



Millsap ISD

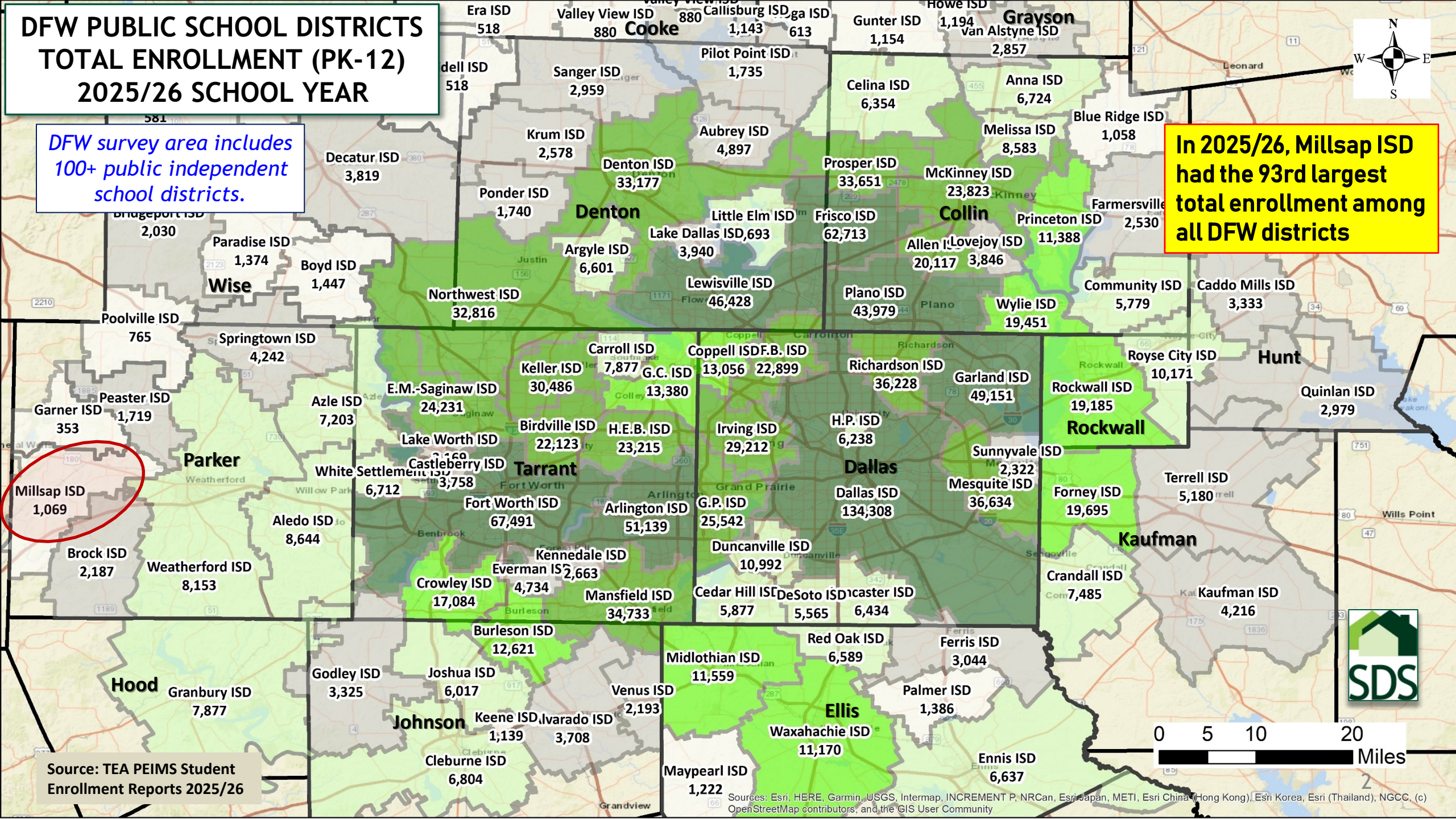
District
Demographics
Update

2025/26

DFW PUBLIC SCHOOL DISTRICTS TOTAL ENROLLMENT (PK-12) 2025/26 SCHOOL YEAR

DFW survey area includes
100+ public independent
school districts.

In 2025/26, Millsap ISD
had the 93rd largest
total enrollment among
all DFW districts





DISTRICT ENROLLMENT HISTORY:

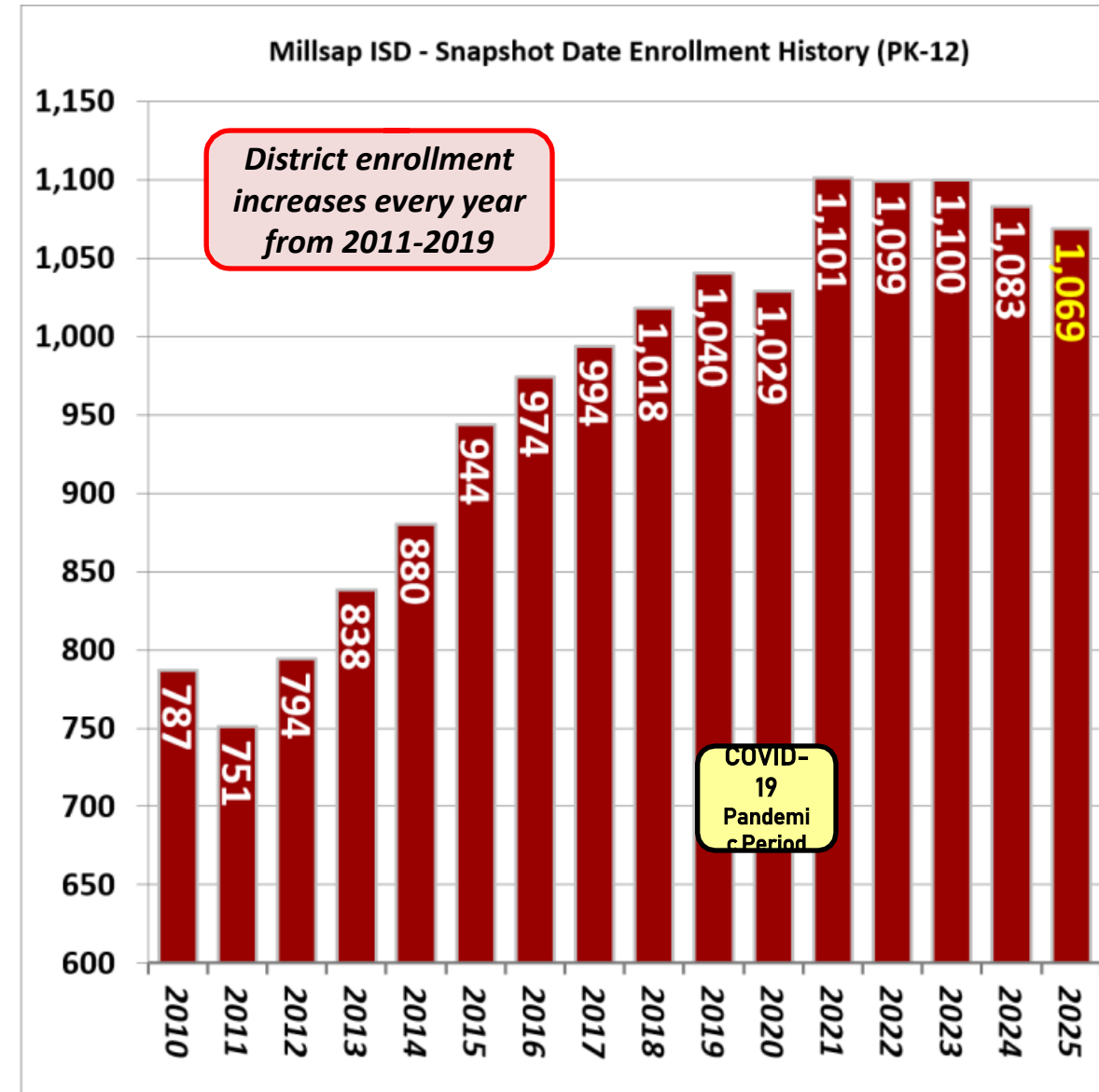
MISD Historical Enrollment Growth:

2020-2025 = +3.9% (+40)

2015-2020 = +9.0% (+85)

10-YR Period = +13.2 (+125)

- In October 2025, district enrollment was 1,069 PK-12 students
- Over the past 5 years, MISD enrollment has grown by nearly 4%, a net increase of 40 students
- Since 2015, district enrollment has increased by 13.2%, a net increase of 125 students
- District enrollment peaks in Fall 2021 and then levels off as Garner ISD opens their high school in 2021/22

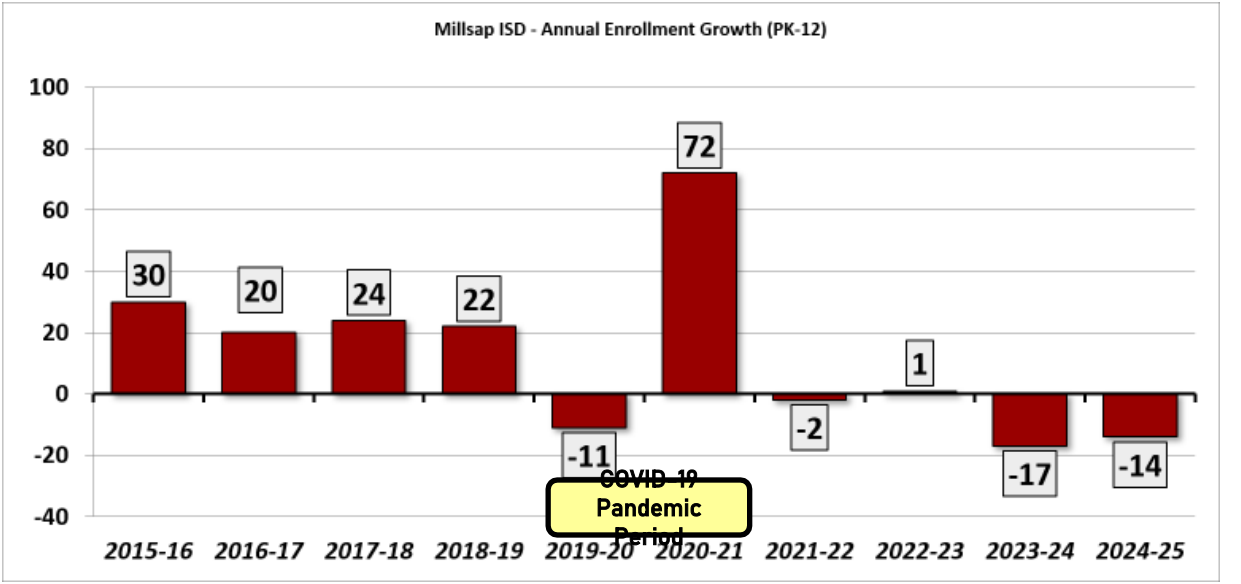
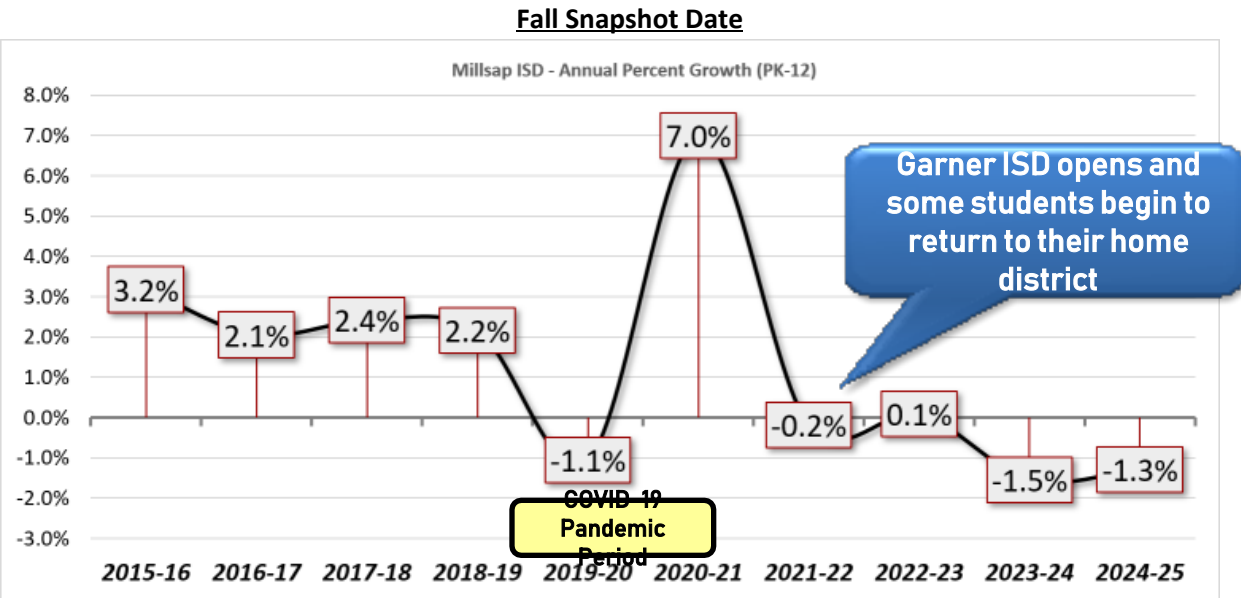




MILLSAP ISD ENROLLMENT HISTORY: ANNUAL GROWTH RATES

- Millsap ISD averaged under 1% annual growth from Fall 2020 to Fall 2025
- Most of the growth occurred as students returned from the pandemic period from 2020-2021
- Recently enrollment has been flat-to-declining, falling back about 1.4% each of the past two years
- District enrollment has been impacted by the opening of Garner HS in 2021/22

Historical Time Frame	Average Annual Growth Rate
3-Yr	-0.9%
5-Yr	+0.8%
10-Yr	+1.3%



MILLSAP ISD: 2026 UPDATE

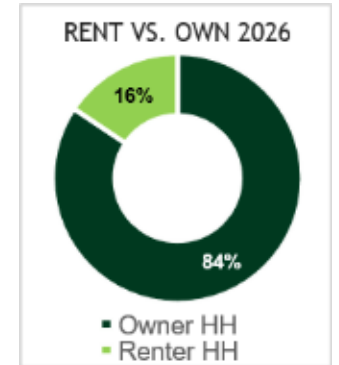
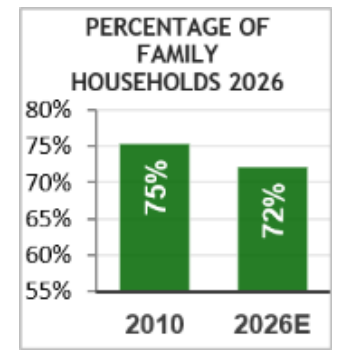
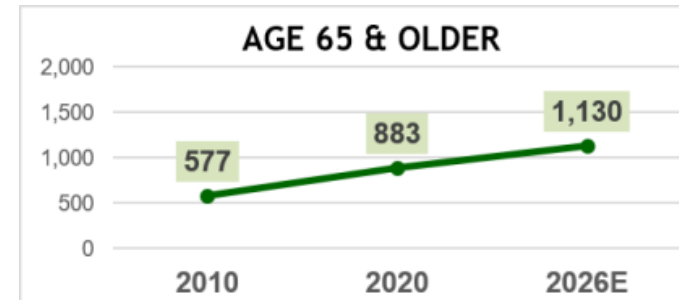
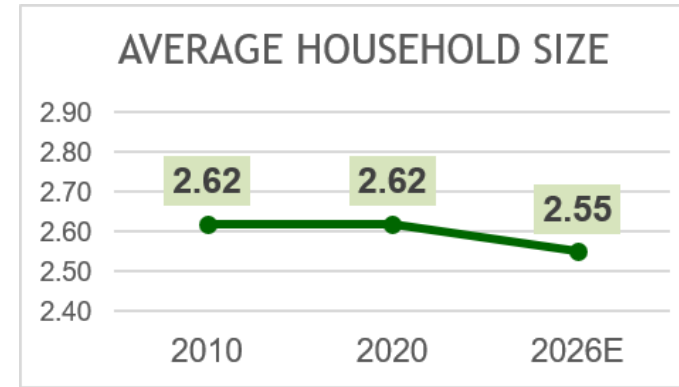
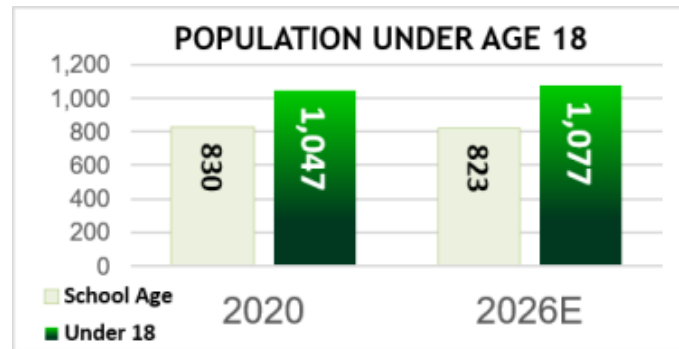
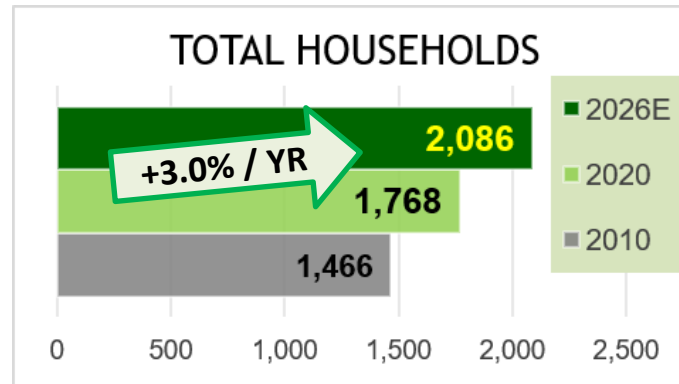
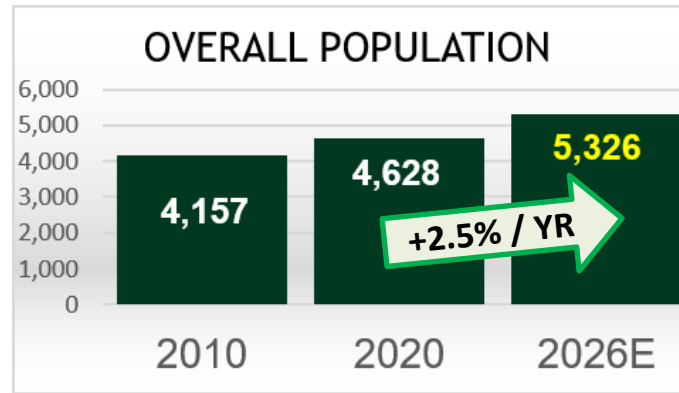
Millsap ISD's overall population in 2026 is estimated to be 5,326 (+15% since 2020 Census)

In 2026, MISD is estimated to have 2,086 total households (+18% since 2020 Census)

The average household size is below average and getting smaller (DFW = 2.72)

