



DEMOGRAPHIC ANALYSIS 2023-24





**Learn from Yesterday,
Understand Today,
Plan for Tomorrow**



Table of Contents

City Overview 5



US Census Trends 8

Current Growth Trends 13



Population Forecast 33

Key Takeaways 37





CITY OVERVIEW

City of Temple Executive Summary



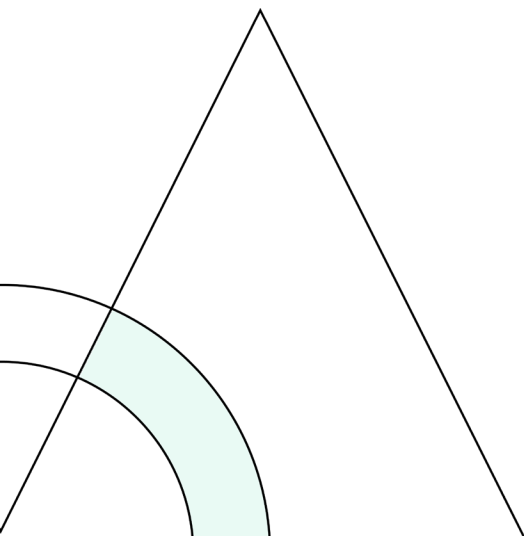
The City of Temple encompasses 75 square miles in central Texas off I-35. The city had a 2020 total census population of 82, 193 an increase of almost 25% over 2010. The total number of households within the city in 2020 was 32,620. The average household size was 2.52 persons per unit and roughly 92% of households were occupied.

Temple continues to see strong population growth due to it's strong economy, affordable housing market and desirable central location along the I-35 corridor. In the last 5 years the city has permitted over 5,000 single family and duplex homes. The city is forecasted to close roughly 1,000 to 1,200 new single family homes annually over the next 4-5 years due to activity within existing subdivisions. These actively building communities have over 6,000 lots available to be built on. An additional 8,000 lots will be added through 12 future developments during the next decade.

The apartment market has also been very strong in recent years with 500 units added in the last two years. There are currently over 1300 units under construction and over 1500 units in the planning stages, including 230 age restricted units.

The new single family housing coupled with the strong multi-family development pushed the population in Temple to over 100,000 in 2023. While adding almost 4,000 persons per year the city may exceed 125,000 persons by 2033. Based on the current city limits of Temple and the magnitude of development, build-out in the city is estimated to be 145,000-160,000 persons.

As the city continues to grow into the ETJ, this will add a significant number of new homes and with it and expanding population that could approach 200,000 persons by 2043.

