

Forney Area: Custom Trade Area Boundaries

Population/Household Formation Analysis

Prepared for: Forney Economic Development
Corporation

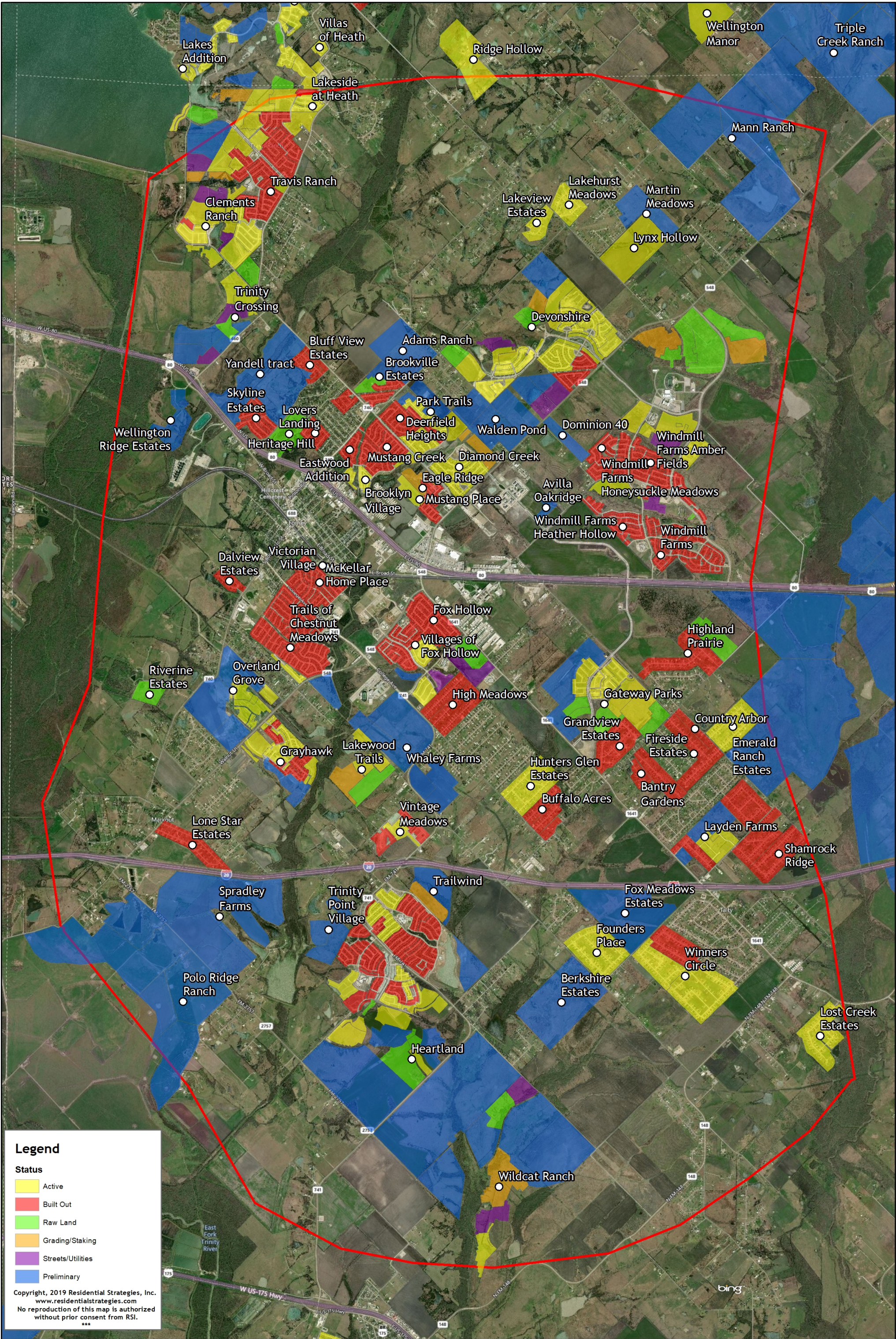
November 2019



Residential Strategies

To arrive at the estimates and projections provided, RSI has utilized the following methodology:

