

2022-23

# Conroe ISD

Demographic Study



Population and Survey Analysts  
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# Executive Summary

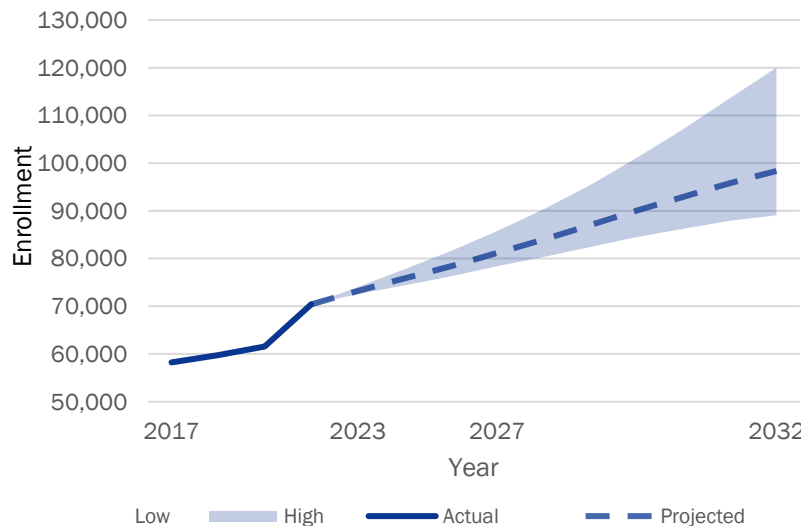
Population and Survey Analysts (PASA) has recently completed a Demographic Study for Conroe ISD, and the findings are summarized below. The study included an analysis of current student locations, potential growth based on new housing, trends occurring in student relocation patterns throughout Conroe ISD, and socioeconomic factors relevant to the greater district area. PASA projects student data for a school district using forward-looking techniques and does not rely on past rates of change.

## DISTRICTWIDE PROJECTIONS

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

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
<b>EE-4th</b>	28,978	30,103	31,272	32,418	33,562	34,560	35,427	36,266	36,935	37,539
<b>5th-6th</b>	10,712	11,299	11,832	12,274	12,905	13,540	14,025	14,309	14,739	15,246
<b>7th-8th</b>	11,054	11,249	11,670	12,296	12,890	13,386	14,017	14,634	15,143	15,450
<b>9th-12th</b>	22,451	23,181	23,612	24,206	24,653	25,539	26,596	27,727	28,983	30,118
<b>Total:</b>	<b>73,195</b>	<b>75,832</b>	<b>78,386</b>	<b>81,194</b>	<b>84,010</b>	<b>87,025</b>	<b>90,065</b>	<b>92,936</b>	<b>95,800</b>	<b>98,353</b>

## GROWTH SCENARIOS



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

# DISTRICT CHARACTERISTICS THAT IMPACT FUTURE STUDENT ENROLLMENT

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 either accelerate or impede the potential development of new housing. These factors, discussed in depth throughout this report, 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 set of assumptions that incorporates a number of factors discussed throughout this report. In the case of Conroe ISD, it is important to note the following:

- The number of annual births to mothers living in Conroe ISD increased steadily between 2016 and 2020 at an average of 2% annually. However, in 2021, births in Cisd jumped by 6%, which will yield a bulge in the 2026-27 KG class;
- Large, developable tracts of land in Conroe are now in high demand and are being acquired by investors and developers. This is partly due to the lack of large tracts available in northern Harris County and partly because of the District's location along I-45 and its proximity to major regional employment centers such as City Place and The Woodlands. Surrounding districts, including Humble, northern Cy-Fair, and Klein, are virtually built out, making Conroe ISD the 'next frontier' in suburban residential development.
- Single-family housing starts in Conroe ISD began increasing significantly in 2018. In the 12-month period ending in June 2022, Metrostudy reported 4,498 new single-family housing starts in Conroe ISD. This figure represents a 127% increase from 2016, when 1,981 starts were recorded, and a 210% increase from 2012.
- Existing master-planned communities such as Artavia and Woodson's Reserve are planning additions and expansions. Several new subdivisions have announced plans since the 2018 study, including Maveria, Evergreen, Silverthorne, and Sweetwater Ridge. The six developments mentioned above are projected to add nearly 13,000 occupancies over the next ten years.
- A dynamic shift that affects student projections in this study is manufactured housing. More than seven times as many manufactured homes (4,696) are projected to be occupied in this study than there were in the previous study (655), making this one of the most significant changing dynamics in the District. PASA is starting to see the acquisition and development of manufactured home subdivisions across Texas, and portions of Conroe ISD are prime spots for these developments, with the availability of more affordable land and relatively lax land use restrictions.

