

*Jarrell  
Independent  
School  
District*



Demographic  
Report  
Spring 2017

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



TEMPLETON  
DEMOGRAPHICS

# Economic Conditions – Austin Area (April 2017)

**2.9%**

29,300 new jobs  
National rate 1.5%



**Job Growth**

**15,341**

2,702 more  
starts than 1Q16



**Annual  
Home Starts**

**0.4%**

U.S. 4.1%  
Texas 4.5%  
Austin MSA 3.2%  
Williamson Co. 3.4%



**Unemployment  
Rate**





# Local Economic Conditions

- Sun Fresh Market is nearing completion of its Jarrell location
- The 25,000 square foot store is scheduled to open in July 2017

Sun Fresh  
MARKET  
*Of Jarrell*



- Construction is underway on a new Tractor Supply location on Town Center Blvd. in Jarrell
- Construction is set to be complete late 2017 or early 2018



# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 1Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,401	2,095	3,439	12,823
2	Austin ISD	2,294	1,611	1,677	10,021
3	Hays CISD	1,252	1,364	1,724	16,659
4	Pflugerville ISD	1,370	1,245	1,669	11,718
5	Georgetown ISD	1,096	1,214	2,172	18,307
6	Round Rock ISD	1,272	1,156	1,709	2,815
7	Hutto ISD	1,002	948	1,073	5,195
8	Del Valle ISD	930	852	941	30,339
9	Manor ISD	816	755	1,693	15,247
10	Lake Travis ISD	884	734	1,953	4,098
11	Liberty Hill ISD	627	428	1,575	5,615
12	Dripping Springs ISD	484	375	1,259	6,513
<b>13</b>	<b>Jarrell ISD**</b>	<b>274</b>	<b>237</b>	<b>266</b>	<b>7,197*</b>
14	San Marcos CISD	241	153	193	8,234
15	Lockhart ISD	60	77	15	1,394
16	Taylor ISD	67	73	120	0
17	Elgin ISD	40	65	50	5,958
18	Bastrop ISD	126	64	1,374	17,870
19	Lago Vista ISD	41	49	550	3,511
20	Eanes ISD	46	32	147	96

