

*Belton  
Independent  
School  
District*

Demographic  
Update  
Fall 2016



*Learn from Yesterday...  
Understand Today...  
Plan for the Future*



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions- Killeen-Temple MSA

## Unemployment Rate

AUGUST 2016

5.0%

Texas

USA

4.8%

Killeen-Temple MSA

3.7%

Temple

7%

6%

5%

4%

3%

## Annual Job Growth Rate

AUGUST 2016

1.6%

Texas

1.7%

USA

0%

1%

2%

3%

4%

Killeen-Temple MSA

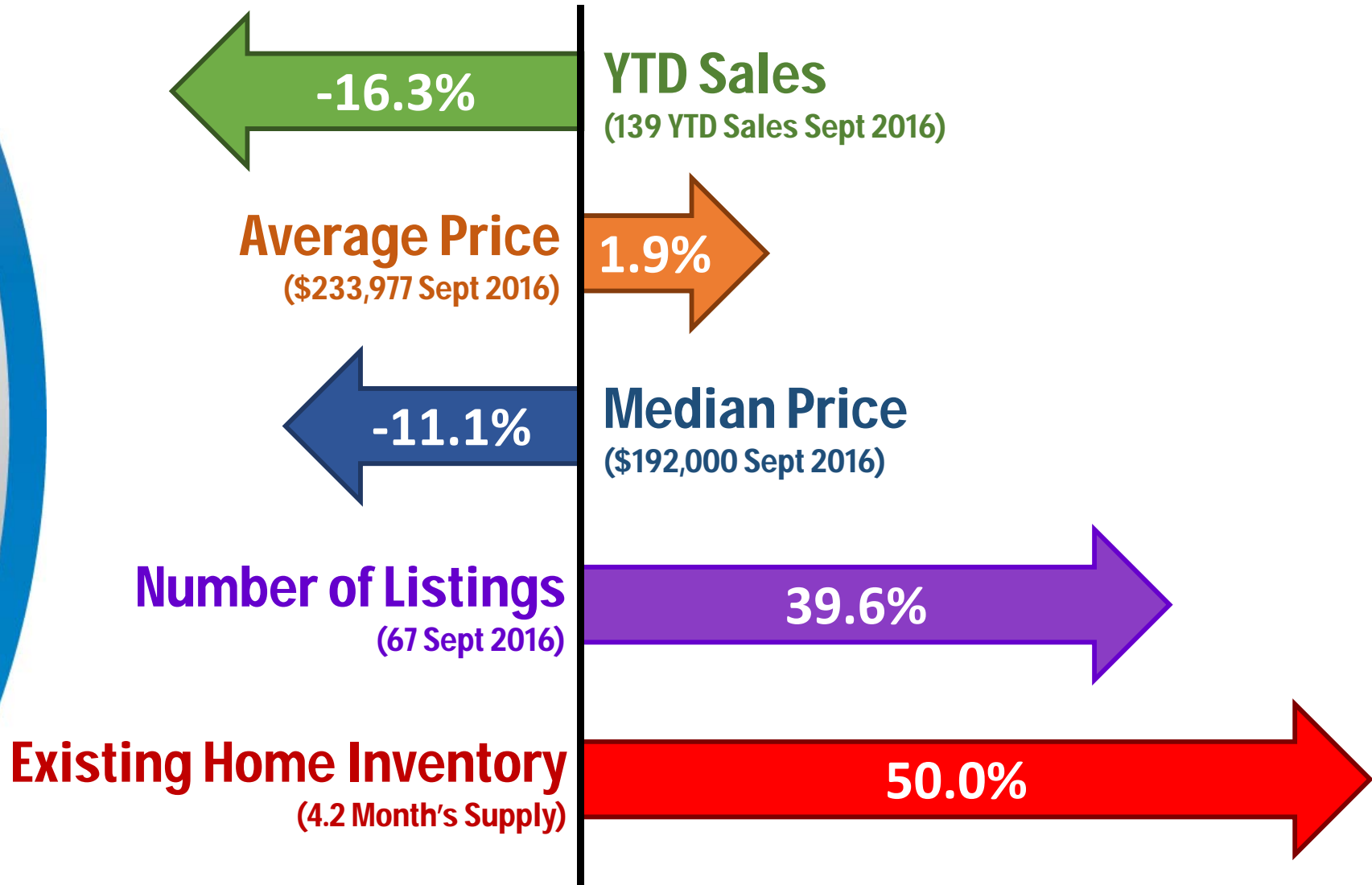
2.1%





# Belton Housing Market

Multiple Listing Service – Year-Over-Year SFD Activity & Inventory



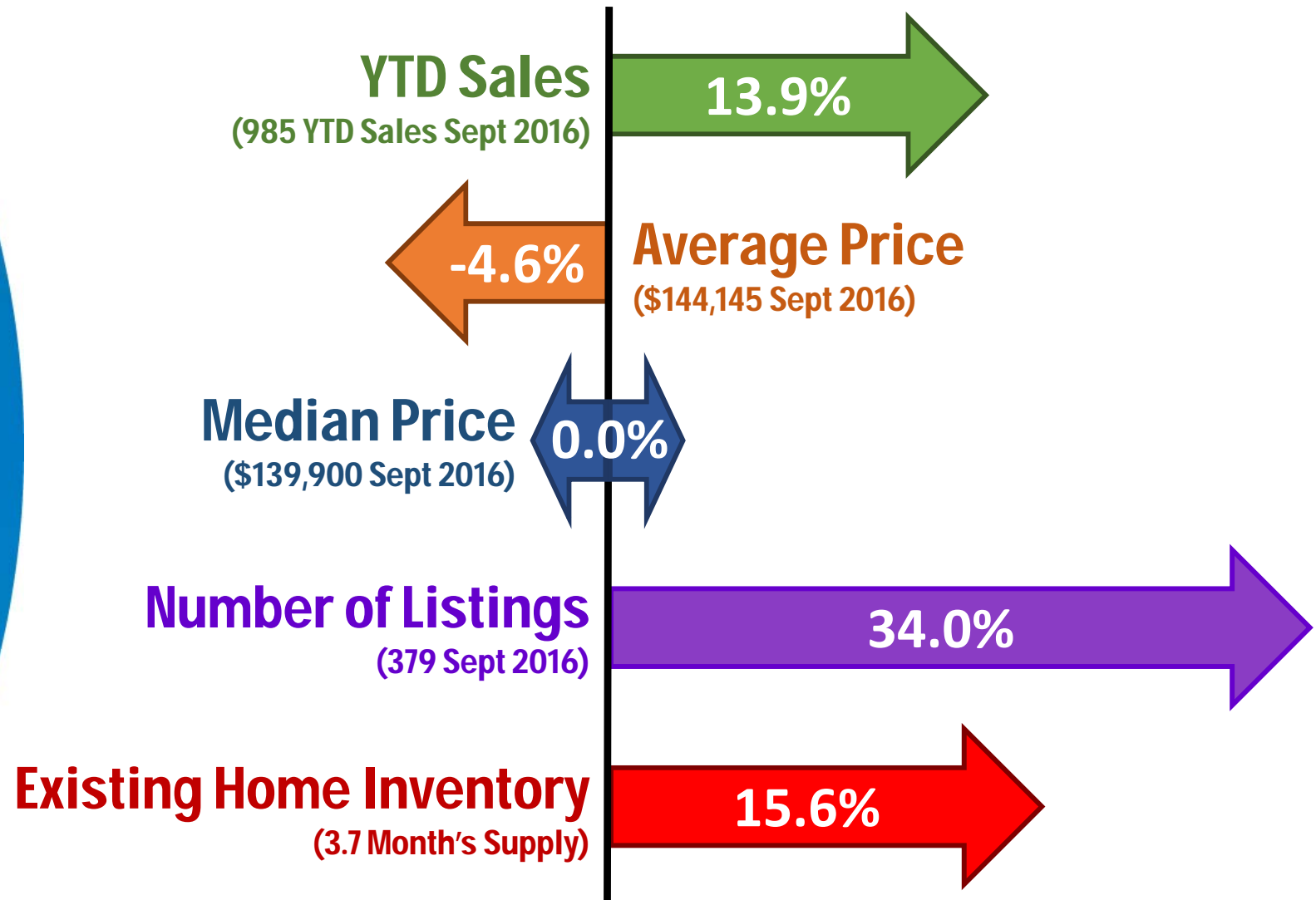
Source: Texas A&M Real Estate Center in partnership  
with the Temple-Belton BoR





