



Bryan ISD

Demographic Study

Population and Survey Analysts

Spring 2025



Presenters:

Kris Pool, Planner

Susan Cates, Demographer



Demographic Study Process

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

Demographic Study Components

Demographic Trends

Past & Current Students

Economy and Housing

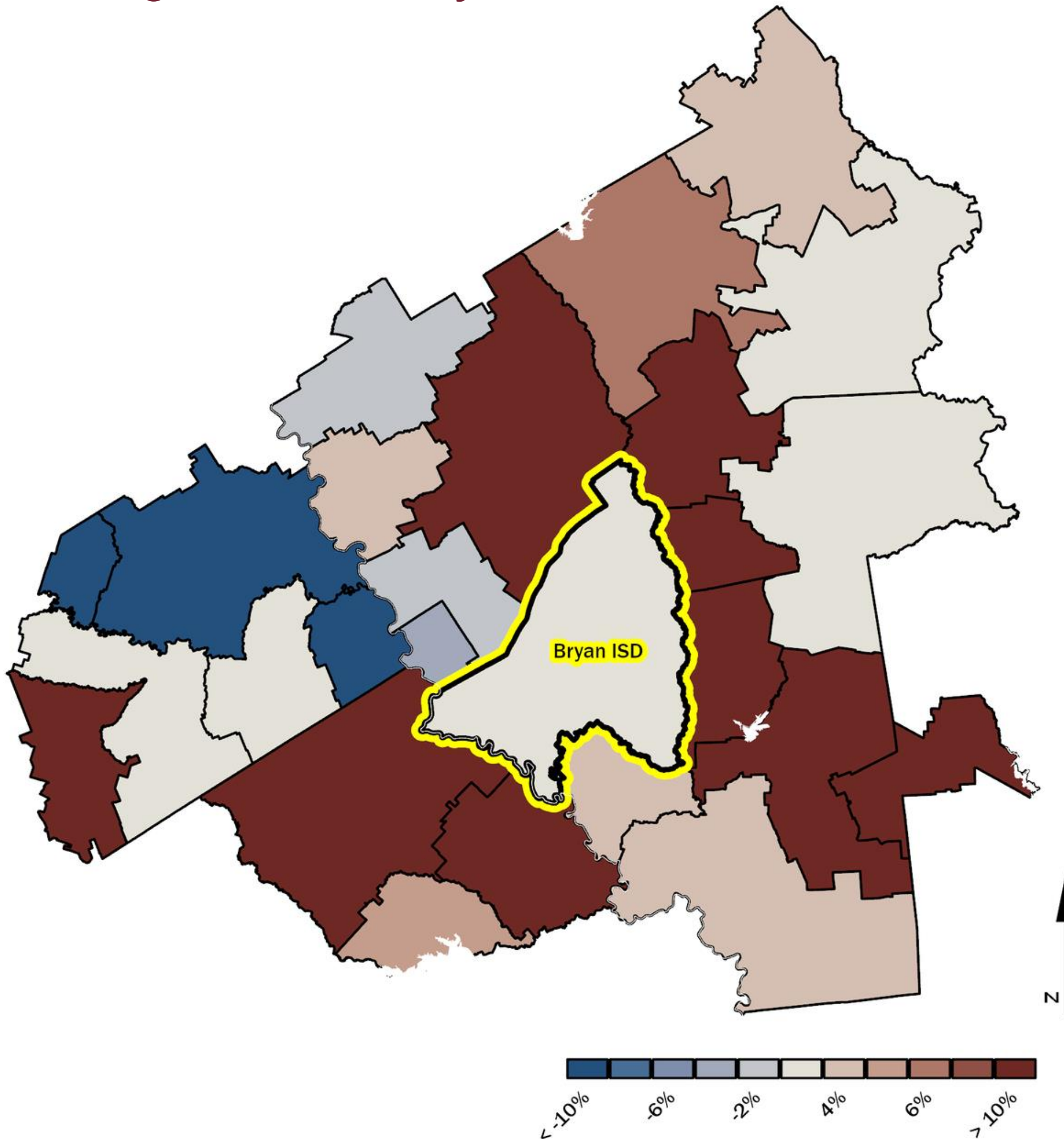
Student Projections



Five-Year Numerical Change in Enrollment

Fall 2019 - Fall 2024

College Station - Bryan MSA



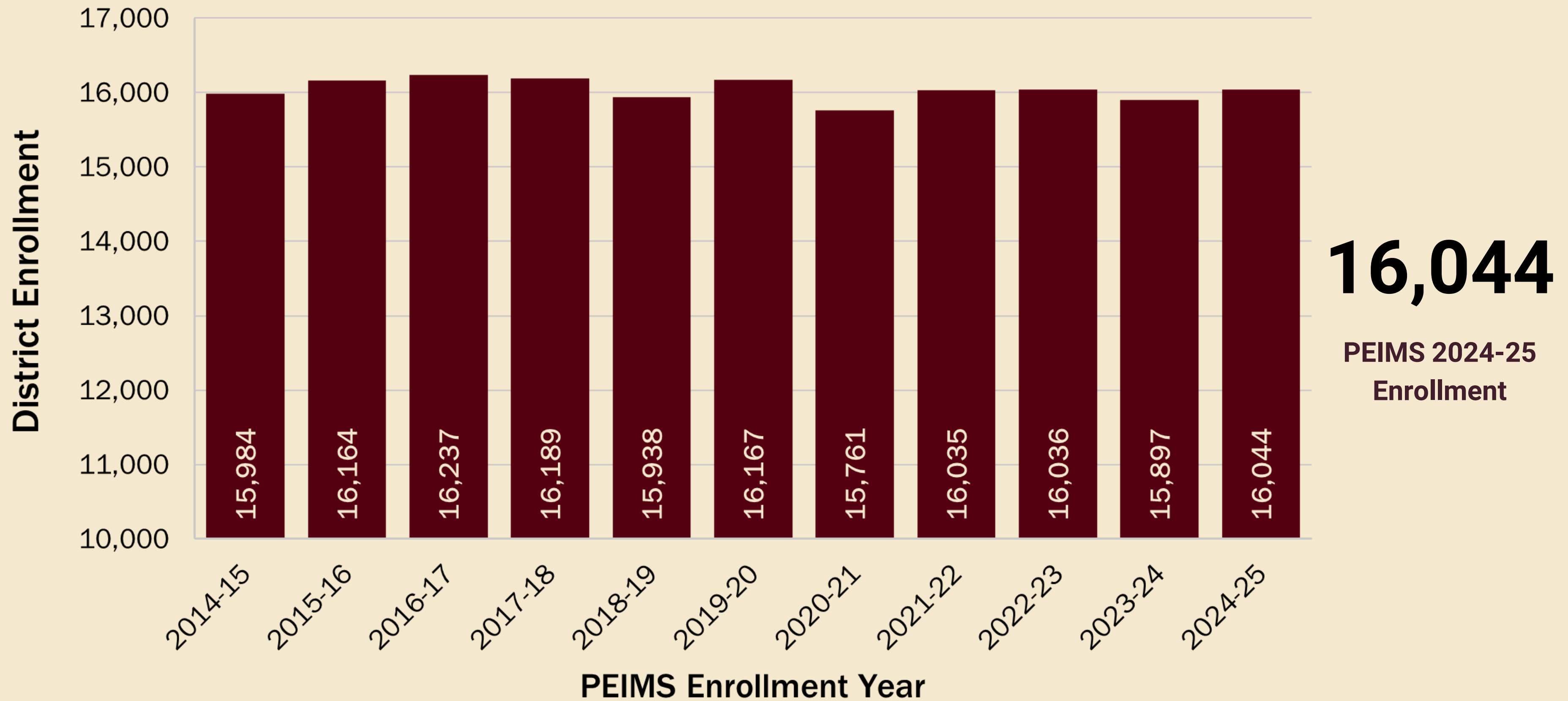
District	Enrollment 2024-25	Five-Year Change		
		Percent	Rank	Numeric
Richards ISD	249	33.87%	1	63
Snook ISD	609	25.31%	2	123
Franklin ISD	1,462	17.62%	3	219
Iola ISD	626	15.71%	4	85
Thorndale ISD	637	14.16%	5	79
Caldwell ISD	1,952	12.38%	6	215
North Zulch ISD	333	11.00%	7	33
Anderson-Shiro Cons ISD	979	10.25%	8	91
Normangee ISD	661	10.17%	9	61
Leon ISD	758	7.52%	10	53
Somerville ISD	567	4.04%	11	22
Buffalo ISD	988	3.89%	12	37
Navasota ISD	3,117	3.31%	13	100
College Station ISD	14,314	2.71%	14	378
Calvert ISD	145	2.11%	15	3
Centerville ISD (Leon)	676	1.65%	16	11
Rockdale ISD	1,482	-0.54%	17	-8
Bryan ISD	16,044	-0.76%	18	-123
Madisonville Cons ISD	2,377	-1.33%	19	-32
Milano ISD	423	-1.40%	20	-6
Bremond ISD	485	-3.00%	21	-15
Hearne ISD	718	-3.88%	22	-29
Mumford ISD	598	-4.32%	23	-27
Buckholts ISD	112	-10.40%	24	-13
Cameron ISD	1,488	-13.74%	25	-237
Gause ISD	134	-20.71%	26	-35

Ranked **18th** in this region for total student growth

-0.76% change over five years

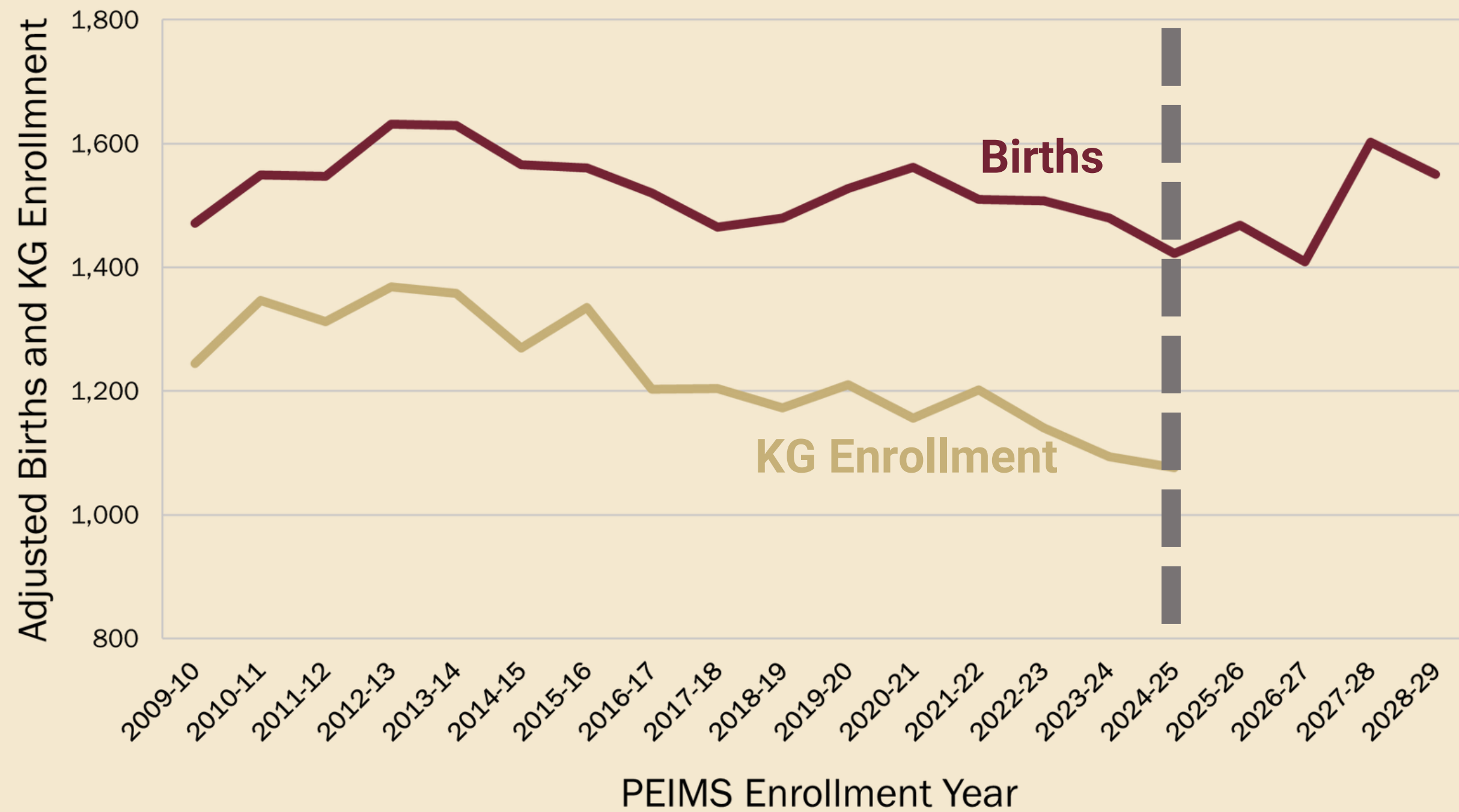
123 fewer students than five years ago

Bryan ISD Historical Enrollment



Source: Texas Education Agency (TEA)

