

2020-21

# Montgomery ISD

## Demographic Study



Population and Survey Analysts  
[www.pasatx.com](http://www.pasatx.com)

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# EXECUTIVE SUMMARY

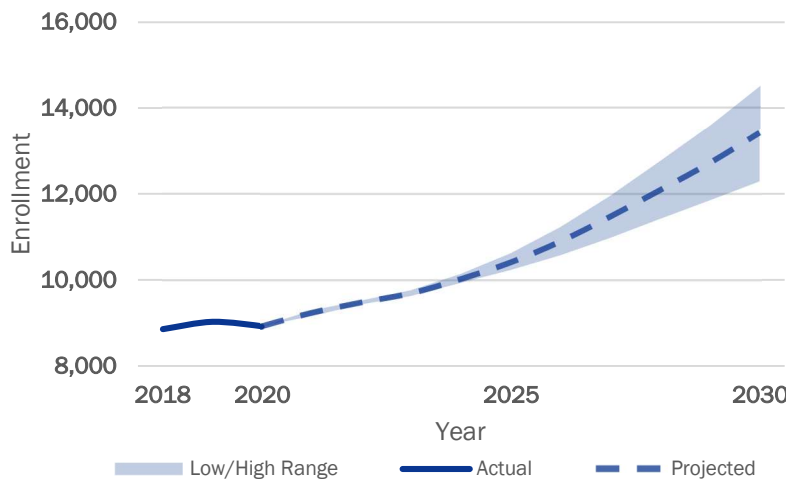
Population and Survey Analysts (PASA) has recently completed a Demographic Study for Montgomery ISD, and the findings are summarized herein. The Demographic Study included the study of current student locations, potential growth based on new housing, trends occurring in student relocation patterns throughout the District, and economic factors relevant to both the District and the nation. PASA projects student data for a school district by using forward-looking techniques and does not rely strictly on past rates of change.

## DISTRICTWIDE PROJECTIONS

After evaluating the current student population, recent trends in geo-coded students, projected additional housing occupancies and their resulting yields, and the over-arching economic and employment concerns, PASA finds the following projected student population by grade group:

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
<b>EE-5th</b>	4,064	4,216	4,341	4,570	4,826	5,079	5,364	5,612	5,868	6,133
<b>6th-8th</b>	2,149	2,201	2,311	2,401	2,463	2,545	2,703	2,900	3,095	3,360
<b>9th-12th</b>	3,022	3,060	3,038	3,048	3,117	3,268	3,400	3,571	3,752	3,927
<b>Total:</b>	<b>9,235</b>	<b>9,477</b>	<b>9,690</b>	<b>10,019</b>	<b>10,406</b>	<b>10,892</b>	<b>11,467</b>	<b>12,083</b>	<b>12,715</b>	<b>13,420</b>

## THREE SCENARIOS OF GROWTH



PASA takes a “conservative” approach when projecting growth and develops a Low, Moderate, and High Scenario of Growth for each of the years in the projection period. These scenarios are shown graphically here, with supporting data and complete projections found in Chapter 4.

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## UNIQUE CHARACTERISTICS OF MISD THAT IMPACT GROWTH

In order to derive the three scenarios of growth, PASA needed to understand when and where new development might occur, as well as factors which might either accelerate or retard the potential development of new housing. These factors include economic and social topics such as job availability, socioeconomic characteristics, quality of life indicators, housing construction, land development potential, charter and private school plans, and household size and age.

The student projections developed in this study are based on a set of assumptions that incorporate several factors discussed throughout this report. In the case of Montgomery ISD, it is important to note the following:

- Montgomery ISD has a median age of 44.7 years, which is significantly older than the Houston Metro of 34.9 years. This is also significantly older than other districts shown and reflects the number of retirees in the District.
- The freeway extension of Texas-249 will connect Beltway 8 in northwest Houston to the College Station region. Access to southwestern Montgomery County will be greatly improved and large land tracts in the FM 149 and FM 1486 Corridors will have higher development potential as commute times to these areas is reduced. However, the TX-105 Corridor is projected to have the most new housing in the ten-year period.
- Recent subdivision platting has dramatically increased in the last 12 months. Two conventional suburban neighborhoods have started to develop in the TX-105 Corridor. Just southeast of Montgomery, Forestar's Fairwater community is developing quickly along FM 2854. D.R. Horton and Castle Rock are actively building here. At the end of January 2021, 17 homes were occupied and another 51 are move-in ready or under construction. Another 101 lots are ready for builders. In total, Forestar has plans for 633 lots in the 200-acre development. Along TX-105 at S. Pine Lake Road, Perry Senn is developing the 269-acre Pine Lake Cove community. Originally planned for 691 lots, the total lot count is likely to increase. Several of the initial sections have already been platted for denser lot development. PASA expects 800–850 lots here upon completion. Some sections adjacent to the Sunrise Ranch neighborhood are already platted, as well as others farther east toward the main entrance. PASA expects homebuilding to commence in the next year. Pine Lake Cove is projected to have over 750 occupied homes by 2030, the highest number of new home occupancies in MISD through the projection period. Fairwater is projected to have over 95% of its 633 lots occupied by 2030. Once the communities become more established, 80–100 annual occupancies are projected in each development.

# PROJECTIONS BY SCHOOL

PASA has generated resident student population projections by Planning Unit to aid in long range planning and has aggregated that data into the 2020-21 attendance zones. Yellow highlights illustrate the year in which each school is projected to exceed 120% capacity, based on the Practical Capacity of each building.

## Elementary Schools

Elementary School	Max Capacity	Projected Resident EE-5th Grade Students											Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Keenan	900	718	784	825	865	924	1,001	1,091	1,198	1,296	1,397	1,502	25
Lincoln	525	411	453	488	500	532	551	563	580	593	600	607	-25
Lone Star	900	717	758	764	766	780	798	800	804	799	796	801	-11
Madeley Ranch	900	762	800	803	824	849	874	897	914	918	913	910	-27
Montgomery	900	458	525	555	575	615	659	710	770	833	914	995	77
Stewart Creek	900	696	744	781	811	870	943	1,018	1,098	1,173	1,248	1,318	-39
<b>Total</b>	<b>5,025</b>	<b>3,762</b>	<b>4,064</b>	<b>4,216</b>	<b>4,341</b>	<b>4,570</b>	<b>4,826</b>	<b>5,079</b>	<b>5,364</b>	<b>5,612</b>	<b>5,868</b>	<b>6,133</b>	<b>0</b>

Yellow highlights indicate years in which projected resident student population exceeds Practical Capacity by 120%.

## Junior High Schools

Junior High School	Max Capacity	Projected Resident 6th-8th Grade Students											Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Montgomery	1,400	1,105	1,053	1,071	1,118	1,168	1,214	1,251	1,319	1,391	1,479	1,589	-21
Oak Hills	1,400	1,075	1,096	1,130	1,193	1,233	1,249	1,294	1,384	1,509	1,616	1,771	21
<b>Total</b>	<b>2,800</b>	<b>2,180</b>	<b>2,149</b>	<b>2,201</b>	<b>2,311</b>	<b>2,401</b>	<b>2,463</b>	<b>2,545</b>	<b>2,703</b>	<b>2,900</b>	<b>3,095</b>	<b>3,360</b>	<b>0</b>

Yellow highlights indicate years in which projected resident student population exceeds Practical Capacity by 120%.

## High Schools

High School	Max Capacity	Projected Resident 9th-12th Grade Students											Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Lake Creek	1,600	1,435	1,454	1,499	1,520	1,562	1,636	1,721	1,797	1,875	1,977	2,085	28
Montgomery	2,700	1,547	1,568	1,561	1,518	1,486	1,481	1,547	1,603	1,696	1,775	1,842	-28
<b>Total</b>	<b>4,300</b>	<b>2,982</b>	<b>3,022</b>	<b>3,060</b>	<b>3,038</b>	<b>3,048</b>	<b>3,117</b>	<b>3,268</b>	<b>3,400</b>	<b>3,571</b>	<b>3,752</b>	<b>3,927</b>	<b>0</b>

Yellow highlights indicate years in which projected resident student population exceeds Practical Capacity by 120%.

## PROJECTED NEW HOUSING UNITS

PASA projects the developments listed below to have the largest impact on the District in the next 10 years. These projections are based on interviews with landowners, real estate experts, commercial brokers, and city and county officials. These projections are for the number of new housing units only and are not a reflection of the total public school students expected in each development.

	Single Family	Multi-Family	Mixed Use	Age-Restricted Housing	Manufactured Homes	Grand Total
Jan 2021–Oct 2021	383	4	17	0	2	406
Oct 2021–Oct 2022	613	40	22	0	4	679
Oct 2022–Oct 2023	690	4	21	0	3	718
Oct 2023–Oct 2024	772	0	20	0	2	794
Oct 2024–Oct 2025	873	20	10	0	3	906
Oct 2025–Oct 2026	961	45	6	0	1	1,013
Oct 2026–Oct 2027	1,059	55	9	0	3	1,126
Oct 2027–Oct 2028	1,105	95	9	0	4	1,213
Oct 2028–Oct 2029	1,172	110	11	0	3	1,296
Oct 2029–Oct 2030	1,255	115	12	0	3	1,385
<b>Jan 2021–Oct 2025</b>	<b>3,331</b>	<b>68</b>	<b>90</b>	<b>0</b>	<b>14</b>	<b>3,503</b>
<b>Oct 2025–Oct 2030</b>	<b>5,552</b>	<b>420</b>	<b>47</b>	<b>0</b>	<b>14</b>	<b>6,033</b>
<b>Jan 2021–Oct 2030</b>	<b>8,883</b>	<b>488</b>	<b>137</b>	<b>0</b>	<b>28</b>	<b>9,536</b>

### LARGEST HOUSING OCCUPANCIES IN THE SHORT-TERM, 2021–2025

Planning Unit:	Subdivision Names or Owner(s) Names:	2021-2025	2025-2030	2021-2030
21	Fairwater	383	233	616
28	Pine Lake Cove	283	475	758
26	Walden on Lake Conroe	258	257	515
30	Lake Conroe Village	213	216	429
13	Bentwater	207	227	434
<b>Total (Above-Listed Developments):</b>		<b>1,344</b>	<b>1,408</b>	<b>2,752</b>
<b>Total Single-Family Housing Projected:</b>		<b>3,331</b>	<b>5,552</b>	<b>8,883</b>



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## STUDENTS PER HOUSING UNIT

The ratios of students per home ranged from **0.00** to **1.24** in specific subdivisions, excluding those with fewer than 20 occupied units. Those with fewer than 20 occupied homes were deemed to have too small a sample size. The weighted average of students per single family house throughout the District is **0.39**.

The ratios of students per apartment unit ranged from **0.00** to **0.31**. The weighted average of students per unit for apartment complexes with an occupancy of 85% or higher was **0.23**. Montgomery Trace had the highest ratio (0.31) followed by Town Creek Village (0.26) and Stuart Creek (0.23).

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## ECONOMIC CONSIDERATIONS

After a sharp decline of approximately 365,200 jobs between March and April of 2020, an estimated 195,100 (53%) have been recovered since. While employment change continues to fluctuate in the recovery process, the overall trend remains positive. Compared to January 2020, there are 18,737 fewer people employed in Montgomery County as of January 2021; however, the Houston MSA has added an average of 24,388 jobs per month since April 2020.

Employment declines following the initial wave of COVID-19 infections in the United States have slowed, but both the summer and winter surges of COVID-19 have clearly illustrated a recovery is likely to occur slowly. The Texas economy has also been coping with a volatile oil and gas sector. Since October 2018, the price of oil has slowly decreased from \$75/barrel. In much of 2019, the price ranged between \$50-60/barrel. After hovering between \$10-25/barrel in April and May of 2020, the price of oil is back near \$55/barrel in late March 2021. Lack of investment in 2019 and low demand in 2020 sparked a wave of bankruptcies in the industry.

In the Woodlands submarket, 10.6% of all Class A and B office space was vacated in the first six months of 2020. The Woodlands now has an overall office vacancy rate of 20.6% according to CBRE. The area has suffered after Occidental Petroleum acquired Woodlands-based Anadarko in 2019. According to Community Impact, the company reduced its local workforce from 4,300 in January 2019 to 1,500 in January 2020.

In October 2020, Chevron Corp. finalized the acquisition of Noble Energy, based along Texas-249 in far north Harris County. Chevron recently announced that 25% of the Noble workforce will be laid off. According to the Houston Business Journal, Noble's 2019 workforce was comprised of 2,280 people, meaning upwards of 600 positions would be eliminated locally. The future of Noble's continued presence along Texas-249 is unknown. Chevron's Houston office is located downtown. Also, in October, ExxonMobil announced an employee reduction plan which would include some employees at its regional headquarters in Springwoods Village.

Unfortunately, economists believe that another 1-3 years are likely to pass until regional employment returns to pre-pandemic levels. In fact, the Greater Houston Partnership forecasts the Houston region will add between 35,000 and 52,000 jobs during 2021. Employment in Houston metro was reduced by 350,000 at the beginning of the pandemic. Approximately 170,100 additional jobs are needed to reach pre-pandemic employment.

# INTRODUCTION

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Population and Survey Analysts (PASA) has recently completed a Demographic Study for Montgomery ISD by analyzing student residential locations, potential growth, housing trends, and economic factors inherent to the District. PASA studied the expected long-term trends for the District and produced this report to use in planning for the next ten years. The findings of this report are detailed in the following document.

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## DEMOGRAPHIC STUDY OVERVIEW

PASA projects student data for a school district by using forward-looking techniques and does not rely on past rates of change. The resulting data that PASA generates is more rigorous and more usable by school districts than data created by State or Local entities because PASA assesses the actual development occurring. The process of gathering this data is outlined below and organized by chapter.

### CHAPTER 1 – INTRODUCTORY MATERIALS

PASA uses this data to understand the competitive advantage that Montgomery ISD has over other nearby districts or schools and the recent enrollment trends by grade and grade group.

Included contents:

- Introductory materials comparing the District to surrounding districts
- Economic data
- Recent enrollment trends by grade
- Private school data

### CHAPTER 2 – HOUSING PROJECTIONS

PASA assesses the 10-year development potential for each major parcel of land in the District. Data is gathered for every subdivision, apartment complex, and condo, and is aggregated into Planning Units, which are derived from the Census-defined block groups for the area.

Included contents:

- Planning Unit maps
- Maps and spreadsheets of projected housing occupancies – both single- and multi-family – for the 10-year timeframe
- Maps of aerial imagery and data on parcels, subdivisions, and multi-family complexes

## CHAPTER 3 – CURRENT STUDENTS

The current and recent student populations are analyzed to accurately describe the demographic situation relating to students at the present time.

Included contents:

- Counts of current students per occupied single-family and multi-family home
- Geocoded students in map and spreadsheet form
- Recent trends in students by existing development
- Private and Charter school enrollment estimates

## CHAPTER 4 – STUDENT PROJECTIONS

The data is gathered into projections by grade-group and by year for each Planning Unit. PASA uses the data prepared in the Demographic Study to assess the long-term stability of each existing attendance zone, and projects when and where additional facilities might be warranted.

Included contents:

- Three scenarios of Districtwide, grade level growth: Low Growth, Moderate Growth, and High Growth
- Charts of projections by Planning Unit, based on the Moderate Scenario of Growth
- Maps detailing the projections by Attendance Zone
- Charts of current transfers by attendance zone
- Maps and charts detailing the projected student population compared to the capacity of each facility

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## REGIONAL GROWTH TRENDS

The first several maps and tables show various ways to sort and assess student enrollment growth over the last 5 years. Montgomery has continued to see growth between PEIMS 2018-19 and PEIMS 2019-20, gaining 168 students (1.9%). This brought the 5-year gain to 1,089 students (13.72%), which is a similar numeric increase to nearby Willis ISD (13.74%). The percent increase is also similar to Conroe ISD, which had a 5-year gain of 8,436 students. The 5-year percent increase ranks Montgomery ISD 37<sup>th</sup> out of 143 school districts with 7,500 or more students.

The bar graph on the next page shows the added student population by year since 2000-01. The District saw growth in all of the last 20 years, with COVID-19 affecting the 2020-21 school year. The largest growth in the last 20 years occurred in the early 2000s, with 2017-18 also having seen a great deal of growth.

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## HISTORICAL ENROLLMENT BY GRADE GROUP

An analysis of the past decade of enrollment trends showed the expected fluctuation in class sizes from year to year, but the proportion of students in each grade group was of interest. In

the Fall of 2009, 47.69% of the student population was in grades EE-5, with 28.76% in high school. For the Fall of 2020, 42.16% of the student population was elementary school aged and 33.42% was high school aged. Undoubtedly, the 2020 data was affected by COVID-19, but the proportion of students in elementary school grades had been slowly declining over the last decade, even before COVID-19 affected student enrollment.

Prior to the Fall of 2020, the District had only lost student population in each grade group twice, losing elementary population in 2011 and middle school population in 2019. The District lost students in both grade groups in larger numbers in the Fall 2020.

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## **GROWTH OF STUDENTS IN EARLY GRADES**

Changes in the Kindergarten and 1st grade enrollment counts can provide insight on how trends and patterns are developing or changing, and the type of impact for the development of the district. The Kindergarten Enrollment vs. Live Births Chart compares births by zip code of the birth mother to Kindergarten enrollment in the district. This comparison is used to project Kindergarten trends for the next several years in very general terms.

Over the past 15 years, the number of children born to mothers living within MISD has tracked closely with Kindergarten enrollment, with both increasing steadily. The percentage of students in Kindergarten was high throughout the mid-2000s but has declined in recent years.

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## **SOCIOECONOMIC CHARACTERISTICS**

Perceived quality-of-life is very important to understand for any school district, as it is the primary consideration for parents when deciding where to raise families. While it can be difficult to measure various 'quality-of-life' factors, PASA correlates the percentage of students who qualify for the free/reduced price lunch program with median household income and median housing value to ascertain the desirability of one district over another. This correlation offers an annually updated assessment of this quality-of-life indicator.

MISD had 26.5% of enrolled students who were eligible for the free/reduced price lunch program in 2019-20, compared to a Statewide total of 59.5% of the students who participate in the program.

### **OTHER SOCIOECONOMIC INDICATORS**

Socioeconomic characteristics were summarized for MISD and compared to other adjacent or similar districts as well as the Houston Metro area. The MISD population has:

- A high educational attainment, as 36% has a bachelor's degree or higher, compared to 33% in the Houston Metro area.
- A high median household income of \$93,967, compared to \$69,193 in the Houston Metro. Only Tomball ISD has a higher income from the districts shown.
- A very high average time spent commuting to work, at 39.6 minutes, while the Houston

Metro area averaged 30.7 minutes.

- A median age of 44.7 years, which is significantly older than the Houston Metro of 34.9 years. This is also significantly older than other districts shown and reflects the number of retirees in the District.

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## **ECONOMIC AND EMPLOYMENT TRENDS**

### **ECONOMIC OUTLOOK**

Employment declines following the initial wave of COVID-19 infections in the United States have slowed, but both the summer and winter surges of COVID-19 have clearly illustrated a recovery is likely to occur slowly. The Texas economy has also been coping with a volatile oil and gas sector. Since October 2018, the price of oil has slowly decreased from \$75/barrel. In much of 2019, the price ranged between \$50-60/barrel. After hovering between \$10–25/barrel in April and May of 2020, the price of oil is back near \$55/barrel in late March 2021. Lack of investment in 2019 and low demand in 2020 sparked a wave of bankruptcies in the industry.

Commercial real estate has been greatly affected by the pandemic and sluggish energy sector. Oil and gas corporations are also now downsizing operations. In the second quarter of 2020, the office vacancy rate in Houston metro was 22.3% according to CBRE. Corporate relocation and expansion to newer, suburban commercial hubs is now slowing after nearly a decade of robust growth.

Unfortunately, economists believe that another 1–3 years are likely to pass until regional employment returns to pre-pandemic levels. In fact, the Greater Houston Partnership forecasts the Houston region will add between 35,000 and 52,000 jobs during 2021. Employment in Houston metro was reduced by 350,000 at the beginning of the pandemic. Approximately 170,100 additional jobs are needed to reach pre-pandemic employment.

### **OFFICE VACANCY & ANADARKO, NOBLE ENERGY ACQUISITION**

In the Woodlands submarket, 10.6% of all Class A and B office space was vacated in the first six months of 2020. The Woodlands now has an overall office vacancy rate of 20.6% according to CBRE. The area has suffered after Occidental Petroleum acquired Woodlands-based Anadarko in 2019. According to Community Impact, the company reduced its local workforce from 4,300 in January 2019 to 1,500 in January 2020.

In October 2020, Chevron Corp. finalized the acquisition of Noble Energy, based along Texas-249 in far north Harris County. Chevron recently announced that 25% of the Noble workforce will be laid off. According to the Houston Business Journal, Noble's 2019 workforce was comprised of 2,280 people, meaning upwards of 600 positions would be eliminated locally. The future of Noble's continued presence along Texas-249 is unknown. Chevron's Houston office is located downtown. Also, in October, ExxonMobil announced an employee reduction plan which would include some employees at its regional headquarters in Springwoods Village.

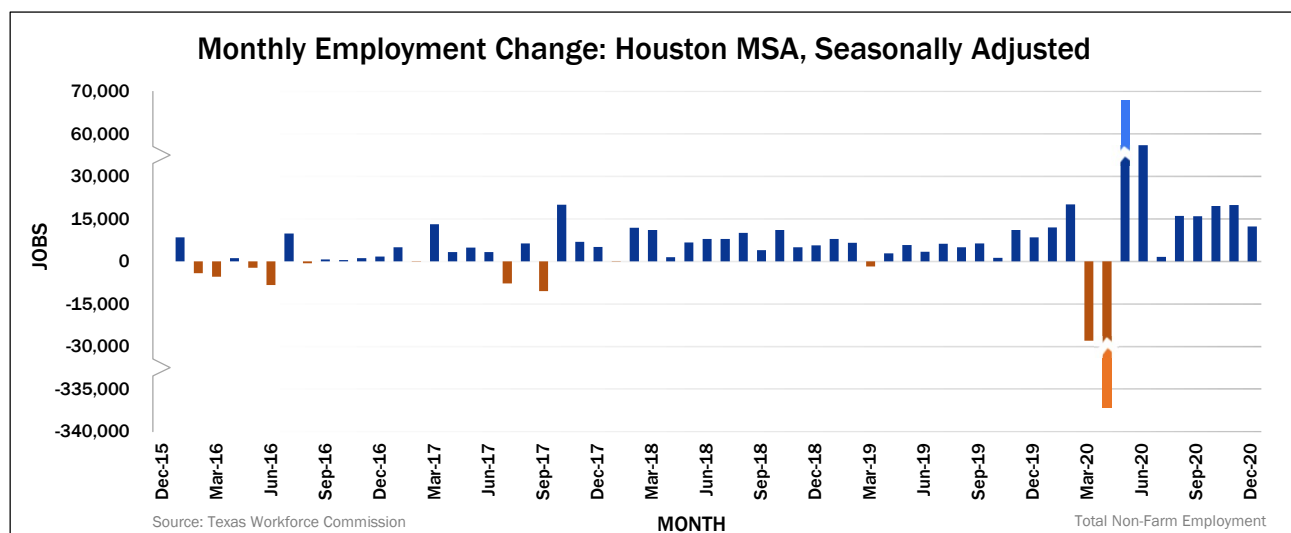
## REGIONAL EMPLOYMENT TRENDS

Due to the impacts of COVID-19, the greater Houston area economy experienced sharp monthly declines starting in March, but a gradual recovery occurred through September; however, the economy remains in a semi-volatile state. This is because the COVID-19 pandemic has behaved highly unpredictably in terms of onset and containment, but this will change significantly as business reopen and the vaccine becomes more available.

Unemployment rates averaged just below 4% before the shutdown caused by COVID-19. Despite unemployment remaining near 10% in June for both the city of Houston and Harris County, it has dropped several percentage points in recent months. Additionally, the initial spike reached a high of 14.5% in April, so unemployment has dropped by approximately 6.5% overall.

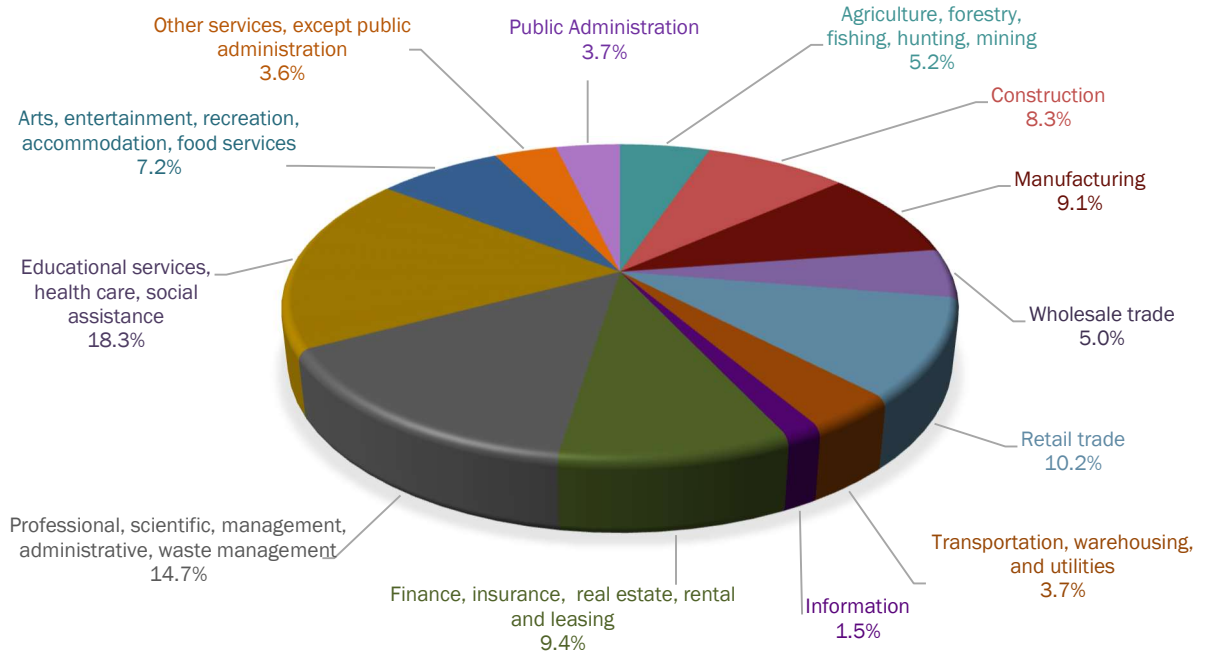
	January 2020	July 2020	January 2021	6-Month Pct. Chg.	Annual Pct. Chg.
<b>City of Conroe</b>					
Employment	41,832	38,382	39,040	1.71%	-6.67%
Unemployment Rate	3.7	10.1	7.5		
<b>Montgomery County</b>					
Employment	280,716	257,562	261,979	1.71%	-6.67%
Unemployment Rate	3.6	9.4	7.5		

After a sharp decline of approximately 365,200 jobs between March and April of 2020, an estimated 195,100 (53%) have been recovered since. While employment change continues to fluctuate in the recovery process, the overall trend remains positive. Compared to January 2020, there are 18,737 fewer people employed in Montgomery County as of January 2021; however, the Houston MSA has added an average of 24,388 jobs per month since April 2020.



## EMPLOYMENT BY ECONOMIC SECTOR IN MONTGOMERY ISD

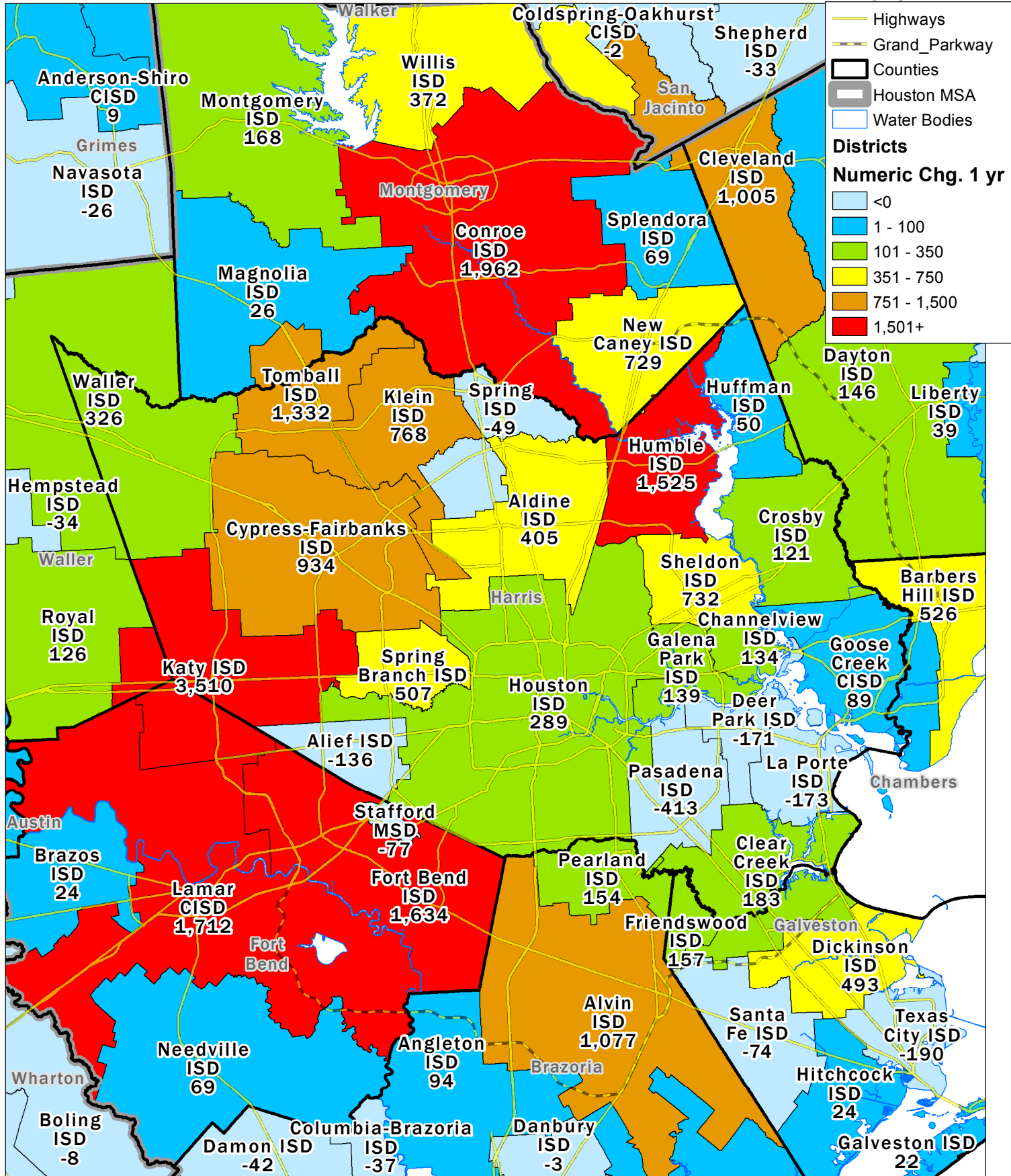
According to the 2019 American Community Survey (ACS), the largest employment sectors in Montgomery ISD are Educational Services, Health Care, and Social Assistance (18.3%), Professional Services (14.7%), and Retail Trade (10.2%).



**MISD Workforce by Employment Sector**  
 Source: U.S. Census Bureau, 2019 ACS 5-Year Estimate

# Numeric Change in School District Enrollment

1-Year Change: 2018-19 to 2019-20



Source: Texas Education Agency





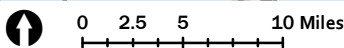
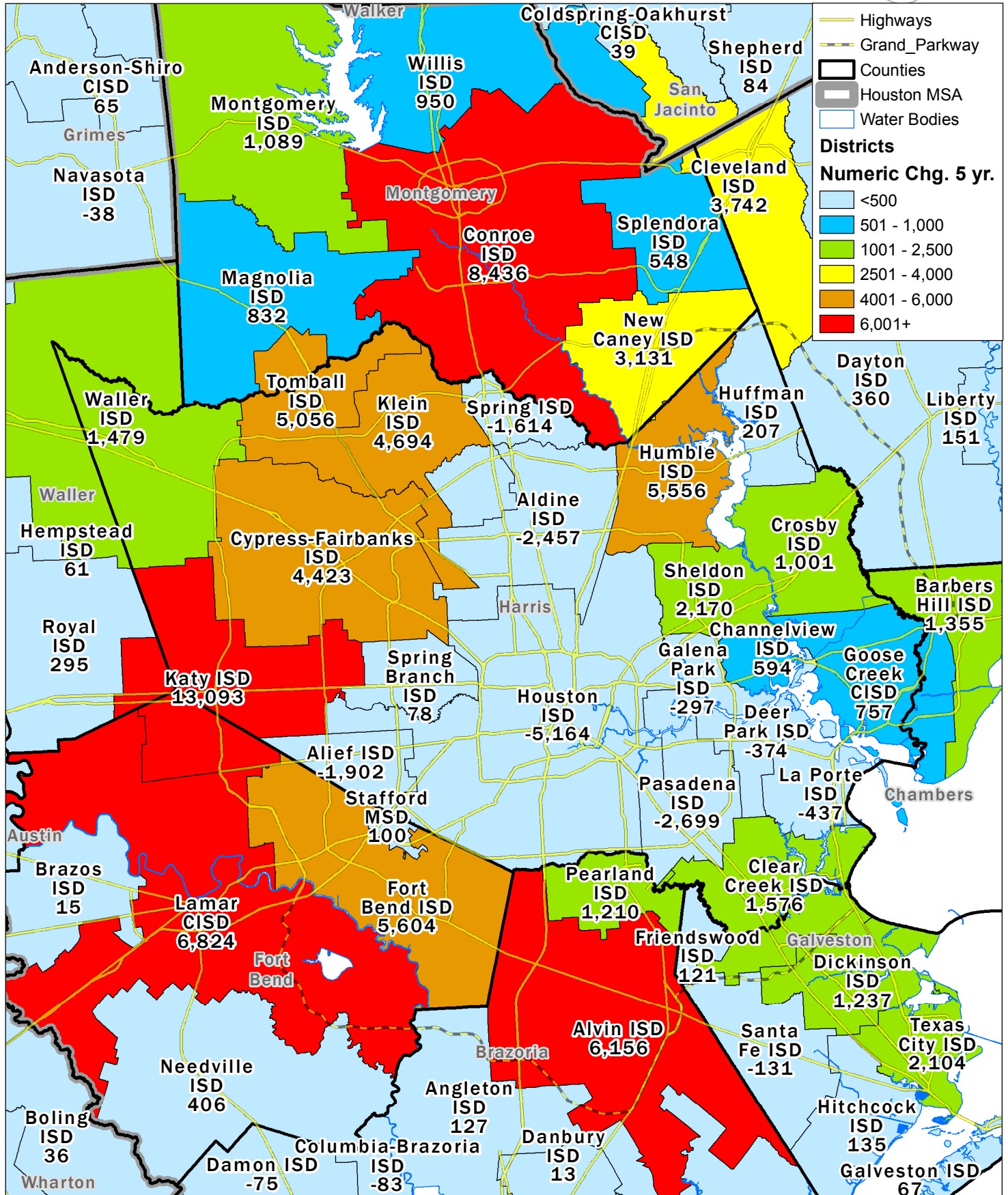
**Enrollment Trends – 2018-19 to 2019-20**  
**All Districts with 7,500+ Students (Excluding Charter Schools)**



Rank	District Name	2019-20	2018-19	Numeric Change	Percent Change
1	KATY ISD	83,423	79,913	3,510	4.39%
2	FRISCO ISD	62,705	60,182	2,523	4.19%
3	PROSPER ISD	16,857	14,348	2,509	17.49%
4	HALLSVILLE ISD	11,462	9,486	1,976	20.83%
5	CONROE ISD	64,799	62,837	1,962	3.12%
6	LAMAR CISD	35,156	33,444	1,712	5.12%
7	FORT BEND ISD	77,756	76,122	1,634	2.15%
8	HUMBLE ISD	45,078	43,553	1,525	3.50%
9	LEANDER ISD	41,381	40,031	1,350	3.37%
10	TOMBALL ISD	18,294	16,962	1,332	7.85%
11	NORTHSIDE ISD	107,817	106,501	1,316	1.24%
12	COMAL ISD	25,089	23,935	1,154	4.82%
13	TEXARKANA ISD	8,257	7,174	1,083	15.10%
14	ALVIN ISD	27,022	25,945	1,077	4.15%
15	CLEVELAND ISD	7,589	6,584	1,005	15.26%
16	PFLUGERVILLE ISD	26,400	25,405	995	3.92%
17	EAGLE MT-SAGINAW ISD	21,024	20,054	970	4.84%
18	CYPRESS-FAIRBANKS ISD	117,446	116,512	934	0.80%
19	NORTHWEST ISD	25,040	24,141	899	3.72%
20	AUSTIN ISD	80,911	80,032	879	1.10%
...	...	...	...	...	...
60	BRYAN ISD	16,167	15,938	229	1.44%
61	CANYON ISD	10,381	10,166	215	2.11%
62	EDINBURG CISD	34,327	34,121	206	0.60%
63	COPPERAS COVE ISD	8,477	8,271	206	2.49%
64	CLEAR CREEK ISD	42,388	42,205	183	0.43%
65	KELLER ISD	35,267	35,088	179	0.51%
<b>66</b>	<b>MONTGOMERY ISD</b>	<b>9,025</b>	<b>8,857</b>	<b>168</b>	<b>1.90%</b>
67	CARROLL ISD	8,525	8,366	159	1.90%
68	PEARLAND ISD	21,760	21,606	154	0.71%
69	SCHERTZ-CIBOLO-U CITY ISD	15,972	15,818	154	0.97%
70	WACO ISD	14,899	14,756	143	0.97%
71	SHERMAN ISD	7,545	7,405	140	1.89%
72	GALENA PARK ISD	22,428	22,289	139	0.62%
73	CHANNELVIEW ISD	9,727	9,593	134	1.40%
74	MANOR ISD	9,595	9,463	132	1.39%
75	HURST-EULESS-BEDFORD ISD	23,816	23,686	130	0.55%
...	...	...	...	...	...
130	MCALLEN ISD	22,427	22,875	-448	-1.96%
131	SAN ANGELO ISD	14,574	15,080	-506	-3.36%
132	MESQUITE ISD	39,856	40,379	-523	-1.30%
133	YSLETA ISD	40,428	41,064	-636	-1.55%
134	NORTH EAST ISD	64,539	65,186	-647	-0.99%
135	CORPUS CHRISTI ISD	36,618	37,318	-700	-1.88%
136	LA JOYA ISD	27,291	28,024	-733	-2.62%
137	DESOTO ISD	8,633	9,404	-771	-8.20%
138	DALLAS ISD	153,861	155,119	-1,258	-0.81%
139	BROWNSVILLE ISD	43,028	44,402	-1,374	-3.09%
140	FORT WORTH ISD	82,891	84,510	-1,619	-1.92%
141	EL PASO ISD	55,253	57,315	-2,062	-3.60%
<b>State of Texas (Non-Charter)</b>		<b>5,157,026</b>	<b>5,115,041</b>	<b>41,985</b>	<b>0.82%</b>

# Numeric Change in School District Enrollment

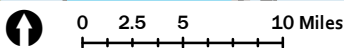
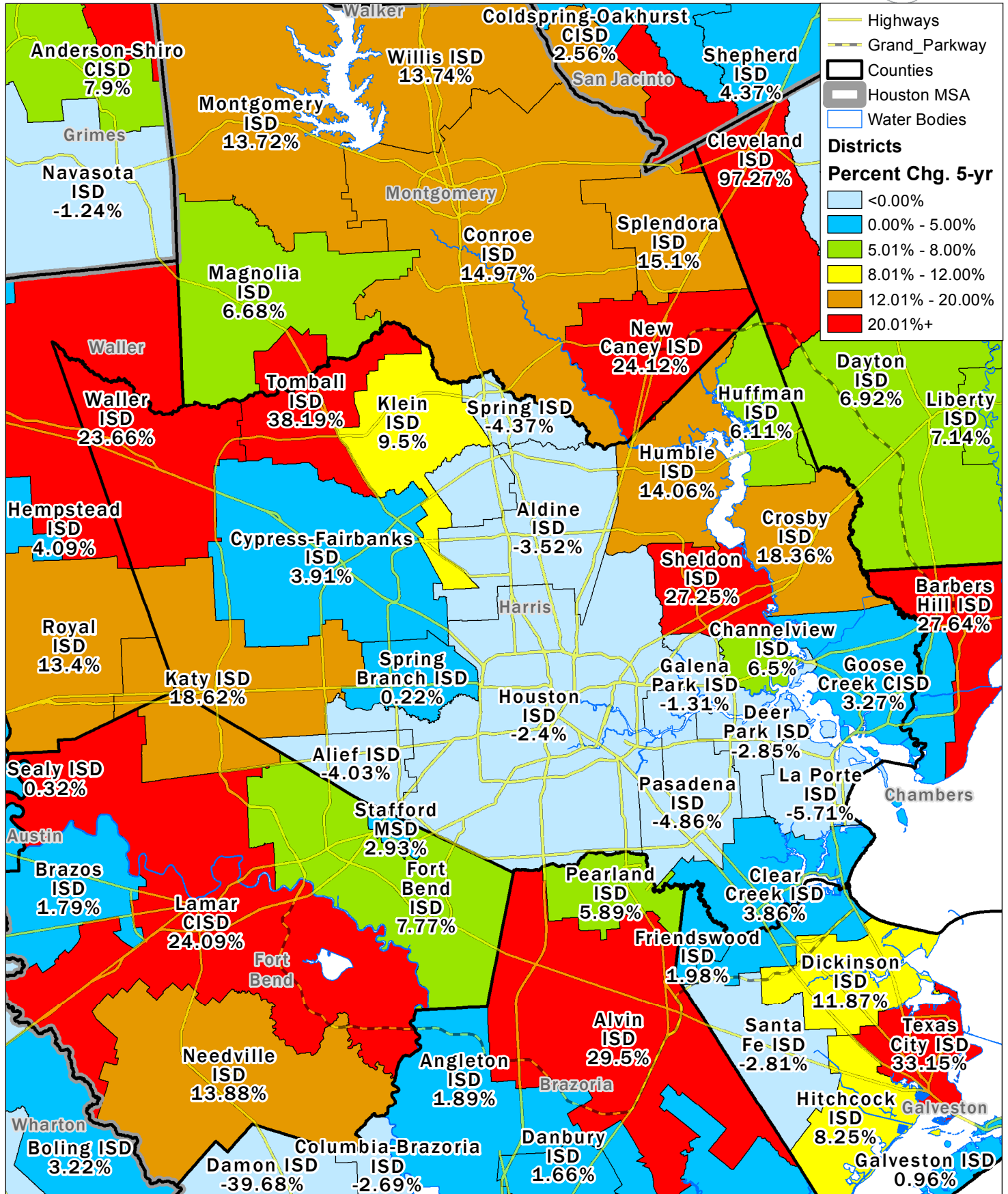
5-Year Change: 2014-15 to 2019-20



Source: Texas Education Agency

# Percent Change in School District Enrollment

5-Year Change: 2014-15 to 2019-20



Source: Texas Education Agency

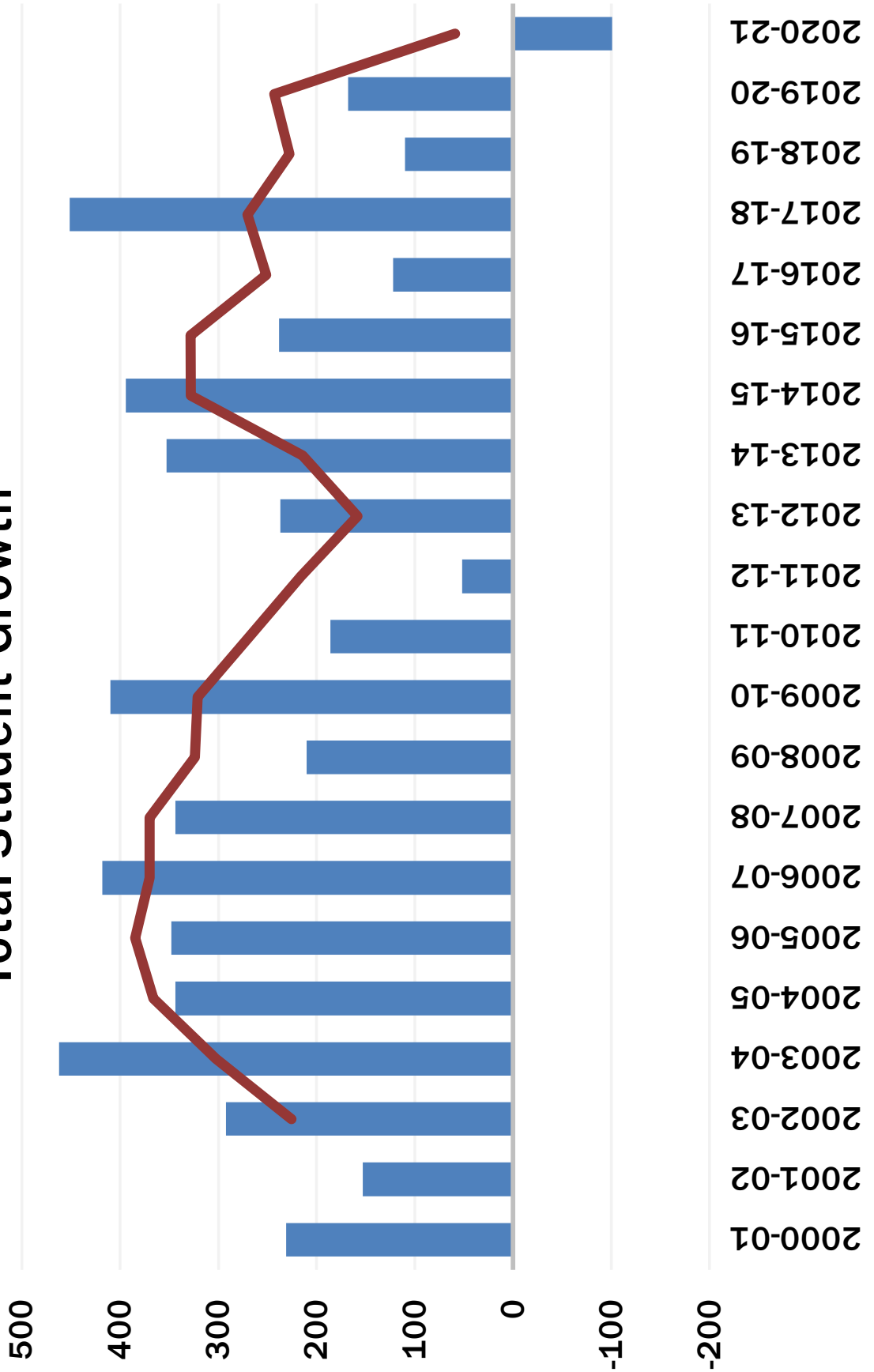
**Enrollment Trends – 2015-16 through 2019-20**  
**All Districts with 7,500+ Students (Excluding Charter Schools)**



Rank	District Name	Enrollment					5-Year % Change (2015- 2019)	Percent Change				
		2019-20	2018-19	2017-18	2016-17	2015-16		2019/ 2018	2018 / 2017	2017 / 2016	2016 / 2015	2015 / 2014
1	PROSPER ISD	16,857	14,348	12,133	9,998	8,296	138.23%	17.49%	18.26%	21.35%	20.52%	17.24%
2	HALLSVILLE ISD	11,462	9,486	5,077	4,974	4,936	137.60%	20.83%	86.84%	2.07%	0.77%	2.32%
3	CLEVELAND ISD	7,589	6,584	5,574	4,728	4,140	97.27%	15.26%	18.12%	17.89%	14.20%	7.62%
4	TOMBALL ISD	18,294	16,962	15,933	14,932	14,120	38.19%	7.85%	6.46%	6.70%	5.75%	6.66%
5	HUNTSVILLE ISD	9,169	8,928	8,274	7,260	6,962	36.87%	2.70%	7.90%	13.97%	4.28%	3.93%
6	FORNEY ISD	11,977	11,133	10,196	9,705	9,386	33.15%	7.58%	9.19%	5.06%	3.40%	4.35%
7	TEXAS CITY ISD	8,451	8,641	8,850	8,945	6,397	33.15%	-2.20%	-2.36%	-1.06%	39.83%	0.79%
8	HUTTO ISD	8,130	7,592	7,240	6,945	6,527	31.40%	7.09%	4.86%	4.25%	6.40%	5.00%
9	ALVIN ISD	27,022	25,945	24,852	23,587	22,183	29.50%	4.15%	4.40%	5.36%	6.33%	6.31%
10	BOERNE ISD	9,579	9,170	8,687	8,300	7,902	27.84%	4.46%	5.56%	4.66%	5.04%	5.46%
11	SHELDON ISD	10,133	9,401	9,100	8,884	8,477	27.25%	7.79%	3.31%	2.43%	4.80%	6.45%
12	FRISCO ISD	62,705	60,182	58,450	55,923	53,300	26.31%	4.19%	2.96%	4.52%	4.92%	7.36%
13	NORTHWEST ISD	25,040	24,141	23,141	22,044	20,976	26.27%	3.72%	4.32%	4.98%	5.09%	5.77%
14	LAKE TRAVIS ISD	11,085	10,738	10,410	9,825	9,238	25.50%	3.23%	3.15%	5.95%	6.35%	4.59%
15	NEW CANEY ISD	16,110	15,381	15,046	14,677	13,816	24.12%	4.74%	2.23%	2.51%	6.23%	6.45%
16	LAMAR CISD	35,156	33,444	32,146	30,829	29,692	24.09%	5.12%	4.04%	4.27%	3.83%	4.80%
17	MIDLOTHIAN ISD	9,783	9,389	8,872	8,441	8,146	23.85%	4.20%	5.83%	5.11%	3.62%	3.13%
18	WALLER ISD	7,729	7,403	7,154	6,874	6,572	23.68%	4.40%	3.48%	4.07%	4.60%	5.15%
19	COMAL ISD	25,089	23,935	23,105	22,240	21,163	23.43%	4.82%	3.59%	3.89%	5.09%	4.11%
20	WYLIE ISD	17,230	16,527	15,769	15,021	14,615	22.73%	4.25%	4.81%	4.98%	2.78%	4.10%
...	...	...	...	...	...	...	...	...	...	...	...	...
35	HUMBLE ISD	45,078	43,553	42,391	41,224	40,549	14.06%	3.50%	2.74%	2.83%	1.66%	2.60%
36	WILLIS ISD	7,865	7,493	7,279	7,311	7,113	13.74%	4.96%	2.94%	-0.44%	2.78%	2.86%
<b>37</b>	<b>MONTGOMERY ISD</b>	<b>9,025</b>	<b>8,857</b>	<b>8,747</b>	<b>8,296</b>	<b>8,174</b>	<b>13.72%</b>	<b>1.90%</b>	<b>1.26%</b>	<b>5.44%</b>	<b>1.49%</b>	<b>3.00%</b>
38	ROCKWALL ISD	17,007	16,587	16,295	15,822	15,462	13.44%	2.53%	1.79%	2.99%	2.33%	3.14%
39	NEW BRAUNFELS ISD	9,541	9,127	8,950	8,610	8,459	12.74%	4.54%	1.98%	3.95%	1.79%	-0.05%
40	EAGLE MT-SAGINAW ISD	21,024	20,054	19,317	19,653	19,203	12.67%	4.84%	3.82%	-1.71%	2.34%	2.92%
41	DICKINSON ISD	11,655	11,162	10,935	11,018	10,953	11.87%	4.42%	2.08%	-0.75%	0.59%	5.14%
42	COLLEGE STATION ISD	13,936	13,540	13,570	13,188	13,021	11.19%	2.92%	-0.22%	2.90%	1.28%	3.89%
43	PFLUGERVILLE ISD	26,400	25,405	25,306	24,591	24,100	10.24%	3.92%	0.39%	2.91%	2.04%	0.63%
44	CANYON ISD	10,381	10,166	10,002	9,862	9,615	10.21%	2.11%	1.64%	1.42%	2.57%	2.08%
45	KLEIN ISD	54,096	53,328	53,068	51,810	50,594	9.50%	1.44%	0.49%	2.43%	2.40%	2.41%
46	MIDWAY ISD	8,375	8,302	8,088	7,898	7,803	9.28%	0.88%	2.65%	2.41%	1.22%	1.81%
47	SCHERTZ-CIBOLO-U CITY ISD	15,972	15,818	15,653	15,497	15,118	9.11%	0.97%	1.05%	1.01%	2.51%	3.28%
48	MIDLAND ISD	26,432	26,183	25,716	24,692	24,555	8.47%	0.95%	1.82%	4.15%	0.56%	0.76%
49	MANOR ISD	9,595	9,463	9,109	8,870	8,873	8.39%	1.39%	3.89%	2.69%	-0.03%	0.24%
50	CARROLL ISD	8,525	8,366	8,360	8,208	8,068	8.13%	1.90%	0.07%	1.85%	1.74%	2.33%
...	...	...	...	...	...	...	...	...	...	...	...	...
130	LUBBOCK ISD	27,348	27,759	27,998	28,515	28,921	-6.55%	-1.48%	-0.85%	-1.81%	-1.40%	-1.18%
131	BEAUMONT ISD	18,162	18,470	18,858	19,204	19,232	-6.64%	-1.67%	-2.06%	-1.80%	-0.15%	-1.14%
132	ARLINGTON ISD	59,532	59,900	61,076	62,181	63,210	-6.81%	-0.61%	-1.93%	-1.78%	-1.63%	-1.05%
133	SAN BENITO CISD	10,250	10,520	10,468	10,643	10,899	-7.11%	-2.57%	0.50%	-1.64%	-2.35%	-1.23%
134	LA JOYA ISD	27,291	28,024	28,788	29,500	29,590	-8.01%	-2.62%	-2.65%	-2.41%	-0.30%	-0.26%
135	PORT ARTHUR ISD	8,310	8,319	8,280	8,898	8,972	-8.13%	-0.11%	0.47%	-6.95%	-0.82%	-0.81%
136	MCALLEN ISD	22,427	22,875	23,721	23,826	24,330	-9.17%	-1.96%	-3.57%	-0.44%	-2.07%	-1.47%
137	EL PASO ISD	55,253	57,315	58,326	59,424	60,047	-9.20%	-3.60%	-1.73%	-1.85%	-1.04%	-1.32%
138	SAN ANTONIO ISD	48,532	48,745	50,683	52,514	53,069	-9.71%	-0.44%	-3.82%	-3.49%	-1.05%	-1.27%
139	DESOTO ISD	8,633	9,404	9,657	9,747	9,740	-10.11%	-8.20%	-2.62%	-0.92%	0.07%	1.42%
140	HARLANDALE ISD	13,666	14,086	14,381	14,832	15,084	-10.62%	-2.98%	-2.05%	-3.04%	-1.67%	-1.34%
141	BROWNSVILLE ISD	43,028	44,402	45,578	46,880	47,749	-11.02%	-3.09%	-2.58%	-2.78%	-1.82%	-1.25%
142	SOUTH SAN ANTONIO ISD	8,533	8,939	9,103	9,631	9,854	-14.33%	-4.54%	-1.80%	-5.48%	-2.26%	-1.06%
143	EDGEWOOD ISD	9,887	10,234	10,471	10,881	11,293	-15.75%	-3.39%	-2.26%	-3.77%	-3.65%	-3.77%
State of Texas (Non-Charter)		5,157,026	5,115,041	5,103,355	5,086,184	5,052,215	3.06%	0.82%	0.23%	0.34%	0.67%	0.97%



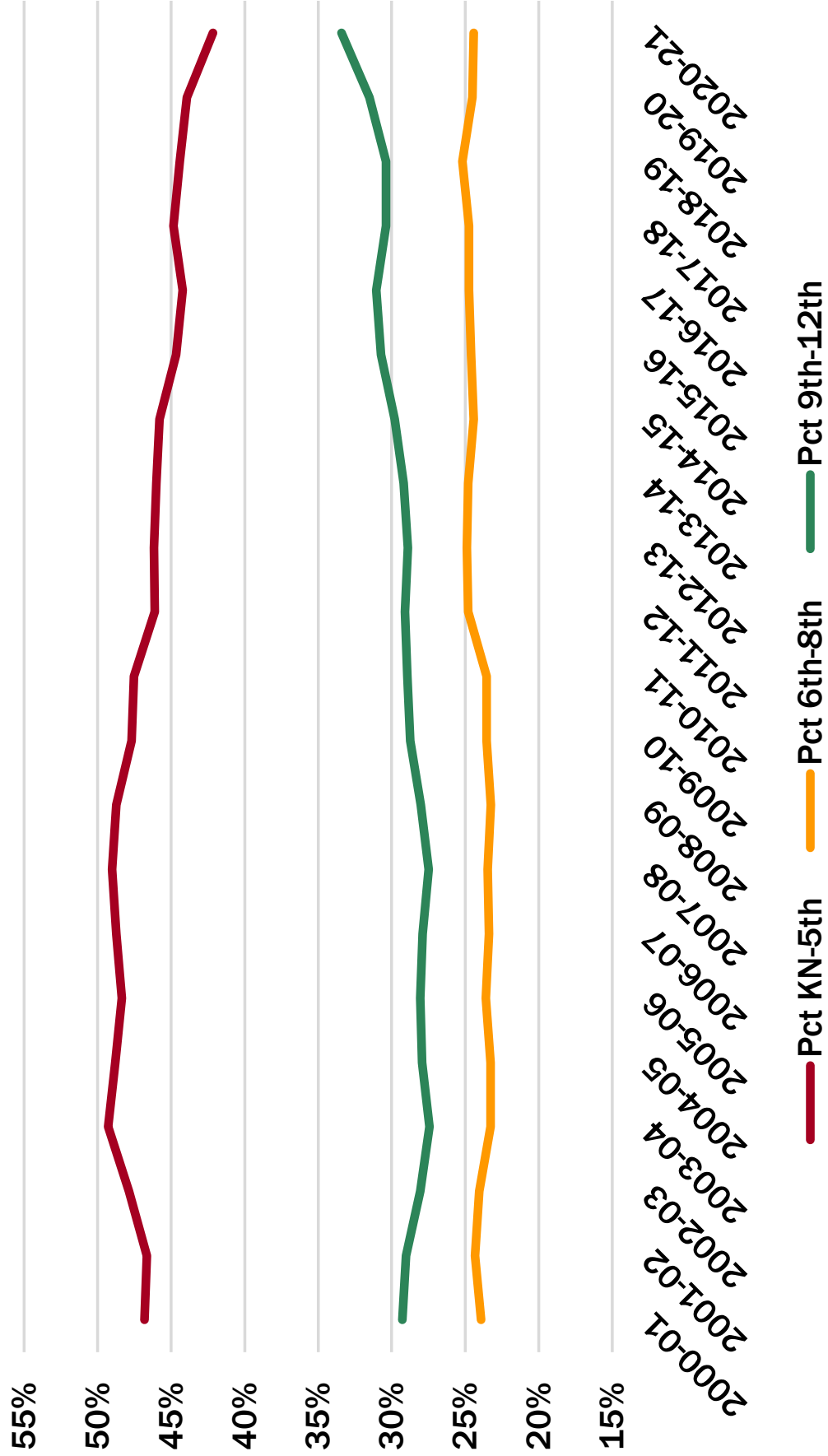
# Montgomery ISD Total Student Growth







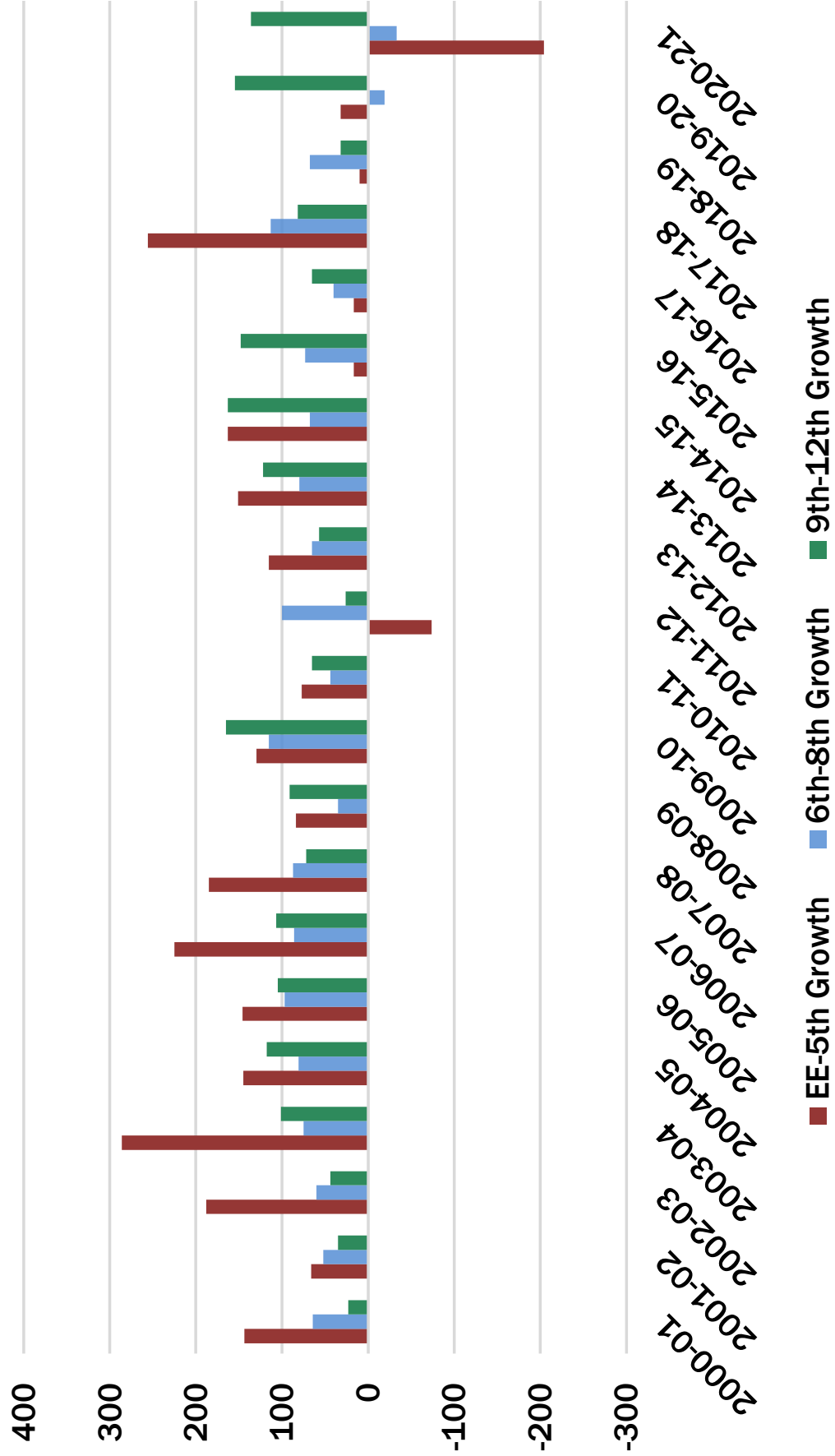
# Montgomery ISD Percent of Student Population by Grade Group







