2055 MTP - Growth Analysis Output Summary by County

Regional Growth Capacity Total Summary Table

		Total	Dwelling Units		Employment				
		Population	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	3,083	6,392	1,518
	2055 MTP Capacity	254,433	84,835	25,098	30,141	345,829	162,416	84,757	57,142
Durham	2055 MTP Region Guide Total	150,696	35,267	34,168	21,748	13,136	68,597	88,722	18,574
	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	210,990	66,745	19,992	23,581	44,356	84,239	44,105	21,671
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	596,976	198,888	19,556	1,382	121,779	79,231	56,587	56,309
Johnston	2055 MTP Region Guide Total	202,910	66,584	8,639	7,051	3,955	9,750	21,948	3,761
	2055 MTP Capacity	490,921	144,878	45,800	102,812	246,639	315,844	138,862	83,691
Nash	2055 MTP Region Guide Total	646	223	39	22	7	24	60	7
	2055 MTP Capacity	10,949	4,266	57	4,360	3,733	958	1,149	2,140
Orange	2055 MTP Region Guide Total	49,246	10,724	11,417	2,762	3,878	15,118	23,788	3,314
	2055 MTP Capacity	177,803	29,582	53,694	88,273	89,283	89,439	76,308	50,548
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	215,583	310,949	60,953
	2055 MTP Capacity	2,086,226	365,160	572,506	99,890	507,720	945,631	481,369	299,896
Totals	2055 MTP Guide Total	1,434,918	392,337	198,223	100,265	103,280	316,401	460,228	89,742
	2055 MTP Capacity	4,922,083	1,137,967	995,535	396,308	1,607,278	2,093,920	1,069,342	706,560

Guide Totals match Demand Totals

Demand Exceeds Capacity

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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	3,083	6,392	1,518

Chatham County Build-Out Potential (Final - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
254,433	84,835	25,098	30,141	345,829	162,416	84,757	57,142

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, Final - 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	146	11,817	3,381	77	3,304	14,522	1,985	12,537	49,633	0	49,633	29,257	721	28,536	10,288	441	9,847	16,107	104	16,003
Town of Pittsboro	44,934	16,666	28,268	13,061	2,117	10,944	7	5	2	26,176	1,143	25,033	11,660	1,993	9,667	8,471	3,833	4,638	9,452	1,122	8,330
Town of Cary	4,907	641	4,266	430	212	218	195	0	195	0	0	0	278	56	222	30	18	12	33	2	31
Town of Goldston	244	0	244	895	0	895	10	5	5	5,152	0	5,152	4,560	49	4,511	3,068	419	2,649	3,251	0	3,251
Town of Apex	1	0	1	0	0	0	2,522	912	1,610	520	0	520	202	1	201	188	44	144	433	0	433
Unincorporated Chatham County	22,786	305	22,481	7,331	385	6,946	12,885	2,061	10,824	264,348	438	263,910	116,459	263	116,196	62,712	1,637	61,075	27,866	290	27,576
Countywide Totals	84,835	17,758	67,077	25,098	2,791	22,307	30,141	4,968	25,173	345,829	1,581	344,248	162,416	3,083	159,333	84,757	6,392	78,365	57,142	1,518	55,624
Committed	1,307			963			4,603			873			414			406			360		
Asserted	0																				
Total	1,307			963			4,603			873			414			406			360		

Total Capacity, Final - 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	30,117	484,270
Countywide Totals	109,933	680,285
Total Committed	2,270	6,656
Total Asserted	0	0
Total Committed & Asserted	2,270	6,656

Growth Allocation by Jurisdiction, Final - 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	1,044,737	6,598,421	17,114,828	0	17,114,828	8,865,758	218,485	8,647,273	3,547,586	152,069	3,395,517	5,033,438	32,500	5,000,938
Town of Pittsboro	3,684	2,632	1,053	9,026,207	394,138	8,632,069	3,533,333	603,939	2,929,394	2,921,034	1,321,724	1,599,310	2,953,750	350,625	2,603,125
Town of Cary	102,632	0	102,632	0	0	0	84,242	16,970	67,273	10,345	6,207	4,138	10,313	625	9,688
Town of Goldston	5,263	2,632	2,632	1,776,552	0	1,776,552	1,381,818	14,848	1,366,970	1,057,931	144,483	913,448	1,015,938	0	1,015,938
Town of Apex	1,327,368	480,000	847,368	179,310	0	179,310	61,212	303	60,909	64,828	15,172	49,655	135,313	0	135,313
Unincorporated Chatham County	6,781,579	1,084,737	5,696,842	91,154,483	151,034	91,003,448	35,290,606	79,697	35,210,909	21,624,828	564,483	21,060,345	8,708,125	90,625	8,617,500
Countywide Totals	15,863,684	2,614,737	13,248,947	119,251,379	545,172	118,706,207	49,216,970	934,242	48,282,727	29,226,552	2,204,138	27,022,414	17,856,875	474,375	17,382,500

Total Demand (Growth Allocation), Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	223	3,251
Town of Pittsboro	18,783	8,096
Town of Cary	853	76
Town of Goldston	0	473
Town of Apex	0	957
Unincorporated Chatham County	690	4,689
Countywide Totals	20,549	17,542

Guide Total Check

Has Committed Development

Household Population Growth Allocation by Jurisdiction, Final - 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	356	28,833	6,390	146	6,245	35,580	502	35,078
Town of Pittsboro	109,639	40,665	68,974	24,685	4,001	20,684	134,324	44,666	89,658
Town of Cary	11,973	1,564	10,409	813	401	412	12,786	1,965	10,821
Town of Goldston	595	0	595	1,692	0	1,692	2,287	0	2,287
Town of Apex	2	0	2	0	0	0	2	0	2
Unincorporated Chatham County	55,598	744	54,854	13,856	728	13,128	69,453	1,472	67,982
Countywide Totals	206,997	43,330	163,668	47,435	5,275	42,160	254,433	48,605	205,828