KG Enrollment vs. Births



Difference Between Two Lines Shows Immigration of Young Children After Birth

Births Adjusted Five Years to Align with KG Enrollment

Births by Zip Code of Birth Mother

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

Demographic Study Components

Demographic Trends

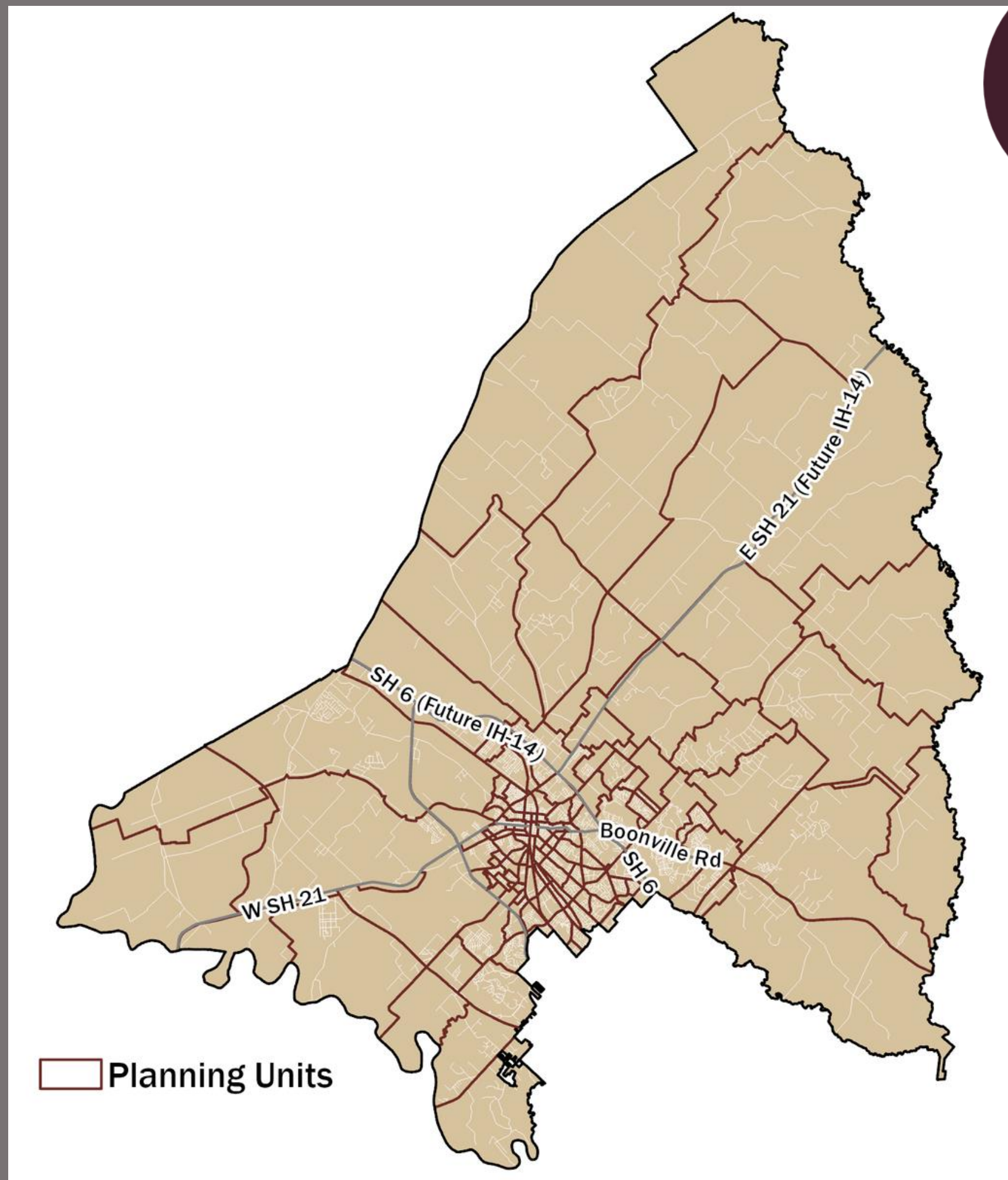
Past & Current Students

Economy and Housing

Student Projections




Planning Units

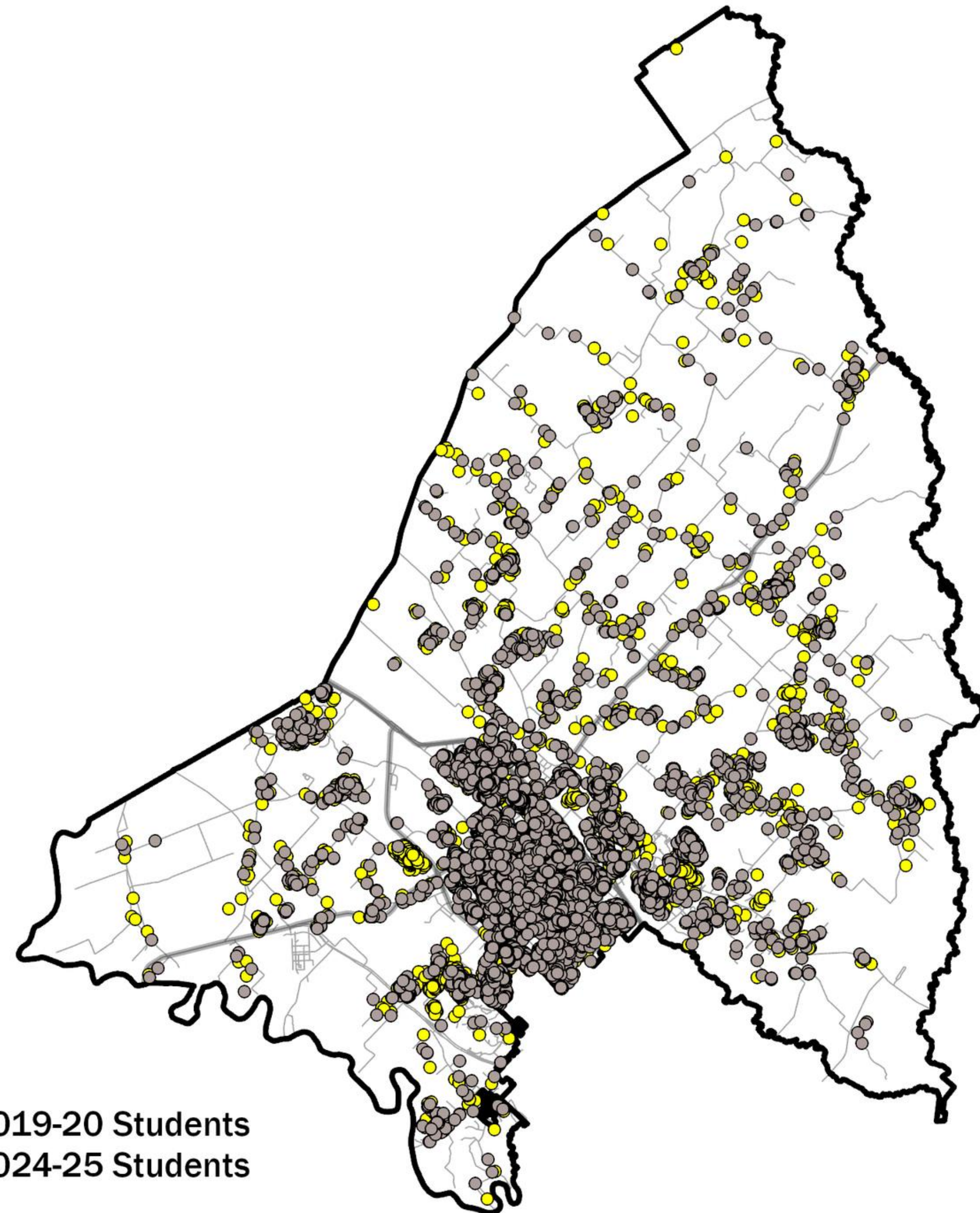


- PASA's organizational scheme
- Small divisions of the District containing one or more housing developments or parcels of land
- Created by PASA using major roadways, current attendance zones, parcel ownership, etc.

Student Geocode

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

Yellow dots indicate homes where students currently reside that did not exist in 2019–20, reflecting areas of new development or changes in student distribution rather than overall enrollment growth.



