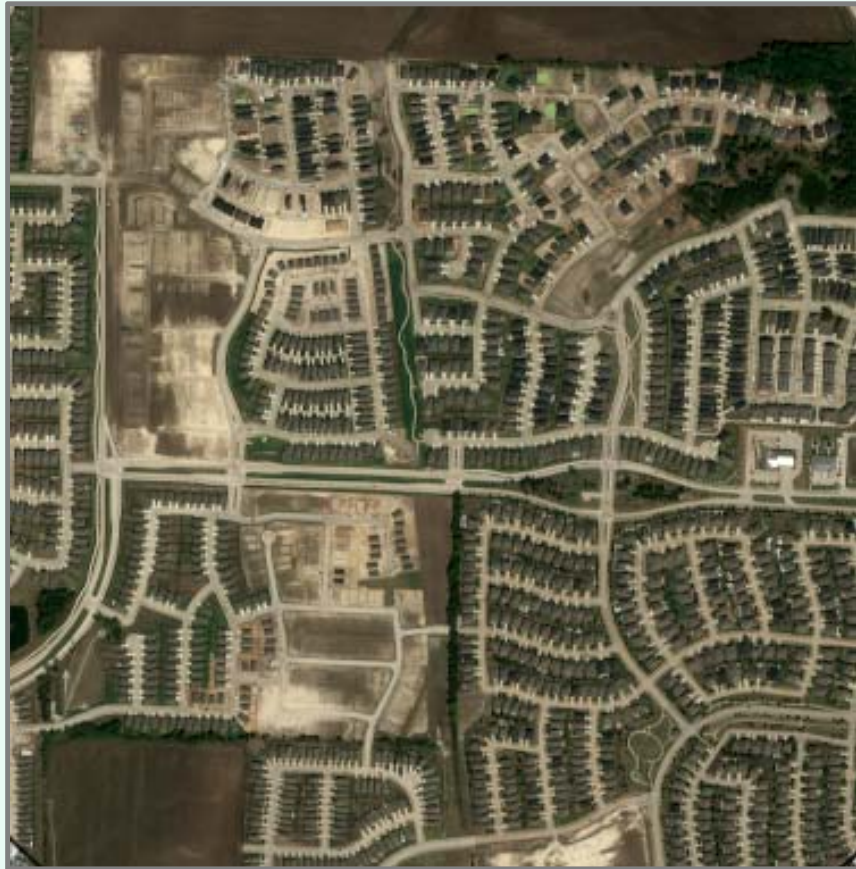


- ### Painted Tree
- 2,543 total lots
  - 665 future lots
  - 936 vacant developed lots
  - 224 homes UC, 120 inventory homes
  - 596 occupied homes
  - 195 MISD students currently reside in Painted Tree; student yield = 0.327
  - Cyrene at Painted Tree SF rental homes (in purple) currently UC will have 300 units