Chatham County Average Household Size

Single Family	Multi Family
2.44	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
150,696	35,267	34,168	21,748	13,136	68,597	88,722	18,574

Durham County Build-Out Potential (Final - 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, Final - 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	32,800	71,434	224,715	31,758	192,957	25,627	20,970	4,657	164,036	11,921	152,115	295,982	56,112	239,870	123,606	73,176	50,430	103,436	17,183	86,253
Town of Chapel Hill	56	23	33	2,005	326	1,679	0	0	0	2,253	448	1,805	2,583	1,416	1,167	3,702	3,657	45	335	208	127
Research Triangle Park	5,042	2,425	2,617	23,975	2,085	21,890	750	727	23	20,985	767	20,218	77,991	11,056	66,935	24,794	11,857	12,937	14,018	1,182	12,836
City of Raleigh	98	18	80	37	0	37	57	47	10	37	0	37	42	14	28	32	13	19	22	0	22
Unincorporated Durham County	7,909	1	7,908	2,083	0	2,083	8,599	4	8,595	4,178	0	4,178	4,176	0	4,176	2,705	19	2,686	730	0	730
Countywide Totals	117,339	35,267	82,072	252,815	34,169	218,646	35,033	21,748	13,285	191,489	13,136	178,353	380,774	68,598	312,176	154,839	88,722	66,117	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, Final - 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, Final - 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	11,036,842	2,451,053	56,564,138	4,110,690	52,453,448	89,691,515	17,003,636	72,687,879	42,622,759	25,233,103	17,389,655	32,323,750	5,369,688	26,954,063
Town of Chapel Hill	0	0	0	776,897	154,483	622,414	782,727	429,091	353,636	1,276,552	1,261,034	15,517	104,688	65,000	39,688
RTP	394,737	382,632	12,105	7,236,207	264,483	6,971,724	23,633,636	3,350,303	20,283,333	8,549,655	4,088,621	4,461,034	4,380,625	369,375	4,011,250
City of Raleigh	30,000	24,737	5,263	12,759	0	12,759	12,727	4,242	8,485	11,034	4,483	6,552	6,875	0	6,875
Unincorporated Durham County	4,525,789	2,105	4,523,684	1,440,690	0	1,440,690	1,265,455	0	1,265,455	932,759	6,552	926,207	228,125	0	228,125
Countywide Totals	18,438,421	11,446,316	6,992,105	66,030,690	4,529,655	61,501,034	115,386,061	20,787,273	94,598,788	53,392,759	30,593,793	22,798,966	37,044,063	5,804,063	31,240,000

Total Demand (Growth Allocation), Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	64,558	179,362
Town of Chapel Hill	349	5,729
RTP	4,510	25,589
City of Raleigh	18	74
Unincorporated Durham County	1	23
Countywide Totals	69,436	210,777

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Final - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	260,585	82,000	178,585	411,228	58,117	353,111	671,813	140,117	531,696
Town of Chapel Hill	140	58	83	3,669	597	3,073	3,809	654	3,155
Research Triangle Park	12,605	6,063	6,543	43,874	3,816	40,059	56,479	9,878	46,601
City of Raleigh	245	45	200	68	0	68	313	45	268
Unincorporated Durham County	19,773	3	19,770	3,812	0	3,812	23,584	3	23,582
Countywide Totals	293,348	88,168	205,180	462,651	62,529	400,122	755,999	150,697	605,302

Durham County Average Household Size

Single Family	Multi Family
2.5	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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 (Final - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
210,990	66,745	19,992	23,581	44,356	84,239	44,105	21,671

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, Final - 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	6,465	670	16,287	860	15,427	1,257	819	438	4,791	480	4,311	22,664	1,808	20,856	7,132	1,357	5,775	4,179	372	3,807
Town of Franklinton	7,909	4,936	2,973	2,435	229	2,206	1,133	270	863	19,893	132	19,761	21,908	96	21,812	15,346	1,642	13,704	10,896	134	10,762
Town of Louisburg	3,716	1,155	2,561	178	0	178	972	262	710	2,902	1	2,901	1,540	4	1,536	1,286	14	1,272	1,140	1	1,139
Town of Bunn	3,531	1,617	1,914	8	2	6	347	118	229	4	0	4	9	0	9	1	0	1	2	0	2
Town of Wake Forest	972	943	29	5	0	5	15	9	6	77	0	77	2	0	2	17	0	17	64	0	64
Unincorporated Franklin County	43,482	8,677	34,805	1,079	3	1,076	19,857	941	18,916	16,689	0	16,689	38,116	321	37,795	20,323	276	20,047	5,390	5	5,385
Countywide Totals	66,745	23,793	42,952	19,992	1,094	18,898	23,581	2,419	21,162	44,356	613	43,743	84,239	2,229	82,010	44,105	3,289	40,816	21,671	512	21,159
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, Final - 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	44,561	100,375
Countywide Totals	86,737	217,952
Total Committed	3,004	0
Total Asserted	0	0
Total Committed & Asserted	3,004	0