\*Totals adjusted based on additional TD research

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

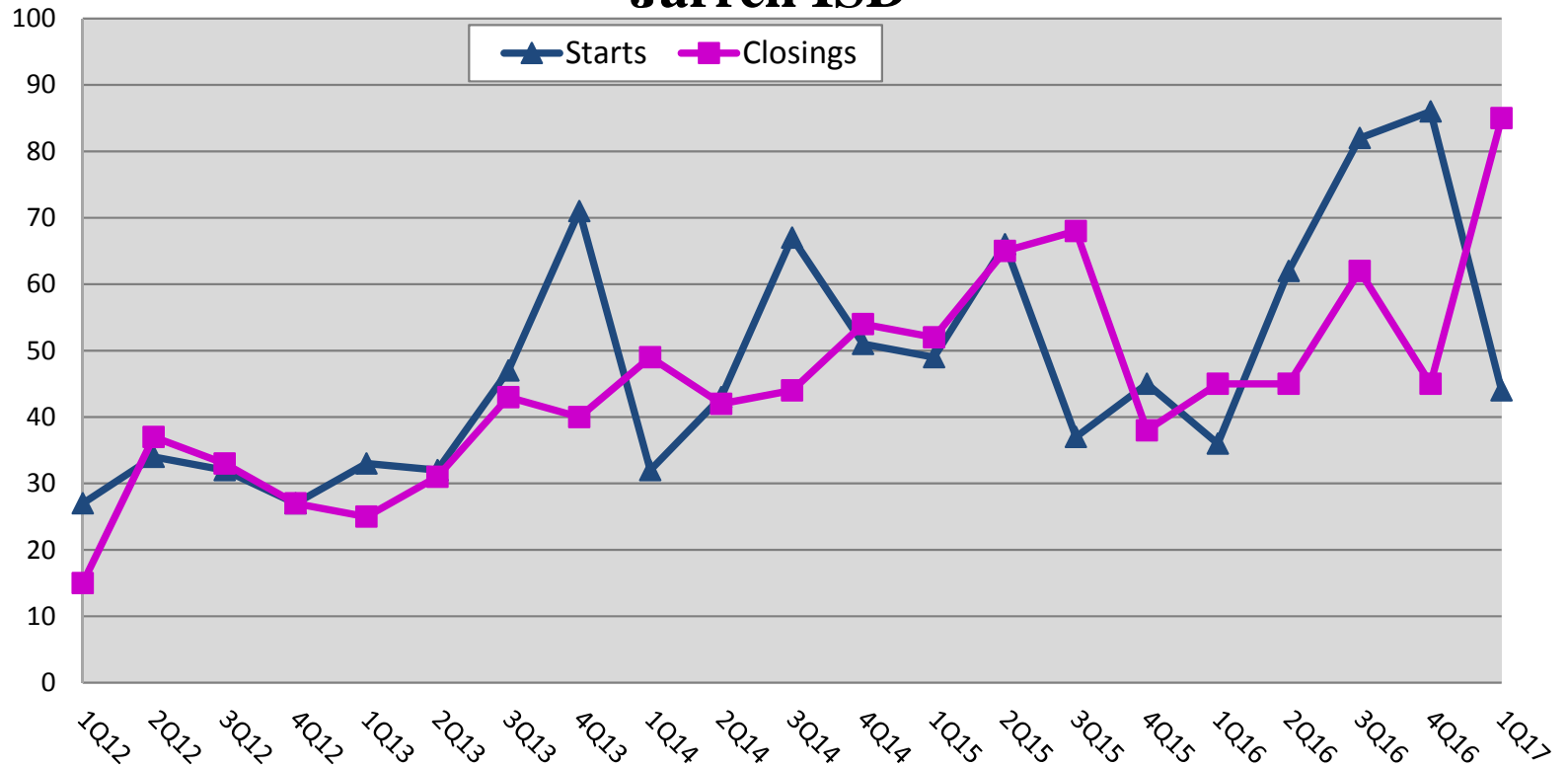
Source: Metrostudy





# New Housing Activity

## Jarrell ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	27	33	32	49	36	44
2Q	34	32	43	66	62	
