



Gregory-Portland ISD

Demographic Study

Population and Survey Analysts

Spring 2026

Presenters:

Kris Pool, Director of Planning

Susan Cates, Demographer

Population and Survey Analysts



Specialized expertise in enrollment forecasting and demographic analysis, producing ten-year projections and scenario-based planning insights.

Expert demographers delivering housing and market-driven insights to inform locally grounded enrollment projections.

Skilled professionals in delivering coordinated, accurate, and timely outputs to support demographic studies and planning services.

Expert geospatial specialists delivering precise, location-based insights to support enrollment projections and long-range planning.

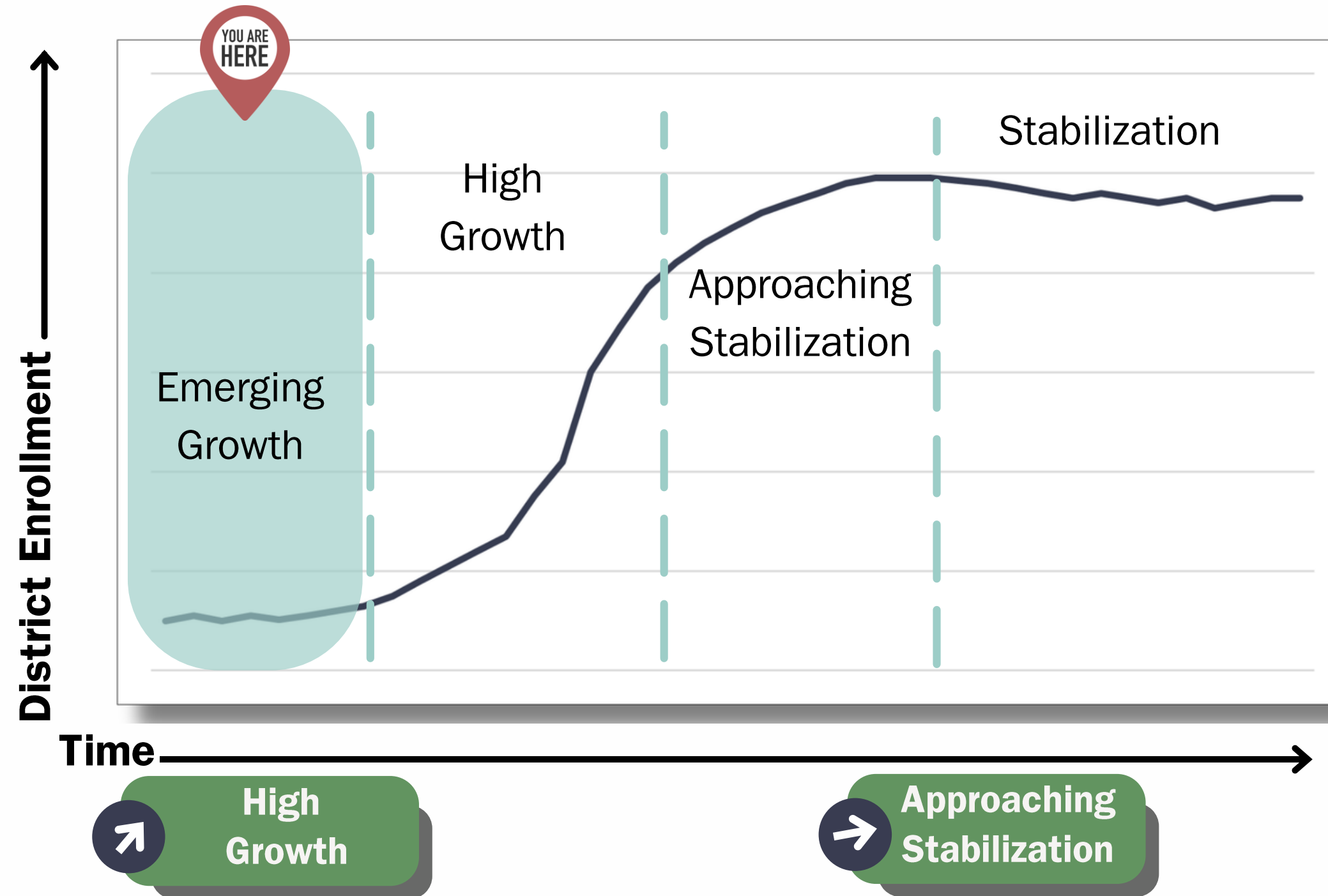
Our Commitment

We are committed to partnering with our clients to understand the implications of enrollment growth and decline so that we, *together*, can plan effectively for the future.

PASA's Demographic Study Process

- **Collect State and District Demographic Data**
- **Geocode Student Population**
- **Determine Ratios of Students per Home**
- **Analyze Alternative Educational Opportunities**
- **Analyze Housing and Economic Trends**
- **Generate Districtwide Enrollment Projections**
- **Analyze Long-Range Planning Implications**

The Demographic Lifecycle*



→ Emerging Growth

- Overall, steady, but growing enrollment
- Potential for development
- Districts assess implications of anticipated enrollment growth

↗ High Growth

- Overall, rapid enrollment growth
- Expansion of development
- Districts assess often-strained capacities and resources due to growth

→ Approaching Stabilization

- Growing, steady, and declining enrollment in various areas
- Less available land for development
- Districts assess varying needs due to uneven districtwide enrollment trends

→ Stabilization

- Enrollment plateaus and declines in various areas
- Almost completely built out
- Districts assess varying needs due to uneven districtwide enrollment trends

Demographic Study Components

Demographic Trends



Past & Current Students



Economy and Housing

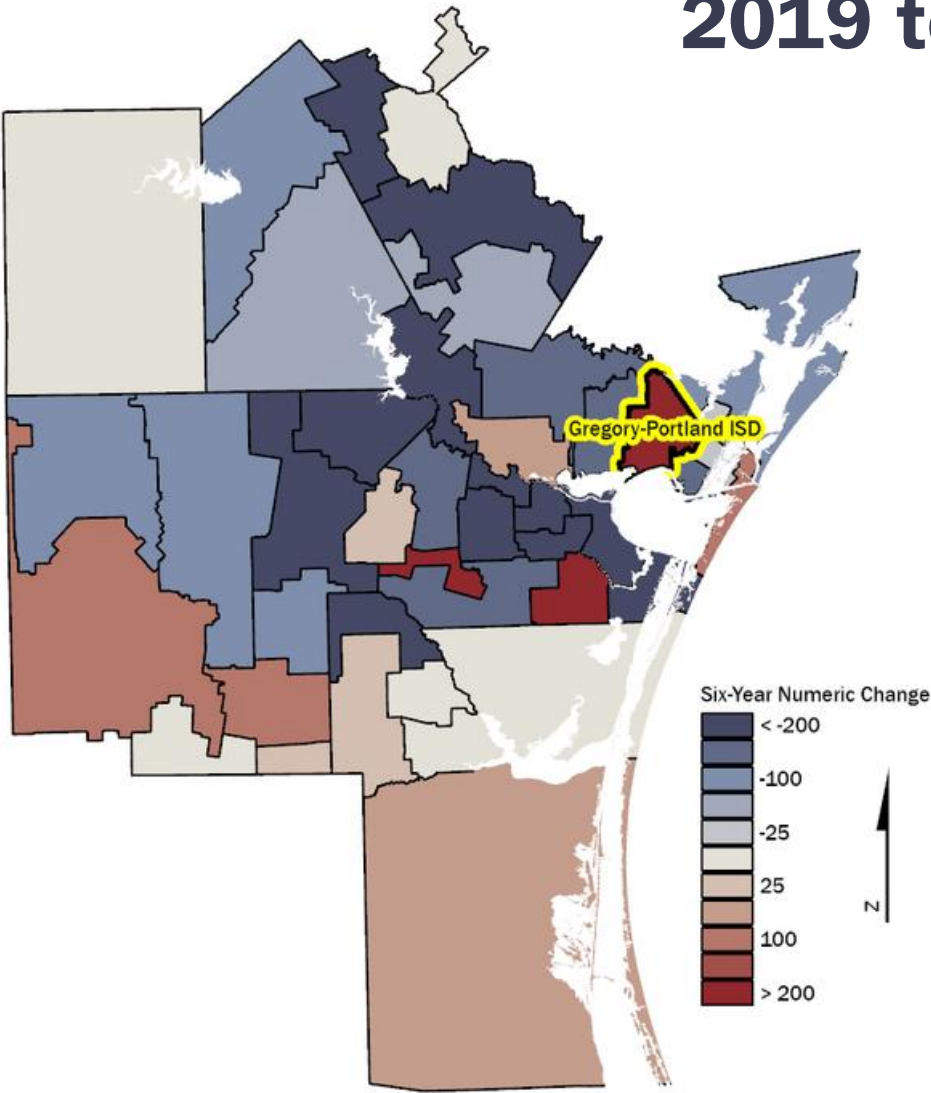


Student Projections



ESC Region 2

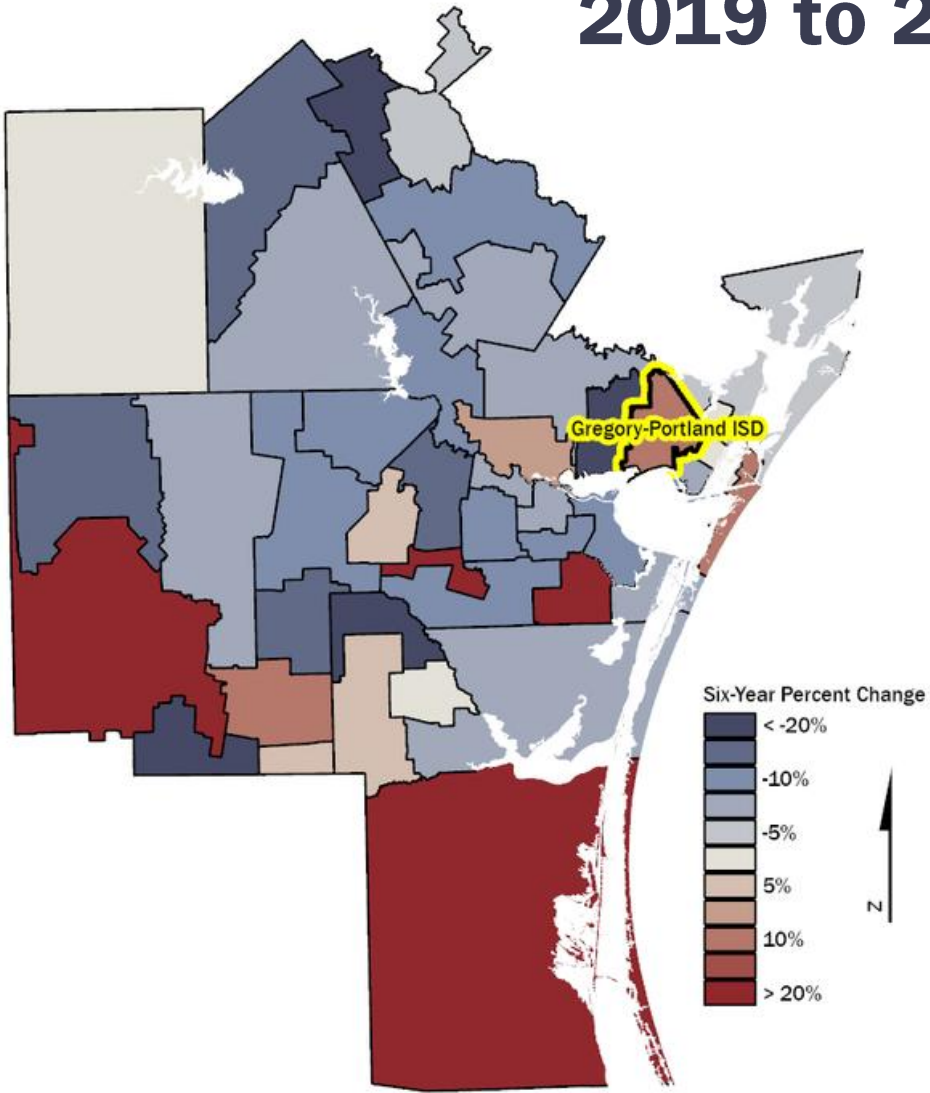
Six-Year **Numeric** Enrollment Change 2019 to 2025



RANKED BY SIX-YEAR NUMERIC CHANGE			
ESC Region 2 Districts	Enrollment 2025-26	Six-Year Change	
		Numeric	Rank
Driscoll ISD	1,030	727	1
London ISD	1,927	726	2
Gregory-Portland ISD	5,130	505	3
Premont ISD	761	96	4
Port Aransas ISD	578	70	5
Benavides ISD	352	59	6
Kenedy County-Wide CSD	123	50	7
Odem-Edroy ISD	898	45	8
Santa Gertrudis ISD	813	3	9
Agua Dulce ISD	387	2	10
La Gloria ISD	130	1	11
McMullen County ISD	286	-2	12
Ricardo ISD	668	-4	13
Ramirez CSD	24	-14	14
Pettus ISD	380	-17	15

Gregory-Portland ISD added **505** students over the past six years, ranking **3rd** in numeric growth among ESC Region 2 districts.

Six-Year **Percent** Enrollment Change 2019 to 2025

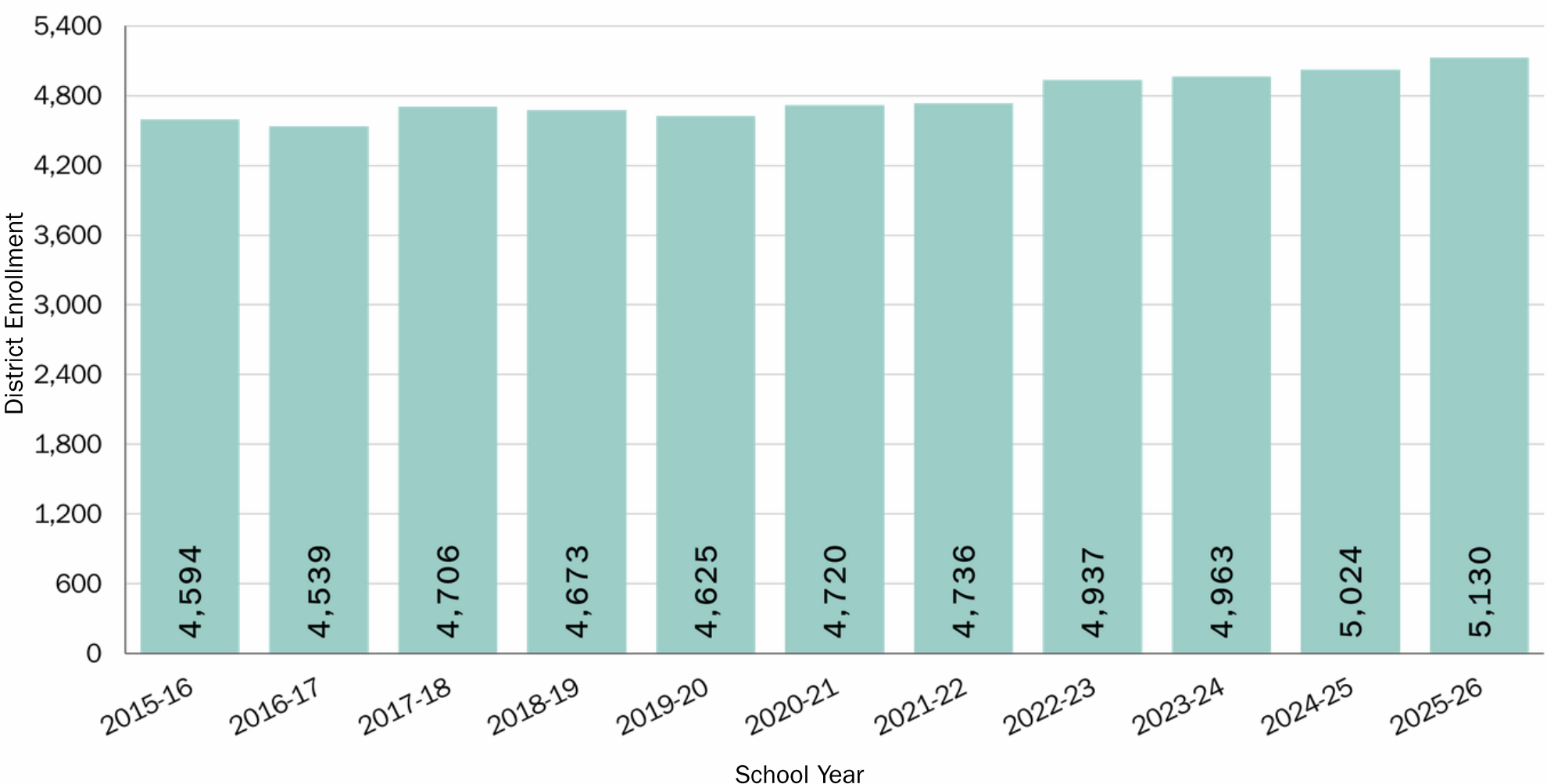


RANKED BY SIX-YEAR PERCENT CHANGE			
ESC Region 2 Districts	Enrollment 2025-26	Six-Year Change	
		Percent	Rank
Driscoll ISD	1,030	239.93%	1
Kenedy County-Wide CSD	123	68.49%	2
London ISD	1,927	60.45%	3
Benavides ISD	352	20.14%	4
Premont ISD	761	14.44%	5
Port Aransas ISD	578	13.78%	6
Gregory-Portland ISD	5,130	10.92%	7
Odem-Edroy ISD	898	5.28%	8
La Gloria ISD	130	0.78%	9
Agua Dulce ISD	387	0.52%	10
Santa Gertrudis ISD	813	0.37%	11
Ricardo ISD	668	-0.60%	12
McMullen County ISD	286	-0.69%	13
Aransas Pass ISD	1,595	-1.54%	14
Pettus ISD	380	-4.28%	15

