

# Useful Data

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## Real Estate Outline – Maypearl, Texas

### I. Introduction

- Overview of Maypearl's current housing landscape
  - Purpose: Provide clear insights for buyers, sellers, and investors
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### II. Housing Units & Structures

#### A. Total Housing Units

- Approximately **471 total housing units** (latest Census Reporter data)

#### B. Median Home Value

- **\$316,000 median value** of owner-occupied homes

#### C. Housing Unit Types (ZIP 76064)

- **Single-family:** ~86.2%
  - **Multi-family:** ~1.08%
  - **Other structures (incl. mobile homes):** ~12.7%
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### III. Occupancy & Tenure

- **Occupied units:** ~96.9%
  - **Owner-occupied:** ~62.7%
  - **Renter-occupied:** ~37.3%
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## IV. Market Trends

### A. Home Value Trends

- Significant increase in median home values in recent years  
(based on Data USA reporting)
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## V. Building Permits & Construction Activity

### A. Permit Process Overview

- Permits issued for:
  - New residential and commercial construction
  - Additions & accessory structures
  - Remodels & major renovations
  - Pools, patios, and improvements
- Some projects require approval from **Planning & Zoning Commission**

### B. Lack of Public Permit Count Data

- City website provides applications and codes
- **Does not publish annual permit counts**

- To get specific data:
    - Contact Maypearl Planning & Zoning or City Hall
    - Request permit issuance reports
    - Check Ellis County permit records when applicable
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## VI. Land Use & Zoning Overview

- Residential areas primarily zoned for **single-family dwellings**
  - Limited allocations for:
    - Accessory units
    - Mobile homes
    - Multifamily structures
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## VII. Property & Structural Characteristics (Real Estate Listings)

- **~795 residential properties** in Maypearl
  - **~76 commercial properties**
  - Average single-family home:
    - **36 years old**
    - **1,962 sq ft** average size
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## VIII. Current Data Limitations

- No public, centralized data for:
    - Annual building permit counts
    - Permit types (new builds vs. remodels)
    - Dollar valuation of construction
  - These require a direct request to the city or county
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## IX. Optional Add-Ons

*(If you want to expand your presentation)*

- Recent neighborhood comps
  - Market absorption rates
  - Price-per-square-foot trends
  - Builder activity and subdivision growth
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# Ellis County Livestock & Agricultural Market

## I. Introduction

- Purpose: Provide an overview of Ellis County's livestock sector to support agricultural, ranch, and rural land real estate insights.

- Data sources: USDA Census of Agriculture (2022), NASS, historical census trends, labor and industry data.
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## II. 2022 Livestock Inventory (USDA Census of Agriculture)

### A. Major Livestock Categories & Counts

- **Cattle & Calves:** ~47,461 head
- **Goats:** ~4,287 head
- **Hogs & Pigs:** ~524 head
- **Sheep & Lambs:** ~4,433 head
- **Horses & Ponies:** ~2,589 head
- **Broilers (Meat-type Chickens):** ~1,521
- **Layers (Egg-type Chickens):** ~10,521
- **Pullets (Young Hens):** ~1,712
- **Turkeys:** ~205 head

### B. Key Insight

- Ellis County maintains a **large and diversified livestock inventory**, with cattle dominating total headcount.
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## III. Livestock Production Value (2022)

### A. Economic Contribution

- Livestock, poultry, and related products generated **significant market value** for the county.
- Production reported on **214 farms**.

## B. Leading Revenue Source

- **Cattle and calves** accounted for the majority of livestock revenue:
  - **137 farms** reported cattle sales.

## C. Additional Revenue Streams

- Sheep, goats, hogs, poultry, and horses contribute smaller—but stable—market segments.

