2055 MTP - Growth Analysis Output Summary by County

Regional Growth Capacity Total Summary Table

		Total Population	Dwelling Units		Employment				
			Single Family	Multi-Family	Industrial	Retail	Office	Service - Low Rate	Service - High Rate
Alamance	2055 MTP Region Guide Total	0	0	0					
	2055 MTP Capacity								
Chatham	2055 MTP Region Guide Total	48,604	17,758	2,791	4,968	1,581	3,084	6,393	1,518
	2055 MTP Capacity	251,994	84,532	24,199	30,141	345,666	161,030	84,358	56,952
Durham	2055 MTP Region Guide Total	150,696	35,267	34,168	21,749	13,135	68,597	88,723	18,573
	2055 MTP Capacity	755,999	117,339	252,815	35,033	191,489	380,774	154,839	118,541
Franklin	2055 MTP Region Guide Total	64,112	23,793	1,094	2,418	612	2,228	3,289	512
	2055 MTP Capacity	211,456	66,791	20,180	23,581	44,398	84,529	44,189	21,718
Granville	2055 MTP Region Guide Total	22,617	7,998	889	894	277	464	1,401	314
	2055 MTP Capacity	303,337	112,132	5,753	8,433	49,023	33,937	29,777	14,450
Harnett	2055 MTP Region Guide Total	55,589	18,584	1,733	136	1,412	1,337	2,802	693
	2055 MTP Capacity	490,787	171,867	4,663	1,292	108,876	50,665	44,682	47,744
Johnston	2055 MTP Region Guide Total	202,910	66,584	8,639	6,597	4,001	9,862	22,201	3,804
	2055 MTP Capacity	460,158	134,603	44,767	92,323	229,248	292,190	129,588	78,871
Nash	2055 MTP Region Guide Total	646	223	39	22	7	24	60	7
	2055 MTP Capacity	10,916	4,253	57	4,360	3,728	922	1,134	2,140
Orange	2055 MTP Region Guide Total	49,246	10,724	11,417	2,762	3,877	15,118	23,788	3,314
	2055 MTP Capacity	206,921	32,390	65,267	88,231	89,459	107,233	81,024	51,327
Person	2055 MTP Region Guide Total	5,396	2,080	173	0	220	217	877	96
	2055 MTP Capacity	34,449	14,142	264	2,403	7,427	1,451	1,589	2,172
Wake	2055 MTP Region Guide Total	835,102	209,325	137,279	60,266	78,202	215,586	310,947	60,953
	2055 MTP Capacity	1,902,225	362,206	479,449	110,238	506,520	727,971	437,417	276,048
Totals	2055 MTP Guide Total	1,434,918	392,336	198,222	99,812	103,324	316,517	460,481	89,784
	2055 MTP Capacity	4,628,241	1,100,255	897,414	396,035	1,575,834	1,840,702	1,008,597	669,963

Guide Totals match Demand Totals

Demand Exceeds Capacity

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Chatham County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
48,604	17,758	2,791	4,968	1,581	3,084	6,393	1,518

Chatham County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
251,994	84,532	24,199	30,141	345,666	161,030	84,358	56,952

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	11,963	218	11,745	3,381	82	3,299	14,522	1,911	12,611	49,633	0	49,633	29,257	51	29,206	10,288	636	9,652	16,107	0	16,107
Town of Pittsboro	44,934	16,329	28,605	13,061	2,172	10,889	7	4	3	26,176	1,152	25,024	11,660	2,603	9,057	8,471	4,163	4,308	9,452	1,114	8,338
Town of Cary	4,907	842	4,065	430	110	320	195	0	195	0	0	0	278	18	260	30	15	15	33	3	30
Town of Goldston	244	0	244	895	35	860	10	0	10	5,152	0	5,152	4,560	0	4,560	3,068	27	3,041	3,251	0	3,251
Town of Apex	1	0	1	0	0	0	2,522	1,147	1,375	520	0	520	202	2	200	188	33	155	433	0	433
Unincorporated Chatham County	22,483	369	22,114	6,432	392	6,040	12,885	1,906	10,979	264,185	429	263,756	115,073	374	114,699	62,313	1,519	60,794	27,676	401	27,275
Countywide Totals	84,532	17,758	66,774	24,199	2,791	21,408	30,141	4,968	25,173	345,666	1,581	344,085	161,030	3,048	157,982	84,358	6,393	77,965	56,952	1,518	55,434
Committed	1,307			963			4,603			873			414			406			360		
Asserted	0																				
Total	1,307			963			4,603			873			414			406			360		

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	15,344	119,807
Town of Pittsboro	57,995	55,766
Town of Cary	5,337	536
Town of Goldston	1,139	16,041
Town of Apex	1	3,865
Unincorporated Chatham County	28,915	482,132
Countywide Totals	108,731	678,147
Total Committed	2,270	6,656
Total Asserted	0	0
Total Committed & Asserted	2,270	6,656

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	7,643,158	1,005,789	6,637,368	17,114,828	0	17,114,828	8,865,758	15,455	8,850,303	3,547,586	219,310	3,328,276	5,033,438	0	5,033,438
Town of Pittsboro	3,684	2,105	1,579	9,026,207	397,241	8,628,966	3,533,333	788,788	2,744,545	2,921,034	1,435,517	1,485,517	2,953,750	348,125	2,605,625
Town of Cary	102,632	0	102,632	0	0	0	84,242	5,455	78,788	10,345	5,172	5,172	10,313	938	9,375
Town of Goldston	5,263	0	5,263	1,776,552	0	1,776,552	1,381,818	0	1,381,818	1,057,931	9,310	1,048,621	1,015,938	0	1,015,938
Town of Apex	1,327,368	603,684	723,684	179,310	0	179,310	61,212	606	60,606	64,828	11,379	53,448	135,313	0	135,313
Unincorporated Chatham County	6,781,579	1,003,158	5,778,421	91,098,276	147,931	90,950,345	34,870,606	113,333	34,757,273	21,487,241	523,793	20,963,448	8,648,750	125,313	8,523,438
Countywide Totals	15,863,684	2,614,737	13,248,947	119,195,172	545,172	118,650,000	48,796,970	923,636	47,873,333	29,088,966	2,204,483	26,884,483	17,797,500	474,375	17,323,125

