



# Demographic Report 2019/20



TEMPLETON  
DEMOGRAPHICS

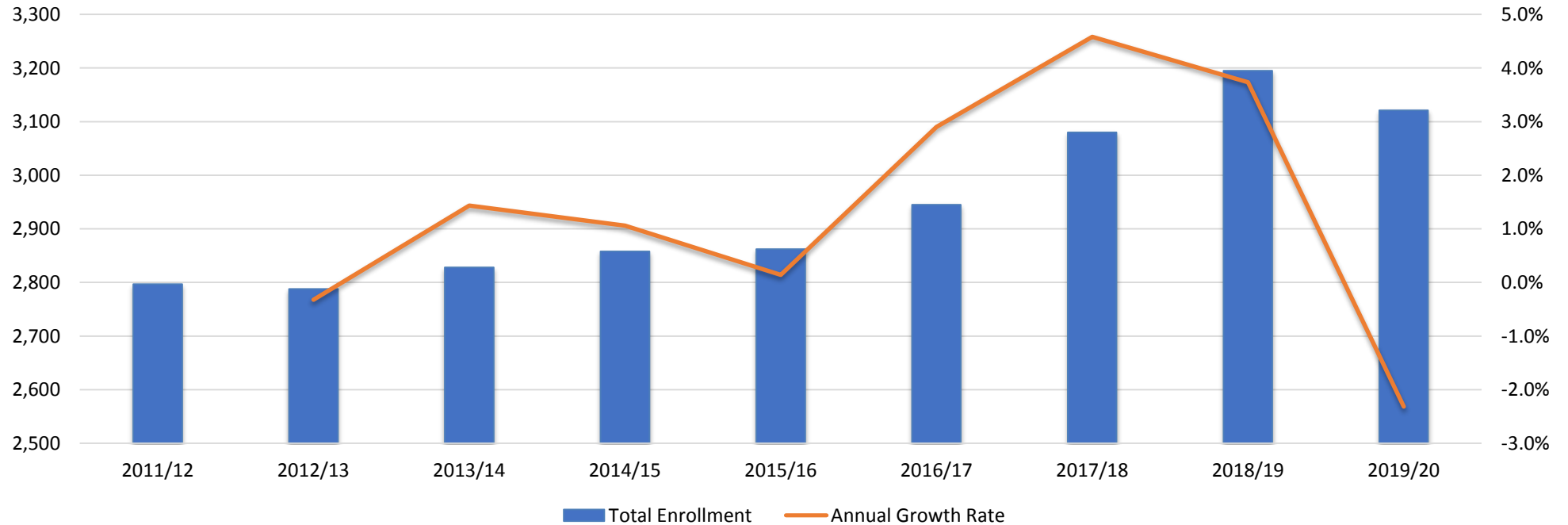
hanleywood | metrostudy



# Enrollment History

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	17	93	227	217	256	220	211	217	234	217	194	220	190	179	170	2,862		
2016/17	18	119	203	240	218	239	222	217	225	226	221	232	220	178	167	2,945	83	2.9%
2017/18	15	165	229	205	233	230	239	231	216	236	235	261	217	208	160	3,080	135	4.6%
2018/19	23	146	262	241	216	260	219	240	225	209	235	269	238	221	191	3,195	115	3.7%
2019/20	31	111	219	279	220	209	236	221	235	223	215	281	245	200	196	3,121	-74	-2.3%

Gainesville ISD Enrollment History





# Annual Enrollment Change

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	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MID	HIGH
3 Year Avg.	1.036	1.042	0.979	1.046	0.953	1.018	0.983	1.003	1.021	1.174	0.919	0.935	0.901	1.011	1.000	1.012	0.982
2016/17	0.894	1.057	1.005	0.934	1.009	1.028	1.037	0.966	1.018	1.196	1.000	0.937	0.933	0.980	1.033	0.992	1.016
2017/18	1.128	1.010	0.971	1.055	1.000	1.041	0.995	1.049	1.040	1.181	0.935	0.945	0.899	1.033	1.018	1.044	0.990
2018/19	1.144	1.052	1.054	1.116	0.952	1.004	0.974	0.968	0.996	1.145	0.912	1.018	0.918	1.064	0.989	0.982	0.998
2019/20	0.836	1.065	0.913	0.968	0.908	1.009	0.979	0.991	1.029	1.196	0.911	0.840	0.887	0.938	0.994	1.010	0.958

- Gainesville ISD has seen an average growth rate of 2.2% over the last four years
- The district had high cohorts in 1<sup>st</sup>, and 9<sup>th</sup> grades
- The district had low cohorts in KG, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> grades



# Economic Conditions – Cooke County (July 2019)

## Unemployment Rate



U.S. 4.0%  
Texas 3.7%  
Cooke Co. 3.0%

**-0.3%**

**2.6%**

490 new jobs  
National rate 0.9%



**Job Growth**

## Annual Home Sales



16 fewer sales than 2Q18

**38**



# Local Economic Conditions

## Chick-fil-A

- Chick-fil-A opened its first Gainesville location in June 2019
- The 4,800 sq. foot restaurant employs 75 people
- The Gainesville restaurant is the second location in North Texas to span nearly 2 acres.