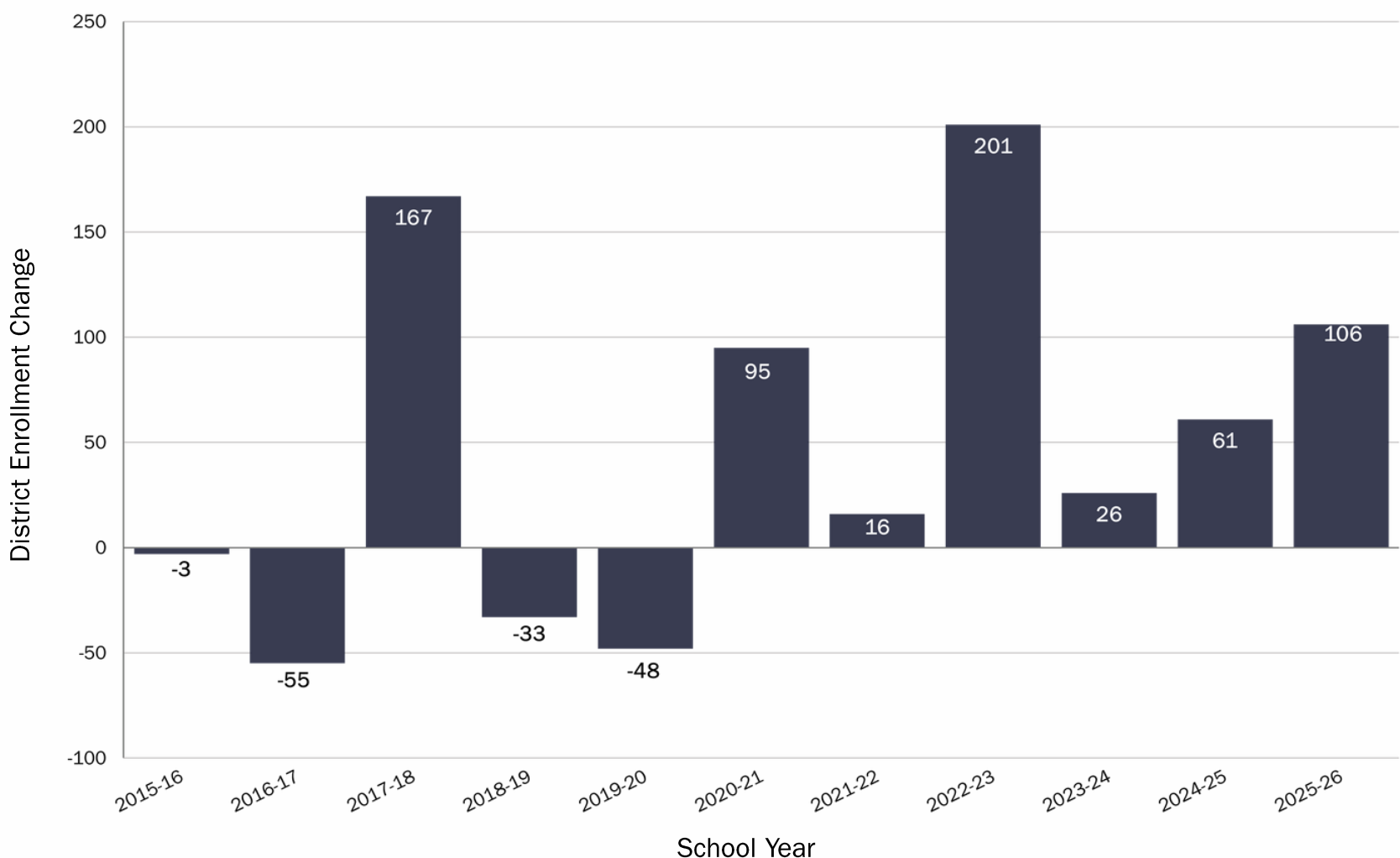
Gregory-Portland ISD grew by **10.92%** over the past six years, ranking **7th** in percent growth among ESC Region 2 districts.

Gregory-Portland ISD: Historical Enrollment Trends

Historical Enrollment



Historical Enrollment Change



+536

Ten-Year Change

enrollment change
2015 to 2025

+410

Five-Year Change

enrollment change
2020 to 2025

Largest Increase:

+201 students in 2022–23

Largest Decrease:

–55 students in 2016–17

GPISD gained students in 2020–21 while approximately 75% of Texas ISDs experienced enrollment declines.

Historical Enrollment Trends

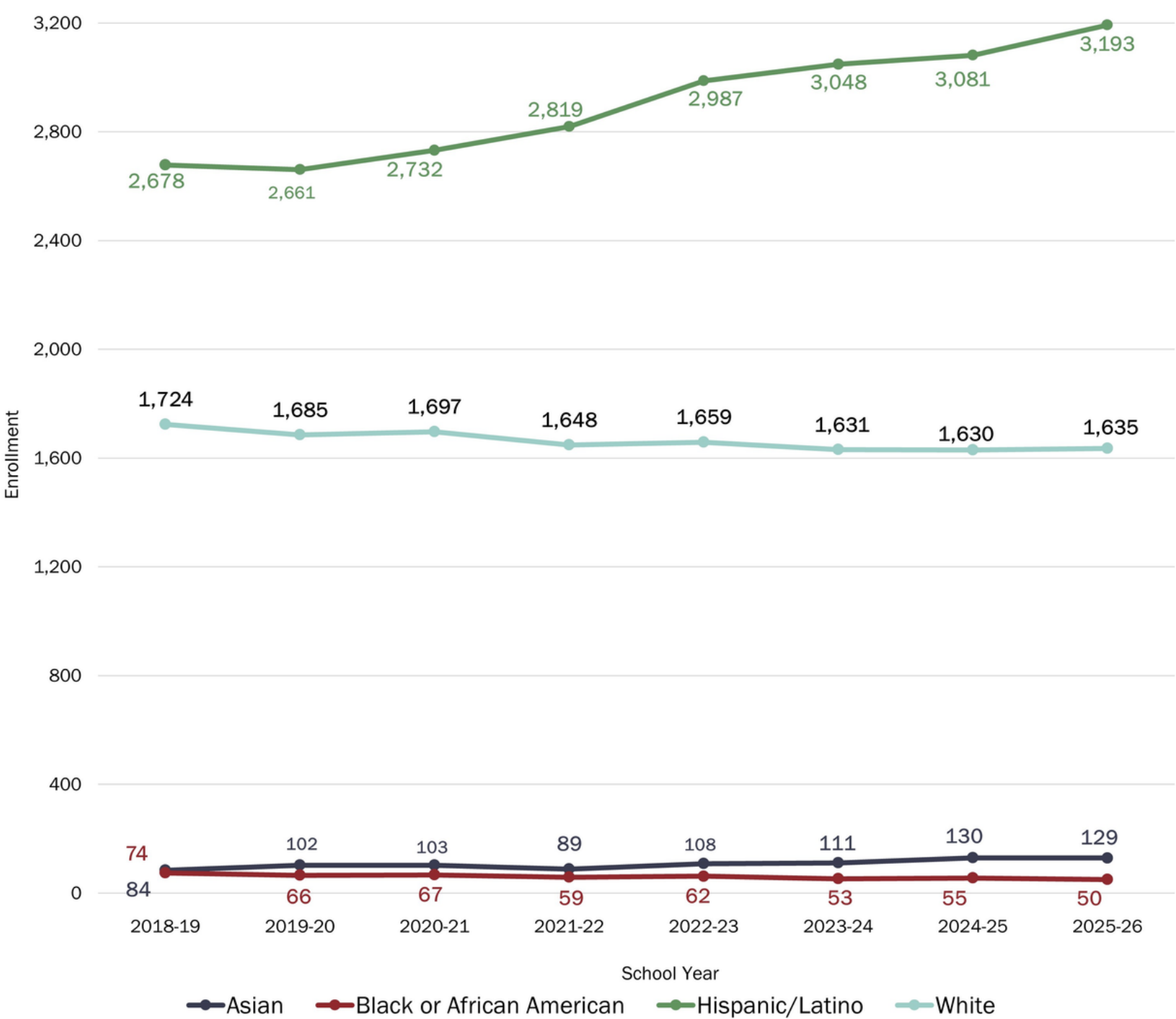
Enrollment by Ethnicity

State of Texas



Note: Numbers for American Indian/Alaska Native, Native Hawaiian/Other Pacific, or Two or More Races not shown; total combined for these populations was 213,407 in 2025–26, an increase of 5,270 students from 2024–25.

Gregory-Portland ISD

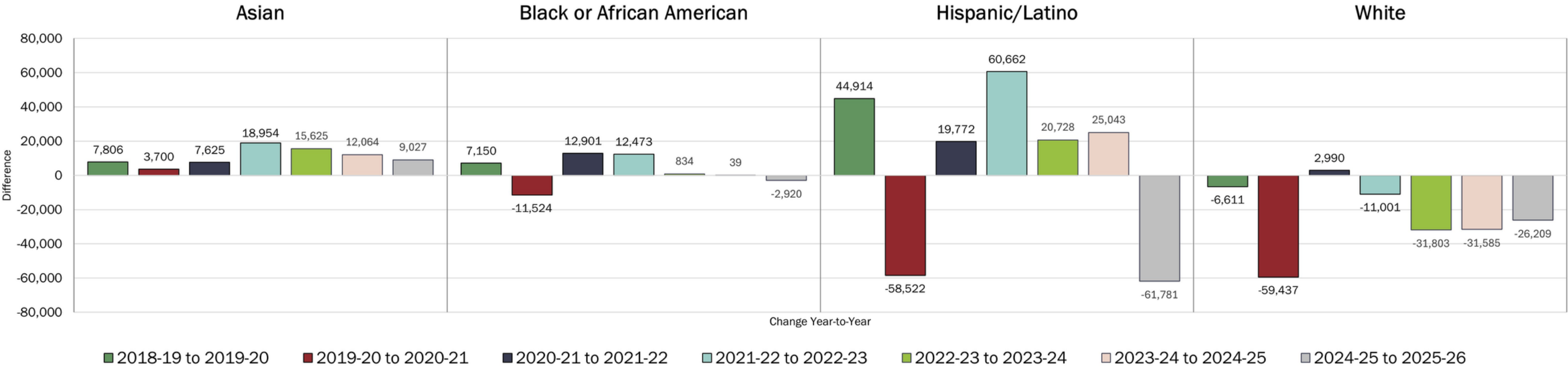


Note: Numbers for American Indian/Alaska Native, Native Hawaiian/Other Pacific, or Two or More Races not shown; total combined for these populations was 123 in 2025–26, a decrease of 5 students from 2024–25.