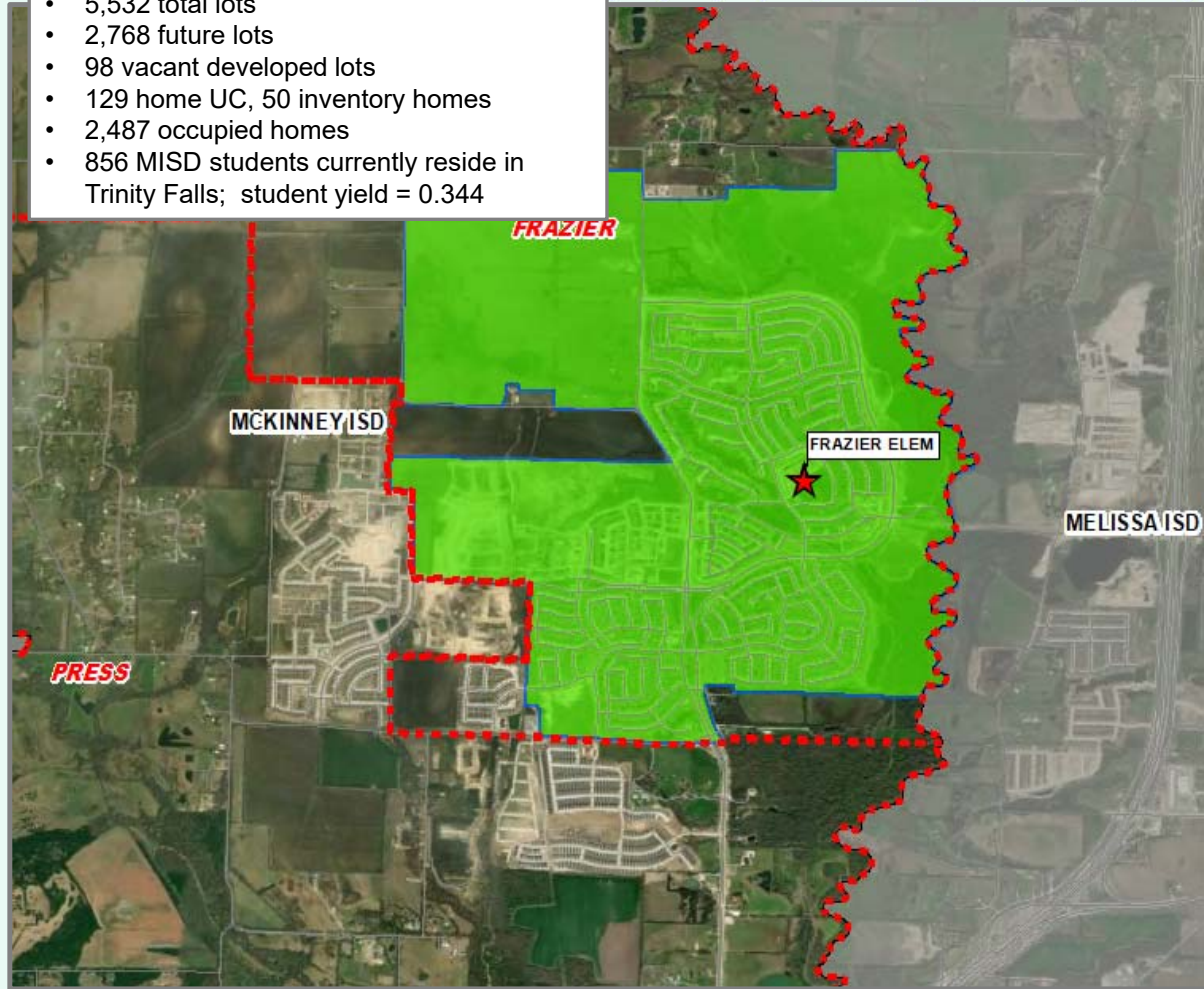


# Residential Activity

October 2024



- ### Trinity Falls
- 5,532 total lots
  - 2,768 future lots
  - 98 vacant developed lots
  - 129 home UC, 50 inventory homes
  - 2,487 occupied homes
  - 856 MISD students currently reside in Trinity Falls; student yield = 0.344



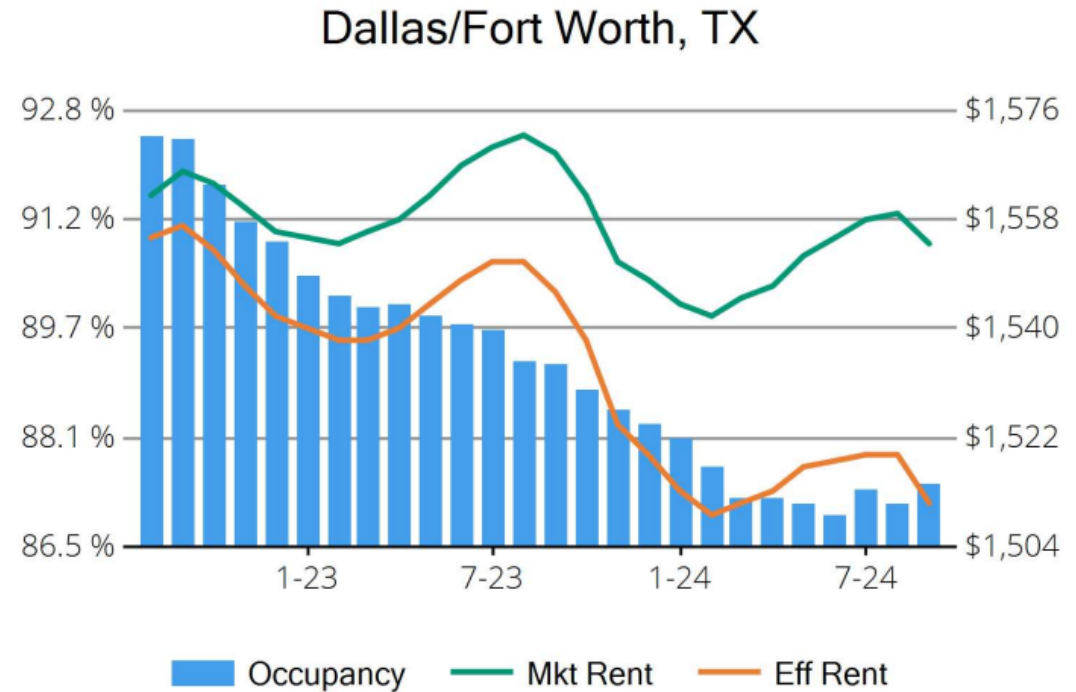


# Housing Market Trends: Multi-family Market- September 2024



## Stabilized and Lease-up Properties

Conventional Properties	Sep 2024	Annual Change
Occupancy	87.4	-2.0%
Unit Change	37,217	
Units Absorbed (Annual)	18,083	
Average Size (SF)	879	+0.6%
Asking Rent	\$1,554	-0.9%
Asking Rent per SF	\$1.77	-1.4%
Effective Rent	\$1,511	-2.2%
Effective Rent per SF	\$1.72	-2.7%
% Offering Concessions	38%	+62.8%
Avg. Concession Package	6.7%	+25.3%



