



# Ferris ISD

New Home  
Activity  
Update

2Q22



School District Strategies  
*Solutions Through Demographics*



# FERRIS ISD

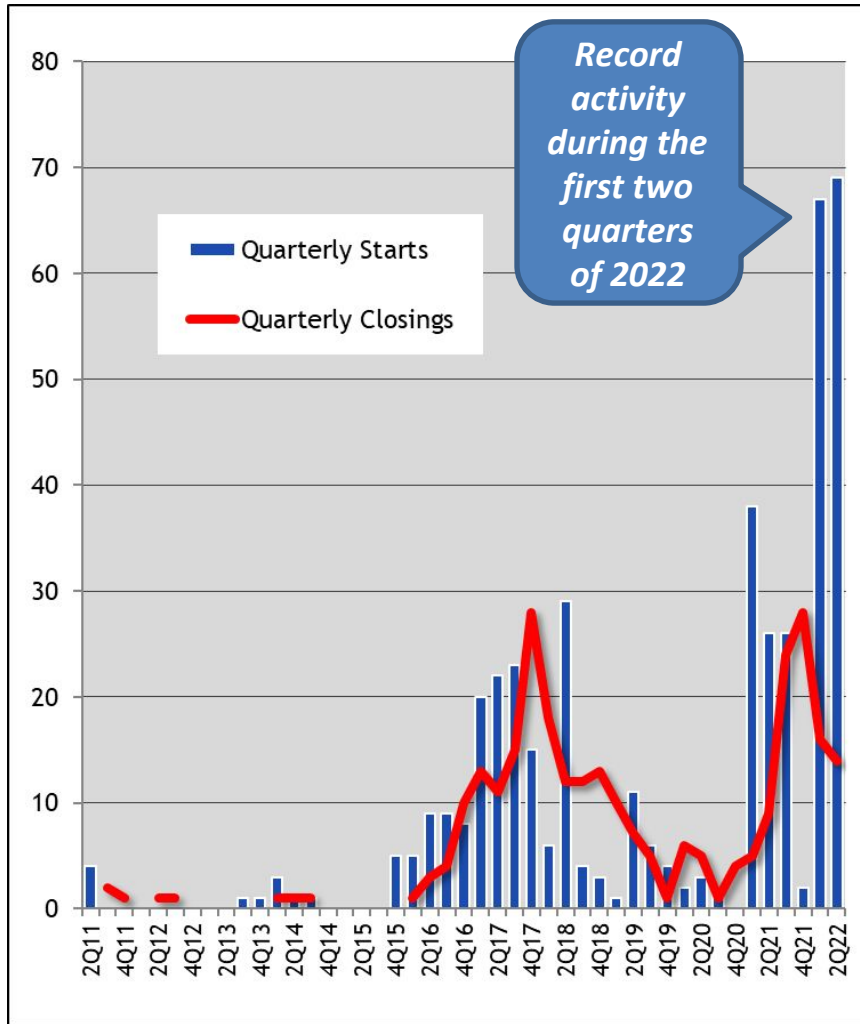
## NEW HOME CONSTRUCTION (QUARTERLY TOTALS)

### FISD Quarterly

#### Records:

69 starts 2Q22

28 closings 3Q21



Starts	2015	2016	2017	2018	2019	2020	2021	2022
1Q	0	5	20	6	1	2	38	67
2Q	0	9	22	29	11	3	26	69
3Q	0	9	23	4	6	2	26	
4Q	5	8	15	3	4	0	2	
<b>Total</b>	<b>5</b>	<b>31</b>	<b>80</b>	<b>42</b>	<b>22</b>	<b>7</b>	<b>92</b>	

Closings	2015	2016	2017	2018	2019	2020	2021	2022
1Q	3	1	13	18	10	6	5	16
2Q	0	3	11	12	7	5	9	14
3Q	0	4	15	12	5	1	24	
4Q	0	10	28	13	1	4	28	
<b>Total</b>	<b>3</b>	<b>18</b>	<b>67</b>	<b>55</b>	<b>23</b>	<b>16</b>	<b>66</b>	

