

*Boerne
Independent
School
District*



Demographic
Summary
Spring 2018

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



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



National Job Growth

Top Job Growth Ranked by Change in Employment- February 2018

Rank	MSA	Total Employment	Annual Job Growth	Annual Job Growth %
1	New York-Newark-Jersey City, NY-NJ-PA	9,623,600	124,200	1.3%
2	Dallas-Fort Worth-Arlington, TX	3,639,100	96,000	2.7%
3	Los Angeles-Long Beach-Anaheim, CA	6,086,800	93,400	1.6%
4	Houston-The Woodlands-Sugar Land, TX	3,058,500	67,100	2.2%
5	Seattle-Tacoma-Bellevue, WA	2,022,600	60,900	3.1%
6	Phoenix-Mesa-Scottsdale, AZ	2,079,300	60,000	3.0%
7	Riverside-San Bernardino-Ontario, CA	1,481,000	55,600	3.9%
8	Atlanta-Sandy Springs-Roswell, GA	2,734,400	52,600	2.0%
9	San Francisco-Oakland-Hayward, CA	2,410,100	45,600	1.9%
10	Washington-Arlington-Alexandria, DC-VA-MD-WV	3,278,100	44,800	1.4%
11	Orlando-Kissimmee-Sanford, FL	1,281,800	43,800	3.5%
12	Austin-Round Rock, TX	1,054,900	37,300	3.7%
13	Denver-Aurora-Lakewood, CO	1,469,100	36,900	2.6%
14	Chicago-Naperville-Elgin, IL-IN-WI	4,629,300	32,000	0.7%
15	San Jose-Sunnyvale-Santa Clara, CA	1,111,100	31,200	2.9%
16	Charlotte-Concord-Gastonia, NC-SC	1,190,100	31,000	2.7%
17	Miami-Fort Lauderdale-West Palm Beach, FL	2,662,700	30,600	1.2%
18	Tampa-St. Petersburg-Clearwater, FL	1,346,200	30,600	2.3%
19	San Diego-Carlsbad, CA	1,463,700	27,900	1.9%
20	Las Vegas-Henderson-Paradise, NV	987,800	25,800	2.7%
21	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2,892,900	25,800	0.9%
22	Sacramento--Roseville--Arden-Arcade, CA	975,400	24,700	2.6%
23	San Antonio-New Braunfels, TX	1,050,500	24,600	2.4%
24	Nashville-Davidson--Murfreesboro--Franklin, TN	985,700	21,700	2.3%
25	Portland-Vancouver-Hillsboro, OR-WA	1,175,900	20,500	1.8%

Source: Metrostudy-MetroUSA





National Housing Market

Top CBSAs Ranked by Annual Starts- 1Q18

Rank	Market	Annual Starts	Annual Change	% Change
1	Dallas/Ft. Worth	33,601	3,583	11.9%
2	Houston	27,675	1,886	7.3%
3	Central Florida	24,958	3,467	16.1%
4	Atlanta	24,451	2,275	10.3%
5	Phoenix/Tucson	23,122	2,594	12.6%
6	Southern California	20,390	1,513	8.0%
7	Denver/Colorado Springs	20,107	1,380	7.4%
8	Northern California	17,322	3,712	27.3%
9	Austin	16,457	1,089	7.1%
10	Salt Lake City	13,042	2,190	20.2%
11	Charlotte	12,294	922	8.1%
12	Raleigh/Durham	12,199	957	8.5%
13	San Antonio	11,122	611	5.8%
14	Philadelphia Region	10,890	641	6.3%
15	Central California	10,713	1,059	11.0%
16	Las Vegas	10,695	1,664	18.4%
17	Tampa	10,623	1,605	17.8%
18	Suburban Maryland	10,289	615	6.4%
19	Seattle	10,104	1,285	14.6%
20	Northern Virginia	9,225	925	11.1%





Economic Conditions – San Antonio – New Braunfels MSA (March 2018)

2.4%

27,273 new jobs
National rate 1.5%



Job Growth

Unemployment Rate



U.S. 4.1%
Texas 4.1%
San Antonio –
New Braunfels 3.5%
Kendall Co 3.1%

-0.2%

11,122

611 more
starts than 1Q17



Annual Home Starts

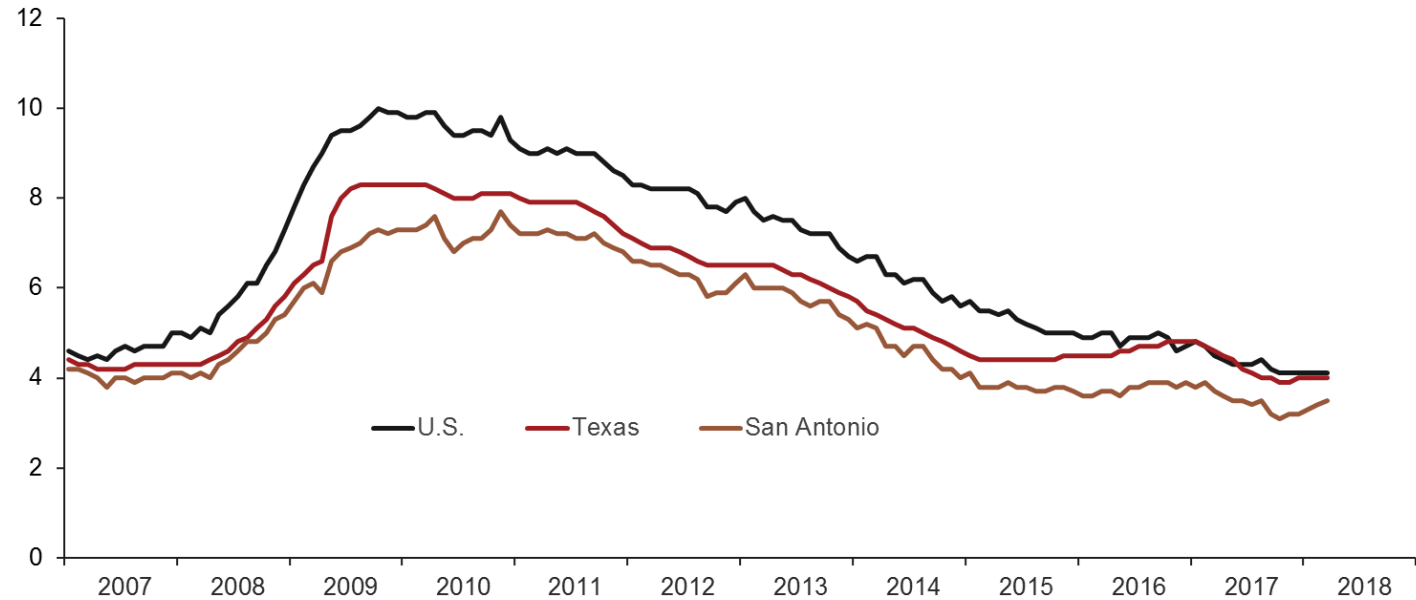




Economic Conditions – San Antonio – New Braunfels MSA

Unemployment Rate

Percent*



*Seasonally adjusted.

SOURCE: Bureau of Labor Statistics.

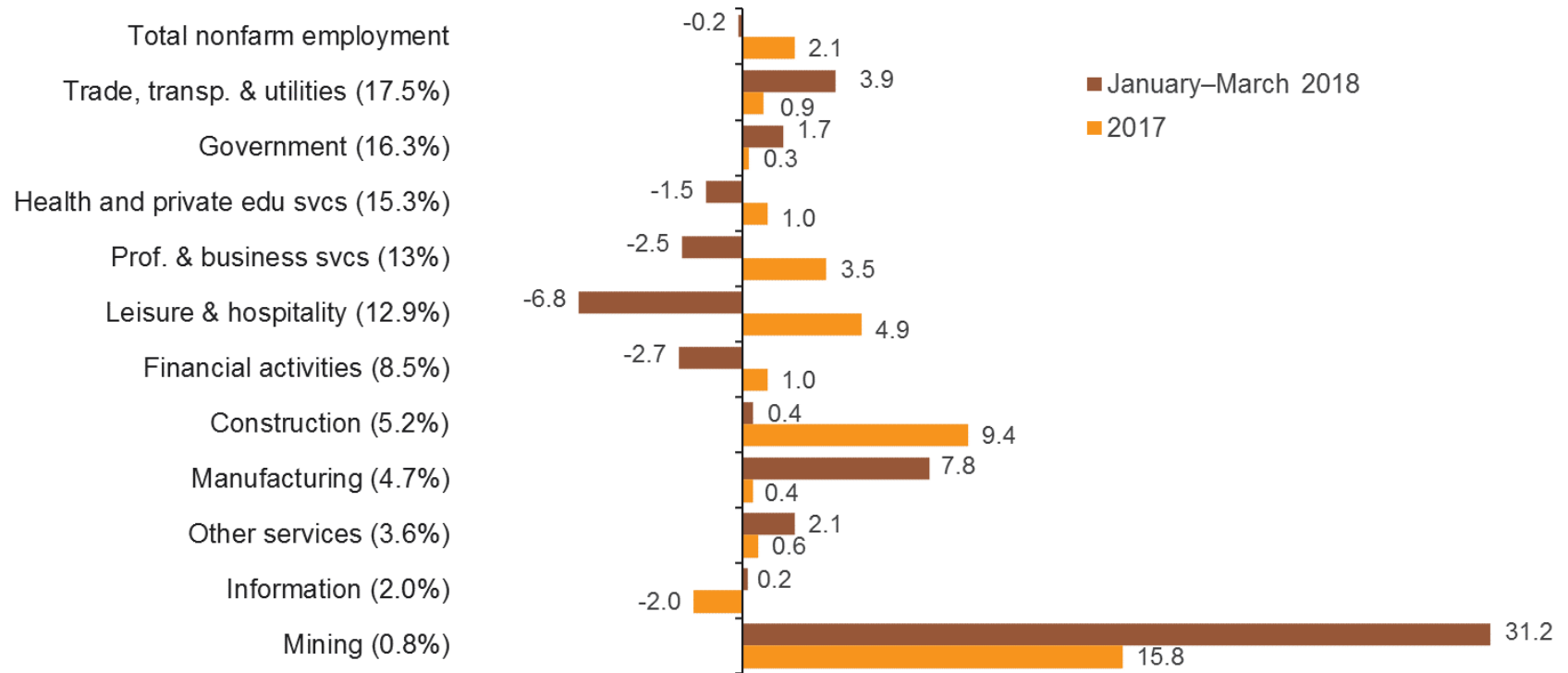
- The unemployment rate within the San Antonio MSA has remained below the state and national average for more than 10 years
- The unemployment rate was 3.5% in March 2018, well within full employment