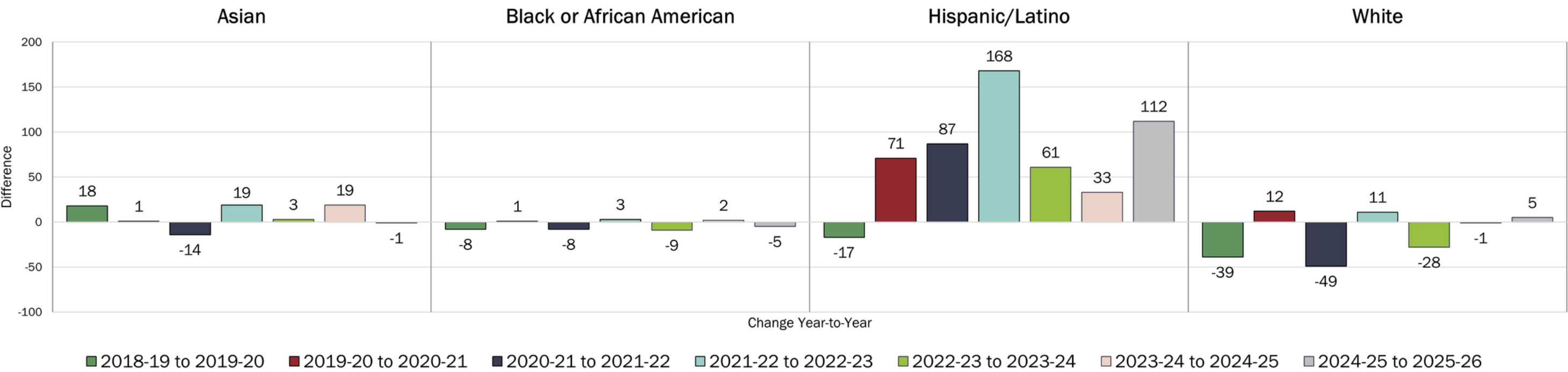
Historical Enrollment Trends

Enrollment Change by Ethnicity

The State of Texas



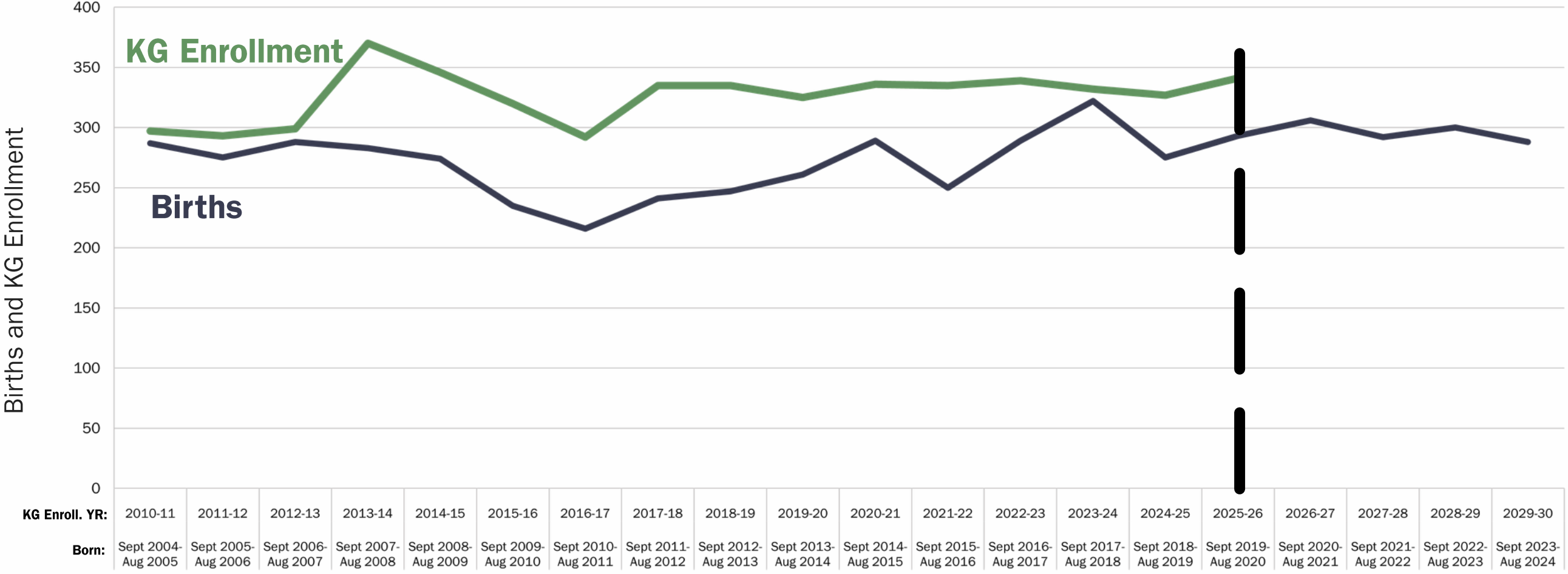
Gregory-Portland ISD



KG Enrollment & Birth Trends

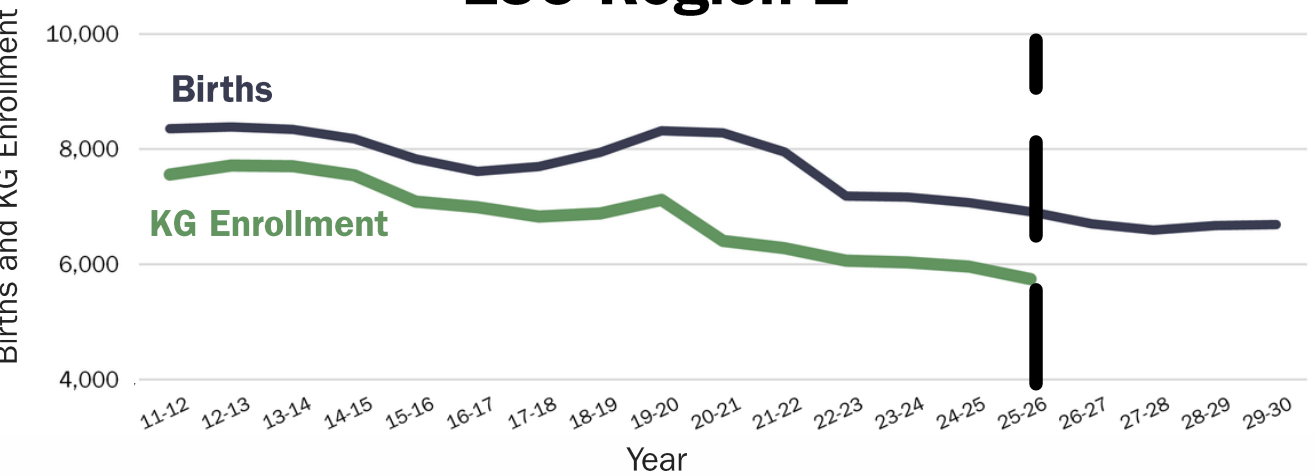
On the graphs below, births have been shifted five years to align with the year of kindergarten enrollment. Births are compiled based on the birth mother's ZIP Code.

Gregory-Portland ISD KG Enrollment and Births

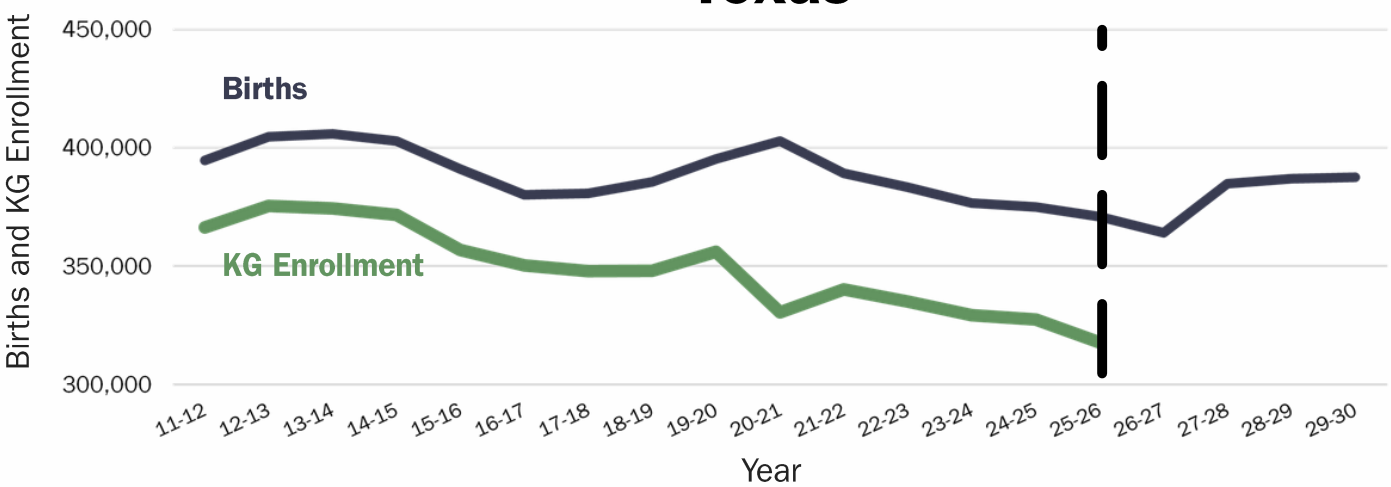


Gregory-Portland ISD's kindergarten enrollment has consistently remained above birth levels over time, reflecting continued in-migration of young families into the District and ongoing housing growth.

ESC Region 2



Texas



ESC Region 2 and Texas as a whole have both experienced long-term declines in births and kindergarten enrollment, reflecting broader demographic shifts and increasing student attrition to alternative educational opportunities.

Demographic Study Components

Demographic Trends



Past & Current Students



Economy and Housing

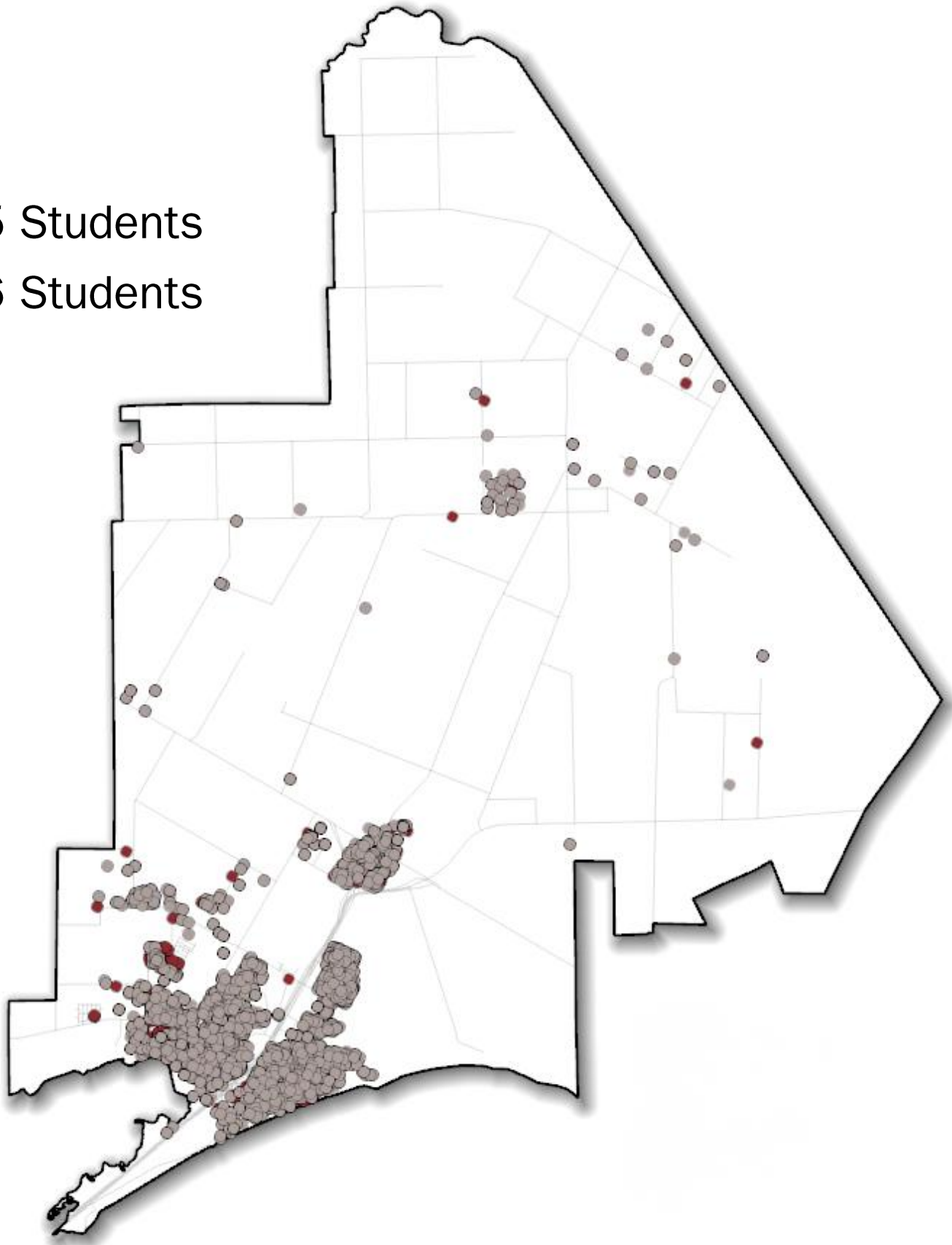


Student Projections



Geocoding of Student Addresses

- 2024–25 Students
- 2025–26 Students



Geocoding is PASA’s approach to precise student placement across the District and serves as the starting point for enrollment projections. It highlights 2024–25 students in gray and 2025–26 students in red, reflecting growth and distribution shifts. The data, organized by PASA using parcels, roadways, and attendance zones, provides a 99% accurate foundation for forecasting.

Historical Enrollment by Grade

Historical Enrollment										
GRADE	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
EE	12	11	24	26	22	25	35	31	21	26
PK	74	105	97	84	96	126	124	155	181	187
KG	292	335	335	325	336	335	339	332	327	341
1	323	331	371	339	341	352	366	363	362	358
2	378	322	331	364	342	343	365	369	360	353
3	369	397	338	332	361	359	349	355	381	363
4	318	375	383	326	337	361	388	355	372	404
5	356	326	384	391	341	333	383	398	361	367
6	357	372	340	393	406	339	355	389	400	380
7	338	356	365	333	392	405	360	352	389	409
8	325	355	354	369	351	396	409	364	359	403
9	391	358	363	372	406	382	457	430	373	384
10	360	380	339	343	373	361	363	417	408	377
11	348	361	349	318	319	338	325	347	408	391
12	298	322	300	310	297	281	319	306	322	387
TOTAL	4,539	4,706	4,673	4,625	4,720	4,736	4,937	4,963	5,024	5,130
smallest classlargest class										

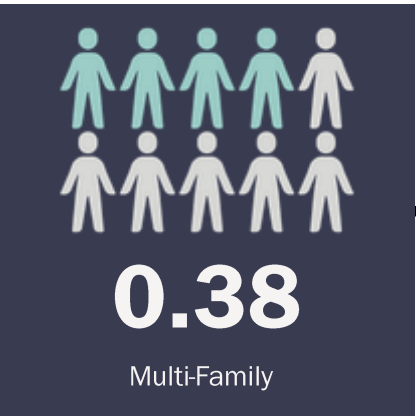
Ninth grade is left unshaded to account for typically higher enrollment caused by retention and student transfers into the District for academic or extracurricular opportunities.

Gregory-Portland ISD's cohort patterns reflect the progression of a larger "bulge" cohort that has steadily matriculated through the system over time, contributing to continued Districtwide enrollment growth as those students advanced into the upper elementary, middle school, and high school grades. However, the comparatively smaller kindergarten-through-3rd-grade cohorts in 2025–26 suggest that this bulge is not currently being replenished to the same extent, indicating that future enrollment growth may moderate unless supported by continued in-migration and new housing development.

Students Per Home Single-Family vs. Multi-Family



In subdivisions with 20 or more occupied homes, the number of students per single-family residence ranged from 0.06 to 0.92. The weighted average across the District is 0.52 students per single-family home.



Among multi-family apartment complexes with occupancy rates above 85%, student yields ranged from 0.00 to 1.50 students per unit. The Districtwide weighted average is 0.38 students per apartment unit. An estimated 788 GPISD students currently reside in approximately 2,883 multi-family units across the District.

Students Per Single-Family Home Existing vs. Developing



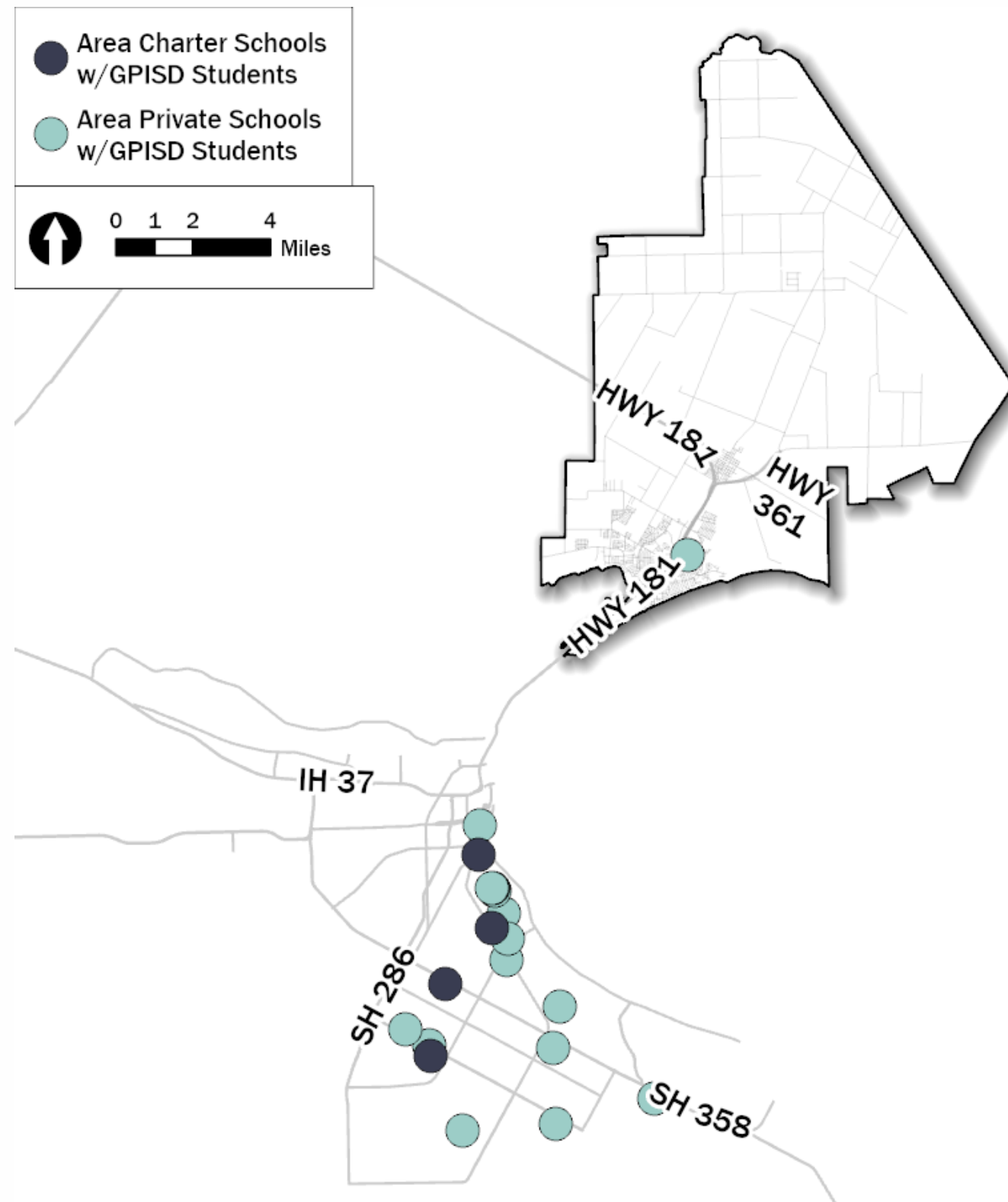
Existing Subdivisions
Residential developments that are fully built and occupied.



Developing Subdivisions
Residential developments where new home construction is actively underway.

Single-family housing in Gregory-Portland ISD currently generates higher student yields than multi-family housing. In addition, developing subdivisions are producing slightly higher student yields than existing neighborhoods, reflecting the tendency for newly constructed homes to attract younger families with school-aged children at higher rates than more established areas.

