

*Jarrell  
Independent  
School  
District*



Demographic  
Report  
Spring 2018

*Learn from Yesterday...  
Understand Today...  
Plan for Tomorrow*



TEMPLETON  
DEMOGRAPHICS

hanleywood | metrostudy



# Economic Conditions – Austin Area (December 2017)

**3.2%**

34,950 new jobs  
National rate 1.2%



**Job Growth**

**Unemployment Rate**



U.S. 3.9%  
Texas 3.7%  
Austin MSA 2.7%  
Williamson Co. 2.8%

**-0.5%**

**16,037**

636 more starts than 4Q16



**Annual Home Starts**





# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 4Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,425	2,397	3,808	12,088
2	Hays CISD	1,484	1,506	2,273	19,186
3	Austin ISD	1,756	1,473	1,472	11,291
4	Pflugerville ISD	1,620	1,397	1,707	10,934
5	Round Rock ISD	1,530	1,280	1,826	6,029
6	Georgetown ISD	1,357	1,173	2,478	18,105
7	Hutto ISD	954	949	1,085	5,012
8	Manor ISD	1,104	888	1,435	15,716
9	Lake Travis ISD	723	877	1,899	5,487
10	Del Valle ISD	818	695	1,031	26,670
11	Liberty Hill ISD	752	655	1,657	11,391
12	Dripping Springs ISD	589	499	1,237	6,671
<b>13</b>	<b>Jarrell ISD**</b>	<b>331</b>	<b>345</b>	<b>350</b>	<b>6,993*</b>
14	San Marcos CISD	276	195	313	8,490
15	Bastrop ISD	125	115	1,436	19,041
16	Taylor ISD	59	62	89	655
17	Lockhart ISD	7	46	14	1,654
18	Lago Vista ISD	44	38	129	154
19	Eanes ISD	55	34	129	154
20	Elgin ISD	20	14	235	5,893

\*Totals adjusted based on additional TD research

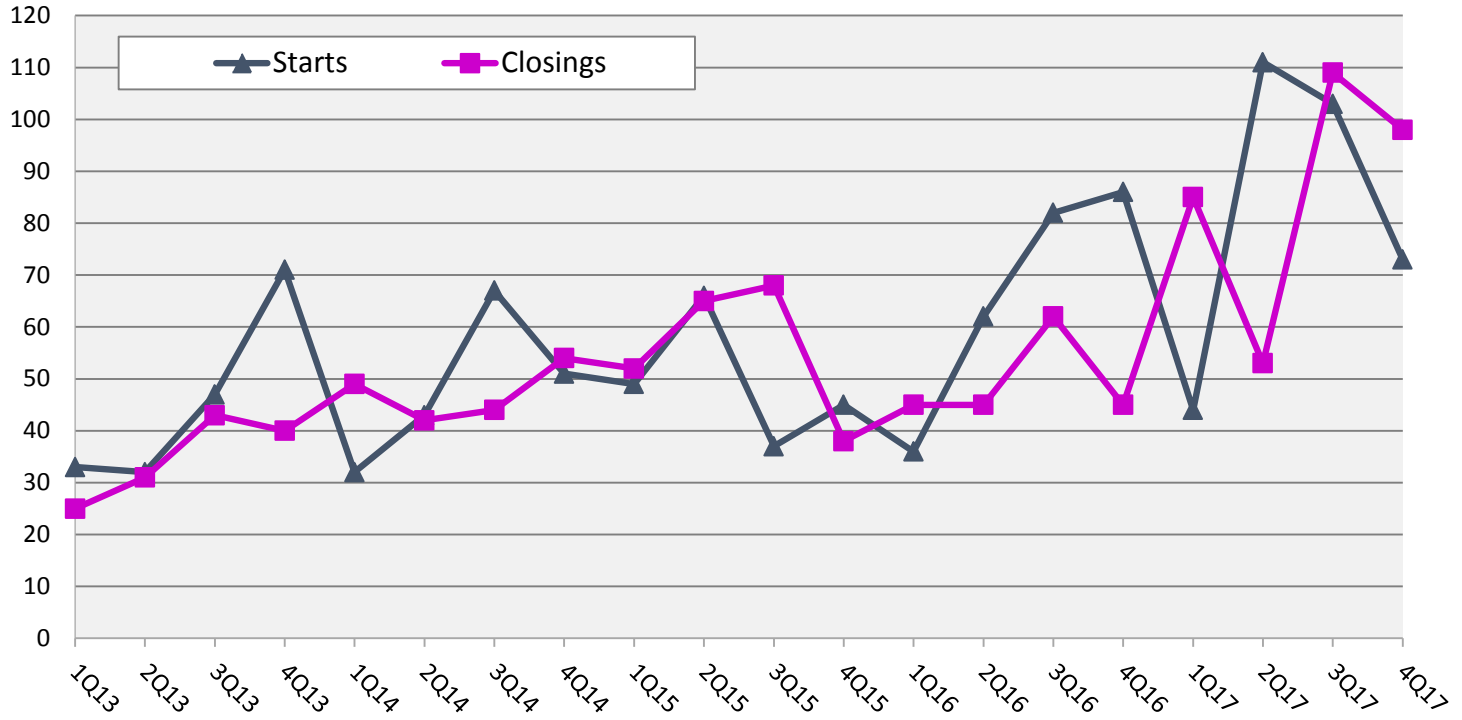
\*\*Table DOES NOT include age restricted communities such as Sun City