# PROJECTIONS BY ATTENDANCE ZONE

PASA has generated student population projections by Planning Unit to aid in long-range planning and has then aggregated the data from those Planning Units into the 2022-23 attendance zones. Projections of resident students by attendance zone are included in the following charts. Yellow highlights illustrate the year in which each school is projected to exceed 100% utilization based on the current capacity of each building.

Elementary School	Projected Resident EE-4th Grade Students											
	Capacity	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Anderson Elementary	700	675	701	743	788	845	907	988	1,075	1,174	1,279	1,387
Armstrong Elementary	650	540	550	549	549	557	568	568	560	553	538	528
Austin Elementary	875	956	1,085	1,196	1,270	1,346	1,457	1,570	1,687	1,781	1,865	1,933
Birnham Woods Elementary	950	1,023	1,020	1,024	1,017	1,040	1,045	1,035	1,030	1,027	1,008	993
Bradley Elementary	950	1,039	1,090	1,117	1,144	1,152	1,155	1,136	1,112	1,088	1,055	1,031
Broadway Elementary	950	1,411	1,472	1,482	1,486	1,507	1,504	1,495	1,483	1,472	1,456	1,432
Buckalew Elementary	750	698	750	814	859	892	940	960	950	938	923	912
Bush Elementary	800	944	1,000	1,049	1,078	1,110	1,127	1,134	1,136	1,138	1,135	1,127
Creighton Elementary	650	933	1,055	1,132	1,193	1,226	1,261	1,278	1,284	1,293	1,298	1,298
David Elementary	650	637	632	611	583	562	548	521	497	473	445	427
Deretchin Elementary	700	716	735	719	769	780	780	798	829	864	896	927
Ford Elementary	700	837	851	842	844	857	867	867	864	861	856	850
Galatas Elementary	775	810	824	819	822	816	817	815	816	819	821	820
Giesinger Elementary	650	757	764	750	759	752	783	812	841	867	889	909
Glen Loch Elementary	575	487	469	456	427	404	394	391	391	391	388	381
Gordon-Reed Elementary	650	483	551	611	686	768	867	969	1,055	1,140	1,223	1,308
Hailey Elementary	600	687	703	731	742	773	770	762	756	750	742	733
Hope Elementary	925	603	632	676	730	788	833	852	847	840	832	826
Houser Elementary	700	519	540	600	634	662	682	698	702	713	724	735
Houston Elementary	900	612	651	707	728	762	779	789	795	799	802	802
Kaufman Elementary	900	1,003	1,029	1,026	1,032	1,044	1,051	1,040	1,029	1,019	1,001	982
Lamar Elementary	700	720	748	761	769	772	769	772	776	781	784	777
Milam Elementary	900	477	522	601	700	794	898	1,019	1,141	1,258	1,364	1,466
Oak Ridge Elementary	575	514	512	527	549	554	556	552	545	538	529	519
Patterson Elementary	925	960	1,061	1,168	1,290	1,420	1,558	1,659	1,728	1,797	1,848	1,879
Powell Elementary	775	932	974	969	973	959	963	970	977	980	976	969
Reaves Elementary	675	678	722	749	767	807	833	847	857	865	869	875
Rice Elementary	625	601	634	648	669	688	695	701	704	707	703	695
Ride Elementary	575	446	464	458	458	456	453	445	437	426	413	403
Runyan Elementary	575	672	743	794	833	879	913	948	960	972	978	978
San Jacinto Elementary	725	539	599	680	792	930	1,107	1,318	1,542	1,789	2,031	2,267
Snyder Elementary	950	1,218	1,288	1,361	1,417	1,495	1,589	1,684	1,777	1,836	1,911	1,997
Stewart Elementary	650	645	708	734	766	793	793	794	798	799	796	789
Suchma Flex	650	1,044	1,143	1,189	1,243	1,271	1,278	1,282	1,287	1,289	1,282	1,266
Tough Elementary	775	665	650	639	643	634	625	611	599	585	568	558
Wilkinson Elementary	900	1,004	1,106	1,171	1,263	1,323	1,397	1,480	1,560	1,644	1,707	1,760
<b>Projected Resident Elementary Students</b>	<b>26,975</b>	<b>27,485</b>	<b>28,978</b>	<b>30,103</b>	<b>31,272</b>	<b>32,418</b>	<b>33,562</b>	<b>34,560</b>	<b>35,427</b>	<b>36,266</b>	<b>36,935</b>	<b>37,539</b>