Total Demand (Growth Allocation), Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	300	2,598
Town of Pittsboro	18,501	9,036
Town of Cary	952	36
Town of Goldston	35	27
Town of Apex	0	1,182
Unincorporated Chatham County	761	4,629
Countywide Totals	20,549	17,508

Guide Total Check

Has Committed Development

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	29,190	532	28,658	6,390	155	6,235	35,580	687	34,893
Town of Pittsboro	109,639	39,843	69,796	24,685	4,105	20,580	134,324	43,948	90,376
Town of Cary	11,973	2,054	9,919	813	208	605	12,786	2,262	10,523
Town of Goldston	595	0	595	1,692	66	1,625	2,287	66	2,221
Town of Apex	2	0	2	0	0	0	2	0	2
Unincorporated Chatham County	54,859	900	53,958	12,156	741	11,416	67,015	1,641	65,374
Countywide Totals	206,258	43,330	162,929	45,736	5,275	40,461	251,994	48,605	203,390

Chatham County Average Household Size

Single Family	Multi Family
2.44	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Durham County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
150,696	35,267	34,168	21,749	13,135	68,597	88,723	18,573

Durham County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
755,999	117,339	252,815	35,033	191,489	380,774	154,839	118,541

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	104,234	32,679	71,555	224,715	31,720	192,995	25,627	20,884	4,743	164,036	11,966	152,070	295,982	55,621	240,361	123,606	73,530	50,076	103,436	17,237	86,199
Town of Chapel Hill	56	14	42	2,005	595	1,410	0	0	0	2,253	691	1,562	2,583	1,797	786	3,702	3,629	73	335	148	187
Research Triangle Park	5,042	2,548	2,494	23,975	1,853	22,122	750	748	2	20,985	478	20,507	77,991	11,179	66,812	24,794	11,554	13,240	14,018	1,188	12,830
City of Raleigh	98	8	90	37	0	37	57	57	0	37	0	37	42	0	42	32	5	27	22	0	22
Unincorporated Durham County	7,909	18	7,891	2,083	0	2,083	8,599	60	8,539	4,178	0	4,178	4,176	0	4,176	2,705	5	2,700	730	0	730
Countywide Totals	117,339	35,267	82,072	252,815	34,168	218,647	35,033	21,749	13,284	191,489	13,135	178,354	380,774	68,597	312,177	154,839	88,723	66,116	118,541	18,573	99,968
Committed	9,453			12,125			1,428			783			5,397			639			944		
Asserted	0			4,833						127			1,024			1,151			256		
Total	9,453	9,453		16,958	16,959		1,428	1,428		910	910		6,421	6,421		1,790	1,790		1,200	1,200	

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Durham	328,949	712,687
Town of Chapel Hill	2,061	8,873
RTP	29,017	138,538
City of Raleigh	135	190
Unincorporated Durham County	9,992	20,388
Countywide Totals	370,154	880,676
Total Committed	21,578	9,191
Total Asserted	4,833	2,558
Total Committed & Asserted	26,411	11,749

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	13,487,895	10,991,579	2,496,316	56,564,138	4,126,207	52,437,931	89,691,515	16,854,848	72,836,667	42,622,759	25,355,172	17,267,586	32,323,750	5,386,563	26,937,188
Town of Chapel Hill	0	0	0	776,897	238,276	538,621	782,727	544,545	238,182	1,276,552	1,251,379	25,172	104,688	46,250	58,438
RTP	394,737	393,684	1,053	7,236,207	164,828	7,071,379	23,633,636	3,387,576	20,246,061	8,549,655	3,984,138	4,565,517	4,380,625	371,250	4,009,375
City of Raleigh	30,000	30,000	0	12,759	0	12,759	12,727	0	12,727	11,034	1,724	9,310	6,875	0	6,875
Unincorporated Durham County	4,525,789	31,579	4,494,211	1,440,690	0	1,440,690	1,265,455	0	1,265,455	932,759	1,724	931,034	228,125	0	228,125
Countywide Totals	18,438,421	11,446,842	6,991,579	66,030,690	4,529,310	61,501,379	115,386,061	20,786,970	94,599,091	53,392,759	30,594,138	22,798,621	37,044,063	5,804,063	31,240,000

Total Demand (Growth Allocation), Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	64,399	179,238
Town of Chapel Hill	609	6,265
RTP	4,401	25,147
City of Raleigh	8	62
Unincorporated Durham County	18	65
Countywide Totals	69,435	210,777

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	260,585	81,698	178,888	411,228	58,048	353,181	671,813	139,745	532,068
Town of Chapel Hill	140	35	105	3,669	1,089	2,580	3,809	1,124	2,685
Research Triangle Park	12,605	6,370	6,235	43,874	3,391	40,483	56,479	9,761	46,718
City of Raleigh	245	20	225	68	0	68	313	20	293
Unincorporated Durham County	19,773	45	19,728	3,812	0	3,812	23,584	45	23,539
Countywide Totals	293,348	88,168	205,180	462,651	62,527	400,124	755,999	150,695	605,304

Durham County Average Household Size

Single Family	Multi Family
2.5	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Franklin County Control Totals (30-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
64,112	23,793	1,094	2,418	612	2,228	3,289	512

Franklin County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
211,456	66,791	20,180	23,581	44,398	84,529	44,189	21,718

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	7,135	5,433	1,702	16,287	949	15,338	1,257	664	593	4,791	208	4,583	22,664	1,960	20,704	7,132	1,793	5,339	4,179	317	3,862
Town of Franklinton	7,909	5,398	2,511	2,435	126	2,309	1,133	416	717	19,893	398	19,495	21,908	99	21,809	15,346	392	14,954	10,896	140	10,756
Town of Louisburg	3,716	903	2,813	178	0	178	972	125	847	2,902	3	2,899	1,540	2	1,538	1,286	178	1,108	1,140	2	1,138
Town of Bunn	3,531	1,676	1,855	8	0	8	347	72	275	4	0	4	9	0	9	1	0	1	2	0	2
Town of Wake Forest	972	920	52	5	0	5	15	15	0	77	0	77	2	0	2	17	4	13	64	0	64
Unincorporated Franklin County	43,528	9,463	34,065	1,267	19	1,248	19,857	1,126	18,731	16,731	3	16,728	38,406	167	38,239	20,407	922	19,485	5,437	53	5,384
Countywide Totals	66,791	23,793	42,998	20,180	1,094	19,086	23,581	2,418	21,163	44,398	612	43,786	84,529	2,228	82,301	44,189	3,289	40,900	21,718	512	21,206
Total Committed	3,004			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	3,004	3,004		0			0			0			0			0			0		