Growth Allocation by Jurisdiction, Final - 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	431,053	230,526	1,652,069	165,517	1,486,552	6,867,879	547,879	6,320,000	2,459,310	467,931	1,991,379	1,305,938	116,250	1,189,688
Town of Franklinton	596,316	142,105	454,211	6,859,655	45,517	6,814,138	6,638,788	29,091	6,609,697	5,291,724	566,207	4,725,517	3,405,000	41,875	3,363,125
Town of Louisburg	511,579	137,895	373,684	1,000,690	345	1,000,345	466,667	1,212	465,455	443,448	4,828	438,621	356,250	313	355,938
Town of Bunn	182,632	62,105	120,526	1,379	0	1,379	2,727	0	2,727	345	0	345	625	0	625
Town of Wake Forest	7,895	4,737	3,158	26,552	0	26,552	606	0	606	5,862	0	5,862	20,000	0	20,000
Unincorporated Franklin County	10,451,053	495,263	9,955,789	5,754,828	0	5,754,828	11,550,303	97,273	11,453,030	7,007,931	95,172	6,912,759	1,684,375	1,563	1,682,813
Countywide Totals	12,411,053	1,273,158	11,137,895	15,295,172	211,379	15,083,793	25,526,970	675,455	24,851,515	15,208,621	1,134,138	14,074,483	6,772,188	160,000	6,612,188

Total Demand (Growth Allocation), Final - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	7,325	4,836
Town of Franklinton	5,165	2,274
Town of Louisburg	1,155	282
Town of Bunn	1,619	118
Town of Wake Forest	943	9
Unincorporated Franklin County	8,680	1,543
Countywide Totals	24,887	9,062

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Final - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	18,622	16,874	1,749	29,968	1,582	28,386	48,590	18,456	30,134
Town of Franklinton	20,642	12,883	7,760	4,480	421	4,059	25,123	13,304	11,819
Town of Louisburg	9,699	3,015	6,684	328	0	328	10,026	3,015	7,012
Town of Bunn	9,216	4,220	4,996	15	4	11	9,231	4,224	5,007
Town of Wake Forest	2,537	2,461	76	9	0	9	2,546	2,461	85
Unincorporated Franklin County	113,488	22,647	90,841	1,985	6	1,980	115,473	22,652	92,821
Countywide Totals	174,204	62,100	112,105	36,785	2,013	34,772	210,990	64,113	146,877

Franklin County Average Household Size

Single Family	Multi Family
2.61	1.84

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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 (Final - 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, Final - 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	5,283	6,783	3,706	720	2,986	5,324	862	4,462	27,491	198	27,293	19,564	195	19,369	17,186	1,325	15,861	7,605	283	7,322
Town of Creedmoor	3,547	1,493	2,054	380	51	329	1,800	32	1,768	4,887	55	4,832	3,555	269	3,286	2,877	74	2,803	1,669	14	1,655
Town of Stem	405	56	349	4	0	4	0	0	0	100	0	100	71	0	71	62	0	62	27	0	27
Unincorporated Granville County	96,114	1,166	94,948	1,663	118	1,545	1,309	0	1,309	16,545	24	16,521	10,747	0	10,747	9,652	2	9,650	5,149	17	5,132
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, Final - 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, Final - 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	453,684	2,348,421	9,479,655	68,276	9,411,379	5,928,485	59,091	5,869,394	5,926,207	456,897	5,469,310	2,376,563	88,438	2,288,125
Town of Creedmoor	947,368	16,842	930,526	1,685,172	18,966	1,666,207	1,077,273	81,515	995,758	992,069	25,517	966,552	521,563	4,375	517,188
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	8,276	5,696,897	3,256,667	0	3,256,667	3,328,276	690	3,327,586	1,609,063	5,313	1,603,750
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), Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	6,003	2,863
Town of Creedmoor	1,544	444
Town of Stem	56	0
Unincorporated Granville County	1,284	43
Countywide Totals	8,887	3,350

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Final - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	31,372	13,736	17,636	7,597	1,476	6,121	38,969	15,212	23,757
Town of Creedmoor	9,222	3,882	5,340	779	105	674	10,001	3,986	6,015
Town of Stem	1,053	146	907	8	0	8	1,061	146	916
Unincorporated Granville County	249,896	3,032	246,865	3,409	242	3,167	253,306	3,274	250,032
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 - Final (12.09.25)

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 (Final - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
596,976	198,888	19,556	1,382	121,779	79,231	56,587	56,309

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, Final - 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	7,467	4,304	3,163	14,609	1,395	13,214	306	61	245	4,735	461	4,274	22,350	1,246	21,104	6,842	1,195	5,647	4,278	465	3,813
Town of Lillington	10,962	4,118	6,844	1,328	192	1,136	643	60	583	16,919	63	16,856	15,704	63	15,641	11,069	402	10,667	8,968	25	8,943
Town of Coats	5,269	1,268	4,001	922	13	909	249	8	241	7,289	252	7,037	6,141	4	6,137	4,286	27	4,259	3,707	61	3,646
Town of Erwin	5,147	674	4,473	0	0	0	17	0	17	1,088	0	1,088	247	0	247	326	0	326	600	0	600
Town of Fuquay-Varina	28	7	21	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	170,015	8,213	161,802	2,694	133	2,561	167	7	160	91,748	635	91,113	34,789	24	34,765	34,064	1,178	32,886	38,756	142	38,614
Countywide Totals	198,888	18,584	180,304	19,556	1,733	17,823	1,382	136	1,246	121,779	1,411	120,368	79,231	1,337	77,894	56,587	2,802	53,785	56,309	693	55,616
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, Final - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Angier	22,076	38,511
Town of Lillington	12,290	53,303
Town of Coats	6,191	21,672
Town of Erwin	5,147	2,278
Town of Fuquay-Varina	31	0
Unincorporated Harnett County	172,709	199,524
Countywide Totals	218,444	315,288
Total Committed	4,867	0
Total Asserted	0	0
Total Committed & Asserted	4,867	0

