2022-23

Montgomery ISD Demographic Study



Population and Survey Analysts www.pasatx.com



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Executive Summary

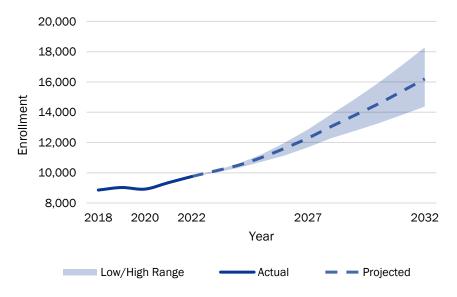
Population and Survey Analysts (PASA) has recently completed a Demographic Study for Montgomery ISD (MISD), and the findings are summarized below. The study included an analysis of current student locations, potential growth based on new housing, trends occurring in student relocation patterns throughout MISD, and socioeconomic factors relevant to the greater district area. PASA projects student data for a school district using forward-looking techniques and does not rely on past rates of change.

DISTRICTWIDE PROJECTIONS

After evaluating the current student population, recent trends in geo-coded students, projected additional housing occupancies and their resulting student yields, and the overarching economic and employment concerns, PASA projects the following student population by grade group:

	2032-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
EE-5th	4,441	4,622	4,862	5,170	5,385	5,680	5,973	6,216	6,463	6,763
6th-8th	2,389	2,531	2,661	2,778	3,044	3,213	3,441	3,575	3,828	4,055
9th-12th	3,288	3,340	3,482	3,671	3,867	4,171	4,385	4,753	5,074	5,381
Total:	10,118	10,493	11,005	11,619	12,296	13,064	13,799	14,544	15,365	16,199

GROWTH SCENARIOS



PASA takes a conservative approach to project growth and develops a Low, Moderate, and High Scenario of Growth for each year in the projection period. These scenarios are shown here with supporting data and complete projections found in Chapter 4.

DISTRICT CHARACTERISTICS THAT IMPACT FUTURE STUDENT ENROLLMENT

In order to assess the three scenarios of growth, PASA studied factors unique to Montgomery ISD (MISD) and how they might affect the development of new housing. These factors included economic and social topics such as job growth, employment sectors, socioeconomic characteristics, quality of life indicators, housing construction, land development potential, charter and private school plans, and household size and age.

The student projections developed in this study are based on assumptions incorporating several factors discussed throughout this report. In the case of MISD, it is important to note the following:



Montgomery ISD has a median age of 44.3 years, which is significantly older than the Houston Metro Area median age of 34.8 years as well as the median age of surrounding districts. This data point reflects the number of retirees in the district.



The completion of the freeway extension of Texas-249 connecting Beltway 8 in northwest Houston to the College Station region has greatly improved access to southwestern Montgomery County. Large tracts in western/southwestern Montgomery ISD now have higher development potential as commute times to these areas are reduced. Several large tracts in the FM 149 and FM 1486 corridors have recently been sold to developers just south of the Montgomery ISD boundary in Magnolia ISD.



Plans for Skye Ranch, a nearly 1,800-acre master planned community expected to have approximately 4,000 single-family homes at build out, are progressing. The majority of the development – approximately 1,500 acres – is within Montgomery ISD, and at this time, approximately 3,200 occupancies are expected in the District at build out. A road agreement between the MUD and Montgomery County has been approved, which will provide primary access to the development via a new east/west thoroughfare connecting to Fish Creek Thoroughfare. The county is expected to begin constructing its portion of the project – a connection to Woodforest Parkway across Mound Creek - in early 2024. The first occupancies are projected for late 2025.

PROJECTIONS BY ATTENDANCE ZONE

PASA has generated student population projections by planning unit to aid in long-range planning and has then aggregated the data from those planning units into the current attendance zones. Projections of resident students by attendance zone are included in the following charts:

Elementary Schools

Elementary				Pro	jected l	Residen	t EE-5tl	n Grade	Studer	its			Net
School	Max Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Transfers 2022-23
Keenan	900	883	926	962	1,023	1,109	1,176	1,253	1,338	1,419	1,510	1,618	49
Lincoln	525	507	539	583	635	686	702	719	733	738	748	766	-57
Lone Star	900	782	774	773	794	810	827	870	916	947	973	1,011	-16
Madeley Ranch	900	800	827	820	814	810	809	825	835	834	829	827	-14
Montgomery	900	485	488	509	536	599	652	743	832	921	1,006	1,098	110
Stewart Creek	900	810	887	975	1,060	1,156	1,219	1,270	1,319	1,357	1,397	1,443	-72
Total	5,025	4,267	4,441	4,622	4,862	5,170	5,385	5,680	5,973	6,216	6,463	6,763	0

Yellow highlights indicate years in which the projected resident student population exceeds Practical Capacity by 120%.

Junior High Schools

Junior High				Proj	jected F	Residen [.]	t 6th-8t	h Grade	Stude	nts			Net
School	Max Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Transfers 2022-23
Montgomery	1,400	1,060	1,109	1,209	1,288	1,371	1,503	1,570	1,667	1,720	1,833	1,923	-15
Oak Hills	1,400	1,212	1,280	1,322	1,373	1,407	1,541	1,643	1,774	1,855	1,995	2,132	15
Total	5,025	2,272	2,389	2,531	2,661	2,778	3,044	3,213	3,441	3,575	3,828	4,055	0

Yellow highlights indicate years in which the projected resident student population exceeds Practical Capacity by 120%.

High Schools

				Proje	ected R	esident	9th-12	th Grad	e Stude	ents			Net
High School	Max Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Transfers 2022-23
Lake Creek	2,600*	1,621	1,682	1,728	1,797	1,905	2,015	2,154	2,273	2,466	2,659	2,847	28
Montgomery	2,700	1,588	1,606	1,612	1,685	1,766	1,852	2,017	2,112	2,287	2,415	2,534	-28
Total	5,025	3,209	3,288	3,340	3,482	3,671	3,867	4,171	4,385	4,753	5,074	5,381	0

^{*} Capacity of Lake Creek will be expanded to 2,600 beginning in 2024-25.

Yellow highlights indicate years in which the projected resident student population exceeds Practical Capacity by 120%.

NEW PROJECTED HOUSING UNITS

PASA projects the developments listed below to have the largest impact on the District in the next ten years. These projections are based on interviews with landowners, real estate experts, commercial brokers, and city and county officials. These projections are for the number of new housing units only and do not reflect the total number of students expected in public schools in each development.

SINGLE-FAMILY HOUSING PROJECTIONS

		Projected Ne	w Housing O	ccupancies
Planning		2022-	2027-	2022-
Unit	Single-Family Developments	2027	2032	2032
28	Pine Lake Cove	380	359	739
41	Skye Ranch	90	630	720
30	Lake Conroe Village	234	293	527
39	Lone Star Landing	192	335	527
20, 19, 10	Randall Tracts	85	431	516
34, 33	Chapel Lakes MH JV Tracts	140	350	490
10	Redbird Meadows	107	300	407
26	Walden	187	208	395
10	PU 10 Tracts	34	360	394
13	Bentwater	206	183	389
31	Lake Conroe Forest	170	206	376
35	MUD 167 "Montgomery Heights"	75	285	360
31	Clopton Farms	146	194	340
14	Montgomery Bend	137	172	309
21	Fairwater	293	-	293
22	Montgomery Ridge	60	220	280
18	Lakeside Conroe BTR	268	-	268
8	PU 8 Tracts	45	210	255
Total Abov	ve-Listed Developments:	2,849	4,736	7,585
TOTAL SIN	GLE-FAMILY HOUSING D:	4,578	7,494	12,072

MULTI-FAMILY HOUSING PROJECTIONS

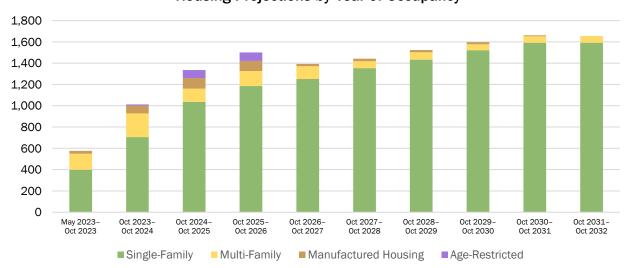
		Projected New	Housing Occ	cupancies
Planning	Largest	2022-	2027-	2022-
Unit	Multi-Family Developments	2027	2032	2032
22	Jaba Interest Tracts	20	270	290
28	The Terrace at Pine Lake Cove	241	-	241
18	Nantucket Housing	220	-	220
17	Harbor Shores	144	-	144
11	Superior Properties Duplexes	60	38	98
15	Grand Monarch	72	-	72
Total Abo	ve-Listed Developments:	757	308	1,065
TOTAL MU	JLTI-FAMILY HOUSING	757	308	1,065

NEW HOUSING PROJECTED BY HOUSING TYPE

PROJECTED:

Housing Type	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2032
Single-Family	399	706	1,036	1,186	1,251	1,354	1,434	1,522	1,592	1,592	12,072
Multi-Family	150	222	125	140	120	65	68	55	60	60	1,065
Manufactured Housing	27	74	99	95	22	23	21	20	10	2	393
Age-Restricted	0	10	75	80	0	0	0	0	0	0	165
Total	576	1,012	1,335	1,501	1,393	1,442	1,523	1,597	1,662	1,654	13,695

Housing Projections by Year of Occupancy



PER HOME

The ratios of students per home ranged from **0.00** to **1.44** in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single-family house throughout the District is **0.38**.

In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from **0.07** to **0.41**, and the weighted average throughout the District was **0.19** students per apartment unit. Districtwide, approximately **137** MISD students live in 651 multi-family units.

ECONOMIC CONSIDERATIONS

Low inventory and high demand tightened markets and drastically increased home prices from mid-2020 through 2021, as historically low mortgage rates fueled a robust housing market. This market has cooled and is now showing signs of stabilization to pre-pandemic levels.

Inflation, interest rate hikes, and fears of a looming recession were the highlight of economic news in 2022, and uncertainty about the US economy led headlines in 2023. The Federal Reserve (Fed) is committed to reducing inflation to a 2% long-term target and, to this end, increased the federal funds target rate ten times from March 2022 through May 2023. With the May 2023 increase, the Fed did not signal continued interest rate hikes as they have for the last 14 months.

According to data from Freddie Mac, increased federal fund target rates drove the average 30-year fixed rate mortgage to 7.08% in late October 2022, the first time it had surpassed 7% since April 2002 and more than double the 3.14% it was a year previous. As of June 1, the weekly average rate was 6.79%.



Introduction

Population and Survey Analysts (PASA) has recently completed a Demographic Study for Montgomery ISD by studying student residential locations, potential growth, housing trends, and economic factors inherent to the District. PASA studied the expected long-term trends for the District and created a dataset to use in planning for the next ten years. The findings of this report are detailed in the following document.

OVERVIEW

PASA projects student data for a school district using forward-looking techniques and does not rely on past rates of change. The resulting data that PASA generates is more rigorous and more usable by school districts than data created by State or Local entities because PASA assesses the actual development occurring. The process of gathering this data is outlined below and organized by chapter.



INTRODUCTION

PASA uses this data to understand the competitive advantage the District has over other nearby districts or schools and to understand recent enrollment trends by grade and grade group.

- District Overview maps and tables for statewide and regional comparisons
- · Recent enrollment trends by grade and grade group
- Socioeconomic Profiles



HOUSING PROJECTIONS

PASA employees assess the 10-year development potential for each major parcel of land in the District. Data is gathered for every development and aggregated into planning units. Projected housing occupancies are based on field data and interviews with real estate experts, commercial brokers, city and county officials, and others familiar with the expected development in the area.

- Maps of geographies directly impacting development
- Maps and tables of projected housing occupancies for the 10-year timeframe
- Development Overview maps of aerial imagery, parcels, subdivisions, multi-family complexes, and other developments



CURRENT STUDENTS

The current and recent student populations are analyzed to describe the demographic situation at present.

- Students per occupied single-family and multi-family home
- Maps and tables detailing current student demographic trends
- Private and Charter school enrollment estimates



STUDENT PROJECTIONS

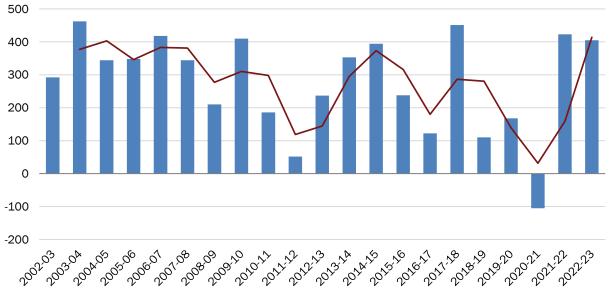
PASA assesses the long-term stability of each existing attendance zone and projects when and where additional facilities might be warranted.

- Low, Moderate, and High scenarios of Districtwide, grade-level growth
- Projections by planning unit based on the Moderate Growth Scenario
- Maps detailing the projections by attendance zone
- Charts of current transfers by attendance zone
- Maps and charts detailing the projected student population compared to the capacity of each facility

DISTRICTWIDE GROWTH TRENDS

The District Overview Maps and Tables show the 2022-23 student enrollment trends for Montgomery ISD and make historical, statewide, and regional comparisons. The One-Year Enrollment Trend Chart shows the statewide enrollment trends for districts with 7,500+ students. For 2022-23, MISD gained 405 students (a 4.33% increase) after gaining 423 students in the 2021-22 school year. The one-year gain of 405 students in Fall 2022 places MISD 30th in enrollment change out of districts with 7500+ students. The graph below shows enrollment growth or decline in the last two decades.

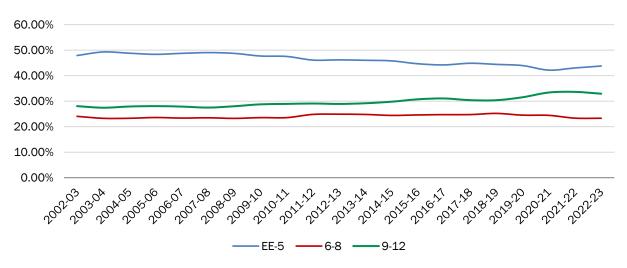




HISTORICAL ENROLLMENT BY GRADE GROUP

Over the last 20 years, an analysis of enrollment trends by grade group has revealed the aging of the younger population in the elementary to secondary grades. The overall proportion of students has decreased from 45.18% in 2013 to 43.77%, currently. Meanwhile, the Middle School Grade Group (6th-8th) has remained virtually unchanged, reaching a high of 25.20% in 2018-19. The High School Grade Group (9th-12th) has steadily increased over the last 20 years to 32.92% of the total student population.

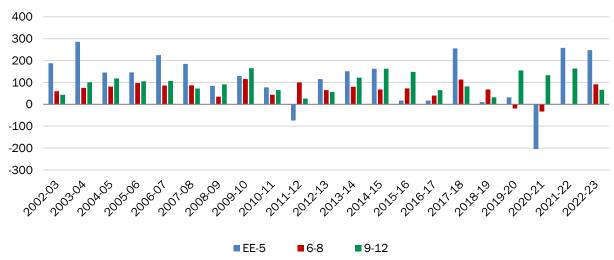
Percent Enrollment by Grade Group



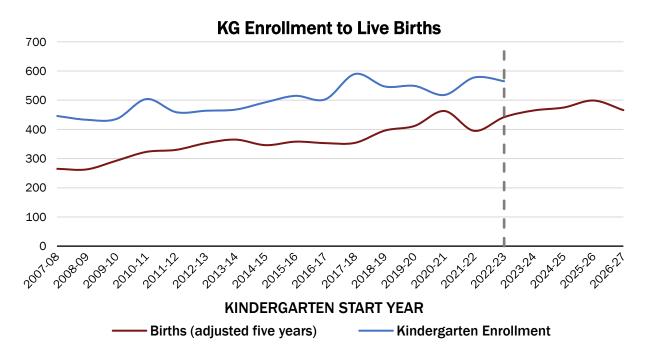
GROWTH OF STUDENTS IN **EARLY GRADES**

Since the 2012-13 school year, enrollment in the Elementary Grade Group (KG-5th) has experienced consistent growth with the exception of 2020-21. Changes in the Kindergarten and 1st-grade enrollment counts provide insight into how trends and patterns are developing or changing and the type of impact on the development of the district. The KG Percent Enrollment graph shows the percentage of the student population in the District that is in Kindergarten over the last 20 years. This proportion has slowly declined from 6.92% in 2002-03 to only 5.80% in 2022-23. Growing districts typically have large proportions of students in Kindergarten, which means that large cohorts work their way through the district, thereby increasing overall enrollment. This decline in the proportion of Kindergarten students is typically a sign of flattening growth, but outside factors and in-migration can change that growth trajectory.





The Kindergarten Enrollment to Live Births graph compares kindergarten enrollment to live births by the zip code of the birth mother. The birth data series is moved forward five years to show how it trends with kindergarten enrollment for those same births.



DISTRICT POPULATION: SOCIOECONOMIC CHARACTERISTICS

Perceived quality of life is a key data point for any school district, as it is the primary consideration for parents when deciding where to raise their families. While it can be difficult to measure 'quality-of-life' characteristics, various factors such as median

household income and median housing value are used to ascertain the desirability of one district over another. From 2016-2021, MISD's median household income rose from \$76,089 to \$106,932, while the median home value increased from \$234,600 to \$305,600.

The Selected Socioeconomic Characteristics Comparison chart provides a socioeconomic profile for MISD and compares it to other similar or adjacent districts and the Houston Metro Statistical Area. The resident population of MISD is older than the Houston MSA (median age of 44.3 years compared to 34.8 years) and slightly less oriented to families with children (18% of the population is school-aged, compared to 20% of the MSA population). The MISD population has a higher education level than the Houston MSA as a whole (41% have a bachelor's degree or higher compared to 34%). The MISD workforce has longer commuting times, with an average of 38.9 minutes, whereas the average commute in the MSA is 29.8 minutes.

ECONOMIC AND EMPLOYMENT TRENDS

ECONOMIC CONSIDERATIONS

Low inventory and high demand tightened markets and drastically increased home prices from mid-2020 through 2021, as historically low mortgage rates fueled a robust housing market. This market is now cooling.

Inflation, interest rate hikes, and fears of a looming recession were the highlight of economic news in 2022, and uncertainty about the US economy led headlines in 2023. The Federal Reserve (Fed) is committed to reducing inflation to a 2% long-term target and, to this end, increased the federal funds target rate ten times from March 2022 to May 2023. These increases mark the first time the Fed had increased this rate since late 2018, and the June 2022 increase was the largest single increase since 1994. With the May 2023 increase, the Fed did not signal continued interest rate hikes as they have for the last 14 months, indicating a potential pause in increases in the coming months.

According to data from Freddie Mac, increased federal fund target rates drove the average 30-year fixed rate mortgage to 7.08% in late October 2022, the first time it had surpassed 7% since April 2002 and more than double the 3.14% it was a year previous. As of June 1, the weekly average rate was 6.79%.

According to the Texas Real Estate Research Center's (TRERC) February 2023 analysis, "2023 has returned to normal seasonal trends, something not experienced since 2019." After a bleak January where monthly home sales represented the slowest start since 2017, where permits statewide had continued to slow since March 2022, and where January starts were the lowest level reported for the State since 2016, February saw increases in sales and construction starts and permits 'rebounding to pre-pandemic levels.' Single-family construction permits gained significant ground, with all four metro areas having positive gains and Houston leading the way with a 33% increase over January. Sales volume

expanded for the second consecutive month, and the state-wide median home price stayed flat. For March, construction increased significantly over February, with single-family permits up 23%, and sales continued to increase, up 2% from February. However, active listings decreased, and days on the market increased, indicating demand may be slowing although still trending upward. According to the TRERC, "Interest rates continued to climb, and an uncertain economic future were likely contributing factors to possible buyers holding onto their current homes. These factors continue to point to a cooling housing market."

For March 2023, Houston led all four major metros in single-family construction permit increases, with a 21.5% increase over February. While nowhere near 2021 or 2022, permits were comparable to 2019. Houston's monthly home sales increased 9.6%, the highest of all four metros in the state, and the region also reported the lowest days on the market of the metro areas. Houston's home prices remained stable, down just over 1% from February.

March 2023, in the Houston area market, single-family home sales volume decreased $\sim 19\%$ year-over-year, and the average sales price increased $\sim 0.1\%$ to \$418,735. The median price decreased $\sim 2.4\%$ to \$331,995; however, the median price per square foot rose slightly. Months inventory more than doubled from 1.1 to 2.6, still shy of the 6.5-month inventory considered representative of a balanced market in terms of supply and demand. For homes ranging in price from \$200,000 to \$400,000, months inventory was lower, ranging from 1.7 to 2.5 months.

REGIONAL EMPLOYMENT TRENDS

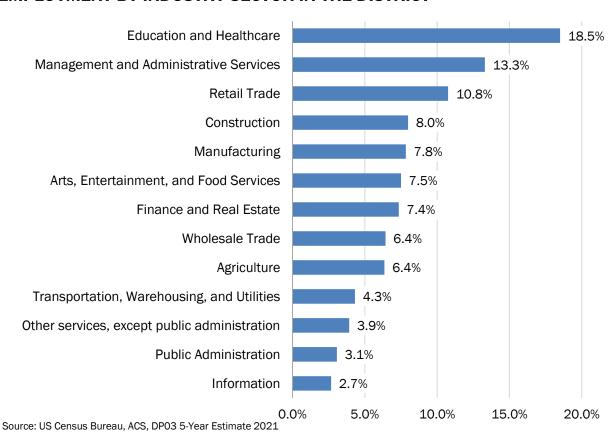
The Montgomery ISD area has experienced economic growth over the past year, with the City of Conroe and Montgomery County experiencing average employment growth of 2.7% and unemployment for both geographies increasing slightly.

	April 2022	September 2022	April 2023	6-Month Pct. Chg.	Annual Pct. Chg.
City of Conroe					
Employment	44,164	44,504	45,356	1.91%	2.70%
Unemployment Rate	3.6	3.7	3.8		
Montgomery County					
Employment	289,299	291,527	297,106	1.91%	2.70%
Unemployment Rate	3.6	3.7	3.7		

The Houston-The Woodlands-Sugarland MSA workforce was estimated to be 3,332,700 in April 2023, which is a net gain of 265,300 jobs at an average rate of 4,422 jobs per month over the previous 60 months. The approximately 364,300 jobs lost due to the pandemic had been recovered by February 2022.



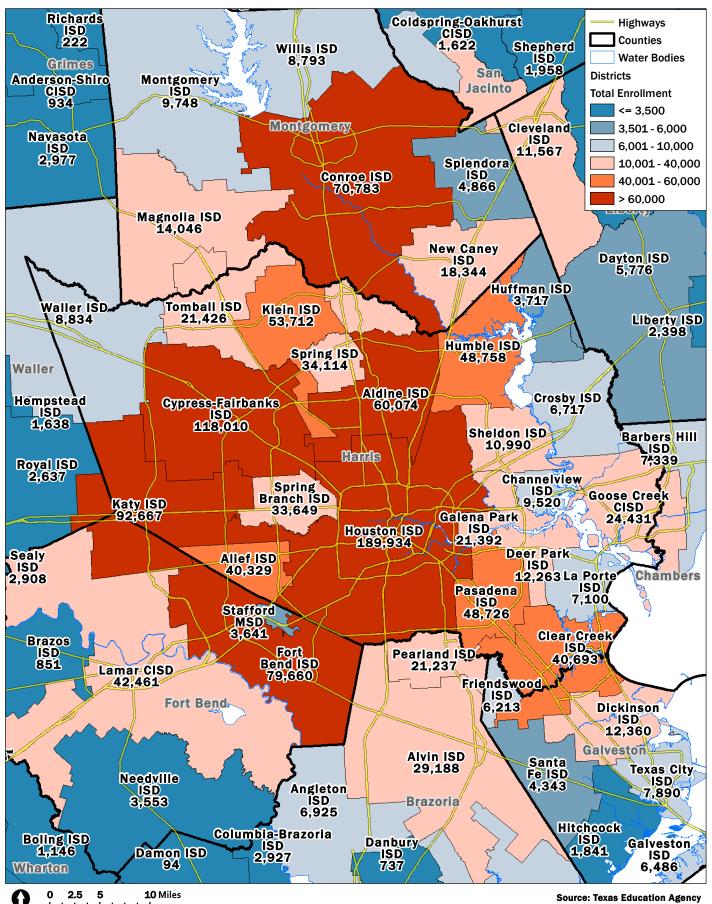
EMPLOYMENT BY INDUSTRY SECTOR IN THE DISTRICT



Total School District Enrollment



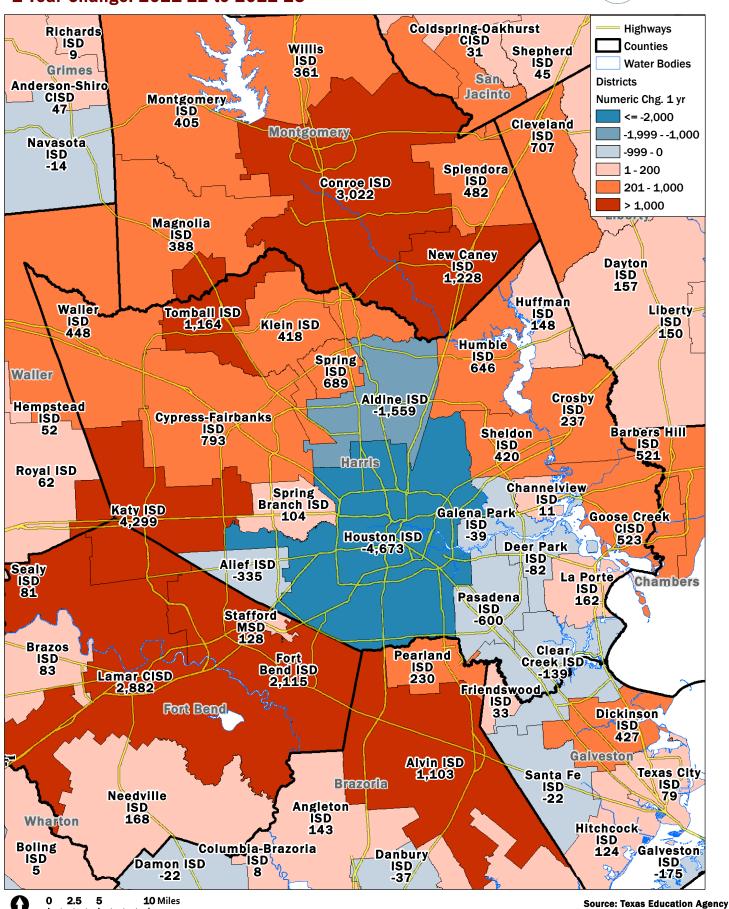




Numeric Change in School District Enrollment



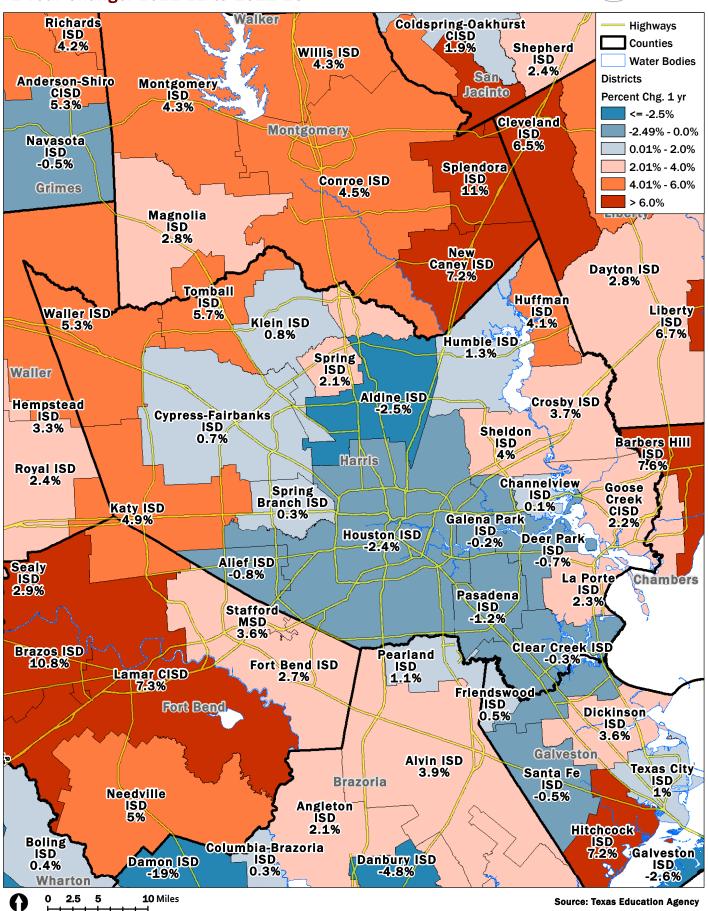
1-Year Change: 2021-22 to 2022-23



Percent Change in School District Enrollment

1-Year Change: 2021-22 to 2022-23







Montgomery ISD One-Year Enrollment Trends

All Districts with 7,500+ Students (Excluding Charter Schools)

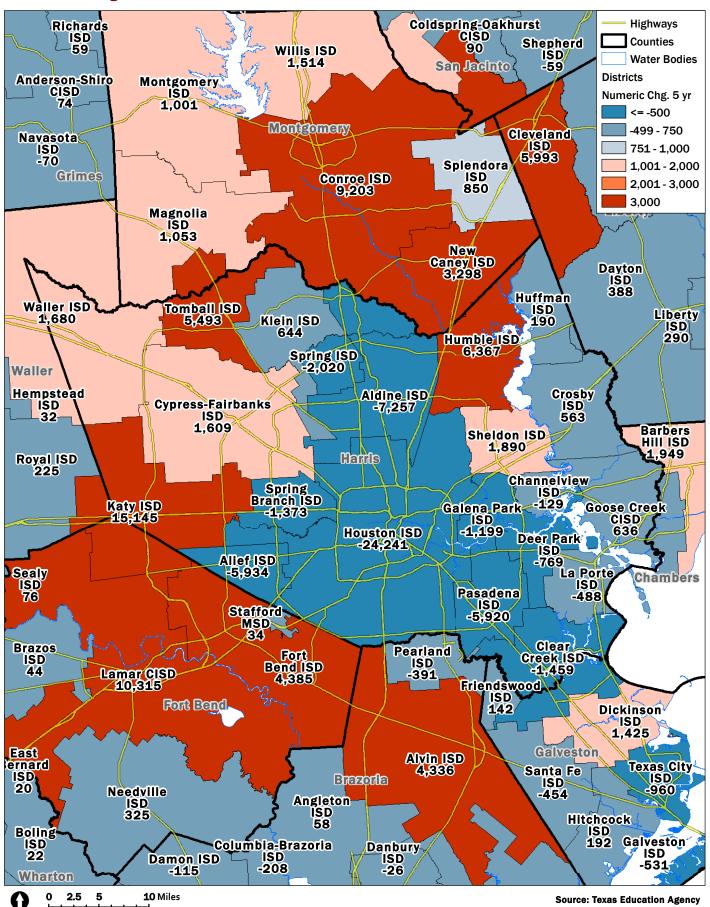
Rank	District	2022-23	2021-22	Cha	nge
1	PRINCETON ISD	7,837	6,767	1,070	15.81%
2	MEDINA VALLEY ISD	7,823	6,785	1,038	15.30%
3	LIBERTY HILL ISD	7,869	6,840	1,029	15.04%
4	PROSPER ISD	24,983	21,780	3,203	14.71%
5	FORNEY ISD	16,211	14,349	1,862	12.98%
6	ROYSE CITY ISD	8,521	7,629	892	11.69%
7	HUTTO ISD	9,620	8,960	660	7.37%
8	WAXAHACHIE ISD	10,837	10,095	742	7.35%
9	LAMAR CISD	42,461	39,579	2,882	7.28%
10	NEW CANEY ISD	18,344	17,116	1,228	7.17%
		10,544	17,110	1,220	1.11/0
20	WESLACO ISD	16,491	 15,639	852	5.45%
21	JUDSON ISD	25,871	24,536	1,335	5.44%
22	MIDLOTHIAN ISD	10,990	10,431	1,335 559	5.36%
23	WALLER ISD	8,834		448	5.34%
23 24	UNITED ISD		8,386		
2 4 25		41,381	39,316	2,065	5.25%
25 26	KATY ISD	92,667	88,368	4,299	4.86%
	ECTOR COUNTY ISD	33,340	31,810	1,530	4.81%
27	DRIPPING SPRINGS ISD	8,375	8,001	374	4.67%
28	COMAL ISD	28,511	27,288	1,223	4.48%
29	CONROE ISD	70,783	67,761	3,022	4.46%
30	MONTGOMERY ISD	9,748	9,343	405	4.33%
ЭТ	WILLIS ISD	8,793	8,432	361	4.28%
22	DACTDOD ICD	10 506	11 00 /	E10	1 27 0/
32	BASTROP ISD	12,506	11,994	512 527	4.27%
33	GEORGETOWN ISD	13,155	12,618	537	4.26%
33 34	GEORGETOWN ISD BOERNE ISD	13,155 10,763	12,618 10,327	537 436	4.26% 4.22%
33 34 35	GEORGETOWN ISD BOERNE ISD HAYS CISD	13,155 10,763 22,297	12,618 10,327 21,405	537 436 892	4.26% 4.22% 4.17%
33 34 35 36	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD	13,155 10,763 22,297 13,935	12,618 10,327 21,405 13,385	537 436 892 550	4.26% 4.22% 4.17% 4.11%
33 34 35 36 37	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD	13,155 10,763 22,297 13,935 10,990	12,618 10,327 21,405 13,385 10,570	537 436 892 550 420	4.26% 4.22% 4.17% 4.11% 3.97%
33 34 35 36 37 38	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD	13,155 10,763 22,297 13,935 10,990 29,188	12,618 10,327 21,405 13,385 10,570 28,085	537 436 892 550 420 1,103	4.26% 4.22% 4.17% 4.11% 3.97% 3.93%
33 34 35 36 37 38 39	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818	12,618 10,327 21,405 13,385 10,570 28,085 19,104	537 436 892 550 420 1,103 714	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74%
33 34 35 36 37 38	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD	13,155 10,763 22,297 13,935 10,990 29,188	12,618 10,327 21,405 13,385 10,570 28,085	537 436 892 550 420 1,103	4.26% 4.22% 4.17% 4.11% 3.97% 3.93%
33 34 35 36 37 38 39 40	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD —	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990	537 436 892 550 420 1,103 714 512	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% ——
33 34 35 36 37 38 39 40 —	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD — WACO ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 —- 14,086	537 436 892 550 420 1,103 714 512 —	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% —— -1.86%
33 34 35 36 37 38 39 40 — 137	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD — WACO ISD IRVING ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 — 13,824 31,767	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 —- 14,086 32,378	537 436 892 550 420 1,103 714 512 —- -262 -611	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% —— -1.86% -1.89%
33 34 35 36 37 38 39 40 — 137 138 139	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD WACO ISD IRVING ISD KELLER ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 —- 14,086 32,378 34,813	537 436 892 550 420 1,103 714 512 — -262 -611 -735	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% —— -1.86% -1.89% -2.11%
33 34 35 36 37 38 39 40 — 137 138 139 140	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD WACO ISD IRVING ISD KELLER ISD SAN ANGELO ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 —- 14,086 32,378 34,813 13,860	537 436 892 550 420 1,103 714 512 —- -262 -611 -735 -312	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% —— -1.86% -1.89% -2.11% -2.25%
33 34 35 36 37 38 39 40 — 137 138 139 140 141	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD —— WACO ISD IRVING ISD KELLER ISD SAN ANGELO ISD SCHERTZ-CIBOLO-U CITY ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 —- 14,086 32,378 34,813 13,860 15,890	537 436 892 550 420 1,103 714 512 —- -262 -611 -735 -312 -362	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% —— -1.86% -1.89% -2.11% -2.25% -2.28%
33 34 35 36 37 38 39 40 — 137 138 139 140 141 142	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD —— WACO ISD IRVING ISD KELLER ISD SAN ANGELO ISD SCHERTZ-CIBOLO-U CITY ISD ALDINE ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 — 14,086 32,378 34,813 13,860 15,890 61,633	537 436 892 550 420 1,103 714 512 —— -262 -611 -735 -312 -362 -1,559	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% —— -1.86% -1.89% -2.11% -2.25% -2.28% -2.53%
33 34 35 36 37 38 39 40 — 137 138 139 140 141 142 143	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD —— WACO ISD IRVING ISD KELLER ISD SAN ANGELO ISD SCHERTZ-CIBOLO-U CITY ISD ALDINE ISD EDGEWOOD ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 ———————————————————————————————————	537 436 892 550 420 1,103 714 512 —- -262 -611 -735 -312 -362 -1,559 -216	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66%1.86% -1.89% -2.11% -2.25% -2.28% -2.53% -2.57%
33 34 35 36 37 38 39 40 — 137 138 139 140 141 142 143 144	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD — WACO ISD IRVING ISD KELLER ISD SAN ANGELO ISD SCHERTZ-CIBOLO-U CITY ISD ALDINE ISD EDGEWOOD ISD FORT WORTH ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 —— 14,086 32,378 34,813 13,860 15,890 61,633 8,393 74,850	537 436 892 550 420 1,103 714 512 —- -262 -611 -735 -312 -362 -1,559 -216 -2,067	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66%1.86% -1.89% -2.11% -2.25% -2.28% -2.53% -2.57% -2.76%
33 34 35 36 37 38 39 40 — 137 138 139 140 141 142 143 144	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD —— WACO ISD IRVING ISD KELLER ISD SAN ANGELO ISD SCHERTZ-CIBOLO-U CITY ISD ALDINE ISD EDGEWOOD ISD FORT WORTH ISD YSLETA ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 ———————————————————————————————————	537 436 892 550 420 1,103 714 512 -262 -611 -735 -312 -362 -1,559 -216 -2,067 -1,061	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66% —— -1.86% -1.89% -2.11% -2.25% -2.28% -2.53% -2.57% -2.76% -2.85%
33 34 35 36 37 38 39 40 — 137 138 139 140 141 142 143 144 145 146	GEORGETOWN ISD BOERNE ISD HAYS CISD EAGLE PASS ISD SHELDON ISD ALVIN ISD HALLSVILLE ISD MISSION CISD — WACO ISD IRVING ISD KELLER ISD SAN ANGELO ISD SCHERTZ-CIBOLO-U CITY ISD ALDINE ISD EDGEWOOD ISD FORT WORTH ISD	13,155 10,763 22,297 13,935 10,990 29,188 19,818 14,502 ————————————————————————————————————	12,618 10,327 21,405 13,385 10,570 28,085 19,104 13,990 —— 14,086 32,378 34,813 13,860 15,890 61,633 8,393 74,850	537 436 892 550 420 1,103 714 512 —- -262 -611 -735 -312 -362 -1,559 -216 -2,067	4.26% 4.22% 4.17% 4.11% 3.97% 3.93% 3.74% 3.66%1.86% -1.89% -2.11% -2.25% -2.28% -2.53% -2.57% -2.76%

Source: Texas Education Agency, Public Education Information Management System

Numeric Change in School District Enrollment

5-Year Change: 2017-18 to 2022-23

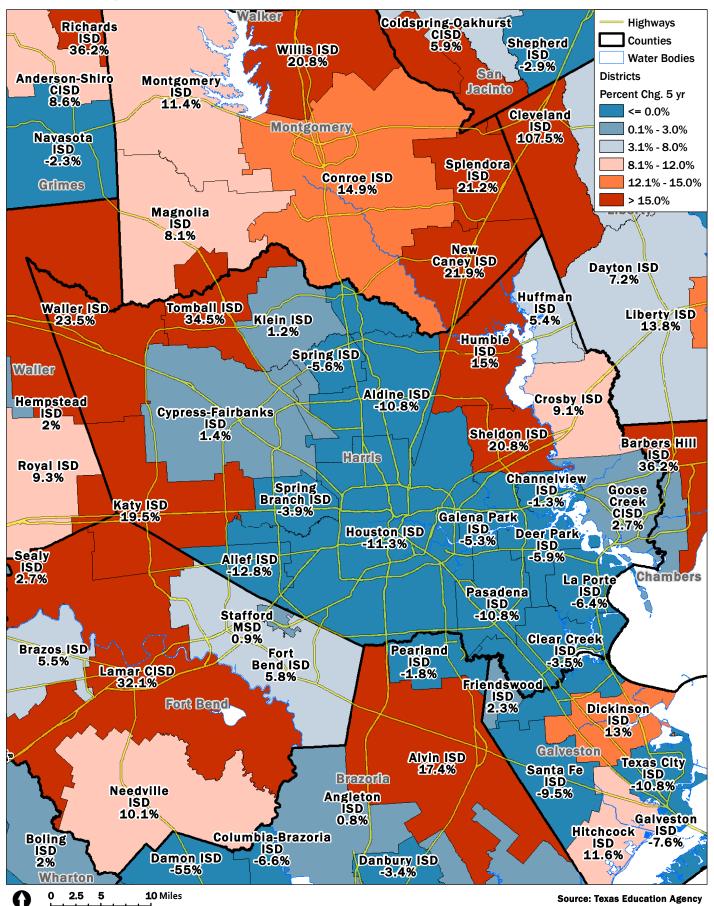




Percent Change in School District Enrollment









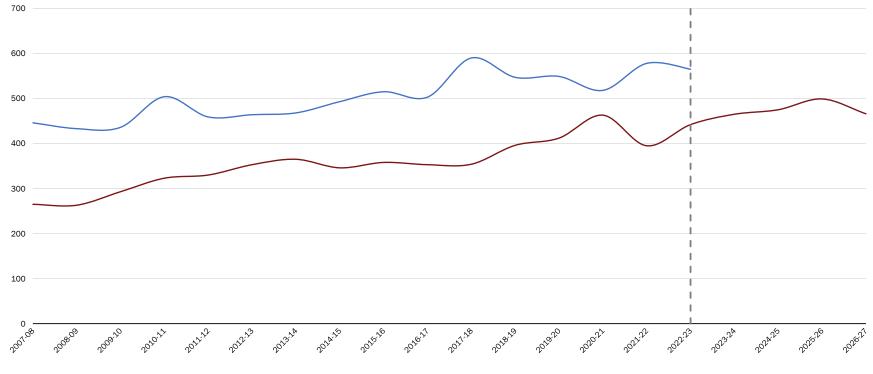


	2012-13	% Chg	2013-14	% Chg	2014-15	% Chg	2015-16	% Chg	2016-17	% Chg	2017-18	% Chg	2018-19	% Chg	2019-20	% Chg	2020-21	% Chg	2021-22	% Chg	2022-23	% Chg
EE	21	61.54%	18	-14.29%	21	16.67%	28	33.33%	16	-42.86%	39	#####	42	7.69%	46	9.52%	32	-30.43%	41	28.13%	67	63.41%
PK	99	-2.94%	82	-17.17%	92	12.20%	62	-32.61%	100	61.29%	150	50.00%	170	13.33%	188	10.59%	153	-18.62%	165	7.84%	243	47.27%
KG	464	1.09%	468	0.86%	493	5.34%	515	4.46%	503	-2.33%	590	17.30%	547	-7.29%	549	0.37%	518	-5.65%	578	11.58%	565	-2.25%
1	534	-0.93%	547	2.43%	538	-1.65%	546	1.49%	562	2.93%	595	5.87%	648	8.91%	589	-9.10%	574	-2.55%	597	4.01%	670	12.23%
2	553	9.50%	567	2.53%	602	6.17%	573	-4.82%	559	-2.44%	580	3.76%	627	8.10%	648	3.35%	592	-8.64%	636	7.43%	645	1.42%
3	541	3.44%	589	8.87%	615	4.41%	628	2.11%	599	-4.62%	607	1.34%	593	-2.31%	651	9.78%	631	-3.07%	643	1.90%	676	5.13%
4	551	5.15%	586	6.35%	642	9.56%	628	-2.18%	661	5.25%	655	-0.91%	634	-3.21%	632	-0.32%	642	1.58%	680	5.92%	680	0.00%
5	557	3.15%	614	10.23%	631	2.77%	671	6.34%	668	-0.45%	708	5.99%	673	-4.94%	663	-1.49%	619	-6.64%	679	9.69%	721	6.19%
6	558	-7.62%	612	9.68%	662	8.17%	666	0.60%	698	4.80%	701	0.43%	741	5.71%	703	-5.13%	679	-3.41%	678	-0.15%	755	11.36%
7	650	17.75%	602	-7.38%	655	8.80%	682	4.12%	673	-1.32%	754	12.04%	721	-4.38%	764	5.96%	738	-3.40%	740	0.27%	734	-0.81%
8	582	2.28%	656	12.71%	621	-5.34%	663	6.76%	680	2.56%	709	4.26%	770	8.60%	746	-3.12%	763	2.28%	763	0.00%	783	2.62%
9	604	7.66%	643	6.46%	739	14.93%	667	-9.74%	721	8.10%	722	0.14%	747	3.46%	806	7.90%	796	-1.24%	836	5.03%	845	1.08%
10	530	3.11%	592	11.70%	624	5.41%	729	16.83%	651	-10.70%	702	7.83%	698	-0.57%	731	4.73%	796	8.89%	814	2.26%	826	1.47%
11	482	3.21%	474	-1.66%	552	16.46%	567	2.72%	658	16.05%	606	-7.90%	657	8.42%	679	3.35%	704	3.68%	776	10.23%	794	2.32%
12	463	-3.54%	492	6.26%	449	-8.74%	549	22.27%	547	-0.36%	629	14.99%	589	-6.36%	630	6.96%	683	8.41%	717	4.98%	744	3.77%
Total:	7,189	3.41%	7,542	4.91%	7,936	5.22%	8,174	3.00%	8,296	1.49%	8,747	5.44%	8,857	1.26%	9,025	1.90%	8,920	-1.16%	9,343	4.74%	9,748	4.33%
EE-5th	3,320	3.59%	3,471	4.55%	3,634	4.70%	3,651	0.47%	3,668	0.47%	3,924	6.98%	3,934	0.25%	3,966	0.81%	3,761	-5.17%	4,019	6.86%	4,267	6.17%
6th-8th	1,790	3.77%	1,870	4.47%	1,938	3.64%	2,011	3.77%	2,051	1.99%	2,164	5.51%	2,232	3.14%	2,213	-0.85%	2,180	-1.49%	2,181	0.05%	2,272	4.17%
9th-12th	2,079	2.82%	2,201	5.87%	2,364	7.41%	2,512	6.26%	2,577	2.59%	2,659	3.18%	2,691	1.20%	2,846	5.76%	2,979	4.67%	3,143	5.51%	3,209	2.10%
% EE-5th	46.18%		46.02%		45.79%		44.67%		44.21%		44.86%		44.42%		43.94%		42.16%		43.02%		43.77%	
% 6th-8th	24.90%		24.79%		24.42%		24.60%		24.72%		24.74%		25.20%		24.52%		24.44%		23.34%		23.31%	
% 9th-12th	28.92%		29.18%		29.79%		30.73%		31.06%		30.40%		30.38%		31.53%		33.40%		33.64%		32.92%	

Montgomery ISD Kindergarten Enrollment Compared to Live Births



	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Births (adjusted five years)	265	263	293	323	330	353	365	346	358	353	354	396	412	463	395	442	465	475	499	466
Kindergarten Enrollment	446	433	436	504	459	464	468	493	515	503	590	547	549	518	578	565				



KINDERGARTEN START YEAR

----- Births (adjusted five years) ------ Kindergarten Enrollment

Source: Texas Educational Agency, PEIMS Enrollment Reports; Texas Department of State and Health Services, Vital Statistics; Decennial Census of Population and Housing, US Census Bureau Enrollment for the current school year and projected enrollments are subject to change based on the offical annual PEIMS report