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	23,422	40,023
Town of Franklinton	10,344	69,176
Town of Louisburg	3,894	7,840
Town of Bunn	3,539	363
Town of Wake Forest	977	175
Unincorporated Franklin County	44,795	100,838
Countywide Totals	86,971	218,415
Total Committed	3,004	0
Total Asserted	0	0
Total Committed & Asserted	3,004	0

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	661,579	349,474	312,105	1,652,069	71,724	1,580,345	6,867,879	593,939	6,273,939	2,459,310	618,276	1,841,034	1,305,938	99,063	1,206,875
Town of Franklinton	596,316	218,947	377,368	6,859,655	137,241	6,722,414	6,638,788	30,000	6,608,788	5,291,724	135,172	5,156,552	3,405,000	43,750	3,361,250
Town of Louisburg	511,579	65,789	445,789	1,000,690	1,034	999,655	466,667	606	466,061	443,448	61,379	382,069	356,250	625	355,625
Town of Bunn	182,632	37,895	144,737	1,379	0	1,379	2,727	0	2,727	345	0	345	625	0	625
Town of Wake Forest	7,895	7,895	0	26,552	0	26,552	606	0	606	5,862	1,379	4,483	20,000	0	20,000
Unincorporated Franklin County	10,451,053	592,632	9,858,421	5,769,310	1,034	5,768,276	11,638,182	50,606	11,587,576	7,036,897	317,931	6,718,966	1,699,063	16,563	1,682,500
Countywide Totals	12,411,053	1,272,632	11,138,421	15,309,655	211,034	15,098,621	25,614,848	675,152	24,939,697	15,237,586	1,134,138	14,103,448	6,786,875	160,000	6,626,875

Total Demand (Growth Allocation), Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	6,382	4,942
Town of Franklinton	5,524	1,445
Town of Louisburg	903	310
Town of Bunn	1,676	72
Town of Wake Forest	920	19
Unincorporated Franklin County	9,482	2,271
Countywide Totals	24,887	9,059

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	18,622	14,180	4,442	29,968	1,746	28,222	48,590	15,926	32,664
Town of Franklinton	20,642	14,089	6,554	4,480	232	4,249	25,123	14,321	10,802
Town of Louisburg	9,699	2,357	7,342	328	0	328	10,026	2,357	7,669
Town of Bunn	9,216	4,374	4,842	15	0	15	9,231	4,374	4,856
Town of Wake Forest	2,537	2,401	136	9	0	9	2,546	2,401	145
Unincorporated Franklin County	113,608	24,698	88,910	2,331	35	2,296	115,939	24,733	91,206
Countywide Totals	174,325	62,100	112,225	37,131	2,013	35,118	211,456	64,113	147,343

Franklin County Average Household Size

Single Family	Multi Family
2.61	1.84

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Granville County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
22,617	7,998	889	894	277	464	1,401	314

Granville County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
303,337	112,132	5,753	8,433	49,023	33,937	29,777	14,450

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	12,066	5,079	6,987	3,706	728	2,978	5,324	802	4,522	27,491	250	27,241	19,564	462	19,102	17,186	1,209	15,977	7,605	294	7,311
Town of Creedmoor	3,547	1,573	1,974	380	117	263	1,800	92	1,708	4,887	27	4,860	3,555	2	3,553	2,877	192	2,685	1,669	20	1,649
Town of Stem	405	38	367	4	0	4	0	0	0	100	0	100	71	0	71	62	0	62	27	0	27
Unincorporated Granville County	96,114	1,308	94,806	1,663	44	1,619	1,309	0	1,309	16,545	0	16,545	10,747	0	10,747	9,652	0	9,652	5,149	0	5,149
Countywide Totals	112,132	7,998	104,134	5,753	889	4,864	8,433	894	7,539	49,023	277	48,746	33,937	464	33,473	29,777	1,401	28,376	14,450	314	14,136

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Butner	15,772	77,170
Town of Creedmoor	3,927	14,788
Town of Stem	409	260
Unincorporated Granville County	97,777	43,402
Countywide Totals	117,885	135,620

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	2,802,105	422,105	2,380,000	9,479,655	86,207	9,393,448	5,928,485	140,000	5,788,485	5,926,207	416,897	5,509,310	2,376,563	91,875	2,284,688
Town of Creedmoor	947,368	48,421	898,947	1,685,172	9,310	1,675,862	1,077,273	606	1,076,667	992,069	66,207	925,862	521,563	6,250	515,313
Town of Stem	0	0	0	34,483	0	34,483	21,515	0	21,515	21,379	0	21,379	8,438	0	8,438
Unincorporated Granville County	688,947	0	688,947	5,705,172	0	5,705,172	3,256,667	0	3,256,667	3,328,276	0	3,328,276	1,609,063	0	1,609,063
Countywide Totals	4,438,421	470,526	3,967,895	16,904,483	95,517	16,808,966	10,283,939	140,606	10,143,333	10,267,931	483,103	9,784,828	4,515,625	98,125	4,417,500

Total Demand (Growth Allocation), Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	5,807	3,017
Town of Creedmoor	1,690	333
Town of Stem	38	0
Unincorporated Granville County	1,352	0
Countywide Totals	8,887	3,350

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	31,372	13,205	18,166	7,597	1,492	6,105	38,969	14,698	24,271
Town of Creedmoor	9,222	4,090	5,132	779	240	539	10,001	4,330	5,672
Town of Stem	1,053	99	954	8	0	8	1,061	99	962
Unincorporated Granville County	249,896	3,401	246,496	3,409	90	3,319	253,306	3,491	249,815
Countywide Totals	291,543	20,795	270,748	11,794	1,822	9,971	303,337	22,617	280,720

Granville County Average Household Size

Single Family	Multi Family
2.6	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Harnett County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
55,589	18,584	1,733	136	1,412	1,337	2,802	693

