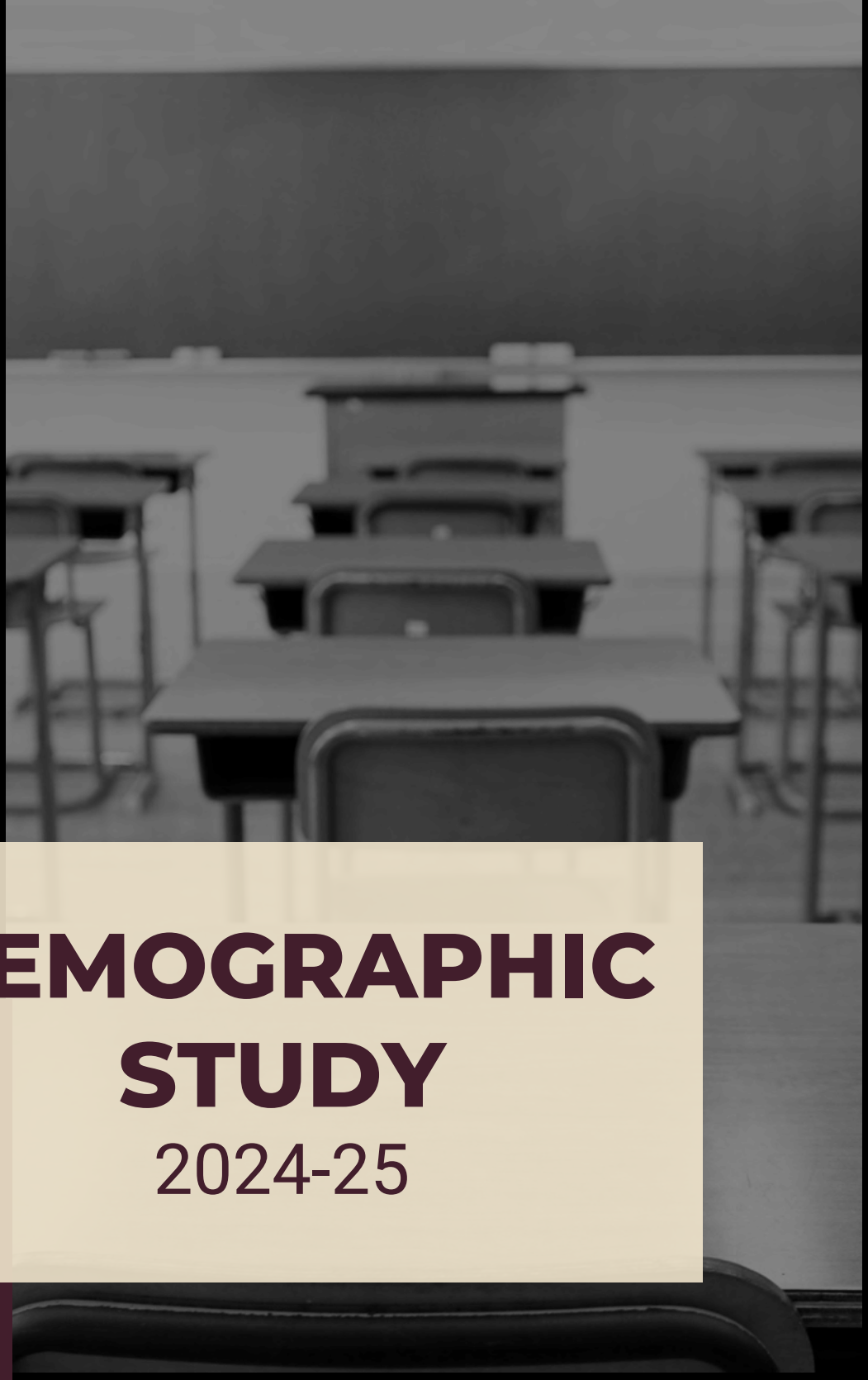
BRAZOS ISD



DEMOGRAPHIC STUDY

2024-25

PASA

www.pasatx.com

Website
www.pasatx.com

Address
303 Anderson St
College Station, TX 77840

Introduction

For over 40 years, Population and Survey Analysts (PASA) has served Texas public school districts by providing demographic studies, student enrollment projections, and long-range school planning.

PASA is a demographics consulting firm that partners with school districts in planning for the long-range utilization of facilities and resources. This involves projecting new residential development, understanding potential land uses for undeveloped parcels, and relating these findings to future students in the schools. PASA also projects enrollment growth and decline in areas with no new construction potential by studying which neighborhoods are regenerating with younger families. PASA uses these long-term projections to outline a step-by-step plan for when and where new schools could be needed in the future.

Having a clear idea of future growth potential, school districts can plan for bond elections in a financially responsible and transparent manner and maximize student stability by minimizing the need for changing schools.

Our Vision

Our vision is to serve students and communities of Texas as the trusted demographics partner for school districts, providing them with unparalleled accuracy and insights through our enrollment projections and long-range planning.

Our Mission

PASA empowers school district leaders with accurate and reliable enrollment projections by utilizing comprehensive demographic data, in-depth analysis, and cutting-edge technological tools. We are committed to helping our clients understand the implications of enrollment growth/decline in effectively planning for the future.

Assumptions

The data contained in PASA Demographic Studies is based on assumptions about the housing and economic climate in the District and how this climate drives student enrollment. Any and all factors driving the projections are fluid and can and will change over time. Projections are based on assumptions generated at the time of the completion of the project, and they need to be continually assessed by district staff as to the weight they are given in future planning endeavors. As student enrollment depends on factors outside our control, PASA cannot guarantee accuracy.

Demographic Philosophy

It takes time to plan for, pay for, site, and construct schools - and each school opened is a multi-million dollar series of decisions affecting children and families. PASA's philosophy and approach reflect this reality.

Ten-Year Projections

Because of the length of time required to build schools, PASA makes Ten-Year projections, realizing that the latter years will be less accurate than the earliest years. The study accounts for both short-term fluctuations and long-term trends. Short-term projections help the District make immediate decisions (budgeting, staffing, program placements, etc.), while the Ten-Year projections provide data to anticipate future needs and proactively plan for infrastructure development, facility expansion, and new facilities, avoiding costly last-minute adjustments.

Real-Time, In-Person Data Collection

PASA deploys personnel directly to the District, with a staff member driving each developing subdivision. This approach ensures the collection of real-time data, with future-forward accuracy, unattainable through reliance solely only on plats and plans filed with government officials.

Assessment Frequency

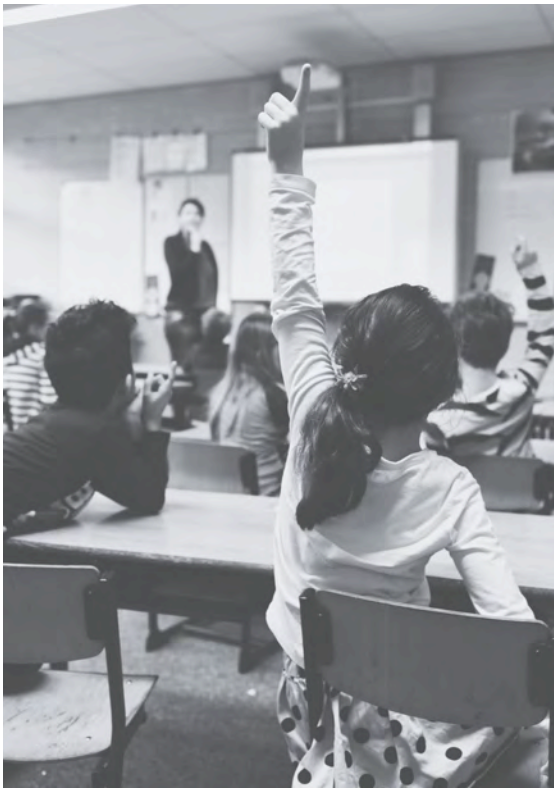
Clients experiencing a rapidly growing student population and/or that use our studies for staffing and budgeting purposes typically commission a Demographic Study on an annual basis. Due to the intensive nature of these studies, PASA has determined that more frequent studies yield actionable insights that can drive significant changes in district planning. Conversely, districts experiencing slower growth or approaching build-out and declining student populations may utilize our data for planning consolidations, rezoning, and balancing utilization. PASA collaborates with all clients to conduct timely studies that offer the greatest financial benefit for each district.

Data Sources

District-specific data is gathered from the client district. This data includes school names, capacities, special program placement, and student address data, among other items. The accuracy of this data is paramount in completing a quality comprehensive plan.

The data used to build housing projections is assessed by PASA demographers but gathered from builders, developers, and other official sources. Builders and developers change their plans as the market shifts, so this data needs to be reassessed in the future to alter facilities plans as the housing market shifts.

This study was conducted between March 2025 and April 2025, and projections are based on information available during that timeframe.



Demographic Process

PASA's process for completing a Demographic Study includes the following main components:

GIS/Mapping

PASA begins any project by creating an in-depth GIS map of the District, complete with roads, parcel ownership, existing and active subdivisions and apartment complexes, flood plains, pipelines, municipal boundaries and utility systems, and recent plats. This allows PASA's demographers to assess various parcels in the District for potential future development.

Geocoding of the Student Population

PASA downloads the past 3-5 years of student data from the District and geocodes each student, assigning them an exact location on the GIS map. This allows PASA to not only measure the current count of students in each sector of the District but also allows for analysis of existing subdivisions for ongoing decline or regeneration.

Ratios of Students per Home

The demographers develop a ratio of students per home for all existing subdivisions using the geocoded students. They then use this data to assign a student yield to all projected new homes, recognizing that this yield will vary widely across different types of developments within any one district.

Housing and Economic Analysis

PASA staff members spend a great deal of time in the District, driving each active subdivision and assessing future parcels for development. Demographers meet with relevant city and county officials, commercial brokers, and other landowners, and they assess the potential that each large parcel has for development.

Districtwide Enrollment Forecast

PASA pulls all factors together to create a Ten-Year Enrollment Forecast. Additionally, we generate a Reduced Enrollment Scenario and an Accelerated Enrollment Scenario in an attempt to provide the District with projections that bracket in the likely reality for the next several years. PASA projects for ten years due to the lengthy process required to plan for and construct new schools, but the first five years of the projection period are typically more reliable than the last five years.

Projections by Planning Unit and Long-Range Planning

Planning Units are PASA's organizational scheme and are small sectors of the District that comprise one or more subdivisions, multi-family complexes, or other parcels of land. PASA's projections are created at the Planning Unit level, which allows us to join them together to create current attendance zones, thereby measuring projected student enrollment against capacity. We can also break apart those current attendance zones at the Planning Unit level and use this data to aid the District in planning for new schools or designing new attendance zones.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

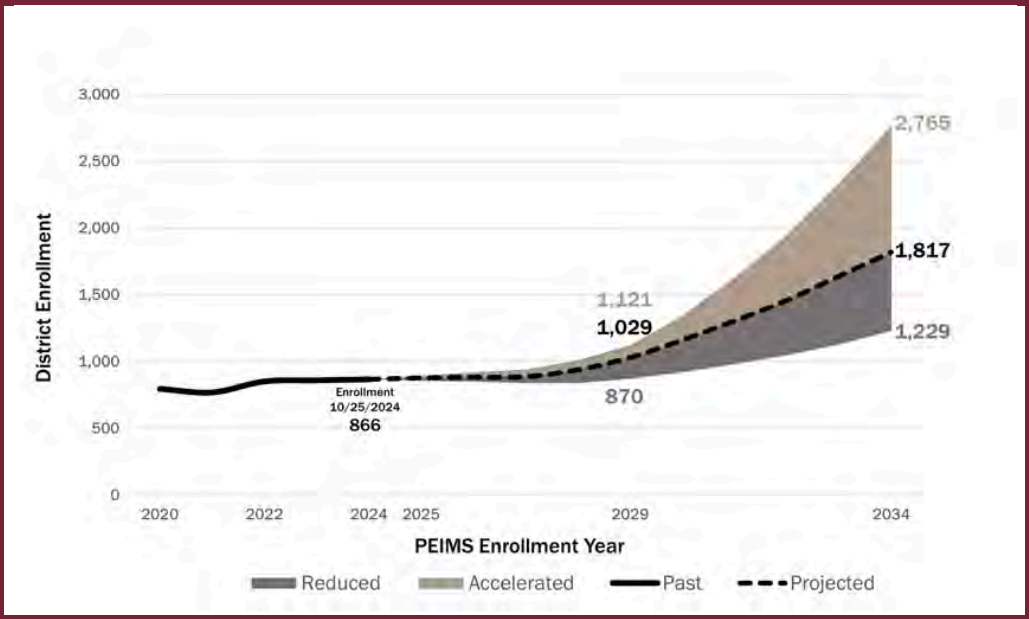
Population and Survey Analysts (PASA) recently concluded a Demographic Study for Brazos ISD (BISD), presenting the following summarized findings. The study encompassed the analysis of current student locations, projected expansion influenced by new residential developments, patterns of student relocation across the District, and economic factors pertinent to both the District and its surrounding area. PASA employs forward-looking methodologies to forecast student data for a school district without relying on historical rates of change.

Ten-Year Enrollment Forecast

PASA assessed the current student population, analyzed recent trends in geocoded students, forecasted additional housing occupancies and their resulting student yields, and considered broader economic and employment concerns. Based on these evaluations, PASA projects the following student population by grade group for the next ten years:

PROJECTED ENROLLMENT - TEN-YEAR FORECAST										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	343	341	331	359	377	438	489	576	670	764
6th-8th	214	225	251	250	285	282	335	323	374	418
9th-12th	320	316	304	328	367	440	480	558	594	635
TOTAL:	877	882	886	937	1,029	1,160	1,304	1,457	1,638	1,817

Enrollment Forecast



PASA employs a conservative methodology to project a Ten-Year Enrollment Forecast. Additionally, PASA develops both a Reduced Enrollment Scenario and an Accelerated Enrollment Scenario to account for varying future enrollment possibilities under different assumptions. More detailed projections are available in Chapter 04. The Ten-Year Enrollment Forecast serves as the foundation for facilities planning.

Factors Impacting Future Enrollment

To develop the Ten-Year Enrollment Forecast, PASA analyzed distinct factors specific to BISD. These encompassed economic and social aspects 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 following factors are significant for BISD:

As the District sees development and increasing amenities in the region, student ratios are likely to slowly increase in new homes, but the bulk of this increase will occur after the ten-year projection period.

Birth rates have been declining, but this will reverse with the development at Oxbow on the Brazos.

Kindergarten class sizes will increase as birth rates increase, remaining low in the first several years of the projection period, with larger KG classes at the end of the projection period.

Charter school expansion is expected to continue across the Houston Metro area; however, new campuses are unlikely to open in or near BISD until the area sees a larger resident student population.

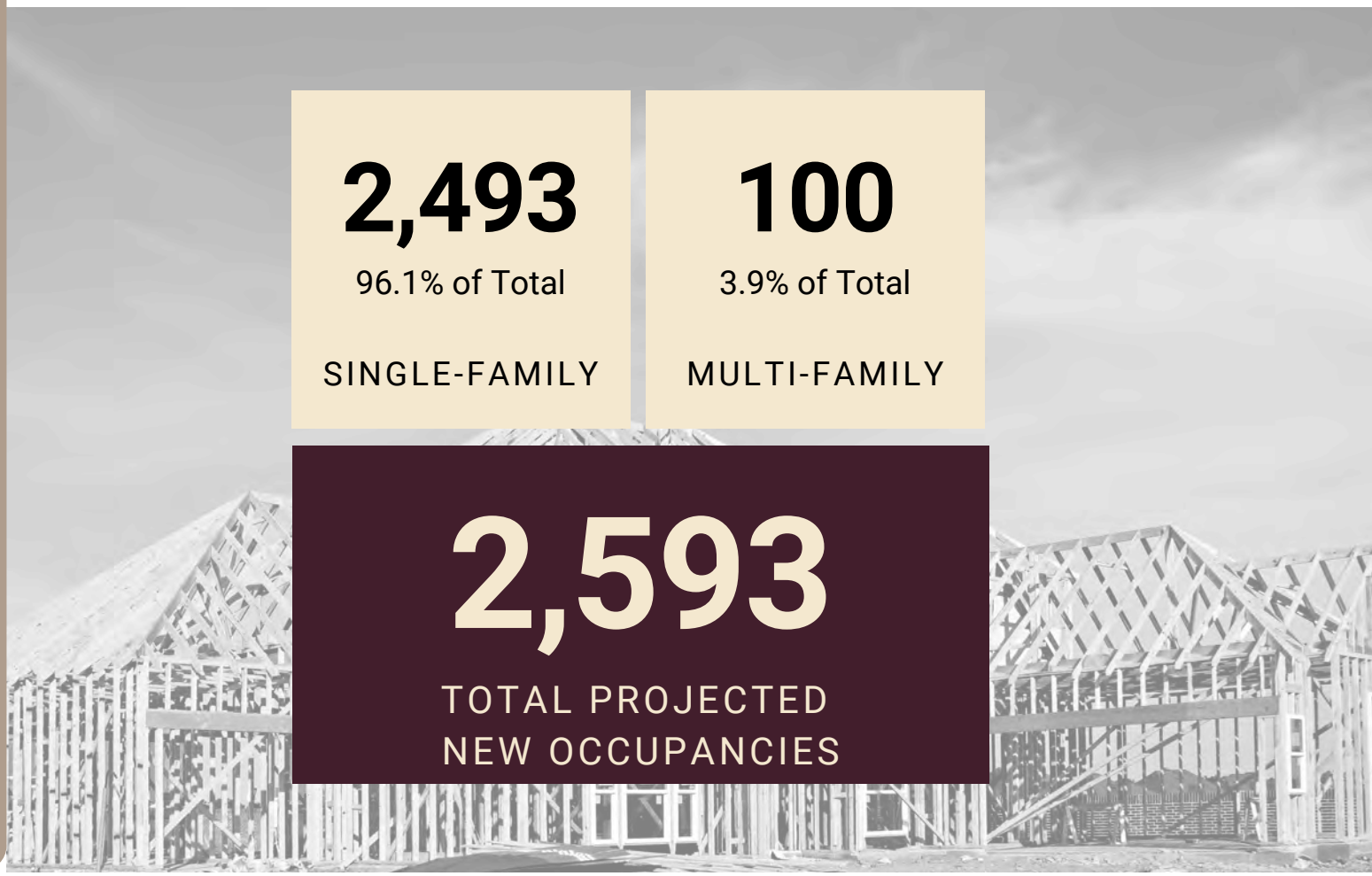
Unemployment rates will remain steady, at an average of about 4.0% in the Brazos ISD area over the next three years with a strong localized economy and continued employment growth in the Metro Area.

Housing Projections

PASA's projections are based on interviews with landowners, real estate experts, commercial brokers, utility providers, and city and county officials. These projections pertain solely to the number of new housing units and do not indicate the total number of students anticipated in public schools for each development. Chapter 03 presents a more comprehensive review of future housing, with full details available in Appendix 03. Chapter 04 details the impact of new housing construction on student enrollment.

Developments by Projected Total Housing Units Occupied 2025-2034

SF	Oxbow on the Brazos	+ 2,000
MF	Oxbow Multi-Family	+ 100
SF	Heritage Estates	+ 99

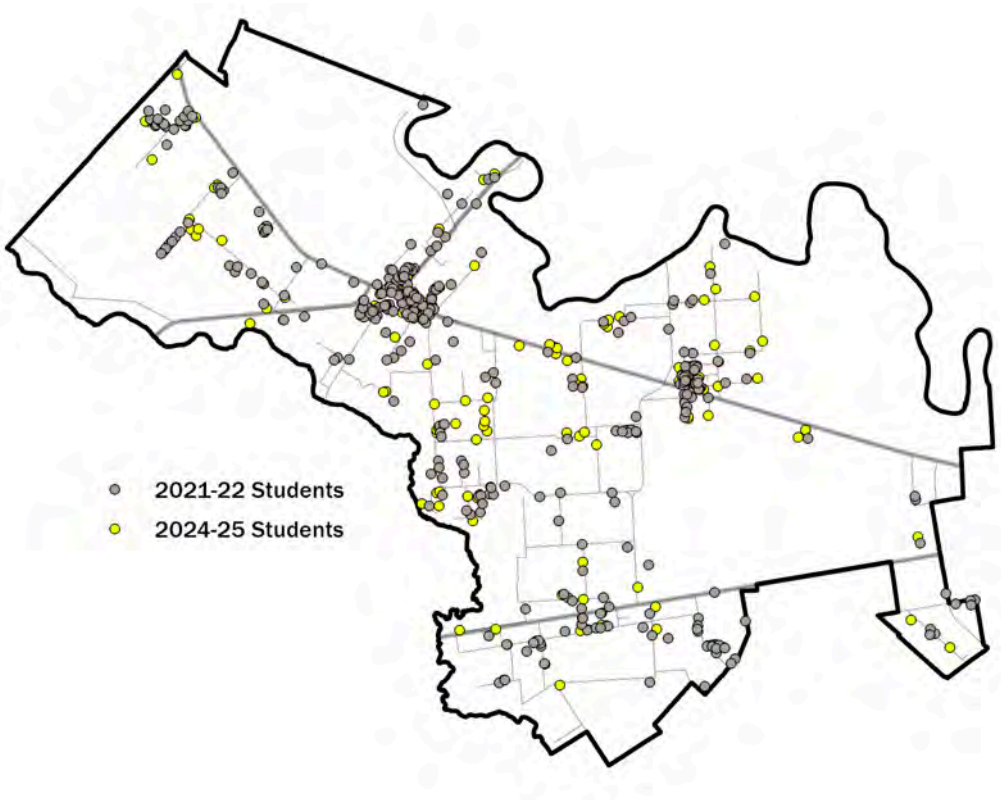


2,493
96.1% of Total
SINGLE-FAMILY

100
3.9% of Total
MULTI-FAMILY

2,593
TOTAL PROJECTED NEW OCCUPANCIES

Current Student Population

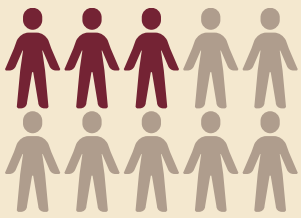


PASA maps each student based on their address, achieving 99% accuracy. Only students with incomplete or incorrect addresses remain uncoded. This data serves as the foundation for all projections.

Students Per Planning Unit

In rural school districts, PASA typically analyzes student trends at the planning unit level, as this approach can provide more meaningful insights than calculating students per single-family home or per multi-family unit. In largely rural areas like Brazos ISD, it is often difficult to determine accurate student yield ratios by subdivision due to the limited number of homes in subdivisions, larger lot sizes, and the absence of uniform development patterns. However, as the District continues to grow and more defined subdivisions emerge, student ratios at the development level will become increasingly valuable for understanding enrollment trends and planning for future capacity needs.

Brazos ISD is currently comprised of 30 Planning Units, with an average student yield of 0.26 students per unit. Student counts range from 0 in the least populated planning units to 298 in the most populated, reflecting the District's varied population density and rural development patterns.



0.26

Planning Unit

Long-Range Facilities Planning

All three grade levels are projected to exceed capacity by Fall 2031 or Fall 2032. Given the financial challenge of constructing separate schools for each grade level in such a short timeframe, BISD should explore alternative strategies to accommodate the anticipated growth.

The current facilities in Brazos ISD are relatively small. While many districts prefer the benefits of small schools, the higher per-pupil cost often makes them financially impractical. Although capacity standards vary across Texas, PASA's clients have generally found that elementary schools serving 700-900 students, middle schools with 800-1,200 students, and high schools accommodating 1,800-3,000 students tend to be more cost-effective. As BISD plans for future construction, the District should carefully consider optimal school sizes—particularly given that multiple campuses at each grade level are likely to be needed over the next 20 years.

Elementary Schools

The current elementary school has a capacity of approximately 500 students, depending on the configuration of core facilities. This is considered relatively small by state standards. Brazos ISD could consider constructing a PK-2nd grade addition on the existing site, increasing capacity to 700-800 students. This expanded capacity would likely accommodate projected enrollment through the end of the forecast period and may be a more cost-effective option than building a second comprehensive elementary campus.

Secondary Schools

The current middle school and high school share a single parcel of land, and while each has limited capacity individually, together they can accommodate approximately 800 students, comparable to the size of many middle schools across the state. If Brazos ISD constructs a new high school and repurposes the existing middle and high school buildings into a single middle school campus, the resulting facility would be expected to serve the middle school population well beyond the ten-year projection period.

A new comprehensive high school should be designed with long-term growth in mind. While the District is projected to enroll just over 600 high school students by the end of the forecast period, enrollment is expected to increase significantly in the years that follow. An initial facility with a capacity of approximately 1,000 to 1,200 students would ensure efficient utilization in the near term. As growth continues, the campus could be converted to serve 9th and 10th grades, with a separate 11th-12th grade campus constructed adjacent to it when warranted.

CHAPTER 01

DISTRICT PROFILE

The District Profile provides an overview of the District's current landscape and historical context. This chapter includes a District Overview detailing key demographic and socioeconomic factors that shape the community before analyzing various Historical Enrollment trends. Lastly, it explores economic and regional employment trends.

District Overview

Historical Enrollment Trends

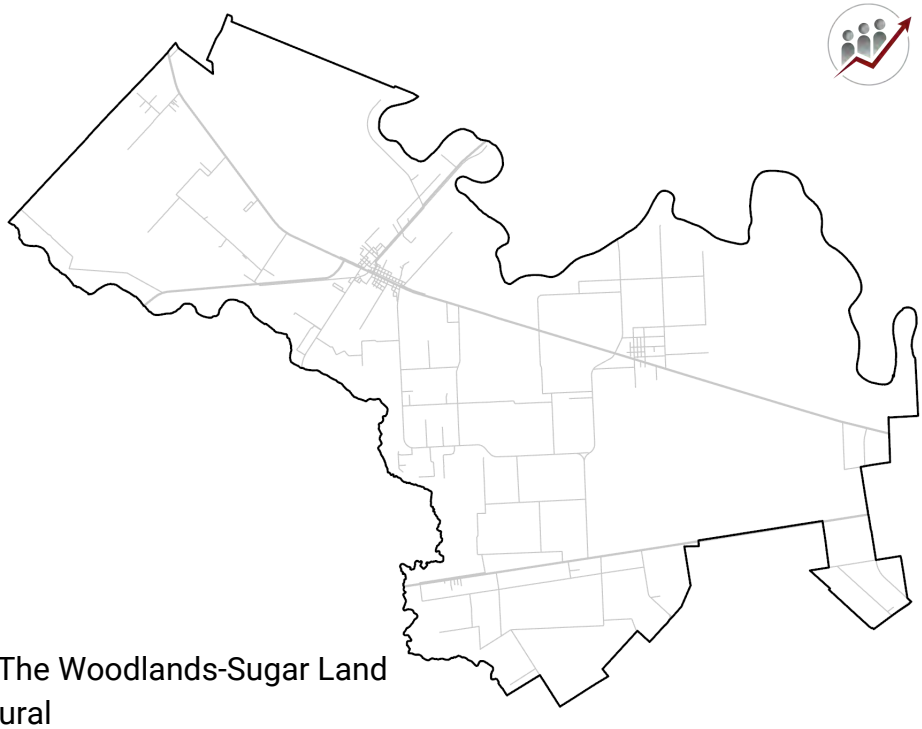
Historical Enrollment by Grade Group

Kindergarten Enrollment Compared to Births

Economic and Regional Employment Trends

Additional related data is available in Appendix 01.

District Overview



Brazos INDEPENDENT SCHOOL DISTRICT
We are Cougar Ready, We are Cougar Proud

227 Educator Lane
Wallis, Texas 77485
Superintendent: Dave Plymale

County: Austin
Metropolitan Statistical Area: Houston-The Woodlands-Sugar Land
Texas Education Agency Description: Rural
District Enrollment: 866 (PEIMS Enrollment - October 25, 2024)

Total Population
4,419

Median Age
37.3 Years

Mean Travel to Work Time
31.5 Minutes

School Aged
19%

Bachelor's Degree +
12%

Median Home Value
$152,400

Median Income
$43,623

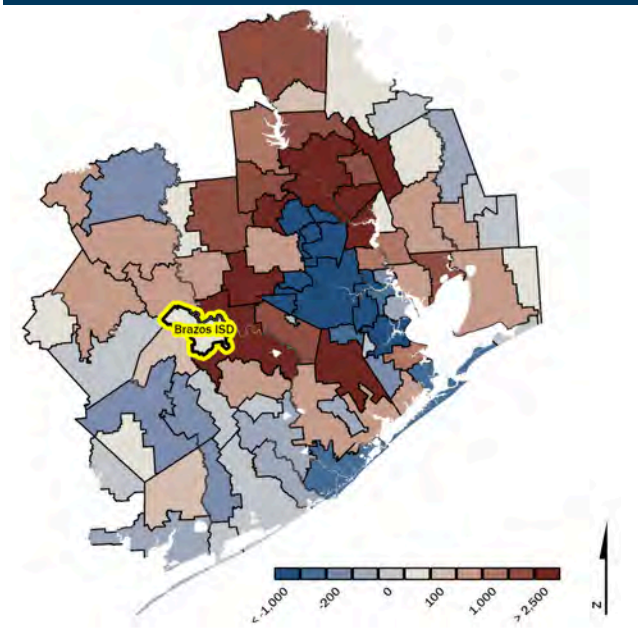
Source: US Census Bureau, 2022 American Community Survey
Additional Census Bureau and American Community Survey Data is available in Appendix 01.

Historical Enrollment Trends

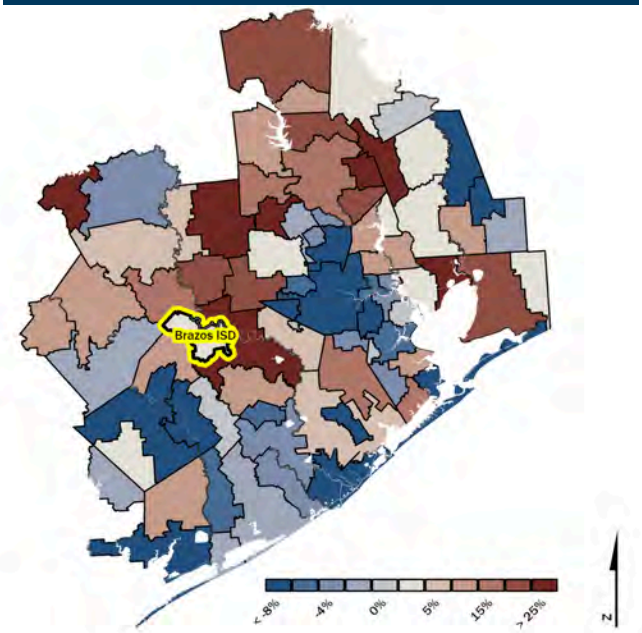
The following maps show the changes in student population by district in the Houston Metro Area over the past five years. Between the 2019-2020 and 2024-2025 school years, Brazos ISD saw an overall increase of 7 students.

Houston MSA Five-Year Enrollment

Numeric Change in Students Between 2019 and 2024

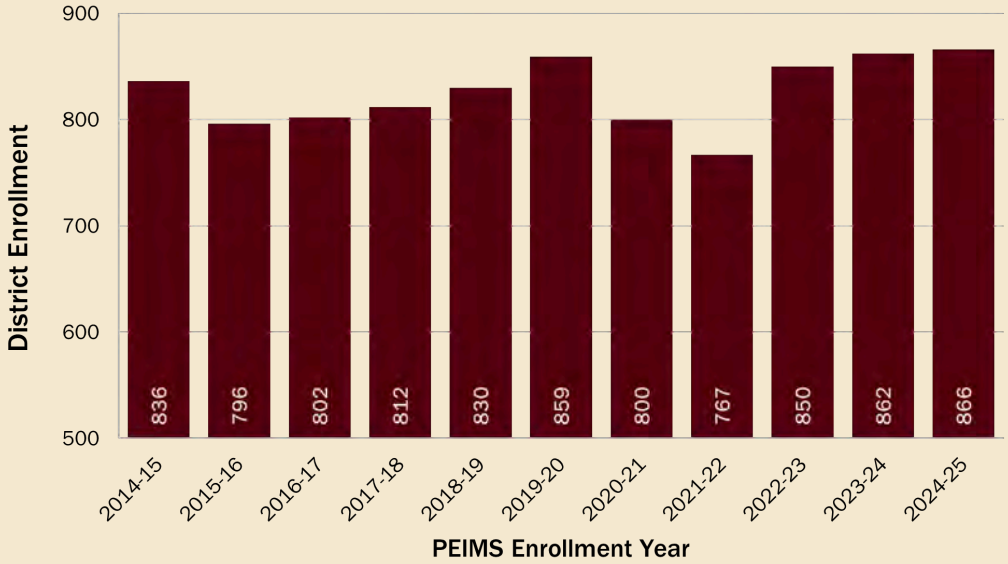


Percent Change in Students Between 2019 and 2024



Over the past decade, Brazos ISD has experienced significant growth, maintaining its position as the top district in the region. Notably, it was one of the few districts in Texas that did not experience a decrease in student enrollment during the pandemic and has shown signs of a complete rebound. However, in the most recent two years, this robust growth has begun to slow, indicating that the district's previously rapid expansion may be leveling off.

Brazos ISD Historical Enrollment



+7

Five Year Change

enrollment change
2019 to 2024

+30

Ten Year Change

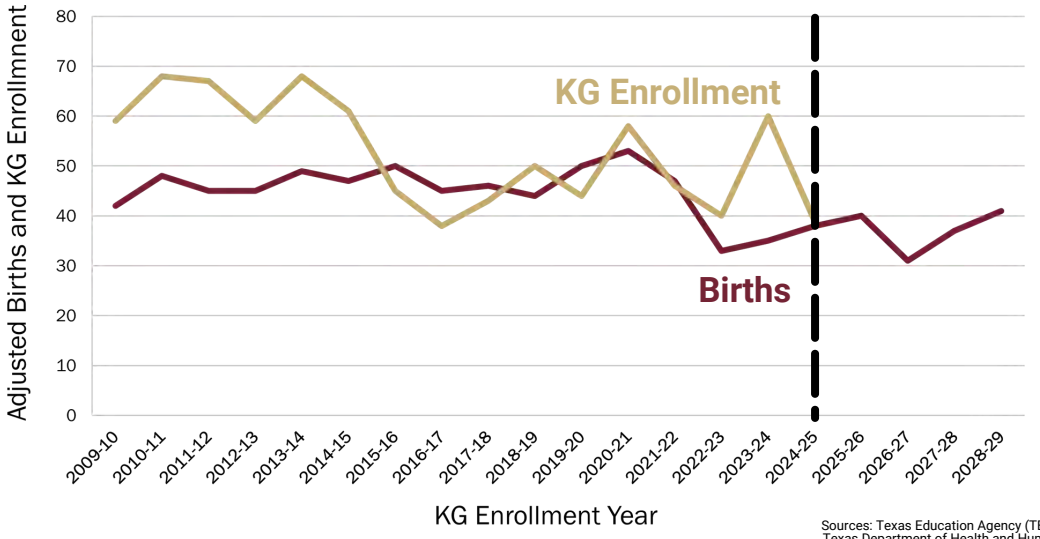
enrollment change
2014 to 2024

PEIMS Enrollment - 10/25/2024
Source: Texas Education Agency (TEA)

Kindergarten Enrollment Compared to Births

Births adjusted five years to correspond with KG Enrollment

Difference between two lines shows in-migration of young children after birth



Sources: Texas Education Agency (TEA); Texas Department of Health and Human Services, Vital Statistics

Changes in enrollment at the kindergarten (KG) grade level can reveal how trends and patterns are developing. Kindergarten enrollment trends can offer early insight into shifting patterns. The graph above compares KG enrollment to live births five years earlier by birth mother ZIP code in Brazos ISD. Gaps between the two lines may reflect net out-migration, alternative schooling choices, or other demographic factors influencing kindergarten enrollment.

Historical Enrollment by Grade Group

Historical Enrollment

GRADE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	0	3	2	3	2	2	3	7	2	1
PK	22	26	23	24	40	23	18	34	15	26
KG	46	38	43	50	44	58	46	40	60	39
1	55	51	43	47	54	53	50	63	48	67
2	57	52	56	40	47	55	45	54	63	44
3	61	55	57	60	41	46	50	54	50	63
4	59	59	59	55	53	43	47	52	48	50
5	72	55	57	65	55	53	44	49	54	56
6	56	74	60	67	74	65	56	59	68	65
7	49	60	81	68	71	73	68	76	69	70
8	71	54	66	87	68	71	73	76	74	68
9	60	90	74	81	113	61	67	77	91	74
10	61	59	76	62	65	80	64	69	81	89
11	61	63	51	72	51	63	76	64	74	82
12	67	62	59	46	73	49	61	77	62	72
TOTAL	797	801	807	827	851	795	768	851	859	866

Annual Growth/Decline

EE-5th	-33	1	4	-8	-3	-30	50	-13	6
6th-8th	12	19	15	-9	-4	-12	14	0	-8
9th-12th	25	-14	1	41	-49	15	19	21	9
TOTAL	4	6	20	24	-56	-27	83	8	7

smallest class — largest class

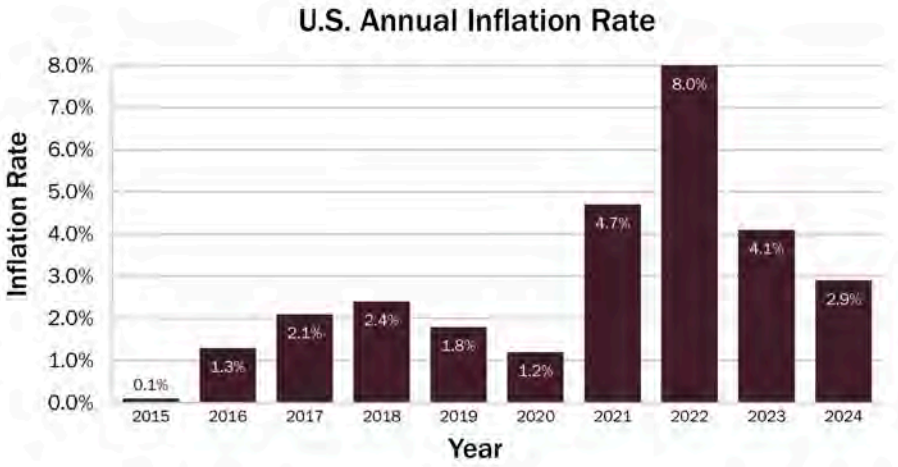
An analysis of the past and current student population is essential when projecting future population. In this chart, grade levels with the smallest and largest enrollments for each school year are highlighted in blue and red shades.