Only 16% of MISD households are renters

Median Household Income now \$98,690 (DFW = \$92K)



	2020	2026E
Hispanic Origin	11.8%	14.1%
Student Age Per HH	0.47	0.39
Median Age	42.9	43.6
Pop. Age 65+	19.1%	21.2%
Median Household Income	\$98,690	

DFW PUBLIC SCHOOL DISTRICTS 6-YEAR ENROLLMENT GROWTH 2019/20 - 2025/26

6-Yr. Net Percent Change



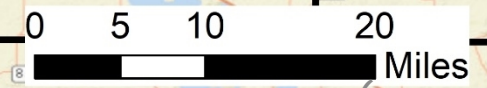
- Enrollment Increase
- Enrollment Increase
- Flat Enrollment
- Enrollment Decline

Garner ISD growth represents adding new 4-yr high school

➤ Area enrollment growth continues to move further out, away from Dallas, Tarrant, SE Denton, and SW Collin Counties
➤ North/Northeastern school districts have experienced the most rapid growth since 2019

In Parker County, enrollment growth continues to push outward from the city of Weatherford

Source: TEA PEIMS Student Enrollment Reports



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



DFW FASTEST GROWING SCHOOL DISTRICTS: 2022/23 - 2025/26

3-YEAR PERCENTAGE GROWTH

Rank	School District Name	PK-12 Enrollment 2022/23	PK-12 Enrollment 2025/26	3-Yr. Percent Change
1	Celina ISD	3,897	6,354	63.0%
2	Melissa ISD	5,654	8,583	51.8%
3	Aubrey ISD	3,358	4,897	45.8%
4	Princeton ISD	7,837	11,388	45.3%
5	Community ISD	4,143	5,779	39.5%
6	Prosper ISD	24,983	33,651	34.7%
7	Anna ISD	5,018	6,724	34.0%
8	Argyle ISD	4,966	6,601	32.9%
9	Caddo Mills ISD	2,642	3,333	26.2%
10	Van Alstyne ISD	2,285	2,857	25.0%
11	Crandall ISD	6,003	7,485	24.7%
12	Forney ISD	16,211	19,695	21.5%
13	Farmersville ISD	2,115	2,530	19.6%
14	Royse City ISD	8,521	10,171	19.4%
15	Godley ISD	2,811	3,325	18.3%
16	Pilot Point ISD	1,483	1,735	17.0%
17	Boyd ISD	1,266	1,447	14.3%
18	Northwest ISD	29,248	32,816	12.2%
19	Krum ISD	2,298	2,578	12.2%
20	Ferris ISD	2,716	3,044	12.1%
21	Aledo ISD	7,857	8,644	10.0%
22	Keene ISD	1,053	1,139	8.2%
23	Ennis ISD	6,185	6,637	7.3%
24	Quinlan ISD	2,784	2,979	7.0%
25	Palmer ISD	1,304	1,386	6.3%

3-YEAR NUMERIC GROWTH

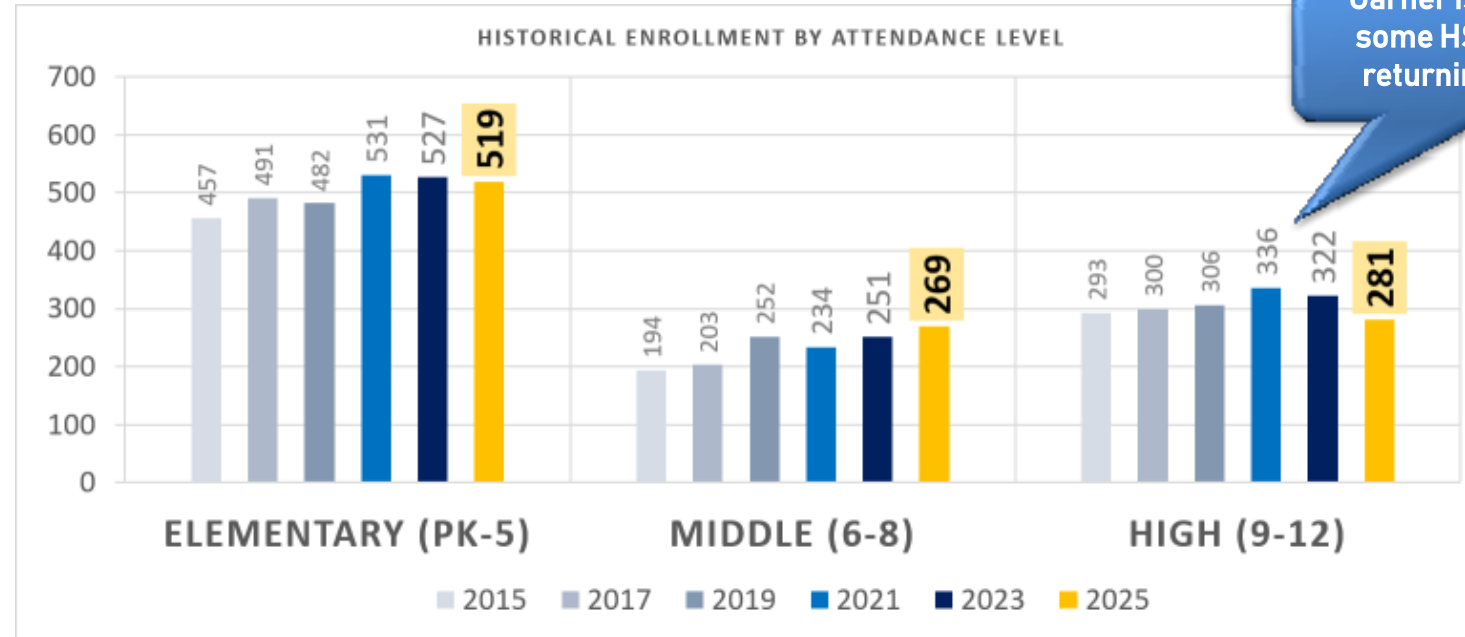
Rank	School District Name	PK-12 Enrollment 2022/23	PK-12 Enrollment 2025/26	3-Yr. Change
1	Prosper ISD	24,983	33,651	8,668
2	Northwest ISD	29,248	32,816	3,568
3	Princeton ISD	7,837	11,388	3,551
4	Forney ISD	16,211	19,695	3,484
5	Melissa ISD	5,654	8,583	2,929
6	Celina ISD	3,897	6,354	2,457
7	Anna ISD	5,018	6,724	1,706
8	Royse City ISD	8,521	10,171	1,650
9	Community ISD	4,143	5,779	1,636
10	Argyle ISD	4,966	6,601	1,635
11	Aubrey ISD	3,358	4,897	1,539
12	Crandall ISD	6,003	7,485	1,482
13	Eagle Mtn.-Saginaw ISD	23,196	24,231	1,035
14	Rockwall ISD	18,384	19,185	801
15	Aledo ISD	7,857	8,644	787
16	Caddo Mills ISD	2,642	3,333	691
17	Denton ISD	32,521	33,177	656
18	Wylie ISD	18,850	19,451	601
19	Van Alstyne ISD	2,285	2,857	572
20	Midlothian ISD	10,990	11,559	569
21	Godley ISD	2,811	3,325	514
22	McKinney ISD	23,342	23,823	481
23	Ennis ISD	6,185	6,637	452
24	Farmersville ISD	2,115	2,530	415
25	Crowley ISD	16,729	17,084	355

❖ 6 of the Top 7 fastest growing school districts in DFW are located in Collin County: Led by Celina ISD

- Celina ISD leads the DFW region in percentage enrollment growth over the past three years (+63%)
- Prosper ISD leads DFW in numeric growth (+8,668)
- Aledo ISD has been the fastest growing district in Parker County
- Brock ISD ranks 31st (+4.9%) and Springtown ISD ranks 37th (+3.0%); each grew about 100-120 students
- Weatherford and Peaster ISD's both see a net decline since Fall 2022



MILLSAP ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL



Garner ISD opens HS and some HS students begin returning to their home district

Fall Snapshot Date

	ELEMENTARY			MIDDLE			HIGH			District		
Year (Fall)	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment	Annual Growth	Percent Change	Total Enrollment EE-12	Annual Growth	Percent Change
2018	494	3	0.6%	223	20	9.9%	301	1	0.3%	1,018	24	2.4%
2019	482	-12	-2.4%	252	29	13.0%	306	5	1.7%	1,040	22	2.2%
2020	476	-6	-1.2%	235	-17	-6.7%	318	12	3.9%	1,029	-11	-1.1%
2021	531	55	11.6%	234	-1	-0.4%	336	18	5.7%	1,101	72	7.0%
2022	531	0	0.0%	236	2	0.9%	332	-4	-1.2%	1,099	-2	-0.2%
2023	527	-4	-0.8%	251	15	6.4%	322	-10	-3.0%	1,100	1	0.1%
2024	533	6	1.1%	251	0	0.0%	299	-23	-7.1%	1,083	-17	-1.5%
2025	519	-14	-2.6%	269	18	7.2%	281	-18	-6.0%	1,069	-14	-1.3%



MISD ENROLLMENT HISTORY: ENROLLMENT BY GRADE LEVEL

 = Record class size

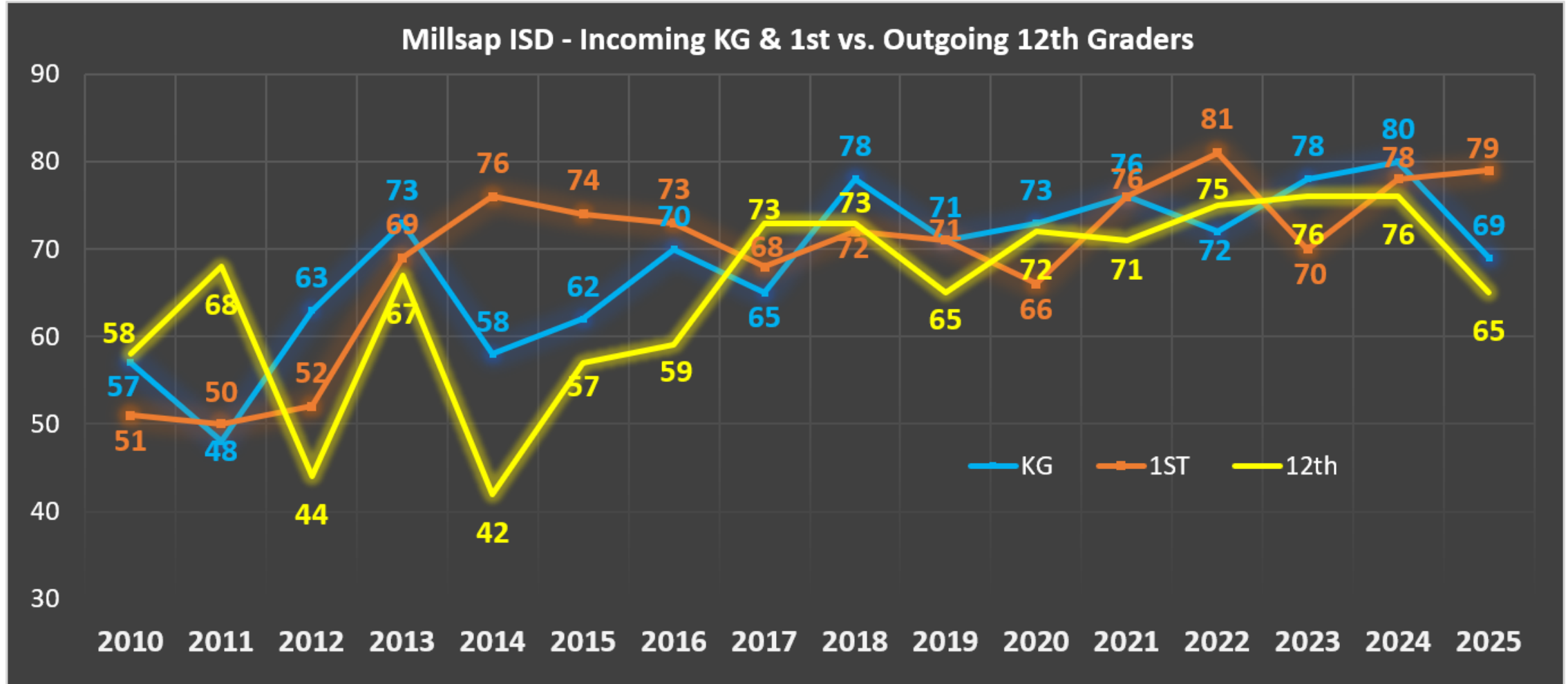


Fall Snapshot Date

	ELEMENTARY							MIDDLE			HIGH						
Year (Fall)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2010	36	57	51	54	47	56	63	51	57	44	75	63	75	58	787		
2011	34	48	50	49	51	47	55	62	50	55	58	68	56	68	751	-36	-4.6%
2012	35	63	52	60	55	54	55	64	63	57	73	51	68	44	794	43	5.7%
2013	41	73	69	60	57	56	51	60	64	61	79	56	44	67	838	44	5.5%
2014	38	58	76	72	60	58	57	69	66	67	82	71	64	42	880	42	5.0%
2015	31	62	74	86	78	64	62	63	66	65	86	80	70	57	944	64	7.3%
2016	41	70	73	64	87	78	62	69	66	67	80	84	74	59	974	30	3.2%
2017	36	65	68	78	70	89	85	68	66	69	75	75	77	73	994	20	2.1%
2018	29	78	72	77	79	69	90	84	74	65	84	74	70	73	1,018	24	2.4%
2019	37	71	71	80	77	77	69	93	84	75	90	78	73	65	1,040	22	2.2%
2020	41	73	66	72	76	71	77	73	80	82	91	85	70	72	1,029	-11	-1.1%
2021	57	76	76	84	77	87	74	80	73	81	101	84	80	71	1,101	72	7.0%
2022	46	72	81	90	78	80	84	76	81	79	86	90	81	75	1,099	-2	-0.2%
2023	58	78	70	80	84	79	78	96	76	79	76	88	82	76	1,100	1	0.1%
2024	57	80	78	77	78	82	81	82	91	78	77	70	76	76	1,083	-17	-1.5%
2025	53	69	79	74	78	82	84	78	90	101	73	77	66	65	1,069	-14	-1.3%

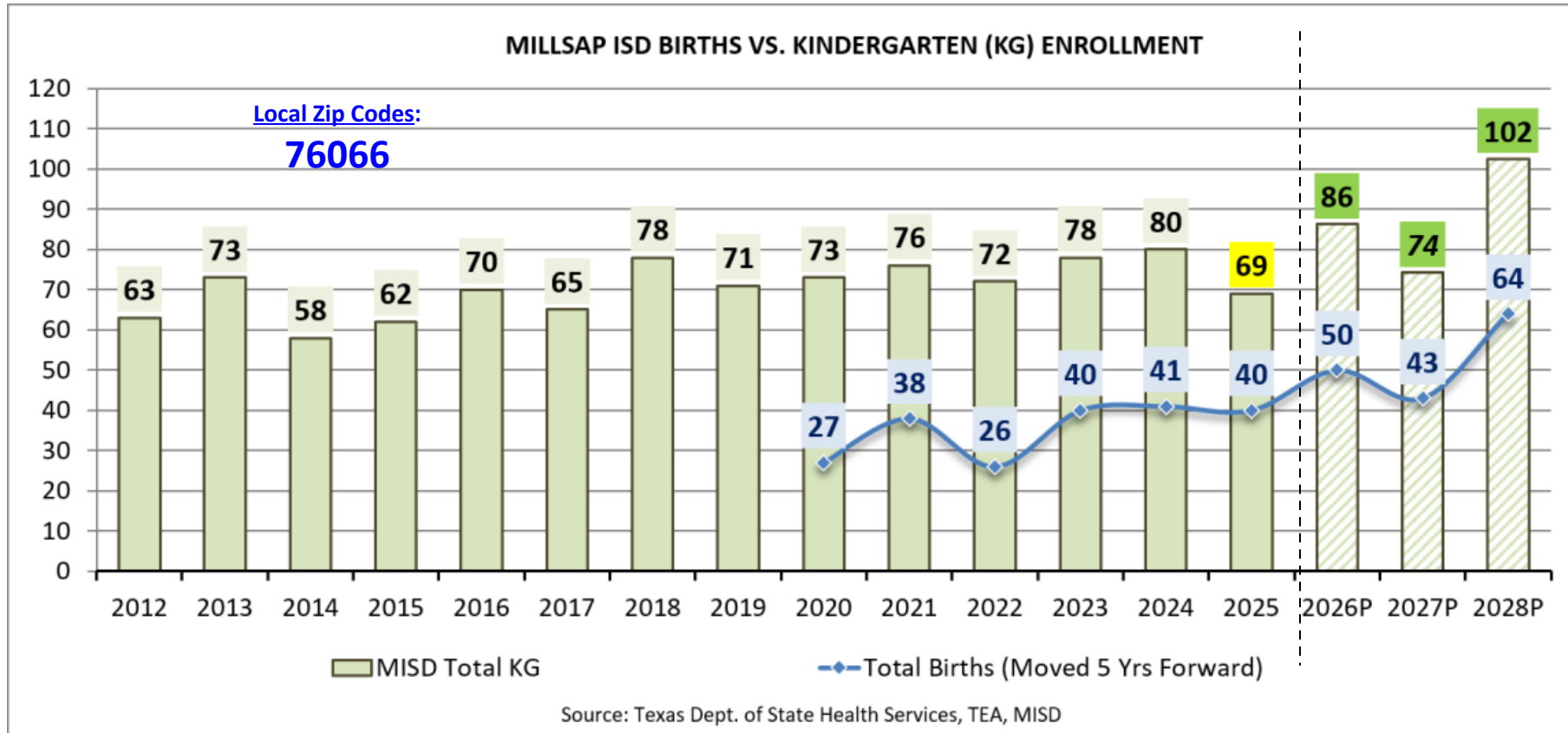


POSITIONED FOR GROWTH? INCOMING VS. OUTGOING STUDENTS





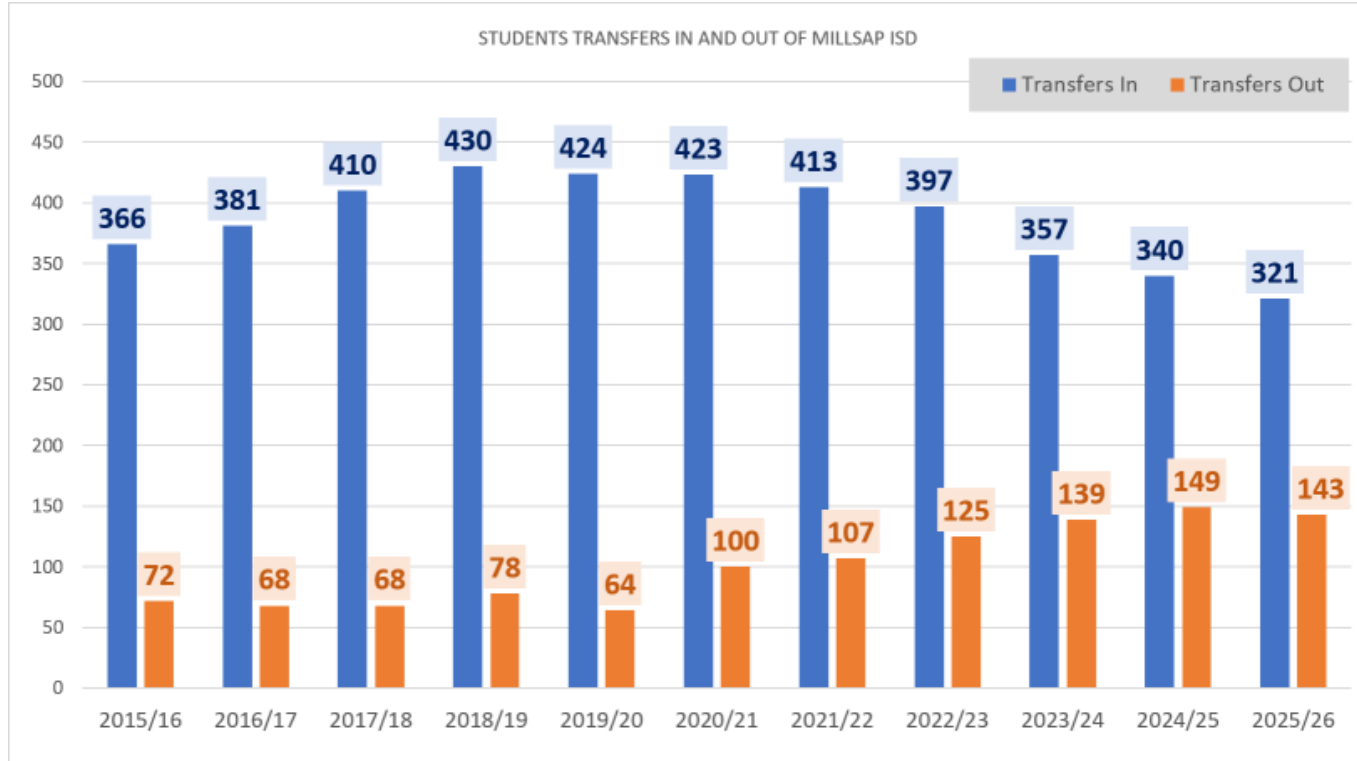
FACTORS INFLUENCING ENROLLMENT: KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE