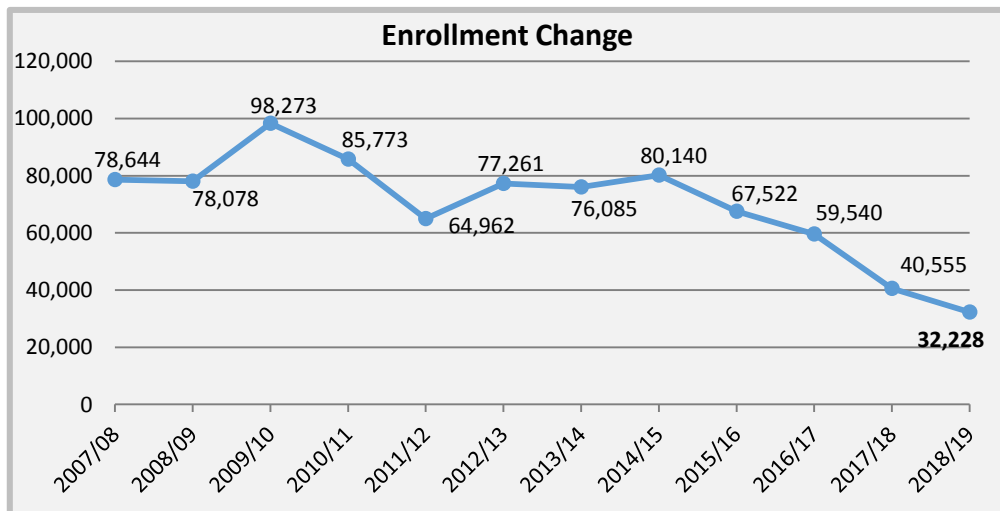
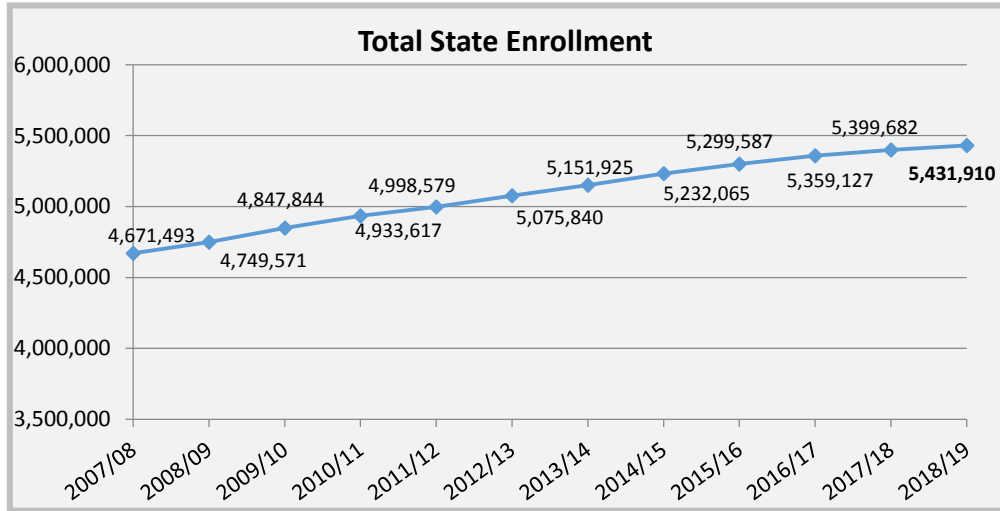
## Manufacturing Industry Growth

- Growth in the manufacturing industry in Gainesville has increased over the last two years, resulting in a combined investment of nearly \$48 Million
- Appx. 320 new jobs have been created with various manufacturing companies in Gainesville