BISD receives a significant number of out-of-district transfers, the majority of which occur at the secondary grade levels. This trend is evident in the table above, where the highest concentrations of students by grade level consistently appear in the upper grades. Because this pattern is driven primarily by transfers rather than the natural progression of student cohorts, PASA has assumed it will continue throughout the projection period.

Regional Economic Overview

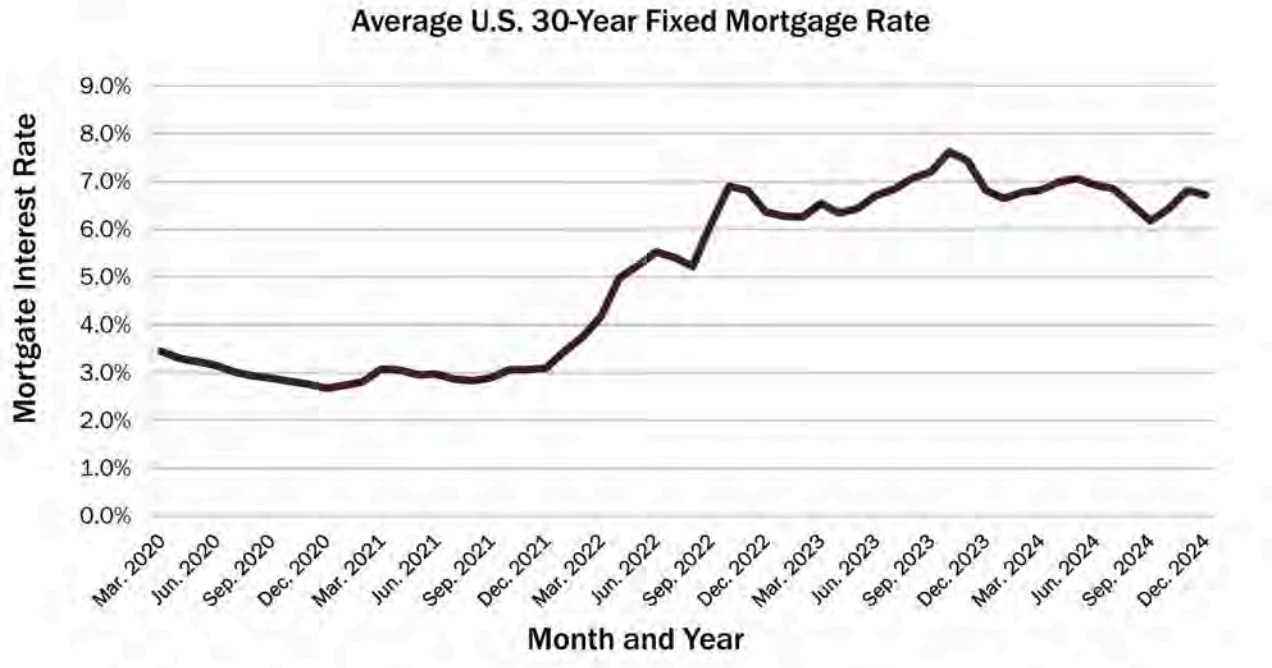
The Houston region added 57,800 jobs in 2024—slightly below the typical annual growth of 65,000 to 70,000—suggesting a possible stabilization following three years of post-COVID expansion. Seventeen of the 19 major sectors tracked by the Texas Workforce Commission saw job gains, and 540 companies announced plans to relocate, expand, or establish new facilities, according to the Greater Houston Partnership.

While inflation declined to 2.9% in 2024, it remains above the Federal Reserve's target of below 2%. To help achieve this goal, the Fed implemented three rate cuts between September and year-end, totaling a reduction of 100 basis points.



Source: US Bureau of Labor Statistics

The rate cuts were expected to boost homebuying by giving developers access to lower-interest capital for large projects and increasing buyer confidence. However, homebuyers saw little relief, as 30-year fixed mortgage rates remained between 6-7% through the fourth quarter of 2024. Despite this, Houston's housing inventory rose sharply, and median home prices increased modestly—signs of a still-strong regional housing market.

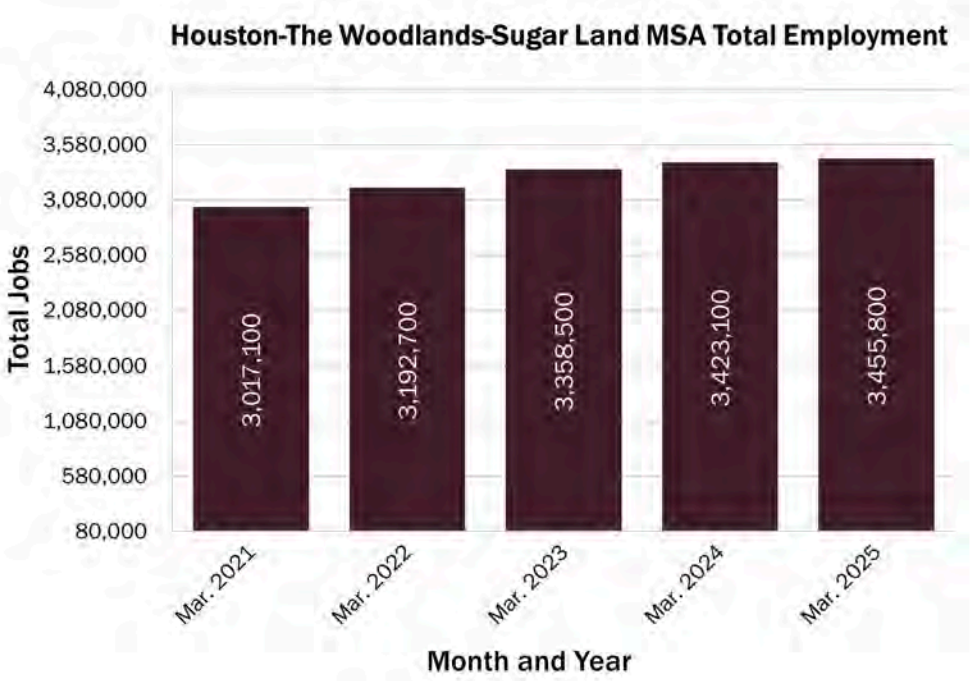


Source: Freddie Mac

Employment Trends

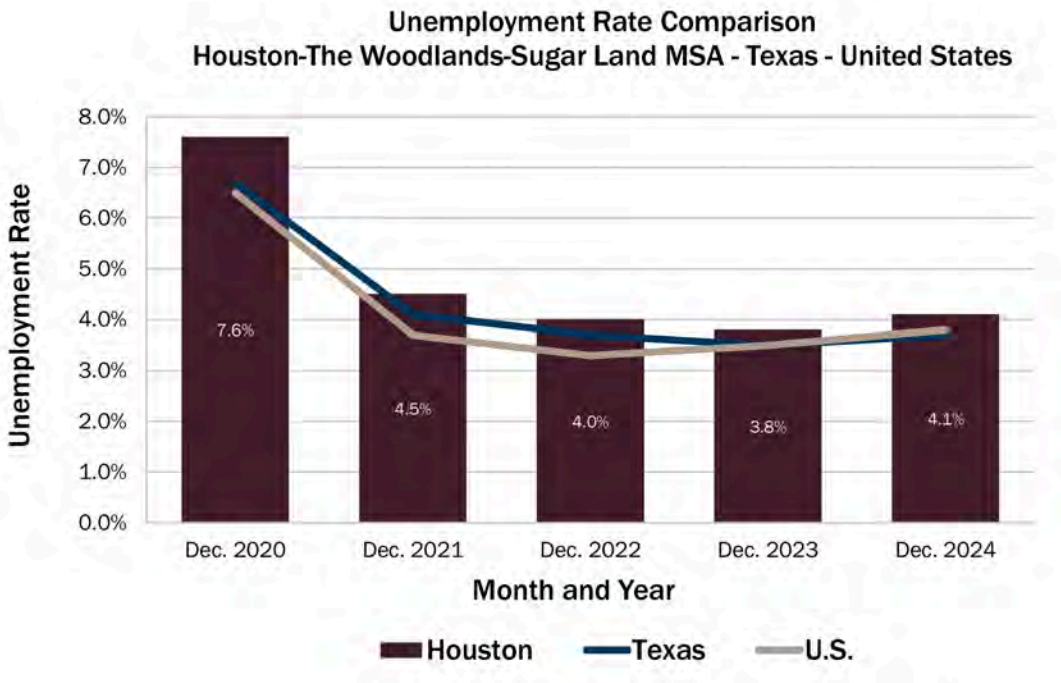
The region is projected to add almost 71,200 jobs in 2025, bringing the Houston region to new record employment of over 3.5 million payroll jobs.

The tight labor market is projected to continue with job creation numbers increasing at a moderate pace while unemployment figures remain low. The Houston Region tends to record unemployment figures slightly above both U.S. and Texas numbers.



Source: Texas Workforce Commission

Moderate-to-low unemployment rates suggest continued population in-migration, as people relocate to Houston in search of job opportunities. Between 2020 and 2023, the region added 340,000 residents—100,000 from domestic migration and 118,000 from international migration. Houston's growth remains strong, with approximately 43,000 new residents added between 2023 and 2024, ranking it second in the nation behind only New York City.



Source: Texas Workforce Commission
Population and Survey Analysts - May 2025

CHAPTER 02

CURRENT STUDENTS

Student Geocode

Students per Planning Unit

Alternative Educational Opportunities

PASA evaluates where current students reside and the recent trends in the student population. To accomplish this, PASA geocoded student data provided by Brazos ISD, mapping each student according to their residence address. This data incorporates a meticulous analysis of the current student population, including a detailed examination of student yield per home and recent changes in the student population at the development, Planning Unit, and attendance zone levels.

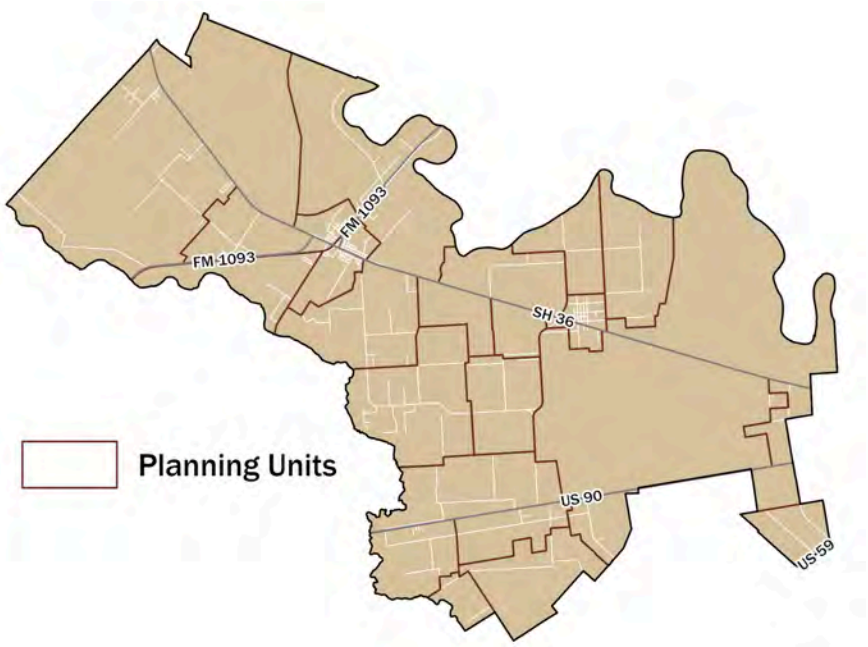
This data also helps to clarify where student distribution is more dense in specific locations and which neighborhoods are disproportionately oriented to older or younger students. The ratios of students per home assist in estimating potential students that will be yielded from comparable new developments in later chapters.

Maps and tables that break down student growth and decline in every major development are included and will address neighborhoods undergoing growth, decline, and gentrification.

Additional related data is available in Appendix 02.

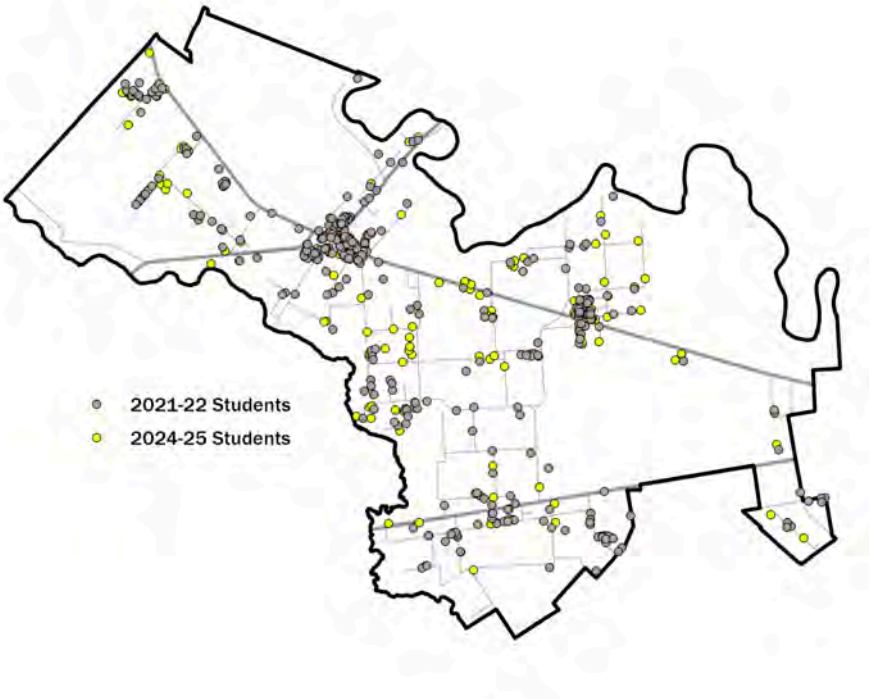
Planning Units

PASA organizes the data in this study using Planning Units, which are small divisions within the district that include one or more housing developments or parcels of land. These Planning Units are defined by PASA staff based on major roadways, existing attendance zones, parcel ownership, and other significant boundaries. Housing data and current student data are organized according to these units. After PASA generates student projections and assigns them to the Planning Units, the units can be combined to assist in planning for future facilities.



Student Geocode

PASA employs geocoding techniques on student address information supplied by the Brazos ISD, pinpointing each student's location based on their address. The map below shows the student geocode from 2021-22 and compares it to the geocode from 2024-25, illustrating the distribution of students within the BISD as of Fall 2021 and Fall 2024. Each yellow dot represents a student residing at an address that was not occupied by a student in 2021, showing growth and student distribution across the District.



Geocode

Geocoding is the process of taking a text-based list of student addresses and accurately placing them at the correct geographic location inside our mapping system.

PASA places each student on a map based on their address. We achieve 99% accuracy, leaving only those students with incomplete or bad addresses as uncoded. This data is the starting point for all projections.

Students per Planning Unit

PASA performs fieldwork to retrieve a count of occupied homes in all actively developing neighborhoods. Occupancy counts for existing single-family neighborhoods and for planning units are typically determined by county appraisal data. In districts with a largely rural population, student ratios are developed primarily at the planning unit level. These occupancy counts are compared to enrollment to determine ratios of students per planning unit.

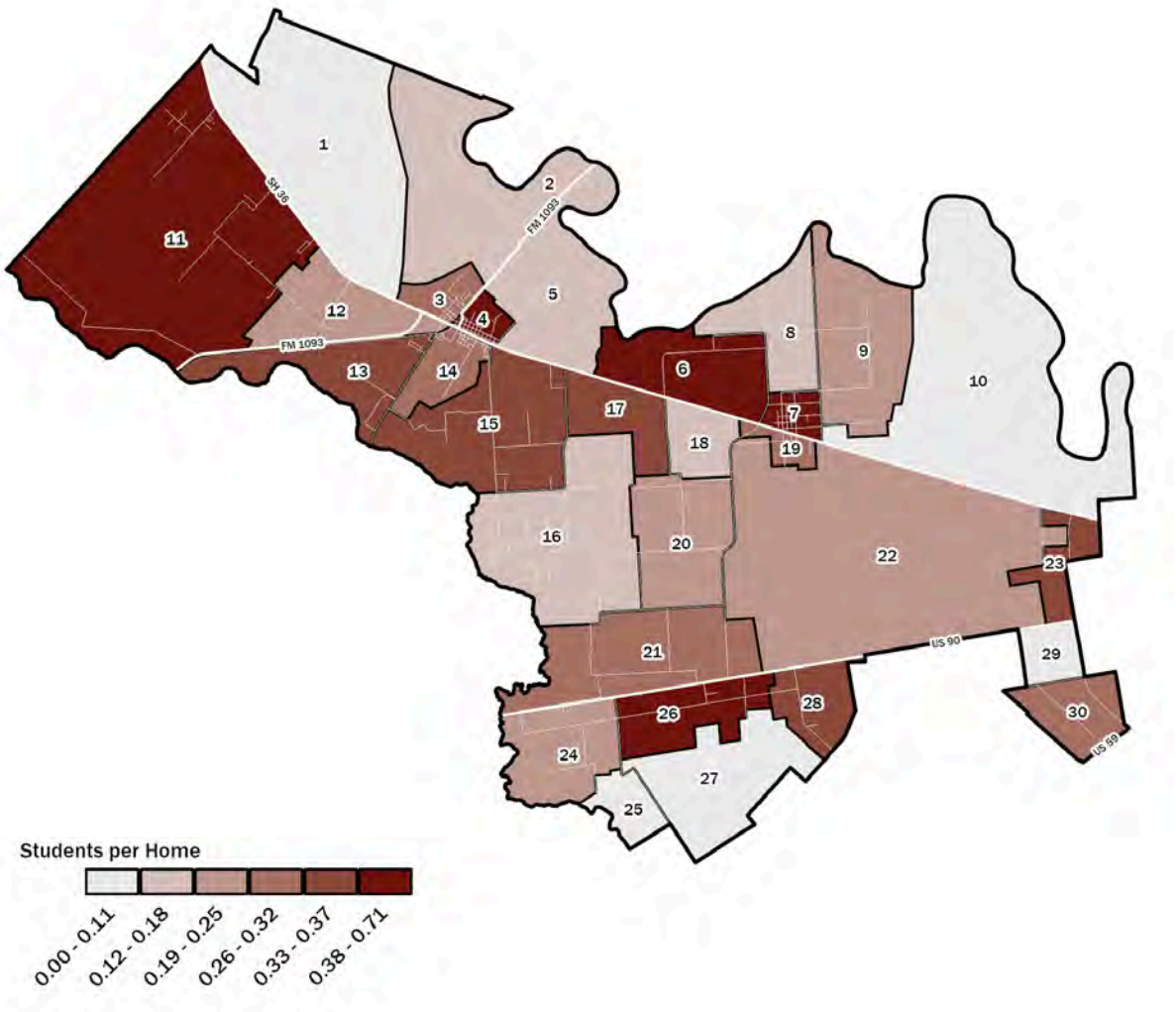
0.26

Students per Occupied Planning Unit

Students per Planning Unit

Brazos ISD is currently comprised of 30 Planning Units, with an average student yield of 0.26 students per unit. Student counts range from 0 in the least populated planning units to 298 in the most populated, reflecting the District's varied population density and rural development patterns.

Students Per Planning Unit



Alternative Educational Opportunities

PASA analyzes enrollment in other schools in the area (private schools, charter schools, virtual academies, universities, and other ISDs) to understand how many students are gravitating away from Brazos ISD. Homeschooled students are not included in this analysis because the State of Texas generally does not track these students.

Private Schools

Tuition-based schools that are supported by private organizations or private individuals rather than by the government.

To assess the impact of private school enrollment on Brazos ISD, PASA contacted private schools within and near the District's boundary. Surveys of private school administrators, along with interviews with Brazos ISD registrars, indicate that student attrition to nearby private schools remains minimal. The data suggests that private school enrollment has had little to no measurable effect on the District's overall student population. Based on these findings, the influence of private school alternatives on Brazos ISD's enrollment trends remains negligible.

A key consideration in projecting future student attrition to area private schools is the potential impact of Senate Bill 2, which establishes an Education Savings Account (ESA) program. Two important caveats may limit immediate increases in private school transfers: participating schools must be accredited and in operation for at least two years. While no new private schools were identified that would directly affect Brazos ISD, interviews indicate that some existing schools are exploring expansion and potential tuition increases. Although these changes may influence enrollment patterns over time, no immediate impacts are expected.

Sources: PASA Interviews with Schools

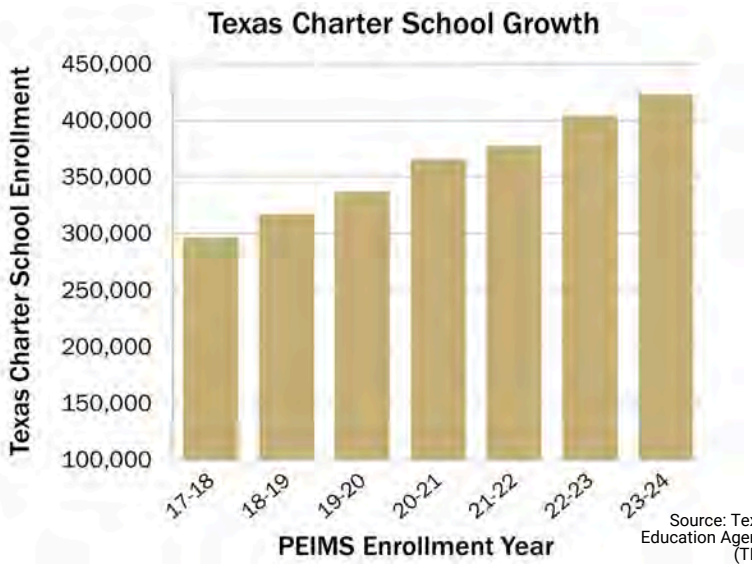
If broadly adopted, the ESA program could shift enrollment trends statewide by removing financial barriers for families who previously may not have considered private education. For Brazos ISD—where student transfers to private schools are currently negligible—the program could accelerate private school enrollment and lead to a more significant outflow of students over time, particularly if local schools expand capacity or lower tuition in response to increased demand. Additional details about private school impacts on Brazos ISD are provided in Appendix 02.

Charter Schools

Publicly funded, tuition-free, in-person educational institutions that provide an alternative to the traditional Independent School District (ISD) system.

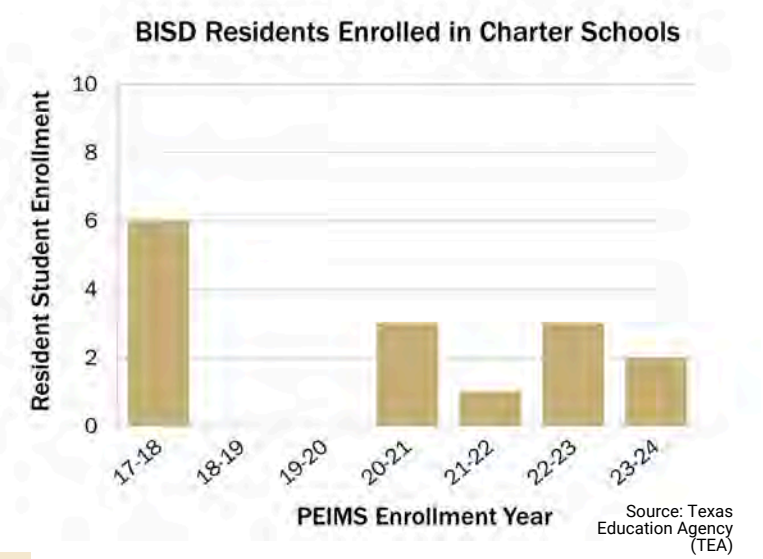
Statewide, charter school enrollment continues to grow and affects all ISDs, as each student enrolled in a charter school represents a student who has transferred out of a traditional ISD. Student transfers from Brazos ISD to charter schools are mapped in Appendix 02 to illustrate which areas of Brazos ISD are most impacted.

Between 2017-18 and 2023-24, Statewide charter school enrollment increased 42.73%, while enrollment in ISDs increased by only 2.44%.



Source: Texas Education Agency (TEA)

Brazos ISD had consistently maintained a low percentage of resident students transferring to in-person charter schools. Trends typically seen in other districts show a steady, upward-trajectory of resident students enrolling in charter schools, but this same trend does not exist for Brazos ISD. As Houston's urban sprawl extends westward, the presence of charter schools near Brazos ISD is expected to grow. Unlike traditional ISDs, charter schools can enroll students from a broader geographic area, making them a convenient alternative for families both within and beyond BISD's boundaries. As more charter schools open and expand in the region, PASA anticipates they will play a growing role in shaping Brazos ISD's enrollment trends. The adjacent graph illustrates BISD resident students transferring to in-person charter schools. Virtual charter school transfers are captured later in this chapter.



Source: Texas Education Agency (TEA)

Approximately 0.3% of Brazos ISD resident students were enrolled in area in-person charter schools in 2023-24.

Brazos ISD resident student enrollment in area charter schools has not followed the same upward trend observed in many other Texas ISDs

Charter Schools

By the conclusion of PASA's 2024-25 study, no new charter schools had been identified within or near the Brazos ISD boundary.

Charter Schools of Impact

In-Person Charter Schools

SST Northwest - Located at 12042 Culebra Rd, San Antonio, Texas, serving students in grades Pre-K through 8th.

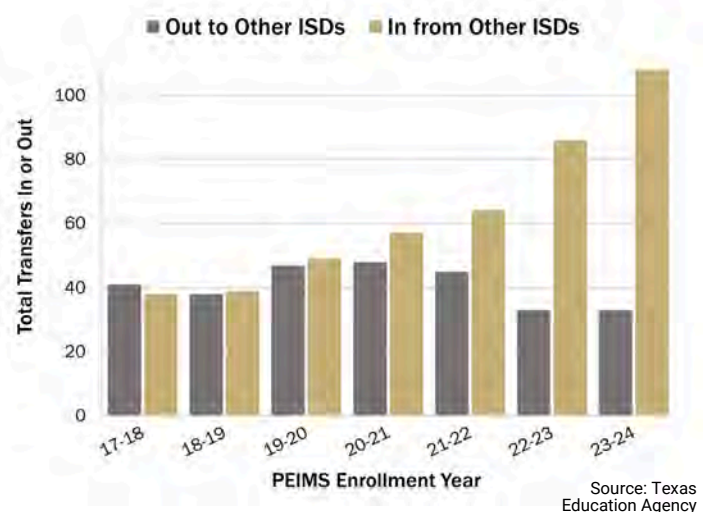
Future Charter Schools

As of the conclusion of PASA's 2024-25 study, no new charter schools had been identified within or near the Brazos ISD boundary. However, continued outward sprawl from the Houston area may increase the likelihood of charter school interest in the future.

Other ISDs

In-Person public educational opportunity that is an alternative to the ISD where the student lives.

The analysis of TEA data shows that approximately 4.2% of Brazos ISD resident students are transferring to other ISDs. However, a substantial number of students are transferring into BISD from other districts, completely offsetting the loss of students who are transferring out. A year-to-year analysis table demonstrates transfers in and out of Brazos ISD. Details for each school can be found in Appendix 02.

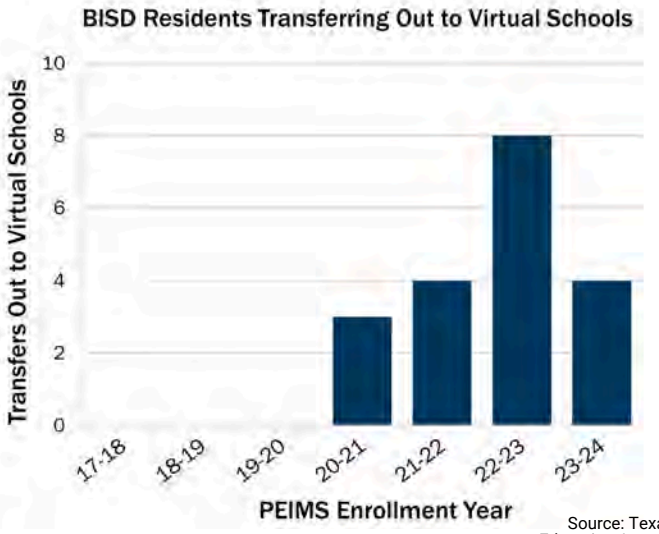


Source: Texas Education Agency (TEA)

Virtual Academies

Educational opportunity offered by Charter Schools, Other ISDs, and Universities requiring only online participation.

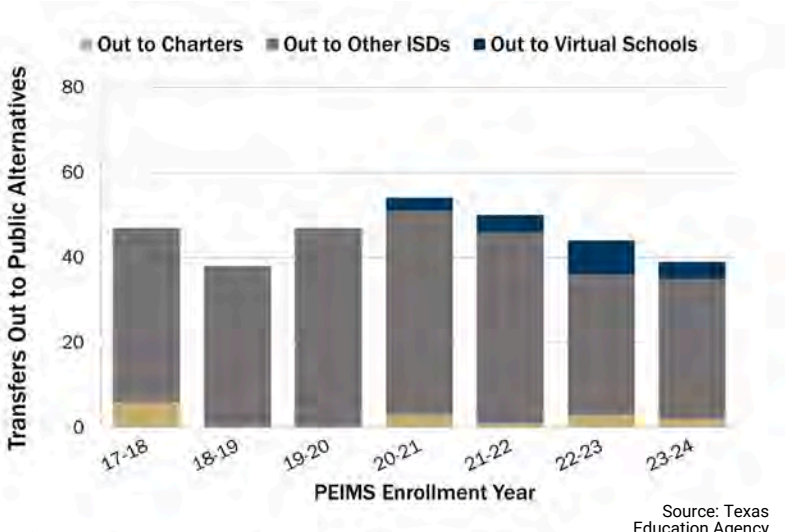
Many virtual academies are operated by universities, charter schools, or other ISDs. Prior to the COVID-19 pandemic, data on these programs was limited and inconsistently defined, and ongoing TEA data-masking practices continue to hinder comprehensive analysis. PASA's research has identified a notable rise in virtual academy enrollment across Texas. However, in Brazos ISD, only about 0.5% of resident students transferred to virtual schools in 2023-24, a figure that diverges from trends observed in other ISDs.



Source: Texas Education Agency (TEA)

Transfers Out to Public School Options

Competition for student enrollment has intensified, as alternative educational options—including charter schools, virtual schools, and neighboring ISDs—continue to draw students away. While statewide enrollment in resident districts generally increases each year, charter and virtual school enrollment is also steadily rising. At the time of this study, Brazos ISD's overall growth is slightly outpacing student loss to alternative options, largely due to incoming inter-district transfers.

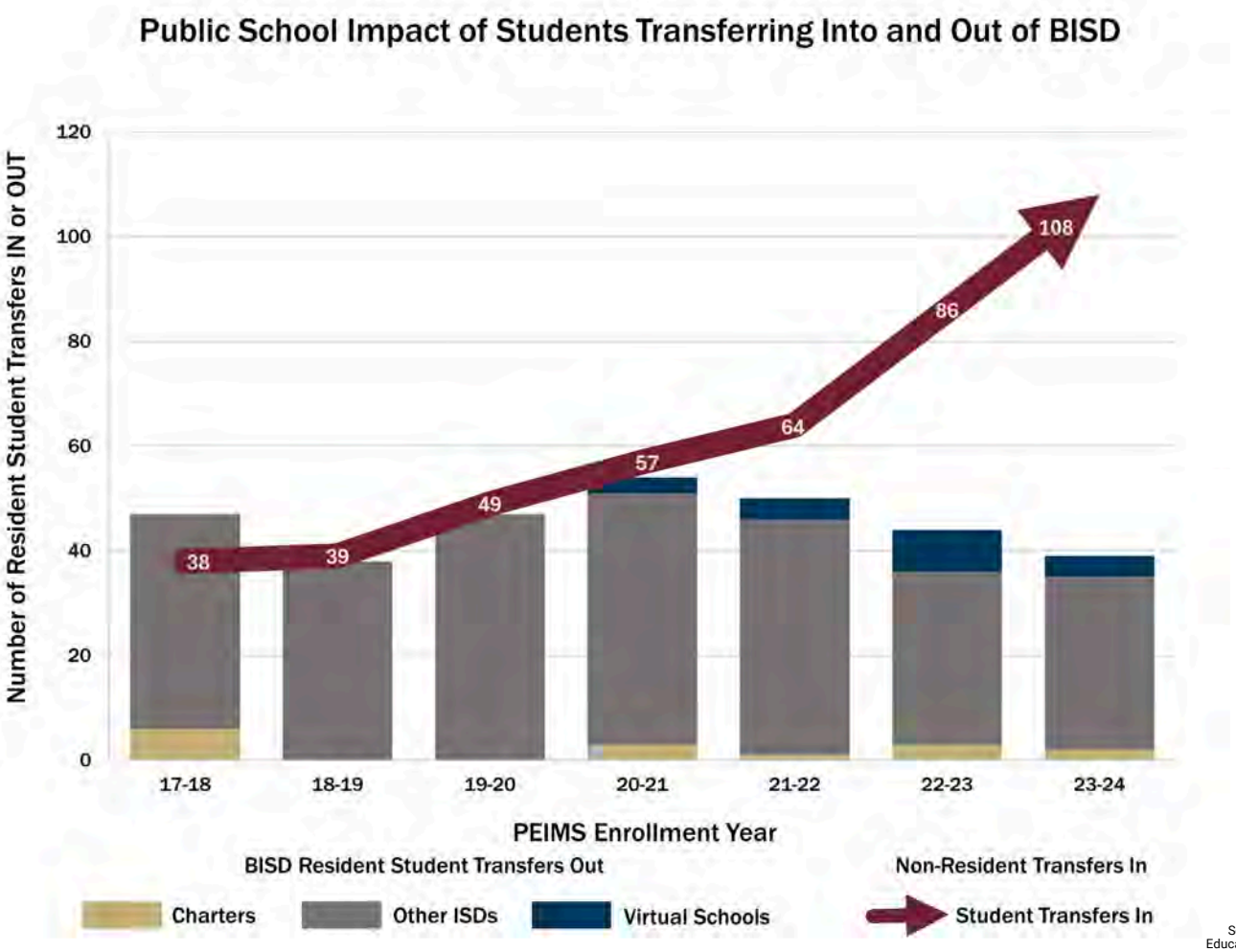


Source: Texas Education Agency (TEA)

Total Public School Impact

Students today have a broad array of public school choices beyond their home district. Although resident district enrollment typically increases each year, charter schools and virtual academies are also experiencing steady growth.

This graph below illustrates the total impact of public school student transfers in and out of Brazos ISD from the 2017-18 to the 2023-24 school years. While the number of BISD resident students transferring out—primarily to other ISDs, virtual schools, and charters—has remained relatively stable, the number of non-resident students transferring into the District has steadily increased. Student transfers into BISD rose from 38 in 2017-18 to 108 in 2023-24, indicating a growing demand for enrollment in Brazos ISD despite outbound transfers holding steady. This trend suggests that the District remains an attractive option for families outside its boundaries.



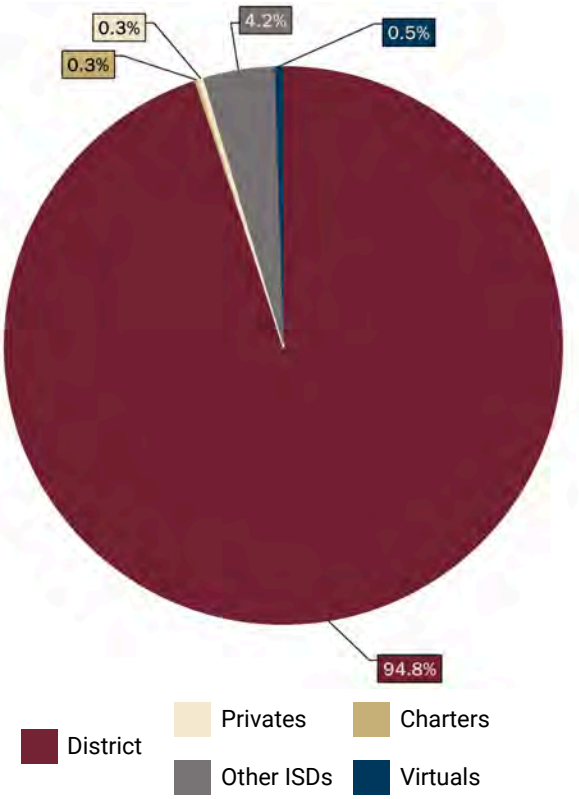
Source: Texas Education Agency (TEA)

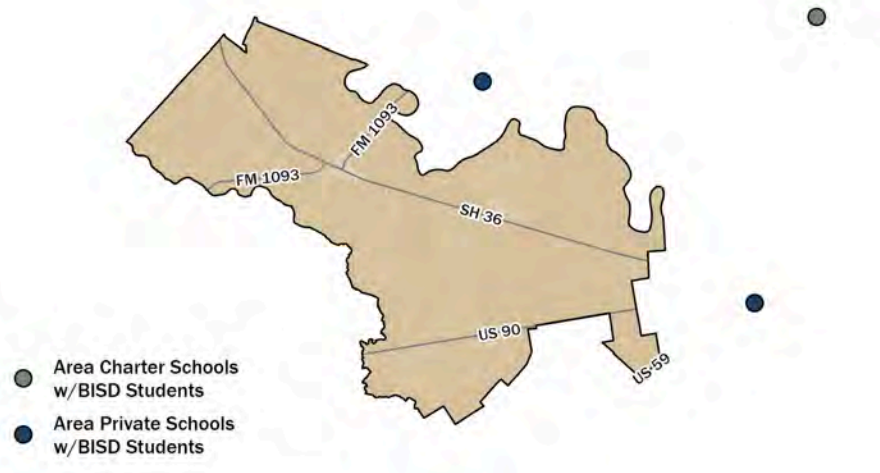
As alternative educational options continue to grow within or near the Brazos ISD boundary, the proportion of students transferring out may increase over time.