# New Housing Activity

## Jarrell ISD



Starts	2013	2014	2015	2016	2017
1Q	33	32	49	36	44
2Q	32	43	66	62	111
3Q	47	67	37	82	103
4Q	71	51	45	86	73
Total	183	193	197	266	331

Closings	2013	2014	2015	2016	2017
1Q	25	49	52	45	85
2Q	31	42	65	45	53
3Q	43	44	68	62	109
4Q	40	54	38	45	98
Total	139	189	223	197	345

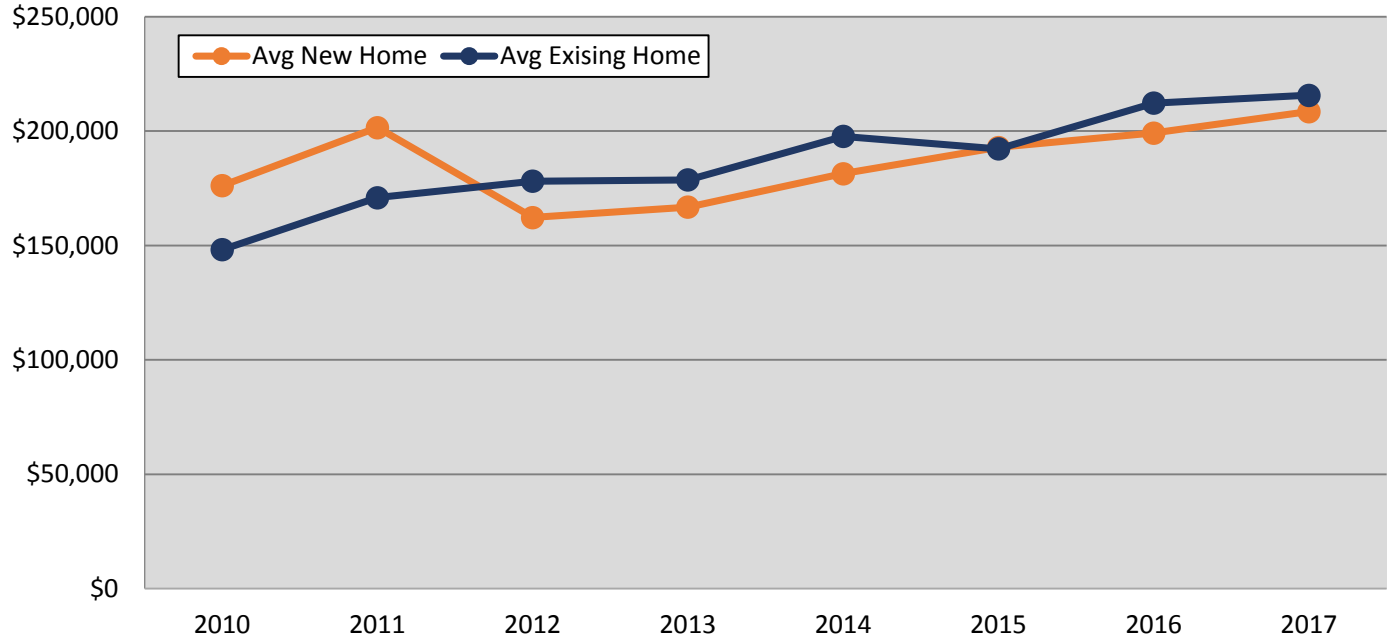
- In 2017, Jarrell ISD had the most new starts in over 6 years
- Jarrell ISD had over 340 closings, a rise of more than 75% compared to 2016
- New home inventory is weak at 121, a 4.2 month's supply, due to the large amount of starts