Growth Allocation by Jurisdiction, Final - 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	161,053	32,105	128,947	1,632,759	158,966	1,473,793	6,772,727	377,576	6,395,152	2,359,310	412,069	1,947,241	1,336,875	145,313	1,191,563
Town of Lillington	338,421	31,579	306,842	5,834,138	21,724	5,812,414	4,758,788	19,091	4,739,697	3,816,897	138,621	3,678,276	2,802,500	7,813	2,794,688
Town of Coats	131,053	4,211	126,842	2,513,448	86,897	2,426,552	1,860,909	1,212	1,859,697	1,477,931	9,310	1,468,621	1,158,438	19,063	1,139,375
Town of Erwin	8,947	0	8,947	375,172	0	375,172	74,848	0	74,848	112,414	0	112,414	187,500	0	187,500
Town of Fuquay-Varina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	87,895	3,684	84,211	31,637,241	218,966	31,418,276	10,542,121	7,273	10,534,848	11,746,207	406,207	11,340,000	12,111,250	44,375	12,066,875
Countywide Totals	727,368	71,579	655,789	41,992,759	486,552	41,506,207	24,009,394	405,152	23,604,242	19,512,759	966,207	18,546,552	17,596,563	216,563	17,380,000

Total Demand (Growth Allocation), Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Angier	5,699	3,428
Town of Lillington	4,310	613
Town of Coats	1,281	352
Town of Erwin	674	0
Town of Fuquay-Varina	7	0
Unincorporated Harnett County	8,346	1,986
Countywide Totals	20,317	6,379

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Final - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	20,908	12,051	8,856	29,948	2,860	27,089	50,856	14,911	35,945
Town of Lillington	30,694	11,530	19,163	2,722	394	2,329	33,416	11,924	21,492
Town of Coats	14,753	3,550	11,203	1,890	27	1,863	16,643	3,577	13,066
Town of Erwin	14,412	1,887	12,524	0	0	0	14,412	1,887	12,524
Town of Fuquay-Varina	78	20	59	6	0	6	85	20	65
Unincorporated Harnett County	476,042	22,996	453,046	5,523	273	5,250	481,565	23,269	458,296
Countywide Totals	556,886	52,035	504,851	40,090	3,553	36,537	596,976	55,588	541,388

Harnett County Average Household Size

Single Family	Multi Family
2.8	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
202,910	66,584	8,639	7,051	3,955	9,750	21,948	3,761

Johnston County Build-Out Potential (Final - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
490,921	144,878	45,800	102,812	246,639	315,844	138,862	83,691

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, Final - 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	34,897	28,592	6,305	28,411	7,184	21,227	6,508	1,879	4,629	36,162	3,376	32,786	63,088	9,344	53,744	32,771	15,002	17,769	20,763	2,775	17,988
Town of Benson	6,439	4,513	1,926	643	52	591	7,174	773	6,401	8,705	21	8,684	4,754	19	4,735	4,449	616	3,833	3,306	78	3,228
Town of Wilson's Mills	2,711	2,450	261	631	22	609	5,022	696	4,326	9,290	83	9,207	6,136	9	6,127	3,994	834	3,160	3,499	477	3,022
Town of Kenly	1,931	745	1,186	202	0	202	117	0	117	1,265	1	1,264	2,734	0	2,734	3,454	173	3,281	622	0	622
Town of Micro	1,714	783	931	0	0	0	8	0	8	9,350	15	9,335	85,506	0	85,506	10,642	475	10,167	0	0	0
Town of Selma	4,378	3,046	1,332	5,500	276	5,224	15,451	1,376	14,075	35,788	236	35,552	27,448	239	27,209	15,790	2,075	13,715	12,311	92	12,219
Town of Smithfield	13,148	7,924	5,224	1,991	23	1,968	7,518	1,532	5,986	33,262	196	33,066	22,201	16	22,185	14,317	2,242	12,075	10,733	294	10,439
Town of Four Oaks	13,402	7,911	5,491	1	0	1	11,669	311	11,358	1,683	4	1,679	382	3	379	503	14	489	938	35	903
Town of Archer Lodge	1,176	679	497	7	0	7	309	21	288	176	0	176	239	0	239	85	34	51	144	0	144
Town of Pine Level	2,175	1,044	1,131	189	1	188	1,567	53	1,514	1,681	1	1,680	433	20	413	599	37	562	512	2	510
Town of Princeton	1,279	517	762	7	0	7	1,166	0	1,166	333	0	333	155	0	155	82	0	82	248	0	248
Unincorporated Johnson County	61,628	8,380	53,248	8,218	1,081	7,137	46,303	410	45,893	108,944	22	108,922	102,768	100	102,668	52,176	446	51,730	30,615	7	30,608
Countywide Totals	144,878	66,584	78,294	45,800	8,639	37,161	102,812	7,051	95,761	246,639	3,955	242,684	315,844	9,750	306,094	138,862	21,948	116,914	83,691	3,760	79,931
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, Final - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	63,308	159,292
Town of Benson	7,082	28,388
Town of Wilson's Mills	3,342	27,941
Town of Kenly	2,133	8,192
Town of Micro	1,714	105,506
Town of Selma	9,878	106,788
Town of Smithfield	15,139	88,031
Town of Four Oaks	13,403	15,175
Town of Archer Lodge	1,183	953
Town of Pine Level	2,364	4,792
Town of Princeton	1,286	1,984
Unincorporated Johnson County	69,846	340,806
Countywide Totals	190,678	887,848
Total Committed	11,060	1,405
Total Asserted	600	0
Total Committed & Asserted	11,660	1,405