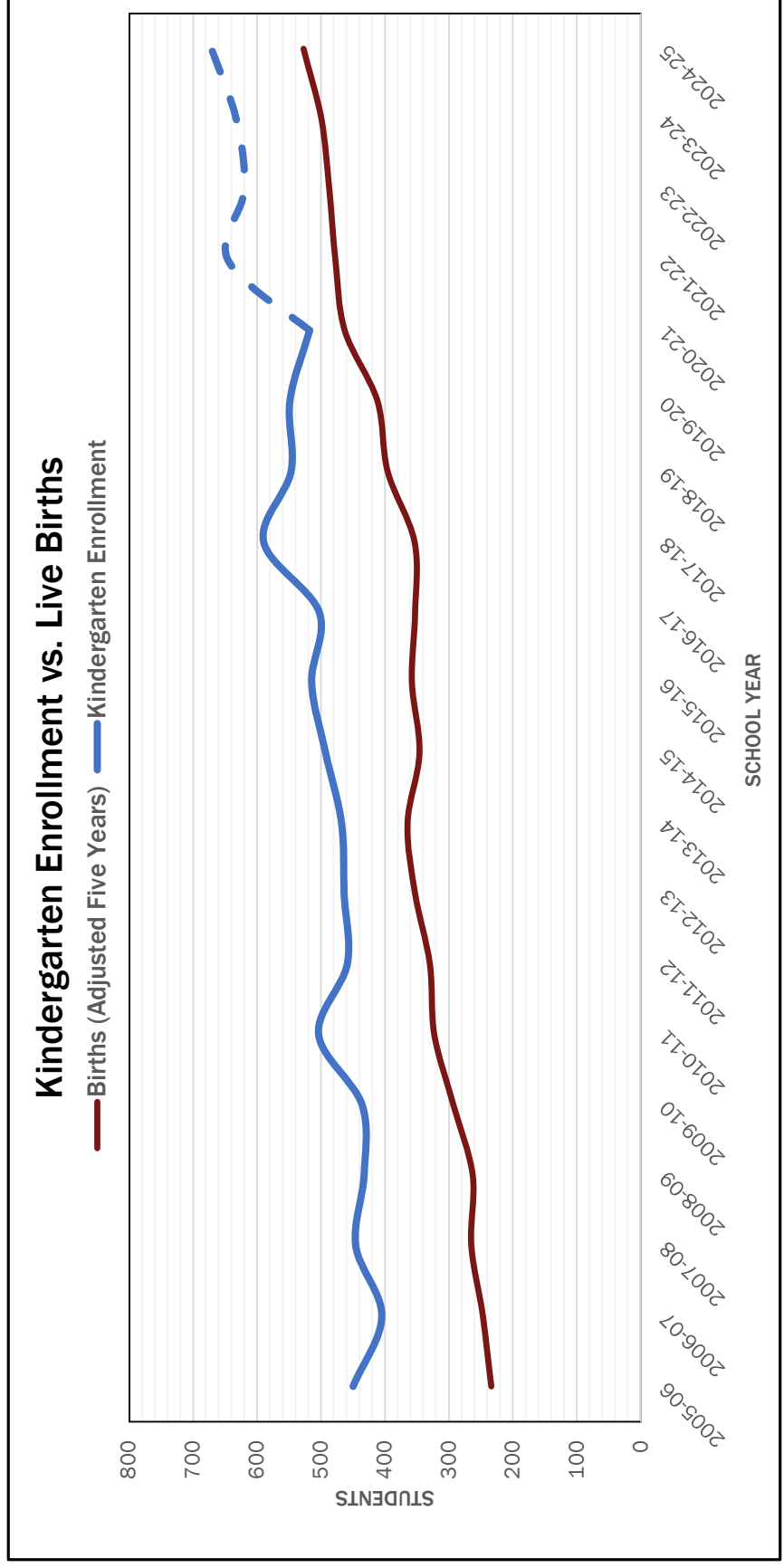
# Montgomery ISD Growth by Grade Group





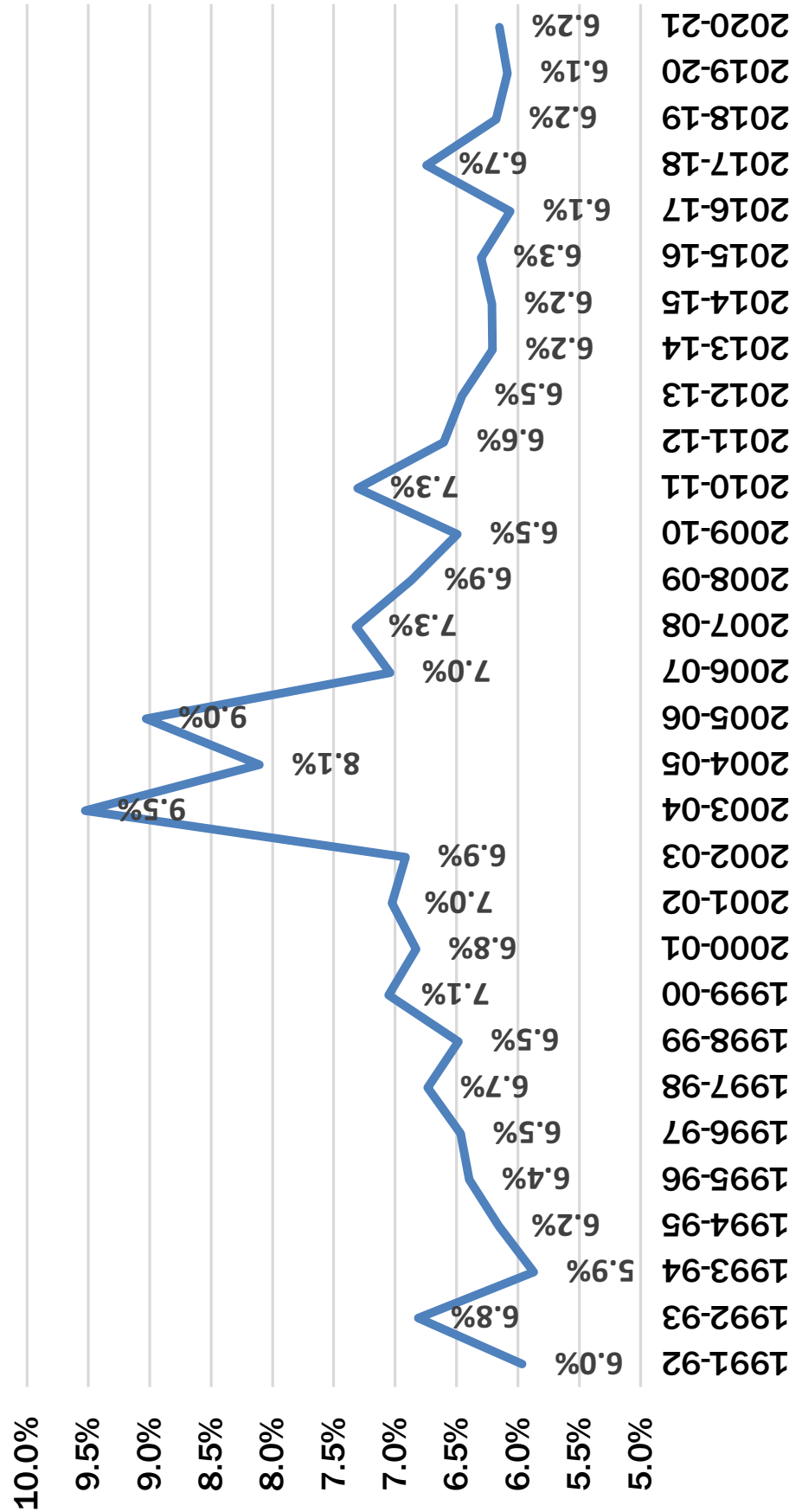
## Montgomery ISD Kindergarten Enrollment Compared to Live Births (Moved Forward 5 Years)

	2005-06	2006-07	2007-08	2008-09	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
<b>Births (Adjusted Five Years)</b>	234	247	265	263	293	323	330	353	365	346	358	353	354	396	412	463	478	487	500	528
<b>Kindergarten Enrollment</b>	450	405	446	433	436	504	459	464	468	493	515	503	590	547	549	518	646	620	633	671



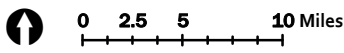
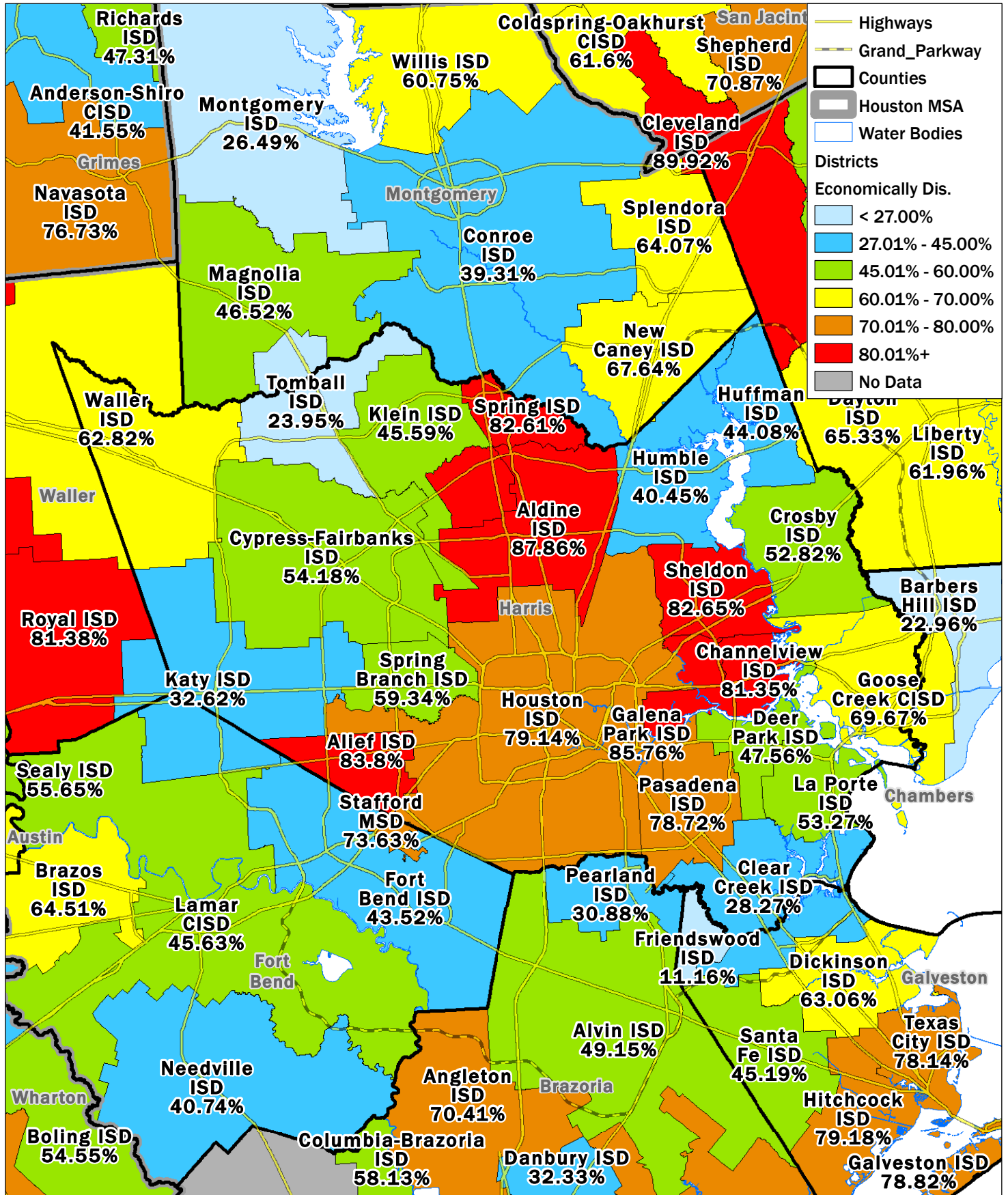


## Montgomery ISD Percent Kindergarten Students of Total Student Population



# Percent Economically Disadvantaged

2019-20



Source: Texas Education Agency

**Economically Disadvantaged Student Population – 2019-20**  
**All Districts with 7,500+ Students (Excluding Charter Schools)**

Rank	District Name	Economically Disadvantaged Students	Total Enrollment	% Disadvantaged
1	Carroll ISD	117	8,525	1.4%
2	Eanes ISD	271	8,166	3.3%
3	Prosper ISD	1,281	16,857	7.6%
4	Coppell ISD	1,172	13,218	8.9%
5	Lake Travis ISD	1,402	11,085	12.7%
6	Frisco ISD	8,114	62,705	12.9%
7	Boerne ISD	1,695	9,579	17.7%
8	Allen ISD	4,183	21,880	19.1%
9	Leander ISD	8,011	41,381	19.4%
10	Northwest ISD	5,166	25,040	20.6%
11	Tomball ISD	4,381	18,294	24.0%
12	Grapevine-Colleyville ISD	3,523	14,234	24.8%
13	Midlothian ISD	2,451	9,783	25.1%
14	Rockwall ISD	4,372	17,007	25.7%
15	<b>Montgomery ISD</b>	<b>2,391</b>	<b>9,025</b>	<b>26.5%</b>
16	Round Rock ISD	13,528	50,953	26.6%
17	Keller ISD	9,818	35,267	27.8%
18	Wylie ISD (Collin)	4,800	17,230	27.9%
19	Clear Creek ISD	11,983	42,388	28.3%
20	Schertz-Cibolo-Universal City ISD	4,638	15,972	29.0%
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120	Alief ISD	37,961	45,300	83.8%
121	Fort Worth ISD	69,670	82,891	84.1%
122	Weslaco ISD	14,431	17,164	84.1%
123	Lufkin ISD	6,624	7,869	84.2%
124	Southwest ISD	11,683	13,864	84.3%
125	Galena Park ISD	19,234	22,428	85.8%
126	Dallas ISD	132,105	153,861	85.9%
127	Edinburg CISD	29,511	34,327	86.0%
128	Clint ISD	9,679	11,222	86.3%
129	San Benito CISD	8,918	10,250	87.0%
130	Aldine ISD	59,094	67,259	87.9%
131	Del Valle ISD	9,636	10,968	87.9%
132	Harlandale ISD	12,194	13,666	89.2%
133	San Antonio ISD	43,354	48,532	89.3%
134	Brownsville ISD	38,506	43,028	89.5%
135	Cleveland ISD	6,824	7,589	89.9%
136	Waco ISD	13,490	14,899	90.5%
137	South San Antonio ISD	7,727	8,533	90.6%
138	La Joya ISD	24,941	27,291	91.4%
139	Pharr-San Juan-Alamo ISD	30,001	32,412	92.6%
140	Edgewood ISD (Bexar)	9,266	9,887	93.7%
141	Donna ISD	13,540	14,400	94.0%
142	Rio Grande City CISD	9,601	10,194	94.2%
143	Laredo ISD	22,855	23,706	96.4%
<b>State of Texas:</b>				<b>59.5%</b>

Source: Texas Education Agency, Public Education Information Management System



**2019 Selected Socioeconomic Characteristics  
as Compared with Adjacent and/or Similar School Districts**

	Montgomery ISD**	Conroe ISD*	Magnolia ISD**	Tomball ISD**	Willis ISD**	Houston-The Woodlands-Sugar Land, TX Metro Area*
<b>Total Population</b>	<b>44,712</b>	<b>345,976</b>	<b>66,356</b>	<b>83,746</b>	<b>42,734</b>	<b>7,066,140</b>
<b>Housing</b>						
<b>Total housing units</b>	<b>20,667</b>	<b>128,490</b>	<b>22,790</b>	<b>29,309</b>	<b>17,061</b>	<b>2,690,001</b>
Occupied housing units	17,398	119,572	21,517	27,566	15,415	2,436,438
Vacant housing units	3,269	8,918	1,273	1,743	1,646	253,563
Owner-occupied	14,658	76,989	17,583	21,869	11,970	1,463,892
Renter-occupied	2,740	42,583	3,934	5,697	3,445	972,546
<b>Median Home Value</b>	<b>\$276,200</b>	<b>\$277,400</b>	<b>\$253,800</b>	<b>\$276,200</b>	<b>\$182,800</b>	<b>\$219,100</b>
<b>Age</b>						
Under 5 years	2,148	23,584	4,558	6,948	2,397	503,514
5 to 9 years	2,707	23,595	5,376	7,222	3,799	495,788
10 to 14 years	2,980	29,083	5,222	6,537	2,730	555,515
15 to 19 years	3,181	21,253	4,426	5,858	3,138	490,789
<b>5 to 17 years</b>	<b>7,881</b>	<b>65,588</b>	<b>13,566</b>	<b>17,863</b>	<b>8,450</b>	<b>1,358,270</b>
20 to 24 years	2,050	20,059	3,396	3,216	1,694	448,824
<b>25 to 34 years</b>	<b>3,716</b>	<b>44,622</b>	<b>7,680</b>	<b>9,543</b>	<b>4,919</b>	<b>1,050,651</b>
35 to 44 years	5,876	49,478	8,501	13,574	5,388	1,012,824
45 to 54 years	6,742	46,922	9,713	10,768	5,095	900,033
55 to 59 years	3,321	22,926	4,982	5,299	3,134	406,292
60 to 64 years	3,293	18,657	4,065	4,758	2,772	386,488
65 to 74 years	5,567	30,010	5,601	6,304	4,978	514,490
75 to 84 years	2,496	10,635	1,869	2,748	2,148	226,275
85 years and over	635	5,152	967	971	541	74,657
<b>Median Age</b>	<b>44.7</b>	<b>37.3</b>	<b>37.8</b>	<b>36.8</b>	<b>40.2</b>	<b>34.9</b>



**2019 Selected Socioeconomic Characteristics  
as Compared with Adjacent and/or Similar School Districts**

	Montgomery ISD**	Conroe ISD*	Magnolia ISD**	Tomball ISD**	Willis ISD**	Houston-The Woodlands-Sugar Land, TX Metro Area*
<b>Total Population</b>	<b>44,712</b>	<b>345,976</b>	<b>66,356</b>	<b>83,746</b>	<b>42,734</b>	<b>7,066,140</b>
<b>Income and Benefits</b>						
<b>Total households</b>	<b>17,398</b>	<b>119,572</b>	<b>21,517</b>	<b>27,566</b>	<b>15,415</b>	<b>2,436,438</b>
less than \$10,000	827	3,477	779	561	802	128,319
\$10,000 to \$14,999	378	1,879	431	578	448	72,598
\$15,000 to \$24,999	994	7,778	1,203	1,346	1,113	196,457
\$25,000 to \$34,999	825	6,812	1,661	1,160	1,689	205,477
\$35,000 to \$49,999	1,574	13,077	2,281	2,378	2,192	284,141
\$50,000 to \$74,999	2,489	16,169	3,225	3,594	3,102	415,303
\$75,000 to \$99,999	2,050	15,005	2,801	3,913	1,598	293,561
\$100,000 to \$149,999	3,296	22,458	3,939	6,058	2,330	387,760
\$150,000 to \$199,999	2,300	15,062	2,044	3,461	904	202,325
\$200,000 or more	2,665	17,855	3,153	4,517	1,237	250,497
<b>Median household income</b>	<b>\$93,967</b>	<b>\$90,576</b>	<b>\$85,326</b>	<b>\$101,104</b>	<b>\$60,629</b>	<b>\$69,193</b>
<b>Class of Worker</b>						
Private wage and salary	16,779	136,409	24,594	32,148	14,351	2,800,681
Government	2,379	22,527	2,909	3,935	2,859	396,030
Self-employed	2,154	10,140	2,675	2,343	1,689	215,793
Unpaid family workers	29	568	60	59	3	8,263
<b>Educational Attainment</b>						
<b>Population 25 years &amp; over</b>	<b>31,646</b>	<b>228,402</b>	<b>43,378</b>	<b>53,965</b>	<b>28,975</b>	<b>4,571,710</b>
Less than 9th grade	314	10,055	2,606	1,288	2,152	370,499
9th to 12th grade, no diploma	1,250	14,108	2,861	1,301	2,572	332,483
H.S. graduate	7,585	43,473	11,897	10,666	8,948	1,075,744
Some college, no degree	8,691	54,522	9,962	11,427	7,644	927,541
Associate's degree	2,400	16,869	3,278	4,109	1,636	342,711
Bachelor's degree	7,955	59,364	9,343	17,151	4,236	971,507
Graduate or professional degree	3,451	30,011	3,431	8,023	1,787	551,225
H.S. graduate or higher	30,082	204,239	37,911	51,376	24,251	3,868,728
<b>Bachelor's degree or higher</b>	<b>11,406</b>	<b>89,375</b>	<b>12,774</b>	<b>25,174</b>	<b>6,023</b>	<b>1,522,732</b>
	<b>36%</b>	<b>39%</b>	<b>29%</b>	<b>47%</b>	<b>21%</b>	<b>33%</b>



## 2019 Selected Socioeconomic Characteristics as Compared with Adjacent and/or Similar School Districts

	Montgomery ISD**	Conroe ISD*	Magnolia ISD**	Tomball ISD**	Willis ISD**	Houston-The Woodlands-Sugar Land, TX Metro Area*
<b>Total Population</b>	<b>44,712</b>	<b>345,976</b>	<b>66,356</b>	<b>83,746</b>	<b>42,734</b>	<b>7,066,140</b>
<b>Residence 1 year Ago</b>						
Population 1 year & over	44,240	342,325	65,302	82,424	42,314	6,976,470
Same house	39,879	289,856	56,622	69,793	37,625	5,977,235
Different house in the U.S.	4,301	48,345	8,434	11,182	4,636	930,157
Same county	1,871	25,350	4,827	6,797	1,925	610,059
Different county	2,430	22,995	3,607	4,385	2,711	320,098
Same state	1,360	14,343	2,669	2,726	2,559	214,888
Different state	1,070	8,652	938	1,659	152	105,210
Abroad	60	4,124	246	1,449	53	69,078
<b>Commuting to Work</b>						
Workers 16 years & over	21,078	167,232	29,362	38,084	18,635	3,371,952
Car, truck or van--drove alone	16,170	135,665	23,942	31,865	14,985	2,723,898
Car, truck or van--carpooled	1,634	14,227	2,806	2,340	2,098	314,000
Public transportation (excl. taxis)	107	1,717	171	439	88	65,870
Walked	110	2,339	210	281	127	42,893
Other means	214	2,483	165	496	414	52,098
Worked at home	2,843	10,801	2,068	2,663	923	173,193
<b>Mean travel time (min.)</b>	<b>39.6</b>	<b>29.3</b>	<b>37.5</b>	<b>32.4</b>	<b>31.2</b>	<b>30.7</b>

Source: U.S. Census Bureau, American Community Survey 2019, \*1-Year Estimate, \*\*5-Year Estimate



**Montgomery ISD**  
**Selected Socioeconomic Characteristics**  
**Historical Comparison**



	<b>2014</b>		<b>2019</b>	
<b>Total Population</b>	<b>37,223</b>		<b>44,712</b>	
<b>Housing</b>				
<b>Total housing units</b>	<b>17,466</b>		<b>20,667</b>	
Occupied housing units	14,131	81%	17,398	84%
Vacant housing units	3,335	19%	3,269	16%
Owner-occupied	12,310		14,658	
Renter-occupied	1,821		2,740	
<b>Median Home Value</b>	<b>\$214,500</b>		<b>\$276,200</b>	
<b>Age</b>				
Under 5 years	1,674	4%	2,148	5%
5 to 9 years	1,968	5%	2,707	6%
10 to 14 years	3,039	8%	2,980	7%
15 to 19 years	2,424	7%	3,181	7%
<b>5 to 17 years</b>	<b>6,547</b>	<b>18%</b>	<b>7,881</b>	<b>18%</b>
20 to 24 years	1,561	4%	2,050	5%
<b>25 to 34 years</b>	<b>3,210</b>	<b>9%</b>	<b>3,716</b>	<b>8%</b>
35 to 44 years	4,249	11%	5,876	13%
45 to 54 years	5,718	15%	6,742	15%
55 to 59 years	2,917	8%	3,321	7%
60 to 64 years	2,830	8%	3,293	7%
65 to 74 years	5,124	14%	5,567	12%
75 to 84 years	2,066	6%	2,496	6%
85 years and over	443	1%	635	1%
<b>Median Age</b>	<b>46.0</b>		<b>44.7</b>	
<b>Class of Worker</b>				
Private wage and salary	12,219	75%	16,779	79%
Government	2,577	16%	2,379	11%
Self-employed	1,524	9%	2,154	10%
Unpaid family workers	39	<1%	29	<1%
<b>Income and Benefits</b>				
<b>Total households</b>	<b>14,131</b>		<b>17,398</b>	
less than \$10,000	579	4%	827	5%
\$10,000 to \$14,999	428	3%	378	2%
\$15,000 to \$24,999	1,055	7%	994	6%
\$25,000 to \$34,999	1,049	7%	825	5%
\$35,000 to \$49,999	1,502	11%	1,574	9%
\$50,000 to \$74,999	2,090	15%	2,489	14%
\$75,000 to \$99,999	1,870	13%	2,050	12%
\$100,000 to \$149,999	2,594	18%	3,296	19%
\$150,000 to \$199,999	1,117	8%	2,300	13%
\$200,000 or more	1,847	13%	2,665	15%
<b>Median household income</b>	<b>\$80,595</b>		<b>\$93,967</b>	

**Montgomery ISD**  
**Selected Socioeconomic Characteristics**  
**Historical Comparison**



	<b>2014</b>		<b>2019</b>	
<b>Educational Attainment</b>				
<b>Population 25 years &amp; over</b>	<b>26,557</b>		<b>31,646</b>	
Less than 9th grade	660	2%	314	<1%
9th to 12th grade, no diploma	1,497	6%	1,250	4%
H.S. graduate	6,182	23%	7,585	24%
Some college, no degree	6,842	26%	8,691	27%
Associate's degree	1,871	7%	2,400	8%
Bachelor's degree	6,480	24%	7,955	25%
Graduate or professional degree	3,025	11%	3,451	11%
H.S. graduate or higher	24,400	92%	30,082	95%
<b>Bachelor's degree or higher</b>	<b>9,505</b>	<b>36%</b>	<b>11,406</b>	<b>36%</b>
<b>Residence 1 year ago</b>				
<b>Population 1 year &amp; over</b>	<b>36,953</b>		<b>44,240</b>	
Same house	32,919	89%	39,879	90%
<b>Different house in the U.S.</b>	<b>3,914</b>	<b>11%</b>	<b>4,301</b>	<b>10%</b>
Same county	1,885	5%	1,871	4%
Different county	2,029	5%	2,430	5%
Same state	1,711	5%	1,360	3%
Different state	318	<1%	1,070	2%
Abroad	120	<1%	60	<1%
<b>Commuting to work</b>				
<b>Workers 16 years &amp; over</b>	<b>16,040</b>		<b>21,078</b>	
Car, truck or van--drove alone	13,033	81%	16,170	77%
Car, truck or van--carpooled	1,075	7%	1,634	8%
Public transportation (excluding taxis)	73	<1%	107	<1%
Walked	339	2%	110	<1%
Other means	162	1%	214	1%
Worked at home	1,358	8%	2,843	13%
<b>Mean travel time to work (mins.)</b>	<b>36.5</b>		<b>39.6</b>	

Source: US Census Bureau, American Community Survey, 2019

# HOUSING PROJECTIONS

Housing projections are developed for each active and planned subdivision and apartment complex. This data is grouped into Planning Units, small portions of the District that are based on Census-defined block groups. They are further subdivided when necessary by school attendance zones, subdivision boundaries and apartments, and roadways. The first map in the chapter details the Planning Units in Montgomery ISD. PASA developed these projections with study of, but without heavy consideration of, past trends. Thus, this assessment is a uniquely independent analysis based on future trends rather than a dependency on past trends.

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## DATA SOURCES AND METHODOLOGY

In order to accurately assess platting activity, city ordinances, or development plans, PASA must have a comprehensive map of the district. Map layers include, but are not limited to, the following: Planning Units, aerial images, municipalities and ETJ boundaries, planned thoroughfares, planned water and wastewater facilities, planned arterials, parcel ownership, active oil and gas pipelines, concept plans and platting activity for new housing, and, finally, map layers for existing, active, and future subdivisions and apartments, townhomes and condos, and existing schools and future school sites.

PASA conducts interviews with city and county planners, engineers, commercial realtors, builders, developers, landowners, and other experts. These interviews are extensive and provide local knowledge of the real estate market which is invaluable to the Demographic Update. This allows PASA to incorporate city and county zoning, future land use plans, ordinances regarding residential development, major thoroughfare plans, and current flood plains that impact development into the projections.

These interviews and data gathering allow PASA to assess the future land use possibilities for all major parcels in the District, and this parcel assessment is the basis of student population projections. In addition to analyzing each parcel for its potential future use, PASA assesses the likelihood that these parcels would contain future District students.

By utilizing the above-referenced data bases, PASA was able to project new housing units by subdivision and by apartment. These projections are summed at the Planning Unit level and are used most often in the remainder of the report by Planning Unit. The last spreadsheet in this chapter shows the data by projected development in detail.

The projections are considered most useful for the next five years, as few developers or landowners have precise long-term plans that exceed a five-year timetable. Thus, only the first five years of residential projections are considered reliable and useful for short term planning, and the remaining years are included for completeness, representing useful benchmark data for applications to school facility planning.

Some landowners, builders, or developers will either get ahead or behind their construction schedule. For Montgomery ISD, PASA has attempted to develop a conservative Moderate Growth Scenario for existing subdivisions, and the build-out potential of as-yet-to-be-developed subdivisions. Thus, there is potential for the projected number of new housing units to be lower relative to actual homes constructed for each year of the projected time frame.

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## **LAND DEVELOPMENT ASSESSMENT**

The cities of Conroe and Montgomery are the only municipalities governing and regulating subdivision development within Montgomery ISD. Subdivision ordinances and newly platted developments must be considered when projecting future residential development. The Municipal Jurisdictions map displays the City Limit and Extra-territorial Jurisdiction (ETJ) boundaries of these two cities.

### **OWNERSHIP CHANGES OF UNDEVELOPED PARCELS**

It is critical to observe when where land ownership is occurring because development often will occur shortly after parcels are purchased in desirable areas. The next maps in the Chapter show all parcels in MISD that changed ownership since February 2018, with parcels greater than 10 acres labeled.

Parcels of 5 acres or larger are of most interest to this study because they will most likely become large-scale residential developments or multi-family residential complexes if they are within commercial corridors. Land for sale along major thoroughfares or in developing areas is attractive to developers for residential and commercial structures. There are 310 parcels of 5 acres or larger that have changed ownership since 2018. Only 35 tracts of substantial size are currently listed for sale per data provided by CoStar. Most of these tracts are in or nearby the City of Montgomery or in the far southeast quadrant of MISD.

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## **FACTORS CONTRIBUTING TO NEW HOUSING GROWTH**

### **AVAILABILITY OF UTILITIES**

Montgomery County, the Texas Commission of Environmental Quality, and the Public Utility Commission have provided MUD boundaries to PASA. The availability of water and wastewater services is an important regulator of future residential development, so the capacities of these and potential future MUDs (as approved at the State level) is an important factor to monitor. Several MUDs have been created in recent years including MUD 167 in the south-central portion of MISD. Along FM 149, MUD 175 was created in 2019 however the land has since been purchased by the Mitchell Foundation as an expansion of Cook's Branch Conservancy.

### **TEXAS-249 EXTENSION**

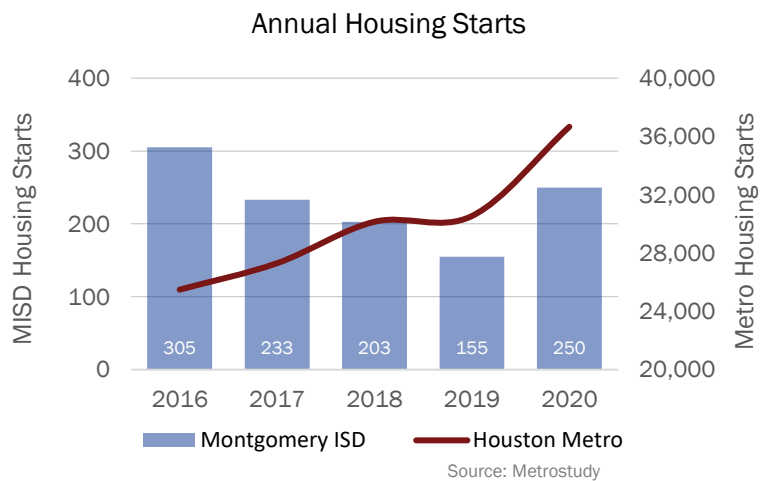
Once complete, the freeway extension of Texas-249 will connect Beltway 8 in northwest Houston to the College Station region. Access to southwestern Montgomery County will be greatly improved, and large land tracts in the FM 149 Corridor will have higher development potential as commute times to these areas is reduced. In 2020, Segment 1A in Montgomery

County opened to traffic from FM 1774 near Pinehurst to FM 1488 east of Magnolia. Segment 1B, from FM 1488 to FM 1774 north of Todd Mission, recently opened to traffic in late March 2021. Segment 2, from Todd Mission to just west of Navasota, is expected to be complete in 2023.

## NEW HOUSING TRENDS

### ANNUAL HOUSING STARTS

Single-family housing starts in Montgomery ISD have slowly decreased since 2016. The fracking bust of 2015 coupled with the completion of the ExxonMobil campus led to less demand for new housing in the north suburbs. A shrinking supply of developed lots also caused this local decline. However, in 2020, builders in several large, new neighborhoods are very active. The number of housing starts in MISD increased by 61% from 2019 to 2020. Housing starts in the entire Houston Metro Area increased 20% in this same period.



### INCREASING SINGLE-FAMILY LOT SUPPLY

Recent subdivision platting has dramatically increased in the last 12 months. Two conventional suburban neighborhoods have started to develop in the TX-105 Corridor. Just southeast of Montgomery, Forestar’s Fairwater community is developing quickly along FM 2854. D.R. Horton and Castle Rock are actively building here. At the end of January 2021, 17 homes were occupied and another 51 are move-in ready or are under construction. Another 101 lots are ready for builders. In total, Forestar has plans for 633 lots in the 200-acre development. Along TX-105 at S. Pine Lake Road, Perry Senn is developing the 269-acre Pine Lake Cove community. Improvements to Pine Lake Road are ongoing and land is being leveled for the initial sections. Originally planned for 691 lots, the total lot count is likely to increase. Several of the initial sections have already been platted for denser lot development. PASA expects 800–850 lots here upon completion. Some sections adjacent to the Sunrise Ranch neighborhood, as well as others farther east toward the main entrance, are already platted. PASA expects homebuilding to commence in the next year. Pine Lake Cove is projected to have over 750 occupied homes by 2030, the highest number of new home occupancies in MISD through the projection period. Fairwater is projected to have over 95% of its 633 lots occupied by 2030. Once the communities become more established, 80–100 annual occupancies are projected in each development.

## PROJECTED FUTURE HOUSING

The chart below shows the total projected additional housing occupancies by type for the next ten years. This data is summarized in maps and a lengthy spreadsheet at the end of the chapter. PASA projects a total of 9,536 units to be newly occupied in Montgomery ISD over the next decade.

	Single Family	Multi-Family	Mixed Use	Age-Restricted Housing	Manufactured Homes	Grand Total
Jan 2021–Oct 2021	383	4	17	0	2	406
Oct 2021–Oct 2022	613	40	22	0	4	679
Oct 2022–Oct 2023	690	4	21	0	3	718
Oct 2023–Oct 2024	772	0	20	0	2	794
Oct 2024–Oct 2025	873	20	10	0	3	906
Oct 2025–Oct 2026	961	45	6	0	1	1,013
Oct 2026–Oct 2027	1,059	55	9	0	3	1,126
Oct 2027–Oct 2028	1,105	95	9	0	4	1,213
Oct 2028–Oct 2029	1,172	110	11	0	3	1,296
Oct 2029–Oct 2030	1,255	115	12	0	3	1,385
<b>Jan 2021–Oct 2025</b>	<b>3,331</b>	<b>68</b>	<b>90</b>	<b>0</b>	<b>14</b>	<b>3,503</b>
<b>Oct 2025–Oct 2030</b>	<b>5,552</b>	<b>420</b>	<b>47</b>	<b>0</b>	<b>14</b>	<b>6,033</b>
<b>Jan 2021–Oct 2030</b>	<b>8,883</b>	<b>488</b>	<b>137</b>	<b>0</b>	<b>28</b>	<b>9,536</b>

## PROJECTED SINGLE-FAMILY HOMES

### ONGOING SINGLE-FAMILY DEVELOPMENT

Apart from the two newest neighborhoods of Pine Lake Cove and Fairwater, three established subdivisions in Montgomery ISD remain in the top 10 active developments listed in the table on next page. Both Walden on Lake Conroe and Bentwater are projected to continue developing with 40–60 annual new housing occupancies. Since the 2017-18 Demographic Study, lot development in Lake Conroe Village has continued to increase. At the time of the last study, independent builders began purchasing numerous vacant lots in this older community along TX-105. This trend has accelerated in recent years. Since April 2018, 214 homes have been built and occupied in Lake Conroe Village. Currently, 12 homes are available for move-in and another 27 are under construction. An astounding 712 lots remain vacant in this community. Due to the small lot sizes, Alta Homes builds homes typically between 900 and 1,500 square feet. PASA projects 35–45 annual occupancies in Lake Conroe Village through the projection period.

## HOUSING OCCUPANCIES BY SINGLE-FAMILY DEVELOPMENT

Planning Unit:	Subdivision Names or Owner(s) Names:	2021-2025	2025-2030	2021-2030
28	Pine Lake Cove	283	475	758
21	Fairwater	383	233	616
41	Skye Ranch	40	515	555
26	Walden on Lake Conroe	258	257	515
13	Bentwater	207	227	434
30	Lake Conroe Village	213	216	429
35	MUD 167 - "Montgomery Heights"	95	260	355
10	Krammerer Tract	96	250	346
22	Montgomery Ridge	100	225	325
19/20	Randall Tract	12	311	323
44	Woodforest	169	82	251
18	Reserve on Lake Conroe	97	130	227
31	Lake Conroe Forest	103	103	206
15	Town Creek Crossing	150	49	199
41	Grand Lake Estates	138	44	182
<b>Total (Above-Listed Developments):</b>		<b>2,344</b>	<b>3,377</b>	<b>5,721</b>
<b>Total Single-Family Housing Projected:</b>		<b>3,331</b>	<b>5,552</b>	<b>8,883</b>

## NOTABLE UPCOMING DEVELOPMENT

Multiple residential communities are in the early stages of planning across Montgomery ISD. Some likely to have the greatest impact on enrollment in MISD are summarized below.

**Buffalo Springs** – LeFevre Development has started developing Town Creek Crossing at the northwest corner of Buffalo Springs Dr. and Lone Star Parkway. In March 2021, the land was being leveled for 199 future single-family homes. PASA is projecting 25–40 housing occupancies annually. Also, there is a 48-unit apartment property that is now under construction to be called Eagle’s Nest. The 1- and 2-bedroom apartment units are located along Plez Morgan Drive and should be leasing within the next year.

**Montgomery Ridge** – Now fully in the City of Conroe ETJ, Signorelli Development is proposing a single-family development of 488 lots just south of KOA.

**Krammerer Tract** – The 389-acre Krammerer tract, located in Planning Unit 10, is planned for 500 homesites of one-third to half-acre in size. Gracepoint is the developer and is planning to begin the first phases just south of the MISD schools, and across the railroad, to connect with Old Plantersville Road. The City of Montgomery is planning to service the community with utilities in the beginning until an in-city MUD can be created. PASA projects development to begin within the next two years; annual occupancies could range between 30 and 45 a year toward the end of the projection period.

**MUD 167** – MUD 167, known as “Montgomery Heights”, was created a few years ago on the Avanti 2854 LLC tract along FM 2854 and was reportedly to develop in 2020. The City of Conroe suggests this development could have 462 lots. PASA anticipates this development to move forward in the coming years.

**Skye Ranch** – In 2008, Regent Properties of California acquired nearly 1,100 acres in both Montgomery ISD and Magnolia ISD. In 2016, the owner had created a concept plan for 1,645 lots in Montgomery ISD; however, a revision to the land plan now shows 2,046 lots within the current Montgomery ISD boundary. The property is still undeveloped, but there is a strong potential for the land to be developed within the projection period. Adjacent to Skye Ranch, several other tracts are likely to be develop, perhaps in conjunction with Skye Ranch: Hagerman (550 acres), Terpstra (200 acres), and Williams (150 acres).



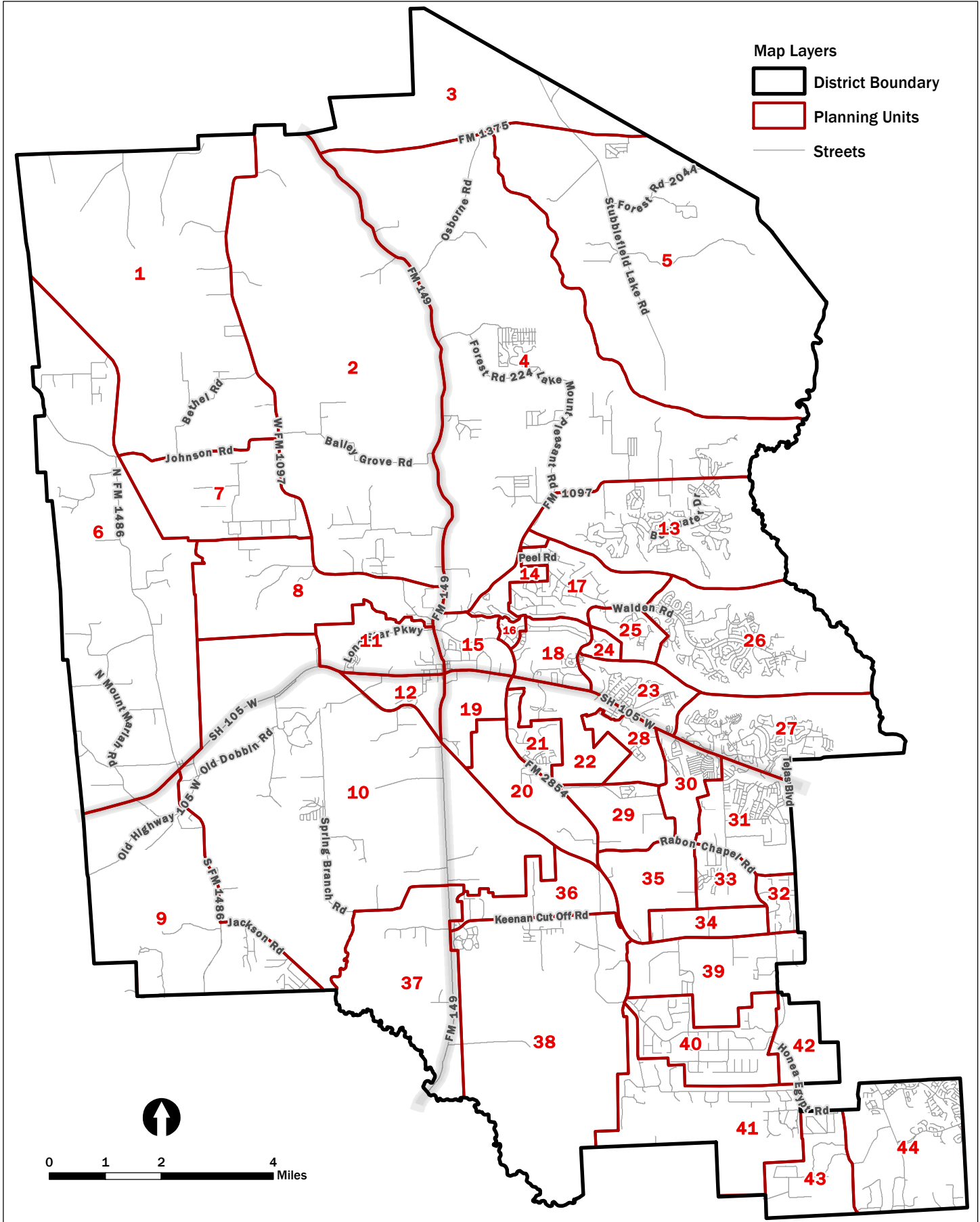
# Planning Units

Montgomery ISD



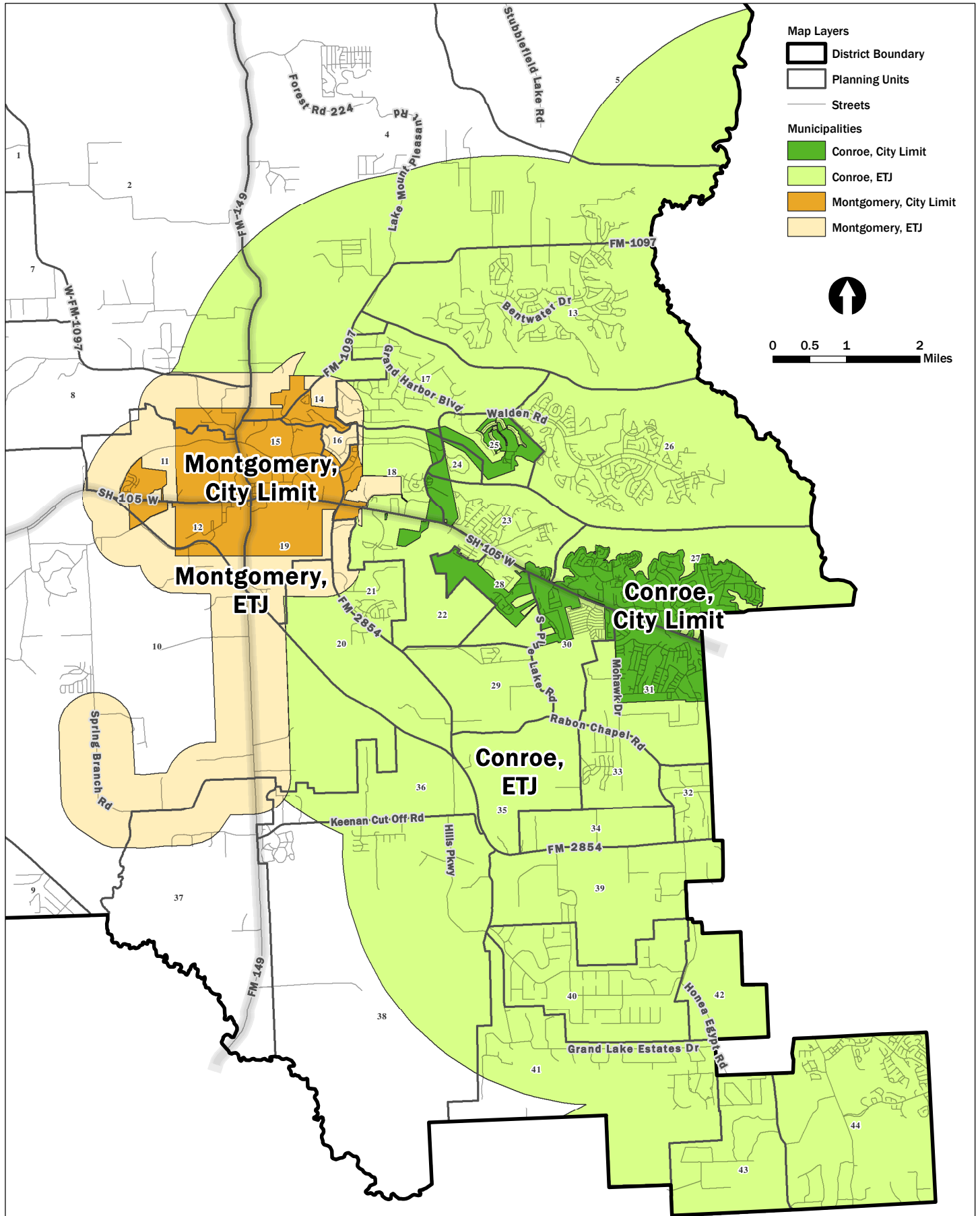
Map Layers

- District Boundary
- Planning Units
- Streets



# Municipal Jurisdictions

Montgomery ISD

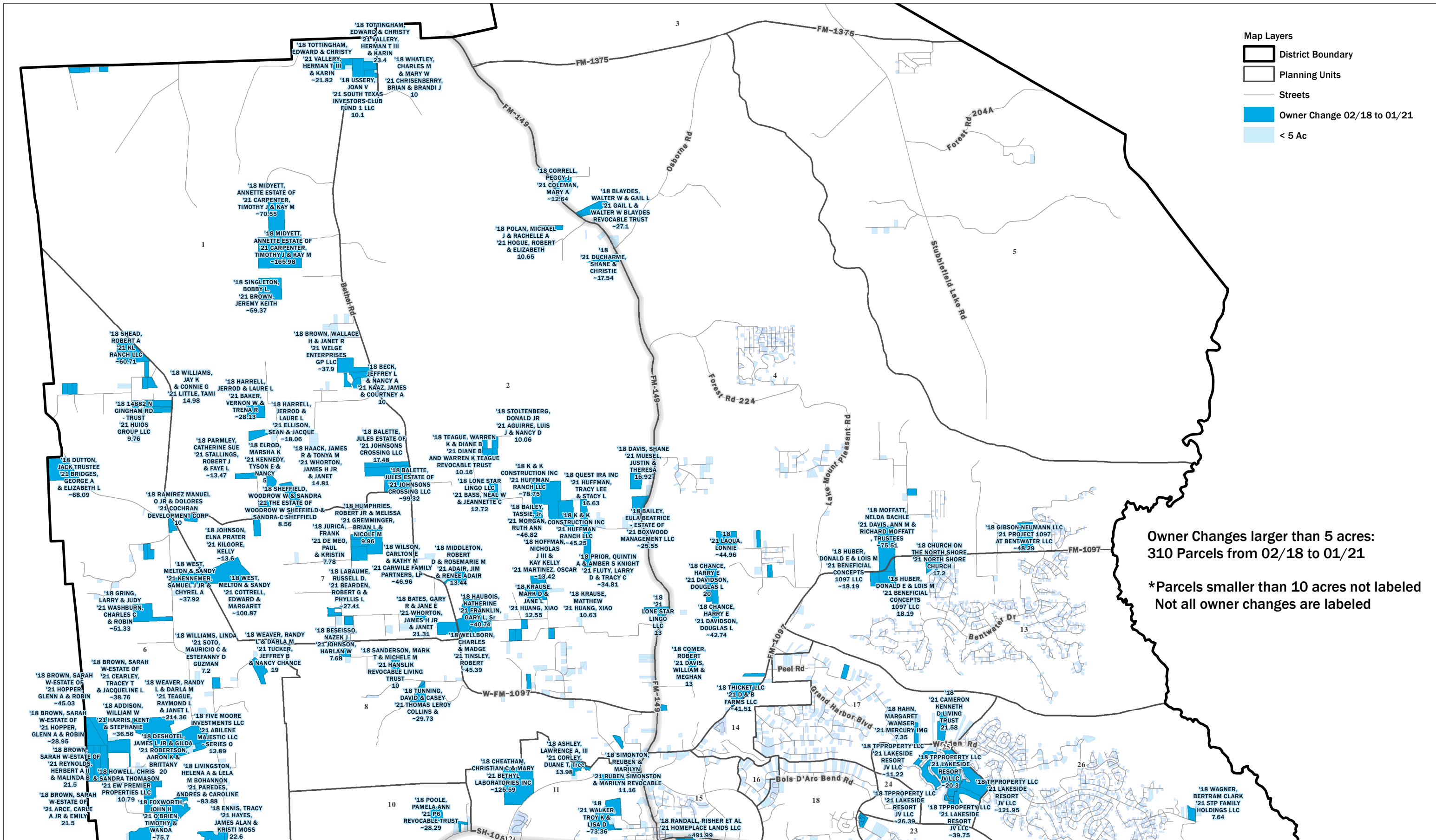


# Owner Changes - North

February 2018 to January 2021  
Montgomery ISD



0 0.5 1 2 Miles



- Map Layers
- District Boundary
  - Planning Units
  - Streets
  - Owner Change 02/18 to 01/21
  - < 5 Ac

Owner Changes larger than 5 acres:  
310 Parcels from 02/18 to 01/21

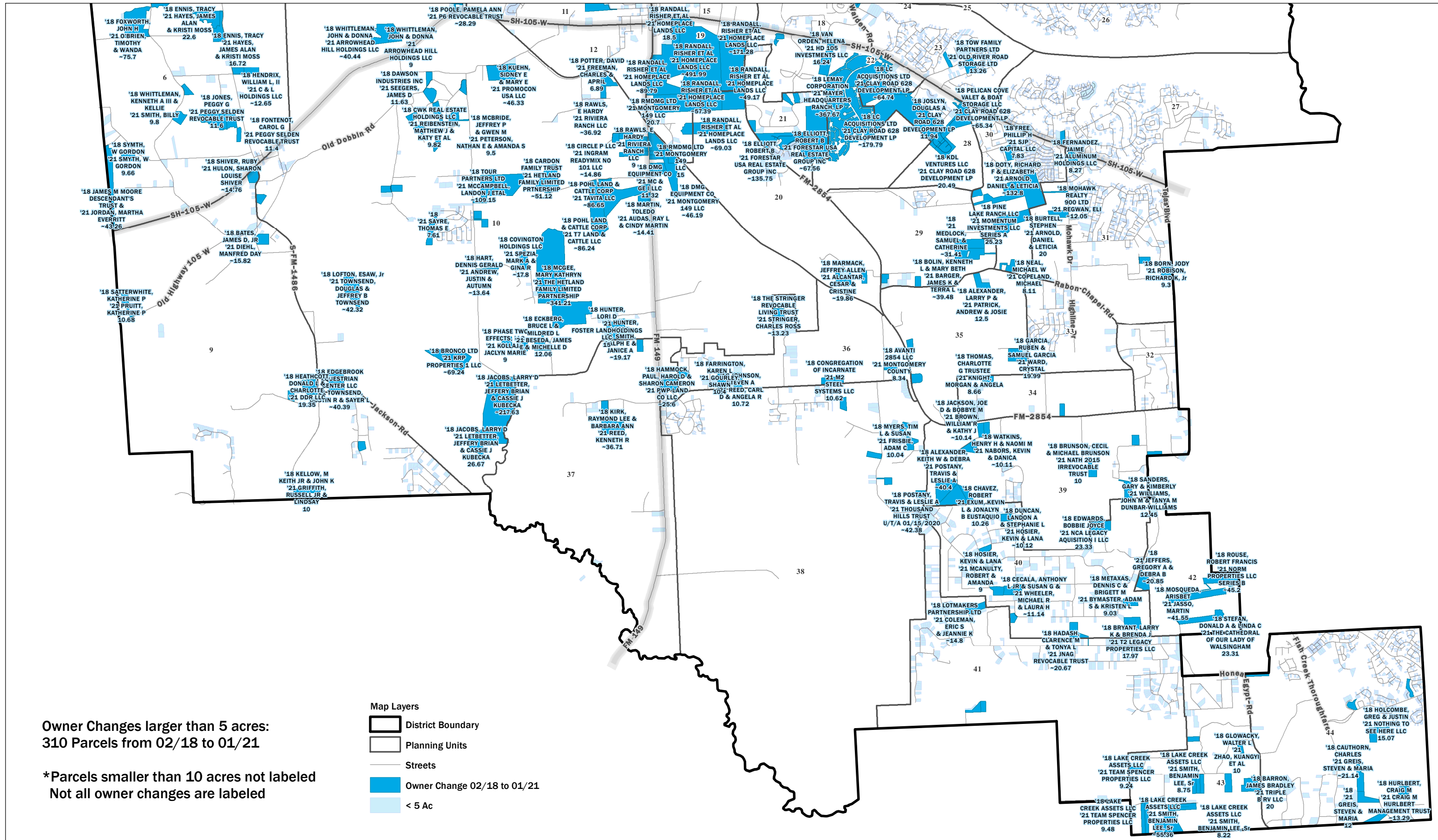
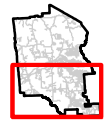
\*Parcels smaller than 10 acres not labeled  
Not all owner changes are labeled

