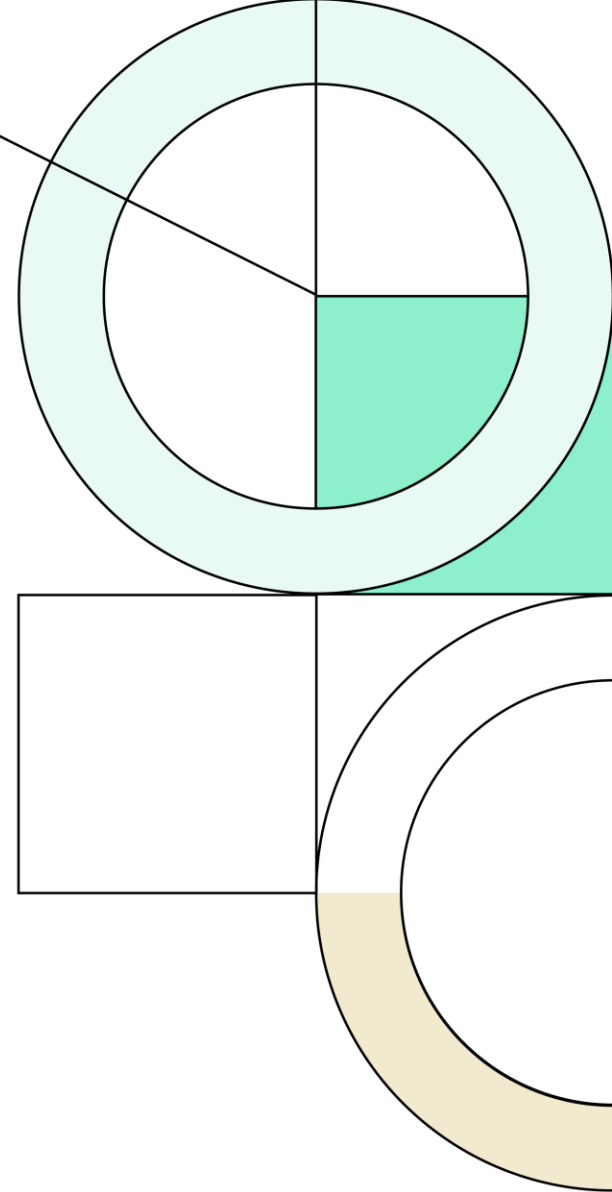
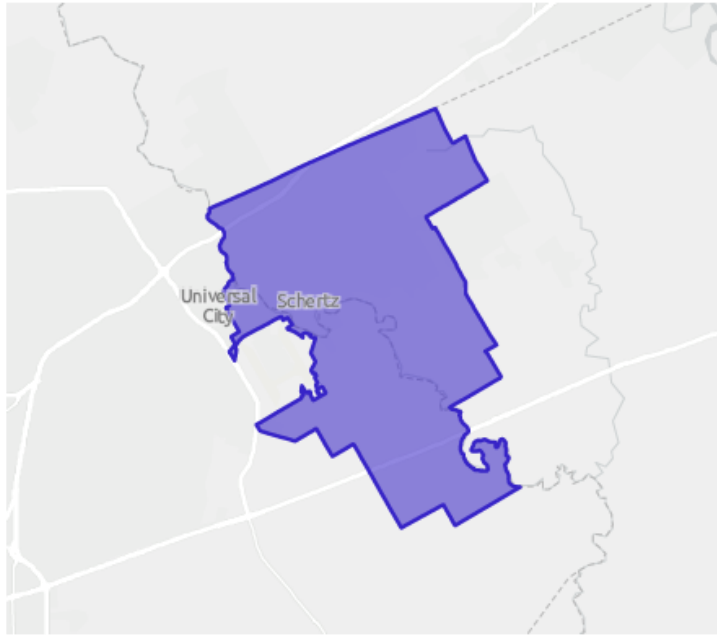




3Q23

Demographic Report





POPULATION TRENDS AND KEY INDICATORS

SCHERTZ CIBOLO ISD
Area: 60.01 square miles

90,971

Population

30,960

Households

2.93

Avg Size
Household

36.4

Median
Age

\$97,350

Median
Household Income

\$267,439

Median
Home Value

109

Wealth
Index

128

Housing
Affordability

80

Diversity
Index

MORTGAGE INDICATORS



\$15,445

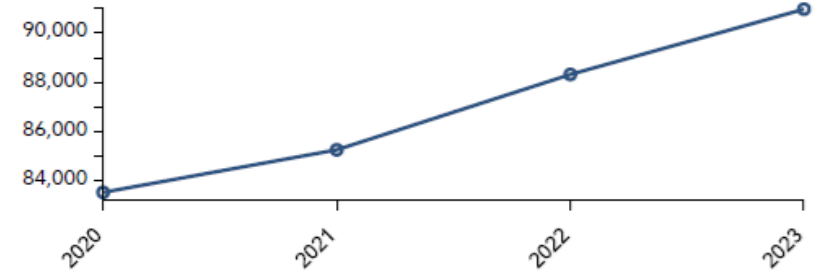
Avg Spent on Mortgage &
Basics



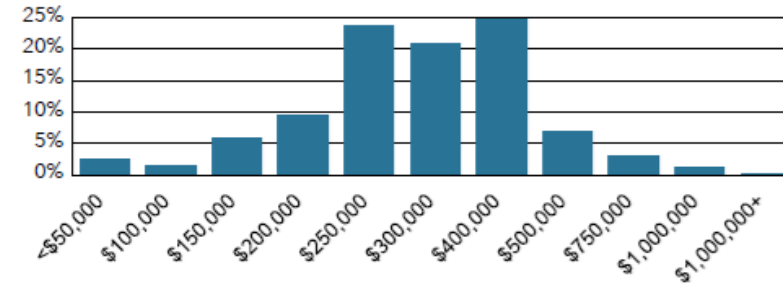
16.5%

Percent of Income for
Mortgage

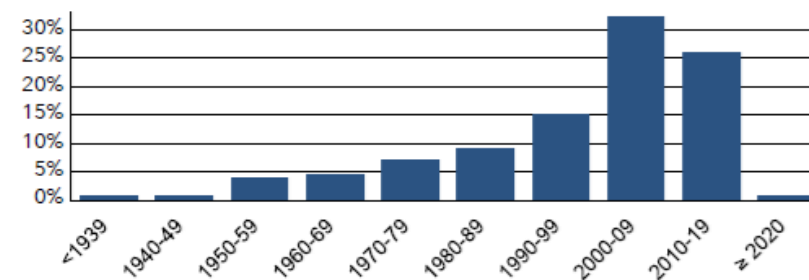
Historical Trends: Population



Home Value



Housing: Year Built



POPULATION BY AGE



Under 18 (25.3%)
Ages 18 to 64 (62.3%)
Aged 65+ (12.4%)