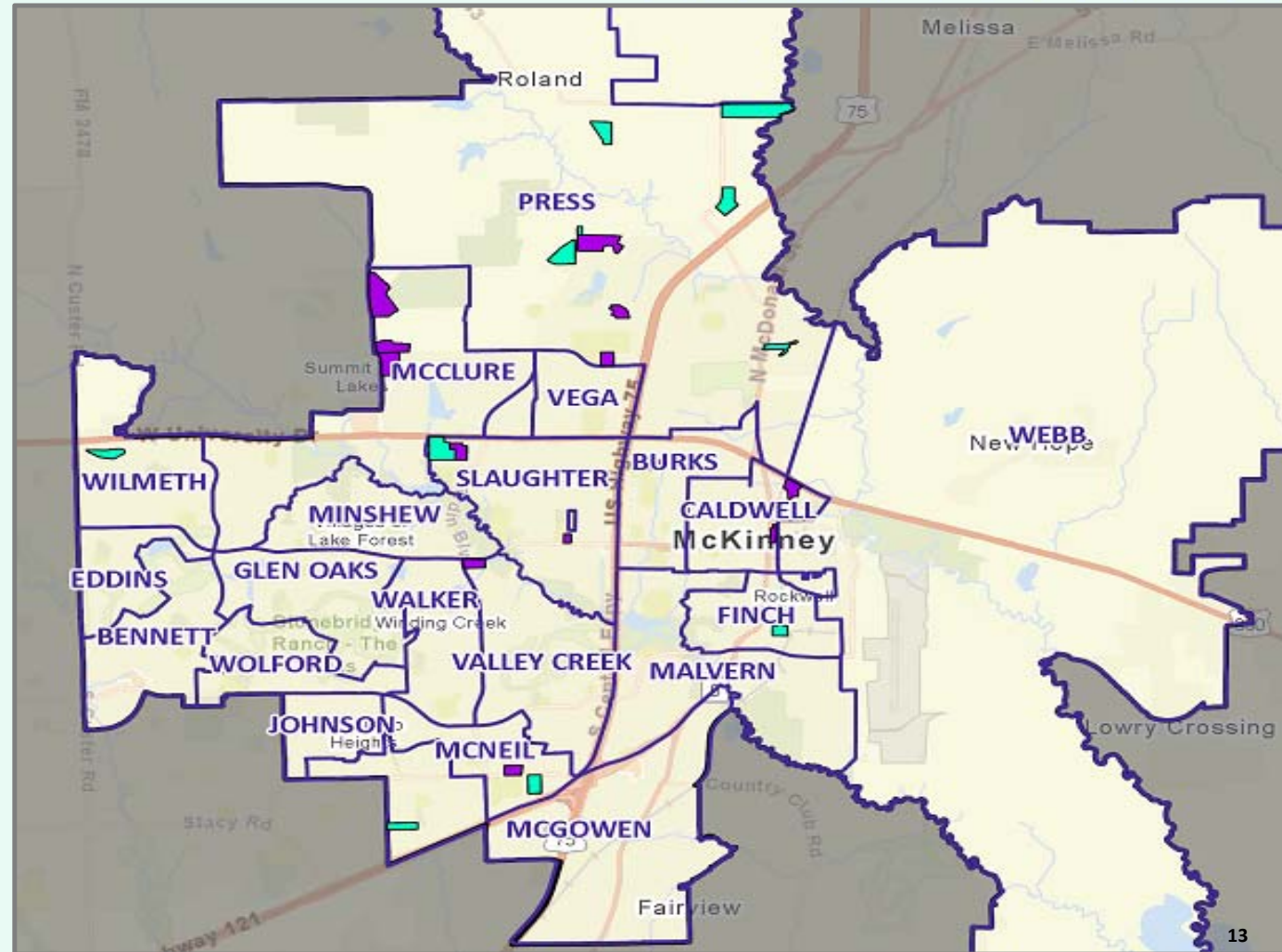


# District Multifamily Overview

- There are nearly 3,800 multifamily units under construction, 653 of which are single family rental homes
- There are more than 5,000 future multifamily rental units in various stages of planning across the district, including 364 single family rental units

### Multifamily Developments

- Future Apartment
- Future Single Family Rental
- Apartment Under Construction
- Mobile Home Under Construction
- Single Family Rental Under Construction