Current and Future Charter and Private Schools



Charter School Impacts

Charter school participation among Gregory-Portland ISD resident students remains negligible, with fewer than 0.5% enrolled, reflecting limited access to nearby charter options and minimal impact on overall District enrollment; no significant near-term expansion of charter schools has been identified to materially change this pattern.

Private School Impacts

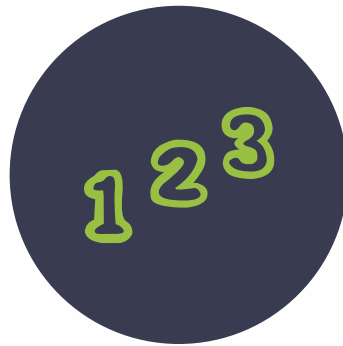
Private school enrollment among Gregory-Portland ISD resident students remains limited in scale and dispersed across a small number of campuses in the greater Corpus Christi area. Most students attend established PK–12 schools, with a smaller share enrolled in secondary-only campuses.

- Magnitude (about 120 students).
- As of early 2026, a limited number of TEFA-approved private schools in the Corpus Christi area are positioned to serve Gregory-Portland ISD students, suggesting that any near-term impact will likely be incremental rather than transformative.
- No major new private school campuses have been identified in the immediate area that would significantly expand capacity or draw additional Gregory-Portland ISD students in the near term.

Homeschooling – What are the numbers?



Multiple entities estimate homeschooling in Texas, including TEA, national surveys, and the Texas Home School Coalition (THSC), but each offers only part of the picture. TEA data includes only grades 7–12 and captures students withdrawing from public schools and self-reporting their intention to homeschool, not those who begin homeschooling without ever enrolling.



The U.S. Census Household Pulse Survey suggests around 350,000 homeschooled students in Texas, while the THSC estimates 500,000–620,000, or roughly 8–10% of all Texas students, about the same as the total enrolled in charter and private schools combined.

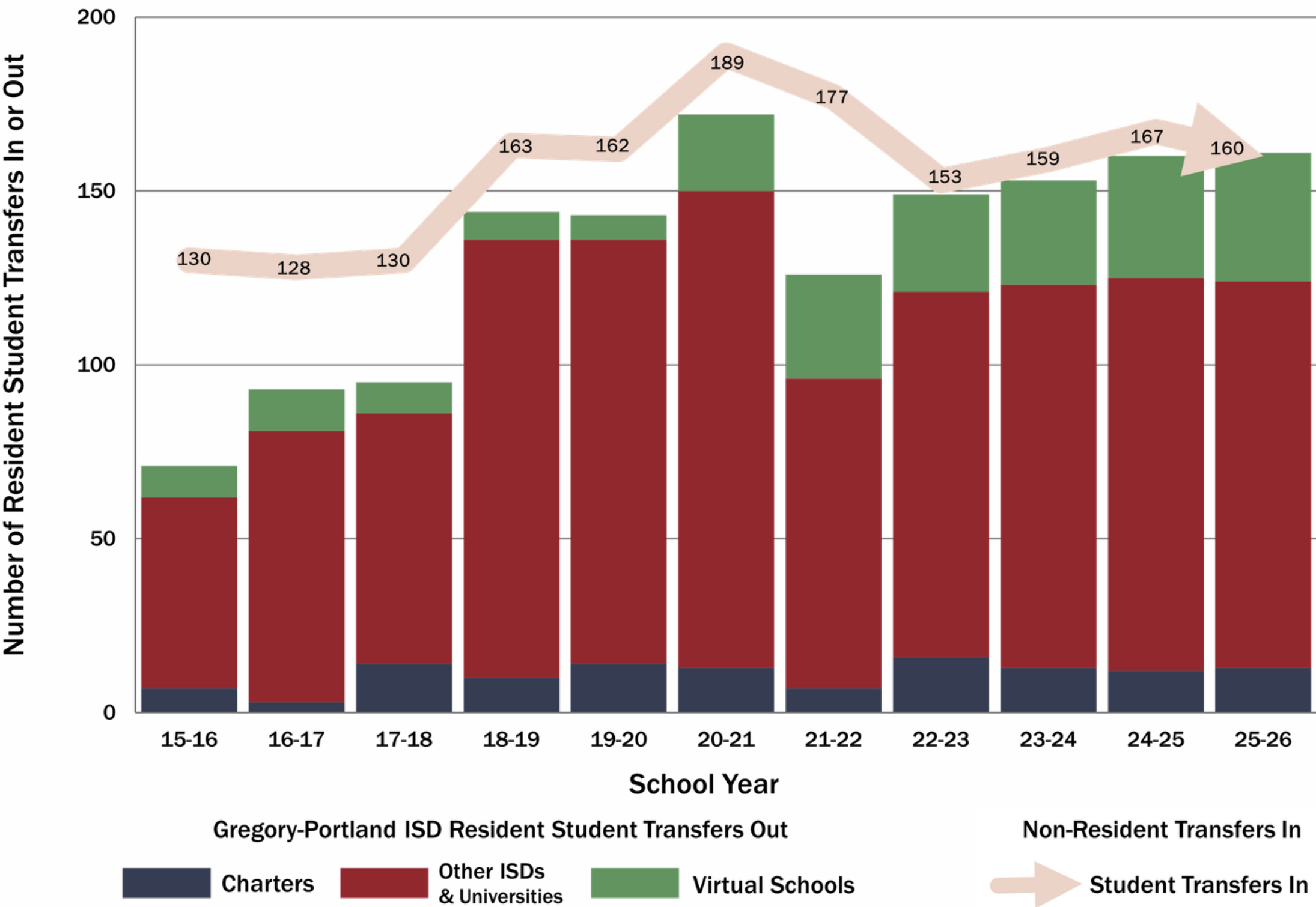


According to THSC, between 2014–15 and 2023–24, the number of students withdrawing from public and charter schools to homeschool has generally increased across Texas, with a sharp rise around 2020–21 likely reflecting pandemic-related shifts.

In Texas, understanding the impact of homeschooling remains a significant yet difficult-to-quantify factor in enrollment declines, as homeschooling is largely unregulated at the state level. Critically, Texas is among 20 states that do not collect or report homeschool participation data, making trends difficult to identify. Recent advances in geofencing and increased smartphone usage may provide additional avenues for collecting data on homeschooling.

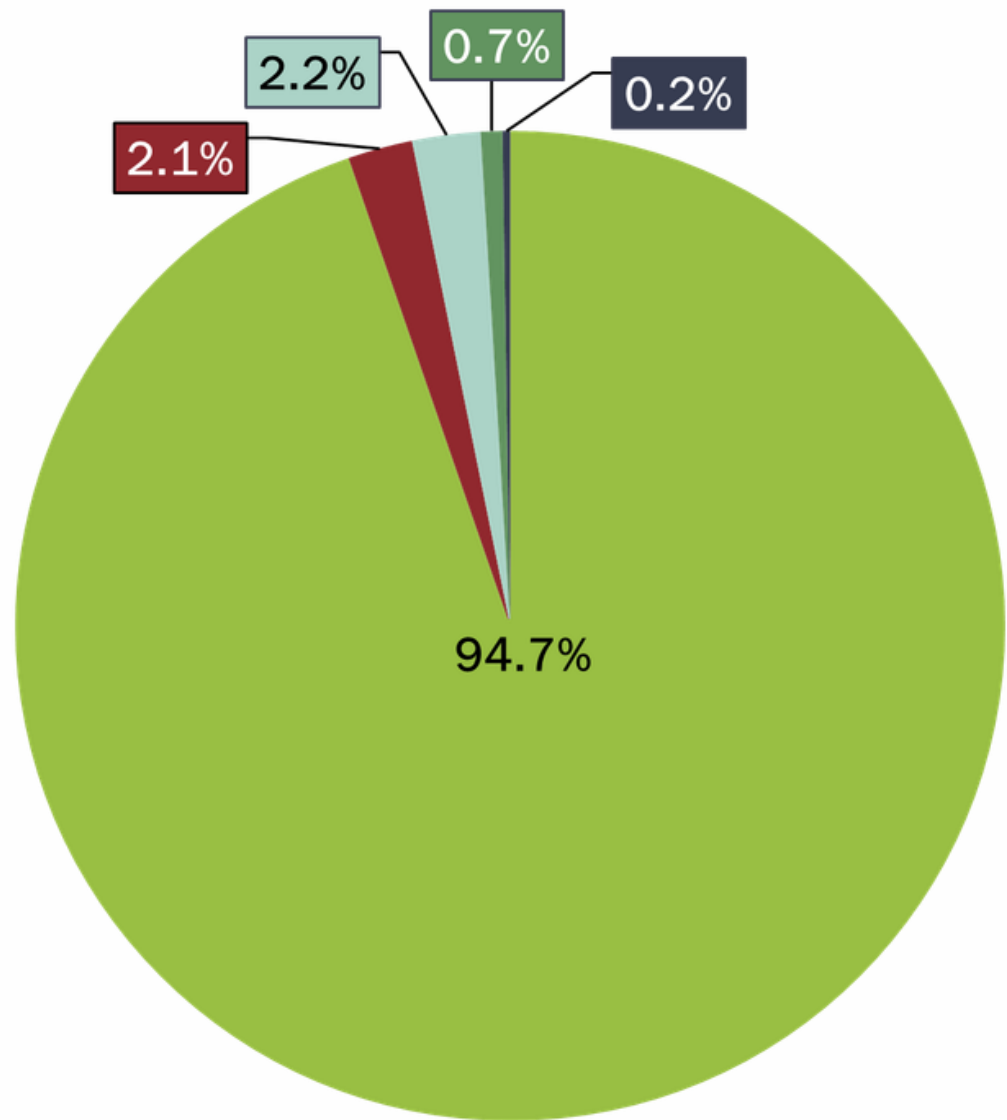
Historical Distribution of Public AEO Impact

GREGORY-PORTLAND ISD - PUBLIC SCHOOL TRANSFERS - BY YEAR



Early in the decade, Gregory-Portland ISD experienced higher levels of inbound transfers than outbound movement; however, in the post-COVID period, this pattern has shifted, with in-transfers now closely balancing out-transfers.

Gregory-Portland ISD 2025–26 Summary of Enrollment



Resident Students	5,248	
Attending Charter Schools	-13	0.2%
Attending Virtual Academies	-37	0.7%
Attending Private Schools	-117	2.2%
Attending Other ISDs	-111	2.1%
Attending and Resident in District	4,970	94.7%
Transfers into Gregory-Portland ISD	+160	
District Enrollment (10/31/2025)	5,130	

Alternative educational opportunities have a measurable but limited influence on Gregory-Portland ISD’s enrollment profile. The vast majority of resident students remain enrolled in District schools, with private education representing the largest source of enrollment loss, reflecting family preference more than broad access or capacity constraints. Participation in charter schools and virtual programs remains minimal, while interdistrict transfers are relatively balanced, with inbound movement offsetting outbound flow. Overall, AEO patterns suggest modest competitive pressure and a stable enrollment environment rather than a structural risk to the District’s student base.

Demographic Study Components

Demographic Trends



Past & Current Students



Economy and Housing



Student Projections



Economic and Housing Highlights



Point 1

Sales
Year-over-Year
1.7%



Point 2

Median
Price
\$274,500



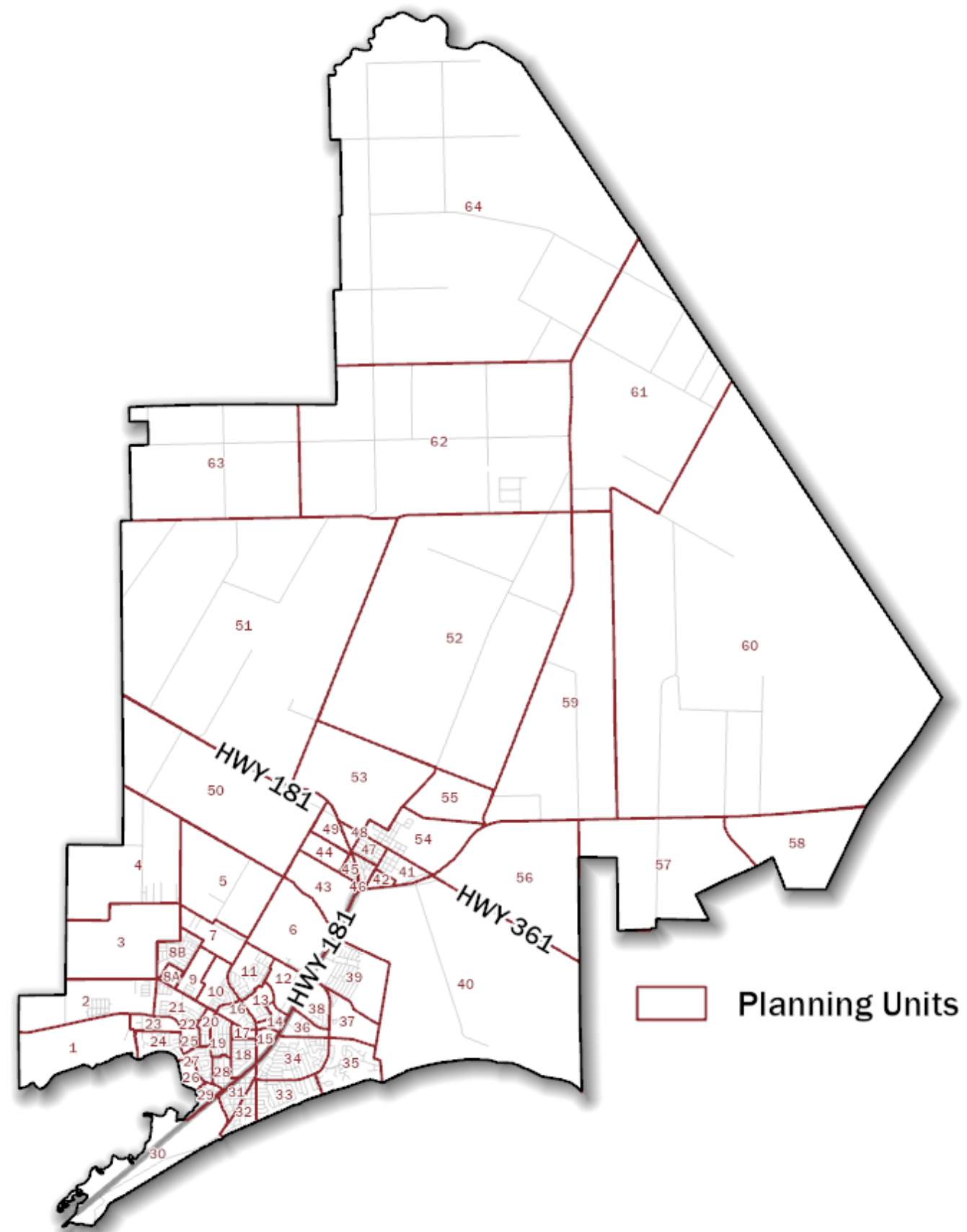
Point 3

Months
Inventory
7.5

Estimated Mortgage Payments by Interest Rate

Home Price	Mortgage Interest Rate					
	3%	4%	5%	6%	7%	8%
\$200,000	\$675	\$764	\$859	\$959	\$1,064	\$1,174
\$300,000	\$1,012	\$1,145	\$1,288	\$1,439	\$1,597	\$1,761
\$400,000	\$1,349	\$1,528	\$1,718	\$1,919	\$2,129	\$2,348
\$500,000	\$1,686	\$1,910	\$2,147	\$2,398	\$2,661	\$2,935
\$600,000	\$2,024	\$2,292	\$2,577	\$2,878	\$3,193	\$3,522
\$700,000	\$2,361	\$2,674	\$3,006	\$3,357	\$3,726	\$4,109

Monthly payments rounded to the nearest dollar and reflect estimated principal and interest only, based on a 30-year fixed-rate mortgage with a 20% down payment. Taxes, insurance and other fees are not included.