POPULATION BY GENERATION



3.0%

Greatest Gen:
Born 1945/Earlier



15.8%

Baby Boomer:
Born 1946 to 1964



21.2%

Generation X:
Born 1965 to 1980



26.4%

Millennial:
Born 1981 to 1998



24.1%

Generation Z:
Born 1999 to 2016



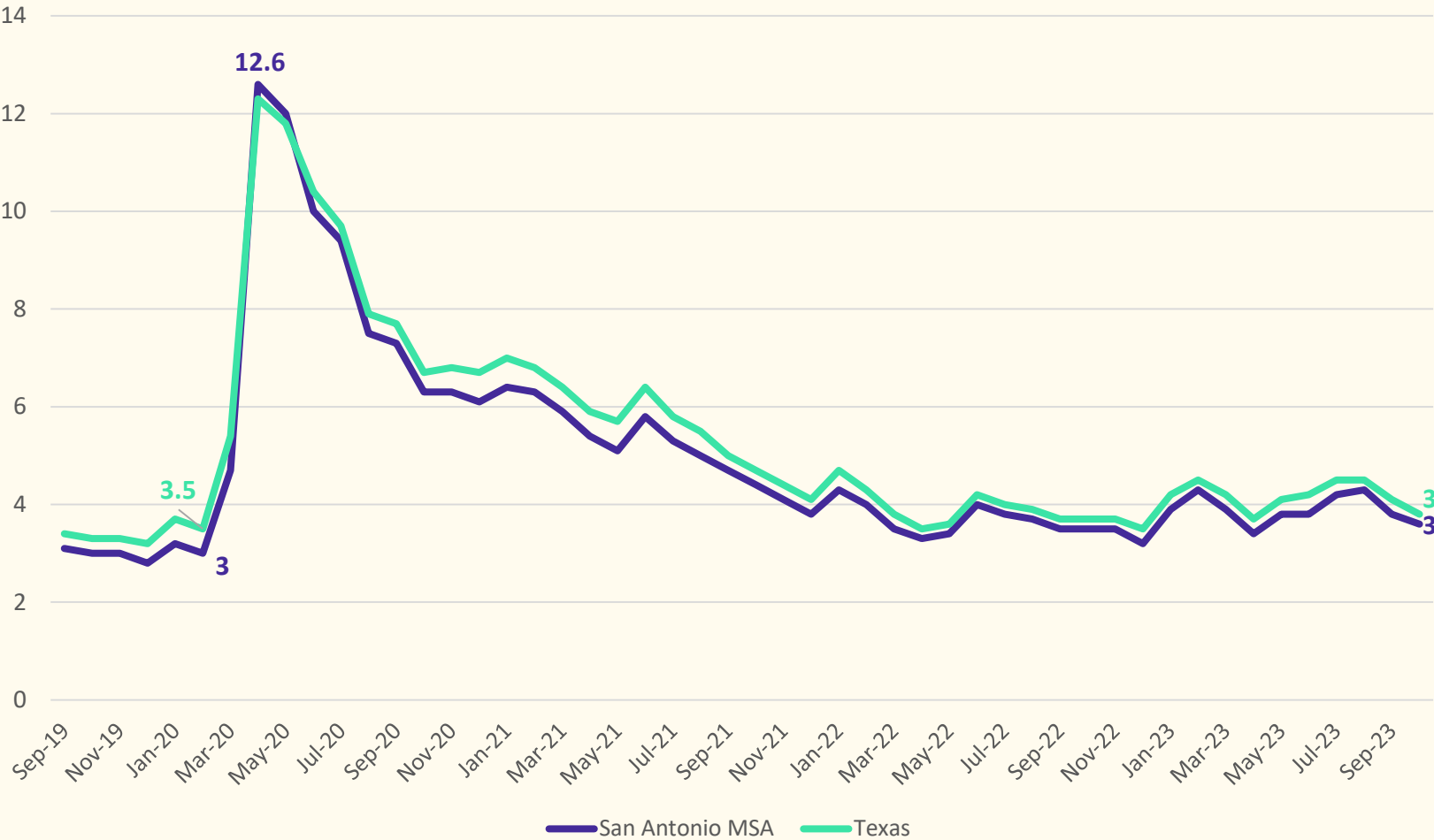
9.5%

Alpha: Born
2017 to Present

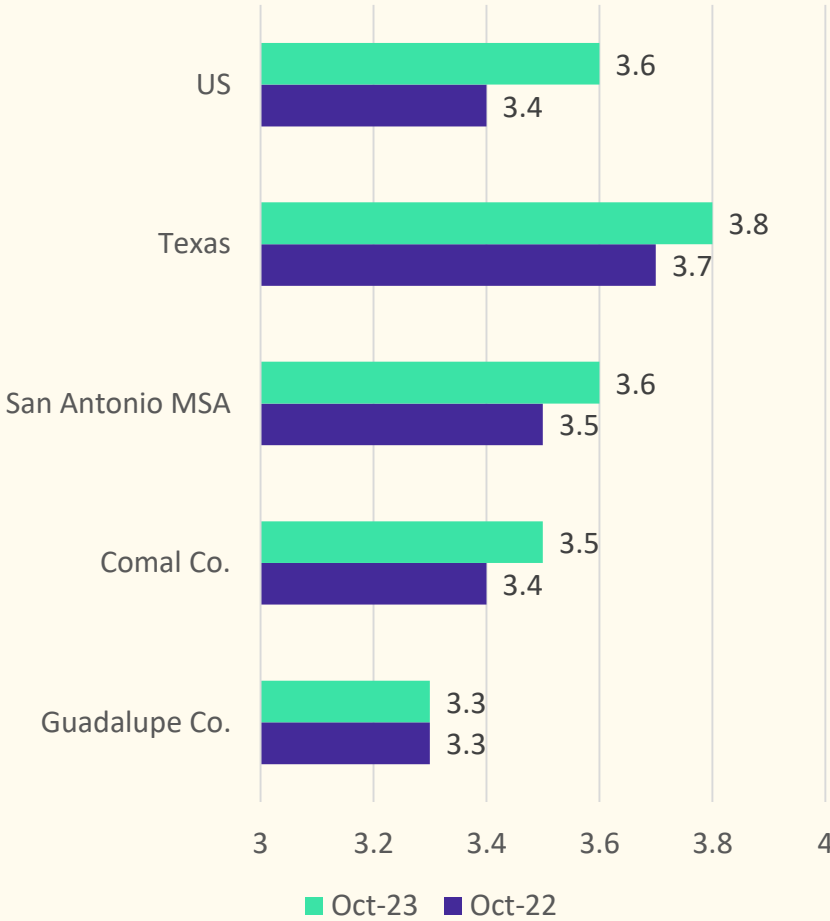


Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2023



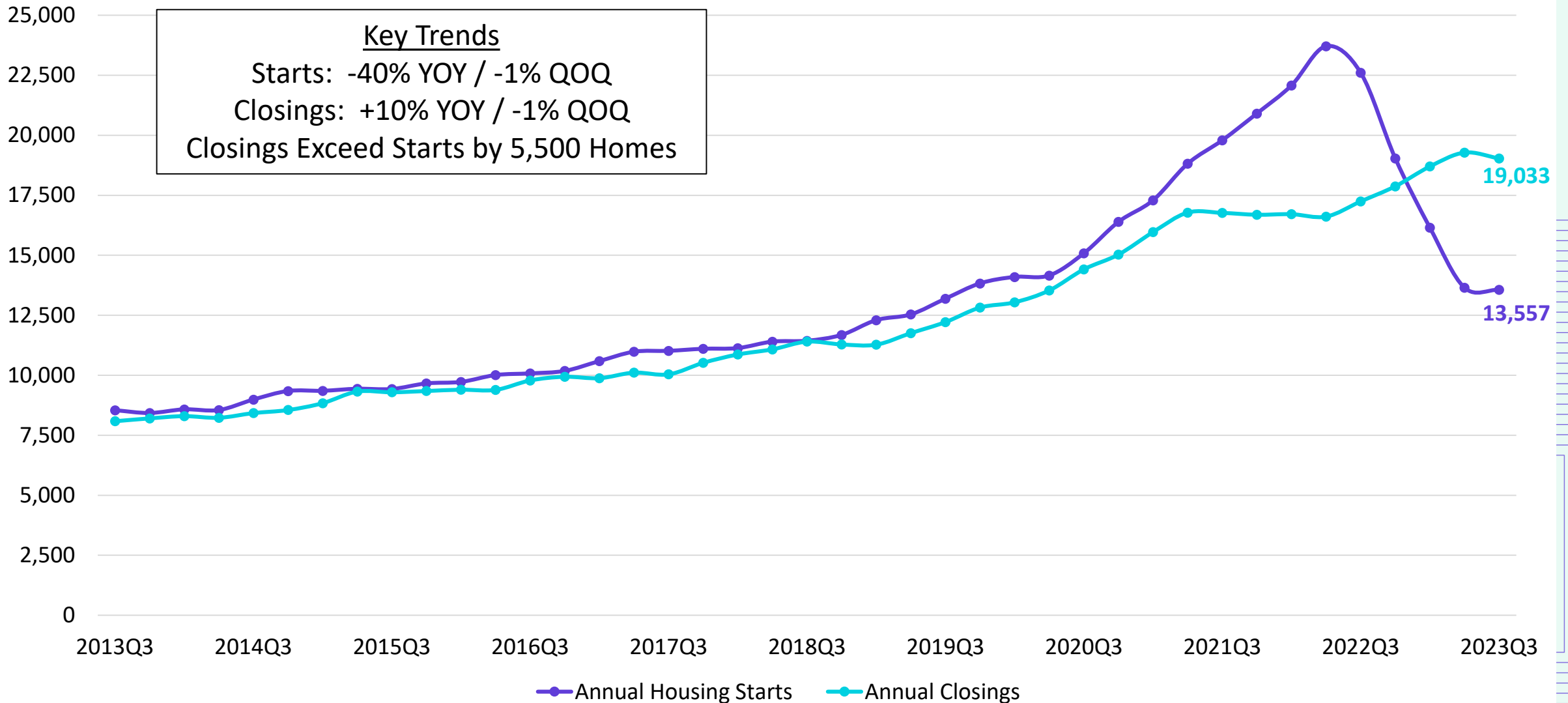
Unemployment Rate, Year Over Year





San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



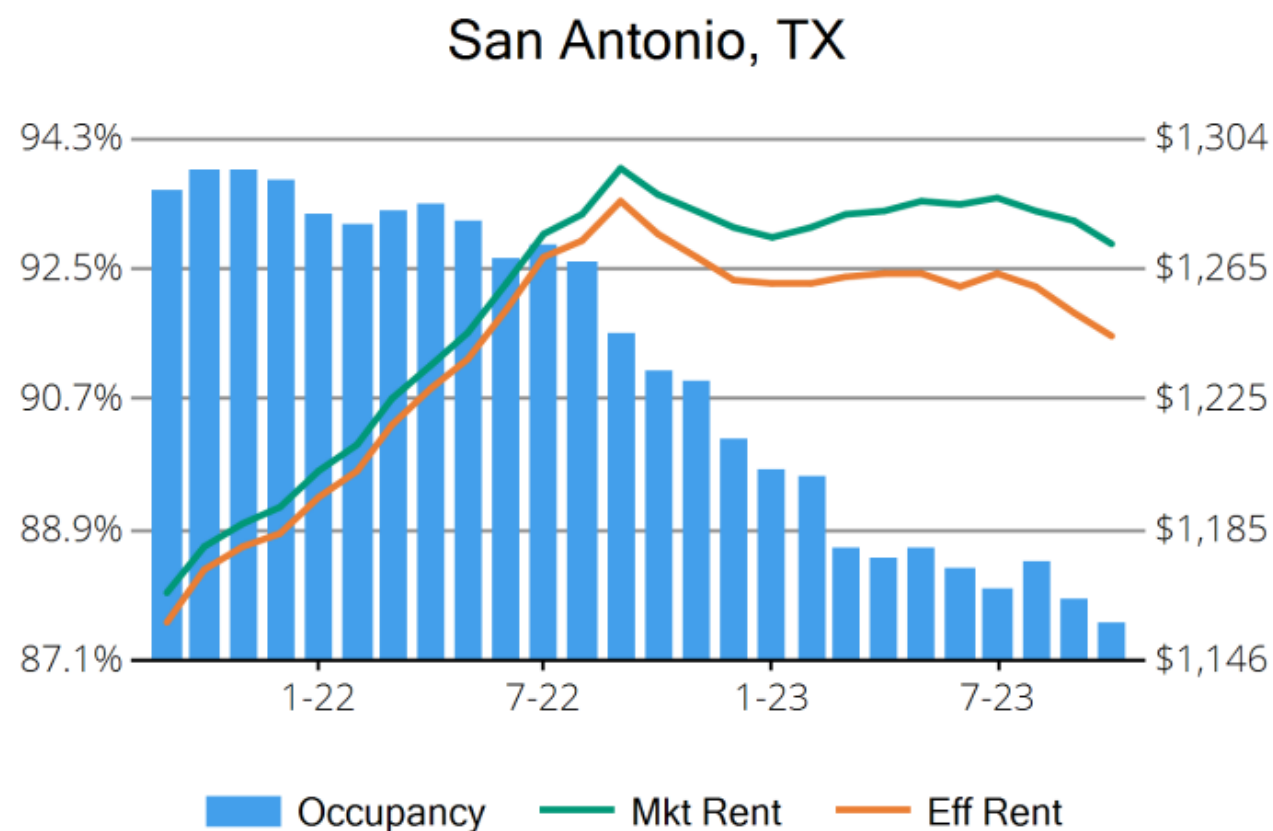


Housing Market Trends: Multi-family Market- Oct. 2023



Stabilized and Lease-up Properties

Conventional Properties	Oct 2023	Annual Change
Occupancy	87.6	-3.8%
Unit Change	6,465	
Units Absorbed (Annual)	-1,119	
Average Size (SF)	858	+0.5%
Asking Rent	\$1,272	-1.2%
Asking Rent per SF	\$1.48	-1.8%
Effective Rent	\$1,244	-2.5%
Effective Rent per SF	\$1.45	-3.0%
% Offering Concessions	34%	+94.7%