Projected Resident 5th-6th Grade Students												
Intermediate School	Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Bozman Intermediate	950	1,002	1,015	1,100	1,241	1,332	1,475	1,616	1,720	1,810	1,908	2,008
Clark Intermediate	950	1,073	1,060	1,086	1,143	1,219	1,274	1,345	1,392	1,402	1,433	1,475
Collins Intermediate	775	750	753	746	771	773	760	742	730	711	714	710
Cox Intermediate	950	905	909	952	960	936	956	981	989	978	981	989
Cryar Intermediate	900	766	808	865	918	942	979	1,019	1,067	1,097	1,135	1,171
Deretchin Elementary	375	328	336	353	306	269	311	336	353	365	381	402
Gordon-Reed Elementary	300	167	200	223	248	289	333	370	413	447	477	514
Grangerland Intermediate	1,050	1,178	1,316	1,472	1,658	1,873	2,053	2,230	2,441	2,610	2,787	2,978
Mitchell Intermediate	1,150	1,178	1,175	1,157	1,157	1,201	1,252	1,272	1,290	1,286	1,295	1,308
Stewart Elementary	300	165	205	270	314	298	305	321	319	316	317	325
Suchma Flex	300	362	393	432	437	438	480	498	496	492	497	510
Tough Elementary	375	339	317	308	277	276	291	288	280	273	274	270
Travis Intermediate	700	535	529	560	605	613	590	617	648	654	661	673
Vogel Intermediate	1,100	884	963	1,029	1,059	1,073	1,090	1,117	1,115	1,110	1,118	1,127
Wilkerson Intermediate	750	702	733	746	738	742	756	788	772	758	761	786
<b>Projected Resident Intermediate Students</b>	<b>10,925</b>	<b>10,334</b>	<b>10,712</b>	<b>11,299</b>	<b>11,832</b>	<b>12,274</b>	<b>12,905</b>	<b>13,540</b>	<b>14,025</b>	<b>14,309</b>	<b>14,739</b>	<b>15,246</b>

Projected Resident 7th-8th Grade Students												
Junior High School	Capacity	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Irons Junior High	1,400	1,380	1,338	1,336	1,451	1,543	1,567	1,568	1,611	1,658	1,661	1,660
Knox Junior High	1,350	1,456	1,391	1,341	1,372	1,379	1,398	1,399	1,414	1,441	1,424	1,402
Mccullough Junior High	2,000	2,162	2,144	2,130	2,081	2,063	1,991	2,010	2,113	2,150	2,181	2,180
Moorhead Junior High	1,050	1,407	1,424	1,443	1,611	1,797	2,010	2,256	2,451	2,623	2,827	2,993
Peet Junior High	1,400	1,287	1,369	1,505	1,616	1,760	1,917	1,978	2,055	2,166	2,280	2,344
Stockton Junior High	1,400	1,370	1,365	1,416	1,463	1,602	1,776	1,886	2,002	2,139	2,254	2,338
York Junior High	1,975	2,023	2,023	2,078	2,076	2,152	2,231	2,289	2,371	2,457	2,516	2,533
<b>Projected Resident Junior High Students</b>	<b>10,575</b>	<b>11,085</b>	<b>11,054</b>	<b>11,249</b>	<b>11,670</b>	<b>12,296</b>	<b>12,890</b>	<b>13,386</b>	<b>14,017</b>	<b>14,634</b>	<b>15,143</b>	<b>15,450</b>

High School	Capacity*	Current	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Caney Creek High	2,850	2,579	2,713	2,924	3,060	3,270	3,548	3,868	4,294	4,754	5,169	5,575
Conroe High	4,700	5,066	5,363	5,530	5,762	6,016	6,301	6,798	7,289	7,723	8,237	8,634
Grand Oaks High	3,200	3,614	3,902	4,041	4,197	4,273	4,296	4,425	4,520	4,644	4,802	4,979
Oak Ridge High	3,500	2,637	2,761	2,922	2,987	3,045	3,081	3,132	3,230	3,304	3,367	3,421
Woodlands High	4,500	4,533	4,573	4,565	4,515	4,516	4,396	4,340	4,222	4,230	4,291	4,355
Woodlands College Park High	3,100	3,067	3,139	3,199	3,091	3,086	3,031	2,976	3,041	3,072	3,117	3,154
<b>Projected Resident High School Students</b>	<b>21,850</b>	<b>21,496</b>	<b>22,451</b>	<b>23,181</b>	<b>23,612</b>	<b>24,206</b>	<b>24,653</b>	<b>25,539</b>	<b>26,596</b>	<b>27,727</b>	<b>28,983</b>	<b>30,118</b>