# Temple Housing Market

Multiple Listing Service – Year-Over-Year SFD Activity & Inventory

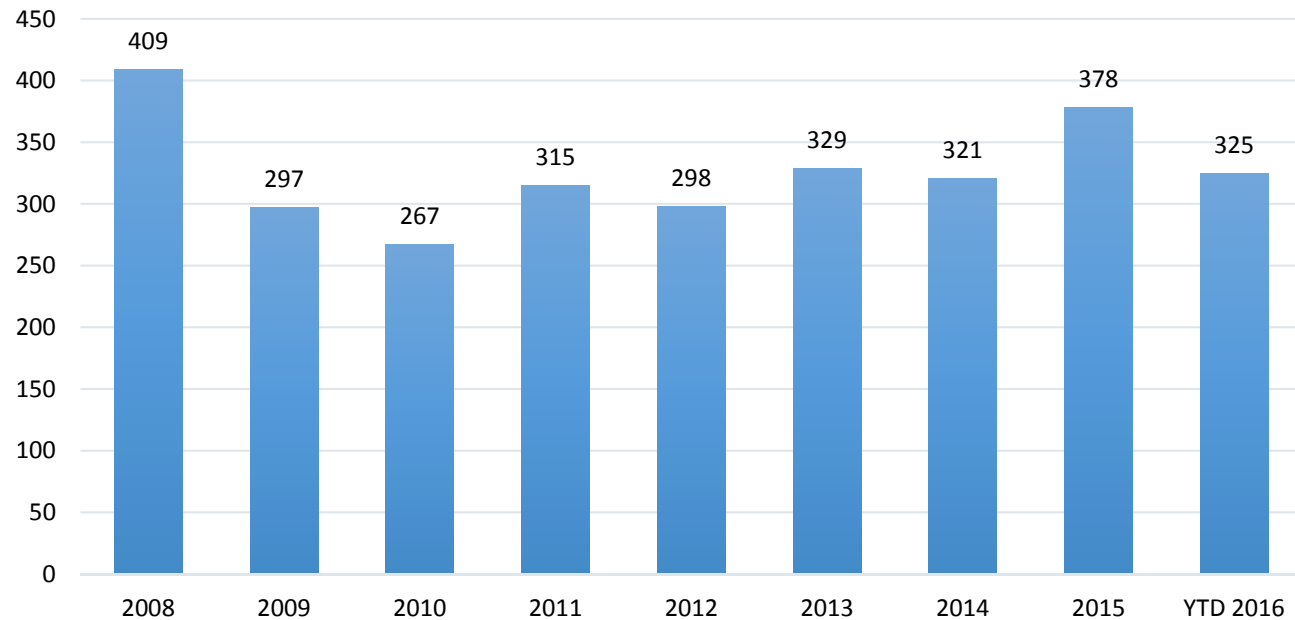


Source: Texas A&M Real Estate Center in partnership  
with the Temple-Belton BoR



# Belton ISD New Home Activity

Annual New Home Sales, 2008 - Oct 2016



- Belton ISD had 325 new home sales through September, which is up 27 units over the same period in 2015
- 2015 sales were up 17.8% over 2014

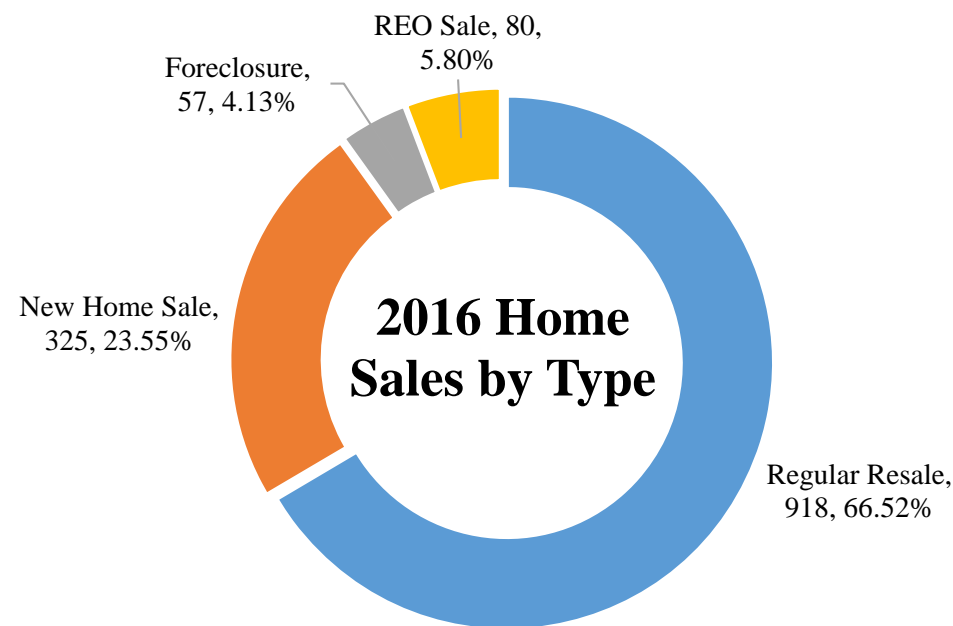


Source: Metrostudy/  
Bell County Deed Records



# Belton ISD Home Sale Distribution

Year-to-Date District Home Sales by Transaction Type

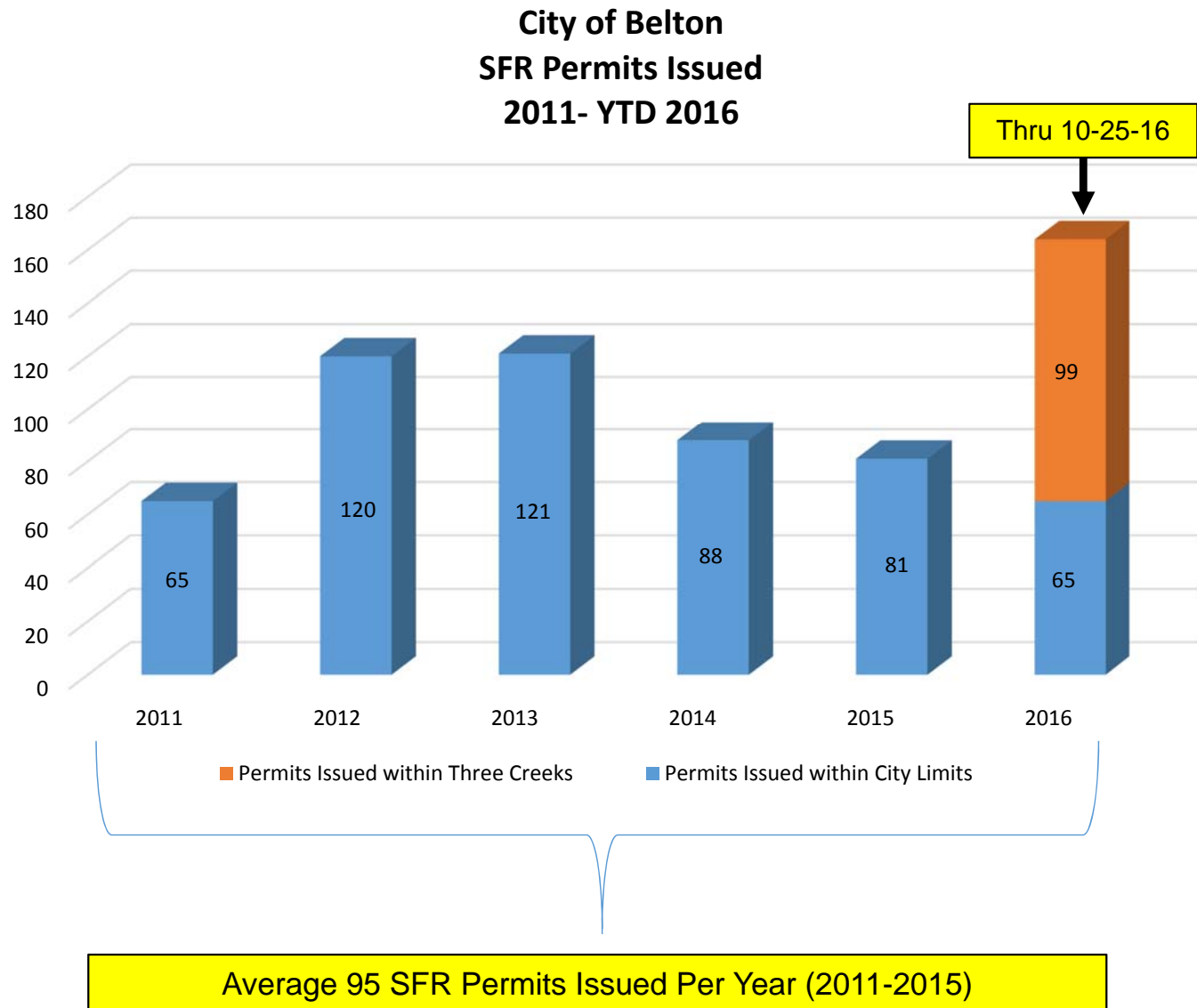


2016 Sale Type	Average Price	Average Sq. Ft.
New Home	\$213,969	2,169
Regular Resale	\$190,076	1,841
Foreclosures	N/A	1,994
REO Sale	\$164,217	1,916