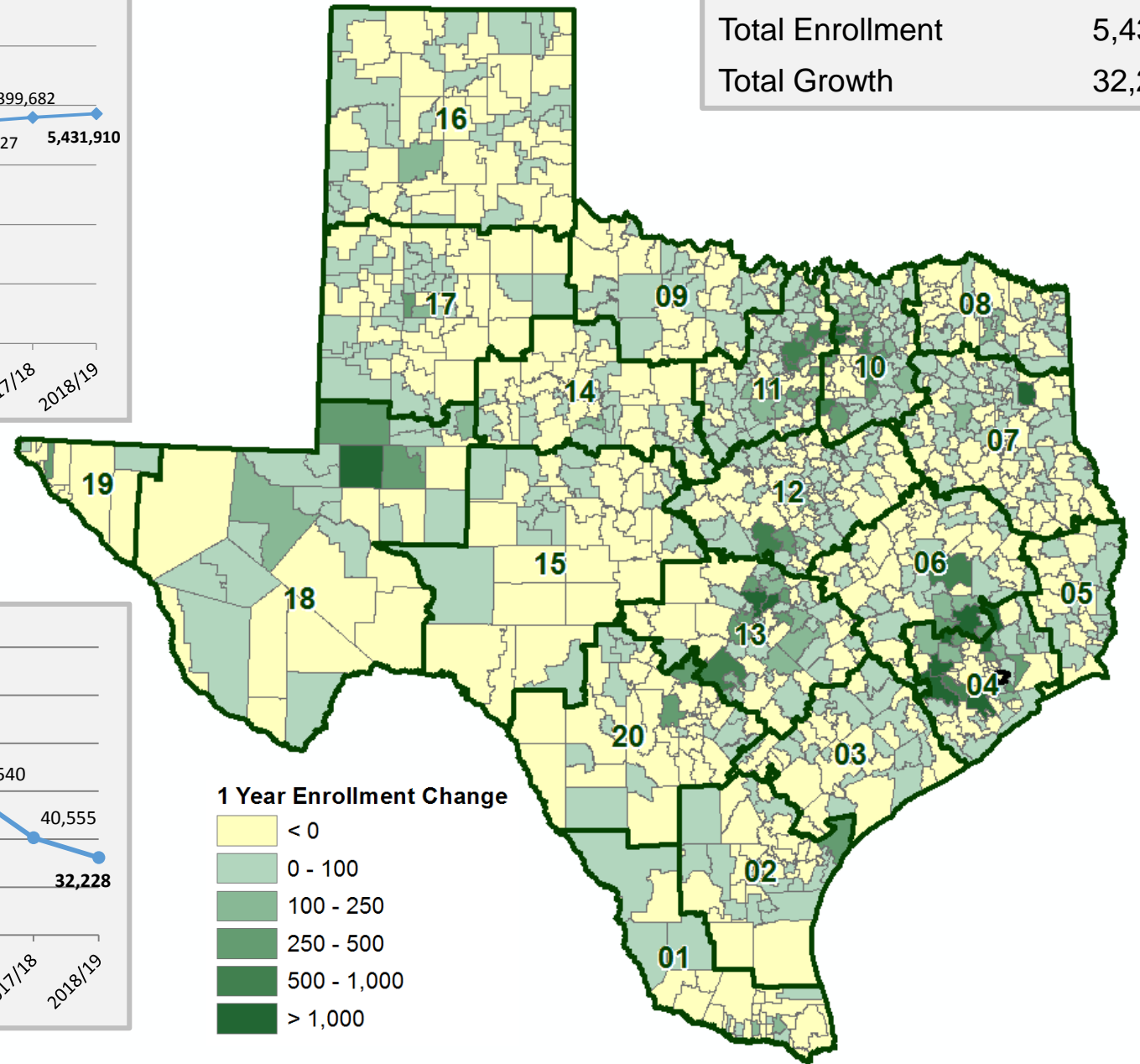




# State Enrollment Trends



2018/19 State Enrollment	
Total Enrollment	5,431,910
Total Growth	32,228

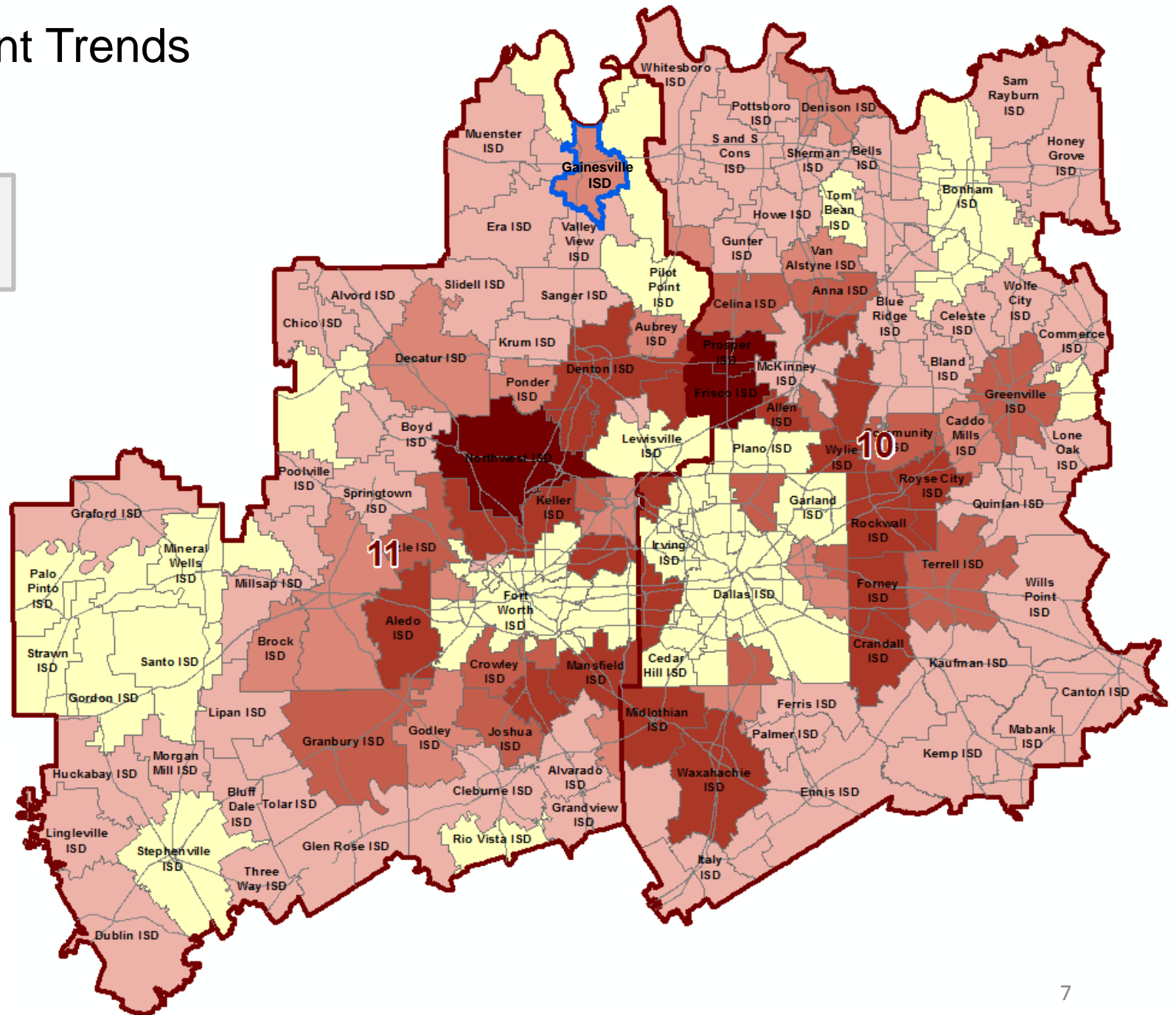
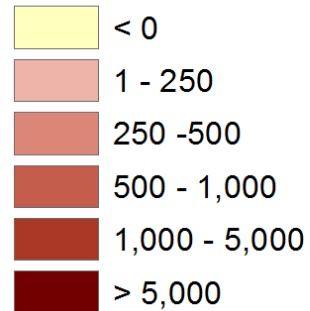




# Region 10 & 11 Enrollment Trends

Gainesville ISD has added 376 students between 2013/14 and 2018/19, an increase of 13%

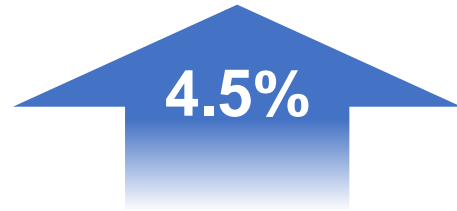
## 5 Yr Enrollment Change





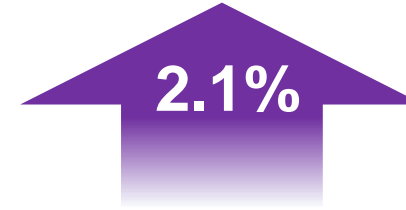
# District Demographic Snapshot

2019 Total District  
Population Estimate  
**19,127**



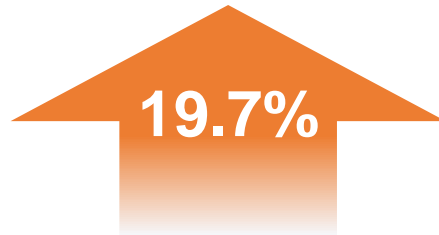
**18,303**  
2010 Census  
District Population

Total District Population  
Below Age 19  
**5,699**



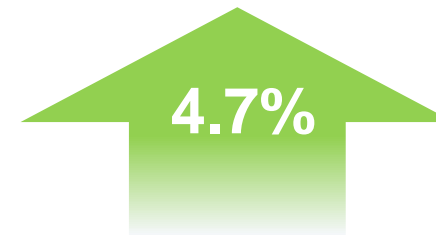
2010 Census District  
Population Below Age 19  
**5,581**