Growth Allocation by Jurisdiction, Final - 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	3,425,263	988,947	2,436,316	12,469,655	1,164,138	11,305,517	19,117,576	2,831,515	16,286,061	11,300,345	5,173,103	6,127,241	6,488,438	867,188	5,621,250
Town of Benson	3,775,789	406,842	3,368,947	3,001,724	7,241	2,994,483	1,440,606	5,758	1,434,848	1,534,138	212,414	1,321,724	1,033,125	24,375	1,008,750
Town of Wilson's Mills	2,643,158	366,316	2,276,842	3,203,448	28,621	3,174,828	1,859,394	2,727	1,856,667	1,377,241	287,586	1,089,655	1,093,438	149,063	944,375
Town of Kenly	61,579	0	61,579	436,207	345	435,862	828,485	0	828,485	1,191,034	59,655	1,131,379	194,375	0	194,375
Town of Micro	4,211	0	4,211	3,224,138	5,172	3,218,966	25,910,909	0	25,910,909	3,669,655	163,793	3,505,862	0	0	0
Town of Selma	8,132,105	724,211	7,407,895	12,340,690	81,379	12,259,310	8,317,576	72,424	8,245,152	5,444,828	715,517	4,729,310	3,847,188	28,750	3,818,438
Town of Smithfield	3,956,842	806,316	3,150,526	11,469,655	67,586	11,402,069	6,727,576	4,848	6,722,727	4,936,897	773,103	4,163,793	3,354,063	91,875	3,262,188
Town of Four Oaks	6,141,579	163,684	5,977,895	580,345	1,379	578,966	115,758	909	114,848	173,448	4,828	168,621	293,125	10,938	282,188
Town of Archer Lodge	162,632	11,053	151,579	60,690	0	60,690	72,424	0	72,424	29,310	11,724	17,586	45,000	0	45,000
Town of Pine Level	824,737	27,895	796,842	579,655	345	579,310	131,212	6,061	125,152	206,552	12,759	193,793	160,000	625	159,375
Town of Princeton	613,684	0	613,684	114,828	0	114,828	46,970	0	46,970	28,276	0	28,276	77,500	0	77,500
Unincorporated Johnson County	24,370,000	215,789	24,154,211	37,566,897	7,586	37,559,310	31,141,818	30,303	31,111,515	17,991,724	153,793	17,837,931	9,567,188	2,188	9,565,000
Countywide Totals	54,111,579	3,711,053	50,400,526	85,047,931	1,363,793	83,684,138	95,710,303	2,954,545	92,755,758	47,883,448	7,568,276	40,315,172	26,153,438	1,175,000	24,978,438

Total Demand (Growth Allocation), Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	35,776	32,376
Town of Benson	4,565	1,507
Town of Wilson's Mills	2,472	2,099
Town of Kenly	745	174
Town of Micro	783	490
Town of Selma	3,322	4,018
Town of Smithfield	7,947	4,280
Town of Four Oaks	7,911	367
Town of Archer Lodge	679	55
Town of Pine Level	1,045	113
Town of Princeton	517	0
Unincorporated Johnson County	9,461	985
Countywide Totals	75,223	46,464

Committed / Asserted Development Includec

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Final - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	98,061	80,344	17,717	51,992	13,147	38,845	150,053	93,490	56,562
Town of Benson	18,094	12,682	5,412	1,177	95	1,082	19,270	12,777	6,494
Town of Wilson's Mills	7,618	6,885	733	1,155	40	1,114	8,773	6,925	1,848
Town of Kenly	5,426	2,093	3,333	370	0	370	5,796	2,093	3,702
Town of Micro	4,816	2,200	2,616	0	0	0	4,816	2,200	2,616
Town of Selma	12,302	8,559	3,743	10,065	505	9,560	22,367	9,064	13,303
Town of Smithfield	36,946	22,266	14,679	3,644	42	3,601	40,589	22,309	18,281
Town of Four Oaks	37,660	22,230	15,430	2	0	2	37,661	22,230	15,432
Town of Archer Lodge	3,305	1,908	1,397	13	0	13	3,317	1,908	1,409
Town of Pine Level	6,112	2,934	3,178	346	2	344	6,458	2,935	3,522
Town of Princeton	3,594	1,453	2,141	13	0	13	3,607	1,453	2,154
Unincorporated Johnson County	173,175	23,548	149,627	15,039	1,978	13,061	188,214	25,526	162,688
Countywide Totals	407,107	187,101	220,006	83,814	15,809	68,005	490,921	202,910	288,011

Johnston County Average Household Size

Single Family	Multi Family
2.81	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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 (Final - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
10,949	4,266	57	4,360	3,733	958	1,149	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, Final - 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	169	904	57	40	17	4,258	22	4,236	3,343	7	3,336	768	23	745	991	60	931	1,919	7	1,912
Unincorporated Nash County	3,193	54	3,139	0	0	0	102	0	102	390	0	390	190	0	190	158	0	158	221	0	221
Countywide Totals	4,266	223	4,043	57	40	17	4,360	22	4,338	3,733	7	3,726	958	23	935	1,149	60	1,089	2,140	7	2,133

Total Capacity, Final - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,130	11,279
Unincorporated Nash County	3,193	1,061
Countywide Totals	4,323	12,340

Growth Allocation by Jurisdiction, Final - 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	6,970	225,758	341,724	20,690	321,034	599,688	2,188	597,500
Unincorporated Nash County	53,684	0	53,684	134,483	0	134,483	57,576	0	57,576	54,483	0	54,483	69,063	0	69,063
Countywide Totals	2,294,737	11,579	2,283,158	1,287,241	2,188	1,285,054	290,303	6,970	283,333	396,207	20,690	375,517	668,750	2,188	666,563