# District Home Sale Price Analysis

### Average New vs. Existing Sale Price, 2010-2017



	Avg New Home	Avg Existing Home
2010	\$176,203	\$148,206
2011	\$201,547	\$170,897
2012	\$162,264	\$178,128
2013	\$166,792	\$178,718
2014	\$181,398	\$197,676
2015	\$192,883	\$192,272
2016	\$199,152	\$212,268
2017	\$208,578	\$215,709

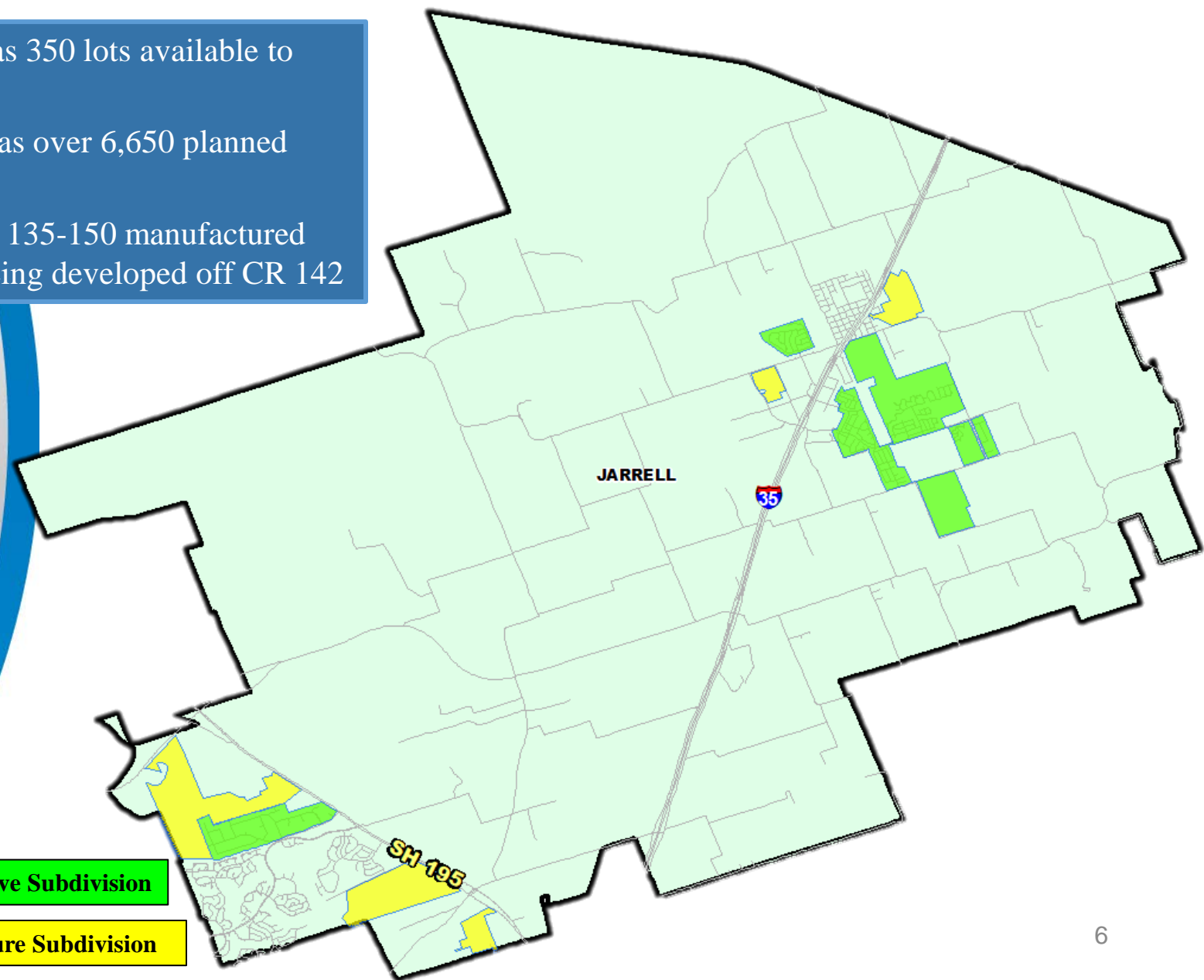
- The average new home price within Jarrell ISD has 18% over the last seven years, an increase of over \$32,000.
- Since 2010, the average price of an existing home in Jarrell ISD has risen 45%, an increase of over \$67,500.