Economic Conditions – San Antonio – New Braunfels MSA

Employment Growth



NOTES: Data show seasonally adjusted and annualized percentage employment growth by sector. Numbers in parentheses represent share of total employment and may not sum to 100 due to rounding.

SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; adjustments by the Dallas Fed.

- The San Antonio MSA has seen strong job growth in the mining and manufacturing sectors since 1Q17
- Surge and decline in leisure and hospitality jobs were likely due to a temporary increase in demand from displaced victims of Hurricane Harvey

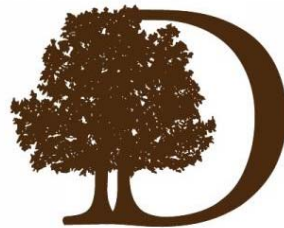




Local Economic Conditions

Boerne City Hall Groundbreaking

- Groundbreaking of new Boerne City Hall on May 10, 2018
- To serve as HQ to over 10 departments
- Will house approx. 70 staff members
- Planned to be 3-stories, spanning approx. 94,000 sq. ft.
- Total cost estimated \$22 million



DOUBLETREE

Boerne Retail Center

- Construction started in fall of 2017 with anticipated completion in Spring 2018
- Located at 214 W Bandera Road, between H-E-B Plus and Main Street
- Main tenants are Dunkin Donuts and Pet's Barn
- Estimated to span 6,300 sq. ft.

New Doubletree Hotel

- Currently under construction at 113 Herff Rd
- Started construction in fall 2017 and is expected to be complete in fall 2018
- Approx. 130 rooms and outdoor event spaces
- Will include 7,500 sq. ft. conference center and full-service restaurant

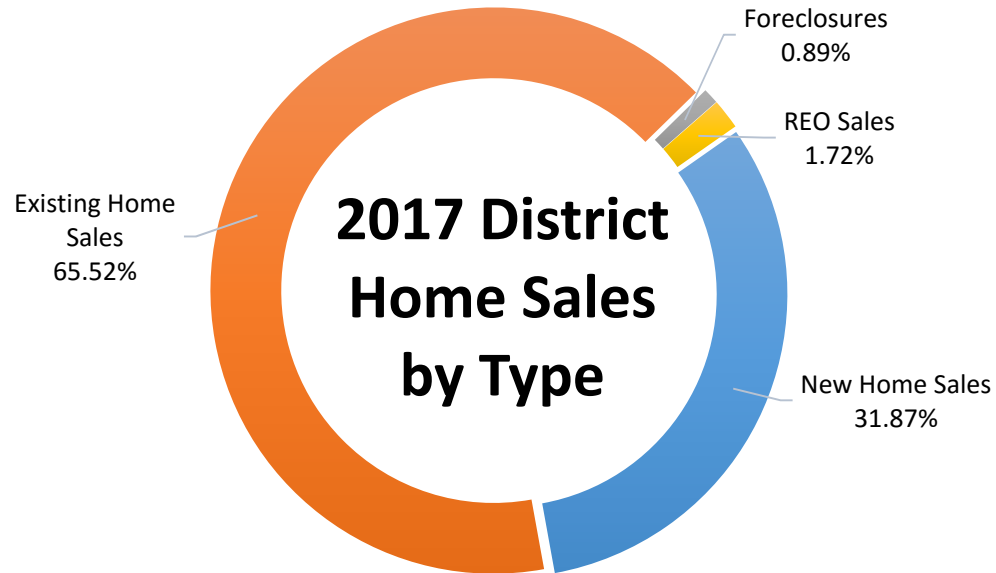


Sources: Boerne EDC



Boerne ISD Housing Market

2017 Home Sales by Transaction Type



- Within Boerne ISD there were roughly 1,570 home sales in 2017, and roughly 1 out of every 3 was a new home
- The average new home sale price in 2017 within Boerne ISD was \$374,246
- The average existing home sale price in 2017 within the district was \$380,533

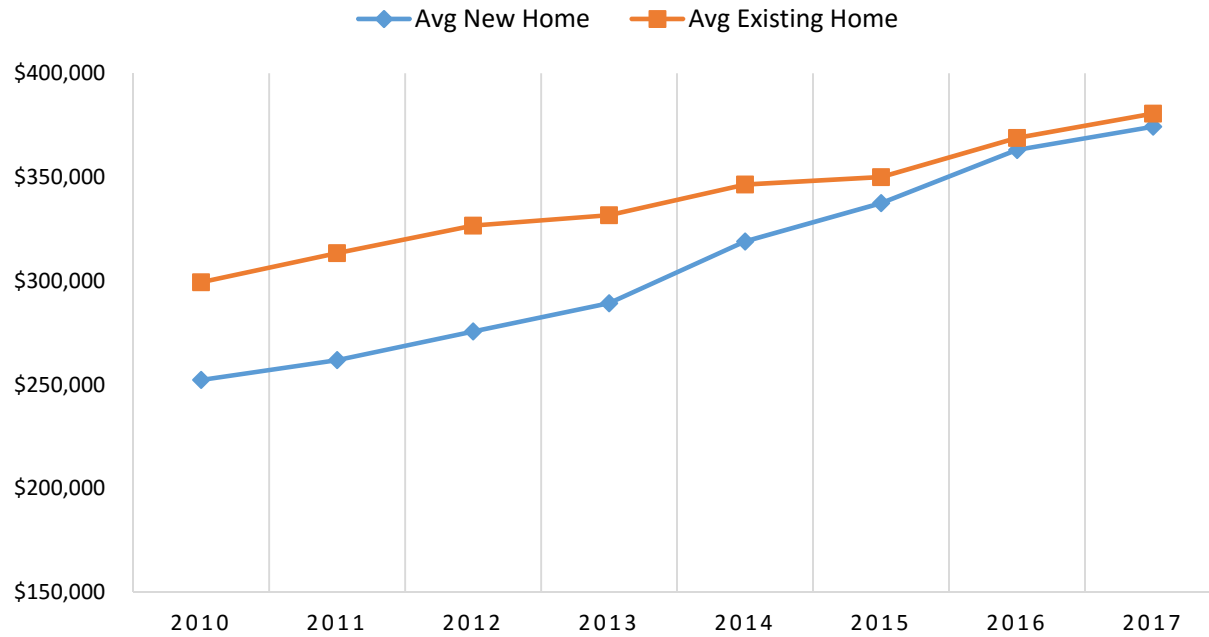




Boerne ISD Housing Market

Average New vs Existing Home Sale Price, 2010 - 2017

AVERAGE SALE PRICE, 2010 - 2017



	Avg New Home	Avg Existing Home
2010	\$252,233	\$299,274
2011	\$261,772	\$313,326
2012	\$275,596	\$326,581
2013	\$289,182	\$331,599
2014	\$318,942	\$346,371
2015	\$337,430	\$349,950
2016	\$363,051	\$368,808
2017	\$374,246	\$380,533

- Since 2010, the average new home sale price within the district has risen 48%, or more than \$122,000
- Within the district the average existing home sale price has risen more than \$81,000, or 27%, since 2010





San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 1Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Northside ISD	3,625	3,578	5,554	32,944
2	Comal ISD	1,901	1,841	3,278	24,771
3	Judson ISD	1,047	1,026	1,712	5,556
4	New Braunfels ISD	810	658	1,122	8,314
5	Boerne ISD*	651	648	1,664	10,964
6	Schertz-Cibolo U City ISD	688	642	1,576	6,319
7	Medina Valley ISD	632	628	997	16,746
8	East Central ISD	492	499	766	4,005
9	North East ISD	326	385	915	6,221
10	Southwest ISD	274	322	298	5,793
11	San Antonio ISD	141	135	226	2,792
12	Seguin ISD	113	118	61	2,891
13	Southside ISD	100	100	73	9,398
14	Navarro ISD	107	89	60	1,038
15	Alamo Heights ISD	72	73	61	70
16	Harlandale ISD	73	63	49	67
17	Marion ISD	55	44	148	236
18	Comfort ISD	0	0	0	0
19	Edgewood ISD	0	0	0	106
20	Somerset ISD	0	0	0	394