Harnett County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
490,787	171,867	4,663	1,292	108,876	50,665	44,682	47,744

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	4,836	2,413	2,423	1,037	437	600	292	35	257	4,196	52	4,144	2,017	131	1,886	1,246	122	1,124	1,733	107	1,626
Town of Lillington	10,016	4,969	5,047	1,199	619	580	614	85	529	14,628	463	14,165	13,579	543	13,036	9,533	1,500	8,033	7,725	139	7,586
Town of Coats	4,784	1,337	3,447	905	225	680	224	0	224	7,074	16	7,058	5,914	110	5,804	4,142	373	3,769	3,624	58	3,566
Town of Erwin	4,655	372	4,283	0	0	0	17	0	17	977	0	977	221	0	221	294	1	293	538	0	538
Town of Fuquay-Varina	27	0	27	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	147,549	9,493	138,056	1,519	449	1,070	145	16	129	82,001	881	81,120	28,934	553	28,381	29,467	806	28,661	34,124	389	33,735
Countywide Totals	171,867	18,584	153,283	4,663	1,733	2,930	1,292	136	1,156	108,876	1,412	107,464	50,665	1,337	49,328	44,682	2,802	41,880	47,744	693	47,051
Total Committed	4,679			188			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	4,679	4,679		188	188		0			0			0			0			0		

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Angier	5,873	9,484
Town of Lillington	11,215	46,079
Town of Coats	5,689	20,978
Town of Erwin	4,655	2,047
Town of Fuquay-Varina	30	0
Unincorporated Harnett County	149,068	174,671
Countywide Totals	176,530	253,259
Total Committed	4,867	0
Total Asserted	0	0
Total Committed & Asserted	4,867	0

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	153,684	18,421	135,263	1,446,897	17,931	1,428,966	611,212	39,697	571,515	429,655	42,069	387,586	541,563	33,438	508,125
Town of Lillington	323,158	44,737	278,421	5,044,138	159,655	4,884,483	4,114,848	164,545	3,950,303	3,287,241	517,241	2,770,000	2,414,063	43,438	2,370,625
Town of Coats	117,895	0	117,895	2,439,310	5,517	2,433,793	1,792,121	33,333	1,758,788	1,428,276	128,621	1,299,655	1,132,500	18,125	1,114,375
Town of Erwin	8,947	0	8,947	336,897	0	336,897	66,970	0	66,970	101,379	345	101,034	168,125	0	168,125
Town of Fuquay-Varina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	76,316	8,421	67,895	28,276,207	303,793	27,972,414	8,767,879	167,576	8,600,303	10,161,034	277,931	9,883,103	10,663,750	121,563	10,542,188
Countywide Totals	680,000	71,579	608,421	37,543,448	486,897	37,056,552	15,353,030	405,152	14,947,879	15,407,586	966,207	14,441,379	14,920,000	216,563	14,703,438

Total Demand (Growth Allocation), Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Angier	2,850	447
Town of Lillington	5,588	2,730
Town of Coats	1,562	557
Town of Erwin	372	1
Town of Fuquay-Varina	3	0
Unincorporated Harnett County	9,942	2,645
Countywide Totals	20,317	6,380

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	13,541	6,756	6,784	2,126	896	1,230	15,667	7,652	8,014
Town of Lillington	28,045	13,913	14,132	2,458	1,269	1,189	30,503	15,182	15,321
Town of Coats	13,395	3,744	9,652	1,855	461	1,394	15,250	4,205	11,046
Town of Erwin	13,034	1,042	11,992	0	0	0	13,034	1,042	11,992
Town of Fuquay-Varina	76	0	76	6	6	0	82	6	76
Unincorporated Harnett County	413,137	26,580	386,557	3,114	920	2,194	416,251	27,501	388,750
Countywide Totals	481,228	52,035	429,192	9,559	3,553	6,007	490,787	55,588	435,199

Harnett County Average Household Size

Single Family	Multi Family
2.8	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Johnston County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
202,910	66,584	8,639	6,597	4,001	9,862	22,201	3,804

Johnston County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
460,158	134,603	44,767	92,323	229,248	292,190	129,588	78,871

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	34,684	29,089	5,595	28,981	7,507	21,474	5,947	1,359	4,588	35,998	3,347	32,651	63,716	8,587	55,129	32,820	14,914	17,906	20,766	2,959	17,807
Town of Benson	5,791	4,176	1,615	594	49	545	5,886	886	5,000	7,990	58	7,932	4,397	75	4,322	4,099	936	3,163	3,020	127	2,893
Town of Wilson's Mills	2,695	2,424	271	612	27	585	4,996	649	4,347	9,023	146	8,877	5,972	111	5,861	3,913	366	3,547	3,404	80	3,324
Town of Kenly	1,723	698	1,025	195	0	195	105	0	105	1,160	0	1,160	2,160	0	2,160	2,951	123	2,828	604	0	604
Town of Micro	1,385	720	665	0	0	0	8	2	6	8,277	0	8,277	75,743	17	75,726	9,396	595	8,801	0	0	0
Town of Selma	3,764	2,562	1,202	4,419	210	4,209	14,341	796	13,545	29,344	313	29,031	22,819	326	22,493	14,013	2,369	11,644	10,083	480	9,603
Town of Smithfield	12,357	7,737	4,620	1,885	41	1,844	7,371	1,698	5,673	31,611	65	31,546	21,180	433	20,747	13,795	1,786	12,009	10,195	90	10,105
Town of Four Oaks	12,066	7,450	4,616	1	0	1	10,596	619	9,977	1,486	7	1,479	338	0	338	449	28	421	828	41	787
Town of Archer Lodge	1,133	709	424	7	0	7	288	16	272	174	1	173	207	0	207	80	15	65	139	0	139
Town of Pine Level	1,914	1,132	782	179	0	179	1,448	134	1,314	1,530	1	1,529	403	0	403	504	78	426	474	0	474
Town of Princeton	1,195	439	756	7	0	7	1,084	1	1,083	325	0	325	148	0	148	77	0	77	242	0	242
Unincorporated Johnson County	55,896	9,448	46,448	7,887	805	7,082	40,253	437	39,816	102,330	63	102,267	95,107	313	94,794	47,491	991	46,500	29,116	27	29,089
Countywide Totals	134,603	66,584	68,019	44,767	8,639	36,128	92,323	6,597	85,726	229,248	4,001	225,247	292,190	9,862	282,328	129,588	22,201	107,387	78,871	3,804	75,067
Total Committed	9,361			1,699			1,405			0			0			0			0		
Total Asserted	0			600			0			0			0			0			0		
Total Committed & Asserted	9,361	9,526		2,299	2,299		1,405	1,405		0			0			0			0		