# Owner Changes - South

February 2018 to January 2021  
Montgomery ISD

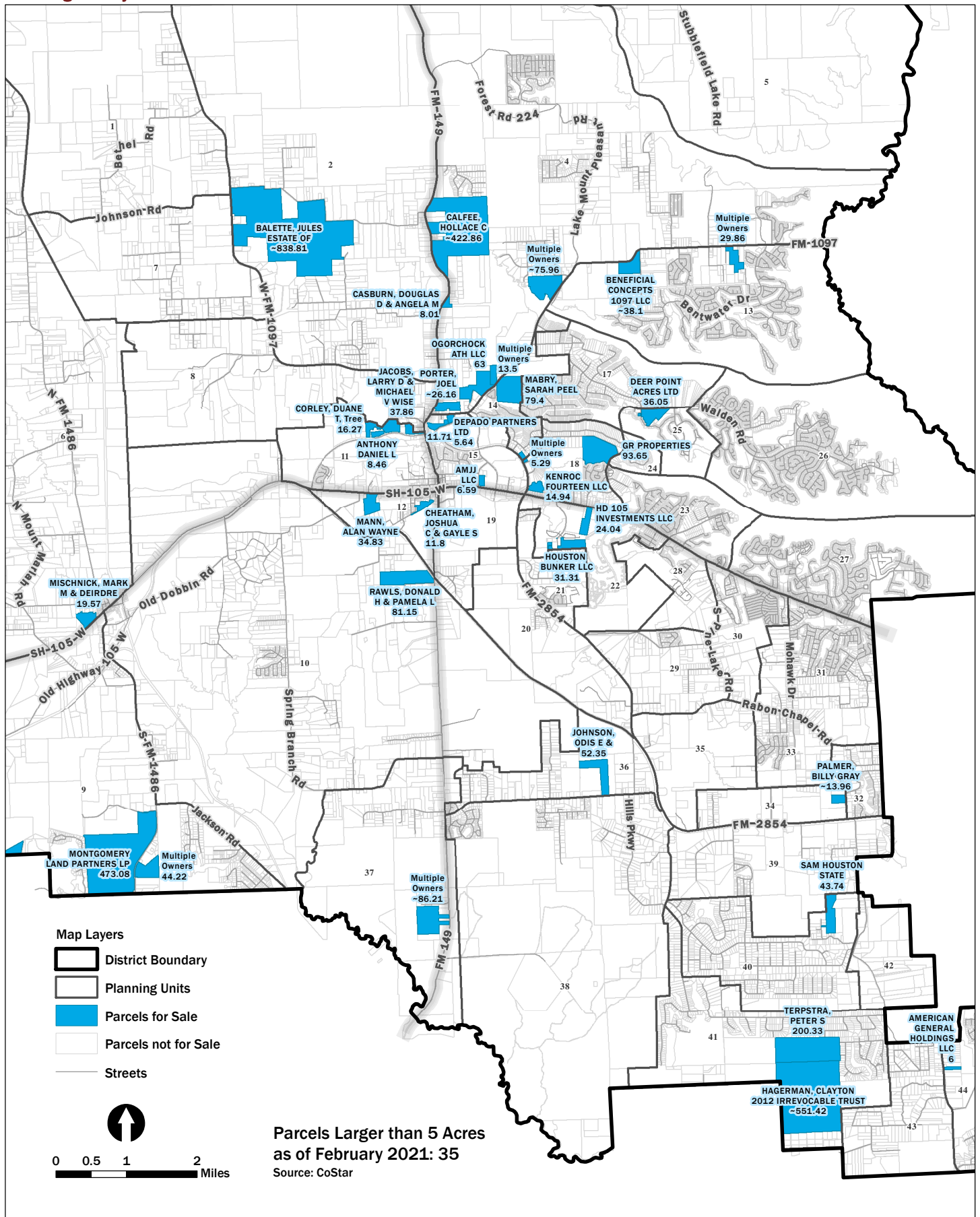


0 0.5 1 2 Miles



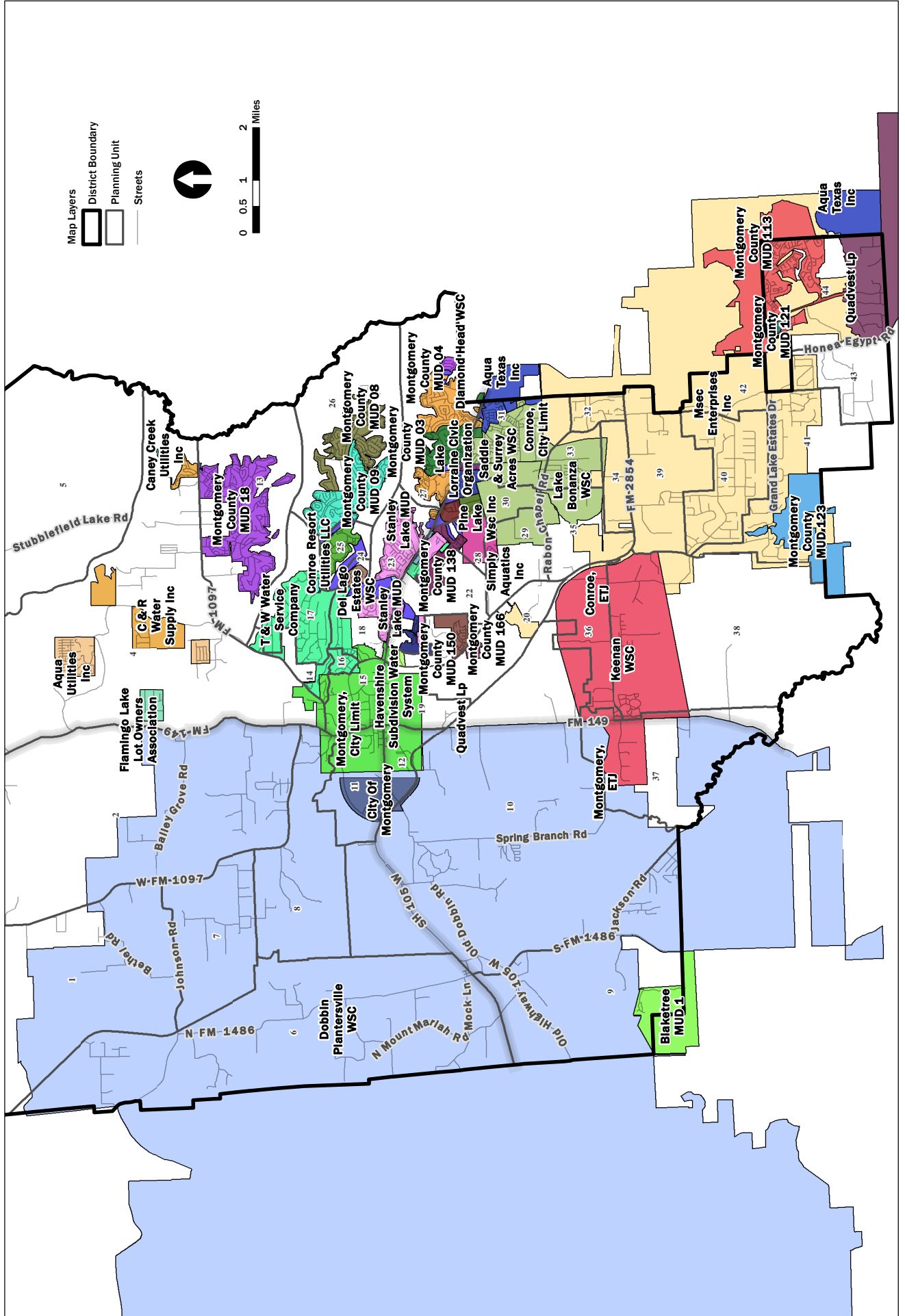
# Parcels for Sale

Larger than 5 Acres  
Montgomery ISD



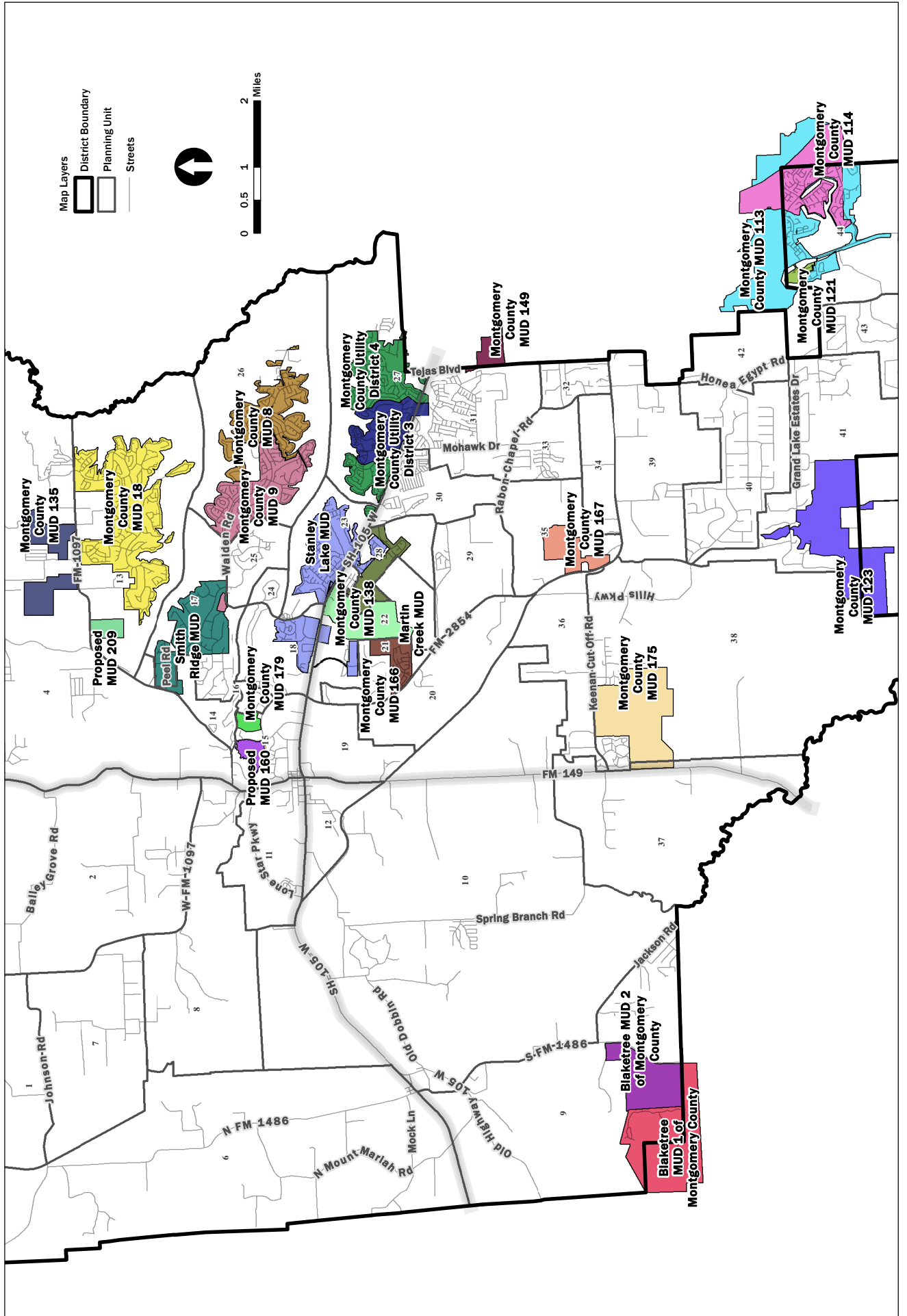
# Utility Districts

Per the Public Utility Commission of Texas and the Montgomery County Appraisal District  
Montgomery ISD



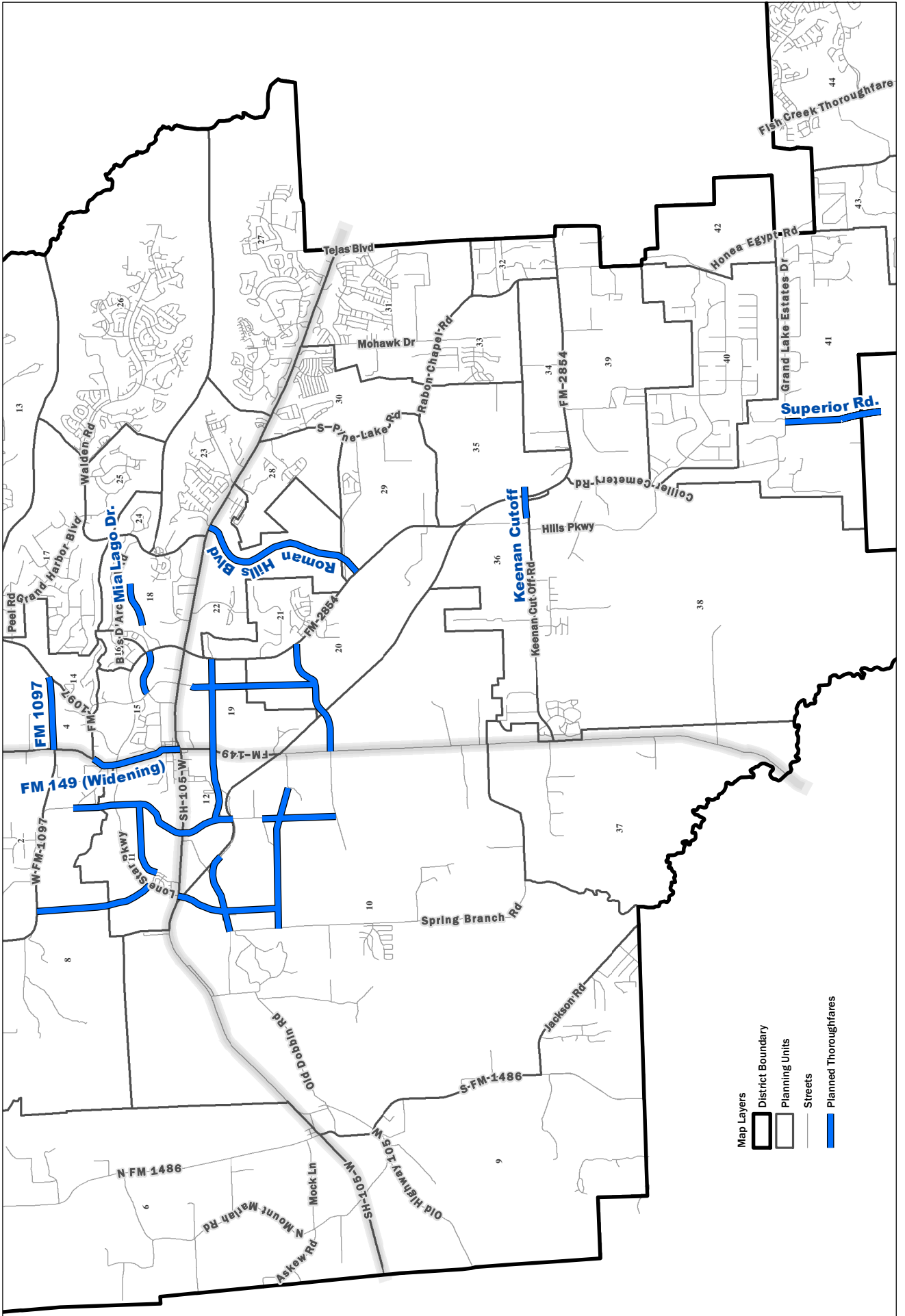
# Utility Districts

Per the Texas Commission on Environmental Quality  
Montgomery ISD



# Planned Thoroughfares

Montgomery ISD



Map Layers

- District Boundary
- Planning Units
- Streets
- Planned Thoroughfares



## Largest Residential Developments

Projected New Housing: Jan 2021 - Oct 2030

		New Housing Occupancies		
		Jan 2021 - Oct 2025	Oct 2025- Oct 2030	Jan 2021- Oct 2030
<b>Keenan</b>		<b>851</b>	<b>1,863</b>	<b>2,714</b>
PU 21	Fairwater	383	233	616
PU 41	Skye Ranch	40	515	555
PU 35	MUD 167 - "Montgomery Heights"	95	260	355
PU 38	MUD 175	12	311	323
PU 31	Lake Conroe Forest	103	103	206
PU 41	Grand Lake Estates	138	44	182
PU 40	Crown Oaks	39	35	74
PU 14	Future SF	0	59	59
PU 29	Marvin Gardens II	16	8	24
<b>Lincoln</b>		<b>339</b>	<b>494</b>	<b>833</b>
PU 13	Bentwater	207	227	434
PU 4	Hidden Forest Estates	36	35	71
PU 13	"Greenbay Real Estate"	2	54	56
PU 13	Town Village	0	54	54
PU 2	Vintage Oaks	34	17	51
PU 4	Clear Water Cove I	13	2	15
PU 4	Lake Conroe Terrace	8	6	14
<b>Lone Star</b>		<b>211</b>	<b>282</b>	<b>493</b>
PU 44	Pine Island	57	57	114
PU 44	"Planned Townhomes"	23	17	40
PU 44	Sanderling	30	0	30
PU 33	Lake Bonanza	10	13	23
PU 44	Woodforest - Section 70	23	0	23
PU 44	Kingsley	16	0	16
PU 44	Woodforest	4	8	12
<b>Madeley Ranch</b>		<b>364</b>	<b>376</b>	<b>740</b>
PU 26	Walden on Lake Conroe	258	257	515
PU 17	Grand Harbor	54	42	96
PU 25	Del Lago	24	12	36
PU 17	The Island at Grand Harbor	18	15	33
PU 26	Estates of Walden	8	4	12

## Largest Residential Developments

Projected New Housing: Jan 2021 - Oct 2030

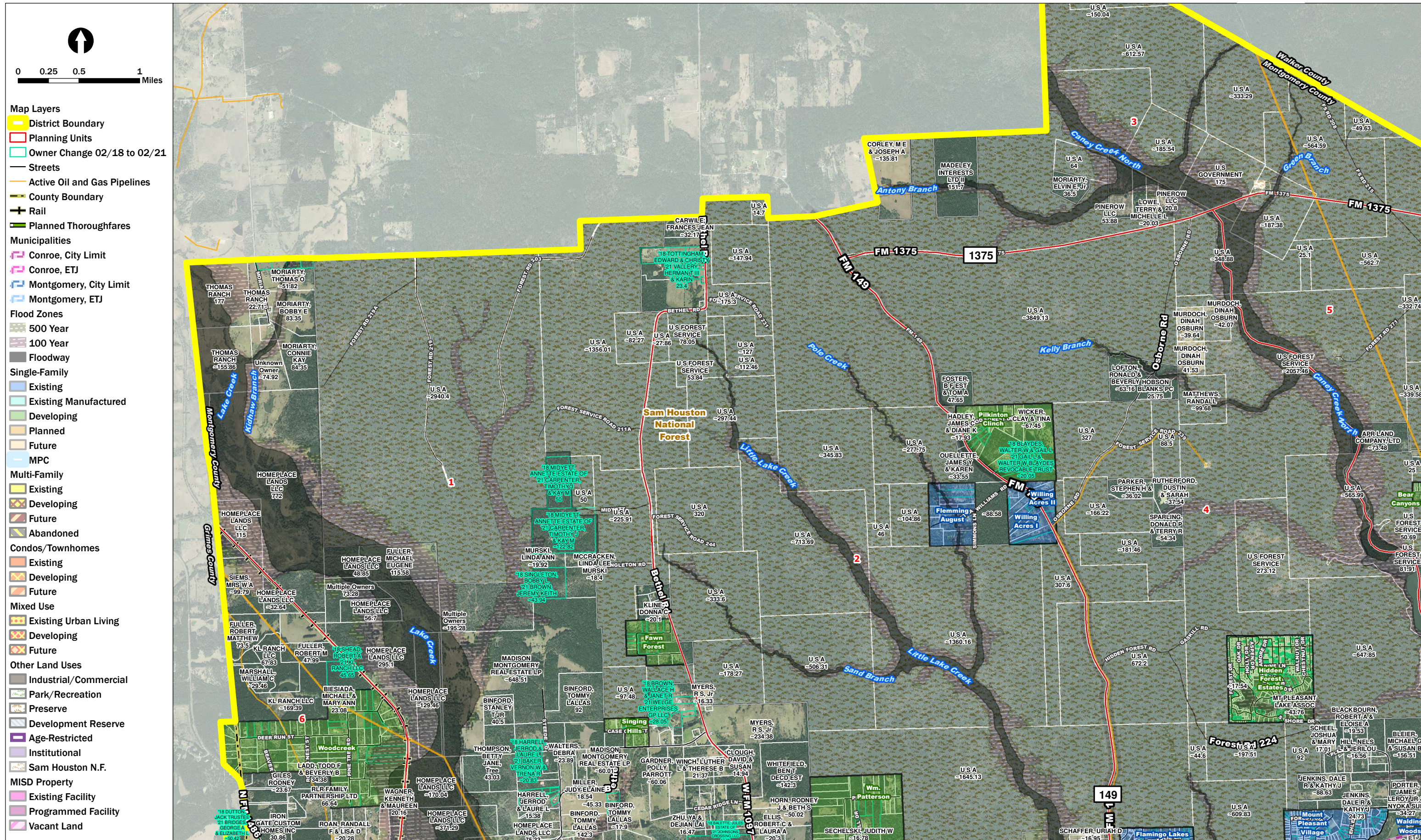
		<b>New Housing Occupancies</b>		
		<b>Jan 2021 - Oct 2025</b>	<b>Oct 2025- Oct 2030</b>	<b>Jan 2021- Oct 2030</b>
<b>Montgomery</b>		<b>706</b>	<b>1,258</b>	<b>1,964</b>
PU 10	Krammerer Tract	96	250	346
PU 14	Future SF	51	173	224
PU 15	Town Creek Crossing	150	49	199
PU 11	Woods of Town Creek	33	145	178
PU 9	"Montgomery Land Partners"	0	80	80
PU 9	"Blake Ranch"	0	79	79
PU 14	Waterstone on Lake Conroe	21	48	69
PU 11	Potential Future SF	0	65	65
PU 11	Hills of Town Creek	56	0	56
PU 9	Bluejack National Estate Lots	24	26	50
PU 15	Eagles Nest	48	0	48
PU 9	Cottages	45	0	45
PU 16	Grandview	20	15	35
PU 10	West Lakes	0	31	31
PU 9	Brookwood	17	12	29
PU 14	Terra Vista at Waterstone	26	0	26
PU 12	Louisa Lane Estates	11	8	19
PU 10	Tri-Lake Estates	9	10	19
PU 9	Member Suites	15	0	15
PU 6	Woodcreek	9	6	15
PU 15	Buffalo Springs	10	1	11
PU 15	Estates of Lake Creek Village	11	0	11
PU 10	Perfection Ranch	7	4	11
PU 10	Royal Ranch	7	3	10

**Largest Residential Developments**  
**Projected New Housing: Jan 2021 - Oct 2030**

		<b>New Housing Occupancies</b>		
		<b>Jan 2021 - Oct 2025</b>	<b>Oct 2025- Oct 2030</b>	<b>Jan 2021- Oct 2030</b>
<b>Stewart Creek</b>		<b>1,032</b>	<b>1,760</b>	<b>2,792</b>
PU 28	Pine Lake Cove	283	475	758
PU 30	Lake Conroe Village	213	216	429
PU 22	Montgomery Ridge	100	225	325
PU 18	Reserve on Lake Conroe	97	130	227
PU 23	Watermark	51	48	99
PU 11	Potential Future SF	10	86	96
PU 24	Terra Vista	10	51	61
PU 27	Water Oak on Lake Conroe	23	38	61
PU 27	April Sound	54	0	54
PU 23	Cape Conroe	34	20	54
PU 22	Sunrise Ranch	15	21	36
PU 18	Estates of Mia Lago	8	10	18
PU 28	La Vie Villas	18	0	18
PU 28	Blue Heron Bay	8	7	15
PU 18	Crescent Cove	5	9	14
PU 18	Harbor Side	8	6	14
PU 18	Villas of Mia Lago	14	0	14
PU 23	Colony Place Condos	13	0	13
PU 23	Cliffs at Southshore	9	3	12
PU 27	Royal San Marino	9	3	12

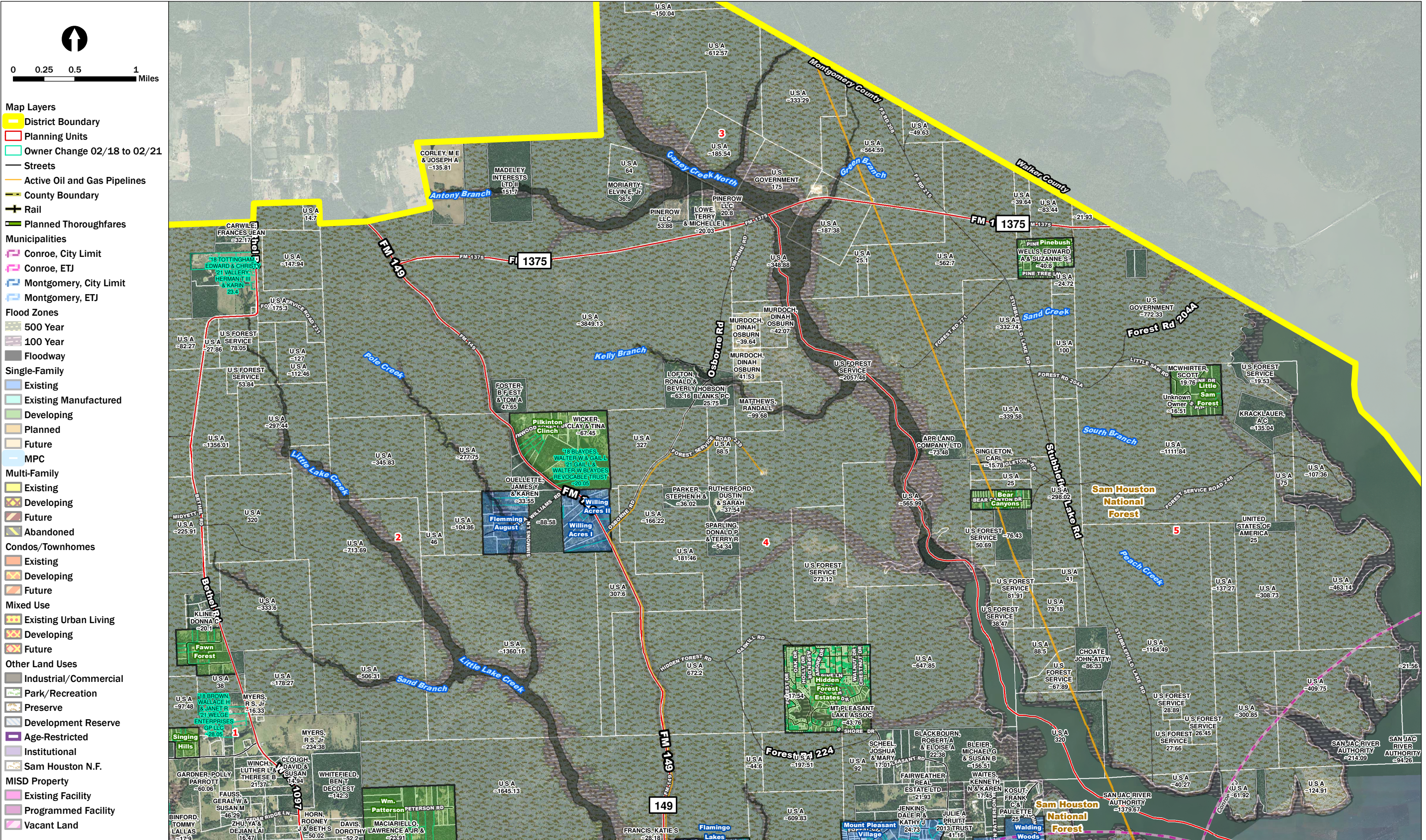
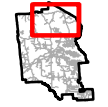
# Residential Development Overview - Northwest

Montgomery ISD



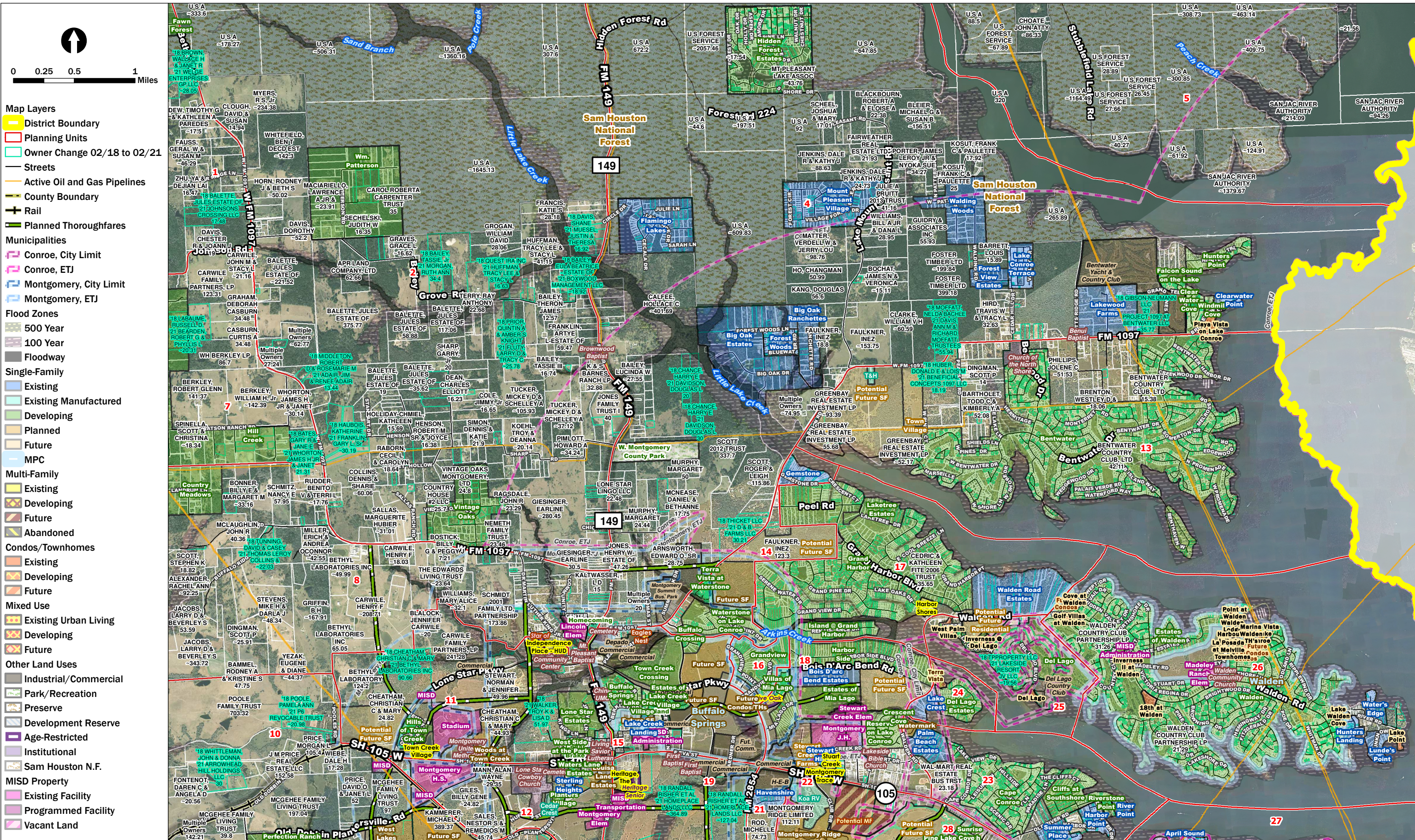
# Residential Development Overview - Northeast

Montgomery ISD



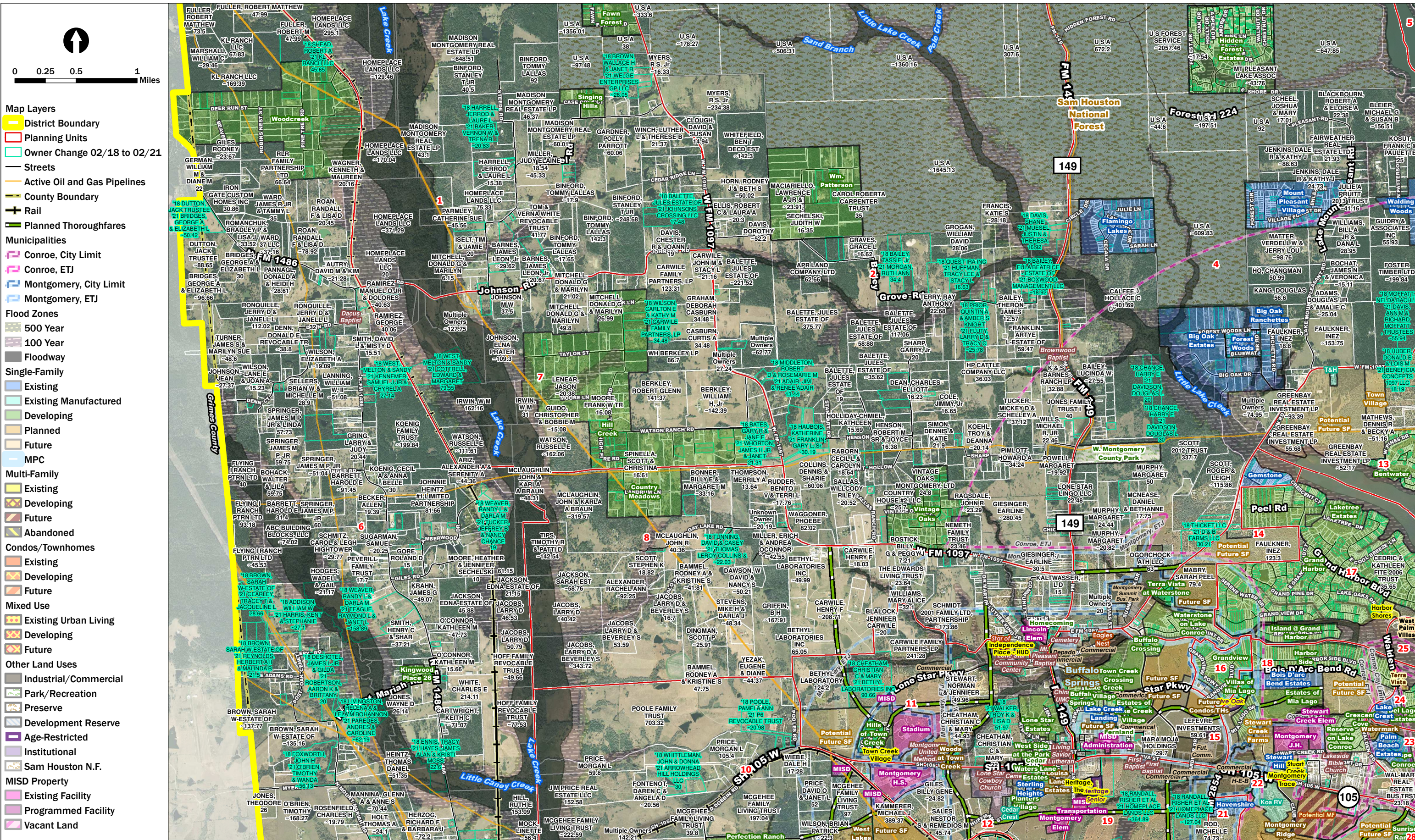
# Residential Development Overview - Northeast City of Montgomery

Montgomery ISD



# Residential Development Overview - Northwest City of Montgomery

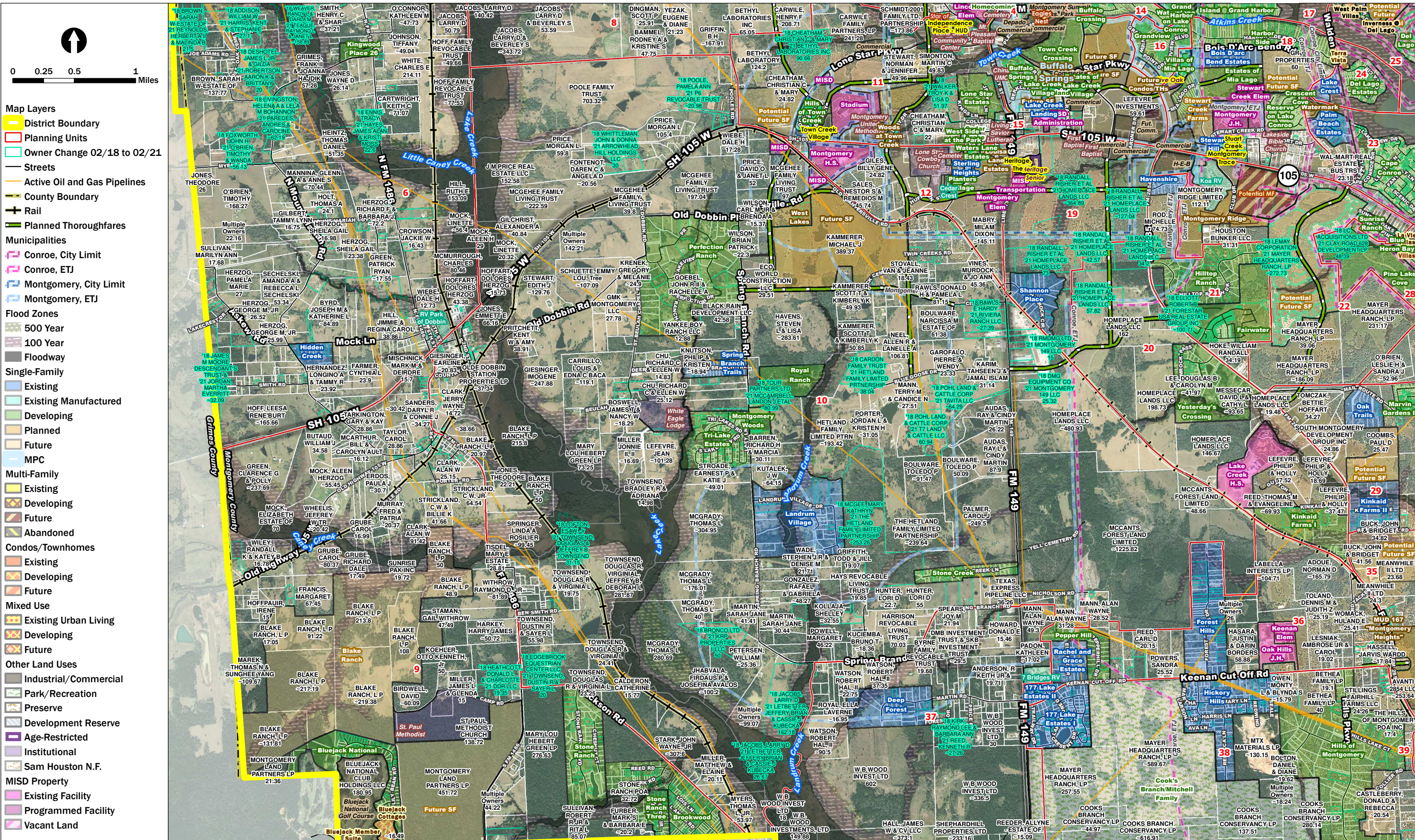
Montgomery ISD



- Map Layers**
- █ District Boundary
  - █ Planning Units
  - █ Owner Change 02/18 to 02/21
  - █ Streets
  - █ Active Oil and Gas Pipelines
  - █ County Boundary
  - + Rail
  - █ Planned Thoroughfares
- Municipalities**
- █ Conroe, City Limit
  - █ Conroe, ETJ
  - █ Montgomery, City Limit
  - █ Montgomery, ETJ
- Flood Zones**
- █ 500 Year
  - █ 100 Year
  - █ Floodway
- Single-Family**
- █ Existing
  - █ Existing Manufactured
  - █ Developing
  - █ Planned
  - █ Future
  - █ MPC
- Multi-Family**
- █ Existing
  - █ Developing
  - █ Future
  - █ Abandoned
- Condos/Townhomes**
- █ Existing
  - █ Developing
  - █ Future
- Mixed Use**
- █ Existing Urban Living
  - █ Developing
  - █ Future
- Other Land Uses**
- █ Industrial/Commercial
  - █ Park/Recreation
  - █ Preserve
  - █ Development Reserve
  - █ Age-Restricted
  - █ Institutional
  - █ Sam Houston N.F.
- MISD Property**
- █ Existing Facility
  - █ Programmed Facility
  - █ Vacant Land

# Residential Development Overview - Southwest City of Montgomery

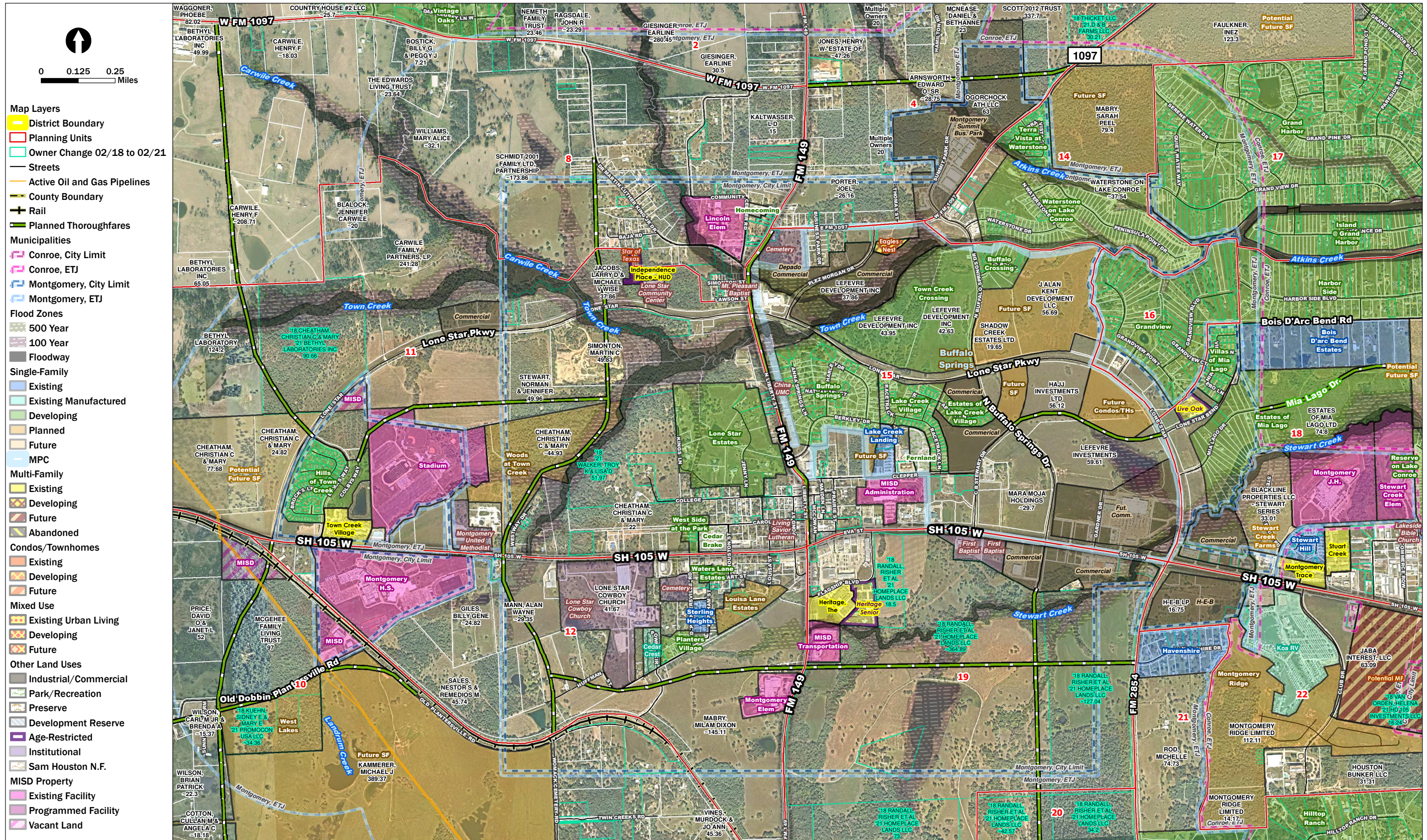
Montgomery ISD





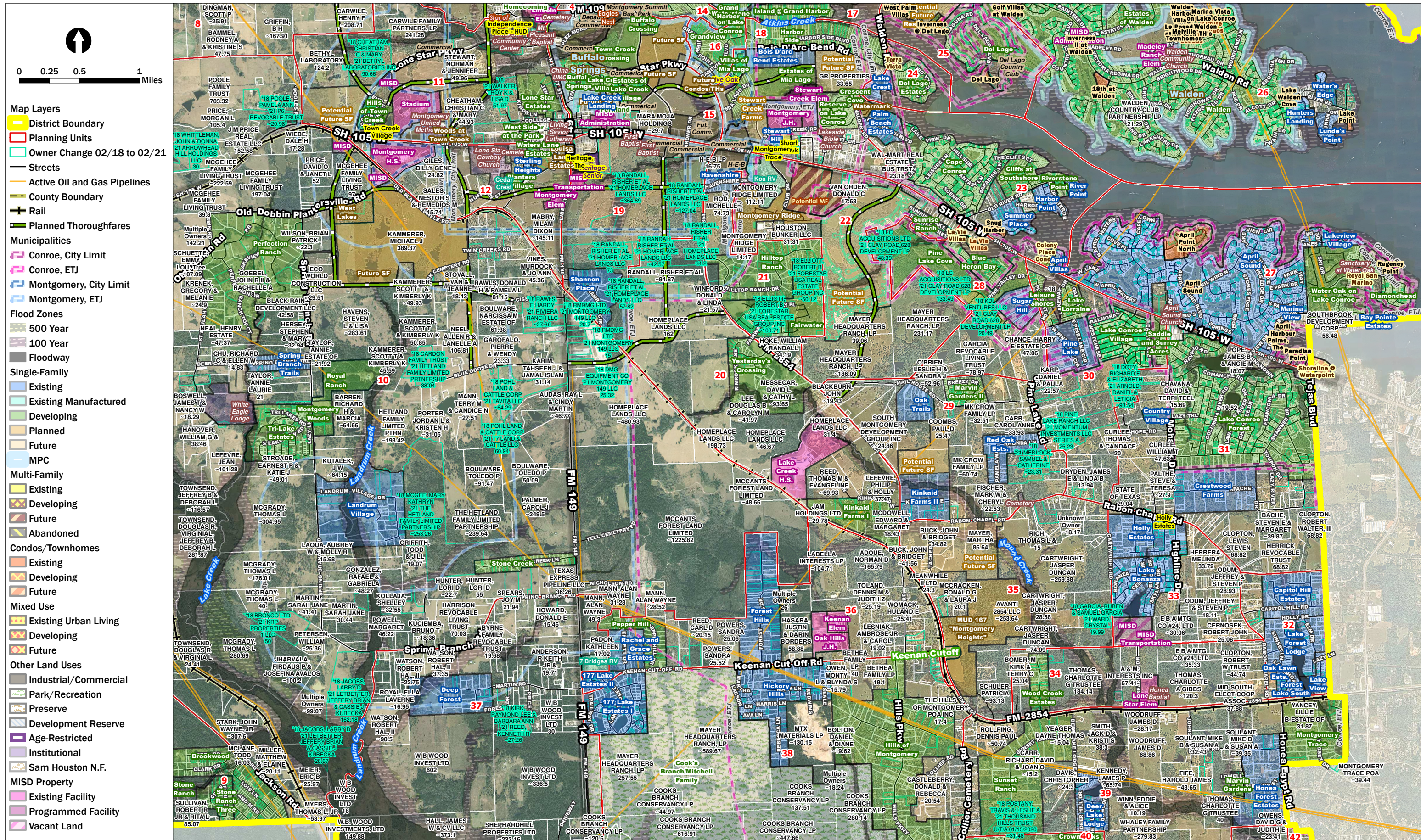
# Residential Development Overview - City of Montgomery

Montgomery ISD



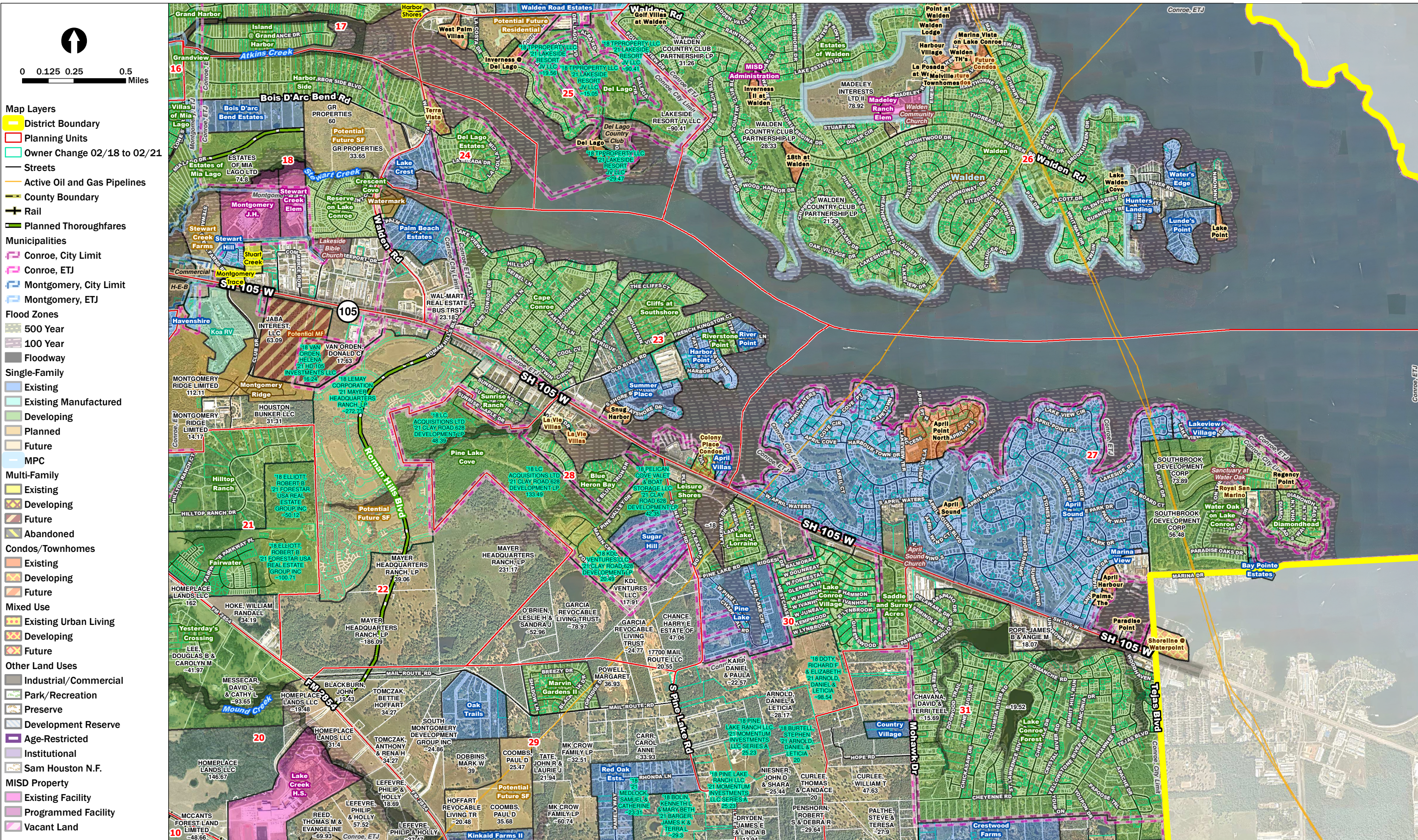
# Residential Development Overview - Southeast City of Montgomery

Montgomery ISD



# Residential Development Overview - City of Conroe

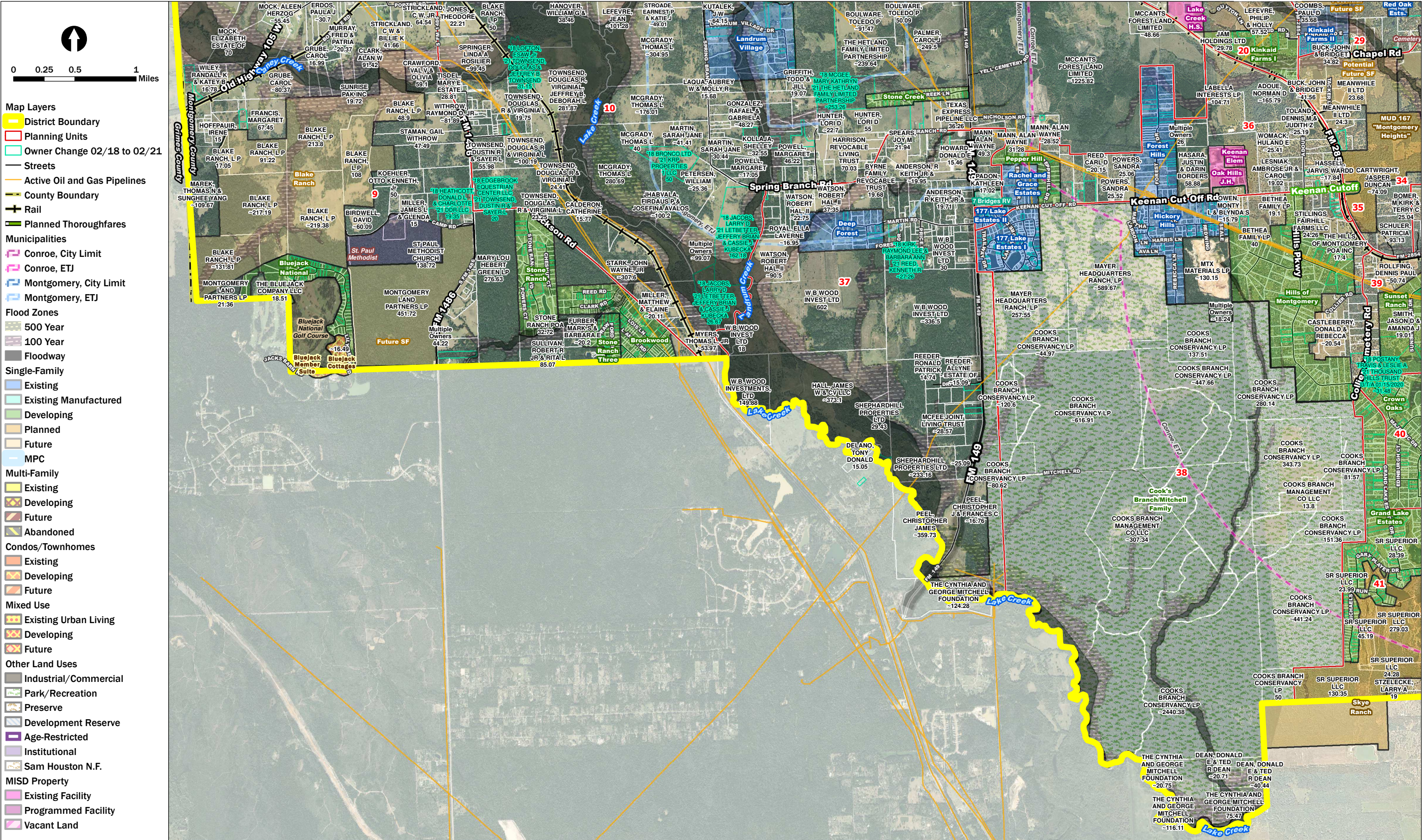
Montgomery ISD



- Map Layers**
- District Boundary
  - Planning Units
  - Owner Change 02/18 to 02/21
  - Streets
  - Active Oil and Gas Pipelines
  - County Boundary
  - + Rail
  - Planned Thoroughfares
- Municipalities**
- Conroe, City Limit
  - Conroe, ETJ
  - Montgomery, City Limit
  - Montgomery, ETJ
- Flood Zones**
- 500 Year
  - 100 Year
  - Floodway
- Single-Family**
- Existing
  - Existing Manufactured
  - Developing
  - Planned
  - Future
  - MPC
- Multi-Family**
- Existing
  - Developing
  - Future
  - Abandoned
- Condos/Townhomes**
- Existing
  - Developing
  - Future
- Mixed Use**
- Existing Urban Living
  - Developing
  - Future
- Other Land Uses**
- Industrial/Commercial
  - Park/Recreation
  - Preserve
  - Development Reserve
  - Age-Restricted
  - Institutional
  - Sam Houston N.F.
- MISD Property**
- Existing Facility
  - Programmed Facility
  - Vacant Land

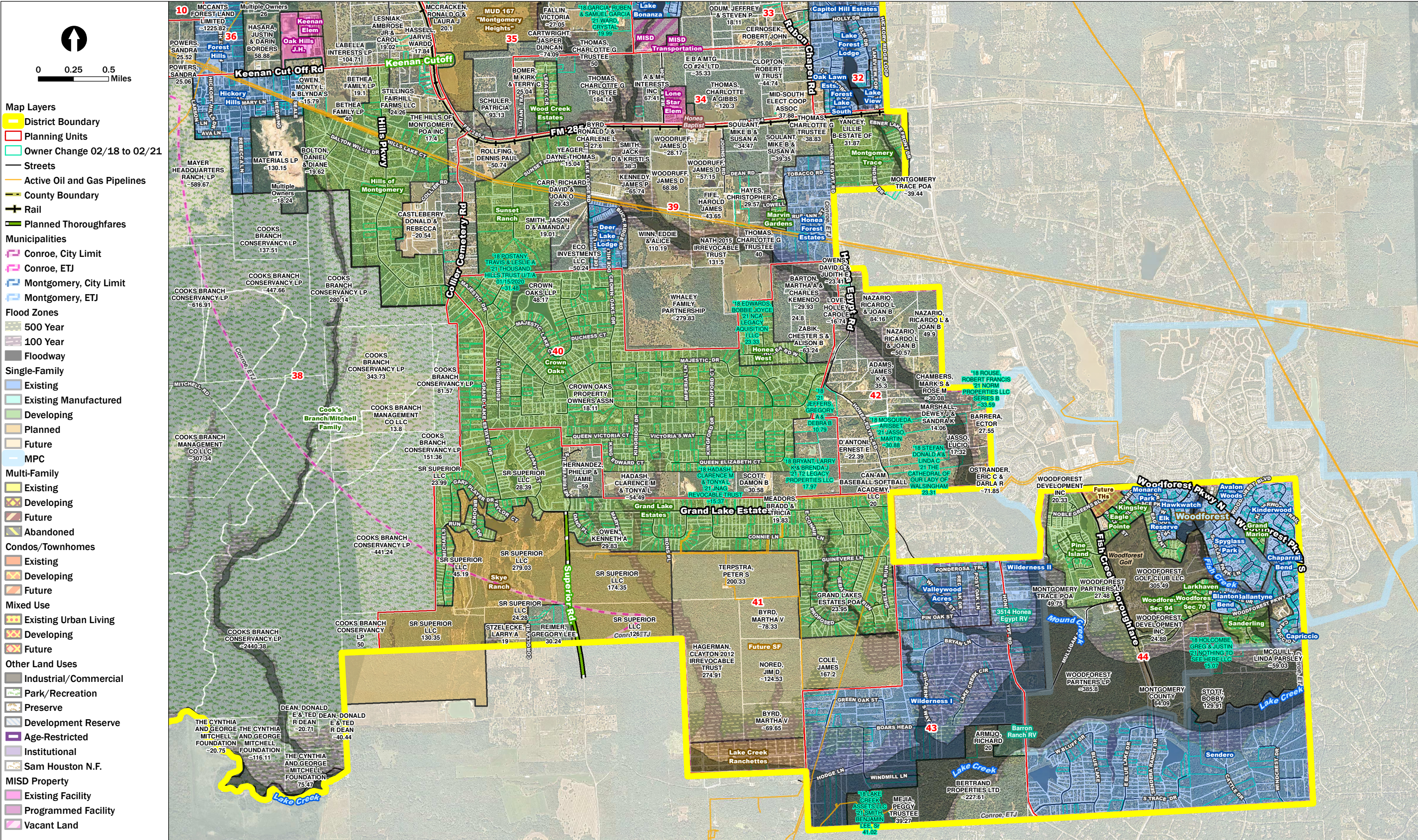
# Residential Development Overview - Southwest