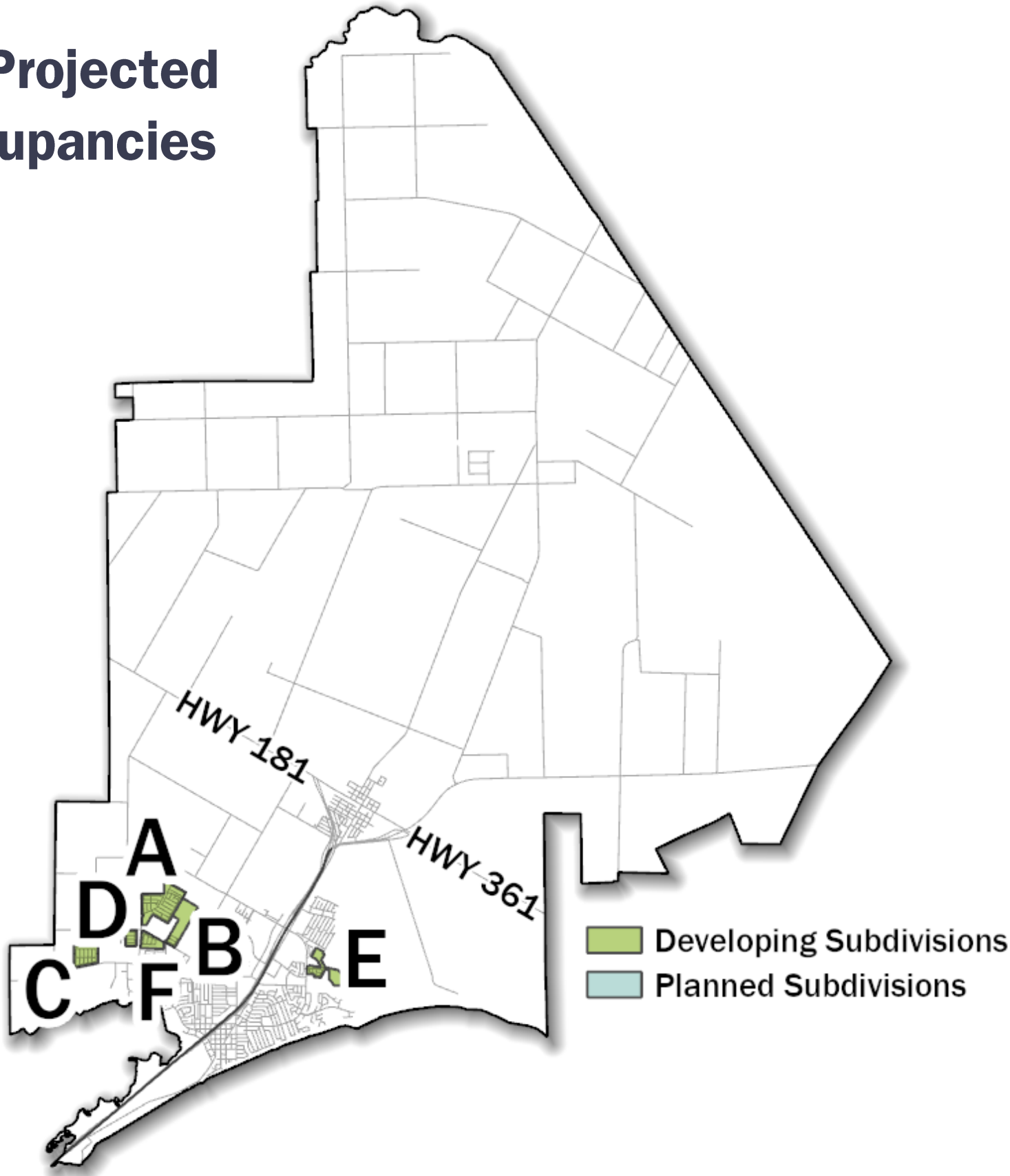


PASA uses Planning Units as a framework for organizing and analyzing localized growth patterns.

Planning Units are small geographic divisions of the District that include one or more housing developments or land parcels.

They are defined using physical and administrative boundaries, including major roadways, existing attendance zones, and parcel ownership patterns.

Ten-Year Projected New Occupancies



Developing Subdivisions

Map	Planning Unit	Development	Units Projected	Currently Occupied	Status
A	8B	David Estates	487	205	Developing
B	9	Reserve at Portland	344	27	Developing
C	2	Portland Village	163	10	Developing
D	2	Garnett	84	26	Developing
E	37	Grand Estates	75	35	Developing
F	21	Fox Landing	46	56	Developing

76.9% of projected additional housing occupancies in GPISD over the next decade are single-family.

Largest Single-Family Subdivisions

David Estates

+487

units over the projection period

692

units at buildout

Garnett

+84

units over the projection period

110

units at buildout

Portland Village

+163

units over the projection period

173

units at buildout

Reserve at Portland

+344

units over the projection period

371

units at buildout

Grand Estates

+75

units over the projection period

184

units at buildout

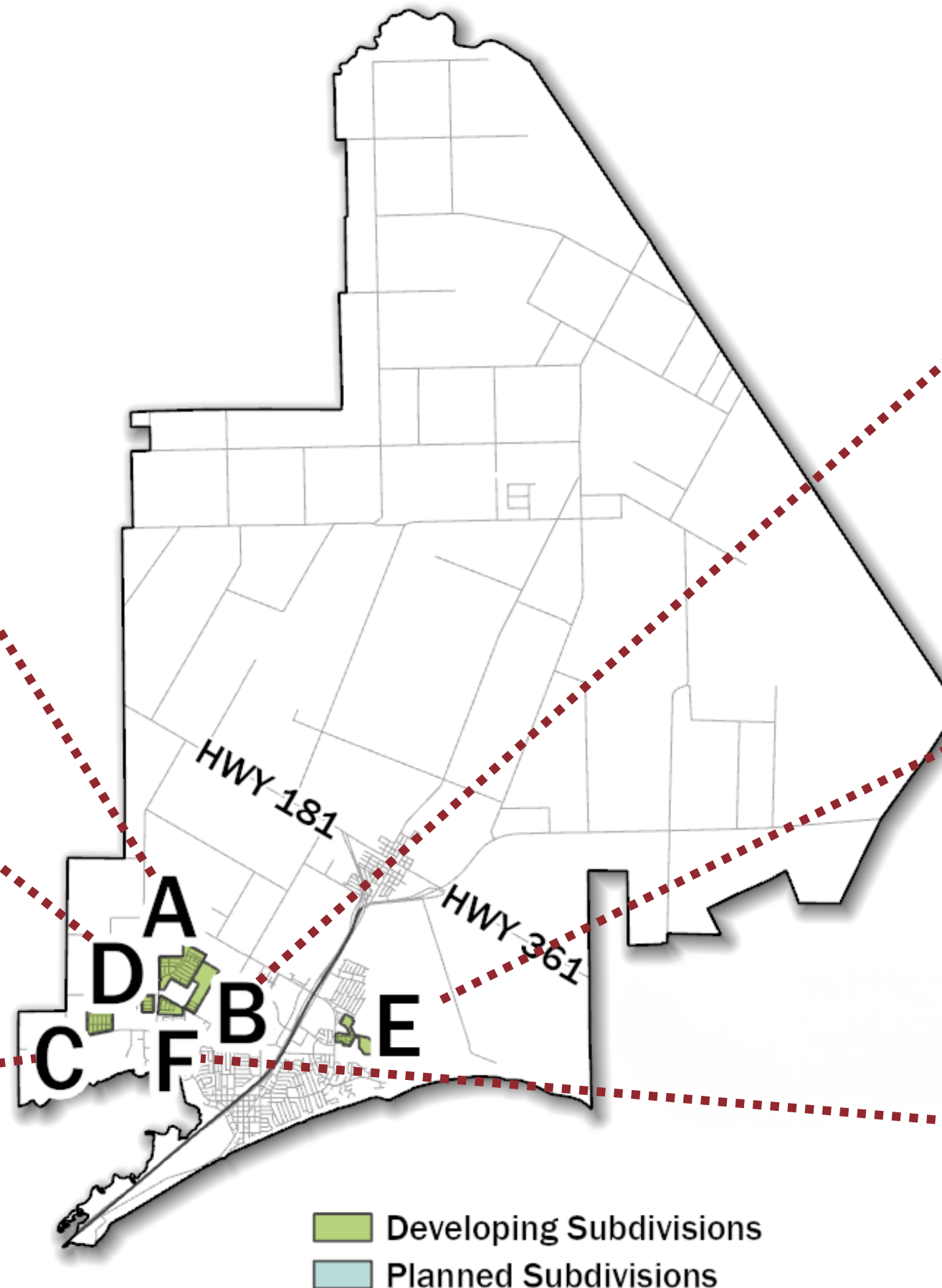
Fox Landing

+46

units over the projection period

102

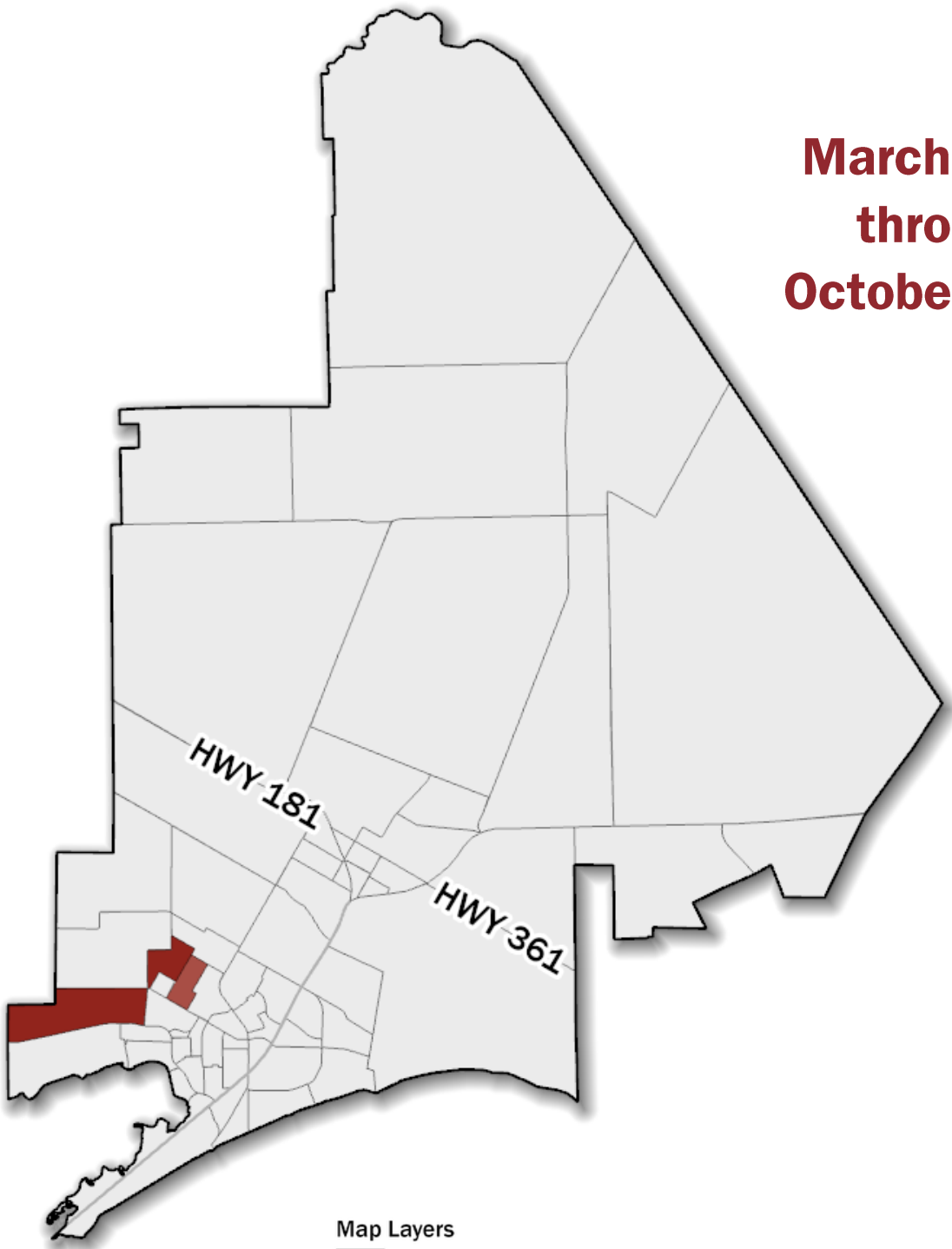
units at buildout



Single-Family Development Concentration

Ten-Year Projected New Occupancies

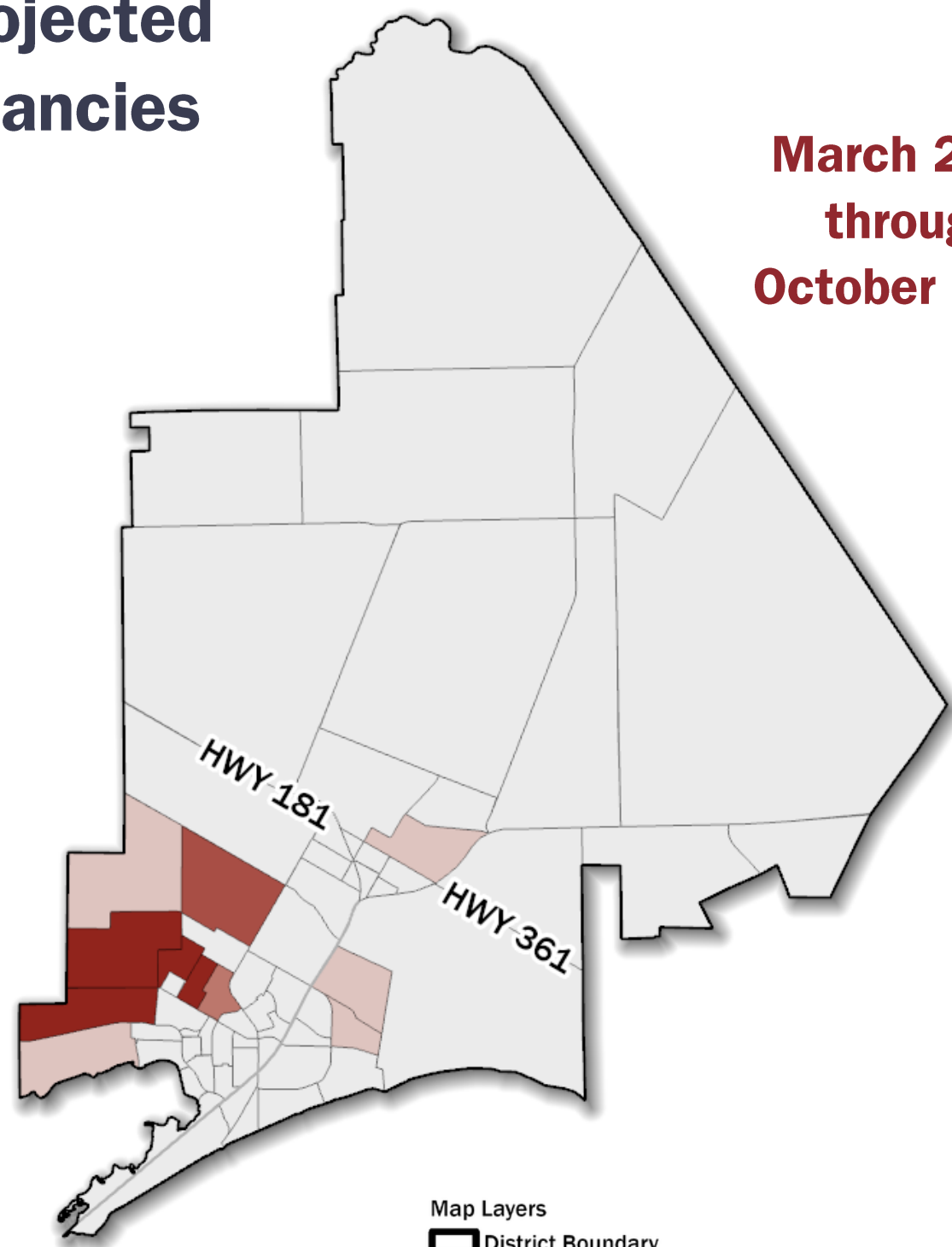
March 2026
through
October 2030



- Map Layers
- District Boundary
 - Projected New SF Units
 - < 50
 - 50 - 100
 - 101 - 150
 - 151 - 200
 - 201 - 250
 - > 250

- New housing growth remains concentrated in southwestern GPISD near Portland.
- Existing lot inventory continues to support steady residential growth.
- Economic conditions and water concerns continue to moderate housing absorption.
- Demand for workforce housing continues to support developer interest.