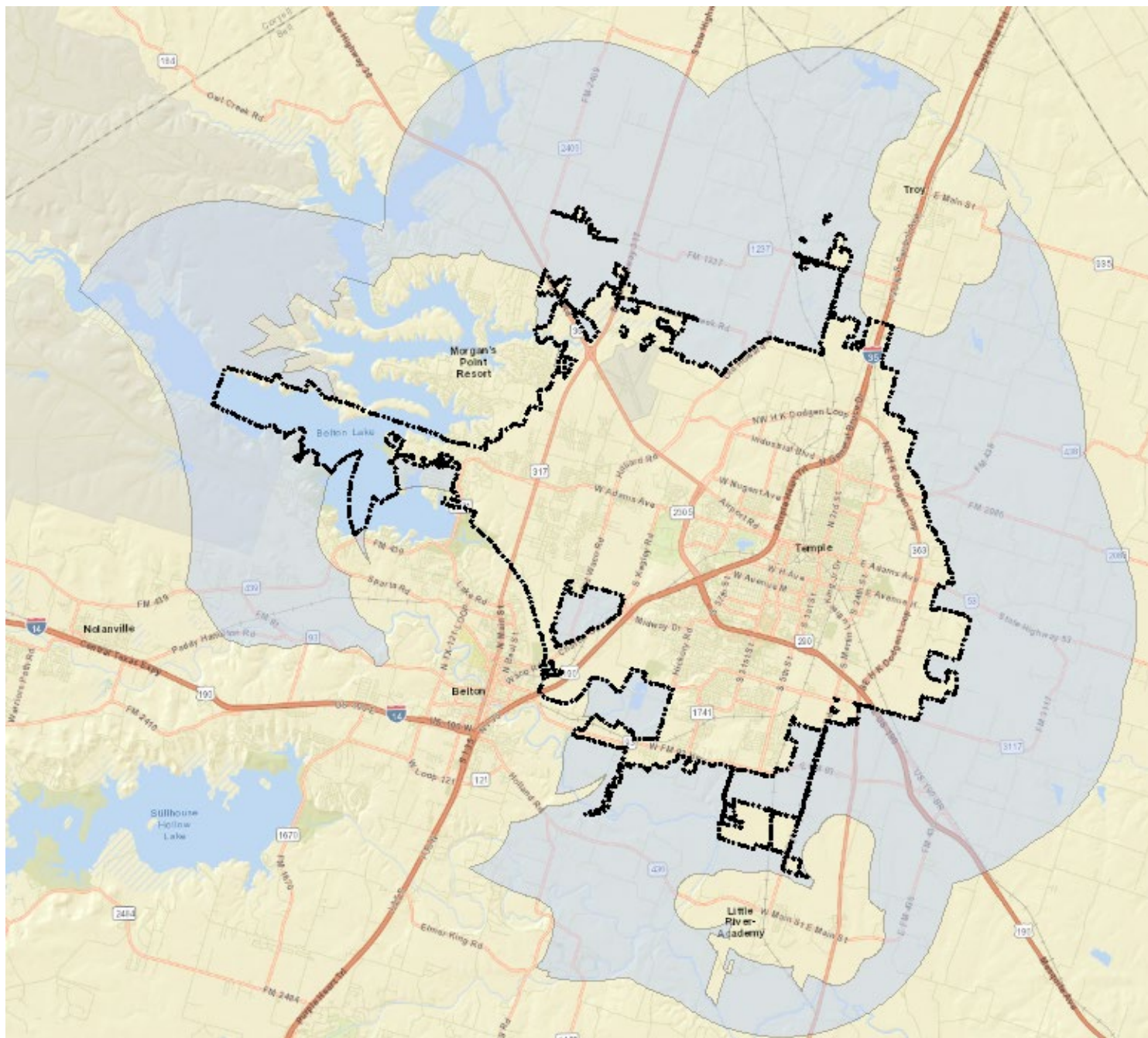




US Census Trends 2010 - 2020



US Census Bureau Population Change



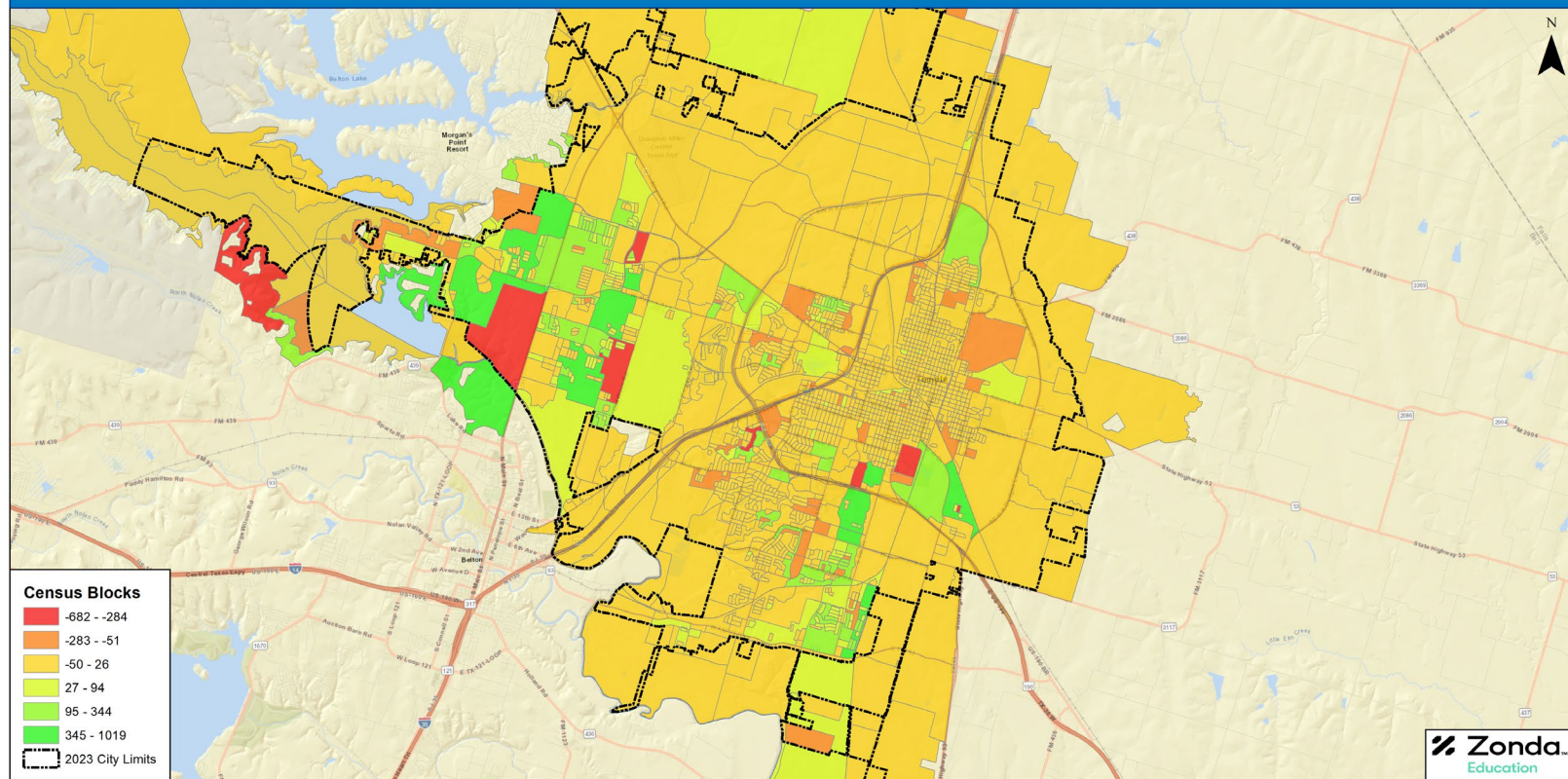
City of Temple	US Census Totals	
	2010	2020
Total Housing Units	28,447	35,465
Total Households	26,141	32,620
Household Occupancy	92%	92%
Household Size	2.53	2.52
Total Population	66,147	82,193

City of Temple w/ ETJ	US Census Totals	
	2010	2020
Total Housing Units	32,811	40,409
Total Households	30,161	37,189
Household Occupancy	92%	92%
Household Size	2.55	2.55
Total Population	77,012	94,748

Population Change by Census Block



City of Temple 2010 to 2020 Population Change by Census Block





US Census Bureau: Population by School District

SCHOOL DISTRICT	SHARE OF TOTAL POPULATION	
	2010	2020
Academy ISD	1.5%	5.3%
Belton ISD	15.6%	24.5%
Temple ISD	82.1%	69.3%
Troy ISD	0.7%	0.8%
TOTAL	100.0%	100.0%

City of Temple	US Census Totals	
Troy ISD	2010	2020
Total Housing Units	186	210
Total Households	168	176
Household Occupancy	90%	84%
Household Size	2.92	3.89
Total Population	490	685

BELTON ISD

TEMPLE ISD

TROY ISD

ACADEMY ISD

City of Temple	US Census Totals	
Belton ISD	2010	2020
Total Housing Units	3,774	7,256
Total Households	3,577	6,783
Household Occupancy	95%	94%
Household Size	2.89	2.97
Total Population	10,336	20,145

City of Temple	US Census Totals	
Temple ISD	2010	2020
Total Housing Units	24,105	26,380
Total Households	22,044	24,074
Household Occupancy	91%	92%
Household Size	2.46	2.37
Total Population	54,323	56,996

City of Temple	US Census Totals	
Academy ISD	2010	2020
Total Housing Units	382	1,619
Total Households	352	1,587
Household Occupancy	92%	98%
Household Size	2.84	2.75
Total Population	998	4,367

