



## School District Strategies

June 8, 2017

Madhuri Mohan  
Senior Planner  
Department of Community Development  
City of Allen  
305 Century Parkway  
Allen, Texas 75013

### RE: Allen ISD High-density Detached and Townhome Product Student Yields

Dear Ms. Mohan,

Green Brick Partners requested that we provide the City of Allen with student yields data for single-family product on lots 46-ft. wide and smaller and for townhomes in Allen ISD. As the demographer for Allen ISD, my firm's research has shown that traditional single-family homes on lots larger than 50 ft. wide yield an average of 0.79 students per home. However, the higher-density product types typically produce yields less than 0.4 students per home. The tables below show our most recent data for high-density detached and townhome subdivisions in the City of Allen/Allen ISD.

#### High-Density Detached Developments

Subdivision	Lot Widths	Occupied Homes as of 3/31/17	Allen ISD Students Spring 2017	Student Yield
Village at Twin Creeks	31, 40, 46	49	13	0.27
Ansley Meadows	32, 40, 50	47	10	0.21
Cottonwood Creek	35	58	7	0.12
Cottonwood Crossing	40	44	4	0.09
Villas of Cottonwood Creek	31	40	16	0.4

#### Townhome Developments

Subdivision	Lot Widths	Occupied Homes	Allen ISD Students Spring 2017	Student Yield
Avondale	22, 40	136	36	0.26
Cottonwood Creek	25	109	36	0.33
Villas at Twin Creeks	20, 25	237	100	0.42



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As the data in the tables indicates, high-density detached homes on lots under 50 ft. wide yield about 0.2 students per home. For forecasting purposes, we typically use a yield of 0.1 for 30 ft. and 40 ft. wide lots and a yield of 0.25 for 45 ft. and 46 ft. lots.

Townhomes in Allen ISD usually produce about 0.3 students per unit. More affordable units can produce a slightly higher yield and luxury townhomes have yields that are lower, often between 0.1 and 0.2.

If you have any specific questions regarding this information, please contact me.

Very truly yours,

Brent Alexander  
Director

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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth 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; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.