



Brazos ISD

Demographic Study

Population and Survey Analysts

**Spring
2025**

Presenters:

Kris Pool, Planner

Susan Cates, Demographer



Demographic Study Process

- **Collect Background Data**
- **Study Economic and Housing Data**
- **Study Past and Current Student Population**
- **Generate Projections**
- **Analyze Long-Range Planning Implications**

Demographic Study Components

Demographic Trends

Past & Current Students

Economy and Housing

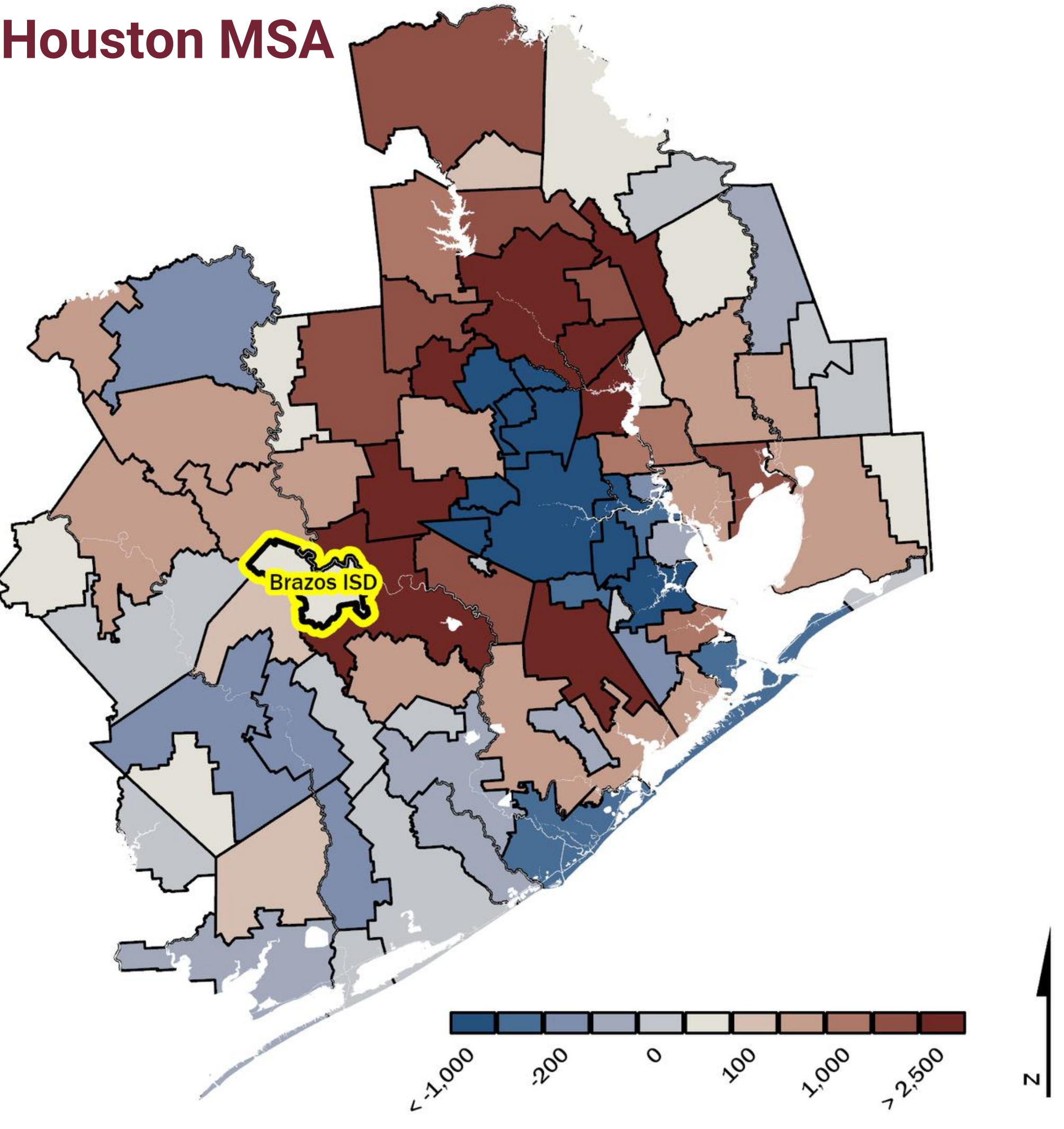
Student Projections



Five-Year Numerical Change in Enrollment

Fall 2019 - Fall 2024

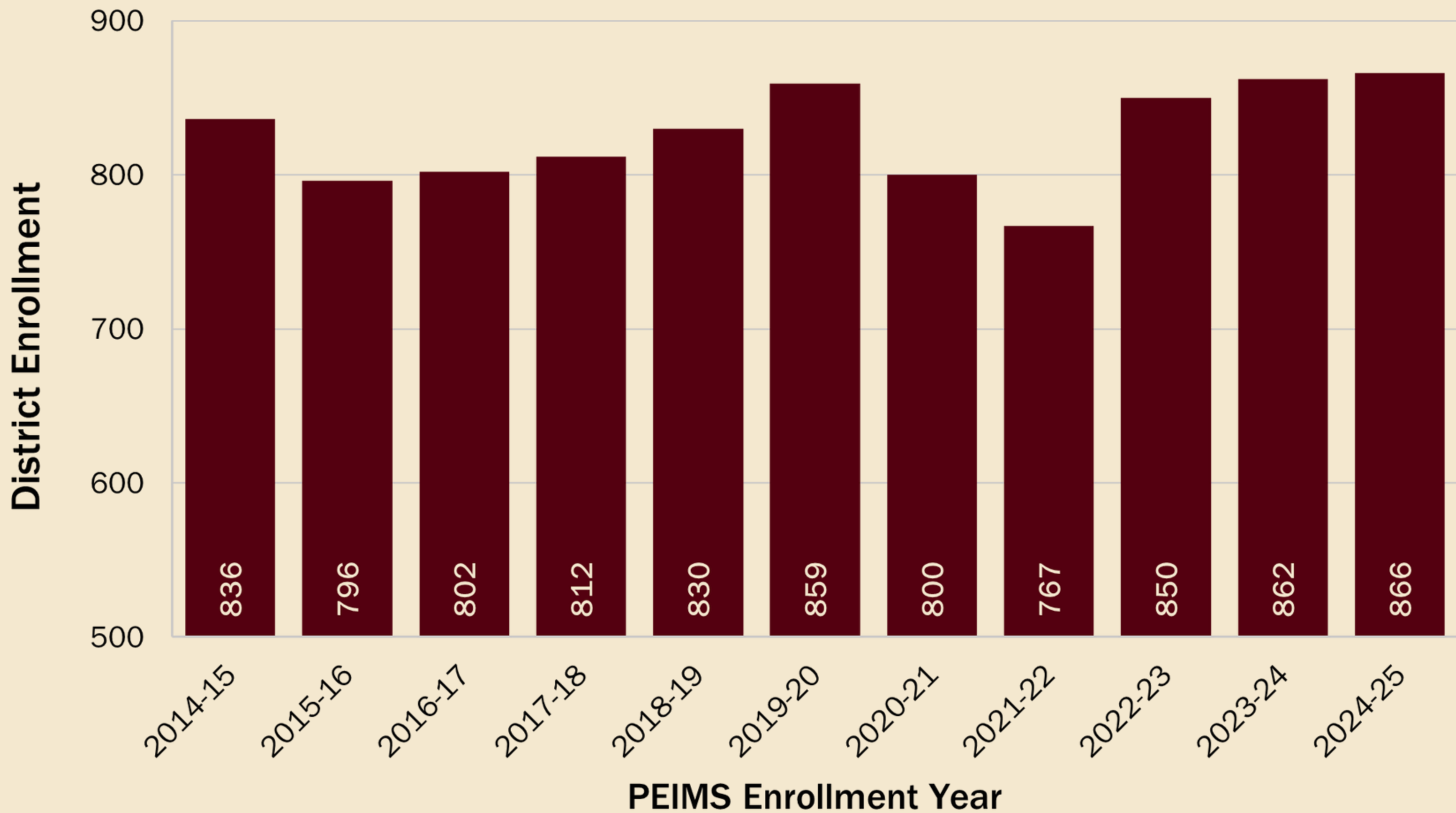
Houston MSA



District	Enrollment 2024-25	Five-Year Change		
		Numeric	Rank	Percent
Katy ISD	96,111	12,688	1	15.21%
Lamar CISD	46,786	11,630	2	33.08%
Conroe ISD	72,914	8,115	3	12.52%
Cleveland ISD	12,513	4,924	4	64.88%
Tomball ISD	22,913	4,619	5	25.25%
New Waverly ISD	1,074	53	35	5.19%
Huffman ISD	3,646	50	36	1.39%
Weimar ISD	732	48	37	7.02%
Tarkington ISD	1,907	35	38	1.87%