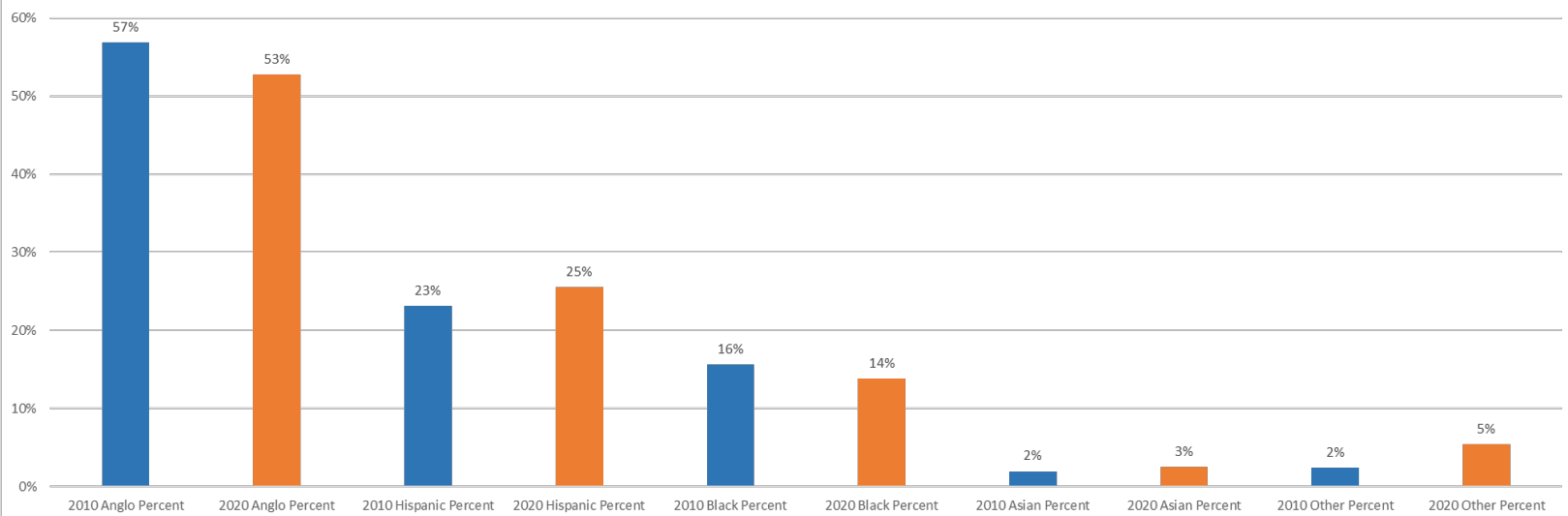


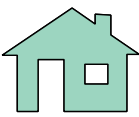
Current Growth Trends

Race and Ethnicity Share



City of Temple Race and Ethnicity Share by Census

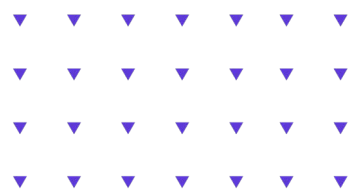
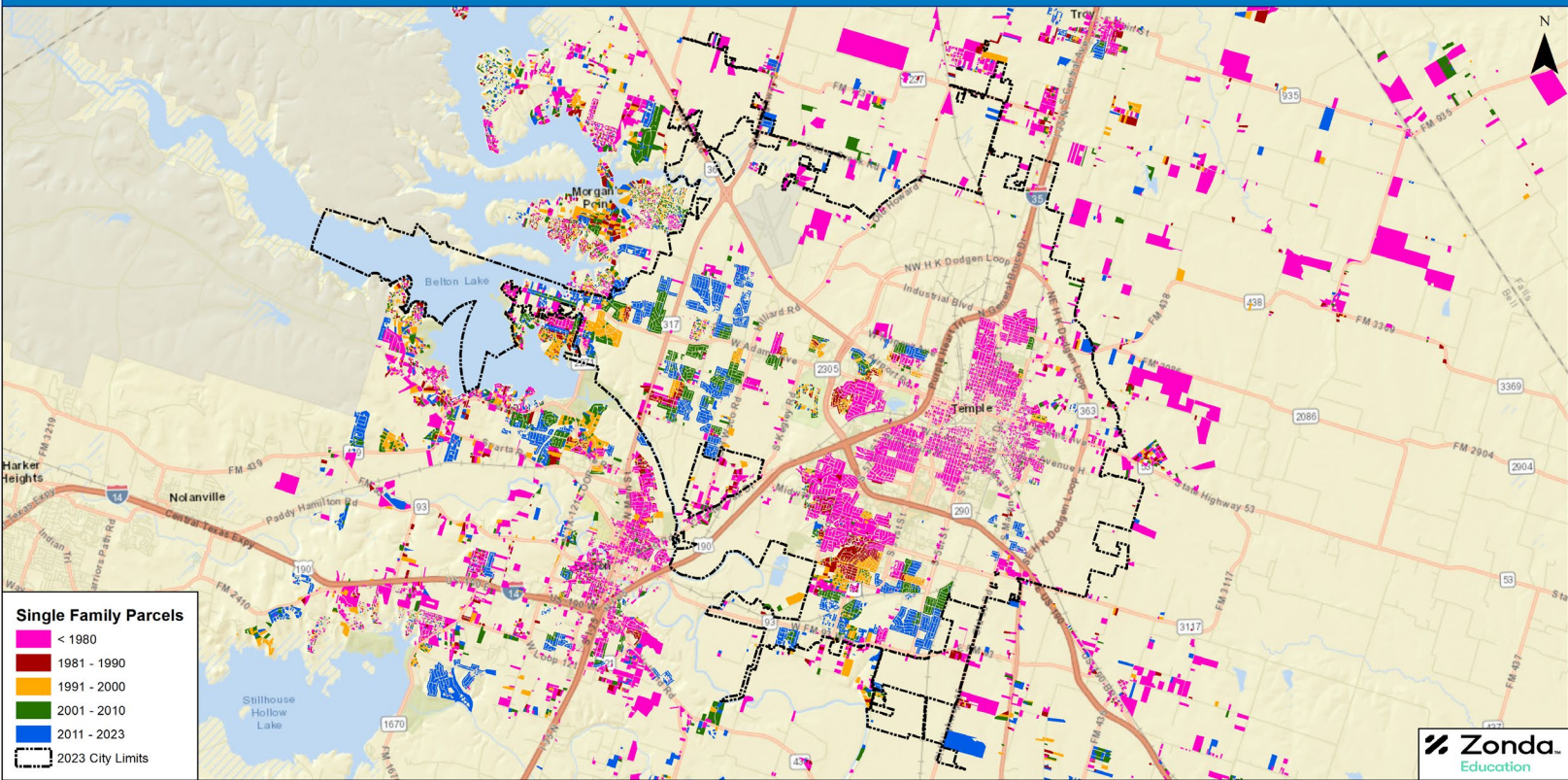




City of Temple Single Family Parcels by Year Built



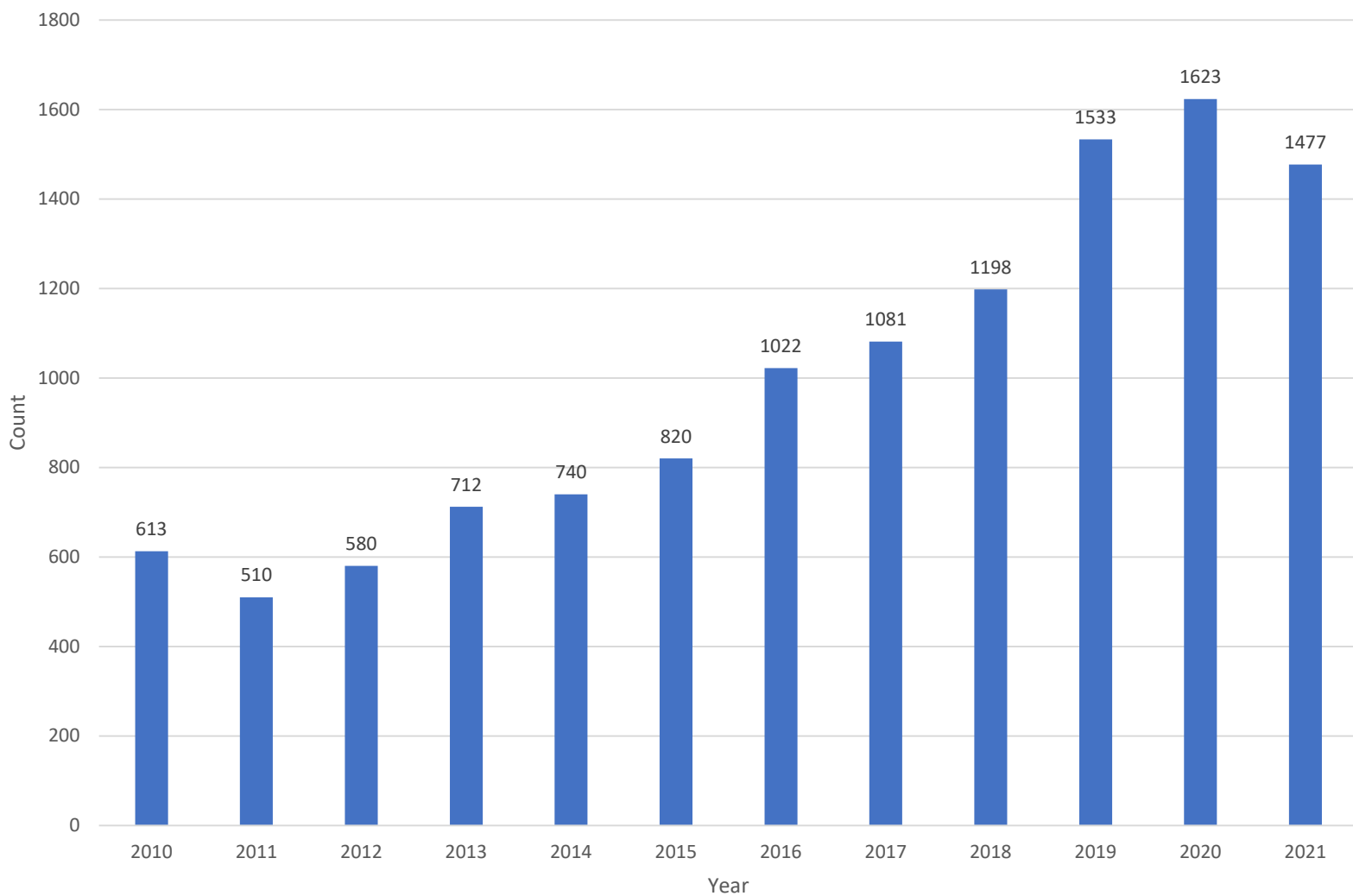
City of Temple Single Family Parcels by Year Built Decade