Avg. Concession Package	5.8%	+30.6%





San Antonio New Home Ranking Report

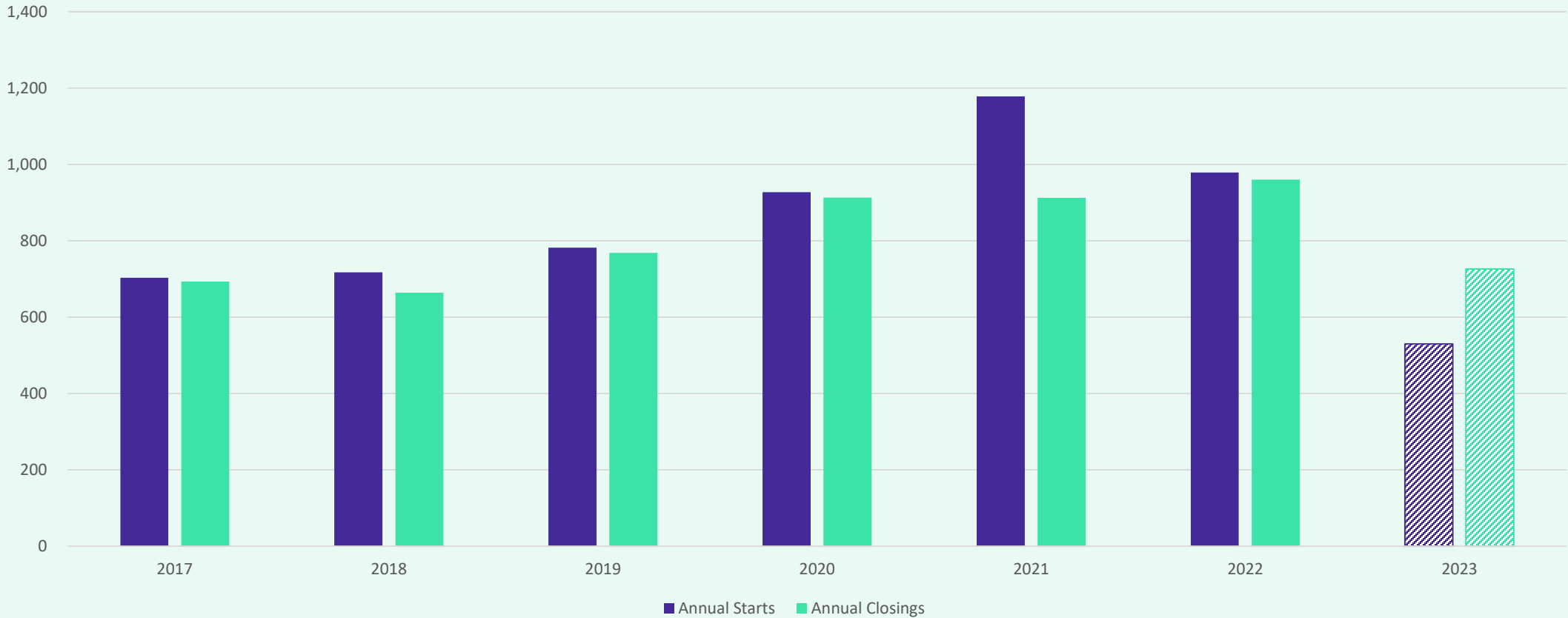
ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	2,762	4,009	2,287	7,237	24,003
2	COMAL ISD	1,960	2,971	1,982	4,390	22,269
3	EAST CENTRAL ISD	1,469	2,282	1,036	4,414	26,268
4	MEDINA VALLEY ISD	1,859	2,139	1,351	4,375	25,751
5	JUDSON ISD	783	1,322	583	774	1,228
6	SOUTHWEST ISD	890	1,106	673	2,704	9,156
7	SCHERTZ-CIBOLO-U CITY ISD	593	1,060	550	1,819	6,914
8	NEW BRAUNFELS ISD	510	762	406	1,203	6,767
9	NAVARRO ISD	636	692	458	1,457	4,461
10	BOERNE ISD	569	623	534	1,263	10,547
11	SEGUIN ISD	327	471	253	681	5,280
12	NORTH EAST ISD	368	463	223	701	5,711
13	SOUTHSIDE ISD	419	460	327	1,082	10,948
14	SAN ANTONIO ISD	94	240	166	347	794
15	SOUTH SAN ANTONIO ISD	129	219	137	250	539
16	LYTLE ISD	51	73	35	157	1,306
17	HARLANDALE ISD	5	41	0	14	43
18	ALAMO HEIGHTS ISD	27	33	58	20	19
19	EDGEWOOD ISD	0	28	0	0	42
20	MARION ISD	62	24	62	283	4,388