- Annual birth rate for mothers living in the 76066 zip code gradually increases from 2015-2023
- During this timeframe, Millsap ISD kindergarten enrollment totals have generally remained level
- The district is poised to see Kindergarten enrollment average 80 students over the next two years and possibly climb towards 100+ students in 2028



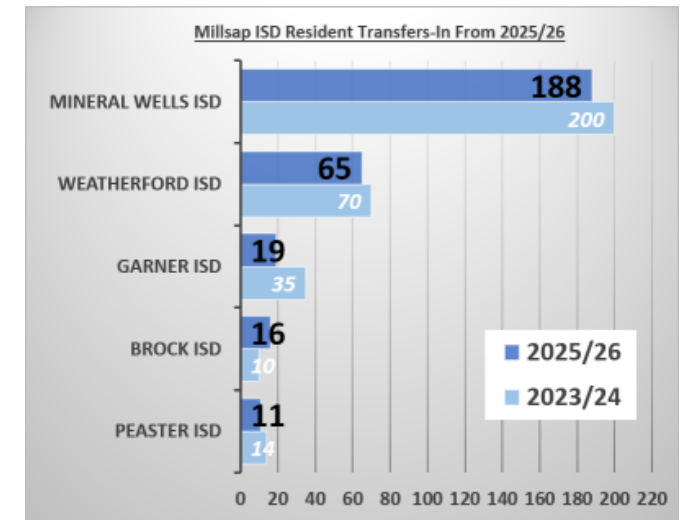
FACTORS INFLUENCING ENROLLMENT: STUDENT TRANSFERS



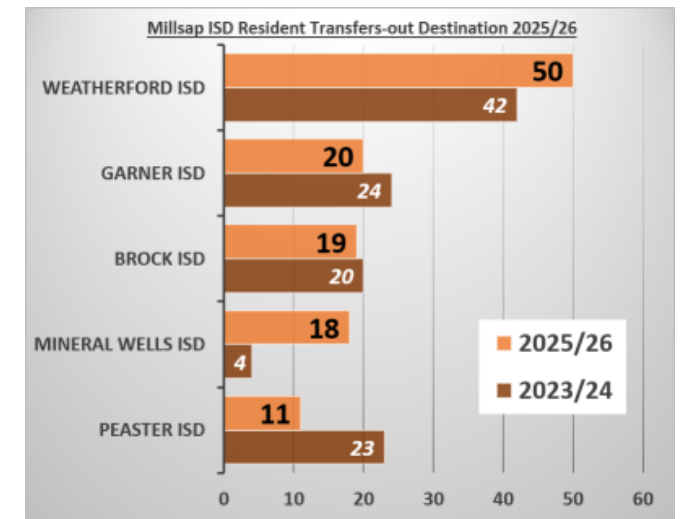
Source: TEA
Student
Transfer
Report

- Texas Education Agency reports that in 2025/26, 143 students who live in Millsap ISD transferred out of the district to another district or public charter school
- Transfer-out student totals have steadily increased since 2019/20, growing from 64 to 143
- Out of district student transfers were a source of growth prior to the pandemic period peaking at 430 in 2018/19
- Since the opening of Garner HS in 2021, the number of transfers-in to Millsap has declined to 321 as of 2025/26

Where are they coming from?



Where are they going?



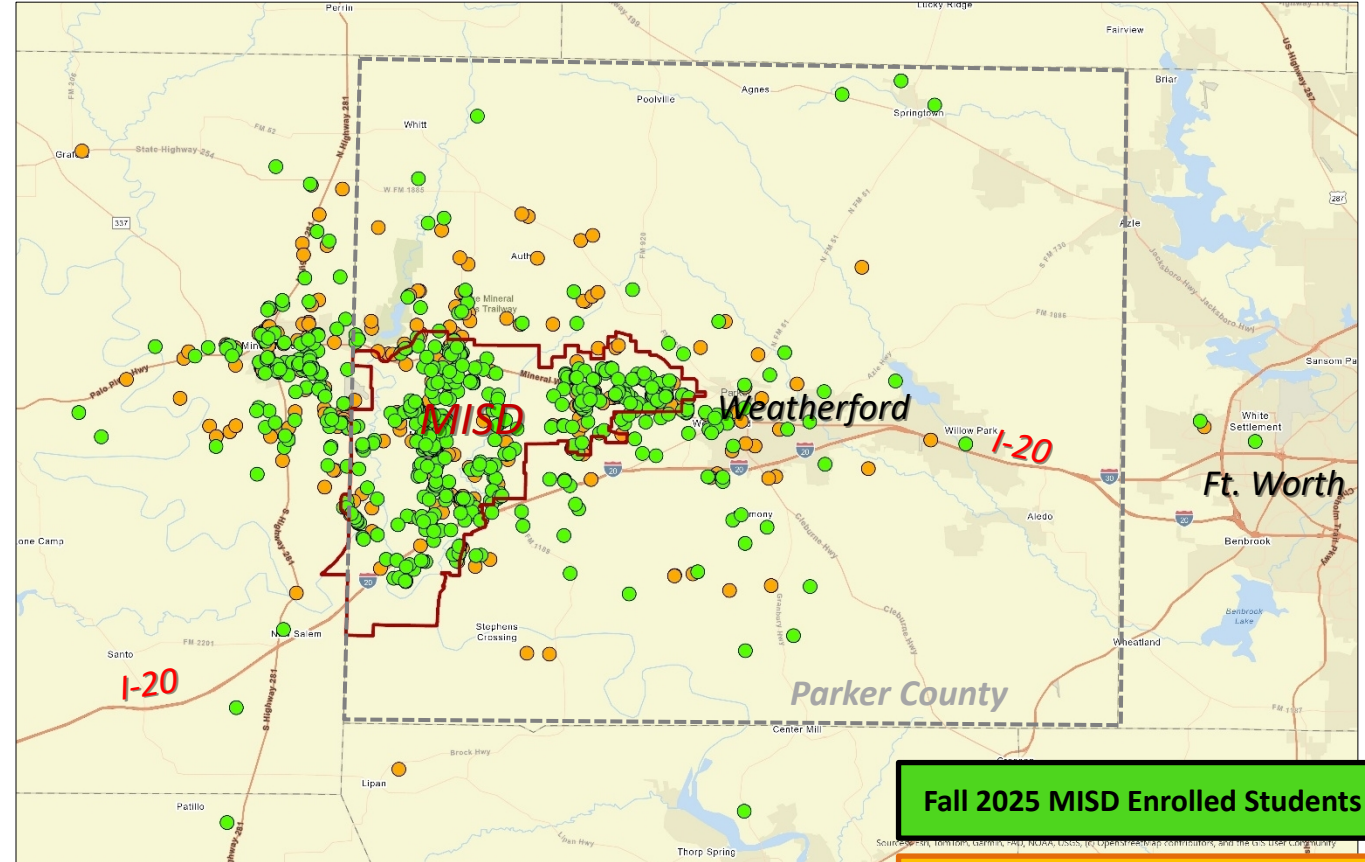
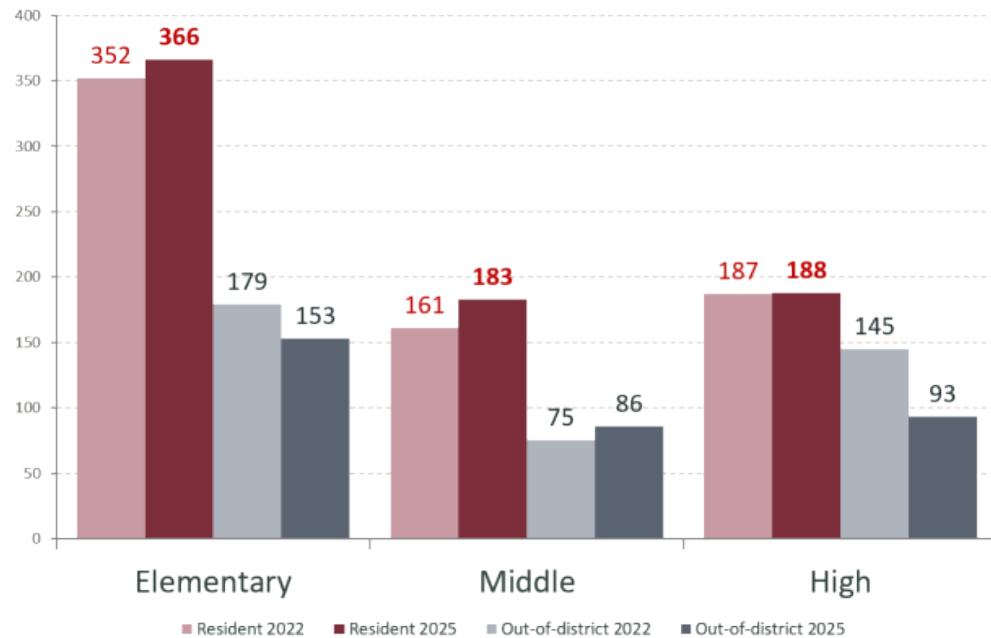


MILLSAP ISD STUDENT GEOCODING SUMMARY

Geocoding Summary

Fall 2022 vs Fall 2025

Group	2022	2025	3-Yr Change	% Change
Resident	700	737	37	5.3%
Out-of-district	399	332	(67)	-16.8%
Total	1,099	1,069	(30)	-2.7%
Resident share	63.7%	68.9%		
Out-of-district share	36.3%	31.1%		



Fall 2025 MISD Enrolled Students

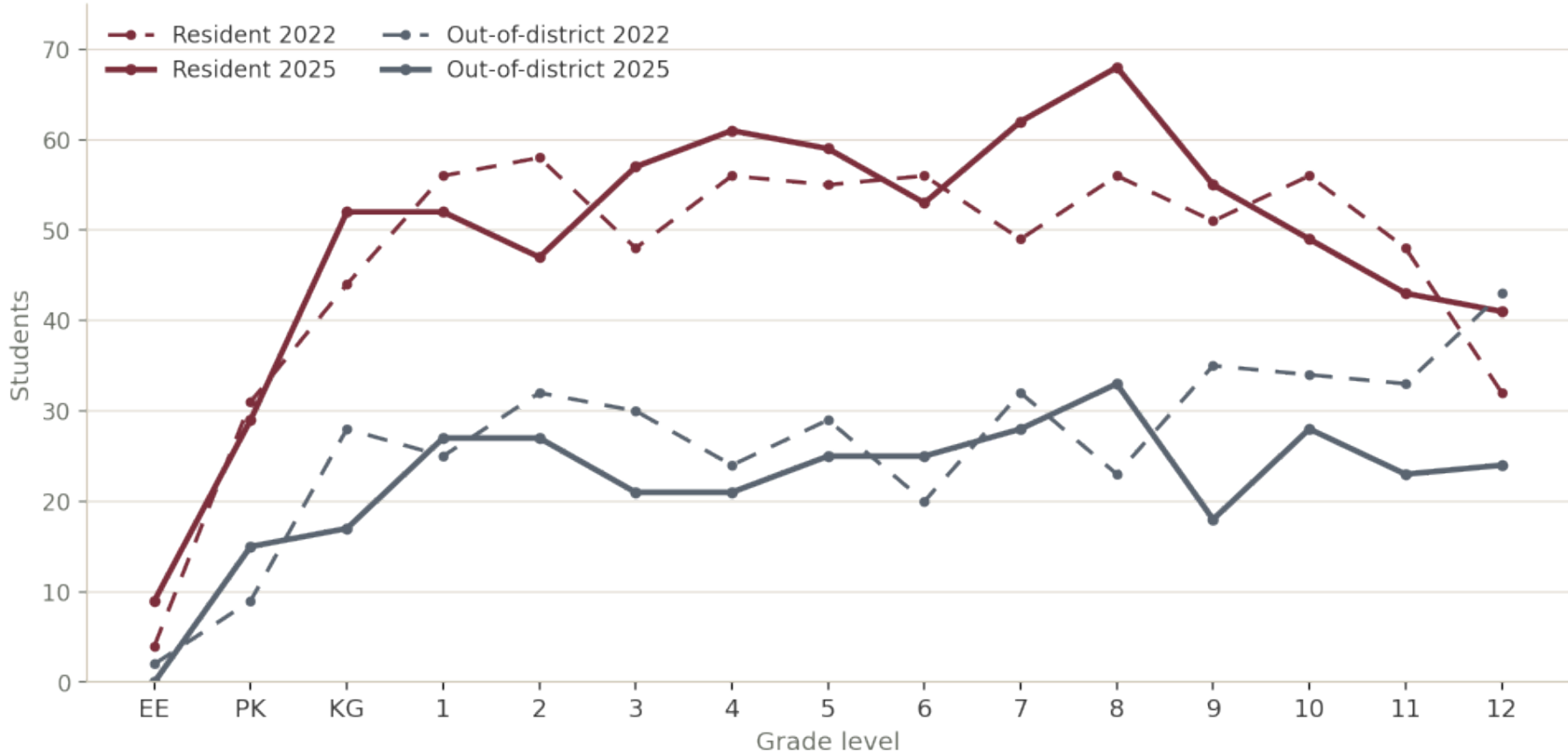
Fall 2022 MISD Enrolled Students

- Resident elementary increased by 4% and middle school grew 13.7%
- Resident high school held steady
- Out-of-district fell at elementary and, sharply, at high school
- Out-of-district middle was the one transfer segment to grow (+14.7%)



MILLSAP ISD RESIDENT VS. OUT-OF-DISTRICT STUDENTS

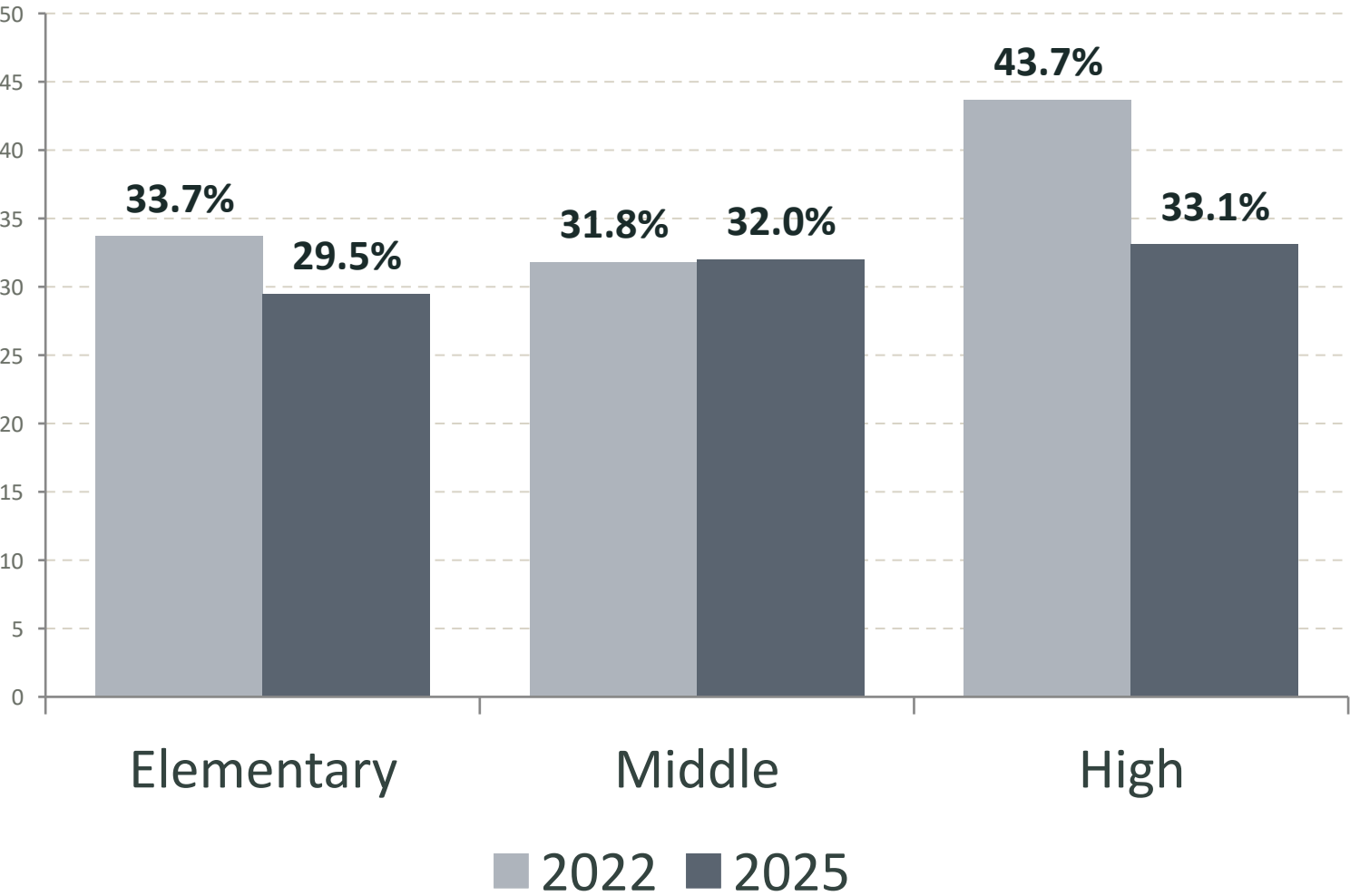
GEOCODING SUMMARY



- Resident enrollment runs about 2× out-of-district at nearly every grade
- The sharpest change is out-of-district grades 9–12, which fall and flatten (*Garner HS effect*)
- A resident growth in grades 7–8 (up to 62 and 68)
- Kindergarten totals are increasingly resident — out-of-district kindergarten fell 28 → 17

Dashed = Fall 2022 · Solid = Fall 2025 · Maroon = resident · Grey = out-of-district

How dependent is each campus on transfers?