# Housing Activity Overview

- Jarrell ISD has 350 lots available to build on
- The district has over 6,650 planned future homes
- This includes 135-150 manufactured home sites being developed off CR 142



Active Subdivision

Future Subdivision







# Active Subdivision

## Home Place at Jarrell

### Home Place at Jarrell

- 318 total lots
- 152 VDL
- 147 occupied
- 7 U/C
- Building 40-50 homes a year
- Estimated to build out end of 2019
- \$210K - \$330K

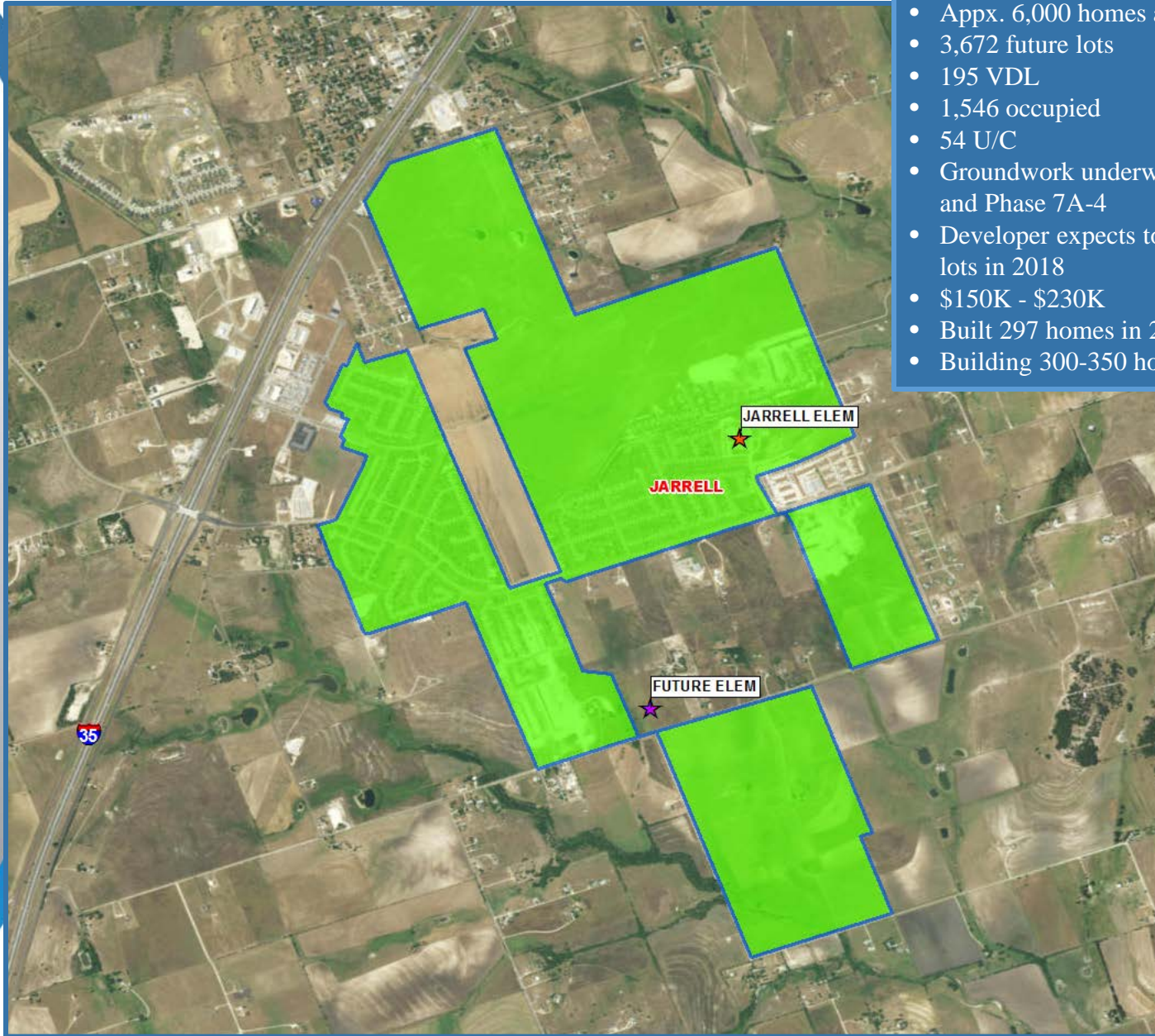






# Active Development

## Sonterra



- Appx. 6,000 homes at build out
- 3,672 future lots
- 195 VDL
- 1,546 occupied
- 54 U/C
- Groundwork underway on Section 8 and Phase 7A-4
- Developer expects to deliver 1,000 lots in 2018
- \$150K - \$230K
- Built 297 homes in 2017
- Building 300-350 homes per year