2019 Total District  
Median Household Income  
**\$47,091**



2010 Census Total District  
Median Household Income  
**\$39,337**

2019 District Households  
**7,103**



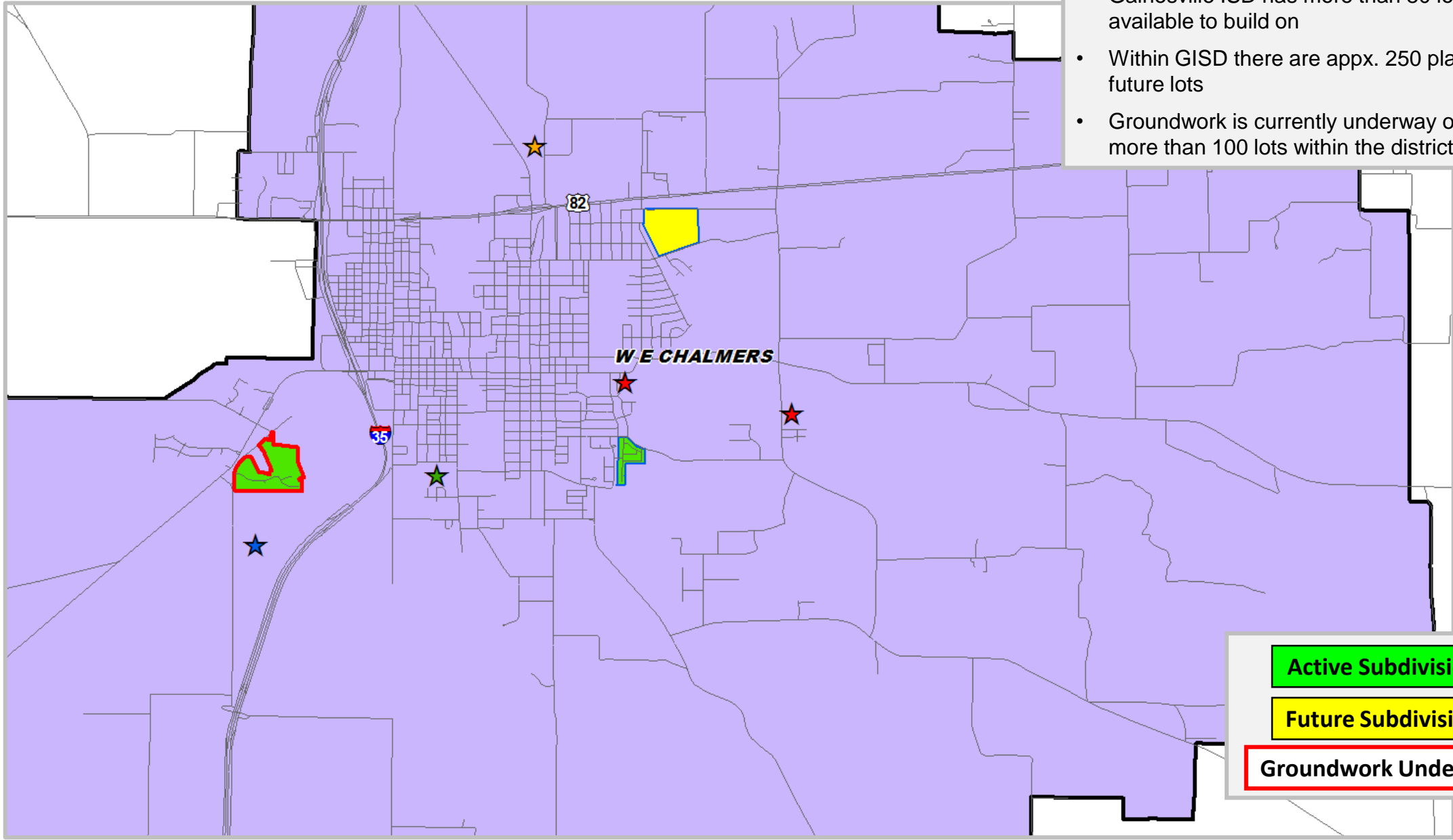
2010 District Households  
**6,780**





# District Housing Overview

- Gainesville ISD has more than 80 lots available to build on
- Within GISD there are appx. 250 planned future lots
- Groundwork is currently underway on more than 100 lots within the district



**Active Subdivision**

**Future Subdivision**

**Groundwork Underway**



# Residential Activity

## Black Hill Farm



### Black Hill Farm

- 172 total lots
- Appx. 129 future lots
- Appx. 34 vacant developed lots
- Appx. 9 homes occupied
- Phase 2 (Appx. 104 townhome lots) groundwork underway, lots delivering fall 2020
- Building appx. 5-10 homes per year
- \$225K+
- No current students







# Residential Activity

Vintage Square



## Vintage Square

- 112 total lots
- Appx. 45 vacant developed lots
- Appx. 65 homes occupied
- Building appx. 15-20 homes per year
- \$205K+
- Current student yield: 0.37