Montgomery ISD



Selected Socioeconomic Characteristics Historical Comparison

2016

Total Population	39,1	.72	46,2	274
Housing	,			
Total housing units	18,321		20,334	
Occupied housing units	15,231	83%	17,789	87%
Vacant housing units	3,090	17%	2,545	13%
Owner-occupied	12,644	69%	15,199	75%
Renter-occupied	2,587	14%	2,590	13%
Median Home Value	234,600		305,600	
Age				
Under 5 years	1,954	5%	2,420	5%
5 to 9 years	2,051	5%	3,609	8%
10 to 14 years	2,958	8%	3,045	7%
15 to 19 years	2,605	7%	2,734	6%
5 to 17 years	6,783	17%	8,495	18%
20 to 24 years	1,802	5%	1,801	4%
25 to 34 years	3,017	8%	4,054	9%
35 to 44 years	4,602	12%	6,012	13%
45 to 54 years	5,894	15%	7,595	16%
55 to 59 years	3,054	8%	3,205	7%
60 to 64 years	2,665	7%	3,205	7%
65 to 74 years	5,670	14%	5,523	12%
75 to 84 years	2,262	6%	2,610	6%
85 years and over	638	2%	461	<1%
Median Age	46.3		44.3	
Class of Worker				
Private wage and salary	12,922	76%	17,274	80%
Government	2,181	13%	2,808	13%
Self-employed	1,850	11%	1,538	7%
Unpaid family workers	42	<1%	53	<1%
Income and Benefits				
Total households	15,231		17,789	
less than \$10,000	850	6%	846	5%
\$10,000 to \$14,999	446	3%	446	3%
\$15,000 to \$24,999	1,359	9%	431	2%
\$25,000 to \$34,999	1,039	7%	899	5%
\$35,000 to \$49,999	1,605	11%	1,349	8%
\$50,000 to \$74,999	2,269	15%	2,354	13%
\$75,000 to \$99,999	1,650	11%	1,938	11%
\$100,000 to \$149,999	2,774	18%	3,653	21%
\$150,000 to \$199,999	1,337	9%	2,366	13%
\$200,000 or more	1,902	12%	3,507	20%
Median household income	\$76,089		\$106,932	

Montgomery ISD Selected Socioeconomic Characteristics Historical Comparison



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	20	16	20	21
Educational Attainment				
Population 25 years & over	27,802		32,665	
Less than 9th grade	363	1%	518	2%
9th to 12th grade, no diploma	1,594	6%	1,215	4%
H.S. graduate	6,929	25%	7,148	22%
Some college, no degree	7,340	26%	8,238	25%
Associate's degree	1,654	6%	2,297	7%
Bachelor's degree	6,989	25%	9,556	29%
Graduate or professional degree	2,933	11%	3,693	11%
H.S. graduate or higher	25,845	93%	30,932	95%
Bachelor's degree or higher	9,922	36%	13,249	41%
Residence 1 year ago				
Population 1 year & over	38,778		45,491	
Same house	34,660	89%	40,264	89%
Different house in the U.S.	3,935	10%	5,227	11%
Same county	1,638	4%	5,030	11%
Different county	2,297	6%	1,882	4%
Same state	1,559	4%	3,148	7%
Different state	738	2%	2,060	5%
Abroad	183	<1%	1,088	2%
Commuting to work				
Workers 16 years & over	16,541		21,627	
Car, truck or van-drove alone	12,869	78%	16,314	75%
Car, truck or vancarpooled	1,452	9%	1,094	5%
Public transportation (excluding taxis)	107	<1%	155	<1%
Walked	175	1%	92	<1%
Other means	123	<1%	275	1%
Worked at home	1,815	11%	3,697	17%
Mean travel time to work (mins.)	40.9		38.9	

Source: US Census Bureau American Community Survey

Montgomery ISD 2021 Selected Socioeconomic Characteristics as Compared with Adjacent and/or Similar School Districts



	Montgor	Montgomery ISD		Conroe ISD		olia ISD	Tomball ISD		Willis ISD		Houston-The Woodlands-Suga Land, TX Metro Are	
Total Population	46,:	274	347,	511	71,	264	89,2	297	44,9	905	7,048	,954
Housing	,										,	•
Total housing units	20,334		131,319		25,750		31,375		18,424		2,702,734	
Occupied housing units	17,789	87%	122,946	94%	23,472	91%	30,237	96%	16,473	89%	2,459,818	91%
Vacant housing units	2,545	13%	8,373	6%	2,278	9%	1,138	4%	1,951	11%	242,916	9%
Owner-occupied	15,199	75%	83,536	64%	19,066	74%	23,592	75%	13,528	73%	1,505,533	56%
Renter-occupied	2,590	13%	39,410	30%	4,406	17%	6,645	21%	2,945	16%	954,285	35%
Median Home Value	\$305,600		\$273,000		\$274,000		\$307,600		\$206,500		\$221,400	
Age												
Under 5 years	2,420	5%	23,202	7%	4,327	6%	6,619	7%	2,482	6%	495,091	7%
5 to 9 years	3,609	8%	25,777	7%	6,303	9%	7,405	8%	2,951	7%	516,768	7%
10 to 14 years	3,045	7%	28,797	8%	5,129	7%	7,440	8%	2,390	5%	547,970	8%
15 to 19 years	2,734	6%	24,739	7%	4,814	7%	6,544	7%	2,851	6%	498,932	7%
5 to 17 years	8,495	18%	71,221	20%	14,522	20%	19,421	22%	7,053	16%	1,381,213	20%
20 to 24 years	1,801	4%	21,520	6%	3,406	5%	3,895	4%	2,042	5%	451,193	6%
25 to 34 years	4,054	9%	47,059	14%	7,875	11%	9,336	10%	5,270	12%	1,034,358	15%
35 to 44 years	6,012	13%	47,738	14%	10,160	14%	14,006	16%	5,802	13%	1,017,793	14%
45 to 54 years	7,595	16%	47,809	14%	9,387	13%	12,287	14%	4,814	11%	902,666	13%
55 to 59 years	3,205	7%	21,124	6%	5,471	8%	5,136	6%	2,868	6%	412,091	6%
60 to 64 years	3,205	7%	18,464	5%	4,898	7%	5,152	6%	4,669	10%	378,787	5%
65 to 74 years	5,523	12%	25,713	7%	6,313	9%	7,598	9%	6,233	14%	509,361	7%
75 to 84 years	2,610	6%	11,072	3%	2,173	3%	2,830	3%	2,173	5%	207,762	3%
85 years and over	461	<1%	4,497	1%	1,008	1%	1,049	1%	360	<1%	76,182	1%
Median Age	44.3		35.7		38.9		37.3		42.7		34.8	
Income and Benefits												
Total households	17,789		122,946		23,472		30,237		16,473		2,459,818	
less than \$10,000	846	5%	4,390	4%	729	3%	940	3%	556	3%	131,064	5%
\$10,000 to \$14,999	446	3%	2,206	2%	438	2%	422	1%	578	4%	75,960	3%
\$15,000 to \$24,999	431	2%	8,178	7%	1,345	6%	1,296	4%	767	5%	174,607	7%
\$25,000 to \$34,999	899	5%	8,193	7%	1,440	6%	1,260	4%	905	5%	202,730	8%
\$35,000 to \$49,999	1,349	8%	11,193	9%	1,799	8%	2,067	7%	1,865	11%	270,922	11%
\$50,000 to \$74,999	2,354	13%	17,792	14%	3,256	14%	3,698	12%	3,825	23%	409,363	17%
\$75,000 to \$99,999	1,938	11%	15,500	13%	3,430	15%	3,387	11%	2,194	13%	302,782	12%
\$100,000 to \$149,999	3,653	21%	22,131	18%	4,194	18%	6,889	23%	2,703	16%	406,555	17%
\$150,000 to \$199,999	2,366	13%	13,591	11%	2,753	12%	4,383	14%	901	5%	213,557	9%
\$200,000 or more	3,507	20%	19,772	16%	4,088	17%	5,895	19%	2,179	13%	272,278	11%
Median household Income	\$106,932		\$89,431		\$95,792		\$109,976		\$73,700		\$72,551	

Montgomery ISD 2021 Selected Socioeconomic Characteristics as Compared with Adjacent and/or Similar School Districts



	Montgor	mery ISD	Conro	e ISD	Magno	olia ISD	Tomba	all ISD	Willis	SISD	Housto Woodland Land, TX M	ds-Sugar
Total Population	46,274		347,511		71,264		89,297		44,905		7,048,954	
Class of Worker												
Private wage and salary	17,274	80%	133,578	80%	26,142	80%	33,548	83%	15,244	72%	2,732,989	81%
Government	2,808	13%	21,582	13%	3,531	11%	4,409	11%	3,508	17%	395,715	12%
Self-employed	1,538	7%	12,399	7%	2,825	9%	2,457	6%	2,364	11%	224,351	7%
Unpaid family workers	53	<1%	228	<1%	98	<1%	47	<1%	29	<1%	7,630	<1%
Educational Attainment												
Population 25 years & over	32,665		223,476		47,285		57,394		32,189		4,539,000	
Less than 9th grade	518	2%	9,024	4%	1,935	4%	1,777	3%	1,699	5%	383,978	8%
9th to 12th grade, no diploma	1,215	4%	12,081	5%	2,459	5%	1,514	3%	2,600	8%	322,636	7%
H.S. graduate	7,148	22%	43,492	19%	13,067	28%	10,366	18%	10,816	34%	1,031,528	23%
Some college, no degree	8,238	25%	46,737	21%	10,123	21%	12,401	22%	7,402	23%	915,301	20%
Associate's degree	2,297	7%	17,043	8%	4,366	9%	3,870	7%	2,052	6%	334,136	7%
Bachelor's degree	9,556	29%	61,597	28%	10,987	23%	17,555	31%	5,142	16%	982,109	22%
Graduate or professional degree	3,693	11%	33,502	15%	4,348	9%	9,911	17%	2,478	8%	569,312	13%
H.S. graduate or higher	30,932	95%	202,371	91%	42,891	91%	54,103	94%	27,890	87%	3,832,386	84%
Bachelor's degree or higher	13,249	41%	95,099	43%	15,335	32%	27,466	48%	7,620	24%	1,551,421	34%
Residence 1 year Ago												
Population 1 year & over	45,491		343,531		70,527		88,315		44,545		6,959,762	
Same house	40,264	89%	293,052	85%	61,180	87%	76,099	86%	40,900	92%	5,956,090	86%
Different house in the U.S.	5,227	11%	50,479	15%	9,347	13%	12,216	14%	3,645	8%	1,003,672	14%
Same county	5,030	11%	47,508	14%	9,027	13%	10,475	12%	3,597	8%	946,683	14%
Different county	1,882	4%	23,828	7%	4,712	7%	5,880	7%	1,344	3%	628,148	9%
Same state	3,148	7%	23,680	7%	4,315	6%	4,595	5%	2,253	5%	318,535	5%
Different state	2,060	5%	15,956	5%	3,298	5%	2,650	3%	1,706	4%	213,879	3%
Abroad	1,088	2%	7,724	2%	1,017	1%	1,945	2%	547	1%	104,656	2%
Commuting to Work												
Workers 16 years & over	21,627		165,766		31,463		40,085		20,729		3,296,650	
Car, truck or van-drove alone	16,314	75%	129,843	78%	24,410	78%	30,189	75%	15,894	77%	2,543,113	77%
Car, truck or van-carpooled	1,094	5%	12,820	8%	2,498	8%	3,132	8%	2,481	12%	308,221	9%
Public transportation (excl. taxis)	155	<1%	1,935	1%	493	2%	428	1%	4	<1%	60,836	2%
Walked	92	<1%	1,360	<1%	202	<1%	203	<1%	98	<1%	39,046	1%
Other means	275	1%	2,254	1%	226	<1%	394	<1%	296	1%	59,096	2%
Worked at home	3,697	17%	17,554	11%	3,634	12%	5,739	14%	1,956	9%	286,338	9%
Mean travel time (min.)	38.9		29.7		37.9		32.6		32.4		29.8	

Source: US Census Bureau American Community Survey 2021

Housing Projections

Housing projections are developed for each active and planned subdivision and apartment. This data is primarily organized by planning unit or small portions of the district. They are further subdivided, when necessary, based on school attendance zones, subdivision and apartment boundaries, parcel boundaries, natural barriers, and/or roadways. The Planning Unit Map shows these in detail. PASA developed these projections by studying but without heavily considering past trends. Thus, this is a uniquely independent analysis geared toward future trends rather than a dependency on past trends.

DATA SOURCES AND METHODOLOGY

To accurately assess platting activity, city ordinances, or development plans, PASA must have a comprehensive map of a district which includes but is not limited to, planning units, aerial images, municipalities and ETJ boundaries, planned thoroughfares, planned water facilities, planned arterials, parcel ownership, active oil and gas pipelines, concept plans and platting activity for new housing, existing, active, and future subdivisions and apartments, townhomes and condos, and existing and future school sites.

PASA interviews city and county planners, engineers, commercial realtors, builders, developers, landowners, and other experts. These extensive interviews provide local knowledge of the real estate market, allowing PASA to incorporate city and county zoning, future land use plans, ordinances regarding residential development, major thoroughfare plans, and current flood plains that impact development.

These interviews and data gathering allow PASA to assess the future land use possibilities for all major parcels in Montgomery ISD. This parcel assessment is the basis for student population projections. In addition, PASA estimates the likelihood that these parcels would contain future students and projects new housing units by residential development type. These projections are summed at the planning unit level. The last spreadsheet in this chapter shows the data by projected development in detail.

The projections are considered most beneficial for the next five years, as only some developers or landowners have precise long-term plans that exceed a five-year timetable. Thus, only the first five years of residential projections are considered reliable and useful for short-term planning, and the remaining years are included for completeness, representing useful benchmark data for applications to school facility planning.

Some landowners, builders, or developers will either get ahead or behind their construction schedule. Housing projections for existing subdivisions and the build-out potential of developing subdivisions factor this in by taking a conservative approach with the projection model. Thus, the projected number of new housing units may be slightly lower relative to actual homes constructed for each year of the projected time frame.

ASSESSMENT OF LAND DEVELOPMENT

The cities of Conroe and Montgomery are the only municipalities governing and regulating subdivision development within Montgomery ISD. Subdivision ordinances and newly-platted developments must be considered when projecting future residential development. The Municipal Jurisdictions map displays the City Limit and Extra-territorial Jurisdiction (ETJ) boundaries of these two cities. The remainder of the District is within the unincorporated area of Montgomery County.

OWNERSHIP CHANGES OF UNDEVELOPED PARCELS

It is important to observe when and where land ownership occurs because development often occurs shortly after parcels are purchased in desirable areas. The Owner Changes Map shows all parcels in MISD that changed ownership from January 2021 to March 2023, with parcels greater than 20 acres labeled.

Parcels of five acres or larger are of most interest to this study because they will most likely become large-scale residential developments or multi-family residential complexes if they are within commercial corridors. Land for sale along major thoroughfares or in developing areas is attractive to developers for residential and commercial structures. There were 487 parcels of five acres or larger that changed ownership from January 2021.

FACTORS CONTRIBUTING TO NEW HOUSING GROWTH

AVAILABILITY OF UTILITIES

Montgomery County, the Texas Commission of Environmental Quality, and the Public Utility Commission have provided utility district boundaries to PASA. The availability of water and wastewater services is an important regulator of future residential development, so the capacities of these and potential future Municipal Utility Districts (MUDs) approved at the State level is an important factor to monitor. There were two new proposed MUDs to be created in the southern portion of the district – MUDs 223 and 226/227. MUD 223 is proposed to encompass acreage west of Spring Branch Rd. along Lake Creek, while MUD 226/227 encompasses, the Homeplace Lands LLC (Randall) tracts south of SH 105, running between FM 2854 and SH 149.

TRANSPORTATION

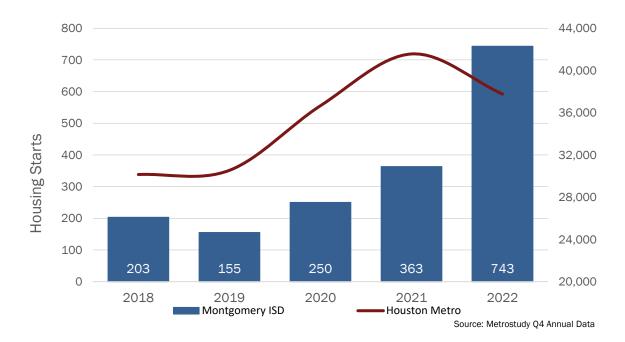
The freeway extension of Texas-249 was completed as of late October 2022 and now connects Beltway 8 in northwest Houston to the College Station region, greatly improving

access to southwestern Montgomery County. Large land tracts in the FM 149 Corridor will have higher development potential as commute times to these areas are reduced.

TRENDS IN NEW HOUSING

ANNUAL HOUSING STARTS

Single-family housing starts in Montgomery ISD have increased significantly since 2019. The number of annual starts in MISD as of the fourth quarter of 2022 was nearly five times that of the fourth quarter of 2019, increasing from 155 in 2019 to 743 in 2022. Housing starts in the entire Houston Metro Area increased by 24% over this same period.

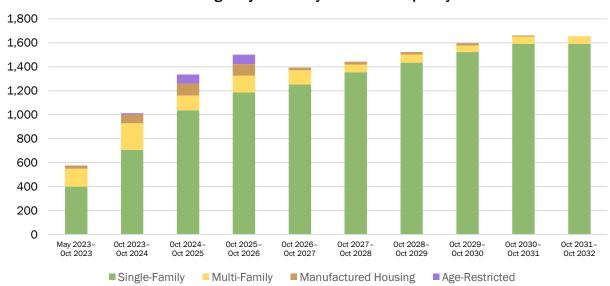


TOTAL PROJECTED FUTURE HOUSING

The following table shows single-family, multi-family, manufactured housing, and agerestricted units, projected to be added to the housing stock over the coming ten-year period. PASA is projecting a total of 13,695 units to be newly occupied in Montgomery ISD over the next decade.

Housing Type	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2032
Single-Family	399	706	1,036	1,186	1,251	1,354	1,434	1,522	1,592	1,592	12,072
Multi-Family	150	222	125	140	120	65	68	55	60	60	1,065
Manufactured Housing	27	74	99	95	22	23	21	20	10	2	393
Age-Restricted	0	10	75	80	0	0	0	0	0	0	165
Total	576	1,012	1,335	1,501	1,393	1,442	1,523	1,597	1,662	1,654	13,695

Housing Projections by Year of Occupancy



PROJECTED SINGLE-FAMILY HOMES

LARGEST PROJECTED GROWTH SINGLE-FAMILY SUBDIVISIONS, 2023

		Projected Ne	w Housing C	ccupancies
Planning		2022-	2027-	2022-
Unit	Single-Family Developments	2027	2032	2032
28	Pine Lake Cove	380	359	739
41	Skye Ranch	90	630	720
30	Lake Conroe Village	234	293	527
39	Lone Star Landing	192	335	527
20, 19, 10	Randall Tracts	85	431	516
34, 33	Chapel Lakes MH JV Tracts	140	350	490
10	Redbird Meadows	107	300	407
26	Walden	187	208	395
10	PU 10 Tracts	34	360	394
13	Bentwater	206	183	389
31	Lake Conroe Forest	170	206	376
35	MUD 167 "Montgomery Heights"	75	285	360
31	Clopton Farms	146	194	340
14	Montgomery Bend	137	172	309
21	Fairwater	293	-	293
22	Montgomery Ridge	60	220	280
18	Lakeside Conroe BTR	268	-	268
8	PU 8 Tracts	45	210	255
Total Abov	ve-Listed Developments:	2,849	4,736	7,585
TOTAL SIN	GLE-FAMILY HOUSING D:	4,578	7,494	12,072

ACTIVELY DEVELOPING

Forestar's **Fairwater** community is developing quickly along FM 2854, with 633 lots planned in the 200-acre development. DR Horton and Castle Rock are actively building homes in the neighborhood. At the end of April 2023, 340 homes were occupied, and another 73 were move-in ready or under construction. The remaining 220 homes are projected to be occupied by late 2026.

Along TX-105 at S. Pine Lake Road, Perry Senn is developing the 269-acre **Pine Lake Cove** community with Meritage Homes as the builder. Pine Lake Cove has the highest number of projected new occupancies in MISD through the projection period. Initially planned for 691

lots, the total lot count is now estimated at just over 900. At the end of April 2023, 164 homes were occupied, and another 83 were move-in ready or under construction. The remaining 656 homes are projected to be occupied by late 2032.

Lakeside Conroe is a build-to-rent development under development by Wan Bridge along Walden Road with approximately 300 total units that include a mix of 3- and 4-bedroom single-family homes and duplexes. As of April, 32 units were occupied, and an additional ~200 were available or under construction. The remaining 268 units are projected to be occupied by late 2026. Due to the large size of the units and the current student ratio, this development is projected to have student yields at one or more per occupied unit.

AmeriCasa Communities is offering 239 manufactured homes to rent, rent-to-own, or purchase at **Village at Lake Conroe**, located across FM 1097 from Bentwater Dr. There were five occupied units as of April 2023, and the remaining units are projected to be occupied by late 2026.

NEW DEVELOPMENTS UNDERWAY

M/I Homes is clearing and carving streets for **Lone Star Landing** across FM 2854 from Lone Star Elementary. The development is projected to have nearly 560 homes at completion. First occupancies are projected to begin next school year.

Pulte is developing **Montgomery Bend** along the south side of FM 1097 just west of Grand Harbor. The site is being cleared, and the first occupancies out of the projected 309 homes are anticipated next school year.

TriPointe Homes is developing ~130 acres west of Tejas Boulevard along Rabon Chapel Road for **Clopton Farms**. The site is currently being cleared, and streets are going in for a projected 340 single-family homes. First occupancies are estimated to be expected next school year.

NOTABLE UPCOMING DEVELOPMENT

Multiple residential communities are in the early stages of planning across Montgomery ISD. Some likely to have the greatest impact on enrollment in MISD are summarized below.

Regent Properties of California plans **Skye Ranch**, a nearly 1,800-acre master planned community expected to have approximately 4,000 single-family homes at build out. The majority of the development – approximately 1,500 acres – is within Montgomery ISD, and at this time, approximately 3,200 occupancies are expected in the District at build out. A road agreement between the MUD and Montgomery County has been approved, which will provide primary access to the development via a new east/west thoroughfare connecting to Fish Creek Thoroughfare. The county is expected to begin constructing its portion of the project – a connection to Woodforest Parkway across Mound Creek - in early 2024. The first occupancies are projected for late 2025.

Redbird Meadows (formerly the 389-acre Krammerer tract) is located south of Old Plantersville Road in Planning Unit 10. Perry Senn plans to develop approximately 560 homesites; first occupancies are expected in late 2024.

Montgomery Heights (MUD 167) was supposed to begin developing in 2020. However, the development of the tract is currently idle. The City of Conroe suggests this development could have 462 lots. PASA projects this development to begin development in a couple of years.

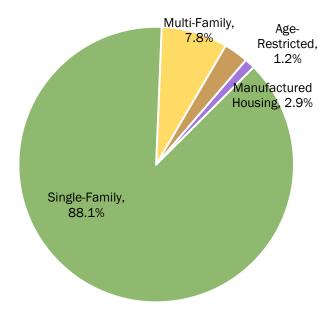
Signorelli Development is proposing a single-family development of 488 lots in **Montgomery Ridge** just south of the KOA tract in PU 22. There is no activity currently on this site. However, PASA projects development will begin in year 3 of the projection period.

The Randall Family (Homeplace Lands LLC) plans to develop the entirety of their approximately 1,900 acres stretching from south of SH 105 between FM 2854 and SH 149, beginning with about 400 single-family homes surrounding the future Creekside Elementary School with first occupancies potentially as early as late 2025.

Chapel Lakes MH JV has recently acquired ~135 acres in Planning Units 33 and 34 tracts with access to Cartwright Road and Rabon Chapel Road. Detailed plans are unknown; however, this acreage could develop as manufactured homes, RVs, or a combination, adding potentially ~500 units over the projection period.

PROJECTED

MULTI-FAMILY UNITS



PASA projects 1,065 new multi-family occupancies in MISD through October 2032, representing nearly 8% of the total projected occupancies.

As of April 2023, three apartment properties, with a combined 453 unoccupied units, are leasing up or under construction within MISD. By October 2023, PASA projects 150 new units to be completed and occupied.

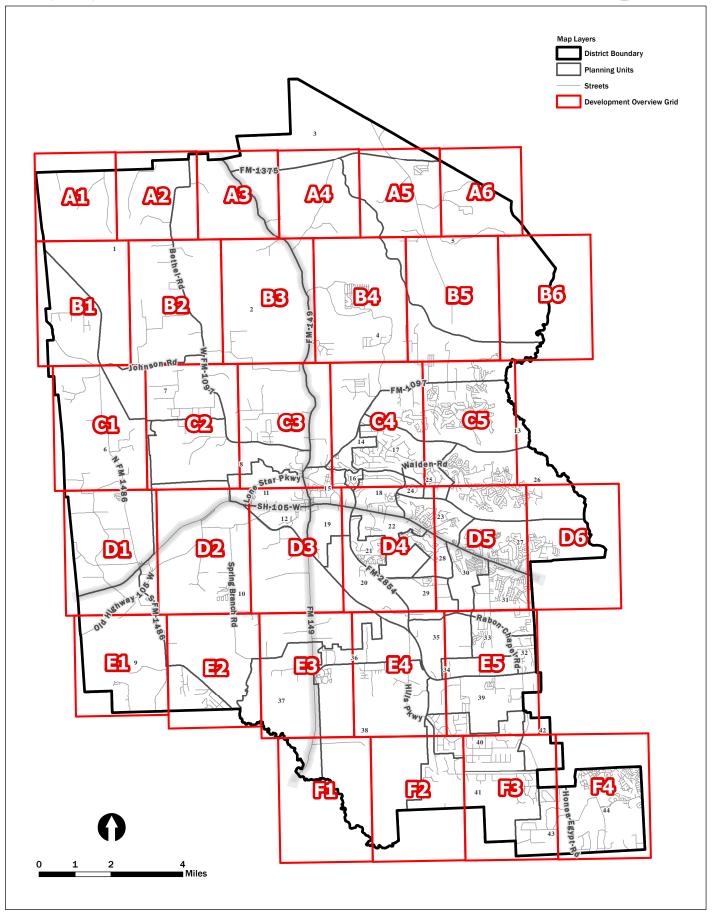
Another two multi-family complexes are planned, with an additional 'probable' development projected through fall 2032. Additionally, there is one known planned age-restricted development.

LARGEST PROJECTED FUTURE MULTI-FAMILY DEVELOPMENTS, 2023

		Projected New Housing Occupancies		
Planning	Largest	2022-	2027-	2022-
Unit	Multi-Family Developments	2027	2032	2032
22	Jaba Interest Tracts	20	270	290
28	The Terrace at Pine Lake Cove	241	-	241
18	Nantucket Housing	220	-	220
17	Harbor Shores	144	-	144
11	Superior Properties Duplexes	60	38	98
15	Grand Monarch	72	-	72
Total Above-Listed Developments:		757	308	1,065
TOTAL MULTI-FAMILY HOUSING PROJECTED:		757	308	1,065

Development Overview GridMontgomery ISD

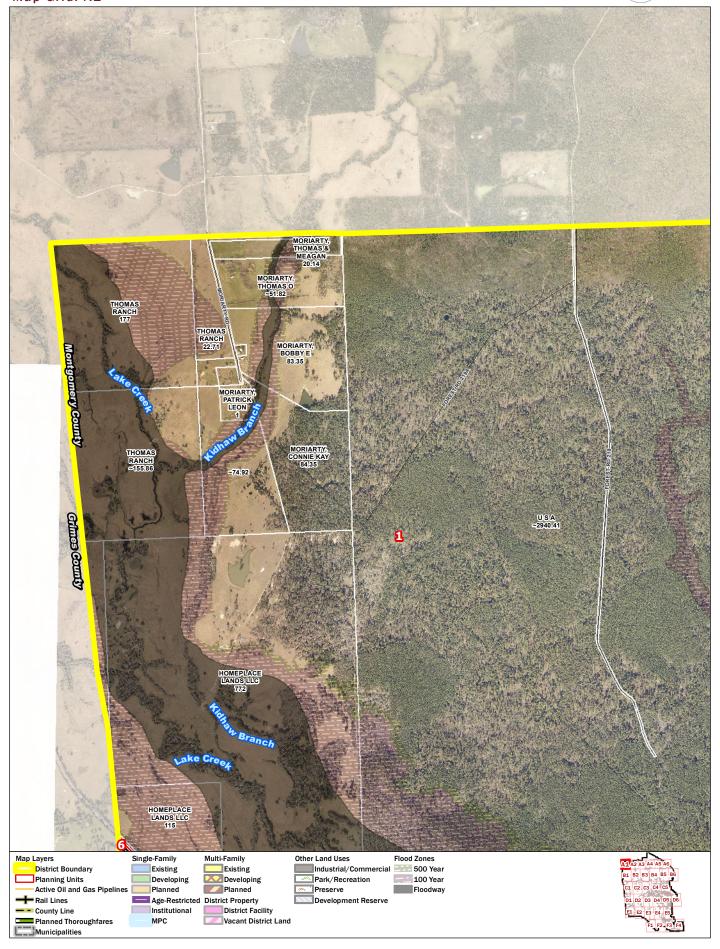




Residential Development Overview Map Grid: A1

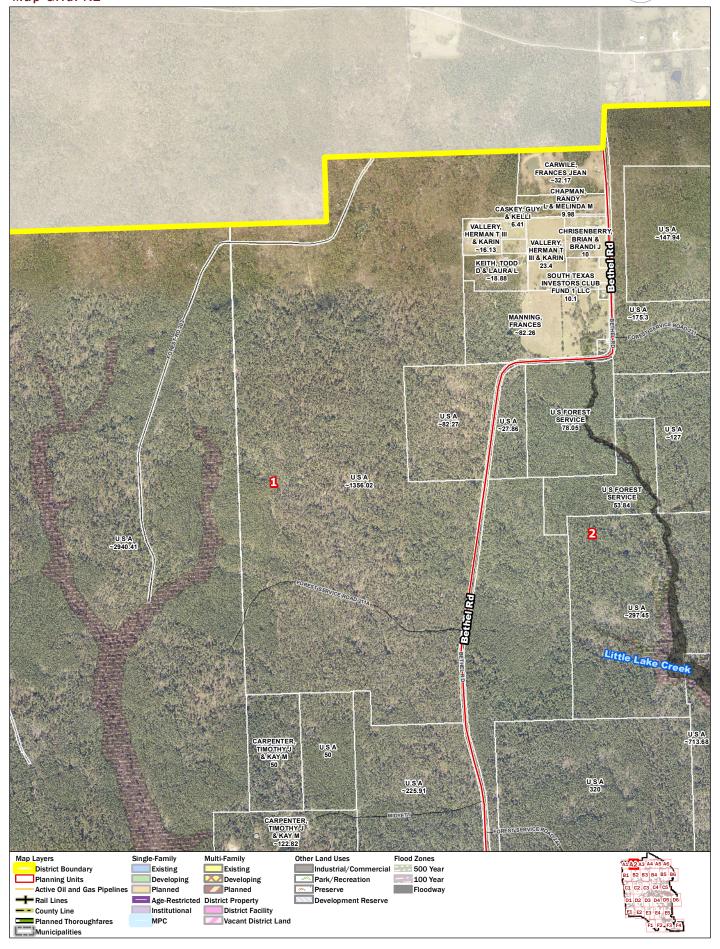
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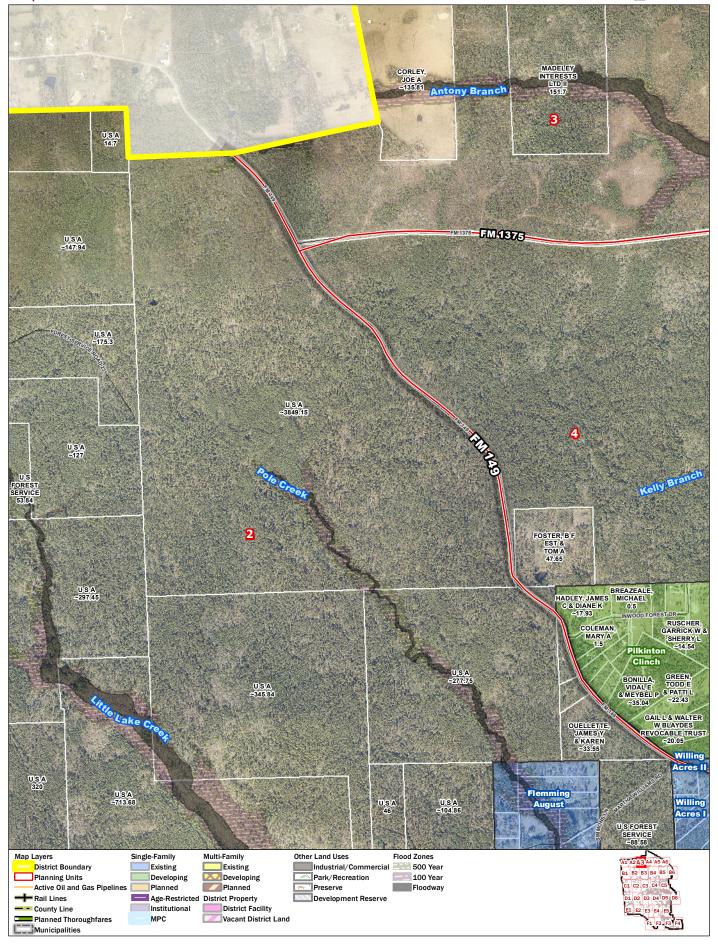






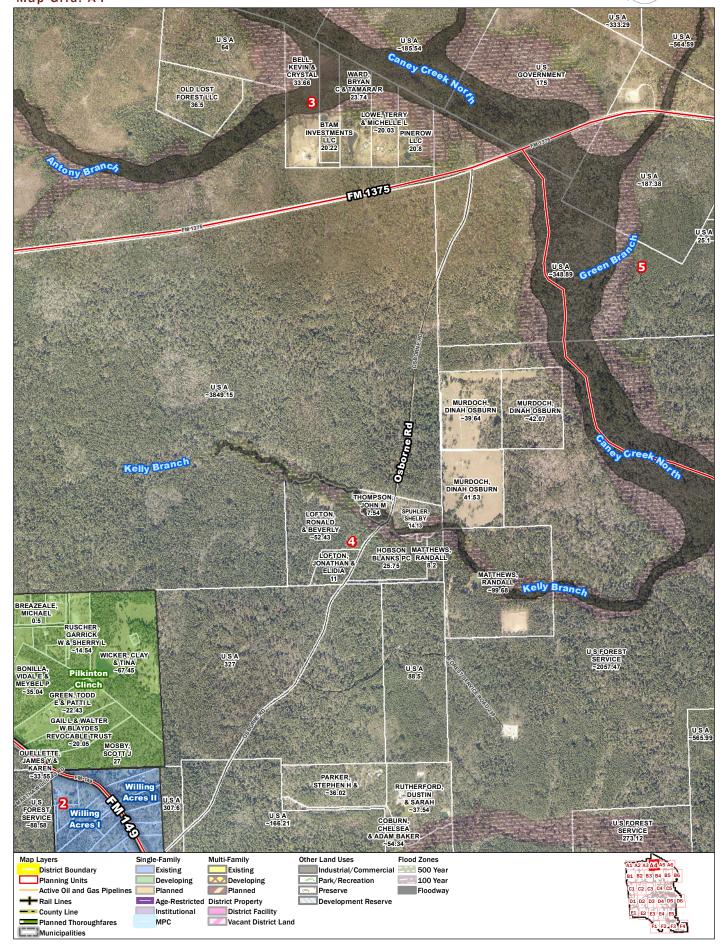






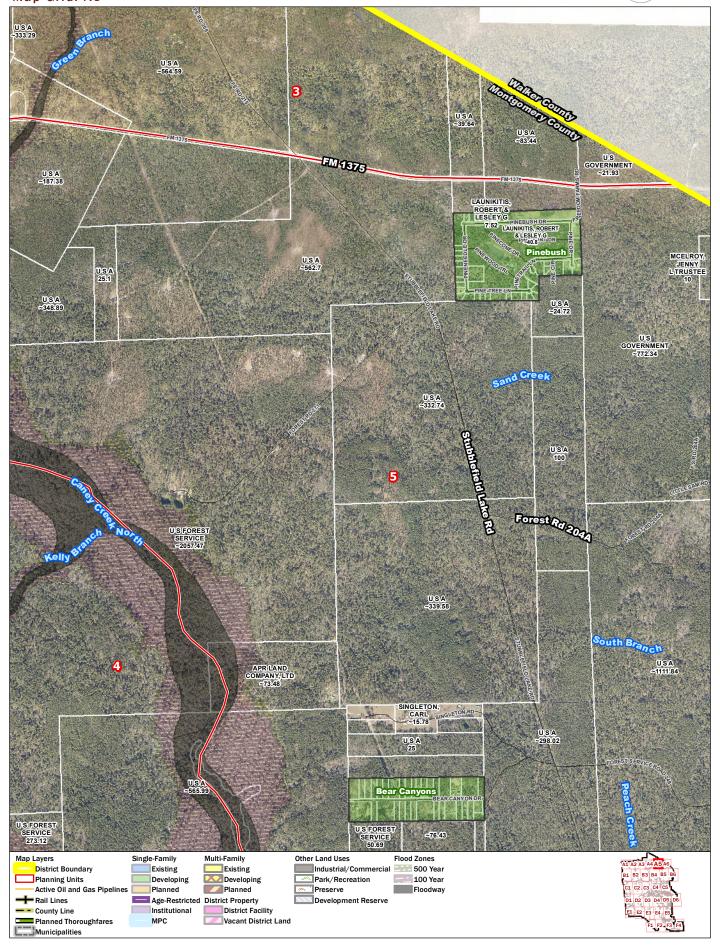






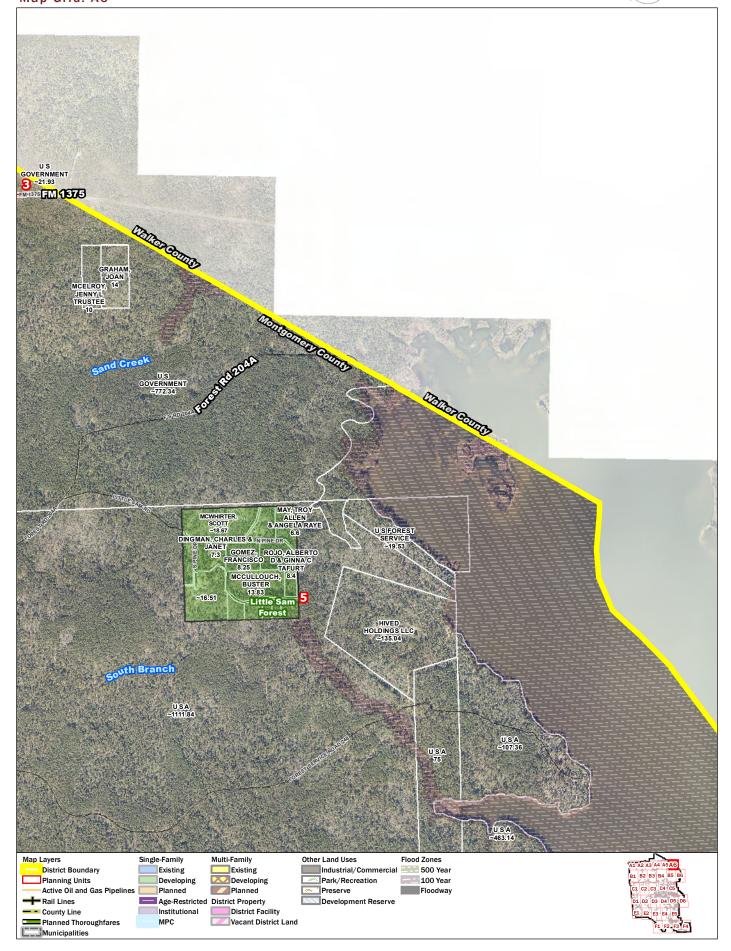






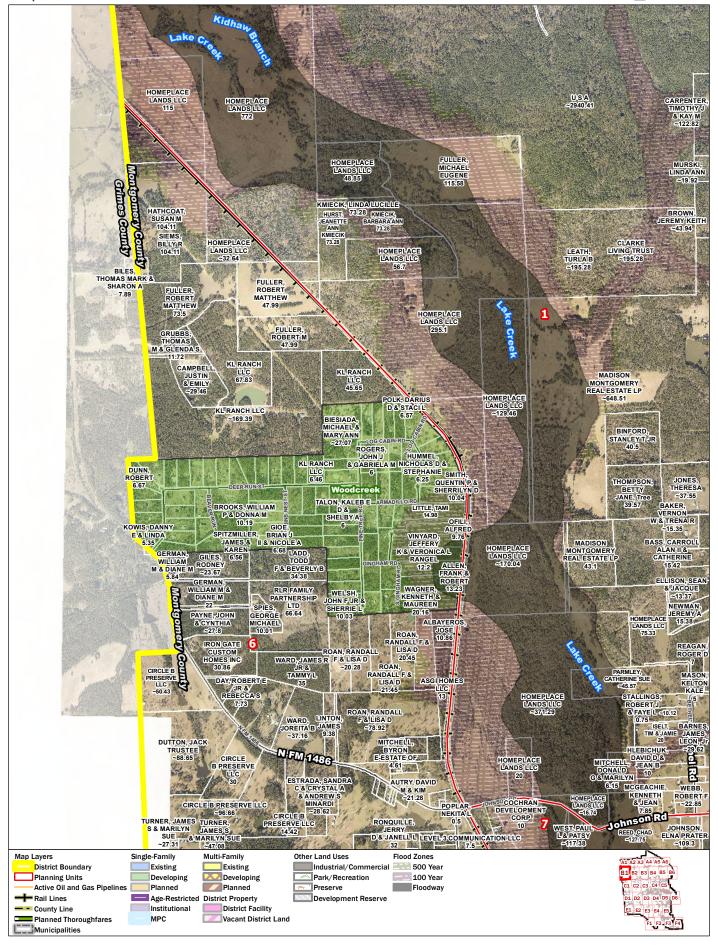






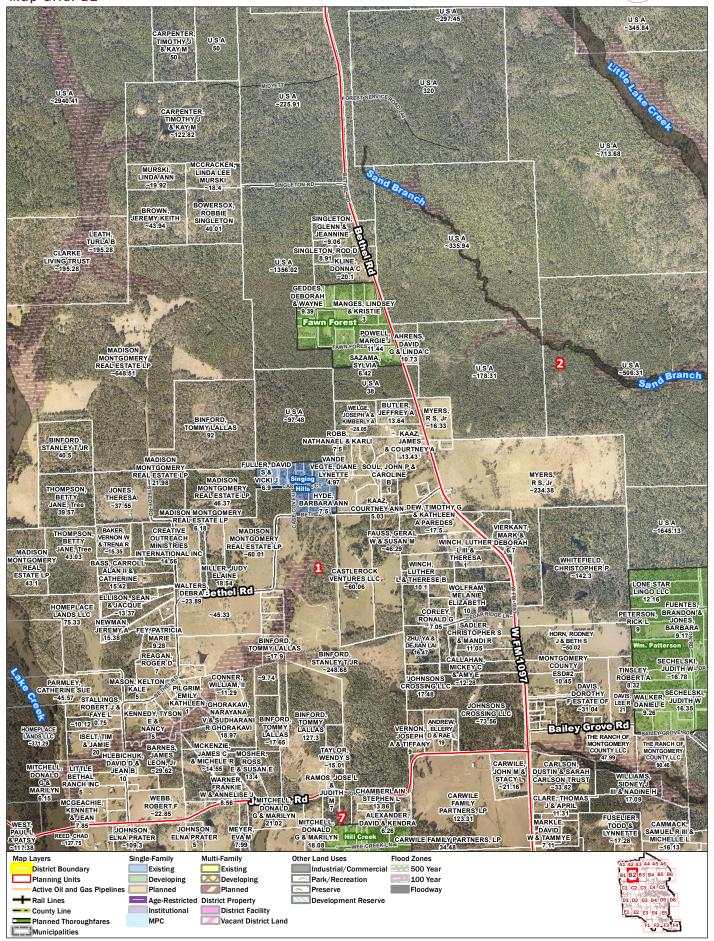
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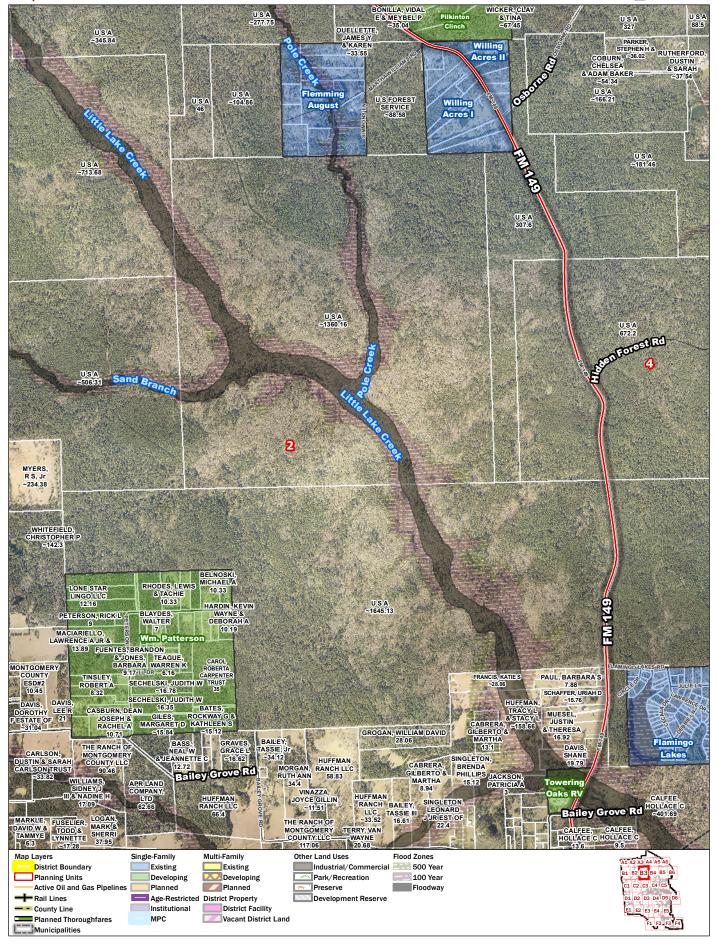






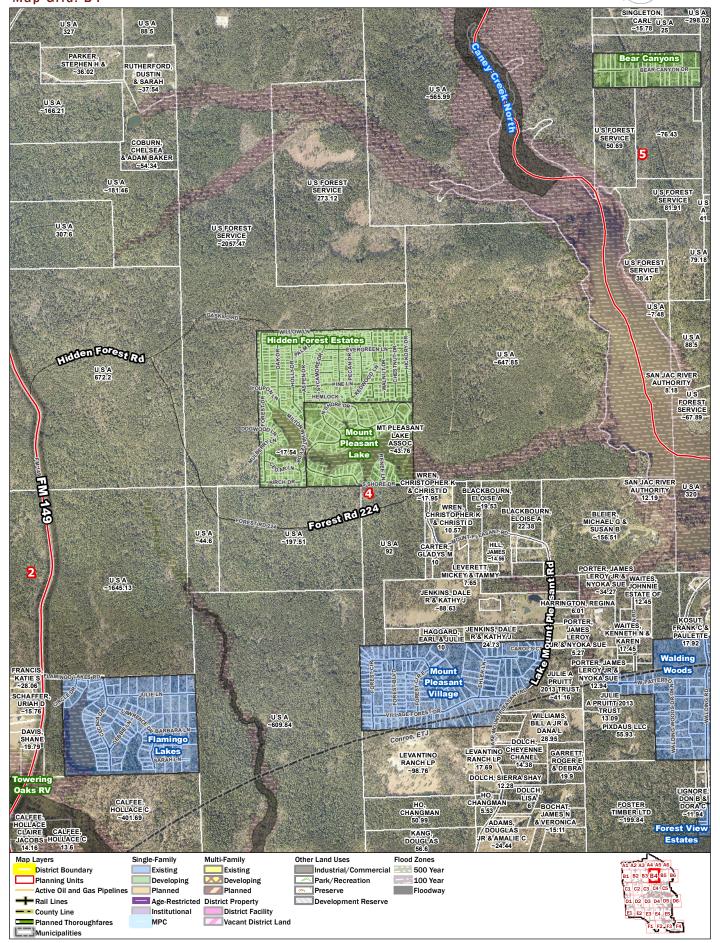
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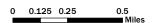