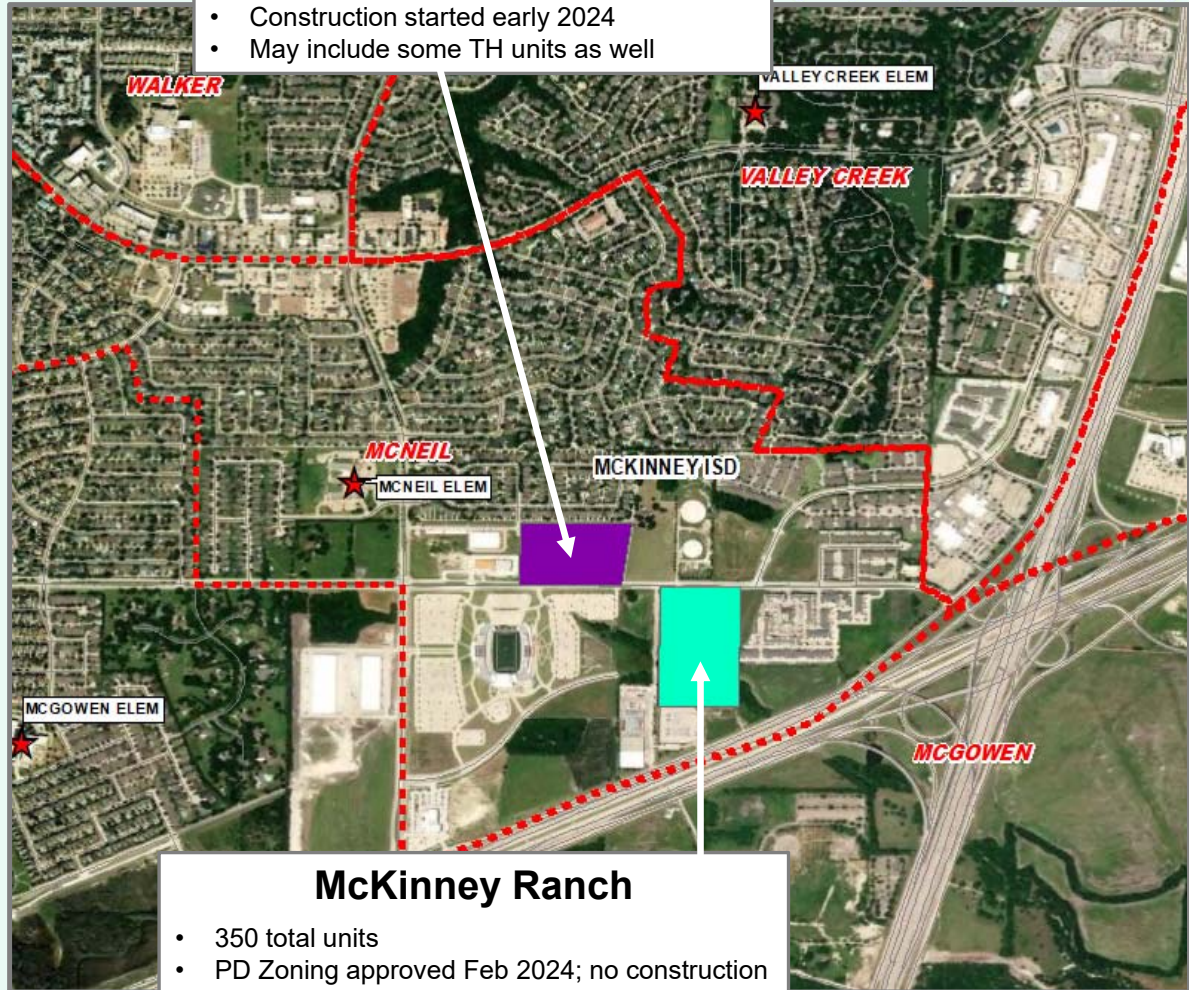
# Residential Activity

October 2024



**Waylon Apartments**

- 358 total units
- Construction started early 2024
- May include some TH units as well



**McKinney Ranch**

- 350 total units
- PD Zoning approved Feb 2024; no construction has started yet
- Alan Harrison Company



# Residential Activity

October 2024



**McKinney Pitts**

- 78 detached MF units
- Final plat approved in August 2021
- Construction started earlier this year

**Mill Stream Apartments**

- 245 total units
- Leasing expected to begin first half of 2025
- All units are affordable (lower income units)

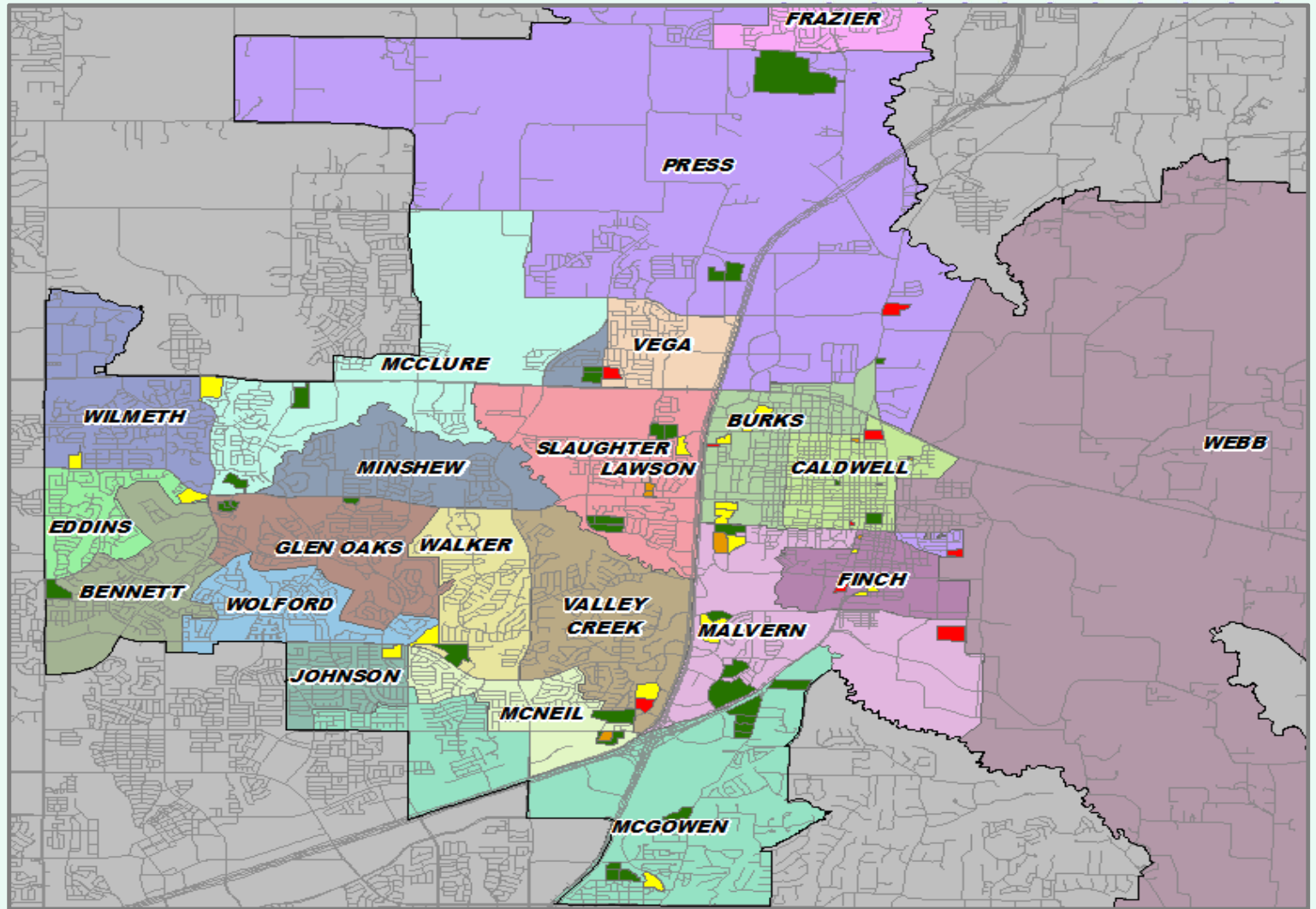
Map labels: PRESS, JOHN SON MID, MCKINNEY, ISD, NORTH HIGH, VEGA, VEGA ELEM, PRESS ELEM.