Where Do BISD Residents Attend School?

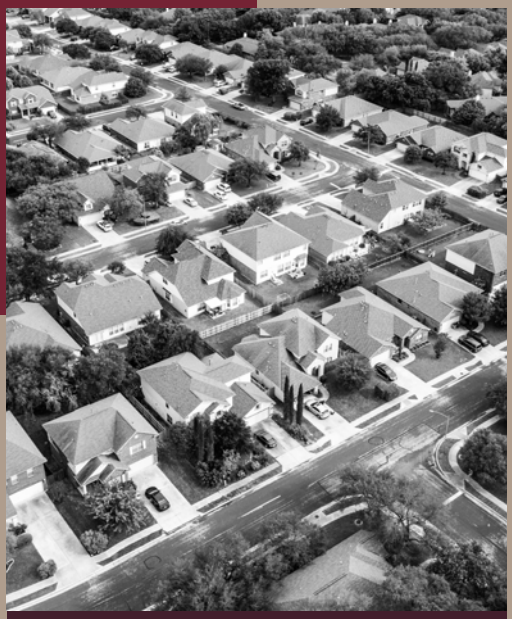
Resident Students	**795**	
Attending Charter Schools	-2	(0.3%)
Attending Private Schools*	-2	(0.3%)
Attending Other ISDs	-33	(4.2%)
Attending Virtual Academies	-4	(0.5%)
Attending and Residing in District	=754	(94.8%)
Transfers into District	+108	
PEIMS Enrollment (10/27/2023)	=862	

Sources: TEA Transfer Reports, *PASA Interviews with Schools





In the 2023-24 school year, PASA estimates that 94.8% of Brazos ISD resident students reside in and attend schools within the District, while 5.2% have transferred out to other educational options.



CHAPTER 03

HOUSING PROJECTIONS

Methodology

District Insights

Total Projected New Housing

Single-Family Projections

Multi-Family Projections

The housing projection assessment is a uniquely independent analysis focused on future residential development trends. PASA develops housing projections by reviewing past patterns, current development activity, potential future land use, and other elements affecting development, such as utility services, transportation facilities, available property, and land-use and drainage regulations.

PASA's assessment includes analysis of platted developments, as well as an on-the-ground survey of active residential developments to count occupied housing units, available units yet to be occupied, and units under construction. Property ownership research, interviews with local experts in land use, development regulations, and general real estate knowledge are all factors that are considered when creating future housing occupancy projections.

Additional related data is available in Appendix 03.

Housing Projections Considerations

Annual housing projections are created for every active, planned, and potential residential development in the District. These projections are then aggregated by Planning Unit each year for the ten-year period.

Projections for new housing occupancies are considered most accurate for the next five years, as developers or landowners may not have precise long-term plans exceeding a five-year timetable. Thus, the first five years of residential projections are considered reliable and useful for short-term planning, with the remaining years included for completeness, representing useful benchmark data applicable for school facility planning. Landowners, builders, and developers frequently fluctuate on their projected construction schedule.

PASA adopts a cautious approach when formulating housing projections for residential developments. Based on primary research, the projected number of new housing occupancies may be lower than actual occupancies for each year of the projected time frame. This is done when less is known about a particular future development so that future projections do not drive districts to build facilities before they are needed.

Housing occupancies are projected from one PEIMS snapshot date to the next. Each year of housing projections concludes at the upcoming snapshot date for which PASA is forecasting enrollment. As a result, the first year of housing projections (covering the prior 12 months or less) is incorporated into the enrollment projection for the following October. For example, the 2025 projected PEIMS enrollment includes students moving into newly constructed housing between October 2024 and October 2025.

Planning Units

Planning Units (PUs) are small geographic subsets of the District created to better study enrollment trends by region. These small geographies are divided based on school attendance zones and are further subdivided by neighborhood and apartment boundaries, parcel boundaries, roadways, creeks, etc. PUs can and do change as the District develops. See the Planning Units map in Appendix 03 for more detail.

Methodology

1 Mapping

PASA's Geographic Information Systems (GIS) team creates a detailed digital map of the District. This dynamic mapping framework includes aerial imagery, Planning Units, key jurisdictional boundaries, planned major thoroughfares, utility facilities and arterials, parcel ownership information, active oil and gas pipelines, conceptual development plans, floodplain information, and platting activity for new housing. It also includes information on existing, active, and future subdivisions and apartments, townhomes, condos, existing and future school sites, and other relevant factors for detailed land use analysis. PASA Demographers rely on this specialized district map to evaluate platting activity, city ordinances, and development plans that affect housing projections.

2 District Survey

PASA team members spend time in the District physically driving each planned or developing subdivision to gather the latest occupancy and construction information. This 'real-time' data allows for a more accurate assessment of the potential timing of future development and the number of students per occupied home.

3 Interviews

PASA interviews city and county planners, engineers, commercial realtors, builders, developers, landowners, utility providers, and other regional experts to better understand the real estate market, development regulations, and other variables that affect housing. This allows PASA to incorporate the unique factors impacting district growth that are not readily apparent from a cursory review. Interviews and comprehensive data gathering allow PASA to assess future land use possibilities for all major parcels in the District, forming the basis for student population projections.

4 Assessment of Future Land Development

The District may be comprised of multiple jurisdictions that each govern and regulate development within their respective boundaries. These are depicted on the Municipal Jurisdictions map in Appendix 03. Subdivision ordinances within each respective entity are considered when projecting future development. Utility Districts can also be critical to development in certain areas. These entities are shown on the Utility Districts map in Appendix 03.

5 Parcel Ownership

PASA staff assesses the development potential of all large parcels that sold over the past several years, as it is often the case that development will occur shortly after parcels are purchased in desirable areas. Parcels of most interest to this study are the largest ones that could indicate future large-scale development.

District Insights & Factors Affecting Housing Growth

1 Housing Market

Brazos ISD's current housing market is characterized by slow growth, consisting primarily of acreage home sites in rural areas and occasional infill development within Wallis and Orchard. However, this is poised to change.

The announcement of the Oxbow on the Brazos development by Hillwood Communities—planned on the Moore family property in the easternmost portion of the District—marks a pivotal shift, as development activity has officially crossed the river and begun targeting available land within Brazos ISD. Oxbow on the Brazos is projected to drive substantial growth in the District. Recent Owner Change analysis (see below) indicates that investors are already engaging in landbanking in anticipation of future development.

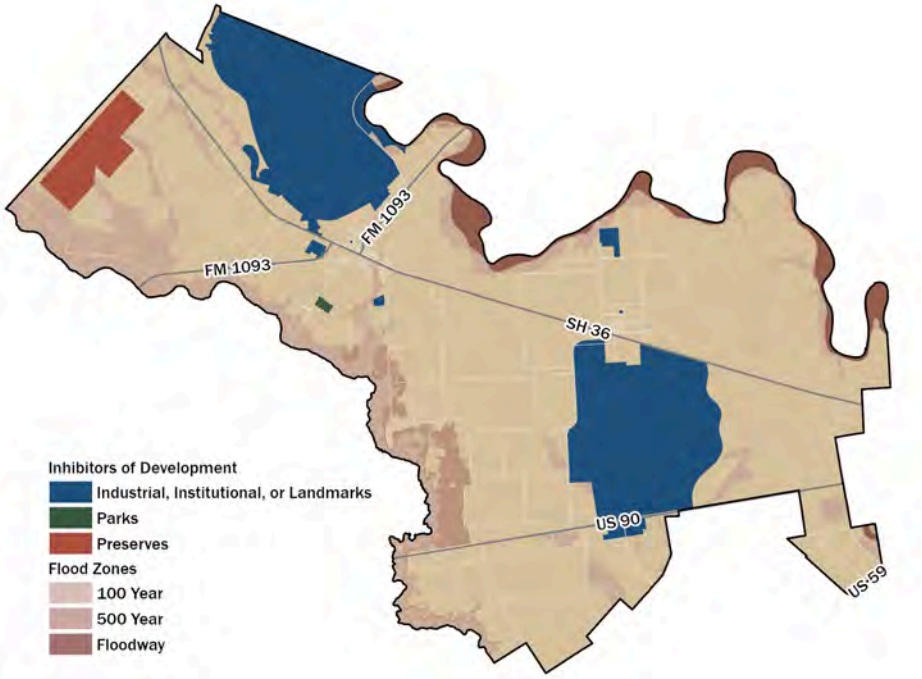
The current path of development is extending westward from Rosenberg along State Highway 36 and U.S. Highway 90 within the Fort Bend County portion of the District. Meanwhile, growth moving west along Interstate 10—just north of the District boundary—is expected to push development southward from Sealy into the Austin County portion of the District. As the Greater Houston Region continues its outward expansion, Brazos ISD is now situated within the region's emerging third suburban ring, where development activity is expected to continue for more than 30 years.

2 Ownership Changes

PASA staff assesses the development potential of all large parcels that sold over the past several years, as it is often the case that development will occur shortly after parcels are purchased in desirable areas. The Owner Changes map in Appendix 03 shows parcels in the District that changed ownership from August 2023 to February 2025, with parcels greater than 50 acres labeled. Between these dates, 144 parcels larger than five acres changed ownership. Parcels of most interest to this study are the largest ones that could indicate future large-scale development.

District Insights & Factors Affecting Housing Growth

3 Flood Zones & Other Inhibitors of Development



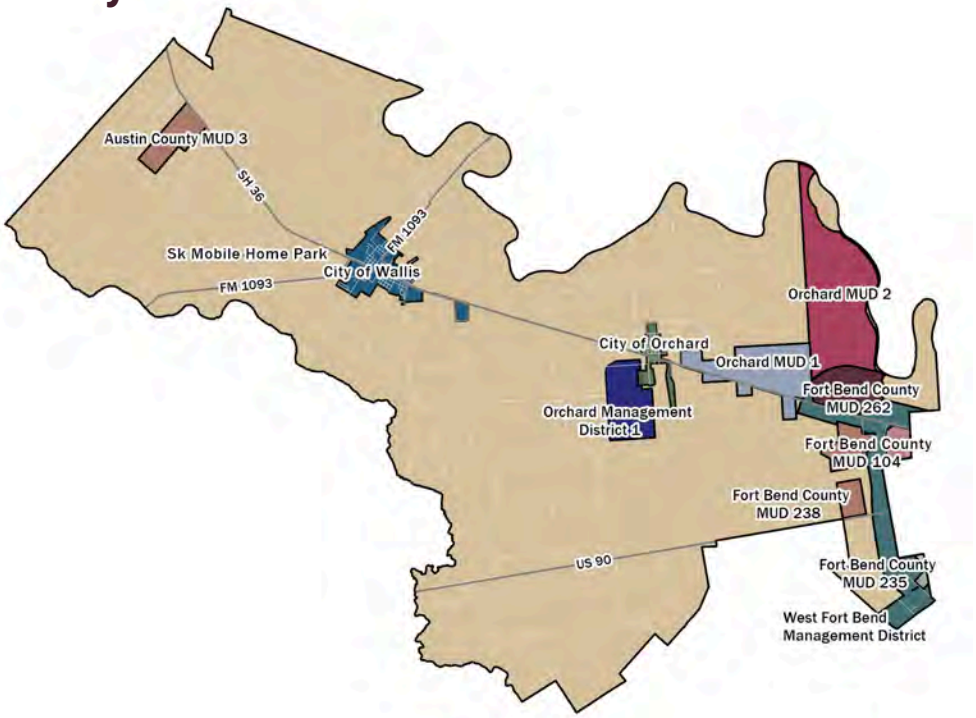
Brazos ISD is situated between the Brazos River and the San Bernard River, creating a network of creeks and associated flood zones that flow west toward the San Bernard and east toward the Brazos--although the District is primarily on the “high side” of the Brazos. This geography significantly influences land development. While relatively little land within the District lies in the floodway—and is therefore undevelopable—the presence of floodplain areas increases development costs. Developers must account for water management by dedicating land for detention or retention facilities, grading sites to direct water flow, and, in some cases, elevating land to prevent flooding.

In addition to floodplain areas, other development constraints include parks and preserves, industrial and institutional zones, and designated landmarks. The map above highlights both flood zones and these additional limitations. Notably, the map shows land owned by the Brazos River Authority for the proposed Allens Creek Reservoir, which—though still in the planning phase—appears to be progressing toward implementation. Also of interest is the portion of the Moore family property previously used for mining, which is now projected to develop for industrial and commercial purposes rather than residential use.

As land throughout the District develops, PASA projects that the land with fewer encumbrances—such as those outside the floodplain—will develop first, due to lower development costs. Over time, as the District approaches build-out, more costly and constrained parcels are also expected to develop, though likely beyond the scope of this projection period.

District Insights & Factors Affecting Housing Growth

4 Availability of Utilities



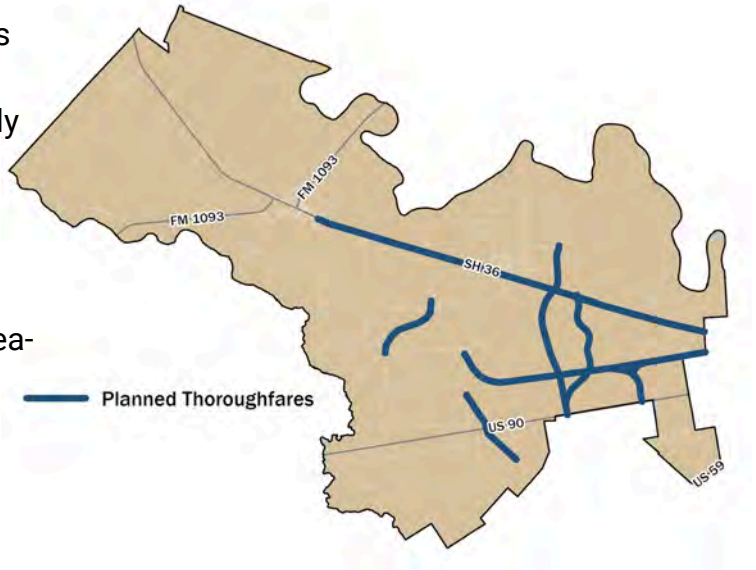
The availability of water and wastewater services is an important regulator of future residential development, so the capacities of current providers and potential utility districts are critical factors to understand when projecting future development.

In interviews with the City of Wallis and the City of Orchard, both municipalities indicated limited excess capacity in their water and wastewater systems. As small cities, funding infrastructure maintenance or expansion is challenging, often requiring increased utility rates or voter-approved bonds. The 89th Texas Legislature, which convened in January 2025, has identified rural water system funding as a legislative priority, potentially opening the door to future grant opportunities. However, until upgrades are made, residential growth within these city limits will remain constrained by current utility capacity.

Outside existing municipal boundaries, the formation of utility districts is expected to be the primary method developers use to provide utility services for new subdivisions with lot sizes smaller than one acre—the minimum required for septic systems. This approach is exemplified by Oxbow on the Brazos, which established Orchard MUD 1 and Fort Bend County MUD 238 to serve its development. Notably, this also extends to areas within the extraterritorial jurisdictions (ETJs) of cities. A law passed by the 88th Texas Legislature has made it relatively easy for landowners to de-annex property from a city's ETJ, and since its implementation in September 2024, tens of thousands of acres have been de-annexed statewide.

District Insights & Factors Affecting Housing Growth

5 Transportation Improvements



Historically, new or expanded roadways are the most critical new infrastructure improvement for spawning single-family residential development. Roadway improvement projects planned across Brazos ISD are designed to improve regional connectivity between major thoroughfares to accommodate the area-wide economic development and resulting population growth. PASA includes information about these roadways, the proposed timing for the commencement and completion of the roadway, and the funding source for the project when calculating the timing of adjacent housing developments.

State, county, and municipal governments are actively planning, engineering, and constructing regional roadway improvements. While the map above highlights projects identified during this demographic study, additional projects may exist that are not yet mapped. These expansions may include increased capacity for existing roads, as well as new roadway extensions and developer-funded projects designed to improve access to commercial and residential developments.

6 Employment

Employment growth in the Houston region continues to be a key driver of population increases. According to the Texas Workforce Commission, average employment for the third quarter (Q3) of 2024—the most recent full quarter available—reached 3,231,867 reflecting a 6.5% increase over the past five years. During the same period, the number of business establishments rose by 8.4%, totaling 176,122.

As employment opportunities expand, the demand for workforce housing continues to spread outward from major job centers. In particular, growth along Interstate 10—driven by manufacturing and distribution employers—is expected to be a key factor in population increases in Austin County. Similarly, development in Fort Bend County is pushing westward along U.S. Highway 90.

District Insights & Factors Affecting Housing Growth

7 Manufactured Home Communities

The acquisition of land for development of manufactured home communities (MHC) across Texas is emerging as a popular affordable housing solution. These communities can be developed quickly, making them an ideal option to address the growing demand for workforce housing in expanding regions. They often have high student-to-home ratios leading to a rapid and significant impact on the school District.

There are two main types of manufactured housing developments in Brazos ISD. The first includes acreage-style MHCs located outside city limits, where lots are typically one acre or more to support wells and septic systems, and are often individually owned. The second resembles traditional subdivisions, offering paved roads, parks, pools, community centers, and full utility service through a water and wastewater district. A key distinction of MHCs is the speed at which units can be occupied once infrastructure is in place—and, based on PASA's experience in other districts, these developments tend to yield high student-to-home ratios.

Currently, there are only four relatively small manufactured home communities (MHCs) in the District, totaling approximately 60 lots. Over the course of the projection period, some single-family residential allocations may shift toward manufactured housing. A related category—RV parks—primarily serves short-term recreational vehicle users. While some student population may originate from RV parks, student-to-unit ratios in these developments are typically low.

Total Projected New Housing

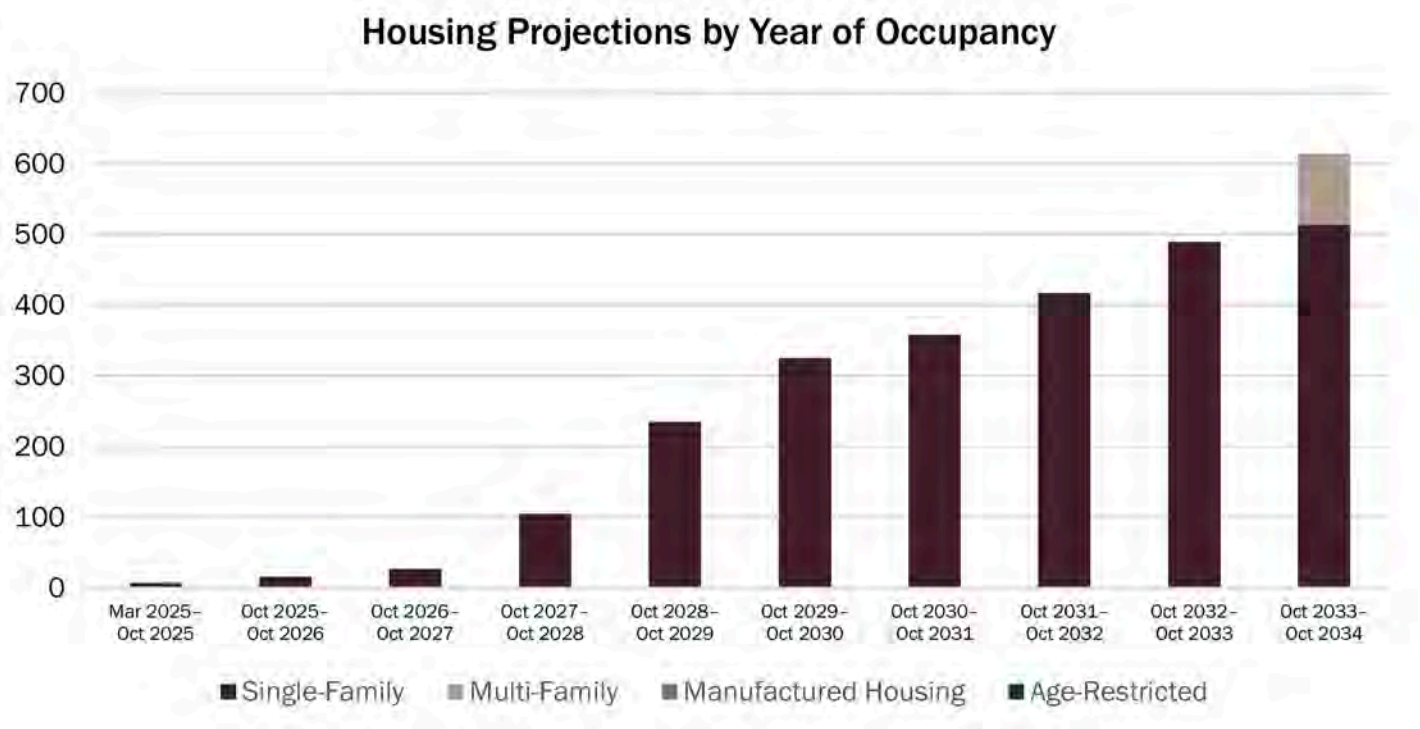
2,593

Projected Additional Housing Occupancies in the next Decade

2,493	100
Single-Family	Multi-Family
96.1% of Total	3.9% of Total

Projected Annual Housing by Type

The graph below shows the single-family and multi-family, occupancies projected to be added over the coming ten-year period.



2,493
single-family occupancies projected

96.1%
of total projected new housing

98.5%
of total projected students from new housing

Single-Family Projections

Brazos ISD is on the brink of significant large-scale residential development. The announcement of Hillwood Communities' master-planned development, Oxbow on the Brazos, marks the District's entry into a new era of rapid expansion fueled by the outward growth of the Houston metro area.

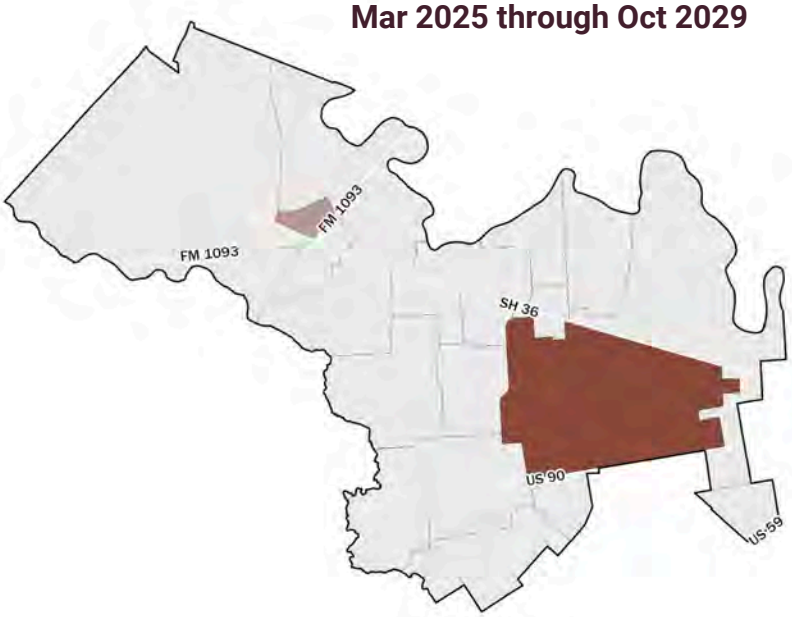
Oxbow on the Brazos is the centerpiece of current development activity, with 4,700 lots planned in its first phase. Targeted at buyers aged 30 to 50, home prices will range from the $300,000s to the $900,000s—a demographic expected to yield a substantial student population. First occupancies are projected for Summer 2028, aligning with student enrollment beginning in the 2028-29 school year. Hillwood Communities is also planning an additional ±5,500 housing units on adjacent Moore family land. Full buildout of both sections south of Highway 36 is expected to span approximately 25 years.

Additional large tracts of Moore family land north of Highway 36 are also positioned for future residential development, though it remains to be seen whether Hillwood or another developer will lead those efforts. Land banking activity is already underway across the District, as illustrated in the Owner Changes map in Appendix 03. Future development is expected to build on the momentum of Oxbow on the Brazos, drawing a diverse mix of residential projects.

Acreage-style country lots are expected to continue developing throughout the projection period, with their numbers likely to increase as the District adds features that enhance its appeal to homebuyers—such as employment centers, retail, restaurants, and entertainment options. As noted in the District Insights section, Manufactured Housing Communities may also emerge as a viable growth area, given the rising demand for affordable workforce housing and the presence of substantial developments in neighboring districts.

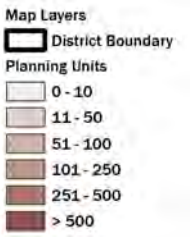
New Single-Family Occupancies by Planning Unit

Mar 2025 through Oct 2029

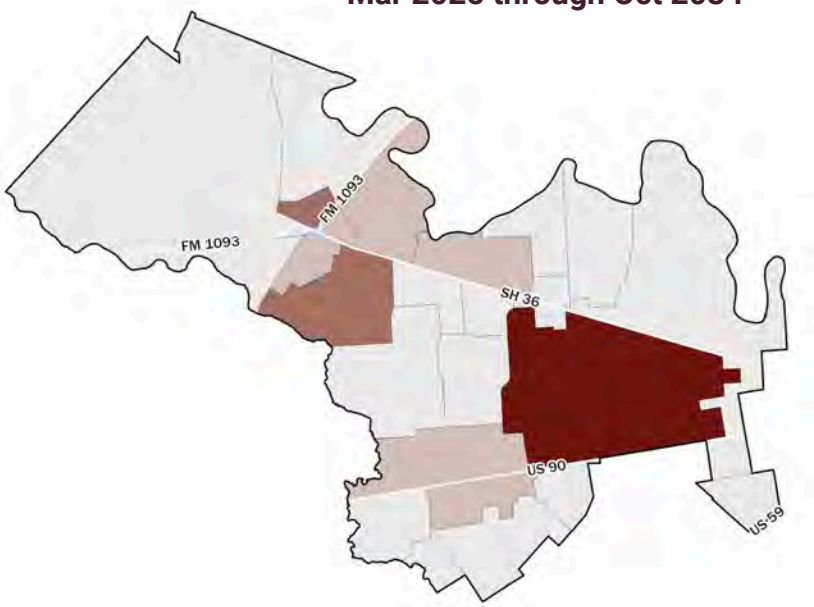


These maps reflect the aggregate total of single-family projections for the first five years (left) and for the entire projection period (below) by Planning Unit. Appendix 03 includes additional information.

Over the ten-year period, new single-family residential occupancies are projected to continue intensifying in the southeastern portions of the District, led primarily by Oxbow on the Brazos.



Mar 2025 through Oct 2034



Toward the end of the forecast period, potential new home occupancies are increasingly concentrated in previously undeveloped areas along Highway 36 and U.S. 90. While Oxbow on the Brazos remains the headline development, additional tracts are expected to enter the development pipeline, further contributing to the District's long-term growth.

100
multi-family occupancies projected

3.9%
of total projected new housing

1.5%
of total projected students from new housing

Multi-Family Projections

Typical suburban development follows a pattern in which single-family residential construction is followed by commercial development—such as retail, restaurants, services, and entertainment—and eventually by multi-family housing. Development in Brazos ISD is expected to follow this traditional sequence.

In the first phase of Oxbow on the Brazos, 700 multi-family units are planned; however, any activity related to these units is likely to occur late in the projection period, potentially in year seven or beyond. PASA projects only 100 multi-family units within this forecast period, all anticipated during the second half.

Small infill developments—such as duplexes or multiplex units—may emerge near Wallis or Orchard, but the limited availability of utility infrastructure in both municipalities will restrict the scale of such development.

CHAPTER 04

STUDENT PROJECTIONS

Factors Incorporated into Student Projections

Key Findings

Enrollment Forecast

Projected Students by Planning Unit

Projected Students by Campus

Long-Range Planning

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 – both in subdivisions and multi-family units
- amount of regeneration of older housing with younger families moving in
- 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 – for all subdivisions and apartments.

Additional related data is available in Appendix 04.

Projected Enrollment 2034-35

Reduced Enrollment
1,229 students

Enrollment Forecast
1,817 students

Accelerated Enrollment
2,765 students

Factors Incorporated into Student Projections

New Housing Construction - Development of new housing typically drives new student growth. Both the rapidity of new home construction and the student density per home contribute to new student growth.

Birth Rates - Changes in birth rates in the District typically correlate to increases or decreases in kindergarten enrollment five years later.

Incoming KG Class Size - Kindergarten enrollment is closely tied to birth rates, but enrollment is also affected by student enrollment in other educational systems (homeschooling, charter schools, private schools, other ISDs). Additionally, birth rates do not account for in-migration and out-migration in the ensuing five years between birth and kindergarten enrollment.

Regeneration - Established neighborhoods that have no net changes in the number of residential units can still have increases or decreases in student population. These changes can be dependent on the age of householder, amount of regeneration, and likelihood of private or charter school enrollment.

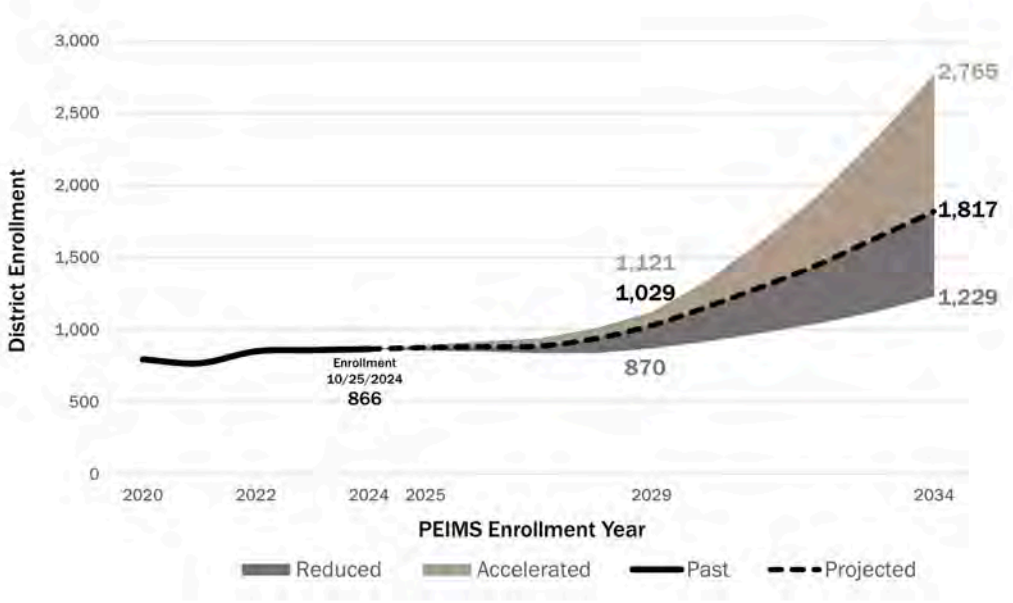
New Charter Schools - Charter schools that open both inside the District or near-to the District can impact enrollment in the ISD. Charter schools can open with little warning, and because they have no tuition cost, can immediately impact student enrollment in the ISD.

Key Findings

- Birth rates have been declining in recent years.
- Kindergarten class sizes remain small and have declined as a proportion of the student population in recent years.
- The existing developments have been seeing overall student declines, due in large part to smaller KG classes in those existing homes.
- New housing construction will be the driver of growth in the area. New housing alone is projected to add just over 200 students per year by the end of the projection period.
- Student ratios are currently low in single-family homes, and may begin fairly low in new housing. However, it is possible that these ratios of students per home increase over time as additional amenities are built in the District.

Enrollment Forecast

The graph shows the projected enrollment for the Ten-Year Enrollment Forecast. The shaded region displays the possible range between the Accelerated and Reduced Scenarios of enrollment.



1,029

2029-30 Projected Enrollment

1,817

2034-35 Projected Enrollment

Enrollment Forecast

PASA has developed a Ten-Year Enrollment Forecast along with Reduced and Accelerated Enrollment Scenarios. All three scenarios adopt a conservative approach, leveraging PASA's expertise to moderate the optimism surrounding new development. The Ten-Year Enrollment Forecast is regarded as the most probable scenario based on the most reliable information available during the study. PASA advises the District to use the Ten-Year Forecast for planning purposes, while recognizing that future changes may necessitate a shift to either the Reduced or Accelerated Enrollment Scenarios.

Ten-Year Enrollment Forecast

Under the Ten-Year Enrollment Forecast, the District could add 163 students in the first five years and an additional 788 students in the last five years of this projection period. Therefore, according to this forecast, Brazos ISD is projected to have 1,029 students by Fall 2029 and 1,817 students by Fall 2034.

PROJECTED ENROLLMENT - TEN-YEAR FORECAST										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	343	341	331	359	377	438	489	576	670	764
6th-8th	214	225	251	250	285	282	335	323	374	418
9th-12th	320	316	304	328	367	440	480	558	594	635
TOTAL:	877	882	886	937	1,029	1,160	1,304	1,457	1,638	1,817

This is a most likely ten-year scenario that assumes no major revisions to any comprehensive municipal plans and assumes that all future land use and entitlements are accepted as they now exist. Some portions of current future land use plans may have slight revisions or broader changes.

The Ten-Year Enrollment Forecast assumes the following:

As the District sees development and increasing amenities in the region, student ratios are likely to slowly increase in new homes, but the bulk of this increase will occur after this ten-year projection period.

Birth rates have been declining, but this will reverse with the development at Oxbow on the Brazos.

Kindergarten class sizes will increase with birth rates, remaining low in the first several years of the projection period, with larger classes at the end of the projection period.

Charter school expansions will continue steadily in the Houston Metro, but are unlikely to occur in or near Brazos ISD until more students are residing in the area.

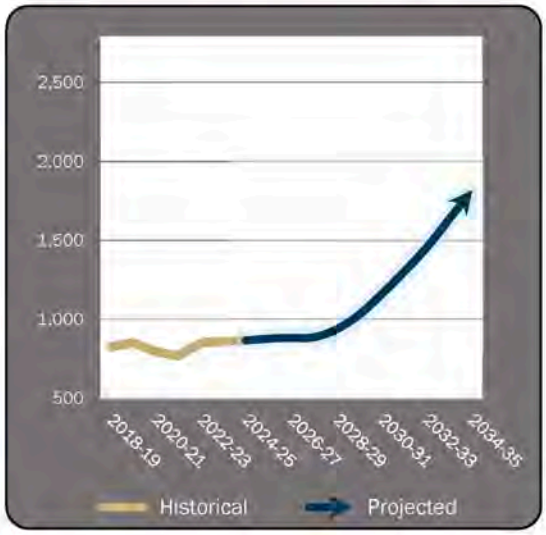
Unemployment rates will remain steady, at an average of about 4.0% in the Brazos ISD area over the next three years with a strong localized economy and continued employment growth in the Metro Area.

Brazos ISD Ten-Year Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	3	2	2	3	7	2	1
PK	24	40	23	18	34	15	26
KG	50	44	58	46	40	60	39
1	47	54	53	50	63	48	67
2	40	47	55	45	54	63	44
3	60	41	46	50	54	50	63
4	54	53	43	47	52	48	50
5	64	55	53	44	49	54	56
EE–5	342	336	333	303	353	340	346
6	67	74	65	56	59	68	65
7	68	71	73	68	76	69	70
8	87	68	71	73	76	74	68
6–8	222	213	209	197	211	211	203
9	81	113	61	67	77	91	74
10	62	65	80	64	69	81	89
11	72	51	63	76	64	74	82
12	46	73	49	61	77	62	72
9–12	261	302	253	268	287	308	317
TOTAL	825	851	795	768	851	859	866
Enrollment Change	2.2%	3.2%	-6.6%	-3.4%	10.8%	0.9%	0.8%
	18	26	-56	-27	83	8	7

Current Enrollment October 25, 2024	866
Projected: 5 Years	1,029
Projected: 10 Years	1,817



PROJECTED ENROLLMENT

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	2	2	3	3	4	4	5	6	7	8	7
PK	22	25	28	29	31	35	40	47	57	68	43
KG	48	37	45	51	57	63	70	81	94	108	65
1	46	57	44	55	65	75	83	92	107	123	58
2	64	45	55	44	57	70	81	89	100	115	71
3	44	64	45	58	47	64	78	90	100	112	49
4	61	43	63	46	61	51	69	85	98	108	58
5	56	68	48	73	55	76	63	86	107	122	66
EE–5	343	341	331	359	377	438	489	576	670	764	418
6	72	72	88	64	100	77	107	89	121	151	86
7	72	81	81	102	76	122	94	131	109	148	76
8	70	72	82	84	109	83	134	103	144	119	51
6–8	214	225	251	250	285	282	335	323	374	418	215
9	73	75	77	91	96	129	98	158	121	170	96
10	75	74	76	80	98	106	143	109	175	134	45
11	92	77	76	81	88	111	120	162	124	198	116
12	80	90	75	76	85	94	119	129	174	133	61
9–12	320	316	304	328	367	440	480	558	594	635	318
TOTAL	877	882	886	937	1,029	1,160	1,304	1,457	1,638	1,817	951
Enrollment Change	1.3%	0.6%	0.5%	5.8%	9.8%	12.7%	12.4%	11.7%	12.4%	10.9%	109.8%
	11	5	4	51	92	131	144	153	181	179	951

Reduced Enrollment Scenario

Under the Reduced Scenario, the District could gain about 4 students in the first five years, followed by a more substantial gain of 359 students in the last five years of the projection period. Thus, under these assumptions, Brazos ISD could have 870 students by Fall 2029 and 1,229 students by Fall 2034.

PROJECTED ENROLLMENT - REDUCED SCENARIO										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	330	321	302	306	300	333	371	432	503	584
6th-8th	211	220	243	232	252	233	251	221	236	259
9th-12th	315	308	294	301	318	354	359	392	389	386
TOTAL:	856	849	839	839	870	920	981	1,045	1,128	1,229

Accelerated Enrollment Scenario

Under the Accelerated Scenario, the District could gain 255 students in the first five years, and 1,644 students would be expected to be added in the last five years of the projection period. Thus, under these accelerated assumptions, Brazos ISD could have 1,121 students by Fall 2029 and 2,765 students by Fall 2034.