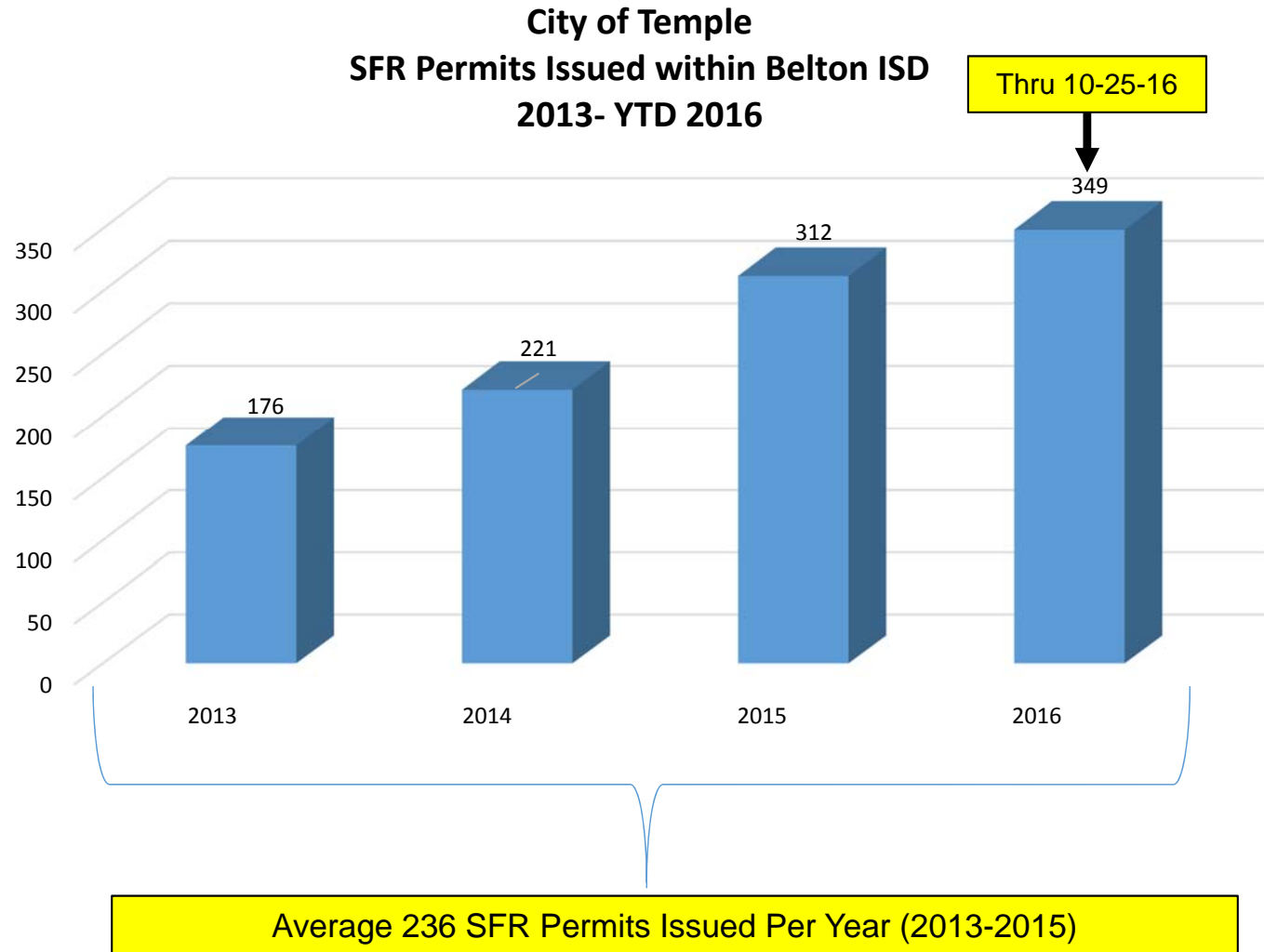
# Overall Housing Data

## City of Belton Single-Family Residential Permit History



# Overall Housing Data

## City of Temple Single-Family Residential Permit History



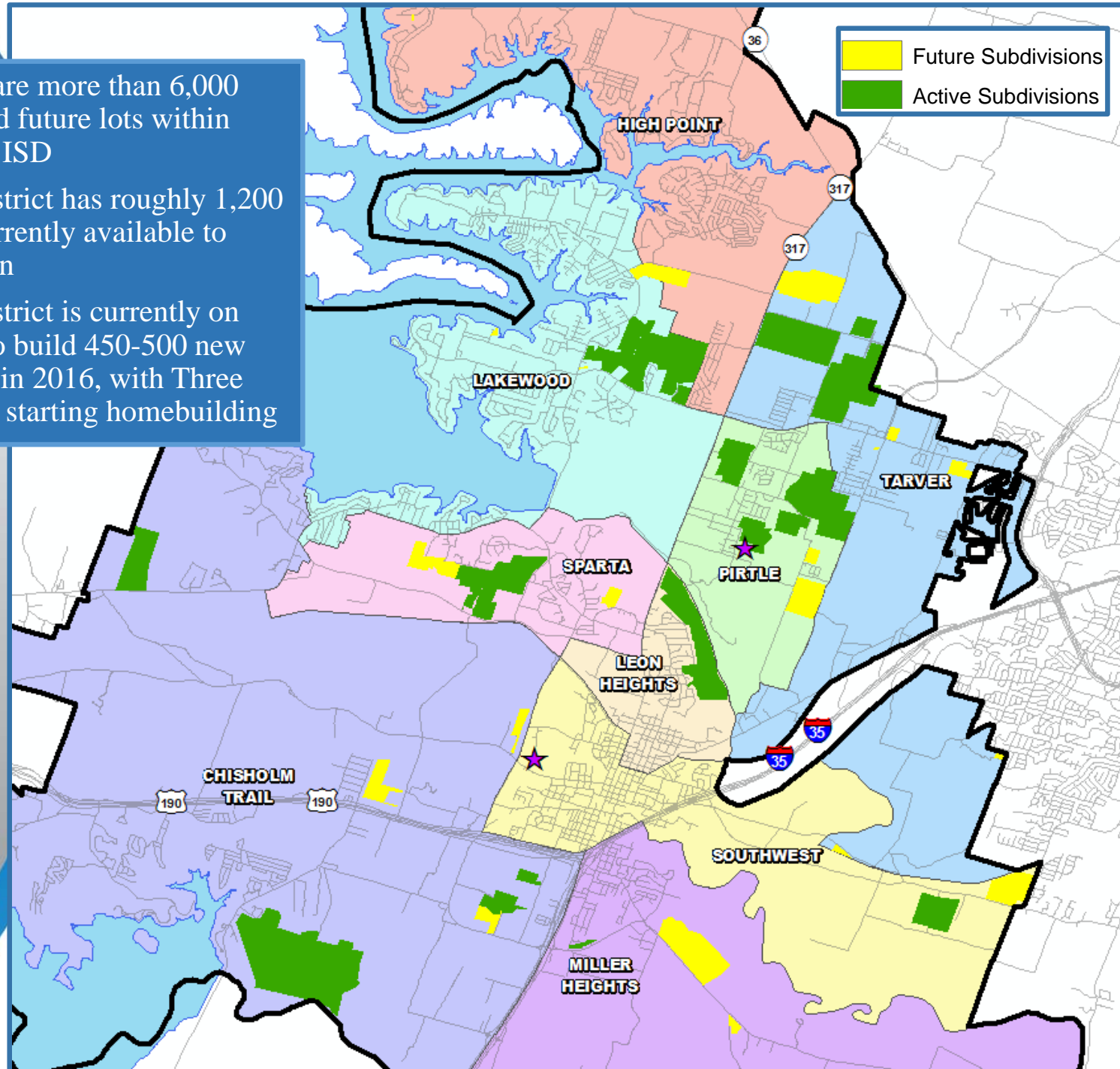
Data Source: City of Temple Permit Supervisor





# Belton ISD District Overview

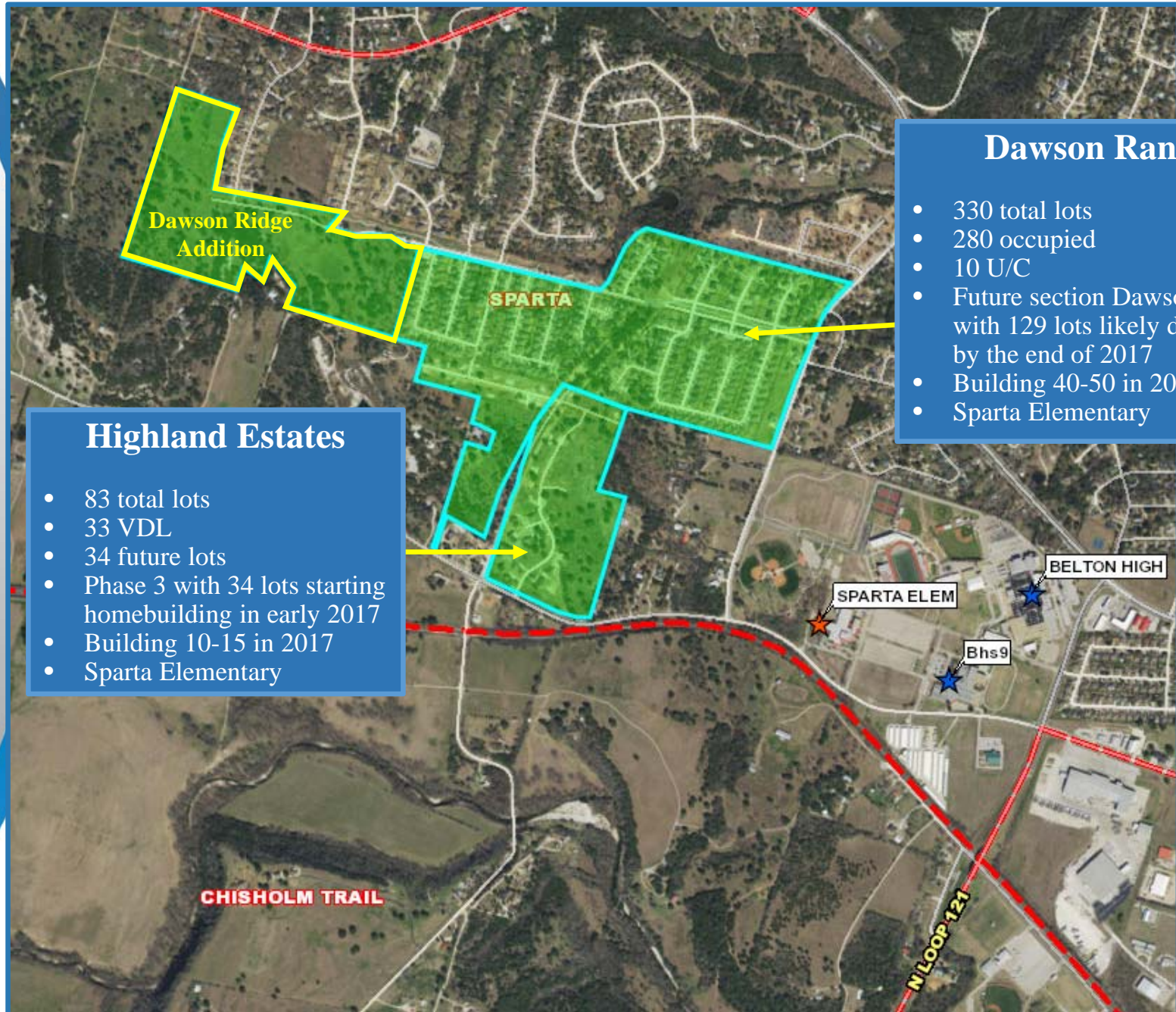
- There are more than 6,000 planned future lots within Belton ISD
- The district has roughly 1,200 lots currently available to build on
- The district is currently on track to build 450-500 new homes in 2016, with Three Creeks starting homebuilding