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	63,665	159,247
Town of Benson	6,385	25,392
Town of Wilson's Mills	3,307	27,308
Town of Kenly	1,918	6,980
Town of Micro	1,385	93,424
Town of Selma	8,183	90,600
Town of Smithfield	14,242	84,152
Town of Four Oaks	12,067	13,697
Town of Archer Lodge	1,140	888
Town of Pine Level	2,093	4,359
Town of Princeton	1,202	1,876
Unincorporated Johnson County	63,783	314,297
Countywide Totals	179,370	822,220
Total Committed	11,060	1,405
Total Asserted	600	0
Total Committed & Asserted	11,660	1,405

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	3,130,000	715,263	2,414,737	12,413,103	1,154,138	11,258,966	19,307,879	2,602,121	16,705,758	11,317,241	5,142,759	6,174,483	6,489,375	924,688	5,564,688
Town of Benson	3,097,895	466,316	2,631,579	2,755,172	20,000	2,735,172	1,332,424	22,727	1,309,697	1,413,448	322,759	1,090,690	943,750	39,688	904,063
Town of Wilson's Mills	2,629,474	341,579	2,287,895	3,111,379	50,345	3,061,034	1,809,697	33,636	1,776,061	1,349,310	126,207	1,223,103	1,063,750	25,000	1,038,750
Town of Kenly	55,263	0	55,263	400,000	0	400,000	654,545	0	654,545	1,017,586	42,414	975,172	188,750	0	188,750
Town of Micro	4,211	1,053	3,158	2,854,138	0	2,854,138	22,952,424	5,152	22,947,273	3,240,000	205,172	3,034,828	0	0	0
Town of Selma	7,547,895	418,947	7,128,947	10,118,621	107,931	10,010,690	6,914,848	98,788	6,816,061	4,832,069	816,897	4,015,172	3,150,938	150,000	3,000,938
Town of Smithfield	3,879,474	893,684	2,985,789	10,900,345	22,414	10,877,931	6,418,182	131,212	6,286,970	4,756,897	615,862	4,141,034	3,185,938	28,125	3,157,813
Town of Four Oaks	5,576,842	325,789	5,251,053	512,414	2,414	510,000	102,424	0	102,424	154,828	9,655	145,172	258,750	12,813	245,938
Town of Archer Lodge	151,579	8,421	143,158	60,000	345	59,655	62,727	0	62,727	27,586	5,172	22,414	43,438	0	43,438
Town of Pine Level	762,105	70,526	691,579	527,586	345	527,241	122,121	0	122,121	173,793	26,897	146,897	148,125	0	148,125
Town of Princeton	570,526	526	570,000	112,069	0	112,069	44,848	0	44,848	26,552	0	26,552	75,625	0	75,625
Unincorporated Johnson County	21,185,789	230,000	20,955,789	35,286,207	21,724	35,264,483	28,820,303	94,848	28,725,455	16,376,207	341,724	16,034,483	9,098,750	8,438	9,090,313
Countywide Totals	48,591,053	3,472,105	45,118,947	79,051,034	1,379,655	77,671,379	88,542,424	2,988,485	85,553,939	44,685,517	7,655,517	37,030,000	24,647,188	1,188,750	23,458,438

Total Demand (Growth Allocation), Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	36,596	31,166
Town of Benson	4,225	2,082
Town of Wilson's Mills	2,451	1,352
Town of Kenly	698	123
Town of Micro	720	614
Town of Selma	2,772	4,284
Town of Smithfield	7,778	4,072
Town of Four Oaks	7,450	695
Town of Archer Lodge	709	32
Town of Pine Level	1,132	213
Town of Princeton	439	1
Unincorporated Johnson County	10,253	1,831
Countywide Totals	75,223	46,465

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	97,462	81,740	15,722	53,035	13,738	39,297	150,497	95,478	55,019
Town of Benson	16,273	11,735	4,538	1,087	90	997	17,360	11,824	5,536
Town of Wilson's Mills	7,573	6,811	762	1,120	49	1,071	8,693	6,861	1,832
Town of Kenly	4,842	1,961	2,880	357	0	357	5,198	1,961	3,237
Town of Micro	3,892	2,023	1,869	0	0	0	3,892	2,023	1,869
Town of Selma	10,577	7,199	3,378	8,087	384	7,702	18,664	7,584	11,080
Town of Smithfield	34,723	21,741	12,982	3,450	75	3,375	38,173	21,816	16,357
Town of Four Oaks	33,905	20,935	12,971	2	0	2	33,907	20,935	12,973
Town of Archer Lodge	3,184	1,992	1,191	13	0	13	3,197	1,992	1,204
Town of Pine Level	5,378	3,181	2,197	328	0	328	5,706	3,181	2,525
Town of Princeton	3,358	1,234	2,124	13	0	13	3,371	1,234	2,137
Unincorporated Johnson County	157,068	26,549	130,519	14,433	1,473	12,960	171,501	28,022	143,479
Countywide Totals	378,234	187,101	191,133	81,924	15,809	66,114	460,158	202,910	257,248

Johnston County Average Household Size

Single Family	Multi Family
2.81	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Nash County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
646	223	39	22	7	24	60	7

Nash County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
10,916	4,253	57	4,360	3,728	922	1,134	2,140

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	1,073	134	939	57	39	18	4,258	22	4,236	3,343	7	3,336	768	24	744	991	60	931	1,919	7	1,912
Unincorporated Nash County	3,180	89	3,091	0	0	0	102	0	102	385	0	385	154	0	154	143	0	143	221	0	221
Countywide Totals	4,253	223	4,030	57	39	18	4,360	22	4,338	3,728	7	3,721	922	24	898	1,134	60	1,074	2,140	7	2,133

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,130	11,279
Unincorporated Nash County	3,180	1,005
Countywide Totals	4,310	12,284