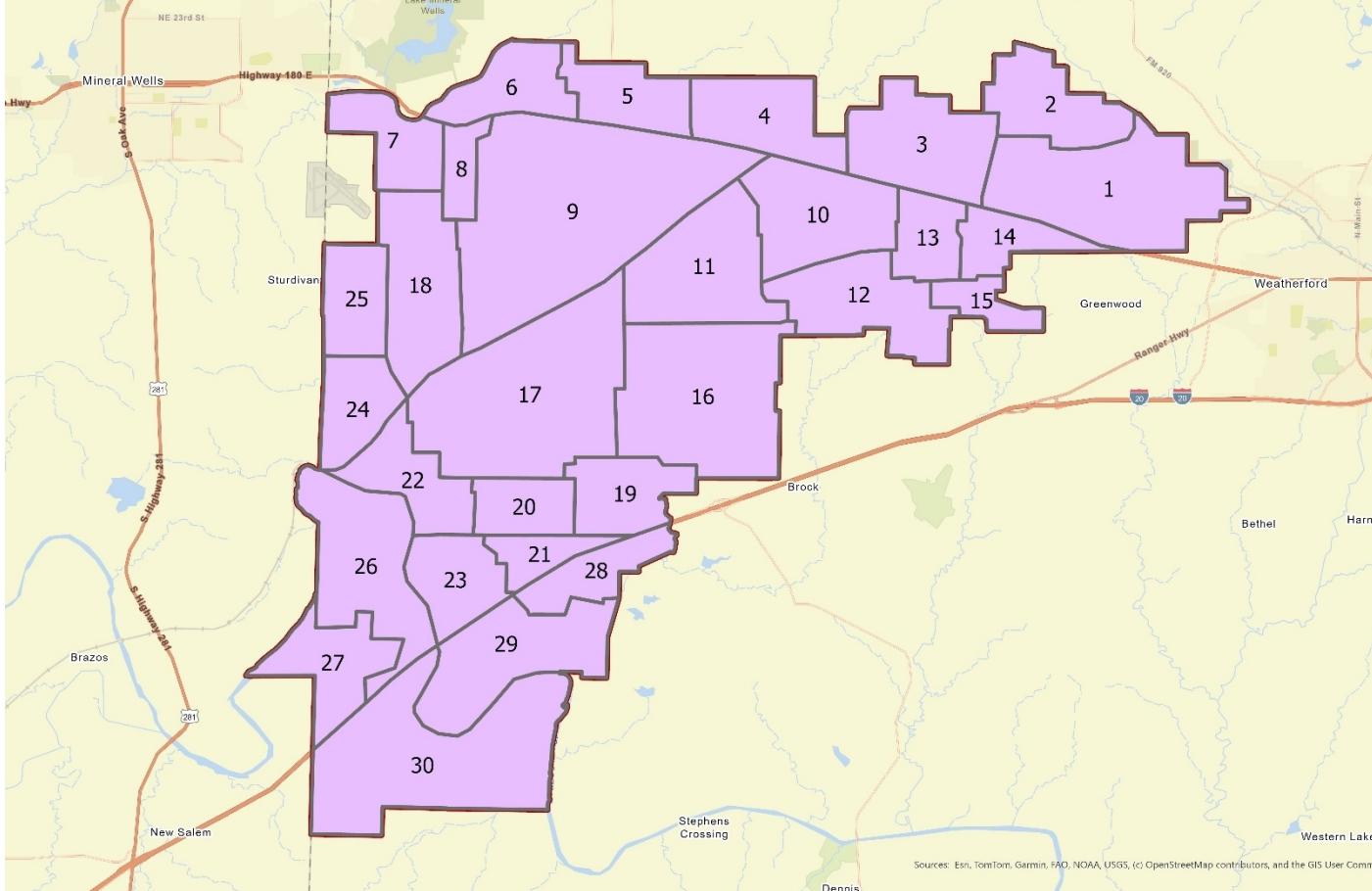
The high school has normalized

- In 2022, nearly 44% of high-schoolers lived outside the district. By 2025 that fell to 33% — now in line with the other campuses.
- The middle school held steady at about a third, and elementary eased only slightly.
- *Out-of-district students still make up roughly a third of the district overall.*



MILLSAP ISD: RESIDENT STUDENTS

PLANNING AREAS

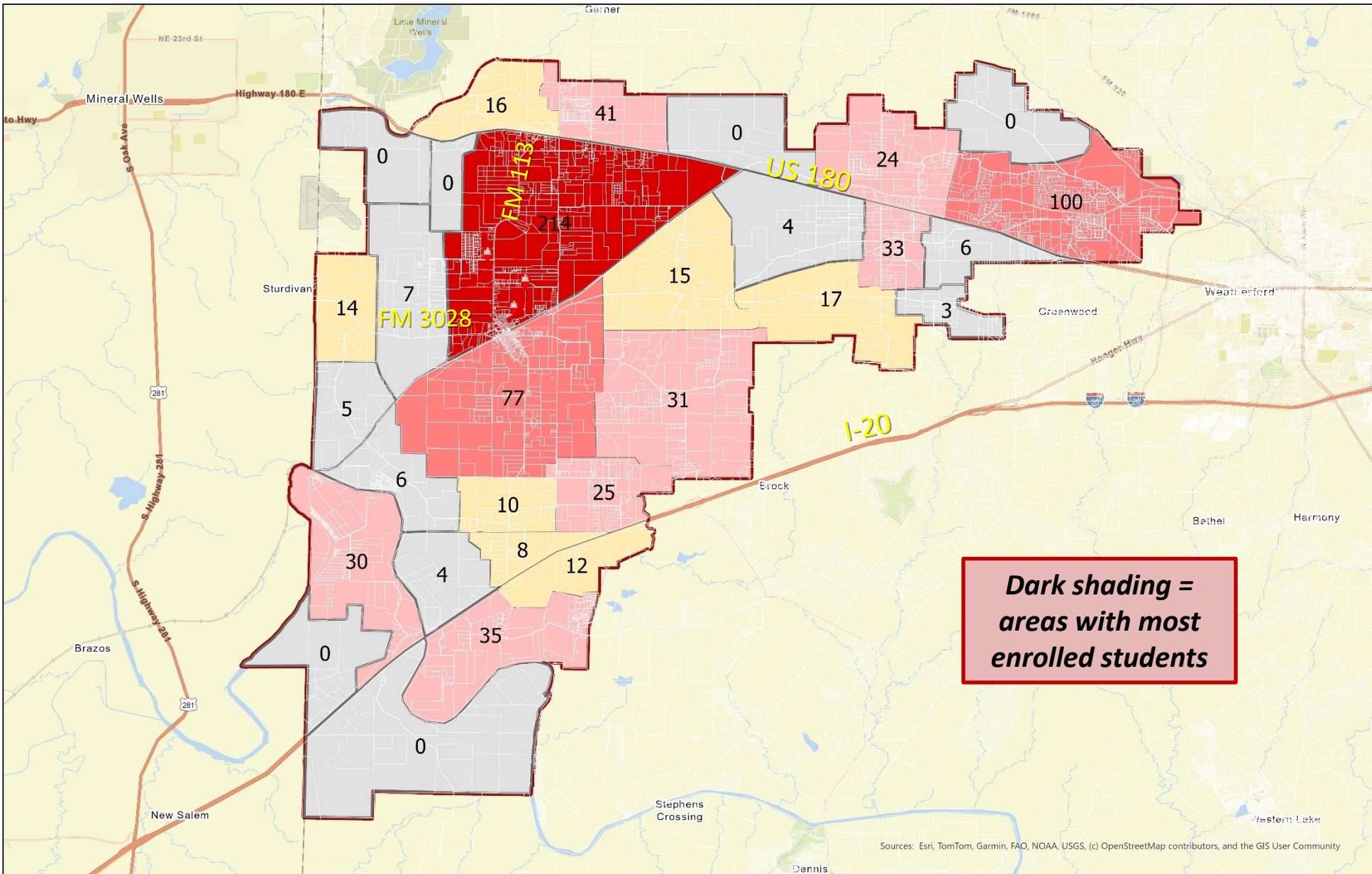


Total Students by Planning Area — 2022 vs. 2025

Planning Area	2022	2025	Change	% Change
1	117	100	-17	-15%
2	0	0	0	
3	10	24	+14	+140%
4	0	0	0	
5	20	41	+21	+105%
6	13	16	+3	+23%
7	0	0	0	
8	0	0	0	
9	205	214	+9	+4%
10	0	4	+4	
11	9	15	+6	+67%
12	23	17	-6	-26%
13	29	33	+4	+14%
14	14	6	-8	-57%
15	3	3	0	0%
16	33	31	-2	-6%
17	83	77	-6	-7%
18	14	7	-7	-50%
19	24	25	+1	+4%
20	7	10	+3	+43%
21	11	8	-3	-27%
22	6	6	0	0%
23	0	4	+4	
24	5	5	0	0%
25	8	14	+6	+75%
26	28	30	+2	+7%
27	0	0	0	
28	9	12	+3	+33%
29	26	35	+9	+35%
30	0	0	0	
Total	697	737	+40	+6%

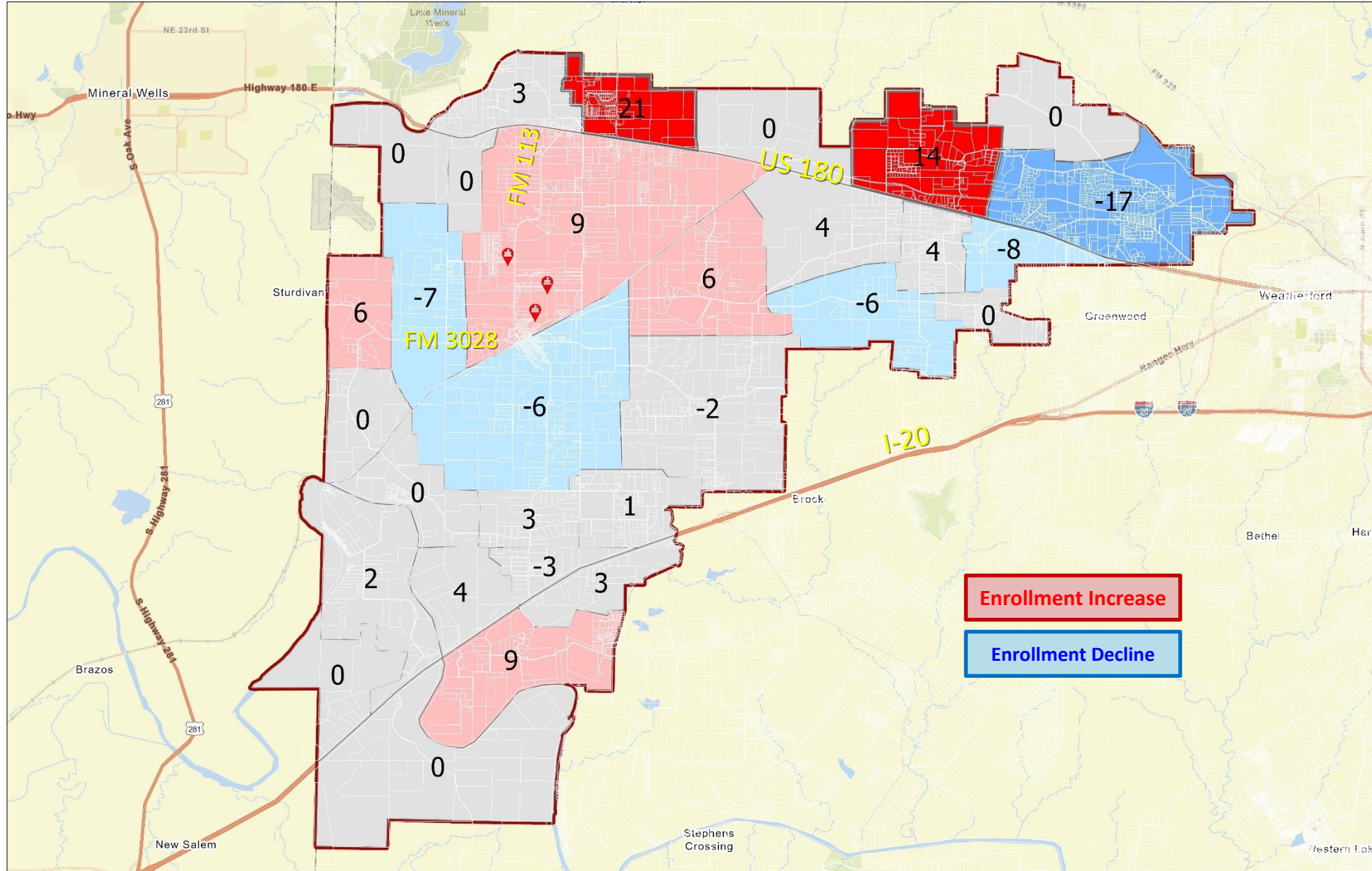


MILLSAP ISD: RESIDENT STUDENTS FALL 2025





MILLSAP ISD: RESIDENT STUDENTS: 3-YEAR ENROLLMENT GROWTH (FALL 2022-FALL 2025)





District-wide average:

Currently active new construction subdivisions are producing a below the district average yield:

➤ 0.30 enrolled students
per home



GROWTH DRIVERS: U.S./TEXAS POPULATION GROWTH

U.S. Total Population

2020 = 331,449,520

2025E = 341,800,000

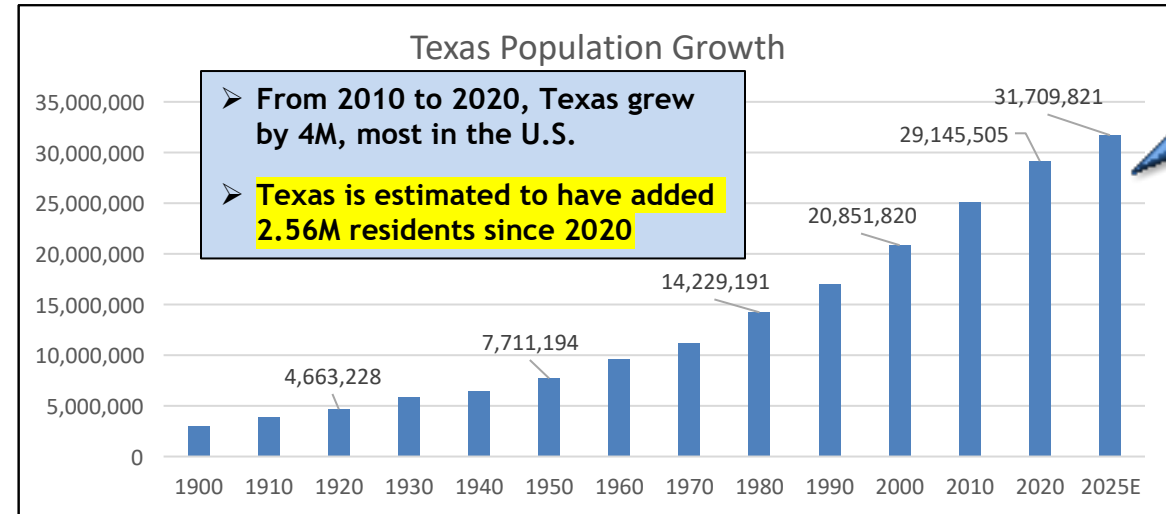
- +10.35 mm people since 2020 Census

Texas Total Population

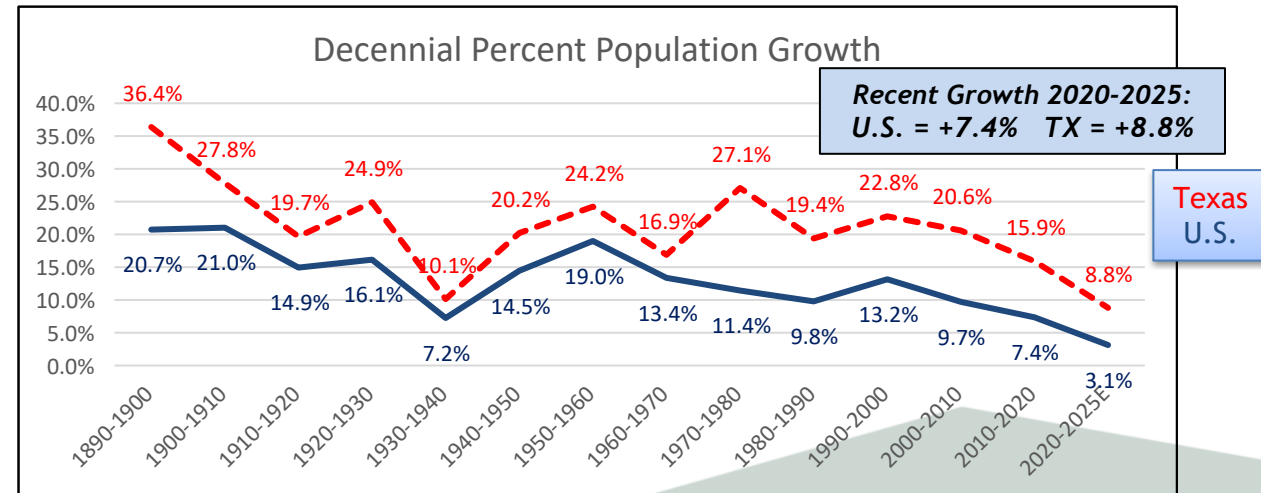
2020 = 29,145,505

2025E = 31,709,821

- 9.3% of U.S. population lives in Texas in 2025
- Texas sees 25% of U.S. population growth over the past 5 years
- Texas decennial growth rate has outpaced national decennial rate since 1890



Nearly 32 million people live in Texas as of 2025



Recent Growth 2020-2025:
U.S. = +7.4% TX = +8.8%

Texas
U.S.