PROJECTED ENROLLMENT - ACCELERATED SCENARIO										
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	350	355	349	383	406	502	603	738	864	992
6th-8th	218	235	266	271	326	362	484	515	660	796
9th-12th	326	328	323	354	389	478	540	692	810	977
TOTAL:	894	918	938	1,008	1,121	1,342	1,627	1,945	2,334	2,765

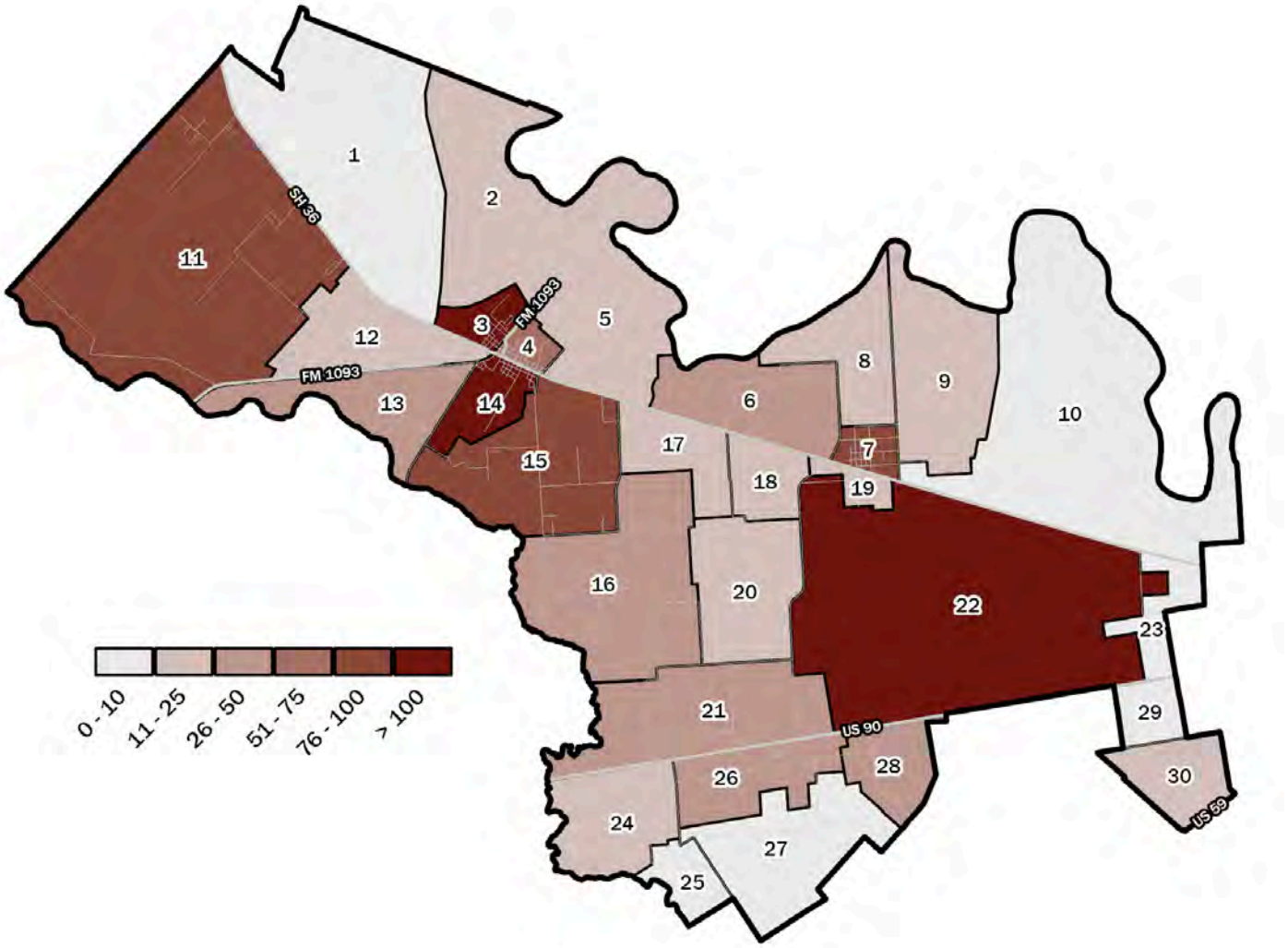
Assumptions

The Accelerated and Reduced Enrollment Scenarios incorporate potential changes in several factors that impact enrollment. These include fluctuations in mortgage rates, housing construction, new charter school plans, changes in birth rates, and subsequent Kindergarten class sizes.

All these factors influence future enrollment, and any variations in these assumptions will drive trends toward either the Accelerated or Reduced Scenarios. These scenarios are based on the known factors during this Demographic Study, but external factors will always impact these forecasts.

Details about all three scenarios can be found in Appendix 04.

Projected Resident Students by Planning Unit: 2034-35



PASA projects the number of students expected to live in each Planning Unit each year for the next ten years under the Ten-Year Enrollment Forecast. Details of these projections are found in Appendix 04, while the map above illustrates which parts of the District are projected to have the most students at the end of the projection period.

District leadership can use this data to understand areas of projected growth and decline in order to assess and make decisions about the future utilization of each campus.

Student Transfers

PASA typically projects the number of students expected to reside within each planning unit or attendance zone (resident or geocoded students) for long-range planning. However, approximately 14% of Brazos ISD's current student population is comprised of transfer students from outside the District. To ensure comprehensive planning, these transfer students have been included in the projections for each planning unit as if they reside within BISD. This approach allows the District to more accurately plan for future facility and staffing needs. The current number of transfer students is assumed to remain stable throughout the ten-year projection period.

Capacities

As the District plans for future student growth, it is equally important to assess how many students can be accommodated within the existing facilities. While architects may design for a capacity of 22-25 students per elementary classroom, most schools do not operate with every classroom at maximum capacity. Many districts use 90% of design capacity as a practical capacity, accounting for fluctuating grade sizes and specialized programs that require variable classroom space.

Growing districts often incorporate temporary buildings into their planning processes, as it is not practical to open a new facility when a school exceeds capacity by only a small number of students. However, even with temporary classrooms, common spaces—such as cafeterias, libraries, and gyms—still limit the number of students a school can effectively serve. PASA considers 120% of practical capacity as the tipping point indicating the need for additional permanent space.

This study evaluates the projected future student population relative to each campus's capacity as provided by Brazos ISD. Due to the size and age of each facility in the District, capacities need to be assessed carefully, accounting for both core facility size as well as classroom count and size.

Projected Resident Students by Grade Group

PASA has generated student population projections by Planning Unit to aid in long-range planning and can then aggregate those Planning Units into future attendance zones when new facilities are planned for and constructed. Because Brazos ISD does not currently have attendance zones, the following table shows all students projected to reside in the District at each grade level. For more information on projected students and transfers, see Appendix 04.

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Elementary										
Students Projected	343	341	331	359	377	438	489	576	670	764
Practical Capacity	475	475	475	475	475	475	475	475	475	475
Percent Utilization	72%	72%	70%	76%	79%	92%	103%	121%	141%	161%
Student Margin	132	134	144	116	98	37	-14	-101	-195	-289
Middle										
Students Projected	214	225	251	250	285	282	335	323	374	418
Practical Capacity	350	350	350	350	350	350	350	350	350	350
Percent Utilization	61%	64%	72%	71%	81%	81%	96%	92%	107%	119%
Student Margin	136	125	99	100	65	68	15	27	-24	-68
High										
Students Projected	320	316	304	328	367	440	480	558	594	635
Practical Capacity	450	450	450	450	450	450	450	450	450	450
Percent Utilization	71%	70%	68%	73%	82%	98%	107%	124%	132%	141%
Student Margin	130	134	146	122	83	10	-30	-108	-144	-185

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

All current facilities are expected to be able to house the projected student population until the latter half of the projection period. By the Fall of 2031, as Oxbow on the Brazos begins to occupy homes in earnest, both the Elementary School and the High School are likely to exceed capacity, with each facility expected to top 120% of capacity by the Fall of 2032. The Middle School should follow, and is expected to exceed its capacity by the Fall of 2033.

Long-Range Planning

The table on the previous page indicates that all three grade group levels are projected to exceed capacity by Fall 2031 or Fall 2032. Given the financial and logistical challenges of constructing a second school for each grade group level within such a short timeframe, it is unlikely that the District could support this approach. Therefore, Brazos ISD should explore alternative strategies to accommodate the anticipated growth.

Additionally, the size of each current facility is quite small. Most school districts find that they would prefer to have small schools, but that the cost per pupil in small schools makes these facilities cost prohibitive. While overall capacity figures vary across the State, many of PASA's clients have found that elementary schools in the 700-900 student range are more economically viable, along with middle schools in the 800-1,200 range and high schools in the 1,800-3,000 student range. Before embarking on the building of additional facilities, the district should consider what size school might be best suited for BISD students, knowing that multiple schools are each grade level are likely inside the next 20 years.

Elementary Schools

The current elementary school has a capacity near 500 students, depending on how the core facilities are configured. This size is relatively small for the State, and BISD could consider adding a PK-2nd addition on-site, increasing the capacity to 700-800 students. Such a capacity would be expected to house the projected student population thru the end of the projection period, and an addition is likely to be less costly than the construction of a 2nd comprehensive elementary school.

Secondary Schools

The current middle school and high school sit on the same parcel of land. Each has a small capacity, but combined, they have a capacity of approximately 800 students, which is similar in size to other middle schools in the State. If BISD were to build a new high school and convert the existing middle school and high school into one middle school campus, that campus would be expected to house the middle school population well beyond the ten-year projection period.

Long-Range Planning

A new comprehensive high school should be designed with future growth in mind. While the District is projected to enroll just over 600 high school students by the end of the forecast period, enrollment is expected to increase rapidly thereafter. An initial facility with a capacity of approximately 1,000 to 1,200 students would support efficient utilization in the near term. As enrollment continues to grow, the campus could be reconfigured to serve 9th and 10th grades only, with an adjacent 11th-12th grade facility added when warranted.

The table below shows the potential changes discussed on the previous page:

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Elementary										
Students Projected	**343**	**341**	**331**	**359**	**377**	**438**	**489**	**576**	**670**	**764**
Practical Capacity	475	475	475	475	475	475	700	700	700	700
Percent Utilization	72%	72%	70%	76%	79%	92%	70%	82%	96%	109%
Student Margin	132	134	144	116	98	37	211	124	30	-64
							Add ~225 student capacity to current site (2031)			
Middle										
Students Projected	**214**	**225**	**251**	**250**	**285**	**282**	**335**	**323**	**374**	**418**
Practical Capacity	350	350	350	350	350	350	350	800	800	800
Percent Utilization	61%	64%	72%	71%	81%	81%	96%	40%	47%	52%
Student Margin	136	125	99	100	65	68	15	477	426	382
								Combine current MS and HS (2032)		
High										
Students Projected	**320**	**316**	**304**	**328**	**367**	**440**	**480**	**558**	**594**	**635**
Practical Capacity	450	450	450	450	450	450	450	1,200	1,200	1,200
Percent Utilization	71%	70%	68%	73%	82%	98%	107%	47%	50%	53%
Student Margin	130	134	146	122	83	10	-30	642	606	565
								Open new HS with ability to expand (2032)		

Projected student population exceeds 100% of capacity

Capacity change due to planned construction

APPENDIX CHAPTER 01

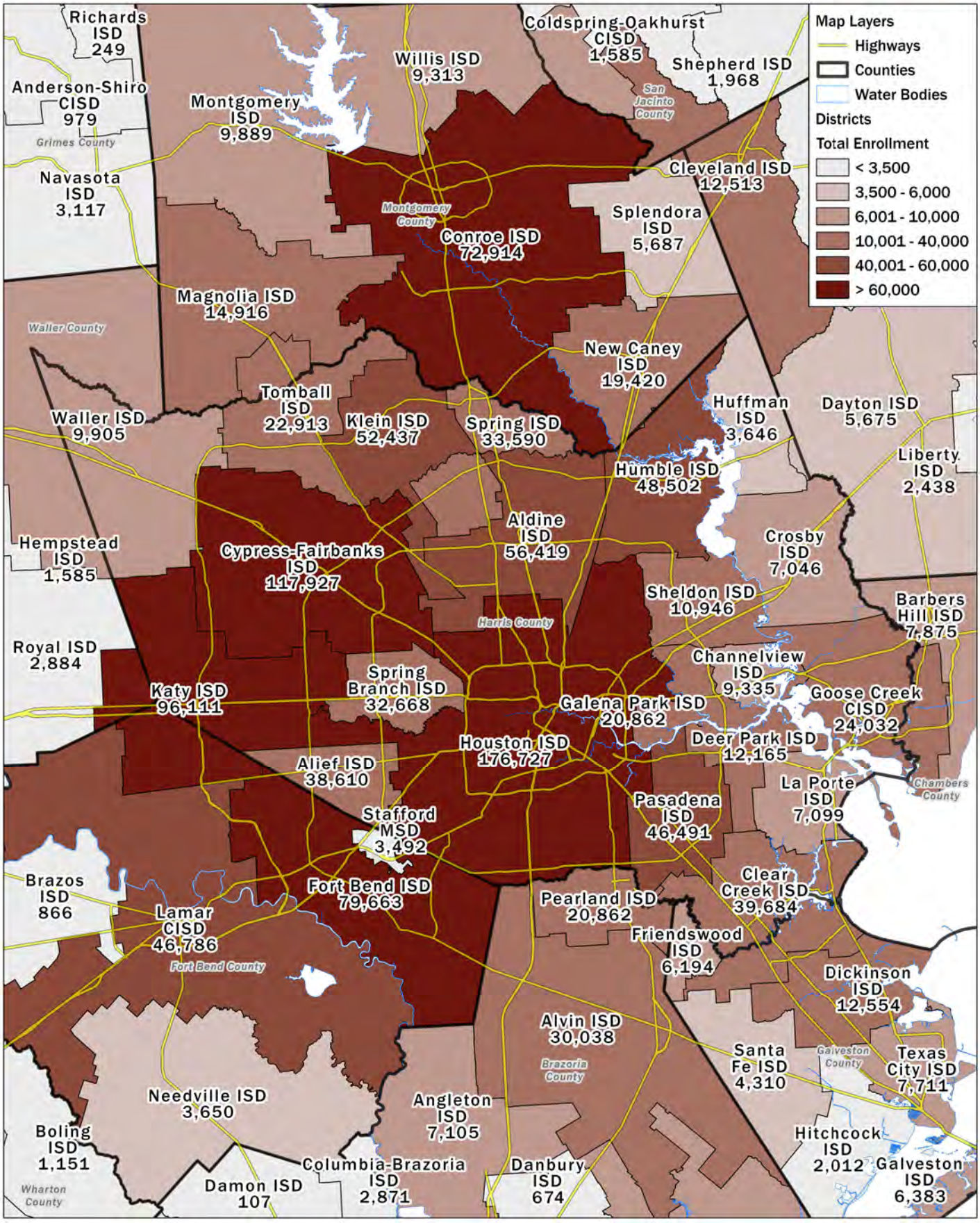
Enrollment Changes

Kindergarten Enrollment vs. Live Births

Historical Enrollment by Grade and Grade Group

Socioeconomic Characteristics

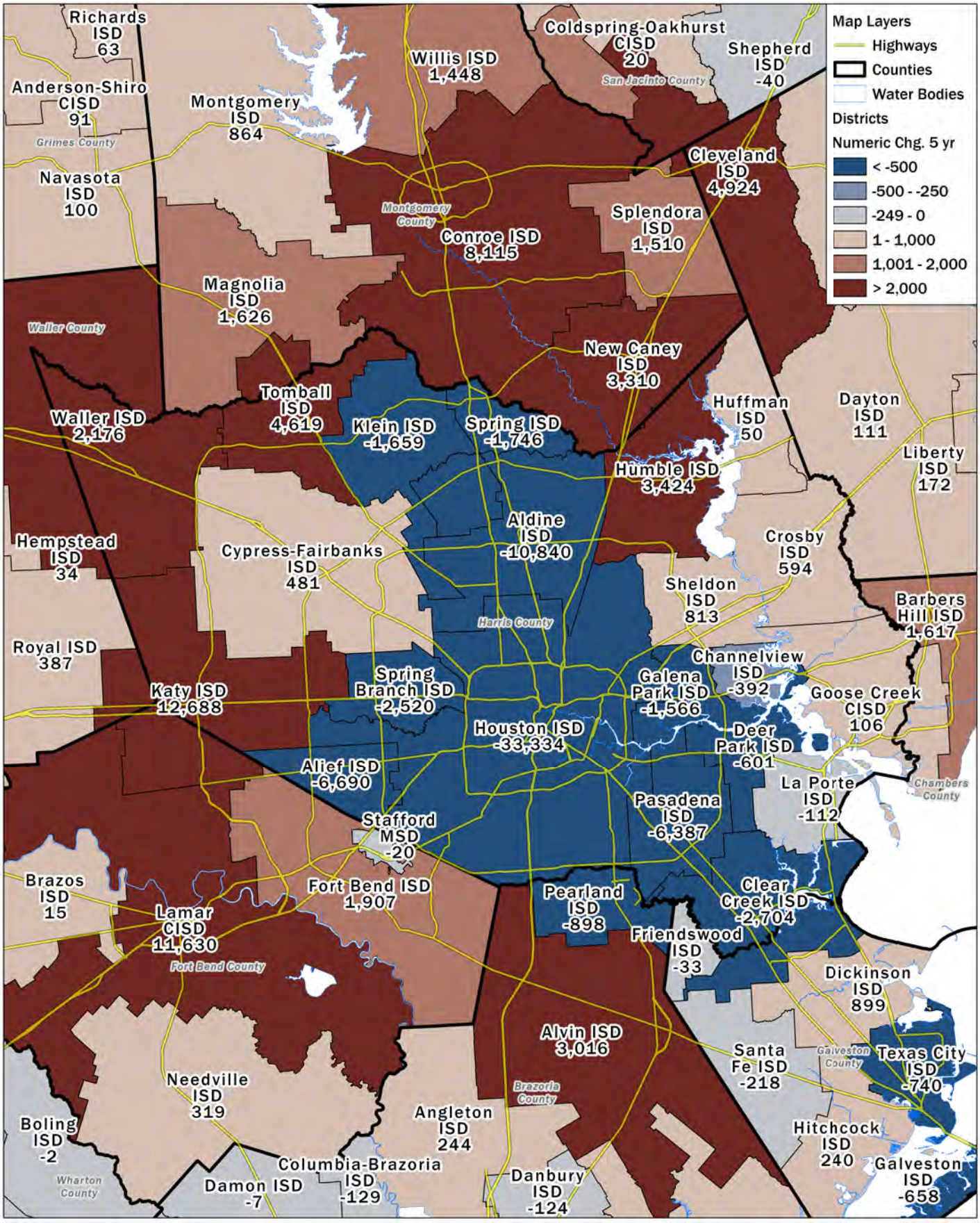
Total School District Enrollment
2024-2025



Source: Texas Education Agency

Numeric Change in School District Enrollment

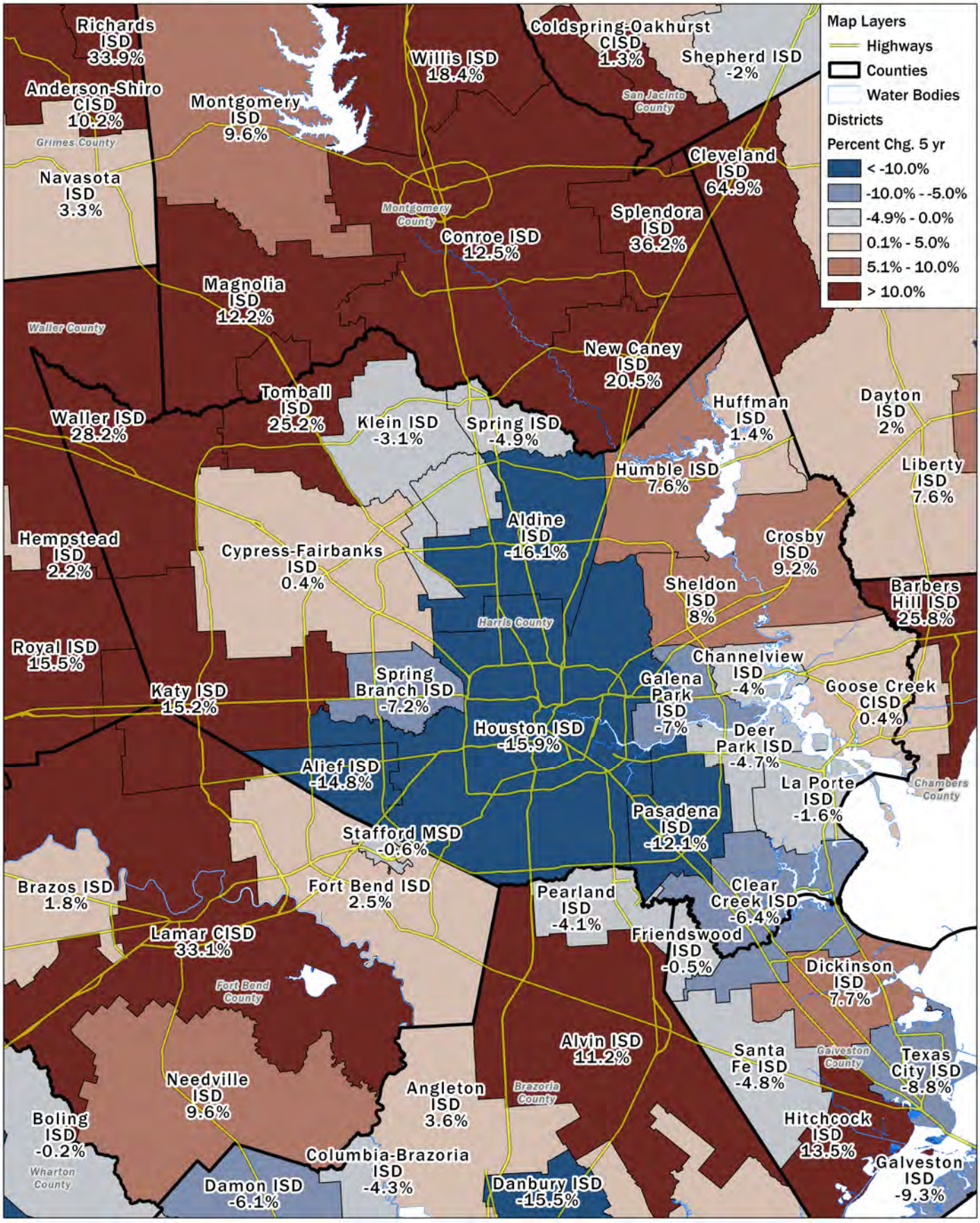
5-Year Change: 2019-20 to 2024-25



Source: Texas Education Agency

Percent Change in School District Enrollment

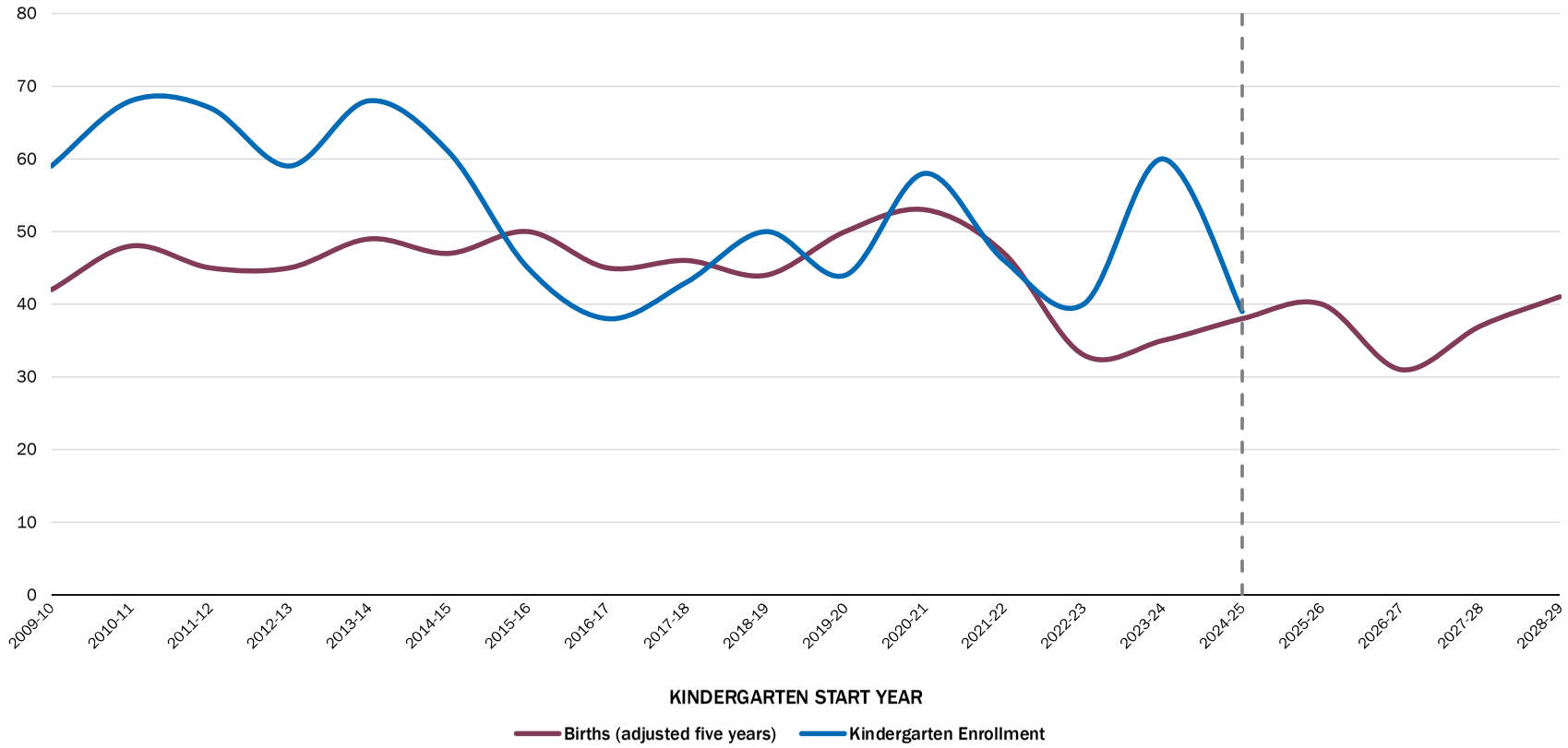
5-Year Change: 2019-20 to 2024-25



Source: Texas Education Agency

Brazos ISD
Kindergarten Enrollment Compared to Live Births

	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	2027-28	2028-29
Births (adjusted five years)	42	48	45	45	49	47	50	45	46	44	50	53	47	33	35	38	40	31	37	41
Kindergarten Enrollment	59	68	67	59	68	61	45	38	43	50	44	58	46	40	60	39				



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

Brazos ISD
Historical Growth Trends by Grade and Grade Group

	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	2023-24	% Chg	2024-25	% Chg
EE	-	-100.00%	-	0.00%	3	0.00%	2	-33.33%	3	50.00%	2	-33.33%	2	0.00%	3	50.00%	7	133.33%	2	-71.43%	1	-50.00%
PK	26	-25.71%	22	-15.38%	26	18.18%	23	-11.54%	24	4.35%	40	66.67%	23	-42.50%	18	-21.74%	34	88.89%	15	-55.88%	26	73.33%
KG	61	-10.29%	46	-24.59%	38	-17.39%	43	13.16%	50	16.28%	44	-12.00%	58	31.82%	46	-20.69%	40	-13.04%	60	50.00%	39	-35.00%
1	57	-6.56%	55	-3.51%	51	-7.27%	43	-15.69%	47	9.30%	54	14.89%	53	-1.85%	50	-5.66%	63	26.00%	48	-23.81%	67	39.58%
2	59	-6.35%	57	-3.39%	52	-8.77%	56	7.69%	40	-28.57%	47	17.50%	55	17.02%	45	-18.18%	54	20.00%	63	16.67%	44	-30.16%
3	58	-19.44%	61	5.17%	55	-9.84%	57	3.64%	60	5.26%	41	-31.67%	46	12.20%	50	8.70%	54	8.00%	50	-7.41%	63	26.00%
4	73	43.14%	59	-19.18%	59	0.00%	59	0.00%	55	-6.78%	53	-3.64%	43	-18.87%	47	9.30%	52	10.64%	48	-7.69%	50	4.17%
5	51	-1.92%	72	41.18%	55	-23.61%	57	3.64%	65	14.04%	55	-15.38%	53	-3.64%	44	-16.98%	49	11.36%	54	10.20%	56	3.70%
6	50	-24.24%	56	12.00%	74	32.14%	60	-18.92%	67	11.67%	74	10.45%	65	-12.16%	56	-13.85%	59	5.36%	68	15.25%	65	-4.41%
7	69	27.78%	49	-28.99%	60	22.45%	81	35.00%	68	-16.05%	71	4.41%	73	2.82%	68	-6.85%	76	11.76%	69	-9.21%	70	1.45%
8	57	-10.94%	71	24.56%	54	-23.94%	66	22.22%	87	31.82%	68	-21.84%	71	4.41%	73	2.82%	76	4.11%	74	-2.63%	68	-8.11%
9	77	28.33%	60	-22.08%	90	50.00%	74	-17.78%	81	9.46%	113	39.51%	61	-46.02%	67	9.84%	77	14.93%	91	18.18%	74	-18.68%
10	65	1.56%	61	-6.15%	59	-3.28%	76	28.81%	62	-18.42%	65	4.84%	80	23.08%	64	-20.00%	69	7.81%	81	17.39%	89	9.88%
11	67	13.56%	61	-8.96%	63	3.28%	51	-19.05%	72	41.18%	51	-29.17%	63	23.53%	76	20.63%	64	-15.79%	74	15.63%	82	10.81%
12	66	20.00%	67	1.52%	62	-7.46%	59	-4.84%	46	-22.03%	73	58.70%	49	-32.88%	61	24.49%	77	26.23%	62	-19.48%	72	16.13%
Total:	**836**	**0.84%**	**797**	**-4.67%**	**801**	**0.50%**	**807**	**0.75%**	**827**	**2.48%**	**851**	**2.90%**	**795**	**-6.58%**	**768**	**-3.40%**	**851**	**10.81%**	**859**	**0.94%**	**866**	**0.81%**
EE-5th	385	-5.41%	372	-3.38%	339	-8.87%	340	0.29%	344	1.18%	336	-2.33%	333	-0.89%	303	-9.01%	353	16.50%	340	-3.68%	346	1.76%
6th-8th	176	-4.35%	176	0.00%	188	6.82%	207	10.11%	222	7.25%	213	-4.05%	209	-1.88%	197	-5.74%	211	7.11%	211	0.00%	203	-3.79%
9th-12th	275	15.55%	249	-9.45%	274	10.04%	260	-5.11%	261	0.38%	302	15.71%	253	-16.23%	268	5.93%	287	7.09%	308	7.32%	317	2.92%
% EE-5th	46.05%		46.68%		42.32%		42.13%		41.60%		39.48%		41.89%		39.45%		41.48%		39.58%		39.95%	
% 6th-8th	21.05%		22.08%		23.47%		25.65%		26.84%		25.03%		26.29%		25.65%		24.79%		24.56%		23.44%	
% 9th-12th	32.89%		31.24%		34.21%		32.22%		31.56%		35.49%		31.82%		34.90%		33.73%		35.86%		36.61%	

Brazos ISD

Selected Socioeconomic Characteristics
Historical Comparison

	2017		2022	
Total Population	4,447		4,419	
Housing				
Total housing units	1,696		2,110	
Occupied housing units	1,573	93%	1,739	82%
Vacant housing units	123	7%	371	18%
Owner-occupied	1,018	60%	1,064	50%
Renter-occupied	555	33%	675	32%
Median Home Value	107,900		152,400	
Age				
Under 5 years	325	7%	225	5%
5 to 9 years	444	10%	166	4%
10 to 14 years	286	6%	498	11%
15 to 19 years	300	7%	287	6%
5 to 17 years	947	21%	828	19%
20 to 24 years	143	3%	180	4%
25 to 34 years	472	11%	554	13%
35 to 44 years	548	12%	583	13%
45 to 54 years	653	15%	549	12%
55 to 59 years	226	5%	278	6%
60 to 64 years	227	5%	301	7%
65 to 74 years	527	12%	477	11%
75 to 84 years	157	4%	267	6%
85 years and over	139	3%	54	1%
Median Age	37.9		37.3	
Class of Worker				
Private wage and salary	1,421	83%	1,105	64%
Government	238	14%	364	21%
Self-employed	52	3%	239	14%
Unpaid family workers	0	0%	14	<1%
Income and Benefits				
Total households	1,573		1,739	
less than $10,000	90	6%	120	7%
$10,000 to $14,999	77	5%	62	4%
$15,000 to $24,999	223	14%	222	13%
$25,000 to $34,999	128	8%	211	12%
$35,000 to $49,999	282	18%	345	20%
$50,000 to $74,999	343	22%	269	15%
$75,000 to $99,999	218	14%	152	9%
$100,000 to $149,999	141	9%	230	13%
$150,000 to $199,999	58	4%	88	5%
$200,000 or more	13	<1%	40	2%
Median household income	$49,418		$43,623	

Brazos ISD

Selected Socioeconomic Characteristics
Historical Comparison

	2017		2022	
Educational Attainment				
Population 25 years & over	**2,949**		**3,063**	
Less than 9th grade	467	16%	339	11%
9th to 12th grade, no diploma	427	14%	370	12%
H.S. graduate	1,105	37%	1,090	36%
Some college, no degree	514	17%	704	23%
Associate's degree	136	5%	199	6%
Bachelor's degree	198	7%	305	10%
Graduate or professional degree	102	3%	56	2%
H.S. graduate or higher	2,055	70%	2,354	77%
Bachelor's degree or higher	**300**	**10%**	**361**	**12%**
Residence 1 year ago				
Population 1 year & over	**4,394**		**4,369**	
Same house	4,126	94%	4,002	92%
Different house in the U.S.	**268**	6%	**367**	8%
Same county	201	5%	367	8%
Different county	67	2%	96	2%
Same state	63	1%	271	6%
Different state	4	<1%	268	6%
Abroad	0	0%	3	<1%
Commuting to work				
Workers 16 years & over	**1,695**		**1,715**	
Car, truck or van--drove alone	1,466	86%	1,495	87%
Car, truck or van--carpooled	173	10%	134	8%
Public transportation (excluding taxis)	0	0%	0	0%
Walked	15	<1%	5	<1%
Other means	2	<1%	3	<1%
Worked at home	39	2%	78	5%
Mean travel time to work (mins.)	**33.3**		**31.5**	