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,241,053	11,579	2,229,474	1,152,759	2,188	1,150,571	232,727	7,273	225,455	341,724	20,690	321,034	599,688	2,188	597,500
Unincorporated Nash County	53,684	0	53,684	132,759	0	132,759	46,667	0	46,667	49,310	0	49,310	69,063	0	69,063
Countywide Totals	2,294,737	11,579	2,283,158	1,285,517	2,188	1,283,330	279,394	7,273	272,121	391,034	20,690	370,345	668,750	2,188	666,563

Total Demand, Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	173	120
Unincorporated Nash County	89	0
Countywide Totals	262	120

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,725	340	2,385	113	78	36	2,839	418	2,421
Unincorporated Nash County	8,077	226	7,851	0	0	0	8,077	226	7,851
Countywide Totals	10,803	566	10,236	113	78	36	10,916	644	10,272

Nash County Average Household Size

Single Family	Multi Family
2.54	1.99

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Orange County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
49,246	10,724	11,417	2,762	3,877	15,118	23,788	3,314

Orange County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
206,921	32,390	65,267	88,231	89,459	107,233	81,024	51,327

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	1,258	875	383	4,577	407	4,170	277	4	273	1,086	80	1,006	4,697	523	4,174	135	68	67	139	50	89
Town of Chapel Hill	4,961	4,151	810	33,722	10,498	23,224	19	15	4	25,804	3,656	22,148	42,558	14,268	28,290	25,648	20,301	5,347	17,819	3,191	14,628
Town of Hillsborough	4,576	2,773	1,803	5,650	347	5,303	526	13	513	11,290	141	11,149	17,134	210	16,924	11,430	2,108	9,322	5,691	72	5,619
City of Mebane	1,474	1,150	324	1,422	0	1,422	8,667	1,136	7,531	1,326	0	1,326	3,027	69	2,958	563	129	434	364	0	364
Unincorporated Orange County	20,121	1,775	18,346	19,896	165	19,731	78,742	1,594	77,148	49,953	0	49,953	39,817	48	39,769	43,248	1,182	42,066	27,314	1	27,313
Countywide Totals	32,390	10,724	21,666	65,267	11,417	53,850	88,231	2,762	85,469	89,459	3,877	85,582	107,233	15,118	92,115	81,024	23,788	57,236	51,327	3,314	48,013
Total Committed	2,152			4,755			1,015			1,590			2,268			1,363			914		
Total Asserted	0			2,046			0			273			2,776			2,618			23		
Total Committed & Asserted	2,152	2,152		6,801	6,801		1,015	1,015		1,863	1,863		5,044	5,044		3,981	3,981		937	937	

Total Capacity, Draft 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Carrboro	5,835	6,334
Town of Chapel Hill	38,683	111,848
Town of Hillsborough	10,226	46,071
City of Mebane	2,896	13,947
Unincorporated Orange County	40,017	239,074
Countywide Totals	97,657	417,274
Total Committed	6,907	7,150
Total Asserted	2,046	5,690
Total Committed & Asserted	8,953	12,840

Growth Allocation by Jurisdiction, (Draft Plan - 2055 MTP) , Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	145,789	2,105	143,684	374,483	27,586	346,897	1,423,333	158,485	1,264,848	46,552	23,448	23,103	43,438	15,625	27,813
Town of Chapel Hill	10,000	7,895	2,105	8,897,931	1,260,690	7,637,241	12,896,364	4,323,636	8,572,727	8,844,138	7,000,345	1,843,793	5,568,438	997,188	4,571,250
Town of Hillsborough	276,842	6,842	270,000	3,893,103	48,621	3,844,483	5,192,121	63,636	5,128,485	3,941,379	726,897	3,214,483	1,778,438	22,500	1,755,938
City of Mebane	4,561,579	597,895	3,963,684	457,241	0	457,241	917,273	20,909	896,364	194,138	44,483	149,655	113,750	0	113,750
Unincorporated Orange County	41,443,158	838,947	40,604,211	17,225,172	0	17,225,172	12,065,758	14,545	12,051,212	14,913,103	407,586	14,505,517	8,535,625	313	8,535,313
Countywide Totals	46,437,368	1,453,684	44,983,684	30,847,931	1,336,897	29,511,034	32,494,848	4,581,212	27,913,636	27,939,310	8,202,759	19,736,552	16,039,688	1,035,625	15,004,063

Total Demand, Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	1,282	725
Town of Chapel Hill	14,649	41,431
Town of Hillsborough	3,120	2,544
City of Mebane	1,150	1,334
Unincorporated Orange County	1,940	2,825
Countywide Totals	22,141	48,859

Includes Committed / Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction,Draft Plan - 2055 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	3,246	2,258	988	8,651	769	7,881	11,896	3,027	8,869
Town of Chapel Hill	12,799	10,710	2,090	63,735	19,841	43,893	76,534	30,551	45,983
Town of Hillsborough	11,806	7,154	4,652	10,679	656	10,023	22,485	7,810	14,674
City of Mebane	3,803	2,967	836	2,688	0	2,688	6,491	2,967	3,524
Unincorporated Orange County	51,912	4,580	47,333	37,603	312	37,292	89,516	4,891	84,624
Countywide Totals	83,566	27,668	55,898	123,355	21,578	101,777	206,921	49,246	157,675

Orange County Average Household Size

Single Family	Multi Family
2.58	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Person County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
5,396	2,080	173	0	220	217	877	96

Person County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
34,449	14,142	264	2,403	7,427	1,451	1,589	2,172

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	3,199	1,290	1,909	264	173	91	616	0	616	1,814	171	1,643	554	179	375	652	344	308	1,040	82	958
Unincorporated Person County	10,943	790	10,153	0	0	0	1,787	0	1,787	5,613	49	5,564	897	38	859	937	533	404	1,132	14	1,118
Countywide Totals	14,142	2,080	12,062	264	173	91	2,403	0	2,403	7,427	220	7,207	1,451	217	1,234	1,589	877	712	2,172	96	2,076
Total Committed	386			84			0			34			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	386	386		84	84		0			34	34		0			0			0		

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Emp
City of Roxboro	3,463	4,676
Unincorporated Person	10,943	10,366
Countywide Totals	14,406	15,042
Total Committed	470	34
Total Asserted	0	0
Total Committed & Asserted	470	34