Source: U.S. Census Bureau, Vintage 2025 Population Estimates

MOST POPULATED U.S. METROPOLITAN AREAS



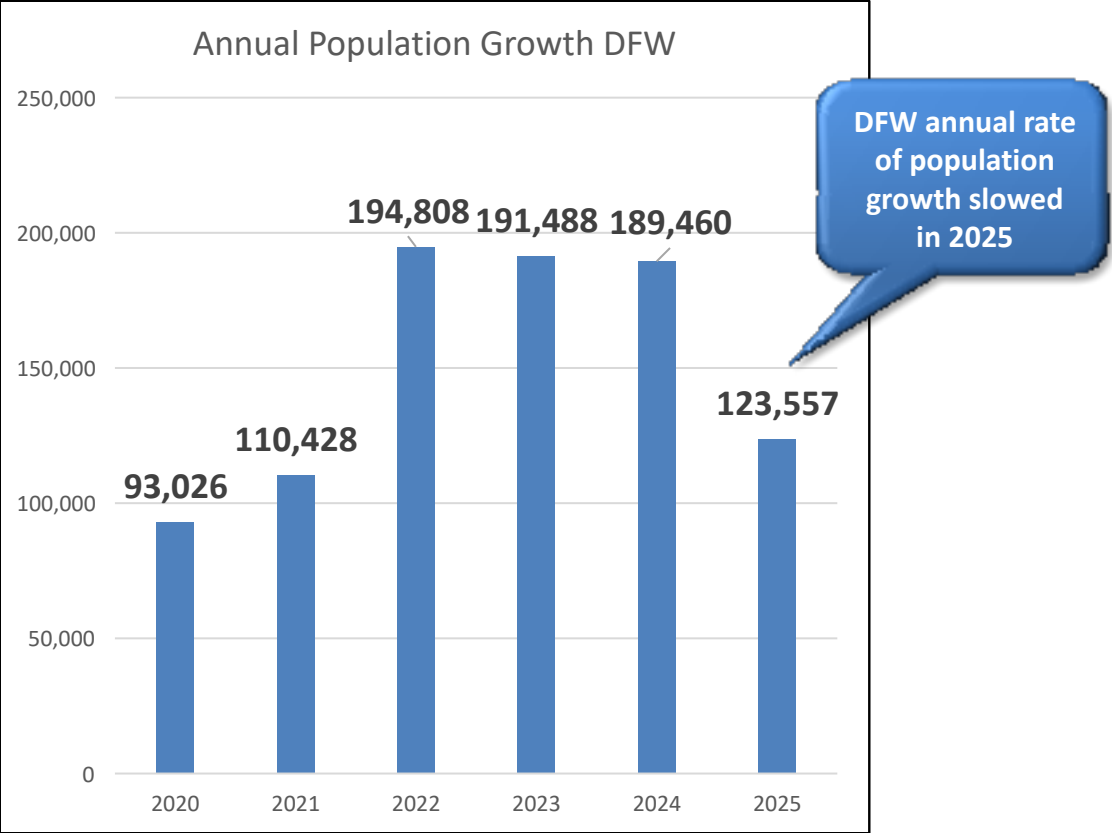
Total Population

	Metropolitan Statistical Area (MSA)	2025E
1	New York-Newark-Jersey City, NY-NJ	20,140,470
2	Los Angeles-Long Beach-Anaheim, CA	13,085,900
3	Chicago-Naperville-Elgin, IL-IN-WI	9,434,123
4	Dallas-Ft. Worth-Arlington, TX	8,477,157
5	Houston-The Woodlands-Sugar Land, TX	7,955,213
6	Washington-Arlington-Alexandria, DC-VA-MD-WV	6,475,818
7	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	6,296,004
8	Miami-Fort Lauderdale-Pompano Beach, FL	6,399,969
9	Atlanta-Sandy Springs-Alpharetta, GA	6,318,628
10	Phoenix-Mesa-Chandler, AZ	5,310,069
11	Boston-Cambridge-Newton, MA-NH	5,090,017
12	Riverside-San Bernardino-Ontario, CA	4,796,824
13	Seattle-Tacoma-Bellevue, WA	4,369,757
14	San Francisco-Oakland-Fremont, CA	4,641,760
15	Detroit-Warren-Dearborn, MI	4,388,475

➤ **DFW remains the 4th most populated metro area in the country; now with almost 8.5 million residents**

Source: U.S. Census Bureau Vintage 2025 Population Estimates (released March 26, 2026)

GROWTH DRIVERS: DALLAS-FT. WORTH MSA POPULATION GROWTH



Notes: FRED DFWPOP series = Census Bureau annual estimates released each spring, expressed as July 1 midyear population. The 2020 value (7,667,416) reflects the post-Census vintage estimate; the actual April 1, 2020 decennial count was 7,637,387. Vintage 2025 released March 27, 2026. 2010 value reflects 2010 Census benchmarking; slight discontinuity from 2009 is normal.

- NCTCOG projects that the Dallas-Fort Worth region will surpass 10 million residents within the next nine years (2035) and reach approximately 12 million by 2050. Population growth is expected to average more than 160,000 new residents annually through 2035.

NCTCOG Forecast

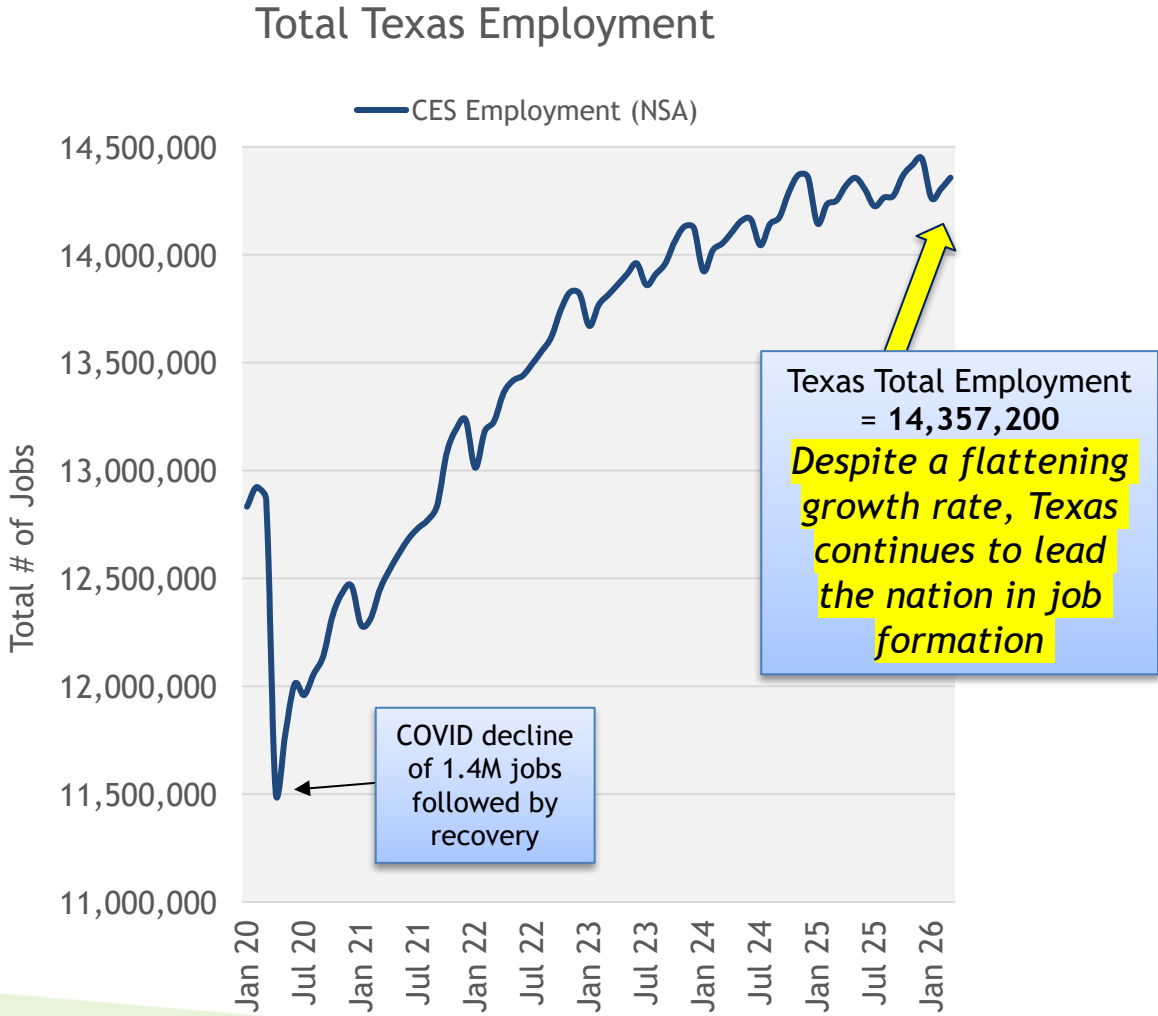
Year	Population	Gain vs. Prior Period	% Change
2020	7,637,387		
2025	8,477,157	839,770	11.0%
2030	9,300,000	822,843	9.7%
2035	10,100,000	800,000	8.6%
2040	10,750,000	650,000	6.4%
2045	11,411,574	661,574	6.2%
2050	12,000,000	588,426	5.2%

Source: U.S. Census Bureau, Vintage 2025 Population Estimates, NCTCOG



GROWTH DRIVERS: TEXAS ECONOMY

Employment Growth Year-over-Year Growth Rate March 2026



Source: TWC - CES (Not Seasonally Adjusted)

Region	Number of Jobs	YoY Growth
United States	+235,000	+0.15%
Texas	+106,200	+0.75%

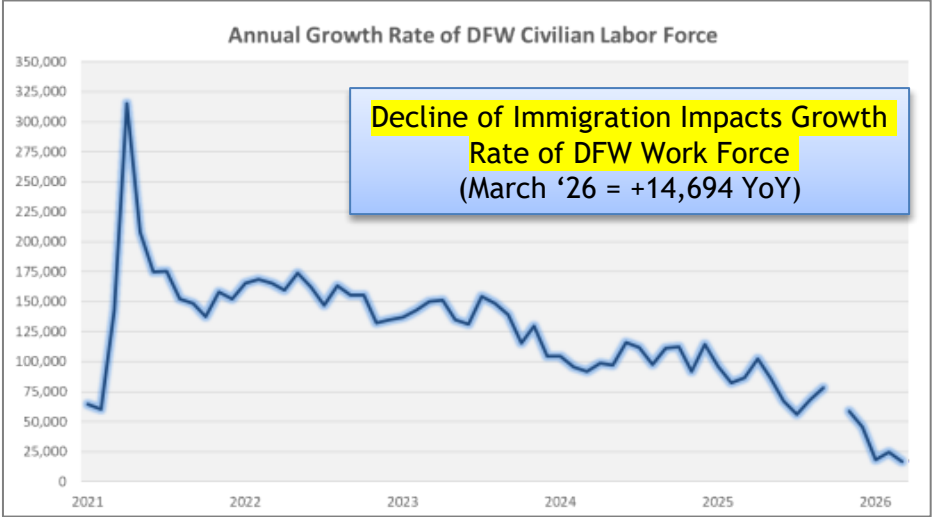
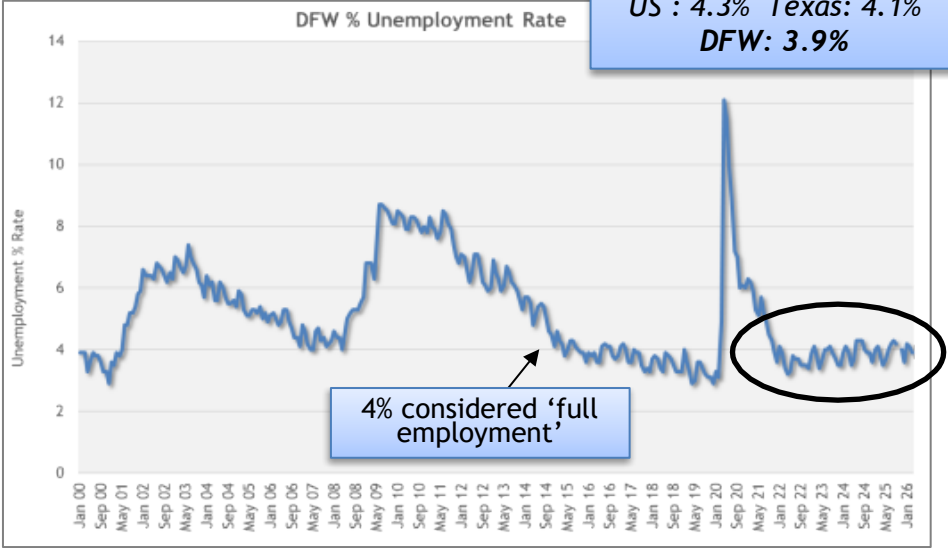
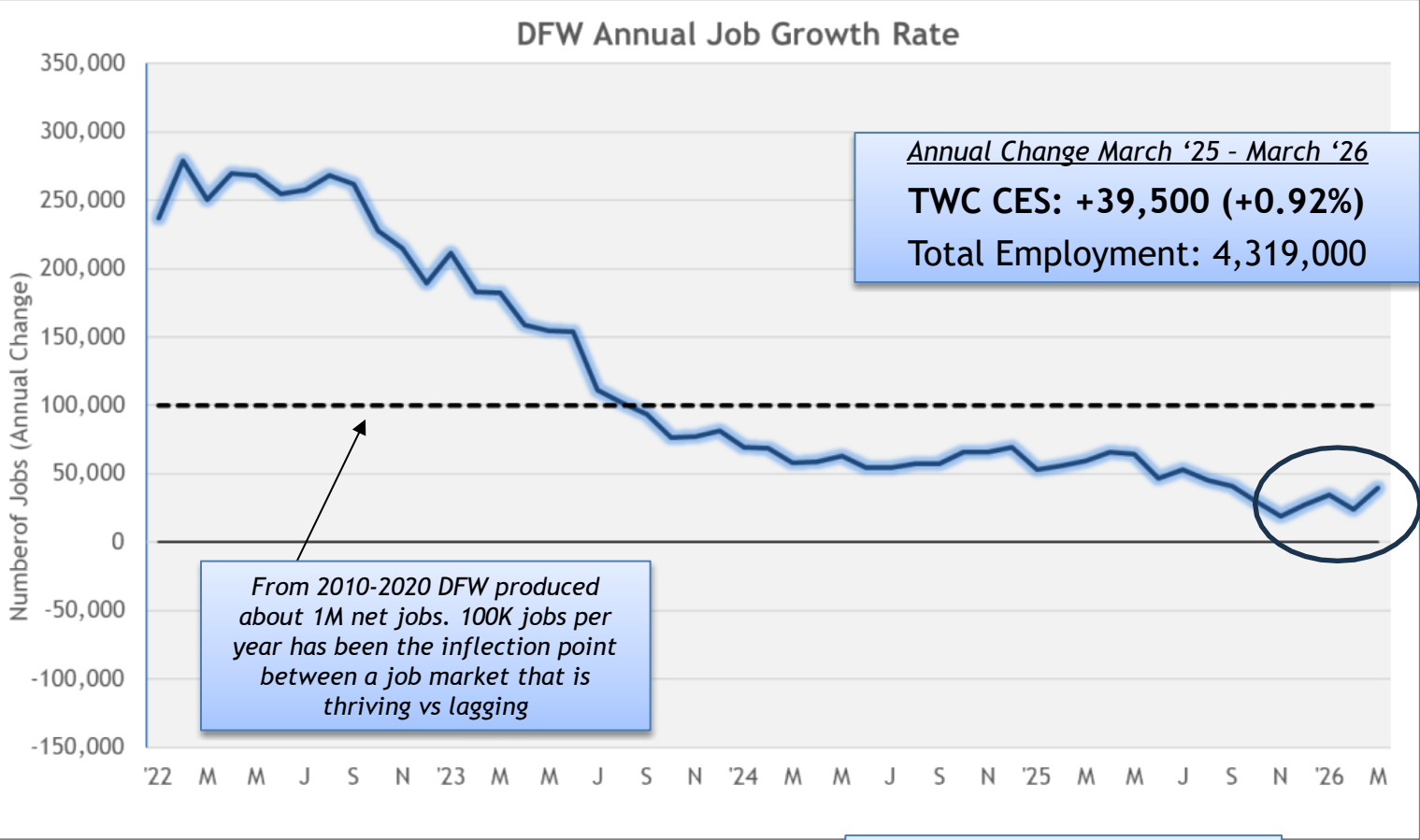
Major Texas Markets YoY Growth		
MSA	Number of Jobs	YoY Growth
DFW	+39,500	+0.92%
Houston	+18,900	+0.54%
Austin	+15,800	+1.13%
San Antonio	+4,100	+0.35%