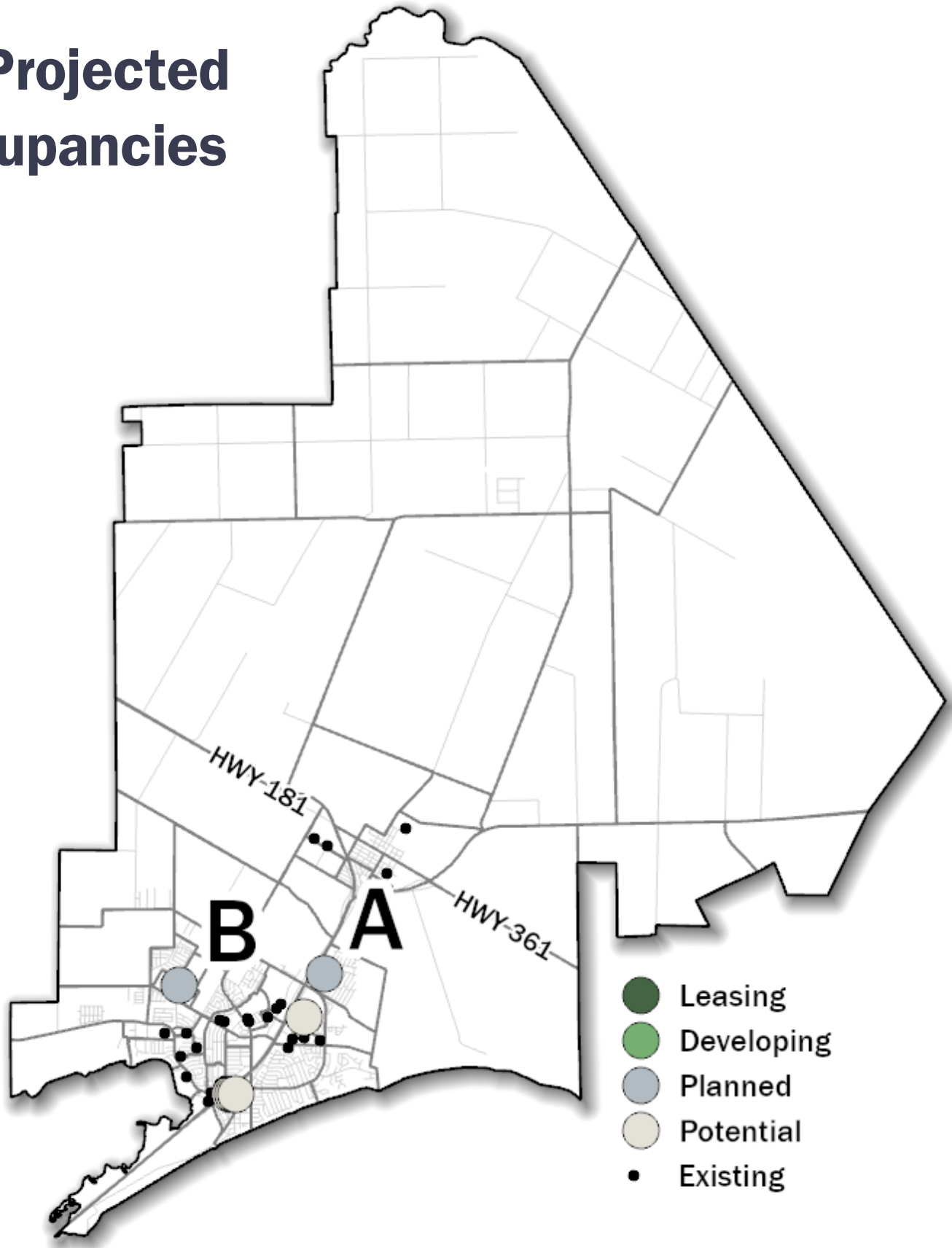
March 2026
through
October 2035



- Map Layers
- District Boundary
 - Projected New SF Units
 - < 50
 - 50 - 100
 - 101 - 150
 - 151 - 200
 - 201 - 250
 - > 250

- New housing growth intensifies in southwestern GPISD during the latter half of the projection period.
- Additional development gradually expands into southeastern portions of the District.
- Limited growth is anticipated north of Highway 361 near Gregory later in the forecast period.
- Long-term water availability continues to moderate more substantial northward expansion.

Ten-Year Projected New Occupancies



Planned Multi-Family Properties

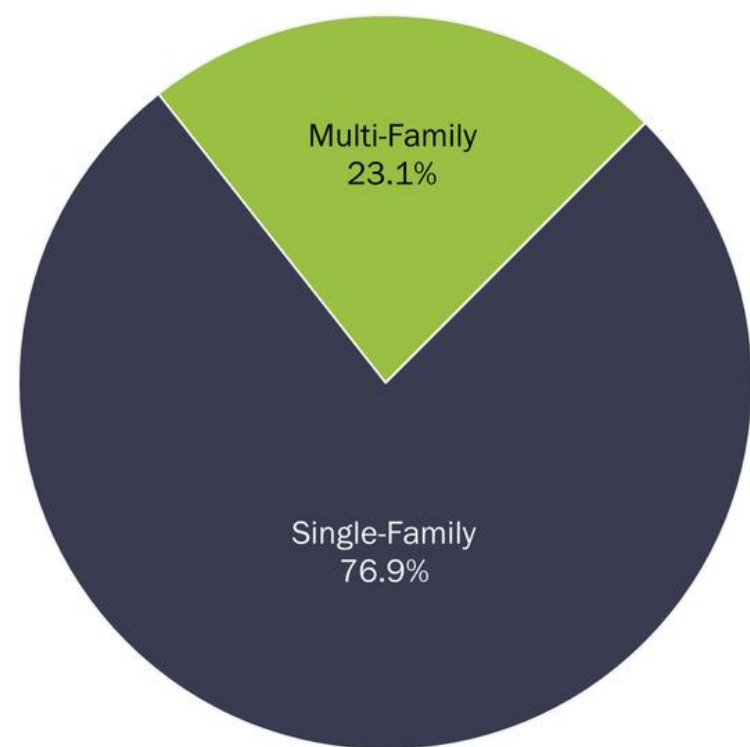
Map	Planning Unit	Development	Status	Units
A	39	Portland Town Center	Planned	320
B	9	Reserve at Portland	Planned	296

Multi-Family Development Summary

786	Multi-Family Occupancies Projected
23.1%	of Projected New Housing
0	Leasing Up
0	Developing
2	Planned
4	Sites Identified as Potential for MF Development

Total Projected New Housing

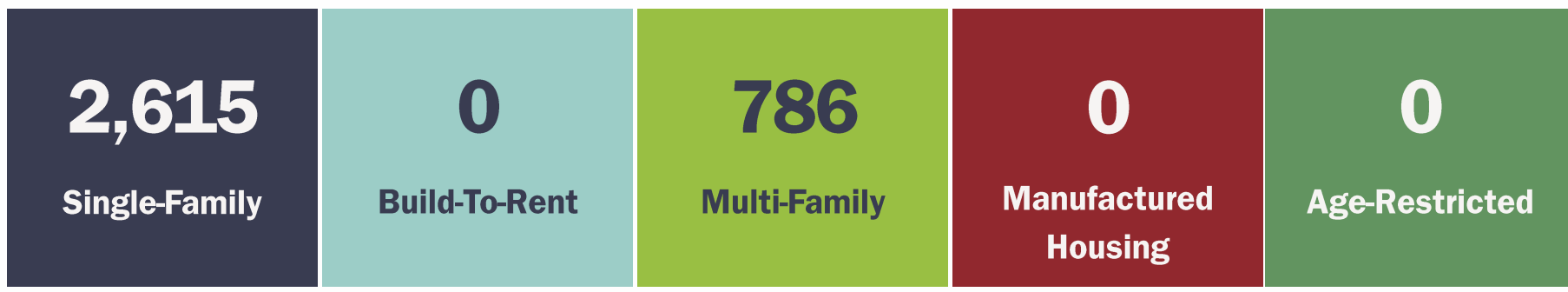
Percentages by Type



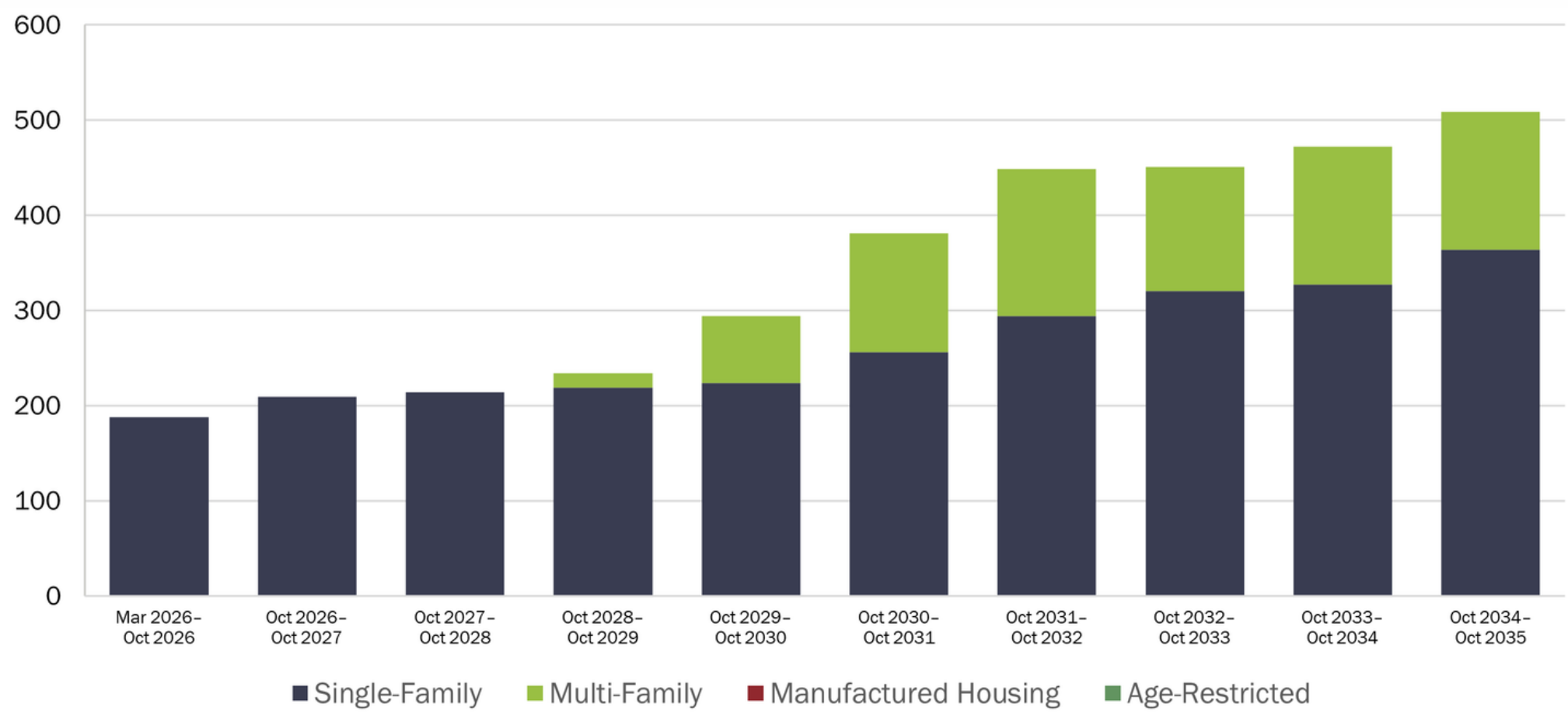
Single-family housing is projected to account for the majority of future residential growth in Gregory-Portland ISD, representing approximately 77% of all projected housing occupancies over the next decade, while multi-family development comprises the remaining 23%. Annual housing occupancies are projected to gradually increase throughout the forecast period, with the strongest growth occurring during the latter half of the decade as additional single-family and multi-family developments come online.

Projections by Type

3,401
Projected Additional Housing Occupancies in the next Decade



Projections by Year of Occupancy





Developable Land Availability

- Significant developable acreage remains, particularly in western and northern GPISD.
- Southwestern GPISD near Portland is expected to remain the primary growth area.



Moderate but Steady Growth

- GPISD remains in the emerging growth phase with steady, moderate housing growth projected.
- Regional employment growth, family-oriented subdivisions, and the District's reputation continue to support housing demand.



Housing Market Conditions

- Elevated mortgage rates continue to moderate housing activity and residential absorption.
- Despite slower market conditions, workforce housing demand continues to support developer interest.



Water Availability & Infrastructure

- Long-term water availability remains the largest factor affecting future growth.
- Resolution of regional water challenges could accelerate residential development.