Start = Foundation started Closing = Visibly occupied

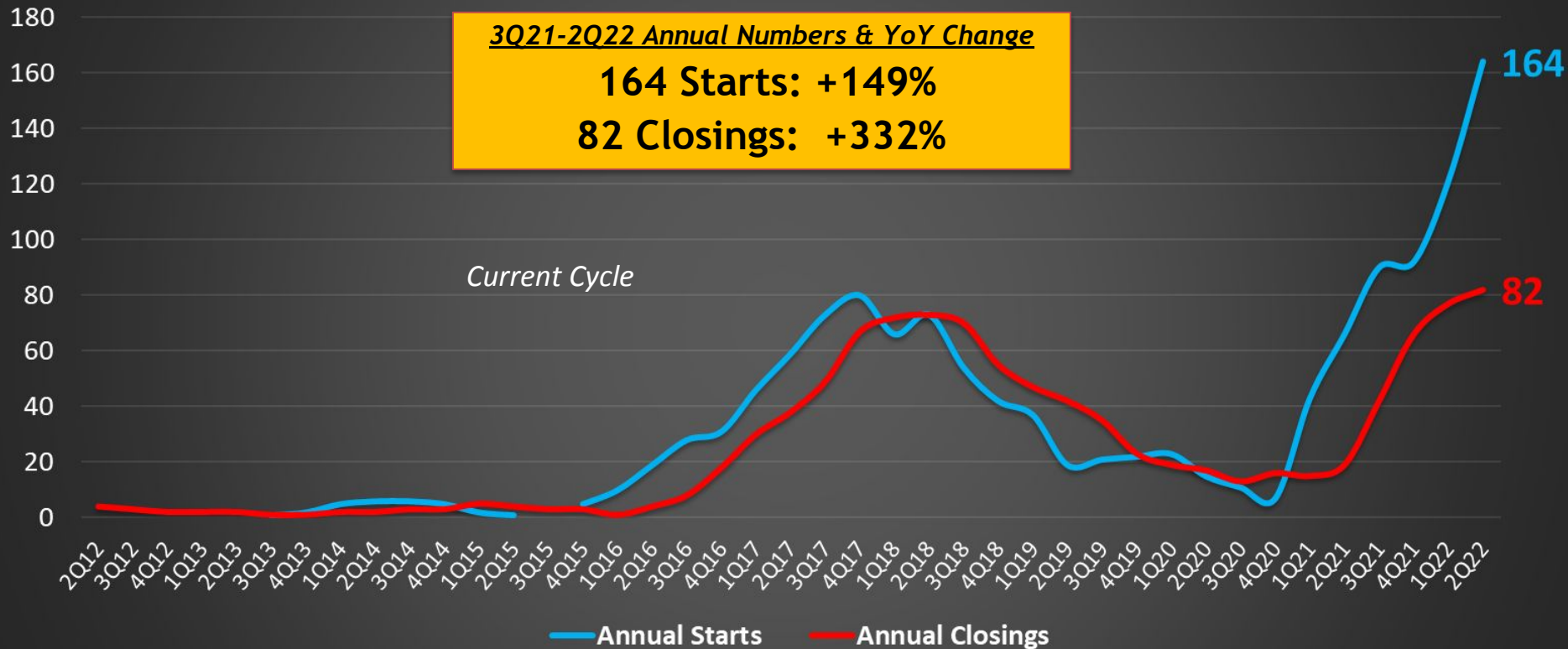
- During the first half of 2022, new homebuilders in Ferris ISD produced back-to-back quarterly records for new home starts (1Q22 = 67 and 2Q22 = 69)



# FERRIS ISD

## ANNUAL NEW HOME ACTIVITY

Start = Foundation started  
Closing = Visibly occupied



- Over the past four quarters, new homebuilders have produced record annual activity with 164 starts and 82 closings