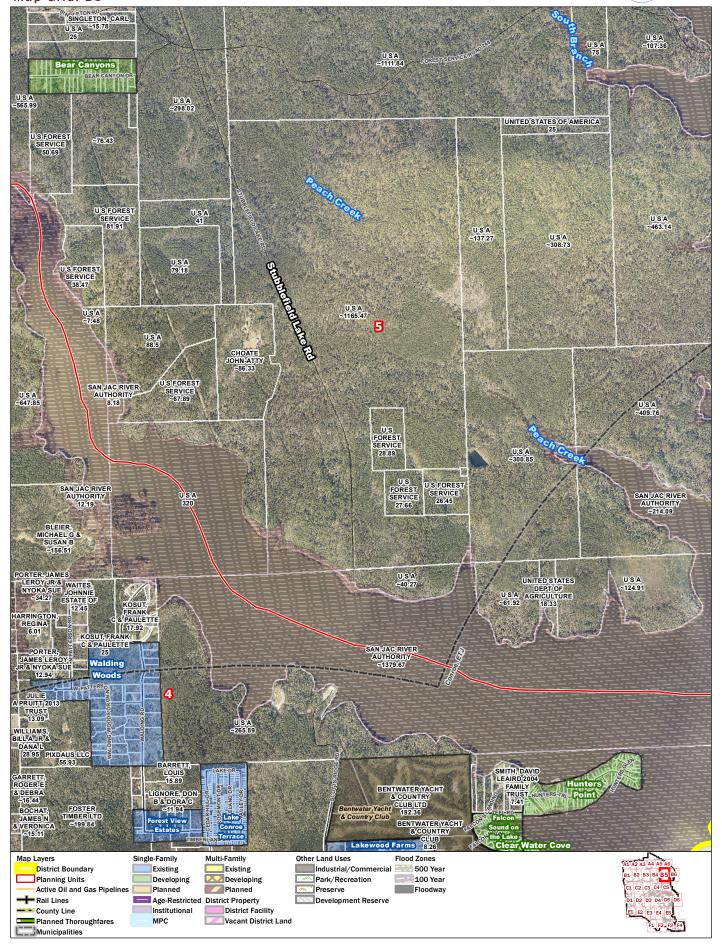






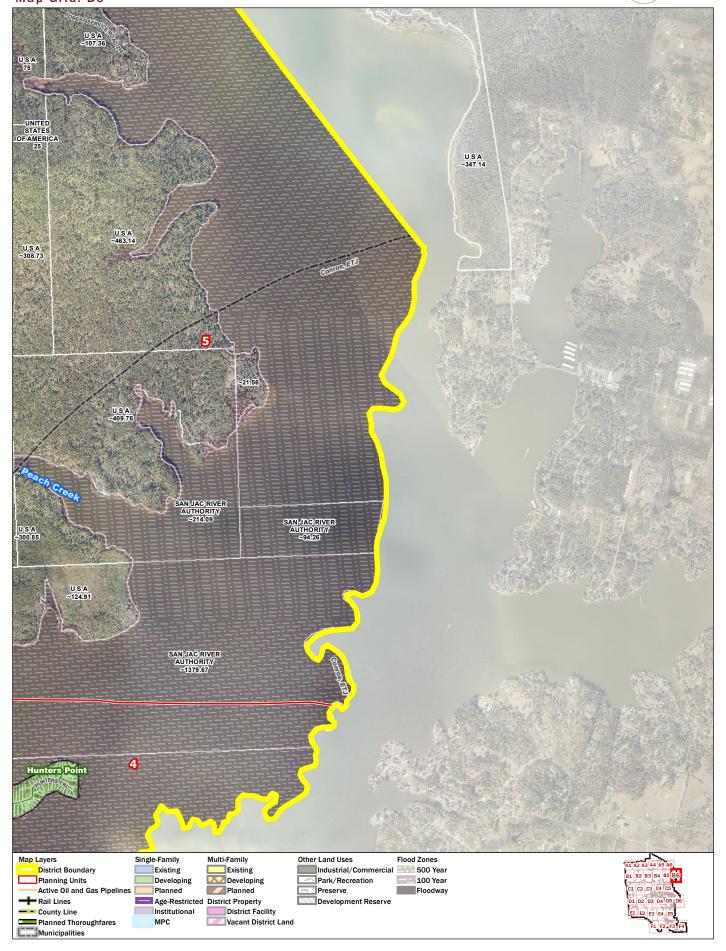






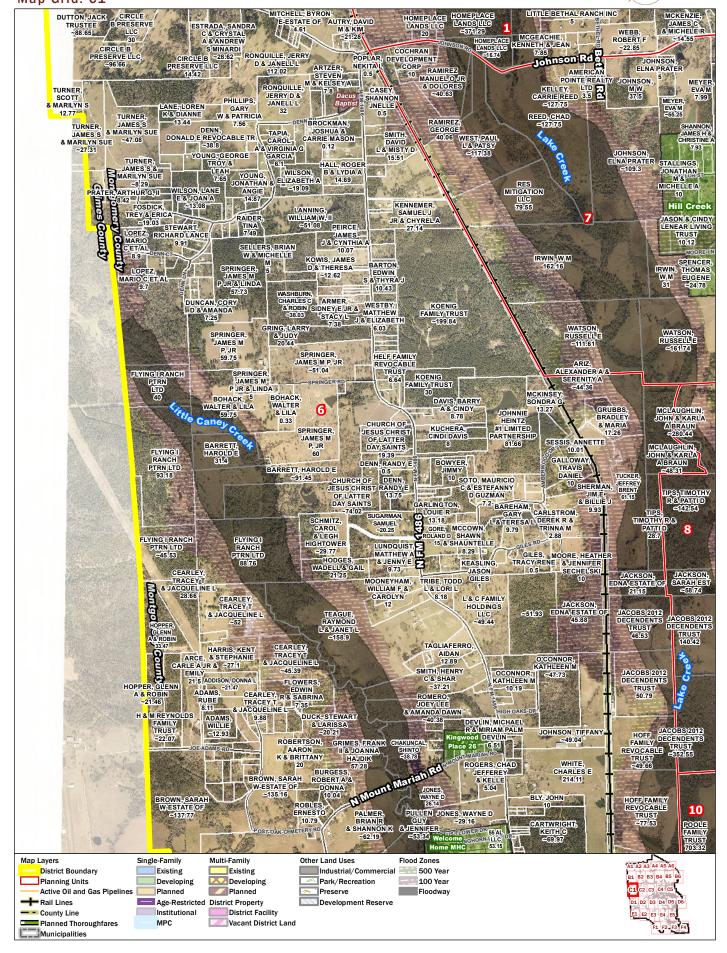






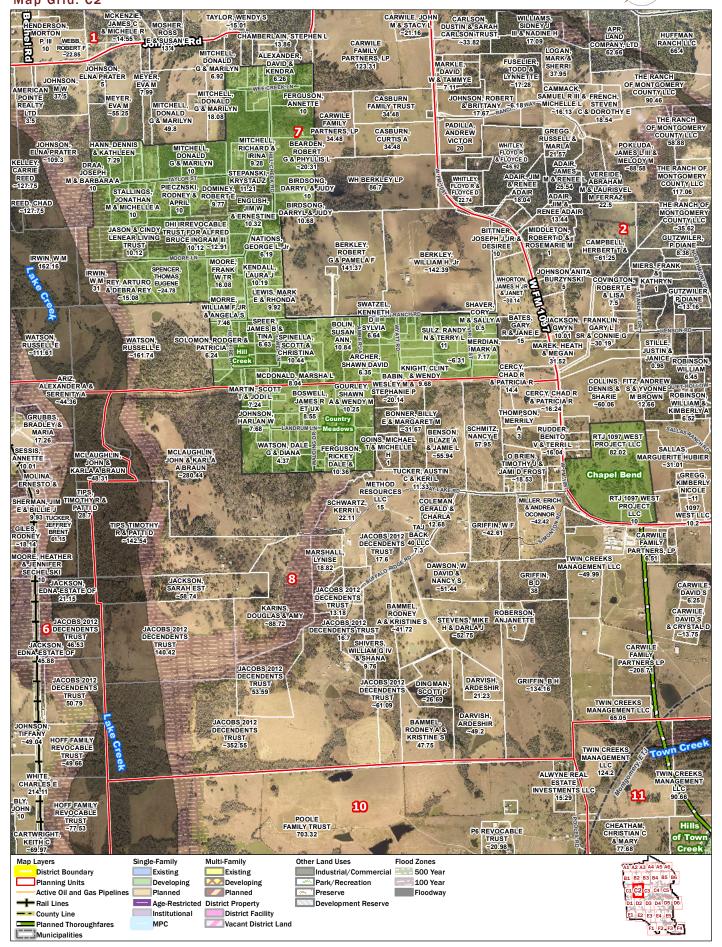
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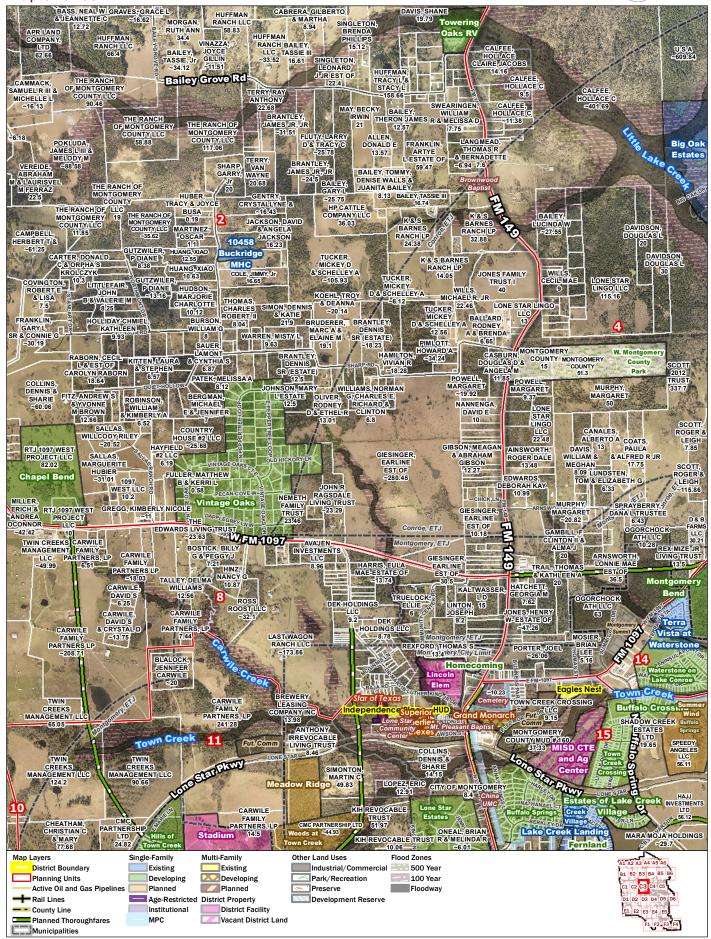






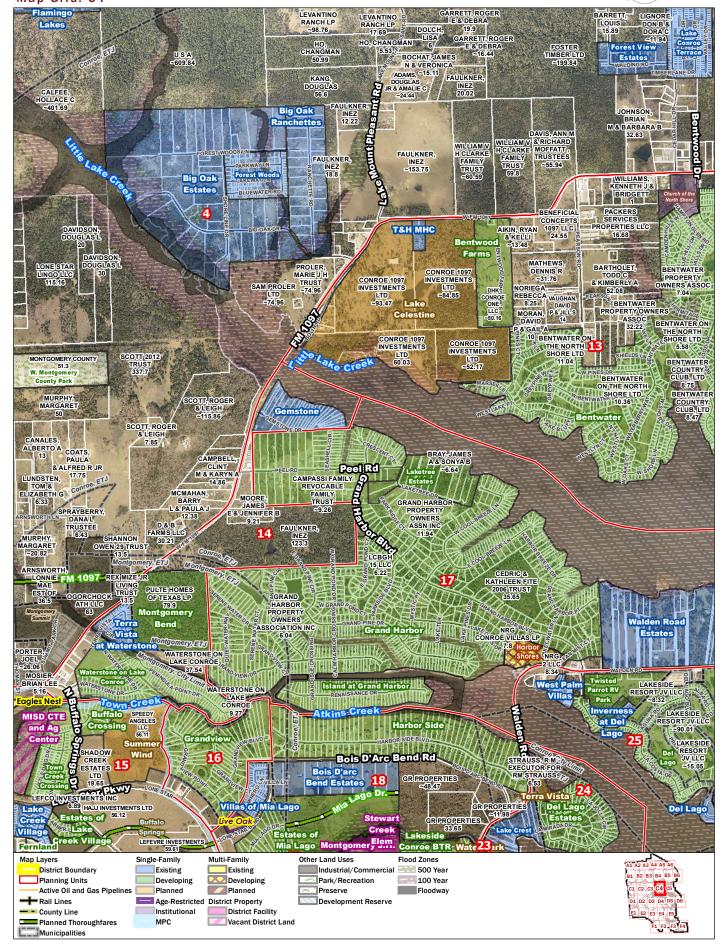
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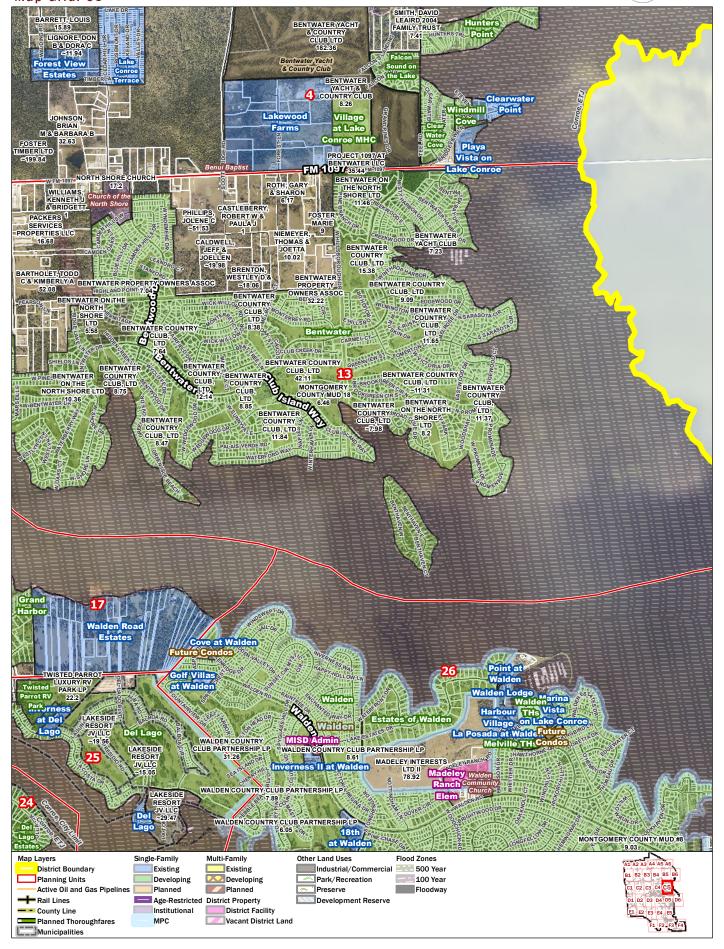






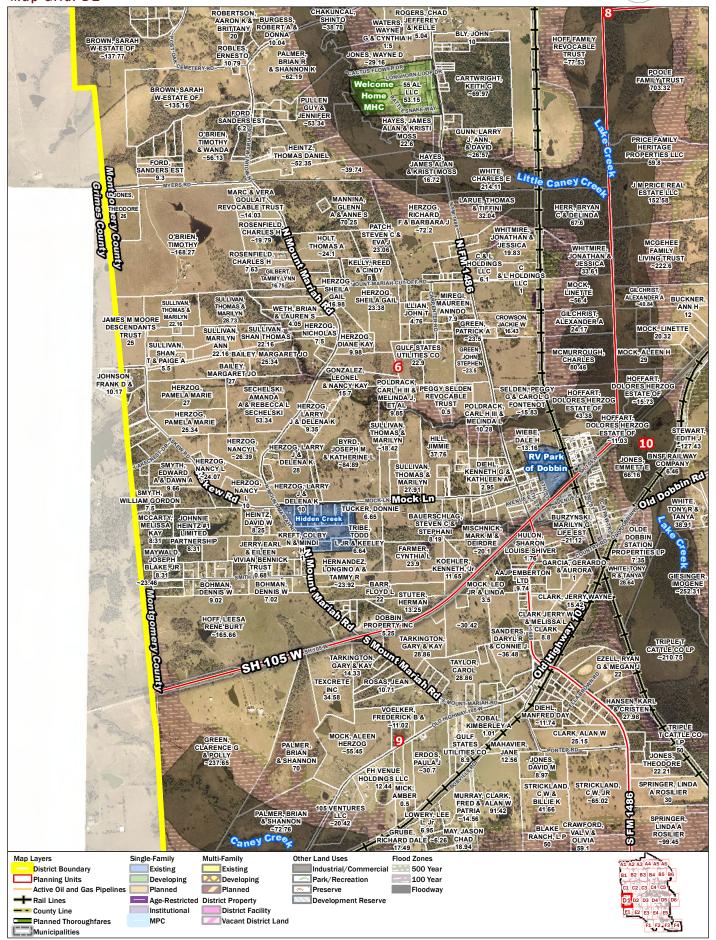
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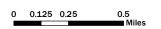




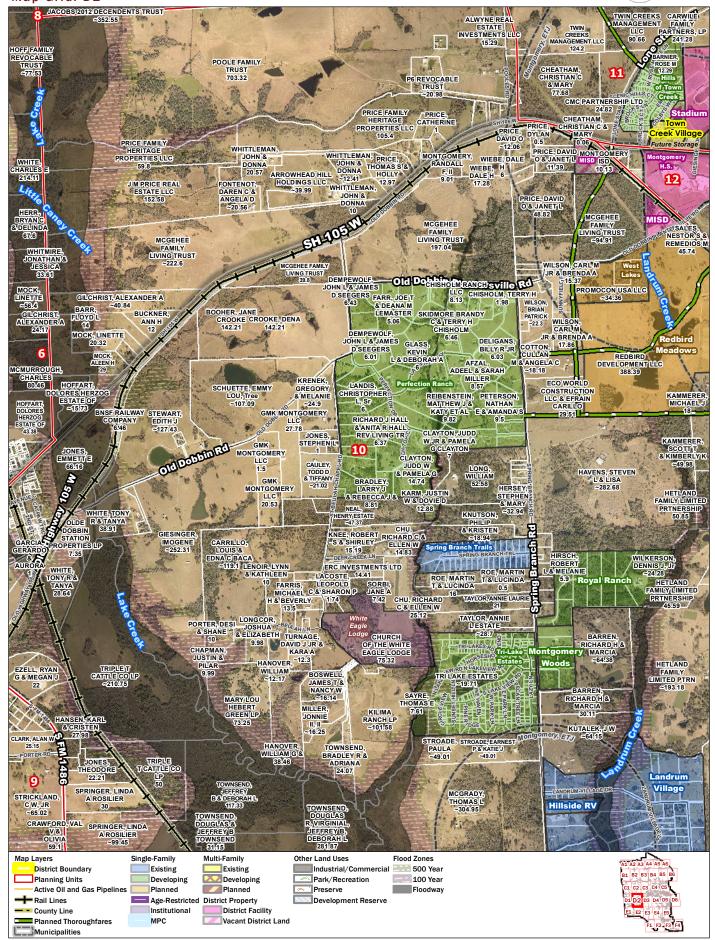
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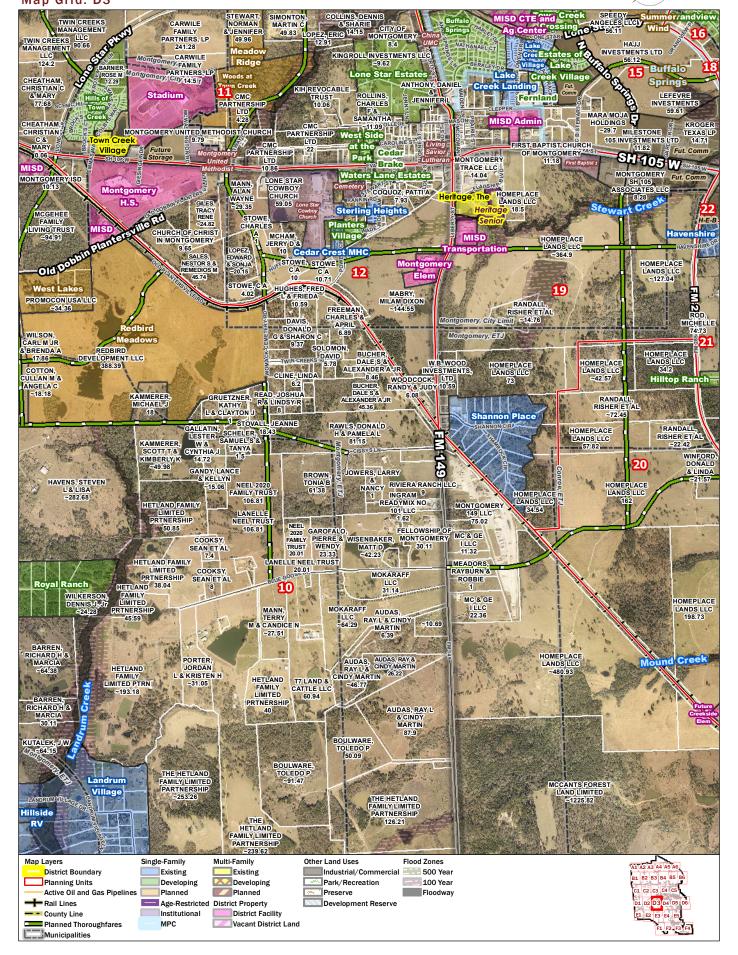


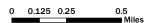




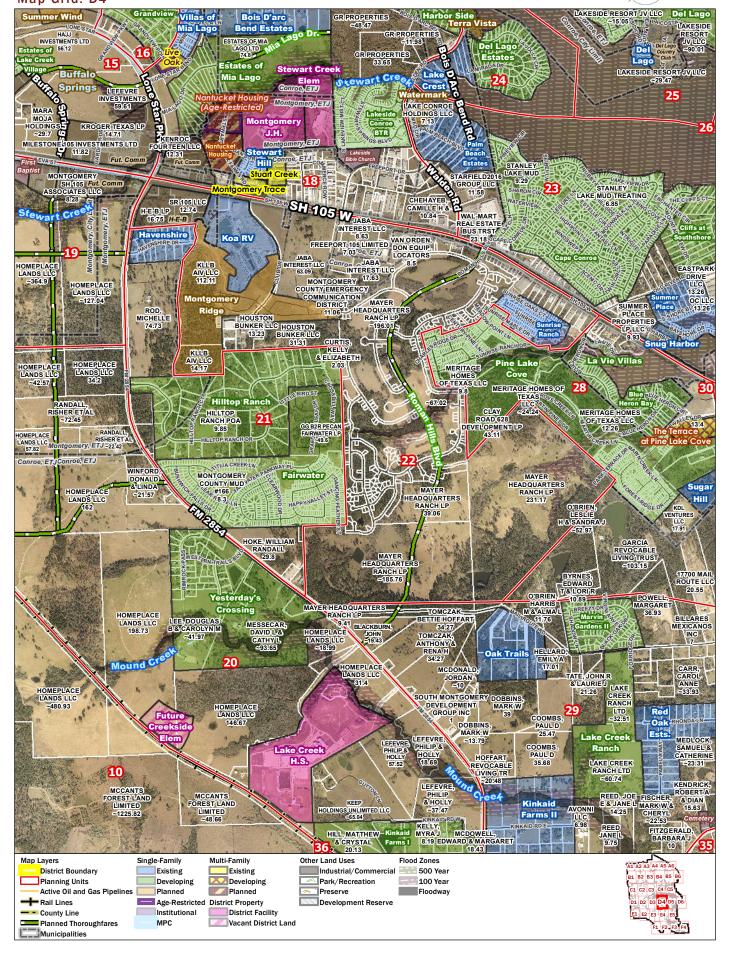






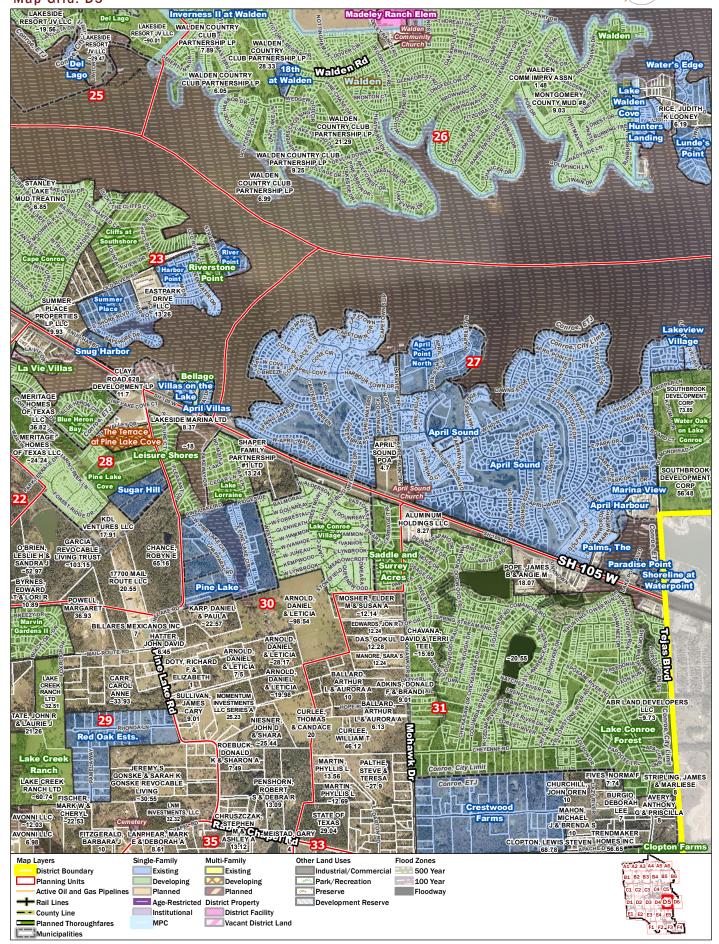






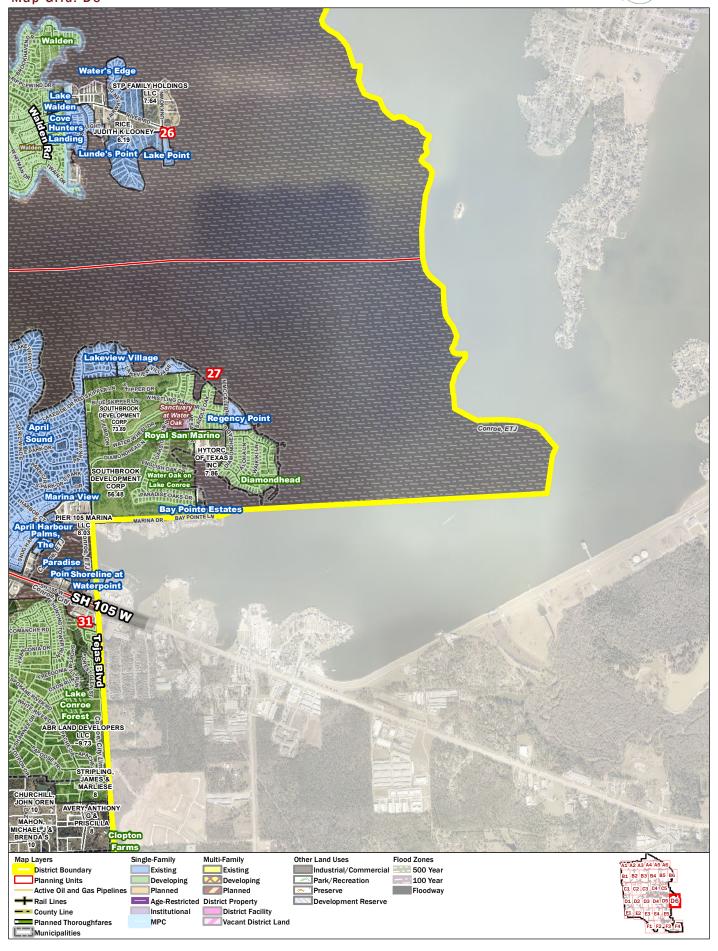






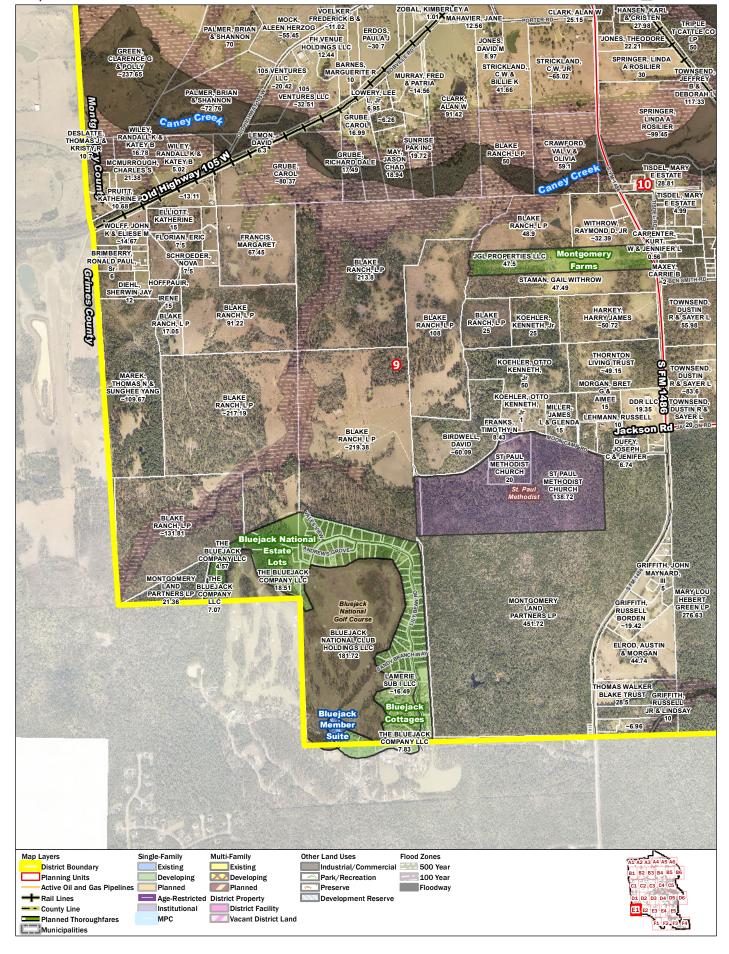


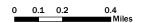




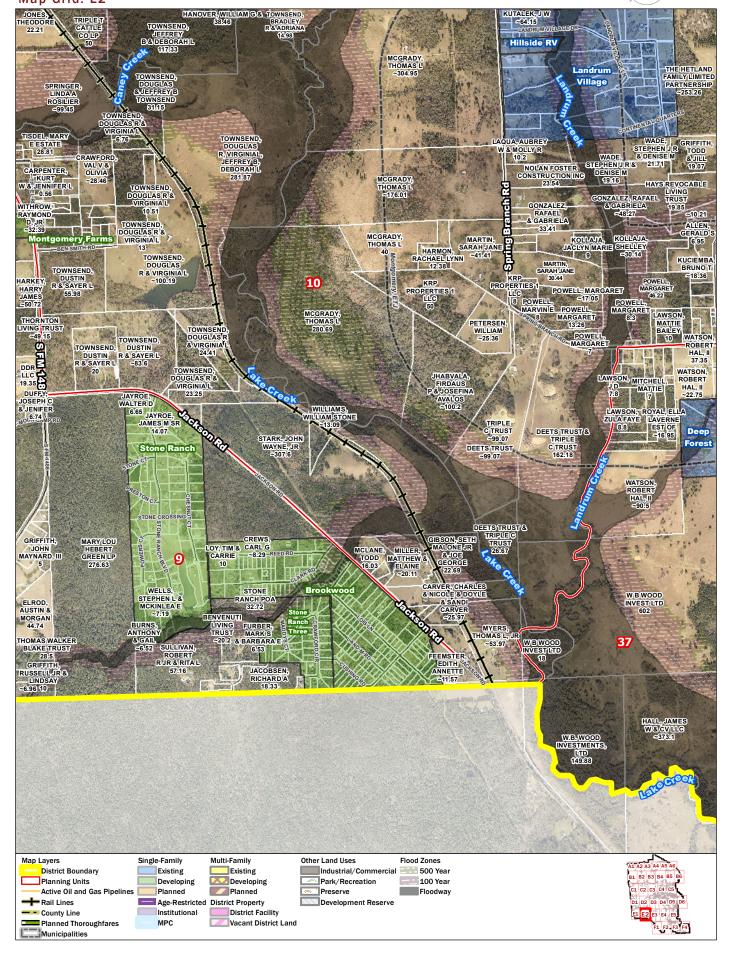






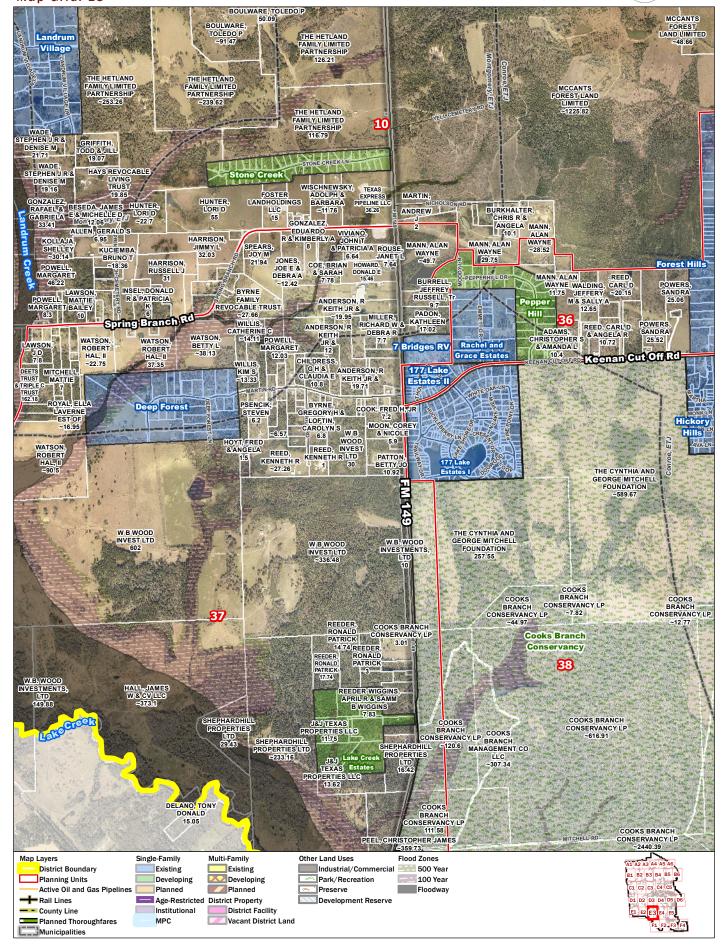






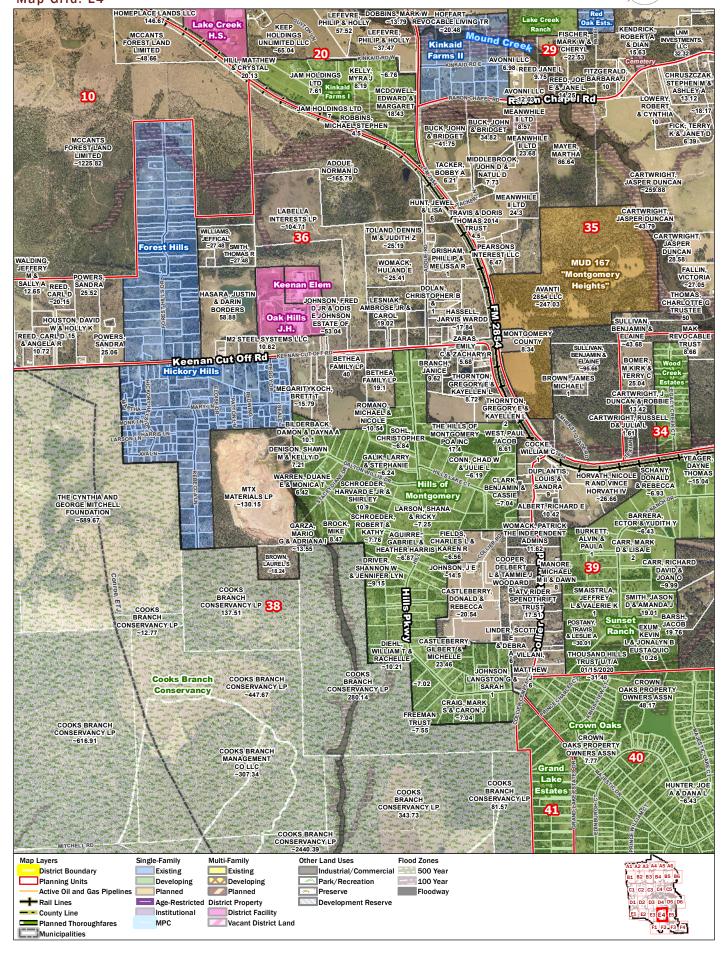






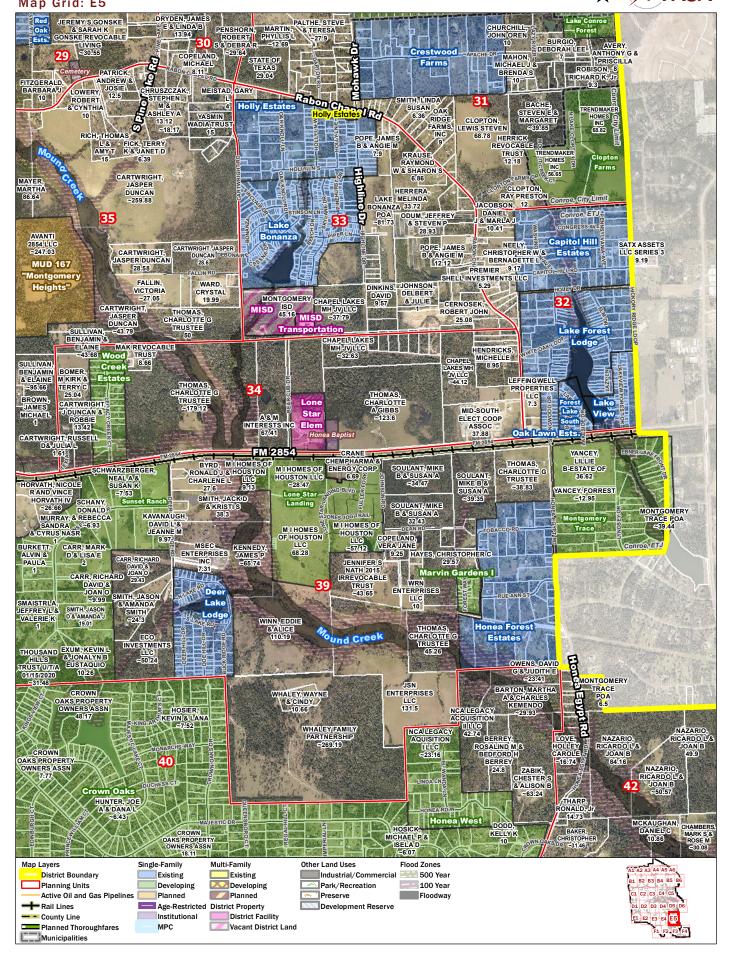


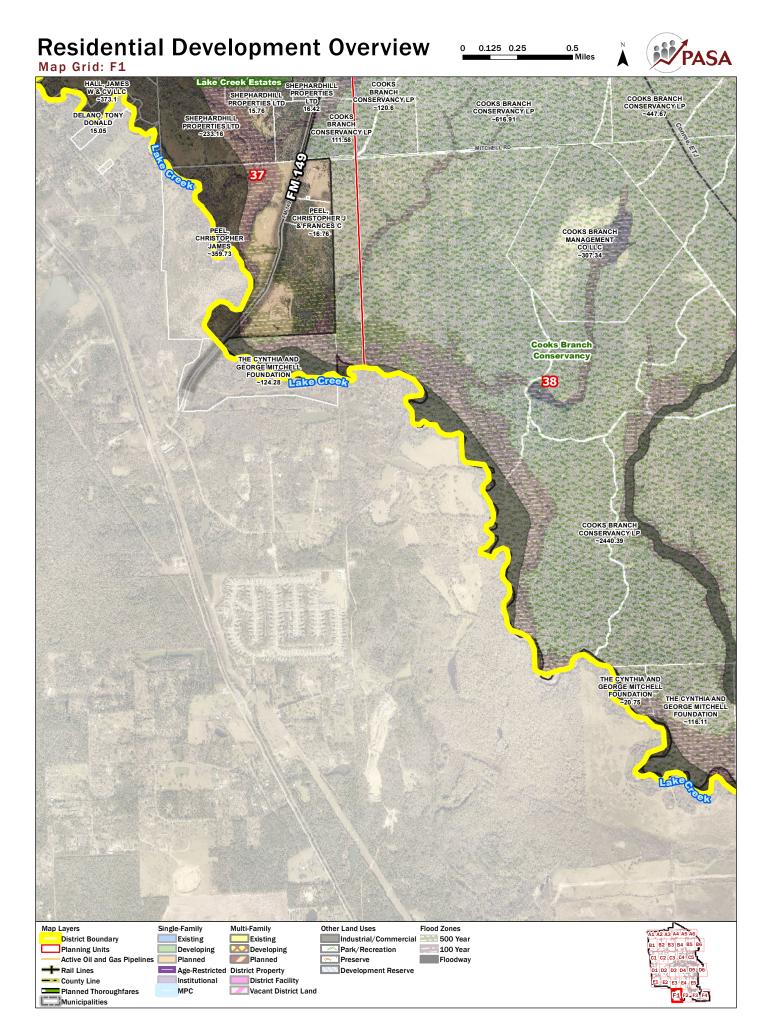












Residential Development Overview 0.125 0.25 0.5 COOKS BRANCH CONSERVANCY LP ~447.67 COOKS BRANCH CONSERVANCY LP 343.73 81.57 MCANULTY, ROBERT COOKS BRANCH MANAGEMENT CO LLC GERTAIN SHADE OF STEPHEN T-8 CECELIA CIVING CIVING CIVING COLEMA COLEMA COLEMA AMANDA BREND B MAHLMANN, ~7.0 9 CHASE & STEPHANIE 13.8 COOKS BRANCH CONSERVANCY LP 151.36 Grand Lake ERIC MANAGEMENT Estates S& JEANNIEK HADASH, CLARENCE M & TONYA L 10.57 SR SUPERIOR SR SUPERIOR LLC 28:39 REID. HARP, DONALD SR SUPERIOR Cooks Branch SR SUPERIOR DAVID LLC W& NICOLEF 12:3 17:62 Conservancy COOKS BRANCE SR SUPERIOR LLC 279.03 CONSERVANCY LP ~441.24 SR SUPERIOR LLC 45:19 Skye Ranch SR SUPERIOR LLC GNATOWICZ, PATRICKE SR:SUPERIORILLO 623 FLOWERS 24/28 ANTHONYS JAYME E SR SUPERIOR LLC COOKS BRANCH SR SUPERIOR LLC 130.12 ~2440.39 DEAN, DONALD E & TED R DEAN THE CYNTHIA AND GEORGE MITCHELL FOUNDATION THE CYNTHIA AND -20.75 GEORGE MITCHELL FOUNDATION -116.11 DEAN, DONALD ~20.71 -40.44