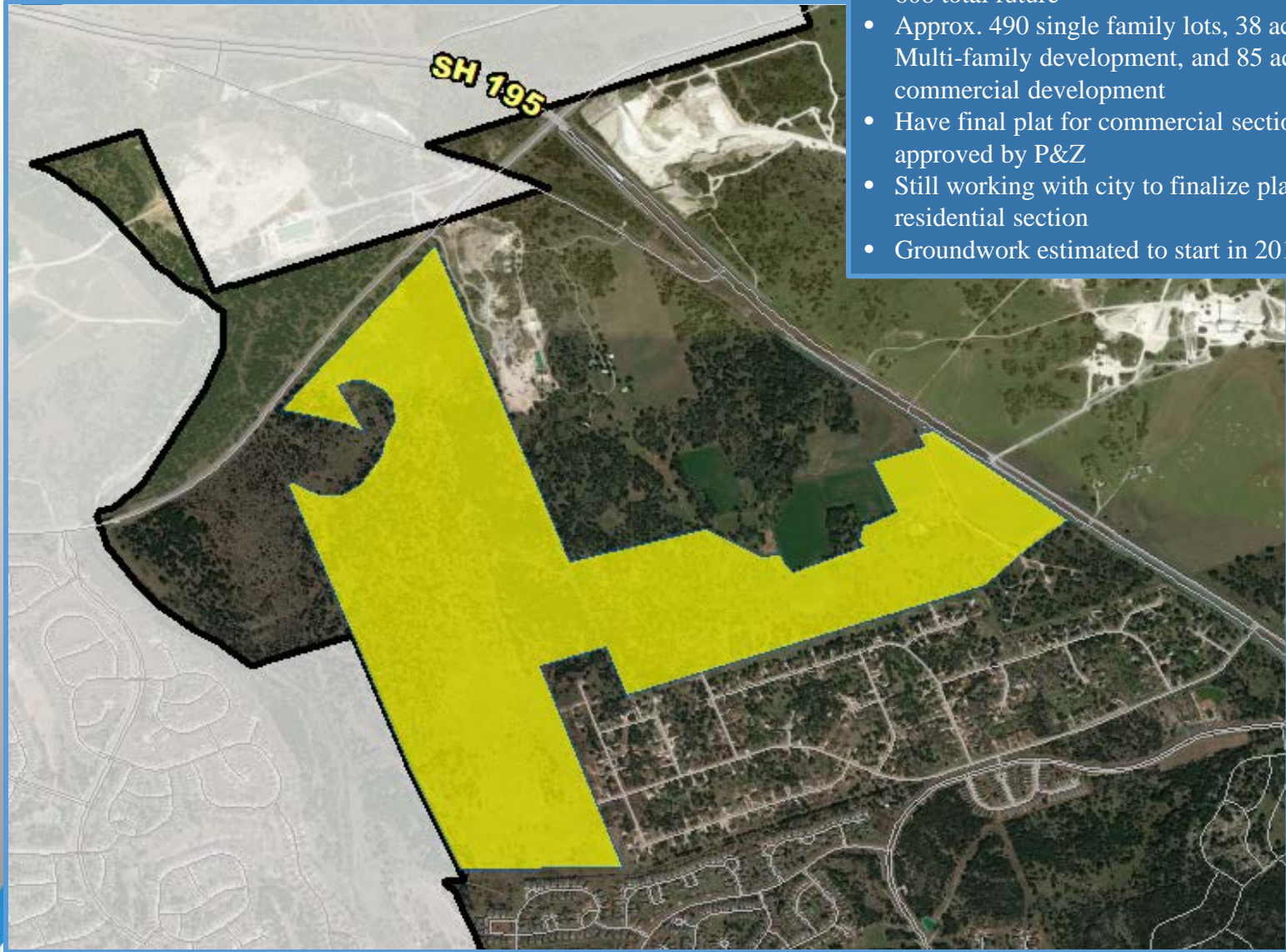


# Future Development

## Madison at Georgetown

### Madison at Georgetown

- 608 total future
- Approx. 490 single family lots, 38 acres for Multi-family development, and 85 acres for commercial development
- Have final plat for commercial sections approved by P&Z
- Still working with city to finalize plat for residential section
- Groundwork estimated to start in 2019