Hempstead ISD	1,585	34	39	2.19%
East Chambers ISD	1,562	27	40	1.76%
Coldspring-Oakhurst CISD	1,585	20	41	1.28%
Brazos ISD	866	15	42	1.76%
Louise ISD	535	5	43	0.94%
Boling ISD	1,151	-2	44	-0.17%
Matagorda ISD	109	-3	45	-2.68%
Devers ISD	191	-7	46	-3.54%
Damon ISD	107	-7	47	-6.14%
Stafford MSD	3,492	-20	48	-0.57%
Ganado ISD	712	-29	49	-3.91%
Friendswood ISD	6,194	-33	50	-0.53%
Rice CISD	1,306	-35	51	-2.61%
High Island ISD	132	-39	52	-22.81%
Van Vleck ISD	1,039	-40	53	-3.71%
Shepherd ISD	1,968	-40	54	-1.99%

Ranked **42nd** in this region for total student growth
1.76% increase over five years
15 student increase over five years

Brazos ISD Historical Enrollment

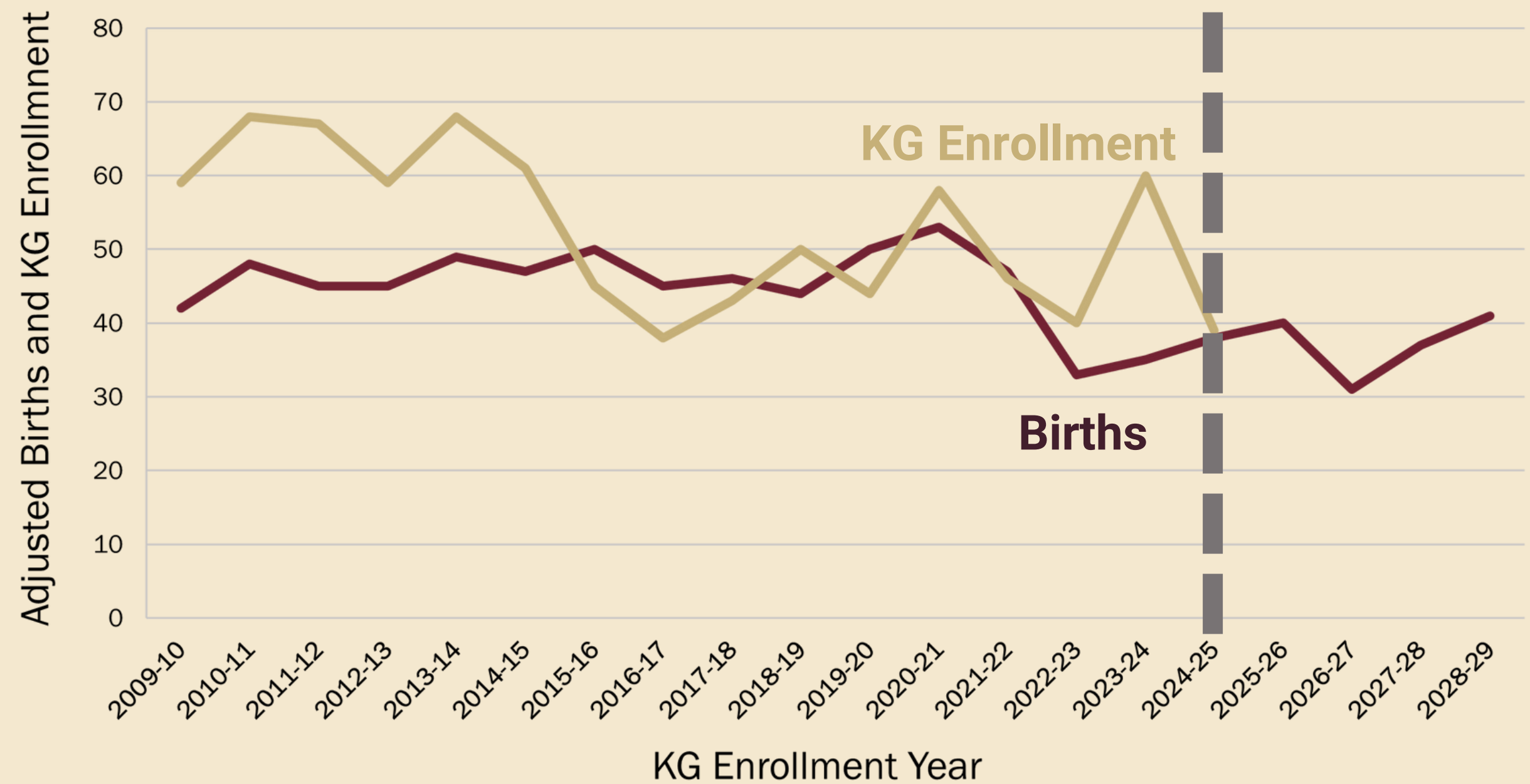


+7
Five Year Change
enrollment change
2019 to 2024

+30
Ten Year Change
enrollment change
2014 to 2024

Source: Texas Education Agency (TEA)

KG Enrollment vs. Births



Difference Between Two Lines Shows In-migration or Out-migration of Young Children After Birth