3Q	32	47	67	37	82	
4Q	27	71	51	45	86	
Total	120	183	193	197	266	44

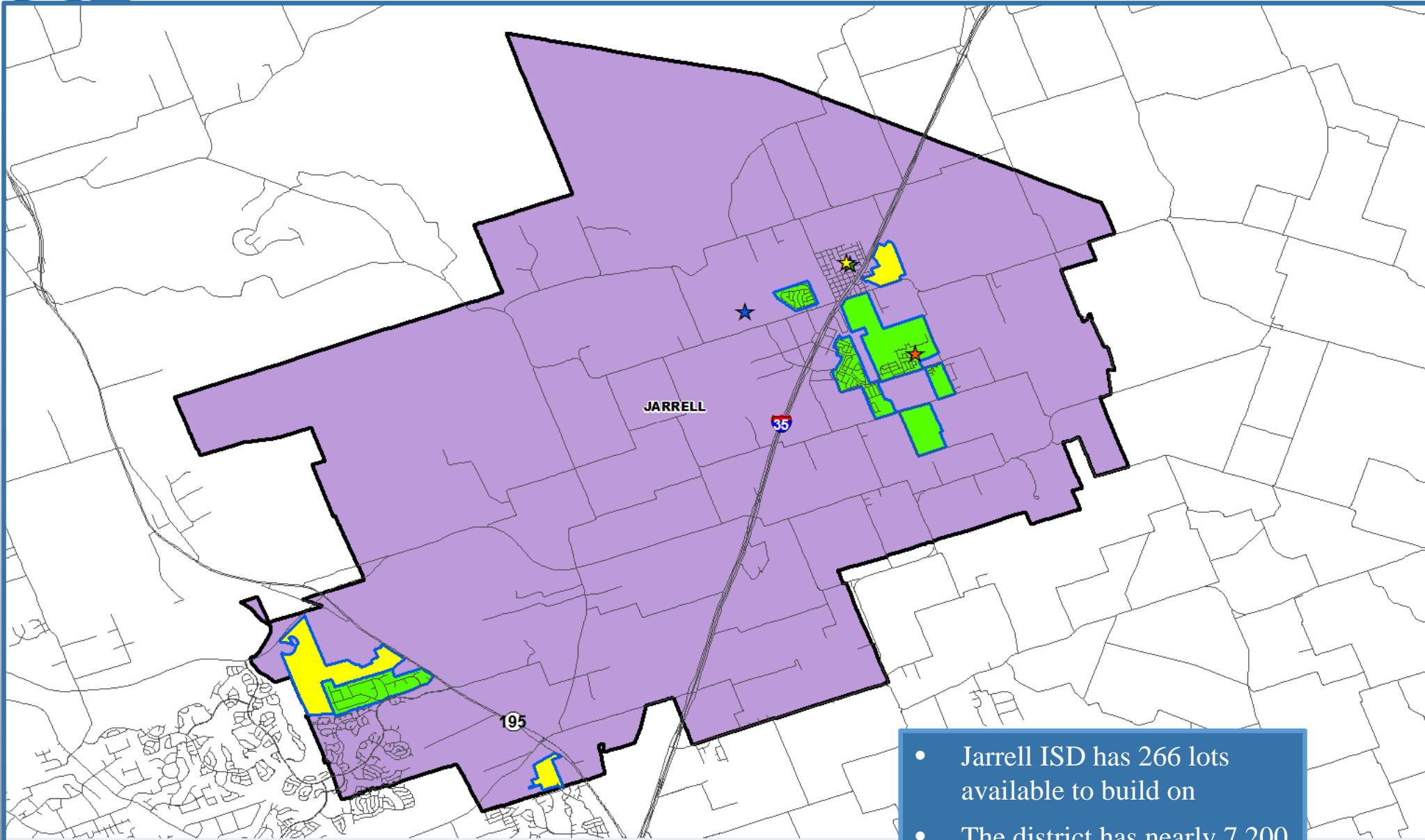
Closings	2012	2013	2014	2015	2016	2017
1Q	15	25	49	52	45	85
2Q	37	31	42	65	45	
3Q	33	43	44	68	62	
4Q	27	40	54	38	45	
Total	112	139	189	223	197	85