Historical Enrollment by Grade

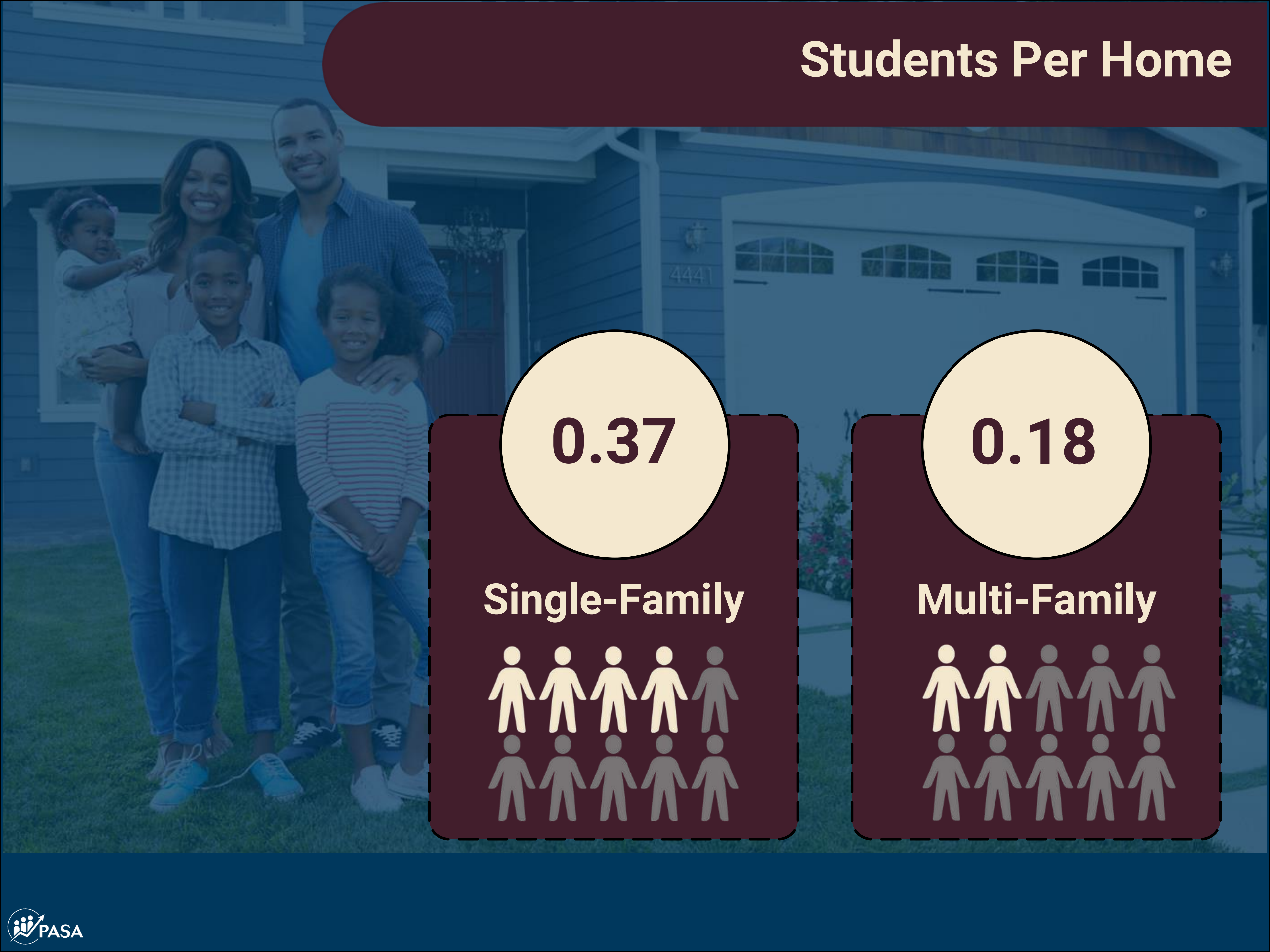
Historical Enrollment											
GRADE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	10-Yr Diff
EE	60	69	62	72	85	72	67	80	103	125	
PK	588	577	568	599	796	617	773	735	691	749	
KG	1,335	1,203	1,204	1,173	1,210	1,156	1,202	1,141	1,094	1,076	-259
1	1,330	1,341	1,215	1,165	1,193	1,188	1,190	1,230	1,152	1,135	-195
2	1,339	1,276	1,260	1,147	1,157	1,156	1,197	1,190	1,194	1,171	-168
3	1,262	1,308	1,222	1,189	1,138	1,112	1,149	1,171	1,207	1,215	-47
4	1,186	1,250	1,281	1,200	1,167	1,083	1,108	1,145	1,163	1,194	8
5	1,250	1,191	1,223	1,247	1,191	1,134	1,082	1,084	1,154	1,175	-75
6	1,093	1,213	1,178	1,170	1,228	1,150	1,125	1,087	1,063	1,154	61
7	1,158	1,118	1,209	1,177	1,175	1,211	1,183	1,139	1,092	1,094	-64
8	1,090	1,148	1,090	1,152	1,162	1,145	1,229	1,162	1,116	1,108	18
9	1,389	1,405	1,388	1,394	1,435	1,346	1,550	1,494	1,472	1,489	100
10	1,224	1,241	1,244	1,179	1,174	1,245	1,150	1,311	1,287	1,188	-36
11	1,039	1,029	1,101	1,110	1,062	1,079	1,066	1,045	1,108	1,152	113
12	821	868	944	964	994	1,067	964	1,022	1,001	1,019	198
TOTAL	16,164	16,237	16,189	15,938	16,167	15,761	16,035	16,036	15,897	16,044	
Annual Growth/Decline											
EE-4th		-76	-212	-267	201	-362	302	6	-88	61	
5th-6th		61	-3	16	2	-135	-77	-36	46	112	
7th-8th		18	33	30	8	19	56	-111	-93	-6	
9th-12th		70	134	-30	18	72	-7	142	-4	-20	
TOTAL		73	-48	-251	229	-406	274	1	-139	147	

The largest cohorts (red) have been aging through the grade levels for the past decade.

In the next 1-2 years, those large grades will graduate and be replaced by smaller (blue) KG classes.

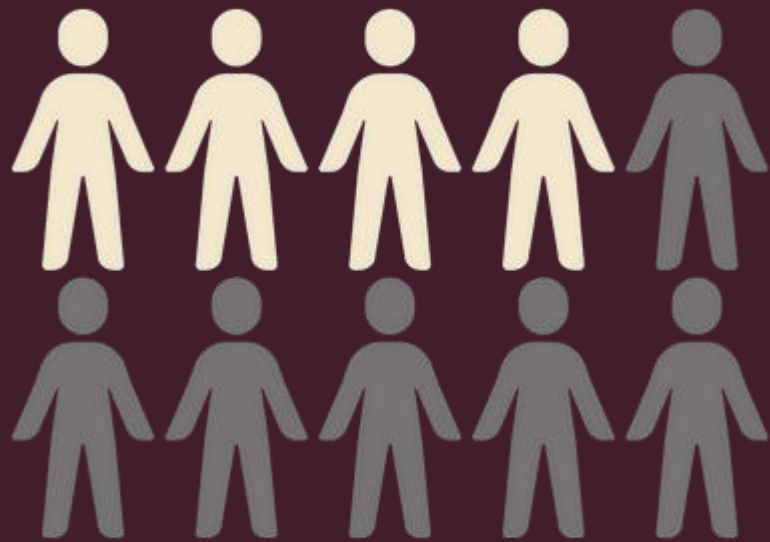
The KG-2nd grade classes alone account for a 622 student decrease when compared to the 2015-16 enrollment.