Births Adjusted Five Years to Align with KG Enrollment

Births by Zip Code of Birth Mother

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

Demographic Study Components

Demographic Trends



Past & Current Students



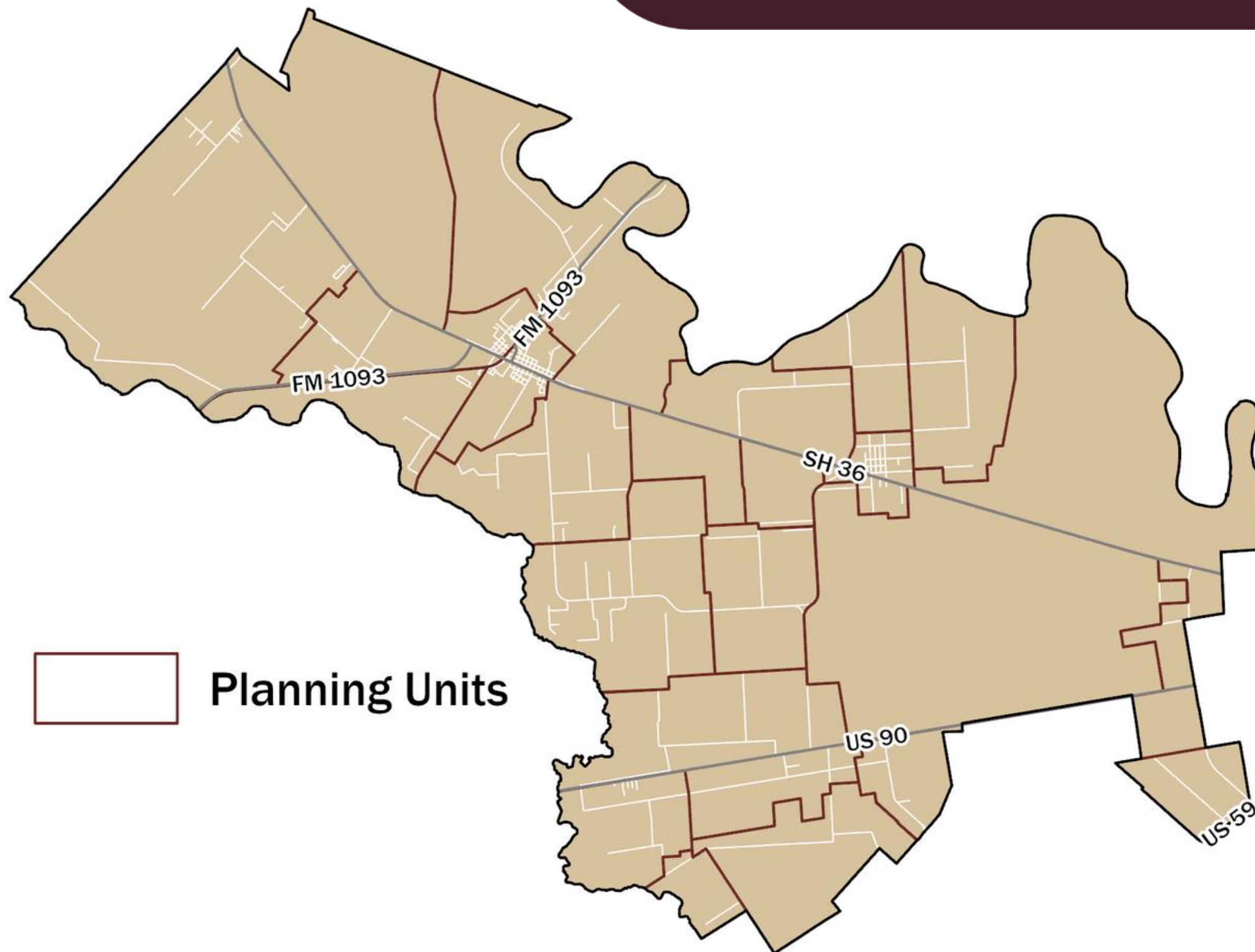
Economy and Housing



Student Projections



Planning Units

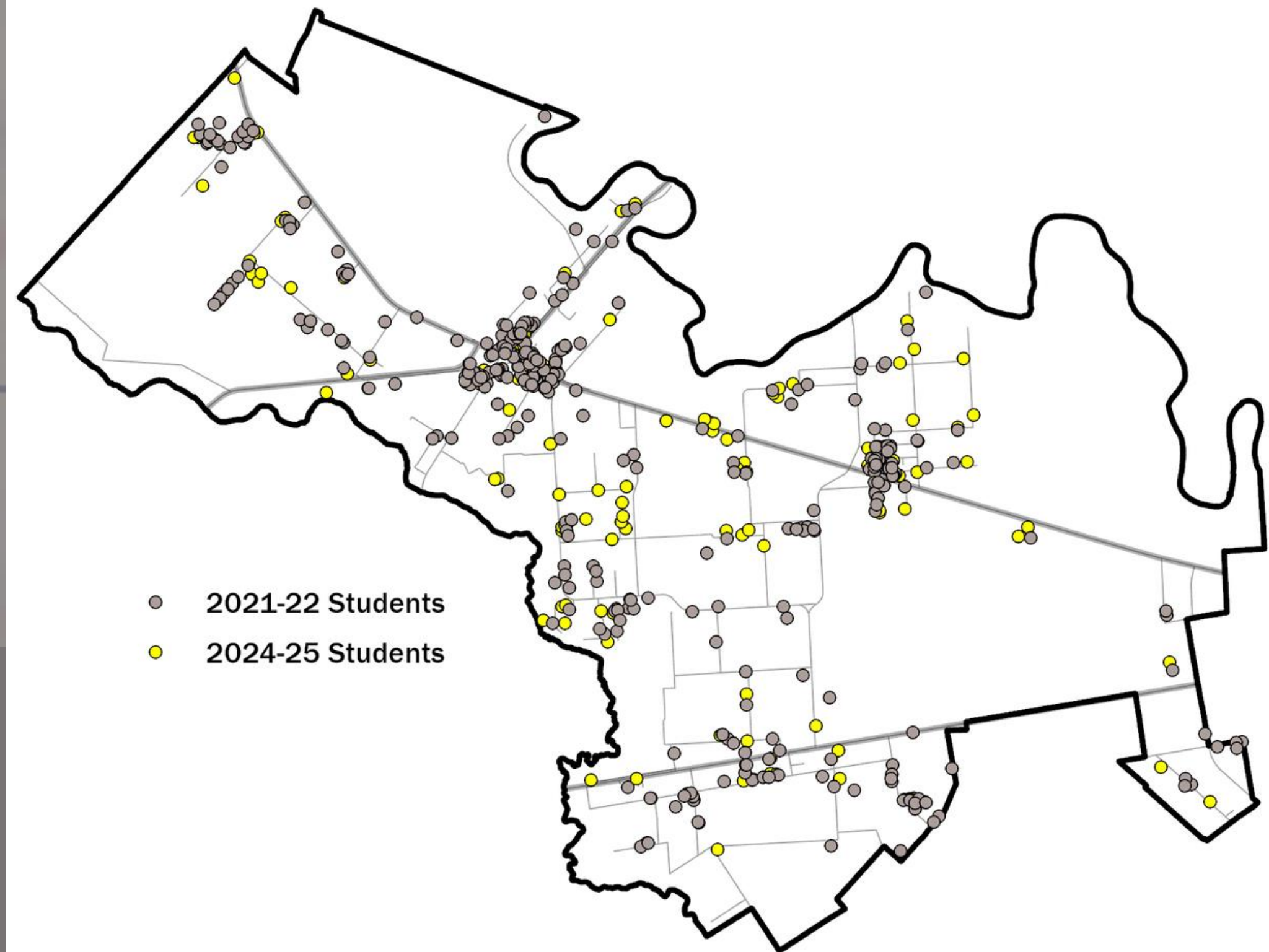


- PASA's organizational scheme
- Small divisions of the District containing one or more housing developments or parcels of land
- Created by PASA using major roadways, current attendance zones, parcel ownership, etc.