# Residential Activity

## Dawson Ranch and Highland Estates



### Dawson Ranch

- 330 total lots
- 280 occupied
- 10 U/C
- Future section Dawson Ridge with 129 lots likely delivering by the end of 2017
- Building 40-50 in 2017
- Sparta Elementary

### Highland Estates

- 83 total lots
- 33 VDL
- 34 future lots
- Phase 3 with 34 lots starting homebuilding in early 2017
- Building 10-15 in 2017
- Sparta Elementary

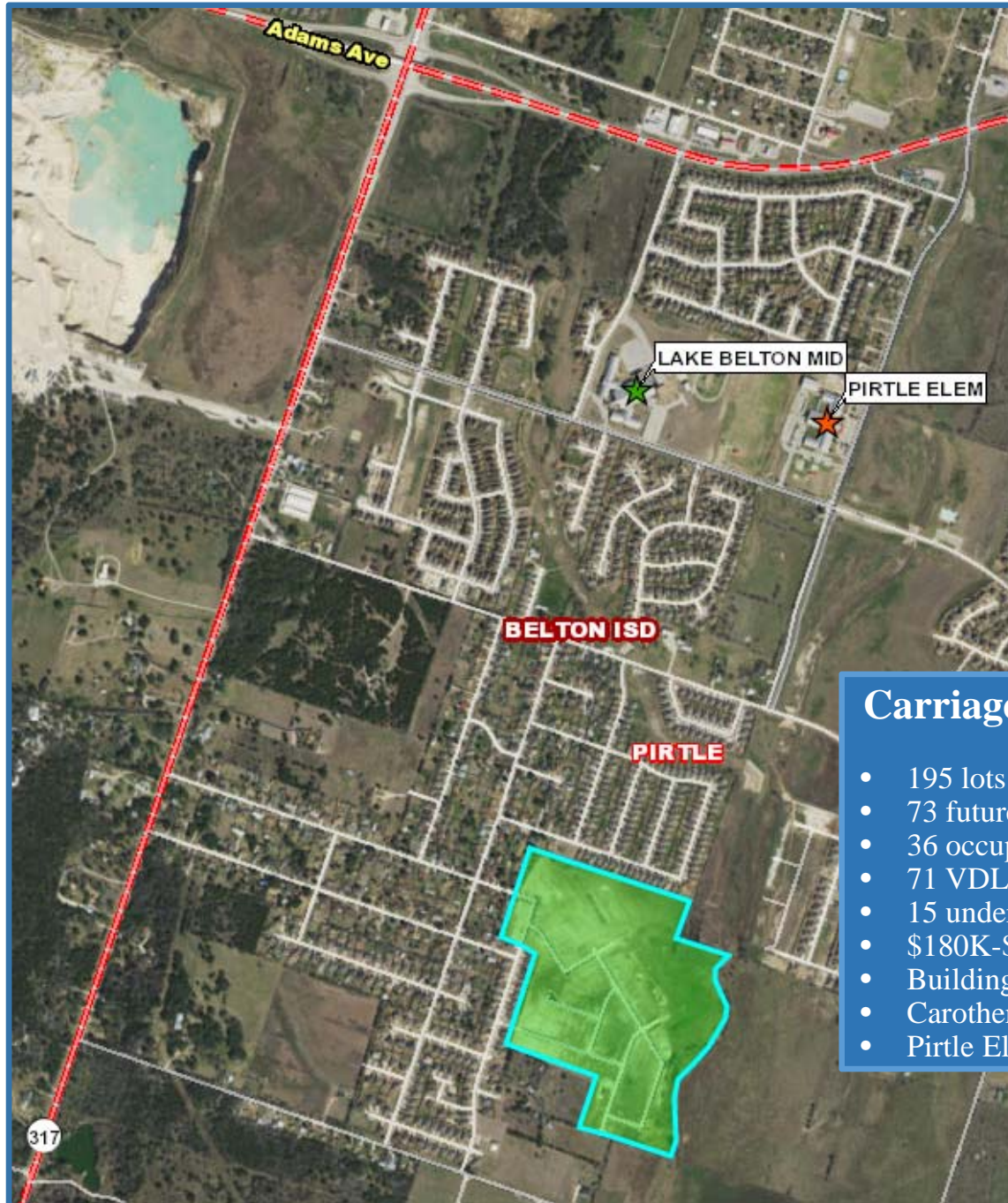






# Residential Activity

## Carriage House Trails



### Carriage House Trails

- 195 lots
- 73 futures
- 36 occupied
- 71 VDL
- 15 under construction
- \$180K-\$220K
- Building ~20 homes a year
- Carothers Homes
- Pirtle Elementary

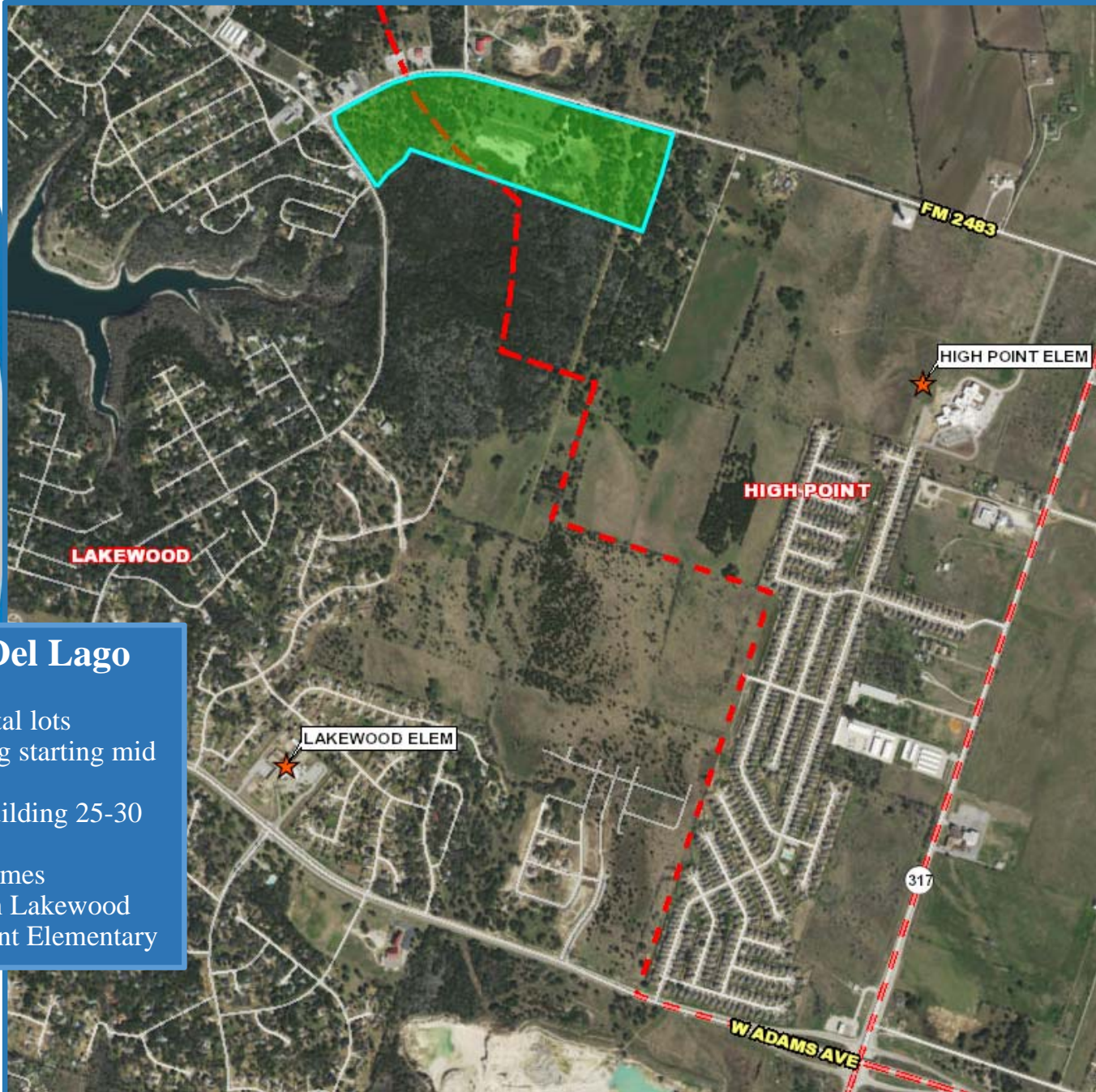






# Residential Activity

## Rancho Del Lago



### Rancho Del Lago

- 120 future total lots
- Homebuilding starting mid to late 2017
- Anticipate building 25-30 homes a year
- Carothers Homes
- Split between Lakewood and High Point Elementary