Students Per Home



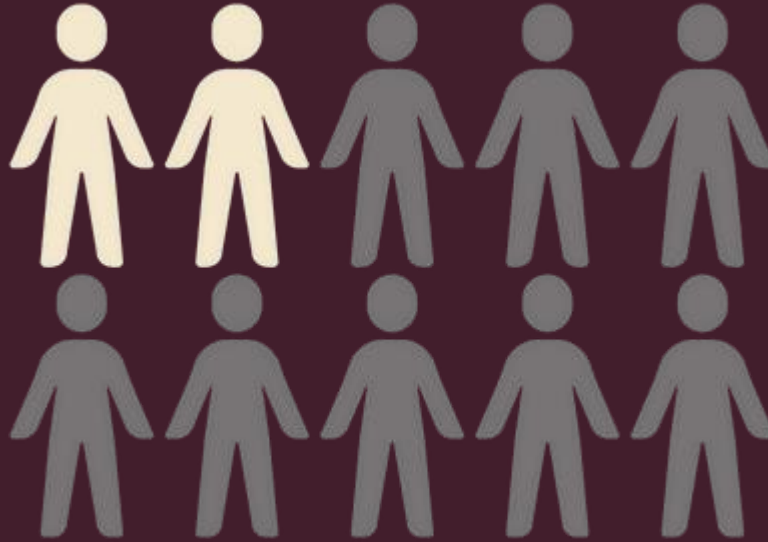
0.37

Single-Family



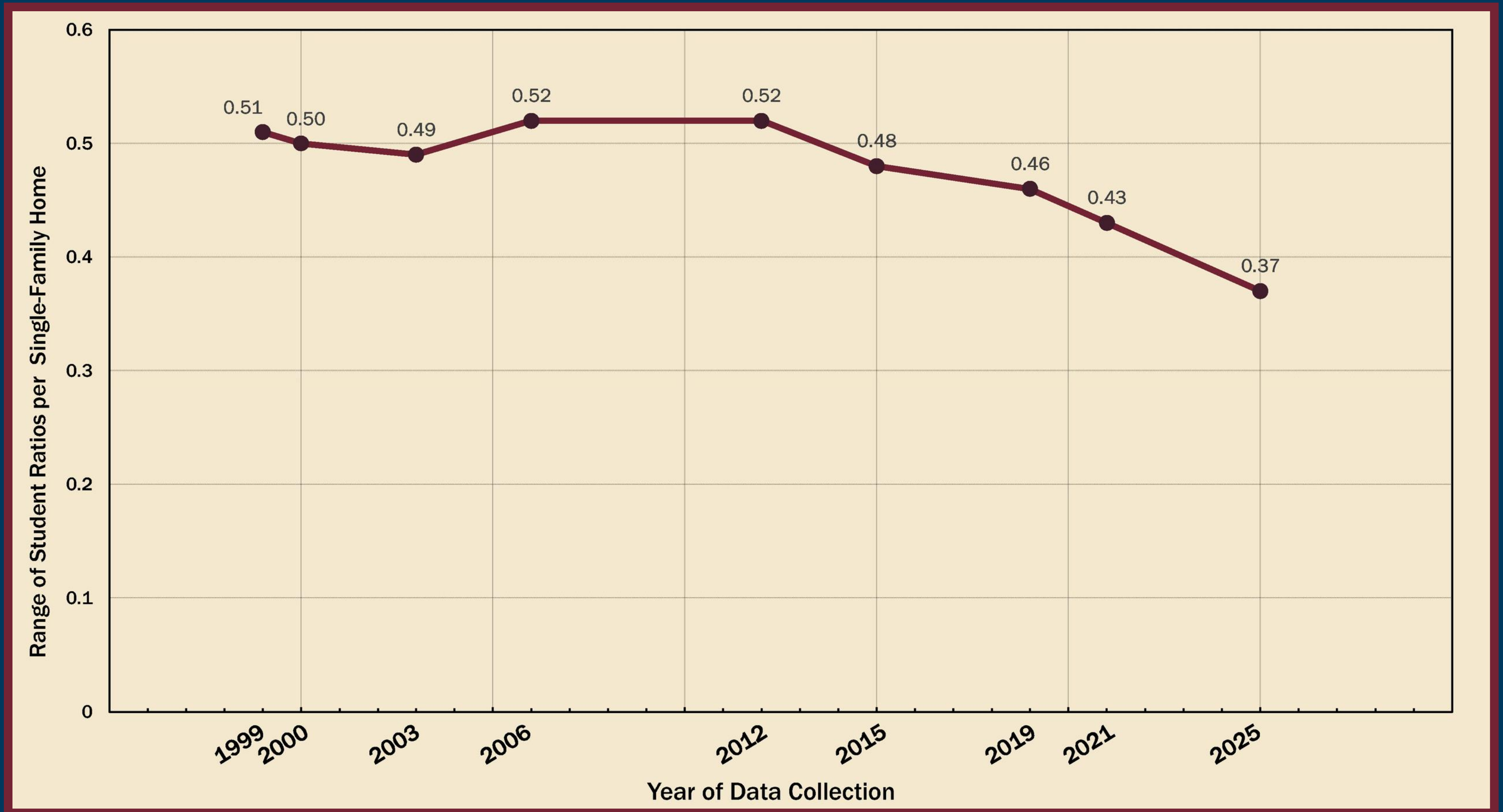
0.18

Multi-Family



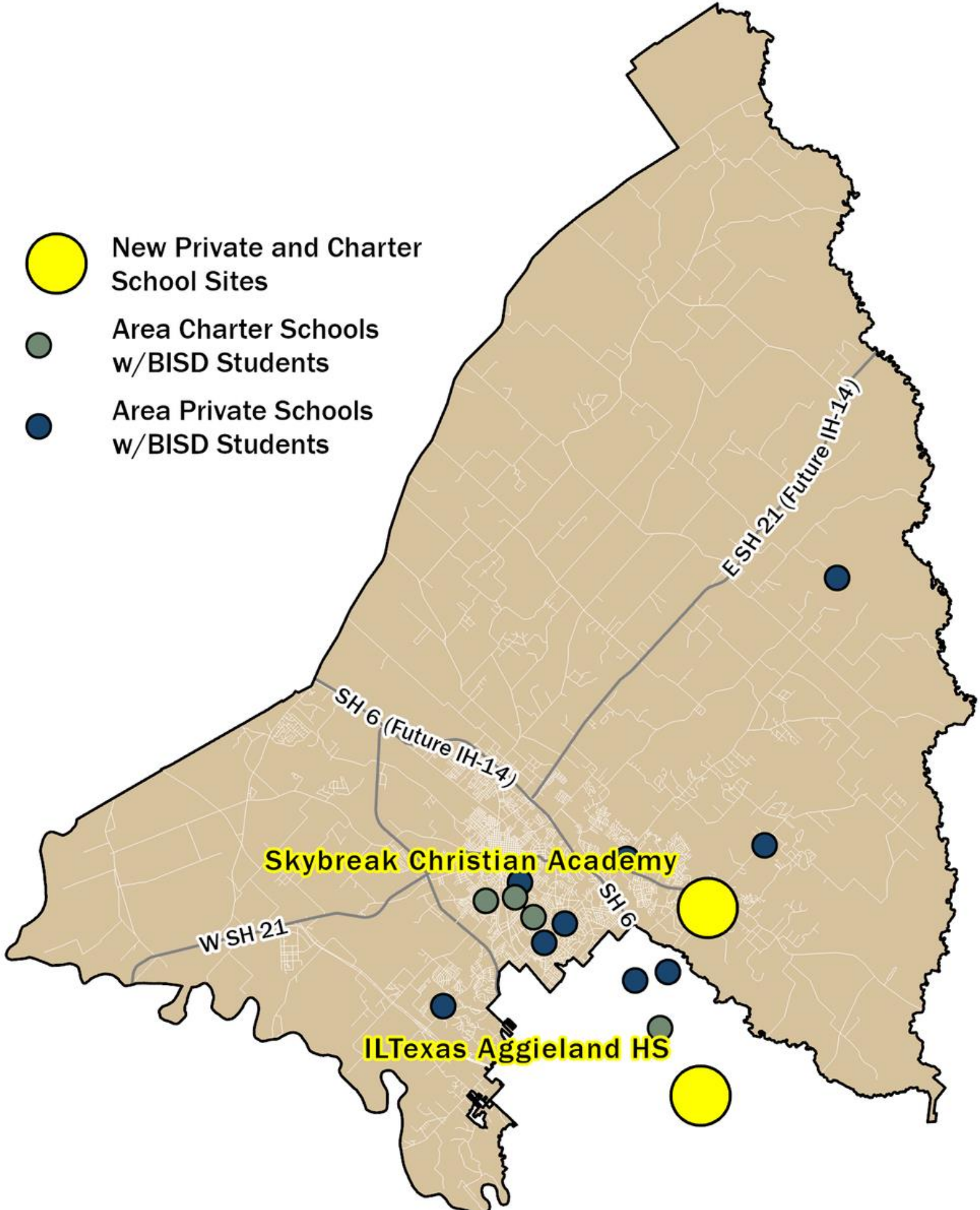
Historical Single-Family Ratios

District Total Ratios



Alternative Educational Opportunities

Charter and Private Impacts



Charter campus relocation:

- IL Texas Aggieland High School - relocation plans for January 2026 to 3610 Longmire Drive, College Station, TX 77845; anticipated increase in capacity.

New Private School:

- Skybreak Christian Academy - home school hybrid in private sector; opening in August 2025, located at 4010 Harvey Road, College Station, TX 77854



~172

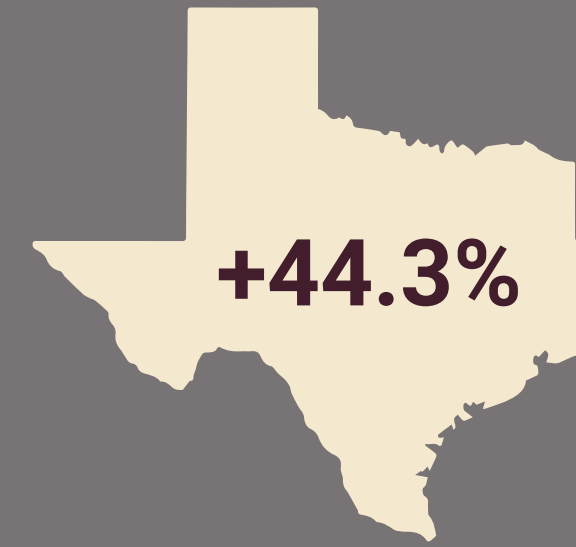
more students could leave for charters over five years

Alternative Educational Opportunities

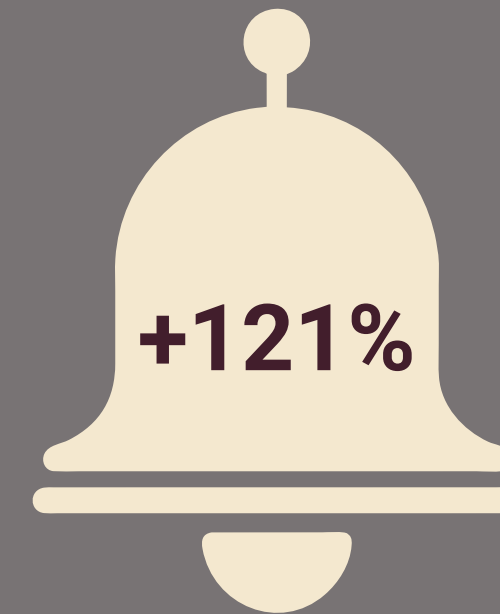
Bryan ISD 2023-24 Summary of Enrollment

Estimated Resident Students	18,429	
Attending Charter Schools	-1,219	(6.6%)
Attending Private Schools	-867	(4.7%)
Attending Other ISDs	-546	(3.0%)
Attending Virtual Academies	-109	(0.6%)
Attending and Residing in District	=15,688	(85.1%)
Transfers into District	+209	
PEIMS Enrollment (10/27/2023)	=15,897	

Since Fall 2017:



Statewide increase in charter school enrollment



BISD increase in students transferring to charter schools

Sources: TEA Transfer Reports, PASA Interviews with Schools

85.1% of BISD Resident Students Attend BISD

Demographic Study Components

Demographic Trends



Past & Current Students



Economy and Housing

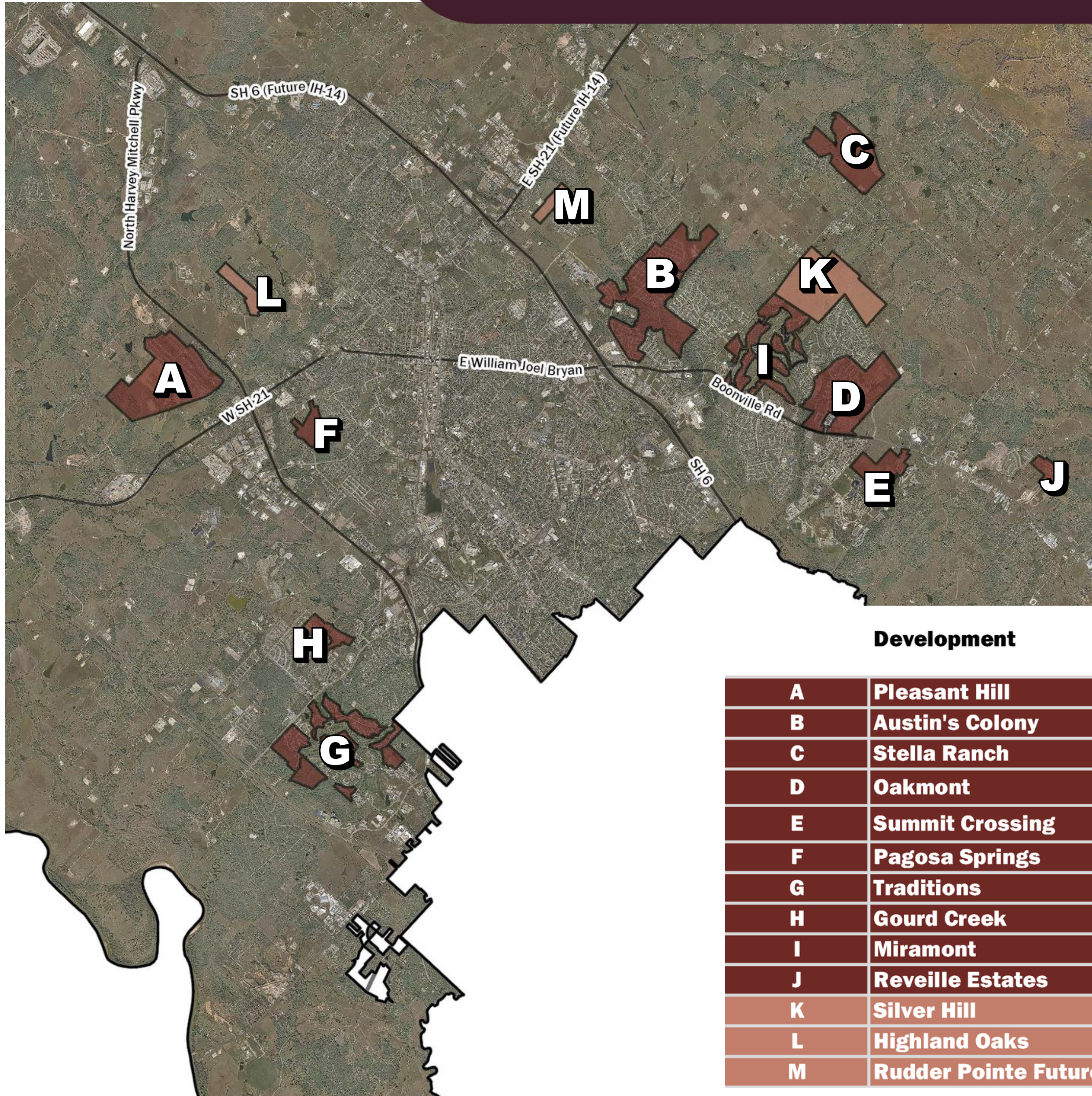


Student Projections



Impactful Single-Family Developments

Ten-Year Projected New Occupancies



Development	Units Projected	Currently Occupied	Status
A	1,306	752	Developing
B	461	834	Developing
C	413	0	Developing
D	346	404	Developing
E	327	73	Developing
F	285	0	Developing
G	268	511	Developing
H	231	0	Developing
I	228	181	Developing
J	211	0	Developing
K	855	0	Planned
L	289	0	Planned
M	216	0	Planned

Largest Single-Family Subdivisions

Ten-Year Projected New Occupancies

**1,306
units**

Pleasant Hill

Actively developing master planned community with multiple homebuilders. The developers recently acquired an additional +/- 135 acres to the south of the existing tract to expand the development.

**461
units**

Austin's Colony

Multiple builders are active in this community and infrastructure is underway for additional phases of development.

**413
units**

Stella Ranch

Located in Planning Unit 28 on FM 1179, this subdivision is not yet going vertical with housing but has infrastructure underway.

**346
units**

Oakmont

Located near the intersection of Boonville Road and University Drive, this master planned community will include 750 residences at build out. Multiple builders are underway.