Age-Restricted District Property

Multi-Family

Existing

Planned

Developing

District Facility

Vacant District Land

Other Land Uses

Preserve

Industrial/Commercial

Development Reserve

Park/Recreation

Flood Zones

500 Year

Floodway

100 Year

Single-Family

Existing

Developing

Planned

Institutional MPC

Map Layers

Rail Lines

County Line

Municipalities

District Boundary

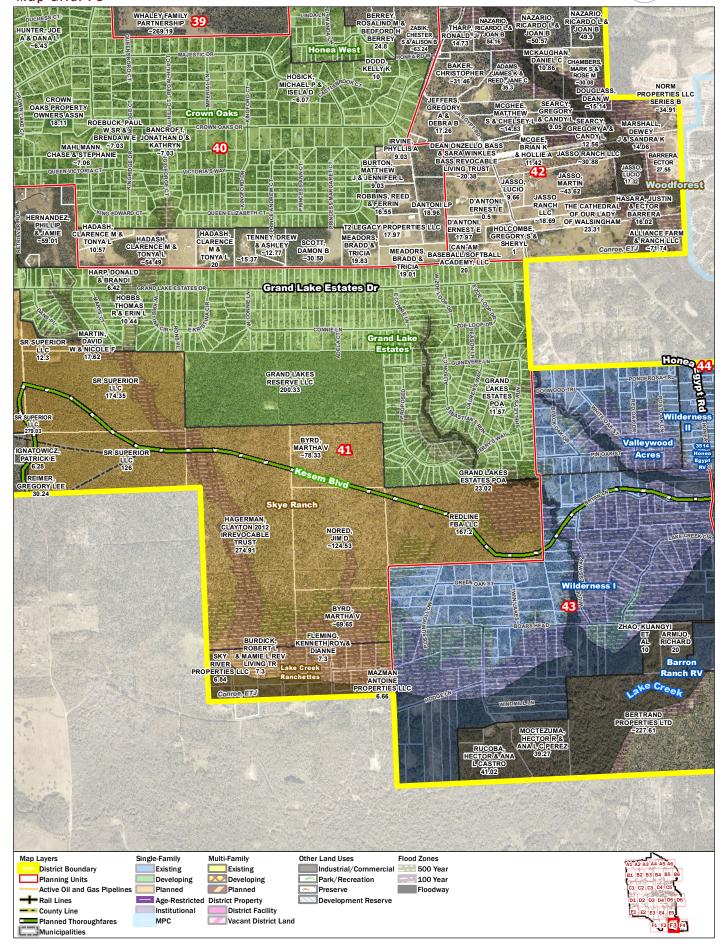
Active Oil and Gas Pipelines

Planned Thoroughfares

Planning Units

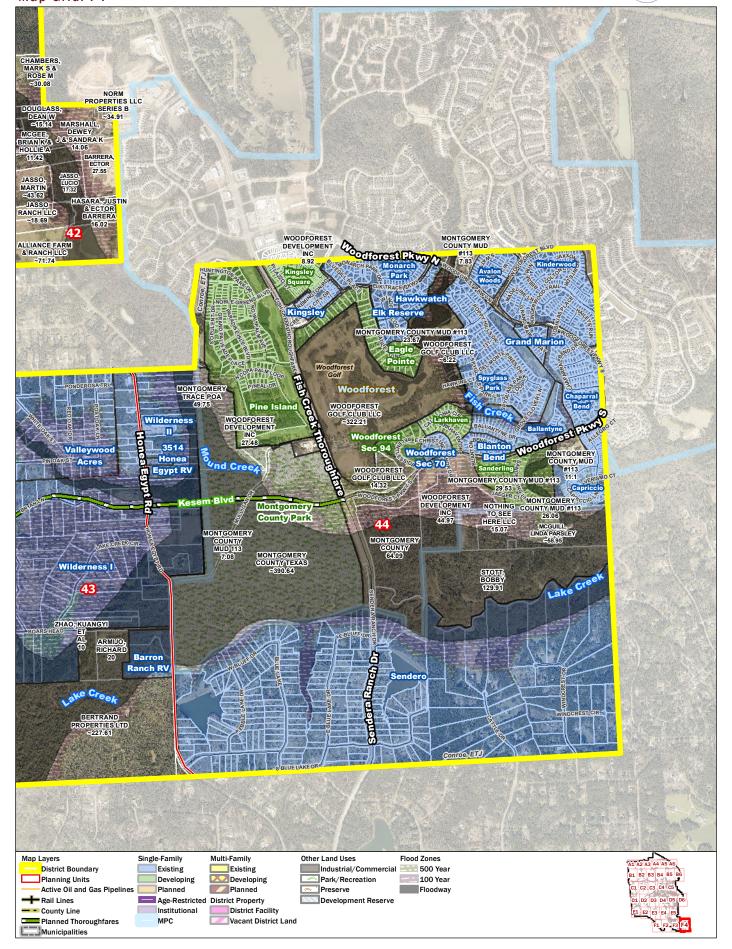






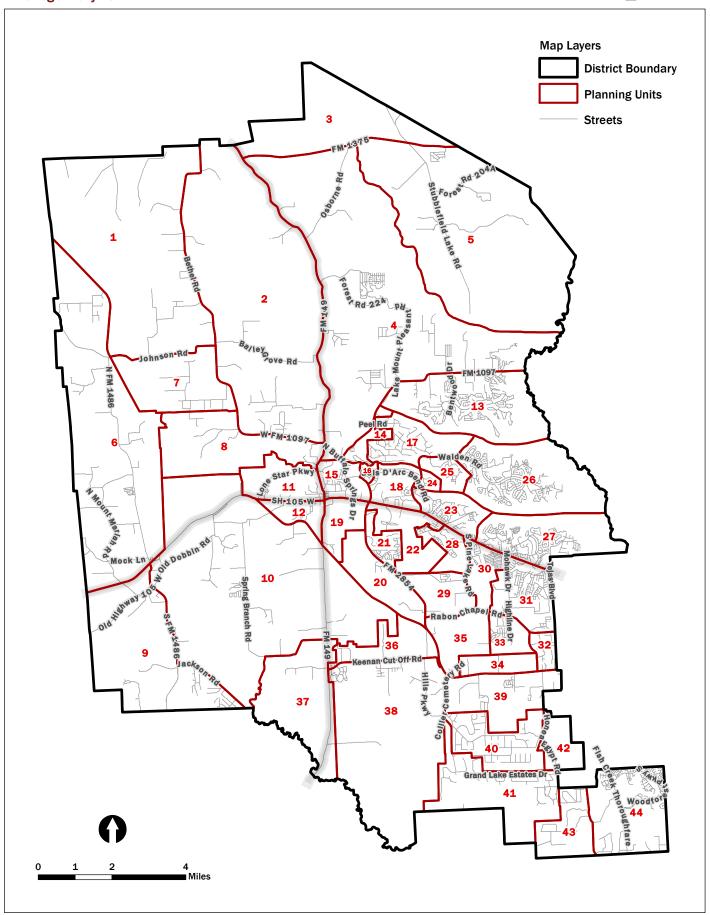






Planning Units Montgomery ISD

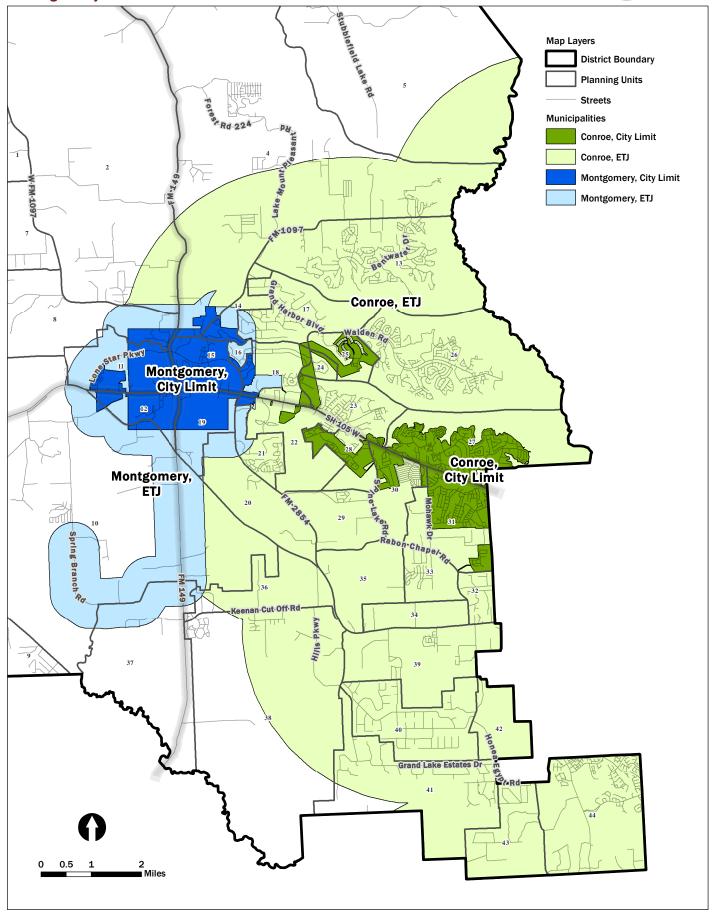




Municipal Jurisdictions Montgomery ISD

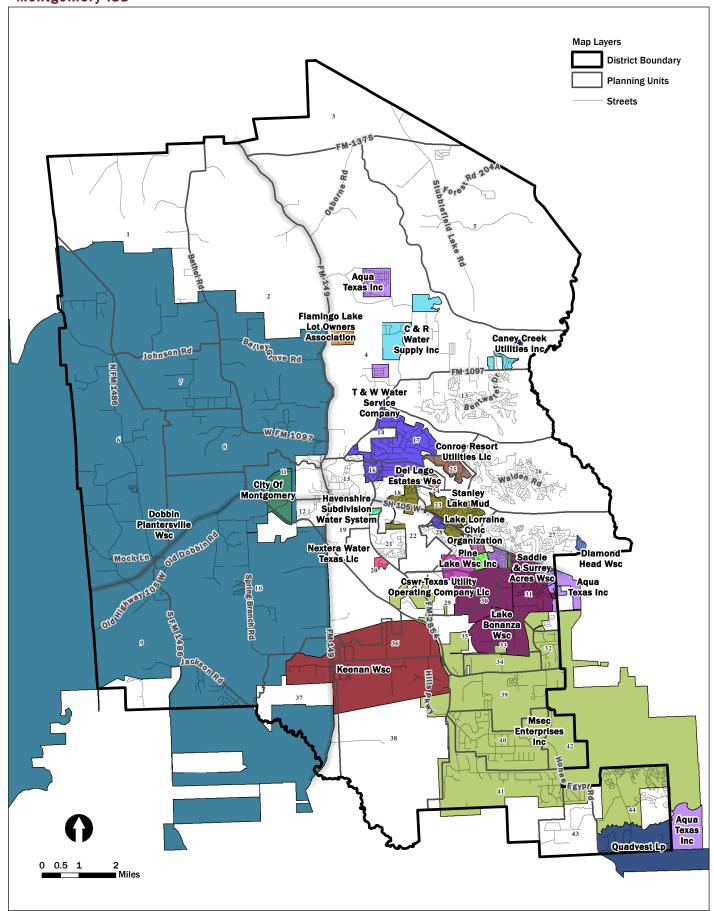






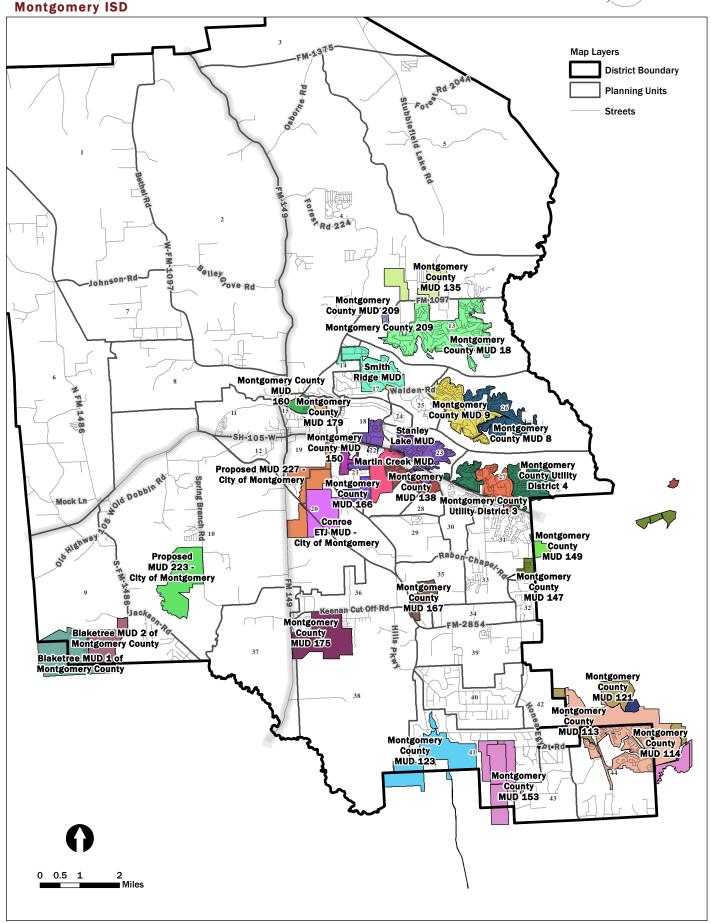
Utility Districts Per the Public Utility Commission of Texas





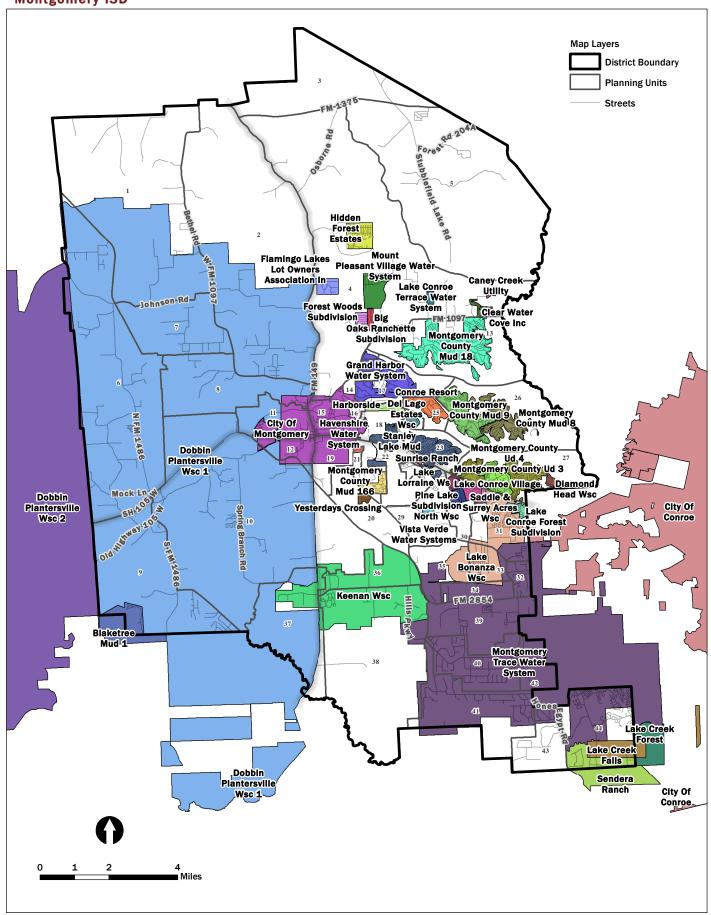
Utility Districts
Per the Texas Commission on Environmental Quality





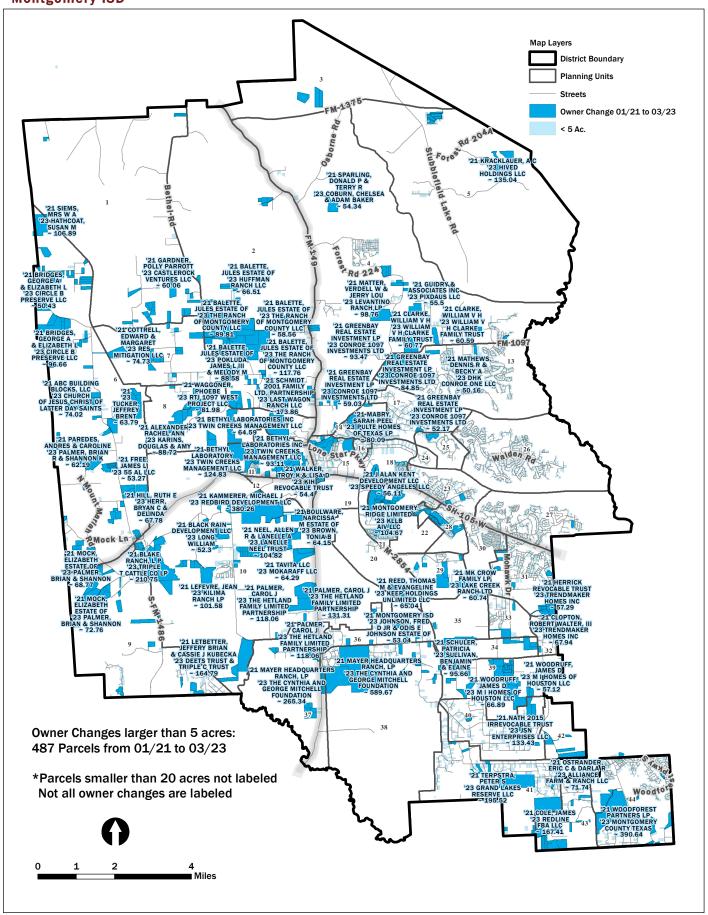
Utility Districts Per the Texas Water Services Boundaries





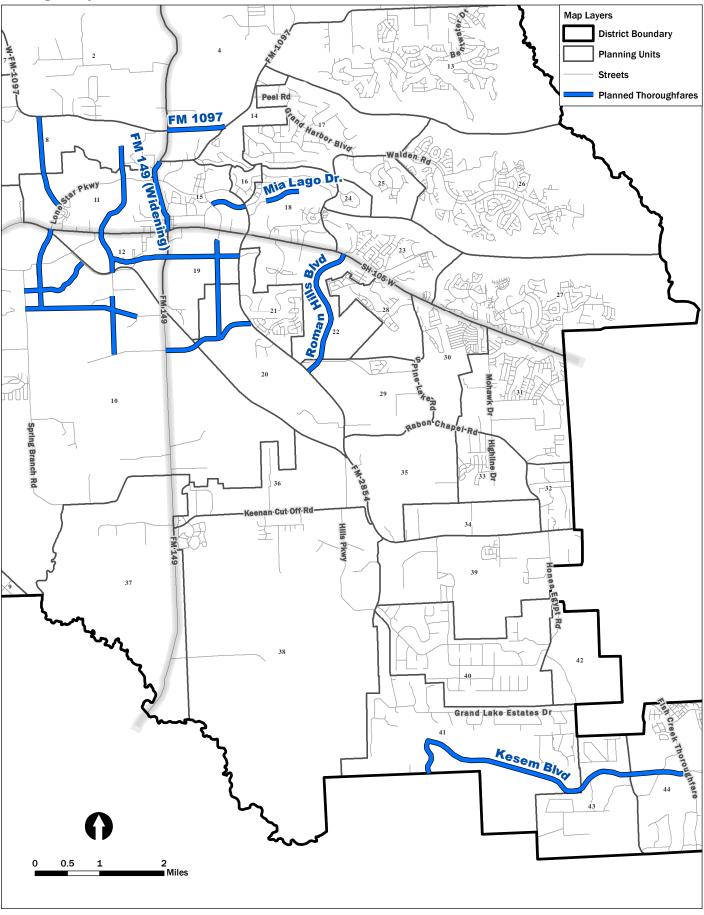
Owner Changes January 2021 to March 2023





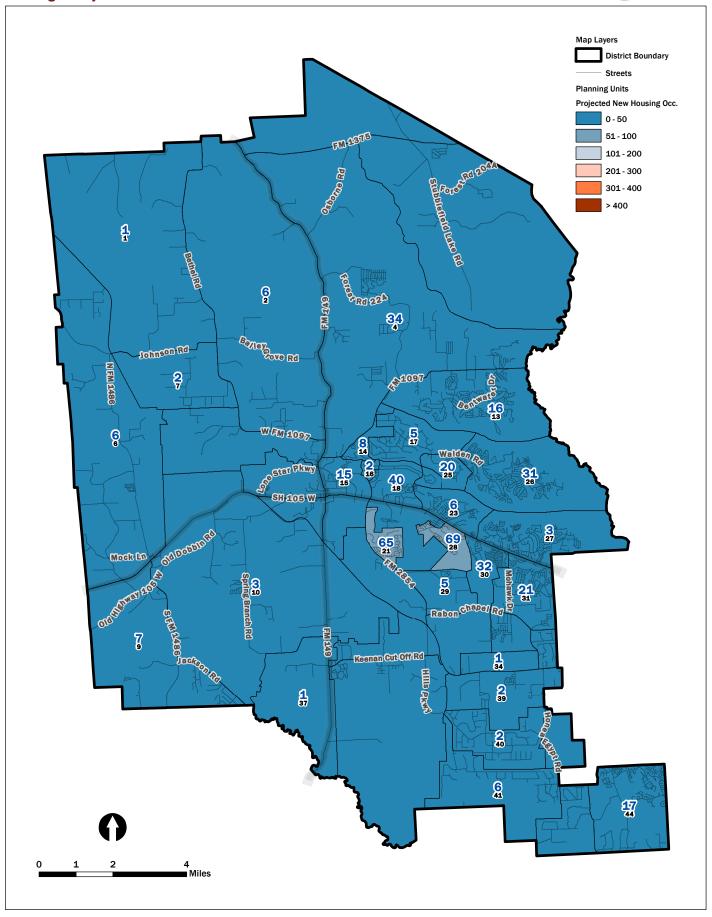
Planned Thoroughfares Montgomery ISD





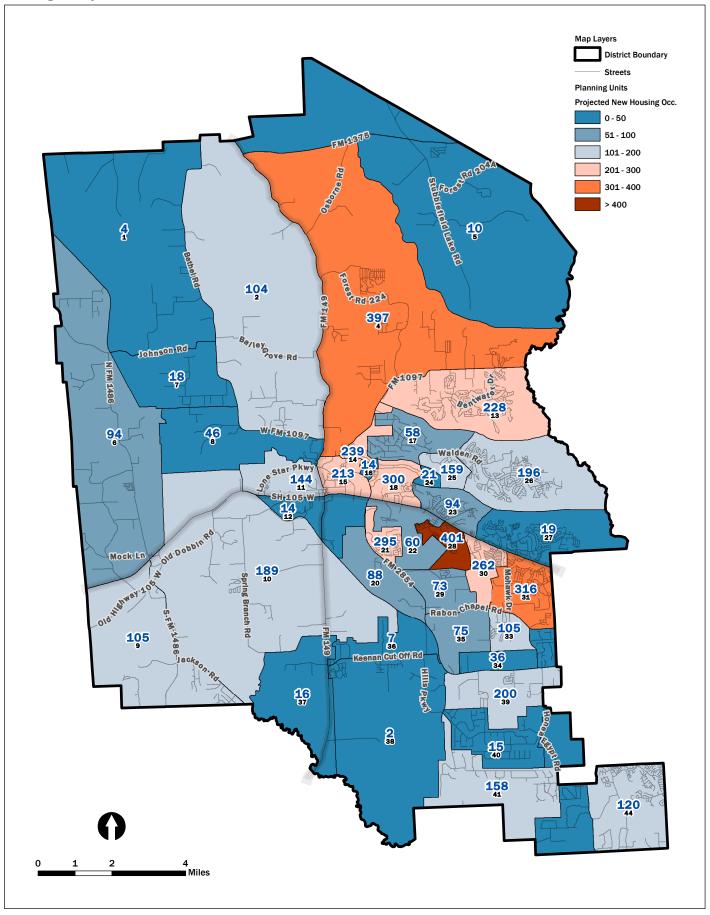
Projected New Housing Occupancies - Single-Family May 2023 to October 2023





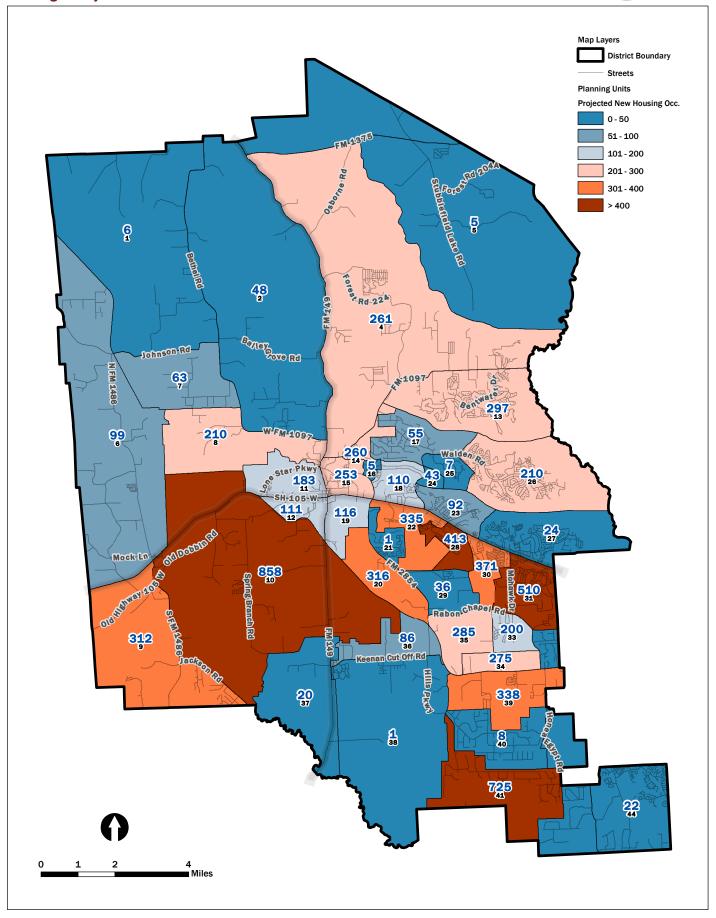
Projected New Housing Occupancies - Single-Family May 2023 to October 2027





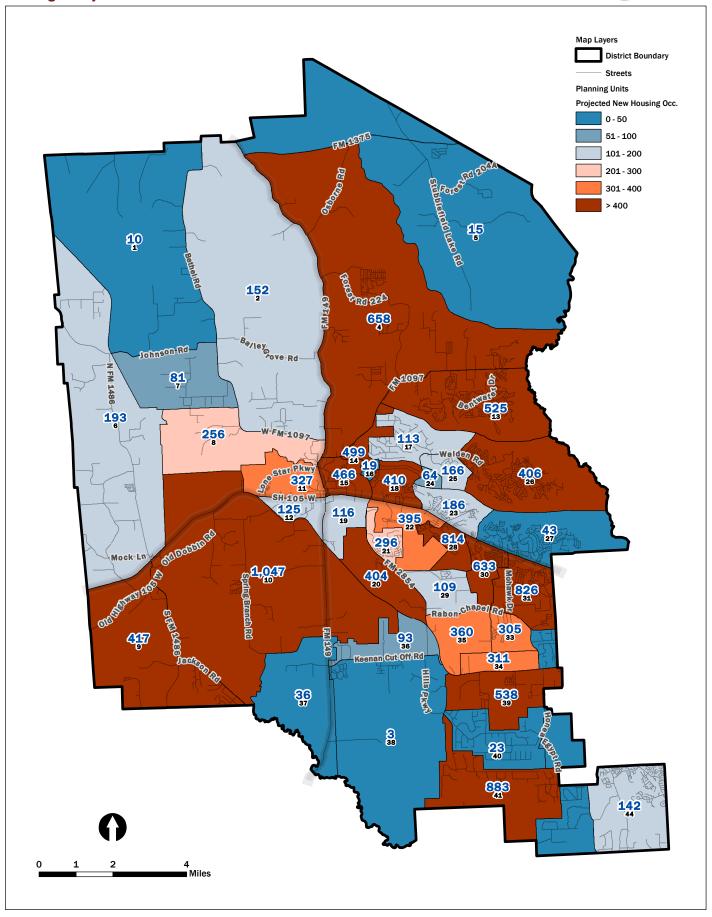
Projected New Housing Occupancies - Single-Family October 2027 to October 2032





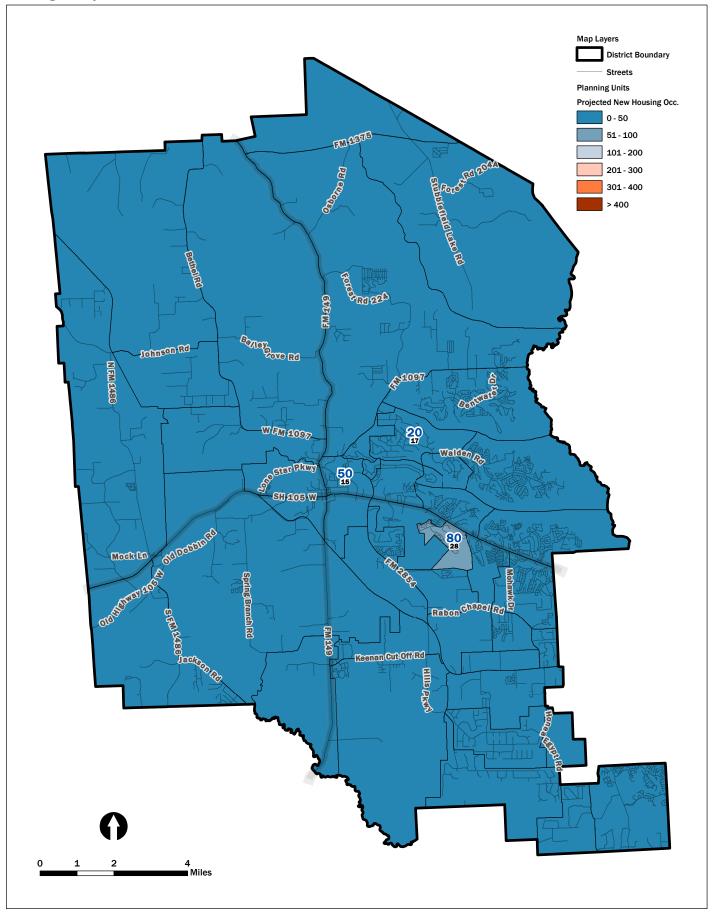
Projected New Housing Occupancies - Single-Family May 2023 to October 2032





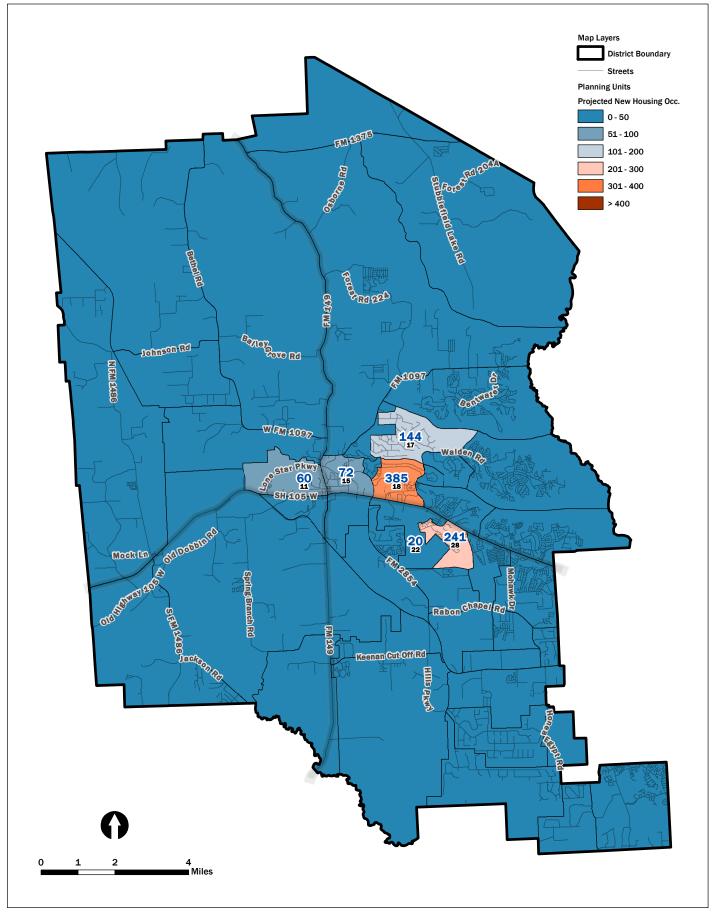
Projected New Housing Occupancies - Multi-Family May 2023 to October 2023





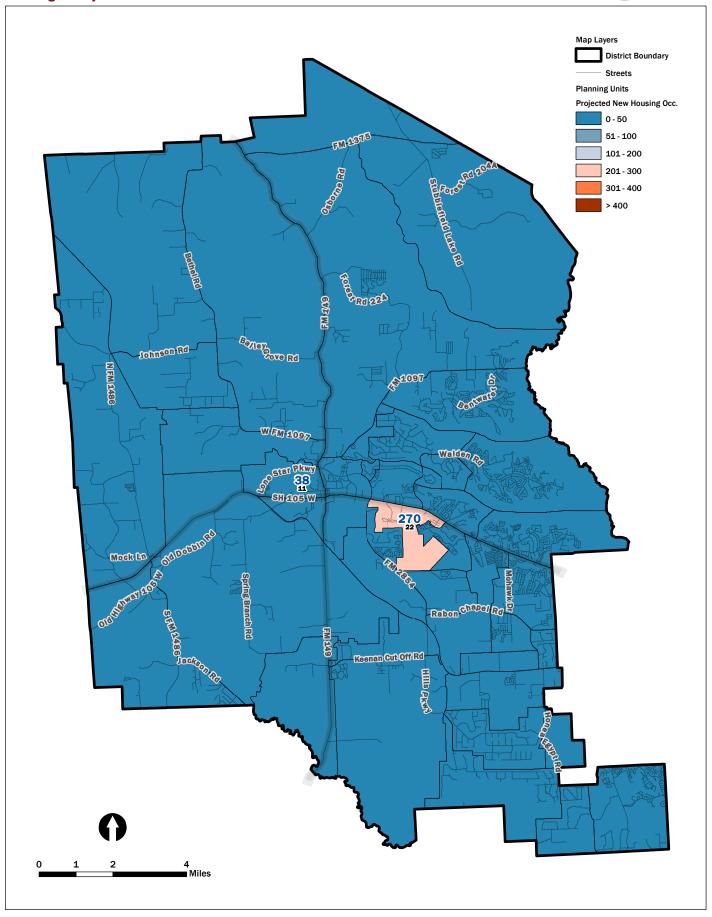
Projected New Housing Occupancies - Multi-Family May 2023 to October 2027





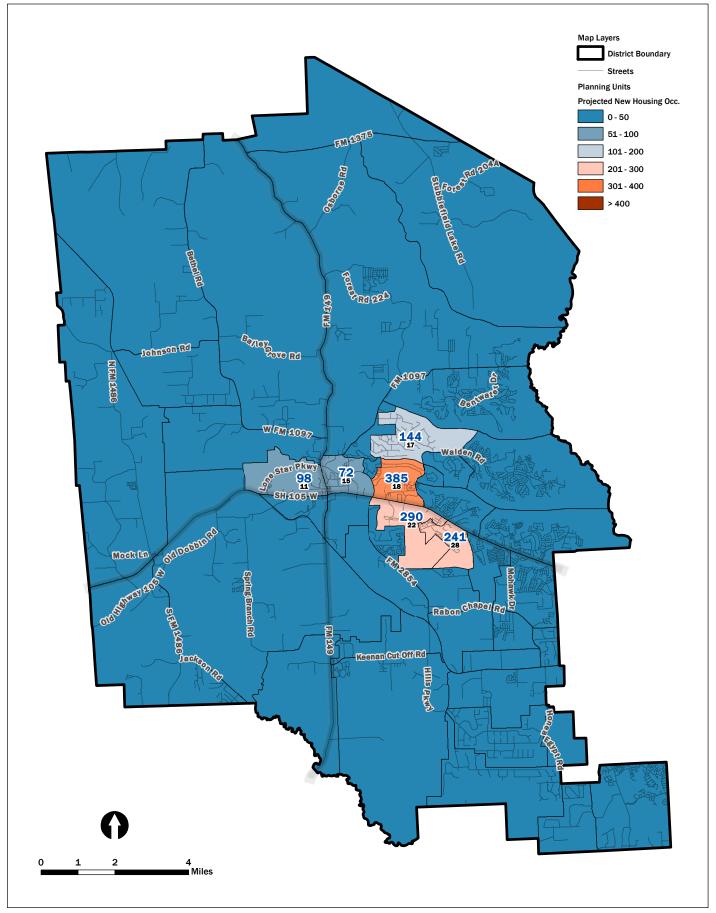
Projected New Housing Occupancies - Multi-Family October 2027 to October 2032





Projected New Housing Occupancies - Multi-Family May 2023 to October 2032







Montgomery ISD, May 2023-October 2032

			eveloping			itus	, Age-Nes	uncteu, r	iailileu, r	otential,	LOQ OIII							OHSU UCUOI	i, [VDL] Vo	icani Deve	opeu Lois	
Name		Land Use Notes	Total Units	Occ.	Av.	uc	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
PU 1 Tracts	SF	May 2023: Castlerock Ventures LLC newly owns ~60 ac. south of and along Bethel Rd. west of FM 1097; Jan. 2021: much of this PU is in the floodway/flood plain and or part or the Sam Houston National Forest; any development will be limited to the SE portion of the PU along Bethel Rd.; Johnsons Crossing LLC recently purchased approximately 90 ac. and could be subdivided	0	0	0	0	0	1	0	2	0	1	2	1	2	1	0	4	6	10	0	0.38
Chapel Bend	SF	May 2023: clearing, leveling & carving in streets; builder: Gracepoint Homes; 1-2+acre homesites	67	0	0	0	67	0	4	16	18	18	9	2	0	0	0	56	11	67	0	0.70
PU 2 Tracts	SF	May 2023: numerous tracts exist in the southern portion of this PU; no known current development plans, however, potential for continued large-lot development; The Ranch of Montgomery County LLC newly owns acreage along and South of Bailey Grove Rd.	0	0	0	0	0	0	1	2	3	5	6	6	7	7	7	11	33	44	0	0.57
Towering Oaks RV	RV		43	36	3	2	2	2	2	2	1	0	0	0	0	0	0	7	0	7	0	0.08
Vintage Oaks	SF	May 2023: builders: O.B.S., Raftor, Gabriel & Gracepoint Homes	97	70	0	9	18	4		7	7	2	0		0			26				0.80
											1		1		1			4		7	5	0.60
Clear Water Cove			133	107	2	1	23	2	2	3	3	3	2	1	1	0	1	13	5	18	8	0.24
Falcon Sound on the Lake	SF		62	57	0	2	3	2		1	0	0	1	0						4	1	0.25
																						0.30
													1									0.10
								0		1		0	1		0	1		_				0.23
Porter Tract	SF		0	0	0	0	0	0		3	5	7	7	7	7	7	7					0.38
	Name PU 1 Tracts Chapel Bend PU 2 Tracts Towering Oaks RV Vintage Oaks Wm. Patterson Clear Water Cove Falcon Sound on the Lake Hidden Forest Estates Hunters Point Mount Pleasant Lake Pilkinton Clinch	Name PU 1 Tracts SF Chapel Bend SF Towering Oaks RV Vintage Oaks Wm. Patterson Clear Water Cove Falcon Sound on the Lake Hidden Forest Estates Hunters Point Mount Pleasant Lake SF Pilkinton Clinch SF	Name Land Use Notes May 2023: Castlerock Ventures LLC newly owns ~60 ac. south of and along Bethel Rd. west of FM 1097; Jan. 2021: much of this PU is in the floodway/flood plain and or part or the Sam Houston National Forest; any development will be limited to the SE portion of the PU along Bethel Rd.; Johnsons Crossing LLC recently purchased approximately 90 ac. and could be subdivided May 2023: clearing, leveling & carving in streets; builder: Gracepoint Homes; 1-2+acre homesites May 2023: numerous tracts exist in the southern portion of this PU; no known current development plans, however, potential for continued large-lot development; The Ranch of Montgomery County LLC newly owns acreage along and South of Bailey Grove Rd. Towering Oaks RV Vintage Oaks SF Agftor, Gabriel & Gracepoint Homes Wm. Patterson Clear Water Cove Falcon Sound on the Lake Fildden Forest Estates SF Hunters Point SF Mount Pleasant Lake SF Pilkinton Clinch SF	Name Land Use Notes Total Units	Name Land Use Notes Total Units Occ. May 2023: Castlerock Ventures LLC newly owns ~60 ac. south of and along Bethel Rd. west of FM 1097; Jan. 2021: much of this PU is in the floodway/flood plain and or part or the Sam Houston National Forest; any development will be limited to the SE portion of the PU along Bethel Rd.; Johnsons Crossing LLC recently purchased approximately 90 ac. and could be subdivided May 2023: clearing, leveling & carving in streets; builder: Gracepoint Homes; 1-2+acre homesites May 2023: numerous tracts exist in the southern portion of this PU; no known current development plans, however, potential for continued large-lot development; The Ranch of Montgomery County LLC newly owns acreage along and South of Bailey Grove Rd. Towering Oaks RV RV May 2023: builders: O.B.S., Raftor, Gabriel & Gracepoint Homes Wm. Patterson SF Raftor, Gabriel & Gracepoint Homes Wm. Patterson SF Glear Water Cove SF Hidden Forest Estates SF Hunters Point Mount Pleasant Lake SF Raftor, Clinch SF Raftor, Clinch SF Raftor, Clinch SF Raftor, Rabriel Raftor Raft	Name Land Use Notes Total Units Occ. Av.	Name Land Use Notes Total Units Occ. Av. UC	Name	Name Land Use Notes Total Units Occ. Av. UC VDL May 2023: Castlerock Ventures	Name Land Use Notes Total Units Occ. Av. UC VDL May 2023-2024 2023-2024	Name Land Use Notes Total Units Occ. Av. UC VDL 2023 Oct. Oct. Occ. Oct. O	Name Land Use Notes Total Units Coc. Av. UC VDL May Cot 2023 2024	Name	Name Land Use Notes Total Units Occ. Av. UC VDL May 2023 2024 2025 2024 2025 2026 2024 2025 2026	Name Land Use Notes Total Units Occ. Av. UC VDL May 2023 2024 2024 2025 2027 2026 2026 2027 2027 2027 2028 2027 2028 2027 2028 2027 2028 2027 2028 2028 2027 2028 2028 2028 2027 2028	Name Land Use Notes	Name Land Use Notes Total Units Coc. Av. UC VDL 2023 2024 2025 2026 2026 2026 2026 2026 2026 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028 2028 2027 2028 2028 2028 2027 2028 2	Name Land Use Notes Total Units Unit	Name Land Use Notes Total Units Occ. Av. UC VDL Status Projected Housing Cooquiancies Name Name Land Use Notes Total Units Occ. Av. UC VDL Status Oct. Oct.	Name	Name	Name



Montgomery ISD, May 2023-October 2032

Lana (pment	Developing	Lot/l	Jnit Sta		r; Age-Res	stricted, r	iailileu, i	oteritiai,	LOÇUI				ising O			onstruction	i, [VDL] V	icant Deve	opeu Lot	1
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
4	PU 4 Tracts	SF	May 2023: no known current plans, but potential for eventual SF development on larger tracts west of and along FM 1097	0	0	0	0	0	0	0	7	15	21	23	25	25	25	25	43	123	166	34	0.45
4	Village at Lake Conroe MHC	М	May 2023: AmeriCasa Communities will offer manufactured homes for rent, rent-to-own, and purchase in this amenitized community	239	5	8	2	130	20	60	80	74	0	0	0	0	0	0	234	0	234	0	0.65
4	Windmill Cove	SF		19	16	0	0	3	0	0		0	0	0	0	0	1	0	1	1	2	1	0.19
5	Bear Canyons	SF		37	18	0	0	19	0	1	3	2	1	0	1	1	0	1	7	3	10	9	0.11
5	Little Sam Forest	SF		15	11	0	0	4	0	0	1	0	0	0	1	0	0	0	1	1	2	2	0.27
5	Pinebush	SF	May 2023: Launikitis newly owns ~48 acres; no known plans	40	7	0	0	33	0	0	1	0	1	0	0	1	0	0	2	1	3	30	0.14
6	Kingwood Place 26	SF		8	5	0	0	3	0	0	0	1	0	0	0	1	0	0	1	1	2	1	0.40
6	PU 6 Tracts	SF	exist; no known plans for development in near -term; potential for large lot development and possible continued manufactured home	0	0	0	0	0	0	1	1	2	2	Э	3	4	4	5	6	19	25	0	0.57
6	Welcome Home MHC	M		167	15	0	0	152	5	12	17	20	22	23	21	20	10		76		152	0	
6	Woodcreek	SF		86	70	0	1	15	1	2	3	3	2	1	1	0	1	0	11	3	14	2	0.49
7	Hill Creek	SF	Jan. 2021: builder: QBS Construction; some owners have multiple lots	112	90	0	2	20	1	1	2	1	1	0	1	0	1	0	6	2	8	14	0.42
7	PU 7 Tracts	SF	May 2023: no known current plans; potential for continued single-family development in long-term, especially on large tracts west of FM 1097	0	0	0	0	0	1	2	1			7	11	13			12		73		0.40
8	Country Meadows	SF		25	21	0	0	4	0	0	0	1	0	0	0	0	0	0	1	0	1	3	0.76



Montgomery ISD, May 2023-October 2032

			Condo; [M] Mobile Homes; [RV] RV Park; E	reveloping		Jnit Sta	itus	, Age-Nes	su icieu, F	lanned; F	oteritiai,	LOYUN				ising O			Construction	i, [VDL] V	acant Deve	loped Lot	ĺ
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
00	PU 8 Tracts	SF	May 2023: no known current plans; probable long-term single-family development as multiple large tracts owned by a few different entities; Jan. 2021: a portion of this PU is in the CoM ETJ and City Limits so some residential development could more easily occur but none is planned at this time	0	0	0	0	0	0	0	0	15	30	30	40	40	50	50	45	210	255	1,995	0.58
9	Blake Ranch Tracts	SF	May 2023: Blake Ranch LP has ~1,100 acres in this PU; portions of this Ranch are not part of Bluejack National; likely continued single-family development in the long term	0	0	0	0	0	0	0	0	0	1	8	14	24	32	41	1	119	120	0	0.51
9	Bluejack Cottages	С	Jan. 2021: ~82 freestanding cottage condos in MISD	84	53	0	6	25	3	4	6	6	5	4	2	1	0	0	24	7	31	0	0.00
9	Bluejack National Estate Lots	SF	2021: 108 total lots in Montgomery ISD - 400 total units planned, 257 estate lots - 0.5 to 1.5 ac., 24 Member Condo Suites,23 Sunday houses & 96 cottages	112	14	0	4	52	3	4	6	8	8	7	7	6	5	5	29				0.60
9	Brookwood	SF		163	80	0	1	82	1	2	4	5	4	4	3	3	2	2	16	14	30	53	0.51
9	Montgomery Farms	SF	May 2023: Western States Communities plans 26 1.5-acre lots off of FM 1486; clearing and leveling tract & carving in streets; individual single-family builds with lots starting at \$183,000	26	0	0	0	26	0	2	5	6	5	4	3	1	0	0	18	8	26	0	0.38
9	Montgomery Land Partners Tract		#163 000 May 2023: high probability for continued single-family development on this ~450-acre tract immedeately east of Blueiack National	0	0	0	0	0	0	0	0		10	17			31						0.01
9	Stone Ranch	SF		77	75	0	0	2	0	1	0		1	0		0	0				2		
9	Stone Ranch Three	SF		37	33	0	0	4	0	1	0	1	0	0	0	1	0	0	2	1	3	1	0.55



Montgomery ISD, May 2023-October 2032

Lanu			pment	Developing	I ot/l	Unit Sta		, Age-Nes	stricted; P	iailieu, i	otentiai,	LOÇUII				using O			onstruction	i, [VDL] V	acant Deve	opeu Lois	ĺ
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
10	Future MUD 223 Tracts	SF	May 2023: Montgomery County MUD 223 is being formed this legislative session on ~800 acres owned by McGrady running from Spring Branch Road to Lake Creek; probable long-term single-family development	0	0	0	0	0	0	0	0	0	7	15	21	35	35	35	7	141	148	1,202	0.45
10	Montgomery Woods	SF		6	4	0	1	1	1	0	0	0	1	0	0	0	0	0	2	0	2	0	0.50
10	Perfection Ranch	SF	Jan. 2021: Texas Perfection Land & Cattle Co.; expect ~200 acres to develop as 2-18 acre tracts (largest owner of original tract = 67 ac.)	60	44	0	0	16	0	1	2	1	0	1	0	1	0	1	4	3	7	9	0.55
10	PU 10 Tracts	SF	May 2023: no known current plans; probable long-term single- family development as multiple large tracts owned by a few different entities, especially north of SH 105	0	0	0	0	0	0	0	0	9	25	40	50	70	90	110	34	360	394	2,106	0.58
10	Redbird Meadows	SF	May 2023: no activity currently; Redbird Meadow Development LLC plans ~560 single-family lots with first lot delivery estimated for mid-2024	560	0	0	0	0	0	0	17	35	55	60	60	60	60	60	107	300	407	153	0.60
10	Royal Ranch	SF		13	1	0	0	12	0	1	2	3	2	2	1	0	1	0	8	4	12	0	0.61
10	Stone Creek	SF	Jan. 2021: one street developemnt with plat from 2006	46	42	0	0	4	0	0	1	0	1	0	0	0	1	0	2	1	3	1	0.55
10	Tri-Lake Estates	SF	May 2023: builder: Starter Homes of Texas	224	147	2	0	75	2	3	5	7	6	5	4	3	3	2	23	17	40	37	0.34



Montgomery ISD, May 2023-October 2032

Land			Condo; [M] Mobile Homes; [RV] RV Park; [pment	Jeveloping		Jnit Sta		; Age-Res	tricted; P	ianned; F	rotentiai;	LOCYUN	ii Status	Project					onstruction	i, [VDL] Va	icani Deve	oped Lots	,
PU	Name		Land Use Notes	Total Units	Occ.	Av.	uc	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
10	West Lakes	SF	May 2023: no activity currently; Jan. 2021: Promocon USA had proposed approximately 170 lots on 44 acres along Old Dobbin-Plantersville Rd.; however CoM didn't approve several variances including one for smaller lot sizes; the development could resurface or be absorbed into the nearby Krammerer Tract development by Devpoint long-term	0	0	0	0	0	0	0	0	0	2	4	7	7	7	7	2	32	34	42	0.60
11	Hills of Town Creek	SF	May 2023: cleared portion of section 5 - 72 lots - builder: Stylecraft Homes	203	131	0	0	0	0	11	34	27	0	0	0	0	0	0	72	0	72	0	0.35
11	Lone Star Estates	SF	3 (7,00,0,0,0,0)	13	11	0	0	2	0	0	0	0	1	0	0	0	0	0	1	0	1	1	0.27
11	Meadow Ridge	SF	May 2023: no activity currently; developer requesting a public improvement district (PID) be created	100	0	0	0	0	0	0	5	9	11	11	11	11	11	11	25	55	80	20	0.38
11	PU 11 Tracts	SF	May 2023: no known current plans; probable long-term single-family development as multiple large tracts owned by a few different entities; Jan. 2021: Chetham has ~100 ac. on the NW side of Lone Star Parkway that could become SF longerterm with commercial along SH	0	0	0	0	0	0	0	0	9	13	17	19	19	19	19	22	93	115	885	0.58
11	Superior Properties Duplexes	MF	May 2023: no activity currently; Superior Properties of Texas plans rental duplexes with commercial frontage	0	0	0	0	0	0	0	20	20	20	20	18	0	0	0	60	38	98	0	0.30
11	West Side at the Park	SF	Man 0000	11	9	0	0	2	0	0	0	1	1	0	0	0	0	0	2	0	2	0	0.33
11	Woods at Town Creek	SF	May 2023: no activity currently; Jan. 2021: still planned, but likely not soon	0	0	0	0	0	0	3	5	7	7	7	7	7	7	7	22	35	57	143	0.38