- RSI begins with household and population counts from the 2010 census. It is assumed that these 2010 counts were accurate. Because the 2010 census was completed in/around June 2010, RSI's assessment of new household formation in DFW begins with 3Q10.
- RSI summarizes, by community, new home activity from 3Q10 to date. Information analyzed includes housing starts (new slabs poured), new home closings (physically occupied homes), vacant lots, final platted lots (both under developed and vacant land) and preliminary platted lots.
- Based on the development stage of new lots and RSI's knowledge from its builder and developer clients, a forecast is made as to the delivery date of the new communities.
- Based on RSI's knowledge of production builders (a majority of DFW activity is performed by RSI builder clients) and the capacity of new communities, RSI projects start activity for each community and by product type.
- Persons per household ratios are established from prior census information and imposed on new household formation.
- RSI's forecasts are extremely accurate as they are based on 'real world' occurrences. With the platted lot approach to determining demand and with RSI's extensive database on new home activity, RSI can paint a very clear picture of household count for the next 24 months.
- The normal time required for new lot development ranges from 6-24 months. In many cases, new projects that will materialize in 3-5 years have not yet been conceptualized. Consequently, RSI's forecasts for the 3-5 year time frame tend to show a drop off in start activity as existing communities build out and replacement communities have yet to be identified.
- RSI's forecasts tend to be conservative and anticipated household growth as summarized in this report is projected at moderate growth rates, depending on the area and current market conditions.



Forney Custom Area
Population and Household Growth
Current Quarter Estimates, Future Projections



Custom Trade Area

Population

3Q24 Projection*	93,014
3Q22 Projection*	81,898
3Q20 Projection*	69,130
3Q19 Estimate*	62,746
2010 Census	35,818
Growth 2010 - 3Q19	75.18%

Households

3Q24 Projection*	29,067
3Q22 Projection*	25,593
3Q20 Projection*	21,603
3Q19 Estimate*	19,608
2010 Census	11,298
Growth 2010 - 3Q19	73.55%

New Home Activity

Annual New Home Starts	1,834
Annual New Home Closings	1,495
Vacant Lots	4,332
Lots Under Development	3,365
Preliminary/Future Lots	25,056
Total Potential Future Homesites	32,753
Median New Home Price	\$244,425
Total Single Family Lots	49,272

Custom Trade Area

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides household estimates and projections based on this quarterly review of activity.* All estimates and future projections are for single-family development and households only. Multi-family growth has not been included.