* Based on additional housing research by Zonda Education



District New Home Starts and Closings by Quarter

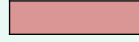


Starts	2017	2018	2019	2020	2021	2022	2023
1Q	196	175	201	237	294	349	103
2Q	168	180	176	197	300	393	186
3Q	167	177	207	261	265	174	241
4Q	172	185	198	232	319	63	
Total	703	717	782	927	1,178	979	530

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	194	133	138	165	190	181	280
2Q	172	185	211	249	258	227	247
3Q	179	185	240	286	268	218	199
4Q	148	161	179	213	196	334	
Total	693	664	768	913	912	960	726

District Housing Overview by Elementary Zone

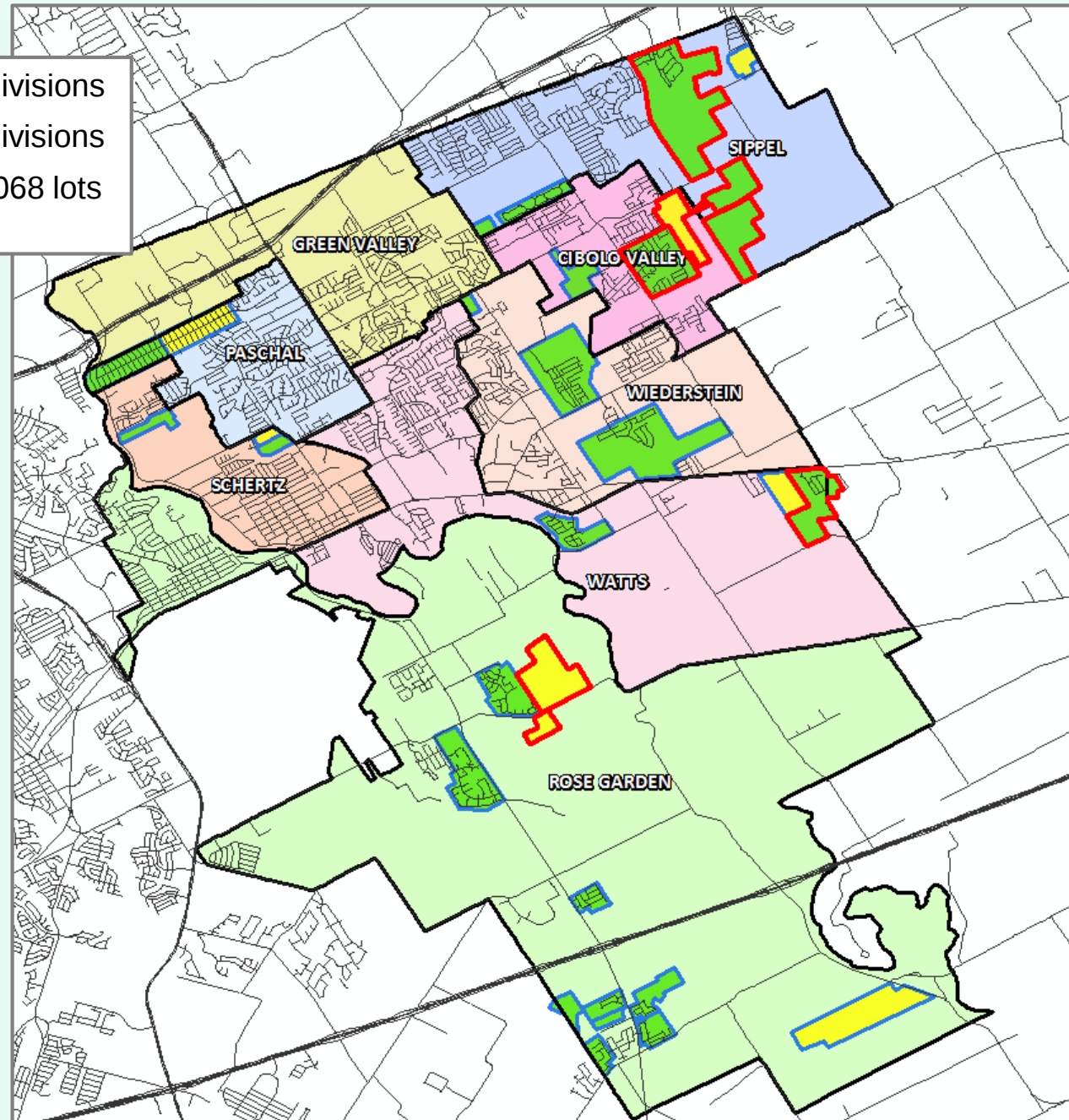
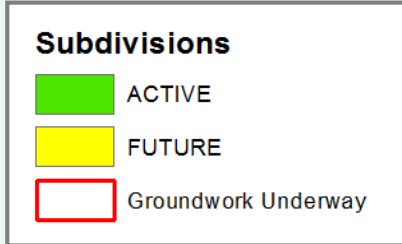
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	73	22	58	23	39	77	168	430
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	1	0	1	45	242
ROSE GARDEN	146	44	307	41	94	147	590	3,017
SCHERTZ	32	6	103	12	15	24	0	60
SIPPEL	80	42	130	33	46	90	639	1,743
WATTS	61	26	152	25	24	68	76	580
WIEDERSTEIN	200	101	307	64	96	143	301	842
Grand Total	593	241	1,060	199	314	550	1,819	6,914