Source: US Census Bureau American Community Survey

APPENDIX CHAPTER 02

Students per Planning Unit

Student Trends by Planning Unit

Student Trends by Attendance Zone

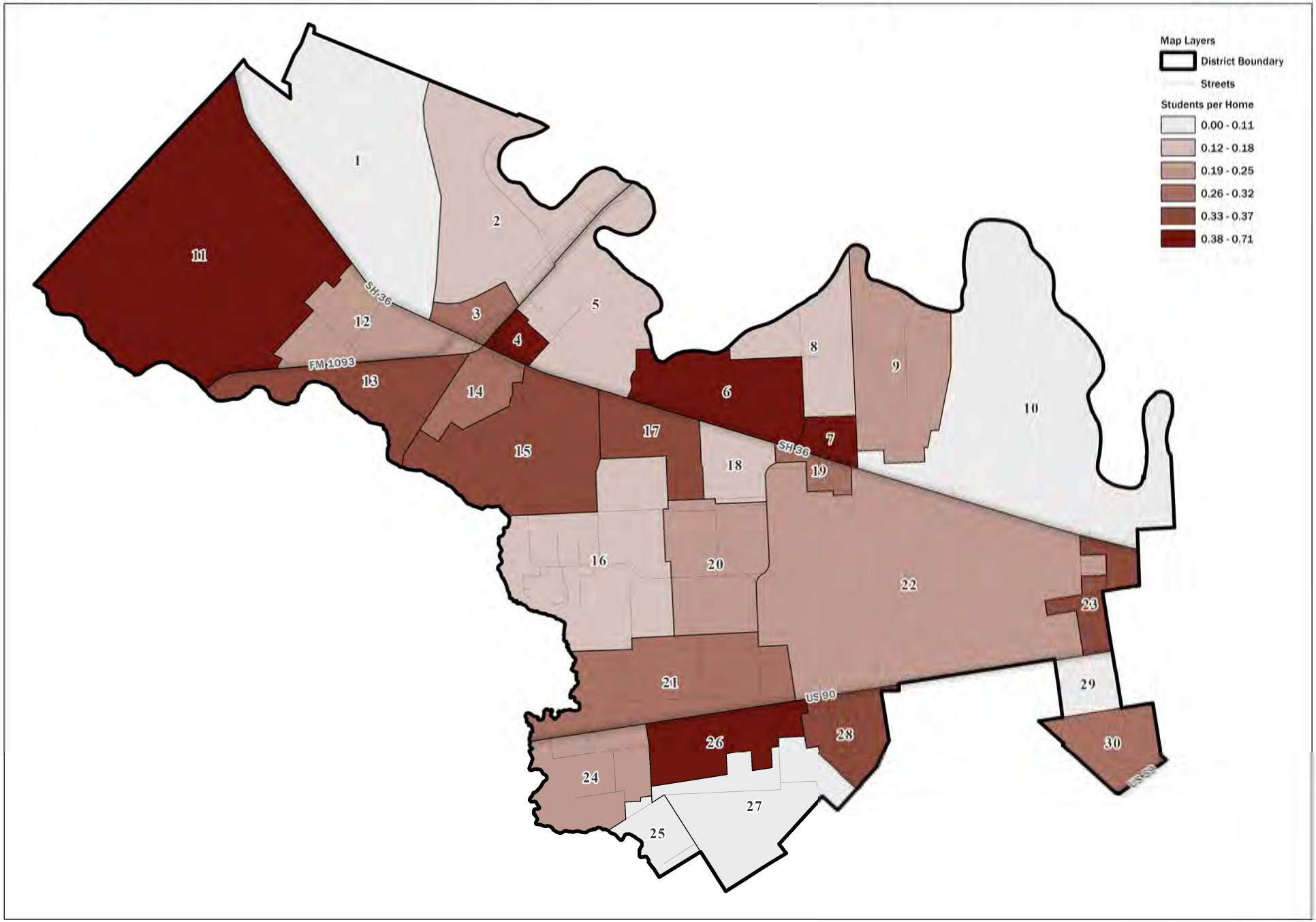
Charter Schools

Private Schools

Students per Occupied Housing Unit

By Planning Unit

Brazos ISD



Brazos ISD

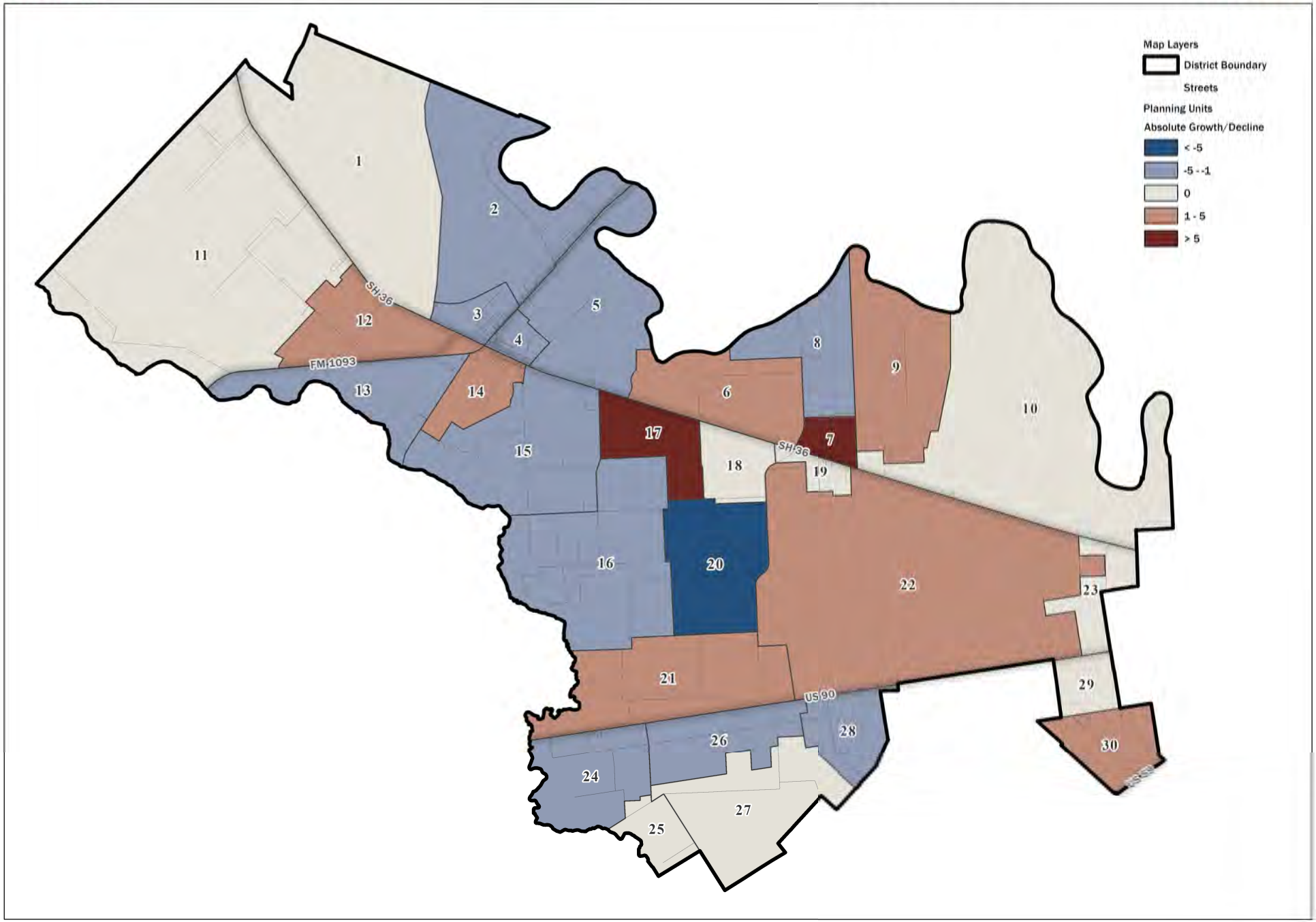
Ratios and Student Trends by Planning Unit

PU	# of Occupied Units	Students per Home	Fall 2022			Fall 2023			Fall 2024			Fall 2022 to Fall 2023						Fall 2023 to Fall 2024					
												EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
			EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
1	14	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
2	67	0.15	16	4	12	11	3	8	10	3	7	-5	-31%	-1	-25%	-4	-33%	-1	-9%	0	0%	-1	-13%
3	157	0.29	44	24	20	48	28	20	46	24	22	4	9%	4	17%	0	0%	-2	-4%	-4	-14%	2	10%
4	162	0.41	69	27	42	70	28	42	67	29	38	1	1%	1	4%	0	0%	-3	-4%	1	4%	-4	-10%
5	33	0.18	9	5	4	9	4	5	6	4	2	0	0%	-1	-20%	1	25%	-3	-33%	0	0%	-3	-60%
6	50	0.48	8	1	7	19	10	9	24	14	10	11	138%	9	900%	2	29%	5	26%	4	40%	1	11%
7	158	0.41	62	33	29	57	30	27	65	32	33	-5	-8%	-3	-9%	-2	-7%	8	14%	2	7%	6	22%
8	57	0.18	9	6	3	15	9	6	10	7	3	6	67%	3	50%	3	100%	-5	-33%	-2	-22%	-3	-50%
9	70	0.21	10	5	5	11	6	5	15	8	7	1	10%	1	20%	0	0%	4	36%	2	33%	2	40%
10	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11	188	0.45	85	32	53	85	28	57	85	34	51	0	0%	-4	-13%	4	8%	0	0%	6	21%	-6	-11%
12	79	0.23	21	9	12	17	4	13	18	4	14	-4	-19%	-5	-56%	1	8%	1	6%	0	0%	1	8%
13	110	0.35	39	15	24	39	13	26	38	14	24	0	0%	-2	-13%	2	8%	-1	-3%	1	8%	-2	-8%
14	298	0.28	80	37	43	77	34	43	82	40	42	-3	-4%	-3	-8%	0	0%	5	6%	6	18%	-1	-2%
15	141	0.34	37	18	19	49	23	26	48	21	27	12	32%	5	28%	7	37%	-1	-2%	-2	-9%	1	4%
16	186	0.17	44	16	28	37	14	23	32	13	19	-7	-16%	-2	-13%	-5	-18%	-5	-14%	-1	-7%	-4	-17%
17	54	0.37	21	12	9	14	4	10	20	4	16	-7	-33%	-8	-67%	1	11%	6	43%	0	0%	6	60%
18	17	0.12	1	1	0	2	2	0	2	2	0	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%
19	70	0.26	23	7	16	18	7	11	18	6	12	-5	-22%	0	0%	-5	-31%	0	0%	-1	-14%	1	9%
20	81	0.22	23	10	13	26	12	14	18	7	11	3	13%	2	20%	1	8%	-8	-31%	-5	-42%	-3	-21%
21	77	0.29	18	11	7	21	9	12	22	11	11	3	17%	-2	-18%	5	71%	1	5%	2	22%	-1	-8%
22	16	0.25	3	3	0	3	3	0	4	3	1	0	0%	0	0%	0	0%	1	33%	0	0%	1	100%
23	15	0.33	6	1	5	5	1	4	5	1	4	-1	-17%	0	0%	-1	-20%	0	0%	0	0%	0	0%
24	90	0.2	26	9	17	20	7	13	18	8	10	-6	-23%	-2	-22%	-4	-24%	-2	-10%	1	14%	-3	-23%
25	18	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
26	58	0.71	46	21	25	46	20	26	41	14	27	0	0%	-1	-5%	1	4%	-5	-11%	-6	-30%	1	4%
27	36	0.11	3	1	2	4	1	3	4	1	3	1	33%	0	0%	1	50%	0	0%	0	0%	0	0%
28	78	0.36	39	19	20	30	13	17	28	12	16	-9	-23%	-6	-32%	-3	-15%	-2	-7%	-1	-8%	-1	-6%
29	13	0.08	2	1	1	1	1	0	1	1	0	-1	-50%	0	0%	-1	-100%	0	0%	0	0%	0	0%
30	56	0.32	16	6	10	13	5	8	18	5	13	-3	-19%	-1	-17%	-2	-20%	5	38%	0	0%	5	63%
Total:	**2,449**	**0.30**	**760**	**334**	**426**	**747**	**319**	**428**	**745**	**322**	**423**	**-13**	**-2%**	**-15**	**-4%**	**2**	**0%**	**-2**	**0%**	**3**	**1%**	**-5**	**-1%**

Student Trends by Planning Unit, EE-12th Grade

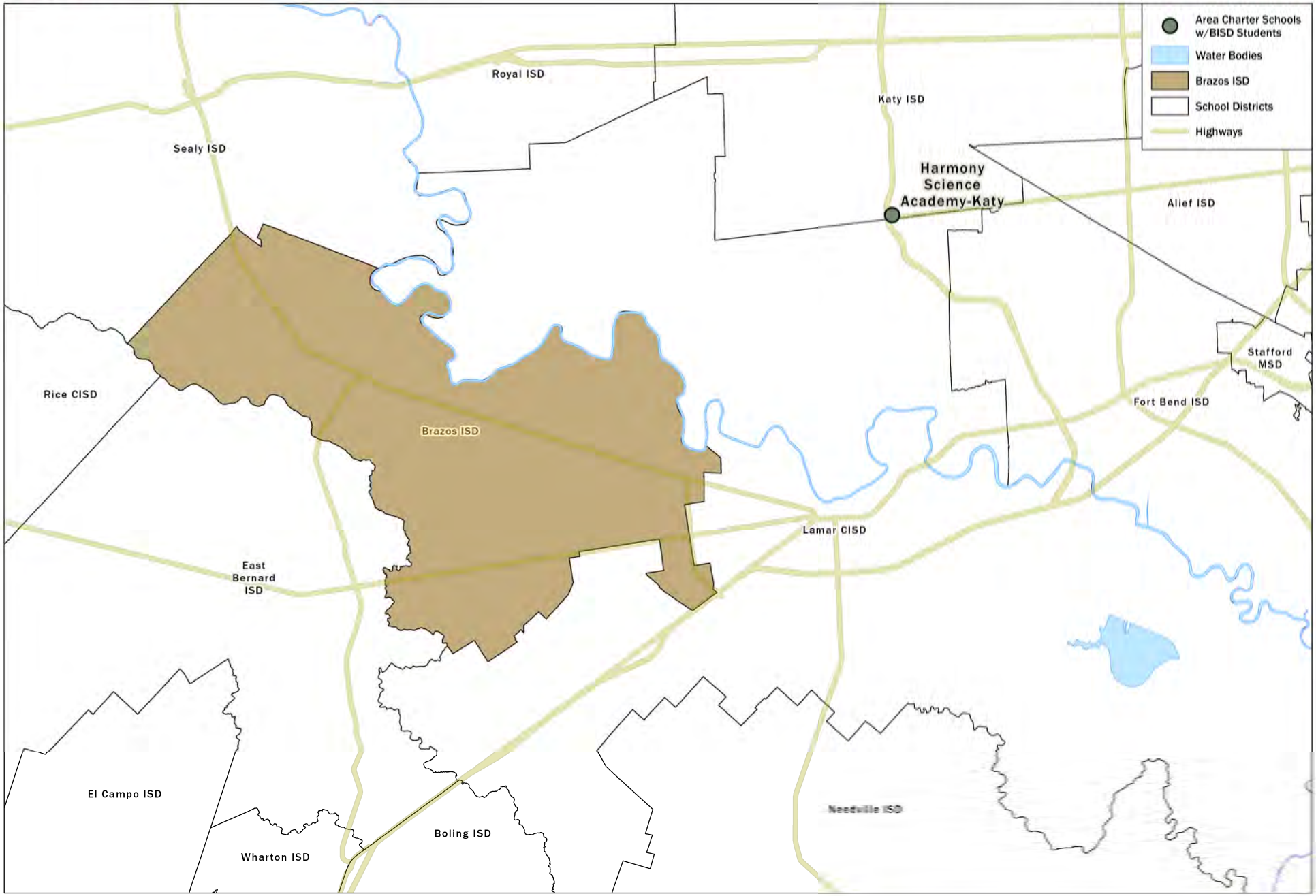
Absolute Change in Geocoded Students, Fall 2023 to Fall 2024

Brazos ISD



Charter Schools - 2023-24

Brazos ISD



Brazos ISD
Charter School Enrollment
2024–25

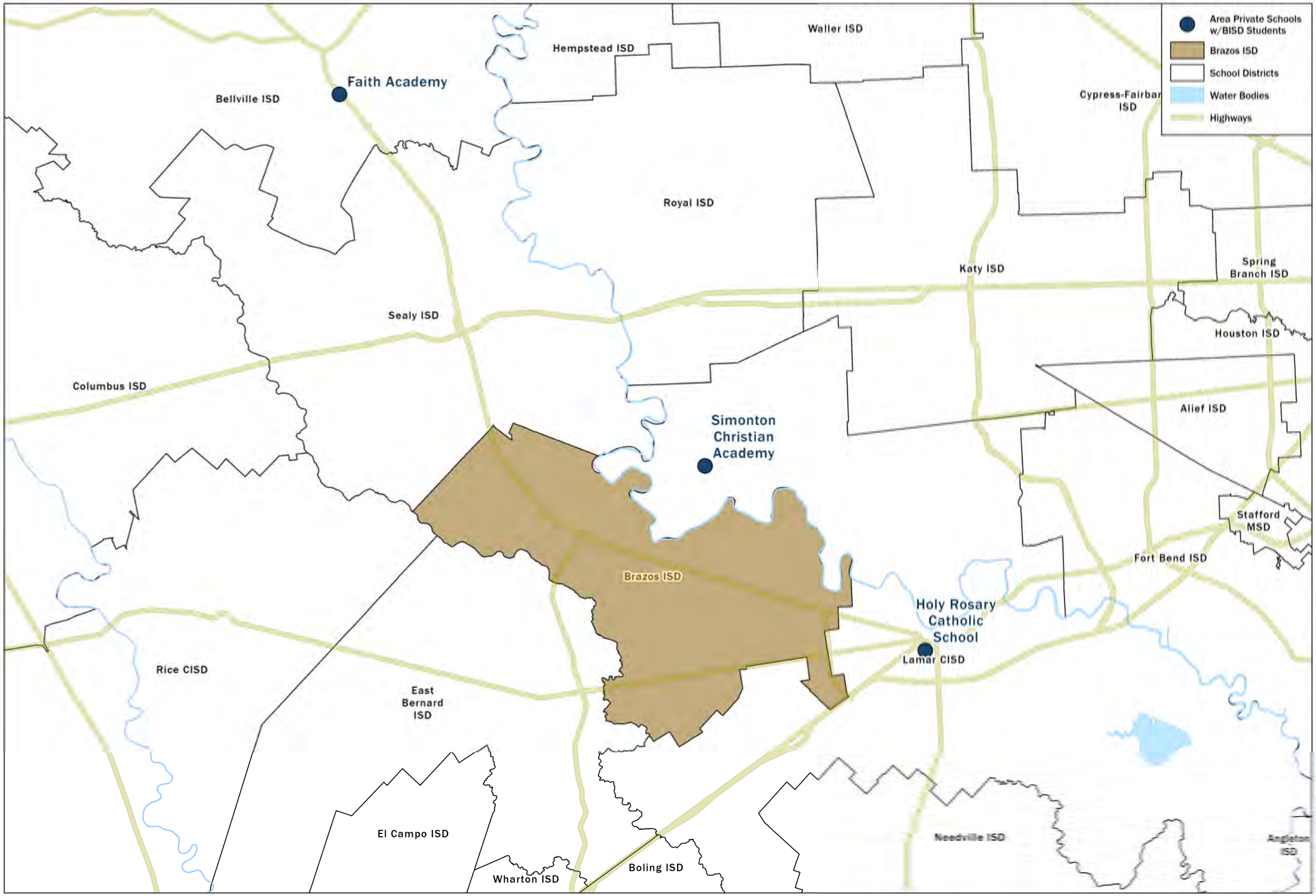
School Name	Address	Grades	Year Opened	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Current Enrollment 2024-25	Current Enrollment BISD Students	Projected Enrollment 2029-30	Projected Enrollment BISD Students in 5 Yrs.	Notes
SST NORTHWEST	12042 Culebra Rd, San Antonio, Texas, 78253	PK-08	2018	163	419	648	703	782	737	737	2	737	2	
HARMONY SCIENCE ACADEMY - KATY	22400 Grand Corner Dr, Katy, Texas, 77494	PK-07	2013						1,331	1,343	1	1,350	1	
TOTAL											3		3	

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

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

Private Schools - 2024-25

Brazos ISD



Brazos ISD
Private School Enrollment
2024-25

School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th BISD Students	Enrolled in 5 yrs.	KG-12th BISD Students	
Faith Academy	12177 TX-36 Bellville, Texas 77418	PK-12th	321	0	400	1	Student capacity = 400
Holy Rosary Catholic School	1426 George Street Rosenberg, TX 77471	PK-8th	170	2	250	2	Student capacity = 250
Simonton Christian Academy	9703 Farm to Market 1489, Simonton, TX 77476	PK-05	81	1	153	1	Student capacity = 153
TOTAL				3		4	

APPENDIX CHAPTER 03

Housing Totals by Type

Single-Family Projections

Multi-Family Projections

Housing Occupancy Projections

Planning Units

Residential Development Overview

Jurisdictions

Ownership Changes

Utility Districts

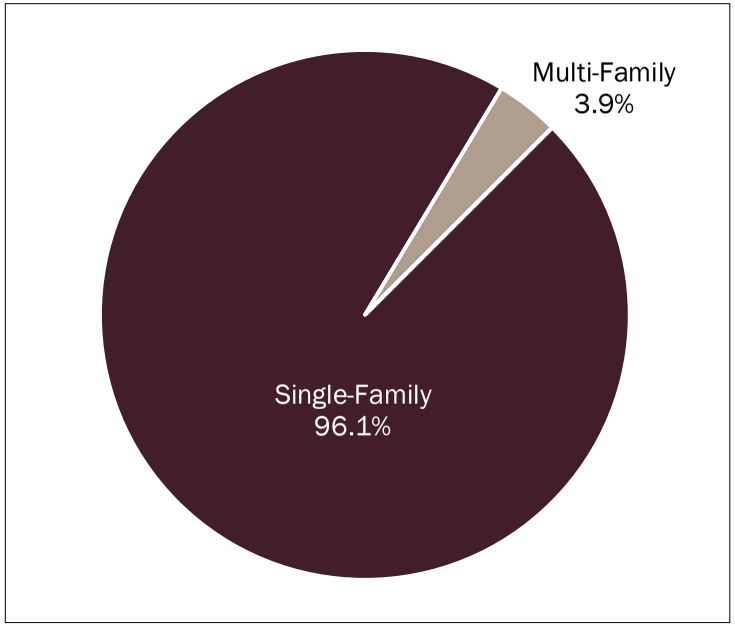
Planned Thoroughfares

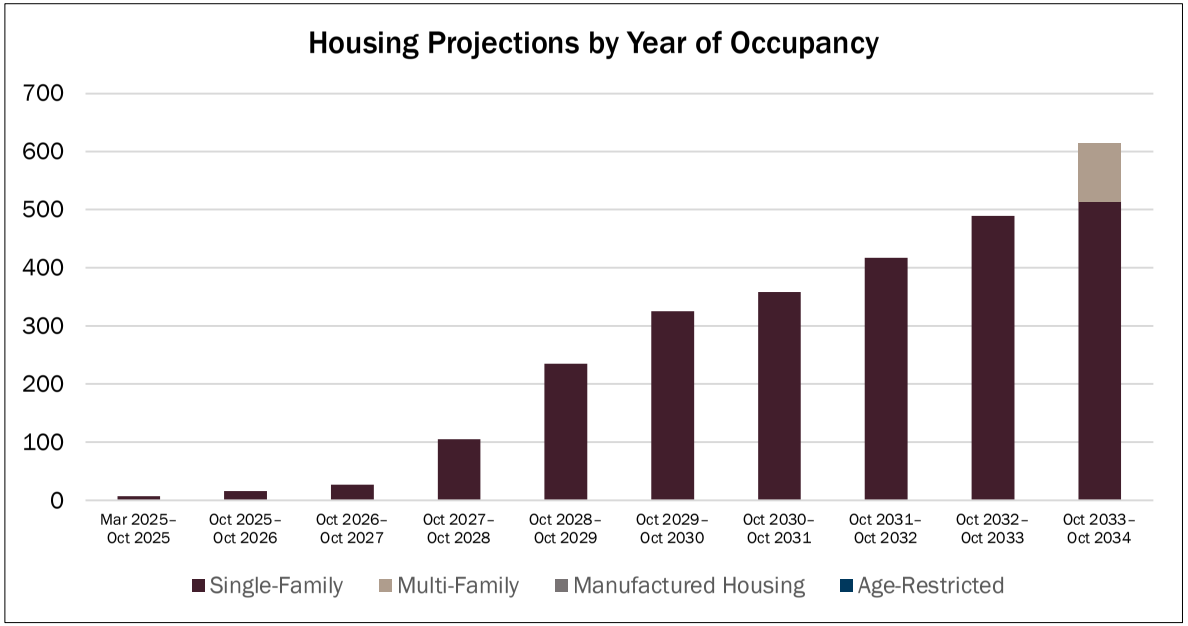
Land Use Index

Projected Housing Occupancies by Housing Type

Brazos ISD, March 2025–October 2034

Housing Type	Mar 2025–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	Oct 2032–Oct 2033	Oct 2033–Oct 2034	**Mar 2025–Oct 2034**
Single-Family	7	16	27	105	235	325	358	417	489	514	**2,493**
Multi-Family	0	0	0	0	0	0	0	0	0	100	**100**
Manufactured Housing	0	0	0	0	0	0	0	0	0	0	**0**
Age-Restricted	0	0	0	0	0	0	0	0	0	0	**0**
Total	**7**	**16**	**27**	**105**	**235**	**325**	**358**	**417**	**489**	**614**	**2,593**





Projected New Housing Occupancies - Single-Family

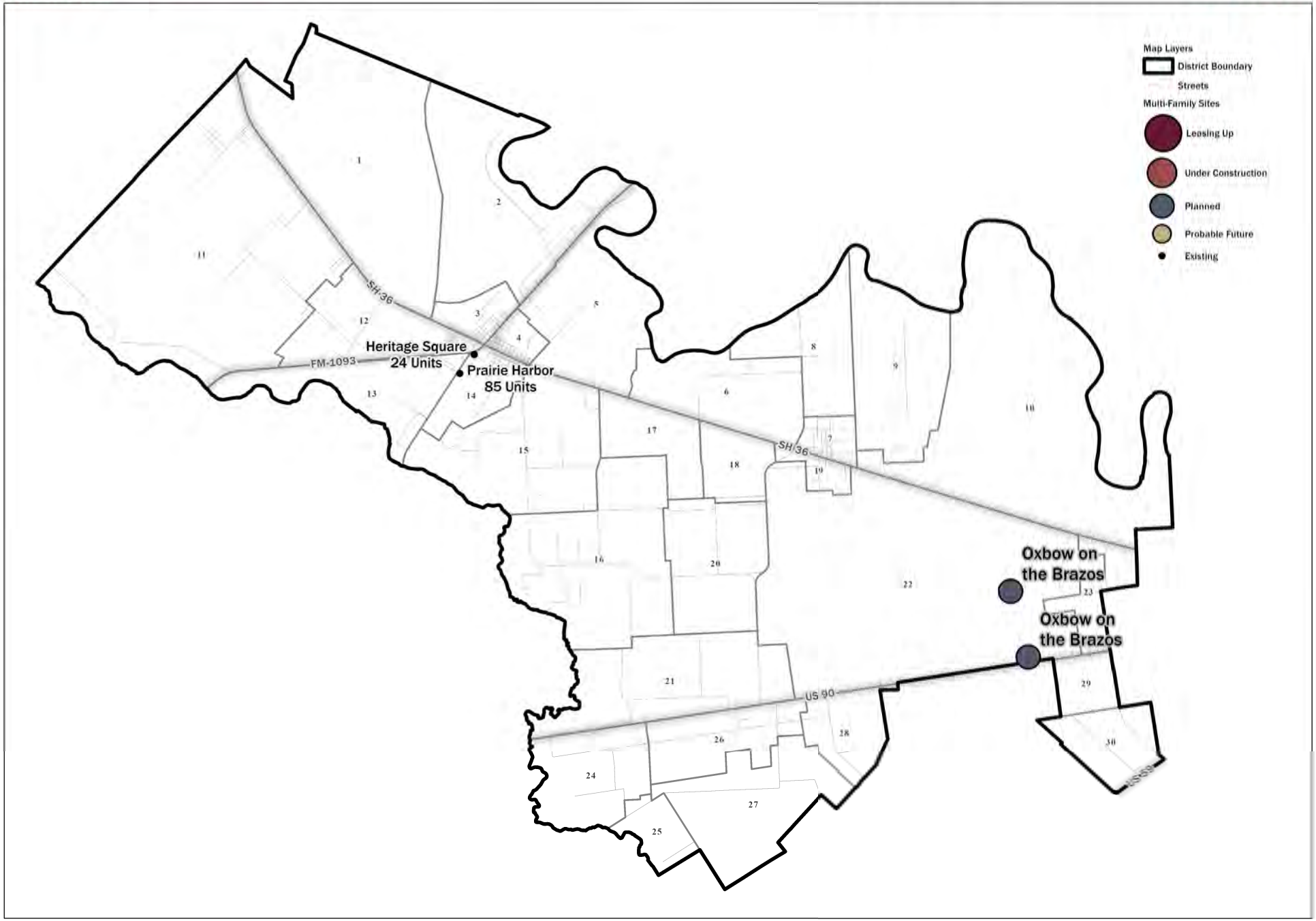
March 2025 to October 2034

Brazos ISD

Projected New Housing Occupancies - Multi-Family and Rental

March 2025 to October 2034

Brazos ISD



Projected Housing Occupancies

Brazos ISD, March 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies															
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Mar 2025–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	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Mar 2025–Oct 2029	Oct 2029–Oct 2034	Mar 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
1	Potential Residential	SF	No known plans but this property has potential to develop as estate residential once the lake is in	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	**0**	**1**	**1**	99	0.15
2	Potential Residential PU 2	SF	No known plans but potential exists for residential development in this planning unit.	0	0	0	0	0	0	1	0	1	0	0	1	0	1	1	**2**	**3**	**5**	0	0.20
3	Heritage Estates	SF	99 lot subdivision with infrastructure underway	99	0	0	0	0	0	3	10	15	15	20	20	10	5	1	**43**	**56**	**99**	0	0.40
3	Potential Duplexes	SF	Owners in discussion for possible 8 duplex (16 unit) development	0	0	0	0	0	0	0	0	0	2	2	2	2	4	4	**2**	**14**	**16**	0	0.25
3	Potential Residential	SF	No known plans but potential exists for residential development on this tract	0	0	0	0	0	0	0	0	1	1	2	2	2	3	3	**2**	**12**	**14**	0	0.30
3	Potential Residential PU 3	SF	No known plans but potential exists for residential development in this planning unit--especially the larger infill lots	0	0	0	0	0	1	1	2	1	2	1	2	1	2	2	**7**	**8**	**15**	0	0.30
4	Potential Residential	SF	No known plans, but potential exists for residential development on this tract	0	0	0	0	0	0	0	0	0	0	0	0	1	5	5	**0**	**11**	**11**	121	0.45
4	Potential Residential PU 4	SF	No known plans but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	1	0	1	0	0	1	0	0	**2**	**1**	**3**	1	0.35
5	Potential Residential	SF	No known plans, but potential exists for residential development on this tract	0	0	0	0	0	0	0	0	0	0	0	0	0	10	20	**0**	**30**	**30**	870	0.40
5	Potential Residential PU 5	SF	No known plans but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	1	1	0	0	1	0	1	1	**2**	**3**	**5**	0	0.30
6	Potential Residential PU 6	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	1	2	1	2	2	1	3	2	2	**6**	**10**	**16**	4	0.32
7	Potential Residential PU 7	SF	No known plans, but potential exists for residential in this planning unit	0	0	0	0	0	0	0	1	0	1	0	1	0	1	1	**2**	**3**	**5**	0	0.35

Projected Housing Occupancies

Brazos ISD, March 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies															
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Mar 2025–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	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Mar 2025–Oct 2029	Oct 2029–Oct 2034	Mar 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
8	Potential Residential PU 8	SF	No known plans but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	3	3	0	0.35
9	Potential Residential PU 9	SF	No known plans, but potential for residential development exists in this planning unit	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	5	5	10	0	0.35
11	Dixonville	SF	24 homes currently occupied, there appears to be more land available for additional homes. Estimating 6 additional for a total of 30 lots.	30	24	0	0	0	1	1	1	0	1	0	1	1	0	0	4	2	6	0	0.52
11	Potential Residential PU 11	SF	No known plans, but potential exists for residential development in this planning unit, of particular interest are several significant owner changes	0	0	0	0	0	1	0	1	0	0	0	1	0	0	1	2	2	4	1	0.37
12	Potential Residential PU 12	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	1	0	1	0	0	0	1	0	2	1	3	2	0.35
12	San Bernard Bend	SF	Developing acreage lot subdivision	9	4	0	0	0	0	1	1	1	0	1	0	1	0	0	3	2	5	0	0.32
13	Potential Residential PU 13	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	1	0	1	0	0	0	1	0	1	2	2	4	1	0.30
14	Potential Residential PU 14	SF	No known plans, but potential exists for residential development in this planning unit--particularly the land between existing residential and Mynarik Park	0	0	0	0	0	0	0	0	0	0	2	2	3	3	5	0	15	15	0	0.37
15	Potential Residential	SF	No known plans but Twinwood ownership indicates potential future development	0	0	0	0	0	0	0	0	0	5	10	15	20	25	30	5	100	105	187	0.35
15	Potential Residential PU 15	SF	No known plans, but potential exists for residential development	0	0	0	0	0	1	1	1	1	1	1	1	5	5	5	5	17	22	3	0.30

Projected Housing Occupancies

Brazos ISD, March 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies														
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Mar 2025–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	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Mar 2025–Oct 2029	Oct 2029–Oct 2034	Mar 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
16	Pecan Grove Estates	SF	Platted for development of 5 lots, no current activity.	5	0	0	0	0	1	0	1	0	0	1	0	1	0	1	**2**	**3**	**5**	0	0.30
16	Potential Residential PU 16	SF	No known plans, but potential exists for residential development outside the San Bernard River floodplain	0	0	0	0	0	0	1	0	1	0	0	1	0	1	1	**2**	**3**	**5**	0	0.31
17	Potential Residential PU 17	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	**1**	**1**	**2**	0	0.30
18	Potential Residential PU 18	SF	No known plans, but potential exists for residential development in this planning unit--especially along Hwy 36 & FM 1489	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	**0**	**10**	**10**	2	0.30
20	Potential Residential PU 20	SF	No known plans but potential exists for residential development in this planning unit--owner changes may indicate landbanking for development purposes	0	0	0	0	0	0	0	0	0	0	0	0	2	3	5	**0**	**10**	**10**	0	0.35
21	Potential Residential	SF	No known plans, but recent ownership change indicates potential residential development	0	0	0	0	0	0	0	0	0	0	0	0	5	10	15	**0**	**30**	**30**	387	0.40
21	Potential Residential PU 21	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	1	0	1	0	0	1	0	1	1	**2**	**3**	**5**	0	0.30
22	Oxbow on the Brazos Oxbow on the Brazos Ph 2	SF	Hillwood developing this master planned community with this 1700-acre portion designated Phase One with an estimated 4,700 single-family residences. First occupancies expected in Summer of 2028. --- Phase 2 of this development is planned on additional Moore Family land south of Hwy 36 to include 5500 living units (some may be multi-family)	0	0	0	0	0	0	0	0	75	200	275	300	350	400	400	**275**	**1,725**	**2,000**	2,771 5,500	0.40

Projected Housing Occupancies

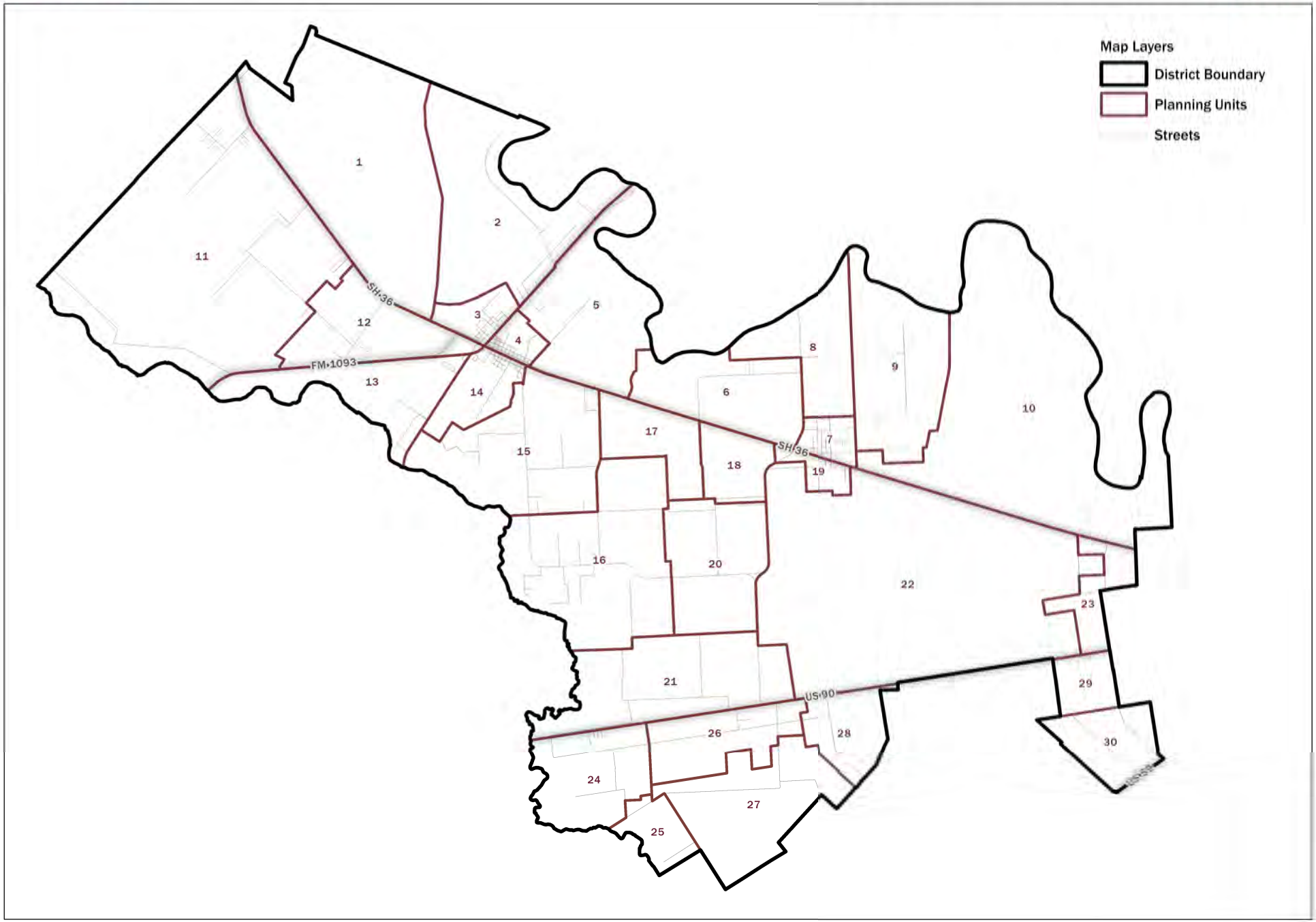
Brazos ISD, March 2025–October 2034

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV; Developing MF; Age-Restricted; Planned; Potential; **Lot/Unit Status:** [Occ] Occupied; [Av] Available; [UC] Under Construction; [VDL] Vacant Developed Lots

Development				Lot/Unit Status					Projected Housing Occupancies															
PU	Name	Land Use Notes		Total Units	Occ.	Av.	UC	VDL	Mar 2025–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	Oct 2032–Oct 2033	Oct 2033–Oct 2034	Mar 2025–Oct 2029	Oct 2029–Oct 2034	Mar 2025–Oct 2034	Build-Out Post-Oct 2034	Projected Students per Home
22	Oxbow on the Brazos	MF	Hillwood developing this master planned community. This 1700-acrea portion is designated Phase One with an estimated 4700 single-family and 700 multi-family residences. First residential occupancies expected in Summer of 2028.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	**0**	**100**	**100**	200	0.15
24	Potential Residential PU 24	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	1	0	1	0	1	0	1	0	1	**2**	**3**	**5**	0	0.25
26	Buls Meadow	SF	Subdivided for 11 lots. One home completed and for sale.	11	0	1	0	0	1	1	1	1	1	1	1	1	1	1	**5**	**5**	**10**	1	0.30
26	Potential Residential PU 26	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	1	0	1	0	1	0	1	1	**2**	**3**	**5**	0	0.30
27	Potential Residential PU 27	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	**1**	**2**	**3**	0	0.30
28	Potential Residential PU 28	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	**1**	**2**	**3**	0	0.35
30	Potential Residential PU 30	SF	No known plans, but potential exists for residential development in this planning unit	0	0	0	0	0	0	0	1	0	0	1	0	0	1	0	**1**	**2**	**3**	0	0.30