GROWTH DRIVERS: DFW EMPLOYMENT GROWTH

Unemployment Rates - March 2026

US : 4.3% Texas: 4.1%
DFW: 3.9%

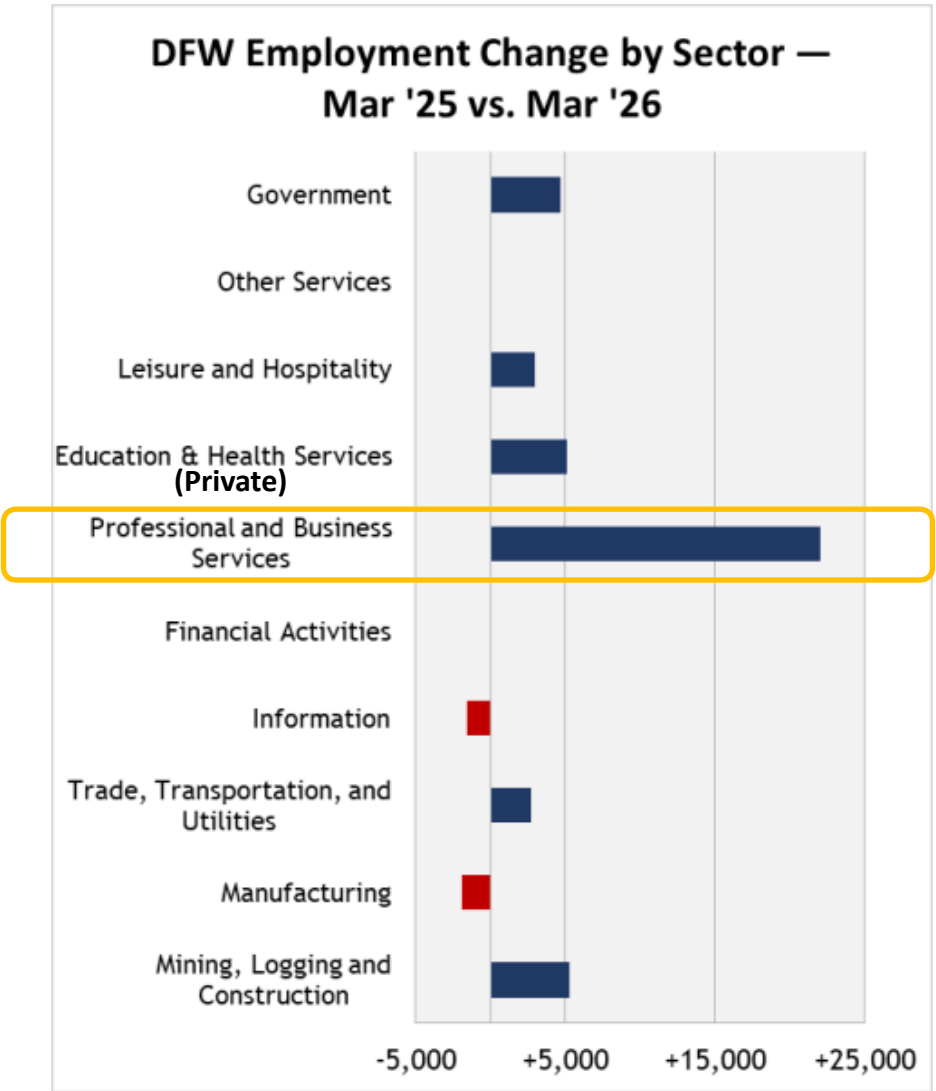


Despite the recent slowdown,
DFW still leads the nation in
annual job growth

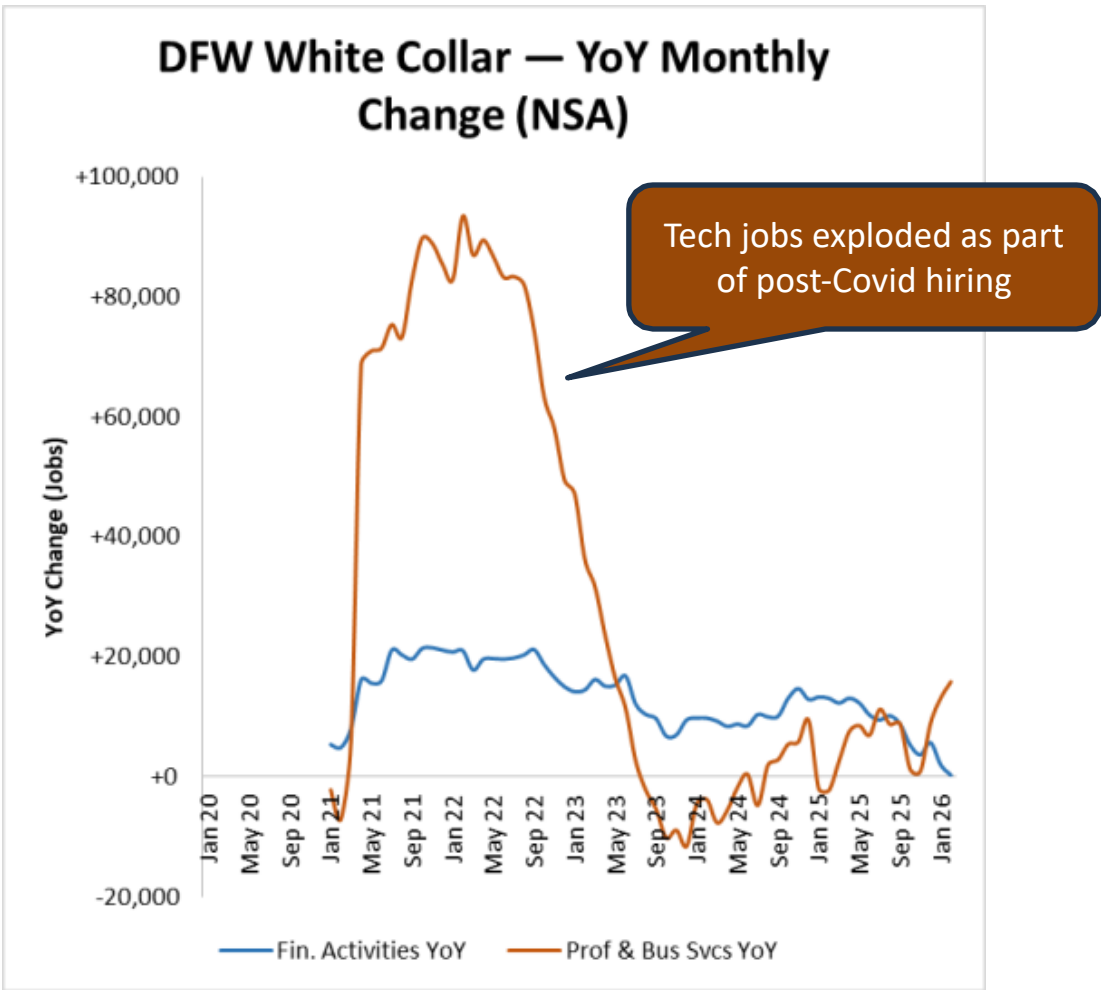
Sherman-Denison
-Separate MSA from DFW
-Saw +500 jobs (+0.92%) for
12-months ended 3/26



GROWTH DRIVERS: DFW EMPLOYMENT BY SECTOR

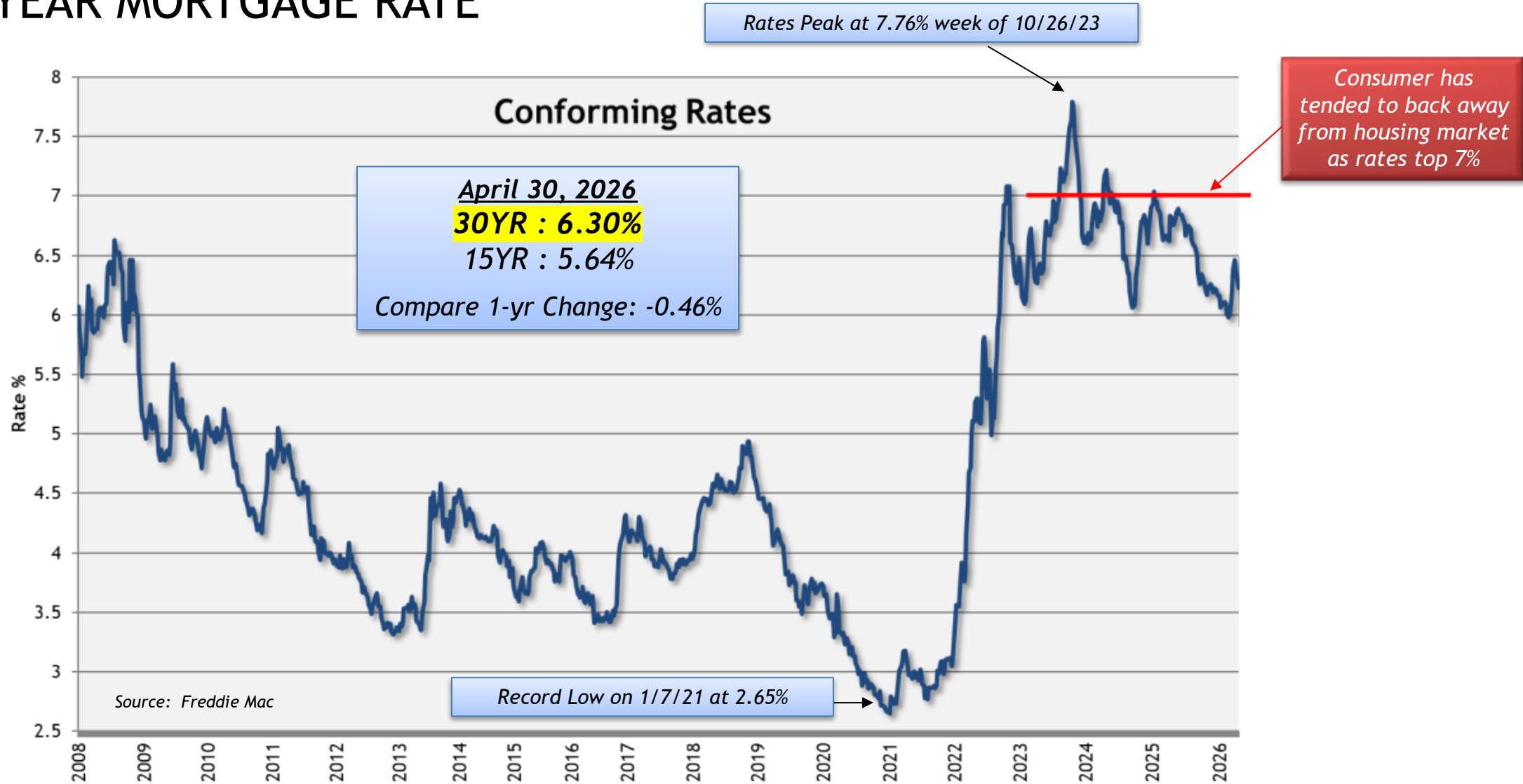


Source: TWC - CES (Not Seasonally Adjusted)





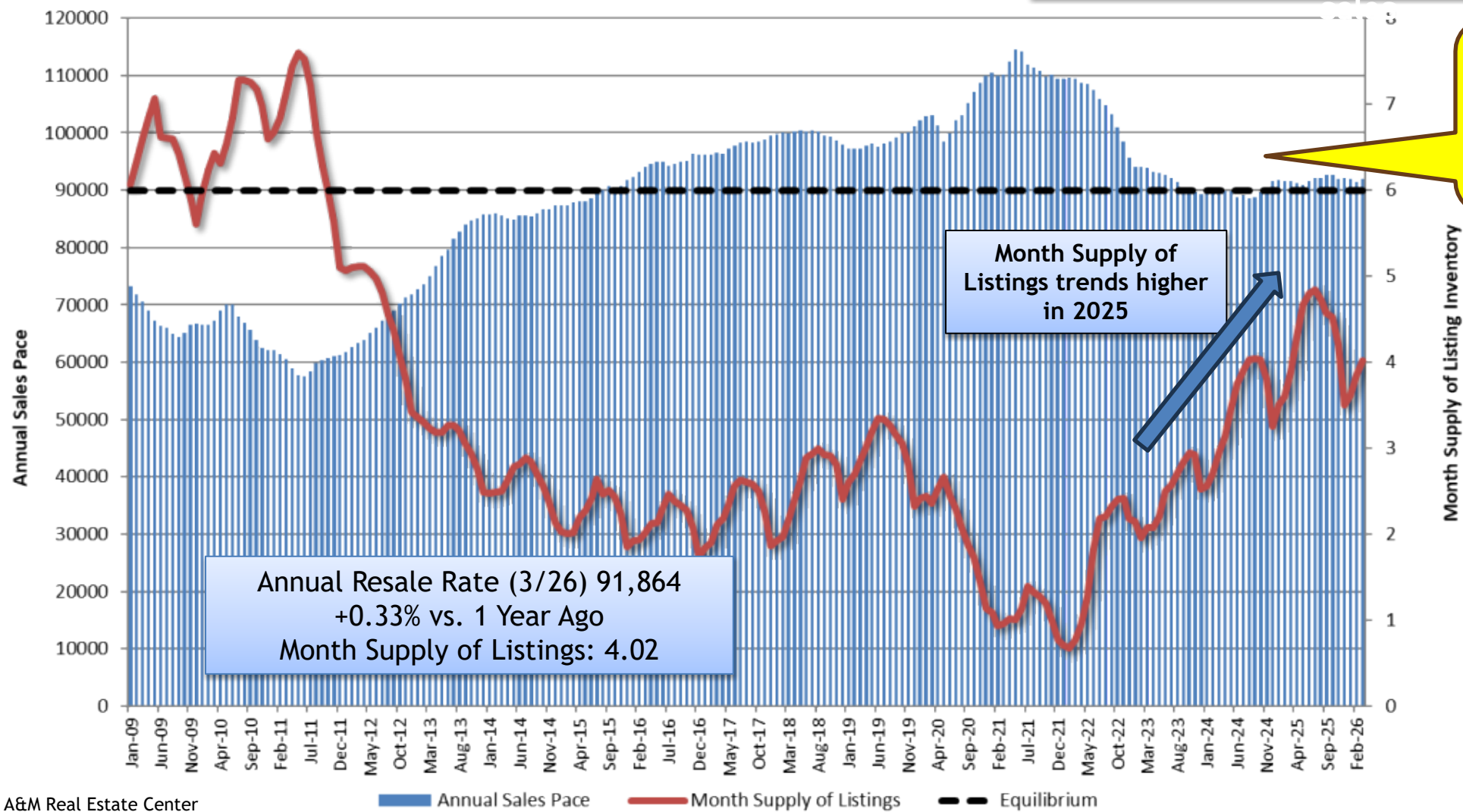
30-YEAR MORTGAGE RATE





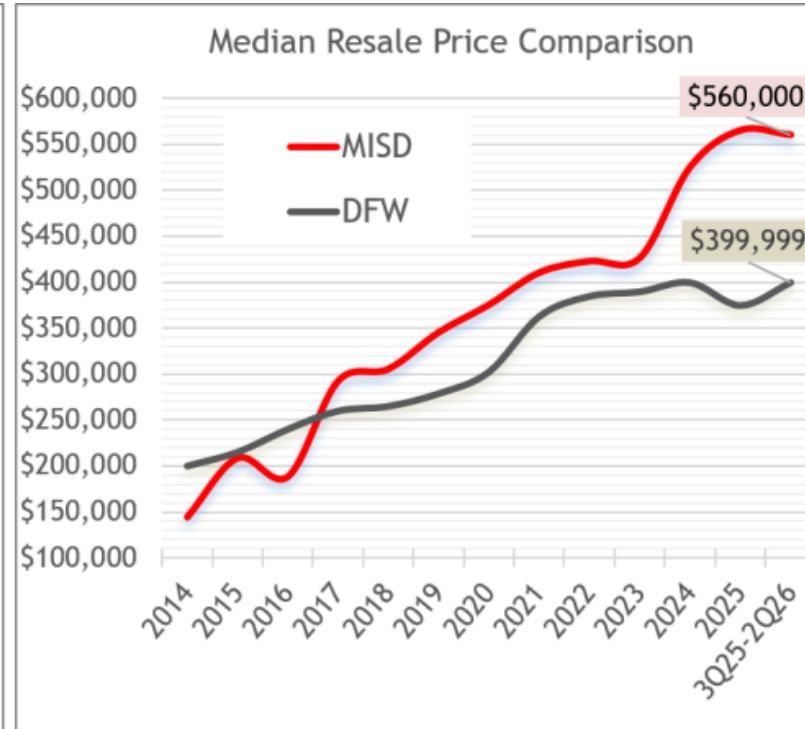
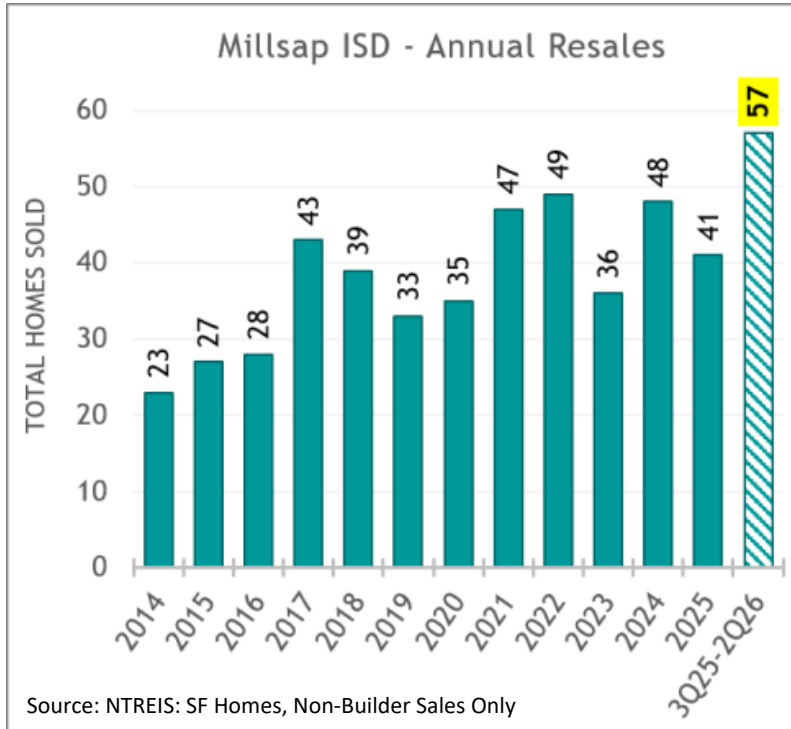
DFW PRE-OWNED HOME SALES (DFW MSA)

'Mortgage-Lock' phenomenon continues to limit the normal rotation of existing home





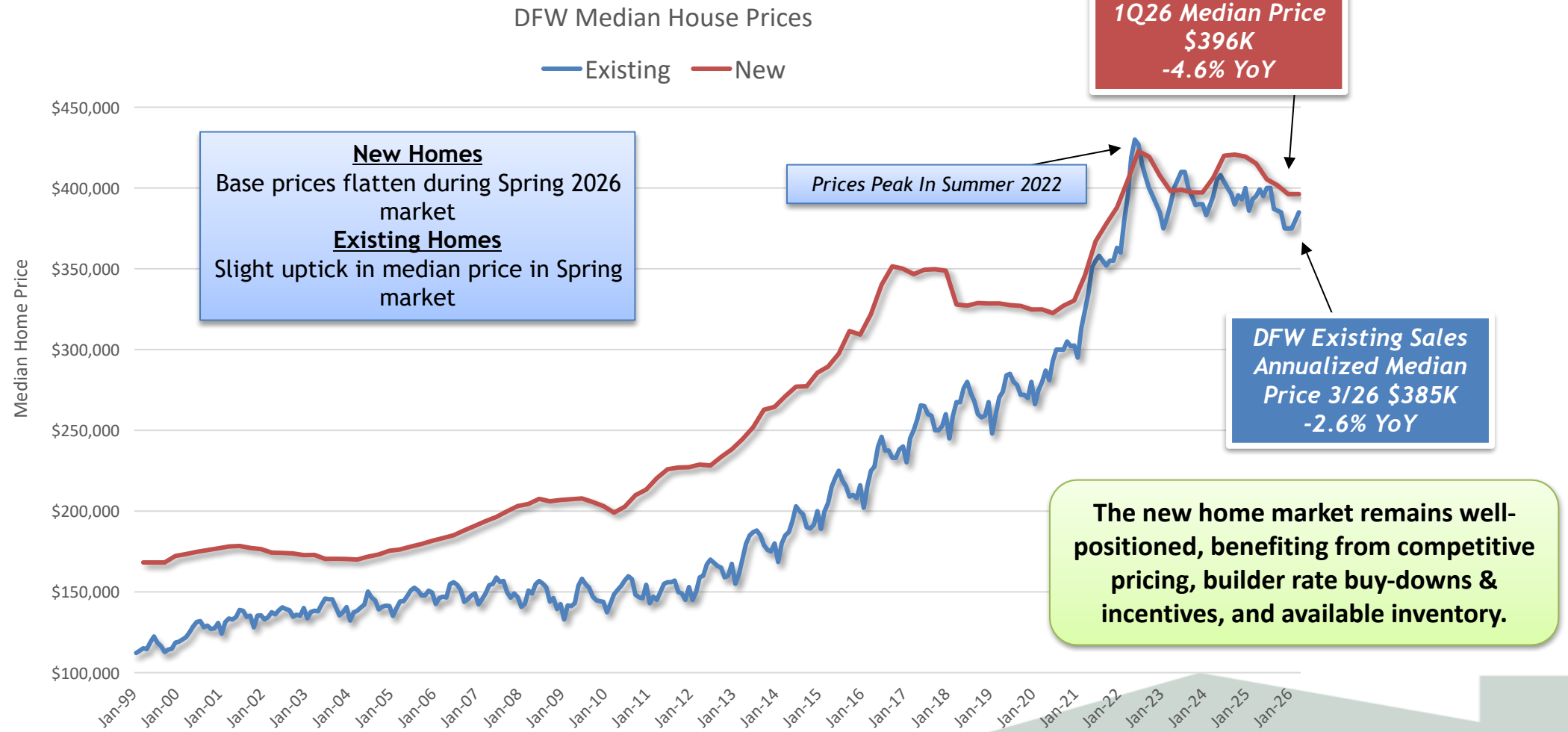
MILLSAP ISD PRE-OWNED HOME SALES



- High mortgage rate environment helps limit pre-owned sales in MISD for much of 2023-2025
- 57 pre-owned homes sold in the district from 3Q25-2Q26 (+58% YoY)
- MISD's median resale sold price as of June 2026 was \$560K (+3.7% YoY)
- DFW's median pre-owned sold price at the end of 2Q26 was \$400K (no change YoY)