Montgomery ISD, May 2023-October 2032

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PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027 - Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
12	Mabry Tracts	SF	May 2023: general development interest in the ~145 acre Mabry tract; long-term potential for SF development, but no known plans at this time	0	0	0	0	0	0	0	0	4	9	14	18	22	26	30	13	110	123	327	0.51
	Planters Village	SF		9	7	0	0	2	0			_	0	0		0			_		1	1	0.71
12	Waters Lane Estates	SF		8	6	0	0	2	0	0	0	0	1	0	0	0	0	0	1	0	1	1	0.83
13	Bentwater	SF	May 2023: builders: Partners in Building & other custom home builders; gated community - 1/3 retired, 1/3 2nd homes, 1/3 working	2,888	2,499	3	23	363	16	30	44	56	60	58	55	47	19	4	206	183	389	0	0.13
13	Bentwood Farms	SF	adding in streets - builder: Partners in Building; DHK Conroe plans 19 1-acre lots platted March 2023; homes from \$1.15m	0	0	0	0	0	0	1	3	5	5	5	5	5	5	3	14	23	37	0	0.15
13	Lake Celestine	SF	May 2023: no activity currently; Conroe 1097 Investments Ltd. newly owns acreage planned as a mixed-use development by Lovett Group to include restaurants, retail & office spaces, cottages, townhomes & park houses along with estate homes ranging between \$3m and \$5m; 20 acres are set aside for mutlifamily; City of Conroe Montgomery County MUD 213	0	0	0	0	0	0	0	0	0	8	11	15	17	23	25	8	91	99	939	0.13
14	Faulkner Tract	SF	May 2023: no activity currently; no known plans, however this tract has had interst from developers and continued single- family development is likely	0	0	0	0	0	0	0	0	1	4	8	10	15	19	21	5	73	78	372	0.38
14	Montgomery Bend	SF	May 2023: clearing & leveling - builder: Pulte Homes plans 309 single-family homes	309	0	0	0	0	0	19	31	42	45	48	46	43	32	3	137	172	309	0	0.38



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	De	velo	pment		Lot/l	Jnit Sta	itus							Project	ed Hou	sing O	ccupan	cies					
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
14	Waterstone on Lake Conroe	SF	May 2023: builder: K.Hovnanian Homes	165	53	14	1	74	8	15	21	28	25	14	1	0	0	0	97	15	112	0	0.56
15	Buffalo Crossing	SF	Jan. 2021: 12 total lots (10 waterfront & 2 interior); some combined lots pre Lefevre; one owner owns 4 lots	13	6	3	0	4	3	1	2	1	0	0	0	0	0	0	7	0	7	0	0.20
15	Buffalo Springs	SF	Jan. 2021: Phillip Le Fevre (LEFCO)	90	85	0	0	5	0	1	3	1	0	0	0	0	0	0	5	0	5	0	0.51
15	Estates of Lake Creek Village	SF	May 2023: builder: Camillo Homes; ~22 acres for future development which could be ~58 future lots; unknown plans	22	16	5	0	1	4	2	0	0	0	0	0	0	0	0	6	0	6	0	0.25
15	Grand Monarch	MF	May 2023: under construction - about to install the siding	72	0	0	0	0	50	22	0	0	0	0	0	0	0	0	72	0	72	0	0.27
15	Potential Future Buffalo Springs SF	SF	May 2023: no activity currently,however ~150 acres remain south of Lone Star Parkway in this PU; some commercial potential, but also ~100-150 SF homes could be developed alongside some additional MF units	0	0	0	0	0	0	0	0	0	9	14	22	26	31	33	9	126	135	65	0.38
15	Shadow Creek Estates Tract	SF	May 2023: no activity currently	0	0	0	0	0	0	0	0	10	10	10	10	0	0	0	20	20	40	0	0.45
15	Summer Wind	SF	May 2023: no activity currently; feasibility study completed Oct. 2022 for 211 single-family homes on 45' lots	211	0	0	0	0	0	13	21	35	35	35	35	30	7	0	104	107	211	0	0.45
15	Town Creek Crossing	SF	May 2023: builders: K.Hovnanian & Anglia Homes	103	41	16	6	40	8	19	31	4	0	0	0	0	0	0			62	0	0.35
16	Grandview	SF		74	54	0	3	17	2	3	4	3	2	2	1	1	0	1	14	5	19	1	0.55
17	Grand Harbor	SF	Jan. 2021: 785 plus future possible 42 lots; developer: Steve Bowen; current homes = ~1/3 retirees, 1/3 emptynesters, 1/3 families	827	726	1	5	53	2	6	8	9	9	8	7	7	6	7	34	35	69	32	0.48



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PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
17	Harbor Shores	MF	May 2023: phase 2 of Harbor Shore aptartments are nearly complete; 140 additional units available to lease June 2023; majority 1&2 bedrooms with a few 3 bedroom units (6)	140	141	0	0	0	20	80	44	0	0	0	0	0	0	0	144	0	144	0	0.12
17	Island at Grand Harbor	SF		95	46	0	4	45	3	4	5	6	6	5	5	4	3	3	24	20	44	5	0.80
18	Estates of Mia Lago	SF	May 2023: clearing & leveling back portion; gated	76	4	0	0	23	0	1	2	3	4	3	3	3	2	2	10	13	23	49	1.25
18	GR Properties Tracts	SF	May 2023: no known current plans, however these tracts have high probability of eventual single-family development, probably at a higher density	0	0	0	0	0	0	0	0	0	10	13	15	19	23	25	10	95	105	245	0.55
18	Harbor Side	SF	Jan. 2021: builder: Monte Smith Homes	95	79	0	1	15	0	2	3	4	3	0	1	0	1	0	12	2	14	2	0.52
18	Lakeside Conroe BTR	SF	May 2023: Wan Bridge is developing ~300 build to rent units which will be a mix of 3 and 4-bedroom single-family and duplex units with rents ranging from \$1,600 to \$2,600/month	300	32	144	67	50	40	100	100	28	0	0	0	0	0	0	268	0	268	0	1.10
18	Nantucket Housing	MF	May 2023: no activity currently; Nantucket Housing plans 220 units; majority 1 and 2-bedroom units	0	0	0	0	0	0	0	20	120	80	0	0	0	0	0	220	0	220	0	0.25
18	Nantucket Housing (Age- Restricted)	MF	May 2023: no activity currently; Nantucket Housing plans 165 age-restricted units	0	0	0	0	0	0	10	75	80	0	0	0	0	0	0	165	0	165	0	0.00
19	Randall (Homeplace Lands) Tracts	SF	May 2023: no activity currently; Randall plans to develop all acreage, starting with section in PU 20 around future Creekside Elementary School; Jan. 2021: Randall Family (Homeplace Lands) owns ~625 acres in this PU with additional acreage in PU 10 and PU 20 (~1,900 acres total)	0	0	0	0	0	0	0	0	0	0	6	15	21	32	42	0	116	116	134	0.60



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PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
20	Kinkaid Farms I	SF		16	14	0	0	2	0	0	1	0	0	0	0	0	0	0	1	0	1	1	0.43
20	Randall (Homeplace Lands) Tracts	SF	May 2023: no activity currently; Randall plans to develop all acreage, starting with section in PU 20 around future Creekside Elementary School; Jan. 2021: Randall Family (Homeplace Lands) owns ~800 acres in this PU with additional acreage in PU 10 and PU 19 (~1,900 acres total)		0	0	0	0	0		0		50									2,000	0.65
20	Yesterday's Crossing	SF		42	39	0	0	3	0	1	0	0	1	0	0	0	1	0	2	1	3	0	0.79
21	Fairwater	SF	May 2023: builders: D.R. Horton & Castle Rock Homes; clearing & leveling the northern portion	633	340	42	31	48	65	71	83	74	0	0	0	0	0	0	293	0	293	0	0.56
21	Hilltop Ranch	SF		54	49	0	0	5	0	0	1	0	1	0	0	1	0	0	2	1	3	2	0.43
22	Jaba Interest Tracts	MF	May 2023: no activity; Jan. 2021: ~100 acres with commercial and MF potential long-term	0	0	0	0	0	0	0	0	0	20	45	50	55	60	60	20	270	290	0	0.19
22	Mayer Headquarters Ranch Tracts	SF	May 2023: no current activity; Mayer Headquarters Ranch owns ~660 acres of former "Roman Hills" which is well positioned for a future community	0	0	0	0	0	0	0	0	0	0	0	10	20	35	50	0	115	115	2,085	0.55
22	Montgomery Ridge	SF	May 2023: no activity currently; Jan. 2021: Signorelli is planning 488 lots here; the split ETJ issue was resolved and now the development will be completely in Conroe's ETJ	0	0	0	0	0	0	0	8	24	28	40	45	45	45	45	60	220	280	208	0.50
23	Bellago	SF		48	35	0	0	13	0		0		2		2					4	8		0.03
23	Cape Conroe	SF		927	857	5	4	61	4	_	12	13	11	9					48		68		0.37
23	Cliffs at Southshore	SF		78	72	0	1	5	1	1	1	0	1	0		1	0		4		6		0.14
23	Riverstone Point	SF		23	17	1	0	5	1	0	1	1	0	1	0	0	0	1	3	2	5	1	0.10
23	Watermark	SF	May 2023: no activity currently; previously estimated as ~99 lots senior living or towhomes	0	0	0	0	0	0	0	3	15	17	16	14	13	12	9	35	64	99	0	0.35
24	Del Lago Estates	SF		70	67	0	0	3	0	1	1	0	0	1	0	0	0	0	2	1	3	0	0.36



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PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
24	Terra Vista	SF	May 2023: once planned for 61 townhomes; no current activity	61	0	0	0	0	0	0	0	6	13	16	16	8	2	0	19	42	61	0	0.23
25	Del Lago	SF		297	260	0	1	36	0	1	2	3	3	2	1	2	1	1	9	7	16	21	0.20
25	Twisted Parrot RV Park	SF	May 2023: clearing & leveling; property brochure indicates a 26- acre luxury RV park with commercial frontage along Walden Rd.	0	0	0	0	0	20		70		0		0	0		0	200		150	0	0.10
26	Estates of Walden	SF	May 2023: gated	86	74	0	0	12	0	2	3	3	1	0	1	0	1	0	9	2	11	1	0.14
26	Future Condos	С	May 2023: no activity currently	0	0	0	0	0	5	5	5	5	5	5	5	5	5	5	25	25	50	0	0.10
26	Future Condos	С	, , ,	0	0	0	0	0	0	0	3	3	3	3	0	0	0	0	9	3	12	0	0.15
26	Melville THs	С	May 2023: all under construction - renovation	8	0	0	8	0	6	2	0	0	0	0	0	0	0	0	8	0	8	0	0.25
26	Walden	SF	Jan. 2021: 3,025 total lots - builders: Camillo Homes, Trendmaker Homes, Advantage Homes & Tricor Homes, plus ~4 local home builders	3025	2542	3	18	462	18	20	27	34	36	37	39	40	40	24	135	180	315	168	0.48
26	Walden THs	SF		144	134	0	4	6	2	2	3	2	1	0	0	0	0	0	10	0	10	0	0.19
27	Diamondhead	SF		118	107	0	1	10	1	0	1	0	1	0	0	1	0	1	3	2	5	6	0.15
27	Royal San Marino	SF		10	9	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	0.22
27	Water Oak on Lake Conroe	SF	Jan. 2021: 146 lots currently - had title issues that slowed the development	502	43	0	1	97	1	2	3	4	5	5	4	5	4	4	15	22	37	422	0.42
28	Blue Heron Bay	SF		81	71	0	2	8	2	2	3	2	0		0	0					10	0	0.27
28	La Vie Villas	SF		26	10	2	0	14	2	2	3	3	2	1	0	1	0	1	12	3	15	1	0.05
28	Pine Lake Cove	SF	May 2023: developer = Perry Senn; builder: Meritage Homes	903	164	79	4	281	65	75	80	80	80	80	80	80	80	39	380	359	739	0	0.47
28	PU 28 Tracts	SF	Jan. 2021: approximately 200 ac. remains south of Pine Lake Cove in this PU and could develop as extensions of PLC or another community long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	15	35	0	50	50	300	0.50



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PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
28	The Terrace at Pine Lake Cove	MF	May 2023: pouring building foundations; Fein is developing 241 units to include garden style one- two- and three-bedroom apartments and some townhomes ranging from ~600-~1,800 sf	241	0	0	0	0	80	120	41	0	0	0	0	0	0	0	241	0	241	0	0.19
29	Lake Creek Ranch	SF	May 2023: main road in place and clearing land; Western State Communities is selling 1.5-acre lots starting in 240s	48	0	0	0	48	0	3	9	12	11	9	3	0	1	0	35	13	48	0	0.52
29	Marvin Gardens II	SF		121	64	5	0	52	5	7	7	6	5	4	4	3	2	1	30	14	44	13	0.64
29	PU 29 Tracts	SF	May 2023: no known current plans, however, ~60 acres wtih access to FM 2854 has potential for single-famly development longer-term	0	0	0	0	0	0	2	1	2	З	2	1	2	3	1	8	9	17	17	0.41
30	Lake Conroe Village	SF	builders: Alta, Sugar Creek & ASGI Homes	1392	851	12	19	510	29	35	47	58	65	65	65	60	55	48	234	293	527	14	0.41
30	Lake Lorraine	SF	May 2023: builder: Camillo Homes (for sale)	53	39	2	0	12	2	1	2		0		0	1	0	1	6	3	9	5	0.33
30	Leisure Shores PU 30 Tracts	SF	Jan. 2021: approximately 400 acres remain undeveloped in this PU and could develop over the long-term but no known plans at this time	0	0	0	0	0	0	0	0			5		13	17	19		61	61	939	
30	Saddle and Surrey Acres	SF		38	26	0	1	11	1	1	2	2	0	1	0	0	1	0	6	2	8	4	0.35
31	Clopton Farms	SF	May 2023: clearing & leveling & carving out streets - builder: TriPointe Homes	340	0	0	0	0	0	17	33	45	51	55	55	51	31	2	146	194	340	0	0.52
31	Lake Conroe Forest	SF	Jan. 2021: builders: Espree Homes, Vanguard Builders & other local builders	1290	871	8	17	394	21	27	36	41	45	48	45	43	39	31	170	206	376	43	0.36
31	PU 31 Tracts	SF	May 2023: approximately 180 acres remain undeveloped in this PU northeast of Rabon Chapel Rd. and could develop over the long-term but no known plans at this time	0	0	0	0	0	0	0	0	0	0	0	0	19	41	50	0	110	110	390	0.52



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33	Chapel Lakes MH JV Tracts	SF	May 2023: no activity currently; Chapel Lakes MH JV (Stonetown Capital) newly owns ~ 45 acres in this PU with access to Cartwright Road immediately east of the MISD transportation facility, and another contiguous ~90 acres in PU 34 with access to Rabon Chapel Rd.; likely future manufactured home or RV development	0	0	0	0	0	0	15	20	30	40	40	40	40	40	40	105	200	305	0	0.41
34	Chapel Lakes MH JV Tracts	SF	May 2023: no activity currently; Chapel Lakes MH JV (Stonetown Capital) newly owns ~ 90 acres in this PU with access to Rabon Chapel Rd. and another contiguous ~45 acres in PU 33; likely future manufactured home or RV development	0	0	0	0	0	0	0	0	15	20	30	30	30	30	30	35	150	185	715	0.41
34	Thomas & A&M Interests Tracts	SF	May 2023: no known curernt plans; Jan. 2021: Charlotte Thomas has approximately 300 acres and A&M Interests has approximately 68 ac. that all could develop along and north of FM 2854; no known plans at this time	0	0	0	0	0	0	0	0	0	0	9	17	21	35	43	0	125	125	875	0.60
34	Wood Creek Estates	SF	May 2023: almost built out with the last home currently under construction	23	22	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	1.32
35	MUD 167 "Montgomery Heights"	SF	May 2023: no activity currently; Jan 2021: over 1,000 ac. of land could develop long-term in this PU; MUD 167 was created in 2019 on the Avanti tract; CoC suggest 462 lots are planned and potentially ~10 acres multi- family	0	0	0	0	0	0	0	15	25	35	45	55	55	65	65	75	285	360	640	0.60
36	Pepper Hill	SF		36	31	0	0	5	0	1	0	0	1	0	0	0	1	0	2	1	3	2	0.77



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36	PU 36 Tracts	SF	May 2023: no known current plans, but tracts around Keenan Elem. and Oak Hills JH will likely develop in long-term as SF	0	0	0	0	0	0	0	0	0	5	7	11	13	19	35	5	85	90	60	0.68
37	Lake Creek Estates	SF	May 2023: streets in place & about to start construction - builder: Hallmark Builders; 0.75 to 1.5 acre lots; homes from \$600k	0	0	0	0	0	1	3	4	4	4	4	4	4	4	4	16	20	36	8	0.40
38	Hills of Montgomery	SF		113	109	0	0	4	0	1	0	1	0	0	1	0	0	0	2	1	3	1	0.64
39	Lone Star Landing	SF	May 2023: clearing & leveling & carving in streets - builder: M/I Homes	559	0	0	0	0	0	22	43	59	68	70	70	68	65	62	192	335	527	32	0.72
39	Marvin Gardens I	SF		21	6	0	0	15	0	1	1	0	1	0	0	1	0	1	3	2	5	10	0.67
39	Montgomery Trace	SF	May 2023: builder: Sullivan Homes	36	31	0	2	3	2	0	1	0	1	0	0	1	0	0	4	1	5	0	0.48
39	Sunset Ranch	SF		31	29	0	0	2	0	0	1	0	0	0	0	0	0	0	1	0	1	1	0.83
40	Crown Oaks	SF		668	647	0	2	19	2	2	3	4	3	2	2	1	1	0	14	6	20	1	0.70
40	Honea West	SF		38	28	0	0	10	0	1	0	0	0	1	0	0	0	1	1	2	3	7	0.50
41	Grand Lake Estates	SF	May 2023: Grand Lakes Reserve LLC newly owns ~200 acres; no current plans known, however, could eventually become more single-family development	654	548	0	10	96	50	11	14	17	18	18	18	18	18	18	65	90	155	51	0.74
41	Lake Creek Ranchettes	SF		0	0	0	0	0	1	0	1	1	0	2	0	1	0	2	3	5	8	12	0.60



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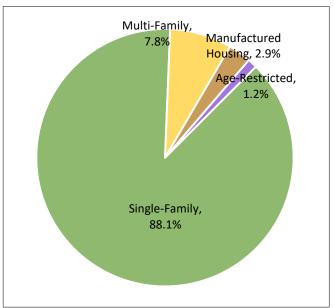
Land			Condo; [M] Mobile Homes; [RV] RV Park; E pment	eveloping		Unit Sta		; Age-Res	stricted; P	lanned; i	otentiai;	LOCYUN			cupiea; [onstruction	n; [VDL] V	acant Deve	<u>, </u>	
PU	Name		Land Use Notes	Total Units	Occ.	Av.	UC	VDL	May 2023- Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023- Oct 2027	Oct 2027- Oct 2032	May 2023- Oct 2032	Build- Out Post 2032	Projected Students per Home
41	Skye Ranch	SF	May 2023: Regent Properties plans a nearly 1,800 acre master planned community expected to have approximately ~4,000 SF homes at build out; majority of development (~1,500 acres) is within Montgomery ISD, and proportionate lot share would be ~3,200 SF; primary access will be via a new east/west thoroughfare connecting to Fish Creek Thoroughfare; County is building road connection to Woodforest Parkway across Mound Creek with anticipated construction groundbreaking in early 2024	0	0	0	0	0	0	0	0	35	55	70	95	125	150	190	90	630	720	2,520	0.65
44	Eagle Pointe	SF	May 2023: builder: Matt Powers Homes	38	34	0	2	2	2	1	1	0	0	0	0	0	0	0	4	0	4	0	0.29
44	Kingsley Square	SF	May 2023: builder: David Weekley Homes	76	47	2	0	27	1	3	8	9	6	2	0	0	0	0	27			0	00
44	Larkhaven	SF		37	36	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	1	. 0	0.61
44	Pine Island	SF	May 2023: builders: Tipler, Jeff Paul & Huntington Homes	149	57	7	12	21	9	15	16	18	15	12	5	2	0	0	73	19	92	0	0.28
44	Sanderling	SF	May 2023: builder: Gracepoint Homes	55	42	5	0	8	4	4	5	0	0	0	0	0	0	0	13	0	13	0	
44	Woodforest Sec 94	SF		5	2	0	0	3	0	0	1	0	1	0	0	1	0	0	2	1	3	0	0.40

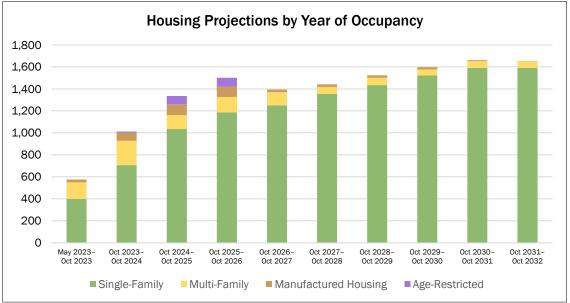
Projected Occupancies by Housing Type

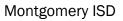


Montgomery ISD, May 2023-October 2032

Housing Type	May 2023 - Oct 2023	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	May 2023 – Oct 2032
Single-Family	399	706	1,036	1,186	1,251	1,354	1,434	1,522	1,592	1,592	12,072
Multi-Family	150	222	125	140	120	65	68	55	60	60	1,065
Manufactured Housing	27	74	99	95	22	23	21	20	10	2	393
Age-Restricted	0	10	75	80	0	0	0	0	0	0	165
Total	576	1,012	1,335	1,501	1,393	1,442	1,523	1,597	1,662	1,654	13,695

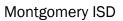






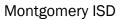


PU	Name	Land Use Type	Development Phase
1	Fawn Forest	Single-Family	Developing
1	Singing Hills	Single-Family	Existing
1	PU 1 Tracts	Single-Family	Potential
2	Brownwood Baptist	Institutional	Existing
2	10458 Buckridge MHC	Mobile Home Community	Existing
2	Towering Oaks RV	RV Park	Developing
2	Chapel Bend	Single-Family	Developing
2	Vintage Oaks	Single-Family	Developing
2	Wm. Patterson	Single-Family	Developing
2	Flemming August	Single-Family	Existing
2	Willing Acres I	Single-Family	Existing
2	PU 2 Tracts	Single-Family	Potential
4	Montgomery Summit	Commercial	Developing
4	Bentwater Yacht & Country Club	Commercial	Existing
4	Benui Baptist	Institutional	Existing
4	Village at Lake Conroe MHC	Mobile Home Community	Developing
4	Clear Water Cove	Single-Family	Developing
4	Falcon Sound on the Lake	Single-Family	Developing
4	Hidden Forest Estates	Single-Family	Developing
4	Hunters Point	Single-Family	Developing
4	Mount Pleasant Lake	Single-Family	Developing
4	Pilkinton Clinch	Single-Family	Developing
4	Windmill Cove	Single-Family	Developing
4	Big Oak Estates	Single-Family	Existing
4	Big Oak Ranchettes	Single-Family	Existing
4	Clearwater Point	Single-Family	Existing
4	Flamingo Lakes	Single-Family	Existing
4	Forest View Estates	Single-Family	Existing
4	Forest Woods	Single-Family	Existing
4	Lake Conroe Terrace	Single-Family	Existing
4	Lakewood Farms	Single-Family	Existing
4	Mount Pleasant Village	Single-Family	Existing
4	Walding Woods	Single-Family	Existing
4	Willing Acres II	Single-Family	Existing
4	Porter Tract	Single-Family	Potential
4	PU 4 Tracts	Single-Family	Potential
5	Bear Canyons	Single-Family	Developing
5	Little Sam Forest	Single-Family	Developing
5	Pinebush	Single-Family	Developing





PU	Name	Land Use Type	Development Phase
6	Dacus Baptist	Institutional	Existing
6	Welcome Home MHC	Mobile Home Community	Developing
6	RV Park of Dobbin	RV Park	Existing
6	Kingwood Place 26	Single-Family	Developing
6	Woodcreek	Single-Family	Developing
6	Hidden Creek	Single-Family	Existing
6	PU 6 Tracts	Single-Family	Potential
7	Hill Creek	Single-Family	Developing
7	PU 7 Tracts	Single-Family	Potential
8	Mt. Pleasant Baptist	Institutional	Existing
8	Lincoln Elem	School	Existing
8	Country Meadows	Single-Family	Developing
8	PU 8 Tracts	Single-Family	Potential
9	Bluejack National Golf Course	Commercial	Existing
9	St. Paul Methodist	Institutional	Existing
9	Bluejack National Estate Lots	Single-Family	Developing
9	Brookwood	Single-Family	Developing
9	Montgomery Farms	Single-Family	Developing
9	Stone Ranch	Single-Family	Developing
9	Stone Ranch Three	Single-Family	Developing
9	Blake Ranch Tracts	Single-Family	Potential
9	Montgomery Land Partners Tract	Single-Family	Potential
10	White Eagle Lodge	Institutional	Existing
10	Hillside RV	RV Park	Existing
10	MISD	School	Existing
10	MISD	School	Planned
10	Montgomery Woods	Single-Family	Developing
10	Perfection Ranch	Single-Family	Developing
10	Royal Ranch	Single-Family	Developing
10	Stone Creek	Single-Family	Developing
10	Tri-Lake Estates	Single-Family	Developing
10	Landrum Village	Single-Family	Existing
10	Spring Branch Trails	Single-Family	Existing
10	Redbird Meadows	Single-Family	Planned
10	West Lakes	Single-Family	Planned
10	Future MUD 223 Tracts	Single-Family	Potential
10	PU 10 Tracts	Single-Family	Potential
10	Randall (Homeplace Lands) Tracts	Single-Family	Potential



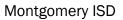


PU	Name	Land Use Type	Development Phase
11	Star of Texas	Age-Restricted Multi-Family	Planned
11	Fut. Comm	Commercial	Planned
11	Future Storage	Commercial	Planned
11	Superior Properties	Commercial	Planned
11	Living Savior Lutheran	Institutional	Existing
11	Lone Star Community Center	Institutional	Existing
11	Montgomery United Methodist	Institutional	Existing
11	Independence Place - HUD	Multi-Family	Existing
11	Town Creek Village	Multi-Family	Existing
11	Superior Properties Duplexes	Multi-Family	Planned
11	Stadium	School	Existing
11	Hills of Town Creek	Single-Family	Developing
11	Lone Star Estates	Single-Family	Developing
11	West Side at the Park	Single-Family	Developing
11	Meadow Ridge	Single-Family	Planned
11	Woods at Town Creek	Single-Family	Planned
11	PU 11 Tracts	Single-Family	Potential
12	Cemetery	Institutional	Existing
12	Lone Star Cowboy Church	Institutional	Existing
12	Cedar Crest MHC	Mobile Home Community	Existing
12	Montgomery Elem	School	Existing
12	Montgomery H.S.	School	Existing
12	Planters Village	Single-Family	Developing
12	Waters Lane Estates	Single-Family	Developing
12	Sterling Heights	Single-Family	Existing
12	Mabry Tracts	Single-Family	Potential
13	Church of the North Shore	Institutional	Existing
13	T&H MHC	Mobile Home Community	Existing
13	Bentwater	Single-Family	Developing
13	Bentwood Farms	Single-Family	Developing
13	Lake Celestine	Single-Family	Planned
14	Montgomery Bend	Single-Family	Developing
14	Waterstone on Lake Conroe	Single-Family	Developing
14	Gemstone	Single-Family	Existing
14	Terra Vista at Waterstone	Single-Family	Existing
14	Faulkner Tract	Single-Family	Potential
15	Depado Comm	Commercial	Developing
15	Fut. Comm	Commercial	Developing
15	Fut. Comm	Commercial	Planned



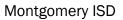


PU	Name	Land Use Type	Development Phase
15	Fut. Comm	Commercial	Planned
15	Fut. Comm	Commercial	Planned
15	Cemetery	Institutional	Existing
15	China UMC	Institutional	Existing
15	Grand Monarch	Multi-Family	Developing
15	Eagles Nest	Multi-Family	Existing
15	MISD Admin	School	Existing
15	MISD CTE and Ag Center	School	Planned
15	Buffalo Crossing	Single-Family	Developing
15	Buffalo Springs	Single-Family	Developing
15	Estates of Lake Creek Village	Single-Family	Developing
15	Town Creek Crossing	Single-Family	Developing
15	Lake Creek Landing	Single-Family	Existing
15	Lake Creek Village	Single-Family	Existing
15	Summer Wind	Single-Family	Planned
15	Potential Future Buffalo Springs SF	Single-Family	Potential
15	Shadow Creek Estates Tract	Single-Family	Potential
16	Grandview	Single-Family	Developing
17	Harbor Shores	Multi-Family	Developing
17	Grand Harbor	Single-Family	Developing
17	Island at Grand Harbor	Single-Family	Developing
17	Laketree Estates	Single-Family	Developing
17	Walden Road Estates	Single-Family	Existing
18	Live Oak	Age-Restricted Multi-Family	Existing
18	Nantucket Housing (Age-Restricted)	Age-Restricted Multi-Family	Planned
18	Fut. Comm	Commercial	Developing
18	Lakeside Bible Church	Institutional	Existing
18	Montgomery Trace	Multi-Family	Existing
18	Stuart Creek	Multi-Family	Existing
18	Nantucket Housing	Multi-Family	Planned
18	Montgomery J.H.	School	Existing
18	Stewart Creek Elem	School	Existing
18	Estates of Mia Lago	Single-Family	Developing
18	Harbor Side	Single-Family	Developing
18	Lakeside Conroe BTR	Single-Family	Developing
18	Bois D'arc Bend Estates	Single-Family	Existing
18	Stewart Hill	Single-Family	Existing





PU	Name	Land Use Type	Development Phase
18	Villas of Mia Lago	Single-Family	Existing
18	GR Properties Tracts	Single-Family	Potential
19	Heritage Senior	Age-Restricted Multi-Family	Existing
19	Fut. Comm	Commercial	Developing
19	Fut. Comm	Commercial	Developing
19	First Baptist	Institutional	Existing
19	First Baptist	Institutional	Existing
19	Heritage, The	Multi-Family	Existing
19	MISD Transportation	School	Existing
19	Shannon Place	Single-Family	Existing
19	Randall (Homeplace Lands) Tracts	Single-Family	Potential
20	Lake Creek H.S.	School	Existing
20	Future Creekside Elem	School	Planned
20	Kinkaid Farms I	Single-Family	Developing
20	Yesterday's Crossing	Single-Family	Developing
20	Randall (Homeplace Lands) Tracts	Single-Family	Potential
21	Fairwater	Single-Family	Developing
21	Hilltop Ranch	Single-Family	Developing
21	Havenshire	Single-Family	Existing
22	H-E-B	Commercial	Planned
22	Jaba Interest Tracts	Multi-Family	Potential
22	Koa RV	RV Park	Existing
22	Sunrise Ranch	Single-Family	Existing
22	Montgomery Ridge	Single-Family	Planned
22	Mayer Headquarters Ranch Tracts	Single-Family	Potential
23	Cape Conroe	Single-Family	Developing
23	Cliffs at Southshore	Single-Family	Developing
23	Riverstone Point	Single-Family	Developing
23	April Villas	Single-Family	Existing
23	Harbor Point	Single-Family	Existing
23	Palm Beach Estates	Single-Family	Existing
23	River Point	Single-Family	Existing
23	Summer Place	Single-Family	Existing
23	Watermark	Single-Family	Planned
24	Del Lago Estates	Single-Family	Developing
24	Lake Crest	Single-Family	Existing
25	Del Lago Country Club	Commercial	Existing
25	Del Lago	Single-Family	Developing
25	Twisted Parrot RV Park	Single-Family	Developing





PU	Name	Land Use Type	Development Phase
26	Walden Community Church	Institutional	Existing
26	Madeley Ranch Elem	School	Existing
26	MISD Admin	School	Existing
26	Estates of Walden	Single-Family	Developing
26	Walden	Single-Family	Developing
26	Hunters Landing	Single-Family	Existing
26	Lunde's Point	Single-Family	Existing
26	Water's Edge	Single-Family	Existing
27	April Sound Church	Institutional	Existing
27	Sanctuary at Water Oak	Institutional	Existing
27	Diamondhead	Single-Family	Developing
27	Royal San Marino	Single-Family	Developing
27	Water Oak on Lake Conroe	Single-Family	Developing
27	April Sound	Single-Family	Existing
27	Bay Pointe Estates	Single-Family	Existing
27	Lakeview Village	Single-Family	Existing
27	Marina View	Single-Family	Existing
28	The Terrace at Pine Lake Cove	Multi-Family	Developing
28	Blue Heron Bay	Single-Family	Developing
28	Pine Lake Cove	Single-Family	Developing
28	Sugar Hill	Single-Family	Existing
28	PU 28 Tracts	Single-Family	Potential
29	Cemetery	Institutional	Existing
29	Lake Creek Ranch	Single-Family	Developing
29	Marvin Gardens II	Single-Family	Developing
29	Kinkaid Farms II	Single-Family	Existing
29	Oak Trails	Single-Family	Existing
29	Red Oak Ests.	Single-Family	Existing
29	PU 29 Tracts	Single-Family	Potential
30	Lake Conroe Village	Single-Family	Developing
30	Lake Lorraine	Single-Family	Developing
30	Leisure Shores	Single-Family	Developing
30	Saddle and Surrey Acres	Single-Family	Developing
30	Pine Lake	Single-Family	Existing
30	PU 30 Tracts	Single-Family	Potential
31	Clopton Farms	Single-Family	Developing
31	Lake Conroe Forest	Single-Family	Developing
31	Crestwood Farms	Single-Family	Existing
31	PU 31 Tracts	Single-Family	Potential



PU	Name	Land Use Type	Development Phase
32	Capitol Hill Estates	Single-Family	Existing
32	Forest Lake South	Single-Family	Existing
32	Lake Forest Lodge	Single-Family	Existing
32	Lake View	Single-Family	Existing
32	Oak Lawn Ests.	Single-Family	Existing
33	Holly Estates	Multi-Family	Existing
33	MISD Transportation	School	Existing
33	MISD	School	Planned
33	Holly Estates	Single-Family	Existing
33	Lake Bonanza	Single-Family	Existing
33	Chapel Lakes MH JV Tracts	Single-Family	Potential
	Honea Baptist	Institutional	Existing
34	Lone Star Elem	School	Existing
34	Wood Creek Estates	Single-Family	Developing
34	Chapel Lakes MH JV Tracts	Single-Family	Potential
34	Thomas & A&M Interests Tracts	Single-Family	Potential
35	MUD 167 "Montgomery Heights"	Single-Family	Planned
36	Keenan Elem	School	Existing
36	Oak Hills J.H.	School	Existing
36	Pepper Hill	Single-Family	Developing
36	177 Lake Estates II	Single-Family	Existing
36	Forest Hills	Single-Family	Existing
36	Rachel and Grace Estates	Single-Family	Existing
36	PU 36 Tracts	Single-Family	Potential
37	7 Bridges RV	RV Park	Existing
37	Lake Creek Estates	Single-Family	Developing
37	Deep Forest	Single-Family	Existing
38	Hills of Montgomery	Single-Family	Developing
38	177 Lake Estates I	Single-Family	Existing
38	Hickory Hills	Single-Family	Existing
39	Lone Star Landing	Single-Family	Developing
39	Marvin Gardens I	Single-Family	Developing
39	Montgomery Trace	Single-Family	Developing
39	Sunset Ranch	Single-Family	Developing
39	Deer Lake Lodge	Single-Family	Existing
39	Honea Forest Estates	Single-Family	Existing
40	Crown Oaks	Single-Family	Developing
40	Honea West	Single-Family	Developing
41	Grand Lake Estates	Single-Family	Developing

Land Use Index



Montgomery ISD

PU	Name	Land Use Type	Development Phase
41	Lake Creek Ranchettes	Single-Family	Planned
41	Skye Ranch	Single-Family	Planned
43	Barron Ranch RV	RV Park	Existing
43	Valleywood Acres	Single-Family	Existing
43	Wilderness I	Single-Family	Existing
44	Woodforest Golf	Commercial	Existing
44	3514 Honea Egypt RV	RV Park	Existing
44	Eagle Pointe	Single-Family	Developing
44	Larkhaven	Single-Family	Developing
44	Pine Island	Single-Family	Developing
44	Sanderling	Single-Family	Developing
44	Woodforest Sec 94	Single-Family	Developing
44	Avalon Woods	Single-Family	Existing
44	Ballantyne	Single-Family	Existing
44	Blanton Bend	Single-Family	Existing
44	Capriccio	Single-Family	Existing
44	Chaparral Bend	Single-Family	Existing
44	Elk Reserve	Single-Family	Existing
44	Grand Marion	Single-Family	Existing
44	Hawkwatch	Single-Family	Existing
44	Kinderwood	Single-Family	Existing
44	Kingsley	Single-Family	Existing
44	Monarch Park	Single-Family	Existing
44	Sendero	Single-Family	Existing
44	Spyglass Park	Single-Family	Existing
44	Wilderness II	Single-Family	Existing
44	Woodforest Sec 70	Single-Family	Existing

Current Students

PASA evaluates where current students are residing and if those students are slowly aging out of a district without younger students moving in. Geocoded addresses of each student are used to map out student trends in planning units, subdivisions, apartments, and attendance zones. Such data clarifies why student distribution is denser in specific locations, which neighborhoods are empty-nest areas, and what neighborhoods are disproportionately oriented to younger or older students. Ratios are used to estimate the grade groups that will live in these neighborhoods over time and assist in establishing the potential ratio of students per grade group for comparable new subdivisions and new apartment complexes. PASA used data from Fall 2022 to understand the current students' locations and compare and assess trends in the District.

STUDENTS PER HOME



These ratios were gathered through fieldwork to analyze the number of currently occupied homes on each street for representative subdivisions throughout the District.

In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from **0.07** to **0.41**, and the weighted average throughout the District was **0.19** students per apartment unit. Districtwide, approximately 137 MISD students live in 651 multi-family units.

The ratios of students per home ranged from **0.00** to **1.44** in specific subdivisions, excluding those with fewer than 20 occupied units. In

developing subdivisions, the weighted average is **0.40**; in existing subdivisions, it is **0.34**. The weighted average of students per single-family house throughout the District is **0.38**. The following tables show the most and least student-dense subdivisions in the District.

STUDENT DENSITY BY SUBDIVISION*

	Most Student De	ense			Least Student De	nse	
	Single-Family	Students	# of Occupied		Single-Family	Students	# of Occupied
Planning Unit	Subdivision	per Home	Homes	Planning Unit	Subdivision	per Home	Homes
18	Lakeside Conroe BTR	1.44	32	25	West Palm Villas	0.00	28
34	Wood Creek Estates	1.32	22	26	Walden Lodge	0.00	56
10	Spring Branch Trails	1.21	33	6	RV Park of Dobbin	0.00	20
44	Kinderwood	1.18	263	27	Shoreline at Waterpoint	0.00	20
44	Monarch Park	1.12	68	32	Forest Lake South	0.00	21

^{*}Excluding subdivisions with fewer than 20 occupied homes

RECENT STUDENT TRENDS BY DEVELOPMENT

	Total	Percent of	Total	Percent of	Actual	Percent	Fall 2021 to Fall
Type of Development	Students	Total	Students	Total	Change	Change	2022
Apartments	159	2%	137	1%	-22	-14%	
МНС	45	1%	54	1%	9	20%	2%
Single-Family - built-out	2,680	31%	2,759	30%	79	3%	18%
Single-Family - actively building	5,125	58%	5,434	59%	309	6%	71%
Outside Defined Residential							
Developments within District	772	9%	809	9%	37	5%	9%
	•						_
	8,781	•	9,193	_			100%

The most significant growth this year occurred in actively building subdivisions. Throughout MISD, subdivisions actively building new houses gained 309 geocoded students this year, accounting for 71% of the total growth. This year, built-out subdivisions (+79 geocoded students) and manufactured housing (+9 geocoded students) also gained. Apartment complexes lost 22 geocoded students. Overall, the District gained 173 geocoded secondary students and 202 geocoded elementary students this past year.

Active Subdivisions:

The actively growing subdivisions that added the most students this year included Fairwater, which added 126 students; Pine Lake Cove, with 72 students; and Lakeside Conroe BTR, with 44 students. Crown Oaks lost 42 geocoded students, Grand Harbor lost 19, and Cape Conroe lost eight students. Overall, 199 elementary students were gained in active subdivisions, while 110 secondary students were gained.

Built-out Subdivisions:

The existing subdivisions that saw the most growth this year were Kinderwood, with a gain of 30 students, Deer Lake Lodge, which gained 21 students, and Capriccio, with 19 students. Chaparral Bend lost ten students, April Sound lost nine, and Sterling Heights lost seven. Similar to the active subdivisions, there were overall gains in the built-out subdivisions: 17 students were gained at the elementary level, and 62 students were gained at the secondary level.

PLANNING UNIT

Planning units that grew the most in the last year were scattered throughout the entire district. However, most growth was concentrated in the central and western portions of the district. The loss was concentrated centrally, with the highest decline in Planning Units 12, 17, and 40.

RECENT STUDENT TRENDS BY ATTENDANCE ZONE

PASA must understand where the current students reside and if those students are slowly redistributing themselves throughout the District. To accomplish this, PASA has "geo-coded" each student, placing each student on a GIS map according to their address. In addition, PASA used data files from Fall 2022 to understand the locations of the current students and used files from Fall 2020 to compare and assess trends in the District.

The Student Trends by Attendance Zone Maps in the Chapter show the recent geocoded elementary, middle, and high school student counts by attendance zone. At the attendance zone level, resident students were mapped with the numeric and percentage change that has occurred in each zone in the last year shown.

At the elementary level, between Fall 2021 and Fall 2022, only Madeley Ranch lost students (-9 geocoded students). At the same time, Keenan (+ 81 students), Stewart Creek (+66 students), and Lincoln (+60 students) showed the largest increases.

Both Oak Hills (+81 added students) and Montgomery MS (+10 added students) saw gains at the middle school level. Similarly, both schools saw increases at the high school levels, with Lake Creek gaining 58 students and Montgomery HS gaining eight.

PRIVATE AND CHARTER ENROLLMENT & INTERDISTRICT TRANSFERS

PASA analyzes enrollment in area charter and private schools to understand how many students gravitate away from Montgomery ISD. This analysis included a survey of area private schools and TEA transfer data for all charter schools for the 2021-22 school year. Maps and tables listing the charter and private schools impacting MISD are located on the last pages of this chapter. The tables include estimates of students enrolled from MISD.

Residents of Montgomery ISD Attending Other Public Schools

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Charter Schools	53	54	42	27	34	50	33	63
Other ISDs	105	119	129	145	148	143	194	198
	158	173	171	172	182	193	227	261

Source: Texas Education Agency

CHARTER SCHOOLS

Charter schools are having an increasingly large impact on Montgomery ISD enrollment. The Charter Schools Map shows all charter school locations currently with MISD resident

students enrolled. The blue circles represent new charter school sites, while the red circles represent current sites. 172 MISD residents are currently attending charter schools in grades Kindergarten through 12.

Harmony Public Schools – Harmony Public Schools currently has 61 campuses across Texas, covering six different regions, including Central Texas, North Houston, South Houston, West Houston, North Texas, South Texas, and West Texas, focusing on college preparatory curriculum. Harmony has seven campuses in the Central Texas region. Being one of the largest Charter School systems in Texas, Harmony Public Schools have campuses that serve KG-5th, KG-8th, 6th-12th, 9th-12th, and KG-12th and will consistently have each grade level at capacity within the first year of opening. Harmony will open two campuses at one site, 1700 City Plaza Dr, Spring, TX 77389. The first phase will include grades PK-7th, opening the 2024-25 school year. The second phase will add grades 8th-12th, opening the 2026-27 school year.

PRIVATE SCHOOLS

Estimated EE-12th Grade Population Living in Montgomery ISD: 2022-223

Resident Students:	10,691
Attending WISD	9,748
Transfers into the District	555
Attending and Residing in WISD	9,193 (86%)
Attending Charter Schools ¹	172 (1.6%)
Attending Private Schools ²	1,128 (10.6%)
Attending Nearby Districts ¹	198 (1.9%)

1

The private school enrollment table lists schools in and nearby Montgomery ISD that enroll residents of the District. Since tuition-based private schools generally enroll Pre-Kindergarten students who would be ineligible for free public school, only grades KG-12 are included in PASA's analysis. However, schools with only preschool students are listed but not computed in the totals. There are 24 private schools in or near Montgomery ISD. These schools enroll an estimated

1,128 KG-12th students living in Montgomery ISD. PASA estimates that the number of Montgomery ISD residents attending private schools could increase to approximately 1,361 students in five years.