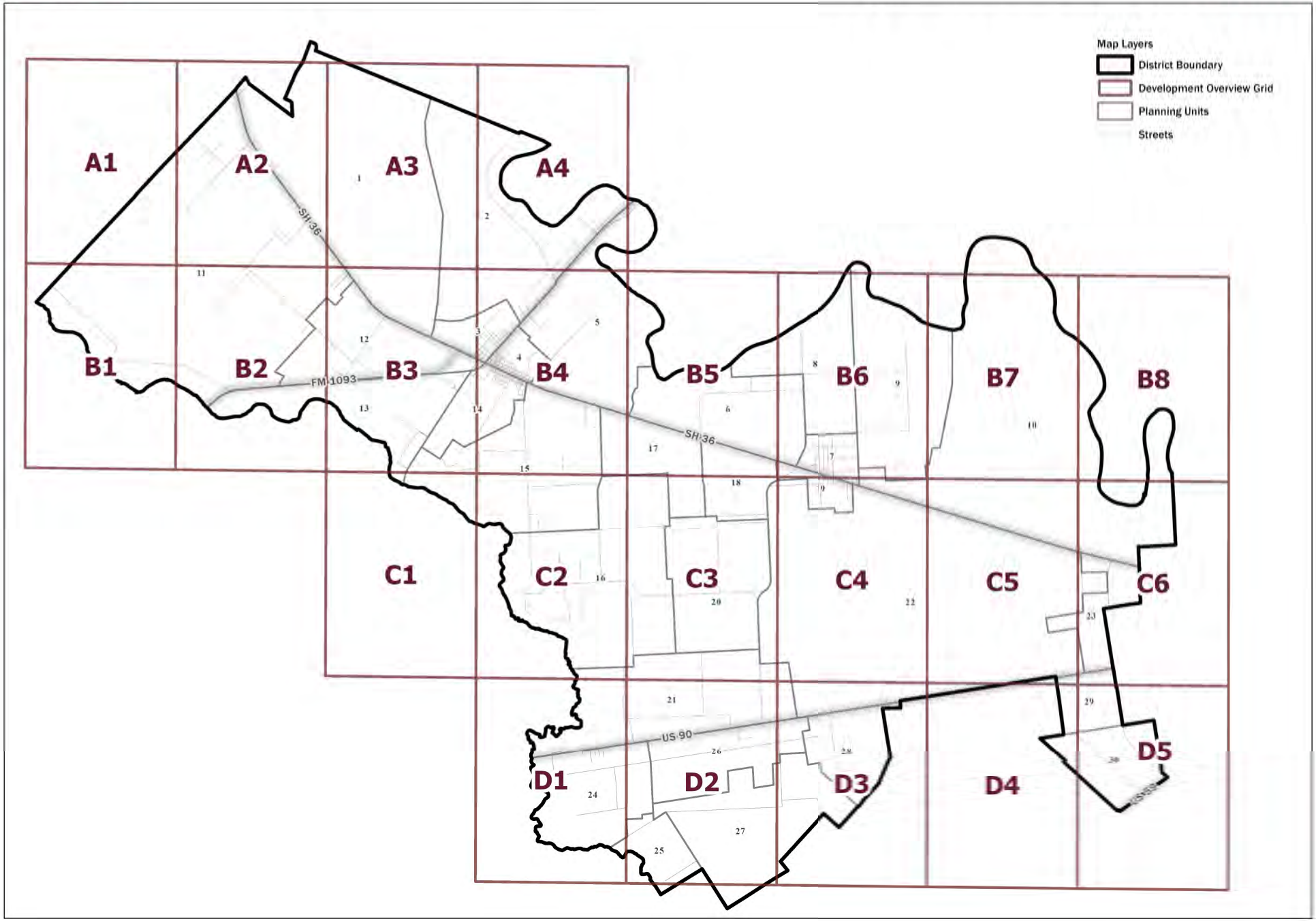
Planning Units

Brazos ISD



Development Overview Grid

Brazos ISD



Residential Development Overview

Map Grid: A1

0 0.13 0.25 0.5 Miles

N

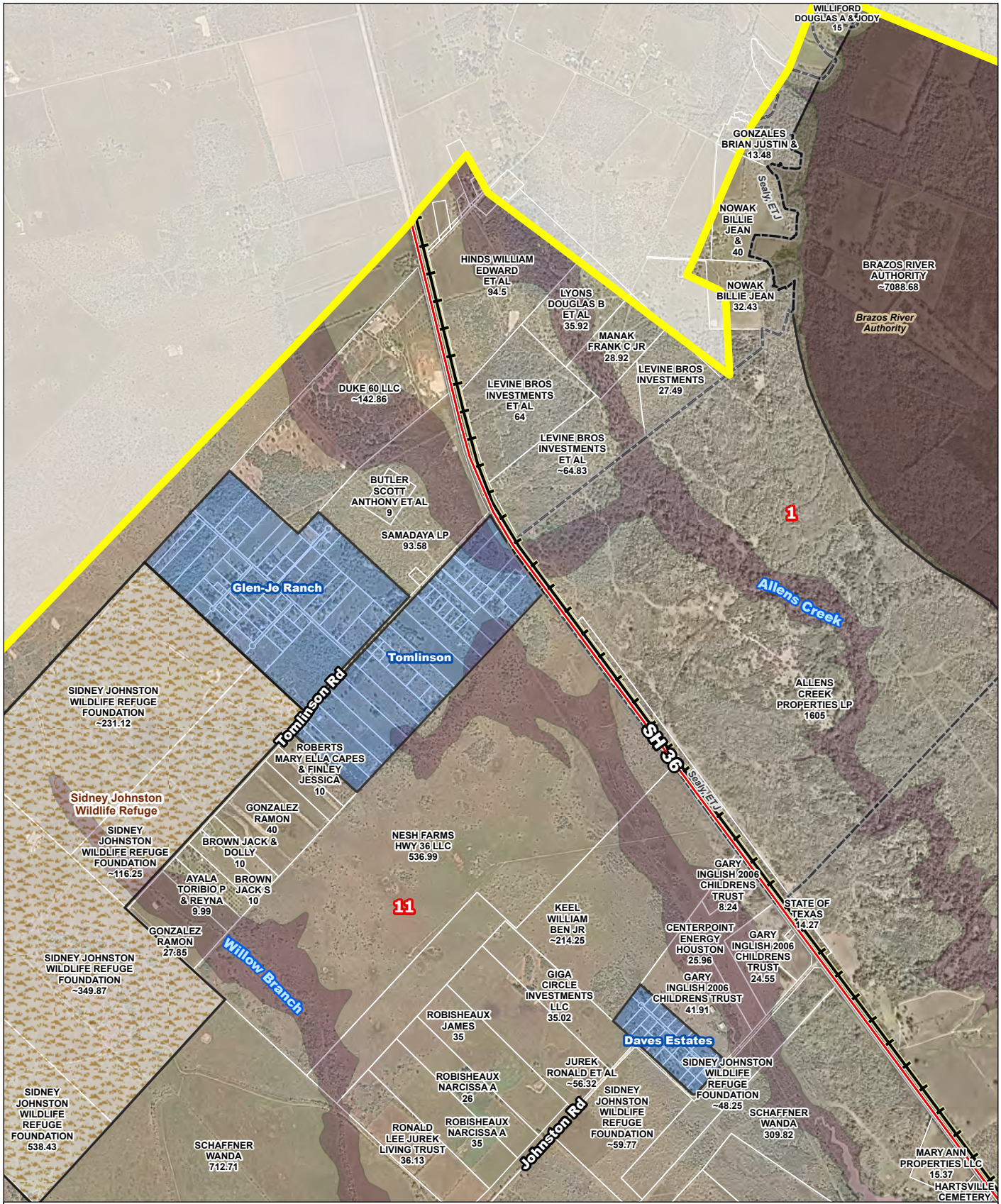
Residential Development Overview

Map Grid: A2

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

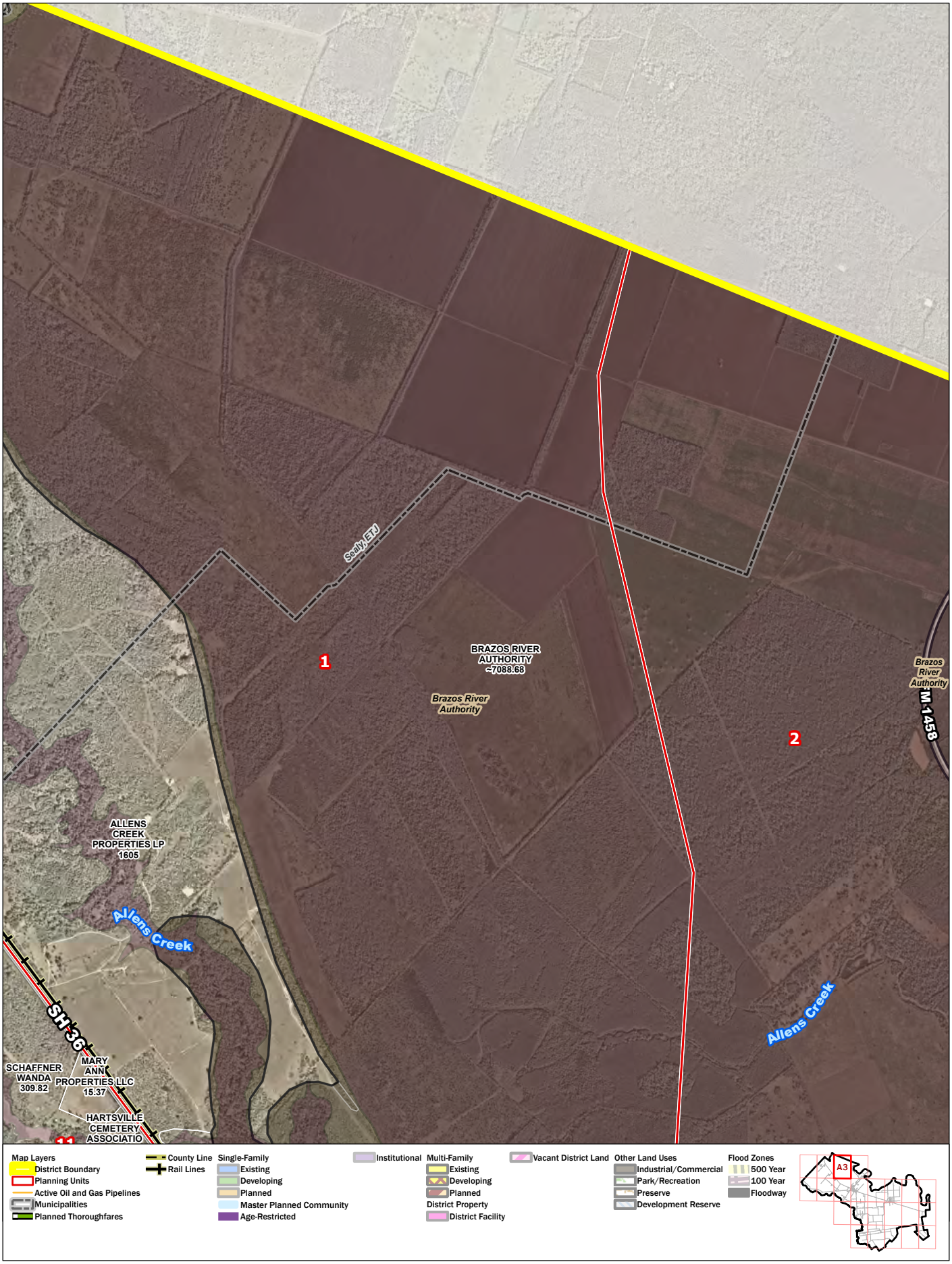
Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway

Residential Development Overview

Map Grid: A3



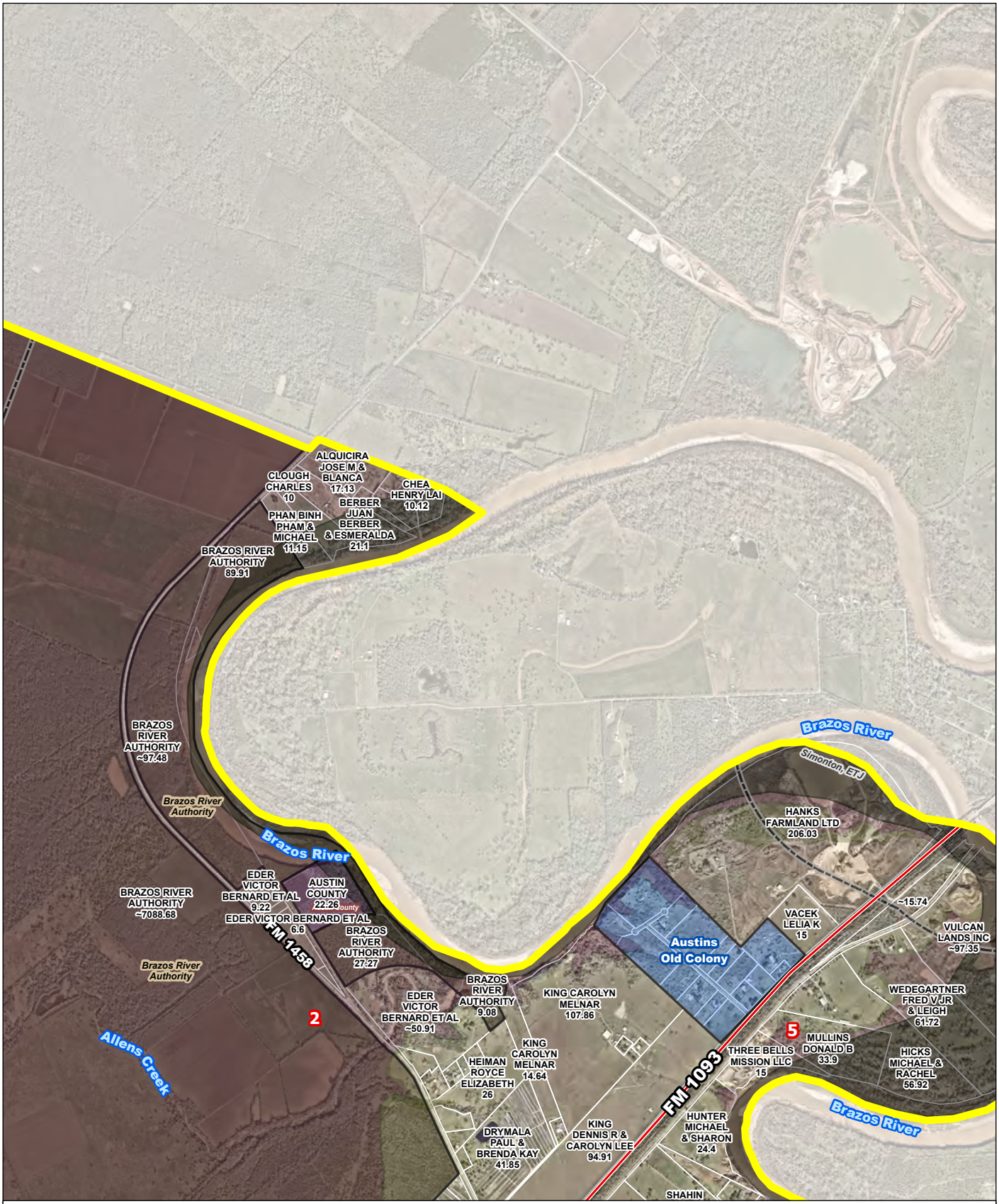
Residential Development Overview

Map Grid: A4

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway

Residential Development Overview

Map Grid: B1

0 0.13 0.25 0.5 Miles

N

PASA

Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares

County Line
Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

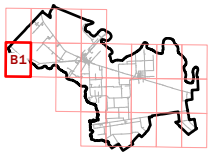
Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway



Residential Development Overview

Map Grid: B2

0 0.13 0.25 0.5 Miles

N

PASA

Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway

Residential Development Overview

Map Grid: B3

Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines
- Single-Family: Existing, Developing, Planned, Master Planned Community, Age-Restricted
- Institutional
- Multi-Family: Existing, Developing, Planned
- District Property: District Facility
- Vacant District Land
- Other Land Uses: Industrial/Commercial, Park/Recreation, Preserve, Development Reserve
- Flood Zones: 500 Year, 100 Year, Floodway

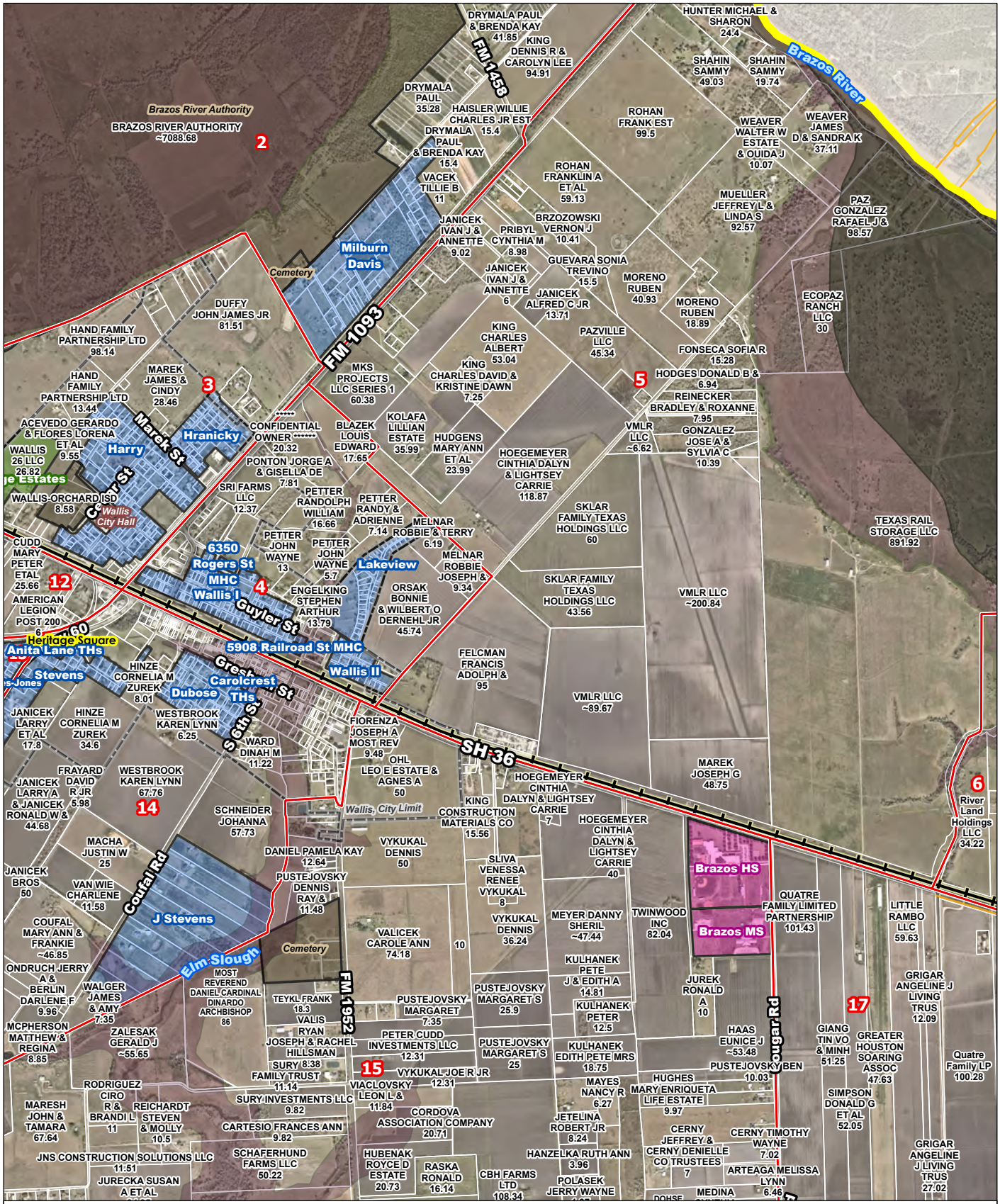
Residential Development Overview

Map Grid: B4

0 0.13 0.25 0.5 Miles

N

PASA



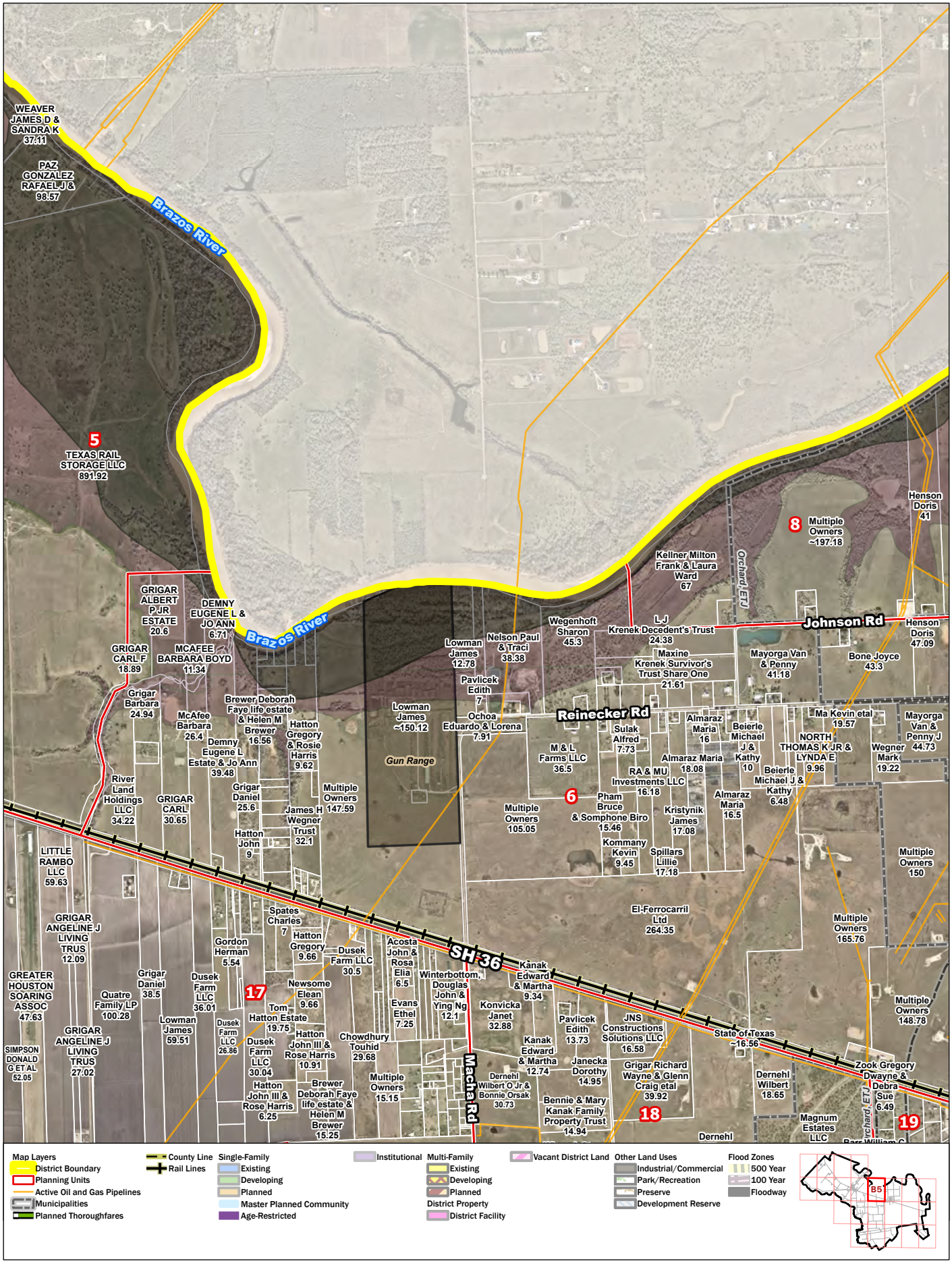
Residential Development Overview

Map Grid: B5

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares

County Line
Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway

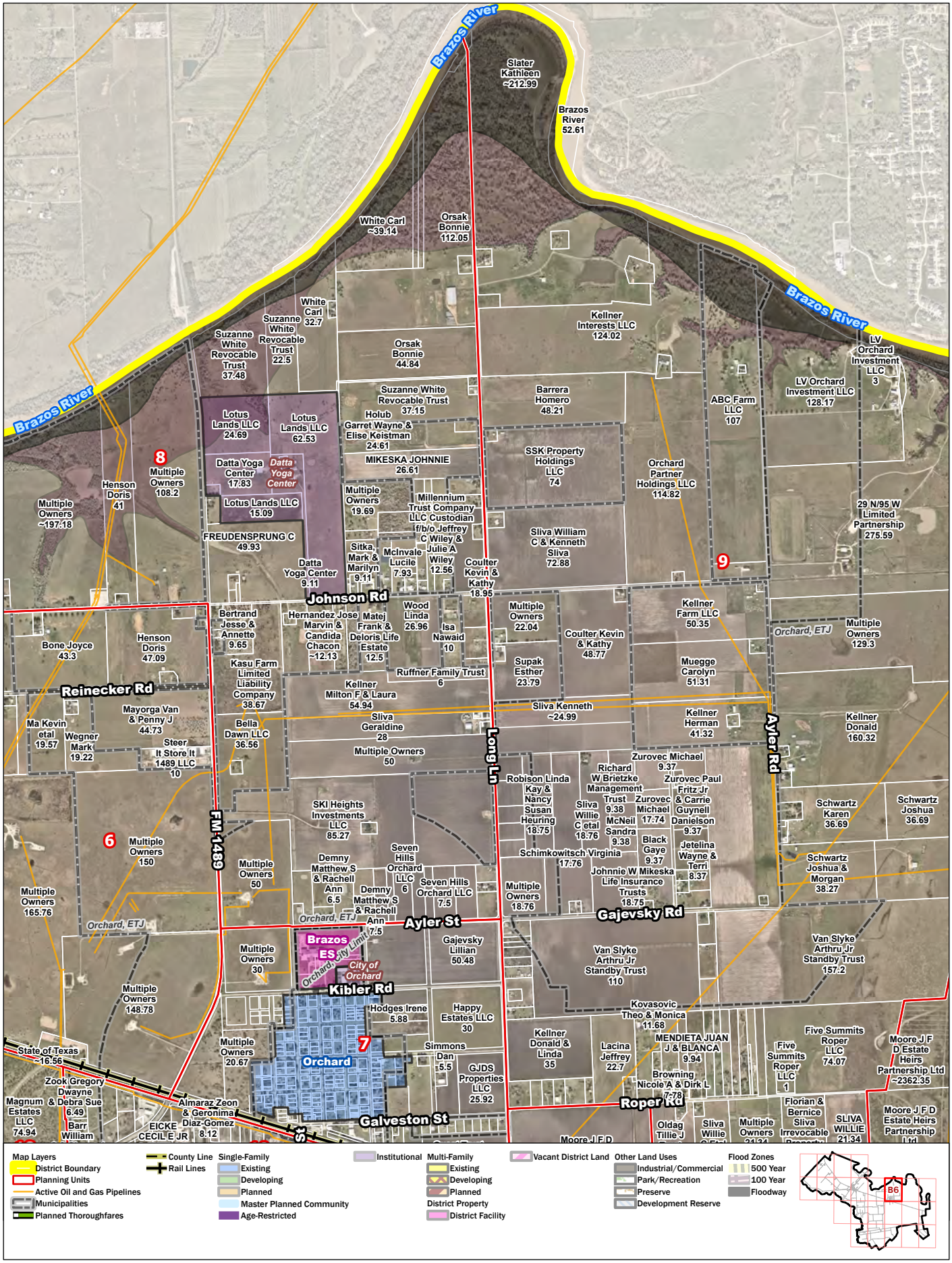
Residential Development Overview

Map Grid: B6

0 0.13 0.25 0.5 Miles

N

PASA



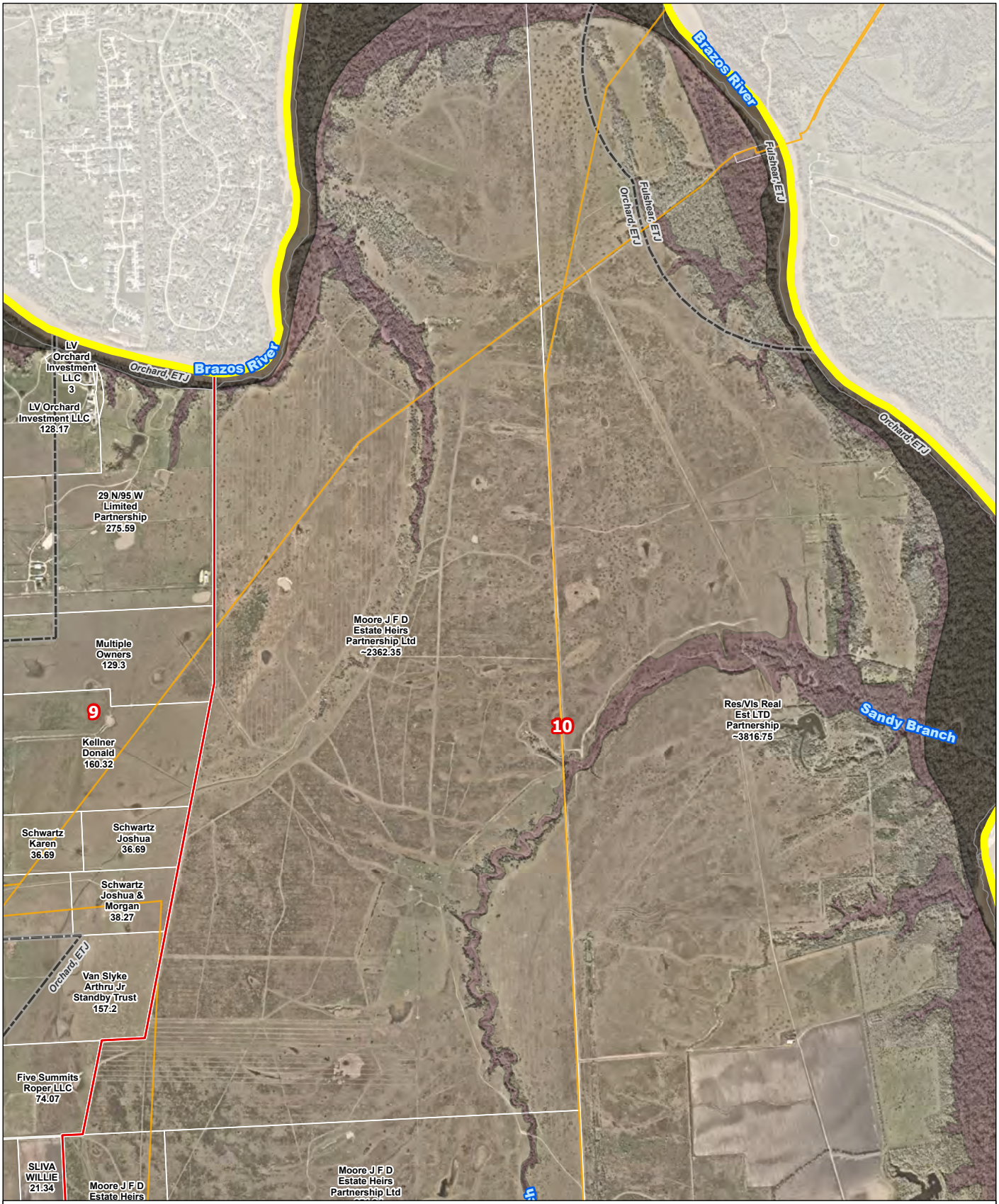
Residential Development Overview

Map Grid: B7

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

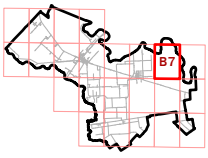
Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway



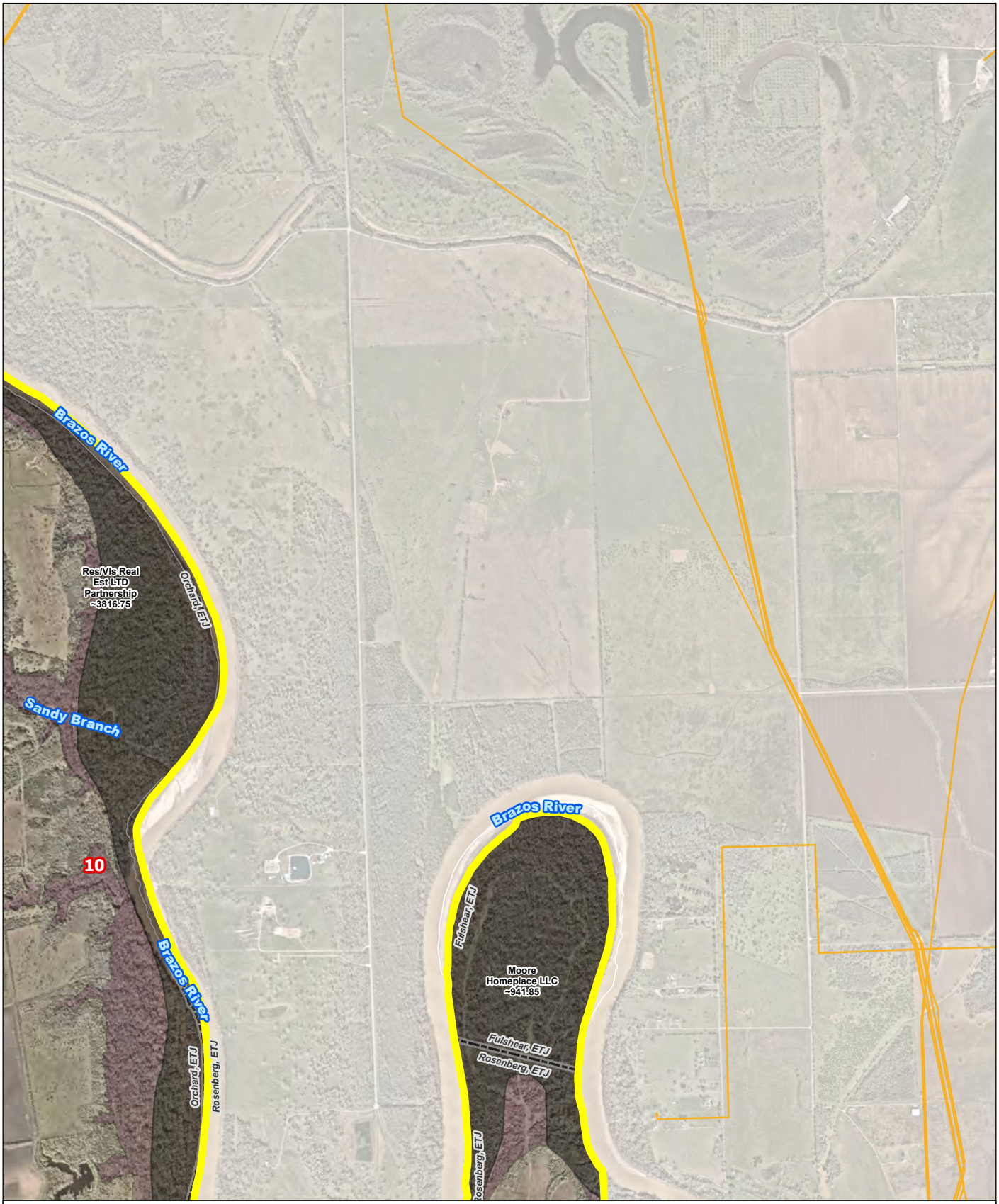
Residential Development Overview

Map Grid: B8

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares

County Line
Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

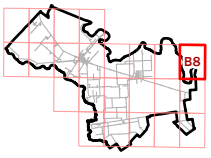
Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway



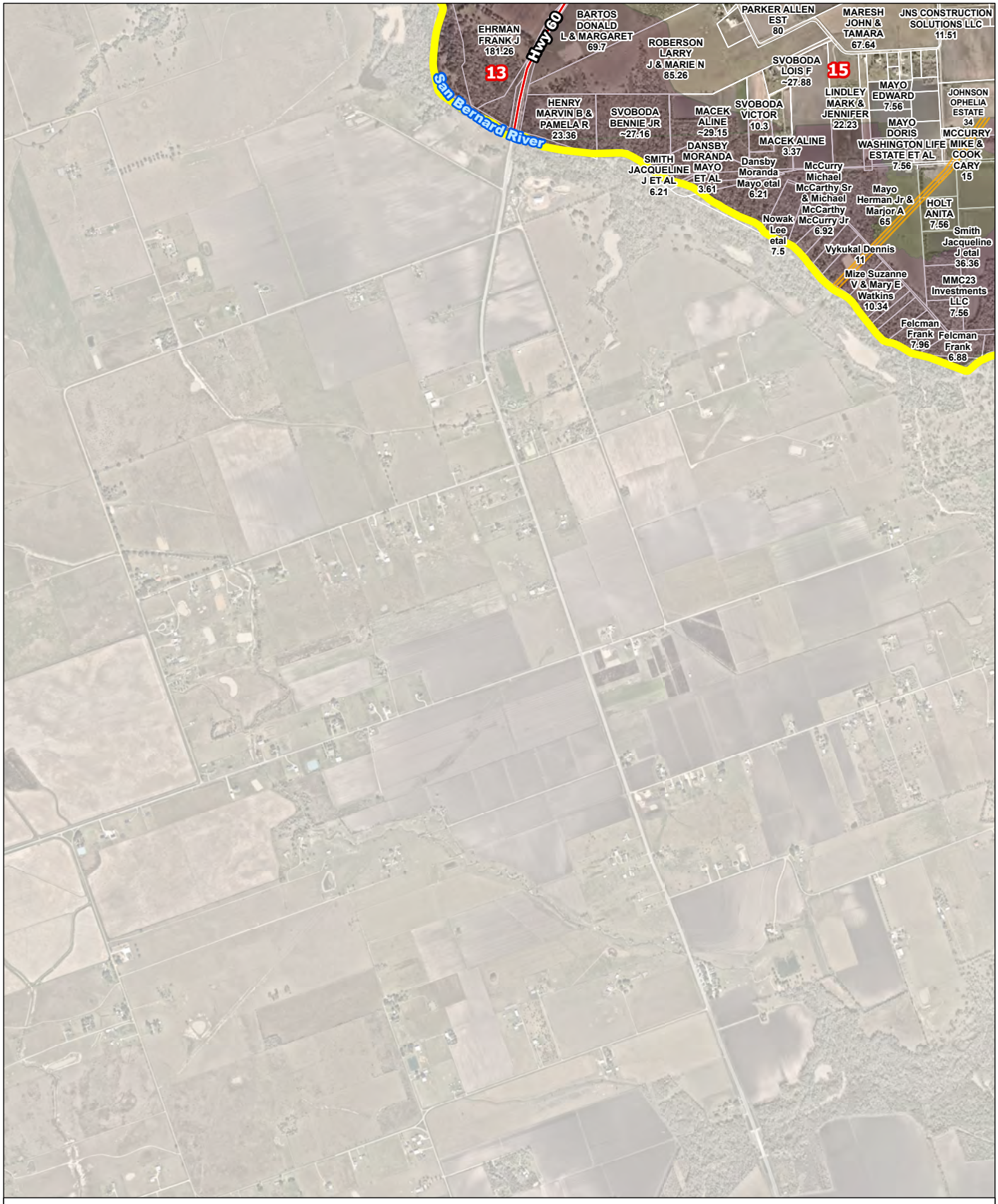
Residential Development Overview

Map Grid: C1

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares
- County Line
- Rail Lines