Total Demand, Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	209	119
Unincorporated Nash County	54	0
Countywide Totals	263	119

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Final - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,725	429	2,296	113	80	34	2,839	509	2,330
Unincorporated Nash County	8,110	137	7,973	0	0	0	8,110	137	7,973
Countywide Totals	10,836	566	10,269	113	80	34	10,949	646	10,303

Nash County Average Household Size

Single Family	Multi Family
2.54	1.99

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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	3,878	15,118	23,788	3,314

Orange County Build-Out Potential (Final - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
177,803	29,582	53,694	88,273	89,283	89,439	76,308	50,548

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, Final - 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	918	340	4,577	356	4,221	277	8	269	1,086	93	993	4,697	327	4,370	135	84	51	139	49	90
Town of Chapel Hill	4,961	4,252	709	33,722	10,599	23,123	19	9	10	25,804	3,590	22,214	42,558	14,576	27,982	25,648	21,364	4,284	17,819	3,178	14,641
Town of Hillsborough	4,576	2,806	1,770	5,650	348	5,302	526	52	474	11,290	194	11,096	17,134	127	17,007	11,430	1,816	9,614	5,691	86	5,605
City of Mebane	1,474	1,119	355	1,422	0	1,422	8,667	1,318	7,349	1,326	0	1,326	3,027	2	3,025	563	39	524	364	0	364
Unincorporated Orange County	17,313	1,629	15,684	8,323	114	8,209	78,784	1,375	77,409	49,777	1	49,776	22,023	85	21,938	38,532	485	38,047	26,535	1	26,534
Countywide Totals	29,582	10,724	18,858	53,694	11,417	42,277	88,273	2,762	85,511	89,283	3,878	85,405	89,439	15,117	74,322	76,308	23,788	52,520	50,548	3,314	47,234
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, Final - 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	25,636	215,651
Countywide Totals	83,276	393,851
Total Committed	6,907	7,150
Total Asserted	2,046	5,690
Total Committed & Asserted	8,953	12,840

Growth Allocation by Jurisdiction, (Final - 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	4,211	141,579	374,483	32,069	342,414	1,423,333	99,091	1,324,242	46,552	28,966	17,586	43,438	15,313	28,125
Town of Chapel Hill	10,000	4,737	5,263	8,897,931	1,237,931	7,660,000	12,896,364	4,416,970	8,479,394	8,844,138	7,366,897	1,477,241	5,568,438	993,125	4,575,313
Town of Hillsborough	276,842	27,368	249,474	3,893,103	66,897	3,826,207	5,192,121	38,485	5,153,636	3,941,379	626,207	3,315,172	1,778,438	26,875	1,751,563
City of Mebane	4,561,579	693,684	3,867,895	457,241	0	457,241	917,273	606	916,667	194,138	13,448	180,690	113,750	0	113,750
Unincorporated Orange County	41,465,263	723,684	40,741,579	17,164,483	345	17,164,138	6,673,636	25,758	6,647,879	13,286,897	167,241	13,119,655	8,292,188	313	8,291,875
Countywide Totals	46,459,474	1,453,684	45,005,789	30,787,241	1,337,241	29,450,000	27,102,727	4,580,909	22,521,818	26,313,103	8,202,759	18,110,345	15,796,250	1,035,625	14,760,625

Total Demand, Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	1,274	561
Town of Chapel Hill	14,851	42,717
Town of Hillsborough	3,154	2,275
City of Mebane	1,119	1,359
Unincorporated Orange County	1,743	1,947
Countywide Totals	22,141	48,859

Includes Committed / Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction,Final - 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	2,368	877	8,651	673	7,978	11,896	3,041	8,855
Town of Chapel Hill	12,799	10,970	1,829	63,735	20,032	43,702	76,534	31,002	45,532
Town of Hillsborough	11,806	7,239	4,567	10,679	658	10,021	22,485	7,897	14,587
City of Mebane	3,803	2,887	916	2,688	0	2,688	6,491	2,887	3,603
Unincorporated Orange County	44,668	4,203	40,465	15,730	215	15,515	60,398	4,418	55,980
Countywide Totals	76,322	27,668	48,654	101,482	21,578	79,904	177,803	49,246	128,557

Orange County Average Household Size

Single Family	Multi Family
2.58	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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 (Final - 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, Final - 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	1,280	1,919	264	174	90	616	0	616	1,814	167	1,647	554	114	440	652	484	168	1,040	69	971
Unincorporated Person County	10,943	800	10,143	0	0	0	1,787	0	1,787	5,613	54	5,559	897	102	795	937	393	544	1,132	27	1,105
Countywide Totals	14,142	2,080	12,062	264	174	90	2,403	0	2,403	7,427	221	7,206	1,451	216	1,235	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, Final - 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, Final - 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	57,586	567,931	167,879	34,545	133,333	224,828	166,897	57,931	325,000	21,563	303,438
Unincorporated Person	940,526	0	940,526	1,935,517	18,621	1,916,897	271,818	30,909	240,909	323,103	135,517	187,586	353,750	8,438	345,313
Countywide Totals	1,264,737	0	1,264,737	2,561,034	76,207	2,484,828	439,697	65,455	374,242	547,931	302,414	245,517	678,750	30,000	648,750

Total Demand, Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	1,454	834
Unincorporated Person	800	576
Countywide Totals	2,254	1,410

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Final - 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	3,059	4,586	649	428	221	8,295	3,487	4,808
Unincorporated Person County	26,154	1,912	24,242	0	0	0	26,154	1,912	24,242
Countywide Totals	33,799	4,971	28,828	649	428	221	34,449	5,399	29,050