**327
units**

Summit Crossing

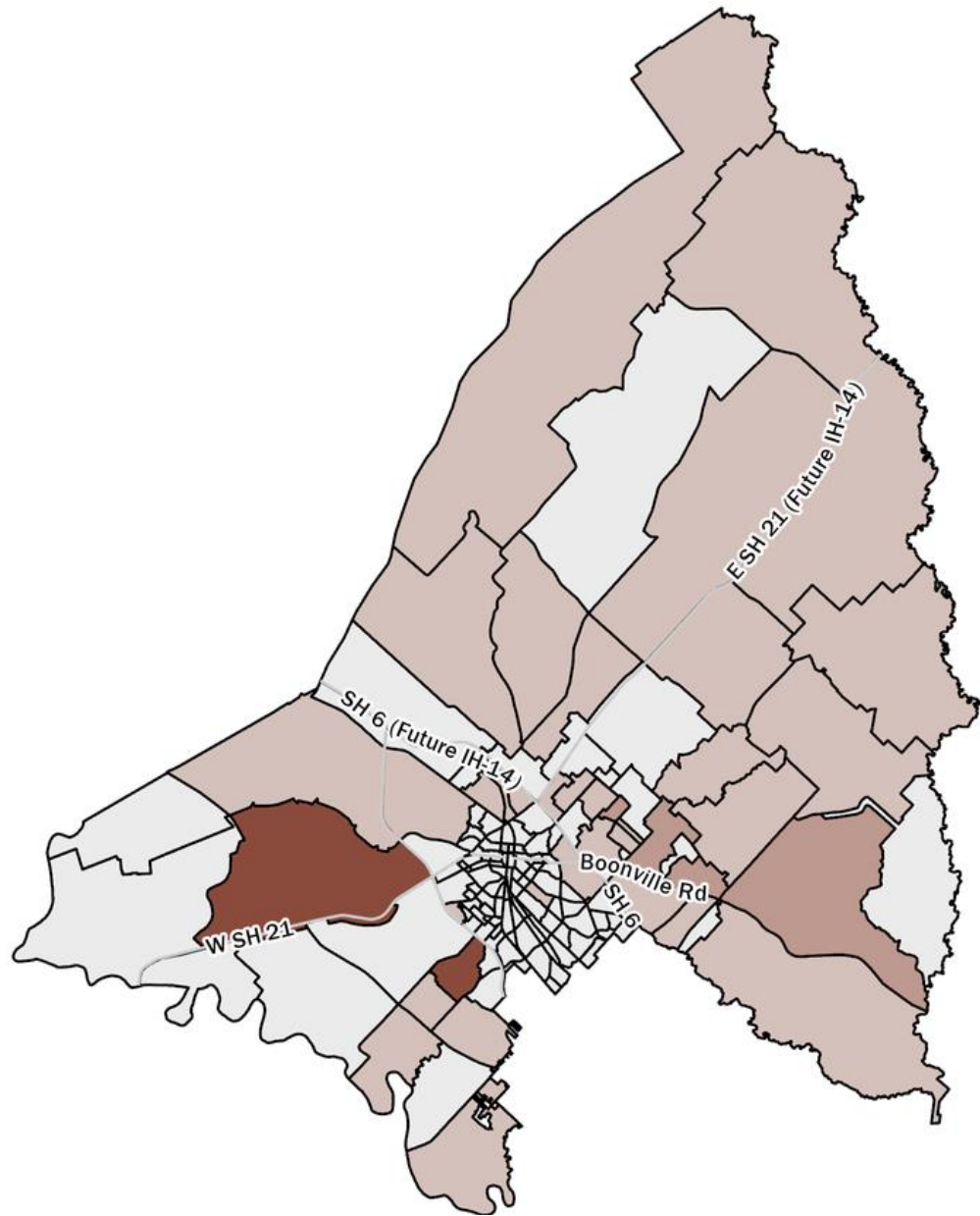
Initial phases of this subdivision are in development. Final lot count is estimated as plans for final phases of the project are still in planning. The estimate of 400 lots is assumed from similar lot density for future phases.

Student Ratios of Largest Single-Family Subdivisions

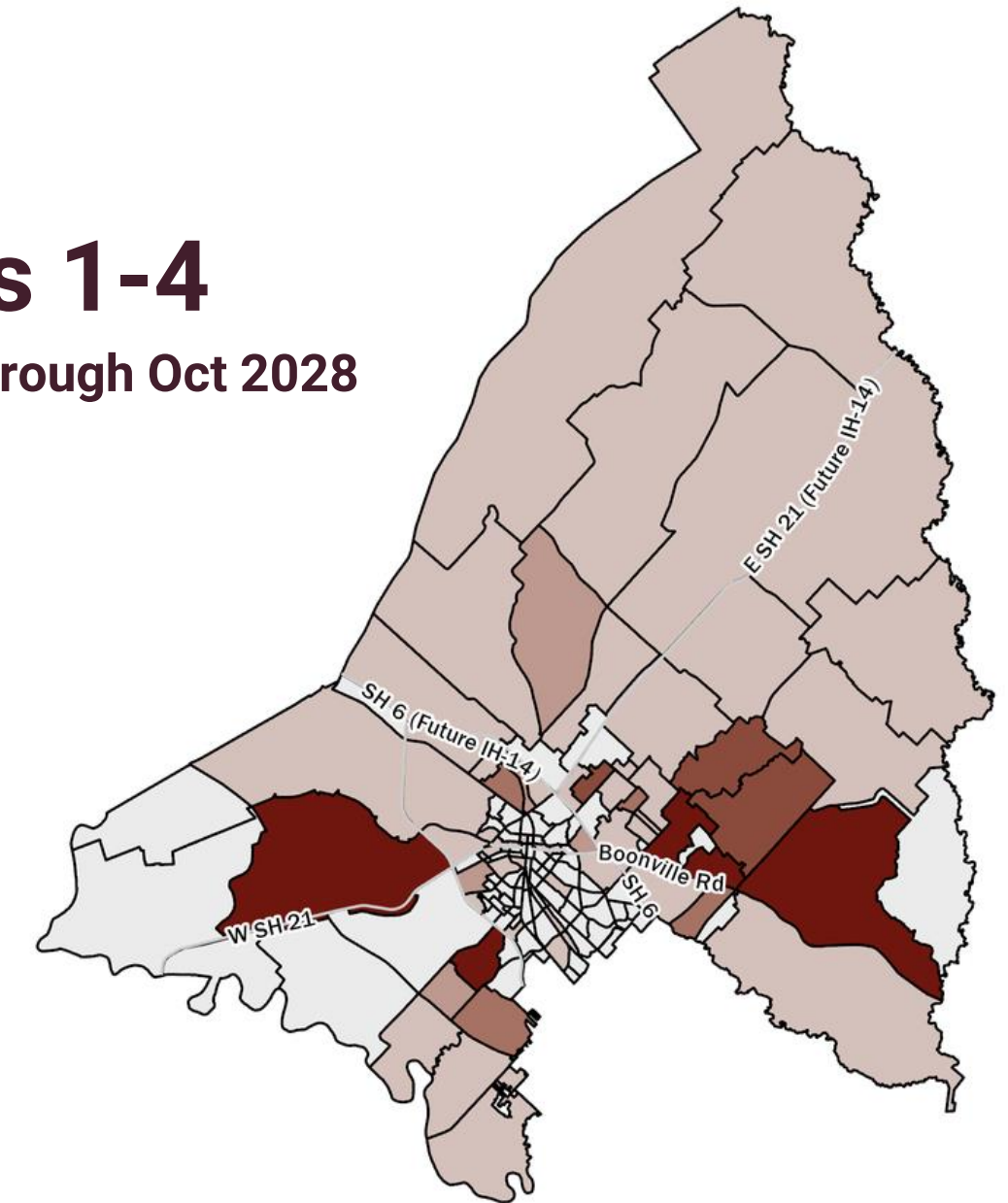
Top 15 by Total Lots at Build-Out



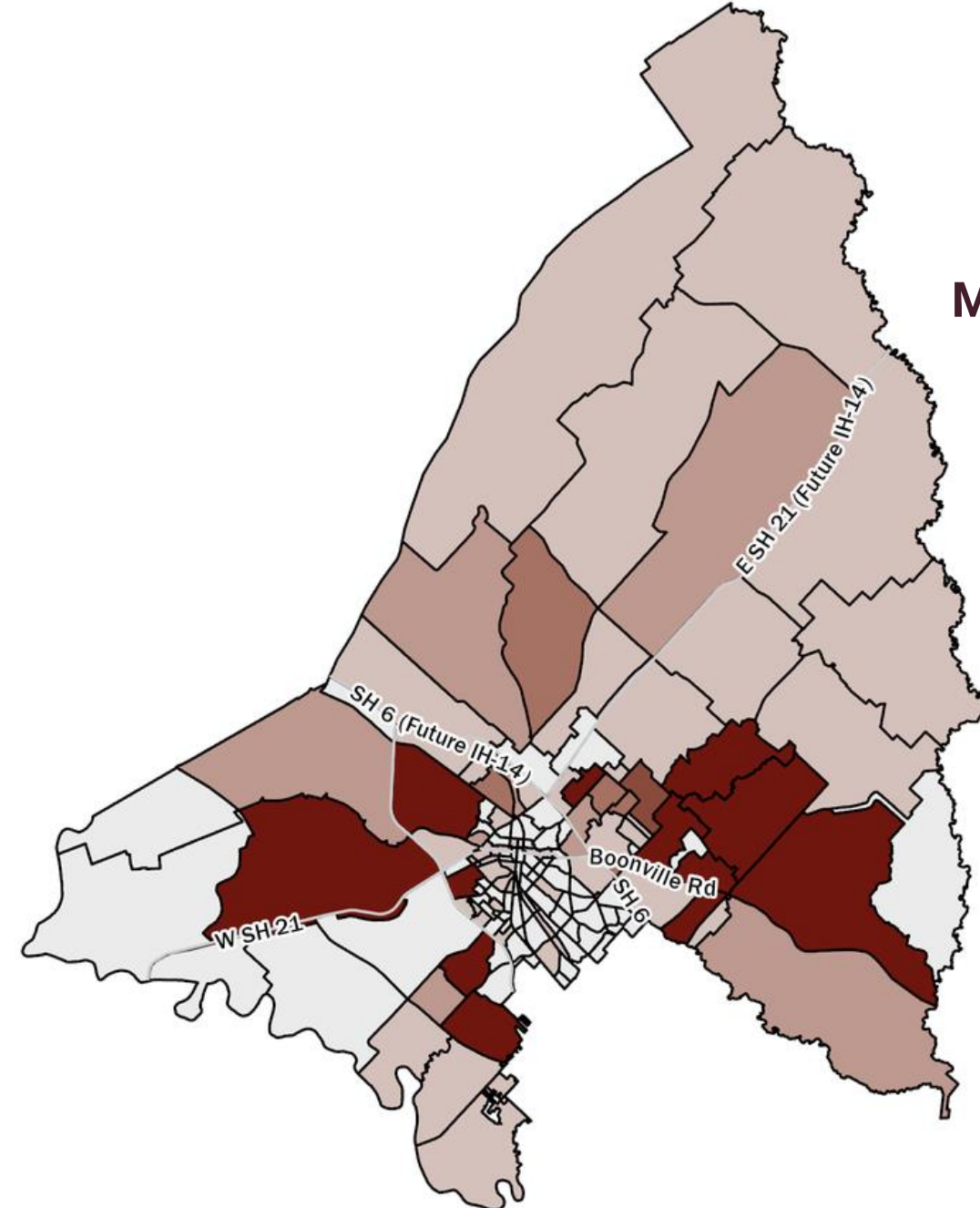
Projected New Single-Family Occupancies by Planning Unit