- Jarrell ISD starts slowed as builders worked to finish inventory homes
- The district nearly doubled closings from 1Q16 to 1Q17
- Expect starts to pick up in 2Q17
- New home inventory is slightly low at 4.5 month's supply due to strong 1Q17 closings





# Housing Activity Overview



Active Subdivision

Future Subdivision

- Jarrell ISD has 266 lots available to build on
- The district has nearly 7,200 planned future homes





# Active Subdivision

Home Place



## Home Place at Jarrell

- 318 total lots
- 173 vacant developed lots
- 118 homes occupied
- 21 homes under construction
- All lots delivered
- Building appx. 40 homes per year
- \$210K - \$330K





# Active Development

Sonterra

- Appx. 6,000 homes at build out
- 4,541 future lots
- 89 vacant developed lots
- 1,318 homes occupied
- 33 homes under construction
- Groundwork underway on section 8K (67 lots)
- \$150K - \$225K

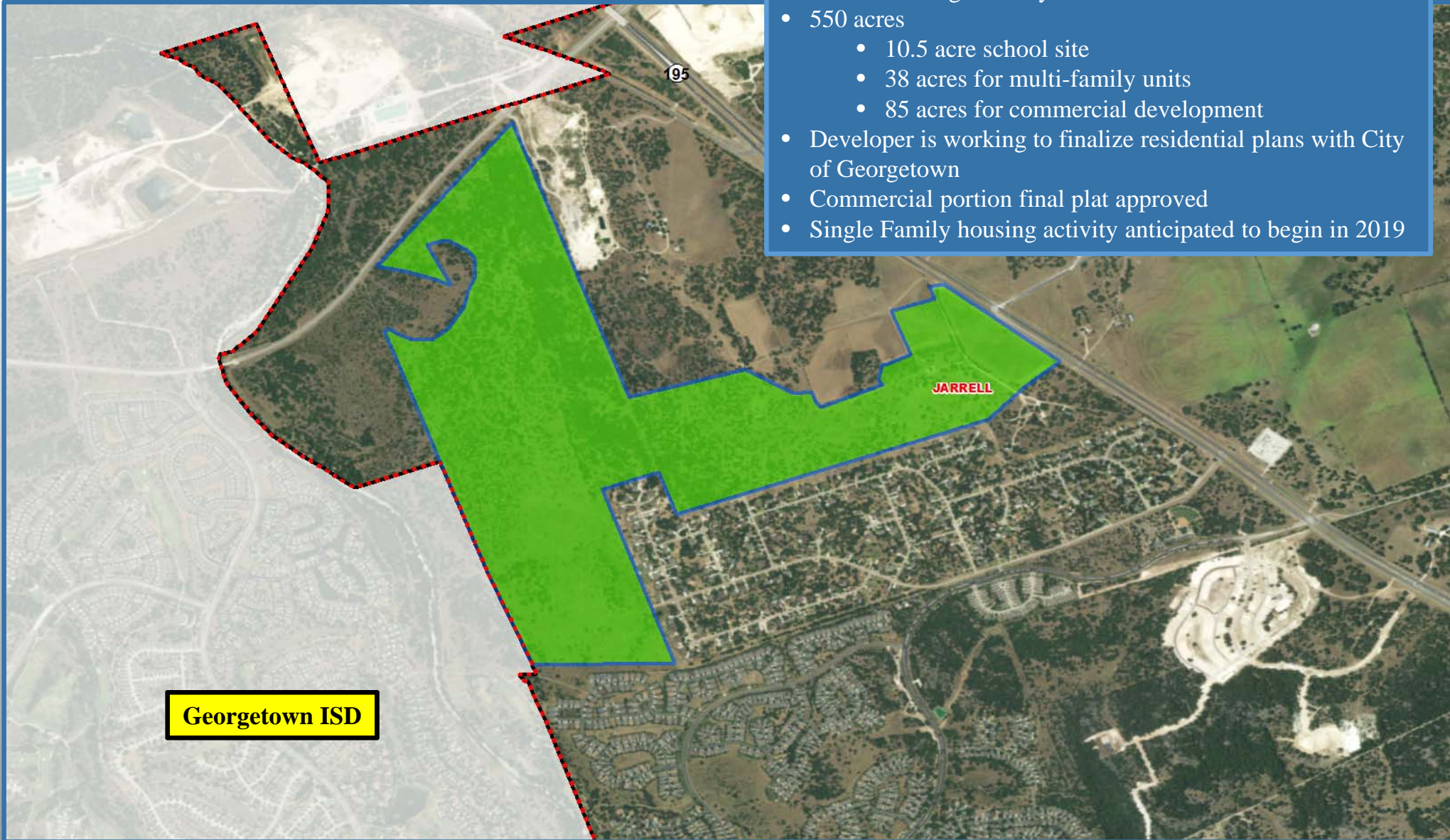






# Future Development

## Madison at Georgetown



### Madison at Georgetown

- 608 future single family lots
- 550 acres
  - 10.5 acre school site
  - 38 acres for multi-family units
  - 85 acres for commercial development
- Developer is working to finalize residential plans with City of Georgetown
- Commercial portion final plat approved
- Single Family housing activity anticipated to begin in 2019