Montgomery ISD



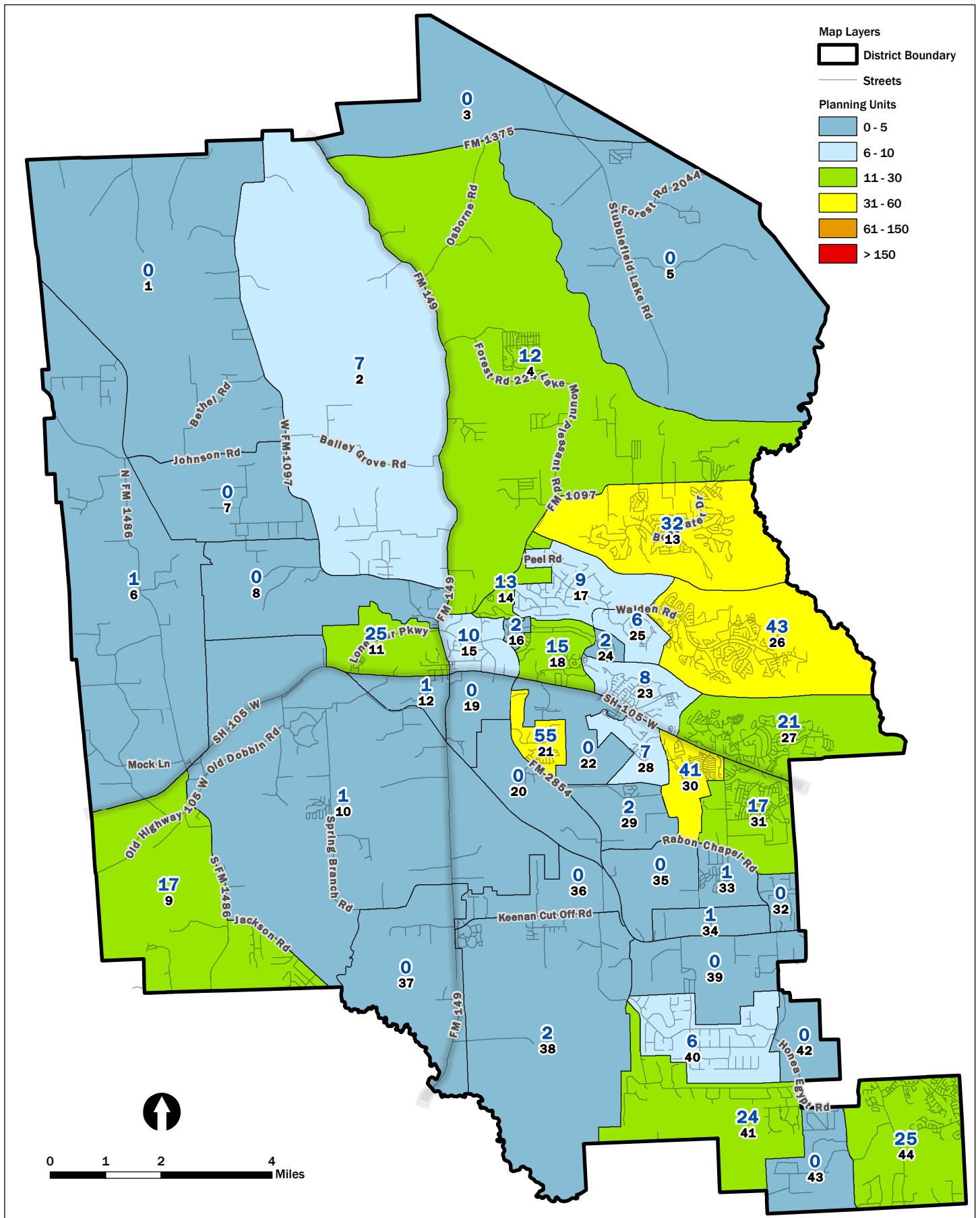
# Residential Development Overview - City of Conroe ETJ

Montgomery ISD



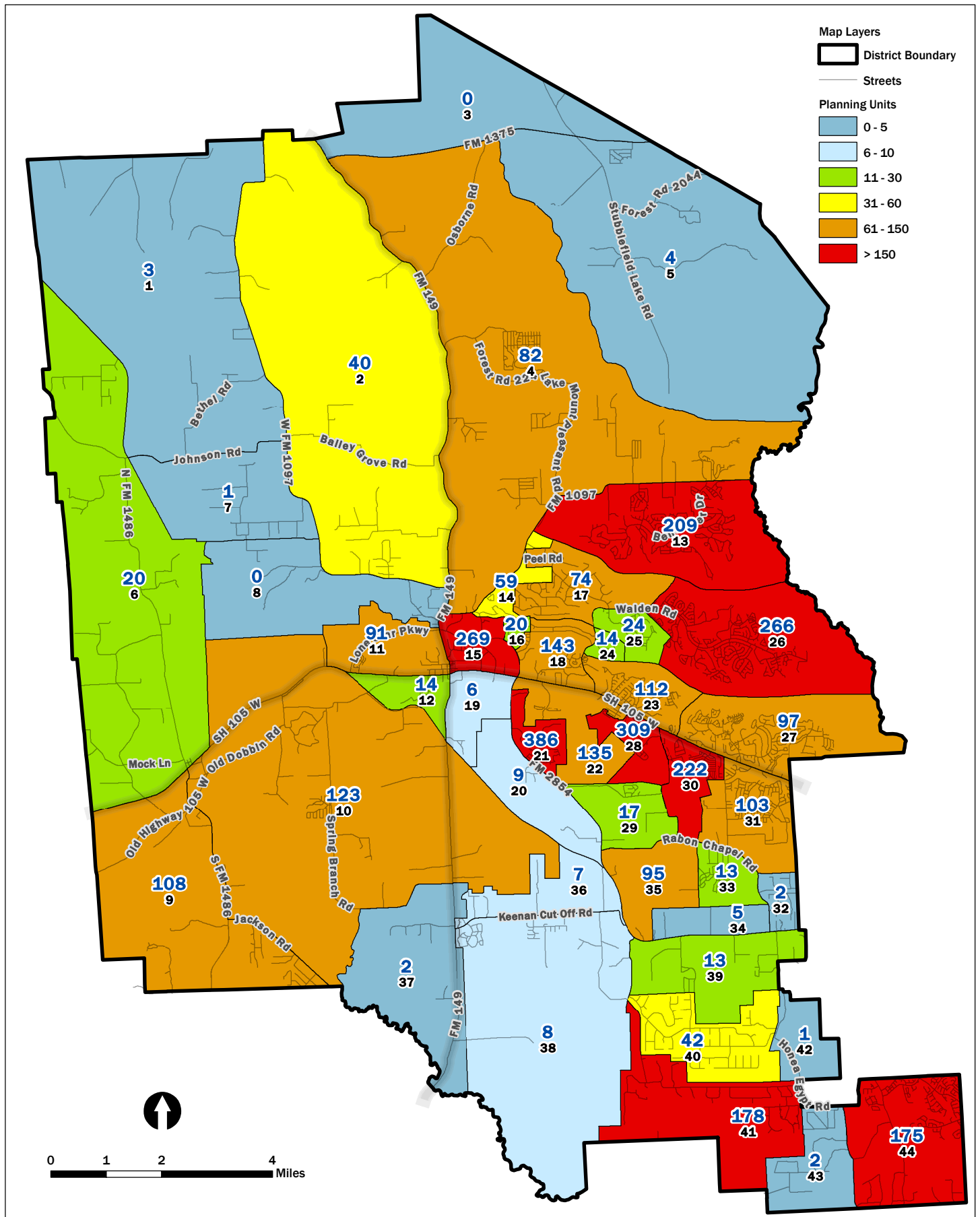
# Projected New Housing Occupancies

January 2021 to October 2021  
Montgomery ISD



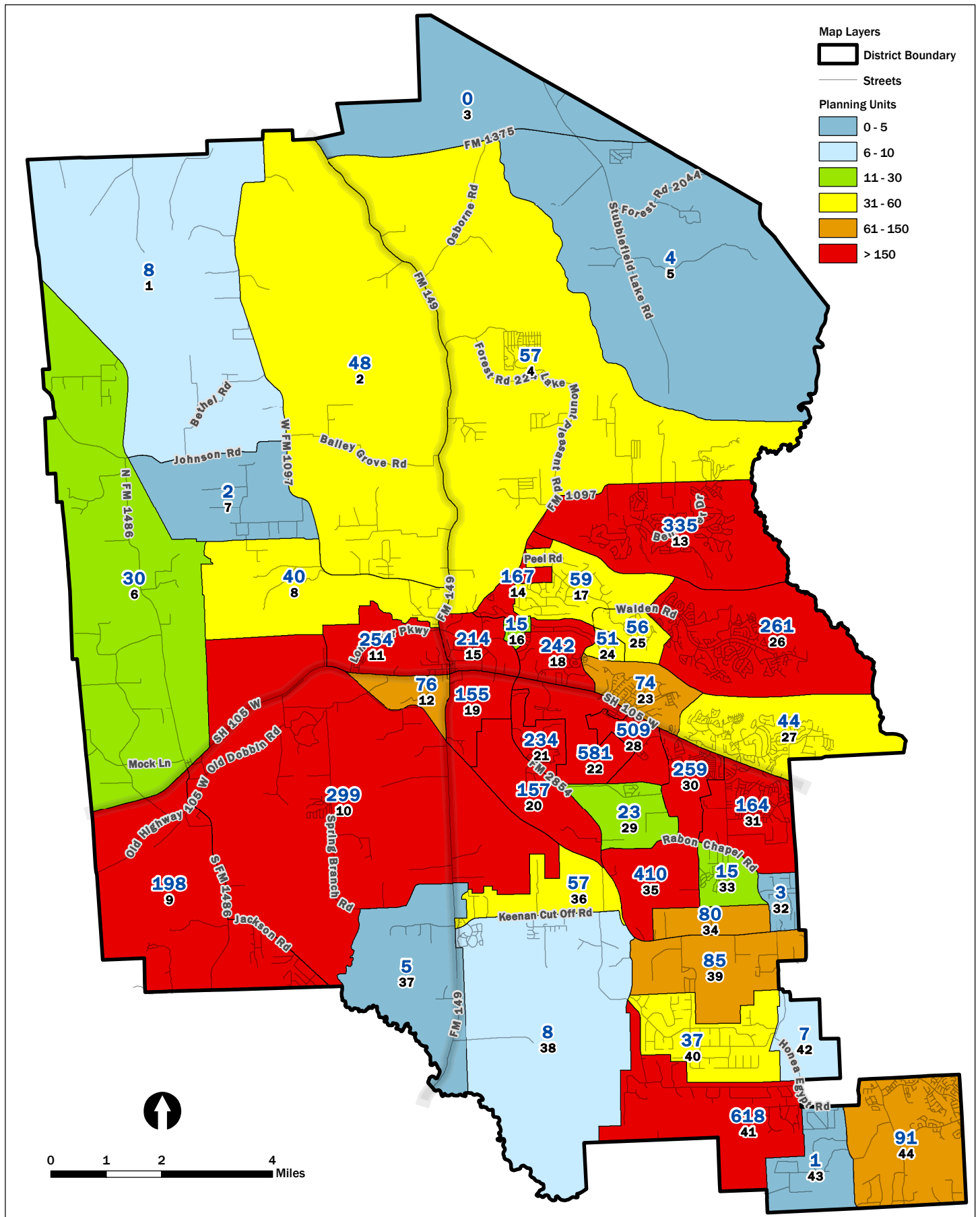
# Projected New Housing Occupancies

January 2021 to October 2025  
Montgomery ISD



# Projected New Housing Occupancies

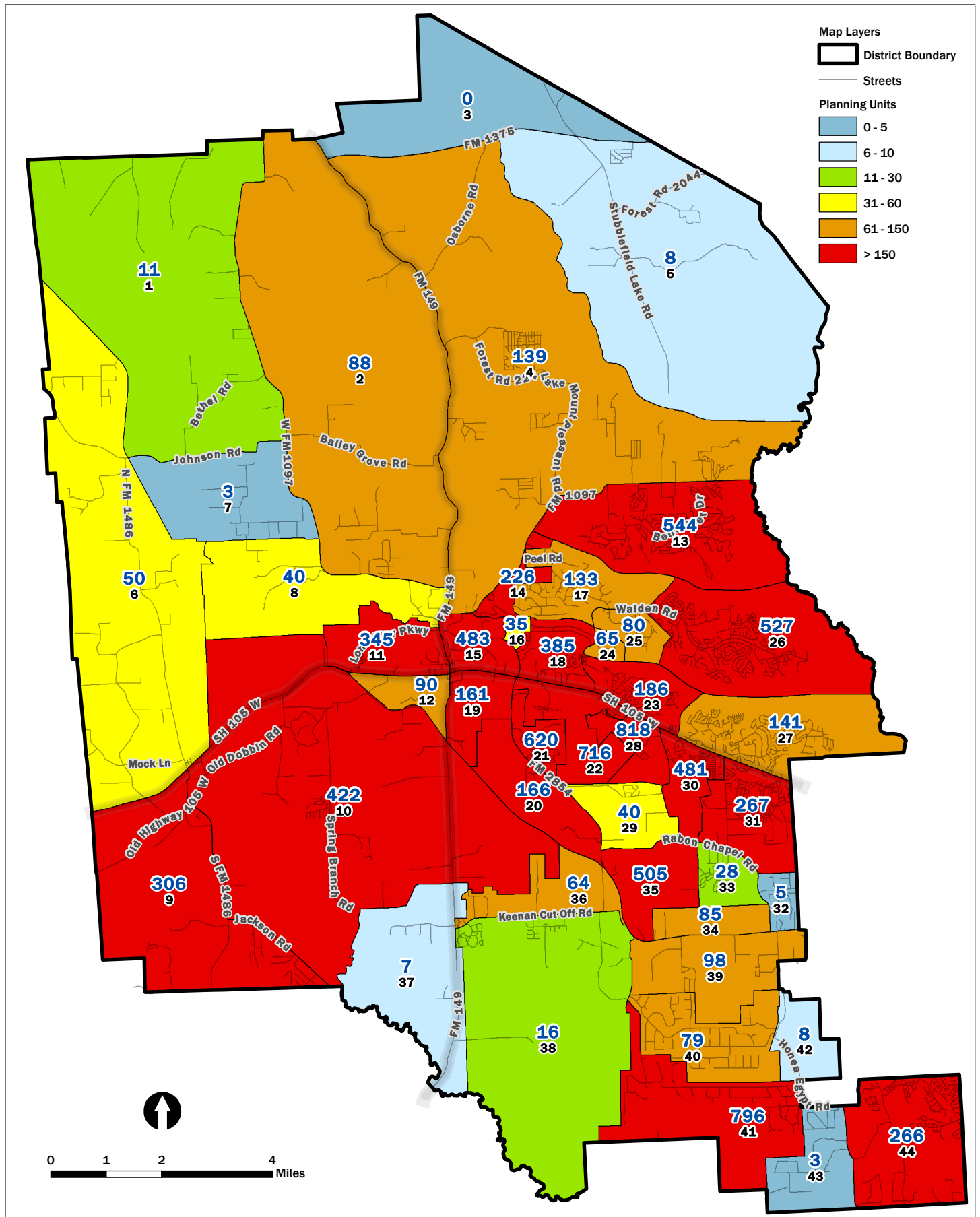
October 2025 to October 2030  
Montgomery ISD





# Projected New Housing Occupancies

January 2021 to October 2030  
Montgomery ISD





## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	1	2
	Fawn Forest	Single Family	Developing	Montgomery County	1	1	2
	Singing Hills	Single Family	Developing	Montgomery County	1	1	2
	Vintage Oaks	Single Family	Developing	Montgomery County	1	1	2
	<p>97 total lots - builders: Monte Smith, QBS, J.R., Precision &amp; Gabriel Taylor Homes            Jan. 2021: 44 Occ'd, 0 Avail., 7 UC &amp; 46 dev'd lots LTBO;            April 2018: 39 Occ'd, 0 Avail., 5 UC &amp; 7 dev'd lots LTBO; has plans for 46 future lots on remaining land;            June 2016: 32 Occ'd, 0 Avail., 3 UC &amp; 16 dev'd lots LTBO &amp; tract for 46 fut. Lots, also, 28 &amp; 49 ac. not shown in current plans;            Sept. 2010: 9 Occ'd, 0 Avail., 0 UC &amp; 44 dev'd lots LTBO            plans for 46 lots in sec. 2; sec. 1= 53 platted lots; (plat in 2006)            Sept. 2008: 3 occ'd, 1 avail, 3 UC &amp; 94 LTBO; ~\$80K lots/\$300-\$500K homes</p>						
	<b>TOTAL</b>						
Jan 2021-Oct 2021	0						7
Oct 2021-Oct 2022	1						8
Oct 2022-Oct 2023	0						7
Oct 2023-Oct 2024	1						6
Oct 2024-Oct 2025	1						6
Oct 2025-Oct 2026	2						5
Oct 2026-Oct 2027	2						4
Oct 2027-Oct 2028	1						4
Oct 2028-Oct 2029	2						2
Oct 2029-Oct 2030	1						2
Jan 2021-Oct 2025	3						34
Oct 2025-Oct 2030	8						17
Jan 2021-Oct 2030	11						51
<b>Build-Out &gt; 2030:</b>	2						2
Projected Students per Home	0.53						1.02





## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Willing Acres II	Hidden Forest Estates	Mt. Pleasant Village
	Sam Houston National Forest	Park	Existing	Montgomery County	4	4	4
	Lake Conroe Terrace	Manufactured	Developing	Conroe ETJ	4	4	4
	Willing Acres II	Single Family	Existing	Montgomery County	4	4	4
	Hidden Forest Estates	Single Family	Developing	Montgomery County	4	4	4
	Mt. Pleasant Village	Single Family	Existing	Montgomery County	4	4	4
<b>PLANNING UNIT</b>					<b>4</b>	<b>4</b>	<b>4</b>
Jan 2021-Oct 2021					0	5	0
Oct 2021-Oct 2022					0	8	1
Oct 2022-Oct 2023					0	8	0
Oct 2023-Oct 2024					0	7	1
Oct 2024-Oct 2025					0	8	0
Oct 2025-Oct 2026					0	7	0
Oct 2026-Oct 2027					0	7	1
Oct 2027-Oct 2028					0	8	0
Oct 2028-Oct 2029					0	7	1
Oct 2029-Oct 2030					0	6	0
Jan 2021-Oct 2025					0	36	2
Oct 2025-Oct 2030					0	35	2
Jan 2021-Oct 2030					0	71	4
<b>Build-Out &gt;2030:</b>					<b>176</b>	<b>411</b>	<b>31</b>
<b>Projected Students per Home</b>					<b>0.46</b>	<b>0.29</b>	<b>0.64</b>



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Big Oak Estates	Big Oak Ranchettes	Forest View Estates	Walding Woods	Forest Woods
		Single Family	Existing	Montgomery County	Existing Conroe ETJ	Existing Conroe ETJ	Existing Conroe ETJ	Existing Conroe ETJ	Existing Conroe ETJ
					4	4	4	4	4
			102 total lots April 2018: 87 Occ'd, 0 Avail., 0 UC & 15 de'ved lots LTBO; some owners have multiple lots; June 2016: almost built out; 2010: 1 new septic permit; 2009: 1 new permit;		36 total lots	24 total lots April 2018: built out; 2016: no new septic permits; median age is 1988	13 total lots April 2018: 12 Occ'd, 0 Avail., 0 UC & 1 de'ved lots LTBO;	43 total lots April 2018: 25 Occ'd, 0 Avail., 0 UC & 18 de'ved lots LTBO;	128 total lots April 2018: 82 Occ'd, 0 Avail., 0 UC & 46 de'ved lots LTBO;
<b>PLANNING UNIT</b>					<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
Jan 2021-Oct 2021			1		0	0	0	0	0
Oct 2021-Oct 2022			0		0	0	1	0	1
Oct 2022-Oct 2023			2		0	0	0	1	0
Oct 2023-Oct 2024			1		0	0	0	0	1
Oct 2024-Oct 2025			1		1	0	0	0	0
Oct 2025-Oct 2026			0		0	0	0	0	0
Oct 2026-Oct 2027			1		1	0	0	0	1
Oct 2027-Oct 2028			1		0	0	0	0	0
Oct 2028-Oct 2029			0		0	0	1	1	1
Oct 2029-Oct 2030			0		0	0	0	0	0
Jan 2021-Oct 2025			5		1	0	1	1	2
Oct 2025-Oct 2030			2		1	0	0	1	2
Jan 2021-Oct 2030			7		2	0	1	2	4
<b>Build-Out &gt; 2030:</b>			<b>6</b>		<b>0</b>			<b>11</b>	<b>31</b>
<b>Projected Students per Home</b>			<b>0.4</b>		<b>0.42</b>		<b>0.45</b>	<b>0.3</b>	<b>0.45</b>



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Falcon Sound on the Lake	Clear Water Cove I	Clearwater Point	Windmill Cove
	Lakewood Farms	Single Family	Existing	Conroe ETJ	4	4	4	4
	Playa Vista on Lake Conroe	Condo	Existing	Conroe ETJ	4	4	4	4
					64 total lots Jan. 2021: 57 Occ'd, 1 Avail., 0 UC & 6 dev'd lots LTBO; builder: Kendall Homes April 2018: 49 Occ'd, 0 Avail., 4 UC & 11 dev'd lots LTBO; June 2016: 47 Occ'd, 0 Avail., 2 UC & 15 dev'd lots LTBO; 2010: 6 UC now; 16 occ'd; 1/2 or more=2nd homes	134 total lots Jan. 2021: 116 Occ'd, 1 Avail., 3 UC & 14 dev'd lots LTBO; April 2018: 98 Occ'd, 0 Avail., 3 UC & 33 dev'd lots LTBO;	29 total lots April 2018: 28 Occ'd, 0 Avail., 0 UC & 1 dev'd lots LTBO; the 1 lot LTBO is owned by the adjacent owner	19 total lots - gated Jan. 2021: 15 Occ'd, 0 Avail., 0 UC & 4 dev'd lots LTBO; April 2018: 14 Occ'd, 0 Avail., 0 UC & 5 dev'd lots LTBO; June 2016: 13 Occ'd, 0 Avail., 0 UC & 6 dev'd lots LTBO;
<b>PLANNING UNIT</b>					<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
Jan 2021-Oct 2021					1	4	0	0
Oct 2021-Oct 2022					1	5	0	2
Oct 2022-Oct 2023					1	3	0	0
Oct 2023-Oct 2024					1	0	0	1
Oct 2024-Oct 2025					0	1	0	0
Oct 2025-Oct 2026					1	0	0	0
Oct 2026-Oct 2027					0	1	0	0
Oct 2027-Oct 2028					0	0	0	0
Oct 2028-Oct 2029					1	1	0	1
Oct 2029-Oct 2030					0	0	0	0
Jan 2021-Oct 2025					4	13	0	3
Oct 2025-Oct 2030					2	2	0	1
Jan 2021-Oct 2030					6	15	0	4
<b>Bull-Out &gt; 2030:</b>					<b>1</b>	<b>2</b>	<b>1</b>	<b>0.25</b>
<b>Projected Students per Home</b>					<b>0.25</b>	<b>0.25</b>	<b>0.25</b>	<b>0.25</b>





## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	5	5	5	6
	<b>Bear Canyons</b>	<b>Single Family</b>	Developing	Montgomery County		5	5	5	6
	<b>Pinebrush</b>	<b>Single Family</b>	Developing	Montgomery County		5	5	5	6
	<b>Little Sam Forest</b>	<b>Single Family</b>	Developing	Montgomery County		5	5	5	6
	<b>Woodcreek</b>	<b>Single Family</b>	Developing	Montgomery County		5	5	5	6
	<p>Jan. 2021: 16 Occ'd, 0 Avail., 0 UC &amp; 21 dev'd lots LTBO; some owners have multiple lots;            April 2018: 16 Occ'd, 0 Avail., 0 UC &amp; 21 dev'd lots LTBO; some owners have multiple lots;            June 2016: 16 Occ'd, 0 Avail., 0 UC &amp; 21 dev'd lots LTBO; some owners have multiple lots;</p> <p>40 total lots            Jan. 2021: 13 Occ'd, 0 Avail., 0 UC &amp; 27 dev'd lots LTBO            April 2018: 13 Occ'd, 0 Avail., 0 UC &amp; 27 dev'd lots LTBO            June 2016: 13 Occ'd, 0 Avail., 0 UC &amp; 27 dev'd lots LTBO</p> <p>15 total lots            Jan. 2021: 11 Occ'd, 0 Avail., 0 UC &amp; 4 dev'd lots LTBO            April 2018: 11 Occ'd, 0 Avail., 0 UC &amp; 4 dev'd lots LTBO            June 2016: 11 Occ'd, 0 Avail., 0 UC &amp; 4 dev'd lots LTBO</p> <p>86 total lots            Jan. 2021: 57 Occ'd, 0 Avail., 0 UC &amp; 29 dev'd lots LTBO;            April 2018: 53 Occ'd, 0 Avail., 2 UC &amp; 31 dev'd lots LTBO;            June 2016: 52 Occ'd, 0 Avail., 1 UC &amp; 33 dev'd lots LTBO;            2 septic permits in the last 12 months</p>								
					<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
						<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
						<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>
						<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
						<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
						<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>
						<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
						<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
						<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>
						<b>2</b>	<b>1</b>	<b>4</b>	<b>9</b>
						<b>1</b>	<b>2</b>	<b>4</b>	<b>6</b>
						<b>3</b>	<b>3</b>	<b>8</b>	<b>15</b>
						<b>18</b>	<b>24</b>	<b>44</b>	<b>14</b>
						<b>0.08</b>	<b>0.08</b>	<b>0.27</b>	<b>0.47</b>
						<b>0.08</b>	<b>0.08</b>	<b>0.27</b>	<b>0.47</b>
						<b>0.08</b>	<b>0.08</b>	<b>0.27</b>	<b>0.47</b>









# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

<b>MPC</b>	Bluejack National	Bluejack National	Bluejack National
<b>Name</b>	Bluejack National	Bluejack National	Bluejack National
<b>Land Use</b>	Member Suites	Member Suites	Member Suites
<b>Development Phase</b>	Condo	Condo	Condo
<b>Municipality</b>	Developing	Developing	Developing
<b>PLANNING UNIT</b>	Montgomery County	Montgomery County	Montgomery County
<b>Jan 2021-Oct 2021</b>	9	9	9
<b>Oct 2021-Oct 2022</b>	24 total member suite condos Jan. 2021: 9 Occ'd, 3 Avail., 0 UC & 12 dev'd lots LTBO; April 2018: 4 Occ'd, 6 Avail., 0 UC & 14 dev'd lots LTBO; Aug. 2017: 24 condos from high \$400,000s but unknown no. are occupied	108 total lots in Montgomery ISD - 400 total units planned, 257 estate lots - 0.5 to 1.5 ac., 24 Member Condo Suites, 23 Sunday houses & 96 cottages; has own wastewater treatment facility & maybe water well; first to develop is 2 Sunday houses & 42 estate lots; Jan. 2021: 4 Occ'd, 0 Avail., 0 UC & 72 dev'd lots LTBO; plans for 32 future lots; April 2018: 3 Occ'd, 0 Avail., 1 UC & 40 dev'd lots LTBO; plans for 64 future lots; June 2016 - just opened Clubhouse - named Blaketreer; City of Montgomery plans Spring Branch Rd ext. from FM 149 to FM 1846; other dev'ers state that Tiger Woods name on golf course is important, but dev. is remote and likely to have same problems as Crowne Ranch with slow build-out; also described as a high end dev. that allows for only a small niche market	24 total member suite condos Jan. 2021: 9 Occ'd, 3 Avail., 0 UC & 12 dev'd lots LTBO; April 2018: 4 Occ'd, 6 Avail., 0 UC & 14 dev'd lots LTBO; Aug. 2017: 24 condos from high \$400,000s but unknown no. are occupied
<b>Oct 2022-Oct 2023</b>	3	3	3
<b>Oct 2023-Oct 2024</b>	4	4	4
<b>Oct 2024-Oct 2025</b>	6	6	6
<b>Oct 2025-Oct 2026</b>	6	6	6
<b>Oct 2026-Oct 2027</b>	5	5	5
<b>Oct 2027-Oct 2028</b>	5	5	5
<b>Oct 2028-Oct 2029</b>	4	4	4
<b>Oct 2029-Oct 2030</b>	5	5	5
<b>Jan 2021-Oct 2025</b>	6	6	6
<b>Oct 2025-Oct 2030</b>	24	24	15
<b>Jan 2021-Oct 2030</b>	26	26	0
<b>Build-Out &gt; 2030:</b>	50	50	15
<b>Projected Students per Home</b>	54	54	0
<b>Projected Students per Home</b>	1	1	0











# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	Star of Texas	Town Creek Village	Woods of Town Creek	Potential Future SF	Projected Students per Home
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.58</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.46</b>
					<b>11</b>					















## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Buffalo Springs	Buffalo Springs	Buffalo Springs
Name	Lake Creek Village	Estates of Lake Creek Village	Lake Creek Landing
Land Use	Single Family	Single Family	Single Family
Development Phase	Developing	Developing	Existing
Municipality	Montgomery	Montgomery	Montgomery
PLANNING UNIT	<b>15</b>	<b>15</b>	<b>15</b>
	<p>Ph. 1 - 42 lots &amp; ph. 2 - 45 lots = 87 total lots; Stylecraft Homes            Jan. 2021: 82 Occ'd, 1 Avail., 0 UC &amp; 4 dev'd lots LTBO;            April 2018: 42 Occ'd, 0 Avail., 4 UC &amp; 36 dev'd lots LTBO;            June 2016: 18 Occ'd, 3 Avail., 7 UC &amp; 12 dev'd lots LTBO;            clearing for Ph.2 for 45 lots (&amp; 31 new permits:12 months)            builder: Motik Blaris; Stylecraft (has 30 of the Ph. 2 lots)            Oct. 2010: 15.9 ac. newly planned for patio homes            (up to 85-120 patio lots) to begin dev. in near-term;</p>	<p>22 total lots            6.89 &amp; 15.46 acres for future development, which could be            ~58 future lots, unknown plans, possibly commercial now;            Jan. 2021: 11 Occ'd, 0 Avail., 2 UC &amp; 9 dev'd lots LTBO;            builder: Stylecraft Homes            April 2018: 0 Occ'd, 0 Avail., 4 UC &amp; 18 dev'd lots LTBO;            has 6.89 &amp; 15.46 acres, which could ~58 future lots;            Ph. 3 = Estates of Lake Creek Village=22 lots-final plat. Sept. 2017)</p>	<p>Phillip Lefevre - 15 total lots            6 duplexes &amp; 3 SF            April 2018: 14 Occ'd, 0 Avail.,            1 UC &amp; 0 dev'd lots LTBO;            builder: Advantage Homes            June 2016: 8 Occ'd, 0 Avail.,            0 UC &amp; 8 dev'd lots LTBO;            (3 new homes in past 3 months);</p>
Jan 2021-Oct 2021	1		0
Oct 2021-Oct 2022	3	6	0
Oct 2022-Oct 2023	0	3	0
Oct 2023-Oct 2024	0	0	0
Oct 2024-Oct 2025	0	0	0
Oct 2025-Oct 2026	0	0	0
Oct 2026-Oct 2027	0	0	0
Oct 2027-Oct 2028	0	0	0
Oct 2028-Oct 2029	0	0	0
Oct 2029-Oct 2030	0	0	0
Jan 2021-Oct 2025	4	11	0
Oct 2025-Oct 2030	0	0	0
Jan 2021-Oct 2030	4	11	0
<b>Build-Out &gt; 2030:</b>			
Projected Students per Home	<b>0.34</b>	<b>0.18</b>	











## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Stuart Creek	Estates of Mia Lago	Villas of Mia Lago
	Live Oak	Multi-Family Age-Restricted	Existing	Montgomery	Multi-Family	Single Family	Single Family
			Existing	Conroe ETJ	Developing	Developing	Developing
				Conroe ETJ	Conroe ETJ	Montgomery	Montgomery
					<b>18</b>	<b>18</b>	<b>18</b>
					19790 TX 105 132 units	66 lots on 123 acres - gated Jan. 2021: 4 Occ'd, 0 Avail., 0 UC & 23 dev'd lots LTBO; dever has plans for 39 future lots on the remaining land; April 2018: 4 Occ'd, 0 Avail., 0 UC & 23 dev'd lots LTBO; dever has plans for 39 future lots on the remaining land; June 2016: 4 Occ'd, 0 Avail., 0 UC & 23 dev'd lots LTBO; dever has plans for 39 future lots on the remaining land; Sept. 2010: putting in infrastructure, adding in streets; Sapphire Construction (2010: may be selling dev.)	14 lots & 42 lots for 56 total lots Sept. 2017 plat-sec. 2-13.5 ac. - 42 lots Jan. 2021: 42 Occ'd, 3 Avail., 11 UC & 0 dev'd lots LTBO; builder: dh Homes-\$220s April 2018: 14 Occ'd, 0 Avail., 0 UC & 0 dev'd lots LTBO; adding in section 2 for 42 lots; June 2016: 7 Occ'd, 0 Avail., 1 UC & 7 dev'd lots LTBO; developer has 10.13 & 2.5 acres,
Jan 2021-Oct 2021			0		0	0	12
Oct 2021-Oct 2022			0		0	1	2
Oct 2022-Oct 2023			0		0	2	0
Oct 2023-Oct 2024			0		0	2	0
Oct 2024-Oct 2025			0		0	3	0
Oct 2025-Oct 2026			0		0	2	0
Oct 2026-Oct 2027			0		0	2	0
Oct 2027-Oct 2028			0		0	1	0
Oct 2028-Oct 2029			0		0	3	0
Oct 2029-Oct 2030			0		0	2	0
Jan 2021-Oct 2025			0		0	8	14
Oct 2025-Oct 2030			0		0	10	0
Jan 2021-Oct 2030			0		0	18	14
<b>Build-Out &gt; 2030:</b>						<b>44</b>	
Projected Students per Home						<b>0.75</b>	<b>0.24</b>



# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Crescent Cove	Reserve on Lake Conroe
Name		
Land Use	Single Family	Single Family
Development Phase	Developing	Developing
Municipality	Conroe ETJ	Conroe ETJ
PLANNING UNIT	<b>18</b>	<b>18</b>
	<p>17 total lots</p> <p>Jan. 2021: 2 Occ'd, 0 Avail., 0 UC &amp; 15 lots LTBO;            April 2018: 2 Occ'd, 0 Avail., 0 UC &amp; 15 lots LTBO;            June 2016: 2 Occ'd, 0 Avail., 0 UC &amp; 15 lots LTBO;</p>	<p>227 total lots</p> <p>Jan. 2021: 0 Occ'd, 0 Avail., 0 UC &amp; 227 deved lots LTBO;            April 2018: clearing &amp; leveling the 41.6 + 19.9 ac. owned by Lake Conroe Holdings LLC west along Walden Rd.;            in Jan. 2018, a preliminary plat for Sec. 1 was reviewed by City of Conroe; the 61-acre SF dev. will have 227 lots;            this new development's utilities will connect directly to the Stanley Lake MUD's infrastructure; streets going in (May 2018)            June 2016: a 2nd sec. of Crescent Cove was to have ~80 lots; Steve Bowen bought most Rampy Family (James C. Rampy et al) parcels; i.e., Rampys had ~259 ac.;            2010: 2 incomplete models; challenges due to silt filling canals &amp; problem under-bridge access (at Walden Rd.)            initial plans to add 450 waterfront lots on 156 ac.; in the N. 93 ac. of this large parcel=SF &amp; TH's planned, a portion of the dev. is in PU 91.2.022A; but dev. has been slow            in this PU w/no dev. in PU 81.2.022A; Caliber Home; Mark Windell was planning to build homes in dev.; perhaps was a partner (part or all was Crescent Cove)</p>
Jan 2021-Oct 2021	0	0
Oct 2021-Oct 2022	0	10
Oct 2022-Oct 2023	0	15
Oct 2023-Oct 2024	2	36
Oct 2024-Oct 2025	3	36
Oct 2025-Oct 2026	3	36
Oct 2026-Oct 2027	2	36
Oct 2027-Oct 2028	2	36
Oct 2028-Oct 2029	1	12
Oct 2029-Oct 2030	1	10
Jan 2021-Oct 2025	5	97
Oct 2025-Oct 2030	9	130
Jan 2021-Oct 2030	14	227
<b>Built-Out &gt;2030:</b>	<b>1</b>	<b>0</b>
Projected Students per Home	<b>0.2</b>	<b>0.52</b>



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Stewart Hill	Potential Future SF	Bois d'Arc Bend Estates
	Harbor Side	Single Family	Developing	Conroe ETJ	Existing Conroe ETJ	Single Family Probable Montgomery ETJ	Single Family Existing Conroe ETJ
<b>PLANNING UNIT</b>					<b>18</b>	<b>18</b>	<b>18</b>
			94 total lots Jan. 2021: 78 Occ'd, 0 Avail., 1 UC & 15 dev'd lots LTBO; builder: Monte Smith Homes April 2018: 74 Occ'd, 0 Avail., 2 UC & 18 dev'd lots LTBO; June 2016: 71 Occ'd, 0 Avail., 4 UC & 22 dev'd lots LTBO; Sept. 2010: 62 Occ'd, 0 Avail., 3 UC & 32 dev'd lots LTBO; Sept 2008: ~49 LTBO as platted (gated) all W. off Walden Rd.	37 total lots - platted in 2005 June 2016: built out; Sept. 2010: 20 Occ'd, 1 Avail., 0 UC & 16 dev'd lots LTBO builder: Jerry Ward Homes July 2008: 6 avail; 2 UC; 19 VLTBO	Jan. 2021: no activity; April 2018: GF Properties has 60 + 33.6 ac. for sale with KW Realty; expect higher densities for any new dev. Sept. 2010: never executed the plans for the development; & in 2010, land was for sale, also; platted in 2005 for sec. 1= 35 lots assume Rempy Est. (Steve Bowen bought)	Larry Jacobs' dev.; 11 five-ac. April 2018: 8 Occ'd, 0 Avail., 0 UC & 3 dev'd lots LTBO; some owners have multiple lots	
Jan 2021-Oct 2021			2	0	0	0	1
Oct 2021-Oct 2022			1	0	0	0	0
Oct 2022-Oct 2023			2	0	0	0	0
Oct 2023-Oct 2024			1	0	0	0	0
Oct 2024-Oct 2025			2	0	0	10	0
Oct 2025-Oct 2026			2	0	0	11	1
Oct 2026-Oct 2027			1	0	0	14	0
Oct 2027-Oct 2028			1	0	0	16	0
Oct 2028-Oct 2029			1	0	0	19	0
Oct 2029-Oct 2030			1	0	0	26	0
Jan 2021-Oct 2025			8	0	0	10	1
Oct 2025-Oct 2030			6	0	0	86	1
Jan 2021-Oct 2030			14	0	0	96	2
<b>Built-Out &gt; 2030:</b>			<b>2</b>			<b>250</b>	<b>1</b>
<b>Projected Students per Home</b>			<b>0.6</b>			<b>0.55</b>	





## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT
	Kinkaid Farms I	Single Family	Developing	Conroe ETJ	<b>20</b>
	Yesterday's Crossing	Single Family	Developing	Conroe ETJ	<b>20</b>
	<p>2018 - 39 lots; potential for ~100 total lots if fully developed SW off Keenan Rd. (FM 2854) and N. of Kennan Cut-Off Rd.</p> <p>Jan. 2021: 37 Occ'd, 0 Avail., 0 UC &amp; 2 dev'd lots LTBO, the remaining land is currently 3 large homesteads;            April 2018: 37 Occ'd, 0 Avail., 0 UC &amp; 2 dev'd lots LTBO, the remaining land is currently 3 large homesteads;            June 2016: 32 Occ'd, 0 Avail., 2 UC &amp; 3 dev'd lots LTBO, the remaining land is currently 3 large homesteads;            Sept. 2010: 15 Occ'd, 3 Avail., 1 UC &amp; 15 dev'd lots LTBO, plans for ~66 future lots;            Sept. 2008: 3 avail; 41 LTBO; approved Feb 2006 for 34 lots;</p>				<b>20</b>
	<p>16 total lots</p> <p>Jan. 2021: 12 Occ'd, 0 Avail., 0 UC &amp; 4 dev'd lots LTBO; some owners have multiple lots;            April 2018: 12 Occ'd, 0 Avail., 0 UC &amp; 4 dev'd lots LTBO; some owners have multiple lots;            June 2016: 12 Occ'd, 0 Avail., 0 UC &amp; 4 dev'd lots LTBO; some owners have multiple lots;</p>				<b>20</b>
	<b>TOTAL</b>				
Jan 2021-Oct 2021	0	0	0	0	0
Oct 2021-Oct 2022	0	1	0	0	1
Oct 2022-Oct 2023	0	0	0	0	0
Oct 2023-Oct 2024	0	0	0	0	0
Oct 2024-Oct 2025	6	0	0	0	6
Oct 2025-Oct 2026	15	0	0	0	15
Oct 2026-Oct 2027	21	1	0	0	22
Oct 2027-Oct 2028	32	0	0	0	32
Oct 2028-Oct 2029	42	0	0	0	42
Oct 2029-Oct 2030	45	0	0	0	45
Jan 2021-Oct 2025	6	1	1	2	10
Oct 2025-Oct 2030	155	1	1	2	159
Jan 2021-Oct 2030	161	2	2	2	167
<b>Built-Out &gt;2030:</b>	0	2	2	2	6
Projected Students per Home					<b>0.25</b>
					<b>1.11</b>



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	20	21	Havenshire
		Single Family	Probable	Montgomery ETJ			Existing Montgomery ETJ
<b>PLANNING UNIT</b>					<b>20</b>	<b>21</b>	<b>21</b>
				<p>Jan. 2021: Randall Family (Homeplace Lands) owns most all this PU; with more acreage in PU 19 and PU 10 (total of ~1,900 ac.) now no immediate dev.; earlier land plan by Carter-Burgess w/N.-S. arterial running S. to a fut. Lone Star Parkway; Randall heir has had no desire to develop however; all S. on SH 105 &amp; also E. on FM 2854 &amp; W. on FM 149; this property has potential for development as a large community near Lake Creek HS; if so, dev. would likely begin in PU 19 or even 20</p>	<p>633 total lots planned Jan. 2021: 17 Occed, 18 Avail., 33 UC &amp; 101 dev'd lots LTBO; developer has plans for 464 future lots on the remaining land; builders: D.R. Horton &amp; Castle Rock Homes April 2018: Robert Elliott has ~150.9 + ~50.7 ac. listed for sale; attorney, perhaps deceased; dev'ers have interest in dev. of these parcels which are NE on FM 2854 &amp; close to new High School;</p>	<p>20 total lots just east of FM 2854 built out</p>	
Jan 2021-Oct 2021		0		TOTAL	0	54	0
Oct 2022-Oct 2022		0			2	71	0
Oct 2023-Oct 2023		0			1	83	0
Oct 2024-Oct 2024		0			0	85	0
Oct 2025-Oct 2025		6			6	90	0
Oct 2026-Oct 2026		15			15	90	0
Oct 2027-Oct 2027		21			22	86	0
Oct 2028-Oct 2028		32			32	52	0
Oct 2029-Oct 2029		43			43	5	0
Oct 2030-Oct 2030		45			45	0	0
Jan 2021-Oct 2025		6			9	383	0
Oct 2025-Oct 2030		156			157	233	0
Jan 2021-Oct 2030		162			166	616	0
<b>Built-Out &gt; 2030:</b>					<b>63</b>		
<b>Projected Students per Home</b>					<b>0.67</b>	<b>0.43</b>	









## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	22	23	23	23	23	23
					<b>PLANNING UNIT</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>
	Palm Beach Estates	Single Family	Existing	Conroe		22 total lots April 2018: 19 Occ'd, 0 Avail., 0 UC & 3 dev'd lots LTBO; some owners have multiple lots				
	April Villas	Single Family	Existing	Conroe		built-out west of April Sound				
	Snug Harbor	Condo	Existing	Conroe ETJ		6107 Snug Harbor Dr 63 Units				
	Colony Place Condos	Condo	Developing	Conroe		85 total lots Jan. 2021: 72 Occ'd, 0 Avail., 0 UC & 13 dev'd lots LTBO; April 2018: 68 Occ'd, 0 Avail., 4 UC & 13 dev'd lots LTBO; June 2016: 61 Occ'd, 0 Avail., 7 UC & 17 dev'd lots LTBO;				
	Watermark	Single Family	Probable	Conroe		small parcel - 99 lots - considered as senior living or townhomes -- on waterfront near Walden Rd. bridge; Jan. 2021: no activity currently, but could soon; April 2018: has utilities & roads in place, no construction; possible senior living in future; now owned by Lake Conroe Holdings Sept. 2010: has utilities in place & roads, but no home contr.; but dev/er Steve Bowen was considering this parcel's use as senior living;				
	<b>TOTAL</b>									
	Jan 2021-Oct 2021				0	0	0	0	0	0
	Oct 2021-Oct 2022				8	0	0	0	0	3
	Oct 2022-Oct 2023				27	0	0	0	0	15
	Oct 2023-Oct 2024				34	0	0	0	0	17
	Oct 2024-Oct 2025				66	0	0	0	0	16
	Oct 2025-Oct 2026				95	0	0	0	0	14
	Oct 2026-Oct 2027				100	0	0	0	0	13
	Oct 2027-Oct 2028				114	0	0	0	0	12
	Oct 2028-Oct 2029				129	0	0	0	0	9
	Oct 2029-Oct 2030				143	0	0	0	0	0
	Jan 2021-Oct 2025				135	0	0	0	0	51
	Oct 2025-Oct 2030				581	0	0	0	0	48
	Jan 2021-Oct 2030				716	0	0	0	0	99
	<b>Build-Out &gt; 2030:</b>				<b>2,503</b>	<b>1</b>				
	<b>Projected Students per Home</b>									<b>0.35</b>
										<b>0.06</b>



# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Cliffs at Southshore	Riverstone Pointe	Harbor Point	River Point
	Cape Conroe	Single Family	Developing	Conroe ETJ	Developing	Developing	Existing	Existing
					Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ
					<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>
					Sec. 3 of Cape Conroe - 80 total lots Jan. 2021: 67 Occ'd, 0 Avail., 2 UC & 11 dev'd lots LTBO; April 2018: 60 Occ'd, 0 Avail., 1 UC & 19 dev'd lots LTBO; June 2016: 55 Occ'd, 0 Avail., 0 UC & 25 dev'd lots LTBO; 2010: 69 total w/20 vacant & 47 lots dev'd & 2 UC	23 total lots Jan. 2021: 17 Occ'd, 0 Avail., 0 UC & 6 dev'd lots LTBO; April 2018: 17 Occ'd, 0 Avail., 0 UC & 6 dev'd lots LTBO;	124 total lots April 2018: 115 Occ'd, 0 Avail., 0 UC & 9 dev'd lots LTBO; almost built out	7 total lots April 2018: 6 Occ'd, 0 Avail., 1 UC & 0 dev'd lots LTBO; almost built out
Jan 2021-Oct 2021					2	0	0	0
Oct 2021-Oct 2022					3	1	0	0
Oct 2022-Oct 2023					2	0	1	0
Oct 2023-Oct 2024					1	1	1	0
Oct 2024-Oct 2025					1	0	0	0
Oct 2025-Oct 2026					1	1	0	0
Oct 2026-Oct 2027					0	0	0	0
Oct 2027-Oct 2028					1	0	1	0
Oct 2028-Oct 2029					0	1	0	0
Oct 2029-Oct 2030					1	0	0	0
Jan 2021-Oct 2025					9	2	2	0
Oct 2025-Oct 2030					3	2	1	0
Jan 2021-Oct 2030					12	4	3	0
<b>Built-Out &gt; 2030:</b>					<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>
Projected Students per Home					<b>0.12</b>	<b>0.2</b>	<b>0.25</b>	<b>0.23</b>
					<b>0.43</b>			



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Summer Place	Del Lago Estates	Terra Vista	Lake Crest	West Palm Villas
Name	Single Family	Single Family	Single Family	Single Family	Single Family
Land Use	Existing	Developing	Probable	Existing	Existing
Development Phase	Existing	Developing	Probable	Existing	Existing
Municipality	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe	Conroe ETJ
PLANNING UNIT	23	24	24	24	25
	96 total lots April 2018: 92 Occ'd, 0 Avail., 0 UC & 4 dev'd lots LTBO; almost built out	72 total lots Jan. 2021: 68 Occ'd, 0 Avail., 2 UC & 2 dev'd lots LTBO; April 2018: 60 Occ'd, 0 Avail., 2 UC & 10 dev'd lots LTBO; June 2016: 59 Occ'd, 0 Avail., 1 UC & 12 dev'd lots LTBO; Sept. 2010: 53 Occ'd, 0 Avail., 0 UC & 19 dev'd lots LTBO;	Jan. 2021: R.M. Strauss owns 6.53 acres, no activity currently; once planned for 61 units;	9 total lots April 2018: 8 Occ'd, 0 Avail., 1 UC & 0 dev'd lots LTBO; almost built out	28 units on Lake tributary built-out southwest of Del Lago
Jan 2021-Oct 2021	0	2	0	0	0
Oct 2021-Oct 2022	0	1	0	0	0
Oct 2022-Oct 2023	0	0	0	0	0
Oct 2023-Oct 2024	1	0	2	0	0
Oct 2024-Oct 2025	0	1	8	0	0
Oct 2025-Oct 2026	0	0	8	0	0
Oct 2026-Oct 2027	0	0	10	0	0
Oct 2027-Oct 2028	0	0	12	0	0
Oct 2028-Oct 2029	0	0	12	0	0
Oct 2029-Oct 2030	0	0	9	0	0
Jan 2021-Oct 2025	1	4	10	0	0
Oct 2025-Oct 2030	0	0	51	0	0
Jan 2021-Oct 2030	1	4	61	0	0
<b>Build-Out &gt;2030:</b>	<b>9</b>	<b>0.37</b>	<b>0.23</b>	<b>0</b>	<b>0</b>
<b>Projected Students per Home</b>	<b>0.25</b>	<b>0.37</b>	<b>0.23</b>	<b>0</b>	<b>0</b>



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Del Lago	Del Lago	Del Lago	25	25	25	TOTAL
Name	Inverness at Del Lago	Commercial	Del Lago	Condo	Del Lago	Single Family	
Land Use	Commercial	Existing	Condo	Probable	Existing	Developing	
Development Phase	Existing	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe	Conroe	
Municipality	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe	Conroe	
PLANNING UNIT	25	25	25	25	25	25	25
	Inverness at Del Lago is a Private Resort Rental Units are NOT available.	no activity; was purchased in 1998 2010; had been planned as an undeveloped refuge and also is now for sale (by Houston attorney who also has 3 water-front lots on La Costa across st. from 36 ac.) could either be MF or further SF, or could have other uses, such as townhomes or commercial	April 2021: Deer Point Acres Ltd. has 36.1 ac.; no activity; was purchased in 1998 2010; had been planned as an undeveloped refuge and also is now for sale (by Houston attorney who also has 3 water-front lots on La Costa across st. from 36 ac.) could either be MF or further SF, or could have other uses, such as townhomes or commercial	individually owned 230 units	266 total lots (and La Toreta Resort and Spa) Jan. 2021: 223 Occ'd, 0 Avail., 6 UC & 37 dev'd lots LTBO April 2018: 217 Occ'd, 0 Avail., 1 UC & 48 dev'd lots LTBO June 2016: 211 Occ'd, 3 Avail., 0 UC & 52 dev'd lots LTBO Sept. 2010: 187 Occ'd, 0 Avail., 4 UC & 75 dev'd lots LTBO there are 7 lots owned by the resort that are on the Blvd., or close to the entry, these will not dev.; PASA expects continued slow utilization of new lots; 2008: ~87 lots left for new home construction; over \$ million was invested to re-orient this resort destination		
Jan 2021-Oct 2021	0	0	0	0	0	6	6
Oct 2021-Oct 2022	0	0	0	0	0	5	5
Oct 2022-Oct 2023	0	0	0	0	0	4	4
Oct 2023-Oct 2024	0	0	0	0	0	4	4
Oct 2024-Oct 2025	0	0	4	4	0	3	7
Oct 2025-Oct 2026	0	8	8	8	0	3	11
Oct 2026-Oct 2027	0	9	9	9	0	2	11
Oct 2027-Oct 2028	0	1.1	1.1	1.1	0	2	13
Oct 2028-Oct 2029	0	1.2	1.2	1.2	0	2	14
Oct 2029-Oct 2030	0	0	0	0	0	24	24
Jan 2021-Oct 2025	0	0	0	0	0	12	56
Oct 2025-Oct 2030	0	44	44	44	0	36	80
Jan 2021-Oct 2030	0	44	44	44	0	7	8
<b>Build-Out &gt;2030:</b>					1		
Projected Students per Home							0.26
							0.24



# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

<b>MPC</b>			
<b>Name</b>	<b>Walden on Lake Conroe</b>		
<b>Land Use</b>	<b>Single Family</b>		
<b>Development Phase</b>	Developing		
<b>Municipality</b>	Conroe ETJ		
<b>PLANNING UNIT</b>		<b>26</b>	
			<p>3,025 total lots - builders: Camillo Homes, Trendmaker Homes, Advantage Homes &amp; Tracor Homes, plus ~4 local home builders</p> <p>Jan. 2021: 2,452 Occ'd, 4 Avail., 31 UC, and 538 dev'd lots LTBO;          April 2018: 2,384 Occ'd, 14 Avail., 21 UC, and 606 dev'd lots LTBO;          June 2016: 2,340 Occ'd, 15 Avail., 31 UC, and 639 dev'd lots LTBO;</p> <p>2010: 4 undevel'd reserves slated for condos each w/roughly ~30 condos each &amp; 1 is waterfront dev.; also, 1 condo dev. burned years ago &amp; will be re-built;          in 2000, bldrs were Centex (50 lots)+Legend (300 homes in 5-10 yrs.)+other; in 2006, smaller builders of contract homes; in 2004, there were 545 double lots w/a single home, leaving 1,655 devalable lots &amp; 2 yrs. ago, there were 2,046 occupied SF homes of which 550=waterfront, 228 were golf course &amp; 1,268 were interior; also, 174 occ'd townhomes &amp; 82 Golf Villas w/1-3 LTBO; &amp; 805 occ'd condo units; in sum, ~3,025 dwellings</p>
Jan 2021-Oct 2021		43	
Oct 2021-Oct 2022		51	
Oct 2022-Oct 2023		54	
Oct 2023-Oct 2024		55	
Oct 2024-Oct 2025		55	
Oct 2025-Oct 2026		53	
Oct 2026-Oct 2027		55	
Oct 2027-Oct 2028		54	
Oct 2028-Oct 2029		53	
Oct 2029-Oct 2030		42	
Jan 2021-Oct 2025		<b>258</b>	
Oct 2025-Oct 2030		<b>257</b>	
Jan 2021-Oct 2030		<b>515</b>	
<b>Build-Out &gt; 2030:</b>		<b>58</b>	
<b>Projected Students per Home</b>		<b>0.53</b>	



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	26	26	26	26	26	26	
	Estates of Walden	Single Family	Developing	Conroe ETJ	86 total lots - gated Jan. 2021: 73 Occ'd, 0 Avail., 0 UC 13 dev'ed lots LTBO; April 2018: 73 Occ'd, 0 Avail., 0 UC 13 dev'ed lots LTBO; June 2016: 71 Occ'd, 0 Avail., 0 UC 15 dev'ed lots LTBO;	3900 Aspen	16020 Fountain View Dr. 22 total units June 2016: 18 Occ'd, 0 Avail., 0 UC & 4 dev'ed lots LTBO;	12800 Melville	12600 Melville long term and short term rentals	12500 Melville 133 units individually owned	12565 Melville 17 -22 units?
	The Cove at Walden	Condo	Existing	Conroe ETJ	26	26	26	26	26	26	
	Golf Villas at Walden	Single Family Townhomes	Existing	Conroe ETJ	26	26	26	26	26	26	
	The Point at Walden	Condo	Existing	Conroe ETJ	26	26	26	26	26	26	
	Walden Lodge	Condo	Existing	Conroe ETJ	26	26	26	26	26	26	
	Harbour Village	Condo	Existing	Conroe ETJ	26	26	26	26	26	26	
	La Posada at Walden	Condo	Existing	Conroe ETJ	26	26	26	26	26	26	
Jan 2021-Oct 2021					0	0	0	0	0	0	
Oct 2021-Oct 2022					2	0	0	0	0	0	
Oct 2022-Oct 2023					3	0	0	0	0	0	
Oct 2023-Oct 2024					2	0	0	0	0	0	
Oct 2024-Oct 2025					1	0	0	0	0	0	
Oct 2025-Oct 2026					1	0	0	0	0	0	
Oct 2026-Oct 2027					0	0	0	0	0	0	
Oct 2027-Oct 2028					1	0	0	0	0	0	
Oct 2028-Oct 2029					1	0	0	0	0	0	
Oct 2029-Oct 2030					1	0	0	0	0	0	
Jan 2021-Oct 2025					8	0	0	0	0	0	
Oct 2025-Oct 2030					4	0	0	0	0	0	
Jan 2021-Oct 2030					12	0	0	0	0	0	
<b>Build-Out &gt; 2030:</b>					<b>1</b>						
<b>Projected Students per Home</b>					<b>0.12</b>						



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Walden Townhomes	Lake Pointe	Lake Walden Cove	18th at Waldon	Inverness
	<b>Melville</b>	Single Family Townhomes	Existing	Conroe ETJ	Existing	Conroe ETJ	Existing	Conroe ETJ	Existing
				Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ
				26	26	26	26	26	26
				12,455 Melville individually owned	individual addresses	801 River Road 69 units	500 River Road maybe be 5 units individually owned	individually owned	13,151 Walden 140 units
Jan 2021-Oct 2021				0	0	0	0	0	0
Oct 2021-Oct 2022				0	0	0	0	0	0
Oct 2022-Oct 2023				0	0	0	0	0	0
Oct 2023-Oct 2024				0	0	0	0	0	0
Oct 2024-Oct 2025				0	0	0	0	0	0
Oct 2025-Oct 2026				0	0	0	0	0	0
Oct 2026-Oct 2027				0	0	0	0	0	0
Oct 2027-Oct 2028				0	0	0	0	0	0
Oct 2028-Oct 2029				0	0	0	0	0	0
Oct 2029-Oct 2030				0	0	0	0	0	0
Jan 2021-Oct 2025				0	0	0	0	0	0
Oct 2025-Oct 2030				0	0	0	0	0	0
Jan 2021-Oct 2030				0	0	0	0	0	0
<b>Built-Out &gt; 2030:</b>									
<b>Projected Students per Home</b>									





## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	PLANNING UNIT	PLANNING UNIT	PLANNING UNIT	PLANNING UNIT	PLANNING UNIT								
	Hunters Landing	Single Family	Existing	Conroe ETJ	26	26	26	26	26	27								
	Water's Edge	Single Family	Existing	Conroe ETJ	26	26	26	26	26	27								
	Lunde's Point	Single Family	Existing	Conroe ETJ	26	26	26	26	26	27								
	April Sound	Single Family	Existing	Conroe	27	27	27	27	27	27								
	Marina View	Single Family	Existing	Conroe	27	27	27	27	27	27								
	<p>52 total lots used by families &amp; some weekend uses built-out 448-HOME - Jerry</p> <p>20 total lots built-out</p> <p>24 total lots built-out</p> <p>April 2018: Judith Rice has 6.2 ac.; Bertram Wagner has ~11.9 ac.; &amp; 14-17 other very small tracts at the E. end of the peninsula, that may or may not dev. w/ more density</p> <p>April 2018: ~Slightly over half of residents=year round; HOA uses Catahoula Aquifer well (for April Sound's 2 MUDs) w/~5,000 connections available on these MUDs April 2018: 1953 Occ'd, 1 Avail., 5 UC &amp; 89 deved lots LTBO; builders: Sugarcreek, Schenck, KIH &amp; Camillo Properties June 2016: 1901 Occ'd, 1 Avail., 7 UC &amp; 139 deved lots LTBO; excl. April Waters - 2010: ~155-165 lots remaining, with many of the remaining lots as double lots; in 2010, April Waters: ~18 deved lots LTBO</p> <p>11 total lots Jan. 2021: built out; Montgomery County UD #4 purchased the 8 remaining lots; April 2018: 0 Occ'd, 0 Avail., 6 UC &amp; 13 deved lots LTBO;</p>																	
	<b>TOTAL</b>					43	53	57	56	55	54	43	266	261	527	59		
Jan 2021-Oct 2021						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2021-Oct 2022						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2022-Oct 2023						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2023-Oct 2024						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2024-Oct 2025						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2025-Oct 2026						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2026-Oct 2027						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2027-Oct 2028						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2028-Oct 2029						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2029-Oct 2030						0	0	0	0	0	0	0	0	0	0	0	0	
Jan 2021-Oct 2025						0	0	0	0	0	0	0	0	0	0	0	0	
Oct 2025-Oct 2030						0	0	0	0	0	0	0	0	0	0	0	0	
Jan 2021-Oct 2030						0	0	0	0	0	0	0	0	0	0	0	0	
<b>Build-Out &gt;2030:</b>																		
<b>Projected Students per Home</b>																		<b>0.22</b>



# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Paradise Point	April Point North	April Sound	Royal San Marino
	<b>Diamondhead</b>	<b>Single Family</b>	Developing	Conroe	Existing Conroe	Existing Conroe	Existing Conroe	Developing Conroe
			Conroe		27	27	27	27
	<b>PLANNING UNIT</b> 118 total lots - (east of April Sound) Jan. 2021: 107 Occ'd, 0 Avail., 0 UC & 11 de'ved lots LTBO; April 2018: 103 Occ'd, 0 Avail., 0 UC & 15 de'ved lots LTBO; June 2016: 102 Occ'd, 0 Avail., 0 UC & 16 de'ved lots LTBO; Sept. 2010: 99 Occ'd, 0 Avail., 0 UC & 19 de'ved lots LTBO;				Waterfront condos 48 units	307 units individually owned	36 units individually owned	15 unit condos backs up to Lake Conroe - marketed towards retirees; Jan. 2021: 3 Occ'd, 0 Avail., 0 UC & 12 de'ved lots LTBO; April 2018: 0 Occ'd, 0 Avail., 3 UC & 12 de'ved lots LTBO; June 2016: 0 Occ'd, 0 Avail., 0 UC & 15 de'ved lots LTBO;
Jan 2021–Oct 2021	0				0	0	0	0
Oct 2021–Oct 2022	1				0	0	0	1
Oct 2022–Oct 2023	1				0	0	0	2
Oct 2023–Oct 2024	0				0	0	0	3
Oct 2024–Oct 2025	1				0	0	0	3
Oct 2025–Oct 2026	1				0	0	0	2
Oct 2026–Oct 2027	1				0	0	0	1
Oct 2027–Oct 2028	0				0	0	0	0
Oct 2028–Oct 2029	1				0	0	0	0
Oct 2029–Oct 2030	1				0	0	0	0
Jan 2021–Oct 2025	3				0	0	0	9
Oct 2025–Oct 2030	3				0	0	0	3
Jan 2021–Oct 2030	6				0	0	0	12
<b>Build-Out &gt;2030:</b>	<b>5</b>							
<b>Projected Students per Home</b>	<b>0.2</b>							<b>0.06</b>



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	Bay Pointe Estates	Lake View Village	April Harbour Condos	The Palms
	Water Oak on Lake Conroe	Single Family	Developing	Conroe	Single Family	Single Family	Condo	Condo
					Existing	Existing	Existing	Existing
					Conroe	Conroe	Conroe	Conroe
					<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>
					6 total lots in this PU June 2016; built out: Ph. III-Bay Cove dev. by 2002 & 12-13 units on 2.2 ac.; but condos, so about 15-16 units max Parent co.=Southeast Texas Dev. dba Benchmark out of the Woodlands Sept. 2010; 5 occ'd & 4 vacant lots;	95 total lots built out	36 total units individually owned	12 total units built out
Jan 2021-Oct 2021	0				0	0	0	0
Oct 2021-Oct 2022	3				0	0	0	0
Oct 2022-Oct 2023	5				0	0	0	0
Oct 2023-Oct 2024	7				0	0	0	0
Oct 2024-Oct 2025	8				0	0	0	0
Oct 2025-Oct 2026	8				0	0	0	0
Oct 2026-Oct 2027	7				0	0	0	0
Oct 2027-Oct 2028	8				0	0	0	0
Oct 2028-Oct 2029	8				0	0	0	0
Oct 2029-Oct 2030	7				0	0	0	0
Jan 2021-Oct 2025	23				0	0	0	0
Oct 2025-Oct 2030	38				0	0	0	0
Jan 2021-Oct 2030	61				0	0	0	0
<b>Built-Out &gt;2030:</b>	<b>399</b>							
<b>Projected Students per Home</b>	<b>0.31</b>							









## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	Jan 2021-Oct 2021	Oct 2021-Oct 2022	Oct 2022-Oct 2023	Oct 2023-Oct 2024	Oct 2024-Oct 2025	Oct 2025-Oct 2026	Oct 2026-Oct 2027	Oct 2027-Oct 2028	Oct 2028-Oct 2029	Oct 2029-Oct 2030	Jan 2021-Oct 2025	Oct 2025-Oct 2030	Jan 2021-Oct 2030	Build-Out > 2030:	Projected Students per Home
	Lake Lorraine	Single Family	Developing	Conroe ETJ	<b>30</b>	0	1	0	0	1	0	0	0	1	0	2	1	3	12	<b>0.39</b>
	Leisure Shores	Single Family	Developing	Conroe ETJ	<b>30</b>	1	0	1	1	0	1	0	0	1	0	3	2	5	32	<b>0.5</b>
	Saddle & Surrey Acres	Single Family	Developing	Conroe ETJ	<b>30</b>	1	1	0	0	1	0	1	0	0	1	3	2	5	16	<b>0.43</b>
	<p>56 total lots Jan. 2021: 41 Occ'd, 0 Avail., 0 UC &amp; 15 de'ved lots LTBO some owners have multiple lots; April 2018: 39 Occ'd, 0 Avail., 0 UC &amp; 17 de'ved lots LTBO some owners have multiple lots; June 2016: 39 Occ'd, 0 Avail., 0 UC &amp; 17 de'ved lots LTBO some owners have multiple lots;</p> <p>41 total lots Jan. 2021: 4 Occ'd, 0 Avail., 1 UC &amp; 36 de'ved lots LTBO; older subdivision, some owners have multiple lots; April 2018: 4 Occ'd, 0 Avail., 0 UC &amp; 37 de'ved lots LTBO; older subdivision, some owners have multiple lots; June 2016: 4 Occ'd, 0 Avail., 0 UC &amp; 37 de'ved lots LTBO; older subdivision, some owners have multiple lots;</p> <p>44 total lots Jan. 2021: 23 Occ'd, 0 Avail., 1 UC &amp; 20 de'ved lots LTBO; some owners have multiple lots April 2018: 22 Occ'd, 0 Avail., 0 UC &amp; 22 de'ved lots LTBO; some owners have multiple lots June 2016: 22 Occ'd, 0 Avail., 0 UC &amp; 22 de'ved lots LTBO; Sept. 2010: 18 Occ'd, 0 Avail., 0 UC &amp; 26 de'ved lots LTBO;</p>																			
	<b>PLANNING UNIT</b>																			
	<p>Jan 2021-Oct 2021</p> <p>Oct 2021-Oct 2022</p> <p>Oct 2022-Oct 2023</p> <p>Oct 2023-Oct 2024</p> <p>Oct 2024-Oct 2025</p> <p>Oct 2025-Oct 2026</p> <p>Oct 2026-Oct 2027</p> <p>Oct 2027-Oct 2028</p> <p>Oct 2028-Oct 2029</p> <p>Oct 2029-Oct 2030</p> <p>Jan 2021-Oct 2025</p> <p>Oct 2025-Oct 2030</p> <p>Jan 2021-Oct 2030</p> <p><b>Build-Out &gt; 2030:</b></p> <p>Projected Students per Home</p>																			



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	30	30	31	31											
	Lake Conroe Village	Single Family	Developing	Conroe ETJ	<p>1392 total lots</p> <p>Jan. 2021: 641 Occ'd, 12 Avail., 27 UC &amp; 712 dev'd lots LTBO</p> <p>builder: Alta Homes</p> <p>April 2018: 427 Occ'd, 7 Avail., 23 UC &amp; 935 dev'd lots LTBO</p> <p>mix of older mobile homes &amp; SF homes, builder: ASGI Homes &amp; at least 3 other local builders to help transition the area;</p> <p>2016: students in these MH's - (~\$40,000 ave. prices) 936-588-1211;</p>	<p>Jan. 2021: approximately 400 acres remain undeveloped in this PU and could develop over the long-term but no known plans at this time</p>	<p>Jan. 2021: 803 Occ'd, 0 Avail., 14 UC &amp; 473 dev'd lots LTBO</p> <p>builders: Espree Homes, Vanguard Builders &amp; other local builders</p> <p>April 2018: 713 Occ'd, 0 Avail., 6 UC &amp; 571 dev'd lots LTBO</p> <p>June 2016: 682 Occ'd, 0 Avail., 9 UC &amp; 599 dev'd lots LTBO</p> <p>Sept. 2010: 1 new septic permit &amp; 7 total over last 24 months;</p>	<p>Existing</p> <p>Conroe ETJ</p>	<p>34 total units</p> <p>April 2018: 32 Occ'd, 0 Avail., 0 UC &amp; 2 dev'd lots LTBO</p> <p>June 2016: basically built out</p>	<p>Crestwood Farms</p> <p>Single Family</p>										
	Lake Conroe Forest	Single Family	Developing	Conroe	<p>~1290 total lots</p> <p>Jan. 2021: 803 Occ'd, 0 Avail., 14 UC &amp; 473 dev'd lots LTBO</p> <p>builders: Espree Homes, Vanguard Builders &amp; other local builders</p> <p>April 2018: 713 Occ'd, 0 Avail., 6 UC &amp; 571 dev'd lots LTBO</p> <p>June 2016: 682 Occ'd, 0 Avail., 9 UC &amp; 599 dev'd lots LTBO</p> <p>Sept. 2010: 1 new septic permit &amp; 7 total over last 24 months;</p>	<p>~1290 total lots</p> <p>Jan. 2021: 803 Occ'd, 0 Avail., 14 UC &amp; 473 dev'd lots LTBO</p> <p>builders: Espree Homes, Vanguard Builders &amp; other local builders</p> <p>April 2018: 713 Occ'd, 0 Avail., 6 UC &amp; 571 dev'd lots LTBO</p> <p>June 2016: 682 Occ'd, 0 Avail., 9 UC &amp; 599 dev'd lots LTBO</p> <p>Sept. 2010: 1 new septic permit &amp; 7 total over last 24 months;</p>	<p>Developing</p> <p>Conroe</p>	<p>34 total units</p> <p>April 2018: 32 Occ'd, 0 Avail., 0 UC &amp; 2 dev'd lots LTBO</p> <p>June 2016: basically built out</p>	<p>Lake Conroe Forest</p> <p>Single Family</p>											
					TOTAL	41	45	46	43	47	46	48	49	56	60	222	259	481	1,385	
						0	0	0	0	0	4	7	11	15	0	37	37	1,000	0.52	
						39	43	45	42	44	45	43	41	43	44	213	216	429	322	0.44
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						213	216	429												











## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	36	36	36	36	36
	Pepper Hill	Single Family	Developing	Montgomery County					
	Forest Hills	Single Family	Existing	Conroe ETJ					
	177 Lake Estates II	Single Family	Existing	Conroe ETJ					
<b>PLANNING UNIT</b>					<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>
					34 total lots - gated - road is not fully connected, but could be soon Jan. 2021: 29 Occ'd, 0 Avail., 0 UC & 5 dev'd lots LTBO some owners have multiple lots April 2018: 26 Occ'd, 0 Avail., 0 UC & 8 dev'd lots LTBO some owners have multiple lots June 2016: 24 Occ'd, 0 Avail., 0 UC & 10 dev'd lots LTBO some owners have multiple lots Sept. 2010: 22 Occ'd, 0 Avail., 0 UC & 9 dev'd lots LTBO;	63 total lots April 2018: 39 Occ'd, 0 Avail., 0 UC & 24 dev'd lots LTBO; some owners have multiple lots	46 total lots April 2018: 30 Occ'd, 0 Avail., 0 UC & 16 dev'd lots LTBO; some owners have multiple lots		
Jan 2021-Oct 2021					0	0	0	0	0
Oct 2021-Oct 2022					1	0	1	0	0
Oct 2022-Oct 2023					0	0	0	0	1
Oct 2023-Oct 2024					1	0	1	0	0
Oct 2024-Oct 2025					0	1	0	1	1
Oct 2025-Oct 2026					0	3	1	0	0
Oct 2026-Oct 2027					0	6	0	0	0
Oct 2027-Oct 2028					1	12	1	0	0
Oct 2028-Oct 2029					0	14	0	1	1
Oct 2029-Oct 2030					0	17	1	0	0
Jan 2021-Oct 2025					2	1	2	2	2
Oct 2025-Oct 2030					1	52	3	1	1
Jan 2021-Oct 2030					3	53	5	3	3
<b>Build-Out &gt;2030:</b>					<b>2</b>		<b>18</b>	<b>6</b>	<b>6</b>
<b>Projected Students per Home</b>					<b>0.81</b>	<b>0.66</b>	<b>0.7</b>	<b>0.3</b>	<b>0.3</b>







## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Deer Lake Lodge	Honea Forest Estates	Sunset Ranch	Montgomery Trace
Name	Single Family	Single Family	Single Family	Single Family
Land Use	Existing	Existing	Developing	Developing
Development Phase	Existing	Existing	Developing	Developing
Municipality	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ
PLANNING UNIT	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>
Jan 2021-Oct 2021	0	0	0	0
Oct 2021-Oct 2022	0	1	0	0
Oct 2022-Oct 2023	0	0	0	1
Oct 2023-Oct 2024	1	0	1	0
Oct 2024-Oct 2025	0	1	0	0
Oct 2025-Oct 2026	0	0	0	1
Oct 2026-Oct 2027	1	1	0	0
Oct 2027-Oct 2028	1	0	0	0
Oct 2028-Oct 2029	1	1	1	1
Oct 2029-Oct 2030	0	1	0	0
Jan 2021-Oct 2025	1	2	1	1
Oct 2025-Oct 2030	3	3	1	2
Jan 2021-Oct 2030	4	5	2	3
<b>Build-Out &gt;2030:</b>	<b>6</b>	<b>5</b>	<b>1</b>	<b>2</b>
Projected Students per Home	<b>0.41</b>	<b>0.41</b>	<b>0.75</b>	<b>0.37</b>

88 total lots  
April 2018: 79 Occ'd, 0 Avail.,  
0 UC & 9 dev'd lots LTBO;  
some owners have multiple lots

47 total lots  
April 2018: 37 Occ'd, 0 Avail.,  
0 UC & 10 dev'd lots LTBO;  
some owners have multiple lots  
2 new septic permits in 2010  
and 1 in 2009

31 total lots - W. off FM 149 & just N. of R.R.  
Jan. 2021: 28 Occ'd, 0 Avail., 1 UC & 2 dev'd lots LTBO  
some owners have multiple lots  
April 2018: 27 Occ'd, 0 Avail., 0 UC & 4 dev'd lots LTBO  
some owners have multiple lots  
June 2016: 24 Occ'd, 0 Avail., 2 UC & 4 dev'd lots LTBO  
-- and one new septic permit in 2016;  
Sept. 2010: 22 Occ'd, 0 Avail., 2 UC & 6 dev'd lots LTBO,  
no permits in 2009 or 2010, but 3 in 2008; 2008: ~19 occ'd;

35 total lots - remainder is out of the District  
Jan. 2021: 30 Occ'd, 0 Avail., 0 UC & 5 dev'd lots LTBO;  
April 2018: 30 Occ'd, 0 Avail., 0 UC & 5 dev'd lots LTBO;  
June 2016: 28 Occ'd, 0 Avail., 1 UC & 6 dev'd lots LTBO;  
(seven new permits in 2016, but 6 were in Conroe ISD)







# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	Projected Students per Home
	Grand Lake Estates	Single Family	Developing	Controe ETJ	41	0.8
	Honea West	Single Family	Developing	Controe ETJ	40	0.75
	<p>654 total lots currently - (Was also Plantation Hills) - Regent Properties did have 1,800 ac. - and portion is in Magnolia I.S.D.)            builders: Superior, Morfitt, Built Green, Dunn &amp; Stone, ProStar, Vision, J.J.s Homes, Laray Homes, Precision, Davis Builders &amp; Q.B.S. Homes            April 2018: 384 Occ'd, 5 Avail., 19 UC &amp; 246 dev'd lots LTBO;            July 2016: some portion of the original dev. was never actually purchased by dev'r &amp; will become part of the Terpstra dev. (see next col.)            June 2016: 327 Occ'd, 3 Avail., 19 UC &amp; 252 dev'd lots LTBO; has 174.35 acres &amp; ~ 35 acres in the district for ~180 future lots;            Mike Owens orig. suggested 1,000 lots tot.; sec. 8=52 lots; sec. 9=85 LTBO; sec. 10=50 lots; sec. 11=60 LTBO; sec. 12 &amp; 13=300 lots;            Sept. 2010: 229 Occ'd, 0 Avail., 8 UC &amp; 446 dev'd lots LTBO; dev'r has 484 ac. remaining; b/c of the golf course could be ~ 150--175 future lots;            will likely extend Superior Rd. to FM 1488, was 1 to 6 acres/per lot; was New Millennium Homes w/dev'r. Mike Owen-936-447-1411</p>				41	
	<p>40 total lots            Jan. 2021: 28 Occ'd, 0 Avail., 1 UC &amp; 11 dev'd lots LTBO;            some owners have multiple lots            April 2018: 28 Occ'd, 0 Avail., 0 UC &amp; 12 dev'd lots LTBO;            some owners have multiple lots            June 2016: 24 Occ'd, 0 Avail., 1 UC &amp; 15 dev'd lots LTBO;            some owners have multiple lots</p>				40	
	<p>TOTAL</p>					
Jan 2021-Oct 2021	1				6	24
Oct 2021-Oct 2022	1				9	29
Oct 2022-Oct 2023	0				9	31
Oct 2023-Oct 2024	1				10	28
Oct 2024-Oct 2025	0				8	26
Oct 2025-Oct 2026	0				7	20
Oct 2026-Oct 2027	1				9	18
Oct 2027-Oct 2028	0				7	6
Oct 2028-Oct 2029	0				6	0
Oct 2029-Oct 2030	1				8	0
Jan 2021-Oct 2025	3				42	138
Oct 2025-Oct 2030	2				37	44
Jan 2021-Oct 2030	5				79	182
<b>Built-Out &gt;2030:</b>	<b>6</b>				<b>12</b>	
<b>Projected Students per Home</b>	<b>0.75</b>					<b>0.8</b>





## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Land Use	Development Phase	Municipality					
	<b>The Wilderness</b>	<b>Single Family</b>	<b>Existing</b>	<b>Existing</b>	<b>Barron Ranch RV</b>	<b>Valleywood Acres</b>	<b>Woodforest</b>	<b>Woodforest</b>	
			Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	
			<b>43</b>	<b>43</b>	<b>43</b>	<b>43</b>	<b>44</b>	<b>44</b>	
			144 total lots April 2018: 96 Occ'd, 0 Avail., 0 UC & 48 dev'd lots LTBO; some owners have multiple lots 2016: One new septic permit slow to build out, older	21 total spots April 2018: 16 Occ'd, 0 Avail., 0 UC & 5 dev'd lots LTBO;	62 total lots April 2018: 49 Occ'd, 0 Avail., 0 UC & 13 dev'd lots LTBO; some owners have multiple lots June 2016: slowly building out; no new permits in 2016 some owners have multiple lots Sept. 2010: 1 new septic permit; and none in 2008 or 2009	Jan. 2021: Remaining Undeveloped Land - the developer has 370.36, 24.88, 44.97 & 6 acres, or 446.21 total undeveloped acres in this PU on both sides of Fish Creek Thoroughfare, most all will be open space w/ some pot. future SF lots; Remaining Undeveloped Land - June 2016: the developer has ~46, 51.35, 3.93, ~446.59 & ~4.63 ac. or 552.5 tot undevelop. ac. in this PU on both sides of Fish Creek Thoroughfare, which could be 41.4 maximum future SF lots;			
	<b>PLANNING UNIT</b>								
	Jan 2021-Oct 2021		0	0	0	0	0	0	
	Oct 2021-Oct 2022		0	0	0	1	0	0	
	Oct 2022-Oct 2023		0	0	0	0	0	0	
	Oct 2023-Oct 2024		0	0	0	0	0	2	
	Oct 2024-Oct 2025		0	0	0	1	0	2	
	Oct 2025-Oct 2026		0	0	0	0	0	4	
	Oct 2026-Oct 2027		0	0	0	1	0	3	
	Oct 2027-Oct 2028		0	0	0	0	0	1	
	Oct 2028-Oct 2029		0	0	0	0	0	0	
	Oct 2029-Oct 2030		0	0	0	0	0	0	
	Jan 2021-Oct 2025		0	0	0	2	4	4	
	Oct 2025-Oct 2030		0	0	0	1	8	8	
	Jan 2021-Oct 2030		0	0	0	3	12	12	
	<b>Build-Out &gt; 2030:</b>					<b>8</b>	<b>0</b>	<b>0</b>	
	Projected Students per Home					<b>0.5</b>		<b>0.29</b>	



# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest
Name	Woodforest - Section 70	Woodforest - Section 94	Woodforest	Kingsley	Woodforest	Elk Reserve
Land Use	Single Family	Single Family		Single Family		Single Family
Development Phase	Developing	Developing		Developing		Existing
Municipality	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ
PLANNING UNIT	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>
	23 total lots Jan. 2021: 0 Occ'd, 0 Avail., 1 UC & 22 dev'd lots LTBO; builder: Taylor Morrison Homes	5 total lots Jan. 2021: 2 Occ'd, 0 Avail., 0 UC & 3 dev'd lots LTBO;	52 total lots Jan. 2021: 36 Occ'd, 0 Avail., 7 UC & 0 dev'd lots LTBO; sec. 100 for 9 lots in going in now on Remington Rd.; builder: Gracepoint Homes April 2018: 4 Occ'd, 12 Avail., 2 UC & 25 dev'd lots LTBO; June 2016: adding in streets, no home construction at this time;	24 total lots Jan. 2021: built out; April 2018: 23 Occ'd, 0 Avail., 0 UC & 1 dev'd lots LTBO; builder: Jeff Paul Custom Homes June 2016: 22 Occ'd, 0 Avail., 1 UC & 1 dev'd lots LTBO		
Jan 2021-Oct 2021	5	0		7	0	
Oct 2021-Oct 2022	17	1		9	0	
Oct 2022-Oct 2023	1	1		0	0	
Oct 2023-Oct 2024	0	1		0	0	
Oct 2024-Oct 2025	0	0		0	0	
Oct 2025-Oct 2026	0	0		0	0	
Oct 2026-Oct 2027	0	0		0	0	
Oct 2027-Oct 2028	0	0		0	0	
Oct 2028-Oct 2029	0	0		0	0	
Oct 2029-Oct 2030	0	0		0	0	
Jan 2021-Oct 2025	23	3		16	0	
Oct 2025-Oct 2030	0	0		0	0	
Jan 2021-Oct 2030	23	3		16	0	
<b>Build-Out &gt; 2030:</b>						
<b>Projected Students per Home</b>	<b>0.56</b>	<b>0.55</b>		<b>0.56</b>	<b>0.56</b>	<b>0.56</b>



# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest
Name	<b>Eagle Pointe</b>	<b>Spyglass Park</b>	<b>Grand Marion</b>	<b>Chaparral Bend</b>	<b>Ballantyne</b>	<b>Blanton Bend</b>	
Land Use	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	
Development Phase	Developing	Existing	Developing	Existing	Existing	Existing	
Municipality	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	
PLANNING UNIT	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>
	37 total lots Jan. 2021: 32 Occ'd, 0 Avail., 1 UC & 4 de'ved lots LTBO; builder: Huntington Homes April 2018: 30 Occ'd, 1 Avail., 0 UC & 6 de'ved lots LTBO; June 2016: 28 Occ'd, 1 Avail., 1 UC & 7 de'ved lots LTBO;	182 total lots Jan. 2021: built out; April 2018: 179 Occ'd, 1 Avail., 0 UC & 2 de'ved lots LTBO; builders: Coventry Homes & Partners in Building June 2016: 165 Occ'd, 9 Avail., 2 UC & 6 de'ved lots LTBO;	17 total lots Jan. 2021: 15 Occ'd, 0 Avail., 2 UC & 0 de'ved lots LTBO; builder: Wendell Homes April 2018: 12 Occ'd, 1 Avail., 1 UC & 3 de'ved lots LTBO; June 2016: 6 Occ'd, 5 Avail., 1 UC & 5 de'ved lots LTBO;	105 total lots April 2018: built out; June 2016: 74 Occ'd, 16 Avail., 7 UC & 8 de'ved lots LTBO; builder: Lennar, Highland & Darling Homes	33 total lots Jan. 2021: built out; April 2018: 25 Occ'd, 2 Avail., 2 UC & 4 de'ved lots LTBO; builder: Coventry Homes June 2016: 1 Occ'd, 3 Avail., 6 UC & 23 de'ved lots LTBO;	31 total lots Jan. 2021: built out; April 2018: 26 Occ'd, 1 Avail., 1 UC & 3 de'ved lots LTBO; builder: Darling Homes June 2016: 3 Occ'd, 8 Avail., 6 UC & 14 de'ved lots LTBO;	
Jan 2021–Oct 2021	1	0	2	0	0	0	0
Oct 2021–Oct 2022	2	0	0	0	0	0	0
Oct 2022–Oct 2023	1	0	0	0	0	0	0
Oct 2023–Oct 2024	0	0	0	0	0	0	0
Oct 2024–Oct 2025	1	0	0	0	0	0	0
Oct 2025–Oct 2026	0	0	0	0	0	0	0
Oct 2026–Oct 2027	0	0	0	0	0	0	0
Oct 2027–Oct 2028	0	0	0	0	0	0	0
Oct 2028–Oct 2029	0	0	0	0	0	0	0
Oct 2029–Oct 2030	0	0	0	0	0	0	0
Jan 2021–Oct 2025	5	0	2	0	0	0	0
Oct 2025–Oct 2030	0	0	0	0	0	0	0
Jan 2021–Oct 2030	5	0	2	0	0	0	0
<b>Build-Out &gt;2030:</b>							
Projected Students per Home	<b>0.33</b>		<b>0.53</b>				



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest
Name	Larkhaven	Sanderling	Capriccio	Kinderwood	Avalon Woods		
Land Use	Single Family	Single Family	Single Family	Single Family	Single Family		
Development Phase	Developing	Developing	Existing	Existing	Existing		
Municipality	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ		
PLANNING UNIT	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>		
	37 total lots Jan. 2021: 31 Occ'd, 0 Avail., 1 UC & 5 dev'd lots LTBO; builder: Huntington Homes April 2018: 15 Occ'd, 2 Avail., 5 UC & 15 dev'd lots LTBO; June 2016: 3 Occ'd, 5 Avail., 2 UC & 27 dev'd lots LTBO;	55 total lots Jan. 2021: 25 Occ'd, 0 Avail., 3 UC & 27 dev'd lots LTBO; builders: Gracepoint & Wendell Homes April 2018: 18 Occ'd, 4 Avail., 3 UC & 30 dev'd lots LTBO; June 2016: 0 Occ'd, 1 Avail., 7 UC & 47 dev'd lots LTBO;	128 total lots Jan. 2021: 128 Occ'd, 0 Avail., 0 UC & 0 dev'd lots LTBO; built out April 2018: 88 Occ'd, 2 Avail., 15 UC & 23 dev'd lots LTBO; June 2016: 0 Occ'd, 2 Avail., 12 UC & 114 dev'd lots LTBO;	263 total lots April 2018: built out; June 2016: 259 Occ'd, 2 Avail., 0 UC & 2 dev'd lots LTBO; builders: Highland & Lemnar Homes almost built out	47 total lots June 2016: built out;		
Jan 2021-Oct 2021	1	3	0	0	0		
Oct 2021-Oct 2022	3	14	0	0	0		
Oct 2022-Oct 2023	2	12	0	0	0		
Oct 2023-Oct 2024	0	1	0	0	0		
Oct 2024-Oct 2025	0	0	0	0	0		
Oct 2025-Oct 2026	0	0	0	0	0		
Oct 2026-Oct 2027	0	0	0	0	0		
Oct 2027-Oct 2028	0	0	0	0	0		
Oct 2028-Oct 2029	0	0	0	0	0		
Oct 2029-Oct 2030	0	0	0	0	0		
Jan 2021-Oct 2025	6	30	0	0	0		
Oct 2025-Oct 2030	0	0	0	0	0		
Jan 2021-Oct 2030	6	30	0	0	0		
<b>Build-Out &gt;2030:</b>							
<b>Projected Students per Home</b>	<b>0.4</b>	<b>1.05</b>					



# Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Woodforest	Woodforest	Woodforest	Woodforest	Woodforest	3514 Honea Egypt Rd RV
Name	Hawkwatch	"Planned Townhomes"	Pine Island	Monarch Park		
Land Use	Single Family	Single Family Townhomes	Single Family	Single Family		Manufactured
Development Phase	Existing	Developing	Developing	Existing		Existing
Municipality	Conroe ETJ	Conroe ETJ	Conroe ETJ	Conroe ETJ		Conroe ETJ
PLANNING UNIT	44	44	44	44	44	44
	30 total lots June 2016: built out;	Jan. 2021: clearing & adding in streets, unknown plans, but could have ~40-100 lots; April 2018: Woodforest Partners has 16.24 ac. designated for denser SF/mixed use dev. along Fish Creek; no plans to start at this time but likely to have some kind of residential dev. over the ten year period	149 total lots - gated - 100 acres Jan. 2021: 14 Occ'd, 3 Avail., 10 UC & 71 dev'd lots LTBO; has plans for 51 future lots on the remaining land; builders: Huntington Homes & Jeff Paul Custom Homes April 2018: 4 Occ'd, 0 Avail., 0 UC & 16 dev'd lots LTBO; has plans for 129 future lots on the remaining land; June 2016: streets going in & adding in infrastructure; has 20 platted lots currently & plans for 129 future lots;	71 total lots June 2016: built out; Sept. 2010: 23 Occ'd, 4 Avail., 12 UC & 32 dev'd lots LTBO;	30 total lots April 2018: 23 Occ'd, 0 Avail., 0 UC & 7 dev'd lots LTBO;	
Jan 2021-Oct 2021	0	0	5	0	1	
Oct 2021-Oct 2022	0	0	12	0	1	
Oct 2022-Oct 2023	0	8	13	0	0	
Oct 2023-Oct 2024	0	7	14	0	1	
Oct 2024-Oct 2025	0	8	13	0	0	
Oct 2025-Oct 2026	0	8	12	0	0	
Oct 2026-Oct 2027	0	9	11	0	1	
Oct 2027-Oct 2028	0	0	12	0	1	
Oct 2028-Oct 2029	0	0	11	0	1	
Oct 2029-Oct 2030	0	0	11	0	1	
Jan 2021-Oct 2025	0	23	57	0	3	
Oct 2025-Oct 2030	0	17	57	0	4	
Jan 2021-Oct 2030	0	40	114	0	7	
<b>Build-Out &gt;2030:</b>			<b>21</b>		<b>2</b>	
<b>Projected Students per Home</b>		<b>0.17</b>	<b>0.1</b>			



## Montgomery ISD Projected New Housing Occupancies 2021 to 2030

MPC	Name	Development Phase	Municipality	PLANNING UNIT	TOTAL
	<b>The Wilderness II</b>	<b>Single Family</b>	<b>Conroe ETJ</b>	<b>44</b>	<b>44</b>
	<b>Sendero Ranch</b>	<b>Single Family</b>	<b>Conroe ETJ</b>	<b>44</b>	<b>44</b>
	<p>21 total lots            April 2018: 12 Occ'd, 0 Avail.,            0 UC &amp; 9 de'ved lots LTBO;            some owners have multiple lots</p>				
	<p>223 total lots            (portion within Montgomery I.S.D.)            NE portion of Sendero is in the District            (i.e., Northern part of subdivision)            remainder is in Magnolia I.S.D.            April 2018: 208 Occ'd, 0 Avail.,            0 UC &amp; 15 de'ved lots LTBO;            builders: GPC Construction &amp;            Wendell Legacy Homes</p>				
Jan 2021–Oct 2021	0				25
Oct 2021–Oct 2022	1				60
Oct 2022–Oct 2023	0				38
Oct 2023–Oct 2024	0				27
Oct 2024–Oct 2025	1				25
Oct 2025–Oct 2026	0				25
Oct 2026–Oct 2027	1				25
Oct 2027–Oct 2028	1				16
Oct 2028–Oct 2029	0				13
Oct 2029–Oct 2030	0				12
Jan 2021–Oct 2025	2				175
Oct 2025–Oct 2030	2				91
Jan 2021–Oct 2030	4				266
<b>Build-Out &gt;2030:</b>	<b>4</b>				<b>32</b>
<b>Projected Students per Home</b>				<b>0.55</b>	<b>0.33</b>





**Montgomery ISD**  
**Projected New Housing Occupancies**  
 2021 to 2030

Annual Projected New Housing Occupancies							
	Single Family	Multi-Family	Mixed Use	Age-Restricted/ Student Housing	Manufactured Homes	RVs	Grand Total
Jan 2021-Oct 2021	383	4	17	0	2	0	406
Oct 2021-Oct 2022	613	40	22	0	4	0	679
Oct 2022-Oct 2023	690	4	21	0	3	0	718
Oct 2023-Oct 2024	772	0	20	0	2	0	794
Oct 2024-Oct 2025	873	20	10	0	3	0	906
Oct 2025-Oct 2026	961	45	6	0	1	0	1,013
Oct 2026-Oct 2027	1,059	55	9	0	3	0	1,126
Oct 2027-Oct 2028	1,105	95	9	0	4	0	1,213
Oct 2028-Oct 2029	1,172	110	11	0	3	0	1,296
Oct 2029-Oct 2030	1,255	115	12	0	3	0	1,385
Jan 2021-Oct 2025	3,331	68	90	0	14	0	3,503
Oct 2025-Oct 2030	5,552	420	47	0	14	0	6,033
Jan 2021-Oct 2030	8,883	488	137	0	28	0	9,536

# CURRENT STUDENTS

PASA evaluates where current students are residing, and if those students are slowly aging out of Montgomery ISD without younger students moving in. Geocoded addresses of each student are used to map out student trends in Planning Units, subdivisions, apartments, and attendance zones. Such data clarify why students are denser in specific locations, and which neighborhoods are empty-nest areas. This also highlights neighborhoods that are disproportionately oriented to younger students or older students. Ratios are used to estimate the grade-groups that will live in these neighborhoods over time and assist in establishing the potential ratio of students per grade-group for comparable new subdivisions and new apartment complexes.

## STUDENTS PER HOUSEHOLD: SINGLE-FAMILY HOMES

While the common assumption is that every home has an average of two students, most neighborhoods average 0.5 to 0.75 students per housing unit overall. This is because the ratio must account for young adult populations, private school enrollment, and for cases where the children reside with one parent, but the other parent has a separate household. Conversely, some specific neighborhoods have much higher or much lower ratios due to generational concentrations.

The first maps and chart in this chapter show ratios of students for single-family units within major subdivisions. These ratios were gathered through field work to analyze the number of currently occupied homes on each street for representative subdivisions throughout the District.

The ratios of students per home ranged from **0.00** to **1.24** in specific subdivisions, excluding those with fewer than 20 occupied units. (Those with fewer than 20 occupied homes were deemed to have too small a sample size.) The weighted average of students per single family house throughout the District is **0.39**.

### HIGHEST

Planning Unit	Single-Family Subdivision	Students per Household
44	Sanderling - Woodforest	1.24
10	Spring Branch Trails	1.24
20	Yesterday's Crossing	1.11
44	Monarch Park - Woodforest	1.10
44	Avalon Woods - Woodforest	1.06
17	Island @ Grand Harbor	1.04

The developments with the highest ratios are shown in the chart at left. Six developments have more than 20 occupied units and no students in residence. Most of these are townhomes, condos, or RV parks related to recreation on the lake.

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## STUDENTS PER HOUSEHOLD: MULTI-FAMILY UNITS

In multi-family complexes, the ratios of students per occupied unit ranged from **0.16** to **0.31** at specific properties, and the weighted average throughout the District was **0.23** students per occupied apartment unit. Approximately 146 MISD students currently live in these apartment complexes. There are currently 10 complexes in the District, including one for seniors and one that is currently developing.

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## LONG TERM RATIOS

PASA has measured the ratios of students per home in Montgomery ISD numerous times. The chart at left shows that the ratios of students per single-family home over time have recently remained near 0.40. At the same time, the multi-family ratios have also remained below 0.30 in most years. The data for 2020 is affected by COVID-19 and is lower than what would normally be expected.

	<b>2006</b>	<b>2008</b>	<b>2010</b>	<b>2016</b>	<b>2018</b>	<b>2021</b>
<b>Single-Family</b>	0.37	0.54	0.42	0.41	0.42	0.39
<b>Multi-Family</b>	0.29	0.33	0.24	0.28	0.27	0.23

Evaluating such data explains why students are denser in specific locations, and which neighborhoods are empty-nest areas. They also point to neighborhoods that are disproportionately oriented to older or younger students. The ratios help estimate the grade-groups that will live in these neighborhoods over time, and they also assist in establishing the potential ratio of students per grade-group for comparable new subdivisions and apartment complexes.

Although these ratios are used to obtain projections of added students for all new subdivisions and Planning Units, it is necessary to continue evaluating long-term trends, as they will change as a subdivision or apartment complex ages. Regarding apartments, if there is an increase in tax-credit apartments, then it is certain that these new tax-credit units will have more students per unit than the new market-oriented complexes in the District.

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## RESIDENT STUDENTS BY ATTENDANCE ZONE

At the attendance zone level, resident students were mapped with the numeric and percentage change that has occurred each zone in the last year shown. The enrollment in MISD was affected by COVID-19 for the Fall 2020, and the bulk of this occurred at the elementary school level. As a result, both the differences between 2018 and 2019, along with 2019 and 2020 are shown.

Between Fall 2018 and Fall 2019, Stewart Creek, Madeley Ranch, and Keenan all lost some students, with Madeley Ranch having a loss of more than 30 geocoded students in only 1 year. At the same time, Montgomery and Lincoln showed large increases. Between 2019 and 2020, only Madeley Ranch gained geocoded student population, with the results of unenrollment due to COVID-19 seen across the District in the other attendance zones.

At the middle school level, between 2018 and 2019, Oak Hills saw a gain, while Montgomery had a decline of 37 students. Between 2019 and 2020, both middle schools saw minor declines, despite the fact that COVID-19 largely affected the earliest of grades. At the high school levels, both schools saw increases for both years assessed.

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## RESIDENT STUDENTS BY PLANNING UNIT

The next maps in the chapter show the growth and decline of student population in each Planning Unit over the past 2 years. As would be expected, the losses were greater and the gains smaller for the 2019 to 2020 comparison over the 2018-2019 comparison. The heaviest growth in the last year occurred just north and east of downtown, near the lake.

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## RECENT STUDENT TRENDS BY TYPE OF DEVELOPMENT

The only positive gain in students came in the 3 students added to manufactured home communities. Both actively building and existing, built-out subdivisions saw a net decline in geocoded students.

Type of Development	Total Students	Percent of Total	Total Students	Percent of Total	Actual Change	Percent Change
Apartments	152	2%	146	2%	-6	-4%
Townhomes+Condos	153	2%	145	2%	-8	-5%
MHP	29	0%	32	0%	3	10%
Single-Family - built-out	2,427	31%	2,386	31%	-41	-2%
Single-Family - actively building	5,039	65%	5,005	65%	-34	-1%

### **Active Subdivisions:**

The actively growing subdivisions that added the most students this year included Terra Vista at Watersetone, Kingsley, and Island at Grand Harbor, each of which gained 12 students. Grand Harbor and Grand Lake Estates each gained 11 students. Walden lost 31 geocoded students, and Crown Oaks lost 30, while Sunrise Ranch lost 17 students. Overall, 76 elementary students were lost in active subdivisions, while 42 secondary students were gained.

### **Built-out Subdivisions:**

Despite the overall loss in students in existing subdivisions, some few did gain geocoded students in the last year. April Sound gained 10 students and Capriccio – Woodforest gained 9. All other subdivisions saw 4 or fewer students gained in the last year. Similar to the active

subdivisions, 96 elementary students were lost, while 55 students were gained at the secondary level, clearly showing the impacts of COVID-19 on the earliest grades.

## PRIVATE AND CHARTER ENROLLMENT & INTERDISTRICT TRANSFERS

Enrollment of Montgomery ISD residents attending other public school systems has changed little over the last five years. In the table below, historical transfer data is listed for the prior six school years. Transfers to both charter schools and other school districts has only increased by 9 students since 2014-15.

### Residents of Montgomery ISD Attending Other Public Schools

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Charter Schools	52	53	54	42	27	34
Other ISDs	121	105	119	129	145	148
	<b>173</b>	<b>158</b>	<b>173</b>	<b>171</b>	<b>172</b>	<b>182</b>

All Grades; Source: Texas Education Agency

The private school enrollment table in this chapter lists all schools in and nearby Montgomery ISD that enroll residents of the District. Since tuition-based private schools generally enroll Pre-Kindergarten students who would be ineligible for free public school, only grades KG-12 are included in PASA's analysis. For completeness, schools with only preschool students are listed but not computed in the totals. There are 20 private schools in or near Montgomery ISD which are included in this chapter. These schools enroll an estimated 642 KG-12 students living in Montgomery ISD. Based on interviews with these private schools, PASA estimates the number of Montgomery ISD residents attending private schools will increase. Approximately 843 students could attend private schools in five years.

### Estimated EE-12th Grade Population Living in Montgomery ISD: 2020-21

<b>Resident Students:</b>	<b>9,330</b>
Attending MISD	8,924
Temporary COVID loss	266
<i>Transfers into the District</i>	471
Attending and Residing in MISD	8,453 (90.6%)
Attending Charter Schools <sup>1</sup>	74 (0.8%)
Attending Private Schools <sup>2</sup>	642 (6.9%)
Attending Nearby Districts <sup>1</sup>	161 (1.7%)

<sup>1</sup> Sources: Texas Education Agency, Transfer Reports 2020-21; PASA surveys

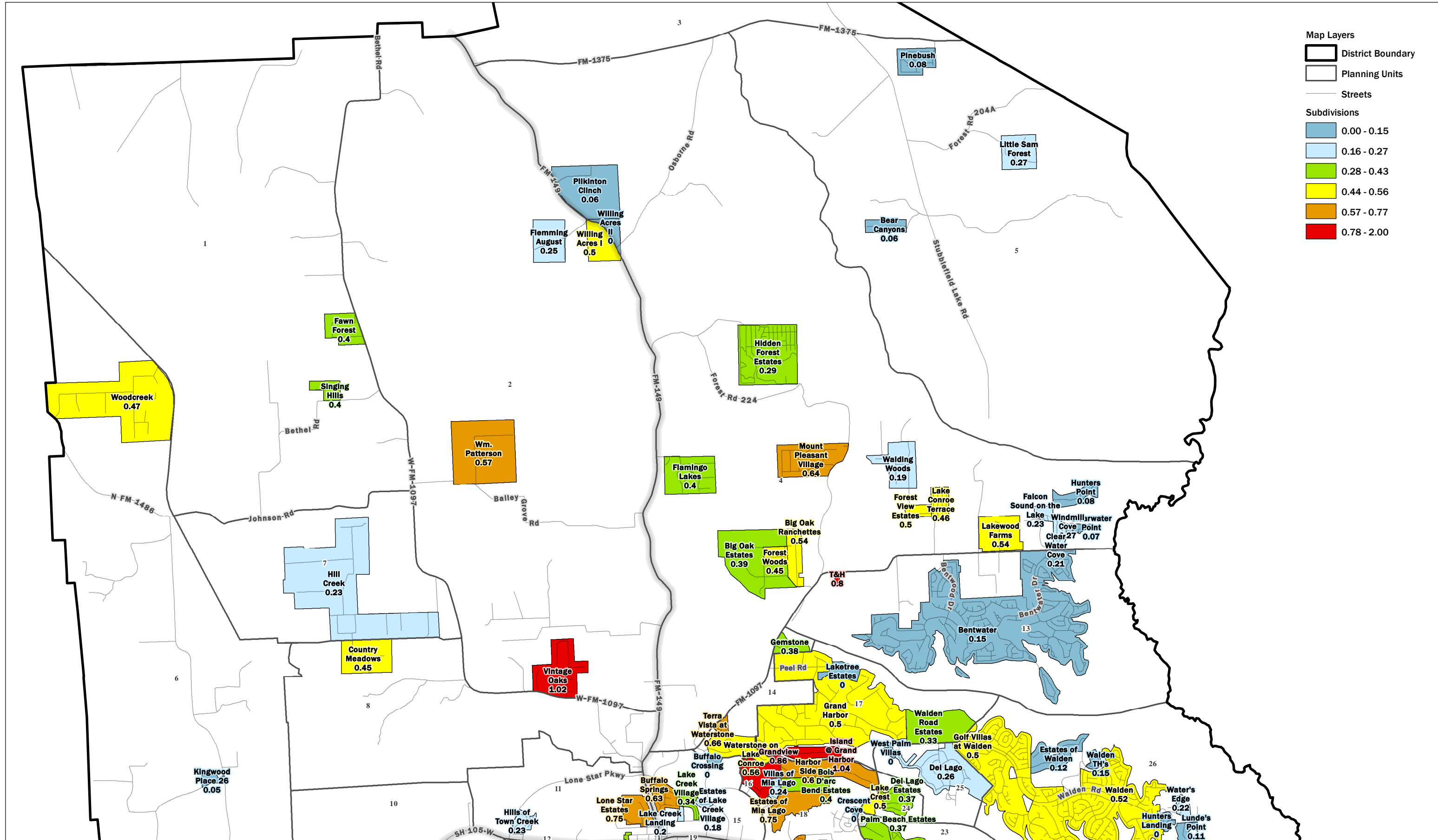
<sup>2</sup> Source: PASA interviews (excludes PK enrollment)

# Students per Occupied Housing Unit - North

By Subdivision  
Montgomery ISD



0 0.5 1 2 Miles

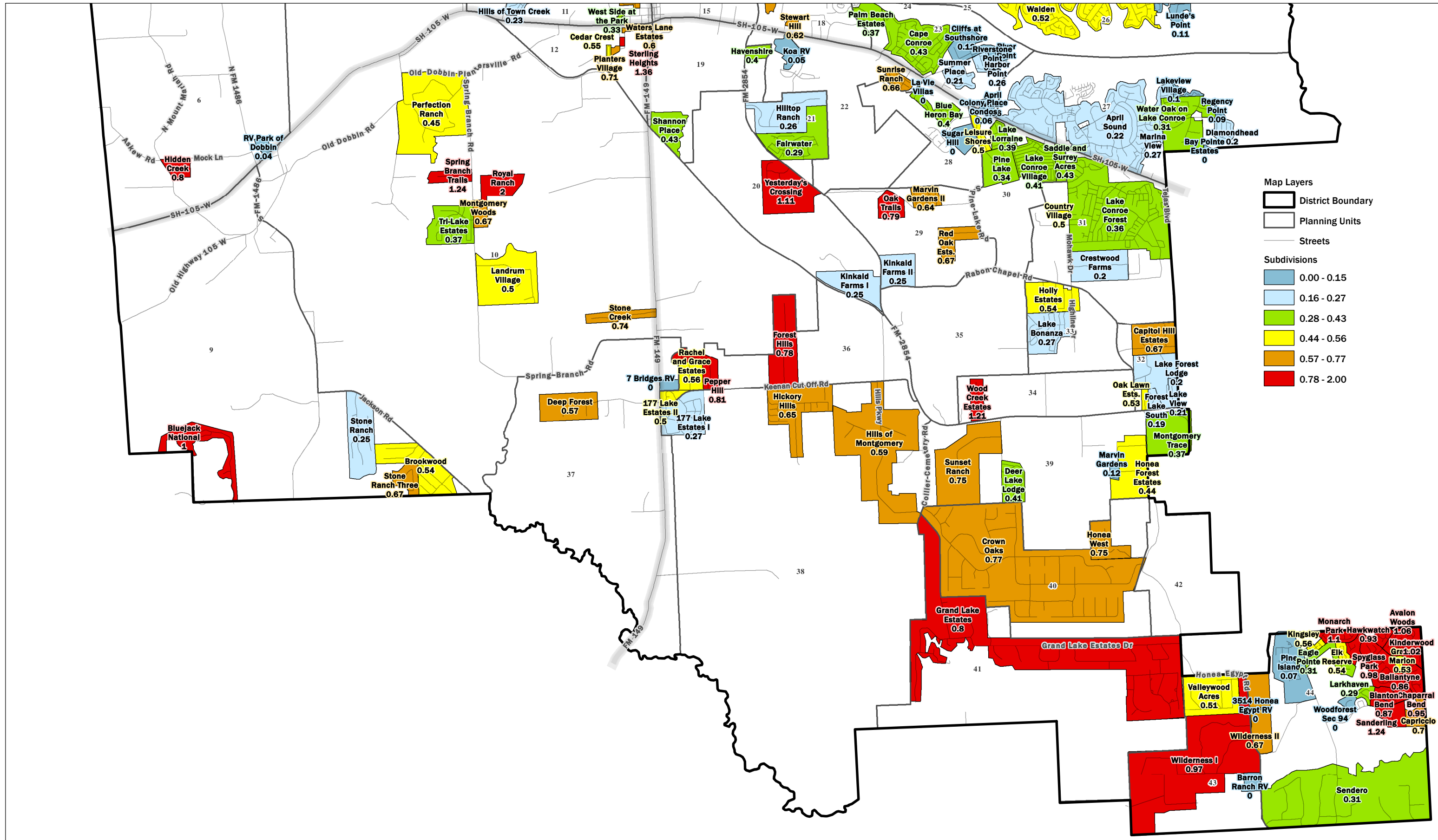
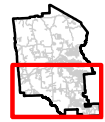


# Students per Occupied Housing Unit - South

By Subdivision  
Montgomery ISD



0 0.5 1 2 Miles



## Montgomery ISD Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
38	177 Lake Estates I		Subdivision	Existing	0.27	48	179
36	177 Lake Estates II		Subdivision	Existing	0.5	14	28
26	18th at Walden	Walden	Condo	Existing	0.11	22	204
44	3514 Honea Egypt RV		RV	Existing	0	0	34
37	7 Bridges RV		RV	Existing	0	0	27
27	April Harbour		Condo	Existing	0.03	1	36
27	April Point North		Condo	Existing	0.1	30	307
27	April Sound		Condo	Existing	0.06	2	36
27	April Sound		Subdivision	Existing	0.22	471	2,172
23	April Villas		Subdivision	Existing	0.06	1	17
44	Avalon Woods	Woodforest	Subdivision	Existing	1.06	50	47
44	Ballantyne	Woodforest	Subdivision	Existing	0.86	38	44
43	Barron Ranch RV		RV	Existing	0	0	18
27	Bay Pointe Estates		Subdivision	Existing	0	0	5
5	Bear Canyons		Subdivision	Developing	0.06	1	16
13	Bentwater		Subdivision	Developing	0.15	319	2,154
4	Big Oak Estates		Subdivision	Existing	0.39	12	31
4	Big Oak Ranchettes		Subdivision	Existing	0.54	13	24
44	Blanton Bend	Woodforest	Subdivision	Existing	0.87	27	31
28	Blue Heron Bay		Subdivision	Developing	0.4	21	53
9	Bluejack Cottages		Condo	Developing	0	0	18
9	Bluejack Member Suite		Condo	Developing	0	0	3
9	Bluejack National		Subdivision	Developing	1	4	4
18	Bois D'arc Bend Estates		Subdivision	Existing	0.4	4	10
9	Brookwood		Subdivision	Developing	0.54	45	84
15	Buffalo Crossing	Buffalo Springs	Subdivision	Developing	0	0	1
15	Buffalo Springs	Buffalo Springs	Subdivision	Developing	0.63	50	79
23	Cape Conroe		Subdivision	Developing	0.43	333	776
32	Capitol Hill Estates		Subdivision	Existing	0.67	28	42
44	Capriccio	Woodforest	Subdivision	Existing	0.7	89	128
12	Cedar Crest		MHP	Existing	0.55	16	29
44	Chaparral Bend	Woodforest	Subdivision	Existing	0.95	99	104
4	Clear Water Cove		Subdivision	Developing	0.21	24	116
4	Clearwater Point		Subdivision	Existing	0.07	2	28
23	Cliffs at Southshore		Subdivision	Developing	0.12	8	67
23	Colony Place Condos		Townhome	Developing	0.06	4	72
8	Country Meadows		Subdivision	Developing	0.45	10	22
31	Country Village		Subdivision	Existing	0.5	6	12
26	Cove at Walden	Walden	Condo	Existing		3	
18	Crescent Cove		Subdivision	Developing	0	0	2
31	Crestwood Farms		Subdivision	Existing	0.20	6	30
40	Crown Oaks		Subdivision	Developing	0.77	454	588
37	Deep Forest		Subdivision	Existing	0.57	13	23
39	Deer Lake Lodge		Subdivision	Existing	0.41	26	64
25	Del Lago		Condo	Existing	0	0	230
25	Del Lago		Subdivision	Developing	0.26	57	223
24	Del Lago Estates		Subdivision	Developing	0.37	25	68
27	Diamondhead		Subdivision	Developing	0.2	21	107
44	Eagle Pointe	Woodforest	Subdivision	Developing	0.31	10	32
44	Elk Reserve	Woodforest	Subdivision	Existing	0.54	13	24
15	Estates of Lake Creek Village	Buffalo Springs	Subdivision	Developing	0.18	2	11
18	Estates of Mia Lago		Subdivision	Developing	0.75	3	4
26	Estates of Walden		Subdivision	Developing	0.12	9	73
21	Fairwater		Subdivision	Developing	0.29	5	17
4	Falcon Sound on the Lake		Subdivision	Developing	0.23	13	57
1	Fawn Forest		Subdivision	Developing	0.4	6	15
4	Flamingo Lakes		Subdivision	Existing	0.4	33	83
2	Flemming August		Subdivision	Existing	0.25	2	8
36	Forest Hills		Subdivision	Existing	0.78	28	36
32	Forest Lake South		Subdivision	Existing	0.19	4	21
4	Forest View Estates		Subdivision	Existing	0.5	6	12
4	Forest Woods		Subdivision	Existing	0.45	37	82



## Montgomery ISD Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
44	Future THs	Woodforest	Townhome	Developing		0	
14	Gemstone		Subdivision	Existing	0.38	8	21
26	Golf Villas at Walden	Walden	Townhome	Existing	0.5	10	20
17	Grand Harbor		Subdivision	Developing	0.5	345	689
41	Grand Lake Estates		Subdivision	Developing	0.8	376	472
44	Grand Marion	Woodforest	Subdivision	Developing	0.53	8	15
16	Grandview		Subdivision	Developing	0.86	32	37
23	Harbor Point		Subdivision	Existing	0.26	28	108
18	Harbor Side		Subdivision	Developing	0.6	47	78
26	Harbour Village	Walden	Condo	Existing	0.03	4	133
21	Havenshire		Subdivision	Existing	0.4	10	25
44	Hawkwatch	Woodforest	Subdivision	Existing	0.93	28	30
38	Hickory Hills		Subdivision	Existing	0.65	75	115
6	Hidden Creek		Subdivision	Existing	0.8	8	10
4	Hidden Forest Estates		Subdivision	Developing	0.29	76	262
7	Hill Creek		Subdivision	Developing	0.23	21	90
38	Hills of Montgomery		Subdivision	Developing	0.59	63	107
11	Hills of Town Creek		Subdivision	Developing	0.23	17	75
21	Hilltop Ranch		Subdivision	Developing	0.26	12	47
33	Holly Estates		Subdivision	Existing	0.54	40	74
39	Honea Forest Estates		Subdivision	Existing	0.44	15	34
40	Honea West		Subdivision	Developing	0.75	21	28
26	Hunters Landing		Subdivision	Existing	0.00	0	52
4	Hunters Point		Subdivision	Developing	0.08	6	75
25	Inverness @ Del Lago		Condo	Existing		1	
26	Inverness II at Walden	Walden	Condo	Existing	0.11	15	140
17	Island @ Grand Harbor		Subdivision	Developing	1.04	27	26
44	Kinderwood	Woodforest	Subdivision	Existing	1.02	268	263
44	Kingsley	Woodforest	Subdivision	Developing	0.56	20	36
6	Kingwood Place 26		Subdivision	Developing	0.05	3	57
20	Kinkaid Farms I		Subdivision	Developing	0.25	3	12
29	Kinkaid Farms II		Subdivision	Existing	0.25	3	12
22	Koa RV		RV	Existing	0.05	7	130
26	La Posada at Walden	Walden	Condo	Existing	0.25	5	20
28	La Vie Villas		Townhome	Developing	0	0	7
33	Lake Bonanza		Subdivision	Existing	0.27	59	217
31	Lake Conroe Forest		Subdivision	Developing	0.36	288	803
4	Lake Conroe Terrace		Subdivision	Existing	0.46	17	37
30	Lake Conroe Village		Subdivision	Developing	0.41	265	641
15	Lake Creek Landing	Buffalo Springs	Subdivision	Existing	0.2	2	10
15	Lake Creek Village	Buffalo Springs	Subdivision	Developing	0.34	28	82
24	Lake Crest		Subdivision	Existing	0.5	4	8
32	Lake Forest Lodge		Subdivision	Existing	0.2	12	61
30	Lake Lorraine		Subdivision	Developing	0.39	16	41
26	Lake Point		Condo	Existing	0	0	69
32	Lake View		Subdivision	Existing	0.21	6	28
26	Lake Walden Cove	Walden	Condo	Existing	0	0	5
17	Laketree Estates		Subdivision	Developing	0	0	9
27	Lakeview Village		Subdivision	Existing	0.1	10	100
4	Lakewood Farms		Subdivision	Existing	0.54	7	13
10	Landrum Village		Subdivision	Existing	0.5	17	34
44	Larkhaven	Woodforest	Subdivision	Developing	0.29	9	31
30	Leisure Shores		Subdivision	Developing	0.5	2	4
5	Little Sam Forest		Subdivision	Developing	0.27	3	11
11	Lone Star Estates		Subdivision	Developing	0.75	9	12
26	Lunde's Point		Subdivision	Existing	0.11	2	19
27	Marina View		Subdivision	Existing	0.27	3	11
26	Marina Vista on Lake Conroe	Walden	Condo	Existing	0.07	5	76
39	Marvin Gardens		Subdivision	Developing	0.12	1	8
29	Marvin Gardens II		Subdivision	Developing	0.64	35	55
26	Melville Townhomes	Walden	Condo	Existing		3	