Student Geocode

- Place each student on the map
- 99% accuracy
- Starting point for projections

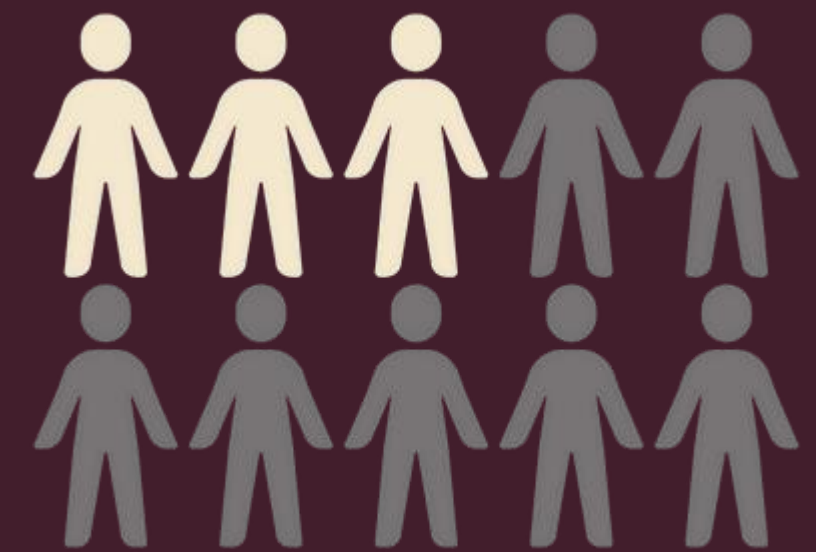
Yellow areas highlight homes where students live now, that did not exist in 2021-22, showing growth and student distribution across the District.



Students Per Planning Unit

0.26

Planning Unit

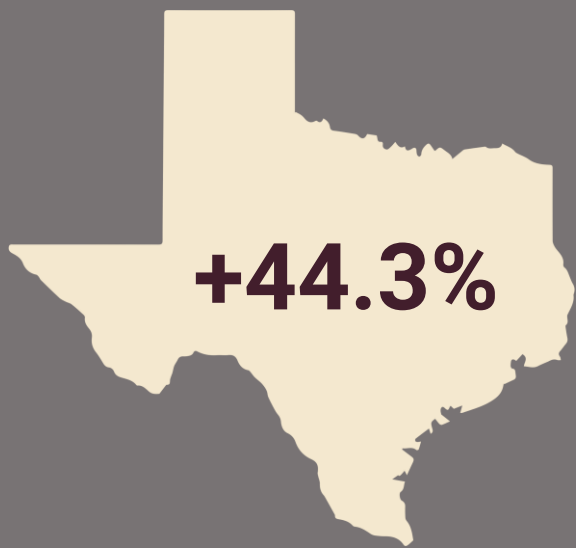


Alternative Educational Opportunities

Brazos ISD 2023-24 Summary of Enrollment

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	

Since Fall 2017:



Statewide
increase in
charter school
enrollment

Very few BISD students attend school elsewhere. This number may increase as virtual academies become more popular and as additional charter schools open closer to BISD boundaries.

94.8% of BISD Resident
Students Attend BISD

Demographic Study Components

Demographic Trends



Past & Current Students



Economy and Housing

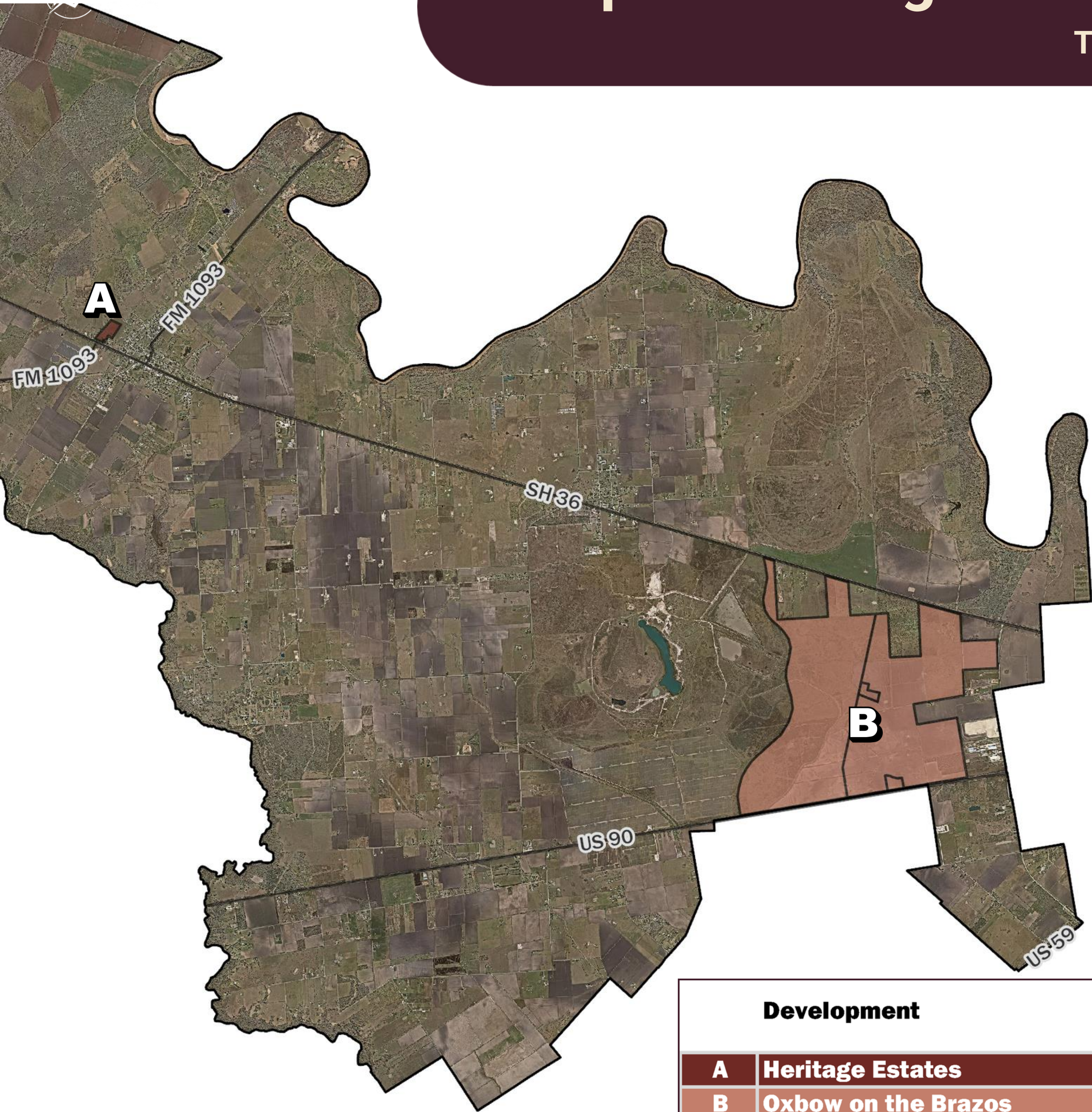


Student Projections



Impactful Single-Family Developments

Ten-Year Projected New Occupancies



Development		Units Projected	Currently Occupied	Status
A	Heritage Estates	99	0	Developing
B	Oxbow on the Brazos	2,000	0	Planned

Largest Single-Family Subdivisions

Ten-Year Projected New Occupancies

**2,000
units**

Oxbow on the Brazos

Hillwood is developing this Master Planned Community that is planned for approximately 10,000 single-family residences on the Moore Family land south of Hwy 36. Additional land tracts may develop over time.

**99
units**

Heritage Estates

Subdivision inside the City of Wallis with infrastructure construction underway. Anticipate that all lots will build out within this projection period.

**10
units**

Buls Meadow

Developing acreage subdivision located on Behrens Road at Buls Drive. One home is built but not yet occupied.