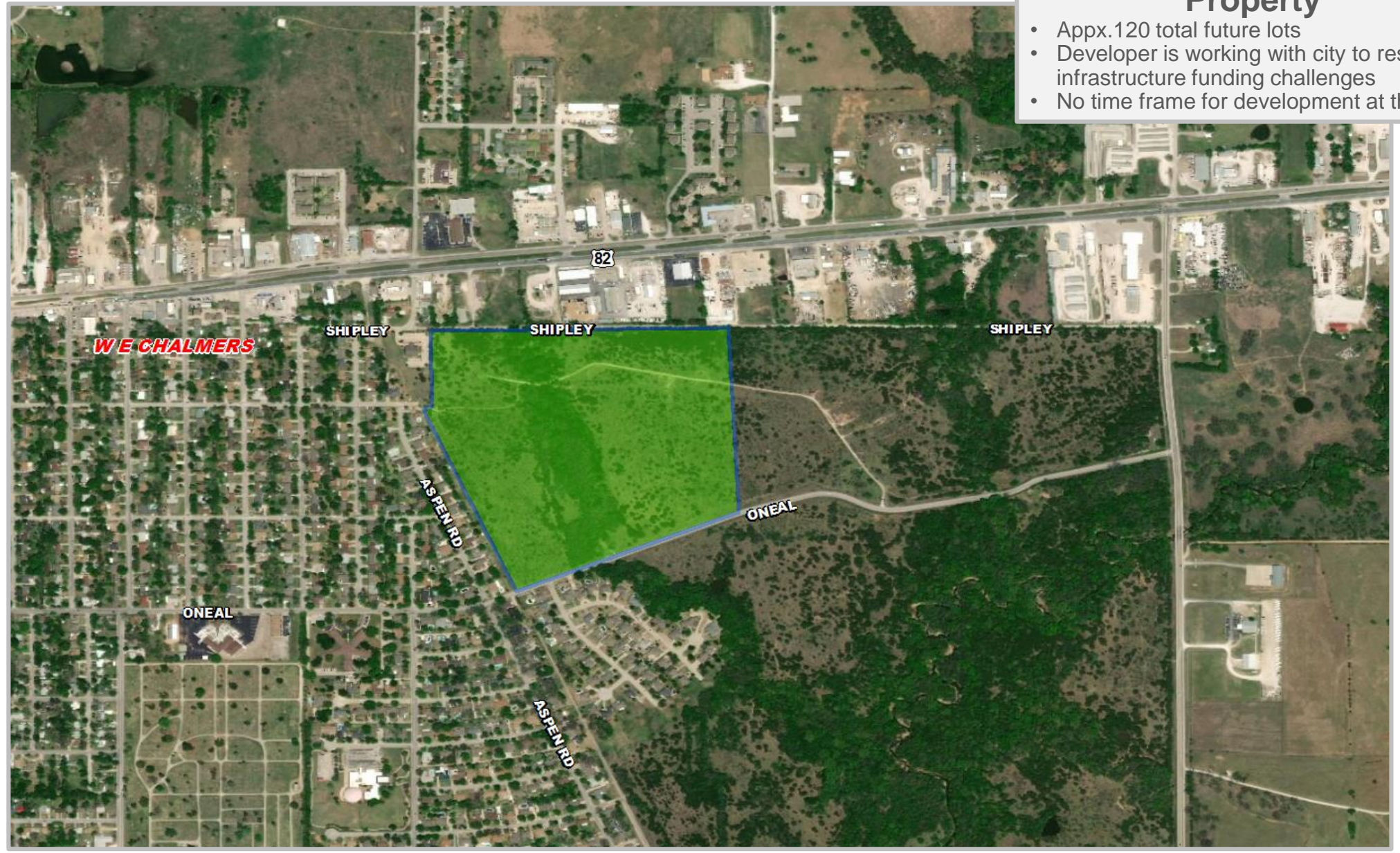


# Future Residential Activity

Creek Development Joint Venture

## Creek Development Property

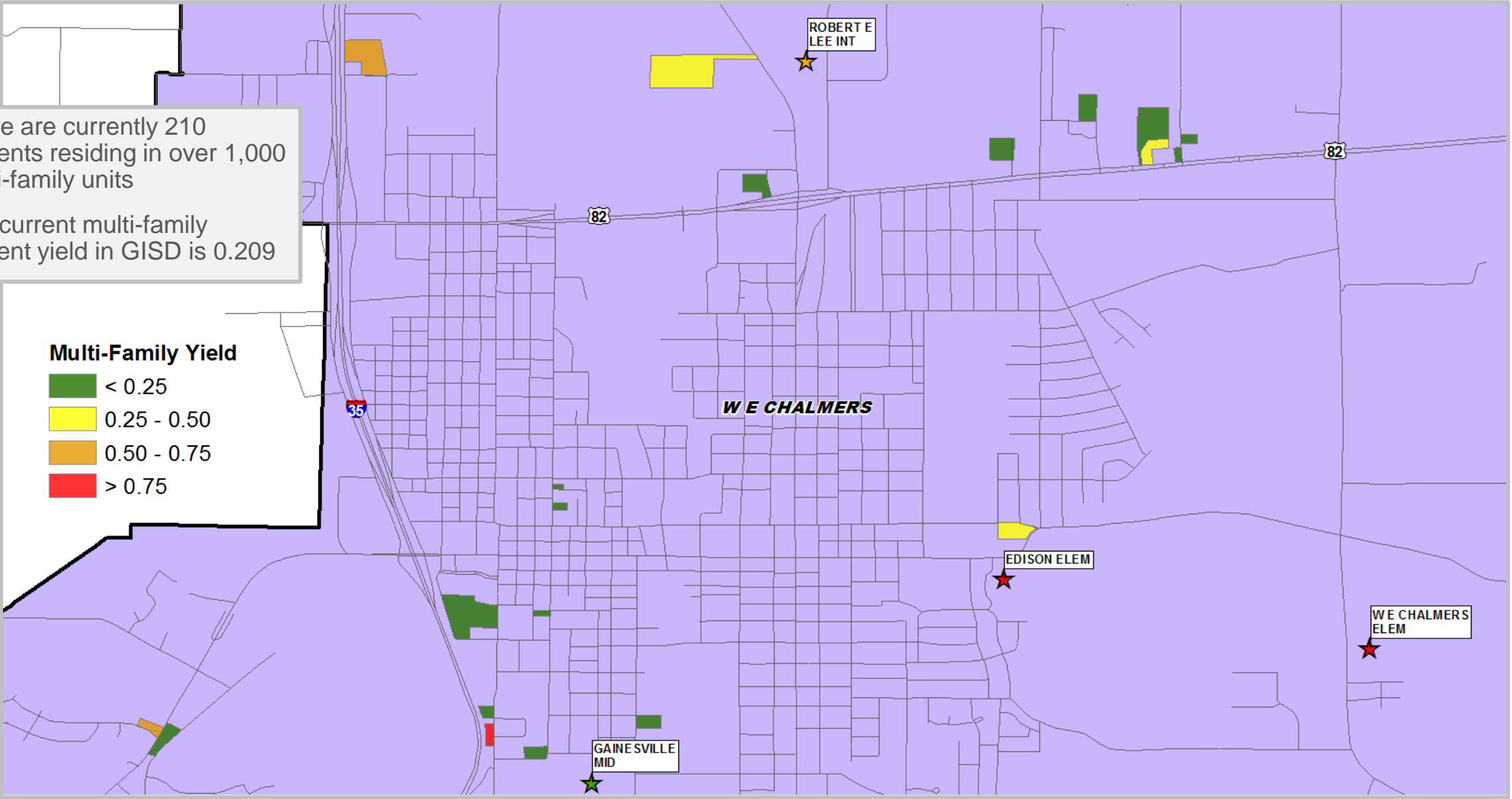
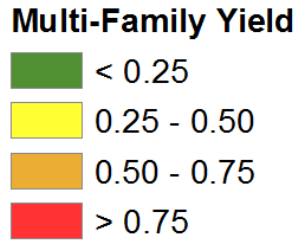
- Appx. 120 total future lots
- Developer is working with city to resolve infrastructure funding challenges
- No time frame for development at this time