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



District Housing Overview

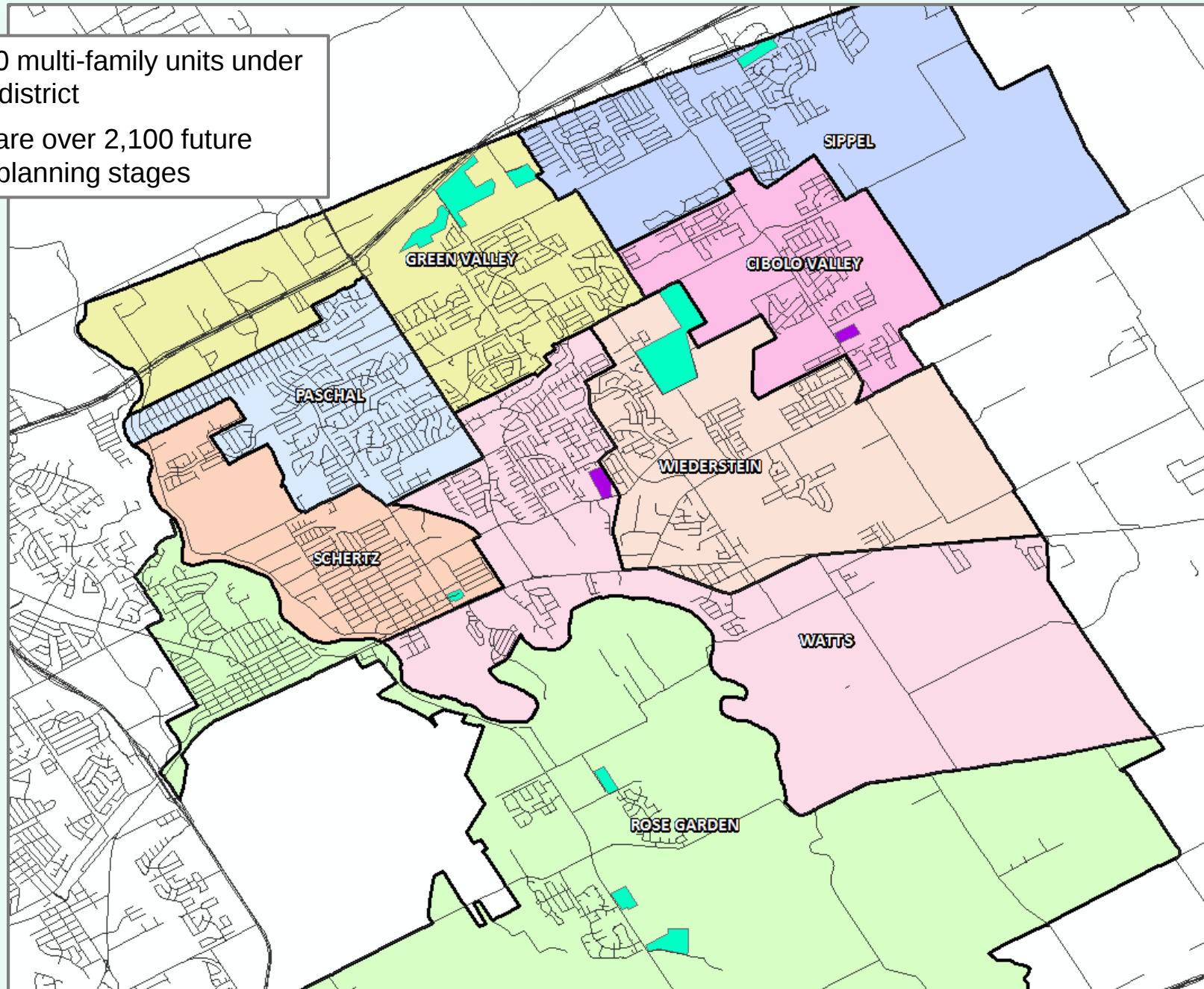
- The district has 24 actively building subdivisions
- Within SCUCISD there are 8 future subdivisions
- Of these, groundwork is underway on 1,068 lots within 8 subdivisions





District Multi-Family Overview

- The district has over 550 multi-family units under construction across the district
- Within SCUCISD there are over 2,100 future multi-family units in the planning stages



Multi-Family Developments

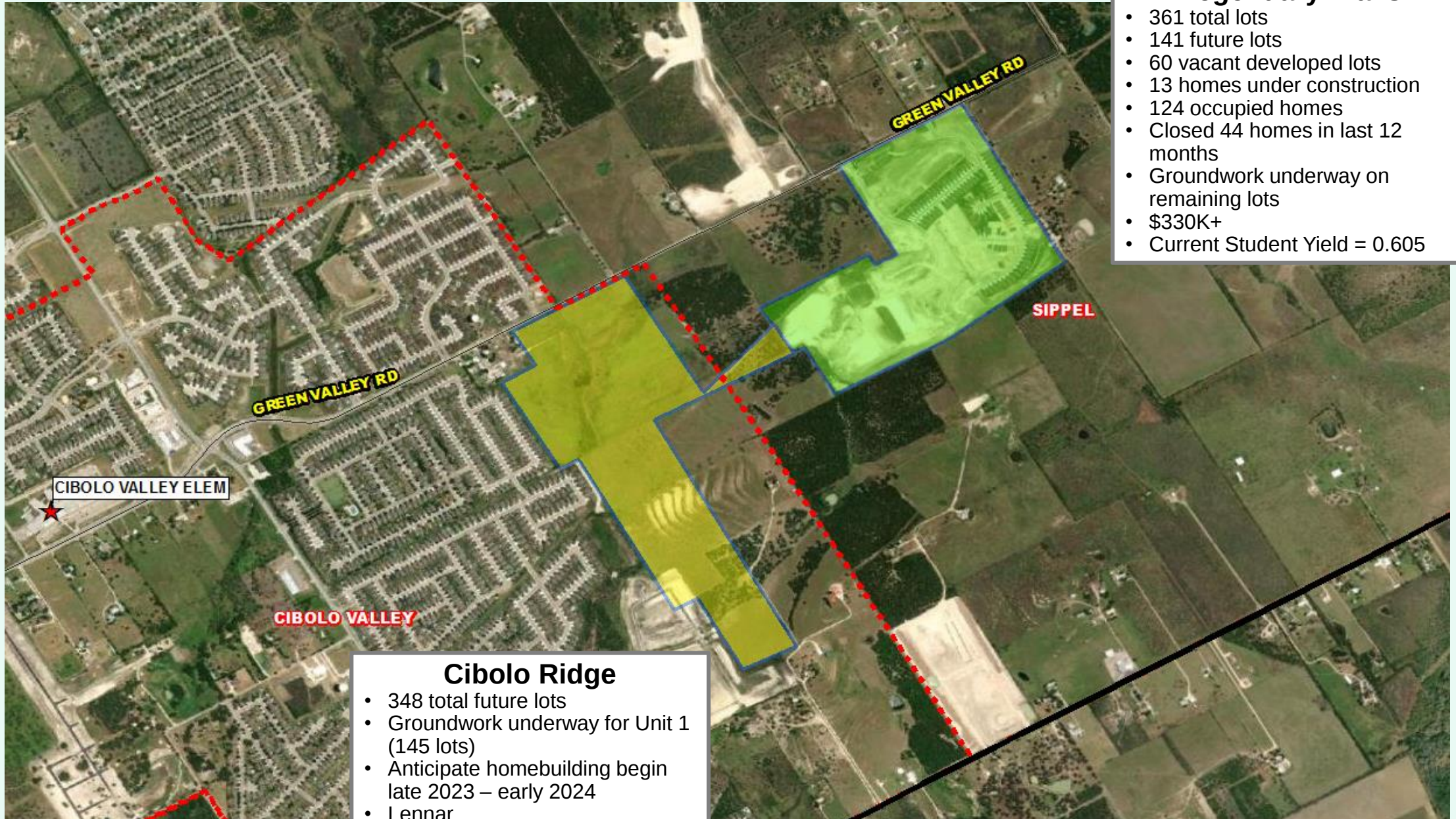
- MF Under construction
- Future Multi-Family