**6
units**

Dixonville

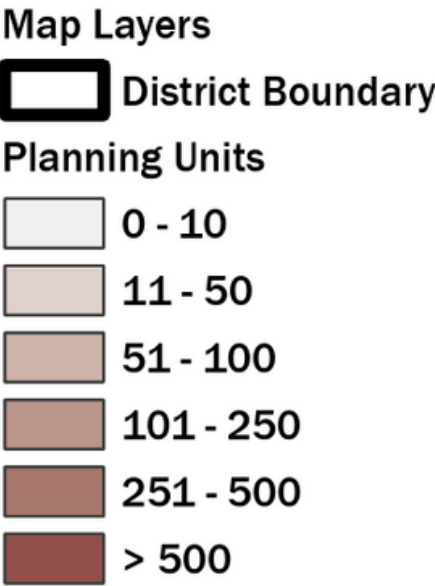
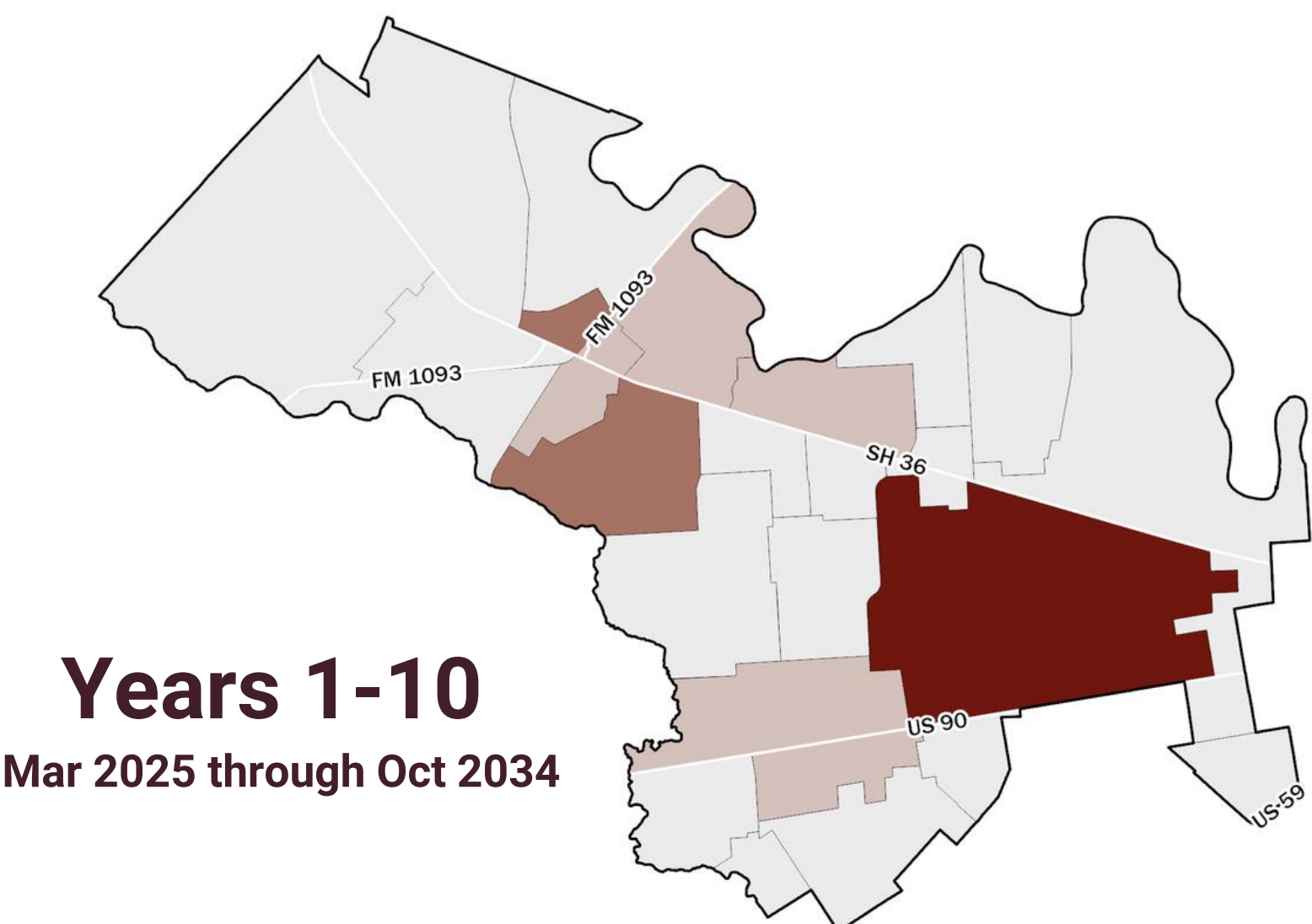
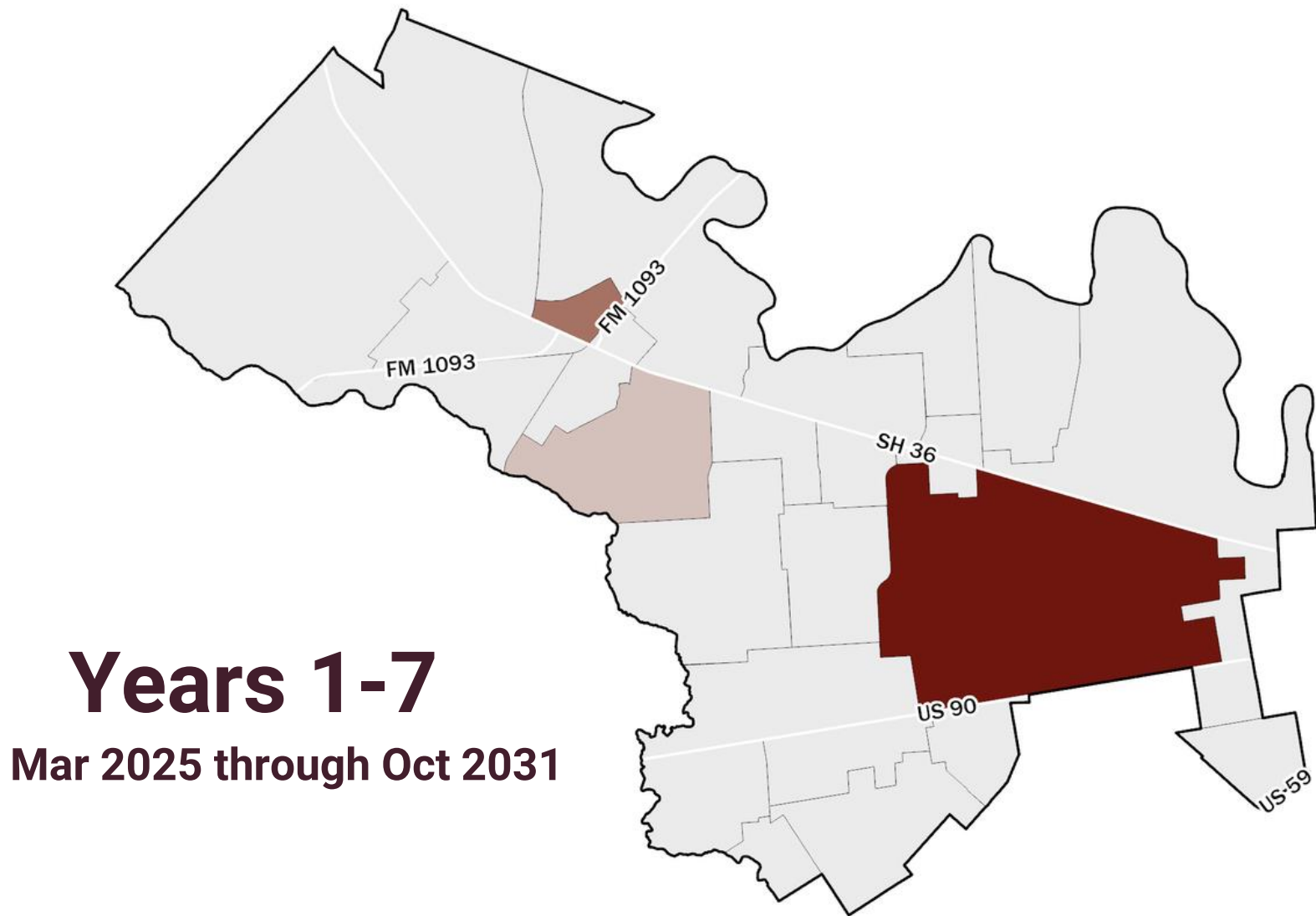
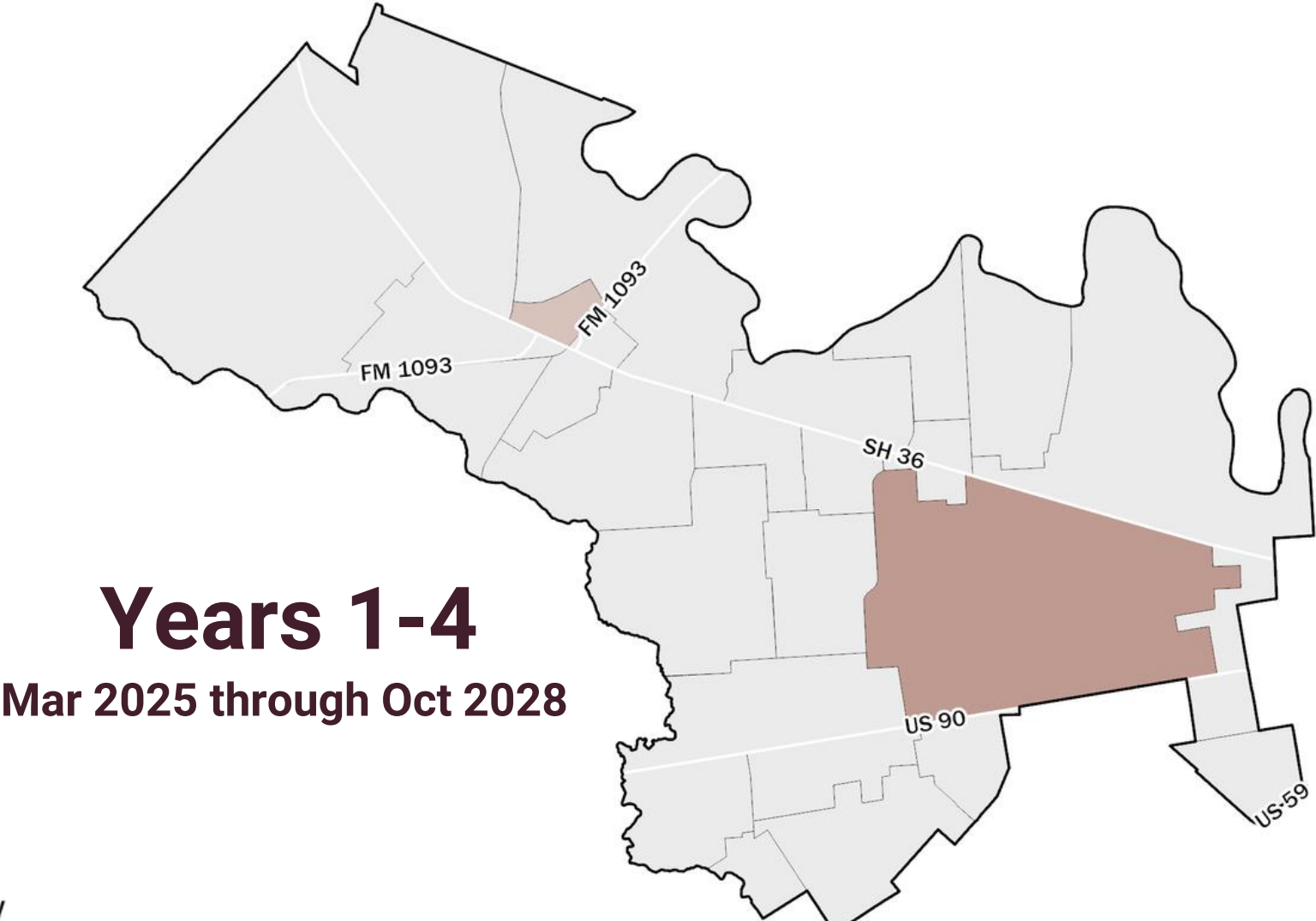