Appraisal District – Year Built



Homes Built By Year

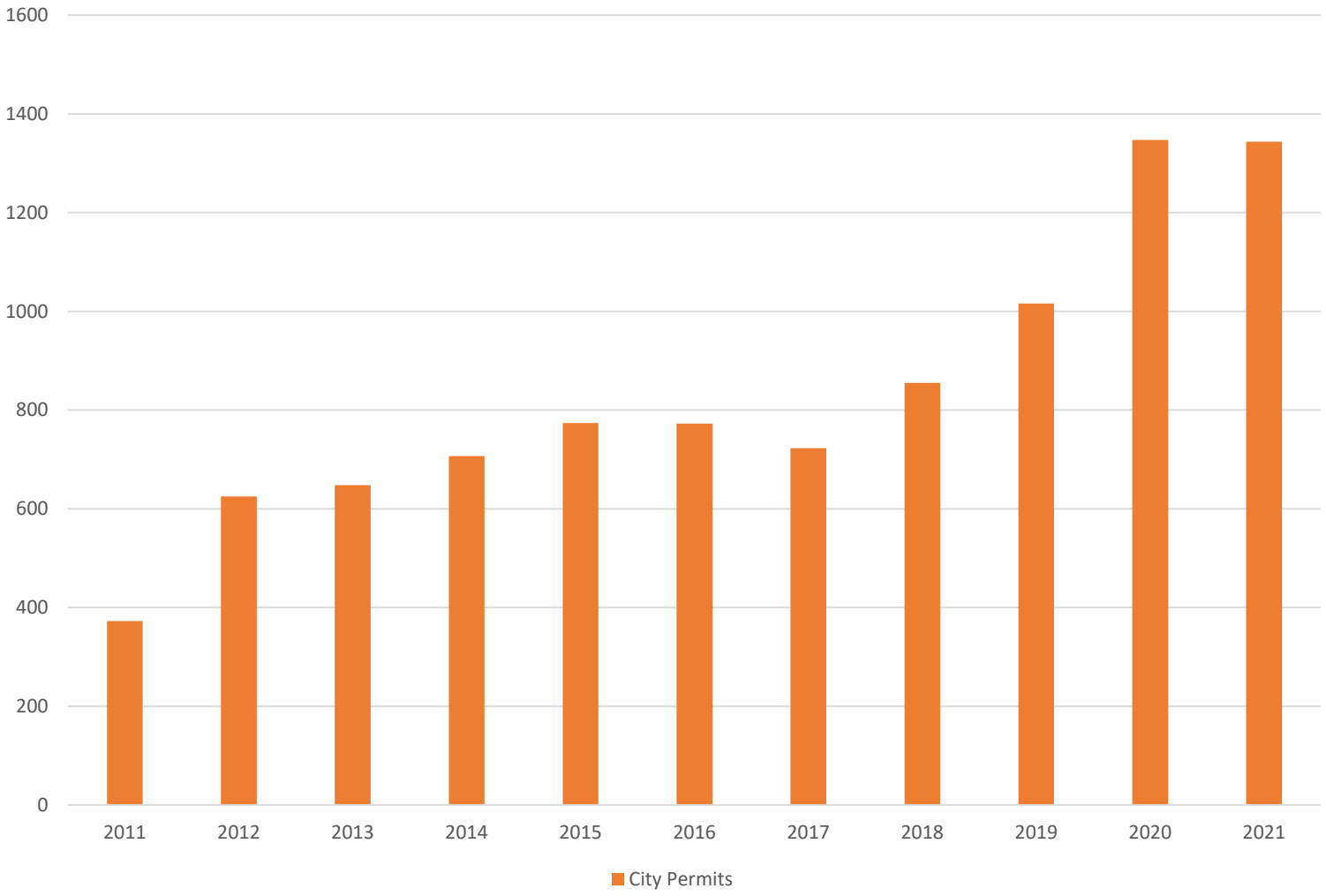


Source: Bell County Appraisal District Parcel Data, "Year Built" field

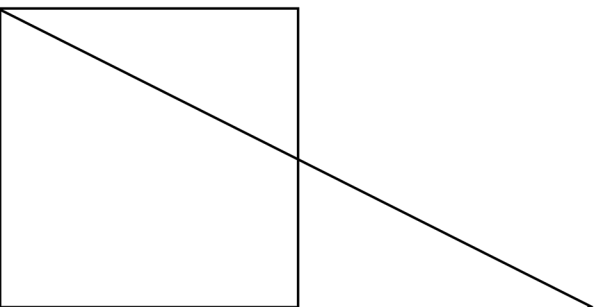


City Building Permits

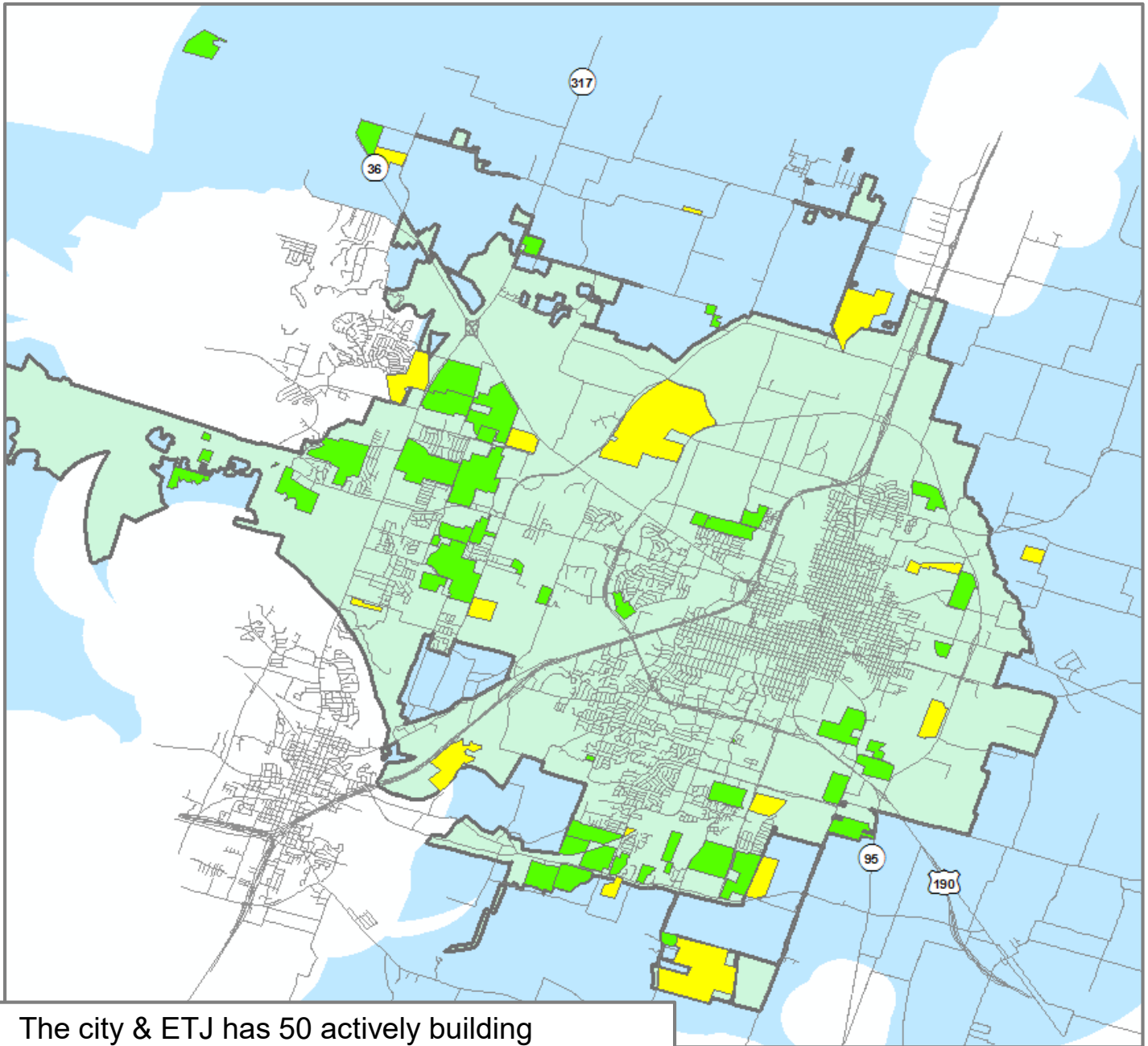
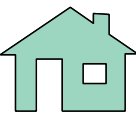
Single Family/Duplex Permits Issued



Source: City of Temple Monthly Permit Records



Active & Future Single Family Development



- The city & ETJ has 50 actively building subdivisions with over 2,800 lots available to build on
- Within Temple & its ETJ there are 18 future subdivisions with over 11,00 lots in various stages of planning

Subdivisions

- ACTIVE
- FUTURE

- Temple City limits
- Temple ETJ



Housing Trends – Active Developments: Pecan Creek South & Country View Addition

- 265 Homes currently occupied representing approximately 660 persons
- 523 Total homes, population at build out over 1,300 persons
- Build out less than 3 years

Dec. 2019



July 2023



- 47 homes currently occupied representing 118 persons
- 222 total homes, population to build out over 500 persons
- Built out in 2 years

Dec 2019



Sept 2023



Housing Trends – Active Developments: Oak Ridge & Waters Crossing



- 133 homes currently occupied representing 333 persons
- 300 total homes, population to build out over 750 persons
- Built out in 4 years

Dec 2019



July 2023



- 19 homes under construction & 56 vacant developed lots
- 75 total homes, population to build almost 200 persons
- Built out in 2 years

Dec 2019



July 2023