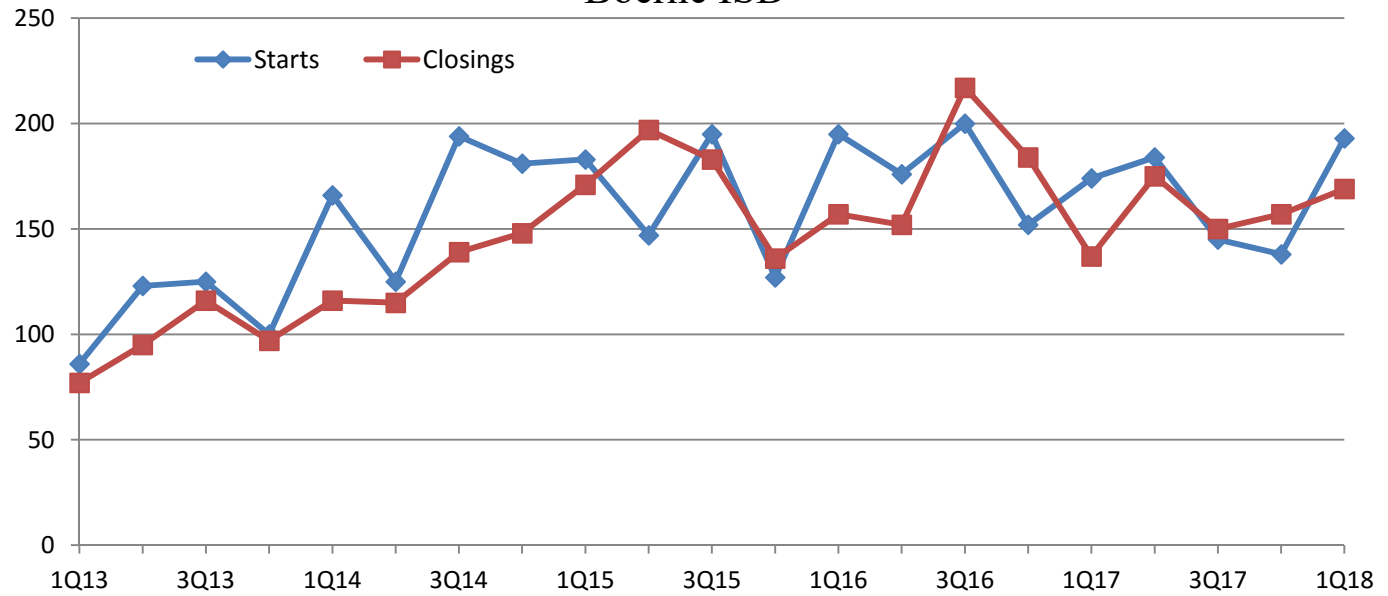
*Totals adjusted based on additional TD research





New Housing Activity

Boerne ISD



Starts	2012	2013	2014	2015	2016	2017	2018
1Q	71	86	166	183	189	174	193
2Q	102	123	125	147	170	184	
3Q	144	125	194	195	188	145	
4Q	104	100	181	127	152	138	
Total	421	434	666	652	699	641	193

Closings	2012	2013	2014	2015	2016	2017	2018
1Q	92	77	116	171	153	137	169
2Q	60	95	115	197	142	175	
3Q	129	116	139	183	202	150	
4Q	124	97	148	136	184	157	
Total	405	385	518	687	681	619	169

- Boerne ISD had 193 new home starts in 1Q18, the most 1st quarter starts in more than 8 years
- Within the district there were 169 new home closings in 1Q18, a 23% rise over the previous first quarter
- New home inventory is slightly high at 8.4 month's supply due to the higher price point and longer build times

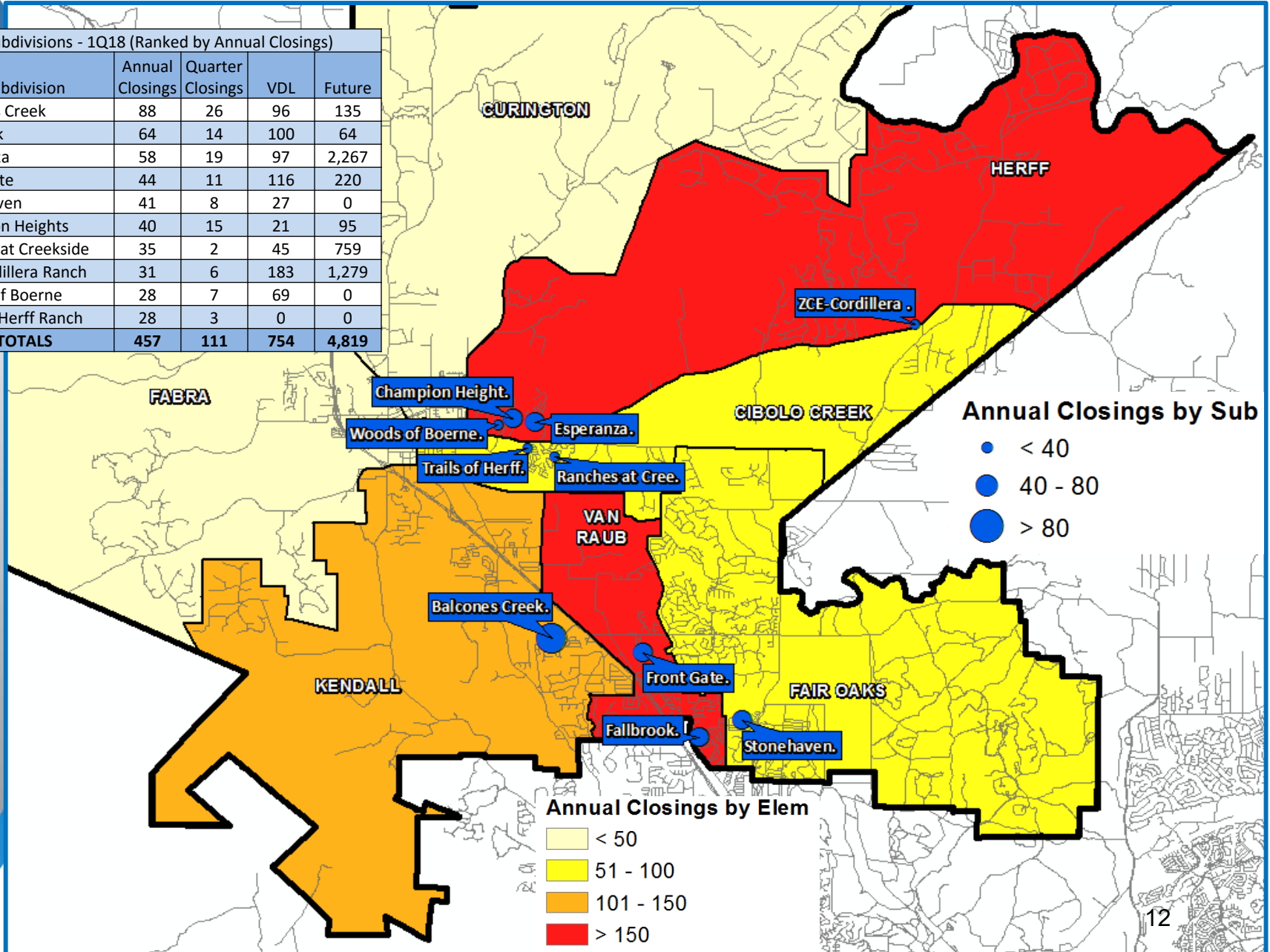




Annual Closings Distribution

Top 10 Subdivisions - 1Q18 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Balcones Creek	88	26	96	135
2	Fallbrook	64	14	100	64
3	Esperanza	58	19	97	2,267
4	Front Gate	44	11	116	220
5	Stonehaven	41	8	27	0
6	Champion Heights	40	15	21	95
7	Ranches at Creekside	35	2	45	759
8	ZCE-Cordillera Ranch	31	6	183	1,279
9	Woods of Boerne	28	7	69	0
10	Trails of Herff Ranch	28	3	0	0
TOTALS		457	111	754	4,819