# Multi-Family Yield Analysis

- There are currently 210 students residing in over 1,000 multi-family units
- The current multi-family student yield in GISD is 0.209







# District Yields and Student Density

- There are 65 GISD students residing outside the district
- This represents roughly 2% of the total student population
- Nearly 91% of the total student population resides within the Gainesville city limits

## District Yields



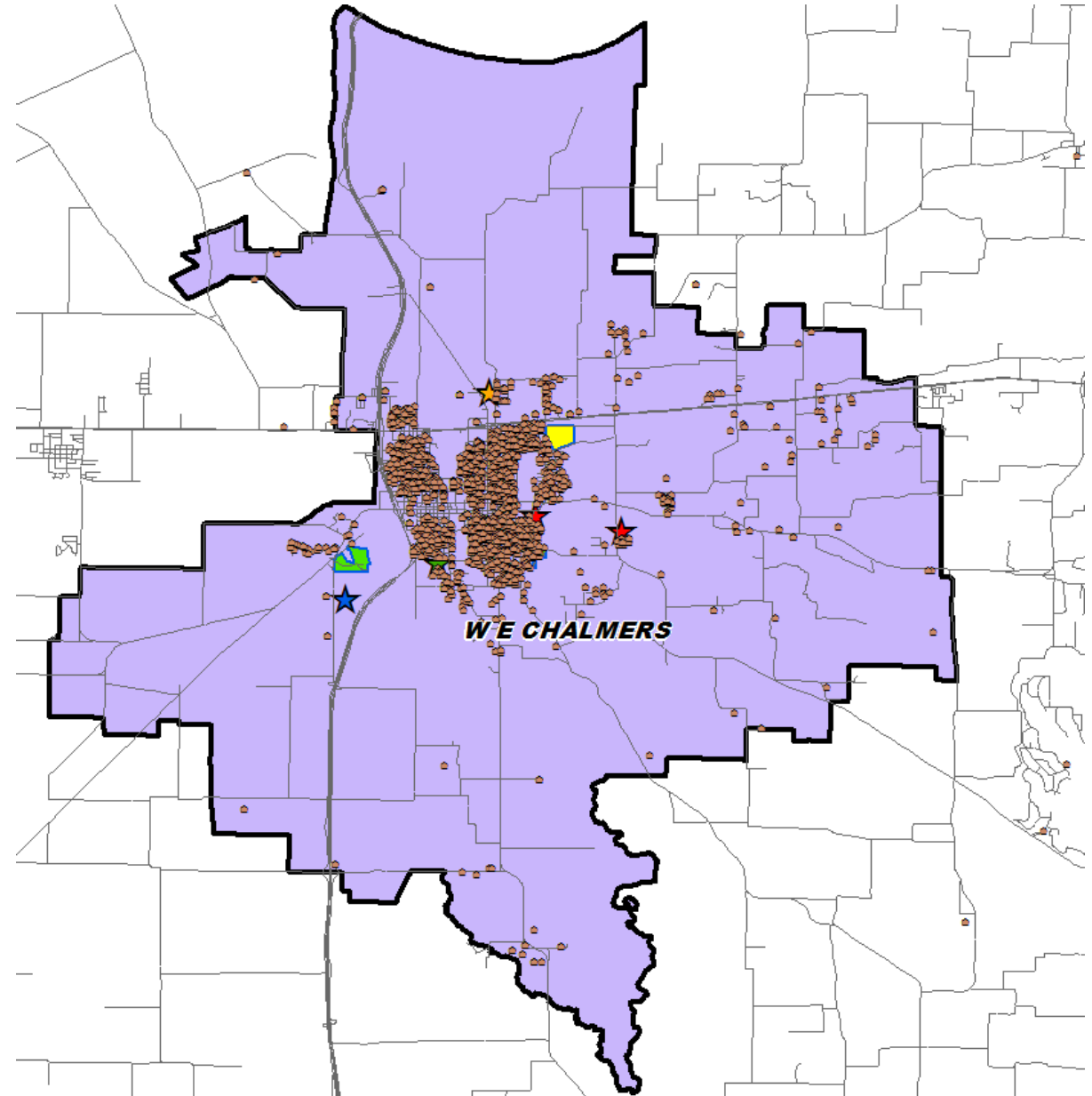
Single Family Yield  
0.455



Multi-Family Yield  
0.209



Manufactured Home Yield  
0.357





# TEA Transfer Report

Transfers In From:	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Year Change
Callisburg ISD	15	15	9	15	15	12	-3
Era ISD	2	2	3	3	3	3	1
Lake Worth ISD	0	0	0	0	0	0	0
Lindsay ISD	6	6	3	3	4	0	-6
Meunster ISD	0	0	0	0	3	3	3
Pilot Point ISD	2	2	3	3	0	0	-2
Sivells Bend ISD	9	9	3	3	3	3	-6
Valley View ISD	5	8	8	5	3	3	-2
Whitesboro ISD	2	3	0	3	3	3	1
<b>Total Transfers In*</b>	<b>43</b>	<b>46</b>	<b>32</b>	<b>39</b>	<b>34</b>	<b>37</b>	<b>-6</b>

Transfers Out To:	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Year Change
Callisburg ISD	147	128	150	152	135	130	-17
Collinsville ISD	7	6	7	10	14	3	-4
Denton ISD	4	4	3	3	4	3	-1
Era ISD	204	211	196	183	201	183	-21
Gunter ISD	0	0	0	3	0	0	0
Lindsay ISD	59	70	66	75	74	85	26
Meunster ISD	12	13	11	14	19	20	8
Sanger ISD	5	5	6	6	3	3	-2
Sherman ISD	21	3	5	6	0	3	-18
Sivells Bend ISD	47	23	37	40	39	31	-16
Texas College Preparatory Academies	10	10	5	12	4	3	-7
Valley View ISD	52	51	46	54	66	61	9
Walnut Bend ISD	55	47	43	39	46	50	-5
Whitesboro ISD	14	18	18	30	20	19	5
<b>Total Transfers Out*</b>	<b>656</b>	<b>601</b>	<b>609</b>	<b>647</b>	<b>650</b>	<b>618</b>	<b>-38</b>