Housing Trends – Active Developments: Monte Verde & Willow Glen

- 30 homes currently occupied representing 75 persons
- 95 total homes, population to build out about 240 persons
- Built out in 2 years

Dec 2019



Sept 2023



- 31 homes currently occupied representing 78 persons
- 203 total homes, population to build out over 500 persons
- Built out in 3 years

Dec 2019



Sept 2023



Housing Trends – Active Developments: South Pointe & Prairie Ridge



- 181 homes currently occupied representing 453 persons
- 329 total homes, population to build out over 800 persons
- Built out in 2 years

Dec 2019



Oct 2023



- 223 homes currently occupied representing 558 persons
- 370 total homes, population to build out over 900 persons
- Built out in 2 years

Dec 2019



Oct 2023





Housing Trends – Active Developments: Hillside Village & Bella Terra

- 28 homes currently occupied representing 70 persons
- 265 total homes, population to build out over 650 persons
- Built out in 5 years



- 147 homes currently occupied representing 313 persons
- 389 total homes, population to build out over 800 persons
- Built out in 5 years



Housing Trends – Active Developments: Legacy Ranch & Valor Estates



- 82 homes currently occupied representing 190 persons
- 136 total homes, population to build out over 300 persons
- Built out in 5 years

Dec 2019



Oct 2023



- 38 homes currently occupied representing 95 persons
- 76 total homes, population to build out 190 persons
- Built out in 4 years

Dec 2019



Oct 2023



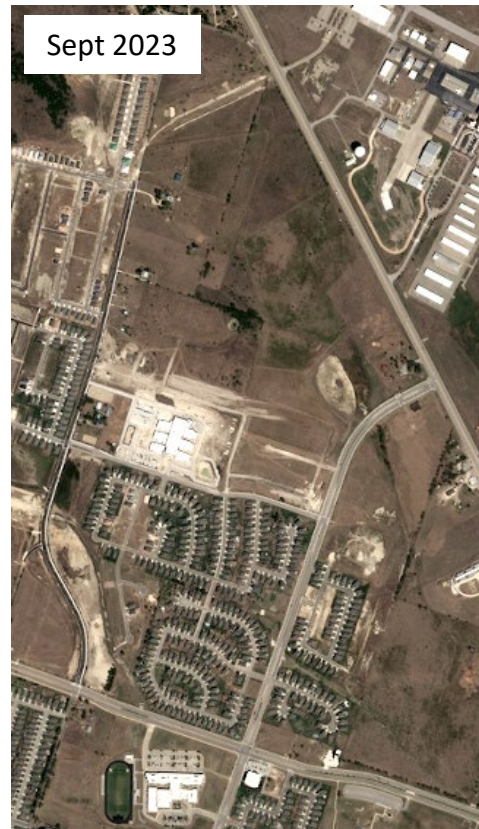
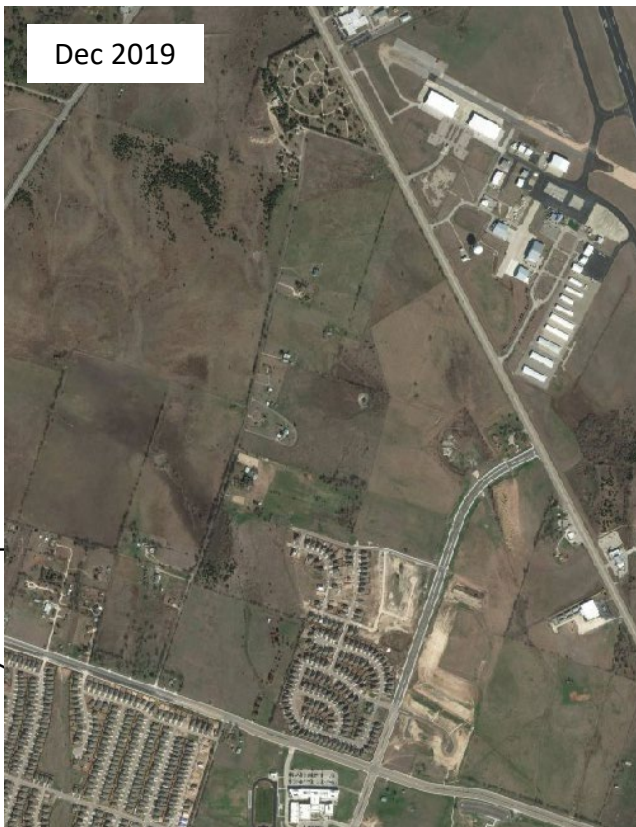