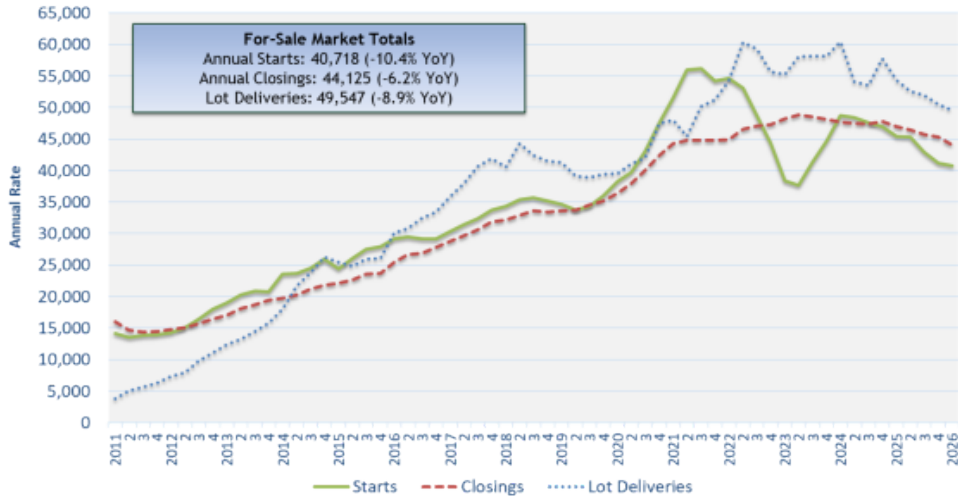
DFW NEW & EXISTING MEDIAN HOME PRICES



Sources: RSI, Texas A&M Research Center, NTREIS

GROWTH DRIVERS: DFW NEW HOME MARKET 1Q26

New Home Starts Top 11,000 During First Quarter, Annual Pace Shifting Lower



Spring Resilience

- Most builders report that traffic and sales are hitting 2026 targets
- While sales remain below early 2025 levels, seasonal spring strength is evident
- Despite higher mortgage rates with Iran war, March and April activity maintains good sales pace
- Margins continue to be under pressure
- Many builders have used seasonal strength to work down excess supply of spec homes—many of these selling with little profit.
- Moving forward, focus is on ways to maintain pace and improve margins.
- Some builders in northern markets report a slight uptick in cultural buyer sales

Market Drivers

- TWC spring benchmarking of employment provides upward revision to 2025YE figures
 - Previous: 14,200
 - Revised: 27,900
- But job growth remains subpar with 12-months ended March at 39,500

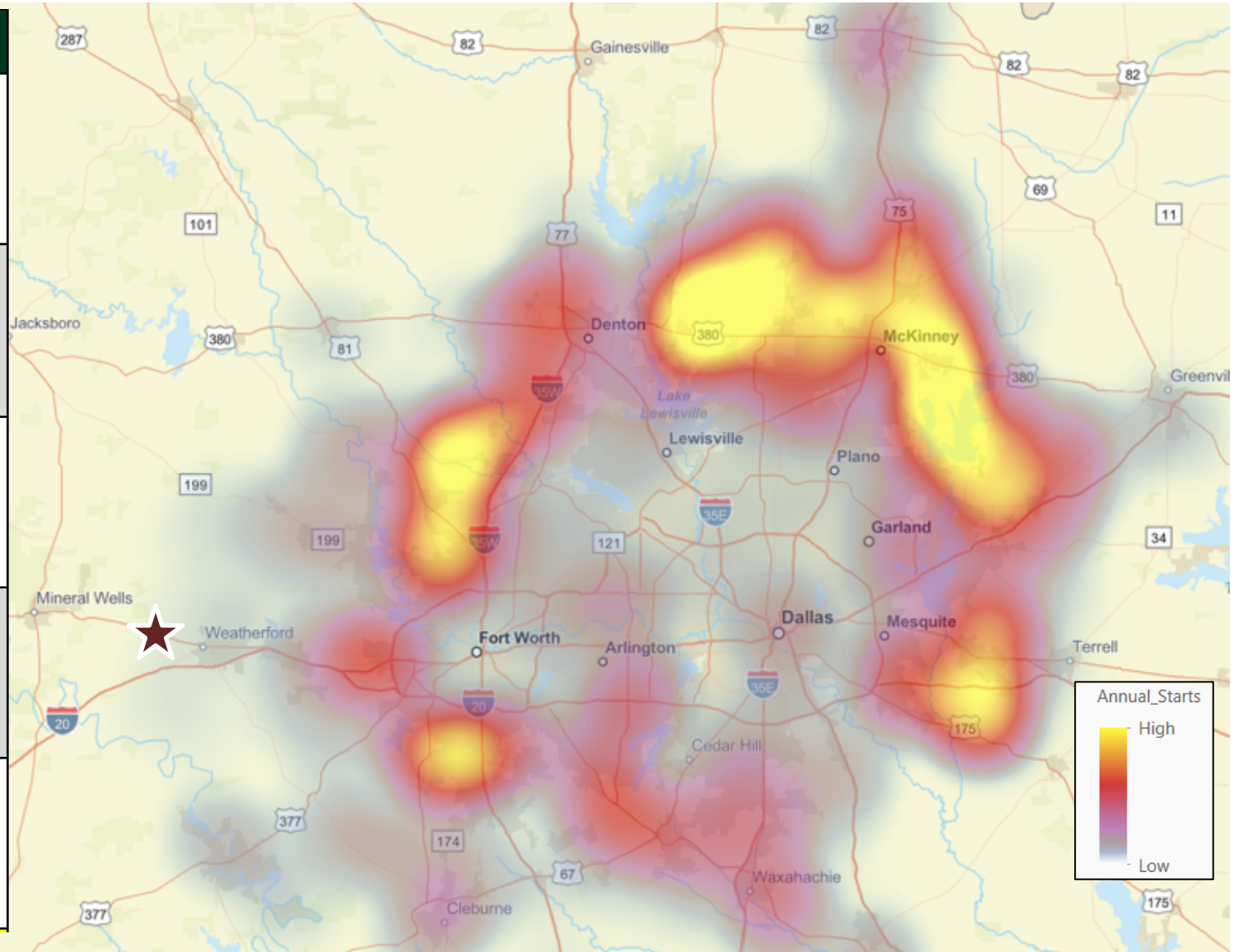
Lot Supply

- Lot supply remains elevated at 111K lots, a 32.7-month supply
- Many builders and developers have curbed number of new lots being brought to market
- Development pipeline has shrunk to 64K lots, suggesting that peak lot level may be closer to 122K



NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 2Q25-1Q26

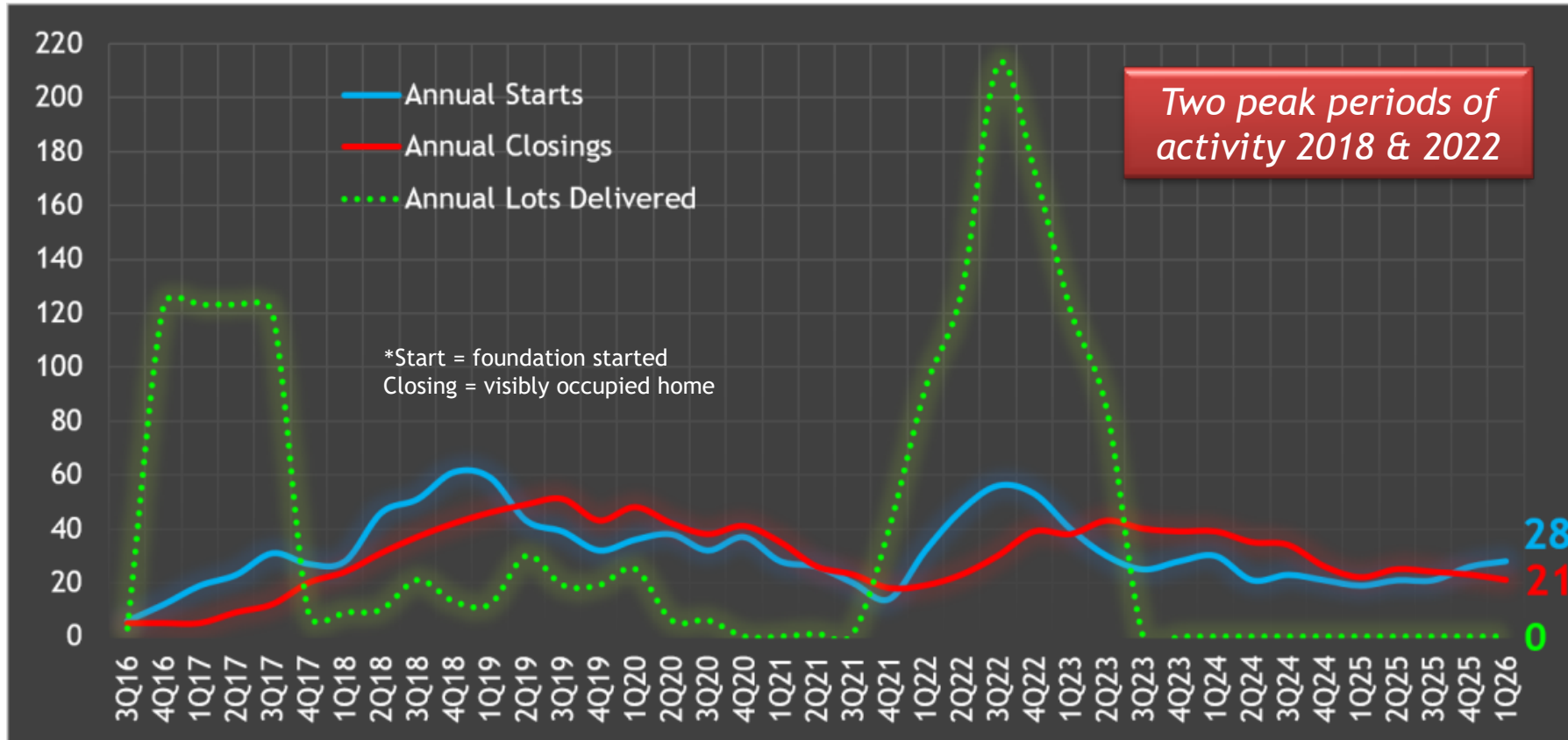
Rank	District	Annual Starts	Annual Closings
1	Northwest	3,202	3,493
2	Princeton	2,502	3,104
3	McKinney	2,052	2,369
4	Crowley	1,561	2,115
5	Denton	1,842	2,078
6	Celina	1,688	2,011
7	Community	1,496	1,770
8	Prosper	1,461	1,745
9	Crandall	1,253	1,551
10	Forney	1,333	1,461
11	Frisco	992	1,407
12	Eagle Mtn.-Saginaw	1,145	1,311
13	Anna	729	1,294
14	Aubrey	1,369	1,262
15	Dallas	1,137	1,208
16	Rockwall	1,033	1,180
17	Midlothian	1,061	1,058
18	Waxahachie	1,032	994
19	Mansfield	744	967
20	Melissa	499	952
21	Royse City	695	910
22	Little Elm	377	837
23	Garland	742	791
24	Cleburne	476	745
25	Ft. Worth	682	731





MILLSAP ISD GROWTH DRIVERS - ANNUAL NEW HOME CONSTRUCTION

Current Cycle Annual Records:
Starts: 61 from 1Q18-4Q18
Closings: 56 from 4Q21-3Q22



- 28 new homes started in the district from 2Q25-1Q26
- 21 new homes occupied over the past year (flat YoY)
- Outside of two peak periods of rapid construction of 50-60 units per year, MISD annual closings have averaged about 25 new homes per year
- No new lots delivered since 2022/23

Annual Totals 2Q25-1Q26 & YoY Change

28 Starts: +47.4% (+19 homes)

21 Closings: -4.6% (-1 homes)



MILLSAP ISD TOP PRODUCING NEW HOME SUBDIVISIONS

2Q25-1Q26 (ranked by annual closings)

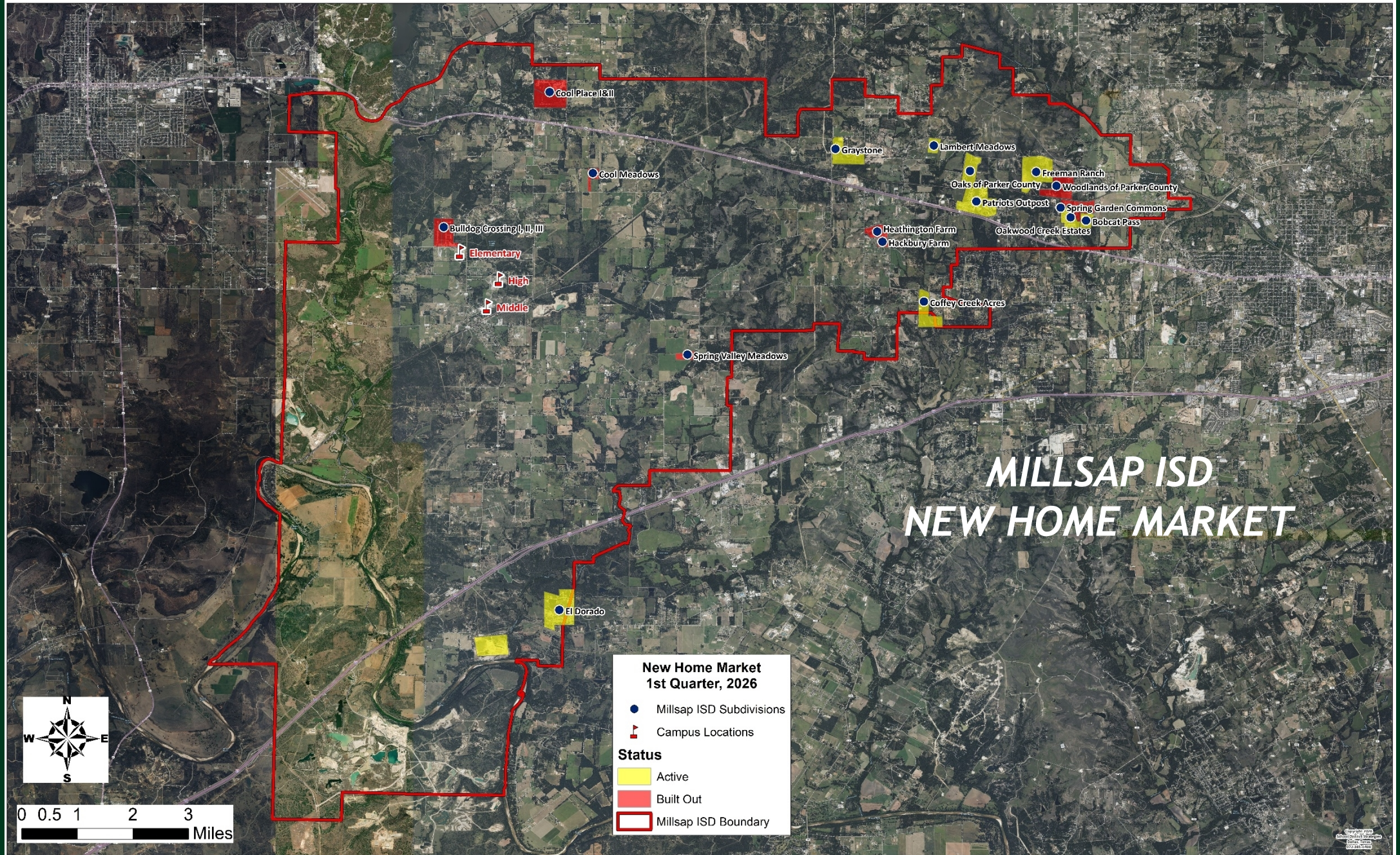


Rank	Subdivision	City/ETJ	Annual Starts	Annual Closings	Total Inventory	VDL	Future Lots
1	Greystone	Parker Co. Uninc.	12	8	8	10	0
2	Freeman Ranch	Parker Co. Uninc.	15	6	14	41	0
3	Oaks of Parker County	Parker Co. Uninc.	0	4	0	6	0
4	Lambert Meadows	Parker Co. Uninc.	0	2	0	5	0
5	Coffey Creek Acres	Parker Co. Uninc.	1	1	1	9	0



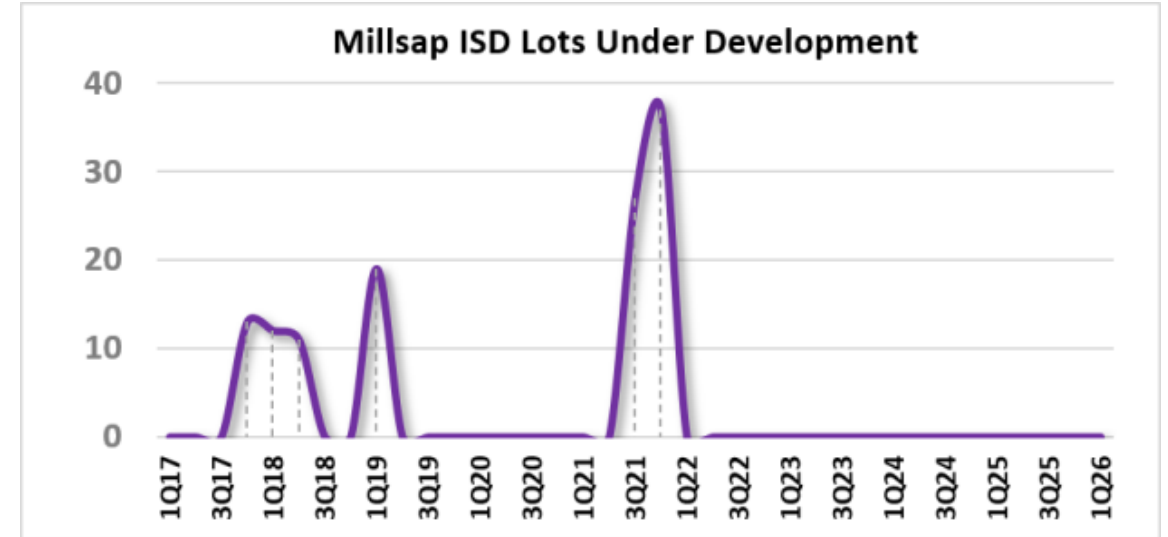
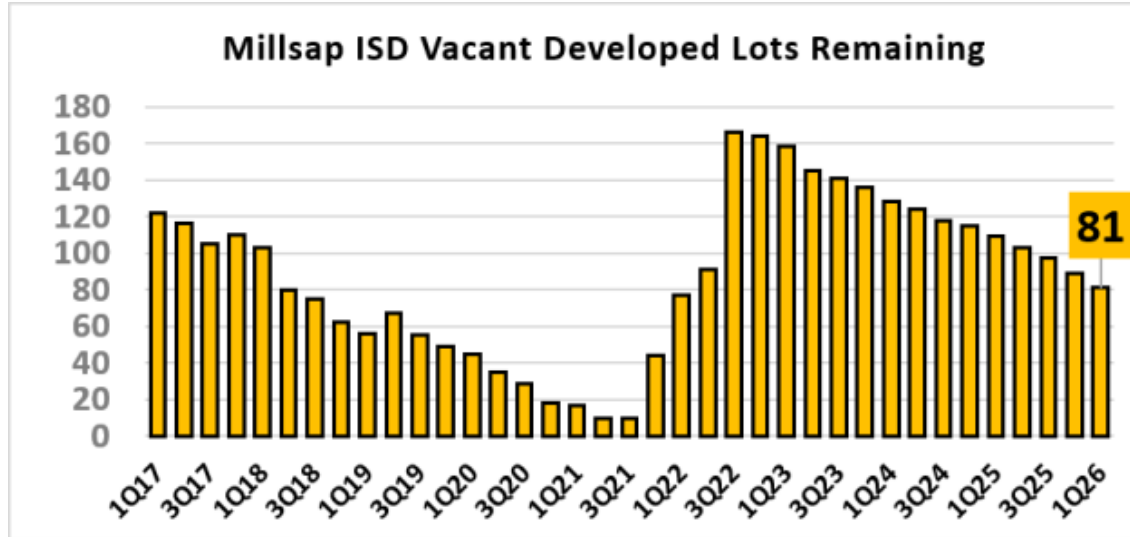
- Residential construction within Millsap ISD remains modest, with growth driven primarily by custom homes, rural residential development, and a limited number of small subdivisions.
- No large-scale master-planned communities or national production builders are currently active within the district.