Residential Activity

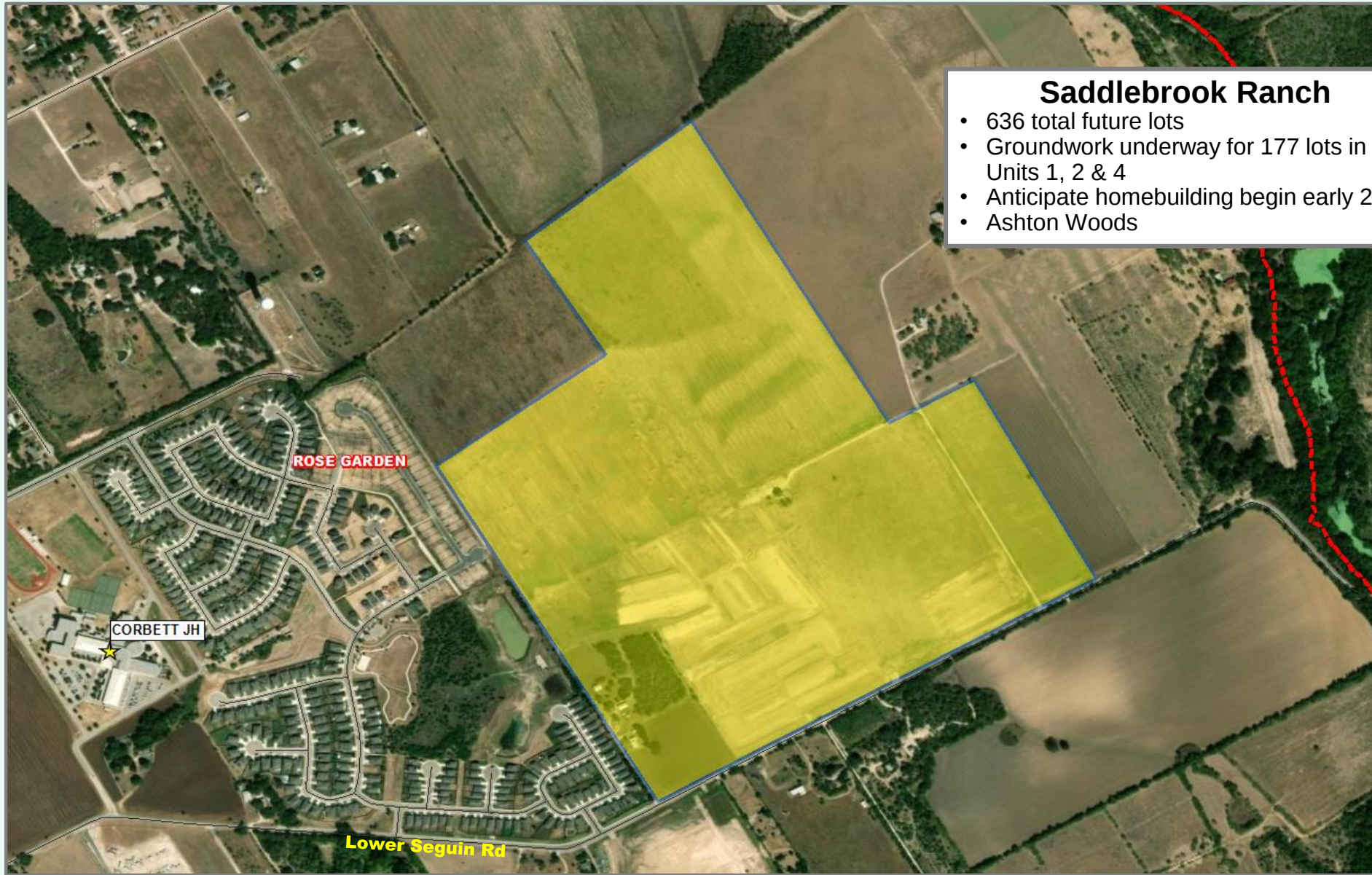
Legendary Trails

- 361 total lots
- 141 future lots
- 60 vacant developed lots
- 13 homes under construction
- 124 occupied homes
- Closed 44 homes in last 12 months
- Groundwork underway on remaining lots
- \$330K+
- Current Student Yield = 0.605





Residential Activity

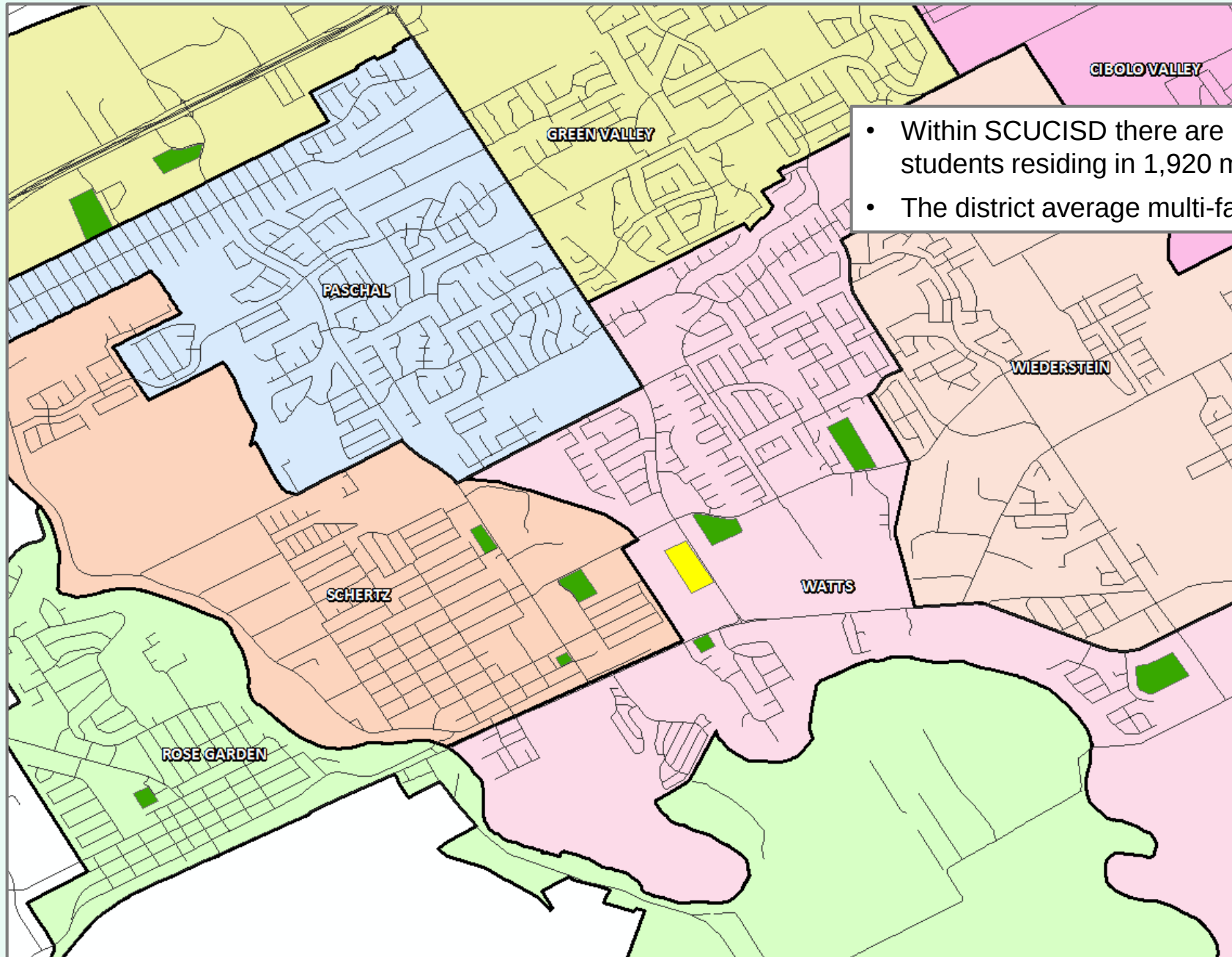


Saddlebrook Ranch

- 636 total future lots
- Groundwork underway for 177 lots in Units 1, 2 & 4
- Anticipate homebuilding begin early 2024
- Ashton Woods