Housing Trends – Active Developments: Northpointe & North Gate

- 60 homes currently under construction & 371 vacant developed lots
- 658 total homes, population to build out 1,645 persons
- Built out in 5 years



- 227 homes currently occupied representing 568 persons
- 514 total homes, population to build out over 1,200 persons
- Built out in 4 years



Housing Trends – Active Developments: Mesa Ridge & Westfield



- 102 homes currently occupied representing 255 persons
- 425 total homes, population to build out over 1,000 persons
- Built out in 5 years

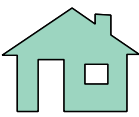
Dec 2019

Sept 2023

- 834 homes currently occupied representing 2,085 persons
- 1,123 total homes, population to build out over 2,800 persons
- Built out in 3 years

Dec 2019

Sept 2023



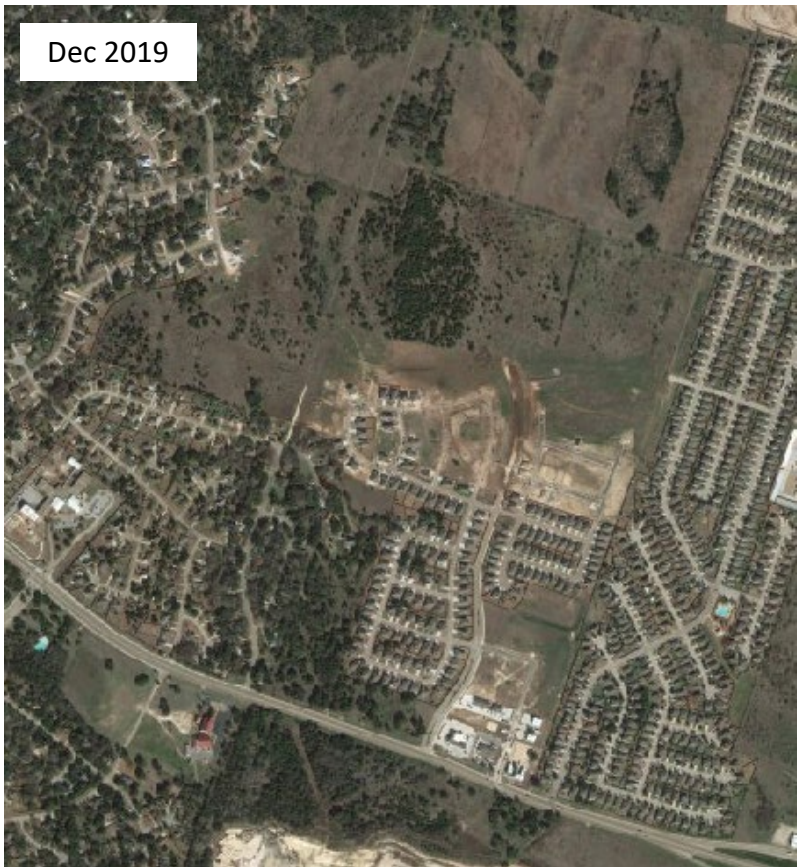
Housing Trends – Active Developments:

Lake Pointe Terrace & The Grove at Lakewood Ranch

- 450 homes currently occupied representing 1,125 persons
- 686 total homes, population to build out over 1,700 persons
- Built out in 2 years



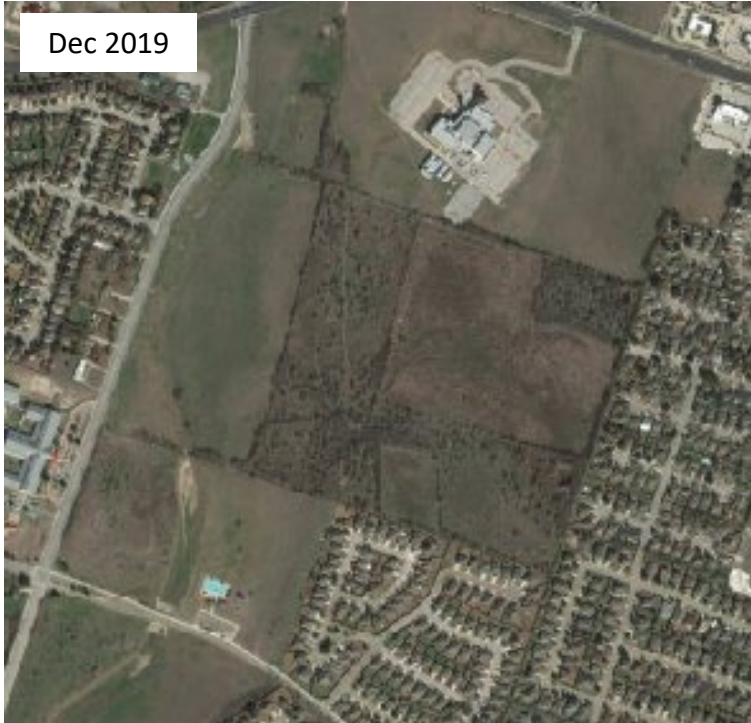
- 322 homes currently occupied representing 805 persons
- 600 total homes, population to build out over 1,500 persons
- Built out in 3 years



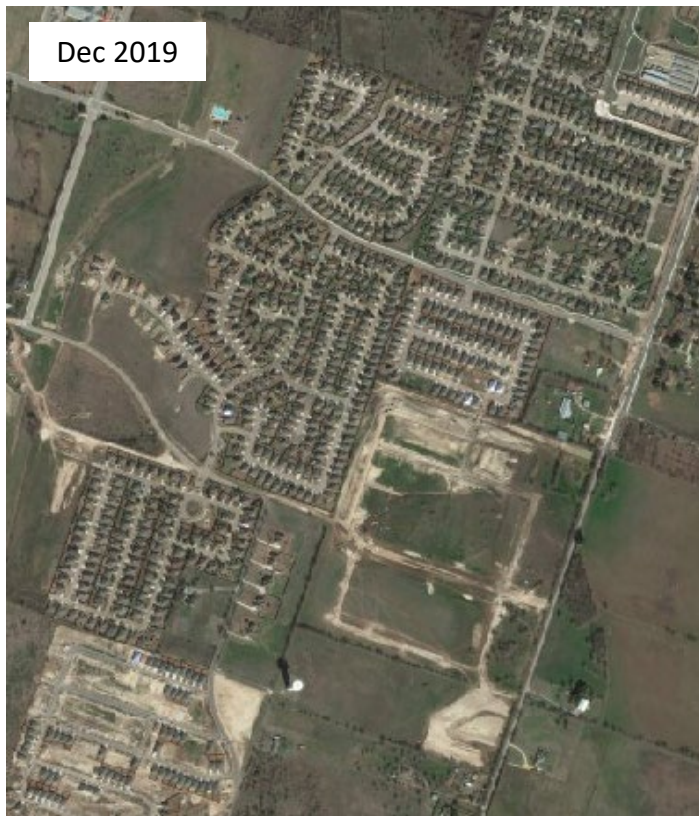
Housing Trends – Active Developments: Fresh Meadows & Hills of Westwood