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Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Lots	Future Lots	Preliminary Lots	Total Potential Lots	Total Lots Estimated at Build Out
Wildcat Ranch	Crandall	4	0	186	681	3,004	3,871	3,875
Adams Ranch	Forney	0	0	0	0	250	250	250
Avilla Oakridge	Forney	0	0	0	0	209	209	209
Bluff View Estates	Forney	0	0	0	0	0	0	63
Brooklyn Village	Forney	48	46	8	0	0	8	181
Brookville Estates	Forney	0	0	0	0	141	141	289
Buffalo Acres	Forney	0	0	0	0	0	0	66
Dalview Estates	Forney	0	0	0	0	0	0	19
Deerfield Heights	Forney	0	0	0	0	0	0	207
Diamond Creek	Forney	4	1	5	129	0	134	470
Eagle Ridge	Forney	21	26	4	103	0	107	251
Eastwood Addition	Forney	0	0	0	0	0	0	207
Fox Hollow	Forney	0	0	0	118	132	250	615
Gateway Parks	Forney	79	96	525	0	1,010	1,535	1,846
Grayhawk	Forney	38	32	130	0	118	248	614
Heritage Hill	Forney	0	0	0	0	0	0	231
Highland Prairie	Forney	0	0	0	0	46	46	129
Lakewood Trails	Forney	17	0	179	169	242	590	607
Lovers Landing	Forney	0	0	0	0	145	145	145
McKellar Home Place	Forney	0	0	0	0	0	0	461
Mustang Creek	Forney	0	0	0	0	0	0	437
Mustang Place	Forney	14	3	93	0	0	93	203
Overland Grove	Forney	17	0	310	0	737	1,047	1,064
Park Trails	Forney	23	25	97	0	147	244	570
Riverine Estates	Forney	0	0	0	0	36	36	36
Skyline Estates	Forney	0	0	0	0	0	0	220
Trails of Chestnut Meadows	Forney	1	16	0	0	89	89	1,052
Victorian Village	Forney	0	0	0	0	4	4	4
Villages of Fox Hollow	Forney	27	76	4	39	49	92	523
Vintage Meadows	Forney	12	101	0	0	0	0	374
Wellington Ridge Estates	Forney	0	0	0	0	308	308	308
Whaley Farms	Forney	0	0	0	0	1,278	1,278	1,278
Yandell tract	Forney	0	0	0	0	600	600	600
Lakeside at Heath	Heath	93	75	196	130	0	326	554
Berkshire Estates	Kaufman Co. Uninc.	0	0	0	0	270	270	270
Clements Ranch	Kaufman Co. Uninc.	336	204	96	395	0	491	1,015
Country Arbor	Kaufman Co. Uninc.	0	0	0	0	0	0	21
Devonshire	Kaufman Co. Uninc.	233	222	505	413	2,723	3,641	4,938
Dominion 40	Kaufman Co. Uninc.	0	0	0	0	32	32	32
Emerald Ranch Estates	Kaufman Co. Uninc.	0	1	2	0	0	2	80
Fireside Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	90
Grandview Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	66
Heartland	Kaufman Co. Uninc.	340	260	472	0	4,068	4,540	7,267
High Meadows	Kaufman Co. Uninc.	0	0	0	0	0	0	123
Hunters Glen Estates	Kaufman Co. Uninc.	1	0	2	0	0	2	91
Lakehurst Meadows	Kaufman Co. Uninc.	2	2	7	0	0	7	45
Lakeview Estates	Kaufman Co. Uninc.	0	0	5	0	0	5	23
Lone Star Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	60
Lynx Hollow	Kaufman Co. Uninc.	0	0	116	0	0	116	116
Martin Meadows	Kaufman Co. Uninc.	0	0	0	0	67	67	67
Trailwind	Kaufman Co. Uninc.	0	0	0	210	242	452	452
Travis Ranch	Kaufman Co. Uninc.	247	192	662	133	727	1,522	3,474
Trinity Crossing	Kaufman Co. Uninc.	132	36	217	165	474	856	988
Walden Pond	Kaufman Co. Uninc.	0	0	0	0	628	628	628
Windmill Farms	Kaufman Co. Uninc.	129	53	488	680	728	1,896	3,102
Windmill Farms Amber Fields	Kaufman Co. Uninc.	0	0	0	0	0	0	352
Windmill Farms Heather Hollow	Kaufman Co. Uninc.	0	0	0	0	0	0	298
Windmill Farms Honeysuckle Meadows	Kaufman Co. Uninc.	0	0	0	0	0	0	408
Winners Circle	Kaufman Co. Uninc.	2	5	17	0	0	17	229
Mann Ranch	McLendon-Chisholm	0	0	0	0	1,734	1,734	1,734
Polo Ridge Ranch	Mesquite	0	0	0	0	1,012	1,012	1,012
Spradley Farms	Mesquite	0	0	0	0	2,500	2,500	2,500
Trinity Point Village	Mesquite	0	0	0	0	540	540	540
Bantry Gardens	Talty	0	0	0	0	0	0	21
Founders Place	Talty	3	1	2	0	0	2	105
Fox Meadows Estates	Talty	0	0	0	0	700	700	700
Layden Farms	Talty	9	19	2	0	66	68	131
Lost Creek Estates	Talty	2	2	2	0	0	2	67
Shamrock Ridge	Talty	0	1	0	0	0	0	269
Total		1,834	1,495	4,332	3,365	25,056	32,753	49,272