# District Multifamily Yield

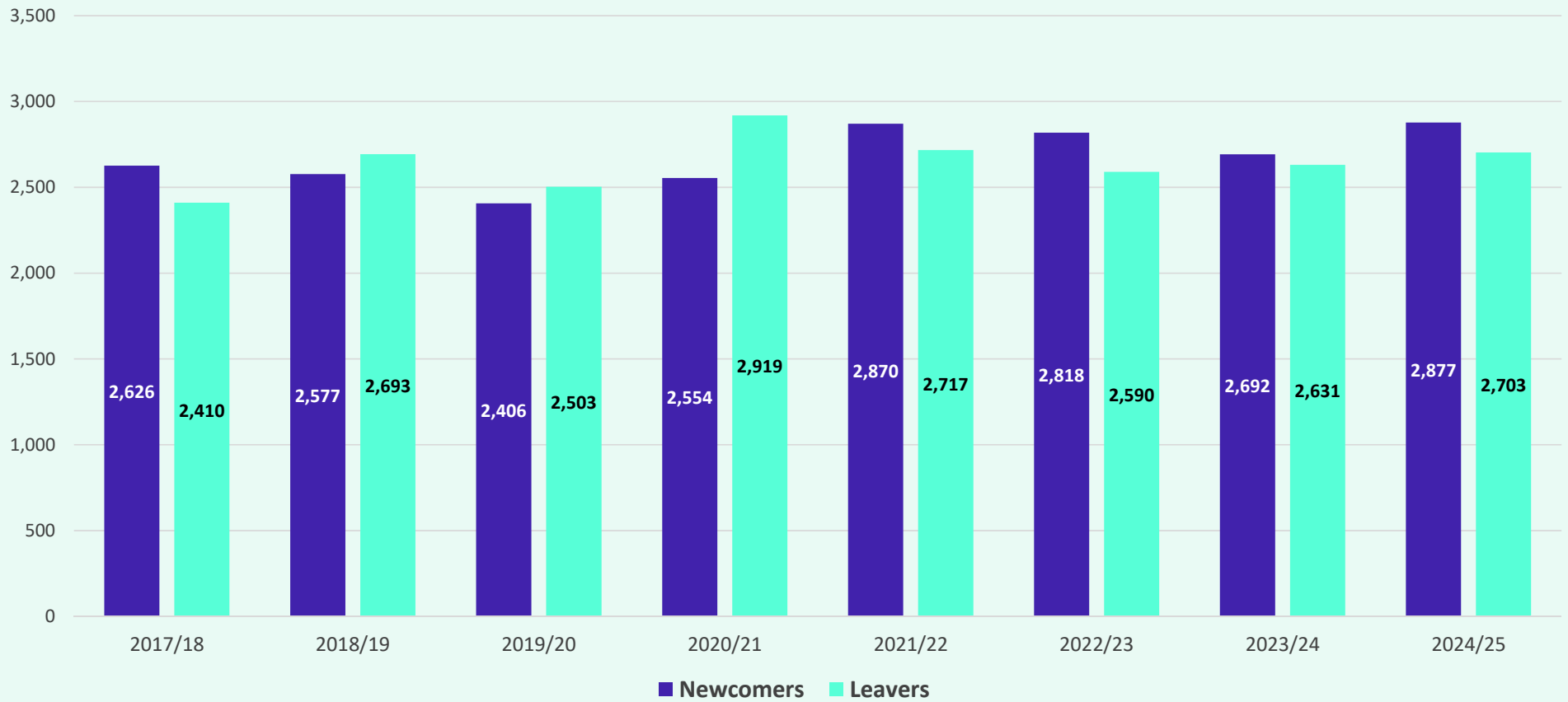
- There are 3,656 MISD students residing in 14,464 multifamily rental units across the district
- The overall district multifamily yield is 0.253