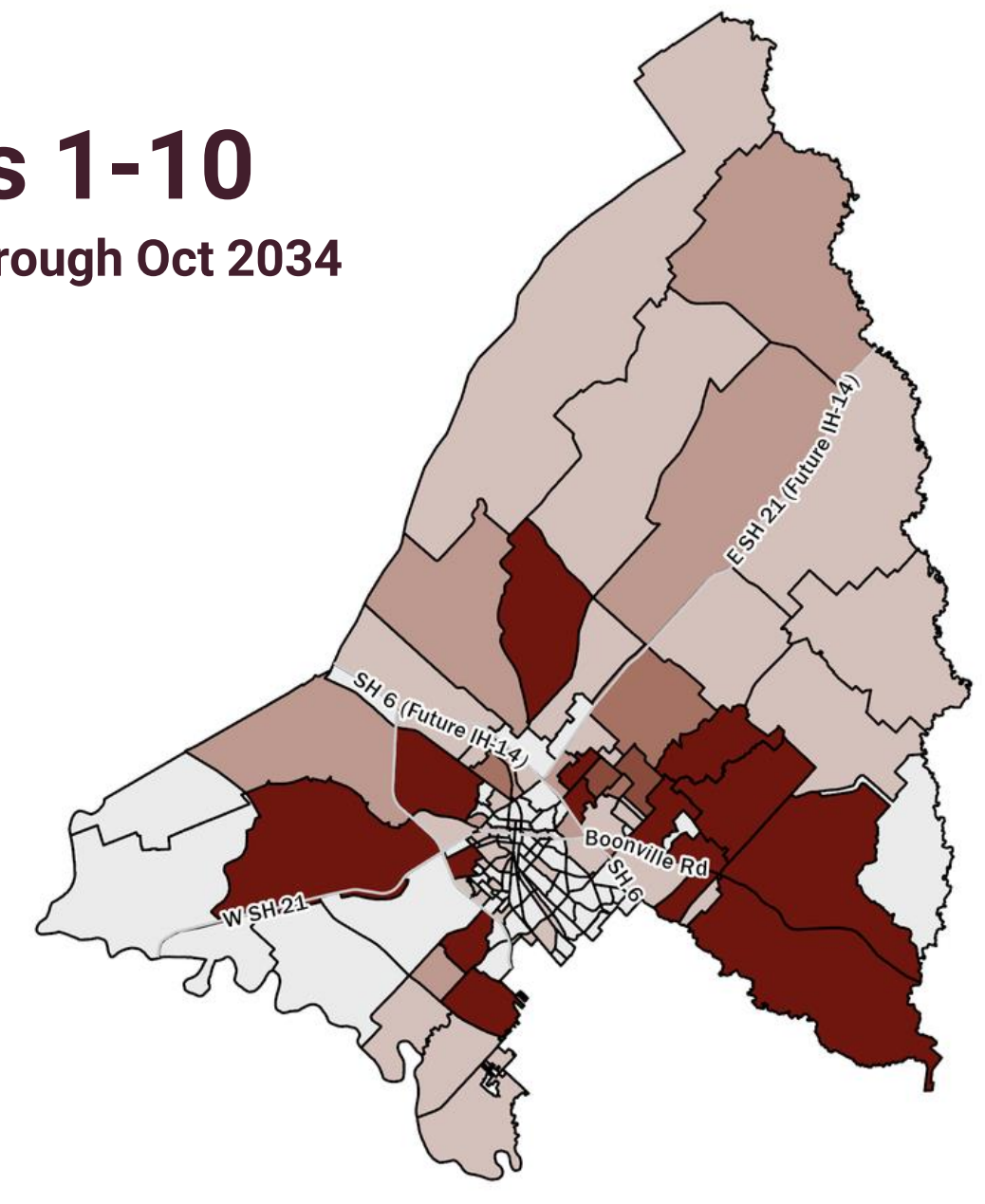
Year 1
Mar 2025 through Oct 2025



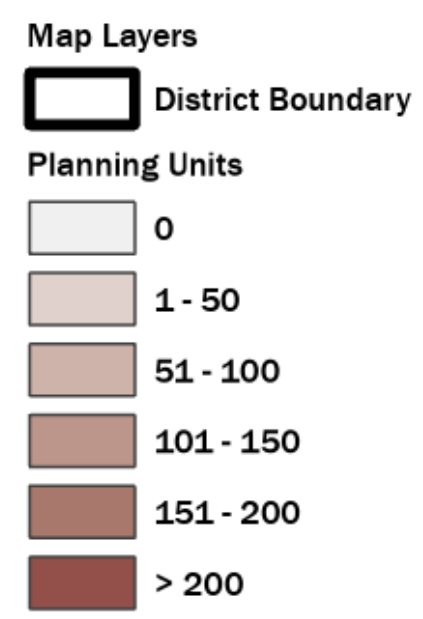
Years 1-4
Mar 2025 through Oct 2028



Years 1-7
Mar 2025 through Oct 2031



Years 1-10
Mar 2025 through Oct 2034



Multi-Family & Rental Projections

Multi-Family Projects >50 Units in Development

PU	COMPLEX
135B	Oaks on Riverside
92	Woodson Mixed Use
49	The Mods

1,785
rental
occupancies
projected

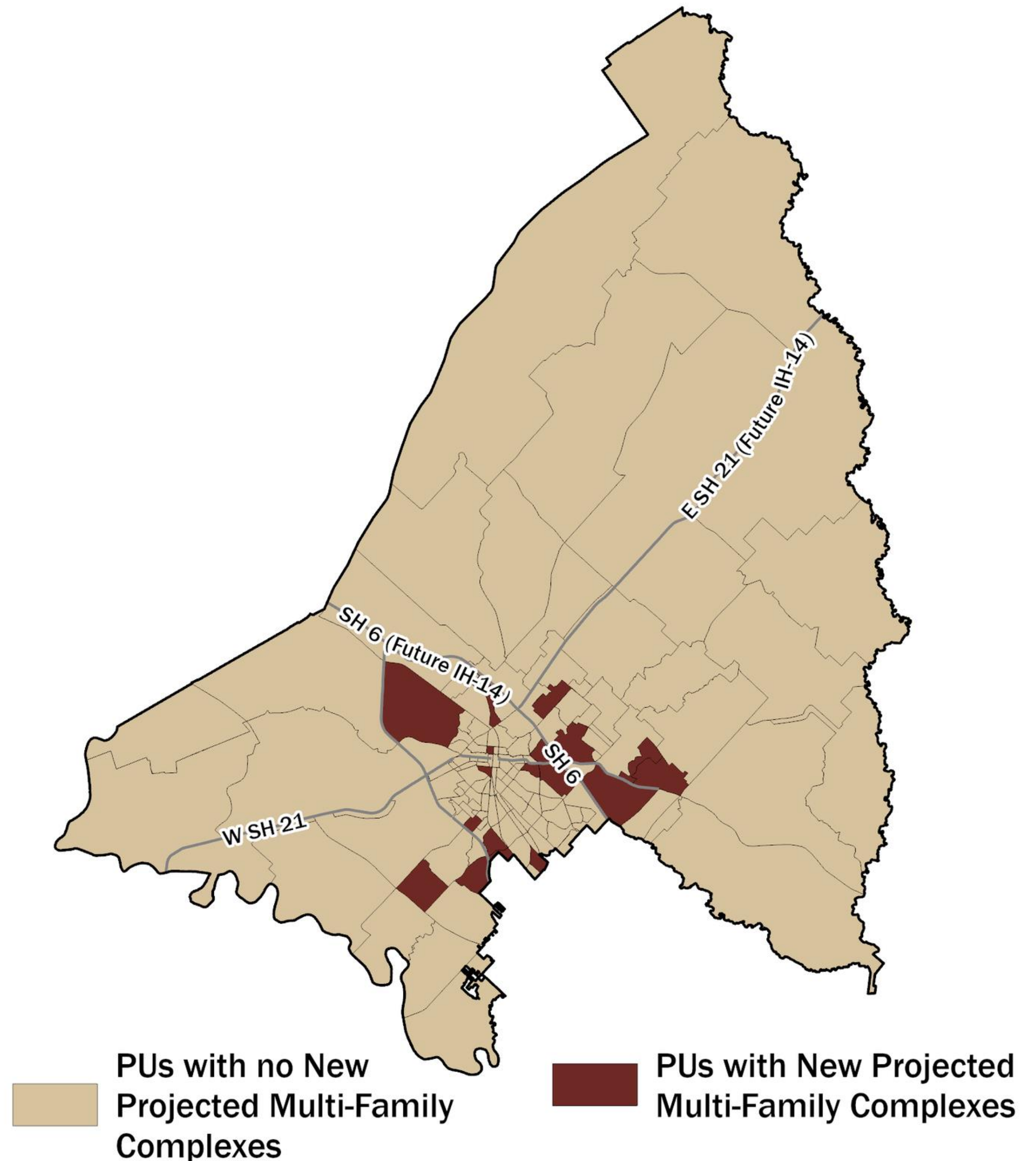
3
projects in
development

13.6%
of total projected
new housing

Projected Multi-Family Development by Planning Unit

There are limited large-scale Multi-Family projects currently in the development pipeline.

However, infill redevelopment near Downtown Bryan is providing a steady number of multi-family units in small projects.



Ten-Year Total Projected New Occupancies

11,319

86.4% of Total
SINGLE-FAMILY

1,785

13.6% of Total
MULTI-FAMILY

13,104

TOTAL PROJECTED NEW HOUSING OCCUPANCIES

Demographic Study Components



Demographic Trends



Past & Current Students



Economy and Housing



Student Projections



Student Projection Factors

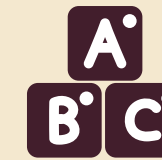
Birth Rates

Births have been flat or declining in recent years. A 1-year uptick may affect KG enrollment in 2027 before additional decline



Incoming KG Class Size

The KG class is currently smaller than any year since 2002 (the oldest year for which PASA has data)



Regeneration

Existing subdivisions continue to lose approximately 100+ students per year - with no evidence of regeneration



Cohort Size

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



Factors Impacting Future Enrollment

New Housing Construction

Will drive growth in years when the resulting student population is sufficient to offset declines elsewhere



Aging of Current Students

Large cohort has been aging through BISD grades and is exiting high school



Alternative Educational Opportunities

IL Texas will open a new building, and Skybreak Christian Academy is slated to open; virtual campuses continue to pull away students

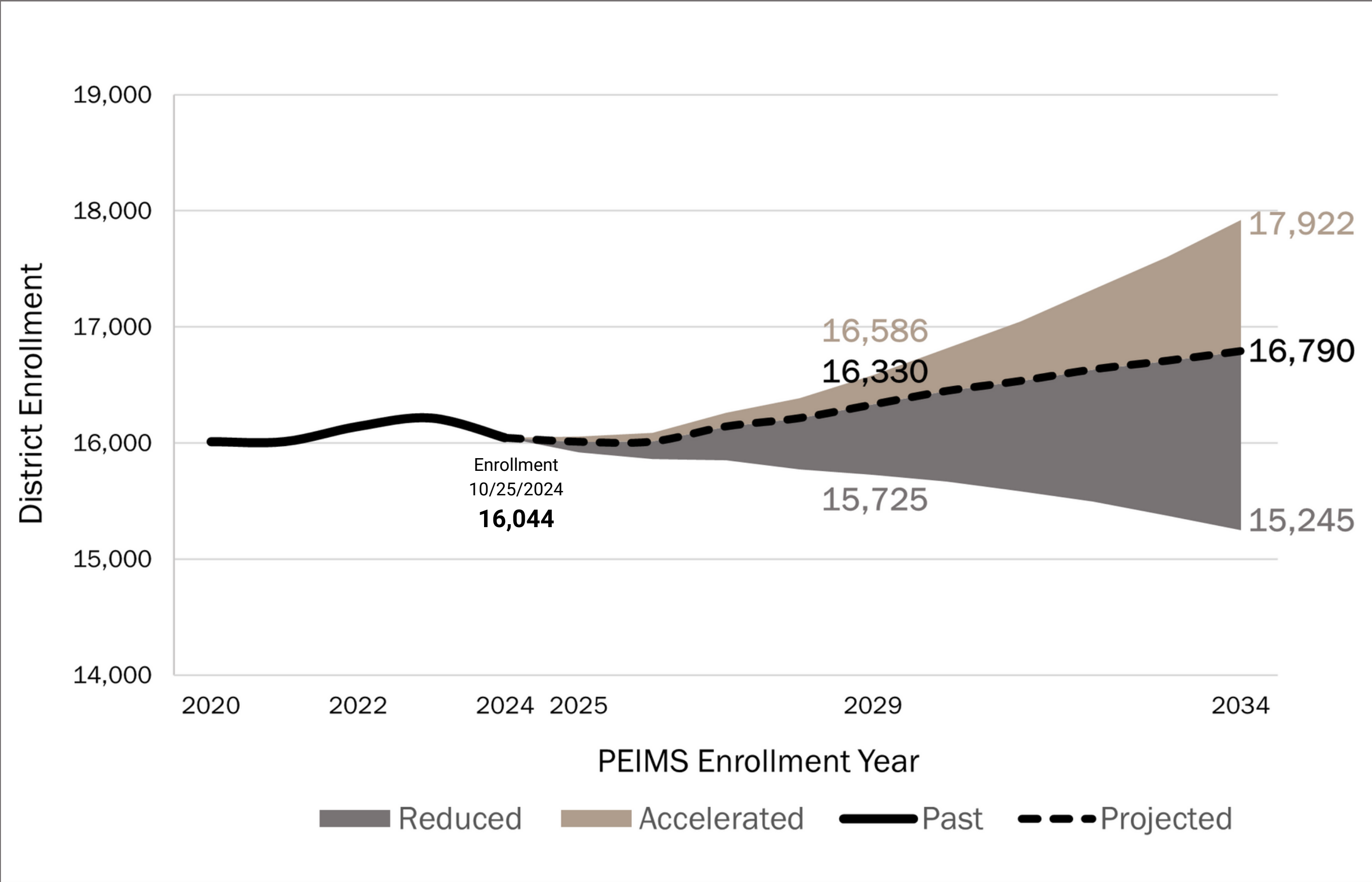


Bryan ISD Enrollment Forecast

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

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

Reduced and Accelerated Scenarios are also feasible, assuming changing circumstances