## Montgomery ISD Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
44	Monarch Park	Woodforest	Subdivision	Existing	1.1	75	68
39	Montgomery Trace		Subdivision	Developing	0.37	11	30
10	Montgomery Woods		Subdivision	Developing	0.67	2	3
4	Mount Pleasant Village		Subdivision	Existing	0.64	65	101
32	Oak Lawn Ests.		Subdivision	Existing	0.53	10	19
29	Oak Trails		Subdivision	Existing	0.79	11	14
23	Palm Beach Estates		Subdivision	Existing	0.37	7	19
27	Palms, The		Condo	Existing	0.17	2	12
27	Paradise Point		Condo	Existing	0.06	3	48
36	Pepper Hill		Subdivision	Developing	0.81	21	26
10	Perfection Ranch		Subdivision	Developing	0.45	20	44
4	Pilkinton Clinch		Subdivision	Developing	0.06	1	17
44	Pine Island	Woodforest	Subdivision	Developing	0.07	1	14
30	Pine Lake		Subdivision	Existing	0.34	26	76
28	Pine Lake Cove		Subdivision	Developing		0	
5	Pinebush		Subdivision	Developing	0.08	1	13
12	Planters Village		Subdivision	Developing	0.71	5	7
4	Playa Vista on Lake Conroe		Condo	Existing		3	
26	Point at Walden	Walden	Condo	Existing		1	
36	Rachel and Grace Estates		Subdivision	Existing	0.56	9	16
29	Red Oak Ests.		Subdivision	Existing	0.67	18	27
27	Regency Point		Townhome	Existing	0.09	5	56
18	Reserve on Lake Conroe		Subdivision	Developing		0	
23	River Point		Subdivision	Existing	0	0	6
23	Riverstone Point		Subdivision	Developing	0.12	2	17
10	Royal Ranch		Subdivision	Developing	2	2	1
27	Royal San Marino		Condo	Developing	0.06	1	18
6	RV Park of Dobbin		RV	Existing	0.04	1	25
30	Saddle and Surrey Acres		Subdivision	Developing	0.43	10	23
44	Sanderling	Woodforest	Subdivision	Developing	1.24	31	25
44	Sendero		Subdivision	Existing	0.31	56	183
19	Shannon Place		Subdivision	Existing	0.43	9	21
27	Shoreline @ Waterpoint		Condo	Developing	0	0	20
1	Singing Hills		Subdivision	Developing	0.4	4	10
23	Snug Harbor		Condo	Existing	0.05	3	63
10	Spring Branch Trails		Subdivision	Existing	1.24	41	33
44	Spyglass Park	Woodforest	Subdivision	Existing	0.98	179	182
12	Sterling Heights		Subdivision	Existing	1.36	15	11
18	Stewart Hill		Subdivision	Existing	0.62	23	37
10	Stone Creek		Subdivision	Developing	0.74	31	42
9	Stone Ranch		Subdivision	Developing	0.25	18	73
9	Stone Ranch Three		Subdivision	Developing	0.67	20	30
28	Sugar Hill		Subdivision	Existing	0	0	5
23	Summer Place		Subdivision	Existing	0.21	20	97
22	Sunrise Ranch		Subdivision	Developing	0.66	102	155
39	Sunset Ranch		Subdivision	Developing	0.75	21	28
13	T&H		MHP	Existing	0.8	8	10
24	Terra Vista		Townhome	Developing		0	
14	Terra Vista at Waterstone		Subdivision	Developing	0.66	23	35
15	Town Creek Crossing	Buffalo Springs	Subdivision	Developing		0	
10	Tri-Lake Estates		Subdivision	Developing	0.37	53	143
43	Valleywood Acres		Subdivision	Existing	0.51	29	57
18	Villas of Mia Lago		Subdivision	Developing	0.24	10	42
2	Vintage Oaks		Subdivision	Developing	1.02	45	44
26	Walden	Walden	Subdivision	Developing	0.52	1267	2,452
26	Walden Lodge	Walden	Condo	Existing		2	
17	Walden Road Estates		Subdivision	Existing	0.33	5	15
26	Walden TH's	Walden	Townhome	Existing	0.15	20	134
4	Walding Woods		Subdivision	Existing	0.19	6	32
27	Water Oak on Lake Conroe		Subdivision	Developing	0.31	13	42
26	Water's Edge		Subdivision	Existing	0.22	5	23

**Montgomery ISD**  
**Ratios of Students per Single-Family House**



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
12	Waters Lane Estates		Subdivision	Developing	0.6	3	5
14	Waterstone on Lake Conroe		Subdivision	Developing	0.56	24	43
25	West Palm Villas		Townhome	Existing	0	0	28
11	West Side at the Park		Subdivision	Developing	0.33	3	9
43	Wilderness I		Subdivision	Existing	0.97	73	75
44	Wilderness II		Subdivision	Existing	0.67	8	12
2	Willing Acres I		Subdivision	Existing	0.5	4	8
4	Willing Acres II		Subdivision	Existing	0	0	7
4	Windmill Cove		Subdivision	Developing	0.27	4	15
2	Wm. Patterson		Subdivision	Developing	0.57	13	23
34	Wood Creek Estates		Subdivision	Developing	1.21	23	19
6	Woodcreek		Subdivision	Developing	0.47	27	57
44	Woodforest Sec 70	Woodforest	Subdivision	Developing		0	
44	Woodforest Sec 94	Woodforest	Subdivision	Developing	0	0	2
20	Yesterday's Crossing		Subdivision	Developing	1.11	41	37
<b>Weighted Ratio:</b>					<b>0.39</b>	<b>7,568</b>	<b>19,637</b>
<b>Weighted Ratio for Subdivisions of More than 20 Homes:</b>					<b>0.39</b>	<b>7,314</b>	<b>18,934</b>





## Montgomery ISD Ratios of Students per Apartment Unit

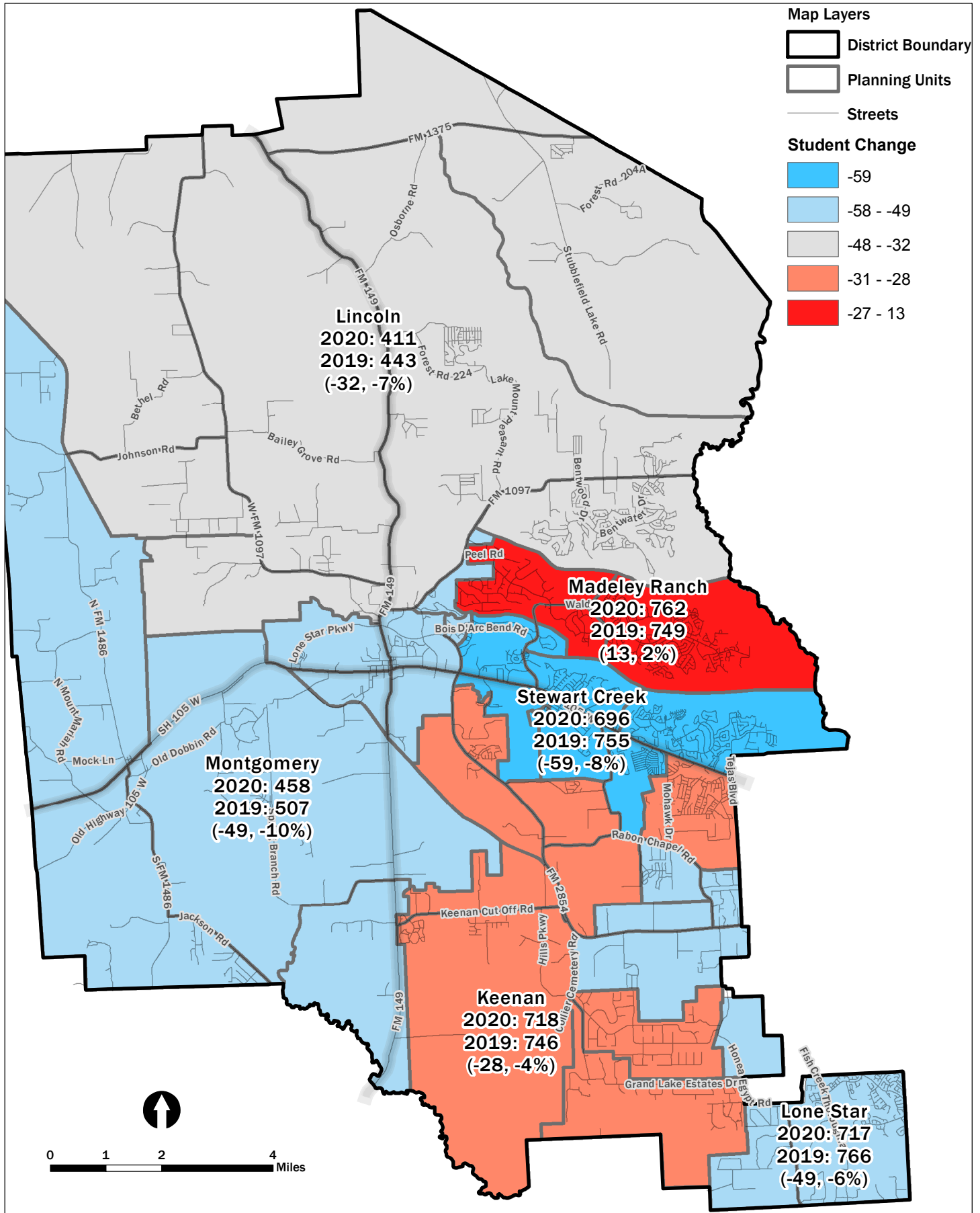
PU	Name	Street	Class	Phase	Notes	Total Students	Total Units	Occ. Units	% Occ.	Students per Occ. Unit
15	Eagles Nest	254 Plez Morgan	Apartment	Developing	UC until August 2021	0	48			
17	Harbor Shores	15650 Walden Rd	Apartment	Existing		26	144	141	98%	0.18
19	Heritage Senior		Senior	Existing		0				
19	Heritage, The	325 Flagship Blvd	Apartment	Existing		12	80	76	95%	0.16
33	Holly Estates	16957 Rabon Chapel Rd	Apartment	Existing		0	16	15	94%	0
11	Independence Place - HUD		Apartment	Existing		1				
18	Live Oak		Senior	Existing		0				
18	Montgomery Trace	19788 TX 105 W	Apartment	Existing		44	144	143	99%	0.31
18	Stuart Creek	19790 TX 105 W	Apartment	Existing		27	120	119	99%	0.23
11	Town Creek Village	22870 TX-105	Apartment	Existing		36	152	138	91%	0.26
<b>Totals:</b>						<b>146</b>	<b>704</b>	<b>632</b>	<b>90%</b>	

**Complexes with More than 85% Occupancy:**

**145      632      96%      0.23**

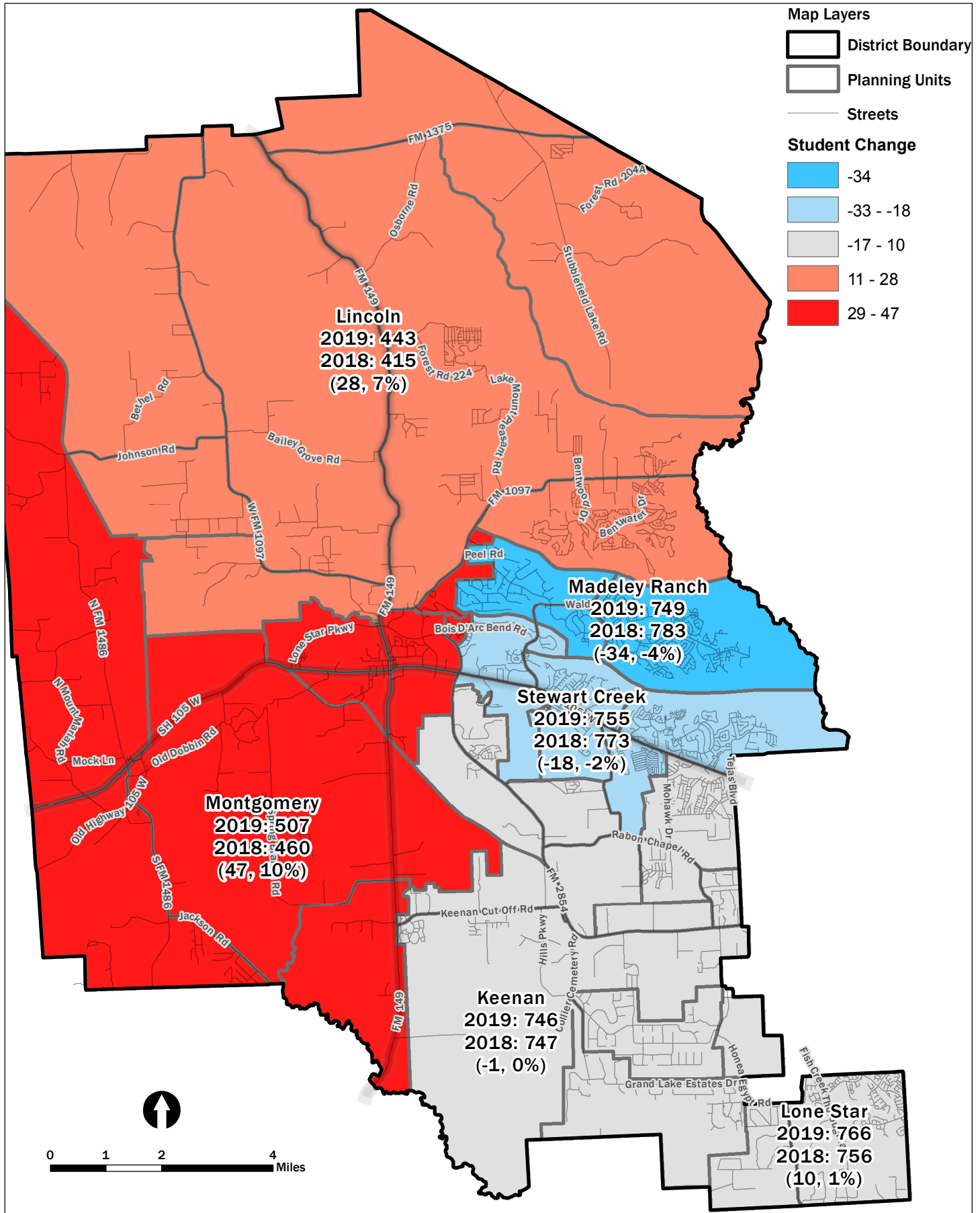
# Student Trends by Attendance Zone, EE-5th Grade

Absolute and Percent Change in Geocoded Students, Fall 2019 to Fall 2020  
 Montgomery ISD



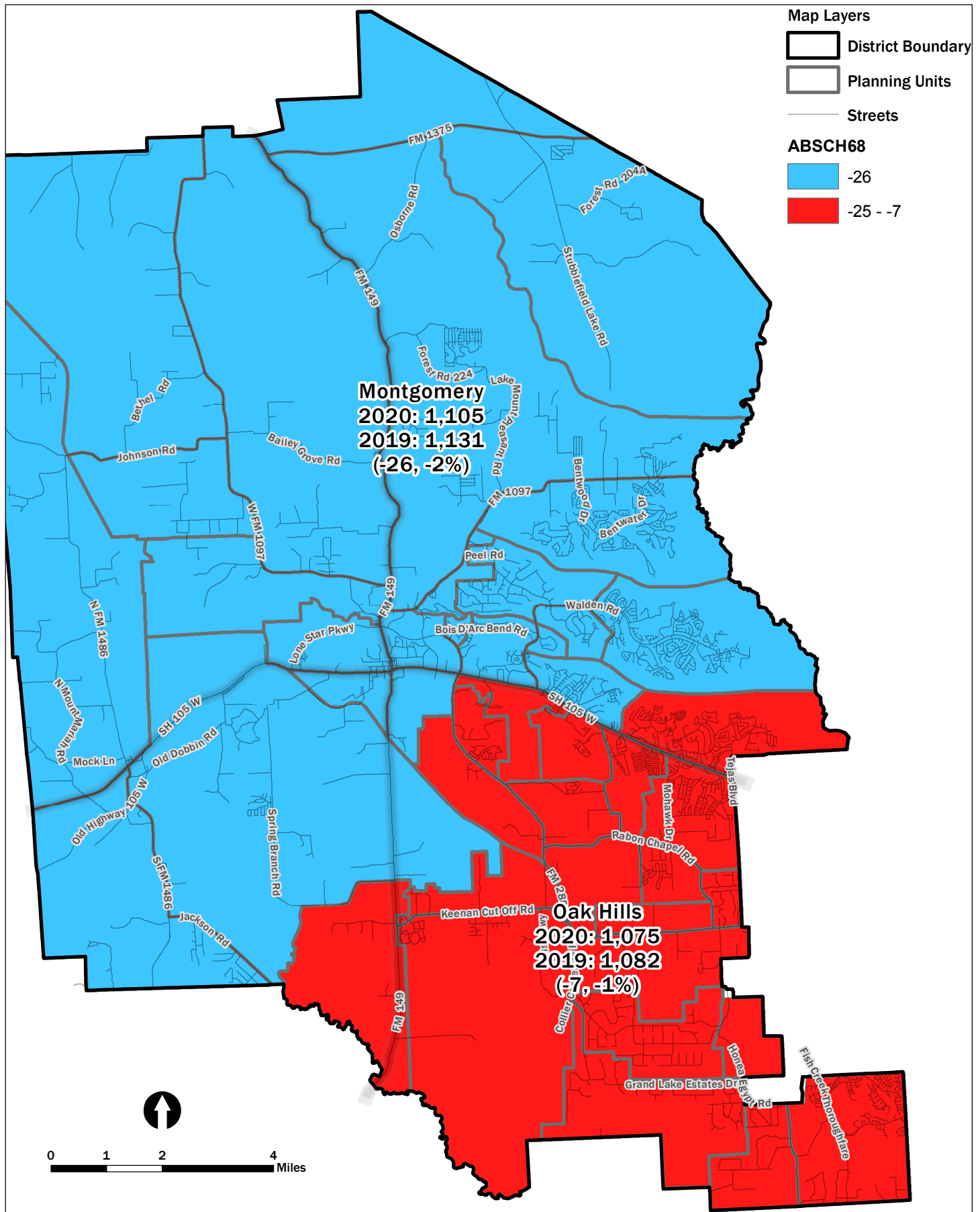
# Student Trends by Attendance Zone, EE-5th Grade

Absolute and Percent Change in Geocoded Students, Fall 2018 to Fall 2019  
 Montgomery ISD



# Student Trends by Attendance Zone, 6th-8th Grade

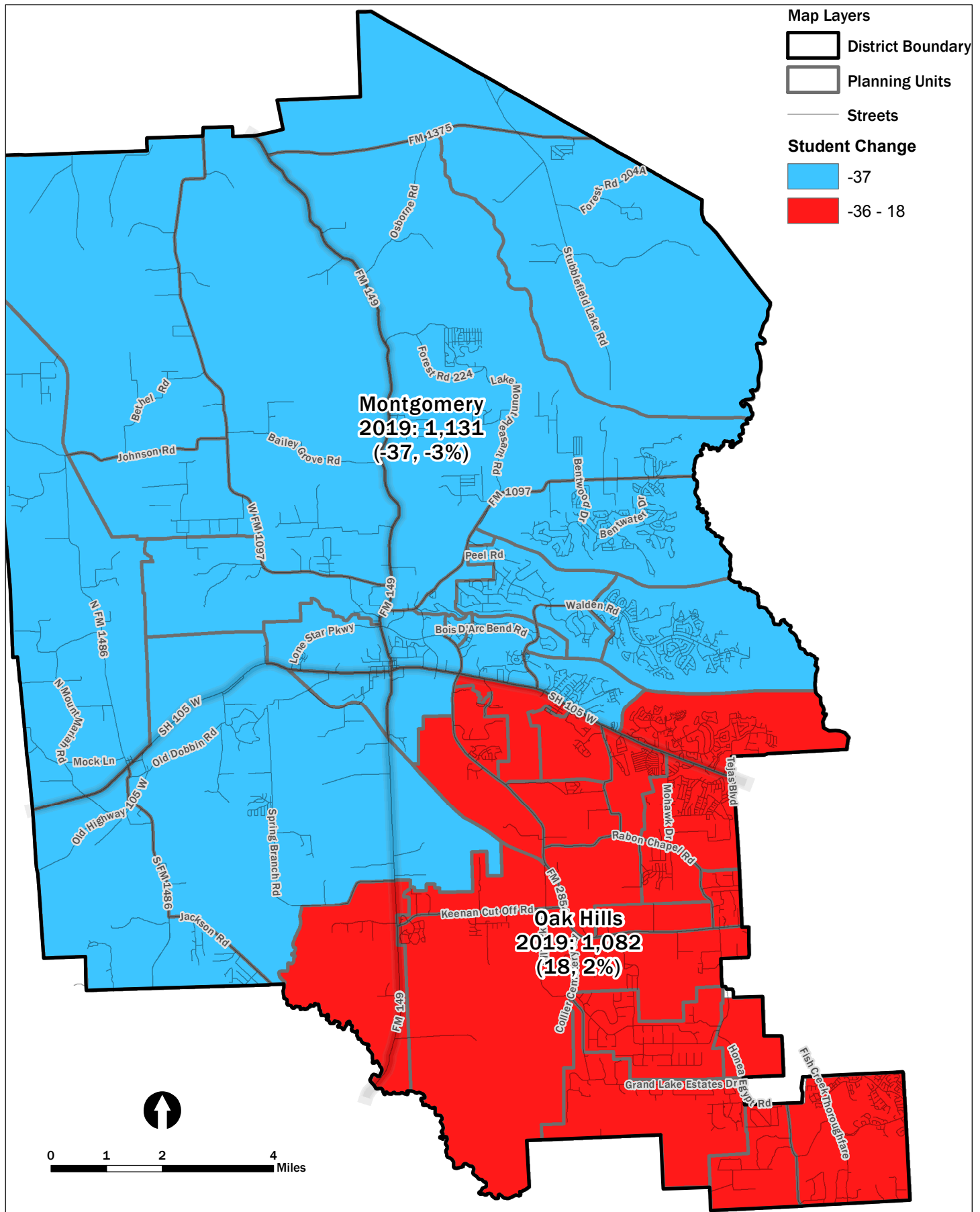
Absolute and Percent Change in Geocoded Students, Fall 2019 to Fall 2020  
 Montgomery  
 Montgomery ISD





# Student Trends by Attendance Zone, 6th-8th Grade

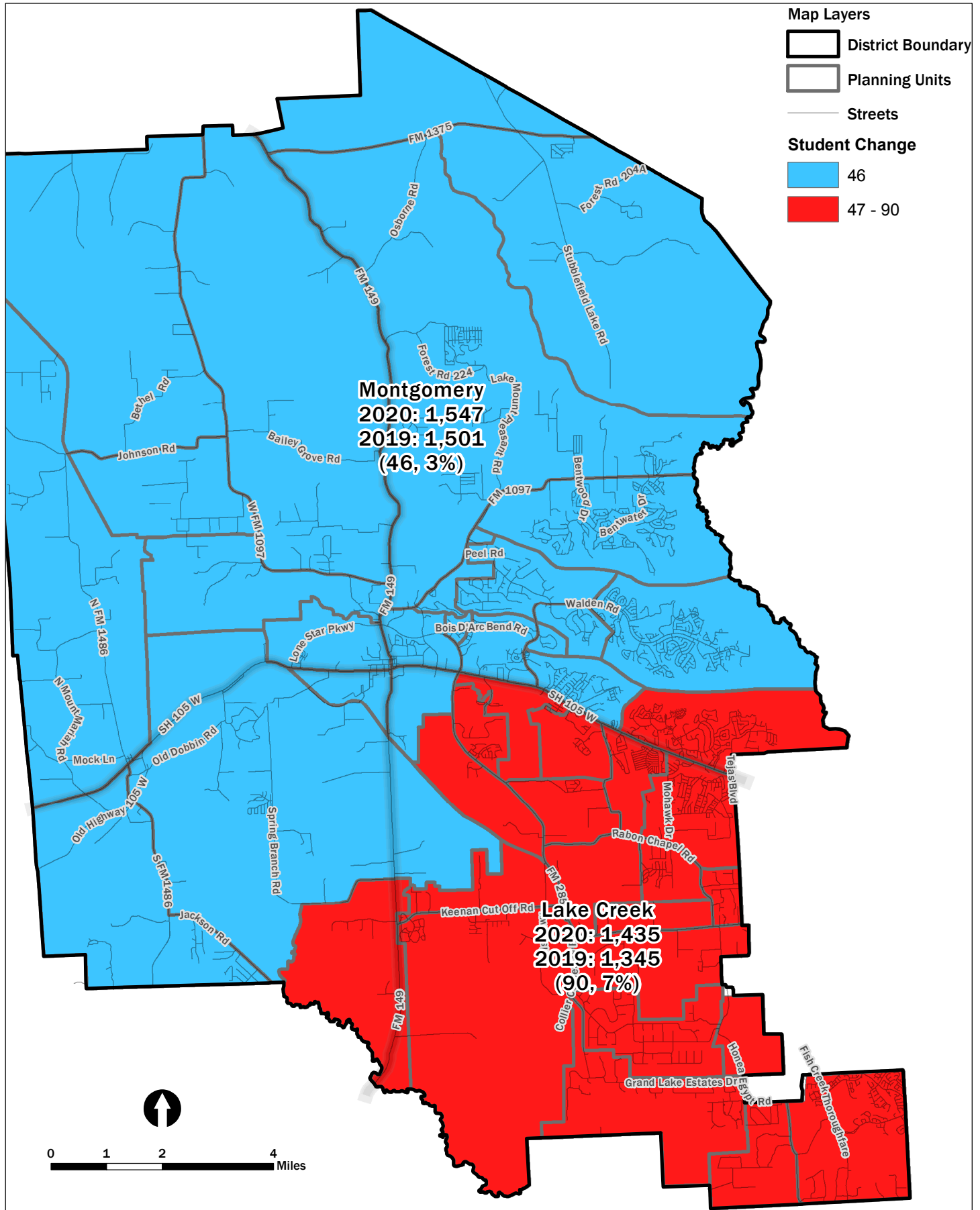
Absolute and Percent Change in Geocoded Students, Fall 2018 to Fall 2019  
Montgomery ISD



# Student Trends by Attendance Zone, 9th-12th Grade

Absolute and Percent Change in Geocoded Students, Fall 2019 to Fall 2020

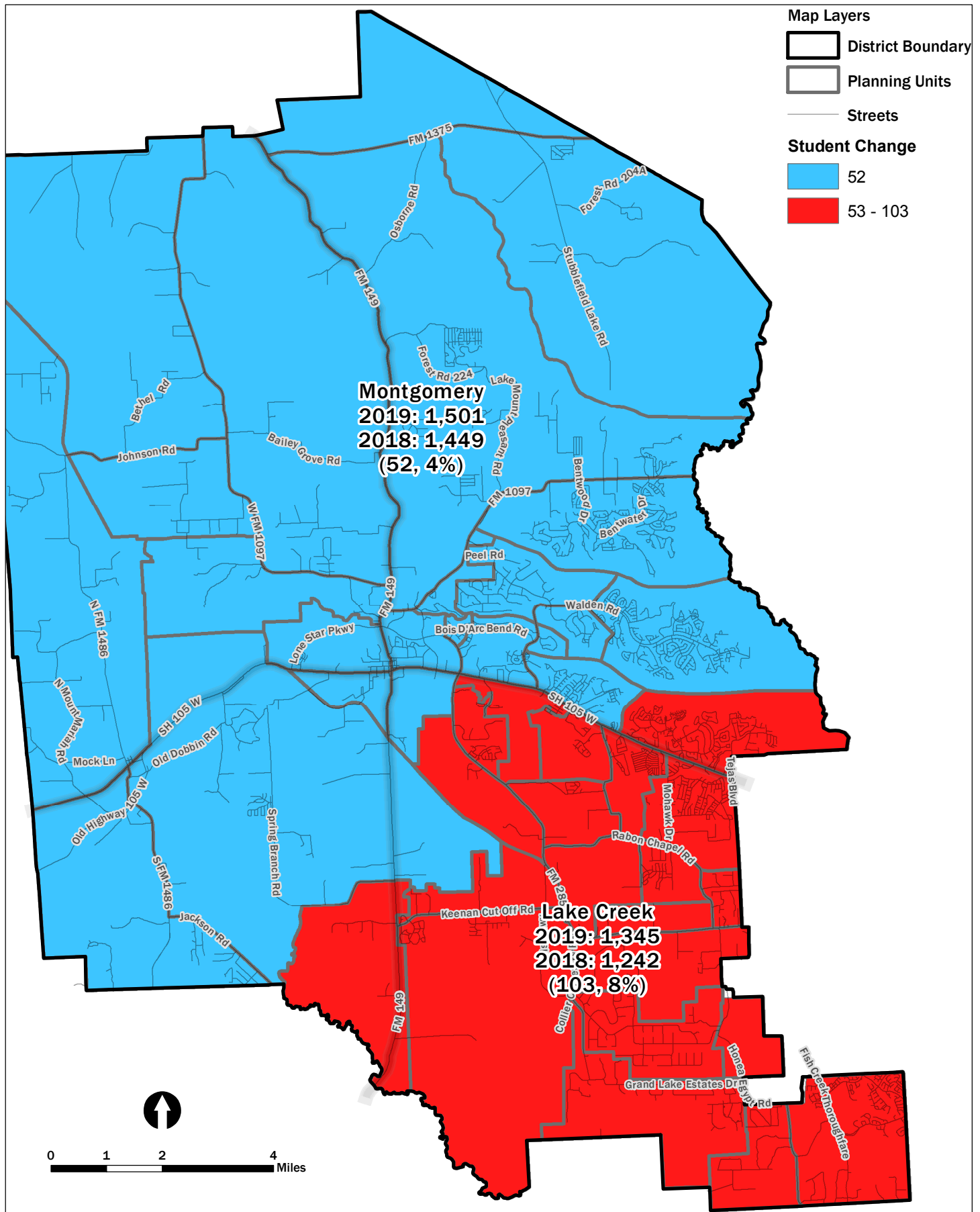
Montgomery ISD



# Student Trends by Attendance Zone, 9th-12th Grade

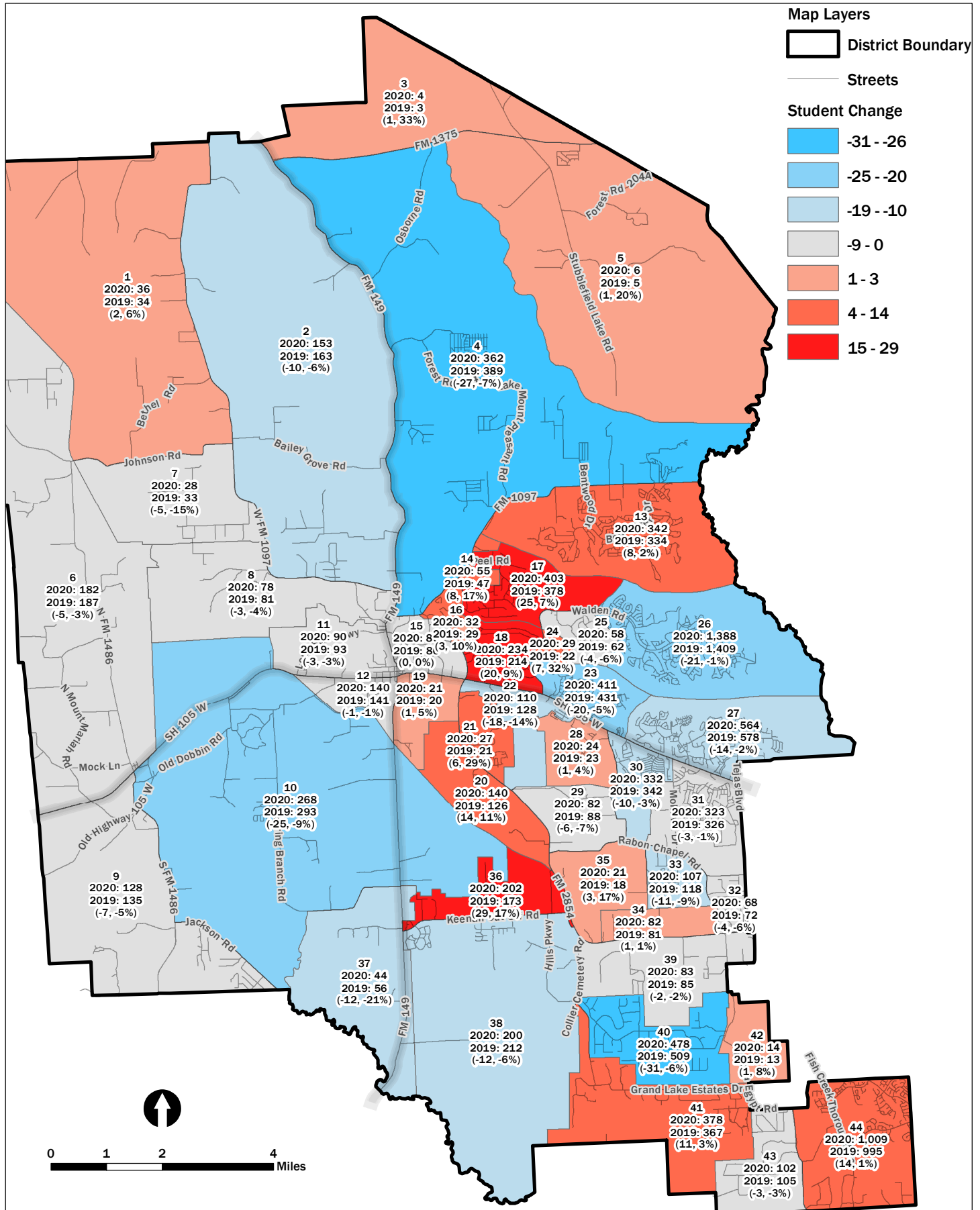
Absolute and Percent Change in Geocoded Students, Fall 2018 to Fall 2019

Montgomery ISD



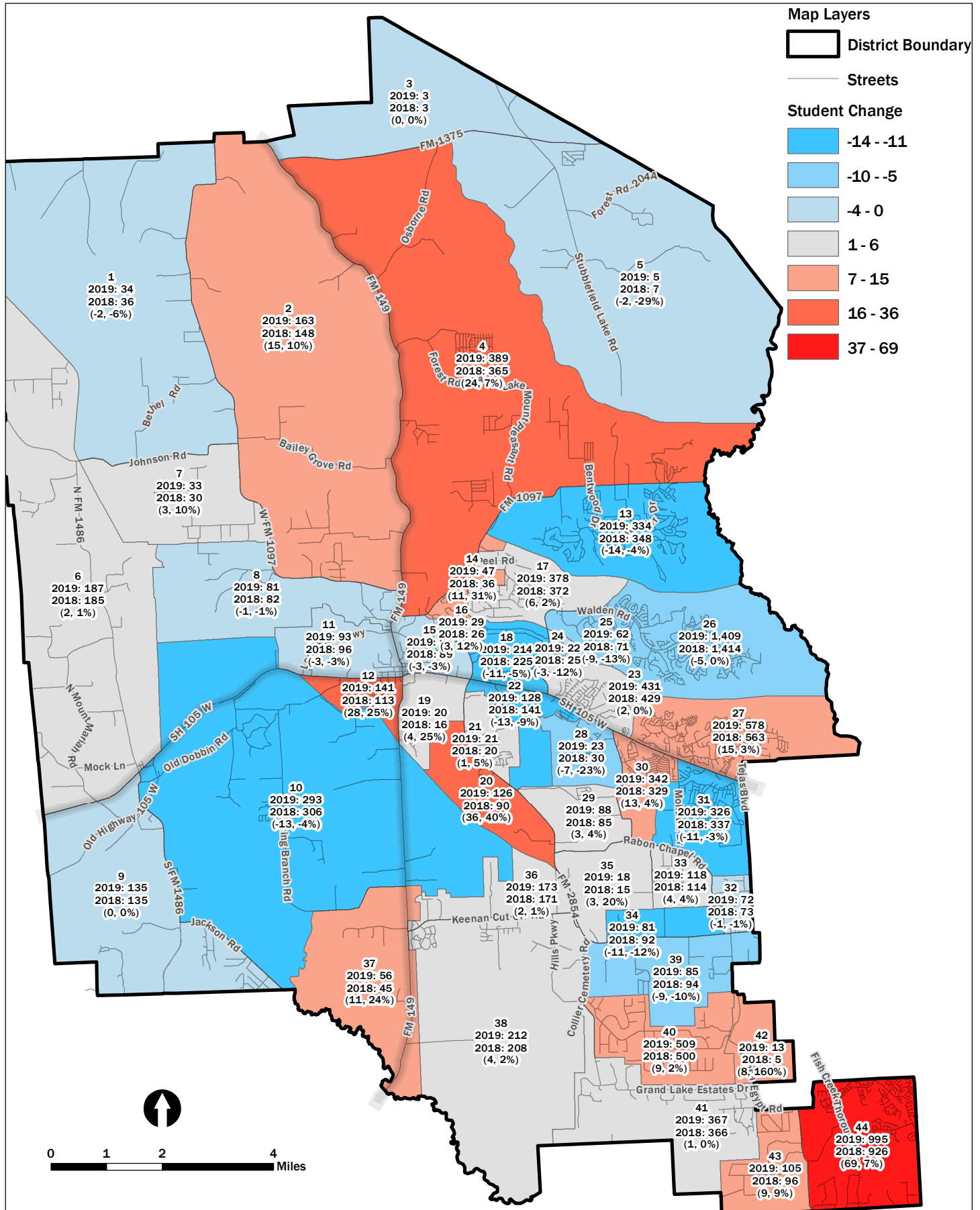
# Student Trends by Planning Unit, EE-12th Grade

Absolute and Percent Change in Geocoded Students, Fall 2019 to Fall 2020  
Montgomery ISD



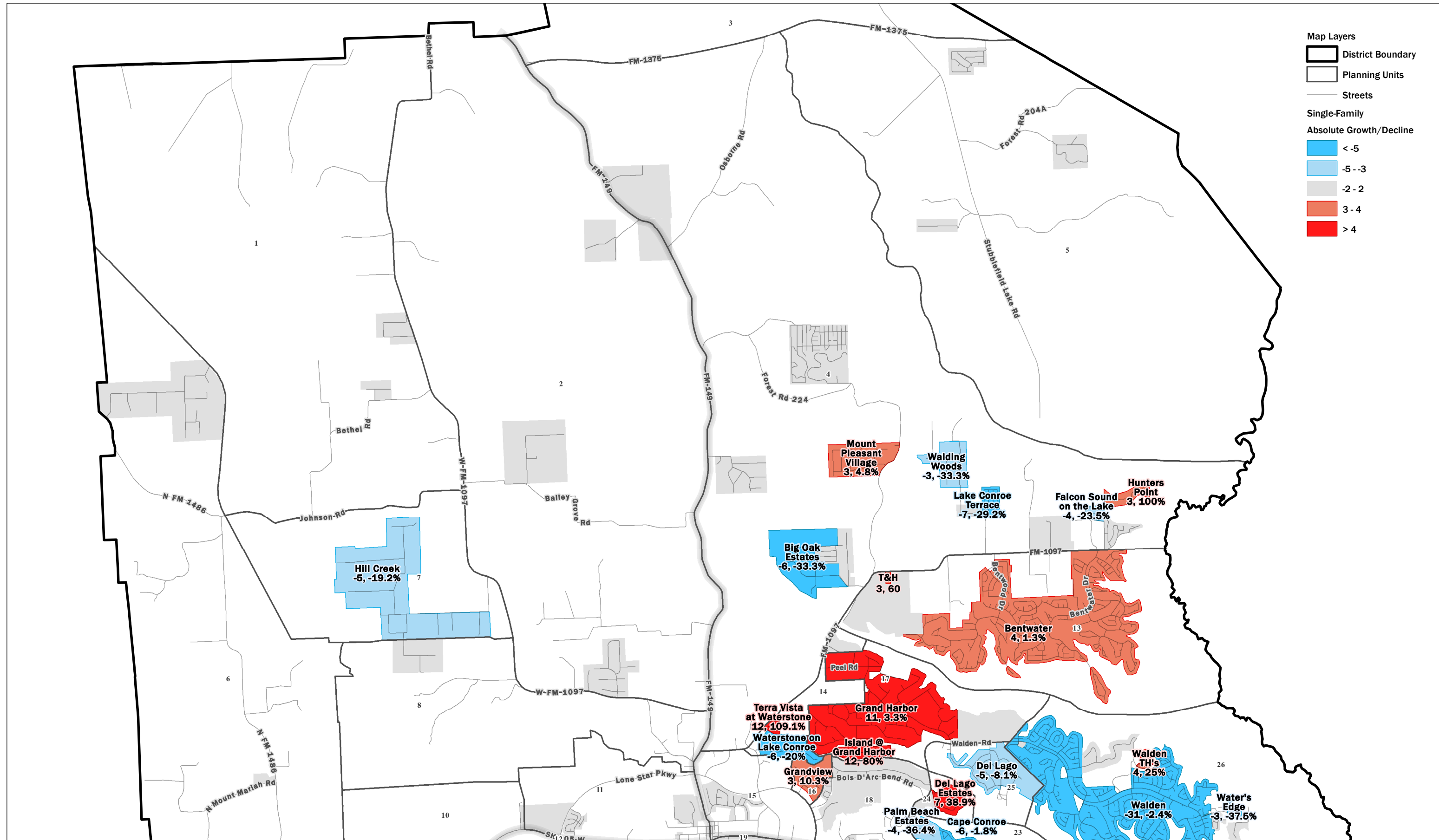
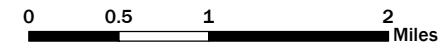
# Student Trends by Planning Unit, EE-12th Grade

Absolute and Percent Change in Geocoded Students, Fall 2018 to Fall 2019  
Montgomery ISD



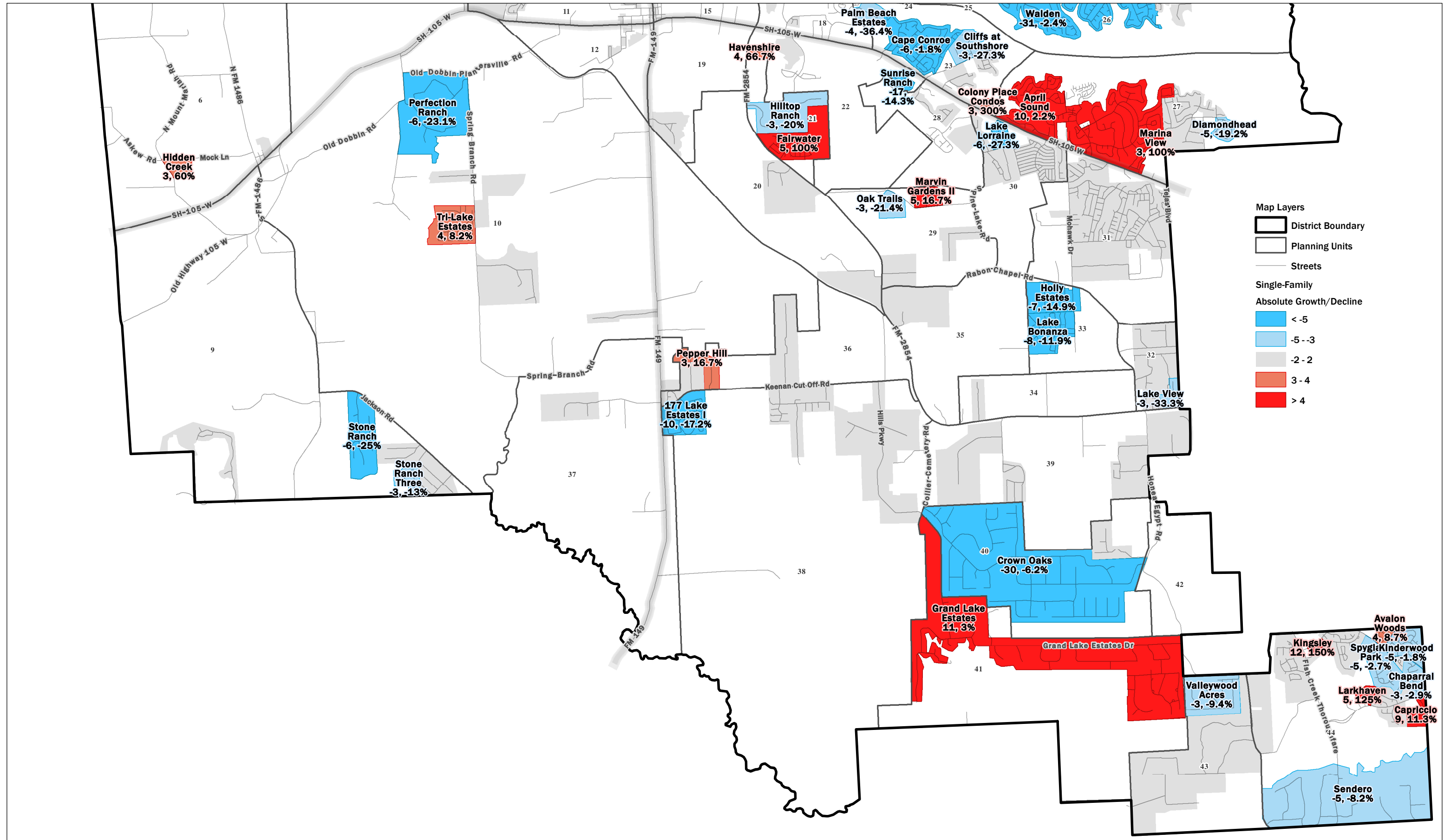
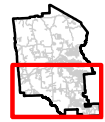
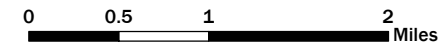
# Student Trends by Development, EE-12th Grade - North

Absolute and Percent Change for Subdivisions, Fall 2019 to Fall 2020  
Montgomery ISD



# Student Trends by Development, EE-12th Grade - South

Absolute and Percent Change for Subdivisions, Fall 2019 to Fall 2020  
Montgomery ISD



**Map Layers**

- District Boundary
- Planning Units
- Streets

**Single-Family**

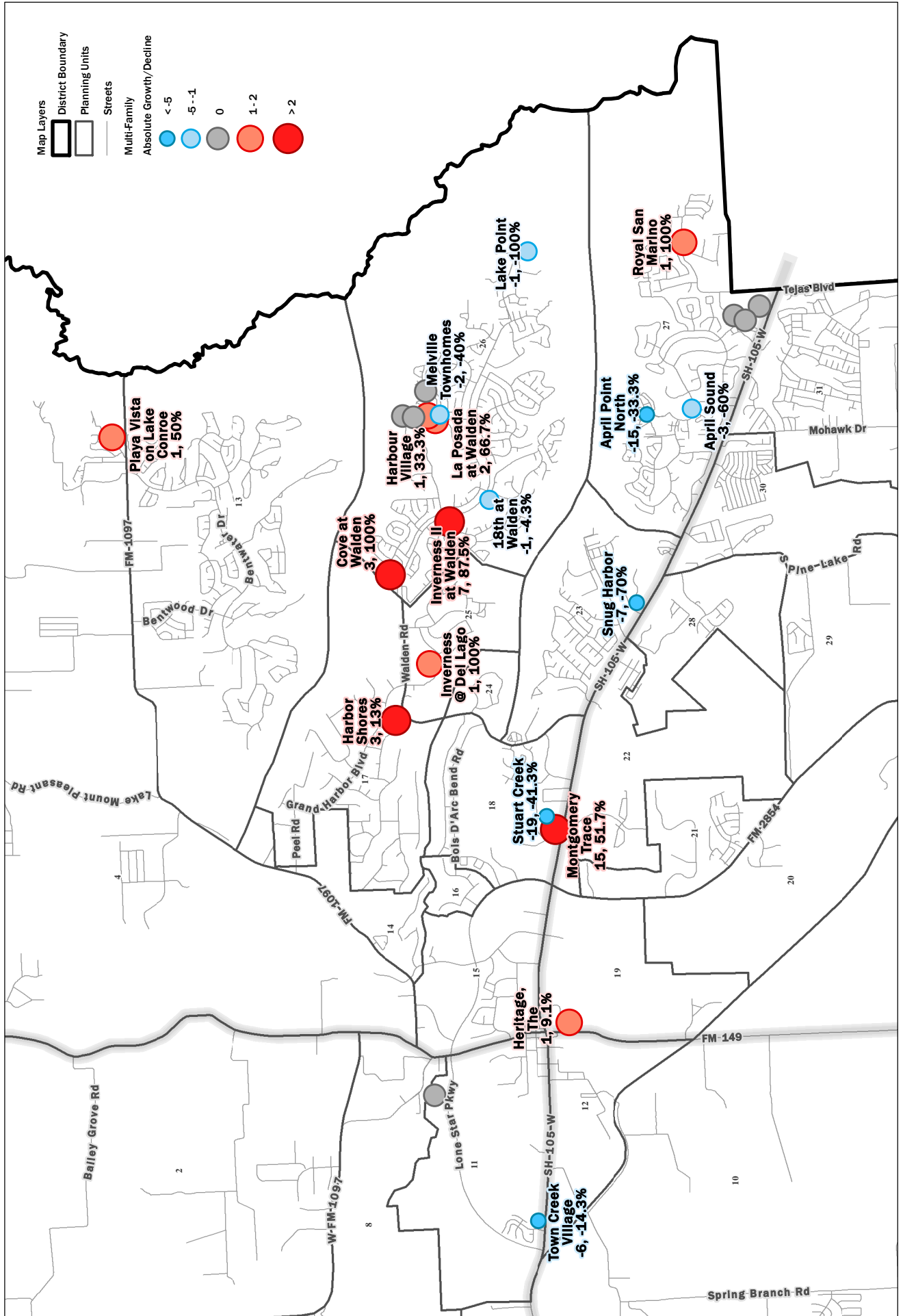
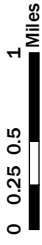
**Absolute Growth/Decline**

- <math>< -5</math>
- <math>-5</math> - <math>-3</math>
- <math>-2</math> - <math>-2</math>
- <math>3</math> - <math>4</math>
- > 4

# Student Trends by Development, EE-12th Grade

## Absolute and Percent Change for Multi-Family Complexes, Fall 2019 to Fall 2020

### Montgomery ISD





## Montgomery ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: -41 Students; Actively-Building Single Family: -34 Students; Apartments: -6 Students; Condos: -13 Students; Townhomes: 5 Students; Mobile Home Communities: 3 Students

PU	Name	Class	Phase	Total Units	Medlan Market Value	Medlan Year Built	Fall 2018			Fall 2019			Fall 2020			Fall 2018 to Fall 2019				Fall 2019 to Fall 2020							
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
																Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
38	177 Lake Estates I	Subdivision	Existing	179	\$139,075	1978	60	27	33	58	30	28	48	24	24	-2	-3%	3	11%	-5	-15%	-10	-17%	-6	-20%	-4	-14%
36	177 Lake Estates II	Subdivision	Existing	28	\$174,480	1982	14	4	10	12	4	8	14	6	8	-2	-14%	0	0%	-2	-20%	2	17%	2	50%	0	0%
26	18th at Walden	Condo	Existing	204	\$49,000	1980	20	13	7	23	13	10	22	10	12	3	15%	0	0%	3	43%	-1	-4%	-3	-23%	2	20%
44	3514 Honea Egypt RV	RV	Existing	34	\$372,440	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
37	7 Bridges RV	RV	Existing	27	\$0	0	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%
27	April Harbour	Condo	Existing	36	\$171,440	1978	3	0	3	1	0	1	1	0	1	-2	-67%	0	0%	-2	-67%	0	0%	0	0%	0	0%
27	April Point North	Condo	Existing	307	\$160,330	1976	38	17	21	45	21	24	30	10	20	7	18%	4	24%	3	14%	-15	-33%	-11	-52%	-4	-17%
27	April Sound	Condo	Existing	36	\$140,655	1979	0	0	0	5	3	2	2	1	1	5	100%	3	100%	2	100%	-3	-60%	-2	-67%	-1	-50%
27	April Sound	Subdivision	Existing	2172	\$234,220	1994	468	186	282	461	186	275	471	197	274	-7	-1%	0	0%	-7	-2%	10	2%	11	6%	-1	0%
23	April Villas	Subdivision	Existing	17	\$437,910	1994	1	0	1	2	0	2	1	0	1	1	100%	0	0%	1	100%	-1	-50%	0	0%	-1	-50%
44	Avalon Woods	Subdivision	Existing	47	\$484,840	2013	45	23	22	46	22	24	50	22	28	1	2%	-1	-4%	2	9%	4	9%	0	0%	4	17%
44	Ballantyne	Subdivision	Existing	44	\$536,910	2017	25	10	15	37	21	16	38	19	19	12	48%	11	110%	1	7%	1	3%	-2	-10%	3	19%
43	Barron Ranch RV	RV	Existing	18	\$69,250	1994	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
27	Bay Pointe Estates	Subdivision	Existing	5	\$943,130	2007	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
5	Bear Canyons	Subdivision	Developing	16	\$69,945	1982	3	0	3	1	0	1	1	0	1	-2	-67%	0	0%	-2	-67%	0	0%	0	0%	0	0%
13	Bentwater	Subdivision	Developing	2154	\$363,965	2003	334	116	218	315	103	212	319	96	223	-19	-6%	-13	-11%	-6	-3%	4	1%	-7	-7%	11	5%
4	Big Oak Estates	Subdivision	Existing	31	\$218,615	1996	18	7	11	18	10	8	12	5	7	0	0%	3	43%	-3	-27%	-6	-33%	-5	-50%	-1	-13%
4	Big Oak Ranchettes	Subdivision	Existing	24	\$279,075	1996	14	3	11	13	3	10	13	5	8	-1	-7%	0	0%	-1	-9%	0	0%	2	67%	-2	-20%
44	Blanton Bend	Subdivision	Existing	31	\$478,850	2015	25	13	12	28	12	16	27	16	11	3	12%	-1	-8%	4	33%	-1	-4%	4	33%	-5	-31%
28	Blue Heron Bay	Subdivision	Developing	53	\$520,040	2005	21	8	13	19	7	12	21	6	15	-2	-10%	-1	-13%	-1	-8%	2	11%	-1	-14%	3	25%
9	Bluejack Cottages	Condo	Developing	18	\$22,780	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
9	Bluejack Member Suite	Condo	Developing	3	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
9	Bluejack National	Subdivision	Developing	4	\$1,500,000	2018	5	1	4	4	0	4	4	2	2	-1	-20%	-1	-100%	0	0%	0	0%	2	100%	-2	-50%
18	Bols D'arc Bend Estates	Subdivision	Existing	10	\$267,250	2009	3	0	3	4	1	3	4	1	3	1	33%	1	100%	0	0%	0	0%	0	0%	0	0%
9	Brookwood	Subdivision	Developing	84	\$78,430	1986	41	20	21	46	22	24	45	20	25	5	12%	2	10%	3	14%	-1	-2%	-2	-9%	1	4%
15	Buffalo Crossing	Subdivision	Developing	1	\$378,850	2016	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15	Buffalo Springs	Subdivision	Developing	79	\$334,220	2013	56	21	35	51	18	33	50	14	36	-5	-9%	-3	-14%	-2	-6%	-1	-2%	-4	-22%	3	9%
23	Cape Conroe	Subdivision	Developing	776	\$173,635	1998	341	155	186	339	154	185	333	135	198	-2	-1%	-1	-1%	-1	-1%	-6	-2%	-19	-12%	13	7%
32	Capitol Hill Estates	Subdivision	Existing	42	\$148,185	1990	30	13	17	28	8	20	28	7	21	-2	-7%	-5	-38%	3	18%	0	0%	-1	-13%	1	5%
44	Capriccio	Subdivision	Existing	128	\$297,000	2016	67	38	29	80	44	36	89	46	43	13	19%	6	16%	7	24%	9	11%	2	5%	7	19%
12	Cedar Crest	MHP	Existing	29	\$147,760	0	8	6	2	14	10	4	16	10	6	6	75%	4	67%	2	100%	2	14%	0	0%	2	50%
44	Chaparral Bend	Subdivision	Existing	104	\$525,535	2014	87	48	39	102	54	48	99	50	49	15	17%	6	13%	9	23%	-3	-3%	-4	-7%	1	2%
4	Clear Water Cove	Subdivision	Developing	116	\$205,195	1997	27	9	18	24	8	16	24	9	15	-3	-11%	-1	-11%	-2	-11%	0	0%	1	13%	-1	-6%
4	Clearwater Point	Subdivision	Existing	28	\$498,395	1998	2	0	2	4	0	4	2	0	2	2	100%	0	0%	2	100%	-2	-50%	0	0%	-2	-50%
23	Cliffs at Southshore	Subdivision	Developing	67	\$773,815	1999	13	6	7	11	5	6	8	4	4	-2	-15%	-1	-17%	-1	-14%	-3	-27%	-1	-20%	-2	-33%
23	Colony Place Condos	Townhome	Developing	72	\$36,820	1983	3	2	1	1	0	1	4	1	3	-2	-67%	-2	-100%	0	0%	3	300%	1	100%	2	200%
8	Country Meadows	Subdivision	Developing	22	\$221,325	2000	11	4	7	10	3	7	10	4	6	-1	-9%	-1	-25%	0	0%	0	0%	1	33%	-1	-14%
31	Country Village	Subdivision	Existing	12	\$65,495	1980	8	6	2	8	6	2	6	5	1	0	0%	0	0%	0	0%	-2	-25%	-1	-17%	-1	-50%
26	Cove at Walden	Condo	Existing		\$146,600	1984	0	0	0	0	0	0	3	1	2	0	0%	0	0%	0	0%	3	100%	1	100%	2	100%
18	Crescent Cove	Subdivision	Developing	2	\$248,720	2007	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
31	Crestwood Farms	Subdivision	Existing	30	\$216,075	1979	11	2	9	6	1	5	6	1	5	-5	-45%	-1	-50%	-4	-44%	0	0%	0	0%	0	0%
40	Crown Oaks	Subdivision	Developing	588	\$471,580	2006	472	172	300	484	181	303	454	151	303	12	3%	9	5%	3	1%	-30	-6%	-30	-17%	0	0%
37	Deep Forest	Subdivision	Existing	23	\$97,320	1994	9	4	5	13	7	6	13	8	5	4	44%	3	75%	1	20%	0	0%	1	14%	-1	-17%
39	Deer Lake Lodge	Subdivision	Existing	64	\$63,660	1984	32	12	20	26	11	15	26	11	15	-6	-19%	-1	-8%	-5	-25%	0	0%	0	0%	0	0%
25	Del Lago	Condo	Existing	230	\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
25	Del Lago	Subdivision	Developing	223	\$257,295	1998	71	26	45	62	24	38	57	25	32	-9	-13%	-2	-8%	-7	-16%	-5	-8%	1	4%	-6	-16%
24	Del Lago Estates	Subdivision	Developing	68	\$628,660	1998	21	6	15	18	4	14	25	11	14	-3	-14%	-2	-33%	-1	-7%	7	39%	7	175%	0	0%
27	Diamondhead	Subdivision	Developing	107	\$224,730	1991	22	4	18	26	7	19	21	6	15	4	18%	3	75%	1	6%	-5	-19%	-1	-14%	-4	-21%
44	Eagle Pointe	Subdivision	Developing	32	\$1,103,965	2012	13	6	7	12	6	6	10	5	5	-1	-8%	0	0%	-1	-14%	-2	-17%	-1	-17%	-1	-17%
15	Eagles Nest	Apartment	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
44	Elk Reserve	Subdivision	Existing	24	\$708,560	2013	12	4	8	13	5	8	13	5	8	1	8%	1	25%	0	0%	0	0%	0	0%	0	0%
15	Estates of Lake Creek Village	Subdivision	Developing	11	\$171,700	2018	1	0	1	1	0	1	2	1	1	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
18	Estates of Mia Lago	Subdivision	Developing	4	\$925,515	2010	3	2	1	3	1	2	3	0	3	0	0%	-1	-50%	1	100%	0	0%	-1	-100%	1	50%