## Multifamily Yield





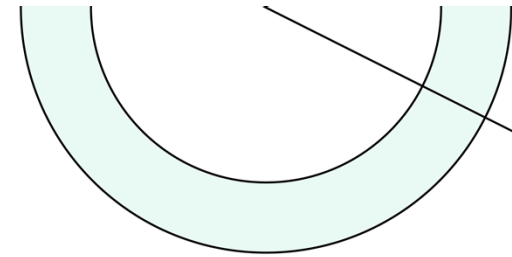
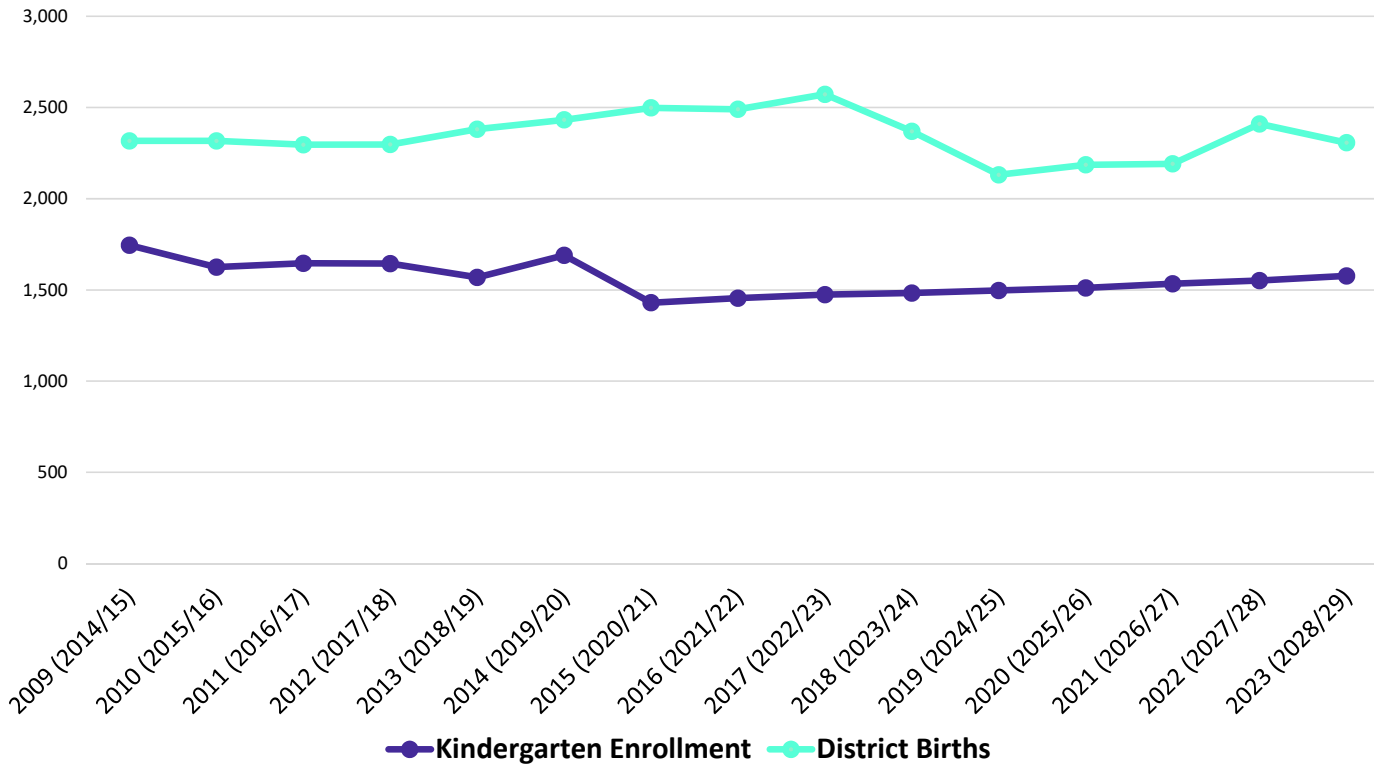
# Newcomers and Leavers





# Birth Rate Analysis

### KG Enrollment v. District Births



	District Births	Kindergarten Enrollment	Ratio
2009 (2014/15)	2,317	1,745	0.753
2010 (2015/16)	2,317	1,625	0.701
2011 (2016/17)	2,296	1,646	0.717
2012 (2017/18)	2,297	1,644	0.716
2013 (2018/19)	2,381	1,569	0.659
2014 (2019/20)	2,432	1,690	0.695
2015 (2020/21)	2,498	1,430	0.572
2016 (2021/22)	2,490	1,455	0.584
2017 (2022/23)	2,572	1,474	0.573
2018 (2023/24)	2,369	1,483	0.626
2019 (2024/25)	2,131	1,497	0.702
2020 (2025/26)	2,186	1,511	0.691
2021 (2026/27)	2,191	1,534	0.700
2022 (2027/28)	2,410	1,551	0.644
2023 (2028/29)	2,307	1,577	0.684