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

Residents Compared to Enrolled Students

Resident Students

PASA measures students where they live

- Geocoding by their address
- Projecting new homes



Enrolled Students

Transfers +
Geocoded students
= Enrolled students

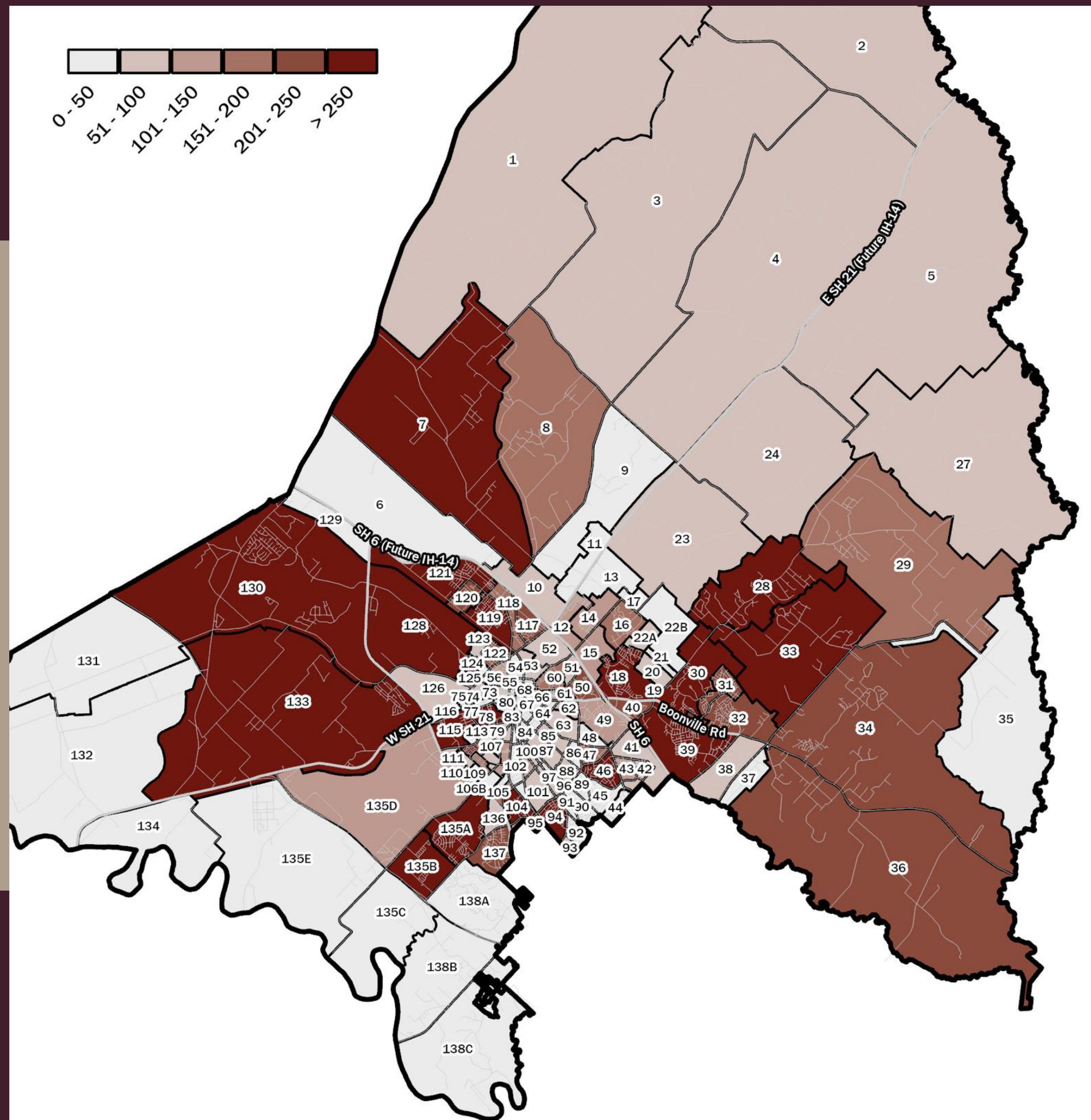
Students transfer
due to programs
and many other
reasons - attending
a school other than
their zoned school



Projected EE-12th Resident Students

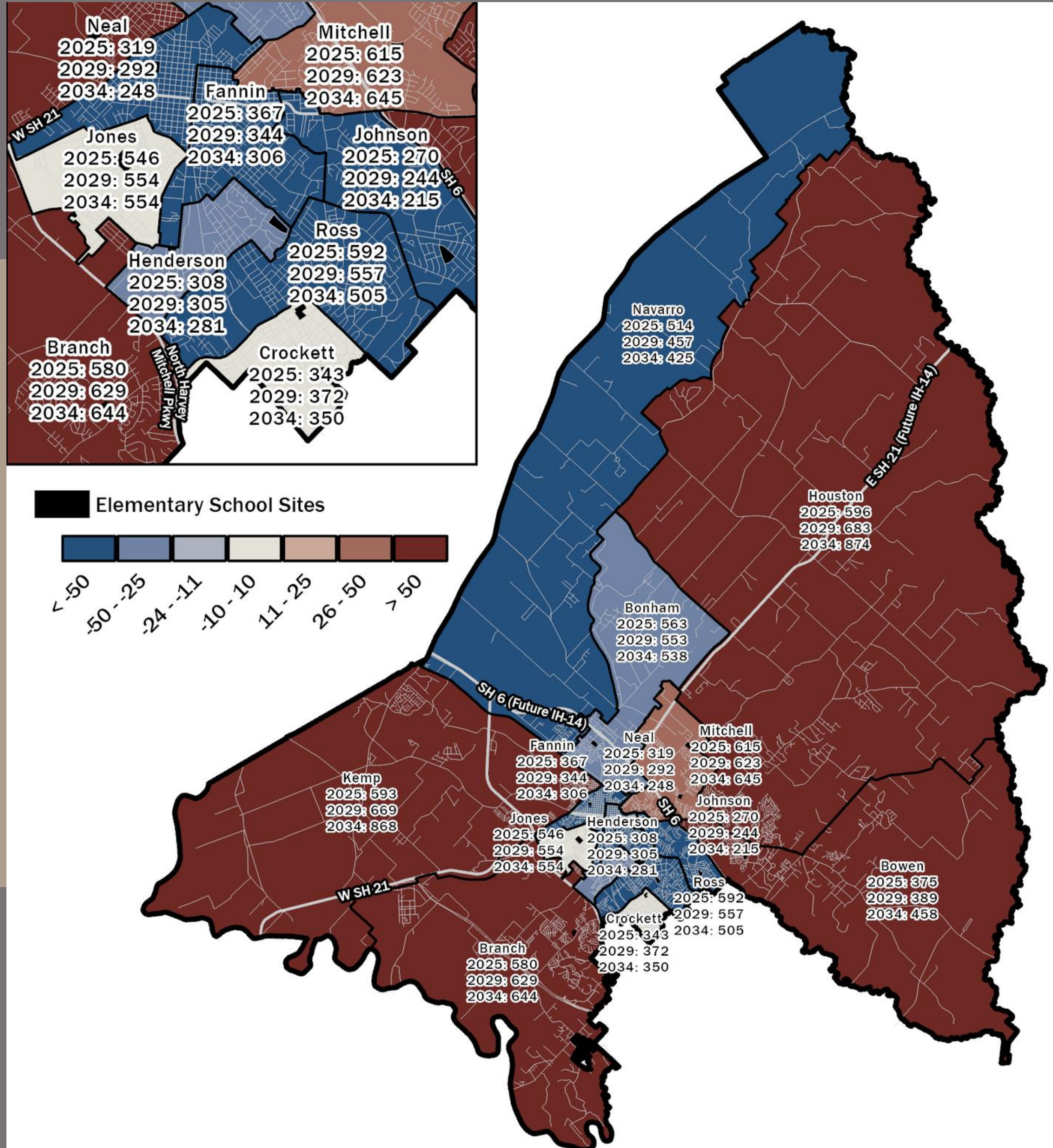
Fall 2034

by Planning Unit



Projected Resident Elementary School Students

by Attendance Zone



Projected Elementary School Students with Transfers

Projected EE-4th Elementary Students (Including Transfers)