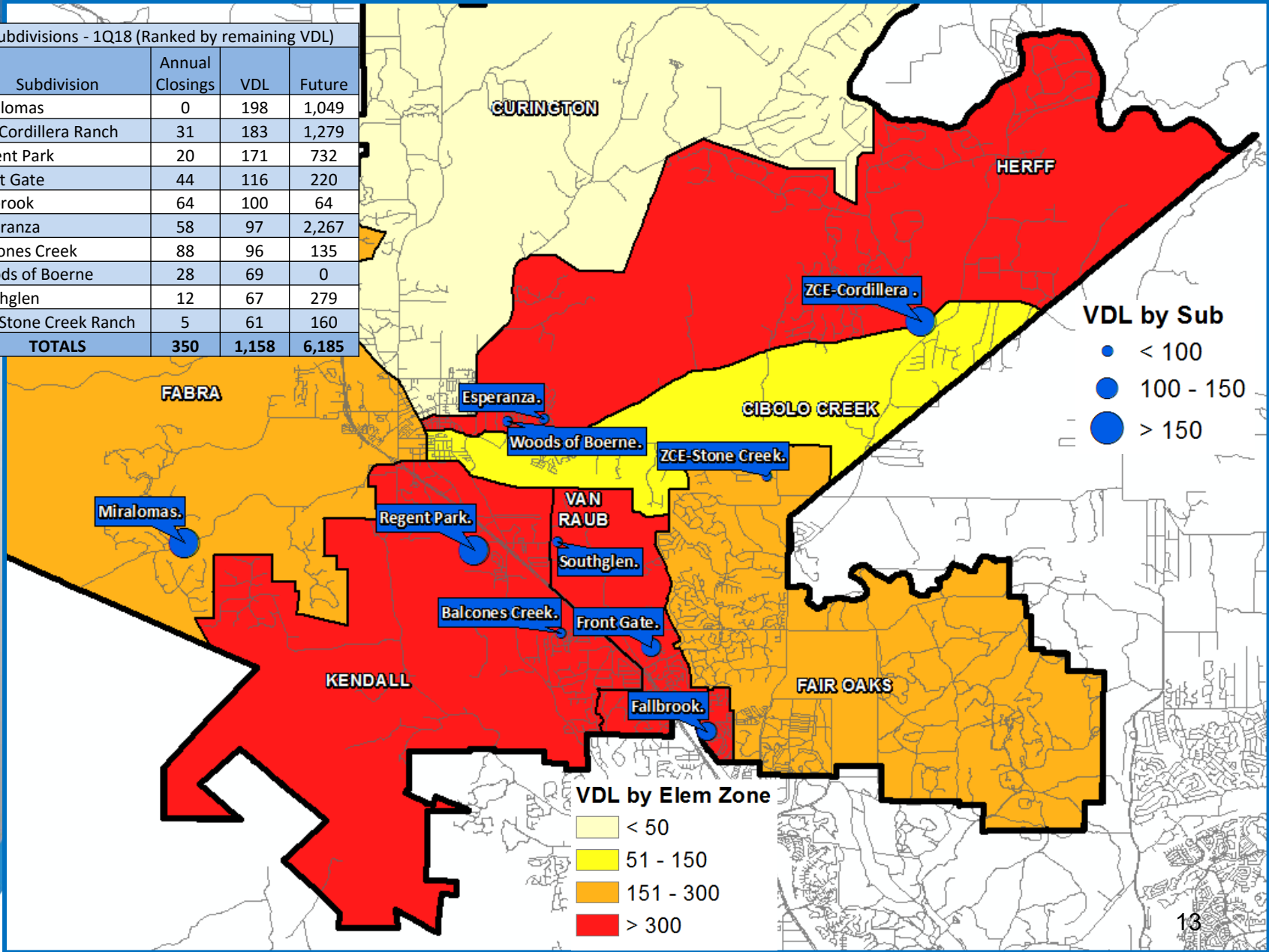




Vacant Developed Lots Distribution

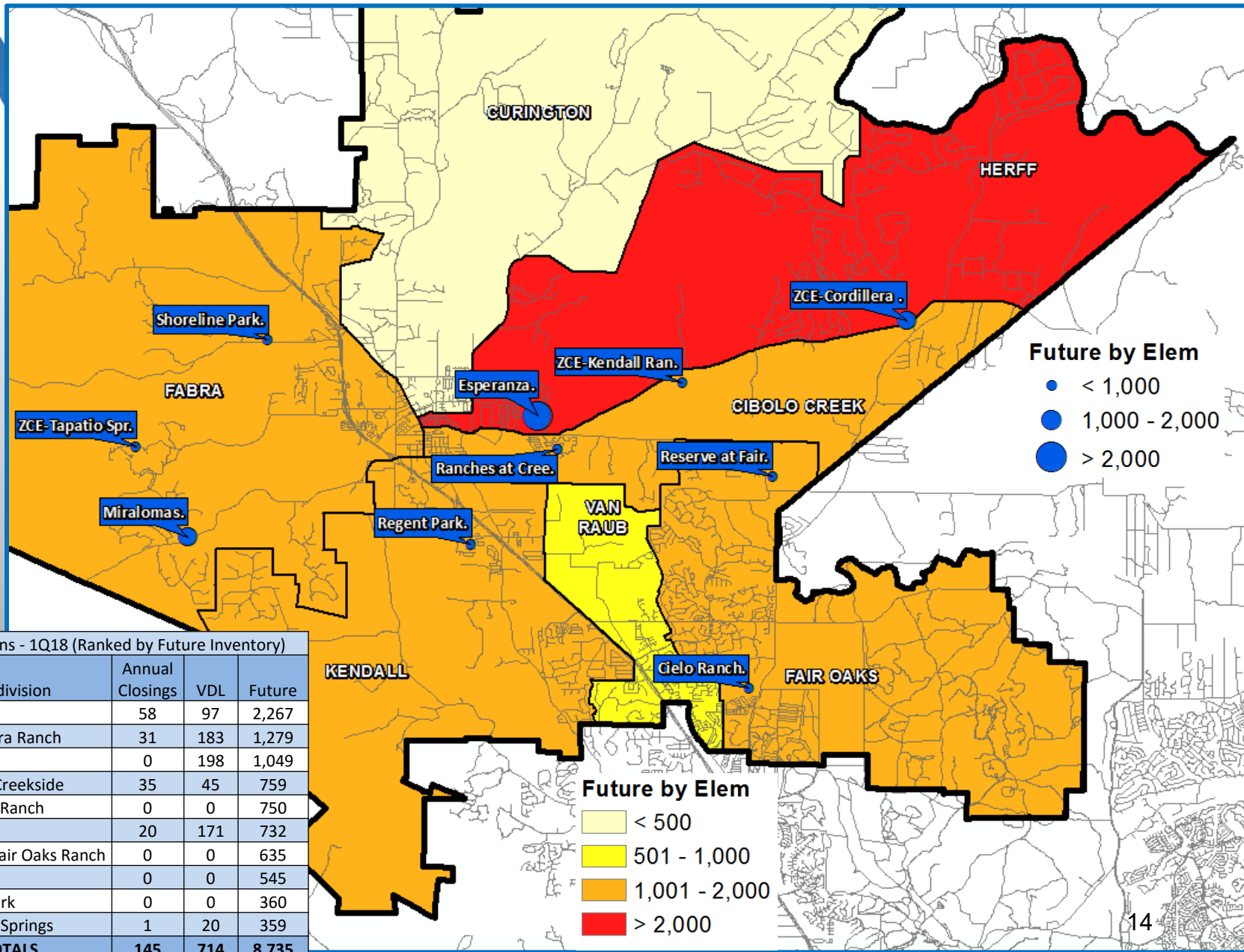
Top 10 Subdivisions - 1Q18 (Ranked by remaining VDL)

Rank	Subdivision	Annual Closings	VDL	Future
1	Miralomas	0	198	1,049
2	ZCE-Cordillera Ranch	31	183	1,279
3	Regent Park	20	171	732
4	Front Gate	44	116	220
5	Fallbrook	64	100	64
6	Esperanza	58	97	2,267
7	Balcones Creek	88	96	135
8	Woods of Boerne	28	69	0
9	Southglen	12	67	279
10	ZCE-Stone Creek Ranch	5	61	160
TOTALS		350	1,158	6,185





Future Lots Distribution



Top 10 Subdivisions - 1Q18 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	VDL	Future
1	Esperanza	58	97	2,267
2	ZCE-Cordillera Ranch	31	183	1,279
3	Miralomas	0	198	1,049
4	Ranches at Creekside	35	45	759
5	ZCE-Kendall Ranch	0	0	750
6	Regent Park	20	171	732
7	Reserve at Fair Oaks Ranch	0	0	635
8	Cielo Ranch	0	0	545
9	Shoreline Park	0	0	360
10	ZCE-Tapatío Springs	1	20	359
TOTALS		145	714	8,735



Overall Housing Data

By Elementary Attendance Zone

2019/20 ELEMENTARY ATTENDANCE ZONE	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
Cibolo Creek Elementary	45	24	63	5	27	31	52	1,560
Curington Elementary	19	8	17	8	10	12	15	346
Fabra Elementary	4	0	3	0	10	10	230	1,874
Fair Oaks Ranch Elementary	65	18	76	14	28	36	223	1,433
Herff Elementary	168	36	158	47	74	117	391	3,769
Kendall Elementary	157	40	145	43	55	100	348	1,181
Van Raub Elementary	193	61	186	49	71	140	405	801
TOTALS	651	187	648	166	275	446	1,664	10,964