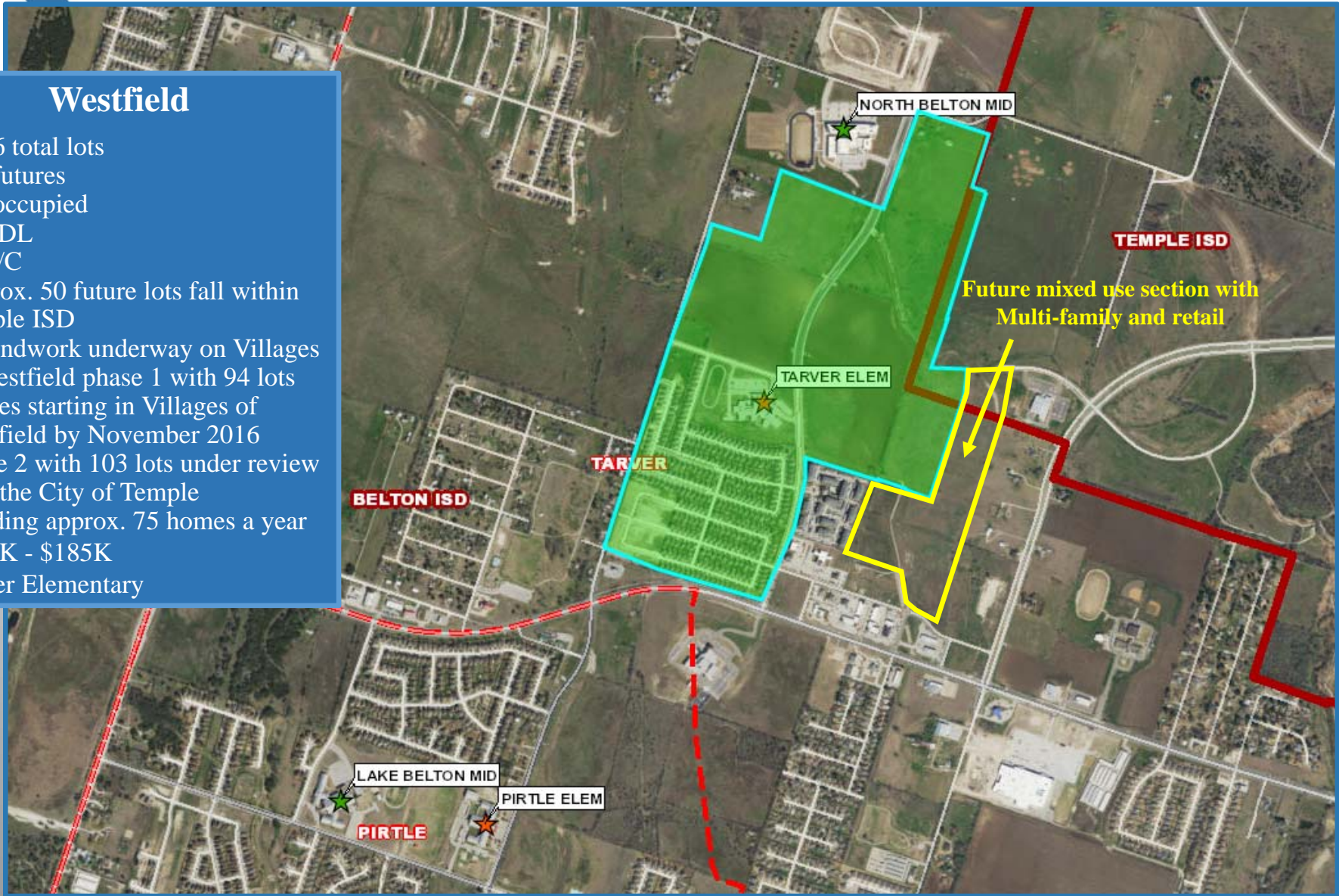


# Residential Activity

## Westfield

### Westfield

- 1,096 total lots
- 750 futures
- 286 occupied
- 49 VDL
- 11 U/C
- Approx. 50 future lots fall within Temple ISD
- Groundwork underway on Villages of Westfield phase 1 with 94 lots
- Homes starting in Villages of Westfield by November 2016
- Phase 2 with 103 lots under review with the City of Temple
- Building approx. 75 homes a year
- \$120K - \$185K
- Tarver Elementary

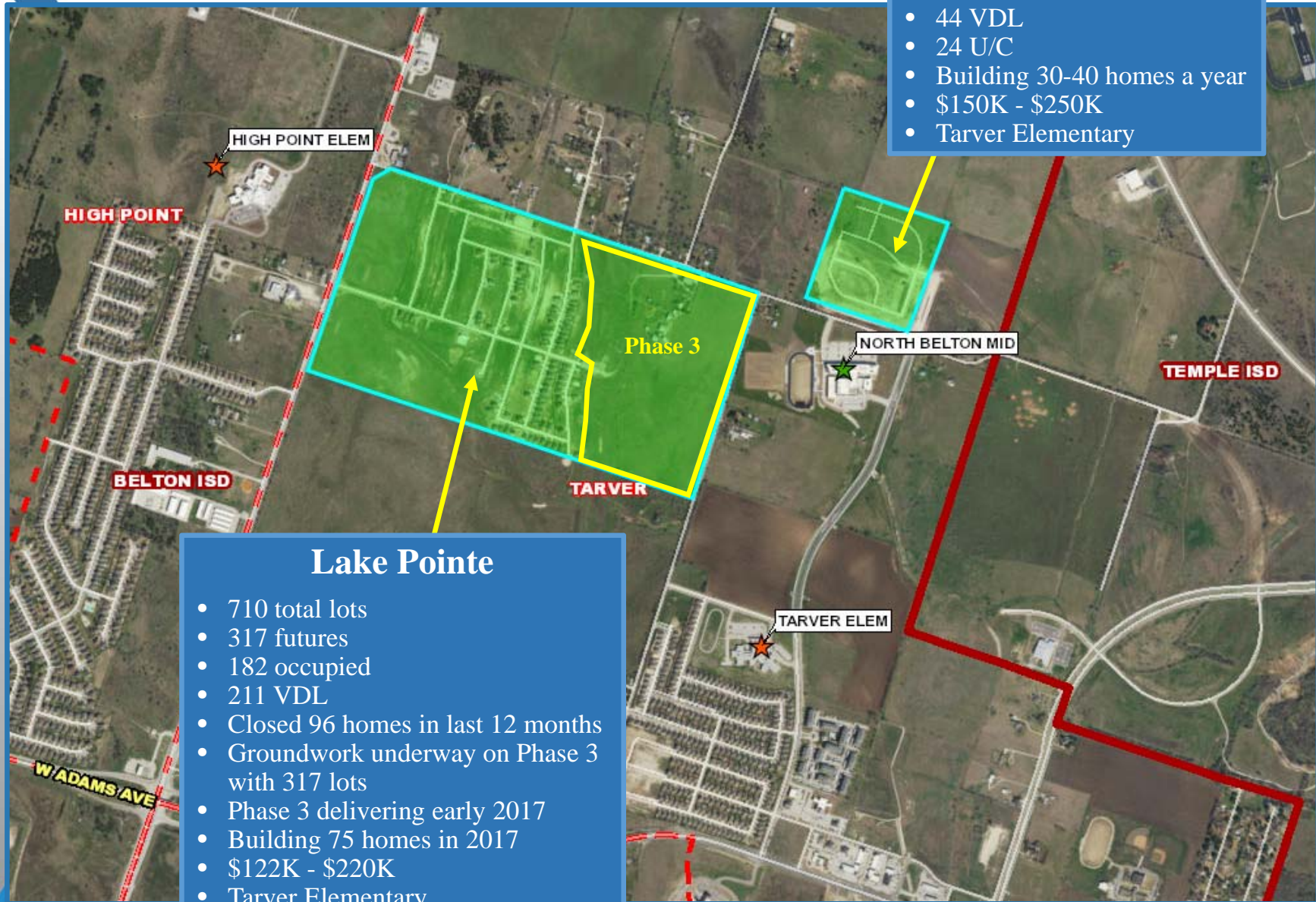






# Residential Activity

## Lake Pointe and Northgate



### Northgate

- 133 total lots
- 65 futures
- 44 VDL
- 24 U/C
- Building 30-40 homes a year
- \$150K - \$250K
- Tarver Elementary

### Lake Pointe

- 710 total lots
- 317 futures
- 182 occupied
- 211 VDL
- Closed 96 homes in last 12 months
- Groundwork underway on Phase 3 with 317 lots
- Phase 3 delivering early 2017
- Building 75 homes in 2017
- \$122K - \$220K
- Tarver Elementary







# Residential Activity

## Hills of Westwood



### Hills of Westwood

- 913 total lots
- 551 futures
- 310 occupied
- 40 VDL
- 12 U/C
- Groundwork starting on Phase 9 with 96 lots by October 2016
- Phase 9 is split between Pirtle and Tarver Elementary
- Homebuilding starting in Phase 9 by fall 2017
- Building 50 homes a year
- \$180K - \$240K
- Pirtle/Tarver Elementary







# Residential Activity

## Three Creeks



### Three Creeks

- 1,400 total homes
- 30 homes occupied
- 255 VDL
- 31 homes U/C
- 169 lots delivered to Stylecraft homes, anticipate building 15-20 homes by the end of 2016
- \$150K's-\$1M
- Building ~125 homes a year
- Chisholm Trail Elementary