Demographic Study Components

Demographic Trends



Past & Current Students



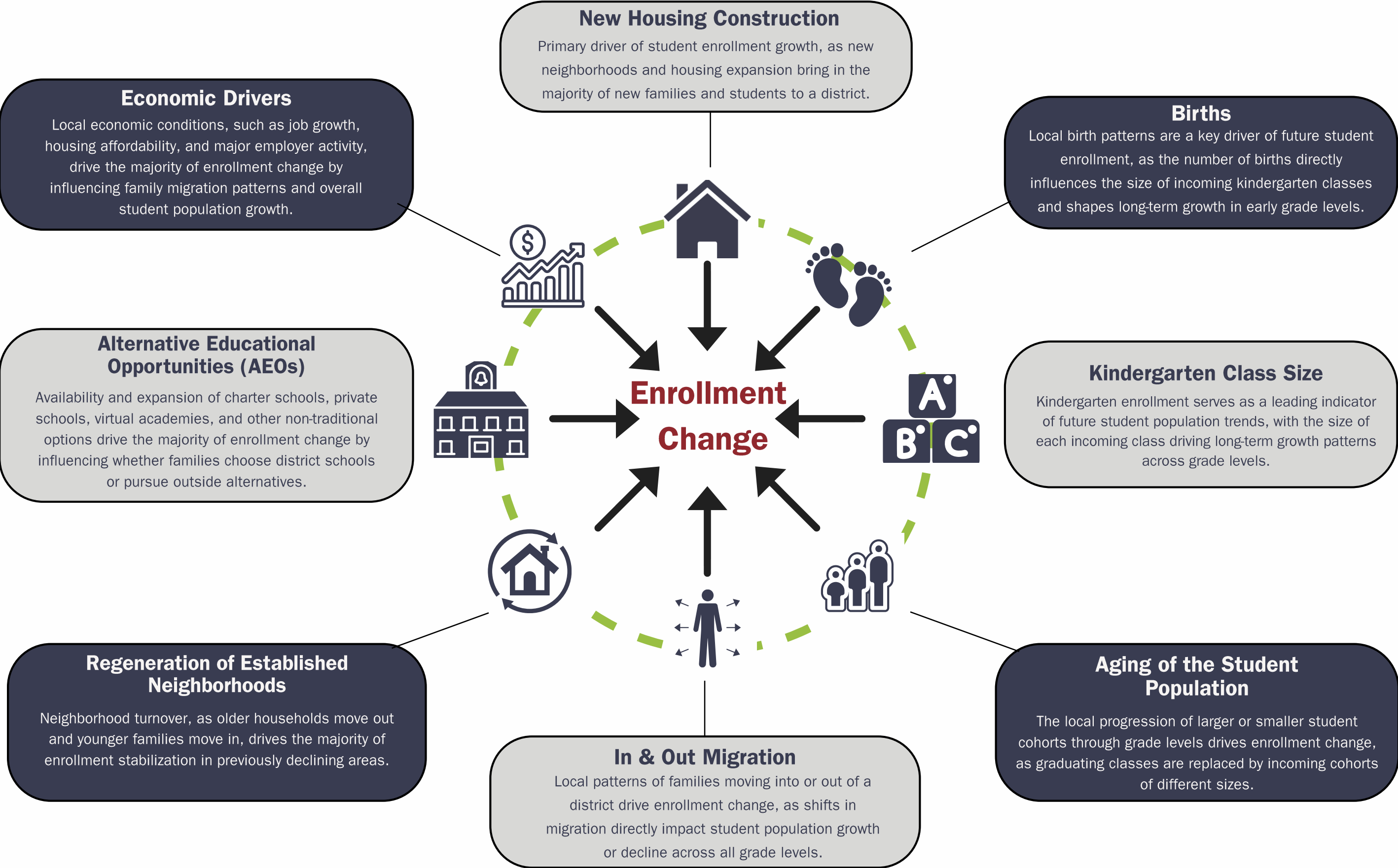
Economy and Housing



Student Projections

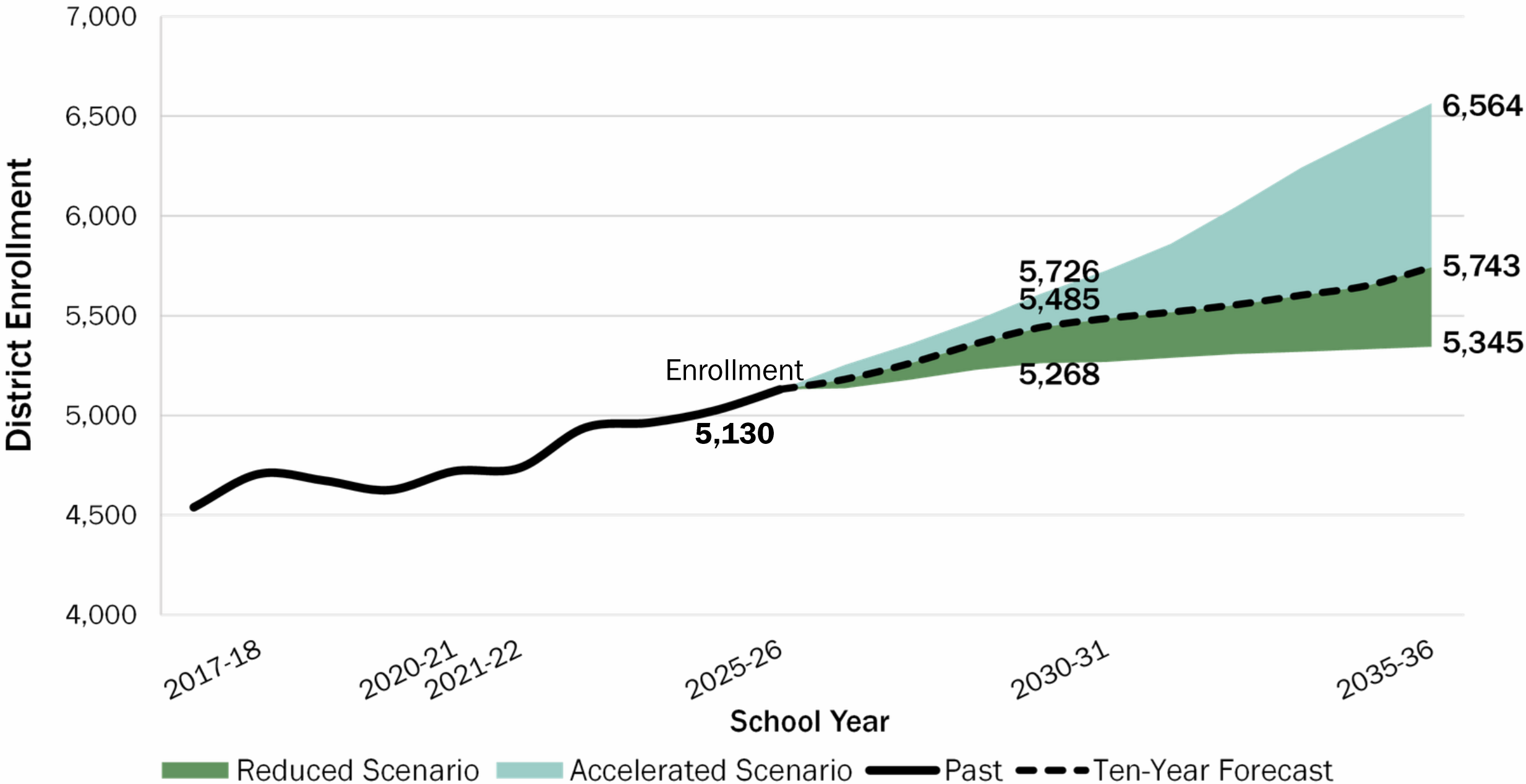


Student Projection Factors



Gregory-Portland ISD Enrollment Forecast

Ten-Year Forecast Accelerated and Reduced Scenarios



Every year starts with a clean slate – not impacted by the previous year’s accuracy.

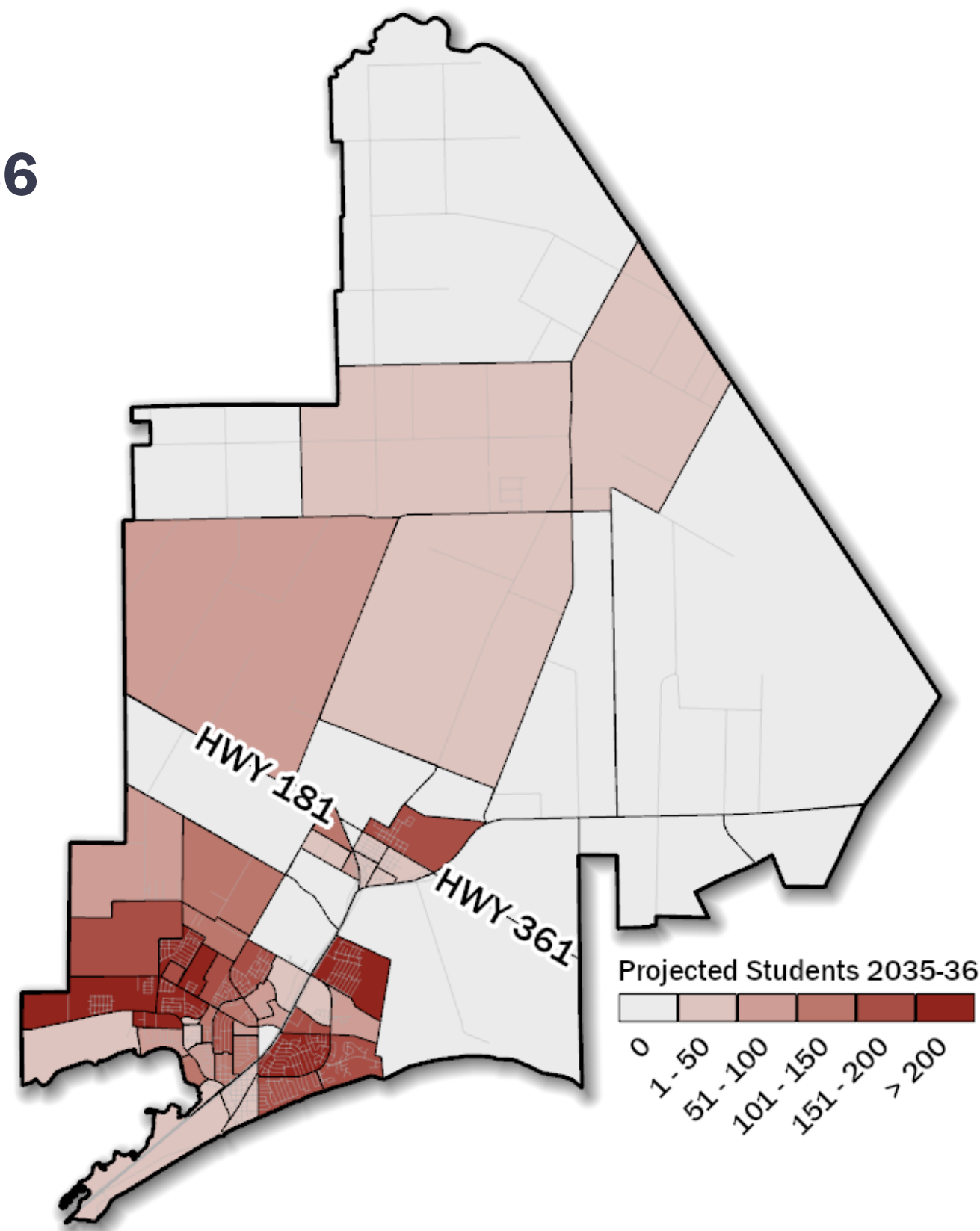
The Ten-Year Forecast represents the most likely scenario based on the best information available at the time of the study.

Accelerated and Reduced Scenarios are also feasible, assuming changing circumstances.

The Accelerated and Reduced Enrollment Scenarios account for potential changes in factors affecting enrollment, such as fluctuations in mortgage rates, housing construction, new charter school plans, birth rates, and resulting kindergarten class sizes.

Projected EE-12th Grade Resident Students by Planning Unit

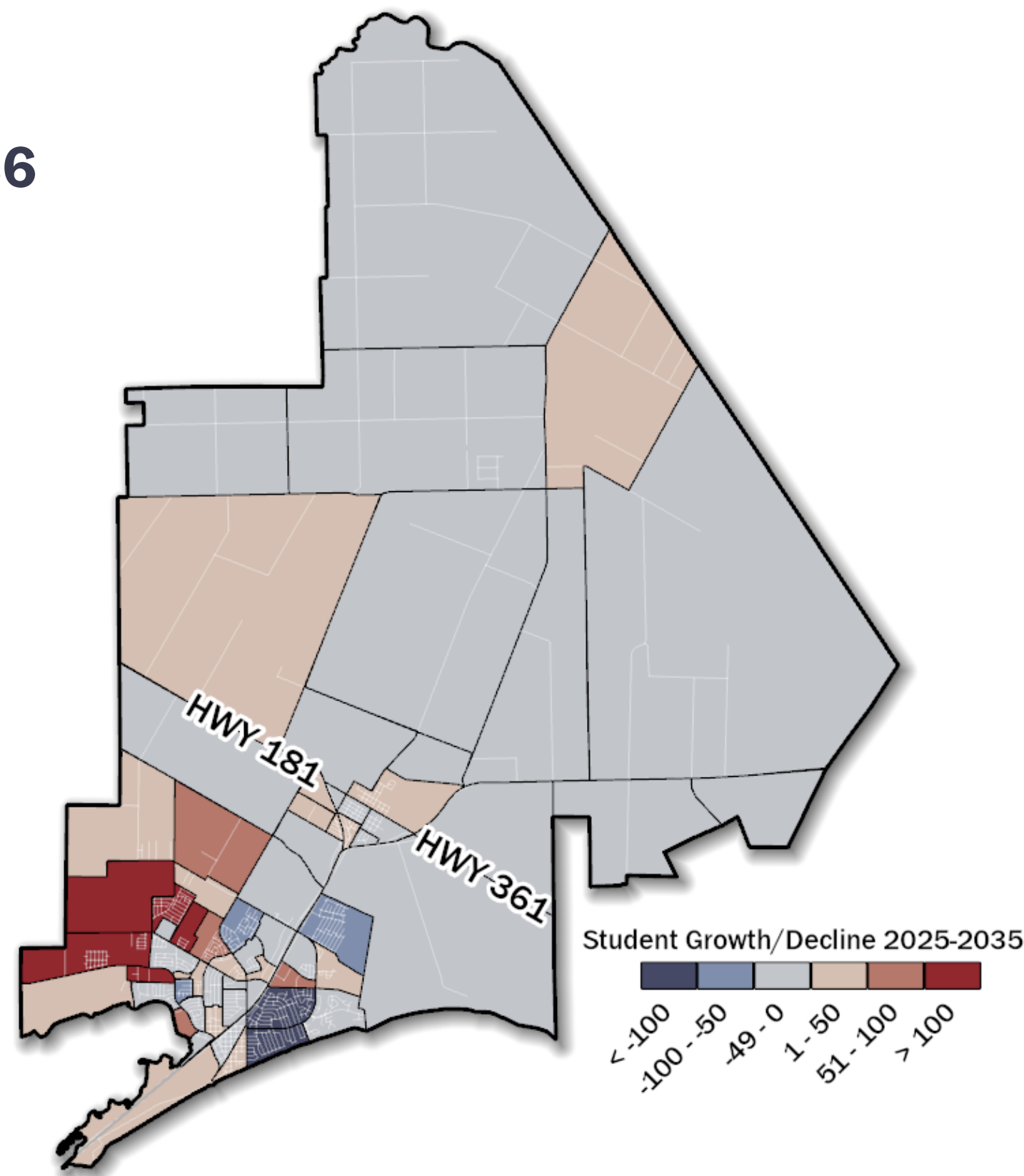
2035–36



The adjacent map illustrates the projected number of resident students by Planning Unit for the 2035–36 school year. Each polygon represents a distinct Planning Unit, with the corresponding shading indicating the anticipated student population within that Planning Unit. The darker the shading, the more students who are projected to live there in 2035–36.

Projected Change EE-12th Grade Resident Students by Planning Unit

2035–36



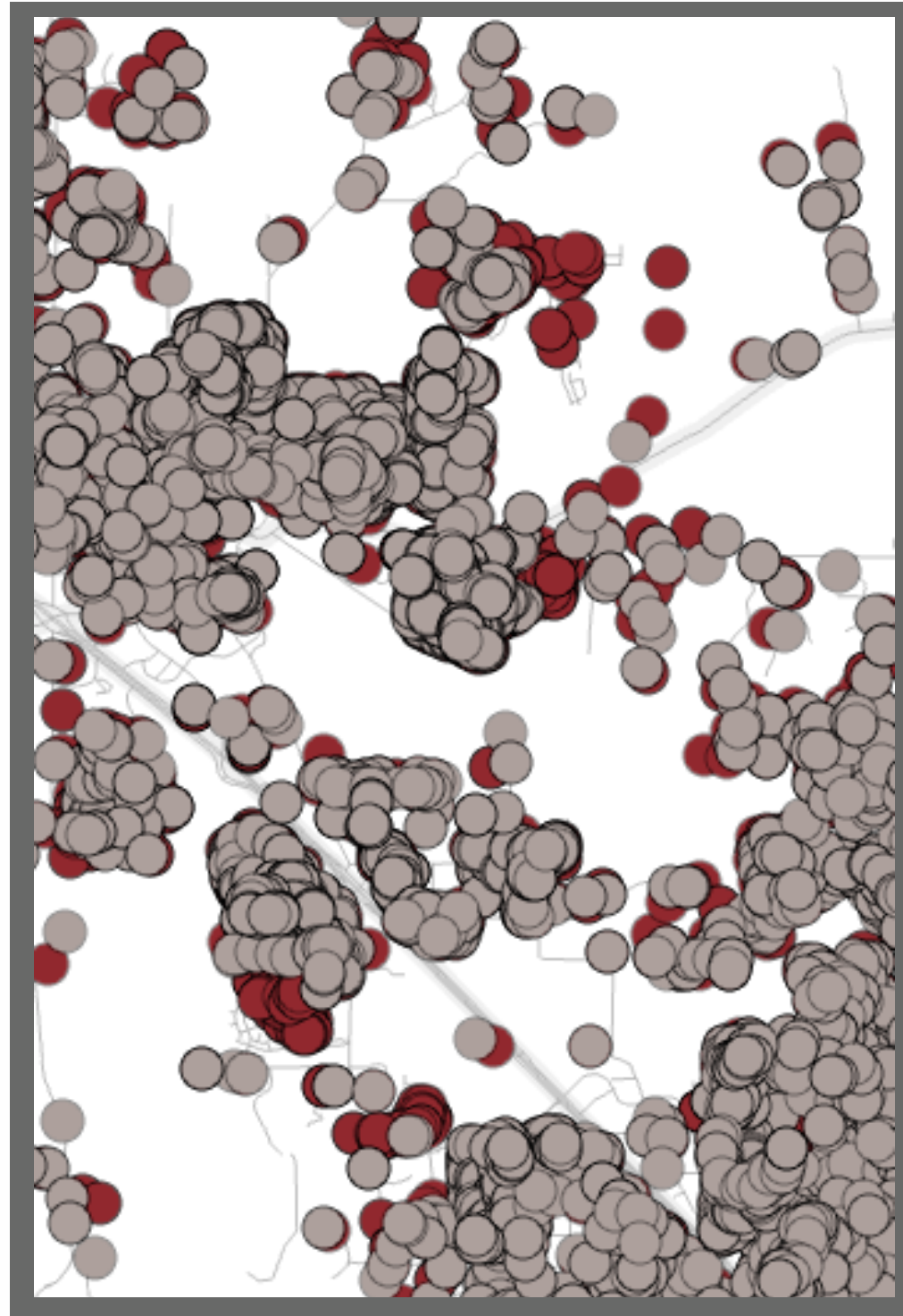
The adjacent map illustrates the projected change in the number of students by Planning Unit between the current school year and the 2035–36 school year. Each polygon represents a distinct Planning Unit, with the corresponding shading indicating the anticipated degree of change in student population within that Planning Unit. The darker the red, the greater the growth; the darker the blue, the greater the decline.