### Montgomery ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: -41 Students; Actively-Building Single Family: -34 Students; Apartments: -6 Students; Condos: -13 Students; Townhomes: 5 Students; Mobile Home Communities: 3 Students

PU	Name	Class	Phase	Total Units	Medlan Market Value	Medlan Year Built	Fall 2018			Fall 2019			Fall 2020			Fall 2018 to Fall 2019						Fall 2019 to Fall 2020					
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
																Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
26	Estates of Walden	Subdivision	Developing	73	\$805,510	1999	6	4	2	9	5	4	9	6	3	3	50%	1	25%	2	100%	0	0%	1	20%	-1	-25%
21	Fairwater	Subdivision	Developing	17	\$0	0	0	0	0	0	0	0	5	1	4	0	0%	0	0%	0	0%	5	100%	1	100%	4	100%
4	Falcon Sound on the Lake	Subdivision	Developing	57	\$514,400	2007	15	4	11	17	5	12	13	3	10	2	13%	1	25%	1	9%	-4	-24%	-2	-40%	-2	-17%
1	Fawn Forest	Subdivision	Developing	15	\$339,770	2004	5	2	3	6	3	3	6	3	3	1	20%	1	50%	0	0%	0	0%	0	0%	0	0%
4	Flamingo Lakes	Subdivision	Existing	83	\$94,530	1980	24	8	16	31	15	16	33	15	18	7	29%	7	88%	0	0%	2	6%	0	0%	2	13%
2	Flemming August	Subdivision	Existing	8	\$183,350	1998	3	3	0	3	3	0	2	1	1	0	0%	0	0%	0	0%	-1	-33%	-2	-67%	1	100%
36	Forest Hills	Subdivision	Existing	36	\$122,870	1995	22	10	12	27	12	15	28	12	16	5	23%	2	20%	3	25%	1	4%	0	0%	1	7%
32	Forest Lake South	Subdivision	Existing	21	\$204,050	1983	3	2	1	4	3	1	4	3	1	1	33%	1	50%	0	0%	0	0%	0	0%	0	0%
4	Forest View Estates	Subdivision	Existing	12	\$117,285	1998	10	1	9	8	1	7	6	1	5	-2	-20%	0	0%	-2	-22%	-2	-25%	0	0%	-2	-29%
4	Forest Woods	Subdivision	Existing	82	\$35,940	1980	43	21	22	38	16	22	37	12	25	-5	-12%	-5	-24%	0	0%	-1	-3%	-4	-25%	3	14%
44	Future THs	Townhome	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
14	Gemstone	Subdivision	Existing	21	\$690,830	2000	7	3	4	6	3	3	8	3	5	-1	-14%	0	0%	-1	-25%	2	33%	0	0%	2	67%
26	Golf Villas at Walden	Townhome	Existing	20	\$102,320	2005	11	7	4	11	6	5	10	5	5	0	0%	-1	-14%	1	25%	-1	-9%	-1	-17%	0	0%
17	Grand Harbor	Subdivision	Developing	689	\$482,090	2006	325	133	192	334	139	195	345	137	208	9	3%	6	5%	3	2%	11	3%	-2	-1%	13	7%
41	Grand Lake Estates	Subdivision	Developing	472	\$446,360	2012	364	179	185	365	182	183	376	171	205	1	0%	3	2%	-2	-1%	11	3%	-11	-6%	22	12%
44	Grand Marlon	Subdivision	Developing	15	\$676,885	2015	10	6	4	9	4	5	8	4	4	-1	-10%	-2	-33%	1	25%	-1	-11%	0	0%	-1	-20%
16	Grandview	Subdivision	Developing	37	\$388,935	2012	26	12	14	29	12	17	32	14	18	3	12%	0	0%	3	21%	3	10%	2	17%	1	6%
23	Harbor Point	Subdivision	Existing	108	\$250,540	1997	24	12	12	26	14	12	28	11	17	2	8%	2	17%	0	0%	2	8%	-3	-21%	5	42%
17	Harbor Shores	Apartment	Existing	141	\$11,650,000	0	33	15	18	23	11	12	26	15	11	-10	-30%	-4	-27%	-6	-33%	3	13%	4	36%	-1	-8%
18	Harbor Side	Subdivision	Developing	78	\$541,630	2005	56	24	32	47	19	28	47	18	29	-9	-16%	-5	-21%	-4	-13%	0	0%	-1	-5%	1	4%
26	Harbour Village	Condo	Existing	133	\$0	0	2	0	2	3	0	3	4	1	3	1	50%	0	0%	1	50%	1	33%	1	100%	0	0%
21	Havenshire	Subdivision	Existing	25	\$276,400	1997	5	2	3	6	4	2	10	6	4	1	20%	2	100%	-1	-33%	4	67%	2	50%	2	100%
44	Hawkwatch	Subdivision	Existing	30	\$496,975	2011	25	12	13	27	14	13	28	12	16	2	8%	2	17%	0	0%	1	4%	-2	-14%	3	23%
19	Heritage Senior	Senior	Existing		\$410,825	2018	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
19	Heritage, The	Apartment	Existing	76	\$1,277,645	0	8	6	2	11	9	2	12	7	5	3	38%	3	50%	0	0%	1	9%	-2	-22%	3	150%
38	Hickory Hills	Subdivision	Existing	115	\$71,170	1980	71	41	30	76	39	37	75	30	45	5	7%	-2	-5%	7	23%	-1	-1%	-9	-23%	8	22%
6	Hidden Creek	Subdivision	Existing	10	\$338,925	2012	2	1	1	5	0	5	8	0	8	3	150%	-1	-100%	4	400%	3	60%	0	0%	3	60%
4	Hidden Forest Estates	Subdivision	Developing	262	\$70,150	1981	57	26	31	76	34	42	76	40	36	19	33%	8	31%	11	35%	0	0%	6	18%	-6	-14%
7	Hill Creek	Subdivision	Developing	90	\$277,505	1996	22	13	9	26	12	14	21	11	10	4	18%	-1	-8%	5	56%	-5	-19%	-1	-8%	-4	-29%
38	Hills of Montgomery	Subdivision	Developing	107	\$411,770	2003	63	22	41	65	16	49	63	15	48	2	3%	-6	-27%	8	20%	-2	-3%	-1	-6%	-1	-2%
11	Hills of Town Creek	Subdivision	Developing	75	\$183,510	2018	11	7	4	16	11	5	17	10	7	5	45%	4	57%	1	25%	1	6%	-1	-9%	2	40%
21	Hilltop Ranch	Subdivision	Developing	47	\$447,760	2005	15	9	6	15	7	8	12	6	6	0	0%	-2	-22%	2	33%	-3	-20%	-1	-14%	-2	-25%
33	Holly Estates	Subdivision	Existing	74	\$130,600	2000	44	21	23	47	23	24	40	17	23	3	7%	2	10%	1	4%	-7	-15%	-6	-26%	-1	-4%
33	Holly Estates	Apartment	Existing	15	\$303,120	1979	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
39	Honea Forest Estates	Subdivision	Existing	34	\$181,530	1996	17	10	7	15	7	8	15	8	7	-2	-12%	-3	-30%	1	14%	0	0%	1	14%	-1	-13%
40	Honea West	Subdivision	Developing	28	\$83,380	1995	25	10	15	22	10	12	21	8	13	-3	-12%	0	0%	-3	-20%	-1	-5%	-2	-20%	1	8%
26	Hunters Landing	Subdivision	Existing	52	\$363,670	2004	2	1	1	0	0	0	0	0	0	-2	-100%	-1	-100%	-1	-100%	0	0%	0	0%	0	0%
4	Hunters Point	Subdivision	Developing	75	\$369,830	1988	4	1	3	3	1	2	6	2	4	-1	-25%	0	0%	-1	-33%	3	100%	1	100%	2	100%
11	Independence Place - HUD	Apartment	Existing		\$819,060	2011	3	2	1	1	0	1	1	0	1	-2	-67%	-2	-100%	0	0%	0	0%	0	0%	0	0%
25	Inverness @ Del Lago	Condo	Existing		\$61,555	1984	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
26	Inverness II at Walden	Condo	Existing	140	\$60,730	1979	6	2	4	8	4	4	15	5	10	2	33%	2	100%	0	0%	7	88%	1	25%	6	150%
17	Island @ Grand Harbor	Subdivision	Developing	26	\$508,395	2017	14	6	8	15	5	10	27	9	18	1	7%	-1	-17%	2	25%	12	80%	4	80%	8	80%
44	Kinderwood	Subdivision	Existing	263	\$366,900	2013	259	151	108	273	158	115	268	131	137	14	5%	7	5%	7	6%	-5	-2%	-27	-17%	22	19%
44	Kingsley	Subdivision	Developing	36	\$322,350	2017	2	1	1	8	4	4	20	5	15	6	300%	3	300%	3	300%	12	150%	1	25%	11	275%
6	Kingwood Place 26	Subdivision	Developing	57	\$129,920	2006	3	1	2	3	1	2	3	0	3	0	0%	0	0%	0	0%	0	0%	-1	-100%	1	50%
20	Kinkald Farms I	Subdivision	Developing	12	\$263,440	1989	3	1	2	3	0	3	3	1	2	0	0%	-1	-100%	1	50%	0	0%	1	100%	-1	-33%
29	Kinkald Farms II	Subdivision	Existing	12	\$356,255	1986	3	2	1	5	2	3	3	2	1	2	67%	0	0%	2	200%	-2	-40%	0	0%	-2	-67%
22	Koa RV	RV	Existing	130	\$3,791,770	1999	7	2	5	9	4	5	7	2	5	2	29%	2	100%	0	0%	-2	-22%	-2	-50%	0	0%
26	La Posada at Walden	Condo	Existing	20	\$129,090	2000	4	1	3	3	0	3	5	2	3	-1	-25%	-1	-100%	0	0%	2	67%	2	100%	0	0%
28	La Vie Villas	Townhome	Developing	7	\$293,585	2015	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
33	Lake Bonanza	Subdivision	Existing	217	\$66,080	1972	64	34	30	67	37	30	59	33	26	3	5%	3	9%	0	0%	-8	-12%	-4	-11%	-4	-13%
31	Lake Conroe Forest	Subdivision	Developing	803	\$131,385	1985	288	116	172	286	115	171	288	121	167	-2	-1%	-1	-1%	-1	-1%	2	1%	6	5%	-4	-2%
4	Lake Conroe Terrace	Subdivision	Existing	37	\$45,420	1984	25	12	13	24	13	11	17	12	5	-1	-4%	1	8%	-2	-15%	-7	-29%	-1	-8%	-6	-55%

## Montgomery ISD Student Trends by Development



Gain/Loss from 2020 to 2021: Existing Single Family: -41 Students; Actively-Building Single Family: -34 Students; Apartments: -6 Students; Condos: -13 Students; Townhomes: 5 Students; Mobile Home Communities: 3 Students

PU	Name	Class	Phase	Total Units	Medlan Market Value	Medlan Year Bult	Fall 2018			Fall 2019			Fall 2020			Fall 2018 to Fall 2019				Fall 2019 to Fall 2020							
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
																Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
30	Lake Conroe Village	Subdivision	Developing	641	\$61,595	2015	251	146	105	264	142	122	265	126	139	13	5%	-4	-3%	17	16%	1	0%	-16	-11%	17	14%
15	Lake Creek Landing	Subdivision	Existing	10	\$203,765	2015	3	2	1	2	0	2	2	0	2	-1	-33%	-2	-100%	1	100%	0	0%	0	0%	0	0%
15	Lake Creek Village	Subdivision	Developing	82	\$217,455	2017	22	14	8	28	19	9	28	18	10	6	27%	5	36%	1	13%	0	0%	-1	-5%	1	11%
24	Lake Crest	Subdivision	Existing	8	\$938,250	2000	4	0	4	4	0	4	4	0	4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
32	Lake Forest Lodge	Subdivision	Existing	61	\$115,010	1979	13	9	4	11	9	2	12	6	6	-2	-15%	0	0%	-2	-50%	1	9%	-3	-33%	4	200%
30	Lake Lorraine	Subdivision	Developing	41	\$225,040	1998	21	6	15	22	7	15	16	3	13	1	5%	1	17%	0	0%	-6	-27%	-4	-57%	-2	-13%
26	Lake Point	Condo	Existing	69	\$148,500	1985	1	0	1	1	0	1	0	0	0	0	0%	0	0%	0	0%	-1	-100%	0	0%	-1	-100%
32	Lake View	Subdivision	Existing	28	\$55,630	1980	8	2	6	9	2	7	6	2	4	1	13%	0	0%	1	17%	-3	-33%	0	0%	-3	-43%
26	Lake Walden Cove	Condo	Existing	5	\$146,600	1984	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
17	Laketree Estates	Subdivision	Developing	9	\$1,354,815	2000	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
27	Lakeview Village	Subdivision	Existing	100	\$230,690	1979	6	5	1	12	9	3	10	4	6	6	100%	4	80%	2	200%	-2	-17%	-5	-56%	3	100%
4	Lakewood Farms	Subdivision	Existing	13	\$231,750	1994	4	4	0	9	6	3	7	5	2	5	125%	2	50%	3	100%	-2	-22%	-1	-17%	-1	-33%
10	Landrum Village	Subdivision	Existing	34	\$187,800	1984	17	7	10	17	7	10	17	5	12	0	0%	0	0%	0	0%	0	0%	-2	-29%	2	20%
44	Larkhaven	Subdivision	Developing	31	\$646,660	2016	3	1	2	4	1	3	9	5	4	1	33%	0	0%	1	50%	5	125%	4	400%	1	33%
30	Leisure Shores	Subdivision	Developing	4	\$266,180	2011	5	1	4	4	2	2	2	2	0	-1	-20%	1	100%	-2	-50%	-2	-50%	0	0%	-2	-100%
5	Little Sam Forest	Subdivision	Developing	11	\$58,700	1985	2	0	2	3	0	3	3	0	3	1	50%	0	0%	1	50%	0	0%	0	0%	0	0%
18	Live Oak	Senior	Existing		\$3,837,830	2012	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
11	Lone Star Estates	Subdivision	Developing	12	\$574,815	2010	8	1	7	7	1	6	9	2	7	-1	-13%	0	0%	-1	-14%	2	29%	1	100%	1	17%
26	Lunde's Point	Subdivision	Existing	19	\$775,960	1993	2	0	2	2	0	2	2	0	2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
27	Marina View	Subdivision	Existing	11	\$142,990	2018	0	0	0	0	0	0	3	1	2	0	0%	0	0%	0	0%	3	100%	1	100%	2	100%
26	Marina Vista on Lake Conroe	Condo	Existing	76	\$64,550	1979	4	2	2	5	2	3	5	4	1	1	25%	0	0%	1	50%	0	0%	2	100%	-2	-67%
39	Marvin Gardens	Subdivision	Developing	8	\$105,600	1999	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
29	Marvin Gardens II	Subdivision	Developing	55	\$83,435	2007	36	16	20	30	12	18	35	16	19	-6	-17%	-4	-25%	-2	-10%	5	17%	4	33%	1	6%
26	Melville Townhomes	Condo	Existing		\$134,990	1984	7	1	6	5	1	4	3	1	2	-2	-29%	0	0%	-2	-33%	-2	-40%	0	0%	-2	-50%
44	Monarch Park	Subdivision	Existing	68	\$464,260	2010	84	37	47	74	30	44	75	26	49	-10	-12%	-7	-19%	-3	-6%	1	1%	-4	-13%	5	11%
39	Montgomery Trace	Subdivision	Developing	30	\$475,090	2007	14	7	7	11	4	7	11	4	7	-3	-21%	-3	-43%	0	0%	0	0%	0	0%	0	0%
18	Montgomery Trace	Apartment	Existing	143	\$5,793,220	0	29	12	17	29	8	21	44	29	15	0	0%	-4	-33%	4	24%	15	52%	21	263%	-6	-29%
10	Montgomery Woods	Subdivision	Developing	3	\$293,780	2008	2	2	0	2	2	0	2	2	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4	Mount Pleasant Village	Subdivision	Existing	101	\$48,990	1998	71	41	30	62	33	29	65	27	38	-9	-13%	-8	-20%	-1	-3%	3	5%	-6	-18%	9	31%
32	Oak Lawn Ests.	Subdivision	Existing	19	\$152,900	1982	8	3	5	8	3	5	10	5	5	0	0%	0	0%	0	0%	2	25%	2	67%	0	0%
29	Oak Trails	Subdivision	Existing	14	\$381,890	2011	12	3	9	14	3	11	11	2	9	2	17%	0	0%	2	22%	-3	-21%	-1	-33%	-2	-18%
23	Palm Beach Estates	Subdivision	Existing	19	\$657,110	2000	8	1	7	11	3	8	7	1	6	3	38%	2	200%	1	14%	-4	-36%	-2	-67%	-2	-25%
27	Palms, The	Condo	Existing	12	\$366,800	1997	3	1	2	2	0	2	2	0	2	-1	-33%	-1	-100%	0	0%	0	0%	0	0%	0	0%
27	Paradise Point	Condo	Existing	48	\$249,280	2004	3	0	3	3	0	3	3	0	3	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
36	Pepper Hill	Subdivision	Developing	26	\$310,990	1988	19	8	11	18	8	10	21	12	9	-1	-5%	0	0%	-1	-9%	3	17%	4	50%	-1	-10%
10	Perfection Ranch	Subdivision	Developing	44	\$630,490	2008	25	10	15	26	12	14	20	8	12	1	4%	2	20%	-1	-7%	-6	-23%	-4	-33%	-2	-14%
4	Pilkinton Clinch	Subdivision	Developing	17	\$153,660	2007	2	0	2	2	0	2	1	0	1	0	0%	0	0%	0	0%	-1	-50%	0	0%	-1	-50%
44	Pine Island	Subdivision	Developing	14	\$821,570	2018	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
30	Pine Lake	Subdivision	Existing	76	\$89,150	1970	25	9	16	26	7	19	26	8	18	1	4%	-2	-22%	3	19%	0	0%	1	14%	-1	-5%
28	Pine Lake Cove	Subdivision	Developing		\$451,770	1995	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
5	Pinebush	Subdivision	Developing	13	\$28,725	1989	1	0	1	0	0	0	1	1	0	-1	-100%	0	0%	-1	-100%	1	100%	1	100%	0	0%
12	Planters Village	Subdivision	Developing	7	\$198,380	2007	6	2	4	4	1	3	5	1	4	-2	-33%	-1	-50%	-1	-25%	1	25%	0	0%	1	33%
4	Playa Vista on Lake Conroe	Condo	Existing		\$128,910	0	2	1	1	2	1	1	3	2	1	0	0%	0	0%	0	0%	1	50%	1	100%	0	0%
26	Point at Walden	Condo	Existing		\$196,140	1996	1	0	1	1	0	1	1	0	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
36	Rachel and Grace Estates	Subdivision	Existing	16	\$271,505	1998	6	6	0	7	6	1	9	8	1	1	17%	0	0%	1	100%	2	29%	2	33%	0	0%
29	Red Oak Ests.	Subdivision	Existing	27	\$102,470	1995	12	6	6	16	10	6	18	10	8	4	33%	4	67%	0	0%	2	13%	0	0%	2	33%
27	Regency Point	Townhome	Existing	56	\$203,020	1984	7	2	5	6	2	4	5	3	2	-1	-14%	0	0%	-1	-20%	-1	-17%	1	50%	-2	-50%
18	Reserve on Lake Conroe	Subdivision	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
23	River Point	Subdivision	Existing	6	\$621,290	1996	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
23	Riverstone Point	Subdivision	Developing	17	\$558,960	2005	4	1	3	4	1	3	2	0	2	0	0%	0	0%	0	0%	-2	-50%	-1	-100%	-1	-33%
10	Royal Ranch	Subdivision	Developing	1	\$1,521,420	2016	1	1	0	1	1	0	2	2	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
27	Royal San Marino	Condo	Developing	18	\$514,990	2018	0	0	0	0	0	0	1	0	1	0	0%	0	0%	0	0%	1	100%	0	0%	1	100%
6	RV Park of Dobbin	RV	Existing	25	\$132,050	2014	1	0	1	1	0	1	1	1	0	0	0%	0	0%	0	0%	0	0%	1	100%	-1	-100%



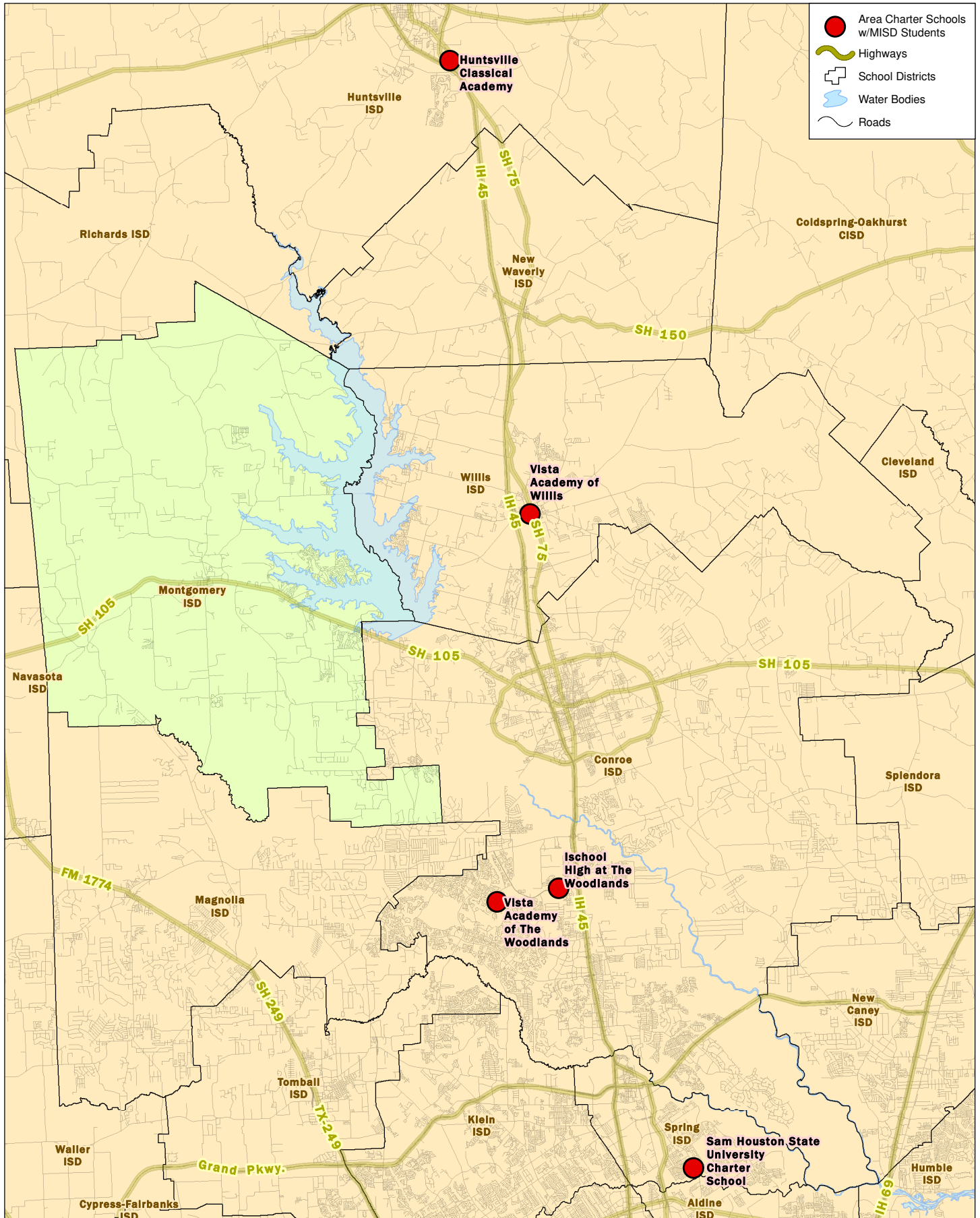
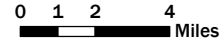
## Montgomery ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: -41 Students; Actively-Building Single Family: -34 Students; Apartments: -6 Students; Condos: -13 Students; Townhomes: 5 Students; Mobile Home Communities: 3 Students

PU	Name	Class	Phase	Total Units	Medlan Market Value	Medlan Year Built	Fall 2018			Fall 2019			Fall 2020			Fall 2018 to Fall 2019				Fall 2019 to Fall 2020									
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	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.		
30	Saddle and Surrey Acres	Subdivision	Developing	23	\$217,265	1980	12	7	5	11	7	4	10	4	6	-1	-8%	0	0%	-1	-20%	-1	-9%	-3	-43%	2	50%		
44	Sanderling	Subdivision	Developing	25	\$400,030	2016	22	17	5	31	22	9	31	20	11	9	41%	5	29%	4	80%	0	0%	-2	-9%	2	22%		
44	Sendero	Subdivision	Existing	183	\$421,620	2000	58	23	35	61	28	33	56	23	33	3	5%	5	22%	-2	-6%	-5	-8%	-5	-18%	0	0%		
19	Shannon Place	Subdivision	Existing	21	\$215,455	1993	8	4	4	9	4	5	9	4	5	1	13%	0	0%	1	25%	0	0%	0	0%	0	0%		
27	Shoreline @ Waterpoint	Condo	Developing	20	\$3,307,500	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%		
1	Singling Hills	Subdivision	Developing	10	\$147,590	2012	6	3	3	4	3	1	4	1	3	-2	-33%	0	0%	-2	-67%	0	0%	-2	-67%	2	200%		
23	Snug Harbor	Condo	Existing	63	\$2,400,000	0	6	1	5	10	3	7	3	1	2	4	67%	2	200%	2	40%	-7	-70%	-2	-67%	-5	-71%		
10	Spring Branch Trails	Subdivision	Existing	33	\$290,095	2014	42	21	21	41	21	20	41	19	22	-1	-2%	0	0%	-1	-5%	0	0%	-2	-10%	2	10%		
44	Spyglass Park	Subdivision	Existing	182	\$571,730	2013	184	92	92	184	80	104	179	70	109	0	0%	-12	-13%	12	13%	-5	-3%	-10	-13%	5	5%		
12	Sterling Heights	Subdivision	Existing	11	\$205,000	2000	16	10	6	15	10	5	15	8	7	-1	-6%	0	0%	-1	-17%	0	0%	-2	-20%	2	40%		
18	Stewart Hill	Subdivision	Existing	37	\$175,020	2010	28	12	16	25	11	14	23	11	12	-3	-11%	-1	-8%	-2	-13%	-2	-8%	0	0%	-2	-14%		
10	Stone Creek	Subdivision	Developing	42	\$373,970	2007	38	14	24	33	11	22	31	10	21	-5	-13%	-3	-21%	-2	-8%	-2	-6%	-1	-9%	-1	-5%		
9	Stone Ranch	Subdivision	Developing	73	\$221,985	2004	29	14	15	24	10	14	18	9	9	-5	-17%	-4	-29%	-1	-7%	-6	-25%	-1	-10%	-5	-36%		
9	Stone Ranch Three	Subdivision	Developing	30	\$324,140	2015	22	7	15	23	12	11	20	10	10	1	5%	5	71%	-4	-27%	-3	-13%	-2	-17%	-1	-9%		
18	Stuart Creek	Apartment	Existing	119	\$7,500,000	0	42	25	17	46	32	14	27	6	21	4	10%	7	28%	-3	-18%	-19	-41%	-26	-81%	7	50%		
28	Sugar Hill	Subdivision	Existing	5	\$262,280	2007	2	1	1	0	0	0	0	0	0	-2	-100%	-1	-100%	-1	-100%	0	0%	0	0%	0	0%		
23	Summer Place	Subdivision	Existing	97	\$430,830	1997	24	7	17	21	7	14	20	7	13	-3	-13%	0	0%	-3	-18%	-1	-5%	0	0%	-1	-7%		
22	Sunrise Ranch	Subdivision	Developing	155	\$168,670	2006	132	66	66	119	55	64	102	45	57	-13	-10%	-11	-17%	-2	-3%	-17	-14%	-10	-18%	-7	-11%		
39	Sunset Ranch	Subdivision	Developing	28	\$732,825	2006	18	8	10	21	9	12	21	10	11	3	17%	1	13%	2	20%	0	0%	1	11%	-1	-8%		
13	T&H	MHP	Existing	10	\$261,112	1978	4	2	2	5	3	2	8	6	2	1	25%	1	50%	0	0%	3	60%	3	100%	0	0%		
24	Terra Vista	Townhome	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%		
14	Terra Vista at Waterstone	Subdivision	Developing	35	\$193,820	2018	3	2	1	11	4	7	23	16	7	8	267%	2	100%	6	600%	12	109%	12	300%	0	0%		
15	Town Creek Crossing	Subdivision	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%		
11	Town Creek Village	Apartment	Existing	138	\$11,000,000	0	45	22	23	42	15	27	36	15	21	-3	-7%	-7	-32%	4	17%	-6	-14%	0	0%	-6	-22%		
10	Tri-Lake Estates	Subdivision	Developing	143	\$112,475	1979	52	29	23	49	27	22	53	28	25	-3	-6%	-2	-7%	-1	-4%	4	8%	1	4%	3	14%		
43	Valleywood Acres	Subdivision	Existing	57	\$124,500	1996	29	18	11	32	18	14	29	16	13	3	10%	0	0%	3	27%	-3	-9%	-2	-11%	-1	-7%		
18	Villas of Mia Lago	Subdivision	Developing	42	\$103,650	2018	10	4	6	9	2	7	10	5	5	-1	-10%	-2	-50%	1	17%	1	11%	3	150%	-2	-29%		
2	Vintage Oaks	Subdivision	Developing	44	\$448,415	2014	50	22	28	44	19	25	45	18	27	-6	-12%	-3	-14%	-3	-11%	1	2%	-1	-5%	2	8%		
26	Walden	Subdivision	Developing	2452	\$224,550	2003	1307	541	766	1298	510	788	1267	513	754	-9	-1%	-31	-6%	22	3%	-31	-2%	3	1%	-34	-4%		
26	Walden Lodge	Condo	Existing		\$50,100	1974	4	3	1	2	1	1	2	1	1	-2	-50%	-2	-67%	0	0%	0	0%	0	0%	0	0%		
17	Walden Road Estates	Subdivision	Existing	15	\$1,950,300	2004	0	0	0	6	4	2	5	1	4	6	100%	4	100%	2	100%	-1	-17%	-3	-75%	2	100%		
26	Walden TH's	Townhome	Existing	134	\$123,930	1981	14	9	5	16	8	8	20	9	11	2	14%	-1	-11%	3	60%	4	25%	1	13%	3	38%		
4	Walding Woods	Subdivision	Existing	32	\$124,660	1998	6	3	3	9	4	5	6	2	4	3	50%	1	33%	2	67%	-3	-33%	-2	-50%	-1	-20%		
27	Water Oak on Lake Conroe	Subdivision	Developing	42	\$919,740	2007	11	7	4	15	8	7	13	5	8	4	36%	1	14%	3	75%	-2	-13%	-3	-38%	1	14%		
26	Water's Edge	Subdivision	Existing	23	\$817,170	2000	8	6	2	8	5	3	5	2	3	0	0%	-1	-17%	1	50%	-3	-38%	-3	-60%	0	0%		
12	Waters Lane Estates	Subdivision	Developing	5	\$255,825	2010	2	2	0	3	3	0	3	3	0	1	50%	1	50%	0	0%	0	0%	0	0%	0	0%		
14	Waterstone on Lake Conroe	Subdivision	Developing	43	\$353,635	2013	26	7	19	30	10	20	24	4	20	4	15%	3	43%	1	5%	-6	-20%	-6	-60%	0	0%		
25	West Palm Villas	Townhome	Existing	28	\$350,180	1999	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%		
11	West Side at the Park	Subdivision	Developing	9	\$274,330	2017	1	0	1	1	0	1	3	0	3	0	0%	0	0%	0	0%	2	200%	0	0%	2	200%		
43	Wilderness I	Subdivision	Existing	75	\$164,310	1994	67	38	29	73	37	36	73	37	36	6	9%	-1	-3%	7	24%	0	0%	0	0%	0	0%		
44	Wilderness II	Subdivision	Existing	12	\$171,850	1982	5	0	5	6	3	3	8	6	2	1	20%	3	100%	-2	-40%	2	33%	3	100%	-1	-33%		
2	Willing Acres I	Subdivision	Existing	8	\$177,910	1998	6	2	4	5	1	4	4	1	3	-1	-17%	-1	-50%	0	0%	-1	-20%	0	0%	-1	-25%		
4	Willing Acres II	Subdivision	Existing	7	\$168,200	1994	1	0	1	1	0	1	0	0	0	0	0%	0	0%	0	0%	-1	-100%	0	0%	-1	-100%		
4	Windmill Cove	Subdivision	Developing	15	\$566,580	2008	4	2	2	4	2	2	4	2	2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%		
2	Wm. Patterson	Subdivision	Developing	23	\$98,115	1991	7	4	3	11	6	5	13	7	6	4	57%	2	50%	2	67%	2	18%	1	17%	1	20%		
34	Wood Creek Estates	Subdivision	Developing	19	\$552,405	2015	19	15	4	24	17	7	23	16	7	5	26%	2	13%	3	75%	-1	-4%	-1	-6%	0	0%		
6	Woodcreek	Subdivision	Developing	57	\$268,230	2005	25	10	15	25	9	16	27	12	15	0	0%	-1	-10%	1	7%	2	8%	3	33%	-1	-6%		
44	Woodforest Sec 70	Subdivision	Developing		\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%		
44	Woodforest Sec 94	Subdivision	Developing	2	\$1,039,075	2018	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%		
20	Yesterday's Crossing	Subdivision	Developing	37	\$436,330	2011	35	20	15	39	21	18	41	16	25	4	11%	1	5%	3	20%	2	5%	-5	-24%	7	39%		
<b>Total:</b>							<b>7,693</b>	<b>3,423</b>	<b>4,270</b>	<b>7,800</b>	<b>3,415</b>	<b>4,385</b>	<b>7,714</b>	<b>3,235</b>	<b>4,479</b>	<b>107</b>	<b>1%</b>	<b>-8</b>	<b>0%</b>	<b>115</b>	<b>3%</b>	<b>-86</b>	<b>-1%</b>	<b>-180</b>	<b>-5%</b>	<b>94</b>	<b>2%</b>		

# Charter Schools

Montgomery ISD



**Montgomery ISD  
Charter School Enrollment  
2020-21**

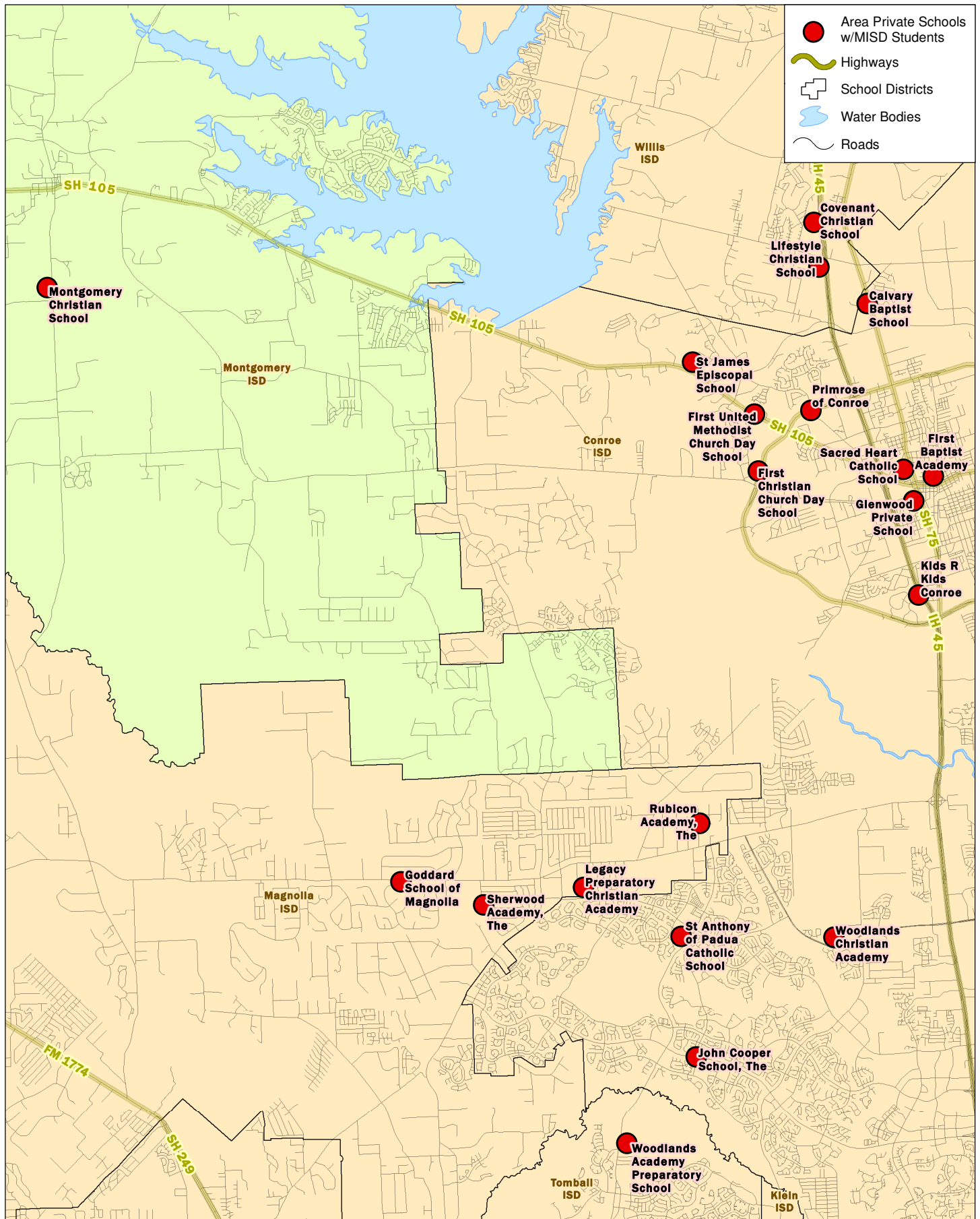
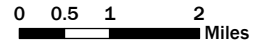


School	Address	Grades	Current Enrollment		Projected Enrollment		Additional Information
			Enrolled	MISD Students	Enrolled in 5 Yrs.	MISD Students in 5 Yrs.	
<b>HALLSVILLE ISD VIRTUAL CHARTER</b>	300 WILLOW ST, HALLSVILLE, TX 75650	3-12	11,328	17	11,328	17	
<b>ISCHOOL HIGH AT THE WOODLANDS</b>	3232 COLLEGE PARK DR, CONROE, TX	09-12	317	36	317	36	
<b>PREMIER H S ONLINE</b>	1301 WATERS RIDGE DR, LEWISVILLE, TX	09-12	1,356	10	1,356	10	
<b>TOTAL OF ALL OTHER CHARTERS ENROLLING &lt; 5 STUDENTS</b>				10		10	
<b>TOTAL</b>				<b>74</b>		<b>74</b>	

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

Montgomery ISD



**Montgomery ISD  
Private School Enrollment  
2020-21**



School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th MISD Students	Enrolled in 5 yrs.	KG-12th MISD Students	
Calvary Baptist Church	3401 N Frazier St, Conroe, TX 77303	K-12	226	45	300	60	
Covenant Christian School	4503 Interstate 45 N, Conroe, TX 77304	PK-12th	350	53	350	53	
First Baptist Academy	600 N Main St, Conroe, TX 77301	PK Only		-		-	
First Christian Church Day School	3500 N Loop 336 W, Conroe, TX 77304	PK Only		-		-	
First United Methodist Church Day School	4308 W Davis St, Conroe, TX 77304	PK Only		-		-	
Glenwood Private School	912 W Lewis St, Conroe, TX 77301	PK-2nd	112	12	112	12	
Goddard School of Magnolia	9307 Farm to Market Rd 1488, Magnolia, TX 77354	PK Only		-		-	
John Cooper School	1 John Cooper Dr, The Woodlands, TX 77381	PK-12th	1,244	169	1,250	170	
Kids R Kids Conroe	100 Kids R Kids Dr, Conroe, Tx, 77304	PK Only		-		-	
Legacy Preparatory Christian Academy	9768 Research Forest Dr, Magnolia, TX 77354	PK-12th	450	65	575	83	
Lifestyle Christian School	3993 Interstate 45 N, Conroe, TX 77304	K-12th	84	10	170	20	
Montgomery Christian School	12681 FM 149, Montgomery, TX 77316	PK-7th	111	91	250	205	Adding one grade level per year up to 12th
Primrose of Conroe	1011 Longmire Rd, Conroe, TX 77304	PK Only		-		-	
Rubicon Academy, The	14211 Horseshoe Bend, Conroe, TX 77384	PK-8th	25	0	45	0	



**Montgomery ISD  
Private School Enrollment  
2020-21**

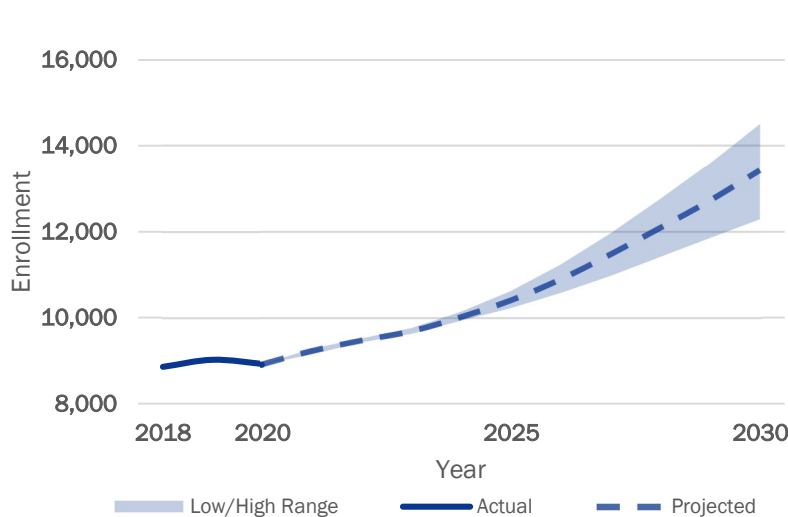


School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th MISD Students	Enrolled in 5 yrs.	KG-12th MISD Students	
Sacred Heart Catholic School	615 McDade St, Conroe, TX 77301	PK-8th	230	17	300	23	
Sherwood Academy, The	32810 Tamina Rd, Magnolia, TX 77354	Inf-6th	135	7	135	7	
St Anthony of Padua Catholic School	7901 Bay Branch Dr, The Woodlands, TX 77382	PK3-8th	452	109	470	113	
St James Episcopal School	1803 Highland Hollow Dr, Conroe, TX 77304	PK Only		-		-	
Woodlands Academy Preparatory School	27440 Kuykendahl Rd, The Woodlands, TX 77375	PK-12th	43	2	300	12	
Woodlands Christian Academy	5800 Alden Woods, Conroe, TX	PK-12th	655	63	900	86	New HS is complete, slow growth plan to max out at 900
<b>TOTAL</b>				<b>642</b>		<b>843</b>	

# STUDENT PROJECTIONS

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



PASA has developed three scenarios of growth for Montgomery ISD. These scenarios are termed the “Low Growth,” the “Moderate Growth” and the “High Growth” scenarios. All three take a “conservative” stance, in that PASA would rather the District under-build than over-build. These scenarios are shown on the graph and are discussed at length later in this chapter.

## THE MODEL FOR DEVELOPING STUDENT PROJECTIONS

In order to derive the three scenarios of growth, PASA needed to understand not only when and where new development might occur, but also the factors which are unique to the District, and which might accelerate or retard the potential development of new housing. These factors, discussed in depth throughout the previous chapters, include economic variables such as job availability, socioeconomic characteristics, quality of life indicators, housing construction, land development potential, charter and private school plans, and household size and age. The student projections developed in this study are based on a model that incorporates a number of these factors and others discussed throughout this report.

The COVID-19 pandemic has added a layer of uncertainty to the near-term enrollment projections. After a sudden enrollment loss of 1.1% in Fall 2020, PASA has assumed that the pandemic's effect on enrollment will reverse over the next two years. As with most other natural disasters or crisis events, enrollment swings tend to reverse and normalize within a few years. PASA has assumed that most of the very young Pre-Kindergarten and Kindergarten students now being held at home will enroll in Fall 2021. The remainder can be expected to trickle back into the school system in Fall 2022 and beyond. Older students being taught at home are also expected to re-enroll within the next few years. PASA has also used knowledge from prior demographic studies to forecast the extent of potential enrollment gains over the next few years. Actual enrollment decline in Fall 2020 was greater than reported since recent trends suggest the District was poised to gain between 150 and 200 students from Fall 2019 to Fall 2020.

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## **MODERATE GROWTH SCENARIO**

The Moderate Growth projections series indicates a projected increase of 1,482 students over the next five years, with an additional 3,014 potential students projected in the last five years of the projection period. Therefore, by Fall 2025 Montgomery ISD could have a projected enrollment of 10,406 students. By Fall 2030 a total of 13,420 students are projected to be enrolled in the District.

The Moderate Growth Scenario assumes the following:

- The perception of the District remains the same or becomes slightly more positive relative to other surrounding districts.
- The COVID-19 pandemic mostly ends in mid-2021, and approximately 250–300 students who did not enroll, or who withdrew from MISD, begin to return. PASA has assumed approximately 80% of these students will enroll in Fall 2021, and the remainder will enroll in Fall 2022.
- Kindergarten classes continue to expand and grow annually over the next five years due to greater numbers of younger families moving into the District.
- Landowners who have created MUDs begin to sell to residential developers later in the projection period. Single-family housing development increases as the number of vacant, developed lots increases.
- The multi-family leasing in the District increases temporarily, as new properties are completed.
- No major charter schools expand in or near MISD.
- Mortgage rates remain below 4% for the next 2–5 years.

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## LOW GROWTH SCENARIO

It is critical to consider the lowest enrollment projection scenario in making school facility planning decisions. Under the Low Growth Scenario, the District's enrollment could increase by 1,302 students in the first five years, and by 2,058 students in the last five years of this projection period. Therefore, under the Low Growth Scenario, by Fall 2025, Montgomery ISD could have 10,226 students. By Fall 2030, 12,284 students could be enrolled in the District.

A Low Growth Scenario assumes the following:

- Pre-Kindergarten does not increase much over the ten-year period due to continued worries about the health of children in schools, or due to a worsening State budget that requires funding cuts.
- Kindergarten enrollment has negligible increases in the first few years of the projection period and remains below 825 for the decade.
- A decline in students in older, existing subdivisions would return, and the District would experience a more significant aging-out process.
- The purchase of new housing by older baby boomers and the growing young millennial population with no children keeps the student population growth lower
- Only two of the following developments start in the 10-year period: The Krammerer Tract, Skye Ranch, MUD 167, or potential new development on the Randall Tract.
- Charter schools expand into MISD and enroll 150 to 400 students from the traditional public school system over the ten-year period.
- The COVID-19 pandemic worsens throughout the spring and summer.

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## HIGH GROWTH SCENARIO

Under the High Growth Scenario, the District could gain 1,696 students in the first five years of the projection period, and an additional 3,877 students could be expected in the last five years of the projection period. Thus, under these high growth assumptions, MISD could enroll 10,620 students by 2025 and 14,497 students by 2030.

The High Growth Scenario assumes the following:

- Enrollment rebounds in Fall 2021, as 95% of all students being taught at home due to the COVID-19 pandemic return to the classroom.
- After 2025, Pre-Kindergarten and Kindergarten enrollment increases at higher rates due to an increase in births from mothers residing in MISD.
- Denser townhome and multi-family developments are constructed in the District.

- Student population begins a significant regeneration in older, existing homes and existing apartment units due to new families moving into the area.
- Immigration rates again rise, further encouraging out-migration from the urban core to suburban districts like MISD.
- Skye Ranch begins to develop within the next three years, and over 200 homes are occupied annually by 2026; the Randall and Mayer tracts (approximately 3,000 acres) are also purchased by developers and see similar rates of growth by 2026.
- Oil prices increase to \$70+ per barrel by 2023.

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## **PROJECTED RESIDENT STUDENTS BY PLANNING UNIT**

Presented in this chapter are charts and maps showing the number of students projected to live in each Planning Unit each year under the Moderate Growth Scenario. These maps illustrate in red and orange the areas that are projected to gain the most students over the next decade, and overlay that information with the current attendance zones. Thus they can be used by the District to understand in a general sense which schools are projected to gain the most new students in order to plan for additional facilities, and for assessing potential attendance zone realignments in the future.

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## **TRANSFERS**

The data that PASA generates for long range planning purposes represents the number of students projected to live within each attendance zone (resident students or geo-coded students) and does not necessarily indicate the number of students projected to attend each school due to inter- and intra-District transfers. For these purposes, transfers are defined as any student attending a school other than his/her school of residence for any reason. The transfer patterns of the current students in the 2020-21 school year are included by grade group in this Chapter and can be used in conjunction with the resident student projections for short-term planning purposes. However, PASA does not typically consider transfers in long range facilities plans, because the transfer patterns in any district can change markedly over a short period of time.

For all maps and tables in this chapter, the projected students shown represents resident student population, or the number of students projected to live in each attendance zone. The exception to this statement is that Open Enrollment Transfer (OET) students are also counted in this resident population. Current OET students are assumed to continue attending MISD schools and are aged each year in the projections. Projections for new OET students assumes that the current policy will remain in effect in future years.

## PROJECTED RESIDENT STUDENTS BY ELEMENTARY SCHOOL

Under the Moderate Growth Scenario, the elementary (EE-5<sup>th</sup> grade) student population is projected to increase by about 2,370 students, from 3,762 to 6,133 students in 2030-31. A sizeable amount of this growth is expected to occur in the next few years, as the students who were unenrolled due to COVID-19 return.

Elementary School	Max Capacity	Projected Resident EE-5th Grade Students											Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Keenan	900	718	784	825	865	924	1,001	1,091	1,198	1,296	1,397	1,502	25
Lincoln	525	411	453	488	500	532	551	563	580	593	600	607	-25
Lone Star	900	717	758	764	766	780	798	800	804	799	796	801	-11
Madeley Ranch	900	762	800	803	824	849	874	897	914	918	913	910	-27
Montgomery	900	458	525	555	575	615	659	710	770	833	914	995	77
Stewart Creek	900	696	744	781	811	870	943	1,018	1,098	1,173	1,248	1,318	-39
<b>Total</b>	<b>5,025</b>	<b>3,762</b>	<b>4,064</b>	<b>4,216</b>	<b>4,341</b>	<b>4,570</b>	<b>4,826</b>	<b>5,079</b>	<b>5,364</b>	<b>5,612</b>	<b>5,868</b>	<b>6,133</b>	<b>0</b>

*Yellow highlights indicate years in which projected resident student population exceeds Practical Capacity by 120%.*

The recent initiation of development of two traditional suburban subdivisions (Pine Lake Cove and Fairwater) have shifted the focus of anticipated student population growth to the TX-105 corridor. These developments, combined with new housing projected in Grand Lake Estates, Crown Oaks, Walden, Montgomery Ridge, Lake Conroe Village, and the future Skye Ranch, will drive future student population growth primarily in Keenan and Stewart Creek, followed by lesser growth in the other elementary schools. The resident student populations at Keenan and Stewart Creek are projected to exceed 1,000 students by 2025-26 and 2026-27, respectively. Therefore, the district might begin considering a sixth elementary school to be opened by about 2025-26 in a location that can help relieve overcrowding at Keenan, Stewart Creek, and, to a lesser degree, at Lincoln.

## PROJECTED RESIDENT STUDENTS BY JUNIOR HIGH SCHOOL

Under the Moderate Growth Scenario, the Junior High Schools (6<sup>th</sup>-8<sup>th</sup> grade) are expected to gain 1,180 students over the next 10 years (growing from 2,180 to 3,360 students by 2030-31).

Both Junior High Schools are projected to be able to accommodate the student population until the latter years of this projection period. Oak Hills is projected to have over 1,500 resident students by 2028-29, which exceeds the 120% threshold PASA typically uses to indicate the need for additional capacity. Therefore, the district might plan for the eventual need for a Junior High #3 in 8 or 9 years.

Junior High School	Max Capacity	Projected Resident 6th-8th Grade Students											Net Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Montgomery	1,400	1,105	1,053	1,071	1,118	1,168	1,214	1,251	1,319	1,391	1,479	1,589	-21
Oak Hills	1,400	1,075	1,096	1,130	1,193	1,233	1,249	1,294	1,384	1,509	1,616	1,771	21
<b>Total</b>	<b>2,800</b>	<b>2,180</b>	<b>2,149</b>	<b>2,201</b>	<b>2,311</b>	<b>2,401</b>	<b>2,463</b>	<b>2,545</b>	<b>2,703</b>	<b>2,900</b>	<b>3,095</b>	<b>3,360</b>	<b>0</b>

Yellow highlights indicate years in which projected resident student population exceeds Practical Capacity by 120%.

## PROJECTED RESIDENT STUDENTS BY HIGH SCHOOL

Under the Moderate Growth Scenario, the high school (9<sup>th</sup>-12<sup>th</sup> grade) student population is projected to increase by about 945 students (from 2,982 to 3,927 students) by 2030-31. The majority of this growth is projected to occur in the Lake Creek attendance zone, resulting in 2,120 resident students projected to live in the LCHS zone by 2030-31. Lake Creek HS currently has a max capacity of 1,600, with the building designed for potential expansion in the future. If Lake Creek HS could be expanded to a size more similar to Montgomery HS, then that would provide sufficient capacity to accommodate the projected student population through this decade. This addition could be well utilized by about 2026-27, when Lake Creek HS is projected to have >1,700 resident students.

High School	Max Capacity	Projected Resident 9th-12th Grade Students											Net Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Lake Creek	1,600	1,435	1,454	1,499	1,520	1,562	1,636	1,721	1,797	1,875	1,977	2,085	28
Montgomery	2,700	1,547	1,568	1,561	1,518	1,486	1,481	1,547	1,603	1,696	1,775	1,842	-28
<b>Total</b>	<b>4,300</b>	<b>2,982</b>	<b>3,022</b>	<b>3,060</b>	<b>3,038</b>	<b>3,048</b>	<b>3,117</b>	<b>3,268</b>	<b>3,400</b>	<b>3,571</b>	<b>3,752</b>	<b>3,927</b>	<b>0</b>

Yellow highlights indicate years in which projected resident student population exceeds Practical Capacity by 120%.