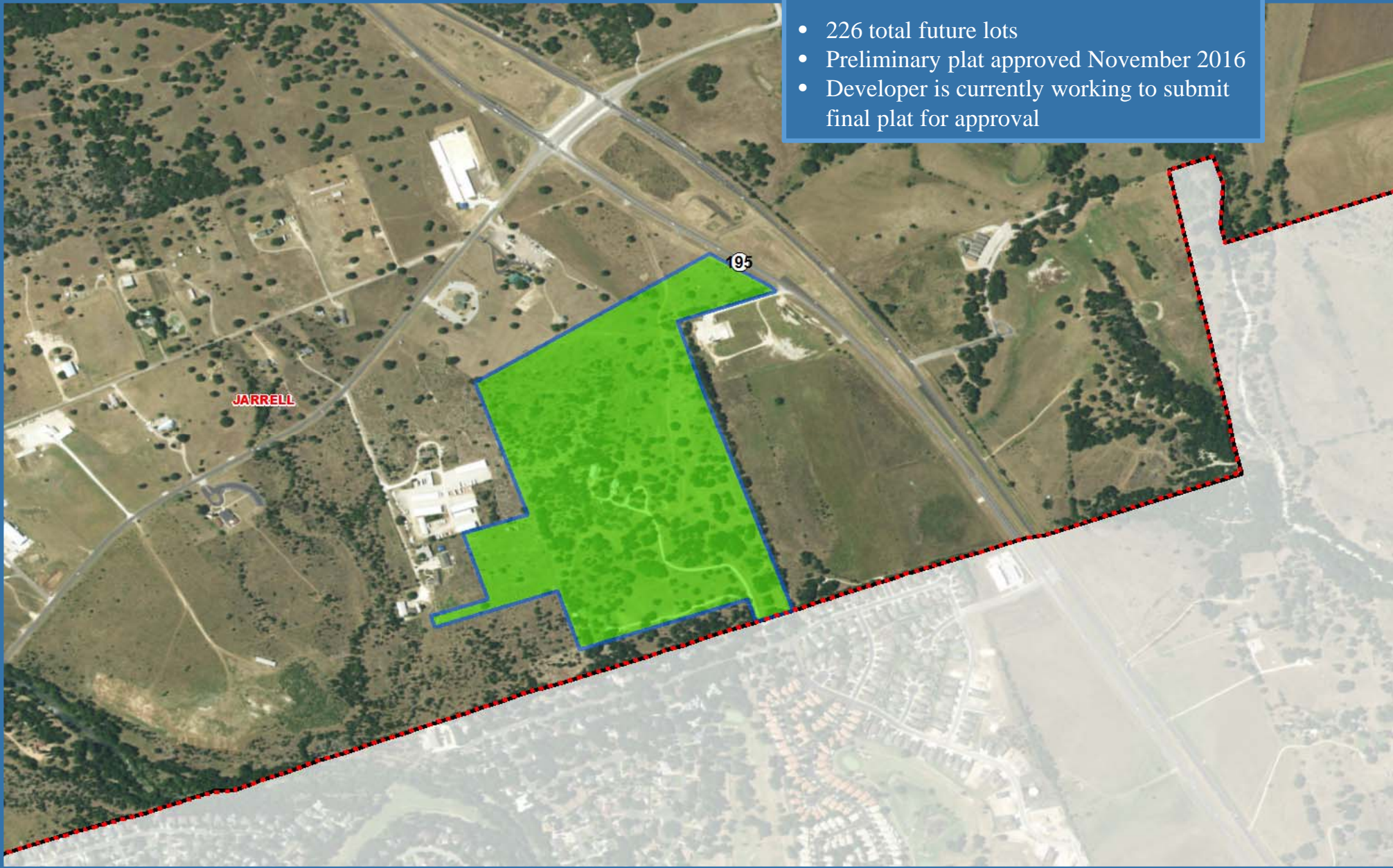


# Future Development

## Hidden Oaks at Berry Creek

### Hidden Oaks at Berry Creek

- 226 total future lots
- Preliminary plat approved November 2016
- Developer is currently working to submit final plat for approval