Multi-Family Yield





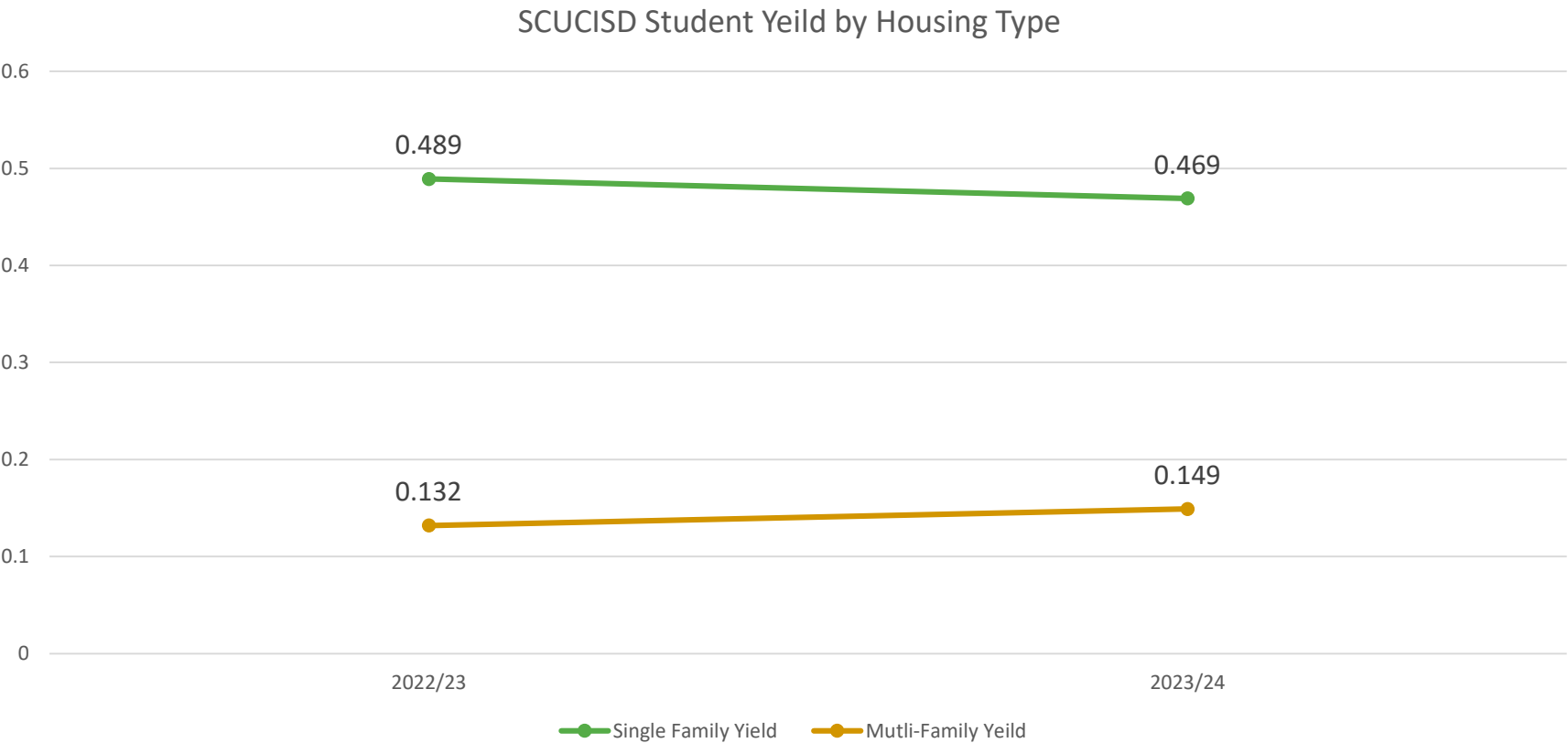
Student Yield by Housing Type



Single Family Yield
0.469



Multi-Family Yield
0.149





Student Density

SCUCISD currently has 308 residing out of district

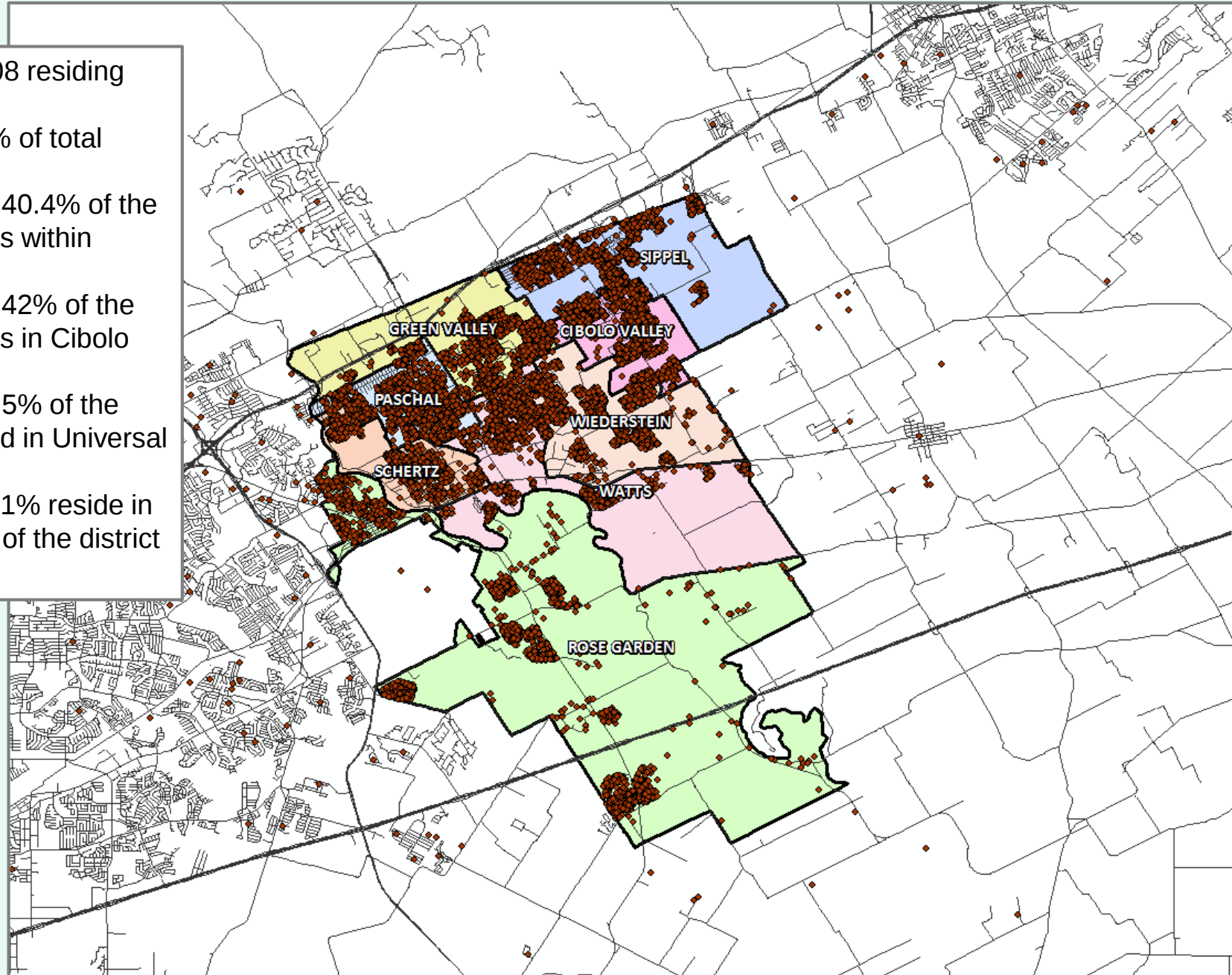
This represents roughly 2% of total SCUCISD students

6,124 students, or roughly 40.4% of the district population resides within Schertz city limits

6,372 students, or roughly 42% of the district population resides in Cibolo city limits

687 students, or roughly 4.5% of the district population resided in Universal City city limits

