

Forney Area: Custom Trade Area Boundaries

Population/Household Formation Analysis

Prepared for: Forney Economic Development
Corporation

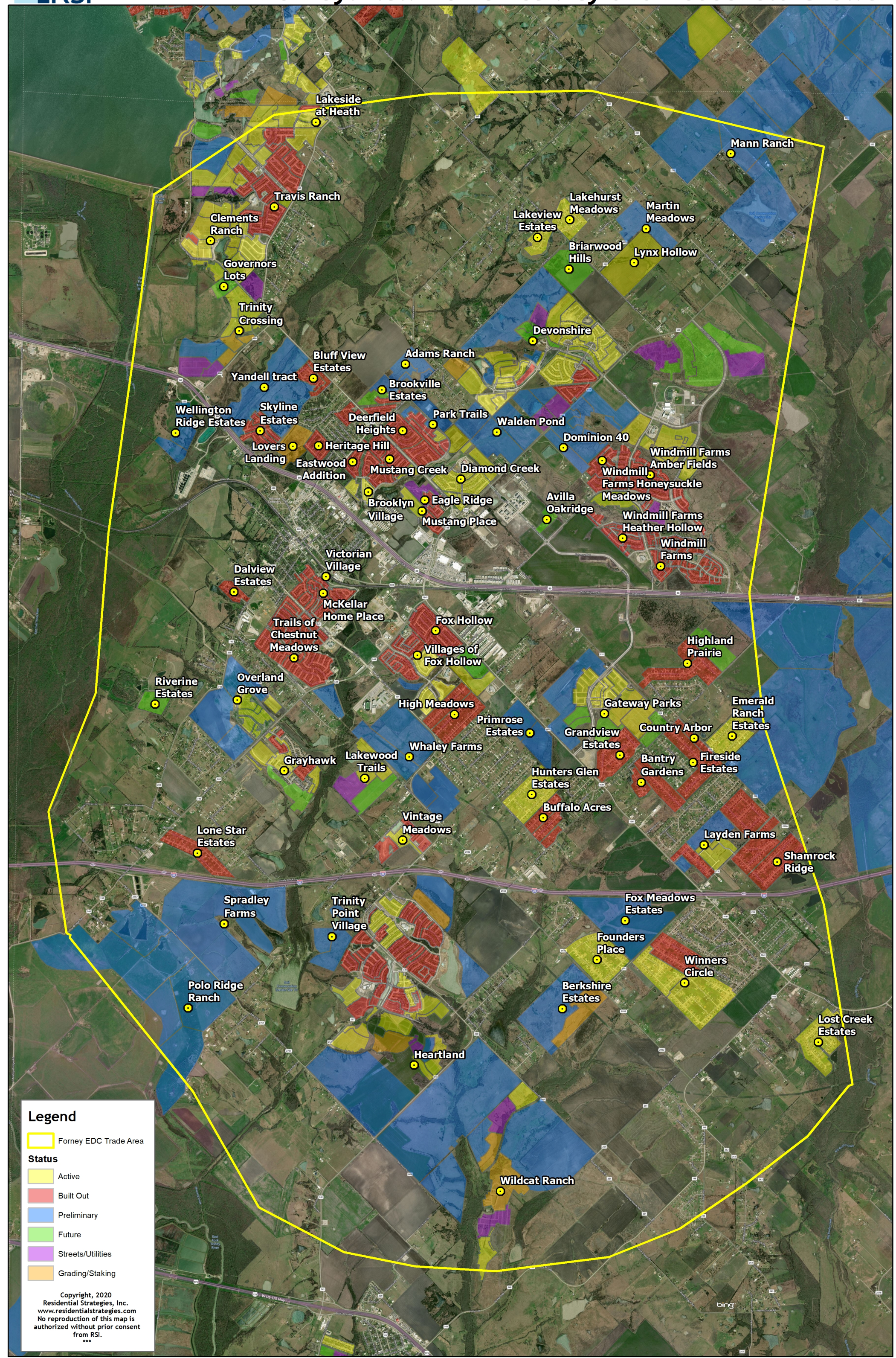
May 2020



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- to 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.