- 70 vacant developed lots
- 263 total homes, population to build out over 650 persons
- Built out in 3 years

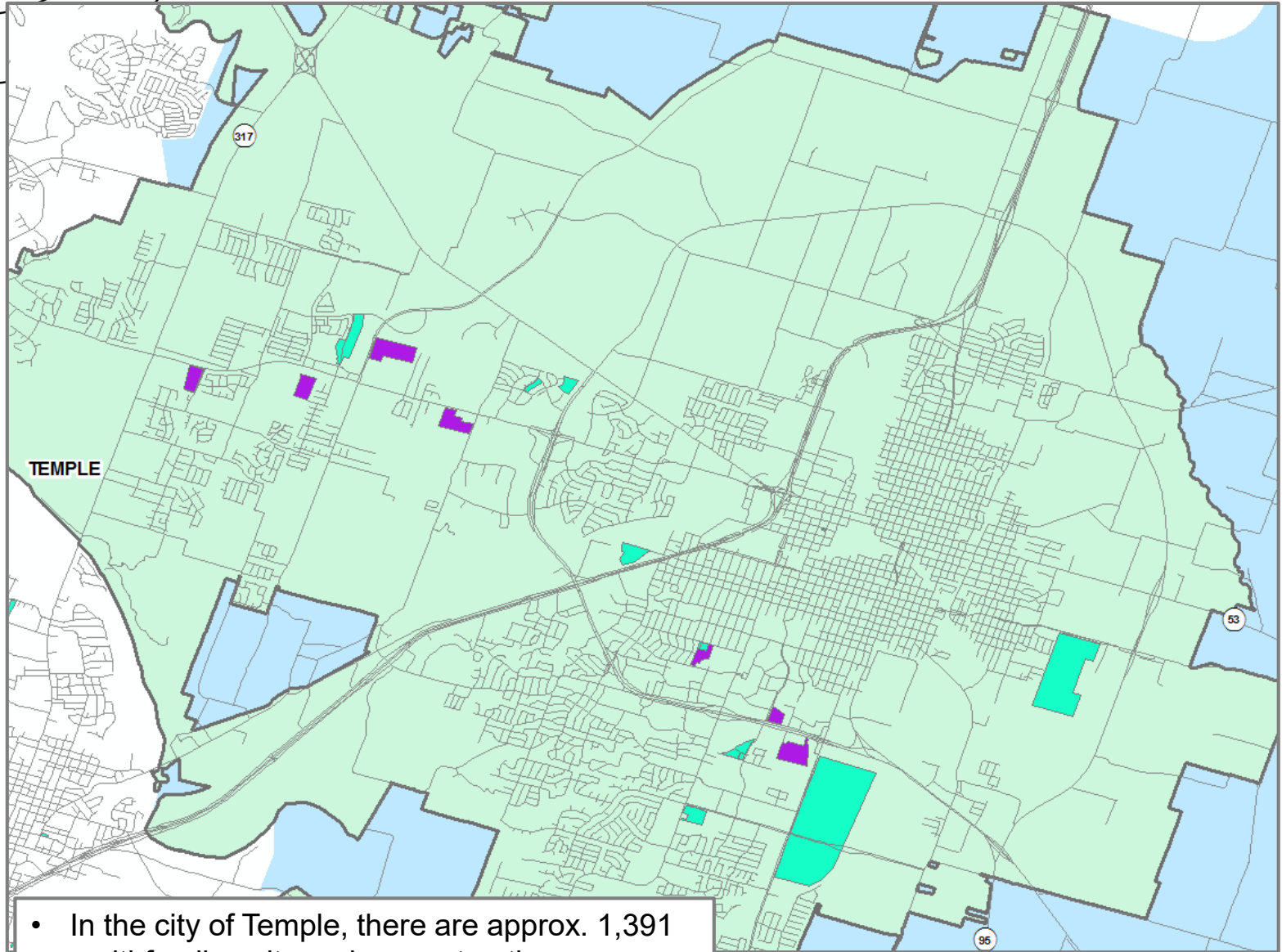


- 619 homes currently occupied representing 1,548 persons
- 1,128 total homes, population to build out over 2,800 persons
- Built out in 5 years









Multi-Family Overview



- In the city of Temple, there are approx. 1,391 multi-family units under construction
- There are more than 1,430 future multi-family units in various stages of planning across the city
- Of these units, approx. 230 units are age-restricted units

Multi-Family Developments

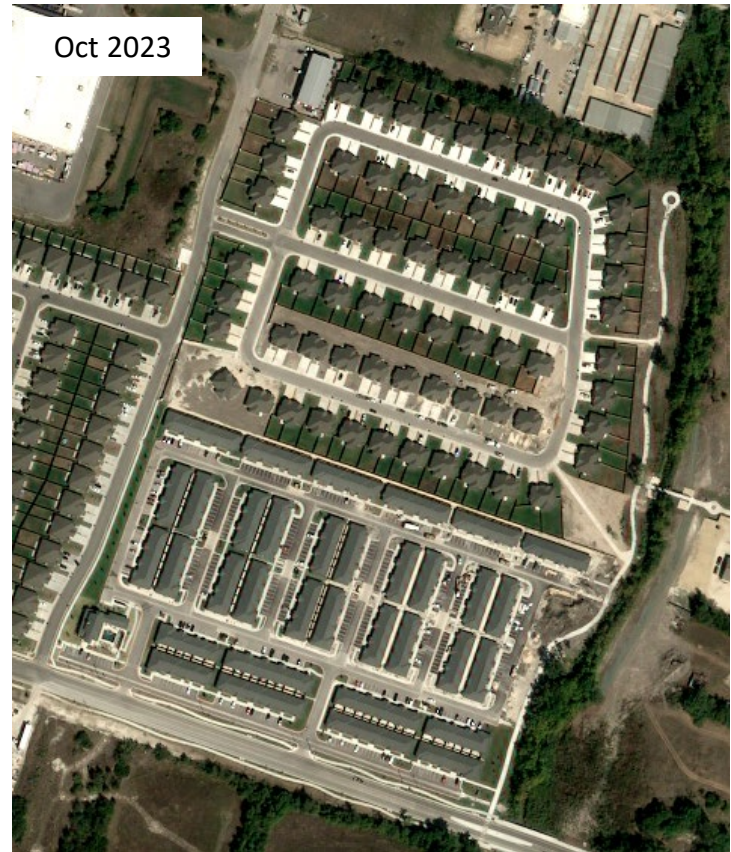
-  FUTURE
-  UNDER CONSTRUCTION

-  Temple City limits
-  Temple ETJ

Housing Trends – Active Developments: Virtu & Ariza Temple II

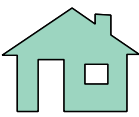


- 223 apartment completed mid 2023
- Population with full absorption 300 persons



- 260 apartment units under construction
- Estimated lease date February 2024
- Population with full absorption 400 persons





Housing Trends – Active Developments:

Village at Pepper Creek & Stellar Hudson Kiella

- 208 apartment units under construction
- Est occupation date June 2023; estimated completion date September 2023
- Population with full absorption 300 persons



- 265 apartment units under construction
- Estimated lease date October 2023
- Population with full absorption 380 persons