\* Capacities at Conroe, Oak Ridge, and Woodlands include both 9th Grade Center + 10th-12th Grade Campus

# NEW PROJECTED HOUSING UNITS

Housing Type	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	Oct 2030- Oct 2031	Oct 2031- Oct 2032	<b>Oct 2022- Oct 2032</b>
Single-Family	3,452	3,547	3,592	3,713	3,879	3,712	3,409	3,472	3,482	3,418	<b>35,676</b>
Multi-Family	937	1,524	1,125	1,120	1,113	1,365	1,430	1,410	1,320	1,165	<b>12,509</b>
Manufactured Housing	447	586	551	525	498	512	472	405	370	330	<b>4,696</b>
Age-Restricted	110	105	69	65	5	35	35	0	0	0	<b>424</b>
<b>Total</b>	<b>4,946</b>	<b>5,762</b>	<b>5,337</b>	<b>5,423</b>	<b>5,495</b>	<b>5,624</b>	<b>5,346</b>	<b>5,287</b>	<b>5,172</b>	<b>4,913</b>	<b>53,305</b>

Housing Projections by Year of Occupancy





## SINGLE-FAMILY HOUSING PROJECTIONS

Planning Unit	Largest Single-Family Developments	2022-2027	2027-2032	2022-2032
32A, 33E, 33F, 33H	Artavia	1,570	1,735	3,305
33J	Mavera	1,027	1,366	2,393
13B, D16	Silverthorne	535	1,565	2,100
33J	Evergreen	784	1,097	1,881
L57	Woodson's Reserve	1,145	550	1,695
22	Sweetwater Ridge	493	1,070	1,563
76	Grand Central Park	707	714	1,421
24B	Spring Branch Crossing	555	675	1,230

## MULTI-FAMILY HOUSING PROJECTIONS

Planning Unit	Largest Multi-Family Developments	2022-2027	2027-2032	2022-2032
76	Future Mixed Use	285	375	660
R57	Potential Retail/MF	75	530	605
B57	Falls at Imperial Oaks I and II	577	-	577
33J	Potential Future MF	185	350	535
33A	Cooper-Rose Tract	100	415	515
71B	Modera Six Pines	429	-	429
4B	SH 105 Tracts	135	260	395
D16	Silverthorne MF	-	375	375

## STUDENTS PER HOME

The ratios of students per home ranged from **0.00** to **2.08** in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single-family house throughout the District is **0.56**.

In multi-family apartment complexes, the ratios of students per unit ranged from **0.00** to **2.05** in specific complexes, and the weighted average throughout the District was **0.28** students per apartment unit. Approximately 7,089 CISD students currently live in 30,130 multi-family units.

# ECONOMIC CONSIDERATIONS

Inflation, interest rate hikes, and fears of a looming recession have become the highlight of economic news in 2022. Low inventory, efforts to reduce inflation, rising mortgage rates, and supply shortages have all greatly impacted the economy and housing market.

A low inventory of homes on the market and high demand tightened markets, increasing home prices drastically from mid-2020 through 2021. Higher lumber prices and bidding wars on homes further exacerbated the increases. However, the robust housing market of late 2020 and 2021, fueled by historically low mortgage rates and lower-than-normal home listings, is now cooling.

The Fed is committed to reducing inflation to its 2% objective and, to this end, has signaled continued increases in the federal funds target rate. Since March 2022, the Federal Reserve has raised this rate six times to a November 2022 level of 3.75 - 4.00%. These increases mark the first time the Fed has increased this rate since late 2018, and the June 2022 increase was the largest single increase since 1994, provoking fears of a looming recession.

According to data from Freddie Mac, increased federal fund target rates had driven the average 30-year fixed rate mortgage to 7.08% as of October 27, the first time it has surpassed seven percent since April 2002 and more than double the 3.14% it was a year previous. State data now generally indicate slowing sales, increasing inventory, and a slow moderation in pricing for single-family homes in Texas. According to the Texas Real Estate Research Center's August 2022 housing report, "Amid these robust rate increases, Texas' housing market quickly dialed back sales while supplies have gradually accumulated."

Despite the market beginning to slow down, inventory levels are still lower than they have been historically, and prices are still considerably higher than pre-pandemic. In August, Texas' median price remained 11.4 percent higher than a year prior.