Legend

- Forney EDC Trade Area
- Status**
- Active
- Built Out
- Preliminary
- Future
- Streets/Utilities
- Grading/Staking

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Forney Custom Area
Population and Household Growth
1Q20 Current Quarter Estimates, Future Projections

Custom Trade Area

Population

1Q25 Projection*	99,362
1Q23 Projection*	89,472
1Q21 Projection*	73,035
1Q20 Estimate*	65,771
2010 Census	35,818
Growth 2010 - 1Q20	83.63%

Households

1Q25 Projection*	31,148
1Q23 Projection*	28,048
1Q21 Projection*	22,895
1Q20 Estimate*	20,618
2010 Census	11,298
Growth 2010 - 1Q20	82.49%

New Home Activity

Annual New Home Starts	2,046
Annual New Home Closings	1,662
Vacant Lots	4,585
Lots Under Development	3,820
Preliminary/Future Lots	25,868
Total Potential Future Homesites	34,273
Median New Home Price	\$244,425
Total Single Family Lots	51,781

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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**Forney Custom Area
Subdivision Detail
1Q20**

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Lots	Lots Under Development	Future Lots	Preliminary Lots	Total Potential Lots Remaining	Total Lots Estimated at Build Out
Wildcat Ranch	Crandall	100	0	127	1,024	0	2,624	3,775	3,875
Adams Ranch	Forney	0	0	0	0	0	400	400	400
Avilla Oakridge	Forney	0	0	0	0	208	0	208	208
Bluff View Estates	Forney	0	0	0	0	0	0	0	63
Brooklyn Village	Forney	18	45	7	0	0	0	7	180
Brookville Estates	Forney	0	0	0	0	72	69	141	289
Buffalo Acres	Forney	0	0	0	0	0	0	0	66
Dalview Estates	Forney	0	0	0	0	0	0	0	19
Deerfield Heights	Forney	0	0	0	0	0	0	0	207
Diamond Creek	Forney	4	1	134	0	0	0	134	470
Eagle Ridge	Forney	19	30	0	103	0	0	103	251
Eastwood Addition	Forney	0	0	0	0	0	0	0	207
Fox Hollow	Forney	0	0	118	0	132	0	250	615
Gateway Parks	Forney	90	84	469	0	394	616	1,479	1,839
Grayhawk	Forney	47	41	105	0	114	0	219	610
Heritage Hill	Forney	0	0	0	0	0	0	0	231
Highland Prairie	Forney	0	0	0	0	46	0	46	129
Lakewood Trails	Forney	48	0	148	169	242	0	559	607
Lovers Landing	Forney	0	0	0	145	0	0	145	145
McKellar Home Place	Forney	0	0	0	0	0	0	0	461
Mustang Creek	Forney	0	0	0	0	0	0	0	437
Mustang Place	Forney	7	15	86	0	0	0	86	203
Overland Grove	Forney	31	5	295	0	0	737	1,032	1,064
Park Trails	Forney	29	20	80	0	0	147	227	570
Primrose Estates	Forney	0	0	0	0	0	374	374	374
Riverine Estates	Forney	0	0	0	0	36	0	36	36
Skyline Estates	Forney	0	0	0	0	0	0	0	220
Trails of Chestnut Meadows	Forney	0	14	0	0	0	89	89	1,052
Victorian Village	Forney	0	0	0	0	4	0	4	4
Villages of Fox Hollow	Forney	8	29	43	0	0	49	92	523
Vintage Meadows	Forney	2	15	0	0	0	0	0	374
Wellington Ridge Estates	Forney	0	0	0	0	0	308	308	308
Whaley Farms	Forney	0	0	0	0	0	1,278	1,278	1,278
Yandell tract	Forney	0	0	0	0	0	600	600	600
Lakeside at Heath	Heath	98	75	151	130	0	0	281	554
Berkshire Estates	Kaufman Co. Uninc.	0	0	0	98	0	172	270	270
Briarwood Hills	Kaufman Co. Uninc.	0	0	0	0	457	0	457	457
Clements Ranch	Kaufman Co. Uninc.	234	321	262	155	0	0	417	1,015
Country Arbor	Kaufman Co. Uninc.	0	0	0	0	0	0	0	21