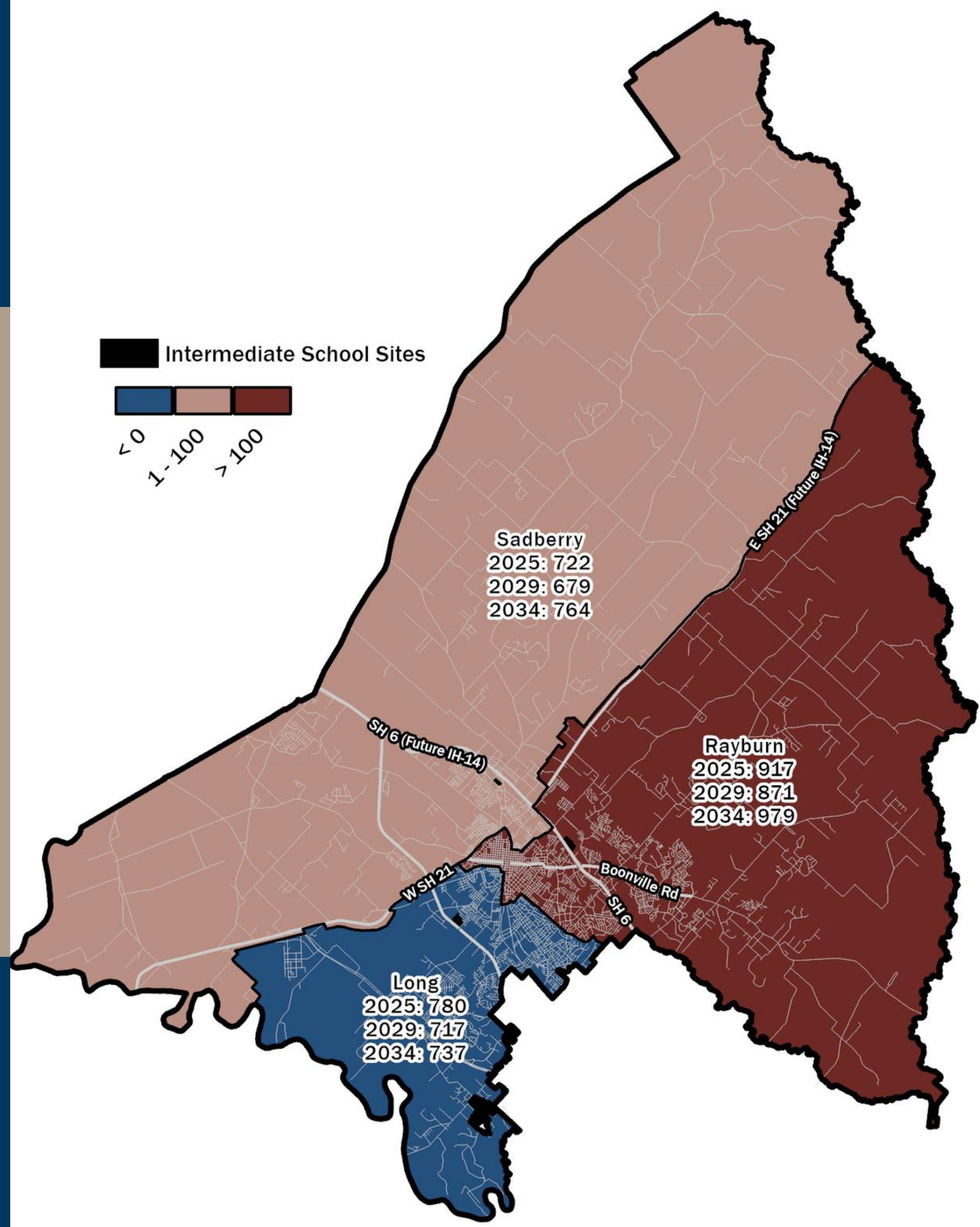
	Capacity	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Bonham	812	514	512	501	505	504	500	503	500	496	489
Bowen	535	412	420	421	418	426	429	444	458	475	495
Branch	693	502	526	531	544	551	547	550	555	560	566
Crockett	693	439	449	449	470	468	462	458	455	452	446
Fannin	594	352	349	335	335	329	320	316	311	305	291
Henderson	574	528	526	532	528	525	519	518	513	509	501
Houston	693	504	523	551	558	591	616	658	696	743	782
Johnson	594	426	412	405	402	400	395	391	386	379	371
Jones	772	705	691	687	705	713	726	736	731	724	713
Kemp	911	550	579	596	592	626	664	712	760	798	825
Mitchell	693	447	433	428	450	455	461	475	475	479	477
Navarro	693	422	395	385	366	365	359	358	351	345	333
Neal	535	316	310	299	292	289	284	278	266	258	245
Ross	673	464	449	447	433	429	417	412	404	391	377
Total		6,581	6,574	6,567	6,598	6,671	6,699	6,809	6,861	6,914	6,911

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

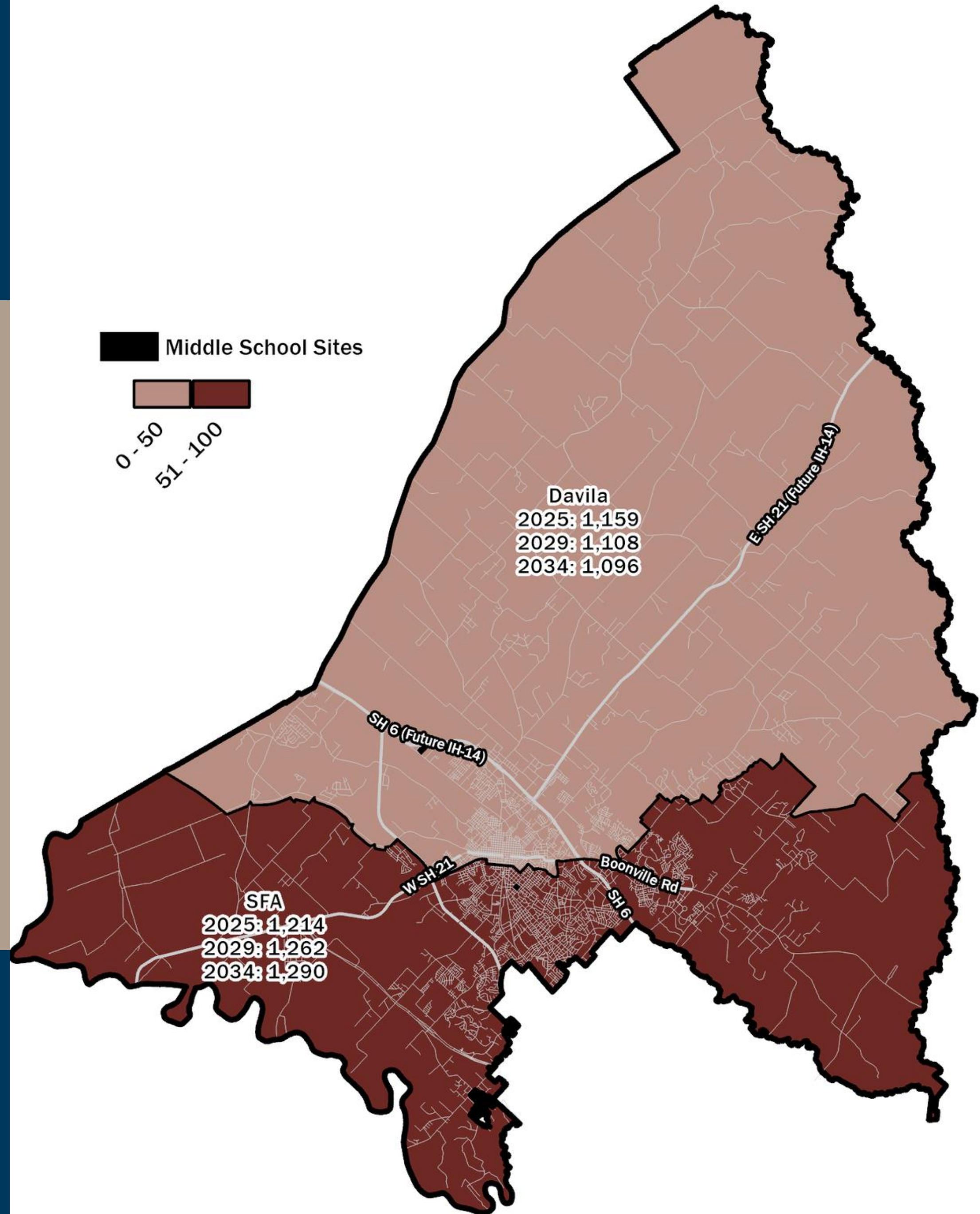
Projected Resident Intermediate School Students

by Attendance Zone



Projected Resident Middle School Students

by Attendance Zone



Projected Intermediate and Middle School Students with Transfers

Projected Intermediate and Middle School Students (Including Transfers)

	Capacity	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Long	1,665	881	879	886	854	826	816	807	814	831	836
Rayburn	1,575	780	841	843	815	793	795	799	822	869	903
Sadberry	900	710	699	660	662	649	656	662	685	724	741
Davila	1,440	1,030	1,120	1,118	1,118	1,104	1,069	1,039	1,045	1,042	1,057
SFA	1,598	1,191	1,213	1,268	1,298	1,298	1,261	1,240	1,246	1,253	1,289
Total		3,401	3,539	3,507	3,449	3,372	3,336	3,307	3,366	3,466	3,537

Projected student population exceeds 100% of capacity

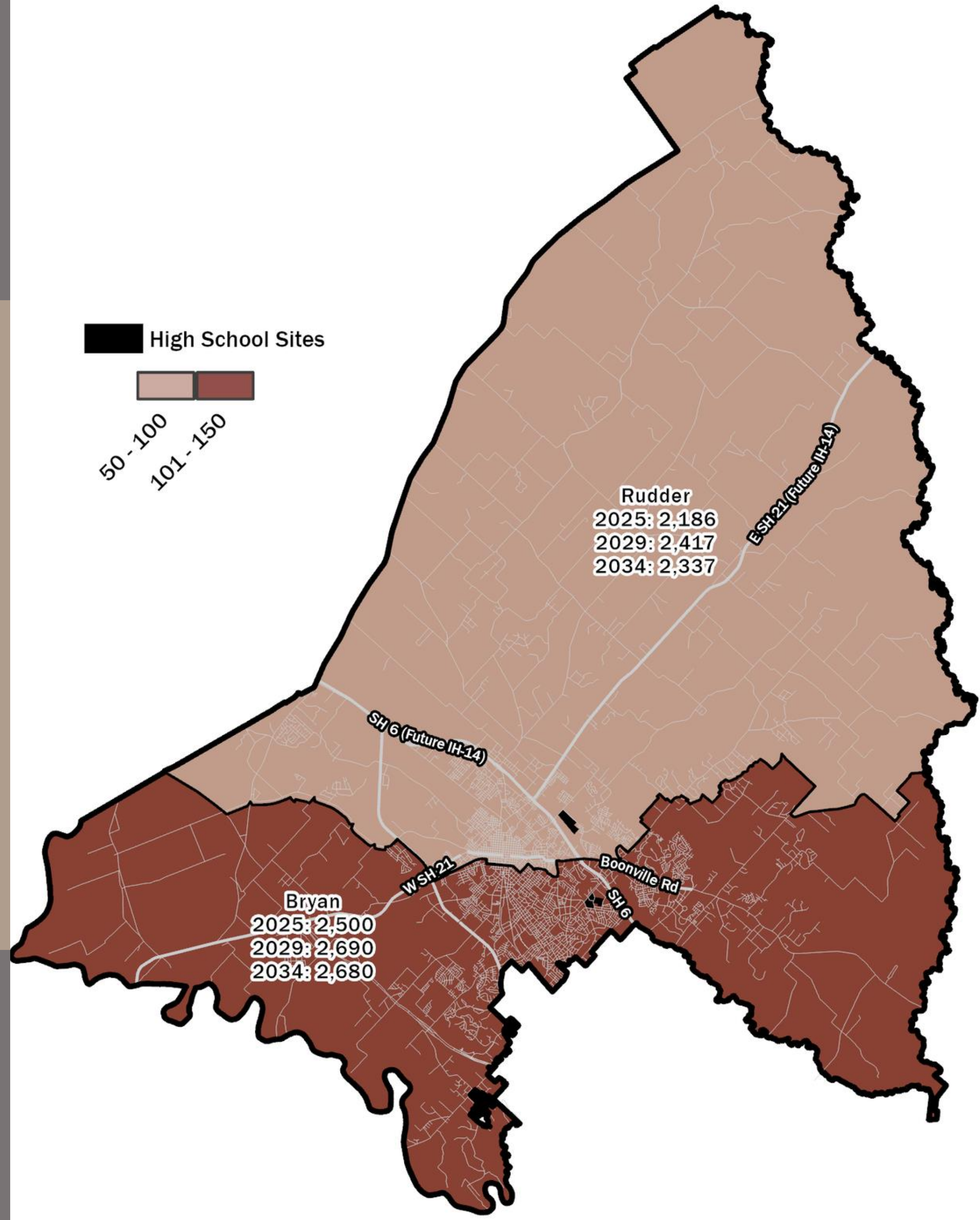
Projected student population exceeds 120% of capacity

Long net transfers: 99
 Rayburn net transfers: -76
 Sadberry net transfers: -23

Davila net transfers: -39
 SFA net transfers: -1

Projected Resident High School Students

by Attendance Zone



Projected High School Students with Transfers

		Projected High School Students (Including Transfers)									
	Capacity	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Bryan	2,520	2,410	2,360	2,418	2,402	2,472	2,550	2,577	2,574	2,543	2,540
Rudder	2,419	1,664	1,599	1,639	1,715	1,768	1,830	1,839	1,820	1,773	1,750
Total		4,074	3,959	4,057	4,117	4,240	4,380	4,416	4,394	4,316	4,290

Projected student population exceeds 100% of capacity

Projected student population exceeds 120% of capacity

Both schools send ~100 students to MC Harris and ~200 students to Bryan Collegiate

Bryan net transfers: -140

Rudder net transfers: -587

QUESTIONS?



Population and Survey Analysts

www.pasatx.com