\* Totals include additional districts per TEA rounding rules

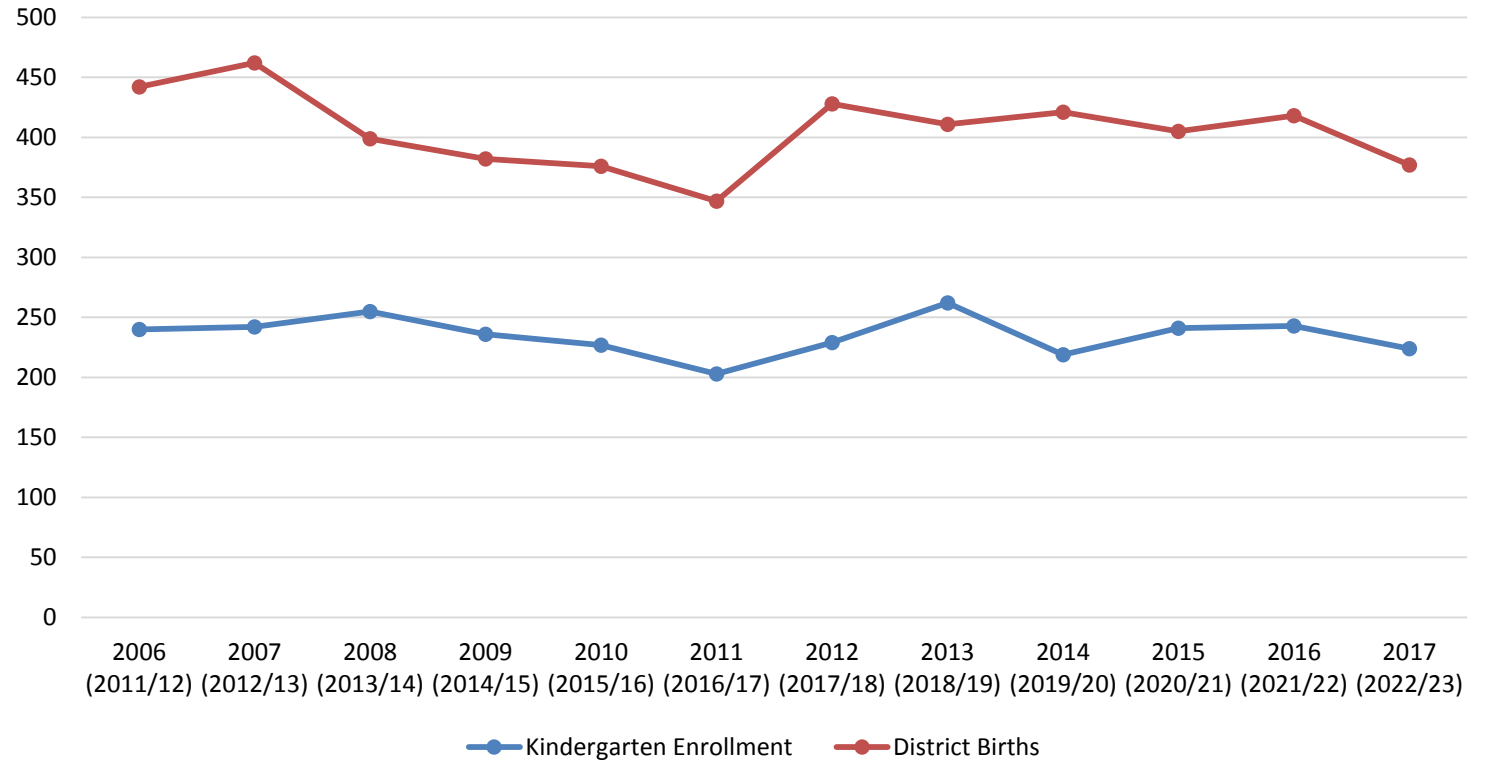




# Kindergarten Enrollment vs. District Birth Rates

	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	240	442	0.543
2007 (2012/13)	242	462	0.524
2008 (2013/14)	255	399	0.639
2009 (2014/15)	236	382	0.618
2010 (2015/16)	227	376	0.604
2011 (2016/17)	203	347	0.585
2012 (2017/18)	229	428	0.535
2013 (2018/19)	262	411	0.637
2014 (2019/20)	219	421	0.520
2015 (2020/21)	241	405	0.595
2016 (2021/22)	243	418	0.581
2017 (2022/23)	224	377	0.594

Gainesville ISD KG Enrollment vs. District Births







# 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
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2020/21	31	135	241	231	278	233	207	240	217	228	231	255	258	235	180	3,200	79	2.5%
2021/22	31	139	243	255	228	291	228	207	239	215	233	271	233	242	212	3,267	67	2.1%
2022/23	31	122	224	255	246	226	297	228	204	235	224	276	248	213	217	3,246	-20	-0.6%
2023/24	31	127	228	236	251	254	225	300	225	196	242	265	253	233	196	3,262	16	0.5%
2024/25	31	128	230	240	238	265	254	232	291	220	202	286	242	235	211	3,305	43	1.3%
2025/26	31	140	253	242	242	244	268	262	228	283	227	239	267	224	213	3,363	58	1.7%
2026/27	31	143	256	267	242	251	244	276	254	226	292	268	220	249	204	3,423	59	1.8%
2027/28	31	148	266	270	269	252	252	244	269	249	233	345	248	205	226	3,507	84	2.5%
2028/29	31	145	261	280	272	278	239	255	238	261	257	275	320	230	186	3,528	21	0.6%
2029/30	31	147	264	275	274	282	274	239	248	233	269	304	254	298	209	3,601	73	2.1%