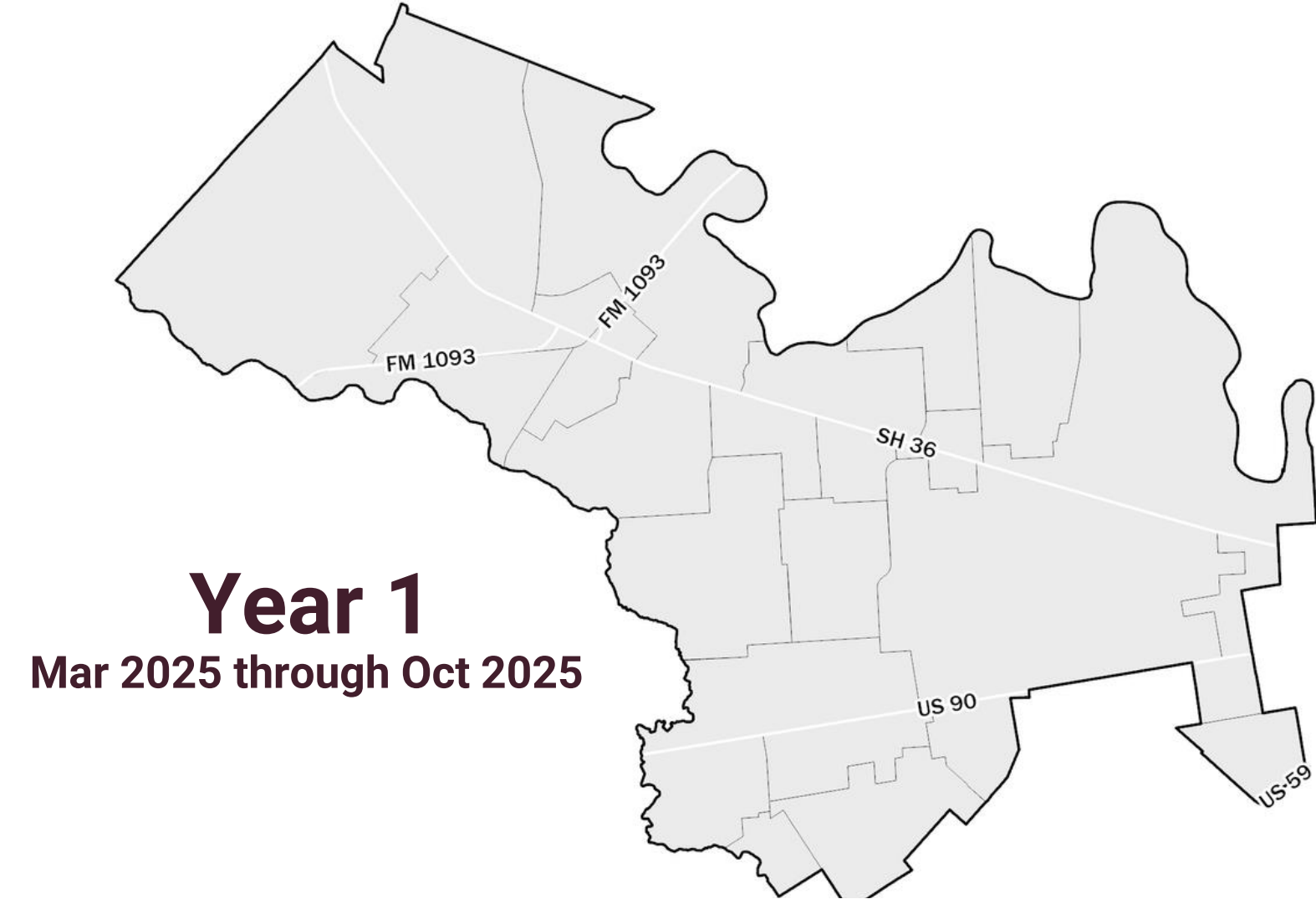
24 residences are currently occupied in this development located on Dixon Road just west of Hwy 36. Available land indicates possibility of 6 additional homes.