1,665 students roughly 11.1% reside in the unincorporated area of the district





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
2019/20	413	1,048	1,036	1,093	1,125	1,184	1,211	1,234	1,183	1,180	1,419	1,340	1,282	1,224	15,972	154	1.0%
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673	-299	-1.9%
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864	-282	-1.9%
2025/26	406	789	795	870	896	1,052	1,061	1,134	1,145	1,145	1,328	1,387	1,321	1,332	14,661	-203	-1.4%
2026/27	443	861	840	816	897	933	1,072	1,093	1,167	1,164	1,269	1,316	1,274	1,306	14,451	-210	-1.4%
2027/28	438	850	918	851	841	932	950	1,104	1,120	1,187	1,294	1,256	1,218	1,258	14,217	-234	-1.6%
2028/29	446	866	907	945	879	879	947	975	1,128	1,138	1,318	1,278	1,161	1,206	14,073	-144	-1.0%
2029/30	456	886	919	941	978	919	893	974	994	1,147	1,265	1,304	1,180	1,151	14,007	-66	-0.5%
2030/31	465	904	940	951	970	1,020	935	919	1,000	1,010	1,277	1,251	1,205	1,170	14,017	10	0.1%
2031/32	477	931	960	973	982	1,012	1,038	962	944	1,017	1,128	1,263	1,156	1,193	14,036	19	0.1%
2032/33	489	954	984	995	1,006	1,025	1,029	1,068	989	960	1,130	1,117	1,167	1,146	14,059	22	0.2%
2033/34	500	976	1,011	1,021	1,028	1,051	1,042	1,059	1,099	999	1,066	1,120	1,034	1,156	14,162	103	0.7%

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



Ten Year Forecast by Elementary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
CIBOLO VALLEY EL	891	1,200	657	611	587	589	594	594	608	617	620	627	637
GREEN VALLEY EL	673	924	533	497	482	469	497	506	524	535	537	535	529
NORMA PASCHAL EL	673	924	625	591	582	564	544	546	559	569	574	580	585
ROSE GARDEN EL	891	1,200	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
SCHERTZ EL	675	1,102	668	628	605	601	576	581	588	591	586	582	582
SIPPEL EL	675	1,058	672	679	690	721	756	782	827	867	904	961	1,030
WATTS EL	673	924	513	469	440	428	423	428	446	457	463	476	490
WIEDERSTEIN EL	675	1,058	546	538	544	527	517	529	549	568	574	587	602
ELEMENTARY TOTALS			5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
Elementary Percent Change			-5.48%	-4.21%	-1.78%	-0.37%	0.83%	1.91%	3.59%	2.96%	1.63%	2.20%	2.46%
Elementary Absolute Change			-296	-215	-87	-18	40	92	177	151	85	117	134
JORDAN INT	810	1,000	769	796	763	777	742	676	646	641	695	734	739
SCHLATHER INT	810	1,200	682	700	689	640	573	563	594	597	651	682	677
WILDER INT	810	1,250	725	730	743	748	739	683	627	616	654	681	685
INTERMEDIATE TOTALS			2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
Intermediate Percent Change			-1.09%	2.30%	-1.39%	-1.37%	-5.13%	-6.43%	-2.86%	-0.70%	7.87%	4.85%	0.19%
Intermediate Absolute Change			-24	50	-31	-30	-111	-132	-55	-13	146	97	4

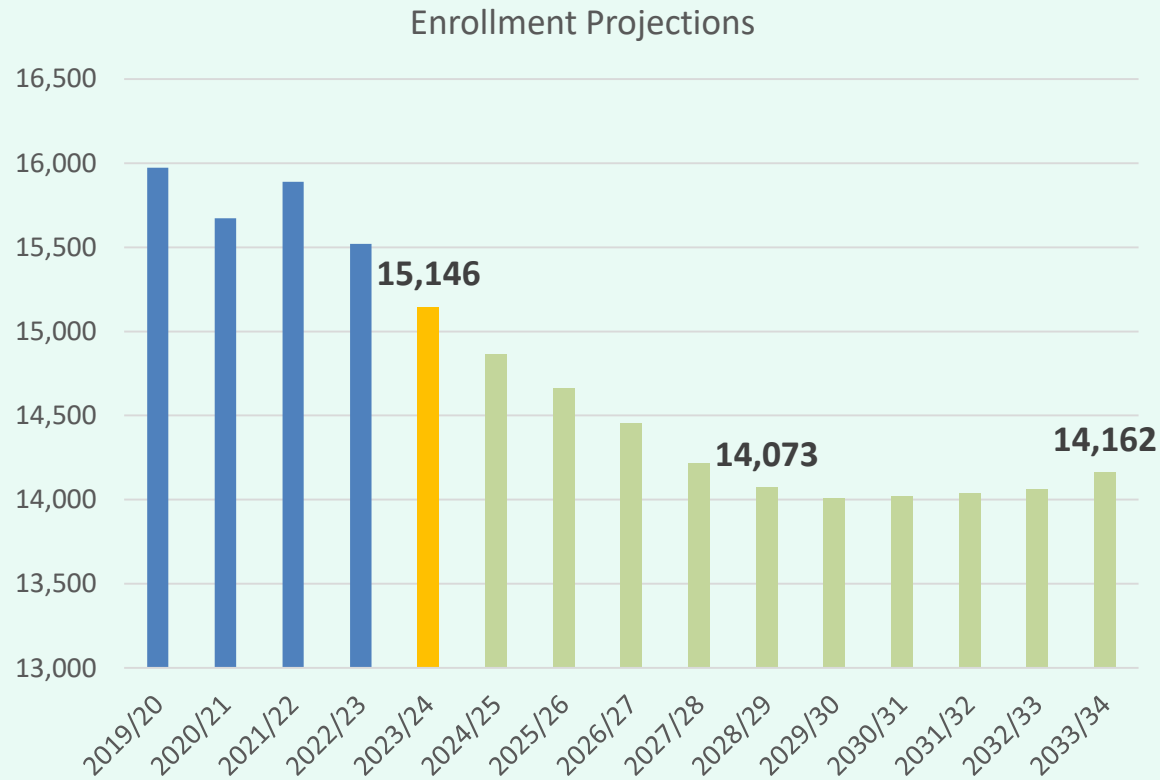


Ten Year Forecast by Secondary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
DOBIE JH	1,300	1,540	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
CORBETT JH	1,080	1,500	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
JUNIOR HIGH SCHOOL TOTALS			2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
Junior High School Percent Change			-3.71%	-4.83%	-1.46%	1.79%	-1.03%	-1.78%	-5.52%	-6.12%	-2.44%	-0.61%	7.64%
Junior High School Absolute Change			-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149
CLEMENS HS	2,700	3,300	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
STEELE HS	2,160	3,200	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
ALSELC			155	155	155	155	155	155	155	155	155	155	155
HIGH SCHOOL TOTALS			5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
High School Percent Change			0.73%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			39	1	-51	-203	-139	-63	-63	3	-163	-180	-184
DISTRICT TOTALS			15,146	14,864	14,661	14,451	14,217	14,073	14,007	14,017	14,036	14,059	14,162
District Percent Change			-2.42%	-1.86%	-1.37%	-1.43%	-1.62%	-1.01%	-0.47%	0.07%	0.14%	0.16%	0.73%
District Absolute Change			-375	-282	-203	-210	-234	-144	-66	10	19	22	103



Key Takeaways



- Enrollment in Schertz Cibolo ISD decreased by -2.4% since 2022/23
- Enrollment declines related to Charter expansions and lower Kindergarten enrollments
- 3rd quarter new home starts bounce back to 241 starts highest in the past year
- The district has 24 actively building subdivisions with more than 1,800 lots available to build on
- SCUCISD has 8 future subdivisions with over 6,900 lots in the planning stages
- Groundwork is underway on more than 1,000 lots across the district
- Larger graduating classes verses smaller Kindergarten classes leading to decrease in overall enrollment
- District enrollment near 14,000 students in 2028/29 school year