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



# Ten Year Forecast by Campus Level

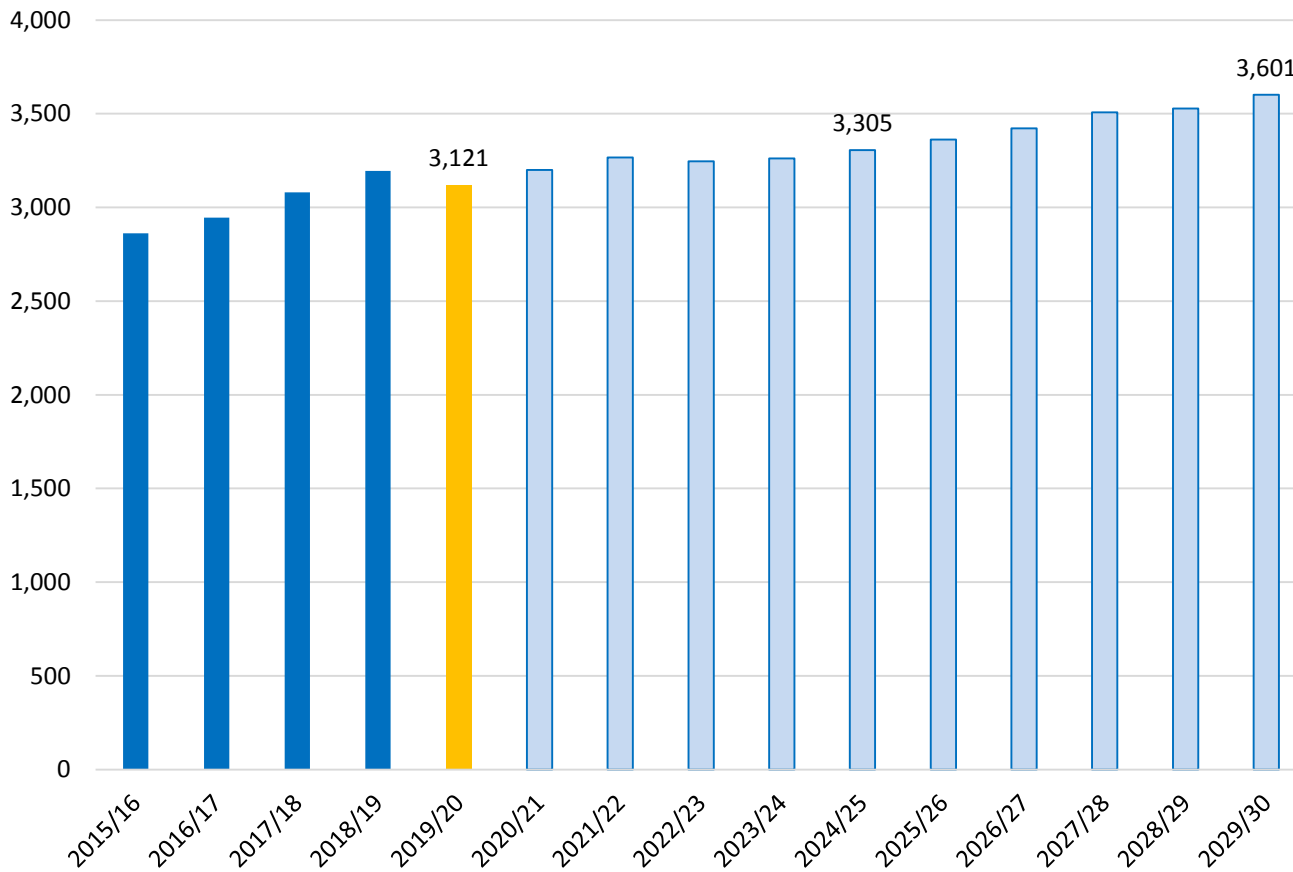
CAMPUS	Capacity	CURRENT	ENROLLMENT PROJECTIONS									
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Edison Elementary School	660	640	638	668	632	622	629	666	697	715	717	717
Chalmers Elementary School	814	665	718	747	769	730	757	754	737	773	789	830
<b>ELEMENTARY TOTALS</b>		<b>1,305</b>	<b>1,356</b>	<b>1,415</b>	<b>1,401</b>	<b>1,352</b>	<b>1,386</b>	<b>1,420</b>	<b>1,434</b>	<b>1,488</b>	<b>1,506</b>	<b>1,547</b>
Elementary Absolute Change		-62	51	59	-13	-49	34	34	13	54	18	41
Elementary Percent Change		-4.54%	3.90%	4.32%	-0.94%	-3.49%	2.51%	2.44%	0.94%	3.80%	1.21%	2.71%
Lee Intermediate School	541	456	457	446	432	525	523	490	530	513	493	487
<b>INTERMEDIATE SCHOOL TOTAL</b>		<b>456</b>	<b>457</b>	<b>446</b>	<b>432</b>	<b>525</b>	<b>523</b>	<b>490</b>	<b>530</b>	<b>513</b>	<b>493</b>	<b>487</b>
Intermediate School Absolute Change		-9	1	-11	-14	93	-2	-33	40	-17	-20	-6
Intermediate School Percent Change		-1.94%	0.22%	-2.41%	-3.14%	21.53%	-0.38%	-6.31%	8.16%	-3.21%	-3.90%	-1.22%
Gainesville Junior High	969	438	459	448	459	438	422	510	518	482	518	502
<b>JUNIOR HIGH SCHOOL TOTAL</b>		<b>438</b>	<b>459</b>	<b>448</b>	<b>459</b>	<b>438</b>	<b>422</b>	<b>510</b>	<b>518</b>	<b>482</b>	<b>518</b>	<b>502</b>
Junior High Absolute Change		-6	21	-11	11	-21	-16	88	8	-36	36	-16
Junior High Percent Change		-1.35%	4.79%	-2.40%	2.46%	-4.58%	-3.65%	20.85%	1.57%	-6.95%	7.47%	-3.09%
Gainsville High School	1,100	922	928	958	954	947	974	943	941	1,024	1,011	1,065
<b>HIGH SCHOOL TOTAL</b>		<b>922</b>	<b>928</b>	<b>958</b>	<b>954</b>	<b>947</b>	<b>974</b>	<b>943</b>	<b>941</b>	<b>1,024</b>	<b>1,011</b>	<b>1,065</b>
High School Absolute Change		3	6	30	-4	-7	27	-31	-2	83	-13	54
High School Percent Change		0.33%	0.65%	3.23%	-0.42%	-0.73%	2.85%	-3.18%	-0.21%	8.82%	-1.27%	5.34%
<b>DISTRICT TOTALS</b>		<b>3,121</b>	<b>3,200</b>	<b>3,267</b>	<b>3,246</b>	<b>3,262</b>	<b>3,305</b>	<b>3,363</b>	<b>3,423</b>	<b>3,507</b>	<b>3,528</b>	<b>3,601</b>
District Absolute Change		-74	79	67	-20	16	43	58	59	84	21	73
District Percent Change		-2.32%	2.53%	2.08%	-0.62%	0.50%	1.32%	1.75%	1.77%	2.47%	0.60%	2.06%



# Key Takeaways



Enrollment Forecast



- Gainesville ISD will continue to experience enrollment growth due to a favorable local economy and housing market
- There are over 100 new home lots that are expected to be delivered within GISD in the next 6 months
- The district is forecasted to add 30 to 50 single family homes a year for the next 5 years