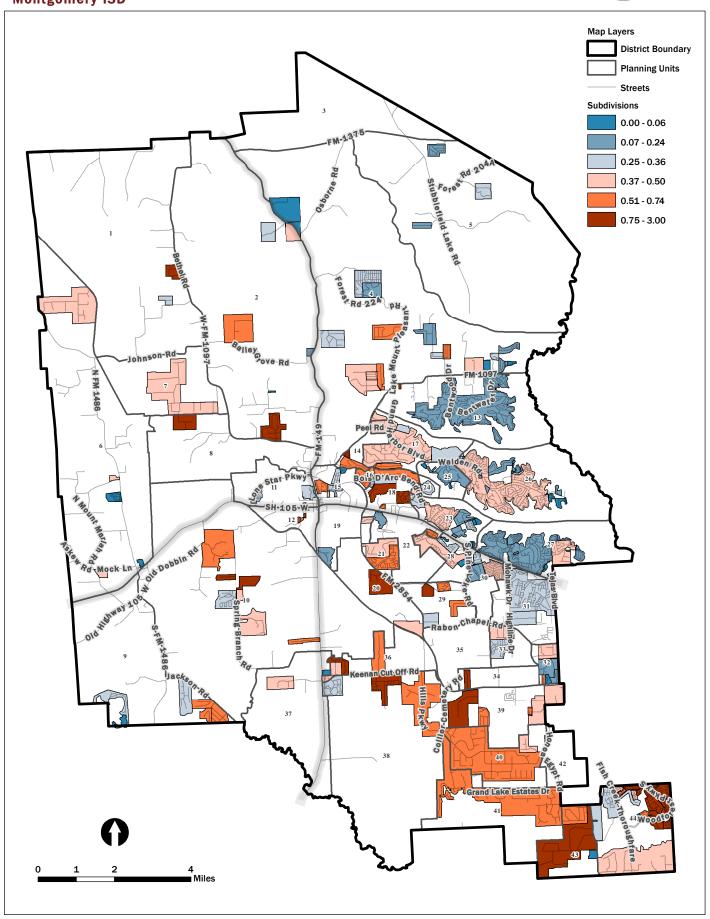
 $^{^{\}rm 1}$ Sources: Texas Education Agency, Transfer Reports 2022-23; PASA surveys

² Source: PASA interviews (excludes PK enrollment)

Students per Occupied Housing Unit By Subdivision

Montgomery ISD







					Median	Median Market	Students	# of	# of Occupied
PU	Name	MPC	Class	Phase	Year Built	Value	per Home	Students	Homes
2	10458 Buckridge MHC		MHC	Existing	0	\$106,490	0	0	11
38	177 Lake Estates I		Subdivision	Existing	1978	\$197,120	0.3	53	179
36	177 Lake Estates II		Subdivision	Existing	1983	\$231,720	0.46	13	28
26	18th at Walden	Walden	Condo	Existing	1980	\$79,140	0.14	28	204
44	3514 Honea Egypt RV		RV	Existing	0	\$770,000	0	0	38
37	7 Bridges RV		RV	Existing	0	\$0	0	0	60
27	April Harbour		Condo	Existing	1978	\$228,110	0	0	36
27	April Point North		Condo	Existing	1976	\$215,000	0.07	20	307
27	April Sound		Subdivision	Existing	1994	\$312,760	0.2	438	2172
27	April Sound		Condo	Existing	1979	\$176,610	0.11	4	36
23	April Villas		Subdivision	Existing	1994	\$642,000	0.06	1	17
44	Avalon Woods	Woodforest	Subdivision	Existing	2013	\$670,050	1.04	49	47
44	Ballantyne	Woodforest	Subdivision	Existing	2017	\$769,500	0.75	33	44
43	Barron Ranch RV		RV	Existing	0	\$527,840	0.03	1	32
27	Bay Pointe Estates		Subdivision	Existing	2007	\$1,113,000	0	0	5
5	Bear Canyons		Subdivision	Developing	1996	\$107,965	0.11	2	18
23	Bellago		Townhome	Developing	2006	\$424,880	0.03	1	35
13	Bentwater		Subdivision	Developing	2004	\$519,270	0.13	337	2499
13	Bentwood Farms		Subdivision	Developing	0	\$43,550		0	
4	Big Oak Estates		Subdivision	Existing	1997	\$293,360	0.39	12	31
4	Big Oak Ranchettes		Subdivision	Existing	1996	\$407,800	0.58	14	24
44	Blanton Bend	Woodforest	Subdivision	Existing	2015	\$672,970	1.03	32	31
28	Blue Heron Bay		Subdivision	Developing	2005	\$724,470	0.27	19	71
9	Bluejack Cottages	Bluejack National	Condo	Developing	0	\$102,910	0	0	53
9	Bluejack Member Suite		Condo	Existing	0	\$0	0	0	24
9	Bluejack National Estate Lots	Bluejack National	Subdivision	Developing	2020	\$1,500,000	0.29	4	14
18	Bois D'arc Bend Estates		Subdivision	Existing	2009	\$486,130	0.3	3	10
9	Brookwood		Subdivision	Developing	1990	\$119,070	0.51	41	80
15	Buffalo Crossing	Buffalo Springs	Subdivision	Developing	2016	\$524,650	0	0	6
15	Buffalo Springs	Buffalo Springs	Subdivision	Developing	2013	\$455,000	0.51	43	85
23	Cape Conroe		Subdivision	Developing	1998	\$255,655	0.37	320	857
32	Capitol Hill Estates		Subdivision	Existing	1990	\$235,365	0.48	20	42
44	Capriccio	Woodforest	Subdivision	Existing	2016	\$409,310	0.91	117	128
12	Cedar Crest MHC		MHC	Existing	0	\$452,420	0.62	18	29
44	Chaparral Bend	Woodforest	Subdivision	Existing	2014	\$702,970	0.88	91	104
2	Chapel Bend		Subdivision	Developing	0	\$0		0	0
4	Clear Water Cove		Subdivision	Developing	1998	\$277,000	0.24	26	107
4	Clearwater Point		Subdivision	Existing	1998	\$638,760	0	0	28
23	Cliffs at Southshore		Subdivision	Developing	2000	\$927,530	0.14	10	72
31	Clopton Farms		Subdivision	Developing	0	\$0		0	0



		Otadonto por occa	piou oiiic	Omg.o.	Median	Median Market	Students		"
PU	Name	MPC	Class	Phase	Year Built	Value	per Home	# of Students	# of Occupied Homes
8	Country Meadows	Wil 0	Subdivision	Developing	2000	\$279,235	0.76	16	21
26	Cove at Walden	Walden	Condo	Existing	0	\$0	0.70	0	52
31	Crestwood Farms	Waldeli	Subdivision	Existing	1980	\$321,275	0.3	9	30
40	Crown Oaks		Subdivision	Developing	2006	\$636,965	0.7	455	647
37	Deep Forest		Subdivision	Existing	1995	\$139,190	0.43	10	23
39	Deer Lake Lodge		Subdivision	Existing	1984	\$106,300	0.69	44	64
25	Del Lago		Subdivision	Developing	1998	\$343,530	0.2	52	260
25	Del Lago		Condo	Existing	0	\$1,400,000	0	0	230
24	Del Lago Estates		Subdivision	Developing	1998	\$726,800	0.36	24	67
27	Diamondhead		Subdivision	Developing	1992	\$314,630	0.15	16	107
44	Eagle Pointe	Woodforest	Subdivision	Developing	2013	\$1,625,000	0.29	10	34
44	Elk Reserve	Woodforest	Subdivision	Existing	2013	\$970,950	0.5	12	24
15	Estates of Lake Creek Village	Buffalo Springs	Subdivision	Developing	2019	\$404,165	0.25	4	16
18	Estates of Mia Lago		Subdivision	Developing	2010	\$1,117,110	1.25	5	4
26	Estates of Walden		Subdivision	Developing	1998	\$1,100,000	0.14	10	74
21	Fairwater		Subdivision	Developing	2021	\$310.970	0.56	190	340
4	Falcon Sound on the Lake		Subdivision	Developing	2007	\$597,000	0.25	14	57
1	Fawn Forest		Subdivision	Developing	2004	\$438,950	0.81	13	16
4	Flamingo Lakes		Subdivision	Existing	1981	\$144,275	0.33	27	83
2	Flemming August		Subdivision	Existing	1998	\$306,545	0.25	2	8
36	Forest Hills		Subdivision	Existing	1998	\$330,000	0.69	25	36
32	Forest Lake South		Subdivision	Existing	1983	\$241,390	0	0	21
4	Forest View Estates		Subdivision	Existing	1998	\$183,340	0.25	3	12
4	Forest Woods		Subdivision	Existing	1982	\$56,350	0.43	35	82
14	Gemstone		Subdivision	Existing	2000	\$945,000	0.48	10	21
26	Golf Villas at Walden	Walden	Townhome	Existing	2005	\$112,000	0.95	19	20
17	Grand Harbor	Grand Harbor	Subdivision	Developing	2006	\$678,010	0.48	345	726
41	Grand Lake Estates		Subdivision	Developing	2013	\$630,000	0.74	406	548
44	Grand Marion	Woodforest	Subdivision	Existing	2015	\$1,050,000	0.53	10	19
16	Grandview		Subdivision	Developing	2014	\$555,000	0.52	28	54
23	Harbor Point		Subdivision	Existing	1997	\$340,465	0.25	27	108
18	Harbor Side		Subdivision	Developing	2005	\$686,410	0.52	41	79
26	Harbour Village	Walden	Condo	Existing	0	\$0	0.07	9	133
21	Havenshire		Subdivision	Existing	1998	\$393,435	0.48	12	25
44	Hawkwatch	Woodforest	Subdivision	Existing	2011	\$659,240	1.03	31	30
38	Hickory Hills		Subdivision	Existing	1980	\$161,555	0.75	86	115
6	Hidden Creek		Subdivision	Existing	2014	\$438,885	0.4	4	10
4	Hidden Forest Estates		Subdivision	Developing	2006	\$158,010	0.3	85	287
7	Hill Creek		Subdivision	Developing	1997	\$487,515	0.42	38	90
38	Hills of Montgomery		Subdivision	Developing	2004	\$649,870	0.64	70	109



					Median	Median Market	Students	# of	# of Occupied
PU	Name	MPC	Class	Phase	Year Built	Value	per Home	Students	Homes
11	Hills of Town Creek		Subdivision	Developing	2019	\$253,810	0.33	43	131
10	Hillside RV		RV	Existing	1969	\$248,740		4	
21	Hilltop Ranch		Subdivision	Developing	2005	\$718,500	0.43	21	49
33	Holly Estates		Subdivision	Existing	2001	\$183,620	0.41	30	74
39	Honea Forest Estates		Subdivision	Existing	1990	\$237,260	0.47	16	34
40	Honea West		Subdivision	Developing	1995	\$173,040	0.5	14	28
26	Hunters Landing		Subdivision	Existing	2004	\$526,595	0.02	1	52
4	Hunters Point		Subdivision	Developing	1988	\$477,000	0.1	7	70
25	Inverness at Del Lago		Condo	Existing	1984	\$220,105		0	
26	Inverness II at Walden	Walden	Condo	Existing	1979	\$108,000	0.07	10	140
17	Island at Grand Harbor	Grand Harbor	Subdivision	Developing	2018	\$812,040	0.74	34	46
44	Kinderwood	Woodforest	Subdivision	Existing	2013	\$490,000	1.18	310	263
44	Kingsley	Woodforest	Subdivision	Existing	2019	\$423,650	0.63	27	43
44	Kingsley Square	Woodforest	Townhome	Developing	2020	\$421,460	0.43	20	47
6	Kingwood Place 26		Subdivision	Developing	2006	\$215,935	0.4	2	5
20	Kinkaid Farms I		Subdivision	Developing	1992	\$375,005	0.43	6	14
29	Kinkaid Farms II		Subdivision	Existing	1986	\$500,250	0.25	3	12
22	Koa RV		RV	Existing	1999	\$8,570,020	0.2	20	101
26	La Posada at Walden	Walden	Condo	Existing	2000	\$164,710	0.05	1	20
28	La Vie Villas		Townhome	Developing	2015	\$443,735	0	0	10
33	Lake Bonanza		Subdivision	Existing	1972	\$120,045	0.28	60	217
31	Lake Conroe Forest		Subdivision	Developing	1991	\$179,345	0.36	312	871
4	Lake Conroe Terrace		Subdivision	Existing	1984	\$69,260	0.62	23	37
30	Lake Conroe Village		Subdivision	Developing	2018	\$155,650	0.41	353	851
37	Lake Creek Estates		Subdivision	Developing	0	\$0		0	
15	Lake Creek Landing	Buffalo Springs	Subdivision	Existing	2015	\$355,350	0.4	4	10
29	Lake Creek Ranch		Subdivision	Developing	1990	\$372,090		0	0
15	Lake Creek Village	Buffalo Springs	Subdivision	Existing	2017	\$302,310	0.29	25	87
24	Lake Crest		Subdivision	Existing	2000	\$1,075,000	0.5	4	8
32	Lake Forest Lodge		Subdivision	Existing	1979	\$150,870	0.18	11	61
30	Lake Lorraine		Subdivision	Developing	1997	\$353,690	0.33	13	39
26	Lake Point		Condo	Existing	1985	\$225,500	0.06	4	69
32	Lake View		Subdivision	Existing	1980	\$76,790	0.14	4	28
26	Lake Walden Cove	Walden	Condo	Existing	1984	\$161,270	0	0	5
18	Lakeside Conroe BTR		Subdivision	Developing	2021	\$205,000	1.44	46	32
17	Laketree Estates		Subdivision	Developing	2000	\$1,495,920	0.33	3	9
27	Lakeview Village		Subdivision	Existing	1979	\$363,000	0.1	10	100
4	Lakewood Farms		Subdivision	Existing	1992	\$307,390	0.46	6	13
10	Landrum Village		Subdivision	Existing	1985	\$310,190	0.38	13	34
44	Larkhaven	Woodforest	Subdivision	Developing	2016	\$885,555	0.61	22	36



					Median	Median Market	Students	# of	# of Occupied
PU	Name	MPC	Class	Phase	Year Built	Value	per Home	Students	Homes
30	Leisure Shores		Subdivision	Developing	2011	\$368,100	0.33	2	6
5	Little Sam Forest		Subdivision	Developing	1985	\$92,000	0.27	3	11
11	Lone Star Estates		Subdivision	Developing	2010	\$774,645	0.27	3	11
39	Lone Star Landing		Subdivision	Developing	1972	\$203,770		0	0
26	Lunde's Point		Subdivision	Existing	1993	\$1,045,585	0	0	19
27	Marina View		Subdivision	Existing	2018	\$238,360	0.36	4	11
26	Marina Vista on Lake Conroe	Walden	Condo	Existing	1979	\$100,060	0.05	4	76
39	Marvin Gardens I		Subdivision	Developing	2000	\$174,935	0.67	4	6
29	Marvin Gardens II		Subdivision	Developing	2007	\$140,250	0.64	41	64
26	Melville THs	Walden	Condo	Developing	1984	\$167,330		2	0
44	Monarch Park	Woodforest	Subdivision	Existing	2010	\$667,940	1.12	76	68
14	Montgomery Bend		Subdivision	Developing	0	\$0		0	0
9	Montgomery Farms		Subdivision	Developing	0	\$0		0	0
39	Montgomery Trace		Subdivision	Developing	2006	\$703,860	0.48	15	31
10	Montgomery Woods		Subdivision	Developing	2010	\$480,350	0.5	2	4
4	Mount Pleasant Lake		Subdivision	Developing	1968	\$149,440	0.23	14	61
4	Mount Pleasant Village		Subdivision	Existing	1998	\$133,695	0.62	63	101
32	Oak Lawn Ests.		Subdivision	Existing	1982	\$190,780	0.53	10	19
29	Oak Trails		Subdivision	Existing	2011	\$534,715	0.91	10	11
23	Palm Beach Estates		Subdivision	Existing	2000	\$800,000	0.35	7	20
27	Palms, The		Condo	Existing	1997	\$565,595	0.08	1	12
27	Paradise Point		Condo	Existing	2004	\$344,740	0.06	3	48
36	Pepper Hill		Subdivision	Developing	1992	\$346,800	0.77	24	31
10	Perfection Ranch		Subdivision	Developing	2007	\$910,325	0.55	24	44
4	Pilkinton Clinch		Subdivision	Developing	2008	\$273,630	0	0	17
44	Pine Island	Woodforest	Subdivision	Developing	2020	\$865,370	0.28	16	57
30	Pine Lake		Subdivision	Existing	1970	\$122,965	0.22	17	76
28	Pine Lake Cove		Subdivision	Developing	2021	\$203,220	0.45	73	164
5	Pinebush		Subdivision	Developing	1989	\$58,185	0.14	1	7
12	Planters Village		Subdivision	Developing	2007	\$253,230	0.71	5	7
4	Playa Vista on Lake Conroe		Condo	Existing	0	\$254,400		0	
26	Point at Walden	Walden	Condo	Existing	1996	\$313,880	0.01	1	77
36	Rachel and Grace Estates		Subdivision	Existing	1998	\$330,000	0.44	7	16
29	Red Oak Ests.		Subdivision	Existing	1995	\$217,220	0.52	14	27
27	Regency Point		Townhome	Existing	1984	\$282,690	0.09	5	56
23	River Point		Subdivision	Existing	1996	\$904,185	0	0	6
23	Riverstone Point		Subdivision	Developing	2005	\$713,390	0	0	17
10	Royal Ranch		Subdivision	Developing	2016	\$2,300,130	3	3	1
27	Royal San Marino		Subdivision	Developing	2021	\$617,140	0.22	2	9
6	RV Park of Dobbin		RV	Existing	2014	\$218,710	0	0	20



		•	•		Median	Median Market	Students	# of	# of Occupied
PU	Name	MPC	Class	Phase	Year Built	Value	per Home	Students	Homes
30	Saddle and Surrey Acres		Subdivision	Developing	1980	\$307,490	0.35	9	26
44	Sanderling	Woodforest	Subdivision	Developing	2017	\$579,580	1.07	45	42
44	Sendero		Subdivision	Existing	2000	\$635,000	0.38	70	183
19	Shannon Place		Subdivision	Existing	1993	\$273,580	0.19	4	21
27	Shoreline at Waterpoint		Condo	Existing	0	\$0	0	0	20
1	Singing Hills		Subdivision	Existing	2012	\$243,940	0.36	4	11
23	Snug Harbor		Condo	Existing	0	\$4,400,000	0.13	8	63
10	Spring Branch Trails		Subdivision	Existing	2014	\$457,340	1.21	40	33
44	Spyglass Park	Woodforest	Subdivision	Existing	2013	\$747,700	0.95	172	182
12	Sterling Heights		Subdivision	Existing	2000	\$297,000	1	11	11
18	Stewart Hill		Subdivision	Existing	2010	\$245,060	0.68	25	37
10	Stone Creek		Subdivision	Developing	2007	\$477,310	0.55	23	42
9	Stone Ranch		Subdivision	Developing	2005	\$330,705	0.27	20	75
9	Stone Ranch Three		Subdivision	Developing	2015	\$495,670	0.55	18	33
28	Sugar Hill		Subdivision	Existing	2002	\$291,250	0	0	2
23	Summer Place		Subdivision	Existing	1997	\$590,000	0.13	13	97
22	Sunrise Ranch		Subdivision	Existing	2006	\$235,135	0.53	103	195
39	Sunset Ranch		Subdivision	Developing	2007	\$1,059,930	0.83	24	29
13	T&H MHC		MHC	Existing	1978	\$497,530	0.8	8	10
14	Terra Vista at Waterstone		Subdivision	Existing	2019	\$292,830	0.85	52	61
2	Towering Oaks RV		RV	Developing	0	\$793,410	0.08	3	36
15	Town Creek Crossing	Buffalo Springs	Subdivision	Developing	2021	\$156,910	0.32	13	41
10	Tri-Lake Estates		Subdivision	Developing	1979	\$185,000	0.34	50	147
25	Twisted Parrot RV Park		Subdivision	Developing	0	\$0		0	
43	Valleywood Acres		Subdivision	Existing	1997	\$247,600	0.61	35	57
4	Village at Lake Conroe MHC		MHC	Developing	1963	\$685,960	0	0	5
18	Villas of Mia Lago		Subdivision	Existing	2019	\$313,300	0.34	19	56
23	Villas on the Lake		Townhome	Existing	0	\$131,750	0.19	7	37
2	Vintage Oaks		Subdivision	Developing	2015	\$716,875	0.77	54	70
26	Walden	Walden	Subdivision	Developing	2003	\$309,000	0.48	1232	2542
26	Walden Lodge	Walden	Condo	Existing	1974	\$82,770	0	0	56
17	Walden Road Estates		Subdivision	Existing	2004	\$2,600,000	0.33	5	15
26	Walden THs	Walden	Townhome	Developing	1981	\$176,370	0.19	25	134
4	Walding Woods		Subdivision	Existing	1998	\$165,740	0.22	7	32
27	Water Oak on Lake Conroe		Subdivision	Developing	2007	\$1,200,000	0.42	18	43
26	Water's Edge		Subdivision	Existing	2000	\$1,127,090	0.22	5	23
12	Waters Lane Estates		Subdivision	Developing	2014	\$368,865	0.83	5	6
14	Waterstone on Lake Conroe		Subdivision	Developing	2014	\$478,000	0.53	28	53
6	Welcome Home MHC		MHC	Developing	1954	\$63,810	0	0	15
25	West Palm Villas		Townhome	Existing	1999	\$615,170	0	0	28

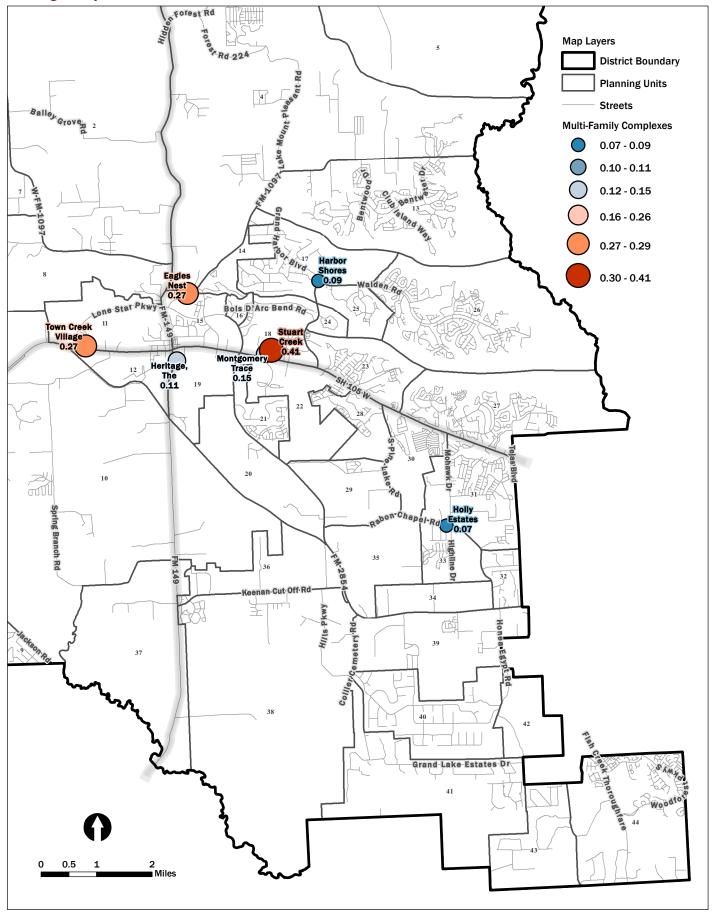


					median	median market	Students	# of	# of Occupied
PU	Name	MPC	Class	Phase	Year Built	Value	per Home	Students	Homes
11	West Side at the Park		Subdivision	Developing	2017	\$424,460	0.33	3	9
43	Wilderness I		Subdivision	Existing	1995	\$250,820	0.87	65	75
44	Wilderness II		Subdivision	Existing	1984	\$331,540	0.33	4	12
2	Willing Acres I		Subdivision	Existing	1998	\$374,855	0.5	4	8
4	Willing Acres II		Subdivision	Existing	1994	\$355,690	0	0	7
4	Windmill Cove		Subdivision	Developing	2010	\$700,000	0.19	3	16
2	Wm. Patterson		Subdivision	Developing	1991	\$193,840	0.6	15	25
34	Wood Creek Estates		Subdivision	Developing	2016	\$805,000	1.32	29	22
6	Woodcreek		Subdivision	Developing	2006	\$541,545	0.49	34	70
44	Woodforest Sec 70	Woodforest	Subdivision	Existing	2021	\$251,460	0.83	19	23
44	Woodforest Sec 94	Woodforest	Subdivision	Developing	2018	\$2,731,620	0	0	2
20	Yesterday's Crossing		Subdivision	Developing	2011	\$523,650	0.79	31	39
					٧	Veighted Ratio:	0.38	8,247	21,980
		Weight	ed Ratio for S	ubdivision	s of More t	han 20 Homes:	0.38	8,031	21,309

^{*}Median year built and median market value derived from appraisal district parcel data.

Students per Occupied Housing Unit By Multi-Family Complexes Montgomery ISD







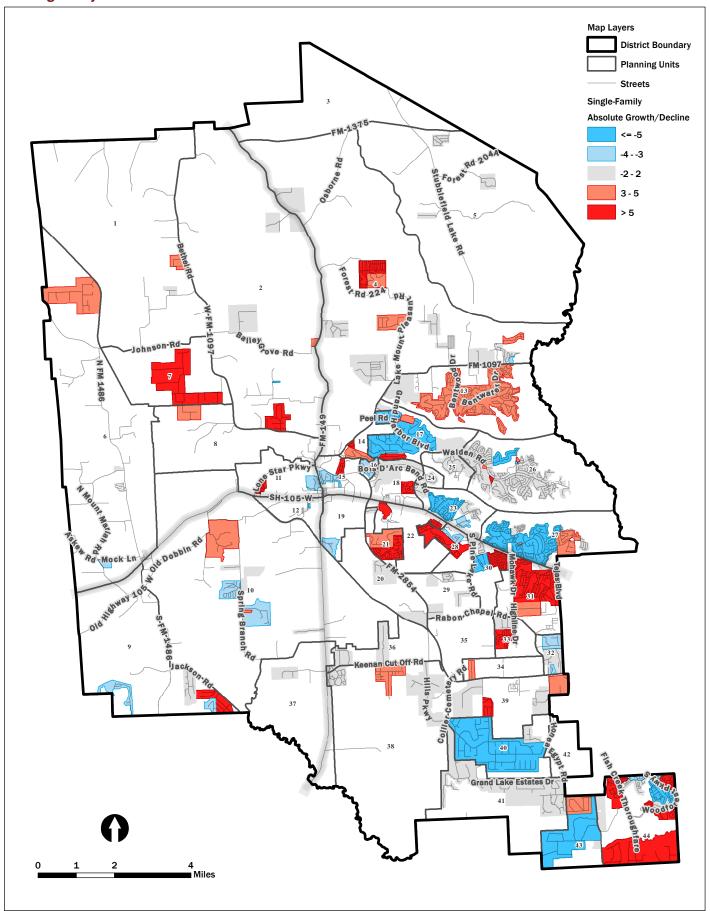
							Total	Total	Occupied	Occupancy	Students per
PU	Name	Street	Class	Phase	Year Built	Notes	Students	Units	Units	Rate	Occupied Unit
15	Eagles Nest	254 Plez Morgan	Apartment	Existing	0		12	48	44	0.92	0.27
15	Grand Monarch		Apartment	Developing	0	May 2023: under construction - about to install the siding	0	72			
17	Harbor Shores	15650 Walden Rd	Apartment	Developing	0	May 2023: phase 2 of Harbor Shore aptartments are nearly complete; 140 additional units available to lease June 2023; majority 1&2 bedrooms with a few 3 bedroom units (6)	12	284	141	0.5	0.09
19	Heritage Senior		Senior MF	Existing	0		0				
19	Heritage, The	325 Flagship Blvd	Apartment	Existing	0		8	80	73	0.91	0.11
33	Holly Estates	16957 Rabon Chapel Rd	Apartment	Existing	1979		1	16	15	0.94	0.07
11	Independence Place - HUD		Apartment	Existing	2011		2				
18	Live Oak		Senior MF	Existing	2012		0				
18	Montgomery Trace	19788 TX 105 W	Apartment	Existing	0		20	144	131	0.91	0.15
18	Stuart Creek	19790 TX 105 W	Apartment	Existing	0		45	120	109	0.91	0.41
28	The Terrace at Pine Lake Cove		Apartment	Developing	0	May 2023: pouring building foundations; Fein is developing 241 units to include garden style one- two- and three-bedroom apartments and some townhomes ranging from ~600-~1,800 sf	0	241			
11	Town Creek Village	22870 TX-105	Apartment	Existing	0		37	152	138	0.91	0.27
	_					Total Units:		1,157			
		Gen	eral Populat	ion Comp	lexes with	More than 85% Occupancy:	123	560	510	91%	0.22

^{*}Year built value derived from appraisal district parcel data.

Student Trends by Development, EE-12th Grade Absolute and Percent Change for Subdivisions, Fall 2021 to Fall 2022

Montgomery ISD

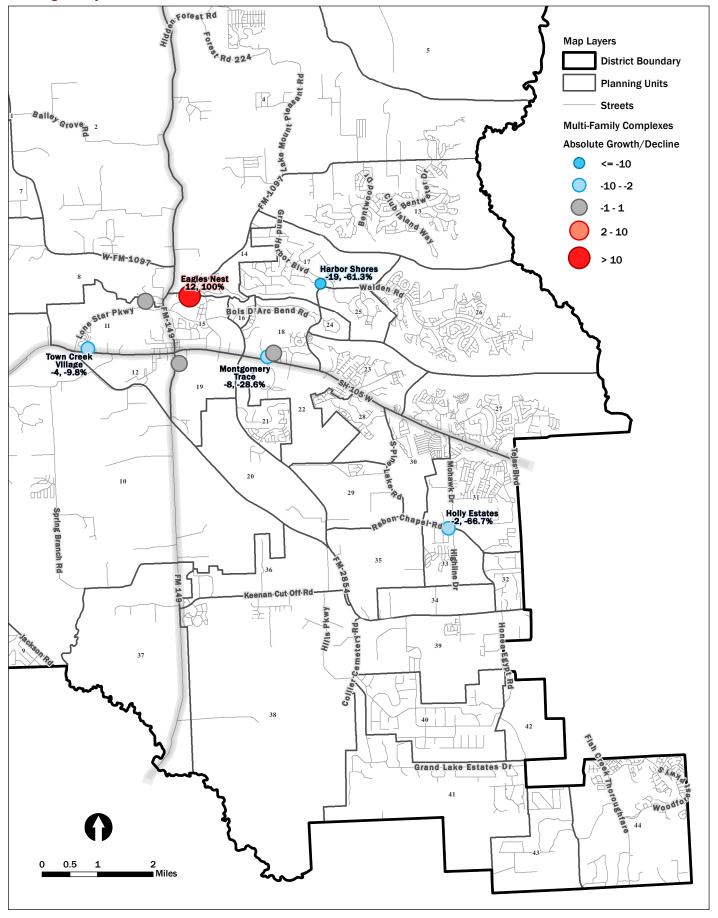




Student Trends by Development, EE-12th Grade Absolute and Percent Change for Multi-Family Complexes, Fall 2021 to Fall 2022

Montgomery ISD







Gain/Loss from 2021/22 to 2022/23: Existing Single Family: 79 Students; Actively-Building Single Family: 309 Students; Apartments: -22 Students; Mobile Home Communities: 9 Students

						I									I	Fall 2	020	to Fall	2021			Fall 2	021	to Fall	2022	ſ
					Median	F	all 202	20	F	all 202	21	F	all 202	22	EE-	12th	EE	-5th	6th	-12th	EE-1	L2th	EE	-5th	6th-	-12th
	1		Total		Year										Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.
PU Name	Class	Phase	Units	Median Market Value	Bullt	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.
2 10458 Buckridge MHC	MHC	Existing	11	\$106,490	0	2	2	0	5	1	4	0	0	0	3	150%	-1	-50%	4	100%	-5	-100%	-1	-100%	-4	-100%
38 177 Lake Estates I 36 177 Lake Estates II	Subdivision Subdivision	Existing Existing	179 28	\$197,120 \$231.720	1978 1983	48 14	24 6	24 8	55 12	26	29 5	53 13	18	35 7	7 -2	15% -14%	2	8% 17%	5	21% -38%	-2	-4%	-8	-31% -14%	6	21% 40%
26 18th at Walden	Condo	Existing	204	\$79,140	1983	22	10	12	19	7	12	28	6 15	13	-2	-14%	-3	-30%	-3 0	-38% 0%	9	8% 47%	- <u>1</u> 8	114%	1	8%
44 3514 Honea Egypt RV	RV	Existing	38	\$79,140	1990	0	0	0	0	0	0	0	12	0	0	0%	0	-30%	0	0%	0	0%	0	0%	0	0%
37 7 Bridges RV	RV	Existing	60	\$770,000	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
27 April Harbour	Condo	Existing	36	\$228,110	1978	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%
27 April Point North	Condo	Existing	307	\$215,000	1976	25	7	18	19	9	10	20	11	9	-6	-24%	2	29%	-8	-44%	1	5%	2	22%	-1	-10%
27 April Sound	Subdivision	Existing	2172	\$312,760	1994	471	197	274	447	175	272	438	182	256	-24	-5%	-22	-11%	-2	-1%	-9	-2%	7	4%	-16	-6%
27 April Sound	Condo	Existing	36	\$176,610	1979	2	1	1	1	1	0	4	2	2	-1	-50%	0	0%	-1	-100%	3	300%	1	100%	2	100%
23 April Villas	Subdivision	Existing	17	\$642,000	1994	1	0	1	1	1	0	1	1	0	0	0%	1	100%	-1	-100%	0	0%	0	0%	0	0%
44 Avalon Woods	Subdivision	Existing	47	\$670,050	2013	50	22	28	53	22	31	49	18	31	3	6%	0	0%	3	11%	-4	-8%	-4	-18%	0	0%
44 Ballantyne	Subdivision	Existing	44	\$769,500	2017	38	19	19	33	17	16	33	16	17	-5	-13%	-2	-11%	-3	-16%	0	0%	-1	-6%	1	6%
43 Barron Ranch RV	RV	Existing	32	\$527,840	0	0	0	0	1	1	0	1	1	0	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%
27 Bay Pointe Estates	Subdivision	Existing	5	\$1,113,000	2007	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
5 Bear Canyons	Subdivision	Developing	18	\$107,965	1996	1	0	1	1	0	1	2	1	1	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
23 Bellago	Townhome	Developing	35	\$424,880	2006	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
13 Bentwater	Subdivision	Developing	2499	\$519,270	2004	319	96	223	334	119	215	337	130	207	15	5%	23	24%	-8	-4%	3	1%	11	9%	-8	-4%
13 Bentwood Farms	Subdivision	Developing		\$43,550	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4 Big Oak Estates	Subdivision	Existing	31	\$293,360	1997	12	5	7	12	5	7	12	4	8	0	0%	0	0%	0	0%	0	0%	-1	-20%	1	14%
4 Big Oak Ranchettes	Subdivision	Existing	24	\$407,800	1996	13	5	8	15	5	10	14	6	8	2	15%	0	0%	2	25%	-1	-7%	1	20%	-2	-20%
44 Blanton Bend	Subdivision	Existing	31	\$672,970	2015	27	16	11	32	17	15	32	14	18	5	19%	1	6%	4	36%	0	0%	-3	-18%	3	20%
28 Blue Heron Bay	Subdivision	Developing	71	\$724,470	2005	21	6	15	23	5	18	19	4	15	2	10%	-1	-17%	3	20%	-4	-17%	-1	-20%	-3	-17%
9 Bluejack Cottages	Condo	Developing	53	\$102,910	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
9 Bluejack Member Suite	Condo	Existing	24	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
9 Bluejack National Estate Lots	Subdivision	Developing	14	\$1,500,000	2020	4	2	2	7	5	2	4	1	3	3	75%	3	150%	0	0%	-3	-43%	-4	-80%	1	50%
18 Bois D'arc Bend Estates	Subdivision	Existing	10	\$486,130	2009	4	1	3	3	2	1	3	2	1	-1	-25%	1	100%	-2	-67%	0	0%	0	0%	0	0%
9 Brookwood	Subdivision	Developing	80	\$119,070	1990	45	20	25	35	16	19	41	20	21	-10	-22%	-4	-20%	-6	-24%	6	17%	4	25%	2	11%
15 Buffalo Crossing	Subdivision	Developing	6	\$524,650	2016	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15 Buffalo Springs	Subdivision	Developing	85	\$455,000	2013	50	14	36	46	13	33	43	10	33	-4	-8%	-1	-7%	-3	-8%	-3	-7%	-3	-23%	0	0%
23 Cape Conroe	Subdivision	Developing	857	\$255,655	1998	333	135	198	328	139	189	320	138	182	-5	-2%	4	3%	-9	-5%	-8	-2%	-1	-1%	-7	-4%
32 Capitol Hill Estates	Subdivision	Existing	42	\$235,365	1990	28	7	21	24	5	19	20	4	16	-4	-14%	-2	-29%	-2	-10%	-4	-17%	-1	-20%	-3	-16%
44 Capriccio	Subdivision	Existing	128	\$409,310	2016	89	46	43	98	33	65	117	48	69	9	10%	-13	-28%	22	51%	19	19%	15	45%	4	6%
12 Cedar Crest MHC	MHC	Existing	29	\$452,420	0	16	10	6	20	14	6	18	11	7	4	25%	4	40%	0	0%	-2	-10%	-3	-21%	1	17%
44 Chaparral Bend	Subdivision	Existing	104	\$702,970	2014	99	50	49	106	45	61	91	38	53	7	7%	-5	-10%	12	24%	-15	-14%	-7	-16%	-8	-13%
2 Chapel Bend	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4 Clear Water Cove	Subdivision	Developing	107	\$277,000	1998	24	9	15	26	10	16	26	13	13	2	8%	1	11%	1	7%	0	0%	3	30%	-3	-19%
4 Clearwater Point	Subdivision	Existing	28	\$638,760	1998	2	0	2	1	0	1	0	0	0	-1	-50%	0	0%	-1	-50%	-1	-100%	0	0%	-1	-100%
23 Cliffs at Southshore	Subdivision	Developing	72	\$927,530	2000	8	4	4	9	5	4	10	6	4	1	13%	1	25%	0	0%	1	11%	1	20%	0	0%
31 Clopton Farms	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8 Country Meadows	Subdivision	Developing	21	\$279,235	2000	10	4	6	13	/	6	16	8	8	3	30%	3	75%	0	0%	3	23%	1	14%	2	33%
26 Cove at Walden	Condo	Existing	52	\$0	0	3	1	2	0	0	0	0	0	0	-3	-100%	-1	-100%	-2	-100%	0	0%	0	0%	0	0%
31 Crestwood Farms 40 Crown Oaks	Subdivision	Existing	30	\$321,275	1980 2006	6 454	1 151	5 303	5 497	0 158	5 339	9 455	3 159	6 296	- <u>1</u> 43	- 17% 9%	-1 7	-100% 5%	36	0% 12%	-42	80% -8%	3	100% 1%	1 -43	20% -13%
	Subdivision	Developing	647 23	\$636,965			151	303 5	497	158 5				296 4	-5				-2		-42 2	-	1		-43 1	
37 Deep Forest 39 Deer Lake Lodge	Subdivision Subdivision	Existing Existing	64	\$139,190 \$106,300	1995 1984	13 26	11	15	23	12	3 11	10 44	6 26	18	-5 -3	-38% -12%	-3 1	-38% 9%	-2 -4	-40% -27%	21	25% 91%	14	20% 117%	7	33% 64%
The second secon	Subdivision		260	\$106,300	1984	57	25	32	50	26	24	52	26	28	-3	-12%	1	4%	-4	-27% -25%	21	4%	-2	-8%	4	17%
25 Del Lago 25 Del Lago	Condo	Developing Existing	230	\$343,530 \$1,400,000	1998	0	25	0	0	26	0	0	0	28	-/	-12% 0%	0	4% 0%	-8 0	-25% 0%	0	4% 0%	0	-8% 0%	0	0%
24 Del Lago Estates	Subdivision	Developing	67	\$1,400,000	1998	25	11	14	24	10	14	24	10	14	1	-4%	-1	-9%	0	0%	0	0%	0	0%	0	0%
24 Del Lago Estates 27 Diamondhead	Subdivision	Developing	107	\$726,800	1998	25	6	15	17	8	9	16	6	10	-4	-4% -19%	2	33%	-6	-40%	-1	-6%	-2	-25%	1	11%
44 Eagle Pointe	Subdivision	Developing	34	\$1,625,000	2013	10	5	5	9	5	4	10	4	6	-1	-19%	0	0%	-1	-40%	1	11%	-2 -1	-20%	2	50%
15 Eagles Nest	Apartment	Existing	44	\$3,120,100	0	0	0	0	0	0	0	12	7	5	0	0%	0	0%	0	0%	12	100%	7	100%	5	100%
44 Elk Reserve	Subdivision	Existing	24	\$970,950	2013	13	5	8	11	5	6	12	6	6	-2	-15%	0	0%	-2	-25%	1	9%	1	20%	0	0%
15 Estates of Lake Creek Village	Subdivision	Developing	16	\$404,165	2019	2	1	1	2	1	1	4	2	2	0	0%	0	0%	0	0%	2	100%	1	100%	1	100%
18 Estates of Mia Lago	Subdivision	Developing	4	\$1,117,110	2010	3	0	3	6	1	5	5	1	4	3	100%	1	100%	2	67%	-1	-17%	0	0%	-1	-20%
26 Estates of Walden	Subdivision	Developing	74	\$1,117,110	1998	9	6	3	15	11	4	10	6	4	6	67%	5	83%	1	33%	-5	-33%	-5	-45%	0	-20%
21 Fairwater	Subdivision	Developing	340	\$310,970	2021	5	1	4	64	34	30	190	111	79	59	1180%	33	3300%	26	650%	126	197%	77	226%	49	163%
4 Falcon Sound on the Lake	Subdivision	Developing	57	\$597,000	2007	13	3	10	15	5	10	14	4	10	2	15%	2	67%	0	0%	-1	-7%	-1	-20%	0	0%
1 Fawn Forest	Subdivision	Developing	16	\$438,950	2004	6	3	3	9	5	4	13	8	5	3	50%	2	67%	1	33%	4	44%	3	60%	1	25%
4 Flamingo Lakes	Subdivision	Existing	83	\$144,275	1981	33	15	18	29	14	15	27	10	17	-4	-12%	-1	-7%	-3	-17%	-2	-7%	-4	-29%	2	13%
2 Flemming August	Subdivision	Existing	8	\$306,545	1998	2	1	1	2	1	1	2	0	2	0	0%	0	0%	0	0%	0	0%	-1	-100%	1	100%
36 Forest Hills	Subdivision	Existing	36	\$330,000	1998	26	11	15	25	10	15	25	12	13	-1	-4%	-1	-9%	0	0%	0	0%	2	20%	-2	-13%
				,000	_500						_0						-	3.0		2.0		- /-	_	_5.0	-	_0 /0



Gain/Loss from 2021/22 to 2022/23: Existing Single Family: 79 Students; Actively-Building Single Family: 309 Students; Apartments: -22 Students; Mobile Home Communities: 9 Students

																	Fall 2	020 t	o Fall	2021			Fall 2	021 t	o Fall	2022	:
						Median	F	all 202	20	Fa	all 202	1	Fa	all 202	2	EE-:	12th	EE-	-5th	6th-	12th	EE-1	2th	EE	-5th	6th	1-12th
		1		Total		Year										Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.
PU	Name	Class	Phase	Units	Median Market Value	Built	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.
32	Forest Lake South	Subdivision	Existing	21	\$241,390	1983	4	3	1	3	0	3	0	0	0	-1	-25%	-3	-100%	2	200%	-3	-100%	0	0%	-3	-100%
4	Forest View Estates	Subdivision	Existing	12	\$183,340	1998	6	1	5	4	1	3	3	2	1	-2	-33%	0	0%	-2	-40%	-1	-25%	1	100%	-2	-67%
4	Forest Woods	Subdivision	Existing	82	\$56,350	1982	37	12	25	37	12	25	35	9	26	0	0%	0	0%	0	0%	-2	-5%	-3	-25%	1	4%
14	Gemstone	Subdivision	Existing	21	\$945,000	2000	8	3	5	12	4	8	10	3	7	4	50%	1	33%	3	60%	-2	-17%	-1	-25%	-1	-13%
26 17	Golf Villas at Walden	Townhome	Existing	20	\$112,000	2005	10 345	5	5	18 364	9 150	9 214	19	7 132	12 213	8	80% 6%	13	80% 9%	6	80% 3%	-19	6% -5%	-2 -18	-22% -12%	-1	33% 0%
41	Grand Harbor Grand Lake Estates	Subdivision Subdivision	Developing Developing	726 548	\$678,010 \$630,000	2006 2013	376	137 171	208 205	405	194	214	345 406	181	225	19 29	8%	23	13%	6	3%	-19	0%	-18	-12%	14	7%
	Grand Marion	Subdivision	Existing	19	\$1,050,000	2015	8	4	4	11	8	3	10	7	3	3	38%	4	100%	-1	-25%	-1	-9%	-13	-13%	0	0%
	Grand Monarch	Apartment	Developing	13	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
16	Grandview	Subdivision	Developing	54	\$555,000	2014	32	14	18	32	10	22	28	7	21	0	0%	-4	-29%	4	22%	-4	-13%	-3	-30%	-1	-5%
23	Harbor Point	Subdivision	Existing	108	\$340,465	1997	28	11	17	25	8	17	27	12	15	-3	-11%	-3	-27%	0	0%	2	8%	4	50%	-2	-12%
17	Harbor Shores	Apartment	Developing	141	\$16,800,000	0	26	15	11	31	18	13	12	6	6	5	19%	3	20%	2	18%	-19	-61%	-12	-67%	-7	-54%
18	Harbor Side	Subdivision	Developing	79	\$686,410	2005	47	18	29	41	13	28	41	7	34	-6	-13%	-5	-28%	-1	-3%	0	0%	-6	-46%	6	21%
26	Harbour Village	Condo	Existing	133	\$0	0	4	1	3	5	0	5	9	3	6	1	25%	-1	-100%	2	67%	4	80%	3	100%	1	20%
21	Havenshire	Subdivision	Existing	25	\$393,435	1998	10	6	4	11	7	4	12	7	5	1	10%	1	17%	0	0%	1	9%	0	0%	1	25%
44	Hawkwatch	Subdivision	Existing	30	\$659,240	2011	28	12	16	29	12	17	31	12	19	1	4%	0	0%	1	6%	2	7%	0	0%	2	12%
19	Heritage Senior	Senior MF	Existing		\$5,025,000	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
19	Heritage, The	Apartment	Existing	73	\$2,454,090	0	12	7	5	9	3	6	8	5	3	-3	-25%	-4	-57%	1	20%	-1	-11%	2	67%	-3	-50%
38	Hickory Hills	Subdivision	Existing	115	\$161,555	1980	75	30	45	81	31	50	86	29	57	6	8%	0	3%	5	11%	5	6%	-2	-6%	7	14%
6 4	Hidden Creek	Subdivision	Existing	10	\$438,885 \$158,010	2014 2006	8 71	0 38	8 33	7 76	0 37	7 39	4 85	0 47	4 38	- <u>1</u>	-13% 7%	-1	0% -3%	- <u>1</u>	-13% 18%	-3 9	-43% 12%	0 10	0% 27%	-3 -1	-43% -3%
7	Hidden Forest Estates Hill Creek	Subdivision Subdivision	Developing Developing	287 90	\$158,010 \$487,515	1997	21	38 11	10	31	20	11	38	23	38 15	10	48%	- <u>1</u>	-3% 82%	1	18%	7	23%	3	15%	- <u>1</u>	- 3 % 36%
38	Hills of Montgomery	Subdivision	Developing	109	\$649,870	2004	63	15	48	69	19	50	70	26	44	6	10%	4	27%	2	4%	1	1%	7	37%	-6	-12%
11	Hills of Town Creek	Subdivision	Developing	131	\$253,810	2019	17	10	7	31	17	14	43	26	17	14	82%	7	70%	7	100%	12	39%	9	53%	3	21%
10	Hillside RV	RV	Existing	101	\$248,740	1969	0	0	0	0	0	0	4	2	2	0	0%	0	0%	0	0%	4	100%	2	100%	2	100%
21	Hilltop Ranch	Subdivision	Developing	49	\$718,500	2005	12	6	6	17	8	9	21	8	13	5	42%	2	33%	3	50%	4	24%	0	0%	4	44%
33	Holly Estates	Subdivision	Existing	74	\$183,620	2001	40	17	23	28	10	18	30	11	19	-12	-30%	-7	-41%	-5	-22%	2	7%	1	10%	1	6%
33	Holly Estates	Apartment	Existing	15	\$895,000	1979	0	0	0	3	1	2	1	1	0	3	100%	1	100%	2	100%	-2	-67%	0	0%	-2	-100%
39	Honea Forest Estates	Subdivision	Existing	34	\$237,260	1990	15	8	7	18	9	9	16	9	7	3	20%	1	13%	2	29%	-2	-11%	0	0%	-2	-22%
40	Honea West	Subdivision	Developing	28	\$173,040	1995	21	8	13	15	4	11	14	3	11	-6	-29%	-4	-50%	-2	-15%	-1	-7%	-1	-25%	0	0%
26	Hunters Landing	Subdivision	Existing	52	\$526,595	2004	0	0	0	0	0	0	1	0	1	0	0%	0	0%	0	0%	1	100%	0	0%	1	100%
4	Hunters Point	Subdivision	Developing	70	\$477,000	1988	6	2	4	4	0	4	7	3	4	-2	-33%	-2	-100%	0	0%	3	75%	3	100%	0	0%
	Independence Place - HUD	Apartment	Existing		\$1,406,500	2011	1	0	1	1	0	1	2	0	2	0	0%	0	0%	0	0%	1	100%	0	0%	1	100%
	Inverness at Del Lago	Condo	Existing	4.40	\$220,105	1984	1	1 5	0	7	0	0	0	0	0	-1	-100%	-1	-100%	0	0%	0	0%	0	0%	0 -4	0%
26 17	Inverness II at Walden	Condo	Existing	140 46	\$108,000 \$812,040	1979 2018	15 27	9	10 18	27	2 8	5 19	10 34	9 10	1 24	- 8	- 53% 0%	-3 -1	-60% -11%	-5 1	-50% 6%	7	43% 26%	7	350% 25%	- 4 5	-80% 26%
44	Island at Grand Harbor Kinderwood	Subdivision Subdivision	Developing Existing	263	\$490,000	2018	268	131	137	280	146	134	310	152	158	12	4%	15	11%	-3	-2%	30	11%	6	4%	24	18%
44	Kingsley	Subdivision	Existing	43	\$423,650	2019	20	5	15	29	140	15	27	12	15	9	45%	9	180%	0	0%	-2	-7%	-2	-14%	0	0%
44	Kingsley Square	Townhome	Developing	47	\$421,460	2020	0	0	0	11	5	6	20	7	13	11	100%	5	100%	6	100%	9	82%	2	40%	7	117%
6	Kingwood Place 26	Subdivision	Developing	5	\$215,935	2006	3	0	3	2	0	2	2	0	2	-1	-33%	0	0%	-1	-33%	0	0%	0	0%	0	0%
20	Kinkaid Farms I	Subdivision	Developing	14	\$375,005	1992	3	1	2	4	2	2	6	2	4	1	33%	1	100%	0	0%	2	50%	0	0%	2	100%
29	Kinkaid Farms II	Subdivision	Existing	12	\$500,250	1986	3	2	1	2	1	1	3	2	1	-1	-33%	-1	-50%	0	0%	1	50%	1	100%	0	0%
	Koa RV	RV	Existing	101	\$8,570,020	1999	7	2	5	10	6	4	20	11	9	3	43%	4	200%	-1	-20%	10	100%	5	83%	5	125%
	La Posada at Walden	Condo	Existing	20	\$164,710	2000	5	2	3	4	1	3	1	0	1	-1	-20%	-1	-50%	0	0%	-3	-75%	-1	-100%	-2	-67%
28	La Vie Villas	Townhome	Developing	10	\$443,735	2015	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
33	Lake Bonanza	Subdivision	Existing	217	\$120,045	1972	59	33	26	54	26	28	60	28	32	-5	-8%	-7	-21%	2	8%	6	11%	2	8%	4	14%
31	Lake Conroe Forest	Subdivision	Developing	871 37	\$179,345 \$69,260	1991 1984	288 17	121 12	167 5	306 24	140 19	166 5	312 23	148 13	164 10	18 7	6% 41%	19 7	16% 58%	- <u>1</u>	-1% 0%	-1	2% -4%	-6	-32%	-2 5	-1% 100%
30	Lake Conroe Terrace Lake Conroe Village	Subdivision Subdivision	Existing Developing	851	\$69,260 \$155,650	2018	265	126	139	340	172	168	353	186	167	75	28%	46	37%	29	21%	13	- 4 %	14	-32%	-1	-1%
37	Lake Creek Estates	Subdivision	Developing	931	\$133,030	0	0	0	0	0	0	100	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Lake Creek Landing	Subdivision	Existing	10	\$355,350	2015	2	0	2	2	1	1	4	2	2	0	0%	1	100%	-1	-50%	2	100%	1	100%	1	100%
29	Lake Creek Ranch	Subdivision	Developing	0	\$372,090	1990	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15	Lake Creek Village	Subdivision	Existing	87	\$302,310	2017	28	18	10	28	11	17	25	10	15	0	0%	-7	-39%	7	70%	-3	-11%	-1	-9%	-2	-12%
24	Lake Crest	Subdivision	Existing	8	\$1,075,000	2000	4	0	4	4	0	4	4	0	4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Lake Forest Lodge	Subdivision	Existing	61	\$150,870	1979	12	6	6	11	5	6	11	3	8	-1	-8%	-1	-17%	0	0%	0	0%	-2	-40%	2	33%
30	Lake Lorraine	Subdivision	Developing	39	\$353,690	1997	16	3	13	15	3	12	13	5	8	-1	-6%	0	0%	-1	-8%	-2	-13%	2	67%	-4	-33%
26	Lake Point	Condo	Existing	69	\$225,500	1985	0	0	0	3	1	2	4	2	2	3	100%	1	100%	2	100%	1	33%	1	100%	0	0%
32	Lake View	Subdivision	Existing	28	\$76,790	1980	6	2	4	4	0	4	4	1	3	-2	-33%	-2	-100%	0	0%	0	0%	1	100%	-1	-25%
	Lake Walden Cove	Condo	Existing	5	\$161,270	1984	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Lakeside Conroe BTR	Subdivision	Developing	32	\$205,000	2021	0	0	0	2	0	2	46	15	31	2	100%	0	0%	2	100%	44	2200%	15	100%	29	1450%
	Laketree Estates	Subdivision	Developing	9	\$1,495,920	2000	0	0	0	0	0	0	3	2	1	0	0%	0	0%	0	0%	3	100%	2	100%	1	100%
27	Lakeview Village	Subdivision	Existing	100	\$363,000	1979	10	4	6	10	5	5	10	4	6	0	0%	1	25%	-1	-17%	0	0%	-1	-20%	1	20%