# Residential Activity

## Lakewood Ranch



### Lakewood Ranch

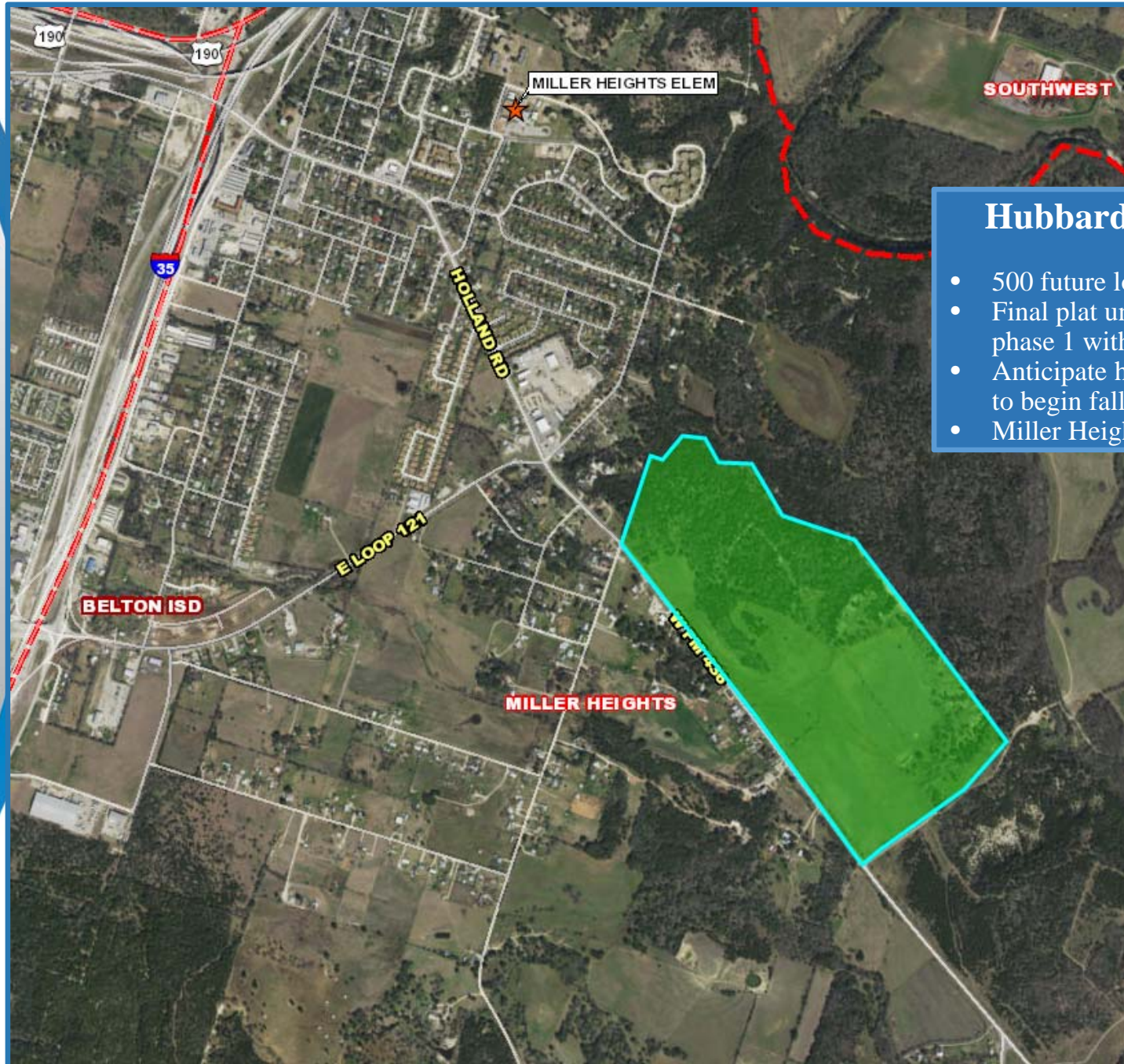
- The Groves at Lakewood Ranch
  - 600 total lots
  - 458 futures
  - 25 occupied
  - 97 VDL
  - 20 under construction
  - Phases 2 and 3 delivered summer 2016, active homebuilding underway
  - Current student yield = 0.88
  - \$170K - \$300K
- The Campus at Lakewood Ranch
  - 198 total lots
  - 0 futures
  - 171 occupied
  - 22 VDL
  - 5 under construction
  - \$280K - \$400K
  - Last 46 lots delivered summer 2016
  - Current student yield = 0.74
- Lakewood Elementary





# Residential Activity

## Hubbard Branch



### Hubbard Branch

- 500 future lots
- Final plat under review for phase 1 with 177 lots
- Anticipate homebuilding to begin fall 2017
- Miller Heights Elementary