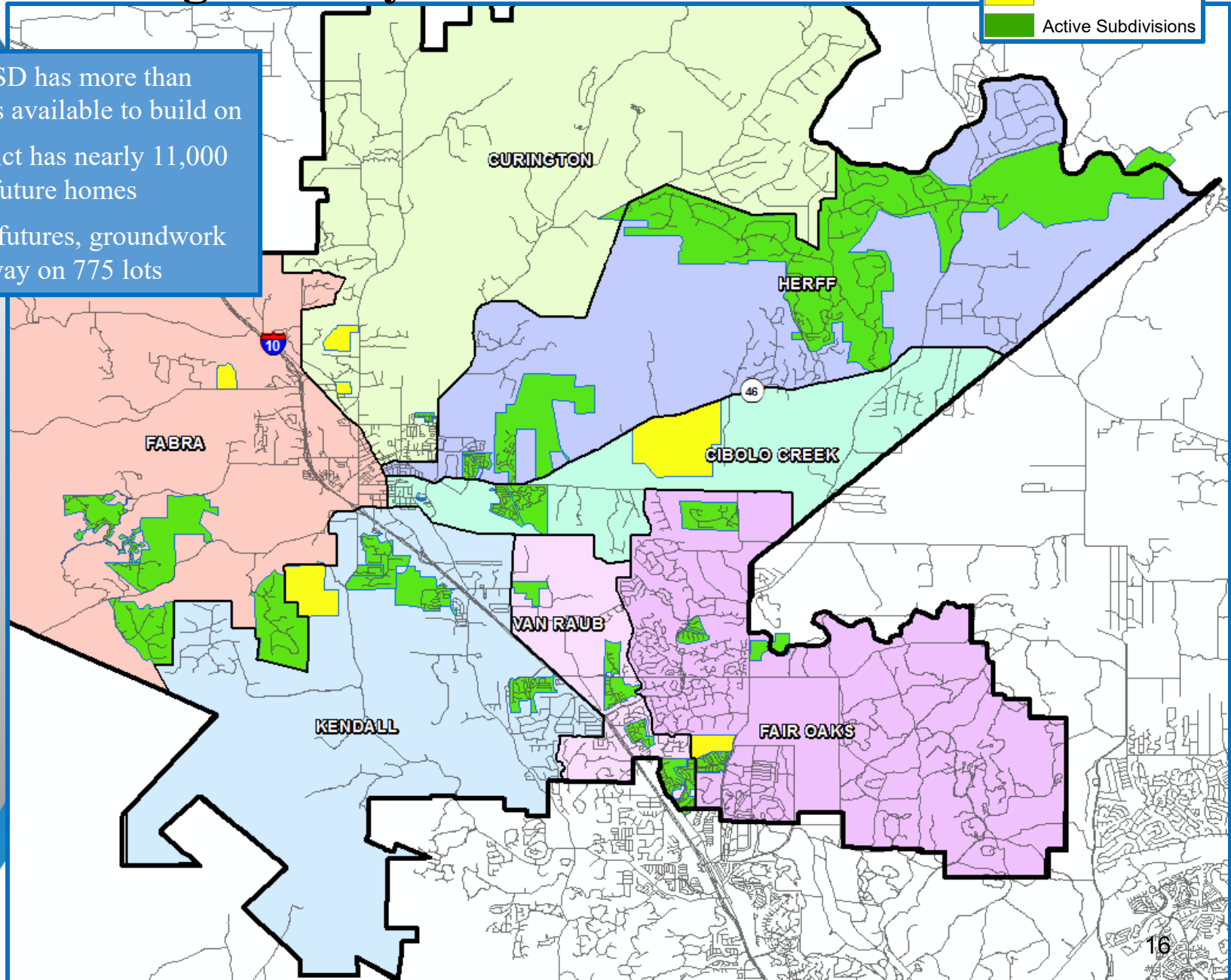
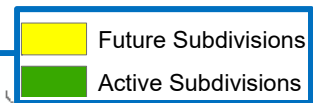
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





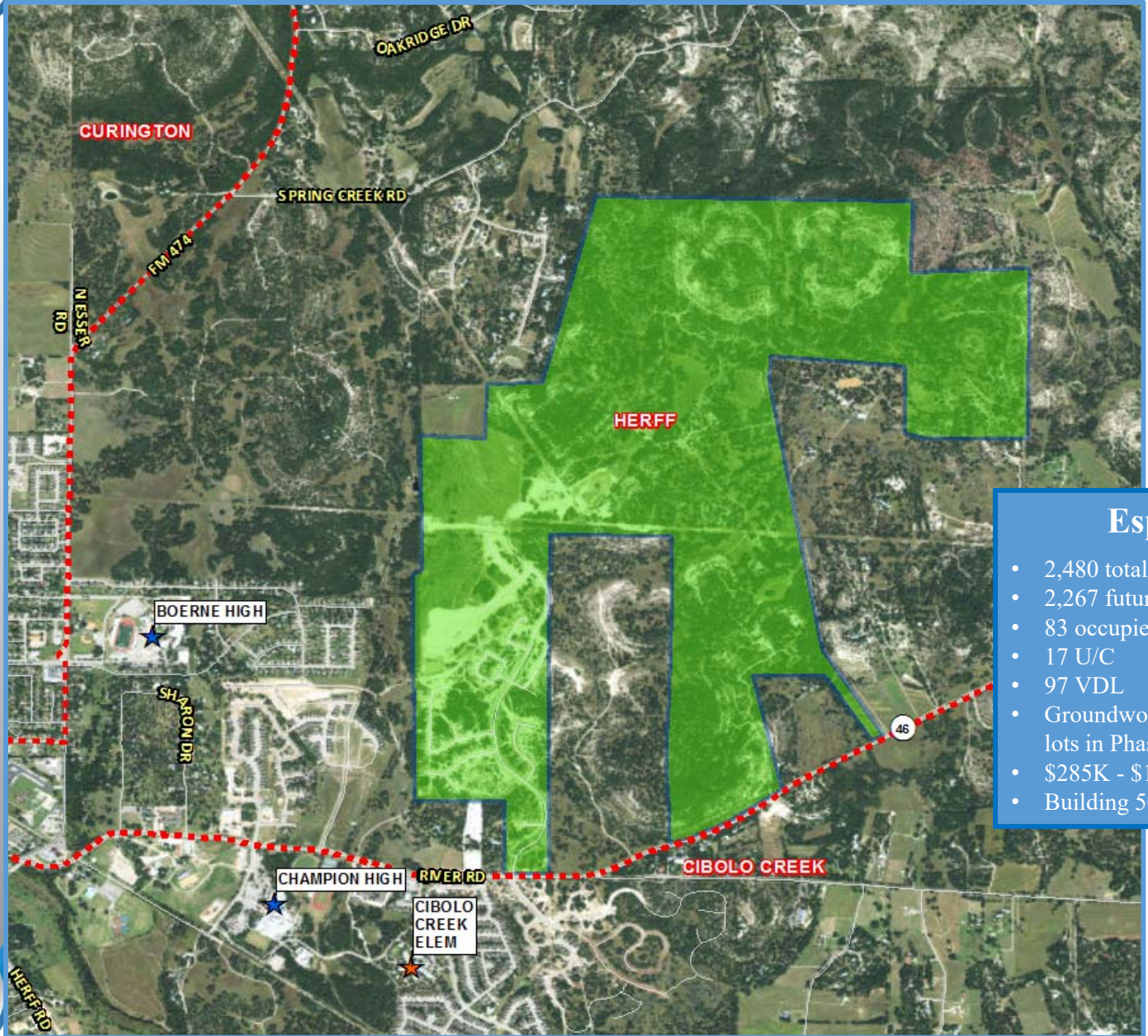
Housing Activity Overview

- Boerne ISD has more than 1,600 lots available to build on
- The district has nearly 11,000 planned future homes
- Of those futures, groundwork is underway on 775 lots





Residential Activity



Esperanza

- 2,480 total lots
- 2,267 future lots
- 83 occupied
- 17 U/C
- 97 VDL
- Groundwork underway on 77 lots in Phase 2B and 2D
- \$285K - \$1M+
- Building 50 – 60 homes per year





Residential Activity

Woods of Boerne

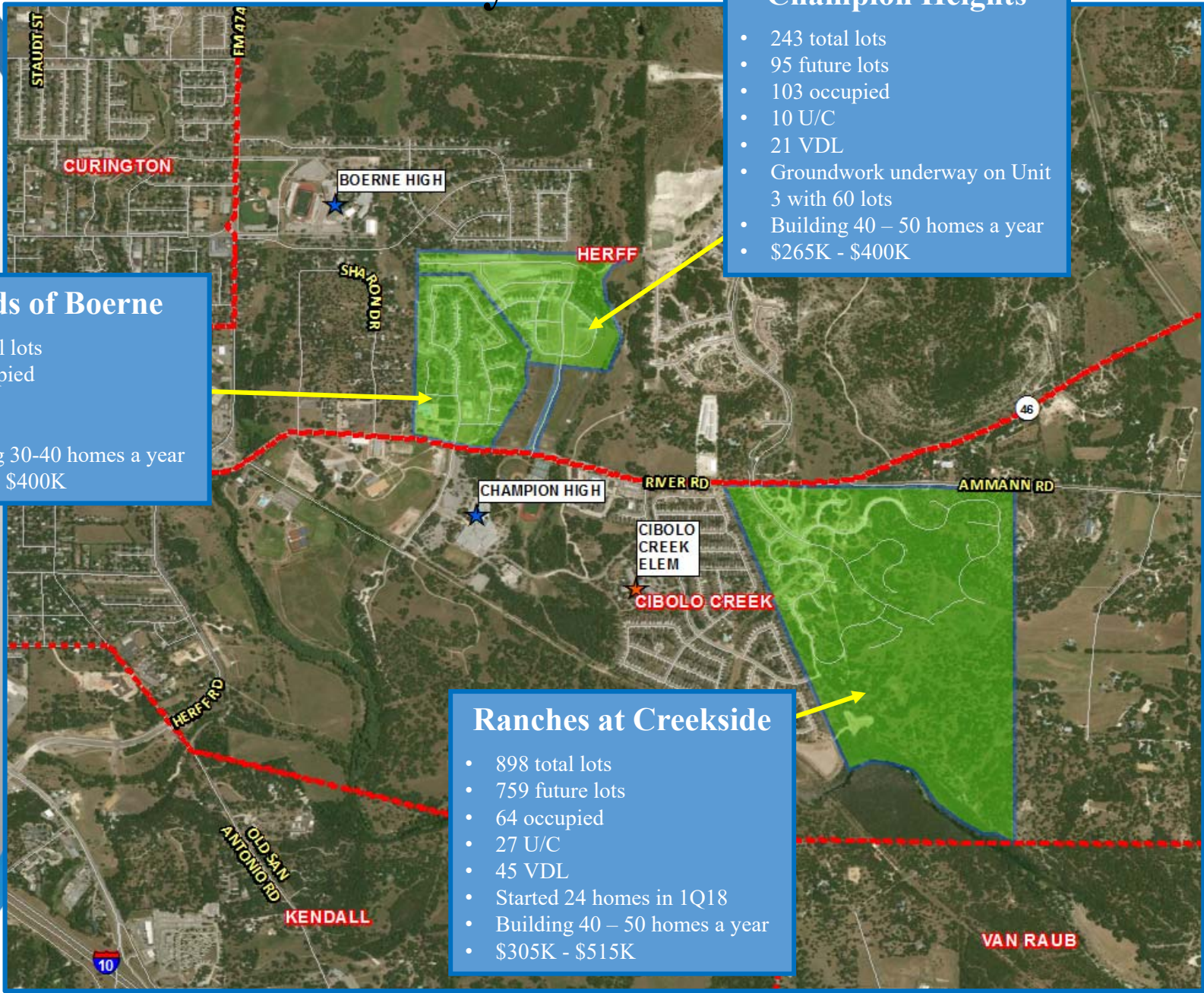
- 186 total lots
- 97 occupied
- 9 U/C
- 69 VDL
- Building 30-40 homes a year
- \$305K - \$400K