# IV. Trend Comparison: 2017 vs 2022

## A. Inventory Shifts (5-Year Change)

Category	2017	2022	Trend
Cattle & calves	~49,561	~47,461	Slight decrease
Goats	~3,494	~4,287	Increase
Hogs & pigs	~660	~524	Decrease
Sheep & lambs	~3,922	~4,433	Increase

## B. Trend Takeaways

- **Cattle remain the largest sector**, holding steady with minimal decline.
- **Goat and sheep populations increased**, reflecting diversification in local ranching.
- **Hogs slightly decreased**, but remain a small part of the overall livestock market.

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## V. Local Industry & Business Environment

### A. Ranching & Livestock Businesses

- Ellis County has **~11 business establishments** involved in:
  - Beef cattle ranching
  - Farming operations
  - Feedlots

### B. Market Implication

- Indicates **active ranching infrastructure**, supporting land value for:
  - Grazing operations
  - Breeding programs
  - Cow-calf operations
  - Small ruminant enterprises (sheep & goats)

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## VI. Real Estate Implications

### A. Land Use Opportunities

- Strong cattle numbers support demand for:
  - Grazing acreage
  - Large pasture properties
  - Water-resourced ranchland

## B. Diversified Livestock Growth

- Growing goat and sheep inventories create opportunities for:
  - Smaller-acreage hobby farms
  - Niche livestock operations (meat goats, show stock, wool/flock operations)

## C. Buyer & Investor Attraction

- Ellis County's livestock market stability helps attract:
    - Ranch investors
    - Agricultural land buyers
    - Rural residential hobby-farm purchasers
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## VII. Conclusion

- Ellis County maintains a **robust, stable, and diversified livestock sector**.
- These trends reinforce the area's strength for **farm and ranch real estate**, making it appealing for both small and large-scale agricultural buyers.

# Maypearl Independent School District

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## I. Introduction

- Location: West of Waxahachie, south of Midlothian, in scenic Ellis County
- District size: 84 square miles
- Enrollment: 1,200+ students
- Campuses:
  - Lorene Smith Kirkpatrick Elementary (PK–4)
  - Maypearl Middle School (5–8)
  - Maypearl High School (9–12)

- Growing student population
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## **II. Academic Excellence**

### **A. Elementary School Programs**

- Art, music, and computer applications integrated regularly

### **B. Middle School Programs**

- Art, music, band, theater
- Technology applications, leadership opportunities
- CTE courses for college & career readiness
- Algebra I offered for high school credit (for qualifying 8th graders)

### **C. High School Programs**

- Five endorsement pathways, including:
  - Engineering
  - Agriculture
  - Fine arts
  - Computer science
  - Culinary sciences
- Certifications through partnerships with:
  - Navarro College
  - Texas State Technical College

### **D. Panther Academy (Dual Credit Program)**

- Supports students earning both:
    - High school diploma
    - Associate's degree from Navarro College
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## **III. Extracurricular Opportunities**

### **A. Academic & Fine Arts**

- Academic UIL
- Student government

- Marching & jazz bands
- Winter guard
- UIL One Act Play
- FFA

## **B. Athletics**

- Football, volleyball, basketball
- Baseball, softball
- Tennis, golf
- Powerlifting
- Cross country
- Track & field
- Cheerleading

## **C. Athletic Facilities**

- Artificial turf football field (installed 2014, replaced 2022)
  - Updated track (2014; replaced 2022)
  - Indoor golf practice facility (rare statewide)
  - Tennis court built in 2018
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# **IV. District Improvements & Bond Projects**

## **A. 2023 Bond — \$35 Million**

- Replaces half of the Maypearl High School campus
- Adds:
  - State-of-the-art science labs
  - Culinary lab
  - Five new classrooms for increased capacity

## **B. Middle School Expansion**

- Five additional classrooms
- Two new state-of-the-art science labs

## **C. Safety Enhancements**

- Storm shelters added to both MHS and MMS
- All additions opened in Fall 2025

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## **V. Conclusion**

- Maypearl ISD: A small district with big opportunities
  - Strong academics, rich extracurriculars, modern facilities
  - A hometown environment preparing students for a bright future
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