**Montgomery ISD  
Low Growth Scenario  
2021-2030**



	--- Historical Enrollment at PEIMS Snapshot ---										Weighted Avg. Growth, Retention, Attrition: 2017-18 to 2020-21 (edu.)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2020-2025	Student Change 2025-2030
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030						
EE	28	16	39	42	46	32	40	43	46	47	48	48	49	49	50	51	16	3					
PK	62	100	150	170	188	153	178	184	190	197	204	211	218	226	234	242	51	38					
KG	515	503	590	547	549	518	555	606	626	660	683	704	726	750	773	803	165	120					
1	546	562	595	648	589	574	605	629	668	695	730	756	780	805	833	859	156	129					
2	573	559	580	627	648	592	609	654	662	708	734	771	800	826	854	884	142	150					
3	628	599	607	593	651	631	625	648	691	704	750	779	819	850	880	910	119	160					
4	628	661	655	634	632	642	694	673	695	747	758	808	840	884	919	952	116	194					
5	671	668	708	673	663	620	694	744	711	740	792	804	858	893	942	979	172	187					
6	666	698	701	741	703	679	670	741	784	753	780	836	849	907	946	998	101	218					
7	682	673	754	721	764	738	712	713	778	827	792	821	881	895	958	999	54	207					
8	663	680	709	770	746	763	756	741	741	813	860	825	856	919	936	1,002	97	142					
9	667	721	722	747	806	796	811	798	785	788	863	913	875	909	977	995	67	132					
10	729	651	702	698	731	797	772	796	780	770	771	846	895	857	892	958	-26	187					
11	567	658	606	657	679	705	753	733	757	745	734	735	807	854	818	852	29	118					
12	549	547	629	589	630	684	682	732	714	740	727	717	718	788	835	800	43	73					
<b>TOTAL:</b>	<b>8,174</b>	<b>8,296</b>	<b>8,747</b>	<b>8,857</b>	<b>9,025</b>	<b>8,924</b>	<b>9,156</b>	<b>9,435</b>	<b>9,628</b>	<b>9,934</b>	<b>10,226</b>	<b>10,574</b>	<b>10,971</b>	<b>11,412</b>	<b>11,847</b>	<b>12,284</b>	<b>1,302</b>	<b>2,058</b>					
<b>PCT. INCR.</b>	<b>3.00</b>	<b>1.49</b>	<b>5.44</b>	<b>1.26</b>	<b>1.90</b>	<b>-1.12</b>	<b>2.60</b>	<b>3.05</b>	<b>2.05</b>	<b>3.18</b>	<b>2.94</b>	<b>3.40</b>	<b>3.75</b>	<b>4.02</b>	<b>3.81</b>	<b>3.69</b>							
<b>ACTUAL INCR.</b>	<b>238</b>	<b>122</b>	<b>451</b>	<b>110</b>	<b>168</b>	<b>-101</b>	<b>232</b>	<b>279</b>	<b>193</b>	<b>306</b>	<b>292</b>	<b>348</b>	<b>397</b>	<b>441</b>	<b>435</b>	<b>437</b>							
<b>Enrollment by Grade Group</b>																							
EE-5th	3,651	3,668	3,924	3,934	3,966	3,762	4,000	4,181	4,289	4,498	4,699	4,881	5,090	5,283	5,485	5,680							
6th-8th	2,011	2,051	2,164	2,232	2,213	2,180	2,138	2,195	2,303	2,393	2,432	2,482	2,586	2,721	2,840	2,999							
9th-12th	2,512	2,577	2,659	2,691	2,846	2,982	3,018	3,059	3,036	3,043	3,095	3,211	3,295	3,408	3,522	3,605							
<b>% Change by Grade Group</b>																							
EE-5th	0.005	0.005	0.070	0.003	0.008	-0.051	0.063	0.045	0.026	0.049	0.045	0.039	0.043	0.038	0.038	0.036							
6th-8th	0.038	0.020	0.055	0.031	-0.009	-0.015	-0.019	0.027	0.049	0.039	0.016	0.021	0.042	0.052	0.044	0.056							
9th-12th	0.063	0.026	0.032	0.012	0.058	0.048	0.012	0.014	-0.008	0.002	0.017	0.037	0.026	0.034	0.033	0.024							
<b>% Students in each Grade Group</b>																							
EE-5th	0.447	0.442	0.449	0.444	0.439	0.422	0.437	0.443	0.445	0.453	0.460	0.462	0.464	0.463	0.463	0.462							
6th-8th	0.246	0.247	0.247	0.252	0.245	0.244	0.234	0.233	0.239	0.241	0.238	0.235	0.236	0.238	0.240	0.244							
9th-12th	0.307	0.311	0.304	0.304	0.315	0.334	0.330	0.324	0.315	0.306	0.303	0.304	0.300	0.299	0.297	0.293							
<b>Added Students by Grade Group</b>																							
EE-5th	17	17	256	10	32	-204	238	181	108	209	201	182	209	193	202	195							
6th-8th	73	40	113	68	-19	-33	-42	57	108	90	39	50	104	135	119	159							
9th-12th	148	65	82	32	155	136	36	41	-23	7	52	116	84	113	114	83							
<b>% Added Students by Grade Group</b>																							
EE-5th	0.071	0.139	0.568	0.091	0.190	2.020	1.0259	0.6487	0.5596	0.6830	0.6884	0.5230	0.5264	0.4376	0.4644	0.4462							
6th-8th	0.307	0.328	0.251	0.618	-0.113	0.327	-0.1810	0.2043	0.5596	0.2941	0.1336	0.1437	0.2620	0.3061	0.2736	0.3638							
9th-12th	0.622	0.533	0.182	0.291	0.923	-1.347	0.1552	0.1470	-0.1192	0.0229	0.1781	0.3333	0.2116	0.2562	0.2621	0.1899							



**Montgomery ISD  
Moderate Growth Scenario  
2021-2030**



	--- Historical Enrollment at PEIMS Snapshot ---										Weighted Avg. Growth, Retention, Attrition: 2017-18 to 2020-21 (edu.)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2020-2025	Student Change 2025-2030
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030						
EE	28	16	39	42	46	32	40	44	47	48	49	50	51	52	53	54	17	5					
PK	62	100	150	170	188	153	187	194	204	212	220	229	238	248	258	268	67	48					
KG	515	503	590	547	549	518	569	615	640	677	699	720	745	768	801	845	181	146					
1	546	562	595	648	589	574	618	634	678	710	756	784	811	839	867	909	182	153					
2	573	559	580	627	648	592	615	657	667	719	757	810	843	872	905	940	165	183					
3	628	599	607	593	651	631	629	651	694	710	770	814	875	910	944	985	139	215					
4	628	661	655	634	632	642	703	674	699	750	772	841	893	959	1,001	1,043	130	271					
5	671	668	708	673	663	620	703	747	712	744	803	831	908	964	1,039	1,089	183	286					
6	666	698	701	741	703	679	678	744	787	754	791	858	892	974	1,037	1,125	112	334					
7	682	673	754	721	764	738	715	715	781	831	800	843	918	954	1,045	1,119	62	319					
8	663	680	709	770	746	763	756	742	743	816	872	844	893	972	1,013	1,116	109	244					
9	667	721	722	747	806	796	815	798	786	791	872	936	910	962	1,050	1,119	76	225					
10	729	651	702	698	731	797	772	797	780	771	777	860	926	901	953	1,045	-20	268					
11	567	658	606	657	679	705	753	733	758	745	738	746	828	892	869	923	33	185					
12	549	547	629	589	630	684	682	732	714	741	730	726	736	816	880	862	46	132					
<b>TOTAL</b>	<b>8,174</b>	<b>8,296</b>	<b>8,747</b>	<b>8,857</b>	<b>9,025</b>	<b>8,924</b>	<b>9,235</b>	<b>9,477</b>	<b>9,690</b>	<b>10,019</b>	<b>10,406</b>	<b>10,892</b>	<b>11,467</b>	<b>12,083</b>	<b>12,715</b>	<b>13,420</b>	<b>1,482</b>	<b>3,014</b>					
<b>PCT. INCR.</b>	<b>3.00</b>	<b>1.49</b>	<b>5.44</b>	<b>1.26</b>	<b>1.90</b>	<b>-1.12</b>	<b>3.48</b>	<b>2.62</b>	<b>2.25</b>	<b>3.40</b>	<b>3.86</b>	<b>4.67</b>	<b>5.28</b>	<b>5.37</b>	<b>5.23</b>	<b>5.54</b>							
<b>ACTUAL INCR.</b>	<b>238</b>	<b>122</b>	<b>451</b>	<b>110</b>	<b>168</b>	<b>-101</b>	<b>311</b>	<b>242</b>	<b>213</b>	<b>329</b>	<b>387</b>	<b>486</b>	<b>575</b>	<b>616</b>	<b>632</b>	<b>705</b>							
<b>Enrollment by Grade Group</b>																							
EE-5th	3,651	3,668	3,924	3,934	3,966	3,762	4,064	4,216	4,341	4,570	4,826	5,079	5,364	5,612	5,868	6,133							
6th-8th	2,011	2,051	2,164	2,232	2,213	2,180	2,149	2,201	2,311	2,401	2,463	2,545	2,703	2,900	3,095	3,360							
9th-12th	2,512	2,577	2,659	2,691	2,846	2,982	3,022	3,060	3,038	3,048	3,117	3,268	3,400	3,571	3,752	3,927							
<b>% Change by Grade Group</b>																							
EE-5th	0.005	0.005	0.070	0.003	0.008	-0.051	0.080	0.037	0.030	0.053	0.056	0.052	0.056	0.046	0.046	0.045							
6th-8th	0.038	0.020	0.055	0.031	-0.009	-0.015	-0.014	0.024	0.050	0.039	0.026	0.033	0.062	0.073	0.067	0.086							
9th-12th	0.063	0.026	0.032	0.012	0.058	0.048	0.013	0.013	-0.007	0.003	0.023	0.048	0.040	0.050	0.051	0.047							
<b>% Students in each Grade Group</b>																							
EE-5th	0.447	0.442	0.449	0.444	0.439	0.422	0.440	0.445	0.448	0.456	0.464	0.466	0.468	0.464	0.462	0.457							
6th-8th	0.246	0.247	0.247	0.252	0.245	0.244	0.233	0.232	0.238	0.240	0.237	0.234	0.236	0.240	0.243	0.250							
9th-12th	0.307	0.311	0.304	0.304	0.315	0.334	0.327	0.323	0.314	0.304	0.300	0.300	0.297	0.296	0.295	0.293							
<b>Added Students by Grade Group</b>																							
EE-5th	17	17	256	10	32	-204	302	152	125	229	256	253	285	248	256	265							
6th-8th	73	40	113	68	-19	-33	-31	52	110	90	62	82	158	197	195	265							
9th-12th	148	65	82	32	155	136	40	38	-22	10	69	151	132	171	181	175							
<b>% Added Students by Grade Group</b>																							
EE-5th	0.071	0.139	0.568	0.091	0.190	2.020	0.9711	0.6281	0.5869	0.6960	0.6615	0.5206	0.4957	0.4026	0.4051	0.3759							
6th-8th	0.307	0.328	0.251	0.618	-0.113	0.327	-0.0997	0.2149	0.5164	0.2736	0.1602	0.1687	0.2748	0.3198	0.3085	0.3759							
9th-12th	0.622	0.533	0.182	0.291	0.923	-1.347	0.1286	0.1570	-0.1033	0.3004	0.1783	0.3107	0.2296	0.2776	0.2864	0.2482							

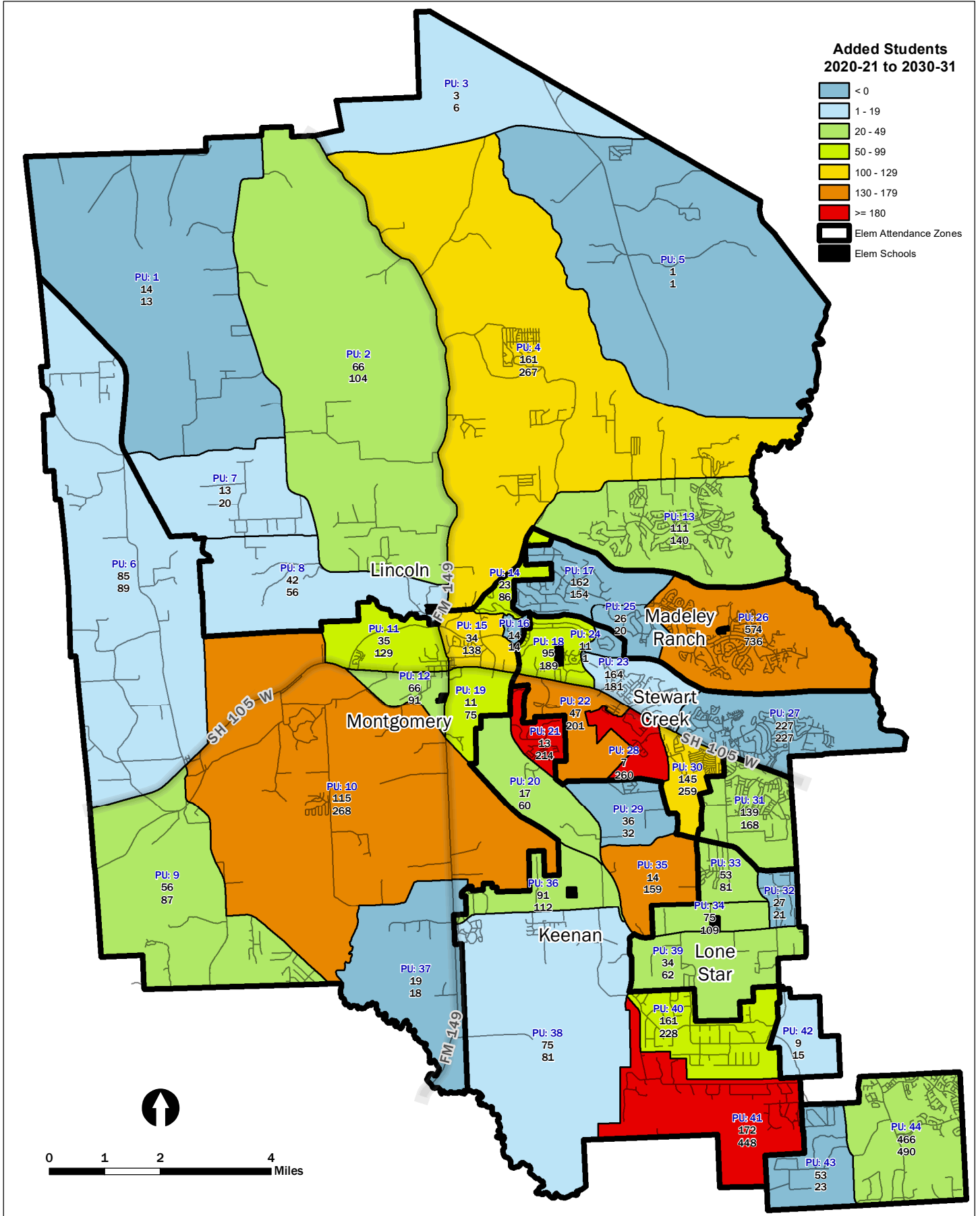
# Montgomery ISD High Growth Scenario 2021-2030



	-- Historical Enrollment at PEIMS Snapshot --										Weighted Avg. Growth, Retention, Attrition: 2017-18 to 2020-21 (edu.)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2020-2025	Student Change 2025-2030
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030						
EE	28	16	39	42	46	32	44	48	51	52	53	54	55	56	58	59	21	6					
PK	62	100	150	170	188	153	191	199	209	217	226	236	247	259	272	286	73	60					
KG	515	503	590	547	549	518	588	620	647	705	750	789	826	870	917	969	232	219					
1	546	562	595	648	589	574	625	650	685	720	790	845	893	935	986	1,044	216	254					
2	573	559	580	627	648	592	617	659	686	728	771	850	913	965	1,013	1,072	179	301					
3	628	599	607	593	651	631	630	651	698	732	782	833	922	991	1,049	1,105	151	323					
4	628	661	655	634	632	642	708	675	700	757	799	858	918	1,016	1,094	1,163	157	364					
5	671	668	708	673	663	620	707	749	715	747	814	863	931	996	1,105	1,194	194	380					
6	666	698	701	741	703	679	683	745	790	759	798	874	931	1,004	1,076	1,200	119	402					
7	682	673	754	721	764	738	716	717	784	836	808	854	940	1,001	1,082	1,200	119	402					
8	663	680	709	770	746	763	756	743	747	821	881	856	909	1,000	1,067	1,159	118	278					
9	667	721	722	747	806	796	817	800	788	797	881	950	927	985	1,084	1,159	85	278					
10	729	651	702	698	731	797	772	799	783	775	786	873	945	922	980	1,082	-11	296					
11	567	658	606	657	679	705	753	734	761	750	744	758	845	915	893	952	39	208					
12	549	547	629	589	630	684	682	733	716	746	737	734	751	837	907	888	53	151					
<b>TOTAL</b>	<b>8,174</b>	<b>8,286</b>	<b>8,747</b>	<b>8,857</b>	<b>9,025</b>	<b>8,924</b>	<b>9,289</b>	<b>9,522</b>	<b>9,760</b>	<b>10,142</b>	<b>10,620</b>	<b>11,227</b>	<b>11,983</b>	<b>12,752</b>	<b>13,583</b>	<b>14,497</b>	<b>1,696</b>	<b>3,877</b>					
<b>PCT. INCR.</b>	<b>3.00</b>	<b>1.49</b>	<b>5.44</b>	<b>1.26</b>	<b>1.90</b>	<b>-1.12</b>	<b>4.09</b>	<b>2.51</b>	<b>2.50</b>	<b>3.91</b>	<b>4.71</b>	<b>5.72</b>	<b>6.47</b>	<b>6.68</b>	<b>6.52</b>	<b>6.73</b>							
<b>ACTUAL INCR.</b>	<b>238</b>	<b>122</b>	<b>451</b>	<b>110</b>	<b>168</b>	<b>-101</b>	<b>365</b>	<b>233</b>	<b>238</b>	<b>382</b>	<b>478</b>	<b>607</b>	<b>726</b>	<b>799</b>	<b>831</b>	<b>914</b>							
<b>Enrollment by Grade Group</b>																							
EE-5th	3,651	3,668	3,924	3,934	3,966	3,762	4,110	4,251	4,391	4,658	4,985	5,328	5,705	6,088	6,494	6,892							
6th-8th	2,011	2,051	2,164	2,232	2,213	2,180	2,155	2,205	2,321	2,416	2,487	2,584	2,780	3,005	3,225	3,524							
9th-12th	2,512	2,577	2,659	2,691	2,846	2,982	3,024	3,066	3,048	3,068	3,148	3,315	3,468	3,659	3,864	4,081							
<b>% Change by Grade Group</b>																							
EE-5th	0.005	0.005	0.070	0.003	0.008	-0.051	0.093	0.034	0.033	0.061	0.070	0.069	0.071	0.067	0.067	0.061							
6th-8th	0.038	0.020	0.055	0.031	-0.009	-0.015	-0.011	0.023	0.053	0.041	0.029	0.039	0.076	0.081	0.073	0.093							
9th-12th	0.063	0.026	0.032	0.012	0.058	0.048	0.014	0.014	-0.006	0.007	0.026	0.053	0.046	0.055	0.056	0.056							
<b>% Students in each Grade Group</b>																							
EE-5th	0.447	0.442	0.449	0.444	0.439	0.422	0.442	0.446	0.450	0.459	0.469	0.475	0.477	0.477	0.478	0.475							
6th-8th	0.246	0.247	0.247	0.252	0.245	0.244	0.232	0.232	0.238	0.238	0.234	0.230	0.233	0.236	0.237	0.243							
9th-12th	0.307	0.311	0.304	0.304	0.315	0.334	0.326	0.322	0.312	0.303	0.296	0.295	0.290	0.287	0.284	0.282							
<b>Added Students by Grade Group</b>																							
EE-5th	17	17	256	10	32	-204	348	141	140	267	327	343	377	383	406	398							
6th-8th	73	40	113	68	-19	-33	-25	50	116	95	71	97	196	225	220	299							
9th-12th	148	65	82	32	155	136	42	42	-18	20	80	167	153	191	205	217							
<b>% Added Students by Grade Group</b>																							
EE-5th	0.071	0.139	0.568	0.091	0.190	2.020	0.9534	0.6052	0.5882	0.6990	0.6841	0.5651	0.5193	0.4793	0.4886	0.4354							
6th-8th	0.307	0.328	0.251	0.618	-0.113	0.327	-0.0685	0.2146	0.4874	0.2487	0.1485	0.1598	0.2700	0.2816	0.2647	0.2371							
9th-12th	0.622	0.533	0.182	0.291	0.923	-1.347	0.1151	0.1803	-0.0756	0.0524	0.1674	0.2107	0.2107	0.2390	0.2467	0.2374							

# Projected Growth in EE-5th Grade Students

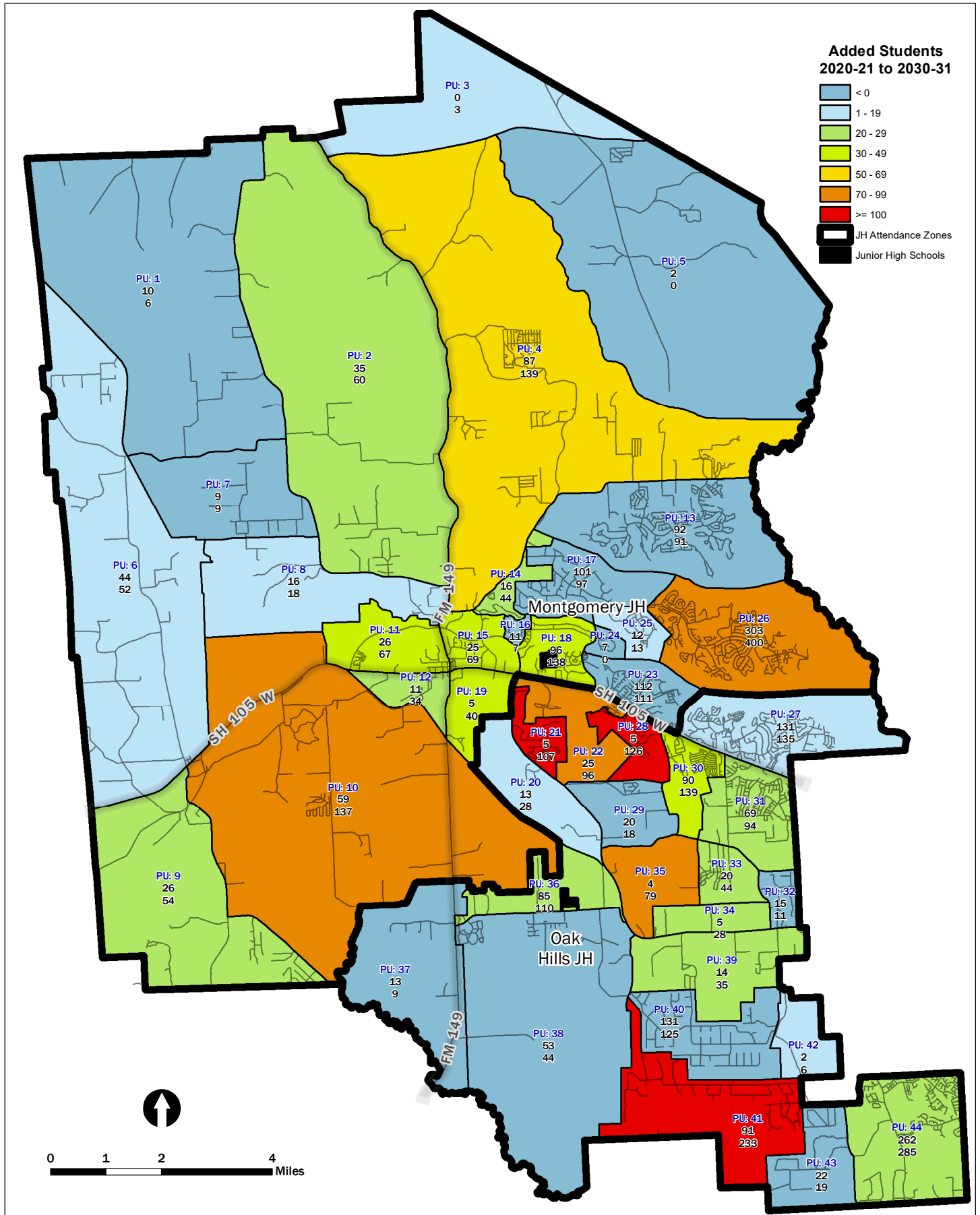
Resident Students in 2020-21 and 2030-31  
Montgomery ISD



# Projected Growth in 6th-8th Grade Students

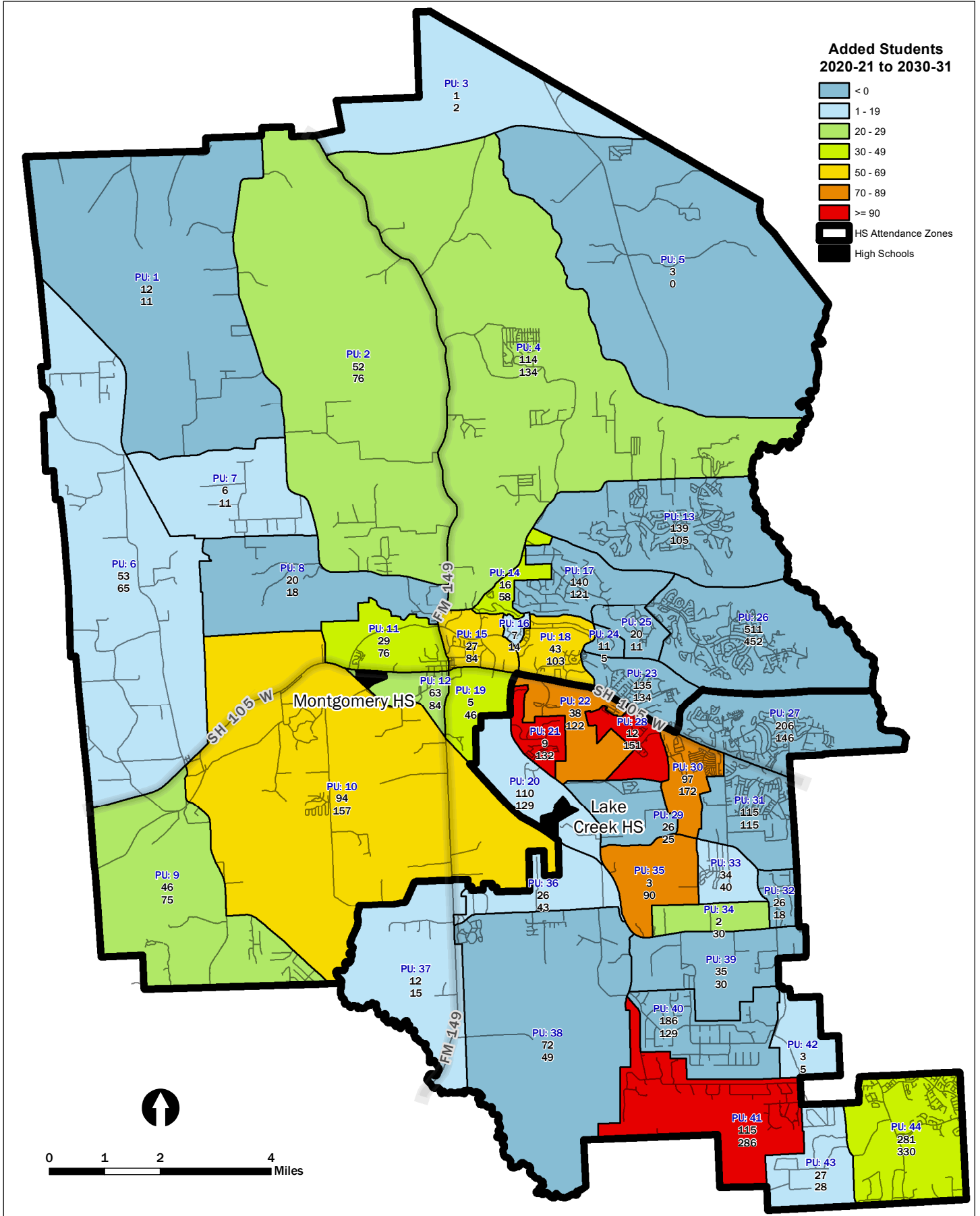
Resident Students in 2020-21 and 2030-31

Montgomery ISD



# Projected Growth in 9th-12th Grade Students

Resident Students in 2020-21 and 2030-31  
Montgomery ISD



**Projected Resident Students by Planning Unit  
Moderate Growth Scenario**



PU	2021-22				2022-23			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>1</b>	17	10	12	39	20	8	11	39
<b>2</b>	74	39	55	168	83	44	51	178
<b>3</b>	2	2	1	5	3	2	1	6
<b>4</b>	180	84	122	386	196	87	117	400
<b>5</b>	1	0	4	5	1	0	3	4
<b>6</b>	96	38	54	188	93	43	57	193
<b>7</b>	15	10	5	30	16	6	10	32
<b>8</b>	44	15	20	79	44	13	19	76
<b>9</b>	62	23	49	134	60	33	45	138
<b>10</b>	114	71	93	278	119	76	90	285
<b>11</b>	48	24	31	103	59	19	37	115
<b>12</b>	73	18	61	152	73	23	62	158
<b>13</b>	120	80	127	327	125	66	133	324
<b>14</b>	32	15	17	64	36	17	20	73
<b>15</b>	45	12	37	94	55	24	40	119
<b>16</b>	15	11	10	36	17	12	15	44
<b>17</b>	163	94	146	403	156	96	145	397
<b>18</b>	97	93	46	236	99	91	57	247
<b>19</b>	16	7	3	26	19	4	7	30
<b>20</b>	16	14	109	139	12	14	107	133
<b>21</b>	37	12	14	63	55	23	27	105
<b>22</b>	55	30	32	117	57	29	37	123
<b>23</b>	173	109	143	425	182	103	136	421
<b>24</b>	10	4	15	29	8	4	15	27
<b>25</b>	30	10	19	59	25	16	17	58
<b>26</b>	607	284	498	1,389	622	284	473	1,379
<b>27</b>	222	141	194	557	220	133	192	545
<b>28</b>	9	7	13	29	24	11	17	52
<b>29</b>	39	18	23	80	39	17	25	81
<b>30</b>	178	87	107	372	191	89	119	399
<b>31</b>	141	73	120	334	141	73	111	325
<b>32</b>	31	16	21	68	27	17	22	66
<b>33</b>	60	20	29	109	64	24	31	119
<b>34</b>	81	7	5	93	79	13	7	99
<b>35</b>	18	2	4	24	21	2	4	27
<b>36</b>	89	87	24	200	93	86	24	203
<b>37</b>	24	10	10	44	24	10	11	45
<b>38</b>	85	50	68	203	83	49	69	201
<b>39</b>	34	17	27	78	37	17	29	83
<b>40</b>	161	129	201	491	178	114	184	476
<b>41</b>	198	93	120	411	203	108	126	437
<b>42</b>	11	1	5	17	12	2	3	17
<b>43</b>	54	23	30	107	48	27	28	103
<b>44</b>	487	259	298	1,044	497	272	326	1,095
<b>Total</b>	<b>4,064</b>	<b>2,149</b>	<b>3,022</b>	<b>9,235</b>	<b>4,216</b>	<b>2,201</b>	<b>3,060</b>	<b>9,477</b>

**Projected Resident Students by Planning Unit  
Moderate Growth Scenario**



PU	2023-24				2024-25			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>1</b>	16	8	14	38	17	7	12	36
<b>2</b>	89	42	54	185	94	41	61	196
<b>3</b>	4	2	1	7	5	0	2	7
<b>4</b>	208	93	118	419	226	92	117	435
<b>5</b>	1	0	2	3	1	0	2	3
<b>6</b>	88	48	54	190	87	57	52	196
<b>7</b>	19	4	11	34	20	4	11	35
<b>8</b>	44	10	23	77	45	8	21	74
<b>9</b>	52	43	45	140	52	48	41	141
<b>10</b>	137	72	85	294	151	70	98	319
<b>11</b>	60	23	38	121	66	24	36	126
<b>12</b>	76	21	63	160	77	20	66	163
<b>13</b>	119	71	124	314	124	72	110	306
<b>14</b>	35	16	25	76	41	19	27	87
<b>15</b>	69	27	49	145	79	43	45	167
<b>16</b>	17	17	12	46	18	15	19	52
<b>17</b>	157	100	137	394	156	104	133	393
<b>18</b>	104	90	58	252	113	96	66	275
<b>19</b>	20	6	5	31	24	4	7	35
<b>20</b>	10	12	109	131	8	11	110	129
<b>21</b>	76	35	37	148	103	47	52	202
<b>22</b>	66	31	40	137	71	37	48	156
<b>23</b>	179	102	148	429	182	102	147	431
<b>24</b>	6	5	13	24	4	6	8	18
<b>25</b>	18	23	16	57	20	21	15	56
<b>26</b>	649	295	423	1,367	673	315	390	1,378
<b>27</b>	220	137	179	536	233	118	181	532
<b>28</b>	42	20	27	89	68	29	35	132
<b>29</b>	37	16	27	80	34	20	26	80
<b>30</b>	194	99	126	419	199	112	130	441
<b>31</b>	142	80	103	325	142	80	101	323
<b>32</b>	28	13	21	62	28	15	16	59
<b>33</b>	66	30	23	119	73	29	28	130
<b>34</b>	79	16	7	102	80	17	10	107
<b>35</b>	27	8	7	42	42	16	13	71
<b>36</b>	97	87	22	206	94	91	23	208
<b>37</b>	21	11	14	46	20	13	15	48
<b>38</b>	77	55	68	200	75	56	65	196
<b>39</b>	41	14	22	77	46	11	21	78
<b>40</b>	184	102	173	459	198	90	173	461
<b>41</b>	215	113	138	466	228	125	138	491
<b>42</b>	12	4	3	19	13	4	3	20
<b>43</b>	41	34	26	101	36	37	27	100
<b>44</b>	499	276	348	1,123	504	275	347	1,126
<b>Total</b>	<b>4,341</b>	<b>2,311</b>	<b>3,038</b>	<b>9,690</b>	<b>4,570</b>	<b>2,401</b>	<b>3,048</b>	<b>10,019</b>

**Projected Resident Students by Planning Unit  
Moderate Growth Scenario**



PU	2025-26				2026-27			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>1</b>	15	11	10	36	13	9	14	36
<b>2</b>	96	49	56	201	98	54	63	215
<b>3</b>	6	0	2	8	6	1	2	9
<b>4</b>	242	93	113	448	250	99	115	464
<b>5</b>	1	0	0	1	1	0	0	1
<b>6</b>	86	56	55	197	87	51	62	200
<b>7</b>	21	4	12	37	20	8	6	34
<b>8</b>	43	10	17	70	45	10	15	70
<b>9</b>	52	47	44	143	52	39	62	153
<b>10</b>	173	75	107	355	193	89	113	395
<b>11</b>	70	33	33	136	76	36	36	148
<b>12</b>	76	20	71	167	80	22	73	175
<b>13</b>	127	75	98	300	130	72	98	300
<b>14</b>	44	23	28	95	48	26	32	106
<b>15</b>	95	43	51	189	108	51	61	220
<b>16</b>	18	12	21	51	16	11	20	47
<b>17</b>	158	96	134	388	162	93	132	387
<b>18</b>	127	104	70	301	143	112	73	328
<b>19</b>	27	9	9	45	32	11	11	54
<b>20</b>	9	8	111	128	13	11	111	135
<b>21</b>	130	57	72	259	158	71	90	319
<b>22</b>	89	41	58	188	107	53	64	224
<b>23</b>	184	110	135	429	188	104	141	433
<b>24</b>	1	7	6	14	1	5	6	12
<b>25</b>	19	15	21	55	19	8	28	55
<b>26</b>	697	322	388	1,407	716	340	384	1,440
<b>27</b>	239	113	179	531	238	113	169	520
<b>28</b>	94	43	49	186	122	54	69	245
<b>29</b>	31	23	24	78	31	21	24	76
<b>30</b>	209	119	131	459	219	117	143	479
<b>31</b>	144	81	103	328	149	81	104	334
<b>32</b>	25	13	22	60	23	15	19	57
<b>33</b>	80	28	28	136	81	29	34	144
<b>34</b>	83	11	15	109	83	11	18	112
<b>35</b>	60	23	23	106	76	29	34	139
<b>36</b>	96	93	23	212	100	96	21	217
<b>37</b>	18	15	13	46	18	12	16	46
<b>38</b>	76	50	66	192	77	42	67	186
<b>39</b>	46	14	22	82	50	17	20	87
<b>40</b>	207	96	150	453	215	97	142	454
<b>41</b>	248	126	161	535	272	139	179	590
<b>42</b>	15	3	2	20	15	3	4	22
<b>43</b>	39	27	35	101	35	23	40	98
<b>44</b>	510	265	349	1,124	513	260	353	1,126
<b>Total</b>	<b>4,826</b>	<b>2,463</b>	<b>3,117</b>	<b>10,406</b>	<b>5,079</b>	<b>2,545</b>	<b>3,268</b>	<b>10,892</b>



**Projected Resident Students by Planning Unit  
Moderate Growth Scenario**



PU	2027-28				2028-29			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>1</b>	13	10	9	32	13	8	11	32
<b>2</b>	100	57	63	220	103	57	65	225
<b>3</b>	6	2	2	10	6	3	0	9
<b>4</b>	260	109	118	487	264	121	119	504
<b>5</b>	1	0	0	1	1	0	0	1
<b>6</b>	88	49	62	199	88	47	71	206
<b>7</b>	20	9	6	35	20	10	6	36
<b>8</b>	46	12	12	70	49	11	14	74
<b>9</b>	54	39	66	159	60	43	71	174
<b>10</b>	212	97	124	433	229	110	126	465
<b>11</b>	87	45	44	176	98	51	56	205
<b>12</b>	84	23	75	182	86	26	77	189
<b>13</b>	134	77	95	306	137	82	100	319
<b>14</b>	53	31	35	119	63	35	44	142
<b>15</b>	118	54	70	242	127	59	78	264
<b>16</b>	15	10	23	48	14	10	19	43
<b>17</b>	163	91	134	388	159	93	132	384
<b>18</b>	159	116	81	356	174	121	91	386
<b>19</b>	41	19	17	77	50	25	24	99
<b>20</b>	19	12	112	143	31	17	116	164
<b>21</b>	188	89	108	385	206	101	122	429
<b>22</b>	125	59	79	263	147	72	87	306
<b>23</b>	191	104	135	430	190	104	136	430
<b>24</b>	1	3	7	11	1	0	9	10
<b>25</b>	20	10	25	55	20	10	25	55
<b>26</b>	731	352	400	1,483	739	365	422	1,526
<b>27</b>	238	123	160	521	235	128	147	510
<b>28</b>	153	71	86	310	186	88	106	380
<b>29</b>	32	18	25	75	32	16	29	77
<b>30</b>	231	116	153	500	240	121	163	524
<b>31</b>	154	80	112	346	159	82	113	354
<b>32</b>	22	15	16	53	21	13	20	54
<b>33</b>	82	34	34	150	81	41	34	156
<b>34</b>	86	12	21	119	90	18	21	129
<b>35</b>	94	41	44	179	112	53	57	222
<b>36</b>	103	94	30	227	106	99	32	237
<b>37</b>	18	11	15	44	18	9	18	45
<b>38</b>	78	39	66	183	78	40	63	181
<b>39</b>	52	22	17	91	55	25	20	100
<b>40</b>	221	105	127	453	225	111	118	454
<b>41</b>	309	157	198	664	347	177	227	751
<b>42</b>	15	4	5	24	15	6	4	25
<b>43</b>	32	20	43	95	29	24	37	90
<b>44</b>	515	262	346	1,123	508	268	341	1,117
<b>Total</b>	<b>5,364</b>	<b>2,703</b>	<b>3,400</b>	<b>11,467</b>	<b>5,612</b>	<b>2,900</b>	<b>3,571</b>	<b>12,083</b>

**Projected Resident Students by Planning Unit  
Moderate Growth Scenario**

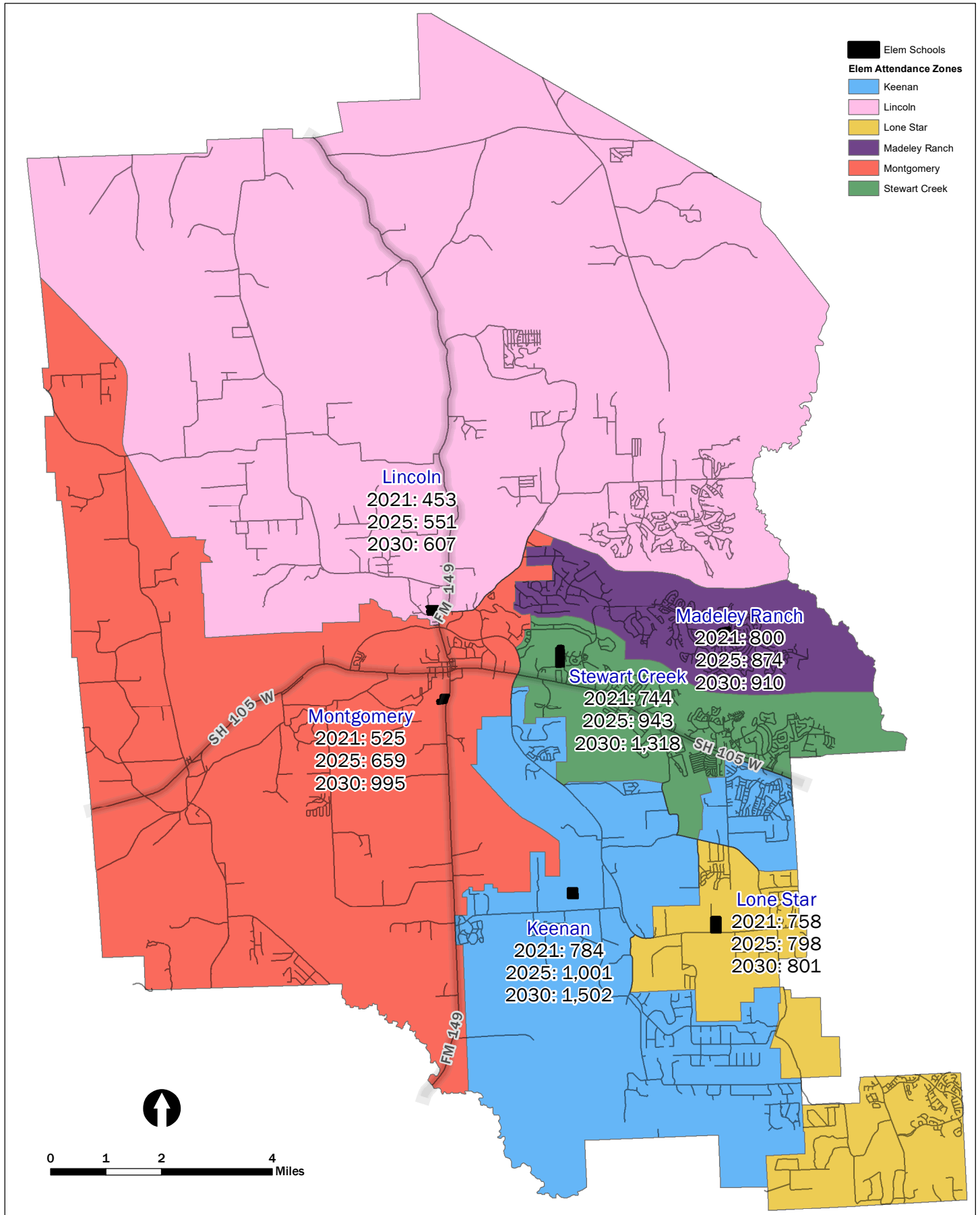


PU	2029-30				2030-31			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>1</b>	13	6	15	34	13	6	11	30
<b>2</b>	103	58	72	233	104	60	76	240
<b>3</b>	6	3	1	10	6	3	2	11
<b>4</b>	266	129	129	524	267	139	134	540
<b>5</b>	1	0	0	1	1	0	0	1
<b>6</b>	88	49	69	206	89	52	65	206
<b>7</b>	20	9	8	37	20	9	11	40
<b>8</b>	53	15	15	83	56	18	18	92
<b>9</b>	73	47	75	195	87	54	75	216
<b>10</b>	249	122	137	508	268	137	157	562
<b>11</b>	113	57	69	239	129	67	76	272
<b>12</b>	89	29	79	197	91	34	84	209
<b>13</b>	138	85	108	331	140	91	105	336
<b>14</b>	74	40	51	165	86	44	58	188
<b>15</b>	135	64	79	278	138	69	84	291
<b>16</b>	14	8	16	38	14	7	14	35
<b>17</b>	155	95	123	373	154	97	121	372
<b>18</b>	182	129	96	407	189	138	103	430
<b>19</b>	64	35	34	133	75	40	46	161
<b>20</b>	44	21	122	187	60	28	129	217
<b>21</b>	211	103	127	441	214	107	132	453
<b>22</b>	173	81	102	356	201	96	122	419
<b>23</b>	187	107	141	435	181	111	134	426
<b>24</b>	1	0	7	8	1	0	5	6
<b>25</b>	20	11	18	49	20	13	11	44
<b>26</b>	738	381	433	1,552	736	400	452	1,588
<b>27</b>	232	130	147	509	227	135	146	508
<b>28</b>	224	105	130	459	260	126	151	537
<b>29</b>	32	17	28	77	32	18	25	75
<b>30</b>	249	127	172	548	259	139	172	570
<b>31</b>	164	87	113	364	168	94	115	377
<b>32</b>	20	12	18	50	21	11	18	50
<b>33</b>	80	43	39	162	81	44	40	165
<b>34</b>	98	21	24	143	109	28	30	167
<b>35</b>	136	65	74	275	159	79	90	328
<b>36</b>	108	104	36	248	112	110	43	265
<b>37</b>	18	9	18	45	18	9	15	42
<b>38</b>	78	41	57	176	81	44	49	174
<b>39</b>	58	32	22	112	62	35	30	127
<b>40</b>	227	117	126	470	228	125	129	482
<b>41</b>	394	200	251	845	448	233	286	967
<b>42</b>	15	6	5	26	15	6	5	26
<b>43</b>	26	21	33	80	23	19	28	70
<b>44</b>	499	274	333	1,106	490	285	330	1,105
<b>Total</b>	<b>5,868</b>	<b>3,095</b>	<b>3,752</b>	<b>12,715</b>	<b>6,133</b>	<b>3,360</b>	<b>3,927</b>	<b>13,420</b>

# Projected Resident EE-5th Grade Students

2020-21 Elementary Attendance Zones

Montgomery ISD





**Montgomery I.S.D.**  
**Elementary Long Range Planning**  
**Projected Resident EE-5th Grade Students**  
**2020-21 Attendance Zones**

	Current	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Intra-District Transfers 2020-21
<b>Keenan</b>												
<b>Resident Students Projected</b>	<b>718</b>	<b>784</b>	<b>825</b>	<b>865</b>	<b>924</b>	<b>1,001</b>	<b>1,091</b>	<b>1,198</b>	<b>1,296</b>	<b>1,397</b>	<b>1,502</b>	<b>25</b>
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization	89%	97%	102%	107%	114%	124%	135%	148%	160%	172%	185%	
Student Margin	92	26	-15	-55	-114	-191	-281	-388	-486	-587	-692	
<b>Lincoln</b>												
<b>Resident Students Projected</b>	<b>411</b>	<b>453</b>	<b>488</b>	<b>500</b>	<b>532</b>	<b>551</b>	<b>563</b>	<b>580</b>	<b>593</b>	<b>600</b>	<b>607</b>	<b>-25</b>
Max Capacity	525	525	525	525	525	525	525	525	525	525	525	
Practical Capacity	473	473	473	473	473	473	473	473	473	473	473	
Percent Utilization	87%	96%	103%	106%	113%	117%	119%	123%	126%	127%	128%	
Student Margin	62	20	-16	-28	-60	-79	-91	-108	-121	-128	-135	
<b>Lone Star</b>												
<b>Resident Students Projected</b>	<b>717</b>	<b>758</b>	<b>764</b>	<b>766</b>	<b>780</b>	<b>798</b>	<b>800</b>	<b>804</b>	<b>799</b>	<b>796</b>	<b>801</b>	<b>-11</b>
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization	89%	94%	94%	95%	96%	99%	99%	99%	99%	98%	99%	
Student Margin	93	52	46	44	30	12	10	6	11	14	9	
<b>Madeley Ranch</b>												
<b>Resident Students Projected</b>	<b>762</b>	<b>800</b>	<b>803</b>	<b>824</b>	<b>849</b>	<b>874</b>	<b>897</b>	<b>914</b>	<b>918</b>	<b>913</b>	<b>910</b>	<b>-27</b>
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization	94%	99%	99%	102%	105%	108%	111%	113%	113%	113%	112%	
Student Margin	48	10	7	-14	-39	-64	-87	-104	-108	-103	-100	
<b>Montgomery</b>												
<b>Resident Students Projected</b>	<b>458</b>	<b>525</b>	<b>555</b>	<b>575</b>	<b>615</b>	<b>659</b>	<b>710</b>	<b>770</b>	<b>833</b>	<b>914</b>	<b>995</b>	<b>77</b>
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization	57%	65%	69%	71%	76%	81%	88%	95%	103%	113%	123%	
Student Margin	352	285	255	235	195	151	100	40	-23	-104	-185	
<b>Stewart Creek</b>												
<b>Resident Students Projected</b>	<b>696</b>	<b>744</b>	<b>781</b>	<b>811</b>	<b>870</b>	<b>943</b>	<b>1,018</b>	<b>1,098</b>	<b>1,173</b>	<b>1,248</b>	<b>1,318</b>	<b>-39</b>
Max Capacity	900	900	900	900	900	900	900	900	900	900	900	
Practical Capacity	810	810	810	810	810	810	810	810	810	810	810	
Percent Utilization	86%	92%	96%	100%	107%	116%	126%	136%	145%	154%	163%	
Student Margin	114	66	29	-1	-60	-133	-208	-288	-363	-438	-508	
<b>Total</b>												
<b>Resident Students Projected</b>	<b>3,762</b>	<b>4,064</b>	<b>4,216</b>	<b>4,341</b>	<b>4,570</b>	<b>4,826</b>	<b>5,079</b>	<b>5,364</b>	<b>5,612</b>	<b>5,868</b>	<b>6,133</b>	<b>0</b>
Max Capacity	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	5,025	
Practical Capacity	4,523	4,523	4,523	4,523	4,523	4,523	4,523	4,523	4,523	4,523	4,523	
Percent Utilization	83%	90%	93%	96%	101%	107%	112%	119%	124%	130%	136%	
Student Margin	761	459	307	182	-48	-304	-557	-842	-1,090	-1,346	-1,611	

\* Note: "Resident Students Projected" includes Open Enrollment Transfers (OET) coming in from other school districts. The current OET students are assumed to remain in MISD and age through all years. The policy for accepting new OET students in 2020-21 is assumed to remain in effect in later years.

**Montgomery I.S.D.  
Elementary School Transfers**

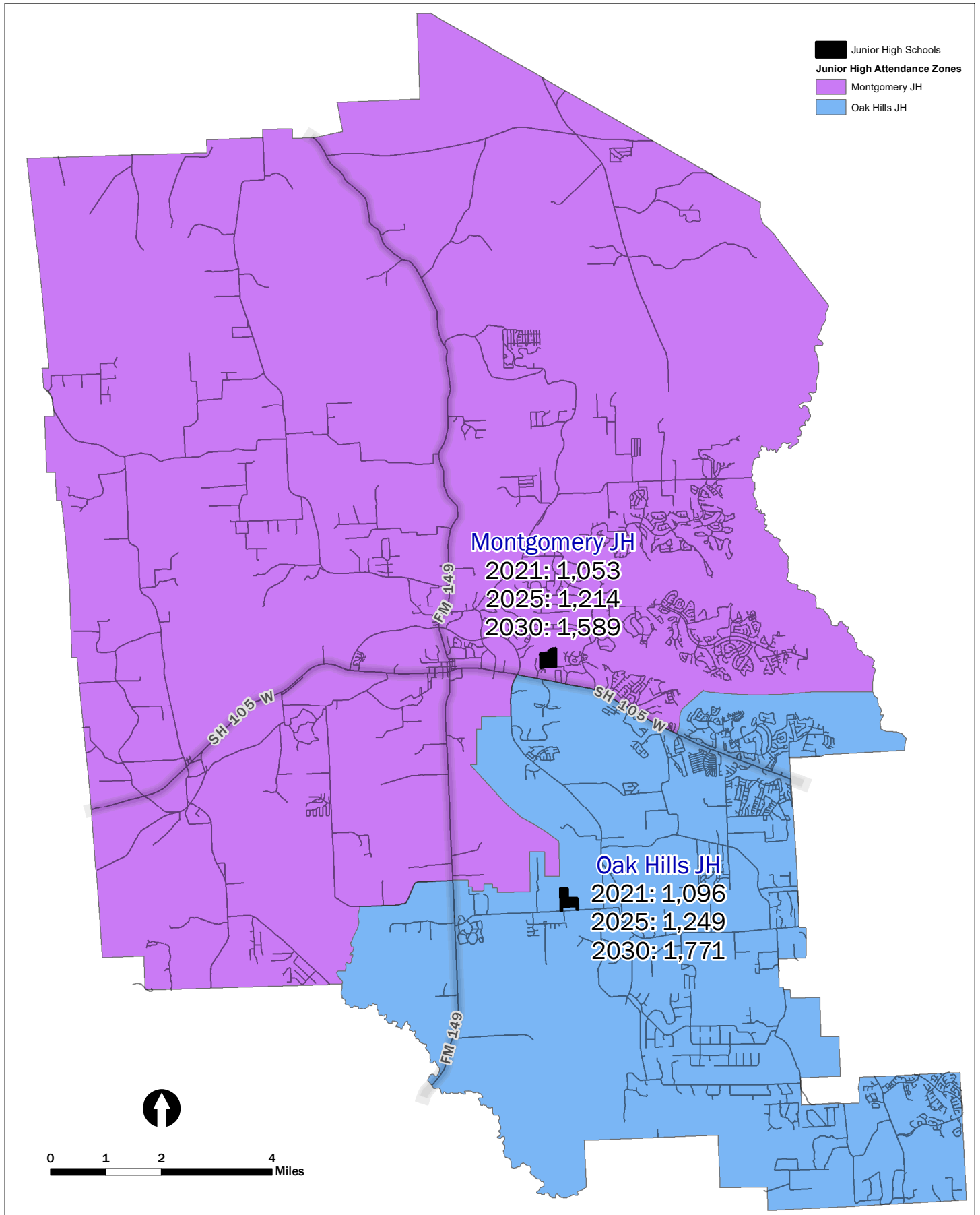


	Attends						Resides In	Transfers Out	Net Transfers
	Keenan	Lincoln	Lone Star	Madeley Ranch	Montgomery	Stewart Creek			
Resides In	Keenan	Lincoln	Lone Star	Madeley Ranch	Montgomery	Stewart Creek	Resides In	Transfers Out	Net Transfers
	676	1	13	3	16	9	718	-42	25
	6	358	1	5	35	6	411	-53	-25
	15		678		23	1	717	-39	-11
	15	13	2	716	8	8	762	-46	-27
	16	12		8	411	11	458	-47	77
	15	2	12	3	42	622	696	-74	-39
	<b>Resides In &amp; Attends</b>								
	676	358	678	716	411	622			
	<b>Transfers In</b>								
	67	28	28	19	124	35			
	<b>Attends</b>								
	743	386	706	735	535	657			

# Projected Resident 6th-8th Grade Students

2020-21 Junior High Attendance Zones

Montgomery ISD



**Montgomery I.S.D.**  
**Junior High Long Range Planning**  
**Projected Resident 6th-8th Grade Students**  
**2020-21 Attendance Zones**

	Current	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Intra-District Transfers 2020-21
<b>Montgomery Junior High</b>												
<b>Resident Students Projected</b>	<b>1,105</b>	<b>1,053</b>	<b>1,071</b>	<b>1,118</b>	<b>1,168</b>	<b>1,214</b>	<b>1,251</b>	<b>1,319</b>	<b>1,391</b>	<b>1,479</b>	<b>1,589</b>	<b>-21</b>
Max Capacity	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	
Practical Capacity	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	
Percent Utilization	88%	84%	85%	89%	93%	96%	99%	105%	110%	117%	126%	
Student Margin	155	207	189	142	92	46	9	-59	-131	-219	-329	
<b>Oak Hills Junior High</b>												
<b>Resident Students Projected</b>	<b>1,075</b>	<b>1,096</b>	<b>1,130</b>	<b>1,193</b>	<b>1,233</b>	<b>1,249</b>	<b>1,294</b>	<b>1,384</b>	<b>1,509</b>	<b>1,616</b>	<b>1,771</b>	<b>21</b>
Max Capacity	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	
Practical Capacity	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	
Percent Utilization	85%	87%	90%	95%	98%	99%	103%	110%	120%	128%	141%	
Student Margin	185	164	130	67	27	11	-34	-124	-249	-356	-511	
<b>Total</b>												
<b>Resident Students Projected</b>	<b>2,180</b>	<b>2,149</b>	<b>2,201</b>	<b>2,311</b>	<b>2,401</b>	<b>2,463</b>	<b>2,545</b>	<b>2,703</b>	<b>2,900</b>	<b>3,095</b>	<b>3,360</b>	<b>0</b>
Max Capacity	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	
Practical Capacity	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	
Percent Utilization	87%	85%	87%	92%	95%	98%	101%	107%	115%	123%	133%	
Student Margin	340	371	319	209	119	57	-25	-183	-380	-575	-840	

\* Note: "Resident Students Projected" includes Open Enrollment Transfers (OET) coming in from other school districts. The current OET students are assumed to remain in MISD and age through all years. The policy for accepting new OET students in 2020-21 is assumed to remain in effect in later years.

**Montgomery I.S.D.  
Junior High School Transfers**



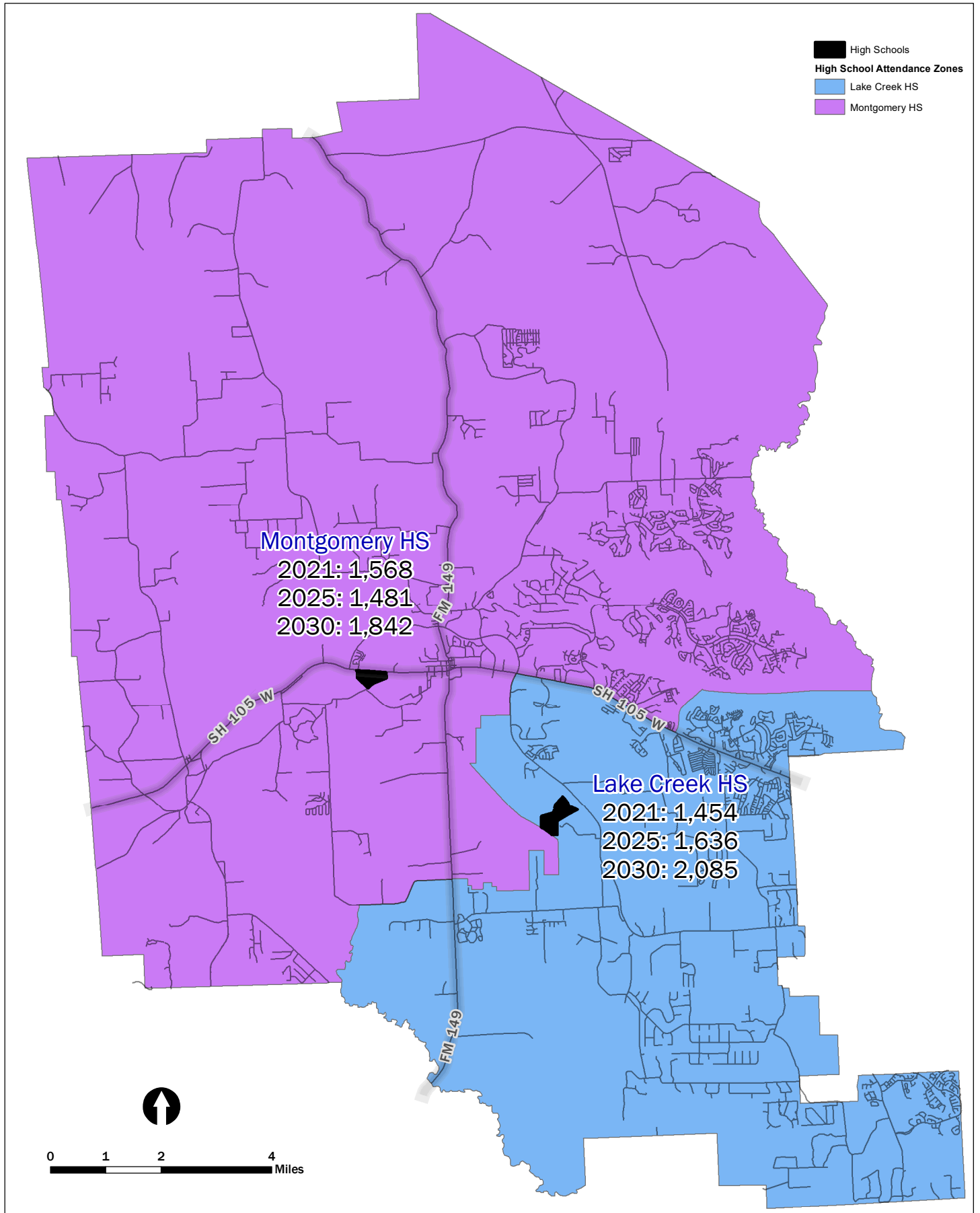
	Attends		Resides In	Transfers Out	Net Transfers
	Montgomery JH	Oak Hills JH			
<b>Resides In</b> Montgomery JH	<b>1,077</b>	28	1,105	-28	-21
Oak Hills JH	7	<b>1,068</b>	1,075	-7	21
<b>Resides In &amp; Attends</b>	<b>1,077</b>	<b>1,068</b>			
<b>Transfers In</b>	<b>7</b>	<b>28</b>			
<b>Attends</b>	<b>1,084</b>	<b>1,096</b>			



# Projected Resident 9th-12th Grade Students

2020-21 High School Attendance Zones

Montgomery ISD



**Montgomery I.S.D.**  
**High School Long Range Planning**  
**Projected Resident 9th-12th Grade Students**  
**2020-21 Attendance Zones**

	Current	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Intra-District Transfers 2020-21
<b>Lake Creek High School</b>												
<b>Resident Students Projected</b>	<b>1,435</b>	<b>1,454</b>	<b>1,499</b>	<b>1,520</b>	<b>1,562</b>	<b>1,636</b>	<b>1,721</b>	<b>1,797</b>	<b>1,875</b>	<b>1,977</b>	<b>2,085</b>	<b>28</b>
Max Capacity	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	
Practical Capacity	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	
Percent Utilization	100%	101%	104%	106%	108%	114%	120%	125%	130%	137%	145%	
Student Margin	5	-14	-59	-80	-122	-196	-281	-357	-435	-537	-645	
<b>Montgomery High School</b>												
<b>Resident Students Projected</b>	<b>1,547</b>	<b>1,568</b>	<b>1,561</b>	<b>1,518</b>	<b>1,486</b>	<b>1,481</b>	<b>1,547</b>	<b>1,603</b>	<b>1,696</b>	<b>1,775</b>	<b>1,842</b>	<b>-28</b>
Max Capacity	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	
Practical Capacity	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	
Percent Utilization	64%	65%	64%	62%	61%	61%	64%	66%	70%	73%	76%	
Student Margin	883	862	869	912	944	949	883	827	734	655	588	
<b>Total</b>												
<b>Resident Students Projected</b>	<b>2,982</b>	<b>3,022</b>	<b>3,060</b>	<b>3,038</b>	<b>3,048</b>	<b>3,117</b>	<b>3,268</b>	<b>3,400</b>	<b>3,571</b>	<b>3,752</b>	<b>3,927</b>	<b>0</b>
Max Capacity	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	
Practical Capacity	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	3,870	
Percent Utilization	77%	78%	79%	79%	79%	81%	84%	88%	92%	97%	101%	
Student Margin	888	848	810	832	822	753	602	470	299	118	-57	

\* Note: "Resident Students Projected" includes Open Enrollment Transfers (OET) coming in from other school districts. The current OET students are assumed to remain in MISD and age through all years. The policy for accepting new OET students in 2020-21 is assumed to remain in effect in later years.

**Montgomery I.S.D.  
High School Transfers**



	Attends		Resides In	Transfers Out	Net Transfers
	Lake Creek HS	Montgomery HS			
<b>Resides In</b> Lake Creek HS	<b>1,393</b>	42	1,435	-42	28
Montgomery HS	70	<b>1,477</b>	1,547	-70	-28
<b>Resides In &amp; Attends</b>	<b>1,393</b>	<b>1,477</b>			
<b>Transfers In</b>	70	42			
<b>Attends</b>	<b>1,463</b>	<b>1,519</b>			