Champion Heights

- 243 total lots
- 95 future lots
- 103 occupied
- 10 U/C
- 21 VDL
- Groundwork underway on Unit 3 with 60 lots
- Building 40 – 50 homes a year
- \$265K - \$400K

Ranches at Creekside

- 898 total lots
- 759 future lots
- 64 occupied
- 27 U/C
- 45 VDL
- Started 24 homes in 1Q18
- Building 40 – 50 homes a year
- \$305K - \$515K





Residential Activity

Legacy at Cibolo

- 238 future multi-family units
- Approved Development plan Feb 2018
- Final plat under review
- Groundwork starting by summer 2018
- 7 commercial sites along Herff Rd



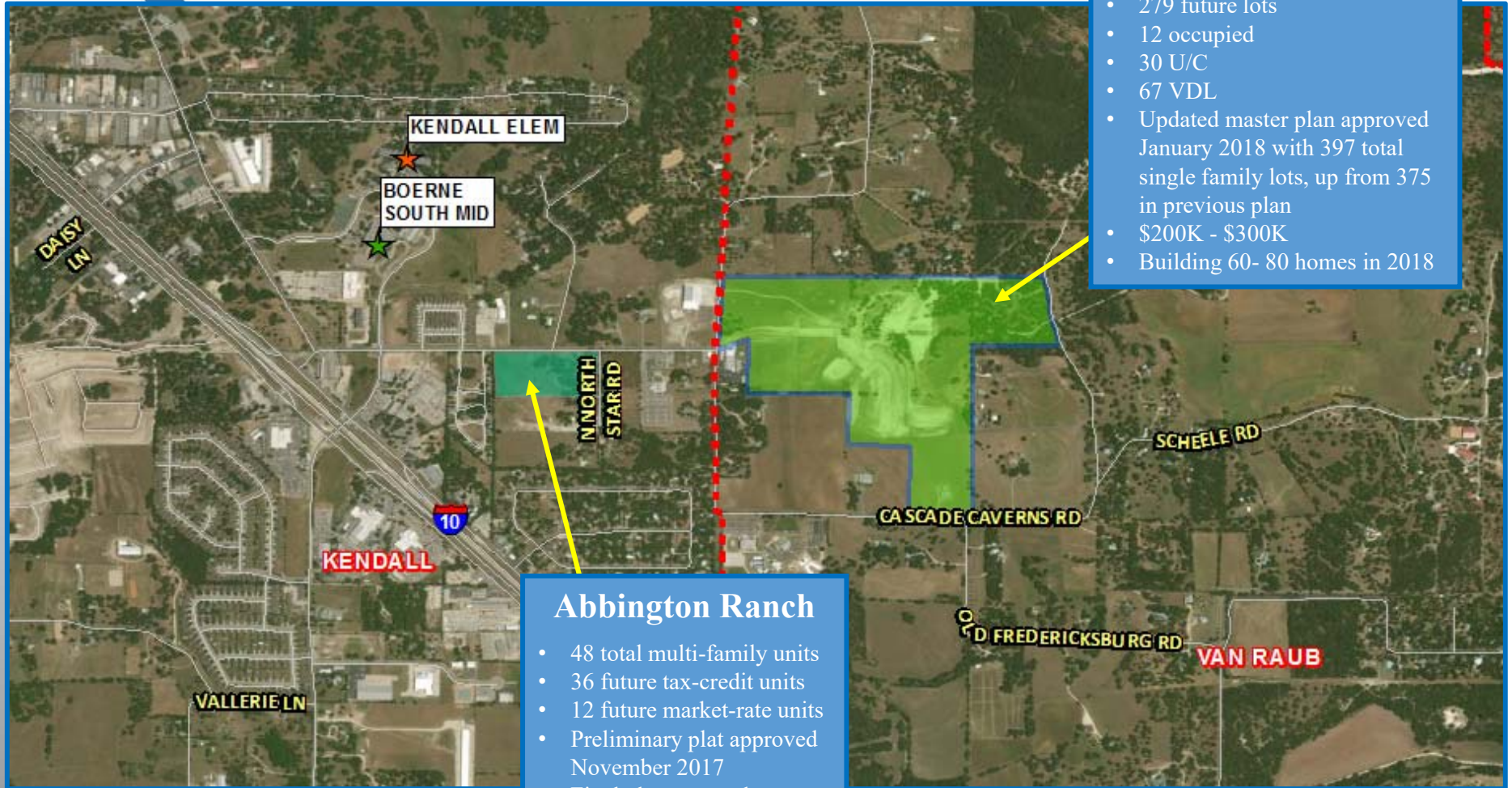
The Commons at Menger Creek

- Future mixed-use development
- 10 future SF lots
- 15.5 acres for Multi-Family with 280 future units
- Additional 6.4 acres for 16 future cottage homes for rent
- Approved master plan and SF preliminary plat Feb 2018
- 23 acres for commercial/retail





Residential Activity



Southglenn

- 397 total lots
- 279 future lots
- 12 occupied
- 30 U/C
- 67 VDL
- Updated master plan approved January 2018 with 397 total single family lots, up from 375 in previous plan
- \$200K - \$300K
- Building 60- 80 homes in 2018

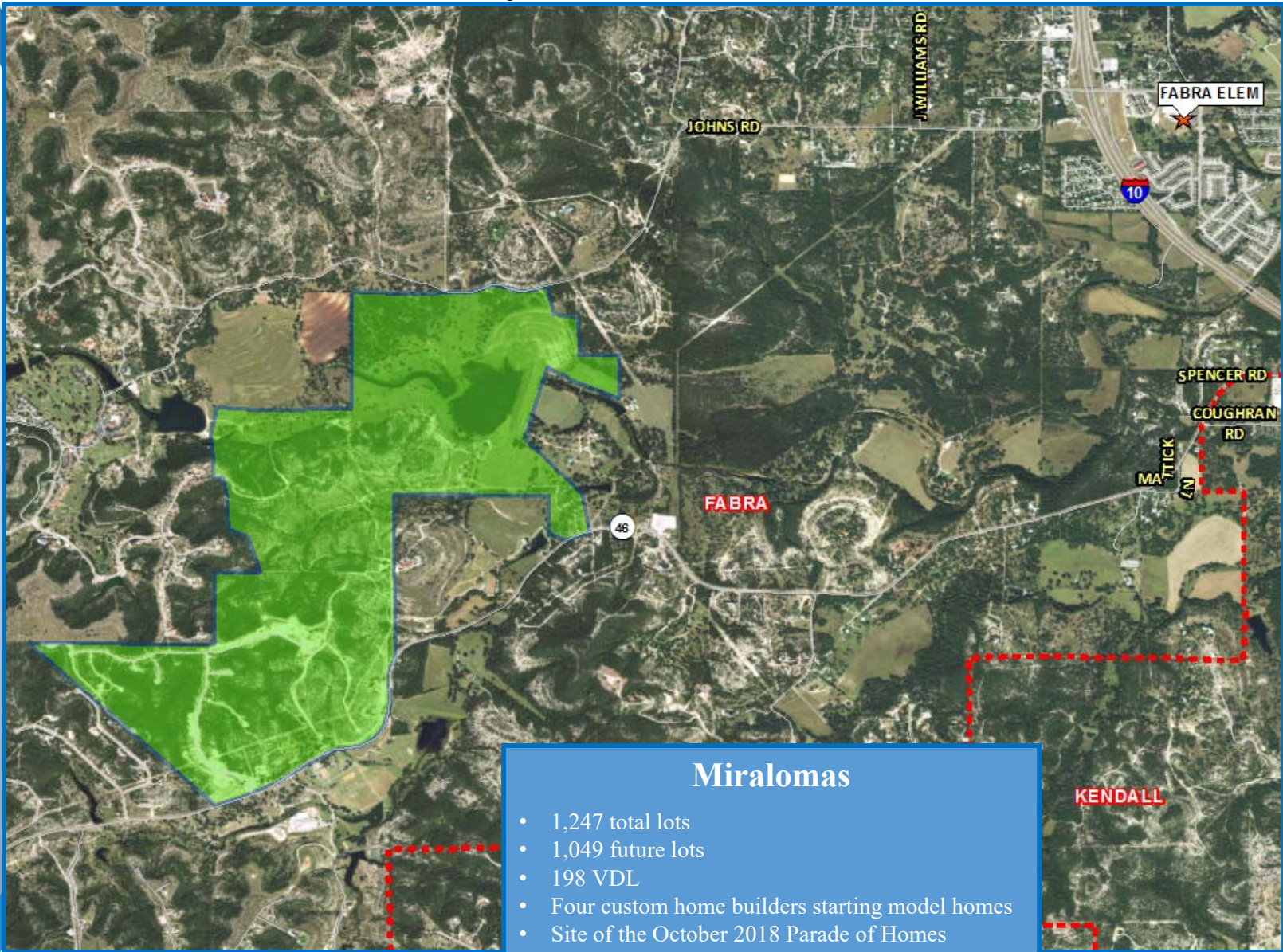
Abbington Ranch

- 48 total multi-family units
- 36 future tax-credit units
- 12 future market-rate units
- Preliminary plat approved November 2017
- Final plat approval expected early May 2018
- Groundwork starting by summer 2018