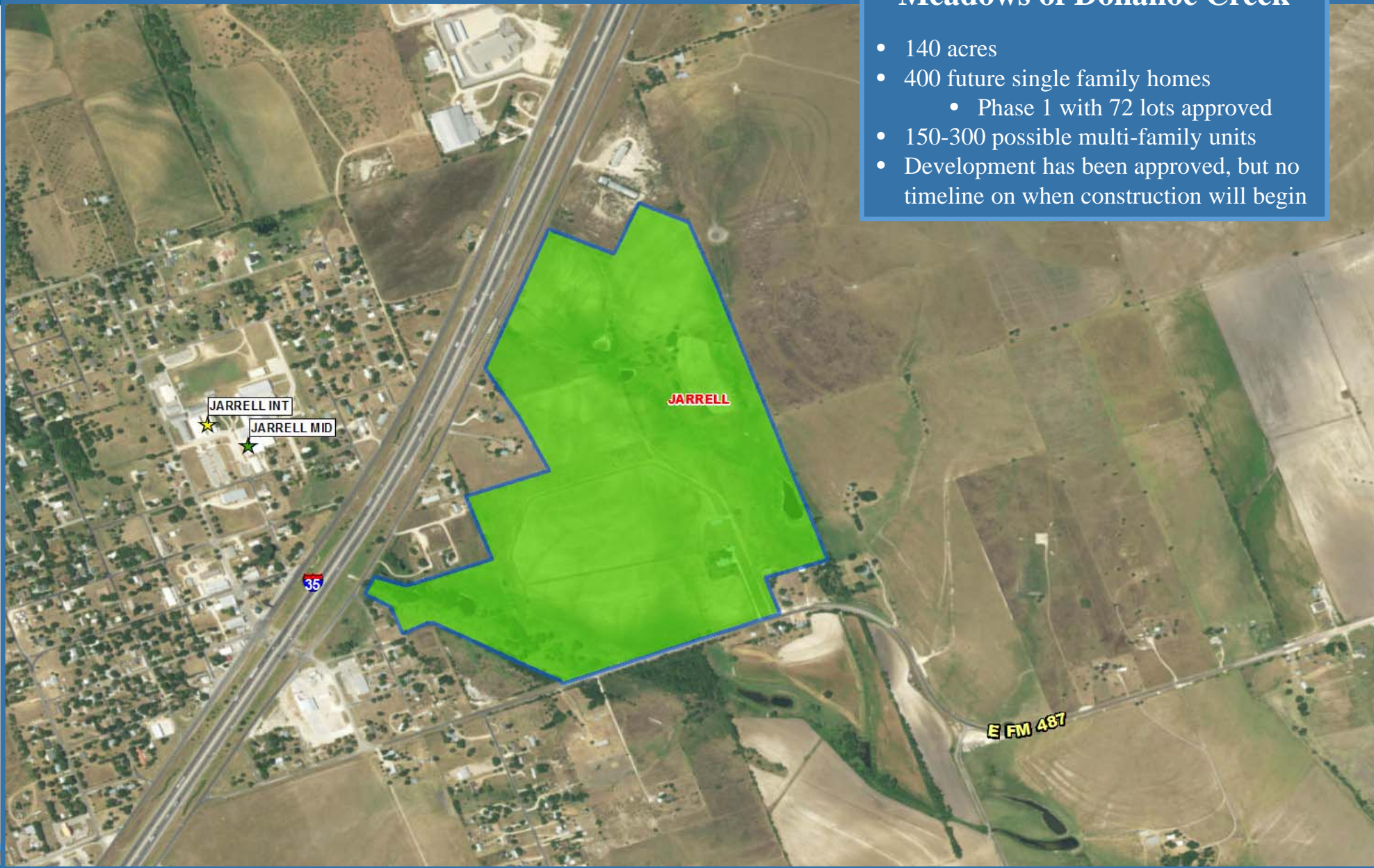


# Future Development

## Meadows of Donahoe Creek

### Meadows of Donahoe Creek

- 140 acres
- 400 future single family homes
  - Phase 1 with 72 lots approved
- 150-300 possible multi-family units
- Development has been approved, but no timeline on when construction will begin





# 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
2012/13	67	93	87	85	74	78	75	82	80	84	82	66	59	68	1,080	70	6.9%
2013/14	67	92	99	83	91	77	82	75	87	92	92	81	64	58	1,140	60	5.6%
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	83	118	115	116	114	115	112	114	99	99	107	111	104	89	1,496	70	4.9%
2017/18	83	130	142	132	124	125	132	123	122	114	115	114	113	102	1,671	175	11.7%
2018/19	83	146	146	156	145	136	136	145	135	137	135	115	113	111	1,839	168	10.1%
2019/20	83	160	164	161	161	158	148	149	160	149	159	134	114	111	2,011	172	9.4%
2020/21	83	173	184	179	172	176	174	163	161	176	174	157	133	112	2,217	206	10.2%
2021/22	83	190	208	199	191	188	192	186	176	173	206	172	155	130	2,449	232	10.5%
2022/23	83	205	213	226	210	209	206	205	201	194	202	202	170	152	2,678	229	9.4%
2023/24	83	213	230	231	241	230	229	220	221	219	226	198	200	167	2,908	230	8.6%
2024/25	83	215	239	249	246	272	252	245	242	241	256	221	196	196	3,153	245	8.4%
2025/26	83	224	241	259	264	272	298	270	270	265	284	251	219	192	3,392	239	7.6%
2026/27	83	231	251	261	275	293	298	319	297	295	313	278	248	215	3,657	265	7.8%