# Ten Year Forecast by Grade Level

Year (OCT)	SPED/EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	152	282	1,430	1,602	1,490	1,591	1,618	1,703	1,815	1,835	1,919	2,057	2,049	1,965	1,890	23,398		
2021/22	356	380	1,455	1,503	1,620	1,472	1,562	1,625	1,748	1,885	1,877	2,091	1,974	1,987	1,868	23,403	5	0.0%
2022/23	442	361	1,474	1,548	1,554	1,649	1,515	1,592	1,682	1,800	1,918	2,080	2,010	1,891	1,890	23,406	3	0.0%
2023/24	478	383	1,483	1,522	1,620	1,630	1,660	1,551	1,663	1,741	1,877	2,090	1,988	1,922	1,775	23,383	-23	-0.1%
2024/25	515	360	1,497	1,494	1,576	1,666	1,632	1,700	1,673	1,735	1,756	2,088	1,974	1,896	1,765	23,327	-56	-0.2%
2025/26	534	381	1,511	1,544	1,554	1,631	1,698	1,667	1,799	1,741	1,769	1,940	1,981	1,888	1,772	23,409	82	0.4%
2026/27	537	387	1,534	1,550	1,628	1,630	1,678	1,751	1,771	1,887	1,786	1,949	1,840	1,902	1,767	23,597	187	0.8%
2027/28	539	388	1,551	1,579	1,632	1,710	1,690	1,740	1,860	1,853	1,919	1,971	1,844	1,763	1,768	23,807	210	0.9%
2028/29	541	391	1,577	1,596	1,665	1,722	1,777	1,757	1,850	1,954	1,894	2,127	1,867	1,770	1,643	24,131	324	1.4%
2029/30	543	396	1,579	1,618	1,679	1,748	1,788	1,850	1,872	1,949	1,998	2,099	2,014	1,794	1,654	24,581	449	1.9%
2030/31	545	398	1,598	1,612	1,688	1,746	1,796	1,847	1,976	1,973	1,994	2,220	1,986	1,939	1,682	25,000	419	1.7%
2031/32	544	399	1,612	1,657	1,677	1,757	1,791	1,851	1,975	2,093	2,020	2,220	2,100	1,914	1,822	25,432	432	1.7%
2032/33	547	406	1,639	1,667	1,732	1,751	1,815	1,857	1,981	2,096	2,145	2,253	2,100	2,027	1,801	25,817	385	1.5%
2033/34	551	411	1,663	1,700	1,732	1,802	1,801	1,873	1,987	2,103	2,151	2,399	2,130	2,029	1,913	26,246	429	1.7%
2034/35	555	418	1,688	1,728	1,773	1,808	1,860	1,868	2,007	2,112	2,160	2,410	2,266	2,061	1,916	26,630	385	1.5%

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



# Ten Year Forecast by Elementary Campus

Campus	Design	Functional	History	Fall	ENROLLMENT PROJECTIONS									
	Capacity	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
BENNETT ELEMENTARY	800	552	481	425	405	394	380	371	367	370	363	358	353	348
BURKS ELEMENTARY	480	480	366	430	446	449	444	446	428	403	394	387	379	377
CALDWELL ELEMENTARY	458	420	451	410	402	384	361	359	348	345	337	330	327	326
EDDINS ELEMENTARY	653	476	347	366	372	381	390	384	380	371	358	349	338	328
FINCH ELEMENTARY	484	484	337	338	321	317	323	321	320	324	334	333	335	336
FRAZIER ELEMENTARY	900	884	711	790	811	876	943	998	1,046	1,111	1,160	1,205	1,245	1,273
GLEN OAKS ELEMENTARY	653	560	512	479	445	419	408	391	385	396	400	400	397	396
JOHNSON ELEMENTARY	653	568	388	373	347	338	327	332	325	317	311	308	306	303
MALVERN ELEMENTARY	647	572	437	417	409	407	399	394	391	380	373	368	365	363
MCCLURE ELEMENTARY	850	714	608	659	760	816	849	843	859	857	830	801	814	809
MCGOWEN ELEMENTARY	850	648	561	568	538	533	517	496	485	469	457	449	445	443
MCNEIL ELEMENTARY	647	436	381	335	339	331	326	334	332	327	330	334	338	341
MINSHEW ELEMENTARY	850	530	461	434	411	400	396	391	383	373	372	371	372	376
PRESS ELEMENTARY	850	640	424	586	711	790	859	973	1,144	1,201	1,276	1,403	1,465	1,574
SLAUGHTER ELEMENTARY	647	640	559	556	520	514	491	484	470	468	466	463	460	457
VALLEY CREEK ELEMENTARY	622	544	509	499	483	478	453	461	447	434	432	427	425	425
VEGA ELEMENTARY	647	636	475	493	485	491	491	467	466	449	440	434	430	429
WALKER ELEMENTARY	647	396	412	382	362	349	348	347	338	342	343	348	350	352
WEBB ELEMENTARY	596	596	389	475	538	642	757	887	945	963	990	1,016	1,048	1,085
WILMETH ELEMENTARY	850	610	495	434	400	371	357	349	342	335	331	329	331	335
WOLFORD ELEMENTARY	675	458	412	390	380	371	363	346	340	331	326	325	325	326
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>14,459</b>	<b>11,844</b>	<b>9,716</b>	<b>9,839</b>	<b>9,885</b>	<b>10,051</b>	<b>10,182</b>	<b>10,374</b>	<b>10,541</b>	<b>10,566</b>	<b>10,623</b>	<b>10,738</b>	<b>10,848</b>	<b>11,002</b>
Elementary Absolute Change			104	123	46	166	131	192	167	25	57	115	110	154
Elementary Percent Change			1.08%	1.27%	0.47%	1.68%	1.30%	1.89%	1.61%	0.24%	0.54%	1.08%	1.02%	1.42%