Residential Activity



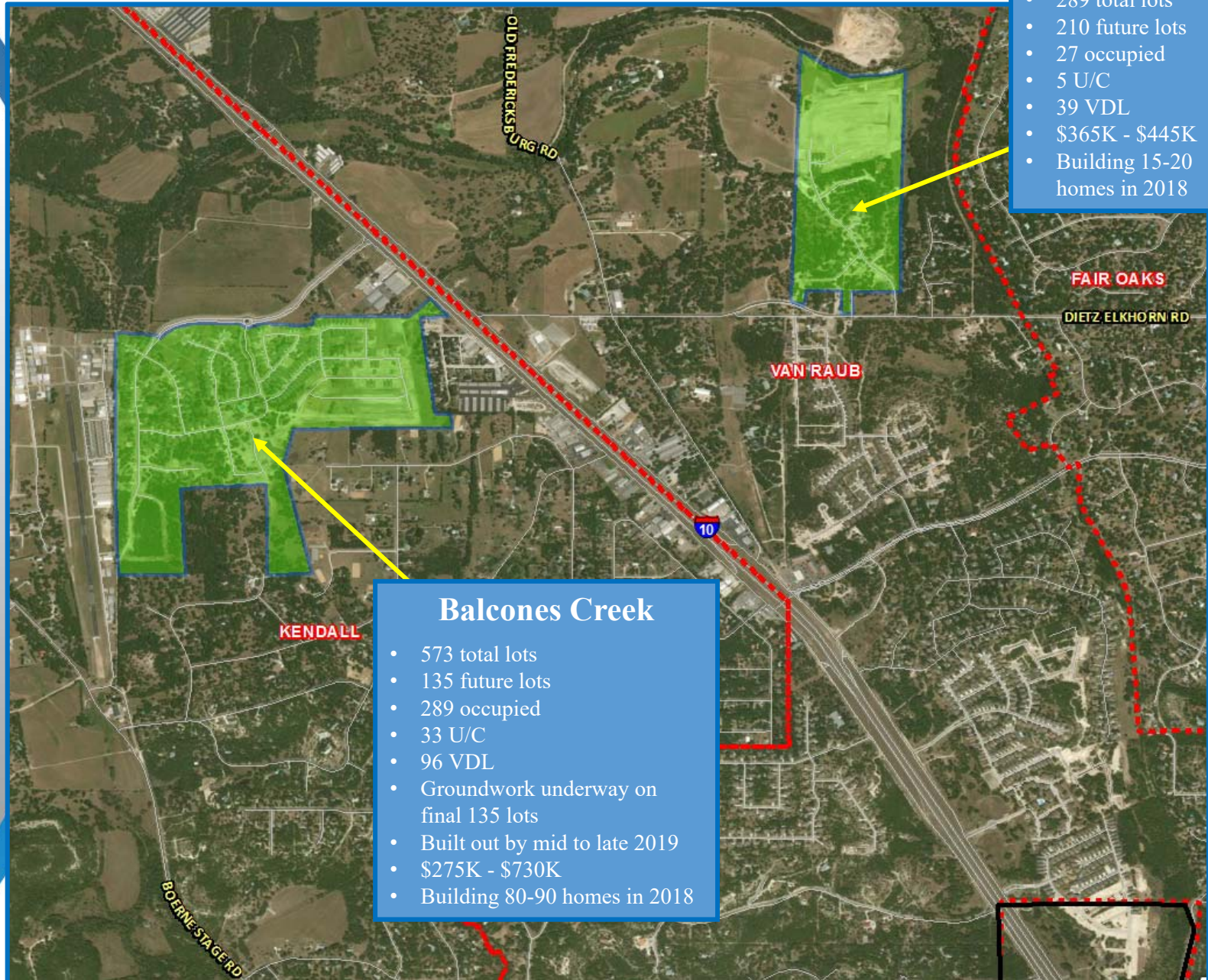
Miralomas

- 1,247 total lots
- 1,049 future lots
- 198 VDL
- Four custom home builders starting model homes
- Site of the October 2018 Parade of Homes
- First homes occupied by the end of 2018
- \$300K - \$700K





Residential Activity



Elkhorn Ridge

- 289 total lots
- 210 future lots
- 27 occupied
- 5 U/C
- 39 VDL
- \$365K - \$445K
- Building 15-20 homes in 2018

Balcones Creek

- 573 total lots
- 135 future lots
- 289 occupied
- 33 U/C
- 96 VDL
- Groundwork underway on final 135 lots
- Built out by mid to late 2019
- \$275K - \$730K
- Building 80-90 homes in 2018





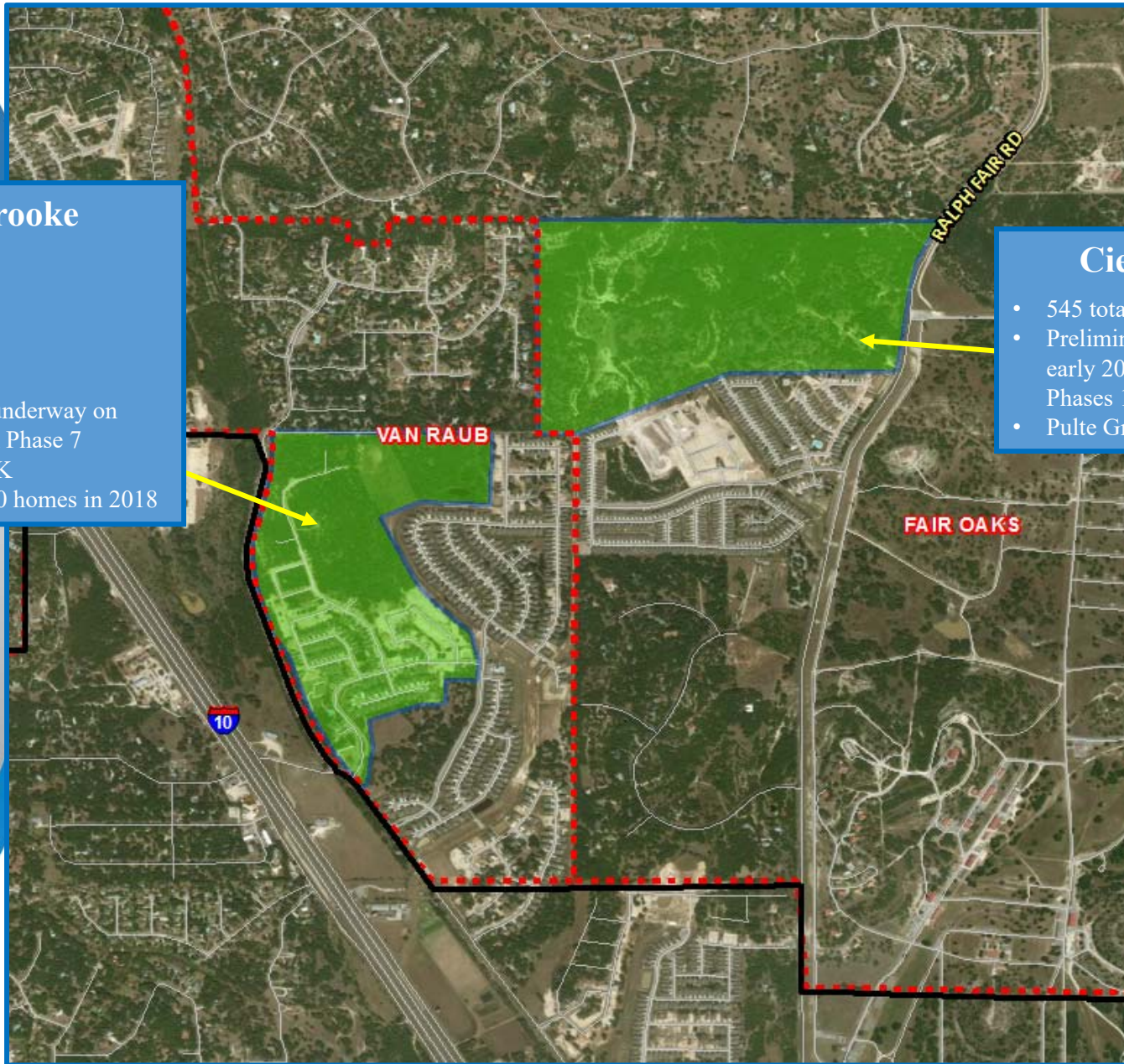
Residential Activity

Fallbrooke

- 403 total lots
- 64 future lots
- 212 occupied
- 12 U/C
- 100 VDL
- Groundwork underway on final 64 lots in Phase 7
- \$305K - \$425K
- Building 50-60 homes in 2018