Devonshire	Kaufman Co. Uninc.	217	196	532	437	205	2,367	3,541	4,938
Dominion 40	Kaufman Co. Uninc.	0	0	0	0	0	32	32	32
Emerald Ranch Estates	Kaufman Co. Uninc.	0	0	2	0	0	0	2	80
Fireside Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	0	90
Governors Lots	Kaufman Co. Uninc.	0	0	0	0	148	0	148	148
Grandview Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	0	66
Heartland	Kaufman Co. Uninc.	268	290	423	459	0	3,998	4,880	7,719
High Meadows	Kaufman Co. Uninc.	0	0	0	0	0	0	0	123
Hunters Glen Estates	Kaufman Co. Uninc.	0	1	2	0	0	0	2	91
Lakehurst Meadows	Kaufman Co. Uninc.	3	3	6	0	0	0	6	45
Lakeview Estates	Kaufman Co. Uninc.	0	0	5	0	0	0	5	23
Lone Star Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	0	60
Lynx Hollow	Kaufman Co. Uninc.	14	0	102	0	0	0	102	116
Martin Meadows	Kaufman Co. Uninc.	0	0	0	0	0	67	67	67
Travis Ranch	Kaufman Co. Uninc.	376	251	610	402	136	169	1,317	3,473
Trinity Crossing	Kaufman Co. Uninc.	207	111	280	200	0	273	753	985
Walden Pond	Kaufman Co. Uninc.	0	0	0	0	0	2,030	2,030	2,030
Windmill Farms	Kaufman Co. Uninc.	220	98	578	498	728	0	1,804	3,102
Windmill Farms Amber Fields	Kaufman Co. Uninc.	0	0	0	0	0	0	0	352
Windmill Farms Heather Hollow	Kaufman Co. Uninc.	0	0	0	0	0	0	0	298
Windmill Farms Honeysuckle Meadows	Kaufman Co. Uninc.	0	0	0	0	0	0	0	408
Winners Circle	Kaufman Co. Uninc.	2	6	15	0	0	0	15	229
Mann Ranch	McLendon-Chisholm	0	0	0	0	0	1,734	1,734	1,734
Polo Ridge Ranch	Mesquite	0	0	0	0	0	1,007	1,007	1,007
Spradley Farms	Mesquite	0	0	0	0	0	2,500	2,500	2,500
Trinity Point Village	Mesquite	0	0	0	0	0	540	540	540
Bantry Gardens	Talty	0	0	0	0	0	0	0	21
Founders Place	Talty	1	0	1	0	0	0	1	105
Fox Meadows Estates	Talty	0	0	0	0	0	700	700	700
Layden Farms	Talty	3	9	2	0	0	66	68	131
Lost Creek Estates	Talty	0	2	2	0	0	0	2	67
Shamrock Ridge	Talty	0	0	0	0	0	0	0	269
Total		2,046	1,662	4,585	3,820	2,922	22,946	34,273	51,781



Demographic and Income Profile

Forney EDC Trade Area Shapefile
Area: 77.54 square miles

Prepared by Esri

Summary	Census 2010	2019	2024
Population	35,818	57,246	78,679
Households	11,298	17,928	24,743
Families	9,633	15,142	20,750
Average Household Size	3.17	3.19	3.18
Owner Occupied Housing Units	9,958	15,970	22,511
Renter Occupied Housing Units	1,340	1,957	2,232
Median Age	31.8	33.2	32.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	6.57%	1.59%	0.77%
Households	6.66%	1.55%	0.75%
Families	6.50%	1.53%	0.68%
Owner HHs	7.11%	1.63%	0.92%
Median Household Income	1.23%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	742	4.1%	983	4.0%
\$15,000 - \$24,999	534	3.0%	717	2.9%
\$25,000 - \$34,999	759	4.2%	994	4.0%
\$35,000 - \$49,999	1,573	8.8%	1,953	7.9%
\$50,000 - \$74,999	4,207	23.5%	5,546	22.4%
\$75,000 - \$99,999	2,636	14.7%	3,390	13.7%
\$100,000 - \$149,999	4,539	25.3%	6,324	25.6%
\$150,000 - \$199,999	1,620	9.0%	2,758	11.1%
\$200,000+	1,318	7.4%	2,078	8.4%
Median Household Income	\$84,131		\$89,425	
Average Household Income	\$102,849		\$109,043	
Per Capita Income	\$32,247		\$34,322	