Person County Average Household Size

Single Family	Multi Family
2.39	2.46

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Final (12.09.25)

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	215,583	310,949	60,953

Wake County Build-Out Potential (Final - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
2,086,226	365,160	572,506	99,890	507,720	945,631	481,369	299,896

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,Final - 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	120,156	70,895	49,261	241,823	78,997	162,826	28,450	20,786	7,664	171,625	41,643	129,982	353,885	110,820	243,065	196,940	147,495	49,445	119,265	38,301	80,964
Town of Wake Forest	11,097	6,600	4,497	10,742	2,294	8,448	858	703	155	17,746	820	16,926	23,727	2,973	20,754	12,395	6,617	5,778	9,612	472	9,140
Town of Rolesville	16,248	8,312	7,936	15,322	532	14,790	142	88	54	26,645	592	26,053	32,807	2,549	30,258	11,595	5,793	5,802	10,967	231	10,736
Town of Knightdale	15,794	11,014	4,780	12,820	2,676	10,144	5,720	4,551	1,169	25,717	3,399	22,318	32,628	6,849	25,779	13,485	9,122	4,363	11,686	1,729	9,957
Town of Zebulon	20,025	6,558	13,467	950	145	805	1,091	708	383	9,639	1	9,638	11,620	110	11,510	8,259	2,842	5,417	5,269	0	5,269
Town of Wendell	17,769	8,756	9,013	5,625	1,468	4,157	3,223	1,839	1,384	31,353	144	31,209	16,998	216	16,782	6,650	1,648	5,002	12,111	404	11,707
Town of Garner	34,790	18,962	15,828	55,448	5,267	50,181	12,345	10,761	1,584	42,229	1,309	40,920	99,610	8,422	91,188	43,960	16,174	27,786	23,122	1,387	21,735
Town of Holly Springs	20,478	10,356	10,122	23,613	2,530	21,083	19,925	8,331	11,594	23,083	1,392	21,691	40,784	4,250	36,534	23,234	11,221	12,013	12,335	516	11,819
Town of Fuquay-Varina	50,169	30,468	19,701	66,363	3,901	62,462	6,130	4,209	1,921	38,554	2,909	35,645	107,863	9,748	98,115	39,464	21,737	17,727	27,695	2,075	25,620
Town of Apex	19,454	14,530	4,924	47,105	12,905	34,200	14,767	4,613	10,154	60,188	9,694	50,494	79,972	15,771	64,201	56,349	36,869	19,480	29,596	4,727	24,869
Town of Cary	23,448	18,011	5,437	66,294	20,798	45,496	3,669	2,721	948	50,295	14,057	36,238	88,143	29,382	58,761	53,974	42,312	11,662	28,923	8,049	20,874
Town of Morrisville	3,421	3,079	342	14,498	5,540	8,958	522	522	0	6,132	2,105	4,027	27,602	16,922	10,680	7,145	6,017	1,128	4,468	1,890	2,578
Town of Angier	1,388	950	438	4,252	5	4,247	0	0	0	1,008	37	971	6,550	417	6,133	1,931	847	1,084	1,092	8	1,084
Research Triangle Park	665	547	118	2,745	209	2,536	0	0	0	1,502	45	1,457	14,121	6,230	7,891	3,130	1,669	1,461	868	65	803
Town of Clayton	89	15	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	220	138	82	593	11	582	0	0	0	534	5	529	1,148	16	1,132	507	213	294	365	21	344
Unincorporated Wake County	9,949	135	9,814	4,313	1	4,312	3,048	434	2,614	1,470	51	1,419	8,173	909	7,264	2,351	373	1,978	2,522	1,079	1,443
Countywide Totals	365,160	209,326	155,834	572,506	137,279	435,227	99,890	60,266	39,624	507,720	78,203	429,517	945,631	215,584	730,047	481,369	310,949	170,420	299,896	60,954	238,942
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, Final - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	361,979	870,165
Town of Wake Forest	21,839	64,338
Town of Rolesville	31,570	82,156
Town of Knightdale	28,614	89,236
Town of Zebulon	20,975	35,878
Town of Wendell	23,394	70,335
Town of Garner	90,238	221,266
Town of Holly Springs	44,091	119,361
Town of Fuquay-Varina	116,532	219,706
Town of Apex	66,559	240,872
Town of Cary	89,742	225,004
Town of Morrisville	17,919	45,869
Town of Angier	5,640	10,581
Research Triangle Park	3,410	19,621
Town of Clayton	89	0
City of Durham	813	2,554
Unincorporated Wake County	14,262	17,564
Countywide Totals	937,666	2,334,506
Total Committed	103,697	73,671
Total Asserted	8,210	21,004
Total Committed & Asserted	111,907	94,675