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	324,211	0	324,211	625,517	58,966	566,552	167,879	54,242	113,636	224,828	118,621	106,207	325,000	25,625	299,375
Unincorporated Person	940,526	0	940,526	1,935,517	16,897	1,918,621	271,818	11,515	260,303	323,103	183,793	139,310	353,750	4,375	349,375
Countywide Totals	1,264,737	0	1,264,737	2,561,034	75,862	2,485,172	439,697	65,758	373,939	547,931	302,414	245,517	678,750	30,000	648,750

Total Demand, Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	1,463	776
Unincorporated Person	790	634
Countywide Totals	2,253	1,410

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	7,646	3,083	4,563	649	426	224	8,295	3,509	4,786
Unincorporated Person County	26,154	1,888	24,266	0	0	0	26,154	1,888	24,266
Countywide Totals	33,799	4,971	28,828	649	426	224	34,449	5,397	29,052

Person County Average Household Size

Single Family	Multi Family
2.39	2.46

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Draft Plan v2 (10.01.25)

Wake County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
835,102	209,325	137,279	60,266	78,202	215,586	310,947	60,953

Wake County Build-Out Potential (Draft Plan - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,902,225	362,206	479,449	110,238	506,520	727,971	437,417	276,048

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	131,708	77,711	53,997	247,129	84,825	162,304	29,117	17,537	11,580	175,617	46,206	129,411	291,902	109,069	182,833	185,915	150,849	35,066	112,134	40,068	72,066
Town of Wake Forest	13,126	9,219	3,907	22,004	3,653	18,351	872	715	157	17,908	2,766	15,142	39,972	7,161	32,811	16,330	11,167	5,163	11,291	1,247	10,044
Town of Rolesville	14,464	7,055	7,409	3,690	273	3,417	152	83	69	24,773	969	23,804	14,926	1,015	13,911	6,579	3,551	3,028	8,402	217	8,185
Town of Knightdale	15,121	11,116	4,005	8,276	2,171	6,105	5,720	4,093	1,627	25,240	1,836	23,404	25,821	3,856	21,965	11,569	7,930	3,639	10,773	1,032	9,741
Town of Zebulon	20,019	7,500	12,519	950	145	805	1,091	737	354	9,629	10	9,619	11,548	147	11,401	8,227	3,545	4,682	5,269	65	5,204
Town of Wendell	17,761	8,994	8,767	5,625	1,471	4,154	3,223	1,349	1,874	31,353	514	30,839	16,998	223	16,775	6,650	2,683	3,967	12,111	440	11,671
Town of Garner	32,638	17,294	15,344	39,319	5,413	33,906	12,269	10,197	2,072	41,154	1,476	39,678	75,123	12,512	62,611	38,402	17,082	21,320	19,711	1,395	18,316
Town of Holly Springs	19,041	9,652	9,389	15,406	2,549	12,857	20,021	8,074	11,947	22,393	1,102	21,291	28,347	5,155	23,192	19,682	11,052	8,630	10,691	510	10,181
Town of Fuquay-Varina	40,735	24,512	16,223	10,850	2,089	8,761	14,519	9,637	4,882	43,047	2,738	40,309	33,407	3,304	30,103	24,163	12,181	11,982	21,528	1,583	19,945
Town of Apex	19,393	13,743	5,650	39,829	9,071	30,758	15,718	4,277	11,441	58,182	5,320	52,862	63,855	13,937	49,918	54,660	37,770	16,890	27,494	3,125	24,369
Town of Cary	23,632	18,152	5,480	65,359	19,704	45,655	3,669	2,443	1,226	47,309	13,109	34,200	76,580	33,860	42,720	52,548	44,149	8,399	28,427	8,249	20,178
Town of Morrisville	3,295	2,969	326	14,127	5,768	8,359	522	485	37	6,326	1,984	4,342	26,996	17,516	9,480	6,979	6,346	633	4,443	1,777	2,666
Town of Angier	527	355	172	0	0	0	297	253	44	271	0	271	238	0	238	77	30	47	218	1	217
Research Triangle Park	665	524	141	2,745	128	2,617	0	0	0	1,502	113	1,389	14,121	6,840	7,281	3,130	1,884	1,246	868	95	773
Town of Clayton	89	36	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	220	109	111	593	19	574	0	0	0	534	14	520	1,148	141	1,007	507	364	143	365	73	292
Unincorporated Wake County	9,772	384	9,388	3,547	0	3,547	3,048	386	2,662	1,282	51	1,231	6,989	854	6,135	1,999	368	1,631	2,323	1,078	1,245
Countywide Totals	362,206	209,325	152,881	479,449	137,279	342,170	110,238	60,266	49,972	506,520	78,208	428,312	727,971	215,590	512,381	437,417	310,951	126,466	276,048	60,955	215,093
Total Committed	45,037			58,660			16,027			11,321			32,624			6,961			6,738		
Total Asserted	0			8,210			958			782			9,709			6,815			2,740		
Total Committed & Asserted	45,037	45,037	0	66,870	66,870	0	16,985	16,985	0	12,103	12,103	0	42,333	42,333	0	13,776	13,776	0	9,478	9,478	0

Total Capacity, Draft Plan - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	378,837	794,685
Town of Wake Forest	35,130	86,373
Town of Rolesville	18,154	54,832
Town of Knightdale	23,397	79,123
Town of Zebulon	20,969	35,764
Town of Wendell	23,386	70,335
Town of Garner	71,957	186,659
Town of Holly Springs	34,447	101,134
Town of Fuquay-Varina	51,585	136,664
Town of Apex	59,222	219,909
Town of Cary	88,991	208,533
Town of Morrisville	17,422	45,266
Town of Angier	527	1,101
Research Triangle Park	3,410	19,621
Town of Clayton	89	0
City of Durham	813	2,554
Unincorporated Wake County	13,319	15,641
Countywide Totals	841,655	2,058,194
Total Committed	103,697	73,671
Total Asserted	8,210	21,004
Total Committed & Asserted	111,907	94,675

Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	15,324,737	9,230,000	6,094,737	60,557,586	15,933,103	44,624,483	88,455,152	33,051,212	55,403,939	64,108,621	52,016,897	12,091,724	35,041,875	12,521,250	22,520,625
Town of Wake Forest	458,947	376,316	82,632	6,175,172	953,793	5,221,379	12,112,727	2,170,000	9,942,727	5,631,034	3,850,690	1,780,345	3,528,438	389,688	3,138,750
Town of Rolesville	80,000	43,684	36,316	8,542,414	334,138	8,208,276	4,523,030	307,576	4,215,455	2,268,621	1,224,483	1,044,138	2,625,625	67,813	2,557,813
Town of Knightdale	3,010,526	2,154,211	856,316	8,703,448	633,103	8,070,345	7,824,545	1,168,485	6,656,061	3,989,310	2,734,483	1,254,828	3,366,563	322,500	3,044,063
Town of Zebulon	574,211	387,895	186,316	3,320,345	3,448	3,316,897	3,499,394	44,545	3,454,848	2,836,897	1,222,414	1,614,483	1,646,563	20,313	1,626,250
Town of Wendell	1,696,316	710,000	986,316	10,811,379	177,241	10,634,138	5,150,909	67,576	5,083,333	2,293,103	925,172	1,367,931	3,784,688	137,500	3,647,188
Town of Garner	6,457,368	5,366,842	1,090,526	14,191,034	508,966	13,682,069	22,764,545	3,791,515	18,973,030	13,242,069	5,890,345	7,351,724	6,159,688	435,938	5,723,750
Town of Holly Springs	10,537,368	4,249,474	6,287,895	7,721,724	380,000	7,341,724	8,590,000	1,562,121	7,027,879	6,786,897	3,811,034	2,975,862	3,340,938	159,375	3,181,563
Town of Fuquay-Varina	7,641,579	5,072,105	2,569,474	14,843,793	944,138	13,899,655	10,123,333	1,001,212	9,122,121	8,332,069	4,200,345	4,131,724	6,727,500	494,688	6,232,813
Town of Apex	8,272,632	2,251,053	6,021,579	20,062,759	1,834,483	18,228,276	19,350,000	4,223,333	15,126,667	18,848,276	13,024,138	5,824,138	8,591,875	976,563	7,615,313
Town of Cary	1,931,053	1,285,789	645,263	16,313,448	4,520,345	11,793,103	23,206,061	10,260,606	12,945,455	18,120,000	15,223,793	2,896,207	8,883,438	2,577,813	6,305,625
Town of Morrisville	274,737	255,263	19,474	2,181,379	684,138	1,497,241	8,180,606	5,307,879	2,872,727	2,406,552	2,188,276	218,276	1,388,438	555,313	833,125
Town of Angier	156,316	133,158	23,158	93,448	0	93,448	72,121	0	72,121	26,552	10,345	16,207	68,125	313	67,813
Research Triangle Park	0	0	0	517,931	38,966	478,966	4,279,091	2,072,727	2,206,364	1,079,310	649,655	429,655	271,250	29,688	241,563
Town of Clayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	0	0	0	184,138	4,828	179,310	347,879	42,727	305,152	174,828	125,517	49,310	114,063	22,813	91,250
Unincorporated Wake County	1,604,211	203,158	1,401,053	442,069	17,586	424,483	2,117,879	258,788	1,859,091	689,310	126,897	562,414	725,938	336,875	389,063
Countywide Totals	58,020,000	31,718,947	26,301,053	174,662,069	26,968,276	147,693,793	220,597,273	65,330,303	155,266,970	150,833,448	107,224,483	43,608,966	86,265,000	19,048,438	67,216,563

Total Demand, Draft Plan - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	162,536	363,729
Town of Wake Forest	12,872	23,056
Town of Rolesville	7,328	5,835
Town of Knightdale	13,287	18,747
Town of Zebulon	7,645	4,504
Town of Wendell	10,465	5,209
Town of Garner	22,707	42,662
Town of Holly Springs	12,201	25,893
Town of Fuquay-Varina	26,601	29,443
Town of Apex	22,814	64,429
Town of Cary	37,856	101,810
Town of Morrisville	8,737	28,108
Town of Angier	355	284
Research Triangle Park	652	8,932
Town of Clayton	36	0
City of Durham	128	592
Unincorporated Wake County	384	2,737
Countywide Totals	346,604	725,970

Household Population Growth Allocation by Jurisdiction, Draft Plan - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	362,197	213,705	148,492	467,074	160,319	306,755	829,271	374,025	455,246
Town of Wake Forest	36,097	25,352	10,744	41,588	6,904	34,683	77,684	32,256	45,428
Town of Rolesville	39,776	19,401	20,375	6,974	516	6,458	46,750	19,917	26,833
Town of Knightdale	41,583	30,569	11,014	15,642	4,103	11,538	57,224	34,672	22,552
Town of Zebulon	55,052	20,625	34,427	1,796	274	1,521	56,848	20,899	35,949
Town of Wendell	48,843	24,734	24,109	10,631	2,780	7,851	59,474	27,514	31,960
Town of Garner	89,755	47,559	42,196	74,313	10,231	64,082	164,067	57,789	106,278
Town of Holly Springs	52,363	26,543	25,820	29,117	4,818	24,300	81,480	31,361	50,119
Town of Fuquay-Varina	112,021	67,408	44,613	20,507	3,948	16,558	132,528	71,356	61,172
Town of Apex	53,331	37,793	15,538	75,277	17,144	58,133	128,608	54,937	73,670
Town of Cary	64,988	49,918	15,070	123,529	37,241	86,288	188,517	87,159	101,358
Town of Morrisville	9,061	8,165	897	26,700	10,902	15,799	35,761	19,066	16,695
Town of Angier	1,449	976	473	0	0	0	1,449	976	473
Research Triangle Park	1,829	1,441	388	5,188	242	4,946	7,017	1,683	5,334
Town of Clayton	245	99	146	0	0	0	245	99	146
City of Durham	605	300	305	1,121	36	1,085	1,726	336	1,390
Unincorporated Wake County	26,873	1,056	25,817	6,704	0	6,704	33,577	1,056	32,521
Countywide Totals	996,067	575,644	420,423	906,159	259,457	646,701	1,902,225	835,101	1,067,124

Wake County Average Household Size

Single Family	Multi Family
2.75	1.89

Committed/Asserted Development Included

Guide Total Check