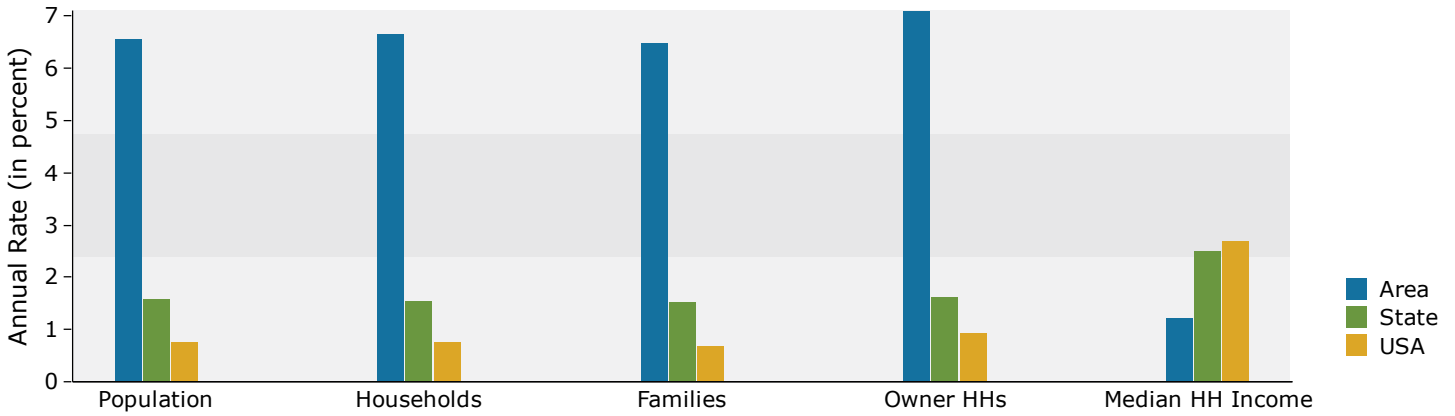
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,135	8.8%	4,716	8.2%	6,896	8.8%
5 - 9	3,499	9.8%	4,875	8.5%	6,852	8.7%
10 - 14	3,522	9.8%	4,913	8.6%	6,711	8.5%
15 - 19	2,619	7.3%	4,167	7.3%	5,650	7.2%
20 - 24	1,548	4.3%	3,191	5.6%	4,210	5.4%
25 - 34	5,516	15.4%	8,308	14.5%	13,408	17.0%
35 - 44	6,174	17.2%	9,360	16.3%	12,757	16.2%
45 - 54	4,802	13.4%	7,332	12.8%	8,965	11.4%
55 - 64	2,894	8.1%	5,717	10.0%	6,738	8.6%
65 - 74	1,400	3.9%	3,210	5.6%	4,444	5.6%
75 - 84	562	1.6%	1,158	2.0%	1,663	2.1%
85+	148	0.4%	301	0.5%	387	0.5%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,601	79.9%	42,429	74.1%	56,163	71.4%
Black Alone	3,993	11.1%	7,545	13.2%	10,898	13.9%
American Indian Alone	239	0.7%	373	0.7%	525	0.7%
Asian Alone	465	1.3%	1,096	1.9%	1,587	2.0%
Pacific Islander Alone	8	0.0%	32	0.1%	55	0.1%
Some Other Race Alone	1,687	4.7%	3,977	6.9%	6,671	8.5%
Two or More Races	825	2.3%	1,793	3.1%	2,780	3.5%
Hispanic Origin (Any Race)	5,697	15.9%	12,645	22.1%	20,193	25.7%