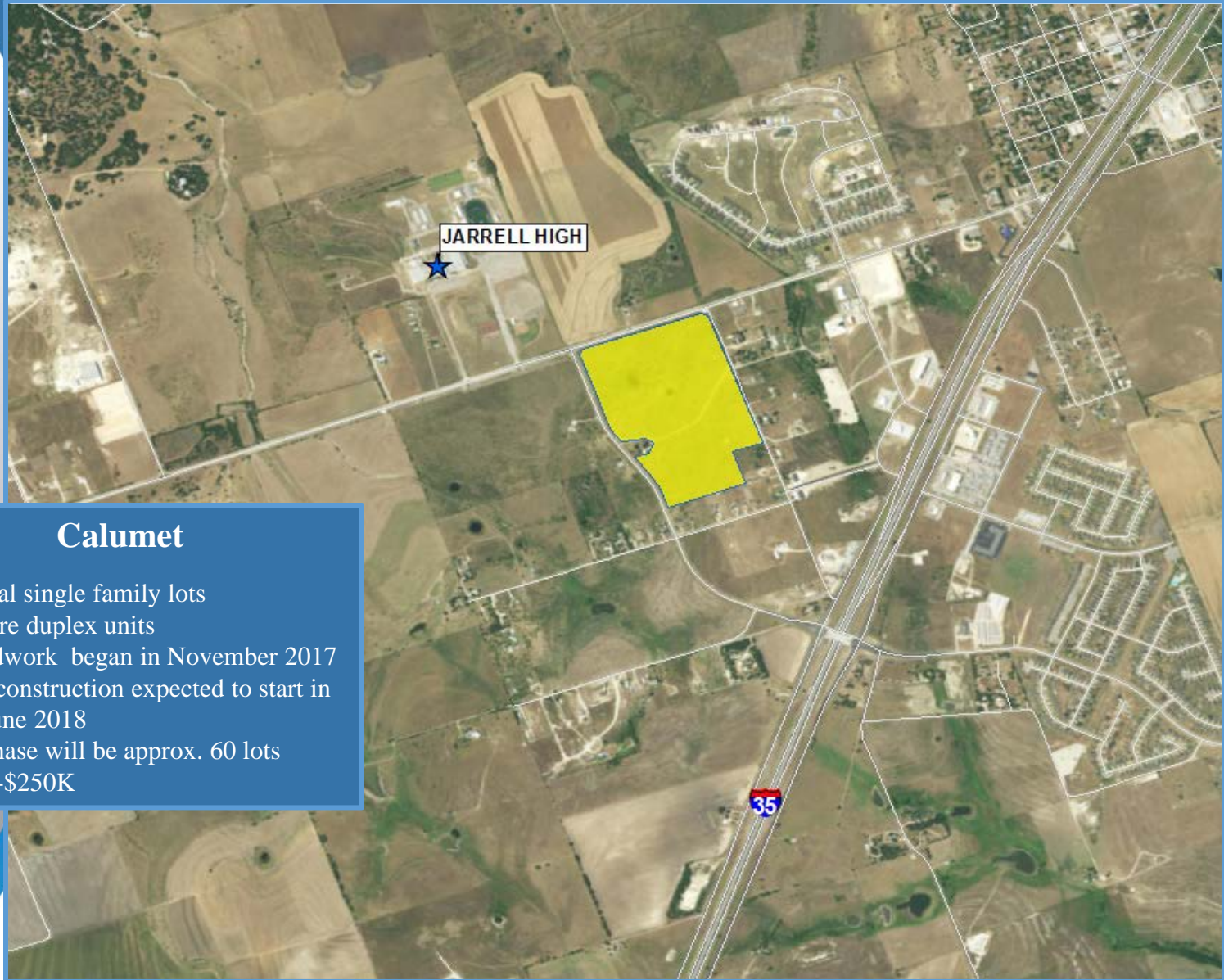






# Future Development

## Calumet



JARRELL HIGH



35

### Calumet

- 220 total single family lots
- 42 future duplex units
- Groundwork began in November 2017
- Home construction expected to start in May/June 2018
- First phase will be approx. 60 lots
- \$180K-\$250K





# Multi-Family Update

## Manufactured Home Site



### Manufactured Home Site

- 135-150 approx. total lots
- 35 occupied home sites
- 18 VDL
- A new pressure station has stalled the development for about 6 months
- Development is expected to continue summer 2018
- All additional home sites expected to be occupied 2019



# Ten Year Forecast

## By Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2013/14	67	92	99	83	91	77	82	75	87	92	92	81	64	58	1,140		
2014/15	66	92	113	109	99	92	89	88	84	99	101	92	80	61	1,265	125	11.0%
2015/16	81	111	109	122	108	109	105	103	92	94	114	101	94	83	1,426	161	12.7%