Resident Students vs. Enrolled Students

Resident Students

Where students **live**

(Geocoded Students)



Enrolled Students

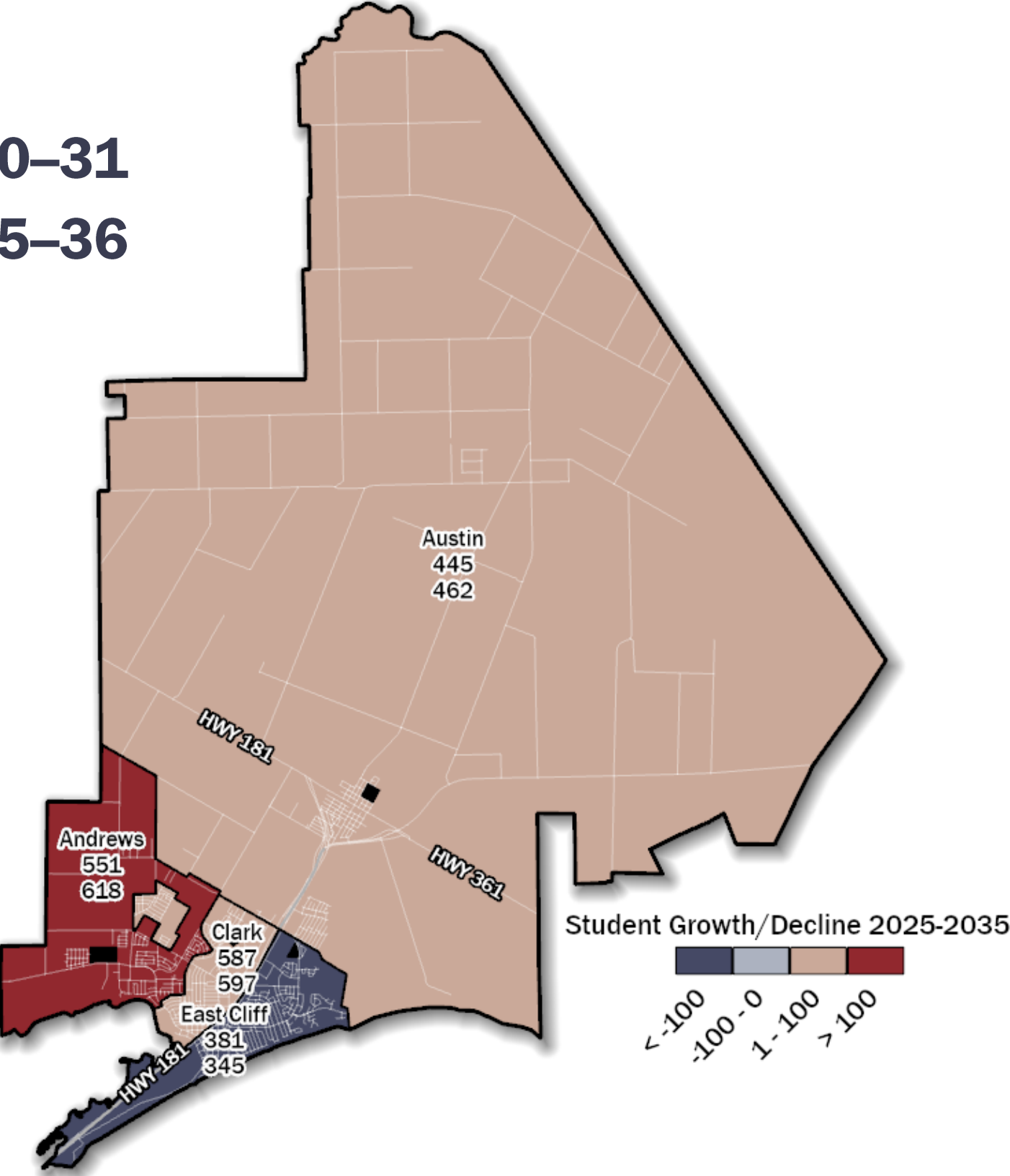
Where students **attend** school

(Geocoded Students +/- Transfers)



Projected Resident Students by Elementary School Attendance Zone

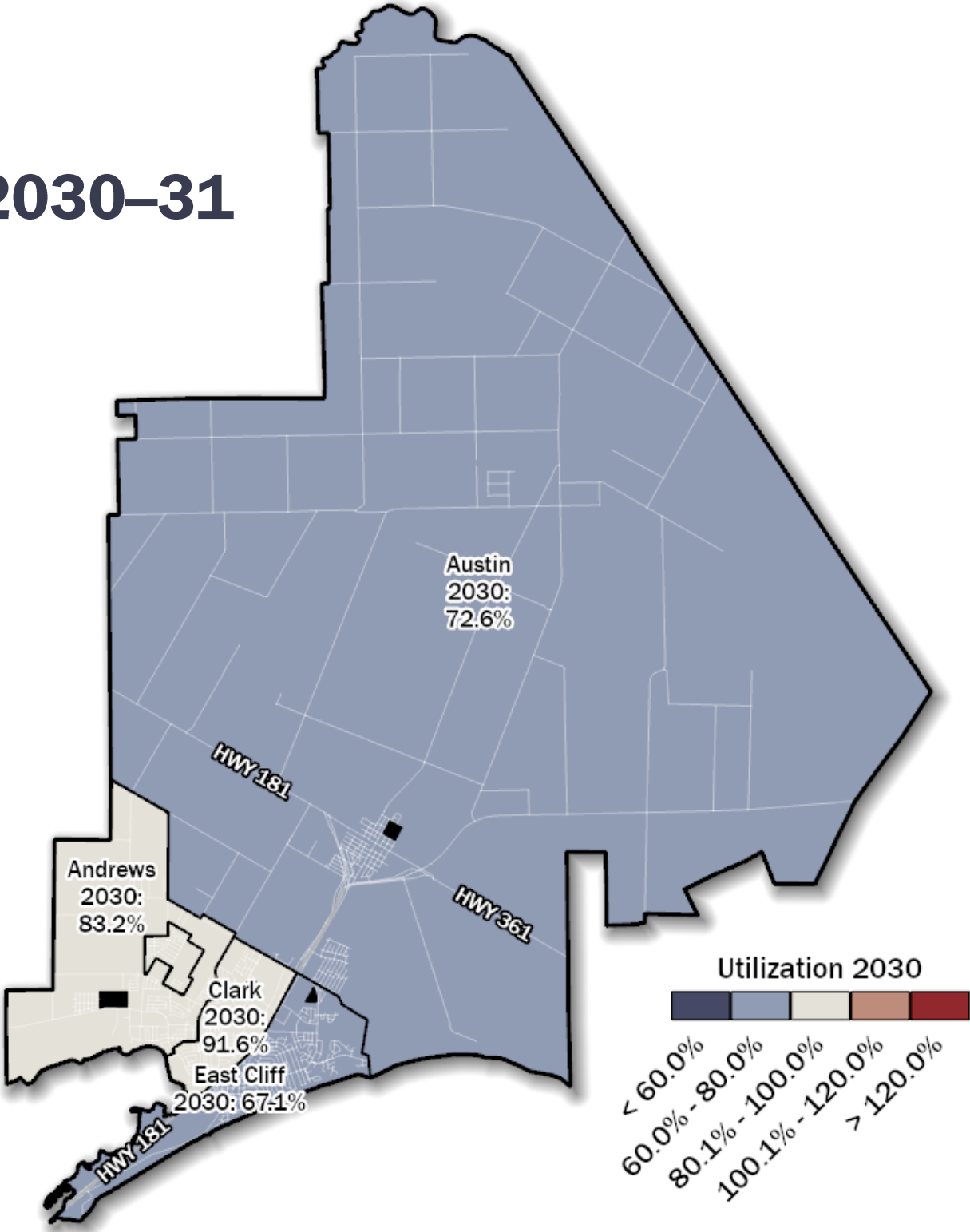
2030–31
2035–36



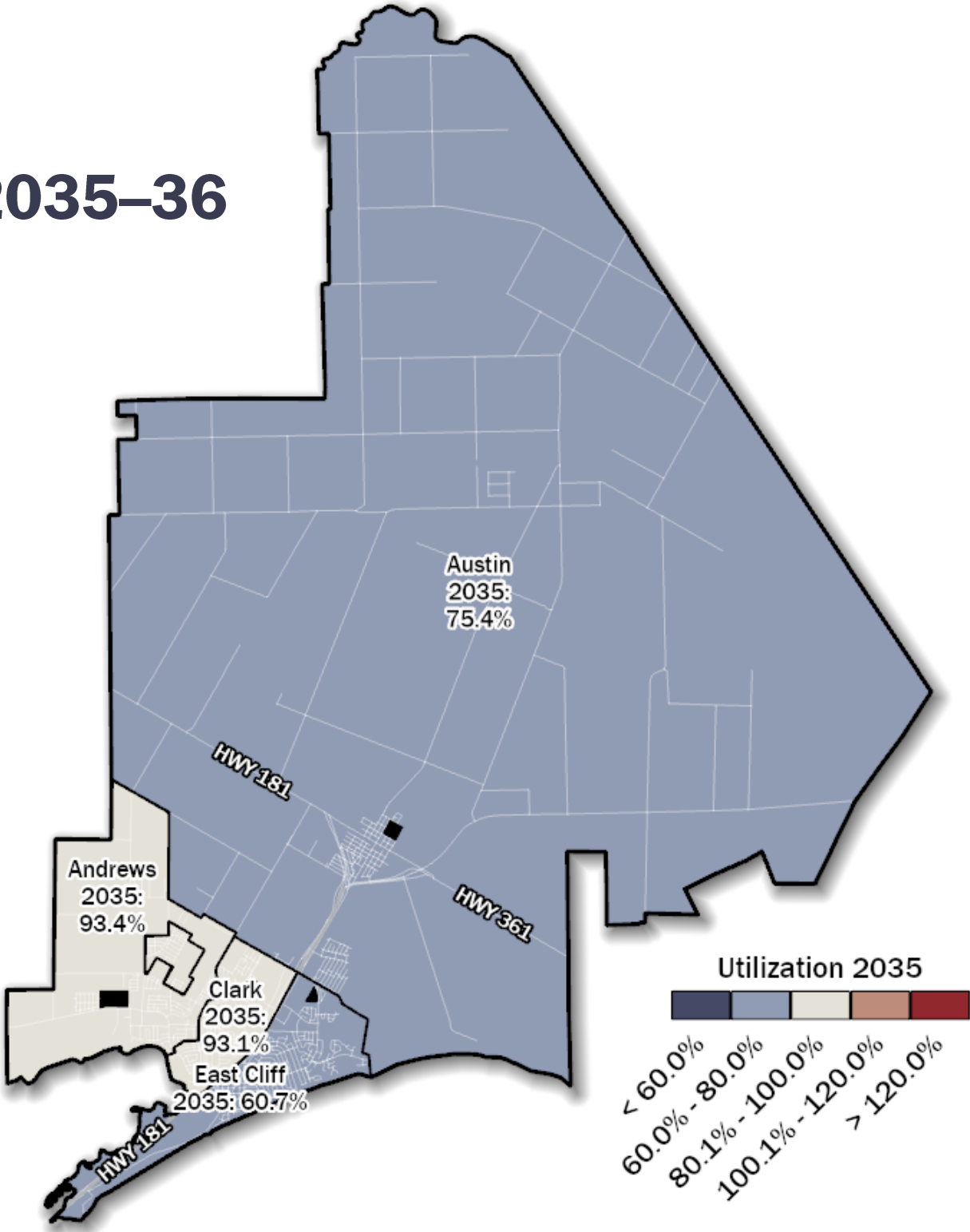
The 2025–26 elementary attendance zones are labeled with the number of students projected to live within each zone in Fall 2030 (top number) and Fall 2035 (bottom number). Zones are color-coded based on projected enrollment growth or decline between now and 2035–36, with shades of red indicating growth and shades of blue indicating decline.

Projected Utilization by Elementary School Campus

Fall 2030–31



Fall 2035–36



The 2025–26 elementary attendance zones display projected school utilization* for 2030–31 and 2035–36, with zones color-coded by utilization level (from dark red indicating >120% to dark blue indicating <60%).

*Utilization is projected resident students in 2035–36 divided by current capacity of the school.

Projected Enrollment and Utilization by Elementary School Campuses

PASA Demographic Study - 2025–26 - Gregory-Portland ISD Projected Enrollment - EE–5th Grade Students*

Elementary Schools	Capacity	Enrollment Utilization	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
East Cliff ES	568	Enrollment	466	451	424	404	394	381	369	361	358	348	345
		Utilization	82%	79%	75%	71%	69%	67%	65%	64%	63%	61%	61%
Stephen F. Austin ES	613	Enrollment	402	399	407	403	410	428	420	417	417	428	445
		Utilization	66%	65%	66%	66%	67%	70%	69%	68%	68%	70%	73%
T.M. Clark ES	641	Enrollment	471	496	508	521	548	547	568	577	570	566	557
		Utilization	73%	77%	79%	81%	85%	85%	89%	90%	89%	88%	87%
W.C. Andrews ES	662	Enrollment	508	541	561	587	590	608	610	608	625	648	675
		Utilization	77%	82%	85%	89%	89%	92%	92%	92%	94%	98%	102%
Gregory-Portland ISD ECC	893	Enrollment	554	555	556	557	555	557	561	566	570	576	582
		Utilization	62%	62%	62%	62%	62%	62%	63%	63%	64%	65%	65%
Total ES Capacity	3,377												
Projected Elementary School Total			2,401	2,442	2,456	2,472	2,497	2,521	2,528	2,529	2,540	2,566	2,604

Below 60%	60% to 79%	80% to 100%	101% to 120%	Above 120%
Underutilized	Moderately Utilized	Optimal Utilization	Elevated Utilization	Critically Overutilized

*Projected Enrollment = resident students +/- transfers.

Projected Enrollment and Utilization by Secondary Campuses

PASA Demographic Study - 2025–26 - Gregory-Portland ISD Projected Enrollment - 6th– 8th Grade Students *

Middle Schools	Capacity	Enrollment	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
		Utilization											
Gregory-Portland ISD MS	1,758	Enrollment	1,192	1,194	1,222	1,251	1,270	1,245	1,264	1,286	1,305	1,320	1,332
		Utilization	68%	68%	70%	71%	72%	71%	72%	73%	74%	75%	76%
Total MS Capacity	1,758												
Projected Middle School Total			1,192	1,194	1,222	1,251	1,270	1,245	1,264	1,286	1,305	1,320	1,332

PASA Demographic Study - 2025–26 - Gregory-Portland ISD Projected Enrollment - 9th– 12th Grade Students *

High Schools	Capacity	Enrollment	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
		Utilization											
Gregory-Portland ISD HS	2,638	Enrollment	1,539	1,545	1,591	1,636	1,674	1,720	1,725	1,739	1,757	1,764	1,807
		Utilization	58%	59%	60%	62%	63%	65%	65%	66%	67%	67%	68%
Total HS Capacity	2,638												
Projected High School Total			1,539	1,545	1,591	1,636	1,674	1,720	1,725	1,739	1,757	1,764	1,807

Below 60%	60% to 79%	80% to 100%	101% to 120%	Above 120%
Underutilized	Moderately Utilized	Optimal Utilization	Elevated Utilization	Critically Overutilized

*Projected Enrollment = resident students +/- transfers.

Demographic Study Key Findings



Aging Student Population

Kindergarten cohorts in Gregory-Portland ISD have generally been slightly larger than the graduating senior classes from the previous year, resulting in modest natural enrollment growth even before accounting for students added from new housing development.



Students from New Housing

New housing construction remains the primary driver of enrollment growth in the District and is projected to add approximately 100 to 200 students annually. As residential development gradually expands over the projection period, student generation from new housing is also expected to increase.



Birth Trends

Births to mothers residing within Gregory-Portland ISD have remained relatively stable in recent years, and currently available forward-looking data suggest this pattern is likely to continue in the near term.



Kindergarten Enrollment

Kindergarten enrollment has historically exceeded birth levels, reflecting continued in-migration of young families into new homes. This pattern is common in growing districts experiencing residential development while also seeing comparatively limited impacts from alternative educational opportunities.



Alternative Educational Opportunities (AEOs)

Gregory-Portland ISD has experienced relatively limited impacts from charter school enrollment, although more than 100 resident students are estimated to attend private schools. No major charter school expansion or new private school openings are currently known within the area; however, modest increases in private school enrollment may occur over time with the implementation of Texas Education Freedom Account (TEFA) funding.



QUESTIONS?



(979) 693-8962



www.pasatx.com



Population & Survey Analysts
303 Anderson Street
College Station, TX 77840