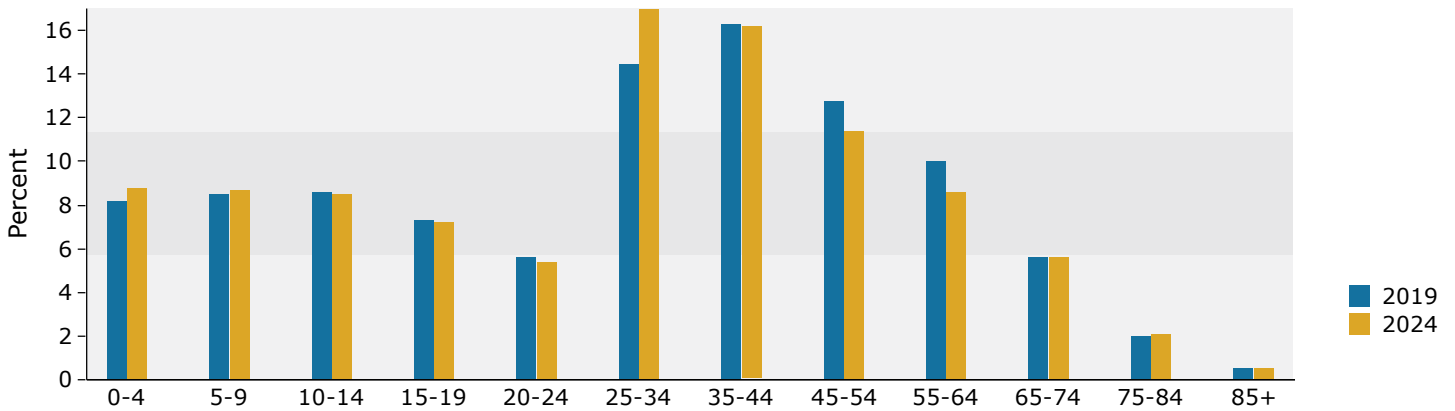
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

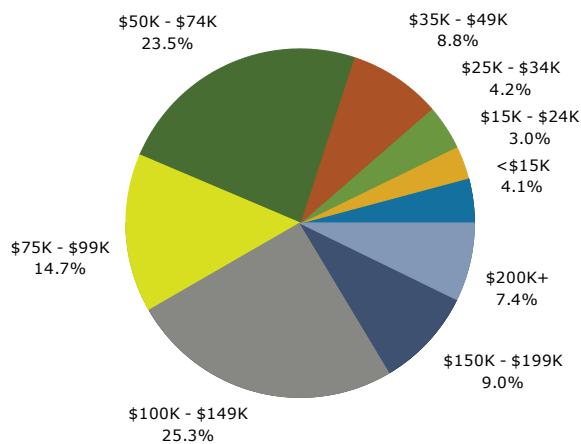
Trends 2019-2024



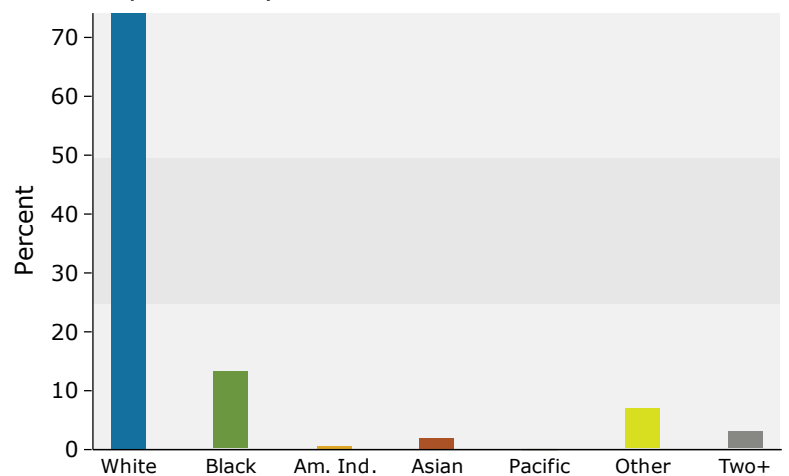
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 22.1%



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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;

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