**5
units**

San Bernard Bend

Developing acreage subdivision located on Kaechele Road at Johnston Road. With a total of nine lots, four are currently occupied.

Projected New Single-Family Occupancies by Planning Unit



Multi-Family & Rental Projections

Multi-Family Projects in Planning

PU **COMPLEX**
22 Oxbow on the Brazos

100
rental
occupancies
projected

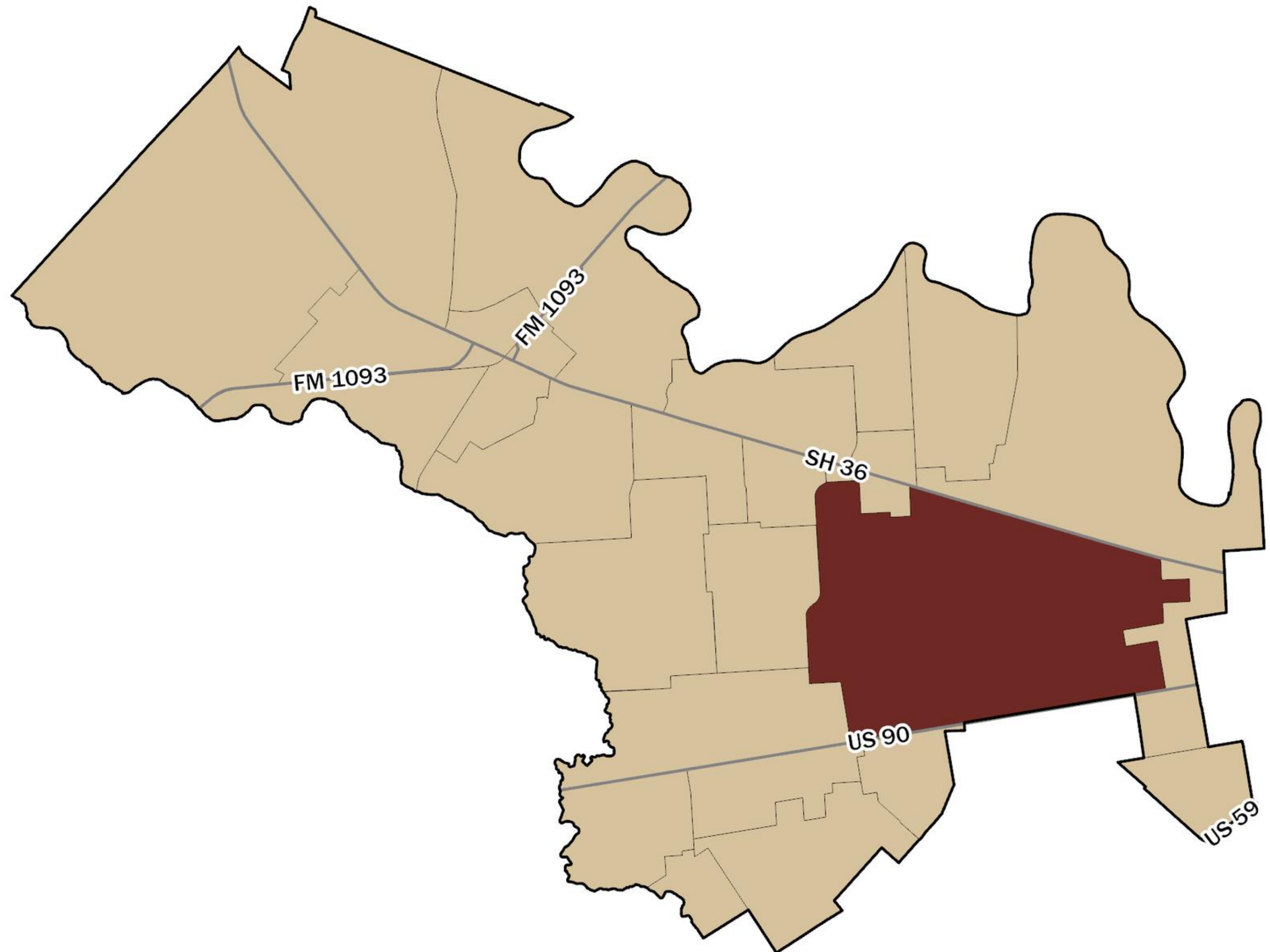
1
developments
in planning


3.9%
of total projected
new housing

Projected Multi-Family Development by Planning Unit

Oxbow on the Brazos is planning 700 units of multi-family in the first phase of development--100 projected to occupy in this projection period.

Each subsequent phase will also include a multi-family component.



 PUs with no New
Projected Multi-Family
Complexes

 PUs with New Projected
Multi-Family Complexes

What to Watch



Additional Large Tracts of Land Sold



Infrastructure Development



Manufactured Housing

Ten-Year Total Projected New Occupancies

2,493

96.1% of Total
SINGLE-FAMILY

100

3.9% of Total
MULTI-FAMILY

2,593

TOTAL PROJECTED NEW HOUSING OCCUPANCIES

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Student Projection Factors

Birth Rates

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

Incoming KG Class Size

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.

Regeneration

Numbers of existing homes are small. Recent trends have shown some declines in existing homes.

Cohort Size

Normal variation in grade levels can cause fluctuations in projections - both by grade and by grade group.

Factors Impacting Future Enrollment

New Housing Construction

Drives majority of growth, adding as many as 200 students per year at the end of the projection period.

Aging of Current Students

Students transferring into BISD are more heavily weighted to secondary grades, but have not been projected as increasing.