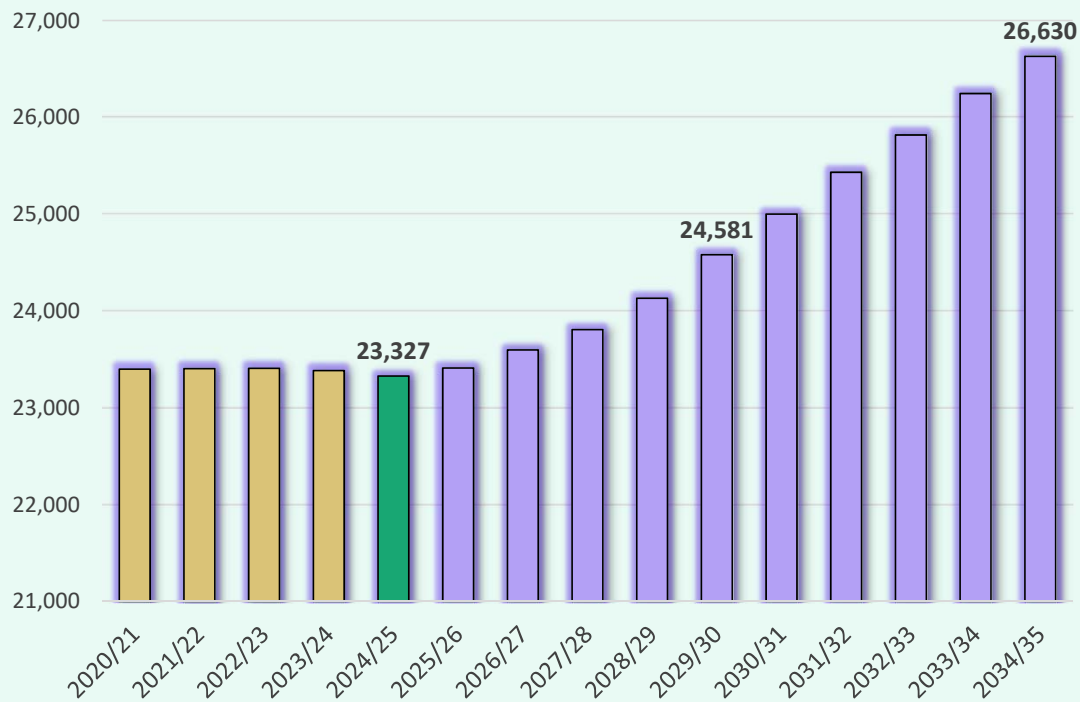
# Ten Year Forecast by Secondary Campus

Campus	Design	Functional	History	Fall	ENROLLMENT PROJECTIONS									
	Capacity	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
DOWELL MIDDLE SCHOOL	1,500	1,500	1,047	992	966	991	960	958	926	890	853	846	867	876
COCKRILL MIDDLE SCHOOL	1,500	1,500	1,223	1,215	1,193	1,171	1,147	1,149	1,141	1,126	1,075	1,053	1,013	997
FAUBION MIDDLE SCHOOL	1,500	1,500	1,158	1,037	1,067	1,053	1,089	1,057	1,053	1,031	1,036	1,006	978	957
EVANS MIDDLE SCHOOL	1,500	1,500	782	799	783	743	724	693	675	672	672	676	661	646
JOHNSON MIDDLE SCHOOL	1,200	1,200	1,050	1,102	1,281	1,467	1,693	1,822	2,005	2,205	2,433	2,622	2,703	2,784
<b>MIDDLE SCHOOL TOTALS</b>	7,200	7,200	5,260	5,145	5,290	5,425	5,613	5,679	5,800	5,924	6,069	6,203	6,222	6,260
Middle School Absolute Change			-123	-115	145	135	188	66	121	124	145	134	19	38
Middle School Percent Change			-2.28%	-2.19%	2.82%	2.55%	3.47%	1.18%	2.13%	2.14%	2.45%	2.21%	0.31%	0.61%
BOYD HIGH SCHOOL	3,000	3,000	2,551	2,549	2,486	2,378	2,321	2,247	2,209	2,201	2,170	2,125	2,081	2,035
MCKINNEY HIGH SCHOOL	3,000	3,000	2,808	2,676	2,565	2,445	2,305	2,257	2,226	2,204	2,180	2,139	2,120	2,088
MCKINNEY NORTH HIGH SCHOOL	2,400	2,400	2,312	2,392	2,424	2,528	2,614	2,797	3,020	3,316	3,600	3,811	4,164	4,424
<b>HIGH SCHOOL TOTALS</b>	8,400	8,400	7,671	7,617	7,475	7,351	7,240	7,301	7,455	7,721	7,950	8,075	8,365	8,547
High School Absolute Change			-58	-54	-142	-124	-111	61	154	266	229	125	290	182
High School Percent Change			-0.75%	-0.70%	-1.86%	-1.66%	-1.51%	0.84%	2.11%	3.57%	2.97%	1.57%	3.59%	2.18%
COUNTY RESIDENTIAL CENTER			85	89	89	90	89	89	89	89	89	89	89	89
LAWSON EARLY CHILDHOOD SCH	788	788	611	601	634	644	647	652	660	664	665	676	686	696
JJ AEP			31	27	27	27	27	27	27	27	27	27	27	27
SERENITY HIGH SCHOOL			9	9	9	9	9	9	9	9	9	9	9	9
<b>ALTERNATIVE CAMPUS TOTALS</b>	788	788	736	726	759	770	772	777	785	789	790	801	811	821
<b>DISTRICT TOTALS</b>	30,847	28,232	23,383	23,327	23,409	23,597	23,807	24,131	24,581	25,000	25,432	25,817	26,246	26,630
District Absolute Change			-23	-56	82	187	210	324	449	419	432	385	429	385
District Percent Change			-0.10%	-0.24%	0.35%	0.80%	0.89%	1.36%	1.86%	1.71%	1.73%	1.51%	1.66%	1.47%



## Key Takeaways

### Enrollment Forecast



- New home starts and closing will both exceed 2,000 homes by year end. A record pace for MISD and have already exceeded 2023 totals.
- The district has roughly 1,300 homes currently in inventory and more than 2,650 additional lots available to build on
- Groundwork is currently underway on nearly 3,200 lots within 11 subdivisions
- McKinney ISD is forecasted to enroll nearly 24,600 students in 2029/30 and more than 26,600 students by 2034/35