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

- Jarrell ISD will enroll more than 2,000 students by 2019
- 5 year growth = 953 students
- 2021/22 enrollment = 2,449
- 10 year growth = 2,161 students
- 2026/27 enrollment = 3,657



# Ten Year Forecast

## By Campus

Campus	HISTORY	Current	ENROLLMENT PROJECTIONS									
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Jarrell Elementary	423	432	487	531	568	619	680	727	757	786	807	826
<b>ELEMENTARY SCHOOL TOTAL</b>	<b>423</b>	<b>432</b>	<b>487</b>	<b>531</b>	<b>568</b>	<b>619</b>	<b>680</b>	<b>727</b>	<b>757</b>	<b>786</b>	<b>807</b>	<b>826</b>
Elementary Absolute Change	43	9	55	44	37	51	61	47	30	29	21	19
Elementary Percent Change	11.32%	2.13%	12.73%	9.03%	6.97%	8.98%	9.85%	6.91%	4.13%	3.83%	2.67%	2.35%
Jarrell Intermediate School	214	341	381	417	467	522	571	625	700	770	834	866
<b>INTERMEDIATE SCHOOL TOTAL</b>	<b>214</b>	<b>341</b>	<b>381</b>	<b>417</b>	<b>467</b>	<b>522</b>	<b>571</b>	<b>625</b>	<b>700</b>	<b>770</b>	<b>834</b>	<b>866</b>
Intermed. Absolute Change	33	127	40	36	50	55	49	54	75	70	64	32
Intermed. Percent Change	18.23%	59.35%	11.73%	9.45%	11.99%	11.78%	9.39%	9.46%	12.00%	10.00%	8.31%	3.84%
Jarrell Middle School	288	312	359	417	458	500	535	600	660	728	805	911
<b>MIDDLE SCHOOL TOTAL</b>	<b>288</b>	<b>312</b>	<b>359</b>	<b>417</b>	<b>458</b>	<b>500</b>	<b>535</b>	<b>600</b>	<b>660</b>	<b>728</b>	<b>805</b>	<b>911</b>
Middle School Absolute Change	17	24	47	58	41	42	35	65	60	68	77	106
Middle School Percent Change	6.27%	8.33%	15.06%	16.16%	9.83%	9.17%	7.00%	12.15%	10.00%	10.30%	10.58%	13.17%
Jarrell High School	390	411	444	474	518	576	663	726	791	869	946	1,054
<b>HIGH SCHOOL TOTAL</b>	<b>390</b>	<b>411</b>	<b>444</b>	<b>474</b>	<b>518</b>	<b>576</b>	<b>663</b>	<b>726</b>	<b>791</b>	<b>869</b>	<b>946</b>	<b>1,054</b>
High School Absolute Change	58	21	33	30	44	58	87	63	65	78	77	108
High School Percent Change	17.47%	5.38%	8.03%	6.76%	9.28%	11.20%	15.10%	9.50%	8.95%	9.86%	8.86%	11.42%
<b>DISTRICT TOTALS</b>	<b>1,318</b>	<b>1,496</b>	<b>1,671</b>	<b>1,839</b>	<b>2,011</b>	<b>2,217</b>	<b>2,449</b>	<b>2,678</b>	<b>2,908</b>	<b>3,153</b>	<b>3,392</b>	<b>3,657</b>
District Absolute Change	152	178	175	168	172	206	232	229	230	245	239	265
District Percent Change	13.04%	13.51%	11.70%	10.05%	9.35%	10.24%	10.46%	9.35%	8.59%	8.43%	7.58%	7.81%