Gain/Loss from 2021/22 to 2022/23: Existing Single Family: 79 Students; Actively-Building Single Family: 309 Students; Apartments: -22 Students; Mobile Home Communities: 9 Students

																	Fall 2	020 to	o Fall :	2021			Fall 2	021 1	o Fall	2022	:
						Median	Fa	all 202	0	Fa	all 202	1	Fa	all 202	2	EE-1	L2th	EE-	5th	6th-	12th	EE-1	2th	EE	-5th	6th	1-12th
				Total		Year										Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.
PU	Name	Class	Phase	Units	Median Market Value	Built	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.
4	Lakewood Farms	Subdivision	Existing	13	\$307,390	1992	7	5	2	7	3	4	6	2	4	0	0%	-2	-40%	2	100%	-1	-14%	-1	-33%	0	0%
	Landrum Village	Subdivision	Existing	34	\$310,190	1985	17	5	12	16	7	9	13	5	8	-1	-6%	2	40%	-3	-25%	-3	-19%	-2	-29%	-1	-11%
44	Larkhaven	Subdivision	Developing	36	\$885,555	2016	9	5	4	13	6	7	22	13	9	4	44%	1	20%	3	75%	9	69%	7	117%	2	29%
30	Leisure Shores	Subdivision	Developing	6	\$368,100	2011	2	2	0	2	2	0	2	2	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
_	Little Sam Forest Live Oak	Subdivision	Developing	11	\$92,000	1985 2012	0	0	3	2	0	2	3	0	2	- <u>1</u>	-33% 0%	0	0% 0%	- <u>1</u>	- 33 %	0	50% 0%	0	100%	0	0% 0%
	Lone Star Estates	Senior MF Subdivision	Existing Developing	11	\$6,200,000 \$774,645	2012	9	2	7	7	2	5	3	2	1	-2	-22%	0	0%	-2	-29%	4	-57%	0	0%	-4	-80%
	Lone Star Landing	Subdivision	Developing	0	\$203,770	1972	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Lunde's Point	Subdivision	Existing	19	\$1,045,585	1993	2	0	2	2	0	2	0	0	0	0	0%	0	0%	0	0%	-2	-100%	0	0%	-2	-100%
	Marina View	Subdivision	Existing	11	\$238,360	2018	3	1	2	3	1	2	4	2	2	0	0%	0	0%	0	0%	1	33%	1	100%	0	0%
26	Marina Vista on Lake Conroe	Condo	Existing	76	\$100,060	1979	5	4	1	3	2	1	4	3	1	-2	-40%	-2	-50%	0	0%	1	33%	1	50%	0	0%
39	Marvin Gardens I	Subdivision	Developing	6	\$174,935	2000	1	1	0	2	1	1	4	1	3	1	100%	0	0%	1	100%	2	100%	0	0%	2	200%
29	Marvin Gardens II	Subdivision	Developing	64	\$140,250	2007	35	16	19	39	18	21	41	19	22	4	11%	2	13%	2	11%	2	5%	1	6%	1	5%
26	Melville THs	Condo	Developing	0	\$167,330	1984	3	1	2	6	3	3	2	0	2	3	100%	2	200%	1	50%	-4	-67%	-3	-100%	-1	-33%
44	Monarch Park	Subdivision	Existing	68	\$667,940	2010	75	26	49	79	26	53	76	25	51	4	5%	0	0%	4	8%	-3	-4%	-1	-4%	-2	-4%
14	Montgomery Bend	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
9	Montgomery Farms	Subdivision	Developing	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
39	Montgomery Trace	Subdivision	Developing	31	\$703,860	2006	11	4	7	12	5	7	15	7	8	1	9%	1	25%	0	0%	3	25%	2	40%	1	14%
18	Montgomery Trace	Apartment	Existing	131	\$9,239,400	0	44	29	15	28	15	13	20	9	11	-16	-36%	-14	-48%	-2	-13%	-8	-29%	-6	-40%	-2	-15%
10	Montgomery Woods	Subdivision	Developing	4	\$480,350	2010	2	2	0	2	1	1	2	1	1	0	0%	-1	-50%	1	100%	0	0%	0	0%	0	0%
4	Mount Pleasant Lake	Subdivision	Developing	61	\$149,440	1968	5	2	3	9	4	5	14	8	6	4	80%	2	100%	2	67%	5	56%	4	100%	1	20%
4	Mount Pleasant Village	Subdivision	Existing	101	\$133,695	1998	65	27	38	59	27	32	63	28	35	-6	-9%	0	0%	-6	-16%	4	7%	1	4%	3	9%
	Oak Lawn Ests.	Subdivision	Existing	19	\$190,780	1982	10	5	5	9	4	5	10	4	6	-1	-10%	-1	-20%	0	0%	1	11%	0	0%	1	20%
29	Oak Trails	Subdivision	Existing	11	\$534,715	2011	9	2	7	10	2	8	10	3	7	1	11%	0	0%	1	14%	0	0%	1	50%	-1	-13%
23	Palm Beach Estates	Subdivision	Existing	20	\$800,000	2000	7	1	6	7	1	6	7	1	6	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
27 27	Palms, The Paradise Point	Condo	Existing	12 48	\$565,595 \$344,740	1997 2004	2	0	2	2	0	2	3	0	3	0 -1	0% -33%	0	0%	0 -1	0% -33%	- <u>1</u>	-50% 50%	0	0%	-1 1	-50% 50%
36	Pepper Hill	Condo Subdivision	Existing Developing	31	\$344,740	1992	3 21	12	9	22	13	9	24	13	11	1	-33% 5%	1	8%	-1	-33% 0%	2	9%	0	0% 0%	2	22%
10	Perfection Ranch	Subdivision	Developing	44	\$910.325	2007	20	8	12	21	8	13	24	8	16	1	5%	0	0%	1	8%	3	14%	0	0%	3	23%
4	Pilkinton Clinch	Subdivision	Developing	17	\$273,630	2008	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%
	Pine Island	Subdivision	Developing	57	\$865,370	2020	1	1	0	9	5	4	16	6	10	8	800%	4	400%	4	100%	7	78%	1	20%	6	150%
30	Pine Lake	Subdivision	Existing	76	\$122,965	1970	26	8	18	23	10	13	17	7	10	-3	-12%	2	25%	-5	-28%	-6	-26%	-3	-30%	-3	-23%
28	Pine Lake Cove	Subdivision	Developing	164	\$203,220	2021	0	0	0	1	0	1	73	38	35	1	100%	0	0%	1	100%	72	7200%	38	100%	34	3400%
5	Pinebush	Subdivision	Developing	7	\$58,185	1989	1	1	0	1	1	0	1	1	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
12	Planters Village	Subdivision	Developing	7	\$253,230	2007	5	1	4	6	2	4	5	2	3	1	20%	1	100%	0	0%	-1	-17%	0	0%	-1	-25%
4	Playa Vista on Lake Conroe	Condo	Existing		\$254,400	0	3	2	1	4	1	3	0	0	0	1	33%	-1	-50%	2	200%	-4	-100%	-1	-100%	-3	-100%
26	Point at Walden	Condo	Existing	77	\$313,880	1996	1	0	1	2	0	2	1	0	1	1	100%	0	0%	1	100%	-1	-50%	0	0%	-1	-50%
36	Rachel and Grace Estates	Subdivision	Existing	16	\$330,000	1998	9	8	1	6	4	2	7	5	2	-3	-33%	-4	-50%	1	100%	1	17%	1	25%	0	0%
29	Red Oak Ests.	Subdivision	Existing	27	\$217,220	1995	18	10	8	13	8	5	14	6	8	-5	-28%	-2	-20%	-3	-38%	1	8%	-2	-25%	3	60%
	Regency Point	Townhome	Existing	56	\$282,690	1984	5	3	2	4	3	1	5	4	1	-1	-20%	0	0%	-1	-50%	1	25%	1	33%	0	0%
23	River Point	Subdivision	Existing	6	\$904,185	1996	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
23	Riverstone Point	Subdivision	Developing	17	\$713,390	2005	2	0	2	2	0	2	0	0	0	0	0%	0	0%	0	0%	-2	-100%	0	0%	-2	-100%
	Royal Ranch	Subdivision	Developing	1	\$2,300,130	2016	2	2	0	3	3	0	3	3	0	1	50%	1	50%	0	0%	0	0%	0	0%	0	0%
	Royal San Marino	Subdivision RV	Developing	9	\$617,140	2021	1	0	0	2	0	2	2	0	2	1	100%	0	0%	0	100%	0	0%	0	0%	0	0%
6 30	RV Park of Dobbin Saddle and Surrey Acres	RV Subdivision	Existing	20 26	\$218,710 \$307,490	2014 1980	1 10	1	6	10	0	0 8	9	3	6	- <u>1</u>	-100% 0%	-1 -2	-100% -50%	2	0% 33%	0	0% -10%	1	0% 50%	-2	0% -25%
	Saddle and Surrey Acres Sanderling	Subdivision	Developing Developing	42	\$579,580	2017	31	20	11	36	19	17	45	27	18	5	16%	-2 -1	-50%	6	55%	9	25%	8	42%	1	-25% 6%
44	Sendero	Subdivision	Existing	183	\$635,000	2000	56	23	33	56	26	30	70	31	39	0	0%	3	13%	-3	-9%	14	25%	5	19%	9	30%
	Shannon Place	Subdivision	Existing	21	\$273,580	1993	9	4	5	7	4	3	4	1	3	-2	-22%	0	0%	-2	-40%	-3	-43%	-3	-75%	0	0%
	Shoreline at Waterpoint	Condo	Existing	20	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Singing Hills	Subdivision	Existing	11	\$243,940	2012	4	1	3	6	1	5	4	2	2	2	50%	0	0%	2	67%	-2	-33%	1	100%	-3	-60%
	Snug Harbor	Condo	Existing	63	\$4,400,000	0	3	1	2	10	8	2	8	4	4	7	233%	7	700%	0	0%	-2	-20%	-4	-50%	2	100%
	Spring Branch Trails	Subdivision	Existing	33	\$457,340	2014	41	19	22	42	15	27	40	11	29	1	2%	-4	-21%	5	23%	-2	-5%	-4	-27%	2	7%
	Spyglass Park	Subdivision	Existing	182	\$747,700	2013	179	70	109	177	67	110	172	64	108	-2	-1%	-3	-4%	1	1%	-5	-3%	-3	-4%	-2	-2%
	Sterling Heights	Subdivision	Existing	11	\$297,000	2000	15	8	7	18	4	14	11	1	10	3	20%	-4	-50%	7	100%	-7	-39%	-3	-75%	-4	-29%
	Stewart Hill	Subdivision	Existing	37	\$245,060	2010	23	11	12	23	10	13	25	10	15	0	0%	-1	-9%	1	8%	2	9%	0	0%	2	15%
10	Stone Creek	Subdivision	Developing	42	\$477,310	2007	31	10	21	24	4	20	23	5	18	-7	-23%	-6	-60%	-1	-5%	-1	-4%	1	25%	-2	-10%
9	Stone Ranch	Subdivision	Developing	75	\$330,705	2005	18	9	9	19	7	12	20	8	12	1	6%	-2	-22%	3	33%	1	5%	1	14%	0	0%
9	Stone Ranch Three	Subdivision	Developing	33	\$495,670	2015	20	10	10	21	12	9	18	11	7	1	5%	2	20%	-1	-10%	-3	-14%	-1	-8%	-2	-22%
	Stuart Creek	Apartment	Existing	109	\$12,750,600	0	27	6	21	46	30	16	45	21	24	19	70%	24	400%	-5	-24%	-1	-2%	-9	-30%	8	50%
	Sugar Hill	Subdivision	Existing	2	\$291,250	2002	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
23	Summer Place	Subdivision	Existing	97	\$590,000	1997	20	7	13	16	8	8	13	7	6	-4	-20%	1	14%	-5	-38%	-3	-19%	-1	-13%	-2	-25%



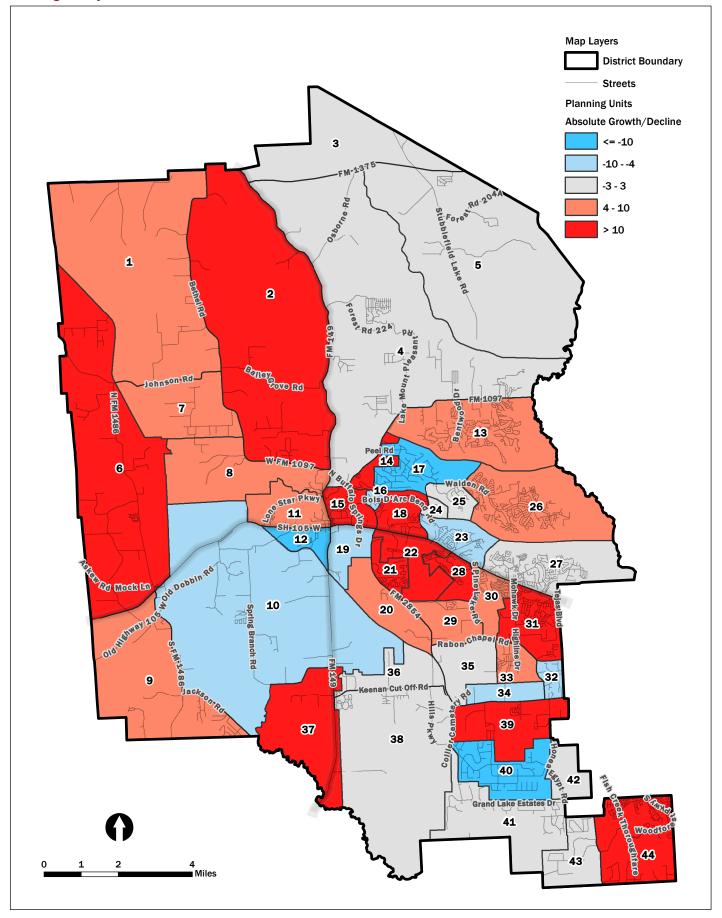
Gain/Loss from 2021/22 to 2022/23: Existing Single Family: 79 Students; Actively-Building Single Family: 309 Students; Apartments: -22 Students; Mobile Home Communities: 9 Students

																	Fall 2	020 t	o Fall	2021			Fall 2	:021 f	to Fall	2022	i
						Median	Fa	il 202	0	Fa	all 202	1	F	all 202	2	EE-:	12th	EE-	5th	6th-	12th	EE-	12th	EE	-5th	6th	-12th
		l		Total		Year										Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.	Abs.	Pct.
PU	Name	Class	Phase	Units	Median Market Value	Built	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.	Chg.
22	Sunrise Ranch	Subdivision	Existing	195	\$235,135	2006	102	45	57	95	44	51	103	42	61	-7	-7%	-1	-2%	-6	-11%	8	8%	-2	-5%	10	20%
39	Sunset Ranch	Subdivision	Developing	29	\$1,059,930	2007	21	10	11	23	8	15	24	6	18	2	10%	-2	-20%	4	36%	1	4%	-2	-25%	3	20%
13	T&H MHC	MHC	Existing	10	\$497,530	1978	8	6	2	7	7	0	8	8	0	-1	-13%	1	17%	-2	-100%	1	14%	1	14%	0	0%
14	Terra Vista at Waterstone	Subdivision	Existing	61	\$292,830	2019	23	16	7	38	24	14	52	29	23	15	65%	8	50%	7	100%	14	37%	5	21%	9	64%
28	The Terrace at Pine Lake Cove	Apartment	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
2	Towering Oaks RV	RV	Developing	36	\$793,410	0	0	0	0	0	0	0	3	2	1	0	0%	0	0%	0	0%	3	100%	2	100%	1	100%
15	Town Creek Crossing	Subdivision	Developing	41	\$156,910	2021	0	0	0	0	0	0	13	6	7	0	0%	0	0%	0	0%	13	100%	6	100%	7	100%
11	Town Creek Village	Apartment	Existing	138	\$15,500,000	0	36	15	21	41	17	24	37	16	21	5	14%	2	13%	3	14%	-4	-10%	-1	-6%	-3	-13%
10	Tri-Lake Estates	Subdivision	Developing	147	\$185,000	1979	53	28	25	53	20	33	50	20	30	0	0%	-8	-29%	8	32%	-3	-6%	0	0%	-3	-9%
25	Twisted Parrot RV Park	Subdivision	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
43	Valleywood Acres	Subdivision	Existing	57	\$247,600	1997	29	16	13	31	16	15	35	18	17	2	7%	0	0%	2	15%	4	13%	2	13%	2	13%
4	Village at Lake Conroe MHC	мнс	Developing	5	\$685,960	1963	0	0	0	2	1	1	0	0	0	2	100%	1	100%	1	100%	-2	-100%	-1	-100%	-1	-100%
18	Villas of Mia Lago	Subdivision	Existing	56	\$313,300	2019	10	5	5	20	12	8	19	12	7	10	100%	7	140%	3	60%	-1	-5%	0	0%	-1	-13%
23	Villas on the Lake	Townhome	Existing	37	\$131,750	0	4	1	3	5	2	3	7	4	3	1	25%	1	100%	0	0%	2	40%	2	100%	0	0%
2	Vintage Oaks	Subdivision	Developing	70	\$716,875	2015	45	18	27	46	17	29	54	19	35	1	2%	-1	-6%	2	7%	8	17%	2	12%	6	21%
26	Walden	Subdivision	Developing	2542	\$309,000	2003	1267	513	754	1232	543	689	1232	558	674	-35	-3%	30	6%	-65	-9%	0	0%	15	3%	-15	-2%
26	Walden Lodge	Condo	Existing	56	\$82,770	1974	2	1	1	0	0	0	0	0	0	-2	-100%	-1	-100%	-1	-100%	0	0%	0	0%	0	0%
17	Walden Road Estates	Subdivision	Existing	15	\$2,600,000	2004	5	1	4	5	1	4	5	0	5	0	0%	0	0%	0	0%	0	0%	-1	-100%	1	25%
26	Walden THs	Townhome	Developing	134	\$176,370	1981	20	9	11	25	14	11	25	10	15	5	25%	5	56%	0	0%	0	0%	-4	-29%	4	36%
4	Walding Woods	Subdivision	Existing	32	\$165,740	1998	6	2	4	6	2	4	7	4	3	0	0%	0	0%	0	0%	1	17%	2	100%	-1	-25%
27	Water Oak on Lake Conroe	Subdivision	Developing	43	\$1,200,000	2007	13	5	8	15	10	5	18	8	10	2	15%	5	100%	-3	-38%	3	20%	-2	-20%	5	100%
26	Water's Edge	Subdivision	Existing	23	\$1,127,090	2000	5	2	3	6	2	4	5	1	4	1	20%	0	0%	1	33%	-1	-17%	-1	-50%	0	0%
12	Waters Lane Estates	Subdivision	Developing	6	\$368.865	2014	3	3	0	5	5	0	5	5	0	2	67%	2	67%	0	0%	0	0%	0	0%	0	0%
14	Waterstone on Lake Conroe	Subdivision	Developing	53	\$478,000	2014	24	4	20	24	4	20	28	5	23	0	0%	0	0%	0	0%	4	17%	1	25%	3	15%
6	Welcome Home MHC	MHC	Developing	15	\$63,810	1954	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
25	West Palm Villas	Townhome	Existing	28	\$615,170	1999	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11	West Side at the Park	Subdivision	Developing	9	\$424,460	2017	1	0	1	4	1	3	3	1	2	3	300%	1	100%	2	200%	-1	-25%	0	0%	-1	-33%
43	Wilderness I	Subdivision	Existing	75	\$250,820	1995	73	37	36	70	33	37	65	24	41	-3	-4%	-4	-11%	1	3%	-5	-7%	-9	-27%	4	11%
44	Wilderness II	Subdivision	Existing	12	\$331,540	1984	8	6	2	6	6	0	4	3	1	-2	-25%	0	0%	-2	-100%	-2	-33%	-3	-50%	1	100%
2	Willing Acres I	Subdivision	Existing	8	\$374,855	1998	4	1	3	2	0	2	4	1	3	-2	-50%	-1	-100%	-1	-33%	2	100%	1	100%	1	50%
4	Willing Acres II	Subdivision	Existing	7	\$355,690	1994	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4	0	Subdivision	Developing	16	\$700,000	2010	4	2	2	4	1	3	3	1	2	0	0%	-1	-50%	1	50%	-1	-25%	0	0%	-1	-33%
2	Wm. Patterson	Subdivision	Developing	25	\$193,840	1991	13	7	6	16	8	8	15	9	6	3	23%	1	14%	2	33%	-1	-6%	1	13%	-2	-25%
34	Wood Creek Estates	Subdivision	Developing	22	\$805,000	2016	23	16	7	25	13	12	29	12	17	2	9%	-3	-19%	5	71%	4	16%	-1	-8%	5	42%
6	Woodcreek	Subdivision	Developing	70	\$541,545	2006	27	12	15	30	13	17	34	14	20	3	11%	1	8%	2	13%	4	13%	1	8%	3	18%
44		Subdivision	Existing	23	\$251,460	2021	0	0	0	5	4	1	19	11	8	5	100%	4	100%	1	100%	14	280%	7	175%	7	700%
44	Woodforest Sec 76	Subdivision	Developing	2	\$2,731,620	2018	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
20		Subdivision	Developing	39	\$523,650	2011	41	16	25	30	10	20	31	11	20	-11	-27%	-6	-38%	-5	-20%	1	3%	1	10%	0	0%
	. co.co.co.g a orosanig	Cabaivision	Doveloping	55	4020,000	Total:		3.228	4,471	8.009	3.439	4.570	8,384	3,641	4.743	310	4%	211	7%	99	2%	375	5%	202	6%	173	4%

*Median year built and median market value derived from appraisal district parcel data.

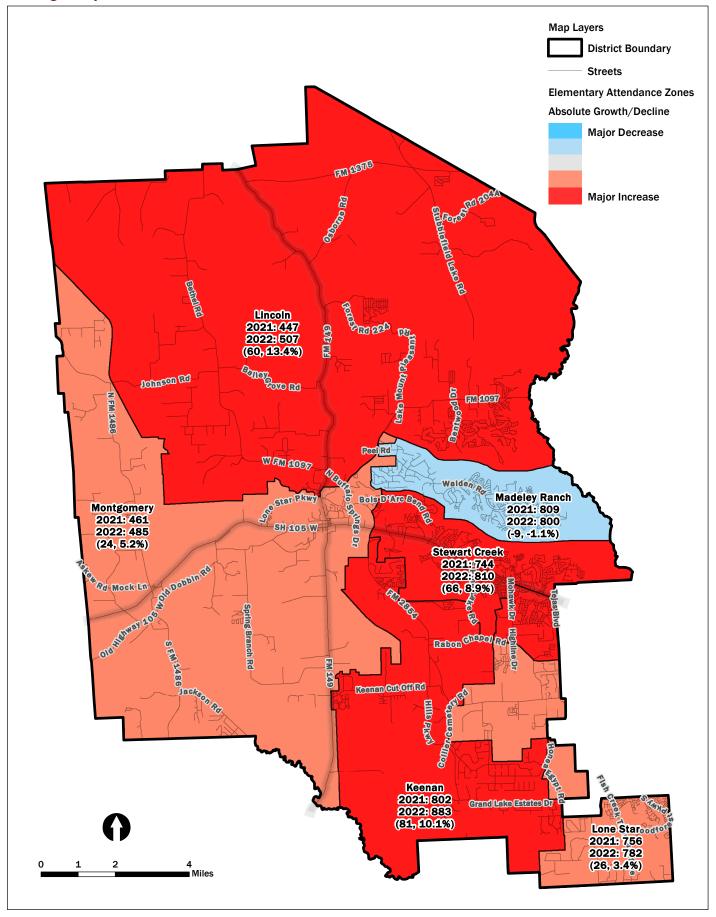
Student Trends by Planning Units, EE-12th Grade





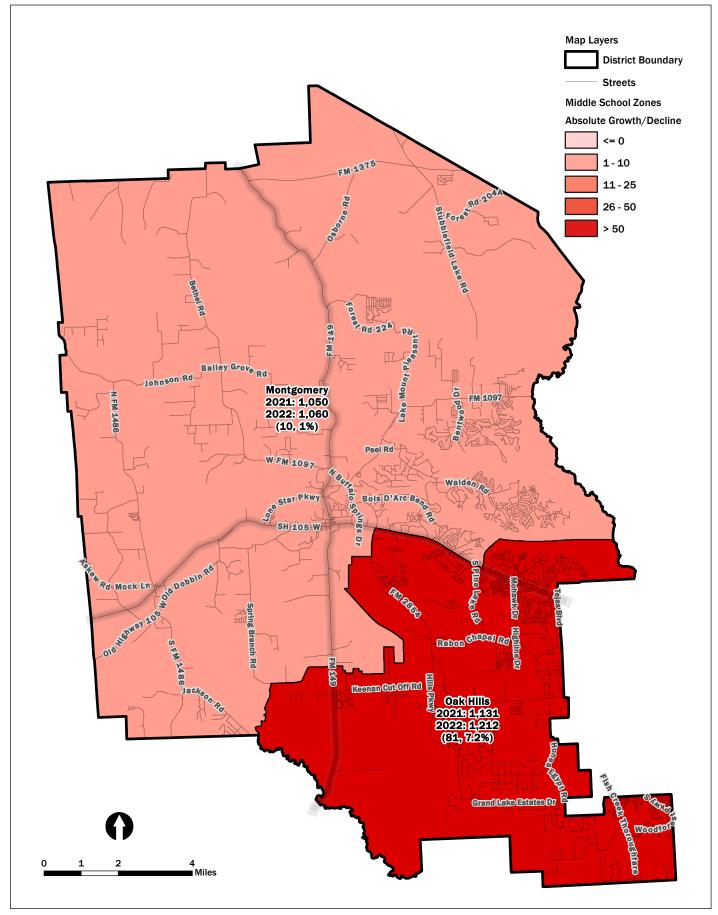
Student Trends by Elementary Attendance Zones, EE-5th Grade





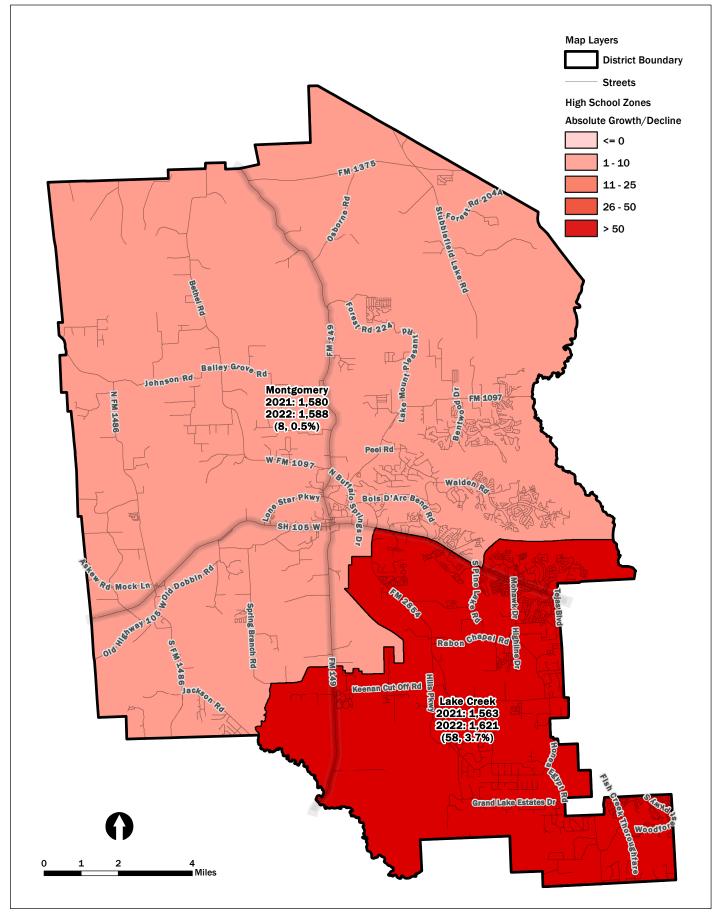
Student Trends by Middle School Attendance Zones, 6th-8th Grade





Student Trends by High School Attendance Zones, 9th-12th Grade



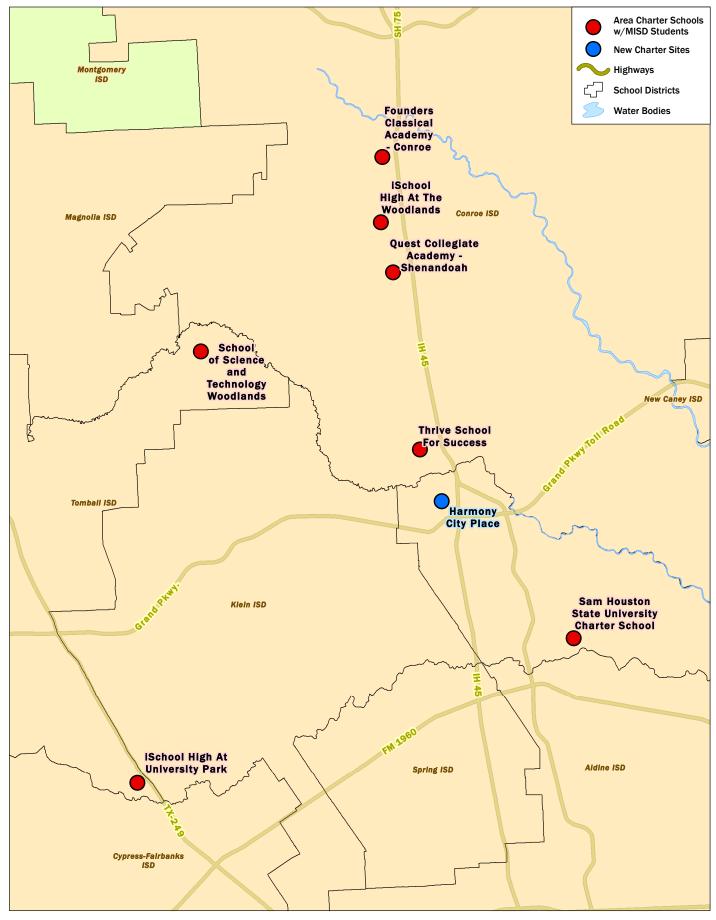


Charter Schools

Montgomery ISD







Montgomery ISD Charter School Enrollment 2022 – 23



							Current En	rollment	Projected I	Enrollment	
School Name	Address	Grades	2018-19	2019-20	2020-21	2021-22	2022-23	MISD Students	2027-28	MISD Students In 5 Yrs.	Notes
FOUNDERS CLASSICAL ACADEMY - CONROE	15330 Brass Nail Rd, Conroe, TX 77384	KG-8	o	0	0	55	655	112	900	154	Will be adding grade levels until reaching capacity at KG-12th, construction of high school building set to being in June 2023, completing in May 2024
HARMONY CITY PLACE HIGH	1700 City Plaza Dr, Spring, TX 77389	08-12	0	0	0	0	0	0	700	14	Planning to open 2026-27 school year
ISCHOOL HIGH AT THE WOODLANDS	3232 College Park Dr, Conroe, Texas, 77384	09-12	301	317	308	278	300	17	400	23	
TOTAL OF ALL OTHER CHARTERS ENROLLING < 5 STUDENTS								43		46	
TOTAL								172		236	

Sources: Texas Education Agency (TEA) and PISA surveys: TEA hides enrollments <10 due to FERPA privacy regulations. PISA estimated students per school in this situation.

New campuses or schools enrolling >50 residents from this school district last fall were contacted by PISA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

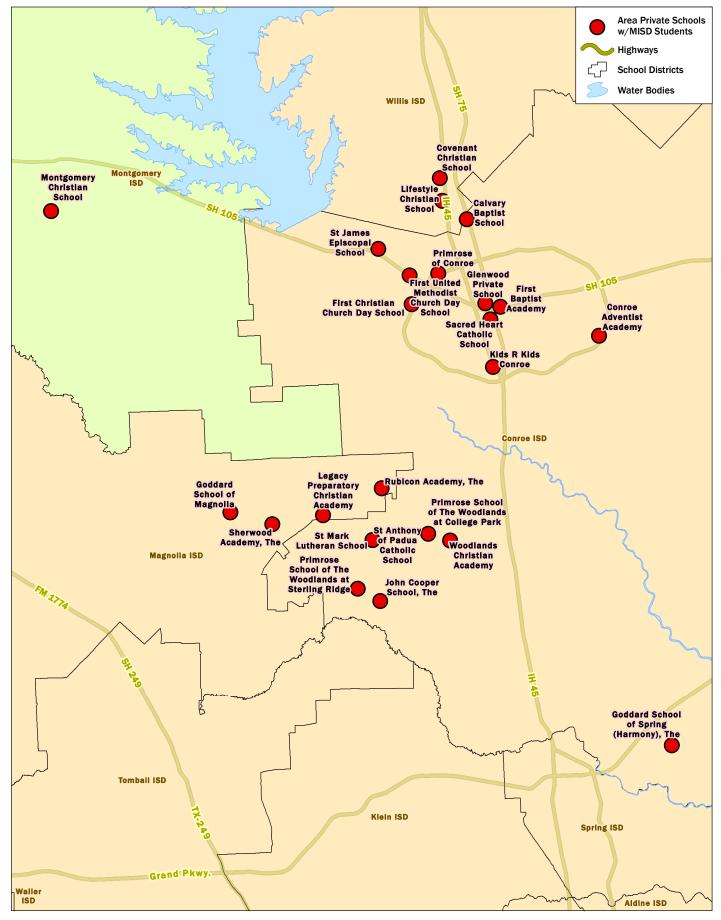
Private Schools

Montgomery ISD









Montgomery ISD Private School Enrollment 2022–23



			Current E	nrollment	Projected E		
School	Address	Grades	Enrolled	KG-12th MISD Students	Enrolled in 5 yrs.	KG-12th MISD Students	Additional Information
Calvary Baptist School	3401 N Frazier St, Conroe, TX 77303	K-12	280	56	280	56	
Conroe Adventist Academy	3601 TX-336 Loop, Conroe, TX 77301	PK-12		-		-	Not willing to share information
Covenant Christian School	4503 Interstate 45 N, Conroe, TX 77304	PK-12	465	63	500	68	
First Baptist Academy	600 N Main St, Conroe, TX 77301	PK-K	97	52	120	65	
First Christian Church Day School	3500 N Loop 336 W, Conroe, TX 77304	PK		-		-	PK Only
First United Methodist Church Day School	4308 W Davis St, Conroe, TX 77304	PK-K	165	89	165	89	
Glenwood Private School	912 W Lewis St, Conroe, TX 77301	PK-2	40	1	50	2	
Goddard School of Magnolia	9307 Farm to Market Rd 1488, Magnolia, TX 77354	PK		-		-	PK Only
Goddard School of Spring (Harmony), The	27084 Birnham Woods Dr, Spring, TX 77386	PK		-		-	PK Only
John Cooper School, The	1 John Cooper Dr, The Woodlands, TX 77381	PK-12	1,316	63	1,316	63	
Kids R Kids Conroe	100 Kids-R-Kids Dr, Conroe, TX 77304	PK-K	80	43	100	54	
Legacy Preparatory Christian Academy	9768 Research Forest Dr, Magnolia, TX 77354	PK-12	612	78	750	96	Building more space right now and should be complete by Fall 2023
Lifestyle Christian School	3993 Interstate 45 N, Conroe, TX 77304	K-12	94	11	150	18	
Montgomery Christian School	12681 FM 149, Montgomery, TX 77316	K-6	91	75	175	144	Will be K-7th starting Fall of 2023
Primrose of Conroe	1011 Longmire Rd, Conroe, TX 77304	PK-K	179	107	179	107	

Montgomery ISD Private School Enrollment 2022–23



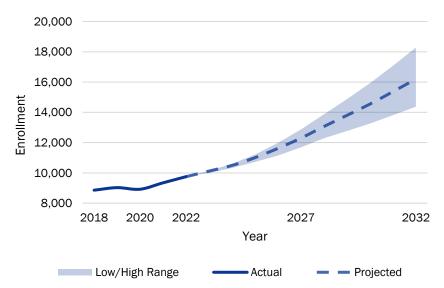
			Current E	nrollment	Projected E		
School	Address	Grades	Enrolled	KG-12th MISD Students	Enrolled in 5 yrs.	KG-12th MISD Students	Additional Information
Primrose School of The Woodlands at College Park	6403 College Park Dr, The Woodlands, TX 77384	PK		-		-	PK Only
Primrose School of The Woodlands at Sterling Ridge	6909 Lake Woodlands Dr, The Woodlands, TX 77382	PK		-		-	PK Only
Rubicon Academy, The	14211 Horseshoe Bend, Conroe, TX 77384	PK-9	25	0	30	0	
Sacred Heart Catholic School	615 McDade St, Conroe, TX 77301	PK-8	260	-	260	-	
Sherwood Academy, The	32810 Tamina Rd, Magnolia, TX 77354	PK-8th	190	86	260	117	Hope to be between 250-260 students in 5 years
St Anthony of Padua Catholic School	7901 Bay Branch Dr, The Woodlands, TX 77382	PK-8	490	83	490	83	
St James Episcopal School	1803 Highland Hollow Dr, Conroe, TX 77304	PK	38	-	50	-	PK Only
St Mark Lutheran School	2100 Tickner St, Conroe, TX 77301	PK		-		-	PK Only
Woodlands Christian Academy	5800 Academy Way, The Woodlands, TX 77384	PK4-12	800	320	1,000	400	Plan to build another building next door and will be ready in the next 2-3 years for growth up to ~1,000 students
TOTAL				1,128		1,361	

Student Projections

PASA's approach to developing student enrollment projections takes into consideration past rates of growth but relies primarily on forward-looking analyses, including:

- projected new housing trends
- amount of regeneration of older housing with younger families
- economic and employment trends in the local area and nationally
- the continued enrollment growth in private and charter schools
- the changing distribution of students geographically throughout the District
- the effect of the aging of the student population through the school system

GROWTH SCENARIOS



PASA has developed three scenarios of growth for Montgomery ISD termed the Low, Moderate, and High Growth Scenarios. All three take a conservative stance that PASA would rather the District underbuild than over-build. These scenarios are shown on the graph (Left).

DEVELOPING STUDENT PROJECTIONS: THE MODEL

In order to derive the three growth scenarios, PASA needed to understand not only when and where new housing development might occur but also the factors unique to the District and how they impact the potential development of new housing. These factors include economic variables such as job availability, socioeconomic characteristics, quality of life indicators, housing construction, land development potential, charter and private school plans, and household size and age. The student projections developed in this study are based on a model that incorporates a number of these factors, and others discussed throughout this report.

SCENARIOS OF GROWTH: MODERATE

The Moderate Growth projections series indicates a projected increase of 2,548 students over the next five years, with an additional 3,903 potential students projected in the last five years of the projection period. Therefore, by Fall 2027, Montgomery ISD could have a projected enrollment of 12,296 students. By Fall 2032, a total of 16,199 students are projected to be enrolled in the District.

The Moderate Growth Scenario assumes the following:

- Kindergarten enrollment grows faster than it did historically (which averaged ~1% annually) and accelerates at the same rate as other grades due to accelerated growth in new housing. Kindergarten class remains a consistent proportion of the overall student population.
- MISD continues prioritizing Pre-K program recruitment that occurred in 2022-23.
 This recruitment will result in slow but continued growth in the Pre-K program.
- One or two large assemblages of land with development potential in the central, western, and southern parts of the district are purchased by developers, and development occurs at a conservative rate.
- Landowners who have created MUDs begin to sell to residential developers later in the projection period.
- No major charter schools expand in or near MISD.
- Mortgage interest rates stabilize in 2023 but do not increase beyond 8%. After that, rates level out or decrease and remain between 6-7% through 2026.

SCENARIOS OF GROWTH:

LOW

It is critical to consider the lowest enrollment projection scenario in making school facility planning decisions. Under the Low Growth Scenario, the District's enrollment could increase by 1,935 students in the first five years and by 2,686 students in the last five years of this projection period. Therefore, under the Low Growth Scenario, by Fall 2027, Montgomery ISD could have 11,683 students. By Fall 2032, 14,369 students could be enrolled in the District.

A Low Growth Scenario assumes the following:

- Kindergarten enrollment grows by only 20-30 students per year in the first few years
 of the projection period and remains around 850 by the end of the decade.
- No development of large parcels in the west and south by big development companies.
- A decline in students in older, existing subdivisions would counter projected growth from new housing developments.
- Mortgage rates slowly increase above 8% over the next 1–2 years, and the housing market slows to look more similar to the market in 2017-2019.
- Charter schools expand into MISD and enroll 150 to 400 students from the traditional public school system over the ten-year period.

SCENARIOS OF GROWTH: **HIGH**

Under the High Growth Scenario, the District could gain 3,117 students in the first five years of the projection period, and an additional 5,413 students could be expected in the last five years of the projection period. Thus, under these high growth assumptions, MISD could enroll 12,865 students by 2027 and 18,278 students by 2032.

The High Growth Scenario assumes the following:

- Kindergarten enrollment accelerates as more new housing is geared toward first-time homebuyers.
- Market demand accelerates demand for new housing, especially in the second half of the projection period.
- Within the next 1-3 years, one or two large master-planned communities are announced in the District.
- Student population begins a significant regeneration in older, existing homes and apartment units due to new families moving into the area.
- Mortgage rates decrease below 6% in the next 2–5 years.

PROJECTED RESIDENT STUDENTS BY PLANNING UNIT

This chapter presents charts and maps showing the number of students projected to live in each planning unit each year under the Moderate Growth Scenario. These maps illustrate in red and orange the areas that are projected to gain the most students over the next decade and overlay that information with the current attendance zones. Thus they can be used by the District to understand in a general sense which schools are projected to gain the most new students to plan for additional facilities and assess potential attendance zone realignments in the future.

PROJECTED RESIDENT STUDENTS BY ATTENDANCE ZONE

This chapter presents charts and maps showing the number of students projected to live in the 2022-23 attendance zones for each year under the Moderate Growth Scenario. Additionally, the projected student populations are compared to the capacities of each school.

CAPACITIES

There are many ways to calculate the capacity of a building, and two of these measures are shown on the tables in this chapter. Maximum Capacity is based on the architectural design of the building, representing the capability of the cafeteria and other common areas, as well as the maximum number of students in every classroom. The Practical Capacity is 90% of Maximum Capacity, which allows for fluctuations in class sizes, utilization of some potential classrooms for specialized, pull-out programs, etc. By comparing the future student population to these capacities, district leaders can understand when each school might become overcrowded and when and where new campuses might be needed.

TRANSFERS

The data that PASA generates for long-range planning purposes represents the number of students projected to live within each attendance zone and does not necessarily indicate the number of students projected to attend each school due to intra-District transfers. For these purposes, transfers are defined as any student attending a school other than their school of residence for any reason. The transfer patterns of the current students in the 2022-23 school year can be used in conjunction with the resident student projections for short-term planning purposes. However, PASA does not typically use these transfers in long-range facilities plans because the transfer patterns in any district can change markedly as programmatic changes are made each year.

ELEMENTARY SCHOOL

Under the Moderate Growth Scenario, the elementary (EE-5th grade) student population is projected to increase by about 2,370 students, from 4,267 to 6,763 students in 2032-33. With a combined maximum capacity in the current schools of 5,025, additional facilities will be needed for an excess of 2,200 elementary students (or 2+ new schools) in the next ten years.

Elementary				Pro	jected l	Residen	t EE-5tl	h Grade	Studer	ıts			Net
School	Max Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Transfers 2022-23
Keenan	900	883	926	962	1,023	1,109	1,176	1,253	1,338	1,419	1,510	1,618	49
Lincoln	525	507	539	583	635	686	702	719	733	738	748	766	-57
Lone Star	900	782	774	773	794	810	827	870	916	947	973	1,011	-16
Madeley Ranch	900	800	827	820	814	810	809	825	835	834	829	827	-14
Montgomery	900	485	488	509	536	599	652	743	832	921	1,006	1,098	110
Stewart Creek	900	810	887	975	1,060	1,156	1,219	1,270	1,319	1,357	1,397	1,443	-72
Total	5,025	4,267	4,441	4,622	4,862	5,170	5,385	5,680	5,973	6,216	6,463	6,763	0

Yellow highlights indicate years in which the projected resident student population exceeds Practical Capacity by 120%.

The recent acceleration of new housing growth along the TX-105 corridor has necessitated the opening of Creekside Elementary, and the successful bond election last year funded this needed facility. When Creekside opens in 2024-25, the attendance zones will need to be designed in order to pull students out of Keenan and Stewart Creek, taking into account both short-term and long-term projected utilization of each campus.