Growth Allocation by Jurisdiction, Final - 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	14,973,684	10,940,000	4,033,684	59,181,034	14,359,655	44,821,379	107,237,879	33,581,818	73,656,061	67,910,345	50,860,345	17,050,000	37,270,313	11,969,063	25,301,250
Town of Wake Forest	451,579	370,000	81,579	6,119,310	282,759	5,836,552	7,190,000	900,909	6,289,091	4,274,138	2,281,724	1,992,414	3,003,750	147,500	2,856,250
Town of Rolesville	74,737	46,316	28,421	9,187,931	204,138	8,983,793	9,941,515	772,424	9,169,091	3,998,276	1,997,586	2,000,690	3,427,188	72,188	3,355,000
Town of Knightdale	3,010,526	2,395,263	615,263	8,867,931	1,172,069	7,695,862	9,887,273	2,075,455	7,811,818	4,650,000	3,145,517	1,504,483	3,651,875	540,313	3,111,563
Town of Zebulon	574,211	372,632	201,579	3,323,793	345	3,323,448	3,521,212	33,333	3,487,879	2,847,931	980,000	1,867,931	1,646,563	0	1,646,563
Town of Wendell	1,696,316	967,895	728,421	10,811,379	49,655	10,761,724	5,150,909	65,455	5,085,455	2,293,103	568,276	1,724,828	3,784,688	126,250	3,658,438
Town of Garner	6,497,368	5,663,684	833,684	14,561,724	451,379	14,110,345	30,184,848	2,552,121	27,632,727	15,158,621	5,577,241	9,581,379	7,225,625	433,438	6,792,188
Town of Holly Springs	10,486,842	4,384,737	6,102,105	7,959,655	480,000	7,479,655	12,358,788	1,287,879	11,070,909	8,011,724	3,869,310	4,142,414	3,854,688	161,250	3,693,438
Town of Fuquay-Varina	3,226,316	2,215,263	1,011,053	13,294,483	1,003,103	12,291,379	32,685,758	2,953,939	29,731,818	13,608,276	7,495,517	6,112,759	8,654,688	648,438	8,006,250
Town of Apex	7,772,105	2,427,895	5,344,211	20,754,483	3,342,759	17,411,724	24,233,939	4,779,091	19,454,848	19,430,690	12,713,448	6,717,241	9,248,750	1,477,188	7,771,563
Town of Cary	1,931,053	1,432,105	498,947	17,343,103	4,847,241	12,495,862	26,710,000	8,903,636	17,806,364	18,611,724	14,590,345	4,021,379	9,038,438	2,515,313	6,523,125
Town of Morrisville	274,737	274,737	0	2,114,483	725,862	1,388,621	8,364,242	5,127,879	3,236,364	2,463,793	2,074,828	388,966	1,396,250	590,625	805,625
Town of Angier	0	0	0	347,586	12,759	334,828	1,984,848	126,364	1,858,485	665,862	292,069	373,793	341,250	2,500	338,750
Research Triangle Park	0	0	0	517,931	15,517	502,414	4,279,091	1,887,879	2,391,212	1,079,310	575,517	503,793	271,250	20,313	250,938
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	1,724	182,414	347,879	4,848	343,030	174,828	73,448	101,379	114,063	6,563	107,500
Unincorporated Wake County	1,604,211	228,421	1,375,789	506,897	17,586	489,310	2,476,667	275,455	2,201,212	810,690	128,621	682,069	788,125	337,188	450,938
Countywide Totals	52,573,684	31,718,947	20,854,737	175,075,862	26,966,552	148,109,310	286,554,848	65,328,485	221,226,364	165,989,310	107,223,793	58,765,517	93,717,500	19,048,125	74,669,375

Total Demand, Final - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	149,892	359,045
Town of Wake Forest	8,894	11,585
Town of Rolesville	8,844	9,253
Town of Knightdale	13,690	25,650
Town of Zebulon	6,703	3,661
Town of Wendell	10,224	4,251
Town of Garner	24,229	38,053
Town of Holly Springs	12,886	25,710
Town of Fuquay-Varina	34,369	40,678
Town of Apex	27,435	71,674
Town of Cary	38,809	96,521
Town of Morrisville	8,619	27,456
Town of Angier	955	1,309
Research Triangle Park	756	8,009
Town of Clayton	15	0
City of Durham	149	255
Unincorporated Wake County	136	2,846
Countywide Totals	346,605	725,956

Household Population Growth Allocation by Jurisdiction, Final - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	330,429	194,961	135,468	457,045	149,304	307,741	787,474	344,266	443,209
Town of Wake Forest	30,517	18,150	12,367	20,302	4,336	15,967	50,819	22,486	28,333
Town of Rolesville	44,682	22,858	21,824	28,959	1,005	27,953	73,641	23,863	49,777
Town of Knightdale	43,434	30,289	13,145	24,230	5,058	19,172	67,663	35,346	32,317
Town of Zebulon	55,069	18,035	37,034	1,796	274	1,521	56,864	18,309	38,556
Town of Wendell	48,865	24,079	24,786	10,631	2,775	7,857	59,496	26,854	32,642
Town of Garner	95,673	52,146	43,527	104,797	9,955	94,842	200,469	62,100	138,369
Town of Holly Springs	56,315	28,479	27,836	44,629	4,782	39,847	100,943	33,261	67,682
Town of Fuquay-Varina	137,965	83,787	54,178	125,426	7,373	118,053	263,391	91,160	172,231
Town of Apex	53,499	39,958	13,541	89,028	24,390	64,638	142,527	64,348	78,179
Town of Cary	64,482	49,530	14,952	125,296	39,308	85,987	189,778	88,838	100,939
Town of Morrisville	9,408	8,467	941	27,401	10,471	16,931	36,809	18,938	17,871
Town of Angier	3,817	2,613	1,205	8,036	9	8,027	11,853	2,622	9,231
Research Triangle Park	1,829	1,504	325	5,188	395	4,793	7,017	1,899	5,118
Town of Clayton	245	41	204	0	0	0	245	41	204
City of Durham	605	380	226	1,121	21	1,100	1,726	400	1,325
Unincorporated Wake County	27,360	371	26,989	8,152	2	8,150	35,511	373	35,138
Countywide Totals	1,004,190	575,647	428,544	1,082,036	259,457	822,579	2,086,226	835,104	1,251,123

Wake County Average Household Size

Single Family	Multi Family
2.75	1.89

Committed/Asserted Development Included

Guide Total Check