Alternative Educational Opportunities

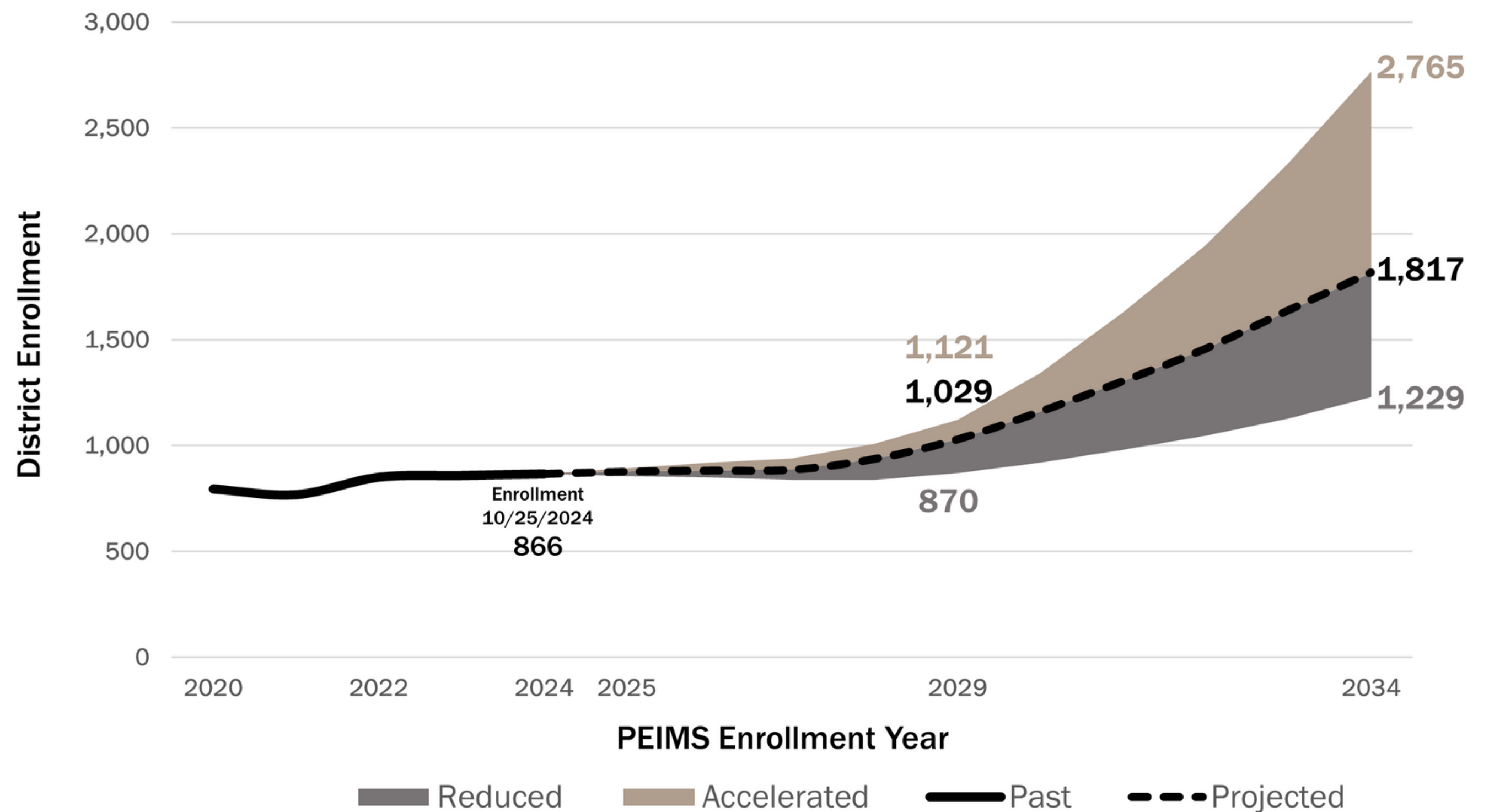
Some charter school openings outside the District boundaries are expected, but should not yet impact the District greatly at this point in time.

Brazos ISD Ten-Year Enrollment Forecast

Every year starts with a clean slate -- not impacted by the previous year's accuracy

The Enrollment Forecast represents the most likely scenario based on the best information available at the time

Reduced and Accelerated Scenarios are also feasible, assuming changing circumstances



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

Residents Compared to Enrolled Students

Resident Students

PASA measures students where they live

- Geocoding by their address
- Projecting new homes



Enrolled Students

Transfers +
Geocoded students
= Enrolled students

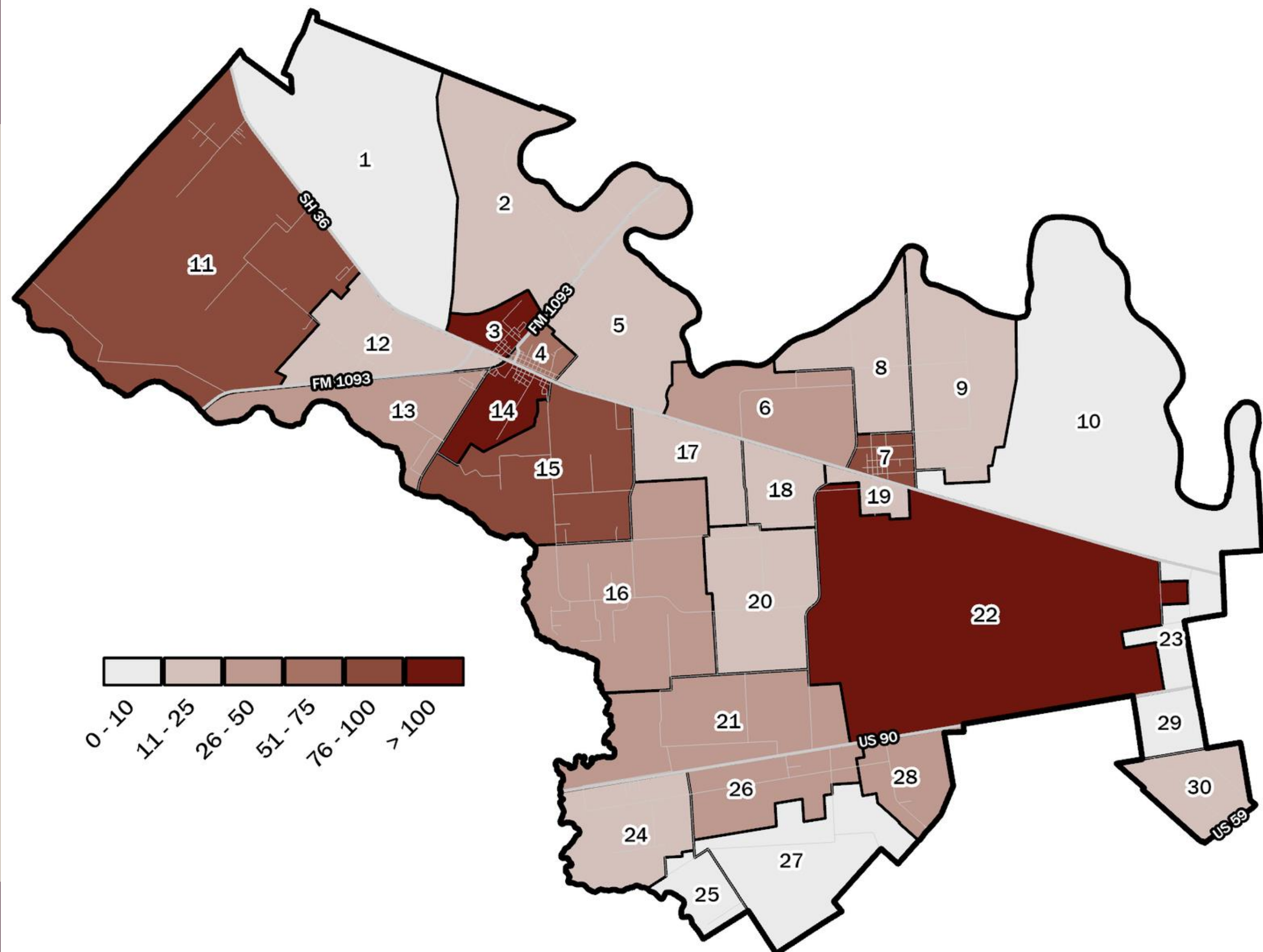
Students transfer
due to programs
and many other
reasons - attending
a school other than
their zoned school



Projected EE-12th Resident Students

Fall 2034

by Planning Unit



Projected Students by Grade Group

	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

Potential Facility Plan thru 2034

	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

QUESTIONS?



Population and Survey Analysts

www.pasatx.com