2016/17	89	115	116	115	113	112	113	114	99	100	107	109	102	86	1,490	64	4.5%
2017/18	90	133	146	133	127	131	120	119	135	108	124	124	113	100	1,703	213	14.3%
2018/19	90	153	166	164	145	140	144	132	132	150	135	131	128	111	1,921	218	12.8%
2019/20	90	183	184	179	170	154	149	155	146	144	188	143	136	125	2,146	225	11.7%
2020/21	90	223	227	205	183	182	169	161	168	160	180	190	144	133	2,415	269	12.5%
2021/22	90	231	274	251	221	196	191	181	175	180	200	182	192	141	2,705	290	12.0%
2022/23	90	249	283	301	262	232	210	204	196	191	203	196	184	188	2,989	284	10.5%
2023/24	90	274	307	313	316	272	249	225	221	213	231	199	194	180	3,284	295	9.9%
2024/25	90	277	336	332	331	327	291	266	249	240	255	226	197	190	3,607	323	9.8%
2025/26	90	280	305	363	335	344	350	306	291	267	283	250	224	193	3,881	274	7.6%
2026/27	90	291	308	332	370	350	368	368	335	315	315	277	248	220	4,187	306	7.9%
2027/28	90	297	333	334	342	385	375	386	401	362	372	309	274	243	4,503	316	7.5%