Single-Family
- Existing
- Developing
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Institutional

Multi-Family
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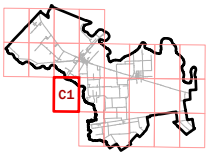
- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway



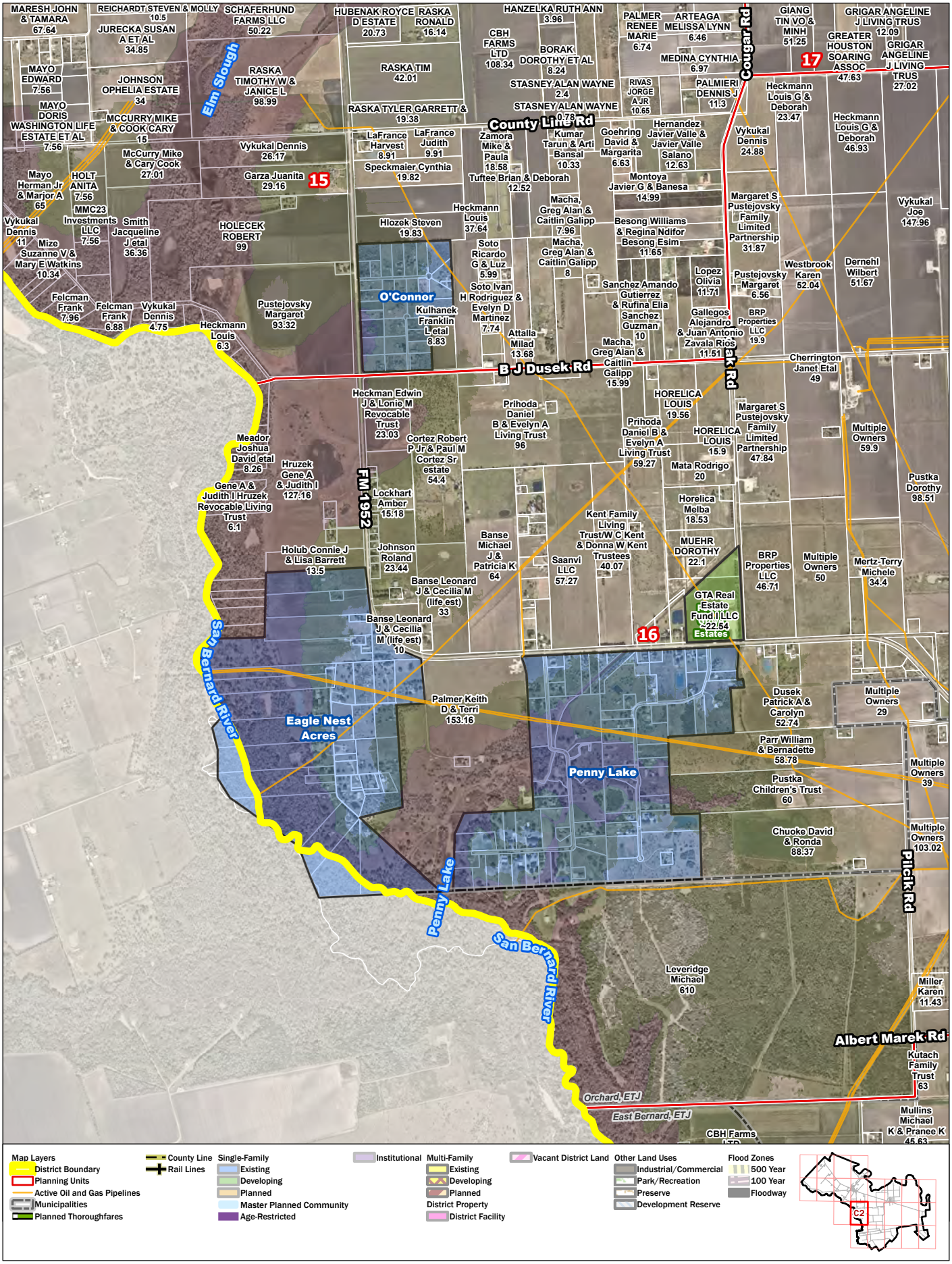
Residential Development Overview

Map Grid: C2

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares

County Line
Rail Lines

Single-Family
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- Master Planned Community
- Age-Restricted

Institutional

Multi-Family
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- Planned

District Property
- District Facility

Vacant District Land

Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway

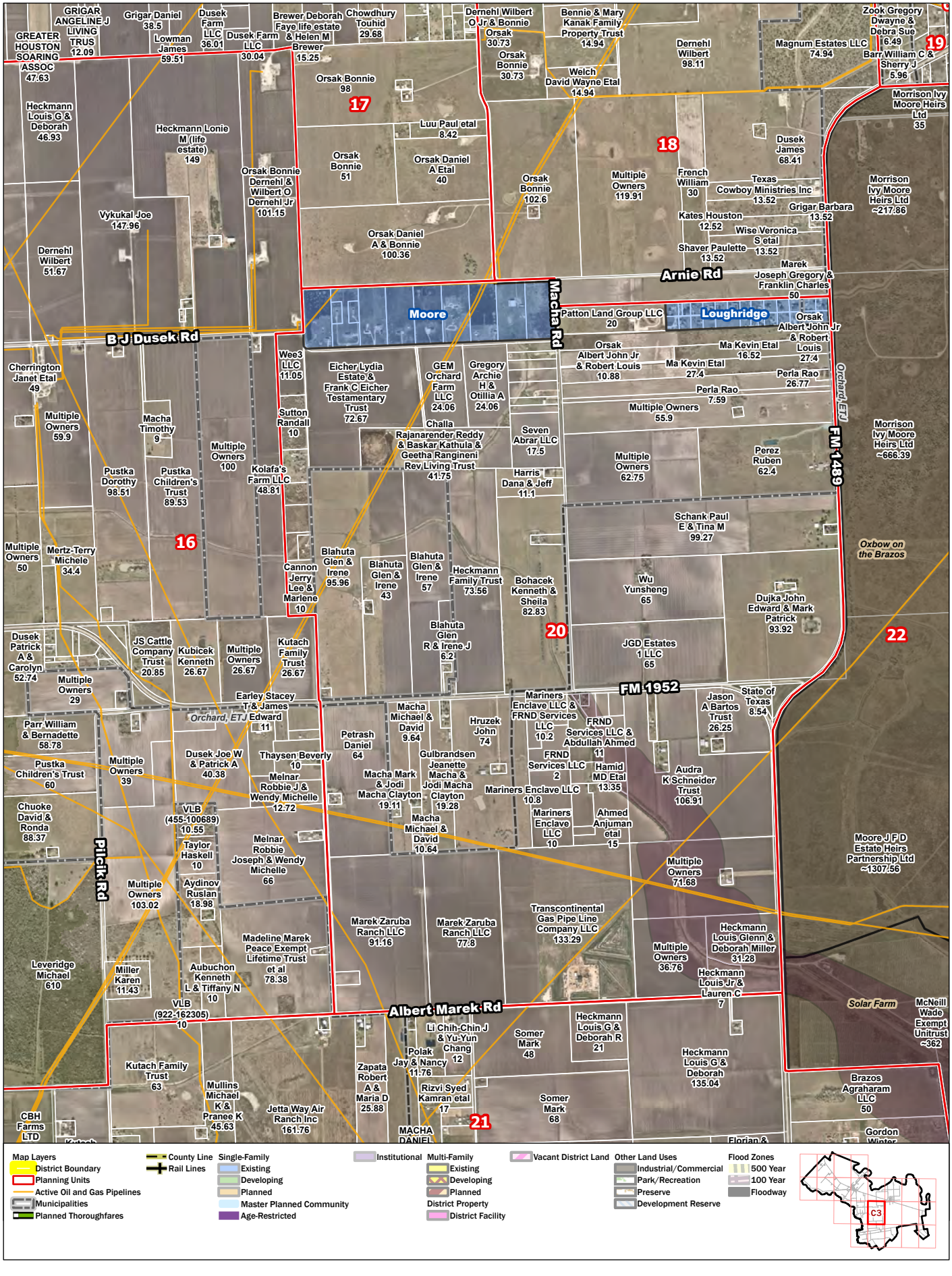
Residential Development Overview

Map Grid: C3

0 0.13 0.25 0.5 Miles

N

PASA



Residential Development Overview

Map Grid: C4

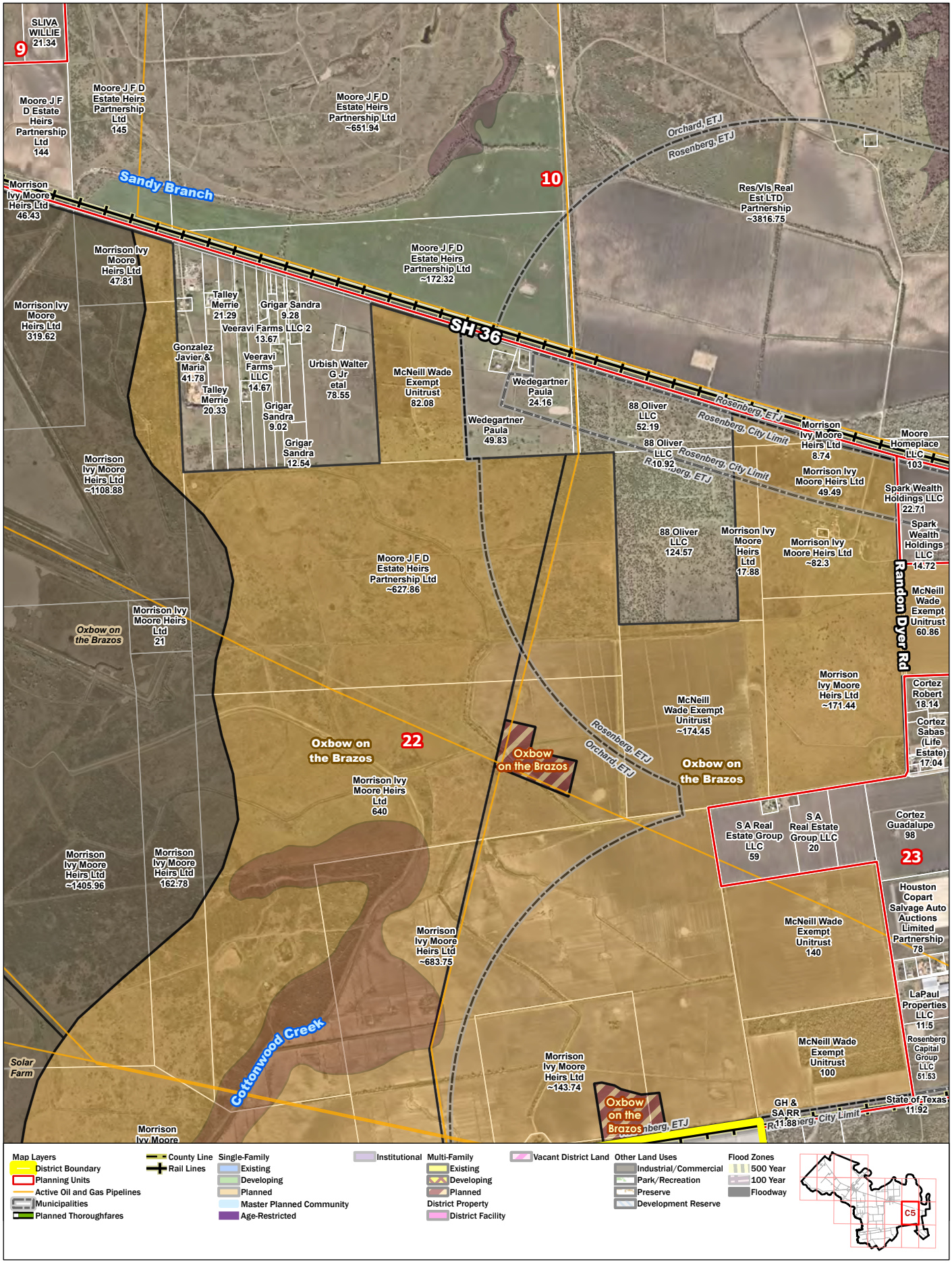
Residential Development Overview

Map Grid: C5

0 0.13 0.25 0.5 Miles

N

PASA



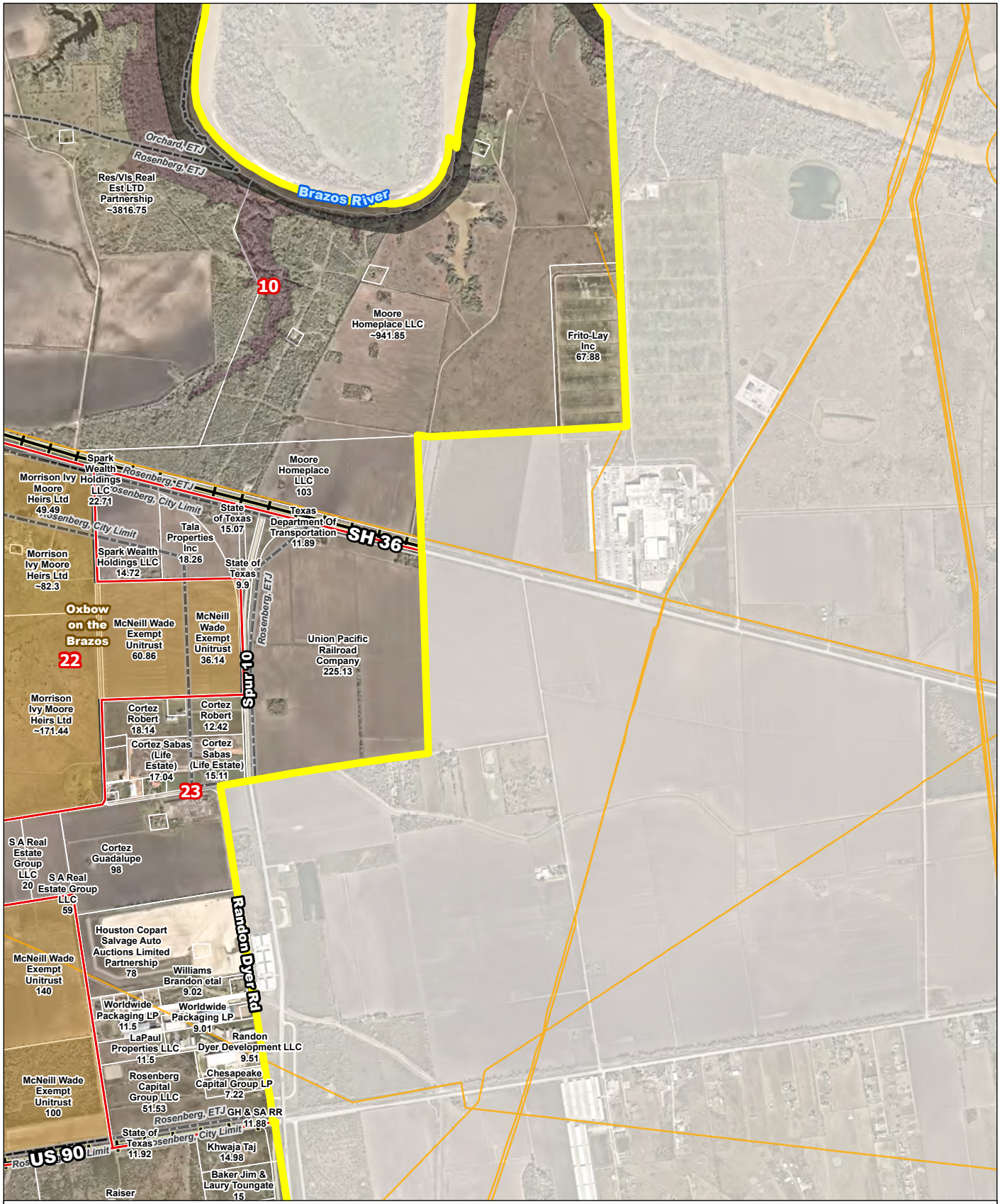
Residential Development Overview

Map Grid: C6

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares

County Line
Rail Lines

Single-Family
- Existing
- Developing
- Planned
- Master Planned Community
- Age-Restricted

Institutional

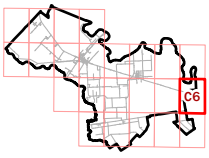
Multi-Family
- Existing
- Developing
- Planned

District Property
- District Facility

Vacant District Land

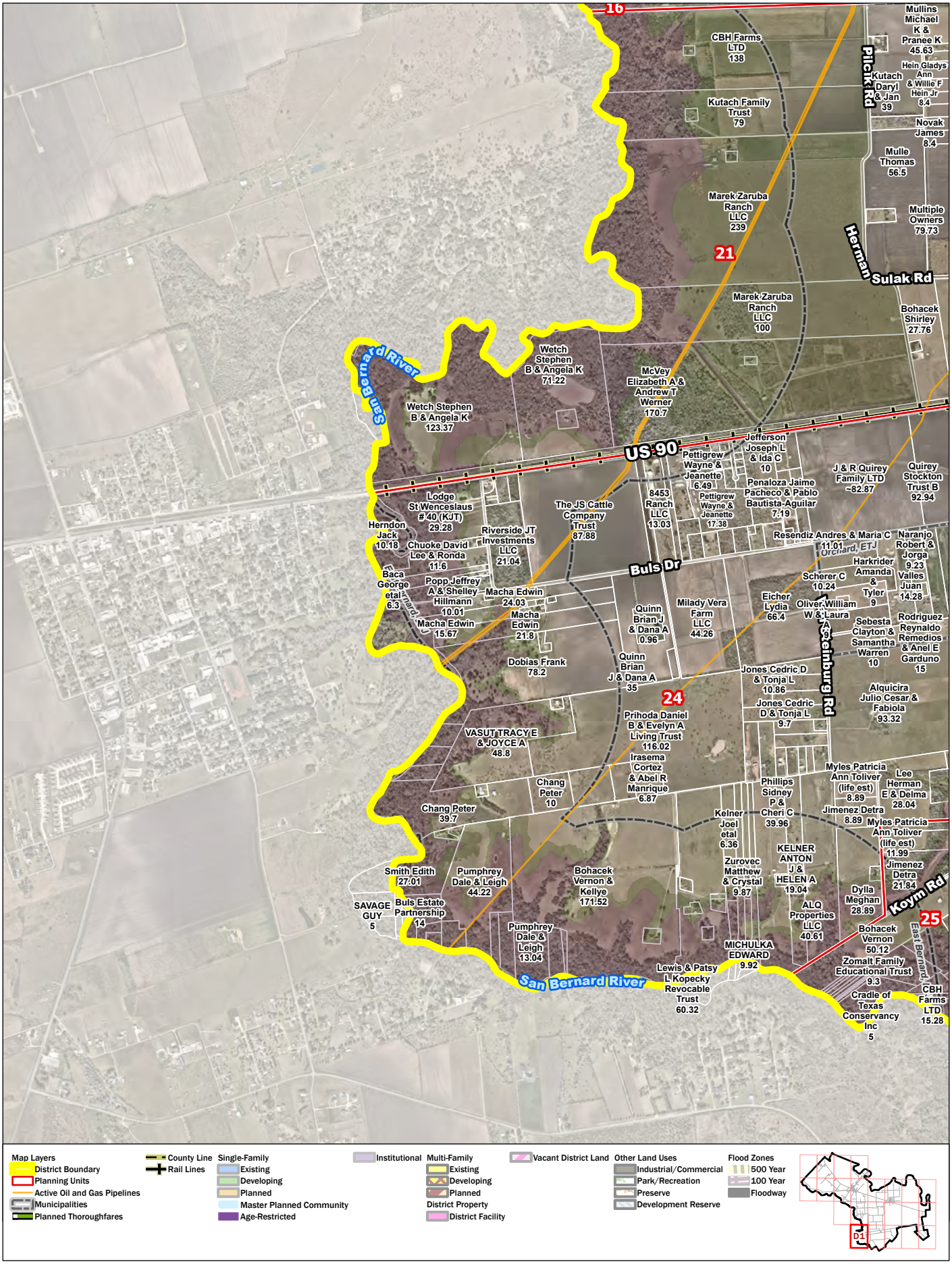
Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway



Residential Development Overview

Map Grid: D1



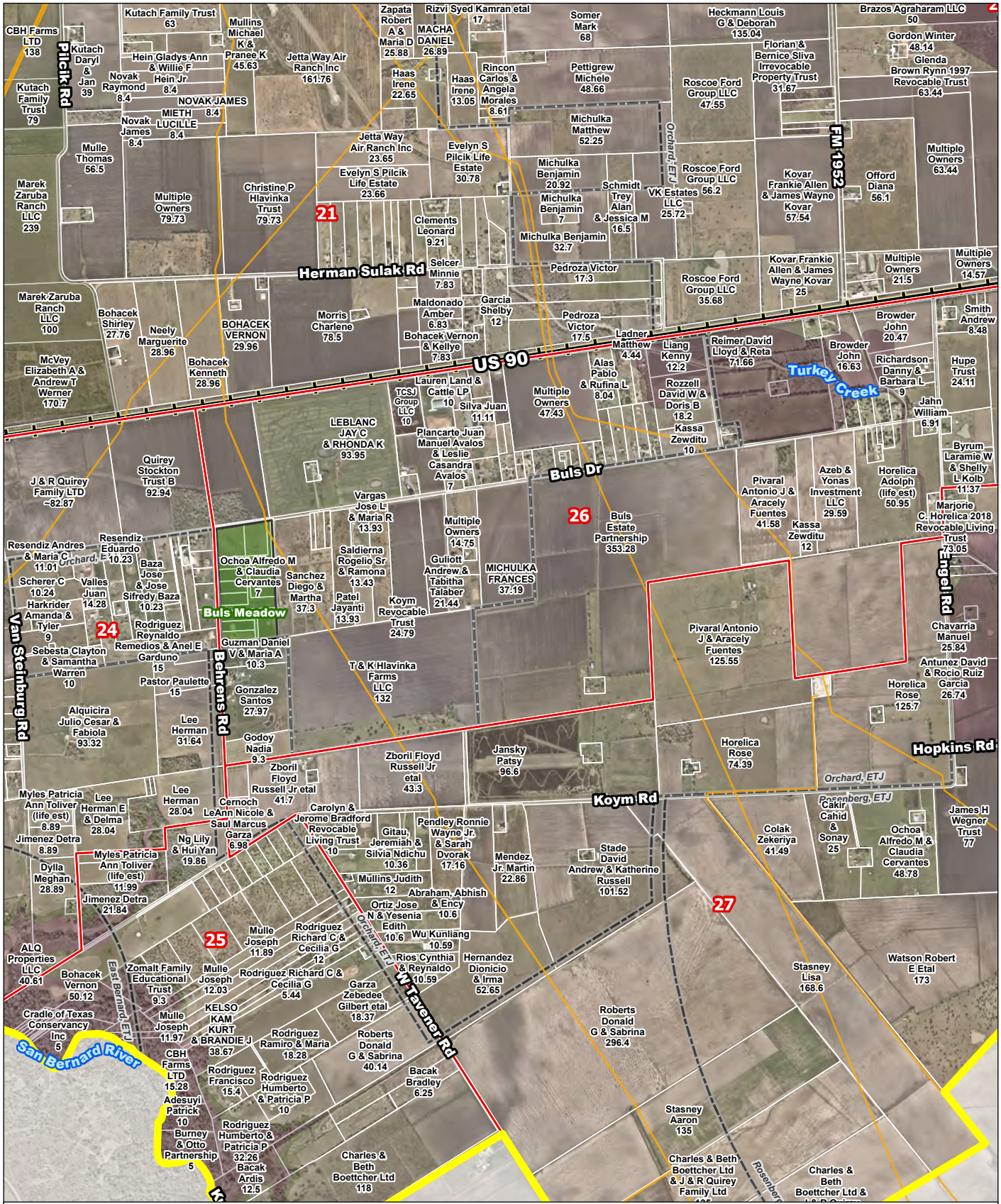
Residential Development Overview

Map Grid: D2

0 0.13 0.25 0.5 Miles

N

PASA



Map Layers
- District Boundary
- Planning Units
- Active Oil and Gas Pipelines
- Municipalities
- Planned Thoroughfares

County Line
Rail Lines

Single-Family
- Existing
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Institutional

Multi-Family
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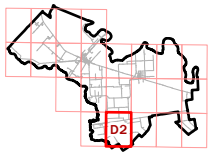
District Property
- District Facility

Vacant District Land

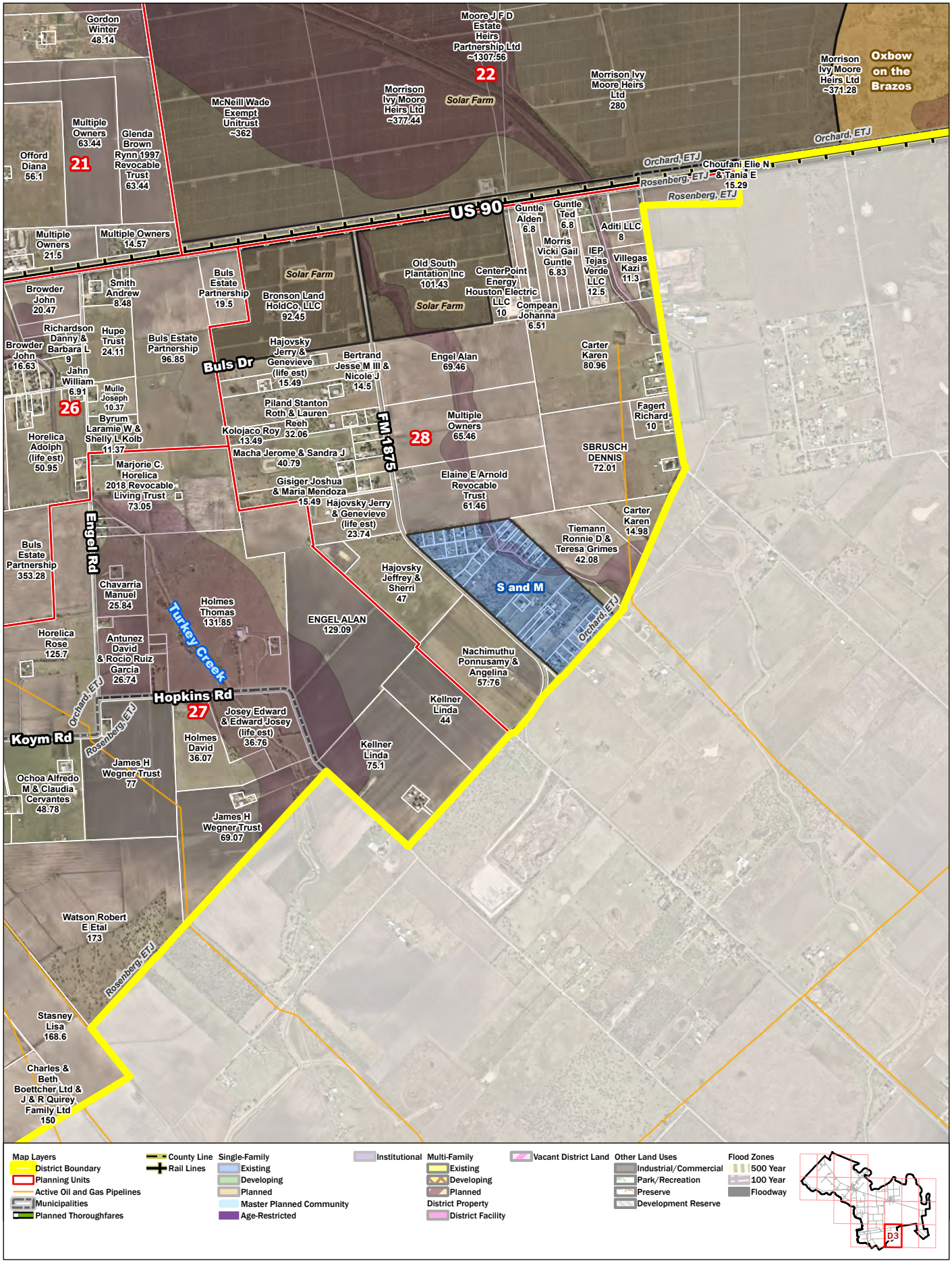
Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve