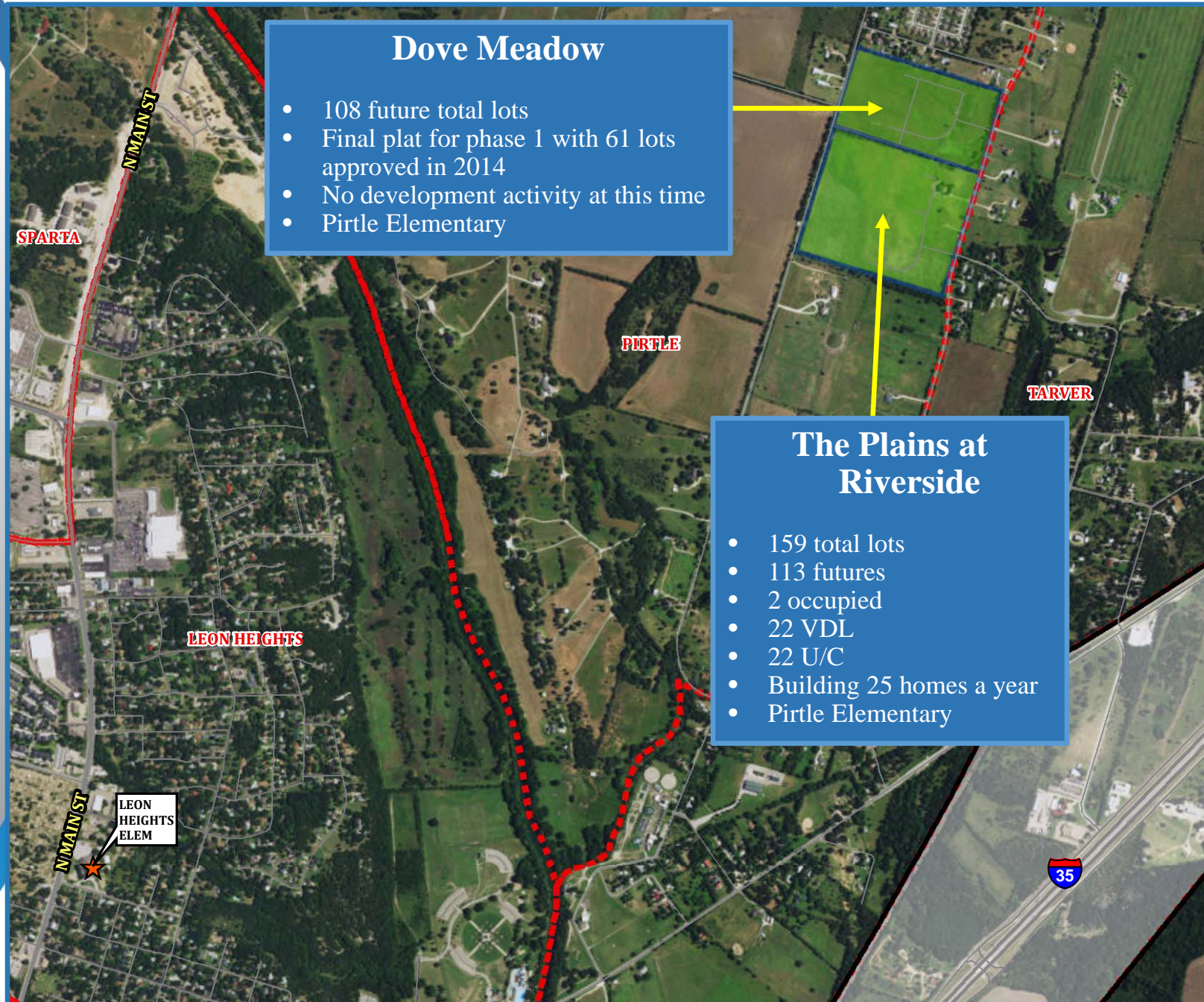






# Residential Activity

## Dove Meadows and the Plains at Riverside







# Future Development

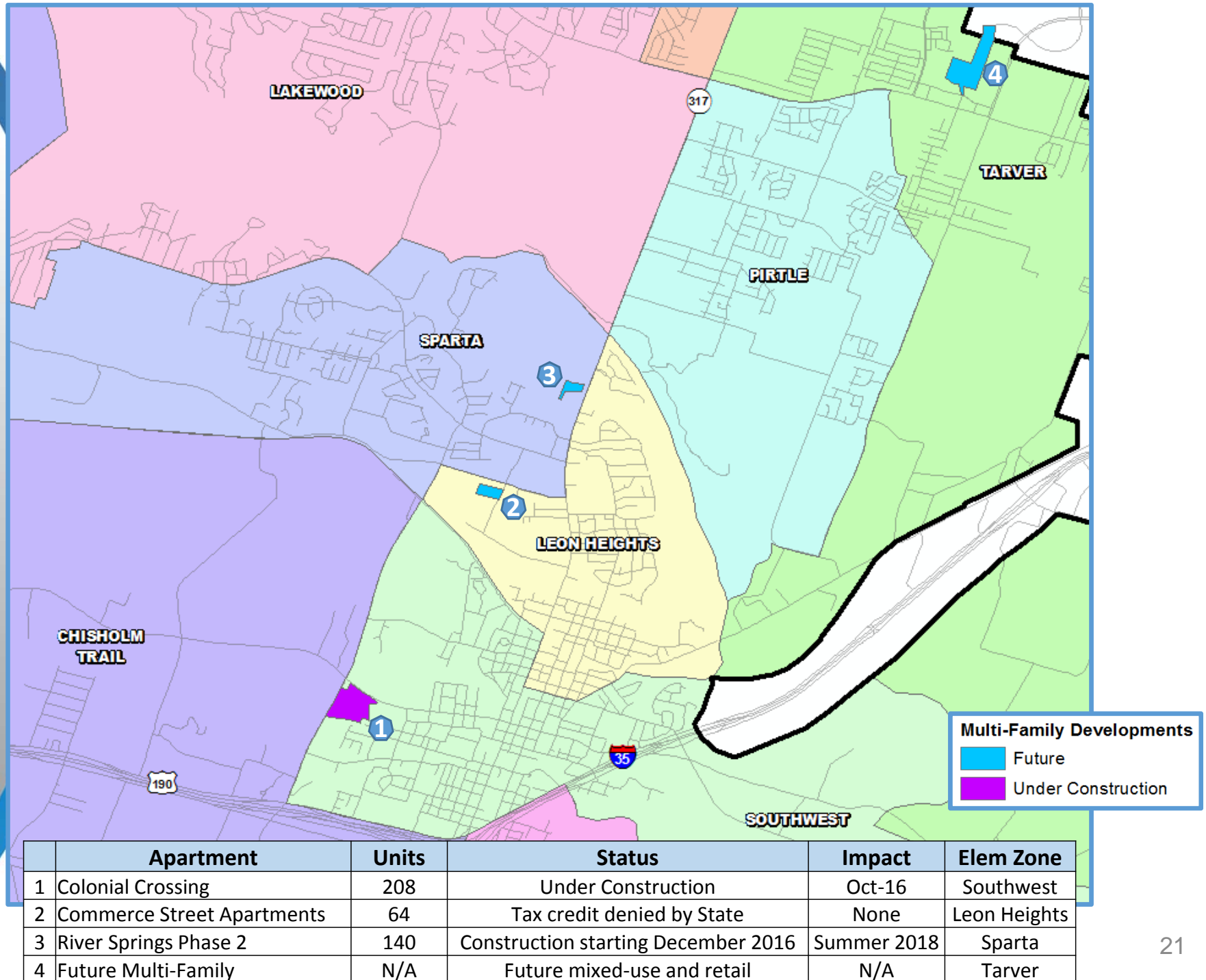
## Sendero Estates

### Sendero Estates

- Formerly Chisholm Trail West
- 177 future total lots
- Final plat approved in March 2016
- No development activity at this time
- Chisholm Trail Elementary

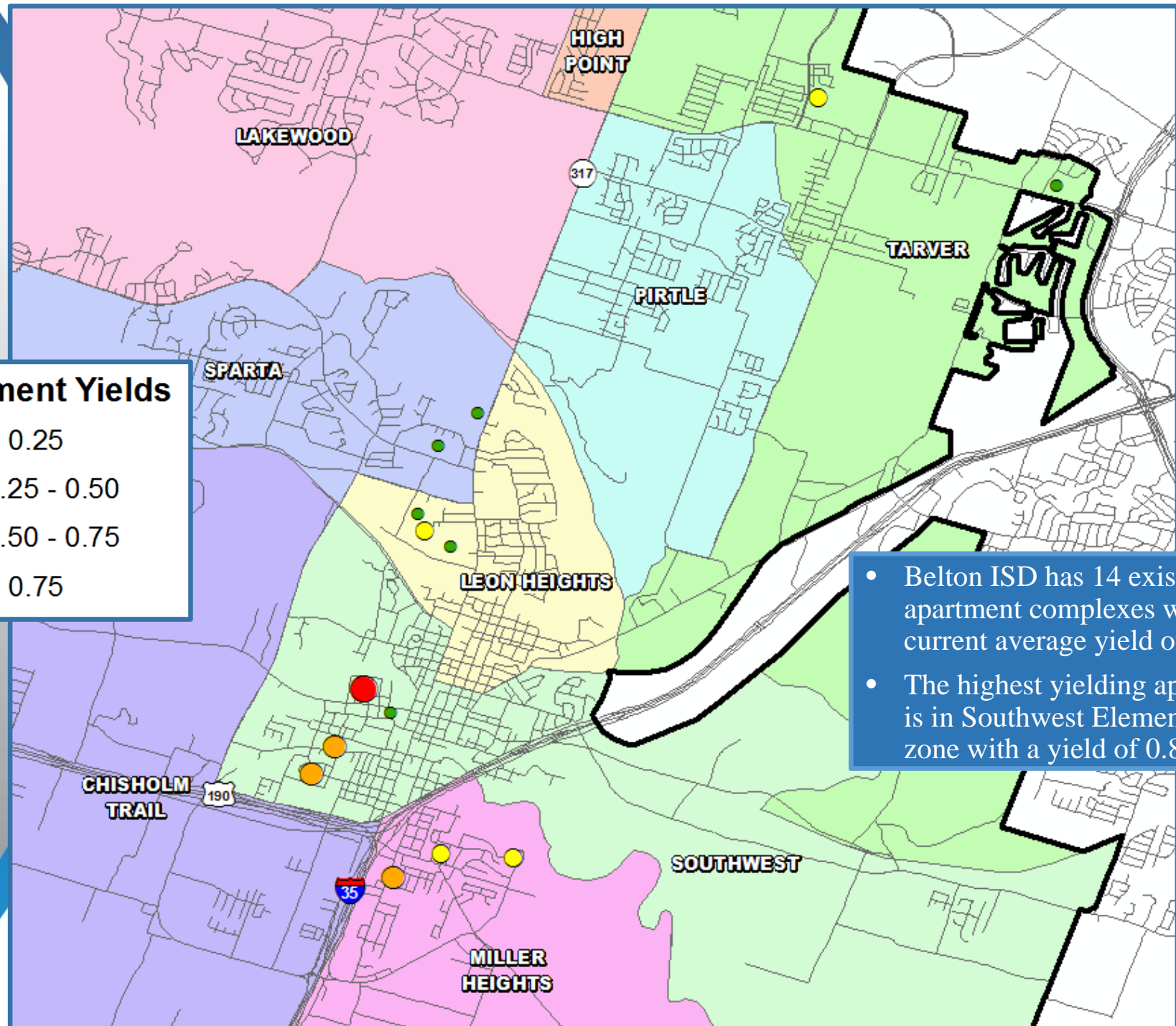


# Multi-Family Overview





# 2016-17 Apartment Yield Analysis



- Belton ISD has 14 existing apartment complexes with a current average yield of 0.37
- The highest yielding apartment is in Southwest Elementary zone with a yield of 0.86



# Apartment and Single Family Analysis

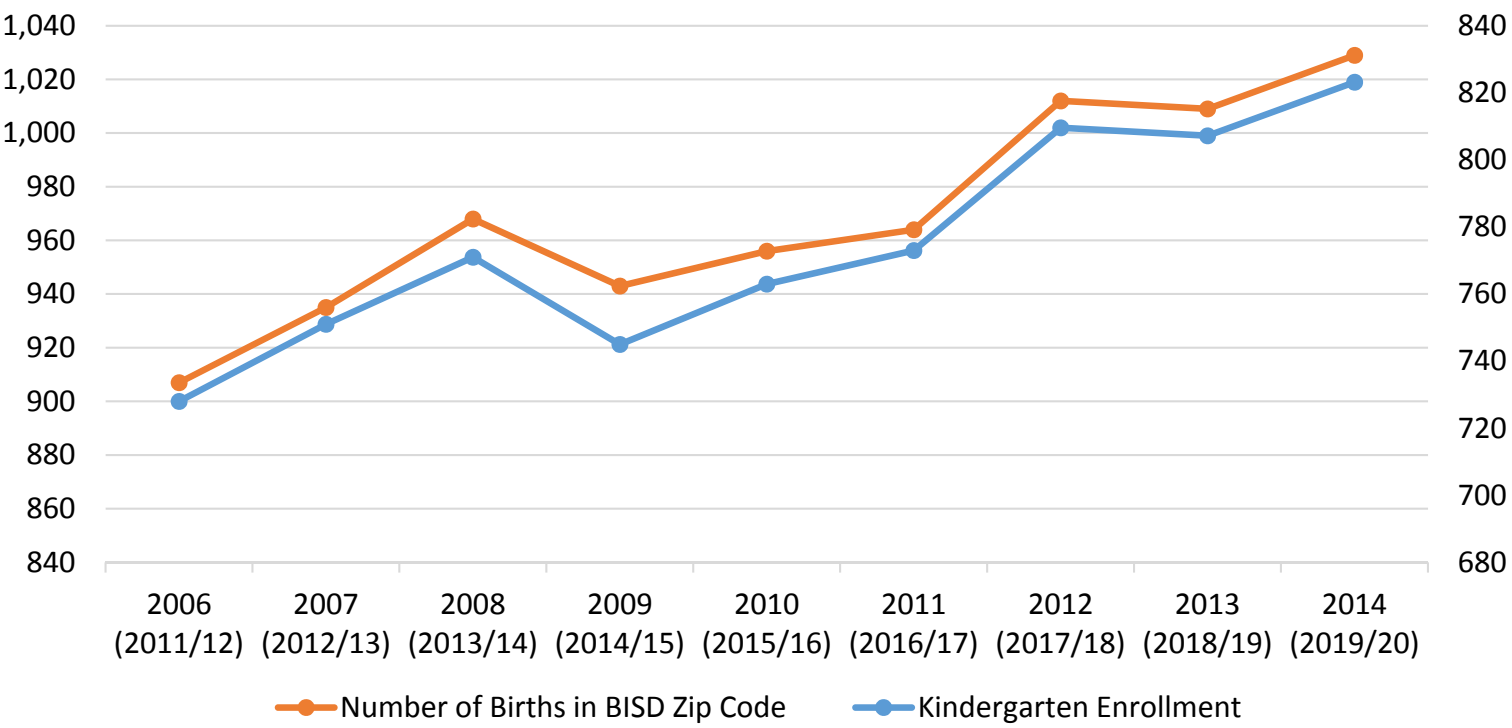
	2015-16	2016-17	Change
<b>Total Students</b>	10,865	11,089	224
Out of District	427	566	139
Unmatched	127	22	-105
Total Students (Geocoded Inside District)	10,311	10,501	190
<b>Multi-Family</b>			
Students in MF	630	527	-103
MF Units	1,880	1,880	0
% Students in MF	6.1%	5.0%	-1.1%
MF Yield	0.34	0.28	-0.06
<b>Single Family</b>			
Students in SF	9,438	9,729	291
SF Parcels	15,986	16,458	472
% Students in SF	91.5%	92.6%	1.1%
SF Yield	0.59	0.59	0.00
<b>Manufactured Homes</b>			
Students in MH	243	245	2
MH Units	387	387	0
% Students in MH	2.4%	2.3%	0.1%
MH Yield	0.63	0.63	0.00