Millsap Independent School District





MILLSAP ISD RESIDENTIAL LOT INVENTORY 1Q26



Current Inventory:

23 total SF homes
in-process (not
occupied)

Vacant Developed Lots:

81 vacant
developed lots as
of March 2026
(34.7 MOS)

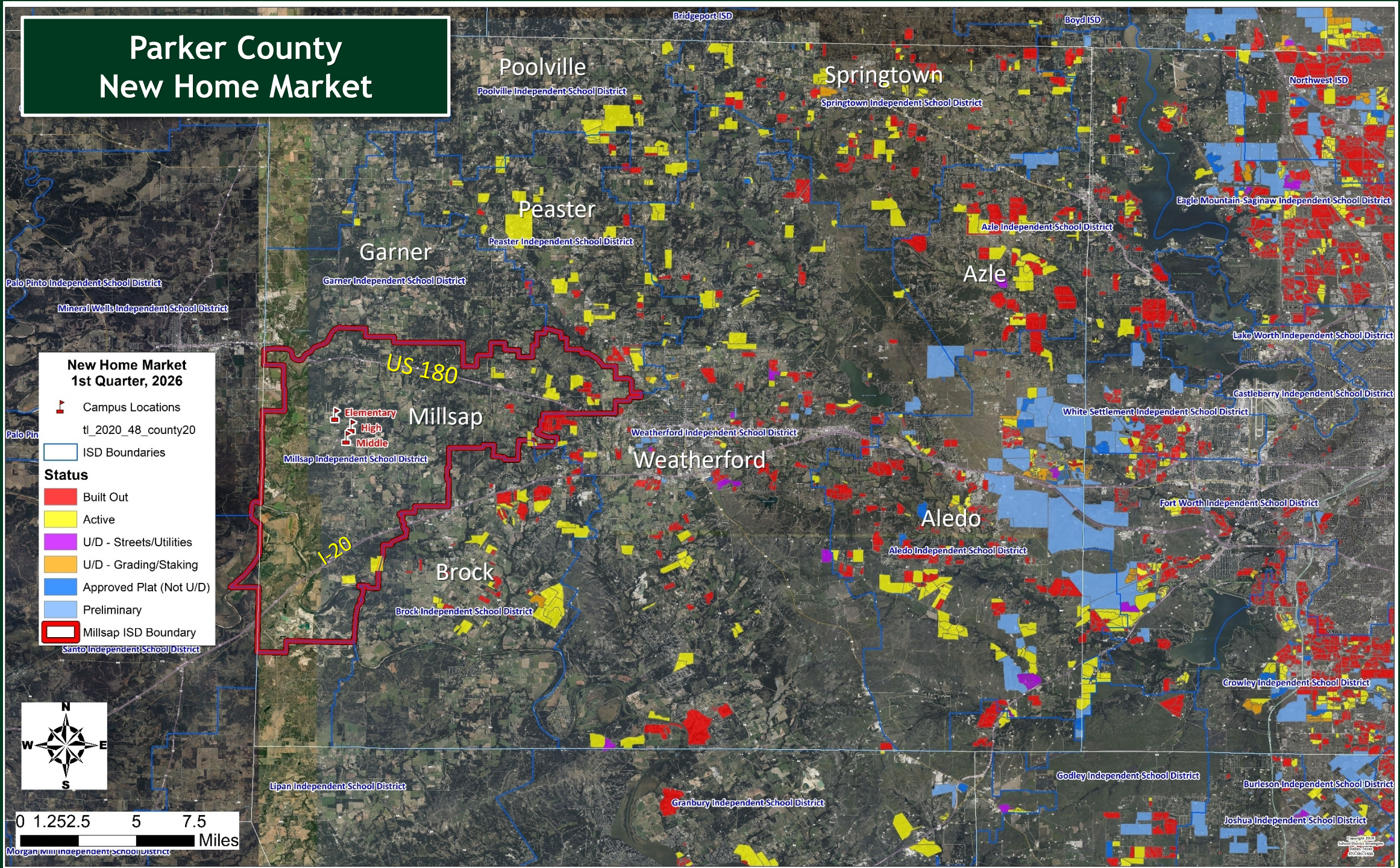
Lots Under Development:

No lots are
currently under
development

Future Lots:

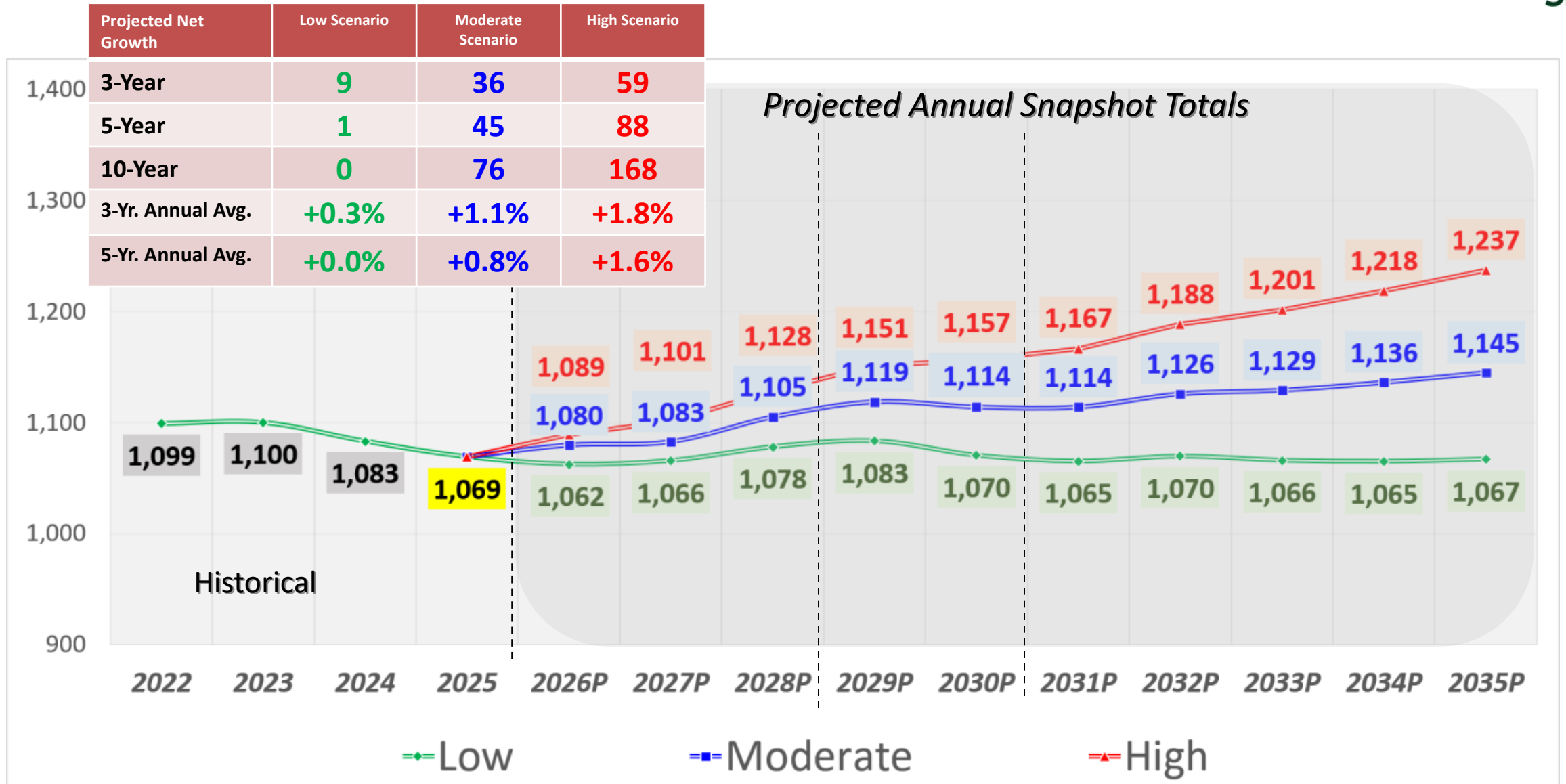
No future lots are
in-process or
planned at the
moment

Parker County New Home Market



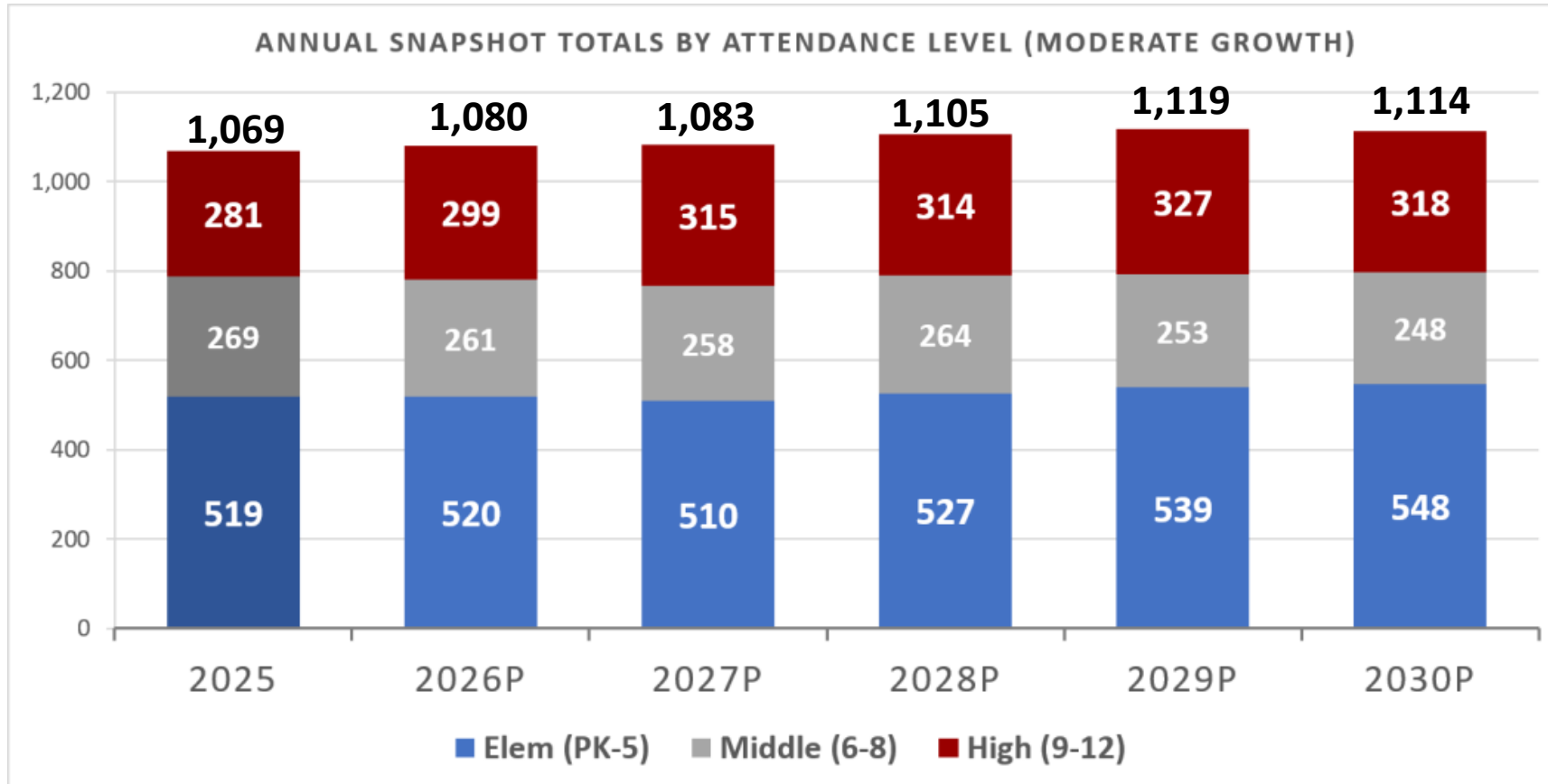


DISTRICT ENROLLMENT PROJECTIONS: FALL 2026-FALL 2035





WHERE THE GROWTH LANDS



	ELEMENTARY							MIDDLE			HIGH						
Year (Fall)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2025	53	69	79	74	78	82	84	78	90	101	73	77	66	65	1,069	-14	-1.3%
2026P	54	85	68	79	72	79	83	88	79	94	98	72	70	60	1,080	11	1.0%
2027P	54	74	84	68	77	73	80	87	89	82	91	97	65	63	1,083	3	0.3%
2028P	55	96	74	84	66	78	74	84	88	92	78	89	88	59	1,105	22	2.1%
2029P	55	88	95	74	82	67	79	77	85	91	88	77	81	80	1,119	14	1.2%
2030P	55	88	88	95	72	83	68	83	78	88	87	87	70	74	1,114	-5	-0.4%

Millsap ISD

2025/26 Demographics Summary



Overview. Millsap ISD enrolled 1,069 PK-12 students in October 2025, the 93rd largest of the 100+ DFW-area districts. Enrollment peaked in Fall 2021 and has since leveled off: up just 3.9% (+40 students) over five years, though up 13.2% (+125) over ten. The recent trend is flat-to-declining—about -1.4% in each of the past two years, including -14 students (-1.3%) in Fall 2025—for a three-year average of -0.9% annually. The opening of Garner ISD's high school in 2021/22 is the principal cause, as transfer students began returning to their home district. The community itself keeps growing: an estimated 5,326 residents in 2026 (+15% since the 2020 Census) across 2,086 households (+18%), with median household income of \$99K vs \$92K for DFW.

Regional context. Texas has added an estimated 2.56 million residents since 2020, and DFW remains the nation's 4th-largest metro at roughly 8.5 million, on pace to exceed 10 million by 2035. The pace is easing: DFW's annual population gain slowed to about 124,000 in 2025 from nearly 195,000 in 2022, and job growth cooled to +39,500 (+0.92%) even as it continues to lead the nation. Mortgage rates at 6.50% still limit resale turnover through the “mortgage-lock” effect. In Parker County, growth continues to push outward from Weatherford, led by Aledo, Brock, Peaster, and Poolville ISD's.

Housing activity. New home construction is modest but improving off a low base: 28 starts (+47.4%) and 21 closings (-4.6%) from 2Q25–1Q26, against a long-run average near 25 closings per year outside brief peaks in 2018 and 2022. Resales were the stronger story—57 pre-owned homes sold from 3Q25–2Q26, up 58% year-over-year, at a median of \$560K (+3.7%), well above DFW's \$400K. Greystone and Freeman Ranch subdivisions led new-home production.

Development pipeline. Supply is the binding constraint. No new lots have been delivered since 2022/23, none are under development, and none are in-process or planned. That leaves 81 vacant developed lots as of March 2026—a 34.7-month supply—plus 23 homes in process, concentrated in Freeman Ranch (41 VDL) and Greystone (10). Absent new development, the district's new-home pipeline runs out in the next five years.

Transfers and student yields. Out-of-district students are still roughly a third of enrollment, making transfer patterns as consequential as construction. Transfers-in have fallen to 321 for 2025/26 from a 2018/19 peak of 430, while resident students transferring out have climbed from 64 in 2019/20 to 143. The high school normalized most: its out-of-district share fell from 43.7% in 2022 to 33.1% in 2025. A sample of 615 single-family homes yields 0.39 students per home district-wide; active new construction produces a below-average 0.30.

Enrollment projections (moderate scenario). The district is projected to reach 1,105 students by 2028/29, 1,114 by 2030/31, and 1,145 by 2035/36—a ten-year net gain of just 76 students. The low scenario shows no net growth over ten years; the high scenario adds 168. Growth concentrates in elementary, rising from 519 to 548 by Fall 2030 as kindergarten classes strengthen toward 80 and potentially 100+ by 2028; high school climbs from 281 to 318 while middle school slips from 269 to 248.

Bottom line. Residential development within Millsap ISD remains modest and is characterized primarily by custom homes, rural residential construction, and small subdivisions. Unlike neighboring districts experiencing large-scale, production builder driven development and enrollment growth, Millsap ISD continues to grow at a measured pace due to infrastructure constraints and the prevalence of agricultural land uses. Under current market conditions, the district is projected to add a limited number of new homes over the next decade, with the greatest growth potential located in the eastern portion of the district near Weatherford.



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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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