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

- Jarrell ISD will enroll more than 2,100 students by 2019
- 5 year growth = 1,286 students
- 2022/23 enrollment = 2,989
- 10 year growth = 2,800 students
- 2027/28 enrollment = 4,503



# Ten Year Forecast

## By Campus

Campus	HISTORY		Current	ENROLLMENT PROJECTIONS									
	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Jarrell Elementary	700	435	502	573	636	745	846	923	984	1,035	1,038	1,021	1,054
<b>ELEMENTARY SCHOOL TOTAL</b>		435	502	573	636	745	846	923	984	1,035	1,038	1,021	1,054
Elementary Absolute Change		12	67	71	63	109	101	77	61	51	3	-17	33
Elementary Percent Change		2.84%	15.40%	14.14%	10.99%	17.14%	13.56%	9.10%	6.61%	5.18%	0.29%	-1.64%	3.23%
Jarrell Intermediate School	574	338	378	429	473	534	608	704	837	949	1,029	1,088	1,102
<b>INTERMEDIATE SCHOOL TOTAL</b>		338	378	429	473	534	608	704	837	949	1,029	1,088	1,102
Intermed. Absolute Change		124	40	51	44	61	74	96	133	112	80	59	14
Intermed. Percent Change		57.94%	11.83%	13.49%	10.26%	12.90%	13.86%	15.79%	18.89%	13.38%	8.43%	5.73%	1.29%
Jarrell Middle School	574	313	361	413	444	488	535	590	658	754	863	1,017	1,149
<b>MIDDLE SCHOOL TOTAL</b>		313	361	413	444	488	535	590	658	754	863	1,017	1,149
Middle School Absolute Change		25	48	52	31	44	47	55	68	96	109	154	132
Middle School Percent Change		8.68%	15.34%	14.40%	7.51%	9.91%	9.63%	10.28%	11.53%	14.59%	14.46%	17.84%	12.98%
Jarrell High School	776	404	461	505	592	647	715	771	804	868	950	1,060	1,198
<b>HIGH SCHOOL TOTAL</b>		404	461	505	592	647	715	771	804	868	950	1,060	1,198
High School Absolute Change		14	57	44	87	55	68	56	33	64	82	110	138
High School Percent Change		3.59%	14.11%	9.54%	17.23%	9.29%	10.51%	7.83%	4.28%	7.96%	9.45%	11.58%	13.02%
<b>DISTRICT TOTALS</b>		<b>1,490</b>	<b>1,703</b>	<b>1,921</b>	<b>2,146</b>	<b>2,415</b>	<b>2,705</b>	<b>2,989</b>	<b>3,284</b>	<b>3,607</b>	<b>3,881</b>	<b>4,187</b>	<b>4,504</b>
District Absolute Change		172	213	218	225	269	290	284	295	323	274	306	317
District Percent Change		13.05%	14.30%	12.80%	11.71%	12.53%	12.01%	10.50%	9.87%	9.84%	7.60%	7.88%	7.57%

- Jarrell Elementary will enroll 600 students by 2019, and more than 700 by 2020
- The district is anticipated to grow by almost 10% next fall
- The district will be opening an additional campus in 2019/20 to accommodate the growth





# Summary

- Williamson County's unemployment rate is below 3%.
- Jarrell ISD closed over 340 homes in 2017, the most closings in the past six years.
- The district started more than 330 annual starts, with nearly 55 homes under construction in Sonterra.
- Jarrell ISD will enroll more than 2,100 students by 2019.
- JISD can expect an increase more than 1,200 students during the next 5 years.
- 2022/23 enrollment projection= 2,989.
- Jarrell ISD is projected to have more than 4,500 students by the 2027/28 school year.