- Belton ISD had 100 fewer students in apartments this year compared to last year
- Roughly 93% of Belton ISD students reside in single family homes
- The average Belton ISD home yields 0.59 students



# Belton ISD Birth Rates

Belton K Enrollment vs Zip Code Births



	Kindergarten Enrollment	Number of Births in BISD Zip Codes
2006 (2011/12)	728	907
2007 (2012/13)	751	935
2008 (2013/14)	771	968
2009 (2014/15)	745	943
2010 (2015/16)	763	956
2011 (2016/17)	773	964
2012 (2017/18)	810*	1,012
2013 (2018/19)	807*	1,009
2014 (2019/20)	823*	1,029

\*Projected Enrollment







# 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	35	417	751	754	754	746	699	733	778	792	714	811	716	662	570	9,932		
2013/14	44	364	771	815	745	767	763	742	786	825	802	805	762	732	620	10,343	411	4.1%
2014/15	50	318	745	800	819	764	772	771	764	804	845	878	745	762	705	10,542	199	1.9%
2015/16	48	364	763	771	827	835	792	813	826	793	837	880	826	755	732	10,862	320	3.0%
2016/17	43	378	776	808	801	844	874	809	862	866	833	875	823	825	702	11,119	257	2.4%
2017/18	43	378	810	812	826	809	869	891	860	885	903	891	799	823	783	11,382	263	2.4%
2018/19	43	378	807	857	837	859	862	910	958	892	926	958	831	803	760	11,681	299	2.6%
2019/20	43	378	823	867	879	867	907	899	972	998	931	1,038	883	832	750	12,068	387	3.3%
2020/21	43	378	859	886	902	906	911	950	959	1,015	1,043	1,061	959	885	778	12,535	468	3.9%
2021/22	43	378	878	924	916	942	957	962	1,014	1,001	1,063	1,136	984	962	823	12,982	447	3.6%
2022/23	43	378	894	936	955	952	994	1,004	1,025	1,057	1,045	1,172	1,050	985	898	13,388	405	3.1%
2023/24	43	378	897	953	963	992	1,005	1,045	1,070	1,069	1,101	1,155	1,086	1,052	919	13,729	341	2.5%
2024/25	43	378	922	965	983	1,002	1,050	1,059	1,114	1,115	1,116	1,202	1,070	1,088	998	14,105	377	2.7%
2025/26	43	378	937	991	993	1,023	1,060	1,104	1,129	1,162	1,163	1,221	1,113	1,072	1,042	14,432	326	2.3%
2026/27	43	378	955	1,004	1,030	1,034	1,083	1,116	1,177	1,178	1,211	1,266	1,131	1,115	1,014	14,736	304	2.1%

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

- Belton ISD will enroll more than 12,000 students by 2019
- 5 year growth = 1,863 students
- 2021/22 enrollment = 12,982 students
- 10 year growth = 3,617 students
- 2026/27 enrollment = 14,736 students





# Ten Year Forecast

## By Elementary Campus

		Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
BELTON EARLY CHILDHOOD	628	421	421	421	421	421	421	421	421	421	421	421
CHISHOLM TRAIL ELEMENTARY	792	735	766	817	865	913	959	992	1,019	1,050	1,080	1,109
HIGH POINT ELEMENTARY	792	690	692	698	706	715	714	713	710	710	706	698
JOE PIRTLE ELEMENTARY	792	743	757	772	811	857	890	923	944	964	987	1,011
LAKEWOOD ELEMENTARY	792	645	652	666	643	633	666	665	668	666	674	678
LEON HEIGHTS ELEMENTARY	265	273	282	292	298	300	301	305	305	306	308	313
MILLER HEIGHTS ELEMENTARY	450	328	323	336	361	379	399	418	438	456	479	502
SOUTHWEST ELEMENTARY	440	350	362	374	387	415	436	450	463	473	483	485
SPARTA ELEMENTARY	685	596	578	546	543	551	535	552	564	575	581	598
TARVER ELEMENTARY	792	552	605	631	628	651	679	717	744	781	810	828
<b>ELEMENTARY TOTALS</b>	5,800	5,333	5,438	5,553	5,663	5,835	6,000	6,156	6,276	6,402	6,529	6,643
Elementary Absolute Change		120	105	115	110	172	165	156	120	126	127	114
Elementary Percent Change		2.30%	1.97%	2.11%	1.98%	3.04%	2.83%	2.60%	1.95%	2.01%	1.98%	1.75%

\*Yellow box = within 5% or over stated campus capacity

- Chisholm Trail Elementary may reach 800 students by the fall of 2018
- Leon Heights Elementary is now over stated capacity
- Tarver Elementary may reach 600 students by next fall, and 700 by 2022





# Ten Year Forecast

## By Secondary Campus

		Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
LAKE BELTON MIDDLE SCHOOL	916	821	851	889	927	986	1,049	1,093	1,131	1,169	1,220	1,285
NORTH BELTON MIDDLE SCHOOL	1,000	953	961	995	1,055	1,111	1,099	1,068	1,092	1,133	1,139	1,160
SOUTH BELTON MIDDLE SCHOOL	1,000	787	836	892	919	920	930	966	1,017	1,043	1,095	1,121
<b>MIDDLE SCHOOL TOTALS</b>	2,916	2,561	2,648	2,776	2,901	3,017	3,078	3,127	3,240	3,345	3,454	3,566
Middle School Absolute Change		105	87	128	125	116	61	49	113	105	109	112
Middle School Percent Change		4.28%	3.40%	4.83%	4.50%	4.00%	2.02%	1.59%	3.61%	3.24%	3.26%	3.24%
BELTON HIGH SCHOOL	3,471	2,700	2,765	2,834	2,979	3,159	3,382	3,581	3,689	3,835	3,925	4,003
BELTON NEW TECH HIGH SCHOOL	500	525	530	518	524	524	522	524	523	523	523	523
<b>HIGH SCHOOL TOTALS</b>	3,971	3,225	3,295	3,352	3,503	3,683	3,904	4,105	4,212	4,358	4,448	4,526
High School Absolute Change		33	70	56	152	180	221	200	108	146	90	78
High School Percent Change		1.03%	2.18%	1.71%	4.52%	5.13%	6.00%	5.13%	2.62%	3.46%	2.07%	1.75%
<b>DISTRICT TOTALS</b>	<b>12,687</b>	<b>11,119</b>	<b>11,382</b>	<b>11,681</b>	<b>12,068</b>	<b>12,535</b>	<b>12,982</b>	<b>13,388</b>	<b>13,729</b>	<b>14,105</b>	<b>14,432</b>	<b>14,736</b>
District Absolute Change		257	263	299	387	468	447	405	341	377	326	304
District Percent Change		2.37%	2.36%	2.63%	3.31%	3.88%	3.57%	3.12%	2.55%	2.74%	2.31%	2.11%

\*Yellow box = within 5% or over stated campus capacity

- Lake Belton Middle School may have 900 students by 2019, 1,000 by 2021
- North Belton Middle School will have close to 1,000 students by 2018
- Belton High School may enroll more than 2,800 students by 2018 and more than 3,000 students by 2020





# Summary

- The Killeen-Temple MSA has strong job growth, with a 2.1% increase in jobs over the last 12 months.
- Home sales in Temple and Belton through September of 2016 are up more than 8% over the same period in 2015.
- Belton ISD has added more than 1,500 students in the last 5 years.
- The City of Temple issued almost 350 new home permits within Belton ISD in 2016, already surpassing 2015's 312 permits.
- Three Creeks in Chisolm Trail Elementary has already issued 99 new home permits in 2016.
- Belton ISD will add 1,863 students in the next five years, for a fall 2021 enrollment of 12,982.
- The district will enroll more than 14,700 students by 2026.



# Resources

## **ISD Development Research**

- City and Town Planning and/or Economic Development Staff
  - Erin Smith-Planning Director-City of Belton
  - Brian Chandler-Director of Planning-City of Temple
  - Deb-Swift-Alejandro-Permit Supervisor- City of Temple
  - Local developers, engineers & real estate agents including but not limited to the following:
    - Ashford Homes
    - Barnes Homebuilders
    - Carothers Executive Homes
    - Centex Homes
    - Charter Builders
    - Kiella Real Estate Group
    - Mitchell & Associates, Inc. (Engineering Firm-Killeen)
    - Omega Builders
    - Riley Scott Homes
    - Stillwater Custom Homes
    - DR Horton
    - W & B Development

## **National/State/Regional Economic Research**

- Texas A&M Real Estate Center
- Texas Education Agency historical enrollment data
- Texas Comptroller's Office