Flood Zones
- 500 Year
- 100 Year
- Floodway



Residential Development Overview

Map Grid: D3



Residential Development Overview

Map Grid: D4

0 0.13 0.25 0.5 Miles

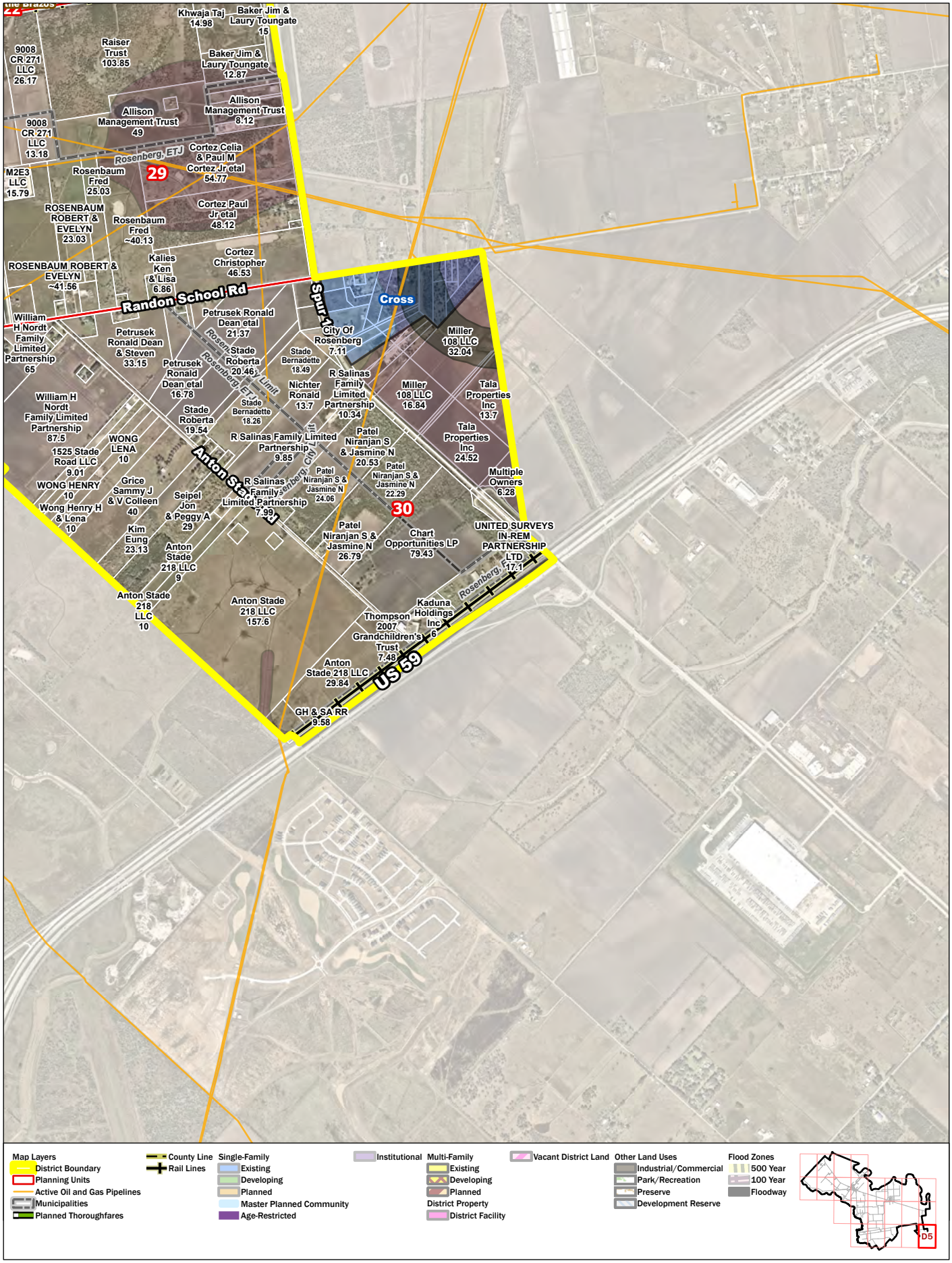
N

PASA

Residential Development Overview

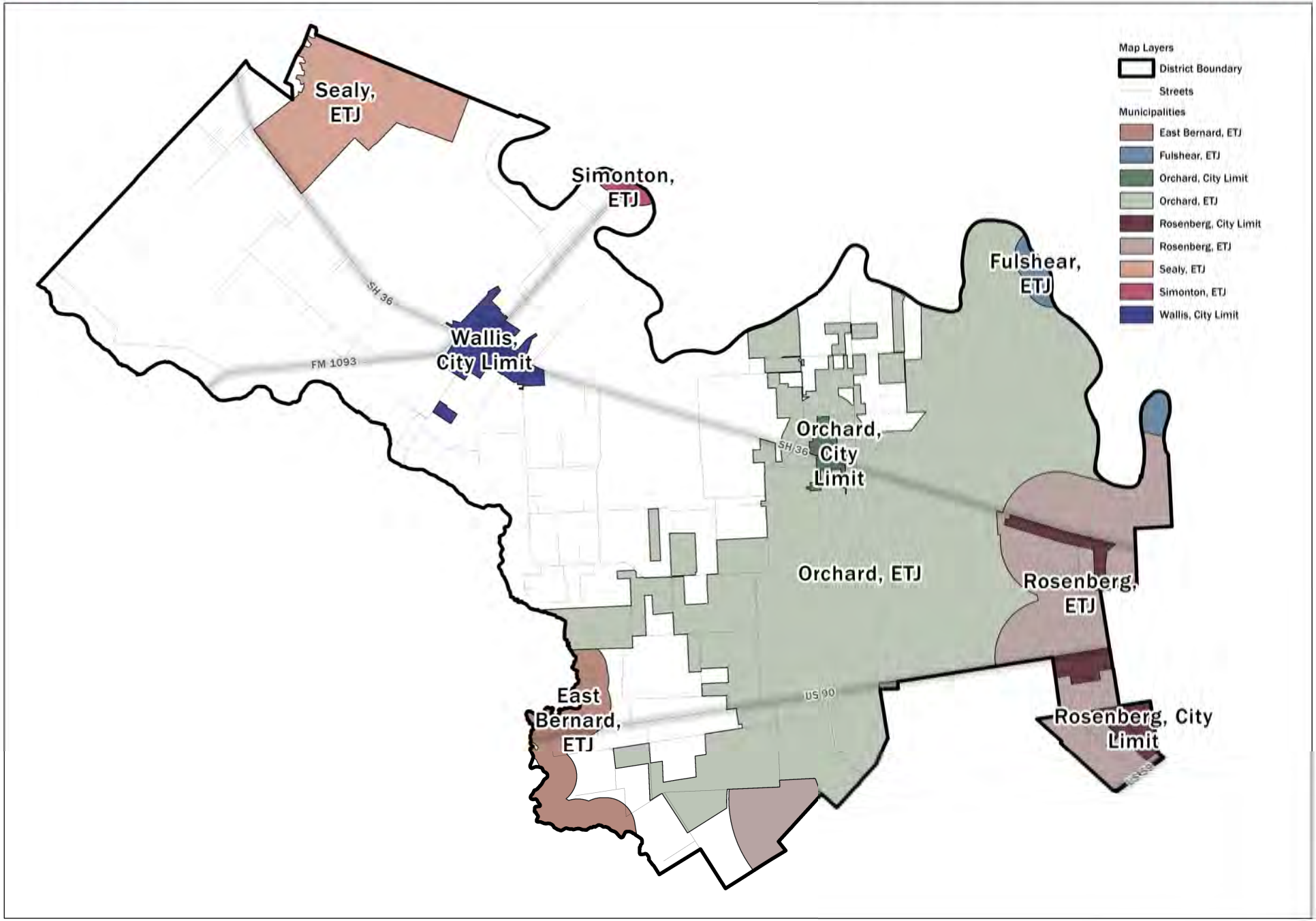
Map Grid: D5

0 0.13 0.25 0.5 Miles



Municipal Jurisdictions

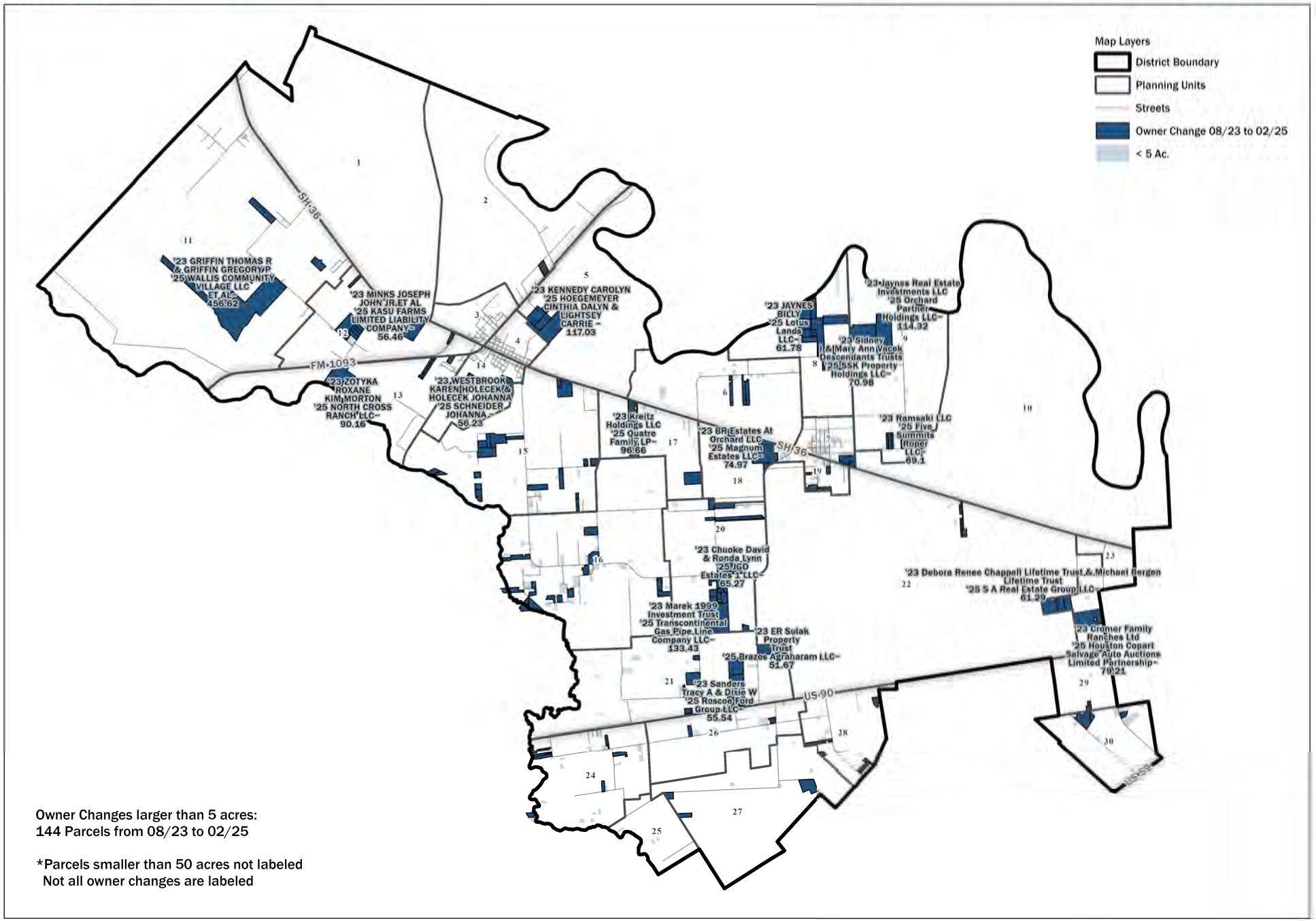
Brazos ISD



Owner Changes

August 2023 to February 2025

Brazos ISD



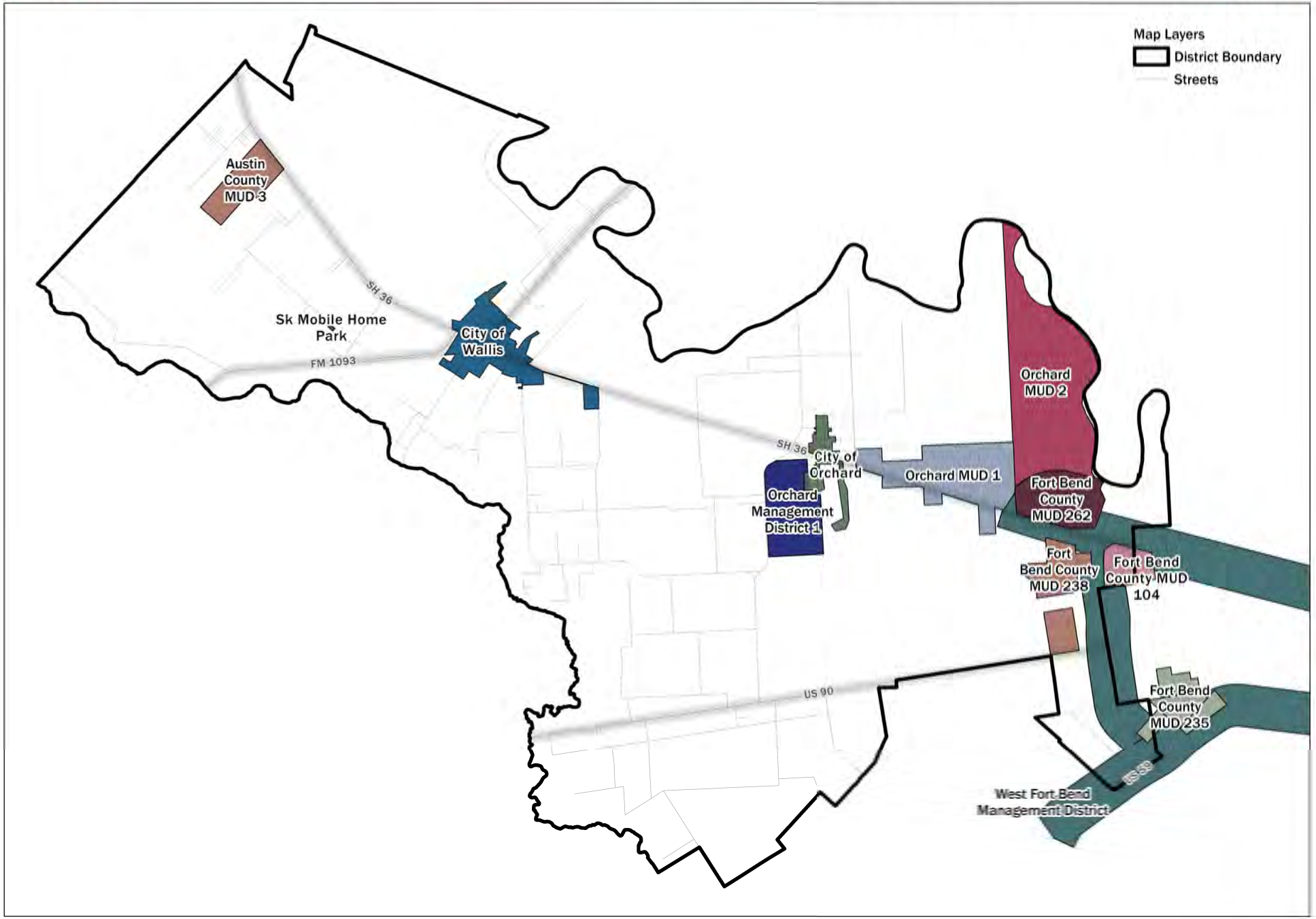
Owner Changes larger than 5 acres:
144 Parcels from 08/23 to 02/25

*Parcels smaller than 50 acres not labeled
Not all owner changes are labeled

Utility Districts

Per the TCEQ, Texas Water Development Board, and Fort Bend County Appraisal District

Brazos ISD



0 0.5 1 2 Miles

PASA

Planned Thoroughfares

Brazos ISD

Land Use Index

Brazos ISD

PU	Name	Land Use Type	Development Phase
1	Brazos River Authority	Landmark	Existing
1	Potential Residential	Single-Family	Potential
2	Austin County	Institutional	Existing
2	Brazos River Authority	Landmark	Existing
2	Cemetery	Landmark	Existing
2	Austins Old Colony	Single-Family	Existing
2	Milburn Davis	Single-Family	Existing
2	Potential Residential PU 2	Single-Family	Potential
3	Brazos Little League	Commercial	Existing
3	Wallis City Hall	Institutional	Existing
3	Heritage Estates	Single-Family	Developing
3	Harry	Single-Family	Existing
3	Hranicky	Single-Family	Existing
3	Potential Duplexes	Single-Family	Potential
3	Potential Residential	Single-Family	Potential
3	Potential Residential PU 3	Single-Family	Potential
4	5908 Railroad St MHC	Mobile Home Community	Existing
4	6350 Rogers St MHC	Mobile Home Community	Existing
4	Lakeview	Single-Family	Existing
4	Wallis I	Single-Family	Existing
4	Wallis II	Single-Family	Existing
4	Potential Residential	Single-Family	Potential
4	Potential Residential PU 4	Single-Family	Potential
5	Potential Residential	Single-Family	Potential
5	Potential Residential PU 5	Single-Family	Potential
6	Gun Range	Commercial	Existing
6	Potential Residential PU 6	Single-Family	Potential
7	City of Orchard	Institutional	Existing
7	Brazos ES	School	Existing
7	Orchard	Single-Family	Existing
7	Potential Residential PU 7	Single-Family	Potential
8	Datta Yoga Center	Institutional	Existing
8	Potential Residential PU 8	Single-Family	Potential
9	Potential Residential PU 9	Single-Family	Potential
10	Potential Oxbow on the Brazos	Single-Family	Potential
10	Potential Oxbow on the Brazos	Single-Family	Potential
10	Potential Oxbow on the Brazos	Single-Family	Potential

Land Use Index

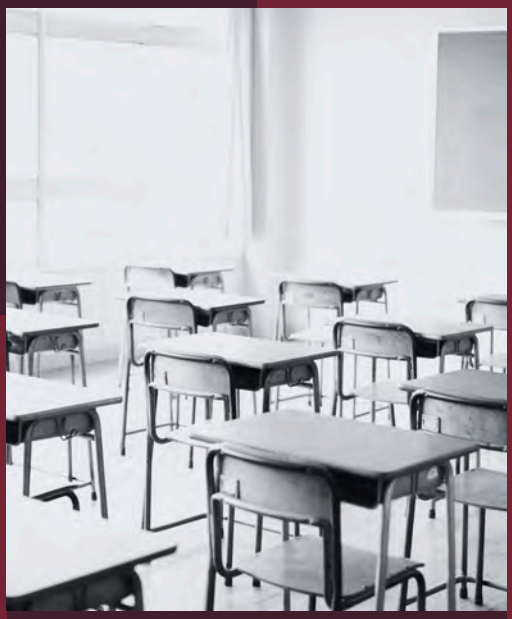
Brazos ISD

PU	Name	Land Use Type	Development Phase
11	Sidney Johnston Wildlife Refuge	Preserve	Existing
11	Dixonville	Single-Family	Developing
11	Allen	Single-Family	Existing
11	Daves Estates	Single-Family	Existing
11	Glen-Jo Ranch	Single-Family	Existing
11	Tomlinson	Single-Family	Existing
11	Potential Residential PU 11	Single-Family	Potential
12	Solar Farm	Landmark	Existing
12	Kosik MHC	Mobile Home Community	Existing
12	San Bernard Bend	Single-Family	Developing
12	Potential Residential PU 12	Single-Family	Potential
13	Austin St MHC	Mobile Home Community	Existing
13	Barnes-Jones	Single-Family	Existing
13	Westgate Estates	Single-Family	Existing
13	Potential Residential PU 13	Single-Family	Potential
14	Prairie Harbor	Age-Restricted Multi-Family	Existing
14	Heritage Square	Multi-Family	Existing
14	Dubose	Single-Family	Existing
14	J Stevens	Single-Family	Existing
14	Stevens	Single-Family	Existing
14	Potential Residential PU 14	Single-Family	Potential
15	Cemetery	Landmark	Existing
15	Brazos HS	School	Existing
15	Brazos MS	School	Existing
15	O'Connor	Single-Family	Existing
15	Potential Residential	Single-Family	Potential
15	Potential Residential PU 15	Single-Family	Potential
16	Pecan Grove Estates	Single-Family	Developing
16	Eagle Nest Acres	Single-Family	Existing
16	Penny Lake	Single-Family	Existing
16	Potential Residential PU 16	Single-Family	Potential
17	Potential Residential PU 17	Single-Family	Potential
18	Potential Residential PU 18	Single-Family	Potential
20	Loughridge	Single-Family	Existing
20	Moore	Single-Family	Existing
20	Potential Residential PU 20	Single-Family	Potential
21	Potential Residential	Single-Family	Potential

Land Use Index

Brazos ISD

PU	Name	Land Use Type	Development Phase
21	Potential Residential PU 21	Single-Family	Potential
22	Oxbow on the Brazos	Industrial	Planned
22	Solar Farm	Landmark	Existing
22	Oxbow on the Brazos	Multi-Family	Planned
22	Oxbow on the Brazos	Multi-Family	Planned
22	Oxbow on the Brazos	Single-Family	Planned
22	Oxbow on the Brazos	Single-Family	Planned
24	Potential Residential PU 24	Single-Family	Potential
26	Buls Meadow	Single-Family	Developing
26	Potential Residential PU 26	Single-Family	Potential
27	Potential Residential PU 27	Single-Family	Potential
28	Solar Farm	Landmark	Existing
28	Solar Farm	Landmark	Existing
28	S and M	Single-Family	Existing
28	Potential Residential PU 28	Single-Family	Potential
30	Cross	Single-Family	Existing
30	Potential Residential PU 30	Single-Family	Potential



APPENDIX CHAPTER 04

Enrollment Forecast

Projected Students by Planning Unit

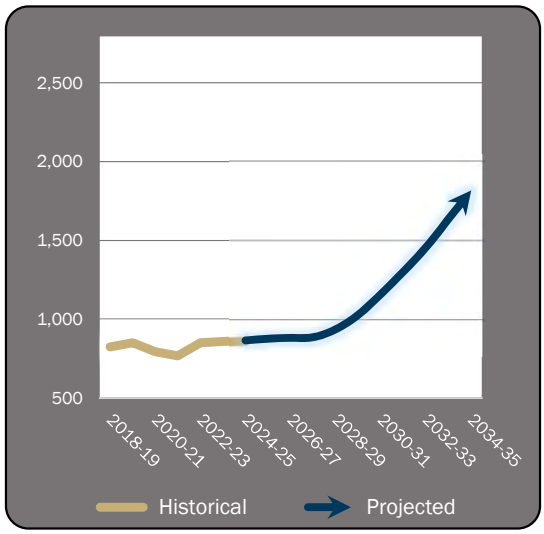
Projected Students by Campus

Brazos ISD Ten-Year Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	3	2	2	3	7	2	1
PK	24	40	23	18	34	15	26
KG	50	44	58	46	40	60	39
1	47	54	53	50	63	48	67
2	40	47	55	45	54	63	44
3	60	41	46	50	54	50	63
4	54	53	43	47	52	48	50
5	64	55	53	44	49	54	56
EE–5	**342**	**336**	**333**	**303**	**353**	**340**	**346**
6	67	74	65	56	59	68	65
7	68	71	73	68	76	69	70
8	87	68	71	73	76	74	68
6–8	**222**	**213**	**209**	**197**	**211**	**211**	**203**
9	81	113	61	67	77	91	74
10	62	65	80	64	69	81	89
11	72	51	63	76	64	74	82
12	46	73	49	61	77	62	72
9–12	**261**	**302**	**253**	**268**	**287**	**308**	**317**
TOTAL	**825**	**851**	**795**	**768**	**851**	**859**	**866**
Enrollment Change	2.2%	3.2%	-6.6%	-3.4%	10.8%	0.9%	0.8%
	18	26	-56	-27	83	8	7

Current Enrollment October 25, 2024	866
Projected: 5 Years	1,029
Projected: 10 Years	1,817



PROJECTED ENROLLMENT

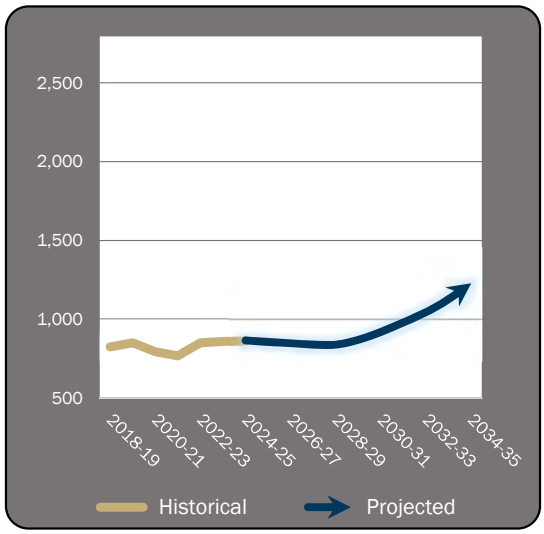
GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	2	2	3	3	4	4	5	6	7	8	*7*
PK	22	25	28	29	31	35	40	47	57	68	*42*
KG	48	37	45	51	57	63	70	81	94	108	*69*
1	46	57	44	55	65	75	83	92	107	123	*56*
2	64	45	55	44	57	70	81	89	100	115	*71*
3	44	64	45	58	47	64	78	90	100	112	*49*
4	61	43	63	46	61	51	69	85	98	108	*58*
5	56	68	48	73	55	76	63	86	107	122	*66*
EE–5	**343**	**341**	**331**	**359**	**377**	**438**	**489**	**576**	**670**	**764**	***418***
6	72	72	88	64	100	77	107	89	121	151	*86*
7	72	81	81	102	76	122	94	131	109	148	*78*
8	70	72	82	84	109	83	134	103	144	119	*51*
6–8	**214**	**225**	**251**	**250**	**285**	**282**	**335**	**323**	**374**	**418**	***215***
9	73	75	77	91	96	129	98	158	121	170	*96*
10	75	74	76	80	98	106	143	109	175	134	*45*
11	92	77	76	81	88	111	120	162	124	198	*116*
12	80	90	75	76	85	94	119	129	174	133	*61*
9–12	**320**	**316**	**304**	**328**	**367**	**440**	**480**	**558**	**594**	**635**	***318***
TOTAL	**877**	**882**	**886**	**937**	**1,029**	**1,160**	**1,304**	**1,457**	**1,638**	**1,817**	***951***
Enrollment Change	1.3%	0.6%	0.5%	5.8%	9.8%	12.7%	12.4%	11.7%	12.4%	10.9%	*109.8%*
	11	5	4	51	92	131	144	153	181	179	***951***

Brazos ISD Reduced Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	3	2	2	3	7	2	1
PK	24	40	23	18	34	15	26
KG	50	44	58	46	40	60	39
1	47	54	53	50	63	48	67
2	40	47	55	45	54	63	44
3	60	41	46	50	54	50	63
4	54	53	43	47	52	48	50
5	64	55	53	44	49	54	56
EE–5	**342**	**336**	**333**	**303**	**353**	**340**	**346**
6	67	74	65	56	59	68	65
7	68	71	73	68	76	69	70
8	87	68	71	73	76	74	68
6–8	**222**	**213**	**209**	**197**	**211**	**211**	**203**
9	81	113	61	67	77	91	74
10	62	65	80	64	69	81	89
11	72	51	63	76	64	74	82
12	46	73	49	61	77	62	72
9–12	**261**	**302**	**253**	**268**	**287**	**308**	**317**
TOTAL	**825**	**851**	**795**	**768**	**851**	**859**	**866**
Enrollment Change	2.2%	3.2%	-6.6%	-3.4%	10.8%	0.9%	0.8%
	18	26	-56	-27	83	8	7

Current Enrollment October 25, 2024	866
Projected: 5 Years	870
Projected: 10 Years	1,229



PROJECTED ENROLLMENT

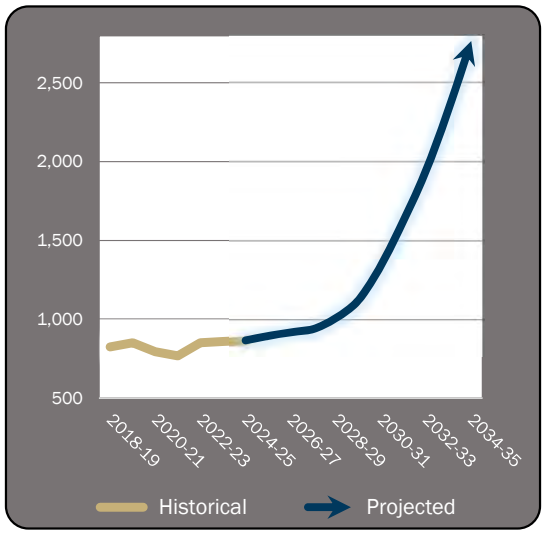
GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	1	1	2	2	2	2	3	3	3	3	*2*
PK	20	22	23	23	24	25	27	32	38	47	*21*
KG	42	33	39	44	50	55	62	72	82	95	*56*
1	45	49	39	45	52	62	68	77	90	103	*36*
2	64	43	47	37	44	53	63	69	79	93	*49*
3	43	64	43	46	37	46	56	67	74	84	*21*
4	60	42	62	41	45	38	47	57	69	77	*27*
5	55	67	47	68	46	52	45	55	68	82	*26*
EE–5	**330**	**321**	**302**	**306**	**300**	**333**	**371**	**432**	**503**	**584**	***238***
6	71	70	86	60	88	61	71	61	75	93	*28*
7	71	79	78	95	68	102	72	84	72	89	*19*
8	69	71	79	77	96	70	108	76	89	77	*9*
6–8	**211**	**220**	**243**	**232**	**252**	**233**	**251**	**221**	**236**	**259**	***56***
9	72	73	75	83	83	104	76	117	82	97	*23*
10	74	72	73	74	85	85	106	77	119	84	*(5)*
11	90	76	73	74	77	89	89	110	80	125	*43*
12	79	87	73	70	73	76	88	88	108	80	*8*
9–12	**315**	**308**	**294**	**301**	**318**	**354**	**359**	**392**	**389**	**386**	***69***
TOTAL	**856**	**849**	**839**	**839**	**870**	**920**	**981**	**1,045**	**1,128**	**1,229**	***363***
Enrollment Change	-1.2%	-0.8%	-1.2%	0.0%	3.7%	5.7%	6.6%	6.5%	7.9%	9.0%	*41.9%*
	-10	-7	-10	0	31	50	61	64	83	101	***363***

Brazos ISD Accelerated Enrollment Forecast, 2024–2034

HISTORICAL ENROLLMENT

GRADE	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
EE	3	2	2	3	7	2	1
PK	24	40	23	18	34	15	26
KG	50	44	58	46	40	60	39
1	47	54	53	50	63	48	67
2	40	47	55	45	54	63	44
3	60	41	46	50	54	50	63
4	54	53	43	47	52	48	50
5	64	55	53	44	49	54	56
EE–5	**342**	**336**	**333**	**303**	**353**	**340**	**346**
6	67	74	65	56	59	68	65
7	68	71	73	68	76	69	70
8	87	68	71	73	76	74	68
6–8	**222**	**213**	**209**	**197**	**211**	**211**	**203**
9	81	113	61	67	77	91	74
10	62	65	80	64	69	81	89
11	72	51	63	76	64	74	82
12	46	73	49	61	77	62	72
9–12	**261**	**302**	**253**	**268**	**287**	**308**	**317**
TOTAL	**825**	**851**	**795**	**768**	**851**	**859**	**866**
Enrollment Change	2.2%	3.2%	-6.6%	-3.4%	10.8%	0.9%	0.8%
	18	26	-56	-27	83	8	7

Current Enrollment October 25, 2024	866
Projected: 5 Years	1,121
Projected: 10 Years	2,765



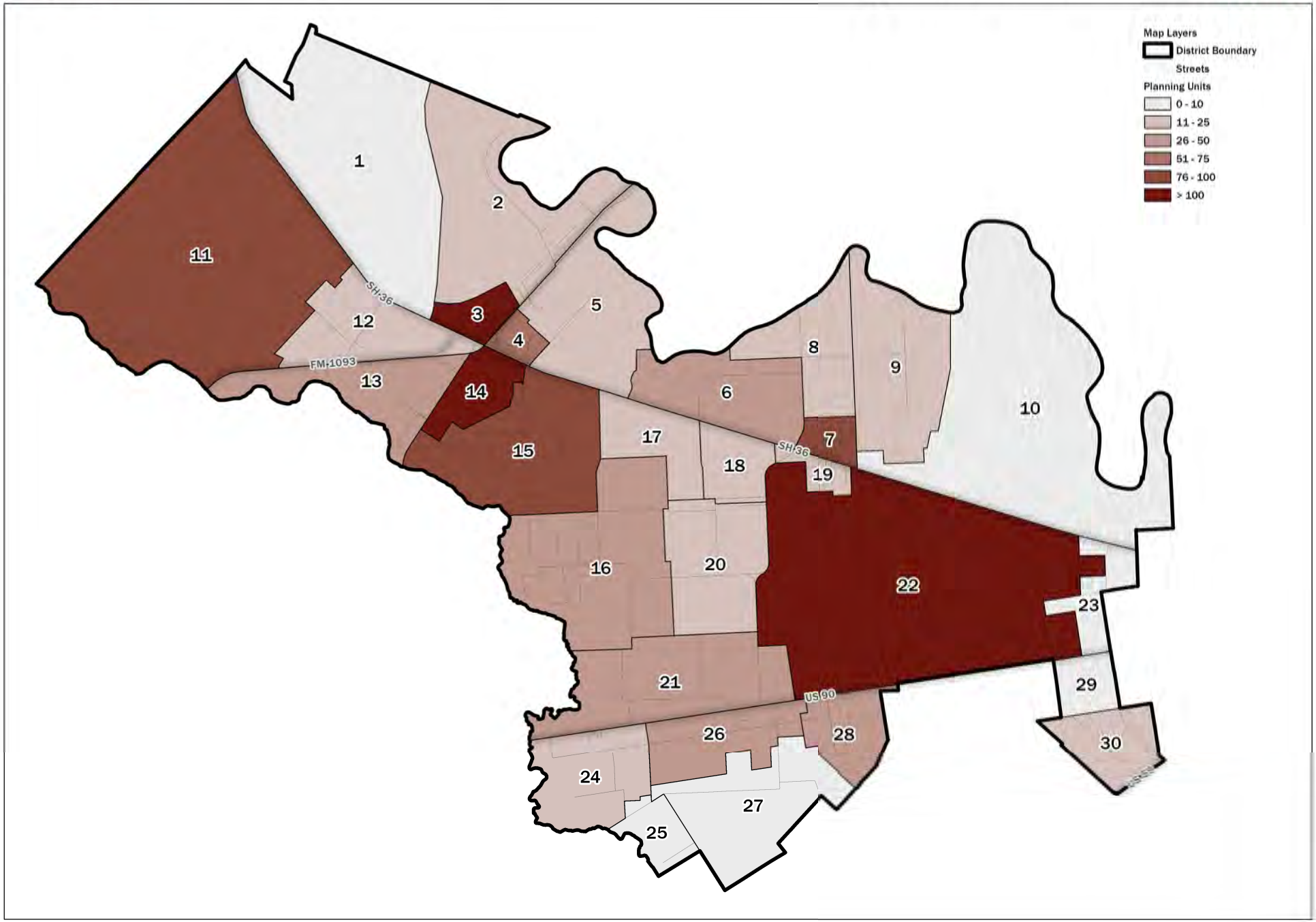
PROJECTED ENROLLMENT

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10-Year Change
EE	2	2	3	3	4	4	5	6	7	8	*7*
PK	22	25	28	29	31	35	40	47	57	68	*42*
KG	49	38	46	52	57	63	70	81	94	108	*69*
1	47	59	46	58	68	83	95	103	118	137	*70*
2	66	47	59	47	63	81	102	114	123	141	*97*
3	45	68	48	63	53	78	103	127	141	152	*89*
4	62	45	68	50	68	64	97	125	152	169	*119*
5	57	71	51	81	62	94	91	135	172	209	*153*
EE–5	**350**	**355**	**349**	**383**	**406**	**502**	**603**	**738**	**864**	**992**	***646***
6	73	75	94	69	116	98	150	143	213	269	*204*
7	74	84	86	111	86	159	136	205	196	289	*219*
8	71	76	86	91	124	105	198	167	251	238	*170*
6–8	**218**	**235**	**266**	**271**	**326**	**362**	**484**	**515**	**660**	**796**	***593***
9	74	78	83	97	102	146	124	233	197	296	*222*
10	76	76	80	88	103	113	162	138	258	219	*130*
11	94	80	80	87	95	117	128	184	157	293	*211*
12	82	94	80	82	89	102	126	137	198	169	*97*
9–12	**326**	**328**	**323**	**354**	**389**	**478**	**540**	**692**	**810**	**977**	***660***
TOTAL	**894**	**918**	**938**	**1,008**	**1,121**	**1,342**	**1,627**	**1,945**	**2,334**	**2,765**	***1,899***
Enrollment Change	3.2%	2.7%	2.2%	7.5%	11.2%	19.7%	21.2%	19.5%	20.0%	18.5%	*219.3%*
	28	24	20	70	113	221	285	318	389	431	***1,899***

Projected EE-12th Grade Students by Planning Unit

2025-26 to 2034-35

Brazos ISD



Brazos ISD
Total Projected Students by Planning Unit
Fall, 2025 through Fall, 2034

Planning Unit	Total EE-5th 2025	Total EE-5th 2026	Total EE-5th 2027	Total EE-5th 2028	Total EE-5th 2029	Total EE-5th 2030	Total EE-5th 2031	Total EE-5th 2032	Total EE-5th 2033	Total EE-5th 2034
1	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	37	37	39	43	45	47	47	50	51	52
12	5	6	6	7	7	8	8	8	9	9
13	17	19	18	18	16	16	16	17	18	18
14	43	43	42	49	52	54	54	57	60	61
15	22	20	20	19	16	18	20	25	30	36
16	14	13	12	11	9	9	9	11	11	12
17	6	7	6	7	7	7	7	8	8	8
18	3	3	4	5	5	5	6	6	6	7
19	6	4	5	6	6	6	6	7	7	7
2	4	5	5	5	6	6	6	6	6	6
20	8	7	8	7	8	8	8	9	9	10
21	12	14	13	13	13	13	14	15	17	20
22	4	4	4	17	46	88	133	188	254	327
23	2	2	3	4	5	5	5	5	6	6
24	10	11	10	9	9	9	9	10	10	10
25	0	0	0	0	0	0	0	0	0	0
26	15	14	10	10	9	10	10	12	13	13
27	2	2	3	4	5	5	5	6	6	6
28	12	10	8	7	7	8	8	9	9	9
29	1	1	1	0	0	0	0	0	0	0
3	24	22	24	25	23	28	31	35	38	39
30	6	4	5	5	6	6	6	7	7	7
4	26	25	19	18	11	12	12	14	16	17
5	5	6	7	8	7	7	7	7	9	12
6	13	13	9	10	9	9	9	11	11	12
7	30	34	33	33	32	33	33	35	37	37
8	9	8	10	12	12	13	13	13	14	14
9	9	7	7	7	6	7	7	7	8	8
Total:	**343**	**341**	**331**	**359**	**377**	**438**	**489**	**576**	**670**	**764**

Brazos ISD
Total Projected Students by Planning Unit
Fall, 2025 through Fall, 2034

Planning Unit	Total 6th-8th 2025	Total 6th-8th 2026	Total 6th-8th 2027	Total 6th-8th 2028	Total 6th-8th 2029	Total 6th-8th 2030	Total 6th-8th 2031	Total 6th-8th 2032	Total 6th-8th 2033	Total 6th-8th 2034
1	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	23	26	27	24	21	17	19	14	14	14
12	6	4	4	3	4	4	4	3	3	3
13	8	6	7	9	14	12	13	11	11	11
14	25	29	35	29	25	21	24	18	19	19
15	12	15	15	15	17	16	18	17	20	22
16	9	9	10	11	12	10	11	9	10	9
17	5	4	3	4	5	4	5	4	4	4
18	0	1	1	1	1	1	2	1	2	2
19	4	7	6	5	4	3	4	2	3	2
2	2	1	2	3	4	4	4	3	3	3
20	5	6	4	6	5	4	4	3	4	4
21	11	5	8	8	10	9	9	8	9	11
22	1	2	3	11	33	60	90	121	158	198
23	0	1	2	2	1	0	0	0	0	0
24	4	4	4	6	7	6	7	6	6	6
25	0	0	0	0	0	0	0	0	0	0
26	11	11	13	14	14	12	13	11	11	11
27	0	1	1	2	1	0	0	0	0	0
28	8	8	11	11	9	8	8	7	7	7
29	0	0	0	1	1	1	1	1	1	1
3	16	20	17	19	23	23	26	24	26	26
30	4	5	6	6	4	3	4	3	3	3
4	19	17	23	19	25	22	23	20	21	21
5	1	1	1	1	4	4	4	3	4	6
6	7	8	12	9	11	10	11	9	10	10
7	25	21	21	17	22	19	21	17	17	17
8	2	5	4	4	3	3	3	2	3	3
9	4	8	7	7	6	5	6	5	5	5
Total:	**214**	**225**	**251**	**250**	**285**	**282**	**335**	**323**	**374**	**418**

Brazos ISD
Total Projected Students by Planning Unit
Fall, 2025 through Fall, 2034

Planning Unit	Total 9th-12th 2025	Total 9th-12th 2026	Total 9th-12th 2027	Total 9th-12th 2028	Total 9th-12th 2029	Total 9th-12th 2030	Total 9th-12th 2031	Total 9th-12th 2032	Total 9th-12th 2033	Total 9th-12th 2034
1	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	39	36	32	32	36	38	37	39	36	32
12	10	12	11	11	8	9	8	9	8	7
13	14	13	14	13	11	12	11	12	11	9
14	35	32	29	34	38	41	40	43	39	36
15	22	22	19	20	21	24	25	29	31	33
16	16	11	10	12	14	15	15	16	14	13
17	12	14	14	9	7	7	7	8	7	6
18	0	0	0	0	1	2	2	2	2	2
19	12	8	9	5	8	8	8	8	7	7
2	5	5	4	2	2	3	3	3	3	2
20	6	8	8	10	7	8	8	8	8	8
21	4	10	9	12	12	13	13	14	15	16
22	0	0	1	12	42	84	128	181	239	300
23	3	2	1	1	2	2	2	2	2	1
24	8	5	6	5	6	6	6	7	6	5
25	0	0	0	0	0	0	0	0	0	0
26	22	21	21	18	16	18	17	18	17	15
27	2	2	1	1	2	2	2	2	2	2
28	12	13	10	12	13	14	14	14	13	12
29	0	0	0	0	0	0	0	0	0	0
3	15	16	24	26	31	36	39	42	41	40
30	12	13	9	9	8	8	8	8	8	7
4	28	30	26	27	26	28	27	29	27	25
5	2	3	2	2	2	2	2	3	4	6
6	9	7	9	10	10	11	11	12	11	10
7	24	24	26	34	30	32	31	32	29	26
8	3	3	4	2	6	6	6	6	6	5
9	5	4	5	6	9	9	9	10	9	9
Total:	**320**	**316**	**304**	**328**	**367**	**440**	**480**	**558**	**594**	**635**

Brazos ISD
Total Projected Students by Planning Unit
Fall, 2025 through Fall, 2034

Planning Unit	Total KN-12th 2025	Total KN-12th 2026	Total KN-12th 2027	Total KN-12th 2028	Total KN-12th 2029	Total KN-12th 2030	Total KN-12th 2031	Total KN-12th 2032	Total KN-12th 2033	Total KN-12th 2034
1	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	98	99	97	98	102	102	103	103	101	98
12	20	21	21	21	20	20	20	20	20	19
13	39	39	39	41	40	40	40	40	40	39
14	102	105	106	111	116	117	118	118	118	116
15	56	56	53	54	54	58	64	72	81	91
16	40	34	33	34	35	35	36	36	35	34
17	23	24	24	21	19	19	19	19	19	18
18	4	5	6	7	8	8	9	10	10	11
19	21	19	20	16	17	17	17	17	17	16
2	11	11	11	11	12	12	12	12	12	12
20	19	21	21	23	20	20	20	20	21	22
21	26	29	30	33	35	35	35	37	41	46
22	6	7	8	39	120	231	351	491	651	825
23	6	6	6	6	7	7	7	7	7	7
24	21	19	20	21	22	22	22	22	22	21
25	0	0	0	0	0	0	0	0	0	0
26	48	46	45	42	40	40	41	41	41	39
27	5	6	6	6	7	7	8	8	8	8
28	32	30	29	31	29	30	30	29	29	28
29	1	1	1	1	1	1	1	1	1	1
3	55	58	65	70	77	86	96	101	105	106
30	21	22	20	20	18	18	18	18	18	17
4	74	72	67	64	62	62	62	62	64	63
5	8	10	10	12	13	13	13	13	17	25
6	29	29	30	30	30	31	31	32	32	31
7	79	79	80	85	84	84	85	84	83	80
8	14	17	19	19	21	22	22	22	22	22
9	18	18	19	21	21	22	22	22	22	22
Total:	**877**	**882**	**886**	**937**	**1,029**	**1,160**	**1,304**	**1,457**	**1,638**	**1,817**

Brazos ISD
Projected Enrollment
Under Current Grade Groups

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Elementary										
Students Projected	**343**	**341**	**331**	**359**	**377**	**438**	**489**	**576**	**670**	**764**
Practical Capacity	475	475	475	475	475	475	475	475	475	475
Percent Utilization	72%	72%	70%	76%	79%	92%	103%	121%	141%	161%
Student Margin	132	134	144	116	98	37	-14	-101	-195	-289
Middle										
Students Projected	**214**	**225**	**251**	**250**	**285**	**282**	**335**	**323**	**374**	**418**
Practical Capacity	300	300	300	300	300	300	300	300	300	300
Percent Utilization	71%	75%	84%	83%	95%	94%	112%	108%	125%	139%
Student Margin	86	75	49	50	15	18	-35	-23	-74	-118
High										
Students Projected	**320**	**316**	**304**	**328**	**367**	**440**	**480**	**558**	**594**	**635**
Practical Capacity	450	450	450	450	450	450	450	450	450	450
Percent Utilization	71%	70%	68%	73%	82%	98%	107%	124%	132%	141%
Student Margin	130	134	146	122	83	10	-30	-108	-144	-185