The petite size of the Lincoln building creates some additional planning challenges, as a new development in the Lincoln attendance zone is driving student population growth. The opening of Creekside, however, might not be the solution to overcrowding at Lincoln unless some extreme and arduous domino-rezoning were to occur. Alternatively, the district might consider building an addition on to Lincoln to expand it to a similar size as the other campuses. This addition could be utilized as soon as a bond election could be held and construction completed.

After Creekside Elementary opens, and hopefully Lincoln is expanded, the district might need one more elementary school within the next decade. Elementary #8 timing completely depends on the attendance zones that will be decided with the opening of Creekside; the number of future students pulled out of each overcrowded school will drive the future utilization – and ultimately the future rate of overcrowding – of each school. For long-term planning purposes, however, Elementary #8 could likely be needed by about 2030-31 or so.

JUNIOR HIGH SCHOOL

Under the Moderate Growth Scenario, the Junior High Schools (6th-8th grade) are expected to gain 1,783 students over the next ten years (growing from 2,272 to 4,055 students by 2032-33).

Both Junior High Schools are projected to be able to accommodate the student population

for the next few years. While Oak Hills is currently a bit more crowded than Montgomery, the growth projected in the Montgomery attendance zone should even out the population in a few years. Both schools are projected to exceed 1,500 students in 2027-28. The district should begin planning for a Junior High #3 that will be located such that it can pull students from both current schools and provide overcrowding relief to both Montgomery and Oak Hills.

Junior High				Pro	jected F	Residen [.]	t 6th-8t	h Grade	Stude	nts			Net
School	Max Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Transfers 2022-23
Montgomery	1,400	1,060	1,109	1,209	1,288	1,371	1,503	1,570	1,667	1,720	1,833	1,923	-15
Oak Hills	1,400	1,212	1,280	1,322	1,373	1,407	1,541	1,643	1,774	1,855	1,995	2,132	15
Total	5,025	2,272	2,389	2,531	2,661	2,778	3,044	3,213	3,441	3,575	3,828	4,055	0

Yellow highlights indicate years in which the projected resident student population exceeds Practical Capacity by 120%.

HIGH SCHOOL

The growth over the past two years in the High School grades accelerated more than the growth in the younger grades, as much of the new housing construction in Montgomery ISD is attracting families with older children. Under the Moderate Growth Scenario, the high school (9th-12th grade) student population is projected to increase by almost 2,200 students (from 3,209 to 5,381 students) by 2032-33. The majority of this growth is projected to occur in the Lake Creek attendance zone. The planned expansion of Lake Creek to a maximum capacity of 2,600 by 2024-25 is projected to well accommodate the student population through the later years end of this projection period.

				Proje	ected R	esident	9th-12	th Grad	e Stude	ents			Net
High School	Max Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Transfers 2022-23
Lake Creek	2,600*	1,621	1,682	1,728	1,797	1,905	2,015	2,154	2,273	2,466	2,659	2,847	28
Montgomery	2,700	1,588	1,606	1,612	1,685	1,766	1,852	2,017	2,112	2,287	2,415	2,534	-28
Total	5,025	3,209	3,288	3,340	3,482	3,671	3,867	4,171	4,385	4,753	5,074	5,381	0

 $^{^{\}star}$ Capacity of Lake Creek will be expanded to 2,600 beginning in 2024-25.

Yellow highlights indicate years in which the projected resident student population exceeds Practical Capacity by 120%.



Montgomery ISD Low Growth Scenario 2023-24 through 2032-33

	_					_	Woldhted Aud											Ctudent	Ctudon
	<u>뿍</u>	torical En	Historical Enrollment at PEIMS Snapshot	at PEIMS	Snapsho		Growth, Retention,			Ě	ojected Enro	ollment at P	Projected Enrollment at PEIMS Snapshot Date	hot Date				Change	Change
	2017	2018	2019	2020	2021	2022	2022-23	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2022-2027	2027-203
33	39	42	46	32	41	29		73	9/	46	82	84	87	06	63	96	66	17	15
¥	150	170	188	153	165	243		252	262	272	283	291	300	309	318	328	338	48	47
KG	290	547	549	518	218	565		576	009	632	649	671	692	716	751	798	857	106	186
H	262	648	589	574	262	029	1.12919	635	658	289	724	757	783	797	825	865	919	87	162
8	580	627	648	592	989	645	1.06452	723	684	710	742	962	832	850	865	968	939	151	143
ო	209	593	651	631	643	929	1.05453	675	772	731	759	808	867	895	914	930	964	132	156
4	655	634	632	642	089	089	1.06060	734	724	830	786	831	882	938	896	686	1,006	151	175
ro	708	673	663	619	629	721	1.05029	723	780	771	884	853	901	948	1,005	1,037	1,059	132	206
9	701	741	703	619	829	755	1.08207	786	792	856	846	916	941	686	1,041	1,104	1,139	221	163
7	754	721	764	738	740	734	1.06292	810	845	854	923	917	1,058	1,015	1,067	1,123	1,191	183	274
00	709	770	746	763	763	783	1.04120	762	853	892	902	086	974	1,118	1,073	1,128	1,187	197	207
o	722	747	806	962	836	845	1.08219	845	834	938	981	866	1,085	1,070	1,228	1,178	1,239	153	241
10	702	869	731	962	814	826	0.98881	833	846	838	942	984	1,002	1,089	1,074	1,232	1,182	158	198
#	909	657	629	704	922	794	0.96688	962	815	831	823	924	996	983	1,069	1,054	1,209	130	285
7	629	589	630	683	717	744	0.97337	771	784	806	822	813	913	954	971	1,056	1,041	69	228
TOTAL:	8,747	8,857	9,025	8,920	9,343	9,748		9,994	10,325	10,727	11,148	11,683	12,286	12,761	13,262	13,814	14,369	1,935	2,686
PCT. INCR.	5.44	1.26	1.90	-1.16	4.74	4.33		2.52	3.31	3.89	3.92	4.80	5.16	3.87	3.93	4.16	4.02		
ACTUAL INCR.	451	110	168	-105	423	405		246	331	402	421	535	603	475	501	552	555		
	Enrol	ment by	Enrollment by Grade Group	dn							Enro	Enrollment by Grade Group	rade Group						
EE-5th	3,924	3,934	3,966	3,761	4,019	4,267		4,391	4,556	4,712	4,909	5,091	5,347	5,543	5,739	5,939	6,181		
6th-8th	2,164		2,213			2,272		2,358	2,490	2,602	2,671	2,873	2,973	3,122	3,181	3,355	3,517		
9th-12th	2,659	2,691	2,846	2,979	3,143	3,209		3,245	3,279	3,413	3,568	3,719	3,966	4,096	4,342	4,520	4,671		
	% ₽	ange by C	% Change by Grade Group	dn							כו %כ	% Change by Grade Group	ade Group						
EE-5th	0.070	0.003	0.008	-0.052	690.0	0.062		0.029	0.038	0.034	0.042	0.037	0.050	0.037	0.035	0.035	0.041		
6th-8th	0.055					0.042		0.038	0.056	0.045	0.027	0.076	0.035	0.050	0.019	0.055	0.048		
9th-12th	0.032	0.012	0.058	0.047	0.055	0.021		0.011	0.010	0.041	0.045	0.042	990.0	0.033	090.0	0.041	0.033		
	% Stude	ints in eac	% Students In each Grade Group	Group							% Stud	ents In Each	% Students In Each Grade Group	dı					
EE-5th	0.449					0.438		0.439	0.441	0.439	0.440	0.436	0.435	0.434	0.433	0.430	0.430		
6th-8th	0.247	0.252	0.245	0.244	0.233	0.233		0.236	0.241	0.243	0.240	0.246	0.242	0.245	0.240	0.243	0.245		
9th-12th	0.304	0.304	0.315	4	0.336	0.329		0.325	0.318	0.318	0.320	0.318	0.323	0.321	0.327	0.327	0.325		
	Added 5	tudents l	Added Students by Grade Group	roup							Added	Added Students by	Grade Group						
EE-5th	256	10	32	-202	258	248		124	165	156	197	182	256	196	196	200	242		
eth-8th	113	89	-19	-33	⊣	91		86	132	112	69	202	100	149	29	174	162		
9th-12th	82	32	155	133	164	99		36	34	134	155	151	247	130	246	178	151		
	% Added	Students	% Added Students by Grade Group	Group							% Added	Students b	% Added Students by Grade Group	dp					
EE-5th	0.568		0.190		0.610	0.612		0.504	0.498	0.388	0.468	0.340	0.425	0.413	0.391	0.362	0.436		
6th-8th	0.251	0.618	-0.113	0.314		0.225		0.350	0.399	0.279	0.164	0.378	0.166	0.314	0.118	0.315	0.292		
9th-12th	0.182	0.291	0.923	-1.267	0.388	0.163		0.146	0.103	0.333	0.368	0.282	0.410	0.274	0.491	0.322	0.272		



Montgomery ISD Moderate Growth Scenario 2023-24 through 2032-33

	_					_	Weighted Ave.				,							Student	Stude
	Hist	orical En	Historical Enrollment at PEIMS Snapshot	at PEIMS	Snapsho		Growth, Retention,			Œ	ojected Enr	ollment at	Projected Enrollment at PEIMS Snapshot Date	shot Date				Change	Chan
	2017	2018	2019	2020	2021	2022	2022-23	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2022-2027	2027-2
H	39	42	46	32	41	29		73	92	42	82	84	87	06	93	96	66	17	15
¥	150	170	188	153	165	243		252	262	272	283	291	300	309	318	328	338	48	47
KG	290	547	549	518	578	565		582	611	648	671	269	724	752	793	845	910	132	213
₽	262	648	589	574	262	670	1.12919	643	299	713	762	790	821	854	881	929	066	120	200
8	280	627	648	592	989	645	1.06452	732	695	734	790	846	878	913	943	973	1,026	201	180
ဗ	209	593	651	631	643	929	1.05453	684	783	758	806	869	931	296	666	1,032	1,065	193	196
4	655	634	632	642	089	089	1.06060	743	736	829	837	891	962	1,032	1,064	1,100	1,136	211	248
ю	708	673	663	619	629	721	1.05029	732	792	799	939	917	977	1,056	1,125	1,160	1,199	196	282
9	701	741	703	629	879	755	1.08207	797	804	875	888	1,046	1,023	1,090	1,178	1,255	1,294	291	248
7	754	721	764	738	740	734	1.06292	820	860	872	926	973	1,146	1,121	1,194	1,291	1,375	239	402
∞	402	770	746	763	763	783	1.04120	772	867	914	933	1,025	1,044	1,230	1,203	1,282	1,386	242	361
6	722	747	806	962	836	845	1.08219	856	850	961	1,017	1,040	1,143	1,167	1,376	1,347	1,436	195	396
10	702	869	731	962	814	826	0.98881	844	861	854	970	1,029	1,053	1,158	1,185	1,398	1,372	203	343
ដ	909	657	629	704	216	794	0.96688	807	830	846	843	959	1,019	1,043	1,150	1,178	1,392	165	433
ដ	629	589	630	683	717	744	0.97337	781	799	821	841	839	926	1,017	1,042	1,151	1,181	92	342
TOTAL:	8,747	8,857	9,025	8,920	9,343	9,748		10,118	10,493	11,005	11,619	12,296	13,064	13,799	14,544	15,365	16,199	2,548	3,90
PCT. INCR.	5.44	1.26	1.90	-1.16	4.74	4.33		3.80	3.71	4.88	5.58	5.83	6.25	5.63	5.40	5.64	5.43		
ACTUAL INCR.	451	110	168	-105	423	405		370	375	512	614	229	292	735	745	821	834		
	Enrolln	nent by (Enrollment by Grade Group	dn							Enr	ellment by (Enrollment by Grade Group						
EE-5th	3,924	3,934	3,966	3,761	4,019	4,267		4,441	4,622	4,862	5,170	5,385	5,680	5,973	6,216	6,463	6,763		
6th-8th	2,164	2,232		2,180	2,181	2,272		2,389	2,531	2,661	2,778	3,044	3,213	3,441	3,575	3,828	4,055		
9th-12th	2,659	2,691	2,846	2,979	3,143	3,209		3,288	3,340	3,482	3,671	3,867	4,171	4,385	4,753	5,074	5,381		
	% Cha	inge by G	% Change by Grade Group	dn							0%	hange by (Change by Grade Group						
EE-5th	0.070	0.003	0.008	-0.052	690.0	0.062		0.041	0.041	0.052	0.063	0.042	0.055	0.052	0.041	0.040	0.046		
6th-8th	0.055	0.031		-0.015	0.000	0.042		0.051	0.059	0.051	0.044	0.096	0.056	0.071	0.039	0.071	0.059		
9th-12th	0.032	0.012	0.058	0.047	0.055	0.021		0.025	0.016	0.043	0.054	0.053	0.079	0.051	0.084	0.068	0.061		
	% Studen	nts In eac	% Students In each Grade Group	Group							% Stud	lents in Ea	% Students In Each Grade Group						
EE-5th	0.449	0.444		0.422		0.438		0.439	0.440	0.442	0.445	0.438	0.435	0.433	0.427	0.421	0.417		
6th-8th	0.247	0.252		0.244		0.233		0.236	0.241	0.242	0.239	0.248	0.246	0.249	0.246	0.249	0.250		
9th-12th	0.304	0.304	0.315	0.334	0.336	0.329		0.325	0.318	0.316	0.316	0.314	0.319	0.318	0.327	0.330	0.332		
	Added St	udents b	Added Students by Grade Group	aroup							Added	Added Students by	y Grade Group						
EE-5th	256	10	32	-205	258	248		174	181	240	308	215	295	293	243	247	300		
6th-8th	113	89	-19	-33	Н	91		117	142	130	117	266	169	228	134	253	227		
9th-12th	82	32	155	133	164	99		79	52	142	189	196	304	214	368	321	307		
	% Added Students	students	by Grade Group	Group							% Adde	d Students	% Added Students by Grade Group	dno					
EE-5th	0.568	0.091	0.190	1.952	0.610	0.612		0.470	0.483	0.469	0.502	0.318	0.384	0.399	0.326	0.301	0.360		
6th-8th	0.251	0.618	-0.113	0.314		0.225		0.316	0.379	0.254	0.191	0.393	0.220	0.310	0.180	0.308	0.272		
9th-12th	0.182	0.291	0.923	-1.267	0.388	0.163		0.214	0.139	0.277	0.308	0.290	0.396	0.291	0.494	0.391	0.368		



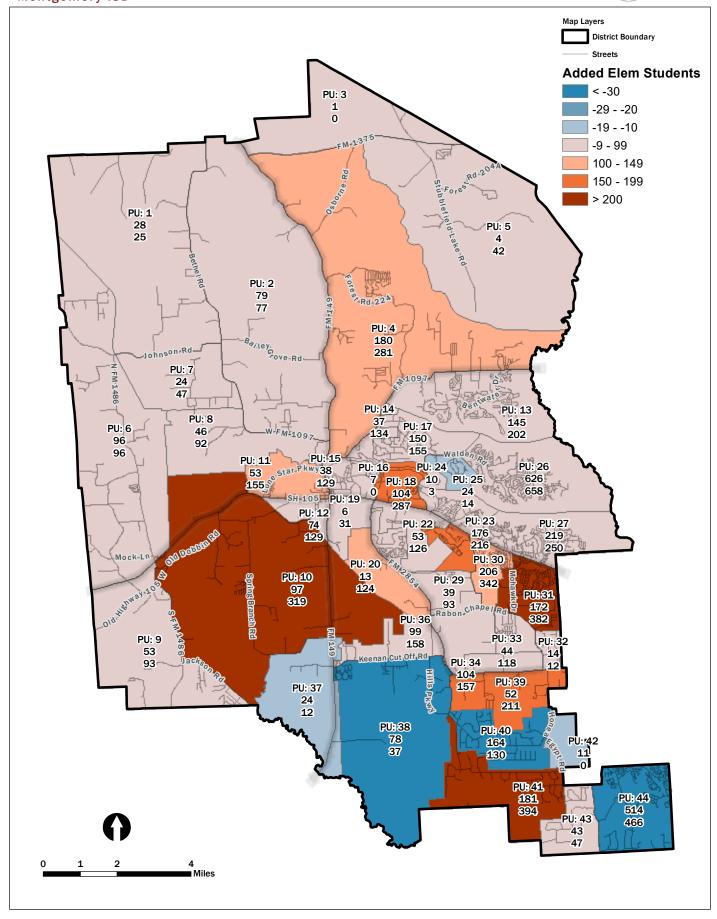
Montgomery ISD High Growth Scenario 2023-24 through 2032-33

	_	- Inches	United to the line of DEIMS Country	o DEIME	on on on	_	Welghted Avg.			٥	and English	وبوبسوسااه	CIMC Cuon	404				Student	Student
	<u></u>	Korical En		at Pellas	Suapsid	_	Growth, Retention, Attrition: 2017-18 to			Ī	ojecieu Enir	riojected Enfollment at reims Snapshot Date		Hot Date				Change	Change
	2017	2018	2019	2020	2021	2022	2022-23	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2022-2027	2027-203
H	39	42	46	32	41	29		73	92	62	82	84	87	06	93	96	66	17	15
¥	150	170	188	153	165	243		252	262	272	283	291	300	309	318	328	338	48	47
KG 2	290	547	549	518	578	565		582	614	658	069	725	757	792	839	006	972	160	247
T	295	648	589	574	265	029	1.12919	645	672	723	784	825	869	806	946	1,002	1,077	155	252
8	580	627	648	592	989	645	1.06452	734	702	746	812	883	932	983	1,022	1,065	1,130	238	247
က	607	593	651	631	643	929	1.05453	989	792	772	830	906	886	1,044	1,096	1,140	1,190	230	284
4	655	634	632	642	089	089	1.06060	746	744	876	864	932	1,020	1,113	1,171	1,229	1,281	252	349
ю	708	673	663	619	629	721	1.05029	734	802	815	971	961	1,039	1,138	1,236	1,301	1,368	240	407
9	701	741	703	629	829	755	1.08207	462	813	894	919	1,098	1,090	1,179	1,294	1,405	1,482	343	384
7	754	721	764	738	740	734	1.06292	823	869	890	066	1,021	1,224	1,215	1,316	1,445	1,572	287	551
œ	709	770	746	763	763	783	1.04120	774	877	932	996	1,078	1,115	1,336	1,329	1,439	1,584	295	206
o	722	747	806	962	836	845	1.08219	828	859	981	1,051	1,093	1,223	1,268	1,523	1,517	1,645	248	552
10	702	869	731	962	814	826	0.98881	846	870	871	1,004	1,079	1,125	1,261	1,312	1,577	1,577	253	498
#	909	657	619	704	922	794	0.96688	809	839	862	872	1,008	1,086	1,134	1,276	1,329	1,603	214	595
11	629	589	630	683	717	744	0.97337	783	807	837	869	881	1,022	1,102	1,155	1,301	1,360	137	479
TOTAL:	8,747	8,857	9,025	8,920	9,343	9,748		10,144	10,598	11,208	11,987	12,865	13,877	14,872	15,926	17,074	18,278	3,117	5,413
PCT. INCR.	5.44	1.26	1.90	-1.16	4.74	4.33		4.06	4.48	5.76	6.95	7.32	7.87	71.17	4.09	7.21	20.7		
ACTUAL INCR.	451	110	168	-105	423	405		396	454	010	779	878	1,012	995	1,054	1,148	1,204		
	Enrol	ment by	Enrollment by Grade Group	dn							Enro	Enrollment by Grade Group	ade Group						
EE-5th	3,924	3,934	3,966	3,761	4,019	4,267		4,452	4,664	4,941	5,316	2,607	5,992	6,377	6,721	7,061	7,455		
6th-8th	2,164					2,272		2,396	2,559	2,716	2,875	3,197	3,429	3,730	3,939	4,289	4,638		
9th-12th	2,659	2,691	2,846	2,979	3,143	3,209		3,296	3,375	3,551	3,796	4,061	4,456	4,765	5,266	5,724	6,185		
	% Ch	ange by C	% Change by Grade Group	dn							o %	% Change by Grade Group	ade Group						
EE-5th	0.070	0.003	0.008	-0.052	690.0	0.062		0.043	0.048	0.059	0.076	0.055	690.0	0.064	0.054	0.051	0.056		
6th-8th	0.055					0.042		0.055	0.068	0.061	0.059	0.112	0.073	0.088	0.056	0.089	0.081		
9th-12th	0.032	0.012	0.058	0.047	0.055	0.021		0.027	0.024	0.052	690.0	0.070	0.097	0.069	0.105	0.087	0.081		
	% Stude	ints in eac	% Students In each Grade Group	Group							% Stud	% Students in Each Grade Group	Grade Gro						
EE-5th	0.449					0.438		0.439	0.440	0.441	0.443	0.436	0.432	0.429	0.422	0.414	0.408		
6th-8th	0.247					0.233		0.236	0.241	0.242	0.240	0.249	0.247	0.251	0.247	0.251	0.254		
9th-12th	0.304	0.304	0.315	4	0.336	0.329		0.325	0.318	0.317	0.317	0.316	0.321	0.320	0.331	0.335	0.338		
	Added \$	Students &	Added Students by Grade Group	Group							Added	Added Students by Grade Group	Grade Gro						
EE-5th	256		32	-205	258	248		185	212	277	375	291	385	385	344	340	394		
6th-8th	113	89	-19	-33	⊣	91		124	163	157	159	322	232	301	209	320	349		
9th-12th	82	32	155	133	164	99		87	79	176	245	265	395	309	501	458	461		
	% Added	Students	% Added Students by Grade Group	Group							% Addec	% Added Students by Grade Group	y Grade Gro	dno					
EE-5th	0.568	0.091				0.612		0.467	0.467	0.454	0.481	0.331	0.380	0.387	0.326	0.296	0.327		
6th-8th	0.251	0.618	-0.113	0.314	0.002	0.225		0.313	0.359	0.257	0.204	0.367	0.229	0.303	0.198	0.305	0.290		
9th-12th	0.182	0.291	0.923	-1.267	0.388	0.163		0.220	0.174	0.289	0.315	0.302	0.390	0.311	0.475	0.399	0.383		

Projected Growth in Elementary School Students

May 2023 to October 2032 Montgomery ISD





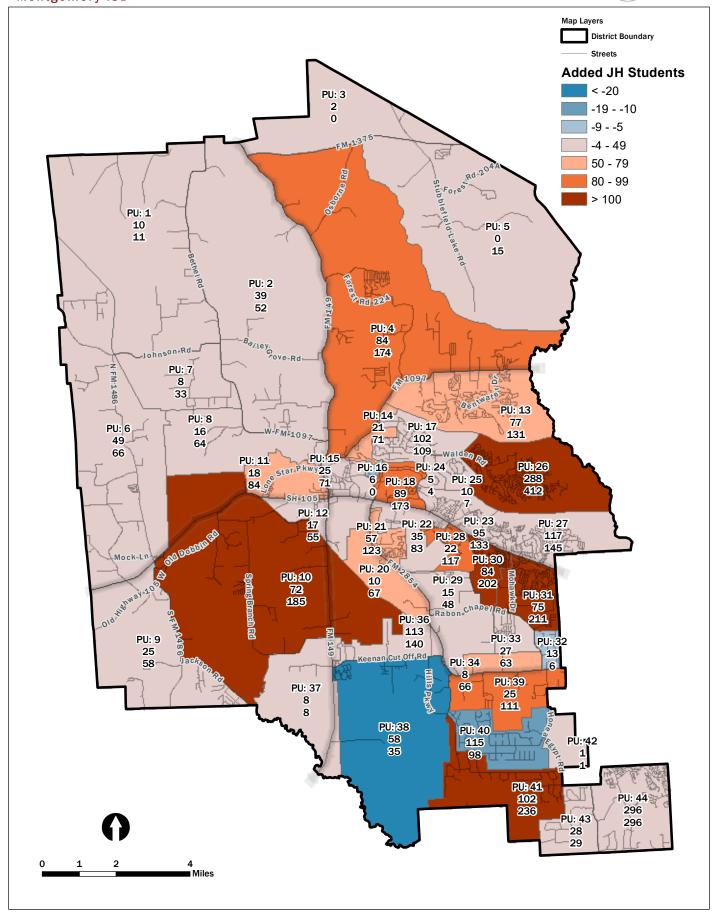
Projected Resident EE-5th Grade Students by Planning Unit

PU	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
1	28	29	29	27	28	24	24	24	24	24	25
2	79	78	78	85	85	81	83	81	79	78	77
3	1	1	1	1	0	0	0	0	0	0	0
4	180	191	214	240	264	267	270	274	275	276	281
5	4	7	11	16	22	28	32	36	39	41	42
6	96	93	90	86	89	77	84	90	94	95	96
7	24	29	31	34	38	39	40	42	42	44	47
8	46	49	51	49	55	62	67	71	75	83	92
9	53	41	37	31	34	36	44	52	64	77	93
10	97	96	93	96	104	131	160	192	229	271	319
11	53	60	70	81	97	112	126	136	143	149	155
12	74	75	78	80	89	95	105	113	120	125	129
13	145	155	168	183	194	201	203	205	204	202	202
14	37	41	48	62	77	91	105	114	123	132	134
15	38	49	63	74	85	94	103	114	122	125	129
16	7	5	3	2	0	0	0	0	0	0	0
17	150	161	160	160	158	157	158	159	157	154	155
18	104	128	176	226	256	267	269	273	276	282	287
19	6	5	4	3	2	1	1	7	13	19	31
20	13	15	17	20	31	45	60	75	91	107	124
21	126	152	178	205	228	229	226	224	222	219	219
22	53	56	48	46	51	54	63	74	87	104	126
23	176	184	187	198	208	216	218	221	219	216	216
24	10	9	8	6	6	6	7	7	6	4	3
25	24	18	21	21	18	17	17	15	14	14	14
26	626	648	639	633	634	635	650	661	663	661	658
27	219	218	225	220	225	228	240	247	250	250	250
28	42	70	93	115	133	148	162	176	189	206	219
29	39	43	51	59	68	78	86	91	92	93	93
30	206	222	238	249	277	300	311	321	330	335	342
31	172	188	206	235	265	286	309	329	349	369	382
32	14	13	13	13	14	12	12	12	12	12	12
33	44	46	53	60	66	76	87	95	104	111	118
34	104	100	100	102	104	107	113	123	131	141	157
35	11	8	7	8	10	19	28	40	49	65	81
36	99	112	114	123	130	134	138	143	146	149	158
37	24	23	23	21	22	15	15	14	13	13	12
38	78	67	58	51	50	40	38	39	38	37	37
39	52	57	66	82	99	118	136	156	174	192	211
40	164	157	149	144	142	142	142	141	138	134	130
41	181	184	182	178	185	203	226	256	294	337	394
42	11	10	9	8	6	2	1	1	1	0	0
43	43	42	42	44	47	47	47	47	47	47	47
44	514	506	490	485	474	465	474	482	478	470	466
Total	4,267	4,441	4,622	4,862	5,170	5,385	5,680	5,973	6,216	6,463	6,763

Projected Growth in Junior High School Students

May 2023 to October 2032 Montgomery ISD





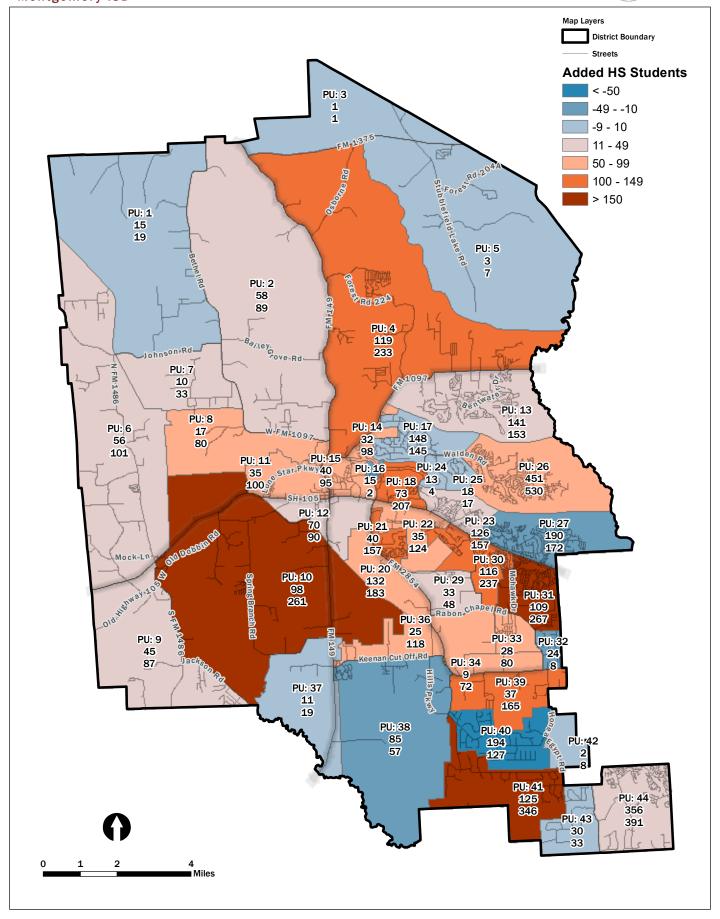
Projected Resident 6th-8th Grade Students by Planning Unit

PU	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
1	10	10	10	14	13	17	15	16	12	12	11
2	39	39	42	45	53	63	66	61	53	53	52
3	2	2	0	0	1	1	1	0	0	0	0
4	84	95	110	123	135	146	155	160	166	171	174
5	0	0	0	0	0	1	4	7	10	12	15
6	49	49	60	64	63	78	73	73	60	63	66
7	8	8	11	12	12	14	18	24	27	30	33
8	16	20	18	22	25	32	37	46	52	59	64
9	25	33	40	41	33	34	31	36	40	49	58
10	72	68	58	63	73	80	93	107	134	160	185
11	18	13	13	28	39	49	51	60	69	78	84
12	17	22	20	25	24	29	29	35	36	46	55
13	77	79	82	79	79	91	106	118	127	130	131
14	21	26	30	33	38	48	56	62	64	69	71
15	25	29	28	25	30	42	52	61	65	69	71
16	6	7	6	5	5	3	2	0	0	0	0
17	102	93	105	95	105	105	106	107	105	107	109
18	89	94	119	138	145	154	158	166	167	170	173
19	2	2	2	3	3	3	2	4	6	10	15
20	10	9	8	6	9	19	30	43	51	60	67
21	57	73	82	89	95	104	113	120	123	124	123
22	35	33	34	34	36	37	42	53	60	72	83
23	95	94	97	94	95	99	112	121	129	131	133
24	5	6	6	7	6	5	3	3	3	4	4
25	10	17	16	17	14	15	13	11	10	9	7
26	288	303	336	355	380	394	387	389	385	401	412
27	117	129	117	128	124	137	128	130	128	137	145
28	22	34	44	57	64	71	82	92	100	110	117
29	15	17	20	24	24	28	32	37	42	45	48
30	84	93	100	123	117	123	136	165	185	194	202
31	75	83	93	98	105	124	148	171	185	199	211
32	13	9	9	7	5	7	7	8	6	6	6
33	27	29	25	22	28	34	41	47	52	58	63
34	8	24	25	24	27	32	38	44	49	58	66
35	3	4	4	10	13	17	20	24	34	40	47
36	113	91	97	96	98	102	112	120	124	131	140
37	8	9	10	13	11	17	15	15	9	8	8
38	58	61	61	54	43	48	45	44	35	34	35
39	25	25	30	35	50	64	77	86	96	103	111
40	115	112	104	108	103	100	97	96	95	97	98
41	102	107	116	111	125	135	144	157	179	205	236
42	1	3	3	4	5	8	8	5	1	1	1
43	28	30	30	25	21	22	25	29	29	29	29
44	296	305	310	305	304	312	303	288	272	284	296
Total	2,272	2,389	2,531	2,661	2,778	3,044	3,213	3,441	3,575	3,828	4,055

Projected Growth in High School Students

May 2023 to October 2032 Montgomery ISD





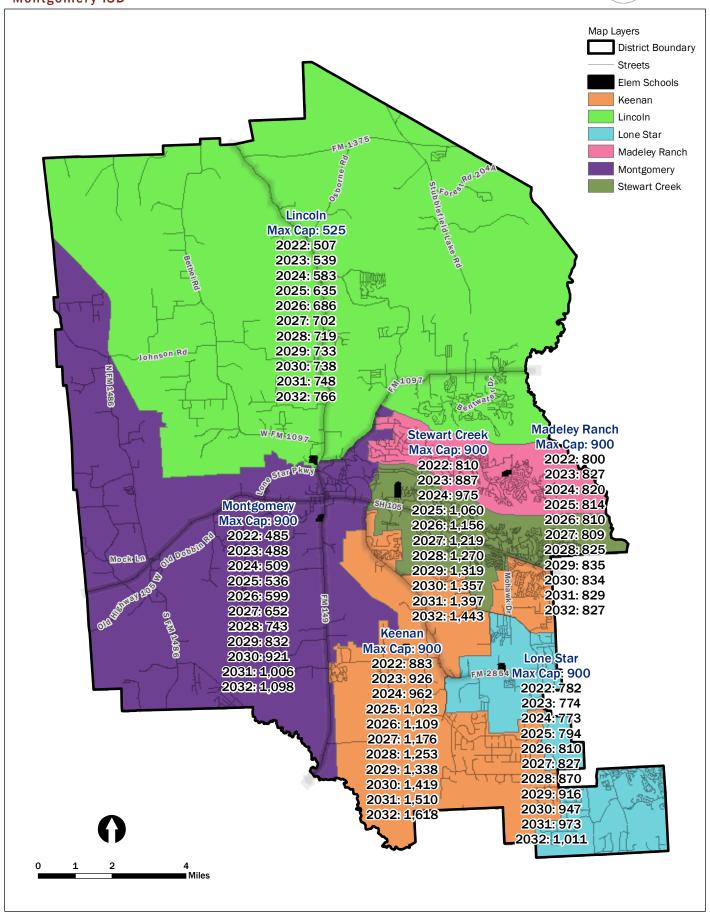
Projected Resident 9th-12th Grade Students by Planning Unit

PU	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
1	15	15	14	12	14	14	16	17	22	22	19
2	58	59	58	56	69	73	75	83	89	87	89
3	1	1	2	2	2	2	0	1	1	1	1
4	119	135	144	159	184	186	198	204	208	222	233
5	3	2	2	0	0	0	0	0	1	4	7
6	56	60	67	72	80	82	99	99	116	112	101
7	10	13	13	15	11	14	17	18	24	28	33
8	17	21	23	22	22	28	36	46	58	70	80
9	45	44	36	36	52	55	69	71	74	79	87
10	98	94	95	94	103	117	133	166	192	225	261
11	35	41	41	39	40	41	56	70	80	92	100
12	70	60	61	61	63	65	69	73	82	86	90
13	141	135	120	116	109	106	113	116	122	139	153
14	32	32	41	45	57	68	76	80	88	93	98
15	40	50	48	53	58	58	65	69	78	88	95
16	15	11	13	11	8	9	7	7	5	3	2
17	148	146	140	151	135	137	145	134	146	145	145
18	73	109	146	186	202	204	203	193	196	200	207
19	4	4	5	4	3	3	3	8	12	17	25
20	132	105	103	98	102	112	125	137	152	168	183
21	40	67	87	117	142	137	139	134	136	148	157
22	35	34	40	46	47	59	65	74	93	105	124
23	126	127	127	125	127	131	132	134	139	146	157
24	13	13	11	8	7	8	10	9	8	7	4
25	18	16	16	18	25	25	25	23	18	18	17
26	451	418	389	400	395	426	470	491	528	531	530
27	190	175	169	163	160	158	162	166	172	177	172
28	31	53	76	84	94	106	112	124	136	149	161
29	33	35	31	29	30	31	37	41	42	48	48
30	116	125	133	127	140	152	176	187	196	220	237
31	109	108	115	121	137	156	173	186	215	242	267
32	24	25	21	22	16	11	11	8	9	9	8
33	28	20	29	33	38	46	47	53	61	69	80
34	9	7	10	11	12	17	24	34	46	58	72
35	9	8	7	8	15	22	33	47	53	66	74
36	25	57	59	61	64	73	75	79	91	100	118
37	11	13	13	11	14	12	15	16	21	21	19
38	85	86	80	82	78	76	74	63	64	62	57
39	37	30	32	50	64	81	100	116	135	152	165
40	194	180	176	155	151	142	134	137	131	128	127
41	125	130	123	139	152	174	205	227	262	300	346
42	2	2	2	1	3	4	4	7	9	9	8
43	30	31	32	36	36	37	35	28	28	29	33
44	356	391	390	403	410	409	408	409	414	399	391
Total	3,209	3,288	3,340	3,482	3,671	3,867	4,171	4,385	4,753	5,074	5,381

Projected Resident Elementary School Students

2022-23 through 2032-33 Montgomery ISD







Montgomery I.S.D. Elementary Long Range Planning Projected Resident EE-5th Grade Students 2022-23 Attendance Zones

												Intra- Distric
	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Transfe 2022-2
Keenan												
Resident Students Projected	883	926	962	1,023	1,109	1,176	1,253	1,338	1,419	1,510	1,618	49
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization*	109%	114%	119%	126%	137%	145%	155%	165%	175%	186%	200%	
Student Margin*	-73	-116	-152	-213	-299	-366	-443	-528	-609	-700	-808	
Lincoln												
Resident Students Projected	507	539	583	635	686	702	719	733	738	748	766	-57
Max Capacity	525	525	525	525	525	525	525	525	525	525	525	
Practical Capacity	473	473	473	473	473	473	473	473	473	473	473	
Percent Utilization*	107%	114%	123%	134%	145%	149%	152%	155%	156%	158%	162%	
Student Margin*	-35	-67	-111	-163	-214	-230	-247	-261	-266	-276	-294	
Lone Star												
Resident Students Projected	782	774	773	794	810	827	870	916	947	973	1,011	-16
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization*	97%	96%	95%	98%	100%	102%	107%	113%	117%	120%	125%	
Student Margin*	28	36	37	16	0	-17	-60	-106	-137	-163	-201	
Madeley Ranch												
Resident Students Projected	800	827	820	814	810	809	825	835	834	829	827	-14
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization*	99%	102%	101%	100%	100%	100%	102%	103%	103%	102%	102%	
Student Margin*	10	-17	-10	-4	0	1	-15	-25	-24	-19	-17	
Montgomery												
Resident Students Projected	485	488	509	536	599	652	743	832	921	1,006	1,098	110
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization*	60%	60%	63%	66%	74%	80%	92%	103%	114%	124%	136%	
Student Margin*	325	322	301	274	211	158	67	-22	-111	-196	-288	
Stewart Creek												
Resident Students Projected	810	887	975	1,060	1,156	1,219	1,270	1,319	1,357	1,397	1,443	-72
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization*	100%	110%	120%	131%	143%	150%	157%	163%	168%	172%	178%	
Student Margin*	0	-77	-165	-250	-346	-409	-460	-509	-547	-587	-633	
Total												
Resident Students Projected	4,267	4,441	4,622	4,862	5,170	5,385	5,680	5,973	6,216	6,463	6,763	0
Max Capacity	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	
		4,523	4,523	4,523	4,523	4,523	4,523	4,523	4.523	4,523	4,523	
Practical Capacity	4,523	4,525	4,523	4,523	4,525	7,525	1,020	1,020	.,020	.,020	7,525	
Practical Capacity Percent Utilization*	4,523 94%	98%	102%	108%	114%	119%	126%	132%	137%	143%	150%	

^{*} Resident student population compared to Practical Capacity

Montgomery I.S.D. Elementary School Transfers



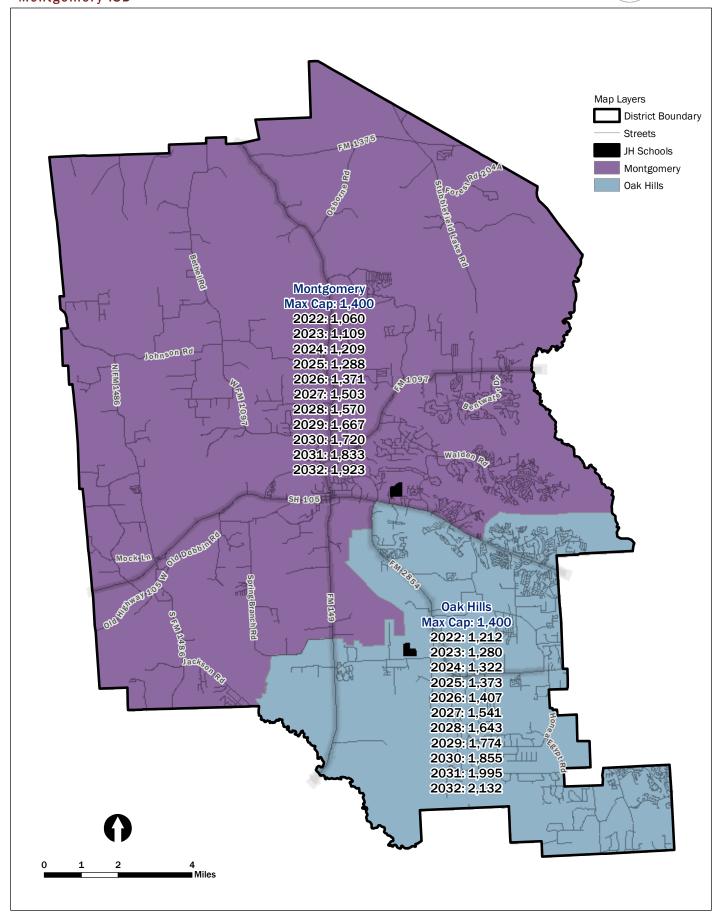
Resides In

	Attends								
	Keenan	Lincoln	Lone Star	Madeley Ranch	Montgomery	Stewart Creek	Resides In	Transfers Out	Net Transfers
Keenan	837		9	3	23	11	883	-46	49
Lincoln	15	437		8	41	6	507	-70	-57
Lone Star	18	1	744		17	2	782	-38	-16
Madeley Ranch	12	6	4	760	15	3	800	-40	-14
Montgomery	21	4	3	7	443	7	485	-42	110
Stewart Creek	29	2	6	8	56	709	810	-101	-72
Resides In &									
Attends	837	437	744	760	443	709			
Transfers In	95	13	22	26	152	29			
Attends	932	450	766	786	595	738			

Projected Resident Junior High School Students

2022-23 through 2032-33 Montgomery ISD







Montgomery I.S.D. Junior High Long Range Planning Projected Resident 6th-8th Grade Students 2022-23 Attendance Zones

	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Intra- District Transfers 2022-23
Montgomery Junior High												
Resident Students Projected	1,060	1,109	1,209	1,288	1,371	1,503	1,570	1,667	1,720	1,833	1,923	-15
Max Capacity	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	
Practical Capacity	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	
Percent Utilization*	84%	88%	96%	102%	109%	119%	125%	132%	137%	145%	153%	
Student Margin*	200	151	51	-28	-111	-243	-310	-407	-460	-573	-663	
Oak Hills Junior High												
Resident Students Projected	1,212	1,280	1,322	1,373	1,407	1,541	1,643	1,774	1,855	1,995	2,132	15
Max Capacity	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	
Practical Capacity	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	
Percent Utilization*	96%	102%	105%	109%	112%	122%	130%	141%	147%	158%	169%	
Student Margin*	48	-20	-62	-113	-147	-281	-383	-514	-595	-735	-872	
Total												
Resident Students Projected	2,272	2,389	2,531	2,661	2,778	3,044	3,213	3,441	3,575	3,828	4,055	0
Max Capacity	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	
Practical Capacity	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	
Percent Utilization*	90%	95%	100%	106%	110%	121%	128%	137%	142%	152%	161%	
Student Margin*	248	131	-11	-141	-258	-524	-693	-921	-1,055	-1,308	-1,535	

^{*} Resident student population compared to Practical Capacity

Montgomery I.S.D. Junior High School Transfers

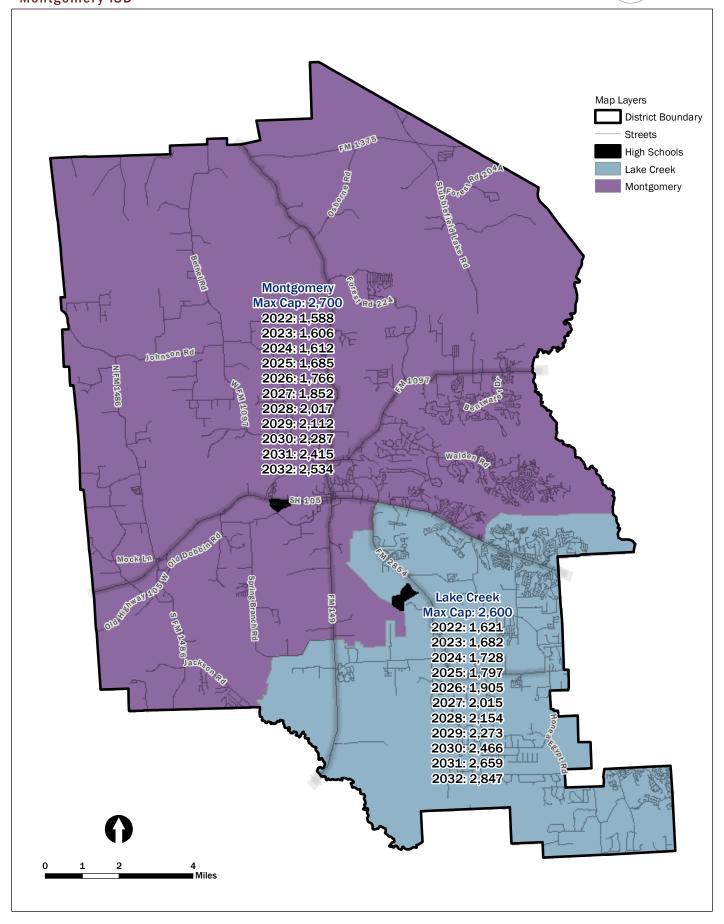


		Attends		Daaldaa In	Transfers	Net
	_	Montgomery JH	Oak Hills JH	Resides In	Out	Transfers
Resides In	Montgomery JH	1,029	31	1,060	-31	-15
Res	Oak Hills JH	16	1,196	1,212	-16	15
	Resides In & Attends	1,029	1,196			
	Transfers In	16	31			
	Attends	1,045	1,227			

Projected Resident High School Students 2022-23 through 2032-33

Montgomery ISD







Montgomery I.S.D. High School Long Range Planning Projected Resident 9th-12th Grade Students 2022-23 Attendance Zones

	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Intra- District Transfers 2022-23
Lake Creek High School												
Resident Students Projected	1,621	1,682	1,728	1,797	1,905	2,015	2,154	2,273	2,466	2,659	2,847	28
Max Capacity	1,600	1,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	
Practical Capacity	1,440	1,440	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	
Percent Utilization*	113%	117%	74%	77%	81%	86%	92%	97%	105%	114%	122%	
Student Margin*	-181	-242	612	543	435	325	186	67	-126	-319	-507	
Montgomery High School												
Resident Students Projected	1,588	1,606	1,612	1,685	1,766	1,852	2,017	2,112	2,287	2,415	2,534	-28
Max Capacity	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	
Practical Capacity	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	
Percent Utilization*	65%	66%	66%	69%	73%	76%	83%	87%	94%	99%	104%	
Student Margin*	842	824	818	745	664	578	413	318	143	15	-104	
Total												
Resident Students Projected	3,209	3,288	3,340	3,482	3,671	3,867	4,171	4,385	4,753	5,074	5,381	0
Max Capacity	4,300	4,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	
Practical Capacity	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	
Percent Utilization*	83%	85%	86%	90%	95%	100%	108%	113%	123%	131%	139%	
Student Margin*	661	582	530	388	199	3	-301	-515	-883	-1,204	-1,511	

^{*} Resident student population compared to Practical Capacity

Montgomery I.S.D. High School Transfers



		Attends			Resides	Transfers	Net
		Lake Creek HS	Montgomery HS	JJAEP	ln	Out	Transfers
Resides In	Lake Creek HS	1,595	26		1,621	-26	28
Res	Montgomery HS	54	1,530	4	1,584	-54	-28
	Resides In & Attends	1,595	1,530				
	Transfers In	54	26				
	Attends	1,649	1,556	4			