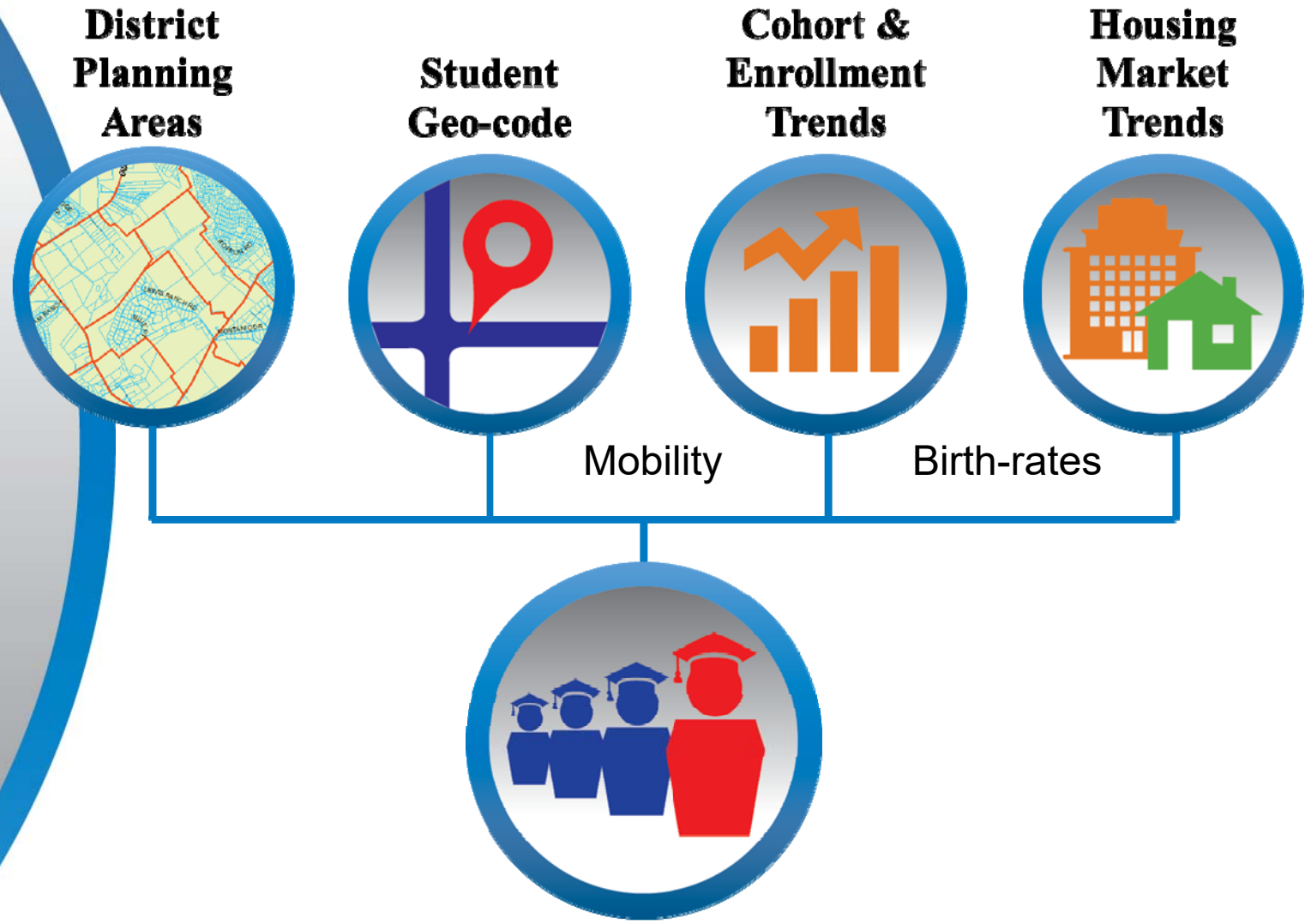
Cielo Ranch

- 545 total future lots
- Preliminary plats approved early 2018 for 178 lots in Phases 1A and 3
- Pulte Group Development





How Projections are Built



10 Year Enrollment Projections





Ten Year Forecast

By Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2013/14	85	443	477	455	532	535	525	568	592	634	655	619	556	553	7,229		
2014/15	49	509	505	515	500	578	594	556	588	623	698	635	608	535	7,493	264	3.7%
2015/16	70	510	557	544	562	572	614	638	596	620	715	686	640	578	7,902	409	5.5%
2016/17	99	535	555	602	593	618	609	662	678	643	687	707	671	641	8,300	398	5.0%
2017/18	115	615	555	598	659	648	655	673	685	723	686	690	716	670	8,688	388	4.7%
2018/19	115	612	663	597	656	732	696	704	721	742	810	683	689	706	9,126	438	5.0%
2019/20	115	668	678	724	655	709	792	726	760	786	822	807	680	670	9,592	466	5.1%
2020/21	115	692	723	732	782	710	769	869	771	810	861	820	809	661	10,124	532	5.5%
2021/22	115	712	755	779	786	844	769	815	915	810	896	858	819	790	10,663	539	5.3%
2022/23	115	743	779	813	829	843	902	825	861	970	909	886	852	798	11,125	462	4.3%
2023/24	115	762	815	838	869	890	904	975	879	920	1,075	904	884	829	11,659	534	4.8%
2024/25	115	796	841	888	900	934	952	982	1,037	936	1,025	1,070	901	861	12,238	579	5.0%
2025/26	115	829	873	910	956	969	1,006	1,029	1,046	1,106	1,044	1,021	1,066	878	12,848	610	5.0%
2026/27	115	872	910	948	989	1,037	1,053	1,084	1,101	1,121	1,231	1,039	1,018	1,039	13,557	709	5.5%
2026/28	115	920	964	988	1,029	1,074	1,128	1,134	1,159	1,180	1,249	1,227	1,035	991	14,193	636	4.7%

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

- Boerne ISD will enroll 9,100 students by 2018
- 5 year growth = 2,437 students
- 2022/23 enrollment = 11,125 students
- 10 year growth = 5,505 students
- 2027/28 enrollment = 14,193 students





Ten Year Forecast

By Campus

Campus	Capacity*	HISTORY	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Cibolo Creek Elementary	750	756	818	831	576	597	617	630	649	680	720	764	810
Curington Elementary	800	662	647	640	532	543	554	551	560	573	570	574	583
New Fabra Elementary	800	583	616	637	650	646	681	728	754	809	867	924	997
Fair Oaks Ranch Elementary	850	916	1,003	629	685	727	759	801	801	816	830	856	873
Kendall Elementary	750	694	761	623	678	724	764	836	893	955	1,023	1,099	1,179
Van Raub Elementary	800	0	0	711	768	807	862	918	937	950	968	992	1,024
Herff Elementary	800	0	0	0	452	479	523	560	599	643	680	715	752
ELEMENTARY TOTAL	5,550	3,611	3,845	4,071	4,341	4,523	4,760	5,024	5,193	5,426	5,658	5,924	6,218
Elementary Absolute Growth		182	234	226	270	182	237	264	169	233	232	266	294
Elementary Percent Growth		5.31%	6.48%	5.87%	6.64%	4.19%	5.24%	5.55%	3.36%	4.49%	4.28%	4.70%	4.96%
Boerne Middle North	875	788	852	881	824	851	826	841	833	884	929	968	1,016
Boerne Middle South	1,250	1,195	1,229	1,286	1,018	925	988	1,056	1,102	1,180	1,297	1,340	1,391
Voss Middle School	1,200	0	0	0	430	674	726	759	839	891	955	998	1,066
MIDDLE SCHOOL TOTAL	3,325	1,983	2,081	2,167	2,272	2,450	2,540	2,656	2,774	2,955	3,181	3,306	3,473
Middle School Absolute Growth		129	98	86	105	178	90	116	118	181	226	125	167
Middle School Percent Growth		6.96%	4.94%	4.13%	4.85%	7.83%	3.67%	4.57%	4.44%	6.52%	7.65%	3.93%	5.05%
Samuel V. Champion HS	1,850	1,591	1,660	1,760	1,812	1,945	2,045	2,095	2,278	2,428	2,545	2,804	2,963
Boerne HS	1,450	1,115	1,102	1,128	1,167	1,206	1,318	1,350	1,414	1,429	1,464	1,523	1,539
HIGH SCHOOL TOTAL	3,300	2,706	2,762	2,888	2,979	3,151	3,363	3,445	3,692	3,857	4,009	4,327	4,502
High School Absolute Growth		87	56	126	91	172	212	82	247	165	152	318	175
High School Percent Growth		3.32%	2.07%	4.56%	3.15%	5.77%	6.73%	2.44%	7.17%	4.47%	3.94%	7.93%	4.04%
DISTRICT TOTAL	12,175	8,300	8,688	9,126	9,592	10,124	10,663	11,125	11,659	12,238	12,848	13,557	14,193
District Absolute Growth		398	388	438	466	532	539	462	534	579	610	709	636
District Percent Growth		5.0%	4.7%	5.0%	5.1%	5.5%	5.3%	4.3%	4.8%	5.0%	5.0%	5.5%	4.7%

*Projected capacity when built/renovated





Summary

- Kendall County's unemployment rate is currently below 3.5%.
- Boerne ISD had the most 1st quarter starts in more than 8 years.
- Miralomas' first phase is delivered with model homes starting construction, first residents expected late 2018.
- The district has nearly 11,000 planned future lots.
- BISD can expect an increase of approximately 2,400 students during the next 5 years.
- 2022/23 enrollment projection: 11,125 students.
- Boerne ISD is projected to enroll nearly 14,200 students for the 2027/28 school year.