Demographic and Income Profile

Polygon
Area: 77.54 square miles

Prepared by Esri

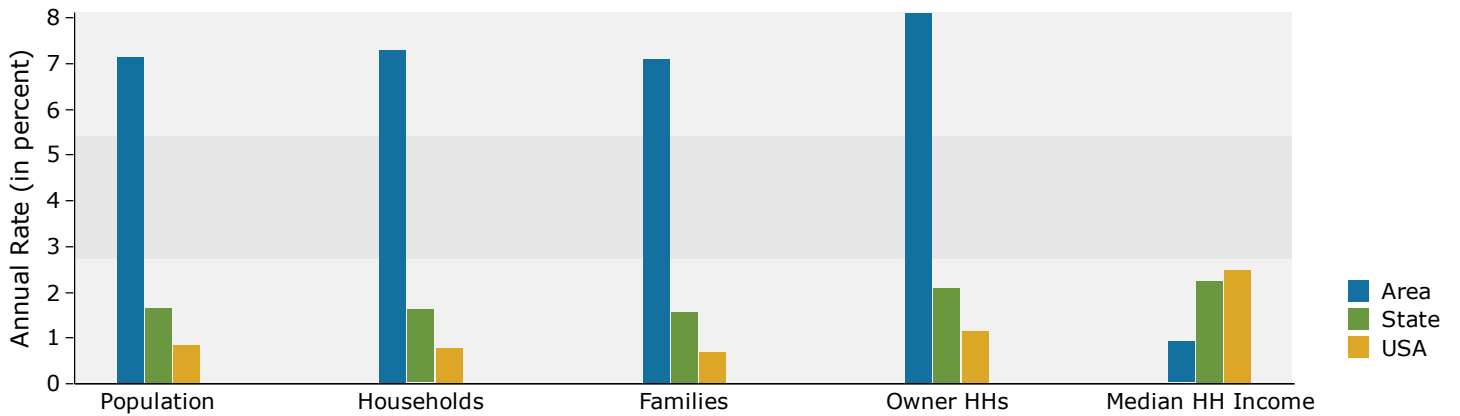
Summary	Census 2010	2018	2023				
Population	35,818	52,285	73,820				
Households	11,298	16,362	23,276				
Families	9,633	13,838	19,505				
Average Household Size	3.17	3.20	3.17				
Owner Occupied Housing Units	9,958	14,139	20,895				
Renter Occupied Housing Units	1,340	2,223	2,381				
Median Age	31.8	32.9	31.8				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	7.14%	1.65%	0.83%				
Households	7.30%	1.62%	0.79%				
Families	7.11%	1.58%	0.71%				
Owner HHs	8.12%	2.09%	1.16%				
Median Household Income	0.91%	2.23%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	613	3.7%	864	3.7%		
	\$15,000 - \$24,999	536	3.3%	741	3.2%		
	\$25,000 - \$34,999	614	3.8%	880	3.8%		
	\$35,000 - \$49,999	1,566	9.6%	2,254	9.7%		
	\$50,000 - \$74,999	3,053	18.7%	4,126	17.7%		
	\$75,000 - \$99,999	2,864	17.5%	3,596	15.4%		
	\$100,000 - \$149,999	4,443	27.2%	6,214	26.7%		
	\$150,000 - \$199,999	1,357	8.3%	2,240	9.6%		
\$200,000+	1,316	8.0%	2,361	10.1%			
Median Household Income	\$88,814		\$92,914				
Average Household Income	\$105,738		\$115,852				
Per Capita Income	\$33,132		\$36,564				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,135	8.8%	4,342	8.3%	6,510	8.8%
	5 - 9	3,499	9.8%	4,458	8.5%	6,420	8.7%
	10 - 14	3,522	9.8%	4,461	8.5%	6,138	8.3%
	15 - 19	2,619	7.3%	3,811	7.3%	5,221	7.1%
	20 - 24	1,548	4.3%	3,081	5.9%	4,050	5.5%
	25 - 34	5,516	15.4%	7,727	14.8%	13,234	17.9%
	35 - 44	6,174	17.2%	8,320	15.9%	11,821	16.0%
	45 - 54	4,802	13.4%	6,745	12.9%	8,157	11.0%
	55 - 64	2,894	8.1%	5,223	10.0%	6,406	8.7%
	65 - 74	1,400	3.9%	2,810	5.4%	3,992	5.4%
	75 - 84	562	1.6%	1,035	2.0%	1,529	2.1%
	85+	148	0.4%	273	0.5%	343	0.5%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	28,601	79.9%	39,601	75.7%	53,806	72.9%
	Black Alone	3,993	11.1%	6,426	12.3%	9,466	12.8%
	American Indian Alone	239	0.7%	356	0.7%	512	0.7%
	Asian Alone	465	1.3%	866	1.7%	1,385	1.9%
	Pacific Islander Alone	8	0.0%	31	0.1%	56	0.1%
	Some Other Race Alone	1,687	4.7%	3,419	6.5%	5,923	8.0%
	Two or More Races	825	2.3%	1,587	3.0%	2,673	3.6%
	Hispanic Origin (Any Race)	5,697	15.9%	11,030	21.1%	18,360	24.9%

Data Note: Income is expressed in current dollars.