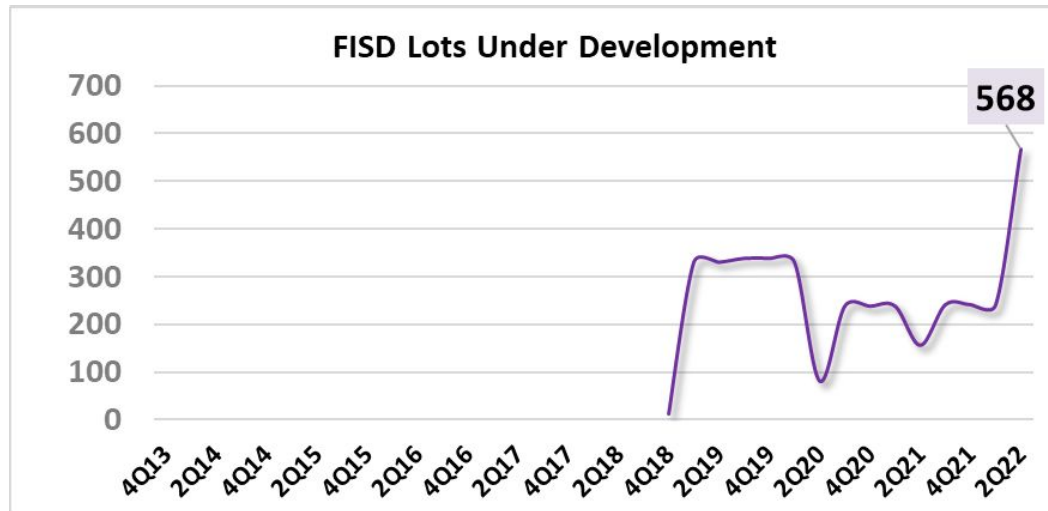
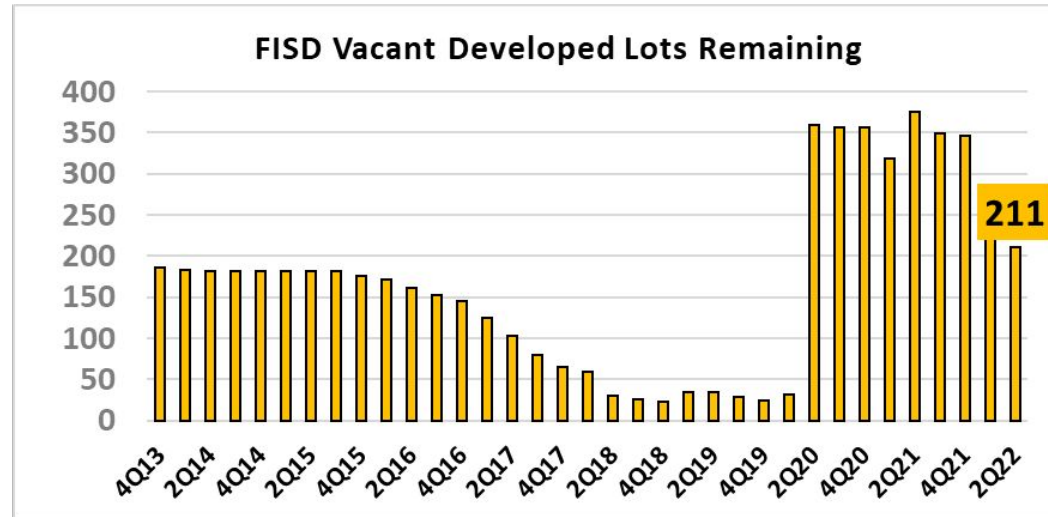


# FERRIS ISD TOP PRODUCING NEW HOME SUBDIVISIONS 3Q21-2Q22

Rank	Subdivision	City Sector	Annual Starts	Annual Closings	Inventory Homes	VDL	Future Lots
1	Shaw Creek Ranch II	Ferris	117	76	93	153	0
2	Woodstone	Ferris	42	0	42	40	TBD*
3	H&B Estates	Ferris	1	3	3	1	0
4	Shiloh Downs	Red Oak	2	2	3	7	0
5	Southern Creek	Ferris	2	1	2	3	0

# FERRIS ISD RESIDENTIAL LOT INVENTORY

- 211 vacant developed lots (VDL) were left in the district as of June 2022
- A record 568 lots were under development as of June 2022
  - Bluff Springs Ph. 1&2 (DR Horton) - 326 lots
  - Lennar at Ferris Springs - 85 lots
  - Sperling Farms - 157 lots
- An additional 16,340\* future single-family lots are planned in the district (not currently under development) as of 2Q 2022



\*The current lot split in Woodstone between Ferris and Dallas ISD is undefined; although the initial phases will be in Ferris ISD, many of the future lots in Woodstone will be in Dallas ISD



FERRIS ISD

# Aerial Photos

## June 18, 2022



# SHAW CREEK RANCH II



# BLUFF SPRINGS PH. 1 & 2





# SPERLING FARMS





# LENNAR AT FERRIS SPRINGS



16980 Dallas Parkway  
Suite 101  
Dallas, Texas 75248

[www.schooldistrictstrategies.com](http://www.schooldistrictstrategies.com)

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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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