Population Forecast

City Population Projections



Year	Annual SF Growth (YR BLT)	Multi-Family Growth	Census Housing Units	Households	Census Population	Estimated Population
Cen 2010 (April 2010)			28,447	26,141	66,147	
2010	613		28,907	26,594		67,283
2011	510		29,877	27,487		69,542
2012	580	180	30,637	28,186		71,311
2013	712		31,349	28,841		72,968
2014	740		32,089	29,522		74,691
2015	820		32,909	30,276		76,598
2016	1,022	206	34,137	31,406		79,457
2017	1,081	199	35,417	32,583		82,435
2018	1,198		36,615	33,686		85,226
2019	1,533	262	38,410	35,337		89,403
Cen 2020 (April 2020)			35,465	32,620	82,193	
2020	1,623	32	40,065	36,860	85,089	93,256
2021	1,477		41,542	38,218	88,514	96,692
2022	1,200	72	42,614	39,205	90,999	99,189
2023	1,200	407	44,221	40,683	94,725	102,928
2024	1,000	990	46,211	42,514	99,338	107,560
2025	1,000	568	47,779	43,956	102,973	111,209
2026	1,000		48,779	44,876	105,292	113,536
2027	1,000	370	50,149	46,137	108,468	116,727
2028	1,000	370	51,519	47,397	111,644	119,914
2029	1,000		52,519	48,317	113,963	122,242
2030	1,000	350	53,869	49,559	117,092	125,384
2031	1,000		54,869	50,479	119,411	127,712
2032	1,000		55,869	51,399	121,729	130,039
2033	1,000	350	57,219	52,641	124,859	133,182
2034	1,000		58,219	53,561	127,177	135,509
2035	1,000		59,219	54,481	129,496	137,837
2036	1,000	350	60,569	55,723	132,626	140,979
2037	1,000		61,569	56,643	134,944	143,307
2038	1,000		62,569	57,563	137,263	145,634
2039	1,000	350	63,919	58,805	140,392	148,777
2040	1,000		64,919	59,725	142,711	151,104
2041	1,000		65,919	60,645	145,029	153,432
2042	1,000	350	67,269	61,887	148,159	156,574
2043	1,000		68,269	62,807	150,477	158,902

Build-out?

Note: 1. 2010 Population estimate includes housing from the last 3 quarters of 2020 and then added to the April 2020 Census number. 2. Census Population based on Census Block Geography 3. Multi-Family numbers based on current MF research. Units prior to 2026 are currently under construction or have expected lease dates. Units added in 2027 and 2028 are based on information on currently planned units across 3-5 developments. Units added beyond 2028 are simply forecasted based on trends.

45 active subdivisions within the City of Temple

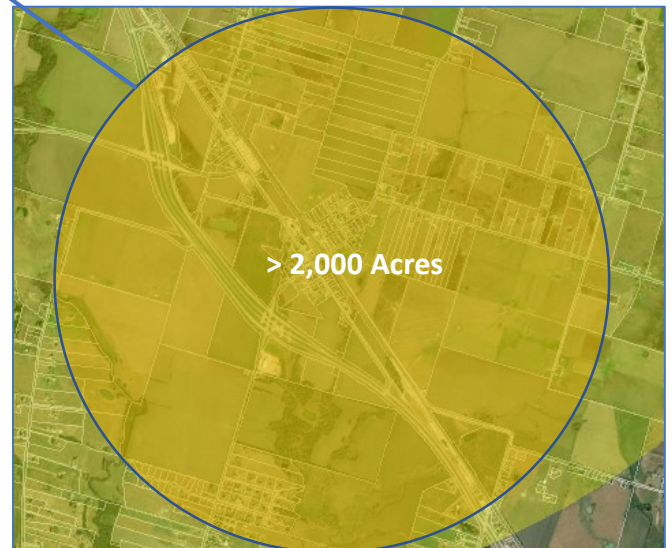
- Representing over 12,000 homes
- Approximately 6,000 still to be built

14 Future Developments with almost 8,500 lots

- At build out 20,000 persons

Estimated Population with Alternative Housing Growth Scenarios	
16,000 Additional Homes 2022 - 2043	149,126
22,400 Additional Homes 2022 - 2044	158,902
25,200 Additional Homes 2022 - 2045	168,678

There are a significant number of large vacant tracts in the ETJ that may present opportunities for future residential developments.



City of Temple ETJ Population Projections



ETJ POPULATION Year	Scenario 1 Estimated Population	Scenario 2 Estimated Population	Scenario 3 Estimated Population
Cen 2010 (April 2010)			
2010	77,545	77,545	77,545
2011	79,935	79,935	79,935
2012	81,835	81,835	81,835
2013	83,660	83,660	83,660
2014	85,587	85,587	85,587
2015	87,662	87,662	87,662
2016	90,764	90,764	90,764
2017	93,984	93,984	93,984
2018	96,982	96,982	96,982
2019	101,380	101,380	101,380
Cen 2020 (April 2020)			
2020	105,587	105,587	105,587
2021	109,349	109,349	109,349
2022	112,076	112,076	112,076
2023	116,049	116,049	116,049
2024	120,914	120,914	120,914
2025	124,797	124,797	124,797
2026	127,358	127,358	127,590
2027	130,778	130,778	131,244
2028	134,201	134,434	134,900
2029	136,762	137,227	137,693
2030	140,137	140,835	141,301
2031	142,697	143,628	144,094
2032	145,257	146,421	146,887
2033	148,632	150,029	151,775
2034	151,193	152,822	155,848
2035	153,753	155,615	159,921
2036	157,128	159,223	164,809
2037	159,689	162,016	168,883
2038	162,249	164,809	172,956
2039	165,624	168,417	177,844
2040	168,184	171,210	181,917
2041	170,745	174,003	185,990
2042	174,120	177,611	190,878
2043	176,680	180,404	194,952

- Currently 9 active home building developments within the Temple ETJ. Representing almost 500 homes
- 3 Future developments will add an additional 250 homes
- Based on current appraisal records of residential year built, the Current Temple ETJ has averaged just over 100 new homes per year over the past 5 years.
- Large tracts of vacant land remain in the ETJ that may eventually add significant housing

* Note: 1. 2010 Population estimate includes housing from the last 3 quarters of 2020 and then added to the April 2020 Census number. 2. Census Population based on Census Block Geography 3. Multi-Family numbers based on current MF research. Units prior to 2026 are currently under construction or have expected lease dates. Units added in 2027 and 2028 are based on information on currently planned units across 3-5 developments. Units added beyond 2028 are simply forecasted based on trends.

Estimated Population with Alternative Housing Growth Scenarios	
Scenario 1: ETJ continues to add 100 homes per year	176,680
Scenario 2: ETJ increases home building to 200 homes per year by 2028	180,404
Scenario 3: Shows Impacts of several large residential developments on overall population	194,952



Key Takeaways



Key Takeaways



- The 2020 US Census Bureau's reported population for the City of Temple was 82,193 persons, reflecting an increase of 16,000 persons and 7,000 homes between 2010 and 2020 a jump of almost 25%

- According to city building permits and appraisal year built records the city has averaged over 1,200 new homes over the past 5 years

- Currently 59 active and future developments with 6,000 vacant developed lots and an additional 8,500 planned homes

- The estimated population of The City of Temple is now over 100,000 persons (102,928).

- By averaging 1,000 new homes per year the City may exceed 130,000 persons in the next 10 years

- Based on remaining tracks of vacant land within the city's current city limits build out may be 145,000 to 150,000 persons

- The City's ETJ includes some very large vacant tracts and as the city builds this could push population to toward 200,000 persons within 20 years