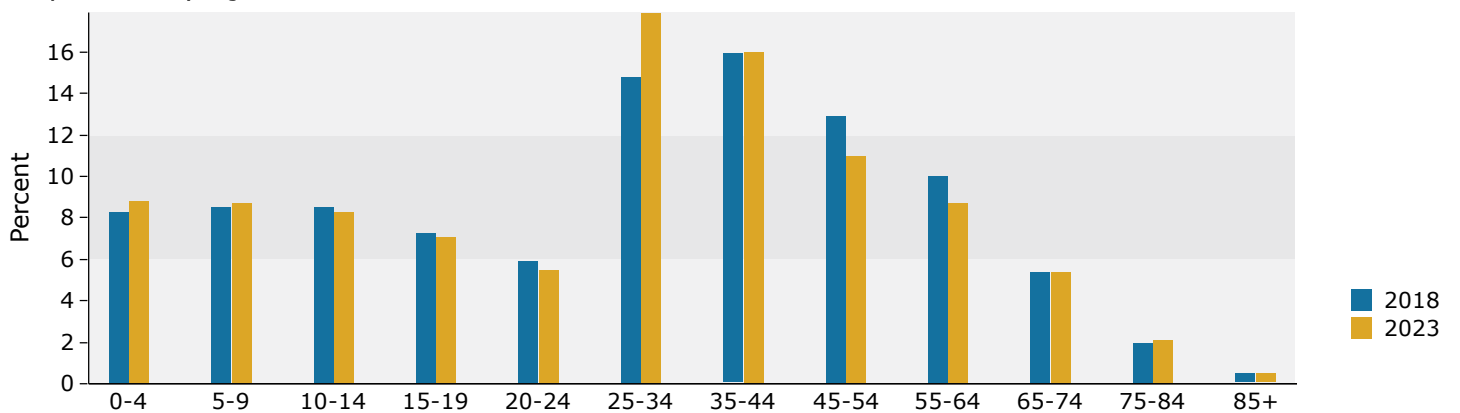
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 18, 2019

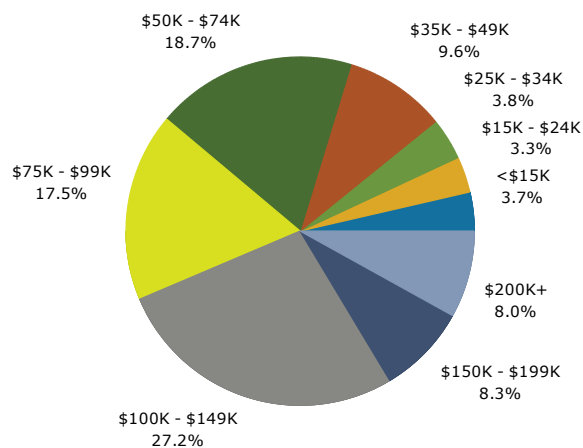
Trends 2018-2023



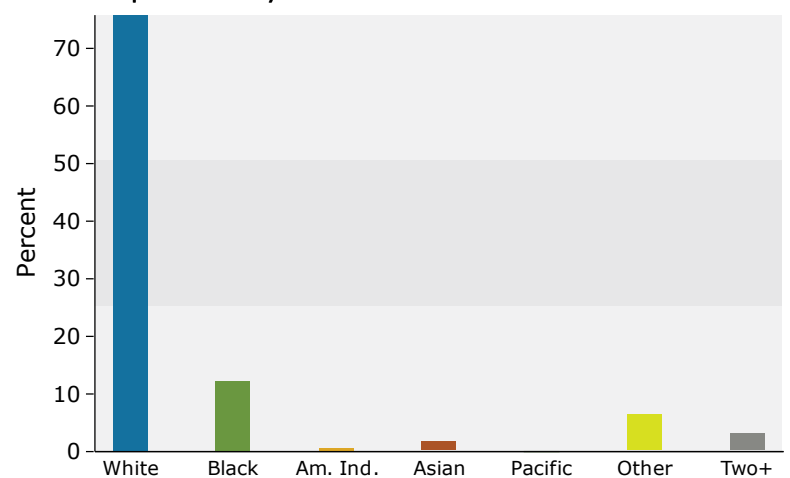
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 21.1%



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- that the DFW metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report;
- that general population levels will continue to increase at or above the rate forecast;
- that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes;

Any change in facts affecting the proposed project or any of the assumptions noted above or in the attached report could materially affect the conclusions set forth in this report or necessitate the re-evaluation of all or any portion of this report.

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