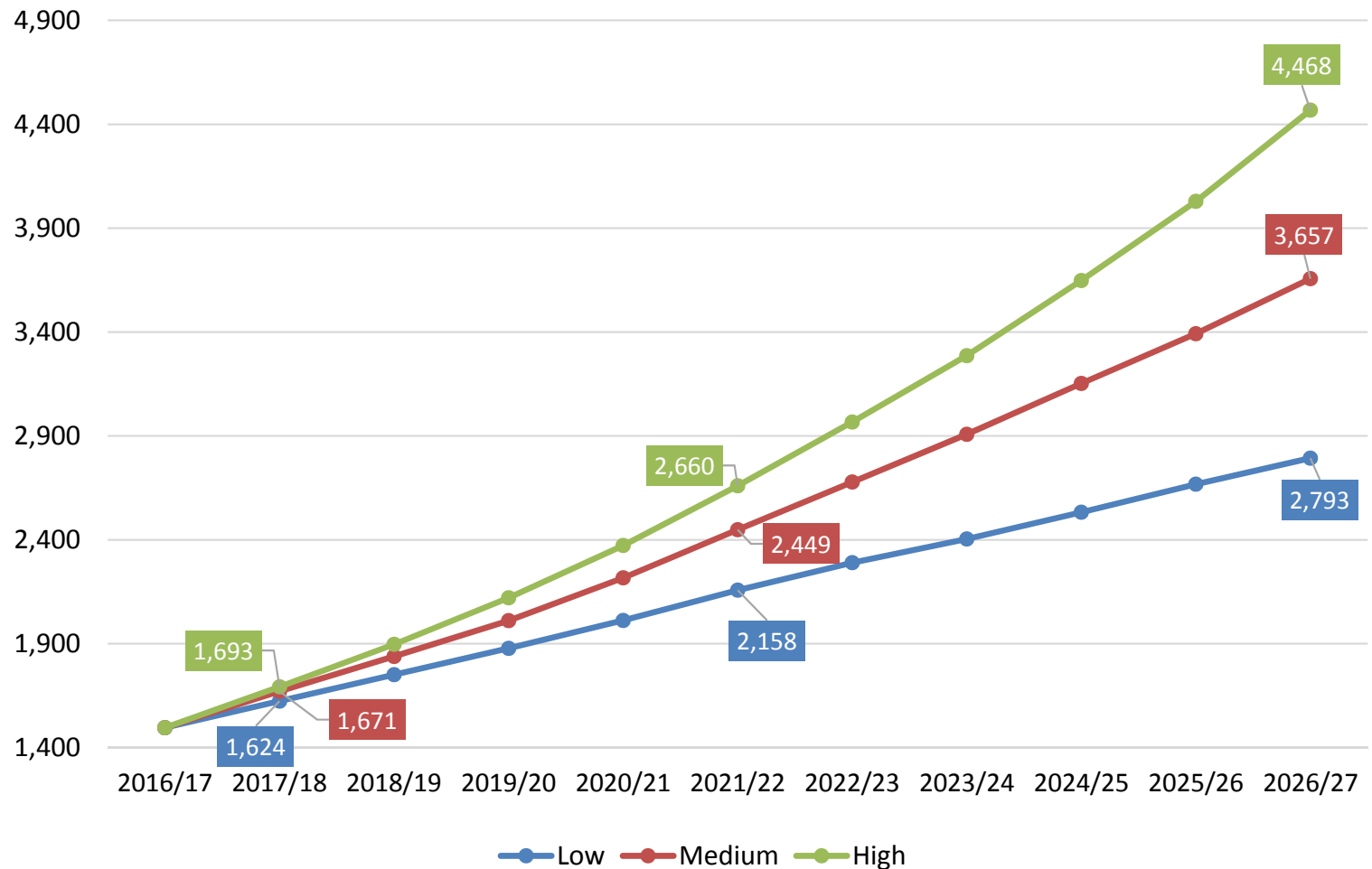
- Jarrell Elementary will enroll 600 students by 2020
- Jarrell Intermediate will enroll more than 500 students by 2020, and more than 600 by 2022
- Jarrell Middle School will enroll nearly 360 students next fall
- The district is anticipated to grow by nearly 12% next fall



# Ten Year Forecast

## Growth Scenario Comparison

### Enrollment Projection Scenarios





# Summary

- Williamson County's unemployment rate is below 3.5%.
- Jarrell ISD had 85 new home closings in the first quarter of 2017, nearly double the previous first quarter and the most closings in a single quarter on record.
- New home inventory and VDL supply remains tight as builders and developers work in a high demand market.
- Jarrell ISD will enroll more than 2,000 students by 2019.
- JISD can expect an increase of approximately 950 students during the next 5 years if housing growth remains steady.
- 2021/22 enrollment projection= 2,449.
- Jarrell ISD is projected to have more than 3,650 students by the 2026/27 school year.